

RISEUP TOWERS

STRUCTURAL NOTE:

EDGE FIBER & WIRELESS DEVELOPMENT IS NOT RESPONSIBLE FOR DESIGN OR STRUCTURAL CERTIFICATION OF NEW ANTENNA MOUNTS REQUIRED FOR THE INSTALLATION OF THE PROPOSED EQUIPMENT ASSOCIATED WITH THIS PROJECT. PLEASE REFER TO THE STRUCTURAL ANALYSIS COMPLETED BY OTHERS FOR ALL STRUCTURAL INFORMATION RELATED TO THE ANTENNA MOUNTS.



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.



343B South Potomac Street
Waynesboro, Pennsylvania 17268
Phone: (717) 219-7501

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
4	03/01/24	MTG	REV PER CLIENT COMMENTS
3	02/09/24	MTG	REV PER CLIENT COMMENTS
2	02/05/24	MTG	REV PER CLIENT COMMENTS
1	02/03/24	MTG	REV PER OWNER COMMENTS
0	02/01/24	MTG	REV PER OWNER COMMENTS
A	01/24/24	MTG	ISSUED FOR 90% REVIEW (2Ds)

EDGE DESIGN INFO:

DESIGNER: MTG
EDGE JOB No: RUT-003

DRAWING TITLE:

TITLE SHEET & PROJECT
INFORMATION

DRAWING SHEET:

T-1

SITE INFORMATION:

SITE NAME:
DOVER DE - DE-001
SITE ADDRESS:
640 LAFFERTY LANE
CITY OF DOVER, DE 19901

JURISDICTION:
KENT COUNTY,
DELAWARE

SHEET NUMBER:

1 OF 4

PLAN APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

R.F. ENGINEER: _____ DATE: _____

ZONING MGR: _____ DATE: _____

S.A. MGR: _____ DATE: _____

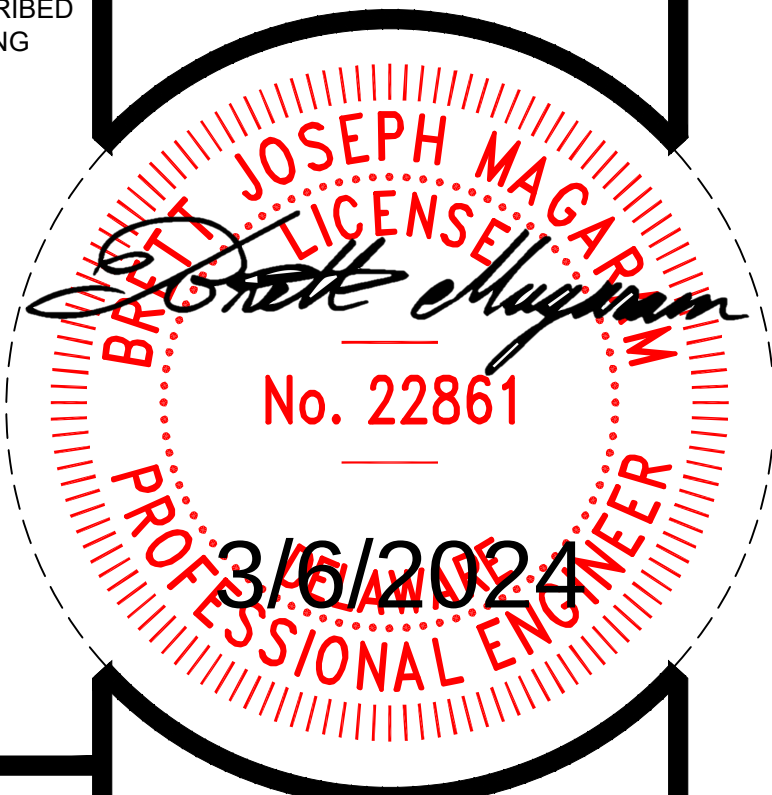
CONSTRUCTION MGR: _____ DATE: _____

A&E MGR: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

DRAWING SCALE NOTES:

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 22"x34". CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



BRETT JOSEPH MAGARAM, PE
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 22861

SITE INFORMATION:

SITE NAME: DOVER DE - DE-001
SITE ADDRESS: 640 LAFFERTY LANE
CITY OF DOVER, DELAWARE 19901
JURISDICTION: CITY OF DOVER
KENT COUNTY, DELAWARE
ZONING: IPM (INDUSTRIAL PARK)
AEZO (AIRPORT ENVIRONS OVERLAY ZONE)
PARCEL ID: ED-05-077.00-01-25.00-00001
PARCEL SIZE: 18.68 ACRES
SITE COORDINATES: N 39°08'42.02" (39.145006) (NAD83)
W 75°29'43.82" (-75.495506) (NAD83)
GROUND ELEVATION: 25.00'± (NAVD 88)
STRUCTURE TYPE: MONOPOLE
STRUCTURE HEIGHT: 124'-0"± AGL (TOP OF MONOPOLE)
TOWER OWNER NAME: RISEUP TOWERS
TOWER OWNER ADDRESS: 244 W SKIPPACK PIKE
AMBLER, PENNSYLVANIA 19002
GROUND OWNER NAME: SECURE STORAGE, LLC
GROUND OWNER ADDRESS: 640 LAFFERTY LANE
CITY OF DOVER, DELAWARE 19901
APPLICANT: RISEUP TOWERS
244 W SKIPPACK PIKE
AMBLER, PENNSYLVANIA 19002

ABBREVIATIONS:

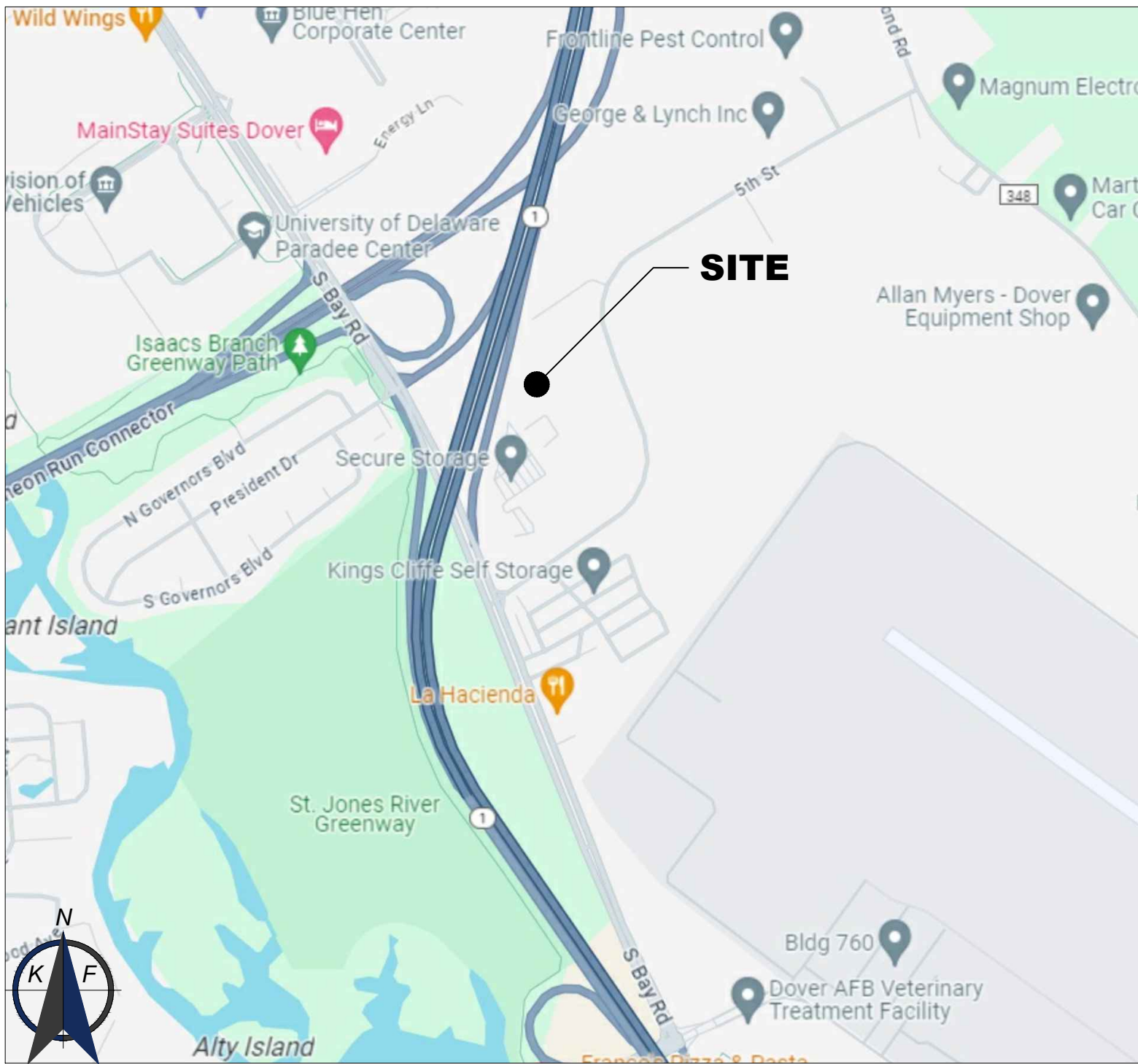
ATS	AUTOMATIC TRANSFER SWITCH	MAX	MAXIMUM
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BAR
ATTN	ATTENTION	MIN	MINIMUM
BTS	BASE TRANSMISSION SYSTEM	MTS	MANUAL TRANSFER SWITCH
CONT	CONTINUED	NEC	NATIONAL ELECTRICAL CODE
CU	COPPER	POB	POINT OF BEGINNING
DWG	DRAWING	POC	POINT OF CONNECTION
EMT	ELECTRICAL METALLIC TUBING	POT	POINT OF TERMINATION
GEN	GENERATOR	PPC	POWER PROTECTION CABINET
GRD	GROUND	PVC	POLYMERIZING VINYL CHLORIDE
IBC	INTERNATIONAL BUILDING CODE	RGS	RIGID GALVANIZED STEEL
IFC	INTERNATIONAL FIRE CODE	RF	RADIO FREQUENCY
LOD	LIMIT OF DISTURBANCE	TYP	TYPICAL

DELAWARE (KENT CO) CODE COMPLIANCE:

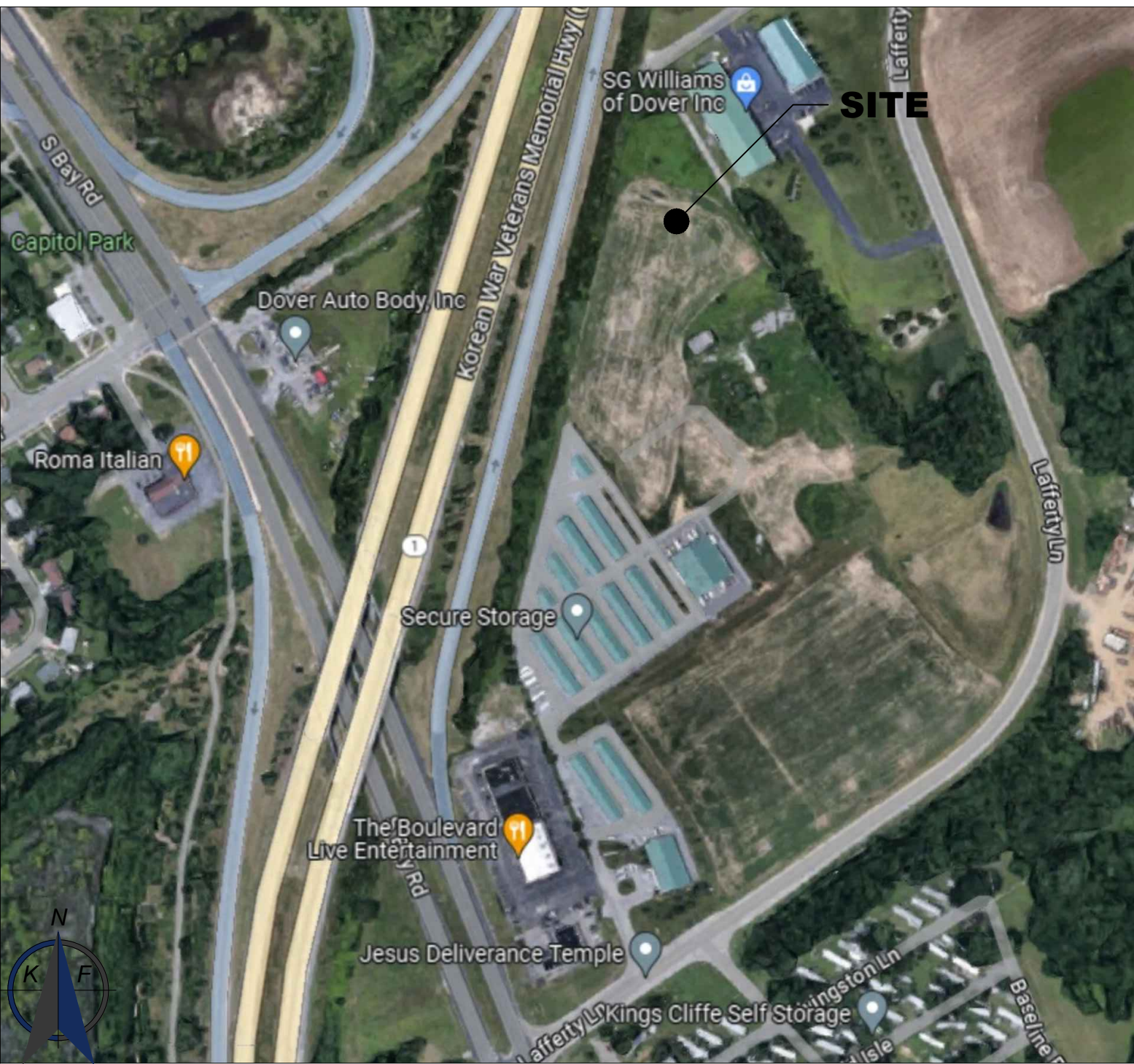
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

BUILDING CODE:	INTERNATIONAL BUILDING CODE 2012
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE 2014
FIRE SAFETY CODE:	NFPA 1 2009, 2012 NFPA 101
USE GROUP:	U (UTILITY)
CONSTRUCTION TYPE:	IIB

VICINITY MAP:



LOCATION MAP:

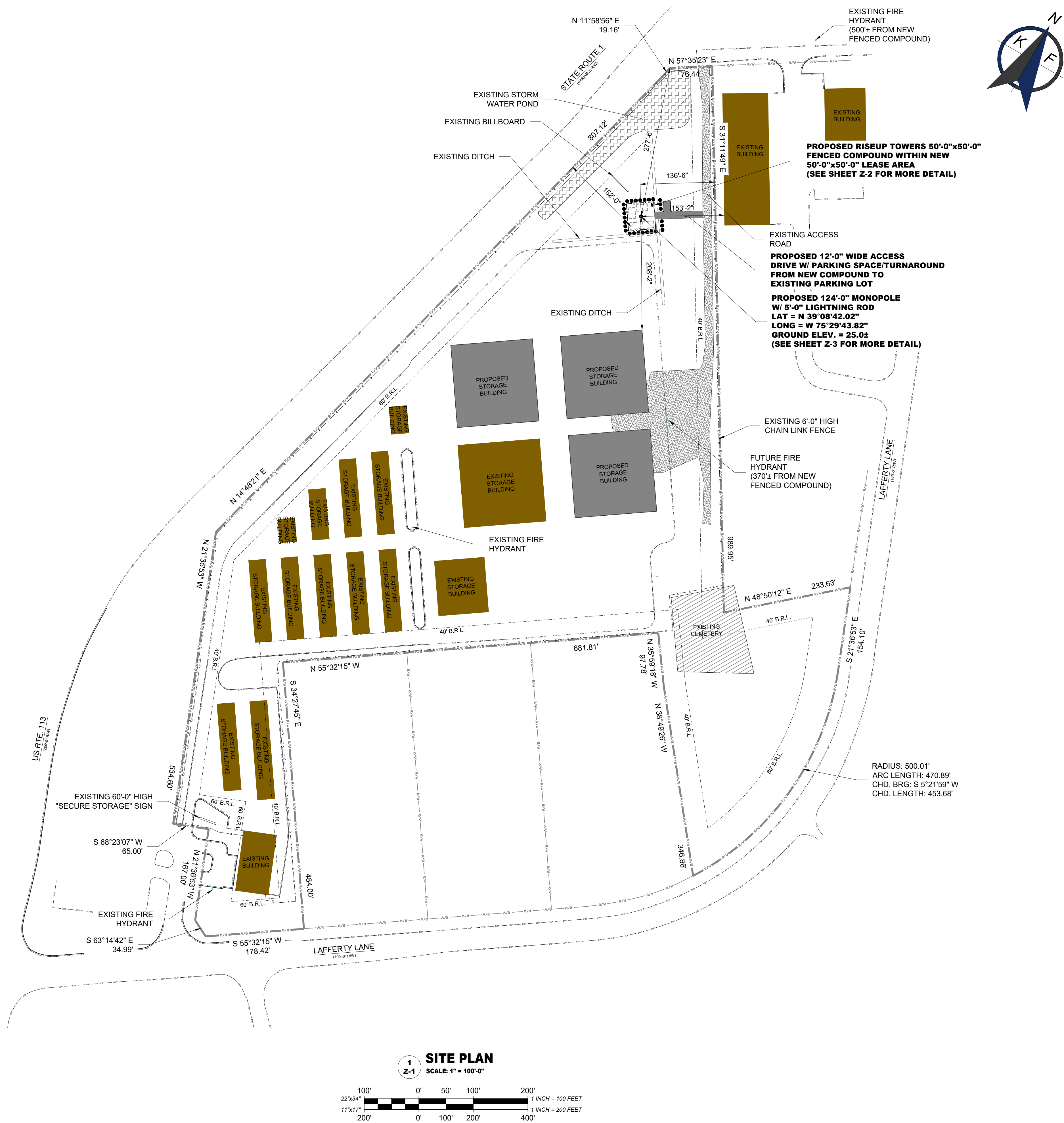


PROJECT DESCRIPTION:

- PROPOSED 50'-0"x50'-0" FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 50'-0"x50'-0" LEASE AREA.
- PROPOSED 124'-0" MONOPOLE WITH 5'-0" LIGHTNING ROD AND ANTI-CLIMBING DEVICE TO BE INSTALLED WITHIN FENCED COMPOUND.
- NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
- NEW TELCO SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.

DRIVING DIRECTIONS:

HEADING FROM BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT: HEAD SOUTHEAST ON FRIENDSHIP RD. USE THE 2ND FROM THE LEFT LANE TO CONTINUE ON SERVICE RD LOWER LEVEL. CONTINUE STRAIGHT TO STAY ON SERVICE ROAD LOWER LEVEL. MERGE ONTO BWI ARRIVALS. KEEP RIGHT TO CONTINUE ON ELM RD. TURN RIGHT ONTO TERMINAL RD. TURN RIGHT ONTO MD-170 NORTH. CONTINUE ONTO MD-162 EAST. USE THE MIDDLE LANE TO TURN LEFT ONTO CROMWELL PARK DR. USE THE RIGHT LANE TO TURN SLIGHTLY RIGHT TO STAY ON CROMWELL PARK DR. MERGE ONTO I-97 SOUTH. USE THE RIGHT 2 LANES TO TAKE EXIT 10A FOR BENFIELD BLVD EAST TOWARD VETERANS HIGHWAY. MERGE ONTO BENFIELD BLVD. TURN ONTO EVERGREEN RD. TURN RIGHT ONTO BALTIMORE ANNAPOLIS BLVD. TURN LEFT TOWARD MD-2 SOUTH. TURN RIGHT ONTO MD-2 SOUTH. USE THE LEFT LANE TO MERGE ONTO US-301 NORTH. CONTINUE STRAIGHT ON US-301 NORTH. TAKE THE MD-304 EXIT TOWARD CENTERVILLE. AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO MD-304 EAST. TURN LEFT ONTO MD-312 NORTH. TURN RIGHT ONTO MD-313 SOUTH. CONTINUE ONTO MD-287 EAST. CONTINUE ONTO DE-10 EAST. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON DE-10 EAST. TURN RIGHT ONTO E CAMDEN WYOMING AVE. CONTINUE ONTO W LEBANON RD. TURN LEFT ONTO S BAY RD. TURN RIGHT ONTO LAFFERTY LN. THEN TURN LEFT INTO SECURE STORAGE AND THE SITE WILL BE AT THE BACK.



GENERAL NOTES:

- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "REVISED SITE PLAN PHASE 2 & 3" BY BECKER MORGAN GROUP, DATED 02/02/2017.
- THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
- ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 10001C0188J, DATED 07/07/2014, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

BULK REQUIREMENTS:

ZONING DISTRICT: IPM: INDUSTRIAL PARK MANUFACTURING

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	2.50 AC	18.68 AC	18.68 AC
MIN. LOT WIDTH:	200 FT	453.68 FT	453.68 FT
MAX. BUILDING COVERAGE:	100%	38%	39%
MIN. FRONT YARD:	60 FT	60 FT	60 FT
MIN. SIDE YARD:	40 FT	40 FT	40 FT
MIN. REAR YARD:	40 FT	40 FT	40 FT
MAX. BUILDING HEIGHT:	= TO DISTANCE TO NEAREST LOT LINE	±40 FT	129 FT
MAX. BUILDING HEIGHT: (110%)	142 FT	±40 FT	136.6 FT



343B South Potomac Street
Waynesboro, Pennsylvania 17268
Phone: (717) 219-7501

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
4	03/01/24	MTG	REV PER CLIENT COMMENTS
3	02/09/24	MTG	REV PER CLIENT COMMENTS
2	02/05/24	MTG	REV PER CLIENT COMMENTS
1	02/03/24	MTG	REV PER OWNER COMMENTS
0	02/01/24	MTG	REV PER OWNER COMMENTS
A	01/24/24	MTG	ISSUED FOR 90% REVIEW (2Ds)

EDGE DESIGN INFO:

DESIGNER: MTG
EDGE JOB No: RUT-003

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

SITE INFORMATION:

SITE NAME:
DOVER DE - DE-001
SITE ADDRESS:
640 LAFFERTY LANE
CITY OF DOVER, DE 19901

JURISDICTION:
KENT COUNTY,
DELAWARE

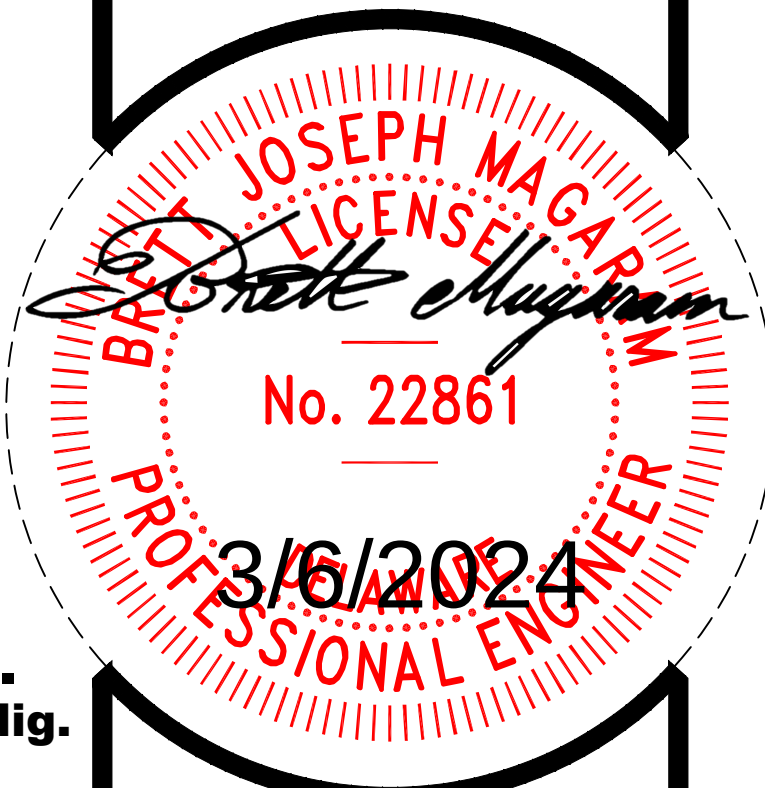
SHEET NUMBER:

2 OF 4

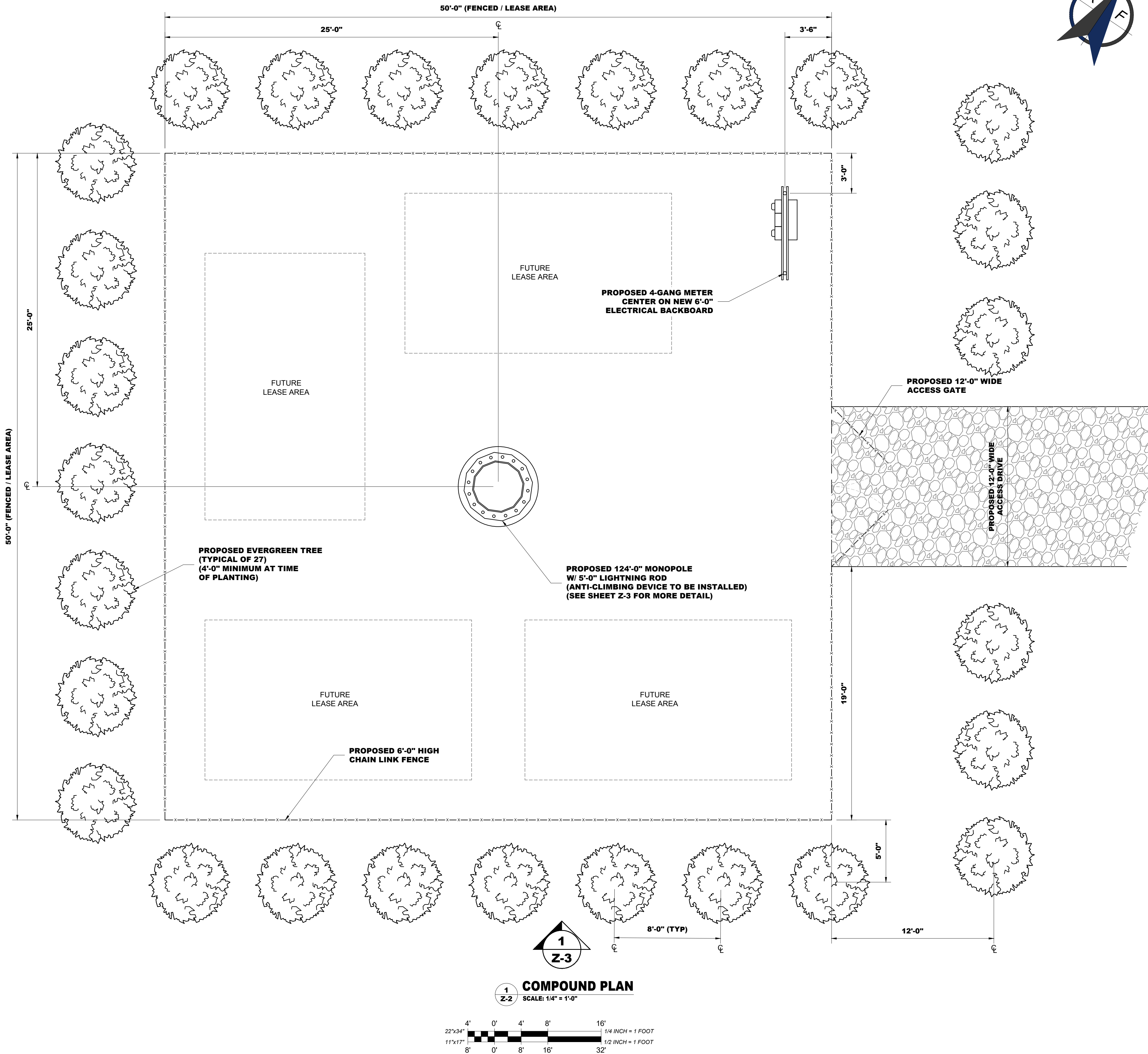


Know what's below.
Call before you dig.

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.



BRETT JOSEPH MAGARAM, PE
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 22861



- GENERAL NOTES:**
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
 3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
 5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 7. THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "REVISED SITE PLAN PHASE 2 & 3" BY BECKER MORGAN GROUP, DATED 02/02/2017.
 8. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
 9. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
 10. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
 11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
 12. POWER TO THE FACILITY WILL E MONITORED BY A SEPARATE METER.
 13. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEER PRIOR TO INSTALLATION.
 14. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA-222-G-1 AS PER IBC 2019 REQUIREMENTS.
 15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
 16. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
 17. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
 18. CONSTRUCTION TO COMMENCE UPON COMPLETION OF A PASSING STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO BE PERFORMED BY OTHERS.
 19. CONSTRUCTION TO COMMENCE UPON COMPLETION OF A PASSING MOUNT ANALYSIS. MOUNT ANALYSIS TO BE PERFORMED BY OTHERS.

**RISEUP
TOWERS**

244 W SKIPPACK PIKE
AMBLER, PENNSYLVANIA 19002

EDGE

Fiber & Wireless Development

343B South Potomac Street
Waynesboro, Pennsylvania 17268
Phone: (717) 219-7501

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
4	03/01/24	MTG	REV PER CLIENT COMMENTS
3	02/09/24	MTG	REV PER CLIENT COMMENTS
2	02/05/24	MTG	REV PER CLIENT COMMENTS
1	02/03/24	MTG	REV PER OWNER COMMENTS
0	02/01/24	MTG	REV PER OWNER COMMENTS
A	01/24/24	MTG	ISSUED FOR 90% REVIEW (ZDs)

EDGE DESIGN INFO:

DESIGNER: MTG

EDGE JOB No: RUT-003

DRAWING TITLE:

COMPOUND PLAN

DRAWING SHEET:

Z-2

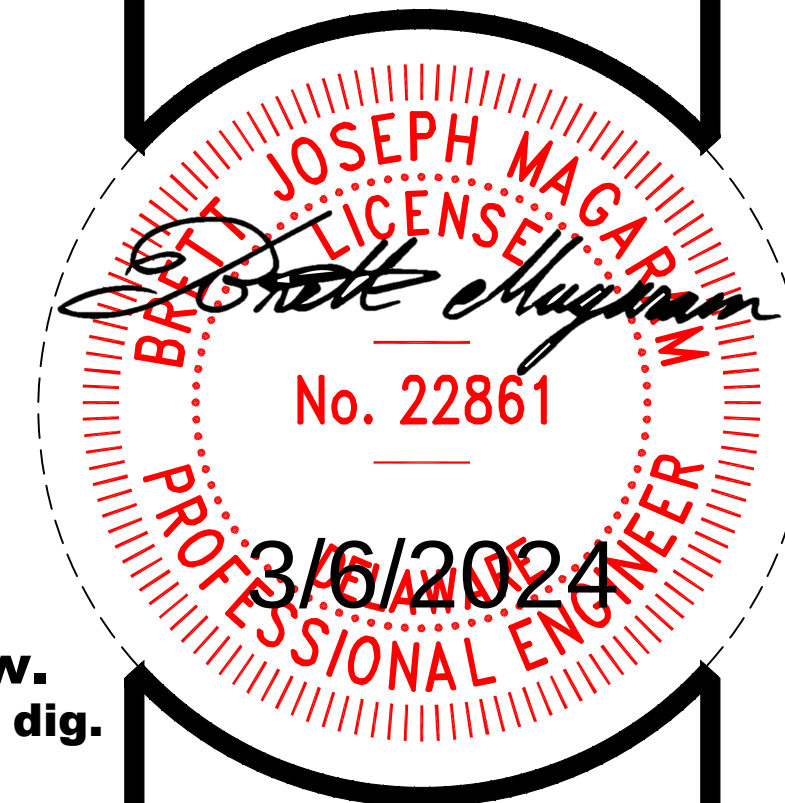
SITE INFORMATION:

SITE NAME:
DOVER DE - DE-001

SITE ADDRESS:
640 LAFFERTY LANE
CITY OF DOVER, DE 19901

JURISDICTION:
KENT COUNTY,
DELAWARE

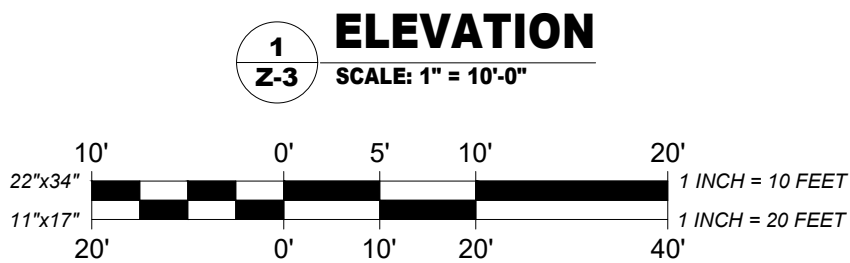
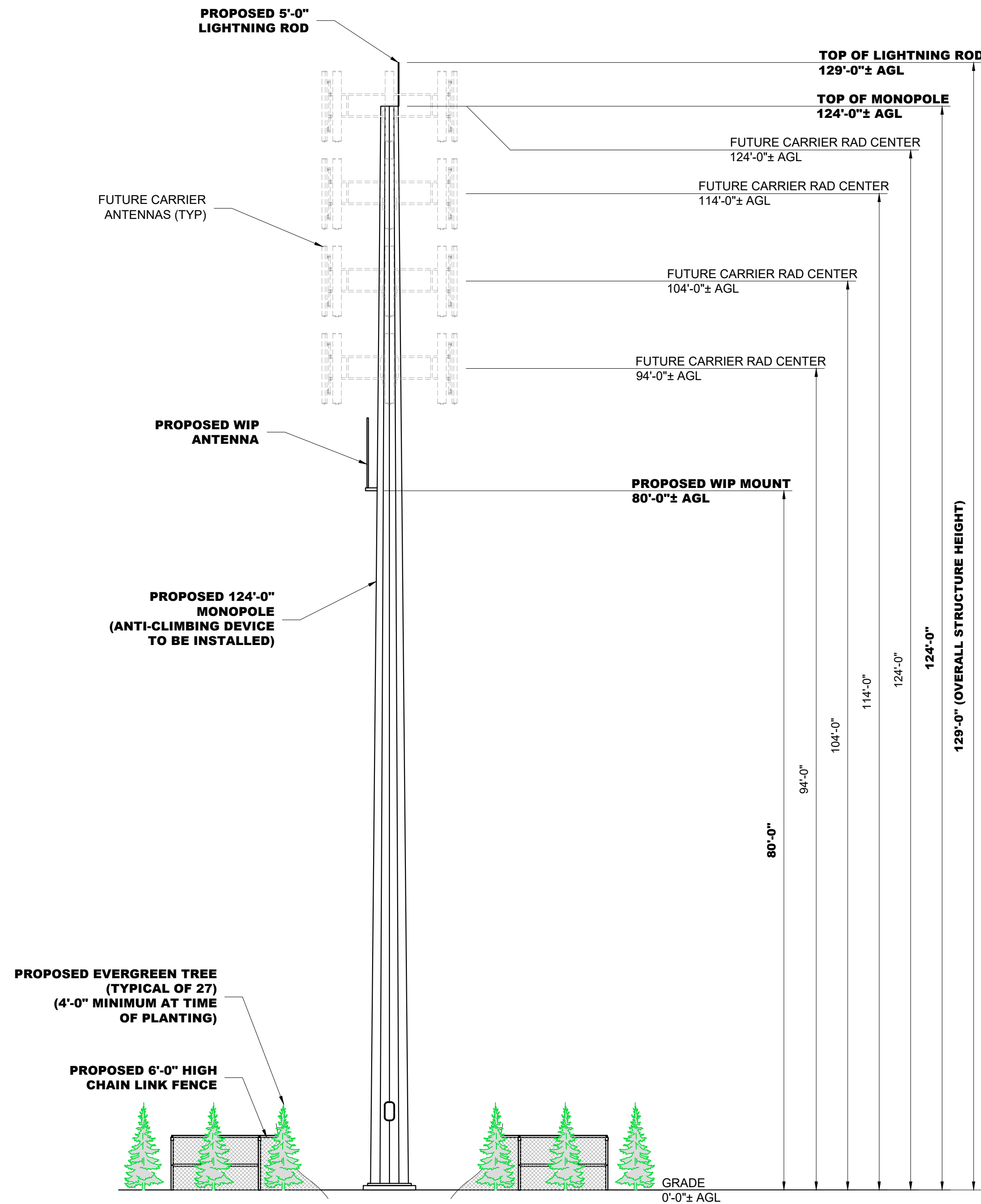
SHEET NUMBER:
3 OF 4



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.

BRETT JOSEPH MAGARAM, PE
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 22861



PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
4	03/01/24	MTG	REV PER CLIENT COMMENTS
3	02/09/24	MTG	REV PER CLIENT COMMENTS
2	02/05/24	MTG	REV PER CLIENT COMMENTS
1	02/03/24	MTG	REV PER OWNER COMMENTS
0	02/01/24	MTG	REV PER OWNER COMMENTS
A	01/24/24	MTG	ISSUED FOR 90% REVIEW (ZDs)

EDGE DESIGN INFO:

DESIGNER: MTG	EDGE JOB No: RUT-003
------------------	-------------------------

DRAWING TITLE:

ELEVATION

DRAWING SHEET:

Z-3

SITE INFORMATION:

SITE NAME:
DOVER DE - DE-001
SITE ADDRESS:
640 LAFFERTY LANE
CITY OF DOVER, DE 19901
JURISDICTION:
KENT COUNTY,
DELAWARE

SHEET NUMBER:

4 OF 4

