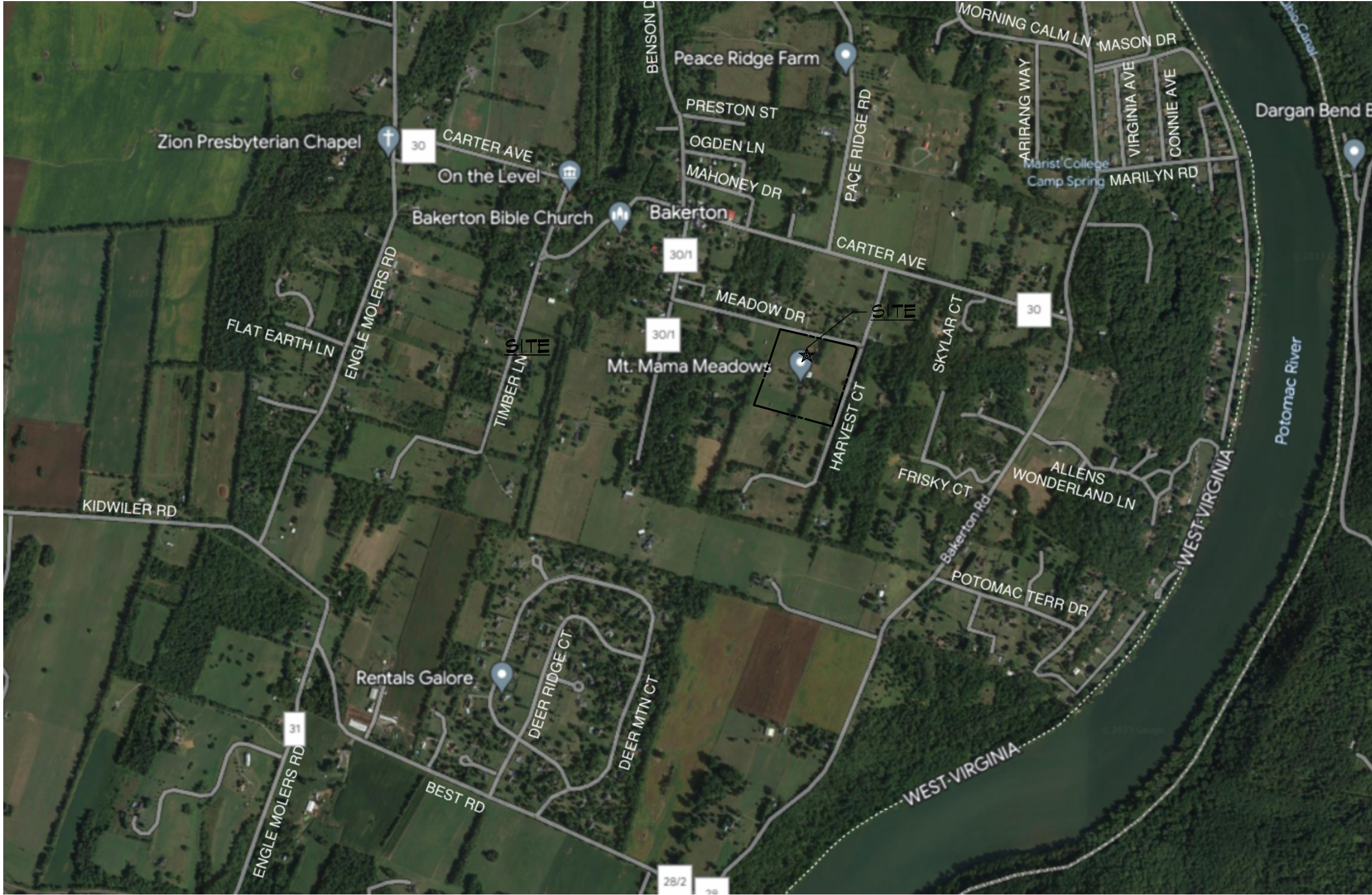


BAKERTON MONOPOLE
CONCEPT PLAN (23-5-SP)
JEFFERSON COUNTY
248 HARVEST COURT
HARPERS FERRY, WEST VIRGINIA 25425



NO FLOODPLAINS ON SUBJECT PROPERTY
SITE RESOURCE MAP
SCALE: 1" = 1000'



GENERAL LOCATION MAP
FULL SCALE 1"=1000'-0"

PROPERTY OWNER
TIMOTHY & MARLA LANDIS
248 HARVEST COURT
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

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

CONCEPT PLAN INFORMATION	
BAKERTON MONOPOLE (23-5-SP)	
JEFFERSON COUNTY, WEST VIRGINIA	
TAX DISTRICT: 04 (HARPERS FERRY DISTRICT)	
TAX MAP: 04	
PARCEL ID: 19-04-0003-0075-0000	
DEED BOOK & PAGE: 1232 / 169	
TRACT AREA: 13.67 ACRES	
PROPERTY OWNER: TIMOTHY & MARLA LANDIS 248 HARVEST COURT HARPERS FERRY, WV 25425	
DEVELOPER NAME: VERTICAL BRIDGE VBTS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487 703-705-2573	
LAND USE: 112 - ACTIVE FARM	
ZONING DISTRICT: RURAL	

- 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. THERE IS NO FEMA FLOOD ZONE ON THE PROPERTY. THEREFORE THE PROPOSED SITE IS NOT WITHIN A FLOOD ZONE 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-28 AND ENGLE SWITCH ROAD (ROUTE 29). ENGLE SWITCH 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 AT ENGLE MOLERS ROAD 2.5 MILES FROM THE PROPOSED PROJECT.

TRAFFIC IMPACT DATA:

1. AVERAGE DAILY TRAFFIC (AADT) FOR HARVEST COURT:	50 VEHICLES
2. AVERAGE DAILY TRAFFIC (AADT) FOR CARTER AVENUE (CLOSEST SPOT COUNTER):	500 VEHICLES
3. NEAREST KEY INTERSECTION:	WV-27 & US-340
4. HIGHWAY PROBLEM AREAS:	NONE
5. TRIP GENERATION:	2 VISITS PER YEAR



MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1880
410-821-1748 Fax



BAKERTON
US-WV-5090
248 HARVEST COURT
HARPERS FERRY, WV 25425 (JEFFERSON CO)

verticalbridge

REVISIONS:		
NO.	DESCRIPTION	DATE
	CONCEPT PLAN SUBMISSION REV 2	08/31/23
	CONCEPT PLAN SUBMISSION REV 1	08/08/23
	CONCEPT PLAN SUBMISSION	07/24/23
DESIGNED BY: BES		
DRAWN BY: EO		
PROJECT NO: 19847.005		
DATE: 05/1/23		
SCALE: AS NOTED		
TITLE:		
Cover Sheet		
SHEET:		

CS-1



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE 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.



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



SITE



VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: VERTICAL BRIDGE VBTS, LLC
250 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
(678)488-1866
2. PROPERTY OWNER: TIMOTHY & MARLA LANDIS
248 HARVEST COURT
HARPERS FERRY, WV 25425
3. SITE DATA: DEED BOOK: 1252 PAGE: 164
PARCEL ID: 19-04-0009-0075-000
TRACT AREA: 15.38 ACRES
TAX DISTRICT: 04 (HARPERS FERRY DISTRICT)
ADDRESS: 248 HARVEST COURT
HARPERS FERRY, WV 25425
LAND USE: 112 - ACTIVE FARM
4. ZONING DISTRICT: RURAL
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A 6PS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC., DATED JUNE 7, 2023.
LATITUDE: N84° 21' 33.33" (34.594258°) GROUND ELEVATION: 420.00' AMSL (AVG.)
LONGITUDE: W77° 45' 30.88" (-77.759718°) PROPOSED STRUCTURE HEIGHT: 100.00' ASL
TOTAL ELEVATION (AVSL): 520.00' AMSL
6. TOTAL DISTURBED AREA = 4370 SF
7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 10' LONG X 5' WIDE CONCRETE EQUIPMENT PAD AND ONE (1) 7'-0" LONG X 3'-6" WIDE CONCRETE PAD WITHIN A 50'-X-50' 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 RECORDS.
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: 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.

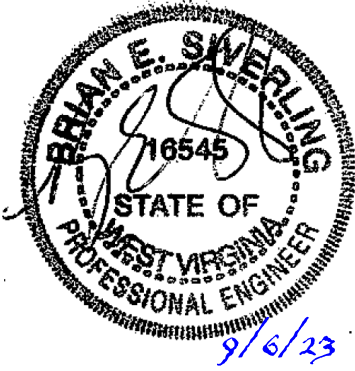
GENERAL NOTES

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.

SETBACK CHART		
	REQUIRED	PROVIDED
NORTH	110'-0"	110'-0"±
EAST	110'-0"	268'-2"±
SOUTH	110'-0"	675'-6"±
WEST	110'-0"	487'-0"±



MORRIS & RITCHIE
ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1090
410-821-1748 Fax



BAKERTON
US-WV-5090
248 HARVEST COURT
HARPERS FERRY, WV 25425 (JEFFERSON CO)

verticalbridge

REVISIONS:

NO.	DESCRIPTION	DATE
	CONCEPT PLAN SUBMISSION REV 2	06/31/23
	CONCEPT PLAN SUBMISSION REV 1	06/08/23
	CONCEPT PLAN SUBMISSION	07/24/23

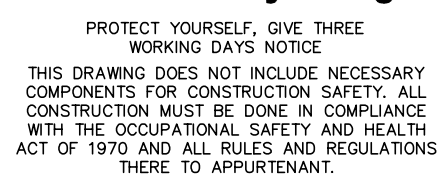
DESIGNED BY: BES
DRAWN BY: EO
PROJECT NO: 19847.005
DATE: 05/11/23
SCALE: AS NOTED

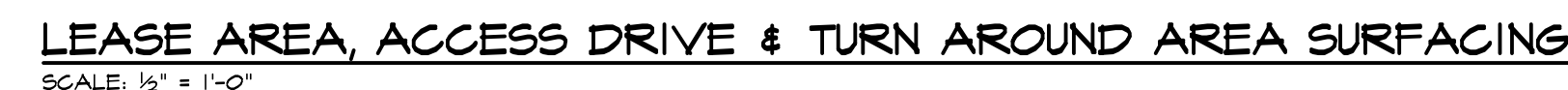
TITLE:

Site
Plan

SHEET:

C-1

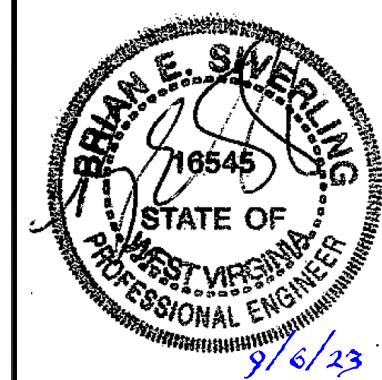
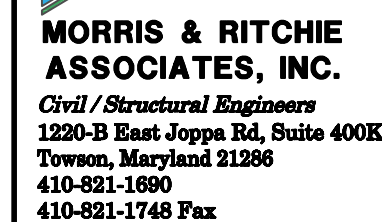




1. GATE POST, CORNER TERMINAL OR PULL POST 2 1/2" DIA (2 7/8") O.D. SCHEDULE 40 FOR GATE MIDTIPS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SVING GATE PER ASTM-F1083.
2. LINE POST, 2" DIA (2 5/8") O.D. SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRICTION, 2" DIA (1 5/8") O.D. SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL, 4" BRACE RAIL, 1 1/4" DIA (1 5/8") O.D. SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA CORA CURE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A942.
6. TIE RING: MINIMUM 1/2" GALVANIZED STEEL AT POSTS. 1/2" DIA. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOS RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBS: 3/8" DIA (12-15") O.D. OR TANGLED WIRE TO MATCH WITH FABRIC, 1/4 GA, 4 FT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" O.D. FLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED TO MATCH FOR ALL TENTS.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINING: FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED (COLOR: DARK GREEN OR BLACK).



PROTECT YOURSELF, GIVE 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.



BAKERTON
US-WV-5090
2448 HARVEST COURT
HARPER'S FERRY, WV 25425 (JEFFERSON CO)

verticalbridge

REVIEWS:		
NO.	DESCRIPTION	DATE
	CONCEPT PLAN SUBMISSION REV 2	08/31/23
	CONCEPT PLAN SUBMISSION REV 1	08/09/23
	CONCEPT PLAN SUBMISSION	07/24/23
DESIGNED BY:		BES
DRAWN BY:		EO
PROJECT NO: 19847.005		
DATE:		05/11/23
SCALE:		AS NOTED

TITLE:

**Antenna
Details
& Additional
Details**

SHEET:

C-3