BOARD OF APPEALS

January 7, 2026

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2025-030: An appeal was filed by The Towers LLC, for a special exception for proposed commercial communication tower on property owned by Daniel Moeller and located at 4220 Chestnut Grove Road, Keedysville, Zoned Preservation District.

AP2025-031: An appeal was filed by The Towers LLC, for a special exception for proposed commercial communication tower on property owned by Ryan Keadle and located at 5404 Mondell Road, Sharpsburg, Zoned Preservation District.

AP2025-032: Withdrawn by the Appellant

AP2025-033: An appeal was filed by The Meridian Group for a variance from the parking requirement of 1 parking space per 1,500 sq. ft. to 1 parking space per 2,000 sq. ft. for proposed warehouse on property owned by Interstate 70 Partners LLC and located at 18560 Colonel Henry K Dougals Drive, Hagerstown, Zoned Highway Interchange District.

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than December 29, 2025. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Daniel Moeller
4220 Chestnut Grove Road
Keedysville MD 21756

Appellant: The Towers, LLC
750 Park of Commerce Drive
Suite 200
Boca Raton FL 33487

Docket No: AP2025-030
Tax ID No: 08002789
Zoning: P
RB Overlay: No
Zoning Overlay:

Filed Date: 12/03/2025
Hearing Date: 01/07/2026

Property Location: 4220 Chestnut Grove Road
Keedysville, MD 21756

Description Of Appeal: Special exception for proposed commercial communication tower.

Appellant's Legal Interest In Above Property:

Owner: No
Contract to Rent/Lease: Yes
Lessee: No
Contract to Purchase: No
Other:

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance: Article 3. Table 3.3 (1), R. Utilities

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Residential

Proposed Use: Commercial Communication Tower

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 3 day of Dec., 20 25.

Nov. 7, 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-030

State of Maryland Washington County, To Wit:

On 12/3/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared The Towers, LLC and made oath in due form of law as follows:

The Towers, LLC will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 01/07/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 12/22/2025 and will remain until after the above hearing date.

~~The Towers, LLC~~ KBR

Sworn and subscribed before me the day and year first above written.

Notary Public

Nov. 7, 2029

Seal

My Commission Expires

Washington County
MARYLAND

BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | T: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

Appeal is hereby made for a special exception under the Washington County Zoning Ordinance as follows:

Location 4220 Chestnut Grove Road, Keedysville, Maryland 21756

Appellant's present legal interest in above property: (Check One)

_____ Owner (Including Joint Ownership) _____ Lessee X Contract to rent/lease

_____ Contract to Purchase_____Other _____

Use Proposed: Telecommunications Facility with 199' monopole

Zoning Ordinance section and subsection(s) providing for proposed use: _____

Ordinance § 4.22(A)(2)

If filing functionally similar to a principal permitted use or special exception use, please list the use and describe the use similarities:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

_____ Yes X No

If yes, give docket number(s): _____

Additional comments, if any: The proposed telecommunications facility will bring new and improved wireless services to Washington County. Verizon Wireless has committed to locating its antennas on the proposed monopole with co-location space provided for at least two additional wireless providers.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Signature of Appellant

Saul Ewing LLP, 1001 Fleet Street, 9th Floor
Baltimore, MD 21202
Address of Appellant

Douglas.Sampson@saul.com
Email of Appellant

410-332-8661
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

Revised August 3, 2022

Washington County
MARYLAND

BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Saul Ewing LLP and Site Link Wireless, LLC
is authorized to file an appeal with the Washington County Board of Appeals for
Special Exception to build a 199' telecommunications facility on property
located at 4220 Chestnut Grove Road, Keedysville, Maryland 21756.
The said work is authorized by Daniel Moeller, the property owner
the property owner in fee.

PROPERTY OWNER

Daniel Moeller
Name
4220 Chestnut Grove Road
Address
Keedysville, Maryland 21756
City, State, Zip Code
Daniel Moeller
Owner's Signature

Sworn and subscribed before me this 8th day of November, 2025.

Tiffany Abrecht
Notary Public

My Commission Expires: 3/6/2027

TIFFANY ABRECHT
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires 3/6/2027

AUTHORIZED REPRESENTATIVE

Douglas A. Sampson, Saul Ewing LLP
Name
1001 Fleet Street, 9th Floor
Address
Baltimore, Maryland 21202
City, State, Zip Code
Authorized Representative's Signature

Sworn and subscribed before me this 14 day of December, 2025

Lynne Mello-Hickok
Notary Public

My Commission Expires: 9/7/29

LYNNE MELLO-HICKOK
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
My Commission Expires 9/7/29

Appeal for a Special Exception to Construct a 199' Monopole Telecommunications Facility at 4220 Chestnut Grove Rd., Keedysville, MD 21756

Adjacent Parcel Mailing List

Owner(s)	Parcel ID	Mailing Address
Bonnard J. Morgan, trustee	08-005303	3812 Chestnut Grove Rd. Keedysville, MD 21756-1716
Thomas P. Quigley	08-007519	c/o Paul Carole Quigley 5703 Courtney Dr. Lothian, MD 20711-9301
Robyn L. Swartz Melissa A. Swartz	08-010099	4227 Chestnut Grove Rd. Keedysville, MD 21756-1615
Anthony W. Mikus Linda C. Mikus Life Estate	08-005869	4206 Chestnut Grove Rd. Keedysville, MD 21756-1614
Steven L. Hartle Andrea L. Hartle	08-017522	4124 Chestnut Grove Rd. Keedysville, MD 21756-1612
Gary Wayne Harmon	08-003467	4024 Chestnut Grove Rd. Keedysville, MD 21756-1610
Rudy Valladares	08-000042	4920 Shadywodd Dr. Jefferson, MD 21755
Rodney T. Metzger Toni Metzger	08-002517	P.O. Box 701328 Wabasso, FL 32970-1328

Statement of Justification in support of an Appeal for a Special Exception to Construct a 199' Monopole Telecommunications Facility at 4220 Chestnut Grove Rd., Keedysville, MD 21756

Applicant:	The Towers, LLC 750 Park of Commerce Drive, Suite 200 Boca Raton, Florida 33487 561-948-6367
Property Owner:	Daniel Moeller 4220 Chestnut Grove Road Keedysville, Maryland 21756
Representatives:	Douglas A. Sampson, Saul Ewing LLP 1001 Fleet Street, 9th Floor Baltimore, MD 21202 (410) 332-8661 Douglas.Sampson@saul.com Renée Frustaci, Site Link Wireless, LLC (410) 299-4364 rfrustaci@sitelinkwireless.com
Address:	4220 Chestnut Grove Road, Keedysville, Maryland 21756
Jurisdiction:	Washington County, Maryland
Parcel Tax Acct #:	08-002789
SDAT Property Info:	Map 0081, Grid 0007, Parcel 0316
Lot Size:	28.25 Acres
Zoning:	P (Preservation)
Current Use:	Agricultural
Proposed Use:	Agricultural with Commercial Telecommunications Facility
Proposed Height:	199' (195' monopole, with 4' lightning rod)

Pursuant to the Washington County Zoning Ordinance (the "Ordinance") §§ 4.22 and 25.6, The Towers, LLC d/b/a Verticalbridge ("Applicant"), by its agents Saul Ewing LLP and Site Link Wireless, LLC, hereby requests approval for a new telecommunication facility that includes a 199' monopole (the "Facility") on a portion of property located at 4220 Chestnut Grove Road, Keedysville, Maryland 21756, Tax ID# 08002789 (the "Property"). A telecommunications facility is permitted in the P (Preservation) Zoning District with a Special Exception. *See* Ordinance, Table No. 3.3(1).

The Applicant respectfully requests a determination by the Washington County Board of Zoning Appeals that the Facility is in substantial compliance with the Ordinance and is authorized for a Special Exception. This document and attached Exhibits provide justification for the Facility, and a summary of how and why this proposal conforms with the Ordinance. This package and additional or clarifying evidence, to be presented at a public hearing, provide the legal and factual support to approve this Special Exception.

EXHIBITS

Exhibit 1: Verizon Wireless Letter of Intent
Exhibit 2: Existing Verizon Wireless Coverage Map
Exhibit 3: Proposed Verizon Coverage Map with Facility
Exhibit 4: Photo Simulations of Proposed Monopole
Exhibit 5: Map of Existing Verizon Facilities within Washington County
Exhibit 6: Site Plans in 8.5" x 11"
Exhibit 7: Engineering Certification Letter
Exhibit 8: Affidavit of Co-Location

I. Verizon's Goals and the Need for Improved Wireless Services

Verizon Wireless has committed to locate its telecommunications antennas on the proposed Facility. (*See* Verizon Wireless Letter of Intent as **Exhibit 1**). Verizon Wireless is licensed by the Federal Communications Commission ("FCC") to provide wireless telecommunications services in Washington County, Maryland. The Facility will add and improve emergency and non-emergency wireless and broadband services in Washington County, without adverse impacts to the surrounding area.

Verizon Wireless has a significant need to improve the delivery of emergency and non-emergency wireless and broadband services to residents, businesses and commuters in this area of Washington County. (*See* Existing Coverage Radio Frequency Propagation Map attached as **Exhibit 2**). The site of the proposed Facility was chosen to improve wireless services in Washington County, specifically south of Keedysville, west of Rohrersville, and east of Antietam. The proposed facility will improve coverage between Route 67 (Rohrersville Rd.) and Harpers Ferry Road. The proposed Facility will add and improve wireless and broadband services and ensure adequate overlapping coverage between and among existing coverage areas. (*See* Proposed Verizon Coverage Map attached as **Exhibit 3**). The Facility will add and improve wireless broadband services and coverage capacity in this area of Washington County. (*See* Exs. 2 & 3). Ultimately, the proposed Facility will allow residents, visitors, businesses and emergency personnel of Washington County to experience adequate wireless services, better quality calls, and diminished dropped calls, and enhanced first responder services.

II. The Property and Current Use

The Property is owned by Daniel Moeller, who has authorized the Applicant and its agents to pursue a Special Exception and any other zoning relief, building permits, or applications required for the Facility. The Property is over 28 acres in size and is used primarily for agricultural purposes. The Property is zoned Preservation (P). A telecommunications facility is permitted in the P Zoning District with a Special Exception. *See* Ordinance, Table No. 3.3(1).

The Property is an ideal location for the Facility given its location and zoning district. The Property is a large, non-residential use in the middle of an area of residential and agricultural zoning districts, predominantly composed of single-family homes and farmland. The Property is located in a ravine between higher elevation ridgelines to the east and west. The natural topography

makes it very difficult to bring wireless signals (which is a line of sight technology) into the area without a telecommunications facility in the ravine. The proposed Facility will fill existing coverage gaps between the higher elevation ridgelines to either side. Locating the Facility on the Property will bring new and improved wireless and broadband services to the area, without burdening a privately owned residential or agricultural property. (*See* Ex. 3, Proposed Coverage Map). The Property is in close proximity to nearby residential areas in need on new and improved emergency and non-emergency wireless services.

The Facility will be located to the interior of the 28 acre parcel, more than a thousand feet off of Chestnut Grove Road. The Facility will be located near a line of mature trees to the west, which will help screen the Facility from view. The adjacent properties to the west are uninhabited and heavily wooded parcels. Additional mature trees to the north and south, as well as rolling topography, further screen the Facility from view. The tree cover existing around the Property on adjacent properties will further minimize the need for additional screening.

On November 2, 2025, the Applicant conducted a visual impact survey, during which a large red balloon approximately 3 feet in diameter was raised to a height of 199 feet. (*See* Photo Simulations attached as **Exhibit 4**). A large balloon filled with helium was raised at the location of the proposed Facility to the proposed height of 199 feet. The technician drove around the surface streets surrounding the Property and took photos on the balloon from the most visible locations. Throughout most of the radius, the balloon was not visible. Photographs were taken from a total of twenty (20) separate vantage points in the areas immediately surrounding the Property. The proposed Facility would only be visible from five locations. It was not visible from the other 15 locations. (*See* Ex. 4). Based on the balloon fly and attached simulations, the Applicant determined the Facility will not have a significant visual impact on the surrounding area.

The Applicant and Verizon Wireless searched for existing towers or structures that could provide viable co-location for Verizon Wireless's antennas. Co-locations are preferred locations and are much less expensive to bring online. The Applicant determined, and Verizon Wireless confirmed, that there are no nearby existing telecommunications facilities, water tanks, utility distribution structures, or tall buildings suitable to co-locate telecommunications antennas and to meet Verizon's coverage needs. This area of Washington County is predominantly flat farmland, other agricultural uses, and single-family homes, making the availability of tall structures suitable for co-location of telecommunications antennas infeasible.

Verizon already has antennas located on the closest existing telecommunications tower, which can be seen to the north of the proposed Facility on the existing coverage map. (*See* Ex. 2; *see also* map of existing Verizon facilities within Washington County is attached as **Exhibit 5).** With no viable co-location opportunity, Verizon Wireless determined that a new tower was required. The Applicant determined that the Property was viable from a technical perspective (*i.e.,* radio frequency), a zoning perspective (*i.e.,* preferred use on an exempt commercial use in a heavily agricultural and residential area and compliant with all regulations), and from a landowner perspective (*i.e.* a land owner willing to lease space). Verizon Wireless further determined that 199 feet is the minimum height of the Facility to both meet Verizon Wireless's coverage objectives, and to provide viable co-location opportunities for other wireless providers. If the height of the monopole were to be reduced further, it would not allow Verizon Wireless to meet its coverage goals. (*See* Exs. 2 & 3). It would also be much less likely that other wireless providers

(such as AT&T and T-Mobile) would co-locate on the Facility, because the height of available co-location opportunities would be too low to be viable. If the height of the proposed Facility is reduced, other providers may need new towers – rather than co-locating on this Facility – to bring their own wireless and broadband coverage to this area.

III. The Proposed Telecommunications Facility

The Facility consists of a 199' tall monopole (195' pole, with a 4' lightning rod) within a 50' x 50' (2,500 square feet) equipment compound surrounded by an 8' tall fence (7' chain link fence with barbed wire on top). (*See* Site Plan attached as **Exhibit 6** at C-2). The monopole will allow Verizon Wireless to locate its antennas with a centerline of 190' above ground level (AGL) and will accommodate up to three future carriers to locate antennas at 178' AGL, 168' AGL, and 158' AGL. (*See* Ex. 6 at C-3). The Facility will be built accessed by extending an existing accessway (driveway) already existing on the Property. The accessway will be extended with a 12-foot wide gravel drive to the Facility, which will be accessed through a fenced gate. By extending the existing accessway, the new impervious area added to the parcel will be minimized. (*See* Ex. 6 at C-1).

The Facility meets all of the setback requirements set forth in Ordinance § 4.22(A)(1). The proposed monopole is set back from all adjacent property lines a distance equal to or greater than the height of the proposed monopole (199'). The proposed monopole is setback 328 feet from the nearest property line to the north; 1,016 feet from the property line to the east, 564 feet from the property line to the south, and 398 feet from the property line to the west. (*See* Ex. 6 at C-1). The properties to the north and west are undeveloped, uninhabited, and predominantly wooded.

The Applicant's engineer certified that the tower will be designed such, that in the unlikely case of a catastrophic failure, the tower would fall within a radius of 150 feet and would pose no risk to adjacent properties or nearby, inhabited buildings. (*See* Engineering Certification Letter attached as **Exhibit 7**). The Facility will be unmanned, free of public facilities, and only require occasional visits (about 1 visit per quarter) from a technician for routine inspections and maintenance. The Facility will have no impact on traffic. The Facility will have no adverse impact on the health, safety, or welfare of residents or workers in the area. The Facility will be free of odors, fumes, light, glare, and noise. The Facility will not be located within any airport or historic overlay districts.

IV. Compliance with Washington County Zoning Ordinance

Section 4.22 Commercial Communication Towers

No permit to construct a tower may be issued unless the applicant demonstrates to the Planning Commission, or where applicable, to the Board of Zoning Appeals, need for the tower and that the applicant has exhausted all alternatives to constructing a tower. Applicants are required to prove need by:

a. demonstrating via statement or other evidence that, in terms of location and construction, there are no existing towers, buildings, elevated tanks or other structures able to provide the antenna platform required.

- **Applicant's Response:** Generally, it is much more efficient and less expansive to co-locate a telecommunications facility on an existing tower, building, or structure than to build a new tower or monopole. New builds are a last resort when no existing infrastructure will meet wireless coverage needs. The Property is located in the center of a significant gap in adequate wireless and broadband coverage. (*See* Ex. 2). There are no existing towers in the area on which Verizon is not already co-located. (*See* Exs. 3 & 5). There is an approved site in Rohrersville that is being built, but will not fill the coverage gap targeted by the proposed Facility. This Facility will fill the coverage gap between "Rohrersville" to the southeast and "Keedysville' to the North. (*See* Ex. 5). The Applicant conducted a search for any tall structures or buildings that could meet Verizon's coverage needs. However, this area of Washington County is not heavily developed with tall structures and is primarily rural farmland and land in the P (Preservation) district. The Applicant investigated the land within a mile radius and found no suitable structures for co-location. Absent such structures, it was determined a new tower or monopole was necessary to provide new and improved wireless coverage in this area.

b. providing evidence, including coverage diagrams and technical reports, demonstrating that co-location on existing sites is not technically possible in order to serve the desired need.

- **Applicant's Response:** There is a significant need for coverage in this portion of Washington County. (*See* Ex. 2). Verizon is already located on the closest existing tower to the proposed coverage area. (*See* Ex. 5). The proposed Facility will significantly improve wireless coverage and capacity in this area of Washington County. (*See* Ex. 4). The Applicant investigated the land within a mile radius and found no suitable structures for co-location. Absent such structures, it was determined a new tower or monopole was necessary to provide new and improved wireless coverage in this area.

A. Design requirements

In addition to the applicable requirements for a site plan as specified in Section 4.11, the applicant shall provide the following information as part of the site plan submittal. These provisions shall apply to towers in all districts where permitted as a principal permitted or special exception use:

1. Subject to a minimum setback of a distance equaling the total height of the tower and equipment. The setback shall be measured from the base of the tower to the boundary line of the property owned, leased, or controlled by easement by the applicant.

- **Applicant's Response:** The Facility meets the setback requirements. The proposed monopole is set back from all property lines a distance equal to or greater than the height of the proposed monopole (199'). The setbacks from adjacent property lines are as follows:
  - West: 398 feet

- North: 328 feet
- East: 1,016 feet
- South: 564 feet

2. *Subject to a minimum distance requirement of a distance equaling the height of the tower and equipment plus 200 feet from the RT, RS, RU, RM and RV districts or the nearest part of any existing dwelling, school, church, or institution for human care, in any other district.*

- **Applicant's Response:** There are no RT, RS, RU, RM and RV districts, or any properties with dwellings, schools, churches, or institutions for human care which share a boarder with the Property. The proposed Facility meets all required setbacks under the Ordinance.

3. *Subject to a minimum setback from all overhead transmission lines of a distance equaling two times the height of the tower and equipment.*

- **Applicant's Response:** There are no overhead transmission lines in the immediate vicinity. The Facility is setback from all overhead transmission lines at least two times the height of the Facility (199').

4. *Subject to a height not to exceed 200 feet. Measurement of tower height shall include the tower structure itself, the base pad, and any other equipment attached thereto which extends more than twenty (20) feet over the top of the tower structure itself. The tower height shall be measured from grade.*

- **Applicant's Response:** The proposed monopole will not exceed 200 feet. The proposed height of the Facility is 199 feet, which includes a 195-foot monopole with a four (4) foot lightning rod. Verizon's antennas will be located at a height of 190 feet above ground level. Co-locations are available for at least three other wireless providers. (*See* Ex. 6 at C-3).

5. *Proposed towers shall meet the following minimum separation requirements from existing towers or towers which have been issued a permit but are not yet constructed.*

   (a) *Monopole towers shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty (750) feet.*

- **Applicant's Response:** The nearest tower or monopole is more than 750 feet away. (*See* Ex. 5).

6. *All towers shall be designed for co-location, which shall mean the ability of the structure to allow for the placement of comparable equipment for other carriers. An application for a tower shall be accompanied by an affidavit from the applicant stating that one ten (10) foot space on the proposed tower will be specifically reserved for use*

by the County, and that other spaces will be made available to other future users, when possible.

- **Applicant's Response:** The Applicant has provided an affidavit of compliance with this provision. (*See* Affidavit of FCC Compliance and Tower Co-Location attached as **Exhibit 8**). The Applicant will reserve one ten-foot space for use by the County and will have space to accommodate up to three additional wireless providers.

7. *Fencing shall be provided around the base of the tower and any associated equipment buildings.*

- **Applicant's Response:** The 50' x 50' compound will be surrounded by a 7-foot-high chain link fence topped with barbed wire as an anti-climbing device for a total height of 8 feet. (*See* Ex. 6, Site Plans at C-2).

8. *All sites shall be identified by means of a sign no larger than two square feet affixed to the fence identifying the entity using the site and shall provide the telephone number of a contact person in the event of an emergency.*

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision.

9. *Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, as approved by the Planning Commission or Board of Zoning Appeals. Towers shall not be lighted unless specifically required by the FAA.*

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision. The proposed monopole will be painted a matte gray to blend into the skyline. It will not be lit, and there are no FAA requirements for a tower below 200 feet to have any lighting.

10. *In order to protect the natural skyline, towers should be sited within areas of mature vegetation and should be located down slope from ridge lines, and toward the interior of the parcel whenever possible. Placement should only be considered elsewhere on the property when valid technical data supplied by the applicant indicates that there is no other suitable location.*

- **Applicant's Response:** The Facility is located in the center of the Property, maximizing its distance from Chest Grove Road and nearby homes. It will not be located on any ridgeline or slope. There are a significant number of mature trees on the Property and the proeprties to the north, west and south to provide screening. The area surrounding the parcel is not densely populated and has rolling topography which will assist in reducing visual impact in the area. (*See* Ex. 4, Photo Simulations).

11. *Towers proposed to be located within the Appalachian Trail corridor special planning area as identified in the adopted Comprehensive Plan for the County, any "AO" Antietam Overlay zoning district or "HP" Historic Preservation zoning district shall utilize stealth technology as defined in Article 28A to minimize visual impact.*

- **Applicant's Response:** The proposed Facility is not located in any of these areas.

12. (a) A Commercial Communication Tower that is out of service for a continuous six (6) month period will be deemed to have been abandoned. The Zoning Administrator may issue a Notice of Abandonment to the Owner of the Tower that is deemed to be abandoned. The Owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operation difficulty and providing a reasonable timeframe for correction action, within thirty (30) days from the date of the Notice. The Administrator shall withdraw the Notice of Abandonment and notify the Owner that the Notice has been withdrawn if the Owner provides information that demonstrates the Tower has not been abandoned.

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision.

(b) If the Tower is determined to be abandoned, the Owner of the Tower shall remove the Tower and all related equipment at the Owner's sole expensed within three (3) months of the Date of Notice of Abandonment. If the Owner fails to remove the Tower and related equipment, the Administrator may pursue legal action to have the Tower removed at the Owner's expense.

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision.

B. Additional Provisions for Towers Permitted by Special Exception

In addition to the limitations, guides and standards enumerated in Section 25.6, the Board of Zoning Appeals shall consider the following provisions when considering a request for a special exception for a commercial communications tower.

1. In those cases where a proposed tower is part of a grid or network, the applicant shall provide a map indicating the location of any existing or proposed towers in the grid or network within Washington County and within one (1) mile of the County boundary.

- **Applicant's Response:** The Applicant has provided the required map. (*See* Ex. 5).

2. The tower shall be compatible with and shall not adversely impact the character and integrity of surrounding properties. Consideration shall be given to the view shed associated with scenic and historic areas and to the use of stealth technology to minimize the visibility of the proposed tower.

- **Applicant's Response:** The Applicant located the Facility in the interior of the Property, using nearby mature trees and rolling topography to reduce the visual impact. (*See* Ex. 4). The monopole will be painted a matte gray color which will help it blend into the skyline from areas where it is visible.

3. *The applicant shall submit a visual analysis which may include, photo simulation, field mock-up, elevations or other visual or graphic illustrations to determine visual impact. Consideration shall be given to views from public areas as well as from private residences. The analysis shall assess the cumulative impacts of the proposed facility and other existing and foreseeable towers in the area, and shall identify and include all feasible mitigation measures.*

- **Applicant's Response:** The Applicant provided photo simulations of the proposed Facility. (*See* Ex. 4). The technician drove around the surface streets surrounding the Property and took photos from locations where the balloon was most visible. Of 20 locations, the proposed Facility will only be visible or partially visible from five locations. Throughout most of the radius, the balloon was not visible. Based on the balloon fly and attached simulations, the Applicant determined the Facility will not have a significant visual impact on the surrounding area. (*See* Ex. 4). The existence of mature trees surrounding the Property and rolling topography will further reduce any visual impact.

4. *The Board may include conditions on the site where the tower is to be located if such conditions are necessary to preserve the character and integrity of the area affected by the proposed tower and mitigate any adverse impacts which arise in connection with approval of the special exception.*

- **Applicant's Response:** The Applicant acknowledges this provision.

Section 25.6 Limitations, Guides and Standards

the Board shall consider any other information germane to the case and shall give consideration to the following, as applicable:

(a) The number of people residing or working in the immediate area concerned.

- **Applicant's Response:** The immediately surrounding area is not densely populated and is made up primarily of agricultural properties in the P district.

(b) The orderly growth of a community.

- **Applicant's Response:** The Facility is necessary for the growth of the community. There is insufficient emergency and non-emergency wireless and broadband coverage in this area. This can lead to issues for residents and commuters attempting to make calls or otherwise use their cellular devices – particularly in the case of an emergency when attempting to reach first responders.

(c) Traffic conditions and facilities.

- **Applicant's Response:** The Facility will be unmanned and will only be visited by technicians a few times per year. The Facility will have no impact on local traffic.

(d) The effect of such use upon the peaceful enjoyment of people in their homes.

- **Applicant's Response:** The Facility will have no effect on the peaceful enjoyment of people in their homes. In fact, it will enhance enjoyment in the homes of nearby residents who will have new and improved wireless and broadband coverage in their homes. The Facility is located in the center of the property and will have a minimal visual impact on the surrounding area. (*See* Ex. 4).

(e) The conservation of property values.

- **Applicant's Response:** The proposed Facility will not have any adverse impact on property values. Rather, new and improved wireless coverage in the area may make these properties more desirable from a use and enjoyment standpoint.

(f) The effect of odors, dust, gas, smoke, fumes, vibrations, glare and noise upon the use of surrounding property values.

- **Applicant's Response:** The Facility will be unmanned, free of public facilities, and only require occasional visits from a technician for routine inspections and maintenance. The Facility will be free of odors, dust, gas, smoke, fumes, vibrations, glare, and noise.

(g) The most appropriate use of land and structure.

- **Applicant's Response:** This Property is an ideal location for the proposed Facility. It is large parcel located in an area in need of emergency and non-emergency wireless coverage. The Facility will be located to the interior of the parcel, adjacent to uninhabited and undeveloped parcels to the north and west and maximizing its distance from the parcel to the south. With existing mature trees, the visual impact will be significantly minimized for the surrounding area, while providing reliable and consistent wireless services, including services for first responders.

(h) Decision of the courts.

- **Applicant's Response:** Other than existing case law establishing the standard of review for zoning applications (*e.g., Schultz v. Pritz*), the Applicant is not aware of any court decisions directly affecting this Property.

(i) The purpose of these regulations as set forth herein.

- **Applicant's Response:** The application is consistent with the letter and spirit of the Ordinance as it relates to telecommunications facilities. It brings necessary emergency and non-emergency wireless and broadband services to Washington County while limiting any adverse impacts on the surrounding community.

(j) Type and kind of structures in the vicinity where public gatherings may be held, such as schools, churches and the like.

- **Applicant's Response:** The Facility is unmanned and will not be a place for public gatherings. However, it will enhance the public use and enjoyment of the area. The Facility will provide new and improved wireless services for residents, businesses and commuters in the area.

VII. Conclusion

The Applicant respectfully requests that the Washington County Board of Appeals grant the requested Special Exception. We look forward to presenting this and additional information as necessary at an upcoming hearing, and improving the wireless services for the residents, businesses, and visitors to Washington County. If you need further information, please contact our zoning attorney Doug Sampson at 410-332-8661 or douglas.sampson@saul.com.

EXHIBIT 1

November 12, 2025

Zoning Administrator, Washington County, MD
747 Northern Ave
Hagerstown, MD 21742

Re: Letter of Intent to Locate Antennas on Proposed Telecommunications Tower at 4220 Chestnut Grove Road, Keedysville, MD 21756

To Whom it May Concern:

Verizon Wireless is working with Vertical Bridge to collocate its wireless antennas onto a new proposed telecommunications facility located at 4220 Chestnut Grove Road, Keedysville, MD 21756 (the "Property"). The proposed site will provide coverage and improve wireless services in the Keedysville area and enhance wireless coverage on Burnside Bridge Road, Chestnut Grove Road and Trego Mountain Road.

Please accept this letter as confirmation that Verizon Wireless intends to locate its wireless antennas on the proposed tower once the County approves the Special Exception and related permits, and the tower is fully constructed.

Should you or anyone with the County have any questions or concerns, please have them contact Vertical Bridge's representative Doug Sampson at 410-332-8661 or Douglas.Sampson@saul.com.

Sincerely,

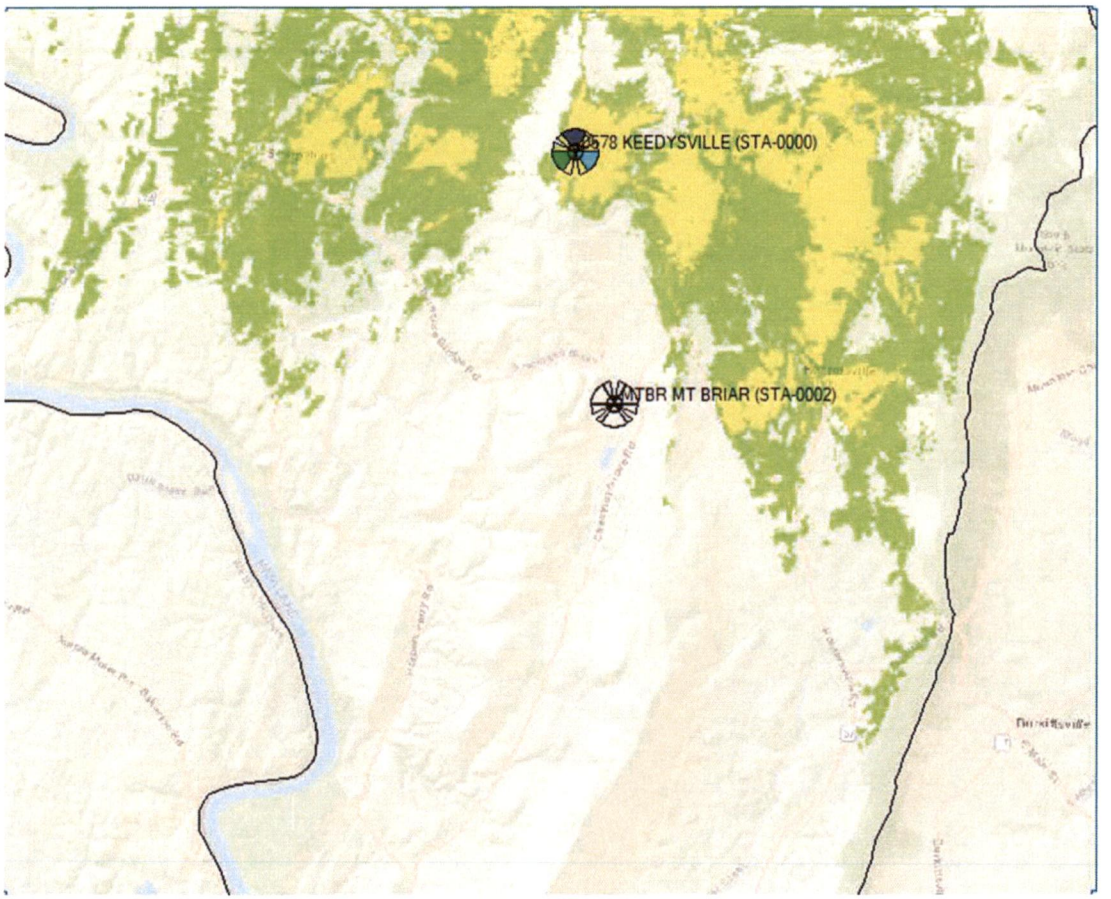
David Reinauer

Real Estate Manager
Verizon Wireless

55650352.1

EXHIBIT 2

Existing 700 Coverage

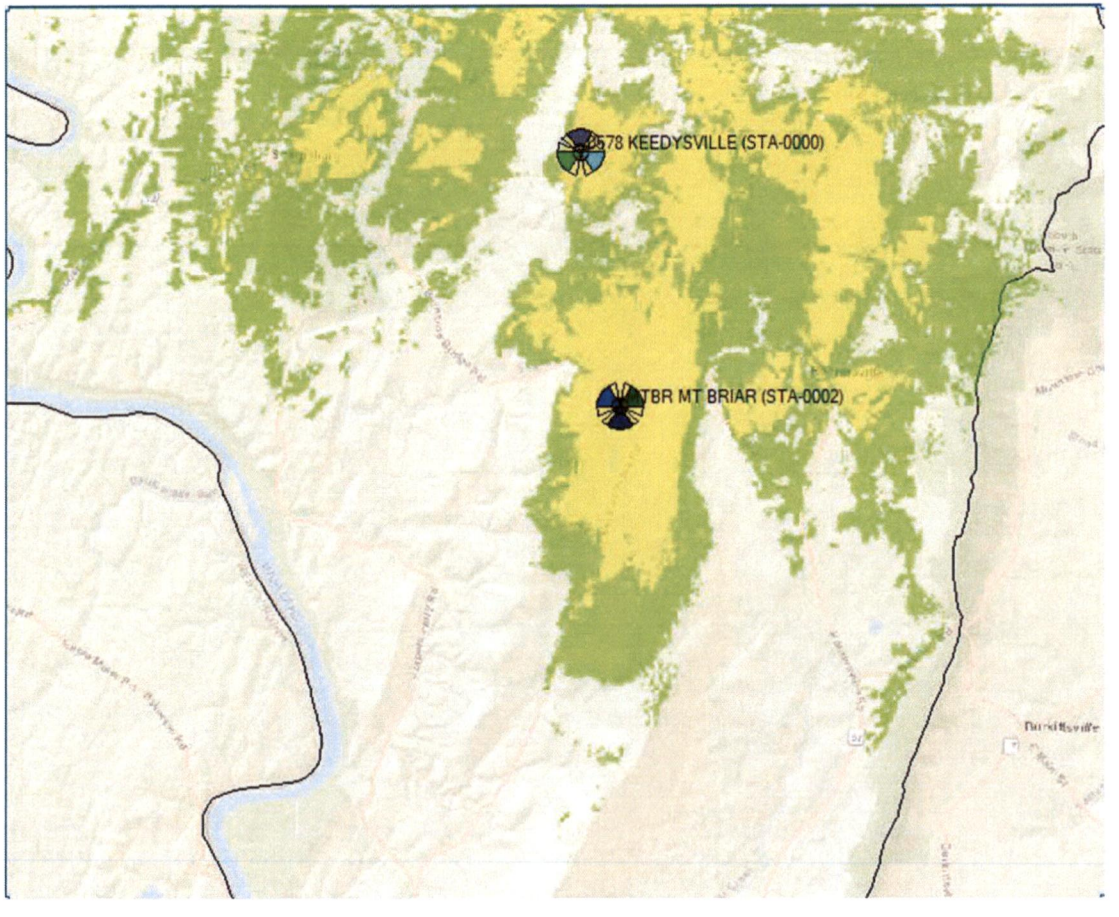


LTE_NW-Mobility_RSRP-dBm (0) 0
RSRP Level (DL) (dBm) >= -85
RSRP Level (DL) (dBm) >= -95

Confidential and proprietary materials for Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

EXHIBIT 3

Proposed 700 Coverage



LTE_NW-Mobility_RSRP-dBm (0) 0
RSRP Level (DL) (dBm) >= -85
RSRP Level (DL) (dBm) >= -95

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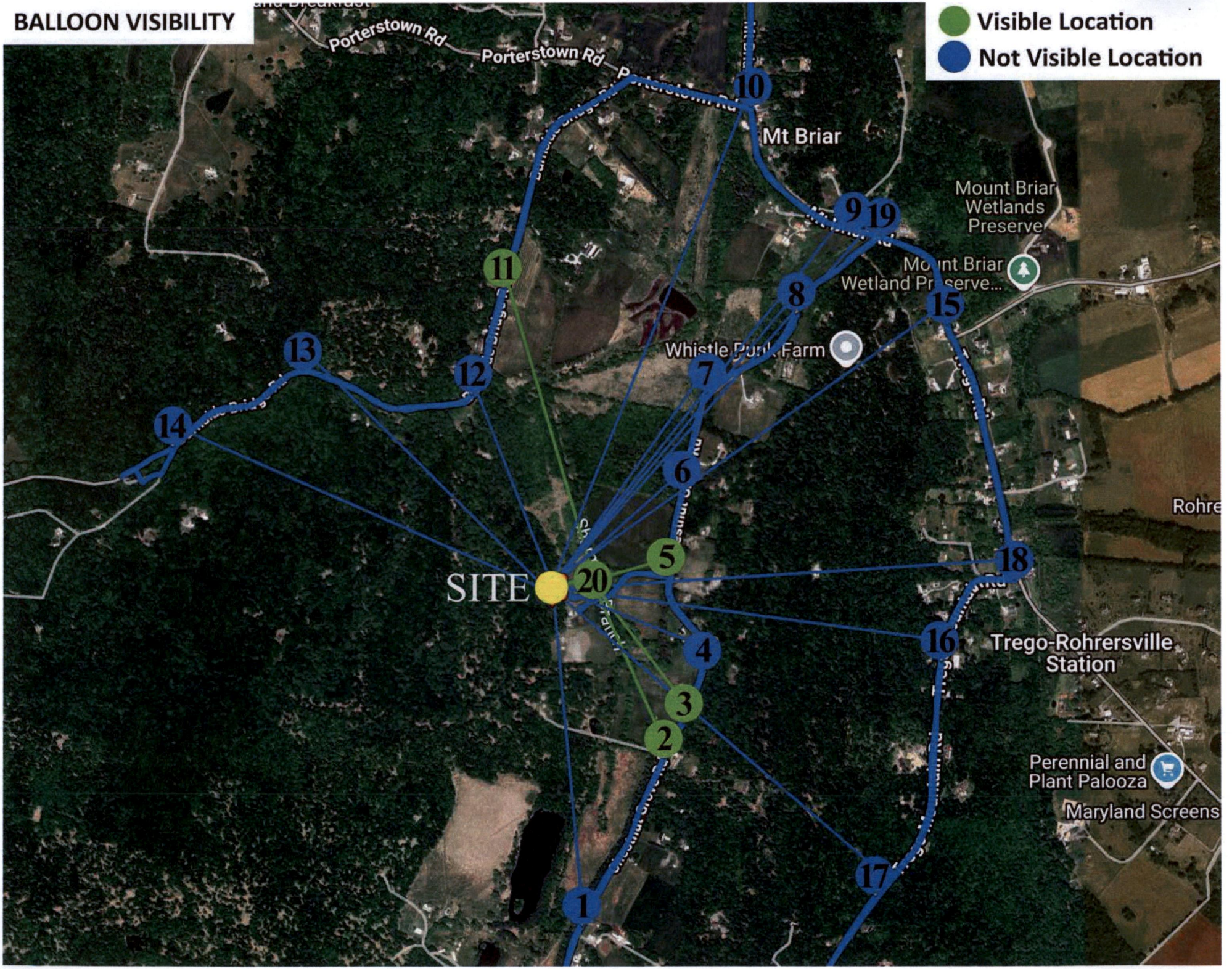
EXHIBIT 4

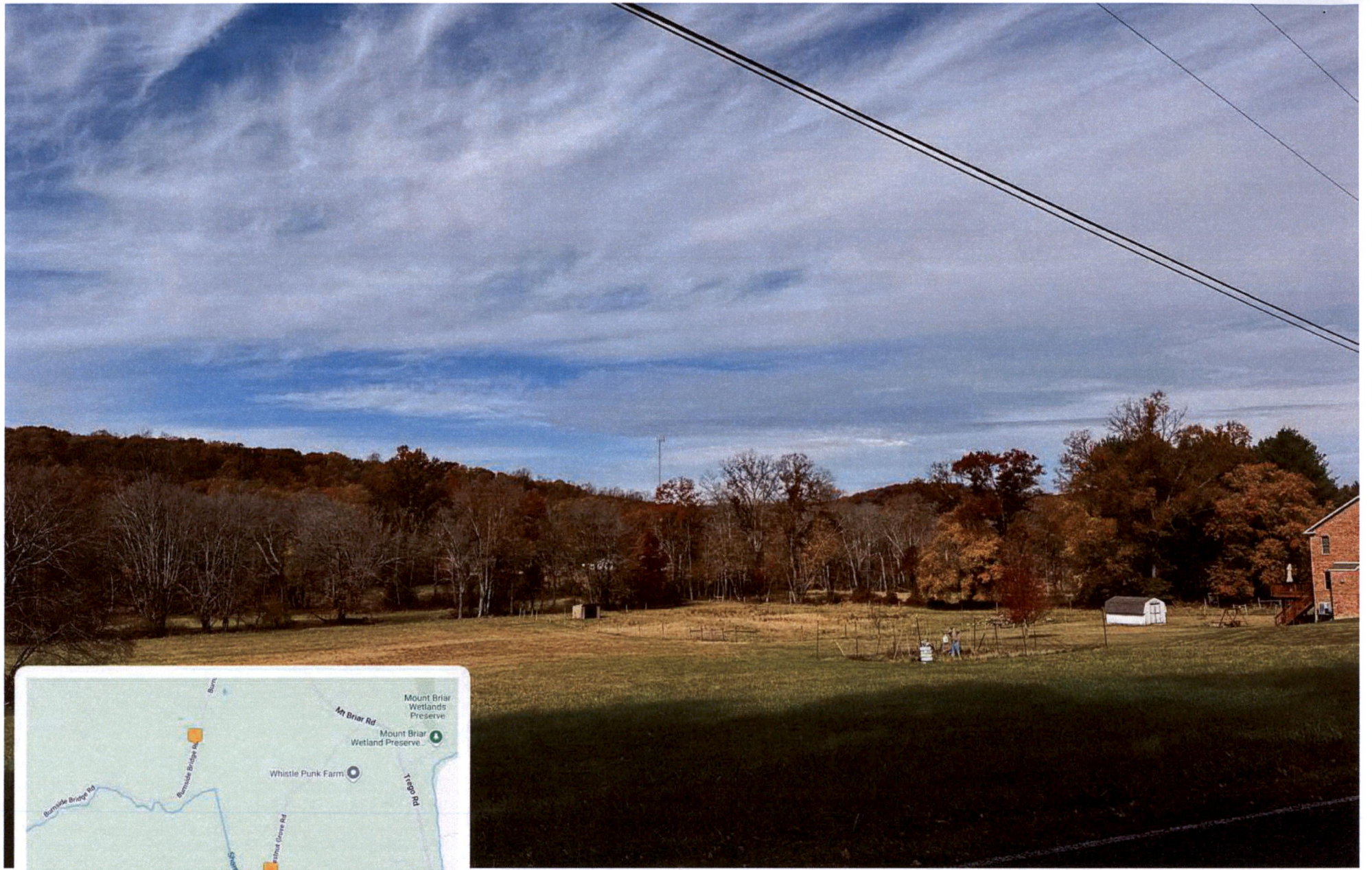
BALLOON VISIBILITY

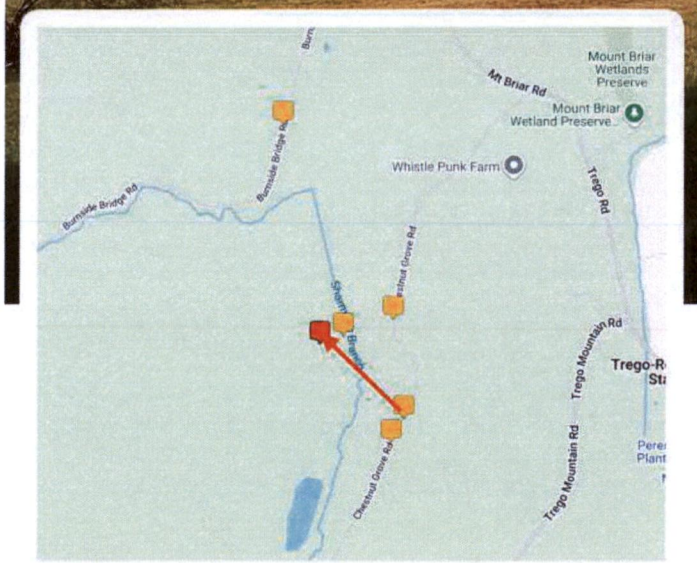


PHOTOSIM #2

Mt. BRIAR

PROPOSED MONOPOLE

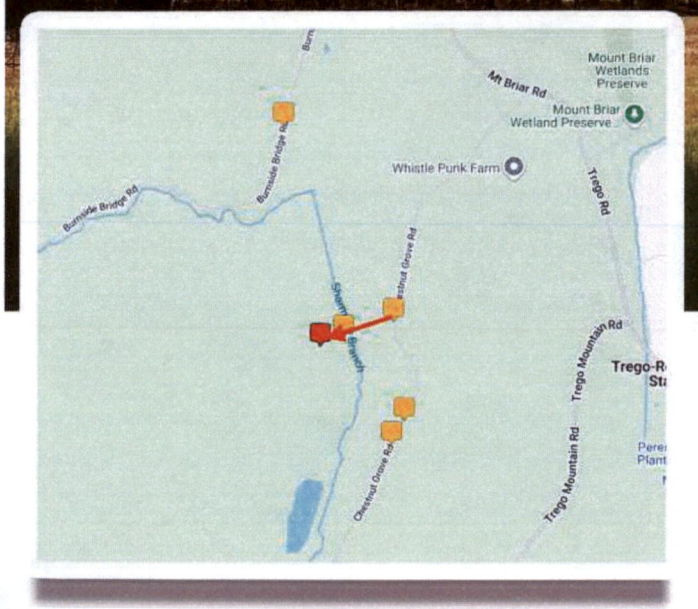




PHOTOSIM #3

Mt. BRIAR

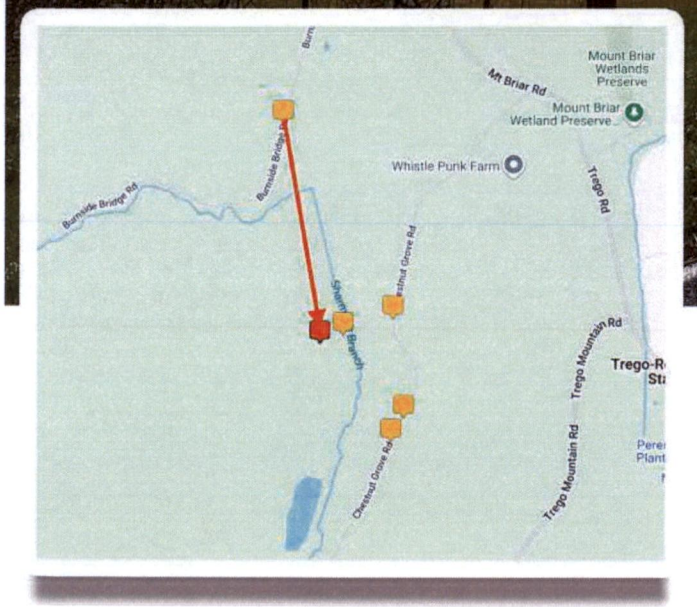
PROPOSED MONOPOLE



PHOTOSIM #5

Mt. BRIAR

PROPOSED MONOPOLE



PHOTOSIM #11

Mt. BRIAR

PROPOSED MONOPOLE

PHOTOSIM #20

Mt. BRIAR

PROPOSED MONOPOLE

EXHIBIT 5

Washington County, MD - Verizon Site Plan

Confidential and proprietary materials for Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

EXHIBIT 6

WASHINGTON COUNTY NOTES

1. THESE PROJECT NOTES APPLY TO ALL OF THE CONTRACT DRAWINGS.
2. ALL BIDDERS ARE REQUIRED TO VISIT THE WORKSITE BEFORE PREPARING THEIR BIDS IN ORDER TO OBSERVE EXISTING CONDITIONS AND TO IDENTIFY POTENTIAL HAZARDS AND OBSTACLES WHICH MIGHT AFFECT THE PERFORMANCE OF CONTRACT WORK. BID PRICES SHALL TAKE INTO ACCOUNT THESE OBSERVATIONS.
3. CONTRACTOR SHALL FURNISH, ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO SUCCESSFULLY COMPLETE ALL WORK INDICATED OR SPECIFIED ON THE CONTRACT DRAWINGS. ALL WORK SHOWN ON THE DRAWINGS IS NEW UNLESS SPECIFICALLY NOTED AS EXISTING. SUCCESSFUL COMPLETION OF ALL WORK MEANS THAT ALL INSTALLED SYSTEMS SHALL BE COMPLETE AND READY FOR OPERATION.
4. ALL WORK (MATERIALS, LABOR AND EQUIPMENT) SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF ACCEPTANCE OF ALL WORK BY THE OWNER.
5. ALL NEW PRODUCTS (MATERIALS AND EQUIPMENT) FURNISHED SHALL BE NEW AND UNUSED FIRST-QUALITY PRODUCTS OF REPUTABLE MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF SUCH PRODUCTS, ALL DEMOLITION, INSTALLATION, TESTING AND COMMISSIONING WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER BY PERSONNEL SKILLED AND REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH WORK.
6. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF OSHA AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
7. CONTRACTOR SHALL ADHERE AT ALL TIMES TO ALL SAFETY REGULATIONS AND PROCEDURES REQUIRED BY THE OWNER. ALL CONTRACTOR PERSONNEL WORKING ON SITE SHALL FIRST COMPLETE THE NECESSARY SAFETY TRAINING SESSION CONDUCTED BY THE OWNER .
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION OR INSTALLATION OF ANY WORK.
9. DUE TO THE SMALL SCALE OF THE DRAWINGS, NOT ALL OFFSETS, FITTINGS OR ACCESSORIES THAT MAY BE REQUIRED ARE INDICATED. CONTRACTOR SHALL CAREFULLY INVESTIGATE ALL CONDITIONS THAT WILL AFFECT THE WORK TO BE PERFORMED AND SHALL ARRANGE FOR SUCH WORK ACCORDINGLY, FURNISHING ALL MATERIAL AND LABOR REQUIRED FOR COMPLETE AND WORKABLE SYSTEMS AS NOTED ABOVE.
10. THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE FINAL DETERMINATION IN CLARIFICATIONS AND INTERPRETATIONS REGARDING THE REQUIREMENTS OF THE CONTRACT DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
11. CONTRACTOR SHALL NOT DISCONNECT ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS AND SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE OWNER OR HIS REPRESENTATIVE.
12. NORMAL OPERATIONS MAY BE CONDUCTED BY THE OWNER'S PERSONNEL IN WORK AREAS INVOLVING CONTRACT WORK DURING THE EXECUTION OF THIS CONTRACT. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH THE OWNER OR HIS REPRESENTATIVE TO MINIMIZE OPERATIONAL DISRUPTIONS.
13. THE CONTRACTOR SHALL KEEP THE WORK SITE AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS GENERATED BY WORK PERFORMED UNDER THIS CONTRACT. SUCH DEBRIS SHALL BE REMOVED FROM THE WORK SITE, HAULED OFF THE PREMISES, AND DISPOSED OF IN A LEGAL MANNER ON A DAILY BASIS.
14. ALL EQUIPMENT AND MATERIALS WHICH ARE INDICATED TO BE RELOCATED OR REUSED SHALL BE STORED AND PROTECTED BY THE CONTRACTOR AFTER REMOVAL. CONTRACTOR SHALL ALSO PROTECT EXISTING WORK TO REMAIN. ANY EXISTING WORK TO BE RELOCATED OR TO REMAIN WHICH IS DAMAGED DUE TO CONTRACTOR'S WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
15. PROVIDE ALL REQUIRED CUTTING AND PATCHING, CUT EXISTING WORK WHERE INDICATED FOR REMOVALS AND PATCH ALL OPENINGS, CRACKS AND DEPRESSIONS REMAINING AFTER REMOVALS TO MATCH ADJACENT WORK.
16. BEFORE EXCAVATING, CONTRACTOR MUST LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED WORK AREA PRIOR TO EXCAVATING AND MUST NOT DAMAGE ANY UNDERGROUND UTILITIES DURING CONSTRUCTION.
17. THE PROPOSED VERIZON WIRELESS GENERATOR IS AN OPTIONAL STAND-BY UNIT AND DOES NOT SUPPLY LIFE SAFETY EQUIPMENT. THE GENERATOR IS USED TO BACKUP THE TELEPHONE EXCHANGE EQUIPMENT IN ORDER TO KEEP THE CELL SITE IN FULL OPERATION IN THE EVENT OF A NORMAL UTILITY POWER FAIL. THEREFORE, NFPA 110 DOES NOT APPLY.
18. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
19. NO PERMANENT STRUCTURES (E.G., FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
20. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
21. THE OWNER SHALL RESERVE ONE CONTIGUOUS TEN FOOT (10) AREA OF VERTICAL SPACE ON THE TOWER SPECIFICALLY FOR FUTURE EMERGENCY COMMUNICATIONS USE BY WASHINGTON COUNTY, AS REQUIRED UNDER SECTION 4.22(A)(6) OF THE ZONING ORDINANCE, AS AMENDED AUGUST 4, 2004. ALL PROPOSED CO-LOCATIONS, INCLUDING THOSE BY WASHINGTON COUNTY, SHALL BE IN ACCORDANCE WITH THE LIBERTY TOWERS CO-LOCATION POLICY AND THE REQUEST FOR ANY CO-LOCATION SHALL NOT EXCEED THE DESIGN SPECIFICATION OF THE TOWER STRUCTURE.
22. TOWER WILL BE REMOVED WITHIN THREE MONTHS AFTER ABANDONMENT.
23. PER ARTICLE 5.2.1 PUBLIC UTILITY, SITE IS EXEMPT FROM FOREST CONSERVATION.
24. IF THE PROPOSED DRIVEWAY IS CONSTRUCTED AT A DIFFERENT LOCATION THAN SHOWN ON THIS PLAN, THIS ADDRESS IS VOID, AND THE OWNER/DEVELOPER OF THE PROPERTY MUST REAPPLY TO WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.

verticalbridge

US-MD-5131

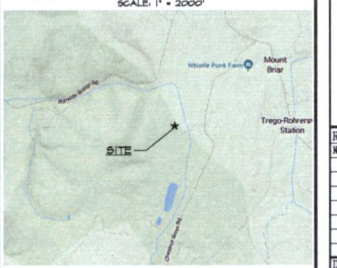
MT BRIAR
4220 CHESTNUT GROVE RD
KEEDYSVILLE, MD 21756
WASHINGTON COUNTY

LEGEND

- PROPOSED GRAVEL AREA
- PROPOSED LIMIT OF DISTURBANCE (L.O.D.)
- PROPERTY LINE
- OVERHEAD TRANSMISSION LINES
- 1' COUNTOUR LINE (EXISTING)
- 5' COUNTOUR LINE (EXISTING)
- 1' COUNTOUR LINE (PROPOSED)
- 5' COUNTOUR LINE (PROPOSED)
- TREELINE
- UTILITY POLE
- CHAIN LINK FENCE
- BOARD ON BOARD FENCE
- SILT FENCE
- SUPER SILT FENCE
- EASEMENT
- PROPOSED CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREES
- FIRE HYDRANT
- SANITARY MANHOLE
- GAS VALVE
- WATER VALVE
- MAILBOX

VICINITY PLAN

SCALE: 1" = 2000'



SHEET INDEX

SHEET NO.	SHEET NAME
1 (CS-1)	COVER SHEET
2 (C-1)	SITE PLAN
3 (C-2)	SITE DETAILS
4 (C-3)	ANTENNA DETAILS AND ELEVATION

PROJECT DESCRIPTION

THE PROPOSED FACILITIES WILL CONSIST OF CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT WITHIN A 50'X50' FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 195'-0" MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE FOR THE RECEPTION OF VERIZON WIRELESS COMMUNICATIONS.

WASHINGTON COUNTY DIVISION OF PLANNING APPROVAL

BY_____DATE_____

CODE ANALYSIS

APPLICABLE BUILDING CODE:	IBC 2021
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	5B NONCOMBUSTIBLE

DIRECTIONS TO SITE:

FROM ANNAPOLIS JUNCTION:

- HEAD EAST
- TURN LEFT TOWARD HENKELS LN
- CONTINUE ONTO HENKELS LN
- SLIGHT RIGHT TOWARD DORSEY RUN RD
- MERGE ONTO DORSEY RUN RD
- USE LEFT LANE TO MERGE ONTO MD-32 N
- MERGE ONTO MD-32 N
- TAKE EXIT 9 FOR TELEGRAPH RD/ MD-170
- TURN LEFT ONTO MD-170 N/ TELEGRAPH RD
- TURN RIGHT ONTO OLD MILL RD
- TURN LEFT ONTO BURNS CROSSING RD
- TURN RIGHT ONTO MD4 A RD
- TURN RIGHT ONTO MAPLE TREE RD
- TURN RIGHT ONTO LOCUST WOOD RD
- TURN LEFT ONTO EVERGREEN RD
- TURN LEFT ONTO CHESTNUT GROVE RD

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers
1300-D Hunt Valley Rd, Suite 600E
Towson, Maryland 21286
410-821-1800
410-821-1748 Fax

STATE OF MARYLAND BRIAN K. KUSHNER No. 23303 PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 01/07/2026.

US-MD-5131
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: CJS
REVIEWED BY: BES
PROJECT NO: 18841.020
DATE: 01/16/2025

TITLE: Cover Sheet

SHEET: CS-1

CASE 6 (06-06-000)

ABBREVIATIONS	
AC	ACRES
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
℄	CENTERLINE
CLR	CLEAR
DIA	DIAMETER
DWG	DRAWING
EX	EXISTING
ETC	ETCETERA
FT	FEET
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
NO / #	NUMBER
ROW	RIGHT OF WAY
SF	SQUARE FEET
TYP	TYPICAL
W	WITH

SOIL TYPES PRESENT IN DISTURBED AREA	
MAP UNIT SYMBOL	MAP UNIT NAME
THB	HAZEL CHANNERY SILT LOAM, 5 TO 8 PERCENT SLOPES
BwD	BASTORN COBBLY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY STONEY

LEGEND

- PROPOSED GRAVEL AREA
- FLOOD PLAIN - ZONE A
- PROPOSED LIMIT OF DISTURBANCE (L.O.D.)
- PROPERTY LINE
- OVERHEAD TRANSMISSION LINES
- 1' COUNTOUR LINE (EXISTING)
- 5' COUNTOUR LINE (EXISTING)
- 1' COUNTOUR LINE (PROPOSED)
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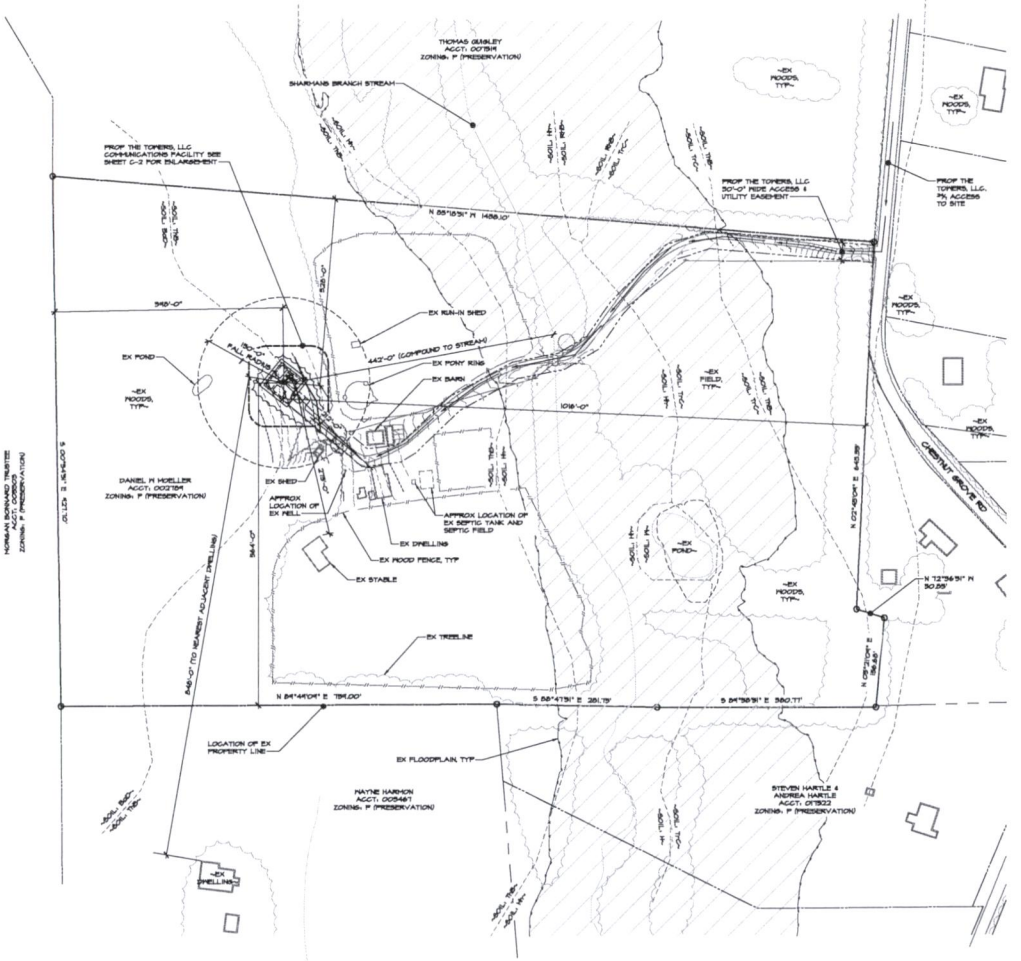
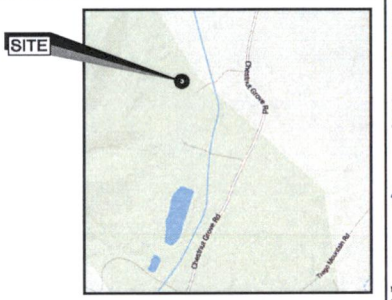


SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'



VICINITY MAP

SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: THE TOWERS, LLC
   750 PARK OF COMMERCE DRIVE, SUITE 300
   BOCA RATON, FLORIDA
   TEL. (561) 948-8561

   TENANT: VERIZON WIRELESS
   10710 JUNCTION DRIVE, STE 300
   ANNAPOLIS JUNCTION, MD 20701
   TEL. (301) 512-2000
   FAX (301) 512-2186

2. PROPERTY OWNER: DANIEL MOELLER
   4220 CHESTNUT GROVE ROAD
   KEEDYSVILLE, MARYLAND 21756

3. SITE DATA: MAP: 0008, GRID: 0007, PARCEL: 0198
   DEED BOOK: 0777, PAGE 0788
   PARCEL ID: 002784
   TRACT AREA: 28.29 ACRES
   DISTRICT: 08
   ADDRESS: 4220 CHESTNUT GROVE ROAD
   KEEDYSVILLE, MARYLAND 21756
   EXISTING USE: AGRICULTURAL

4. ZONING: P (PRESERVATION)

5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON IA PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED OCTOBER 8, 2025.

   LATITUDE: NAD 83 39°37' (39.4507°) — GROUND ELEVATION (AMSL): 344.8' AMSL
   LONGITUDE: NAD 83 77° 41' 52.64" (-77.6428°) — PROPOSED MONOPOLE HEIGHT: 195.0' AGL
   TOP OF LIGHTNING ROD (HIGHEST POINT): 199.0' AGL
   TOTAL ELEVATION (AMSL): 543.8' AMSL

6. TOTAL DISTURBED AREA = 10,656 SF

7. THE PROPOSED FACILITIES WILL CONSIST OF CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT WITHIN A 30'X30' FENCED COMPOUND. 12(8) (6) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 195'-0" MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE FOR THE RECEPTION OF VERIZON WIRELESS COMMUNICATIONS.

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 FOR THIS SITE.

13. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, SEPTEMBER 2025.

14. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

15. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.

16. THE COMMUNICATION SITE 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.

17. THE PROPOSED COMMUNICATIONS CONCRETE PAD, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

18. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1992.

19. PER FEMA MAP 24043C0290D, THE PROPOSED TELECOMMUNICATIONS SITE IS NOT LOCATED WITHIN A FLOODPLAIN. HOWEVER, THE PROPERTY CONTAINS A ZONE 'A' FLOODPLAIN.

20. THE SHARMANS BRANCH STREAM IS WITHIN 442'-0" OF THIS SITE.

21. VERTICAL BREAKS SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE AS NEEDED.

22. THE PROPOSED TOWER SHALL BE DESIGNED WITH A FALL RADIUS OF 150' OR LESS.

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 OTHERS 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.

SETBACK & SITING REQUIREMENTS TABLE.		
LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING ON ADJACENT PROPERTY	848'-0"	299'-0"
SETBACK FROM SHARMANS BRANCH STREAM	442'-0"	299'-0"
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	1016'-0"	194'-0"
EAST PROPERTY	1016'-0"	194'-0"
SOUTH PROPERTY	364'-0"	194'-0"
WEST PROPERTY	348'-0"	194'-0"

811

Know what's **below.**
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DATE NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY SAFETY MEASURES. THE WORK OR THE 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 400E
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND — BRIAN E. SYLVESTER — No. 23363 — PROFESSIONAL ENGINEER

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. 23363, EXPIRATION DATE: 07/07/2026.

US-MD-5131
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

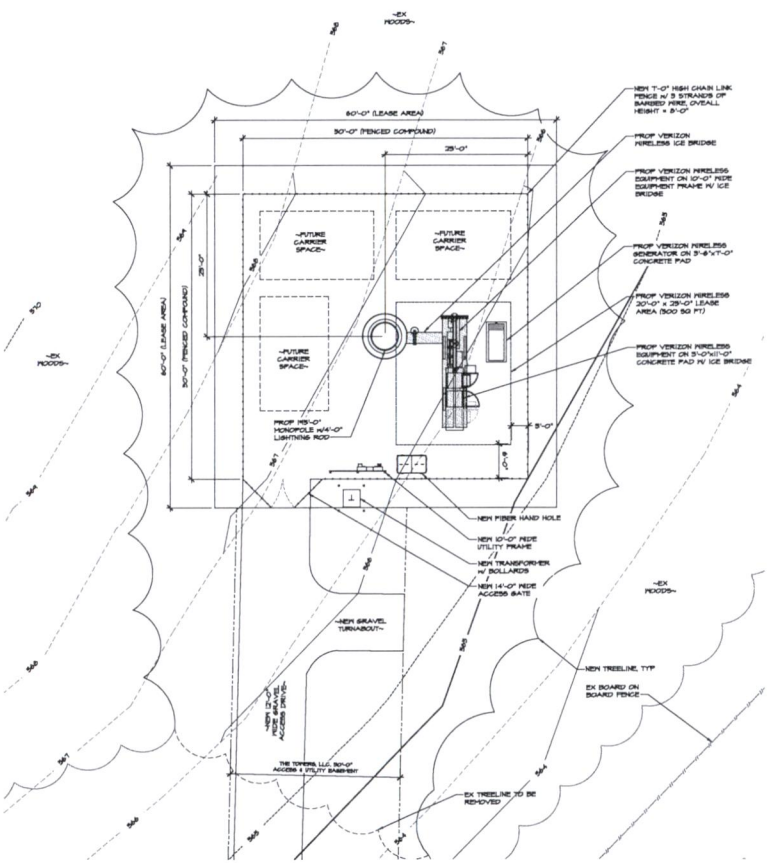
NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	16847.020
DATE:	07/16/2025

TITLE: Site Plan

SHEET: C-1

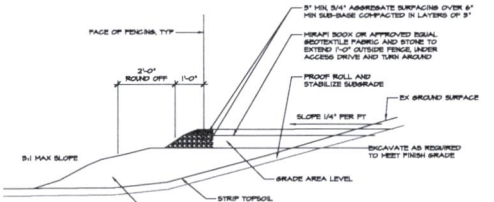
CASE # (00-00-000)



ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"

0 10' 20'

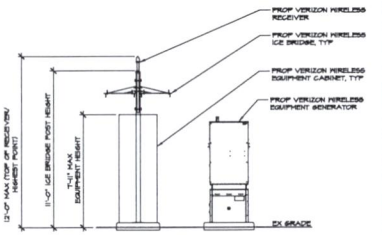


CONSTRUCTION NOTES:

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 904 GRADED AGGREGATE BASE COURSE
   VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

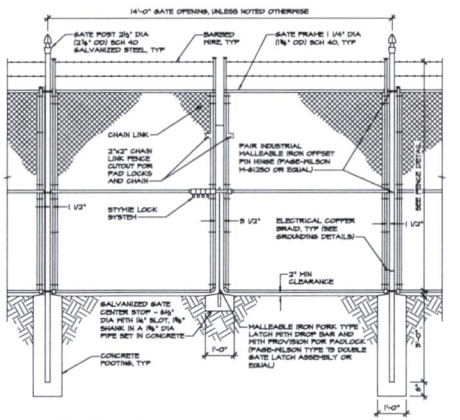
LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

SCALE: 1/8" = 1'-0"



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

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

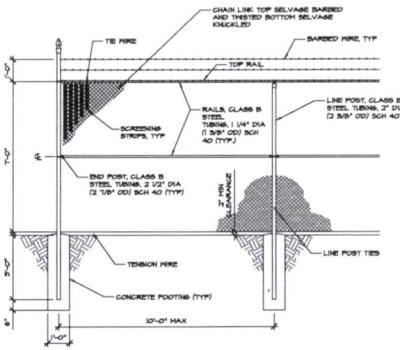


TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 1/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: # 6A, CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-5/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND STYMIE LOCK SYSTEM.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.

14'-0" DOUBLE SWING GATE

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



CHAIN LINK FENCE DETAIL

SCALE: 3/8" = 1'-0"

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 1/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: # 6A CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-5/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINLINK FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED. (COLOR: DARK GREEN OR BLACK)

LEGEND

PROPOSED GRAVEL AREA	
FLOOD PLAIN - ZONE A	
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)	LOD
PROPERTY LINE	
OVERHEAD TRANSMISSION LINES	
1' COUNTOUR LINE (EXISTING)	
5' COUNTOUR LINE (EXISTING)	
1' COUNTOUR LINE (PROPOSED)	
5' COUNTOUR LINE (PROPOSED)	
TREELINE	
UTILITY POLE	
CHAIN LINK FENCE	
BOARD ON BOARD FENCE	
SILT FENCE	SF
SUPER SILT FENCE	SSF
EASEMENT	
PROPOSED CHAIN LINK FENCE	
STABILIZED CONSTRUCTION ENTRANCE	
EXISTING TREES	
FIRE HYDRANT	
SANITARY MANHOLE	
GAS VALVE	
WATER VALVE	
MAILBOX	

811 Know what's below. Call before you dig.

PROTECT YOURSELF, ONE THREE WORKING DAYS NOTICE

THE DRAWINGS FOR CONSTRUCTION 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
1300-B Dual Joppa Rd, Suite 400E
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND BRIAN E. SUDER No. 23363 PROFESSIONAL ENGINEER

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. 23363, EXPIRATION DATE: 07/07/2026.

US-MD-5131
MT BRIAR
4230 CHESTNUT GROVE ROAD
HAGERSTOWN, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

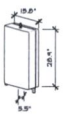
DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	16841.020
DATE:	07/16/2025

TITLE: Site Details

SHEET: C-2

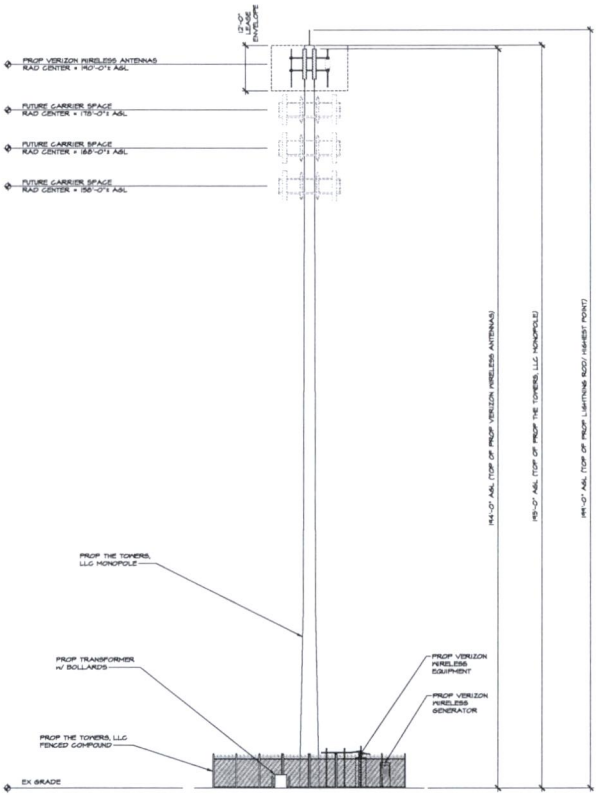
CASE # (00-00-000)

JMA
MX06FHG865-H5



SAMSUNG
MT6413-77A

VERIZON WIRELESS ANTENNA DETAILS
NOT TO SCALE



TOWER ELEVATION
SCALE: 1" = 15'-0"

0 15' 30'

Know what's **below.**
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY CONSTRUCTION SAFETY MEASURES. 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
1330-B East Joppa Rd, Suite 400E
Towson, Maryland 21286
410-821-1960
410-821-1748 Fax

STATE OF MARYLAND
BRANDY SCHUMACHER
No. 23303
PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 07/07/2026.

US-MD-5131
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	14847.020
DATE:	07/16/2025

TITLE:
Antenna Details & Elevation

SHEET:
C-3

CASE # (00-00-000)

EXHIBIT 7

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

November 17, 2025

Ms. Laura Hughes
The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487-3650

Re: US-MD-5131 – Mt Briar
4220 Chestnut Grove Road
Keedysville, MD 21756 (Washington Co)
Latitude: 39.4307° Longitude: -77.6925°
MRA Job No: 19847.020

Dear Laura:

The purpose of this letter is to certify that the proposed 195'-0" monopole structure will be designed by the manufacturer to meet the requirements of the 2021 International Building Code (2021 IBC) and the ANSI/TIA-222-H Standard.

Per the TIA-222-H Standard, ASCE 7-16, and 2021 IBC requirements, the monopole shall be designed under the following minimum loading conditions:

TIA-222-H: 112 mph Wind (3-second gust) + No Ice
TIA-222-H: 41 mph Wind (3-second gust) + 1" Radial Ice

Note: The monopole shall also be designed to resist seismic loading per TIA-222-H in conjunction with site specific soil parameters determined from a geotechnical investigation.

In addition to the minimum loading conditions above, we note that the monopole shall also be designed by the manufacturer such that should failure of the monopole occur under extreme weather conditions, the maximum "fall zone" radius will not exceed **150'-0"** from the center of the monopole's base. While failure is extremely rare in any kind of tower, it is especially so for monopoles. The proposed monopole shall be designed by the manufacturer such that if failure were to occur, it would occur in a specific portion of the monopole to meet the maximum "fall zone" radius requirement previously defined.

We also note that in addition to the above, the monopole will be designed to support a maximum of four (4) wireless carriers.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD (410) 515-9000 ✦ Baltimore, MD (410) 935-5050 ✦ Laurel, MD (410) 792-9792 ✦ Towson, MD (410) 821-1690 ✦ Georgetown, DE (302) 855-5734 ✦ New Castle, DE (302) 326-2200 ✦ Leesburg, VA (703) 674-0161 ✦ Raleigh, NC (984) 200-2103

Monopole design documents shall be submitted from the manufacturer as part of the Building Permit submission. If you should have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,
MORRIS & RITCHIE ASSOCIATES, INC.

STATE OF MARYLAND
BRIAN E. SIVERLING
No. 23303
PROFESSIONAL ENGINEER
11/17/25

Brian E. Siverling, PE
Principal

V:\bg_PROJECTS\19800-19899\19847 - Vertical Bridge Projects\19847.020 US-MD-5131 - Mt Briar\Analysis & Design\Mt Briar - Monopole Fall Letter.doc

EXHIBIT 8

Docusign Envelope ID: 49FD604B-511B-40A3-A318-03D2BBD84327

November 6, 2025

Washington County
Board of Zoning Appeals
80 West Baltimore Street
Hagerstown, MD 21740
240-313-2460

Appeal for Special Exception for 199' Telecommunications Monopole at 4220 Chestnut Grove Road, Keedysville, Maryland 21756

AFFIDAVIT OF FCC COMPLIANCE AND TOWER CO-LOCATION

Pursuant to Washington County Zoning Ordinance 4.22(A)(6) the undersigned does hereby declare and affirm under the penalties of perjury, and agrees on behalf of The Towers, LLC d/b/a Vertical Bridge ("Applicant"), concerning the Appeal for a Special Exception to build a new telecommunications facility (the "Facility") on a portion of the property located at 4220 Chestnut Grove Road, Keedysville, Maryland 21756 (the "Property") as follows:

1. The Undersigned is a duly appointed agent of the Applicant, and as such is authorized to give this Affidavit and bind the Applicant to this Agreement.

2. The Facility, will at all times, comply with applicable Federal Communications Commission ("FCC") standards and requirements to provide the proposed services. The antennas, as proposed and designed for this Facility, comply with all applicable FCC requirements.

3. Pursuant to Washington County Zoning Ordinance 4.22(A)(6), the Applicant certifies that it will reserve one ten (10) foot space on the proposed tower specifically for use by the County and that the Facility will have space to accommodate up to three additional wireless carriers. Cellco Partnership d/b/a Verizon Wireless has already agreed to locate its antennas on the Facility at a height of 190 feet above ground level.

The Towers, LLC d/b/a Vertical Bridge

By: DocuSigned by: Laura Hughes 4DC8818D81814C7... (SEAL)
Laura Hughes
Project Manager

A B C D E F G H J K L M N P Q R

WASHINGTON COUNTY NOTES

1. THESE PROJECT NOTES APPLY TO ALL OF THE CONTRACT DRAWINGS.
2. ALL BIDDERS ARE REQUIRED TO VISIT THE WORKSITE BEFORE PREPARING THEIR BIDS IN ORDER TO OBSERVE EXISTING CONDITIONS AND TO IDENTIFY POTENTIAL HAZARDS AND OBSTACLES WHICH MIGHT AFFECT THE PERFORMANCE OF CONTRACT WORK. BID PRICES SHALL TAKE INTO ACCOUNT THESE OBSERVATIONS.
3. CONTRACTOR SHALL FURNISH, ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO SUCCESSFULLY COMPLETE ALL WORK INDICATED OR SPECIFIED ON THE CONTRACT DRAWINGS. ALL WORK SHOWN ON THE DRAWINGS IS NEW UNLESS SPECIFICALLY NOTED AS EXISTING. SUCCESSFUL COMPLETION OF ALL WORK MEANS THAT ALL INSTALLED SYSTEMS SHALL BE COMPLETE AND READY FOR OPERATION.
4. ALL WORK (MATERIALS, LABOR AND EQUIPMENT) SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF ACCEPTANCE OF ALL WORK BY THE OWNER.
5. ALL NEW PRODUCTS (MATERIALS AND EQUIPMENT) FURNISHED SHALL BE NEW AND UNUSED FIRST-QUALITY PRODUCTS OF REPUTABLE MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF SUCH PRODUCTS, ALL DEMOLITION, INSTALLATION, TESTING AND COMMISSIONING WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER BY PERSONNEL SKILLED AND REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH WORK.
6. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF OSHA AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
7. CONTRACTOR SHALL ADHERE AT ALL TIMES TO ALL SAFETY REGULATIONS AND PROCEDURES REQUIRED BY THE OWNER. ALL CONTRACTOR PERSONNEL WORKING ON SITE SHALL FIRST COMPLETE THE NECESSARY SAFETY TRAINING SESSION CONDUCTED BY THE OWNER .
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION OR INSTALLATION OF ANY WORK.
9. DUE TO THE SMALL SCALE OF THE DRAWINGS, NOT ALL OFFSETS, FITTINGS OR ACCESSORIES THAT MAY BE REQUIRED ARE INDICATED. CONTRACTOR SHALL CAREFULLY INVESTIGATE ALL CONDITIONS THAT WILL AFFECT THE WORK TO BE PERFORMED AND SHALL ARRANGE FOR SUCH WORK ACCORDINGLY, FURNISHING ALL MATERIAL AND LABOR REQUIRED FOR COMPLETE AND WORKABLE SYSTEMS AS NOTED ABOVE.
10. THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE FINAL DETERMINATION IN CLARIFICATIONS AND INTERPRETATIONS REGARDING THE REQUIREMENTS OF THE CONTRACT DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
11. CONTRACTOR SHALL NOT DISCONNECT ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS AND SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE OWNER OR HIS REPRESENTATIVE.
12. NORMAL OPERATIONS MAY BE CONDUCTED BY THE OWNER'S PERSONNEL IN WORK AREAS INVOLVING CONTRACT WORK DURING THE EXECUTION OF THIS CONTRACT. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH THE OWNER OR HIS REPRESENTATIVE TO MINIMIZE OPERATIONAL DISRUPTIONS.
13. THE CONTRACTOR SHALL KEEP THE WORK SITE AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS GENERATED BY WORK PERFORMED UNDER THIS CONTRACT. SUCH DEBRIS SHALL BE REMOVED FROM THE WORK SITE, HAULED OFF THE PREMISES, AND DISPOSED OF IN A LEGAL MANNER ON A DAILY BASIS.
14. ALL EQUIPMENT AND MATERIALS WHICH ARE INDICATED TO BE RELOCATED OR REUSED SHALL BE STORED AND PROTECTED BY THE CONTRACTOR AFTER REMOVAL. CONTRACTOR SHALL ALSO PROTECT EXISTING WORK TO REMAIN. ANY EXISTING WORK TO BE RELOCATED OR TO REMAIN WHICH IS DAMAGED DUE TO CONTRACTOR'S WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
15. PROVIDE ALL REQUIRED CUTTING AND PATCHING, CUT EXISTING WORK WHERE INDICATED FOR REMOVALS AND PATCH ALL OPENINGS, CRACKS AND DEPRESSIONS REMAINING AFTER REMOVALS TO MATCH ADJACENT WORK.
16. BEFORE EXCAVATING, CONTRACTOR MUST LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED WORK AREA PRIOR TO EXCAVATING AND MUST NOT DAMAGE ANY UNDERGROUND UTILITIES DURING CONSTRUCTION.
17. THE PROPOSED VERIZON WIRELESS GENERATOR IS AN OPTIONAL STAND-BY UNIT AND DOES NOT SUPPLY LIFE SAFETY EQUIPMENT. THE GENERATOR IS USED TO BACKUP THE TELEPHONE EXCHANGE EQUIPMENT IN ORDER TO KEEP THE CELL SITE IN FULL OPERATION IN THE EVENT OF A NORMAL UTILITY POWER FAIL. THEREFORE, NFPA 110 DOES NOT APPLY.
18. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
19. NO PERMANENT STRUCTURES (E.G., FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
20. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
21. THE OWNER SHALL RESERVE ONE CONTIGUOUS TEN FOOT (10) AREA OF VERTICAL SPACE ON THE TOWER SPECIFICALLY FOR FUTURE EMERGENCY COMMUNICATIONS USE BY WASHINGTON COUNTY, AS REQUIRED UNDER SECTION 4.22(A)(6) OF THE ZONING ORDINANCE, AS AMENDED AUGUST 4, 2009. ALL PROPOSED CO-LOCATIONS, INCLUDING THOSE BY WASHINGTON COUNTY, SHALL BE IN ACCORDANCE WITH THE LIBERTY TOWERS CO-LOCATION POLICY AND THE REQUEST FOR ANY CO-LOCATION SHALL NOT EXCEED THE DESIGN SPECIFICATION OF THE TOWER STRUCTURE.
22. TOWER WILL BE: REMOVED WITHIN THREE MONTHS AFTER ABANDONMENT.
23. PER ARTICLE 3.2J, PUBLIC UTILITY, SITE IS EXEMPT FROM FOREST CONSERVATION.
24. IF THE PROPOSED DRIVEWAY IS CONSTRUCTED AT A DIFFERENT LOCATION THAN SHOWN ON THIS PLAN, THIS ADDRESS IS VOID, AND THE OWNER/DEVELOPER OF THE PROPERTY MUST REAPPLY TO WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.

verticalbridge

US-MD-5131

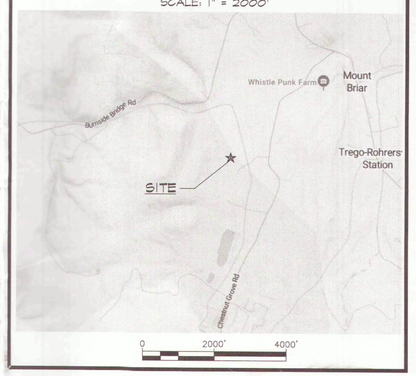
MT BRIAR
4220 CHESTNUT GROVE RD
KEEDYSVILLE, MD 21756
WASHINGTON COUNTY

LEGEND

PROPOSED GRAVEL AREA	
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)	LOD LOD
PROPERTY LINE	
OVERHEAD TRANSMISSION LINES	
1' COUNTOUR LINE (EXISTING)	
5' COUNTOUR LINE (EXISTING)	
1' COUNTOUR LINE (PROPOSED)	
5' COUNTOUR LINE (PROPOSED)	
TREELINE	
UTILITY POLE	
CHAIN LINK FENCE	
BOARD ON BOARD FENCE	
SILT FENCE	SF
SUPER SILT FENCE	SSF
EASEMENT	
PROPOSED CHAIN LINK FENCE	
STABILIZED CONSTRUCTION ENTRANCE	SCE
EXISTING TREES	
FIRE HYDRANT	
SANITARY MANHOLE	S
GAS VALVE	G
WATER VALVE	W
MAILBOX	

VICINITY PLAN

SCALE: 1" = 2000'



SHEET INDEX

SHEET NO.	SHEET NAME
1 (CS-1)	COVER SHEET
2 (C-1)	SITE PLAN
3 (C-2)	SITE DETAILS
4 (C-3)	ANTENNA DETAILS AND ELEVATION

PROJECT DESCRIPTION

THE PROPOSED FACILITIES WILL CONSIST OF CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT WITHIN A 50'x50' FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 195'-0" MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE FOR THE RECEPTION OF VERIZON WIRELESS COMMUNICATIONS.

WASHINGTON COUNTY DIVISION OF PLANNING APPROVAL

BY_____DATE_____

DIRECTIONS TO SITE:

FROM ANNAPOLIS JUNCTION:

- HEAD EAST
- TURN LEFT TOWARD HENKELS LN
- CONTINUE ONTO HENKELS LN
- SLIGHT RIGHT TOWARD DORSEY RUN RD
- MERGE ONTO DORSEY RUN RD
- USE LEFT LANE TO MERGE ONTO MD-32 W
- MERGE ONTO MD-32 W
- TAKE EXIT 5 FOR TELEGRAPH RD/ MD-170
- TURN LEFT ONTO MD-170 N/ TELEGRAPH RD
- TURN RIGHT ONTO OLD MILL RD
- TURN LEFT ONTO BURNS CROSSING RD
- TURN RIGHT ONTO WB&A RD
- TURN RIGHT ONTO MAPLE TREE RD
- TURN RIGHT ONTO LOCUST WOOD RD
- TURN LEFT ONTO EVERGREEN RD
- TURN LEFT ONTO CHESTNUT GROVE RD

CODE ANALYSIS

APPLICABLE BUILDING CODE:	IBC 2021
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	5B NONCOMBUSTIBLE

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND BRANDON J. SIVERSON No. 23303 PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 01/01/2026.

US-MD-5131
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	14847.020
DATE:	07/16/2025

TITLE: **Cover Sheet**

SHEET: **CS-1**

CASE # (##-##-###)

ABBREVIATIONS

AC	ACRES
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
℄	CENTERLINE
CLR	CLEAR
DIA	DIAMETER
DWG	DRAWING
EX	EXISTING
ETC	ETCETERA
FT	FEET
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
NO / #	NUMBER
ROW	RIGHT OF WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH

SOIL TYPES PRESENT IN DISTURBED AREA

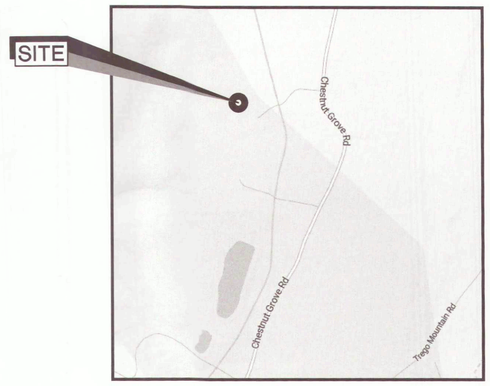
MAP UNIT SYMBOL	MAP UNIT NAME
ThB	HAZEL CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
BaD	BASTOWN COBBLY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY STONEY

LEGEND

- PROPOSED GRAVEL AREA
- FLOOD PLAIN - ZONE A
- PROPOSED LIMIT OF DISTURBANCE (L.O.D.) — LOD —
- PROPERTY LINE
- OVERHEAD TRANSMISSION LINES
- 1' COUNTOUR LINE (EXISTING)
- 5' COUNTOUR LINE (EXISTING)
- 1' COUNTOUR LINE (PROPOSED)
- 5' COUNTOUR LINE (PROPOSED)
- TREELINE
- UTILITY POLE
- CHAIN LINK FENCE
- BOARD ON BOARD FENCE
- SILT FENCE — SF —
- SUPER SILT FENCE — SSF —
- EASEMENT
- PROPOSED CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE — SCE —
- EXISTING TREES
- FIRE HYDRANT
- SANITARY MANHOLE — S —
- GAS VALVE — G —
- WATER VALVE — W —
- MAILBOX — M —

SITE PLAN
SCALE: 1" = 100'-0"

0 100' 200'



VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA
TEL. (561) 948-6367

   TENANT: VERIZON WIRELESS
10170 JUNCTION DRIVE, SITE 300
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2186

2. PROPERTY OWNER: DANIEL MOELLER
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756

3. SITE DATA: MAP: 0081, GRID: 0007, PARCEL: 0316
DEED BOOK 00717, PAGE 00755
PARCEL ID: 002784
TRACT AREA: 28.25 ACRES
DISTRICT: 08
ADDRESS: 4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
EXISTING USE: AGRICULTURAL

4. ZONING: P (PRESERVATION)

5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON IA PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED OCTOBER 6, 2025:

   LATITUDE: N39° 25' 50.57" (39.43071°)
   LONGITUDE: W77° 41' 52.44" (-77.6925°)
   GROUND ELEVATION (AMSL): 566.8' AMSL
   PROPOSED MONOPOLE HEIGHT: 195.0' AGL
   TOP OF LIGHTNING ROD (HIGHEST POINT): 199.0' AGL
   TOTAL ELEVATION (AMSL): 761.8' AMSL

6. TOTAL DISTURBED AREA = 10,636 SF

7. THE PROPOSED FACILITIES WILL CONSIST OF CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT WITHIN A 50'x50' FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 195'-0" MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE FOR THE RECEPTION OF VERIZON WIRELESS COMMUNICATIONS.

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 FOR THIS SITE.

13. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, SEPTEMBER 2025.

14. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

15. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.

16. THE COMMUNICATION SITE 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.

17. THE PROPOSED COMMUNICATIONS CONCRETE PAD, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

18. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1982.

19. PER FEMA MAP 24043C0390D, THE PROPOSED TELECOMMUNICATIONS SITE IS NOT LOCATED WITHIN A FLOODPLAIN. HOWEVER, THE PROPERTY CONTAINS A ZONE 'A' FLOODPLAIN.

20. THE SHARMANS BRANCH STREAM IS WITHIN 442'-0" OF THIS SITE.

21. VERTICAL BRIDGE SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE AS NEEDED.

22. THE PROPOSED TOWER SHALL BE DESIGNED WITH A FALL RADIUS OF 150' OR LESS.

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.

SETBACK & SITING REQUIREMENTS TABLE:

LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING ON ADJACENT PROPERTY	848'-0"	848'-0"
SETBACK FROM SHARMANS BRANCH STREAM	3124'-0"	848'-0"
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	328'-0"	148'-0"
EAST PROPERTY	1016'-0"	148'-0"
SOUTH PROPERTY	564'-0"	148'-0"
WEST PROPERTY	348'-0"	148'-0"

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
410-821-1748 Fax

STATE OF MARYLAND
BRANDON J. SIVERSON
No. 23303
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

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US-MD-5151
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

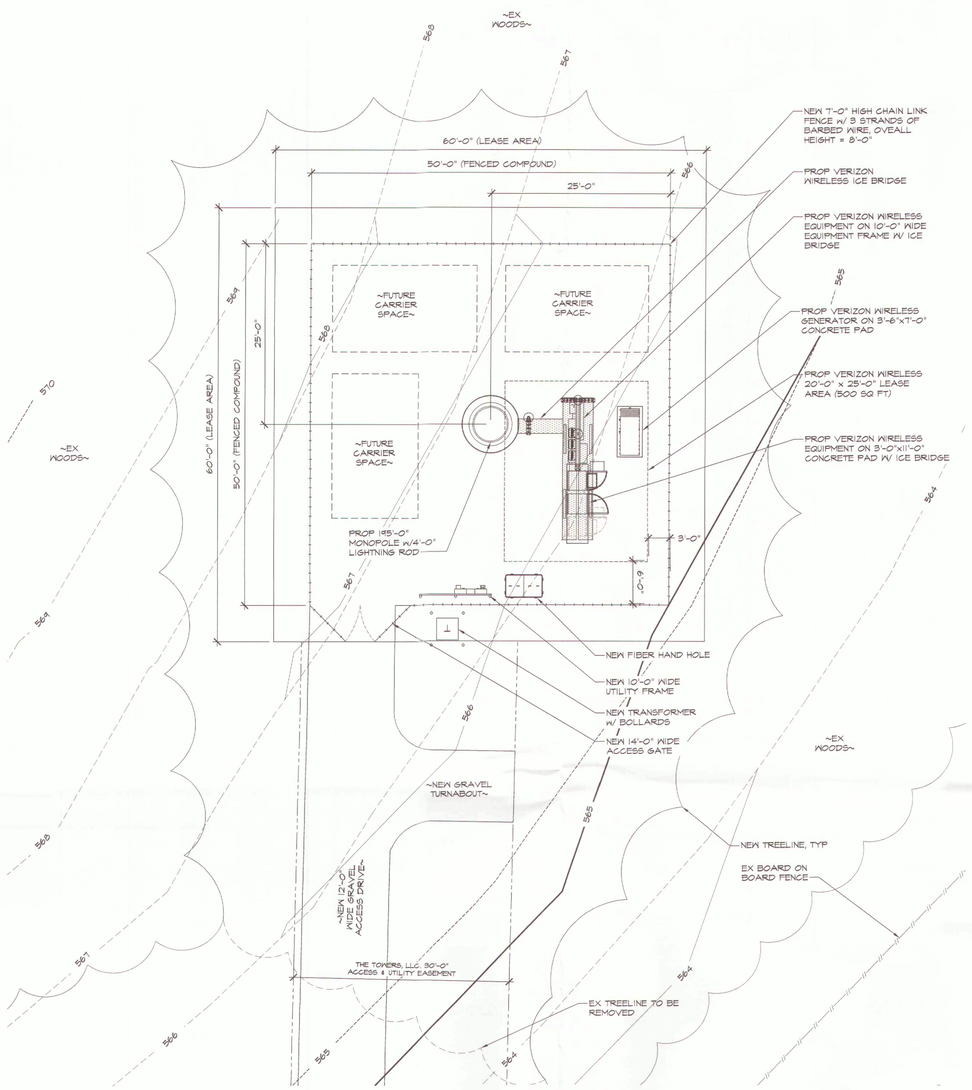
NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: CJS
REVIEWED BY: BES
PROJECT NO: 18847.020
DATE: 07/16/2025

TITLE: Site Plan

SHEET: C-1

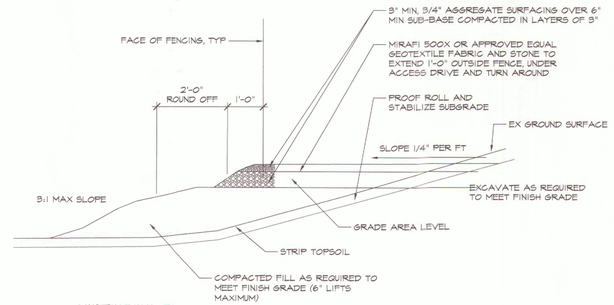
CASE # (##-##-###)



ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"

0 10' 20'

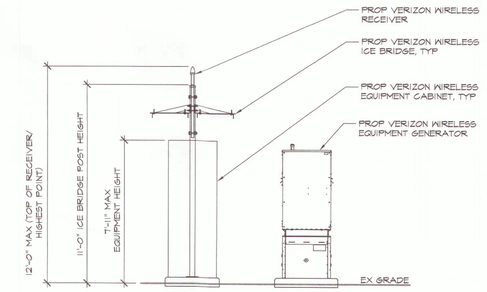


CONSTRUCTION NOTES:

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 AGGREGATE BASE COURSE

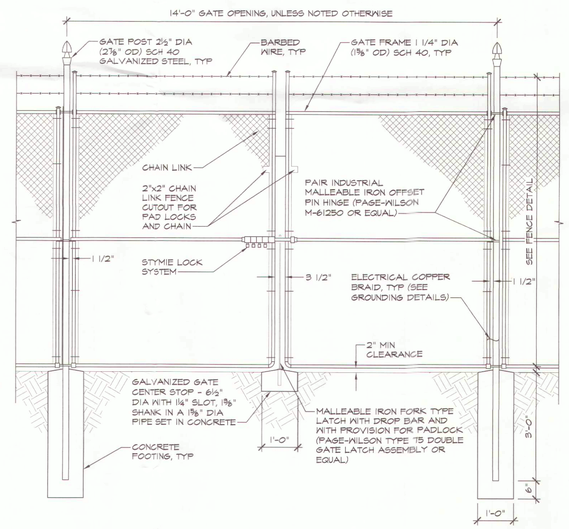
LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

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



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

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

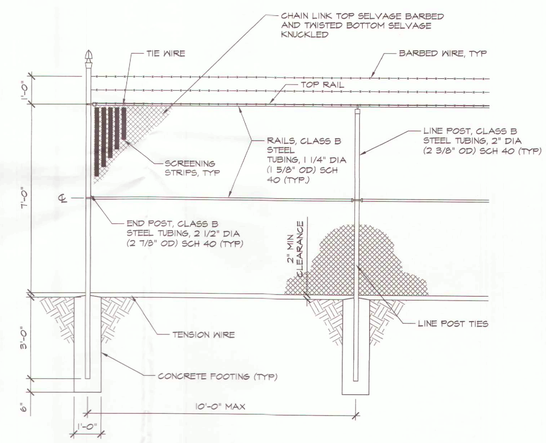


TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: #6 GA. CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND STYME LOCK SYSTEM.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.

14'-0" DOUBLE SWING GATE

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



CHAIN LINK FENCE DETAIL

SCALE: ⅜" = 1'-0"

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL 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-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
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7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINLINK FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED. (COLOR: DARK GREEN OR BLACK)

LEGEND

PROPOSED GRAVEL AREA	
FLOOD PLAIN - ZONE A	
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)	LOD LOD
PROPERTY LINE	
OVERHEAD TRANSMISSION LINES	
1' COUNTOUR LINE (EXISTING)	
5' COUNTOUR LINE (EXISTING)	
1' COUNTOUR LINE (PROPOSED)	
5' COUNTOUR LINE (PROPOSED)	
TREELINE	
UTILITY POLE	
CHAIN LINK FENCE	
BOARD ON BOARD FENCE	
SILT FENCE	SF
SUPER SILT FENCE	SSF
EASEMENT	
PROPOSED CHAIN LINK FENCE	
STABILIZED CONSTRUCTION ENTRANCE	SCE
EXISTING TREES	
FIRE HYDRANT	
SANITARY MANHOLE	S
GAS VALVE	G
WATER VALVE	W
MAILBOX	

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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.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND BRANDON J. SIVERING No. 23303 PROFESSIONAL ENGINEER 07/07/25

PROFESSIONAL CERTIFICATION

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US-MD-5131
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

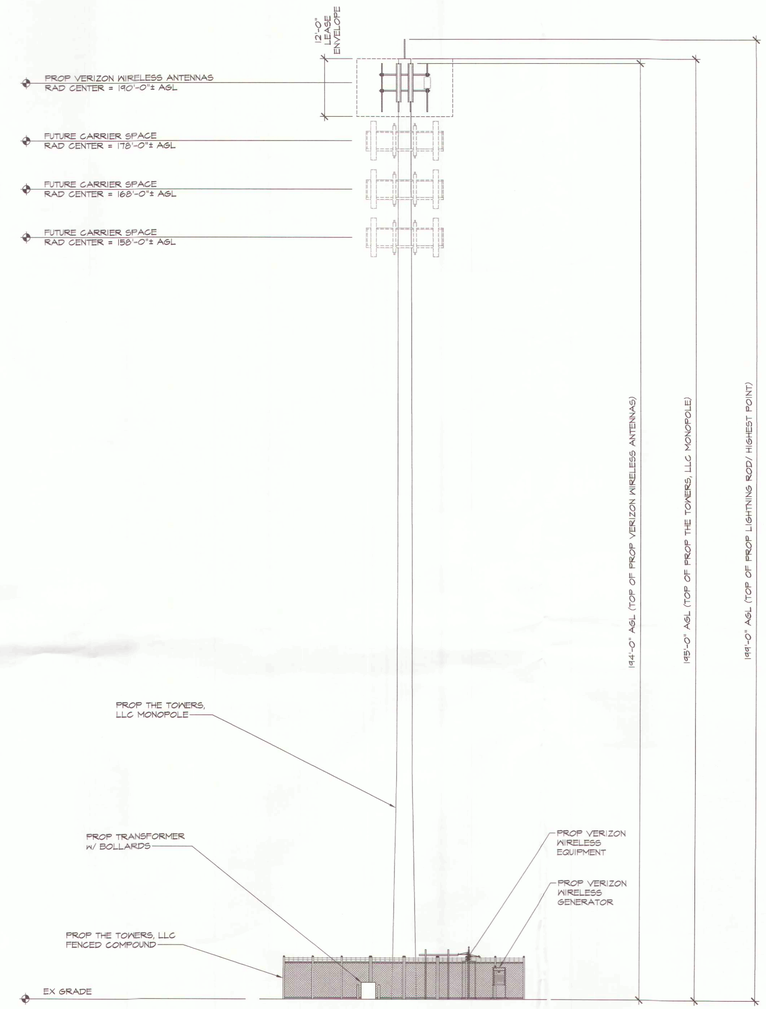
NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.020
DATE:	07/16/2025

TITLE: **Site Details**

SHEET: **C-2**

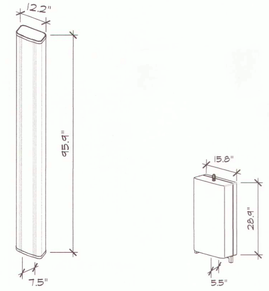
CASE # (##-##-###)



TOWER ELEVATION

SCALE: 1" = 15'-0"

0 15' 30'



JMA
MX06FHG865-HG

SAMSUNG
MT6413-77A

VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE

811

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STATE OF MARYLAND
BRIAN E. SIVERING
No. 23303
PROFESSIONAL ENGINEER

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US-MD-5131
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.020
DATE:	07/16/2025

TITLE:
Antenna Details & Elevation

SHEET:
C-3

CASE # (##-##-###)

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Ryan Keadle
5404 Mondell Road
Sharpsburg MD 21782

Appellant: The Towers, LLC
750 Park of Commerce Drive
Suite 200
Boca Raton FL 33487

Docket No: AP2025-031
Tax ID No: 01015850
Zoning: P
RB Overlay: No
Zoning Overlay:

Filed Date: 12/03/2025
Hearing Date: 01/07/2026

Property Location: 5404 Mondell Road
Sharpsburg, MD 21782

Description Of Appeal: Special exception for proposed commercial communication tower.

Appellant's Legal Interest In Above Property:

Owner: No
Lessee: No
Other:
Contract to Rent/Lease: Yes
Contract to Purchase: No

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance: Article 3 Table 3.3 (1), R. Utilities

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Residential

Proposed Use: Commercial Communication Tower

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 3 day of Dec, 2025.

Nov. 7, 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-031

State of Maryland Washington County, To Wit:

On 12/3/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared The Towers, LLC and made oath in due form of law as follows:

The Towers, LLC will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 01/07/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 12/22/2025 and will remain until after the above hearing date.

~~The Towers, LLC~~ KBR

Sworn and subscribed before me the day and year first above written.

Notary Public

Nov 7, 2029

Seal

My Commission Expires

Washington County
MARYLAND

BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

Appeal is hereby made for a special exception under the Washington County Zoning Ordinance as follows:

Location 5404 Mondell Road, Sharpsburg, Maryland 21782

Appellant's present legal interest in above property: (Check One)

_____ Owner (Including Joint Ownership) _____ Lessee _X_ Contract to rent/lease

_____ Contract to Purchase_____Other _____

Use Proposed: Telecommunications Facility with 199' monopole

Zoning Ordinance section and subsection(s) providing for proposed use: _____

Ordinance § 4.22(A)(2)

If filing functionally similar to a principal permitted use or special exception use, please list the use and describe the use similarities:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

_____ Yes _X_ No

If yes, give docket number(s): _____

Additional comments, if any: The proposed telecommunications facility will bring new and improved wireless services to Washington County. Verizon Wireless has committed to locating its antennas on the proposed monopole with co-location space provided for at least two additional wireless providers.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Signature of Appellant

Saul Ewing LLP, 1001 Fleet Street, 9th Floor
Baltimore, MD 21202
Address of Appellant

Douglas.Sampson@saul.com
Email of Appellant

410-332-8661
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

Revised August 3, 2022

Washington County
MARYLAND

BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Saul Ewing LLP and Site Link Wireless LLC is authorized to file an appeal with the Washington County Board of Appeals for a special exception to build a 199' telecommunications facility on property located at 5404 Mondell Road, Sharpsburg, Maryland 21782.
The said work is authorized by Ryan Keadle, property owner the property owner in fee.

PROPERTY OWNER

Ryan Keadle
Name

5404 Mondell Road
Address

Sharpsburg, Maryland 21782
City, State, Zip Code

Owner's Signature

RONDA M FLUKER
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES 06/14/2026

Sworn and subscribed before me this 13 day of November, 20 2025

Notary Public

My Commission Expires: 06/14/2026

AUTHORIZED REPRESENTATIVE

Douglas A. Sampson, Saul Ewing LLP
Name

1001 Fleet Street, 9th Floor
Address

Baltimore, Maryland 21202
City, State, Zip Code

Authorized Representative's Signature

Sworn and subscribed before me this 1st day of December, 20

Notary Public

LYNNE MELLO-HICKOK
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD

My Commission Expires: 9/1/29

My Commission Expires 9/1/29

Appeal for a Special Exception to Construct a 199' Monopole Telecommunications Facility at 5404 Mondell Road, Sharpsburg, Maryland 21783

Adjacent Parcel Mailing List

Owner(s)	Parcel ID	Mailing Address
John Lee Section III Luanne H. Sexton	01-006428	6424 Appleton Road Boonsboro, MD 21713
Bowman North LLC	01-010824	10228 Governor Lane Blvd. Williamsport, MD 21795
Bowman North LLC	01-010808	10228 Governor Lane Blvd. Williamsport, MD 21795
Jessica L. Frey Kenneth J. Frey	01-007890	193 N. Hall Street Sharpsburg, MD 21782-0000
Random Real Estate LLC	01-000195	4908 Summerfield Dr. Sharpsburg, MD 21782
Erin E. Moshier	01-000284	5329 Mondell Rd. P.O. Box 69 Sharpsburg, MD 21782-0069
Civil War Preservation Trust	01-002767	1030 15th Street NW Suite 900 East Washington, D.C. 20005
Jennifer L. Hineman	01-065459	5402 Mondell Rd. Sharpsburg, MD 21782

Statement of Justification in support of application for a Special Exception to Construct a 199' Monopole Telecommunications Facility at 5404 Mondell Road, Sharpsburg, Maryland 21783

Applicant:	The Towers, LLC 750 Park of Commerce Drive, Suite 200 Boca Raton, Florida 33487 561-948-6367
Property Owner:	Ryan A. Keadle 5404 Mondell Road, Sharpsburg, Maryland 21783
Representatives:	Douglas A. Sampson, Saul Ewing LLP 1001 Fleet Street, 9th Floor Baltimore, MD 21202 (410) 332-8661 Douglas.Sampson@saul.com Renée Frustaci, Site Link Wireless, LLC (410) 299-4364 rfrustaci@sitelinkwireless.com
Address:	5404 Mondell Road, Sharpsburg, Maryland 21783
Jurisdiction:	Washington County, Maryland
Parcel Tax Acct #:	01-015850
SDAT Property Info:	Map 0076, Grid 0007, Parcel 0273
Lot Size:	20.2 Acres
Zoning:	P (Preservation)
Current Use:	Agricultural
Proposed Use:	Agricultural with Telecommunications Tower

Pursuant to the Washington County Zoning Ordinance (the "Ordinance") §§ 4.22 and 25.6, The Towers, LLC d/b/a Veritcalbridge ("Applicant"), by its agents Saul Ewing LLP and Site Link Wireless, LLC, hereby requests approval for a new telecommunication facility that includes a 199' monopole (the "Facility") on a portion of property located at 5404 Mondell Road, Sharpsburg, Maryland 21783, Tax ID# 01-015850 (the "Property"). A telecommunications facility is permitted in the P (Preservation) Zoning District with a Special Exception. *See* Ordinance, Table No. 3.3(1).

The Applicant respectfully requests a determination by the Washington County Board of Zoning Appeals that the Facility is in substantial compliance with the Ordinance and is authorized for a Special Exception. This document and attached Exhibits provide justification for the Facility, and a summary of how and why this proposal conforms with the Ordinance. This package and additional or clarifying evidence, to be presented at a public hearing, provide the legal and factual support to approve this Special Exception.

EXHIBITS

Exhibit 1:	Verizon Wireless Letter of Intent
Exhibit 2:	Existing Verizon Wireless Coverage Map
Exhibit 3:	Site Selection and Performance Standards Engineering Letter
Exhibit 4:	Proposed Verizon Coverage Map with Facility
Exhibit 5:	Photo Simulations of Proposed Monopole
Exhibit 6:	Map of Existing Verizon Facilities within Washington County
Exhibit 7	Site Plans in 8.5" x 11"
Exhibit 8:	Engineering Certification Letter
Exhibit 9:	Affidavit of Co-Location

I. Verizon's Goals and the Need for Improved Wireless Services

Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") has committed to locate its telecommunications antennas on the proposed Facility. (*See* Verizon Wireless Letter of Intent as **Exhibit 1**). Verizon Wireless is licensed by the Federal Communications Commission ("FCC") to provide wireless telecommunications services in Washington County, Maryland. The Facility will add and improve emergency and non-emergency wireless and broadband services in Washington County, without adverse impacts to the surrounding area.

Verizon Wireless has a significant need to improve the delivery of emergency and non-emergency wireless and broadband services to residents, businesses and commuters in this area of Washington County. (*See* Existing Coverage Radio Frequency Propagation Map attached as **Exhibit 2**). The site of the proposed Facility was chosen to improve wireless services in Sharpsburg, Maryland, with the main coverage objective to bridge coverage around the Sharpsburg. Additionally, the site will provide additional capacity improving in-building coverage for nearby residences and businesses. (*See* Site Selection and Performance Standards Engineering Letter attached as **Exhibit 3**). The proposed Facility will add and improve wireless and broadband services and ensure adequate overlapping coverage between and among existing coverage areas. (*See* Proposed Verizon Coverage Map attached as **Exhibit 4**). The Facility will add and improve wireless broadband services and coverage capacity in and around Sharpsburg, Md, particularly along Snyders Landing Road and Mondell Road. (*See* Exs. 3 & 4). Ultimately, the proposed Facility will allow residents, visitors, businesses and emergency personnel of Washington County to experience adequate wireless services, better quality calls, and diminished dropped calls, and enhanced first responder services.

II. The Property and Current Use

The Property is owned by Ryan A. Keedle, who has authorized the Applicant and its agents to pursue a Special Exception and any other zoning relief, building permits, or applications required for the Facility. The Property is over 20 acres in size and is used primarily for agricultural purposes. The Property is zoned Preservation (P). A telecommunications facility is permitted in the P Zoning District with a Special Exception. *See* Ordinance, Table No. 3.3(1).

The Property is an ideal location for the Facility given its location and zoning district. The Property is a non-residential use in the middle of an area of residential and agricultural zoning districts, predominantly composed of single-family homes and farmland. Locating the Facility on the Property will bring new and improved wireless and broadband services to the area, without burdening a privately owned residential or agricultural property. (*See* Ex. 4, Proposed Coverage Map). The Property is in close proximity to nearby residential areas in need on new and improved emergency and non-emergency wireless services.

The Facility will be located to the interior of the 20 acre parcel, nearly 600 feet off of Mondell Road. The Facility will be located at the interior of the property, near uninhabited and undeveloped farm land to the west. Existing mature trees to the south and east and a rolling topography in the area will help screen the Facility from view. The tree cover existing around the Property on adjacent properties will further minimize the need for additional screening.

On November 22, 2025, the Applicant conducted a visual impact survey, during which a large red balloon approximately 3 feet in diameter was raised to a height of 199 feet. (*See* Photo Simulations attached as **Exhibit 5**). A large balloon filled with helium was raised at the location of the proposed Facility to the proposed height of 199 feet. The technician drove around the surface streets surrounding the Property and took photos of the balloon from the most visible locations. Throughout most of the radius, the balloon was not visible. Photographs were taken from a total of thirty-five (35) separate vantage points in the areas immediately surrounding the Property. The proposed Facility would only be visible or partially visible from twelve (12) locations. It was not visible from the other 23 locations. (*See* Ex. 5). Based on the balloon fly and attached simulations, the Applicant determined the Facility will not have a significant visual impact on the surrounding area. Particular attention was paid to the historic Antietam Battlefields located over a mile to the northeast. Photographs were taken from the three locations near the battlefields where the balloon was most visible. The photo simulations demonstrate that the proposed Facility is only partially and minimally visible, and will not have any significant impact on historic resources. (*See* Ex. 5 at Photos 28-30).

The Applicant and Verizon Wireless searched for existing towers or structures that could provide viable co-location for Verizon Wireless's antennas. Co-locations are preferred locations and are much less expensive to bring online. The Applicant determined, and Verizon Wireless confirmed, that there are no nearby existing telecommunications facilities, water tanks, utility distribution structures, or tall buildings suitable to co-locate telecommunications antennas and to meet Verizon's coverage needs. This area of Washington County is predominantly flat farmland, other agricultural uses, and single-family homes, making the availability of tall structures suitable for co-location of telecommunications antennas infeasible.

Verizon already has antennas located on the closest existing telecommunications facility, which can be seen to the east on the existing coverage map. (*See* Ex. 2; *see also* map of existing Verizon facilities within Washington County is attached as **Exhibit 6**). With no viable co-location opportunity, Verizon Wireless determined that a new tower was required. The Applicant determined that the Property was viable from a technical perspective (*i.e.,* radio frequency), a zoning perspective (*i.e.,* preferred use on an exempt commercial use in a heavily agricultural and residential area and compliant with all regulations), and from a landowner perspective (*i.e.* a land owner willing to lease space). Verizon Wireless further determined that 199 feet is the minimum

height of the Facility to both meet Verizon Wireless's coverage objectives, and to provide viable co-location opportunities for other wireless providers. If the height of the monopole were to be reduced further, it would not allow Verizon Wireless to meet its coverage goals. (*See* Exs. 2 & 4). It would also be much less likely that other wireless providers (such as AT&T and T-Mobile) would co-locate on the Facility, because the height of available co-location opportunities would be too low to be viable.

III. The Proposed Telecommunications Facility

The Facility consists of a 199' tall monopole (195' pole, with a 4' lightning rod) within a 50' x 50' (2,500 square feet) equipment compound surrounded by an 8' tall fence (7' chain link fence with barbed wire on top). (*See* Site Plan attached as **Exhibit 7** at C-2 and C-3). The monopole will allow Verizon Wireless to locate its antennas with a centerline of 190' above ground level (AGL) and will accommodate up to three future carriers to locate antennas at 178' AGL, 168' AGL, and 158' AGL. (*See* Ex. 7 at C-3). The Facility will be built accessed by extending an existing accessway (driveway) already existing on the Property. The accessway will be extended with a 12-foot wide gravel drive to the Facility, which will be accessed through a fenced gate. By extending the existing accessway, the new impervious area added to the parcel will be minimized. (*See* Ex. 7 at C-1).

The Facility meets all of the setback requirements set forth in Ordinance § 4.22(A)(1). The proposed monopole is set back from all adjacent property lines a distance equal to or greater than the height of the proposed monopole (199'). The proposed monopole is setback 614' from the nearest property line to the north; 569' 9" from the property line to the east, 199' from the property line to the south, 269' 7" from the property line to the southwest and 678' from the property line to the northwest. The nearest dwelling on an adjacent property is located 563'8" to the southeast. (*See* Ex. 7 at C-1). The properties west are undeveloped and uninhabited.

The Applicant's engineer certified that the tower will be designed such, that in the unlikely case of a catastrophic failure, the tower would fall within a radius of 150 feet and would pose no risk to adjacent properties or buildings. (*See* Engineering Certification Letter attached as **Exhibit 8**). The Facility will be unmanned, free of public facilities, and only require occasional visits (about 1 visit per quarter) from a technician for routine inspections and maintenance. The Facility will have no impact on traffic. The Facility will have no adverse impact on the health, safety, or welfare of residents or workers in the area. The Facility will be free of odors, fumes, light, glare, and noise.

IV. Compliance with Washington County Zoning Ordinance

Section 4.22 Commercial Communication Towers

No permit to construct a tower may be issued unless the applicant demonstrates to the Planning Commission, or where applicable, to the Board of Zoning Appeals, need for the tower and that the applicant has exhausted all alternatives to constructing a tower. Applicants are required to prove need by:

a. demonstrating via statement or other evidence that, in terms of location and construction, there are no existing towers, buildings, elevated tanks or other structures able to provide the antenna platform required.

- **Applicant's Response:** Generally, it is much more efficient and less expansive to co-locate a telecommunications facility on an existing tower, building, or structure than to build a new tower or monopole. New builds are a last resort when no existing infrastructure will meet wireless coverage needs. The Property is located in a significant gap in adequate wireless and broadband coverage. (*See* Ex. 2). There are no existing towers in the area on which Verizon is not already co-located. (*See* Ex. 6). The Applicant conducted a search for any tall structures or buildings that could meet Verizon's coverage needs. However, this area of Washington County is not heavily developed with tall structures and is primarily rural farmland and land in the P (Preservation) district. The Applicant investigated the land within a mile radius and found no suitable structures for co-location. Absent such structures, it was determined a new tower or monopole was necessary to provide new and improved wireless coverage in this area.

b. providing evidence, including coverage diagrams and technical reports, demonstrating that co-location on existing sites is not technically possible in order to serve the desired need.

- **Applicant's Response:** There is a significant need for coverage in this portion of Washington County. (*See* Exs. 2 & 3). Verizon is already located on the closest existing telecommunications facility. (*See* Exs. 4 & 6). The proposed Facility will significantly improve wireless coverage and capacity in this area of Washington County. (*See* Ex. 4). The Applicant investigated the land within a mile radius and found no suitable structures for co-location. Absent such structures, it was determined a new tower or monopole was necessary to provide new and improved wireless coverage in this area.

A. Design requirements

In addition to the applicable requirements for a site plan as specified in Section 4.11, the applicant shall provide the following information as part of the site plan submittal. These provisions shall apply to towers in all districts where permitted as a principal permitted or special exception use:

1. Subject to a minimum setback of a distance equaling the total height of the tower and equipment. The setback shall be measured from the base of the tower to the boundary line of the property owned, leased, or controlled by easement by the applicant.

- **Applicant's Response:** The Facility meets the setback requirements). The proposed monopole is set back from all property lines a distance equal to or greater than the height of the proposed monopole (199'). The setbacks from adjacent property lines are as follows:

- Northwest: 563' 8"
- North: 614'
- East: 569' 9"
- South: 199'
- Southwest: 269' 7"

2. *Subject to a minimum distance requirement of a distance equaling the height of the tower and equipment plus 200 feet from the RT, RS, RU, RM and RV districts or the nearest part of any existing dwelling, school, church, or institution for human care, in any other district.*

- **Applicant's Response:** There are no RT, RS, RU, RM and RV districts adjacent to the Property. The nearest dwelling adjacent to the Property is located 563' 8" away. Therefore the setback of 199' plus an additional 200 feet from any dwelling is met.

3. *Subject to a minimum setback from all overhead transmission lines of a distance equaling two times the height of the tower and equipment.*

- **Applicant's Response:** There are no overhead transmission lines in the immediate vicinity. The Facility is setback from all overhead transmission lines at least two times the height of the Facility (199').

4. *Subject to a height not to exceed 200 feet. Measurement of tower height shall include the tower structure itself, the base pad, and any other equipment attached thereto which extends more than twenty (20) feet over the top of the tower structure itself. The tower height shall be measured from grade.*

- **Applicant's Response:** The total height of the Facility will be 199 feet, which includes a 195-foot monopole with a four (4) foot lightning rod. Verizon's antennas will be located at a height of 190 feet above ground level. There will be space for at least three additional wireless carriers.

5. *Proposed towers shall meet the following minimum separation requirements from existing towers or towers which have been issued a permit but are not yet constructed.*

   (a) *Monopole towers shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty (750) feet.*

- **Applicant's Response:** The nearest tower or monopole is more than 750 feet away. (<u>*See* Ex. 6</u>).

6. *All towers shall be designed for co-location, which shall mean the ability of the structure to allow for the placement of comparable equipment for other carriers. An application for a tower shall be accompanied by an affidavit from the applicant stating*

that one ten (10) foot space on the proposed tower will be specifically reserved for use by the County, and that other spaces will be made available to other future users, when possible.

- **Applicant's Response:** The Applicant has provided an affidavit of compliance with this provision. (*See* Affidavit of FCC Compliance and Tower Co-Location attached as **Exhibit 9**). The Applicant will reserve one ten-foot space for use by the County and will have space to accommodate up to three additional wireless providers.

7. *Fencing shall be provided around the base of the tower and any associated equipment buildings.*

- **Applicant's Response:** The 50' x 50' compound will be surrounded by a 7-foot-high chain link fence topped with barbed wire as an anti-climbing device for a total height of 8 feet. (*See* Ex. 7, Site Plans at C-2).

8. *All sites shall be identified by means of a sign no larger than two square feet affixed to the fence identifying the entity using the site and shall provide the telephone number of a contact person in the event of an emergency.*

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision.

9. *Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, as approved by the Planning Commission or Board of Zoning Appeals. Towers shall not be lighted unless specifically required by the FAA.*

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision. The proposed monopole will be painted a matte gray to blend into the skyline. It will not be lit.

10. *In order to protect the natural skyline, towers should be sited within areas of mature vegetation and should be located down slope from ridge lines, and toward the interior of the parcel whenever possible. Placement should only be considered elsewhere on the property when valid technical data supplied by the applicant indicates that there is no other suitable location.*

- **Applicant's Response:** The Facility is located in the center of the Property and is not near any ridgelines. The Facility was specifically located to the west of the parcel to maximize its distance to nearby homes. It was also located to the west side of the Property because adjacent parcels to the west are undeveloped and uninhabited. The area surrounding the parcel is not densely populated and has rolling topography which will assist in reducing visual impact in the area. (*See* Ex. 5, Photo Simulations).

11. *Towers proposed to be located within the Appalachian Trail corridor special planning area as identified in the adopted Comprehensive Plan for the County, any "AO"*

Antietam Overlay zoning district or "HP" Historic Preservation zoning district shall utilize stealth technology as defined in Article 28A to minimize visual impact.

- **Applicant's Response:** The proposed Facility is not located in any of these areas.

12. *(a) A Commercial Communication Tower that is out of service for a continuous six (6) month period will be deemed to have been abandoned. The Zoning Administrator may issue a Notice of Abandonment to the Owner of the Tower that is deemed to be abandoned. The Owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operation difficulty and providing a reasonable timeframe for correction action, within thirty (30) days from the date of the Notice. The Administrator shall withdraw the Notice of Abandonment and notify the Owner that the Notice has been withdrawn if the Owner provides information that demonstrates the Tower has not been abandoned.*

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision.

(b) If the Tower is determined to be abandoned, the Owner of the Tower shall remove the Tower and all related equipment at the Owner's sole expensed within three (3) months of the Date of Notice of Abandonment. If the Owner fails to remove the Tower and related equipment, the Administrator may pursue legal action to have the Tower removed at the Owner's expense.

- **Applicant's Response:** The Applicant acknowledges and will comply with this provision.

B. Additional Provisions for Towers Permitted by Special Exception

In addition to the limitations, guides and standards enumerated in Section 25.6, the Board of Zoning Appeals shall consider the following provisions when considering a request for a special exception for a commercial communications tower.

1. *In those cases where a proposed tower is part of a grid or network, the applicant shall provide a map indicating the location of any existing or proposed towers in the grid or network within Washington County and within one (1) mile of the County boundary.*

- **Applicant's Response:** The Applicant has provided the required map. (*See* Ex. 6).

2. *The tower shall be compatible with and shall not adversely impact the character and integrity of surrounding properties. Consideration shall be given to the view shed associated with scenic and historic areas and to the use of stealth technology to minimize the visibility of the proposed tower.*

- **Applicant's Response:** The Applicant located the Facility in the interior of the Property, using nearby mature trees and rolling topography to reduce the visual impact. (*See* Ex. 5).

Photographs were taken from a total of thirty-five (35) separate vantage points in the areas immediately surrounding the Property. The proposed Facility would only be visible or partially visible from twelve (12) locations. It was not visible from the other 23 locations. The monopole will be painted a matte gray color which will help it blend into the skyline from areas where it is visible. The photo simulations demonstrate there will be minimal visual impact on the historic Antietam Battlefields to the northeast.

3. *The applicant shall submit a visual analysis which may include, photo simulation, field mock-up, elevations or other visual or graphic illustrations to determine visual impact. Consideration shall be given to views from public areas as well as from private residences. The analysis shall assess the cumulative impacts of the proposed facility and other existing and foreseeable towers in the area, and shall identify and include all feasible mitigation measures.*

- **Applicant's Response:** The Applicant provided photo simulations of the proposed Facility. (*See* Ex. 5). The technician drove around the surface streets surrounding the Property and took photos from locations where the balloon was most visible. Throughout most of the radius, the balloon was not visible. Based on the balloon fly and attached simulations, the Applicant determined the Facility will not have a significant visual impact on the surrounding area. (*See* Ex. 5). The existence of mature trees surrounding the Property and rolling topography will further reduce any visual impact.

4. *The Board may include conditions on the site where the tower is to be located if such conditions are necessary to preserve the character and integrity of the area affected by the proposed tower and mitigate any adverse impacts which arise in connection with approval of the special exception.*

- **Applicant's Response:** The Applicant acknowledges this provision.

Section 25.6 Limitations, Guides and Standards

the Board shall consider any other information germane to the case and shall give consideration to the following, as applicable:

(a) The number of people residing or working in the immediate area concerned.

- **Applicant's Response:** The immediately surrounding area is not densely populated and is made up primarily or residential and agricultural properties in the P district.

(b) The orderly growth of a community.

- **Applicant's Response:** The Facility is necessary for the growth of the community. There is insufficient emergency and non-emergency wireless and broadband coverage in this area. This can lead to issues for residents and commuters attempting to make calls or otherwise use their cellular devices – particularly in the case of an emergency when attempting to reach first responders.

(c) Traffic conditions and facilities.

- **Applicant's Response:** The Facility will be unmanned and will only be visited by technicians a few times per year. The Facility will have no impact on local traffic.

(d) The effect of such use upon the peaceful enjoyment of people in their homes.

- **Applicant's Response:** The Facility will have no effect on the peaceful enjoyment of people in their homes. In fact, it will enhance enjoyment in the homes of nearby residents who will have new and improved wireless and broadband coverage in their homes. (*See* Ex. 5). The Facility is located in the center of the property and will have a minimal visual impact on the surrounding area. (*See* Ex. 5).

(e) The conservation of property values.

- **Applicant's Response:** The proposed Facility will not have any adverse impact on property values. Rather, new and improved wireless coverage in the area may make these properties more desirable from a use and enjoyment standpoint.

(f) The effect of odors, dust, gas, smoke, fumes, vibrations, glare and noise upon the use of surrounding property values.

- **Applicant's Response:** The Facility will be unmanned, free of public facilities, and only require occasional visits from a technician for routine inspections and maintenance. The Facility will be free of odors, dust, gas, smoke, fumes, vibrations, glare, and noise.

(g) The most appropriate use of land and structure.

- **Applicant's Response:** This Property is an ideal location for the proposed Facility. It is large parcel located in an area in need of emergency and non-emergency wireless coverage. The Facility will be located to the interior of the parcel, adjacent to uninhabited and undeveloped parcels to the west and maximizing its distance from the parcel to the south. With existing mature trees, the visual impact will be significantly minimized for the surrounding area, while providing reliable and consistent wireless services, including services for first responders.

(h) Decision of the courts.

- **Applicant's Response:** Other than existing case law establishing the standard of review for zoning applications (*e.g., Schultz v. Pritz*), the Applicant is not aware of any court decisions directly affecting this Property.

(i) The purpose of these regulations as set forth herein.

- **Applicant's Response:** The application is consistent with the letter and spirit of the Ordinance as it relates to telecommunications facilities. It brings necessary emergency and non-emergency wireless and broadband services to Washington County while limiting any adverse impacts on the surrounding community. The Facility will be located on a large, non-residential use parcel.

  (j) Type and kind of structures in the vicinity where public gatherings may be held, such as schools, churches and the like.

- **Applicant's Response:** The Facility is unmanned and will not be a place for public gatherings. However, it will enhance the public use and enjoyment of the area. The Facility will provide new and improved wireless services for residents, businesses, and commuters in and around Sharpsburg, Maryland.

VII. Conclusion

The Applicant respectfully requests that the Washington County Board of Appeals grant the requested Special Exception. We look forward to presenting this and additional information as necessary at an upcoming hearing, and improving the wireless services for the residents, businesses, and visitors to Washington County. If you need further information, please contact our zoning attorney Doug Sampson at 410-332-8661 or douglas.sampson@saul.com.

EXHIBIT 1

November 14, 2025

Zoning Administrator, Washington County, MD
747 Northern Ave
Hagerstown, MD 21742

Re: Letter of Intent to Locate Antennas on Proposed Telecommunications Tower at 5404 Mondell Road, Sharpsburg, Maryland 21782

To Whom it May Concern:

Verizon Wireless is working with Vertical Bridge to collocate its wireless antennas onto a new proposed telecommunications facility located at 5404 Mondell Road, Sharpsburg, Maryland 21782 (the "Property"). The proposed site will bridge the coverage gap around Sharpsburg area and enhance wireless coverage on Snyders Landing Road and Mondell Road.

Please accept this letter as confirmation that Verizon Wireless intends to locate its wireless antennas on the proposed tower once the County approves the Special Exception and related permits, and the tower is fully constructed.

Should you or anyone with the County have any questions or concerns, please have them contact Vertical Bridge's representative Doug Sampson at 410-332-8661 or Douglas.Sampson@saul.com.

Sincerely,

David Reinauer

Real Estate Manager
Verizon Wireless

55650352.1

EXHIBIT 2

EXISTING 700MHz COVERAGE

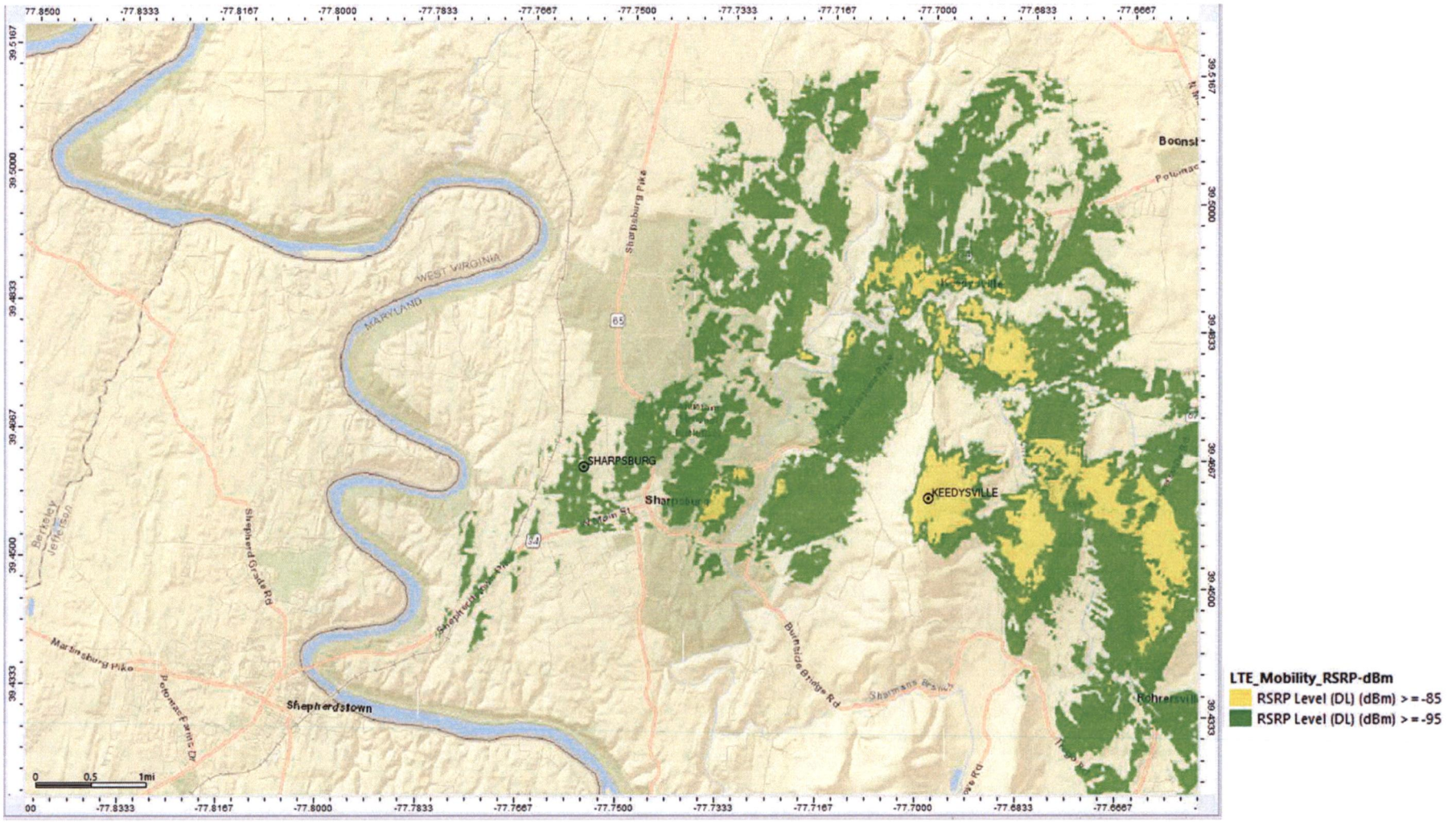


EXHIBIT 3

November 5, 2025

Statement of Certified Engineer
Site Selection and Performance Standards

Site Name: Sharpsburg
Site Address: 5404 Mondell Road, Sharpsburg MD 21782

Latitude: 39.463597
Longitude: -77.756778

The proposed communications tower was selected by Verizon Wireless (VZW) to improve wireless coverage in Sharpsburg, MD.
The main coverage objective is to bridge the coverage gap around Sharpsburg area and enhance wireless coverage on Snyders Landing Rd and Mondell Rd. In addition, the site will help offload existing VZW sites in the area which will in turn improve in-building coverage for residents and businesses in the area. Verizon Wireless is committed to providing state of the art wireless services that benefit your community.

Sincerely

Uzoma Ugoh
RF Engineer – Washington/Baltimore/Virginia
10170 Junction Drive
Annapolis Junction, MD 20701

EXHIBIT 4

PROPOSED 700MHz COVERAGE

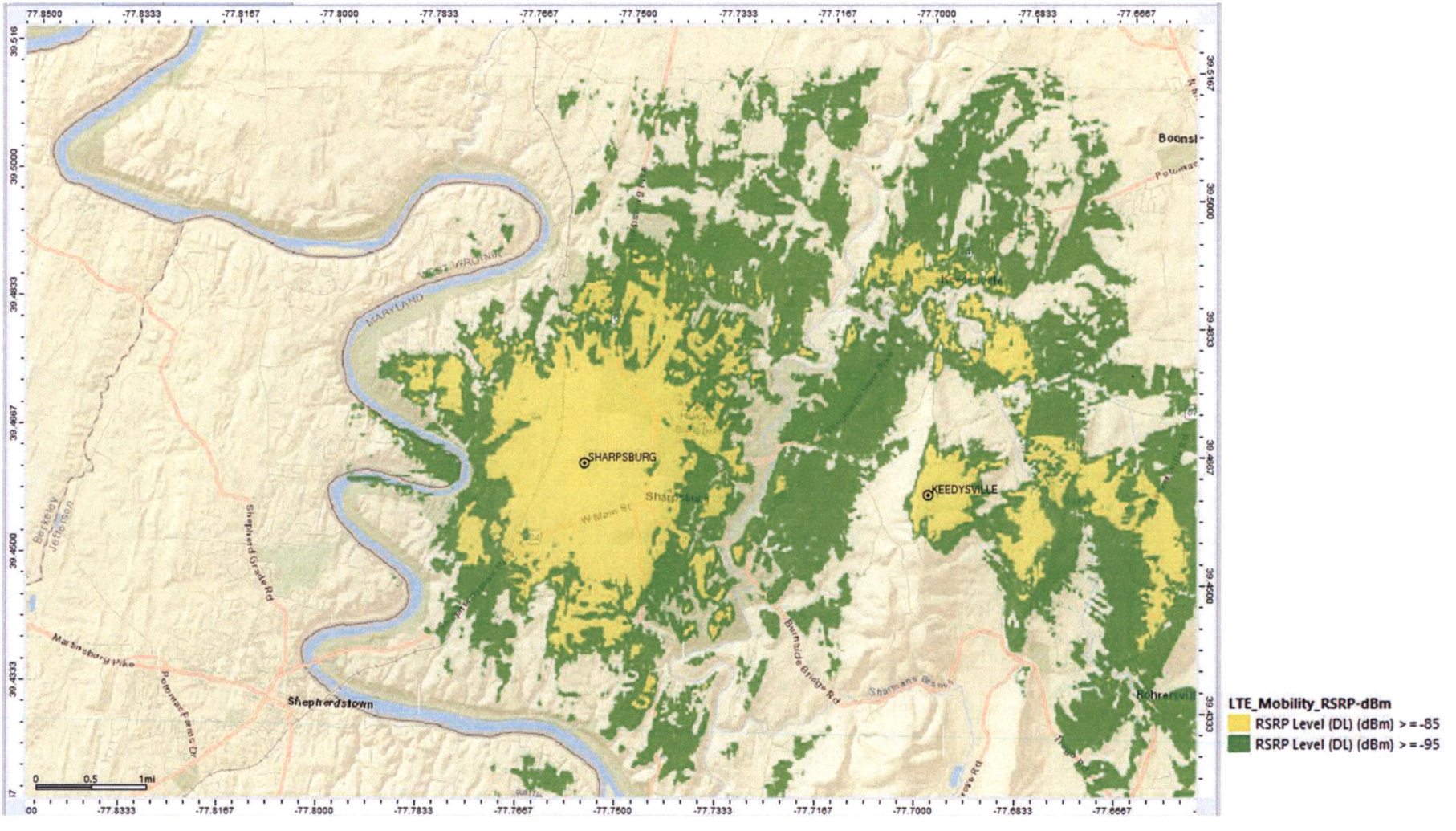
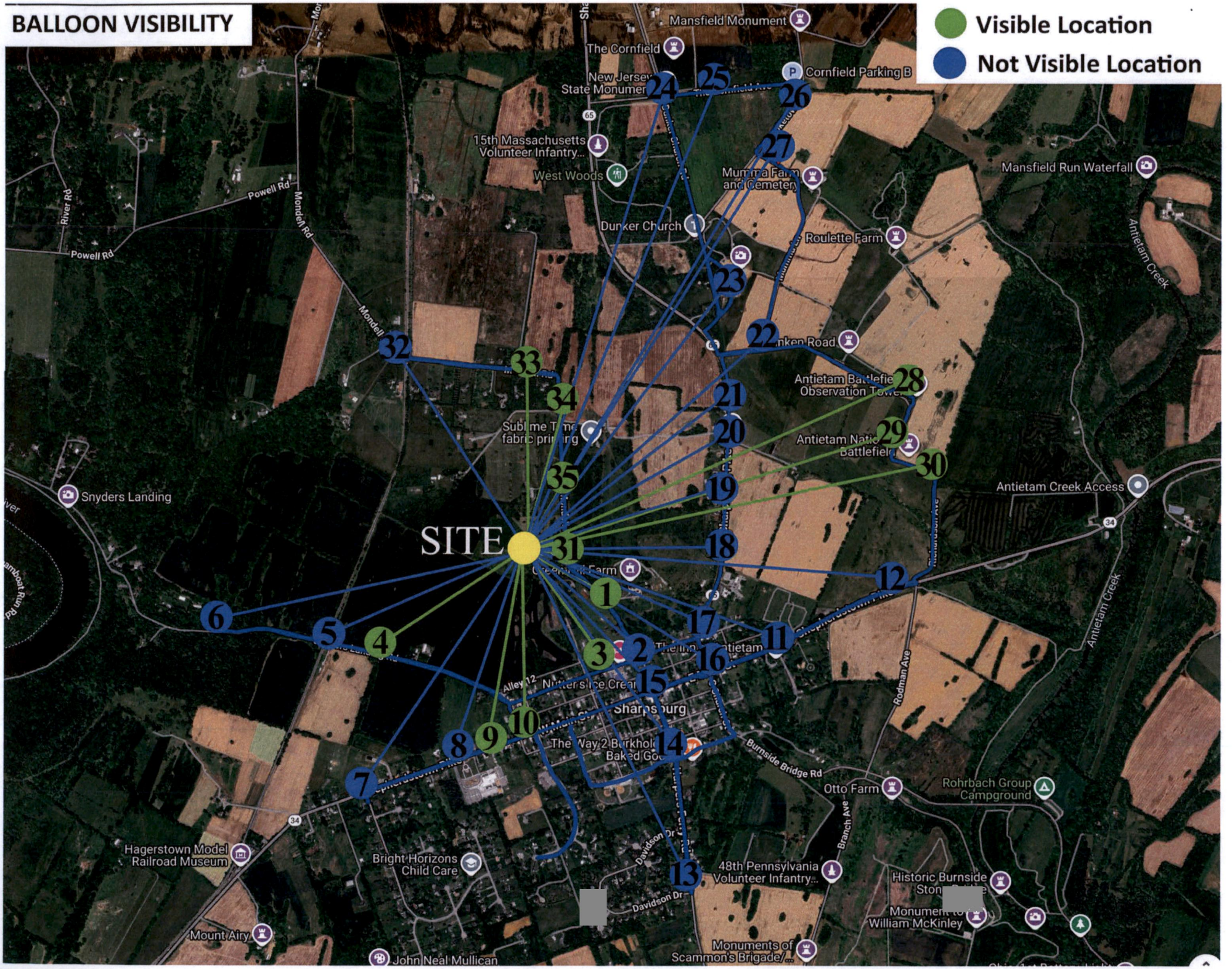


EXHIBIT 5

BALLOON VISIBILITY



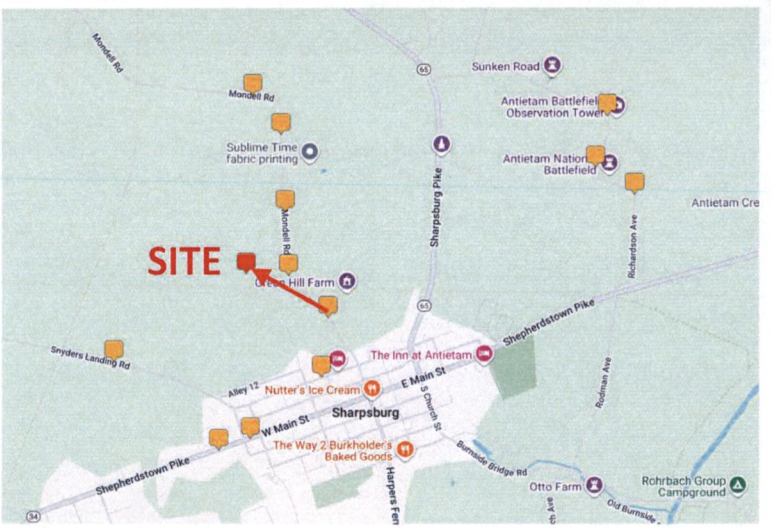


PHOTO #1

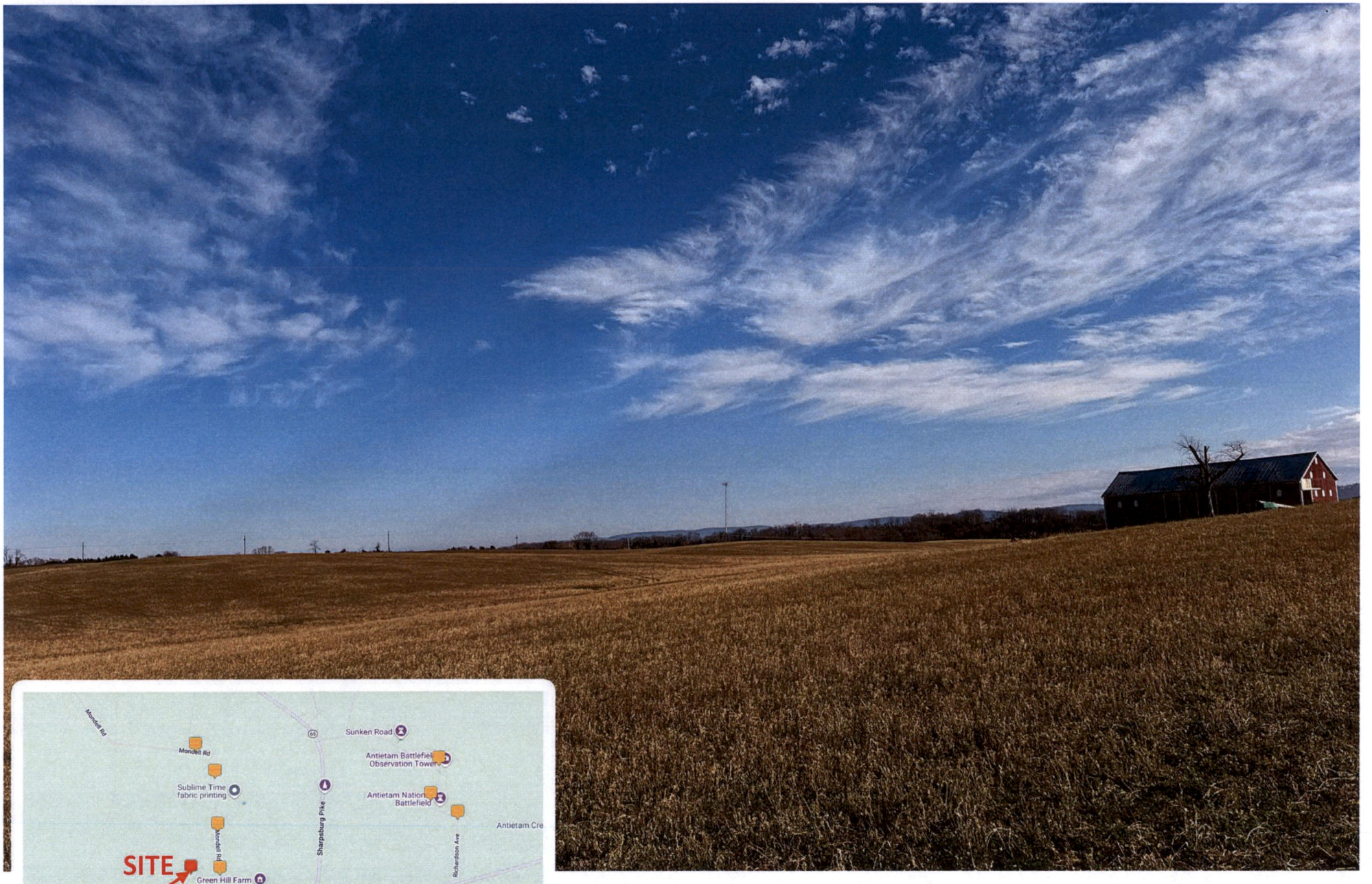
SHARPSBURG

PROPOSED MONOPOLE

PHOTO #3

SHARPSBURG

PROPOSED MONOPOLE



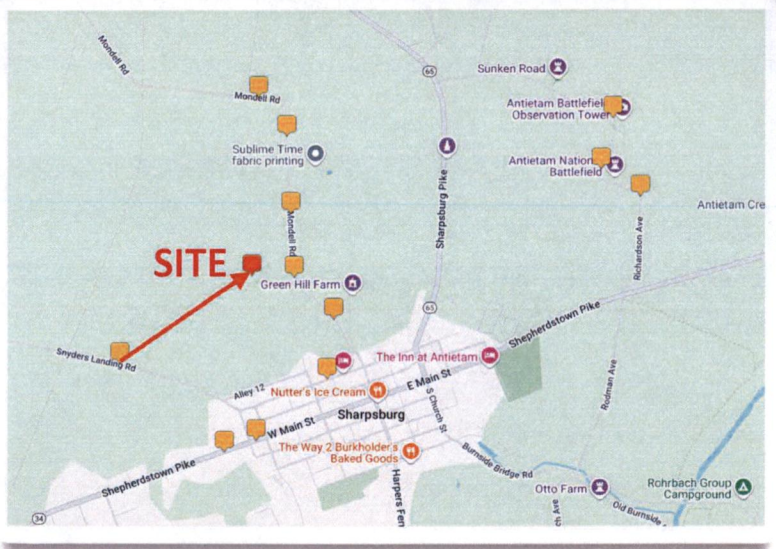


PHOTO #4

SHARPSBURG
PROPOSED MONOPOLE

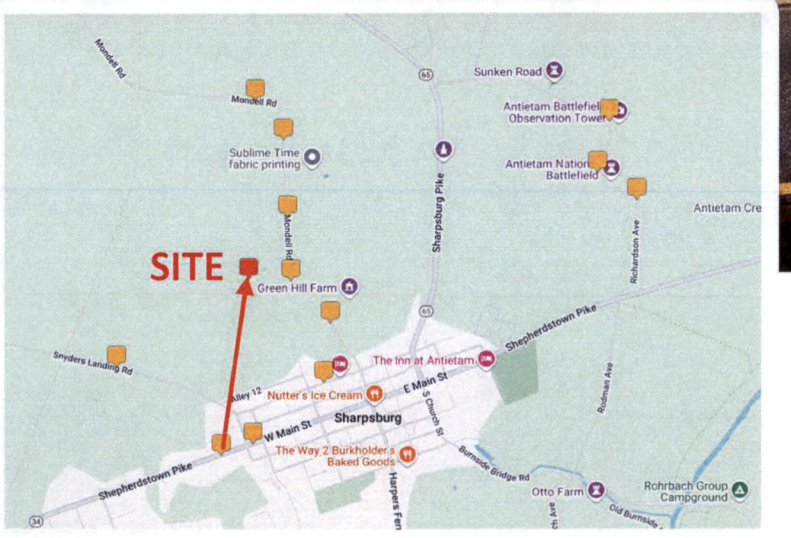


PHOTO #9

SHARPSBURG

PROPOSED MONOPOLE

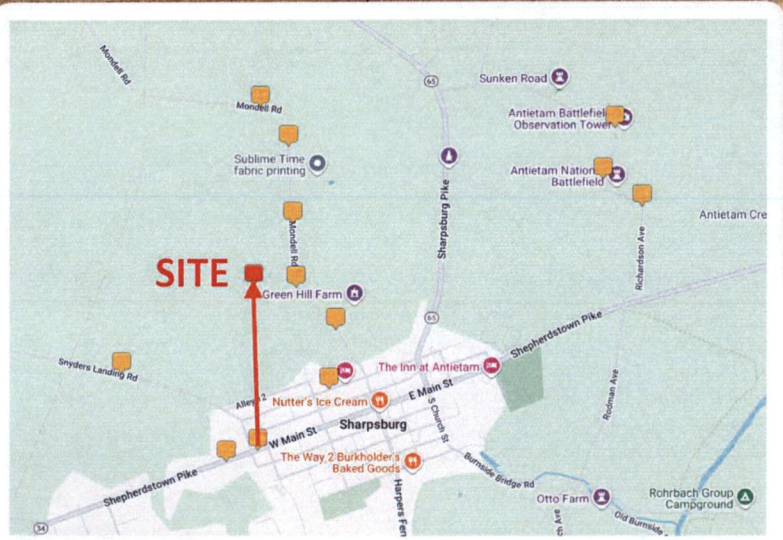


PHOTO #10

SHARPSBURG

PROPOSED MONOPOLE

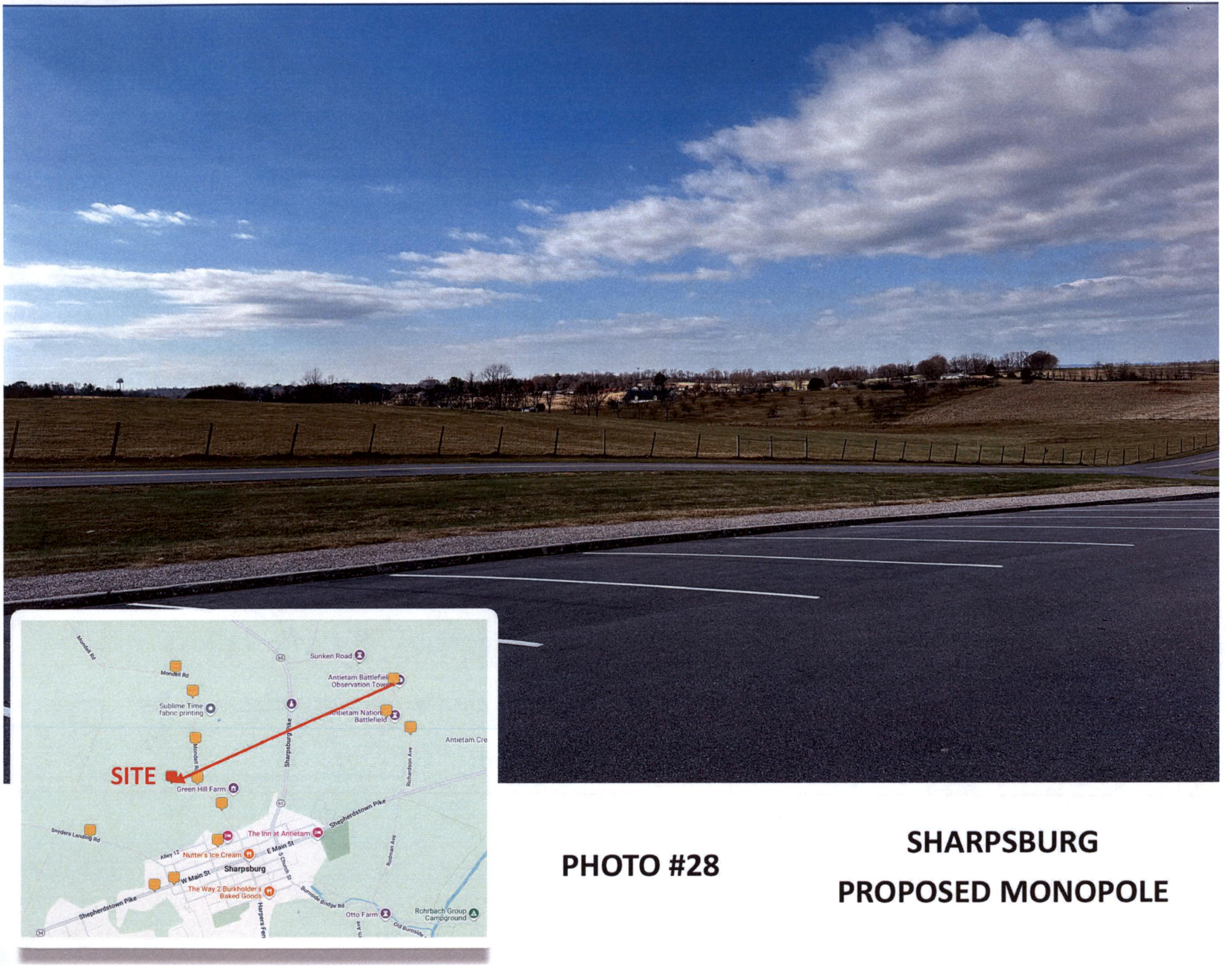


PHOTO #28

SHARPSBURG

PROPOSED MONOPOLE

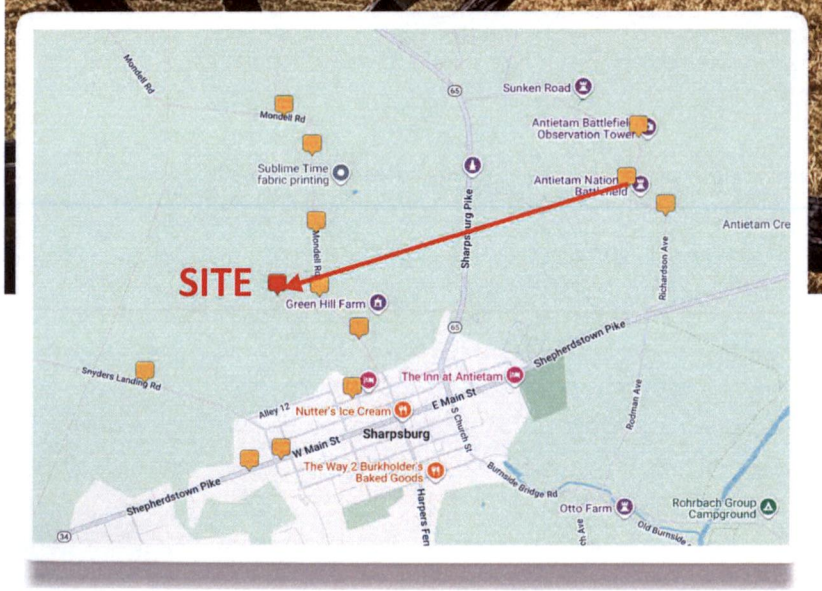


PHOTO #29

SHARPSBURG

PROPOSED MONOPOLE

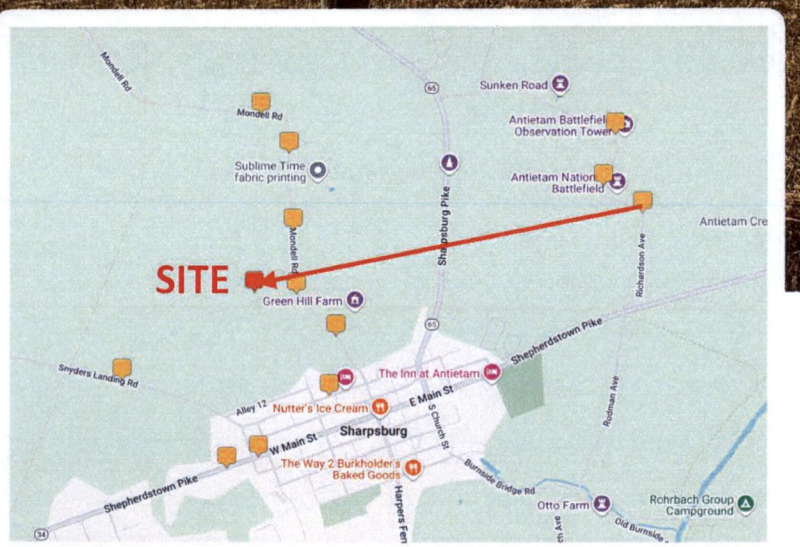


PHOTO #30

SHARPSBURG

PROPOSED MONOPOLE

PHOTO #31

SHARPSBURG

PROPOSED MONOPOLE

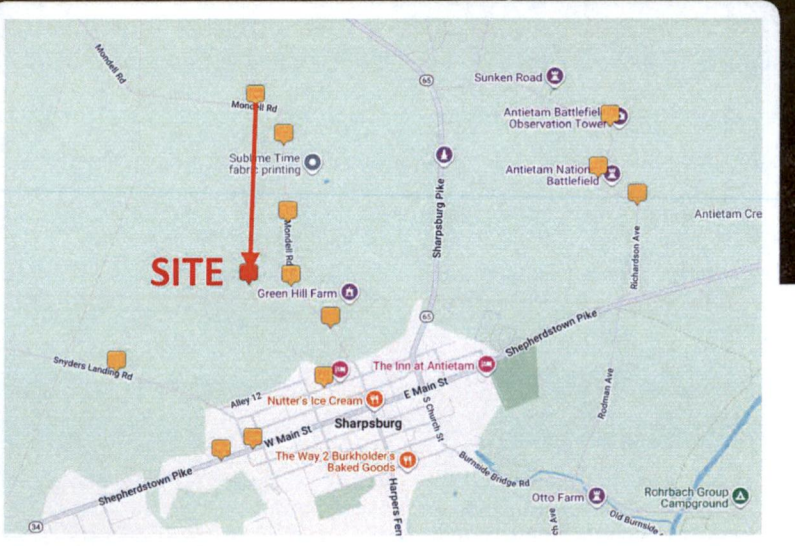


PHOTO #33

SHARPSBURG

PROPOSED MONOPOLE

PHOTO #34

SHARPSBURG

PROPOSED MONOPOLE

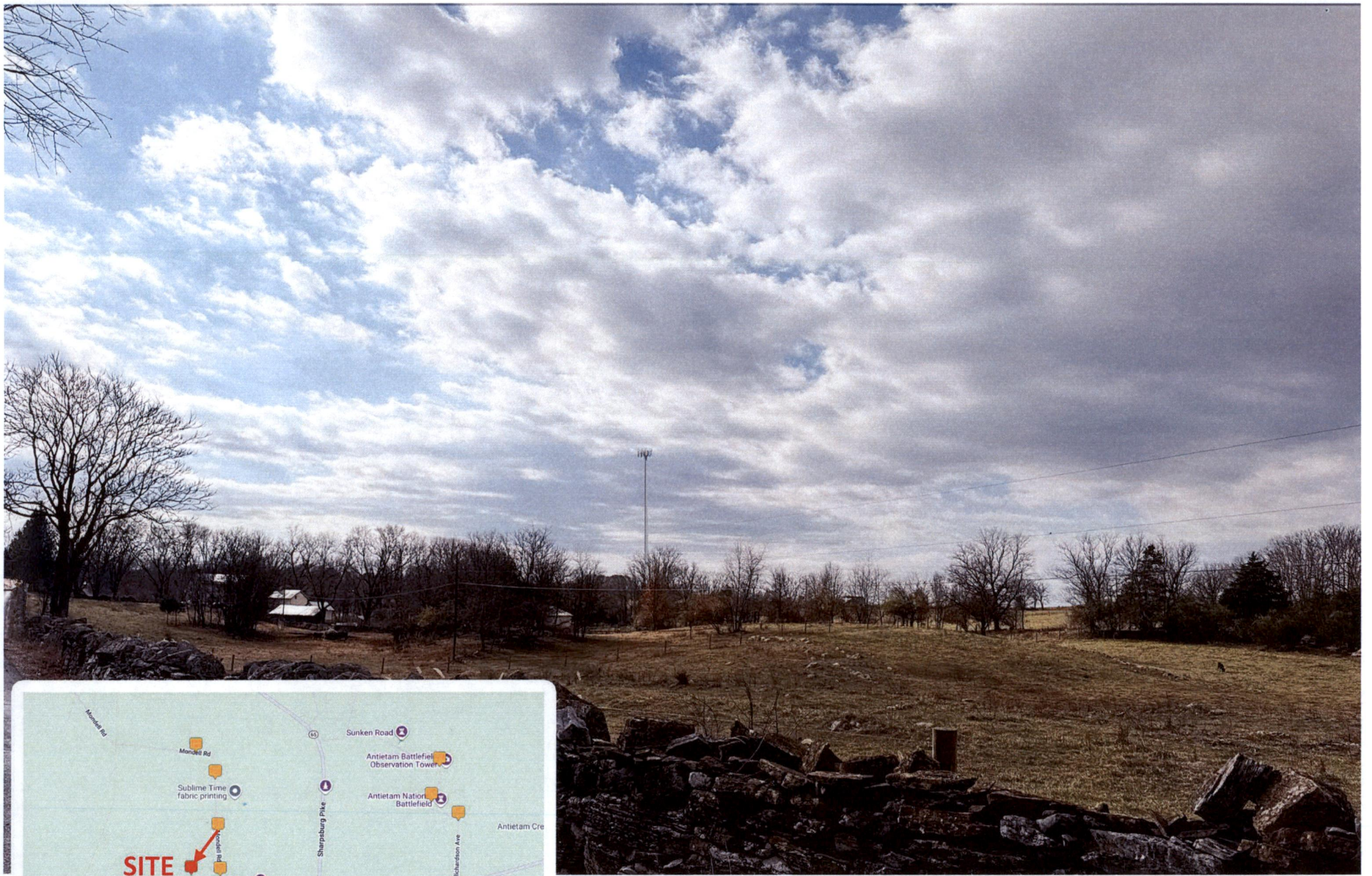


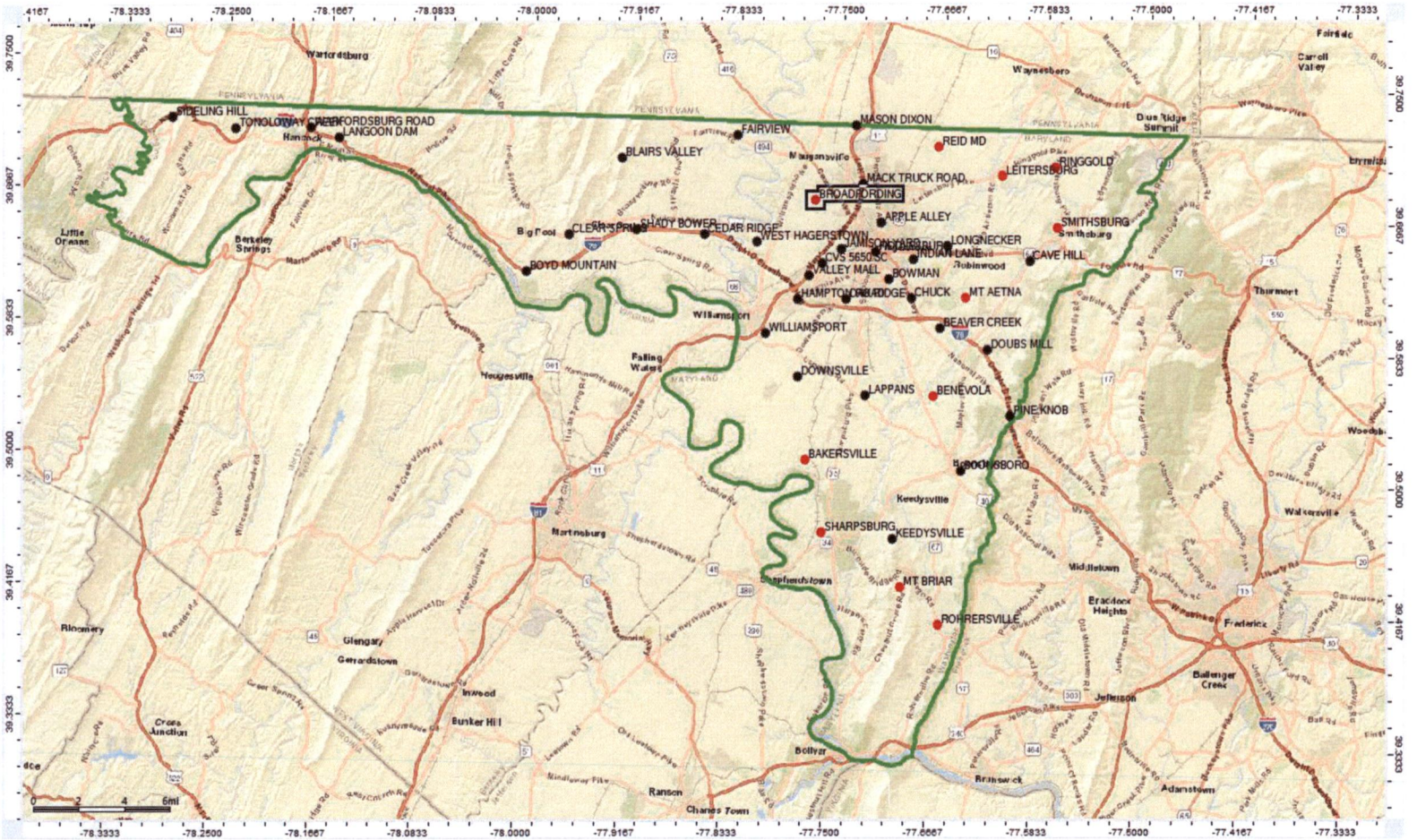
PHOTO #35

SHARPSBURG

PROPOSED MONOPOLE

EXHIBIT 6

Washington County, MD – Verizon Site Plan



- Existing Sites
- Planned Macros
- County Line

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EXHIBIT 7

WASHINGTON COUNTY NOTES

1. THESE PROJECT NOTES APPLY TO ALL OF THE CONTRACT DRAWINGS.
2. ALL BIDDERS ARE REQUIRED TO VISIT THE WORKSITE BEFORE PREPARING THEIR BIDS IN ORDER TO OBSERVE EXISTING CONDITIONS AND TO IDENTIFY POTENTIAL HAZARDS AND OBSTACLES WHICH MIGHT AFFECT THE PERFORMANCE OF CONTRACT WORK. BID PRICES SHALL TAKE INTO ACCOUNT THESE OBSERVATIONS.
3. CONTRACTOR SHALL FURNISH, ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO SUCCESSFULLY COMPLETE ALL WORK INDICATED OR SPECIFIED ON THE CONTRACT DRAWINGS. ALL WORK SHOWN ON THE DRAWINGS IS NEW UNLESS SPECIFICALLY NOTED AS EXISTING. SUCCESSFUL COMPLETION OF ALL WORK MEANS THAT ALL INSTALLED SYSTEMS SHALL BE COMPLETE AND READY FOR OPERATION.
4. ALL WORK (MATERIALS, LABOR AND EQUIPMENT) SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF ACCEPTANCE OF ALL WORK BY THE OWNER.
5. ALL NEW PRODUCTS (MATERIALS AND EQUIPMENT) FURNISHED SHALL BE NEW AND UNUSED FIRST-QUALITY PRODUCTS OF REPUTABLE MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF SUCH PRODUCTS. ALL DEMOLITION, INSTALLATION, TESTING AND COMMISSIONING WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER BY PERSONNEL SKILLED AND REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH WORK.
6. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF OSHA AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
7. CONTRACTOR SHALL ADHERE AT ALL TIMES TO ALL SAFETY REGULATIONS AND PROCEDURES REQUIRED BY THE OWNER. ALL CONTRACTOR PERSONNEL WORKING ON SITE SHALL FIRST COMPLETE THE NECESSARY SAFETY TRAINING SESSION CONDUCTED BY THE OWNER .
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION OR INSTALLATION OF ANY WORK.
9. DUE TO THE SMALL SCALE OF THE DRAWINGS, NOT ALL OFFSETS, FITTINGS OR ACCESSORIES THAT MAY BE REQUIRED ARE INDICATED. CONTRACTOR SHALL CAREFULLY INVESTIGATE ALL CONDITIONS THAT WILL AFFECT THE WORK TO BE PERFORMED AND SHALL ARRANGE FOR SUCH WORK ACCORDINGLY, FURNISHING ALL MATERIAL AND LABOR REQUIRED FOR COMPLETE AND WORKABLE SYSTEMS AS NOTED ABOVE.
10. THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE FINAL DETERMINATION IN CLARIFICATIONS AND INTERPRETATIONS REGARDING THE REQUIREMENTS OF THE CONTRACT DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
11. CONTRACTOR SHALL NOT DISCONNECT ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS AND SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE OWNER OR HIS REPRESENTATIVE.
12. NORMAL OPERATIONS MAY BE CONDUCTED BY THE OWNER'S PERSONNEL IN WORK AREAS INVOLVING CONTRACT WORK DURING THE EXECUTION OF THIS CONTRACT. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH THE OWNER OR HIS REPRESENTATIVE TO MINIMIZE OPERATIONAL DISRUPTIONS.
13. THE CONTRACTOR SHALL KEEP THE WORK SITE AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS GENERATED BY WORK PERFORMED UNDER THIS CONTRACT. SUCH DEBRIS SHALL BE REMOVED FROM THE WORK SITE, HAULED OFF THE PREMISES, AND DISPOSED OF IN A LEGAL MANNER ON A DAILY BASIS.
14. ALL EQUIPMENT AND MATERIALS WHICH ARE INDICATED TO BE RELOCATED OR REUSED SHALL BE STORED AND PROTECTED BY THE CONTRACTOR AFTER REMOVAL. CONTRACTOR SHALL ALSO PROTECT EXISTING WORK TO REMAIN. ANY EXISTING WORK TO BE RELOCATED OR TO REMAIN WHICH IS DAMAGED DUE TO CONTRACTOR'S WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
15. PROVIDE ALL REQUIRED CUTTING AND PATCHING, CUT EXISTING WORK WHERE INDICATED FOR REMOVALS AND PATCH ALL OPENINGS, CRACKS AND DEPRESSIONS REMAINING AFTER REMOVALS TO MATCH ADJACENT WORK.
16. BEFORE EXCAVATING, CONTRACTOR MUST LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED WORK AREA PRIOR TO EXCAVATING AND MUST NOT DAMAGE ANY UNDERGROUND UTILITIES DURING CONSTRUCTION.
17. THE PROPOSED VERIZON WIRELESS GENERATOR IS AN OPTIONAL STAND-BY UNIT AND DOES NOT SUPPLY LIFE SAFETY EQUIPMENT. THE GENERATOR IS USED TO BACKUP THE TELEPHONE EXCHANGE EQUIPMENT IN ORDER TO KEEP THE CELL SITE IN FULL OPERATION IN THE EVENT OF A NORMAL UTILITY POWER FAIL. THEREFORE, NFPA 110 DOES NOT APPLY.
18. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
19. NO PERMANENT STRUCTURES (E.G., FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
20. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
21. THE OWNER SHALL RESERVE ONE CONTIGUOUS TEN FOOT (10) AREA OF VERTICAL SPACE ON THE TOWER SPECIFICALLY FOR FUTURE EMERGENCY COMMUNICATIONS USE BY WASHINGTON COUNTY, AS REQUIRED UNDER SECTION 4.22(A)(6) OF THE ZONING ORDINANCE, AS AMENDED AUGUST 4, 2004. ALL PROPOSED CO-LOCATIONS, INCLUDING THOSE BY WASHINGTON COUNTY, SHALL BE IN ACCORDANCE WITH THE LIBERTY TOWERS CO-LOCATION POLICY AND THE REQUEST FOR ANY CO-LOCATION SHALL NOT EXCEED THE DESIGN SPECIFICATION OF THE TOWER STRUCTURE.
22. TOWER WILL BE REMOVED WITHIN THREE MONTHS AFTER ABANDONMENT.
23. PER ARTICLE 9.2.1 PUBLIC UTILITY, SITE IS EXEMPT FROM FOREST CONSERVATION.
24. IF THE PROPOSED DRIVEWAY IS CONSTRUCTED AT A DIFFERENT LOCATION THAN SHOWN ON THIS PLAN, THIS ADDRESS IS VOID, AND THE OWNER/DEVELOPER OF THE PROPERTY MUST REAPPLY TO WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.

verticalbridge

US-MD-5102

SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
WASHINGTON COUNTY

LEGEND

PROPOSED GRAVEL AREA
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)
PROPERTY LINE
OVERHEAD TRANSMISSION LINES
1' CONTOUR LINE (EXISTING)
5' CONTOUR LINE (EXISTING)
1' CONTOUR LINE (PROPOSED)
5' CONTOUR LINE (PROPOSED)
TREELINE
UTILITY POLE
CHAIN LINK FENCE
BOARD ON BOARD FENCE
SILT FENCE
SUPER SILT FENCE
EASEMENT
PROPOSED CHAIN LINK FENCE
STABILIZED CONSTRUCTION ENTRANCE
EXISTING TREES
FIRE HYDRANT
SANITARY MANHOLE
GAS VALVE
WATER VALVE
MAILBOX

VICINITY PLAN

SCALE: 1" = 2000'

SHEET INDEX

SHEET NO.	SHEET NAME
1 (CS-1)	COVER SHEET
2 (C-1)	SITE PLAN
3 (C-2)	SITE DETAILS
4 (C-3)	ANTENNA DETAILS AND ELEVATION

PROJECT DESCRIPTION

THE PROPOSED FACILITY WILL CONSIST OF EXTENDING AN EXISTING GRAVEL DRIVE TO A PROPOSED 50'-0" x 50'-0" FENCED COMPOUND. A 195'-0" TALL STEEL MONOPOLE, CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED WITHIN THE FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON THE MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE.

WASHINGTON COUNTY DIVISION OF PLANNING APPROVAL

BY _____ DATE _____

DIRECTIONS TO SITE:

FROM ANNAPOLIS JUNCTION:

- HEAD EAST
- TURN LEFT TOWARD HENKELS LN
- CONTINUE ONTO HENKELS LN
- SLIGHT RIGHT TOWARD DORSEY RUN RD
- MERGE ONTO DORSEY RUN RD
- USE LEFT LANE TO MERGE ONTO MD-32 N
- MERGE ONTO MD-32 N
- MERGE ONTO I-70 W
- TAKE EXIT 32 TO MERGE ONTO US-15/ US-340 W
- EXIT ONTO MD-67
- MERGE ONTO MD-67 N
- TURN LEFT ONTO TRESSLER RD
- CONTINUE ONTO MT BRIAR RD
- TURN LEFT ONTO PORTERSTOWN RD
- TURN LEFT ONTO MD-34N
- TURN RIGHT ONTO N MECHANIC ST
- CONTINUE ONTO MONDELL RD

CODE ANALYSIS

APPLICABLE BUILDING CODE:	IBC 2021
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	5B NONCOMBUSTIBLE

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers
1300-E Dual Jersey Rd, Suite 2002
Towson, Maryland 21286
410-821-3200
410-821-3763 Fax

STATE OF MARYLAND BRADLEY S. EDWARDS No. 23353 PROFESSIONAL ENGINEER

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. 23353, EXPIRATION DATE: 07/07/2026.

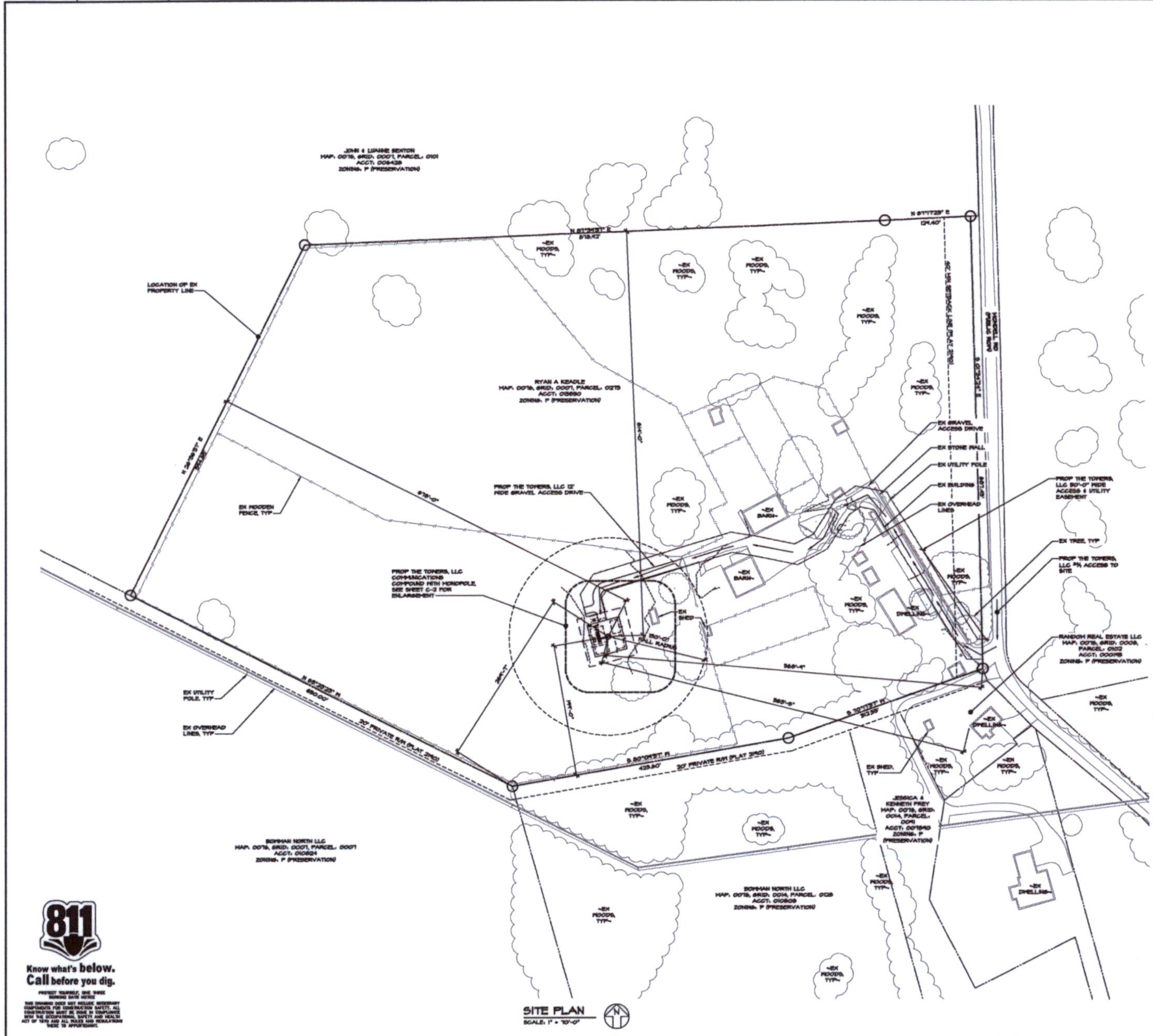
US-MD-5102 SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

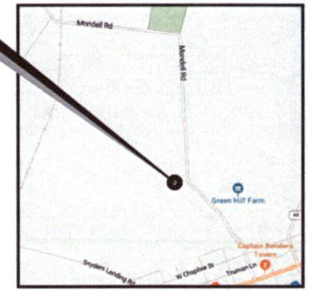
verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: GJS
REVIEWED BY: BES
PROJECT NO: 14847.016
DATE: 10/15/2025
TITLE: Cover Sheet
SHEET: CS-1





VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: THE TOWERS, LLC
   750 PARK OF COMMERCE DRIVE, SUITE 200
   BOCA RATON, FLORIDA 33487
   TEL. (561) 948-6367

   TENANT: VERIZON WIRELESS
   10770 JUNCTION DRIVE, STE 300
   ANNAPOLIS JUNCTION, MD 20701
   TEL (301) 512-2000
   FAX (301) 512-2189

2. PROPERTY OWNER: RYAN KEADLE
   5405 MONDELL ROAD
   SHARPSBURG, MARYLAND 21782

3. SITE DATA: MAP: 0078, GRID: 0007, PARCEL: 0273
   DEED BOOK 06780, PAGE 00112
   PARCEL ID: 013850
   TRACT AREA: 20.20 ACRES
   DISTRICT: 01
   ADDRESS: 5405 MONDELL ROAD
   SHARPSBURG, MARYLAND 21782
   EXISTING USE: AGRICULTURAL

4. ZONING: PRESERVATION

5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED OCTOBER 2025.

   LATITUDE: 39.4661° (N39° 27' 47.32") GROUND ELEVATION (AMSL): 449.25' AMSL
   LONGITUDE: -77.7561° (W77° 45' 19.24") PROPOSED TOWER HEIGHT: 185.0' AGL
   TOP OF LIGHTNING ROD (HIGHEST POINT): 193.0' AGL
   TOTAL ELEVATION (AMSL): 642.25' AMSL

6. TOTAL DISTURBED AREA = 6,300 SF

7. THE PROPOSED FACILITY WILL CONSIST OF EXTENDING AN EXISTING GRAVEL DRIVE TO A PROPOSED 50'-0" X 50'-0" FENCED COMPOUND. A 185'-0" TALL STEEL MONOPOLE, CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED WITHIN THE FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON THE MONOPOLE WITH A RAD CENTER ELEVATION OF 180'-0" ABOVE GRADE.

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. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.

11. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.

12. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, OCTOBER 2025.

13. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

14. THE COMMUNICATION SITE 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.

15. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1982.

16. THERE IS NO FLOOD PLAN DESIGNATION FOR THIS PROPOSED TELECOMMUNICATION SITE.

17. THERE ARE NO STREAMS WITHIN 300' OF THIS SITE.

18. THE TOWERS, LLC SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE.

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.

SETBACK & SITING REQUIREMENTS TABLE:

LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING (ADJACENT PROPERTY)	565'-5"±	300'-0"
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	614'-0"±	144'-0"
EAST PROPERTY	565'-4"±	144'-0"
SOUTH PROPERTY	199'-0"±	144'-0"
SOUTHWEST PROPERTY	289'-7"±	144'-0"
WEST PROPERTY	619'-0"±	144'-0"

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers

STATE OF MARYLAND · REGISTERED PROFESSIONAL ENGINEER · No. 23303

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.

US-MD-5102
SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

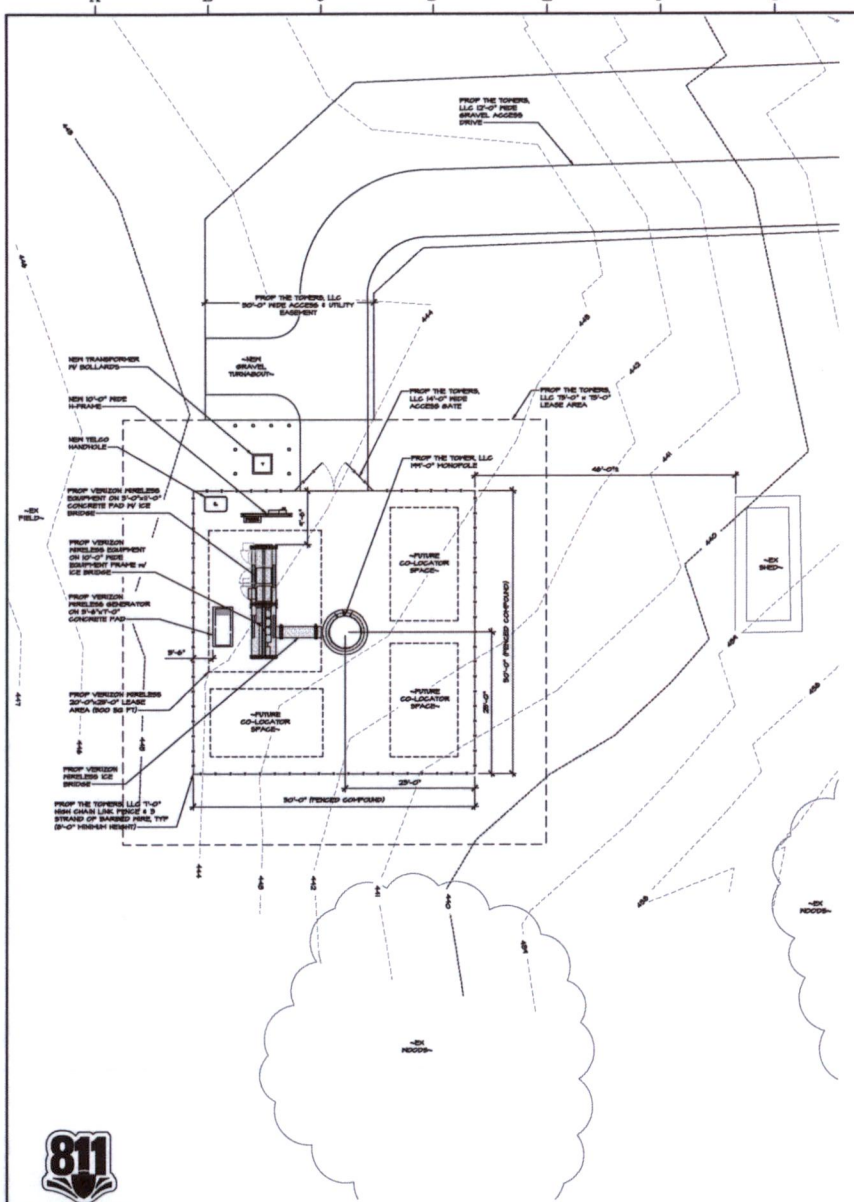
verticalbridge
THE TOWERS, LLC

REVISIONS:		
NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: CJS
REVIEWED BY: BES
PROJECT NO: 14847.016
DATE: 10/15/2025

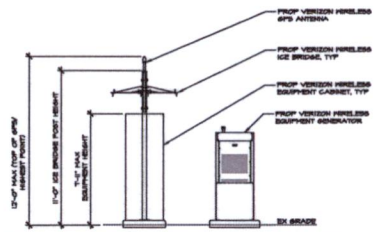
TITLE: Site Plan

SHEET: C-1



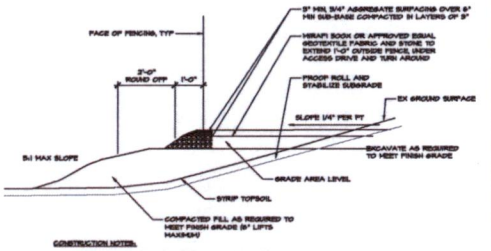
ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

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

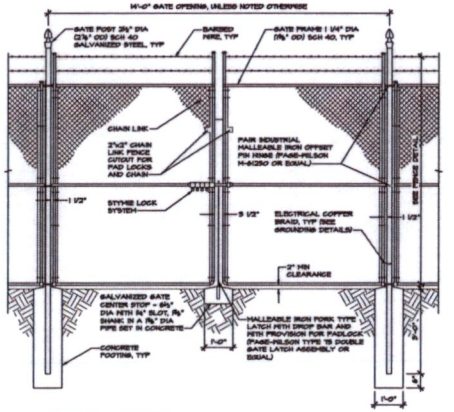


CONSTRUCTION NOTES:

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 904 GRADED AGGREGATE BASE COURSE
   VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

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

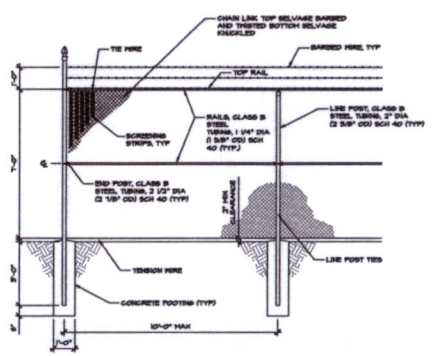


TYPICAL HOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 3 1/2" DIA (3 1/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 6 GA. CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL, AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND (2-3 1/2" OD) TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-5/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND SITHE LOCK SYSTEM.
10. LOCAL ORDINANCE OF BARBED WIRE FENCE REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.

14'-0" DOUBLE SWING GATE

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



TYPICAL HOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 3 1/2" DIA (3 1/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 6 GA CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND (2-3 1/2" OD) TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-5/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE FENCE REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINLINK FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SPEC. (COLOR: DARK GREEN OR BLACK)

811 Know what's below. Call before you dig.

PROPERTY TRANSFER, INC. DOING BUSINESS AS MRA

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
1200-B Dual Juego Rd, Suite 400E
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND — MICHAEL E. EVANS — No. 23303 — PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 07/07/2026.

US-MD-5102
SHARPSBURG
5424 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

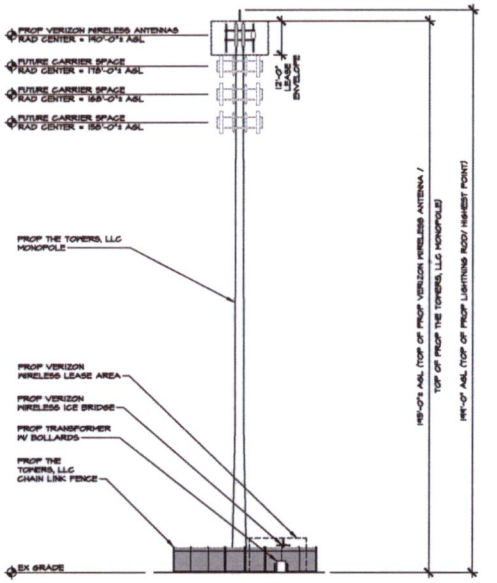
REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

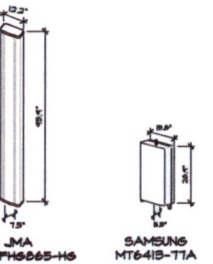
TITLE: Site Details

SHEET: C-2



TOWER ELEVATION

SCALE: 1" = 20'-0"



VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE

811

Know what's **below.**
Call before you dig.

PROJECT MANAGER: JOE SHREE
WORKING DATE: 10/15/25

THE DRAWINGS DOES NOT INCLUDE REQUIREMENT COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL STATE AND LOCAL REGULATIONS DUE TO JURISDICTION.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1205-B Hunt Valley Rd, Suite 200E
Towson, Maryland 21286
410-821-2010
410-821-2763 Fax

STATE OF MARYLAND
BRUCE E. EVANS
No. 23303
PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 07/07/2026.

US-MD-5102
SHARPSBURG
5404 MONELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	14847.016
DATE:	10/15/2025

TITLE:

Antenna Details & Elevation

SHEET:

C-3

EXHIBIT 8

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

November 17, 2025

Ms. Laura Hughes
The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487-3650

Re: US-MD-5102 – Sharpsburg
5404 Mondell Road
Sharpsburg, MD 21782 (Washington Co)
Latitude: 39.4631° Longitude: -77.7551°
MRA Job No: 19847.016

Dear Laura:

The purpose of this letter is to certify that the proposed 195'-0" monopole structure will be designed by the manufacturer to meet the requirements of the 2021 International Building Code (2021 IBC) and the ANSI/TIA-222-H Standard.

Per the TIA-222-H Standard, ASCE 7-16, and 2021 IBC requirements, the monopole shall be designed under the following minimum loading conditions:

TIA-222-H: 112 mph Wind (3-second gust) + No Ice
TIA-222-H: 41 mph Wind (3-second gust) + 0.6" Radial Ice

Note: The monopole shall also be designed to resist seismic loading per TIA-222-H in conjunction with site specific soil parameters determined from a geotechnical investigation.

In addition to the minimum loading conditions above, we note that the monopole shall also be designed by the manufacturer such that should failure of the monopole occur under extreme weather conditions, the maximum "fall zone" radius will not exceed **150'-0"** from the center of the monopole's base. While failure is extremely rare in any kind of tower, it is especially so for monopoles. The proposed monopole shall be designed by the manufacturer such that if failure were to occur, it would occur in a specific portion of the monopole to meet the maximum "fall zone" radius requirement previously defined.

We also note that in addition to the above, the monopole will be designed to support a maximum of four (4) wireless carriers.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD (410) 515-9000 ✦ Baltimore, MD (410) 935-5050 ✦ Laurel, MD (410) 792-9792 ✦ Towson, MD (410) 821-1690 ✦ Georgetown, DE (302) 855-5734 ✦ New Castle, DE (302) 326-2200 ✦ Leesburg, VA (703) 674-0161 ✦ Raleigh, NC (984) 200-2103

Monopole design documents shall be submitted from the manufacturer as part of the Building Permit submission. If you should have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,
MORRIS & RITCHIE ASSOCIATES, INC.

STATE OF MARYLAND
BRIAN E. SIVERLING
11/17/25
No. 23303
PROFESSIONAL ENGINEER

Brian E. Siverling, PE
Principal

V:\bg_PROJECTS\19800-19899\19847 - Vertical Bridge Projects\19847.016 US-MD-5102 - Sharpsburg\Analysis & Design\Sharpsburg - Monopole Fall Letter 2025-11-17.doc

EXHIBIT 9

Docusign Envelope ID: F5EDFE00-7A09-4FA2-8AD6-7B271B87AA97

November 6, 2025

Washington County
Board of Zoning Appeals
80 West Baltimore Street
Hagerstown, MD 21740
240-313-2460

Appeal for Special Exception for 199' Telecommunications Monopole at 5404 Mondell Road, Sharpsburg, Maryland 21783

AFFIDAVIT OF FCC COMPLIANCE AND TOWER CO-LOCATION

Pursuant to Washington County Zoning Ordinance 4.22(A)(6) the undersigned does hereby declare and affirm under the penalties of perjury, and agrees on behalf of The Towers, LLC d/b/a Vertical Bridge ("Applicant"), concerning the Appeal for a Special Exception to build a new telecommunications facility (the "Facility") on a portion of the property located at 5404 Mondell Road, Sharpsburg, Maryland 21783 (the "Property") as follows:

1. The Undersigned is a duly appointed agent of the Applicant, and as such is authorized to give this Affidavit and bind the Applicant to this Agreement.

2. The Facility, will at all times, comply with applicable Federal Communications Commission ("FCC") standards and requirements to provide the proposed services. The antennas, as proposed and designed for this Facility, comply with all applicable FCC requirements.

3. Pursuant to Washington County Zoning Ordinance 4.22(A)(6), the Applicant certifies that it will reserve one ten (10) foot space on the proposed tower specifically for use by the County and that the Facility will have space to accommodate up to three additional wireless carriers. Cellco Partnership d/b/a Verizon Wireless has already agreed to locate its antennas on the Facility at a height of 190 feet above ground level.

The Towers, LLC d/b/a Vertical Bridge

By: DocuSigned by: Laura Hughes 4DC8818D81814C7... (SEAL)
Laura Hughes
Project Manager

WASHINGTON COUNTY NOTES

1. THESE PROJECT NOTES APPLY TO ALL OF THE CONTRACT DRAWINGS.
2. ALL BIDDERS ARE REQUIRED TO VISIT THE WORKSITE BEFORE PREPARING THEIR BIDS IN ORDER TO OBSERVE EXISTING CONDITIONS AND TO IDENTIFY POTENTIAL HAZARDS AND OBSTACLES WHICH MIGHT AFFECT THE PERFORMANCE OF CONTRACT WORK. BID PRICES SHALL TAKE INTO ACCOUNT THESE OBSERVATIONS.
3. CONTRACTOR SHALL FURNISH. ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO SUCCESSFULLY COMPLETE ALL WORK INDICATED OR SPECIFIED ON THE CONTRACT DRAWINGS. ALL WORK SHOWN ON THE DRAWINGS IS NEW UNLESS SPECIFICALLY NOTED AS EXISTING. SUCCESSFUL COMPLETION OF ALL WORK MEANS THAT ALL INSTALLED SYSTEMS SHALL BE COMPLETE AND READY FOR OPERATION.
4. ALL WORK (MATERIALS, LABOR AND EQUIPMENT) SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF ACCEPTANCE OF ALL WORK BY THE OWNER.
5. ALL NEW PRODUCTS (MATERIALS AND EQUIPMENT) FURNISHED SHALL BE NEW AND UNUSED FIRST-QUALITY PRODUCTS OF REPUTABLE MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF SUCH PRODUCTS, ALL DEMOLITION, INSTALLATION, TESTING AND COMMISSIONING WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER BY PERSONNEL SKILLED AND REGULARLY ENGAGED IN THE PERFORMANCE OF SUCH WORK.
6. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF OSHA AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
7. CONTRACTOR SHALL ADHERE AT ALL TIMES TO ALL SAFETY REGULATIONS AND PROCEDURES REQUIRED BY THE OWNER. ALL CONTRACTOR PERSONNEL WORKING ON SITE SHALL FIRST COMPLETE THE NECESSARY SAFETY TRAINING SESSION CONDUCTED BY THE OWNER .
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION OR INSTALLATION OF ANY WORK.
9. DUE TO THE SMALL SCALE OF THE DRAWINGS, NOT ALL OFFSETS, FITTINGS OR ACCESSORIES THAT MAY BE REQUIRED ARE INDICATED. CONTRACTOR SHALL CAREFULLY INVESTIGATE ALL CONDITIONS THAT WILL AFFECT THE WORK TO BE PERFORMED AND SHALL ARRANGE FOR SUCH WORK ACCORDINGLY, FURNISHING ALL MATERIAL AND LABOR REQUIRED FOR COMPLETE AND WORKABLE SYSTEMS AS NOTED ABOVE.
10. THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE FINAL DETERMINATION IN CLARIFICATIONS AND INTERPRETATIONS REGARDING THE REQUIREMENTS OF THE CONTRACT DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
11. CONTRACTOR SHALL NOT DISCONNECT ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS AND SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE OWNER OR HIS REPRESENTATIVE.
12. NORMAL OPERATIONS MAY BE CONDUCTED BY THE OWNER'S PERSONNEL IN WORK AREAS INVOLVING CONTRACT WORK DURING THE EXECUTION OF THIS CONTRACT. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH THE OWNER OR HIS REPRESENTATIVE TO MINIMIZE OPERATIONAL DISRUPTIONS.
13. THE CONTRACTOR SHALL KEEP THE WORK SITE AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS GENERATED BY WORK PERFORMED UNDER THIS CONTRACT. SUCH DEBRIS SHALL BE REMOVED FROM THE WORK SITE, HAULED OFF THE PREMISES, AND DISPOSED OF IN A LEGAL MANNER ON A DAILY BASIS.
14. ALL EQUIPMENT AND MATERIALS WHICH ARE INDICATED TO BE RELOCATED OR REUSED SHALL BE STORED AND PROTECTED BY THE CONTRACTOR AFTER REMOVAL. CONTRACTOR SHALL ALSO PROTECT EXISTING WORK TO REMAIN. ANY EXISTING WORK TO BE RELOCATED OR TO REMAIN WHICH IS DAMAGED DUE TO CONTRACTOR'S WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
15. PROVIDE ALL REQUIRED CUTTING AND PATCHING, CUT EXISTING WORK WHERE INDICATED FOR REMOVALS AND PATCH ALL OPENINGS, CRACKS AND DEPRESSIONS REMAINING AFTER REMOVALS TO MATCH ADJACENT WORK.
16. BEFORE EXCAVATING, CONTRACTOR MUST LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED WORK AREA PRIOR TO EXCAVATING AND MUST NOT DAMAGE ANY UNDERGROUND UTILITIES DURING CONSTRUCTION.
17. THE PROPOSED VERIZON WIRELESS GENERATOR IS AN OPTIONAL STAND-BY UNIT AND DOES NOT SUPPLY LIFE SAFETY EQUIPMENT. THE GENERATOR IS USED TO BACKUP THE TELEPHONE EXCHANGE EQUIPMENT IN ORDER TO KEEP THE CELL SITE IN FULL OPERATION IN THE EVENT OF A NORMAL UTILITY POWER FAIL. THEREFORE, NFPA 110 DOES NOT APPLY.
18. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
19. NO PERMANENT STRUCTURES (E.G., FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
20. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
21. THE OWNER SHALL RESERVE ONE CONTIGUOUS TEN FOOT (10) AREA OF VERTICAL SPACE ON THE TOWER SPECIFICALLY FOR FUTURE EMERGENCY COMMUNICATIONS USE BY WASHINGTON COUNTY, AS REQUIRED UNDER SECTION 4.22(A)(6) OF THE ZONING ORDINANCE, AS AMENDED AUGUST 4, 2009. ALL PROPOSED CO-LOCATIONS, INCLUDING THOSE BY WASHINGTON COUNTY, SHALL BE IN ACCORDANCE WITH THE LIBERTY TOWERS CO-LOCATION POLICY AND THE REQUEST FOR ANY CO-LOCATION SHALL NOT EXCEED THE DESIGN SPECIFICATION OF THE TOWER STRUCTURE.
22. TOWER WILL BE REMOVED WITHIN THREE MONTHS AFTER ABANDONMENT.
23. PER ARTICLE 3.2J, PUBLIC UTILITY, SITE IS EXEMPT FROM FOREST CONSERVATION.
24. IF THE PROPOSED DRIVEWAY IS CONSTRUCTED AT A DIFFERENT LOCATION THAN SHOWN ON THIS PLAN, THIS ADDRESS IS VOID, AND THE OWNER/DEVELOPER OF THE PROPERTY MUST REAPPLY TO WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.

verticalbridge

US-MD-5102

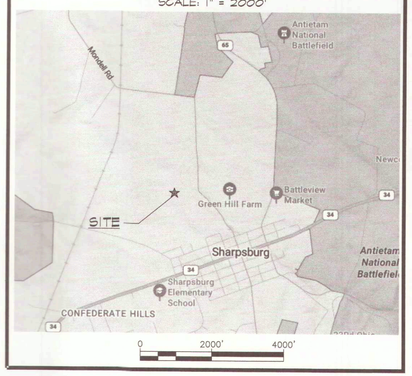
SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
WASHINGTON COUNTY

LEGEND

PROPOSED GRAVEL AREA	
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)	LOD LOD
PROPERTY LINE	
OVERHEAD TRANSMISSION LINES	
1' COUNTOUR LINE (EXISTING)	
5' COUNTOUR LINE (EXISTING)	
1' COUNTOUR LINE (PROPOSED)	
5' COUNTOUR LINE (PROPOSED)	
TREELINE	
UTILITY POLE	
CHAIN LINK FENCE	
BOARD ON BOARD FENCE	
SILT FENCE	SF
SUPER SILT FENCE	SSF
EASEMENT	
PROPOSED CHAIN LINK FENCE	
STABILIZED CONSTRUCTION ENTRANCE	SCE
EXISTING TREES	
FIRE HYDRANT	
SANITARY MANHOLE	S
GAS VALVE	G
WATER VALVE	W
MAILBOX	

VICINITY PLAN

SCALE: 1" = 2000'



SHEET INDEX

SHEET NO.	SHEET NAME
1 (CS-1)	COVER SHEET
2 (C-1)	SITE PLAN
3 (C-2)	SITE DETAILS
4 (C-3)	ANTENNA DETAILS AND ELEVATION

CODE ANALYSIS

APPLICABLE BUILDING CODE:	IBC 2021
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	5B NONCOMBUSTIBLE

PROJECT DESCRIPTION

THE PROPOSED FACILITY WILL CONSIST OF EXTENDING AN EXISTING GRAVEL DRIVE TO A PROPOSED 50'-0" x 50'-0" FENCED COMPOUND. A 195'-0" TALL STEEL MONOPOLE, CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED WITHIN THE FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON THE MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE.

WASHINGTON COUNTY DIVISION OF PLANNING APPROVAL

BY _____ DATE _____

DIRECTIONS TO SITE:

FROM ANNAPOLIS JUNCTION:

- HEAD EAST
- TURN LEFT TOWARD HENKELS LN
- CONTINUE ONTO HENKELS LN
- SLIGHT RIGHT TOWARD DORSEY RUN RD
- MERGE ONTO DORSEY RUN RD
- USE LEFT LANE TO MERGE ONTO MD-32 W
- MERGE ONTO MD-32 W
- MERGE ONTO I-70 W
- TAKE EXIT 52 TO MERGE ONTO US-15/ US-340 W
- EXIT ONTO MD-67
- MERGE ONTO MD-67 N
- TURN LEFT ONTO TRESSO RD
- CONTINUE ONTO MT BRIAR RD
- TURN LEFT ONTO PORTERSTOWN RD
- TURN LEFT ONTO MD-34W
- TURN RIGHT ONTO N MECHANIC ST
- CONTINUE ONTO MONDELL RD

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND — BRANDON J. SVERDLING — No. 23303 — PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 01/01/2026.

US-MD-5102 SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge THE TOWERS, LLC

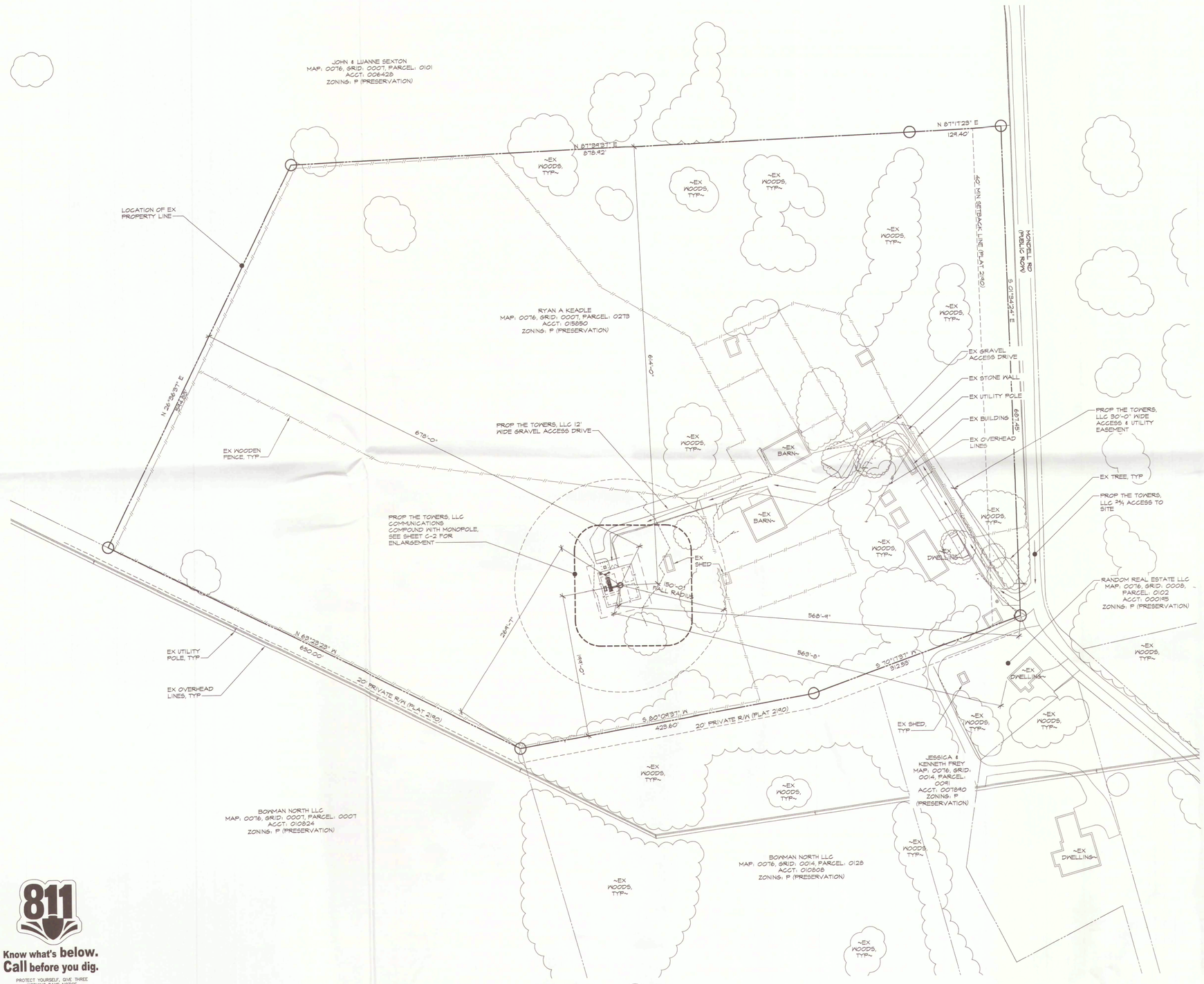
REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

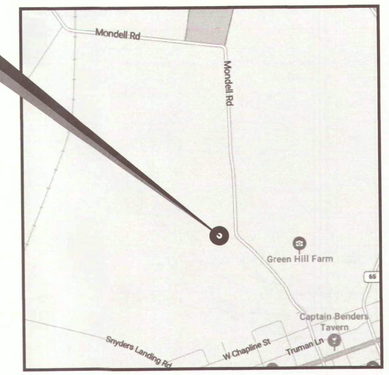
TITLE: Cover Sheet

SHEET: CS-1



SITE PLAN

SCALE: 1" = 70'-0"



VICINITY MAP

SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: THE TOWERS, LLC
   750 PARK OF COMMERCE DRIVE, SUITE 200
   BOCA RATON, FLORIDA 33487
   TEL. (561) 948-6367

   TENANT: VERIZON WIRELESS
   10170 JUNCTION DRIVE, STE 300
   ANNAPOLIS JUNCTION, MD 20701
   TEL (301) 512-2000
   FAX (301) 512-2186

2. PROPERTY OWNER: RYAN KEADLE
   5405 MONDELL ROAD
   SHARPSBURG, MARYLAND 21782

3. SITE DATA: MAP: 0076, GRID: 0007, PARCEL: 0273
   DEED BOOK 06750, PAGE 00112
   PARCEL ID: 015850
   TRACT AREA: 20.20 ACRES
   DISTRICT: 01
   ADDRESS: 5405 MONDELL ROAD
   SHARPSBURG, MARYLAND 21782
   EXISTING USE: AGRICULTURAL

4. ZONING: PRESERVATION

5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED OCTOBER 2025:

   LATITUDE: 39.4651° (N39° 27' 47.32")
   LONGITUDE: -77.755°1° (X77° 45' 18.24")

   GROUND ELEVATION (AMSL): 448.25' AMSL
   PROPOSED TOWER HEIGHT: 195.0' AGL
   TOP OF LIGHTNING ROD (HIGHEST POINT): 199.0' AGL
   TOTAL ELEVATION (AMSL): 642.25' AMSL

6. TOTAL DISTURBED AREA = 6,200 SF

7. THE PROPOSED FACILITY WILL CONSIST OF EXTENDING AN EXISTING GRAVEL DRIVE TO A PROPOSED 50'-0" X 50'-0" FENCED COMPOUND. A 195'-0" TALL STEEL MONOPOLE, CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED WITHIN THE FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON THE MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE.

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. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.

11. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.

12. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, OCTOBER 2025.

13. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

14. THE COMMUNICATION SITE 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.

15. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1-1982.

16. THERE IS NO FLOOD PLAN DESIGNATION FOR THIS PROPOSED TELECOMMUNICATION SITE.

17. THERE ARE NO STREAMS WITHIN 500' OF THIS SITE.

18. THE TOWERS, LLC SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE.

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.

SETBACK & SITING REQUIREMENTS TABLE:

LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING (ADJACENT PROPERTY)	563'-8"±	399'-0"
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	614'-0"±	199'-0"
EAST PROPERTY	563'-8"±	199'-0"
SOUTH PROPERTY	199'-0"±	199'-0"
SOUTHWEST PROPERTY	269'-7"±	199'-0"
WEST PROPERTY	678'-0"±	199'-0"

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
410-821-1748 Fax

STATE OF MARYLAND
BRIANE S. VILBERT
No. 23303
PROFESSIONAL ENGINEER
10/17/25

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. 23303, EXPIRATION DATE: 01/01/2026.

US-MD-5102
SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

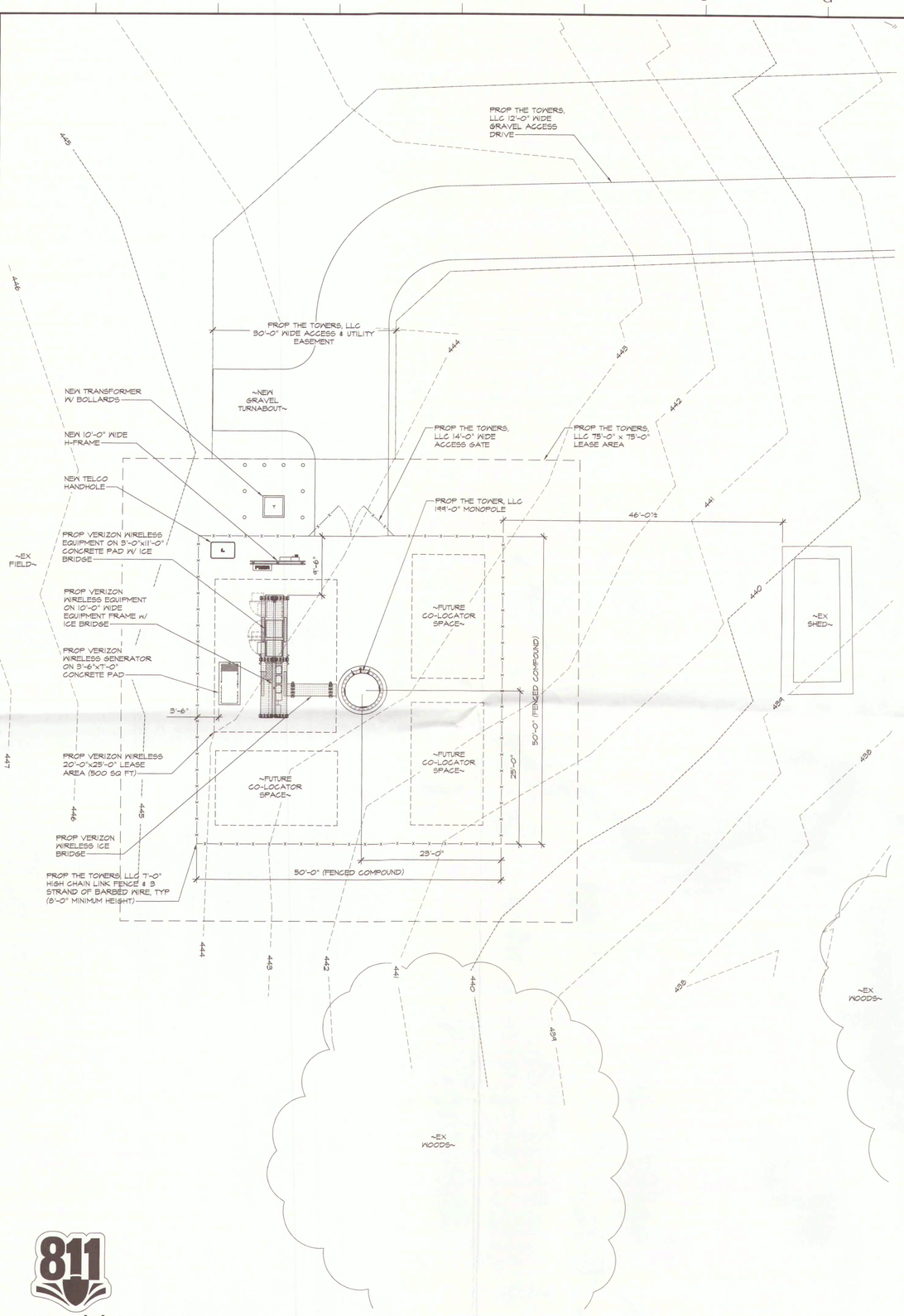
REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

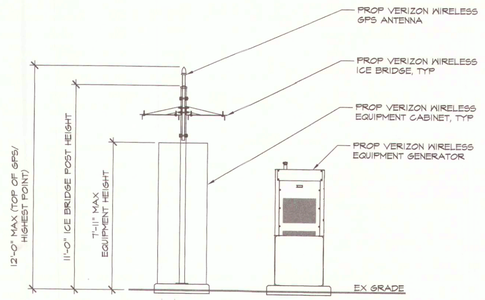
TITLE: **Site Plan**

SHEET: **C-1**



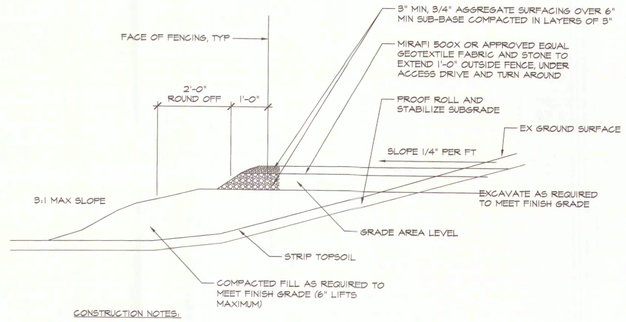
ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

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

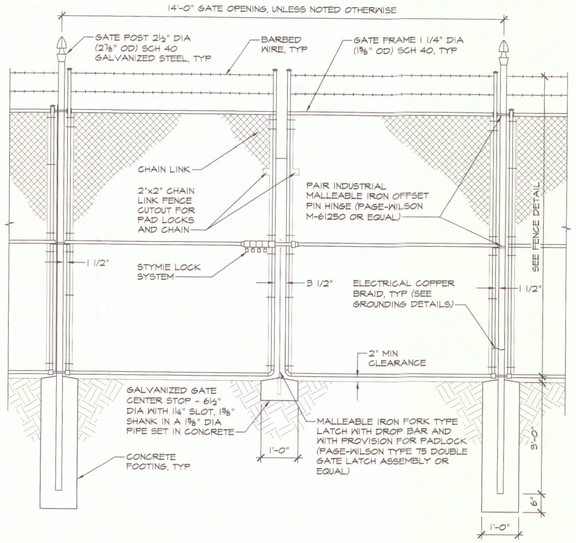


CONSTRUCTION NOTES:

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 AGGREGATE BASE COURSE

LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

SCALE: ½" = 1'-0"

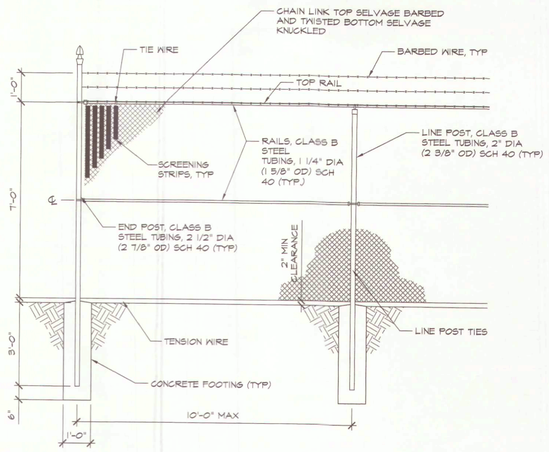


TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND STYMIE LOCK SYSTEM.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.

14'-0" DOUBLE SWING GATE

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



CHAIN LINK FENCE DETAIL

SCALE: ⅜" = 1'-0"

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL 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-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
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7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINLINK FENCE SHALL INCLUDE VERITCAL PVC SCREENING SLATS, ALL SIDED. (COLOR: DARK GREEN OR BLACK)

811

Know what's **below.**
Call before you dig.

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MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

STATE OF MARYLAND
BRYAN E. SIVERTSEN
No. 23303
PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 01/01/2026.

US-MD-5102
SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

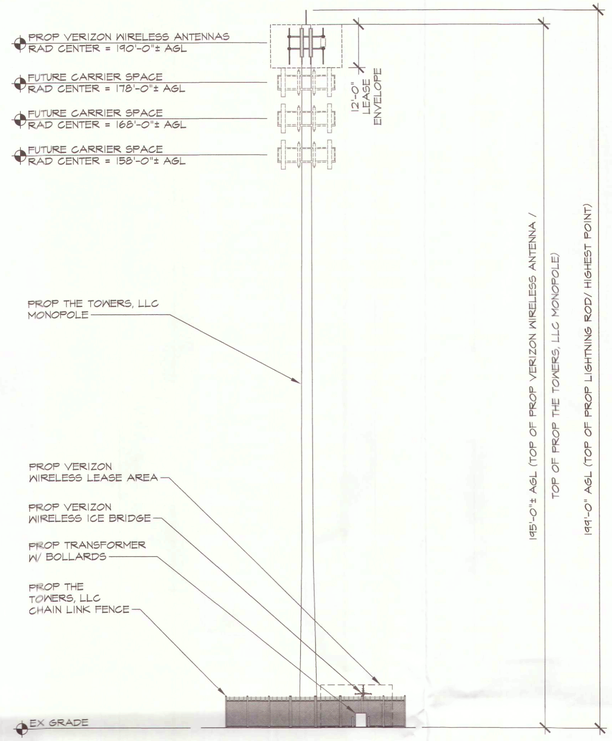
REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	14847.016
DATE:	10/15/2025

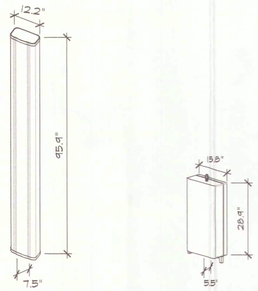
TITLE: **Site Details**

SHEET: **C-2**



TOWER ELEVATION

SCALE: 1" = 20'-0"



JMA
MX06FHG865-HG

SAMSUNG
MT6413-77A

VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE

811

Know what's **below.**
Call before you dig.

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MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1745 Fax

STATE OF MARYLAND
BRANDON E. SIVERING
No. 23303
PROFESSIONAL ENGINEER

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. 23303, EXPIRATION DATE: 07/07/2026.

US-MD-5102
SHARPSBURG
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

TITLE:

Antenna Details & Elevation

SHEET:

C-3

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Interstate 70 Partners LLC
10306 Remington Drive
Hagerstown MD 21740

Appellant: The Meridian Group
3 Bethesda Metro Center #1400
Bethesda MD 20814

Docket No: AP2025-033
Tax ID No: 10033349
Zoning: HI; RU; RM
RB Overlay: No
Zoning Overlay:
Filed Date: 12/12/2025
Hearing Date: 01/07/2026

Property Location: 18560 Colonel Henry K Douglas Drive
Hagerstown, MD 21740

Description Of Appeal: Variance from the parking requirement of 1 parking space per 1,500 sq. ft. to 1 parking space per 2,000 sq. ft. for proposed warehouse.

Appellant's Legal Interest In Above Property:

Owner: No
Contract to Rent/Lease: No
Lessee: No
Contract to Purchase: Yes
Other:

Previous Petition/Appeal Docket No(s): AP92-031, AP92-107

Applicable Ordinance Sections: Washington County Zoning Ordinance: Article 22, Division 1, Section 22.12 (Off Street Parking Requirement)

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Vacant Lot
Proposed Use: Warehouse

Previous Use Ceased For At Least 6 Months:
Date Ceased:

Area Devoted To Non-Conforming Use -
Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 16 day of December, 2025.

Nov. 7 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-033

State of Maryland Washington County, To Wit:

On 12/12/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Fox & Associates Inc. and made oath in due form of law as follows:

Fox & Associates Inc. will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 01/07/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 12/22/2025 and will remain until after the above hearing date.

Fox & Associates Inc.

Sworn and subscribed before me the day and year first above written.

Notary Public

Nov. 7, 2029

Seal

My Commission Expires

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

981 Mt Aetna Rd
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853

December 10, 2025

Washington County Planning Dept.
747 Northern Ave
Hagerstown, MD 21742

Attention: Kathryn Rathvon

Re: I-70 Partners LLC Parking Variance

Dear Katie,

Attached please find our application package for the referenced parking variance request, specifically:

1. Variance Application
2. Owner's Affidavit
3. Concept Drawing for Proposed Project
4. List of Adjacent Property Owners

Our variance application is requesting a reduction of the warehouse parking requirement from 1 per 1,500 square feet to 1 per 2,000 square feet. Prospective tenants have expressed their parking needs do not require 1/1500 SF, primarily due to automation that is incorporated into modern warehouse facilities. The parking reduction will allow the property owner to offer a possible railroad spur or additional trailer parking spaces.

Let me know if there is additional information that you need from me or the property owner.

Sincerely,
FOX & ASSOCIATES, INC.

Gordon Poffenberger, P.E.
Director of Engineering

C: Tom Boylan, The Meridian Group
file

F:\Office\GORDON\scans\I-70 Gateway Warehouse\20251125 BZA Parking Variance\20251210 - Prkg Variance App Cover Letter.docx

Washington County
MARYLAND

BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 |F: 240.313.2461 | Hearing Impaired: 7-1-1 WWW.WASHCO-MD.NET

Appeal for Variance

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location Col. Douglas Drive Extended

Appellant's present legal interest in above property: (Check One)

_____ Owner (Including Joint Ownership) _____ Lessee _____ Contract to rent/lease

X Contract to Purchase_____Other _____

Specify the Ordinance section and subsection from which the variance is desired:
Article 22, Division I, Section 22.12 (Off Street Parking Requirements)

Specify the particular requirement(s) from which a variance is desired in that section or subsection:
Warehouse: 1/1.5 employees OR 1/1500 GFA, whichever is greater; plus 1/350 GFA of sales/office

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:

Request is being made to reduce the required parking to 1/2000 GFA for warehouse space

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?
_____ Yes X No

If yes, list docket number(s): _____

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Signature of Appellant

981 Mt Aetna Rd, Hagerstown, MD 21740
Address and of Appellant

gpoffenberger@foxassociatesinc.com
Email of Appellant

301-733-8503
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

Revised May 24, 2022

Washington County
MARYLAND

BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that _____Gordon Poffenberger_____
is authorized to file an appeal with the Washington County Board of Appeals for ____Proposed I-70 Properties Warehouse____ on property located at__End of Col HK Douglas Dr TM 57, P 161_.
The said work is authorized by _____Hilton Smith _____
the property owner in fee.

PROPERTY OWNER

Interstate 70 Partners LLC c/o Hilton Smith____
Name

10306 Remington Dr. _____
Address

Hagerstown, MD 21740 _____
City, State, Zip Code

_____
Owner's Signature

SANDRA L SCHULTE
Notary Public - State of Maryland
Washington County
Commission Expires Dec 13, 2026

Sworn and subscribed before me this 4th day of December, 2025.

Sandra L. Schulte
Notary Public

My Commission Expires: 12·13·26

AUTHORIZED REPRESENTATIVE

Gordon Poffenberger_____
Name

Fox & Assoc., Inc. 981 Mt Aetna Rd. _____
Address

Hagerstown, MD 21740 _____
City, State, Zip Code

_____
Authorized Representative's Signature

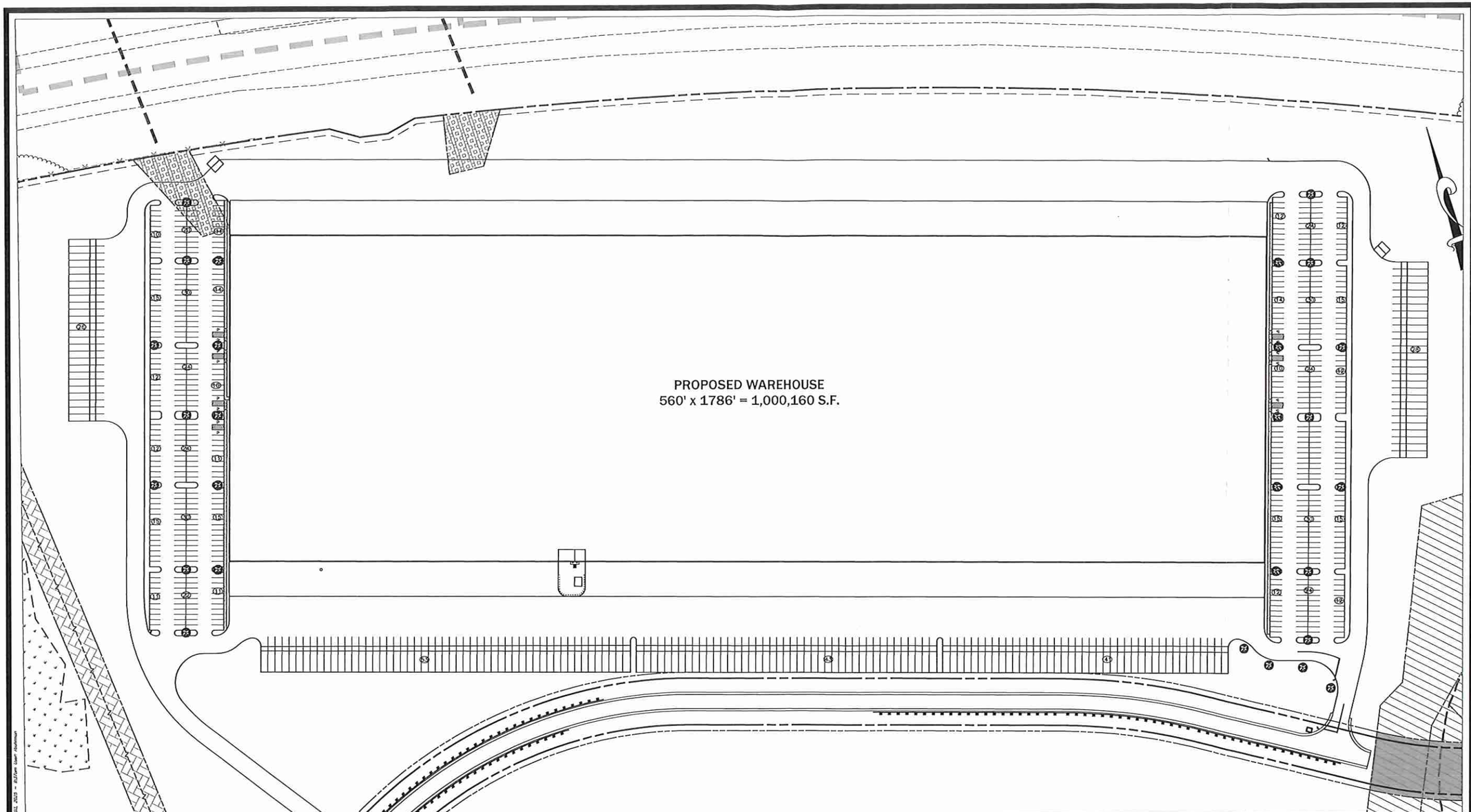
Sworn and subscribed before me this 4th day of December, 2025.

Tracy L Buzzard
Notary Public

My Commission Expires: December 19, 2027

TRACY L BUZZARD
NOTARY
EXPIRES: 12/19/2027
PUBLIC
WASHINGTON COUNTY, MD

	Owner/Local Official	Premise Address	Mailing Address	TM	Parcel
1	Washington Co Commissioners	n/a	100 W Washington St, Hagerstown, MD 21740		
2	Valentia Land Development LLC	Poffenberger Rd, Hagerstown, MD 21740	13201 Fountainhead Road, Hagerstown, MD 21742	57	162
3	Carriage Hill TH Community Assoc	Poffenberger Rd, Hagerstown, MD 21740	10306 Remington Drive, Hagerstown, MD 21740	57	615
4	Washington Co Commissioners	Bridle Ct, Hagerstown, MD 21740	100 W Washington St, Hagerstown, MD 21740	57	615
5	Robert Hobbs	19036 Poffenberger Rd, Hagerstown, MD 21740	19036 Poffenberger Rd, Hagerstown, MD 21740	57	163
6	Thomas and Sunae Leidy Rev. Trust	Sharpsburg Pike, Hagerstown, MD 21740	890 Leidy Road, Westminister, MD 21157	57	170



SITE DATA

TAX MAP/PARCEL	57/161&531
ELECTION DISTRICT	10
ZONING	HI, HIGHWAY INTERCHANGE
WATERSHED	ANTIETAM CREEK (02140502)
PARCEL ACREAGE	113.76 Ac.
EXISTING USAGE	EX. ROW CROPS & WOODED WETLANDS/FLOODPLAIN
PROPOSED USAGE	WAREHOUSE
MINIMUM BUILDING SETBACK LINES (MBSL) PER ZONING	
FRONT	40 ft.
SIDE	25 ft.
REAR	25 ft.
PROPOSED IMPERVIOUS AREA	
BUILDING AREA	918,960 Sq. Ft. 21.10 Ac.
ANTICIPATED NUMBER OF EMPLOYEES	200
HOURS OF OPERATION	24 HR./DAY, SEVEN DAYS/WEEK
SITE USERS TRANSPORTATION	AUTOMOBILE
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE	BY OWNER
PARKING REQUIRED	1,000,160 S.F. / 1 SPACE PER 1500 S.F. = 667 SPACES
PARKING PROVIDED	558 CAR SPACES; 191 TRUCK TRAILER DROP SPACES
HANDICAP PARKING REQUIRED & PROVIDED	14 REQUIRED / 14 PROVIDED

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PARKING RATIO
1,000,160 S.F. / 558 SPACES = 1 SPACE / 1,793 S.F.

SP-22-040

FOX & ASSOCIATES INC.
Est. 1966
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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE (301)733-8503
or (301)416-7250
FAX: (301)733-1833
82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)695-0860
FAX: (301)293-6009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

CONCEPT PLAN
I-70 GATEWAY WAREHOUSE

SITUATE ON THE NORTH SIDE OF COL H.K. DOUGLAS DR. EXT.
ELECTION DISTRICT 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 80'

STATE OF MARYLAND
GREGORY SCOTT POTTERFIELD
27053
PROFESSIONAL ENGINEER
Dec 03, 2025

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.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 22-31855
DRAWING NO.
DATE: DEC 2025
DRAWN BY: RLB
CHECKED BY: G.S.P.

SHEET 1 OF 1