

BOARD OF APPEALS

October 30, 2024

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

AGENDA

AP2024-039: An appeal was filed by Milestone Tower Limited Partnership for a special exception for proposed monopole-style commercial communications facility on property owned by Cool Brook Lands Inc and located at 20026 Lehmans Mill Road, Hagerstown, Zoned Agricultural Rural.-**GRANTED**

AP2024-048: An appeal filed by Jose Antonio Villalobos for a variance from the required 15 ft. rear yard setback to 3 ft. for constructed carport on property owned by the appellant and located at 11433 White Hall Road, Smithsburg, Zoned Agricultural Rural.- **DENIED**

AP2024-049: An appeal was filed by Benjamin Hull & Tamalae Burnette for a variance from the required 12 ft. side yard setback to 8 ft. for constructed pool on property owned by the appellants and located at 19803 Spring Creek Road, Hagerstown, Zoned Residential Suburban. - **GRANTED**

AP2024-050: An appeal was filed by Joshua & Meagan Martin for a variance from the required 40 ft. rear yard setback to 33 ft. for proposed roof over the existing patio on property owned by the appellants and located at 10516 Connor Drive, Williamsport, Zoned Residential Transition. - **GRANTED**

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than October 21, 2024. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

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

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

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

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

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Cool Brook Lands Inc
C/O Sheldon Shank
20026 Lehmans Mill Road
Hagerstown MD 21742
Appellant: Milestone Tower Limited Partnership
12110 Sunset Hills Road
Suite 600
Reston VA 20190
Property Location: 20026 Lehmans Mill Road
Hagerstown, MD 21742
Description Of Appeal: Special exception for proposed monopole-style commercial communications facility.

Docket No: AP2024-039
Tax ID No: 09001700
Zoning: A(R)
RB Overlay: No
Zoning Overlay:
Filed Date: 07/26/2024
Hearing Date: 10/30/2024

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

Previous Petition/Appeal Docket No(s):
Applicable Ordinance Sections: Washington County Zoning Ordinance Table 3.3 (1) R
Reason For Hardship:
If Appeal of Ruling, Date Of Ruling:
Ruling Official/Agency:

Existing Use: Residential
Proposed Use: Commerical Commuication Tower & Compound
Date Ceased:
Previous Use Ceased For At Least 6 Months:
Area Devoted To Non-Conforming Use - Existing: Proposed:

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

[Signature]
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 10 day of October, 2024.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

[Signature]
Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-039

State of Maryland Washington County, To Wit:

On 7/26/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Hellman & Yates PA and made oath in due form of law as follows:

Hellman & Yates PA will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

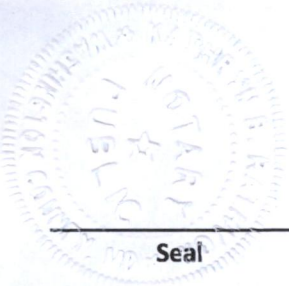
Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Hellman & Yates PA

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

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public



Seal

My Commission Expires



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

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

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

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

MY COMMISSION EXPIRES NOVEMBER 07, 2025





BOARD OF ZONING APPEALS

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

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

Location 20026 Lehman Mill Road, Hagerstown, MD 21742

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

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

Use Proposed: 155' monopole wireless communications facility

Zoning Ordinance section and subsection(s) providing for proposed use: Section 4.2.2 Commercial Communications Tower

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

Provide Detailed Explanation on Separate Sheet

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

If yes, give docket number(s): _____

Additional comments, if any: Please see attached narrative

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


Signature of Appellant

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

JLY@hellmanyates.com
Email of Appellant

843-414-9754
Phone Number of Appellant

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



Division of Planning & Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan L. Yates is authorized to file an administrative adjustment with the Division of Plan Review & Permitting for the proposed 155-foot monopole-style wireless telecommunications facility on property located at 20026 Lehmans Mill Road, Hagerstown, MD 21742. The said work is authorized by Cool Brook Lands Inc. the property owner in fee.

PROPERTY OWNER

Sheldon Shank, President of Cool Brook Lands Inc.

Name: 20026 Lehmans Mill Road
Address: Hagerstown, MD 21742
City, State, Zip Code
Owner's Signature: Sheldon Shank

Sworn and subscribed before me this 15 day of July, 2024.

Michelle Janet Jones
Notary Public

My Commission Expires: 9/25/27



AUTHORIZED REPRESENTATIVE

Jonathan L. Yates
Name: 109 Broad St., Third Floor
Address: Charleston, SC, 29401
City, State, Zip Code
Authorized Representative's Signature: Jonathan Yates

Sworn and subscribed before me this 23rd day of July, 2024.

Notary Public for South Carolina
Brian A. Hellman

My Commission Expires: 5/2/34

HELLMAN YATES

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

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

October 7, 2024

VIA HAND DELIVERY

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

Re: Proposed 155 foot Monopole-Style Communications Facility located at 20026 Lehman's Mill Road, Hagerstown, MD 21742 by Milestone Towers for Verizon Wireless.

Dear Ms. Rathvon,

Enclosed, please find the application of Milestone Towers for a proposed 155 foot monopole style communications facility, to be located at 20026 Lehman's Mill Road, Hagerstown, MD 21742, parcel number 0011-0022-0013, on the property of Cool Brook Lands, Inc. by Milestone Towers for Verizon Wireless. In support of this application, we have taken the liberty of recasting the relevant sections of Washington County Zoning Ordinance, with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Milestone Towers has not only met, but has exceeded, all the necessary requirements for approval under the Washington County Zoning Ordinance.

Section 4.22 Commercial Communication Towers

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

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

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

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

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

The Applicant accepts and acknowledges this provision. Milestone Towers was able to confirm that there are no existing towers, buildings, elevated tanks, or other structures able to provide the antenna platform required. Please see the Alternative Candidate Analysis by Rick Novak of Site Link Wireless attached as Exhibit "2" and incorporated herein by reference.

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

Please see Exhibit "2"

A. Design requirements

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

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

The proposed monopole style communications facility will meet the setback requirements of tower height. The proposed setbacks for the 155ft tower are: 184 feet to the front, 1,306 feet to the rear, 1,484 feet to the east, and 995 feet to the west.

2. Subject to a minimum distance requirement of a distance equaling the height of the tower and equipment plus 200 feet from the RT, RS, RU, RM and R V

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

As shown on Sheet Z-1 of Exhibit "1", we will meet this requirement of a 355ft distance from these districts, existing dwellings, schools, churches, or institutions for human care.

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

There are no overhead transmission lines within 310 ft of the proposed facility.

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

The proposed monopole style communications facility will not exceed 200 feet. Please see Sheet Z-5 of Exhibit "1" for the proposed monopole elevation of 155 feet with a two-foot lightning rod for a total height of 157 feet.

5. Proposed towers shall meet the following separation requirements from existing towers or towers which have been issued a permit but are not yet constructed.
 - a. Monopole towers shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty (750) feet.

Please see Exhibit "2". Pursuant to the Alternative Candidate Analysis, there are no existing structures within a 750ft radius of the proposed facility. The closest facility is 1.93 miles from the proposed facility and will not cover the intended area for Verizon.

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

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

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

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

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

Please see the Affidavit from Matthew Penning of Milestone Towers attached hereto as Exhibit "3" and incorporated herein by reference. One ten (10) foot space on the proposed tower will be specifically reserved for use by Washington County, and other spaces will be made available to other future users, when possible. The proposed monopole style facility has been designed for Verizon and colocation by at least four additional broadband carriers as shown on the Structural Design Report Maryland Professional Engineer Keith J. Tindall attached hereto as Exhibit "4" and incorporated herein by reference. In addition, please see the ANSI/ Fall Zone letter by Maryland professional engineer Keith J. Tindall attached hereto as Exhibit "5" and incorporated herein by reference.

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

Please see Sheet Z-7 of Exhibit "1" for the fencing plan. The fifty foot by fifty foot compound will be secured by an 8 foot chain link fence.

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

The Applicant accepts and acknowledges this provision. Please see Sheet Z-8 in Exhibit "1".

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

The Applicant accepts and acknowledges this provision. Due to its de minimis height, the FAA will not likely require illumination. Please see the FAA Notice of Proposed Construction or Alteration attached hereto as Exhibit "6" and incorporated herein by reference. Please see Sheet Z-5 of Exhibit "1" as the Hagerstown Reginal Airport has requested that the facility be illuminated.

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

The Applicant accepts and acknowledges this provision. Please see the Photo Simulations by Gould Digital Imaging attached hereto as Exhibit "7" and incorporated herein by reference. In addition, please also see Sheet L-1 of Exhibit "1". Milestone will plant 18 American Hollies around the compound fence line to provide effective vegetative cover and protect the natural skyline.

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

The Applicant accepts and acknowledges this provision. Please see Note #1 on Sheet Z-1 in Exhibit "1", the proposed facility is not to be located within the Appalachian Trail corridor special planning area as identified in the adopted Comprehensive Plan for the County, any "AO" Antietam Overlay zoning district or "HP" Historic Preservation zoning district

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

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

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

The Applicant accepts and acknowledges this provision. Please see Exhibit "8".

B. Additional Provisions for Towers Permitted by Special Exception

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

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

Please see the Letter of Hamed Semati of Verizon Wireless and proposed coverage studies attached hereto as Exhibit "9" and incorporated herein by reference.

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

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

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

Please see Exhibit "7".

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

Applicant accept and acknowledges this provision.

In addition, please find the following: and incorporated herein by reference; Survey by Maryland Professional Land Surveyor Fitzroy Jerry Bertrand attached hereto as Exhibit "10" and incorporated by reference; and the Deed attached hereto as Exhibit "11" and

incorporated herein by reference; and the Owners Representative Affidavit attached hereto as Exhibit "12" and incorporated herein by reference.

We would respectfully request to be placed on the agenda of the Washington County Board of Appeals August 21, 2024 scheduled meeting.

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

Thank you for all your help with this.

With warmest regards, I am

Yours very truly,

A handwritten signature in black ink that reads "Jonathan L. Yates". The signature is written in a cursive style with a large initial 'J'.

Jonathan L. Yates

Exhibit “1”



Milestone Towers



REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

NEW 155' MONOPOLE

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



Milestone Towers

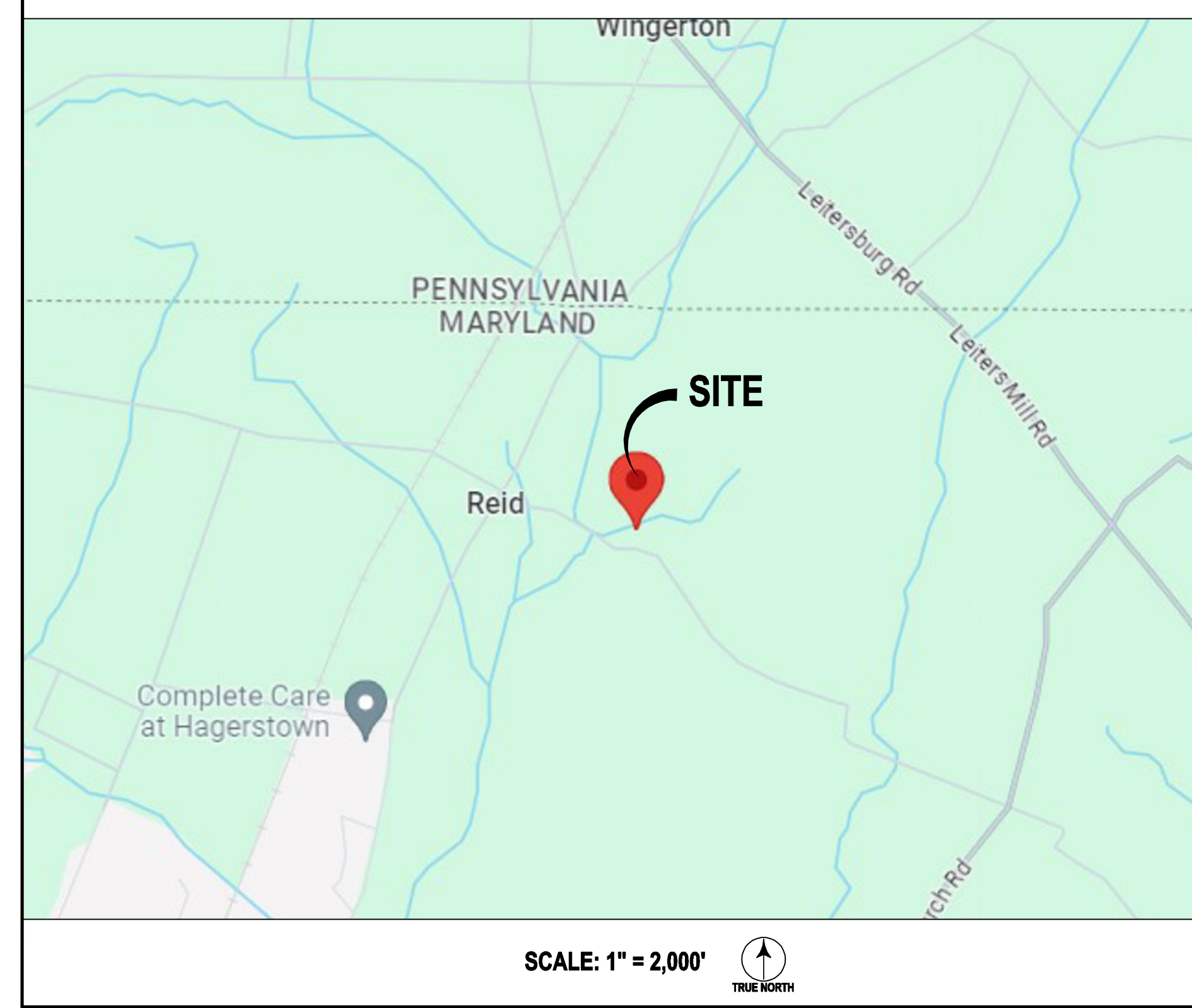
SITE INFORMATION

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

JURISDICTION: WASHINGTON COUNTY
PARCEL: 0011/0022/0013
PARCEL AREA: 225,2500 A.C.
PARCEL OWNER: COOL BROOK LANDS INC
PREMISES ADDRESS: 20026 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742
MAILING ADDRESS: 20026 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742
TAX ACCOUNT NUMBER: 09-001700
NEIGHBORHOOD: N/A
ZONING: A (R)
STRUCTURE TYPE: RAWLAND
GROUND ELEVATION: 623.0' NAVD
LATITUDE: N 39° 42' 32.782"
LONGITUDE: W 77° 40' 14.495"

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

VICINITY MAP

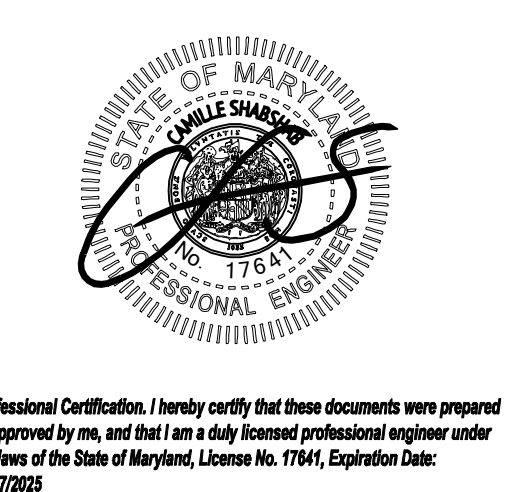


SHEET INDEX

- T-1 TITLE SHEET
Z-1 SITE PLAN
Z-2 PROPERTY ADJOINERS
Z-3 ENLARGED SITE PLAN
Z-4 COMPOUND PLAN
Z-5 MONOPOLE ELEVATION
Z-6 EROSION AND SEDIMENT CONTROL DETAILS
Z-7 SITE DETAILS
Z-8 SIGNAGE PLAN
L-1 LANDSCAPE PLAN & DETAILS

REID
20026 LEHMANS MILL ROAD
HAGERSTOWN MD 21742

SEAL:



SUBMITTALS

Table with columns: DATE, DESCRIPTION, REV.
05-30-2024 ZONING PLAN REVIEW A
06-04-2024 ZONING 0
06-20-2024 FALL RADIUS / SITE NAME 1
07-02-2024 REVISE TOWER HEIGHT 2
10-01-2024 ADD OBSTRUCTION LIGHT 3

PROJECT TEAM

APPLICANT:

MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE TOWERS
12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190
MR. LEN FORKAS (703) 620-2555

ARCHITECT/ENGINEER:

ENTREX COMMUNICATION SERVICES, INC.
6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852
CAMILLE SHABSHAB (202) 408-0960

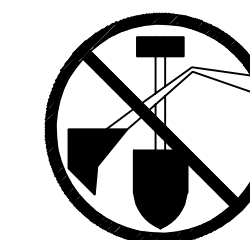
CODE COMPLIANCE

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

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ANSI/TIA-222-H

DRAWING APPROVALS

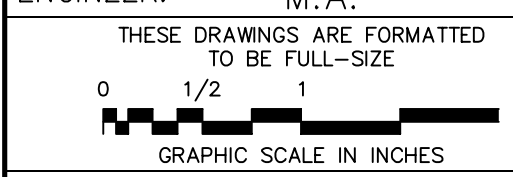
Table with columns: SIGNATURE, DATE. Rows for OWNER REPRESENTATIVE, SITE ACQUISITION, CONSTRUCTION MANAGER, ZONING, RF ENGINEER.



CALL UTILITIES NOTIFICATION MISS UTILITY
1-800-257-7777
3 WORKING DAYS PRIOR TO DIGGING



PROJECT NO: 1050.437
DESIGNER: C.S.
ENGINEER: M.A.



TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP
SCALE: 1" = 1,000'
TRUE NORTH

SITE INFORMATION & NOTES

JURISDICTION: WASHINGTON COUNTY, MARYLAND
 ZONING: A (R)
 TAX ACCOUNT NUMBER: 09-001700
 MAP/GRID PARCEL: 0011/0022/0013
 PARCEL AREA: 225.2500 ACRES
 PARCEL OWNER: COOL BROOKS LANDS LLC
 OWNER ADDRESS: 20026 LEHMANS MILL RD, HAGERSTOWN MD 21742
 GROUND ELEVATION: 623.0' NAVD88
 LATITUDE: N 39° 42' 32.782"
 LONGITUDE: W 77° 40' 14.495"

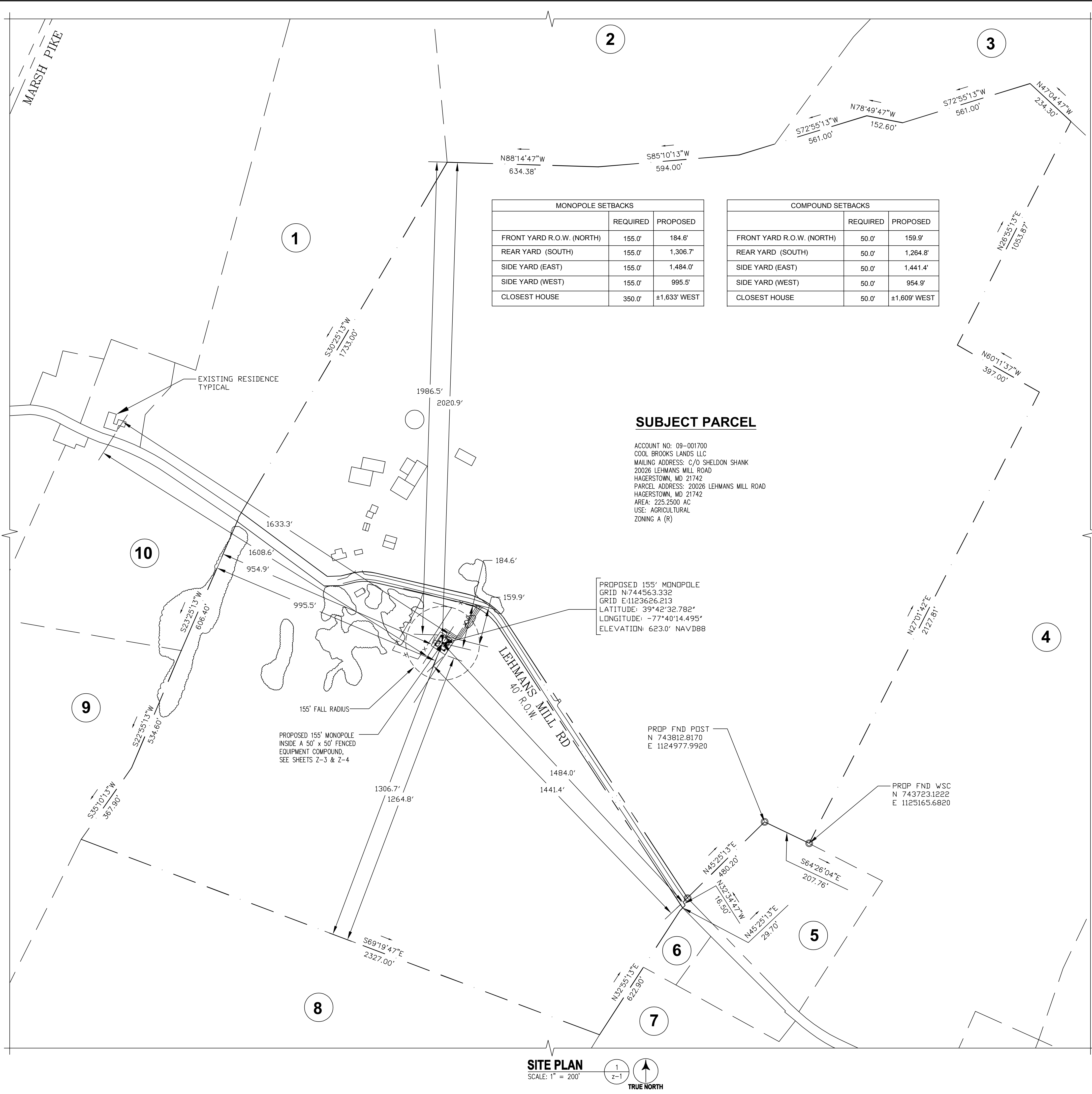
- THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CARTER SPECIAL PLANNING AREA, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT
- THE SITE IS LOCATED MORE THAN 350' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.
- THE CLOSEST EXISTING TOWER IS A 199' US CELLULAR MONOPOLE, LOCATED APPROXIMATELY 2.54 MI SOUTH-SOUTHWEST (COORDINATES: 39.66494, -77.66750)
- NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF WASHINGTON COUNTY, MD, COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 24043C0133D, EFFECTIVE AUGUST 15, 2017.

LEGEND

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

LINE TYPES

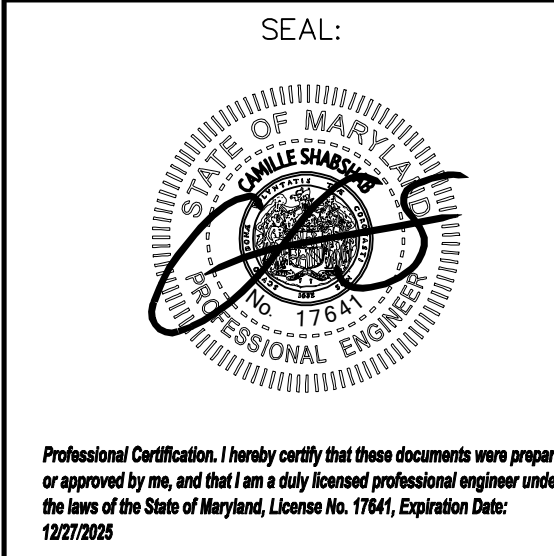
- BOUNDARY LINE - SUBJECT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE - CHAIN
- OVERHEAD UTILITY LINE
- TREE OR VEGETATION LINE



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 SUITE 430
 ROCKVILLE, MD 20852
 PHONE: (202) 408-0960



REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742



SUBMITTALS

DATE	DESCRIPTION	REV.
05-30-2024	ZONING PLAN REVIEW	A
06-04-2024	ZONING	0
06-20-2024	FALL RADIUS / SITE NAME	1
07-02-2024	REVISE TOWER HEIGHT	2
10-01-2024	ADD OBSTRUCTION LIGHT	3

PROJECT NO: 1050.437
 DESIGNER: R.S.
 ENGINEER: C.S.

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

SITE PLAN

SHEET NUMBER:

Z-1

SUBJECT PARCEL

ACCOUNT NO: 09-001700
N/F
COOL BROOK LANDS INC
MAILING ADDRESS: C/O SHELDON SHANK
20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 225.2500 AC
PRESENT USE: AGRICULTURAL
ZONING A (R)

ADJOINERS

1

ACCOUNT NO: 09-014446
N/F
HORST LLOYD E & BETTY JANE
MAILING ADDRESS: 4442 SHEELY RD
WAYNESBORO, PA 17268
PARCEL ADDRESS: LEHMANS MILL RD
HAGERSTOWN, MD 21742
AREA: 40.6900 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

7

ACCOUNT NO: 09-001719
N/F
SHANKI I DAVID L/E
MAILING ADDRESS: 20225 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20225 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 77.3800 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

2

ACCOUNT NO: 09-007938
N/F
PRIEST GERALD L & HEIDI M
MAILING ADDRESS: 20207 MARSH HAVEN LN
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20207 MARSH HAVEN LN
HAGERSTOWN, MD 21742
AREA: 107.0000 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

8

ACCOUNT NO: 09-006257
N/F
H LYNN MARTIN IRREVOCABLE TRUST ETAL CLIFFORD E MARTIN IRREVOCABLE TRUST
MAILING ADDRESS: 15625 PENNSYLVANIA AVE
GREENCASTLE, PA 17225
PARCEL ADDRESS: 14035 MARSH PIKE
HAGERSTOWN, MD 21742
AREA: 100.0000 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

3

ACCOUNT NO: 09-006338
N/F
HORST HAROLD L & JUDITH A
MAILING ADDRESS: 20612 LEITERS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20322 MARSH HAVEN LANE
HAGERSTOWN, MD 21742
AREA: 81.2700 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

9

ACCOUNT NO: 09-006176
N/F
KENNETH MARTIN FARMS
MAILING ADDRESS: 4847 IRON BRIDGE ROAD
WAYNESBORO, PA 17268
PARCEL ADDRESS: 14249 MARSH PIKE
HAGERSTOWN, MD 21742
AREA: 115.2700 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

4

ACCOUNT NO: 09-004432
N/F
HORST JACOB E & MAY A
MAILING ADDRESS: 20807 LEITERS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20224 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 94.0000 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

10

ACCOUNT NO: 09-006249
N/F
MARTIN GARY R & ESTHER M
MAILING ADDRESS: 19717 REIDTOWN ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 13.8200 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

5

ACCOUNT NO: 09-009027
N/F
REEVES MARCO O MONNETT EVELYN R
MAILING ADDRESS: 13063 HAWKINS CIRCLE
HAGERSTOWN, MD 21742
PARCEL ADDRESS: LEHMAN MILL ROAD
HAGERSTOWN, MD 21742
AREA: 8.0500 AC
PRESENT USE: RESIDENTIAL
ZONING: A(R)

6

ACCOUNT NO: 09-000968
N/F
FILUCCI JULIE K YEATES STEPHEN J
MAILING ADDRESS: 20205 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20205 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 41,120 SF
PRESENT USE: RESIDENTIAL
ZONING A(R)



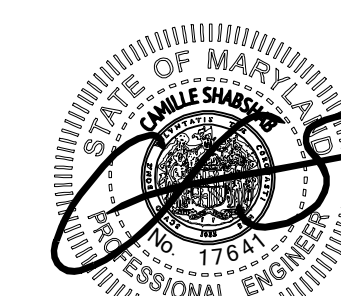
6100 EXECUTIVE BLVD.
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ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:

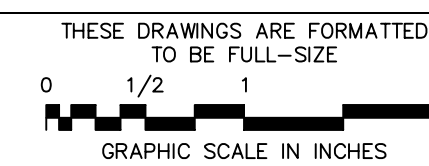


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2024

SUBMITTALS

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PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

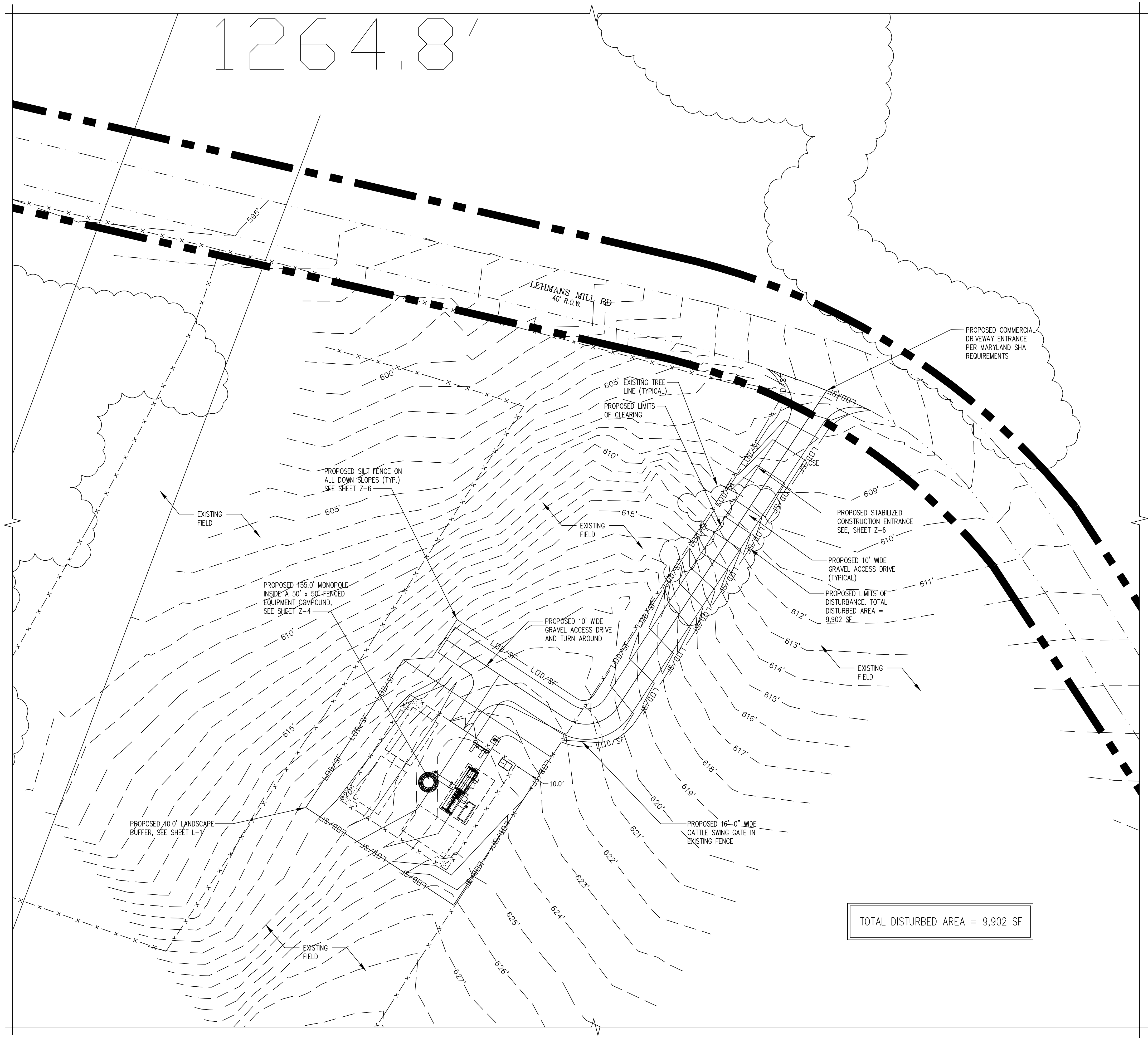


SHEET TITLE:

PROPERTY
ADJOINERS

SHEET NUMBER:

Z-2



LINE TYPES

BOUNDARY LINE - SUBJECT PARCEL
UNSURVEYED LINE - BOUNDARY OF ADJOINERS
EASEMENT BOUNDARY
RIGHT OF WAY BOUNDARY
EDGE OF ASPHALT
EDGE OF GRAVEL
CURB
FENCE LINE - CHAIN
1' CONTOUR LINE
5' CONTOUR LINE
OVERHEAD UTILITY LINE
SWALE
TREE OR VEGETATION LINE
PROPOSED EDGE OF ASPHALT
PROPOSED EDGE OF CONCRETE
PROPOSED EDGE OF GRAVEL
FENCE LINE - CHAIN
PROPOSED 1' CONTOUR LINE
PROPOSED 5' CONTOUR LINE

LIMITS OF DISTURBANCE
SILT FENCE
TREE PROTECTION FENCE

TOTAL DISTURBED AREA = 9,902 SF

ENLARGED SITE PLAN
SCALE: 1" = 20'

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PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

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0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

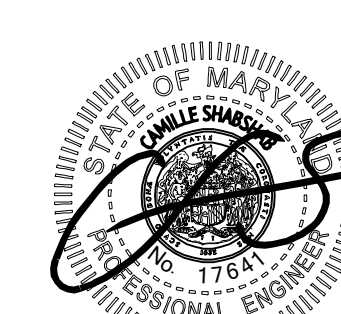
ENLARGED SITE PLAN

SHEET NUMBER:

Z-3



SEAL:



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SUBMITTALS

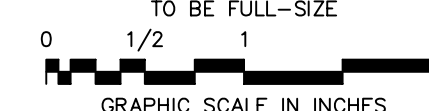
DATE	DESCRIPTION	REV.
05-30-2024	ZONING PLAN REVIEW	A
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PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE



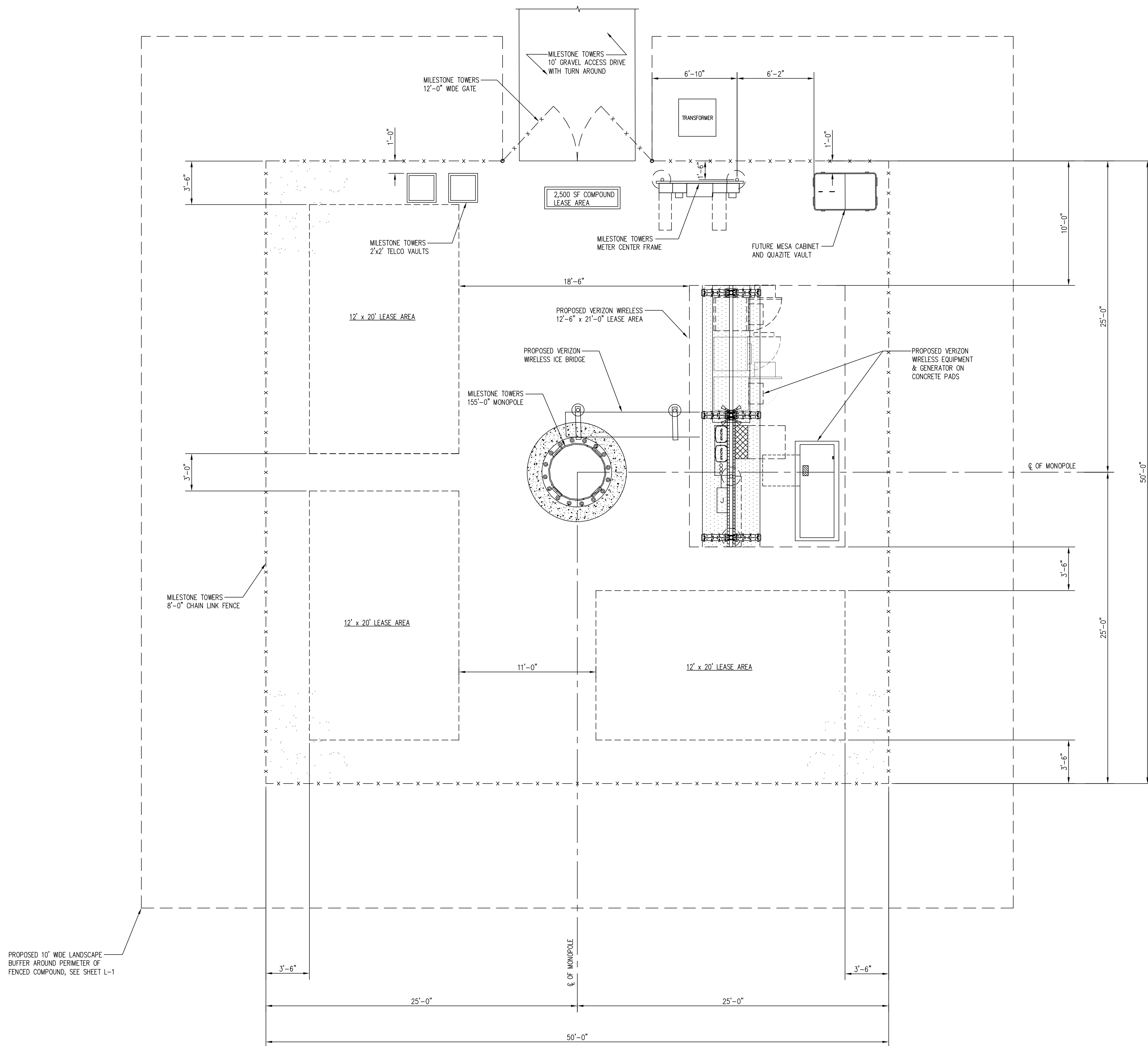
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN

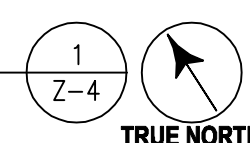
SHEET NUMBER:

Z-4

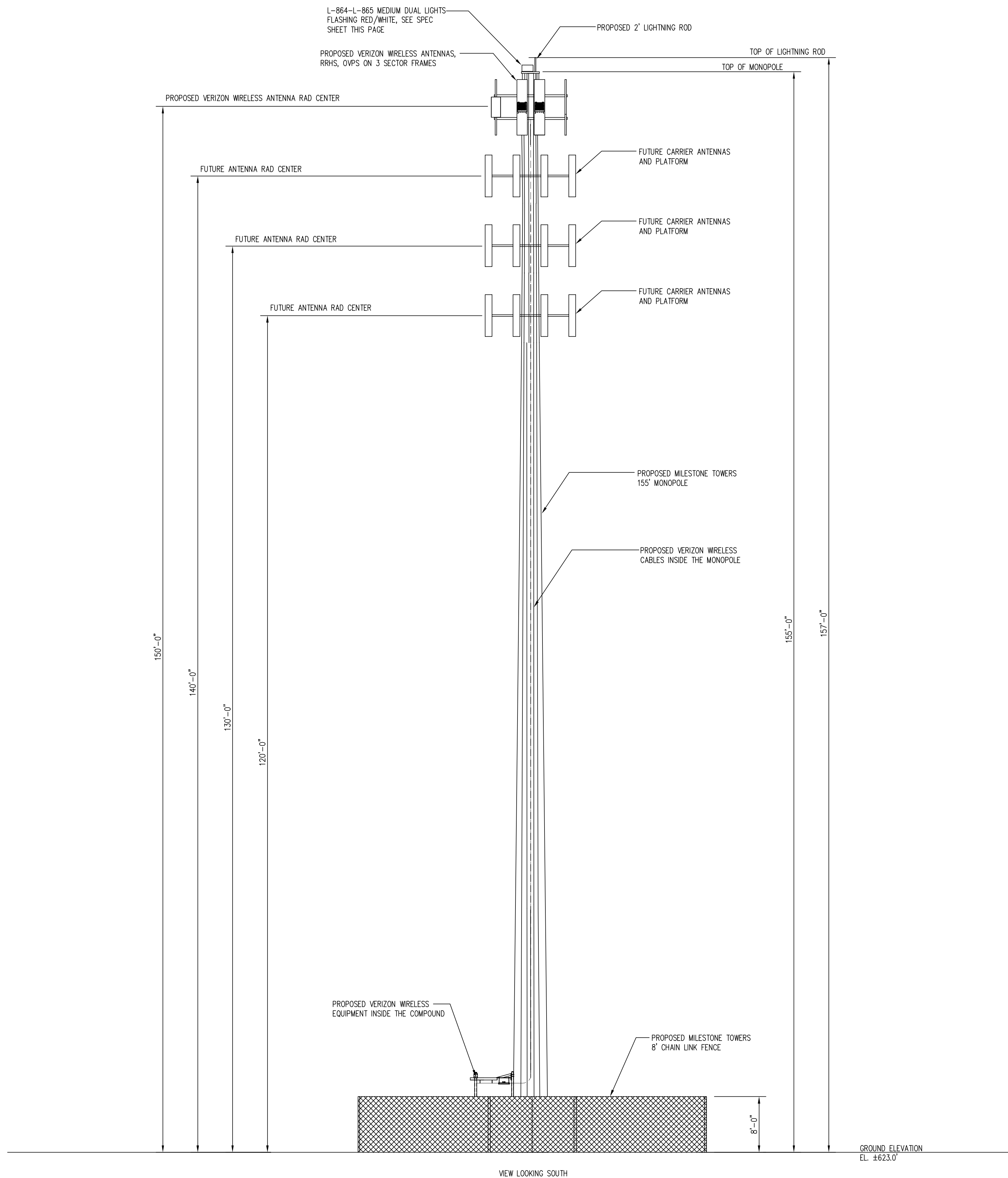


COMPOUND PLAN

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



TRUE NORTH



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


1
Z-5

DESIGN NOTES

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

Dialight Obstruction | Dual Strobe

Vigilant® LED Strobe
Medium Intensity (White/Red)



Mechanical Information:

- Height: 37.24 (9.43)
- Mounting Details: 36-18-17AA-5 3/4x5-11 Indipatent
- Impact Rating: 100
- Protection Rating: IP65
- Included Hardware: 1/2" x 1/2" x 1/2" mounting kit (2x4x4x4x4)
- Cable Entry Size: 1/2" (1/2")
- Aerodynamic Wind Area: 0.38'

Electrical Specifications:

- Operating Temperature: -10°C to +40°C (-10°F to +100°F)
- Power Factor: 0.95
- Power Consumption:
 - Day (White): 34 W (Input = 75 W)
 - Night (Red): 34 W (Input = 75 W)
 - Night (Red & White): 68 W (Input = 150 W)
- Input Current: 1.50 A (75 W) (Red); 1.50 A (75 W) (White); 3.00 A (150 W) (Red & White)

Construction:

- Housing Material: Powder coated, anodized aluminum
- Lens Hardware: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- Mounting (Two Sides): 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- Labeling: 1/2" x 1/2" x 1/2"

Photometric Information:

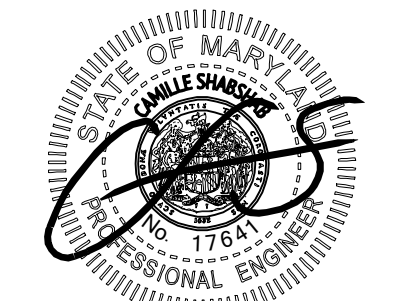
- Flash Intensity (mcd):
 - Day (White): 2000 (10)
 - Night (Red): 2000 (10)
 - IR Wavelengths: 850 (10)
- Flash Rate:
 - Day (White): 4: 100 per 10 s
 - Night (Red): 4: 100 per 10 s
 - IR Pulse Rate: 2000 (10) per 10 s
- Expected Lamp Life: 100,000 hours (typical) (100,000)

2

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SUBMITTALS

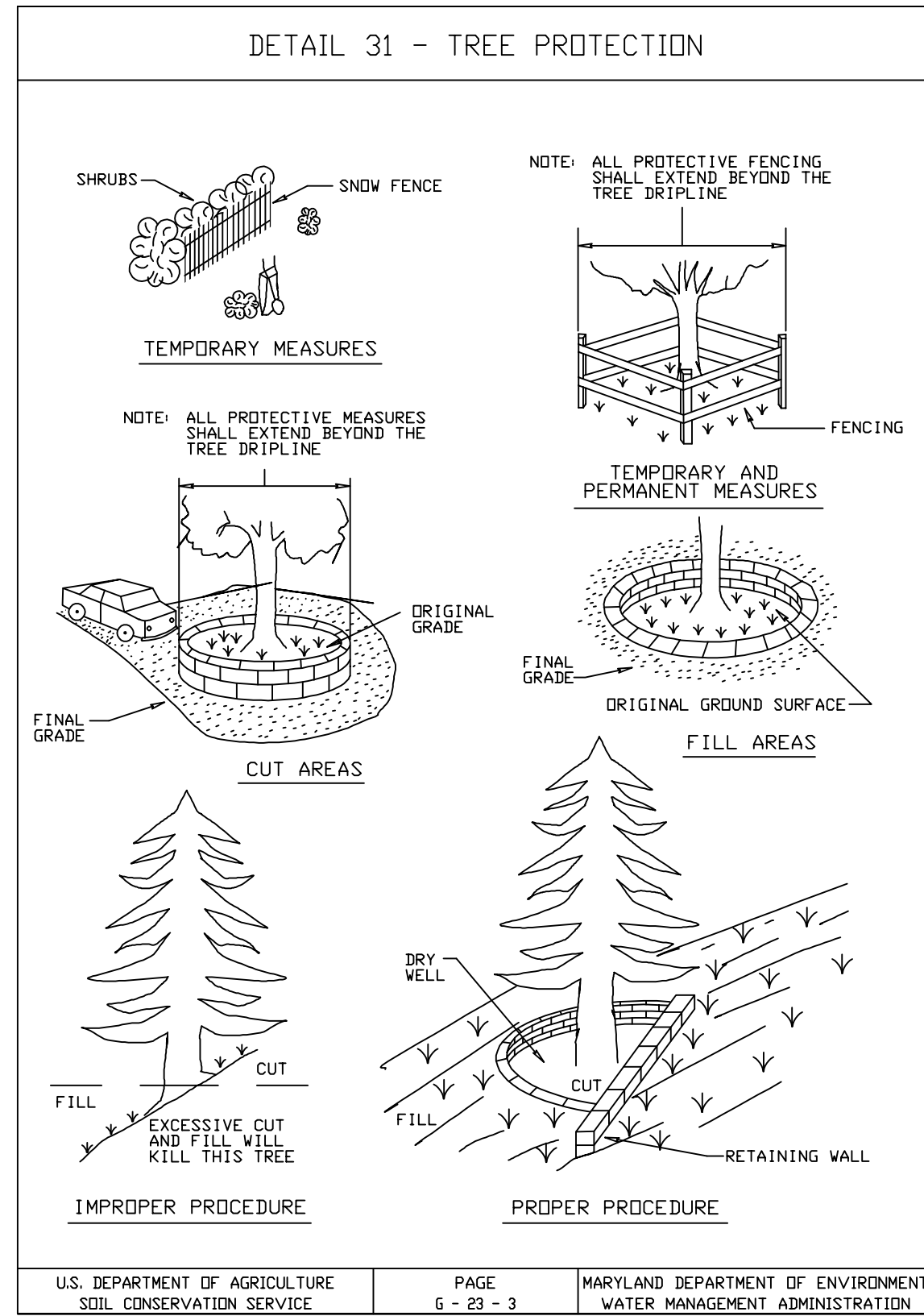
DATE	DESCRIPTION	REV.
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PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES
SHEET TITLE:

MONOPOLE ELEVATION

SHEET NUMBER:

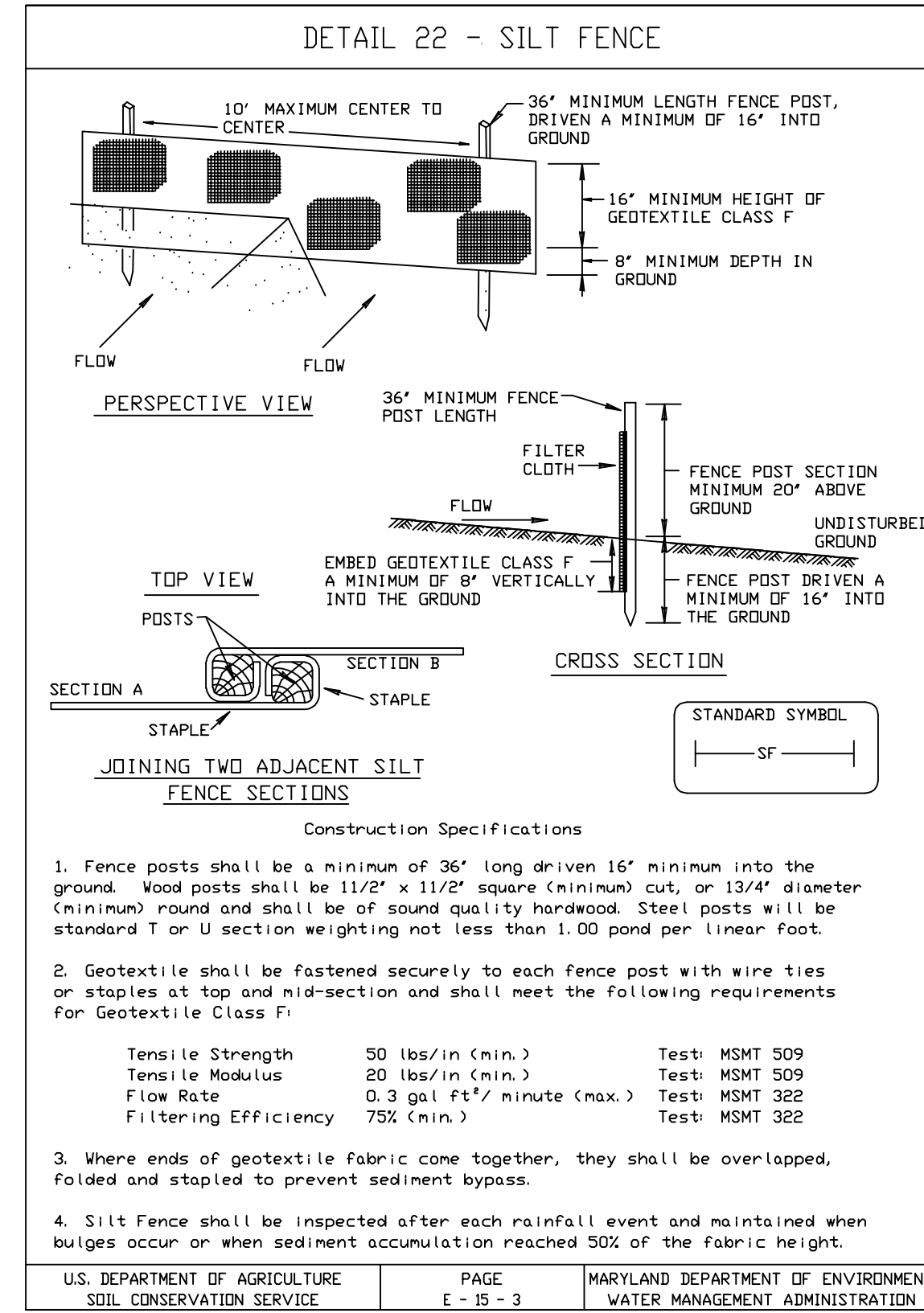
Z-5



TREE PROTECTION FENCE DETAIL

SCALE: N.T.S.

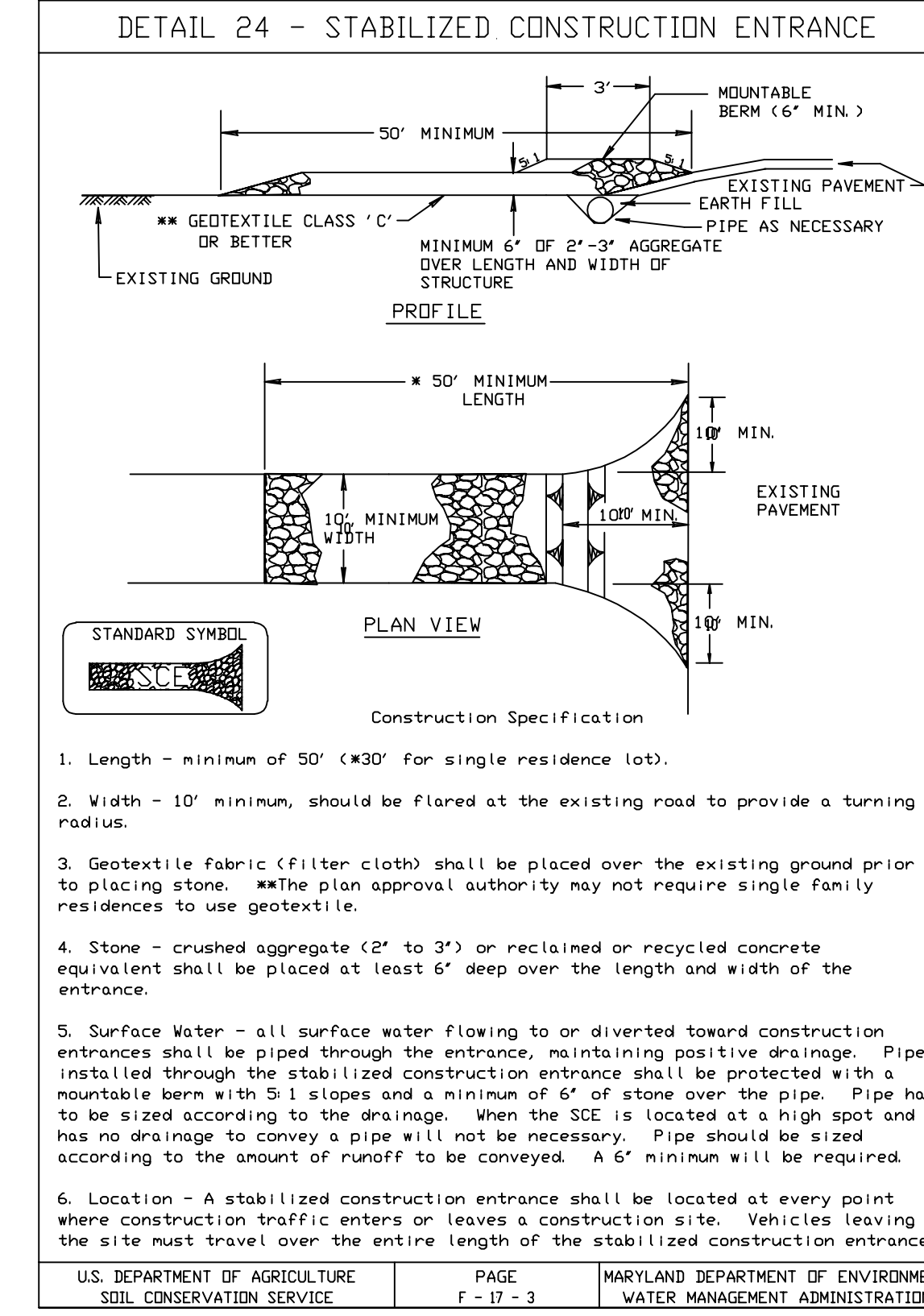
1
Z-6



SILT FENCE DETAIL

SCALE: N.T.S.

2
Z-6



STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.

3
Z-6



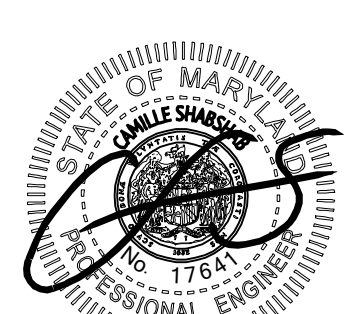
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PHONE: (202) 408-0960



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Towers**

**REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742**

SEAL:



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PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

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0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

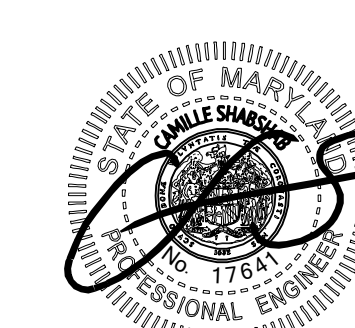
**EROSION AND
SEDIMENT CONTROL
DETAILS**

SHEET NUMBER:

Z-6



SEAL:



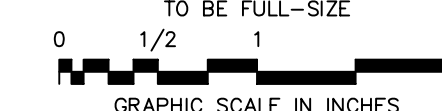
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PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

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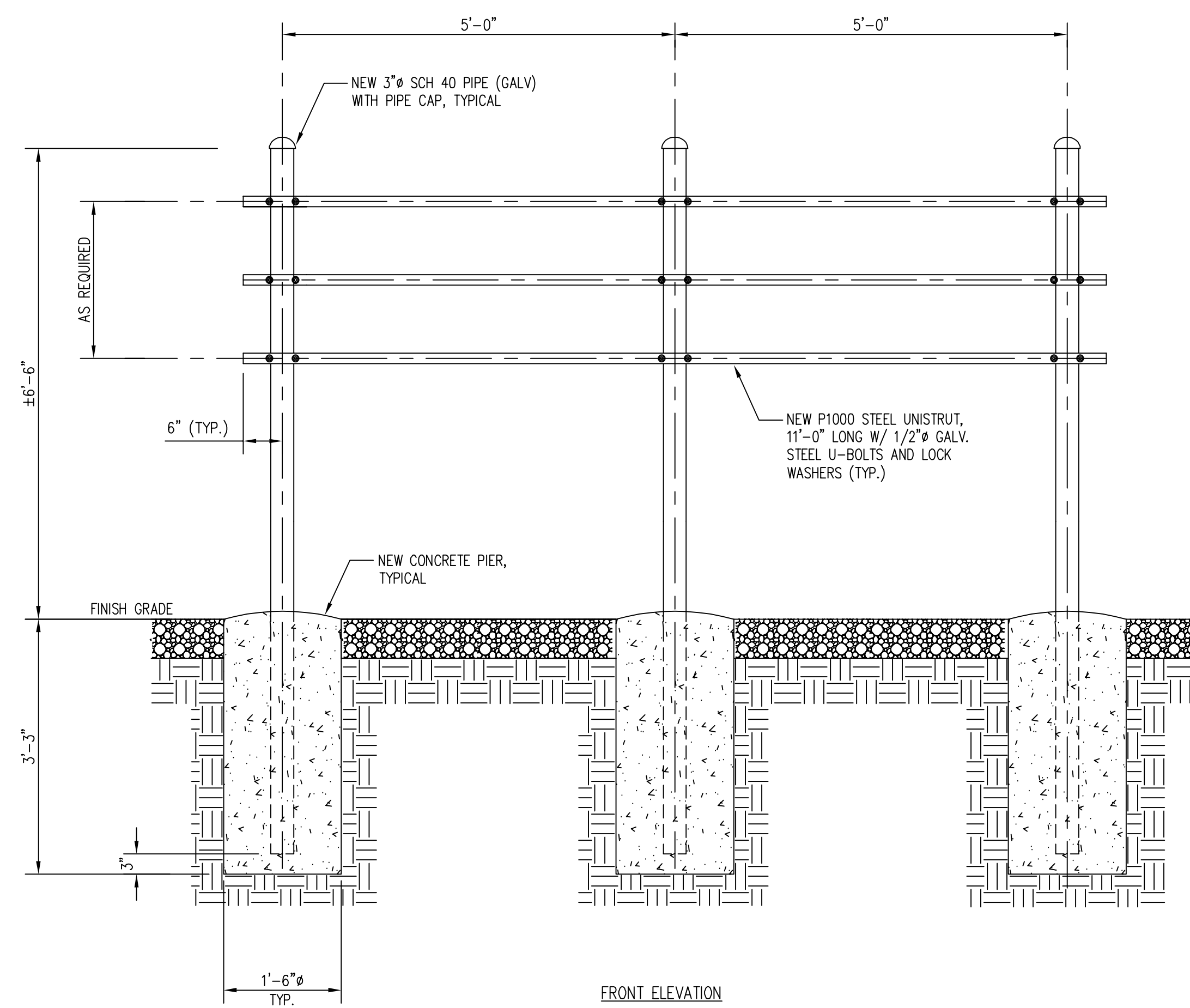


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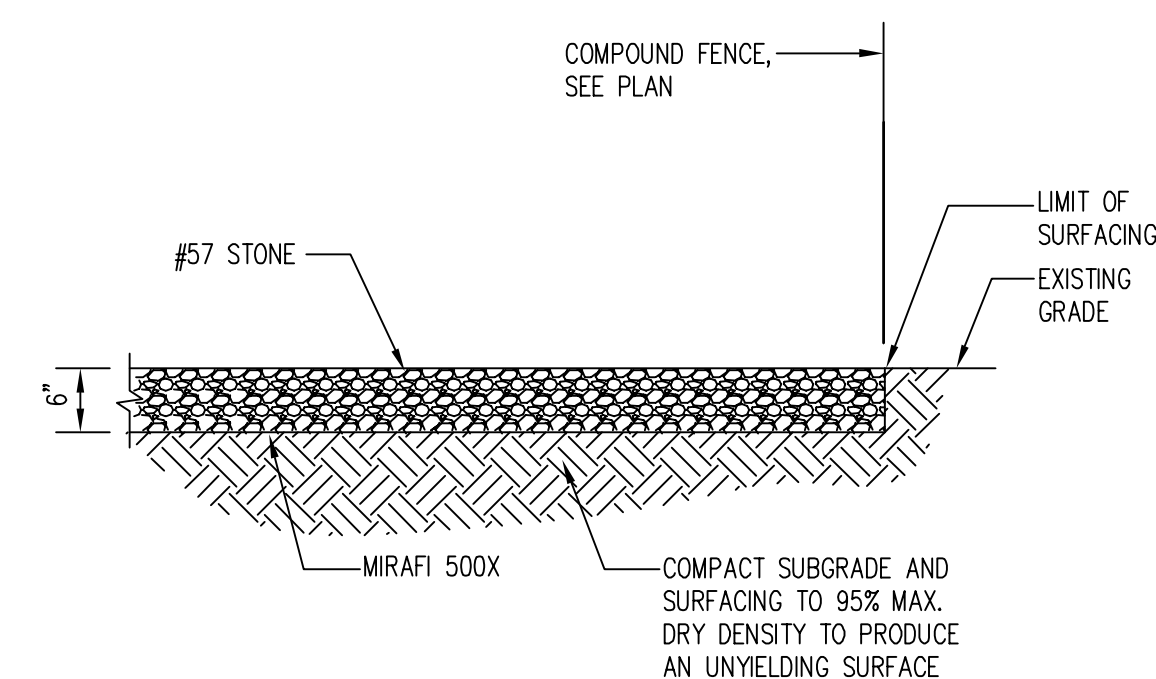
SITE DETAILS

SHEET NUMBER:

Z-7

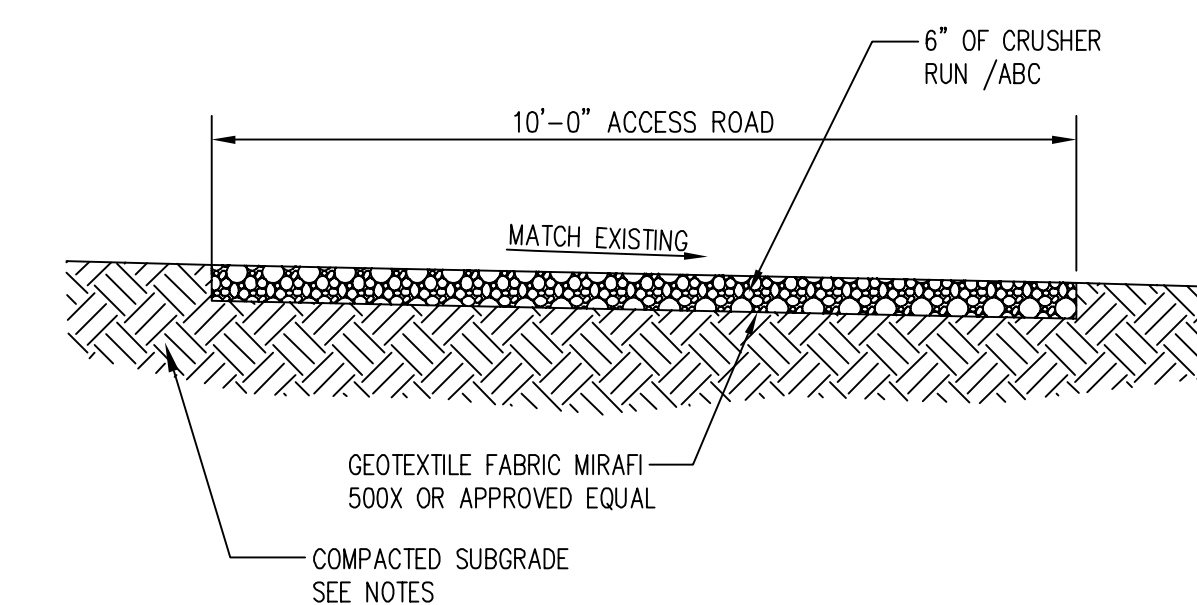


UTILITY FRAME DETAIL
SCALE: 3/4"=1'-0"



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

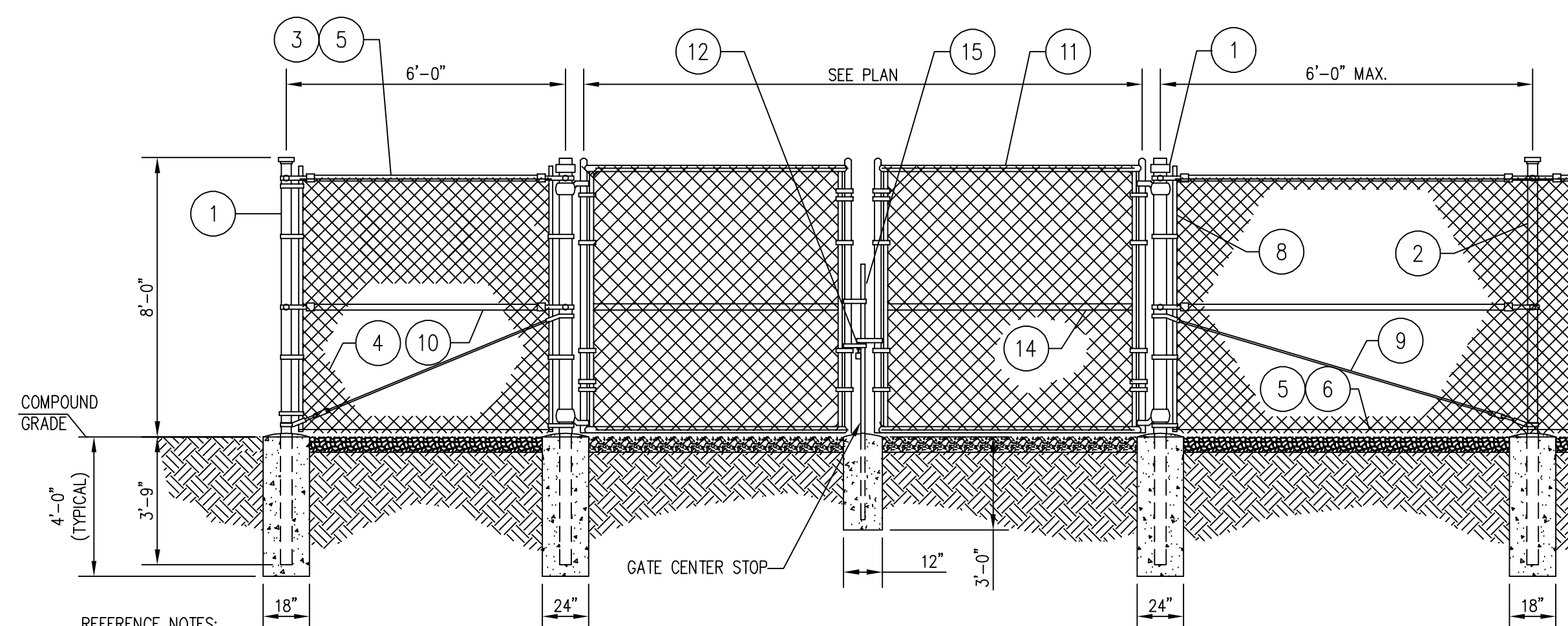
COMPOUND SURFACING DETAIL
SCALE: 1"=1'-0"



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

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

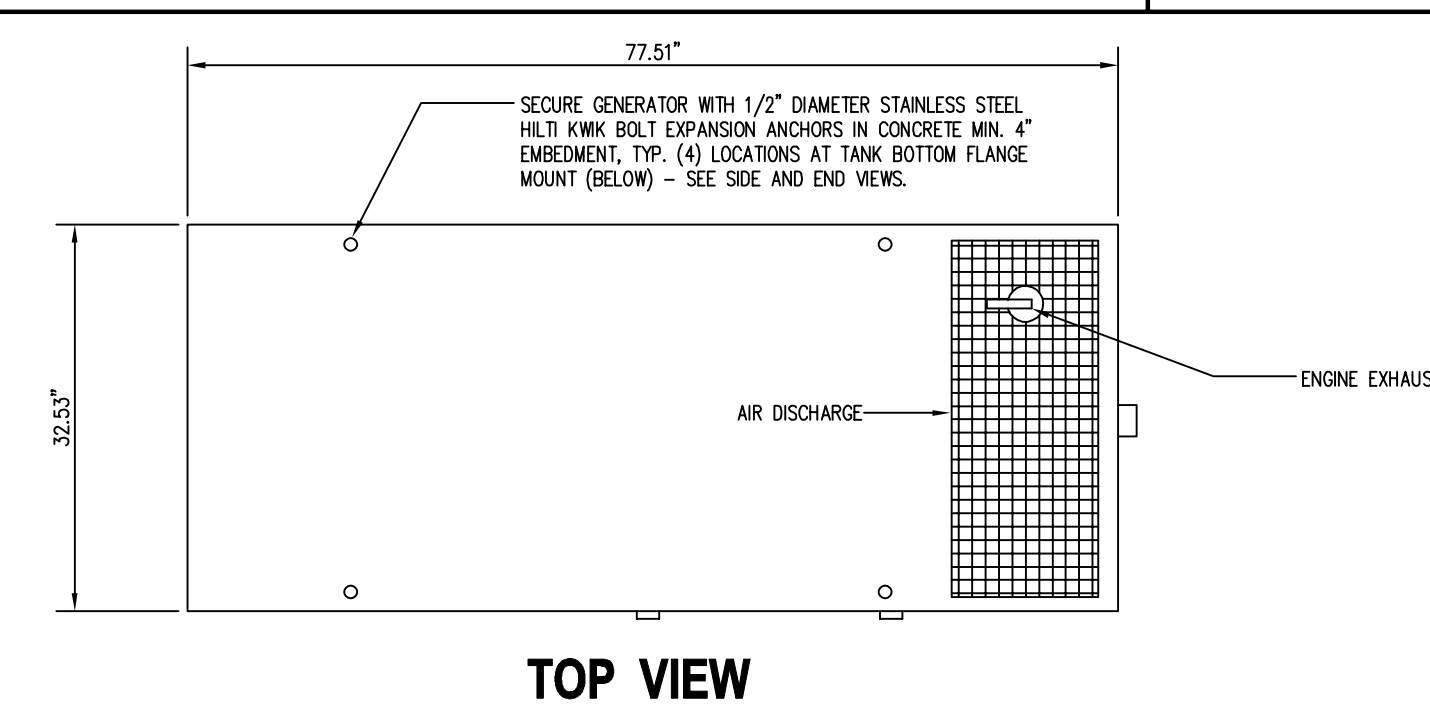
GRAVEL ACCESS ROAD DETAIL
SCALE: N.T.S.



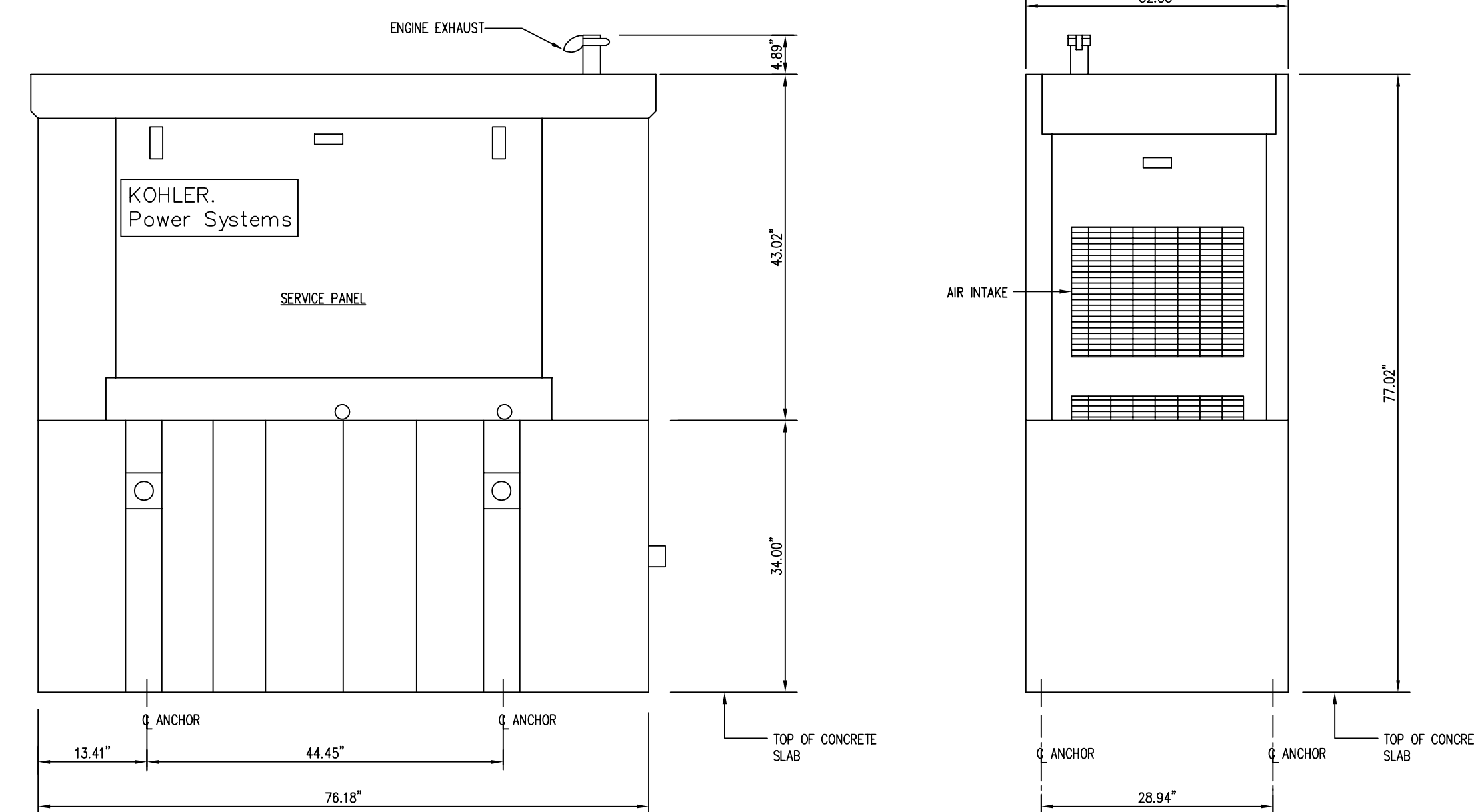
- REFERENCE NOTES:
- GATE POST: 6" NOMINAL SCHEDULE 40 PIPE. CORNER, END OR PULL POST: 4" NOMINAL SCHEDULE 40 PIPE.
 - LINE POST: 3" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 6'-0" O.C.
 - TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
 - FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
 - TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
 - TENSION WIRE: 9 GA. GALVANIZED STEEL.
 - NOT USED
 - STRETCHER BAR.

- GENERAL NOTES:
- INSTALL FENCING PER ASTM F-567
 - INSTALL SWING GATES PER ASTM F-900
 - FENCE PIPE AND COMPONENTS SHALL BE GALVANIZED.
 - GATE FRAMES SHALL BE WELDED. WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
 - POSTS SHALL HAVE END-CAPS.
 - GATES SHALL HAVE LOCKING HARDWARE.
 - PROVIDE GATE STOPS TO SECURE GATES IN OPEN POSITION.
 - 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
 - FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
 - GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
 - STYMIE MULTI-LOCKING DEVICE W/ KNOX PAD LOCK
 - NOT USED
 - GATE FRAME BRACE: 1 5/8" DIAMETER.
 - CENTER GATE STOP

GALVANIZED STEEL FENCE AND GATE DETAIL
SCALE: N.T.S.



TOP VIEW



RIGHT SIDE VIEW

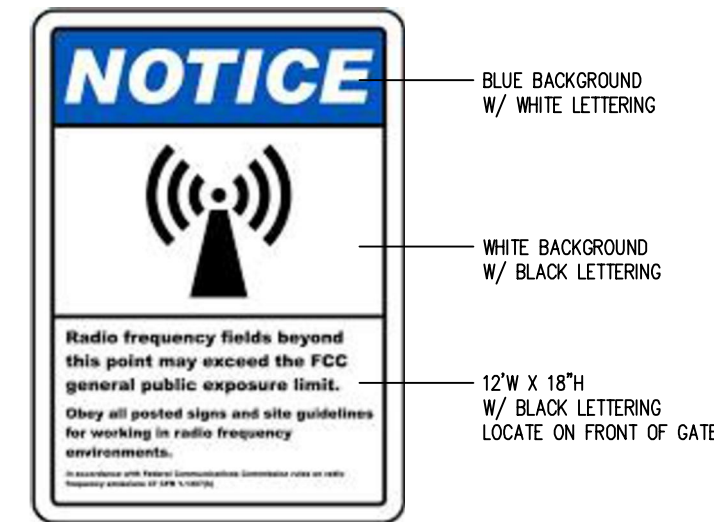
END VIEW

GENERATOR DETAILS
SCALE: 3/4"=1'-0"

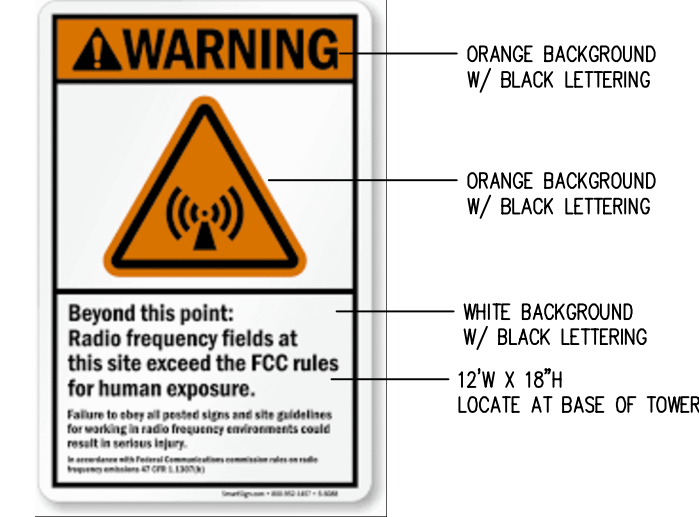
SITE SIGNAGE DETAILS



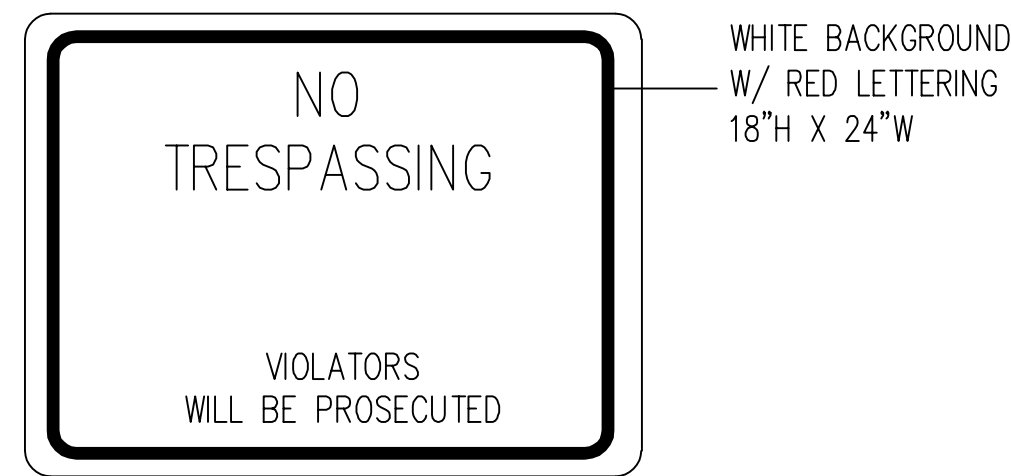
MARKETING / ID SIGN 1
SCALE: N.T.S. Z-8



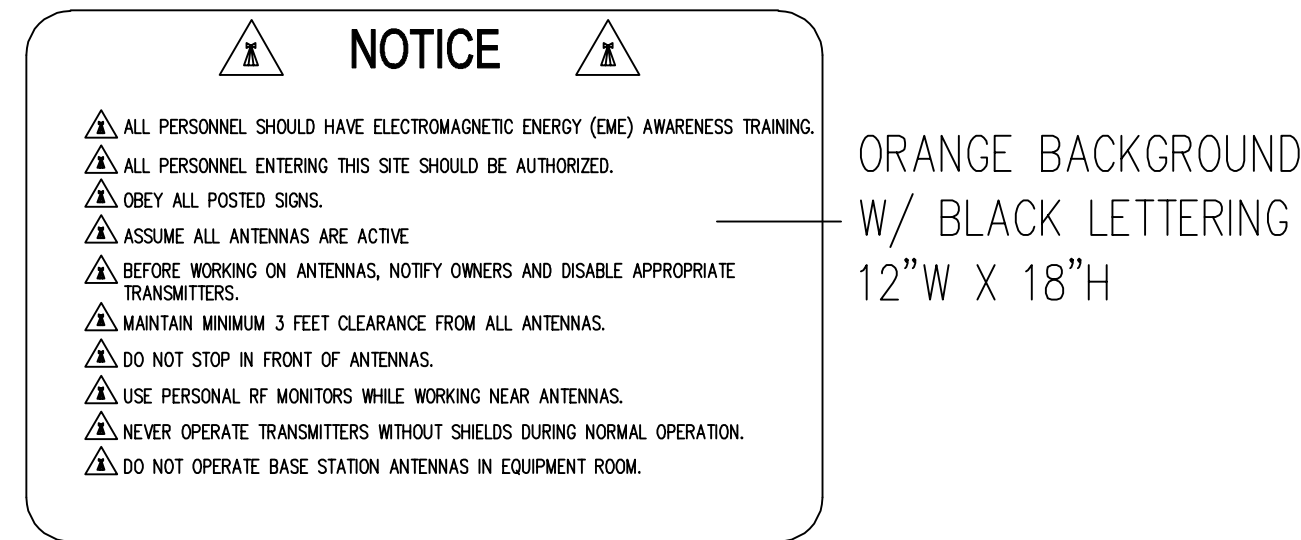
RF NOTICE SIGN 3
SCALE: N.T.S. Z-8



RF WARNING SIGN 5
SCALE: N.T.S. Z-8

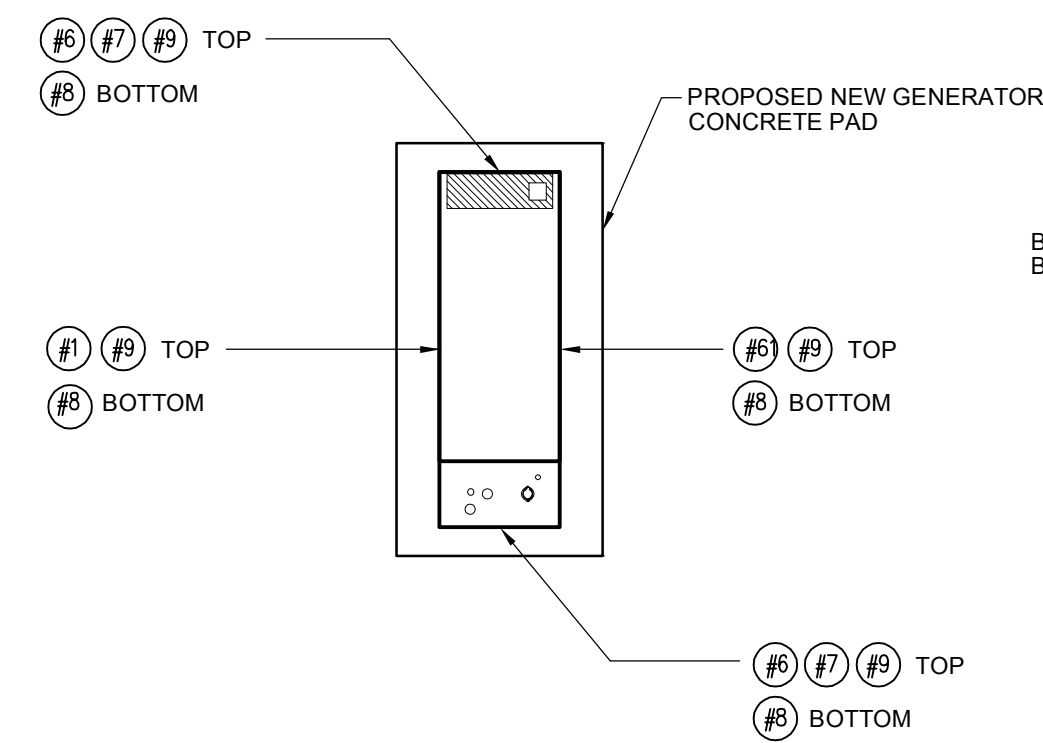


NO TRESPASSING SIGN 2
SCALE: N.T.S. Z-8

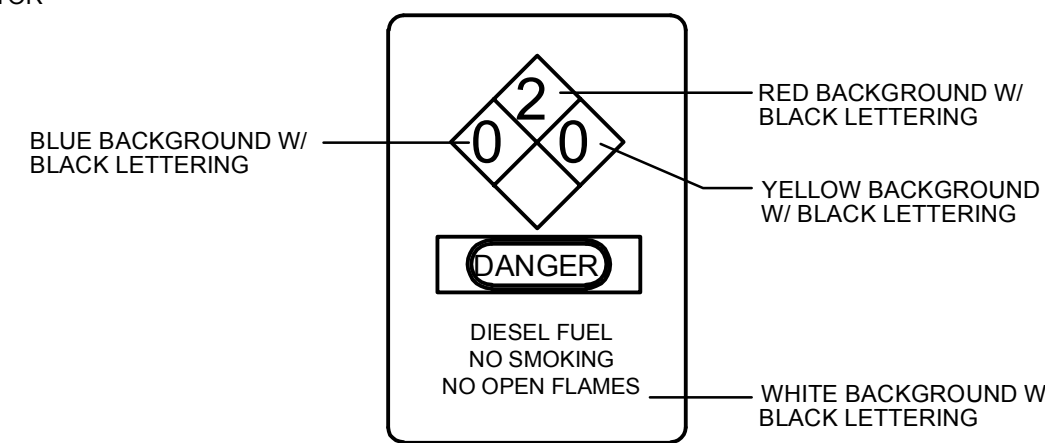


RF NOTICE SIGN 2 4
SCALE: N.T.S. Z-8

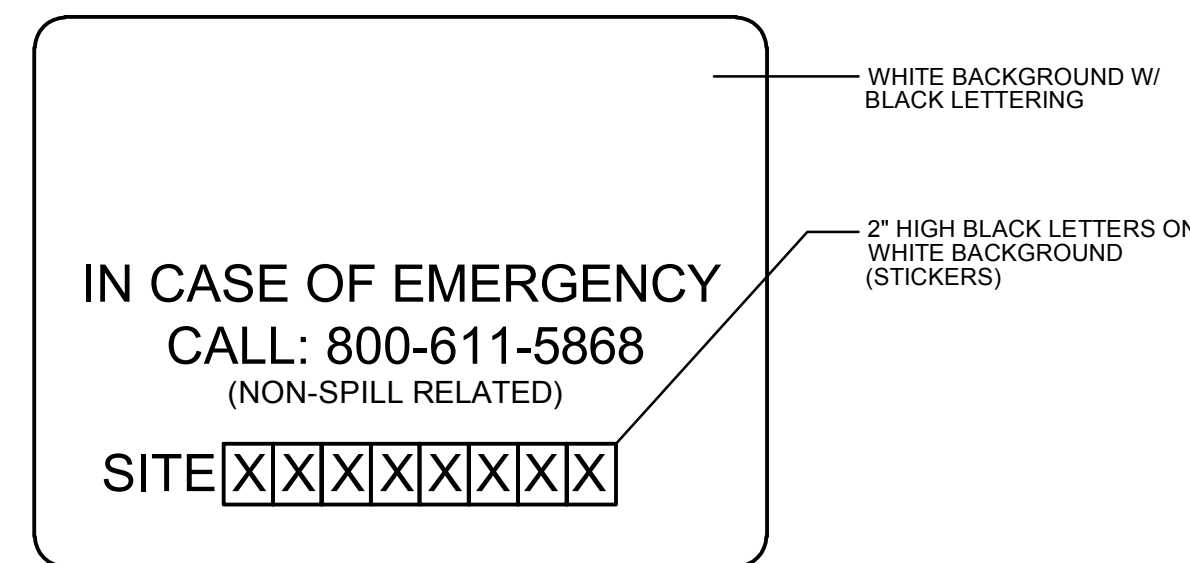
GENERATOR SIGNAGE DETAILS



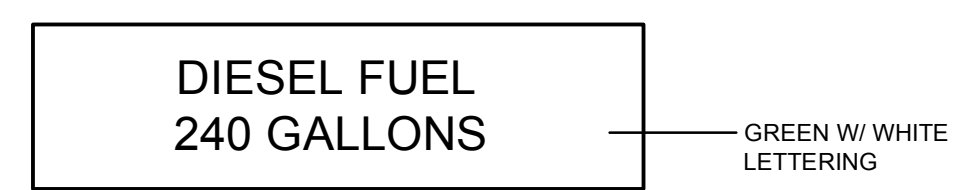
SIGN KEY PLAN
SCALE: N.T.S.



SIGN DIMENSIONS: 4" WIDE X 14" HIGH
DANGER - DIESEL FUEL - SIGN #1 6
SCALE: N.T.S. Z-8



SIGN DIMENSIONS: 20" WIDE X 14" HIGH
SITE ID - SIGN #2 7
SCALE: N.T.S. Z-8



SIGN DIMENSIONS: 30" WIDE X 12" HIGH
FUEL TANK - SIGN #3 8
SCALE: N.T.S. Z-8



SIGN DIMENSIONS: 8" WIDE X 4" HIGH
EMERGENCY RESPONSE - SIGN #4 9
SCALE: N.T.S. Z-8

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

Milestone Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-30-2024	ZONING PLAN REVIEW	A
06-04-2024	ZONING	0
06-20-2024	FALL RADIUS / SITE NAME	1
07-02-2024	REVISE TOWER HEIGHT	2
10-01-2024	ADD OBSTRUCTION LIGHT	3

PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

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

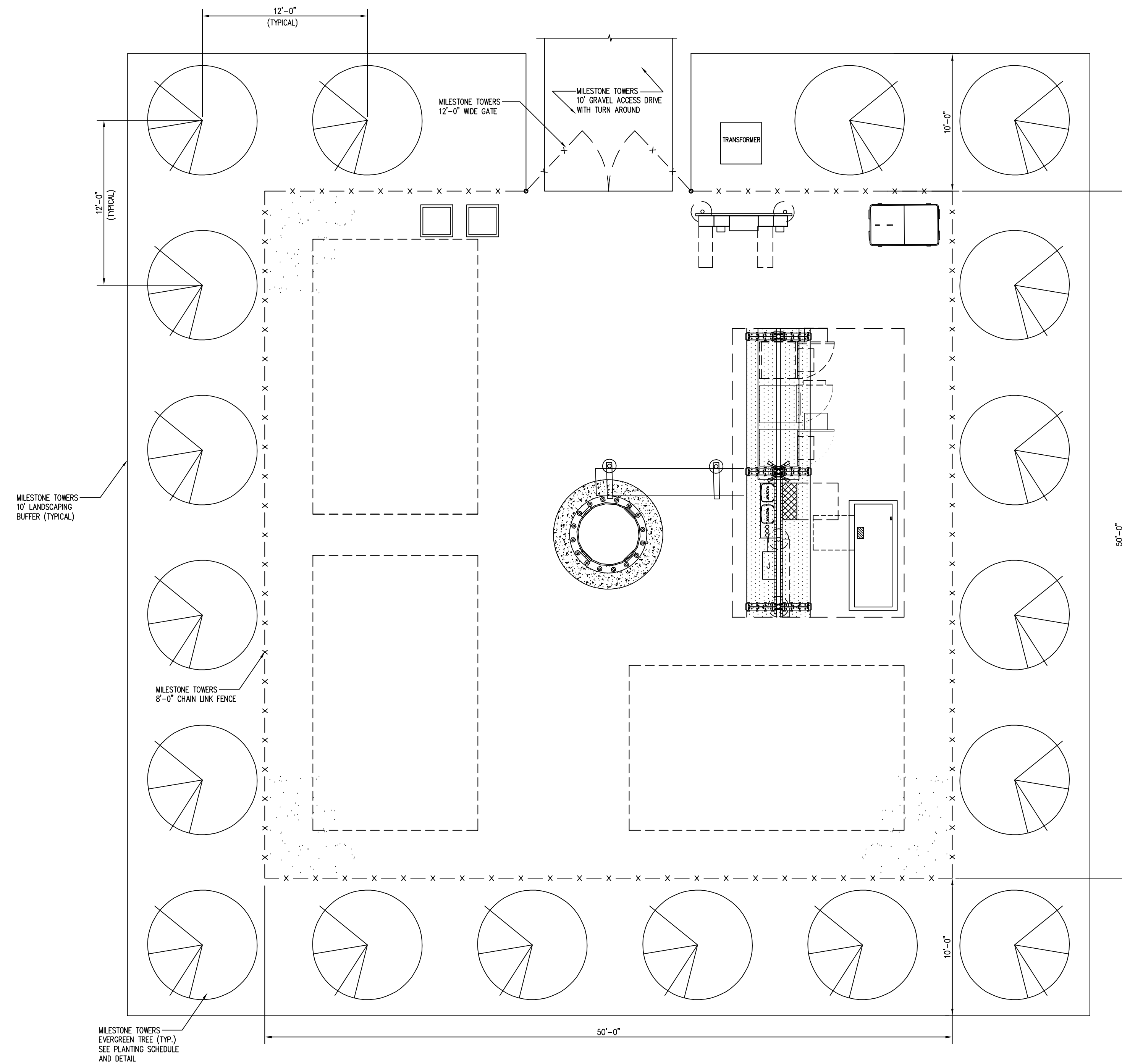
SHEET TITLE:

SIGNAGE

SHEET NUMBER:

Z-8

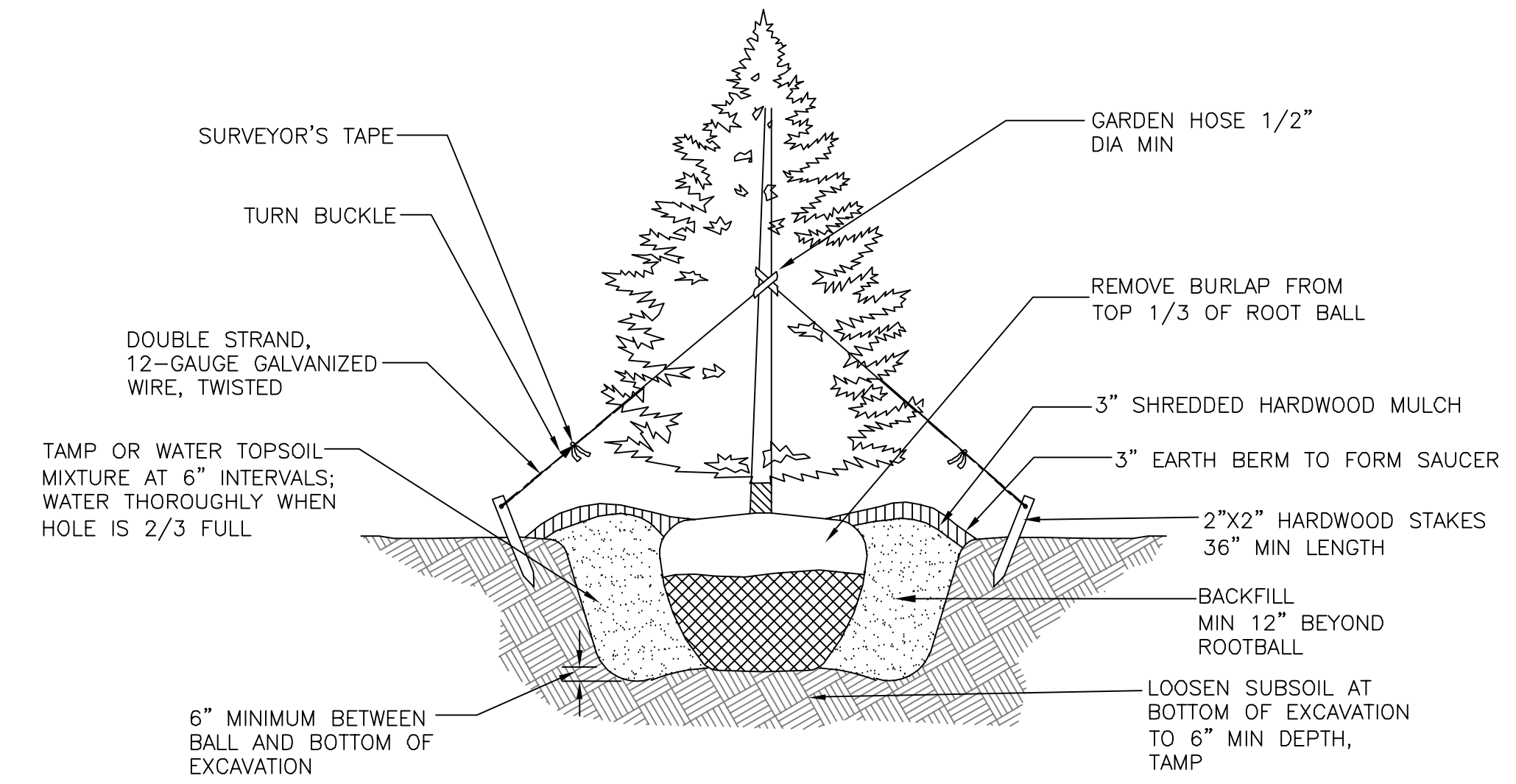
LANDSCAPE SCHEDULE								
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	BUFFER YARD QTY.	SIZE	TYPE	SPACING CENTER TO CENTER	HEIGHT AT MATURITY
	ILEX OPACA	AMERICAN HOLLY	EVERGREEN TREE	18	6'	CONT.	12'	40'



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

1
L-1

TRUE NORTH



TREE PLANTING DETAIL
SCALE: NOT TO SCALE

2
L-1

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

Milestone Towers

REID
20026 LEHMANS
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10-01-2024	ADD OBSTRUCTION LIGHT	3

PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:
LANDSCAPE PLAN & DETAILS

SHEET NUMBER:

L-1

Exhibit “2”

MILESTONE/ VERIZON WIRELESS-REID: ALTERNATIVE TOWERS AND STRUCTURES ANALYSIS

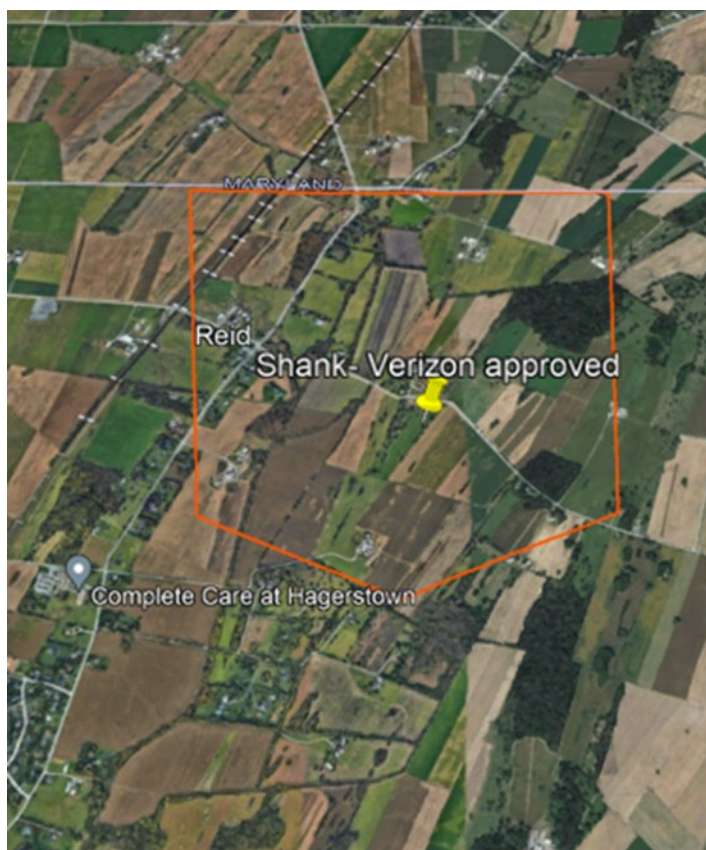
Site Address: 20026 Lehman Mills Road Hagerstown MD 217429

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

Section 4.22 5(a): 5. Proposed towers shall meet the following minimum separation requirements from existing towers or towers which have been issued a permit but are not yet constructed. (a) Monopole towers shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty feet.

Site Link reviewed the area and found no suitable existing tower or structure within the search polygon in which Verizon could collocate.

Image 1: Reid Search Area Map.



2.0 EXPANDED AREA OF SEARCH: NO EXISTING APPROPRIATE TALL STRUCTURES FOUND

Site Link conducted a search within an expanded search area outside of the RF polygon provided by the Verizon RF engineer. . Image 2.below depicts the expanded search area

examined by Site Link. No existing towers or other tall structures fit Verizon's requirements and coverage objectives. The Hege 72 Ft Silo is too short and too east for RF.

Image 2: Reid- Expanded Search Area Map candidates.



3.0 NEAREST EXISTING TOWERS

Site link identified the closest existing wireless facilities. There is a 128ft tall Eco Site (Vertical Bridge) Silo with a available RAD center of 105 ft that is 1.93 Miles from the proposed facility and is too far to the west. The coordinates below are approximate.



CONCLUSION:

To conclude, no existing towers/structures are close enough to the search area provided by Verizon Wireless for the collocation of its communication facilities. Site Link searched an expanded search area and found no suitable alternative towers or tall structures on which Verizon could collocate their equipment and meet their coverage objectives.

We confirm that the foregoing statement is correct.

Rick Novak

Rick Novak, Site Link Wireless

Exhibit “3”



STATE OF MARYLAND)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MATTHEW PENNING

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

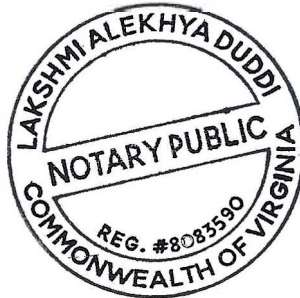
1. This affidavit is based on my knowledge and I am competent to testify regarding those things about which I have knowledge.
2. I am the Director of Development for Milestone Towers.
3. Milestone Towers will be applying to Washington County for a proposed telecommunications facility at 20026 Lehmans Mill Road, Hagerstown, MD 21742, the property of Cool Brook Lands Inc., Account # 09001700 for Verizon Wireless.
4. Pursuant to Section 4.22.6 of the Washington County Zoning Ordinance, I confirm and agree that one ten (10) foot space on the proposed tower will be specifically reserved for use by Washington County, and that other spaces will be made available to other future users, when possible.

Further affiant sayeth not.

Matthew Penning
Matthew Penning

SWORN to me this 10 day
of July 2024

[Signature]
Notary public for Heurden/Fairfax



[Signature]

My Commission Expires Feb 28, 2027

Exhibit “4”



Structural Design Report

155' Monopole

Site: Reed, MD

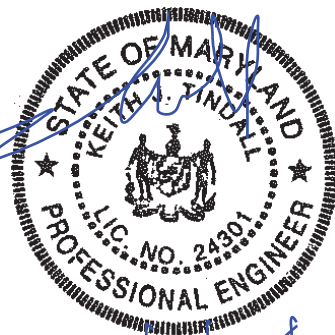
Prepared for: MILESTONE COMMUNICATIONS, INC.

by: Sabre Industries™

Job Number: 25-0551-JSS-R1

July 11, 2024

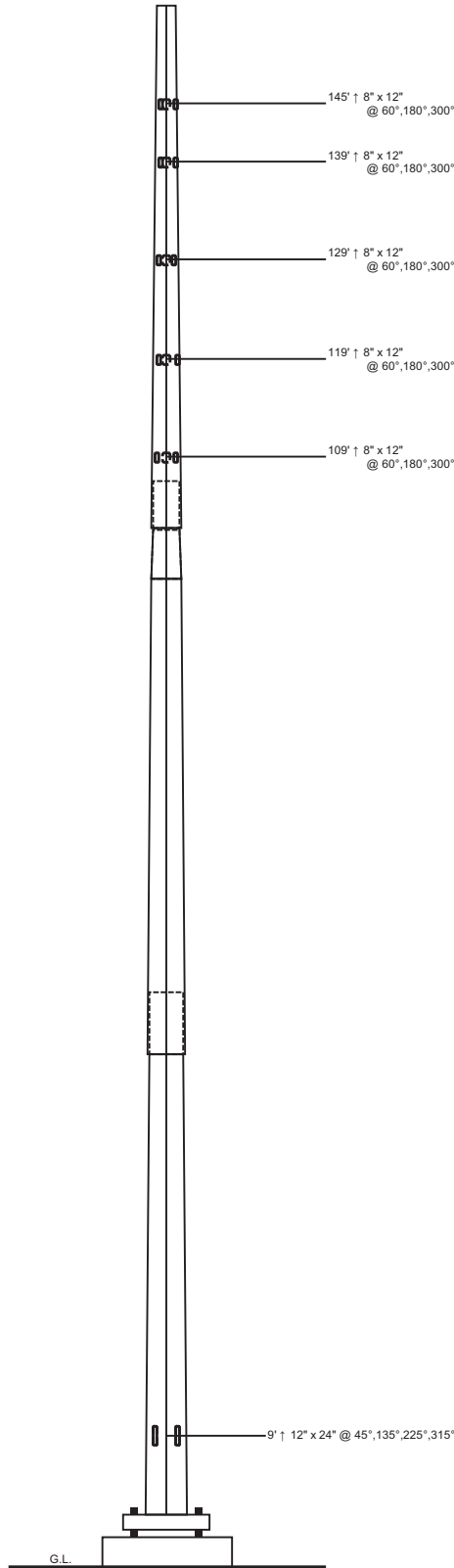
Monopole Profile.....	1
Pole Calculations.....	2-17



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.24301, Expiration Date: 5/24/2025

7/11/24

Length (ft)	53'-3"	53'-9"	10'-0"	53'-3"
Number Of Sides	18	3.8"	18	18
Thickness (in)	7/16"	3.8"	1/4"	1/4"
Lap Splice (ft)	6'-3"	33.65"	5'-0"	4'-9"
Top Diameter (in)	42.3"	44.29"	33.15"	24"
Bottom Diameter (in)	52.9"	14323	35.14"	34.6"
Taper (in/ft)		8879	0.199	
Grade		A572-65		
Weight (lbs)		985		4924
Overall Steel Height (ft)		154		



Designed Appurtenance Loading

Elev	Description	Tx-Line
157	(1) 2 sq. ft. EPA	
151	(1) 200 sq. ft. EPA, 7,000 lb Weight	(6) 1 5/8"
141	(1) 150 sq. ft. EPA, 4,500 lb Weight	(6) 1 5/8"
131	(1) 150 sq. ft. EPA, 4,500 lb Weight	(6) 1 5/8"
121	(1) 100 sq. ft. EPA (4500 lbs)	(6) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	112 mph
Wind Speed (Ice)	40 mph
Design Ice Thickness	1.00 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	624 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.121 g
1-sec Spectral Response, S1	0.042 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	59.26	38.96	4948.9	12.8	8.75
0.9 D + 1.0 Wo	44.48	39.14	4847.87	12.45	8.49
1.2 D + 1.0 Di + 1.0 Wi	91.06	8.05	1065.81	2.85	1.94
1.2 D + 1.0 Ev + 1.0 Eh	60.48	1.49	210.18	0.57	0.39
0.9 D - 1.0 Ev + 1.0 Eh	43.13	1.48	203.96	0.55	0.37
1.0 D + 1.0 Wo (Service @ 60 mph)	49.42	10.06	1264.57	3.32	2.24

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	65.5"	2.25"	59.75"	18	2.25"

Anchor Bolt Dimensions

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

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 5) Full Height Step Bolts
- 6) Tower Rating: 99.8%



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

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job:	25-0551-JSS-R1
Customer:	MILESTONE COMMUNICATIONS, INC.
Site Name:	Reed, MD
Description:	155' Monopole
Date:	7/11/2024
By:	TTW

Tel: (416) 736-7453 Fax: (416) 736-4372 Web: www.guymast.com

Processed under license at:

Sabre Towers and Poles on: 11 jul 2024 at: 11:51:11
 =====

155' Monopole / Reed, MD

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

POLE GEOMETRY
 =====

ELEV	SECTION	No.	OUTSIDE	THICK	RESISTANCES		SPLICE	...OVERLAP...		w/t
ft	NAME	SIDE	DIAM	-NESS	*Pn	*Mn	TYPE	LENGTH	RATIO	
			in	in	kip	ft-kip		ft		
154.0	A	18	24.37	0.250	1400.1	682.2				15.7
			34.16	0.250	1787.2	1228.1				
105.5	A/B	18	34.16	0.250	1787.2	1228.1	SLIP	4.75	1.67	
			34.63	0.250	1802.6	1255.8				
100.7	B	18	34.63	0.250	1802.6	1255.8				22.8
			34.67	0.250	1803.8	1258.0				
100.5	B/C	18	34.67	0.250	1803.8	1258.0	SLIP	5.00	1.73	
			35.18	0.375	3030.9	2130.3				
95.5	C	18	35.18	0.375	3030.9	2130.3				15.4
			43.70	0.375	3596.9	3153.6				
53.2	C/D	18	43.70	0.375	3596.9	3153.6	SLIP	6.25	1.72	
			44.23	0.438	4405.7	3898.6				
47.0	D	18	44.23	0.438	4405.7	3898.6				16.7
			53.71	0.438	5069.9	5468.0				
0.0										

POLE ASSEMBLY
 =====

SECTION	BASE	BOLTS AT BASE OF SECTION				CALC
NAME	ELEV	NUMBER	TYPE	DIAM	STRENGTH	BASE
	ft			in	ksi	ELEV
						ft
A	100.750	0	A325	0.00	92.0	100.750
B	95.500	0	A325	0.00	92.0	95.500
C	47.000	0	A325	0.00	92.0	47.000
D	0.000	0	A325	0.00	92.0	0.000

POLE SECTIONS
 =====

SECTION	No. of	LENGTH	OUTSIDE DIAMETER		BEND	MAT-	FLANGE ID		FLANGE WELD	
NAME	SIDES		BOT	TOP	RAD	ERIAL	BOT	TOP	GROUP	ID
		ft	*	*	in	ID	BOT	TOP	BOT	TOP
			in	in						
A	18	53.25	35.13	24.37	0.625	1	0	0	0	0
B	18	10.00	35.68	33.66	0.625	2	0	0	0	0
C	18	53.50	44.98	34.17	0.625	3	0	0	0	0
D	18	53.25	53.71	42.95	0.625	4	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES

=====

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT	HEIGHT	WIDTH	.THICKNESS.		IRREGULARITY	
			& deg	in	in	WEB	FLANGE	.PROJECTION. % OF AREA	ORIENT deg
PL	1	1	0.0	35.13	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	35.68	0.25	0.250	0.250	0.00	0.0
PL	3	1	0.0	44.98	0.38	0.375	0.375	0.00	0.0
PL	4	1	0.0	53.71	0.44	0.438	0.438	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES

=====

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH ..		THERMAL COEFFICIENT /deg
			Fu ksi	Fy ksi	
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170
4	29000.0	490.0	80.0	65.0	0.00001170

* Only 5 condition(s) shown in full

* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

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

LOADS ON POLE

=====

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI FORCES MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	156.000	0.00	0.0	0.0	0.0913	0.0180	0.0000	0.0000
C	152.000	0.00	0.0	0.0	0.0132	0.0067	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.0000	1.1232	0.0000	0.0000
C	150.000	0.00	0.0	0.0	9.0572	8.4000	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0328	0.0168	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.0000	1.0483	0.0000	0.0000
C	140.000	0.00	0.0	0.0	6.6956	5.4000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0323	0.0168	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.0000	0.9734	0.0000	0.0000
C	130.000	0.00	0.0	0.0	6.5927	5.4000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0318	0.0168	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.0000	0.8986	0.0000	0.0000
C	120.000	0.00	0.0	0.0	4.3223	5.4000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0312	0.0168	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0306	0.0168	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0300	0.0168	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0293	0.0168	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0285	0.0168	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0277	0.0168	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0267	0.0168	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0256	0.0168	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0243	0.0168	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0226	0.0168	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0204	0.0168	0.0000	0.0000
D	154.000	0.00	180.0	0.0	0.0599	0.0793	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0747	0.1059	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0751	0.2110	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0751	0.2110	0.0000	0.0000

D	100.500	0.00	180.0	0.0	0.0765	0.2758	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0765	0.2758	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0773	0.1697	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0840	0.2043	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0839	0.4514	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0839	0.4514	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0839	0.2479	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0761	0.2808	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0760	0.2874	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0778	0.2939	0.0000	0.0000

=====
LOADING CONDITION M

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

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY RADIUS ft	LOAD AT AZI	LOAD AZI FORCES MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	156.000	0.00	0.0	0.0	0.0913	0.0135	0.0000	0.0000
C	152.000	0.00	0.0	0.0	0.0132	0.0050	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.0000	0.8424	0.0000	0.0000
C	150.000	0.00	0.0	0.0	9.0572	6.3000	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0328	0.0126	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.0000	0.7862	0.0000	0.0000
C	140.000	0.00	0.0	0.0	6.6956	4.0500	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0323	0.0126	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.0000	0.7301	0.0000	0.0000
C	130.000	0.00	0.0	0.0	6.5927	4.0500	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0318	0.0126	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.0000	0.6739	0.0000	0.0000
C	120.000	0.00	0.0	0.0	4.3223	4.0500	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0312	0.0126	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0306	0.0126	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0300	0.0126	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0293	0.0126	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0285	0.0126	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0277	0.0126	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0267	0.0126	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0256	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0243	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0226	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0204	0.0126	0.0000	0.0000
D	154.000	0.00	180.0	0.0	0.0599	0.0595	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0747	0.0794	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0751	0.1582	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0751	0.1582	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0765	0.2069	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0765	0.2069	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0773	0.1272	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0840	0.1533	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0839	0.3385	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0839	0.3385	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0839	0.1860	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0761	0.2106	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0760	0.2155	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0778	0.2204	0.0000	0.0000

=====
LOADING CONDITION Y

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

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY RADIUS ft	LOAD AT AZI	LOAD AZI FORCES MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip

C	156.000	0.00	0.0	0.0	0.0211	0.0648	0.0000	0.0000
C	152.000	0.00	0.0	0.0	0.0095	0.0187	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.0000	1.1232	0.0000	0.0000
C	150.000	0.00	0.0	0.0	1.6933	16.5498	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0233	0.0288	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.0000	1.0483	0.0000	0.0000
C	140.000	0.00	0.0	0.0	1.2490	10.6033	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0228	0.0288	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.0000	0.9734	0.0000	0.0000
C	130.000	0.00	0.0	0.0	1.2270	10.5652	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0223	0.0288	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.0000	0.8986	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.8024	10.5244	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0218	0.0288	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0212	0.0288	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0206	0.0288	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0199	0.0288	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0192	0.0288	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0184	0.0288	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0176	0.0288	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0166	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0154	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0140	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0121	0.0288	0.0000	0.0000
D	154.000	0.00	180.0	0.0	0.0146	0.1167	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0178	0.1537	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0178	0.2597	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0178	0.2597	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0181	0.3253	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0181	0.3253	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0183	0.2198	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0196	0.2615	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0196	0.5093	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0196	0.5093	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0195	0.3062	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0176	0.3399	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0175	0.3445	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0178	0.3472	0.0000	0.0000

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

Seismic - Azimuth: 0° (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE
=====

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	156.000	0.00	0.0	0.0	0.0009	0.0184	0.0000	0.0000
C	152.000	0.00	0.0	0.0	0.0003	0.0068	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.0536	1.1473	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.4007	8.5806	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0007	0.0172	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.0436	1.0708	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.2244	5.5161	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0006	0.0172	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.0349	0.9943	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.1935	5.5161	0.0000	0.0000
C	127.380	0.00	0.0	0.0	0.1719	5.1061	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0172	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.0274	0.9179	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.1649	5.5161	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0172	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0172	0.0000	0.0000
C	100.500	0.00	0.0	0.0	0.0235	1.1187	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0003	0.0172	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0172	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0172	0.0000	0.0000
C	73.750	0.00	0.0	0.0	0.1154	10.2254	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0172	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0172	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0172	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0172	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0213	14.5078	0.0000	0.0000

C	25.000	0.00	0.0	0.0	0.0000	0.0172	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0172	0.0000	0.0000
D	154.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

LOADING CONDITION AL

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

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AZI	AT AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	156.000	0.00	0.0	0.0	0.0009	0.0131	0.0000	0.0000
C	152.000	0.00	0.0	0.0	0.0003	0.0049	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.0536	0.8183	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.4007	6.1194	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0007	0.0122	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.0436	0.7637	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.2244	3.9339	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0006	0.0122	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.0349	0.7092	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.1935	3.9339	0.0000	0.0000
C	127.380	0.00	0.0	0.0	0.1719	3.6414	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0122	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.0274	0.6546	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.1649	3.9339	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0122	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0122	0.0000	0.0000
C	100.500	0.00	0.0	0.0	0.0235	0.7979	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0003	0.0122	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0122	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0122	0.0000	0.0000
C	73.750	0.00	0.0	0.0	0.1154	7.2924	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0122	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0122	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0122	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0122	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0213	10.3464	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0122	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0122	0.0000	0.0000
D	154.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

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155' Monopole / Reed, MD

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

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
154.0	12.80A	0.03R	1.44H	8.75A	0.02R	0.00L
147.1	11.76A	0.03R	1.29H	8.74A	0.02R	0.00L

140.1	10.74A	0.03R	1.13H	8.66A	0.02R	0.00L
133.2	9.72A	0.02R	0.98H	8.50A	0.02R	0.00L
126.3	8.73A	0.02R	0.83H	8.23A	0.02R	0.00L
119.4	7.77A	0.02R	0.70H	7.87A	0.02R	0.00L
112.4	6.86A	0.02R	0.58H	7.42A	0.02R	0.00L
105.5	6.01A	0.02R	0.47H	6.89A	0.02R	0.00L
100.5	5.44A	0.02R	0.41H	6.47A	0.01R	0.00L
95.5	4.89A	0.01R	0.35H	6.16A	0.01R	0.00L
89.5	4.27A	0.01R	0.28H	5.76A	0.01R	0.00L
83.4	3.69A	0.01R	0.22H	5.34A	0.01R	0.00L
77.4	3.16A	-0.01H	0.18A	4.92A	0.01R	0.00L
71.4	2.66A	-0.01H	0.14A	4.49A	0.01R	0.00L
65.3	2.22A	-0.01H	0.10A	4.06A	0.01R	0.00L
59.3	1.81A	-0.01H	0.08A	3.63A	-0.01H	0.00L
53.2	1.45A	0.00H	0.05A	3.20A	-0.01H	0.00L
47.0	1.13A	0.00H	0.04A	2.82A	-0.01H	0.00L
41.1	0.86A	0.00H	0.03A	2.44A	-0.01H	0.00L
35.2	0.63A	0.00H	0.02A	2.08A	-0.01H	0.00L
29.4	0.43A	0.00H	0.01A	1.72A	-0.01H	0.00L
23.5	0.28A	0.00H	0.00A	1.36A	0.00H	0.00L
17.6	0.15A	0.00H	0.00A	1.01A	0.00H	0.00L
11.7	0.07A	0.00H	0.00F	0.67A	0.00H	0.00L
5.9	0.02A	0.00H	0.00AA	0.33A	0.00H	0.00L
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

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

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
154.0	0.07 AF	0.11 U	-0.01 B	-0.25 K	-0.04 B	0.01 B
147.1	18.58 AF	9.60 U	-0.01 B	-32.70 I	0.05 B	-0.01 E
140.1	18.58 AB	9.62 U	-0.03 E	-32.70 E	-0.05 N	0.02 N
133.2	19.48 AB	10.09 U	-0.03 E	-109.93 C	0.18 E	-0.05 L
126.3	19.48 AA	10.10 W	0.03 R	-109.98 C	0.22 E	-0.05 E
119.4	32.06 AA	17.27 W	0.03 R	-241.65 A	-0.31 R	-0.11 L
112.4	32.06 AA	17.34 N	-0.05 E	-241.67 H	-0.31 R	-0.11 L
105.5	44.54 AA	24.39 N	-0.05 E	-405.61 A	-0.52 R	-0.18 L
98.6	44.54 AA	24.34 N	-0.04 B	-405.67 A	-0.48 T	-0.18 L
91.7	56.96 AA	29.17 N	-0.04 B	-599.92 A	-0.71 T	-0.27 L
84.8	56.96 AA	29.19 B	0.07 K	-599.96 A	-0.73 T	-0.27 L

112.4	58.00 AA	29.71 B	0.07 K	-829.36 A	-0.79 K	-0.31 L
	58.00 AA	29.72 H	0.06 W	-829.33 A	-0.80 K	-0.31 L
105.5	59.05 AA	30.22 H	0.06 W	-1061.62 A	-1.02 K	-0.42 L
	59.05 AA	30.25 H	0.06 R	-1061.74 A	-1.04 O	-0.42 L
100.5	60.37 AA	30.66 H	0.06 R	-1231.11 A	-1.28 K	-0.49 L
	60.37 AA	30.74 W	0.10 X	-1231.16 A	-1.38 K	-0.49 L
95.5	62.00 AA	31.12 W	0.10 X	-1402.32 A	-1.48 T	-0.55 L
	62.00 AA	31.21 W	0.19 W	-1402.19 A	-1.41 R	-0.55 L
89.5	63.37 AA	31.71 W	0.19 W	-1612.09 A	-2.41 W	-0.60 L
	63.37 AA	31.73 A	-0.14 H	-1611.92 A	-2.35 W	-0.60 L
83.4	64.78 AA	32.24 A	-0.14 H	-1824.46 A	-3.20 W	-0.67 L
	64.78 AA	32.28 W	-0.21 H	-1824.43 A	-3.08 W	-0.66 L
77.4	66.20 AA	32.76 W	-0.21 H	-2038.76 A	-3.97 W	-0.75 L
	66.20 AA	32.62 A	-0.20 H	-2038.71 A	-3.93 W	-0.76 L
71.4	67.68 AA	33.14 A	-0.20 H	-2255.12 A	-4.15 R	-0.82 L
	67.68 AA	33.18 A	-0.22 H	-2255.13 A	-4.16 R	-0.82 L
65.3	69.17 AA	33.67 A	-0.22 H	-2473.79 A	-4.99 R	-0.87 L
	69.17 AA	33.70 A	-0.19 H	-2473.83 A	-5.01 R	-0.87 L
59.3	70.72 AA	34.22 A	-0.19 H	-2694.61 A	-6.07 R	-0.90 L
	70.72 AA	34.22 A	-0.19 H	-2694.59 A	-6.12 R	-0.90 L
53.2	72.31 AA	34.75 A	-0.19 H	-2917.28 A	-7.08 R	-0.93 L
	72.31 AA	34.68 P	-0.22 H	-2917.26 A	-7.00 R	-0.92 L
47.0	75.49 AA	35.20 P	-0.22 H	-3149.52 A	8.29 H	-0.96 L
	75.49 AA	35.24 P	0.18 Q	-3149.60 A	8.24 H	-0.96 L
41.1	77.34 AA	35.75 P	0.18 Q	-3370.15 A	9.25 H	-0.99 L
	77.34 AA	35.69 P	-0.19 H	-3370.11 A	9.26 H	-1.00 L
35.2	79.19 AA	36.17 P	-0.19 H	-3591.96 A	10.40 H	-1.03 L
	79.19 AA	36.29 P	0.24 R	-3591.93 A	10.39 H	-1.03 L
29.4	81.10 AA	36.79 P	0.24 R	-3815.37 A	-11.64 R	-1.05 L
	81.10 AA	36.76 P	0.21 Q	-3815.33 A	-11.64 R	-1.05 L
23.5	83.04 AA	37.25 P	0.21 Q	-4040.13 A	-12.80 R	-1.06 L
	83.04 AA	37.29 P	0.20 R	-4040.08 A	-12.79 R	-1.06 L
17.6	84.99 AA	37.74 P	0.20 R	-4265.89 A	-13.99 R	-1.08 L
	84.99 AA	37.75 P	-0.22 H	-4265.87 A	-13.99 R	-1.08 L
11.7	86.99 AA	38.22 P	-0.22 H	-4492.69 A	15.25 H	-1.08 L
	86.99 AA	38.23 P	-0.22 H	-4492.69 A	15.25 H	-1.08 L
5.9	89.02 AA	38.68 P	-0.22 H	-4720.39 A	16.55 H	-1.09 L
	89.02 AA	38.69 P	-0.22 H	-4720.39 A	16.55 H	-1.09 L
	91.06 AA	39.14 P	-0.22 H	-4948.90 A	17.87 H	-1.09 L
base reaction	91.06 AA	-39.14 P	0.22 H	4948.90 A	-17.87 H	1.09 L

COMPLIANCE WITH 4.8.2 & 4.5.4

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ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t (w/t)	MAX ALLOWED
154.00	0.00AF	0.00K	0.00U	0.00K	YES	15.69A	45.2
	0.01AF	0.04I	0.01U	0.05I	YES	16.67A	45.2
147.07	0.01AB	0.04E	0.01U	0.05E	YES	16.67A	45.2
	0.01AB	0.13C	0.01U	0.14C	YES	17.64A	45.2
140.14	0.01AA	0.13C	0.01W	0.14C	YES	17.64A	45.2
	0.02AA	0.27A	0.02W	0.28A	YES	18.61A	45.2
133.21	0.02AA	0.27H	0.02N	0.28H	YES	18.61A	45.2
	0.03AA	0.41A	0.03N	0.43A	YES	19.58A	45.2
126.29	0.03AA	0.41A	0.03N	0.43A	YES	19.58A	45.2
	0.03AA	0.56A	0.03N	0.58A	YES	20.56A	45.2
119.36	0.03AA	0.56A	0.03B	0.58A	YES	20.56A	45.2
	0.03AA	0.72A	0.03B	0.74A	YES	21.53A	45.2
112.43	0.03AA	0.72A	0.03H	0.74A	YES	21.53A	45.2
	0.03AA	0.86A	0.03H	0.88A	YES	22.50A	45.2
105.50	0.03AA	0.86A	0.03H	0.88A	YES	22.50A	45.2
	0.03AA	0.98A	0.03H	1.00A	YES	22.85A	45.2
100.50	0.02AA	0.60A	0.02W	0.61A	YES	15.12A	45.2
	0.02AA	0.64A	0.02W	0.65A	YES	15.58A	45.2
95.50	0.02AA	0.66A	0.02W	0.67A	YES	15.35A	45.2
	0.02AA	0.71A	0.02W	0.72A	YES	15.91A	45.2
89.46	0.02AA	0.71A	0.02A	0.72A	YES	15.91A	45.2
	0.02AA	0.75A	0.02A	0.76A	YES	16.48A	45.2
83.43	0.02AA	0.75A	0.02W	0.76A	YES	16.48A	45.2
	0.02AA	0.79A	0.02W	0.81A	YES	17.04A	45.2
77.39	0.02AA	0.79A	0.02A	0.81A	YES	17.04A	45.2
	0.02AA	0.83A	0.02A	0.84A	YES	17.61A	45.2
71.36	0.02AA	0.83A	0.02A	0.84A	YES	17.61A	45.2
	0.02AA	0.87A	0.02A	0.88A	YES	18.17A	45.2
65.32	0.02AA	0.87A	0.02A	0.88A	YES	18.17A	45.2
	0.02AA	0.90A	0.02A	0.91A	YES	18.74A	45.2
59.29	0.02AA	0.90A	0.02A	0.91A	YES	18.74A	45.2
	0.02AA	0.92A	0.02A	0.94A	YES	19.30A	45.2
53.25	0.02AA	0.76A	0.02P	0.77A	YES	16.49A	45.2
	0.02AA	0.78A	0.02P	0.79A	YES	17.00A	45.2
47.00	0.02AA	0.81A	0.02P	0.82A	YES	16.69A	45.2
	0.02AA	0.83A	0.02P	0.84A	YES	17.16A	45.2

41.12	0.02AA	0.83A	0.02H	0.84A	YES	17.16A	45.2
	0.02AA	0.84A	0.02H	0.85A	YES	17.64A	45.2
35.25	0.02AA	0.84A	0.02P	0.85A	YES	17.64A	45.2
	0.02AA	0.85A	0.02P	0.87A	YES	18.11A	45.2
29.37	0.02AA	0.85A	0.02P	0.87A	YES	18.11A	45.2
	0.02AA	0.87A	0.02P	0.88A	YES	18.58A	45.2
23.50	0.02AA	0.87A	0.02P	0.88A	YES	18.58A	45.2
	0.02AA	0.88A	0.02P	0.89A	YES	19.05A	45.2
17.62	0.02AA	0.88A	0.02P	0.89A	YES	19.05A	45.2
	0.02AA	0.89A	0.02P	0.90A	YES	19.52A	45.2
11.75	0.02AA	0.89A	0.02P	0.90A	YES	19.52A	45.2
	0.02AA	0.90A	0.02P	0.91A	YES	19.99A	45.2
5.88	0.02AA	0.90A	0.02P	0.91A	YES	19.99A	45.2
	0.02AA	0.91A	0.02P	0.92A	YES	20.46A	45.2
0.00							

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

DOWN	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION
kip	ALONG	ACROSS	ALONG	ACROSS	ft-kip
kip	kip	kip	ft-kip	ft-kip	ft-kip
91.06	39.14	-0.22	-4948.90	17.87	-1.09
AA	P	H	A	H	L

(USA 222-H) - Monopole Spatial Analysis (c)2017 Guymast Inc.

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Sabre Towers and Poles on: 11 jul 2024 at: 11:51:28

155' Monopole / Reed, MD

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

* Only 1 condition(s) shown in full
 * Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

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

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY RADIUS ft	LOAD AT AZI	LOAD AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	156.000	0.00	0.0	0.0	0.0234	0.0150	0.0000	0.0000

C	152.000	0.00	0.0	0.0	0.0034	0.0056	0.0000	0.0000
C	150.000	0.00	0.0	0.0	0.0000	0.9360	0.0000	0.0000
C	150.000	0.00	0.0	0.0	2.3257	7.0000	0.0000	0.0000
C	145.000	0.00	0.0	0.0	0.0084	0.0140	0.0000	0.0000
C	140.000	0.00	0.0	0.0	0.0000	0.8736	0.0000	0.0000
C	140.000	0.00	0.0	0.0	1.7193	4.5000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0083	0.0140	0.0000	0.0000
C	130.000	0.00	0.0	0.0	0.0000	0.8112	0.0000	0.0000
C	130.000	0.00	0.0	0.0	1.6929	4.5000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0082	0.0140	0.0000	0.0000
C	120.000	0.00	0.0	0.0	0.0000	0.7488	0.0000	0.0000
C	120.000	0.00	0.0	0.0	1.1099	4.5000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0080	0.0140	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0079	0.0140	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0077	0.0140	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0075	0.0140	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0073	0.0140	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0071	0.0140	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0069	0.0140	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0066	0.0140	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0062	0.0140	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0058	0.0140	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0052	0.0140	0.0000	0.0000
D	154.000	0.00	180.0	0.0	0.0154	0.0661	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0192	0.0883	0.0000	0.0000
D	105.500	0.00	180.0	0.0	0.0193	0.1758	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0193	0.1758	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0197	0.2298	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0197	0.2298	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0199	0.1414	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0216	0.1703	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0216	0.3762	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0216	0.3762	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0215	0.2066	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0195	0.2340	0.0000	0.0000
D	11.750	0.00	180.0	0.0	0.0195	0.2395	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0200	0.2449	0.0000	0.0000

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

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MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		TWIST
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	
154.0	3.32L	0.01C	0.10L	2.24L	0.01C	0.00I
147.1	3.05L	0.01C	0.09L	2.24L	0.01C	0.00I
140.1	2.78L	0.01C	0.08L	2.22L	0.01C	0.00I
133.2	2.51L	0.01C	0.07L	2.18L	0.01C	0.00I
126.3	2.25L	0.01C	0.06L	2.11L	0.01C	0.00I
119.4	2.00L	0.01C	0.05L	2.02L	0.01C	0.00I
112.4	1.77L	0.01C	0.04L	1.90L	0.01C	0.00I
105.5	1.55L	0.01C	0.03L	1.76L	0.01C	0.00I
100.5	1.40L	0.01C	0.03L	1.65L	0.01C	0.00I
95.5	1.26L	0.01C	0.02L	1.58L	0.01C	0.00I
89.5	1.10L	0.01C	0.02L	1.47L	0.01C	0.00I
83.4	0.95L	0.00C	0.02L	1.37L	0.01C	0.00I
77.4	0.81L	0.00C	0.01L	1.26L	0.01C	0.00I
71.4	0.68L	0.00C	0.01L	1.15L	0.01C	0.00I
65.3	0.57L	0.00C	0.01L	1.04L	0.01C	0.00I
59.3	0.46L	0.00C	0.01L	0.93L	0.00C	0.00I

53.2	0.37L	0.00C	0.00L	0.82L	0.00C	0.00I
47.0	0.29L	0.00C	0.00L	0.72L	0.00C	0.00I
41.1	0.22L	0.00C	0.00L	0.62L	0.00C	0.00I
35.2	0.16L	0.00C	0.00L	0.53L	0.00C	0.00I
29.4	0.11L	0.00C	0.00L	0.44L	0.00C	0.00I
23.5	0.07B	0.00C	0.00L	0.35L	0.00C	0.00I
17.6	0.04B	0.00C	0.00L	0.26B	0.00C	0.00C
11.7	0.02B	0.00C	0.00L	0.17B	0.00C	0.00C
5.9	0.00B	0.00C	0.00D	0.08B	0.00C	0.00C
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

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

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
154.0	0.02 F	0.03 K	0.00 H	-0.06 B	0.01 H	0.00 H
147.1	8.43 F	2.47 K	0.00 H	-8.39 L	0.01 B	0.00 I
140.1	8.93 L	2.59 E	-0.01 F	-28.22 L	0.05 F	0.00 I
133.2	8.94 L	2.59 F	-0.01 B	-28.21 L	0.04 F	0.00 I
126.3	14.84 L	4.43 F	-0.01 B	-62.01 F	0.09 B	-0.01 I
119.4	14.84 L	4.44 F	0.01 L	-62.00 L	0.08 F	-0.01 I
112.4	20.68 L	6.25 F	0.01 L	-104.00 F	-0.13 L	-0.01 I
105.5	20.68 A	6.25 L	-0.02 K	-104.00 F	-0.13 L	-0.01 I
100.5	26.50 A	7.50 L	-0.02 K	-153.71 F	0.23 K	-0.02 I
95.5	26.50 A	7.49 L	-0.02 K	-153.70 F	0.25 K	-0.02 I
89.5	27.10 A	7.62 L	-0.02 K	-212.31 L	0.39 K	-0.02 I
83.4	27.10 A	7.63 L	0.02 L	-212.31 L	0.41 K	-0.02 I
77.4	27.70 A	7.76 L	0.02 L	-271.62 L	-0.50 L	-0.03 I
71.4	27.70 A	7.76 L	0.03 L	-271.62 L	-0.51 L	-0.03 I
65.4	28.59 A	7.86 L	0.03 L	-314.81 L	-0.64 L	-0.03 I
59.4	28.59 D	7.88 B	0.04 L	-314.80 L	-0.65 L	-0.03 I
53.4	29.74 D	7.98 B	0.04 L	-358.49 L	-0.84 L	-0.03 I
47.4	29.74 A	8.00 H	0.05 C	-358.52 L	-0.85 L	-0.04 I
41.4	30.62 A	8.13 H	0.05 C	-411.98 L	-0.88 L	-0.04 I
35.4	30.62 A	8.13 L	0.07 C	-411.95 L	-0.86 L	-0.04 I
29.4	31.53 A	8.26 L	0.07 C	-466.01 L	-1.26 C	-0.04 I
23.4	31.53 A	8.26 B	0.06 C	-466.00 L	-1.25 C	-0.04 I
17.4	32.45 A	8.39 B	0.06 C	-520.55 L	-1.59 C	-0.05 I
11.4	32.45 A	8.37 B	0.07 C	-520.56 L	-1.61 C	-0.05 I
5.4	33.40 A	8.51 B	0.07 C	-575.61 L	-2.04 C	-0.05 I

71.4	33.40 A	8.51 L	0.07 C	-575.58 L	-2.06 C	-0.05 I
	34.37 A	8.64 L	0.07 C	-631.24 L	-2.49 C	-0.05 I
65.3	34.36 A	8.66 L	0.07 C	-631.21 L	-2.50 C	-0.05 I
	35.37 A	8.79 L	0.07 C	-687.47 L	-2.91 C	-0.05 I
59.3	35.37 A	8.78 B	0.07 C	-687.45 L	-2.91 C	-0.05 I
	36.40 A	8.91 B	0.07 C	-744.09 L	-3.32 C	-0.05 I
53.2	36.40 A	8.92 L	0.06 C	-744.10 L	-3.33 C	-0.05 I
	38.75 A	9.05 L	0.06 C	-803.40 L	-3.73 C	-0.06 I
47.0	38.75 A	9.05 L	0.07 C	-803.39 L	-3.73 C	-0.06 I
	39.99 A	9.18 L	0.07 C	-859.67 L	-4.15 C	-0.06 I
41.1	39.99 A	9.18 L	0.08 C	-859.66 L	-4.14 C	-0.06 I
	41.24 A	9.31 L	0.08 C	-916.38 L	-4.59 C	-0.06 I
35.2	41.24 A	9.33 B	0.07 C	-916.38 L	-4.60 C	-0.06 I
	42.54 A	9.46 B	0.07 C	-973.49 L	-5.01 C	-0.06 I
29.4	42.54 A	9.46 B	0.07 C	-973.49 L	-5.01 C	-0.06 I
	43.86 A	9.59 B	0.07 C	-1030.97 L	-5.42 C	-0.06 I
23.5	43.86 A	9.59 B	0.07 C	-1030.97 L	-5.42 C	-0.06 I
	45.20 A	9.70 B	0.07 C	-1088.75 L	-5.82 C	-0.06 I
17.6	45.20 A	9.71 B	0.07 C	-1088.76 L	-5.82 C	-0.06 I
	46.57 A	9.83 B	0.07 C	-1146.97 L	-6.22 C	0.06 C
11.7	46.57 A	9.83 B	0.07 C	-1146.97 L	-6.22 C	0.06 C
	47.99 A	9.94 B	0.07 C	-1205.58 B	-6.62 C	0.06 C
5.9	47.99 A	9.95 B	0.07 C	-1205.58 B	-6.62 C	0.06 C
	49.42 A	10.06 B	0.07 C	-1264.57 B	-7.02 C	0.06 C
base reaction	49.42 A	-10.06 B	-0.07 C	1264.57 B	7.02 C	-0.06 C

COMPLIANCE WITH 4.8.2 & 4.5.4
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ELEV	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t (w/t)	MAX ALLOWED
154.00	0.00F	0.00B	0.00K	0.00E	YES	15.69A	45.2
	0.01F	0.01L	0.00K	0.02L	YES	16.67A	45.2
147.07	0.01L	0.01L	0.00E	0.02L	YES	16.67A	45.2
	0.01L	0.03L	0.00E	0.04L	YES	17.64A	45.2
140.14	0.01L	0.03L	0.00F	0.04L	YES	17.64A	45.2
	0.01L	0.07F	0.01F	0.08F	YES	18.61A	45.2
133.21	0.01L	0.07L	0.01F	0.08L	YES	18.61A	45.2
	0.01L	0.11F	0.01F	0.12F	YES	19.58A	45.2
126.29	0.01A	0.11F	0.01L	0.12F	YES	19.58A	45.2
	0.02A	0.14F	0.01L	0.16F	YES	20.56A	45.2

119.36	0.02A	0.14F	0.01L	0.16F	YES	20.56A	45.2
	0.02A	0.19L	0.01L	0.20L	YES	21.53A	45.2
112.43	0.02A	0.19L	0.01L	0.20L	YES	21.53A	45.2
	0.02A	0.22L	0.01L	0.24L	YES	22.50A	45.2
105.50	0.02A	0.22L	0.01L	0.24L	YES	22.50A	45.2
	0.02A	0.25L	0.01L	0.27L	YES	22.85A	45.2
100.50	0.01D	0.15L	0.01B	0.16L	YES	15.12A	45.2
	0.01D	0.16L	0.01B	0.17L	YES	15.58A	45.2
95.50	0.01A	0.17L	0.01H	0.18L	YES	15.35A	45.2
	0.01A	0.18L	0.01H	0.19L	YES	15.91A	45.2
89.46	0.01A	0.18L	0.01L	0.19L	YES	15.91A	45.2
	0.01A	0.19L	0.01L	0.20L	YES	16.48A	45.2
83.43	0.01A	0.19L	0.01B	0.20L	YES	16.48A	45.2
	0.01A	0.20L	0.01B	0.21L	YES	17.04A	45.2
77.39	0.01A	0.20L	0.01B	0.21L	YES	17.04A	45.2
	0.01A	0.21L	0.01B	0.22L	YES	17.61A	45.2
71.36	0.01A	0.21L	0.01L	0.22L	YES	17.61A	45.2
	0.01A	0.22L	0.01L	0.23L	YES	18.17A	45.2
65.32	0.01A	0.22L	0.01L	0.23L	YES	18.17A	45.2
	0.01A	0.23L	0.00L	0.24L	YES	18.74A	45.2
59.29	0.01A	0.23L	0.00B	0.24L	YES	18.74A	45.2
	0.01A	0.24L	0.00B	0.25L	YES	19.30A	45.2
53.25	0.01A	0.19L	0.00L	0.20L	YES	16.49A	45.2
	0.01A	0.20L	0.00L	0.21L	YES	17.00A	45.2
47.00	0.01A	0.21L	0.00L	0.21L	YES	16.69A	45.2
	0.01A	0.21L	0.00L	0.22L	YES	17.16A	45.2
41.12	0.01A	0.21L	0.00L	0.22L	YES	17.16A	45.2
	0.01A	0.21L	0.00L	0.22L	YES	17.64A	45.2
35.25	0.01A	0.21L	0.00B	0.22L	YES	17.64A	45.2
	0.01A	0.22L	0.00B	0.23L	YES	18.11A	45.2
29.37	0.01A	0.22L	0.00B	0.23L	YES	18.11A	45.2
	0.01A	0.22L	0.00B	0.23L	YES	18.58A	45.2
23.50	0.01A	0.22L	0.00B	0.23L	YES	18.58A	45.2
	0.01A	0.22L	0.00B	0.23L	YES	19.05A	45.2
17.62	0.01A	0.22L	0.00B	0.23L	YES	19.05A	45.2
	0.01A	0.23L	0.00B	0.24L	YES	19.52A	45.2
11.75	0.01A	0.23L	0.00B	0.24L	YES	19.52A	45.2
	0.01A	0.23B	0.00B	0.24B	YES	19.99A	45.2
5.88	0.01A	0.23B	0.00B	0.24B	YES	19.99A	45.2
	0.01A	0.23B	0.00B	0.24B	YES	20.46A	45.2
0.00							

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

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DOWN	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION
kip	ALONG	ACROSS	ALONG	ACROSS	ft-kip
	kip	kip	ft-kip	ft-kip	
49.42	10.06	0.07	-1264.57	-7.02	0.06
A	B	C	B	C	C

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

Parameters	Risk Category	R	S _s	S ₁	Site Class D (default)	T _L (sec)	Description	h _i (ft.)	w _i (kips)	W _n (kips)	w _i /h _i ^{ke}	F _s or E _h (kips)	Vertical Distribution of Seismic Forces		
													E _v (kips)	1.2 D + 1.0 E _v (kips)	0.9 D - 1.0 E _v (kips)
II	1.500	0.121	0.042	D (default)	8.000	Antenna Load	156.00	0.0150	0.0150	365.0400	0.0009	0.0004	0.0184	0.0131	
R	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	152.00	0.0056	0.0000	129.3824	0.0003	0.0001	0.0068	0.0049	
S _s	1.500	0.121	0.042	D (default)	8.000	Antenna Load	150.00	7.0000	7.0000	157,500.0000	0.4007	0.1806	8.5806	6.1194	
S ₁	1.500	0.121	0.042	D (default)	8.000	Line Deadload	150.00	0.9360	0.0000	21,060.0000	0.0536	0.0241	1.1473	0.8183	
Site Class	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	145.00	0.0140	0.0000	294.3500	0.0007	0.0004	0.0172	0.0122	
T _L (sec)	1.500	0.121	0.042	D (default)	8.000	Antenna Load	140.00	4.5000	4.5000	88,200.0000	0.2244	0.1161	5.5161	3.9339	
F _a	1.500	0.121	0.042	D (default)	8.000	Line Deadload	140.00	0.8736	0.0000	17,122.5600	0.0436	0.0225	1.0708	0.7637	
F _v	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	135.00	0.0140	0.0000	255.1500	0.0006	0.0004	0.0172	0.0122	
S _{MS}	1.500	0.121	0.042	D (default)	8.000	Antenna Load	130.00	4.5000	4.5000	76,050.0000	0.1935	0.1161	5.5161	3.9339	
S _{M1}	1.500	0.121	0.042	D (default)	8.000	Line Deadload	130.00	0.8112	0.0000	13,709.2800	0.0349	0.0209	0.9943	0.7092	
S _{ps}	1.500	0.121	0.042	D (default)	8.000	Structure - Section 1	127.38	4.1655	0.0000	67,588.0051	0.1719	0.1075	5.1061	3.6414	
S _{bt}	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	125.00	0.0140	0.0000	218.7500	0.0006	0.0004	0.0172	0.0122	
T _s	1.500	0.121	0.042	D (default)	8.000	Antenna Load	120.00	4.5000	4.5000	64,800.0000	0.1649	0.1161	5.5161	3.9339	
I _e	1.500	0.121	0.042	D (default)	8.000	Line Deadload	120.00	0.7488	0.0000	10,782.7200	0.0274	0.0193	0.9179	0.6546	
Ω	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	115.00	0.0140	0.0000	185.1500	0.0005	0.0004	0.0172	0.0122	
C _s	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	105.00	0.0140	0.0000	154.3500	0.0004	0.0004	0.0172	0.0122	
E (ksi)	1.500	0.121	0.042	D (default)	8.000	Structure - Section 2	100.50	0.9127	0.0000	9,218.4982	0.0235	0.0235	1.1187	0.7979	
I _{top} (in ⁴)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	95.00	0.0140	0.0000	126.3500	0.0003	0.0004	0.0172	0.0122	
I _{bot} (in ⁴)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	85.00	0.0140	0.0000	101.1500	0.0003	0.0004	0.0172	0.0122	
I _{avg} (in ⁴)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	75.00	0.0140	0.0000	78.7500	0.0002	0.0004	0.0172	0.0122	
g (in/s ²)	1.500	0.121	0.042	D (default)	8.000	Structure - Section 3	73.75	8.3418	0.0000	45,371.5716	0.1154	0.2152	10.2254	7.2924	
W _t (kips)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	65.00	0.0140	0.0000	59.1500	0.0002	0.0004	0.0172	0.0122	
W _u (kips)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	55.00	0.0140	0.0000	42.3500	0.0001	0.0004	0.0172	0.0122	
W _L (kips)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	45.00	0.0140	0.0000	28.3500	0.0001	0.0004	0.0172	0.0122	
L _p (in)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	35.00	0.0140	0.0000	17.1500	0.0000	0.0004	0.0172	0.0122	
f ₁ (Hertz)	1.500	0.121	0.042	D (default)	8.000	Structure - Section 4	26.62	11.8353	0.0000	8,386.7824	0.0213	0.3054	14.5078	10.3464	
T (sec)	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	25.00	0.0140	0.0000	8.7500	0.0000	0.0004	0.0172	0.0122	
k _e	1.500	0.121	0.042	D (default)	8.000	Step Bolts/Safety Climb Load	15.00	0.0140	0.0000	3.1500	0.0000	0.0004	0.0172	0.0122	
V _s (kips)	1.500	0.121	0.042	D (default)	8.000	Σ	49.34	20.5150	581.85674	1.48	1.27	60.48	43.13		
Seismic Design Category	1.500	0.121	0.042	D (default)	8.000										

Seismic Design Category B

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

Pole Data

Diameter:	52.900	in (flat to flat)
Thickness:	0.4375	in
Yield (Fy):	65	ksi
# of Sides:	18	"0" IF Round
Strength (Fu):	80	ksi

Reactions

Moment, Mu:	4948.9	ft-kips
Axial, Pu:	59.26	kips
Shear, Vu:	38.96	kips

Anchor Rod Data

Quantity:	18	
Diameter:	2.25	in
Rod Material:	A615	
Strength (Fu):	100	ksi
Yield (Fy):	75	ksi
BC Diam. (in):	59.75	BC Override: []

Plate Data

Diameter (in):	65.5	Dia. Override: []
Thickness:	2.25	in
Yield (Fy):	50	ksi
Eff Width/Rod:	9.33	in
Drain Hole:	2.625	in. diameter
Drain Location:	24.25	in. center of pole to center of drain hole
Center Hole:	40.5	in. diameter

Anchor Rod Results

(per 4.9.9)

Maximum Put:	218.40 Kips
$\Phi_t^*R_{nt}$:	243.75 Kips
Vu:	2.16 Kips
$\Phi_v^*R_{nv}$:	149.10 Kips
Tension Interaction Ratio:	0.80
Maximum Puc:	224.16 Kips
$\Phi_c^*R_{nc}$:	268.39 Kips
Vu:	2.16 Kips
$\Phi_c^*R_{nc}$:	120.77 Kips
Compression Interaction Ratio:	0.84
Maximum Interaction Ratio:	83.6% Pass

Base Plate Results

Base Plate (Mu/Z):	41.3 ksi
Allowable Φ^*F_y :	45.0 ksi (per AISC)
Base Plate Interaction Ratio:	91.8% Pass

Exhibit “5”

July 11, 2024

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

RE: Proposed 155' Monopole for Reed, MD (Sabre #25-0551-JSS-R1)

Dear Mr. Penning,

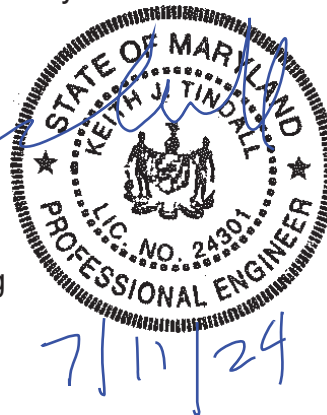
As shown in our Structural Design Report #25-0551-JSS-R1 dated July 11, 2024, the above referenced Sabre monopole has been designed for an Ultimate Wind Speed of 112 mph with no ice and 40 mph with 1" ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

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

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius within 155 ft at ground level.

Sincerely,

Keith J. Tindall, P.E., S.E.
Vice President, Telecom Engineering



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.24301, Expiration Date: 5/24/2025

Exhibit “6”



The FAA is currently experiencing delays in processing off-airport aeronautical studies. These delays are currently resulting in an approximate 15 additional days in processing time. The FAA will continue to work aeronautical studies on a first come, first served basis. Please take this possible delay into consideration when determining when to submit your case. If your submitted aeronautical study requires priority and 60 days has elapsed since submission, please contact the OEG Specialist for your state with the rationale for your request and it will be reviewed for escalation. The issue causing these delays is actively being mitigated and is expected to be resolved around August.

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Table with Project Name: ENTRE-000869897-24 and Sponsor: ENTREX

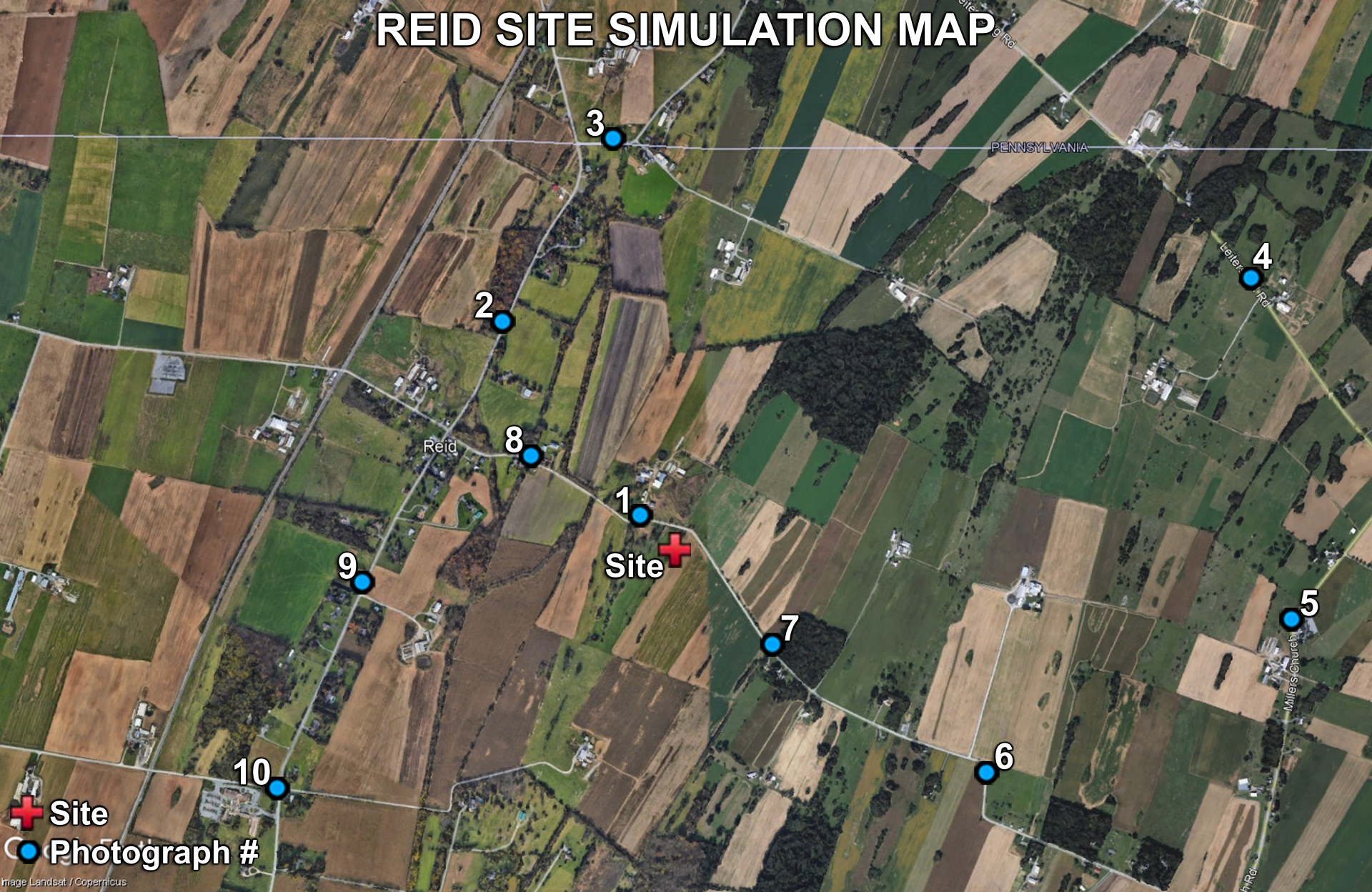
Details for Case : MILESTONE AT REID

Show Project Summary

Form containing Case Status, Construction / Alteration Information, Structure Details, Proposed Frequency Bands, and Description of Proposal.

Exhibit “7”

REID SITE SIMULATION MAP



 Site
 Photograph #



 **Milestone**
Towers
REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #1 from Lehman Mill Road
approximately 435ft. northwest of site





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #2 from Marsh Pike
approximately 2,940ft. northwest of site



EXISTING VIEW



 **Milestone**
Towers
REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

**155ft. MONOPOLE
SIMULATION**

View #3 from Marsh Road
approximately 4,325ft. north of site





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #4 from Leighters Mill Road
approximately 6,700ft. northeast of site



EXISTING VIEW



**Milestone
Towers
REID**

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #5 from Millers Church Road
approximately 6,600ft. east of site



EXISTING VIEW



REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

**155ft. MONOPOLE
NOT VISIBLE**

View #6 from Lehman Mill Road
approximately 4,090ft. southeast of site



 **Milestone
Towers**
REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

**155ft. MONOPOLE
SIMULATION**

View #7 from Lehman Mill Road
approximately 1,530ft. southeast of site





 **Milestone
Towers
REID**

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #8 from Lehman Mill Road
approximately 1,550ft. northwest of site



EXISTING VIEW



 **Milestone**
Towers
REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

**155ft. MONOPOLE
NOT VISIBLE**

View #9 from Marsh Pike
approximately 3,325ft. west of site



 **Milestone**
Towers
REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #10 from Marsh Pike
approximately 4,950ft. southwest of site



EXISTING VIEW

Exhibit “8”



Via Supplemental Information to Zoning Application

July 5, 2024

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

Re: Proposed Telecommunications Facility at 20026 Lehman Mill Road, Hagerstown, MD 21742, the property of Cool Brook Lands Inc., Account # 09001700 by Milestone Towers for Verizon Wireless-Telecommunications Facility Application- Tower Removal Letter

Dear Ms. Rathvon,

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

- A. A Commercial Communication tower that is out of service for a continuous six (6) month period will be deemed to have been abandoned. The Zoning Administrator may issue a Notice of Abandonment to the Owner of the tower that is deemed to be abandoned. The Owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operation difficulty and providing a reasonable timeframe for correction action, within thirty (30) days from the date of the Notice. The Administrator shall withdraw the Notice of Abandonment and notify the Owner that the Notice has been withdrawn if the Owner provides information that demonstrates the Tower has not been abandoned.
- B. If the Tower is determined to be abandoned, the Owner of the Tower shall remove the Tower and all related equipment at the Owner's sole expense within three (3) months of the Date of Notice of Abandonment. If the Owner fails to remove the Tower and related equipment, the Administrator may pursue legal action to have the Tower removed at the Owner's expense.

Please contact me should you have any questions.

A handwritten signature in black ink, appearing to read 'Matthew Penning', is written in a cursive style.

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

Exhibit “9”



July 2, 2024

**Statement of Certified Engineer
Site Selection and Performance Standards**

Site Name: Reid

Site Address: 20026 Lehmans Mill Road, Hagerstown, MD 21742

Latitude: 39.711694

Longitude: -77.666389

The proposed communications tower was selected by Verizon Wireless (VZW) to improve wireless coverage in Reid, MD.

The main coverage objective is to bridge the coverage gap between Hagerstown airport and Leitersburg, MD and enhance wireless coverage on Reidtown Rd, Marsh Pike and north of the MD border in PA. In addition, the site will help offload existing VZW sites in the area which will in turn improve in-building coverage for residents and businesses in the area. Verizon Wireless is committed to providing state of the art wireless services that benefit your community.

Sincerely

Hamed Semati

Hamed Semati
RF Engineer – Washington/Baltimore/Virginia
10170 Junction Drive
Annapolis Junction, MD 20701

Exhibit “10”

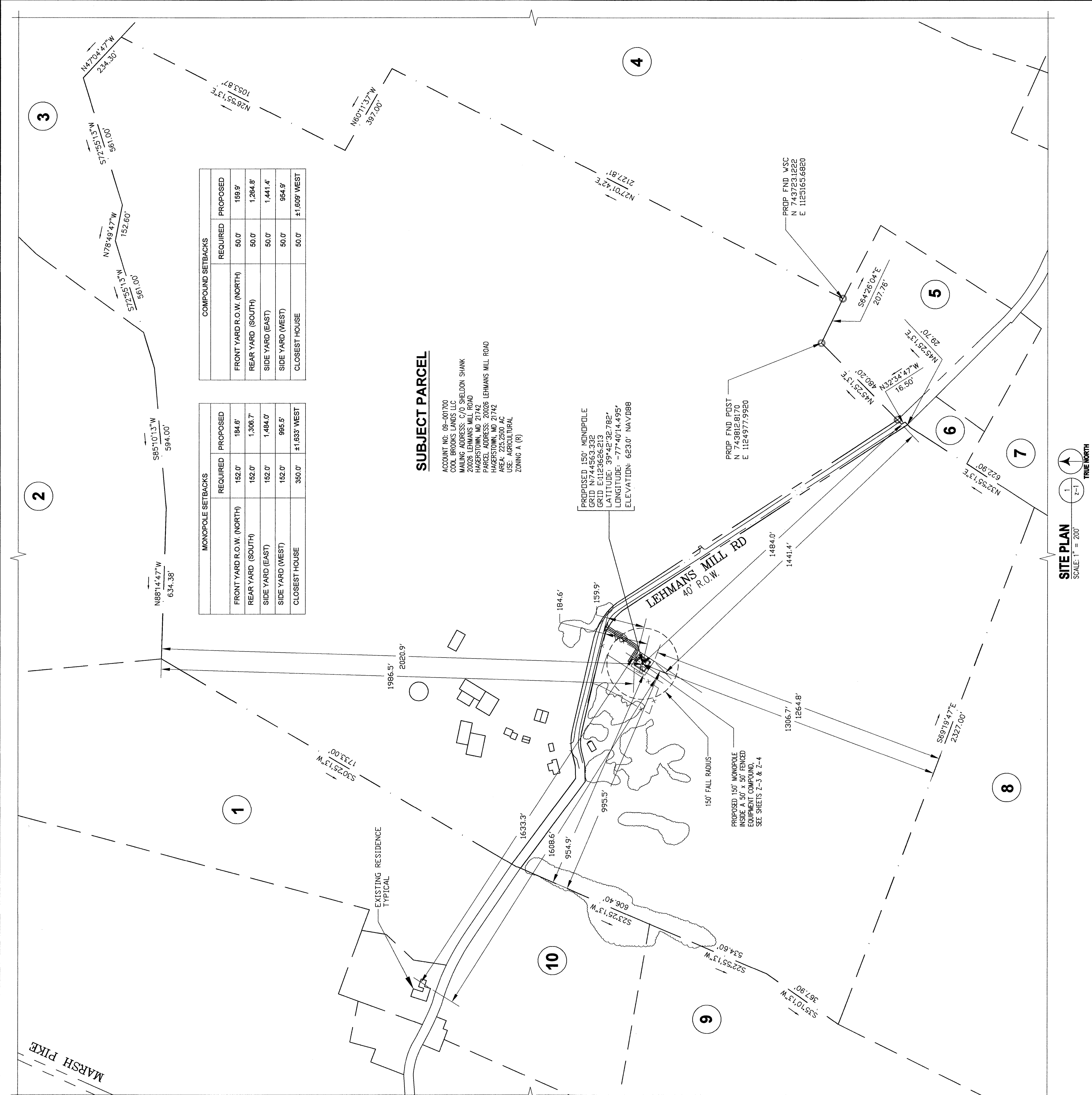
SUBMITTALS

DATE	DESCRIPTION	REV.
05-30-2024	ZONING PLAN REVIEW	A
06-04-2024	ZONING	0
06-20-2024	FALL RADIUS / SITE NAME	1

PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE PLACED
1/2"
GRAPHIC SCALE IN INCHES
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
Z-1



COMPOUND SETBACKS

REQUIRED	PROPOSED
FRONT YARD R.O.W. (NORTH)	50.0'
REAR YARD (SOUTH)	50.0'
SIDE YARD (EAST)	50.0'
SIDE YARD (WEST)	50.0'
CLOSEST HOUSE	50.0'

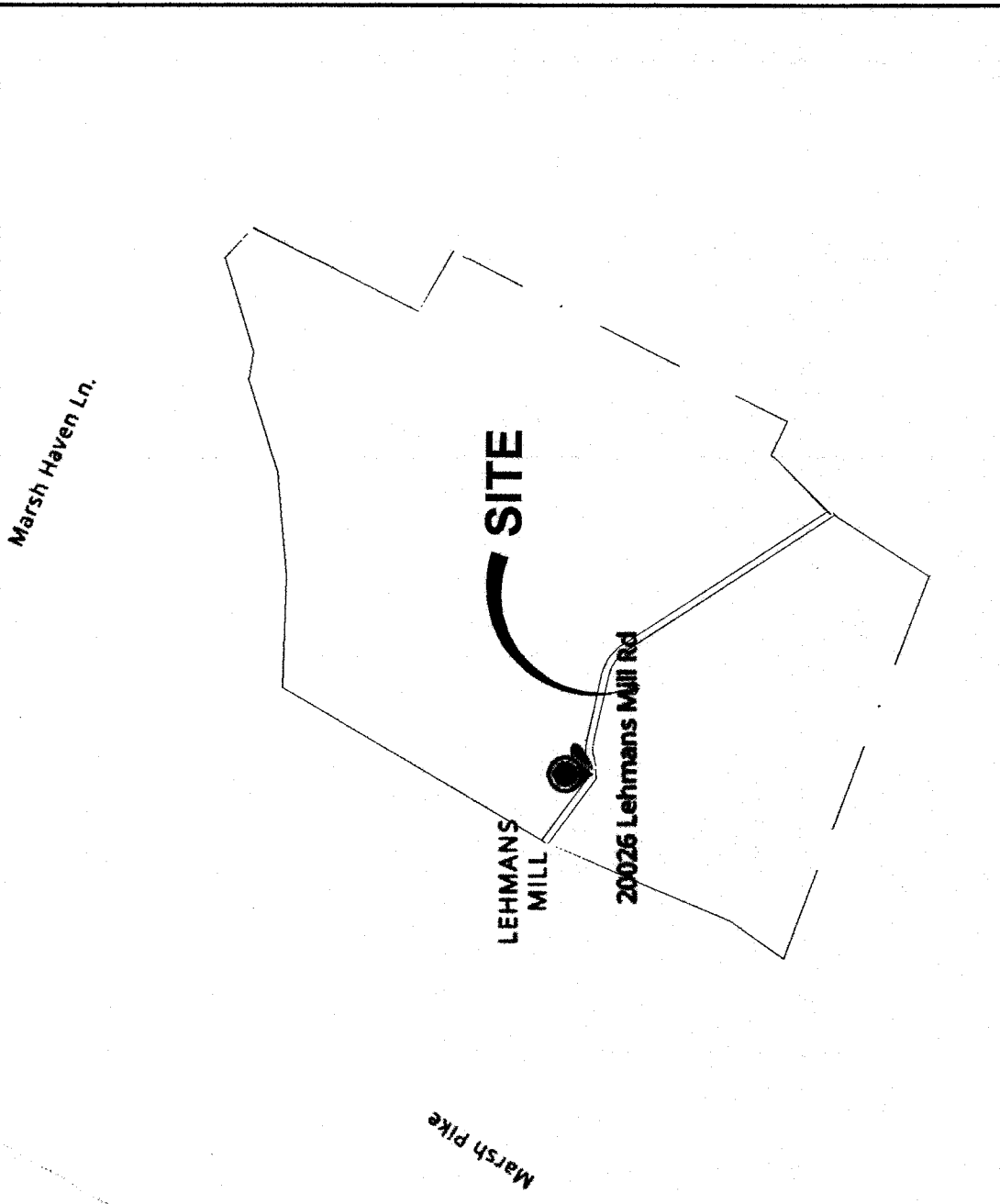
MONOPOLE SETBACKS

REQUIRED	PROPOSED
FRONT YARD R.O.W. (NORTH)	184.6'
REAR YARD (SOUTH)	1,306.7'
SIDE YARD (EAST)	1,484.0'
SIDE YARD (WEST)	995.5'
CLOSEST HOUSE	360.0'

SUBJECT PARCEL
ACCOUNT NO. 09-001700
COOL BROOKS LANDS LLC
MAILING ADDRESS: C/O SHELDON SHANK
20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 225.2500 AC
USE: AGRICULTURAL
ZONING A (R)

PROPOSED 150' MONOPOLE
GRID N744563.332
E1123266.213
LATITUDE: 39°42'32.782"
LONGITUDE: -77°40'14.495"
ELEVATION: 6230.0' NAVD88

SITE PLAN
SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 1,000'

SITE INFORMATION & NOTES

JURISDICTION: WASHINGTON COUNTY, MARYLAND
ZONING: A (R)
TAX ACCOUNT NUMBER: 09-001700
MAP/GRID PARCEL: 0011/0022/0013
PARCEL AREA: 225.2500 ACRES
PARCEL OWNER: COOL BROOKS LANDS LLC
OWNER ADDRESS: 20026 LEHMANS MILL RD, HAGERSTOWN MD 21742
GROUND ELEVATION: 623.0' NAVD88
LATITUDE: N 39° 42' 32.771"
LONGITUDE: W 77° 40' 14.474"

- THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CARTER SPECIAL PLANNING AREA, THE ANNETTAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT.
- THE SITE IS LOCATED MORE THAN 350' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.
- THE CLOSEST EXISTING TOWER IS A 180' US CELLULAR MONOPOLE, LOCATED APPROXIMATELY 2.54 MI SOUTH-SOUTHWEST (COORDINATES: 39.668494, -77.66750)
- NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF WASHINGTON COUNTY, MARYLAND, DATED 08/15/2017, SHOWS THE SUBJECT PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 2404-5001-330, EFFECTIVE AUGUST 15, 2017.

LEGEND

- FOUND PROPERTY CORNER
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - CULVERT
- LINE TYPES**
- BOUNDARY LINE - SUBJECT PARCEL
 - UNSURVEYED LINE - BOUNDARY OF ADJOINERS
 - EASEMENT BOUNDARY
 - RIGHT OF WAY BOUNDARY
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - CURB
 - FENCE LINE - CHAIN
 - OVERHEAD UTILITY LINE
 - TREE OR VEGETATION LINE

Exhibit “11”

NO TITLE EXAMINATION

THIS DEED, Made this 7th day of April, 2008, by **RALPH E. HORST and DORCAS E. HORST, his wife**, of Bradford County, State of Pennsylvania.

WITNESSETH: That for and in consideration of the sum of **ONE HUNDRED SIXTY THOUSAND (\$160,000.00) DOLLARS**, the receipt of which is hereby acknowledged, the said **RALPH E. HORST and DORCAS E. HORST, his wife**, do hereby grant and convey unto **COOL BROOK LANDS, INC.**, a Maryland corporation, all that lot or parcel of land, situate approximately 400 feet north of Lehman's Mill Road and approximately 0.85 miles east of the Marsh Pike in Election District No. 9, Washington County, Maryland, and being more particularly described, in accordance with a survey dated January, 2008, by Frederick, Seibert & Associates, Inc., as follows:

BEGINNING at a recovered corner fence post located at the most northwestern corner of lands now or formerly of Stephen and Rebecca Shank and recorded at Liber 796, folio 235, thence running in a clockwise direction and running along adjoining lands of Cool Brook Lands, Inc., (Liber 622, folio 537) North 64 degrees 27 minutes 46 seconds West 186.98 feet to a corner fence post, thence continuing along the lands of Cool Brook Lands, Inc. and running with the following five courses and distances: North 26 degrees 19 minutes 38 seconds East 440.44 feet to a fence post, thence North 27 degrees 02 minutes 02 seconds East 494.64 feet to a fence post, thence North 27 degrees 03 minutes 14 seconds East 812.39 feet to a fence post, thence North 27 degrees 54 minutes 25 seconds East 252.77 feet to a fence post, thence North 26 degrees 29 minutes 15 seconds East 201.97 feet to a corner fence post, thence leaving the lands of Cool Brook Lands, Inc. and running along remaining lands of Ralph Horst (Liber 650, folio 408) and running with an existing fence line South 60 degrees 13 minutes 19 seconds East 397.00 feet to an iron pin and cap set, thence leaving said fence line and running with a new line of division South 27 degrees 00 minutes 00 seconds West 2172.81 feet to an iron pin and cap set along the northern boundary of lands now or formerly of Stephen and Rebecca Shank (Liber 796, folio 235), thence with a portion of the northern boundary of said lands North 64 degrees 27 minutes 46 seconds West 207.76 feet to the place of beginning; CONTAINING 20.00 acres of land, more or less.

BEING part of the same property which was conveyed unto Ralph E. Horst and Dorcas E. Horst, his wife, from Mable H. Horst, also known as Mabel H. Horst, widow, by deed dated December 5, 1977, and recorded among the Land Records of Washington County, Maryland, in Liber 650, folio 408.

Said lands being all of Parcel A as shown on a plat of subdivision for Ralph Horst and recorded at Washington County Plat folio 9418, among the Land Records of Washington County, Maryland.

3476 0735

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

The above described property is hereby conveyed subject to the conditions, restrictions and notes shown on said plat as well as to any and all other conditions, restrictions, easements and rights of way of record applicable thereto.

And the Grantor herein does hereby covenant that, except as to the aforesaid conditions, restrictions, easements and rights of way, they will warrant specially the property hereby conveyed and that they will execute such other and further assurances of title as may be legally requisite.

WITNESS the hands and seals of the Grantors.

WITNESS:

Ralph E. Horst (SEAL)
Ralph E. Horst

Dorcas E. Horst (SEAL)
Dorcas E. Horst

Robert B. Stone

STATE OF MARYLAND, WASHINGTON COUNTY, to-wit:

I HEREBY CERTIFY, on this 7th day of April, 2008, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ralph E. Horst and Dorcas E. Horst, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, who did each acknowledge that they executed the same for the purposes therein contained; and at the same time they acknowledged that the consideration set forth in said deed is correct.

WITNESS my hand and Official Notarial Seal.

David L. Stone
Notary Public

My Commission Expires: 3-1-2011

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney, or by a Party to this instrument.

Robert B. Stone
Robert B. Stone, Attorney

3476 0736

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

MAIL TO:
Cool Brook Lands, Inc
c/o David Shank
10900 Burkett Road
Greencastle, PA 17255

rls\F:wpdocs\deeds\Cool Brook Lands from Horst

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County

By CMM Date 4/7/08

AGRICULTURE TAX Letter of Intent
ACREAGE 20 AC
CLERK CMM

100.00
20.00
1,216.00
2008.00
5,054.00
15,474.00
21,948.00
APR 07 2008
TAX STATE
REDEMPTION 1
REDEMPTION FEE
REDEMPTION 2
TAX STATE
TAX STATE
APR 07 2008

TODD L. HERSHEY, TREASURER
TAXES PAID 4-7-08 per

Exhibit “12”



Division of Planning & Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan L. Yates is authorized to file an administrative adjustment with the Division of Plan Review & Permitting for the proposed 155-foot monopole-style wireless telecommunications facility on property located at 20026 Lehmans Mill Road, Hagerstown, MD 21742. The said work is authorized by Cool Brook Lands Inc. the property owner in fee.

PROPERTY OWNER

Sheldon Shank, President of Cool Brook Lands Inc.

Name: 20026 Lehmans Mill Road
Address: Hagerstown, MD 21742
City, State, Zip Code
Sheldon Shank
Owner's Signature

Sworn and subscribed before me this 15 day of July, 2024.

Michelle Janet Jones
Notary Public

My Commission Expires: 9/25/27



AUTHORIZED REPRESENTATIVE

Jonathan L. Yates
Name: 109 Broad St., Third Floor
Address: Charleston, SC, 29401
City, State, Zip Code
Jonathan Yates
Authorized Representative's Signature

Sworn and subscribed before me this 23rd day of July, 2024.

Brian A. Hellman
Notary Public for South Carolina

My Commission Expires: 5/2/34



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Jose Antonio Villalobos
11433 White Hall Road
Smithsburg MD 21783
Appellant: Jose Antonio Villalobos
11433 White Hall Road
Smithsburg MD 21783
Property Location: 11433 White Hall Road
Smithsburg, MD 21783
Description Of Appeal: Variance from the required 15 ft. setback to 3 ft. from the rear property line for carport structure.

Docket No: AP2024-048
Tax ID No: 18004755
Zoning: A(R)
RB Overlay: No
Zoning Overlay:
Filed Date: 10/01/2024
Hearing Date: 10/30/2024

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

Previous Petition/Appeal Docket No(s):
Applicable Ordinance Sections: Washington County Zoning Ordinance Section 5A.5
Reason For Hardship: Moving structures would be costly and would require tree removal
If Appeal of Ruling, Date Of Ruling:
Ruling Official/Agency:

Existing Use: Detached Structure Proposed Use: Detached Structure
Previous Use Ceased For At Least 6 Months: Date Ceased:
Area Devoted To Non-Conforming Use - Existing:
Proposed:

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

Handwritten signature of Jose Antonio Villalobos
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 7 day of October, 2024.

My Commission Expires
Kathryn B. Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Handwritten signature of Notary Public
Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-048

State of Maryland Washington County, To Wit:

On 10/1/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Jose Antonio Villalobos and made oath in due form of law as follows:

Jose Antonio Villalobos will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Jose Antonio Villalobos

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

Notary Public



My Commission Expires

Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

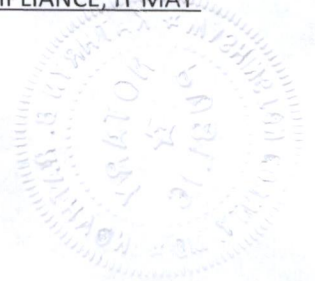
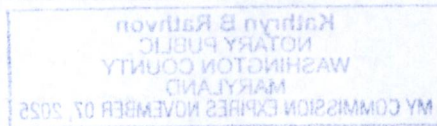
ATTENTION!

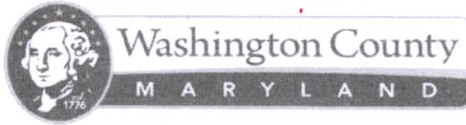
Posting Instructions

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

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

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





BOARD OF ZONING APPEALS

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

Appeal for Variance

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

Location 11433 White Hall Road

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

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

Specify the Ordinance section and subsection from which the variance is desired:
Artical 5A Section 5A.5

Specify the particular requirement(s) from which a variance is desired in that section or subsection:
15 ft. side yard setback

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:
3ft from rear property line @

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

Provide Detailed Explanation on Separate Sheet

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

If yes, list docket number(s): _____

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

Jose Antoni Villalobos
Signature of Appellant

Address and of Appellant

Email of Appellant

Phone Number of Appellant

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

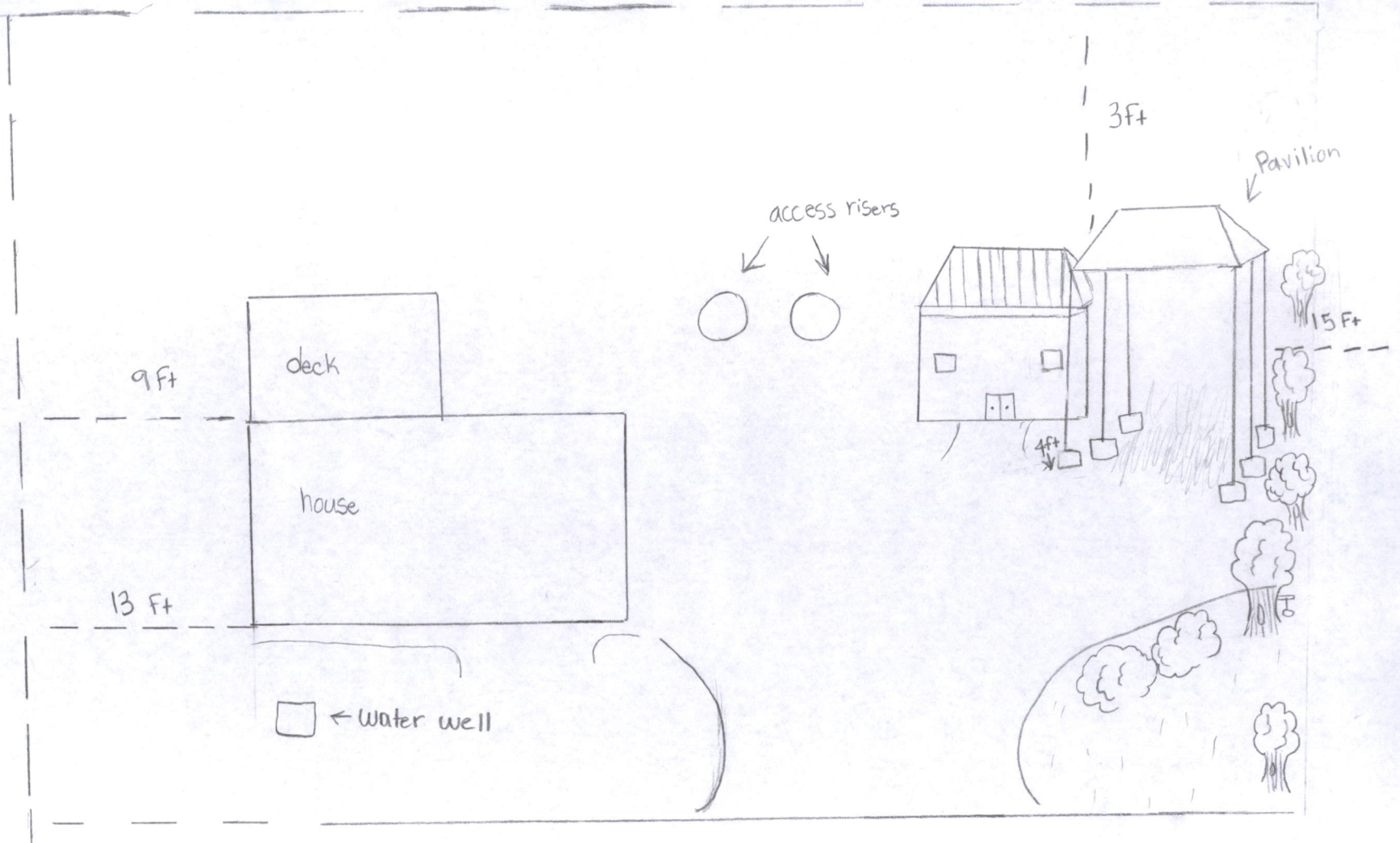
I made the Pavilion in that corner to protect my stuff. First of all my land is small and the house is in front of the street White Hall rd. Not that long ago I had a incident where I had my trailer and *Machines* that I used and got stolen due to the fact that it was in plain sight towards the road making it to where all of the cars that past by had a clear view. I ended up calling the cops and reported that it was stolen, I went to go and talk to one of my other neighbor and ask them if they saw anything but they ended up telling me that they went through the same situation that we are going through not that long ago.

That is why I decided to make the pavilion in the back corner with out thinking that it would affect me or affect others.

Also I was not aware that there was a certain distance that needed to be required from the fence to the pavilion.

My last motive in why I did what I did is because it's a place that brings me peace of mind and being able to spend time with my kids and family with out climate having to be a factor like Surrays and rain day.

fence ↘



White Hall Rd.









WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Benjamin Hull & Tamalae Burnette
19803 Spring Creek Road
Hagerstown MD 21742
Appellant: Benjamin Hull & Tamalae Burnette
19803 Spring Creek Road
Hagerstown MD 21742
Property Location: 19803 Spring Creek Road
Hagerstown, MD 21742
Description Of Appeal: Variance from the required 12 ft. side yard setback to 8 ft. for constructed pool.

Docket No: AP2024-049
Tax ID No: 09010629
Zoning: RS
RB Overlay: No
Zoning Overlay:
Filed Date: 10/02/2024
Hearing Date: 10/30/2024

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

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Section 8.5 (b)

Reason For Hardship: Septic tank and septic reverse take up most of the back yard and iron pipe thought to be boundary pin was not actual boundary pin.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Single Family Dwelling Proposed Use: Pool
Previous Use Ceased For At Least 6 Months: Date Ceased:
Area Devoted To Non-Conforming Use - Existing: Proposed:

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

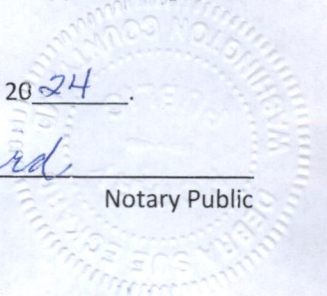
Julia Kluris
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 2nd day of October, 2024.

4-11-25
My Commission Expires

Debra Sue Eckard
Notary Public





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-049

State of Maryland Washington County, To Wit:

On 10/2/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Julie Kline and made oath in due form of law as follows:

Julie Kline will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Julie Kline

Julie Kline

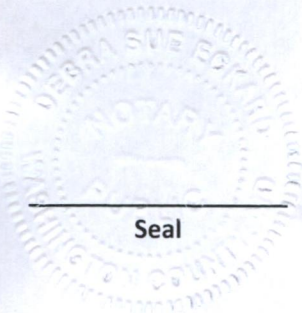
Sworn and subscribed before me the day and year first above written.

Debra Sue Eckard

Notary Public

11-11-25

My Commission Expires



Seal



BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Grove's Groundwork LLC dba: Grove Pools is authorized to file an appeal with the Washington County Board of Appeals for variance on pool install to 8' set back on property located 19803 Spring Creek Rd Hagerstown Md. 21742 The said work is authorized by Ben and Tammy the property owner in fee.

PROPERTY OWNER

Ben and Tamara Hull
Name
19803 Spring Creek Rd.
Address
Hagerstown, Md. 21742
City, State, Zip Code
Tara Hull
Owner's Signature

Sworn and subscribed before me this 30th day of September, 2024.

Whitney Foster
Notary Public

My Commission Expires: March 10, 2028

AUTHORIZED REPRESENTATIVE

Julie Klein
Name
1044 Virginia Ave
Address
Hagerstown, Md 21740
City, State, Zip Code
Julie Klein
Authorized Representative's Signature

Sworn and subscribed before me this 30th day of September, 2024.

WHITNEY FOSTER
Notary Public - State of Maryland
Washington County
My Commission Expires Mar 10, 2028

Whitney Foster
Notary Public

My Commission Expires: March 10, 2028



MHIC#8076

WV61068

PA165933

October 3, 2024

Katie Rathvon
Zoning Coordinator
Washington County Board of Zoning
747 Northern Ave
Hagerstown, MD 21742-2723

Subject: Changing setback from 12' to 8'.

To whom it may concern,

We are asking for a variance request because of the following reasons. The pool could not be installed anywhere else on the property except where it is located now. The septic tank and field take up much of the back yard (please see photo supplied), which we must stay 10' off the Septic Tank and 20' off the septic field. When selecting the area where the pool is located – the owner and the next-door neighbor (who has lived there all his life) both stated the "iron pipe" was the property line (see survey provided).

We laid out the pool location for the 16 x 28 Semi according to that information Inground (we had to go with this size to fit in the space available to us). We had 2 Setback Inspections done and approved in this location (see copies provided). We moved forward with the project using the "iron pipe" marker. Upon getting the pool site plan for the Location Survey (Dustin, the surveyor, was having problems finding the property lines on any connecting properties) the surveyor concluded the "iron pipe" was not the property line and it was 4' over, which now made our set back 8' not 12'. If this property had public water and sewer, the setback would have been 8'. The neighbor that the property connects with has no issues with changing the set back to 8' and has a letter for the board members stating that.

We appreciate your time and consideration in this matter.

Sincerely,


Douglas Grove
Grove Pools

Spring Creek Rd

Spring Creek Rd



12'

16 x 28

9 ft

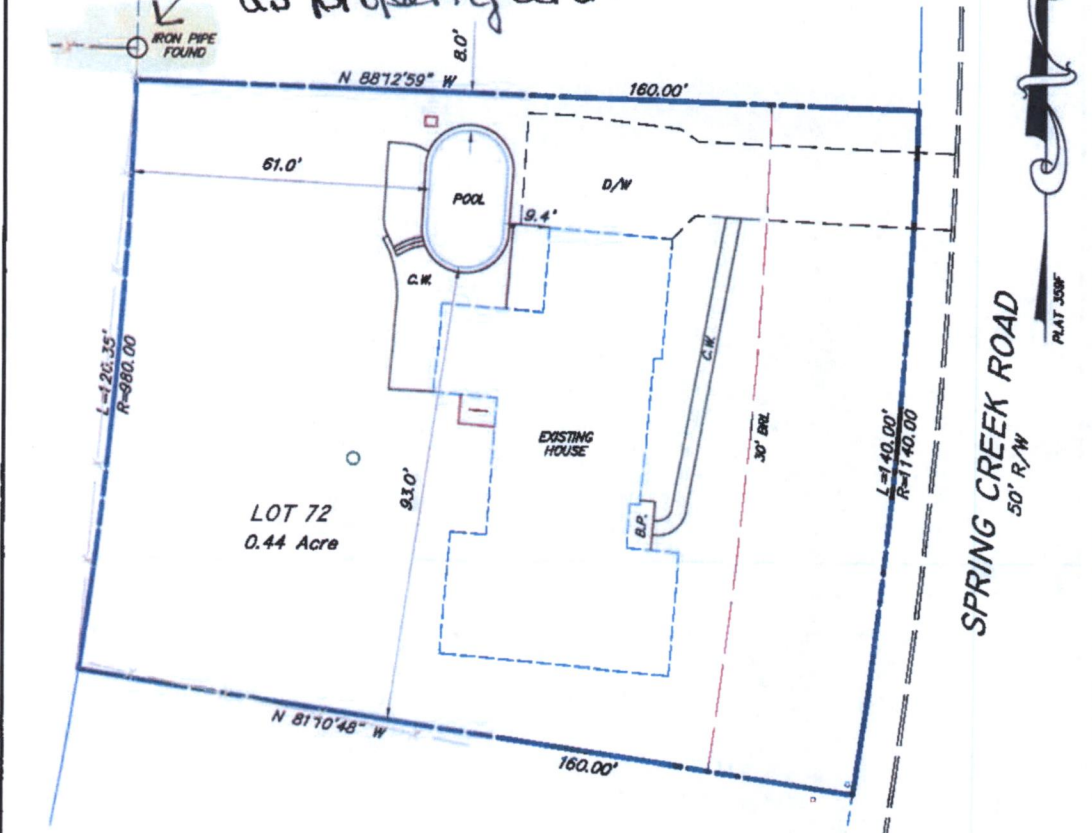
55.5

20'

Septic Field

Sept.

Location of pipe owners stated
as property line.



LEGEND

- BRL - BUILDING RESTRICTION LINE
- B.P. - BRICK PATIO
- C.A. - CONCRETE AREAWAY
- C.C.P. - COVERED CONCRETE PORCH
- C.W. - CONCRETE WALK
- D&U - DRAINAGE & UTILITY EASEMENT
- D/W - ASPHALT DRIVEWAY
- P. - PAGE
- P.B. - PLAT BOOK
- PE - POOL EQUIPMENT (AT GRADE)
- R/W - RIGHT OF WAY
- S.F. - SQUARE FEET



Designated by:

Dustin M. Lavelle

6FFA71567C214D6...

Reg. No. 21701, Exp. 6/11/2025

NOTES:

1. A LICENSEE EITHER PERSONALLY PREPARED THIS POOL SITE PLAN OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION OR 13.06.12 OF THE CODE OF MARYLAND REGULATIONS (COMAR).
2. EXISTING IMPROVEMENTS ARE SHOWN PER A SURVEY CONDUCTED BY LAVELLE & ASSOC. INC. ON 8/15/2024.
3. SOURCE OF THE BEARINGS: PLAT 358F
4. PROPOSED POOL IS FREE-FORM IN SHAPE AND IS SHOWN APPROXIMATE.
5. NO DISTURBANCE IS PROPOSED IN THE 6" DRAINAGE & UTILITY EASEMENT.
6. NO TITLE REPORT FURNISHED. EASEMENTS, RESTRICTIONS, AND/OR RIGHT-OF-WAYS MAY EXIST THAT ARE NOT SHOWN.

FIELD DATE: 8/15/2024
 DRAWING DATE: 8/16/2024
 PROJ. NO. 24-101
 FILE: LP3\Spring Valley Lot 72\std.dwg
 DRAWN: DM
 SCALE: 1" = 30'

POOL SITE PLAN
 LOT 72
 SECTION G
 SPRING VALLEY
 SITUATED AT 19803 SPRING CREEK ROAD
 HAGERSTOWN ELECTION DISTRICT
 HAGERSTOWN, MARYLAND

LAVELLE & ASSOCIATES
 INCORPORATED
 PLANNERS · LAND SURVEYORS

P.O. Box 372
 Frederick, Maryland 21703
 Tel: (301) 695-9722
 Fax: (301) 695-9786
 www.lavellesurvey.com

200: Setbacks (2516201, Optional)

19803 SPRING CREEK Road, HAGERSTOWN, MD 21742

Print

Status

Partial Approval
6/17/2024 9:57 AM
Desired Date: TBD

Last updated
L
6/17/2024 10:24 AM

Details

Record
2024-01866
Residential New Construction Permit

Contact

Doug Grove
3019916018
Doug Grove
3019916018

Result Comments

Showing 1-1 of 1

L (6/17/2024 10:24 AM)
Proposed location appears to meet setbacks. Need to confirm when pool is in place

Related Inspections

Showing 0-0 of 0

ID	Inspection Name	Relationship	Status
----	-----------------	--------------	--------

No records found.

200: Setbacks (2550323, Optional)

19803 SPRING CREEK Road, HAGERSTOWN, MD 21742

Print

Status

Approved
6/25/2024 12:58 PM
Desired Date: TBD

Last updated
Rodney Smith
6/25/2024 12:58 PM

Details

Record
2024-01866
Residential New Construction Permit

Contact

Doug Grove
3019916018
Doug Grove
3019916018

Result Comments

Showing 1-1 of 1

Rodney Smith (6/25/2024 12:58 PM)
Setbacks appeared to be within approved parameters.

Related Inspections

Showing 0-0 of 0

ID	Inspection Name	Relationship	Status
----	-----------------	--------------	--------

No records found.



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Joshua & Megan Martin
10516 Connor Drive
Williamsport MD 21795
Appellant: Joshua & Megan Martin
10516 Connor Drive
Williamsport MD 21795
Property Location: 10516 Connor Drive
Williamsport, MD 21795
Description Of Appeal: Variance from the required 40 ft. rear yard setback to 33 ft. for proposed roof over existing rear patio.

Docket No: AP2024-050
Tax ID No: 26039657
Zoning: RT
RB Overlay: No
Zoning Overlay:
Filed Date: 10/03/2024
Hearing Date: 10/30/2024

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

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Section: 7A.5 (a)

Reason For Hardship: Shape of the lot and concrete patio is not adequately sloped to keep water from pooling on patio.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Rear Patio Proposed Use: Roof Over Existing Patio

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

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

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

Joshua Martin
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 3 day of October, 2024.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

[Signature]
Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-050

State of Maryland Washington County, To Wit:

On 10/3/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Joshua & Megan Martin and made oath in due form of law as follows:

Joshua & Megan Martin will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

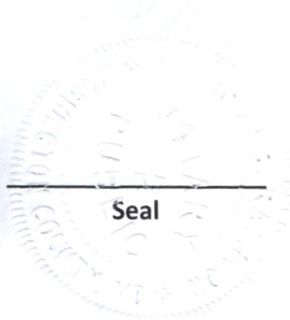
Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Joshua & Megan Martin

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

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public



Seal

My Commission Expires



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

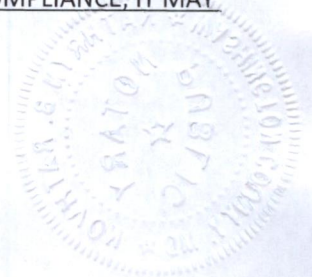
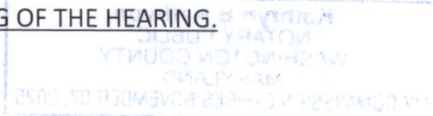
ATTENTION!

Posting Instructions

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

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

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





BOARD OF ZONING APPEALS

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

7-1-1 WWW.WASHCO-MD.NET

Appeal for Variance

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

Location 10516 Connor Drive Williamsport _____

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

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

Specify the Ordinance section and subsection from which the variance is desired:
Section 7A.5 (a) _____

Specify the particular requirement(s) from which a variance is desired in that section or subsection:
Rear yard setback 40 ft. _____

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:
Reduce the rear yard setback requirement of 40 ft. to 35 ft. for roof over existing rear patio _____

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

Provide Detailed Explanation on Separate Sheet

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

If yes, list docket number(s): _____

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

Joshua Martin
Signature of Appellant

10516 Connor Dr, Williamsport MD 21795
Address and of Appellant

joshua.martin50@yahoo.com
Email of Appellant

301-991-6292
Phone Number of Appellant

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

Dear Board of Zoning Appeals,

I am requesting a variance approval due to a hardship created by the peculiar angular shape of my lot. I would like to cover my existing 11 foot deep concrete back porch with a roof. The porch is located between my home and my existing in-ground pool. The odd angular shape of my rear property line will not allow for a 40 foot setback from my back property line to be maintained for the entirety of the roof that I want to have built. I am requesting a 5 foot variance, thereby reducing the setback requirement to 35 feet, that will allow me to cover the entire depth of my back concrete porch with a roof. The previous owner of the home did not adequately slope the concrete porch, this causes water to pool in numerous spots, creating slipping hazards from rain and ice. It is impractical for me to maintain the 40 foot offset as it would only allow me to build a 6 foot deep roof. A 6 foot roof is not large enough to provide protection from rain to prevent water from pooling and is too small provide adequate shade for a table for my family of four to sit at. Thus, a hard ship is created preventing me from the reasonable use of my existing porch. Thank you for taking the time to review my application. Please approve my zoning variance request.

Respectfully,



Joshua Martin

Home Owner
10516 Connor Dr
Williamsport, MD 21795

SPURRIER & COMPANY

RESIDENTIAL CONSTRUCTION SPECIALISTS

10516 Hershey Drive
Williamsport, Maryland 21795
301-739-8877/240-675-0875

MHBR 930
MHIC 16000

September 8, 2024

Mr. and Mrs. Josh Martin
10516 Connor Drive
Williamsport, Maryland 21795

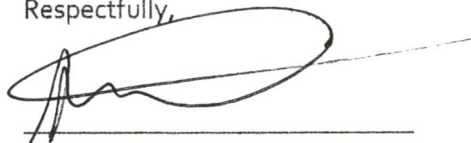
Description: Rear porch covering, possible variance

Mr. and Mrs. Martin,

As we have discussed, your backyard is certainly a perfect location for the existing pool given the fact that you have sun the majority of the time in the backyard. I also whole heartedly agree that the rear 2 story brick home as the back drop provides quite an intense solar gain on anyone sitting on the rear patio. I also agree the existing retractable awning that accompanied the house with its size and projection is almost worthless as a heat/sun shade for individuals whom are not in the pool. As we had discussed, the patio that you inherited with the purchase of the house has absolutely no slope, and the undulations in the pour/finish itself do provide quite a hazard in the winter with ice forming in those pockets. Although the proposed porch covering will have a dramatic effect on the winter problem, it will not completely solve it. However, the summertime relief on the intensity of the sun's rays should be quite helpful with your extended family and friends' visits to your home/pool.

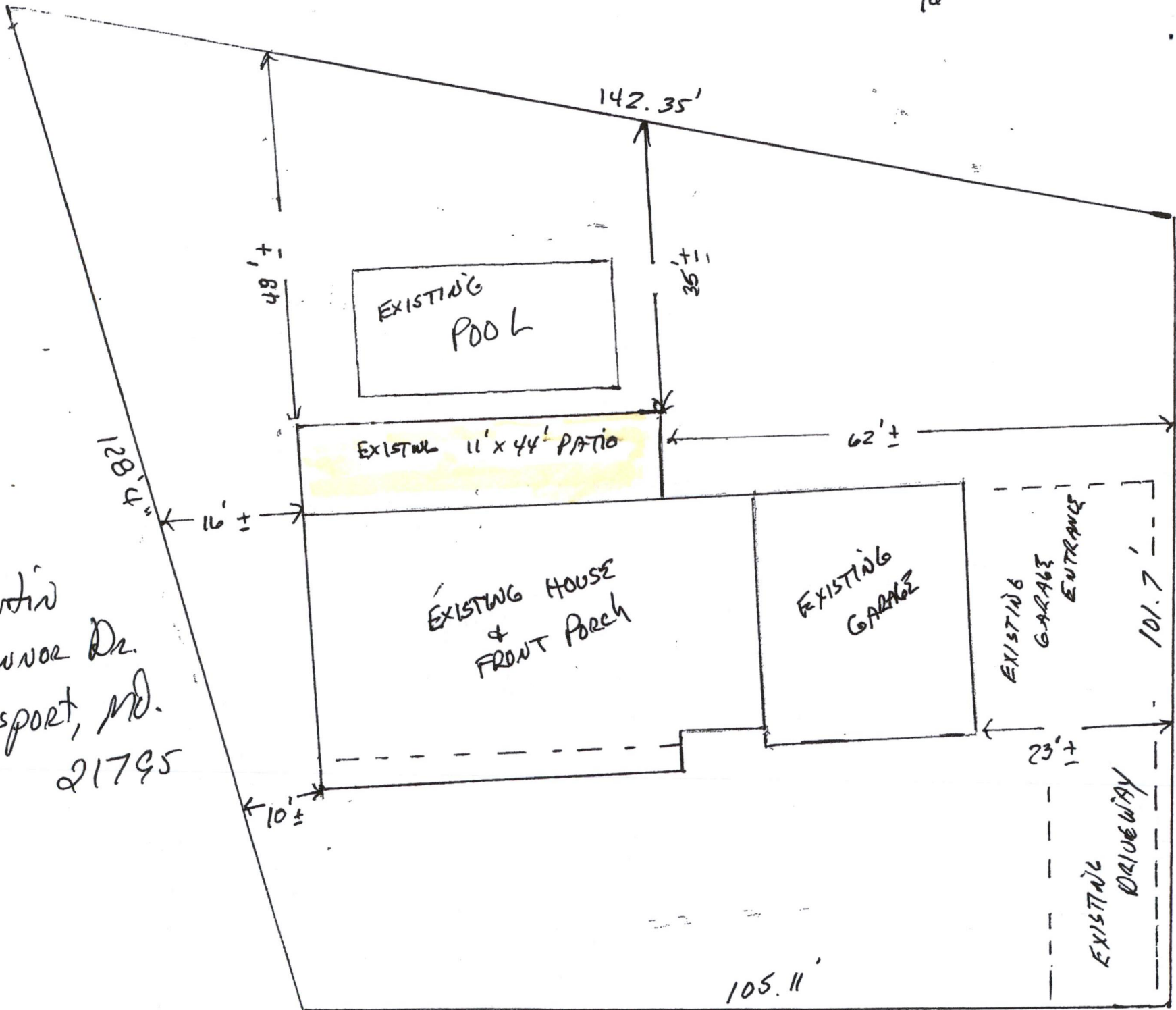
With that being said, please be advised that the existing building of the house utilized the lot to the fullest extent, and left little room to add a permanent roof structure facilitating the existing patio/pool area. As per the local codes pertaining to "setback" requirements, the right 2/3rds of the patio (as viewed from the rear) do meet that requirement of 40' setback to the property line. Unfortunately, the approximate left of the proposed 1/3 patio covering fails, in descending order, to approximately 36'. These are good approximations based on the fact I was the homeowner adjacent to the property for 20 years, and I, as a builder, developed over 25 lots in that development and have access to the development plot prints in my possession for lot sizes and locations. I trust this helps explain the possible variance requirement to meet the county's setback ordinance for this development.

Respectfully,



Steven J. Spurrier, owner
Spurrier & Company

SCALE $\frac{1}{16}'' = 1'$



Josh Martin
10516 Connor Dr.
Williamsport, MD.
21795