

February 11, 2026

RE: PEPCO / Bells Mills Utility Tower Project – 10611 Westlake Drive, Bethesda, MD 20817

Montgomery County Board of Appeals

100 Maryland Avenue, Suite 217, Rockville MD 20850

Dear Sir or Madam,

To expand service in the surrounding areas, Pepco proposes to install a new 270' self-support tower, a 13' x 25' un-manned pre-fabricated shelter, diesel generator, and additional ancillary equipment at the existing substation located at 10611 Westlake Drive, Bethesda, MD. This new structure is intended solely for Pepco's internal utility communications and will not host any commercial telecommunications equipment or carriers. The tower will enhance the reliability and coverage of Pepco's operational communications within the area. As a standalone permanent installation, the tower will be constructed within the substation's property lines and integrated into the existing utility infrastructure to support long-term utility demands.

The Bells Mill tower site location utilizes a range of advanced technologies and networks that enable Pepco to deliver several critical infrastructure services. These services encompass power and grid management, smart meter systems, specialized equipment monitoring and management solutions specific to the Bells Mill substation, and an internal emergency management network.

Section 59-G-1.3(c) (Montgomery County Code, 2004, as amended) sets forth the standard that will be used in evaluating a request for an administrative modification, unless an applicant elects to proceed under the new Zoning Ordinance (2014), and provides, with respect to modification of existing special exceptions, that:

If the proposed modification is such that the terms or conditions could be modified without substantially changing the nature, character or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood, the Board, without convening a public hearing to consider the proposed change, may modify the term or condition.

Modification of a special exception without a public hearing is called administrative or minor modification.

This project meets the standard for the grant of an administrative modification:

- (1) If the proposed modification is such that the terms or conditions could be modified without substantially changing the nature, character or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood, the board, without convening

a public hearing to consider the proposed change, may modify the term or condition. However, if the matter involves an accessory apartment, the Board must not act until 10 days after the posting of the property with a special exception for accessory apartment sign under Section [59-A-4.43](#). The sign must remain posted until at least 15 days after the mailing of the Board's resolution. The affirmative vote of at least 4 members of the Board is required to modify the terms or conditions.

PEPCO Response: The proposed project is not changing the nature, character or intensity of the use and is not substantially changing the effect on traffic or on the immediate neighborhood.

- (2) If the proposed modification substantially alters the nature, character, intensity of use or the conditions of the original grant, the Board must convene a public hearing to consider the proposed modification. The Board must notify the special exception holder that, except as otherwise provided in this section, such request for modification is subject to the requirements set forth in Sections 59-A-4.2 and 59-A-4.4. The Board must receive and process petitions for modification of a special exception in accordance with the provisions of those sections.

PEPCO Response: The proposed project is not changing the nature, character or intensity of the conditions of the original grant.

- (3) Petitions for modification of the terms or conditions of a special exception must be scheduled for hearing as promptly as possible, provided that hearings on petitions for modifications of a special exception must be held not less than 30 days following the date of public notice. Nothing herein prohibits the Board from convening a hearing within a shorter period of time if the Board determines by the vote of at least 3 members that an emergency exists which poses an immediate threat to the public health, safety, convenience, welfare or necessity, or that delay would impose unusual individual or community hardship.

PEPCO Response: Any petitions made will be scheduled for hearing as promptly as possible.

- (4) The public hearing must be limited to consideration of the proposed modifications noted in the Board's notice of public hearing and to (1) discussion of those aspects of the special exception use that are directly related to those proposals, and (2) as limited by paragraph (a) below, the underlying special exception, if the modification proposes an expansion of the total floor area of all structures or buildings by more than 25%, or 7,500 square feet, whichever is less.

PEPCO Response: If hearing is deemed necessary, consideration of the proposed modifications noted in the Board's notice will be discussed.

Should you require any further information, please do not hesitate to contact me.

Best Regards,

Regina Chang
Network Building + Consulting
Land Use Associate
(301) 832-0193 rchang@nbcllc.com



10611 WESTLAKE DRIVE
BETHESDA, MD 20817
MONTGOMERY COUNTY

SCOPE OF WORK:	<u>INSTALL:</u> • 270'-0" SELF-SUPPORT TOWER • 13'-1"x25'-1" UN-MANNED PRE-FABRICATED SHELTER • 35KW DIESEL GENERATOR ON 4'x11' CONCRETE PAD • ICE BRIDGE FROM SHELTER TO TOWER
PROJECT:	PEPCO TOWER CO-LOCATION
SITE NAME:	BELLS MILL
911 SITE ADDRESS:	10611 WESTLAKE DRIVE BETHESDA, MD 20817
JURISDICTION:	MONTGOMERY COUNTY
ZONING:	R-90
TAX ACCOUNT NUMBER:	10-00860302
PARCEL AREA:	48.67± ACRES
PARCEL OWNER:	POTOMAC ELECTRIC POWER COMPANY
ADDRESS:	C/O CORP. TAX DEPARTMENT SUITE 5617 701 9TH ST NW WASHINGTON, DC 20001
GROUND ELEVATION:	293'-0"± (AMSL)
STRUCTURE TYPE:	SELF-SUPPORT TOWER
STRUCTURE LAT/LONG:	39.030036°, -77.145099°
STRUCTURE HEIGHT:	271'-0" (AGL) (TOP OF TOWER) 292'-1" (AGL) (TOP OF HIGHEST APPURTENANCES)
LIMITS-OF-DISTURBANCE:	4,641 SQ. FT. (TOTAL)

APPLICANT:	PEPCO - EDISON PLACE 701 9TH STREET NORTHWEST WASHINGTON, DC 20068 PHONE: (703) 850-7333
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING + CONSULTING, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7092
ENGINEERING FIRM:	NETWORK BUILDING + CONSULTING, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7092

The map shows the location of the proposed site in Cabin John, Maryland. The site is marked with a red pin and labeled "SITE" with an arrow. The map includes Cabin John Regional Park, Cabin John Ice Rink, and various commercial and residential areas. Major roads like Democracy Blvd and Westlake Dr are visible.

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.

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2021 IBC & IEBC AMENDMENTS ER 13-24
- 2021 NFPA 1 FIRE CODE
- 2021 NFPA 101 LIFE SAFETY CODE
- 2021 NFPA 1 AND 101 AMENDMENTS - FIRE SAFETY CODE ER 14-24
- CHAPTER 8 COUNTY BUILDING CODE
- MASTER LIST OF BUILDING CODES & STANDARDS
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 IMC & IFGC AMENDMENTS ER 13-24
- MONTGOMERY COUNTY CODE CHAPTER 8 (MECHANICAL)
- MONTGOMERY COUNTY CODE CHAPTER 17 (ELECTRICAL)
- NFPA 70 (NATIONAL ELECTRIC CODE)
- 2021 ENERGY CODE & IGCC AMENDMENTS ER 13-24
- 2021 ENERGY AND GREEN CODE COMMENTARY
- ASHRAE STANDARD 90.1-2022, ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS (I-P)
- 2021 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
- CHAPTER 35 OF IBC-2021 REFERENCED STANDARDS

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

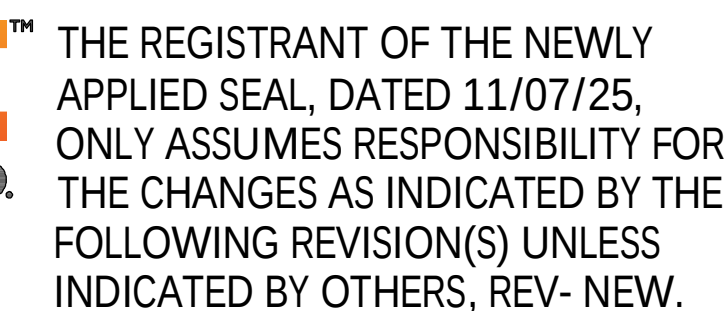
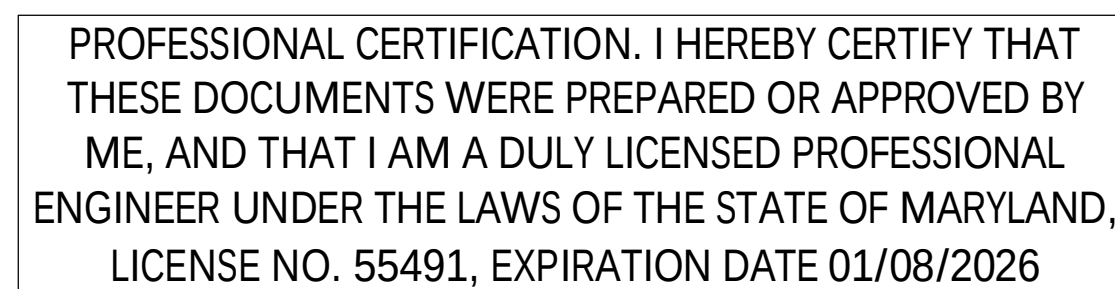
THE PEPCO GENERATOR IS AN OPTIONAL STANDBY UNIT AND DOES NOT SUPPLY LIFE SAFETY EQUIPMENT. THE GENERATOR IS USED TO BACKUP THE TELEPHONE EQUIPMENT IN ORDER TO KEEP THE SITE IN FULL OPERATION IN THE EVENT OF NORMAL UTILITY POWER FAIL. THEREFORE, NFPA 110 DOES NOT APPLY.

001	TITLE SHEET
002	GENERAL NOTES
100	SITE PLAN
200	EXISTING COMPOUND PLAN
201	COMMUNICATION TOWER COMPOUND SITE PLAN (TTR)
300	COMMUNICATION TOWER ELEVATIONS (TTR)
301	COMMUNICATION TOWER ANTENNA SCHEDULE (TTR)
302	ANTENNA DETAILS I
303	ANTENNA DETAILS II
304	ANTENNA DETAILS III
305	ANTENNA DETAILS IV
306	ANTENNA MOUNTING DETAILS I
307	ANTENNA MOUNTING DETAILS II
308	ANTENNA MOUNTING DETAILS III
309	ANTENNA MOUNTING DETAILS IV
310	ANTENNA MOUNTING DETAILS V
311	ANTENNA MOUNTING DETAILS VI
312	ANTENNA MOUNTING DETAILS VII
313	ANTENNA MOUNT DETAILS I
314	ANTENNA MOUNT DETAILS II
315	ANTENNA MOUNT DETAILS III
316	ANTENNA MOUNT DETAILS IV
317	LIGHTING AND LIGHTNING ROD MOUNT DETAILS
318	LIGHTING AND LIGHTNING ROD MOUNTING DETAILS
319	TOWER LIGHTING CABLE ONE-LINE DIAGRAM
320	SELEX OMNI FEED LINE ONE-LINE DIAGRAM
321	WIDEBAND FEED LINE ONE-LINE DIAGRAM
322	CALAMP 900MHz FEED LINE ONE-LINE DIAGRAM I
323	CALAMP 900MHz FEED LINE ONE-LINE DIAGRAM II
324	CALAMP 220MHz FEED LINE ONE-LINE DIAGRAM
325	ITRON 900MHz FEED LINE ONE-LINE DIAGRAM
400	COMMUNICATION TOWER EQUIPMENT SHELTER DETAILS (TTR)
401	SHELTER FOUNDATION DETAILS I
402	COMMUNICATION TOWER SHELTER FOUNDATION DETAILS (TTR)
403	SIGNAGE PLAN AND DETAILS
404	MISCELLANEOUS DETAILS
405	COMMUNICATION TOWER GENERATOR DETAILS (TTR)
500	COMMUNICATION TOWER OVERALL ELECTRICAL PLAN (TTR)
501	COMPOUND ELECTRICAL PLAN (PEPCO)
502	COMMUNICATION TOWER ELECTRICAL DETAILS (TTR)
503	COMMUNICATION TOWER ELECTRICAL RISER DIAGRAM (TTR)
7E3736	13.2KV SUB CONT. DIAG. 30MVA TRANSFORMER NO. 9
504	PEPCO STANDARD DETAILS I
505	PEPCO STANDARD DETAILS II
600	SUBSTATION GROUNDING GENERAL NOTES
601	COMMUNICATION TOWER COMPOUND GROUNDING PLAN (TTR)
602	GROUNDING RISER DIAGRAM
603	GROUNDING DETAILS I
700	EROSION & SEDIMENT CONTROL PLAN
701	EROSION & SEDIMENT CONTROL NOTES

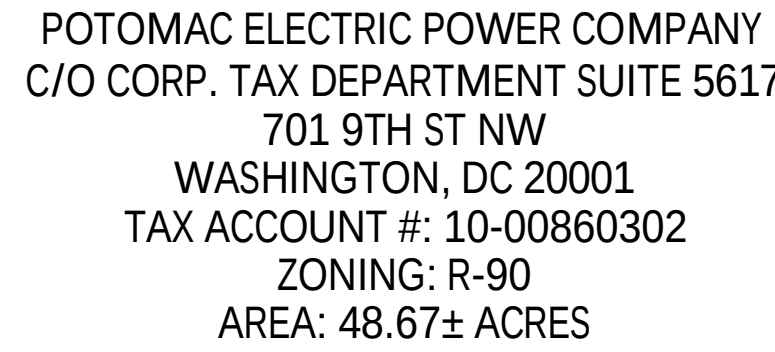
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.



Know what's below.
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DISCIPLINE	SCALE	CLASS	001	SH. 001	REV.
E/S/W	NONE	_KV			NEW



ZONING INFORMATION

 CONCRETE BOLLARD
 REMOVABLE BOLLARD

ZONING: R-90

DIMENSION	EXISTING ±	PROPOSED ±
FRONT YARD SETBACK:	283'-4"±	601'-6"±
SIDE YARD SETBACK:	401'-2"±	290'-10"±
REAR YARD SETBACK:	960'-4"±	674'-10"±

LOT AREA: 48.67± ACRES

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

NOTES:

- 1) SITE PLAN IS NOT THE RESULT OF A BOUNDARY SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND SCALED ASSESSORS MAPS AVAILABLE. ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL.
- 2) ALL SETBACKS SHOWN ARE FROM SELF-SUPPORT TOWER TO EXISTING PROPERTY LINES.

1. THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARY INFORMATION SHOWN IS FOR REFERENCE ONLY. NB+C DID NOT VERIFY BOUNDARY AS PART OF THIS SURVEY.
2. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK.
3. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF MARYLAND AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK.
4. NO WETLANDS INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY.
5. NO INVESTIGATION OF THE PRESENCE OF HAZARDOUS MATERIALS WAS PERFORMED AS A PART OF THIS SURVEY.
6. UTILITIES SHOWN PER FIELD LOCATIONS FROM ABOVE GROUND INSPECTION OF THE SITE AND UTILITY MARK-OUTS IN THE FIELD. UTILITIES THAT EXIST MAY NOT BE SHOWN.
7. THE CONTRACTOR SHALL GIVE ALL NOTICE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
8. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
9. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
10. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
12. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
13. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND KEEPING A COPY ON SITE, ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
16. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY TO ORIGINAL OR BETTER CONDITION.
17. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
18. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
19. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL IS RESOLVED BY THE CONSTRUCTION MANAGER.
20. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
21. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL USE A PEPCO APPROVED PRIVATE UTILITY LOCATE SERVICE TO LOCATE AND VERIFY ANY KNOWN AND UNKNOWN UTILITIES PRIOR TO THE START OF WORK.
22. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
23. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
24. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
25. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
26. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT AT AN EXELON APPROVED CONTRACTOR. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
27. AFTER COMPLETION OF CONSTRUCTION, RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO CONSTRUCTION MANAGER.

EXISTING
WOODED AREA
(TYP)

EXISTING TRANSMISSION TOWER
(TYP)

EXISTING OVERHEAD UTILITY LINES
(TYP)

EXISTING SUBSTATION FENCELINE
(TYP)

EXISTING PAVED ACCESS DRIVE

EXISTING 34.5/13.2kV PEPCO CONTROL HOUSE

270-0 SELF-SUPPORT
TOWER AND COMPOUND

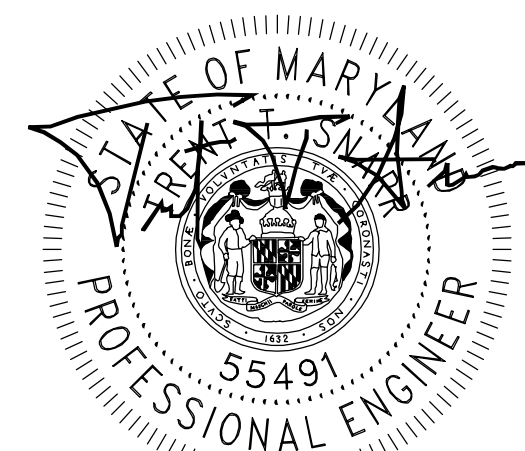
EXISTING
WOODED AREA
(TYP)

NEAREST
RESIDENTIAL
BUILDING ±970'-5"

EXISTING
WOODED AREA
(TYP)



Know what's below.
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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. 55491, EXPIRATION DATE 01/08/2026

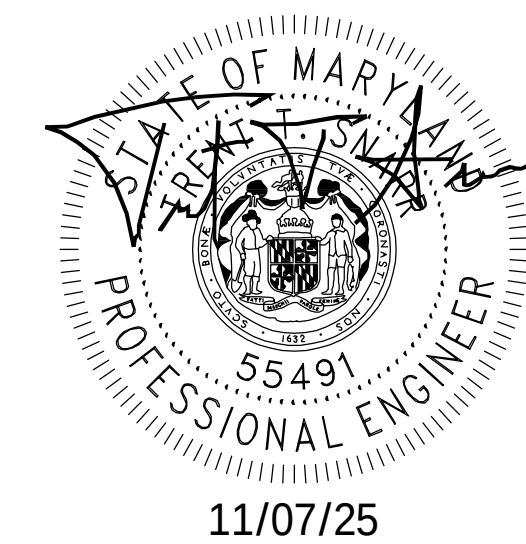
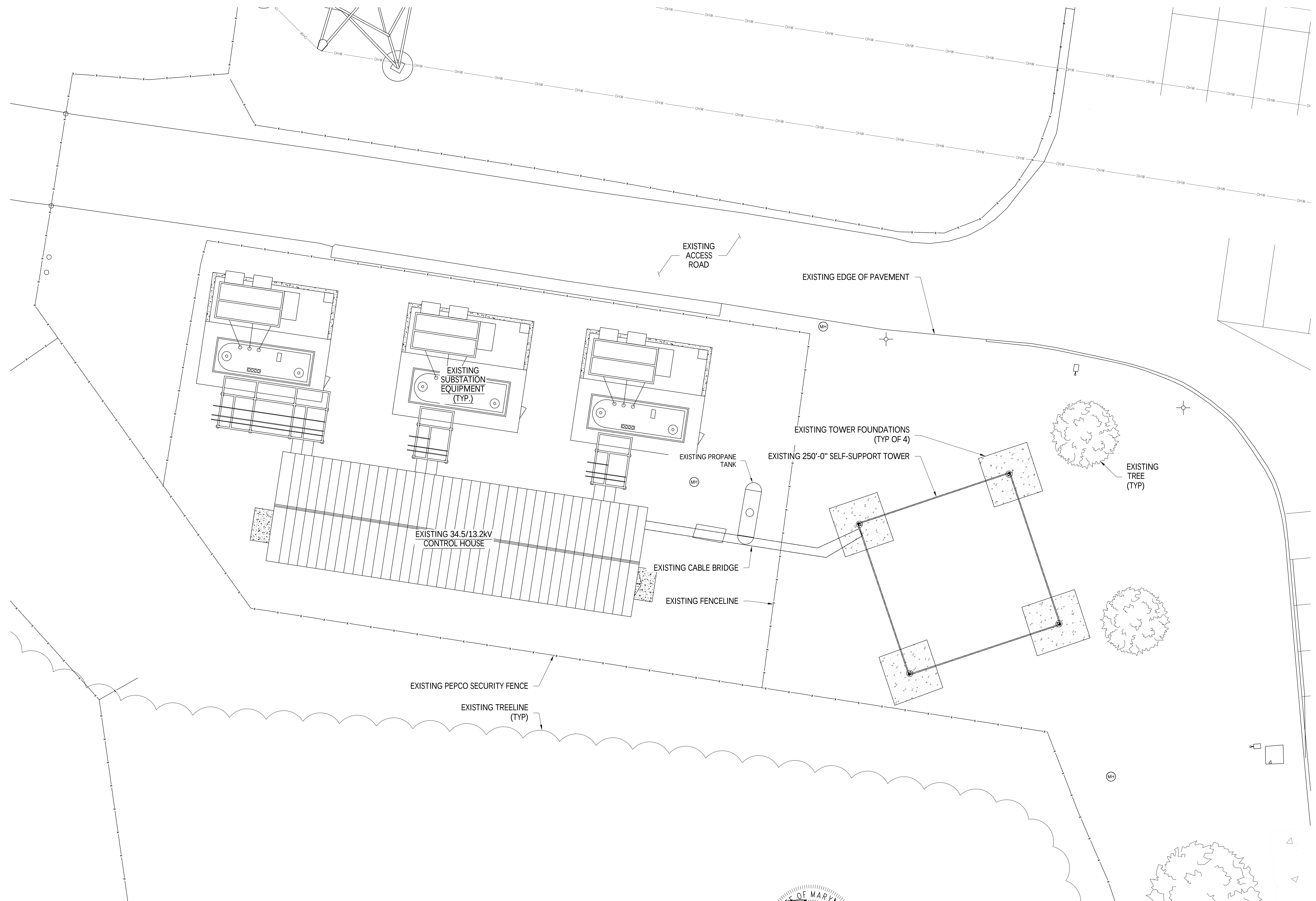
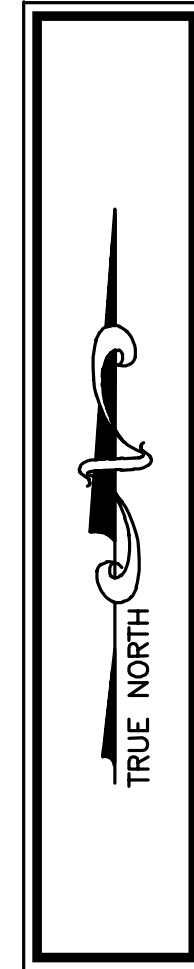


THE REGISTRANT OF THE NEWLY
APPLIED SEAL, DATED 11/07/25,
ONLY ASSUMES RESPONSIBILITY FOR
THE CHANGES AS INDICATED BY THE
FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS. REV- NEW.



SITE PLAN

DISCIPLINE	SCALE	CLASS	100	SH. 001	REV.
E/S/W	1" = 120'	__KV			NEW



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THE REGISTRANT OF THE NEWLY APPLIED SEAL, DATED 11/07/25, ONLY ASSUMES RESPONSIBILITY FOR THE CHANGES AS INDICATED BY THE FOLLOWING REVISION(S) UNLESS INDICATED BY OTHERS, REV- NEW.



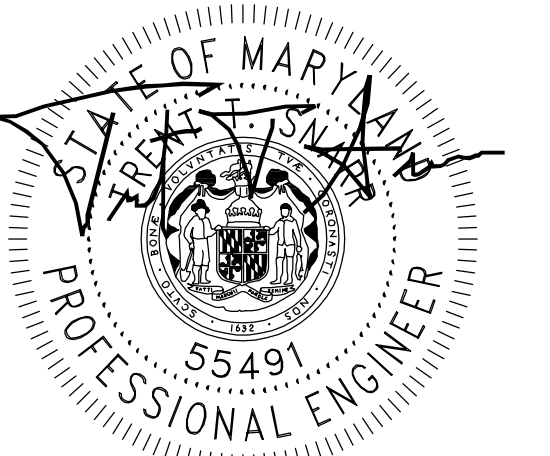
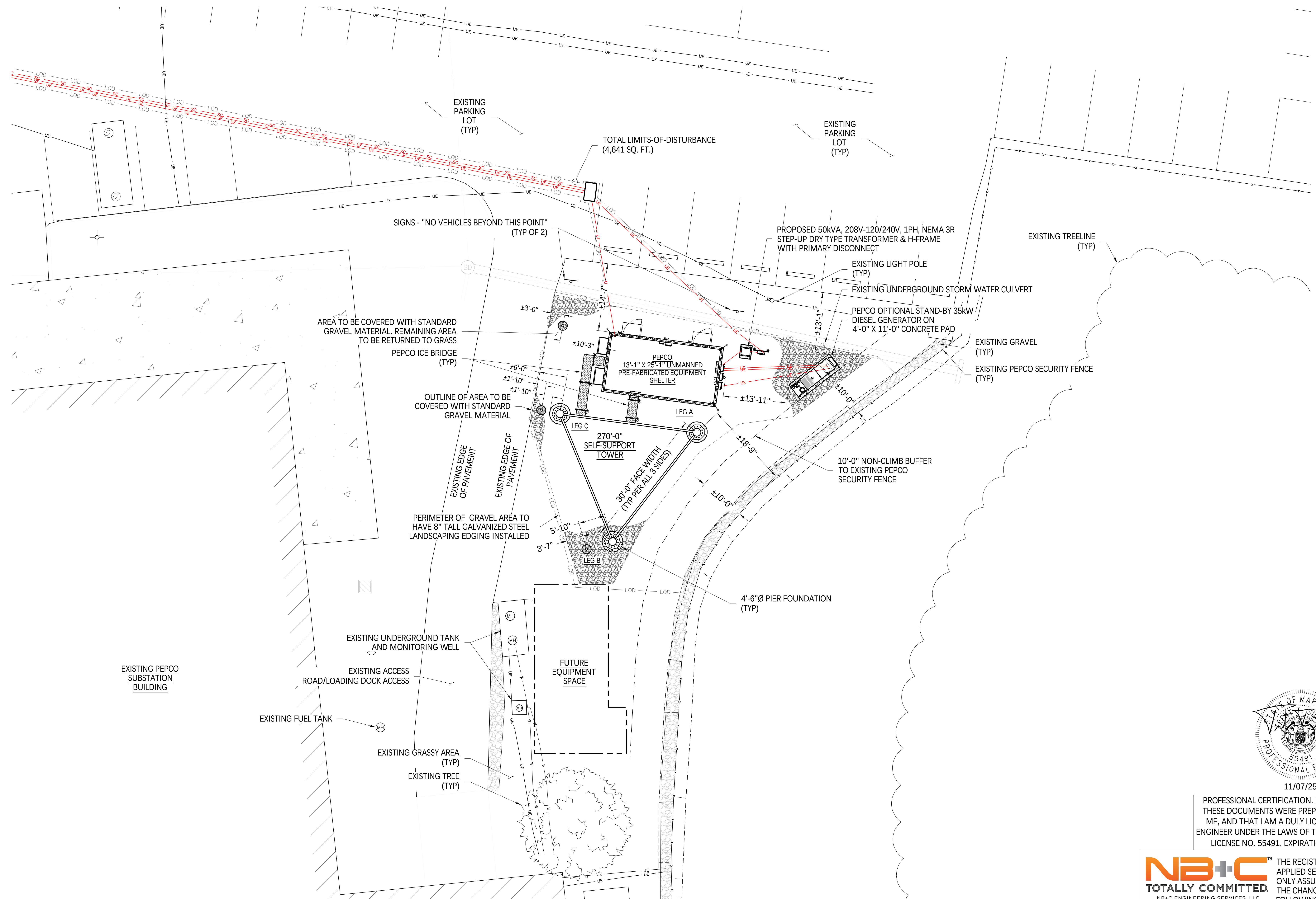
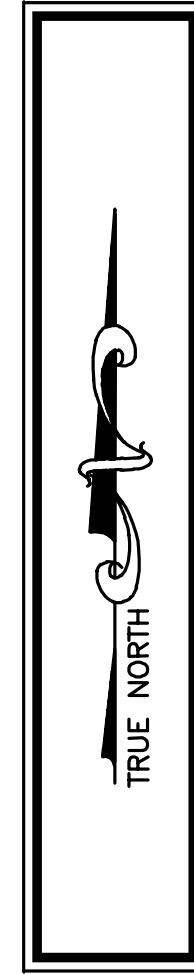
EXISTING COMPOUND PLAN

DISCIPLINE	SCALE	CLASS	200	SH. 001	REV.
E/S/W	1/8" = 1'	—KV			NEW

NEW	ISSUED FOR CONSTRUCTION			WRW	Nb+C 11/07/25	Nb+C 11/07/25			
REV	DESCRIPTION			DFT	ENG	APV	APV	APV	APV
REVISIONS									



Know what's below.
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11/07/25

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LICENSE NO. 55491, EXPIRATION DATE 01/08/2026



THE REGISTRANT OF THE NEWLY APPLIED SEAL, DATED 11/07/25, ONLY ASSUMES RESPONSIBILITY FOR THE CHANGES AS INDICATED BY THE FOLLOWING REVISION(S) UNLESS INDICATED BY OTHERS, REV- NEW.

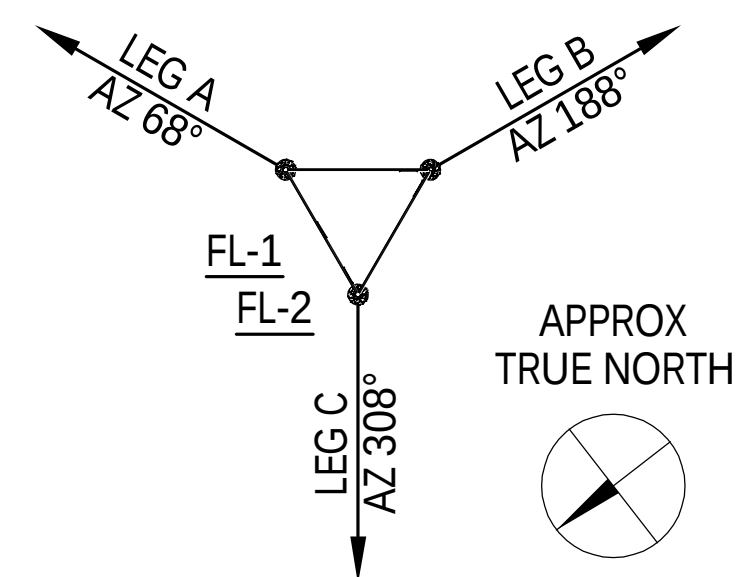
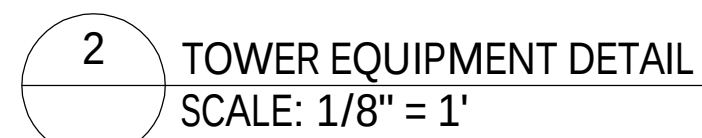
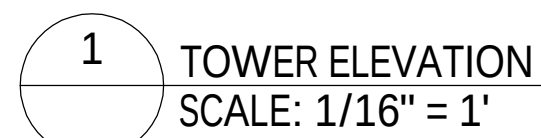
COMMUNICATION TOWER
COMPOUND SITE PLAN (TTR)

DISCIPLINE	SCALE	CLASS	201	SH. 001	REV.
E/S/W	1/8" = 1'	__KV			NEW

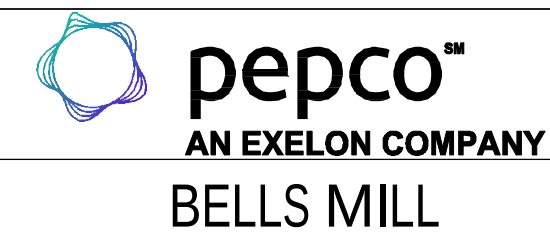
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Know what's below.
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- PROPOSED TOWER WILL BE NON-SHINY / DULL GALVANIZED FINISH. TOWER STEEL WILL NOT BE PAINTED.
- PROPOSED TOWER & FOUNDATION FINAL DESIGN PERFORMED INDEPENDENTLY FROM THESE CONSTRUCTION DRAWINGS.
- ONLY PEPCO TOWER APPURTENANCES TO BE INSTALLED ON NEW TOWER AS PART OF THIS PLAN SET.
- ELEVATIONS SHOWN ARE MOUNT CENTERLINES. REFER TO TOWER ANTENNA SCHEDULE FOR ANTENNA RAD CENTERS



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT
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ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 55491, EXPIRATION DATE 01/08/2026



COMMUNICATION TOWER ELEVATIONS (TTR)

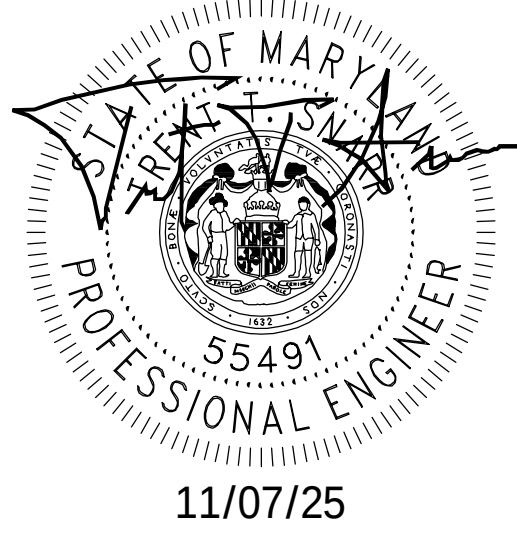
DISCIPLINE	SCALE	CLASS	300	SH. 001	REV. NEW
E/S/W	NONE	—KV			

[illegible]

EQUIPMENT DETAILS									MOUNTING DETAILS			FEED LINE					LABELING	BRASS TAG LABEL	
SYSTEM DESIGNATION	USE	TYPE	MOUNT CENTERLINE (FT., AGL)	ANTENNA RAD CENTER	AIMING AZIMUTH	ANTENNA MANUFACTURER	ANTENNA MODEL NUMBER	RADIO MODEL	BRACKET TYPE	STANDOFF (FT.)	LEG	# OF LINES	SIZE	LEG/LADDER POSITION	CABLE PORT	LENGTH	COLOR TAPE STRIPING	USE	HEIGHT/POSITION
SELEX	SELEX	OMNI	267'-11"	278'-4"	-	ANDREW	ASP705K	-	STANDOFF	6'-0"	A	1	1-5/8"	FL-1	2-1	313'-0"	(1) GREEN	SELEX	267'-11" LEG A
SELEX	SELEX	OMNI	267'-11"	278'-4"	-	ANDREW	ASP705K	-	STANDOFF	6'-0"	B	1	1-5/8"	FL-1	2-2	313'-0"	(2) GREEN	SELEX	267'-11" LEG B
WIDEBAND	WIDEBAND	DISCONE	266'-1"	272'-3"	-	TELEWAVE	ANT260K	-	STANDOFF	4'-0"	C	1	1-5/8"	FL-1	2-3	313'-0"	(1) PURPLE	WB	267'-8" LEG C
MP 900 - 1	CALAMP 900MHz	OMNI	245'-10"	250'-0"	-	TELEWAVE	ANT940F6	140-5398-504	STANDOFF	4'-0"	C	1	1-5/8"	FL-1	2-4	288'-0"	(1) WHITE	MP 900 - 1	266'-1" LEG C
MP 220 - 1	CALAMP 220MHz	CR	240'-4"	240'-4"	150°	COMPROD	470-70-2HD	-	STANDOFF	2'-0"	B	1	1/2"	FL-1	2-5	282'-0"	(1) RED	MP 220 - 1	240'-4" LEG B
TBD	FUTURE 3RD PARTY 1	TBD	185'-0"	TBD	-	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MP 900 - 2	CALAMP 900MHz	OMNI	170'-10"	175'-0"	-	TELEWAVE	ANT940F6	140-5398-504	STANDOFF	4'-0"	C	1	7/8"	FL-1	2-6	206'-0"	(2) WHITE	MP 900 - 2	170'-10" LEG C
MP 220 - 2	CALAMP 220MHz	OMNI	163'-6"	166'-9"	-	TELEWAVE	ANT220F2	140-5328-504	STANDOFF	4'-0"	B	1	1/2"	FL-1	2-7	198'-0"	(2) RED	MP 220 - 2	163'-6" LEG B
PLTE 1	PLTE FUTURE 1	TBD	160'-0"	TBD	-	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	PLTE 1	TBD
PLTE 2	PLTE FUTURE 2	TBD	150'-0"	TBD	-	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	PLTE 2	TBD
M1	ITRON 900MHz	OMNI	136'-9"	140'-0"	-	VENTEV/TERRAWAVE	T09060O10006	ITRON EBRIDGE MASTER #1	STANDOFF	4'-0"	C	1	7/8"	FL-1	2-8	168'-0"	(1) BLUE	M1	136'-9" LEG C
MP 900 - 3	CALAMP 900MHz	OMNI	130'-10"	135'-0"	-	TELEWAVE	ANT940F6	140-5398-504	STANDOFF	4'-0"	B	1	7/8"	FL-1	2-9	162'-0"	(3) WHITE	MP 900 - 3	130'-10" LEG B
M2	ITRON 900MHz	OMNI	122'-1"	125'-5"	-	VENTEV/TERRAWAVE	T09060O10006	ITRON EBRIDGE MASTER #2	STANDOFF	4'-0"	C	1	7/8"	FL-1	2-10	152'-0"	(2) BLUE	M2	122'-1" LEG C
M3	ITRON 900MHz	OMNI	106'-9"	110'-0"	-	VENTEV/TERRAWAVE	T09060O10006	ITRON EBRIDGE MASTER #3	STANDOFF	4'-0"	C	1	7/8"	FL-1	2-11	135'-0"	(3) BLUE	M3	106'-9" LEG C
M4	ITRON 900MHz	OMNI	92'-0"	95'-3"	-	VENTEV/TERRAWAVE	T09060O10006	ITRON EBRIDGE MASTER #4	STANDOFF	4'-0"	C	1	7/8"	FL-1	2-12	119'-0"	(4) BLUE	M4	92'-0" LEG C
AP	ITRON 900MHz	OMNI	76'-9"	80'-0"	-	VENTEV/TERRAWAVE	T09060O10006	Access Point	STANDOFF	4'-0"	C	1	7/8"	FL-1	2-13	102'-0"	(5) BLUE	AP	76'-9" LEG C
MP 220-3	CALAMP 220MHz	CR	60'-0"	60'-0"	150°	COMPROD	470-70-2HD	-	STANDOFF	2'-0"	B	1	1/2"	FL-1	2-14	84'-0"	(1) RED	MP 220-3	60'-0" LEG B

- NOTES:
- ALL OMNI ANTENNAS ARE TO BE INSTALLED WITH THEIR SIGNAL FEED AND MOUNTING HARDWARE AT THE BOTTOM OR "NORMAL" ORIENTATION. NO INVERTED OMNIS AT THIS TIME.

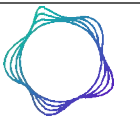
NEW	ISSUED FOR CONSTRUCTION		NB+C 11/07/25	NB+C 11/07/25				
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV	APV
REVISIONS								



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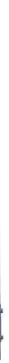
**pepco™**
AN EXELON COMPANY

BELLS MILL

COMMUNICATION TOWER ANTENNA SCHEDULE (TTR)

DISCIPLINE	SCALE	CLASS	301	SH. 001	REV. NEW
E/S/W	NONE	__KV			

ASP705K



1-port omni antenna, 450–470 MHz, 360° HPBW, fixed electrical tilt

- Invert mountable

General Specifications

Antenna Type	Omni
Band	Single band
Color	Off-white
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fiberglass, UV resistant
Radiator Material	Brass
RF Connector Interface	N Female
RF Connector Location	Bottom
RF Connector Quantity, high band	0
RF Connector Quantity, mid band	0
RF Connector Quantity, low band	1
RF Connector Quantity, total	1

Dimensions

Length	5588 mm 220 in
Net Weight, without mounting kit	10 kg 22.046 lb
Outer Diameter	76.2 mm 3 in

Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	450 – 470 MHz
Polarization	Vertical

Electrical Specifications

Frequency Band, MHz	450–470
---------------------	---------



1 SELEX OMNI ANTENNA DETAIL
NTS

ASP705K

Gain, dBi	12.1
Beamwidth, Horizontal, degrees	360
Beamwidth, Vertical, degrees	7
Beam Tilt, degrees	0
VSWR Return loss, dB	1.5 14.0
Input Power per Port, maximum, watts	500

Mechanical Specifications

Wind Loading @ Velocity, maximum	364.8 N @ 100 mph (82.0 lbf @ 100 mph)
Wind Speed, maximum	201 km/h (125 mph)

Regulatory Compliance/Certifications

Agency	Classification
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system

Included Products

ASPR616	–	Pipe Mounting Kit for 1.25 - 3.5 in (35 - 89.0 mm) OD round members
SEE NOTE BELOW		

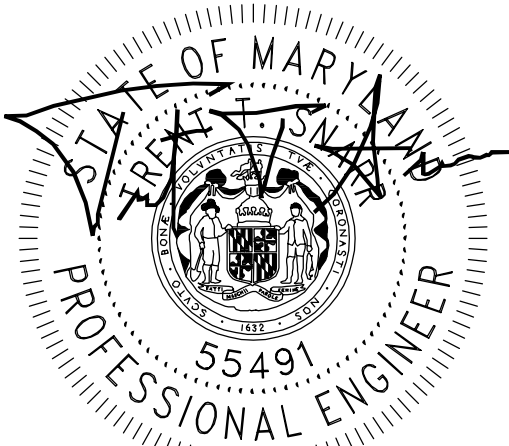
* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
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2 SELEX OMNI ANTENNA DETAIL
NTS

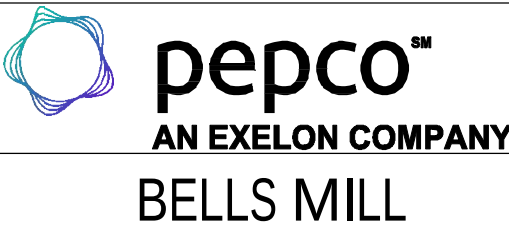
NOTE:
• PART #:ASPR616 SUPERSEDES TO PART #: DB365-OS



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ANTENNA DETAILS I

DISCIPLINE	SCALE	CLASS		REV.
E/S/W	NONE	_KV	302	NEW



75 MHz - 3 GHz

ANT260K
WIDEBAND DISCONE ANTENNA

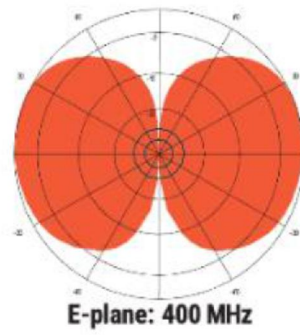
The Telewave.io ANT260K is an extremely rugged, wideband Discone antenna for all frequencies between 75 MHz and 3 GHz. Default color is Black, contact Telewave.io for TAN or other optional color.

Each Discone is constructed from Mil. Spec. 6061-T6 solid aluminum, fully welded at all joints for maximum strength. All internal junctions are enclosed within a ruggedized radome to ensure survivability in the worst environments.

All exposed surfaces are coated with Txytan™ to ensure protection from corrosive gases, ultraviolet radiation, salt spray, acid rain and blowing sand. Applicable harsh environment uses include onshore/offshore petroleum fields, petrochemical production/transport facilities, underground/pit mines, ships, and command vehicles.

The wide vertical beamwidth and wide frequency bandwidth of the Discone antennas make them perfect for Air Traffic Control (ATC) applications. These antennas also excel in applications where two or more radios are connected to the antenna via cross-band couplers. The Discone antennas support TX only, RX only, and Transceiver applications.

The Discone antennas can be clamped to any 1.5" to 3.5" diameter support structure (schedule 40 or stronger is recommended when using pipe.) A dual clamp kit is included.



SPECIFICATIONS			
Tail Connector Standard	N-Male	Tail Connector Optional	DIN 7-16 Male
Frequency Range	75 – 3000 MHz	Input VSWR / Return Loss	<= 1.5:1 / 14 dB 95 - 3000 MHz <= 2.0:1 / 9.5 dB 75 – 95 MHz
Power RMS	500 W / 57 dBm	Gain (Typical)	0 dBd / 2.1 dBi
Impedance RF	50 Ohms	Impedance DC	Short
Polarization	Vertical	Pattern Horizontal	Omnidirectional
Beamwidth Vertical	110 degrees	Vertical Beam Tilt (from horizon)	0 degrees
Tail Cable Type	RG-393	Tail Cable Length In (CM)	36" (91.5)
Installed Active Antenna Dimensions Inch (CM)	53" H x 26" W (135 H x 66 W)	Wind rating / w/ 0.5" ice MPH (KPH)	200 / 150 MPH (322 / 241 KPH)
Installed Boom Length below the Antenna	16" (40.75)	Maximum exposed area	1.67 Ft Sq
Total Length Inch (CM)	69" (175.75)	Lateral thrust at 100 MPH	66 lb (30.0 KG)
Boom Diameter Inch (CM)	2.75" (7)	Bending moment xfer to top clamp at 100 MPH	133 ft lb (181 nm)
Installed Weight lb (KG)	52 lb (23.6)	Clamp Kit (ship w/ Ant)	ANTC482
Shipping Dimensions Inch (CM)	55" x 32" x 32" (140 x 82 x 82)	Coastal / Salt Air Suitable	Yes
Shipping Weight Lb (KG)	76 lb (34.5)	Passive Intermodulation (PIM) Rating	NA
Shipping Mode (Freight/UPS/FedEx/etc.)	Freight Only	Peak Instantaneous Power (PIP) Rating	NA
Temperature Range (Operating & Storage)	-58 to +140 °F / -50 to +60 °C	Temperature Range (Installation)	-4 to +140 °F / -20 to +60 °C

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sales@telewave.com

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1-408-929-4400
TWDS-7090

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250508
support@telewave.com

1 DISCONE ANTENNA DETAIL
NTS



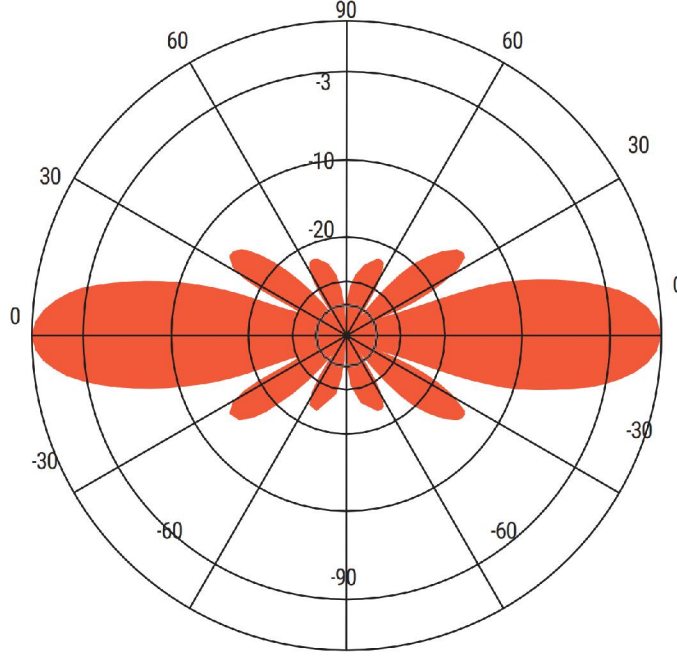
870 - 965 MHz

ANT940F6
FIBERGLASS COLLINEAR ANTENNA 6 dBd

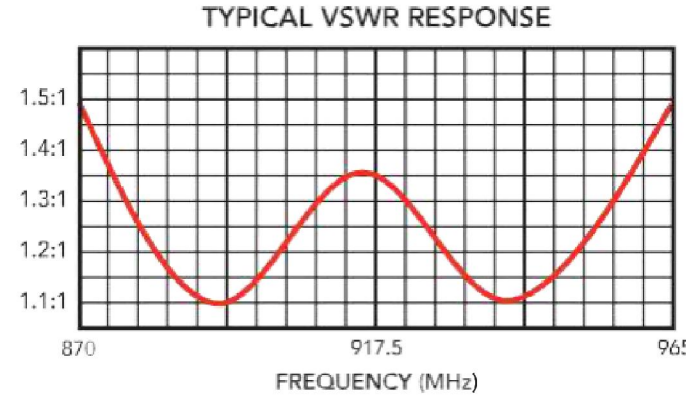
The Telewave.io ANT940F6 is an extremely rugged, medium- gain, fiberglass collinear antenna, designed for operation in all environmental conditions. The antenna is constructed with brass and copper elements, connected at DC ground potential for lightning impulse protection.

All junctions are fully soldered to prevent RF intermodulation, and each antenna is completely protected within a rugged, high- tech radome to ensure survivability in the worst environments. The “Cool Blue” radome provides maximum protection from corrosive gases, ultraviolet radiation, icing, salt spray, acid rain, and wind blown abrasives.

The ANT940 F 6 includes an ANTC482 dual clamp set for mounting to a 1.5” to 3.5” O.D. support pipe. Stand-off and top mounts are also available.



ANT940F6- 930 MHz
Vertical Plane
Gain = 6.1 dBd



SPECIFICATIONS			
Frequency (continuous)	870-965 MHz	Dimensions (L x base diam.) in.	56 x 2.375
Gain	6 dBd	Tower weight (antenna + clamps)	18 lb.
Power rating (typ.)	500 watts	Shipping weight	22 lb.
Impedance	50 ohms	Wind rating / with 0.5" ice	200 / 150 MPH
VSWR	1.5:1 or less	Maximum exposed area	1.0 ft.²
Pattern	Omnidirectional	Lateral thrust at 100 MPH	39 lb.
Vertical beamwidth	19°	Bending moment at top clamp (100 MPH, 40 PSF flat plate equiv.)	46 ft. lb.
Termination	Recessed N Female 7-16 DIN-F opt.		

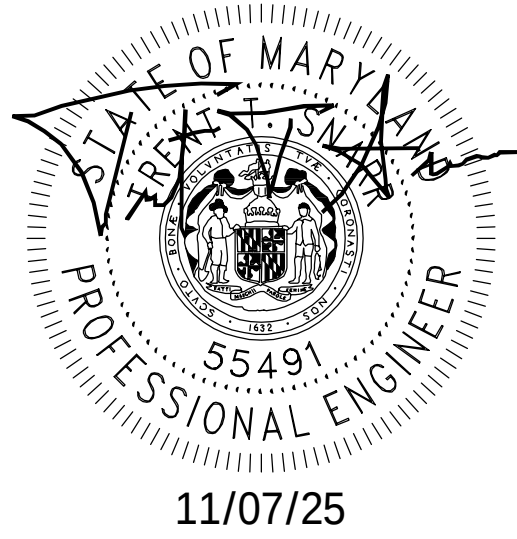
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240801
support@telewave.com

2 CALAMP 900MHZ OMNI ANTENNA DETAIL
NTS

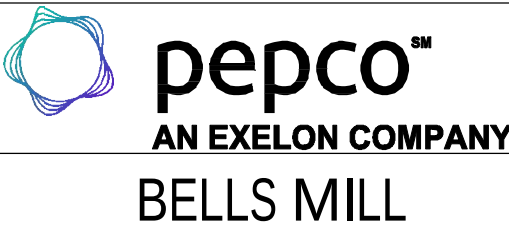
NEW	ISSUED FOR CONSTRUCTION		NB+C 11/07/25	NB+C 11/07/25					
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV	APV	APV
REVISIONS									



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ANTENNA DETAILS II

DISCIPLINE	SCALE	CLASS	303	SH. 001	REV. NEW
E/S/W	NONE	_KV			

220 MHz CORNER REFLECTOR

HEAVY DUTY
available



215-225 MHz

- Each antenna has a rugged design to withstand harsh environmental conditions.
- Single or Dual Dipole mounted in the front of a 90° reflector, providing good directivity.
- These antennas have ultra-low VSWR ratings and will not exceed 2.0:1 VSWR ratio with 0.5" of radial ice.
- The supplied mounting hardware allows either vertical or horizontal polarization. DC ground for lightning protection. Heavy-duty versions are available.
- This antenna is available in Low-PIM (-150 dBc; two 20W carriers).
- Please contact our Technical Support team for consultation.

470-70-2HD**Telewave.io**

ANT220F2

FIBERGLASS RADOME ANTENNA

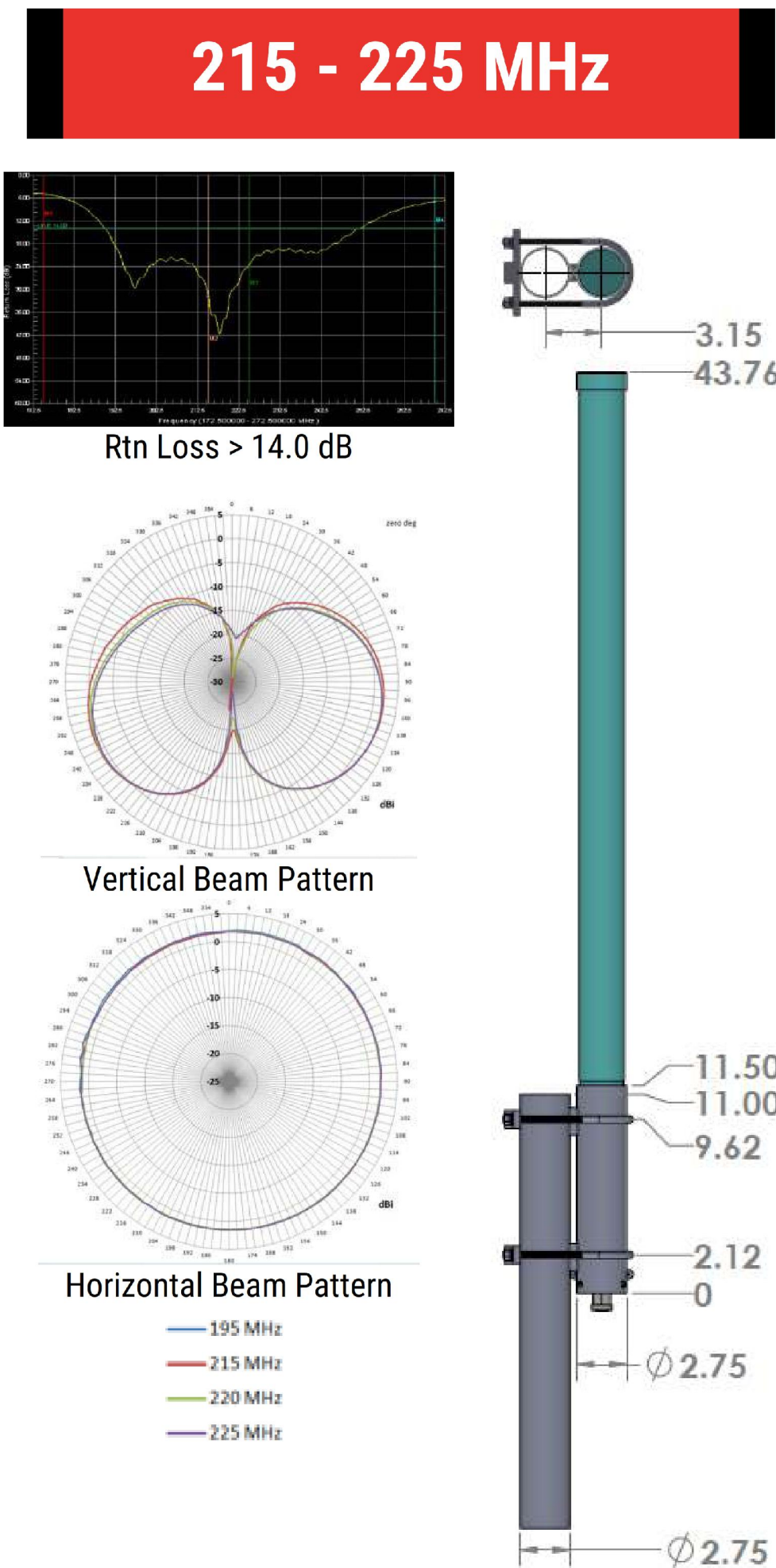
When ordering, specify all system TX and RX frequencies.

The antenna kit includes a dual clamp set for mounting the antenna to a 1.5" to 3.5" O.D. support mast (Not Included.) Please contact your tower vendor or local structural engineering firm for assistance with mounting hardware requirements and configuration.

Variations				
Part Number	Connector	Jumper	Default Clamp	Mounting
ANT220F2	N-F	None	ANTC485	Clamps Bottom (Normal)
ANT220F2-I	N-F	None	ANTC485	Clamps Top (Inverted)
ANT220F2-DIN	7/16 DIN-F	None	ANTC485	Clamps Bottom (Normal)
ANT220F2-IDIN	7/16 DIN-F	None	ANTC485	Clamps Top (Inverted)

Frequency	Peak Gain	Peak Gain
215 MHz	0.0 dBd	2.15 dBi
220 MHz	0.0 dBd	2.15 dBi
225 MHz	0.0 dBd	2.15 dBi

SPECIFICATIONS			
Frequency (continuous)	195-260 MHz	Dimensions (L x base diam.) in.	51 x 2.75
Gain	2.5 dBd	Tower weight (antenna + clamps)	11 lb.
Power rating (typ.)	500 watts	Shipping weight	14 lb.
Impedance	50 ohms	Wind rating / with 0.5" ice	200 / 150 MPH
VSWR	1.5:1 or less	Maximum exposed area	1.1 ft. ²
Pattern	Omnidirectional	Lateral thrust at 100 MPH	44 lb.
Vertical beamwidth	38°	Bending moment at top clamp	47 ft. lb.
Termination	Recessed N Female 7-16 DIN-F opt.	(100 MPH, 40 PSF flat plate equiv.)	



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1-408-929-4400

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221215
support@telewave.com

1 CR ANTENNA DETAIL
NTS

2 200MHz OMNI ANTENNA DETAIL
NTS

NOTE

- NEED SITE PRO 1 PART #: ACP10K PIPE TO PIPE CLAMP SET FOR ANTENNA INSTALLATION ONTO 4'-0" STANDOFF MOUNT



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ANTENNA DETAILS II

DISCIPLINE	SCALE	CLASS	304	SH. 001	REV. NEW
E/S/W	NONE	__KV			

NEW	ISSUED FOR CONSTRUCTION			NR# 11/07/25	NR#C 11/07/25				
REV	DESCRIPTION	WRT#	DFT	ENG	APV	APV	APV	APV	APV
REVISIONS									



824-960 MHz 6 dBi Fiberglass Omnidirectional Antenna with N-style Jack Connector, Horizontal Mount

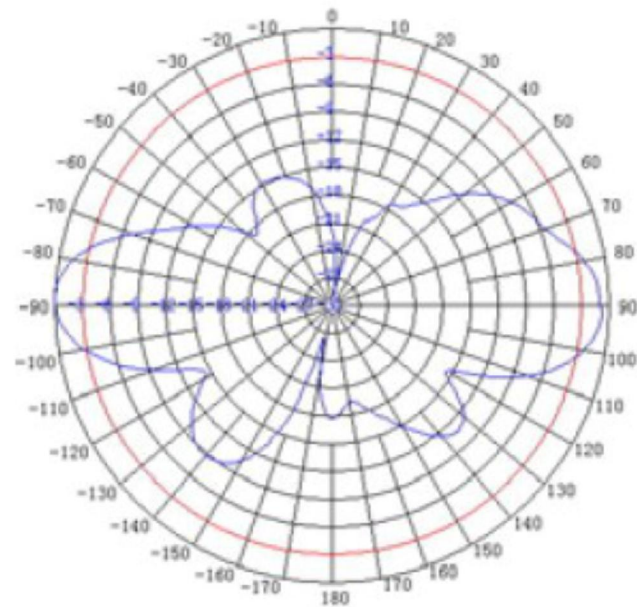
Ventev's Terrawave 6 dBi Fiberglass Omni Antenna is designed for applications operating in 824 - 960 MHz frequency, including radio frequency identification (RFID), cellular systems, global system for mobile (GSM) communications, code-division multiple access (CDMA) systems, point-to-multipoint communications and wireless video links. It features high gain and is vertically polarized. Includes a heavy duty mounting bracket and an N-style jack connector. *Every TerraWave antenna is covered by the Company's two year TerraNet warranty program. Visit www.terrawave.com for additional information.*



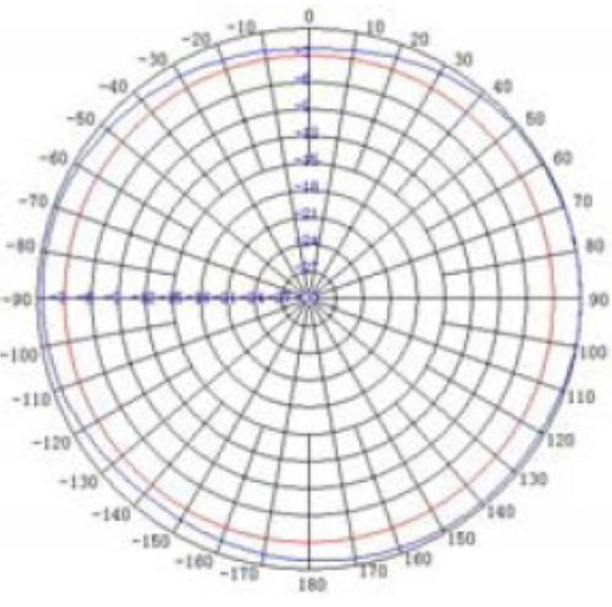
Specifications	
Model	T09060O10006HM
Frequency Range	824 ~ 960 MHz
Bandwidth	136 MHz
Gain	6 dBi
Horizontal Beamwidth	360°
Vertical Beamwidth	30°
VSWR	≤ 1.5
Nominal Impedance	50 Ohms
Maximum Power Rating	100 Watts
Polarization	Vertical
Connector	N-Style Jack (F)
Dimensions	22.05"x 1.42"
Rated Wind Velocity	60 m/s
Radome	Fiberglass
Pole Diameter	1.38" ~ 1.97"
Operating Temperature Range	-22°F ~ 158°F

NOTE:
• OMNI WILL MOUNT VERTICAL ON PIPE

E Plane Pattern



H Plane Pattern



www.ventev.com/infra

sales@ventev.com

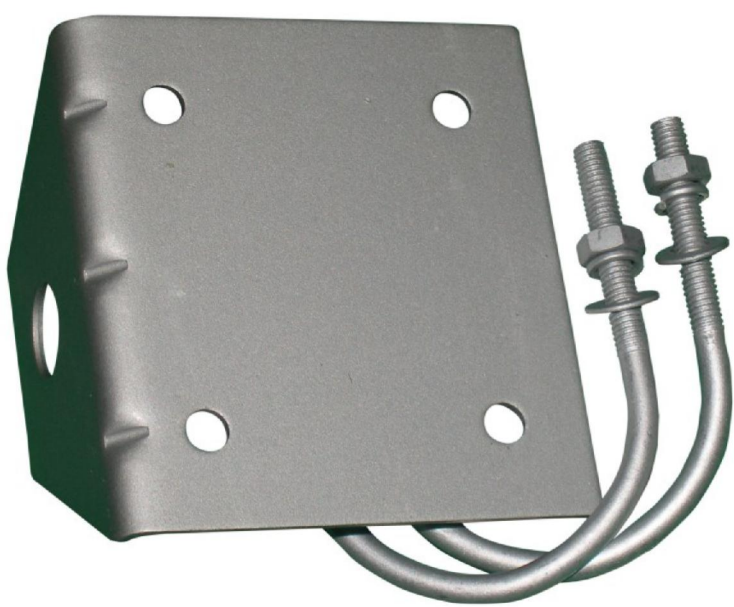
800-851-4965

1 ITRON 900MHz OMNI ANTENNA DETAIL
NTS

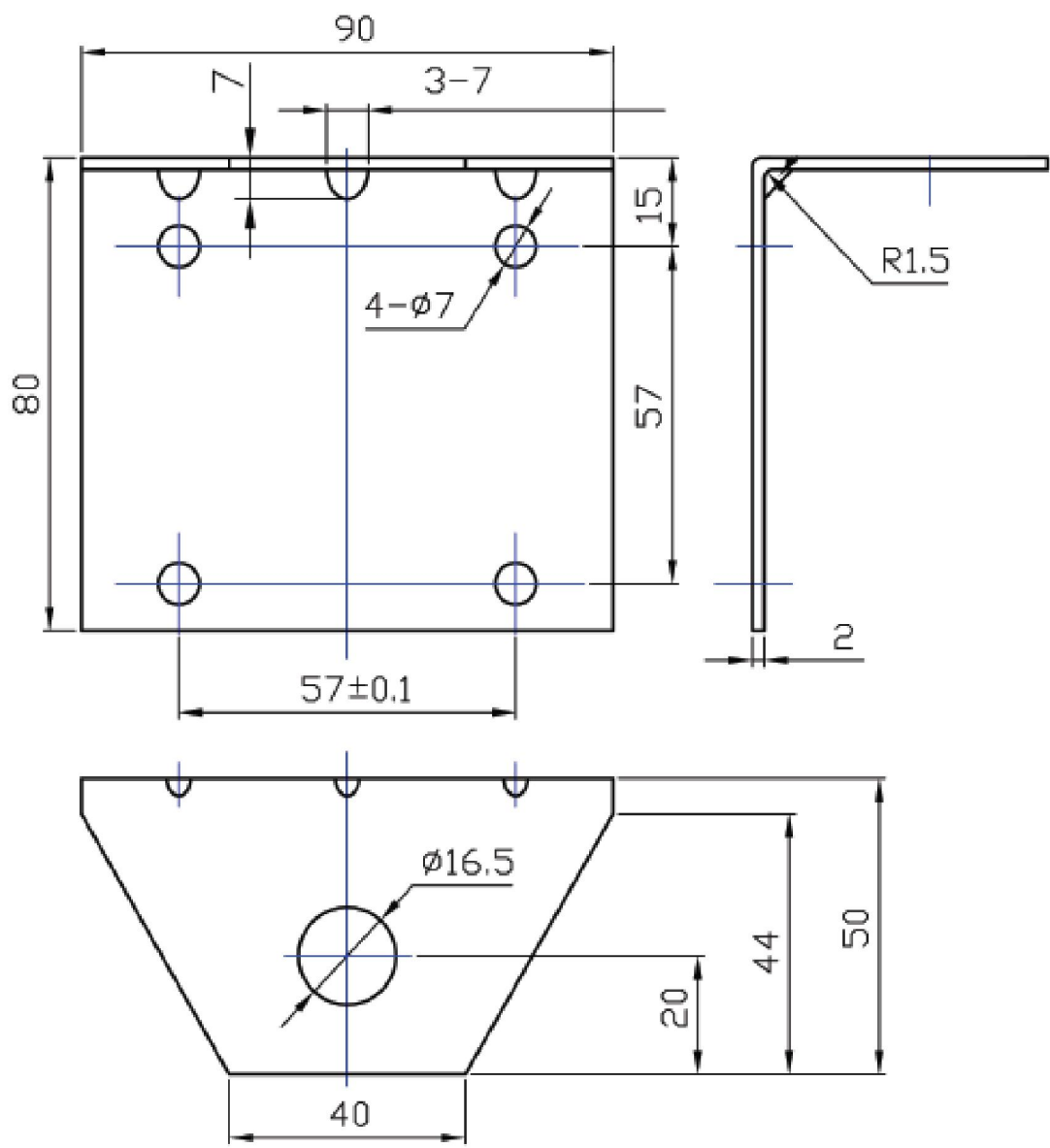


824-960 MHz 6 dBi Fiberglass Omnidirectional Antenna with N-style Jack Connector, Horizontal Mount

Mounting Bracket Information



Antenna Horizontal Mounting Bracket Drawing



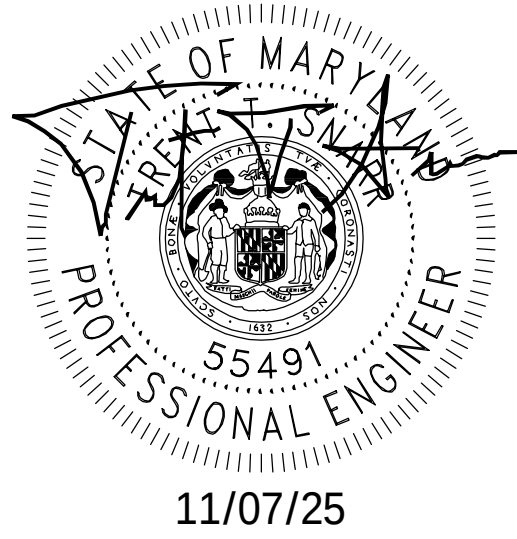
Measurements are in Millimeters.

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sales@ventev.com

800-851-4965

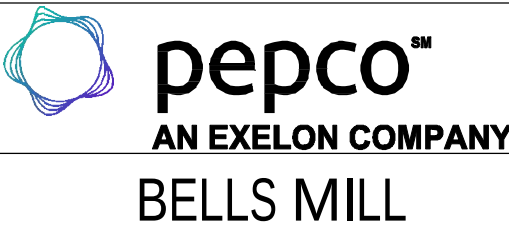
2 ITRON 900MHz OMNI ANTENNA DETAIL
NTS



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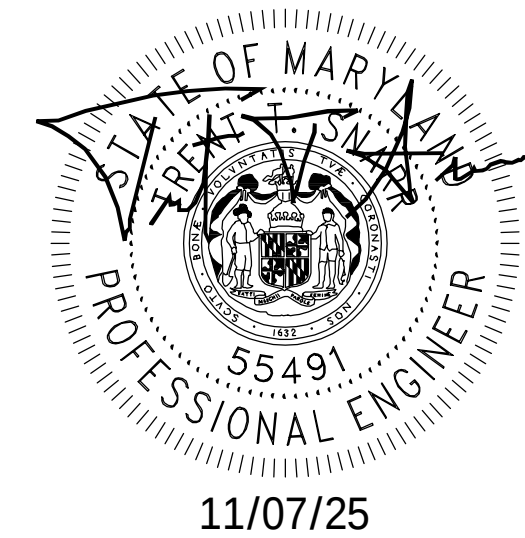
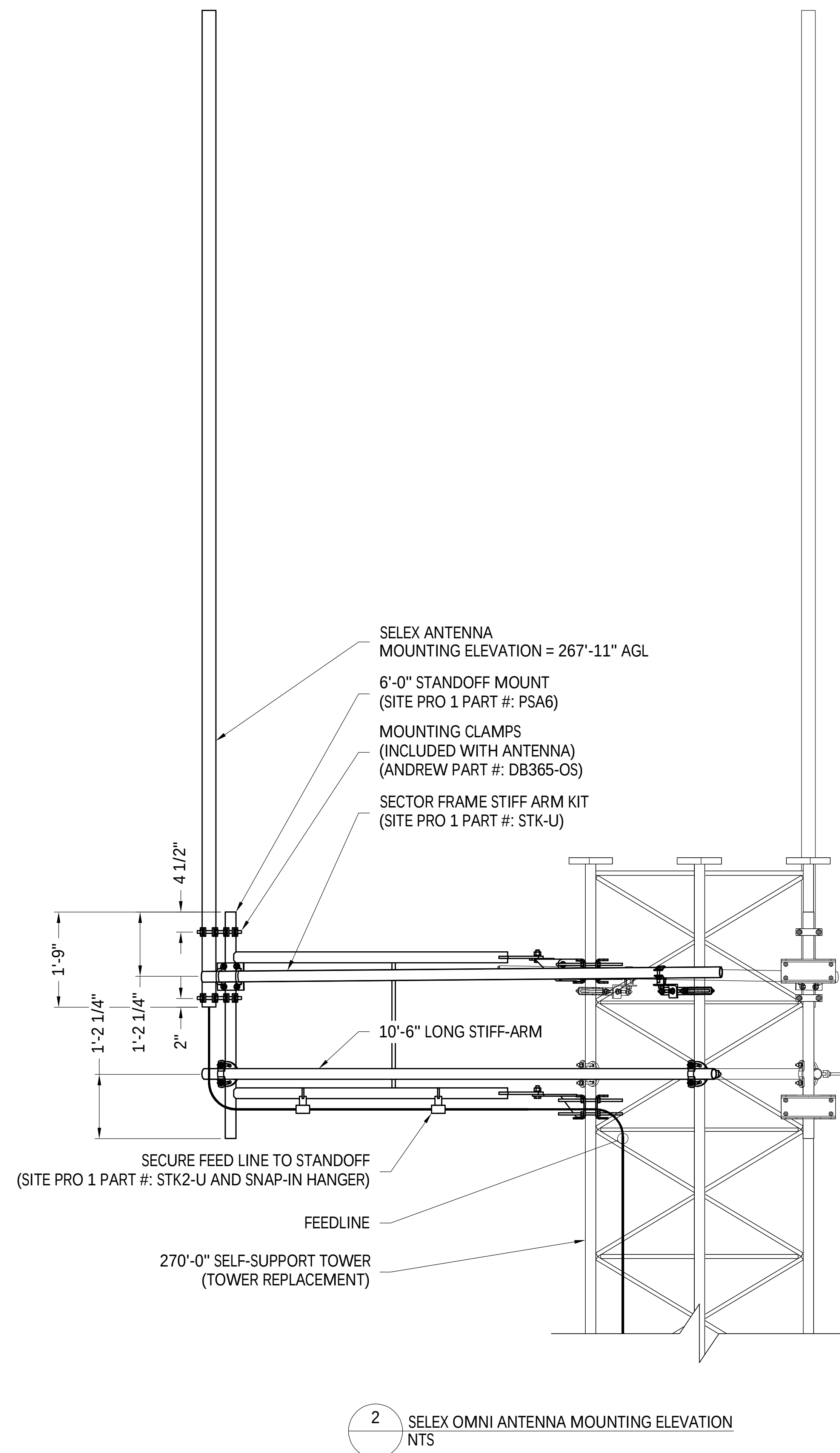
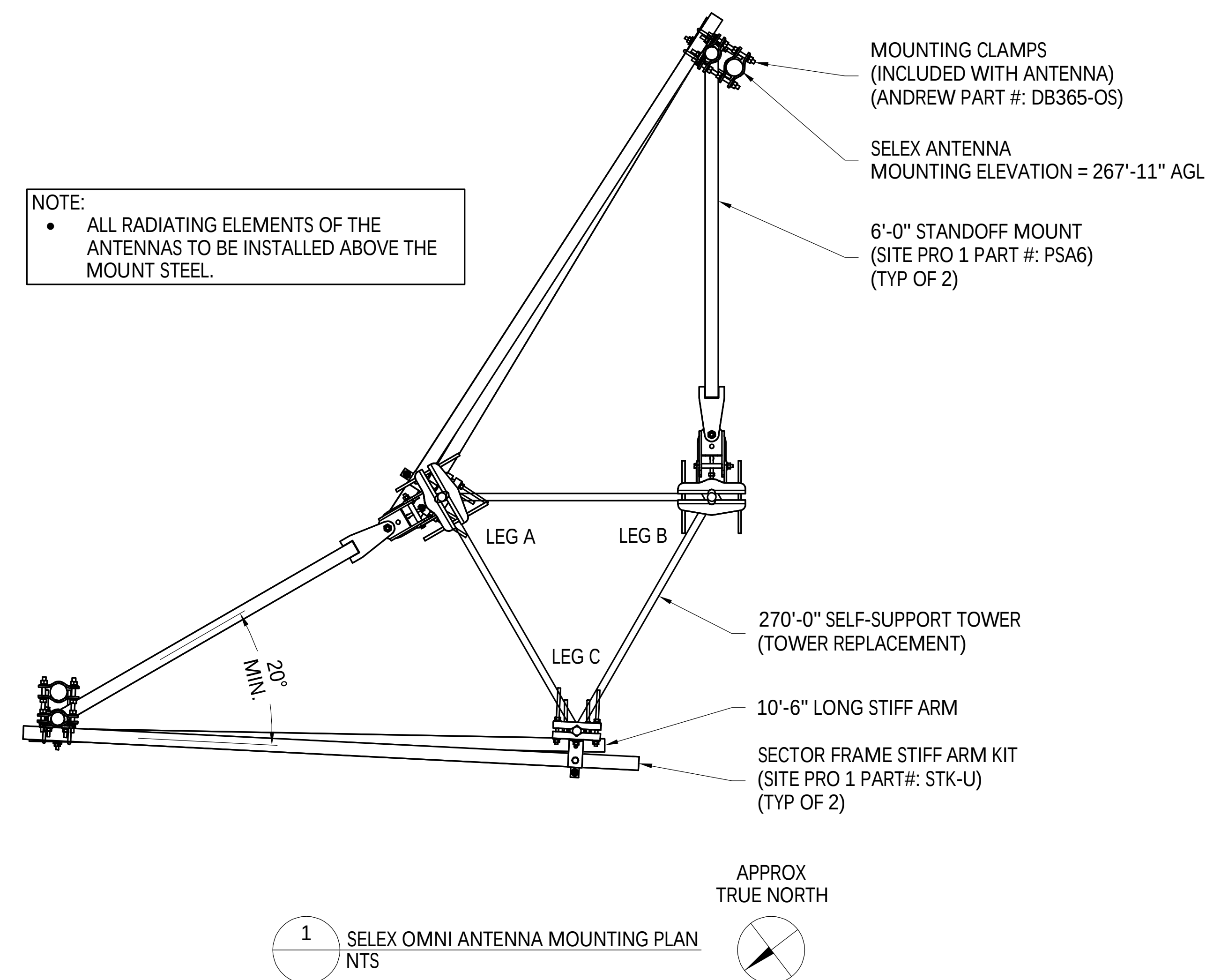
ANTENNA DETAILS IV

DISCIPLINE	SCALE	CLASS	REV.
E/S/W	NONE	_KV	NEW

305

SH. 001

SNAP-IN HANGER NOTES: • FOR 1-5/8" CABLES, USE SIC4 SNAP-IN HANGERS • FOR 7/8" CABLES, USE SIC2 SNAP-IN HANGERS • FOR 1/2" CABLES, USE SIC1 SNAP-IN HANGERS (NOTE: PART NUMBERS SHOWN ABOVE ARE FROM SITE PRO 1)



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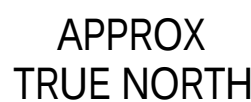


ANTENNA MOUNTING DETAILS I

DISCIPLINE	SCALE	CLASS	306	SH. 001	REV.
E/S/W	NONE	__KV			NEW

[illegible]

- ALL RADIATING ELEMENTS OF THE ANTENNAS TO BE INSTALLED ABOVE THE MOUNT STEEL.



1 WIDEBAND ANTENNA MOUNTING PLANS

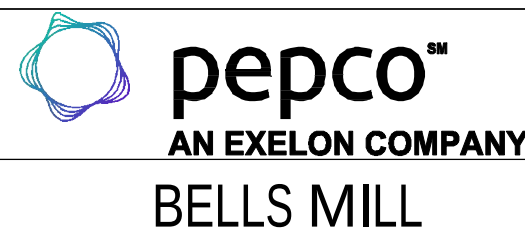
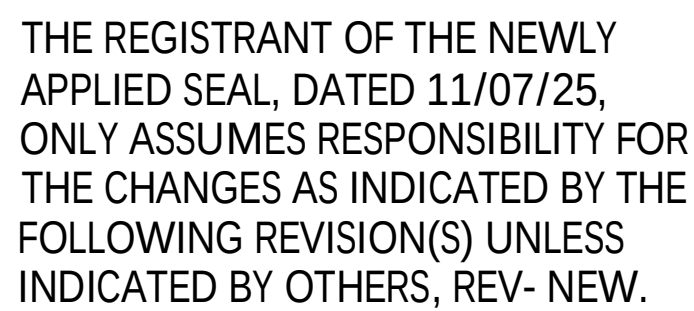


- FOR 1-5/8" CABLES, USE SIC4 SNAP-IN HANGERS
- FOR 7/8" CABLES, USE SIC2 SNAP-IN HANGERS
- FOR 1/2" CABLES, USE SIC1 SNAP-IN HANGERS

(NOTE: PART NUMBERS SHOWN ABOVE ARE FROM SITE PRO 1)



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ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 55491, EXPIRATION DATE 01/08/2026



ANTENNA MOUNTING DETAILS II

NEW	ISSUED FOR CONSTRUCTION			NB-C 11/07/25	NB-C 11/07/25				
			WRH						
REV	DESCRIPTION			DFT	ENG	APV	APV	APV	APV

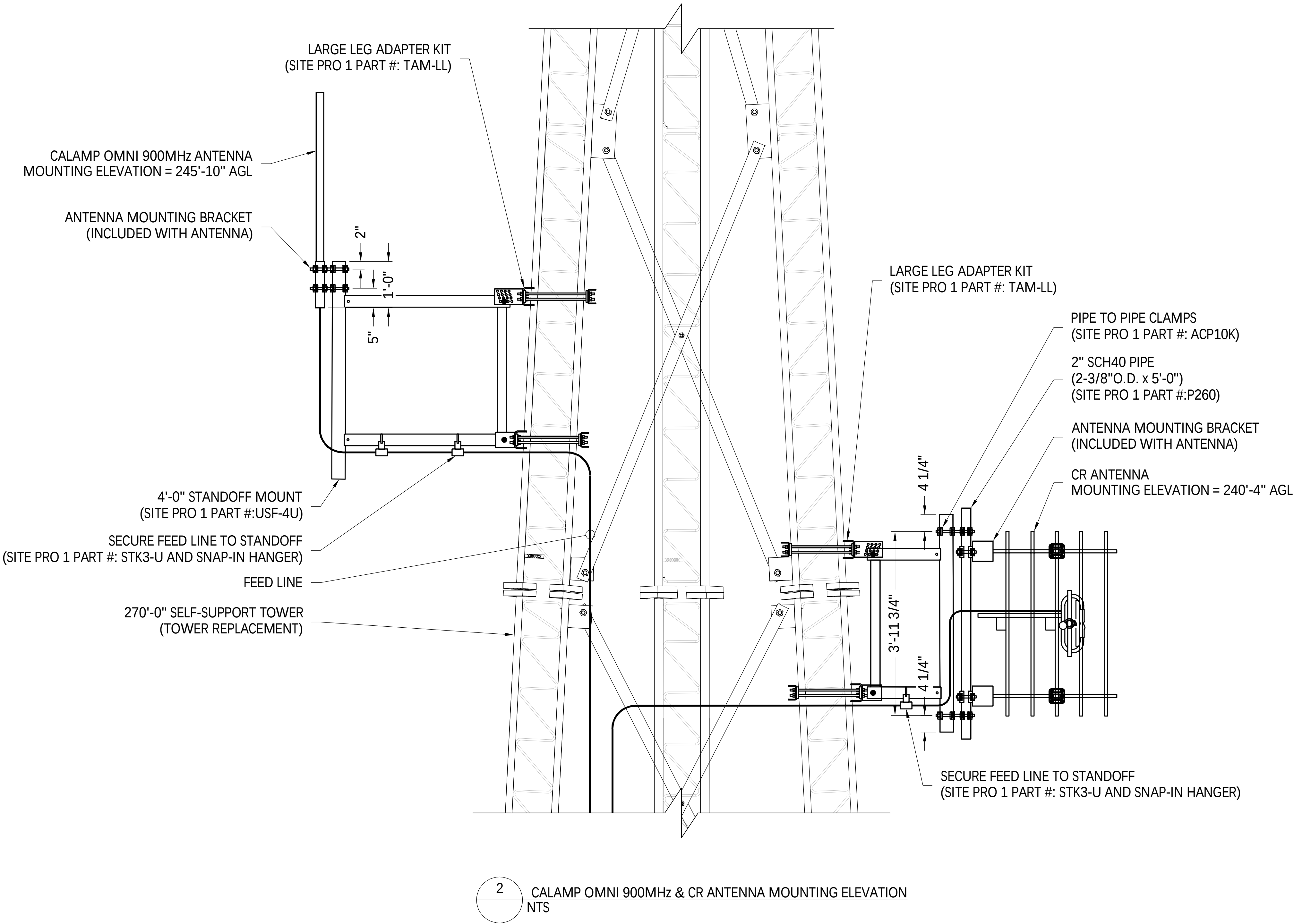
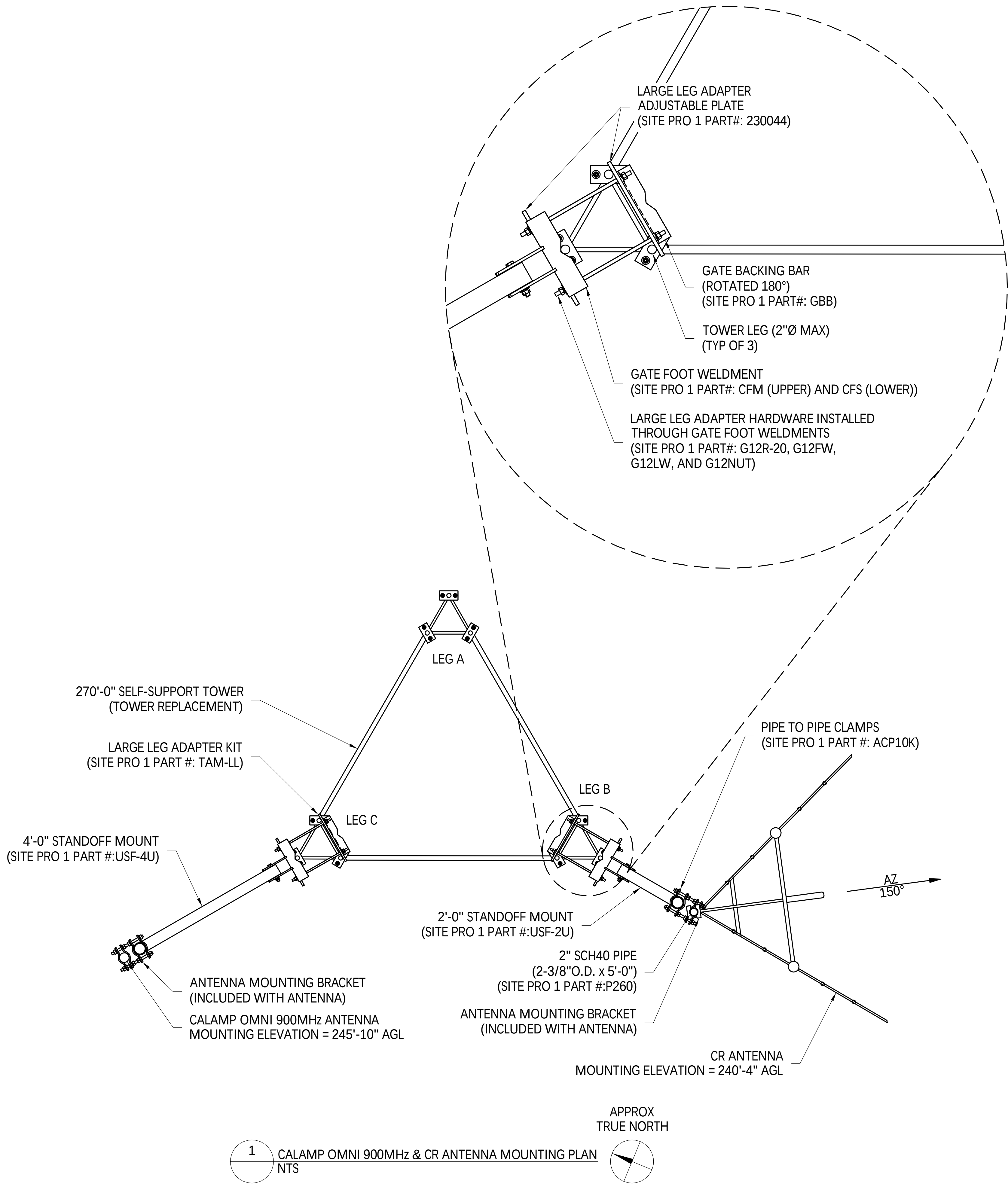
REVISIONS

DISCIPLINE	SCALE	CLASS	307	SH. 001	REV.
E/S/W	NONE	__KV			NEW

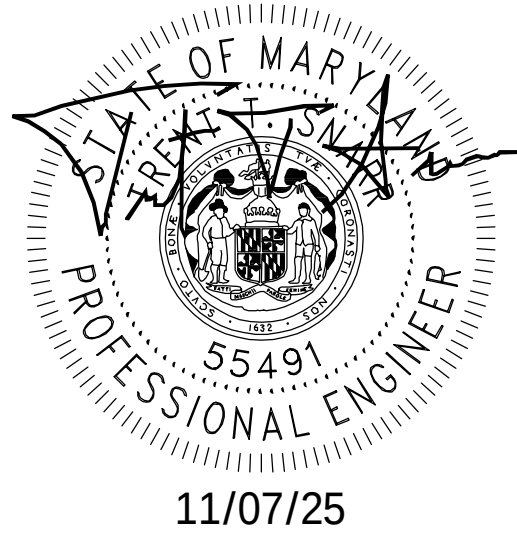
SNAP-IN HANGER NOTES:

- FOR 1-5/8" CABLES, USE SIC4 SNAP-IN HANGERS
- FOR 7/8" CABLES, USE SIC2 SNAP-IN HANGERS
- FOR 1/2" CABLES, USE SIC1 SNAP-IN HANGERS

(NOTE: PART NUMBERS SHOWN ABOVE ARE FROM SITE PRO 1)



REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
NEW	ISSUED FOR CONSTRUCTION	NB+C 11/07/25	NB+C 11/07/25				
1	REVISIONS						



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THE REGISTRANT OF THE NEWLY APPLIED SEAL, DATED 11/07/25, ONLY ASSUMES RESPONSIBILITY FOR THE CHANGES AS INDICATED BY THE FOLLOWING REVISION(S) UNLESS INDICATED BY OTHERS, REV- NEW.

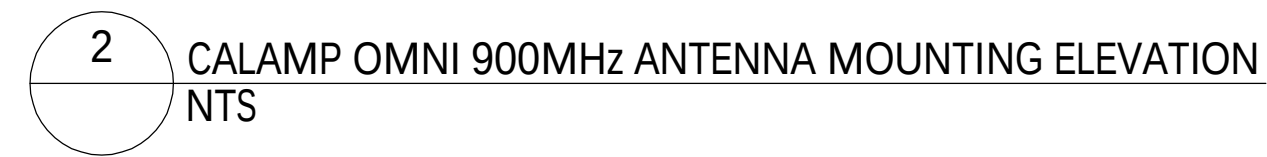
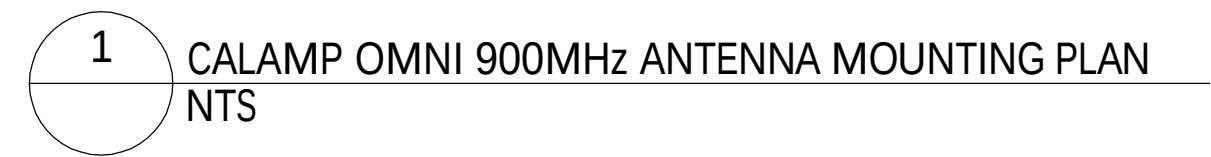
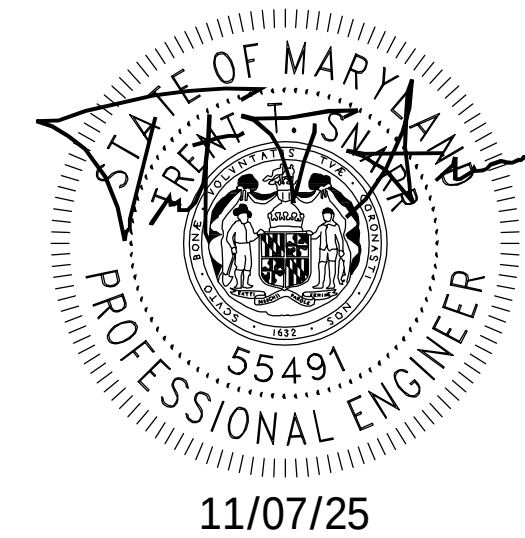
AN EXELON COMPANY

BELLS MILL

ANTENNA MOUNTING DETAILS III

DISCIPLINE	SCALE	CLASS	308	REV.
E/S/W	NONE	_KV		SH. 001 NEW

SNAP-IN HANGER NOTES: • FOR 1-5/8" CABLES, USE SIC4 SNAP-IN HANGERS • FOR 7/8" CABLES, USE SIC2 SNAP-IN HANGERS • FOR 1/2" CABLES, USE SIC1 SNAP-IN HANGERS (NOTE: PART NUMBERS SHOWN ABOVE ARE FROM SITE PRO 1)

[illegible]

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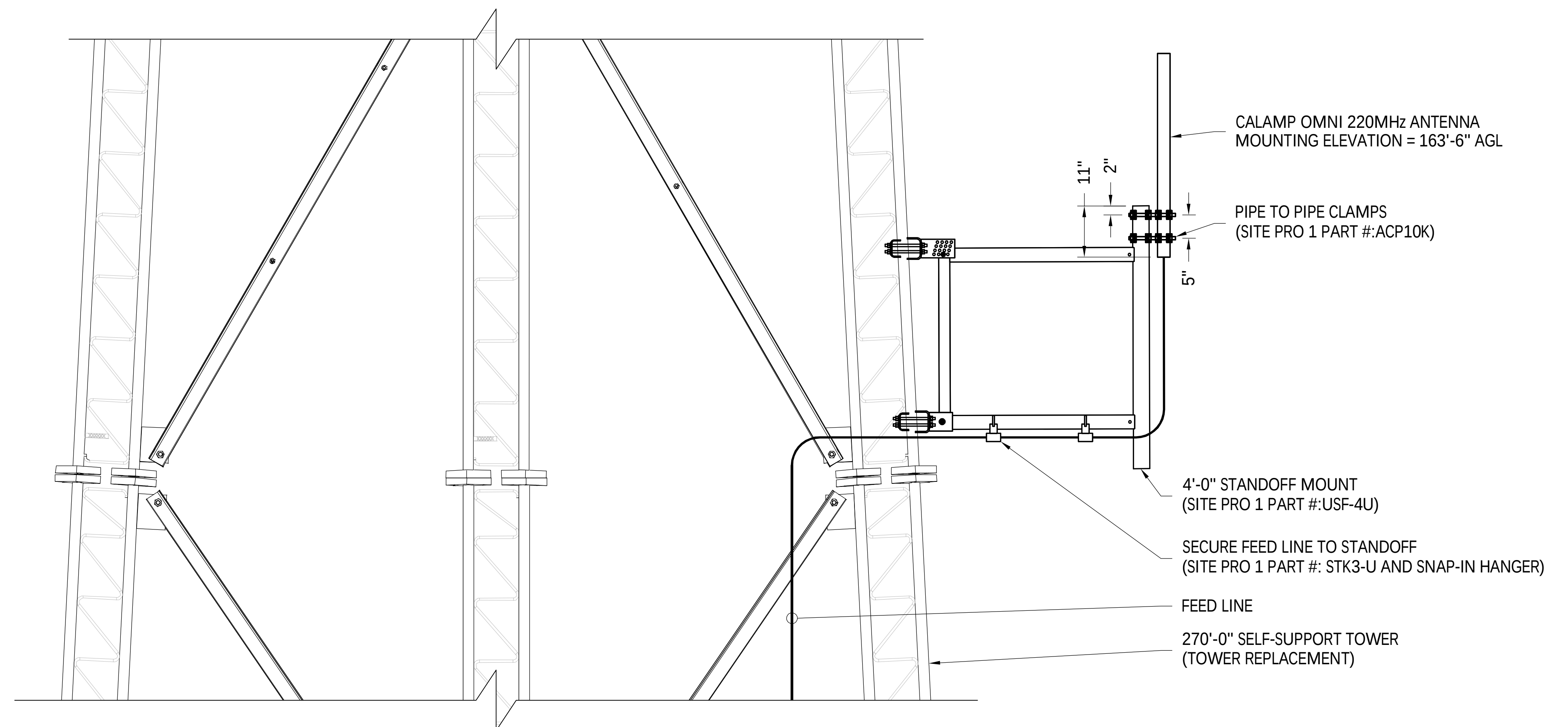
THE REGISTRANT OF THE NEWLY
APPLIED SEAL, DATED 11/07/25,
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FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS, REV- NEW.



ANTENNA MOUNTING DETAILS IV

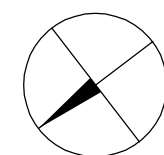
DISCIPLINE	SCALE	CLASS	309	SH. 001	REV.
E/S/W	NONE	__KV			NEW

SNAP-IN HANGER NOTES: • FOR 1-5/8" CABLES, USE SIC4 SNAP-IN HANGERS • FOR 7/8" CABLES, USE SIC2 SNAP-IN HANGERS • FOR 1/2" CABLES, USE SIC1 SNAP-IN HANGERS (NOTE: PART NUMBERS SHOWN ABOVE ARE FROM SITE PRO 1)



2 CALAMP OMNI 220MHz ANTENNA MOUNTING ELEVATION
NTS

APPROX
TRUE NORTH

[illegible]

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ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
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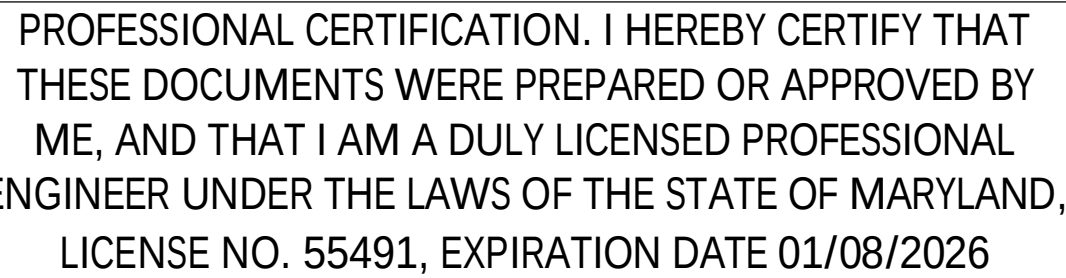
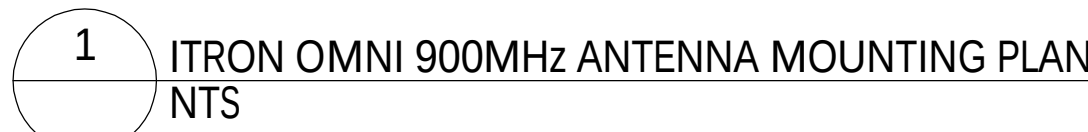
THE REGISTRANT OF THE NEWLY
APPLIED SEAL, DATED 11/07/25,
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INDICATED BY OTHERS. REV- NEW.



ANTENNA MOUNTING DETAILS V

DISCIPLINE	SCALE	CLASS	310	SH. 001	REV. NEW
E/S/W	NONE	__KV			

SNAP-IN HANGER NOTES: • FOR 1-5/8" CABLES, USE SIC4 SNAP-IN HANGERS • FOR 7/8" CABLES, USE SIC2 SNAP-IN HANGERS • FOR 1/2" CABLES, USE SIC1 SNAP-IN HANGERS (NOTE: PART NUMBERS SHOWN ABOVE ARE FROM SITE PRO 1)



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6005 MARSHALLE DRIVE, SUITE 300
ELK RIDGE, MD 20757
(410) 742-7000

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APPLIED SEAL, DATED 11/07/25,
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NEW	ISSUED FOR CONSTRUCTION			NB-C 11/07/25	NB-C 11/07/25				
			WR#						
REV	DESCRIPTION			DFT	ENG	APV	APV	APV	APV

REVISIONS

DISCIPLINE	SCALE	CLASS	311	SH. 001	REV.
E/S/W	NONE	__KV			NEW

-
- Diagram illustrating the antenna mounting structure. The antenna is mounted on a 2" SCH40 PIPE (2-3/8" O.D. x 5'-0") (SITE PRO 1 PART #: P260). The antenna mounting bracket (INCLUDED WITH ANTENNA) is attached to the pipe. The CR ANTENNA MOUNTING ELEVATION = 60'-0" AGL. The structure is supported by a 2'-0" STANDOFF MOUNT (SITE PRO 1 PART #: USF-2U) and PIPE TO PIPE CLAMPS (SITE PRO 1 PART #: ACP10K). The antenna is oriented with an Azimuth (AZ) of 150°.

PIPE TO PIPE CLAMPS
 (SITE PRO 1 PART #: ACP10K)

2" SCH40 PIPE
 (2-3/8" O.D. x 5'-0")
 (SITE PRO 1 PART #: P260)

ANTENNA MOUNTING BRACKET
 (INCLUDED WITH ANTENNA)

CR ANTENNA
 MOUNTING ELEVATION = 60'-0" AGL

4 1/4"

3'-11 3/4"

4 1/4"

SECURE FEED LINE TO STANDOFF
 (SITE PRO 1 PART #: STK3-U AND SNAP-IN HANGER)

FEED LINE

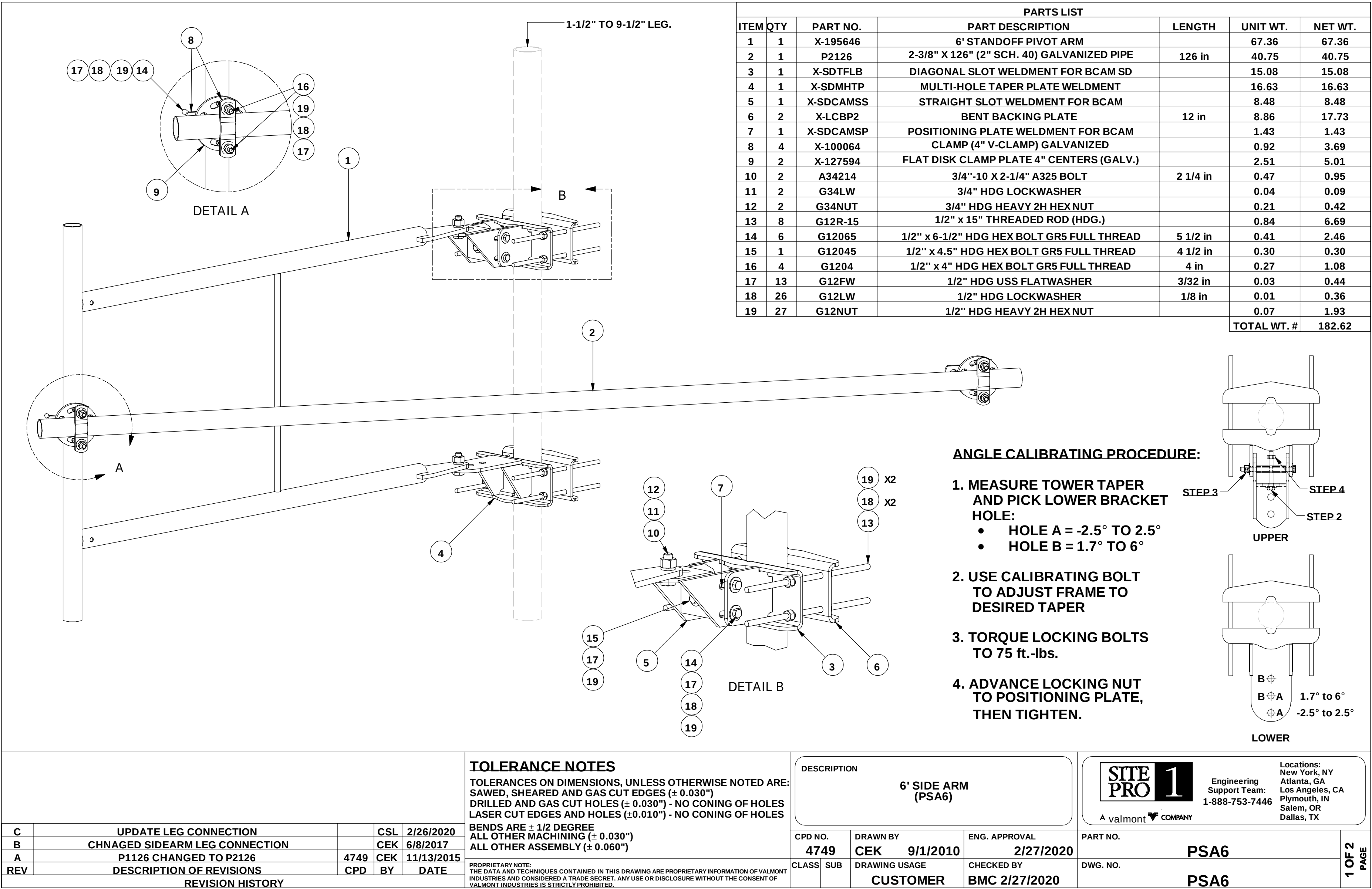
270'-0" SELF-SUPPORT TOWER
 (TOWER REPLACEMENT)

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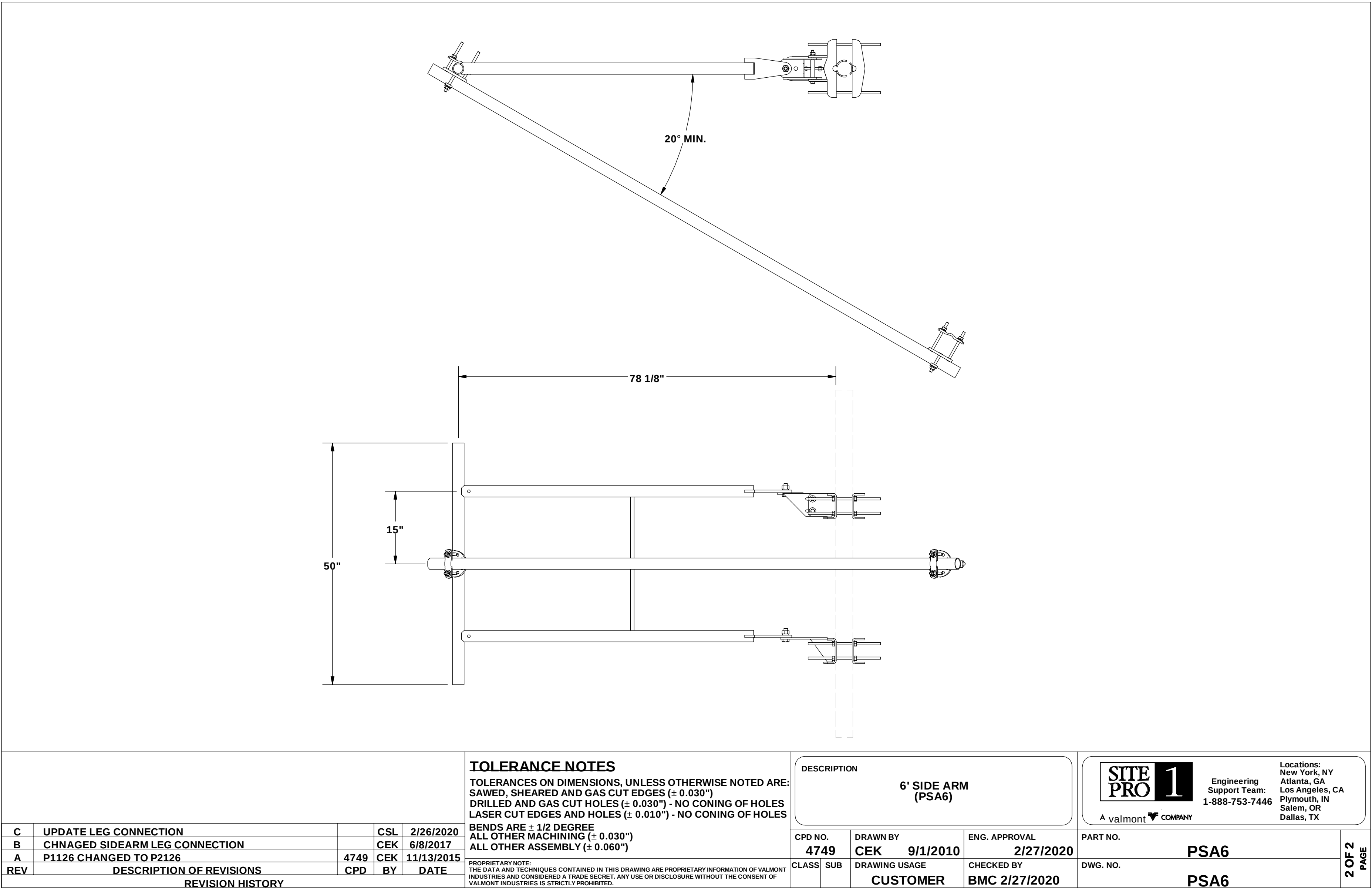
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ANTENNA MOUNTING DETAILS VII

DISCIPLINE	SCALE	CLASS	312	SH. 001	REV.
E/S/W	NONE	__KV			NEW



REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
NEW	ISSUED FOR CONSTRUCTION		NB+C 11/07/25	NB+C 11/07/25			
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
REVISIONS							



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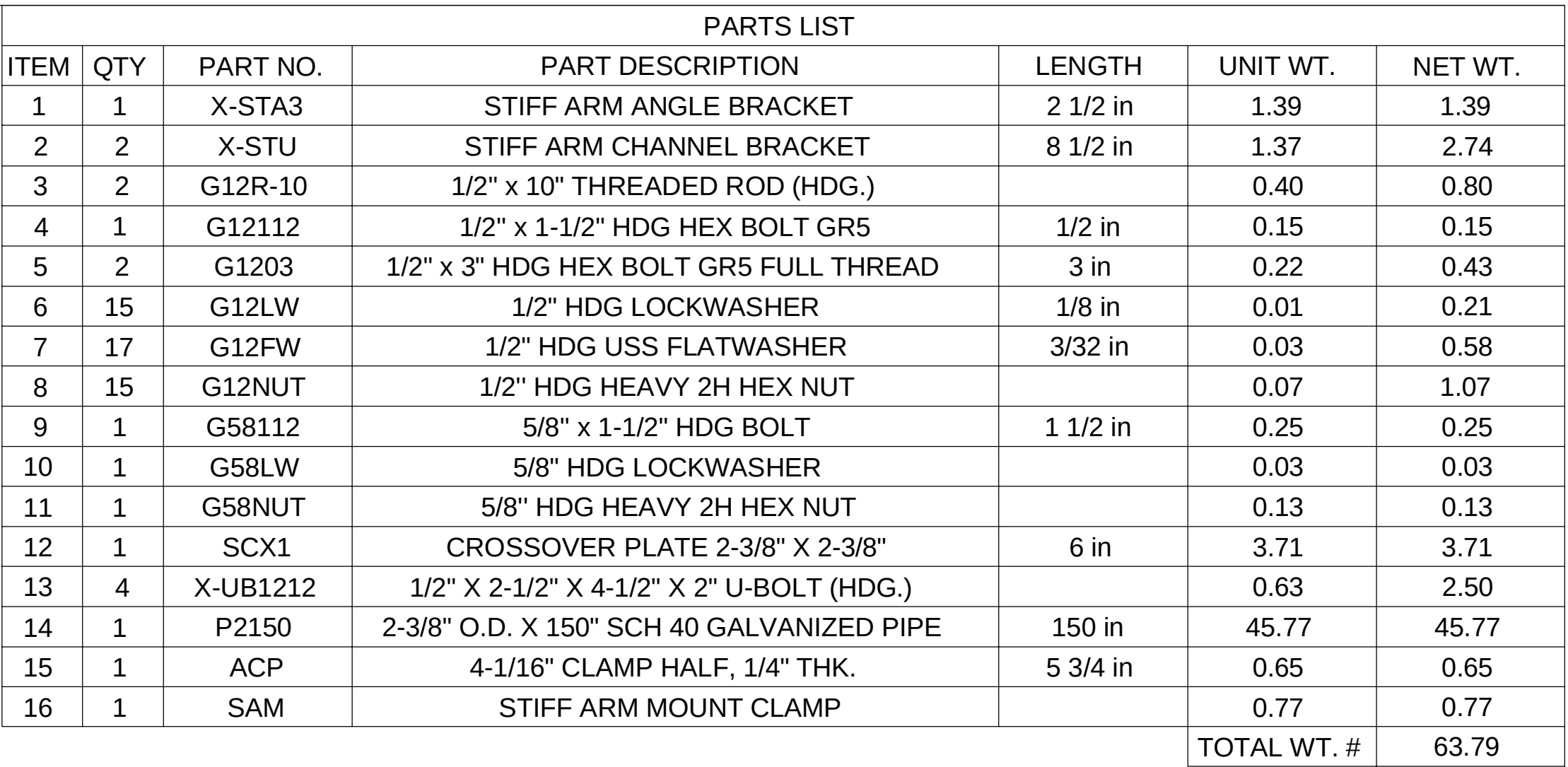
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NB+C ENGINEERING SERVICES, LLC.
6065 MARSHALLEE DRIVE, SUITE 300
BLAIRSODGE, MD 21017
(410) 712-7002

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AN EXELON COMPANY

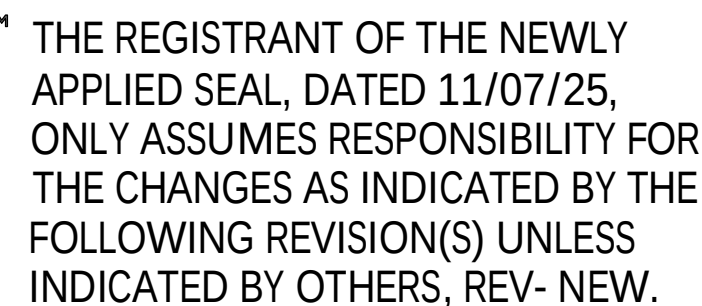
BELLS MILL

ANTENNA MOUNT DETAILS I

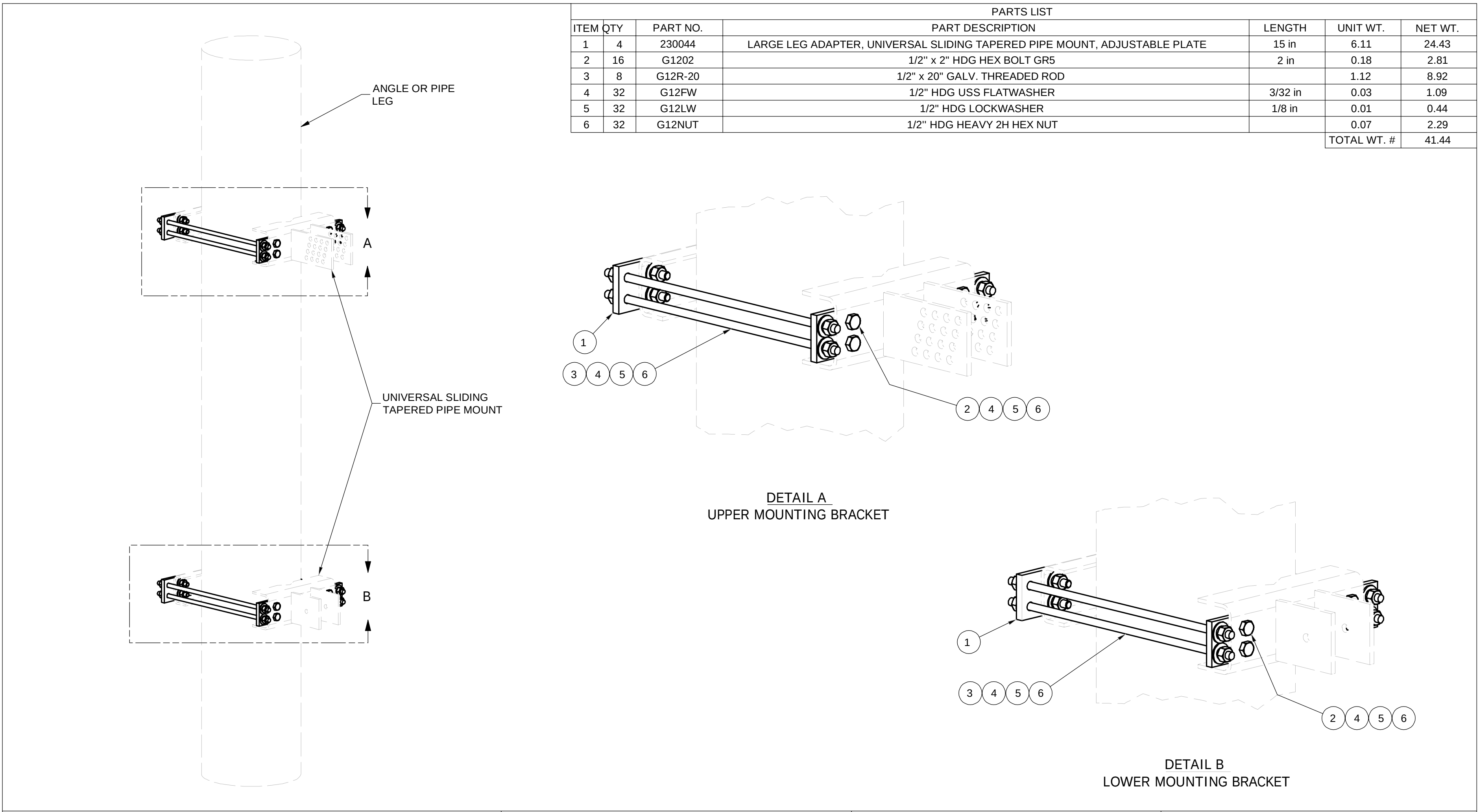


PAGE
1 OF 1

NEW	ISSUED FOR CONSTRUCTION	WR#	NB+C 11/07/25	NB+C 11/07/25				
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV	APV



DISCIPLINE	SCALE	CLASS	315	SH. 001	REV.
E/S/W	NONE	__KV			NEW



ITEM QTY		PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	4	230044	LARGE LEG ADAPTER, UNIVERSAL SLIDING TAPERED PIPE MOUNT, ADJUSTABLE PLATE	15 in	6.11	24.43
2	16	G1202	1/2" x 2" HDG HEX BOLT GR5	2 in	0.18	2.81
3	8	G12R-20	1/2" x 20" GALV. THREADED ROD		1.12	8.96
4	32	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	1.09
5	32	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	0.44
6	32	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	2.29
					TOTAL DETAIL WT. #	41.44

DESCRIPTION				 Engineering Support Team 1-888-753-7466 A valmont  COWI				Locations: New York, NY Atlanta, GA Los Angeles, CA Plymouth, IN Salem, OR Dallas, TX	
48" ULTIMATE UNIVERSAL DRAWOFF FRAME									
CLASS NO.		DRAWN BY		ENG. APPROVAL		PART NO.			
81		SUB 01		RCH 2/4/2011		USF-4U			
		DRAWING USAGE		CHECKED BY		DWS NO.			
		CUSTOMER		BMC 2/16/2011		USF-4U			
								1 OF 1	

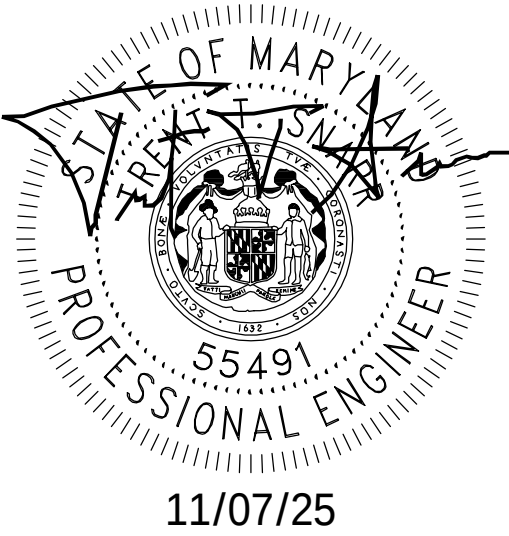
DESCRIPTION LARGE LEG ADAPTER KIT; UNIVERSAL SLIDING TAPERED PIN MOUNT, 8" TO 12-3/4" OD ROUND LEGS				 New York, NY Engineering New York, NY 1-888-753-7446 A valmont  CCWANY		Atlanta, GA Los Angeles, CA Los Angeles, CA Dallas, TX Salem, OR Phoenix, AZ	
CPD NO. 4711		DRAWN BY RCHW 4/21/2010		ENG. APPROVAL		PART NO. TAM-LL	
CLASS 81		SUB 01		CHECKED BY CUSTOMER		DWG. NO. TAM-LL	
				BMC 4/22/2010			
						1 OF 1	

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES ($\pm 0.030"$)
DRILLED AND GAS CUT HOLES ($\pm 0.030"$) - NO CONING OF HOLES
LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
BENDS ARE $\pm 1/2$ DEGREE
ALL OTHER MACHINING ($\pm 0.030"$)
ALL OTHER ASSEMBLY ($\pm 0.060"$)

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT
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INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
CONSENT OF VALMONT INDUSTRIES INC. ANY USE ON DISCLOSURE WITHOUT THE CONSENT OF
VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

 A valmont  COMPANY	Locations: New York, NY Atlanta, GA Los Angeles, CA Plymouth, IN Salem, OR Dallas, TX	PAGE 1 OF 1
	Engineering Support Team: 1-888-753-7446	



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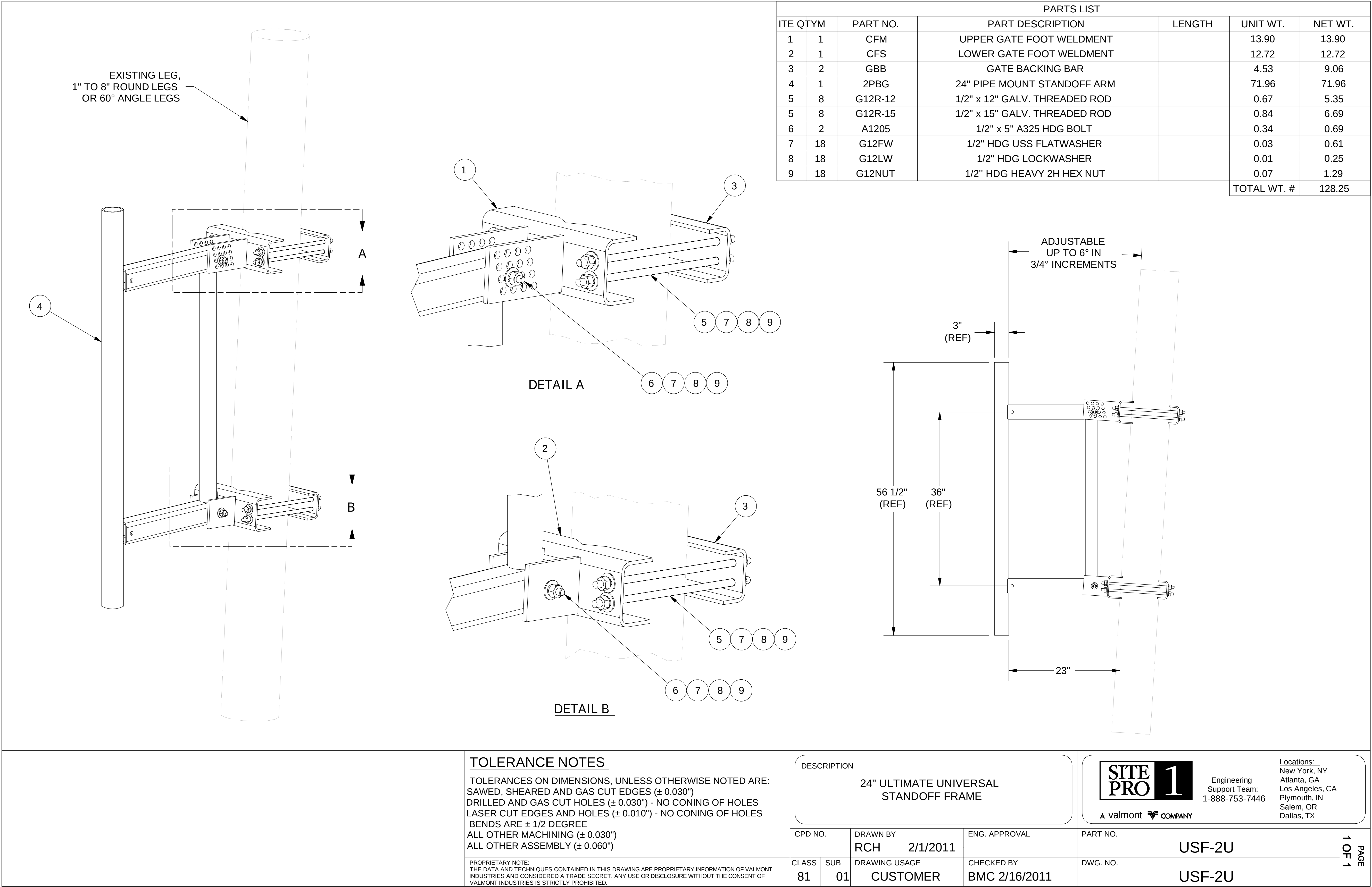
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 INDICATED BY OTHERS, REV- NEW.



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ANTENNA MOUNT DETAILS III



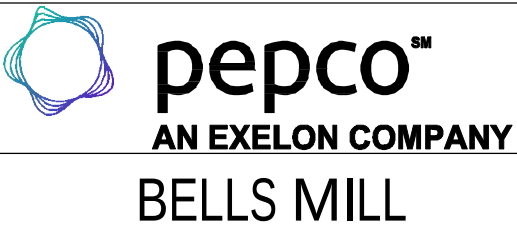
NEW	ISSUED FOR CONSTRUCTION		NB+C 11/07/25	NB+C 11/07/25			
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
REVISIONS							



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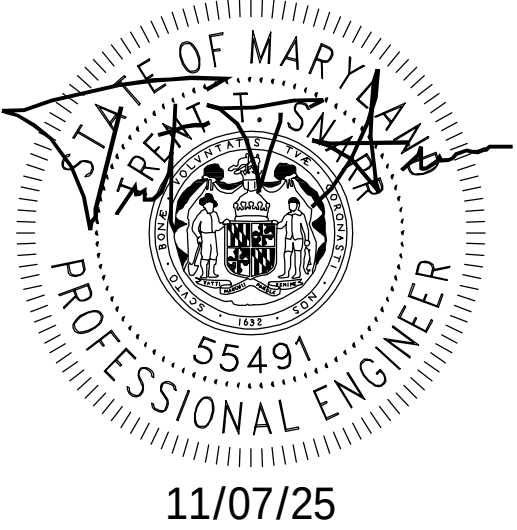
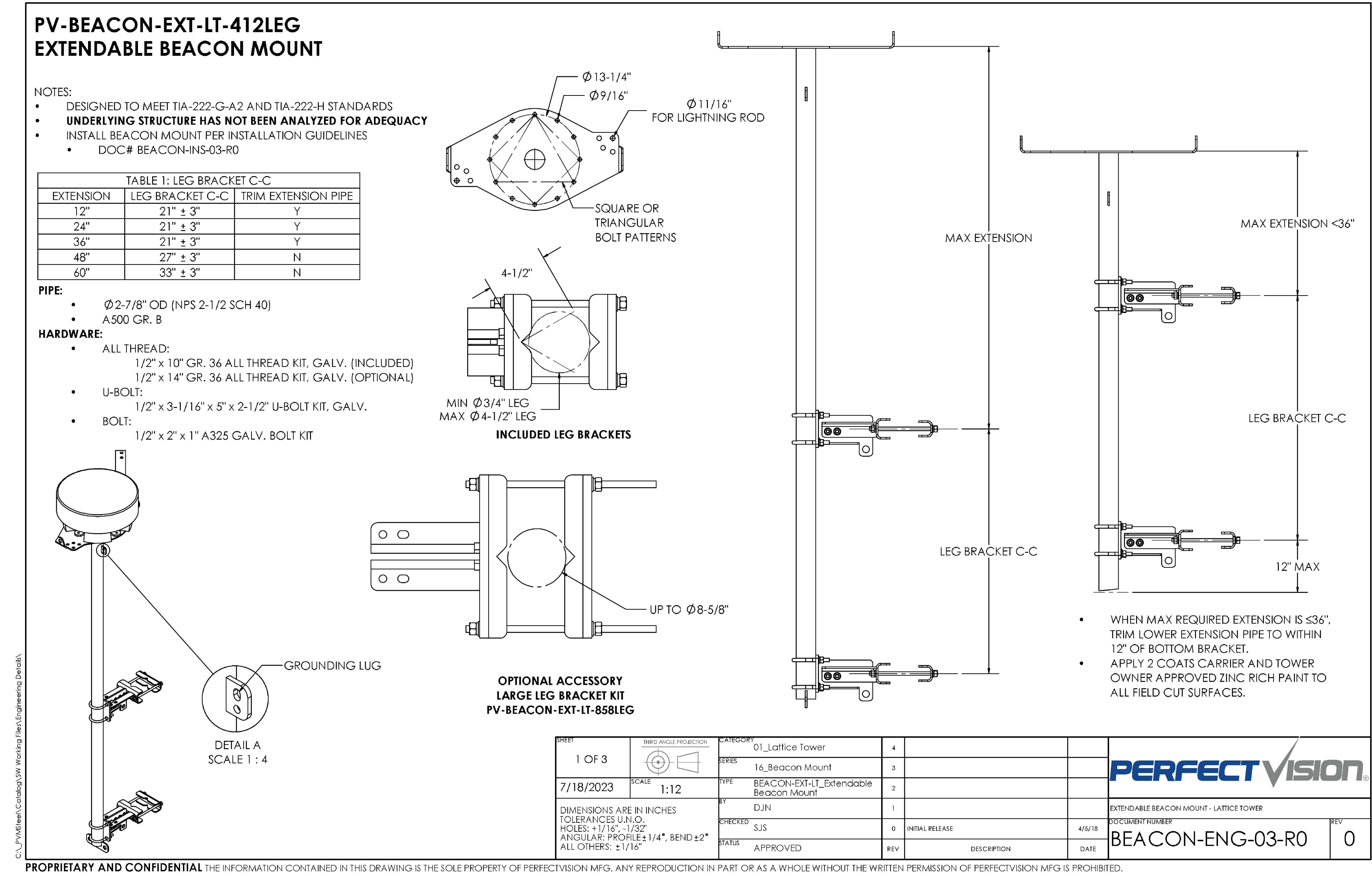
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BELLS MILL

ANTENNA MOUNT DETAILS IV

DISCIPLINE	SCALE	CLASS	316	SH. 001	REV. NEW
E/S/W	NONE	_KV			

[illegible]

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(410) 232-7092

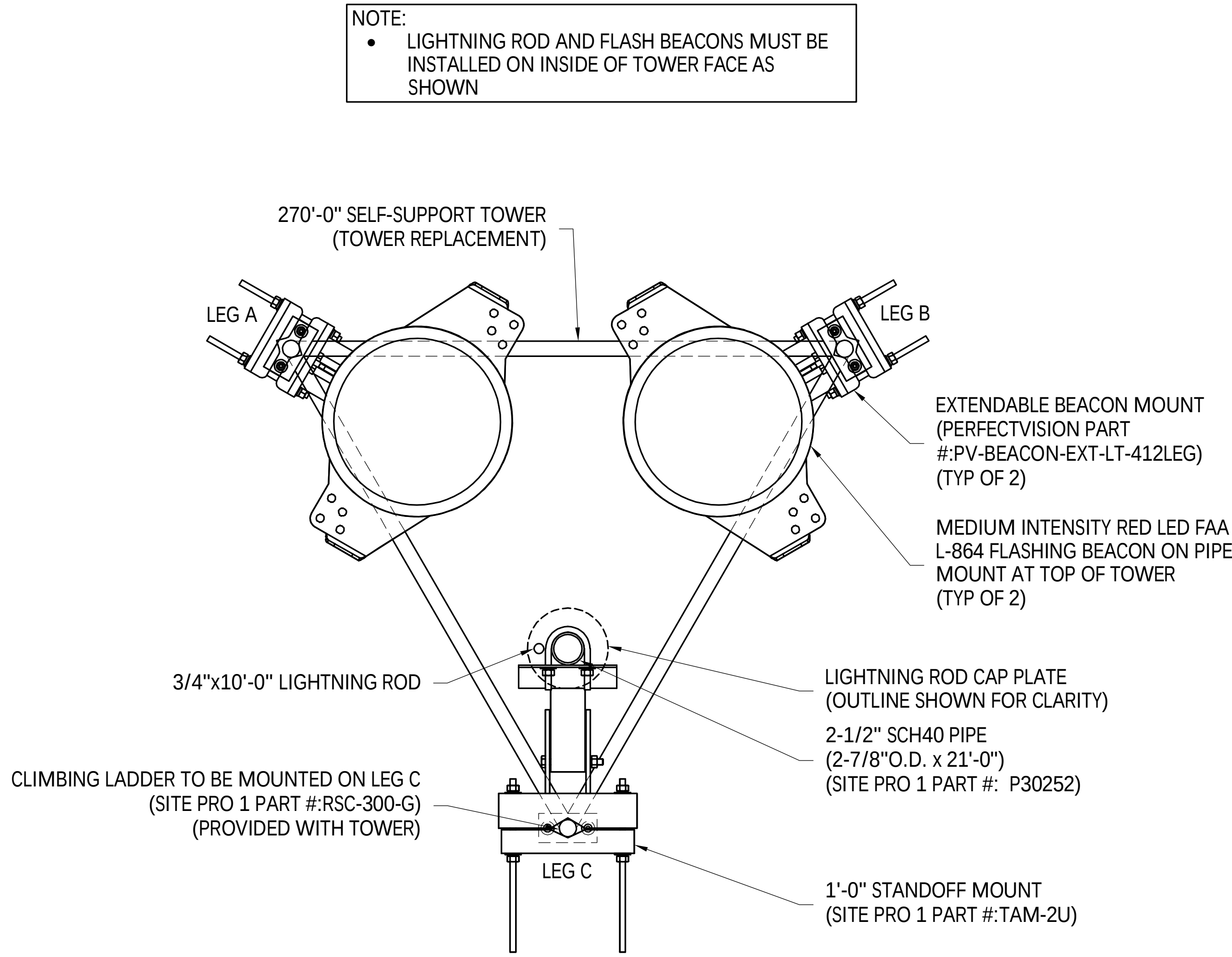
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FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS, REV- NEW.



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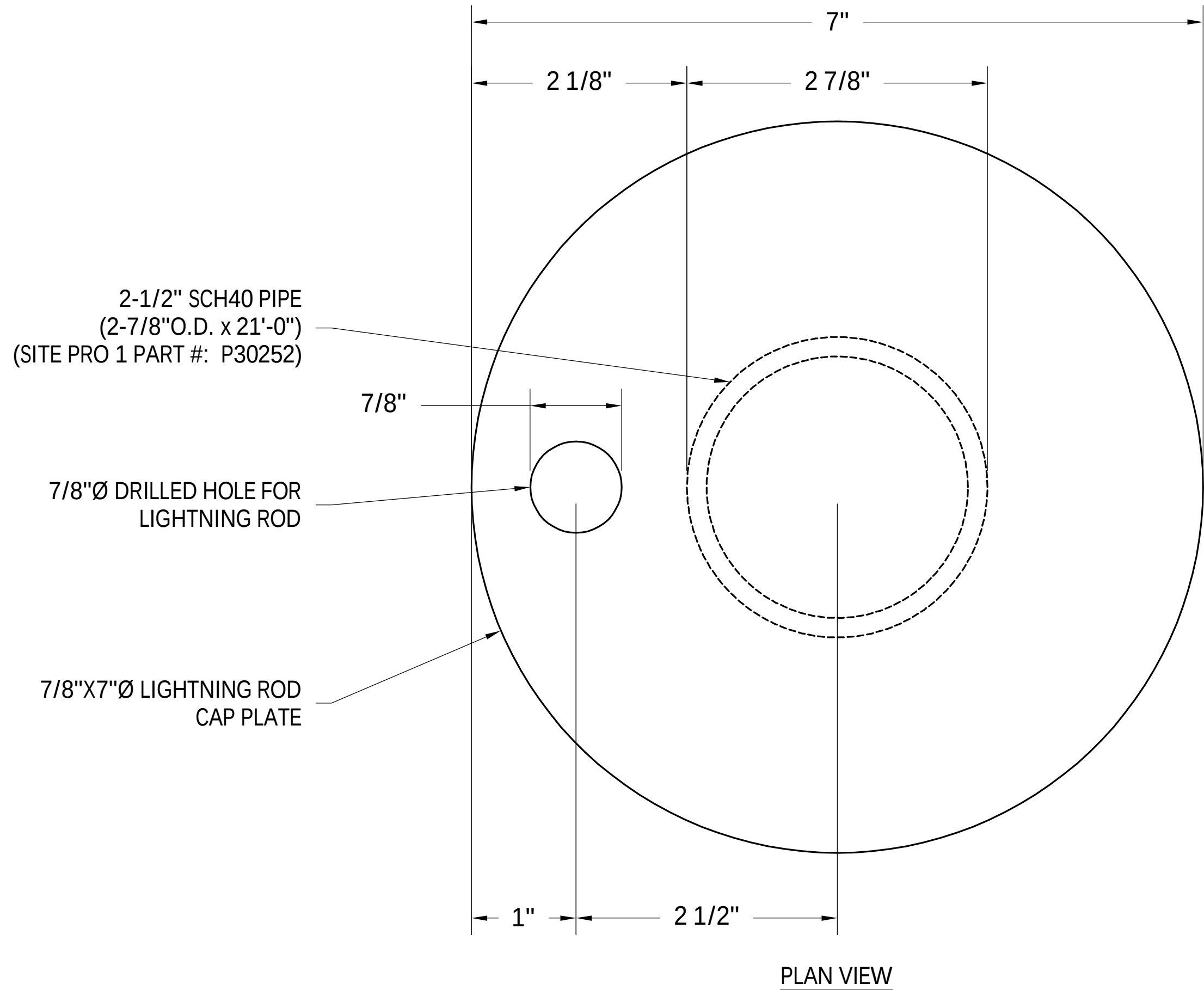
LIGHTING AND LIGHTNING ROD MOUNT DETAILS

DISCIPLINE	SCALE	CLASS	317	SH. 001	REV.
E/S/W	NONE	__KV			NEW

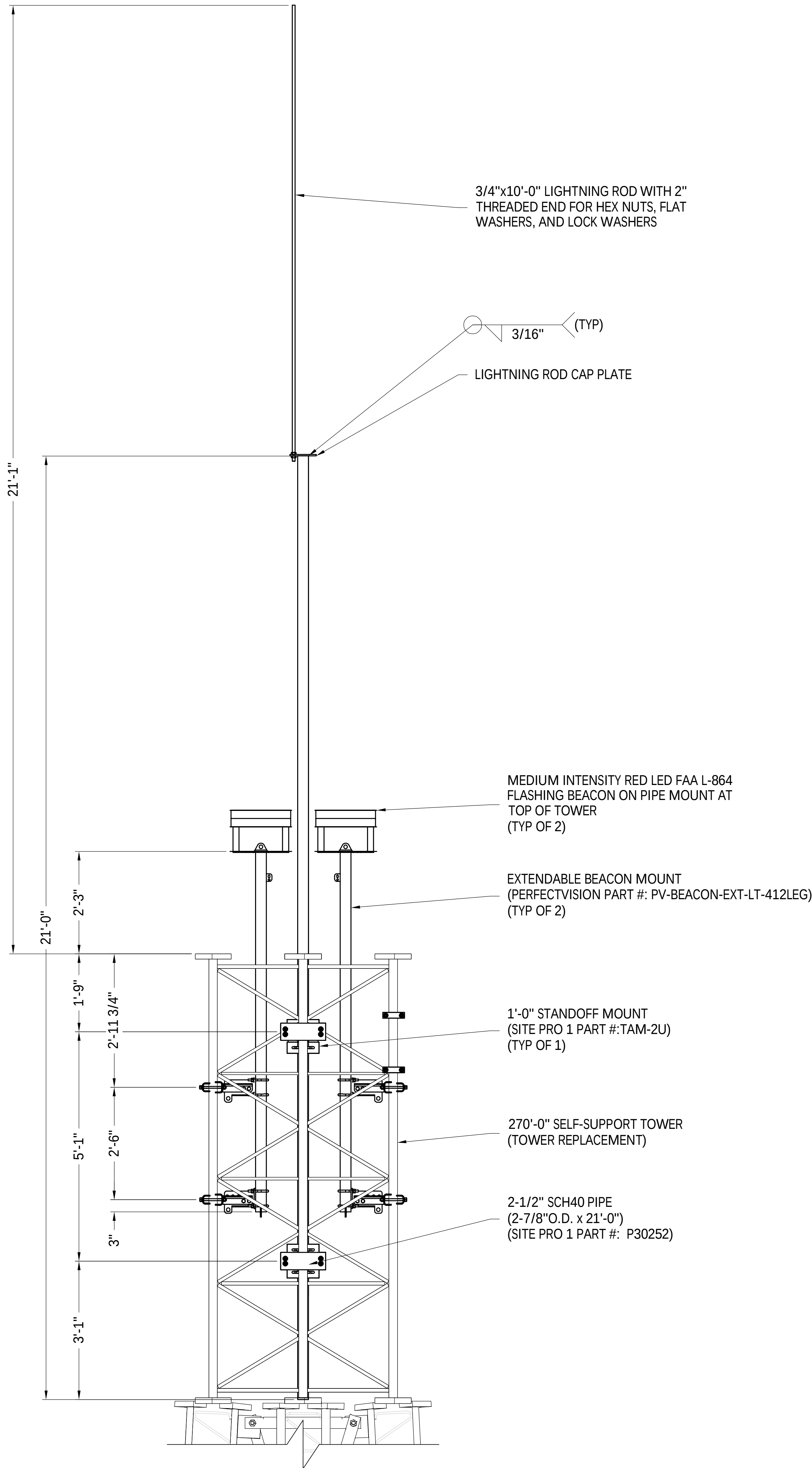


1 LIGHTING AND LIGHTNING ROD MOUNTING PLAN NTS

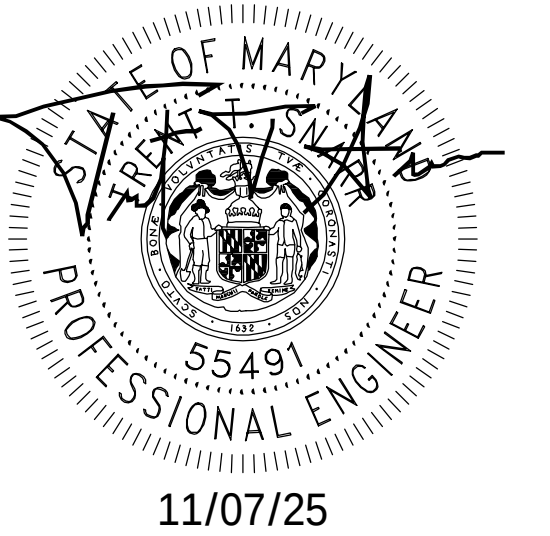
APPROX TRUE NORTH



2 LIGHTNING ROD CAP PLATE DETAIL NTS



3 LIGHTING AND LIGHTNING ROD MOUNTING ELEVATION NTS



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(410) 712-7002

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BELLS MILL

LIGHTING AND LIGHTNING ROD MOUNTING DETAILS

REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
NEW	ISSUED FOR CONSTRUCTION	NB+C 11/07/25	NB+C 11/07/25				
1	REVISIONS						

1. THIS DRAWING NOT TO BE SCALED.
2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.



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TOWER LIGHTING CABLE ONE-LINE
DIAGRAM

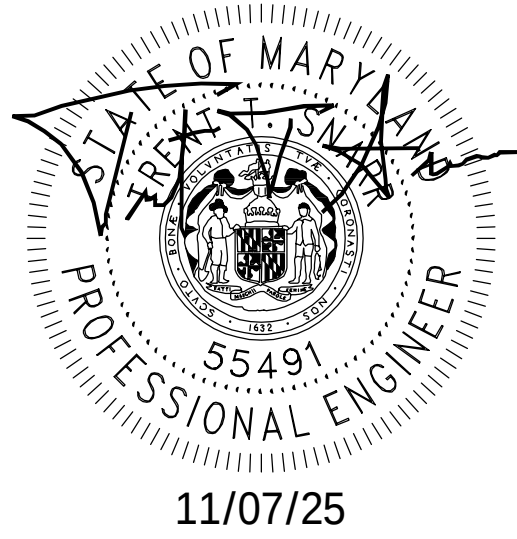
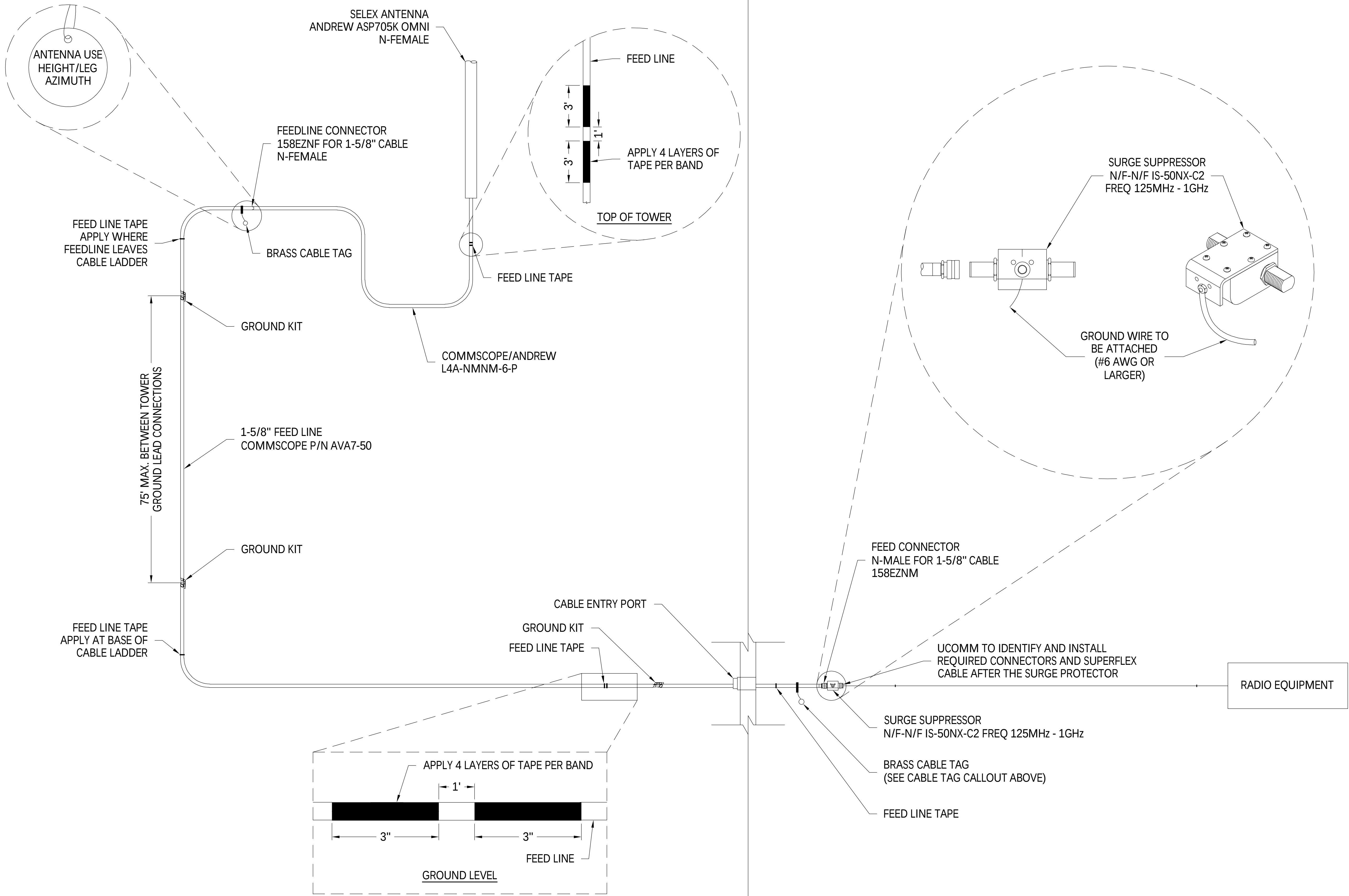
DISCIPLINE	SCALE	CLASS	319	SH. 001	REV.
E/S/W	NONE	—KV			NEW

[illegible]

GENERAL NOTES:
1. THIS DRAWING NOT TO BE SCALED.
2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.

TOWER/ICE BRIDGE (EXTERIOR)

INTERIOR RADIO SHELTER BUILDING (TYP.)



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NEW	ISSUED FOR CONSTRUCTION		NB+C	NB+C					
	VWR#		11/07/25	11/07/25					
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV	APV	APV
REVISIONS									



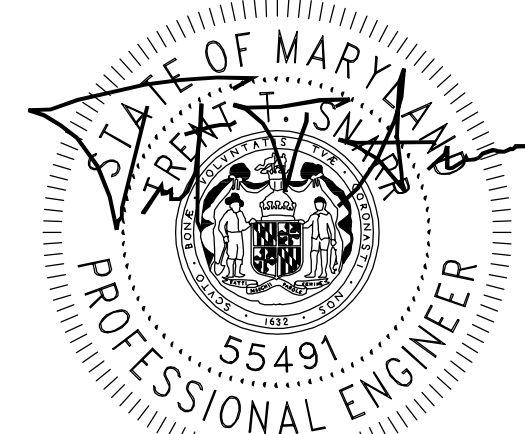
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SELEX OMNI FEED LINE ONE-LINE DIAGRAM

DISCIPLINE	SCALE	CLASS	320	SH. 001	REV. NEW
E/S/W	NONE	_KV			

1. THIS DRAWING NOT TO BE SCALED.
2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.



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WIDEBAND FEED LINE ONE-LINE DIAGRAM

DISCIPLINE	SCALE	CLASS	321	REV.
E/S/W	NONE	KV		

[illegible]

1. THIS DRAWING NOT TO BE SCALED.
2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.



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THE CHANGES AS INDICATED BY THE
FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS. REV- NEW.



DISCIPLINE	SCALE	CLASS	322	SH. 001	REV.
E/S/W	NONE	__KV			NEW

NEW	ISSUED FOR CONSTRUCTION		NB-C 11/07/25	NB-C 11/07/25					
		WR#							
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV	APV	APV

REVISIONS

GENERAL NOTES: 1. THIS DRAWING NOT TO BE SCALED. 2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.



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. 55491, EXPIRATION DATE 01/08/2026



THE REGISTRANT OF THE NEWLY
APPLIED SEAL, DATED 11/07/25,
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FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS, REV- NEW.



BELLS MILL

CALAMP 900MHZ FEED LINE ONE-LINE DIAGRAM II

DISCIPLINE	SCALE	CLASS	323	SH 001	REV.
E/S/W	NONE	KV			NEW

[illegible]

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2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.



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(410) 712-7092

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DISCIPLINE	SCALE	CLASS	324	SH. 001	REV. NEW
E/S/W	NONE	__KV			

[illegible]

GENERAL NOTES: 1. THIS DRAWING NOT TO BE SCALED. 2. GROUND CONNECTION CAN BE MADE TO TOWER STEEL IF GROUND BAR IS NOT WITHIN 10 FEET.

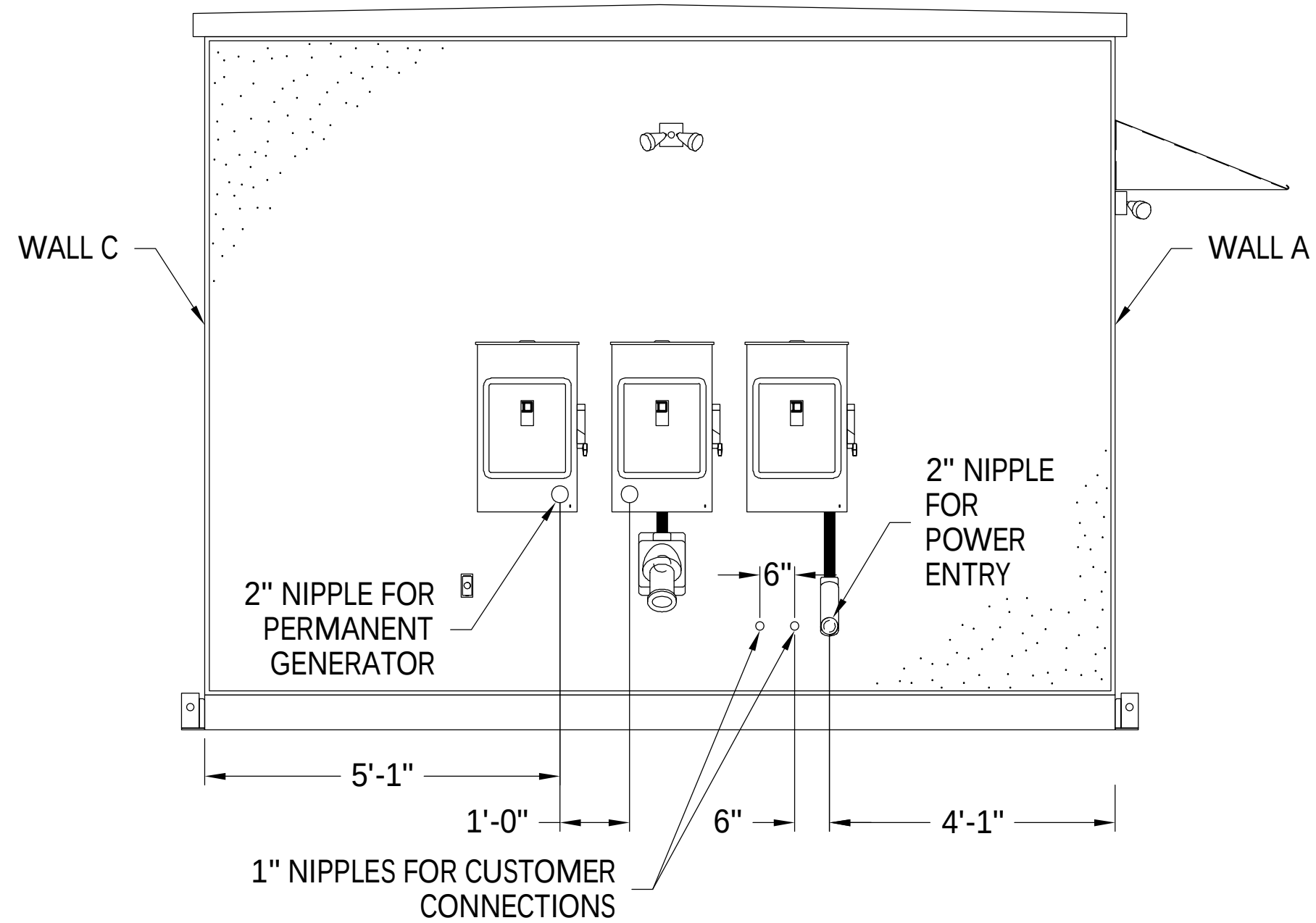


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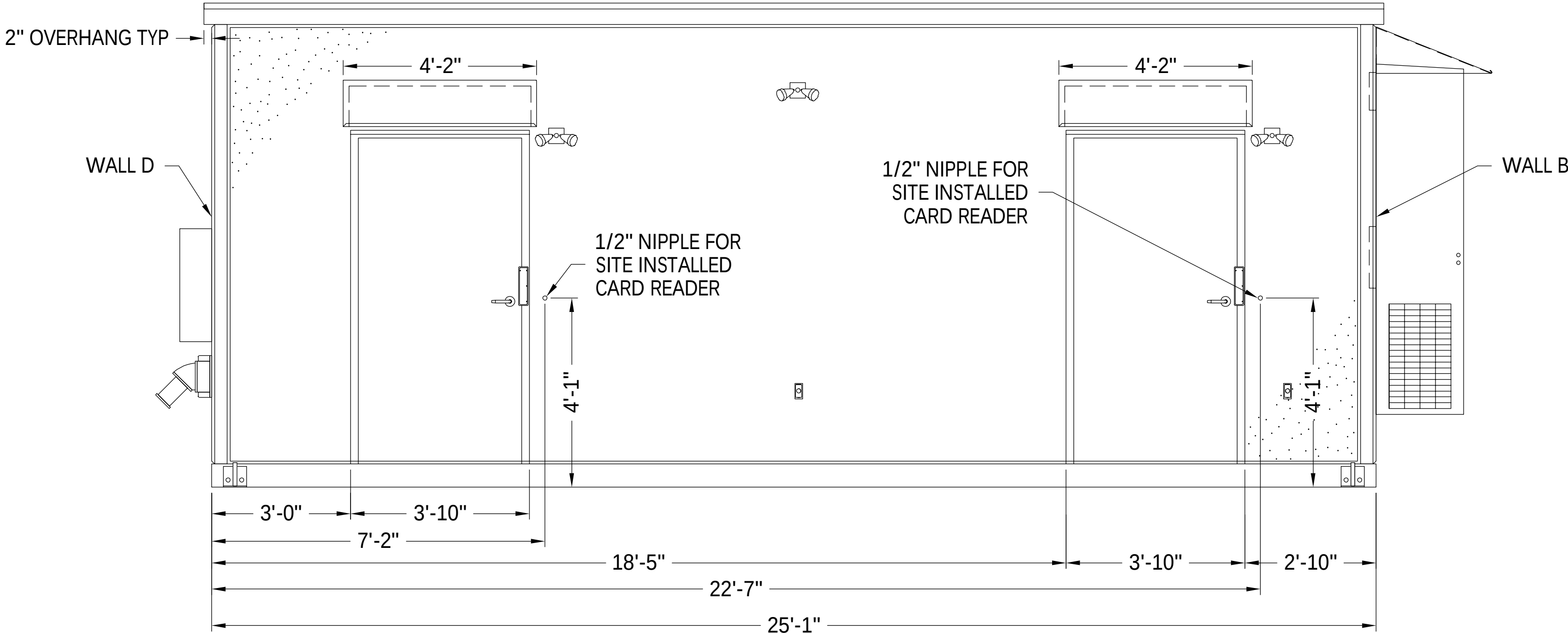
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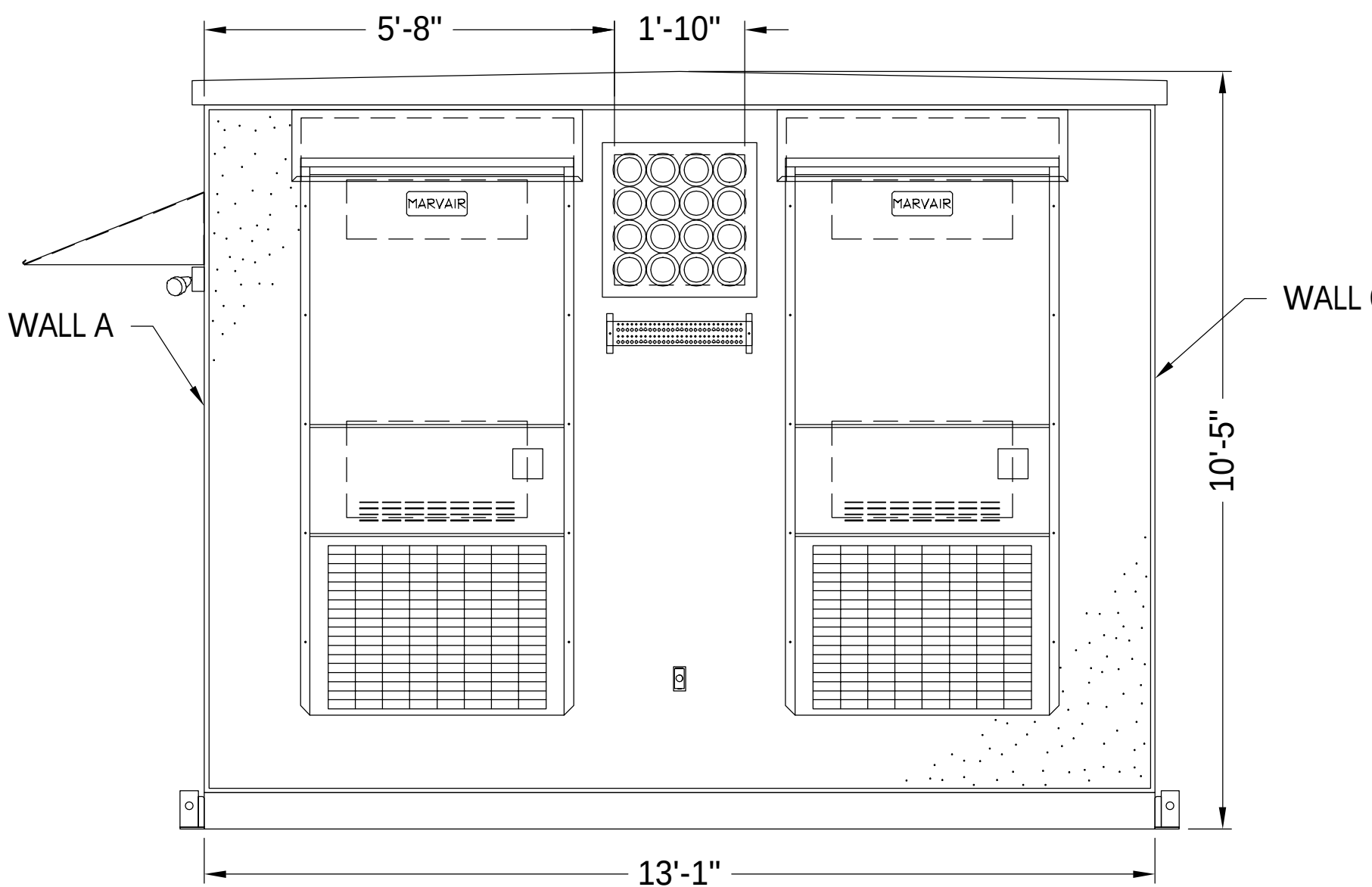
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E/S/W	NONE	—KV			NEW



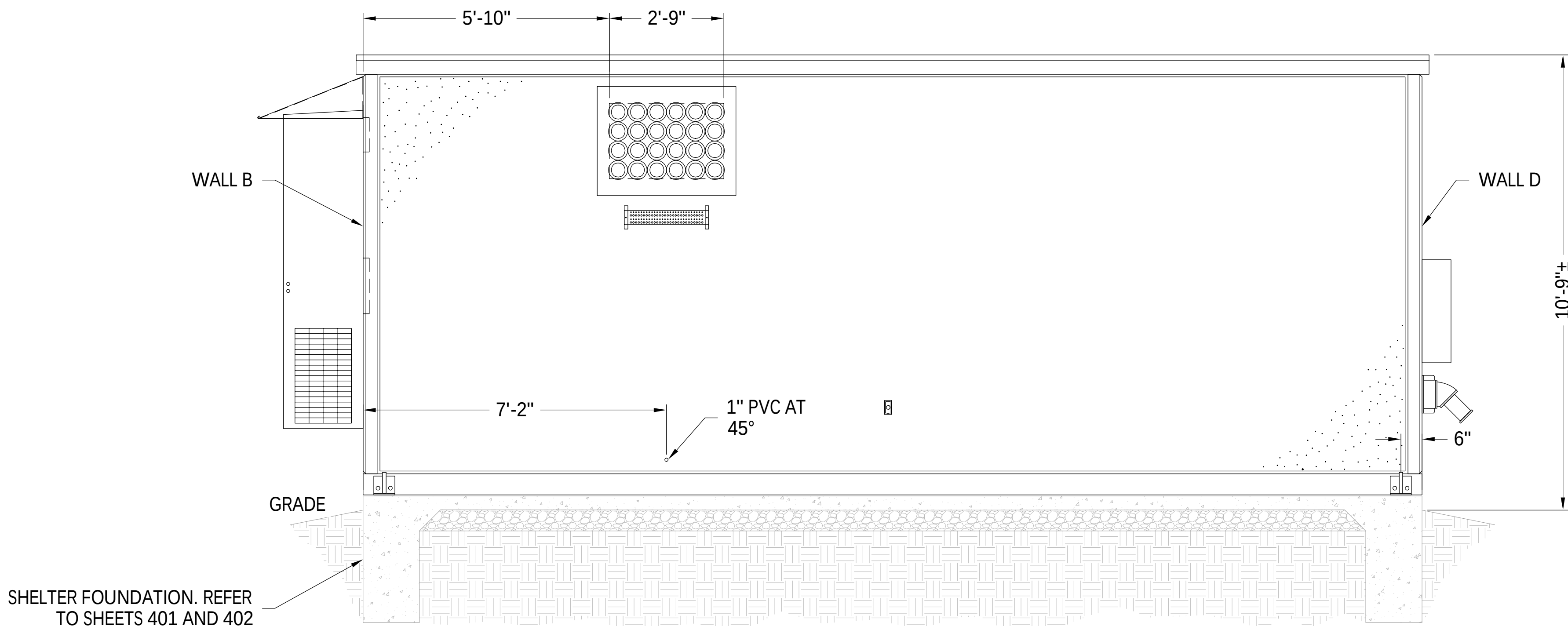
LEFT ELEVATION (WALL D)
SCALE: NONE



FRONT ELEVATION (WALL A)
SCALE: NONE



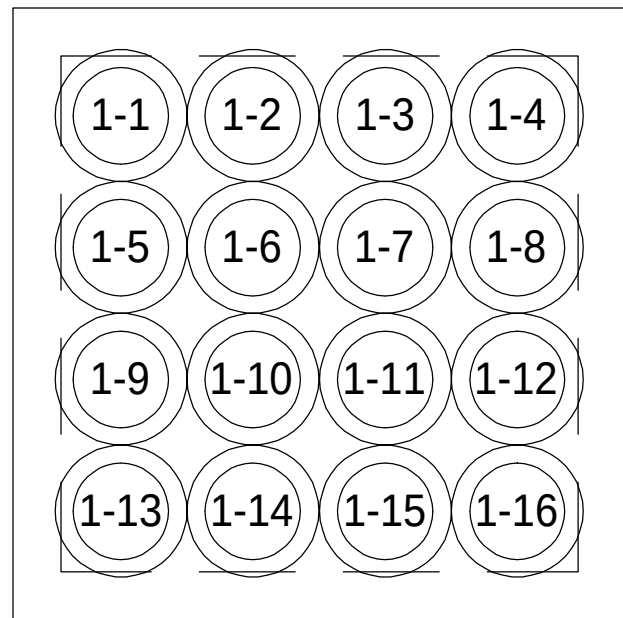
RIGHT ELEVATION (WALL B)
SCALE: NONE



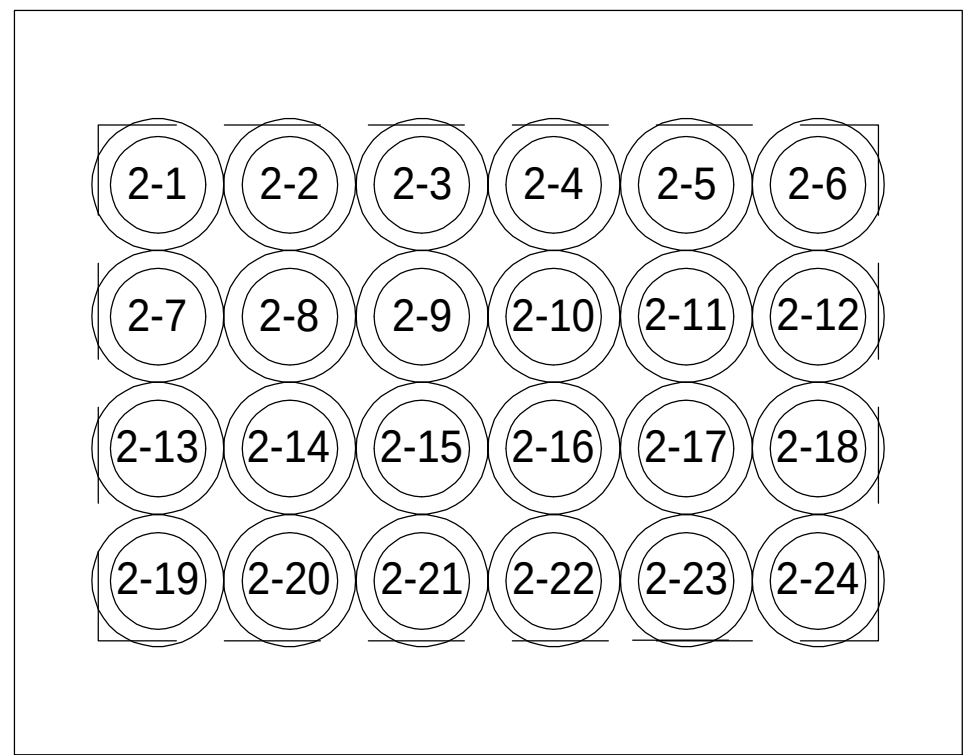
REAR ELEVATION (WALL C)
SCALE: NONE

1 THERMOBOND UN-MANNED EQUIPMENT SHELTER DETAILS
NTS

- CABLE BOOT NOTES:
- FOR (1) 1-5/8" COAX, PROVIDE THE FOLLOWING:
 - (1) 4" BOOT ASSEMBLY (SITEPRO1 PART# B400)
 - (1) CUSHION INSERT (SITEPRO1 PART# SR158)
 - FOR (1) 7/8" COAX, PROVIDE THE FOLLOWING:
 - (1) 4" BOOT ASSEMBLY (SITEPRO1 PART# B400)
 - (1) CUSHION INSERT (SITEPRO1 PART# SR78)
 - FOR (1) 1/2" COAX, PROVIDE THE FOLLOWING:
 - (1) 4" BOOT ASSEMBLY (SITEPRO1 PART# B400)
 - (1) CUSHION INSERT (SITEPRO1 PART# SR12FLX)



CABLE PORT 1



CABLE PORT 2

2 CABLE PORT DETAILS
NTS

REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
NEW	ISSUED FOR CONSTRUCTION	NB+C 11/07/25	NB+C 11/07/25				
REVISIONS							



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6065 MARSHALLEE DRIVE, SUITE 300
BLKROGUE, MD 20707
(410) 712-7002

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pepco
AN EXELON COMPANY
BELLS MILL

COMMUNICATION TOWER
EQUIPMENT SHELTER DETAILS (TTR)

1. ALL FOUNDATION WORK IS SUBJECT TO LOCAL INSPECTION AND APPROVAL
2. FOUNDATION SURFACE SHALL BE LEVEL TO WITHIN $\pm 1/8"$ PER 10 LINEAL FEET IN ANY DIRECTION
3. FOUNDATION SHALL BE SQUARE TO WITHIN $\pm 1/4"$.
4. SOIL BEARING CAPACITY SHALL NOT BE LESS THAN 2000 PSF.
5. CONCRETE COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 4500 PSI, @ 28 DAYS.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
7. CONCRETE MIX DESIGN, BATCHING AND CONSTRUCTION PRACTICES SHALL CONFORM TO ALL APPLICABLE ACI REQUIREMENTS
8. DETAILING, FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL COMPLY WITH ACI 315, ACI 318, LATEST REVISIONS
9. THE DOWN PLATES MUST BE ENTIRELY ABOVE GRADE
10. SHELTER MUST BE SHIMMED AT LOW SPOTS OF FOUNDATION, BUILDING TO HAVE FULL BEARING ON FOUNDATION, SPECIFICATION OF SHIMS IS RESPONSIBILITY OF SHELTER MANUFACTURER AND ARE SHOW FOR REFERENCE ONLY.
11. PROVIDE PROPER DRAINAGE AWAY FROM FOUNDATION AT GRADE
12. SLAB REINFORCEMENT TO BE LOCATED IN UPPER THIRD OF SLAB
13. VAPOR BARRIER 20 MIL

Technical drawings of the lifting tee assembly. The left drawing is the **FRONT VIEW**, showing a cross-section of the assembly. Labels include: **TIE DOWN PLATE (SEE DETAIL BELOW)**, **SHIMS AS NECESSARY**, **1"Ø x 12" LONG HAS-R 316 SS ANCHOR WITH HIT-HY 200-R ADHESIVE**, and a dimension of **5" MIN.** for the height of the tie down plate. The right drawing is a side view, showing the **HEX CAP HEAD, YELLOW ZINC PLATED, GRADE 8, 8X2"** bolt, the **LIFTING TEE ASSEMBLY**, **SHIMS AS NECESSARY**, and the **1"Ø x 12" LONG HAS-R 316 SS ANCHOR WITH HIT-HY 200-R ADHESIVE**.

Technical drawing of a rectangular plate. The front view shows a rectangle with overall dimensions of 11" in height and 6" in width. The top edge has a 3 1/2" dimension from the left corner to the center of the first hole. The bottom edge has a 3" dimension from the left corner to the center of the first hole. The left edge has a 9" dimension from the top to the center of the first hole. The right edge has a 2" dimension from the top to the center of the first hole. There are three holes in total, labeled (3) 1-1/8" DIAMETER HOLES. The side view shows a thickness of 1/2".

3 1/2"

1 1/4"

11"

9"

2"

3"

6"

(3) 1-1/8" DIAMETER HOLES

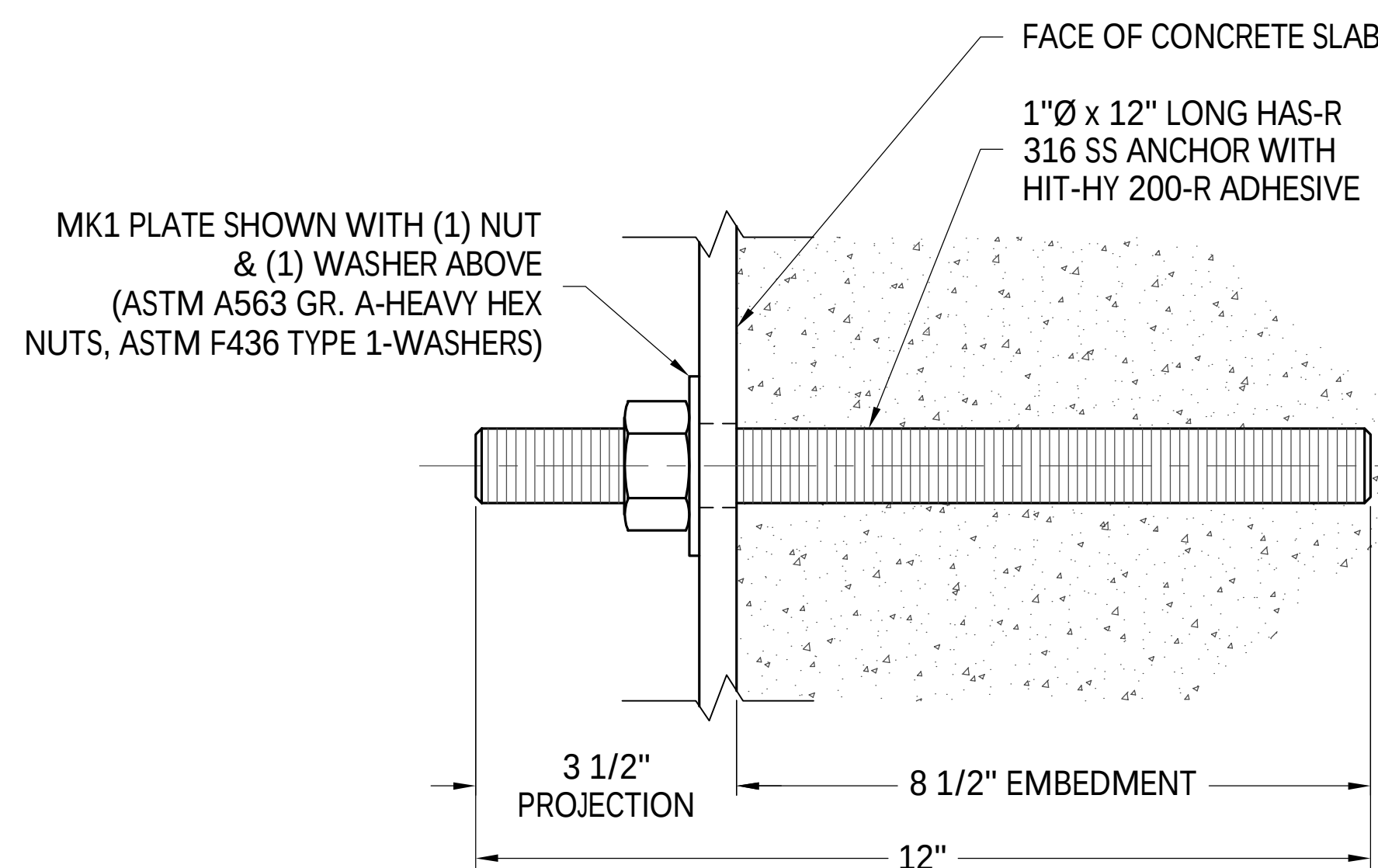
1/2"

NOTES:

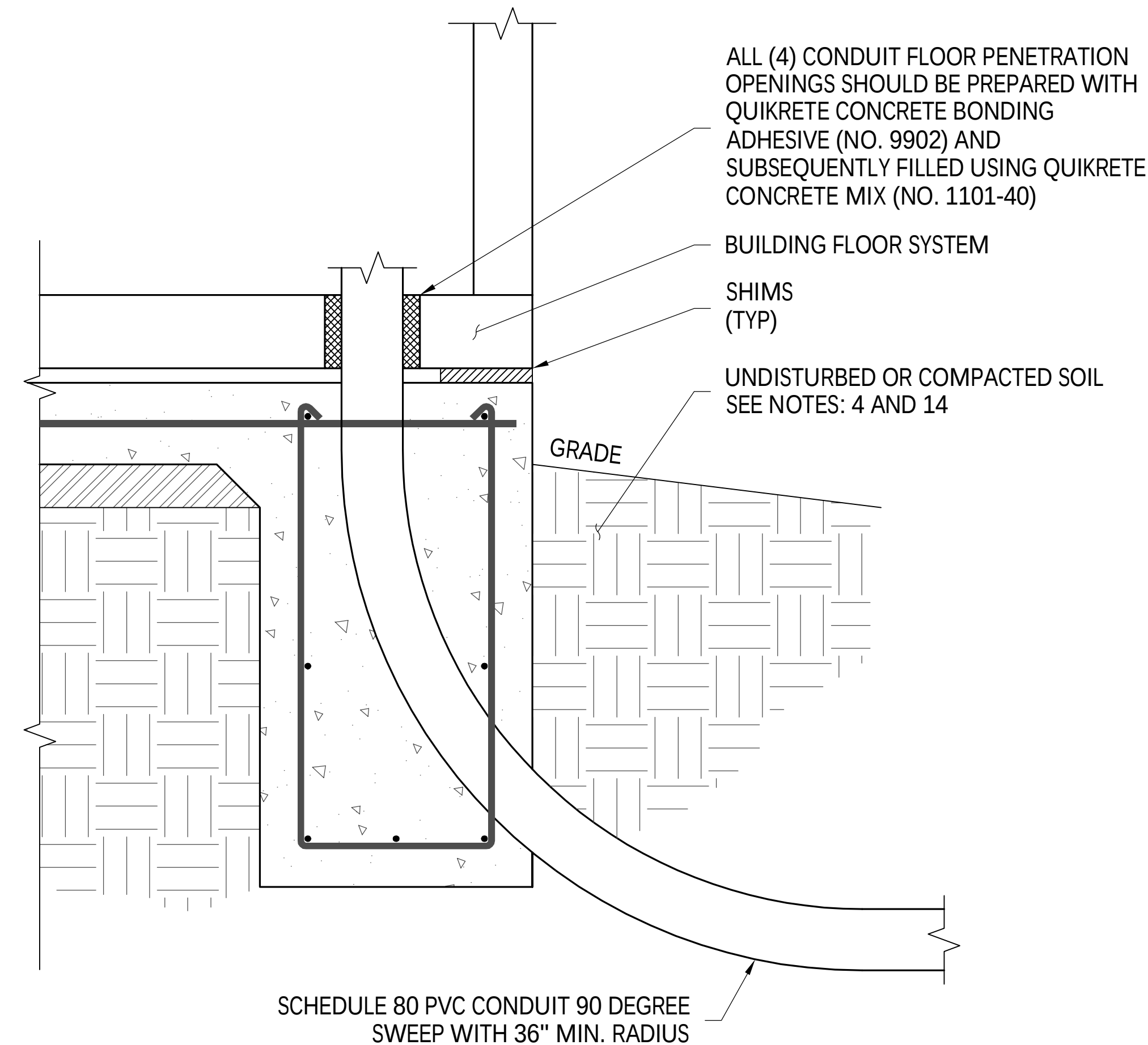
1. PRIME ANGLE
- OR AS ORDERED
- THIS PART

NOTES:
1. PRIME AND PAINT THORO PRODUCTS COCOA, OR AS OTHERWISE SPECIFIED
2. THIS PART TO BE SHIPPED LOOSE WITH BUILDING

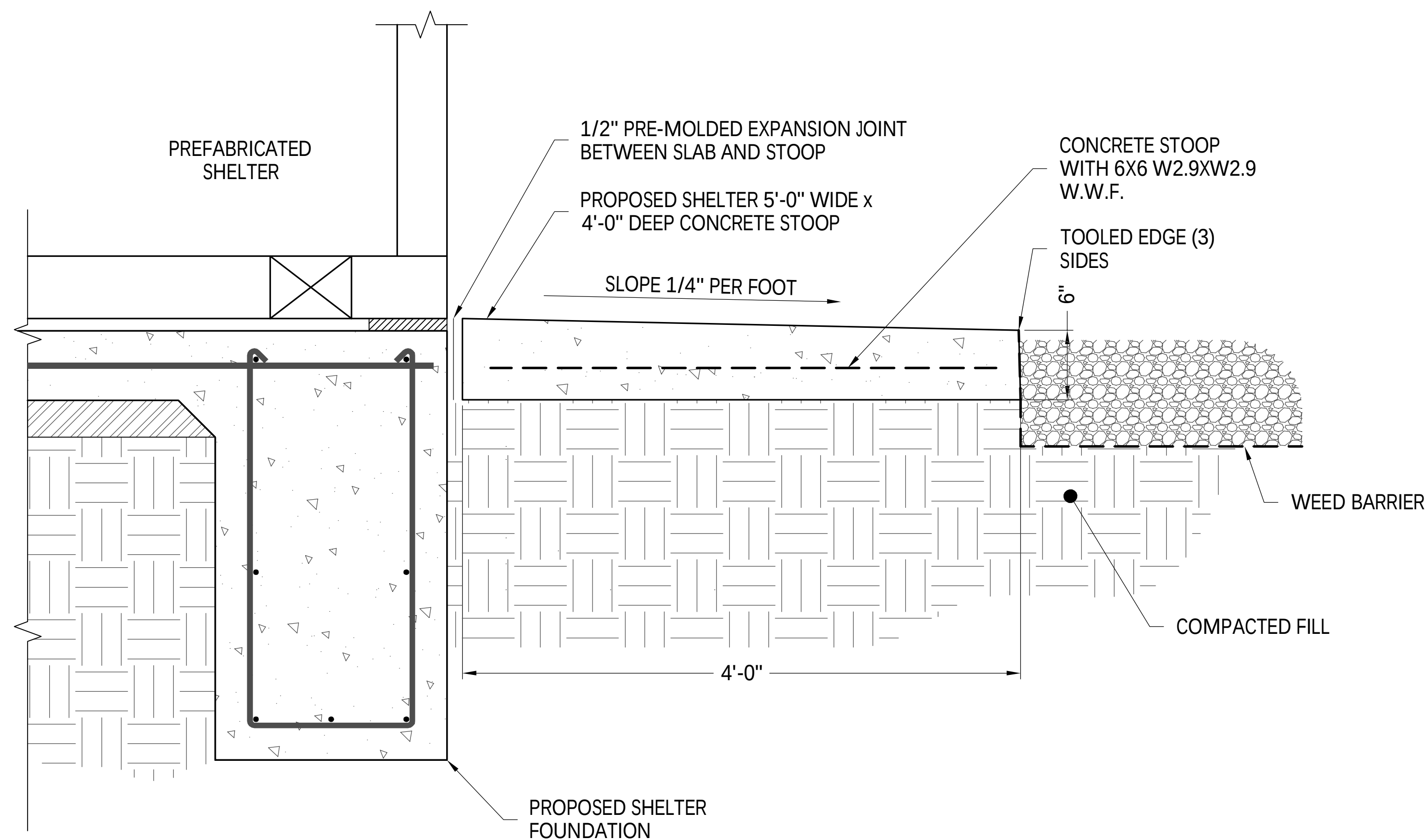
1 TIE DOWN DETAIL
SCALE: 1-1/2" = 1'



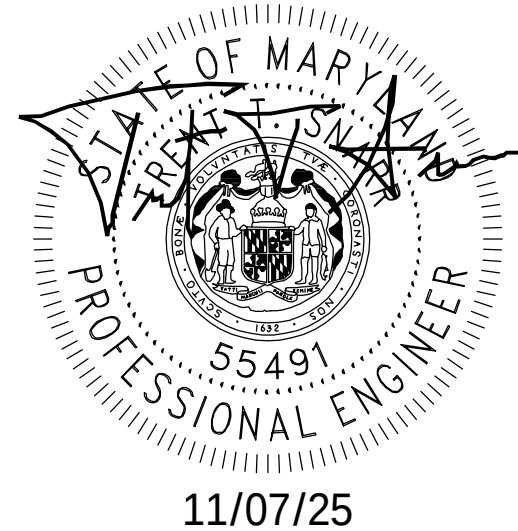
3 ANCHOR ROD DETAIL
(FURNISHED BY CONTRACTOR)
SCALE: 6" = 1'



2 CONDUIT SHELTER PENETRATION DETAIL
SCALE: 1-1/2" = 1'



4 SHELTER CONCRETE STOOP
SCALE: 1-1/2"=1'



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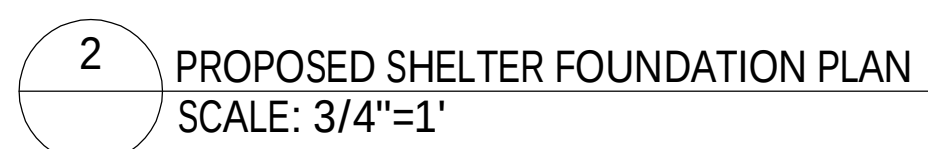
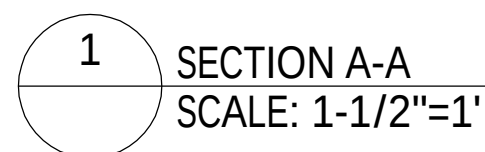
BELLS MILL

SHELTER FOUNDATION DETAILS I

DISCIPLINE	SCALE	CLASS	401	SH. 001	REV.
E/S/W	NONE	__KV			NEW

NEW	ISSUED FOR CONSTRUCTION			NR# 11/07/25	NR#C 11/07/25				
REV	DESCRIPTION			DFT	ENG	APV	APV	APV	APV

REVISIONS



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ELKROIDE, MD 20750
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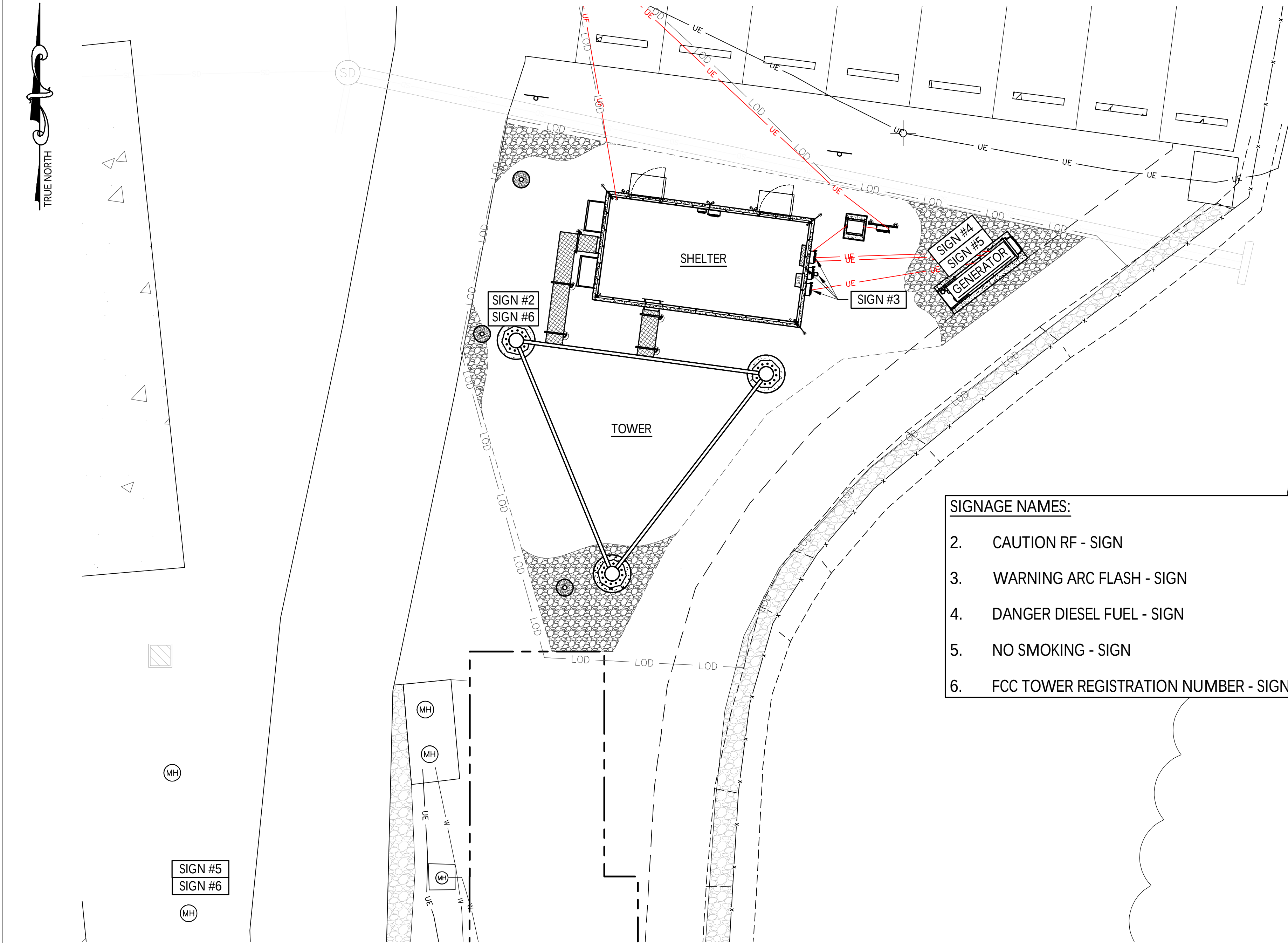
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COMMUNICATION TOWER SHELTER
FOUNDATION DETAILS (TTR)

DISCIPLINE	SCALE	CLASS	402	SH. 001	REV. NEW
E/S/W	NONE	__KV			



SIGNAGE NAMES:

2. CAUTION RF - SIGN
3. WARNING ARC FLASH - SIGN
4. DANGER DIESEL FUEL - SIGN
5. NO SMOKING - SIGN
6. FCC TOWER REGISTRATION NUMBER - SIGN

1 SIGNAGE PLAN
NTS



12"WIDE X 18" HIGH

WHITE / YELLOW BACKGROUND W/ BLACK LETTERING

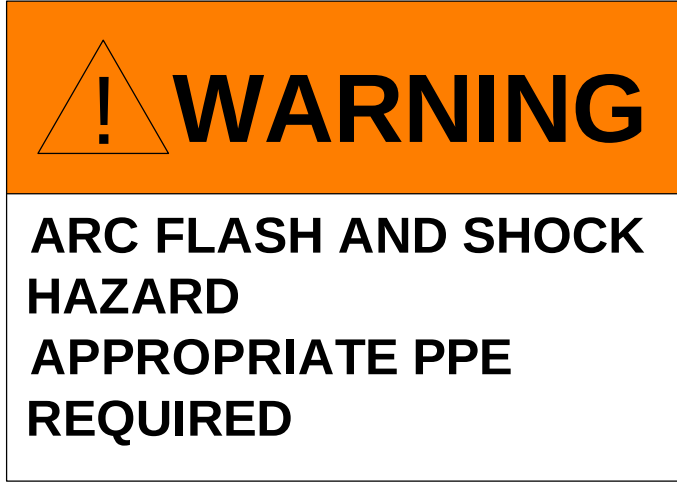
NOTES:

- TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB.
- TO BE MOUNTED WITH STAINLESS STEEL STRAIGHT LEG BRACKETS (PN: Y3531-SSSL) OR APPROVED EQUAL.

2 RF CAUTION - SIGN DETAIL
NTS

SIGNAGE NOTES:

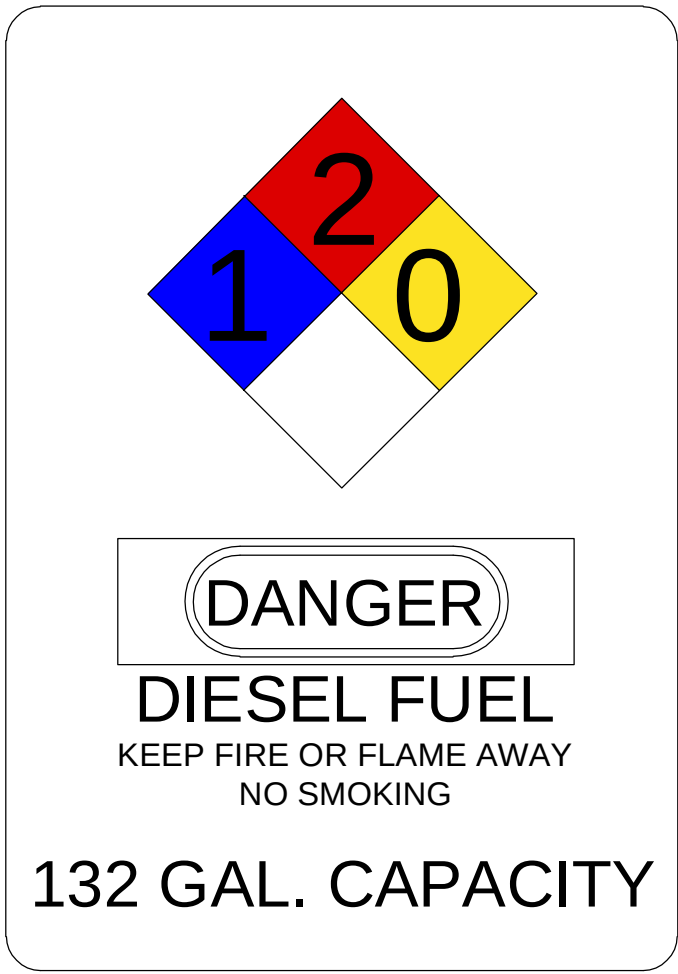
1. SIGNS SHALL MEASURE 8"x12" (UNLESS OTHERWISE NOTED, BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
2. ALL SIGNS ARE TO BE MOUNTED USING 17 GAUGE ALUMINUM FENCE WIRE UNLESS OTHERWISE NOTED. DO NOT USE PLASTIC TIE WRAPS TO MOUNT EXTERIOR SIGNS.



7"WIDE X 5" HIGH

WHITE/ ORANGE BACKGROUND W/ BLACK LETTERING
(TO BE MOUNTED AT EVERY PANEL AND DISCONNECT)

3 WARNING ARC FLASH - SIGN DETAIL
NTS



7"WIDE X 10" HIGH

WHITE BACKGROUND W/ BLACK LETTERING
(TO BE MOUNTED ON TANK WITH ADHESIVE BACKING)

4 DANGER DIESEL FUEL - SIGN DETAIL
NTS



2" HIGH LETTERING

WHITE BACKGROUND W/ RED LETTERING
(TO BE MOUNTED ON TANK WITH ADHESIVE BACKING)

5 NO SMOKING - SIGN DETAIL
NTS

INFORMATION

Federal Communications Commission Tower Registration Number

0 0 0 0 0 0 0

Posted in accordance with Federal Communications
Commission rules on antenna tower registration 47CFR
17.4(g).

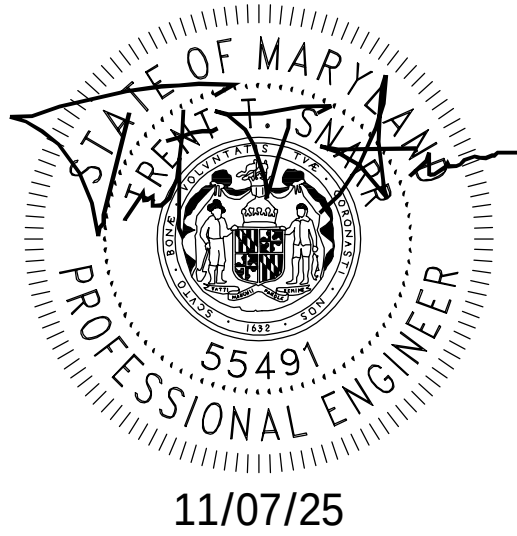
12"WIDE X 8" HIGH

WHITE BACKGROUND W/ BLACK LETTERING

NOTES:

- TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB.
- TO BE MOUNTED WITH STAINLESS STEEL STRAIGHT LEG BRACKETS (PN:Y3531-SSSL) OR APPROVED EQUAL.
- GC TO OBTAIN FINAL FCC REGISTRATION NUMBER FROM UCOMM TEAM

6 FCC TOWER REGISTRATION NUMBER - SIGN
NTS



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NB+C ENGINEERING SERVICES, LLC.
6065 MARSHALLEE DRIVE, SUITE 300
BLAIRRODGE, MD 21017
(410) 712-7002

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AN EXELON COMPANY
BELLS MILL

SIGNAGE PLAN AND DETAILS

REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
NEW	ISSUED FOR CONSTRUCTION		NB+C 11/07/25	NB+C 11/07/25			
REV	DESCRIPTION	DFT	ENG	APV	APV	APV	APV
REVISIONS							

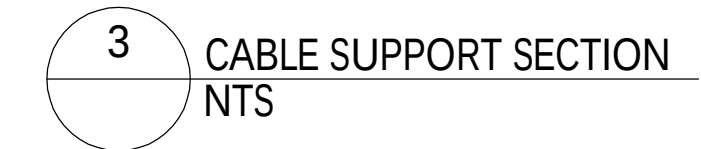
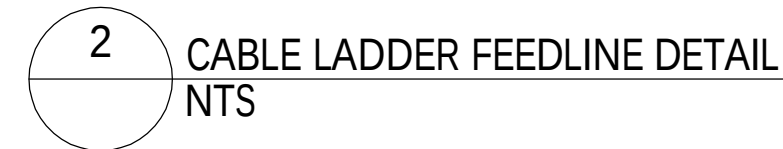
ITEM NO.	QTY	DESCRIPTION	UNIT	AMOUNT
1	2	X-WCL	20" GALVANIZED ANGLE	30.31
2	6	WG6	6 RUN WAVEGUIDE BRACKET	2.05
3	12	G3802	3/8" x 2" HDG HEX BOLT GR5	0.09
4	16	G38FW	3/8" x HDG USS FLATWASHER	0.01
5	16	G38LW	3/8" x HDG LOCKWASHER	0.01
6	16	G38NUT	3/8" x HDG HEAVY 2H HEX NUT	0.03
7	2	SPLICE	SPLICE FOR GRIP STRUT	0.53
8	4	G38112	3/8" x 1-1/2" HDG HEX BOLT GR5	0.07

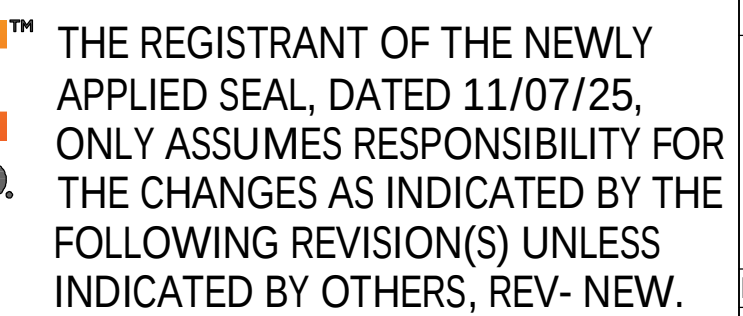
DETAIL A

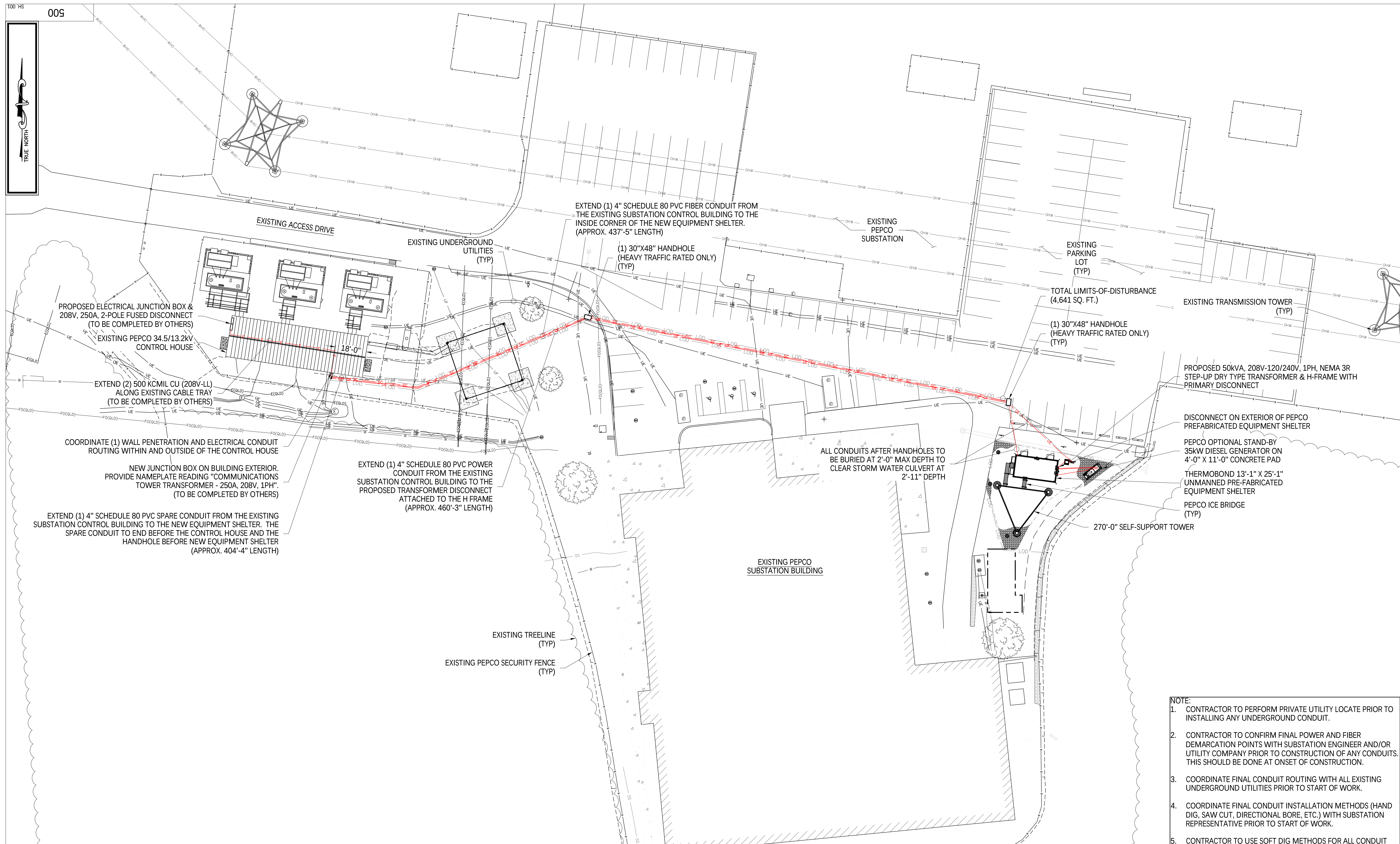
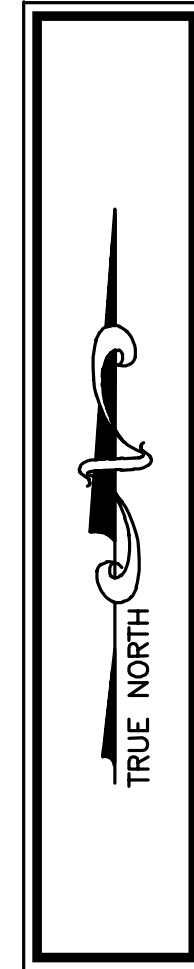
DETAIL B

DETAIL C

1 CABLE LADDER DETAIL (SITE PRO 1 WCL6)
NTS

[illegible]

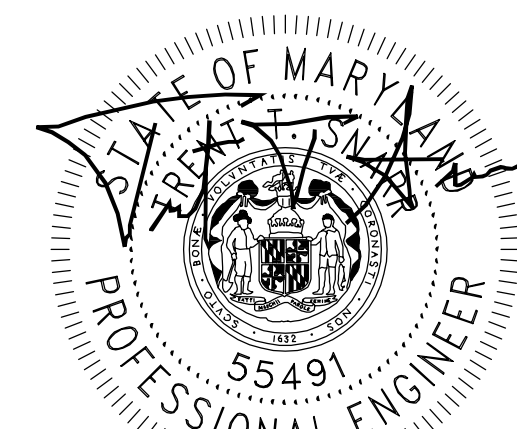




- NOTE:**
1. CONTRACTOR TO PERFORM PRIVATE UTILITY LOCATE PRIOR TO INSTALLING ANY UNDERGROUND CONDUIT.
 2. CONTRACTOR TO CONFIRM FINAL POWER AND FIBER DEMARCATION POINTS WITH SUBSTATION ENGINEER AND/OR UTILITY COMPANY PRIOR TO CONSTRUCTION OF ANY CONDUITS. THIS SHOULD BE DONE AT ONSET OF CONSTRUCTION.
 3. COORDINATE FINAL CONDUIT ROUTING WITH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO START OF WORK.
 4. COORDINATE FINAL CONDUIT INSTALLATION METHODS (HAND DIG, SAW CUT, DIRECTIONAL BORE, ETC.) WITH SUBSTATION REPRESENTATIVE PRIOR TO START OF WORK.
 5. CONTRACTOR TO USE SOFT DIG METHODS FOR ALL CONDUIT INSTALLATIONS WITHIN SUBSTATION FENCED AREA.
 6. COORDINATE REMOVAL AND/OR RELOCATION OF EXISTING UNDERGROUND UTILITIES AFFECTED BY TOWER MAT FOUNDATION WITH PEPCO SUBSTATION ENGINEERING PRIOR TO START OF WORK.

[illegible]

Know what's below.
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11/07/25

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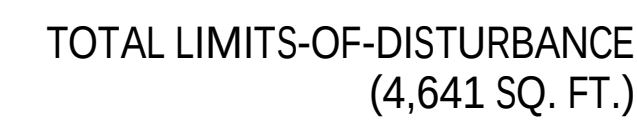


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COMMUNICATION TOWER OVERALL
ELECTRICAL PLAN (TTR)

DISCIPLINE	SCALE	CLASS	500	SH 001	REV.
E/S/W	1" = 20'	KV			NEW



EXTEND (1) 4" SCHEDULE 80 PVC FIBER CONDUIT FROM
THE EXISTING SUBSTATION CONTROL BUILDING TO THE
INSIDE CORNER OF THE NEW EQUIPMENT SHELTER.
(APPROX. 437'-5" LENGTH)

EXISTING UNDERGROUND
STORM WATER CULVERT

EXTEND (1) 4" SCHEDULE 80 PVC POWER
CONDUIT FROM THE EXISTING
SUBSTATION CONTROL BUILDING TO THE
PROPOSED TRANSFORMER DISCONNECT
ATTACHED TO THE H FRAME
(APPROX. 460'-3" LENGTH)

EXISTING UNDERGROUND UTILITIES
(TYP)

PROPOSED 50kVA, 208V-120/240V, 1PH, NEMA 3R
STEP-UP DRY TYPE TRANSFORMER & H-FRAME
WITH PRIMARY DISCONNECT

EXTEND (4) #12AWG - 2#12GRD - 1" CONDUIT
FROM (2) 1P-20A CIRCUIT BREAKERS IN
PANELBOARD FURNISHED WITH EQUIPMENT
SHELTER TO GENERATOR
(GENERATOR BATTERY CHARGER AND BLOCK
HEATER WIRING)

EXTEND GENERATOR CONTROL AND
ALARM WIRING IN 1" CONDUIT FROM
PANELBOARD WITH INTEGRATED ATS
TO GENERATOR

PEPCO OPTIONAL STAND-BY 35kW
DIESEL GENERATOR ON
4'-0" X 11'-0" CONCRETE PAD

EXTEND (3) #2/0 - 2" CONDUIT FROM
ENCLOSED CIRCUIT BREAKER IN
GENERATOR TO 200A DISCONNECT ON
SHELTER EXTERIOR WALL

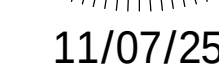
CONTRACTOR SHALL INSTALL (1) 4" AND (1) 2" SPARE CONDUIT FROM STUB UP LOCATION IN CORNER OF SHELTER AND EXTEND 12" MIN. BEYOND SHELTER FOUNDATION. CAP CONDUIT BELOW GRADE AND WITHIN SHELTER.

270'-0"
SELF-SUPPORT
TOWER

±30'-0" FACE WIDTH
(TYP PER ALL 3 SIDES)

NOTE:

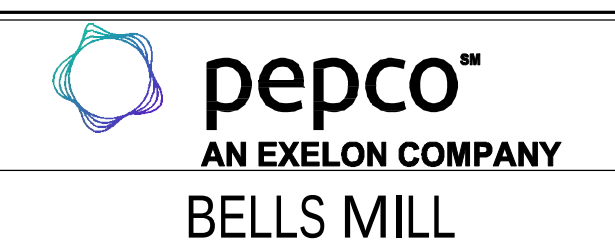
1. CONTRACTOR TO PERFORM PRIVATE UTILITY LOCATE PRIOR TO INSTALLING ANY UNDERGROUND CONDUIT.
2. CONTRACTOR TO CONFIRM FINAL POWER AND FIBER DEMARCATION POINTS WITH SUBSTATION ENGINEER AND/OR UTILITY COMPANY PRIOR TO CONSTRUCTION OF ANY CONDUITS. THIS SHOULD BE DONE AT ONSET OF CONSTRUCTION.
3. COORDINATE FINAL CONDUIT ROUTING WITH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO START OF WORK.
4. COORDINATE FINAL CONDUIT INSTALLATION METHODS (HAND DIG, SAW CUT, DIRECTIONAL BORE, ETC.) WITH SUBSTATION REPRESENTATIVE PRIOR TO START OF WORK.
5. CONTRACTOR TO USE SOFT DIG METHODS FOR ALL CONDUIT INSTALLATIONS WITHIN SUBSTATION FENCED AREA.
6. COORDINATE REMOVAL AND/OR RELOCATION OF EXISTING UNDERGROUND UTILITIES AFFECTED BY TOWER MAT FOUNDATION WITH PEPCO SUBSTATION ENGINEERING PRIOR TO START OF WORK.



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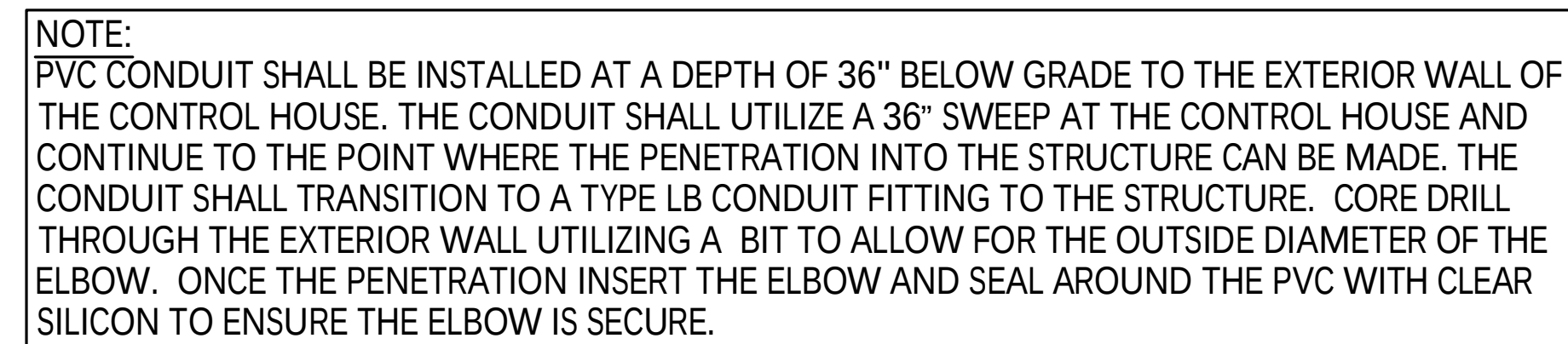
COMPOUND ELECTRICAL PLAN
(PEPCO)

DISCIPLINE	SCALE	CLASS	501	SH. 001	REV.
E/S/W	1/4" = 1'	—KV			NEW

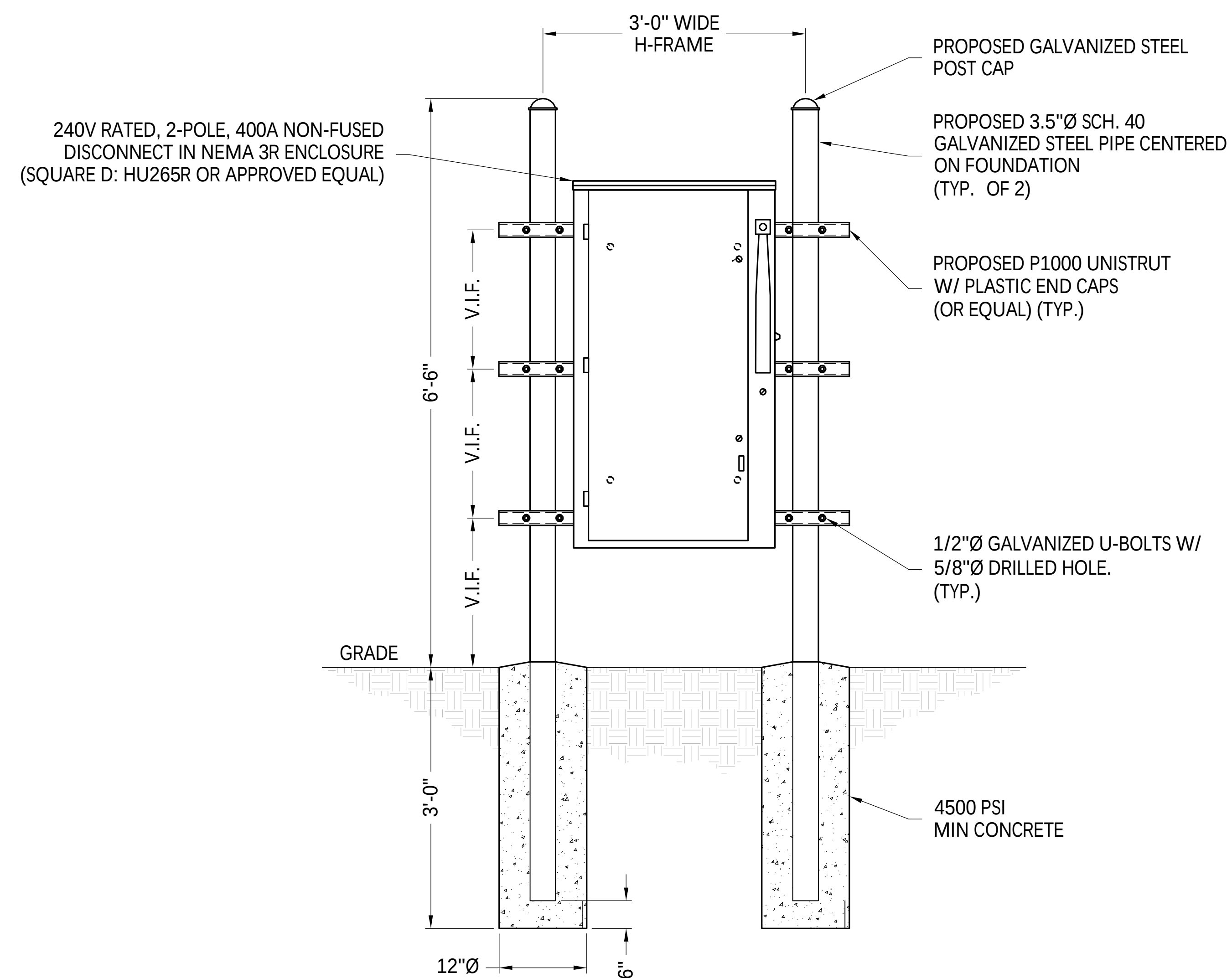


Know what's below.
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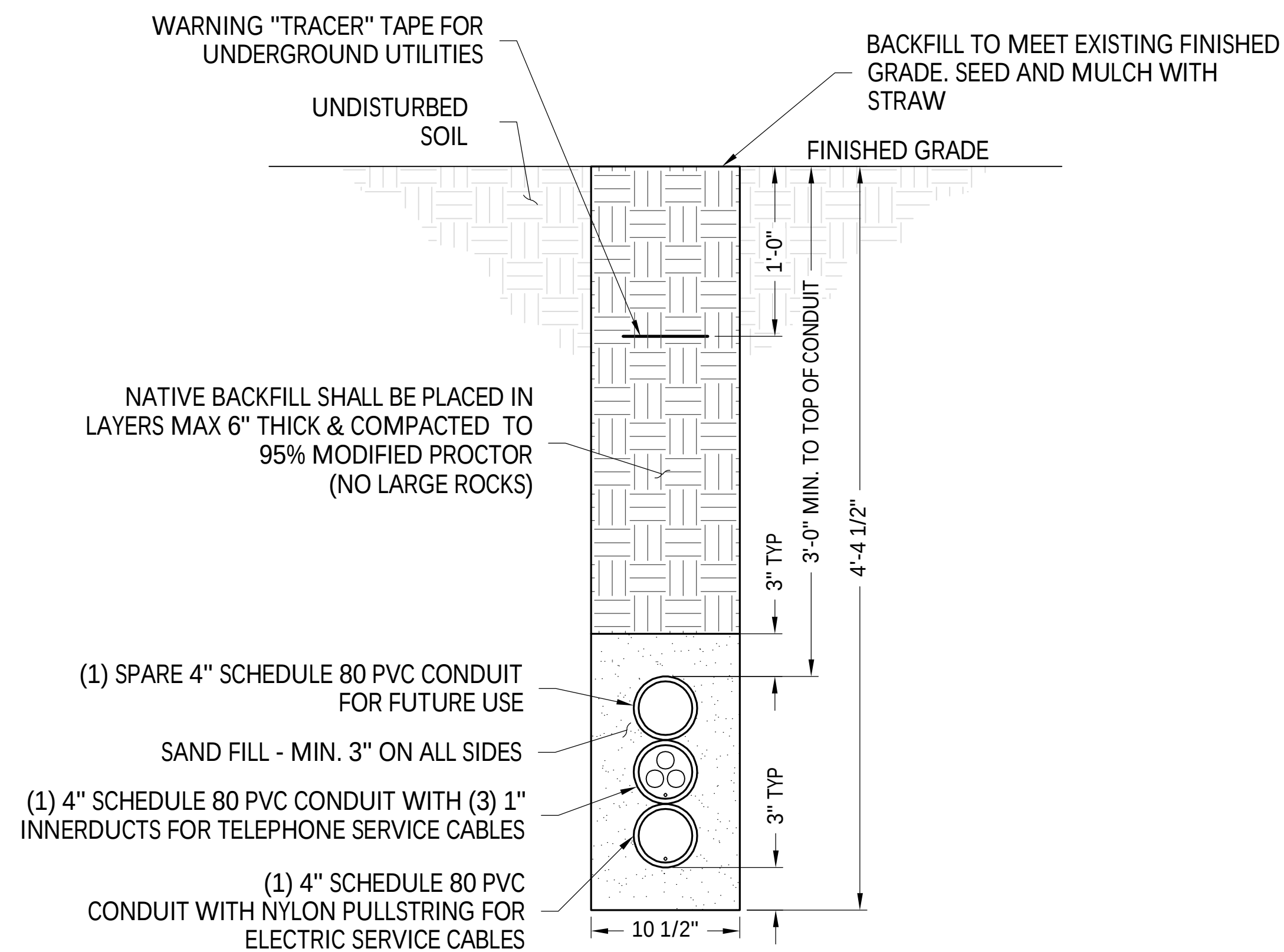
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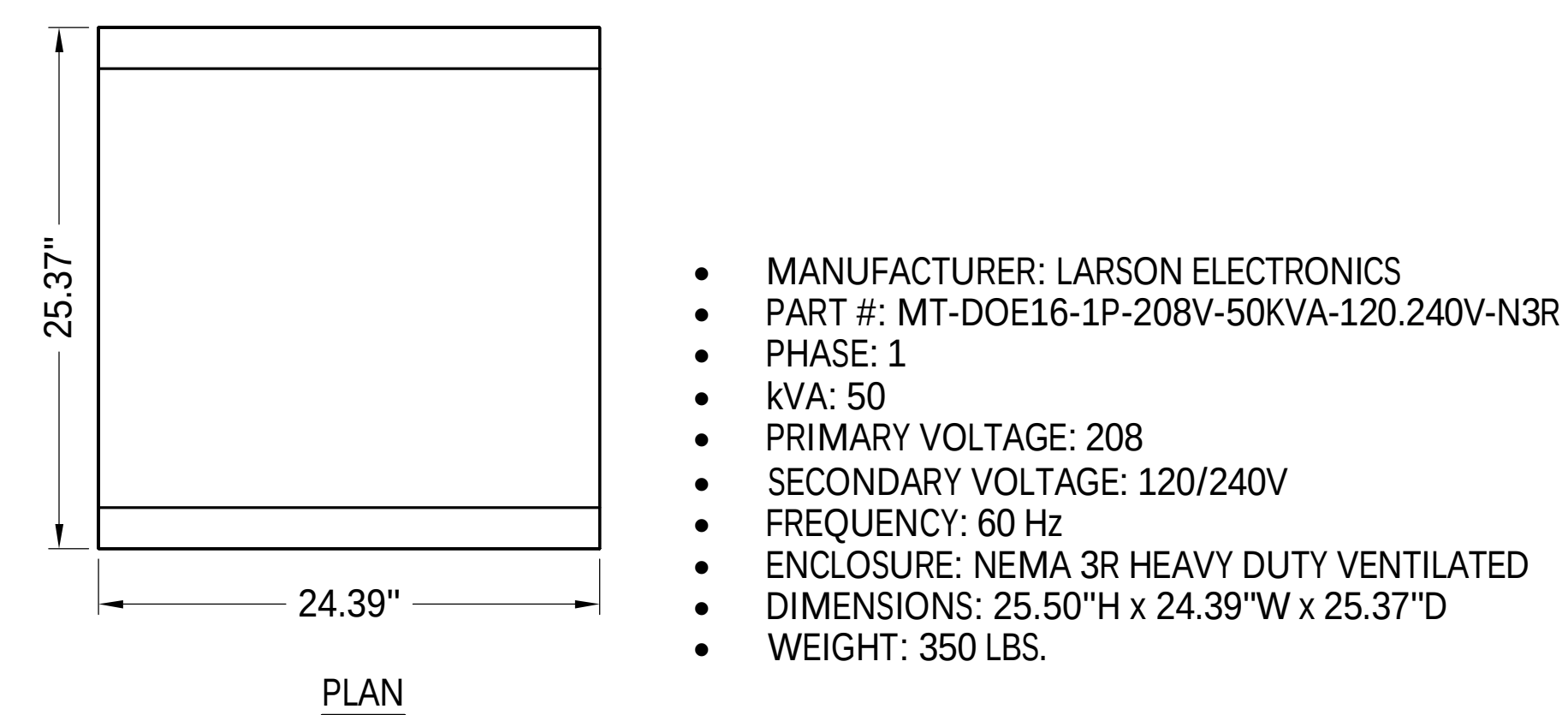
1 CONDUIT WALL PENETRATION DETAIL
NTS



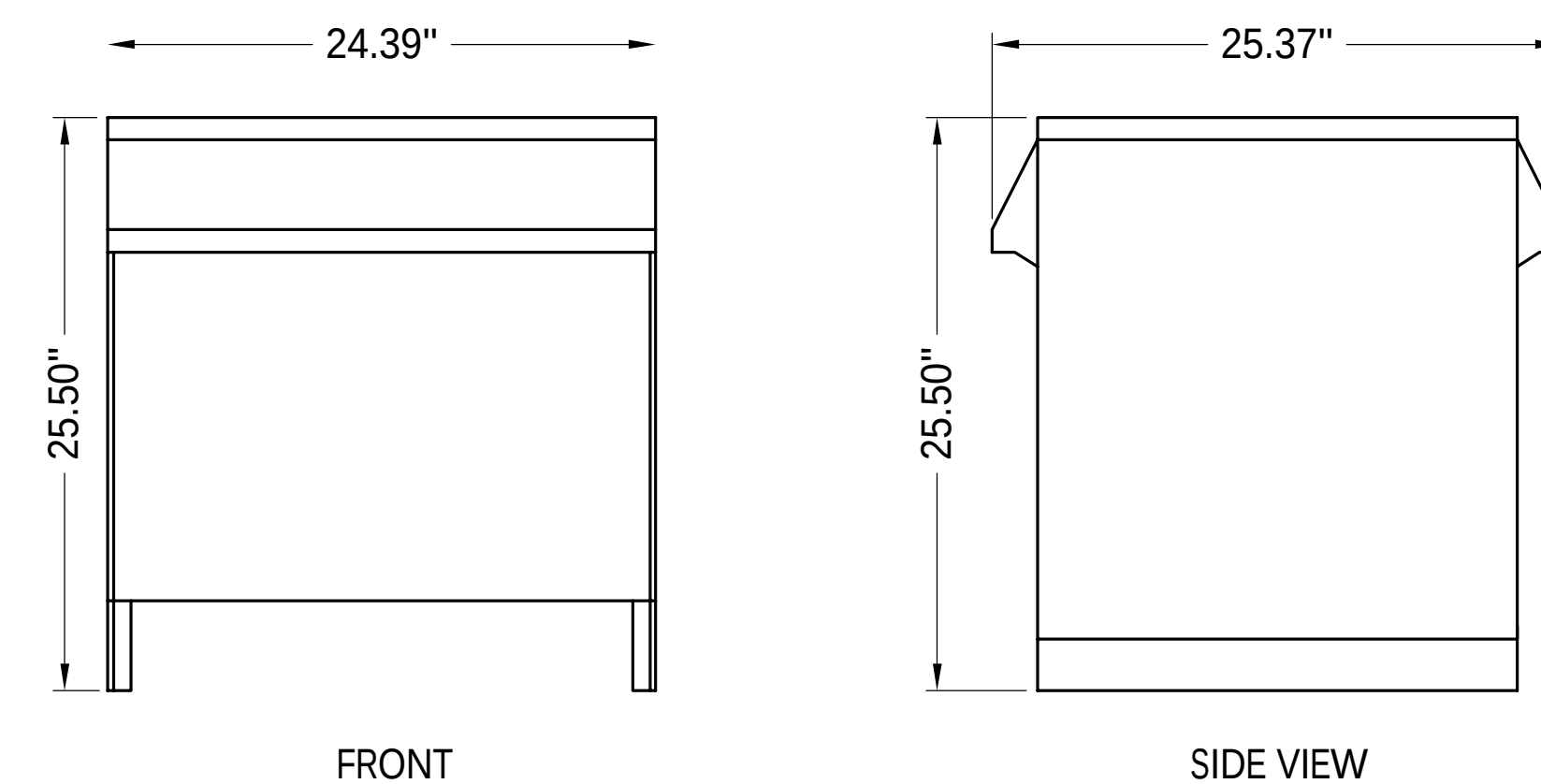
2 TRANSFORMER DISCONNECT H-FRAME DETAIL
NTS



3 UTILITY TRENCH DETAIL
NTS

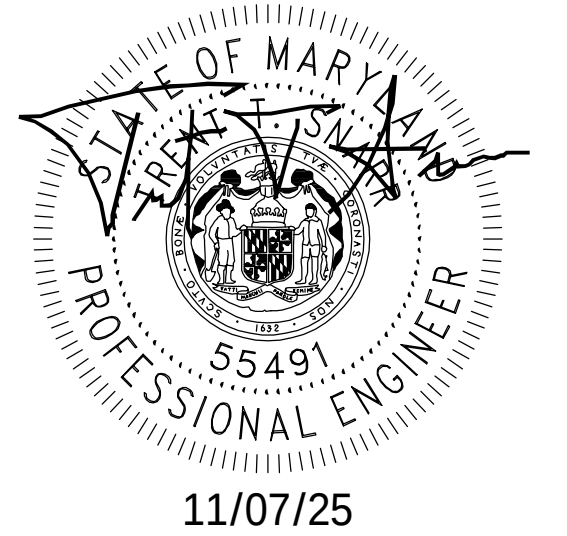


PLAN



FRONT

4 TRANSFORMER DETAIL
NTS



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. 55491, EXPIRATION DATE 01/08/2026



THE REGISTRANT OF THE NEWLY
APPLIED SEAL, DATED 11/07/25,
ONLY ASSUMES RESPONSIBILITY FOR
THE CHANGES AS INDICATED BY THE
FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS, REV- NEW.

COMMUNICATION TOWER
ELECTRICAL DETAILS (TTR)

DISCIPLINE	SCALE	CLASS	502	SH. 001	REV.
E/S/W	NONE	__KV			NEW

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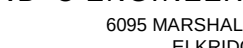
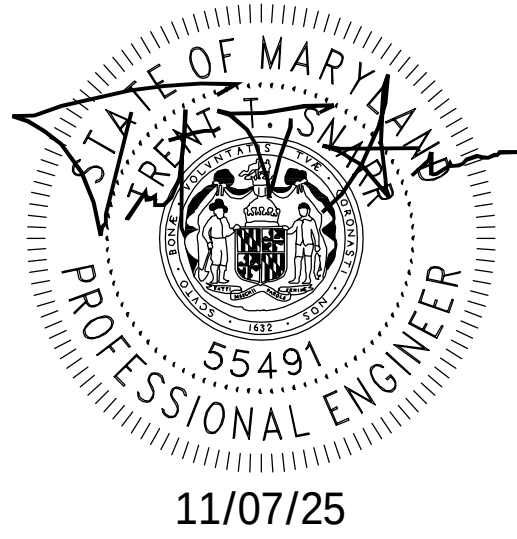
NOTE:
SEE SHELTER DRAWINGS FOR
SHELTER PANEL SCHEDULE.

WARNING
SHOCK HAZARD EXIST IF GROUNDING ELECTRODE
CONDUCTOR OR BONDING JUMPER CONNECTION IN
THIS EQUIPMENT IS REMOVED WHILE ALTERNATE
SOURCE IS ENERGIZED

NOTE:
PROVIDE WARNING SIGN AT SERVICE-ENTRANCE
EQUIPMENT PER 2017 NEC 702.7(A).
YELLOW BACKGROUND AND BLACK BLOCK STYLE LETTERING.

CAUTION:
TWO SOURCES OF POWER SUPPLY.
35KW 120/240V DIESEL GENERATOR FOR
NON-SEPARATELY DERIVED STANDBY SYSTEM LOCATED
ON PAD ADJACENT TO SHELTER

1 NEC 702.7 WARNING SIGNS
NTS



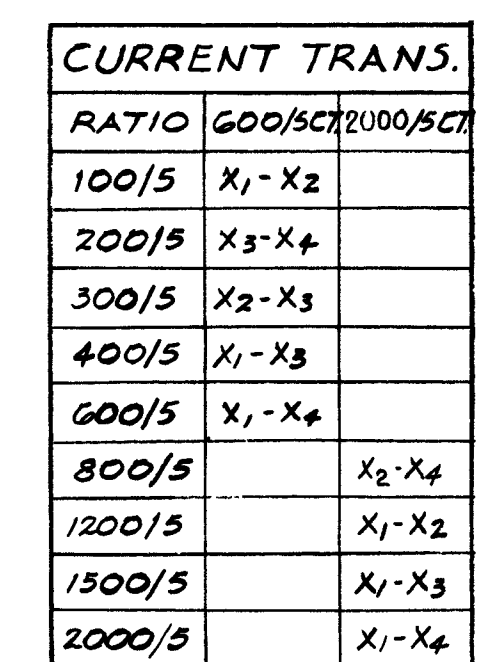
NB+C
TOTALLY COMMITTED.
 NB+C ENGINEERING SERVICES, LLC.
 6095 MARSHALEE DRIVE, SUITE 300
 ELK RIDGE, MD 21075
 (410) 712-7092



peperoSM
AN EXELON COMPANY

DISCIPLINE	SCALE	CLASS	503	SH. 001	REV. NEW
E/S/W	NONE	__KV			

NEW	ISSUED FOR CONSTRUCTION				WR#	NB-C 11/07/25	NB-C 11/07/25						
REV	DESCRIPTION					DFT	ENG	APV	APV	APV	APV	APV	APV
REVISIONS													



MOLONEY ELECTRIC Co.

1A1142 - NAMEPLATE
1D1213 - LTC & AUXILIARY CONNECTION DIAGRAM
1D1212 - LTC & AUXILIARY SCHEMATIC DIAGRAM

220/110V. TRANS.

PILOT LIGHT 6W. 110V.

SUMP PUMP SAFETY SW. 2P ST. 240V. 30A.

15/55 (ST)

1A51 IC51

1A53 IC53

1A52 IC52

3 4

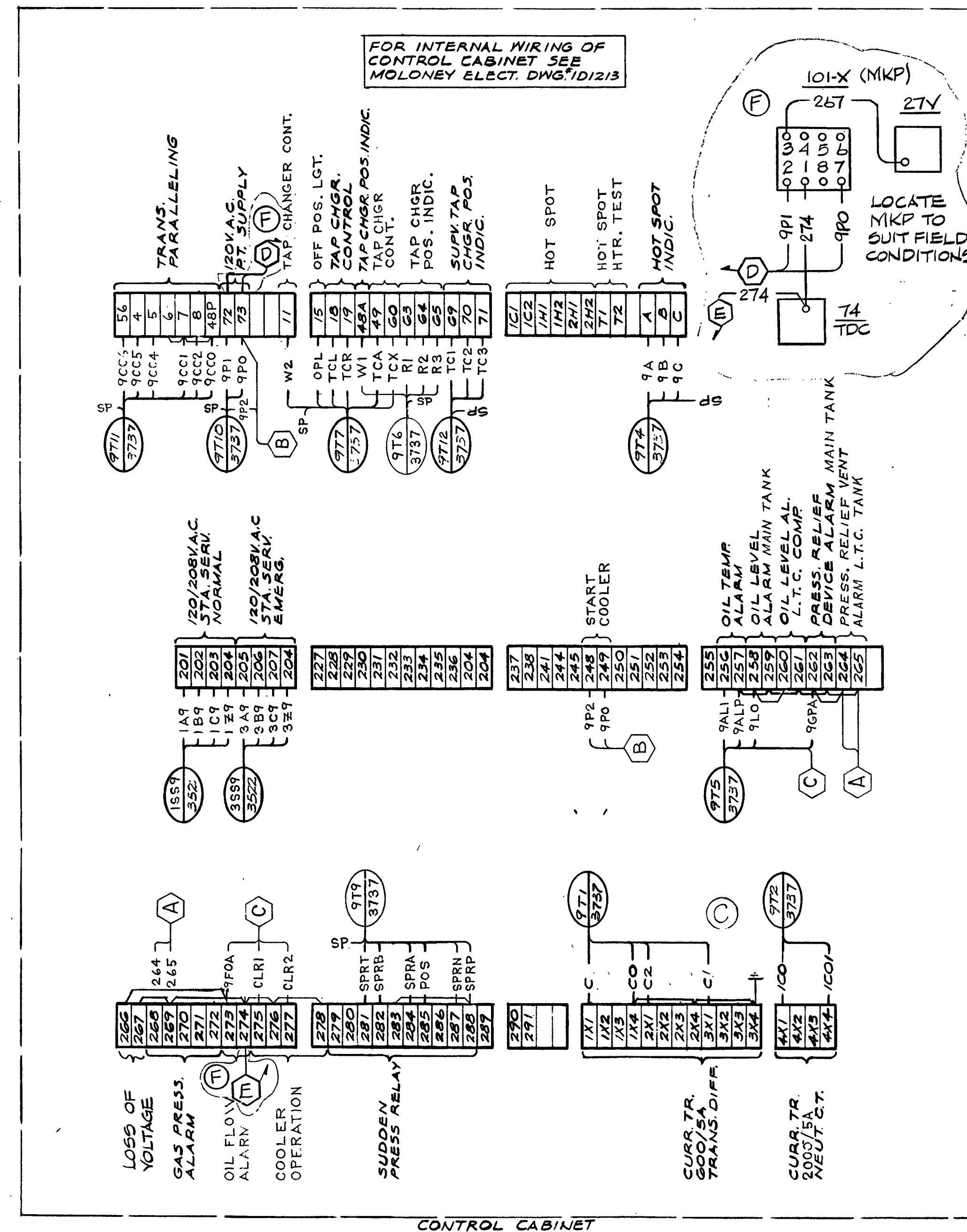
1A53 IC53

2POS. 208V. 1/2 HP MOTOR

GLR9

MICRO SW.

SUMP PUMP No. 1

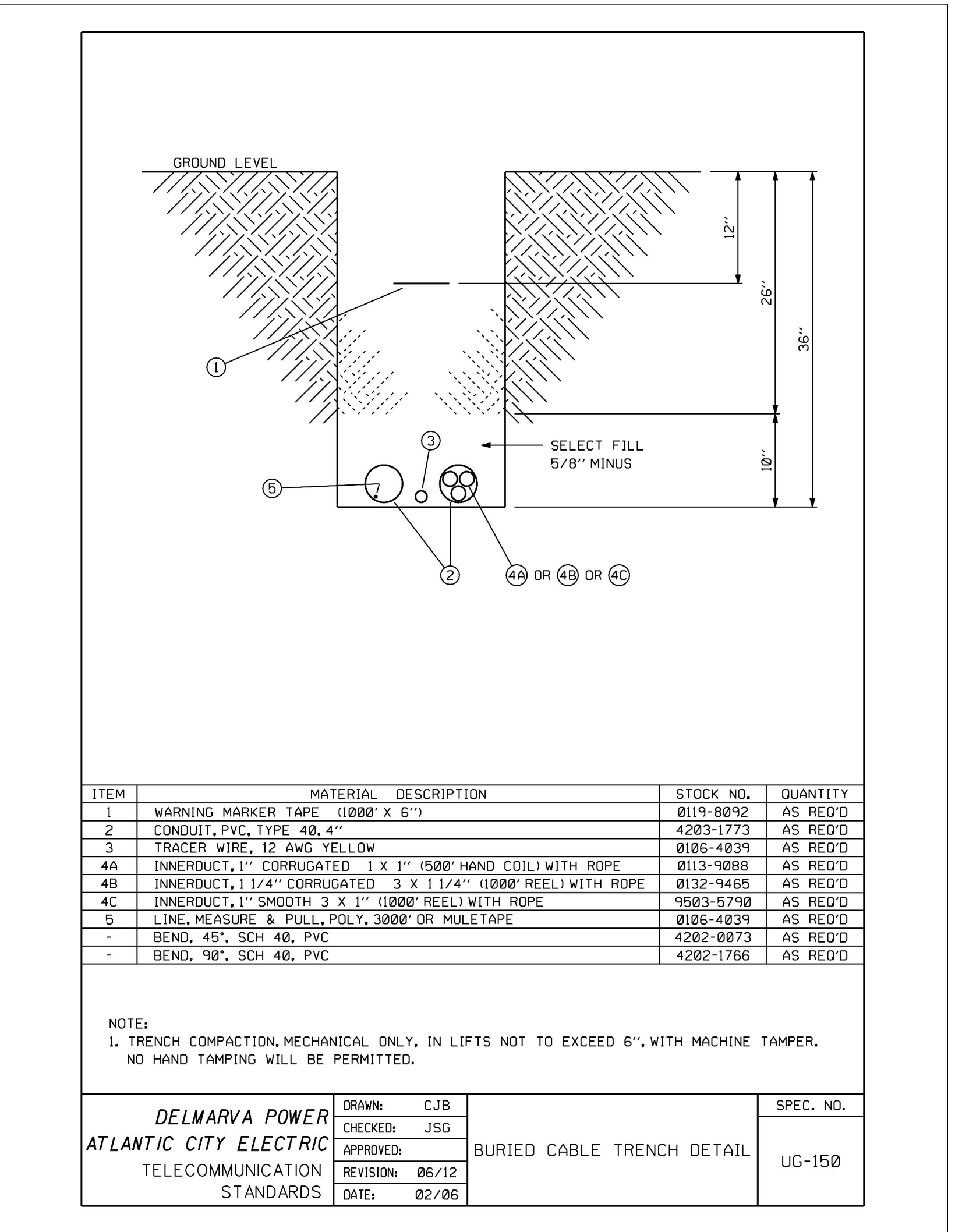
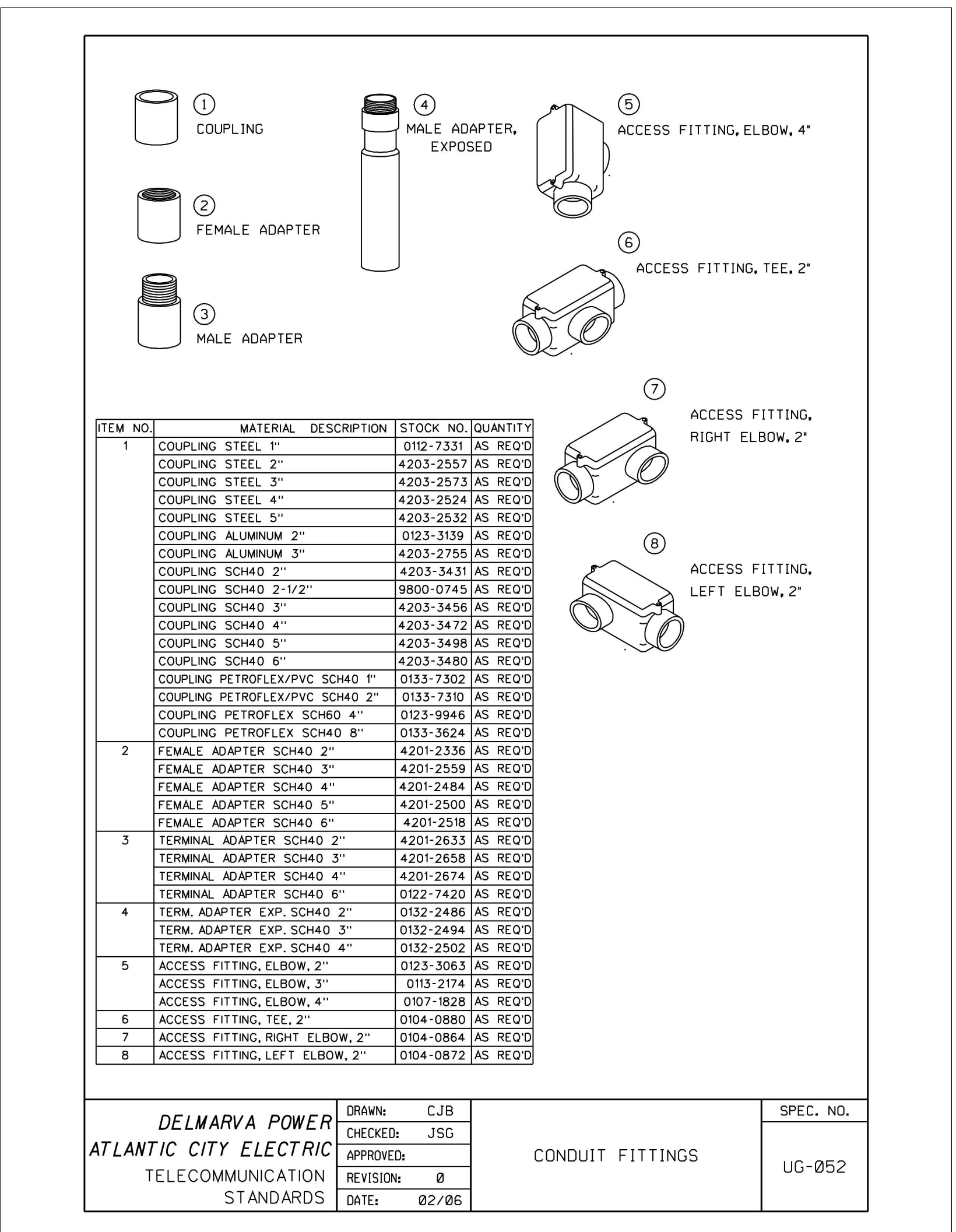
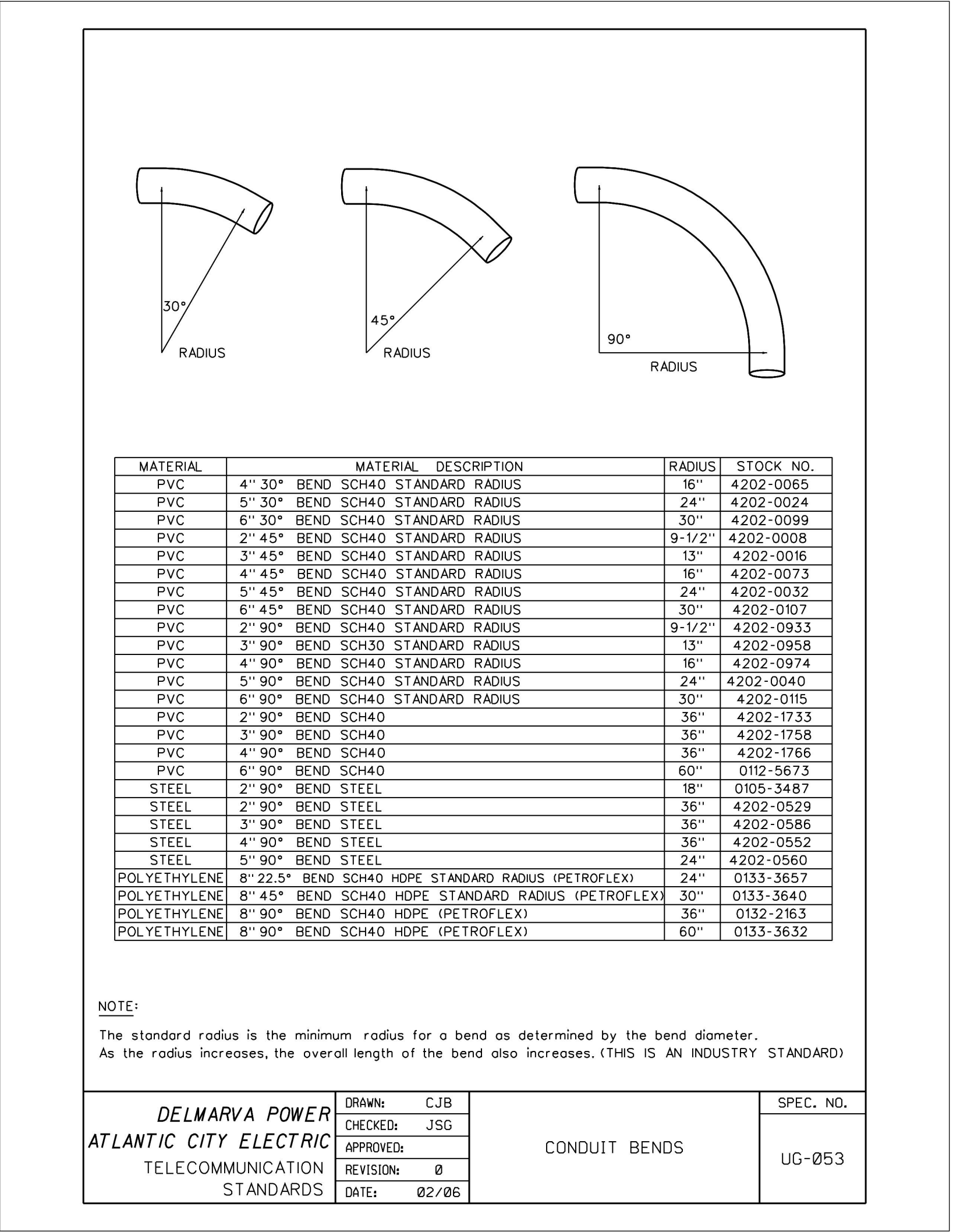


F1	ADDED TELCO TOWER POWER DESIGN		NBC 11/07/75						
	EPRS# PM20RT062								
E	CHANGED FEED TO TR. N# 9 FROM CIR 12F TO CIR 8F (JOB N# 22142)		CHND 2/8/85	JES 2/8/85	CHND 2/8/85	CHND 2/8/85	CHND 2/8/85	CHND 2/8/85	CHND 2/8/85
D	ADDED AC STA. SER. FOR INSTALL. OF C.C.C. (JOB# 22171)		T.C.J. 10/19/81	JES 10/19/81	CHND 10/19/81	CHND 10/19/81	CHND 10/19/81	CHND 10/19/81	CHND 10/19/81
C	CHANGED TO ACFFP. WITH FIELD INSTALLATION FOR RECORD ONLY. SEE NOTE 1		JES 2/8/85	JES 2/8/85	CHND 2/8/85	CHND 2/8/85	CHND 2/8/85	CHND 2/8/85	CHND 2/8/85
B	ADDED EQUIP. FOR INSTALL. OF CABLE TEST		KLT 8-18-84	JES 8/18/84	CHND 8/18/84	CHND 8/18/84	CHND 8/18/84	CHND 8/18/84	CHND 8/18/84
F	ADDED MKP FOR FLOW FAILURE ALARM. (JOB 22106)		BAM 7/16/85	WKS 6-21-85	CHND 7/16/85	CHND 7/16/85	CHND 7/16/85	CHND 7/16/85	CHND 7/16/85
DESCRIPTION			CORR	CHKD	APPD	APPD	APPD	APPD	APPD
REVISIONS									

BELL'S MILL ROAD SUBSTA. N# 121
 13.2KV. SUBSTATION
 CONTROL DIAGRAM
 30MVA. TRANSFORMER N# 9

POTOMAC ELECTRIC POWER CO.						REV. F
ENGINEERING DEPARTMENT						
SCALE	~	APPD.	APPD.	APPD.	APPD.	APPD.
DATE	6-10-64	6-24-64	6-24-64	6-24-64	6-24-64	6-24-64
DR. BY	E.A.R.	C.C.C.	J.M.	J.M.	J.M.	J.M.
CHKD.	JES 6-17-64					
PROJ. ENGR.	L.J.H.					

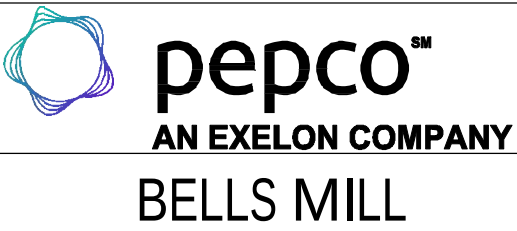
7E3736

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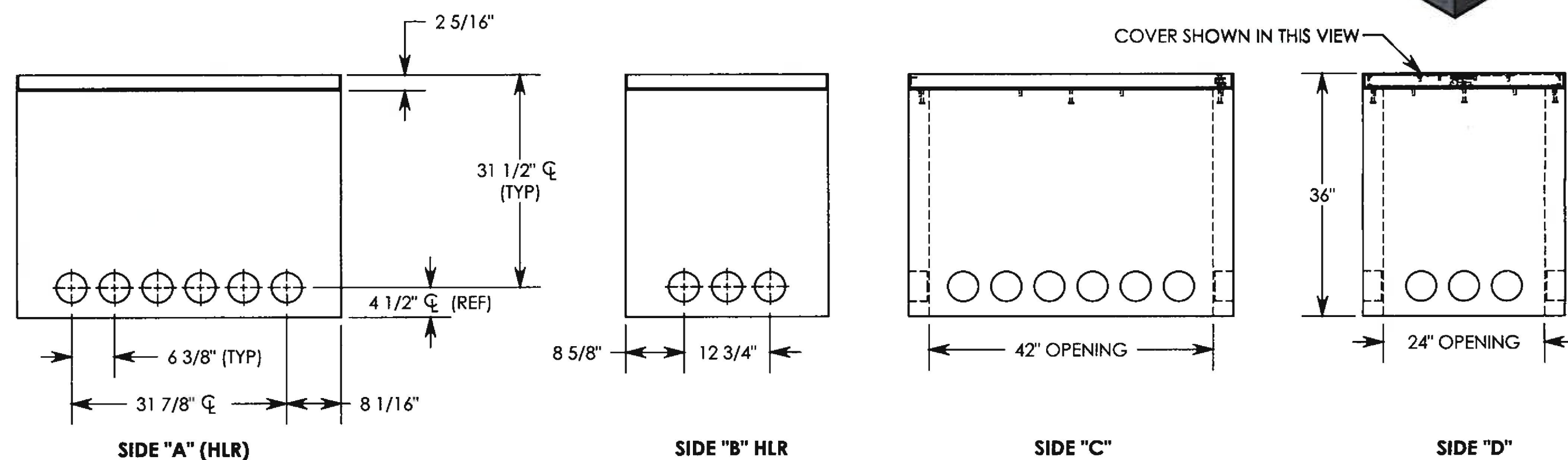
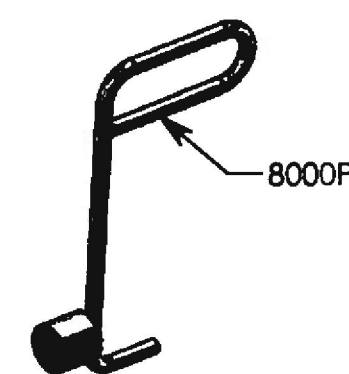


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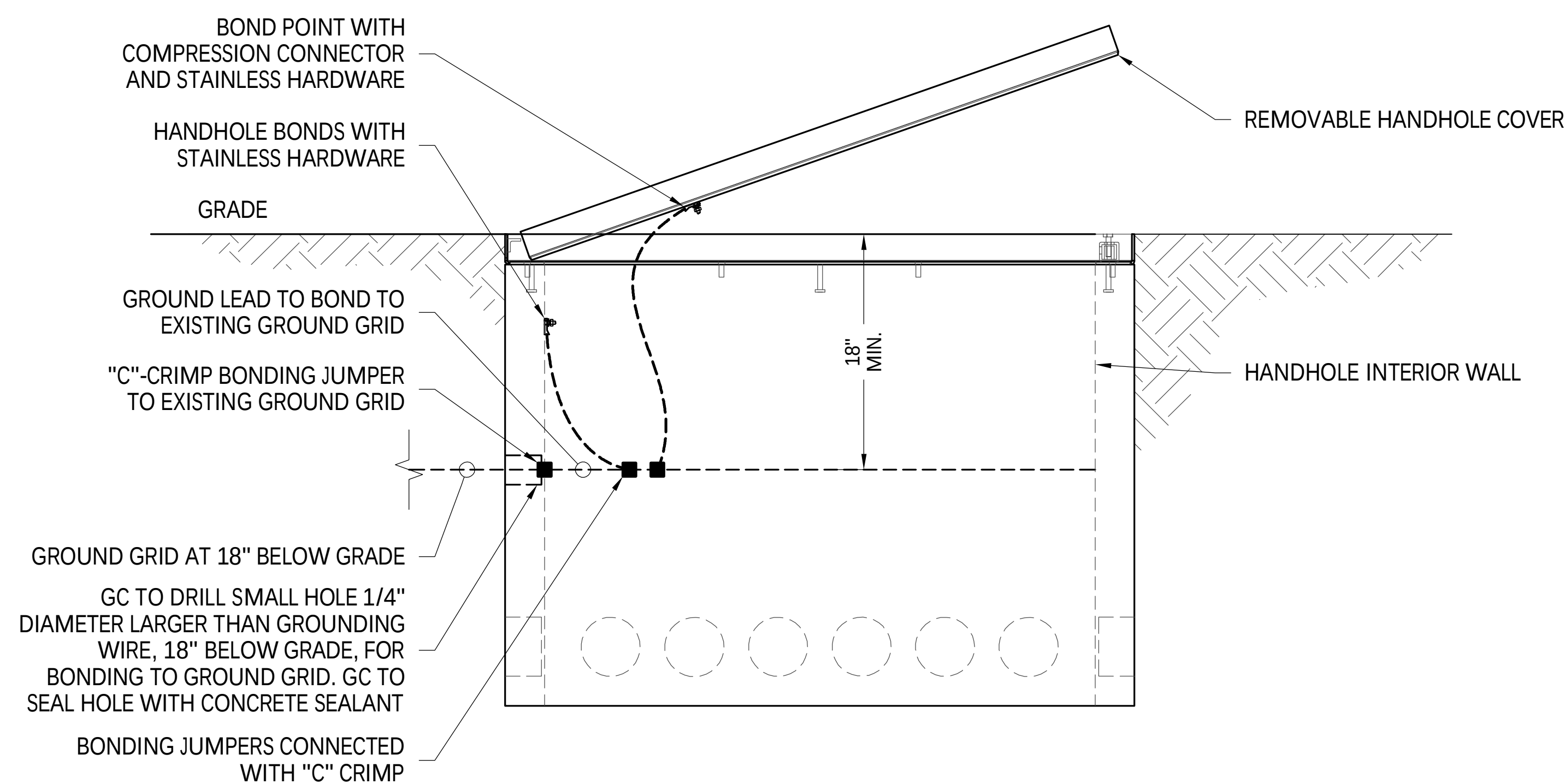
PEPCO STANDARD DETAILS I

DISCIPLINE	SCALE	CLASS	504	SH. 001	REV.
E/S/W	NONE	__KV			NEW



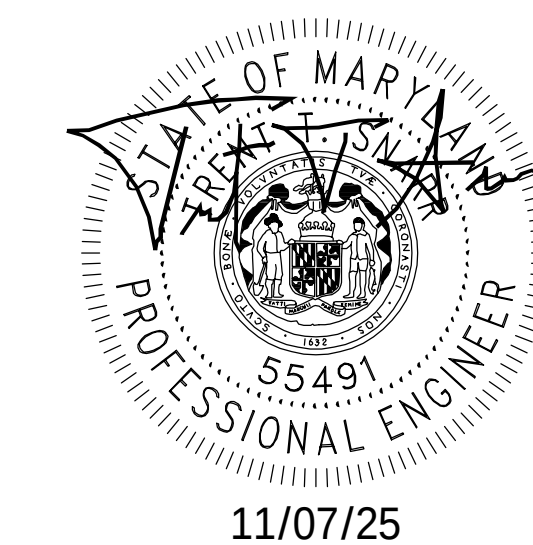
NOTE 1: FOR PVC SIZES SMALLER THAN 4", USE CONCAST RC41 (REDUCING COUPLER).
NOTE 2: FOR ADDED SECURITY, REPLACE PENTAHEAD BOLTS WITH SURELOCK BOLTS AND ORDER UNDER P/N: FHRSL-30-48-36

DRAWN BY: ROBIN FLINT		 CONCAST 1010 NORTH STAR DRIVE P.O. BOX 69 ZUMBROTA, MN 55992-0069	DESCRIPTION:		
			HEAVY TRAFFIC HANDHOLE		
DATE: 4/23/2016	REVISION LEVEL: A		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL: ± 1/8" ANGULAR: ± 2°	CONTACT INFORMATION: EMAIL: INFO@CONCAST.COM PHONE: (507) 732-4095 FAX: (507) 732-4094	SHEET 1 OF 1
WEIGHT: 1317 LBS. W/COVER	MATERIAL: NOTED		PART NUMBER: FHR-30-48-36		



- USE PRECAST HANDHOLE WITH LID THAT HAS FACTORY INSTALLED GROUND STRAP. CONNECT FACTORY GROUND STRAP FROM LID TO FRAME AS FOLLOWS, INSTALL 19#6 AWG THWN GROUND WIRE FROM FRAME USING FACTORY BOLT AND CRIMP-ON LUG TO EXISTING GROUND GRID

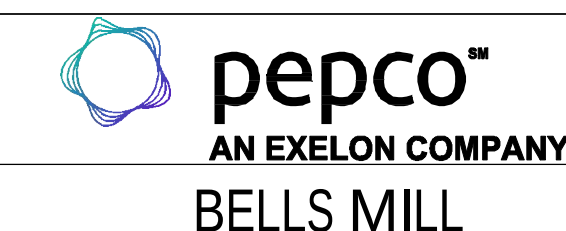
1 HANDHOLE GROUNDING DETAIL
NTS



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PEPCO STANDARD DETAILS II

DISCIPLINE	SCALE	CLASS	505	SH. 001	REV. NEW
E/S/W	NONE	—KV			

[illegible]

PEPCO SUBSTATION GROUNDING - GENERAL NOTES

WHEN A SUBSTATION MODIFICATION PROJECT WILL CAUSE AN INCREASE IN THE AVAILABLE FAULT DUTY, OR EXTEND THE GROUND GRID, THE GROUND GRID MUST BE EVALUATED TO ASSURE THAT IT MEETS THE SAFETY REQUIREMENTS OF IEEE STD 80.

FENCES

- SOMETIMES SUBSTATION FENCES ARE EXTENDED TO OTHER AREAS OF A SITE OR ANOTHER FENCE IS EXTENDED TO MEET THE SUBSTATION FENCE. WHEN THIS HAPPENS, IT PRESENTS A POSSIBLE TRANSFERRED POTENTIAL HAZARD IF THE FENCE IS CONNECTED TO THE SUBSTATION GROUND GRID.
- IN ORDER TO LESSEN THIS HAZARD, THE SUBSTATION FENCE SHOULD BE INSULATED FROM THE FENCE LEAVING THE SUBSTATION AREA. TWO INSULATING JOINTS, SEPARATED SEVERAL FEET APART (TO PREVENT SOMEONE FROM BRIDGING A SINGLE JOINT BY TOUCHING THE GROUNDED SUBSTATION FENCE AND THE INSULATED FENCE) SHOULD BE INSTALLED.

PIPING

- PIPELINES AND METALLIC CONDUIT SHOULD ALWAYS BE CONNECTED TO THE SUBSTATION GROUNDING SYSTEM, TO AVOID HAZARDS WITHIN THE SUBSTATION AREA. TRANSFERRED POTENTIALS MAY BE REDUCED OR STOPPED AT THE SUBSTATION BOUNDARY BY INSERTING INSULATING SECTIONS OF SUFFICIENT LENGTH TO AVOID SHUNTING BY THE ADJACENT SOIL. THE INSULATING SECTIONS MUST BE CAPABLE OF WITHSTANDING THE POTENTIAL DIFFERENCE BETWEEN REMOTE EARTH AND THE SUBSTATION.
- IF THE SUBSTATION IS NEAR (I.E., WITHIN APPROXIMATELY 250 FEET) OF A BURIED WATER MAIN OR A GAS PIPELINE MADE OF BARE IRON PIPE, MEASURES SHALL BE TAKEN TO LIMIT THE IMPACT OF TRANSFERRED POTENTIAL AND CORROSION. SEE SUBSTATION DESIGN MANUAL SECTION 19 - CORROSION FOR MORE DETAIL.

GROUND GRID

- GROUND GRID CONDUCTORS ARE TYPICALLY BURIED MINIMUM 18 INCHES BELOW GRADE, SHALL BE BARE, SOFT-DRAWN COPPER WIRES OR COPPER-CLAD STEEL (I.E. COPPERWELD OR CCS). COPPER AND COPPER-CLAD STEEL CONDUCTORS HAVE A HIGH CONDUCTIVITY AND HAVE THE CHARACTERISTIC OF BEING RESISTANT TO MOST UNDERGROUND CORROSION. IF UTILIZING COPPER-CLAD STEEL FOR GROUNDING, THE ENGINEER SHOULD SIZE THE CONDUCTOR APPROPRIATE TO ITS COPPER EQUIVALENT. PHI USES 40% CONDUCTIVITY COPPER-CLAD STEEL FOR GROUNDING APPLICATIONS.
- COPPER-CLAD STEEL HAS NO SALVAGE VALUE AND IS MORE DIFFICULT TO CUT, WHICH REDUCES THE LIKELIHOOD OF THEFT. THEREFORE, ALL ABOVE GRADE GROUND CONDUCTORS SHOULD BE COPPER-CLAD STEEL OR CAMOUFLAGED COPPER-CLAD STEEL.
- GALVANIZED STEEL SHALL NOT BE USED AS GRID CONDUCTORS. GALVANIZED STEEL WILL DETERIORATE IN CORROSIVE ENVIRONMENTS AND EVENTUALLY JEOPARDIZE THE INTEGRITY OF GRID CONNECTIONS. INSULATED CABLES ALSO SHALL NOT BE USED FOR MAIN GROUND GRID CONDUCTORS SINCE THE CONDUCTORS NEED TO BE IN CONTACT WITH THE SOIL IN ORDER TO DISSIPATE FAULT CURRENTS. INSULATED CABLES MAY BE USED TO ISOLATE REMOTE SECTIONS OF THE GRID OR WHERE TRANSFERRED POTENTIALS ARE A CONCERN.
- GROUND CONDUCTOR SIZING IS BASED ON THE MAXIMUM FAULT CURRENT AND DUTY CYCLE. SINCE FAULT CURRENTS TRAVEL ON THE OUTSIDE OF THE WIRE AND NOT THROUGH THE WIRE, THUS ONLY NEED SAME DIAMETER FOR COPPER AND COPPER-CLAD STEEL INTERCHANGEABILITY.
- AS A MINIMUM, GROUND CONDUCTORS SHALL BE:
 - ACE/DPL) 4/0 COPPER OR COPPER-CLAD STEEL EQUIVALENT (19#9)
 - (PEPCO, 4KV) 19#9 COPPER-CLAD STEEL
 - (PEPCO, 13.8KV AND ABOVE) 19#6 COPPER-CLAD STEEL
- DUE TO HIGHER FAULT CURRENT REQUIREMENTS, PEPCO OFTEN UTILIZES 19#6 COPPER-CLAD STEEL FOR GROUNDING APPLICATIONS.

GROUND BUS CONDUCTORS

- INDOOR SUBSTATIONS TYPICALLY UTILIZE ALUMINUM OR COPPER BARS OF VARIOUS WIDTHS TO CREATE A GROUND BUS. TYPICALLY, PHI INDOOR GROUND BUSES ARE MADE WITH ½" ALUMINUM BARS. WHEN AN OUTDOOR GROUND BUS IS REQUIRED, ¾" COPPER BARS OF VARIOUS WIDTHS ARE USED.
- ADDITIONALLY, RELAY PANELS ARE CONNECTED TO A CONTINUOUS GROUND BAR THAT EXTENDS ACROSS EACH PANEL. ACE/DPL UTILIZE A ¼" X 1" COPPER BAR FOR THIS APPLICATION, WHILE PEPCO TYPICALLY USES A ½" X 2" COPPER BAR.

GROUND RODS

- THE PURPOSE OF PLACING GROUND RODS IN THE GROUND GRID SYSTEM IS TO LOWER THE EFFECTIVE RESISTANCE. GROUND RODS ARE DRIVEN DEEP INTO THE SOIL, ALLOWING CURRENTS TO BE DISSIPATED INTO SOIL THAT HAS A LOWER RESISTIVITY. TYPICALLY, SOIL RESISTIVITY DECREASES AS DEPTH BELOW GRADE INCREASES.
- FOR ACE/DPL, SECTIONAL GROUND RODS SHALL BE 3/4" DIAMETER AND 10 FEET IN LENGTH COPPER-CLAD STEEL. TYPICALLY, THREE SECTIONAL GROUND RODS SHALL BE INSTALLED PER LOCATION FOR A MINIMUM LENGTH OF 30 FEET. SOME EXISTING GRIDS UTILIZE 1/2" OR 5/8" DIAMETER GROUNDS RODS.
- FOR PEPCO, SECTIONAL GROUND RODS ARE TYPICALLY 5/8" DIAMETER AND 8 FEET IN LENGTH COPPER-CLAD STEEL. TYPICALLY, THREE SECTIONAL GROUND RODS SHALL BE INSTALLED PER LOCATION FOR A MINIMUM LENGTH OF 24 FEET.

CONNECTORS

- CONNECTORS ARE USED TO ATTACH THE GROUND GRID SYSTEM AT CROSSING POINTS, CORNERS, BUS SUPPORT STRUCTURES, STATION EQUIPMENT, GAS AND WATER PIPES, GROUND WELLS, AND ELECTRODES. SPECIFYING THE APPROPRIATE CONNECTOR IS CRITICAL TO THE RELIABILITY OF THE GROUNDING SYSTEM. CONNECTORS ARE REQUIRED TO WITHSTAND HIGH FAULT CURRENT, AND CAN BE THE LIMITING ELEMENT IN TERMS OF SHORT CIRCUIT CAPABILITY OF THE ENTIRE GROUND SYSTEM.
- THE TYPE OF CONNECTIONS USED WILL VARY BASED ON THE ARRANGEMENT OR THE LAYOUT OF TRANSFORMERS, CIRCUIT BREAKERS, SWITCHES, STEEL STRUCTURES, ETC.
- SWAGE CONNECTORS SHOULD BE USED FOR ALL BELOW GRADE GROUNDING CONNECTIONS DUE TO THE SUPERIOR MECHANICAL AND ELECTRIC PROPERTIES OF THE CONNECTION, AS WELL AS THE INCREASED ABILITY TO INSPECT CONNECTION QUALITY. ALL CONNECTORS USED SHOULD PASS THE TESTING IN IEEE 837-2014. EXOTHERMIC WELDING, CRIMP/COMPRESSION, OR BOLTED CONNECTIONS SHOULD NOT BE USED IN BELOW GRADE GROUNDING.
- FOR ABOVE GRADE GROUNDING CONNECTIONS, SWAGE CONNECTORS SHALL BE USED FOR THEIR SUPERIOR CONNECTION QUALITY, DURABILITY, AND RESISTANCE TO CORROSION. IT IS ACCEPTABLE TO USE BOLTED, CRIMPED, OR EXOTHERMIC CONNECTORS IF THE CONNECTION IS USED TO JUST SUPPORT THE GROUND WIRE OR FOR APPLICATIONS WHERE A SWAGE CONNECTION DOES NOT EXIST. STAINLESS STEEL HARDWARE (BOLTS, NUTS, WASHERS, ETC.) SHALL BE USED TO SECURE ALL GROUNDING LUGS.

GROUND GRID LAYOUT

- THE GENERAL GUIDELINES FOR GROUND GRID LAYOUT CONSIST OF THE FOLLOWING:
 - PLACE A CONTINUOUS CONDUCTOR LOOP AROUND THE PERIMETER OF THE SITE, THREE FEET BEYOND THE FENCE AND GATE SWING.
 - INTERNAL TO THE LOOP, CONDUCTORS ARE USUALLY PLACED IN A RECTANGULAR GRID PATTERN FOR LOW RESISTIVITY SOILS. FOR HIGH RESISTIVITY SOILS, AN EXPONENTIAL GRID PATTERN IS GENERALLY USED.
 - THE GROUND GRID SHOULD COVER THE ENTIRE SUBSTATION SWITCHYARD.
 - CONDUCTORS SHALL BE CONNECTED AT INTERSECTION POINTS (SWAGE).
 - GROUND CONDUCTORS SHALL BE BURIED AT LEAST 18 INCHES BELOW ROUGH GRADE.
 - A GROUND CONDUCTOR LOOP SHALL BE INSTALLED THREE FEET AROUND CONTROL BUILDINGS AND OUTDOOR SWITCHGEAR.
 - A GROUND CONDUCTOR LOOP SHALL BE RUN BELOW WHERE THE OPERATOR WOULD STAND WHEN OPERATING THE SWITCH.
 - TRANSFORMERS AND BREAKERS SHALL BE CONNECTED TO THE GROUND GRID WITH TWO SEPARATE LEADS FOR REDUNDANCY.
 - STRUCTURES SHALL BE TIED TO THE GROUND GRID AT EACH LEG.
- THE BASE DESIGN SHALL ALSO INCLUDE A NUMBER OF GROUND RODS PLACED ALONG THE PERIMETER OF THE GRID AS WELL AS THOSE WITHIN THE GRID. GROUND RODS GENERALLY ARE NOT PLACED CLOSER THAN THE LENGTH OF THE ROD. PLACING GROUND RODS ALONG THE PERIMETER OF THE GROUND MAT IS VERY EFFECTIVE IN LOWERING THE GROUND GRID RESISTANCE.
- DESIGN REQUIREMENTS FOR GROUND LEADS AND CONNECTIONS FOR GROUNDING OF EQUIPMENT, STRUCTURES, BUILDINGS, FENCES, AND OTHER EQUIPMENT WILL BE DISCUSSED IN DETAIL IN SUBSEQUENT SECTIONS.
- BUS AND EQUIPMENT SUPPORT STRUCTURES
- BUS AND EQUIPMENT SUPPORT STRUCTURES ARE GROUNDED IN ORDER TO PROVIDE A LOW IMPEDANCE PATH FOR FAULT CURRENT. BY GROUNDING THESE STRUCTURES, HAZARDOUS TOUCH VOLTAGES WILL BE MINIMIZED. THESE STRUCTURES ARE GROUNDED BY PROVIDING CONNECTIONS FROM A COLUMN LEG TO THE GROUND GRID. MULTIPLE LEGGED STRUCTURES AND BOX STRUCTURES SHALL HAVE ALL LEGS GROUNDED.

POWER TRANSFORMERS

- POWER TRANSFORMERS BOTH THREE PHASE AND SINGLE PHASE ARE TO BE SUPPLIED WITH GROUND PADS ON THE CASE ON DIAGONALLY OPPOSITE CORNERS WITH COPPER GROUND BARS RUN VERTICALLY TO THE TOP OF THE CASE.
- THE TRANSFORMER NEUTRAL AND VERTICAL GROUND BARS FOR THREE-PHASE TRANSFORMERS SHALL BE SIZED FOR A 20 PERCENT UNBALANCE OF THE TOP RATING OF THE TRANSFORMER. THE TRANSFORMER NEUTRAL BAR SHALL BE CONNECTED VIA A REMOVABLE BAR TO THE NEAREST TRANSFORMER VERTICAL GROUND BAR.
- FOR SINGLE-PHASE TRANSFORMERS THE NEUTRAL AND VERTICAL GROUND BAR SHALL HAVE THE SAME CURRENT CARRYING CAPACITY AS THE WINDING TO WHICH IT IS CONNECTED. THE SURGE ARRESTERS SHALL BE CONNECTED TO A SEPARATE VERTICAL GROUND BAR THAN THE NEUTRAL.
- A GROUNDING CONDUCTOR, MINIMUM 19#9 COPPER-CLAD STEEL (ACE/DPL) OR 19#6 COPPER-CLAD STEEL (PEPCO) SHALL CONNECT EACH OF THE TRANSFORMER GROUND PADS TO THE GROUND GRID. A GROUND ROD IS TO BE INSTALLED AND CONNECTED TO THE GROUND GRID AT THESE TWO GRID CONNECTIONS.

CABLE TRAY, METALLIC CONDUIT, AND RACEWAYS

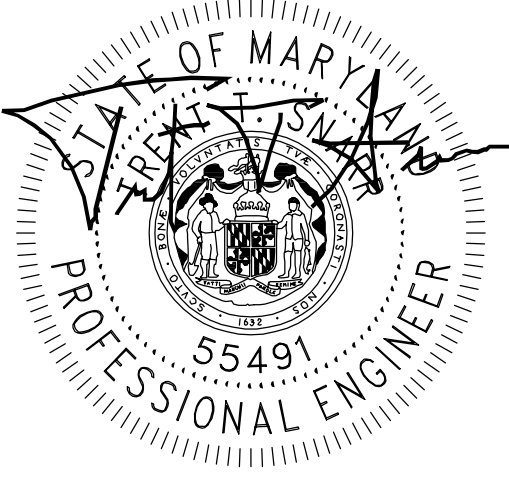
- CONDUCTING RACEWAYS AND CABLE TRAYS SHOULD BE ELECTRICALLY CONTINUOUS AND GROUNDED. FOR INDOOR SUBSTATION, CONDUCTING RACEWAY SHALL BE CONNECTED TO THE STATION GROUND BUS WITH GROUND CONDUCTORS AT REGULAR INTERVALS OR AT TWO PLACES AS A MINIMUM FOR SHORTER RUNS.
- METALLIC CONDUITS AND CABLE ARMOR SHALL BE SECURELY GROUNDED TO THE STATION GROUND GRID. FOR INDOOR SUBSTATIONS, METALLIC CONDUIT AND CABLE ARMOR SHALL BE CONNECTED TO THE STATION GROUND BUS WITH GROUND CONDUCTORS AT REGULAR INTERVALS OR AT TWO PLACES AS A MINIMUM FOR SHORTER RUNS. MOST OF THE FAULT CURRENT WILL FLOW IN CONDUITS AND CABLE ARMOR EVEN WHEN GROUND CONDUCTORS ARE PROVIDED BETWEEN EQUIPMENT AND THE NEAREST GROUND BUS. THEREFORE, ALL JOINTS AND CONNECTIONS IN THE CONDUIT SYSTEM SHALL BE CLEAN AND TIGHT TO PROVIDE AN ADEQUATE, ELECTRICALLY CONTINUOUS PATH. A BONDING JUMPER SHALL BE USED WHEN A CONDUIT IS TERMINATED AT A CABLE TRAY BUT IS NOT DIRECTLY CONNECTED TO THE TRAY BY A WELDED OR AN APPROVED GROUNDING CABLE TRAY CLAMP. ALL FLEXIBLE CONDUITS, LIQUID TIGHT FLEXIBLE METAL CONDUITS, PULL BOXES, JUNCTION BOXES AND OTHER DISCONTINUITIES IN THE CONDUIT SYSTEM USED FOR POWER CABLE SHALL BE PROVIDED WITH BONDING JUMPERS.

CONTROL BUILDING

- PREFABRICATED/PRE-ENGINEERED METAL CONTROL BUILDINGS ARE ATTACHED TO THE GROUND GRID AT A MINIMUM OF TWO POINTS ON OPPOSITE CORNERS. DESIGN REQUIREMENTS FOR GROUNDING INSIDE CONTROL ENCLOSURES SHALL BE ADDRESSED IN SECTION 32. GROUNDING REQUIREMENTS FOR PANELS WILL BE DISCUSSED IN SECTION 23.

FENCE GROUNDING

- SUBSTATION METAL FENCES SHALL BE CONNECTED TO THE SUBSTATION GROUND SYSTEM. THE FOLLOWING ARE GUIDELINES FOR FENCE GROUNDING:
 - A.A. A GROUND CONDUCTOR SHALL BE BURIED IN A LOOP PARALLEL TO THE FENCE, THREE FEET OUTSIDE THE FENCE, AND 18 INCHES BELOW ROUGH GRADE. IF THE FENCE IS ON THE PROPERTY LINE, THIS CONDUCTOR SHOULD BE 1 FOOT INSIDE THE FENCE. THIS LOOP SHALL BE TIED TO THE SUBSTATION GROUND GRID.
 - (ACE/DPL) MINIMUM 19#9 COPPER-CLAD STEEL
 - (PEPCO, 4KV) MINIMUM 19#9 COPPER-CLAD STEEL
 - (PEPCO, 13.8KV AND ABOVE) MINIMUM 19#6 COPPER-CLAD STEEL
- A GROUND CONDUCTOR SHALL BE BURIED 18 INCHES DEEP THREE FEET OUTSIDE THE SWING PATTERN OF THE GATES FOR GATES THAT SWING OUT FROM THE SUBSTATION AND FOR REMOVABLE OR INSULATED FENCE SECTIONS. THE ENDS OF THIS GROUND CONDUCTOR SHALL BE CONNECTED ABOVE GRADE TO THE GROUND RODS GROUNDING THE FIRST GROUNDED LINE POST ON EACH SIDE OF THE OPENING.
- THE SUBSTATION FENCE SHALL BE CONNECTED TO THE GROUND GRID AT FENCE POSTS AT 50-FOOT INTERVALS AROUND THE PERIMETER.
- SLIDING GATES SHALL BE GROUNDED USING A 4/0 COPPER WELDING CABLE, (FOR PEPCO USE 500MCM EQUIVALENT). THE CABLE SHALL BE CONNECTED AT THE TOP OF THE OF THE GATE FRAME IN THE MIDDLE OF THE TOP RAIL. THE OTHER END OF THE CABLE SHALL BE CONNECTED TO THE BOTTOM OF THE GATE POST AT THE GATE POST GROUND. THE CABLE SHALL RUN VERTICALLY UP THE GATEPOST AND BE SUPPORTED NEAR THE TOP. CARE SHOULD BE TAKEN TO ASSURE THAT THE CABLE DOES NOT FOUL IN THE GATE ROLLER SYSTEM.
- ALL SWING GATE FRAMES SHALL BE ELECTRICALLY CONNECTED TO THE GATEPOST USING THE LOWER HINGE HARDWARE AND A FLEXIBLE COPPER BRAID. THE COPPER BRAID SHALL BE EQUIVALENT TO 4/0 CU (ACE/DPL) OR 500MCM CU (PEPCO)
- METAL FENCES THAT ENCLOSE EQUIPMENT WITHIN THE SUBSTATION SHALL BE CONNECTED DIRECTLY TO THE SUBSTATION GROUNDING SYSTEM AT A MINIMUM OF ONE CONNECTION PER FACE BUT NOT AT MORE THAN A 50-FOOT INTERVAL.
- COATED METAL FENCE MATERIAL SHALL BE CLEANED TO BARE METAL AT THE POINT OF CONNECTION WITH THE FENCE POST OR RAIL AND PROTECTED WITH NO-OX-ID.
- FENCE GROUNDING CONNECTIONS SHOULD BE MADE WITH TINNED COPPER CLAMPS TIED TO THE GROUND GRID LEAD BY A SWAGE CONNECTION.
- BARBED WIRE SHALL BE BONDED TO THE GROUND TAILS USED FOR FENCE POST GROUNDING BY A MINIMUM #4 ALUMINUM WIRE.
- FOR ALL TRANSMISSION LINE CROSSINGS, A DRIVEN GROUND ROD SHALL BE ATTACHED TO EACH FENCE POST WITHIN 25 FEET OF THE POINT WHERE THE TRANSMISSION LINE CROSSES THE FENCE; THIS WILL PROVIDE A DIRECT PATH TO GROUND IN THE EVENT OF A FALLEN LINE.



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. 55491, EXPIRATION DATE 01/08/2026

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
6005 MARSHALLEE DRIVE, SUITE 300
BLAIRROSE, MD 20715
(410) 712-7002

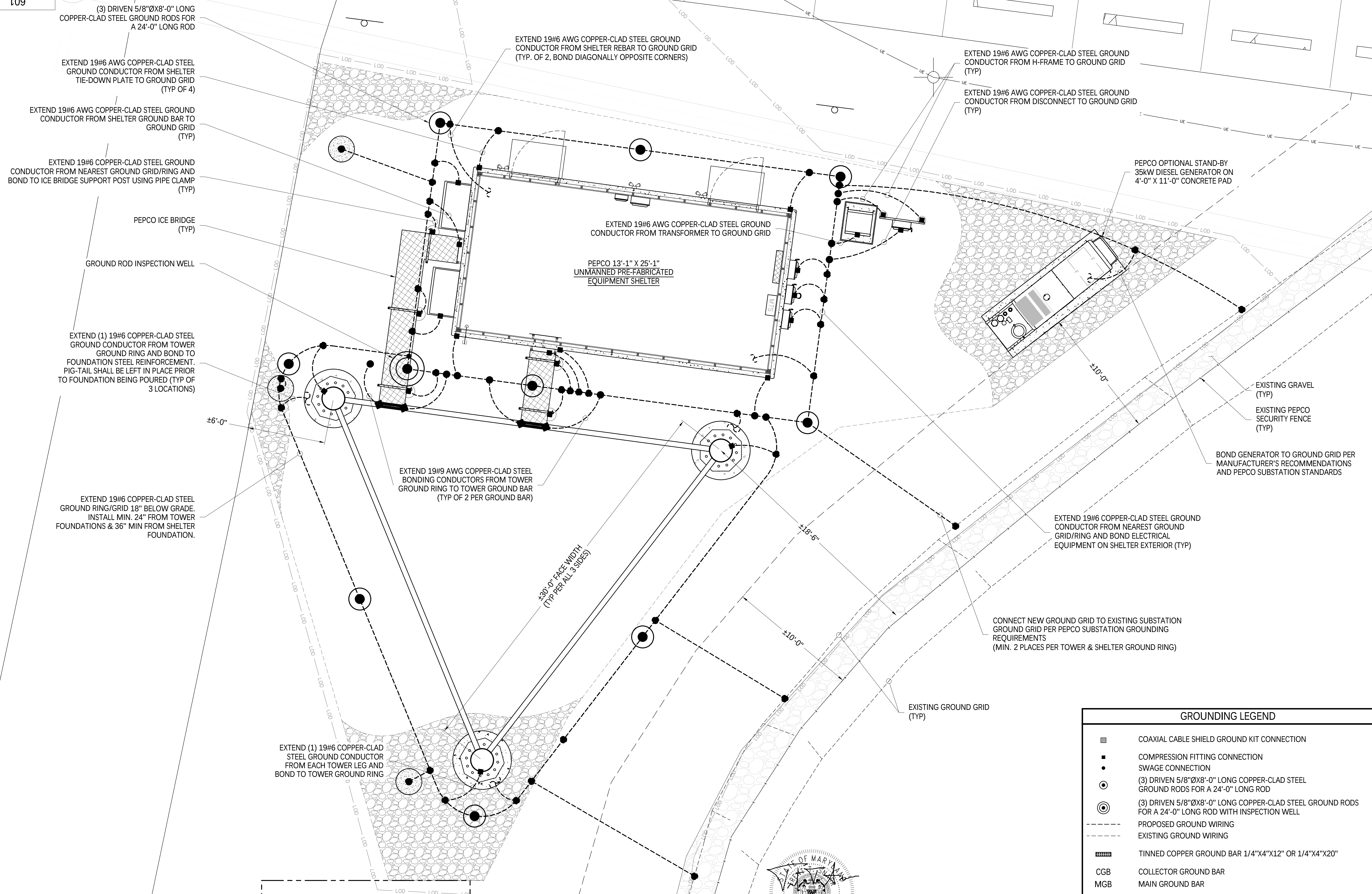
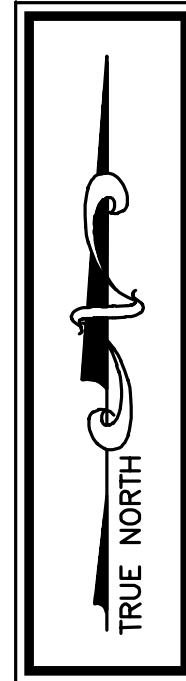
THE REGISTRANT OF THE NEWLY APPLIED SEAL, DATED 11/07/25, ONLY ASSUMES RESPONSIBILITY FOR THE CHANGES AS INDICATED BY THE FOLLOWING REVISION(S) UNLESS INDICATED BY OTHERS, REV- NEW.



BELLS MILL

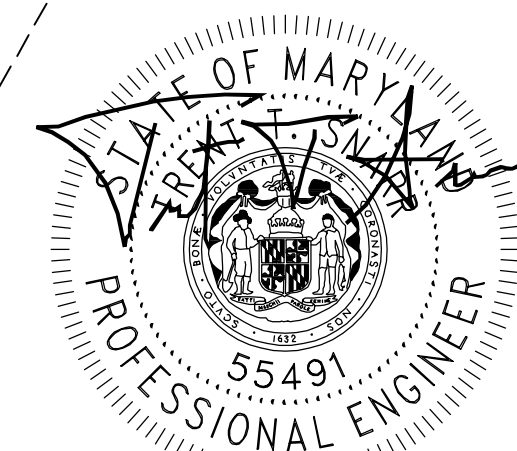
SUBSTATION GROUNDING GENERAL NOTES

DISCIPLINE	SCALE	CLASS	600	SH. 001	REV
E/S/W	NONE	__KV			

[illegible]

Know what's below.
Call before you dig.

1. GROUND CONDUCTORS FROM GROUND RING TO EQUIPMENT ON SHELTER EXTERIOR WILL BE RUN IN 3/4" PVC CONDUIT AND SEALED WITH SILICONE.
2. CONNECTIONS TO GROUND BAR WILL BE HIGH PRESSURE CRIMPED LONG BARREL 2-HOLE LUG.



11/07/25

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 55491, EXPIRATION DATE 01/08/2026

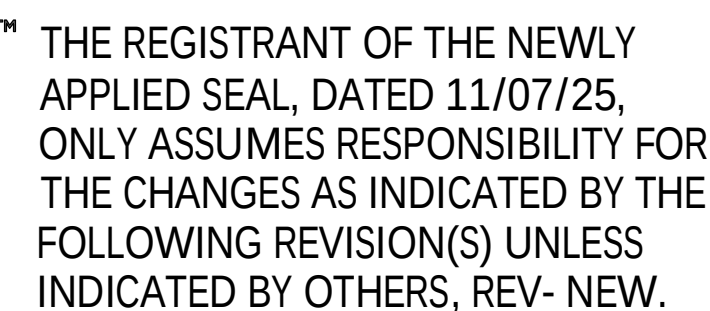
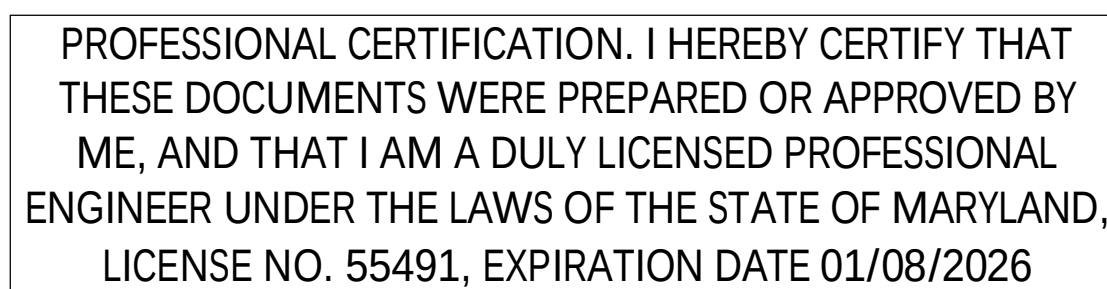
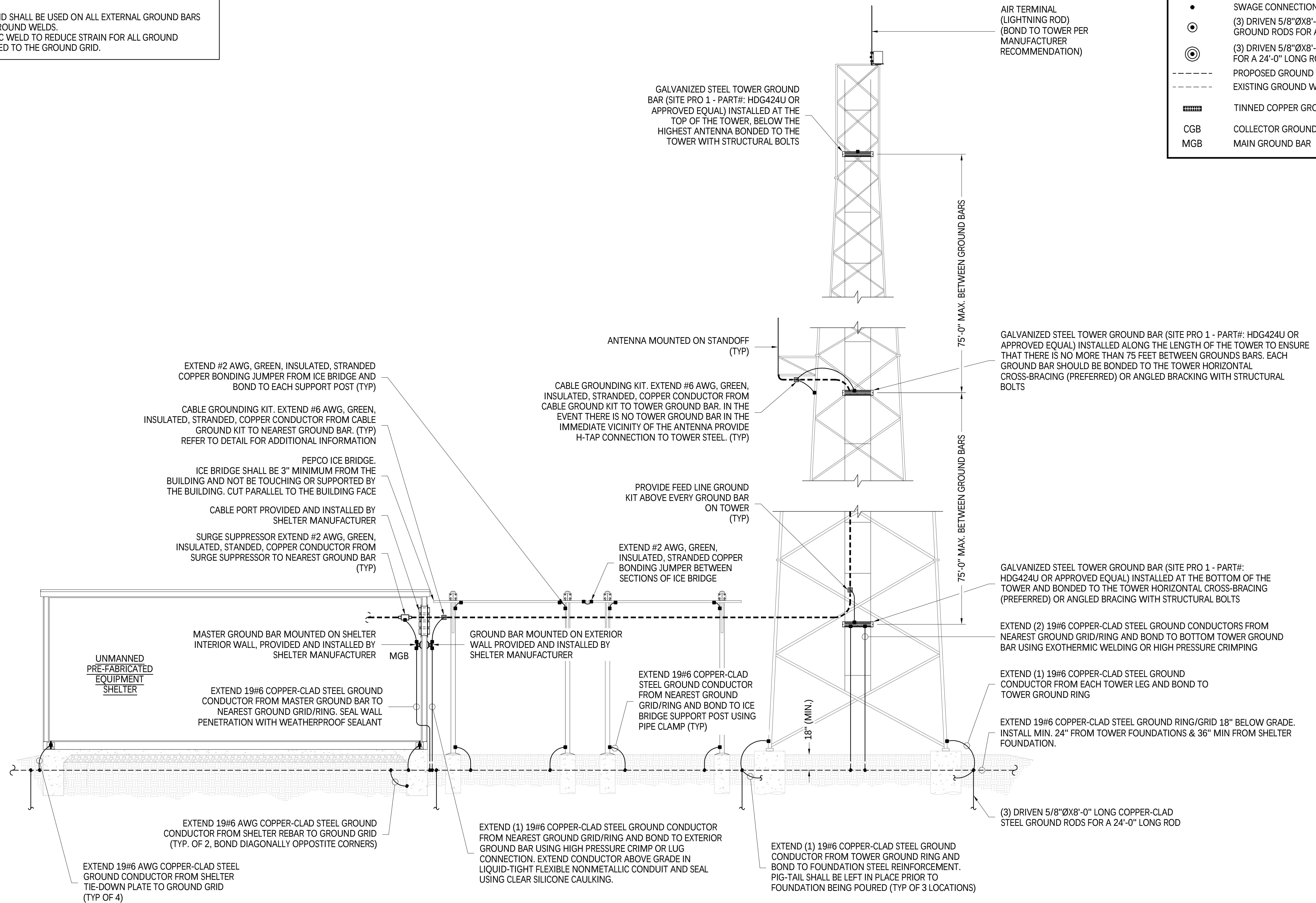


THE REGISTRANT OF THE NEWLY APPLIED SEAL, DATED 11/07/25, ONLY ASSUMES RESPONSIBILITY FOR THE CHANGES AS INDICATED BY THE FOLLOWING REVISION(S) UNLESS INDICATED BY OTHERS. REV- NEW.

 pepco™ AN EXELON COMPANY			
BELLS MILL			
COMMUNICATION TOWER COMPOUND GROUNDING PLAN (TTR)			
DISCIPLINE	SCALE	CLASS	REV.
E/S/W	3/8" = 1'	_KV	SH 001 NEW

1. ANTI-OXIDATION COMPOUND SHALL BE USED ON ALL INTERNAL CONNECTIONS AND ON ALL INTERNAL GROUND BARS EXCEPT CONNECTIONS MADE TO EQUIPMENT SHELVES.
2. ANTI-OXIDATION COMPOUND SHALL BE USED ON ALL EXTERNAL GROUND BARS EXCLUDING EXOTHERMIC GROUND WELDS.
3. USE 45 DEGREE EXOTHERMIC WELD TO REDUCE STRAIN FOR ALL GROUND CONNECTIONS BEING ROUTED TO THE GROUND GRID.

	COAXIAL CABLE SHIELD GROUND KIT CONNECTION
	COMPRESSION FITTING CONNECTION
	SWAGE CONNECTION
	(3) DRIVEN 5/8"Øx8'-0" LONG COPPER-CLAD STEEL GROUND RODS FOR A 24'-0" LONG ROD
	(3) DRIVEN 5/8"Øx8'-0" LONG COPPER-CLAD STEEL GROUND RODS FOR A 24'-0" LONG ROD WITH INSPECTION WELL
	PROPOSED GROUND WIRING
	EXISTING GROUND WIRING
	TINNED COPPER GROUND BAR 1/4"X4"X12" OR 1/4"X4"X20"
	COLLECTOR GROUND BAR
	MAIN GROUND BAR

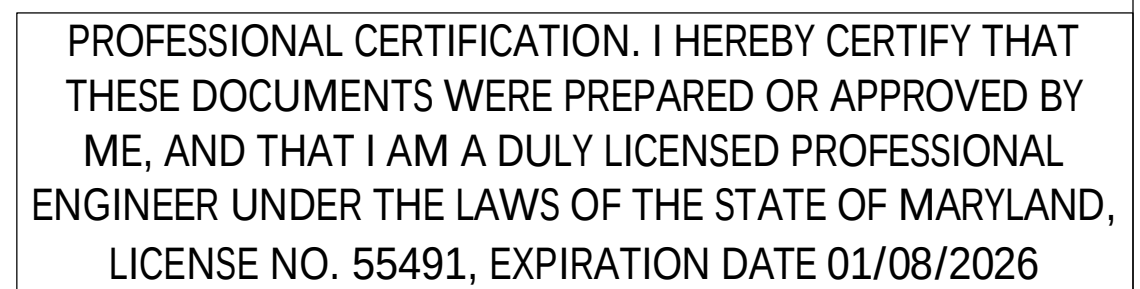
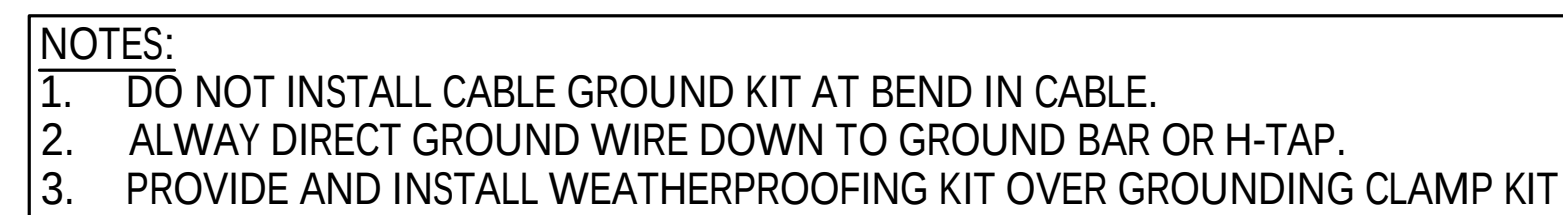
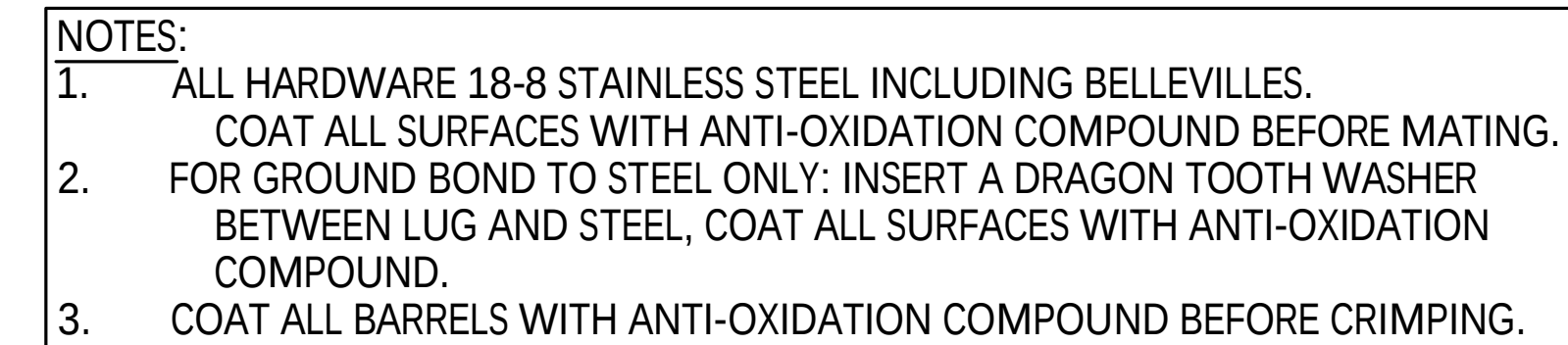


GROUNDING RISER DIAGRAM

GROUNDING RISER DIAGRAM

DISCIPLINE	SCALE	CLASS	602	SH. 001	REV.
E/S/W	NONE	__KV			NEW

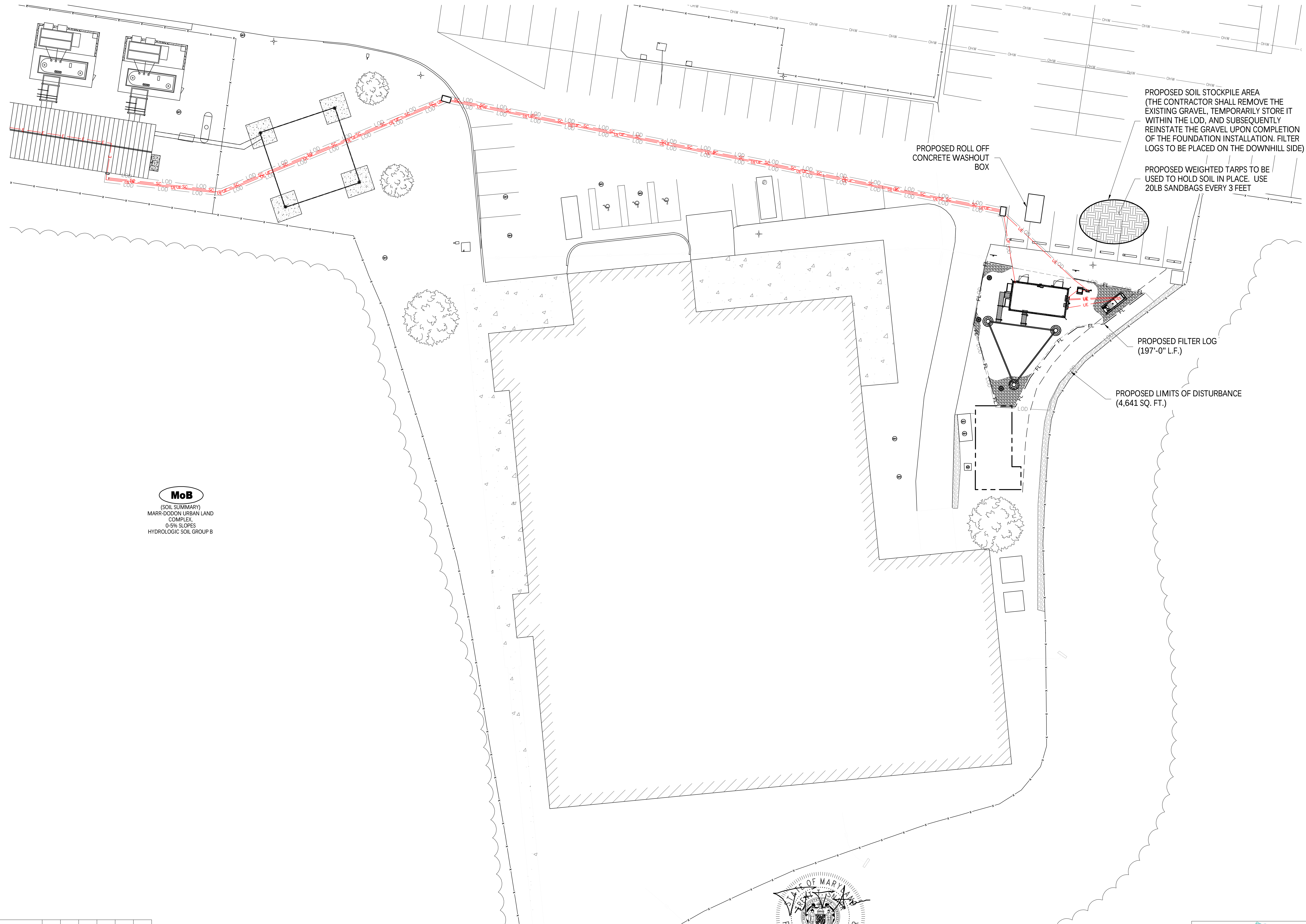
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GROUNDING DETAILS I

DISCIPLINE	SCALE	CLASS	603	SH. 001	REV.
E/S/W	NONE	__KV			NEW

[illegible]



(SOIL SUMMARY)
MARR-DODON URBAN LAND
COMPLEX,
0-5% SLOPES
HYDROLOGIC SOIL GROUP B

PROPOSED LIMITS OF DISTURBANCE
(4,641 SQ. FT.)

DISCIPLINE	SCALE	CLASS	700	SH. 001	REV.
E/S/W	1/16" = 1'	__KV			NEW

Know what's below.
Call before you dig.

— LOD — LOD — LOD — LOD — LOD — LOD —

PROPOSED LIMITS OF DISTURBANCE

— FL — FL — FL — FL —

PROPOSED FILTER LOGS

SHOWN BELOW ARE GENERAL TOWER/COMPOUND NOTES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE PEPCO REQUIREMENTS AND STANDARDS AS LISTED AND SHOWN IN THE PEPCO HOLDINGS DESIGN MANUAL FOR SUBSTATION STANDARDS.

SEQUENCE OF CONSTRUCTION

1. MOBILIZATION
2. INSTALL SILT FENCE AROUND COMPOUND AREA
3. EXCAVATE AND POUR TOWER FOUNDATION. BACKFILL AND COMPACT FOUNDATION AREA.
4. CONSTRUCT AND MAINTAIN TEMPORARY COVER TO STABILIZE DISTURBED AREAS
5. INSTALL UTILITIES.
6. COLLECT SILT AND SEDIMENT AND PLACE BACK ON SITE.
7. OBTAIN WRITTEN APPROVAL FROM MCDPS INSPECTOR TO REMOVE SEDIMENT CONTROL DEVICES.
8. REMOVE EROSION AND CONTROL MEASURES

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

STANDARD SYMBOL
FIG. 1-13
SEDIMENT FILTER-IP. PREPARED BY
18 IN. DIA. MAX. FILTER LOG.

3 IN. FILTER LOG
AREA TO BE PROTECTED
FLOW → 45°
12 IN. MIN.
2 IN. x 2 IN. STAKES
SECTION

3 IN. FILTER LOG
AREA TO BE PROTECTED
FLOW → 45°
12 IN. MIN.
TRENCH INTO GROUND 4 IN. MIN.
2 IN. x 2 IN. STAKES
SECTION

4 FT MAX.
FLOW →
WOOD MULCH OR COMPOST TO ½ HEIGHT OF LOG
UNTRENCED INSTALLATION

8 FT MAX.
FLOW →
TRENCH INTO GROUND 4 IN. MIN.
ENTRENCHED INSTALLATION*

* THIS APPLICATION MAY NOT BE USED WITH LOGS SMALLER THAN 12 IN.

ISOMETRIC VIEW

MULCH OR COMPOST FOR UNTRENCED LOGS
SHEET FLOW →
WORK AREA
AREA TO BE PROTECTED
FILTER LOG
PLAN

DETAILED E-6		FILTER LOG	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE		2011	
		MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION	
		1 OF 2	

- | MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL | | |
|---|------|---|
| U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION |

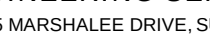
1 FILTER LOG
NTS

IL-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL Controlling the suspension of dust particles from construction activities. <u>Purpose:</u> To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including health and traffic hazards. <u>Conditions Where Practice Applies</u> Areas subject to dust blowing and movement where on and off-site damage is likely without treatment. <u>Specifications</u> - Mulches: See Section IL-4-2 Soil Preparation, Topsoiling, and Soil Amendments; Section IL-4-3 Seeding and Mulching, and Section IL-4-4 Temporary Stabilization. Mulch must be anchored to prevent blowing. - Vegetative Cover: See Section IL-4-4 Temporary Stabilization. - Tillage: Till to roughen surface and bring clods to the surface. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart; spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect. - Irrigation: Sprinkle site with water until the surface is moist. Repeat as needed. The site must not be irrigated to the point that runoff occurs. - Barriers: Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. - Chemical Treatment: Use of chemical treatment requires approval by the appropriate plan review authority. IL-22	IL-6 STANDARDS AND SPECIFICATIONS FOR ONSITE CONCRETE WASHOUT STRUCTURE A prefabricated or fabricated container used for containing wash water from rinsing out concrete trucks, drums, pumps, chutes, other equipment, and concrete truck excavators. <u>Purpose:</u> To promote proper disposal of waste concrete and wash water by containing it onsite thereby preventing contamination of waterways, groundwater, and storm drains. <u>Conditions Where Practice Applies</u> Concrete washout structures are used when concrete equipment is cleaned onsite. <u>Design Criteria</u> - Concrete washout structures must be located a minimum of 50 feet away from open channels, storm drain inlets, sensitive areas, wetlands, buffers, and waterways. - The location of the washout structure must be away from construction traffic. - Excavated washout structures must be located so that they do not intercept surface runoff. If runoff drains toward an excavated structure, a diversion must be provided around the structure. - Prefabricated containers are an acceptable alternative to fabricated washout structures provided the volume is adequate to contain all wash water and solids while maintaining at least 4 inches of freeboard. <u>Maintenance</u> It is critical that the concrete washout structure be watertight. The impermeable liner needs to be replaced if damaged (e.g., ripped or punctured). A washout structure that is 75 percent full must be emptied or replaced, and the accumulated material must be disposed of properly. The liner may not be reused. Prefabricated containers require less maintenance. Stored liquids that have not evaporated can be wet vacuumed and disposed of in an approved manner. Prior to forecasted rainstorms, remove liquids or cover the structure to prevent overflows. Hardened solids can be removed whole or broken up for disposal or recycling. Runoff diversions(s) around an excavated washout structure must be maintained until the structure is removed. IL-23	DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE 1 OF 2 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION IL-24	DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FEET DEEP. WASHOUT STRUCTURE WITH STRAW BALES <u>CONSTRUCTION SPECIFICATIONS</u> - LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC. - SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP. - PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL. - PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY. - KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL, OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED. 2 OF 2 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION IL-25
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2 WASHOUT STRUCTURE

EXISTING CONDITIONS:

PROPOSED DEVELOPMENT:



NB+C
TOTALLY COMMITTED.
 NB+C ENGINEERING SERVICES, LLC.
 6095 MARSHALEE DRIVE, SUITE 300
 ELK RIDGE, MD 21075
 (410) 712-7092

THE REGISTRANT OF THE NEWLY
APPLIED SEAL, DATED 11/07/25,
ONLY ASSUMES RESPONSIBILITY FOR
THE CHANGES AS INDICATED BY THE
FOLLOWING REVISION(S) UNLESS
INDICATED BY OTHERS. REV- NEW.

[illegible]



pepco
AN EXELON COMPANY

BELLS MILL

EROSION & SEDIMENT CONTROL NOTES

DISCIPLINE	SCALE	CLASS		REV.
E/S/W	NONE	__KV	701	SH. 001
				NEW

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue, Suite 217
Rockville, Maryland 20850
www.montgomerycountymd.gov/boa/

(240) 777-6600

**Case Nos. CBA-764, CBA-1000, CBA-1097, CBA-2125,
CBA-2481, S-246, S-246-A, and S-347**

PETITION OF POTOMAC ELECTRIC POWER COMPANY

RESOLUTION TO MODIFY SPECIAL EXCEPTION

(Resolution Adopted October 28, 2020)

(Effective Date of Resolution: November 4, 2020)

The Board of Appeals granted special exception Case No. CBA-764, effective June 17, 1959, to the Potomac Electric Power Company ("PEPCO") to permit public utility facilities with high frequency microwave towers and auxiliary equipment and buildings at two different locations, pursuant to Section 107-29u of the Zoning Ordinance (Chap. 107, Mont. Co. Code 1955, as amended). One of the two locations is the PEPCO property that is the subject of this modification, which now has an address of 10611 Westlake Drive in Bethesda. Effective November 2, 1960, the Board of Appeals granted special exception Case No. CBA-1000 to PEPCO to erect and use a public utility building and structures on this property, pursuant to Section 107-29u of the Zoning Ordinance (Chap. 107, Mont. Co. Code 1955, as amended). Effective July 24, 1961, the Board of Appeals granted special exception Case No. CBA-1097 to PEPCO to permit the continued use and operation of public utility structures, and the expansion of a substation, pursuant to Section 107-29u of the Zoning Ordinance (Chap. 107, Mont. Co. Code 1955, as amended). Effective January 17, 1967, the Board granted special exception Case No. CBA-2125 to PEPCO to permit the continued use and expansion of an electric substation, pursuant to Section 104-29.u.(1), (4), and (5) of the Zoning Ordinance (Chap. 104, Mont. Co. Code 1960, as amended). Effective December 10, 1968, the Board granted special exception Case No. CBA-2481 to PEPCO, pursuant to Section 111-37.u.(1), (4), and (5) of the Zoning Ordinance (Chap. 111, Mont. Co. Code 1965, as amended), to permit the continued operation and expansion of an existing electric substation. Effective July 6, 1973, in Case No. S-246, the Board approved a special exception pursuant to Section 111-37.u.(1) of the Zoning Ordinance (Chap. 111, Mont. Co. Code 1965, as amended) for the construction and operation of a public utility building. Effective November 17, 1976,

the Board granted special exception Case No. S-347 to PEPCO, pursuant to Section 59-164 of the Zoning Ordinance (Chap. 59, Mont. Co. Code 1972, as amended), to permit expansion of the existing facilities within the fenced area. Effective December 10, 1980, the Board modified special exception Case No. CBA-764 to permit the installation of emergency stand-by generators and associated enclosures. Effective March 25, 1987, the Board modified special exception Case Nos. CBA-764, CBA-1000, CBA-1097, CBA-2125, CBA-2481, and S-347 to permit the installation of a new transformer. On October 7, 1987, in Case No. S-246-A, the Board approved an expansion of the public utility building. Effective September 26, 1988, the Board modified Case No. CBA-1000 to permit the installation of an additional capacitor bank. Finally, effective July 16, 1990, the Board modified Case No. CBA-1000 to permit the installation of an additional 69kV circuit breaker, as well as six switching surge arrestors and 13 potential transformers, within the existing fencing.

The subject property is 48.67 acres in size, located at 10611 Westlake Drive, Bethesda, Maryland, in the R-90 Zone.

The Board of Appeals has received a letter with attachments dated October 12, 2020, from John Sekerak, Jr., ASLA, AICP, on behalf of PEPCO, requesting an administrative modification. Specifically, Mr. Sekerak requests a new twenty-foot wide access driveway to serve the northern portion of the substation facility. He includes a site plan showing the location of the requested driveway with his submission. Mr. Sekerak states that the new paved driveway will realign and replace an existing gravel driveway, and is needed to accommodate large trucks and the delivery of equipment like transformers to the substation. Mr. Sekerak notes in his letter that the requested change will not substantially change the nature, character, or intensity of the use, and will not have an effect on traffic or the immediate neighborhood.

Due to COVID-19, the Board of Appeals considered the modification request at a remote Worksession held on October 28, 2020, using Microsoft Teams. Mr. Sekerak participated in the Worksession. He explained that PEPCO is seeking to re-establish a second entrance on the northern side of their property, stating that there had previously been such an entrance, but that it was cut off when a portion of the original special exception property was deeded to the Board of Education. He stated that a gravel driveway was installed as a replacement, but that the gravel driveway is insufficient to allow for large equipment. Thus Mr. Sekerak described the proposed entrance as a replacement for the original second entrance and an improvement and relocation of the existing gravel driveway.

Because the affected special exceptions were approved prior to October 30, 2014, under Section 59-7.7.1.B of the current Zoning Ordinance, this modification request must be reviewed under the standards and procedures in effect on October 29, 2014, unless the applicant requests otherwise. Section 59-G-1.3(c)(1) of the Zoning Ordinance (2004) provides:

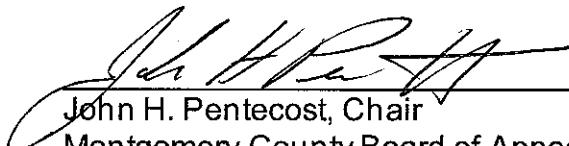
If the proposed modification is such that the terms or conditions could be modified without substantially changing the nature, character or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood, the board, without convening a public hearing to consider the proposed change, may modify the term or condition.

The Board finds that the proposed new entrance, which will re-establish a former and replace an existing entrance to this special exception property, will not substantially change the nature, character, or intensity of the use, or its effect on traffic or the immediate neighborhood. Thus the Board finds that the proposed modification meets the standard set forth in Section 59-G-1.3(c)(1) of the Zoning Ordinance (2004), and can be granted. Therefore, on a motion by Bruce Goldensohn, Vice Chair, seconded by Katherine Freeman, with John H. Pentecost, Chair, Mary Gonzales, and Richard Melnick in agreement:

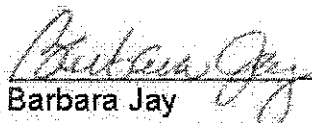
BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the record in Case Nos. CBA-764, CBA-1000, CBA-1097, CBA-2125, CBA-2481, S-246, S-246-A, and S-347 is re-opened to receive Mr. Sekerak's letter of October 12, 2020, with attachments; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the request to permit the proposed second entrance, as described above and in Mr. Sekerak's letter, and as shown on the attachments to that letter, is granted; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that all terms and conditions of the original special exceptions, together with any modifications granted by the Board of Appeals, remain in effect.


John H. Pentecost, Chair
Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 4th day of November, 2020.


Barbara Jay
Executive Director

NOTE:

Any party may, within fifteen (15) days of the date of the Board's Resolution, request a public hearing on the particular action taken by the Board. Such request shall be in writing, and shall specify the reasons for the request and the nature of the objections and/or relief desired. In the event that such request is received, the Board shall suspend its decision and conduct a public hearing to consider the action taken.

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book. Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure. It is each party's responsibility to participate in the Circuit Court action to protect their respective interests. In short, as a party you have a right to protect your interests in this matter by participating in the Circuit Court proceedings, and this right is unaffected by any participation by the County.