



MLA SITE NAME:
O'BRIEN ROAD

APPLICANT SITE NAME:
O'BRIEN ROAD

PROJECT: NEW SITE BUILD

RFDS CONFIGURATION: 702G RUN

RFDS DATE: 12/22/2015

TOWER MFR: TBD

TOWER MFR #: TBD

DRAWING DESCRIPTION: ZONING CD

MLA SITE NUMBER:
MO-0007

APPLICANT SITE NUMBER:
A5C0465A

APPLICANT



PLANS PREPARED FOR



PLANS PREPARED BY



9600 West 106th Street, Suite 300
Overland Park, MO 66213
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE

STATE OF MISSOURI

STATUS OF INFORMATION

NO. OF PROJECTS

NO. OF PROJECTS

NO. OF PROJECTS

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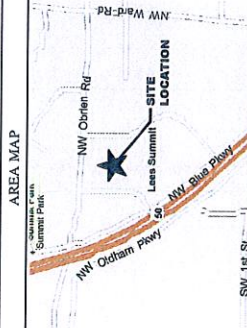
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JURISDICTION COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- INTERNATIONAL BUILDING CODE
- INTERNATIONAL FIRE CODE
- ANSI/TIA-222 STRUCTURAL STANDARD
- NFPA 70A - LIGHTNING PROTECTION CODE
- NATIONAL ELECTRICAL CODE
- NATIONAL FIRE CODE
- 2012 INTERNATIONAL FIRE CODE

811

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www.call811.com

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT INTENDED TO BE THE COMPLETE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL 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
PO BOX 6853
LEES SUMMIT, MISSOURI
64064

TOWER INFORMATION: LATITUDE: 38° 55' 04.48" N (NAD 83)
LONGITUDE: 94° 23' 56.45" W (NAD 83)
GROUND ELEV: 981.07 AMSL
OVERSIGHT HEIGHT: 90.47' AGL
TOWER TYPE: LANTERN
APPLICANT CL: 90-0' 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 88
LEES SUMMIT, MO 64063

SHEET NO	DRAWING INDEX	REVISION	ENGINEER
T-1.0	TITLE SHEET	B	SC
A-1.0	OVERALL SITE PLAN	B	SC
A-1.1	ENLARGED SITE PLAN	B	SC
A-2.0	TOWER ELEVATION	B	SC

APPROVALS

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

CONSULTING TEAM

ENGINEERING: SSC, INC.
16811 169TH STREET, SUITE 500
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

APPLICANT 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

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-2016-053-

-2016-054-

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A5C0465
PART OF THE SE 1/4, SECTION 1, T47N, R32W,
IN JACKSON COUNTY, MISSOURI

PROPOSED CELL TOWER DATA
Center of Tower: North
Longitude: 84°23'56.45" West
Ground Elevation = 817.8'

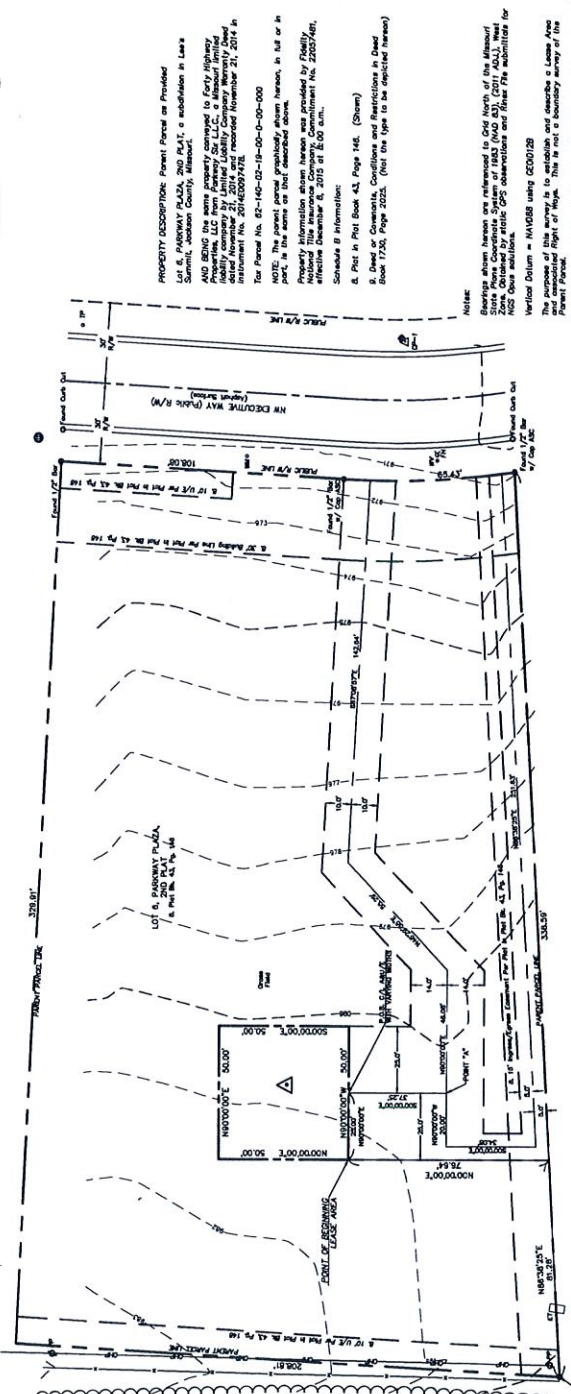
BENCH MARK
Top of 1/2" Iron Bar w/
Capstone = 819.621'
Corner = 819.621'

PROPERTY LEGEND

- ROAD CORNER
- RIGHT OF WAY
- CONTINUED
- POINT OF BEGINNING
- POINT OF TERMINATION
- ACCESS/UTILITY EASEMENT
- UTILITY EASEMENT
- NON-EXCLUSIVE
- POWER POLE
- TELEPHONE FACILITY
- ELECTRIC TRANSFORMER
- WATER METER
- WATER MAIN
- FIRE HYDRANT
- MANHOLE (GAL. STEEL, TEL.)
- TRUNK
- TREE LINE
- FENCE
- OVERHEAD POWER LINE
- BROOK/CREEK
- CONTROL POINT

LEGEND

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PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)
A 50 feet by 50 feet Lease Area, situated in Lot 6, PARKWAY PLAZA, 2ND PLAT, part of Section 1, Township 47 North, Range 32 West, in Jackson County, Missouri, more particularly described as follows:
COMMENCING at the Southwest Corner of said Lot 6 (Found 1/2" Bar w/ Cap "ASC"); thence along the South line of said Lot 6, North 86°38'25" East, a distance of 81.28 feet; thence leaving said South line, North 00°00'00" East, a distance of 76.64 feet to the POINT OF BEGINNING; thence continuing North 00°00'00" East, a distance of 50.00 feet to a distance South 00°00'00" East, a distance of 50.00 feet; thence North 90°00'00" West, a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2,500 square feet.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEYED)
A Non-Exclusive Access/Utility Easement, situated in Lot 6, PARKWAY PLAZA, 2ND PLAT, part of Section 1, Township 47 North, Range 32 West, in Jackson County, Missouri, with varying widths on each side of the following described centerline:
COMMENCING at the Southwest Corner of said Lot 6 (Found 1/2" Bar w/ Cap "ASC"); thence along the South line of said Lot 6, North 86°38'25" East, a distance of 81.28 feet; thence leaving said South line, North 00°00'00" East, a distance of 76.64 feet to the POINT OF BEGINNING; thence continuing North 00°00'00" East, a distance of 50.00 feet to a distance South 00°00'00" East, a distance of 50.00 feet; thence North 90°00'00" West, a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2,500 square feet.

LOVELACE & ASSOCIATES
Surveying - Land Planning
19185-Industrial Loop South, Missouri 64063
Phone: (816) 871-8977 Fax: (816) 871-8979

LOVELACE AND ASSOCIATES, LLC
19185 Industrial Loop South, Missouri 64063
Phone: (816) 871-8977 Fax: (816) 871-8979

LOVELACE AND ASSOCIATES, LLC
P.O. Box 88, Blue Springs, MO 64015
Phone: (816) 443-4403 Fax: (816) 443-4407

LOVELACE AND ASSOCIATES, LLC
P.O. Box 88, Blue Springs, MO 64015
Phone: (816) 443-4403 Fax: (816) 443-4407

SCALE 1" = 20'
0 20' 40'

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1 OF 1
SHEET NUMBER

LANDSCAPING LEGEND

PROPOSED 8' TALL WHITE PINE TREES
@ 9'-0" O.C. (117' TOTAL OF 35)

**STORMWATER DETENTION
SYSTEM & QUALITY
ELEMENT NOTE**

A FUTURE STORMWATER DETENTION
SYSTEM WILL BE REQUIRED FOR
FUTURE PHASES OF WORK ON THIS
SITE. THE QUALITY ELEMENT FOR THE
TELECOMMUNICATIONS FACILITY

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

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

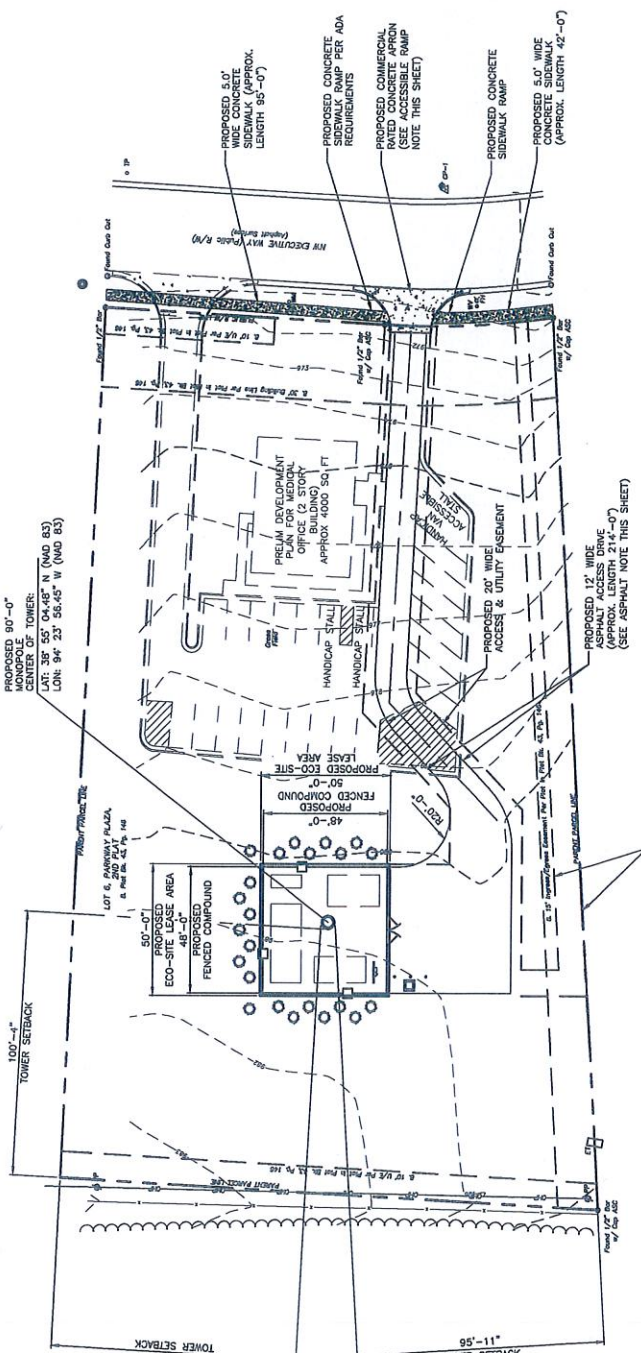
LEASE AREA & EASEMENT NOTES:

PROPOSED CLEAR & GRUB REMOVAL LIMITS:
75'-0" x 75'-0" LEASE BOUNDARY
15'-0" WIDE UTILITY EASEMENT
10' WIDE FOR UTILITY EASEMENT

PROPOSED 90'-0" MONOPOLE CENTER OF TOWER LOT# 94' 23' 56-45" W (MUD 83)

PROPOSED 50'-0" ECO-SITE LEASE AREA 48'-0" FENCED COMPOUND

PRELIM DEVELOPMENT PLAN FOR MEDICAL OFFICE BUILDING APPROX. 4000 SQ. FT.



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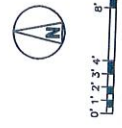
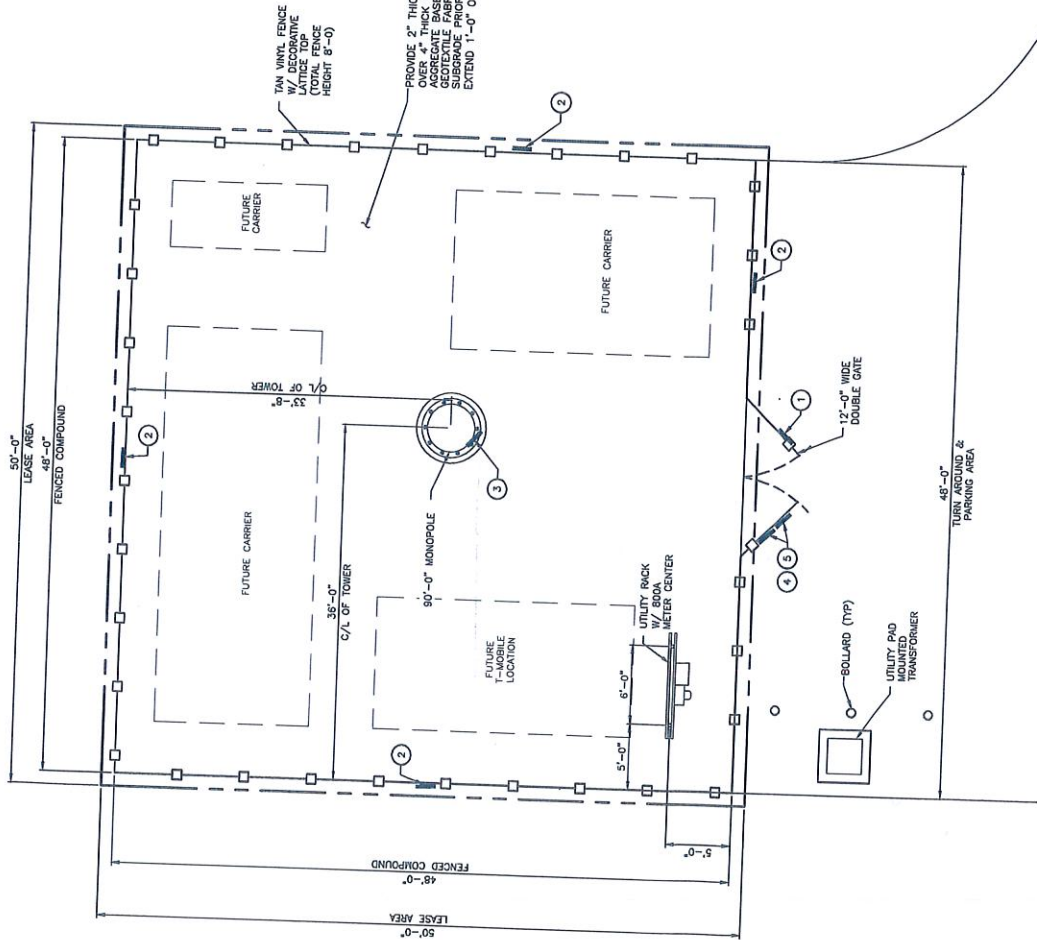
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<p>APPLICANT</p> <p>T-Mobile</p>	<p>PLANS PREPARED FOR</p> <p>Eco-Site</p>	<p>PLANS PREPARED BY</p> <p>5900 West 160th Street, Suite 300 Overland Park, Kansas 66210 Phone: 913-438-7100 Fax: 913-438-7777</p> <p>SSC</p>	<p>ENGINEERING LICENSE</p> <p>STATE BOARD OF ARCHITECTURE & PROFESSIONAL ENGINEERS</p> <p>NO. 000131827 NO. 000131828 NO. 000131829 NO. 000131830</p> <p>ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL</p> <p>PELLEGRINI ARCHITECTS P.C.</p>	<table border="1"> <tr> <th rowspan="2">SUBMITTALS</th> <th rowspan="2">DESCRIPTION</th> <th colspan="2">DATE</th> </tr> <tr> <th>BY</th> <th>REV.</th> </tr> <tr> <td></td> <td>ISSUED FOR ZONING</td> <td>04/07/16</td> <td>A</td> </tr> <tr> <td></td> <td>REVISIONS FOR ZONING</td> <td>04/07/16</td> <td>B</td> </tr> </table>	SUBMITTALS	DESCRIPTION	DATE		BY	REV.		ISSUED FOR ZONING	04/07/16	A		REVISIONS FOR ZONING	04/07/16	B	<p>ALIA NAME & SITE NUMBER</p> <p>O'BRIEN ROAD MO-0007</p>	<p>APPLICANT NAME & SITE NUMBER</p> <p>O'BRIEN ROAD ASC0465A</p>	<p>SITE ADDRESS</p> <p>178D NW EXECUTIVE WAY LEES SUMMIT, MISSOURI 64063</p>	<p>SHEET DESCRIPTION</p> <p>OVERALL SITE PLAN</p>	<p>SHEET NUMBER</p> <p>A-1.0</p>
SUBMITTALS	DESCRIPTION	DATE																					
		BY	REV.																				
	ISSUED FOR ZONING	04/07/16	A																				
	REVISIONS FOR ZONING	04/07/16	B																				

OVERALL SITE PLAN

- 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 SSD SIGN, REFER TO SHEET A-3.0 FOR LOCATION
 - ⑤ EMPLOYEE NOTICE SIGN, REFER TO SHEET A-3.0 FOR LOCATION.



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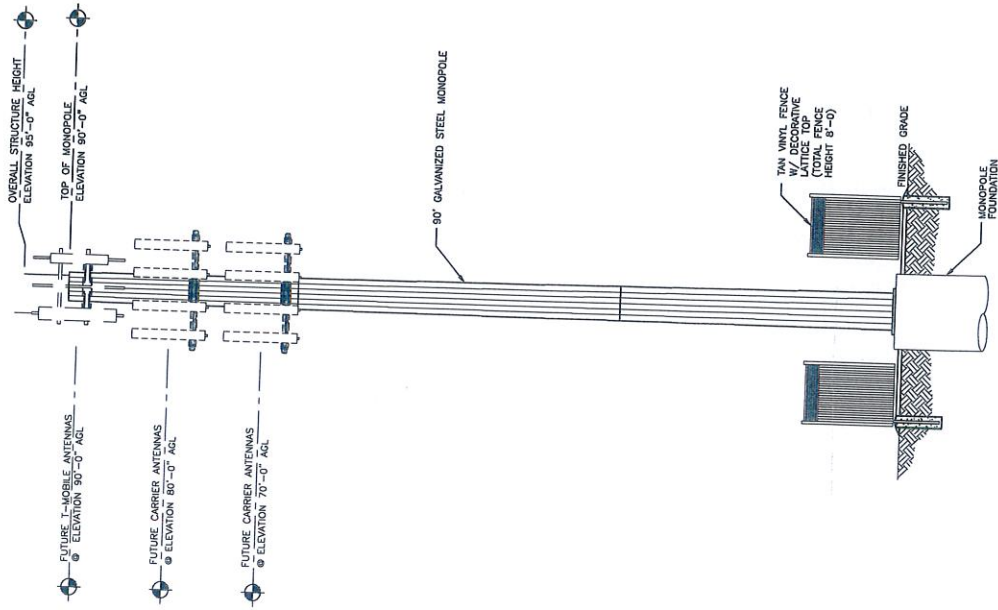
- 2016 - 054 -

PLANS PREPARED FOR 	
PLANS PREPARED BY 	
8910 West 109th Street, Suite 300 Overland Park, KS Phone: 913-438-7700 Fax: 913-438-1777	
ENGINEERING LICENSE STATE OF MISSOURI PROFESSIONAL ENGINEER MICHAEL L. OWENS NO. 000000000 EXPIRES 08/31/2016 STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, PIPING, AND HEATING	
DRAWING NOTICE THIS DRAWING HAS BEEN PREPARED AND IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PROJECTS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PROJECTS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
ISSUED FOR ZONING 03/22/16 DDP A 03/17/16 DDP B	DATE REV 03/22/16 DDP A 03/17/16 DDP B
ALA 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 ENLARGED SITE PLAN	
SHEET NUMBER A-1.1	

ENLARGED SITE PLAN

NOTE

1. ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL CONSULT WITH THE TOWER MANUFACTURER, THE 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.



PLANS PREPARED BY SSC 8800 West 108th Street, Suite 200 Overland Park, Kansas 66210 Phone: 913-438-7700 Fax: 913-438-7777	
ENGINEERING LICENSE STATE CONTRACTOR OF AUTHORIZATION # 15 ENGINEER HAO MICHELL OWING REG. PROFESSIONAL ENGINEER REG. PROFESSIONAL ELECTRICAL SC REG. PROFESSIONAL STRUCTURAL SC REG. PROFESSIONAL MECHANICAL SC REG. PROFESSIONAL PLUMBING SC REG. PROFESSIONAL MECHANICAL SC REG. PROFESSIONAL ELECTRICAL SC REG. PROFESSIONAL MECHANICAL SC	
DRAWING NOTICE THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE PROPERTY OF SSC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SSC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. SSC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. SSC SHALL NOT BE RESPONSIBLE FOR ANY OTHER THAN THAT FOR WHICH IT IS PREPARED.	
SUBMITTALS ISSUED FOR ZONING ISSUED FOR PERMITS ISSUED FOR OTHER	DATE BY REV 03/07/15 DP A 03/17/15 DP B
MAIL NAME & SITE NUMBER O'BRIEN ROAD MO-0007	
APPLICANT NAME & SITE NUMBER O'BRIEN ROAD A5C0465A	
SITE ADDRESS TBD NW EXECUTIVE WAY LEEBS SUMMIT, MISSOURI 64063	
SHEET DESCRIPTION EQUIPMENT ELEVATIONS & ANTENNA PLAN	
SHEET NUMBER A-2.0	

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