Eco-Site

T-Mobile

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

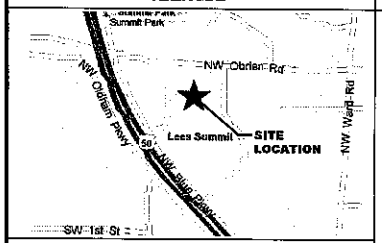
MLA SITE NAME:
O'BRIEN ROAD

APPLICANT SITE NAME:
O'BRIEN ROAD

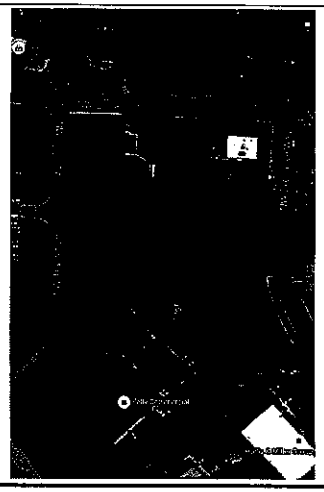
MLA SITE NUMBER:
MO-0007

APPLICANT SITE NUMBER:
A5C0465A

AREA MAP



AERIAL MAP



JURISDICTION COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES.

1. INTERNATIONAL BUILDING CODE
2. INTERNATIONAL MECHANICAL CODE
3. ANSI/TIA-222 STRUCTURAL STANDARD
4. NFPA 780 – LIGHTNING PROTECTION CODE
5. UNIFORM PLUMBING CODE
6. NATIONAL ELECTRICAL CODE
7. 2012 INTERNATIONAL FIRE CODE

811 Know what's below. Call before you dig. www.call811.com

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S 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' 04.24" N (NAD 83) LONGITUDE: 94° 23' 56.75" W (NAD 83) GROUND ELEV: 981.0' AMSL TOWER HEIGHT: 75'-0" AGL TOWER TYPE: STEALTHPOLE APPLICANT CL: 70'-0" & 60'-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 68 LEES SUMMIT, MO 64063

DRAWING INDEX

SHEET NO	SHEET TITLE	REV	ENGINEER
T-1.0	TITLE SHEET	E	SC
	SURVEY (BY OTHERS)		
A-1.0	OVERALL SITE PLAN	E	SC
A-1.1	ENLARGED SITE PLAN	E	SC
A-2.0	TOWER ELEVATION	E	SC

APPROVALS

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

CONSULTING TEAM

ENGINEERING: SSC, INC.
9900 WEST 109TH 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

APPLICANT:
T-Mobile

PLANS PREPARED FOR:
Eco-Site

PLANS PREPARED BY:
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777
SSC

ENGINEERING LICENSE:
STATE OF MISSOURI
STATE CERTIFICATE OF AUTHORIZATION # E-2
ENGINEER: PE#:
MLO MICHAEL L. OWENS E-32 STRUCTURAL/CIVIL SC
KV KEVIN VANMALE STRUCTURAL/CIVIL SC
REJ ROBERT E. 74 STRUCTURAL/CIVIL SC
TMS TE PER E-18521 ELECTRICAL E
SDK SHE D KEISLING E-27323 ELECTRICAL E

PRELIMINARY ISSUE

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MLA NAME & SITE NUMBER:
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MO-0007

APPLICANT NAME & SITE NUMBER:
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A5C0465A

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

SHEET DESCRIPTION:
TITLE SHEET

SHEET NUMBER:
T-1.0

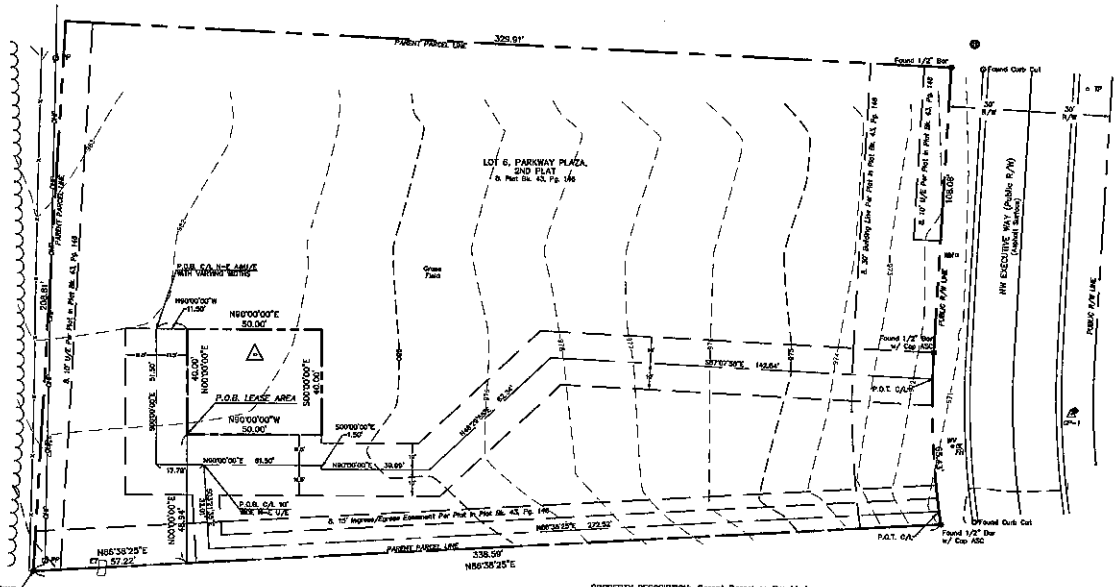
MO-0007 O'BRIEN ROAD

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

PROPOSED CELL TOWER DATA
Center of Tower
Lat 38°55'04.24" North
Long 94°23'58.75" West

Ground Elevation = 981ft

BENCH MARK
Top of 1/2" Iron Bar w/
Central Cap at CP-1
Elevation = 970.62ft



PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)

A 40 foot by 50 foot 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 57.22 feet; thence leaving said South line, North 00°00'00" East, a distance of 45.94 feet to the POINT OF BEGINNING; thence continuing North 00°00'00" East, a distance of 40.00 feet; thence North 90°00'00" East, a distance of 50.00 feet; thence South 00°00'00" East, a distance of 40.00 feet; thence North 90°00'00" West, a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2,000 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 57.22 feet; thence leaving said South line, North 00°00'00" East, a distance of 45.94 feet; thence continuing North 00°00'00" East, a distance of 40.00 feet; thence North 90°00'00" West, a distance of 11.50 feet to the POINT OF BEGINNING of said centerline; thence lying 11.50 feet on each side of the following described courses; thence South 00°00'00" East, a distance of 51.50 feet; thence North 90°00'00" East, a distance of 61.50 feet; thence lying 10.00 feet on each side of the following described courses; thence South 00°00'00" East, a distance of 1.50 feet; thence North 90°00'00" East, a distance of 39.99 feet; thence North 46°26'25" East, a distance of 62.34 feet; thence South 87°07'38" East, a distance of 142.54 feet to the West Right of Way line of HW EXECUTIVE WAY (Public Right of Way) as now established and the POINT OF TERMINATION.

PROPERTY DESCRIPTION: NON-EXCLUSIVE UTILITY EASEMENT (AS SURVEYED)

A 10 foot wide Non-Exclusive Utility Easement, situated in Lot 6, PARKWAY PLAZA, 2ND PLAT, part of Section 1, Township 47 North, Range 32 West, in Jackson County, Missouri, lying 5.00 feet 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 57.22 feet; thence leaving said South line, North 00°00'00" East, a distance of 45.94 feet; thence continuing North 00°00'00" East, a distance of 40.00 feet; thence North 90°00'00" West, a distance of 11.50 feet; thence South 00°00'00" East, a distance of 51.50 feet; thence North 90°00'00" East, a distance of 17.78 feet to the POINT OF BEGINNING of said centerline; thence South 03°21'35" East, a distance of 32.01 feet; thence North 86°38'25" East, a distance of 272.52 feet to the West Right of Way line of HW EXECUTIVE WAY (Public Right of Way) as now established and the POINT OF TERMINATION.

PROPERTY DESCRIPTION: Parent Parcel as Provided

Lot 6, PARKWAY PLAZA, 2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

AND BEING the same property conveyed to Forty Highway Properties, LLC from Parkway Six L.L.C., a Missouri limited liability company by Limited Liability Company Warranty Deed dated November 21, 2014 and recorded November 21, 2014 in Instrument No. 2014E0097478.

Tax Parcel No. 52-140-02-19-00-0-00-000

NOTE: The parent parcel graphically shown hereon, in full or in part, is the same as that described above.

Property information shown hereon was provided by Fidelity National Title Insurance Company, Commitment No. 22057481, effective December 8, 2015 at 8:00 a.m..

Schedule B Information:

8. Plat in Plat Book 43, Page 146. (Shown hereon)

9. Deed or Covenants, Conditions and Restrictions in Deed Book 1730, Page 2025. (Not the type to be depicted hereon)

Notes:

Bearings shown hereon are referenced to Grid North of the Missouri State Plane Coordinate System of 1983 (NAD 83), (2011 ADJ.), West Zone. Obtained by static GPS observations and Rinex File submittals for NGS Opus solutions.

Vertical Datum = NAVD88 using GEOID12B

The purpose of this survey is to establish and describe a Lease Area and associated Right of Ways. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not intend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

LEGEND

POWER POLE	PP
TELEPHONE PEDESTAL	TP
ELECTRIC TRANSFORMER	ET
WATER METER	WM
WATER VALVE	WV
FIRE HYDRANT	FH
MANHOLE (SAN., STORM, TEL.)	
TOWER	
TREE LINE	
FENCE	X
OVERHEAD POWER LINE	OHP
BENCHMARK	
CONTROL POINT	

PROPERTY LEGEND

FOUND CORNER	
RIGHT OF WAY	R/W
CENTERLINE	C/L
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
POINT OF TERMINATION	P.O.T.
ACCESS/UTILITY EASEMENT	A&U/E
UTILITY EASEMENT	U/E
NON-EXCLUSIVE	N-E

CERTIFICATION:

I HEREBY CERTIFY TO ECO-SITE, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE MO-LS2580

DATE: _____

02-03-17: ADDED DESCRIPTIONS
04-14-16: ADDED DESCRIPTIONS

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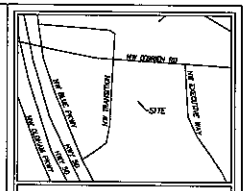


T-Mobile

SSC
9900 W. 109th St., Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 S.E. 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

SURVEY COORDINATED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 63,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 63,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED FOR:
SSC
9900 W. 109TH STREET,
SUITE 300
OVERLAND PARK, KS 66210
TELEPHONE: 913-438-7700

SCALE 1" = 20'
20' 0 20' 40'

FLOOD NOTE:
According to my interpretations of Community Panel No. 29095C0292G of the Flood Insurance Rate Map for Jackson County, Missouri, dated 9-29-2006, the subject property is in Flood Zone "X", in "areas determined to be Outside 500 year flood plain".

CALL MISSOURI 1CALL
811 - DIGLINE - BLAST
1-800-344-7483
(TELL FIRST) Missouri - 20020265538
MISSOURI ONE CALL SYSTEM, INC.

Certificate of Authority:

SITE I.D.: MO-0007

SITE NAME: O'BRIEN ROAD

SITE LOCATION:
NW EXECUTIVE WAY,
LEE'S SUMMIT, MO 64063

LA PROJECT NO.: 16035

DRAWN BY: A.C.T.

CHECKED BY: J.B.L.

DATE: 02-17-16

FIELDWORK DATE: 02-11-16

SHEET NUMBER
1 OF 1

-2017-036

LANDSCAPING LEGEND

PROPOSED 8' TALL WHITE PINE TREES @ 6'-0" O.C. (TYP) (TOTAL OF 33)

STORMWATER DETENTION SYSTEM & QUALITY ELEMENT NOTE

A FUTURE STORMWATER DETENTION SYSTEM & SOTRMWATER QUALITY ELEMENT WILL BE REQUIRED FOR FUTURE PHASES OF WORK ON THIS PROPERTY NOT INCLUDING PROPOSED TELECOMMUNICATIONS FACILITY

ASPHALT PAVING REQUIREMENTS

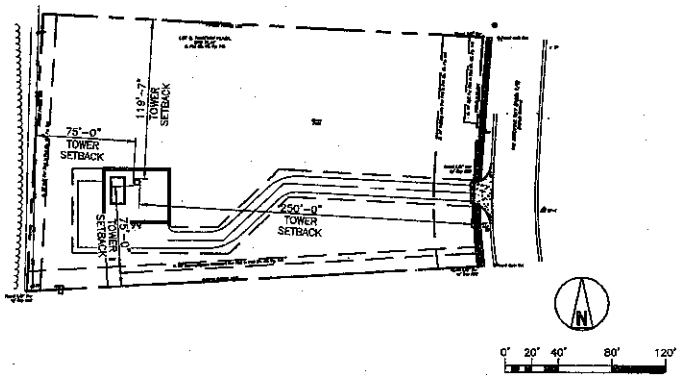
PAVEMENT FOR PARKING AREAS & DRIVEWAY SHALL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 12 "PARKING" IN TERMS OF PAVEMENT THICKNESS, BASE & SUBGRADE STABILIZATION OR GEOGRID.

LEASE AREA & EASEMENT NOTES:

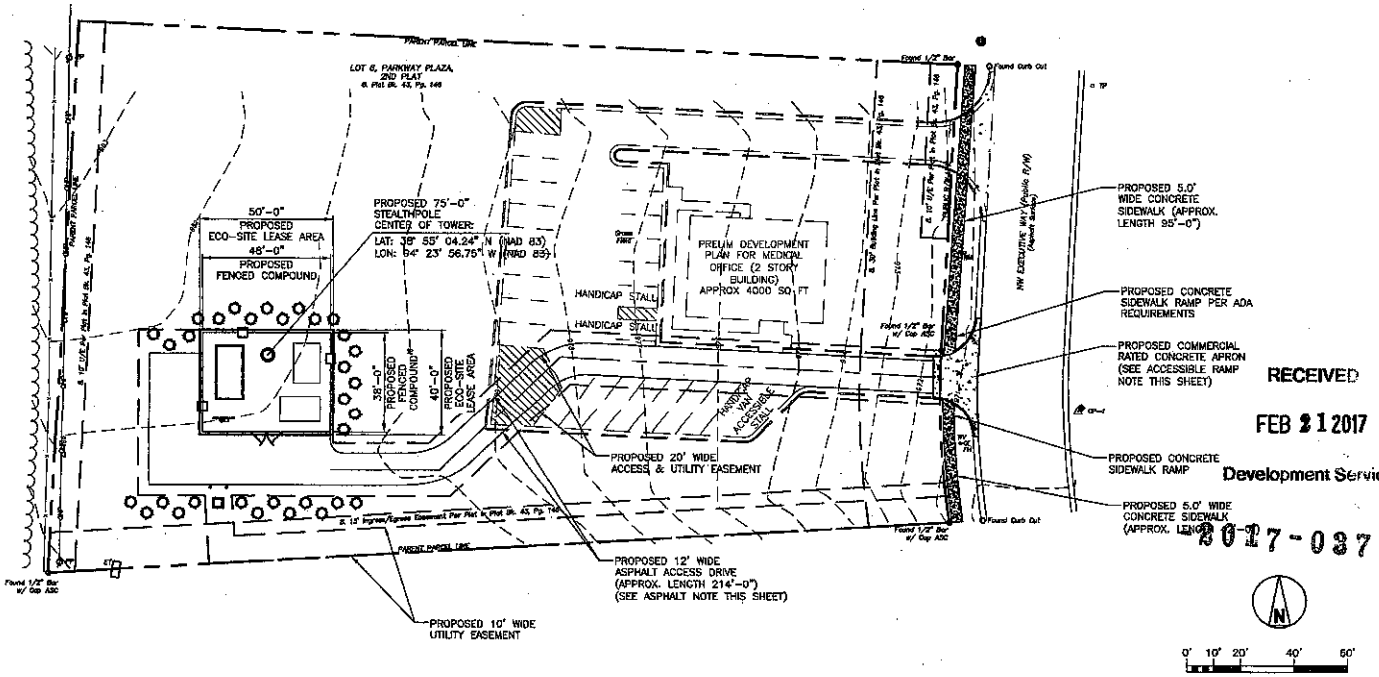
PROPOSED CLEAR & GRUB REMOVAL LIMITS:
40'-0" x 50'-0" LEASE BOUNDARY
20' WIDE FOR ACCESS DRIVE & UTILITY EASEMENT
10' WIDE FOR UTILITY EASEMENT

ACCESSIBLE RAMP NOTE:

DRIVEWAY MUST PROVIDE FOR CONTINUATION OF CROSSABLE PEDESTRIAN TRAVEL IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND MISSOURI ACCESSIBILITY STANDARDS. SIDEWALK REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO 2% MAXIMUM CROSS SLOPE.



TOWER SETBACK PLAN 2



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Development Service
2017-037

OVERALL SITE PLAN 1

APPLICANT:
T-Mobile

PLANS PREPARED FOR:
Eco-Site

PLANS PREPARED BY:
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777
SSC

ENGINEERING LICENSE:
STATE OF MISSOURI
STATE CERTIFICATE OF AUTHORIZATION # E-
ENGINEER: PE#:
MLO MICHAEL L. OWENS E-
KV KEVIN VANMAELE
RBJ ROBERT B. J
TMR T
SDK SHE
PRELIMINARY ISSUE
STRUCTURAL/CIVIL SC
STRUCTURAL/CIVIL SC
STRUCTURAL/CIVIL SC
ELECTRICAL E
ELECTRICAL E

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ISSUED FOR ZONING	03/03/16	DCP	A
REISSUED FOR ZONING	03/17/16	DCP	B
REISSUED FOR ZONING	04/11/16	DCP	C
REISSUED FOR ZONING	01/06/17	DCP	D
REISSUED FOR ZONING	02/02/17	DCP	E

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

APPLICANT NAME & SITE NUMBER:
O'BRIEN ROAD
A5C0465A

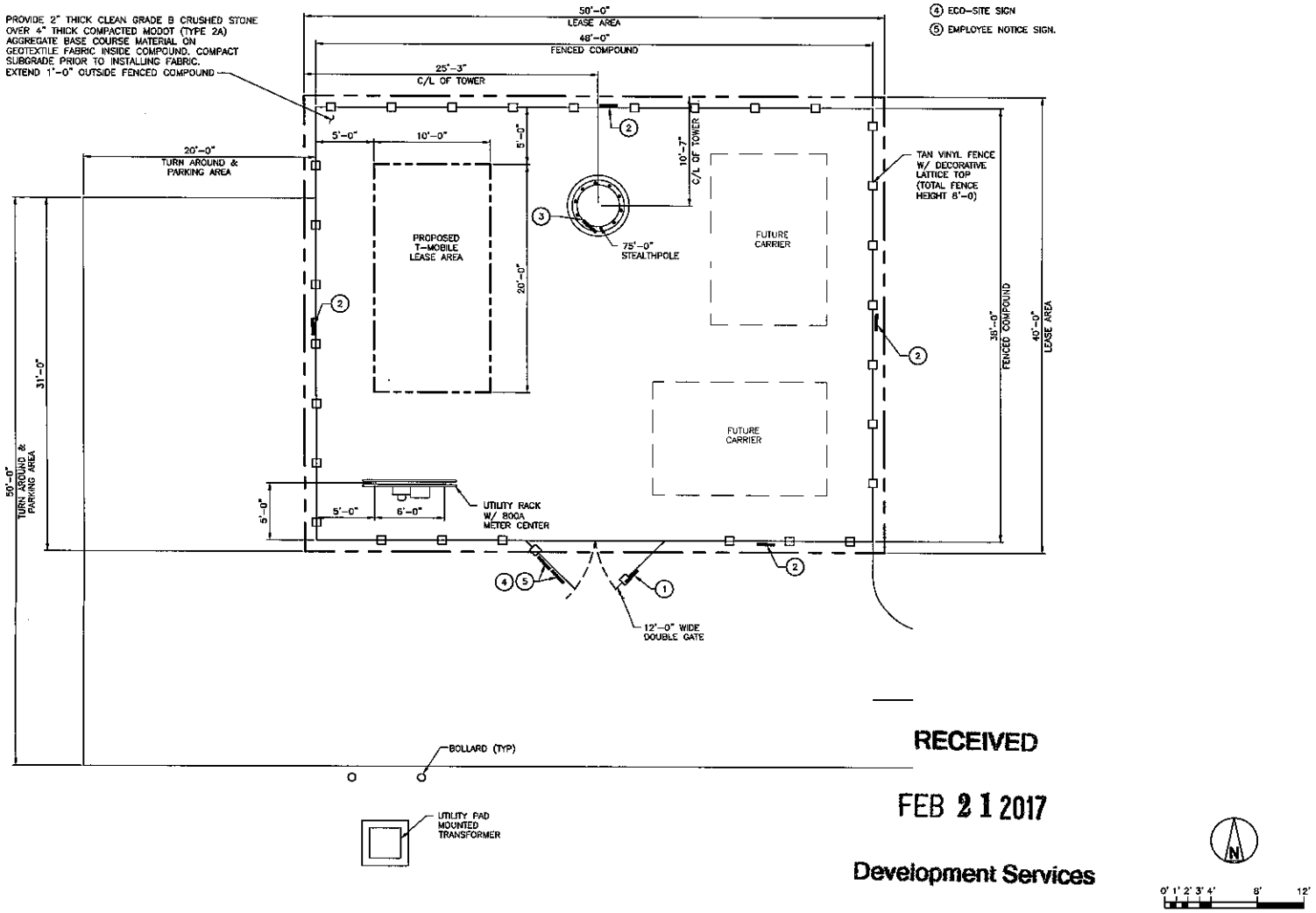
SITE ADDRESS:
TBD NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI
64063

SHEET DESCRIPTION:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.0

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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FEB 21 2017

Development Services

ENLARGED SITE PLAN

1

APPLICANT:

T-Mobile

PLANS PREPARED FOR:

Eco-Site

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF MISSOURI
STATE CERTIFICATE OF AUTHORIZATION # E-2
ENGINEER: PE#:
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APPLICANT NAME & SITE NUMBER

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A5C0465A

SITE ADDRESS:

TBD NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI
64063

SHEET DESCRIPTION:

ENLARGED
SITE PLAN

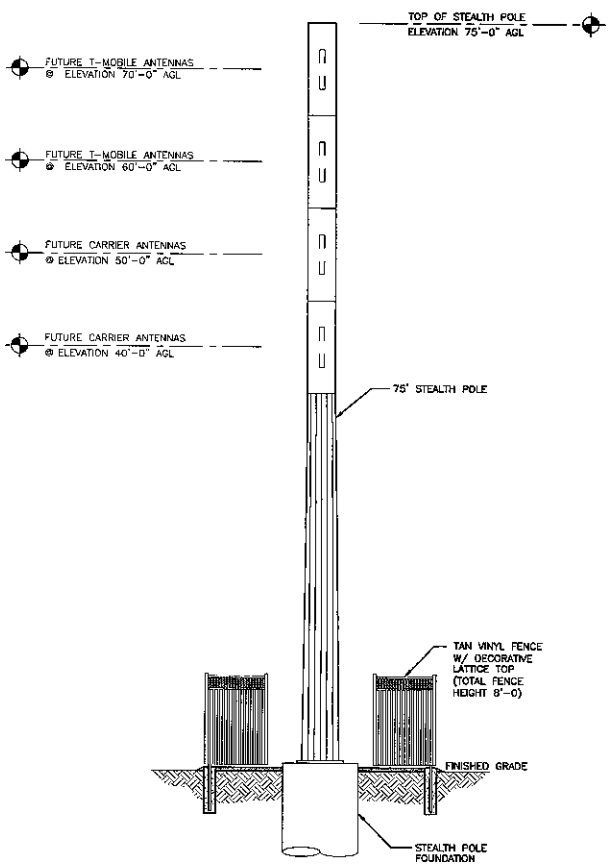
SHEET NUMBER:

A-1.1

2017-036

NOTE:

1. ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE TOWER MANUFACTURER. 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.



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FEB 21 2017

Development Services

APPLICANT:

T-Mobile

PLANS PREPARED FOR:

Eco-Site

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF MISSOURI

STATE CERTIFICATE OF AUTHORIZATION # [illegible]

ENGINEER:	PER:		
MJO	MICHAEL L. OWENS	E-2[illegible]	STRUCTURAL/CIVIL SC
KV	KEVIN VANMAELE	[illegible]	STRUCTURAL/CIVIL SC
REJ	ROBERT E. [illegible]	[illegible]074	STRUCTURAL/CIVIL SC
TMS	TE[illegible]RER	E-18521	ELECTRICAL E
SDK	SHE[illegible] KEISLING	E-27323	ELECTRICAL E

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APPLICANT NAME & SITE NUMBER:

O'BRIEN ROAD
ASC0465A

SITE ADDRESS:

TBD NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI
64063

SHEET DESCRIPTION:

EQUIPMENT ELEVATIONS & ANTENNA PLAN

SHEET NUMBER:

A-2.0

2017-036