
Concept Plan Narrative

Shannondale Monopole US-WV-5095

1329 Lakeside Drive
Harpers Ferry, West Virginia 25425
Jefferson County

May 19, 2023
Revision 2

Prepared For:

Vertical Bridge VBTS, LLC
750 Park of Commerce Drive
Boca Raton , Florida 33487

MRA Project No.: 19847.007

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Exhibits

 Exhibit A – Balloon Test Notification Information

 Exhibit B – Balloon Test & Monopole Photo Simulations

 Exhibit C – Propagation Maps

 Exhibit D – FCC Licenses

 Exhibit E – Proof of Eligibility (Lease Agreement)

Introduction and Project Overview

On behalf of Vertical Bridge VBTS, LLC (hereafter “the Applicant” or “Vertical Bridge”), Morris and Ritchie Associates, Inc (hereafter “MRA”) submits this Wireless Telecommunications Tower Concept Plan Narrative as part of the application for a new monopole in accordance with Section 4B.7B of the Jefferson County Zoning and Land Development Ordinance.

Vertical Bridge is proposing a new 100’ tall monopole that will support telecommunication antennas. The monopole will be placed within a 50’x50’ fenced compound along with equipment at grade level. The proposed project shall be for the installation of antennas for one (1) wireless carrier and ground space for three (3) additional co-locations at grade level. The proposed monopole will be designed to support up to a total of four (4) tenants on the tower. Access to the site will be via an existing gravel lot and will not need to be extended to accommodate access. Additional information can be found in the Narrative below and in the included site plan documents.

The proposed Monopole site is located in southeast Jefferson County on a parcel in the Shannondale area of Harpers Ferry on the north side of Lakeside Drive.

Property Address: 1329 Lakeside Drive, Harpers Ferry, West Virginia 25425

Parcel ID: 16-06-6-0090-0000-0000

Property Owner: Shannondale Enterprises, Inc., (Address: 1329 Lakeside Drive, Harpers Ferry, West Virginia 25425)

Deed Reference: Book 1254 Page 57

Trace Area: 68.2 Acres

Zoning District: Rural

See Figure 1 below for a vicinity map showing the location of the property, and Figure 2 shows a more zoomed in aerial image of the proposed monopole location. Figure 3 shows the Zoning District map for the surrounding area.

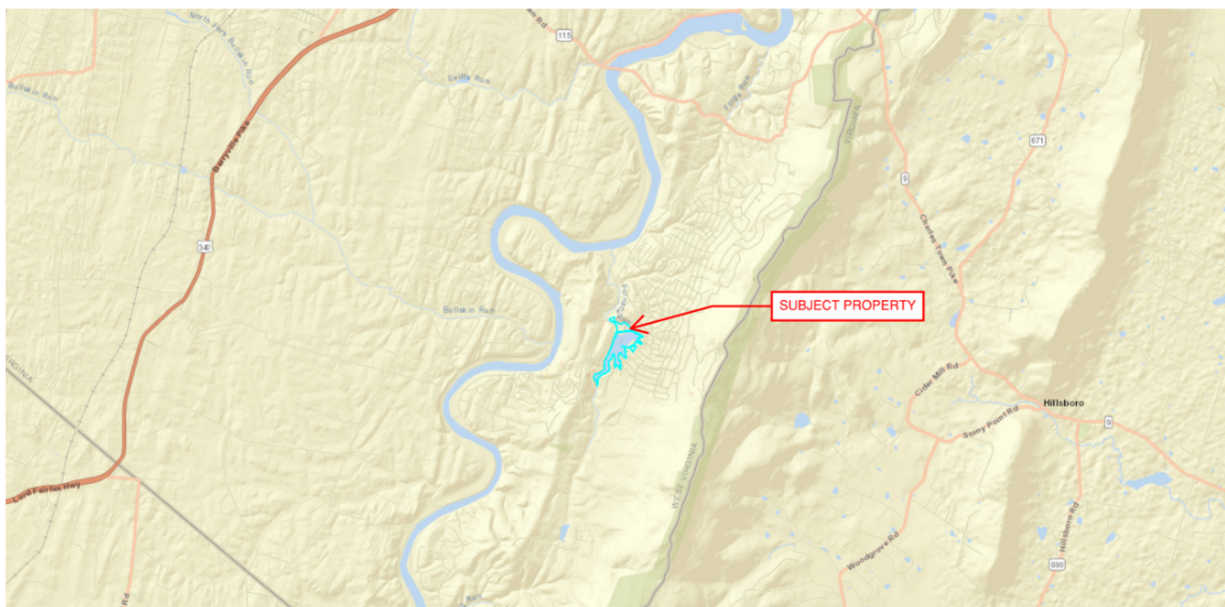


Figure 1 - Project Vicinity Map (jefferson.wvassessor.com)



Figure 2 – Aerial Image of Monopole Location (jefferson.wvassessor.com)

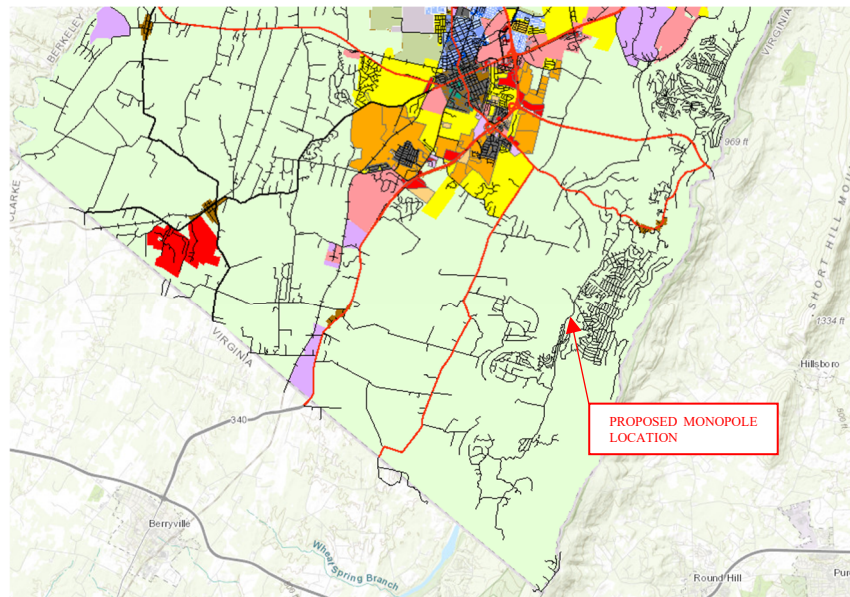


Figure 3 – Zoning District Map (maps.jeffersoncountywv.org)

Design Criteria (Per Article 4B.7J)

4B.7J.1 Antenna Mounting Preferences

MRA Response: The antennas installed on the proposed monopole shall be mounted on straight brackets that will extend from the monopole, complying with 4B.7J.1.b.

4B.7J.2 Height Restrictions

MRA Response: The proposed monopole shall be 100 feet tall as it is located within a Rural zoning district, complying with 4B.7J.2.a.

4B.7J.3 Fall Zone

MRA Response: The fall zone radius for the proposed monopole is 110'-0" (110% of the tower height from the base of the structure to its higher point.). The location of the monopole exceeds the Fall Zone requirements to adjacent property lines, as well as to the nearest existing structure (Refer to Fall Zone Chart below). Hence complying with 4B.7J.3.a and 4B.7J.3.b.

Fall Zone Chart		
Description	Required	Provided
North Property Line	110'-0"	285'-0"±
East Property Line	110'-0"	521'-0"±
South Property Line	110'-0"	163'-0"±
West Property Line	110'-0"	292'-0"±
Nearest Structure	110'-0"	482'-0"±

4B.7J.4 Signage

MRA Response: The Applicant shall only install ground signage as required by the FCC and FAA, complying with 7B.7J.4.

4B.7J.5 Lighting & Marking

MRA Response: The monopole shall not have lighting or marking unless required by the FCC or FAA, complying with 7B.7J.5.

4B.7J.6 Electrical Supply

MRA Response: The site shall have a dedicated incoming main electrical service. There will be a generator installed, however it will be a backup power source. The Applicant shall ensure that regularly scheduled testing and maintenance on the generator will only occur on weekdays between 8am and 7pm. Hence complying with 4B.7J.6

4B.7J.7 Fencing

MRA Response: The compound at grade level shall be enclosed with an 8' high chain link fence with three (3) strands of barbed wire at the top for security (9' tall overall), and a double gate for access. The fencing shall have dark green PVC strips to provide screening for the equipment within the compound. The compound shall be placed in an area with existing mature tree growth. Refer to Figure 4 below for a photo of the existing site conditions. The installation of chain link fence and placement of the monopole and compound within existing mature vegetation meets the intent of 4B.7J.7.



Figure 4 – Photo of Existing Site Conditions

4B.7J.8 Tower Color

MRA Response: The tower shall have a galvanized finish, complying with 4B.7J.8.

Concept Plan Elements (Per Article 4B.7.B & 4B.7.D-F)

The items below are referenced from Article 4B.7.B.2 of the Jefferson County Zoning and Land Development Code, last revision February 2, 2017.

From Article 4B.7.B:

2. The following additional elements must be submitted:

- a. Outside dimensions, use, and setbacks of all existing and proposed buildings, structures, towers, antennas, utility lines, driveways, and parking areas.

MRA Response: Refer to the attached drawings C-1 Site Plan, C-2 Site Details, and C-3 Antenna Details & Additional Details.

- b. Height of the proposed tower measured from ground level at the center of the proposed structure, and height comparison to any nearby buildings or trees, or other applicable structures and natural landforms part of the site's background and foreground landscape.

MRA Response: Refer to the detail labeled "Tower Elevation" on the attached C-3 drawing. This detail shows a to scale elevation view of the proposed monopole, proposed fencing, proposed equipment, and existing landscaping.

- c. Elevations and Cross-Section: Display topography with all proposed facilities including tower, equipment shelter and existing buildings.

MRA Response: Refer to the detail labeled "Tower Elevation" on the attached C-3 drawing. This detail shows a to scale elevation view of the proposed monopole, proposed fencing, proposed equipment, and existing landscaping. The existing topography is also depicted in this detail. There are no existing structures within the immediate vicinity of the proposed monopole.

- d. Number, size and location of proposed and existing antennas; number of co-locations possible.

MRA Response: Refer to the detail labeled “Verizon Wireless Antenna Details” and “Tower Elevation” on the attached C-3 drawing. The detail “Verizon Wireless Antenna Details” shown the dimensions of each proposed antenna. The detail “Tower Elevation” shows the number of antennas (three (3) sectors with three (3) antennas per sector), for a total of nine (9) antennas, the height of the antennas (95’-0” above grade level to the center), and the number of possible co-locations (three (3) co-locations, plus the initial installation for a total of four (4) carriers). Note, the top of the antennas shall be below the top of the monopole.

- e. Method of camouflage (if any).

MRA Response: The proposed monopole will not be camouflaged. The monopole color shall be galvanized metal per Article 4B.7J.8.

- f. Locations of known historic structures.

MRA Response: Refer to Figure 5 – Location of Historical Sites below. The nearest historical site is a Category II located approximately 0.5 miles from the proposed monopole.

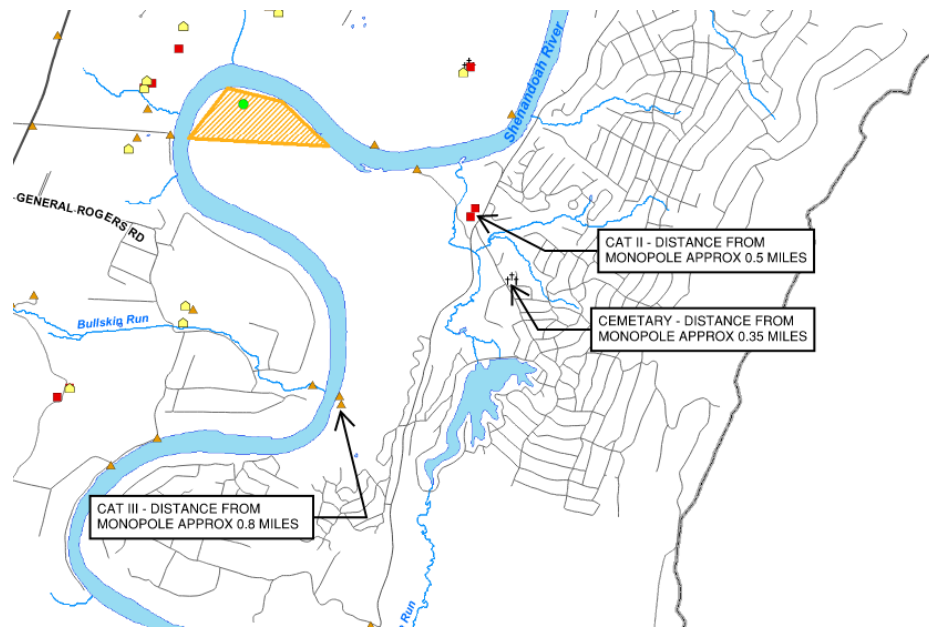


Figure 5 – Location of Historic Sites (Historic Resources in Unincorporated Jefferson County, WV)

- g. A description of the anticipated construction and installation schedule.

MRA Response: The construction for the monopole and compound at grade will be a minimal disruption to the surrounding area. There will be minor clearing and grubbing, excavation and concrete work for the monopole foundation and equipment pads, and a crane to set the monopole. There will also antenna and ground equipment installation, electrical work, and fencing. After all jurisdictional approvals and building permits are obtained, the construction duration should be approximately 6 months.

- h. Documentation verifying compliance with applicable Federal Communications Commission (FCC) standards and requirements to provide the proposed services.

MRA Response: Refer to Exhibit D for FCC Licenses. Note, Cellco Partnership is the legal entity that owns Verizon Wireless. Therefore, the FCC Licenses listed in Exhibit D are associated with Verizon Wireless. Vertical Bridge will own the tower and will lease the ground space from the property owner. Vertical Bridge does not control any FCC licenses or provide communication services.

- i. Documentation Narrative addressing the design criteria of this section.

MRA Response: This section addresses each design criteria required.

- j. Dates, address list, and notice for Balloon Test.

MRA Response: Refer to Exhibit A for Balloon Test notification information.

- k. Balloon test exhibits as required in Subsection G of this Section.

MRA Response: Refer to Exhibit B for required Balloon Test results and photo simulations.

- l. Propagation maps as required in Subsection F of this Section.

MRA Response: Refer to Exhibit C for required propagation maps and RF Engineer affidavits.

- m. Any other relevant information.

MRA Response: The communication compound will be unmanned, and the proposed facility does not allow human habitation. Maintenance personnel will have infrequent visits and the site requires access by no more than one vehicle at a time, approximately 1-2 trips annually after the site is constructed. There will be no water or sewer connections required, as the compound is an unmanned facility.

- n. Additional application requirements of Subsection H of this Section.

MRA Response: Refer to the section “Alternative Sites” in this report for additional information relating to Subsection H.

Article 4B.7.D – Applicant’s Burden of Proof

MRA Response: The Concept Plan Narrative (including Exhibits) and the Concept Plan Documents submitted for the Shannondale Monopole meet the submittal and design criteria of the Jefferson County Zoning and Land Development Ordinance as it applies to this telecommunications project. The propagation maps included as Exhibit C depict a gap in existing coverage that is resolved with the installation of the Shannondale monopole site.

Article 4B.7.E – Proof of Eligibility

MRA Response: Refer to Exhibit D for FCC Licenses for Cellco Partnership d/b/a Verizon Wireless. Verizon Wireless shall be the anchor tenant for the site and shall be utilizing the monopole upon completion of construction. Refer to Exhibit E for the lease agreement between the property owner and Cellco Partnership.

Article 4B.7.F – Demonstration of Need

MRA Response: Refer to Exhibit C for existing and proposed propagation maps, as well as an affidavit from Verizon Wireless’ RF Engineer. As noted above, there is a clear gap in coverage shown on the existing propagation map in the area surrounding the Shannondale monopole site. The proposed propagation map that depicts the coverage after the installation of the Shannondale monopole resolves that gap in coverage. Both maps note surrounding Verizon Wireless sites, and the affidavit from the RF Engineer provides additional technical data supporting the need for the Shannondale monopole site.

Article 4B.7.H – Preferred Structures and Locations Policy

MRA Response: There are not any existing electrical transmission towers or other appropriate structures with a height of 50’ within one-quarter mile from the proposed monopole location. The surrounding area is a heavily wooded wildlife preserve to the west and south, and single-family residences to the north and east. Alternate sites for the monopole were considered by Vertical Bridge, refer to the “Alternative Sites” section of this narrative for additional information.

Alternative Sites

Five (5) alternative sites were investigated for a potential site location for the new monopole. The site addresses are listed below along with reasons why the locations are not viable. Refer to Figure 5 below for a location map showing the alternative sites.

1. Shannondale Storage (2309 Mission Rd Harpers Ferry, WV) No response from Property Owner
2. Riverside Country Store (2142 Mission Rd Harpers Ferry, WV) Not enough ground space available.
3. Red Bard Ranch (1395 Mt Hammond Lane, Harpers Ferry, WV) Property Owner declined.
4. Foodway Supermarket (3507 Mission Road, Harpers Ferry, WV) Property Owner declined.
5. Shannondale Springs Chapel Church (3868 Mission Road, Harpers Ferry, WV) No response from the Property Owner.

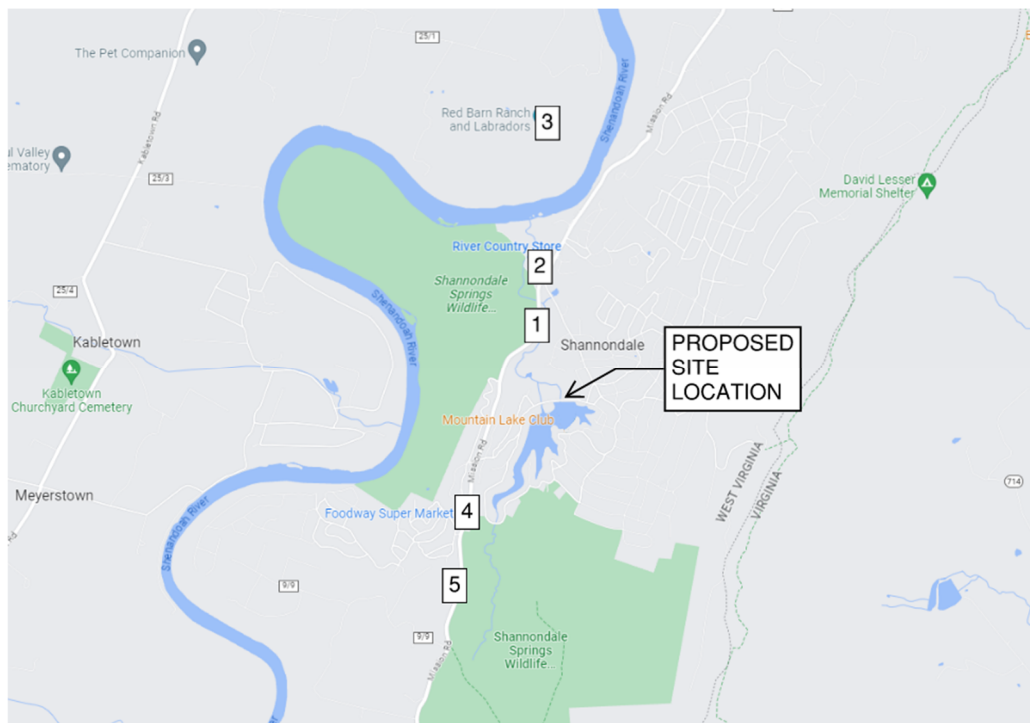


Figure 5 - Alternative Telecommunicates Site Location Map

Conclusion

The proposed use is in conformance with the Zoning and Land Development Ordinance, Subdivision Regulations, and meets all required design criteria and codes. Plans depicting the design features of the facility, and the equipment have been included as a separate attached along with this Concept Plan Submission.

In accordance with Section 4B.7.H.4.c, this new monopole is being proposed because there are no existing structures or electrical transmission tower within a quarter mile radius to allow a co-location. Refer to the “Alternative Sites” section in this narrative for a list of other locations that were investigated for the proposed monopole but were found to be not viable.

The communication facility has been located to meet the required setbacks from adjoining properties and to take advantage of existing vegetation and topography. The proposed monopole, while being one of the taller elements in the landscape, is strategically located within an existing tree line on the property. The communication facility will deliver a needed benefit to the community by connecting the gaps in existing service coverage in the area. Efficient telecommunications coverage is an essential part of life safety, prosperous economic growth and the ability to meet the needs of Jefferson County residents for high quality service. The proposed monopole seeks to improve telecommunication services while mitigating the impacts on its residents, and nearby land uses.

A handwritten signature in blue ink, appearing to read 'BES8'.

Brian E. Siverling, P.E.
Principal
Morris and Ritchie Associates, Inc.

EXHIBITS

EXHIBIT A
Balloon Test Notification Information

AFFIDAVIT OF BALLON TEST MAILING NOTICE

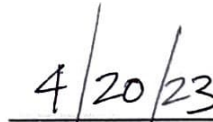
I, Sonya Hemphill, am above the age of majority and submit this affidavit pursuant to Jefferson County's balloon test policy:

1. I am a Real Estate Specialist III with Smartlink Group LLC, an agent for Verizon Wireless.
2. I am involved with the planning of telecommunications towers and facilities.
3. I am familiar with the zoning and other requirements in Jefferson County, West Virginia.
4. On March 24, 2023 as required by the Jefferson County Zoning and Land Development Ordinance, I hereby certify that the appropriate parties were notified of a balloon test to take place at 1329 Lakeside Drive Harper's Ferry WV 25425 on April 15, 2023 or the alternative date of April 16, 2023.

I SOLEMNLY AFFIRM under penalties of perjury and upon personal knowledge that the content of the foregoing paper is true.



Sonya Hemphill
Real Estate Specialist III



Date

Verital Bridge VBTS, LLC
Shannondale Monopole
Balloon Test Notification Mailing List

Parcel ID	Name	Address	City	State	Zip Code
	Historic Landmarks Commission	P.O. Box 23	CHARLES TOWN	WV	25414
06 6E022600000000	ARROWSMITH JOHN M	1245 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F009100000000	REEVES LINDA JO REV TR	33 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F009800000000	REEVES LINDA JO REV TR	33 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6E024100000000	SHORES JEFFREY B & MATTHEW D BARAGER	1329 LAKESIDE DR	HARPERS FERRY	WV	25425
06 60009000000000	SHANNONDALE ENTERPRISES INC	1329 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F010200000000	MCDOWELL ADAM W & CHRISTY L ROBERTS	2175 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F008900000000	LEWERENZ JULIE & KEYONA N WHITE	2176 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F008700000000	HIERGEIST JOHN E	2156 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6E021200000000	SENGPIEHL JASON & KAROLINA	PO BOX 591	ROUND HILL	VA	20142
06 6F011300000000	HIERGEIST JOHN E	2156 LAKESIDE DR	HARPERS FERRY	WV	254255034
06 6F010400000000	VOORHEES NANCY E	2135 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6E021300000000	SENGPIEHL JASON P & KAROLINA	PO BOX 591	ROUND HILL	VA	20142
06 6F008800000000	HIERGEIST JOHN E	2156 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F005200000000	MACHELL TIMOTHY R & LORI A	350 SHAGBARK LN	HARPERS FERRY	WV	25425
06 6F011200000000	HIERGEIST JOHN E	2156 LAKESIDE DR	HARPERS FERRY	WV	254255034
06 6E022200000000	SULLIVAN TIMOTHY P	117 BERRY LN	HARPERS FERRY	WV	25425
06 6F011100000000	LINZ PHILLIP B & GLENN M DUKE	248 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6C029600000000	ALEXANDER DAN C JR & FAY S	3440S JEFFERSON ST	FALLS CHURCH	VA	22041
06 6F004000000000	JBG HOMES LLC	4115 CHARLES TOWN RD	KEARNEYSVILLE	WV	25430
06 6F007100000000	SWAFFORD DIANA K & SCOTT W	251 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F005600000000	GIPPLE JESSE J & ANGELA M	424 SHAGBARK LN	HARPERS FERRY	WV	25425
06 6F010900000000	GRAF MICHAEL L	314 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F011500000000	CURRAN MARK W & JOANNE TR	2075 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F007000000000	SCHAFER DIANA K	251 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F003900000000	JBG HOMES LLC	4115 CHARLES TOWN RD	KEARNEYSVILLE	WV	25430
06 6F005800000000	GIPPLE JESSE J & ANGELA M	424 SHAGBARK LN	HARPERS FERRY	WV	25425
06 6F006900000000	OFFENSTEIN JOHN & PAULA	303 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F011600000000	LEBLANC BRIAN C & ROSARIO L	2027 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F003700000000	KISNER PENNY A	449 SHAGBARK LN	HARPERS FERRY	WV	25425
06 6F012400000000	GRAF MICHAEL L	314 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F006800000000	OFFENSTEIN JOHN E & PAULINE H	303 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6C015200000000	ENGLE SUSAN B & DENNIS	16 GINGERBREAD LN	HARPERS FERRY	WV	25425
06 6F012100000000	COMEAU PERRY A	9501 HALF DOLLAR CT	COLUMBIA	MD	210462071
06 6C015300000000	ENGLE SUSAN B & DENNIS	16 GINGERBREAD LN	HARPERS FERRY	WV	25425
06 6F012200000000	COMEAU PERRY A	9501 HALF DOLLAR CT	COLUMBIA	MD	210462071
06 6F003000000000	GRANT MICHAEL A JR	181 SHENANDOAH RIVER DR	HARPERS FERRY	WV	254254907
06 6F003200000000	KUSTERER DAVID J	125 SHENANDOAH RIVER DR	HARPERS FERRY	WV	254254907
06 6C014200000000	RAINES MICHAEL & JULIET	17114 SPATES HILL RD	POOLESVILLE	MD	20837
06 6C029900000000	ASH THOMAS P JR & JOANN L	46 FERN DR	HARPERS FERRY	WV	25425
06 6C014500000000	TELL CLIFFORD A & LAURIE E	40 GINGERBREAD LN	HARPERS FERRY	WV	25425
06 6F006300000000	CRUISE CLAUDIA A	PO BOX 25	OCOQUAN	VA	22125
06 6C014600000000	TELL CLIFFORD A & LAURIE E	40 GINGERBREAD LN	HARPERS FERRY	WV	25425
06 6C014000000000	ASH THOMAS P JR & JOANN L	46 FERN DR	HARPERS FERRY	WV	25425
06 6C031000000000	PALMER VERDINE O JR & DEBRA D	293 WHITE OAK CT	HARPERS FERRY	WV	25425
06 6C030000000000	ASH THOMAS P JR & JOANN L	46 FERN DR	HARPERS FERRY	WV	25425
06 6C014700000000	LEE HARRY D	15376 CHARLES TOWN RD	CHARLES TOWN	WV	25414
06 6F003600000000	JENNINGS MORGAN A	278W MEADOWLAND LN	STERLING	VA	20164
06 6C030100000000	ASH THOMAS P JR	46 FERN DR	HARPERS FERRY	WV	25425
06 6F013300000000	CHARBONNEAU SUSAN M	3510 DEEP LANDING RD	HUNTINGTOWN	MD	20639
06 6F006200000000	HOLMES ROBERT & LAUREN CHARBONNEAU	34 LAUREL HILL CT	HARPERS FERRY	WV	25425
06 6C030800000000	PALMER VERDINE O JR & DEBRA D	293 WHITE OAK CT	HARPERS FERRY	WV	25425
06 6C013600000000	LEE J SCOTT	655 LOWER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 6F000100000000	BOHON KEITH M & KATHERINE H	44 SHENANDOAH RIVER DR	HARPERS FERRY	WV	25425
06 6C013500000000	LEE JOHN SCOTT	232 MT DEW LN	HARPERS FERRY	WV	25425
06 6C013000000000	INGLERT KATHERINE	670 LOWER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 6C030700000000	MAIN RUSSELL EDWARD	159 FERN DR	HARPERS FERRY	WV	254254763
06 60020000000000	PALMER VERDINE O JR & DEBRA D	293 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60021000000000	SASS STEVEN A & JENNIFER	262 WHITE OAK CT	HARPERS FERRY	WV	25425
06 6C030300000000	BREEDEN GEORGE A JR & DENA M	160 FERN DR	HARPERS FERRY	WV	25425
06 60022000000000	BARRIE DAVID M & KIM I	240 WHITE OAK CT	HARPERS FERRY	WV	25425
06 6C013200000000	COGLE LINDA C	688 LOWER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 6C013300000000	BREEDEN GEORGE A JR & DENA M	160 FERN DR	HARPERS FERRY	WV	25425
06 6C030600000000	FREMAUX CHARLOTTE M	175 FERN DR	HARPERS FERRY	WV	25425
06 6C030500000000	CARTER SARAH L	189 FERN DR	HARPERS FERRY	WV	25425
06 60023000000000	BERGEL AARON E & KATELYN E	202 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60024000000000	PITCOCK RICKY S & TRACEY R	184 WHITE OAK CT	HARPERS FERRY	WV	25425
06 6C031100000000	CROWDER STEVAN D & SUZANNE	775 LOWER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 60019000000000	CONTRINO MILDRED H	287 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60018000000000	SAMS EDSIL R ESTATE	261 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60017000000000	GINGELL ROBERT S - TR & HELEN E - TR	171 WHITE OAK CT	HARPERS FERRY	WV	25425
06 6C031200000000	PENWELL ERIC L & BETH C DOWELL	857 LOWER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 60025000000000	KRAPF KIMBERLY D & JOSEPH G THOMPSON	152 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60016000000000	HORSMAN MICHAEL	87 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60026000000000	MARZELL JEANNE K	98 WHITE OAK CT	HARPERS FERRY	WV	25425
06 60004001000000	ZEREGA MICHAEL G	PO BOX 801	CHARLES TOWN	WV	25414
06 6F010000000000	LEWIS MICHAEL A	170 LOCUST KNOLL DR	CHARLES TOWN	WV	25414

Veritcal Bridge VBTS, LLC
Shannondale Monopole
Balloon Test Notification Mailing List

Parcel ID	Name	Address	City	State	Zip Code
06 6F009000000000	SIGLER GEORGE H	245 UPPER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 6F007600000000	BENDIT JOSHUA H & KRISTIN M LONG	175 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F011400000000	HIERGEIST JOHN E	2156 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6F007400000000	HENDRIX VICTOR & MELINDA	199 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F010800000000	GRAF MICHAEL L	314 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6C027800000000	KIRKPATRICK NEAL S	6446 JEFFERSON PIKE	FREDERICK	MD	21703
06 6C027700000000	TELL CLIFFORD A & LAURIE E	40 GINGERBREAD LN	HARPERS FERRY	WV	25425
06 6F002800000000	TUCKER KEVIN W & CARRIE A	195 SHENANDOAH RIVER DR #1244	HARPERS FERRY	WV	25425
06 6F012000000000	BRYANT BONNIE L & KEITH V BIRD - TR	2046 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6C027600000000	RAINES MICHAEL & JULIET	17114 SPATES HILL RD	POOLESVILLE	MD	20837
06 6C014400000000	TELL CLIFFORD A & LAURIE E	40 GINGERBREAD LN	HARPERS FERRY	WV	25425
06 6C013900000000	ASH THOMAS P JR & JO ANN	46 FERN DR	HARPERS FERRY	WV	25425
06 6C013800000000	ASH THOMAS P JR	46 FERN DR	HARPERS FERRY	WV	25425
06 6C013700000000	ASH THOMAS P JR	46 FERN DR	HARPERS FERRY	WV	25425
06 6F006100000000	HOLMES ROBERT & LAUREN CHARBONNEAU	34 LAUREL HILL CT	HARPERS FERRY	WV	25425
06 6F006000000000	CRIM LOWELL K	306 WITHERS LARUE RD	SUMMIT POINT	WV	25446
06 6C012100000000	BURSON DAVID K	636 LOWER CLUBHOUSE DR	HARPERS FERRY	WV	25425
06 6F010500000000	BROWN PATRICIA M ET AL	2119 LAKESIDE DR	HARPERS FERRY	WV	25425
06 6C029800000000	PALMER WILLIAM C SR	2816 FLORIDA AVE	BALTIMORE	MD	21227
06 6F005700000000	GIPPLE JESSE J & ANGELA M	424 SHAGBARK LN	HARPERS FERRY	WV	25425
06 6F003400000000	WILLIAMSON ANNE MARIE	21 EVERGREEN WAY	GARDINER	ME	4345
06 6C030900000000	UPWRIGHT LOUIS D	124 COLUMBIA ST	HARPERS FERRY	WV	25425
06 60005000000000	ARMSTRONG CINDRA	2605 MISSION RD	HARPERS FERRY	WV	25425
06 6C030200000000	BREEDEN GEORGE A JR	160 FERN DR	HARPERS FERRY	WV	25425
06 6C030400000000	MENKE MARY ANN - TR	31059 SCHOOLHOUSE RD	TRAPPE	MD	21673
06 6F003300000000	WILLIAMSON ANNE MARIE	PO BOX 2689	OCEAN SHORES	WA	98569
06 60005000100000	ARMSTRONG HARRY C ESTATE	2605 MISSION RD	HARPERS FERRY	WV	25425
06 6F012500000000	BOHLMAN RUTH GAYLE - TR	7337 YORKTOWNE DR	BALTIMORE	MD	21204
06 6C014800000000	LEE HARRY D & BELINDA L WEBER	15376 CHARLES TOWN RD	CHARLES TOWN	WV	25414
06 6C014900000000	RINKER DONALD S & LORA M DAVIS	3735 CHESTNUT HILL RD	HARPERS FERRY	WV	25425
06 6F012900000000	AVERY JON E & CHERYL L	387 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6F006500000000	WELLING BRODY W	345 LAUREL HILL RD	HARPERS FERRY	WV	25425
06 6E010400000000	ILA PROPERTIES INC	4115 CHARLES TOWN RD	KEARNEYSVILLE	WV	25430

March 22, 2023

RE: Notice of Visual Impact Survey on **April 15, 2023** regarding Verizon Wireless proposed wireless telecommunications facility on a portion of property at
1329 Lakeside Drive Harper's Ferry WV 25425
Parcel ID: 1906000600090000

Dear Resident or Interested Person:

Verizon Wireless has scheduled a visual impact survey for **April 15, 2023** between the hours of 10AM - 2PM at **1329 Lakeside Drive Harper's Ferry WV 25425** Verizon Wireless will erect a helium balloon to the proposed height of 100' (100' monopole) and survey the visibility of the helium balloon from various vantage points. Verizon Wireless will also take several photos of the helium balloon throughout the surrounding area. Verizon Wireless will use those photos to analyze and evaluate the visual impact from the proposed monopole. There will be an alternate date for possible inclement weather of **April 16, 2023**. The Jefferson County Office of Planning and Zoning has assigned the following file number to the proposed project: 23-3-SP.

We look forward to adding and improving non-emergency and emergency wireless services in the area. If you have any questions, want to provide feedback, or obtain information, please contact Sonya Hemphill by email at sonya.hemphill@smartlinkgroup.com

Thank you again and have a wonderful day.

Sincerely,

Sonya Hemphill

Sonya Hemphill
Real Estate Specialist III
Smartlink for Verizon Wireless
sonya.hemphill@smartlinkgroup.com

Certificate of Publication

JEFFERSON PUBLISHING COMPANY, INC., Publisher
SPIRIT OF JEFFERSON ADVOCATE

Charles Town, W. Va. March 29 20 23

I hereby certify that the annexed Notice

in the case of Verizon Wireless proposes to construct a 100' tele-
communications monopole ... PC file #23-3-SP

has been published once a week for one successive weeks, in the Spirit of Jefferson
Advocate, a newspaper published in Charles Town, Jefferson County, West Virginia, in the issues of
March 29, 20 23

as required by law.

x Tim Cook

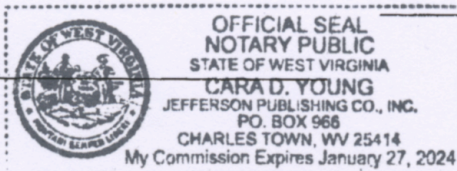
Editor/Manager, Spirit of Jefferson Advocate

State of West Virginia
County of Jefferson

Personally appeared before me, Tim Cook, Editor/Manager

of the Spirit of Jefferson Advocate, and made oath that the above certificate is true and correct.

Commission expires



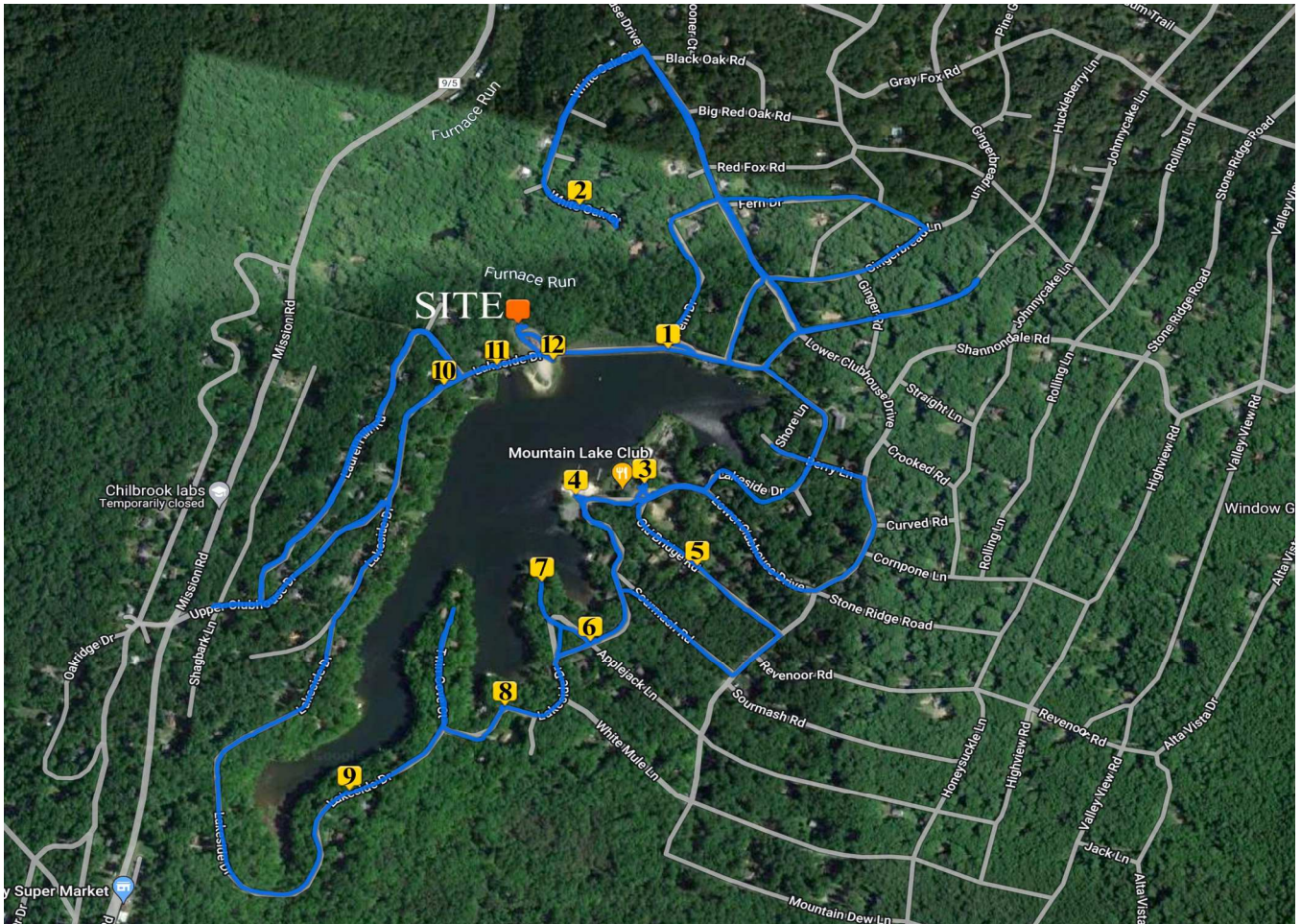
Cara D. Young
Notary Public

NOTICE

Verizon Wireless proposes to make application to Jefferson County's Planning Commission to construct a 100' telecommunications monopole and communications facility located at 1329 Lakeside Drive Harpers Ferry WV 25425 (PC file #23-3-SP). There will be a helium balloon test held on April 15, 2023 from 10am to 2pm at the location of the proposed tower. In case of inclement weather, the backup date is April 16, 2023. If you have any questions please contact Sonya Hemphill at sonya.hemphill@smartlinkgroup 3/29/11

EXHIBIT B

Balloon Test & Monopole Photo Simulations

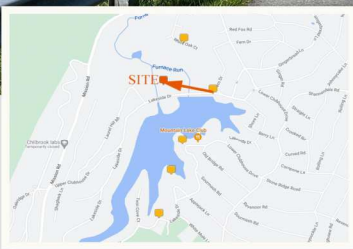
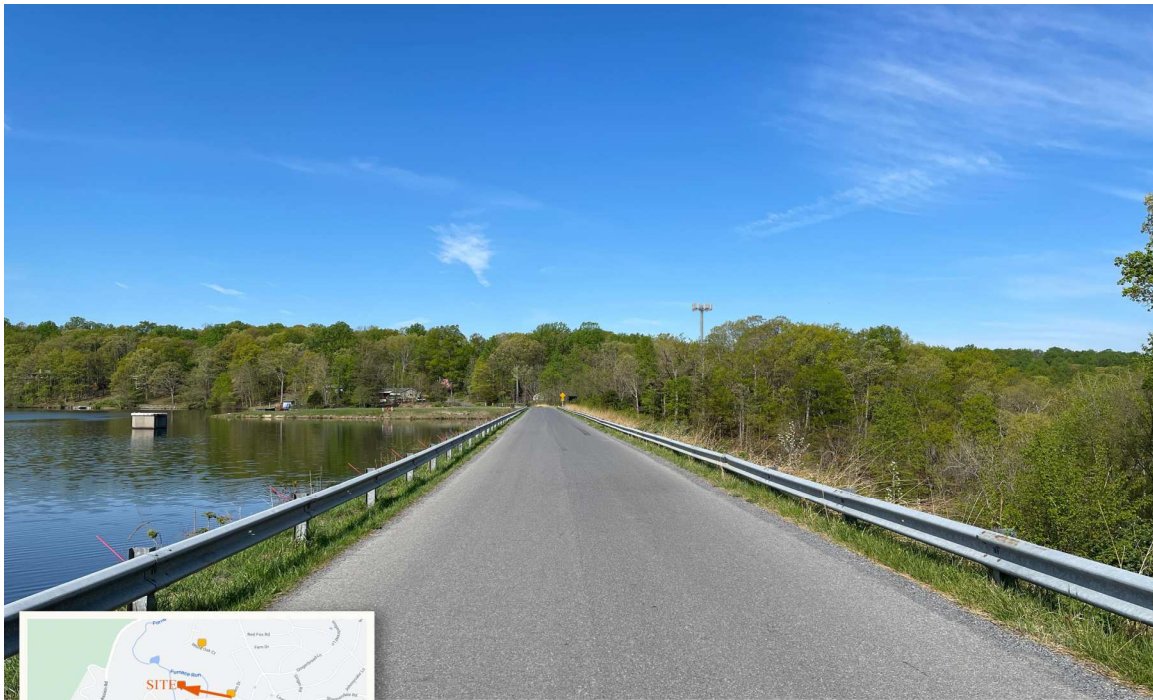


Balloon Test Location Map

LOCATION 1



Balloon Test Result



SHANNONDALE
PROPOSED MONOPOLE

Photo Simulation Result

LOCATION 2



Balloon Test Result



Photo Simulation Result

LOCATION 4



Balloon Test Result



Photo Simulation Result

LOCATION 7



Balloon Test Result



Photo Simulation Result

LOCATION 8



Balloon Test Result



SHANNONDALE
PROPOSED MONOPOLE

Photo Simulation Result

EXHIBIT C
PROPAGATION MAPS

Shannondale

Proposed Coverage

WBV Network Group
4/21/2023





05/08/2022

Office of Planning and Zoning
Mason Building, 2nd Floor
116 East Washington Street
Charles Town, WV 25414

RE: Shannondale Site Plan

To Whom it May Concern:

The radio propagation studies were performed with Atoll software v3.4.1 using Verizon's tuned Aster model. The radio propagation model presented without the effects of the proposed monopole reflect propagations from Verizon's existing Rippon, Summit Point, Kabletown, Charles Town South and Mannings sites in Jefferson County, WV and Battletown and Acadia Farms in Clarke County, VA and Short Hill and Round Hill in Loudoun County, VA. The radio propagation model presented with the effects of the proposed Shannondale monopole uses NAD83 coordinates of 39.212567, -77.815258 and an antenna centerline height of 95 feet.

For both existing and proposed radio propagation maps, two studies are shown, one for low band (750 MHz) and one for mid band (2130 MHz). The proposed Shannondale predictions use JMA MX06FRO860-02 antennas with azimuths of 60°, 180° and 300°. For low band, a total ERP of 1,396 watts was used with 0° of mechanical and 2° of electrical down tilt. For mid-band band, a total ERP of 2,387 watts was used with 0° of mechanical and 2° of electrical down tilt.

If you have any additional questions or concerns, please contact your local Verizon resource below:

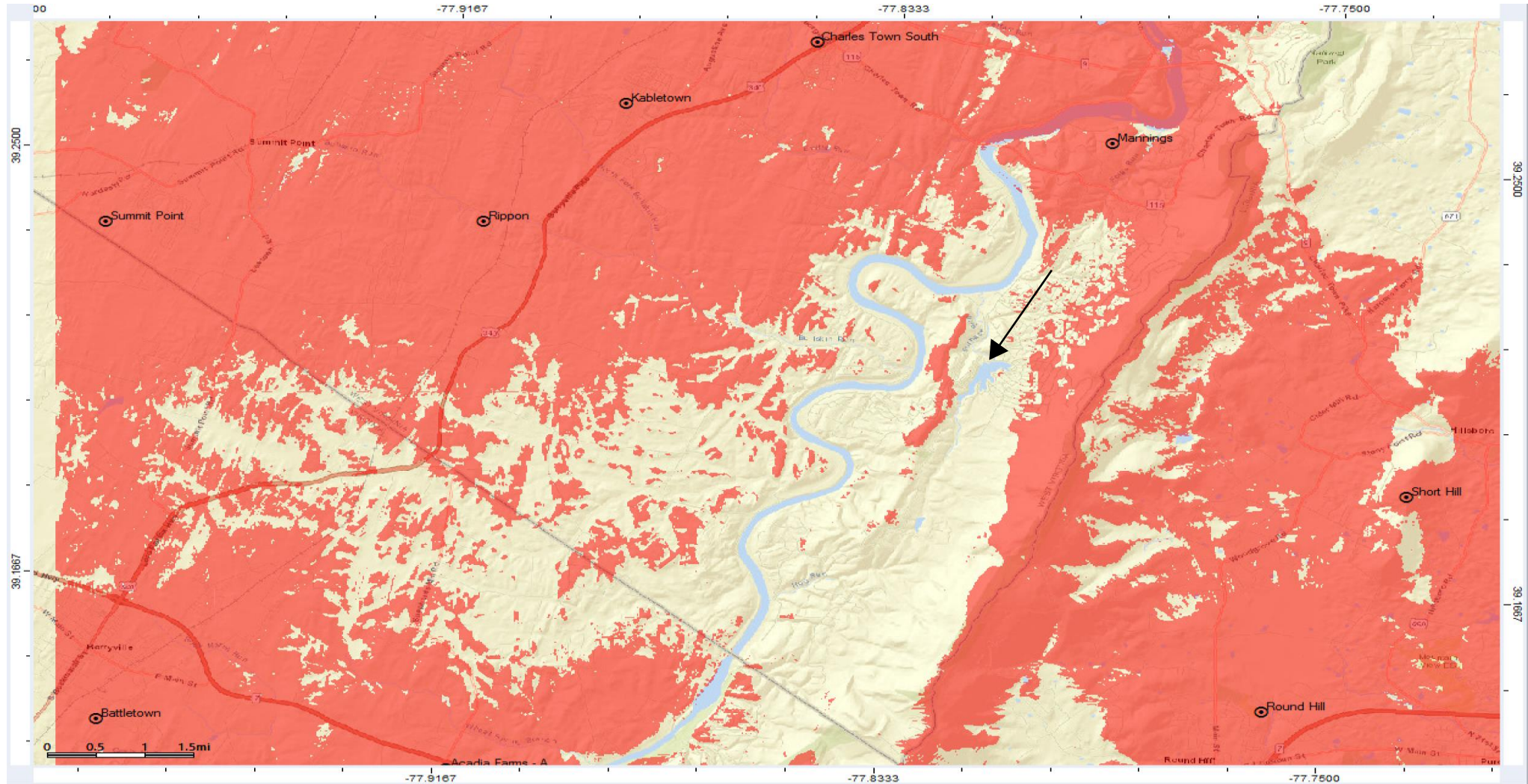
Contact Name	Contact Email	Contact Phone
Hamed Semati	Hamed.Semati@verizonwireless.com	301-807-8275

Sincerely,

Mark Stalnaker

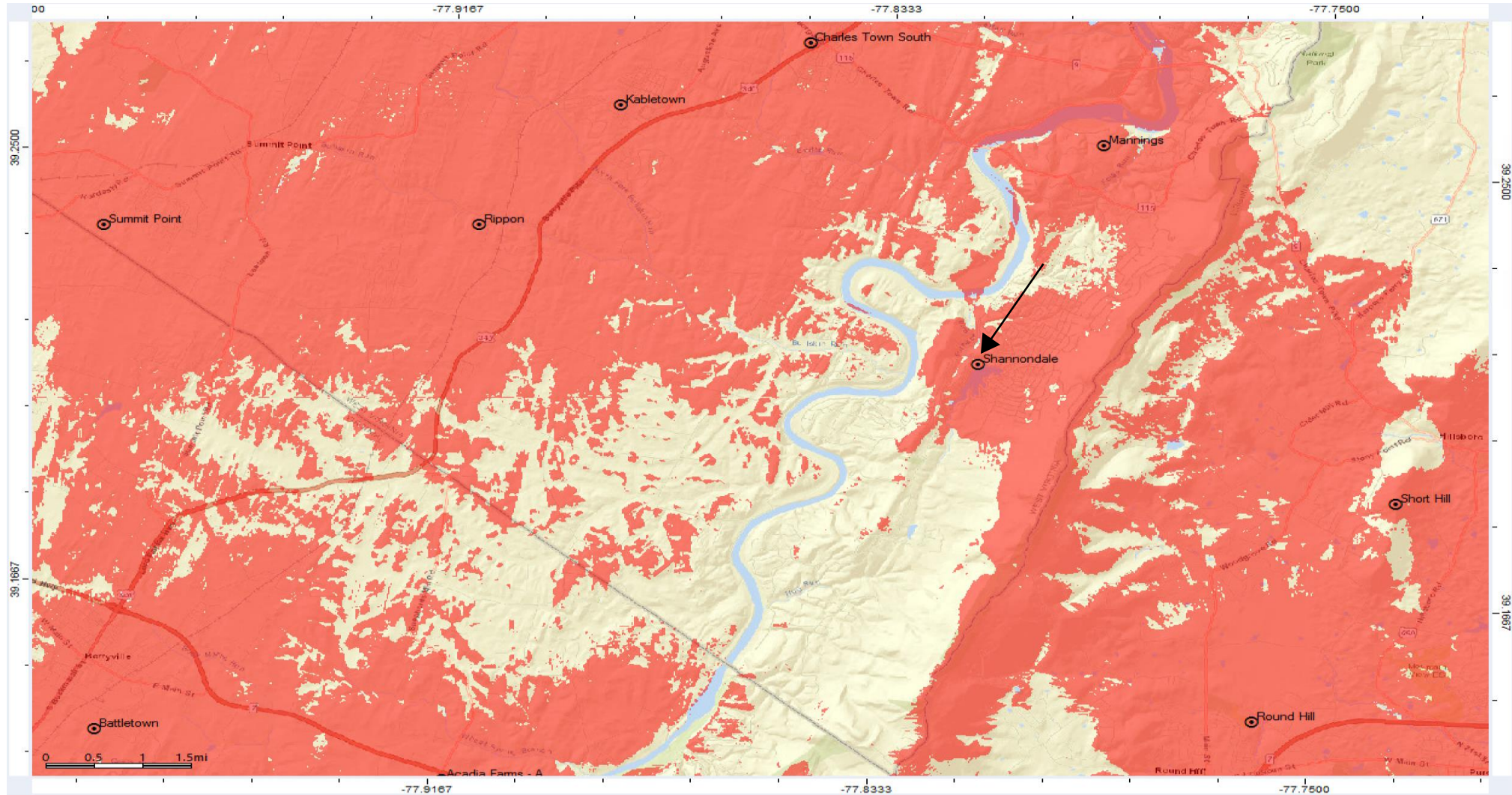
Mark S. Stalnaker
Manager-RF System Design

Existing 700 Coverage



Confidential and proprietary materials for Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Proposed 700 Coverage



Confidential and proprietary materials for Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

EXHIBIT D

FCC Licenses



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AIRTOUCH CELLULAR

ATTN: REGULATORY
AIRTOUCH CELLULAR
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNLF652	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0006146468

Grant Date 12-06-2016	Effective Date 12-06-2016	Expiration Date 01-03-2027	Print Date
Market Number BTA029	Channel Block C	Sub-Market Designator 1	
Market Name Baltimore, MD			
1st Build-out Date 12-07-2003	2nd Build-out Date 01-03-2007	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AIRTOUCH CELLULAR

Call Sign: KNLF652

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WPZY690	
Radio Service	
CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date 12-06-2016	Effective Date 12-06-2016	Expiration Date 01-03-2027	Print Date
Market Number BTA461	Channel Block C	Sub-Market Designator 2	
Market Name Washington, DC			
1st Build-out Date 12-07-2003	2nd Build-out Date 01-03-2007	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Pursuant to Order DA 03-617 (rel. March 3, 2003), the designated entity holding period for this license is extended by 703 days, or until the licensee meets its five-year construction requirement, whichever is sooner.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WPZY690

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA909	0009773354
Radio Service	
AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 12-21-2021	Effective Date 12-21-2021	Expiration Date 11-29-2036	Print Date 12-21-2021
Market Number BEA013	Channel Block B	Sub-Market Designator 13	
Market Name Washington-Baltimore, DC-MD-VA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA909

File Number: 0009773354

Print Date: 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQJQ690	
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 10-04-2019	Effective Date 03-12-2020	Expiration Date 06-13-2029	Print Date
Market Number REA002	Channel Block C	Sub-Market Designator 0	
Market Name Southeast			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ690

File Number:

Print Date:

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) antenna to 1238 watts per 10 MHz bandwidth at 333.7 degrees true azimuth bearing for all antennas associated with location no.1 (Lexington, VA) with coordinates of 37-47-19.5 N, 79-29-15.1 W. See Quiet Zone Notification authorized with grant of FN 0004834212.

This authorization is subject to the condition that the station license limits the effective radiated power to 196 watts per 10 MHz bandwidth at 7 degrees true azimuth bearing for all antennas associated with location no. 5 (Covington, VA) with coordinates of 37-47-35.1 N, 79-55-58.4 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power to 856 watts per 10 MHz bandwidth at 320 degrees true azimuth bearing for all antennas associated with location no. 6 (Fairfield, VA) with coordinates of 37-53-48.4 N, 79-15-59.1 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power to 9.8 watts per 10 MHz bandwidth at 359 degrees true azimuth bearing for all antennas associated with location no. 12 (Eagle Rock, VA) with coordinates of 37-37-55.8 N, 79-49-50.0 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) antenna to 918 watts per 10 MHz unit bandwidth at 29.6 degrees true azimuth bearing for all antennas associated with location no. 17 (White Sulphur Spring, WV) with coordinates of 37-47-19.6 N, 80-18-22.7 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) antenna to 264 watts per 10 MHz unit bandwidth at 352.4 degrees true azimuth bearing for all antennas associated with location no. 19 (Buchanan, VA) with coordinates of 37-33-45.0 N, 79-41-21.9 W. See Quiet Zone Notification authorized with grant of FN 0004908392.

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) to 781 watts per 10 MHz unit bandwidth at 293.93 degrees true azimuth bearing for all antennas associated with location no. 21 (Waynesboro, VA) with coordinates of 38-06-55.6 N, 78-54-55.5 W. See Quiet Zone Notification authorized with grant of FN 0004970422.

This authorization is subject to the condition that the station license limits the effective radiated power to 20.23 dBW per 10 MHz bandwidth at 297.4 degrees true azimuth bearing for all antennas associated with location no. 24 (Waynesboro, VA) with coordinates of 38-02-29.4 N, 78-52-11.6 W. See Quiet Zone Notification authorized with grant of FN 0005104523.

This authorization is subject to the condition that the station license limits the effective radiated power (ERP) to 12.9 watts per 10 MHz bandwidth at 9.1 degrees true azimuth bearing for all antennas associated with location no. 31 (Covington, VA) with coordinates of 37-51-51.4 N, 79-57-22.4 W. See Quiet Zone Notification authorized with grant of FN 0005178701.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ690

File Number:

Print Date:

This authorization is subject to the condition that the station license limits the effective radiated power to 1327 watts per 10 MHz bandwidth at 291.8 degrees true azimuth bearing for all antennas associated with location no. 30 (Staunton, VA) with coordinates of 38-09-23.7 N, 78-57-02.9 W. See Quiet Zone Notification authorized with grant of FN 0005168812.

This authorization is subject to the condition that the station license limits the effective radiated power to 712 watts per 10 MHz bandwidth at 37.5 degrees true azimuth bearing for all antennas associated with location no. 28 (Lewisburg, WV) with coordinates of 37-48-42.7 N, 80-26-54.5 W. See Quiet Zone Notification authorized with grant of FN 0005223750.

This authorization is subject to the condition that the station license limits the effective radiated power to 877 watts per 10 MHz bandwidth at 296.22 degrees true azimuth bearing for all antennas associated with location no. 29 (Waynesboro, VA) with coordinates of 38-05-37.6 N, 78-57-05.3 W. See Quiet Zone Notification authorized with grant of FN 0005223750.

This authorization is subject to the condition that the station license limits the effective radiated power to 126 watts per 10 MHz bandwidth at 29.7 degrees true azimuth bearing for all antennas associated with location no. 53 (White Sulphur Spring, WV) with coordinates of 37-48-05.7 N, 80-17-54.5 W. See Quiet Zone Notification authorized with grant of FN 0005271165.

This authorization is subject to the condition that the station license limits the effective radiated power to 1129 watts per 10 MHz bandwidth at 35 degrees true azimuth bearing for all antennas associated with location no. 52 (Lewesburg, WV) with coordinates of 37-48-47.3 N, 80-23-33.9 W. See Quiet Zone Notification authorized with grant of FN 0005272906.

This authorization is subject to the condition that the station license limits the effective radiated power to 763 watts per 10 MHz bandwidth at 36.99 degrees true azimuth bearing for all antennas associated with location no. 52 (Fairlea, WV) with coordinates of 37-47-03.0 N, 80-27-55.6 W. See Quiet Zone Notification authorized with grant of FN 0005287264.

This authorization is subject to the condition that the station license limits the effective radiated power to 83 watts per 10 MHz bandwidth at 27.85 degrees true azimuth bearing for all antennas associated with location no. 53 (White Sulphur Springs, WV) with coordinates of 37-47-29.0 N, 80-16-23.30 W. See Quiet Zone Notification authorized with grant of FN 0005287264.

This authorization is subject to the condition that the station license limits the effective radiated power to 592 watts per 10 MHz bandwidth at 284.9 degrees true azimuth bearing for all antennas associated with location no. 62 (Mount Sidney, VA) with coordinates of 38-15-18.1 N, 78-58-22.3 W. See Quiet Zone Notification authorized with grant of FN 0005690131.

This authorization is subject to the condition that the station license limits the effective radiated power to 87 watts 700LTE at 298.03 degrees true azimuth bearing for all antennas associated with location no. 62 (Afton, VA) with coordinates of 38-01-43.5 N, 78-51-37.8 W. See Quiet Zone Notification authorized with grant of FN 0005669760.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ690

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQPG204	0009792679
Radio Service	
AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 02-16-2022	Effective Date 02-16-2022	Expiration Date 11-29-2036	Print Date 02-17-2022
Market Number BEA013		Channel Block C	Sub-Market Designator 8
Market Name Washington-Baltimore, DC-MD-VA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQPG204

File Number: 0009792679

Print Date: 02-17-2022

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Official Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQPG204

File Number: 0009792679

Print Date: 02-17-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQQZ831	0009790965
Radio Service	
AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 02-17-2022	Effective Date 02-17-2022	Expiration Date 11-29-2036	Print Date 02-18-2022
Market Number REA002		Channel Block D	Sub-Market Designator 4
Market Name Southeast			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQQZ831

File Number: 0009790965

Print Date: 02-18-2022

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001).

Official
Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQQZ831

File Number: 0009790965

Print Date: 02-18-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQVN933	
Radio Service	
AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 04-08-2015	Effective Date 11-01-2016	Expiration Date 04-08-2027	Print Date
Market Number BEA013	Channel Block J	Sub-Market Designator 0	
Market Name Washington-Baltimore, DC-MD-VA			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQVN933

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF607	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A1	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF607

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF608	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A2	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF608

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF609	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A3	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF609

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF610	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A4	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF610

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF611	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A5		Sub-Market Designator 0
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF611

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy

EXHIBIT E LEASE AGREEMENT

Return To:

Site Name: Shannondale
MDG Location: 5000907556

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made effective this 29th day of March 2023, by and between **Shannondale Enterprises, Inc.**, a West Virginia corporation, with its principal offices located at 1329 Lakeside Drive, Harpers Ferry, WV 25425 (hereinafter "Lessor" or "Grantor"), and **Cellco Partnership d/b/a Verizon Wireless**, a Delaware general partnership ("Lessee" or "Grantee") with a mailing address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920.

29th March 23 WHEREAS, Lessor and Lessee entered into a Land Lease Agreement ("Lease"), dated 29th March 23, whereby Lessor conveyed a Lease to Lessee, for a 50' x 50' portion (the "Leased Premises") of a 68.2 acre tract of property located at 1329 Lakeside Drive, Harpers Ferry, WV 25425, and also known as Tax Account No.: 00015695 (the "Property"), which Property is described in Exhibit "A" attached hereto; and,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee shall set forth basic terms of the Lease as follows:

1. The Initial Term of the Lease is for five (5) years commencing on the month in which Lessee commences construction, with options to renew for four (4) additional five (5) year terms unless terminated in accordance with the provisions of the Lease Agreement.

2. In consideration of the Rent set forth in the Lease, Lessor leases to Lessee a portion of the Property consisting of a 50' by 50' parcel of land containing 2500 square feet, together with the non-exclusive right for ingress and egress seven (7) days a week, twenty-four (24) hours a day for installation, maintenance and operation of communications facilities. A plat of the Leased Premises is attached hereto as Exhibit "B".

3. A copy of the Lease, as may be amended, is on file with the Lessor and Lessee.

4. The terms, covenants and provisions of the Lease, of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

LESSOR:

Shannondale Enterprises, Inc.,

BY: [Signature]
Name:
Title: President

STATE OF West Virginia
COUNTY OF Jefferson

:
:
: SS

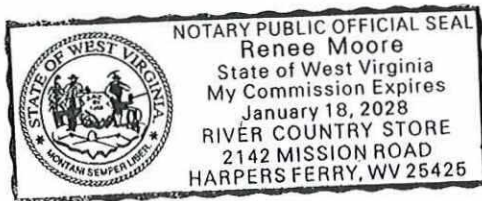
ACKNOWLEDGMENT

On this 10 day of March, 2023, before me, the subscriber, a Notary Public, in and for the State of West Virginia, personally appeared Jeff Shore, and in due form of law acknowledged that he executed the above Memorandum of Lease Agreement as the act and deed of **Shannondale Enterprises, Inc.**, and desired the same might be recorded.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said County and State of the day and year last above written.

[Signature]
Notary Public

My Commission Expires: 1/18/2028



LESSEE: **CELLCO PARTNERSHIP**
d/b/a Verizon Wireless

BY: *Michelle Chu*
Michelle Chu
Director - Network Eng.

STATE / COMMONWEALTH OF Maryland :
COUNTY OF Anne Arundel : SS

CORPORATE ACKNOWLEDGMENT

On this 29th day of March, 2023, before me, the subscriber, a Notary Public, in and for the State / Commonwealth Maryland, personally appeared Michelle Chu (name), Director - Network Eng. (title) of **Cellco Partnership**, a Delaware general partnership, and in due form of law acknowledged that he/she is authorized on behalf of said Partnership to execute all documents pertaining hereto and acknowledged to me that he executed the same as his/her voluntary act and deed on behalf of said Partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said County and State of the day and year last above written.

Melissa Ford
Notary Public

My Commission Expires:

MELISSA FORD
Notary Public-Maryland
Anne Arundel County
My Commission Expires
February 10, 2024



EXHIBIT "A"

DESCRIPTION OF PROPERTY

All that certain parcel of real estate situate on the east side of the Shenandoah River in the Kabletown District, Jefferson County, West Virginia being more particularly bounded and described as follows:

Being all that 69.0184-acre parcel of real estate as the same is depicted on a plat entitled "Club House and Lake Area" made by Wallace R. Amos, dated August, 1978, said plat being recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia in Plat Book 5, at Page 10 (the "Plat"), and which is more particularly described by metes and bounds in a Deed dated September 20, 1978 and recorded in the Office of the Clerk aforesaid in Deed Book No. 446, Page 147, from Shannondale, Incorporated to Shannondale Club, Limited.

Property also known as:

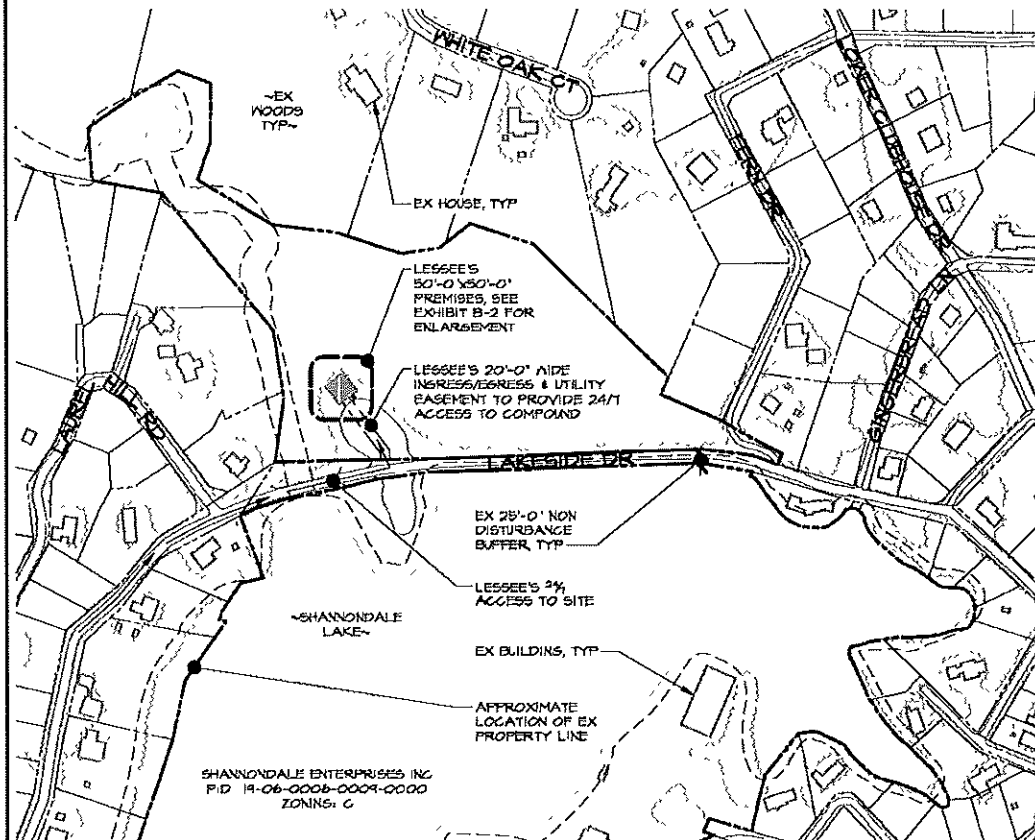
Tax Map 6 Parcel 9

Tax Account No.: 0015695

1329 Lakeside Drive

Harpers Ferry, Jefferson County, West Virginia

EXHIBIT B



SITE PLAN

SCALE: 1" = 300'



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B East Joppa Road, Suite 400K
Towson, Maryland 21286
(410) 821-1690
Fax (410) 821-1748

SHANNONDALE
1329 LAKESIDE DR
HARPERS FERRY, WV 25425
JEFFERSON COUNTY

SCALE	DATE	DRAWN BY	DESIGN BY	REVIEW BY	JOB NO
AS NOTED	12/08/22	AJL	BES	AJL	10427.3270