

**AMERICAN TOWER®**  
**SITE NAME:** UNITY VILLAGE MO 2 &  
 LEE S SUMMIT #1B  
**SITE NUMBER:** 306035 & 36075  
**SITE ADDRESS:** 2150 & 2200 NW  
 LOWENSTEIN  
 LEES SUMMIT, MO 64081

**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.
- INTERNATIONAL BUILDING CODE (IBC)
  - NATIONAL ELECTRIC CODE (NEC)
  - LOCAL BUILDING CODE
  - 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**

POWER COMPANY: KANSAS CITY  
 POWER & LIGHT  
 PHONE: (800) 655-4555  
 TELEPHONE COMPANY: AT&T  
 PHONE: (800) 331-0500



**SPECIAL USE PERMIT RENEWAL**

**PROJECT NOTES**

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

**PROJECT LOCATION DIRECTIONS**

FROM KANSAS CITY, MO:  
 TAKE I-70 EAST TO I-435 SOUTH, TAKE RAMP ONTO I-470 (SR-291), AT EXIT 7A, TURN RIGHT ONTO RAMP, BEAR RIGHT (SOUTH) ONTO US-50 (SR-350) 0.4 MI, KEEP RIGHT ONTO RAMP, TURN RIGHT (WEST) ONTO NW CHIPMAN RD 0.9 MI, TURN RIGHT (NORTH) ONTO NW BLACKTUNG LN 0.3 MI, TURN LEFT (NORTH-WEST) ONTO NW LOWENSTEIN DR 98 YDS, TURN RIGHT (NORTH-EAST) ONTO ACCESS ROAD FOLLOW ALL THE WAY BACK TO THE SITE

**SHEET INDEX**

SHEET NO.	DESCRIPTION	REV.	DATE	BY:
G-001	TITLE SHEET	0	09/29/16	AMM
C-101	SITE PLAN	0	09/29/16	AMM
C-102	SITE PLAN	0	09/29/16	AMM
C-201	TOWER ELEVATION	0	09/29/16	AMM
C-202	TOWER ELEVATION	0	09/29/16	AMM
C-501	SIGNAGE	0	09/29/16	AMM
C-502	SIGNAGE	0	09/29/16	AMM
C-503	SIGNAGE	0	09/29/16	AMM

**LOCATION MAP**

**PROJECT LOCATION**

**SITE ADDRESS:**  
 2150 & 2200 NW LOWENSTEIN  
 LEES SUMMIT, MO 64081  
 COUNTY: JACKSON

**GEOGRAPHIC COORDINATES:**  
**TOWER:** 306035 306075  
 LATITUDE: 38° 56' 1.21" N 38° 55' 59.67" N  
 LONGITUDE: 94° 25' 1.94" W 94° 24' 3.29" W  
 GROUND ELEV.: 983' 981'

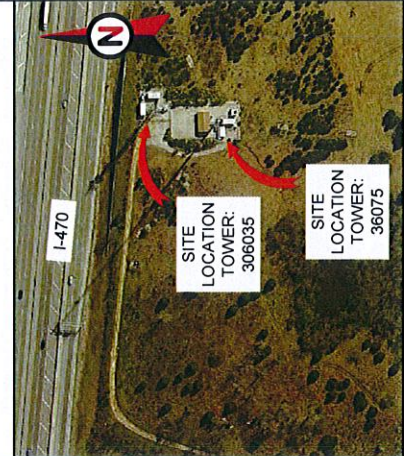
**ZONING INFORMATION:**  
 JURISDICTION: CITY OF LEES SUMMIT  
 PARCEL NUMBER: 51-800-04-02-02-00-000  
 ZONING: AG - AGRICULTURAL

**PROJECT TEAM**

**ENGINEER:** 2016-1907  
 ATC TOWER SERVICES  
 3500 REGENCY PKWY.  
 SUITE 100  
 CARY, NC 27518  
**RECEIVED**  
 AGENT:  
 COURTNEY HICKSON  
 ATTORNEY, US  
 TOWER DIVISION  
 10 PRESIDENTIAL WAY  
 WOBURN, MA 01801  
 Engineering & Codes Admin

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

**PROPERTY OWNER:**  
 TELECOM TOWERS LLC  
 116 HUNTINGTON AVE  
 BOSTON, MA 02116



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

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE FOR WHICH THEY ARE NOT PREPARED IS STRICTLY PROHIBITED. THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER SHALL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THE PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

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△	FOR PERMITTING	AMM	09/29/16

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**SITE ADDRESS:**  
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 LEES SUMMIT, MO 64081



**DRAWN BY:** AMM  
**DATE DRAWN:** 09/29/16  
**APPROVED BY:** KRF  
**ATC JOB NO.:** 11896704 & 11896705

**TITLE SHEET**

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





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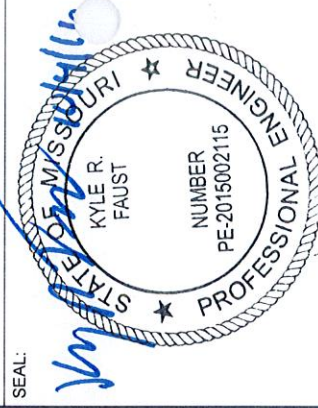
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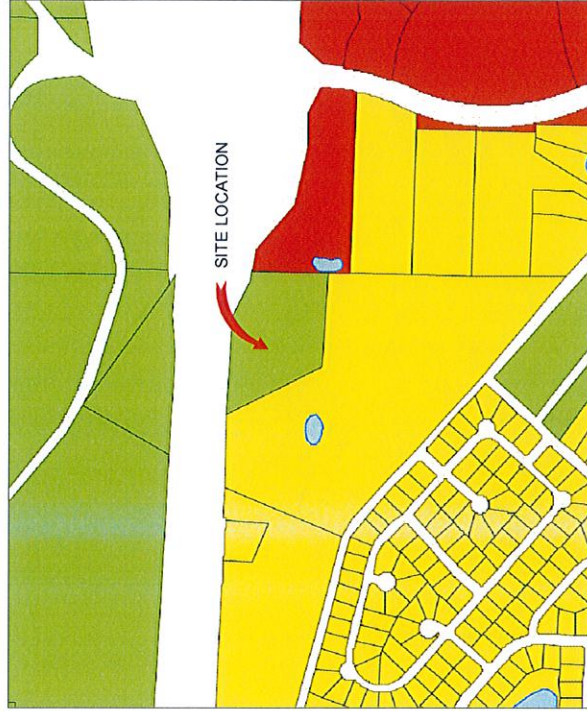
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SEAL:



DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO.:	11896704 & 11896705

<b>SITE PLAN</b>	
SHEET NUMBER:	<b>C-101</b>
REVISION:	<b>0</b>



2 GIS PARCEL IMAGE



- AG - AGRICULTURAL
- CP-2 - PLANNED COMMUNITY COMMERCIAL
- R-1 - SINGLE FAMILY RESIDENTIAL

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**ZONING INFORMATION**

DISTRICT: AG - AGRICULTURAL

	REQ'D:	# 306035	# 36075
MIN AREA (AC):	3	7.45±	7.45±
MAX HEIGHT:	40'	190' A.G.L.	502' A.G.L.
MIN FRONTAGE:	N/A	N/A	N/A
MIN DEPTH:	N/A	N/A	N/A
MIN FRONT YARD SETBACK:	50'	232'±	161'±
MIN SIDE YARD SETBACK:	50'	34'±	161'±
MIN REAR YARD SETBACK:	50'	414'±	439'±

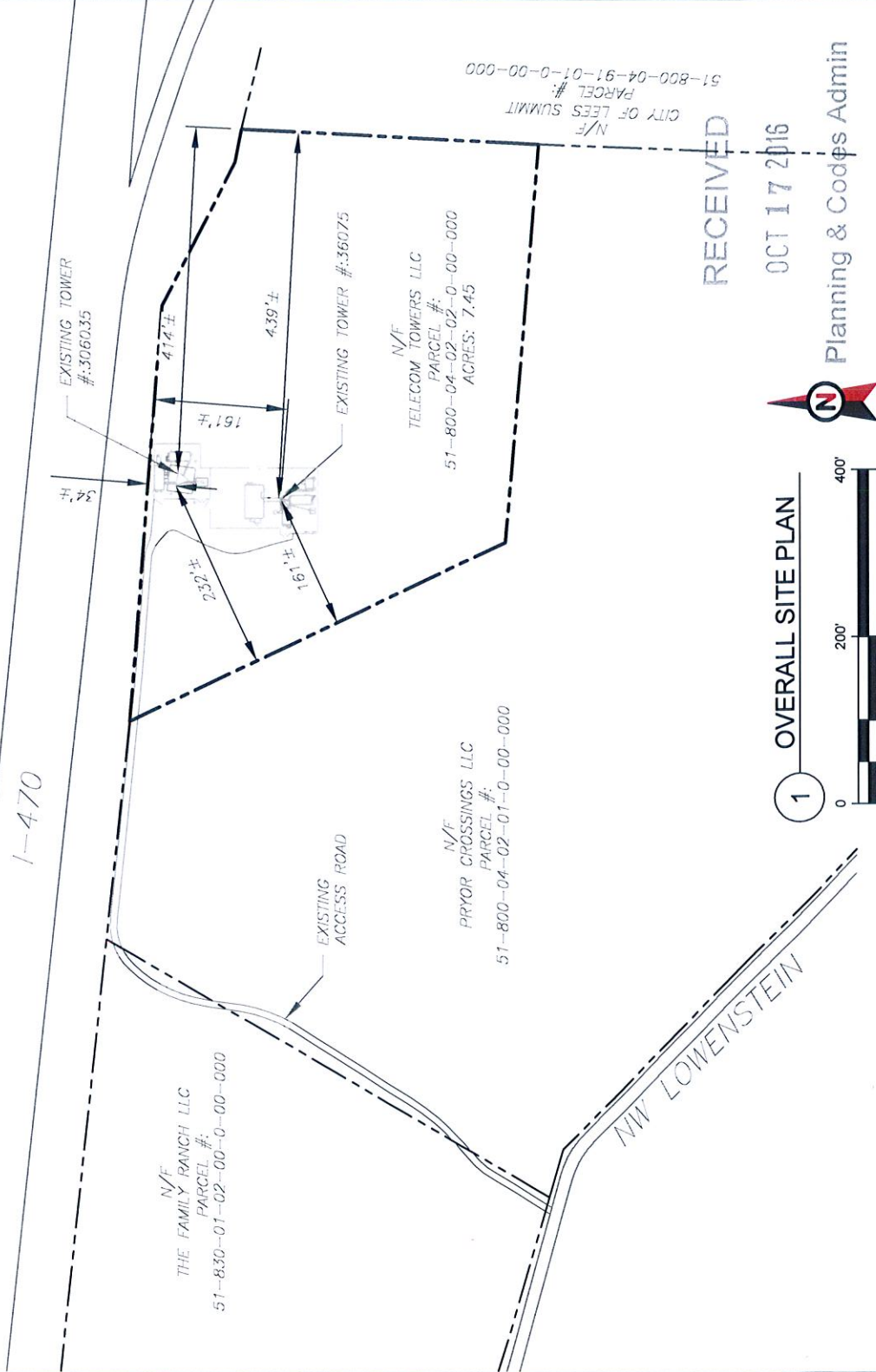
\*NO CHANGE TO EXISTING\*

**NOTES:**

- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
- BOUNDARY INFORMATION OBTAINED FROM: JACKSON COUNTY, MO GIS.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING CONCRETE



**1 OVERALL SITE PLAN**



SCALE: 1"=200' (11X17)  
1"=100' (22X34)

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3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112  
COA: 2006031326

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SITE ADDRESS:  
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SEAL:



DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO:	11896704 & 11896705

**SITE PLAN**

SHEET NUMBER:	<b>C-102</b>	REVISION:	<b>0</b>
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TOP OF HIGHEST APPURTENANCE  
ELEV. 502'-0" A.G.L.

TOP OF EXISTING TOWER  
ELEV. 480'-0" A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 476' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 491' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 465' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 400' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 380' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 365' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 342' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 326' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 210' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 199' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 170' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 158' A.G.L.

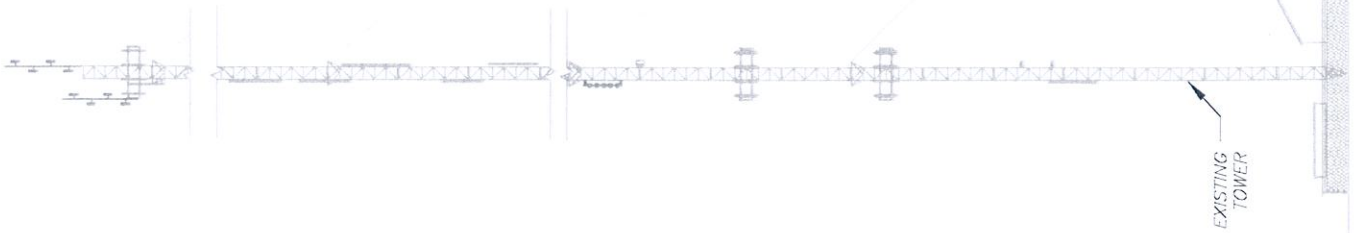
EXISTING CARRIER ANTENNAS  
RAD CENTER @ 130' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 92' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 83' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 76' A.G.L.

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



EXISTING SHELTER  
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1 TOWER ELEVATION - 36075  
SCALE: NOT TO SCALE

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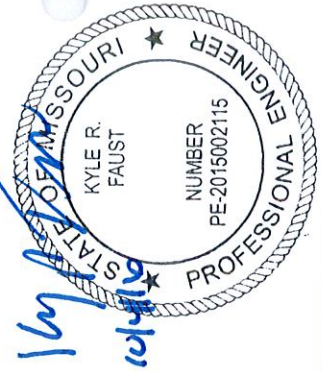
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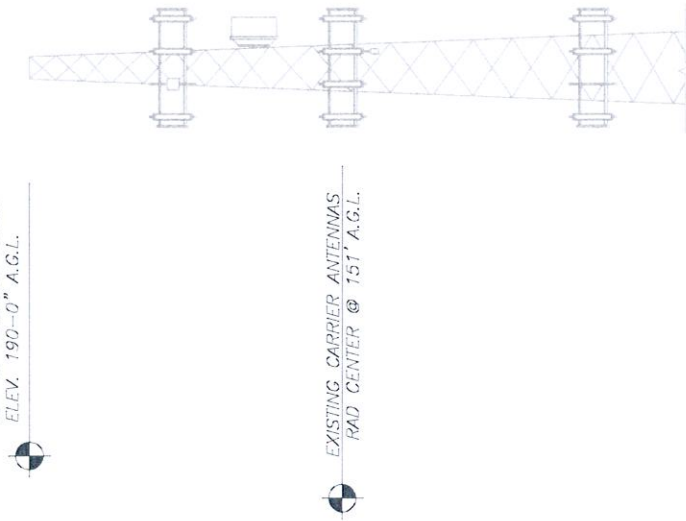
DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO.:	11896704 & 11896705

**TOWER ELEVATION**

SHEET NUMBER:  
**C-201**

REVISION:  
**0**

TOP OF EXISTING TOWER  
ELEV. 190'-0" A.G.L.



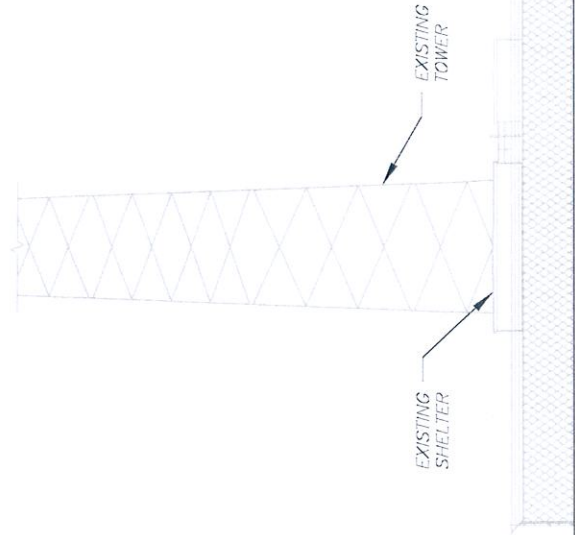
EXISTING CARRIER ANTENNAS  
RAD CENTER @ 172' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 162' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 148' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 151' A.G.L.

EXISTING CARRIER ANTENNAS  
RAD CENTER @ 120' A.G.L.



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

1 TOWER ELEVATION - 306035  
SCALE: NOT TO SCALE

-2016-190-

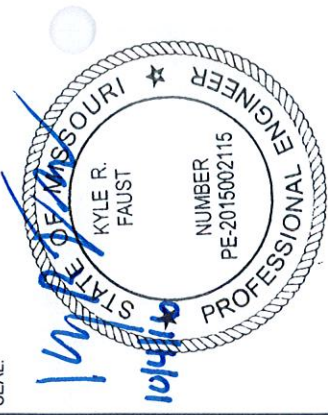
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SUITE 100  
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PHONE: (919) 468-0112  
COA: 2006031326

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**UNITY VILLAGE MO 2 & LEE S SUMMIT #1B**  
SITE ADDRESS:  
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LEES SUMMIT, MO 64081

SEAL:



DRAWN BY: AMM | DATE DRAWN: 09/29/16  
APPROVED BY: KRF | ATC JOB NO: 11896704 & 11896705

**TOWER ELEVATION**  
SHEET NUMBER: **C-202** REVISION: **0**



SEE SHEET C-502/C-503 FOR SIGNAGE



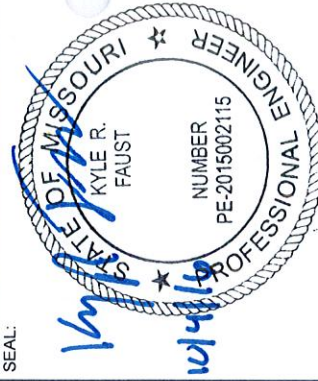
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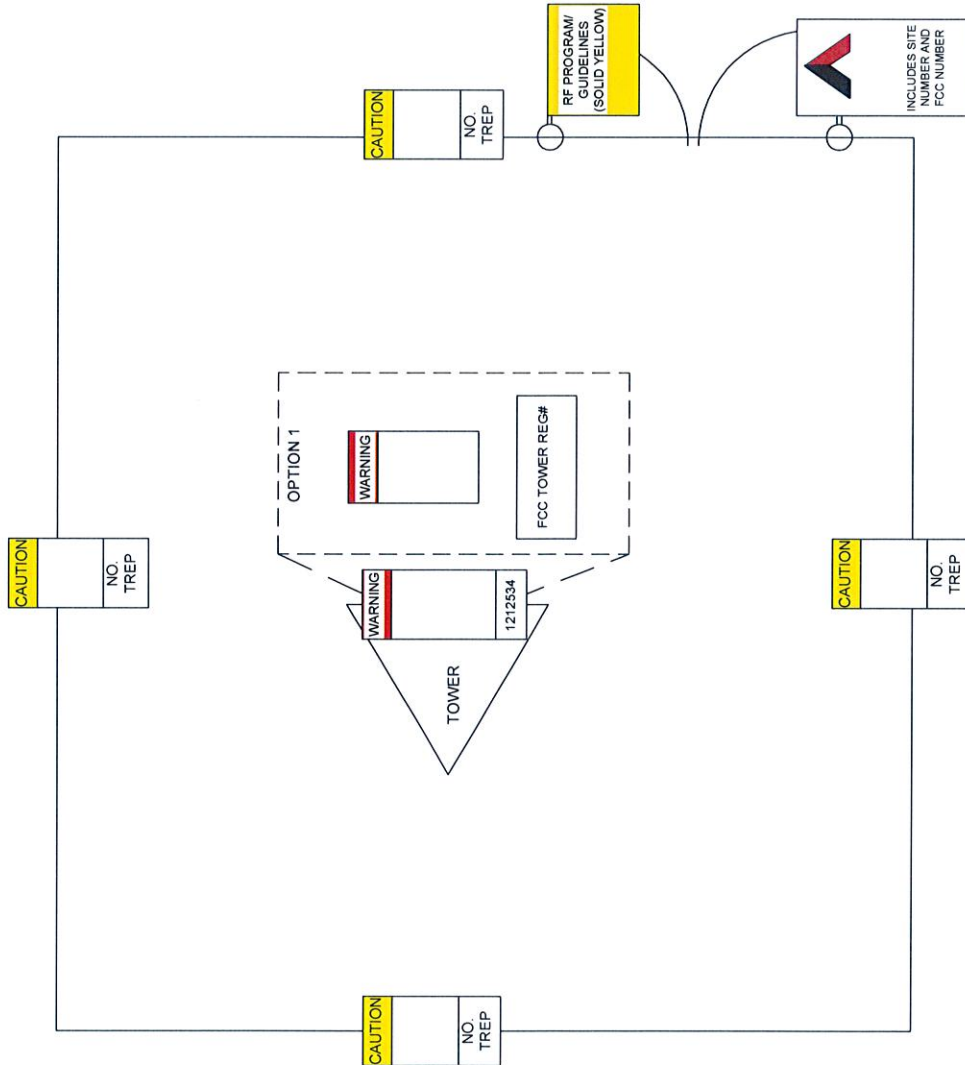
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**SIGNAGE**

SHEET NUMBER:	<b>C-501</b>	REVISION:	<b>0</b>
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**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.

Compliant with the Federal Communications Commission's (FCC) 47 CFR, 1.1307(a)

**NO TRESPASSING**

ATC CAUTION AND NO TRESPASSING SIGN

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

**WARNING**



**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.

Compliant with the Federal Communications Commission's (FCC) 47 CFR, 1.1307(a)

ATC RF WARNING AND FCC TRESPASSING SIGN

**NOTICE**  
GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate antennas.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

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OCT 17 2016

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2016-190-



**AMERICAN TOWER**

**SITE NAME:** UNITY VILLAGE MO 2  
**SITE NUMBER:** 306035  
**FCC REGISTRATION #:** NOT REQUIRED

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

**NO TRESPASSING**

[www.americantower.com](http://www.americantower.com)

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

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:

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.

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

MANAGED BY  
**AMERICAN TOWER CORPORATION**

**SITE NAME: UNITY VILLAGE MO 2**  
**SITE NUMBER: 306035**

FOR OPERATIONS & ACCESS:  
**877-282-7483 877-51-TOWER**  
**877-ATC-SITE**

**NO TRESPASSING**

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).



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PHONE: (919) 468-0112  
COA: 2006031326

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REV.	DESCRIPTION	BY	DATE
1	FOR PERMITTING	AMM	09/29/16

ATC SITE NUMBER:

**306035 & 36075**

ATC SITE NAME:

**UNITY VILLAGE MO 2 & LEE S SUMMIT #1B**

SITE ADDRESS:

2150 & 2200 NW LOWENSTEIN  
LEES SUMMIT, MO 64081

SEAL:



DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO.:	11896704 & 11896705

**SIGNAGE**

SHEET NUMBER:	<b>C-502</b>	REVISION:	<b>0</b>
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**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.

Compliant with the Federal Communications Commission (FCC) 15.00001

**NO TRESPASSING**

ATC CAUTION AND NO  
TRESPASSING SIGN

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

**WARNING**

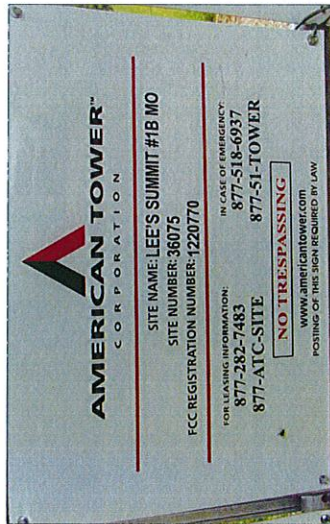


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ATC RF WARNING AND FCC  
NUMBER SIGN



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 #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN

RECEIVED

OCT 17 2016

Planning & Codes Admin

= 2016 - 190 =



**AMERICAN TOWER**

SITE NAME : LEE S SUMMIT #1B

SITE NUMBER : 36075

FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: FOR EMERGENCIES CALL:

877-282-7483 877-518-6937

877-ATC-SITE 877-51-TOWER

**NO TRESPASSING**

[www.americantower.com](http://www.americantower.com)

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

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:

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.



**AMERICAN TOWER®**  
ATC TOWER SERVICES  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518

PHONE: (919) 468-0112  
COA: 2006031326

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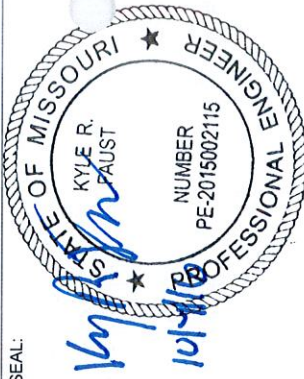
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DRAWN BY: AMM DATE DRAWN: 09/29/16

APPROVED BY: KRF ATC JOB NO: 11896704 & 11896705

**SIGNAGE**

SHEET NUMBER:

**C-503**

REVISION:

**0**