BOARD OF APPEALS

June 10, 2026

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

AGENDA

AP2026-016: An appeal was filed by Obidi Holdings LLC for a special exception request to establish a short-term rental in the existing residential/commercial structure on the property owned by the appellant and located at 13316 Marsh Pike, Hagerstown, Zoned Residential Suburban District. **- GRANTED**

AP2026-017: An appeal was filed by Milestone Towers for a special exception request to establish a 145 ft monopole style commercial communication tower on property owned by Thomas & Judith Ann Shaw and located at vacant lot across from 7116 Houser Road, Sharpsburg, Zoned Environmental Conservation. **POSTPONED TO LATER DATE, NEW HEARING DATE TO BE DETERMINED**

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 June 1, 2026. 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: Obidi Holdings LLC
303 Memorial Boulevard West
Hagerstown MD 21740

Appellant: Obidi Holdings LLC
303 Memorial Boulevard West
Hagerstown MD 21740

Property Location: 13316 Marsh Pike, Unit#
Hagerstown, MD 21742

Docket No: AP2026-016
Tax ID No: 27016243
Zoning: RS
RB Overlay: No
Zoning Overlay:
Filed Date: 05/19/2026
Hearing Date: 06/10/2026

Description Of Appeal: Special exception request to establish a short-term rental in existing residential/commercial structure.

Appellant's Legal Interest In Above Property:
Owner: Yes
Lessee: No
Other:
Contract to Rent/Lease: No
Contract to Purchase: No

Previous Petition/Appeal Docket No(s): AP2025-010, AP2024-040, AP2024-032, AP2024-020, AP2022-029, AP2021-06

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 8, Section 8.2 (k)

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Medical Office with Residential Space

Proposed Use: Short-term Rental

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 19 day of May, 20 26

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: AP2026-016

State of Maryland Washington County, To Wit:

On 5/19/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Obidi Holdings LLC and made oath in due form of law as follows:

Obidi Holdings 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 06/10/2026, 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 05/26/2026 and will remain until after the above hearing date.

Obidi Holdings LLC

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

Notary Public

Seal

Nov. 7, 2029

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.

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 13316 Marsh Pike, Hagerstown, MD 21742

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

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

_____ Contract to Purchase_____Other _____

Use Proposed: Short-Term Residential Rental

Zoning Ordinance section and subsection(s) providing for proposed use: Section 3:3(1) Table of Land Use Regulatioins (Rural Area Uses), Categorgy B. Accommodati and Food Service - "Short-term Residential Rental" [as amended by ORD-2021-13 (RZ-20-002), effective July 13, 2021]

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

Provide Detailed Explanation on Separate Sheet

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

__x__ Yes _____ No

If yes, give docket number(s): AP2024-020

Additional comments, if any: This application seeks a Special Exception to operate a Short-Term Residential Rental at 13316 Mash Pike, a 0.83 acre preoperty in the A(R) Agriculture (Rurual) zoning district. See attached Detailed Explanation Statment

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

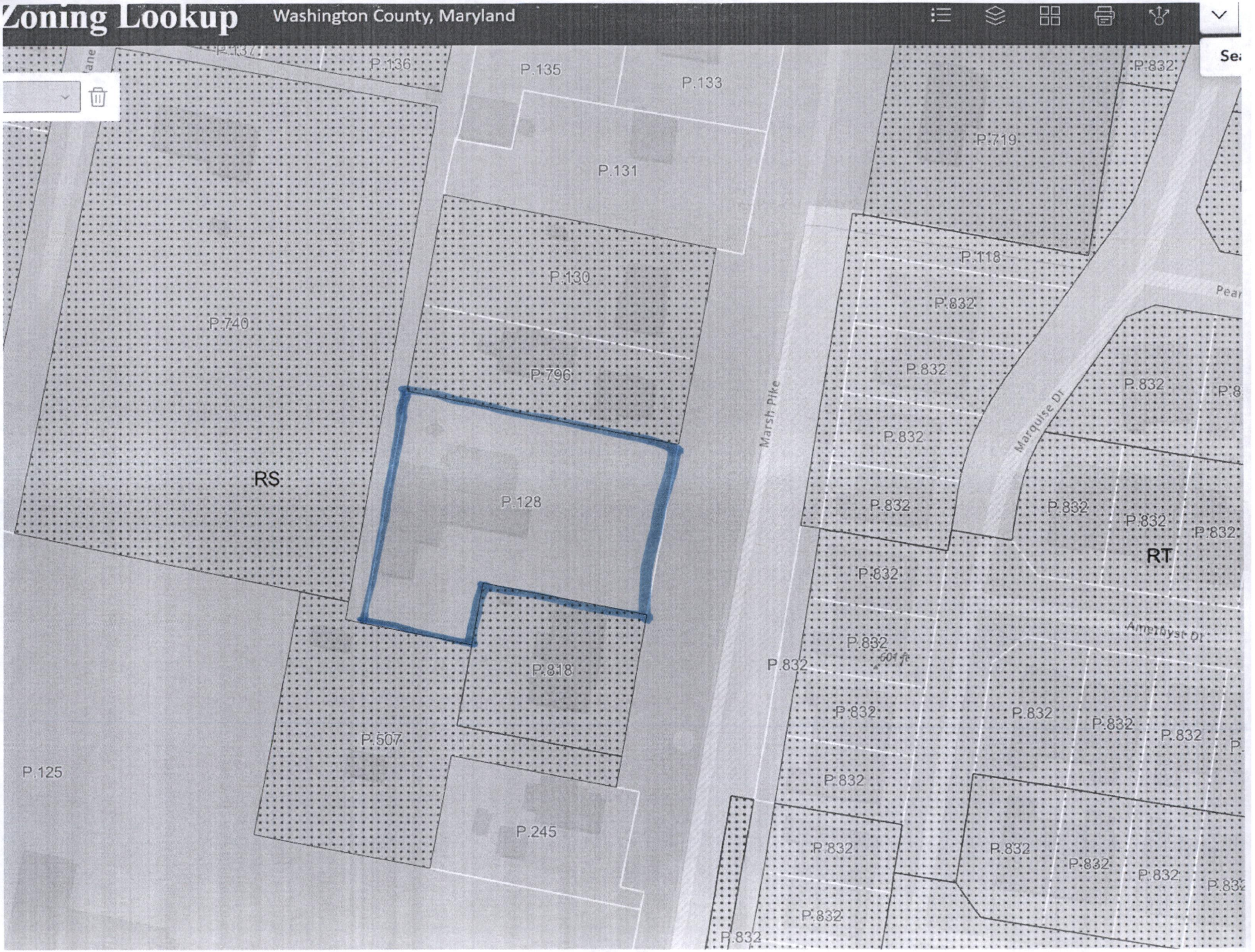
303 Memorial Blvd w, Hagerstown, MD 21740
Address of Appellant

eobidi@pipmds.com
Email of Appellant

301-768-3509
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


Zoning Lookup
Washington County, Maryland
P.137
P.136
P.135
P.133
P.131
P.130
P.740
P.796
RS
P.128
P.818
P.507
P.125
P.245
P.719
P.118
P.832
Marsh Pike
Marquise Dr
RT

DETAILED EXPLANATION STATEMENT

Appeal for Special Exception — Short-term Residential Rental

13316 Marsh Pike, Hagerstown, MD 21742

To the Washington County Board of Zoning Appeals:

The undersigned, **Chukwuemeka Obidi**, property owner of 13316 Marsh Pike, Hagerstown, Maryland 21742, hereby submits this Detailed Explanation Statement in support of the application for a Special Exception to operate a Short-term Residential Rental at the above-referenced property.

1. PROPERTY DESCRIPTION

The subject property is located at 13316 Marsh Pike, Hagerstown, MD 21742, situated on approximately **0.83 acres** in the **A(R) Agriculture (Rural)** zoning district. The property contains a multi-use structure with construction beginning in 2024, featuring a second floor with **two (2) bedrooms** and **two (2) bathrooms.** The property provides a dedicated parking lot of **off-street parking spaces**.

2. ZONING ORDINANCE AUTHORITY

Short-term Residential Rental is expressly listed as a Special Exception use in the A(R) Agriculture (Rural) zoning district under **Section 3.3(1), Table of Land Use Regulations (Rural Area Uses), Category B. Accommodation and Food Service**, as amended by Ordinance ORD-2021-13 (RZ-20-002), adopted and effective July 13, 2021.

The term "Short-term Residential Rental" is defined in Article 28A of the Zoning Ordinance as: *"A non-owner-occupied residential structure that provides temporary lodging to transient guests for compensation. Proprietors may rent all or a portion of the structure. Such uses shall not exceed rental of individual rooms or the entire structure for more than 30 consecutive days per client/reservation."*

3. PARKING COMPLIANCE

Off-street parking for short-term residential rentals is governed by **Article 22, Division I, Section 22.12(b)**, which requires one (1) parking space per bedroom. With two (2) bedrooms, the property requires a minimum of two (2) off-street parking spaces. The property currently provides over **two (2) off-street parking spaces**, exceeding the minimum requirement by 100%.

4. CONFORMANCE WITH SPECIAL EXCEPTION STANDARDS

The proposed use will not adversely affect public health, safety, security, morals, or general welfare because:

1. **(a)** The property is situated on a 0.83-acre lot along Marsh Pike, providing adequate distance from neighboring properties to minimize any impact on the peaceful enjoyment of surrounding residences.
2. **(b)** The property's existing parking spaces far exceed the two (2) spaces required, ensuring no overflow parking onto public roadways or neighboring properties.
3. **(c)** The proposed use will not generate dangerous traffic conditions. Marsh Pike is an established roadway capable of accommodating the modest traffic associated with transient guest arrivals and departures.

4. **(d)** The property will be maintained in a manner consistent with the character of the surrounding area. No exterior modifications or signage requiring a zoning permit are proposed.
5. **(e)** The proposed use is consistent with the orderly growth of the community and compatible with the mixed-use character of the existing structure.
6. **(f)** The use will not produce adverse effects from odors, dust, gas, smoke, fumes, vibrations, glare, or noise beyond those typically associated with residential occupancy.
7. **(g)** Operation of the short-term rental will conserve property values in the neighborhood by maintaining the property in good condition, ensuring proper regular upkeep, and **screening patrons of the rental** to ensure responsible use of the premises.

5. PRIOR APPEAL HISTORY

A previous appeal involving this property was filed under Docket No. **AP2024-020**.

6. CONCLUSION

For the foregoing reasons, the Appellant respectfully requests that the Board of Zoning Appeals grant a Special Exception to permit the operation of a Short-term Residential Rental at 13316 Marsh Pike, Hagerstown, MD 21742, pursuant to Section 3.3(1) of the Washington County Zoning Ordinance.

Respectfully Submitted,

Chukwuemeka Obidi

Property Owner

13316 Marsh Pike, Hagerstown, MD 21472

Phone: 301-768-3509

eobidi@pipmds.com

Date: 5/19/2026

Adjoining Property Owners List

Subject Property: 13316 Marsh Pike, Hagerstown, MD 21742
Prepared For: Washington County Board of Zoning Appeals
Prepared By: Chukwuemeka Obidi
Date: May 2026

Adjoining Property Owners

1. SKAGGS JOHN E & CATHERINE A *(Right)*

Mailing Address: 13322 Marsh Pike Hagerstown, MD 21742
Parcel: P796
Tax Account: 27010083

2. GROSSNICKLE JOHN W & GROSSNICKLE SANDRA R *(Left)*

Mailing Address: 13312 Marsh Pike Hagerstown, MD 21742
Parcel: P818
Tax Account: 27031056

3. HOWE CECIL H & HOWE ROBIN L *(Back Left)*

Mailing Address: 13308 Marsh Pike Hagerstown, MD 21742
Parcel: P507
Tax Account: 27016251

4. CHURCH HEBRON MENNONITE INC *(Behind)*

Mailing Address: 13315 Highlane St Hagerstown, MD 21742
Parcel: P740
Tax Account: 27026036

GENERAL NOTES

1. TAX MAP 0035, GRID 0019, PARCEL 0128
2. ELECTION DISTRICT 27
3. TOTAL SITE AREA = 0.826 ACRES
4. DEED REFERENCE:
   BEING ALL OF THE LANDS CONVEYED BY THOPM, LLC UNTO OBIDI HOLDINGS, LLC BY DEED DATED AUGUST 2, 2022 AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AT LIBER 7078 FOLIO 378.
5. PLAT REFERENCE:
   THE PROPERTY BEING SHOWN AS WESTERN 89.80 FERT OF LOT 3, ALL OF LOT 4, ALL OF LOT 5, AND THE SOUTHERN 45 FEET OF LOT 6, ON A PLAT OF SUBDIVISION TITLED "PLAN OF ROWLANDS ADDITION, PARAMOUNT, MD." RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AS PLAT NUMBER 94.
6. THE PROPERTY LINES SHOWN HEREON ARE FROM DEEDS/PLATS OF RECORD, BOUNDARY SURVEY HAS BEEN PERFORMED BY GERALD CUMP AND ASSOCIATES.
7. TOPOGRAPHIC FEATURES SHOWN HEREON ARE FROM 2019 WASHINGTON COUNTY PLANIMETRIC G.I.S. DATA AND SUPPLEMENTED WITH A TOPOGRAPHIC SURVEY PERFORMED BY GERALD CUMP AND ASSOCIATES, WITH THE LAST DATE OF FIELD WORK COMPLETION BEING JUNE 19,1997.
8. SITE IS ZONED "MS" - RESIDENTIAL SUBURBAN DISTRICT
9. EXISTING USAGE IS A GUN SHOP WHICH IS A PRINCIPAL PERMITTED USAGE WITHIN THE "RS" DISTRICT PER ARTICLE 6 SECTION 6.1 OF THE WASHINGTON COUNTY ZONING ORDINANCE.
10. PROPOSED USAGE IS A DOCTOR'S OFFICE, WHICH IS SPECIAL EXCEPTION USAGE WITHIN THE "RS" DISTRICT PER ARTICLE 6 SECTION 6.2 OF THE WASHINGTON COUNTY ZONING ORDINANCE.
11. PURPOSE OF THIS SITE PLAN IS FOR A CHANGE OF USE.
12. MINIMUM LOT REQUIREMENTS PER SECTION 6.5(e) OF THE WASHINGTON COUNTY ZONING ORDINANCE:

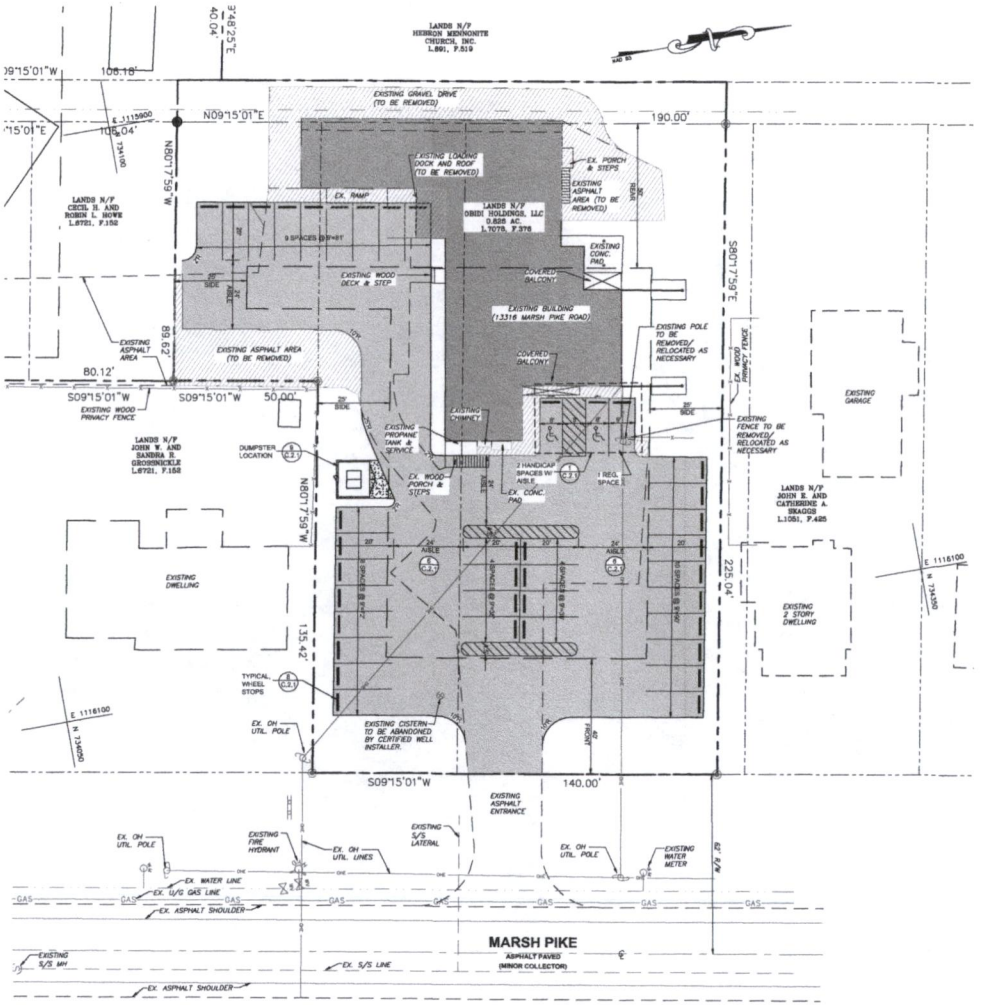
LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
30,000 S.F.	100 FEET	40 FEET	25 FEET	50 FEET

13. HOURS OF OPERATIONS: MONDAY THRU FRIDAY 8:30 AM TO 4:30 PM, SATURDAY 9 AM TO 12 PM.
14. NUMBER OF EMPLOYEES: 7 PER 8 HOUR SHIFT.
15. PARKING REQUIREMENTS PER SECTION 22.12(b) OF THE WASHINGTON COUNTY ZONING ORDINANCE:
    MEDICAL SPACES 1 SPACE REQUIRED / 200 sq. ft. OF (GFA). 4,139 SF /200=21 SPACES

    OFFICE SPACE 1 SPACES REQUIRED / 200 sq. ft. OF (GFA). 1st FLOOR TENANT= 1093 SF. + 2nd FLOOR TENANT = 1016 SF/200 SF. = 11 SPACES

    1 DWELLING UNIT= 2 SPACES PER UNIT
    TOTAL SPACES REQUIRED=34 / TOTAL SPACES PROVIDED=38 REGULAR AND 2 HC.
16. SITE IS SERVED BY A PUBLIC SANITARY SEWER SYSTEM PROVIDED BY WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY.
17. SITE IS SERVED BY PUBLIC WATER SYSTEM PROVIDED BY THE CITY OF HAGERSTOWN WATER AND SEWER DEPARTMENT.
18. SIGN TO BE PLACED/ UPDATED AT EXISTING SIGN LOCATION, SIGN SHALL MEET THE REQUIREMENTS PER ARTICLE 23, DIVISION II -SIGNS, OF THE WASHINGTON COUNTY ZONING ORDINANCE.
19. TRASH AND RECYCLABLES WILL BE COLLECTED AT THE PROPOSED DUMPSTER LOCATION SHOWN, AND REMOVED FROM SITE BY A LICENSED COMMERCIAL HAULER AND TAKEN TO AN APPROVED DISPOSAL FACILITY.
20. NO NEW EXTERIOR LIGHTING IS PROPOSED PER THIS PLAN.
21. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, PER THE NATIONAL WETLANDS INVENTORY DATED JUNE 30,2021.
22. THERE ARE NO HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE WASHINGTON COUNTY ZONING ORDINANCE.
23. THERE IS NO INTERMITTENT STREAM SYMBOL ASSOCIATED WITHIN THE PROJECT LIMITS AS SHOWN ON SHEET NUMBER 25 OF 44 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND.
24. THERE ARE NO AREAS OF STEEP SLOPES (AS DEFINED BY ARTICLE 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE) ON THE LANDS SHOWN HEREON.
25. THIS SITE IS NOT WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OR THE WATERSHEDS OF THE EDGEMONT-SMITHSBURG RESERVOIR OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
26. THIS SITE IS NOT AFFECTED BY THE 100-YEAR FLOOD PLAIN AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. 24043C0137D DATED AUGUST 15, 2017, SITE IS IN ZONE 'X'.
27. THIS SITE IS EXEMPT FROM THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE BECAUSE THE AREA OF LAND DISTURBANCE IS LESS THAN 20,000 sq. ft.
28. DELIVERY REQUIREMENTS: 1 SMALL BOX TRUCK - ONCE A WEEK.
29. SITE COVERAGE (IMPERVIOUS AREA/ GROSS SITE AREA):

TOTAL AREA OF TAX ACCOUNT ID #27-019240=	0.826 AC
TOTAL AREA OF SITE PLAN (LOD) =	0.324 AC
TOTAL EX IMPERVIOUS AREA (LOD) =	0.114 AC
PERCENT EX IMP AREA (LOD) =(0.114 AC/0.324 AC) x 100=	35.2%



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

OWNER/DEVELOPER
OBIDI HOLDINGS, LLC
303 MEMORIAL BLVD W
HAGERSTOWN, MD 21740
PHONE: 301-788-3509
CHUKWUEMEKA OBIDI

COUNTY REFERENCE NO. SP-23-???

TRIAD ENGINEERING, INC.
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.8400 FAX: 301.797.2424
OFFICE LOCATIONS
MARYLAND ○ PENNSYLVANIA ○ VIRGINIA ○ WEST VIRGINIA

NO.	DESCRIPTION	DATE	BY
REV. # 1			

CADD FILE:
DRAWN BY: STAFF
CHECKED BY: BJS
DATE: 01-05-2023
SCALE: 1"=20'

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. 19435, EXPIRATION DATE: 05-05-2024

02-14-2023

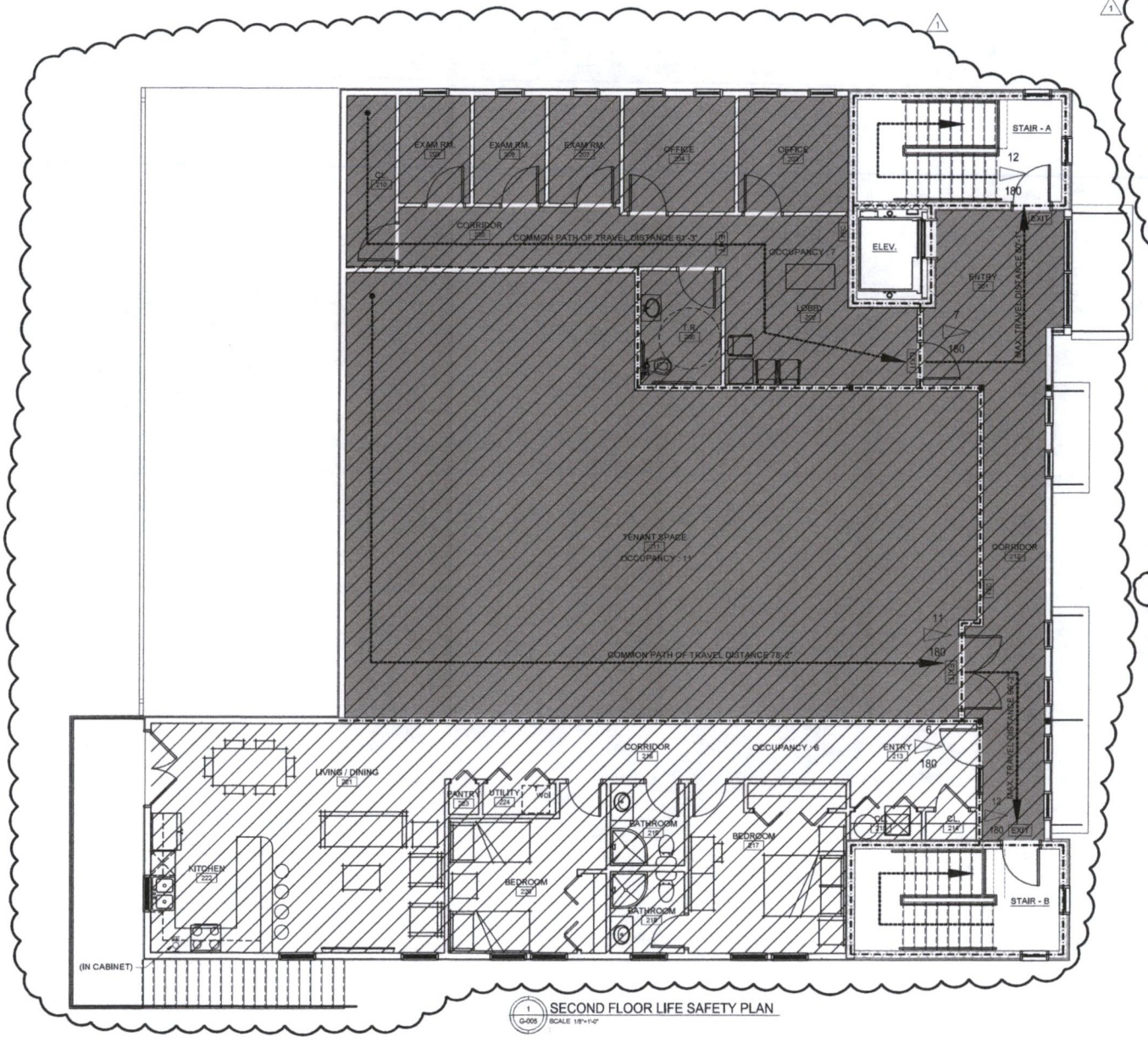
SITE PLAN FOR
OBIDI HOLDINGS, LLC.
13316 MARSH PIKE
HAGERSTOWN, MD. 21742

SITE PLAN

ZONING: RS | WATERSHED CODE: 02140502 | ELEC. DIST.: 27
TAX MAP: 0035 | GRID: 0019 | PARCEL: 0128

TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
C-2.0
JOB NO.: 03-22-0877



1 SECOND FLOOR LIFE SAFETY PLAN
G-005 SCALE 1/8"=1'-0"

OCCUPANCY USE

USE TYPE	LOAD FACTOR	# OCCUPANTS
BUSINESS	150	18
RESIDENTIAL	200	6
TOTAL:		24

OCCUPANCY LOAD CALCULATIONS

OCCUPANCY	AREA	LOAD	OCCUPANTS
BUSINESS	2,754S.F.	150 P / S.F.	18
RESIDENTIAL	1,257 S.F.	200 P / S.F.	6
TOTAL OCCUPANTS:			24

CODE LEGEND

- MAX. TRAVEL DISTANCE
- 1 HR RATED FIRE PARTITION / FIRE BARRIER
- # REQ. / # PRV. — EXIT CAPACITY
- ADA TURNING RADIUS 60" DIAM. CLEAR.
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER WALL MOUNTED
- KB — KNOX BOX
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- EXIT — EXIT SIGN
- FDC — FIRE DEPARTMENT CONNECTION
- EMERGENCY LIGHT

NOTES:
1. MEANS OF EGRESS PER NFPA 101
2. SEE ELECTRICAL DWGS. FOR EMERGENCY LIGHTING.

1 UL L570 SEE SCHEDULE SHEET

STATE OF MARYLAND ROBERT S. BENJAMIN No. 16151 ARCHITECT

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 16151, expiration date: 03/06/2026.

08/13/24

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4538

PERMIT SET
2024

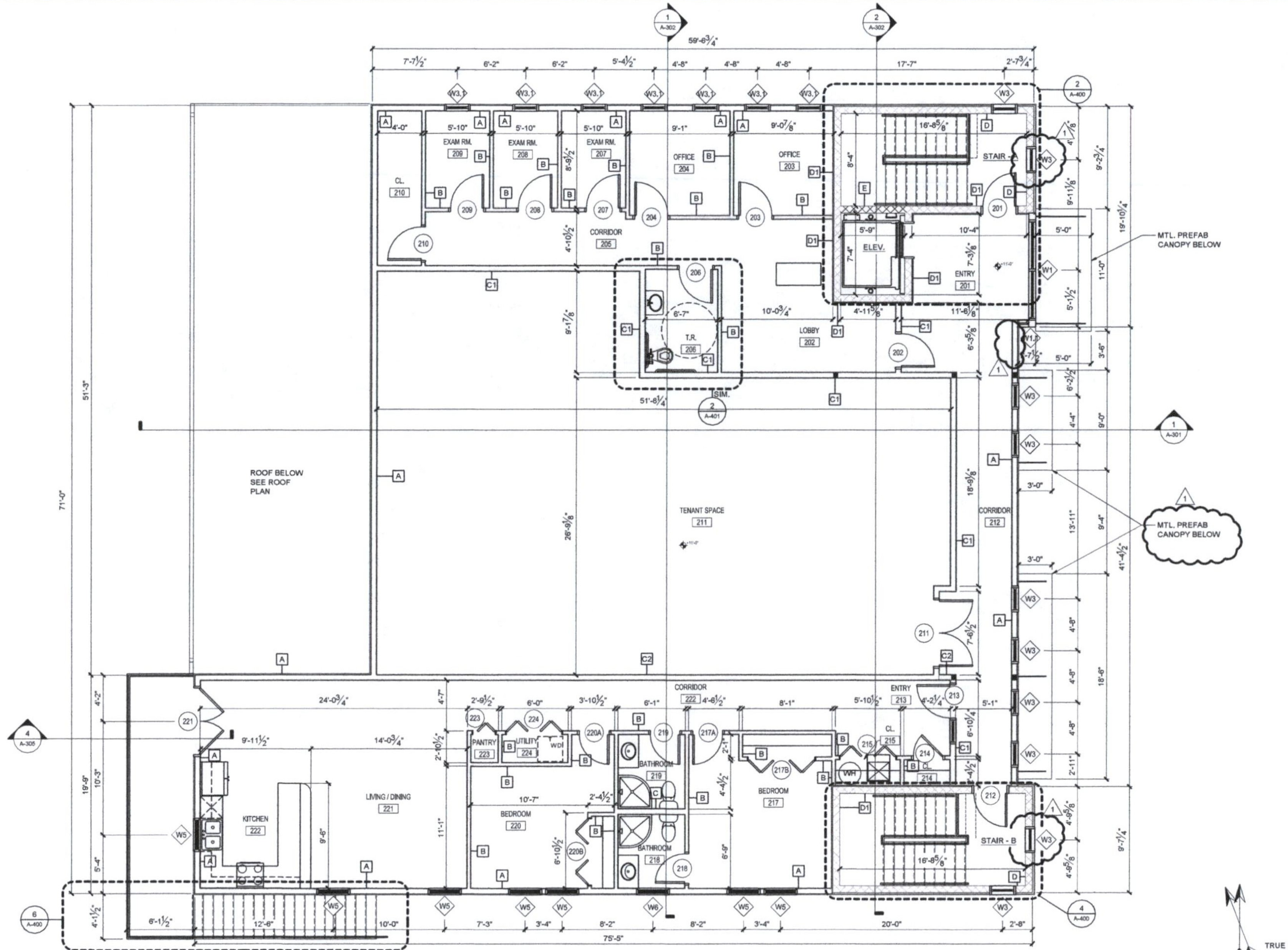
Partners In Pediatrics Medical Office
13316 Marsh Pike Hagerstown, MD

SECOND FLOOR LIFE SAFETY PLAN

REV.	DESCRIPTION	DATE
1	REVISION PER FIRE MARSHAL COMMENT	7/23/2024

PROJECT NUMBER: 23-09-1374
FILE NAME:
DRAWN BY: XXX
PLOT DATE: 08/13/2024
SHEET No.

G-005



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 16153, expiration date 03/29/2026.

9/13/24

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

PERMIT SET
2024

Partners In Pediatrics Medical Office
13316 Marsh Pike Hagerstown, MD

SECOND FLOOR PLAN

REV.	DESCRIPTION	DATE
1	REVISION PER ELEVATIONS	9/13/2024

PROJECT NUMBER : 23-08-1374
FILE NAME :
DRAWN BY : XXX
PLOT DATE : 9/13/2024

SHEET No.
A-102

SDAT -Maryland.gov

Proof Of Ownership

Special Tax Recapture: None

Account Number: **District -** 27 **Account Identifier -** 016243

Owner Information

Owner Name:	OBIDI HOLDINGS LLC	Use:	COMMERCIAL/RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	303 MEMORIAL BLVD W HAGERSTOWN MD 21740-	Deed Reference:	/07078/ 00376

Location & Structure Information

Premises Address:	13316 MARSH PIKE HAGERSTOWN 21742-0000	Legal Description:	LOTS 3/4/5/6 .826 ACRES 13316 MARSH PIKE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	5430

0025	0019	0128	10000.22	0000	2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2025	9,480 SF		0.8260 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	G
		MEDICAL OFFICE BUILDING	BRICK/	C3		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2025	As of 07/01/2025	As of 07/01/2026
Land:	179,900	287,800		

Improvements	1,924,600	1,963,900		
Total:	2,104,500	2,251,700	2,153,567	2,202,633
Preferential Land:	0	0		

Transfer Information

Seller: FHCPM LLC	Date: 08/08/2022	Price: $450,000
Type: ARMS LENGTH IMPROVED	Deed1: /07078/ 00376	Deed2:
Seller: BAER ROBERT J & REBECCA I	Date: 01/29/2004	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /02242/ 00387	Deed2:
Seller: BAER RICHARD R	Date: 12/22/2003	Price: $182,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02216/ 00540	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026

County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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: Thomas & Judith Ann Shaw
7272 Tommytown Road
Sharpsburg MD 21782

Appellant: Milestone Towers
12110 Sunset Hills Road
#600
Reston VA 20190

Docket No: AP2026-017
Tax ID No: 12009739
Zoning: EC
RB Overlay: No
Zoning Overlay:

Filed Date: 05/21/2026
Hearing Date: 06/10/2026

Property Location: 7116 Houser Road
Sharpsburg, MD 21782

Description Of Appeal: Special exception to establish a 145 ft. monopole style commercial communication tower.

Appellant's Legal Interest In Above Property:
Owner: No
Lessee: Yes
Other:
Contract to Rent/Lease: No
Contract to Purchase: No

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 3 Table No. 3.3 (1) R. Utilities

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Agricultural
Proposed Use: Commercial Communcation Tower

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

Area Devoted To Non-Conforming Use -
Existing: Agricultrual
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 21 day of May, 20 26.

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: AP2026-017

State of Maryland Washington County, To Wit:

On 5/21/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Hellman & Yates PA and made oath in due form of law as follows:

Hellman & Yates PA 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 06/10/2026, 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 05/26/2026 and will remain until after the above hearing date.

Brenda J Yates

Hellman & Yates PA

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.

Outlook

Bakersville Tower Located on Houser Rd

From Jonathan Yates <jly@hellmanyates.com>
Date Fri 5/22/2026 9:34 AM
To Rathvon, Kathryn B. <krathvon@washco-md.net>

Dear Katie,

Thank you so very much for your help this morning. Unfortunately, when doing the site plan and drawings for the proposed 145' monopole-style facility on the property of Thomas E. and Judith Ann Shaw on Houser Road, our engineer used an address on Houser which is actually across the street from the vacant property of Thomas and Judith Shaw. The engineer did get the parcel number correct, but not the exact address on Houser, as this is a vacant lot that has probably not been assigned an address yet.

We apologize profusely for any confusion and thank you so very much for your help on this. I look forward to seeing you again on June 10th. I hope you and your family have a very happy Memorial Day.

Yours very truly,
Jonathan L. Yates

Jonathan Yates
jly@hellmanyates.com

Washington County
MARYLAND

BOARD OF ZONING APPEALS

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | 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 **7116 Houser Road, Sharpsburg, MD 21782**

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

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

_____ Contract to Purchase _____ Other _____

Use Proposed: **145' monopole-style wireless telecommunications facility for Verizon Wireless.**

Zoning Ordinance section and subsection(s) providing for proposed use: **Section 4.22 Commercial Communications Towers**

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: **Please see attached narrative.**

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

105 Broad St. Third Floor, Charleston, SC 29401
Address of Appellant

jly@hellmanyates.com
Email of Appellant

843-414-9754
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 April 7, 2021

HELLMAN YATES

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN & YATES, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

May 15, 2026

VIA HAND DELIVERY

Katie Rathvon
Zoning Coordinator
80 West Baltimore Street
Hagerstown, MD 21740

Re: Proposed 145-foot monopole-style communications facility with a 2 ft. lightning rod located at 7116 Houser Road, Sharpsburg, MD 21782 by Milestone Towers for Verizon Wireless.

Dear Ms. Rathvon,

Enclosed, please find the application of Milestone Towers for a proposed 145-foot monopole-style communications facility with a 2 ft. lightning rod, to be located at 7116 Houser Road, Sharpsburg, MD 21782 (Tax Account #12-009739) on the property of Thomas and Judith Shaw by Milestone Towers for Verizon Wireless. In support of this application, we have taken the liberty of recasting the relevant sections of Washington County Zoning Ordinance, with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Milestone Towers has not only met, but has exceeded, all the necessary requirements for approval under the Washington County Zoning Ordinance.

Section 4.22 Commercial Communication Towers

The purpose of this section is to regulate the placement, construction, and modification of commercial communications towers as defined in Article 28A (hereinafter "towers") and commercial communications equipment as defined in Article 28A (hereinafter "equipment"). It is the intent of these regulations to minimize the visual impact of towers and equipment, to minimize the number of towers through shared use and co-location, to encourage utilization of technological designs that will either eliminate or reduce the need for new towers to support equipment and to ensure that all towers and equipment are compatible with surrounding land uses while assuring wireless communications service to the citizens of Washington County.

Equipment proposed to be located on an existing tower or antenna support structure as defined in Article 28A shall be allowed in any district provided that the height from grade of the equipment shall not exceed the height from grade of the antenna support structure by more than twenty (20) feet.

The Applicant accepts and acknowledges this provision. This is an application for a new tower. Please see the Site Plan and Drawings by Maryland Professional Engineer Camille Shabshab attached hereto as Exhibit "1" and incorporated herein by reference.

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.

The Applicant accepts and acknowledges this provision. Milestone Towers was able to confirm that there are no existing towers, buildings, elevated tanks, or other structures able to provide the antenna platform required. Please see the Alternative Candidate Analysis by Renée Frustaci of Site Link Wireless attached hereto as Exhibit "2" and incorporated herein by reference. The closest existing tower is a 194 ft. Vertical Bridge monopole over three and a half miles to the north of the proposed facility, which Verizon is already installed on.

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.

Please see the Alternative Candidate Analysis in Exhibit "2".

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.

The proposed monopole-style communications facility will meet the setback requirements of tower height. As shown on sheet Z-1 of Exhibit "1", the proposed setbacks for the 145 ft. monopole are: 145 feet to the front, 800.6

feet to the rear, 1,534.6 feet to the northside, and 881.5 feet to the south side.

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 R V districts or the nearest part of any existing dwelling, school, church, or institution for human care, in any other district.

As shown in Note 15 on Sheet Z-1 of Exhibit "1", we will meet this requirement of a 345 ft. distance from these districts, existing dwellings, schools, churches, or institutions for human care. The closest house is 458.4' to the west.

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

As shown in Note 17 on sheet Z-1 of Exhibit "1", there are no overhead transmission lines within two times the height of the tower.

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.

The proposed monopole-style communications facility will not exceed 200 feet. As shown on Sheet Z-5 of Exhibit "1" and the Design Drawings by Maryland Professional Engineer Robert E. Beacom attached hereto as Exhibit "3" and incorporated herein by reference, the proposed monopole has an elevation of 145 feet with a two-foot lightning rod for a total height of 147 feet.

5. Proposed towers shall meet the following 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.

Please see the Alternative Candidate Analysis in Exhibit "2". There are no existing structures within a 750 ft. radius of the proposed facility. The closest tower is a 194 ft. Vertical Bridge monopole approximately 3.5 miles away to the north, which Verizon is already located on.

    b. Self-supporting lattice or guyed towers shall be separated from all other self- supporting or guyed towers by a minimum of fifteen hundred (1,500)feet.

The provision does not apply to this application as this is for a monopole-style communications facility.

c. Self-supporting lattice or guyed towers shall be separated from all monopole towers by a minimum of seven hundred and fifty (750) feet.

The provision does not apply to this application as this is for a monopole-style communications facility.

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.

Please see the Affidavit from Matthew Penning of Milestone Towers attached hereto as Exhibit "4" and incorporated herein by reference. One ten (10) foot space on the proposed tower will be specifically reserved for use by Washington County, and other spaces will be made available to other future users, when possible. The proposed monopole-style facility has been designed for Verizon and collocation by at least three additional broadband carriers as shown in the Design Drawings in Exhibit "3". In addition, please see the ANSI/ Fall Zone letter by Maryland Professional Engineer Robert E. Beacom attached hereto as Exhibit "5" and incorporated herein by reference. Beacom has designed the proposed facility with a 145 ft. fall zone radius which is fully contained on the Shaw property.

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

Please see Sheets Z-4 and Z-6 of Exhibit "1" for the fencing plan. The 77ft-by-30ft compound will be secured by an 8-foot chain link fence.

8. All sites shall be identified by means of a sign no longer 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.

The Applicant accepts and acknowledges this provision. Please see Sheet Z-7 in Exhibit "1". Only the FCC required site identification and emergency signage will be deployed.

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.

The Applicant accepts and acknowledges this provision. As shown on sheet Z-5 of Exhibit "1" and the FAA Determination of No Hazard to Air Navigation attached hereto as Exhibit "6" and incorporated herein by reference, due to its de minimis height, the FAA will not require illumination. Please also see the Ken Patterson Airspace Study included in Exhibit "6".

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 dates supplied by the applicant indicates that there is no other suitable location.

The Applicant accepts and acknowledges this provision. Please see the Photo Simulations by Gould Digital Imaging attached hereto as Exhibit "7" and incorporated herein by reference.

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.

The Applicant accepts and acknowledges this provision. As shown in Note 14 on sheet Z-1 of Exhibit "1", the proposed facility is not 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.

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.

The Applicant accepts and acknowledges this provision. Please see the Tower Removal Letter by Matthew Penning of Milestone Towers attached hereto as Exhibit "8" and incorporated herein by reference

(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.

The Applicant accepts and acknowledges this provision. Please see the Tower Removal Letter in Exhibit "8".

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.

   Please see the RF Justification Letter by Uzoma Ugoh, Radio Frequency Engineer at Verizon Wireless, and proposed coverage studies attached hereto as Exhibit "9" and incorporated herein by reference.

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.

   Due to its strategic placement on the Shaw property, the proposed facility shall not adversely impact the character and integrity of surrounding properties.

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.

   Please see the Photo Simulations in Exhibit "7".

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.

   The Applicant accept and acknowledges this provision.

In addition, please find the following: Survey by Maryland Professional Land Surveyor Fitzroy Jerry Bertrand attached hereto as Exhibit "10" and incorporated by reference; the Recorded Deed attached hereto as Exhibit "11" and incorporated herein by reference; the Owners Representative Affidavit attached hereto as Exhibit "12" and incorporated herein by reference; the SHPO Concurrence (Maryland Historical Trust) attached hereto as Exhibit "13" and incorporated herein by reference; and the correspondence with Dr. Thomas G. Clemens of Save Historic Antietam Foundation attached hereto as Exhibit "14" and incorporated herein by reference.

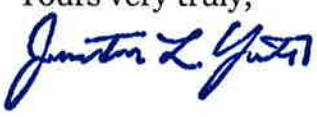
We would respectfully request to be placed on the agenda of the Washington County Board of Appeals June 10, 2026, scheduled meeting.

If you have any questions or concerns, please do not hesitate to contact me at 843-414-9754, or via email at jly@hellmanyates.com

Thank you for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

cc: William Wantz

Exhibit “1”

Milestone Towers

verizon

BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782

NEW 145' MONOPOLE

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
ZONING: EC (ENVIRONMENTAL CONSERVATION)
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
ELECTION DISTRICT: 12-000

SITE INFORMATION

SCOPE OF WORK:

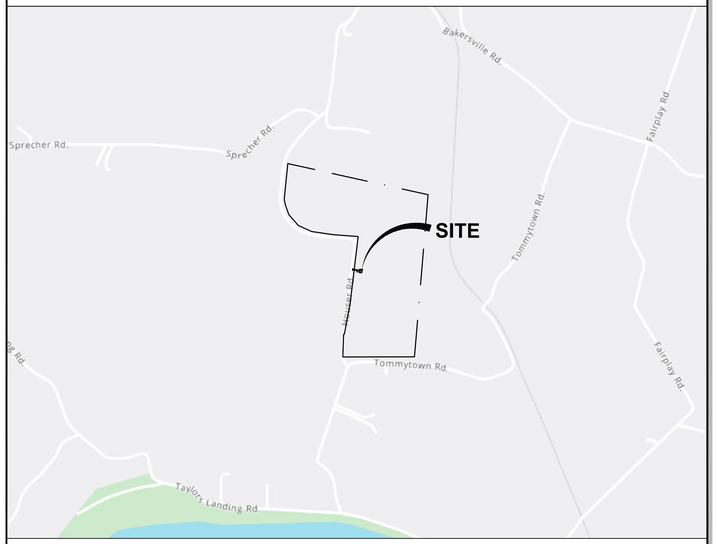
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY GRAVEL ACCESS ROAD TO COMPOUND.
4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
5. INSTALL MONOPOLE FOUNDATION AND MONOPOLE.
6. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
7. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
9. INSTALL FENCE AND SITE IMPROVEMENTS.
10. INSTALL VERIZON WIRELESS ANTENNAS, CABLES, RRHS AND EQUIPMENT.

JURISDICTION:	WASHINGTON COUNTY
PARCEL:	0711/0006/0046
PARCEL AREA:	70.6400 A.C.
PARCEL OWNER:	SHAW, THOMAS E & JUDITH ANN
PREMISES ADDRESS:	7116 HOUSER ROAD, SHARPSBURG, MD 21782
MAILING ADDRESS:	7272 TOMMYTOWN ROAD, SHARPSBURG, MD 21782
TAX ACCOUNT NUMBER:	12-009739
NEIGHBORHOOD:	N/A
ZONING:	EC (ENVIRONMENTAL CONSERVATION DISTRICT)
STRUCTURE TYPE:	RAW LAND – NEW MONOPOLE
GROUND ELEVATION:	±418.0' NAVD88
LATITUDE:	N 39° 30' 32.474"
LONGITUDE:	W 77° 46' 18.143"

EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 3,667 SF

NOTE: MONOPOLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

VICINITY MAP



MDOT GRID MAP A88

SCALE: 1" = 2,000'

TRUE NORTH

SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ADJOINERS
Z-3	ENLARGED SITE PLAN
Z-4	COMPOUND PLAN
Z-5	MONOPOLE ELEVATION
Z-6	SITE DETAILS
Z-7	SIGNAGE PLAN

SEAL:

STATE OF MARYLAND
CAMILLE F. SHABSHAB
PROFESSIONAL ENGINEER
No. 17641
ARIZONA

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. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
08-27-2025	ZONING PLAN REVIEW	A
09-09-2025	ZONING PLAN REVIEW	B
09-19-2025	RELOCATE SITE	0
11-26-2025	ZONING – NEW LOCATION	1

PROJECT TEAM

APPLICANT:	MILESTONE TOWERS LIMITED PARTNERSHIP V D/B/A MILESTONE TOWERS 12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190 MR. LEN FORKAS (703) 620-2555
ARCHITECT/ENGINEER:	ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852 CAMILLE SHABSHAB (202) 408-0960

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ANSI/TIA-222-H

DRAWING APPROVALS

	SIGNATURE	DATE
OWNER REPRESENTATIVE		
SITE AQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		

CALL
UTILITIES NOTIFICATION
MISS UTILITY
811
3 WORKING DAYS PRIOR TO DIGGING

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

PROJECT NO: 1050.478
DESIGNER: C.S.
ENGINEER: M.A.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

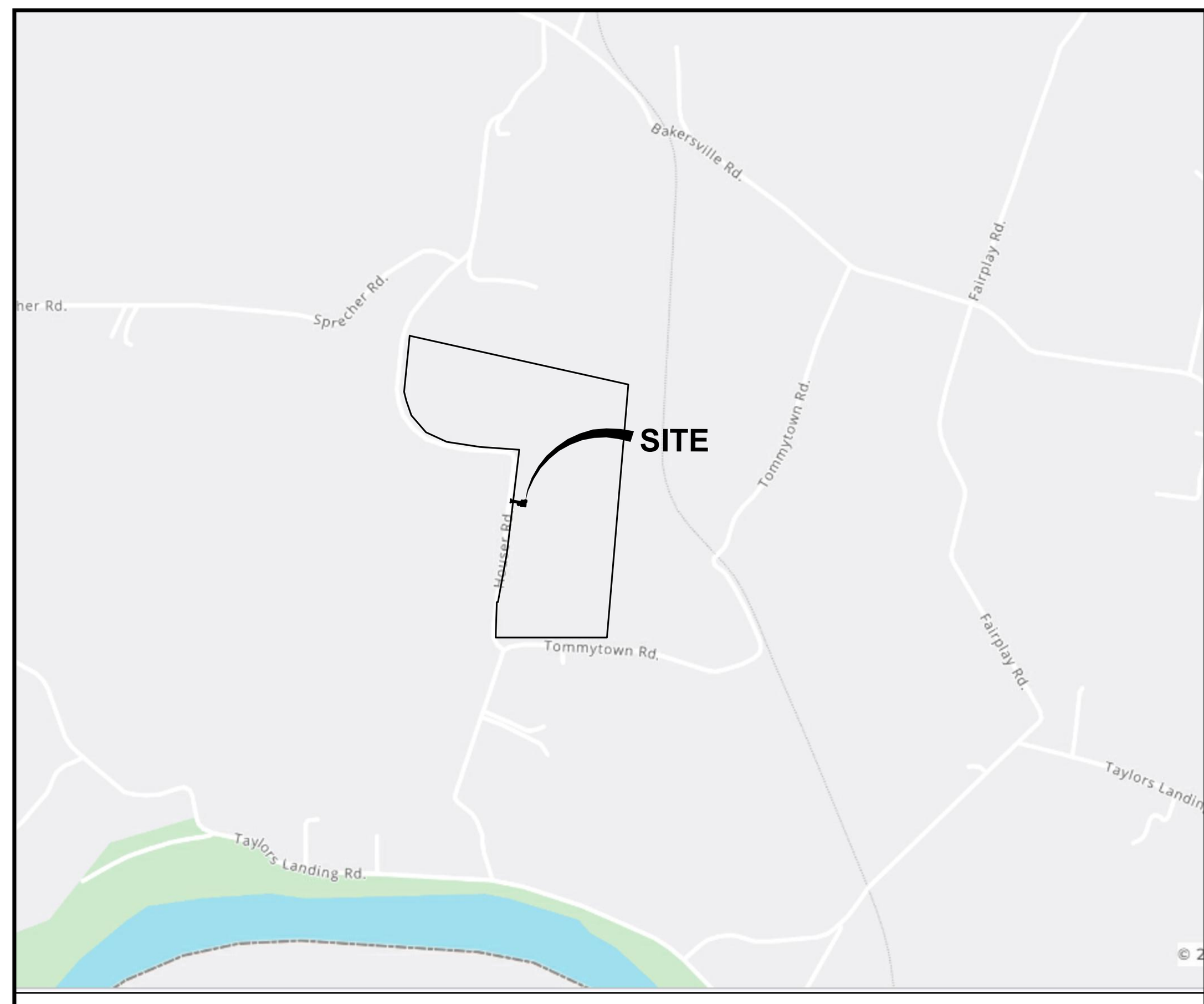
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



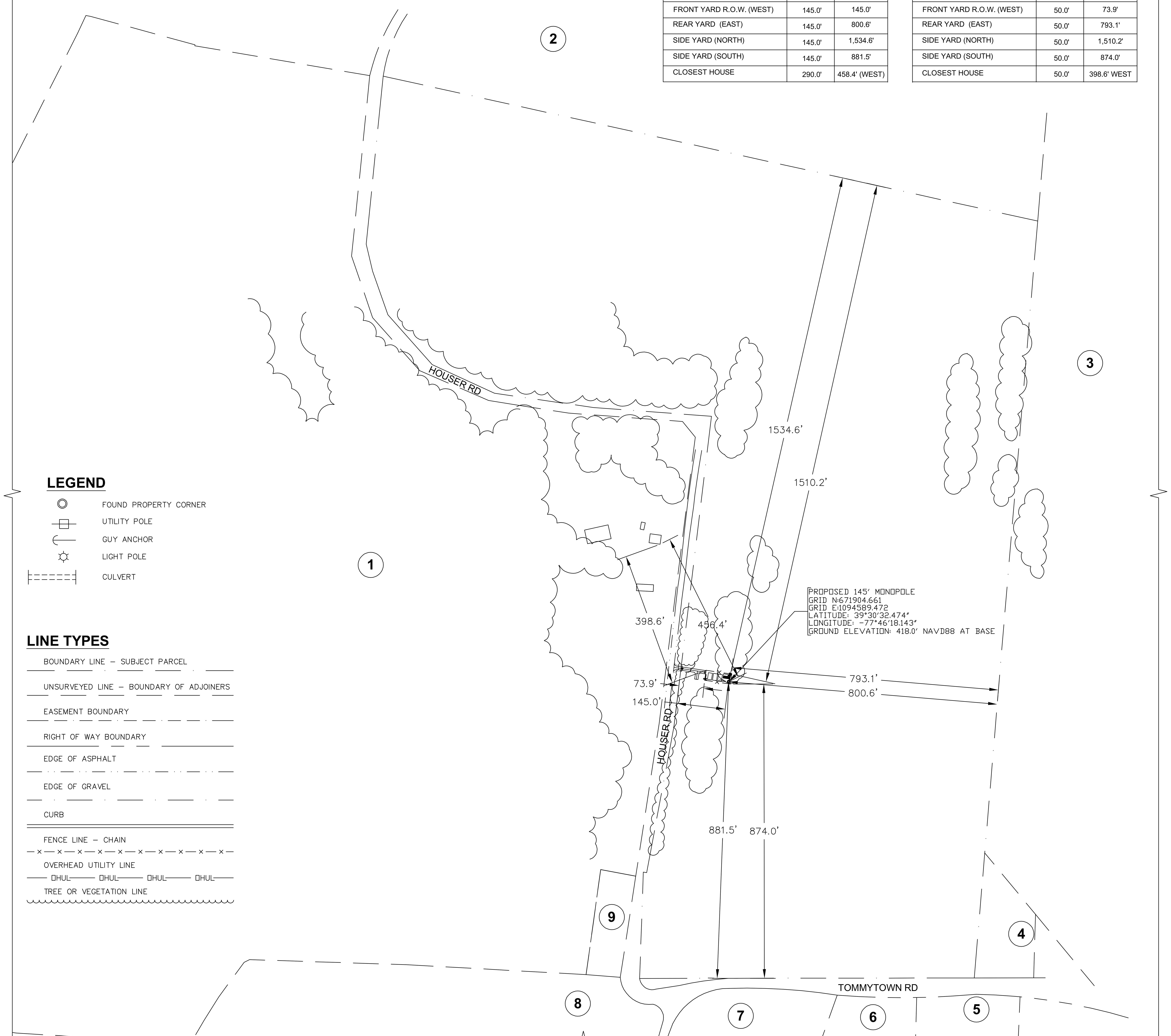
VICINITY MAP
SCALE: 1" = 1,500'
TRUE NORTH

SITE INFORMATION & NOTES

1. SITE NAME: BAKERSVILLE
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION;
   OWNER: SHAW, THOMAS E & JUDITH ANN
   PREMISES ADDRESS: HOUSER RD
   SHARPSBURG, MD 21782
   MAILING ADDRESS: 7272 TOMMYTOWN RD
   SHARPSBURG, MD 21782
   COUNTY: WASHINGTON COUNTY, MD
   TAX MAP: 0071 GRID: 0006 PARCEL: 0046
   DISTRICT NUMBER: 12 ACCOUNT NUMBER: 009739
   ZONING: EC USE: AGRICULTURAL
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
   DEED BOOK 06290, PAGE 00123
   AREA: 70.6400 ACRES
5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
8. THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS;
   FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR WASHINGTON COUNTY, MD. COMMUNITY PANEL NUMBER 24043C 0295D. REVISED, AUGUST 15, 2017.
9. A TITLE REPORT WAS REVIEWED FOR THIS SURVEY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
11. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
13. THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
    LATITUDE: N 39° 30' 32.474"
    LONGITUDE: W 77° 46' 18.143"
    ELEVATION: 418.0' NAVD88
14. THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CORRIDOR SPECIAL PLANNING AREA, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT
15. THE SITE IS LOCATED MORE THAN 345' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.
16. THE CLOSEST EXISTING TOWER IS A 194' VERTICAL BRIDGE MONOPOLE LOCATED APPROXIMATELY 3.5 MILES NORTH-NORTHWEST (COORDINATES 39.56146, -77.78016) (ASR 1271746)
17. THERE ARE NO OVERHEAD TRANSMISSION LINES WITHIN TWO TIMES THE HEIGHT OF THE TOWER.
18. EXISTING HEAVY MATURE VEGETATION WILL BE USED IN LIEU OF NEW LANDSCAPING.

MONOPOLE SETBACKS	REQUIRED	PROPOSED
FRONT YARD R.O.W. (WEST)	145.0'	145.0'
REAR YARD (EAST)	145.0'	800.6'
SIDE YARD (NORTH)	145.0'	1,534.6'
SIDE YARD (SOUTH)	145.0'	881.5'
CLOSEST HOUSE	290.0'	458.4' (WEST)

COMPOUND SETBACKS	REQUIRED	PROPOSED
FRONT YARD R.O.W. (WEST)	50.0'	73.9'
REAR YARD (EAST)	50.0'	793.1'
SIDE YARD (NORTH)	50.0'	1,510.2'
SIDE YARD (SOUTH)	50.0'	874.0'
CLOSEST HOUSE	50.0'	398.6' WEST



SITE PLAN
SCALE: 1" = 200'
1 / Z-1
TRUE NORTH

entrex communication services, inc.
6100 EXECUTIVE BLVD.
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ZONING: EC (ENVIRONMENTAL CONSERVATION)
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
ELECTION DISTRICT: 12-000

SEAL:

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SUBMITTALS

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09-19-2025	RELOCATE SITE	0
11-26-2025	ZONING – NEW LOCATION	1

PROJECT NO: 1050.478
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

SUBJECT PARCEL

ACCOUNT NO: 12-009739
N/F
SHAW, THOMAS E & JUDITH ANN L/E
MAILING ADDRESS: 7272 TOMMYTOWN ROAD
SHARPSBURG, MD 21782
PARCEL ADDRESS: HOUSER ROAD
SHARPSBURG, MD 21782
AREA: 70.6400 AC
PRESENT USE: AGRICULTURAL
ZONING EC

ADJOINERS

1

ACCOUNT NO: 129-014066
N/F
MILLER, JOSHUA J & LINDSAY H
MAILING ADDRESS: 16951 SPRECHER RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 16951 SPRECHER RD
SHARPSBURG, MD 21782
AREA: 138.6800 AC
PRESENT USE: AGRICULTURAL
ZONING EC

2

ACCOUNT NO: 12-008554
N/F
HARRIS, PHILIP S & CYNTHIA L
MAILING ADDRESS: 3660 CHESTNUT GROVE RD
KEEDYSVILLE, MD 21756
PARCEL ADDRESS: 17103 SPRECHER RD
SHARPSBURG, MD 21782
AREA: 36.6500 AC
PRESENT USE: AGRICULTURAL
ZONING EC

3

ACCOUNT NO: 12-006721
N/F
SHAW, JUDITH A & THOMAS E
MAILING ADDRESS: 7272 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 7234 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 208.5100 AC
PRESENT USE: AGRICULTURAL
ZONING: EC

4

ACCOUNT NO: 12-002904
N/F
HARTLE, RICHARD J JR
MAILING ADDRESS: 20512 RENO MONUMENT RD
BOONSBORO, MD 21713
PARCEL ADDRESS: 7036 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 1.0000 AC
PRESENT USE: RESIDENTIAL
ZONING: EC

5

ACCOUNT NO: 12-010443
N/F
GREGER, DONALS KEITH & CYNTHIA
MAILING ADDRESS: 7025 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 3.1800 AC
PRESENT USE: RESIDENTIAL
ZONING: EC

6

ACCOUNT NO: 12-010494
N/F
GREGER, DONALS KEITH & CYNTHIA
MAILING ADDRESS: 7025 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 7025 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 3.1500 AC
PRESENT USE: RESIDENTIAL
ZONING: EC

7

ACCOUNT NO: 12-010435
N/F
DUFIEF, JAMES S III & LESA A ETAL
MAILING ADDRESS: 6945 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 6945 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 3.3700 AC
PRESENT USE: AGRICULTURAL
ZONING EC

8

ACCOUNT NO: 12-010486
N/F
BOND, RICHARD L & MICHELE L
MAILING ADDRESS: 9614 KENSINGTON PKWY
KENSINGTON, MD 20895
PARCEL ADDRESS: 6836 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 45.1800 AC
PRESENT USE: AGRICULTURAL
ZONING EC

9

ACCOUNT NO: 12-001231
N/F
GAYLOR, CONNIE S
MAILING ADDRESS: 7014 HOUSER RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 7014 HOUSER RD
SHARPSBURG, MD 21782
AREA: 31,798 SF
PRESENT USE: RESIDENTIAL
ZONING: EC

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ENGINEER: C.S.

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GRAPHIC SCALE IN INCHES

SHEET TITLE:

PROPERTY ADJOINERS

SHEET NUMBER:

Z-2

AREA TABULATION

SITE AREA: 70.64 AC

COMPOUND AND
ACCESS ROAD LOD: 4,998 SF (0.1147 AC)

EX. IMPERVIOUS AREA: 0 SF
PROPOSED INCREASE: 3,520 SF (0.0808 AC)

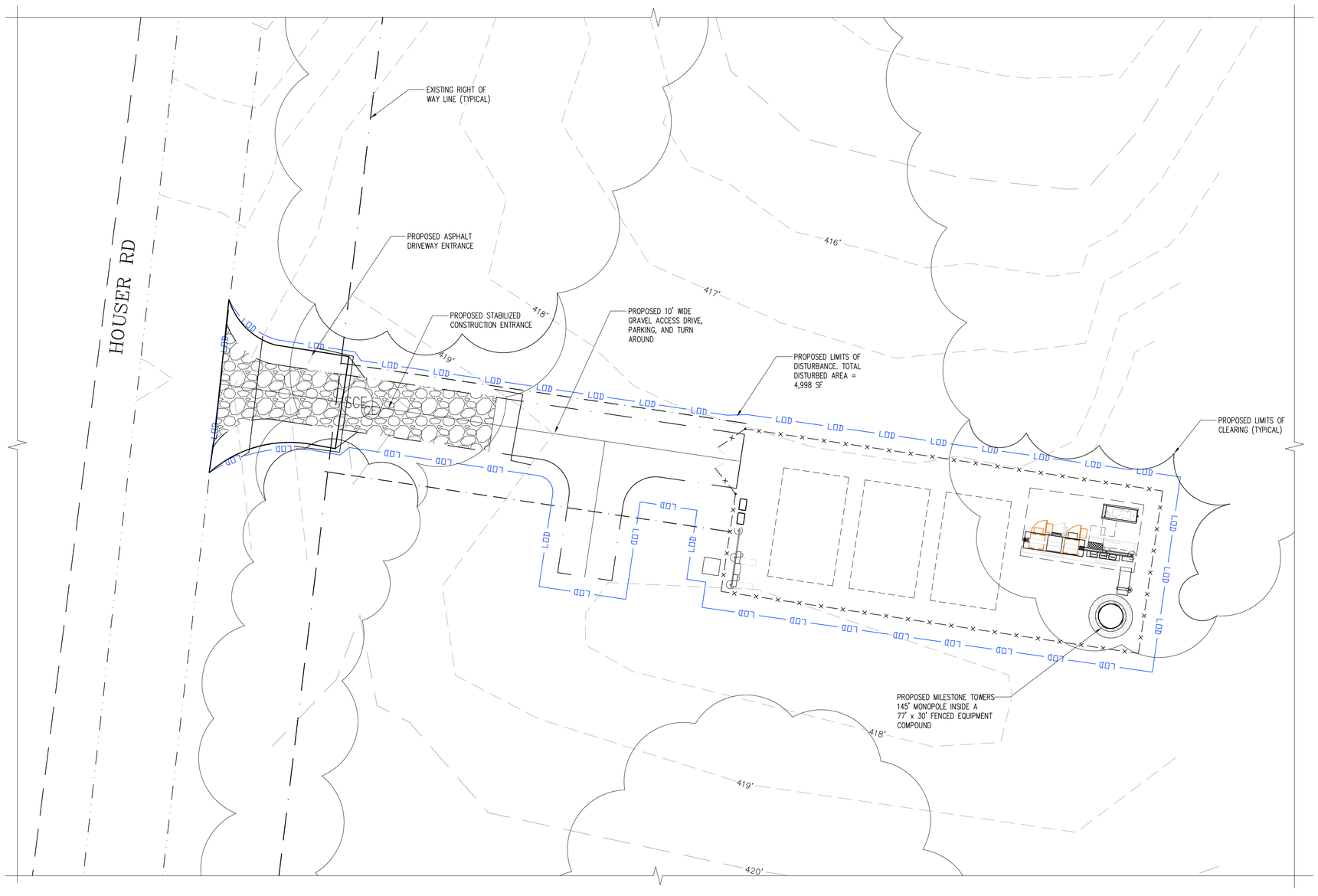
SPOIL AND/OR BORROW NOTE
ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

LEGEND

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- SIGN
- LIGHT POLE
- TELEPHONE PEDESTAL
- INDIVIDUAL TREE – DECIDUOUS
- TEMPORARY STONE CONSTRUCTION ENTRANCE
- STOCKPILE (IF NEEDED)

LINE TYPES

- CONCRETE CURB
- FENCE LINE – CHAIN
- EX. 1' CONTOUR LINE
- EX. 5' CONTOUR LINE
- LIMITS OF DISTURBANCE
- SILT FENCE



ENLARGED SITE PLAN
SCALE: 1" = 20'

1 / Z-3

TRUE NORTH

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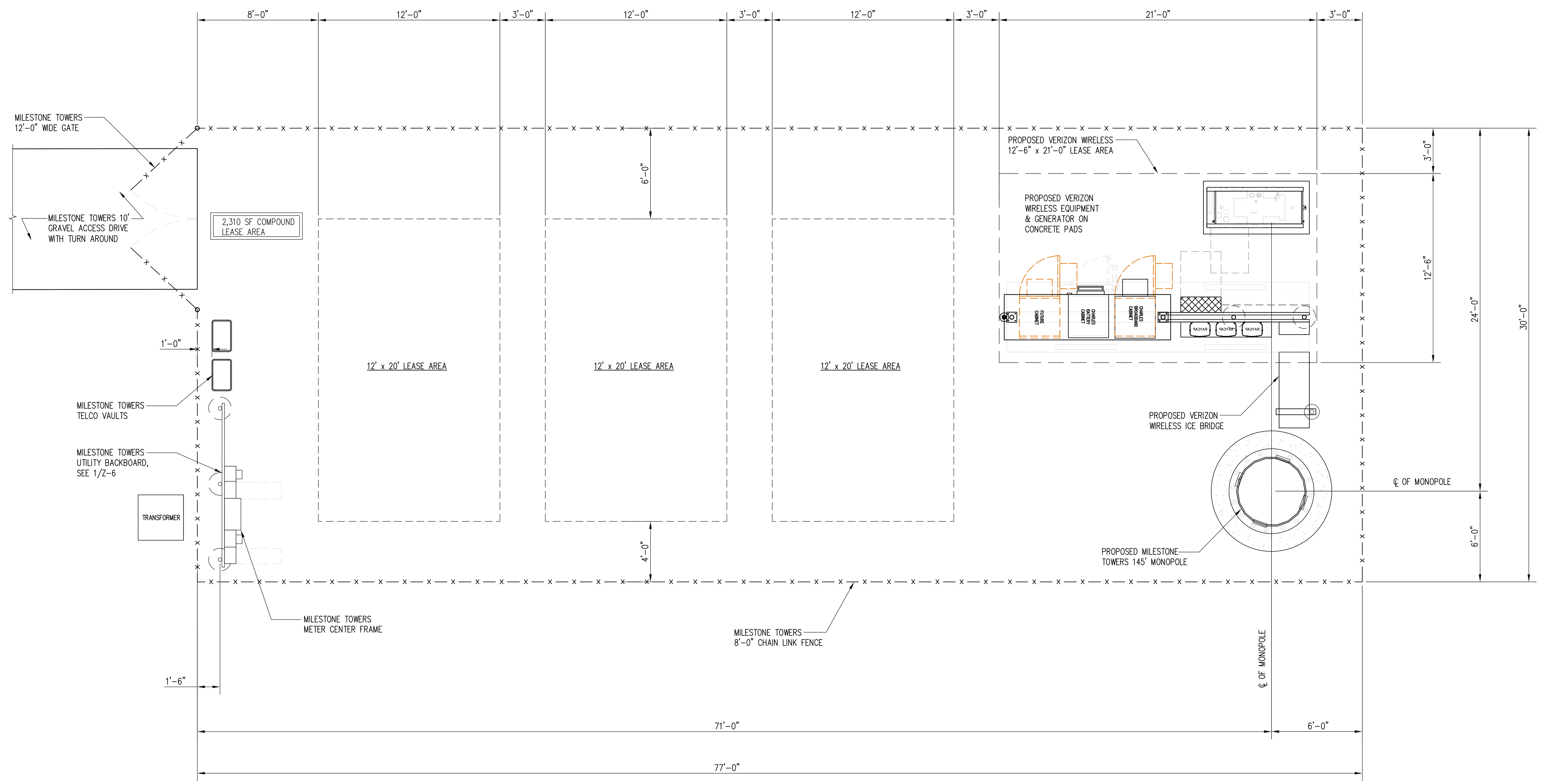
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

Z-3



COMPOUND PLAN (1/Z-4)
SCALE: 1/4" = 1'-0"
TRUE NORTH

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PROJECT NO: 1050.478
DESIGNER: R.S.
ENGINEER: C.S.

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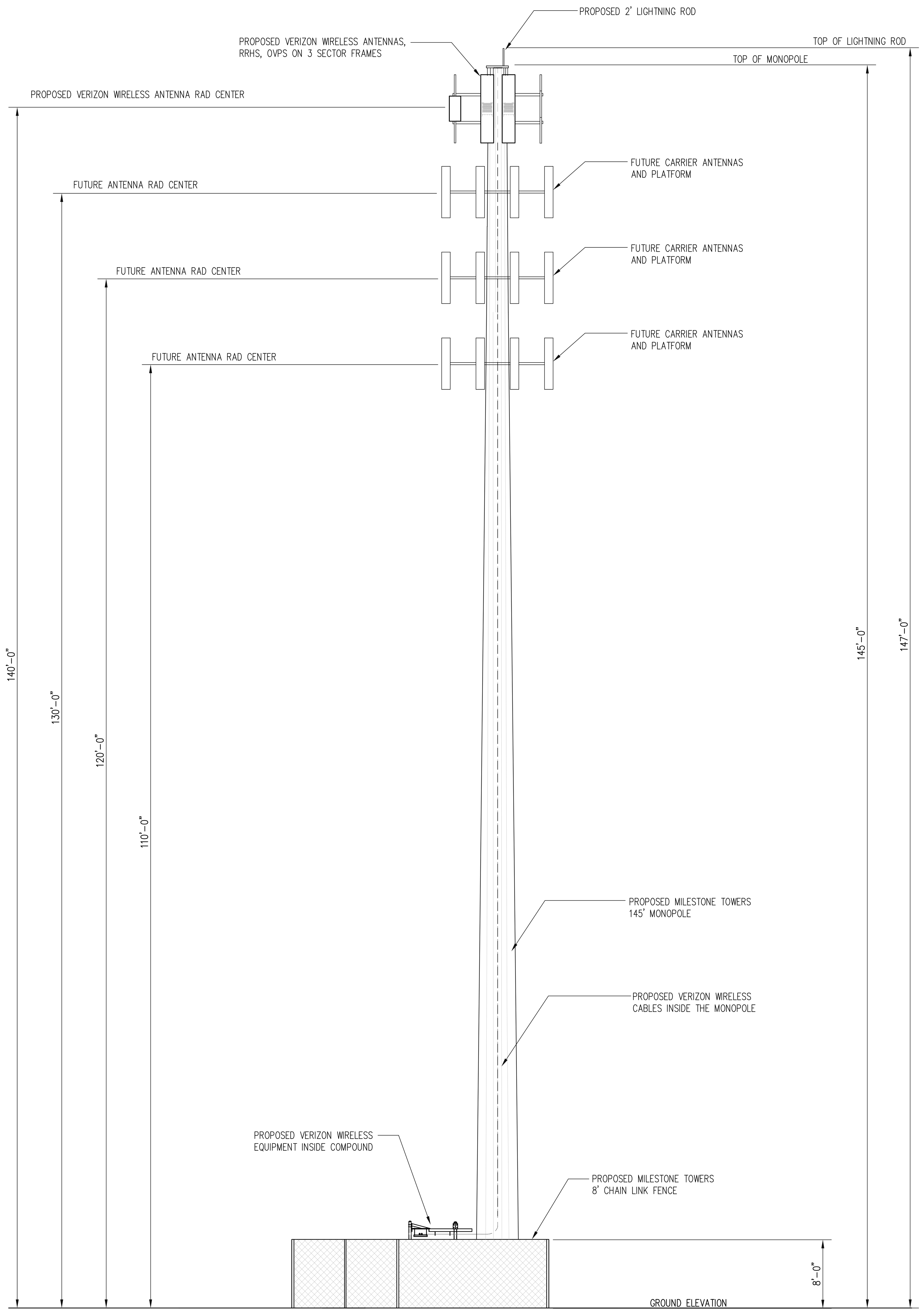
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

Z-4



VIEW LOOKING SOUTHEAST

MONOPOLE ELEVATION (1 / Z-5)
SCALE: 1/8"=1'-0"

DESIGN NOTES

PROPOSED ANTENNA, ANTENNAS ARRAYS, CABLES, AND OTHER MONOPOLE ATTACHMENTS WILL BE PAINTED GRAY TO BETTER BLEND WITH GALVANIZED METAL MONOPOLE AND FURTHER MINIMIZE THE VISUAL IMPACT.

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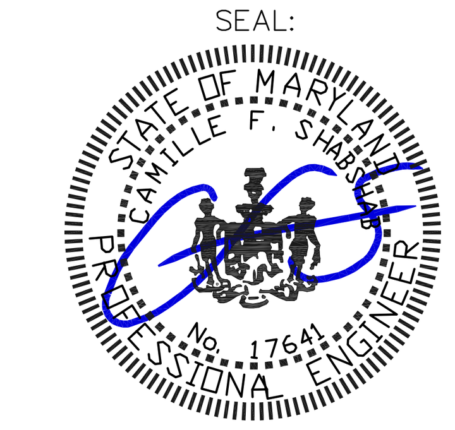
SEAL:



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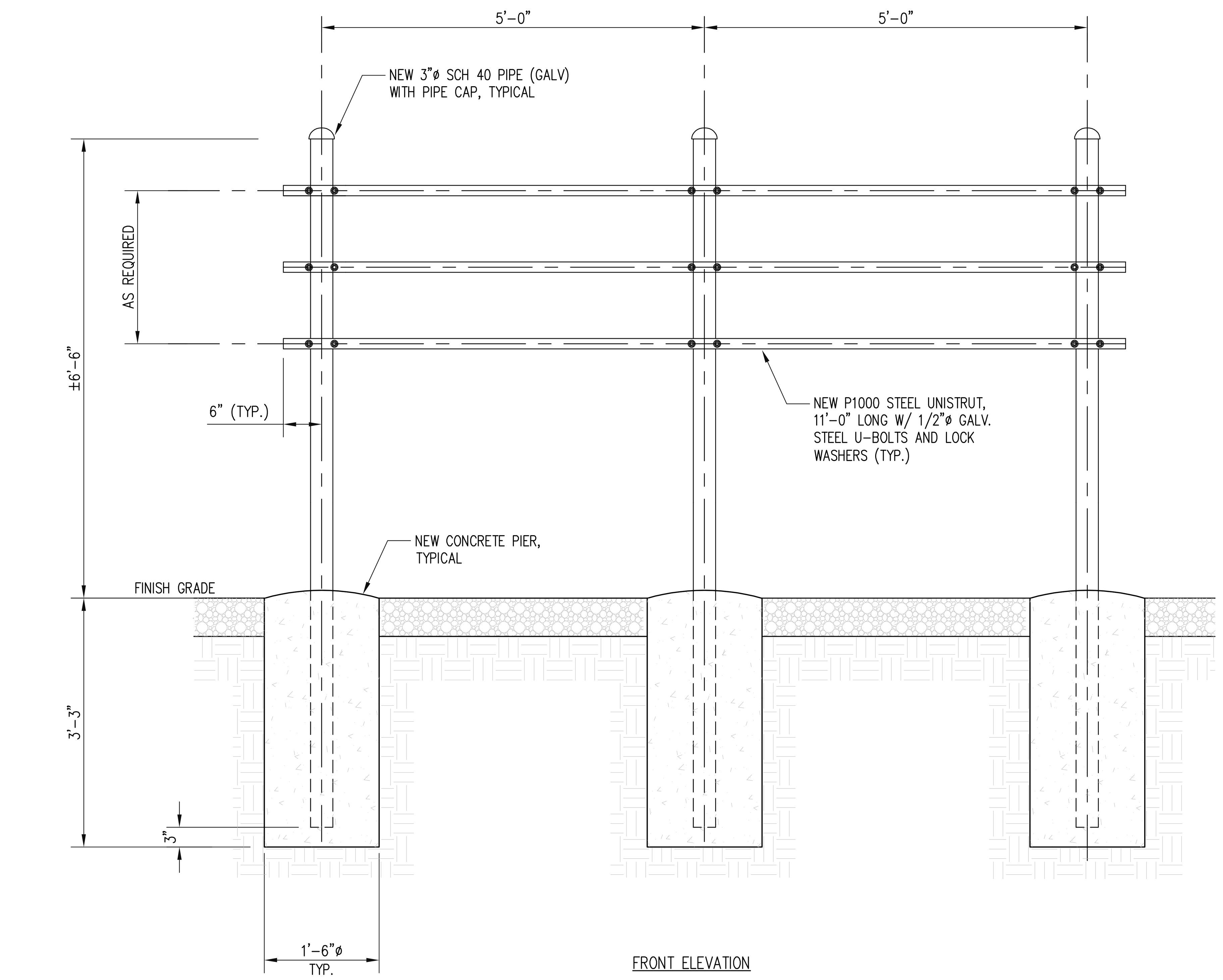
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

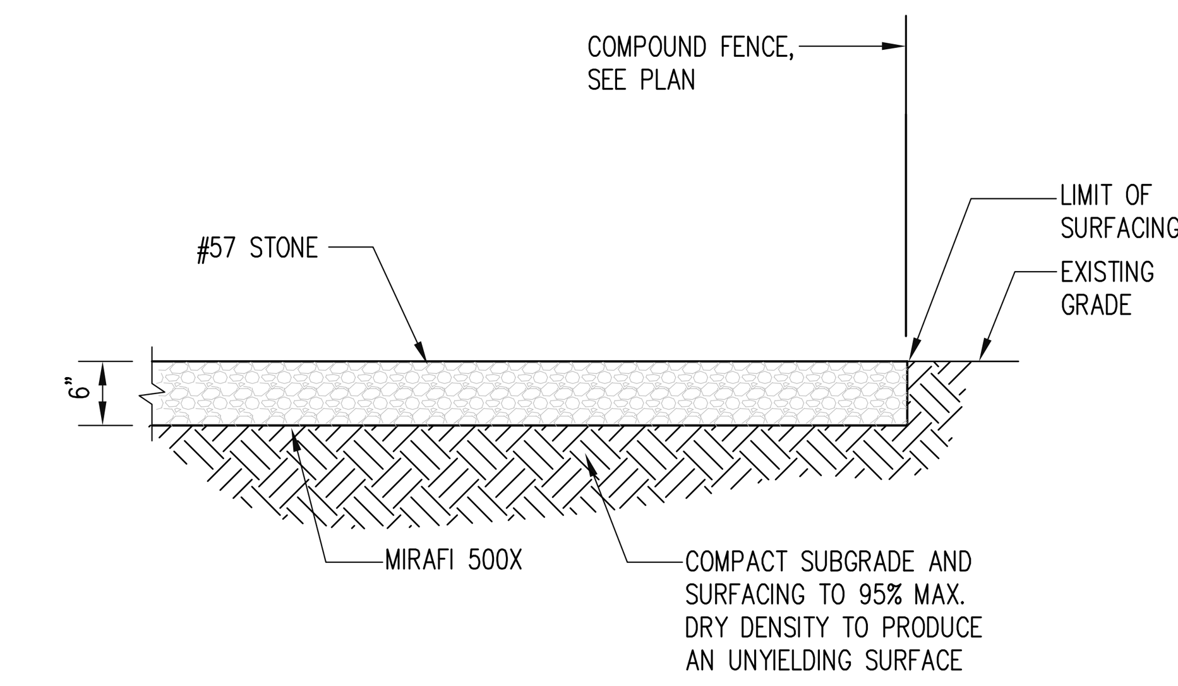
MONOPOLE ELEVATION

SHEET NUMBER:

Z-5

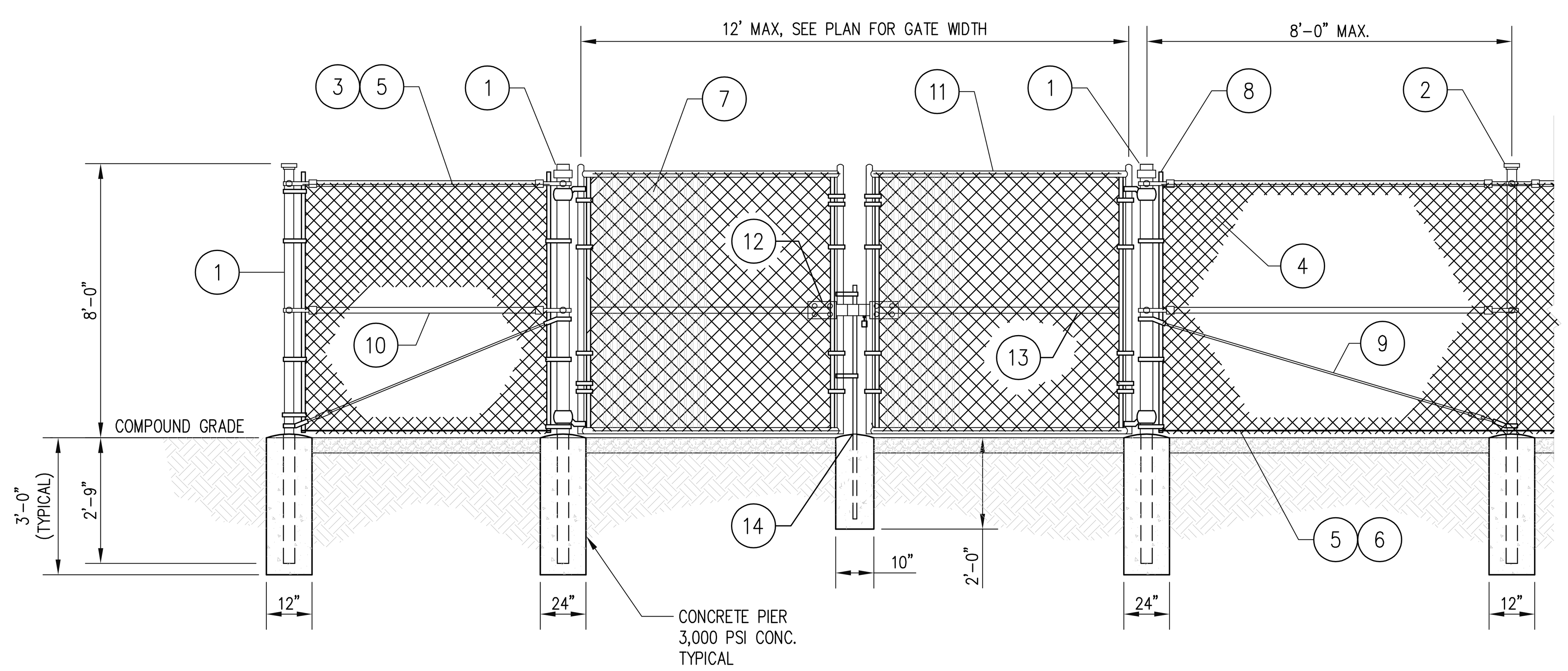


UTILITY FRAME DETAIL (1 / Z-6)
SCALE: 3/4"=1'-0"



NOTE:
COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL (2 / Z-6)
SCALE: 1"=1'-0"



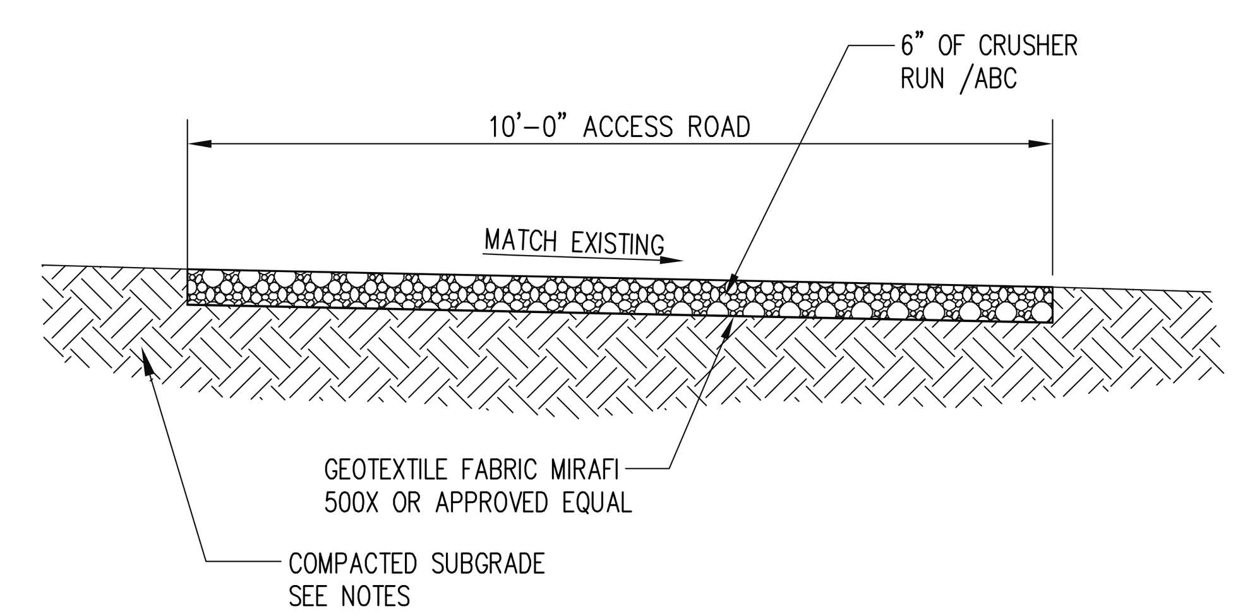
REFERENCE NOTES:

1. CORNER, END OR PULL POST: 3" NOMINAL SCHEDULE 40 PIPE. GATE POST: 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. 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.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. PRIVACY SLATS AROUND ENTIRE ENCE PERIMETER (IF SPECIFIED, SHOWN ONLY PARTIALLY IFN ELEVATION)
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. STIMIE MULTI-LOCKING DEVICE BY MILESTONE
13. GATE FRAME BRACE: 1 5/8" DIAMETER.
14. CENTER GATE STOP

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. FENCE PIPE AND COMPONENTS SHALL BE GALVANIZED.
4. GATE FRAMES SHALL BE WELDED. WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. POSTS SHALL HAVE END-CAPS.
6. GATES SHALL HAVE LOCKING HARDWARE.
7. PROVIDE GATE STOPS TO SECURE GATES IN OPEN POSITION.

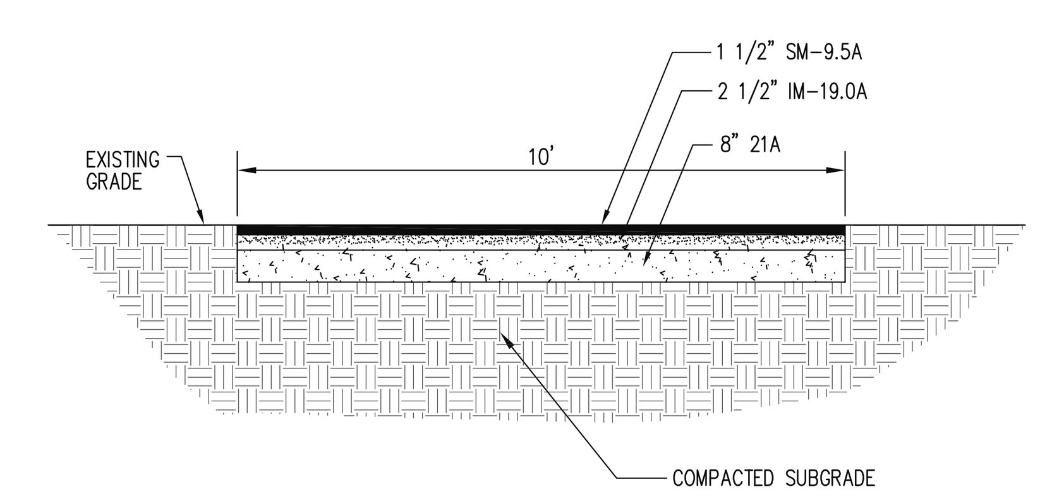
GALVANIZED STEEL FENCE AND GATE DETAIL (4 / Z-6)
SCALE: NTS



ACCESS ROAD:
FILL, UNDERCUT AND COMPACT TEMPORARY ACCESS ROAD UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI, 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF CRUSHER RUN/ABC TO FINISH GRADE

COMPACTION NOTES:
1. SURFACE COURSE AND BASE COURSE SHALL BE COMPACTED TO 98% MAX. DRY DENSITY STANDARD PROCTOR.
2. SUBGRADE SOIL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY STANDARD PROCTOR.

GRAVEL ACCESS ROAD DETAIL (5 / Z-6)
SCALE: N.T.S.



ASPHALT WALKWAY NOTES:

1. TOPSOIL, LARGE ROCKS, AND OTHER LOW QUALITY SOILS SHALL BE REMOVED AND REPLACED.
2. THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE DRY WEIGHT DENSITY PER AASHTO DESIGNATION T-180 METHOD C OR D. IF THE SOIL CANNOT BE COMPACTED TO THE 95% OF THE DRY WEIGHT DENSITY, THEN THE SOIL SHALL BE COMPACTED BE COMPACTED TO THE 95% OF THE DRY WEIGHT DENSITY PER AASHTO T99.
3. THE SUBGRADE SHALL BE TREATED WITH AN APPROVED HERBICIDE PRIOR TO PLACING THE BASE COURSE.
4. THE TOP COARSE AND BASE COURSE THICKNESS SHALL BE THE COMPACTED THICKNESS.
5. THE ROAD SURFACE SHALL BE SLOPED A MINIMUM OF 1.5%/FT OR HAVE A CROWN IN THE MIDDLE.
6. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

ASPHALT DRIVEWAY DETAIL (6 / Z-6)
SCALE: N.T.S.

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STATE OF MARYLAND
CAMILLE F. SHABSHAB
No. 17641
PROFESSIONAL ENGINEER

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ENGINEER: C.S.

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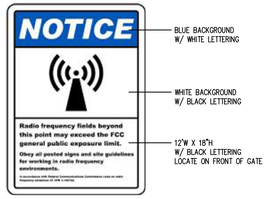
GRAPHIC SCALE IN INCHES

SHEET TITLE:
SITE DETAILS

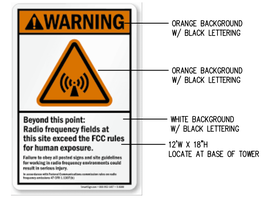
SHEET NUMBER:
Z-6

SITE SIGNAGE DETAILS

MARKETING / ID SIGN (1 / S-7)
SCALE: N.T.S.

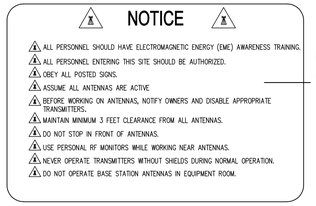


RF NOTICE SIGN (3 / S-7)
SCALE: N.T.S.



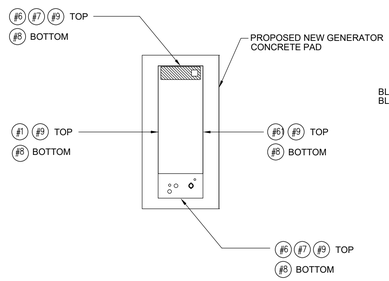
RF WARNING SIGN (5 / S-7)
SCALE: N.T.S.

NO TRESPASSING SIGN (2 / S-7)
SCALE: N.T.S.

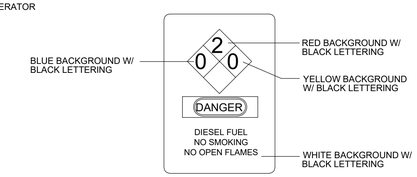


RF NOTICE SIGN 2 (4 / S-7)
SCALE: N.T.S.

GENERATOR SIGNAGE DETAILS

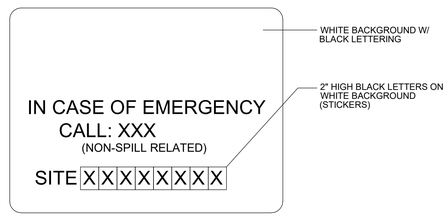


SIGN KEY PLAN
SCALE: N.T.S.



SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1 (6 / S-7)
SCALE: N.T.S.



SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2 (7 / S-7)
SCALE: N.T.S.

SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3 (8 / S-7)
SCALE: N.T.S.

SIGN DIMENSIONS: 8" WIDE X 4" HIGH

EMERGENCY RESPONSE - SIGN #4 (9 / S-7)
SCALE: N.T.S.

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ENGINEER: C.S.

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GRAPHIC SCALE IN INCHES

SHEET TITLE:

SIGNAGE

SHEET NUMBER:

Z-7

Exhibit “2”

MILESTONE/ VERIZON WIRELESS-BAKERSVILLE: Alternative Towers and Structures Analysis

Site Address: 7116 Houser Road, Sharpsburg, MD 21782

1.0 SEARCH AREA PARAMETERS: NO EXISTING APPROPRIATE TALL STRUCTURES FOUND.

Section 4.22 5(a): 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 feet.

Site Link reviewed the area and found no existing tower or structure within 750' in which Verizon could collocate as shown in Image 1.

IMAGE 1

2.0 AREA OF SEARCH: NO EXISTING APPROPRIATE TALL STRUCTURES FOUND

Site Link conducted a search within the 1-mile radius provided by the Verizon RF engineer. Image 2 below depicts the search area examined by Site Link.

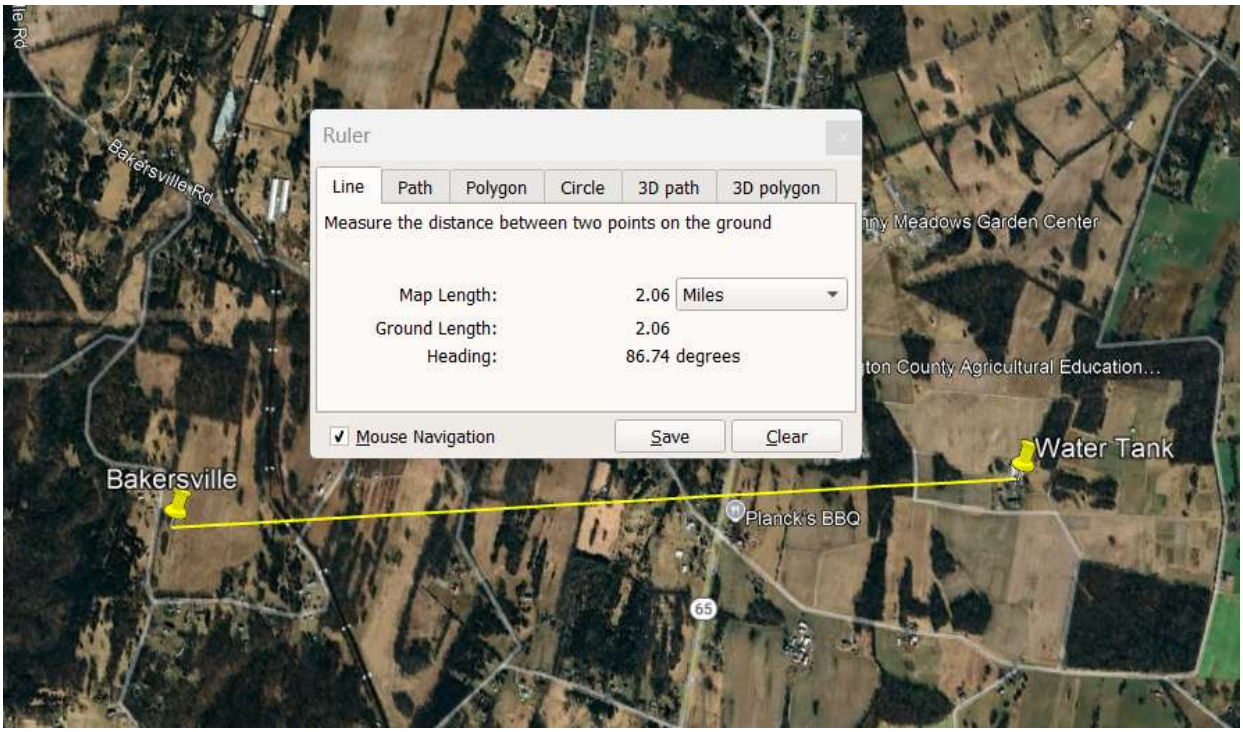
The Utility line .55 miles north of the site cannot be collocated on due to their voltage level.

No existing towers or other tall structures fit Verizon's requirements and coverage objectives.

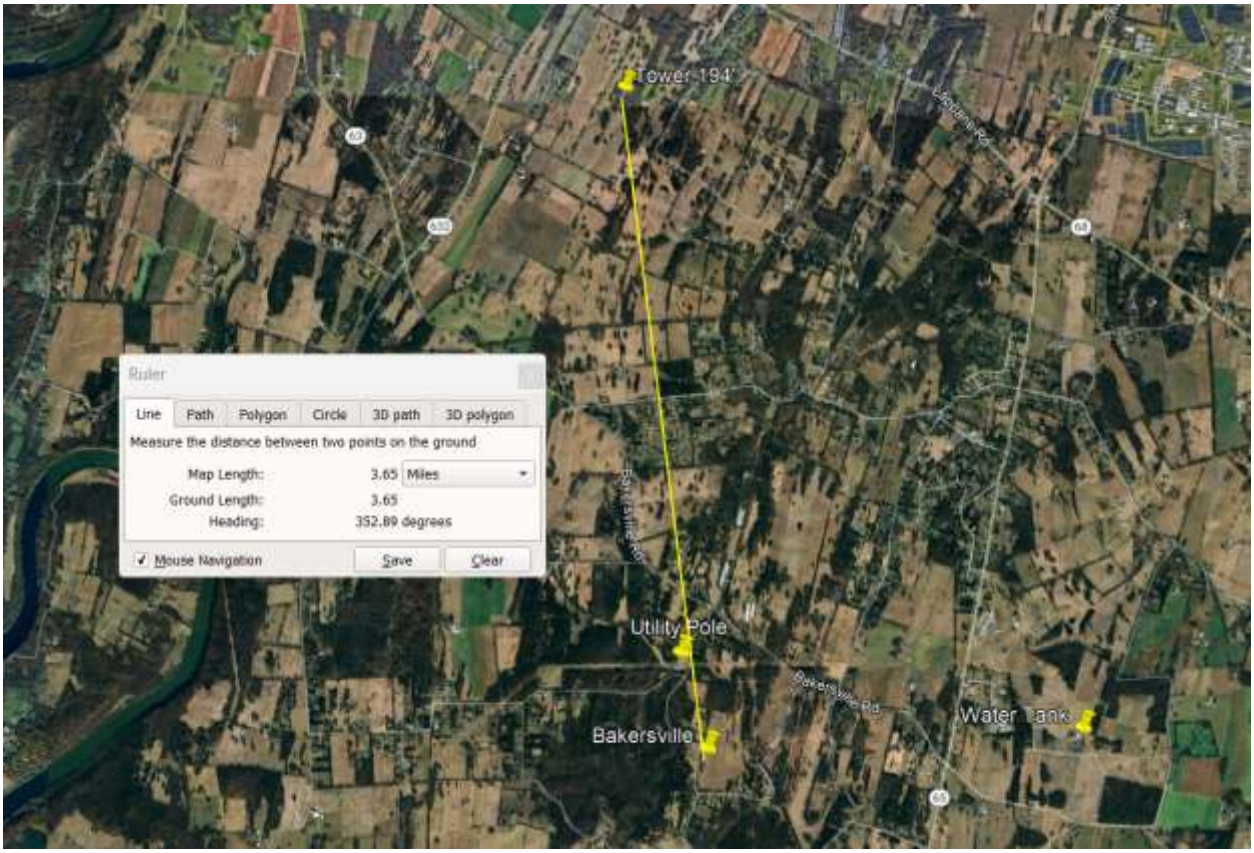
IMAGE 2: Bakersville- Search Area Map candidates.

3.0 NEAREST EXISTING TOWER

Site Link identified the closest existing wireless facilities as an existing Water Tank located over two miles from the proposed facility (39.51078,-77.73325) which is too far to meet the objective.



Site Link identified the closest existing Tower as a 194' Vertical Bridge monopole located over three-and one-half miles from the proposed facility (39.56146,-77.78016) which Verizon is already installed on.



CONCLUSION:

To conclude, no existing towers/structures are close enough to the search area provided by Verizon Wireless for the collocation of its communication facilities to meet their coverage objectives.

We confirm that the foregoing statement is correct.

Renée Frustaci
Senior Project Manager
Site Link Wireless

Exhibit “3”

sabre

Structural Design Report

145' Monopole

Site: Bakersville, MD

Prepared for: MILESTONE COMMUNICATIONS, INC.

by: Sabre Industries ™

Job Number: 26-2465-TLJ

October 21, 2025

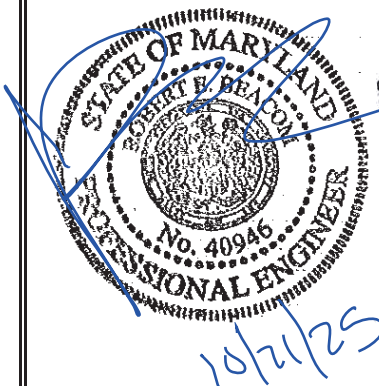
Monopole Profile..... 1

Foundation Design Summary (Preliminary) (Option 1)..... 2

Foundation Design Summary (Preliminary) (Option 2)..... 3

Pole Calculations..... 4-18

Foundation Calculations..... 19-27

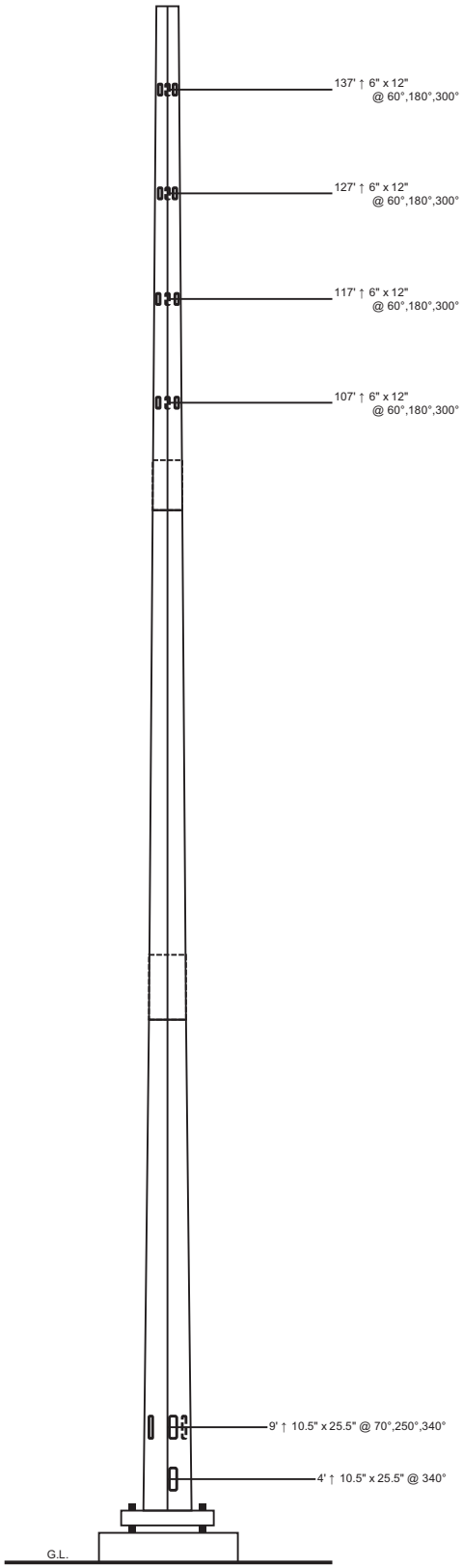


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 40946, Expiration Date: 8/9/2027

10/21/25

Digitally Signed By Robert Beacom
DN: C=US,SERIALNUMBER=MAS20250205984402,ST=Texas,L=Alvarado,2.5.4.97=NTRUS\+DE-4349737,O=SABRE INDUSTRIES\, INC.,CN=Robert Beacom Date: 2025.10.21 11:05:09

Length (ft)	48'-3"	53'-6"								53'-3"
Number Of Sides	18									
Thickness (in)	1/4"	3/8"								7/16"
Lap Splice (ft)			4' - 9"							
Top Diameter (in)	24"	32.76"								42.07"
Bottom Diameter (in)	34.27"	44.15"								53.41"
Taper (in/ft)		0.2129								
Grade		A572-65								
Weight (lbs)	4341	8760								14288
Overall Steel Height (ft)		144								



Designed Appurtenance Loading

Elev	Description	Tx-Line
145	(1) 2 sq. ft. EPA	
140	(1) 250 Sq. Ft. EPA (8000 lbs)	(6) 1 5/8"
130	(1) 200 sq. ft. EPA, 4,500 lb Weight	(6) 1 5/8"
120	(1) 150 sq. ft. EPA, 4,500 lb Weight	(6) 1 5/8"
110	(1) 100 sq. ft. EPA (4500 lbs)	(6) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	112 mph
Wind Speed (Ice)	40 mph
Design Ice Thickness	1.00 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	418 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.124 g
1-sec Spectral Response, S1	0.042 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	58.45	42.39	5048.46	10.9	7.88
0.9 D + 1.0 Wo	43.86	42.46	4965.06	10.66	7.69
1.2 D + 1.0 Di + 1.0 Wi	90.67	8.62	1059.07	2.35	1.69
1.2 D + 1.0 Ev + 1.0 Eh	59.67	1.46	188.8	0.42	0.3
0.9 D - 1.0 Ev + 1.0 Eh	42.51	1.45	184.45	0.41	0.29
1.0 D + 1.0 Wo (Service @ 60 mph)	48.72	10.93	1293.43	2.83	2.02

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	66"	2.25"	60.25"	18	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	2179.8	A615-75	Galv

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) Tower Rating: 92%

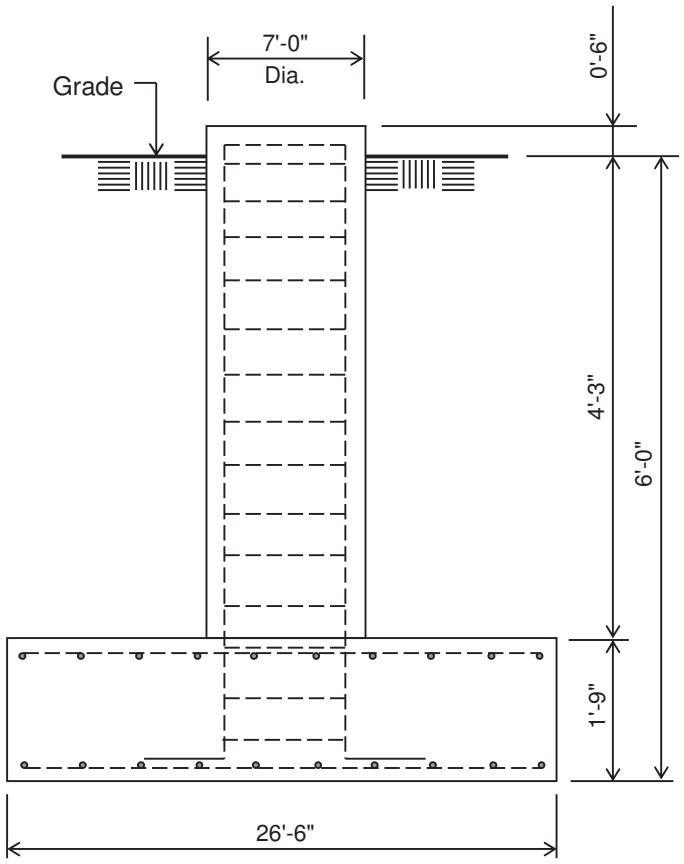
Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

Job:	**26-2465-TLJ**
Customer:	MILESTONE COMMUNICATIONS, INC.
Site Name:	Bakersville, MD
Description:	145' Monopole
Date:	10/21/2025 By: TTW

No.: 26-2465-TLJ
Date: 10/21/25
By: TTW

Customer: MILESTONE COMMUNICATIONS, INC.
Site: Bakersville, MD
145' Monopole

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(52.29 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.

2) Rebar to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

4) All exposed concrete corners to be chamfered 3/4".

5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.

6) 4.25 ft of soil cover is required over the entire area of the foundation slab.

7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

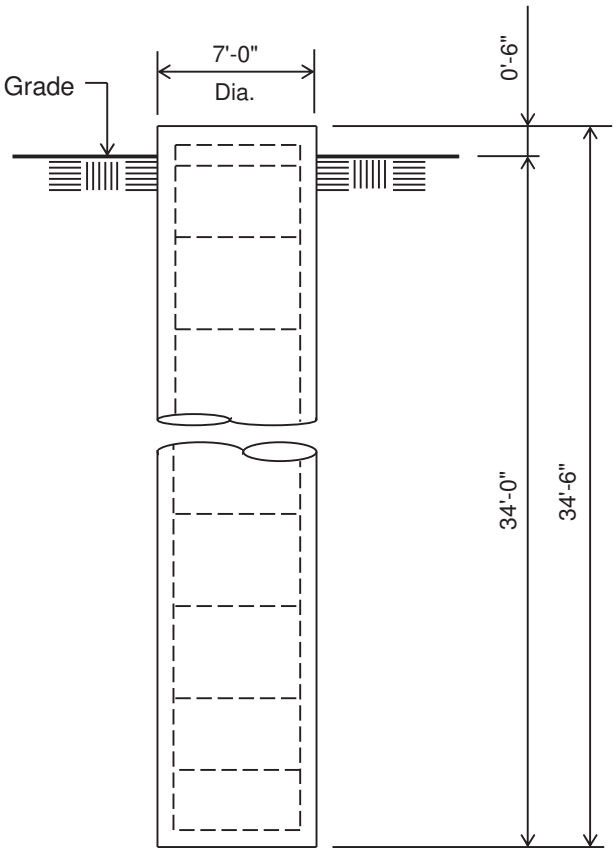
Rebar Schedule for Pad and Pier	
Pier	(42) #8 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(39) #10 horizontal rebar evenly spaced each way top and bottom (156 total)

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

No.: 26-2465-TLJ
Date: 10/21/25
By: TTW

Customer: MILESTONE COMMUNICATIONS, INC.
Site: Bakersville, MD
145' Monopole

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(49.17 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.

2) Rebar to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

4) All exposed concrete corners to be chamfered 3/4".

5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.

6) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier	
Pier	(38) #9 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 8" C/C

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

145' Monopole / Bakersville, MD

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

ELEV ft	SECTION NAME	No. SIDE	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES **Pn kip	**Mn ft-kip	SPLICE TYPE	OVERLAP... LENGTH ft	RATIO	w/t
144.0										
			24.37	0.250	1400.1	682.2				
	A	18								15.7
			33.77	0.250	1774.0	1204.6				
100.5										
			33.77	0.250	1774.0	1204.6				
	A/B	18					SLIP	4.75	1.69	
			34.30	0.375	2954.0	2023.1				
95.7										
			34.30	0.375	2954.0	2023.1				
	B	18								14.9
			43.47	0.375	3583.4	3124.7				
53.2										
			43.47	0.375	3583.4	3124.7				
	B/C	18					SLIP	6.25	1.73	
			44.08	0.438	4394.8	3876.0				
47.0										
			44.08	0.438	4394.8	3876.0				
	C	18								16.6
			54.23	0.438	5103.3	5558.1				
0.0										

POLE ASSEMBLY

SECTION NAME	BASE ELEV ft	BOLTS AT BASE OF SECTION. NUMBER	TYPE	DIAM in	STRENGTH ksi	THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	95.750	0	A325	0.00	92.0	0	95.750
B	47.000	0	A325	0.00	92.0	0	47.000
C	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

SECTION NAME	No.of SIDES	LENGTH ft	OUTSIDE.DIAMETER BOT * in	TOP * in	BEND RAD in	MAT-ERIAL ID	FLANGE.ID BOT	TOP	FLANGE.WELD ..GROUP.ID.. BOT	TOP
A	18	48.25	34.80	24.37	0.625	1	0	0	0	0
B	18	53.50	44.83	33.27	0.625	2	0	0	0	0
C	18	53.25	54.23	42.72	0.625	3	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT	HEIGHT	WIDTH	.THICKNESS. WEB	FLANGE	IRREGULARITY .PROJECTION. % OF AREA	ORIENT

			& deg	in	in	in	in		deg
PL	1	1	0.0	34.80	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	44.83	0.38	0.375	0.375	0.00	0.0
PL	3	1	0.0	54.23	0.44	0.438	0.438	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH .. Fu ksi	Fy ksi	THERMAL COEFFICIENT /deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170

* Only 5 condition(s) shown in full

LOADING CONDITION A

112 mph wind with no ice. Wind Azimuth: 0• (1.2 D + 1.0 Wo)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	144.000	0.00	0.0	0.0	0.0905	0.0180	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0132	0.0067	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.0000	1.0408	0.0000	0.0000
C	139.000	0.00	0.0	0.0	11.2261	9.6000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0325	0.0168	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	0.9660	0.0000	0.0000
C	129.000	0.00	0.0	0.0	8.8418	5.4000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0320	0.0168	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	0.8911	0.0000	0.0000
C	119.000	0.00	0.0	0.0	6.5206	5.4000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0315	0.0168	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	0.8162	0.0000	0.0000
C	109.000	0.00	0.0	0.0	4.2681	5.4000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0309	0.0168	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0302	0.0168	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0295	0.0168	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0287	0.0168	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0279	0.0168	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0269	0.0168	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0258	0.0168	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0245	0.0168	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0228	0.0168	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0205	0.0168	0.0000	0.0000
D	144.000	0.00	180.0	0.0	0.0594	0.0792	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0737	0.1047	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0752	0.2686	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0752	0.2686	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0762	0.1657	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0841	0.2030	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0842	0.4494	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0842	0.4494	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0844	0.2474	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0771	0.2825	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0772	0.2895	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0791	0.2966	0.0000	0.0000

LOADING CONDITION M

112 mph wind with no ice. Wind Azimuth: 0• (0.9 D + 1.0 Wo)

LOADS ON POLE
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	144.000	0.00	0.0	0.0	0.0905	0.0135	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0132	0.0050	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.0000	0.7806	0.0000	0.0000
C	139.000	0.00	0.0	0.0	11.2261	7.2000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0325	0.0126	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	0.7245	0.0000	0.0000
C	129.000	0.00	0.0	0.0	8.8418	4.0500	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0320	0.0126	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	0.6683	0.0000	0.0000
C	119.000	0.00	0.0	0.0	6.5206	4.0500	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0315	0.0126	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	0.6121	0.0000	0.0000
C	109.000	0.00	0.0	0.0	4.2681	4.0500	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0309	0.0126	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0302	0.0126	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0295	0.0126	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0287	0.0126	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0279	0.0126	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0269	0.0126	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0258	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0245	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0228	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0205	0.0126	0.0000	0.0000
D	144.000	0.00	180.0	0.0	0.0594	0.0594	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0737	0.0785	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0752	0.2015	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0752	0.2015	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0762	0.1243	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0841	0.1522	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0842	0.3371	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0842	0.3371	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0844	0.1855	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0771	0.2119	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0772	0.2172	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0791	0.2224	0.0000	0.0000

==========

LOADING CONDITION Y ==========

40 mph wind with 1 ice. Wind Azimuth: 0• (1.2 D + 1.0 Di + 1.0 Wi)

LOADS ON POLE
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	144.000	0.00	0.0	0.0	0.0208	0.0644	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0093	0.0187	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.0000	1.0408	0.0000	0.0000
C	139.000	0.00	0.0	0.0	2.0937	18.8438	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0230	0.0288	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	0.9660	0.0000	0.0000
C	129.000	0.00	0.0	0.0	1.6452	10.5613	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0225	0.0288	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	0.8911	0.0000	0.0000
C	119.000	0.00	0.0	0.0	1.2102	10.5201	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0219	0.0288	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	0.8162	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.7900	10.4758	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0214	0.0288	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0208	0.0288	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0201	0.0288	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0194	0.0288	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0186	0.0288	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0177	0.0288	0.0000	0.0000

C	45.000	0.00	0.0	0.0	0.0167	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0155	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0141	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0122	0.0288	0.0000	0.0000
D	144.000	0.00	180.0	0.0	0.0145	0.1163	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0175	0.1517	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0178	0.3169	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0178	0.3169	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0180	0.2147	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0197	0.2598	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0196	0.5071	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0196	0.5071	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0197	0.3055	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0178	0.3420	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0178	0.3471	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0181	0.3503	0.0000	0.0000

==========

LOADING CONDITION AK ==========

Seismic – Azimuth: 0• (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE
==========

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip
C	144.000	0.00	0.0	0.0	0.0009	0.0184	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0003	0.0068	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.0485	1.0638	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.4475	9.8112	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0007	0.0172	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0388	0.9873	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.2168	5.5188	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0172	0.0000	0.0000
C	119.880	0.00	0.0	0.0	0.1562	4.6035	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0304	0.9107	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.1845	5.5188	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0172	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0234	0.8342	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.1548	5.5188	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0172	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0004	0.0172	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0172	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0172	0.0000	0.0000
C	73.750	0.00	0.0	0.0	0.1296	10.0963	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0172	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0172	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0172	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0172	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0244	14.5606	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0172	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0172	0.0000	0.0000
D	144.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

==========

LOADING CONDITION AL ==========

Seismic – Azimuth: 0• (0.9 D – 1.0 Ev + 1.0 Eh)

LOADS ON POLE
==========

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip
C	144.000	0.00	0.0	0.0	0.0009	0.0131	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0003	0.0049	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.0485	0.7578	0.0000	0.0000

C	139.000	0.00	0.0	0.0	0.4475	6.9888	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0007	0.0122	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0388	0.7032	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.2168	3.9312	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0122	0.0000	0.0000
C	119.880	0.00	0.0	0.0	0.1562	3.2792	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0304	0.6487	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.1845	3.9312	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0122	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0234	0.5942	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.1548	3.9312	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0122	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0004	0.0122	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0122	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0122	0.0000	0.0000
C	73.750	0.00	0.0	0.0	0.1296	7.1920	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0122	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0122	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0122	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0122	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0244	10.3720	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0122	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0122	0.0000	0.0000
D	144.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

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145' Monopole / Bakersville, MD

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

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MAST ELEV ft	DEFLECTIONS (ft) HORIZONTAL ALONG	HORIZONTAL ACROSS	DOWN	ROTATIONS (deg) TILT ALONG	TILT ACROSS	TWIST
144.0	10.90H	-0.03E	1.11H	7.88H	-0.02E	0.00T
137.8	10.06H	-0.03E	1.00H	7.87H	-0.02E	0.00T
131.6	9.23H	-0.03E	0.88H	7.81H	-0.02E	0.00T
125.4	8.40H	-0.03E	0.77H	7.68H	-0.02E	0.00T
119.1	7.59H	-0.02E	0.66H	7.46H	-0.02E	0.00T
112.9	6.81H	-0.02E	0.56H	7.15H	-0.02E	0.00T
106.7	6.07H	-0.02E	0.47H	6.76H	-0.02E	0.00T
100.5	5.37H	-0.02E	0.39H	6.31H	-0.02E	0.00T
95.7	4.86H	-0.02E	0.34H	6.04H	-0.02E	0.00T
89.7	4.25H	-0.01E	0.28H	5.67H	-0.02E	0.00T
83.6	3.67H	-0.01E	0.22H	5.28H	-0.02E	0.00T
77.5	3.14H	-0.01E	0.17H	4.87H	-0.02E	0.00T
71.5	2.65H	-0.01E	0.13H	4.45H	-0.01E	0.00T
65.4	2.20H	-0.01E	0.10H	4.02H	-0.01E	0.00T
59.3	1.80H	-0.01E	0.08H	3.60H	-0.01E	0.00T

53.2	1.44H	-0.01E	0.05H	3.17H	-0.01E	0.00T
47.0	1.12H	0.00E	0.04H	2.80H	-0.01E	0.00T
41.1	0.85H	0.00E	0.02H	2.43H	-0.01E	0.00T
35.2	0.62H	0.00E	0.02H	2.06H	-0.01E	0.00T
29.4	0.43H	0.00E	0.01H	1.70H	-0.01E	0.00T
23.5	0.27H	0.00E	0.00H	1.35H	0.00E	0.00T
17.6	0.15H	0.00E	0.00H	1.00H	0.00E	0.00O
11.7	0.07H	0.00E	0.00H	0.66H	0.00E	0.00O
5.9	0.02H	0.00E	0.00AF	0.33H	0.00E	0.00O
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
144.0	0.07 Y	0.11 U	0.02 O	0.09 K	0.05 O	-0.01 O
	20.71 Y	11.72 U	0.02 O	-17.15 K	-0.06 O	0.01 N
137.8	20.71 Y	11.76 Q	-0.03 X	-17.16 K	-0.08 W	-0.01 F
	21.51 Y	12.17 Q	-0.03 X	-99.41 L	0.22 X	0.05 N
131.6	21.51 AB	12.19 Q	0.05 Q	-99.42 L	0.22 X	0.05 N
	33.84 AB	21.43 Q	0.05 Q	-219.43 H	-0.41 Q	0.07 N
125.4	33.84 AB	21.42 N	-0.06 E	-219.47 H	-0.39 Q	0.07 N
	34.70 AB	21.86 N	-0.06 E	-366.76 H	-0.70 Q	0.12 N
119.1	34.70 AF	21.90 H	-0.07 E	-366.83 H	-0.67 Q	0.12 N
	47.00 AF	28.87 H	-0.07 E	-560.87 H	0.81 E	0.18 N
112.9	47.00 AF	28.88 H	-0.10 B	-560.88 H	-0.86 Q	0.18 N
	59.19 AF	33.58 H	-0.10 B	-769.90 H	1.43 B	0.26 N
106.7	59.19 AF	33.60 X	-0.06 B	-769.82 H	1.43 B	0.26 N
	60.14 AF	34.08 X	-0.06 B	-1000.72 H	1.87 B	0.34 N
100.5	60.14 AF	34.16 X	0.13 L	-1000.85 H	1.76 B	0.34 N
	61.65 AF	34.51 X	0.13 L	-1178.72 H	2.28 B	0.39 N
95.7	61.65 AF	34.48 U	0.17 T	-1178.80 H	2.13 B	0.39 N
	63.00 AF	34.98 U	0.17 T	-1408.07 H	2.59 B	0.43 N
89.7	63.00 AF	34.91 T	-0.18 E	-1408.02 L	2.53 B	0.44 N
	64.39 AF	35.41 T	-0.18 E	-1640.31 H	3.10 E	0.49 N
83.6	64.39 AF	35.46 U	-0.18 E	-1640.30 H	3.08 E	0.48 N
	65.79 AF	35.94 U	-0.18 E	-1875.01 H	4.19 E	0.56 T
77.5	65.79 AF	35.95 H	-0.19 E	-1875.08 H	4.19 E	0.56 T
	67.26 AF	36.47 H	-0.19 E	-2112.26 H	5.37 E	0.65 T
71.5	67.26 AF	36.50 H	-0.20 E	-2112.36 H	5.35 E	0.65 T

	68.74 AF	36.99 H	−0.20 E	−2351.86 H	6.59 E	0.70 T	
65.4							
	68.74 AF	37.00 H	−0.22 E	−2351.88 H	6.55 E	0.70 T	
	70.29 AF	37.53 H	−0.22 E	−2593.56 H	7.89 E	0.76 T	
59.3							
	70.29 AF	37.57 H	−0.22 E	−2593.54 H	7.91 E	0.76 T	
	71.88 AF	38.11 H	−0.22 E	−2837.50 H	9.23 E	0.82 T	
53.2							
	71.88 AF	38.09 H	−0.20 E	−2837.38 H	9.22 E	0.82 T	
	75.05 AF	38.62 H	−0.20 E	−3090.65 H	10.48 E	0.87 T	
47.0							
	75.05 AF	38.58 H	−0.16 E	−3090.70 H	10.50 E	0.87 T	
	76.89 AF	39.09 H	−0.16 E	−3330.69 H	11.43 E	0.92 T	
41.1							
	76.89 AF	39.08 H	−0.19 E	−3330.63 H	11.35 E	0.92 T	
	78.73 AF	39.56 H	−0.19 E	−3572.20 H	12.48 E	0.97 T	
35.2							
	78.73 AF	39.58 X	−0.18 E	−3572.21 H	12.46 E	0.97 T	
	80.65 AF	40.08 X	−0.18 E	−3815.31 H	13.52 E	1.01 T	
29.4							
	80.65 AF	40.09 X	−0.19 E	−3815.31 H	13.49 E	1.01 T	
	82.60 AF	40.58 X	−0.19 E	−4059.65 H	14.58 E	1.04 T	
23.5							
	82.60 AF	40.60 X	−0.17 E	−4059.62 H	14.57 E	1.04 T	
	84.55 AF	41.07 X	−0.17 E	−4305.34 H	15.54 E	1.06 T	
17.6							
	84.55 AF	41.04 X	−0.16 E	−4305.33 H	15.55 E	1.06 T	
	86.57 AF	41.52 X	−0.16 E	−4552.09 H	16.49 E	−1.08 O	
11.7							
	86.57 AF	41.54 X	−0.17 O	−4552.10 H	16.50 E	−1.08 O	
	88.62 AF	42.00 X	−0.17 O	−4799.85 H	17.38 E	−1.09 O	
5.9							
	88.62 AF	42.00 X	−0.17 O	−4799.85 H	17.39 E	−1.09 O	
	90.67 AF	42.46 X	−0.17 O	−5048.46 H	18.27 E	−1.10 O	
base reaction	90.67 AF	−42.46 X	0.17 O	5048.46 H	−18.27 E	1.10 O	

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL		TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
144.00								
	0.00Y	0.00K	0.00U	0.00O		YES	15.69A	45.2
	0.01Y	0.02K	0.02U	0.03K		YES	16.63A	45.2
137.79								
	0.01Y	0.02K	0.02Q	0.03K		YES	16.63A	45.2
	0.01Y	0.12L	0.02Q	0.13L		YES	17.56A	45.2
131.57								
	0.01AB	0.12L	0.02Q	0.13L		YES	17.56A	45.2
	0.02AB	0.24H	0.03Q	0.26H		YES	18.49A	45.2
125.36								
	0.02AB	0.24H	0.03N	0.26H		YES	18.49A	45.2
	0.02AB	0.38H	0.03N	0.39H		YES	19.43A	45.2
119.14								
	0.02AF	0.38H	0.03H	0.39H		YES	19.43A	45.2
	0.03AF	0.53H	0.03H	0.55H		YES	20.36A	45.2
112.93								
	0.03AF	0.53H	0.03H	0.55H		YES	20.36A	45.2

	0.03AF	0.68H	0.04H	0.70H	YES	21.29A	45.2
106.71							
	0.03AF	0.68H	0.04X	0.70H	YES	21.29A	45.2
	0.03AF	0.83H	0.04X	0.85H	YES	22.23A	45.2
100.50							
	0.02AF	0.51H	0.02X	0.52H	YES	14.70A	45.2
	0.02AF	0.57H	0.02X	0.58H	YES	15.18A	45.2
95.75							
	0.02AF	0.58H	0.02U	0.60H	YES	14.94A	45.2
	0.02AF	0.65H	0.02U	0.66H	YES	15.55A	45.2
89.68							
	0.02AF	0.65L	0.02T	0.66L	YES	15.55A	45.2
	0.02AF	0.70H	0.02T	0.71H	YES	16.16A	45.2
83.61							
	0.02AF	0.70H	0.02U	0.71H	YES	16.16A	45.2
	0.02AF	0.75H	0.02U	0.76H	YES	16.76A	45.2
77.54							
	0.02AF	0.75H	0.02H	0.76H	YES	16.76A	45.2
	0.02AF	0.80H	0.02H	0.81H	YES	17.37A	45.2
71.46							
	0.02AF	0.80H	0.02H	0.81H	YES	17.37A	45.2
	0.02AF	0.84H	0.02H	0.85H	YES	17.98A	45.2
65.39							
	0.02AF	0.84H	0.02H	0.85H	YES	17.98A	45.2
	0.02AF	0.87H	0.02H	0.89H	YES	18.59A	45.2
59.32							
	0.02AF	0.87H	0.02H	0.89H	YES	18.59A	45.2
	0.02AF	0.91H	0.02H	0.92H	YES	19.19A	45.2
53.25							
	0.02AF	0.75H	0.02H	0.76H	YES	16.40A	45.2
	0.02AF	0.77H	0.02H	0.78H	YES	16.94A	45.2
47.00							
	0.02AF	0.80H	0.02H	0.81H	YES	16.64A	45.2
	0.02AF	0.82H	0.02H	0.83H	YES	17.14A	45.2
41.12							
	0.02AF	0.82H	0.02X	0.83H	YES	17.14A	45.2
	0.02AF	0.84H	0.02X	0.85H	YES	17.64A	45.2
35.25							
	0.02AF	0.84H	0.02T	0.85H	YES	17.64A	45.2
	0.02AF	0.85H	0.02T	0.86H	YES	18.15A	45.2
29.37							
	0.02AF	0.85H	0.02X	0.86H	YES	18.15A	45.2
	0.02AF	0.86H	0.02X	0.88H	YES	18.65A	45.2
23.50							
	0.02AF	0.86H	0.02X	0.88H	YES	18.65A	45.2
	0.02AF	0.88H	0.02X	0.89H	YES	19.16A	45.2
17.62							
	0.02AF	0.88H	0.02X	0.89H	YES	19.16A	45.2
	0.02AF	0.89H	0.02X	0.90H	YES	19.66A	45.2
11.75							
	0.02AF	0.89H	0.02X	0.90H	YES	19.66A	45.2
	0.02AF	0.90H	0.02X	0.91H	YES	20.16A	45.2
5.88							
	0.02AF	0.90H	0.02X	0.91H	YES	20.16A	45.2
	0.02AF	0.91H	0.02X	0.92H	YES	20.67A	45.2
0.00							

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION
	ALONG	ACROSS	ALONG	ACROSS	
kip	kip	kip	ft-kip	ft-kip	ft-kip

90.67	42.46	-0.17	-5048.46	18.27	-1.10
AF	X	O	H	E	O

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145' Monopole / Bakersville, MD

****
********** Service Load Condition **********
****

* Only 1 condition(s) shown in full

LOADING CONDITION A ==========

60 mph wind with no ice. Wind Azimuth: 0• (1.0 D + 1.0 Wo)

LOADS ON POLE
==========

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip
C	144.000	0.00	0.0	0.0	0.0232	0.0150	0.0000	0.0000
C	142.000	0.00	0.0	0.0	0.0034	0.0056	0.0000	0.0000
C	139.000	0.00	0.0	0.0	0.0000	0.8674	0.0000	0.0000
C	139.000	0.00	0.0	0.0	2.8826	8.0000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0084	0.0140	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	0.8050	0.0000	0.0000
C	129.000	0.00	0.0	0.0	2.2704	4.5000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0082	0.0140	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	0.7426	0.0000	0.0000
C	119.000	0.00	0.0	0.0	1.6744	4.5000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0081	0.0140	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	0.6802	0.0000	0.0000
C	109.000	0.00	0.0	0.0	1.0960	4.5000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0079	0.0140	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0078	0.0140	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0076	0.0140	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0074	0.0140	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0072	0.0140	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0069	0.0140	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0066	0.0140	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0063	0.0140	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0059	0.0140	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0053	0.0140	0.0000	0.0000
D	144.000	0.00	180.0	0.0	0.0153	0.0660	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0189	0.0873	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0193	0.2238	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0193	0.2238	0.0000	0.0000
D	95.750	0.00	180.0	0.0	0.0196	0.1381	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0216	0.1692	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0216	0.3745	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0216	0.3745	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0217	0.2061	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0198	0.2354	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0198	0.2413	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0203	0.2471	0.0000	0.0000

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MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft) HORIZONTAL ALONG	HORIZONTAL ACROSS	DOWN	ROTATIONS (deg) TILT ALONG	TILT ACROSS	TWIST
144.0	2.83I	−0.01L	0.08I	2.02I	0.00L	0.00C
137.8	2.61I	0.00L	0.07I	2.02I	0.00L	0.00C
131.6	2.39I	0.00L	0.06I	2.01I	0.00L	0.00C
125.4	2.17I	0.00L	0.05I	1.97I	0.00L	0.00C
119.1	1.96I	0.00L	0.05I	1.91I	0.00L	0.00C
112.9	1.76I	0.00L	0.04I	1.83I	0.00L	0.00C
106.7	1.56I	0.00L	0.03I	1.73I	0.00L	0.00C
100.5	1.38I	0.00L	0.03I	1.62I	0.00L	0.00C
95.7	1.25I	0.00L	0.02I	1.55I	0.00L	0.00C
89.7	1.09I	0.00L	0.02I	1.45I	0.00L	0.00C
83.6	0.94I	0.00L	0.02I	1.35I	0.00L	0.00C
77.5	0.81I	0.00L	0.01I	1.25I	0.00L	0.00C
71.5	0.68I	0.00L	0.01I	1.14I	0.00L	0.00C
65.4	0.57I	0.00L	0.01I	1.03I	0.00L	0.00C
59.3	0.46I	0.00L	0.01I	0.92I	0.00L	0.00C
53.2	0.37I	0.00L	0.00I	0.81I	0.00L	0.00C
47.0	0.29I	0.00L	0.00I	0.72I	0.00L	0.00C
41.1	0.22I	0.00L	0.00I	0.62I	0.00L	0.00C
35.2	0.16I	0.00L	0.00I	0.53I	0.00L	0.00C
29.4	0.11I	0.00L	0.00I	0.44I	0.00L	0.00C
23.5	0.07I	0.00L	0.00I	0.35I	0.00L	0.00C
17.6	0.04I	0.00L	0.00I	0.26I	0.00L	0.00C
11.7	0.02I	0.00L	0.00I	0.17I	0.00L	0.00C
5.9	0.00I	0.00L	0.00I	0.08I	0.00L	0.00C
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	SHEAR.w.r.t.WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	MOMENT.w.r.t.WIND.DIR ACROSS ft-kip	TORSION ft-kip
144.0	0.02 F	0.03 F	0.00 F	0.02 F	−0.01 F	0.00 B
	9.31 F	3.01 F	0.00 F	−4.40 F	0.01 F	0.00 F
137.8	9.31 A	3.02 B	0.01 H	−4.41 F	0.02 F	0.00 F
	9.76 A	3.13 B	0.01 H	−25.52 B	−0.05 B	0.00 B
131.6	9.77 L	3.12 C	0.01 B	−25.52 L	−0.05 B	0.00 B
	15.53 L	5.50 C	0.01 B	−56.27 I	−0.13 B	0.01 B
125.4						

	15.53 L	5.50 I	−0.01 F	−56.27 B	−0.14 B	0.00 B
	16.02 L	5.61 I	−0.01 F	−94.10 I	−0.21 B	0.01 B
119.1						
	16.02 L	5.62 A	0.02 B	−94.12 I	−0.20 B	0.01 B
	21.77 L	7.41 A	0.02 B	−143.82 I	−0.33 B	0.01 B
112.9						
	21.77 L	7.42 A	0.01 B	−143.84 I	−0.33 B	0.01 B
	27.47 L	8.63 A	0.01 B	−197.36 A	−0.41 B	0.01 B
106.7						
	27.46 L	8.62 I	−0.02 I	−197.34 A	−0.40 B	0.01 B
	28.01 L	8.74 I	−0.02 I	−256.29 A	−0.48 B	0.02 B
100.5						
	28.01 L	8.78 A	−0.01 I	−256.23 A	−0.46 B	0.02 B
	29.07 L	8.87 A	−0.01 I	−301.81 A	−0.42 B	0.02 B
95.7						
	29.08 L	8.87 D	−0.02 L	−301.79 A	−0.40 B	0.01 B
	29.94 L	9.00 D	−0.02 L	−360.52 A	−0.35 B	−0.02 C
89.7						
	29.94 L	8.99 D	−0.04 L	−360.55 I	0.34 F	−0.02 C
	30.83 L	9.12 D	−0.04 L	−419.92 I	0.47 F	−0.02 C
83.6						
	30.83 L	9.13 I	−0.03 L	−419.95 I	0.46 F	−0.02 C
	31.74 L	9.25 I	−0.03 L	−480.01 I	0.59 L	−0.03 C
77.5						
	31.74 L	9.25 C	−0.04 B	−480.03 I	0.58 L	−0.03 C
	32.69 L	9.38 C	−0.04 B	−540.54 I	0.84 L	−0.03 C
71.5						
	32.69 L	9.39 I	−0.03 L	−540.57 I	0.85 L	−0.03 C
	33.65 L	9.52 I	−0.03 L	−601.78 I	1.06 L	−0.04 C
65.4						
	33.65 L	9.53 I	−0.04 L	−601.77 I	1.05 L	−0.04 C
	34.65 L	9.66 I	−0.04 L	−663.55 I	1.27 L	−0.04 C
59.3						
	34.65 L	9.67 I	−0.04 C	−663.54 I	1.27 L	−0.04 C
	35.67 L	9.80 I	−0.04 C	−725.82 I	1.47 L	−0.04 C
53.2						
	35.67 L	9.81 I	−0.03 L	−725.84 I	1.48 L	−0.04 C
	38.01 L	9.94 I	−0.03 L	−790.61 I	1.68 L	−0.05 C
47.0						
	38.01 L	9.94 I	−0.04 L	−790.60 I	1.69 L	−0.05 C
	39.25 L	10.08 I	−0.04 L	−852.04 I	1.93 L	−0.05 C
41.1						
	39.25 L	10.08 I	−0.04 L	−852.03 I	1.93 L	−0.05 C
	40.51 L	10.20 I	−0.04 L	−913.93 I	2.18 L	−0.05 C
35.2						
	40.51 L	10.19 I	−0.04 L	−913.93 I	2.17 L	−0.05 C
	41.80 L	10.32 I	−0.04 L	−976.22 I	2.42 L	−0.05 C
29.4						
	41.80 L	10.33 I	−0.03 L	−976.22 I	2.42 L	−0.05 C
	43.13 L	10.46 I	−0.03 L	−1038.96 I	2.60 L	−0.06 C
23.5						
	43.13 L	10.45 I	−0.03 L	−1038.96 I	2.61 L	−0.06 C
	44.47 L	10.57 I	−0.03 L	−1102.06 I	2.80 L	−0.06 C
17.6						
	44.47 L	10.58 I	−0.03 L	−1102.06 I	2.80 L	−0.06 C
	45.85 L	10.70 I	−0.03 L	−1165.54 I	2.98 L	−0.06 C
11.7						
	45.85 L	10.70 I	−0.03 L	−1165.54 I	2.98 L	−0.06 C
	47.28 L	10.82 I	−0.03 L	−1229.34 I	3.16 L	−0.06 C
5.9						
	47.28 L	10.82 I	−0.03 L	−1229.34 I	3.16 L	−0.06 C

	48.72 L	10.93 I	−0.03 L	−1293.43 I	3.34 L	−0.06 C
base reaction	48.72 L	−10.93 I	0.03 L	1293.43 I	−3.34 L	0.06 C

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
144.00	0.00F	0.00F	0.00F	0.00F	YES	15.69A	45.2
	0.01F	0.01F	0.00F	0.01F	YES	16.63A	45.2
137.79	0.01A	0.01F	0.00B	0.01F	YES	16.63A	45.2
	0.01A	0.03B	0.00B	0.04B	YES	17.56A	45.2
131.57	0.01L	0.03L	0.00C	0.04L	YES	17.56A	45.2
	0.01L	0.06I	0.01C	0.07I	YES	18.49A	45.2
125.36	0.01L	0.06B	0.01I	0.07B	YES	18.49A	45.2
	0.01L	0.10I	0.01I	0.11I	YES	19.43A	45.2
119.14	0.01L	0.10I	0.01A	0.11I	YES	19.43A	45.2
	0.01L	0.14I	0.01A	0.15I	YES	20.36A	45.2
112.93	0.01L	0.14I	0.01A	0.15I	YES	20.36A	45.2
	0.02L	0.18A	0.01A	0.19A	YES	21.29A	45.2
106.71	0.02L	0.18A	0.01I	0.19A	YES	21.29A	45.2
	0.02L	0.21A	0.01I	0.23A	YES	22.23A	45.2
100.50	0.01L	0.13A	0.01A	0.14A	YES	14.70A	45.2
	0.01L	0.14A	0.01A	0.15A	YES	15.18A	45.2
95.75	0.01L	0.15A	0.01D	0.16A	YES	14.94A	45.2
	0.01L	0.17A	0.01D	0.17A	YES	15.55A	45.2
89.68	0.01L	0.17I	0.01D	0.17I	YES	15.55A	45.2
	0.01L	0.18I	0.01D	0.19I	YES	16.16A	45.2
83.61	0.01L	0.18I	0.01I	0.19I	YES	16.16A	45.2
	0.01L	0.19I	0.01I	0.20I	YES	16.76A	45.2
77.54	0.01L	0.19I	0.01C	0.20I	YES	16.76A	45.2
	0.01L	0.20I	0.01C	0.21I	YES	17.37A	45.2
71.46	0.01L	0.20I	0.01I	0.21I	YES	17.37A	45.2
	0.01L	0.21I	0.01I	0.22I	YES	17.98A	45.2
65.39	0.01L	0.21I	0.01I	0.22I	YES	17.98A	45.2
	0.01L	0.22I	0.01I	0.23I	YES	18.59A	45.2
59.32	0.01L	0.22I	0.01I	0.23I	YES	18.59A	45.2
	0.01L	0.23I	0.01I	0.24I	YES	19.19A	45.2
53.25	0.01L	0.19I	0.00I	0.20I	YES	16.40A	45.2
	0.01L	0.20I	0.00I	0.21I	YES	16.94A	45.2
47.00	0.01L	0.20I	0.00I	0.21I	YES	16.64A	45.2

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            0.01L     0.21I     0.00I     0.22I     YES      17.14A       45.2
 41.12  ..........................................................................
            0.01L     0.21I     0.00I     0.22I     YES      17.14A       45.2

            0.01L     0.21I     0.00I     0.22I     YES      17.64A       45.2
 35.25  ..........................................................................
            0.01L     0.21I     0.00I     0.22I     YES      17.64A       45.2

            0.01L     0.22I     0.00I     0.23I     YES      18.15A       45.2
 29.37  ..........................................................................
            0.01L     0.22I     0.00I     0.23I     YES      18.15A       45.2

            0.01L     0.22I     0.00I     0.23I     YES      18.65A       45.2
 23.50  ..........................................................................
            0.01L     0.22I     0.00I     0.23I     YES      18.65A       45.2

            0.01L     0.22I     0.00I     0.23I     YES      19.16A       45.2
 17.62  ..........................................................................
            0.01L     0.22I     0.00I     0.23I     YES      19.16A       45.2

            0.01L     0.23I     0.00I     0.24I     YES      19.66A       45.2
 11.75  ..........................................................................
            0.01L     0.23I     0.00I     0.24I     YES      19.66A       45.2

            0.01L     0.23I     0.00I     0.24I     YES      20.16A       45.2
  5.88  ..........................................................................
            0.01L     0.23I     0.00I     0.24I     YES      20.16A       45.2

            0.01L     0.23I     0.00I     0.24I     YES      20.67A       45.2
  0.00  ..........................................................................
```

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR ALONG	SHEAR.w.r.t.WIND.DIR ACROSS	MOMENT.w.r.t.WIND.DIR ALONG	MOMENT.w.r.t.WIND.DIR ACROSS	TORSION
kip	kip	kip	ft-kip	ft-kip	ft-kip
48.72	10.93	-0.03	-1293.43	3.34	-0.06
L	I	L	I	L	C

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

Parameters	
Risk Category	II
R	1.500
S_S	0.124
S_1	0.042
Site Class	D (default)
T_L (sec)	8.000
F_a	1.600
F_v	2.400
S_{MS}	0.198
S_{M1}	0.101
S_{DS}	0.132
S_{D1}	0.067
T_s	0.508
I_e	1.000
Ω	1.500
C_S	0.030
E (ksi)	29,000
I_{top} (in^4)	1,346
I_{bot} (in^4)	26,140
I_{avg} (in^4)	13,743
g (in/s^2)	386.4
W_t (kips)	48.657
W_u (kips)	21.515
W_L (kips)	27.142
L_p (in)	1728
f_1 (Hertz)	0.285
T (sec)	3.509
k_e	2.0000
V_s (kips)	1.460
Seismic Design Category	B

Vertical Distribution of Seismic Forces

Description	h_i (ft.)	w_i (kips)	W_u (kips)	$w_i h_i^{ke}$	F_{sz} or E_h (kips)	E_V (kips)	1.2 D + 1.0 E_V (kips)	0.9 D - 1.0 E_V (kips)
Antenna Load	144.00	0.0150	0.0150	311.0400	0.0009	0.0004	0.0184	0.0131
Step Bolts/Safety Climb Load	142.00	0.0056	0.0000	112.9184	0.0003	0.0001	0.0068	0.0049
Antenna Load	139.00	8.0000	8.0000	154,568.0000	0.4475	0.2112	9.8112	6.9888
Line Deadload	139.00	0.8674	0.0000	16,759.0354	0.0485	0.0229	1.0638	0.7578
Step Bolts/Safety Climb Load	135.00	0.0140	0.0000	255.1500	0.0007	0.0004	0.0172	0.0122
Antenna Load	129.00	4.5000	4.5000	74,884.5000	0.2168	0.1188	5.5188	3.9312
Line Deadload	129.00	0.8050	0.0000	13,396.0050	0.0388	0.0213	0.9873	0.7032
Step Bolts/Safety Climb Load	125.00	0.0140	0.0000	218.7500	0.0006	0.0004	0.0172	0.0122
Structure - Section 1	119.88	3.7537	0.0000	53,945.2275	0.1562	0.0991	4.6035	3.2792
Antenna Load	119.00	4.5000	4.5000	63,724.5000	0.1845	0.1188	5.5188	3.9312
Line Deadload	119.00	0.7426	0.0000	10,515.9586	0.0304	0.0196	0.9107	0.6487
Step Bolts/Safety Climb Load	115.00	0.0140	0.0000	185.1500	0.0005	0.0004	0.0172	0.0122
Antenna Load	109.00	4.5000	4.5000	53,464.5000	0.1548	0.1188	5.5188	3.9312
Line Deadload	109.00	0.6802	0.0000	8,081.4562	0.0234	0.0180	0.8342	0.5942
Step Bolts/Safety Climb Load	105.00	0.0140	0.0000	154.3500	0.0004	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	95.00	0.0140	0.0000	126.3500	0.0004	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	85.00	0.0140	0.0000	101.1500	0.0003	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	75.00	0.0140	0.0000	78.7500	0.0002	0.0004	0.0172	0.0122
Structure - Section 2	73.75	8.2325	0.0000	44,777.0820	0.1296	0.2173	10.0963	7.1920
Step Bolts/Safety Climb Load	65.00	0.0140	0.0000	59.1500	0.0002	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	55.00	0.0140	0.0000	42.3500	0.0001	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	45.00	0.0140	0.0000	28.3500	0.0001	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	35.00	0.0140	0.0000	17.1500	0.0000	0.0004	0.0172	0.0122
Structure - Section 3	26.62	11.8727	0.0000	8,413.2849	0.0244	0.3134	14.5606	10.3720
Step Bolts/Safety Climb Load	25.00	0.0140	0.0000	8.7500	0.0000	0.0004	0.0172	0.0122
Step Bolts/Safety Climb Load	15.00	0.0140	0.0000	3.1500	0.0000	0.0004	0.0172	0.0122
	Σ	48.66	21.5150	504,232.06	1.46	1.28	59.67	42.51

SO#: 26-2465-TLJ
Site Name: Bakersville, MD
Date: 10/21/2025

Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

Pole Data

Diameter:	53.410	in (flat to flat)
Thickness:	0.4375	in
Yield (Fy):	65	ksi
# of Sides:	18	"0" IF Round
Strength (Fu):	80	ksi

Reactions

Moment, Mu:	5048.46	ft-kips
Axial, Pu:	58.45	kips
Shear, Vu:	42.39	kips

Anchor Rod Data

Quantity:	18		
Diameter:	2.25	in	
Rod Material:	A615		
Strength (Fu):	100	ksi	
Yield (Fy):	75	ksi	
BC Diam. (in):	60.25	BC Override:	

Plate Data

Diameter (in):	66	Dia. Override:	
Thickness:	2.25	in	
Yield (Fy):	50	ksi	
Eff Width/Rod:	9.42	in	
Drain Hole:	2.625	in. diameter	
Drain Location:	24.5	in. center of pole to center of drain hole	
Center Hole:	41	in. diameter	

Anchor Rod Results

(per 4.9.9)

Maximum Put:	221.01	Kips
Φt*Rnt:	243.75	Kips
Vu:	2.36	Kips
Φv*Rnv:	149.10	Kips
Tension Interaction Ratio:	0.82	
Maximum Puc:	226.69	Kips
Φc*Rnc:	268.39	Kips
Vu:	2.36	Kips
Φc*Rnvc:	120.77	Kips
Compression Interaction Ratio:	0.85	
Maximum Interaction Ratio:	**84.5%**	**Pass**

Base Plate Results

Base Plate (Mu/Z):	41.3	ksi	
Allowable Φ*Fy:	45.0	ksi	(per AISC)
Base Plate Interaction Ratio:	**91.9%**	**Pass**	

MAT FOUNDATION DESIGN BY SABRE INDUSTRIES

145' Monopole MILESTONE COMMUNICATIONS, INC. Bakersville, MD (26-2465-TLJ) 10/21/25 TTW

Overall Loads:			
Factored Moment (ft-kips)	5048.46		
Factored Axial (kips)	58.45		
Factored Shear (kips)	42.39		
Bearing Design Strength (ksf)	3.75	Max. Net Bearing Press. (ksf)	3.65
Water Table Below Grade (ft)	**999**		
Width of Mat (ft)	26.5	Allowable Bearing Pressure (ksf)	**2.50**
Thickness of Mat (ft)	1.75	Safety Factor	**2.00**
Depth to Bottom of Slab (ft)	6	Ultimate Bearing Pressure (ksf)	5.00
Quantity of Bolts in Bolt Circle	18	Bearing Φs	0.75
Bolt Circle Diameter (in)	60.25		
Effective Anchor Bolt Embedment (in)	66.5		
Diameter of Pier (ft)	7	Minimum Pier Diameter (ft)	7.00
Ht. of Pier Above Ground (ft)	0.5	Equivalent Square b (ft)	6.20
Ht. of Pier Below Ground (ft)	4.25	Square Pier? (Y/N)	**N**
Quantity of Bars in Mat	39		
Bar Diameter in Mat (in)	1.27		
Area of Bars in Mat (in^2)	49.40		
Spacing of Bars in Mat (in)	8.18	Recommended Spacing (in)	5 to 12
Quantity of Bars Pier	42		
Bar Diameter in Pier (in)	1		
Tie Bar Diameter in Pier (in)	0.625		
Spacing of Ties (in)	4		
Area of Bars in Pier (in^2)	32.99	Minimum Pier A_s (in^2)	27.71
Spacing of Bars in Pier (in)	5.67	Recommended Spacing (in)	5 to 12
f'c (ksi)	4.5		
fy (ksi)	60		
Unit Wt. of Soil (kcf)	**0.11**		
Unit Wt. of Concrete (kcf)	0.15		
Volume of Concrete (yd^3)	52.29		
Two-Way Shear Action:			
Average d (in)	16.73		
ϕv_c (ksi)	0.193	v_u (ksi)	0.144
$\phi v_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}$	0.302		
$\phi v_c = \phi(\alpha_s d/b_o+2)f'_c{}^{1/2}$	0.193	J (in^3)	8.524E+06
$\phi v_c = \phi 4f'_c{}^{1/2}$	0.201	c + d (in)	91.17
Shear perimeter, b_o (in)	364.69	$0.40M_{sc}$ (ft-kips)	2099.9
β_c	1		
One-Way Shear:			
ϕV_c (kips)	535.3	V_u (kips)	361.8
Stability:			
Overturning Design Strength (ft-k)	6806.5	Total Applied M (ft-k)	5324.0

Pier-Slab Transfer by Flexure:

b_{slab} (ft)	12.25		
ϕM_n (ft-kips)	3188.2	$0.60M_{sc}$ (ft-kips)	3149.9

Pier Design:

ϕV_n (kips)	1034.9	V_u (kips)	42.4
$\phi V_c=\phi 2(1+N_u/(2000A_g))f'_c{}^{1/2}b_wd$	571.0		
V_s (kips)	618.5	*** V_s max = 4 $f'_c{}^{1/2}b_wd$ (kips)	1514.7
Maximum Spacing (in)	8.71	(Only if Shear Ties are Required)	
Actual Hook Development (in)	15.46	Req'd Hook Development l_{dh} (in) - Tension	12.52
		Req'd Hook Development l_{dc} (in) - Compression	13.50

Flexure in Slab:

ϕM_n (ft-kips)	3448.5	M_u (ft-kips)	2600.3
a (in)	2.44		
Steel Ratio	0.00929		
β_1	0.825		
Maximum Steel Ratio (ρ_t)	0.0197		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	114.00	Required Development in Pad (in)	34.08

Condition	1 is OK, 0 Fails
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Interaction Diagram	1
Two-Way Shear Action	1
One-Way Shear Action	1
Overturning	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Hook Development	1
Anchor Bolt Pullout	1
Anchor Bolt Punching Shear	1

```
================================================================================

                    LPile for Windows, Version 2019-11.009

               Analysis of Individual Piles and Drilled Shafts
               Subjected to Lateral Loading Using the p-y Method
                          © 1985-2019 by Ensoft, Inc.
                              All Rights Reserved

================================================================================

This copy of LPile is being used by:

Tom Wilson
Sabre industries

Serial Number of Security Device: 227885655

This copy of LPile is licensed for exclusive use by:

Sabre Communications Corporation

Use of this program by any entity other than Sabre Communications Corporation
is a violation of the software license agreement.

--------------------------------------------------------------------------------
                            Files Used for Analysis
--------------------------------------------------------------------------------

Path to file locations:
\Program Files (x86)\Ensoft\Lpile2019\files\

Name of input data file:
26-2465-TLJ.lp11d

Name of output report file:
26-2465-TLJ.lp11o

Name of plot output file:
26-2465-TLJ.lp11p

Name of runtime message file:
26-2465-TLJ.lp11r


--------------------------------------------------------------------------------
                           Date and Time of Analysis
--------------------------------------------------------------------------------

               Date:  October 21, 2025            Time:  10:40:18


--------------------------------------------------------------------------------
                                  Problem Title
--------------------------------------------------------------------------------

Site         : Bakersville, MD


Tower        : 145' Monopole


Prepared for : MILESTONE COMMUNICATIONS, INC.


Job Number   : 26-2465-TLJ


Engineer     : TTW



--------------------------------------------------------------------------------
                        Program Options and Settings
--------------------------------------------------------------------------------

Computational Options:
```

```
 - Conventional Analysis
Engineering Units Used for Data Input and Computations:
 - US Customary System Units (pounds, feet, inches)

Analysis Control Options:
 - Maximum number of iterations allowed                =          999
 - Deflection tolerance for convergence                =   1.0000E-05 in
 - Maximum allowable deflection                        =     100.0000 in
 - Number of pile increments                           =          100

Loading Type and Number of Cycles of Loading:
 - Static loading specified

 - Use of p-y modification factors for p-y curves not selected
 - Analysis uses layering correction (Method of Georgiadis)
 - No distributed lateral loads are entered
 - Loading by lateral soil movements acting on pile not selected
 - Input of shear resistance at the pile tip not selected
 - Input of moment resistance at the pile tip not selected
 - Input of side resistance moment along pile not selected
 - Computation of pile-head foundation stiffness matrix not selected
 - Push-over analysis of pile not selected
 - Buckling analysis of pile not selected

Output Options:
 - Output files use decimal points to denote decimal symbols.
 - Report only summary tables of pile-head deflection, maximum bending moment,
   and maximum shear force in output report file.
 - No p-y curves to be computed and reported for user-specified depths
 - Print using wide report formats



---------------------------------------------------------------------------
                     Pile Structural Properties and Geometry
---------------------------------------------------------------------------

Number of pile sections defined                       =           1
Total length of pile                                  =      34.500 ft
Depth of ground surface below top of pile             =      0.5000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over
the length of the pile. A summary of values of pile diameter vs. depth follows.

             Depth Below          Pile
Point         Pile Head         Diameter
 No.             feet            inches
-----      -------------     -------------
  1             0.000           84.0000
  2            34.500           84.0000


Input Structural Properties for Pile Sections:
----------------------------------------------

Pile Section No. 1:

   Section 1 is a round drilled shaft, bored pile, or CIDH pile
   Length of section                                  =    34.500000 ft
   Shaft Diameter                                     =    84.000000 in
   Shear capacity of section                          =       0.0000 lbs



---------------------------------------------------------------------------
                       Ground Slope and Pile Batter Angles
---------------------------------------------------------------------------

Ground Slope Angle                                    =       0.000 degrees
                                                      =       0.000 radians

Pile Batter Angle                                     =       0.000 degrees
                                                      =       0.000 radians


---------------------------------------------------------------------------
                       Soil and Rock Layering Information
```

The soil profile is modelled using 1 layers

Layer 1 is stiff clay without free water

Distance from top of pile to top of layer	=	0.500000 ft
Distance from top of pile to bottom of layer	=	60.500000 ft
Effective unit weight at top of layer	=	110.000000 pcf
Effective unit weight at bottom of layer	=	110.000000 pcf
Undrained cohesion at top of layer	=	1000.000000 psf
Undrained cohesion at bottom of layer	=	1000.000000 psf
Epsilon-50 at top of layer	=	0.010000
Epsilon-50 at bottom of layer	=	0.010000

(Depth of the lowest soil layer extends 26.000 ft below the pile tip)

Summary of Input Soil Properties

Layer Num.	Soil Type Name (p-y Curve Type)	Layer Depth ft	Effective Unit Wt. pcf	Cohesion psf	E50 or krm
1	Stiff Clay w/o Free Water	0.5000 60.5000	110.0000 110.0000	1000.0000 1000.0000	0.01000 0.01000

Static Loading Type

Static loading criteria were used when computing p-y curves for all analyses.

Pile-head Loading and Pile-head Fixity Conditions

Number of loads specified = 2

Load No.	Load Type	Condition 1	Condition 2	Axial Thrust Force, lbs	Compute Top y vs. Pile Length	Run Analysis
1	1	V = 56520. lbs	M = 80775360. in-lbs	77933.	No	Yes
2	1	V = 10930. lbs	M = 15521160. in-lbs	48720.	No	Yes

V = shear force applied normal to pile axis
M = bending moment applied to pile head
y = lateral deflection normal to pile axis
S = pile slope relative to original pile batter angle
R = rotational stiffness applied to pile head
Values of top y vs. pile lengths can be computed only for load types with
specified shear loading (Load Types 1, 2, and 3).
Thrust force is assumed to be acting axially for all pile batter angles.

Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Axial thrust force values were determined from pile-head loading conditions

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section	=	34.500000 ft
Shaft Diameter	=	84.000000 in
Concrete Cover Thickness (to edge of long. rebar)	=	3.625000 in
Number of Reinforcing Bars	=	38 bars
Yield Stress of Reinforcing Bars	=	60000. psi
Modulus of Elasticity of Reinforcing Bars	=	29000000. psi
Gross Area of Shaft	=	5542. sq. in.
Total Area of Reinforcing Steel	=	37.974466 sq. in.
Area Ratio of Steel Reinforcement	=	0.69 percent
Edge-to-Edge Bar Spacing	=	5.116815 in
Maximum Concrete Aggregate Size	=	0.750000 in
Ratio of Bar Spacing to Aggregate Size	=	6.82
Offset of Center of Rebar Cage from Center of Pile	=	0.0000 in

Axial Structural Capacities:

Nom. Axial Structural Capacity = 0.85 Fc Ac + Fy As	=	23330.484 kips
Tensile Load for Cracking of Concrete	=	-2550.248 kips
Nominal Axial Tensile Capacity	=	-2278.468 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
1	1.128000	0.999328	37.811000	0.00000
2	1.128000	0.999328	37.295307	6.223486
3	1.128000	0.999328	35.762296	12.277212
4	1.128000	0.999328	33.253782	17.996047
5	1.128000	0.999328	29.838192	23.223997
6	1.128000	0.999328	25.608694	27.818457
7	1.128000	0.999328	20.680657	31.654102
8	1.128000	0.999328	15.188506	34.626305
9	1.128000	0.999328	9.282052	36.653993
10	1.128000	0.999328	3.122408	37.681856
11	1.128000	0.999328	-3.122408	37.681856
12	1.128000	0.999328	-9.282052	36.653993
13	1.128000	0.999328	-15.188506	34.626305
14	1.128000	0.999328	-20.680657	31.654102
15	1.128000	0.999328	-25.608694	27.818457
16	1.128000	0.999328	-29.838192	23.223997
17	1.128000	0.999328	-33.253782	17.996047
18	1.128000	0.999328	-35.762296	12.277212
19	1.128000	0.999328	-37.295307	6.223486
20	1.128000	0.999328	-37.811000	0.00000
21	1.128000	0.999328	-37.295307	-6.223486
22	1.128000	0.999328	-35.762296	-12.277212
23	1.128000	0.999328	-33.253782	-17.996047
24	1.128000	0.999328	-29.838192	-23.223997
25	1.128000	0.999328	-25.608694	-27.818457
26	1.128000	0.999328	-20.680657	-31.654102
27	1.128000	0.999328	-15.188506	-34.626305
28	1.128000	0.999328	-9.282052	-36.653993
29	1.128000	0.999328	-3.122408	-37.681856
30	1.128000	0.999328	3.122408	-37.681856
31	1.128000	0.999328	9.282052	-36.653993
32	1.128000	0.999328	15.188506	-34.626305
33	1.128000	0.999328	20.680657	-31.654102
34	1.128000	0.999328	25.608694	-27.818457
35	1.128000	0.999328	29.838192	-23.223997
36	1.128000	0.999328	33.253782	-17.996047
37	1.128000	0.999328	35.762296	-12.277212
38	1.128000	0.999328	37.295307	-6.223486

NOTE: The positions of the above rebars were computed by LPile

Minimum spacing between any two bars not equal to zero = 5.117 inches
between bars 26 and 27.

Ratio of bar spacing to maximum aggregate size = 6.82

Concrete Properties:

Compressive Strength of Concrete	=	4500. psi
Modulus of Elasticity of Concrete	=	3823676. psi
Modulus of Rupture of Concrete	=	-503.115295 psi

Compression Strain at Peak Stress = 0.002001
Tensile Strain at Fracture of Concrete = -0.0001152
Maximum Coarse Aggregate Size = 0.750000 in

Number of Axial Thrust Force Values Determined from Pile-head Loadings = 2

Number	Axial Thrust Force kips
1	48.720
2	77.933

Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain
1	48.720	82828.793	0.00300000
2	77.933	83745.200	0.00300000

Note that the values of moment capacity in the table above are not
factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether
the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction
factor to compute ultimate moment capacity according to ACI 318,
or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding
bending stiffnesses computed for common resistance factor values used for
reinforced concrete sections.

Axial Load No.	Resist. Factor	Nominal Ax. Thrust kips	Nominal Moment Cap in-kips	Ult. (Fac) Ax. Thrust kips	Ult. (Fac) Moment Cap in-kips	Bend. Stiff. at Ult Mom kip-in^2
1	0.65	48.720000	82829.	31.668000	53839.	1.7255E+09
2	0.65	77.933333	83745.	50.656667	54434.	1.7475E+09
1	0.75	48.720000	82829.	36.540000	62122.	1.6647E+09
2	0.75	77.933333	83745.	58.450000	62809.	1.6865E+09
1	0.90	48.720000	82829.	43.848000	74546.	1.0824E+09
2	0.90	77.933333	83745.	70.140000	75371.	1.0994E+09

Summary of Pile-head Responses for Conventional Analyses

Definitions of Pile-head Loading Conditions:

Load Type 1: Load 1 = Shear, V, lbs, and Load 2 = Moment, M, in-lbs
Load Type 2: Load 1 = Shear, V, lbs, and Load 2 = Slope, S, radians
Load Type 3: Load 1 = Shear, V, lbs, and Load 2 = Rot. Stiffness, R, in-lbs/rad.
Load Type 4: Load 1 = Top Deflection, y, inches, and Load 2 = Moment, M, in-lbs
Load Type 5: Load 1 = Top Deflection, y, inches, and Load 2 = Slope, S, radians

Load Case No.	Load Type 1	Pile-head Load 1	Load Type 2	Pile-head Load 2	Axial Loading lbs	Pile-head Deflection inches	Pile-head Rotation radians	Max Shear in Pile lbs	Max Moment in Pile in-lbs
1	V, lb	56520.	M, in-lb	8.08E+07	77933.	19.1560	-0.08779	-421699.	8.24E+07
2	V, lb	10930.	M, in-lb	1.55E+07	48720.	0.04758	-3.50E-04	-74547.	1.58E+07

Maximum pile-head deflection = 19.1559798210 inches
Maximum pile-head rotation = -0.0877941177 radians = -5.030232 deg.

The analysis ended normally.

IBC 1807.3.2.1

Moment (ft·k)	5,048.46	
Shear (k)	42.39	
Caisson diameter (ft)	7	
Caisson height above ground (ft)	0.5	
Caisson height below ground (ft)	29	
Lateral soil pressure (lb/ft^2)	**300.00**	
Ground to application of force, h (ft)	119.60	
Applied lateral force, P (lb)	42,390	
Lateral soil bearing pressure, S_1 (lb/ft)	2,900.00	
Diameter, b (ft)	7	
A	4.89	$= (2.34P)/(S_1 b)$
Minimum depth of embedment, d (ft)	27.80	$= 0.5A[\ 1 + (\ 1 + (\ 4.36h\ /\ A\ )\ )^{1/2}\ ]$

Exhibit “4”

Milestone Towers

STATE OF ~~MARYLAND~~ VIRGINIA)
)
COUNTY OF ~~WASHINGTON~~ FAIRFAX)

AFFIDAVIT OF MATTHEW PENNING

I, Matthew Penning, being duly sworn, hereby state and affirm as follows:

1. This affidavit is based on my knowledge and I am competent to testify regarding those things about which I have knowledge.
2. I am the Director of Development for Milestone Towers.
3. Milestone Towers will be applying to Washington County for a proposed telecommunications facility at 7116 Houser Road, Sharpsburg, MD 21782, the property of Thomas E. and Judith Ann Shaw, Account #12-009739 for Verizon Wireless.
4. Pursuant to Section 4.22.6 of the Washington County Zoning Ordinance, I confirm and agree that one ten (10) foot space on the proposed tower will be specifically reserved for use by Washington County, and that other spaces will be made available to other future users, when possible.

Further affiant sayeth not.

Matthew Penning

SWORN to me this 4 day
of November 2025

Notary public for Commonwealth of Virginia

My Commission Expires 03·31·2027

NAZARETH JOHNSON
COMMONWEALTH
REGISTRATION NO.
7656272
MY COMM EXPIRES
3·31·27
OF VIRGINIA
NOTARY PUBLIC

Exhibit “5”

Sabre Industries™
INNOVATION DELIVERED

October 24, 2025

Mr. Matt Penning
Milestone Communications, Inc.
12110 Sunset Hills Road #600
Reston, VA 20190

RE: Proposed 145' Monopole for Bakersville, MD (Sabre #26-2465-TLJ)

Dear Mr. Penning,

As shown in our Structural Design Report #26-2465-TLJ dated October 21, 2025, the above referenced Sabre monopole has been designed for an Ultimate Wind Speed of 112 mph with no ice and 40 mph with 1" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries*. This would effectively result in a fall radius within 145 feet at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager

Exhibit “6”

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-AEA-12625-OE

Issued Date: 01/28/2026

MILESTONE TOWERS
MATT PENNING
12110 SUNSET HILLS ROAD
STE 600
RESTON, VA 20190

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole MILESTONE AT BAKERSVILLE
County, State: Washington, Maryland

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	39-30-32.47N	77-46-18.14W	418 Ft	147 Ft	565 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-5915, or Rodney.H-CTR.Love@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AEA-12625-OE.

Signature Control No: 679584204-691762264 (DNE)
Rodney Love
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

BASIS FOR DECISION:

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

The FAA recognizes emissions in the 3.7-3.98 GHz band at this location will result in Electromagnetic Interference (EMI) as described in Airworthiness Directives (AD) 2021-23-12 and 2021-23-13. NAS services including airport and helicopter operations within a radius of 42 NM will be impacted by 5G RF emissions. Operational use of this frequency band is not objectionable provided the Wireless Providers obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process.

Frequency Data for ASN 2025-AEA-12625-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W

Verified Map for ASN 2025-AEA-12625-OE

Ken Patterson
Airspace Consulting, Inc.
www.airspace-ken.com

Site ID: Bakersville October 24, 2025

To Whom It May Concern:

On October 24, 2025, I personally conducted an evaluation of a proposed telecommunications site for Milestone Towers. The study was to determine if the proposed structure would create any adverse effect on navigable airspace. The site is located near Sharpsburg, Maryland at 39° 30' 32.47" North and 77° 46' 18.14" West (NAD 83). The site elevation is 418' above mean sea level (AMSL). The proposed structure height is 145' above ground level (AGL) or 563' AMSL. Part 77 of the Federal Air Regulations and Part 17 of the FCC Rules and Regulations were used as the primary reference for this evaluation.

The closest public use or DOD landing surface is Runway 26 at Eastern WV Regional/Shephard Field Airport. The distance to the runway is 11.17 nautical miles on a true bearing of 056.18° from the runway.

The proposed 145' AGL (563' AMSL) structure would not exceed any FAR Part 77 or FCC Part 17 notice requirement and, therefore, notice to the FAA is not required for this structure. If filed, the 145' AGL structure should be approved by the FAA.

Normally, structures that do not require notice to the FAA do not require marking and/or lighting. Private use landing facilities and AM broadcast stations are not a factor for this study.

For additional information or questions about this study, contact my office anytime.

Sincerely,

Ken Patterson

Ken Patterson

KP16112

150 Discovery Lake Dr, Fayetteville, GA 30215
(770) 461-0563 kpac0@bellsouth.net

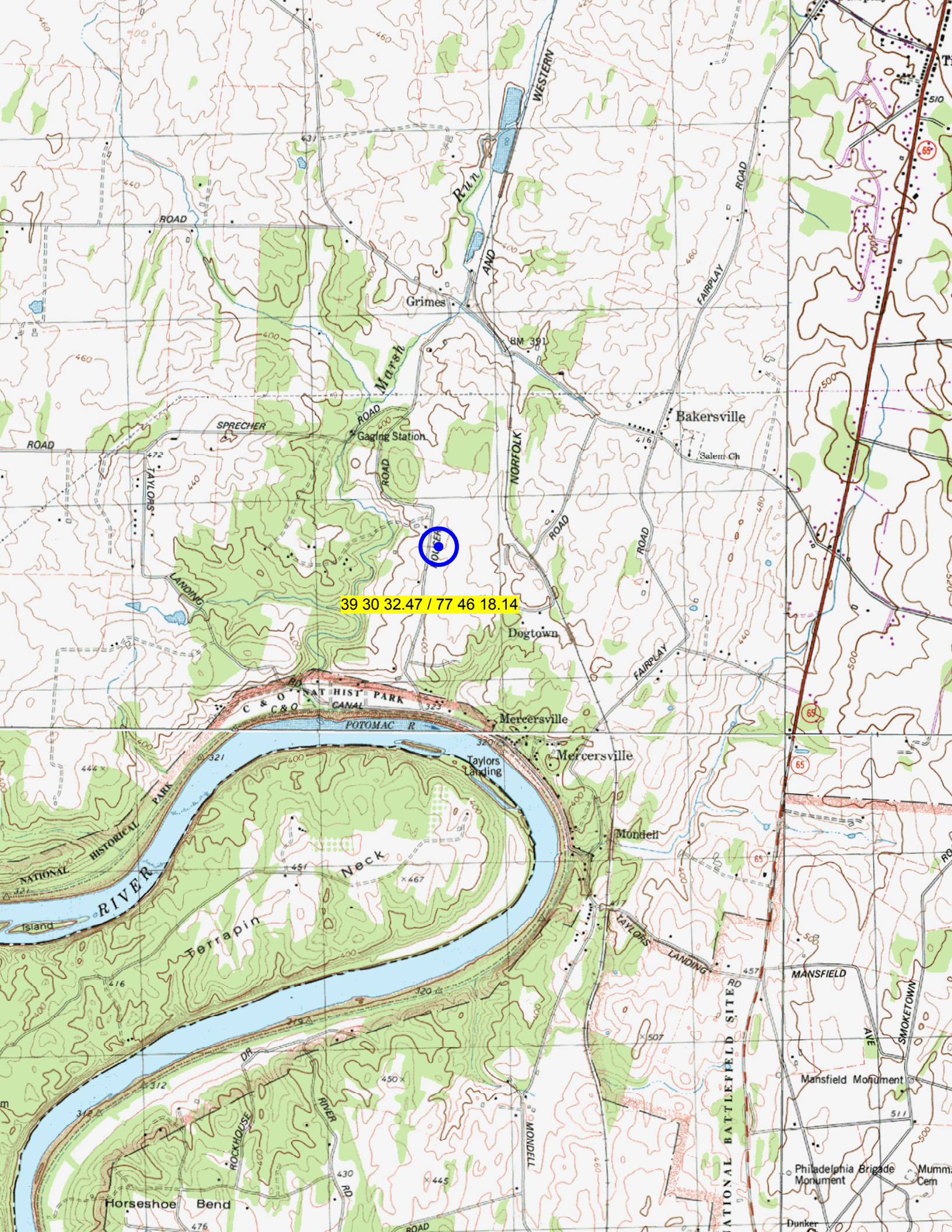
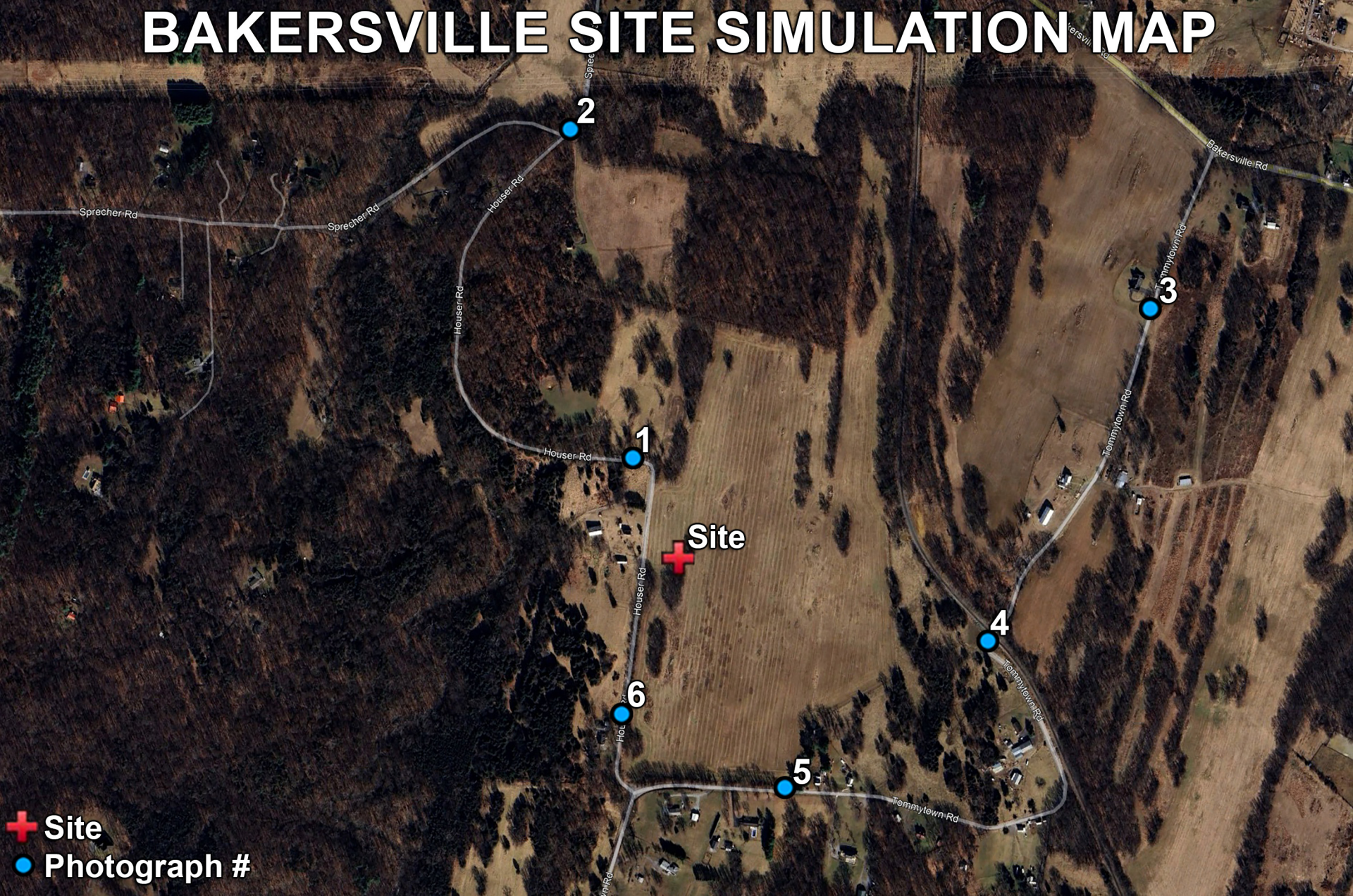

39 30 32.47 / 77 46 18.14
Grimes
Bakersville
Salem Ch
Gaging Station
Dogtown
Mercersville
Mercersville
Taylors Landing
Mondell
Marsh Run
WESTERN AND NORFOLK
FAIRPLAY ROAD
SPRECHER ROAD
TAYLORS LANDING
ROAD
POTOMAC R
C & O CANAL
C & O CANAL NAT HIST PARK
NATIONAL HISTORICAL PARK
RIVER
Island
Terrapin Neck
ROCKHOUSE RIVER DR
Horseshoe Bend
MONDELL ROAD
MANSFIELD
SMOKETOWN AVE
Mansfield Monument
Philadelphia Brigade Monument
NATIONAL BATTLEFIELD SITE
Dunker

Exhibit “7”


BAKERSVILLE SITE SIMULATION MAP
2
Sprecher Rd
Sprecher Rd
Houser Rd
Houser Rd
Bakersville Rd
Tommytown Rd
3
1
Houser Rd
Site
Houser Rd
Tommytown Rd
4
6
Tommytown Rd
5
Tommytown Rd
Site
Photograph #


Milestone
Towers
BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
145ft. MONOPOLE
SIMULATION
View #1 from Houser Road
approximately 810ft. northwest of site
Existing View

Milestone Towers

BAKERSVILLE

7116 HOUSER ROAD
SHARPSBURG, MD 21782

145ft. MONOPOLE
NOT VISIBLE

View #2 from Sprecher Road
approx. 2,570ft. north-northwest of site


Milestone
Towers
BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
145ft. MONOPOLE
NOT VISIBLE
View #3 from Tommytown Road
approximately 2,895ft. northeast of site


Milestone
Towers
BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
145ft. MONOPOLE
SIMULATION
View #4 from Tommytown Road
approx. 1,650ft. east-southeast of site
Existing View


Milestone
Towers
BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
145ft. MONOPOLE
SIMULATION
View #5 from Tommytown Road
approximately 1,070ft. southeast of site
Existing View

Milestone Towers

BAKERSVILLE

7116 HOUSER ROAD
SHARPSBURG, MD 21782

145ft. MONOPOLE SIMULATION

View #6 from Houser Road
approx. 600ft. south-southwest of site

Exhibit “8”

Milestone Towers

Via Supplemental Information to Zoning Application

November 4, 2025

Katherine Rathvon
Zoning Coordinator
Washington County Division of Planning & Zoning
80 West Baltimore Street,
Hagerstown, MD 21740
(240) 313-2464
krathvon@washco-md.net

Re: Proposed Telecommunications Facility at 7116 Houser Road, Sharspburg, MD 21782, the property of Thomas E. and Judith Ann Shaw, Account #12-009739 by Milestone Towers for Verizon Wireless- Telecommunications Facility Application- Tower Removal Letter

Dear Ms. Rathvon,

Milestone Towers, its successors and assigns, provides this statement declaring itself, its successors and assigns of being responsible for compliance with Section 4.22.12 of the Washington County Zoning Ordinance, which requires the following:

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 fi the Owner provides information that demonstrates the Tower has not been abandoned.

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.

Please contact me should you have any questions.

Matthew Penning

Director of Development
Milestone Towers
matt@milestonetowers.com
703.865.4697 (office)

Exhibit “9”

October 6, 2025

Statement of Certified Engineer
Site Selection and Performance Standards

Site Name: Bakersville
Site Address: 7272 Tommytown Road, Sharpsburg, MD 21742

Latitude: 39.509561
Longitude: -77.771533

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 in Sharpsburg, MD and enhance wireless coverage on Bakersville Rd, RT 65 and Taylors Landing Rd MD. 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

Uzoma Ugoh
Radio Frequency Engineer - Verizon Wireless
10170 Junction Drive
Annapolis Junction, Maryland 20701

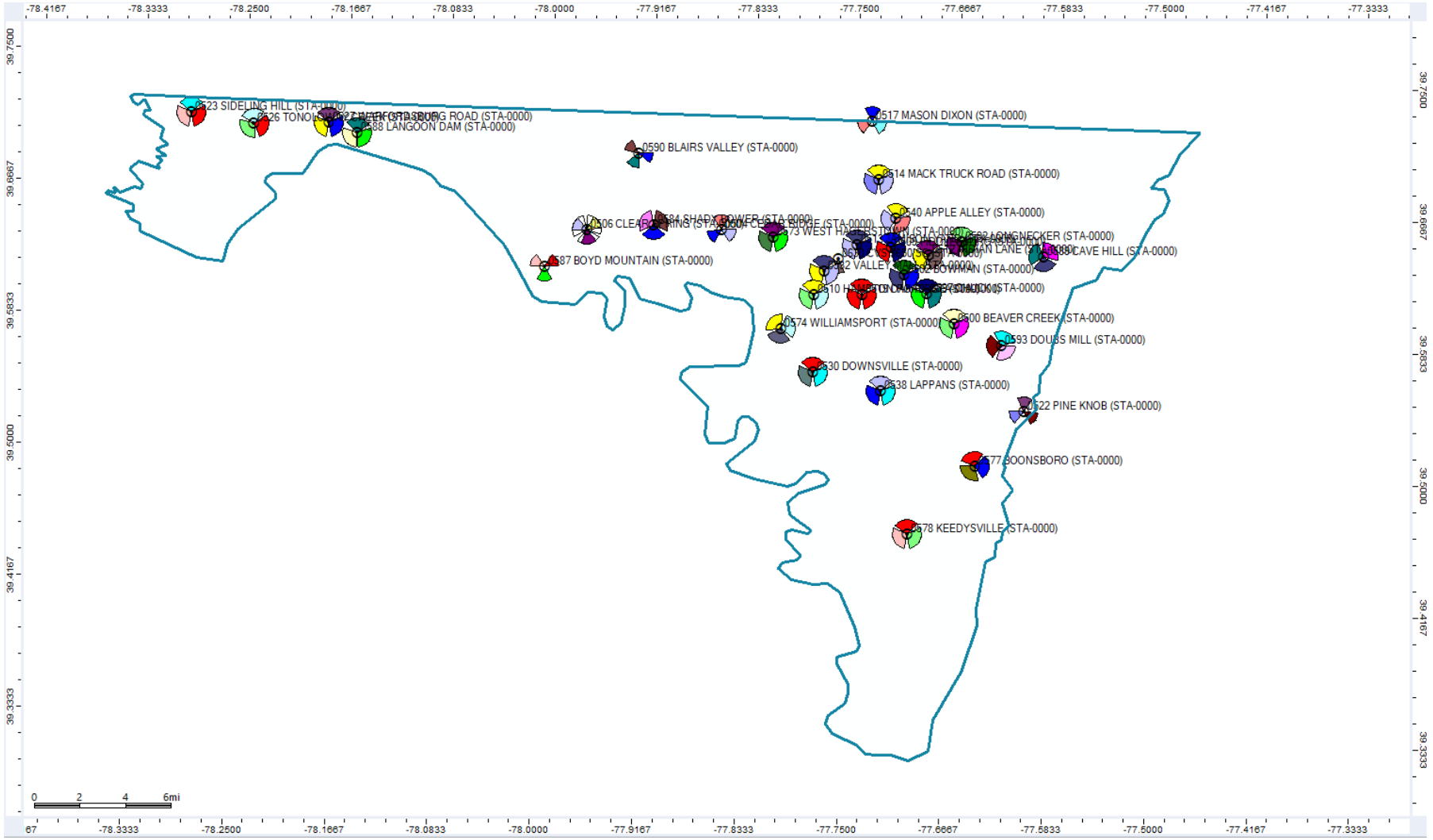
Bakersville

Proposed Coverage

WBV Network Group
6/27/2025

verizon

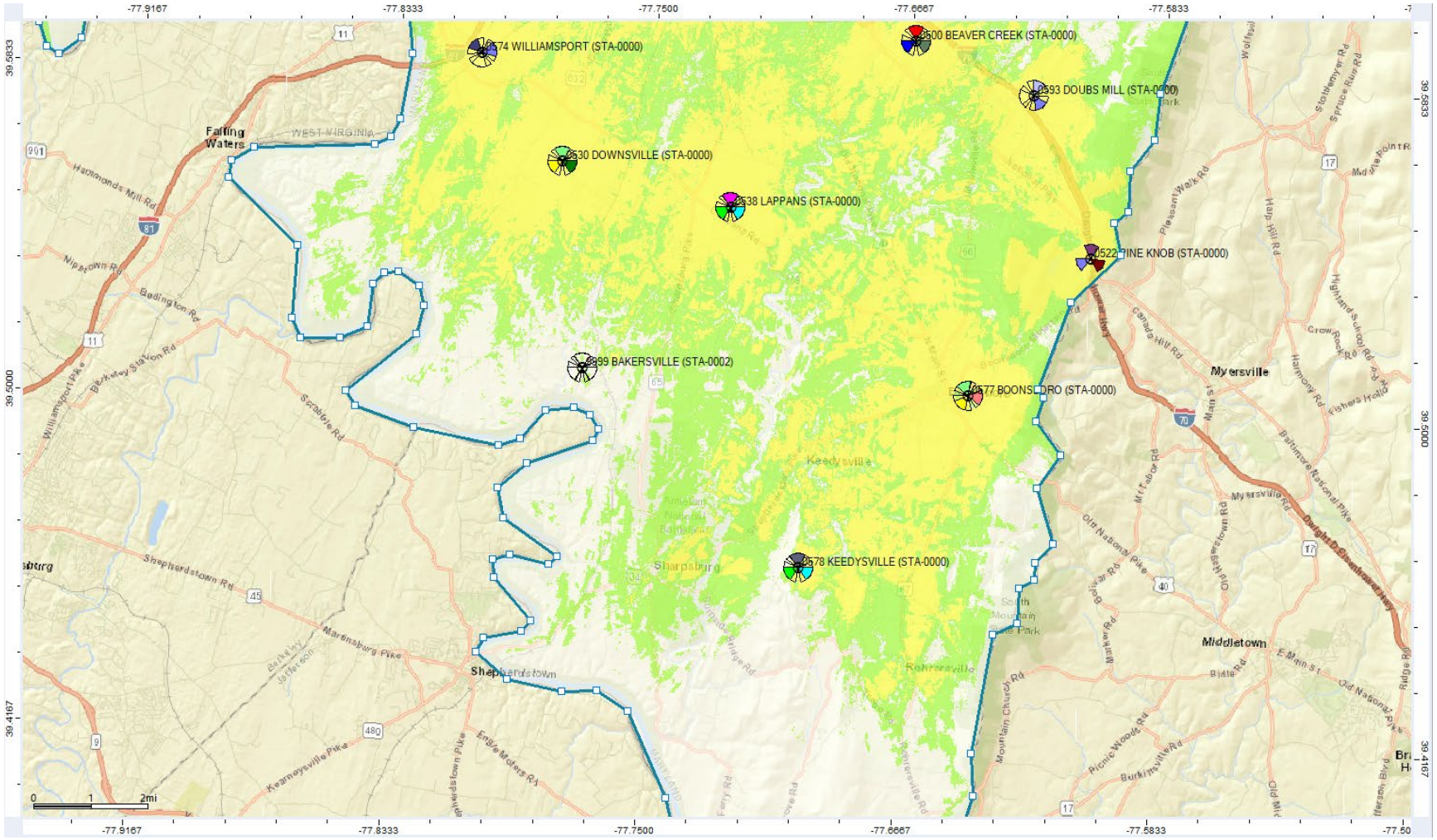
Existing Sites in Washington County



Existing Sites

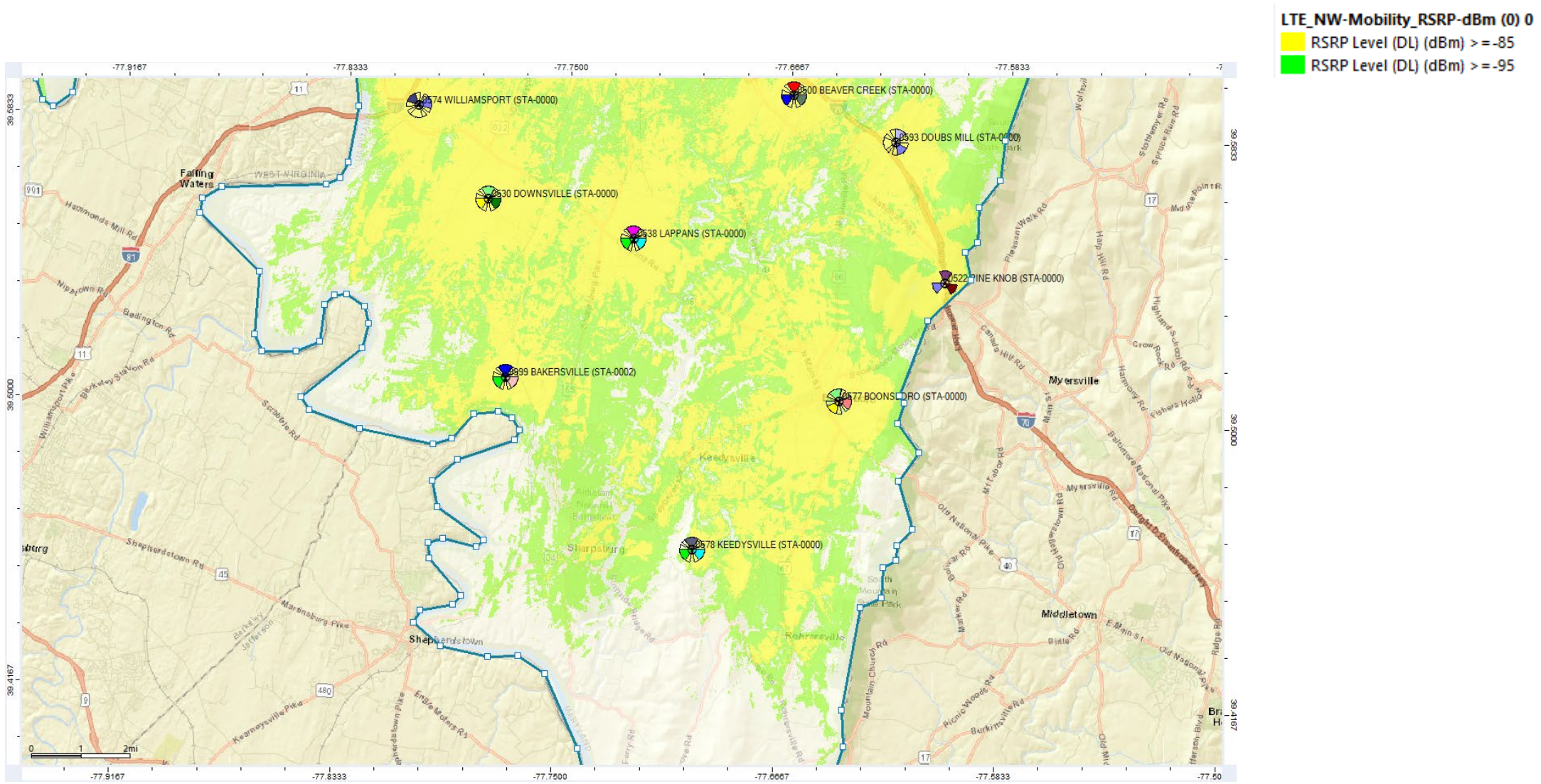
APPLE ALLEY
BEAVER CREEK
BLAIRS VALLEY
BOONSBORO
BOWMAN
BOYD MOUNTAIN
CAVE HILL
CEDAR RIDGE
CHUCK
CLEAR SPRING
DOUBS MILL
DOWNSVILLE
FIDDLESBURG
HAMPTON ROAD
INDIAN LANE
JAMISON YARD
KEEDYSVILLE
LANGOON DAM
LAPPANS
LONGNECKER
MACK TRUCK ROAD
MASON DIXON
OAK RIDGE
PINE KNOB
SHADY BOWER
SIDELING HILL
TONOLOWAY CREEK
VALLEY MALL
WARFORDSBURG ROAD
WEST HAGERSTOWN
WILLIAMSPORT

Existing 700 Coverage



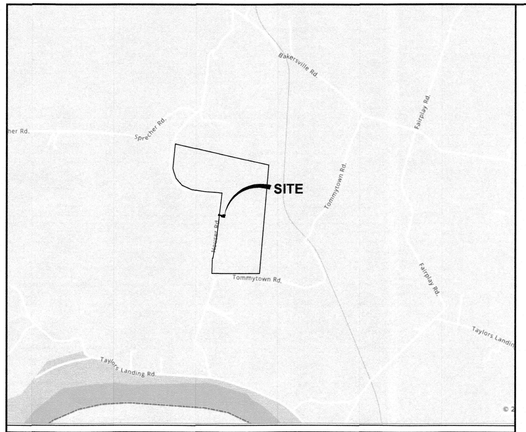
✓

Proposed 700 Coverage



✓

Exhibit “10”



VICINITY MAP

SCALE: 1" = 1,500'

TRUE NORTH

SITE INFORMATION & NOTES

1. SITE NAME: BAKERSVILLE

2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

3. THE SUBJECT PARCEL INFORMATION;
   OWNER: SHAW, THOMAS E & JUDITH ANN
   PREMISES ADDRESS: HOUSER RD, SHARPSBURG, MD 21782
   MAILING ADDRESS: 7272 TOMMYTOWN RD, SHARPSBURG, MD 21782
   COUNTY: WASHINGTON COUNTY, MD
   TAX MAP: 0071 GRID: 0006 PARCEL: 0046
   DISTRICT NUMBER: 12 ACCOUNT NUMBER: 009739
   ZONING: EC USE: AGRICULTURAL

4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
   DEED BOOK 06290, PAGE 00123
   AREA: 70.6400 ACRES

5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.

6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.

7. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.

8. THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS;
   FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR WASHINGTON COUNTY, MD. COMMUNITY PANEL NUMBER 24043C 0295D. REVISED, AUGUST 15, 2017.

9. A TITLE REPORT WAS REVIEWED FOR THIS SURVEY.

10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.

11. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.

12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.

13. THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
    LATITUDE: N 39° 30' 32.474"
    LONGITUDE: W 77° 46' 18.143"
    ELEVATION: 418.0' NAVD88

14. THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CORRIDOR SPECIAL PLANNING AREA, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT

15. THE SITE IS LOCATED MORE THAN 345' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.

16. THE CLOSEST EXISTING TOWER IS A 194' VERTICAL BRIDGE MONOPOLE LOCATED APPROXIMATELY 3.5 MILES NORTH-NORTHWEST (COORDINATES 39.56146, -77.78016) (ASR 1271746)

17. THERE ARE NO OVERHEAD TRANSMISSION LINES WITHIN TWO TIMES THE HEIGHT OF THE TOWER.

18. EXISTING HEAVY MATURE VEGETATION WILL BE USED IN LIEU OF NEW LANDSCAPING.

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (WEST)	145.0'	145.0'
REAR YARD (EAST)	145.0'	800.6'
SIDE YARD (NORTH)	145.0'	1,534.6'
SIDE YARD (SOUTH)	145.0'	881.5'
CLOSEST HOUSE	290.0'	458.4' (WEST)

COMPOUND SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (WEST)	50.0'	73.9'
REAR YARD (EAST)	50.0'	793.1'
SIDE YARD (NORTH)	50.0'	1,510.2'
SIDE YARD (SOUTH)	50.0'	874.0'
CLOSEST HOUSE	50.0'	398.6' WEST

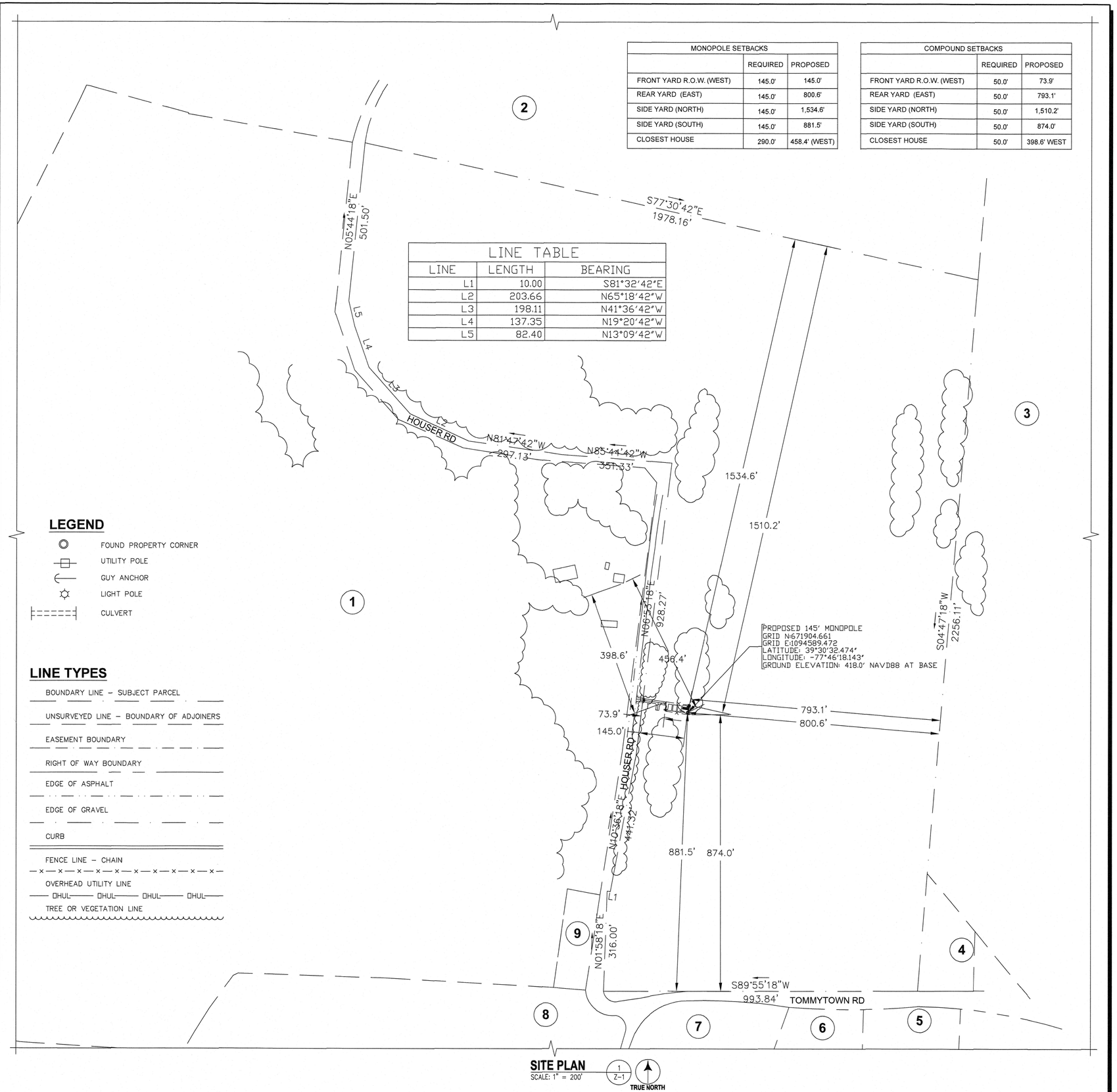
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	S81°32'42"E
L2	203.66	N65°18'42"W
L3	198.11	N41°36'42"W
L4	137.35	N19°20'42"W
L5	82.40	N13°09'42"W

LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- CULVERT

LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- OVERHEAD UTILITY LINE (OHUL)
- TREE OR VEGETATION LINE



SITE PLAN

SCALE: 1" = 200'

1 / Z-1

TRUE NORTH

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
ZONING: EC (ENVIRONMENTAL CONSERVATION)
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
ELECTION DISTRICT: 12-000

SEAL:

STATE OF MARYLAND
TIMOTHY JERRY BERTRAND
EXPIRES: 03-14-27
NO. 56
REGISTERED
PROFESSIONAL ENGINEER

12-1-2025

SUBMITTALS

DATE	DESCRIPTION	REV.
08-27-2025	ZONING PLAN REVIEW	A
09-09-2025	ZONING PLAN REVIEW	B
09-19-2025	RELOCATE SITE	0
11-26-2025	ZONING – NEW LOCATION	1

PROJECT NO:	1050.478
DESIGNER:	R.S.
ENGINEER:	C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

Exhibit “11”

EXEMPT FROM DOCUMENTARY STAMPS AND RECORDATION TAXES PURSUANT TO ANN. CODE OF MD. TAX-PROPERTY ARTICLE § 12-108(c)(1)(ii) Parents – children

Tax ID No.: 12-009739

NO TITLE EXAM

THIS DEED, Made this 2nd day of JUNE, 2020, by THOMAS E. SHAW and JUDITH ANN SHAW, Grantors, to THOMAS E. SHAW and JUDITH ANN SHAW, his wife, Grantees of a life estate interest, and to BRIAN THOMAS SHAW and KELLY ANN FISHER, Grantees of the remainder interest.

WITNESSETH: That for no monetary consideration, Thomas E. Shaw and Judith Ann Shaw, Grantors, do hereby grant and convey unto Thomas E. Shaw and Judith Ann Shaw, Grantees of a life estate interest, and Brian Thomas Shaw and Kelly Ann Fisher, Grantees of the remainder interest, in fee simple, as tenants in common in all the following described tract or parcel of land, together with the improvements thereon and all rights, ways, privileges, waters, alleys, and appurtenances thereunto belonging or in anywise appertaining, being more particularly described as follows:

All that tract or parcel of land, containing 70.64 acres of land, more or less, situate along the Northeast and East sides of Houser Road northward from its intersection with Tommytown Road in Election District No. 12, Washington County, Maryland and being more particularly described according to a survey made and description prepared by J. Harold Seibert, Engineer and Surveyor, on or about May 17, 1983, contained in the deed conveying the property to the Grantors dated May 31, 1983 recorded in Liber 744, folio 351 by William C. Blackwell, et al., Trustees of the Christian Church (Disciples of Christ)-Capital Area. The subject property is conveyed subject to and together with any and all conditions, restrictions, easements and rights of way of record applicable thereto.

BEING Parcel No. 1 of the property which was conveyed by Thomas E. Shaw and Judith Ann Shaw, his wife, to Thomas E. Shaw and Judith Ann Shaw by deed dated February 3, 2003, and recorded February 4, 2003, among the Land Records of Washington County, Maryland, in Liber 1924, folio 297.

This deed has been prepared without the benefit of a title examination. All parties affirm their understanding that only a title examination will disclose the status of title, including but not limited to, the quality and quantity of title; the possibility of other persons having an interest in the property conveyed by this deed, as well as any other matters disclosed by an examination of title. Notwithstanding this disclosure and having been fully informed of the cost of accomplishing an examination of title, we elect not to have an examination of this title and release the scrivener of this deed from all and any loss, claim, damages and/or liability resulting from a condition of title which might have been disclosed by a title examination of the property conveyed by this deed.

000761

AFFIDAVIT OF TOTAL PAYMENT TO GRANTOR

Pursuant to the Annotated Code of Maryland, Tax General Article Section 10-912, the herein Grantors hereby state under the penalties of perjury that:

(1) They are Residents of the State of Maryland;

(2) The purchase price of the herein described property is $0.00, as recited herein;

The above property is hereby conveyed subject to and together with all the conditions, restrictions, easements and rights of way of record applicable thereto.

To have and to hold the aforesaid property together with the improvements and appurtenances unto Grantees, their heirs, successors and assigns in fee simple subject to any conditions, reservations, restrictions, covenants, limitations, streets, alleys, easements and rights of way of record.

AND, we, the said Thomas E. Shaw and Judith Ann Shaw, do hereby covenant that we will warrant specially the property hereby conveyed and that we will execute such other and further assurances as may be requisite.

WITNESS our hands and seals:

_____ _____(SEAL)
Thomas E. Shaw, Grantor

_____ _____(SEAL)
Judith Ann Shaw, Grantor

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, that on this 2nd day of June, 2020, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas E. Shaw, Grantor, who acknowledged that he executed the aforegoing deed for the purposes therein contained.

WITNESS my hand and Official Notarial Seal.

_____
Notary Public

RUSS ROBINSON
NOTARY PUBLIC
WASHINGTON CO., MARYLAND
COMM. EXP. 12-6-2022

My Commission Expires:

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, that on this 24th day of JUNE, 2020, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Judith Ann Shaw, Grantor, who acknowledged that she executed the aforegoing deed for the purposes therein contained.

WITNESS my hand and Official Notarial Seal.

Notary Public

My Commission Expires: RUSS ROBINSON NOTARY PUBLIC WASHINGTON CO., MARYLAND COMM. EXP. 12-6-2022

This is to certify that the within instrument was prepared by or under the supervision of the undersigned attorney at law licensed in Maryland.

J. Russell Robinson, III

Mail to: Thomas E. Shaw
Judith Ann Shaw
7272 Tommytown Road
Sharpsburg, MD 21782

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County
Gina Sharpe 6/23/2020
By Date

AGRICULTURE TAX $ Ø (12-009239)
ACREAGE 70.64
CLERK Gina Sharpe

TODD L. HERSHEY, TREASURER
TAXES PAID 6/24/20
AUTHORIZED BY: TH

```
LR - Deed (No-Taxes)
Recording Fee          20.00
Name: shaw
Ref:
LR - Deed (No-Taxes)
Surcharge              40.00
========================
SubTotal:              60.00
========================
Total:                180.00
06/26/2020  04:04
                      CC21-KB
#13805243 CC0403 -
Washington
County/CC04.03.02 -
Register 02
```


This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
Kevin R. Tucker, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee	$40.00
Recording Fee	$20.00
County Transfer Tax	
Recordation Tax	
State Transfer Tax	
Non-Resident Tax	
TOTAL	**$60.00**

No Ag Tax Due (LE)

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Recording Validation

1. Type(s) of Instruments — (Check Box if addendum Intake Form is Attached.)

X Deed / Deed of Trust	☐ Mortgage / Lease	☐ Other _____	☐ Other _____

2. Conveyance Type Check Box

✓ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]

3. Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	Real Property Section 12-108(c)(1)(ii)
State Transfer	
County Transfer	

4. Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 0.00	Transfer Tax Consideration	$
Any New Mortgage	$ 0.00	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount –	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5. Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$ 20.00	$	Agent:
Surcharge	$ 40.00	$	Tax Bill:
State Recordation Tax	$	$	
State Transfer Tax	$	$	C.B. Credit:
County Transfer Tax	$	$	
Other	$	$	Ag. Tax/Other:
Other	$	$	

6. Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
12	009739	1924/297	0071	0046	(5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
					70.6400 AC

Location/Address of Property Being Conveyed (2)

Houser Road, Sharpsburg, MD 21782

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential ✓ or Non-Residential | Fee Simple ✓ or Ground Rent | Amount:

Partial Conveyance? Yes ✓ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7. Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Thomas E. Shaw	
Judith Ann Shaw	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8. Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Thomas E. Shaw, Judith Ann Shaw	
Brian Thomas Shaw, Kelly Ann Fisher	
New Owner's (Grantee) Mailing Address	
7272 Tommytown Road, Sharpsburg, MD 21782	

9. Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10. Contact/Mail Information

Instrument Submitted By or Contact Person	
Name: Lisa Ramsey	☐ Return to Contact Person
Firm Robinson & Robinson	☐ Hold for Pickup
Address: 152 W. Washington Street, Hagerstown, MD 21740	☑ Return Address Provided
Phone: (301) 797-0100	

11. IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

- ✓ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
- ☐ Yes ✓ No Does transfer include personal property? If yes, identify: _____
- ☐ Yes ✓ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Space Reserved for County Validation

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC 300 (4/05)

Exhibit “12”

Washington County
MARYLAND

DIVISION OF
PERMITS AND INSPECTIONS

OWNER'S REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan L. Yates is authorized to make application for the work described as construction of a 145' monopole-style wireless facility, and located at 7116 Houser Road, Sharpsburg, MD 21782.
The said work is authorized by Thomas E. Shaw, the owner in fee, as required by the International Residential Code and the International Building Code.

This office does not enforce covenants or deed restrictions and it is the owner's, builder's and/or developer's responsibility to make sure the covenants and/or deed restrictions are not being violated as a result of the issuance of this permit.

PROPERTY OWNER:

Thomas E. Shaw
Name
7272 Tommytown Rd
Address
Sharpsburg, MD 21782
City, State, Zip Code
Property Owner's Signature

AUTHORIZED REPRESENTATIVE:

Jonathan Yates
Name
105 Broad St. Third Floor
Address
Charleston, SC 29401
City, State, Zip Code
Authorized Representative's Signature

Washington County
MARYLAND

DIVISION OF
PERMITS AND INSPECTIONS

OWNER'S REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan L. Yates is authorized to make application for the work described as construction of a 145' monopole-style wireless facility, and located at 7116 Houser Road, Sharpsburg, MD 21782.
The said work is authorized by Judith A. Shaw, the owner in fee, as required by the International Residential Code and the International Building Code.

This office does not enforce covenants or deed restrictions and it is the owner's, builder's and/or developer's responsibility to make sure the covenants and/or deed restrictions are not being violated as a result of the issuance of this permit.

PROPERTY OWNER:

Judith A. Shaw
Name
7272 Tommytown Rd
Address
Sharpsburg, MD 21782
City, State, Zip Code
Judith A. Shaw
Property Owner's Signature

AUTHORIZED REPRESENTATIVE:

Jonathan Yates
Name
105 Broad St. Third Floor
Address
Charleston, SC 29401
City, State, Zip Code
Jonathan L. Yates
Authorized Representative's Signature

Exhibit “13”

From: towernotifyinfo@fcc.gov
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #12529430
Date: May 13, 2026 at 4:18 PM
To: matt@milestonetowers.com

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:
Date of Action: 05/13/2026
Direct Effect: No Historic Properties in Area of Potential Effects (APE)
Visual Effect: No Adverse Effect on Historic Properties in APE
Comment Text: Thank you for providing additional information and photo simulations to all the interested parties for their review. MHT agrees that this new tower will have no adverse effect on historic properties.

File Number: 0011822941
TCNS Number: 303166
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 12/10/2025

Applicant: Milestone Towers
Consultant: Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Bakersville
Site Address: 7116 Houser Road
Detailed Description of Project: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 147 feet, including attachments. The proposed location is vegetated land.
Site Coordinates: 39-30-32.5 N, 77-46-18.1 W
City: Sharpsburg
County: WASHINGTON
State:MD
Lead SHPO/THPO: Maryland Historical Trust

Exhibit “14”

[redacted]

MP

[redacted]

From: Thomas Clemens <antietam@verizon.net>
Sent: Wednesday, May 13, 2026 2:27 PM
To: Matthew Penning <matt@milestonetowers.com>
Subject: Re: Introduction – Proposed Monopole near Sharpsburg

Matthew,
Thank you for contacting me regarding the proposed monopole near Sharpsburg MD. We have looked at the attachment you sent and after discussion with our executive committee, we agree with the National Park Service that it is not intrusive on the Antietam Battlefield area. We appreciate your concern, and wish you well in your future endeavors.

Sincerely,

Dr. Thomas G. Clemens
President, Save Historic Antietam Foundation

On Monday, May 11, 2026 at 09:33:14 AM EDT, Matthew Penning <matt@milestonetowers.com> wrote:

> Dr. Clemens,
>
> Good morning. I am reaching out regarding a telecommunications tower project my company is proposing in Washington County near Sharpsburg.
>
> Andrew Basanik with the National Park Service provided your name as someone we should connect with given your work with the Battlefield and as President of SHAF. We have been coordinating with NPS as part of the Section 106 review process and related historic resource outreach.
>
> We understand another tower proposal in the area earlier this year generated significant concern from preservation stakeholders. While our proposal differs in both location and visual relationship to the Battlefield, we wanted to reach out proactively to share information regarding the project and the review completed to date.
>
> A brief summary of the proposal and coordination efforts:
>
> - **Proposal:** 145-foot monopole located at 7116 House Road, Sharpsburg, MD 21782
> - Coordinates: 39.509019, -77.771706
> - Washington Co Tax Account # 12009739
> - Location is shown by the orange "Site" label on page 1 of the attachment
> - **Viewshed / Visibility Review:** A balloon test was conducted in February 2026 with input from the National Park Service (Antietam National Battlefield and C&O Canal National Historical Park) and the Washington County Historic District Commission regarding observation locations. NPS personnel accompanied our team during the field review. The balloon was not visible from the selected vantage points. I have included the location map and photographs taken for reference.
> - **Agency Coordination:** Following the balloon test, comments received from NPS and the Washington County Historic District Commission indicated that the project would not adversely affect historic viewsheds or resources. The Maryland Historical Trust advised that it intends to defer any final determination until the local zoning process progresses further.
> - **Lighting:** FAA lighting is not required or proposed.
>
> If you would be interested in discussing the project further or have any questions, I am available anytime at your convenience.
>
> Thank you for your time and consideration.
>
> Respectfully,
>
> **Matt Penning**
> **Director of Development**
>
> matt@milestonetowers.com
> 703.865.4697 (office)
> 1801 Old Reston Ave, #101
> Reston, VA 20190
>
> **milestonetowers.com**

ALL LOCATIONS ARE NOT VISIBILE

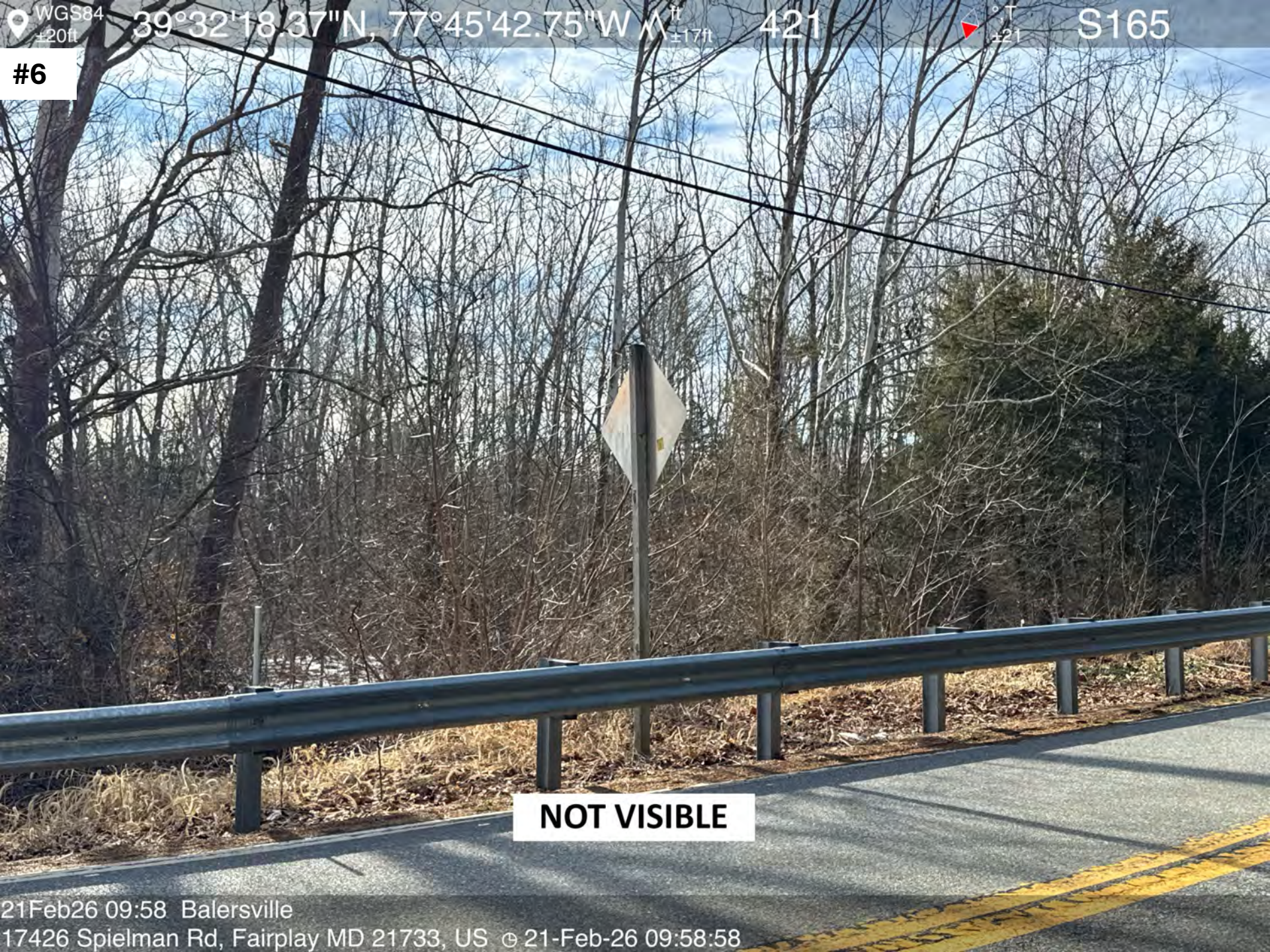

WGS84
±16ft
39°28'30.52"N, 77°44'42.07"W
ft
±13ft
523
°,T
±10
NW320
#1
NOT VISIBLE
21Feb26 09:19 Balersville
Antietam Remebered, Keedysville MD 21756, US
21-Feb-26 09:19:16


WGS84
±16ft
39°29'19.59"N, 77°44'50.75"W
ft
±12ft
513
°,T
±11
NW308
#2
Joseph
Poffenberger
Farm
NOT VISIBLE
21Feb26 09:29 Balersville
17822–17824 Mansfield Ave, Keedysville MD 21756, US
21-Feb-26 09:29:59


WGS84
±16ft
39°28'51.23"N, 77°44'50.79"W
ft
±13ft
528
°,T
±11
NW319
#3
NOT VISIBLE
21Feb26 09:34 Balersville
The Cornfield Ave, Keedysville MD 21756, US
21-Feb-26 09:34:43


WGS84
±16ft
39°28'38.51"N, 77°44'27.90"W
ft
±12ft
482
°,T
±12
NW301
#4
NOT VISIBLE
21Feb26 09:39 Balersville
5923 Mummas Ln, Keedysville MD 21756, US
21-Feb-26 09:39:57


WGS84
±16ft
39°28'10.41"N, 77°44'10.64"W
ft
±13ft
489
°,T
±10
NW317
#5
NOT VISIBLE
21Feb26 09:43 Balersville
18100–18112 Bloody Ln, Keedysville MD 21782, US
21-Feb-26 09:43:59


WGS84
±20ft
39°32'18.37"N, 77°45'42.75"W
ft
±17ft
421
°T
±21
S165
#6
NOT VISIBLE
21Feb26 09:58 Balersville
17426 Spielman Rd, Fairplay MD 21733, US
21-Feb-26 09:58:58


WGS84
±7ft
39°32'19.08"N, 77°45'58.20"W
ft
±10ft
447
°T
±13
S184
#7
NOT VISIBLE
21Feb26 10:00 Balersville
17334 Spielman Rd, Fairplay MD 21733, US
21-Feb-26 10:00:46


WGS84
±7ft
39°30'38.55"N, 77°49'0.27"W
ft
±10ft
453
°,T
±15
SE106
#8
NOT VISIBLE
21Feb26 10:10 Balersville
15988–15998 Cheneys Neck Ln, Sharpsburg MD 21782, US
21-Feb-26 10:10:43


WGS84
±8ft
39°29'45.71"N, 77°49'34.19"W
ft
±10ft
341
°T
±17
E89
#9
ASPEN TRAIL
NOT VISIBLE
21Feb26 10:16 Balersville
6623–6663 Dam Number 4 Rd, Sharpsburg MD 21782, US
21-Feb-26 10:16:23


WGS84
±8ft
39°30'13.27"N, 77°47'9.43"W
ft
±10ft
442
°T
±14
NE74
#10
NOT VISIBLE
21Feb26 10:26 Balersville
16947–16959 Taylors Landing Rd, Sharpsburg MD 21782, US
21-Feb-26 10:26:33


WGS84
±15ft
39°29'58.58"N, 77°46'3.43"W
ft
±12ft
327
°,T
±13
NW339
#11
NOT VISIBLE
21Feb26 10:31 Balersville
17365–17371 Taylors Landing Rd, Sharpsburg MD 21782, US
21-Feb-26 10:31:33