

Eco-Site®

T-Mobile®

MLA SITE NAME:
O'BRIEN ROAD
MO-0007

APPLICANT SITE NAME:
O'BRIEN ROAD
APPLICANT SITE NUMBER:
A5C0465A

PROJECT: NEW SITE BUILD
RFDS CONFIGURATION: 702G RUN
RFDS DATE: 12/22/2015
TOWER MFR: TBD
TOWER MFR #: TBD
DRAWING DESCRIPTION: ZONING CD

APPLICANT:

T-Mobile

PLANS PREPARED FOR:

Eco-Site®

PLANS PREPARED BY:



8900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7711

ENGINEERING LICENSE:
STATE OF MISSOURI
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
NO. 0000000000
NAME: MICHAEL OWENS
ADDRESS: 12345 MAIN ST., OVERLAND PARK, MO 66210
PHONE: 913-438-7700
FAX: 913-438-7711

ISSUING AGENCY: MISSOURI DEPARTMENT OF REVENUE
REVENUE DIVISION
12345 MAIN ST., JEFFERSON CITY, MO 64108
PHONE: 800-392-3742
FAX: 800-392-3742

| ISSUED FOR ZONE | DATE BY REV |
|-------------------|--------------|
| ISSUED FOR ZONE A | 02/21/17 MFL |
| ISSUED FOR ZONE B | 02/21/17 MFL |
| ISSUED FOR ZONE C | 02/21/17 MFL |
| ISSUED FOR ZONE D | 02/21/17 MFL |
| ISSUED FOR ZONE E | 02/21/17 MFL |

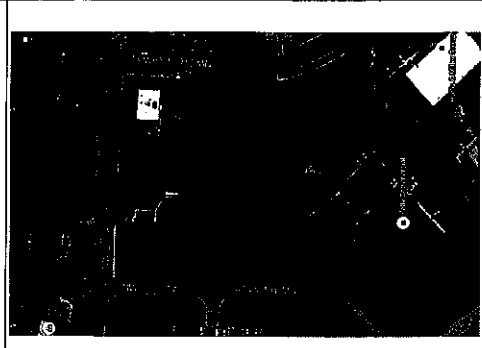
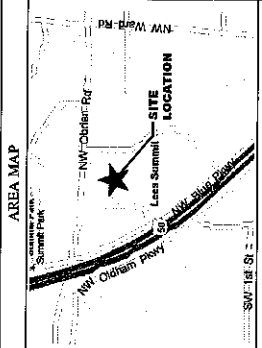
MLA NAME & SITE NUMBER:
O'BRIEN ROAD
MO-0007

APPLICANT NAME & SITE NUMBER:
O'BRIEN ROAD
A5C0465A

SITE ADDRESS:
TBD NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI
64063

SHEET DESCRIPTION:
TITLE SHEET

SHEET NUMBER:
T-1.0



JURISDICTION COMPLIANCE
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE RELEVANT CODES OF THE FOLLOWING JURISDICTIONS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT ALL WORK IS IN COMPLIANCE WITH THESE CODES.
1. INTERNATIONAL BUILDING CODE
2. INTERNATIONAL MECHANICAL CODE
3. INTERNATIONAL PLUMBING CODE
4. NFPA 701 - LIGHTNING PROTECTION CODE
5. INTERNATIONAL FIRE CODE
6. 2012 INTERNATIONAL FIRE CODE



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THE UTILITIES SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR IS NOT IMPLICITLY OR EXPLICITLY Warranted TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

SITE INFORMATION
SITE ADDRESS: TBD NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI
64063
COUNTY: JACKSON
PROPERTY OWNER: FORTY HIGHWAY PROPERTIES LLC
LEES SUMMIT, MISSOURI
64063
TOWER INFORMATION: LATITUDE: 38° 55' 04.24" N (NAD 83)
LONGITUDE: 94° 23' 56.75" W (NAD 83)
GROUND ELEV: 981.07 AMSL
TOWER HEIGHT: 75.07' AGL
TOWER TYPE: LATTICE TOWER
APPLICANT TEL: 703-668-0477 AGL
LESSOR: ECO-SITE
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707
APPLICANT: T-MOBILE
12980 S. FOSTER STREET, SUITE 200
OVERLAND PARK, KS 66213
SURVEYOR: LOVELACE & ASSOCIATES, LLC
P.O. BOX 68
LEES SUMMIT, MO 64063

| SHEET NO | SHEET TITLE | REV | ENGINEER |
|----------|--------------------|-----|----------|
| | | | |
| T-1.0 | TITLE SHEET | E | SC |
| A-1.0 | OVERALL SITE PLAN | E | SC |
| A-1.1 | ENLARGED SITE PLAN | E | SC |
| A-2.0 | TOWER ELEVATION | E | SC |

APPROVALS
SIGNATURE
DATE
SIGNER
T-MOBILE COMMUNICATIONS MANAGER
T-MOBILE RF ENGINEER
ECO-SITE
LANDLORD

CONSULTING TEAM
ENGINEERING:
SSG, INC.
800A WEST 100TH STREET, SUITE 300
OVERLAND PARK, KANSAS 66210
PHONE: (913) 438-7700
FAX: (913) 438-7777
M.L. OWENS - LEAD ENGINEER
S.D. KEISLING - LEAD ELECTRICAL
M. THOMAS - PROJECT MANAGER
D.C. PELLAND - LEAD DESIGNER

RECEIVED

FEB 21 2017
- 2017 - 036
Development Services

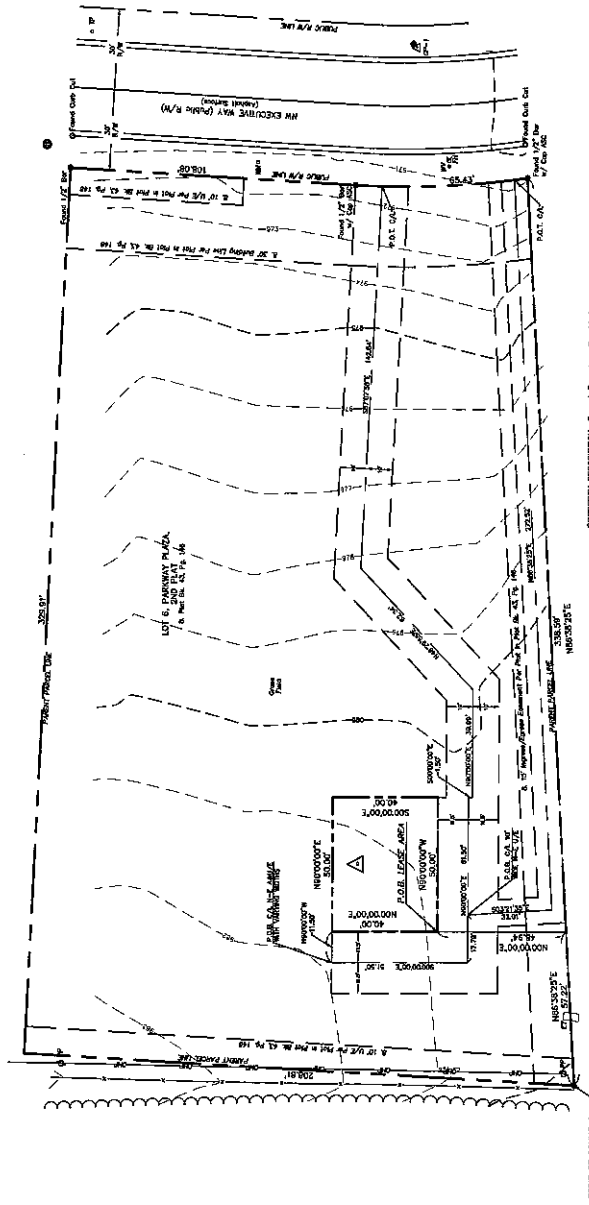
MO-0007 O'BRIEN ROAD
PART OF THE SE 1/4, SECTION 1, T47N, R32W,
IN JACKSON COUNTY, MISSOURI

PROPOSED CELL TOWER DATA
 Top of Tower
 Easting = 576,528.70
 Northing = 576,531.00

BOUNDARY MARK
 Top of 1/2" Iron Pipe
 Easting = 576,531.00
 Northing = 576,531.00

LEGEND

| | |
|---------------------------|--------------------------|
| PROPERTY LINE | (Solid line with dashes) |
| TELEPHONE FENCE | (Dashed line with 'T') |
| ELECTRIC TRANSMISSION | (Dashed line with 'E') |
| WATER MAIN | (Dashed line with 'W') |
| PURVULF | (Dashed line with 'P') |
| PAVEMENT | (Dashed line with 'PAV') |
| MANHOLE (DASH, ITEM, DIA) | (Circle with 'M') |
| POLE | (Circle with 'P') |
| POST | (Circle with 'POST') |
| ROADWAY CENTER LINE | (Solid line) |
| BOUNDARY POINT | (Circle with 'X') |
| CONTROL POINT | (Triangle) |



PROPERTY LEGEND

○ ROAD JUMP
 ○ PAVEMENT
 ○ CURB AND GUTTER
 ○ PART OF CORNER
 ○ PART OF CORNER
 ○ POINT OF BEGINNING
 ○ POINT OF BEGINNING
 ○ ACCESSIBILITY EASEMENT
 ○ DRIVE EASEMENT
 ○ INTERSECTION

PROPERTY DESCRIPTION: PART OF LOT 6, PARKWAY PLAZA, 290 PLAT, a subdivision in Jackson County, Missouri, as shown on a plat recorded in Public Record Book 1750, Page 2325. (See the plat for a more detailed description.)

NOTES:

1. The above information was prepared for the use of the Missouri State Planning Commission and its members. It is not intended as a representation of any other person or entity. The Missouri State Planning Commission and its members assume no responsibility for the accuracy of the information provided herein.

2. The Missouri State Planning Commission and its members assume no responsibility for the accuracy of the information provided herein. The Missouri State Planning Commission and its members assume no responsibility for the accuracy of the information provided herein.

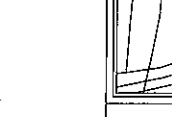
3. The Missouri State Planning Commission and its members assume no responsibility for the accuracy of the information provided herein. The Missouri State Planning Commission and its members assume no responsibility for the accuracy of the information provided herein.

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FEB 21 2017
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DATE: 02-14-16
 DRAWN BY: JFL
 CHECKED BY: JFL
 PROJECT NO.: 160335
 FILE NO.: 160335
 SHEET NUMBER: 1 OF 1



LOVELACE & ASSOCIATES
 Professional Surveyors
 1215 S. 17th Street, Suite 200
 Lincoln, MO 64603
 Phone: (417) 531-9999 Fax: (417) 531-7777

LOVELACE & ASSOCIATES, LLC
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 Phone: (417) 531-9999 Fax: (417) 531-7777

APPLICANT:

T-Mobile[®]

PLANS PREPARED BY:
Eco-Site[®]

PLANS PREPARED BY:
SSC
8800 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:
STATE CERTIFICATE OF ADOPTION # 185
BY: [Signature] P.E.
FOR: [Signature] P.E.
FOR: [Signature] P.E.
FOR: [Signature] P.E.
FOR: [Signature] P.E.
FOR: [Signature] P.E.

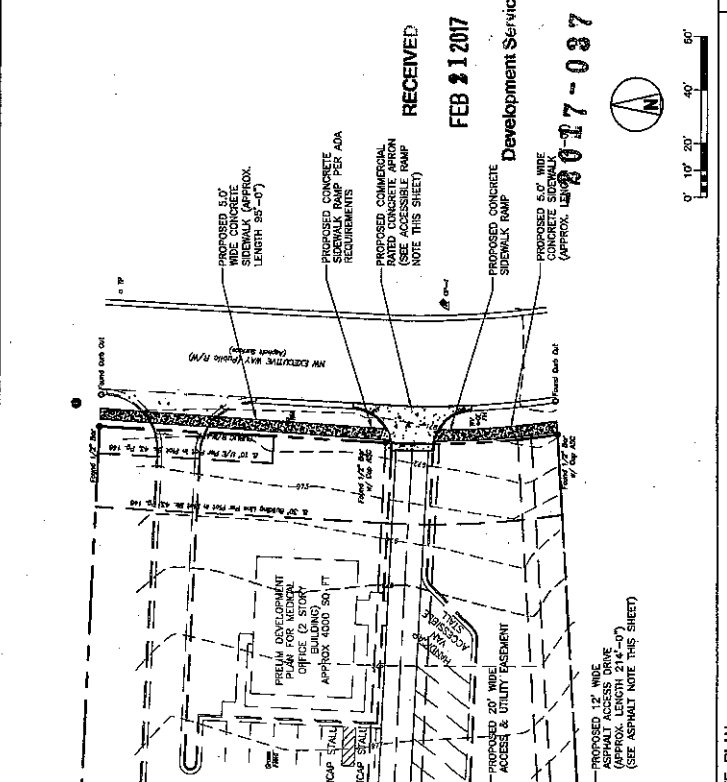
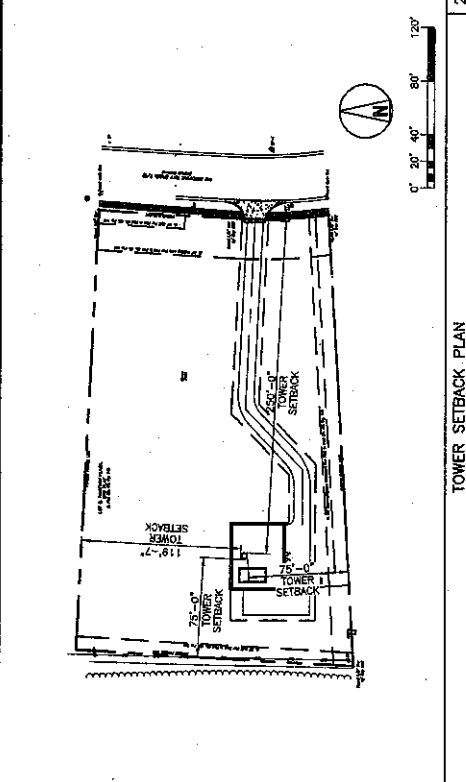
THE DRAWING HAS NOT BEEN APPROVED AND IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION.

| SUBMITTALS | DESCRIPTION | DATE | BY | REV |
|-------------------|-------------|----------|----|-----|
| ISSUED FOR ZONING | SW/AV/01 | 03/19/17 | DD | A |
| ISSUED FOR ZONING | SW/AV/02 | 03/19/17 | DD | B |
| ISSUED FOR ZONING | SW/AV/03 | 03/19/17 | DD | C |
| ISSUED FOR ZONING | SW/AV/04 | 03/19/17 | DD | D |
| ISSUED FOR ZONING | SW/AV/05 | 03/19/17 | DD | E |
| ISSUED FOR ZONING | SW/AV/06 | 03/19/17 | DD | F |
| ISSUED FOR ZONING | SW/AV/07 | 03/19/17 | DD | G |

M.A.N.A.M.A.S. SITE NUMBER:
O'BRIEN ROAD
MO-0007
APPLICANT NAME & SITE NUMBER:
O'BRIEN ROAD
A5C0465A

SITE ADDRESS:
TED NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI
64063

SHEET DESCRIPTION:
OVERCALL
SITE PLAN
SHEET NUMBER:
A-1.0



ASPHALT PAVING REQUIREMENTS
PAVEMENT FOR PARKING AREAS & DRIVEWAY SHALL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 12 "PARKING" IN TERMS OF PAVEMENT THICKNESS, BASE & SUBGRADE STABILIZATION OR GEOTEXTILE.

LANDSCAPING LEGEND
PROPOSED 8" TALL WHITE PINE TREES
9" O.C. (TYP) (TOTAL OF 33)

LEASE AREA & EASEMENT NOTES:
PROPOSED CLEAR & GRUB REMOVAL LIMITS:
40'-0" x 50'-0" LEASE BOUNDARY
25' WIDE FOR ACCESS DRIVE &
10' WIDE FOR UTILITY EASEMENT

STORMWATER DETENTION SYSTEM & QUALITY ELEMENT NOTE
A FUTURE STORMWATER DETENTION SYSTEM & STORMWATER QUALITY ELEMENT SHALL BE PROVIDED IN A FUTURE PHASE OF WORK ON THIS PROPERTY NOT INCLUDING PROPOSED TELECOMMUNICATIONS FACILITY

ACCESSIBLE RAMP NOTE:
CONTINUATION OF PERMITS MUST PROVIDE FOR ACCESSIBLE RAMP AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND MISSOURI ACCESSIBILITY STANDARDS. SIDEWALK REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO 2% MAXIMUM CROSS SLOPE.

PROPOSED 75'-0" LOT & HANDICAP PLAN & PERMITS AT 1:10

PROPOSED 40'-0" EOO-SITE LEASE AREA
50'-4" PROPOSED EOO-SITE LEASE AREA
48'-0" PROPOSED FENCED COMPOUND

PROPOSED 12" WIDE ASPHALT ACCESS DRIVE
APPROX. LENGTH 214'-0"
(SEE ASPHALT NOTE THIS SHEET)

PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT

PROPOSED 5.0' WIDE CONCRETE SIDEWALK RAMP
(APPROX. LENGTH 202'-0")

PROPOSED CONCRETE SIDEWALK RAMP PER ADA REQUIREMENTS

PROPOSED COMMERCIAL SIDEWALK RAMP
(NOTE THIS SHEET)

PROPOSED 5.0' WIDE SIDEWALK RAMP
(APPROX. LENGTH 202'-0")

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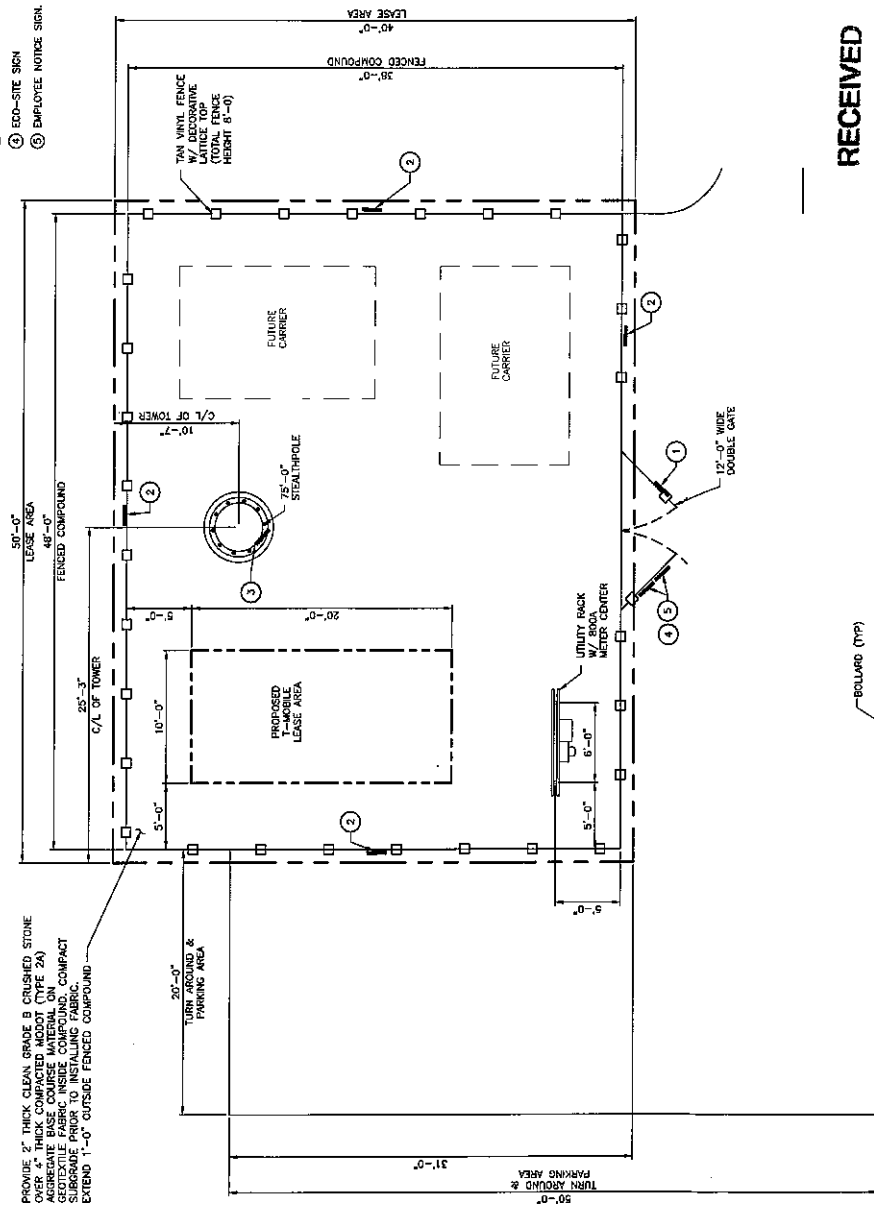
PROPOSED 5.0' WIDE SIDEWALK RAMP
(APPROX. LENGTH 202'-0")

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(APPROX. LENGTH 202'-0")

PROPOSED 5.0' WIDE SIDEWALK RAMP
(APPROX. LENGTH 202'-0")

PROVIDE 2" THICK CLEAN GRADE & CRUSHED STONE OVER 4" THICK COMPACTED AGGREGATE (TYPE 2A) AGGREGATE BASE COURSE MATERIAL ON EXISTING SITE. PROVIDE 2" THICK COMPACTED SURFACE PAVING WITH CURBS AND GUTTERS TO EXTEND 1'-0" OUTSIDE FENCED COMPOUND

- SIGN SCHEDULE** (SIGNS WILL BE FURNISHED & INSTALLED BY ECO-SITE)
- ① YELLOW CAUTION SIGN MOUNTED ON GATE TO COMPOUND
 - ② RED & WHITE "HIGH VOLTAGE/NO TRESPASSING" SIGN ON FENCE FACING EXTERIOR OF COMPOUND
 - ③ RED WARNING SIGN MOUNTED ON TOWER BY CLIMBING LADDER
 - ④ ECO-SITE SIGN
 - ⑤ EMPLOYEE NOTICE SIGN



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ENLARGED SITE PLAN

APPLICANT: **T-Mobile**

PLANS PREPARED FOR: **Eco-Site**

PLANS PREPARED BY: **SSC**
 8900 West 108th Street, Suite 300
 Overland Park, Kansas 66210
 Phone 913-438-7700
 Fax 913-438-7777

ENGINEERING LICENSE: **215 AS A-11 M-0001**

STATE OF MISSOURI
 OFFICE OF ARCHITECTURE & PROFESSIONAL ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL L. OWENS, ESE
 1011 W. BENTLEY AVENUE, SUITE 100, OVERLAND PARK, MISSOURI 66210
 TEL: 913-521-8800 FAX: 913-521-8801
 E-MAIL: MOWENS@SSCENGINEERS.COM

DESIGNER: **SSC**
 8900 West 108th Street, Suite 300
 Overland Park, Kansas 66210
 Phone 913-438-7700
 Fax 913-438-7777

| SUBMITTALS | DESCRIPTION | DATE | BY (REV) |
|---------------------|-------------|----------|----------|
| ISSUED FOR BIDDING | | 03/20/16 | ROP A |
| REVISED FOR PERMITS | | 03/27/16 | ROP B |
| REVISED FOR PERMITS | | 04/29/16 | ROP C |
| REVISED FOR PERMITS | | 02/02/17 | ROP E |

OWNER NAME & SITE NUMBER:
O'BRIEN ROAD MO-0007

APPLICANT NAME & SITE NUMBER:
O'BRIEN ROAD ASC0465A

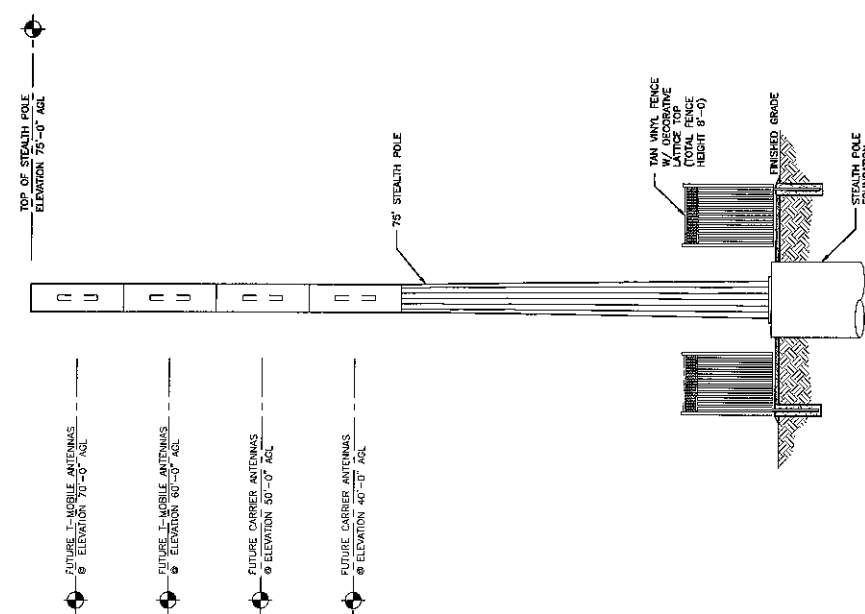
SITE ADDRESS:
**TBD NW EXECUTIVE WAY
 LEAS SUMMIT, MISSOURI
 64663**

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.1

2017-036

NOTE:
 1. THE TOWER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, AND MAY DIFFER FROM THE TOWER AS-BUILT CONDITION. THE CONTRACTOR SHALL CONSTRUCT THE TOWER, GUY WIRES, FOOTINGS, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE TOWER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL DOCUMENT THE AS-BUILT CONDITION OF THE TOWER.



APPLICANT:
T-Mobile

PLANS PREPARED FOR:
Eco-Site

PLANS PREPARED BY:
SSC
 8900 West 108th Street, Suite 200
 Overland Park, Kansas 66210
 Phone: 913-438-7700
 Fax: 913-438-7777

ENGINEER'S LICENSE:
 STATE OF MISSOURI
 NO. 0000000000
 IN PROFESSIONAL ENGINEERING
 IN MECHANICAL ENGINEERING
 REG. NO. 0000000000
 THE STATE OF MISSOURI HAS BEEN PUBLISHED AND IS THE PROPERTY OF THE STATE OF MISSOURI. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS ISSUED. ANY OTHER USE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

| SUBMITTALS | DESCRIPTION | DATE | BY |
|---------------------|-------------|----------|----|
| ISSUED FOR ZONING | | 02/21/17 | SP |
| REVISION FOR ZONING | | 02/21/17 | SP |
| ISSUED FOR ZONING | | 02/21/17 | SP |
| REVISION FOR ZONING | | 02/21/17 | SP |
| ISSUED FOR ZONING | | 02/21/17 | SP |
| REVISION FOR ZONING | | 02/21/17 | SP |

PROJECT NAME & SITE NUMBER:
**O'BRIEN ROAD
 MO-0007**

APPLICANT NAME & SITE NUMBER:
**O'BRIEN ROAD
 A5C0465A**

SITE ADDRESS:
**TBD, NW EXECUTIVE WAY
 LEAS SUMMIT, MISSOURI
 64053**

SHEET DESCRIPTION:
**EQUIPMENT ELEVATIONS
 & ANTENNA PLAN**

SHEET NUMBER:
A-2.0

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FEB 21 2017

Development Services

2017-036