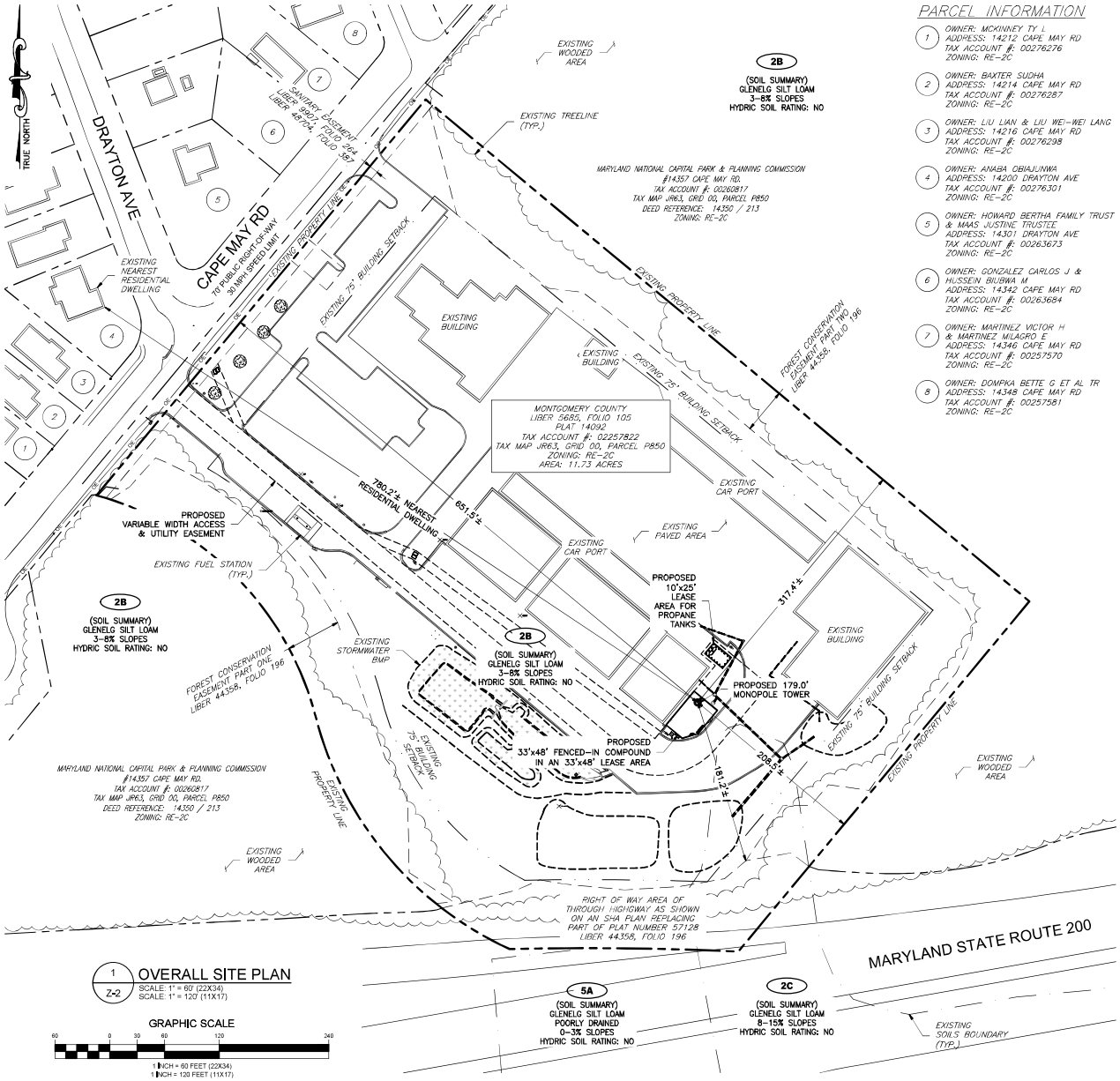

1 / Z-2 OVERALL SITE PLAN
SCALE: 1" = 60' (22X34)
SCALE: 1" = 120' (11X17)

GRAPHIC SCALE
60 0 30 60 120 240
1 INCH = 60 FEET (22X34)
1 INCH = 120 FEET (11X17)

PARCEL INFORMATION

1. OWNER: MCKINNEY TY L
ADDRESS: 14212 CAPE MAY RD
TAX ACCOUNT #: 00276276
ZONING: RE-2C
2. OWNER: BAXTER SUDHA
ADDRESS: 14214 CAPE MAY RD
TAX ACCOUNT #: 00276287
ZONING: RE-2C
3. OWNER: LIU LIAN & LIU WEI-WEI LANG
ADDRESS: 14216 CAPE MAY RD
TAX ACCOUNT #: 00276298
ZONING: RE-2C
4. OWNER: ANABA OBIAJUNWA
ADDRESS: 14200 DRAYTON AVE
TAX ACCOUNT #: 00276301
ZONING: RE-2C
5. OWNER: HOWARD BERTHA FAMILY TRUST & MAAS JUSTINE TRUSTEE
ADDRESS: 14301 DRAYTON AVE
TAX ACCOUNT #: 00263673
ZONING: RE-2C
6. OWNER: GONZALEZ CARLOS J & HUSSEIN BIUBWA M
ADDRESS: 14342 CAPE MAY RD
TAX ACCOUNT #: 00263684
ZONING: RE-2C
7. OWNER: MARTINEZ VICTOR H & MARTINEZ MUAGRO E
ADDRESS: 14346 CAPE MAY RD
TAX ACCOUNT #: 00257570
ZONING: RE-2C
8. OWNER: DOMPKA BETTE G ET AL TR
ADDRESS: 14348 CAPE MAY RD
TAX ACCOUNT #: 00257581
ZONING: RE-2C

ZONING MAP

ZONING INFORMATION

JURISDICTION: MONTGOMERY COUNTY
ZONING: RE-2C

DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	175.0'	651.5'±
SIDE YARD SETBACK:	175.0'	317.4'±
REAR YARD SETBACK:	175.0'	181.2'±
NEAREST RESIDENTIAL STRUCTURE:	N/A	780.2'±
LOT AREA:	11.73 ± ACRES	

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

NOTES:
1) ALL SETBACKS SHOWN ARE FROM EXISTING TOWER CENTER TO EXISTING PROPERTY LINES.

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING BUILDING SETBACK
- EXISTING ROAD
- EXISTING EASEMENT
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING SOILS BOUNDARY
- EXISTING DITCH
- 2B EXISTING SOILS DESCRIPTION
- EXISTING STORMWATER BMP
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED CHAIN-LINK FENCE

GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. THE CLOSEST RESIDENTIAL BUILDING IS LOCATED 780.2± AWAY FROM PROPOSED TOWER CENTER.
6. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO CONVEY PROPERTY. BOUNDARY INFORMATION OBTAINED FROM RECORDED DEED OR PLAT.
7. REFER TO SURVEY DOCUMENT ON SHEET LE-1 FOR ALL LEASED AREA, ACCESS & UTILITY EASEMENT AND PROPERTY BOUNDARY INFORMATION.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL MANAGEMENT AGENCY – COMMUNITY PANEL NO. 24039C0165F, DATED 02/04/2015.

CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

APPLICANT
NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-549-4079

ENGINEER
NB+C TOTALLY COMMITTED
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-549-4079

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: JR63 / PARCEL: 760
DISTRICT: 05

DESIGN RECORD
REVISIONS

REV	DATE	DESCRIPTION	BY
2	07/30/25	REVISED PER COUNTY COMMENTS	OP
1	05/21/25	REVISED ZONING DRAWINGS	OP
0	03/31/25	ZONING DRAWINGS	OP

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

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

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-2

Exhibit 6(d)
OZAH Case No: CU 26-02