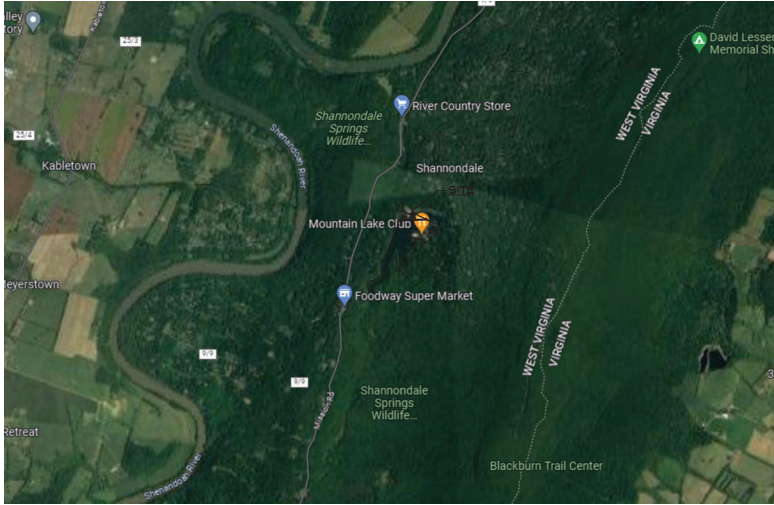


SHANNONDALE MONOPOLE
CONCEPT PLAN (23-3-SP)
JEFFERSON COUNTY

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

1. ZONING DISTRICT WITHIN 500' OF THE SUBJECT PROPERTY IS RURAL.
2. A CONCEPT PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEETS C-1 AND C-2.
3. SEE SHEET C-2 FOR COMPOUND DETAILS, AND SHEET C-3 FOR MONOPOLE ELEVATION AND DETAILS.
4. SEE SHEET C-1 FOR SETBACKS.
5. FEMA FLOODPLAIN ON THE PROPERTY IS SHOWN ON SHEET C-1. THE PROPOSED SITE IS NOT WITHIN THE FLOODPLAIN AREA.
6. SEE SHEET C-1 FOR ADJOINING PROPERTY INFORMATION.
7. THE COMMUNICATION COMPOUND WILL BE UNMANNED, AND THE PROPOSED FACILITY DOES NOT ALLOW HUMAN HABITATION.
8. THERE WILL BE NO WATER OR SEWER CONNECTIONS REQUIRED, AS THE COMPOUND IS AN UNMANNED FACILITY.
9. PER THE ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN THE NEAREST KEY INTERSECTION IS WV-15 AND MISSION ROAD (ROUTE 4/5). MISSION ROAD IS A MINOR COLLECTOR.
10. PER THE ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, THERE ARE NO HIGHWAY PROBLEM AREAS WITHIN A 1 MILE RADIUS OF THE PROPOSED PROJECT. THE NEAREST HIGHWAY PROBLEM AREA IS THE INTERSECTION OF WV-15 AND ROUTE 4/5 WHICH IS 3 MILES FROM THE PROPOSED PROJECT.

TRAFFIC IMPACT DATA:

1. AVERAGE DAILY TRAFFIC (AADT) FOR LAKESIDE DRIVE: 40 VEHICLES
2. NEAREST KEY INTERSECTION: WV-15 & ROUTE 4/5
3. HIGHWAY PROBLEM AREAS: NONE
4. TRIP GENERATION: 2 VISITS PER YEAR

INDEX OF DRAWINGS

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

CONCEPT PLAN INFORMATION

SHANNONDALE MONOPOLE (23-3-SP)
JEFFERSON COUNTY, WEST VIRGINIA
TAX DISTRICT: KABLETOWN DISTRICT
TAX MAP: 06
PARCEL ID: 14-06-0006-0004-0000
DEED BOOK & PAGE: 1254 / 51
TRACT AREA: 60.2 ACRES
PROPERTY OWNER: SHANNONDALE ENTERPRISES, INC.
1329 LAKESIDE DRIVE
HARPERS FERRY, WV 25425
304-463-5253
DEVELOPER NAME: VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
105-105-2573
LAND USE: NONCONFORMING USE / MOUNTAIN LAKE CLUB
ZONING DISTRICT: RURAL



SHANNONDALE
US-WV-5093
1329 LAKESIDE DRIVE
HARPERS FERRY, WV 25425 (JEFFERSON CO)



REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY: RES

DRAWN BY: DNT/EO

PROJECT NO: 1947.007

DATE: 04/21/23

SCALE: AS NOTED

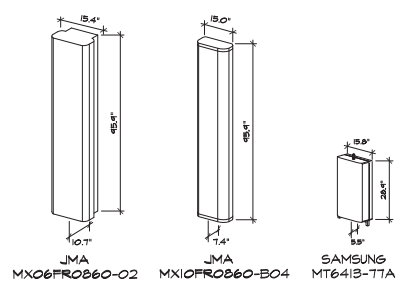
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Cover Sheet

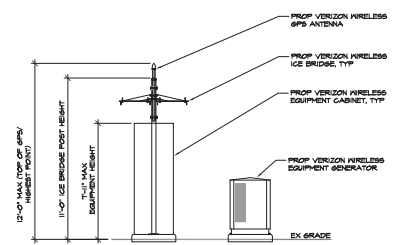
SHEET:

CS-1

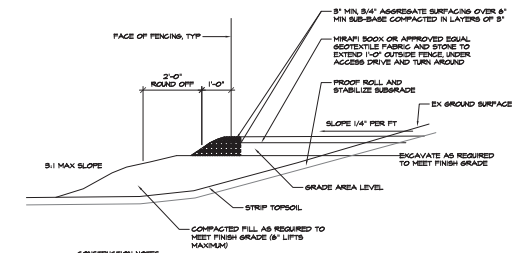
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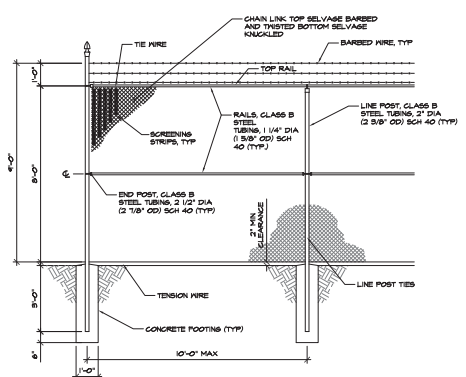
VERIZON WIRELESS ANTENNA DETAILS
NOT TO SCALE



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

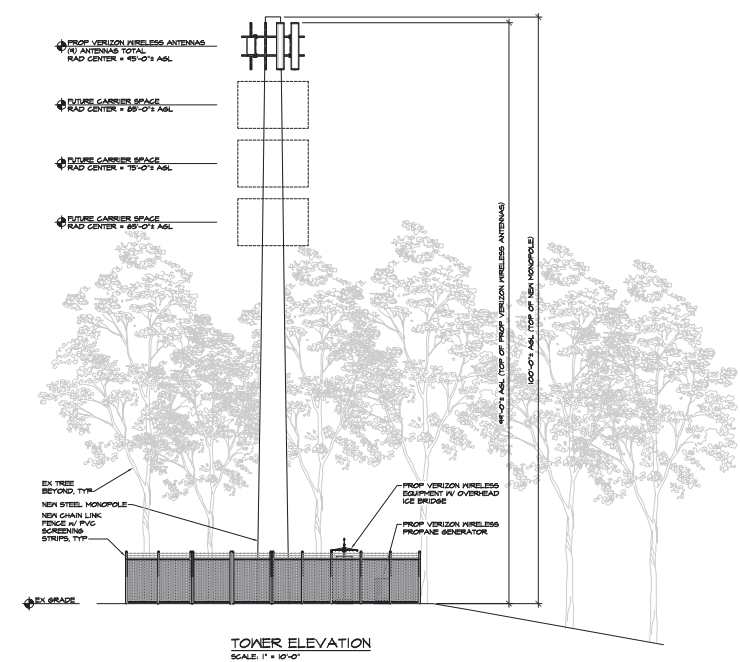


LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING
SCALE: 1/2" = 1'-0"



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

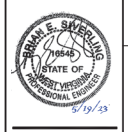
- TYPICAL CHAIN LINK FENCE NOTES
1. GATE POST, CORNER, TERMINAL OR RAIL POST 2 1/2" DIA (3.13" O.D.) SCHEDULE 40 PER GATE WIDTH UP TURN & FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1088.
 2. LINE POST 2" DIA (2.58" O.D.) SCHEDULE 40 PIPE PER ASTM-F1088.
 3. GATE FRAME 1 1/4" DIA (1.58" O.D.) SCHEDULE 40 PIPE PER ASTM-F1088.
 4. TOP RAIL & BRACE RAIL 1 1/4" DIA (1.58" O.D.) SCHEDULE 40 PIPE PER ASTM-F1088.
 5. FABRIC 8 GA. CORP. WIRE 36" HIGH CONFORMING TO ASTM-F1088.
 6. TIE WIRE: MINIMUM 1/8" GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF TIE AND AT TURN POINTS BY 180° RINGS SPACED MAX 24" INTERVALS.
 7. TENSION WIRE: 1/8" GALVANIZED STEEL.
 8. BARBED WIRE DOUBLE STRAND 12-12 O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA. 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
 9. GATE LATCH 1-1/2" O.D. PLUMBER KOD WITH HINGE-TYPE LATCH 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"



PROTECT YOURSELF, ONE BURIED UTILITY AT A TIME
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OSHA SAFETY AND HEALTH ACT OF 1970 AND ALL LOCAL REGULATIONS THERE TO APPROPRIATE.



SHANNONDALE
US-WV-5093
1504 LANCEDE DRIVE
HANFORDS FERRY, WV 25125 (JEFFERSON CO)



REVISIONS:		
NO.	DESCRIPTION	DATE

DESIGNED BY: BEES
DRAWN BY: DNT/EO
PROJECT NO: 14847.007
DATE: 04/21/23
SCALE: AS NOTED

TITLE:
Antenna
Details
& Additional
Details

SHEET:
C-3