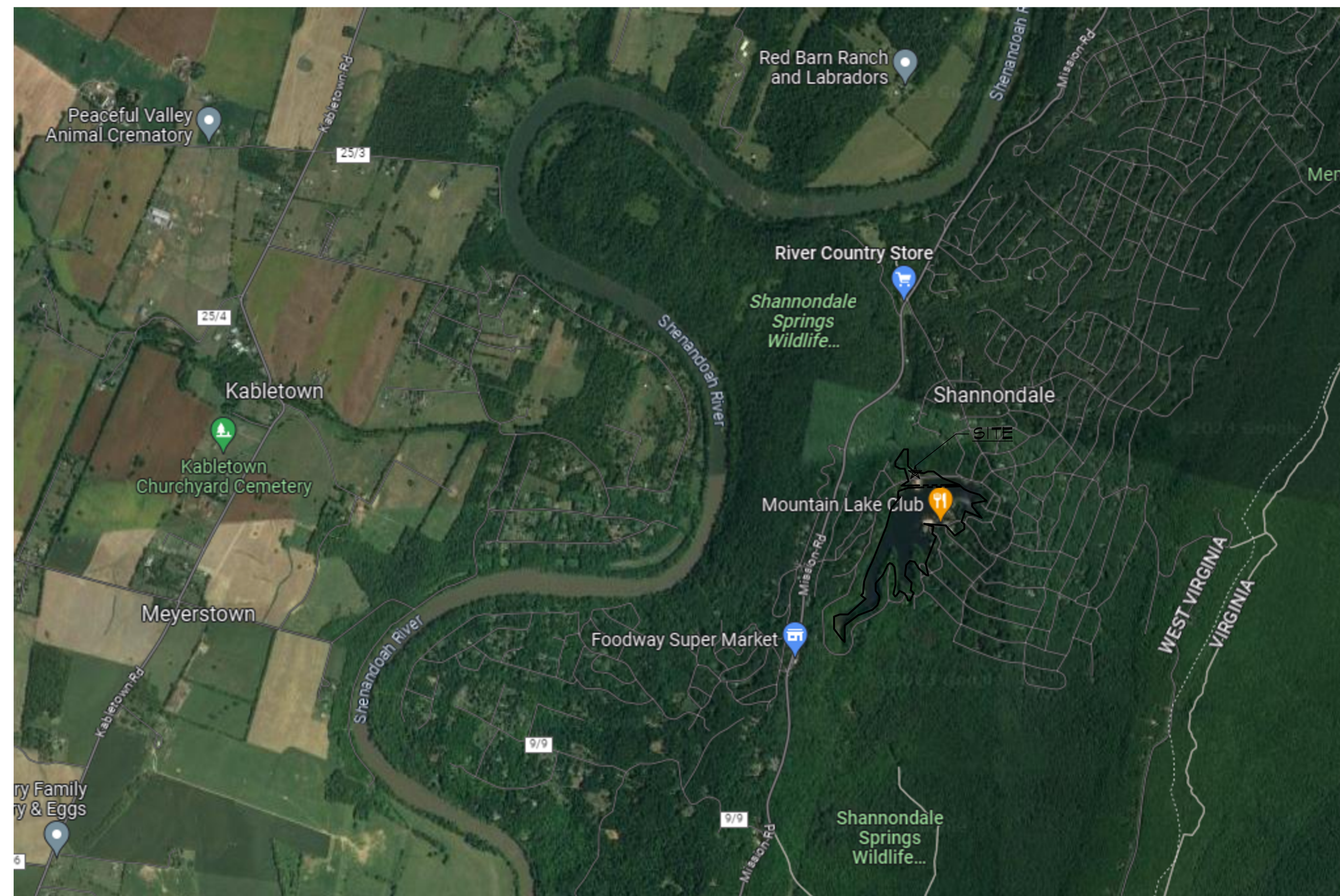


SHANNONDALE MONOPOLE CONCEPT PLAN JEFFERSON COUNTY

1329 LAKESIDE DRIVE
HARPERS FERRY, WEST VIRGINIA 25425



GENERAL LOCATION MAP

PROPERTY OWNER
SHANNONDALE ENTERPRISES, INC.
1329 LAKESIDE DRIVE
HARPERS FERRY, WV 25425

APPLICANT
VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

PREPARED BY
MORRIS AND RITCHIE, ASSOCIATES, INC.
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MD 21286

CONCEPT PLAN NOTES

- ZONING DISTRICT WITHIN 500' OF THE SUBJECT PROPERTY IS RURAL.
- A CONCEPT PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEETS C-1 AND C-2.
- SEE SHEET C-2 FOR COMPOUND DETAILS, AND SHEET C-3 FOR MONOPOLE ELEVATION AND DETAILS.
- SEE SHEET C-1 FOR SETBACKS.
- FEMA FLOODPLAIN ON THE PROPERTY IS SHOWN ON SHEET C-1. THE PROPOSED SITE IS NOT WITHIN THE FLOODPLAIN AREA.
- SEE SHEET C-1 FOR ADJOINING PROPERTY INFORMATION.
- THE COMMUNICATION COMPOUND WILL BE UNMANNED, AND THE PROPOSED FACILITY DOES NOT ALLOW HUMAN HABITATION.
- MAINTENANCE PERSONNEL WILL HAVE INFREQUENT VISITS (APPROXIMATELY ONE VISIT PER MONTH) AND THE SITE REQUIRES ACCESS BY NO MORE THAN ONE VEHICLE AT A TIME.
- THERE WILL BE NO WATER OR SEWER CONNECTIONS REQUIRED, AS THE COMPOUND IS AN UNMANNED FACILITY.

PROPERTY INFORMATION

PROPERTY ADDRESS: 1329 LAKESIDE DRIVE
HARPERS FERRY, WV 25425

DEED BOOK / PAGE: 1254 / 57

PARCEL ID: 19-06-0006-0009-0000

TRACT AREA: 68.2 ACRES

TAX DISTRICT: 06 (KABLETOWN DISTRICT)

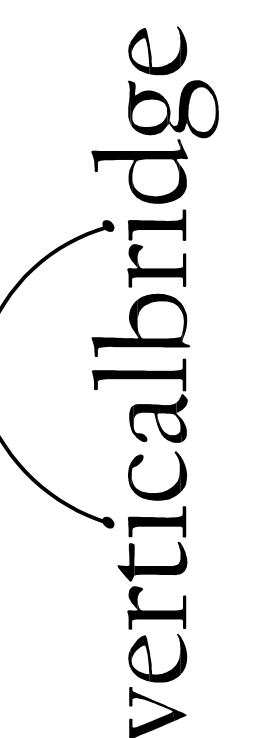
LAND USE: PUBLIC / QUASI PUBLIC LAND

ZONING DISTRICT: RURAL

INDEX OF DRAWINGS

CS-1	COVER SHEET
C-1	SITE PLAN
C-2	SITE DETAILS
C-3	ANTENNA DETAILS & ADDITIONAL INFORMATION

SHANNONDALE
US-WV-5095
1329 LAKESIDE DRIVE
HARPERS FERRY, WV 25425 (JEFFERSON CO)

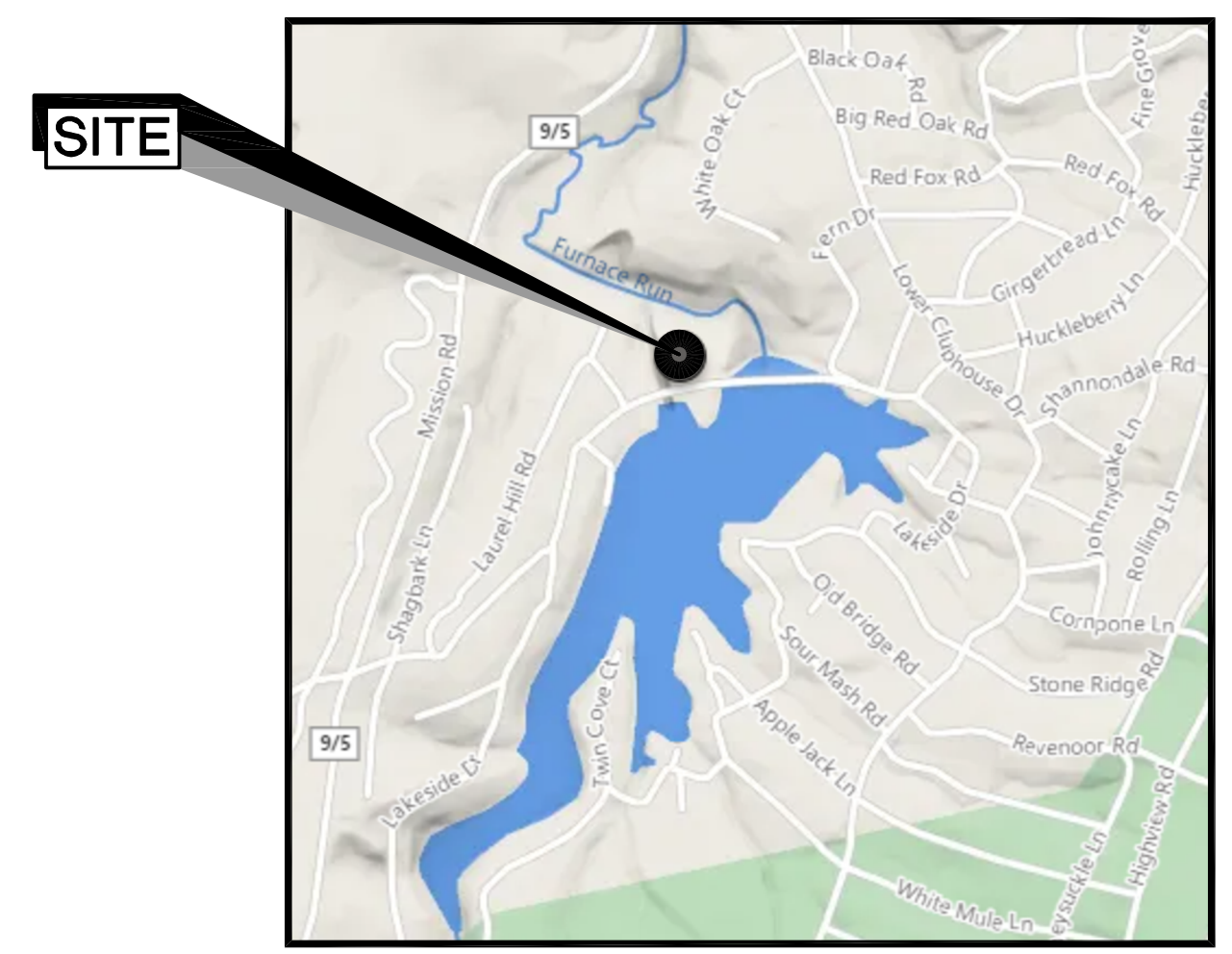
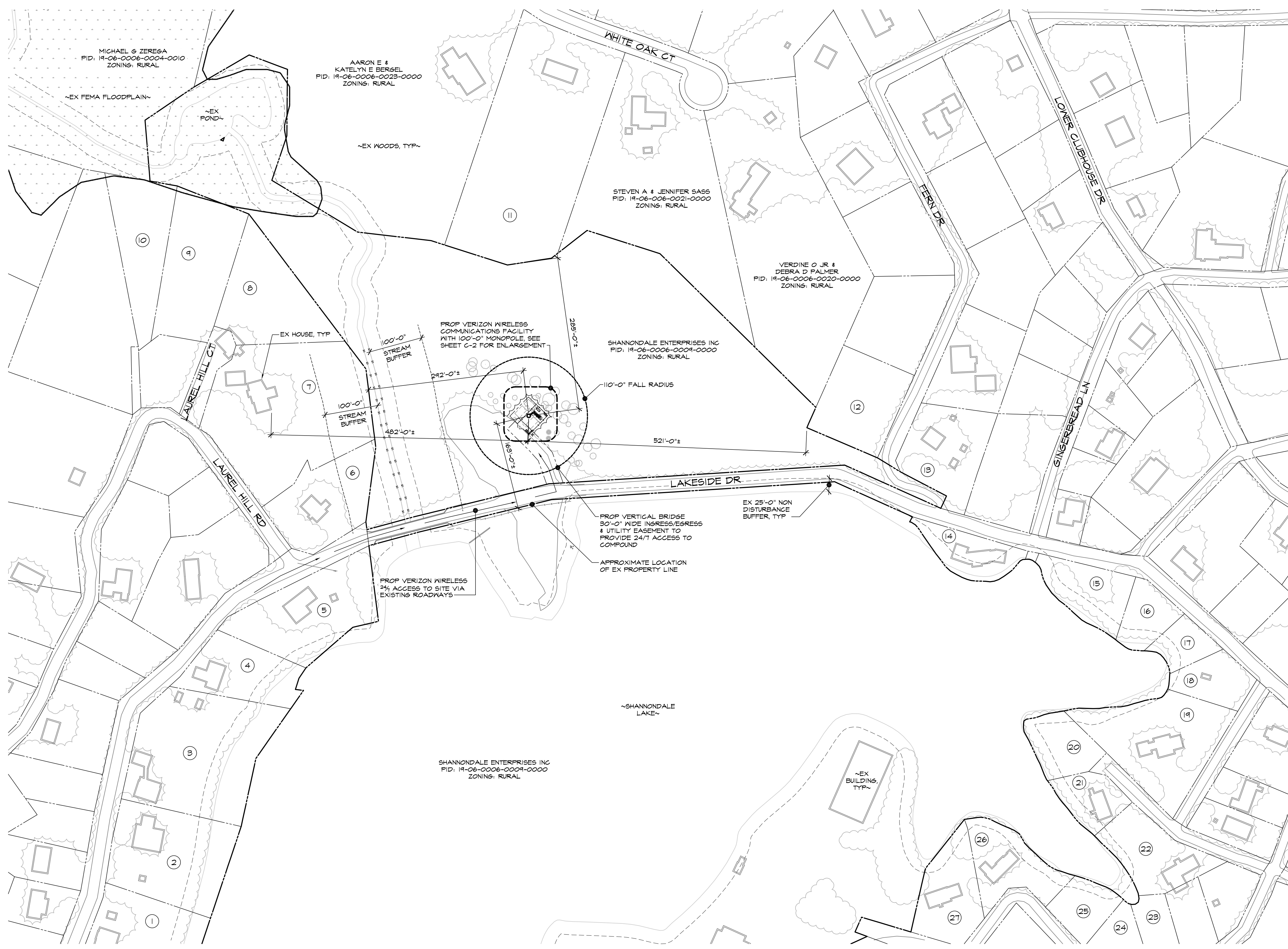


REVISIONS:		
NO.	DESCRIPTION	DATE

TITLE:
Cover Sheet

SHEET:
CS-1

1
2
3
4
5
6
7
8
9
10
11

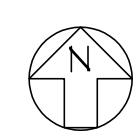


VICINITY MAP
SCALE: 1" = 1000'

- SITE NOTES:**
1. APPLICANT: VERTICAL BRIDGE VBTS, LLC
130 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
(678)468-8666
 2. PROPERTY OWNER: SHANNONDALE ENTERPRISES INC
1324 LAKESIDE DR
HARPERS FERRY, WV 25425
 3. SITE DATA: DEED BOOK: 1254 PAGE: 57
PARCEL ID: 19-06-0006-0004-0000
TRACT AREA: 66.2 ACRES
TAX DISTRICT: 06 (KABLETOWN DISTRICT)
ADDRESS: 1324 LAKESIDE DR
HARPERS FERRY, WV 25425
LAND USE: PUBLIC / QUASI PUBLIC LAND
 4. ZONING DISTRICT: RURAL
 5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED MARCH 21, 2023.
LATITUDE: N31° 12' 48.50" (34.32583°) GROUND ELEVATION: 594.00' AMSL (AVG.)
LONGITUDE: W77° 48' 59.66" (-77.81406°) PROPOSED STRUCTURE HEIGHT: 100.00' ASL
TOTAL ELEVATION (AMSL): 694.00' AMSL
 6. TOTAL DISTURBED AREA = 1500 SF
 7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 10' LONG X 3' WIDE CONCRETE EQUIPMENT PAD AND ONE (1) 11'-0" LONG X 3'-6" WIDE CONCRETE EQUIPMENT PAD WITHIN A 50'X50' FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON A NEW 100'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 45'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
 8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY REASONS.
 9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
 10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
 11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
 12. STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
 13. BOUNDARY SHOWN PER COUNTY RECORDS.
 14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 15. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
 16. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
 17. THE COMMUNICATION EQUIPMENT SHALL BE UNMANNED WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
 18. THE PROPOSED COMMUNICATIONS EQUIPMENT, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

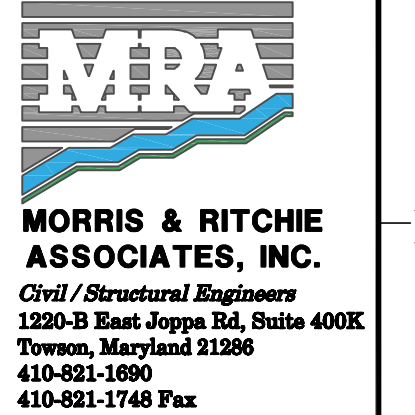
- GENERAL NOTES:**
1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
 3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
 4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
 5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
 6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

SITE PLAN
SCALE: 1" = 100'-0"

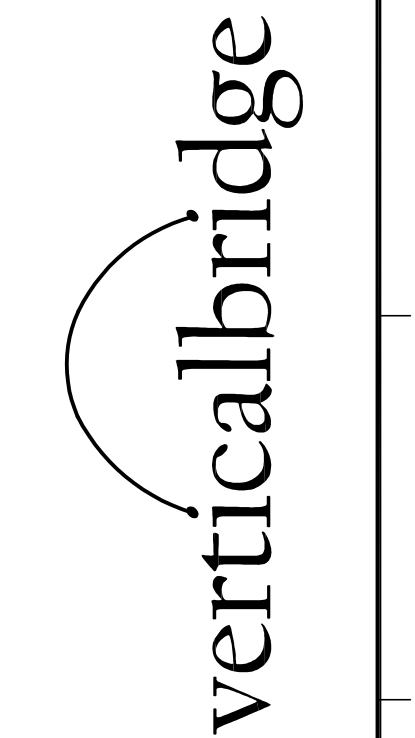


SETBACK CHART		
	REQUIRED	PROVIDED
NORTH	110'-0"	285'-0"±
EAST	110'-0"	521'-0"±
SOUTH	110'-0"	163'-0"±
WEST	110'-0"	242'-0"±

PROPERTY OWNER CHART											
#	OWNER NAME	PARCEL	DEED BOOK / PAGE	ADDRESS	ZONING	#	OWNER NAME	ACCT	DEED BOOK / PAGE	ADDRESS	ZONING
1	ADAM N McDONNELL CHRISTY L ROBERTS	19-06-006F-0102-0000	1248 / 686	2175 LAKESIDE DR	RURAL	10	ROBERT HOLMES & LAUREN CHARBONNEAU	19-06-006F-0061-0000	1143 / 74	84 LAUREL HILL CT	RURAL
2	NANCY E VOORHEES	19-06-006F-0104-0000	1091 / 718	2195 LAKESIDE DR	RURAL	11	DAVID M & KIM I BARRIE	19-06-0006-0022-0000	1259 / 917	240 WHITE OAK CT	RURAL
3	PATRICIA M BROWN	19-06-006F-0105-0000	1084 / 247	2114 LAKESIDE DR	RURAL	12	VERDINE O JR & DEBRA D PALMER	19-06-006C-0910-0000	781 / 406	243 WHITE OAK CT	RURAL
4	MARK W & JOANNE CURRAN	19-06-006F-0115-0000	1136 / 17	2075 LAKESIDE DR	RURAL	13	THOMAS P JR & JOANN L ASH	19-06-006C-0299-0000	761 / 181	46 FERN DR	RURAL
5	BRIAN C & ROSARIO L LEBLANC	19-06-006F-0116-0000	1260 / 248	2027 LAKESIDE DR	RURAL	14	MICHAEL & JULIET RAINES	19-06-006C-0276-0000	1230 / 338	1761 LAKESIDE DR	RURAL
6	RUTH SAYLE BOHLMAN	19-06-006F-0125-0000	1194 / 543	425 LAUREL HILL ROAD	RURAL	15	CLIFFORD A & LAURIE E TELL	19-06-006C-0277-0000	1125 / 200	40 GINGERBREAD LN	RURAL
7	JOHN E & CHARYL L AVERY	19-06-006F-0129-0000	1225 / 548	381 LAUREL HILL ROAD	RURAL	16	NEAL S KIRKPATRICK	19-06-006C-0278-0000	1168 / 118	LAKESIDE DR	RURAL
8	SUSAN M CHARBONNEAU	19-06-006F-0135-0000	1121 / 264	34 LAUREL HILL CT	RURAL	17	NEAL S KIRKPATRICK	19-06-006C-0293-0000	1168 / 118	E LAKESIDE DR	RURAL
9	ROBERT HOLMES & LAUREN CHARBONNEAU	19-06-006F-0062-0000	1143 / 76	84 LAUREL HILL CT	RURAL	18	NEAL S KIRKPATRICK	19-06-006C-0294-0000	1168 / 118	E LAKESIDE DR	RURAL
						19	DAN C JR & FAY S ALEXANDER	19-06-006C-0296-0000	1026 / 157	11 SHORE LN	RURAL
						20	WILLIAM C PALMER SR	19-06-006C-0298-0000	448 / 696	SHORE LN	RURAL
						21	TIMOTHY P SULLIVAN	19-06-006E-0222-0000	1280 / 580	117 BERRY LN	RURAL
						22	JOHN C III & CAROL M DUNMORE	19-06-006E-0220-0000	607 / 174	85 BERRY LN	RURAL
						23	JOHN C & CAROL M DUNMORE	19-06-006E-0217-0000	747 / 469	85 BERRY LN	RURAL
						24	JOHN C & CAROL M DUNMORE	19-06-006E-0216-0000	747 / 469	85 BERRY LN	RURAL
						25	JASON P & KAROLINA SENGPIELH	19-06-006E-0215-0000	1218 / 124	E LAKESIDE DR	RURAL
						26	JASON P & KAROLINA SENGPIELH	19-06-006E-0213-0000	1218 / 140	1447 LAKESIDE DR	RURAL
						27	JASON & KAROLINA SENGPIELH	19-06-006E-0212-0000	1041 / 514	1401 LAKESIDE DR	RURAL

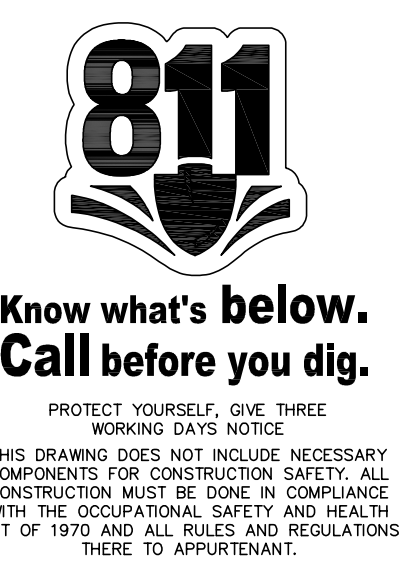


SHANNONDALE
US-WV-5095
1324 LAKESIDE DRIVE
HARPERS FERRY, WV 25425 (JEFFERSON CO)



REVISIONS:		
NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: DNT/EO
PROJECT NO: 19847.007
DATE: 04/21/23
SCALE: AS NOTED
TITLE: Site Plan
SHEET: C-1

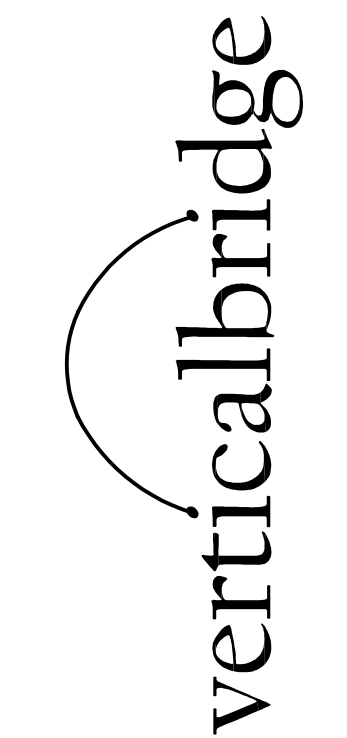


A B C D E F G H J K L M N P Q R



Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-581-1890
410-821-1748 Fax

SHANNONDALE
US-NV-5095
1924 LAKESIDE DRIVE
HARPER'S FERRY, MD 25425 (JEFFERSON CO)



REVISIONS:

NO.	DESCRIPTION	DATE

CONCEPT PLAN DWGS 01/02/03

DESIGNED BY: BES

DRAWN BY: DNT/EO

PROJECT NO: 19847.001

DATE: 04/21/23

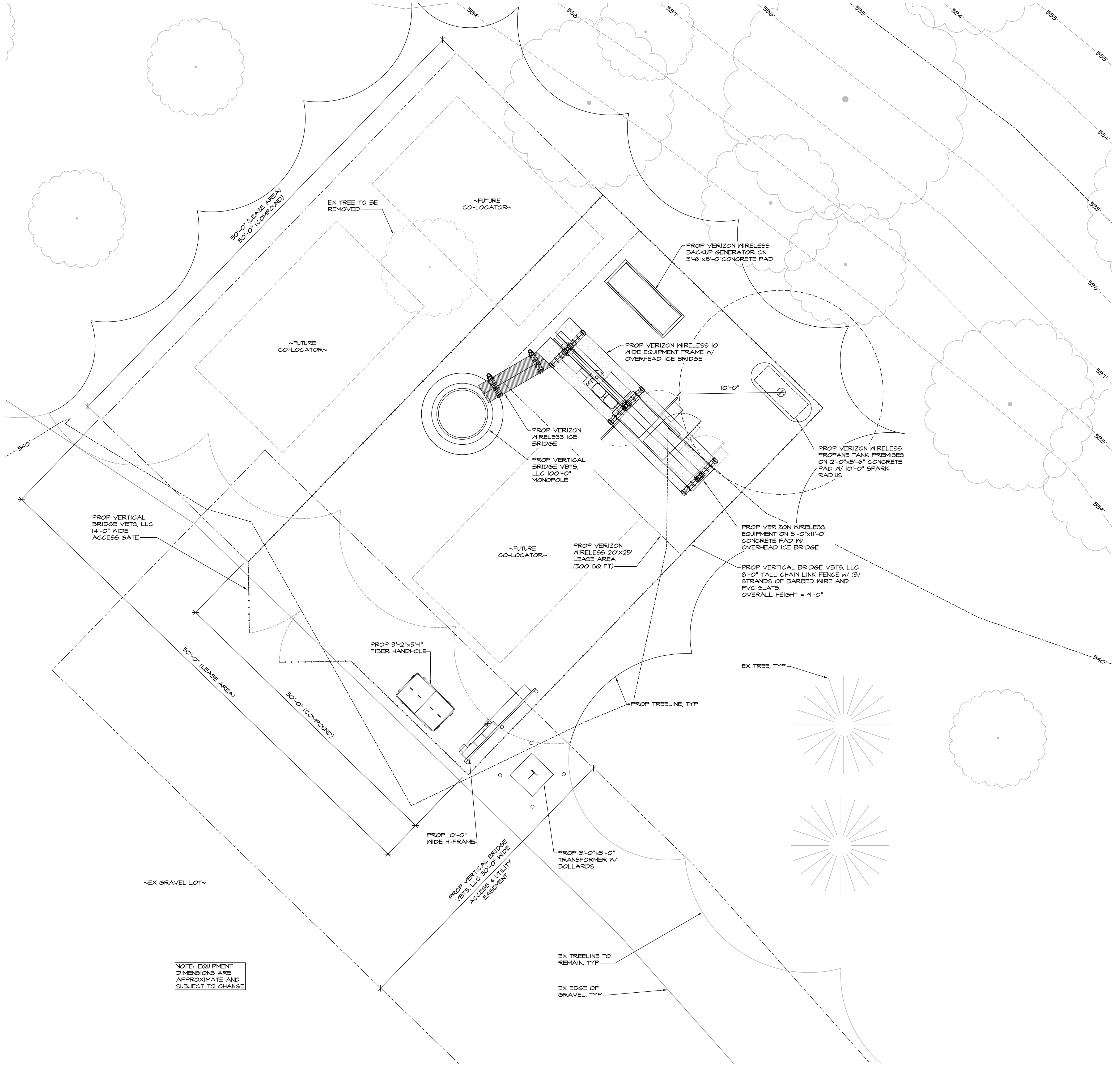
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TITLE:

Site Details

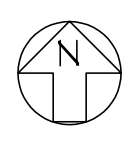
SHEET:

C-2



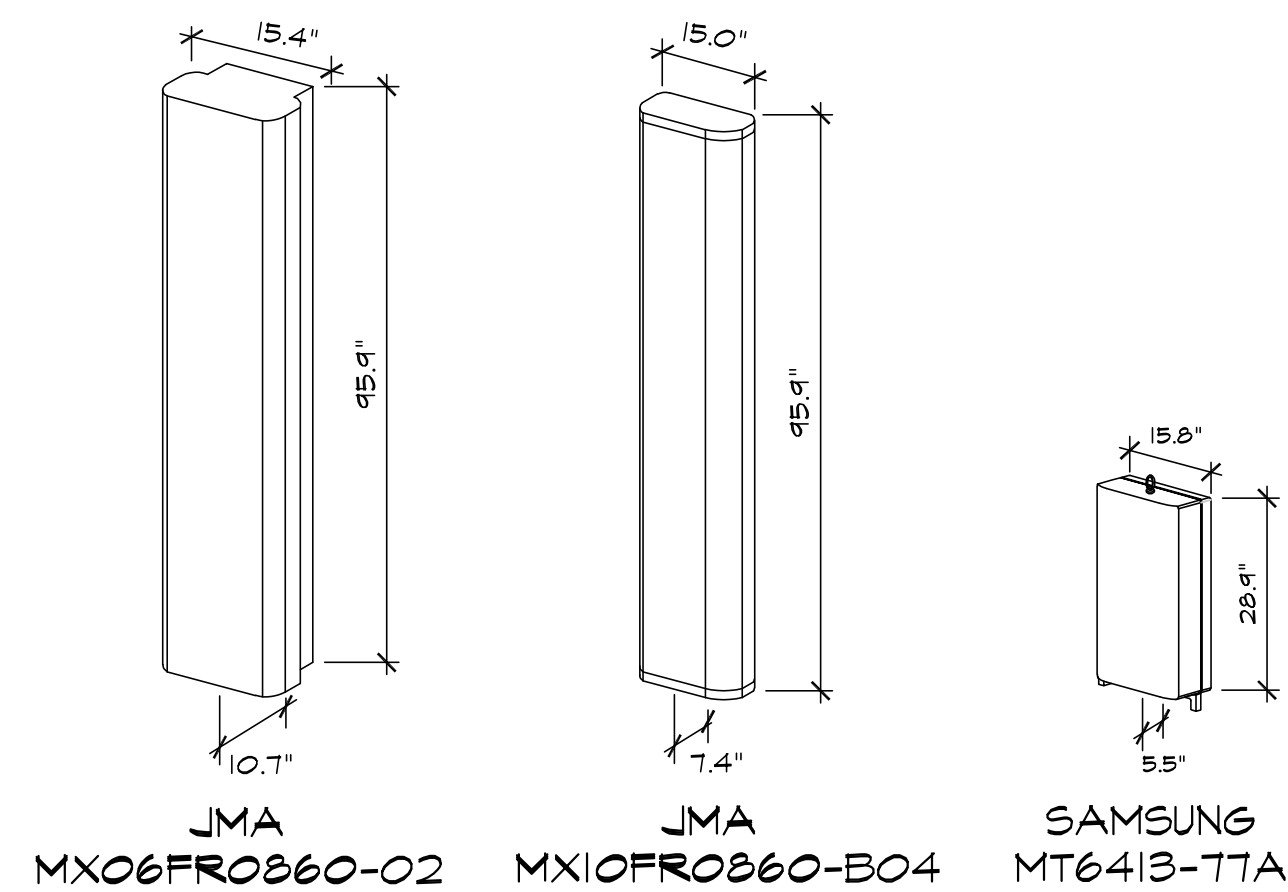
NOTE: EQUIPMENT DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

ENLARGED COMPOUND LAYOUT
SCALE: 1" = 5'-0"

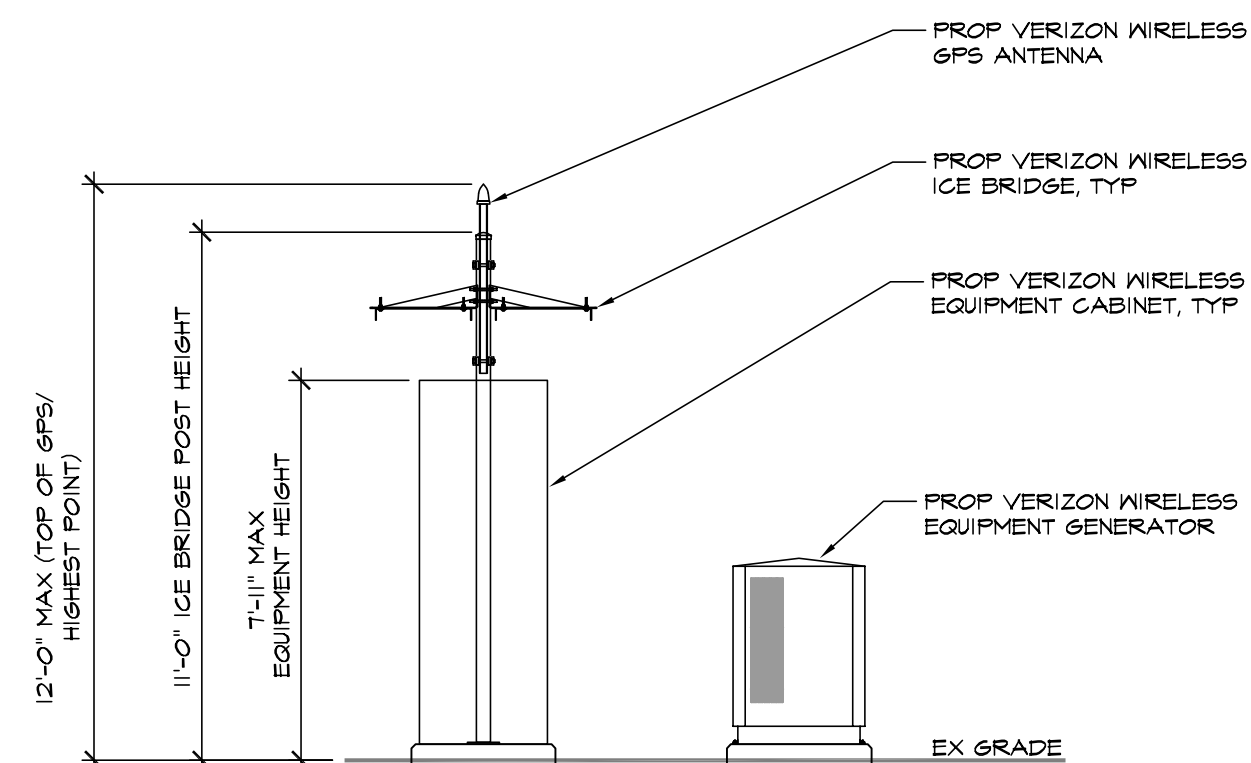


Know what's below.
Call before you dig.

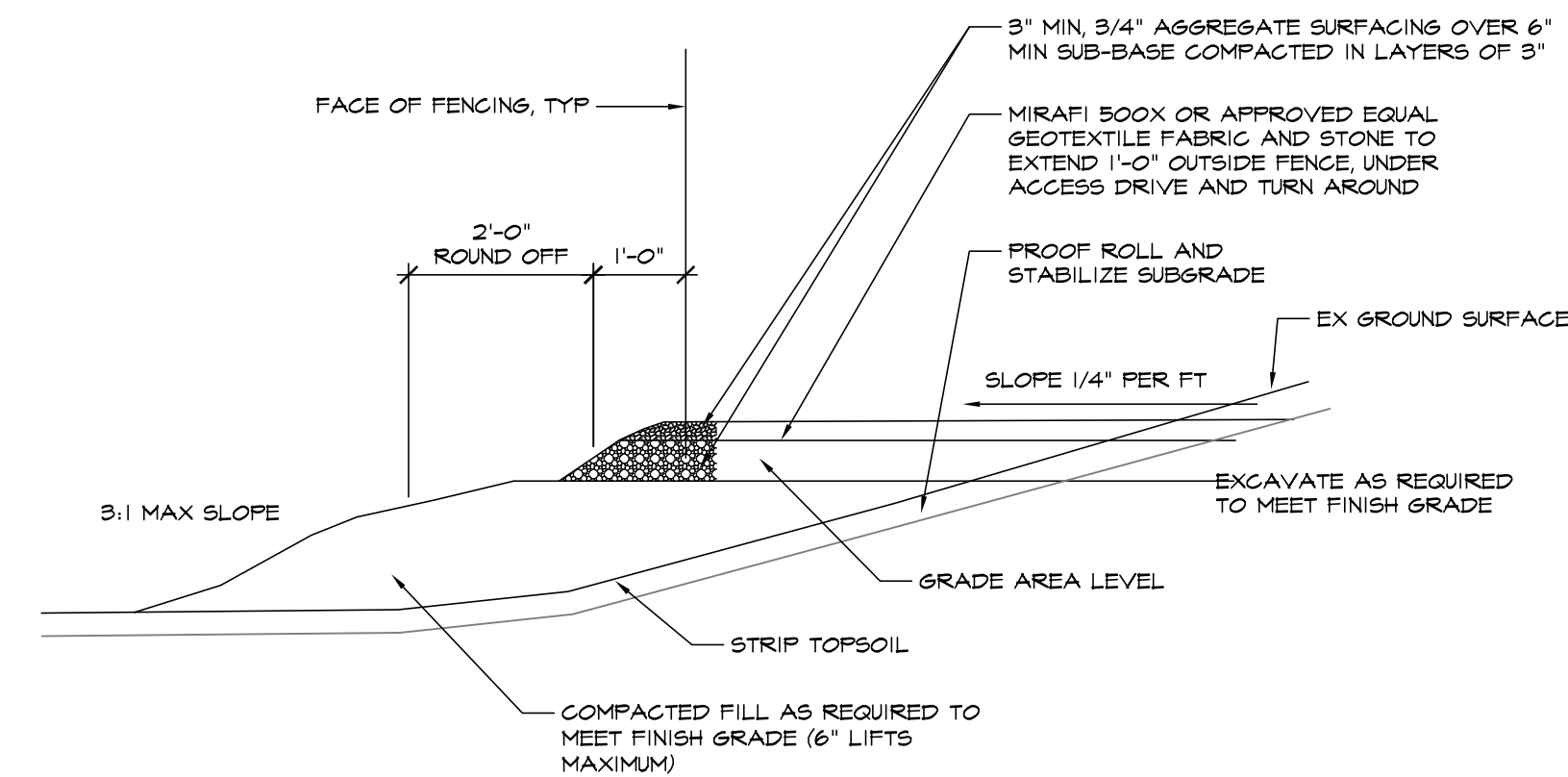
PROTECT YOURSELF. DIG THREE WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.



VERIZON WIRELESS ANTENNA DETAILS
NOT TO SCALE

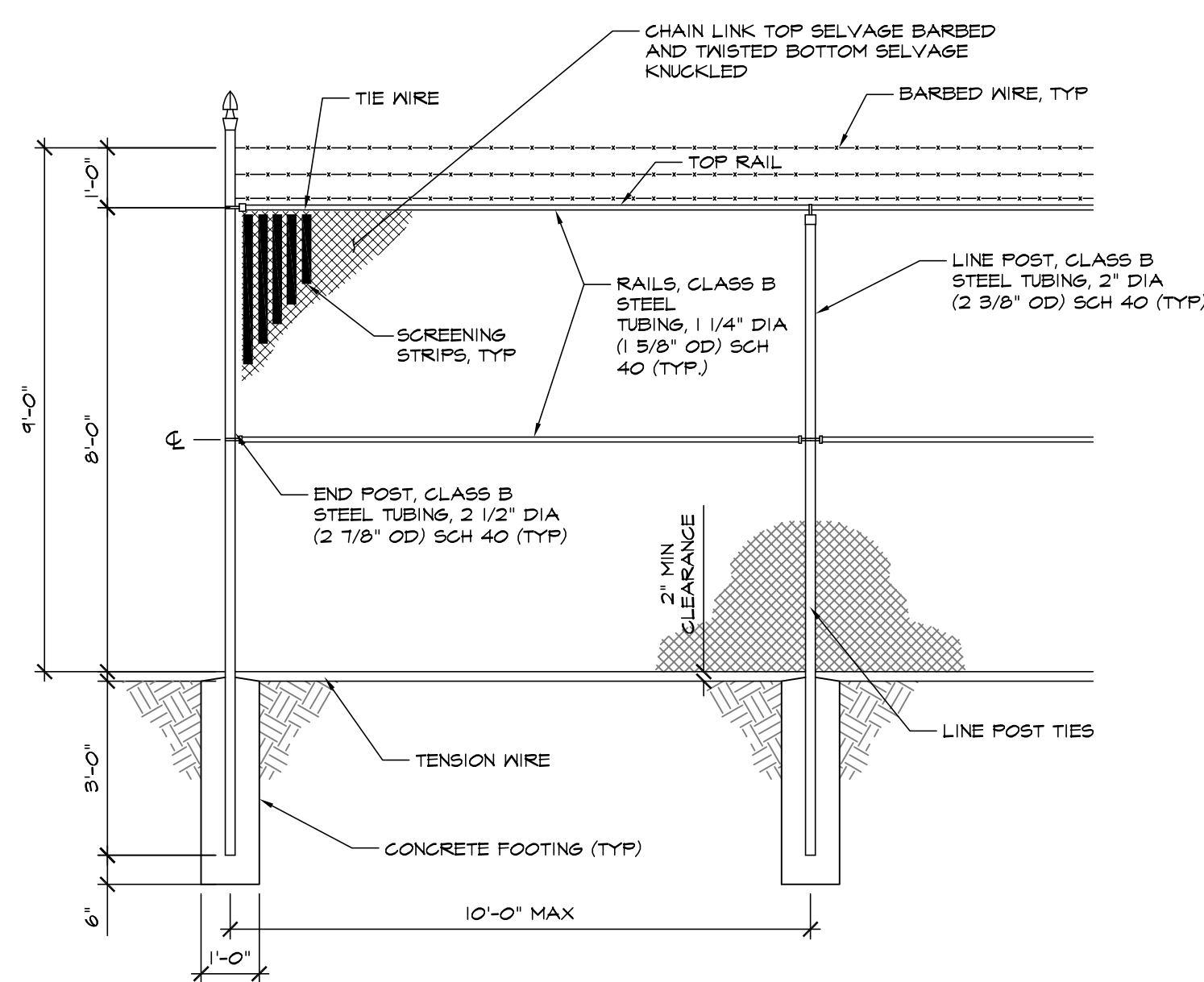


CONCRETE PAD ELEVATION W/ GAS GENERATOR
SCALE: 1/4" = 1'-0"



- CONSTRUCTION NOTES:**
1. CLEAR AND GRUB THE LAND ALONG THE ACCESS DRIVE.
 2. REMOVE ALL EXISTING ORGANIC MATERIAL TO SUITABLE SUBGRADE.
 3. PLACE GEOTEXTILE FABRIC OVER SUBGRADE AND THEN PLACE AGGREGATE BASE.
 4. GRAVEL SUBBASE SPECIFICATION: MARYLAND DOT: SECTION 504 GRADED AGGREGATE BASE COURSE VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

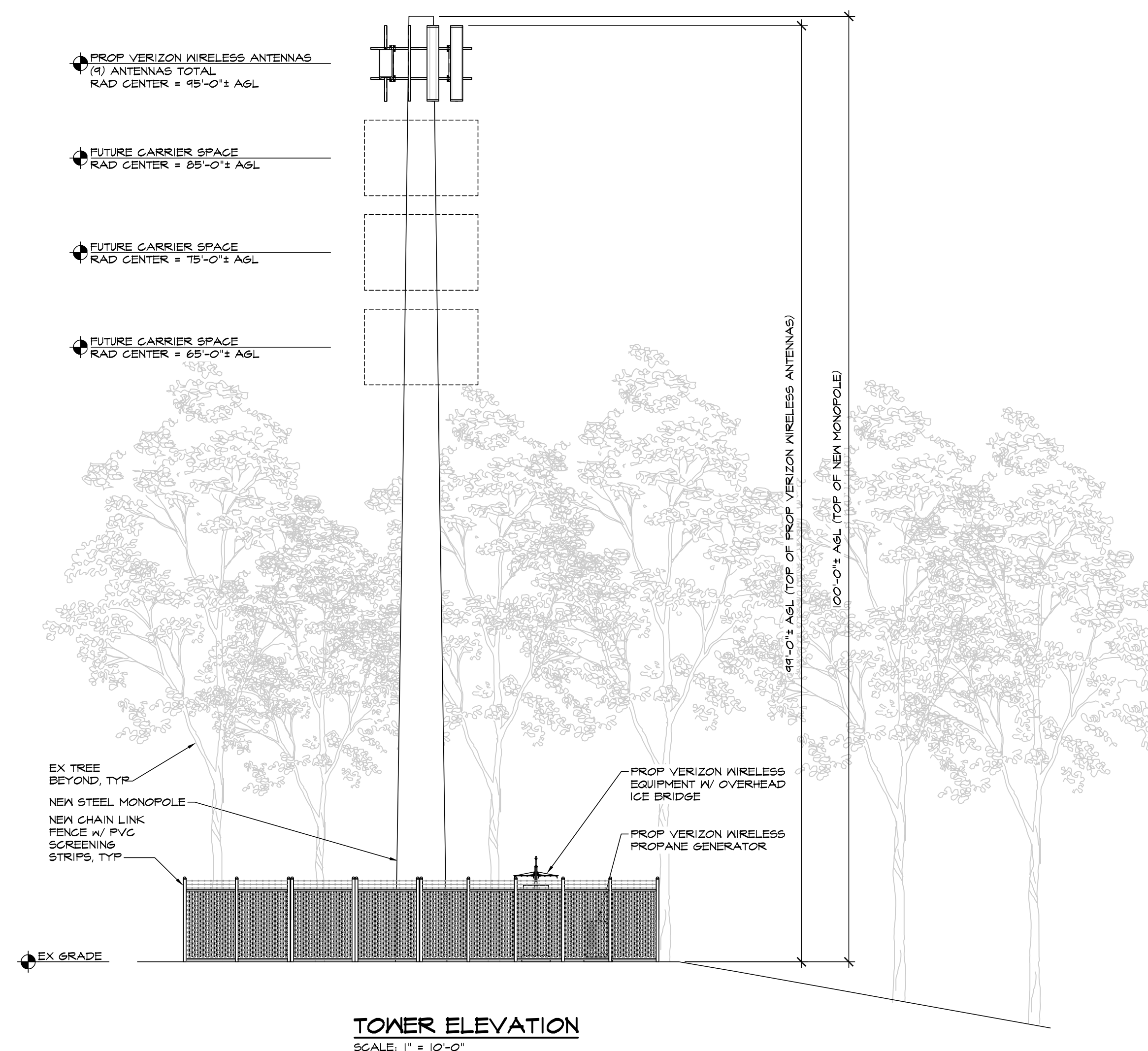
LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING
SCALE: 1/2" = 1'-0"



CHAIN LINK FENCE DETAIL
SCALE: 3/8" = 1'-0"

TYPICAL HOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR FULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1003.
2. LINE POST, 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1003.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1003.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1003.
5. FABRIC: # 6A CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A92.
6. TIE WIRE: MINIMUM # 6A GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HO5 RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: # 6A GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA, 4 FT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYS ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAIN LINK FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED, (COLOR: DARK GREEN OR BLACK)



TOWER ELEVATION
SCALE: 1" = 10'-0"

SHANNONDALE
US-WV-5095
1924 LAKESIDE DRIVE
HARPER'S FERRY, WV 25425 (JEFFERSON CO)

verticalbridge

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: DNT/EO
PROJECT NO: 19847.007
DATE: 04/21/23
SCALE: AS NOTED

TITLE:
Antenna Details & Additional Details

SHEET:
C-3