

## SITE INFORMATION

SITE ADDRESS:	(911 ADDRESS TBD) 14335 CAPE MAY RD SILVER SPRING, MD 20904
LATITUDE (NAD 83):	39° 05' 23.10" N
LONGITUDE (NAD 83):	76° 59' 46.52" W
GROUND ELEVATION:	454.0' AMSL
JURISDICTION:	MONTGOMERY COUNTY
ZONING:	RESIDENTIAL DETACHED (RE-2C)
PARCEL ACCOUNT NUMBER:	02257822
PARCEL AREA:	11.73 ACRES
EXISTING IMPERVIOUS AREA:	43.65% - 223,027 SQ.FT.± - (5,120 AC ±)
PROPOSED IMPERVIOUS AREA:	00.35% - 1,884 SQ.FT.± - (0.043 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	44.00% - 224,911 SQ.FT.± - (5,163 AC±)
EXISTING LOT COVERAGE AREA:	12.92% - 66,000 SQ.FT.± - (1,515 AC±)
PROPOSED LOT COVERAGE AREA:	0 SQ.FT.± - (0,000 AC)
AREA WITHIN LOD:	4,763 SQ.FT.± - (0,109 AC)
AREA WITHIN 100-YEAR FLOODPLAIN:	0 SQ.FT.± - (0,000 AC)
WETLAND AREA AND ASSOCIATED BUFFERS:	0 SQ.FT.± - (0,000 AC)
WOODLAND AREA:	0 SQ.FT.± - (0,000 AC)
NUMBER OF PARKING SPACES PROVIDED:	2
PARCEL OWNER:	MONTGOMERY COUNTY EOB 101 MONROE ST ROCKVILLE, MD 20850
TOWER OWNER:	NETWORK TOWERS II, LLC, 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	179'-0" (AGL) (TOP OF TOWER) 179'-0" (AGL) (HIGHEST POINT)
CLASSIFICATION GROUP:	U
CONSTRUCTION TYPE:	2B
POWER SUPPLIER:	POTOMAC ELECTRIC POWER COMPANY CONTACT: JACK CHU PHONE: (240) 375-3329 WORK ORDER: 20104387
FORESTATION:	PROJECT WILL NOT DISTURB ANY EXISTING FOREST RETENTION AREAS
CONTOUR DATA SOURCE:	ALL CONTOUR AND ELEVATION DATA PER SURVEY BY SHAW SURVEYING, INC. SITE NAME CASTLE CLIFF, 03-00-0025. HORIZONTAL DATUM NAD83-MD, STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM IS NAVD 88.
WOODLAND DATA SOURCE:	WOOD LINES SHOWN THROUGHOUT DRAWING SET PER MONTGOMERY COUNTY GIS IMAGERY.
SOILS DATA SOURCE:	USDA NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY (WSS).



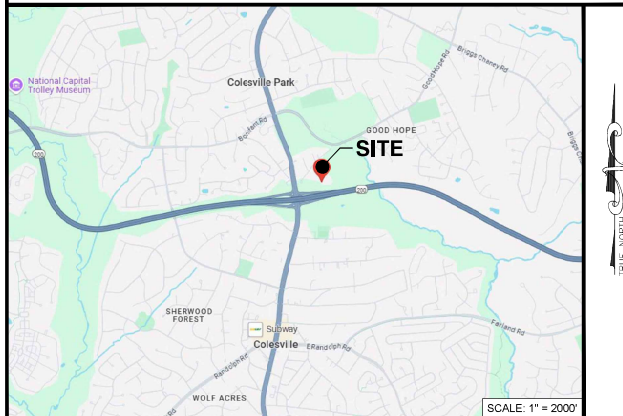
## NT SITE NAME: CASTLE CLIFF NT SITE ID: MD-T21.42

14335 CAPE MAY RD  
SILVER SPRING, MD 20904  
MONTGOMERY COUNTY



Know what's below.  
Call before you dig.

## VICINITY MAP



## DIRECTIONS

FROM BALTIMORE, MD, MERGE ONTO I-495 SOUTH AND HEAD TOWARD WASHINGTON. AT EXIT 31B, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR I-270 / MD-200 WEST. AT EXIT 13, HEAD RIGHT ON THE RAMP FOR MD-650 TOWARD ASHTON / WHITE OAK. KEEP RIGHT, HEADING TOWARD ASHTON. TURN RIGHT ONTO GOOD HOPE RD. TURN RIGHT ONTO CAPE MAY RD. ARRIVE AT YOUR DESTINATION ON THE LEFT, 14335 CAPE MAY RD, SILVER SPRING, MD 20904.

## DRAWING INDEX

T-1	TITLE SHEET
LE-1	SURVEY
Z-1	AREA PLAN
Z-2	OVERALL SITE PLAN
Z-3	EXISTING CONDITIONS PLAN
Z-4	PROPOSED SITE PLAN
Z-5	AERIAL PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION
S-1	FENCE DETAILS
S-2	SIGNAGE DETAILS
A-1	VERIZON EQUIPMENT DETAILS I
A-2	VERIZON EQUIPMENT DETAILS II
ES-1	GRADING, EROSION & SEDIMENT CONTROL PLAN AND NOTES
ES-2	GRADING, EROSION & SEDIMENT CONTROL DETAILS
F-1	OVERALL FIBER PLAN
E-1	OVERALL ELECTRICAL PLAN
E-2	COMPOUND UTILITIES PLAN
FA-1	FIRE ACCESS PLAN

## DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". 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.

## PROJECT TEAM

APPLICANT:	NETWORK TOWERS II, LLC, 6095 MARSHALEE DRIVE, SUITE 300 ELKBRIDGE, MD 21075 (410) 712-7092
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING + CONSULTING, LLC, 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079

## CODE COMPLIANCE

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

- 2021 INTERNATIONAL BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- 2018 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 51
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED.
- TELECORDIA GR-1275
- ANSI/T 311

## PROJECT NARRATIVE

NETWORK TOWERS II, LLC PLANS TO BUILD A NEW WIRELESS TELECOMMUNICATIONS FACILITY WHICH WILL INCLUDE A NEW 179' MONOPOLE TOWER AND A 33'x48' FENCED COMPOUND AS DEFINED ON THIS PLAN SET. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER FOR (3) TENANTS/COLLOCATORS, AND GROUND SPACE FOR (3) TENANTS /COLLOCATORS, THE PROPOSED TOWER AND FENCED COMPOUND WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

CONDITIONAL USE APPLICATION  
BOA-XX-XX-XXXX

APPLICANT



ENGINEER



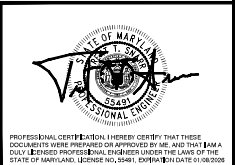
SITE INFORMATION

NT SITE NAME: CASTLE CLIFF  
NT SITE ID: MD-T21.42  
NB+C PROJ. # 100773  
(TOWER 911 ADDRESS TBD)  
14335 CAPE MAY RD  
SILVER SPRING, MD 20904  
MONTGOMERY COUNTY  
GRID: J963 / PARCEL: 760  
DISTRICT: 05

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
2	01/30/25	REMOVED PER COUNTY COMMENTS	OP
1	05/21/25	REMOVED ZONING DRAWINGS	OP
0	08/21/25	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.  
MD PROFESSIONAL ENGINEER LIC. #55491

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1