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May 20, 2003

Callum I. Murray, AICP, ASLA  
Montgomery County Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Petrucelli Property - Cell Tower  
Parcel P 490  
Property: 14120 Darnestown Road, Darnestown, MD 20874

Dear Mr. Murray:

Pursuant to yesterday's conversation, this letter is to explain that the overall parcel on which the proposed cell tower will be located is planned for development in the coming year. The entire tract which is approximately 1.7 acres will be improved by an office building complex which is in the design phase as of the date of this letter.

Since the entire site will be the subject matter of site plan approval as part of the development process, we would like to suggest any landscaping requirements associated with the approval of the cell tower be waived or deferred until the office complex project goes through site plan approval.

Thank you for your cooperation in this matter.

Sincerely,

CLIFFORD, DEBELIUS, CRAWFORD,  
BONIFANT & FITZPATRICK, CHTD.

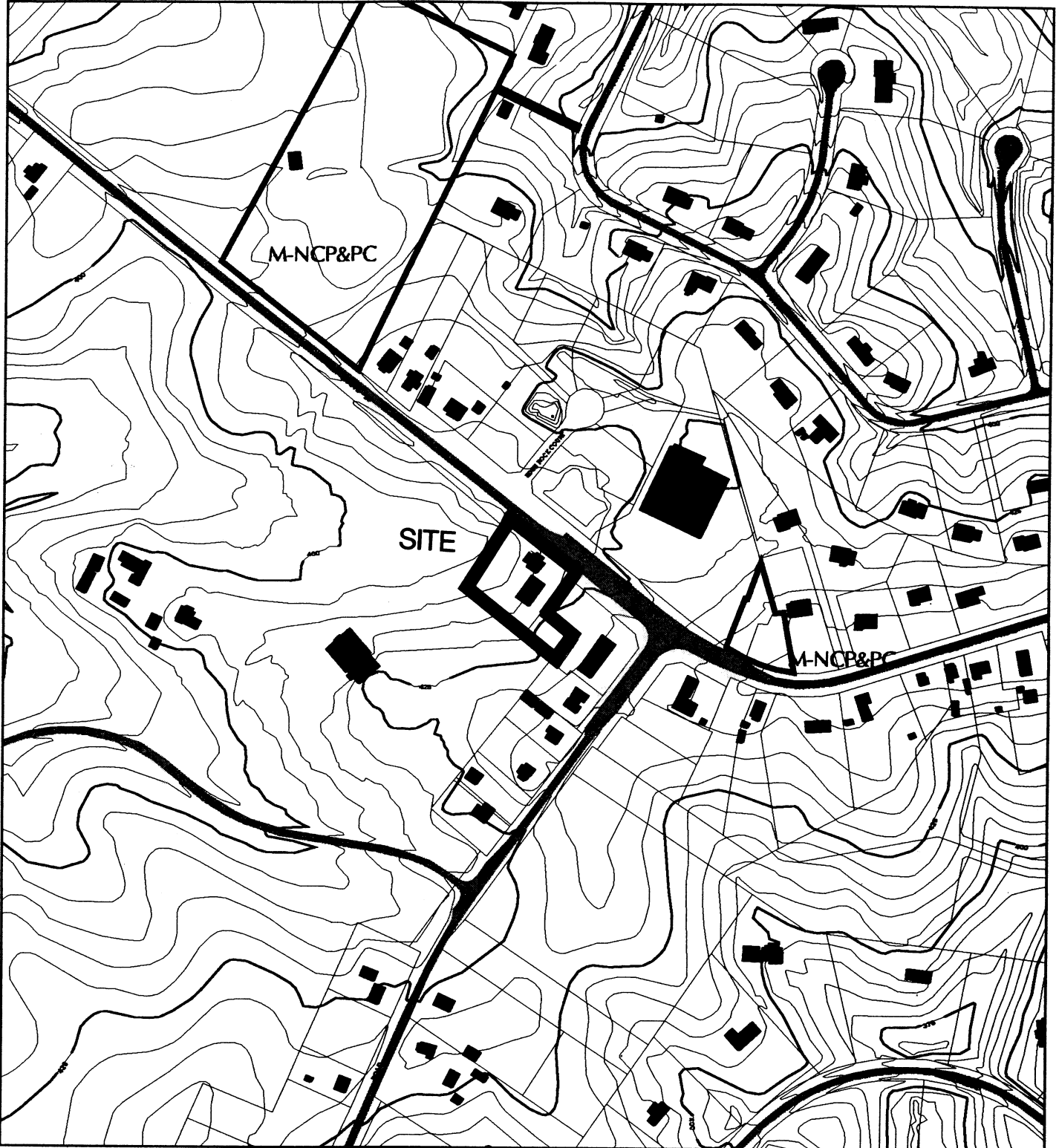


JAMES R. CLIFFORD, SR., ESQ.

JRC/amc

cc: Nicholas Petrucelli  
Dave McKee

VICINITY MAP FOR  
**S-2572**



Map compiled on June 04, 2003 at 8:08 AM | Site located on base sheet no - 220NW14

**NOTICE**

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 : 4800

SUBDIVISION 1, OUT LOT B  
 TAX MAP ES21  
 ACCOUNT NO. 06-03092596  
 N/F

DARNESTOWN LTD PTNSHP  
 PREMISES ADDRESS: 15201 EDEN ROCK CT  
 GERMANTOWN, MD 20874  
 MAILING ADDRESS: C/O NATHAN LONDON  
 4710 BETHESDA AVE  
 BETHESDA, MD 20814  
 ZONING: R200 USE: RESIDENTIAL  
 AREA: 36,305 SF

SUBDIVISION 1, BLOCK A, PARCEL "G"  
 TAX MAP ES21  
 ACCOUNT NO. 06-03233800  
 N/F

DARNESTOWN LTD PTNSHP  
 PREMISES ADDRESS: 14101 DARNESTOWN RD  
 GAITHERSBURG, MD 20878  
 MAILING ADDRESS: C/O NATHAN LONDON  
 4710 BETHESDA AVE  
 BETHESDA, MD 20814  
 ZONING: C1 USE: COMMERCIAL  
 AREA: 178,446 SF



PROPOSED SPRINT 105' FLAGPOLE  
 GRID N: 523486.257  
 GRID E: 1229092.370  
 LATITUDE: 39°08'13.322"  
 LONGITUDE: -77°17'35.989"  
 ELEVATION: 411.0' AMSL AT BASE

SPRINT FLAGPOLE  
 G TREE TRUNK  
 REMOVED

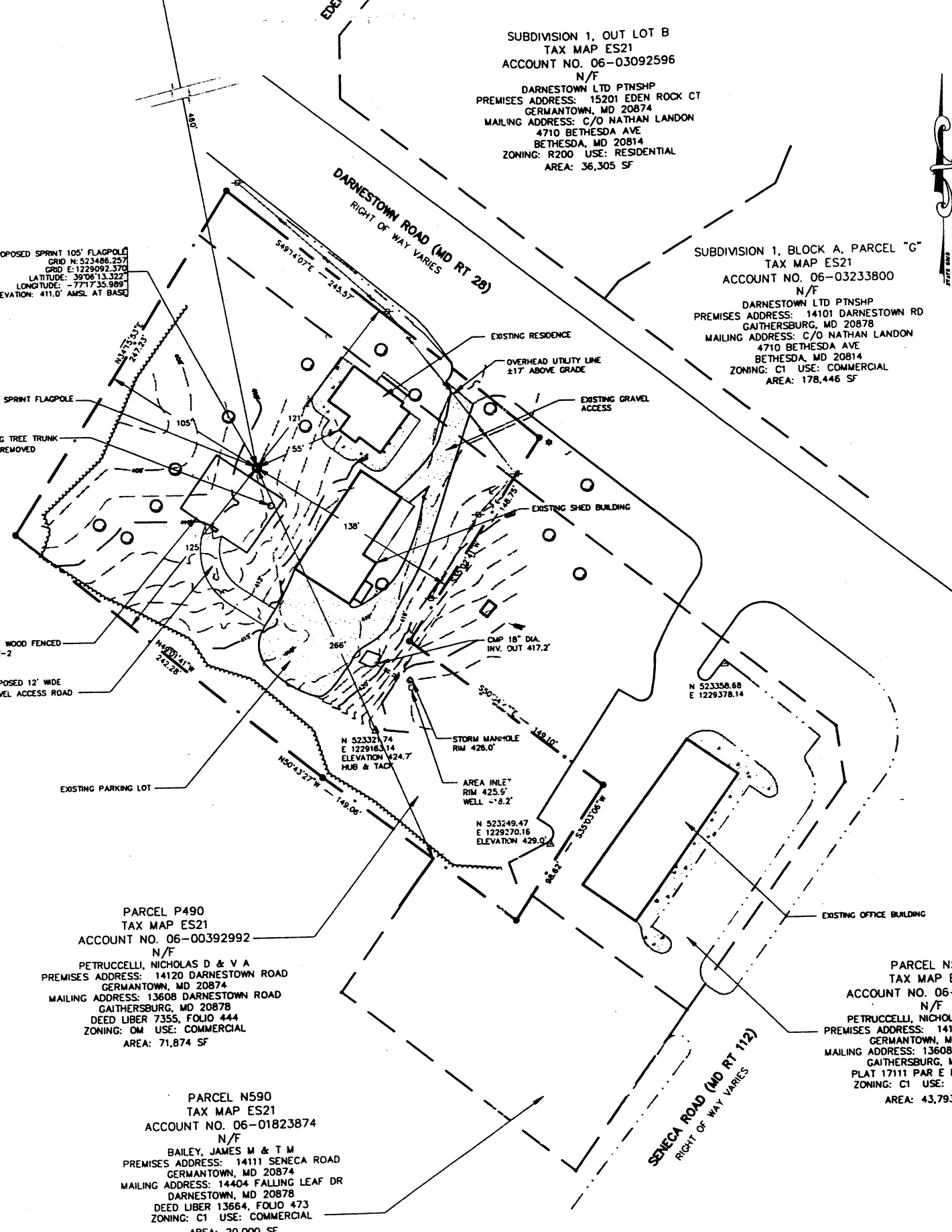
WOOD FENCED  
 POSED 12' WIDE  
 VEL ACCESS ROAD

EXISTING PARKING LOT

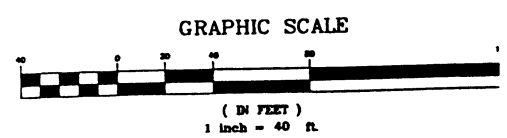
PARCEL P490  
 TAX MAP ES21  
 ACCOUNT NO. 06-00392992  
 N/F  
 PETRUCCELLI, NICHOLAS D & V A  
 PREMISES ADDRESS: 14120 DARNESTOWN ROAD  
 GERMANTOWN, MD 20874  
 MAILING ADDRESS: 13608 DARNESTOWN ROAD  
 GAITHERSBURG, MD 20878  
 DEED LIBER 7355, FOLIO 444  
 ZONING: OM USE: COMMERCIAL  
 AREA: 71,874 SF

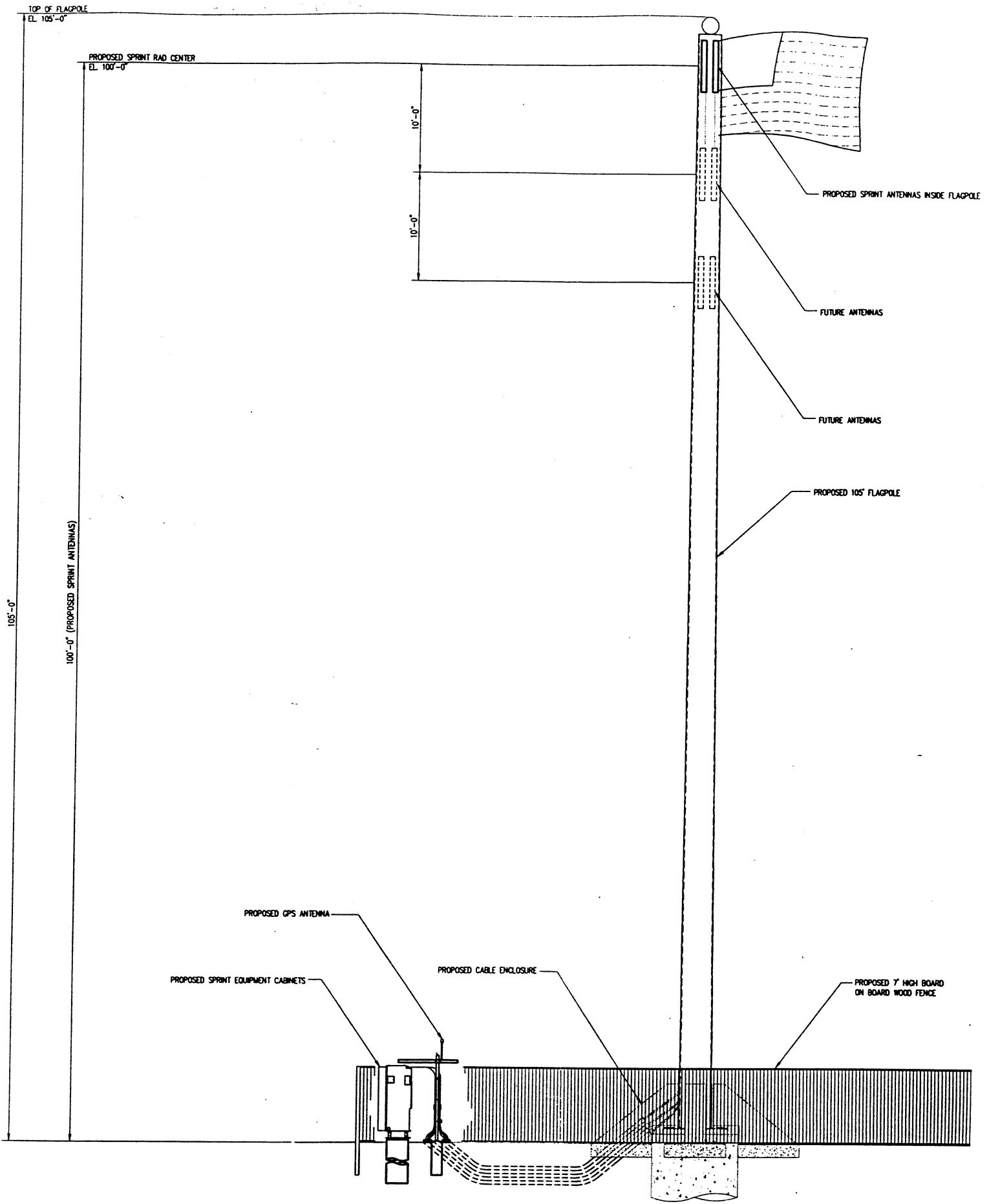
PARCEL N590  
 TAX MAP ES21  
 ACCOUNT NO. 06-01823874  
 N/F  
 BAILEY, JAMES M & T M  
 PREMISES ADDRESS: 14111 SENECA ROAD  
 GERMANTOWN, MD 20874  
 MAILING ADDRESS: 14404 FALLING LEAF DR  
 DARNESTOWN, MD 20878  
 DEED LIBER 13664, FOLIO 473  
 ZONING: C1 USE: COMMERCIAL  
 AREA: 20,000 SF

PARCEL N536  
 TAX MAP ES21  
 ACCOUNT NO. 06-02802695  
 N/F  
 PETRUCCELLI, NICHOLAS D & V A  
 PREMISES ADDRESS: 14105 SENECA ROAD  
 GERMANTOWN, MD 20874  
 MAILING ADDRESS: 13608 DARNESTOWN RD  
 GAITHERSBURG, MD 20878  
 PLAT 17111 PAR E DARNESTOWN  
 ZONING: C1 USE: COMMERCIAL  
 AREA: 43,793 SF

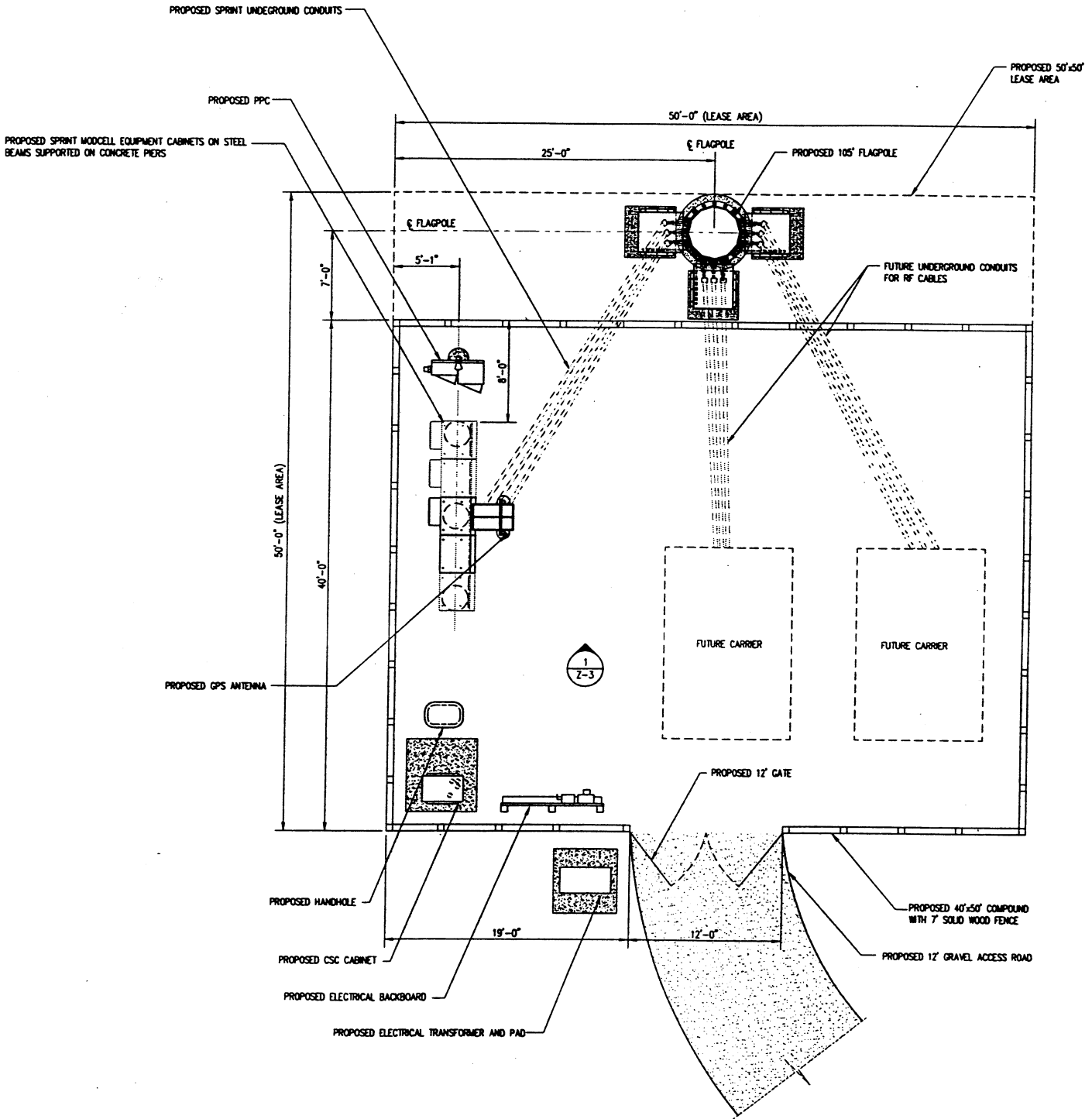


**SITE SURVEY**  
 SCALE: 1"=40'-0"



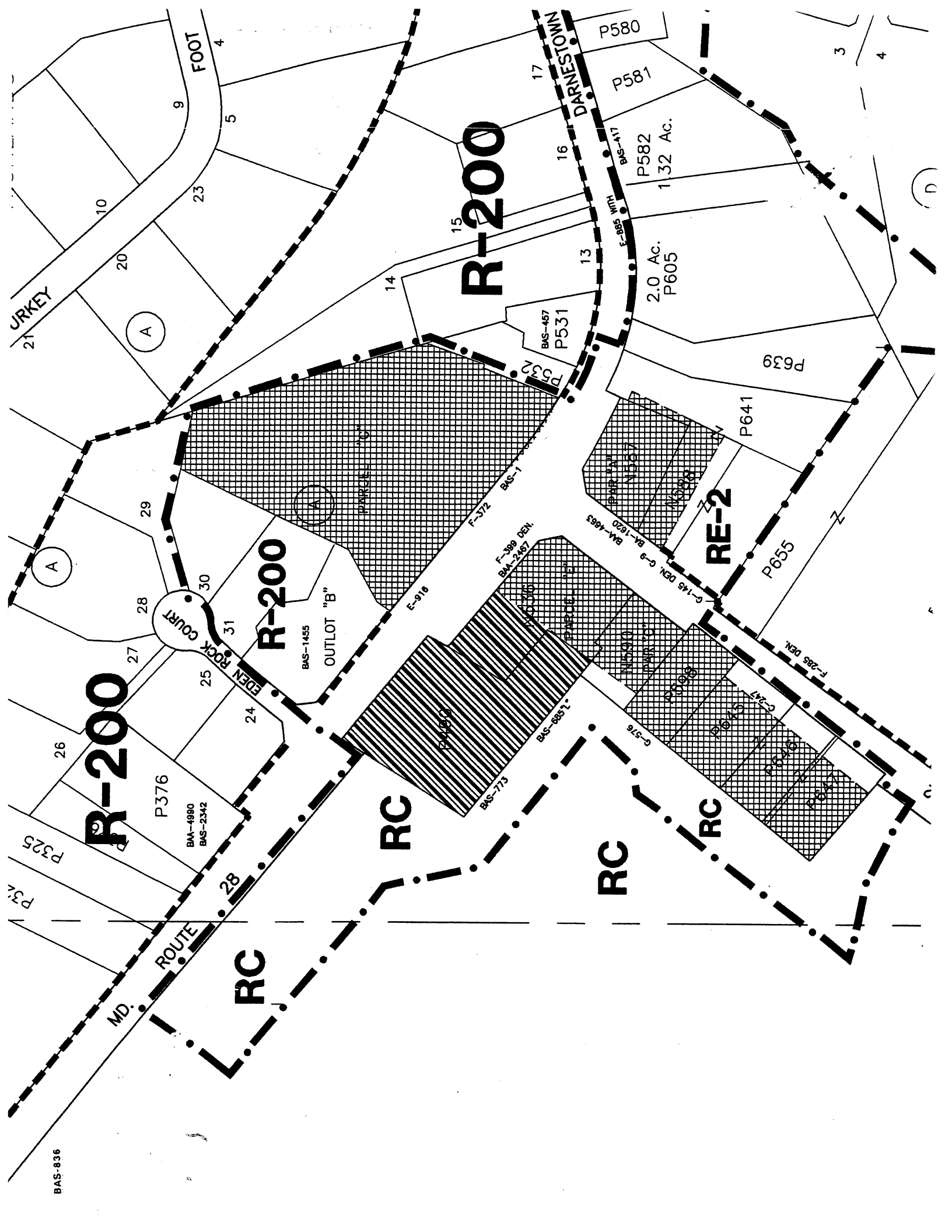


**FLAGPOLE ELEVATION**  
 SCALE: 3/16"=1'-0"



**COMPOUND LAYOUT**  
SCALE: 3/16"=1'-0"





**R-200**

**R-200**

**R-200**

**RE-2**

**RC**

**RC**

**RC**

URKEY

FOOT

DARNESTOWN

MD. ROUTE 28

EDEN ROCK COURT

A

A

D

21

10

20

9

5

23

29

28

27

26

P376

BAA-4980  
BAS-2342

25

24

28

P325

P374

14

15

17

16

13

BAS-417

P580

P581

P582

1.32 AC.

2.0 AC.

P605

BAS-497

P531

P532

P639

P641

P655

F-285 DEN.

OUTLOT "B"

BAS-1455

E-918

F-372

BAS-1

F-389 DEN

BAA-2487

BAS-773

BAS-887

G-576

F-145 DEN

G-9

BA-1820

BA-4683

P641

P655

P639

P641

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