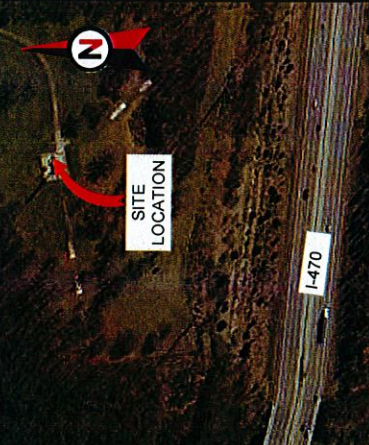




AMERICAN TOWER
SITE NAME: LEE'S SUMMIT
SITE NUMBER: 305846
SITE ADDRESS: 2750 NW CLIFFORD RD
LEES SUMMIT, MO 64081
SPECIAL USE PERMIT RENEWAL

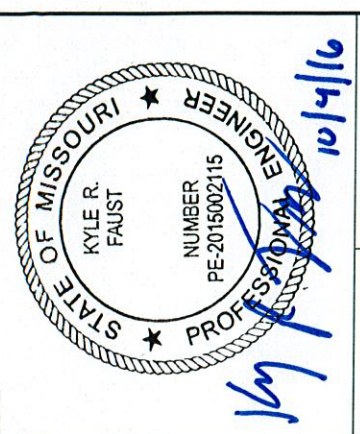


AMERICAN TOWER*
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 2006031326

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REV.	DESCRIPTION	BY	DATE
0	FOR PERMITTING	NRP	09/29/16

ATC SITE NUMBER: **305846**
 ATC SITE NAME: **LEE'S SUMMIT**
 SITE ADDRESS:
 2750 NW CLIFFORD RD
 LEES SUMMIT, MO 64081



SEAL:
 DRAWN BY: NRP
 DATE DRAWN: 09/29/16
 APPROVED BY: KRF
 ATC JOB NO: 11896703

TITLE SHEET
 SHEET NUMBER: **G-001**
 REVISION: **0**

LOCATION MAP
PROJECT LOCATION
 SITE ADDRESS:
 2750 NW CLIFFORD RD
 LEES SUMMIT, MO 64081
 COUNTY: JACKSON
 GEOGRAPHIC COORDINATES:
 LATITUDE: 38° 56' 13.59" N
 LONGITUDE: 94° 26' 8.16" W
 GROUND ELEVATION: 937' AMSL
 ZONING INFORMATION:
 JURISDICTION: CITY OF LEES SUMMIT
 PARCEL NUMBER: 51-900-01-06-01
 ZONING: AG (AGRICULTURAL)

PROJECT LOCATION DIRECTIONS
 FROM KANSAS CITY, MO:
 TAKE RAMP (EAST) ONTO I-70 (US-40) FOR 5.9 MILES. AT EXIT 8A, TAKE RAMP (RIGHT) ONTO I-435 FOR 2.9 MILES. AT EXIT 66, TAKE RAMP (LEFT) ONTO SR-350 (BLUE PKY) FOR 7.5 MILES. TURN RIGHT ONTO RAMP, TURN RIGHT (WEST) ONTO E BANNISTER RD, THEN IMMEDIATELY TURN LEFT (SOUTH) ONTO PRYOR DR FOR 0.2 MILES. ROAD NAME CHANGES TO NW PRYOR RD FOR 0.6 MILES. TURN RIGHT (WEST) ONTO NW QUARRY PARK RD FOR 0.9 MILES.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
6. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT TEAM

TOWER OWNER:
 AMERICAN TOWER ASSET SUB, LLC
 116 HUNTINGTON AVE
 BOSTON, MA 02116

ENGINEER:
 ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518

AGENT:
 COURTNEY HICKSON
 ATTORNEY, US TOWER DIVISION
 10 PRESIDENTIAL WAY
 WOBURN, MA 01801

PROPERTY OWNER:
 KENNETH L. GERDTS
 10423 S. PERDUE RD
 GRAIN VALLEY, MO 64029

VICINITY MAP

COMPLIANCE CODE

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

1. INTERNATIONAL BUILDING CODE (IBC)
2. NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR RE-PERMITTING WITH THE CITY OF LEES SUMMIT. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.

UTILITY COMPANIES

PO. COMPANY: KANSAS CITY POWER & LIGHT
 PHONE: (816) 471-5275
 TELEPHONE COMPANY: AT&T
 PHONE: (800) 331-0500

811
 Know what's below. Planning & Codes Admin
 Call before you dig.

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SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	09/29/16	NRP
C-101	SITE PLAN	0	09/29/16	NRP
C-102	SITE PLAN	0	09/29/16	NRP
C-201	TOWER ELEVATION	0	09/29/16	NRP
C-501	SIGNAGE	0	09/29/16	NRP
C-502	SIGNAGE	0	09/29/16	NRP

-2016-185



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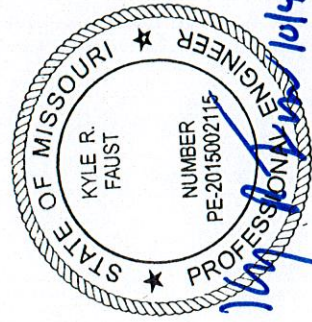
REV.	DESCRIPTION	BY	DATE
0	FOR PERMITTING	NRP	09/29/16

ATC SITE NUMBER:
305846

ATC SITE NAME:
LEE'S SUMMIT

SITE ADDRESS:
 2750 NW CLIFFORD RD
 LEES SUMMIT, MO 64081

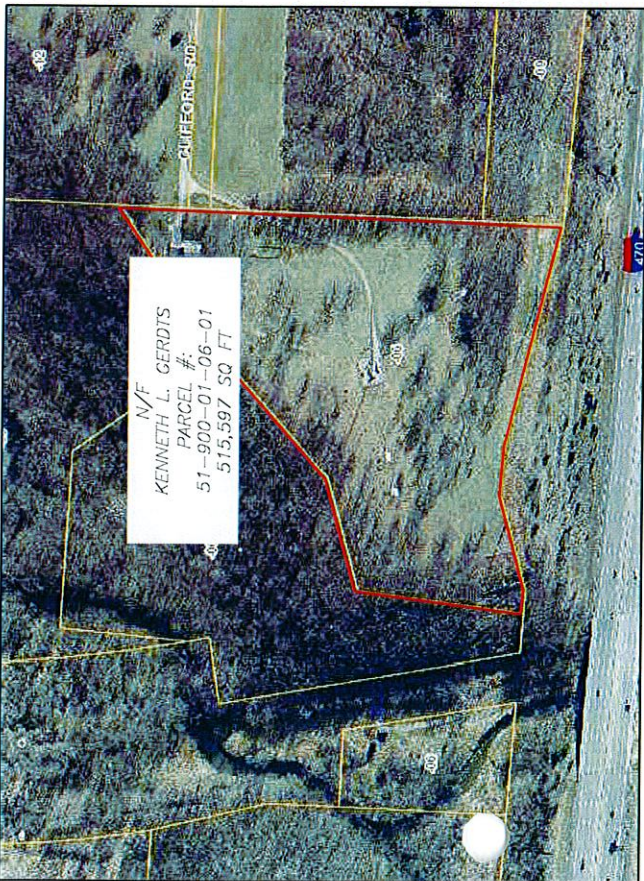
SEAL:



DRAWN BY: NRP DATE DRAWN: 09/29/16
 APPROVED BY: KRF ATC JOB NO: 11896703

SITE PLAN

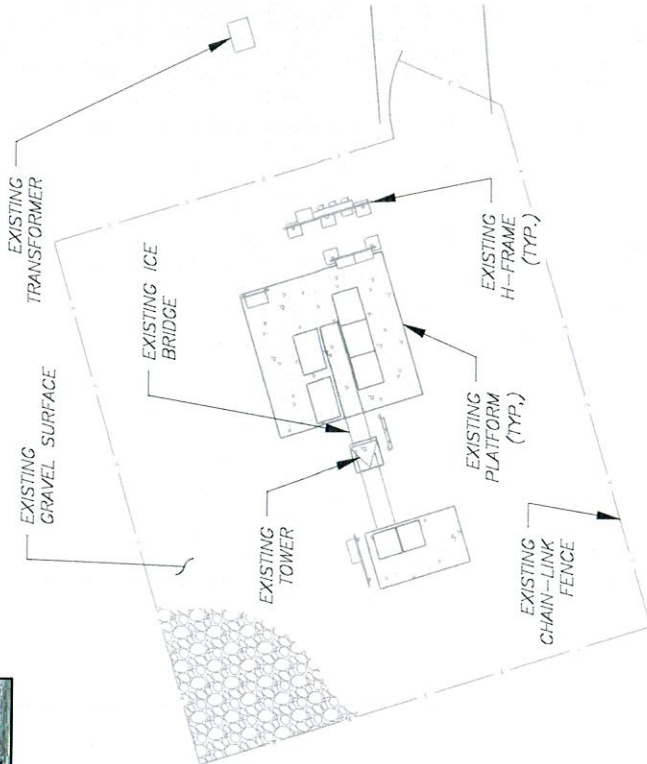
SHEET NUMBER:
C-101
 REVISION:
0



M/F
 KENNETH L. GERDTS
 PARCEL #:
 51-900-01-06-01
 515,597 SQ FT



1 GIS PARCEL IMAGE



2 DETAILED SITE PLAN



SCALE: 1"=20' (11X17)
 1"=10' (22X34)

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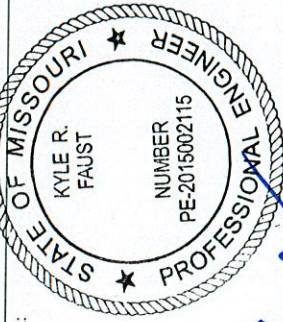
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ATC SITE NAME:
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SITE ADDRESS:
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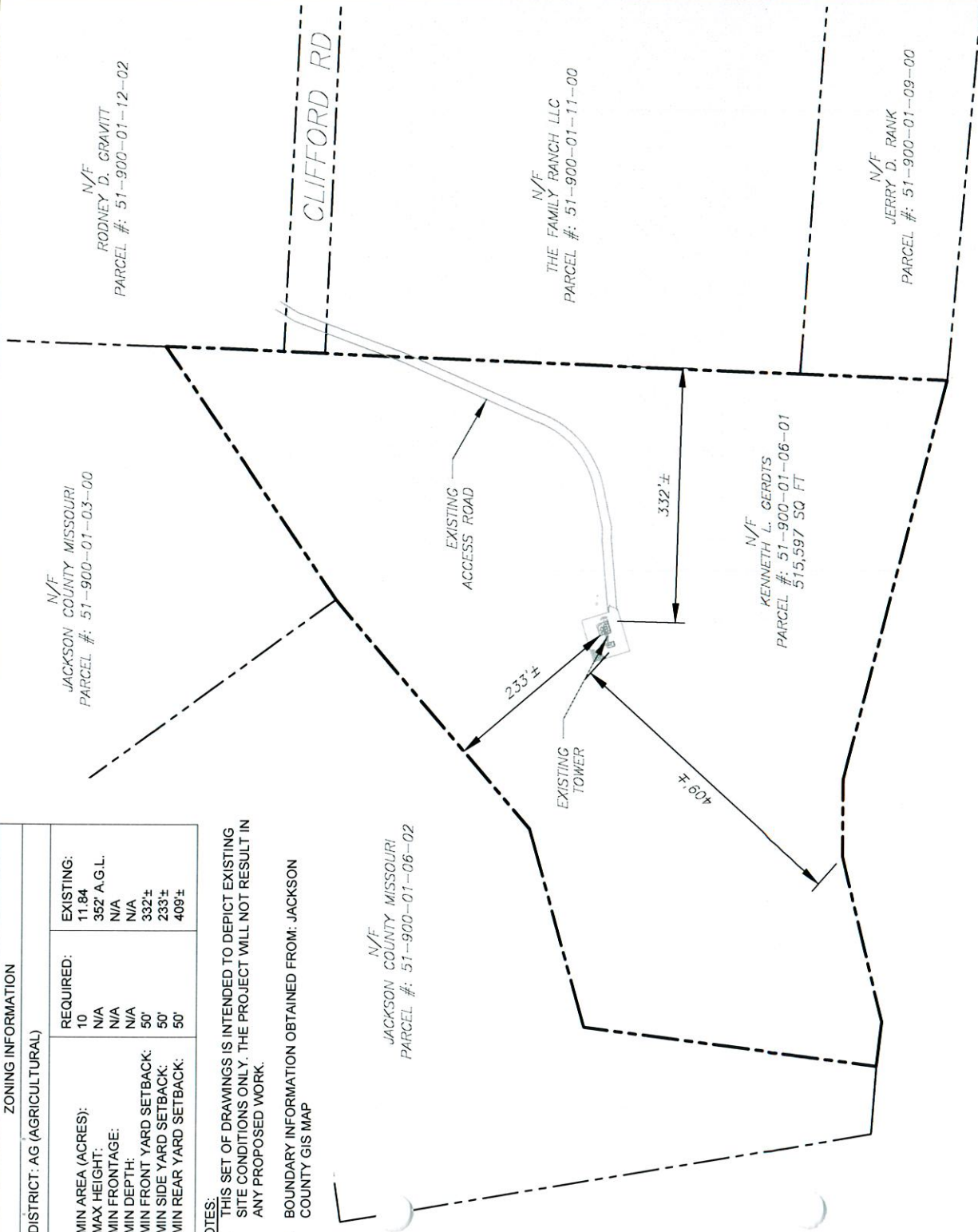


Handwritten signature and date: Kyle R. Faust 10/4/16

DRAWN BY: NRP DATE DRAWN: 09/29/16
 APPROVED BY: KRF ATC JOB NO: 11896703

SITE PLAN

SHEET NUMBER:
C-102
 REVISION:
0



SCALE: 1"=200' (11X17)
 1"=400' (22X34)

2016-185

1 OVERALL SITE PLAN

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1-470

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ZONING INFORMATION	
DISTRICT: AG (AGRICULTURAL)	
MIN AREA (ACRES):	EXISTING: 11.84
MAX HEIGHT:	352 A.G.L.
MIN FRONTAGE:	N/A
MIN DEPTH:	N/A
MIN FRONT YARD SETBACK:	332'±
MIN SIDE YARD SETBACK:	233'±
MIN REAR YARD SETBACK:	409'±
REQUIRED:	
10	
N/A	
N/A	
N/A	
50'	
50'	

NOTES:
 1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.

2. BOUNDARY INFORMATION OBTAINED FROM: JACKSON COUNTY GIS MAP

N/F
 JACKSON COUNTY MISSOURI
 PARCEL #: 51-900-01-06-02

TOP OF HIGHEST APPURTENANCE
ELEV. 352'-0" A.G.L.

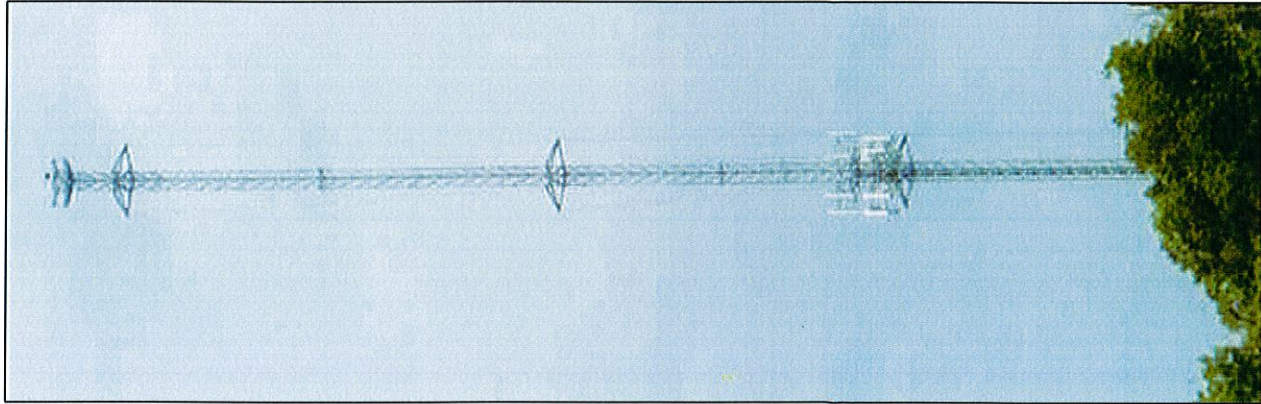
TOP OF EXISTING TOWER
ELEV. 350'-0" A.G.L.

EXISTING EMPTY PLATFORM
RAD CENTER @ 350' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 160' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 152' A.G.L.

EXISTING GRADE
ELEV 0'-0" A.G.L.



1 TOWER PHOTO
SCALE: NOT TO SCALE

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2 TOWER ELEVATION
SCALE: NOT TO SCALE

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COA: 2006031326

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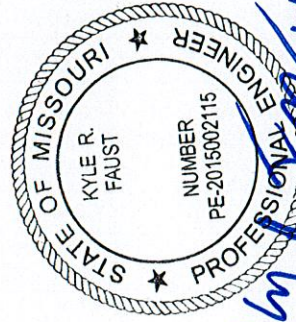
REV.	DESCRIPTION	BY	DATE
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ATC SITE NUMBER:
305846

ATC SITE NAME:
LEE'S SUMMIT

SITE ADDRESS:
2750 NW CLIFFORD RD
LEES SUMMIT, MO 64081

SEAL:



DRAWN BY: NRP DATE DRAWN: 09/29/16
APPROVED BY: KRF ATC JOB NO: 11896703

TOWER ELEVATION

SHEET NUMBER: **C-201** REVISION: **0**



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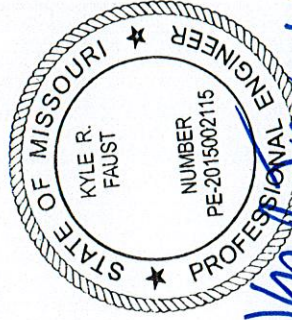
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LEE'S SUMMIT

SITE ADDRESS:

2750 NW CLIFFORD RD
 LEES SUMMIT, MO 64081

SEAL:



DRAWN BY: NRP DATE DRAWN: 09/29/16
 APPROVED BY: KRF ATC JOB NO: 11896703

SIGNAGE

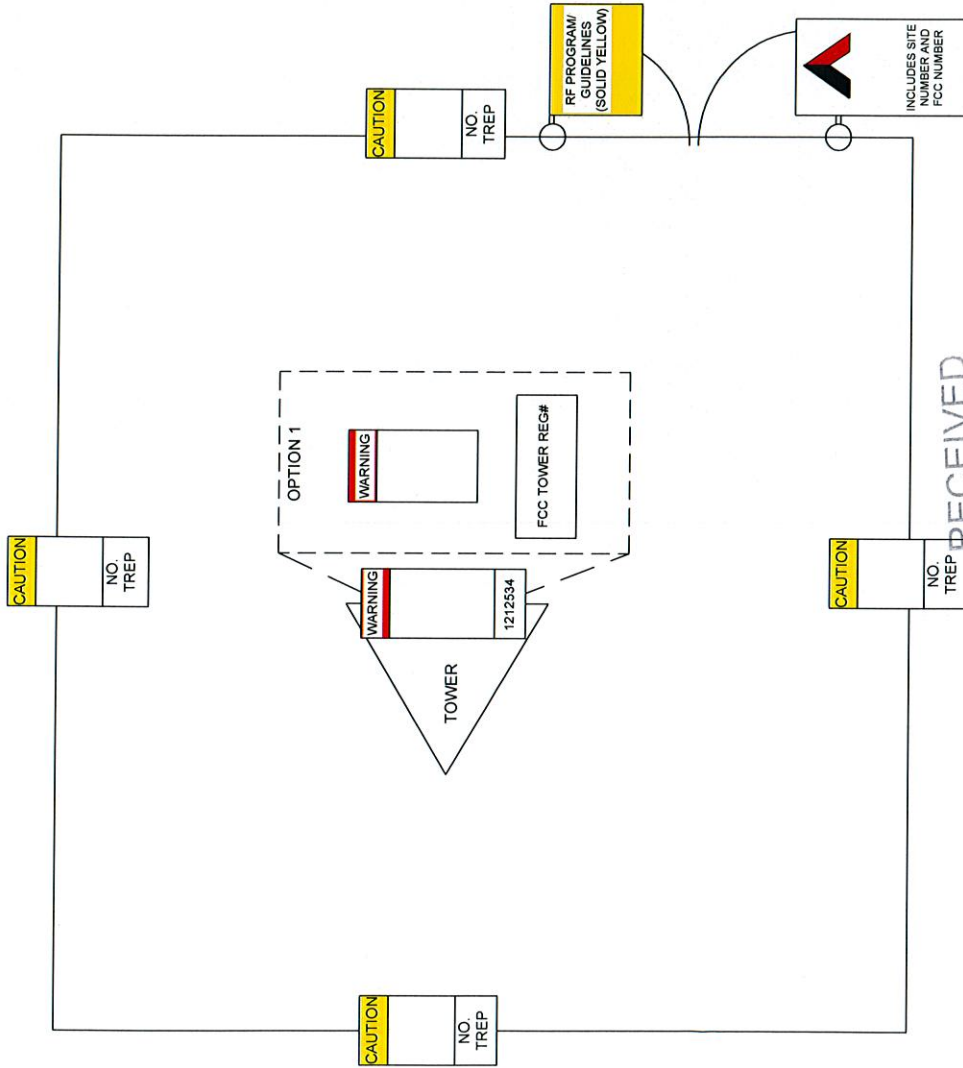
SHEET NUMBER:

C-501

REVISION:

0

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



OCT - 7 2016

Planning & Codes Admin

-2016-185

CAUTION



Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

Compliance with Federal Communications Commission (FCC) 1.1308(a)

NO TRESPASSING

WARNING



Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

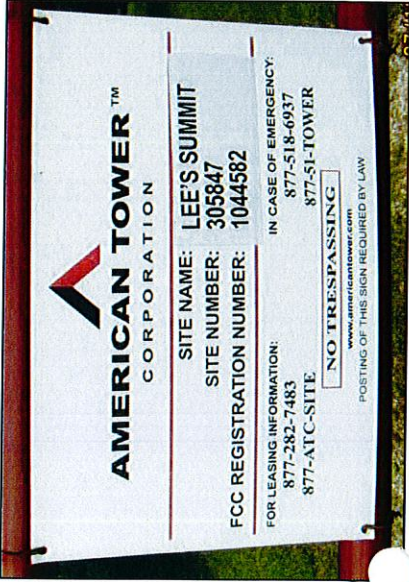
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ATC CAUTION AND NO TRESPASSING SIGN

ATC RF WARNING AND FCC NUMBER SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'



EXISTING SIGNAGE PHOTO

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAIN PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

FCC TOWER REGISTRATION

1044582

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



SITE NAME: LEES SUMMIT
SITE NUMBER: 305846
FCC REGISTRATION #: 1044582

FOR LEASING INFORMATION: FOR EMERGENCIES CALL:
877-282-7483 877-518-6937
877-ATC-SITE 877-51-TOWER

NO TRESPASSING

www.americantower.com/EIVED

POSTING OF THIS SIGNAGE REQUIRED BY LAW

09/17/2016

REPLACEMENT OF SIGNAGE:

ATC SITE SIGN

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

-2016-185

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4. NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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LEES SUMMIT, MO 64081

SEAL:



DRAWN BY: NRP DATE DRAWN: 09/29/16
APPROVED BY: KRF ATC JOB NO: 11896703

SIGNAGE

SHEET NUMBER: C-502

REVISION: 0