

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, APRIL 7, 2015
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - MARCH 3, 2015

III. PUBLIC HEARINGS

**PC2015-04 Request for Renewal of Special Use Permit for Wireless
Communication Facility
3921 West 63rd Street
Zoning: R-1a
Applicant: Trevor Wood, Selective Site Consultants**

IV. NON-PUBLIC HEARINGS

**PC 2015-101 Request for Building Line Modification for front yard
From 75 feet to 65 feet
4021 West 86th Street
Zoning: R-1a
Applicant: Sohail and Ivett Shah
(Withdrawn by applicant - No Action Required)**

**PC2015-105 Request for Temporary Use Permit for Summer Day Camp
4801 West 79th Street
Zoning: R-1a
Applicant: Carla Allan, Children's Mercy Hospital**

V. OTHER BUSINESS

VI. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to
Cityclerk@Pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing**

PLANNING COMMISSION MINUTES
March 3, 2015

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, March 3, 2015, in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Bob Lindeblad called the meeting to order at 7:00 p.m. with the following members present: Nancy Wallerstein, Nancy Vennard, Gregory Wolf, Larry Levy, James Breneman, and Randy Kronblad.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant; Kate Gunja, Assistant City Administrator; Keith Bredehoeft, Director of Public Works; Terrence Gallagher, Council Liaison; Mitch Dringman, Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Nancy Wallerstein moved for the approval of the regular minutes of minutes of February 3, 2015 as presented. The motion was seconded by Randy Kronblad and passed by a vote of 4 to 0 with Lindeblad, Wolf and Vennard abstaining.

James Breneman moved for the approval of the minutes of the Special Meeting of the Prairie Village Planning Commission on Tuesday, February 17, 2015 as presented. The motion was seconded by Gregory Wolf and passed by a 5 to 0 vote with Lindeblad and Wallerstein abstaining.

PUBLIC HEARINGS

PC2015-03 Request for Rezoning from RP-1b to RP-1a and approval of proposed development plan for 3101 West 75th Street

Bob Royer, 7805 Mission Road, addressed the Commission on the proposed rezoning of 3101 West 75th Street from RP-1b to RP-1a. The initial rezoning from R-1a to RP-1b was for a six lot in-fill development. Unable to get builders for the lots as proposed, he has redesigned the development with the assistance of Corey Childers and Evan.Talon with four lots. This downsizes the density of the project; however, he is requesting the waivers granted for the previous rezoning for the proposed rezoning. These include 1) the approval of a front yard setback of 15 feet, 2) the approval of a rear yard setback of 20 feet, 3) the approval of a lot coverage increase from 30% to 35% and 4) approval of a lot depth of 99 feet.

Larry Levy asked why the variances from code are being requested.

Mr. Royer distributed a site plan showing the dimensions and square footage of the smallest lot with all the variances requested and without the variances. The analysis revealed the following impact on available square footage:

With 35% lot coverage & 25' Setback	4,269 Sq.Ft.	72' x 59' footprint
With 30% lot coverage & 25' setback	3,659 Sq.Ft.	62' x 59' footprint
With 35% lot coverage & 20' setback	4,269 Sq.Ft.	67' x 64' footprint
With 30% lot coverage & 25' setback	3,659 Sq.Ft.	57' x 64' footprint

Bob Lindeblad noted under the Planned District regulations, modifications may be made to the setbacks, lot area coverage and other requirements provided the proposed development produces a better development than under the standard zoning regulations. Mr. Lindeblad asked what conditions make this project merit being able to have more lot coverage and smaller rear yards.

Mr. Royer responded that Chadwick Court meets the spirit and intent of the Code and of Village Vision which encourages neighborhoods with unique character, strong property values and quality housing options for families and individuals of a variety of ages and incomes". Village Vision goes on to provide the following direction - "Improve the Development /Redevelopment Process"

- Encourage Appropriate Redevelopment
- Permit higher residential densities

Mrs. Vennard noted that the builder will still have the same available square footage (4,269) whether the house has a 20 foot rear yard setback or the 25 foot rear yard setback required by code.

Randy Kronblad noted the diagram submitted reflects only the buildable area, not the square footage of the house. The houses could be made to have more square footage and still meet the city's regulations.

Mr. Royer responded he felt the required 25' rear yard setback would result in shallow houses with limited depth options.

Larry Levy stated the homes would be more saleable with the required 25' rear yards. He is comfortable with the lot coverage increase to 35% with the larger lots in the new proposal.

Ron Williamson noted since the proposed lots will now meet the area requirements of the R-1A District, the R-1B District is no longer needed. The reason for the planned district is that a private street is proposed, the lots do not meet the lot depth requirements and the front yard setbacks are less than typically found in the R-1A District. The design concept for the buildings will remain as originally proposed.

Ron Williamson stated that it will be necessary for the Planning Commission to consider the change in zoning classification by evaluating the factors commonly referred to as the "golden" factors. In addition to this evaluation, the applicant has also submitted a

Preliminary Plan which will need to be reviewed, considered and approved. This is a two-step process: the zoning change request and the Preliminary Plan are reviewed and recommended for approval, conditional approval or denial by the Planning Commission; and that recommendation is sent forward to the Governing Body for its action. Upon approval of the Governing Body, the applicant is then authorized to prepare a Final Plan which is then submitted to the Planning Commission for final approval. The planned zoning district allows deviations in yard requirements, setbacks, lot coverage, etc. provided that it is deemed by the Planning Commission and Governing Body that other amenities or conditions will be gained to the extent that an equal or higher quality development will be produced.

The objective of the planned district is to permit the applicant to deviate from established and customary development techniques. It is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources, and a minimum waste of land. In return for approving a plan that is unique, the applicant is required to submit more detailed information on his proposal and the plan becomes an approved part of the rezoning.

The proposed application area consists of approximately 117,519 sq. ft. or 2.70 acres. The existing dwelling is large and is located on the south portion of the tract. It will have a lot area of 45,775 sq. ft. The water detention area and private street adjacent to 75th Street is 17,869 sq. ft. so the net area left for the four dwellings is 51,714 sq. ft. or an average of 12,928 sq. ft. per dwelling unit which exceeds the minimum lot area in the R-1A District.

The applicant has submitted a plan generally showing how the proposed dwellings will be located on each lot. The proposed development will be served with a private street 26 feet in width back of curb to back of curb. The building setbacks will be 15 feet from the front, 20 feet from the rear and 10 feet on each side.

The building setbacks in the R-1A District are 30 feet for the front yard; 5 feet on the side yard with 14 feet between dwellings; and 25 feet for the rear yard. The minimum lot width is 80 feet, the minimum lot depth is 125 feet, and the minimum lot area is 10,000 sq. ft. The proposed development meets the minimum side yard, lot width and lot area requirements of the traditional district. Modifications will need to be approved for the front yard and rear yard setbacks and the lot depth.

The applicant has submitted an updated Storm Water Management Plan. It has been reviewed by Public Works, but needs to be reviewed by the City's Stormwater Consultant. Due to the reduction of lots from seven to five, the detention area also decreased in size and will only be on the west side of the private drive. The design will be a sloped turf swale rather than a stone wall and pond which will be better.

The applicant held a neighborhood meeting on February 23rd and no neighbors attended.

Chairman Bob Lindeblad led the Commission in the following review of the “golden factors”:

1. The character of the neighborhood;

This is a single-family residential neighborhood that is quite diverse in the size and age of the housing. The existing dwelling sets on 2.7 acres and was built in 1928 well before the City of Prairie Village was incorporated. The lots on the west are large (approximately one-half acre) and the dwellings are large. The lots and dwellings north, south and east are more modest at one-quarter to one-third acres in size. The houses to the north, south and east were built in the fifties. The houses to the west were an infill development and built in the seventies. Although there is a great variety in the homes in this area, they are all single-family dwellings.

2. The zoning and uses of property nearby;

North: R-1B Single-family District - Single Family Dwellings

East: R-1A Single-family District - Single Family Dwellings

South: R-1A Single-family District - Single Family Dwellings

West: R-1A Single-family District - Single Family Dwellings

3. The suitability of the property for the uses to which it has been restricted under its existing zoning;

The property is zoned RP-1B which requires a minimum lot width of 60 feet and a minimum area lot of 6,000 sq. ft. The parcel is 524 feet deep by 224 feet in width. Because of its size and the fact that there is an existing dwelling on the south end some form of redevelopment is desirable. The tract is not wide enough to provide a double loaded public street and a planned residential district would allow the developer to make adjustments in standard requirements in order to provide a development that better fits the site.

4. The extent that a change will detrimentally affect neighboring property;

The development is going to be single-family detached units and it will be about the same density as other developments in the area. There will be an increase in stormwater runoff because of an increase in the amount of hard surface on the site, but that will be handled by the construction of a detention facility adjacent to 75th Street. There will be only one entrance and exit to 75th Street for the five units which will limit the number of potential traffic conflict points on 75th Street. Most of the large trees located in the interior of the site will be lost because of the development.

5. The length of time of any vacancy of the property;

The existing residence was built in 1928 so the property has not been vacant but the tract is 2.7 acres which is very large for one dwelling unit. The existing residence is on the south end of the parcel and the front portion of the parcel has never been developed.

6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners;

The approval of this project will permit redevelopment for a use that will be of higher value and will be more of an asset to the neighborhood. The site is undeveloped at this time except for the one dwelling at the south end and is under-utilized. The redevelopment of this site should increase the values of the adjacent properties because it is new development rather than create a hardship.

7. City staff recommendations;

It is the opinion of the staff that this is a logical request for the RP-1A single-family dwelling district because the surrounding area is residential. 75th Street is a heavily traveled arterial street and the RP-1A allows a design solution that is compatible. The proposed development is single-family detached and through proper design can be compatible with the other adjacent single-family dwellings. The density of the development, four new units, seems reasonable for the area, the new units will be in proportion to the size of the lots.

8. Conformance with the Comprehensive Plan.

This proposal is in conformance with the two primary principles of the future land use plan which are:

- Existing residential and commercial areas must be stabilized which will occur through reinvestment from both public and private sources.
- Redevelopment of higher density or intensity residential retail commercial and office uses will be encouraged and supported provided that the proposed redevelopment project is designed in a manner that is compatible with adjacent areas.
- Also Chapter 6 of Village Vision addresses the 75th Street Corridor. The plan is very general but recommends higher intensity of development and sidewalks and street trees.

9. Consideration of preliminary development plan;

The purpose of the development plan is to encourage and require the orderly development and redevelopment at a higher quality level while permitting deviations from established and customary development techniques. The submittal by the developer and the approval by the City of a preliminary development plan represents a firm commitment by the developers that the development will, indeed, follow the approved plans in such areas as concept, intensity of use, aesthetic levels, and quantities of open space. Deviations in yard requirements, setbacks, and relationships between buildings may be approved by the Planning Commission and Governing Body if it deems that other amenities or conditions will be gained to the extent that an equal or higher quality of development will be produced. Residential areas are to be planned and developed in a manner that will produce more usable open space, better recreation opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques. The planned zoning shall not be used as a refuge from the standard requirements of the zoning district as to intensity of land use, amount of open space, or other established development criteria. The applicant has submitted a typical floor plan and building elevation that depicts the concept of the development.

The zoning ordinance sets out standards for development in the planned zoning district which are as follows:

A. The maximum height of buildings and structures shall be as set out in the standard requirements of the equivalent district.

The zoning ordinance permits a 35 foot maximum height in the R-1A district and the proposed buildings will not exceed that height.

B. The intensity of land use, bulk of buildings, the concentration of populations, the amount of open space, light and air shall be generally equal to that required in the equivalent district.

The previous approval for RP-1B permitted 35% lot coverage vs. 30% as set out in the ordinance. The lots were smaller, and with three-car garages which is desired by the market, more lot coverage was warranted. Staff questions whether 35% lot coverage is needed for the four lots. The first floor plan submitted with the application has 3,184 sq. ft., including the garage. The ordinance allows an increase of 10% for building areas and pavement for the Final Plan which would be 3,502 sq. ft. This is less than the 30% coverage on Lot 4 which is the smallest lot. The following is a comparison between the 30% and 35% lot coverage for each lot:

	<u>Area</u>	<u>30% coverage</u>	<u>35% coverage</u>
Lot 1	13,707 sq. ft.	4,112 sq. ft.	4,797 sq. ft.
Lot 2	12,948 sq. ft.	3,884 sq. ft.	4,532 sq. ft.
Lot 3	12,862 sq. ft.	3,858 sq. ft.	4,502 sq. ft.
Lot 4	12,197 sq. ft.	3,659 sq. ft.	4,269 sq. ft.

The R-1A District requires a minimum lot width of 80 feet and a minimum lot depth of 125 feet. All the lots are significantly wider than 80 feet. All the lots have a depth of 99 feet which is 26 feet less than the minimum. Since the lot widths are much greater than the minimum and the lot area is larger than the minimum.

C. The density of residential dwelling units, the parking requirements, and performance standards shall be the same as in the equivalent district.

The existing R-1A district permits one dwelling unit per 10,000 sq. ft. and this project has one dwelling unit per 12,928 sq. ft. for the four new lots so it does meet the requirements of density. The project is providing three garaged parking spaces for each dwelling unit. Each lot should be able to provide three to four visitor parking spaces on the driveways. The proposed project does adequately meet the requirements of the zoning ordinance. The R-1A district requires a lot depth of 125 feet and the proposed lots will be 99 feet in depth.

D. The permitted uses shall be the same as those permitted in the equivalent district provided that limitations may be placed on the occupancy of certain premises if such limitation is deemed essential to the health, safety or general welfare of the community.

The R-1A zoning district permits single-family detached dwelling units and the applicant has proposed single-family detached dwelling units.

- E. The Planning Commission may require assurance of the financial and administrative ability of any agency created by a developer for the purpose of maintaining common open space and facilities of non-public nature.**

There will be common open space (the detention facility area) and the private drive with this project which will have to be maintained by a home's association and the developer will need to prepare a document creating the homes association. The final document will need to be reviewed and approved by the Staff with the submittal of the final development plan and final plat. The applicant prepared a home's association document with the previous application and will need to revise it in accordance with the new plan.

- F. The Planning Commission and Governing Body may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviations approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:**

- 1. Setbacks of buildings and paved areas from a public street may be reduced to 50% of the standard requirement.**

The dwellings side to 75th Street and maintain a 15-foot front setback adjacent to the private drive. Since the dwellings will face onto a private drive, a front yard setback deviation is not necessary, but the 15-foot setback does need to be approved by the Planning Commission.

- 2. The setbacks of buildings from a property line other than a public street may be reduced to 60% of the standard requirement and setbacks at paved areas adjacent to property lines, other than street lines, to zero if existing or proposed development on said adjacent land justifies the same.**

The rear yard requirement in the R-1A zoning district is 25 feet and the applicant is proposing to reduce the rear yard to 20 feet. 60% of the standard requirement would be 15 feet. The house plan that was submitted is the same as in the original application. It was designed for a narrower lot and the rear yard reduction was needed to accommodate the building. These lots are much wider and the houses could be redesigned to maintain the 25-foot required setback. It should also be noted that a 26-foot waiver is being granted for the lot depth and, therefore, retaining the rear building setback of 25 feet is more significant.

- 3. Side yards between buildings may be reduced to zero.**

The applicant has not proposed any zero lot line buildings and is maintaining the 20 feet between buildings which is greater than the requirement of the R-1a district.

- 4. The above deviations may be granted by the Planning Commission and Governing Body only when compensating open space is provided elsewhere in the project, whether there is ample evidence that said deviation will not adversely affect the neighboring property nor will it constitute a mere granting of a privilege.**

It should be pointed out that there will be no public streets in this project and that the access will be limited to one point on 75th Street. The narrow width of the property causes a need to move the buildings closer to the property lines and thus results in a

need to reduce the required front and rear setback lines. This housing complex is designed with a face to face internal orientation as in a conventional type of development which is more desirable than a single-loaded street.

The concept of this development is to provide larger dwellings that are well designed on smaller lots to minimize lot maintenance and upkeep. This proposed development will appeal to empty-nesters and families with children. The concept provides a single-family dwelling on a lot as compared to a patio home or townhouse development. Small enclaves like this mixed with other types of single-family development will provide a variety of housing choices which should strengthen the value of surrounding properties.

The deviation of the front yard setback will not adversely affect the neighboring property nor will it constitute a mere granting of a privilege. It is based on a design concept which provides housing options for residents of the City.

G. The design of all planned projects, whether residential, commercial or other, shall be such that access and circulation by firefighting equipment is assured to not be hindered by steep grades, heavy landscaping or building space.

The internal circulation for this project will be a private drive and the applicant has met with the Fire Department who has approved the hammerhead cul-de-sac design.

Chairman Bob Lindeblad opened the public hearing for this application.

Steve Miller, 3214 West 75th Street, requested clarification on the setbacks adjacent to 75th Street. Mr. Williamson responded that the homes will face the private street and will side to 75th Street. Accounting for the accounting for the additional street right-of-way dedication of ten feet and sidewalk the houses will be setback a minimum of 35 feet from 75th Street.

With no one else to address the Commission, the public hearing was closed at 7:25 p.m.

Nancy Vennard asked Mr. Royer what actual total square footage he envisioned for these homes. Mr. Royer responded he does not know. The lots will be pre-sold. He anticipates one and one-half story homes as large as 5,000 sq. feet. He wants to provide the builder with flexibility.

Bob Lindeblad noted the square footage of the footprint can be significantly less than that of the house if a second story was added. For that reason he feels it is important that these homes meet the required setbacks and lot coverage. With the additional lot size by the reduction in the number of lots, he is comfortable with approving the 99' lot depth and with the private street would also approve the 15' front setback.

Mr. Royer stated the additional coverage and reduced rear yard setback is necessary to allow the builders to conceal the garages. He does not want to have three car garages on the front of each lot. Mr. Lindeblad replied that there is sufficient room on the lot for the builders to creatively place the garages where they would be more concealed.

Gregory Wolf noted that Mr. Lindeblad wants to maintain the lot coverage and rear yard setback and asked fellow Commissioners how they felt. Mr. Levy responded that he was comfortable with the 35% lot coverage, but want a 25' rear yard. Nancy Vennard, Jim Breneman and Randy Kronblad agreed with Mr. Lindeblad.

Nancy Vennard confirmed that the dedicated 10' right-of-way along 75th Street was included in the revised proposal.

Nancy Vennard moved the Planning Commission find favorably on the "Golden Factors" and recommend the Governing Body approve the rezoning of 3101 West 75th Street from RP-1b to RP-1a with the following stipulations: 1) the front yard setback be 15 feet, 2) the rear yard setback be 25 feet, 3) the lot coverage be 30% and 4) the lot depth be approved for 99 feet; and recommend that the Preliminary Development Plan for Chadwick Court be approved subject to the following conditions:

1. That a revised storm drainage plan be submitted to Public Works for their review and approval prior to the submission of the Preliminary Development Plan to the Governing Body. This will determine the size of the detention facility and how it will connect to the existing storm sewer system.
2. That the internal streets be private, and be built to City standards in terms of pavement depth and materials. The plans and specifications shall be reviewed and approved by Public Works.
3. That the applicant dedicate 10 feet of right-of-way for 75th Street.
4. That lot coverage of 30% be approved for the Preliminary Development Plan, but not specific floor plans.
5. That the building elevations as submitted shall be approved as to the general style, design concept and building materials.
6. That the property be platted prior to obtaining any building permits.
7. That the Homes Association agreement be submitted with the Final Plan guaranteeing the maintenance of the private street and stormwater detention area designated as Tract A.
8. That the existing trees and vegetation along the east and west property lines be preserved and protected during construction.
9. That a landscape plan be submitted with the Final Development Plan.
10. That any subdivision identification sign be submitted to the Planning Commission for approval.
11. That the Preliminary Development Plan be revised based upon the action of the Planning Commission prior to it being submitted to the Governing Body for its consideration.
12. That the building elevations and floor plans be approved as the concept plan for the development

The motion was seconded by Randy Kronblad and passed by a vote of 6 to 1 with Larry Levy voting in opposition.

NON-PUBLIC HEARINGS

PC2015-104 Preliminary and Final Plat Approval - Chadwick Court 3101 West 75th Street

Ron Williamson noted the proposed Preliminary Plat is a five lot plat of an unplatted parcel of land that is occupied by one large dwelling at the south end of the tract. The property is proposed to be zoned RP-1A Planned Single-Family Dwelling District and the minimum lot size is 10,000 square feet with a minimum lot width of 80 feet. The area of the parcel is approximately 2.7 acres and the smallest lot, #4, is 12,197 sq. ft. which is larger than the minimum lot size.

The plat is dependent upon the approval of the Preliminary Development Plan that is a part of the Zoning Change Request from RP-1B to RP-1A. Therefore, it is recommended that the action on the Preliminary Plat be contingent upon the Governing Body approval of the RP-1A zoning change. If changes occur to the Preliminary Development Plan then the plat will need to change also and be resubmitted.

He noted that the side yard setbacks as shown on the Preliminary Plat are not the same as shown on the Preliminary Development Plan.

The applicant is proposing to serve the five lots with a 26' wide curb and guttered private street. The street will be located within Tract A as shown in the plat. The private drive will need to be constructed to City standards.

The existing half street right-of-way for 75th Street is 30' at this location. Immediately to the east, the half street right-of-way is 40', while to the west it is 30'. Based on the Village Vision Concept plan for 75th Street, it is recommended that an additional 10' of half street right-of-way be dedicated to the City.

The City is in the process of rebuilding sidewalks on all of 75th Street and filling in where sidewalks do not exist. So the sidewalk on 75th Street will be provided as part of the City project. On the previous approval of the Preliminary Plat, the Planning Commission waived the sidewalk requirement on the private street because it is private, is short, will have little traffic and will have only a few houses on it.

There is an existing sewer line and easement in proposed Lot 1. The line will need to be relocated and the easement vacated. A 15-foot wide sewer easement is proposed on the east side of the private drive.

An existing 4" private water main crosses the property diagonally; however, the applicant indicates it has been relocated and abandoned. The proposed plat shows an easement running along the west side of the private drive. A letter will need to be obtained from Water One approving the easement. The proposed easement does not reach Lot 5.

A stormwater management plan has been prepared and submitted to Public Works for review and approval. Obviously, this will be a significant increase in stormwater run-off

from what exists now but will be a decrease from the previous application. The applicant has proposed a detention facility adjacent to 75th Street on the west side of the private drive.

No gas line or easement is indicated on the plat.

Preserving the vegetation is extremely important environmentally and particularly since many of the trees on this site are mature. The applicant has identified major trees on the site. Every effort needs to be made to preserve the trees on the east and west property lines.

The visibility exiting from the site appears to be adequate. The drive is being relocated to the west and the visibility will be improved.

Chairman Bob Lindeblad led the Commission in the following review of the proposed plat for Chadwick Court:

1. The size of the lots which currently abut the proposed subdivision:

The lots on the west side average 0.59 acres; however, there is one lot that is 0.89 acres which raises the average. The lots to the south average 0.26 acres. The lots north of 75th Street average 0.37 acres. The lots to the east average 0.32 acres. The average area of the proposed four lots is 0.30 acres. The lot sizes shall be as approved on the Preliminary Development Plan.

2. The average size of lots which are within 300 feet of the proposed subdivision:

The average size of the lots within 300' of the boundaries of the proposed subdivision is 0.32 acres.

3. The fact that the width of the lot is more perceptible and impacts privacy more than the depth or the area of the lot:

The lot widths and depths shall be as approved on the Preliminary Development Plan for the RP-1A zoning. The proposed lot widths of 130 feet and 138 feet exceed the requirements of the R-1A district which is 80 feet.

4. The likelihood that the style and cost of homes to be built today may be quite different from those which prevailed when nearby development took place:

The trend in Prairie Village is to build larger homes on infill lots. It therefore can be assumed that their new homes will be larger and higher priced than other existing homes in the area.

5. The general character of the neighborhood relative to house sizes, aging condition of structures, street and traffic conditions, terrain, and quality of necessary utilities:

This neighborhood is quite diverse in the size and age of its housing. The houses on the east and south are moderate in size and were built in the late 1950s. The houses to the west are larger and built on larger lots. They were, for the most part, built in the early 1970s. The existing house on this lot was built in 1928. There are only four lots proposed so the volume of traffic will be insignificant. The terrain is reasonably flat and

easily developed. Utilities are either on the site or readily available although there are several questions pending.

6. The zoning and uses of nearby property:

North: R-1B Single-Family District - Single Family Dwellings

West: R-1A Single-Family District - Single Family Dwellings

South: R-1A Single-Family District - Single Family Dwellings

East: R-1A Single-Family District - Single Family Dwellings

7. The extent to which the proposed subdivision will, when fully developed, adversely or favorably affect nearby property:

The development of this subdivision should favorably impact the neighborhood because the homes will be newer and therefore more expensive. The higher priced homes will have a positive effect on the values of the other homes in the neighborhood. A detention facility will be constructed adjacent to 75th Street which should help control stormwater runoff for the homes to the north.

8. The relative gain to the public health, safety, and general welfare if the subdivision is denied as compared to the hardship imposed on the applicant:

If the subdivision is not approved, the land will remain idle and undeveloped which will not benefit the public. This is a large tract of land that can support a more intense or higher density development with homes that provide the types of amenities that are desired by today's home buyers.

9. Recommendations of the City's professional staff:

After performing a detailed review of the proposed plat, it is the opinion of Staff that this is a good proposed use of this land and that the subdivision fits well and will be compatible with the existing neighborhood. It is the opinion of Staff that it should be approved subject to the resolution of several technical issues.

10. The conformance of the proposed subdivision to the policies and other findings and recommendation of the City's Comprehensive Plan:

One of the primary goals of the Village Vision is to increase the density and intensity of development and to develop infill areas with housing products that meet the needs and desires of today's market.

Gregory Wolf moved the Planning Commission approve the Preliminary Plat and authorized preparation of the Final Plat for Chadwick Court subject to the following conditions and with the stipulation that the Governing Body approves the rezoning and if it changes the Preliminary Development Plan that the plat be resubmitted to the Planning Commission reflecting those changes:

1. Dedicate an additional 10 feet of right-of-way for the south side of 75th Street.
2. Revise the side yard setbacks to conform to the Preliminary Development Plan.
3. Identify those trees that will be removed and protect the trees on the east and west property lines.

4. Submit any covenants that will be filed to guarantee the maintenance of the private roadway, the stormwater detention area and any other private improvements on the property with the Final Plat.
5. Resolve all issues with Public Works regarding stormwater management.
6. Design the private drive to City standards and submit the plans and specifications to Public Works for review and approval with the Final Plat.
7. If gas service will be provided, indicate a gas line easement on the Final Plat.
8. That the rear yard setback be 25 feet.

The motion was seconded by Nancy Vennard and passed unanimously.

**PC2015-101 Request for Front Yard Platted Building Line Modification
From 75 feet to 65 feet
4021 West 86th Street**

Chairman Bob Lindeblad announced that Sohail and Ivett Shah, 4021 West 86th Street, have submitted revised plans for approval by their homes association and have asked to continue their application to the April 7, 2015 meeting of the Commission.

Nancy Vennard moved the Planning Commission continue PC2015-101 for approval of a platted front building line modification at 4021 West 86th Street to the April 7, 2015 meeting of the Commission. The motion was seconded by Randy Kronblad and passed unanimously.

**PC2015-102 Request for Approval of Sign Standards
2400 West 75th Street**

Tyler Moreland, architect with RMTA, addressed the Commission representing the property owner Karbank 1900 LLC. Karbank has acquired the building previously known as Brymar Building and is giving it a complete facelift. It is anticipated it will be a multi-tenant building and Karbank is requesting approval of sign standards and approval of a new monument sign.

Mr. Moreland stated he had received staff comments and made the requested revisions listed below to the Sign Standards:

- 1.d. under General Requirements should be deleted and replaced with the following language:
 - d. One sign may be permitted per façade with no requirement that the tenant has direct outside entrance or that the sign be adjacent to its space.

This language is from the policy adapted by the Planning Commission on April 1, 2008.

The second item is a typographical change. The monument sign section should be Roman numeral III rather than the letter J.

Randy Kronblad moved the Planning Commission approve the Sign Standards for 2400 West 75th Street with the following revisions:

1. Change the text of Section II.1.d. as follows:

d. One sign may be permitted per façade with no requirement that the tenant has direct outside entrance or that the sign be adjacent to its space.

2. Change the monument sign section from J to Roman numeral III.

The motion was seconded by Nancy Wallerstein and passed unanimously.

Ron Williamson noted that on April 8, 2008, the Planning Commission adopted a Sign Policy that states "That text not be restricted on monument signs provided the sign is designed and built primarily of brick, stone and masonry, complements the building and does not include a case or enclosed cabinet design."

The applicant is proposing a double-faced monument sign to be located on the west side of the driveway perpendicular to 75th Street. The sign is proposed to setback 6' west of the driveway, but no dimension is shown from 75th Street. The setback requirement by ordinance is 12 feet from the back of curb and the sign must be on private property. The sign appears to be setback more than 12 feet from the back of the curb and therefore more than adequately meets the setback requirement of the ordinance. It was noted the applicant needs to add a dimension to the Site Plan showing the specific location and that the sign will not be located within the site distance triangle.

The proposed sign would be a steel and concrete base with the sign background being a Prodema Rainscreen panel which is being used on the building. Prodema is a composition material that can be used on both the interior and exterior of a building or structure.

The proposed sign lists five tenants, but is a design which is not in compliance with the policy. Although the sign includes a material being used on the building, it is not brick, stone, or masonry as adopted in the Planning Commission Policy. Also, the sign is mounted on a concrete post rather than a material that is used on the building. However, since the sign standard is a policy, the Planning Commission could amend it to approve this sign. In formulating the policy, the Planning Commission wanted high quality design and materials for multi-tenant signs.

It is proposed that the sign be illuminated by free-standing LED up-lights which will be located in the landscaped area. The proposed light is a light bar approximately 48" long and the fixture is 2" high and 2" wide. The proposed height of the sign is 4' which is in accordance with the maximum 5' height requirement permitted by the ordinance; however, the ordinance requires that monument signs not exceed 20 square feet in area per face and each face of this sign is 20.64 square feet. Therefore it does not meet the maximum requirement of the ordinance and will need to be redesigned.

The applicant has not submitted a landscape plan but has indicated a landscape area on the plan and will need to do so prior to obtaining a permit.

Randy Kronblad stated he feels the proposed monument sign complements the building very well. The concrete base would only be four inches high and would be covered by landscaping. The use of steel goes along with the construction of the canopy.

Mr. Williamson confirmed the lighting bar would be located on a concrete pedestal.

Nancy Vennard noted that the proposed construction materials are more durable than wood and agrees with Mr. Kronblad that they complement the building well. The panel colors match those found on the canopy.

Nancy Wallerstein asked what the expected lifespan was of the Prodema material. Mr. Moreland responded it has a 15 year color warranty.

Larry Levy moved the Planning Commission approve the proposed monument sign for 2400 West 75th Street subject to the following conditions:

1. Submit a landscape plan for review and approval of Staff.
2. Reduce the sign face to 20 square feet.

The motion was seconded by Randy Kronblad and passed unanimously.

PC2015-103 Request for Site Plan Approval for Building Height Elevation 4236 West 73rd Terrace

Jim Lambie, with Lambie Custom Homes, 8712 West 151st Street, stated the home at 4236 West 73rd Terrace will be removed and a new home constructed. The applicant is requesting a first floor elevation change of one foot. The original house was built in 1949 on a slab foundation. The proposed home will have a full basement. The site drains from the northeast to the southwest and the applicant requests the one-foot increase in the first floor elevation in order to provide better stormwater drainage at the rear of the house.

The existing first floor elevation is 937.5 feet. The first floor elevation of the dwelling to the east is 940.0 feet and the first floor elevation of the dwelling to the west is 936.0 feet. The proposed elevation for the new dwelling is 938.5 feet, an increase of one foot. The proposed dwelling will be 1.5 feet lower than the dwelling to the east and 2.5 feet higher than the dwelling to the west. Because the lot slopes from the rear to the front, the elevation increase will be noticeable from the street. This can be mitigated by foundation landscaping.

Ron Williamson explained when the Planning Commission reviewed issues of infill development in 2001, one of the concerns was the first floor elevation of the new dwelling in tear down rebuild situations. The concern was that significant increases in the height of the first floor elevation could change the character of development on a street which might not be compatible for the neighborhood.

As a result the zoning ordinance was amended as follows:

19.44.30 Building Elevations.

- A. New residential structures or additions set at the same first floor elevation or lower than the original structure shall be exempt from review by the Planning Commission.
- B. New residential structures or additions may raise the first floor elevations six inches for every additional five feet over the minimum side yard setback that the building

sits back from both side property lines. The maximum elevation can be raised is three feet without requiring review and approval for the Planning Commission.

- C. New residential structures or additions not meeting paragraphs A or B above shall be submitted to the Planning Commission for review and approval. (Ord. 2019, Sec. III, 2001)

Under the procedure for Building Line Modifications, the applicant is required to send notices to all owners within 200' and meet with neighborhood residents prior to the Planning Commission meeting. The applicant met with the neighboring homeowners on February 17th there were no significant concerns on the one-foot increase and only two neighbors attended.

Chairman Bob Lindeblad led the Commission in the following review of the criteria for an elevation change:

- 1. That there are special circumstances or conditions affecting the property;**

The primary concern of the applicant is to provide better site drainage to protect the new house that will be built.

- 2. The elevation change is necessary for reasonable and acceptable development of the property in question;**

The applicant has submitted a drainage plan which shows the top of the foundation wall at elevation 937.5 feet which is only 0.5 feet above the ground at the rear of the house. This appears to be the minimum for proper drainage of the site. The floor section is 12" which requires the elevation of 938.5 feet for the first floor.

- 3. That the granting of the elevation change will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;**

As previously mentioned, the first floor elevation will be 1.5 feet lower than the house to the east and 2.5 feet higher than the house to the west. The house to the west is on a corner lot and faces Village Drive. There will be approximately 28 feet between the houses, so there should be no detrimental effects. Because of the slope of the lot, the front of the house will be higher from the ground and a foundation planting should be required.

Chairman Bob Lindeblad noted this is not a public hearing but that he would accept comments or questions from the public.

Ronald Jump, neighboring property owner at 4232 West 73rd Terrace, pointed out that the property is in very poor condition and asked that the applicant be a good neighbor.

Randy Kronblad moved the Planning Commission find favorably on the three factors and approve the requested building elevation increase from 937.5 feet to 938.5 feet for the house at 4236 West 73rd Terrace subject to the applicant providing a foundation landscape plan for Staff review and approval, and that the landscape be installed prior to occupancy of the house. The motion was seconded by Jim Breneman and passed unanimously.

OTHER BUSINESS

Discuss interpretation of Chapter 19.44 - Height and Area Exceptions, Section 19.44.020C

Ron Williamson noted the question was raised to staff as to whether the area under an unenclosed porch can be excavated and included as a part of the basement of a dwelling. The Zoning Ordinance does not address this point. However, the definition of "Yard" defines a yard as open space from the ground upward as follows:

19.02.515Yard.

"Yard" means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the building or structure shall be used. Where lots abut a street that is designated a traffic artery on the thoroughfare plan, all yards abutting said street shall be measured from a line one-half the proposed right-of-way width from the centerline, or from the lot line, whichever provides the greater setback. On other lots, all yards abutting a street shall be measured from a line twenty-five feet from the centerline, or from the lot line, whichever provides the greater setback. Minimum front, side and rear yards are established within each zoning district.

Section 19.44.020.C.4. reads as follows:

Unenclosed porches, porte cochères, marquees and canopies may project into required front and rear yards not to exceed twelve (12) feet, and on corner lots may project into required side yards on the side streets not to exceed ten (10 feet).

A basement under an unenclosed porch does not project into the open space above grade and therefore does not conflict with the intent of the zoning regulations. Also, a basement wall under a porch would provide a better foundation for the porch and would eliminate the ground settling that seems to occur with porches that are on slab or cantilevered. It is the opinion of Staff that the following interpretation should be adopted:

A basement may be excavated under an unenclosed porch and used as habitable space for a dwelling. An unenclosed porch is defined as having a concrete floor and a roof, but is not enclosed with screens or walls except for the side or sides that are shared with the dwelling.

Larry Levy noted that has been a common practice and many areas and agrees with the staff interpretation.

Randy Kronblad moved the Planning Commission concur with the proposed interpretation by staff as presented. The motion was seconded by Larry Levy and passed unanimously.

Next Meeting

The April meeting filing deadline is March 6th. At this time staff know the continued building line modification will be on the agenda, the renewal of the Special Use Permit for the monopole at the Fire Station on 63rd Street and a temporary use permit for Children's Mercy for a day camp at 4801 West 79th Street during the summer as was approved last year.

It was noted that this is the final meeting for Assistant City Administrator Kate Gunja as she is leaving the City to become the Assistant City Manager for Overland Park. The Commission members congratulated and thanked Kate for her guidance and direction during the past year and wished her well in her new position.

ADJOURNMENT

With no further business to come before the Commission, Chairman Bob Lindeblad adjourned the meeting at 8:10 p.m.

Bob Lindeblad
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: April 7, 2015, Planning Commission Meeting

Project # 000009686

Application: PC 2015-04

Request: Renewal of Special Use Permit for a Monopole and Equipment Compound

Property Address: 3921 W. 63rd Street, Consolidated Fire District #2

Applicant: SSC Inc. on behalf of CFD#2 and Sprint

Current Zoning and Land Use: R-1A Single-Family District - existing use is a fire station

Surrounding Zoning and Land Use: **North:** R-1B Single-Family District - Church and Single Family
East: R-1A Single-Family District - Middle School
South: R-1A Single-Family District - Middle School
West: R-1A Single-Family District - Middle School

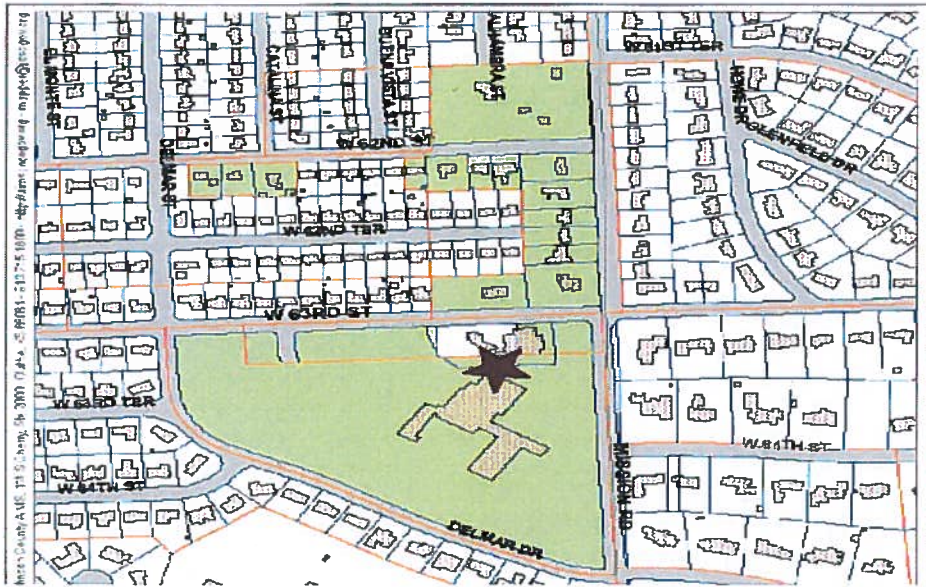
Legal Description: Indian Fields, Lot 3, BLK A

Property Area: 1.25 acres

Related Case Files: PC 2011-109 Site Plan Approval for T-Mobile
PC 2010-115 Site Plan Approval for AT&T
PC 2010-03 SUP for a Wireless Communications Facility
PC 97-110 Site Plan Approval for Fire Station

Attachments: Application, Proposed Plans, Current Photos

General Location Map



Aerial Map



COMMENTS:

This is a request to renew the Special Use Permit for the monopole and equipment compound located at Consolidated Fire District #2 Station at Mission Road and 63rd Street. The original application was made by Verizon Wireless who constructed the monopole and equipment compound. Upon completion of the construction, the facility was deeded to Consolidated Fire District #2 who is now the owner.

At its regular meeting on May 4, 2010 the Planning Commission found the findings of fact to be favorable and recommended approval of the monopole and equipment compound subject to 21 conditions and subsequently approved the Site Plan. The Governing Body approved the recommendation of the Planning Commission on June 7, 2010. The 21 conditions were as follows:

1. The initial approval of the Special Use Permit shall be for a maximum of five years. At the end of the five year period, the permittee shall resubmit the application and shall demonstrate to the satisfaction of the Planning Commission and the City Council that a good faith effort has been made to cooperate with other providers to establish co-location at the tower site, that a need still exists for the tower, and that all the conditions of approval have been met. The Special Use Permit may then be extended for an additional ten years by the City Council and the permittee shall resubmit after each ten year reapproval. The process for considering a resubmittal shall be the same as for the initial application.
2. Any tower, antenna or other facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such tower, antenna or facility shall remove the same within 90 days after receiving notice from the City. If the tower, antenna or facility is not removed within that 90 days period, the governing body may order the tower, antenna or facility removed and may authorize the removal of the same at the permittee's expense. Prior to the issuance of the Special Use Permit, the applicant shall submit a bond to the City in an amount adequate to cover the cost of tower removal and the restoration of the site or otherwise guarantee its removal. This bond will be secured for the term of the Special Use Permit plus one additional year. In the event the bond is insufficient and the permittee otherwise fails to cover the expenses of any such removal, the site owner shall be responsible for such expense.
3. The applicant shall have a structural inspection of the tower performed by a licensed professional engineer licensed in the State of Kansas prior to every renewal and submit it as a part of the renewal application.
4. The wireless communication facility, monopole and antennas shall be structurally maintained to a suitable degree of safety and appearance (as determined by the City and any applicable law, statute, ordinance, regulation or standard) and if it is found not to be in compliance with the terms of the Special Use Permit will become null and void within 90 days of notification of noncompliance unless the noncompliance is corrected. If the Special Use Permit becomes null and void, the applicant will remove the facility tower antenna and all appurtenances and restore the site to its original condition.
5. The permittee shall keep the property well maintained including maintenance and replacement of landscape materials; free of leaves, trash and other debris; and either regularly cleaning up bird droppings or installing anti-perch devices that prevent birds from perching on the installation.
6. In the future should the levels of radio frequency radiation emitted be determined to be a threat to human health or safety, the wireless communication facility, tower or antenna shall be rectified or removed as provided for herein. This finding must be either mandated by any applicable law, by federal legislative action, or based upon regulatory guidelines established by the FCC.
7. In order to ensure structural integrity, all wireless communication facilities, towers and antennae shall be constructed and maintained in compliance with all applicable local building codes and the applicable standards for such facilities, towers and antennae that are published by the Electronic Industries Alliance.
8. The installation shall meet or exceed all minimum structural and operational standards and regulations as established by the FCC, FAA, EPA and other applicable federal regulatory agencies. If such standards and regulations are changed, then all facilities, towers, and antennae shall be brought into compliance within six (6) months of the effective date of the new standards

- and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency.
9. It shall be the responsibility of any permit holder to promptly resolve any electromagnetic interference problems in accordance with any applicable law or FCC regulation.
 10. A copy of the lease between the applicant and the landowner containing the following provisions:
 1. The landowner and the applicant shall have the ability to enter into leases with other carriers for co-location.
 2. The landowner shall be responsible for the removal of the communications tower facility in the event that the leaseholder fails to remove it upon abandonment.
 11. Information to establish the applicant has obtained all other government approvals and permits to construct and operate communications facilities, including but not limited to approvals by the Kansas Corporation Commission.
 12. The Special Use Permit is for Verizon and two additional carriers. Additional carriers may locate on the tower subject to approval of a Site Plan by the Planning Commission in accordance with Chapter 19.32 Site Plan Approval and an amended Special Use Permit will not be required.
 13. The monopole shall be approved for a maximum height of 150' and shall have a hot dipped galvanized finish. All antennas and cables shall be installed internally in the monopole and the design and installation shall meet the standards set out in Section 19.33.035.C. Tower/Antenna Design.
 14. There shall be no security lighting installed around the base of the tower.
 15. The approved Site Plan, dated April 30, 2010 shall be incorporated as the Site Plan for approval of this application. If any changes are made to the Site Plan as a result of the approval, the plan shall be revised and submitted to the City prior to obtaining a permit.
 16. The applicant may change out equipment boxes, cable and antennas provided that the replacements are generally consistent with the approved plan. If change-outs are significantly different, as determined by the Building Official or his/her designee, a revised Site Plan shall be submitted to the Planning Commission for its review and approval.
 17. The applicant shall not prevent other carriers from locating on the tower.
 18. In the event that a carrier transfers its facilities to another carrier or changes its name due to merger acquisition, etc., it will notify the City within 30 days of such change and will provide a description of the service provided by that carrier. If modifications are required as a result of this change they will be approved by Staff unless in the opinion of Staff they are significant changes, then they will be submitted to the Planning Commission for Site Plan Approval.
 19. A setback waiver is hereby granted for the tower from the north, east and south property lines to reduce the required setback from 150' to the actual distance between the existing tower and the property lines which is approximately 130' from the north, 94' from the east and 35' from the south.
 20. The applicant shall revise the landscape plan and submit it to City Staff for review and approval.
 21. A generator shall be shared by all carriers and shall be owned, operated and maintained by the same entity that owns the tower. The generator will be connected to a natural gas line. Staff will need to review the specifications for the proposed standby generator before it is installed to be sure that the noise created by it is minimized. The maximum noise level should not exceed 68-db and as much noise reduction as possible should be incorporated into the unit. Testing of the generator shall occur between the hours of 8 am and 5:00 pm.

The five-year renewal period as set out in Condition #1 will expire June 7, 2015 and the applicant is requesting a ten-year renewal. When the monopole was approved, it had six canisters for antennas at elevations 145 feet, 135 feet, 125 feet, 115 feet, 105 feet and 95 feet. Verizon took the top two. AT&T took elevations 125 feet, 115 feet and 95 feet; and T-Mobile took elevation 105 feet, but did not install its antennas. Condition #12 approved the tower for Verizon and two additional carriers. Sprint is requesting co-location on the tower and would be the fourth carrier and this condition would need to be modified to

accommodate them. It should be pointed out that in Sprint's technical analysis the 105-foot elevation is not useable because the pole is at capacity and Sprint's antennas and equipment cannot physically fit within the tower. Therefore, Sprint is requesting approval to install its antennas and RRUs on the outside of the monopole for a maximum period of three years while it finds a permanent solution to serve the area. The equipment proposed by Sprint will be located within the existing equipment compound.

The applicant has prepared a structural analysis of the monopole as required in Condition #3. The report indicates minimal overstressing based upon the existing and proposed loadings, but states that the overstressing is within acceptable industry standards. The overstressing is in the base plate and anchor bolts, but not the monopole itself. The applicant is performing a structural inspection of the tower which will be completed prior to the meeting of the Governing Body.

Since this wireless facility was approved in 2010, there have been several changes. Locally, case law has determined that Special Use Permits should be treated the same as rezoning and therefore the Golden Factors must be considered. Also, there is a protest petition process for Special Use Permits. At the Federal level, FCC has adopted new rules to process applications faster and more efficiently. However, these rules will not actually be effective until April 8, 2015 and some sections will not be effective until a later date.

The proposed FCC rules do not apply to an existing wireless facility that will result in substantial change to the facility. Substantial change is defined in the proposed rules and it is the opinion of Staff that it would fall under Section v. which reads as follows:

- v. It would defeat the concealment elements of the eligible support structure;

The existing monopole has all the antennas concealed within the pole and the applicant proposes antennas outside the pole, but enclosed within a shroud.

In terms of timing, the new rules require an application which is not a substantial change to be acted on within 60 days of the filing date or it is automatically approved. The applicant and the City can agree to a longer time period.

The existing monopole and equipment compound are located on the south side of the fire station. The monopole is located approximately 35 feet from the south property line, 130 feet from the north property line and 94 feet from the east property line. The ordinance requires monopoles to setback a minimum distance from all property lines equal to the height of the monopole which in this case is 150 feet. The applicant requested a reduction of the setback requirement on the north, east and south sides which was recommended by the Planning Commission and approved by the Governing Body.

APPLICATION INFORMATION:

The original application was approved based on the City's new ordinance for Wireless Communication Facilities. The following is a summary of the information submitted for the original application. The required application information as set out in the new ordinance is shown in bold type.

- A. A study comparing potential sites within an approximate one mile radius of the proposed application area. The study shall include the location and capacity of existing towers, alternative tower sites, a discussion of the ability or inability of each site to host the proposed communications facility and reasons why certain of these sites were excluded from consideration. The study must show what other sites are available and why the proposed location was selected over the others. It must also establish the need for the proposed facility and include a map showing the service area of the proposed facility as well as other alternative tower site and antennas.**

If the use of exiting towers, alternative tower structures, and sites are unavailable, a reason or reasons specifying why they are unavailable needs to be set out and may include one or more of the following: refusal by current tower or site owner; topographical limitations; adjacent impediments blocking transmission; site limitations to tower or facility or tower; no space on existing facility or tower; other limiting factors rendering existing facilities or towers unusable. The documentation submitted must use technological and written evidence, that these sites are inadequate to fulfill the grid needs of the wireless service provider, or that a reasonable co-location lease agreement could not be reached with the owners of said alternative sites.

The applicant shall submit an overall plan that shows the coverage gaps in service or lack of network capacity throughout the entire City and provide an indication of future needed/proposed wireless communication facilities, towers, and/or antenna.

The applicant shall demonstrate how the proposed communication facility, will impact its overall network within the City of Prairie Village and adjacent cities on both sides of the state line.

The study shall demonstrate how the proposed communication facility, will impact its overall network within the City of Prairie Village and adjacent cities on both sides of the state line.

The study shall also provide documentation establishing the minimum height necessary to provide the applicant's services and the height required to provide for co-location. The study shall include coverage maps for the proposed monopole at the requested height and at ten feet descending intervals to 50 feet.

The Planning Commission or Governing Body at its discretion may require a third party analysis, at the applicant's expense, to confirm the need for the facility.

The applicant shall be responsible to provide timely updates of the above described study and information during the Special Use Permit process.

Verizon Wireless owns three licenses: CDMA voice networks; PS data and LTE high speed data. They intend to use the top two centerlines on the monopole for the voice and data networks. The antennas for the data network will be modified to accommodate the high speed data network when it is deployed.

Verizon and other carriers have documented that this is an area where service is poor and in some instances non-existent. Coverage is evaluated in three categories: in-building shown in red on the coverage maps; in-vehicle shown in yellow; and street level shown as green. The demand for in-building coverage has increased significantly as the use and capability of wireless communication has grown. That is further increased by the number of people that now work out of their homes either full or part-time and many households no longer have landlines.

The applicant submitted coverage maps that show the need for the facility and also show areas that are under served. The coverage maps with PCS in the title are for data network and the untitled coverage maps are for the voice network. The "Existing coverage without the proposed site" map shows the need for improved service in the area particularly the need for in-building coverage. The map also shows other Verizon installations in the area. Other installations are approximately two miles to the east; one mile north and south and one and one half miles east of the proposed site. The applicant has submitted coverage maps for the proposed height at ten feet descending intervals to 50'. The in-building coverage (red) for data appears to provide reasonable coverage down to the 100' level. The in-vehicle coverage also appears to deteriorate at the 100' level. The change in coverage is barely discernable between the 10' intervals but when you compare the prepared 150' to the 110' level the difference in coverage becomes more clear. These coverage maps are only for Verizon and other carriers would likely experience the same decline in coverage at the lower centerline levels. If two additional carriers located on the monopole and each use to centerlines, the lowest set of antennas would be at approximately 95' elevation. Coverage would still be reasonably good at this level.

The applicant has performed a search of existing towers and sites that potentially could be used for wireless carriers. The search by the applicant included the following 15 sites and this is a summary of their comments regarding each location:

1. Highland Middle School (62nd and Roe) (under construction) - This site is too close to existing Verizon Wireless site "Fairway" shown on Aerial 2. A new school is being constructed on this property.
2. Southminster Presbyterian Church (63rd St. & Roe Ave.) - This site is too close to existing Verizon Wireless site "Fairway" shown on Aerial 2. This site is well North and West of the SARF. This site is much further West of the SARF than is the Consolidated Fire District site discussed below and the subject of this application. The Southminster Presbyterian site is inferior to the site proposed at the Consolidate Fire District because it abuts single family residential land uses on all sides, whereas the Fire District site is largely surrounded by institutional land uses.

3. Faith Evangelical Church (67th & Roe) -Potential collocation site denied twice by Prairie Village City Council, once on July 21, 2008, and again on May 4, 2009; Verizon Wireless submitted letter of intent to collocate on this tower in association with the application that was denied on May 4, 2009.
 4. McCrum Park water tank - City Council terminated Special Use Permit application by electing not to proceed with a lease with Cingular Wireless (now doing-business as AT&T Mobility) for ground space on January 17, 2006; Water District No 1 of Johnson County has since placed this water tank on list for decommissioning in the next several years. (Staff Comment –The water tower has been removed from this location.)
 5. KCYC Tomahawk - Verizon Wireless/Consolidated Fire District No 2 application for Special Use Permit submitted April 2, 2010. Project explanation accompanies application filed concurrently herewith.
 6. Shawnee Mission School District - Indian Hills Middle School- proposal sent to District representatives on December 16, 2009 - written letter indicating District's unwillingness to entertain further negotiations received February 2010. We understand that, among other matters, the Shawnee Mission School District's future facility planning makes entering in to a long-term lease arrangement unfeasible - please see attached Exhibit 5.
 7. Homestead Country Club - on two occasions, Board of Directors has indicated its unwillingness to entertain lease negotiations proposed by carriers, and in one prior instance, the Club actually withdrew its consent to a land use application while that application was in process. (Staff Comment – This occurred in the fall of 2002 and it appears that there has been no recent communication.)
 8. Prairie Elementary School- Shawnee Mission School District. The District's concerns regarding future District facility planning renders leasing space at this elementary school unfeasible for the same reasons leasing space at Indian Hills Middle School is unfeasible - please see attached Exhibit 5. It is noted Prairie Elementary School is situated on a significantly smaller tract than is Indian Hills Middle School.
 9. Prairie Village Shops - proposal sent to Lane 4 Property Group, management agent for owner, in 2009; written correspondence received September 16, 2009 indicating ownership is not interested in a communication tower anywhere on the Shops - please see attached Exhibit 6.
 10. Saint Ann's Catholic Church -7231 Mission Road - the steeple at this site is too low for Verizon Wireless' coverage needs and the site is too close to an existing Verizon Wireless site location "Prairie Village" at City Hall, 7700 Mission Road.
 11. Indian Hills Country Club - proposal submitted to General Manager Michael Stacks on December 21, 2009 – no reply ever received despite numerous repeated attempts to correspond with club - please see attached Exhibit 7.
 12. Village Presbyterian Church - no feasible option that meets Verizon Wireless' coverage objectives (church's stated maximum is 65' antenna centerline in bell tower structure - this option has been previously rejected by several carriers in light of 70-80 foot trees in area and low topography). A propagation prediction was run by Verizon Wireless and confirms constructing a facility in the bell tower would not alleviate Verizon Wireless' coverage deficiencies. That prediction accompanies the application submitted herewith. No space is available for the construction of a new monopole tower on the Village Presbyterian Church property without significantly impeding traffic flow through the existing parking lot and eliminating multiple spaces from that lot.
 13. Trinity Anglican Church - This parcel is too small to accommodate a wireless communications facility. Base district setbacks cannot be met on this parcel and height waivers would be required to all property lines.
 14. Kansas City Country Club - this parcel is located too far North and East of the SARF. This parcel is deed restricted and would not likely allow for a wireless communication facility.
 15. Crown Castle monopole tower - 5950 Roe Avenue - this site is too close to existing Verizon Wireless site "Fairway" shown on Aerial 2.
-

The applicant also stated that:

“All areas beyond a 4,000 foot radius from the proposed site are too far outside of Verizon Wireless’ intended area for coverage improvement, and are too close to existing Verizon Wireless sites.”

In other words they are saying that sites could be available within one mile of the proposed site but they would not provide the coverage needed and more towers would be needed to provide coverage.

B. Multiple photo simulations of the proposed facility as viewed from the adjacent residential properties and public rights of way as directed by City Staff.

The applicant submitted photo simulations from four directions: north, south, east and west. It appears that the monopole will be somewhat screened by trees when they leaf out from the north and east but the monopole will be clearly visible from the south and west.

C. When possible, all wireless communication towers and alternative tower structures must be designed to accommodate multiple providers (co-location), unless after consideration of the recommendation of the Planning Commission, the City Council finds that the height or other factors required to make such an accommodation will have a more detrimental effect on the community than having multiple sites. Failure of a permit holder to negotiate in good faith to provide fairly priced co-location opportunities, based on industry standards may be grounds for denial or revocation of the Special Use Permit. A signed statement shall be submitted indicating the applicant’s intention to share space on the tower with other providers.

The monopole and equipment compound have been designed to accommodate three carriers. After the facility is constructed it will be titled to the Fire District who will negotiate with other providers. Of course, the main question is whether the monopole needs to be 150’ in height to accommodate three carriers. In looking at the coverage maps and assuming that other carriers would have generally the same requirements as Verizon the lowest centerline could be 85’ which would allow the monopole to be reduced in height from 150’ to 140’. The six centerlines would be 135’, 125’, 115’, 105’, 95’, and 85’. If the separation between centerlines could be reduced from ten feet to seven feet the monopole could be reduced in height even further perhaps another 15’. In evaluating the height, it would be beneficial to have letters of intent from other carriers specifying their centerline height requests.

D. Any application for construction of a new wireless communication facility, tower, antenna or equipment compound must provide a detailed Site Plan of the proposed project. This properly scaled Site Plan will include one page (including ground contours) that portrays the layout of the site, including the proposed facility, the fall radius of any proposed monopole, as well as proposed and existing structures within 200 feet of the tower base and the identification of the specific trees, structures, improvements, facilities and obstructions, if any, that the applicant proposes to temporarily or permanently remove or relocate. Access to and from the site, as well as dimensioned proposed and existing drives, must be included on this plan. Detailed exterior elevations (from all views) of the tower, screening wall, and all proposed buildings must also be submitted. Finally, a landscape plan detailing location, size, number and species of plant materials must be included for review and approval by the Planning Commission.

The applicant submitted a detailed Site Plan for the proposed facility which depicts the monopole location, the Verizon equipment cabinet location, areas for two other equipment boxes and the wall that surrounds the compound. The applicant has not indicated which if any trees will be removed because it has not been decided yet whether the sewer line will need to be relocated. If the sewer line is relocated some of the trees will need to be removed. Because of this indecision, the landscape plan is conceptual at this time and will need to be finalized when all decisions have been made. The applicant has submitted elevations of the screening wall which shall be built out of brick that matches the existing fire station.

E. Description of the transmission medium that will be used by the applicant to offer or to provide services and a statement that applicant will meet all federal, state and city regulations and law, including but not limited to FCC regulations.

The applicant shall provide an engineer’s statement that anticipated levels of electromagnetic radiation to be generated by facilities on the site, including the effective radiated power (ERP) of the antenna, shall be within the guidelines established by the FCC. The cumulative effect of all antennas and related facilities on a site will also comply with the radio frequency radiation

emission guidelines established by the FCC. An antenna radiation pattern shall be included for each antenna.

A statement has been submitted by Verizon's Radio Frequency Engineer that the antenna will be in compliance with electromagnetic radiation guidelines established by FCC.

As a reminder, FCC regulates the environmental effects of radio frequency emission and a city cannot consider this issue in approving or denying an applicant.

F. Preliminary construction schedule including completion dates.

Verizon plans to construct the facility as soon as all approvals have been explained from the city. Construction is anticipated to take 60 days.

G. The applicant shall provide a copy of its FCC license

Copies of Verizon Wireless FCC licenses have been submitted.

H. Copies of letters sent to other wireless communication providers and their response regarding their interest to co-locate.

The applicant submitted letters to other carriers and has received one expression of interest to collocate on the monopole.

I. Any other relevant information requested by City Staff.

None requested.

Most of the applications in Prairie Village have either been the installation of antennae and their associated equipment cabinets on buildings or water towers. There are only two towers and they are located at City Hall and at the Fire Station at 90th and Roe Avenue. Towers are more controversial and create more neighborhood concerns. The Telecommunications Act of 1996 established some limitations when considering a wireless facility and the primary points are as follows:

- A city shall not discriminate among providers.
- A city shall not prohibit or have the effect of prohibiting the installation of wireless services.
- An application must be acted on within a reasonable period of time.
- A decision to deny an applicant for wireless communications must be in writing and supported by substantial evidence.
- The Federal Communications Commission regulates the environmental effects of radio frequency emissions and a city cannot consider this issue in approving or denying an applicant.

The applicant held a public information meeting for the neighborhood for the original application on December 21, 2009. Approximately 10 people attended and several indicated opposition. The neighbors asked a number of questions regarding the application but none specifically addressed the new location and new height.

The applicant held a public information meeting for the neighborhood on March 16, 2015 and no neighbors appeared.

FACTORS FOR CONSIDERATION:

The Planning Commission shall make Findings of Fact to support its recommendation to approve, conditionally approve, or disapprove this renewal of the Special Use Permit. It is not necessary that a finding of fact be made for each factor described herein. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors set out in the Wireless Communications ordinance includes most, but not all of the Golden Factors. The factors to be considered in approving or disapproving a Special Use Permit for a wireless facility shall include, but not be limited to the following:

A. The character of the neighborhood.

The neighborhood is largely residential in character except for the fire station, a church and Indian Hills Middle School that are public uses. These are typical public uses that are found in residential areas.

B. The zoning and uses of property nearby.

The property on the north side of the 63rd Street is Zoned R-1B and is occupied by single-family residential and a church. The area to the south, east and west is zoned R-1A and is occupied by Indian Hills middle School. The area on the southeast corner of Mission Road and 63rd Street is residential and located in the City of Mission Hills. The area on the northeast corner of 63rd Street and Mission Road is residential and located in the City of Fairway.

C. The extent that a change will detrimentally affect neighboring property.

All the adjacent property is owned by Shawnee Mission School District and the monopole and equipment compound should have little if any detrimental effect on the school. The wall of the school building that faces this site has no windows and is 110' from the monopole. The monopole is the tallest structure in the area and is visible from all surrounding sides, however, when the trees leaf out the monopole will be screened to some extent and will be less noticeable. The monopole is located behind the fire station approximately 130' south of 63rd Street and 160' west of Mission Road. The Governing Body approved setback reductions from the north, east and south property lines in 2010.

The neighbors expressed some concerns during construction and when different carriers were installing their antennas, but since that time, there have been no complaints.

D. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners.

The existing cell tower provides better communications to the public particularly in-building reception and provides a predictable flow of revenue to the fire district to offset its costs of operation. Because of its location away from both 63rd Street and Mission Road, it has little if any negative impact on surrounding residential areas.

E. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.

The new Wireless Communication Facilities ordinance requires that equipment compounds meet the minimum setbacks for principal structures in the district in which it is located and that towers setback from all property lines a distance equal to the tower height.

The side yard setback in the R-1A District is five feet and it appears that the compound meets that requirement. The rear setback is 25' and the compound sets back approximately 25' from the rear property line.

The tower or monopole sets back approximately 130' from the north property line, 94' from the east property line, 35' from the south property line and 210' from the west property line. Therefore, it was necessary to grant setback reductions from the north, south and east property lines in order to approve the original Special Use Permit. In approving the reduction or waiver, the Planning Commission and City Council considered the following:

1. That there are special circumstances or conditions affecting the proposed cell tower installation;

Location of a cell tower to serve this neighborhood is difficult because of the limited number available sites and the predominance of single-family development in the area. The 150' high has been proposed in order to accommodate three carriers which could reduce the number of towers need to serve the area.

The applicant has submitted a report from an independent engineer addressing the monopole design and fall zone. It states that the monopoles are designed to ANSI, BOCA and ASCE standards and materials are tested to certify their quality. The report further states that monopole structures do not experience or have ever experienced "free fall" type failure due to wind or seismic induced loads. It further states that the monopole could be design to collapse within a fall

zone radius of $\frac{1}{3}$ to $\frac{1}{2}$ the pole height. It appears that the only building that would be affected if the pole collapsed would be the fire station.

It should be pointed out that this is a large public use area and is the type of location in which the Planning Commission and Governing Body would prefer towers to locate.

2. That the setback waiver is necessary for reasonable development of the cell tower installation or the landowners property;

The Fire District Board determined that this would be the best location for the proposed tower and equipment compound because it would have the least impact on the fire department operation and the aesthetics of their site. There are other locations on the site that could accommodate the facility, but a setback reduction would still be needed. The Fire District property is only 165' deep from 63rd Street so any tower over 85' in height would require approval of a setback reduction.

3. That the granting of the setback waiver will not be detrimental to the public welfare or cause substantial injury to the value of the adjacent property or other property in the vicinity in which the particular property is situated.

The setback reduction would only affect the Indian Hills Middle School and the closest point of the building to the tower is approximately 110'. There are no single-family residences in close proximity. The single-family dwellings are further protected by the 60' wide right-of-way on Mission Road and 63rd Street.

F. The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.

The monopole and equipment compound are located behind the fire station away from single-family development and the facility has not adversely affected the welfare or convenience of the public. On the other hand the facility benefits the community by providing better in-building, in-vehicle and street coverage.

G. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such as the special use will not cause substantial injury to the value of the property in the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will cause substantial injury to the value of property in the immediate neighborhood, consideration shall be given to:

- 1. The location, size, nature and height of buildings, structures, walls, and fences on the site; and**
- 2. The nature and extent of landscaping and screening on the site.**

The facility is located behind the fire station and the wall enclosing the compound is an extension of the building using brick that matches the existing building. The wall is approximately 10' in height and this is because the elevation drops rapidly (approximately 6') from the building to the south property line.

The design of the wall and its materials are compatible with the existing building. The monopole will be the tallest structure in that area at 150'. The monopole is located in a large public use area and the closest residence to the east is approximately 300' and to the north is approximately 285'.

Additional plants have been added to the south side of the equipment compound to provide additional screening.

H. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

Off street parking is not necessary for this particular use other than a parking space available for service people to maintain equipment. The parking provided on the site is adequate for this need.

I. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

Adequate utilities are available and stormwater management was addressed as a part of the original approval.

J. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

The facility will require construction equipment to maintain the tower, install or change out antennas, and install equipment cabinets.

K. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises.

The antennas and equipment do not have any hazardous or toxic materials, obnoxious odors, or intrusive noises that would affect the general public.

L. Architectural design and building materials are compatible with such design and materials used in the neighborhood in which the proposed facility is to be built or located.

The architectural style and materials are typical of those used for utility type electrical poles and towers that are frequently found in urban neighborhoods. This tower is a monopole which has more of the appearance of a flagpole and no antennas are visible from the exterior. The screening wall surrounding the equipment compound at the base of the tower is brick and the brick matches the building on the site. Having the compound attached to the fire station improves the appearance of the site and presents a more compatible and aesthetic design.

M. City Staff recommendations.

It is the opinion of Staff that this location is appropriate for a wireless facility installation and the Special Use Permit should be renewed. It is a large public use site; it is not adjacent to any single-family dwellings and carriers have demonstrated that there is a need in this area to provide better service. Service has been improved in-building, in-vehicle and at the street level. The need for better cell service is being driven by the public demand for service plus the demand for additional services such as data. The provision of wireless service is considered more of a utility more than a luxury and the ideal situation is to integrate the facilities in an area with the least negative impact on the residents. This site seems to accomplish that. There are a number of conditions that need to be attached as a part of the approval or the renewal of the Special Use Permit.

N. The suitability of the property for the uses to which it has been restricted under its existing zoning.

The property is developed primarily for a fire station which is an approved use in a residential district. The wireless communications facility is a compatible use with the fire station and is a suitable use of the property.

O. The length of time of any vacancy of the property.

The property is developed for a fire station and is not vacant.

P. Conformance with the Comprehensive Plan.

Wireless communications are not specifically addressed in Village Vision. However, it falls into two general goal areas; which are maintaining and improving infrastructure and improving communications between the City and its residents.

SPRINT REQUEST

As mentioned earlier, Sprint is requesting a three-year temporary permit to install antennas on the exterior of the tower. The existing canisters on the tower are not technically able to be used because the interior of the tower is at capacity and there is not enough space in the tower to accommodate the Sprint antennas and equipment. The Sprint antennas will be mounted on the exterior of the monopole and will be encased in a shroud. The shroud will be approximately 63" wide and 90" long. The monopole is approximately 29" wide at this point so the shroud will extend approximately 17" beyond the monopole.

The equipment boxes supporting the Sprint installation would be located in the existing equipment compound. Sprint is requesting the temporary use for a period not to exceed three years in order for them to explore other alternatives to providing service to this area. If this request is approved for the three-year period they can install quickly and be providing service to customers within a few months. A permanent solution may require the replacement of this monopole with a larger, not taller one, the addition of a second tower or perhaps an alternative tower structure which may be a "monopine," a man-made tree. The application approval and the actual construction of the proposed facility take a considerable amount of time. Since there are only two carriers on the monopole now, any permanent solution should be for two additional carriers. In order to meet this three-year deadline, an application for a permanent solution will need to be filed soon. It is recommended that if the temporary use is approved a condition be included that the application for the permanent solution be filed within six months of the approval of the Governing Body.

In order to accommodate the Sprint temporary request, Conditions #1 and #13 will need to be revised. #13 currently reads as follows:

13. The monopole shall be approved for a maximum height of 150' and shall have a hot dipped galvanized finish. All antennas and cables shall be installed internally in the monopole and the design and installation shall meet the standards set out in Section 19.33.035.C. Tower/Antenna Design.

It is recommended that it be reworded as follows:

13. The monopole shall be approved for a maximum height of 150' and shall have a hot dipped galvanized finish. All antennas and cables shall be installed internally in the monopole for permanent installations and the design and installations shall meet the standards set out in Section 19.33.035.C. Tower/Antenna Design. One temporary installation shall be permitted that allows shrouded external antennas for a period not to exceed three years from the date of approval by the Governing Body. At the end of the three-year period, or when a permanent solution is implemented, all external antennas and the shroud shall be removed and the monopole shall be restored to its original condition. Within six months after the approval of this application by the Governing Body, the applicant must submit an application for a permanent solution.

Since a long-term solution is needed for this location, it is recommended that the Special Use Permit renewal be approved for three years rather than ten as the ordinance allows.

RECOMMENDATIONS:

After a review of the proposed application and making its findings in relation to the Factors for Consideration previously outlined, the Planning Commission may either recommend approval of the Special Use Permit Renewal with or without conditions, recommend denial, or continue it to another meeting. In granting this Special Use Permit, however, the Planning Commission may impose such conditions, safeguards, and restrictions upon the premises benefited by approval of the Special Use Permit as may be necessary to reduce or minimize any potentially injurious effect on other property in the neighborhood. If the Planning Commission recommends approval to the Governing Body, it is recommended that the following conditions be included:

1. The approval of the Special Use Permit renewal shall be for a maximum of three years. Within six months after the approval by the Governing Body, the applicant shall make application for the approval of the permanent solution shall and shall demonstrate to the satisfaction of the Planning Commission and the Governing Body that a good faith effort has been made to cooperate with other providers to establish co-location at the tower site, that a permanent solution for all providers is determined, that a need still exists for the tower, and that all the conditions of approval have been met. The Special Use Permit may then be extended for an additional ten years by the Governing Body and the applicant shall resubmit after each ten year reapproval. The process for considering a resubmittal of the Special Use Permit shall be the same as for the initial application.
2. Any tower, antenna or other facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such tower, antenna or facility shall remove the same within 90 days after receiving notice from the City. If the tower, antenna or facility is not removed within that 90 days period, the governing body may order the tower, antenna or

facility removed and may authorize the removal of the same at the permittee's expense. Prior to the issuance of the Special Use Permit, the applicant shall submit a bond to the City in an amount adequate to cover the cost of tower removal and the restoration of the site or otherwise guarantee its removal. This bond will be secured for the term of the Special Use Permit plus one additional year. In the event the bond is insufficient and the permittee otherwise fails to cover the expenses of any such removal, the site owner shall be responsible for such expense.

3. The applicant shall have a structural inspection of the tower performed by a licensed professional engineer licensed in the State of Kansas prior to every renewal and submit it as a part of the renewal application and the report shall be submitted to Staff prior to the meeting of the Governing Body.
4. The wireless communication facility, monopole and antennas shall be structurally maintained to a suitable degree of safety and appearance (as determined by the City and any applicable law, statute, ordinance, regulation or standard) and if it is found not to be in compliance with the terms of the Special Use Permit will become null and void within 90 days of notification of noncompliance unless the noncompliance is corrected. If the Special Use Permit becomes null and void, the applicant will remove the facility tower antenna and all appurtenances and restore the site to its original condition.
5. The permittee shall keep the property well maintained including maintenance and replacement of landscape materials; free of leaves, trash and other debris; and either regularly cleaning up bird droppings or installing anti-perch devices that prevent birds from perching on the installation.
6. In the future should the levels of radio frequency radiation emitted be determined to be a threat to human health or safety, the wireless communication facility, tower or antenna shall be rectified or removed as provided for herein. This finding must be either mandated by any applicable law, by federal legislative action, or based upon regulatory guidelines established by the FCC.
7. In order to ensure structural integrity, all wireless communication facilities, towers and antennae shall be constructed and maintained in compliance with all applicable local building codes and the applicable standards for such facilities, towers and antennae that are published by the Electronic Industries Alliance.
8. The installation shall meet or exceed all minimum structural and operational standards and regulations as established by the FCC, FAA, EPA and other applicable federal regulatory agencies. If such standards and regulations are changed, then all facilities, towers, and antennae shall be brought into compliance within six (6) months of the effective date of the new standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency.
9. It shall be the responsibility of any permit holder to promptly resolve any electromagnetic interference problems in accordance with any applicable law or FCC regulation.
10. CFD#2 shall have the ability to enter into leases with other carriers for co-location and CFD#2 shall be responsible for the removal of the communications tower facility in the event that the leaseholder fails to remove it upon abandonment.
11. Information to establish the applicant has obtained all other government approvals and permits to construct and operate communications facilities, including but not limited to approvals by the Kansas Corporation Commission.
12. The Special Use Permit renewal is for three additional carriers. Additional carriers may locate on the tower subject to approval of a Site Plan by the Planning Commission in accordance with Chapter 19.32 Site Plan Approval and an amended Special Use Permit will not be required.
13. The monopole shall be approved for a maximum height of 150' and shall have a hot dipped galvanized finish. All antennas and cables shall be installed internally in the monopole for permanent installations and the design and installations shall meet the standards set out in Section 19.33.035.C. Tower/Antenna Design. One temporary installation shall be permitted that allows external antennas for a period not to exceed three years from the date of approval by the Governing Body. At the end of the three-year period all external antennas, equipment and the shroud shall be removed and the monopole shall be restored to its original condition. Within twelve

months after the approval of this application, the applicant must submit an application for a permanent solution.

14. There shall be no security lighting installed around the base of the tower.
15. The approved Site Plan, dated March 6, 2015 shall be incorporated as the Site Plan for approval of this application. If any changes are made to the Site Plan as a result of the approval, the plan shall be revised and submitted to the City prior to obtaining a permit.
16. The applicant may change out equipment boxes, cable and antennas provided that the replacements are generally consistent with the approved plan. If change-outs are significantly different, as determined by the Building Official or his/her designee, a revised Site Plan shall be submitted to the Planning Commission for its review and approval.
17. The applicant shall not prevent other carriers from locating on the tower.
18. In the event that a carrier transfers its facilities to another carrier or changes its name due to merger acquisition, etc., it will notify the City within 30 days of such change and will provide a description of the service provided by that carrier. If modifications are required as a result of this change they will be approved by Staff unless in the opinion of Staff they are significant changes, then they will be submitted to the Planning Commission for Site Plan Approval.
19. A setback waiver is hereby granted for the tower from the north, east and south property lines to reduce the required setback from 150' to the actual distance between the existing tower and the property lines which is approximately 130' from the north, 94' from the east and 35' from the south.
20. The applicant shall maintain the landscape and replace plants that die.
21. Only one standby generator shall be approved for this complex. The generator shall be shared by all carriers and shall be owned, operated and maintained by the same entity that owns the tower. The generator will be connected to a natural gas line. Staff will need to review the specifications for the proposed standby generator before it is installed to be sure that the noise created by it is minimized. The maximum noise level should not exceed 68-db and as much noise reduction as possible should be incorporated into the unit.

SITE PLAN APPROVAL

Since this is the request for approval of the renewal of a Special Use Permit with a modification for a wireless communication facility, Site Plan Approval is required in accordance with Chapter 19.32 Site Plan Approval if the Planning Commission recommends approval of the Special Use Permit.

As previously described in the Special Use Permit application, this is a major wireless communications facility installation. The existing monopole is 150' in height and the equipment compound is approximately 67' by 17' 6".

The Planning Commission shall give consideration to the following criteria in approving or disapproving a Site Plan:

A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.

There is adequate area on the site to accommodate the monopole and equipment compound. The monopole location does not meet the setback requirements, but a setback reduction was approved as a part of the original Special Use Permit. The proposed facility is served by the existing parking and drives.

B. Utilities are available with adequate capacity to serve the proposed development.

Basic utilities are available to serve this location.

C. The plan provides for adequate management of stormwater runoff.

The installation has created more impervious area. The applicant submitted a stormwater management plan to Public Works which was approved.

D. The plan provides for safe and easy ingress, egress and internal traffic circulation.

The proposed site utilizes the existing fire station driveway and parking lot for circulation which will adequately serve the use.

E. The plan is consistent with good land planning and good site engineering design principles.

This is a major installation and the location has been designed so that it blends as well as possible with the existing fire station.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed installation and the surrounding neighborhood.

The monopole is 150' in height which is taller than any other structure in the area. It is a slim line design and all antennas and wiring are within the monopole. The applicant is requesting that one carrier be permitted to place antennas on the exterior of the monopole. The applicant has agreed to provide a shroud around the antennas so the appearance will at least have the antennas internal. The appearance of the pole will not be the slim line as it is today, but at least the antennas will be enclosed.

A brick screening wall was constructed using the same materials that match the existing fire station around the perimeter of the equipment compound and it will be maintained.

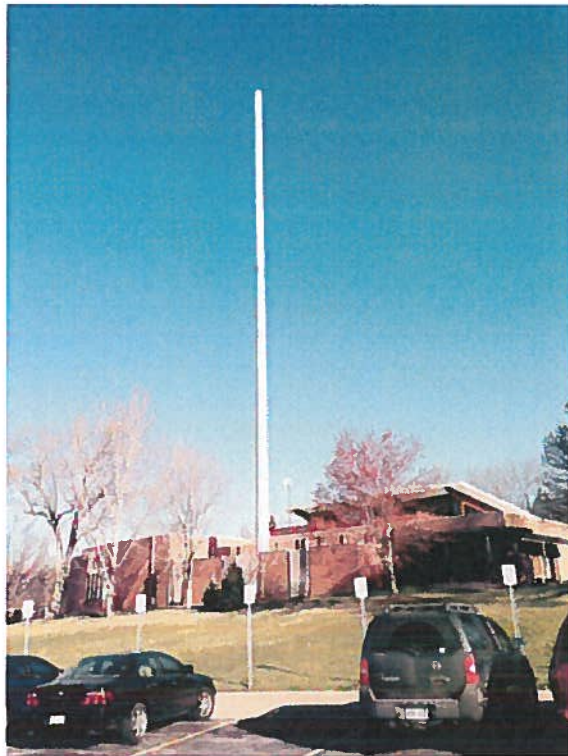
G. The plan represents an overall development pattern that is consistent with the comprehensive plan (Village Vision) and other adopted planning polices

Wireless communications are not specifically addressed in Village Vision. Perhaps it falls into two goal areas which are maintaining and improving infrastructure and improving communications between the City and its residents.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve this Site Plan for the cell tower installation including the Sprint antenna installation subject to the following conditions:

1. That the applicant submit a revised Site Plan including all changes and revisions upon approval.
2. That the antennas be shrouded in a material that matches the monopole and shall be installed as shown on the plans dated 3/25/15.
3. That the cable be within the monopole.



Existing Cell Tower



Existing Shrouded Antenna at 151st St. & Switzer



View from Delmar Drive



March 6, 2015

VIA HAND DELIVERY

Ron Williamson, AICP, Planning Consultant
Joyce Hagen Mundy, City Clerk
City of Prairie Village
7700 Mission Road
Prairie Village, Kansas 66208
(913)381-6464

Re: Renewal of a special use permit for the existing 150' stealth wireless communication facility and authorization to add additional antennas / equipment at 3921 W. 63rd Street, Prairie Village, Kansas

Dear Mr. Williamson and Ms. Hagen Mundy:

Attached is an application for a special use permit renewal of the existing 150' stealth monopole located on the south side of Consolidated Fire District No. 2 of Johnson County ("District") Headquarters at 3921 W.63rd Street, as further described in **Section II** below. The District owns the stealth tower and the real property upon which the tower and equipment compound are situated, and is the primary applicant for this renewal. Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Verizon Wireless") and AT&T are the two carriers presently co-located on the tower.

In addition to the renewal, the District is requesting permission to allow a third carrier, Sprint Spectrum Realty, LP ("Sprint"), to collocate new antennas and associated equipment at approximately the eighty-five foot (85') level, together with new ground equipment, all as addressed in **Section III** below. We have been directed by you to consolidate the two requests for purposes of simplifying land use processes, as the special use permit that was issued for the tower in 2010 is set to expire later in 2015. As such, Verizon Wireless and Sprint are joining the District as co-applicants to this application. Please find attached hereto the following documents:

1. Completed City of Prairie Village, Kansas special use permit application form.
2. Ten (10) sets of plans showing the stealth tower, related facilities and compound, including Verizon Wireless's and AT&T's existing facilities and Sprint's proposed new facilities on the property (3-year SUP request).
3. An application fee in the amount of \$600.00 (\$100.00 application fee plus \$500.00 cost advance for City professional services).

4. A list of surrounding property owners within 200' of the parent parcel
5. An aerial view of the parent parcel
6. One photo of the stealth tower and compound showing current conditions
7. Three (3) photo simulations showing Sprint's proposed collocation at the approximate eighty-five foot centerline on the stealth tower below the existing canisters (Sprint proposed KC74XC987)
8. A Sprint Radio Frequency ("RF") engineer's propagation study depicting existing and proposed wireless coverage for Sprint site KC74XC987
9. A Sprint Radio Frequency Engineer's Statement of compliance with Effective Radio Power ("ERP") for Sprint site KC74XC987
10. A copy of Sprint's FCC licenses to operate wireless networks in this region
11. A Sprint Radio Frequency Engineer's affidavit stating compliance with federal guidelines
12. Cut sheets of the antennas proposed for use at the facility by Sprint
13. A study of adjoining sites that were considered by Sprint and its agents in implementing site KC74XC987
14. A letter from Michael L. Owens, PE, certifying the existing structure cannot physically accommodate Sprint's tower-mounted equipment within the available canister.
15. A structural analysis certifying the existing tower can accommodate the proposed loading on the tower that Sprint is requesting

I. APPLICANTS

Applicant / Owner	Consolidated Fire District No.2
Co-Applicant / Existing Wireless Provider	Verizon Wireless(VAW) LLC d/b/a Verizon Wireless
Co-Applicant / Proposed Wireless Provider	Sprint Spectrum Realty, LP

II. SPECIAL USE PERMIT RENEWAL

As had been anticipated at the time the stealth tower was approved, an additional tenant (AT&T) quickly occupied the remaining additional space on the tower, and the tower is now effectively at capacity.

The tower and compound were completed precisely as depicted on the site plan that was used in Application PC2010-003. The brick masonry compound is seamlessly integrated into the architecture of the District headquarters. The District is a public entity, and rent derived from the tower project supports the operations of the District and, indirectly, reduces the tax burden of property owners within the District's boundaries.

No known code violations exist on the tower. No written complaints have been registered with the City by adjoining property owners regarding the tower. The project has by all accounts been a successful public-private partnership.

Verizon Wireless is a co-applicant for this renewal as it initially made the application for the tower in 2010, prior to the transfer of the tower to the District by bill of sale. Verizon Wireless's technical demonstration of lack of service in the area and the improvement in service after implementation of the tower substantiated the initial need for the tower and the City's regulatory requirements that a need be demonstrated. For purposes of satisfying the City's requirements for the approval of this requested renewal, Verizon Wireless re-incorporates all of the technical information supporting its request for the tower that it submitted to the City with Application PC2010-003 by reference.

Applicant hereby requests an extension of the special use permit for a ten (10) year period of time.

III. SPRINT'S NEW COLLOCATION REQUEST

The accompanying attachments and this letter describe a proposed wireless communication facility by Sprint as an interim coverage solution (no more than three (3) years) while Sprint arrives at a permanent design solution for the region. The proposal entails flush-mounting three (3) antennas and twelve (12) remote radio units at approximately 79' on the existing 150' carrier stealth tower on the south side of the District headquarters, as shown in the attached site plans. To be specific, Sprint is asking that a condition be added to the special use permit allowing for the flush mounting of the antennas as shown in the attached plan for a period not to exceed three (3) years.

The District headquarters is located in a densely populated, high traffic area at the southwest corner of 63rd Street and Mission Road. The facility offers Sprint the opportunity to provide new and enhanced wireless service to northern Prairie Village,

a region which is underserved. Sprint's interim solution will meet the objectives of the City of Prairie Village Zoning Regulations, Section 19.33, which encourages the use of existing structures or towers.

The area in which the project is proposed is generally buffered by Indian Hills Middle School to the south, west and east. A masonry enclosure screens the existing and proposed equipment on the south side of the District headquarters, with landscaping on the exterior of the enclosure to soften its appearance. The existing enclosure will not be changed or modified with this application.

A. SPRINT'S TECHNICAL NEED FOR SITE

This location was chosen after a Search Area Request Form (SARF) was developed and issued by Sprint's Radio Frequency Engineering team. The SARF indicates a geographic area in which potential sites may be located to provide the maximum amount of coverage where service is poor or non-existent.

Typical considerations in locating communication facilities are the ground elevation and clearance above ground clutter, such as buildings and trees, and the proximity of adjacent network sites. The facility must be located in the correct geographical area to provide continuous coverage to areas having poor levels of service.

Typically, Site Acquisition Specialists target potential collocation sites within the SARF area first, in order to minimize the cost of new construction of wireless facilities and in order to meet the spirit and intent of local regulations that encourage collocation in order to minimize the number of towers in a jurisdiction.

The above factors were considered in selecting the site that is the subject of this request by Sprint to amend the Special Use Permit application. RF engineering propagation maps accompany this application, and demonstrate the locations of existing Sprint facilities in the area. The propagation prediction maps document the current coverage gap Sprint's network suffers in northern Prairie Village. The prediction maps show proposed coverage after implementation of site KC74XC987.

A comprehensive site study accompanies this application, and explains in detail the sites SSC considered and submitted to Sprint for review and approval. Sprint and its contractors have been analyzing design and coverage solutions in this area for nearly two years without resolution.

B. SITE CONFIGURATION

This site was built at one hundred fifty feet (150') and six (6) canisters, with Verizon Wireless occupying the top two canisters. Verizon Wireless's antennas are located at centerline positions of approximately one hundred forty-five feet (145') and one

hundred thirty-five feet (135') with a total of six (6) antennas and twelve (12) lines of 1 5/8" coaxial cable. Another carrier, AT&T, occupies three other canisters located on this tower. AT&T's antennas are located at centerline heights of approximately one hundred twenty-five feet (125'), one hundred fifteen feet (115') and ninety-five feet (95'). Verizon Wireless's and AT&T's antennas are located on the inside of the canisters and are not visible to the public.

One canister on the pole does not contain antennas, at the one hundred five foot (105') centerline. However, the amount of coaxial cable in the pole is at capacity, and Sprint's equipment configuration requires room for both antennas and RRUs that will not physically fit inside the single open canister (Sprint had considered requesting expansion of that single canister but there is still insufficient space for its equipment). Sprint therefore cannot use the tower as constructed. A signed and sealed letter by Michael L. Owens, PE, documenting the condition of physical space on the interior of the tower accompanies this letter.

Sprint intends to utilize panel antennas at the site to implement coverage for its wireless network. Sprint will occupy the approximate seventy-nine foot (79') centerline on the structural steel portion of the pole, just below the existing canisters. Antenna cut sheets accompany this application. The location of Sprint's antennas on the pole is depicted on sheet A-2 of the attached plans.

Sprint's proposed ground equipment will be located within the brick masonry enclosure on the south side of the District headquarters as depicted on sheet A-1. The related ground equipment will not be visible from adjacent properties. The perimeter of the compound is landscaped to break up the wall.

C. COLLOCATION LEASE ARRANGEMENT

Sprint is entering into a three (3) year lease with the District to collocate on the pole and place ground equipment in the existing compound. This lease agreement will run concurrently with the requested three (3) year special use permit term. The limited lease term and special use permit term is proposed to demonstrate to the City and the Fire District that Sprint does not intend for this concept to be permanent. The concept is proposed while Sprint negotiates with the District to arrive at a permanent design on-site that satisfies Sprint's technical and business needs, and that is agreeable to the District and the City. Also, the proposed installation does not inhibit the District's ability or authority to provide future collocation or modifications to the site by the existing tenants.

The District will continue to derive an independent revenue stream from each collocating carrier on the pole, including Sprint. The potential revenue stream is significant for the District and thus the City's tax base.

IV. PROCEDURE – CONCLUSION

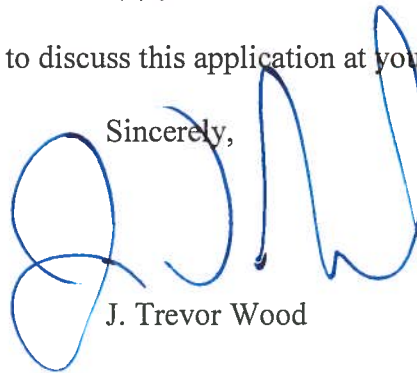
A neighborhood meeting is scheduled for March 16, 2015 at 6:00 pm regarding this project. A summary of the meeting will be provided following that meeting. Property owners within two hundred feet of the District's property line were notified of that meeting, as well as the president of Indian Fields Homes Association.

With the filing of this application, we would like your support at the City Planning Commission's April 7, 2015 meeting authorizing:

1. A renewal of the current special use permit authorized under PC2010-003 and Ordinance 2226 (attached), including subsequent site plan amendments that have been authorized by the Planning Commission, for an additional ten (10) year period.
2. The additional condition allowing Sprint to attach antennas and associated equipment to the tower as shown on the accompanying site plan for a period of time not to exceed three (3) years.

Please contact me at (913) 438-7700 to discuss this application at your convenience.

Sincerely,



J. Trevor Wood

Attachments

Cc: Tony Lopez, Chief, Consolidated Fire District No 2 of NE Johnson County
Jeff Scott, Deputy Lieutenant Chief, CFD No. 2
Michael McKinley, Esq., Lathrop and Gage LP
Marion Crable, Verizon Wireless
Carolyn Williams, Verizon Wireless
Todd Tobis, Sprint Spectrum LP
Hazel Mauro, Sprint Spectrum LP
James Moore, Sprint Spectrum LP
Curtis M. Holland, Esq., Polsinelli Shughart PC
Justin Anderson, SSC, Inc.
Michael L. Owens, PE, SSC, Inc.

ORDINANCE 2226

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE INSTALLATION OF WIRELESS COMMUNICATIONS FACILITY AND EQUIPMENT AT CONSOLIDATED FIRE DISTRICT #2 ADMINISTRATIVE OFFICES ON THE PROPERTY DESCRIBED AS FOLLOWS: 3921 WEST 63RD STREET, PRAIRIE VILLAGE, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE:

Section I. Planning Commission Recommendation. At its regular meeting on May 4, 2010, the Prairie Village Planning Commission held a public hearing, found the findings of fact to be favorable and recommended that the City Council approve the request for a Special Use Permit for wireless communications facility and equipment at 3921 West 63rd Street subject to the 21 conditions listed in the minutes of the Planning Commission for that date.

Section II. Findings of the Governing Body. The Governing Body found the findings of fact to be favorable as contained in the minutes of the June 7, 2010 City Council Meeting relating to the application for a Special Use Permit, docketed as PC2010-03 and approved a Special Use Permit for a wireless communication facility and equipment at 3921 West 63rd Street by Verizon Wireless subject to the following conditions:

1. The initial approval of the Special Use Permit shall be for a maximum of five years. At the end of the five year period, the permittee shall resubmit the application and shall demonstrate to the satisfaction of the Planning Commission and the City Council that a good faith effort has been made to cooperate with other providers to establish co-location at the tower site, that a need still exists for the tower, and that all the conditions of approval have been met. The Special Use Permit may then be extended for an additional ten years by the City Council and the permittee shall resubmit after each ten year reapproval. The process for considering a resubmittal shall be the same as for the initial application.
2. Any tower, antenna or other facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such tower, antenna or facility shall remove the same within 90 days after receiving notice from the City. If the tower, antenna or facility is not removed within that 90 days period, the governing body may order the tower; antenna or facility removed and may authorize the removal of the same at the permittee's expense. Prior to the issuance of the Special Use Permit, the applicant shall submit a bond to the City in an amount adequate to cover the cost of tower removal and the restoration of the site or otherwise guarantee its removal. This bond will be secured for the term of the Special Use Permit plus one additional year. In the event the bond is insufficient and the permittee otherwise fails to cover the expenses of any such removal, the site owner shall be responsible for such expense.
3. The applicant shall have a structural inspection of the tower performed by a licensed professional engineer licensed in the State of Kansas prior to every renewal and submit it as a part of the renewal application.

4. The wireless communication facility, monopole and antennas shall be structurally maintained to a suitable degree of safety and appearance (as determined by the City and any applicable law, statute, ordinance, regulation or standard) and if it is found not to be in compliance with the terms of the Special Use Permit will become null and void within 90 days of notification of noncompliance unless the noncompliance is corrected. If the Special Use Permit becomes null and void, the applicant will remove the facility tower antenna and all appurtenances and restore the site to its original condition.
5. The permittee shall keep the property well maintained including maintenance and replacement of landscape materials; free of leaves, trash and other debris; and either regularly cleaning up bird droppings or installing anti-perch devices that prevent birds from perching on the installation.
6. In the future should the levels of radio frequency radiation emitted be determined to be a threat to human health or safety, the wireless communication facility, tower or antenna shall be rectified or removed as provided for herein. This finding must be either mandated by any applicable law, by federal legislative action, or based upon regulatory guidelines established by the FCC.
7. In order to ensure structural integrity, all wireless communication facilities, towers and antennae shall be constructed and maintained in compliance with all applicable local building codes and the applicable standards for such facilities, towers and antennae that are published by the Electronic Industries Alliance.
8. The installation shall meet or exceed all minimum structural and operational standards and regulations as established by the FCC, FAA, EPA and other applicable federal regulatory agencies. If such standards and regulations are changed, then all facilities, towers, and antennae shall be brought into compliance within six (6) months of the effective date of the new standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency.
9. It shall be the responsibility of any permit holder to promptly resolve any electromagnetic interference problems in accordance with any applicable law or FCC regulation.
10. A copy of the lease between the applicant and the landowner containing the following provisions:
 - 1 The landowner and the applicant shall have the ability to enter into leases with other carriers for co-location.
 - 2 The landowner shall be responsible for the removal of the communications tower facility in the event that the leaseholder fails to remove it upon abandonment.
11. Information to establish the applicant has obtained all other government approvals and permits to construct and operate communications facilities, including but not limited to approvals by the Kansas Corporation Commission.

12. The Special Use Permit is for Verizon and two additional carriers. Additional carriers may locate on the tower subject to approval of a Site Plan by the Planning Commission in accordance with Chapter 19.32 Site Plan Approval and an amended Special Use Permit will not be required.
13. The monopole shall be approved for a maximum height of 150' and shall have a hot dipped galvanized finish. All antennas and cables shall be installed internally in the monopole and the design and installation shall meet the standards set out in Section 19.33.035.C. Tower/Antenna Design.
14. There shall be no security lighting installed around the base of the tower.
15. The approved Site Plan, dated April 30, 2010 shall be incorporated as the site plan for approval of this application. If any changes are made to the site plan as a result of the approval, the plan shall be revised and submitted to the City prior to obtaining a permit
16. The applicant may change out equipment boxes, cable and antennas provided that the replacements are generally consistent with the approved plan. If change-outs are significantly different, as determined by the Building Official or his/her designee, a revised site plan shall be submitted to the Planning Commission for its review and approval.
17. The applicant shall not prevent other carriers from locating on the tower.
18. In the event that a carrier transfers its facilities to another carrier or changes its name due to merger acquisition, etc., it will notify the City within 30 days of such change and will provide a description of the service provided by that carrier. If modifications are required as a result of this change they will be approved by Staff unless in the opinion of Staff they are significant changes, then they will be submitted to the Planning Commission for Site Plan Approval.
19. A setback waiver is hereby granted for the tower from the north, east and south property lines to reduce the required setback from 150' to the actual distance between the existing tower and the property lines which is approximately 130' from the north, 94' from the east and 35' from the south.
20. The applicant shall revise the landscape plan and submit it to City Staff for review and approval.
21. A generator shall be shared by all carriers and shall be owned, operated and maintained by the same entity that owns the tower. The generator will be connected to a natural gas line. Staff will need to review the specifications for the proposed standby generator before it is installed to be sure that the noise created by it is minimized. The maximum noise level should not exceed 68-db and as much noise reduction as possible should be incorporated into the unit. Testing of the generator shall occur between the hours of 8 a.m. and 5 p.m.

Section III. Granting of Special Use Permit. Be it therefore ordained that the City of Prairie Village grant a Special Use Permit for a wireless communications facility and related equipment at 3921 West 63rd Street, Prairie Village, Kansas, subject to the specific conditions listed above.

Section IV. Take Effect. That this ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper as provided by law.

PASSED AND ADOPTED THIS 7th DAY OF JUNE, 2010.

CITY OF PRAIRIE VILLAGE, KANSAS

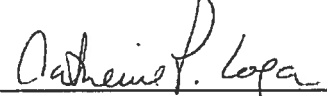
By:


Ronald L. Shaffer., Mayor

ATTEST:


Joyce Hagen Mundy, City Clerk

APPROVED AS TO FORM:


Catherine P. Logan, City Attorney

SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2015-04

Filing Fees: 100

Deposit: 500



Date Advertised: _____

Date Notices Sent: _____

Public Hearing Date: _____

APPLICANT: Selective Site Consultants PHONE: 913.438.7700

ADDRESS: 9900 W. 109th St., OPKS 66210 E-MAIL: janderson@ssc.ks.com

OWNER: Consolidated Fire District No. 2 PHONE: _____

ADDRESS: 3921 W. 63rd Street ZIP: 66208

LOCATION OF PROPERTY: Southwest corner of 63rd + Mission

LEGAL DESCRIPTION: See Attached

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential / SF Home</u>	<u>R-1B</u>
South	<u>Indian Hills M.S.</u>	<u>R-1A</u>
East	<u>Indian Hills M.S.</u>	<u>R-1A</u>
West	<u>Residential / SF Home</u>	<u>R-1A</u>

Present Use of Property: Fire Station / 150' wireless facility

Please complete both pages of the form and return to:
Planning Commission Secretary
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

Does the proposed special use meet the following standards? If yes, attach a separate Sheet explaining why.

- | | <u>Yes</u> | <u>No</u> |
|---|------------|---------------|
| 1. Is deemed necessary for the public convenience at that location. | <u>X</u> | <u> </u> |
| 2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected. | <u>X</u> | <u> </u> |
| 3. Is found to be generally compatible with the neighborhood in which it is proposed. | <u>X</u> | <u> </u> |
| 4. Will comply with the height and area regulations of the district in which it is proposed. | <u>X</u> | <u> </u> |
| 5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect. | <u>X</u> | <u> </u> |
| 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. | <u>X</u> | <u> </u> |

Should this special use be valid only for a specific time period? Yes X No

If Yes, what length of time? 10 years

SIGNATURE: J. A. Lopez

DATE: 3/5/2015

BY: J. A. LOPEZ

TITLE: Fire Chief

Attachments Required:

- Site plan showing existing and proposed structures on the property in questions, and adjacent property, off-street parking, driveways, and other information.
- Certified list of property owners

PROPERTY DESCRIPTION: Parcel

A tract of land lying in the Northeast Quarter of Section 16, Township 12, Range 25 East, Johnson County, Kansas and also being part of Lot 2, Lot 3, and Lot 4, Block A, Indian Fields, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:

Beginning at the Northeast Corner of Lot 2, Block A, Indian Fields, thence South 00 degrees 00 minutes 00 seconds West, a distance of 163.00* feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 271.32 feet; thence along a curve to the right having an initial tangent bearing of North 50 degrees 56 minutes 19 seconds West, a radius of 212.50 feet a distance of 189.92* feet to a point on the North line of said Lot 4, and the South right-of-way line of 63rd Street; thence North 90 degrees 00 minutes 00 seconds East along said North line, a distance of 349.92 feet to the point of beginning.

*165.00 feet Per Kansas Quit Claim Deed Document Number 2770818, Book 5395, Page 365.

*188.92 feet Per Kansas Quit Claim Deed Document Number 2770818, Book 5395, Page 365.

PROPERTY DESCRIPTION: Proposed Compound Wall Area

An irregular shaped Compound Wall Area situated in a tract of land lying in the Northeast Quarter of Section 16, Township 12 South, Range 25 East, Johnson County, Kansas, more particularly described as follows:

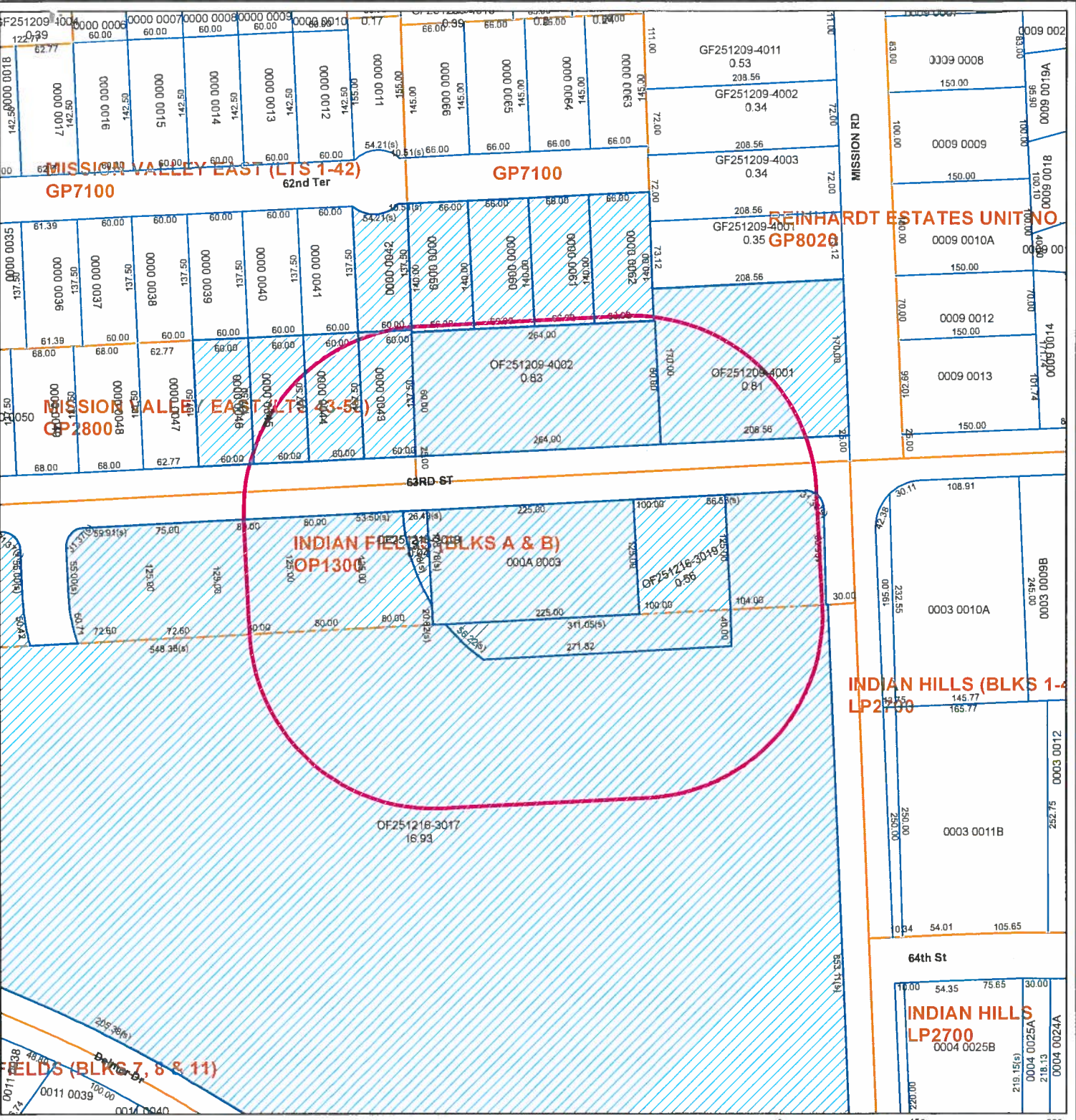
COMMENCING at the North Quarter Corner of said Section 16 (Fnd. 2 1/2" Alum. Mon.); thence North 87°05'23" East along the North line of said Northeast Quarter, a distance of 2646.23 feet to the Northeast Corner of said Section 16 (Fnd. 3" Alum. Mon.); thence South 44°15'09" West, a distance of 249.83 feet to the POINT OF BEGINNING of said Compound Wall Area; thence South 87°06'03" West, a distance of 67.00 feet; thence North 02°53'56" West, a distance of 2.82 feet; thence North 86°10'56" East, a distance of 1.00 feet; thence North 03°04'18" West, a distance of 14.67 feet; thence North 87°06'14" East, a distance of 66.04 feet; thence South 02°53'57" East, a distance of 17.50 feet to the POINT OF BEGINNING. Containing 1,158 square feet, more or less.

PROPERTY DESCRIPTION: Proposed Access/Utility Easement

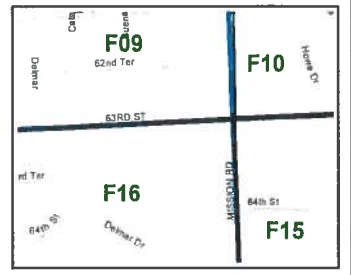
An irregular shaped Access/Utility Easement situated in a tract of land lying in the Northeast Quarter of Section 16, Township 12 South, Range 25 East, Johnson County, Kansas, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 16 (Fnd. 2 1/2" Alum. Mon.); thence North 87°05'23" East along the North line of said Northeast Quarter, a distance of 2646.23 feet to the Northeast Corner of said Section 16 (Fnd. 3" Alum. Mon.); thence South 82°49'15" West, a distance of 403.03 feet to the POINT OF BEGINNING of said Easement; thence along a curve to the left whose initial tangent bears South 02°06'24" East, with a delta angle of 86°07'52", a radius of 136.54 feet, and a length of 205.26 feet; thence North 87°05'23" East, a distance of 67.17 feet; thence South 02°54'37" East, a distance of 27.00 feet; thence South 87°05'23" West, a distance of 181.14 feet; thence along a curve to the right whose initial tangent bears North 55°25'10" West, with a delta angle of 53°02'35", a radius of 205.54 feet, and a length 190.28 feet to the South Right of Way line of 63rd Street; thence along said South Right of Way, North 87°05'23" East, a distance of 69.00 feet to the POINT OF BEGINNING.

A product of Johnson County AIMS, 111 S Cherry St Suite 2000 Olathe KS 66061 Phone 913-715-1600 http://aims.jocogov.org



- Lot Line
- Section Line
- Plat Perimeter



200 ft Buffer Map

MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, AIMS AND ITS SUPPLIER MAKE NO REPRESENTATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HERIN.

PARCELS WITHIN 200 FEET OF PARCEL OP1300000A 0003

Produced February 24, 2015 at 01:33:37 PM

GP71000000 0042

GP71000000 0059

GP71000000 0061

GP71000000 0060

GP71000000 0062

OP28000000 0046

OF251216-3019

OF251216-3019

OP1300000A 0003

OP28000000 0044

OP28000000 0043

OP28000000 0045

OF251209-4002

OF251209-4001

OF251216-3017

PARCELS WITHIN 200 FEET OF PARCEL OP1300000A 0003
Produced February 24, 2015 at 01:33:37 PM

Parcel 1 of 15:

GP71000000 0042 (4013 W 62ND TER)
(OWNER[S] NAME/ADDRESS)
FLEMINGTON, PATRICK D.
4013 W 62ND TER
FAIRWAY, KS 66205

Parcel 2 of 15:

GP71000000 0059 (4011 W 62ND TER)
(OWNER[S] NAME/ADDRESS)
GROSDIDIER, MATTHEW J
4011 W 62ND TER
FAIRWAY, KS 66205

Parcel 3 of 15:

GP71000000 0061 (4005 W 62ND TER)
(OWNER[S] NAME/ADDRESS)
BUTLER, REBEKAH
4005 W 62ND TER
FAIRWAY, KS 66205

Parcel 4 of 15:

GP71000000 0060 (4007 W 62ND TER)
(OWNER[S] NAME/ADDRESS)
DONAHOO, CHRISTOPHER K.
4007 W 62ND TER
FAIRWAY, KS 66205

Parcel 5 of 15:

GP71000000 0062 (4001 W 62ND TER)
(OWNER[S] NAME/ADDRESS)
ELLIOTT, CORNELIA A.
4001 W 62ND TER
FAIRWAY, KS 66205

Parcel 6 of 15:

OP28000000 0046 (4000 W 63RD ST)
(OWNER[S] NAME/ADDRESS)
SPEER LIVING TRUST
3727 W 65TH ST
MISSION HILLS, KS 66208

Parcel 7 of 15:

OF251216-3019 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
CONSOLIDATED FIRE DIST. NO. 2
3921 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 8 of 15:

CF251216-3019 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
CONSOLIDATED FIRE DIST. NO. 2
3921 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 9 of 15:
CP1300000A 0003 (3921 W 63RD ST)
(OWNER[S] NAME/ADDRESS)
CONSOLIDATED FIRE DIST. NO. 2
3921 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 10 of 15:
CP28000000 0044 (3940 W 63RD ST)
(OWNER[S] NAME/ADDRESS)
SOBANEK, RONALD L.
SOBANEK, KAREN L.
3940 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 11 of 15:
CP28000000 0043 (3936 W 63RD ST)
(OWNER[S] NAME/ADDRESS)
AUFDEMBERGE, DAVID B.
3936 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 12 of 15:
CP28000000 0045 (3944 W 63RD ST)
(OWNER[S] NAME/ADDRESS)
MAY, EUGENE R.
MAY, LILLIE M.
3944 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 13 of 15:
CF251209-4002 (3920 W 63RD ST)
(OWNER[S] NAME/ADDRESS)
TRINITY AMERICAN EPISCOPAL
CHURCH
3920 W 63RD ST
PRAIRIE VILLAGE, KS 66208

Parcel 14 of 15:
CF251209-4001 (6246 MISSION RD)
(OWNER[S] NAME/ADDRESS)
BARNETT, BETTY L. TRUSTEE
BARNETT, BETTY L. REV TRUST
5246 MISSION RD
PRAIRIE VILLAGE, KS 66205

Parcel 15 of 15:
CF251216-3017 (6400 MISSION RD)

(OWNER[S] NAME/ADDRESS)

SHAWNEE MISSION HIGH SCHOOL
7235 ANTIOCH RD
OVERLAND PARK, KS 66204

(BILLING NAME/ADDRESS)

INDIAN HILLS MS #023
UNIFIED SCHOOL DIST #512
7235 ANTIOCH RD
OVERLAND PARK, KS 66204

AFFIDAVIT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Justin Anderson, being duly sworn upon his oath, disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Section 19.28.025 of the Prairie Village Zoning Regulations, the applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.

[Signature]
(Owner/Attorney for/Agent of)

Subscribed and sworn to before me this 27th day of March, 2015.



Vicki J Poje
Notary Public or Planning Commission Secretary

Application No. PC 2015-04

Justin Anderson, being duly sworn upon his oath, deposes and states:

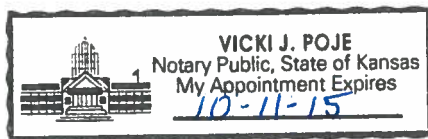
1. I am the (owner of) (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 16th day of March, 2015 a public information meeting was held pursuant to the Citizen Participation Policy adopted on June 6, 2000, by the Planning Commission
3. On the 16th day of March, 2015, I did comply with notification requirements to landowners as stated Section 19.28.020, of the Prairie Village Zoning Regulations and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

Name

Address

See Attached

I certify that the foregoing is true and correct.



Vicki J Poje
Name

9900 W. 109th #300

Address

Overland Park, Ks 66210



March 23, 2015

VIA HAND DELIVERY

Ron Williamson, AICP, Planning Consultant
Joyce Hagen Mundy, City Clerk
City of Prairie Village
7700 Mission Road
Prairie Village, Kansas 66208
(913)381-6464

**Re: Neighborhood Meeting Summary for Special Use Permit # PC2015-04,
renewal of a special use permit for the existing 150' stealth wireless
communication facility and authorization to add additional antennas /
equipment at 3921 W. 63rd Street, Prairie Village, Kansas**

Dear Mr. Williamson and Ms. Hagen Mundy:

A neighborhood meeting was conducted on Monday, March 16 at 6:00 p.m. in the Prairie Village Community Building located at 7720 Mission Road. Representatives from Selective Site Consultants, Inc. and Polsinelli PC were in attendance to answer questions from the general public or any neighbor within the 500' notification area, including the Indian Hills Homes Association. There were no attendees present at this meeting.

Please contact me at (913) 438-7700 to discuss this application at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Anderson", with a long horizontal flourish extending to the right.

Justin Anderson



March 5, 2015

RE: Neighborhood Meeting (March 16 @ 6pm at the Community Center – east of City Hall) -- Special Use Permit renewal for the existing 150' stealth monopole and Sprint addition of antennas and associated equipment and Special Use Permit on an existing 150' stealth monopole telecommunications facility located at 3921 W. 63rd Street, Prairie Village, Kansas;

Dear Property Owner:

We have confirmed that you own property within 200 feet of the above referenced property. You recently received a neighborhood meeting notification in the mail. This letter confirms that date but we'll also be discussing the application for the renewal of the Special Use Permit of the existing 150' stealth monopole. We have filed an application with the City of Prairie Village for a Special Use Permit for the addition of antennas and associated equipment on the existing wireless communication tower located at 3921 W. 63rd Street, Prairie Village, Kansas. This property is generally located at 63rd Street and Mission Road (Exhibit 1). The legal description of the property is as follows.

PROPERTY DESCRIPTION:

A tract of land lying in the Northeast Quarter of Section 16, Township 12, Range 25 East, Johnson County, Kansas and also being a part of Lot 2, Lot 3, and Lot 4, Block A, Indian Fields, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Block A, Indian Fields, thence South 00 degrees 00 minutes 00 seconds West, a distance of 163.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 271.32 feet; thence along a curve to the right having an initial tangent bearing of North 50 degrees 56 minutes 19 seconds West, a radius of 212.50 feet a distance of 189.92 feet to a point on the North line of said Lot 4, and the South right-of-way line of 63rd Street; thence North 90 degrees 00 minutes 00 seconds East along said North line, a distance of 349.92 feet to the point of beginning.

You are invited to a Neighborhood meeting to provide you, as a nearby property owner, an opportunity to learn about the project and to discuss any issues or concerns that you may have. Prior to a public hearing before the Planning Commission, a summary of the meeting will be filed with the City of Prairie Village Planning Department. Plans submitted for this project can also be viewed at the City of Prairie Village Planning and Development Department at 7700 Mission Road, Prairie Village, Kansas.

The Neighborhood meeting will be held in the Community Building, east of Prairie Village City Hall, 7720 Mission Road, Prairie Village, Kansas on March 16 from 6:00 p.m. until 7:00 p.m. A public hearing before the Planning Commission will be held on April 7 at 7:00 p.m. in the City Council Chambers of Prairie Village City Hall, 7700 Mission Road, Prairie Village, Kansas. The general public will have an opportunity to comment on the proposed development at this meeting.

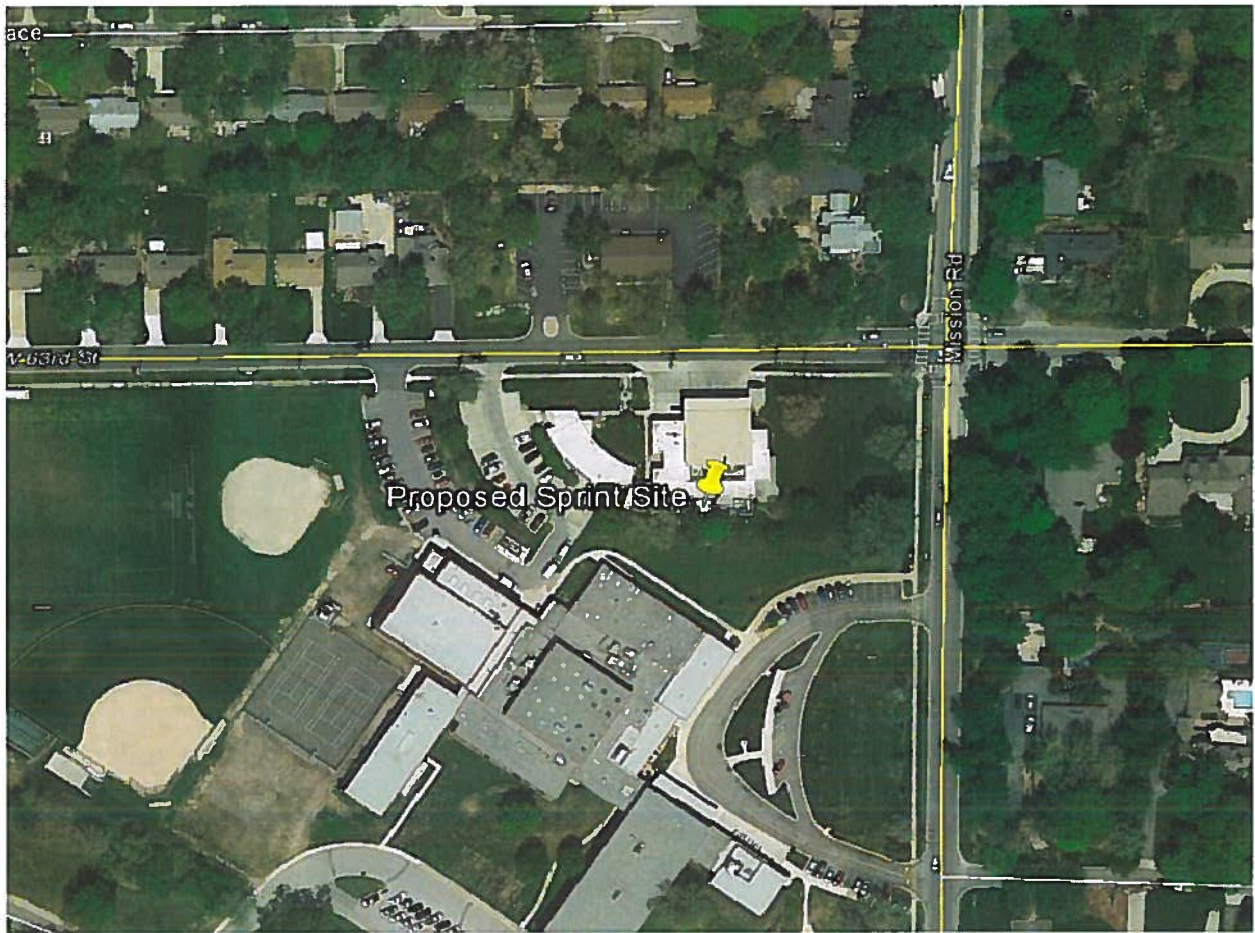
If you have any questions or if you cannot attend the meeting we can be contacted at 913-438-7700.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Anderson". The signature is stylized and cursive, with a large initial "J" and "A".

Justin Anderson
SSC

Exhibit 1 – Aerial Map





March 5, 2015

RE: Neighborhood Meeting (March 16 @ 6pm at the Community Center – east of City Hall) – Special Use Permit renewal for the existing 150’ stealth monopole and Sprint addition of antennas and associated equipment and Special Use Permit on an existing 150’ stealth monopole telecommunications facility located at 3921 W. 63rd Street, Prairie Village, Kansas;

Dear Ms. Howard:

You are being notified as the contact for the Indian Fields Homes Association. You recently received a neighborhood meeting notification in the mail. This letter confirms that date but we’ll also be discussing the application for the renewal of the Special Use Permit of the existing 150’ stealth monopole. We have filed an application with the City of Prairie Village for a Special Use Permit for the addition of antennas and associated equipment on the existing wireless communication tower located at 3921 W. 63rd Street, Prairie Village, Kansas. This property is generally located at 63rd Street and Mission Road (Exhibit 1). The legal description of the property is as follows.

PROPERTY DESCRIPTION:

A tract of land lying in the Northeast Quarter of Section 16, Township 12, Range 25 East, Johnson County, Kansas and also being a part of Lot 2, Lot 3, and Lot 4, Block A, Indian Fields, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Block A, Indian Fields, thence South 00 degrees 00 minutes 00 seconds West, a distance of 163.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 271.32 feet; thence along a curve to the right having an initial tangent bearing of North 50 degrees 56 minutes 19 seconds West, a radius of 212.50 feet a distance of 189.92 feet to a point on the North line of said Lot 4, and the South right-of-way line of 63rd Street; thence North 90 degrees 00 minutes 00 seconds East along said North line, a distance of 349.92 feet to the point of beginning.

You are invited to a Neighborhood meeting to provide you, as a nearby property owner, an opportunity to learn about the project and to discuss any issues or concerns that you may have. Prior to a public hearing before the Planning Commission, a summary of the meeting will be filed with the City of Prairie Village Planning Department. Plans submitted for this project can also be viewed at the City of Prairie Village Planning and Development Department at 7700 Mission Road, Prairie Village, Kansas.

The Neighborhood meeting will be held in the Community Building, east of Prairie Village City Hall, 7720 Mission Road, Prairie Village, Kansas on March 16 from 6:00 p.m. until 7:00 p.m. A public hearing before the Planning Commission will be held on April 7 at 7:00 p.m. in the City Council Chambers of Prairie Village City Hall, 7700 Mission Road, Prairie Village, Kansas. The general public will have an opportunity to comment on the proposed development at this meeting.

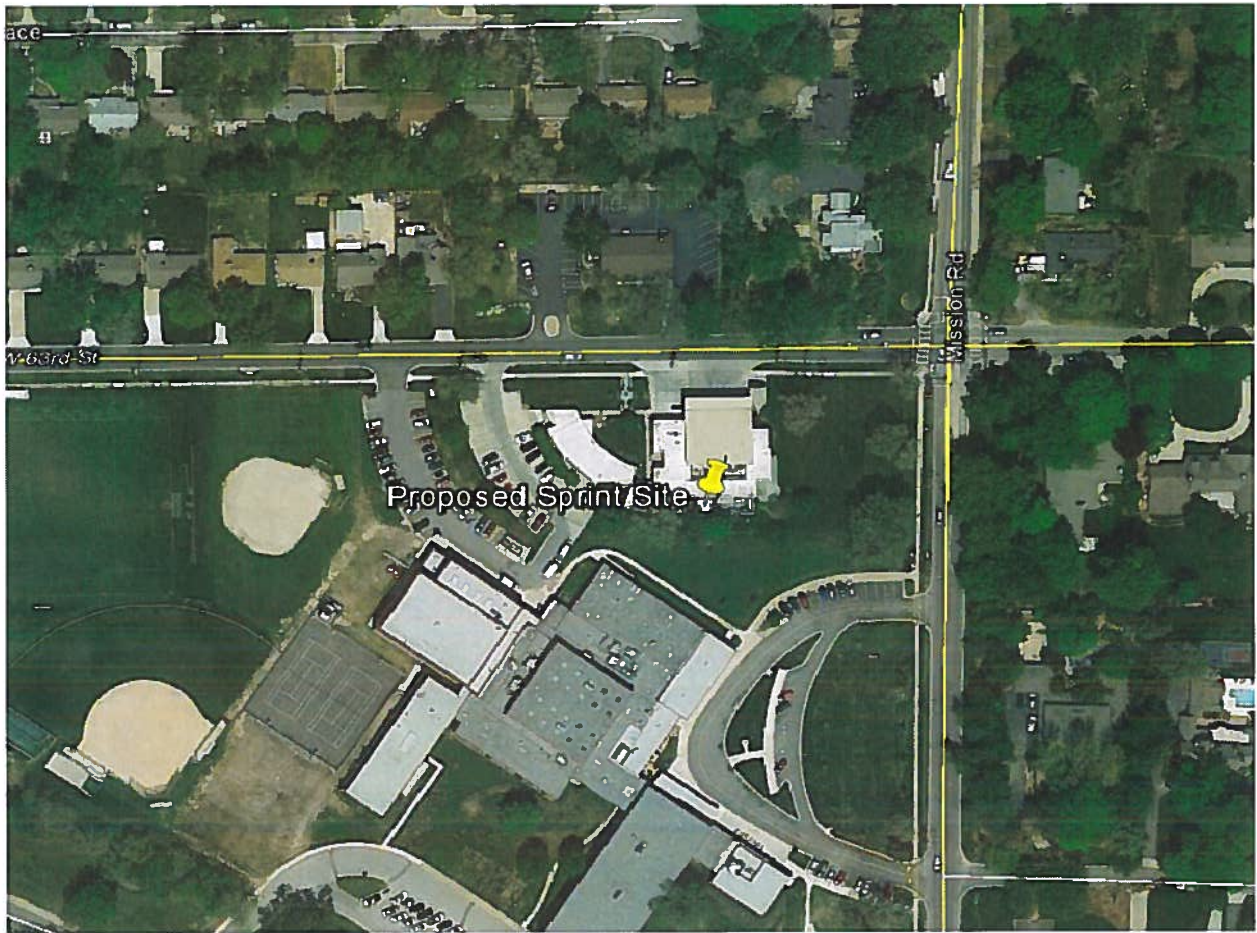
If you have any questions or if you cannot attend the meeting we can be contacted at 913-438-7700.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Anderson', with a long horizontal flourish extending to the right.

Justin Anderson
SSC

Exhibit 1 – Aerial Map



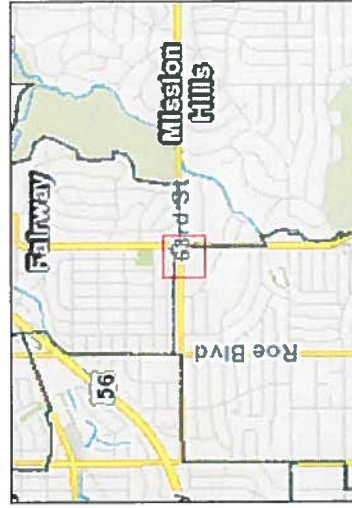


A product of Johnson County AIMS, 111 S Cherry, Ste 2000, Olathe, KS 66061 - 913.715.1600 - <http://aims.jocogov.org> - mapped@jocogov.org

Johnson Co AIMS Map

LEGEND

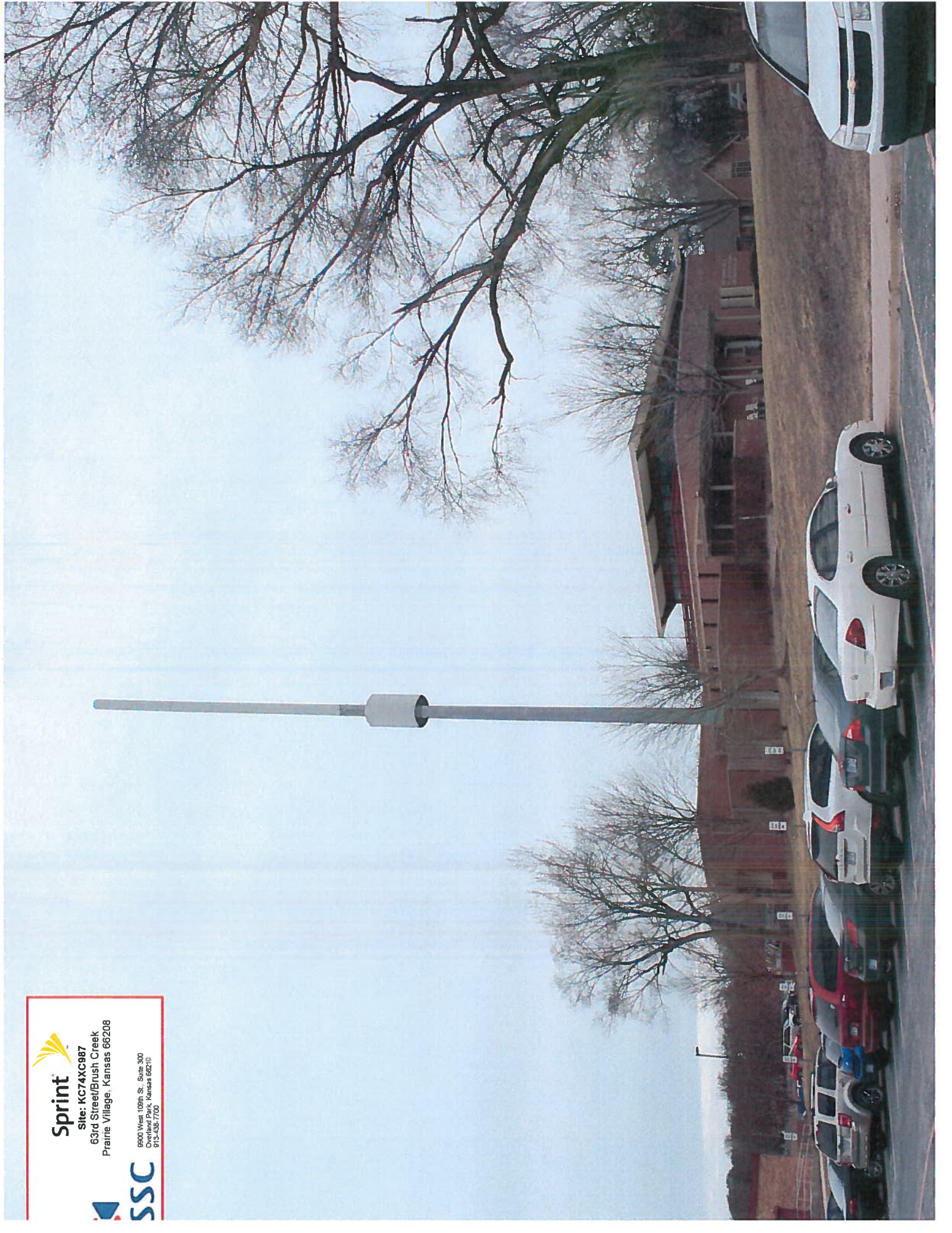
AIMS Imagery: Current Imagery (2014)



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.



3/2/2015




Sprint
 Site: KC74XC987
 63rd Street/Brush Creek
 Prairie Village, Kansas 66208

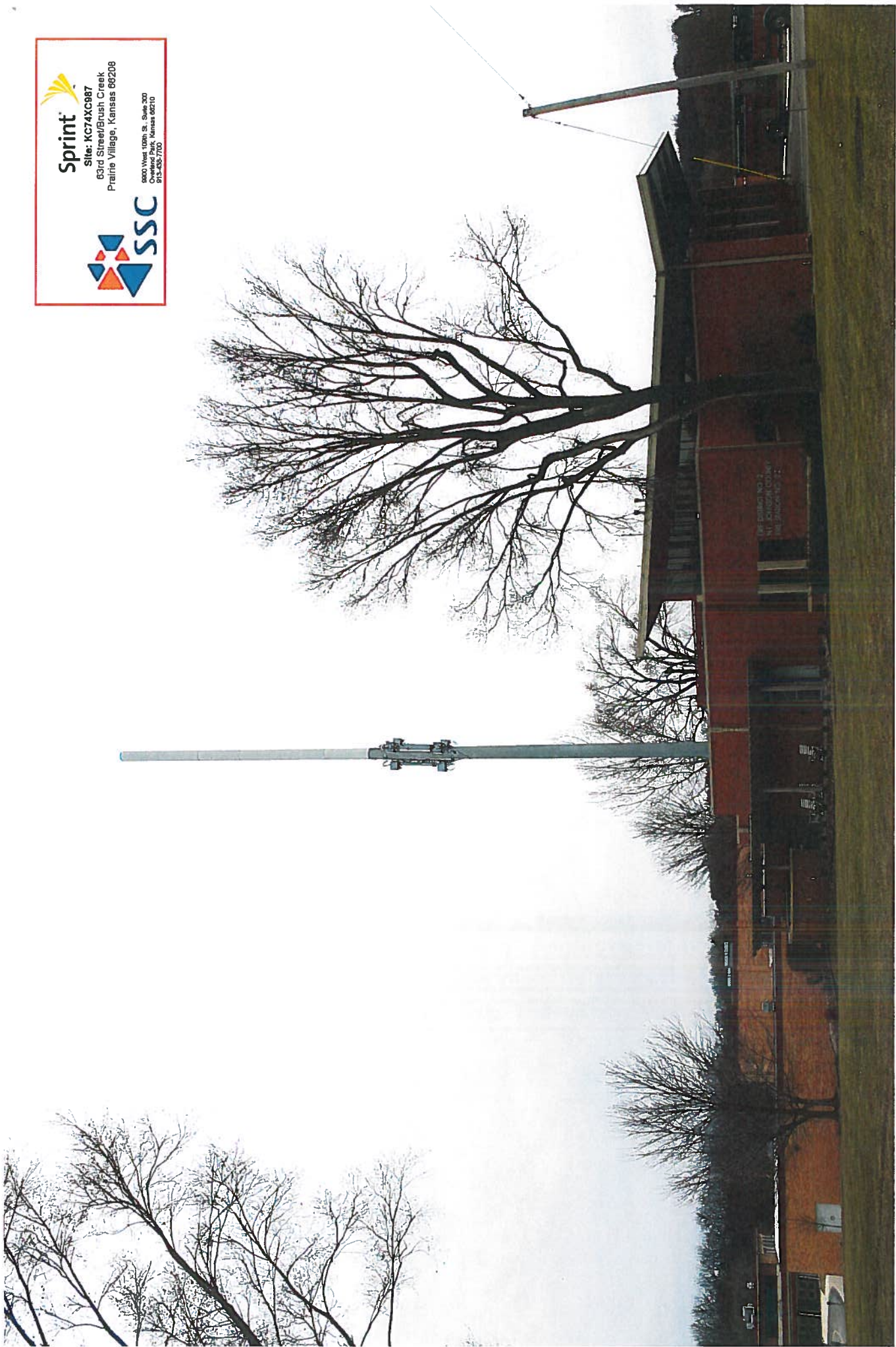
6900 West 109th St., Suite 300
 Overland Park, Kansas 66210
 913-498-7100





 **Sprint**
Site: KC74XC987
63rd Street/Brush Creek
Prairie Village, Kansas 66208

 **SSC**
6000 West 109th St., Suite 300
Overland Park, Kansas 66210
913-685-7700



 **Sprint**
Site: KC74XC987
63rd Street/Brush Creek
Prairie Village, Kansas 66208

 **SSC**
6920 West 105th St., Suite 200
Overland Park, Kansas 66210
813-432-7700

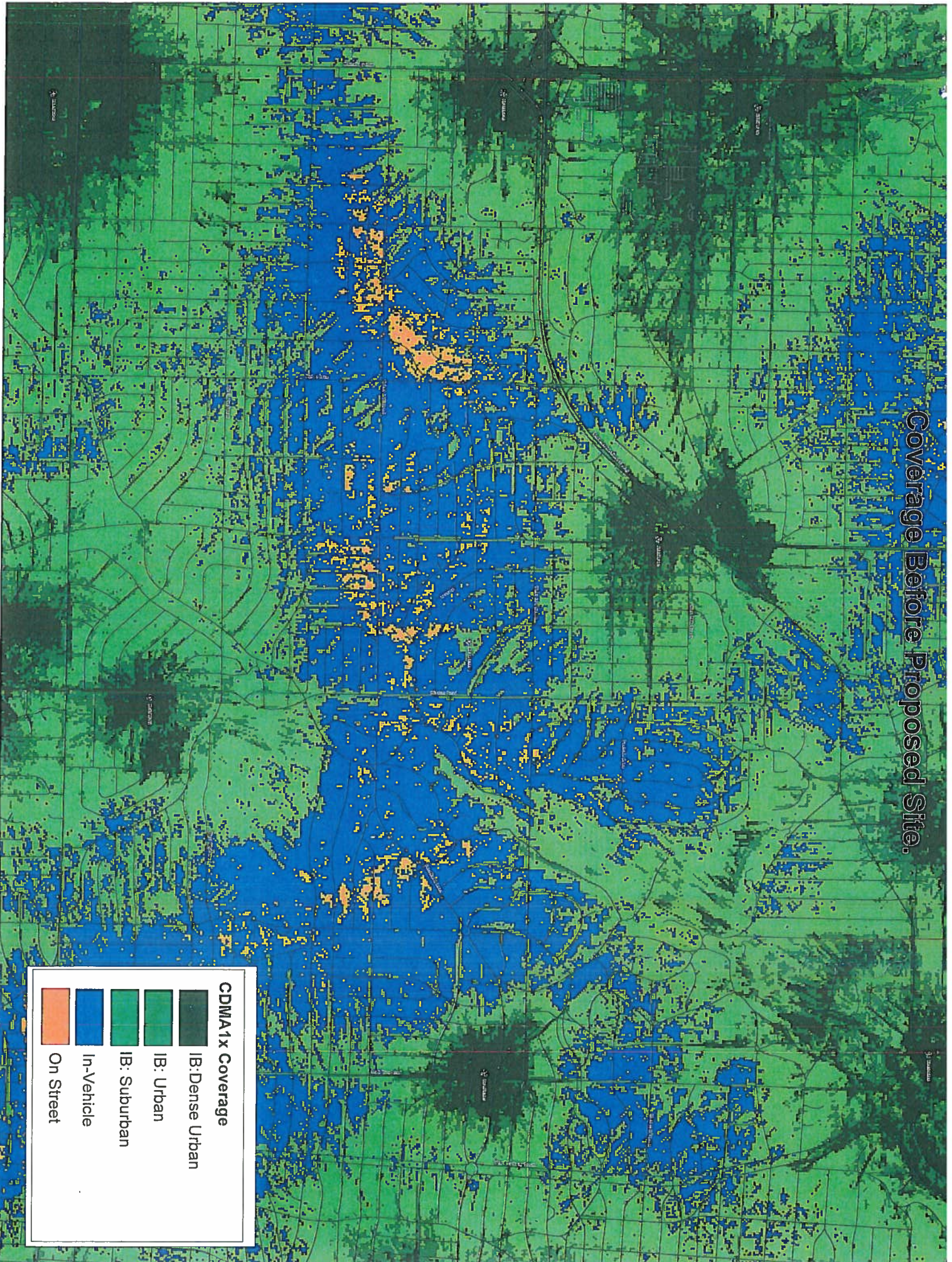




Sprint
Site: KC74XC987
63rd Street/Brush Cree
Prairie Village, Kansas 66
9000 West 108th St., Suite 300
Overland Park, Kansas 66210
913-438-7700



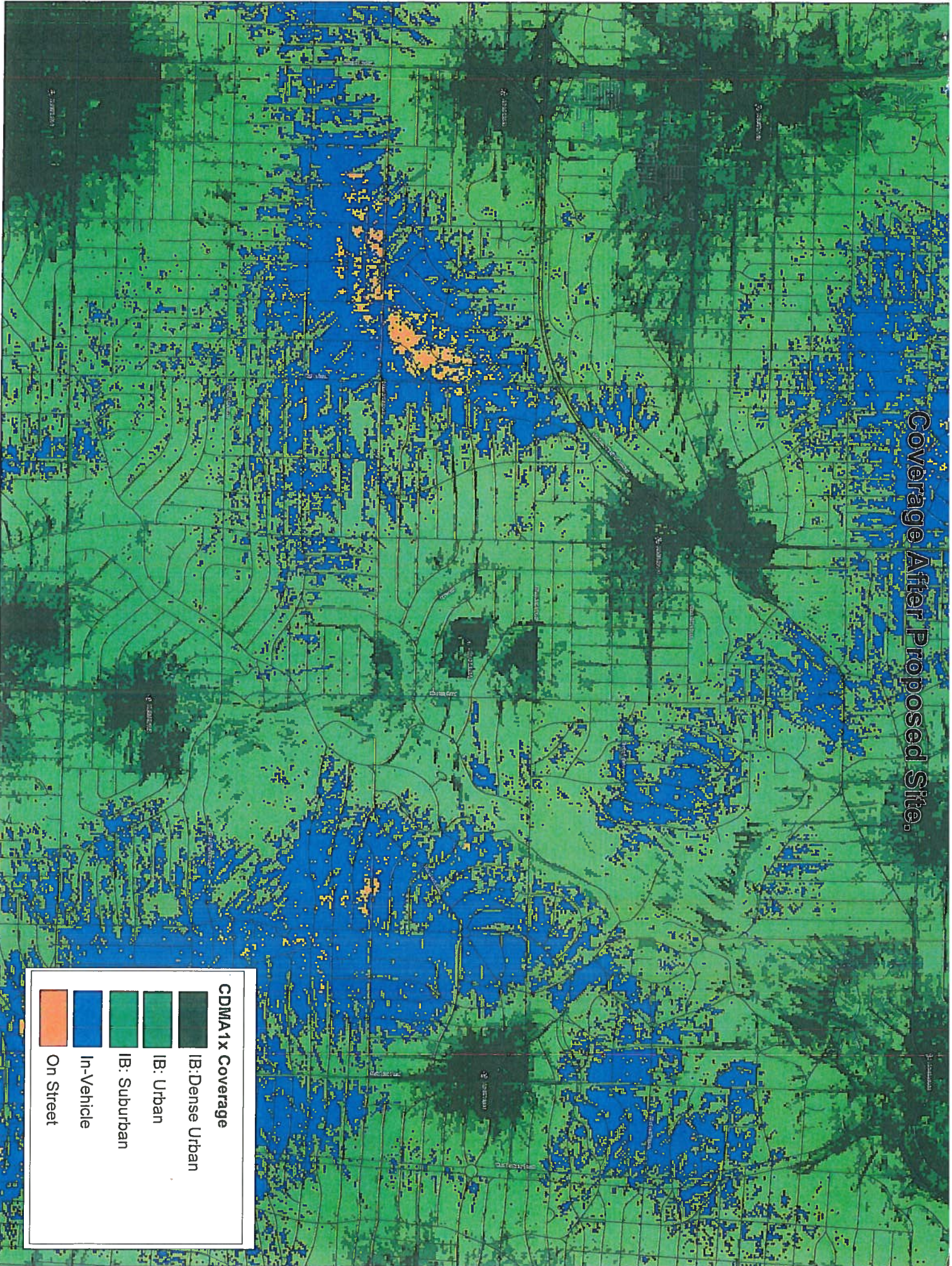
Coverage Before Proposed Site.



CDMA1x Coverage

- IB: Dense Urban
- IB: Urban
- IB: Suburban
- In-Vehicle
- On Street

Coverage After Proposed Site.



CDMA1x Coverage

- IB: Dense Urban
- IB: Urban
- IB: Suburban
- In-Vehicle
- On Street



Sprint
 6100 Sprint Parkway,
 Overland Park, KS 66251
 Office: (913) 315-1921 Fax: (913) 523-9952

Ivan Blanco
 RF Engineer IV
 Kansas City RF Engineering

Feb 24, 2015

City of Prairie Village
 7700 Mission Rd
 Prairie Village, KS 60208

**RE: Sprint Site KC74XC987
 3921 W. 63rd St., Prairie Village, KS 66208
 New Cell Build Project**

Dear Sir or Madam,

This responds to your request regarding the proposed Sprint wireless telecommunications project referenced above.

Sprint operates up to 6 wireless networks at each site. 800MHz and 1900MHz CDMA (Code Division Multiple Access), 800MHz and 1900MHz FDD LTE(Frequency Division Duplex Long Term Evolution), and 2500 TDD LTE (Time Division Duplex Long Term Evolution).

Band	Technology	Transmit Frequencies	Receive Frequencies	Modulation	ERP (dBm)	Antenna Azimuths
800	CDMA	862.900MHz	817.900MHz	QPSK-16QAM	55.85	60, 180, 300
800	3MHz FDD LTE	865.5-868.5MHz	820.5-823.5MHz	QPSK, 16QAM, 64QAM	55.15	60, 180, 300
1900	CDMA	1931.25-1943.75MHz	1851.25-1863.75MHz	QPSK-16QAM	58.15	60, 180, 300
1900	5Mhz FDD LTE	1990-1995 MHz	1910-1915 MHz	QPSK, 16QAM, 64QAM	56.85	60, 180, 300
2500	20Mhz TDD LTE	2628.8MHz	2628.8MHz	QPSK, 16QAM, 64QAM	61.36	60, 180, 300

Sprint designs, constructs and operates its wireless telecommunications facilities to comply with the Federal Communications Commission rules and regulations. Sprint will undertake best efforts to prevent harmful radiofrequency interference from its wireless telecommunications facilities to other authorized wireless telecommunications operators in the surrounding area, including those related to public safety.

If you have any questions, please call me directly.

Sincerely,

Ivan Blanco, RF Engineer IV



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NSAC, LLC

SPRINT CORPORATION
12502 SUNRISE VALLEY DR., M/S:VARESA0209
RESTON, VA 20196

Call Sign B226	File Number 0005957949
Radio Service BR - Broadband Radio Service	
Regulatory Status Common Carrier	

FCC Registration Number (FRN): 0003768553

Grant Date	Effective Date	Expiration Date	Print Date
04-11-2006	03-19-2010	03-28-2016	10-26-2013

Geographic Service Area: BTA 226 Kansas City, MO

Channel Plan:	Channel Number:	Frequency:
New	BRS1	002496.00000000 - 002502.00000000 MHz
New	BRS2	002618.00000000 - 002624.00000000 MHz
New	E1	002624.00000000 - 002629.50000000 MHz
New	E2	002629.50000000 - 002635.00000000 MHz
New	E3	002635.00000000 - 002640.50000000 MHz
New	E4	002608.00000000 - 002614.00000000 MHz
New	F1	002640.50000000 - 002646.00000000 MHz
New	F2	002646.00000000 - 002651.50000000 MHz
New	F3	002651.50000000 - 002657.00000000 MHz
New	F4	002602.00000000 - 002608.00000000 MHz
New	H1	002657.00000000 - 002662.50000000 MHz
New	H2	002662.50000000 - 002668.00000000 MHz
New	H3	002668.00000000 - 002673.50000000 MHz

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL LICENSE HOLDINGS 4, INC

ATTN: ROBERT H. MCNAMARA
NEXTEL LICENSE HOLDINGS 4, INC
2001 EDMUND HALLEY DRIVE
RESTON, VA 20191

Call Sign WPOH226	File Number 0003381653
Radio Service YC - SMR, 806-821/851-866 MHz, Auctioned	

FCC Registration Number (FRN): 0002049880

Grant Date 06-13-2008	Effective Date 06-13-2008	Expiration Date 06-17-2018	Print Date 06-14-2008
---------------------------------	-------------------------------------	--------------------------------------	---------------------------------

Market Number BEA099	Channel Block C	Sub-Market Designator 0
--------------------------------	---------------------------	-----------------------------------

Market Name Kansas City, MO-KS
--

1st Build-Out Date 06-17-2001	2nd Build-Out Date 06-17-2003	3rd Build-Out Date	4th Build-Out Date
---	---	---------------------------	---------------------------

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL LICENSE HOLDINGS 4, INC.

ATTN: ROBIN J. COHEN
NEXTEL LICENSE HOLDINGS 4, INC.
12502 SUNRISE VALLEY DRIVE, M/S: VARESA0209
RESTON, VA 20196

Call Sign WQKT291	File Number
Radio Service CY - 1910-1915/1990-1995 MHz Bands, Market Area	

FCC Registration Number (FRN): 0002049880

Grant Date 09-01-2009	Effective Date 11-19-2010	Expiration Date 03-03-2016	Print Date 01-27-2011
---------------------------------	-------------------------------------	--------------------------------------	---------------------------------

Market Number BEA099	Channel Block G	Sub-Market Designator 2
--------------------------------	---------------------------	-----------------------------------

Market Name Kansas City, MO-KS
--

1st Build-Out Date 03-03-2016	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date
---	---------------------------	---------------------------	---------------------------

Waivers/Conditions:

This authorization is conditioned on licensee's continued compliance with license conditions adopted by the Commission in the 800 MHz public safety proceeding, WT Docket 02-55, including but not limited to conditions contained in paragraphs 346, 351, 352, 355, 356 of Improving Public Safety Communications in the 800 MHz Band, Report and Order, Fifth Report and Order, Fourth Memorandum Opinion and Order, and Order, 19 FCC Rcd 14969 (2004); as amended by Erratum, WT Docket No. 02-55 (rel. Sept. 10, 2004) and Second Erratum, 19 FCC Rcd 19651 (2004) and Third Erratum, 19 FCC Rcd 21818 (2004).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission
 Wireless Telecommunications Bureau
 Radio Station Authorization

LICENSEE NAME: WIRELESSCO, L.P.

LUISA L. LANCETTI
 WIRELESSCO, L.P.
 401 9TH STREET, NW, SUITE 400
 WASHINGTON DC 20004

FCC Registration Number (FRN) 0002316545	
Call Sign KNLF267	File Number 0002109393
Radio Service CW - PCS Broadband	

Grant Date 05-23-2005	Effective Date 05-23-2005	Expiration Date 06-23-2015	Print Date 05-24-2005
--------------------------	------------------------------	-------------------------------	--------------------------

Market Number MTA034	Channel Block A	Sub-Market Designator O
-------------------------	--------------------	----------------------------

Market Name: Kansas City

1st Build-out Date 06-23-2000	2nd Build-out Date 06-23-2005	3rd Build-out Date	4th Build-out Date
----------------------------------	----------------------------------	--------------------	--------------------

SPECIAL CONDITIONS OR WAIVERS/CONDITIONS

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

("Special Conditions or Waivers/Conditions" continued on next page ...)

The licensee hereof is authorized for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, International treaties and agreements to which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the code of Federal Regulations.

Conditions:
 Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

A graphical representation of the geographic area authorized to this call sign may be generated by selecting Search 'Licenses' at the following web address: <http://wireless.fcc.gov/uls/index.html>.

AFFIDAVIT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

I, Ivan Blanco, being of lawful age and duly sworn upon oath, depose and state as follows:

1. I am the RF Engineer for Sprint Spectrum Realty Company, L.P. ("Sprint") in select Kansas and Missouri markets, including the Kansas City metropolitan area markets.
2. This Affidavit is intended to support an application for Special Use permit filed in the City of Prairie Village, Kansas, to construct, operate, and maintain a wireless communication facility on real property located at 3921 W 63RD Street, Prairie Village, Johnson County, Kansas.
3. Sprint will meet all valid federal, state and city regulations and laws, including but not limited to FCC regulations, in the construction and operation of this project.
4. Sprint is federally licensed by the FCC to operate a wireless communication network in this market within specifically assigned bandwidths. Sprint will operate this facility in accordance with the FCC rules related to RF exposure to humans.
6. Specification sheets for Sprint's proposed antennas at this facility, including an antenna radiation pattern, are attached hereto and incorporated herein by reference.
7. The above and foregoing statements are based on my personal knowledge and belief and I reasonably believe said statements to be accurate and true.

FURTHER AFFIANT SAITH NOT.

DATED this 25th day of February, 2015.

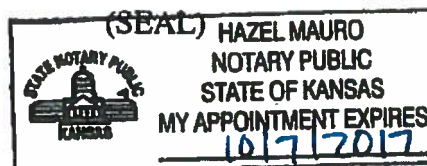
Name: Ivan Blanco
Title: RF Engineer IV
Company: Sprint

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Subscribed and sworn to before me on this 25th day of February 2015, by Ivan

Blanco

Notary Public Hazel Mauro
My commission expires 10/7/2017



Product Specifications

COMMScope®

POWERED BY



SBCHH-1D65B-V1

Andrew® Teletilt® Antenna 1 x 806–869 MHz and 2 x 1850–1995 MHz, 65° horizontal beamwidth, remote electrical tilt

- Two separate AISG inputs to allow controlling low band and high band from two different OEM controllers

OBSOLETE

This product was discontinued on: December 31, 2014

Replaced By

CVV65BSX-M

Andrew® Tri-band Antenna, 790–960 MHz and 2 x 1710–2690 MHz, 65° horizontal beamwidth, RET compatible

Electrical Specifications

	LB	HB
Frequency Band, MHz	806–869	1850–1995
Gain, dBi	15.8	18.0
Beamwidth, Horizontal, degrees	65	66
Beamwidth, Vertical, degrees	11.0	5.1
Beam Tilt, degrees	0–10	0–7
USLS, typical, dB	17	15
Front-to-Back Ratio at 180°, dB	30	27
CPR at Boresight, dB	25	17
CPR at Sector, dB	10	9
Isolation, dB	28	28
Isolation, Intersystem, dB	25	28
VSWR Return Loss, dB	1.43 15.0	1.43 15.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150
Input Power per Port, maximum, watts	350	350
Polarization	±45°	±45°
Impedance	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	806–869	1850–1995
Beamwidth, Horizontal Tolerance, degrees	±2	±4

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs.](#)

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® multiband with internal RET
Band	Multiband
Brand	DualPol® Teletilt®
Operating Frequency Band	1850 – 1995 MHz 806 – 869 MHz

Product Specifications

COMMSCOPE®

SBCHH-1D65BV1

POWERED BY



Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Aluminum
Radome Material	Fiberglass, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	6
Wind Loading, rear, maximum	618.0 N @ 150 km/h 138.9 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	1847.0 mm 72.7 in
Width	301.0 mm 11.9 in
Net Weight	23.2 kg 51.1 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	11.0 W
Protocol	3GPP/AISG 2.0 (Single RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male
RET System	Teletilt®

Regulatory Compliance/Certifications

Agency

RoHS 2011/65/EU
China RoHS SJ/T 11364-2006

Classification

Compliant by Exemption
Above Maximum Concentration Value (MCV)



Included Products

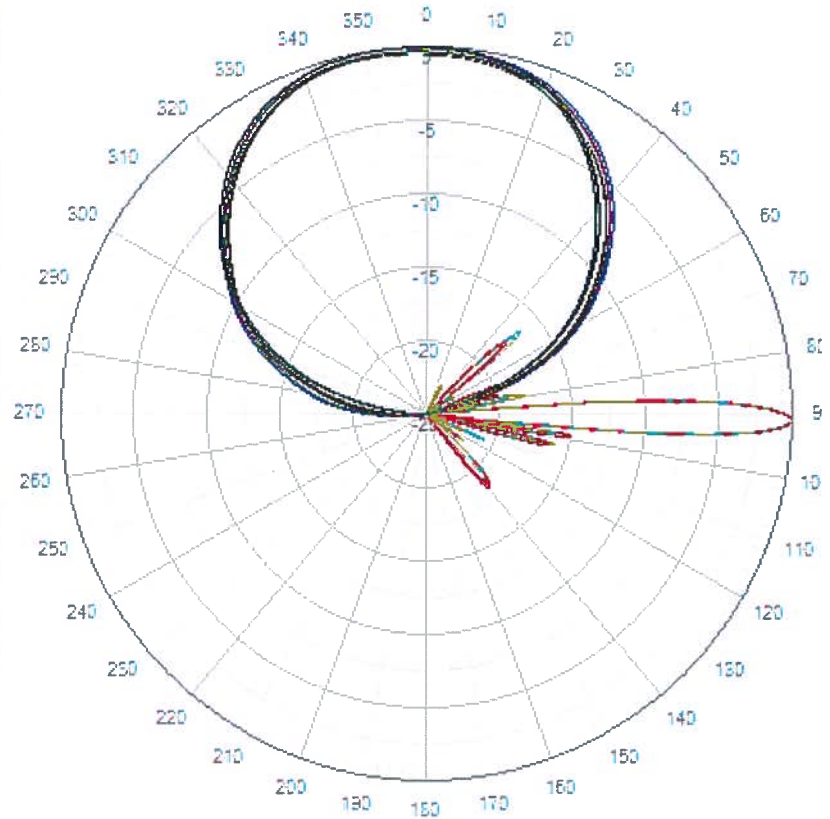
DB380 — Pipe Mounting Kit for 2.4"-4.5" (60-115mm) OD round members on wide panel antennas. Includes 2 clamp sets and double nuts.

DB5083 — Downtilt Mounting Kit for 2.4"-4.5" (60 - 115 mm) OD round members. Includes a heavy-duty, galvanized steel downtilt mounting bracket assembly and associated hardware. This kit is compatible with the DB380 pipe mount kit for panel antennas that are equipped with two mounting brackets.

Model: SBCHH-1D65B-V1

Legend

Description	Port	Frequency	Tilt	Cut	Color
Dual Polarization	Port 3 - +45	1920	1	A	Blue
Dual Polarization	Port 3 - +45	1920	1	V	Red
Dual Polarization	Port 3 - +45	1920	1	H	Green
Dual Polarization	Port 3 - +45	1940	1	A	Purple
Dual Polarization	Port 3 - +45	1940	1	V	Cyan
Dual Polarization	Port 3 - +45	1940	1	H	Light Green
Dual Polarization	Port 3 - +45	1950	1	A	Dark Purple
Dual Polarization	Port 3 - +45	1950	1	V	Dark Red
Dual Polarization	Port 3 - +45	1950	1	H	Black
Dual Polarization	Port 3 - +45	1980	1	A	Yellow
Dual Polarization	Port 3 - +45	1980	1	V	Light Blue
Dual Polarization	Port 3 - +45	1980	1	H	Grey
Dual Polarization	Port 3 - +45	1990	1	A	Dark Blue
Dual Polarization	Port 3 - +45	1990	1	V	Olive Green
Dual Polarization	Port 3 - +45	1990	1	H	Dark Green



Property Information for OF251216-3019

Tax Property ID	OF251216-3019	KS Uniform Parcel #	0460651601001001010
Situs Address	Not Available	Acres	0.56 (24,279.63 ft ²)
Owner1 Name	CONSOLIDATED FIRE DIST. NO. 2	Owner2 Name	
Owner Address	3921 W 63RD ST, PRAIRIE VILLAGE, KS 66208		
Class	E	Year Built	0
LBCS	6410	Neighborhood Code	413.X
Zoning	R-1A	Taxing Unit	0654UW

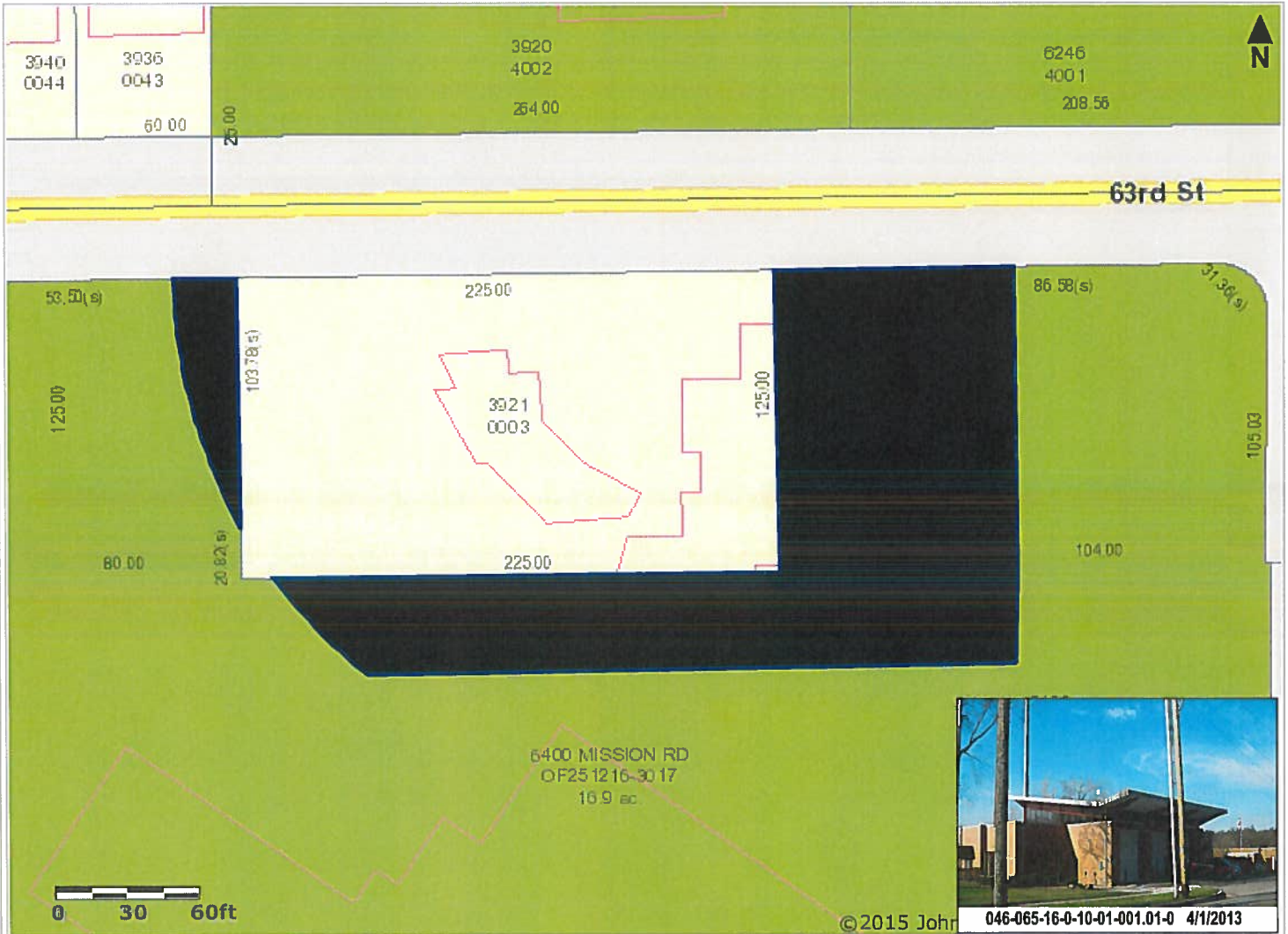
City	Prairie Village	Zip Code	66208
AIMS Map No.	F16 (T-R-S: 12-25-16)	Quarter Section	NE
Fire Dist.	Consolidated Dist. #2	Sheriff Dist.	0
Commissioner Dist.	1 (Ronald L. Shaffer)	FEMA Flood Panel #	20091C0024G

School District	Shawnee Mission	High School	SM East
Middle School	Indian Hills	Elementary School	Prairie

Plat Name	INDIAN FIELDS (BLKS A & B)		
Book/Page	16 / 13	Quarter Section	NE
Date Recorded	1952	Number of Units	9
Subdivision Name	INDIAN FIELDS		

Legal Desc. (abbreviated) 16-12-25 PT NE1/4 & LT 2 & PT LT 4 BLK A INDIAN FIELDS DESC AS: BG NE CR LT 2 S 165' W 271.32' NW CUR RT 188.92' TO PT N/L LT 4 E 349.92' TO POB EX LT 3 BLK A INDIAN FIELDS .59 ACS M/L PVC 407 1

Property Map for OF251216-3019



Hide map

Hide photo



VIA HAND DELIVERY

March 6, 2015

To: City of Prairie Village Staff

From: SSC, Justin Anderson and Trevor Wood

Re: Sprint - KC74XC987 63rd & Brush Creek; parcel by parcel candidate analysis of sites analyzed by Sprint for use in implementing new service

Summary

In March 2014, SSC was asked to identify candidates on behalf of Sprint in the area of 63rd Street and Mission Road where Sprint could deploy a new marco cell site to improve service in the area.

At the time of this report, one (1) candidate, the Consolidated Fire District No. 2 of Northeast Johnson County, is a viable option.

Background

SSC has evaluated every parcel within the provided search area (attached as Exhibit A) to establish the possibility of a wireless site. The majority of the ring is designated with single family residential zoning and uses (residences). We were able to locate seven (7) stand-alone businesses / non-residential uses, two (2) schools, one fire department and approximately 634 single family homes.

We deem it impractical to consider single family residences in Mission Hills and Prairie Village as viable candidates for a wireless solution. All of the Mission Hills residentially-zoned parcels are deed restricted in any event.

The following is a detailed overview of the schools, fire department, and stand-alone businesses/institutional uses we assessed:

Schools

1. *Indian Hills Middle School, 6400 Mission Rd. (R-1A Zoning, Prairie Village)* – This property does allow for a wireless site. Shawnee Mission School District has historically rejected wireless proposals at middle and elementary schools. A site visit was conducted in September 2014, and correspondence with Bruce Kracl, the District's Facilities and Operations Manager subsequent to the walk confirms this site is not viable. The District does not wish to enter into lease negotiations on this property at this time.

2. *Prairie Elementary School, 6642 Mission Rd. (R-1A Zoning, Prairie Village)* – This property does allow for a wireless site. Shawnee Mission School District has historically rejected wireless proposals at middle and elementary schools. For the same reason set out regarding Indian Hills Middle School the District is not willing to lease space on the Prairie Elementary School at this time.

Fire Department

1. ***Consolidated Fire District #2, 3921 W. 63rd St. (R-1A Zoning, Prairie Village)* – In 2013 and 2014 the District was contacted regarding collocation on a stealth canister tower the District owns. One position is open on the six position tower. However, the one position is unusable to Sprint because of the amount of coaxial cable and other equipment presently in the pole.

A meeting was held between SSC and Tony Lopez, the Current Chief of the District, on December 22 to confirm the District's willingness to discuss short term options for implementing Sprint coverage by retrofitting the current pole. A presentation was made to the Fire District Board with such a solution at the Board's February meeting, and the Board expressed a willingness to pursue such an option. In the meeting the Board heard a presentation regarding the benefits to the District, the community as a whole and from the implementation of improved Sprint service. The cost of the retrofit will be paid for by Sprint and the District will receive rent from Sprint on a monthly basis for its tenance on the pole.

Businesses/Institutional Uses

1. ***Homestead Country Club, 6510 Mission Rd. (R-1A Zoning, Prairie Village)* – This candidate received a formal proposal from SSC to construct a monopine or replacement light standard on the tennis facility on the property. SSC and Sprint representatives met with Brian Collins, the General Manager of the Club, and one Board member to discuss moving forward with the proposal in early Summer of 2014. The club then ceased communication with Sprint and SSC. At Sprint's direction, a formal letter was sent to the Club on July 11 asking the Club to respond within 21 business days to affirm its intent to continue with discussions and no response was received. Shortly thereafter it was confirmed in media reports the Club filed for bankruptcy and is working through the bankruptcy proceeding at this time. Based on the non-responsiveness of the Club to SSC's inquiries we believe the Club is unwilling to entertain lease negotiations at this time.
2. ***Kansas City Country Club, 6200 Indian Ln. (D-1 Zoning, Mission Hills)* – This is a current candidate that has expressed interest in negotiating an agreement in the past. However, Sprint's RF team has advised SSC that a pole in this location will only marginally improve Sprint's network service based upon a significant drop in elevation, heavy foliage and a location East of Sprint's coverage deficiency.

3. *Village Presbyterian Church, 6641 Mission Rd. (R-1A Zoning, Prairie Village)* – This property should no longer be considered a candidate as the congregation has provided written confirmation that they are not interested in moving forward with a wireless project (integration w/ steeple).
4. *Fairway Animal Hospital, 6000 Mission Rd. (B-1 Zoning, Fairway)* – This property does not meet the existing setback requirements from residentially zoned property (200' from tower to residential property line). It also does not have enough space to host a macro wireless site due to parking constraints. It is also located across from single family residences and abuts single family residences.
5. *Pizza 51 West, 5938 Mission Rd. (B-1 Zoning, Fairway)* – This property does not meet the existing setback requirements from residentially zoned property (200' from tower to residential property line). It also does not have enough space to host a macro wireless site due to parking constraints. It is also located across from single family residences and abuts single family residences.
6. *Fairway Swimming Pool, 6136 Mission Rd. (R-1 Zoning, Fairway)* – This property has space for a wireless site but does not meet the required residential setback. The Fairway zoning code does not provide for a setback variance.
7. *Trinity Anglican Episcopal Church, 3920 W. 63rd Street (R-1B Zoning, Prairie Village)* – This property has space for a wireless site and does meet the zoning requirements. No contact has been made at this time.

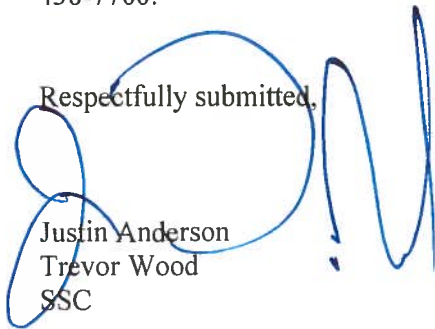
Conclusion

The Fire Station is the only viable candidate for Sprint to pursue at this time, and a project there allows for the use of an existing tower and an abbreviated environmental regulatory process. Further, by many accounts the community has become accustomed to the existing wireless facility on-site.

Please direct any questions or requests for further information to Justin Anderson at (913) 438-7700.

Respectfully submitted,

Justin Anderson
Trevor Wood
SSC





March 6, 2015

To: Ron Williamson, AICP
Joyce Hagen Mundy, City Clerk
City of Prairie Village
Prairie Village, Kansas 66208

Ref: Engineer Statement regarding physical space in existing tower - Sprint
proposed antennas and radios (KC74XC987)

Dear Mr. Williamson and Ms. Hagen Mundy:

Selective Site Consultants, Inc. represents Sprint Spectrum LP in civil and structural engineering tasks regarding the implementation of a new cell site in the vicinity of 63rd Street and Mission Road, in Prairie Village KS. Sprint has asked that we analyze an existing monopole tower at 3921 W. 63rd Street and the physical space that is available on the interior of the tower.

After analyzing the steel fabrication drawings, a copy of which is attached, for the one hundred fifty foot (150') tower, the tower is equipped with six (6) canister positions for the placement of equipment. Five of the six canister positions are occupied by panel antennas and associated equipment from other wireless users. The single open canister position, located at the one hundred five foot (105') centerline, is partially occupied with coaxial cable and other cabling.

Sprint has supplied us with an RF Data Sheet specific to this site, a copy of which is attached, delineating the equipment Sprint must install to make the site compatible with Sprint's network operations. The RFDS specifies three (3) panel antennas and twelve (12) RRUs and associated jumper cables, all at the same general centerline as the antennas. The RFDS is typical of Sprint's typical equipment configuration based on a new site build that is compatible with Sprint's wireless network.

Upon review of this stealth monopole tower and the existing wireless equipment installations located inside the pole, it is not physically possible to install the proposed Sprint tower-mounted equipment (antennas and RRUs) inside the existing open canister on this pole. It is our assessment there is insufficient physical space to place such equipment within said canister.

Should you have any questions regarding this matter, I can be reached at (913)438-7700.

Sincerely,

Michael L. Owens, P.E.
V.P Engineering

cc: Trevor Wood, SSC
Justin Anderson, SSC

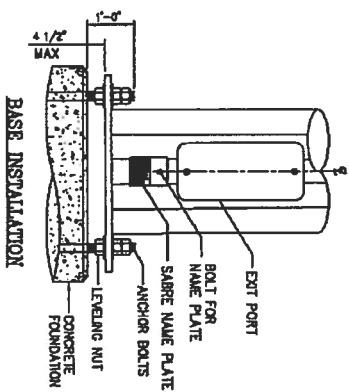
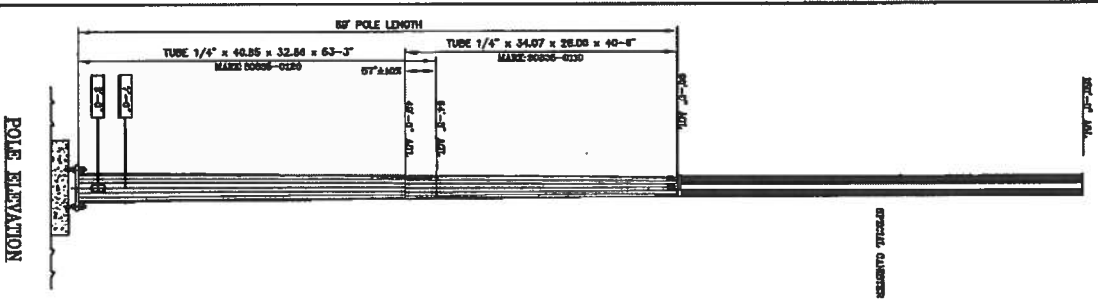
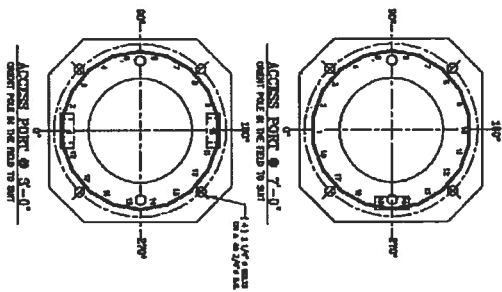


Attachments (2)

NOTICE: ALL PARTS ARE TO BE INVENTORIED AND ANY SHORTAGES REPORTED WITHIN 48 HOURS OF DELIVERY. SHORTAGES REPORTED AFTER THIS TIME PERIOD WILL BE CHARGED TO THE CONTRACTOR. CALL 800/369-6890 ASK FOR THE CONTRACTS DEPARTMENT

DRAWING LIST

MONOPOLE ERECTION	30835-MM
MONOPOLE FOUNDATION(S)	30835-F1
MONOPOLE FABRICATION	30835-01
LIGHTNING-ROD-COS 3/4" X 10' & STIFFENER	C30986
TIA-GROUNDING-KIT-MONOPOLE	C30150110
BUS-BAR-KIT-GALV-1/2" X 2-1/2" X 27", 20 HOLES	C30109207
BILL OF MATERIALS	BOM-1



BOLT INSTALLATION DETAILS

1. INSTALLATION OF BOLTS FOR TOWERS AND ANTENNAS SHALL BE INSTALLED WITH THE NUTS FACING TO THE OUTSIDE AND/OR TO THE TOP OF THE TOWER, UNLESS PROHIBITED BY LACK OF CLEARANCE.
2. TIGHTENING OF BOLTS: ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION, AS DERIVED BY ASC.
3. NUT LOCKING DEVICE: ALL NUTS SHALL BE EQUIPPED WITH SOME TYPE OF NUT LOCKING DEVICE, SEE THE INDIVIDUAL DRAWINGS FOR THE TYPE OF NUT LOCKING DEVICE TO BE USED FOR EACH INDIVIDUAL APPLICATION.

ALL DIMENSIONS INCLUDE TOLERANCES UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE IN INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

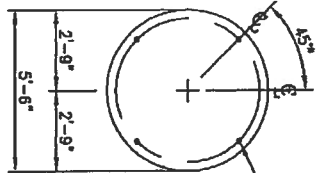


VERIZON WIRELESS
KCTC Tomahawk, KS
150.00 MONOPOLE

DATE	REVISION	DESCRIPTION	JOB NO.	30835	SIZE	DRAWING NO.	REV
			DATE	23JUN10	B	30835-MM	0
			DATE	JUN			
			DATE	VI			

*45° SPACING FROM CENTERLINE OF PIER TO THE CENTERLINE OF BOLT CLUSTER.

FIELD NOTE:
ONE ANCHOR BOLT TO BE INSTALLED AS SHOWN

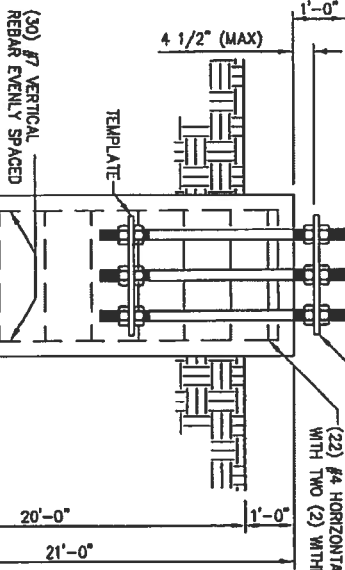


(4) - ANCHOR BOLTS 2 1/4" x 7'-0" (#18J A815 GR. 75) ON A 48.75" B.C.

PLAN VIEW

TEMPLATE

(22) #4 HORIZONTAL TIES @ 12" C/C WITH TWO (2) WITHIN TOP 5" OF CONCRETE

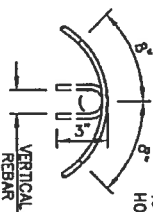


ELEVATION VIEW

REINFORCING STEEL SCHEDULE						
LOCATION	NO REQ'D	BAR SPEC.	SIZE	CUT LATE	TOTAL LGTH	TOTAL WT.
PIER VERTICAL REINFORCING	30	NOTED ON DWG.	#7	20'-6"	615'-0"	1258 LBS.
PIER TIES	22	NOTED ON DWG.	#4	16'-10"	370'-4"	247 LBS.
TOTAL REBAR WT.						1505 LBS.

TOP & BOTTOM TEMPLATES
PART NO.: 30835-9001

PIER TIE HOOK DETAIL

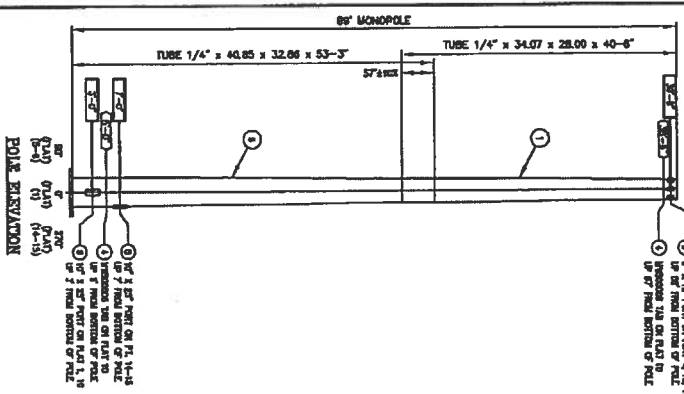
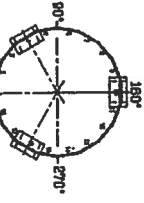
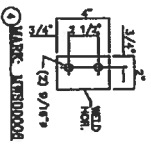
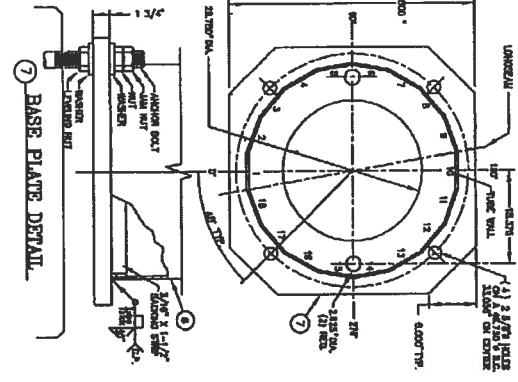
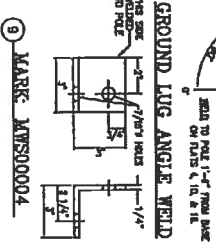
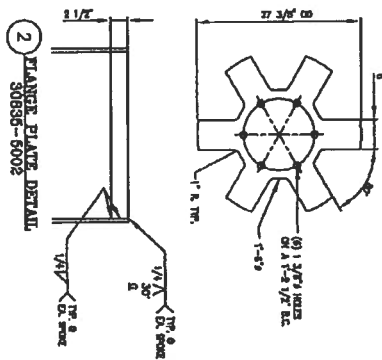
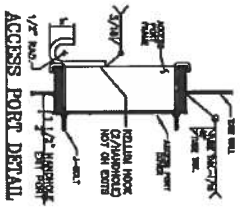
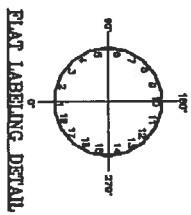


PIER TIES TO HAVE 18" OVERLAP OR 3" HOOK AS SHOWN

- GENERAL NOTES:**
1. ALL ANCHOR BOLTS AND VERTICAL REINFORCING BARS ARE TO BE SECURELY TIED BEFORE CONCRETE IS PLACED SO THEY WILL REMAIN PARALLEL TO THE CENTERLINE OF THE PIER.
 2. THE GROUND ELEVATION SHALL BE A MAXIMUM OF 1'-0" BELOW THE TOP OF THE PIER.
 3. ALL EXPOSED CONCRETE CORNERS ARE TO BE CHAMFERED 3/4" INCH.
 4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A815 GRADE 80 DEFORMED BARS.
 5. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI, IN ACCORDANCE WITH AGC 318-03.
 6. REINFORCING STEEL TO HAVE A 3" MINIMUM CONCRETE COVER.
 7. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT BY TERRACON, PROJECT NO. 02105111, DATED 6/9/10.
 8. ANCHOR BOLTS 2 1/4" x 7'-0" #18J A815 GR. 75 ON A 48.75" BOLT CIRCLE (4 REQ'D).
 9. CONCRETE REQUIRED 18.48 CUBIC YARDS.
 10. SEE THE GEOTECHNICAL REPORT FOR DRILLED PIER INSTALLATION REQUIREMENTS, IF SPECIFIED.
 11. THE FOUNDATION IS BASED ON THE FOLLOWING FACTORED LOADS:
MOMENT (KIP-FT) = 754.9
AXIAL (KIPS) = 20.1
SHEAR (KIPS) = 10.12

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES		TOLERANCES: FRACTIONS & 1/16" DECIMALS & .010"		TOLERANCES DO NOT APPLY TO RAW MATERIAL.	
REV	DATE	BY	CHK	DESCRIPTION	
<p>CONFIDENTIAL</p> <p>This document and the information contained herein is the confidential trade secret property of Sabre Communications Corporation ("Sabre") and must not be reproduced, copied, disseminated or otherwise made available to any third party without the prior written consent of Sabre.</p> <p>© 2010 Sabre Communications Corporation. All Rights Reserved.</p>					
JOB NO. 30835		SIZE B		DRAWING NO. 30835-F1	
DATE 6/23/10		DRAWN BY JKW		SCALE	
CHECKED BY WJ		30835-E		PAGE 1 OF 1	
<p>VERIZON WIRELESS</p> <p>KCYC TOMAHAWK, KS</p> <p>150.00 MONOPOLE</p>					

(1) = BOTTOM OF SECTION TO SHOW DETAIL
(2) = TOP OF SECTION TO SHOW DETAIL

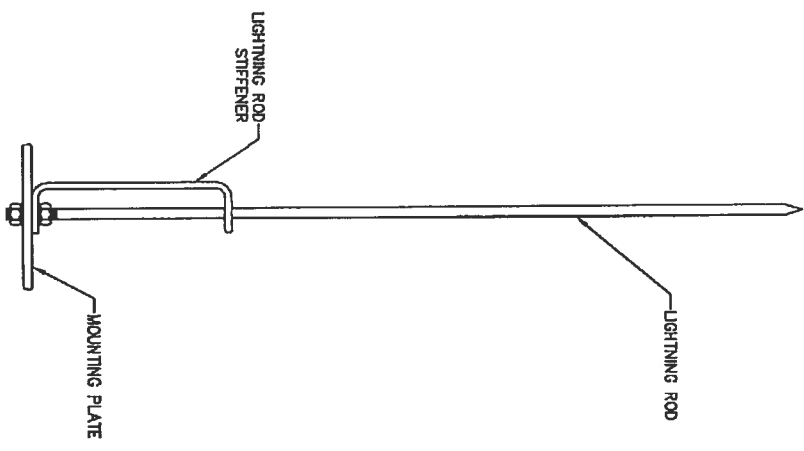


ITEM NO.	DESCRIPTION	QTY	UNIT
1	FLANGER PLATE	1	PC
2	ACCESS PORT	1	PC
3	GROUND LIG ANGLE WELD	1	PC
4	BASE PLATE	1	PC
5	HAND HOLES	1	PC
6	FLAT LABELING DETAIL	1	PC

Verizon Wireless
 KYOC TORIHAWA, KS
 150.00 MONDPOLE

DATE	REVISION	DESCRIPTION

ITEM NO.	DESCRIPTION	QTY	UNIT
1	FLANGER PLATE	1	PC
2	ACCESS PORT	1	PC
3	GROUND LIG ANGLE WELD	1	PC
4	BASE PLATE	1	PC
5	HAND HOLES	1	PC
6	FLAT LABELING DETAIL	1	PC

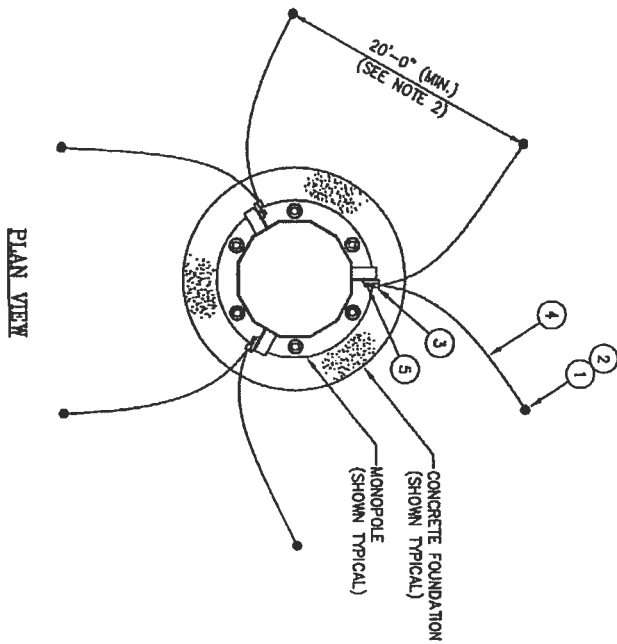
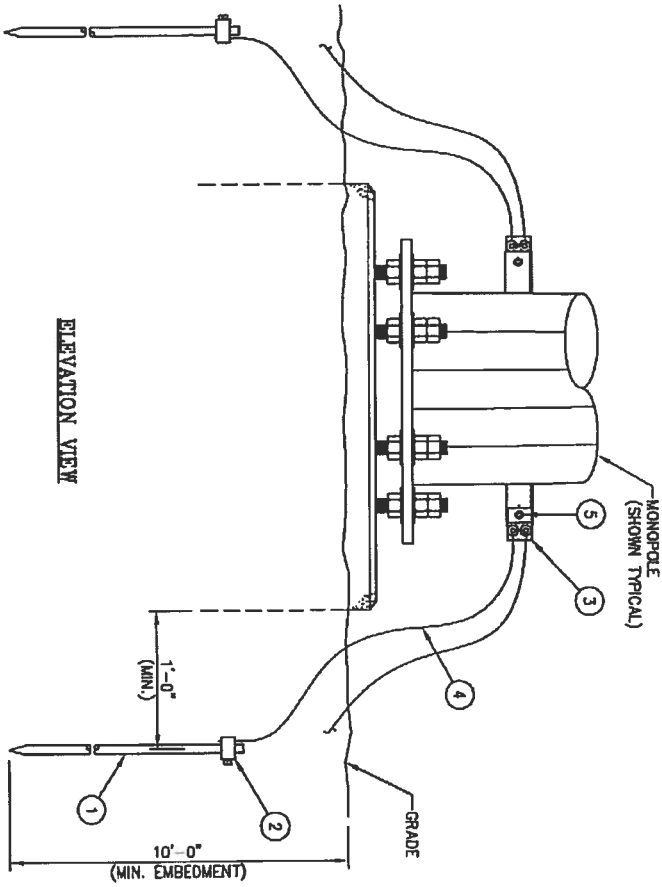


LIGHTNING ROD/STIFFENER KITS				
KIT NUMBER	LIGHTNING ROD	LIGHTNING ROD DIMENSIONS	STIFFENER	KIT WEIGHT LBS.
C30986010	C30086010	5/8" x 2'-0"	CS00675	8
C30986011	C30086011	5/8" x 3'-0"	CS00675	10
C30986001	C30086001	5/8" x 4'-0"	CS00675	10
C30986008	C30086008*	5/8" x 4'-0"	CS00675	10
C30986005	C30086005	5/8" x 5'-0"	CS00675	11
C30986006	C30086006	5/8" x 6'-0"	CS00675	11
C30986017	C30086017**	5/8" x 6'-0"	CS00675	12
C30986002	C30086002	5/8" x 8'-0"	CS00675	13
C30986018	C30086018	5/8" x 10'-0"	CS00675	18
C30986009	C30086009	5/8" x 12'-0"	CS00675	23
C30986007	C30086007	3/4" x 6'-0"	CS00676	12
C30986003	C30086003	3/4" x 8'-0"	CS00676	19
C30986004	C30086004	3/4" x 10'-0"	CS00676	22
C30986012	C30086012	3/4" x 13'-0"	CS00676	22
C30986013	C30086013	3/4" x 15'-0"	CS00676	28
C30986014	C30086014	3/4" x 20'-0"	CS00676	36

* THIS LIGHTNING ROD IS STAINLESS STEEL.
 ** THIS LIGHTNING ROD IS GALVANIZED.

LATEST DIMENSIONS SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"		MATERIAL TOLERANCES DO NOT APPLY TO RAW MATERIAL	
CONFIDENTIAL 			
This document and the information contained herein is the intellectual property of Sabre Communications Corporation. It is to be used, in whole or in part, for any purpose without the prior written consent of Sabre Communications Corporation. All rights reserved.			
LIGHTNING ROD/STIFFENER KITS		DATE 7/11/06	SIZE B
DRAWN BY DLK		CHECKED BY RMM	DRAWING NO. C30986
SCALE None		PAGES 1 OF 1	REV 2

- NOTES:**
1. MONOPOLE AND ANCHOR BOLT QUANTITY SHOWN TYPICAL
 2. THERE SHALL BE A MINIMUM OF (3) GROUNDING ELECTRODES INSTALLED SYMMETRICALLY AROUND THE BASE OF THE STRUCTURE AT A MINIMUM 20 FT. SPACING.
 3. ALL BENDS IN GROUND WIRE TO BE WELL ROUNDED CURVES FREE OF KINKS, TWIST, ECT.



C30150110 T1A-222-G GROUNDING KIT FOR MONOPOLES				
ITEM	QTY.	PART. NO.	DESCRIPTION	WEIGHT
1.	6	C30096006	GROUND ROD 5/8 X 10'-0 GALV. STEEL	64.8#
2.	6	C30097008	GROUND ROD CLAMP 5/8 (HARPER 3020GRG OR EQUAL)	0.8#
3.	3	C30093000	GROUND LUG (BUNDY K2A28U OR EQUAL)	0.6#
4.	6	C30095103	WIRE, 2/0 STRANDED BARE COPPER (25 FT)	61.8#
5.	3	C40012003	BOLT ASSEMBLY 1/4 X 1 S.S.	0.3#
TOTAL WEIGHT				128.3#

KEY	DATE	BY	DESCRIPTION
1	12/27/05	MJC	REVISED T1A-222-G SPECIFICATIONS FOR MONOPOLES
2			
3			
4			
5			
6			
7			
8			
9			
10			

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES

TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"

MADE IN U.S.A.

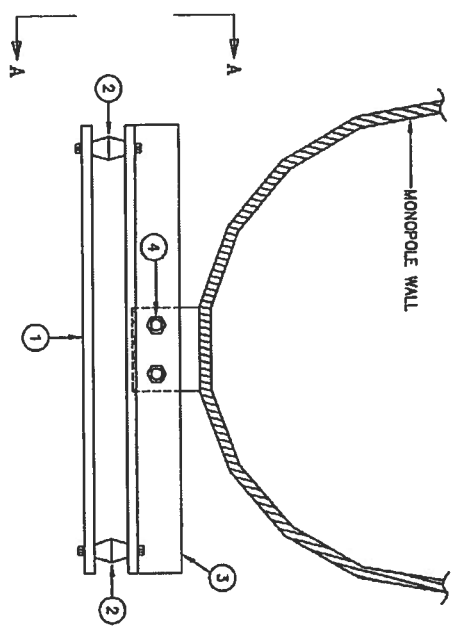
TOLERANCES DO NOT APPLY TO RAW MATERIAL

CONFIDENTIAL

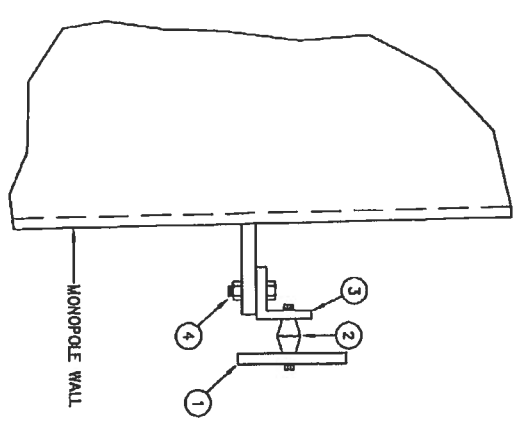
The document and the information contained herein is the confidential trade secret property of Sabre Corporation. It is to be used, reproduced, copied or used, in whole or in part, for any purpose without the prior written consent of Sabre Corporation. © 2005 Sabre Communications Corporation. All rights reserved.

TOWER GROUNDING KIT PER T1A-222-G SPECIFICATIONS FOR MONOPOLES			
DATE	SIZE	DRAWING NO.	REV
12/7/05	B	C30150110	1
DRAWN BY	MJC	SCALE	None
CHECKED BY	MAN	PAGE	1 OF 1

C30109207 GALVANIZED BUSS BAR KIT (MONOPOLE)				
ITEM	QTY.	PART. NO.	DESCRIPTION	WEIGHT
1.	1	C30999028	GALVANIZED BUSS BAR (20 HOLE)	5.0#
2.	2	C30089002	INSULATOR W/ (2) 3/8" X 3/4" BOLTS S.S.	1.4#
3.	1	C500425	ANGLE BUSS BAR MOUNT	5.3#
4.	2	040028004	BOLT ASSEMBLY 1/2" X 1 3/4"	0.5#
TOTAL WEIGHT				12.2#



PLAN



SECTION A-A

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES TOLERANCES: FRACTIONS ± 1/16" DECIMALS ± .010"		UNUSUAL: TOLERANCES DO NOT APPLY TO RAW MATERIAL	
CONFIDENTIAL  This document and the information contained herein is the confidential trade secret property of Sabre Communications Corporation ("Sabre") and must not be reproduced, copied or utilized in any form without the written consent of Sabre. © 2010 Sabre Communications Corporation. All rights reserved.			
GALTANIZED BUSS BAR KIT (MONOPOLE)		SIZE B	DRAWING NO. C30109207
DATE 5/18/10	DRAWN BY JKW	SCALE None	REV 0
CHECKED BY WU			PAGE 1 OF 1



CUSTOMER: VERIZON WIRELESS
 SITE: KCYC Tomahawk, KS
 P.O. NO:

PC=PIECE OR=ORANGE
 PLT=PALLET WH=WHITE
 BDL=BUNDLE O/W=OR & WH
 CRT=CRATE B=BARE
 D=DRUM N/R=NOT RECD
 BOX=BOX SP=SPECIAL

1

PACKING

Item	Qty	DRAWING		Part No.	Description	Total Weight	FINISH	Qty/ PKG'S	Qty of PKG'S	PKG. NO.
		NUMBER	REV.							
1	1			MR308350110	40'-6" Top Section	3648	G			
2	1			MR308350120	53'-3" Bottom Section w/ Base	6415	G			
					POLE SECTIONS					
					ANCHOR BOLTS & TEMPLATES					
3	4			CA4041007	2-1/4" X 7'-0" (ASTM A615 GRADE 75)	498	G			
4	2			30835-9001	ANCHOR BOLT TEMPLATES (w/ 46.75" Bolt Circle)	152	Black			
					MISCELLANEOUS ITEMS					
5	3			C30136002	6.5" X 12.5" X 0.1875PL ACCESS COVER (GALV)	14	A-36			
6	3			C30136001	11.0" X 26.0" X 0.1875PL ACCESS COVER (GALV)	45	A-36			
7	1			C40068001	13OZ CAN OF COLD GALV SPRAY	1	--			
8	1			CS00500	NAME PLATE	1	--			
						TOTAL POLE SHAFT WEIGHT:	10,064	lbs		

DATE: 23-Jun-10 JOB NO: 30835
 DRAWN BY: JKW DRAW NO: BOM-1
 CHK'D BY: WJ PAGE: 1 of 2



March 31, 2015

VIA ELECTRONIC MAIL

Ronald A. Williamson, FAIOP
Lochner
903 E. 104th Street, Suite 800
Kansas City, MO 64131-3451

Re: KC74XC987 Tomahawk SSC #KS-0427-A Structural Analysis

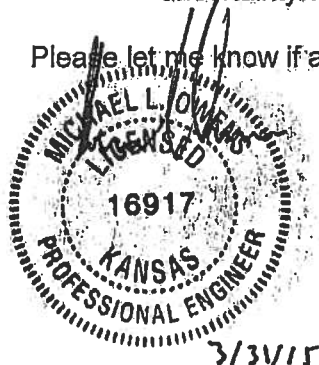
Mr. Williamson,

As you are aware, the above referenced report notes the tower with a 105% maximum stress level, and at the same time notes the tower as complying with TIA-222-G. Clarification has been requested as to this statement.

As the responsible signing/sealing Professional Engineer for the above referenced tower analysis report, I feel comfortable stating the tower is acceptable with the knowledge certain components are at 105% of the code stress calculated stress level. I'm confident in this conclusion for the following reasons:

- For some time, the standard of the industry has been to allow stresses up to 105% of the code calculated level as acceptable. This is a well-established practice employed by many tower companies and engineering firms. As an example, 105% is the stated threshold level a major tower owner (Crown Castle USA – owner of over 40,000 towers) approves for use on its own Towers.
- In any properly executed structural design/analysis, the strength of the load carrying system is significantly larger than the actual load it is designed to resist (typically by 50%). In comparison to this margin, a 5% 'overstress' is small.
- The wind/ice loadings such as we are dealing with in this case are statistically calculated and bring with them inherent uncertainty/variability.

Please let me know if any additional information is required.



Regards

Michael L. Owens, P.E.
V.P. Engineering Division

9900 WEST 109TH STREET, SUITE 300
OVERLAND PARK, KANSAS 66210

p 913.438.7700
f 913.438.7777
ssc.us.com



TOWER ANALYSIS REPORT

Sprint

KC74XC987, Tomahawk

SSC # KS-0427-A

March 6, 2015

SSC Inc.

9900 W. 109th St., Suite 300, Overland Park, KS, 66210
Ph: (913) 438-7700 Fax: (913) 438-7777

serve solve communicate

TABLE OF CONTENTS

General Tower Information	2
Introduction	3
Source of Data	3
Antenna and Transmission Lines	3
Structural Analysis of Tower Results	4
Foundation Analysis Results	4
Recommendations	4
General Conditions	Appendix A
Structural Calculations and Diagrams	Appendix B



GENERAL TOWER INFORMATION

Date:	March 6, 2015
Site Name:	Tomahawk
Site Location:	Prairie Village, Johnson County, Kansas
Site Number:	KC74XC987
Proposed Carrier:	Sprint
Tower Height:	150'
Tower Type:	Stealth Monopole
Tower Manufacturer:	Sabre
Design Standard:	TIA-222-G
Structural Classification:	II
Wind Loading:	90 mph w/o ice
Wind and Ice Loading:	40 mph w/ 1.0" ice
Serviceability Criteria:	60 mph w/o ice
Exposure Category:	C
Topographic Category:	1
Seismic Criteria:	Ss = 0.22
SSC Project Number:	KS-0427-A

Introduction

SSC, Inc. has performed a rigorous structural analysis for the referenced existing communication tower. The purpose of this analysis is to determine the overall stability and structural adequacy of the existing structure to accommodate the proposed changed condition in accordance with TIA-222-G.

Source of Data

Our analysis was based on information regarding the tower structure contained in the original tower design report from Sabre (Job # 30835), dated June 18, 2010. Existing antenna information was obtained from previous Structural Letters by SSC (KS-0377-A) dated November 14, 2014, and (KS-0335-A) dated December 21, 2012. Proposed antenna information was provided by a Sprint KC74XC987 Equipment Summary.

This analysis assumes the pole steel is fabricated from 65 ksi steel, the base plate is fabricated from 50 ksi steel, and the anchor bolts are fabricated from 75 ksi steel.

A rigorous structural analysis was performed utilizing tnxTower Version 6.1 software. The calculations were performed in accordance with TIA-222-G 'Structural Standard for Antenna Supporting Structures and Antennas'. The tower was analyzed for TIA-222-G specified load combinations, with the specified loads, as reproduced in General Tower Information of this report. Structural Classification, Exposure Category, and Topographic Category are also listed General Tower Information of this report. Topographic Category and the height of topographic features were estimated from USGS Quadrangle maps. This analysis considers wind from all specified directions. See the Appendix B for structural calculations.

Antenna and Transmission Line Loading

Our understanding of the antenna and transmission line loading conditions is shown below.

Antenna Status	Qty	Antenna Vender	Antenna Type	CL Elev. Ant./Mount	Mount	Azimuth	Feed Line
Existing (VZW)	3	Andrew	LNX-6515DS-A1M	145'/145'	Canister	Sectored	(6) 1-5/8"
	3	Andrew	HBX-6517DS-R2M	135'/135'	Canister	Sectored	(6) 1-5/8"
Existing (AT&T)	3	Powerwave	P65-15-XLH-RR w/ (6) TMAs	125'/125'	Canister	Sectored	(6) 7/8" & (1) RET
	3	Powerwave	P65-15-XLH-RR w/ (6) TMAs	115'/115'	Canister	Sectored	(6) 7/8" & (1) RET
	3	Andrew	SBNH-1D6565A w/ (3) TMAs	95'/95'	Canister	Sectored	(6) 7/8" & (1) RET
Proposed (Sprint)	3	Commscope	SBCHH-1D65B-V1 w/ (12) RRUs	79'/79'	Collar Mount	Sectored	(3) Hybrid Cables

Notes:

1. All feed lines are assumed to be inside of the pole.

Structural Analysis of Tower Results

The analysis of the existing tower with the proposed loadings installed indicates minimal member overstressing according to TIA-222-G standards however, these overstresses are within acceptable industry standards. Results of the analysis are shown in the following table and calculations may be found in Appendix B:

Tower Section	Max % Allowable Stress
Pole Steel (89' – 48.5')	35.5
Pole Steel (48.5' – 0')	61.3
Base Plate	103.3
Anchor Bolts	104.9

Foundation Analysis Results

An analysis was performed on the existing foundation with reactions corresponding to the proposed factored loading. Existing foundation information was obtained from the foundation design by Sabre (Job # 30835) dated June 18, 2010 and analyzed using geotechnical information from Terracon (Project # 02105111) dated June 9, 2010. Foundation capacities corresponding to the proposed factored loading are 48% of the capacity of the existing foundation analyzed with the geotechnical values. Assuming the original foundation was properly installed per the noted drawings, the existing foundation can be considered adequate for the proposed loading condition.

Recommendations

It is our conclusion that this tower as analyzed **does comply** per TIA-222-G Structural Standards under the proposed loading conditions.

If the proposed loading conditions are different or change from those analyzed, this report shall be deemed obsolete and further investigation will be required.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

Tyler Monnett, E.I.T.

Tyler Monnett, E.I.T.

APPENDIX A

General Conditions

Please note that SSC makes no warranties, expressed or implied in connection with this report and disclaims any liability arising from original design, material, fabrication and erection deficiencies for this tower.

It is the responsibility of the Client to ensure that information provided by the Client to SSC and used in this analysis is correct. This information is assumed correct unless notified otherwise by the Client.

This analysis assumes the tower steel is in its original state with no deterioration due to improper erection procedures or field modifications and does not consider fabrication quality. The recommendations, conclusions, and opinions contained in this report pertain only to the analysis of the tower structure and the load carrying capacity of its members.

This analysis assumes any suggested modifications are installed as recommended and is not intended to address temporary conditions of the tower as modifications are being performed. It is strongly recommended that the Installer of any tower modification thoroughly assess installation procedures and how temporary conditions present while modifications are being performed influence tower members. Installer is responsible for sequence of operation and any required temporary bracing or strengthening of tower during modification operations. SSC is not responsible for the conclusions, opinion, or recommendations made by others based on the information we supply.

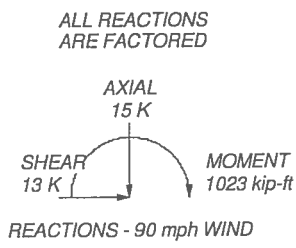
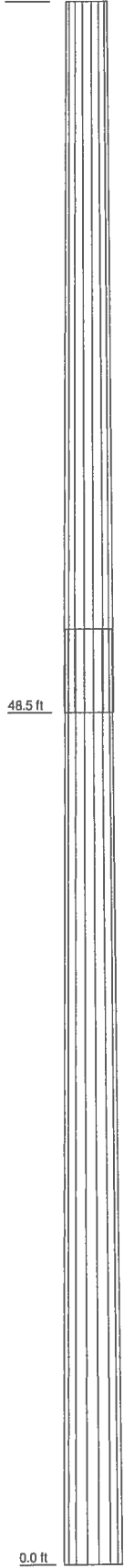
APPENDIX B

Structural Calculations and Diagrams

Existing Tower with Proposed Loading

Length (ft)	40.50	53.25	18	0.2500	4.75	26.0000	34.0800	3.4	0.0 ft
Number of Sides	18	18	18	0.2500	4.75	26.0000	34.0800	3.4	0.0 ft
Thickness (in)	0.2500	0.2500	0.2500	0.2500	4.75	26.0000	34.0800	3.4	0.0 ft
Socket Length (ft)	4.75	4.75	4.75	4.75	4.75	26.0000	34.0800	3.4	0.0 ft
Top Dia (in)	26.0000	26.0000	26.0000	26.0000	26.0000	26.0000	34.0800	3.4	0.0 ft
Bot Dia (in)	34.0800	34.0800	34.0800	34.0800	34.0800	34.0800	34.0800	3.4	0.0 ft
Grade	A572-65	A572-65	A572-65	A572-65	A572-65	A572-65	A572-65	A572-65	0.0 ft
Weight (K)	3.4	5.3	5.3	5.3	5.3	5.3	5.3	5.3	0.0 ft

02.U 11



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
LNx-6515DS-A1M	145	(2) TT08-19DB111-001	115
LNx-6515DS-A1M	145	28" x 10' Concealment Canister	114
LNx-6515DS-A1M	145	28" x 10' Concealment Canister	104
28" x 10' Concealment Canister	144	SBNH-1D6565A	95
HBX-6517DS-R2M	135	SBNH-1D6565A	95
HBX-6517DS-R2M	135	SBNH-1D6565A	95
HBX-6517DS-R2M	135	E15Z09P94	95
28" x 10' Concealment Canister	134	E15Z09P94	95
P65-15-XLH-RR	125	E15Z09P94	95
P65-15-XLH-RR	125	28" x 10' Concealment Canister	94
P65-15-XLH-RR	125	Collar Mount	79
(2) TT08-19DB111-001	125	SBCHH-1D65B-V1	79
(2) TT08-19DB111-001	125	SBCHH-1D65B-V1	79
(2) TT08-19DB111-001	125	SBCHH-1D65B-V1	79
28" x 10' Concealment Canister	124	(2) RRUS 11	79
P65-15-XLH-RR	115	(2) RRUS 11	79
P65-15-XLH-RR	115	(2) RRUS 11	79
P65-15-XLH-RR	115	(2) RRUS 31	79
(2) TT08-19DB111-001	115	(2) RRUS 31	79
(2) TT08-19DB111-001	115	(2) RRUS 31	79

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Johnson County, Kansas.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Deflections are based upon a 60 mph wind.
5. Tower Structure Class II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 61.3%

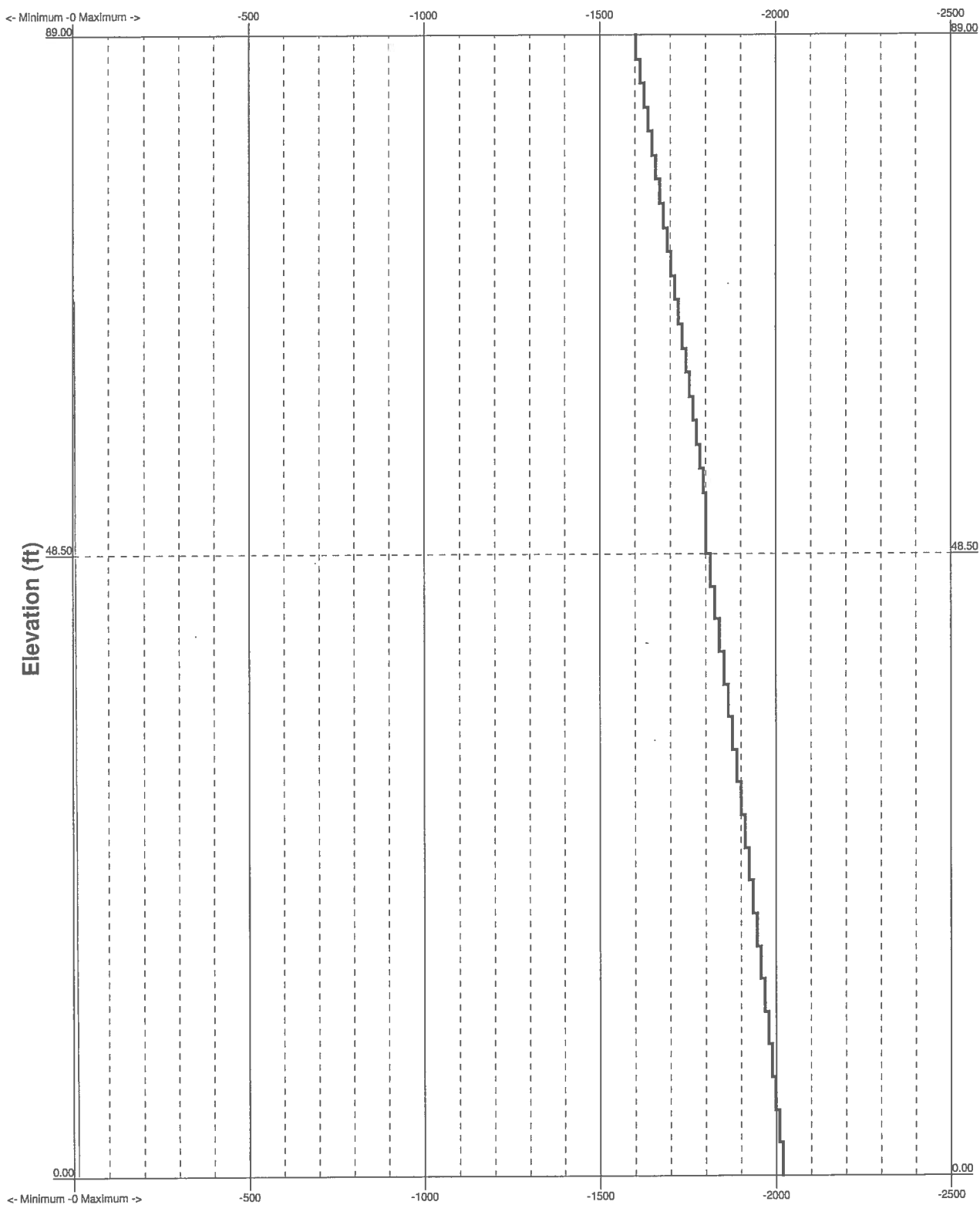
Selective Site Consultants		Job: SSC # KS-0427-A	
9900 W 109th Street Suite 300		Project: KC74XC987, Tomahawk	
Overland Park, Kansas 66210		Client: Sprint	Drawn by: Ross Schmidt
Phone: (913) 438-7700		Code: TIA-222-G	Date: 03/06/15
FAX:		Path:	App'l
		Dwg	

C:\Tower_Analysis\KS-0427\KS-0427-Attr_Analysis\Try to pass\KS-0427-A (G).d

TIA-222-G - 90 mph Exposure C

Leg Capacity ———

Leg Compression (K)

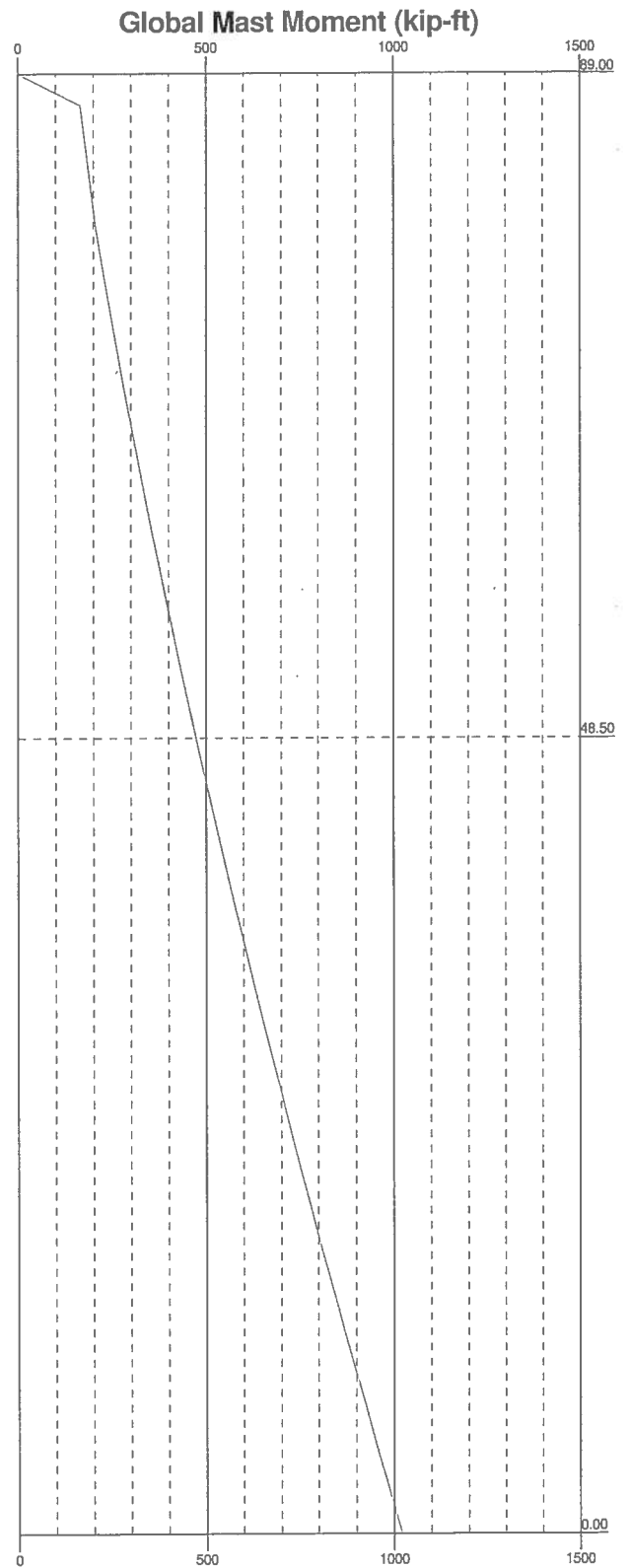
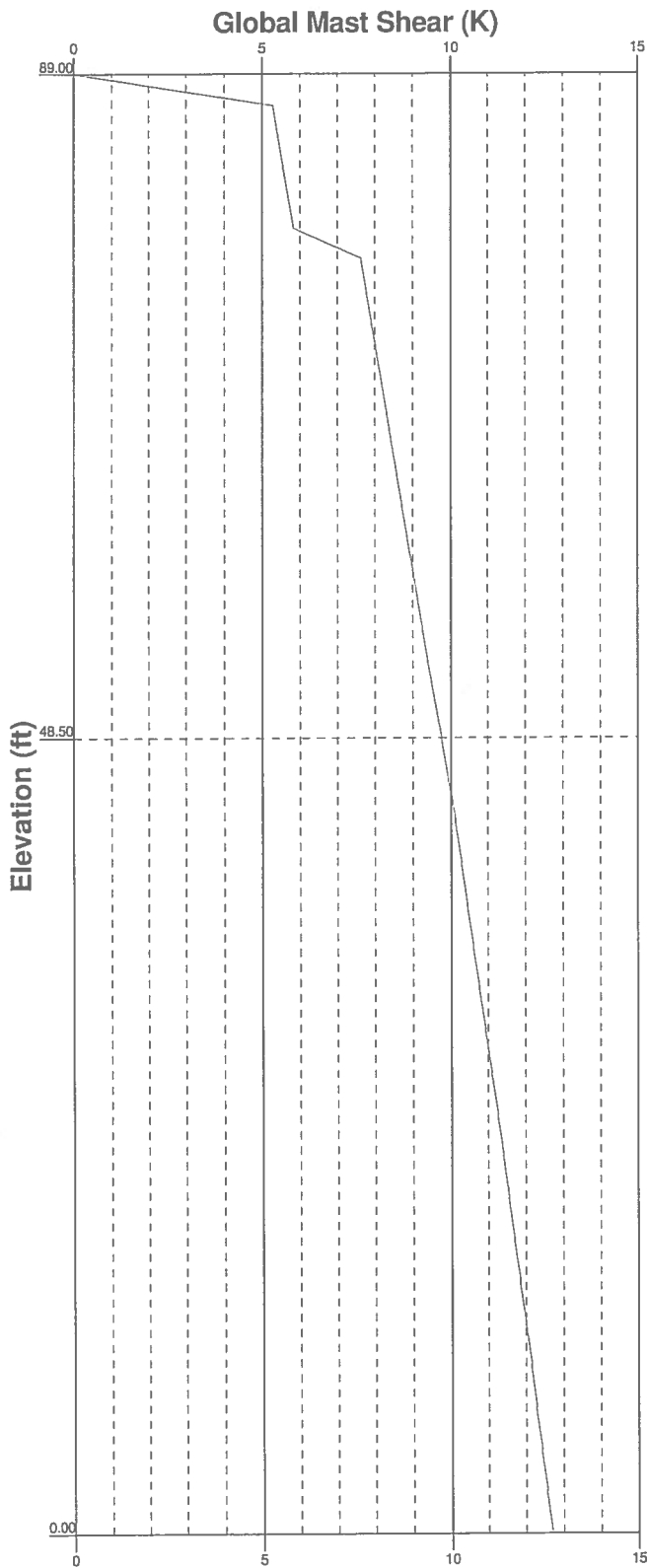


Selective Site Consultants		Job: SSC # KS-0427-A	
9900 W 109th Street Suite 300		Project: KC74XC987, Tomahawk	
Overland Park, Kansas 66210		Client: Sprint	Drawn by: Ross Schmidt
Phone: (913) 438-7700		Code: TIA-222-G	Date: 03/06/15
FAX:		Path:	Scale
		Dwg	

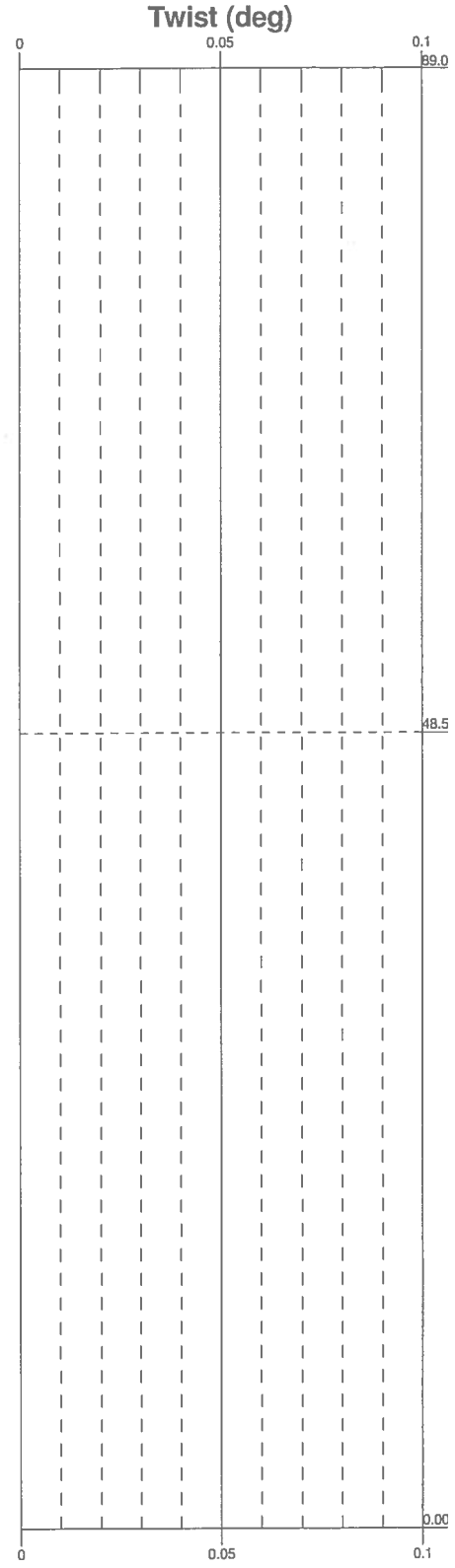
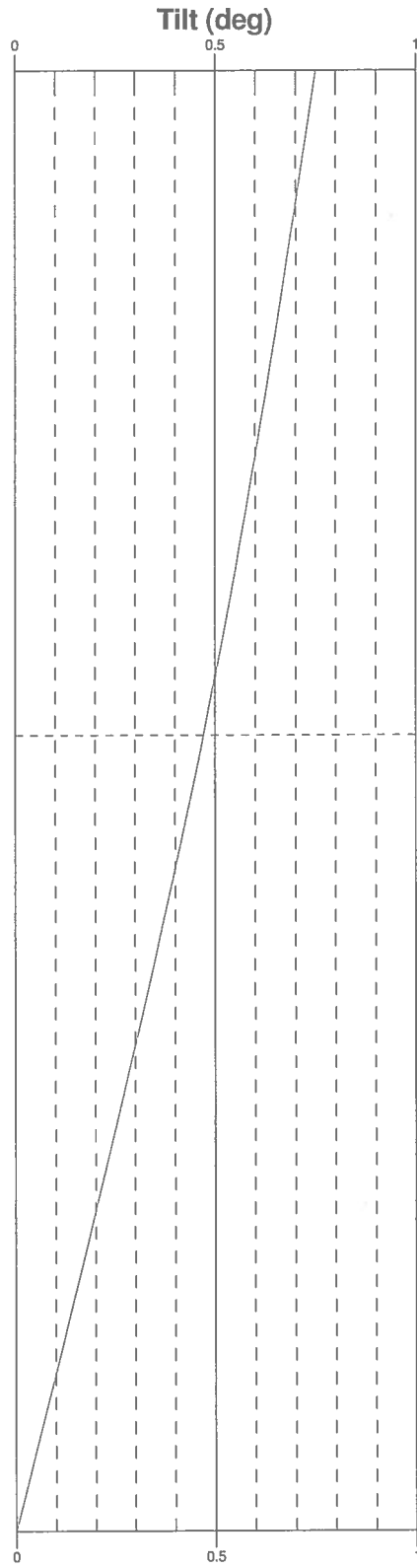
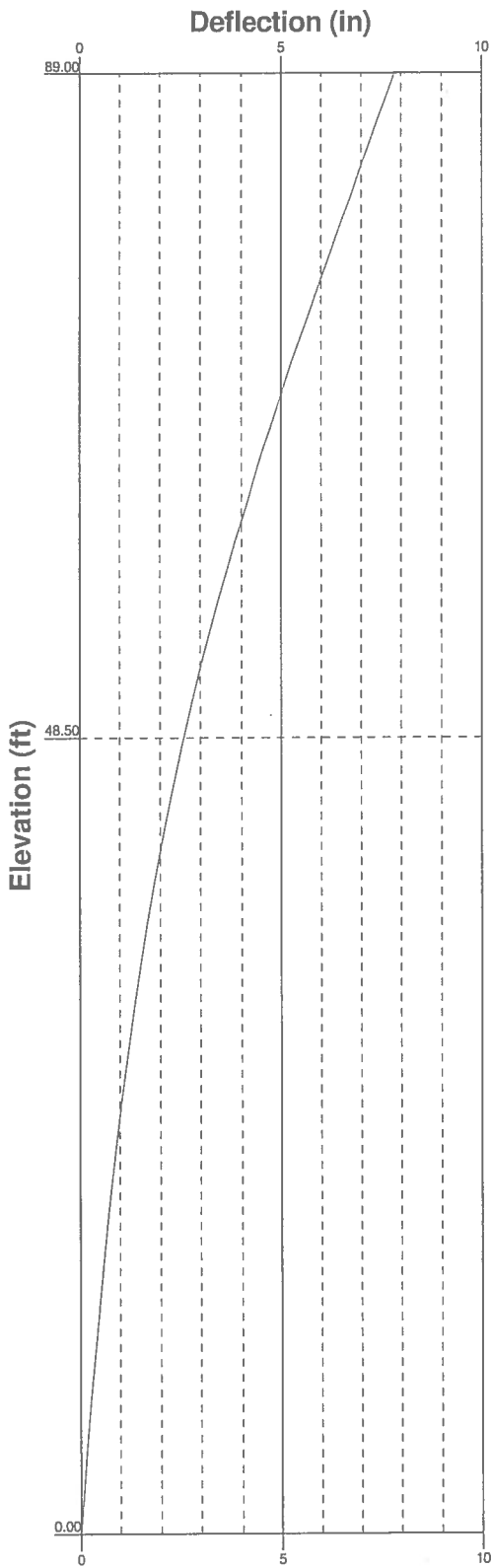
C:\Tower Analysis\KS-0427\KS-0427-A\src Analysis\Try to pass\KS-0427-A (G).dwt

Vx Vz

Mx Mz



Selective Site Consultants		Job: SSC # KS-0427-A	
9900 W 109th Street Suite 300		Project: KC74XC987, Tomahawk	
Overland Park, Kansas 66210		Client: Sprint	Drawn by: Ross Schmidt
Phone: (913) 438-7700		Code: TIA-222-G	Date: 03/06/15
FAX:		Path:	
		<small>G:\Tower Analysis\KS-0427\KS-0427-Alt1r Analysis\Try to pass\KS-0427-A (G).ar</small>	

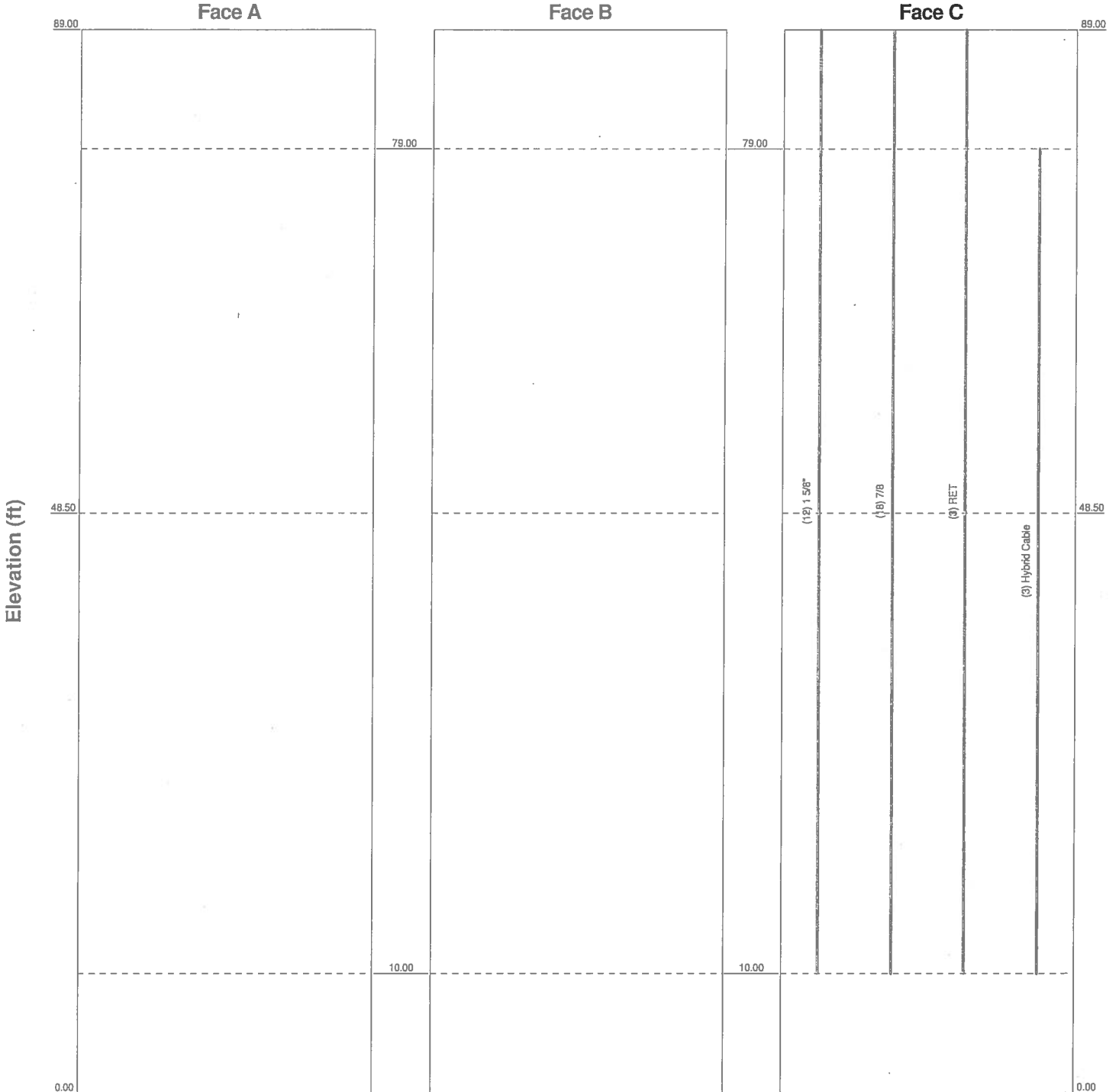


Selective Site Consultants		Job: SSC # KS-0427-A	
9900 W 109th Street Suite 300		Project: KC74XC987, Tomahawk	
Overland Park, Kansas 66210		Client: Sprint	Drawn by: Ross Schmidt
Phone: (913) 438-7700		Code: TIA-222-G	Date: 03/06/15
FAX:		Path:	Scale
		Dwg	

Feed Line Distribution Chart

0' - 89'

Round _____ Flat _____ App In Face _____ App Out Face _____ Truss Leg _____



Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777		Job: SSC # KS-0427-A	
		Project: KC74XC987, Tomahawk	
Client: Sprint	Drawn by: tmonnett	App'd:	
Code: TIA-222-G	Date: 03/06/15	Scale: NTS	
Path: C:\Tower Analysis\KS-0427\KS-0427-Altus Analysis\Try to pass\KS-0427-A (G).dwg		Dwg No.:	E-7

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 1 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Tower Input Data

There is a pole section.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

Tower is located in Johnson County, Kansas.

Basic wind speed of 90 mph.

Structure Class II.

Exposure Category C.

Topographic Category 1.

Crest Height 0.00 ft.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Consider Moments - Legs Consider Moments - Horizontals Consider Moments - Diagonals Use Moment Magnification √ Use Code Stress Ratios √ Use Code Safety Factors - Guys Escalate Ice Always Use Max Kz Use Special Wind Profile Include Bolts In Member Capacity Leg Bolts Are At Top Of Section Secondary Horizontal Braces Leg Use Diamond Inner Bracing (4 Sided) Add IBC .6D+W Combination | <ul style="list-style-type: none"> Distribute Leg Loads As Uniform Assume Legs Pinned √ Assume Rigid Index Plate √ Use Clear Spans For Wind Area Use Clear Spans For KL/r Retension Guys To Initial Tension √ Bypass Mast Stability Checks √ Use Azimuth Dish Coefficients √ Project Wind Area of Appurt. Autocalc Torque Arm Areas SR Members Have Cut Ends Sort Capacity Reports By Component Triangulate Diamond Inner Bracing Use TIA-222-G Tension Splice Capacity Exemption | <ul style="list-style-type: none"> Treat Feedline Bundles As Cylinder Use ASCE 10 X-Brace Ly Rules Calculate Redundant Bracing Forces Ignore Redundant Members in FEA SR Leg Bolts Resist Compression All Leg Panels Have Same Allowable Offset Girt At Foundation √ Consider Feedline Torque Include Angle Block Shear Check <li style="text-align: center;">Poles √ Include Shear-Torsion Interaction Always Use Sub-Critical Flow Use Top Mounted Sockets |
|--|---|---|

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	89.00-48.50	40.50	4.75	18	28.0000	34.0800	0.2500	1.0000	A572-65 (65 ksi)
L2	48.50-0.00	53.25		18	32.8669	40.8500	0.2500	1.0000	A572-65 (65 ksi)

Tapered Pole Properties

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 2 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	I/O in ²	w in	w/t
L1	28.4319	22.0196	2142.2657	9.8513	14.2240	150.6092	4287.3503	11.0119	4.4880	17.952
	34.6057	26.8441	3881.4176	12.0096	17.3126	224.1956	7767.9425	13.4246	5.5581	22.232
L2	34.0970	25.8815	3478.6680	11.5790	16.6964	208.3485	6961.9134	12.9432	5.3446	21.378
	41.4802	32.2161	6709.0725	14.4130	20.7518	323.3007	13426.9729	16.1111	6.7496	26.998

Tower Elevation ft	Gusset Area (per face) ft ²	Gusset Thickness in	Gusset Grade	Adjust. Factor A _f	Adjust. Factor A _r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in
L1 89.00-48.50				1	1	1		
L2 48.50-0.00				1	1	1		

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Component Type	Placement ft	Total Number	C _A A _A	Weight
						ft ² /ft	plf
1 5/8"	C	No	Inside Pole	10.00 - 89.00	12	No Ice	1.04
7/8	C	No	Inside Pole	10.00 - 89.00	18	No Ice	0.54
RET	C	No	Inside Pole	10.00 - 89.00	3	No Ice	0.40
Hybrid Cable	C	No	Inside Pole	10.00 - 79.00	3	No Ice	1.04

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A _R ft ²	A _F ft ²	C _A A _A In Face ft ²	C _A A _A Out Face ft ²	Weight K
L1	89.00-48.50	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.04
L2	48.50-0.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.02

Feed Line Center of Pressure

Section	Elevation ft	CP _x in	CP _z in	CP _x Ice in	CP _z Ice in
L1	89.00-48.50	0.0000	0.0000	0.0000	0.0000
L2	48.50-0.00	0.0000	0.0000	0.0000	0.0000

Shielding Factor Ka

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 3 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
---------------	----------------------	-------------	-------------------------	-----------------------	--------------------

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	C _{AA} Front	C _{AA} Side	Weight	
			Horz Lateral	Vert						
			ft	ft	°	ft	ft ²	ft ²	K	
28" x 10' Concealment Canister	C	None			0.0000	144.00	No Ice	18.67	18.67	0.06
28" x 10' Concealment Canister	C	None			0.0000	134.00	No Ice	18.67	18.67	0.06
28" x 10' Concealment Canister	C	None			0.0000	124.00	No Ice	18.67	18.67	0.06
28" x 10' Concealment Canister	C	None			0.0000	114.00	No Ice	18.67	18.67	0.06
28" x 10' Concealment Canister	C	None			0.0000	104.00	No Ice	18.67	18.67	0.06
28" x 10' Concealment Canister	C	None			0.0000	94.00	No Ice	18.67	18.67	0.06
LNx-6515DS-A1M	A	From Leg	0.00	0.00	0.0000	145.00	No Ice	0.00	0.00	0.05
LNx-6515DS-A1M	B	From Leg	0.00	0.00	0.0000	145.00	No Ice	0.00	0.00	0.05
LNx-6515DS-A1M	C	From Leg	0.00	0.00	0.0000	145.00	No Ice	0.00	0.00	0.05
HBX-6517DS-R2M	A	From Leg	0.00	0.00	0.0000	135.00	No Ice	0.00	0.00	0.02
HBX-6517DS-R2M	B	From Leg	0.00	0.00	0.0000	135.00	No Ice	0.00	0.00	0.02
HBX-6517DS-R2M	C	From Leg	0.00	0.00	0.0000	135.00	No Ice	0.00	0.00	0.02
P65-15-XLH-RR	A	From Leg	0.00	0.00	0.0000	125.00	No Ice	0.00	0.00	0.04
P65-15-XLH-RR	B	From Leg	0.00	0.00	0.0000	125.00	No Ice	0.00	0.00	0.04
P65-15-XLH-RR	C	From Leg	0.00	0.00	0.0000	125.00	No Ice	0.00	0.00	0.04
(2) TT08-19DB111-001	A	From Leg	0.00	0.00	0.0000	125.00	No Ice	0.00	0.00	0.02
(2) TT08-19DB111-001	B	From Leg	0.00	0.00	0.0000	125.00	No Ice	0.00	0.00	0.02
(2) TT08-19DB111-001	C	From Leg	0.00	0.00	0.0000	125.00	No Ice	0.00	0.00	0.02
P65-15-XLH-RR	A	From Leg	0.00	0.00	0.0000	115.00	No Ice	0.00	0.00	0.04

tnxTower <i>Selective Site Consultants</i> 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job	SSC # KS-0427-A	Page	4 of 10
	Project	KC74XC987, Tomahawk	Date	13:32:58 03/06/15
	Client	Sprint	Designed by	tmonnett

Description	Face or Leg	Offset Type	Offsets:			Azimuth Adjustment	Placement	C _A A Front	C _A A Side	Weight	
			Horz	Lateral	Vert						°
P65-15-XLH-RR	B	From Leg	0.00	0.00	0.00	0.0000	115.00	No Ice	0.00	0.00	0.04
P65-15-XLH-RR	C	From Leg	0.00	0.00	0.00	0.0000	115.00	No Ice	0.00	0.00	0.04
(2) TT08-19DB111-001	A	From Leg	0.00	0.00	0.00	0.0000	115.00	No Ice	0.00	0.00	0.02
(2) TT08-19DB111-001	B	From Leg	0.00	0.00	0.00	0.0000	115.00	No Ice	0.00	0.00	0.02
(2) TT08-19DB111-001	C	From Leg	0.00	0.00	0.00	0.0000	115.00	No Ice	0.00	0.00	0.02
SBNH-1D6565A	A	From Leg	0.00	0.00	0.00	0.0000	95.00	No Ice	0.00	0.00	0.04
SBNH-1D6565A	B	From Leg	0.00	0.00	0.00	0.0000	95.00	No Ice	0.00	0.00	0.04
SBNH-1D6565A	C	From Leg	0.00	0.00	0.00	0.0000	95.00	No Ice	0.00	0.00	0.04
E15Z09P94	A	From Leg	0.00	0.00	0.00	0.0000	95.00	No Ice	0.00	0.00	0.01
E15Z09P94	B	From Leg	0.00	0.00	0.00	0.0000	95.00	No Ice	0.00	0.00	0.01
E15Z09P94	C	From Leg	0.00	0.00	0.00	0.0000	95.00	No Ice	0.00	0.00	0.01

Collar Mount	C	None				0.0000	79.00	No Ice	3.00	3.00	0.08
SBCHH-1D65B-V1	A	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	8.41	5.41	0.05
SBCHH-1D65B-V1	B	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	8.41	5.41	0.05
SBCHH-1D65B-V1	C	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	8.41	5.41	0.05
(2) RRUS 11	A	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	3.25	1.37	0.05
(2) RRUS 11	B	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	3.25	1.37	0.05
(2) RRUS 11	C	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	3.25	1.37	0.05
(2) RRUS 31	A	From Leg	1.00	0.00	0.00	0.0000	79.00	No Ice	1.89	1.49	0.06

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 5 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment	Placement ft	CAA Front	CAA Side	Weight K	
(2) RRUS 31	B	From Leg	1.00 0.00 0.00	0.0000	79.00	No Ice	1.89	1.49	0.06
(2) RRUS 31	C	From Leg	1.00 0.00 0.00	0.0000	79.00	No Ice	1.89	1.49	0.06

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 30 deg - No Ice
5	0.9 Dead+1.6 Wind 30 deg - No Ice
6	1.2 Dead+1.6 Wind 60 deg - No Ice
7	0.9 Dead+1.6 Wind 60 deg - No Ice
8	1.2 Dead+1.6 Wind 90 deg - No Ice
9	0.9 Dead+1.6 Wind 90 deg - No Ice
10	1.2 Dead+1.6 Wind 120 deg - No Ice
11	0.9 Dead+1.6 Wind 120 deg - No Ice
12	1.2 Dead+1.6 Wind 150 deg - No Ice
13	0.9 Dead+1.6 Wind 150 deg - No Ice
14	1.2 Dead+1.6 Wind 180 deg - No Ice
15	0.9 Dead+1.6 Wind 180 deg - No Ice
16	1.2 Dead+1.6 Wind 210 deg - No Ice
17	0.9 Dead+1.6 Wind 210 deg - No Ice
18	1.2 Dead+1.6 Wind 240 deg - No Ice
19	0.9 Dead+1.6 Wind 240 deg - No Ice
20	1.2 Dead+1.6 Wind 270 deg - No Ice
21	0.9 Dead+1.6 Wind 270 deg - No Ice
22	1.2 Dead+1.6 Wind 300 deg - No Ice
23	0.9 Dead+1.6 Wind 300 deg - No Ice
24	1.2 Dead+1.6 Wind 330 deg - No Ice
25	0.9 Dead+1.6 Wind 330 deg - No Ice
26	Dead+Wind 0 deg - Service
27	Dead+Wind 30 deg - Service
28	Dead+Wind 60 deg - Service
29	Dead+Wind 90 deg - Service
30	Dead+Wind 120 deg - Service
31	Dead+Wind 150 deg - Service
32	Dead+Wind 180 deg - Service
33	Dead+Wind 210 deg - Service
34	Dead+Wind 240 deg - Service
35	Dead+Wind 270 deg - Service
36	Dead+Wind 300 deg - Service
37	Dead+Wind 330 deg - Service

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 6 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	89 - 48.5	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	14	-6.80	0.00	-428.75
			Max. M _x	8	-6.80	-428.75	0.00
			Max. M _y	2	-6.80	0.00	428.75
			Max. V _y	8	9.41	-428.75	0.00
			Max. V _x	2	-9.41	0.00	428.75
			Max. Torque	11			
L2	48.5 - 0	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	14	-15.33	0.00	-1022.96
			Max. M _x	8	-15.33	-1022.96	0.00
			Max. M _y	14	-15.33	0.00	-1022.96
			Max. V _y	8	12.72	-1022.96	0.00
			Max. V _x	2	-12.72	0.00	1022.96
			Max. Torque	11			

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Pole	Max. Vert	14	15.34	0.00	-12.71
	Max. H _x	21	11.51	12.71	0.00
	Max. H _z	2	15.34	0.00	12.71
	Max. M _x	2	1022.96	0.00	12.71
	Max. M _z	8	1022.96	-12.71	0.00
	Max. Torsion	19	0.00	11.01	-6.35
	Min. Vert	7	11.51	-11.01	6.35
	Min. H _x	8	15.34	-12.71	0.00
	Min. H _z	14	15.34	0.00	-12.71
	Min. M _x	14	-1022.96	0.00	-12.71
	Min. M _z	20	-1022.96	12.71	0.00
	Min. Torsion	11	-0.00	-11.01	-6.35

Tower Mast Reaction Summary

Load Combination	Vertical K	Shear _x K	Shear _z K	Overturning Moment, M _x kip-ft	Overturning Moment, M _z kip-ft	Torque kip-ft
Dead Only	12.79	0.00	0.00	0.00	0.00	0.00
1.2 Dead+1.6 Wind 0 deg - No Ice	15.34	0.00	-12.71	-1022.96	0.00	0.00
0.9 Dead+1.6 Wind 0 deg - No Ice	11.51	0.00	-12.71	-1018.59	0.00	0.00
1.2 Dead+1.6 Wind 30 deg - No Ice	15.34	6.35	-11.01	-885.91	-511.48	0.00
0.9 Dead+1.6 Wind 30 deg - No Ice	11.51	6.35	-11.01	-882.12	-509.29	0.00
1.2 Dead+1.6 Wind 60 deg - No Ice	15.34	11.01	-6.35	-511.48	-885.91	-0.00
0.9 Dead+1.6 Wind 60 deg - No Ice	11.51	11.01	-6.35	-509.29	-882.12	-0.00

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 7 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Load Combination	Vertical K	Shear _x K	Shear _z K	Overturing Moment, M _x kip-ft	Overturing Moment, M _z kip-ft	Torque kip-ft
Ice						
1.2 Dead+1.6 Wind 90 deg - No Ice	15.34	12.71	0.00	0.00	-1022.96	0.00
0.9 Dead+1.6 Wind 90 deg - No Ice	11.51	12.71	0.00	0.00	-1018.59	0.00
1.2 Dead+1.6 Wind 120 deg - No Ice	15.34	11.01	6.35	511.48	-885.91	0.00
0.9 Dead+1.6 Wind 120 deg - No Ice	11.51	11.01	6.35	509.29	-882.12	0.00
1.2 Dead+1.6 Wind 150 deg - No Ice	15.34	6.35	11.01	885.91	-511.48	-0.00
0.9 Dead+1.6 Wind 150 deg - No Ice	11.51	6.35	11.01	882.12	-509.29	-0.00
1.2 Dead+1.6 Wind 180 deg - No Ice	15.34	0.00	12.71	1022.96	0.00	0.00
0.9 Dead+1.6 Wind 180 deg - No Ice	11.51	0.00	12.71	1018.59	0.00	0.00
1.2 Dead+1.6 Wind 210 deg - No Ice	15.34	-6.35	11.01	885.91	511.48	0.00
0.9 Dead+1.6 Wind 210 deg - No Ice	11.51	-6.35	11.01	882.12	509.29	0.00
1.2 Dead+1.6 Wind 240 deg - No Ice	15.34	-11.01	6.35	511.48	885.91	-0.00
0.9 Dead+1.6 Wind 240 deg - No Ice	11.51	-11.01	6.35	509.29	882.12	-0.00
1.2 Dead+1.6 Wind 270 deg - No Ice	15.34	-12.71	0.00	0.00	1022.96	0.00
0.9 Dead+1.6 Wind 270 deg - No Ice	11.51	-12.71	0.00	0.00	1018.59	0.00
1.2 Dead+1.6 Wind 300 deg - No Ice	15.34	-11.01	-6.35	-511.48	885.91	0.00
0.9 Dead+1.6 Wind 300 deg - No Ice	11.51	-11.01	-6.35	-509.29	882.12	0.00
1.2 Dead+1.6 Wind 330 deg - No Ice	15.34	-6.35	-11.01	-885.91	511.48	-0.00
0.9 Dead+1.6 Wind 330 deg - No Ice	11.51	-6.35	-11.01	-882.12	509.29	-0.00
Dead+Wind 0 deg - Service	12.79	0.00	-3.16	-253.61	0.00	0.00
Dead+Wind 30 deg - Service	12.79	1.58	-2.74	-219.64	-126.81	0.00
Dead+Wind 60 deg - Service	12.79	2.74	-1.58	-126.81	-219.64	-0.00
Dead+Wind 90 deg - Service	12.79	3.16	0.00	0.00	-253.61	0.00
Dead+Wind 120 deg - Service	12.79	2.74	1.58	126.81	-219.64	0.00
Dead+Wind 150 deg - Service	12.79	1.58	2.74	219.64	-126.81	-0.00
Dead+Wind 180 deg - Service	12.79	0.00	3.16	253.61	0.00	0.00
Dead+Wind 210 deg - Service	12.79	-1.58	2.74	219.64	126.81	0.00
Dead+Wind 240 deg - Service	12.79	-2.74	1.58	126.81	219.64	-0.00
Dead+Wind 270 deg - Service	12.79	-3.16	0.00	0.00	253.61	0.00
Dead+Wind 300 deg - Service	12.79	-2.74	-1.58	-126.81	219.64	0.00
Dead+Wind 330 deg - Service	12.79	-1.58	-2.74	-219.64	126.81	-0.00

Solution Summary

Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
1	0.00	-12.79	0.00	0.00	12.79	0.00	0.000%
2	0.00	-15.34	-12.71	0.00	15.34	12.71	0.000%
3	0.00	-11.51	-12.71	0.00	11.51	12.71	0.000%

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 8 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
4	6.35	-15.34	-11.01	-6.35	15.34	11.01	0.000%
5	6.35	-11.51	-11.01	-6.35	11.51	11.01	0.000%
6	11.01	-15.34	-6.35	-11.01	15.34	6.35	0.000%
7	11.01	-11.51	-6.35	-11.01	11.51	6.35	0.000%
8	12.71	-15.34	0.00	-12.71	15.34	0.00	0.000%
9	12.71	-11.51	0.00	-12.71	11.51	0.00	0.000%
10	11.01	-15.34	6.35	-11.01	15.34	-6.35	0.000%
11	11.01	-11.51	6.35	-11.01	11.51	-6.35	0.000%
12	6.35	-15.34	11.01	-6.35	15.34	-11.01	0.000%
13	6.35	-11.51	11.01	-6.35	11.51	-11.01	0.000%
14	0.00	-15.34	12.71	0.00	15.34	-12.71	0.000%
15	0.00	-11.51	12.71	0.00	11.51	-12.71	0.000%
16	-6.35	-15.34	11.01	6.35	15.34	-11.01	0.000%
17	-6.35	-11.51	11.01	6.35	11.51	-11.01	0.000%
18	-11.01	-15.34	6.35	11.01	15.34	-6.35	0.000%
19	-11.01	-11.51	6.35	11.01	11.51	-6.35	0.000%
20	-12.71	-15.34	0.00	12.71	15.34	0.00	0.000%
21	-12.71	-11.51	0.00	12.71	11.51	0.00	0.000%
22	-11.01	-15.34	-6.35	11.01	15.34	6.35	0.000%
23	-11.01	-11.51	-6.35	11.01	11.51	6.35	0.000%
24	-6.35	-15.34	-11.01	6.35	15.34	11.01	0.000%
25	-6.35	-11.51	-11.01	6.35	11.51	11.01	0.000%
26	0.00	-12.79	-3.16	0.00	12.79	3.16	0.000%
27	1.58	-12.79	-2.74	-1.58	12.79	2.74	0.000%
28	2.74	-12.79	-1.58	-2.74	12.79	1.58	0.000%
29	3.16	-12.79	0.00	-3.16	12.79	0.00	0.000%
30	2.74	-12.79	1.58	-2.74	12.79	-1.58	0.000%
31	1.58	-12.79	2.74	-1.58	12.79	-2.74	0.000%
32	0.00	-12.79	3.16	0.00	12.79	-3.16	0.000%
33	-1.58	-12.79	2.74	1.58	12.79	-2.74	0.000%
34	-2.74	-12.79	1.58	2.74	12.79	-1.58	0.000%
35	-3.16	-12.79	0.00	3.16	12.79	0.00	0.000%
36	-2.74	-12.79	-1.58	2.74	12.79	1.58	0.000%
37	-1.58	-12.79	-2.74	1.58	12.79	2.74	0.000%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	4	0.00000001	0.00000001
2	Yes	4	0.00000001	0.00000001
3	Yes	4	0.00000001	0.00000001
4	Yes	5	0.00000001	0.00001889
5	Yes	4	0.00000001	0.00068147
6	Yes	5	0.00000001	0.00001889
7	Yes	4	0.00000001	0.00068147
8	Yes	4	0.00000001	0.00000001
9	Yes	4	0.00000001	0.00000001
10	Yes	5	0.00000001	0.00001889
11	Yes	4	0.00000001	0.00068147
12	Yes	5	0.00000001	0.00001889
13	Yes	4	0.00000001	0.00068147
14	Yes	4	0.00000001	0.00000001
15	Yes	4	0.00000001	0.00000001
16	Yes	5	0.00000001	0.00001889
17	Yes	4	0.00000001	0.00068147

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job	SSC # KS-0427-A	Page	9 of 10
	Project	KC74XC987, Tomahawk	Date	13:32:58 03/06/15
	Client	Sprint	Designed by	tmonnett

18	Yes	5	0.00000001	0.00001889
19	Yes	4	0.00000001	0.00068147
20	Yes	4	0.00000001	0.00000001
21	Yes	4	0.00000001	0.00000001
22	Yes	5	0.00000001	0.00001889
23	Yes	4	0.00000001	0.00068147
24	Yes	5	0.00000001	0.00001889
25	Yes	4	0.00000001	0.00068147
26	Yes	4	0.00000001	0.00000001
27	Yes	4	0.00000001	0.00002339
28	Yes	4	0.00000001	0.00002339
29	Yes	4	0.00000001	0.00000001
30	Yes	4	0.00000001	0.00002339
31	Yes	4	0.00000001	0.00002339
32	Yes	4	0.00000001	0.00000001
33	Yes	4	0.00000001	0.00002339
34	Yes	4	0.00000001	0.00002339
35	Yes	4	0.00000001	0.00000001
36	Yes	4	0.00000001	0.00002339
37	Yes	4	0.00000001	0.00002339

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio P _u / φP _n
L1	89 - 48.5 (1)	TP34.08x28x0.25	40.50	0.00	0.0	26.2783	-6.80	1793.70	0.004
L2	48.5 - 0 (2)	TP40.85x32.8669x0.25	53.25	0.00	0.0	32.2161	-15.33	2019.35	0.008

Pole Bending Design Data

Section No.	Elevation ft	Size	M _{ux} kip-ft	φM _{ux} kip-ft	Ratio M _{ux} / φM _{ux}	M _{uy} kip-ft	φM _{uy} kip-ft	Ratio M _{uy} / φM _{uy}
L1	89 - 48.5 (1)	TP34.08x28x0.25	428.75	1221.87	0.351	0.00	1221.87	0.000
L2	48.5 - 0 (2)	TP40.85x32.8669x0.25	1022.97	1688.74	0.606	0.00	1688.74	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V _u K	φV _n K	Ratio V _u / φV _n	Actual T _u kip-ft	φT _n kip-ft	Ratio T _u / φT _n
L1	89 - 48.5 (1)	TP34.08x28x0.25	9.41	896.85	0.010	0.00	2446.72	0.000
L2	48.5 - 0 (2)	TP40.85x32.8669x0.25	12.72	1009.67	0.013	0.00	3381.62	0.000

tnxTower Selective Site Consultants 9900 West 109th St., Suite 300 Overland Park, KS 66210 Phone: (913) 438-7700 FAX: (913) 438-7777	Job SSC # KS-0427-A	Page 10 of 10
	Project KC74XC987, Tomahawk	Date 13:32:58 03/06/15
	Client Sprint	Designed by tmonnett

Pole Interaction Design Data

Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
		ϕP_n	ϕM_{nx}	ϕM_{ny}	ϕV_n	ϕT_n			
L1	89 - 48.5 (1)	0.004	0.351	0.000	0.010	0.000	0.355 ✓	1.000	4.8.2 ✓
L2	48.5 - 0 (2)	0.008	0.606	0.000	0.013	0.000	0.614 ✓	1.000	4.8.2 ✓

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail	
L1	89 - 48.5	Pole	TP34.08x28x0.25	1	-6.80	1793.70	35.5	Pass	
L2	48.5 - 0	Pole	TP40.85x32.8669x0.25	2	-15.33	2019.35	61.4	Pass	
							Summary		
							Pole (L2)	61.4	Pass
							RATING =	61.4	Pass



PROJECT: INTERIM N.V. DEPLOYMENT
SITE NAME: TOMAHAWK
SPRINT CASCADE: KC74XC987
SITE ADDRESS: 3921 WEST 63RD STREET
 PRAIRIE VILLAGE, KANSAS 66208
SITE TYPE: INTERIM - EXISTING 150'-0" STEALTH POLE

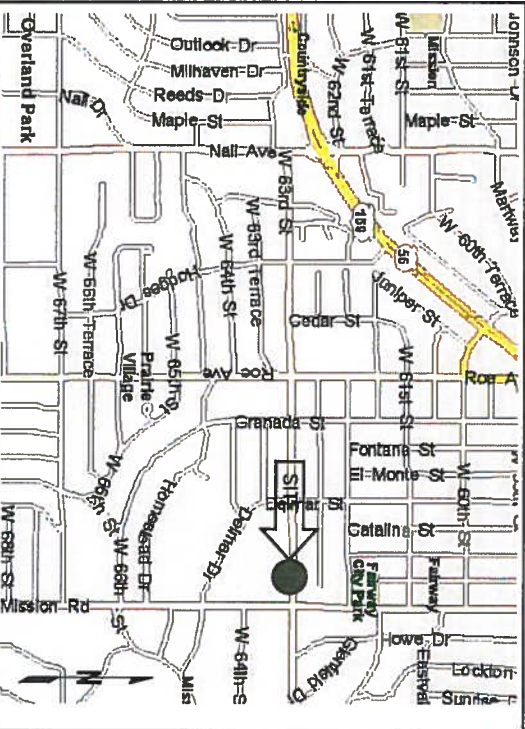
SITE INFORMATION

PROPERTY OWNER:
 CONSOLIDATED FIRE DISTRICT NO. 2
 3921 WEST 63RD STREET
 PRAIRIE VILLAGE, KANSAS 66208
 PHONE:
SITE OWNER:
 VERIZON WIRELESS
 10740 NALL AVENUE, SUITE 400
 OVERLAND PARK KANSAS 66211
 PHONE:
LATITUDE (NAD83) - EXISTING TOWER:
 39° 00' 52.654" N
 39.016417
LONGITUDE (NAD83) - EXISTING TOWER:
 -94° 37' 53.728" W
 -94.278773
COUNTY:
 JOHNSON
ZONING JURISDICTION:
 RESIDENTIAL
ZONING DISTRICT:
 UNKNOWN
POWER COMPANY:
 KCP&L
AAV PROVIDER:
 AT&T

AREA MAP



LOCATION MAP



PROJECT EQUIPMENT

EQUIPMENT LIST FOR NEW SPRINT COLO TO BE FINALIZED ONCE PRELIM REVIEW FROM SPRINT HAS BEEN APPROVED

APPLICABLE CODES

- 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.
- INTERNATIONAL BUILDING CODE
 - INTERNATIONAL MECHANICAL CODE
 - INTERNATIONAL PLUMBING CODE
 - NFPA 780 - LIGHTNING PROTECTION CODE
 - ANSI/TIA-222 STRUCTURAL STANDARD
 - NATIONAL ELECTRICAL CODE

DRAWING INDEX

SHEET NO:	SHEET TITLE	REV	ENGINEER
TS-1	TITLE SHEET	B	SC/E
A-1.1	OVERALL SITE PLAN - INTERIM	B	SC
A-1.2	ENLARGED SITE PLAN - INTERIM	B	SC
A-2	TOWER ELEVATION - INTERIM (SOUTH VIEW)	B	SC
A-3	ANTENNA KEY & DETAILS - INTERIM	B	SC
A-4	ANTENNA & RRU DETAILS - INTERIM	B	SC
A-5	SPRINT STANDARD DETAILS - INTERIM	B	SC
A-6	SPRINT STANDARD DETAILS - INTERIM	B	SC
A-7	SPRINT STANDARD DETAILS - INTERIM	B	SC
E-1	SPRINT ELECTRICAL DETAILS - INTERIM	B	E
E-2	SPRINT ELECTRICAL DETAILS - INTERIM	B	E
G-1	SPRINT GROUNDING DETAILS - INTERIM	B	E
G-2	SPRINT GROUNDING DETAILS - INTERIM	B	E
G-3	SPRINT GROUNDING DETAILS - INTERIM	B	E
SP-1	SPECIFICATIONS (1 OF 3)	B	SC
SP-2	SPECIFICATIONS (2 OF 3)	B	E
SP-3	SPECIFICATIONS (3 OF 3)	B	E



6100 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251

6580 Sprint Parkway
 Overland Park, Kansas 66251

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

ENGINEERING LICENSE:
 STATE OF KANSAS
 REG. CERT. STATE OF AUTHORIZATION #E-571
ENGINEER:
 KYLE MICHAEL L. OWENS
 1817 STRUCTURAL/SC
 1600 S. W. 10TH ST.
 ROBERT E. KEISEL
 1606 STRUCTURAL/SC
 THIS TERRANCE M. SUTHER
 6250 ELECTRICAL
 SIK SHELTON D. KEISING
 1364 ELECTRICAL

DRAWING NOTICE:
 THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONSTRUCTION USE ONLY, AND THE BORROWER AND ADDRESSEE TO RETURN IT UPON REQUEST AND AGREE THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	02/09/15	DP	A
REVISION FOR REVIEW	02/09/15	DP	B

SITE NAME: TOMAHAWK

SITE NUMBER: KC74XC987

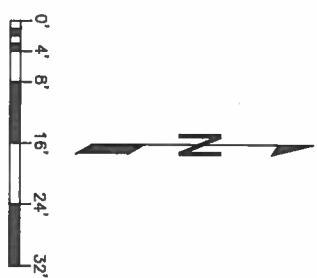
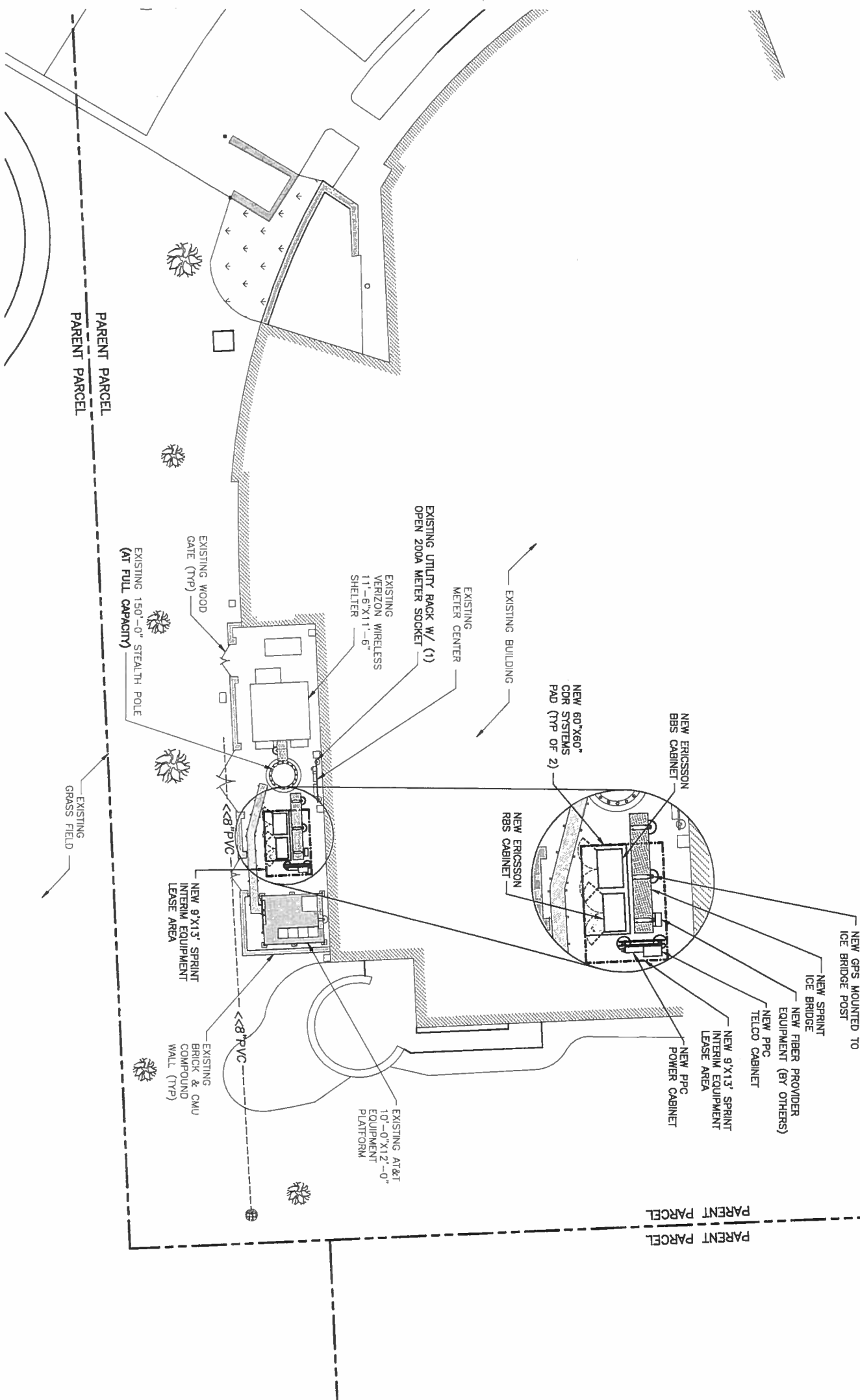
SITE ADDRESS: 3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208

SHEET DESCRIPTION: TITLE SHEET

SSC #: _____
SHEET NUMBER: TS-1

WEST 63RD STREET

R.O.W.
PARENT PARCEL



OWNER:
ERICSSON
6100 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED FOR:
Sprint
6580 Sprint Parkway
Overland Park, Kansas 66251

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

ENGINEERING LICENSE:
STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #E-571
ENGINEER:
MLO MICHAEL L OWENS 18917 STRUCTURAL/CIVIL SE
RD KEVIN VANWINKLE 22108 STRUCTURAL/CIVIL SE
RD ROBERT E. WESLER 18098 STRUCTURAL/CIVIL SE
SOK SHELTON D. WESLING 13694 ELECTRICAL E

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN REVIEWED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES TO MAINTAIN THE CONFIDENTIALITY OF THE INFORMATION CONTAINED HEREIN AND TO RETURN THE DRAWING TO SSC IMMEDIATELY UPON COMPLETION OF THE PROJECT. ANY DISPOSITION OF DIRECTLY OR INDIRECTLY, NOW USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	03/03/15	DP*	A
REISSUED FOR REVIEW	03/09/15	DP*	B

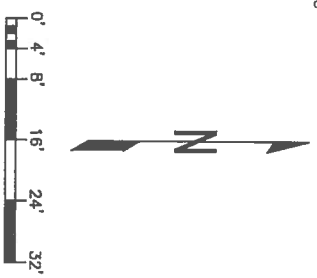
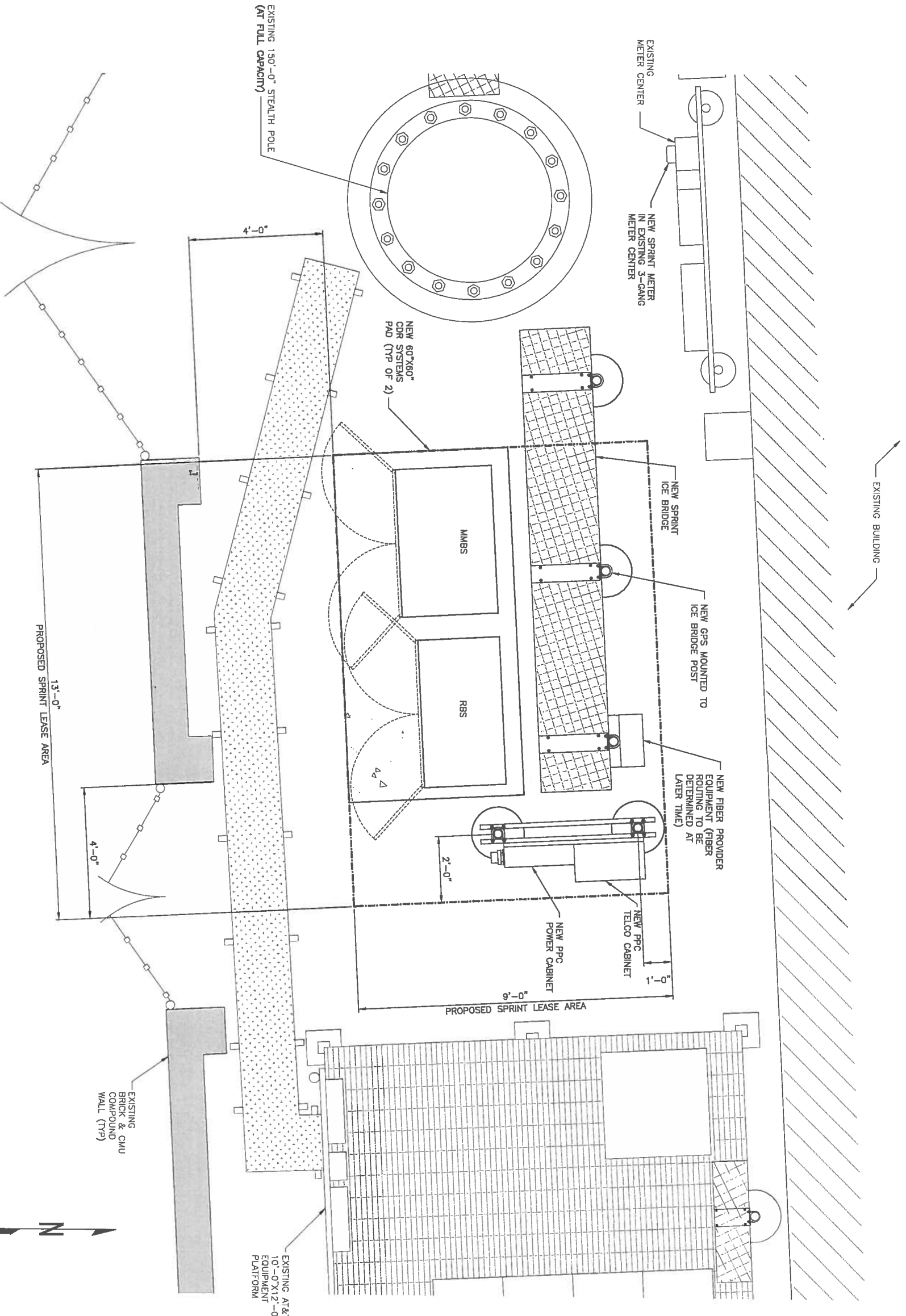
SITE NAME:
TOMAHAWK

SITE NUMBER:
KC74XC987

SITE ADDRESS:
3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208

SHEET DESCRIPTION:
OVERALL SITE PLAN
- INTERIM

SSC #:
SHEET NUMBER:
A-1.1



CLIENT

ERICSSON

6100 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED FOR:

Sprint

6580 Sprint Parkway
Overland Park, Kansas 66251

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 KANSAS
PE CERTIFICATE OF AUTHORIZATION #E571

ENGINEER:

MLO MICHAEL L OWENS 18017 STRUCTURAL/CIVIL SC
KV KEVIN VANMALLE 22106 STRUCTURAL/CIVIL SC
RES ROBERT E. JENSEN 18008 STRUCTURAL/CIVIL SC
TMS TERRONICE M. SUPREN 5280 ELECTRICAL
SKM SHELTON D. KESBUND 18294 ELECTRICAL E

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC. 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 SSC. THE BORROWER AGREES TO RETURN IT UPON REQUEST AND AGREES THAT SSC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF THE DRAWING OR ANY INFORMATION CONTAINED THEREIN, INCLUDING REPRODUCTION OR TRANSMISSION FOR PURPOSES OTHER THAN THAT FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	03/03/15	DCP	A
REISSUED FOR REVIEW	03/05/15	DCP	B

SITE NAME:

TOMAHAWK

SITE NUMBER:

KC74XC987

SITE ADDRESS:

3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208

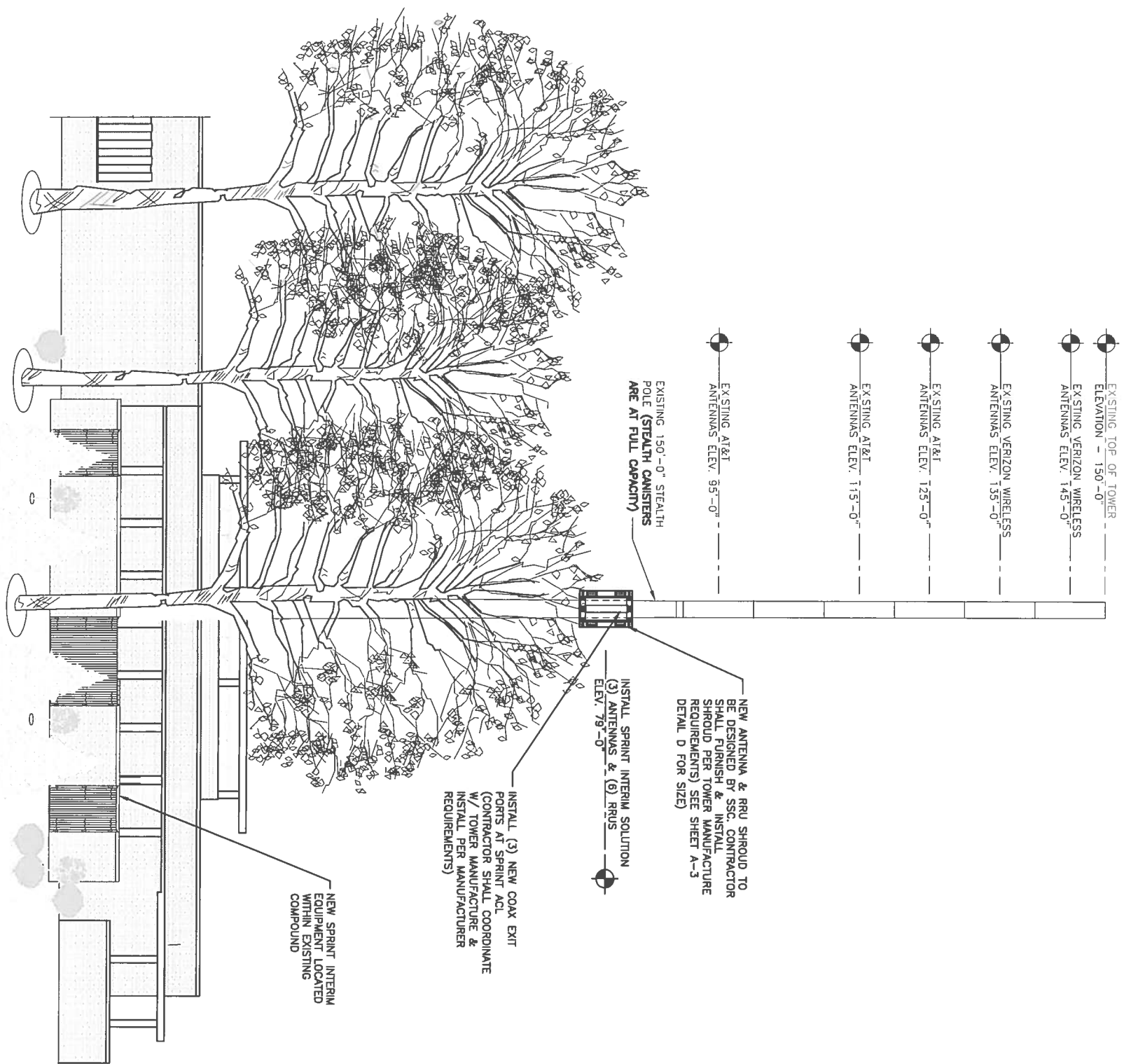
SHEET DESCRIPTION:

**ENLARGED SITE PLAN
- INTERIM**

SSC #:

SHEET NUMBER:

A-1.2



TOWER ELEVATION (SOUTH VIEW)

NO SCALE A

GEN.

ERICSSON
6100 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED FOR

5590 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY

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

ENGINEERING LICENSE
STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #E-971

ENGINEER
A.L.O. MICHAEL L. OWENS 19617 STRUCTURAL/CIVIL, SC
R.V. KENNY/KAMARIE 22198 STRUCTURAL/CIVIL, SC
T.M. TERPENCE M. SUPER 9229 ELECTRICAL
S.D.K. SHELTON D. KERBLING 13524 ELECTRICAL E

DRAWING NOTICE

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THIS LOANING, THE BORROWER PROMISES TO RETURN THE ORIGINAL DRAWING TO SSC AND AGREE TO BE RESPONSIBLE FOR THE PROTECTION AND DISPOSITION OF THE ORIGINAL DRAWING. IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	03/03/15	1009	A
REVISION FOR REVIEW	03/06/15	1009	B
REVISION FOR REVIEW	03/25/15	1009	C

SITE NAME
TOMAHAWK

SITE NUMBER
KC74XC987

SITE ADDRESS
**3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208**

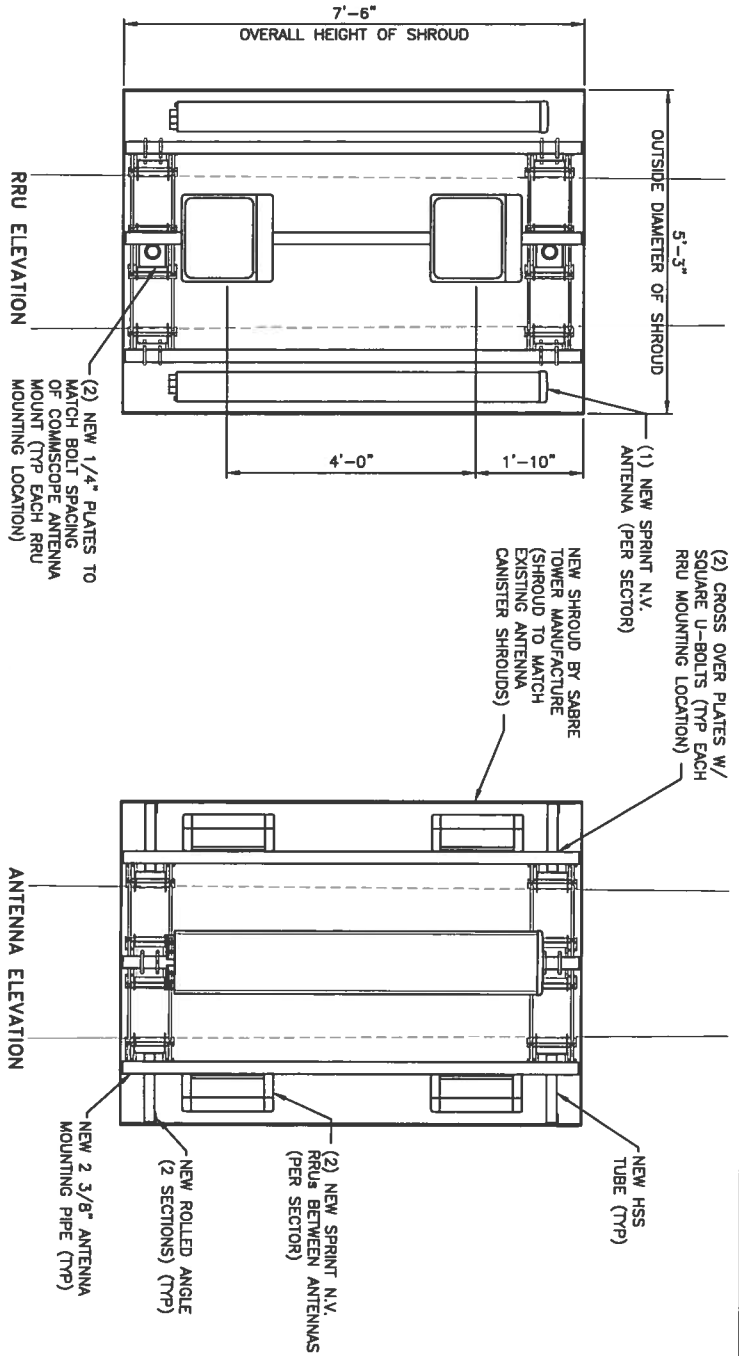
SHEET DESCRIPTION
**TOWER ELEVATION -
INTERIM (SOUTH VIEW)**

SSC # -
SHEET NUMBER
A-2

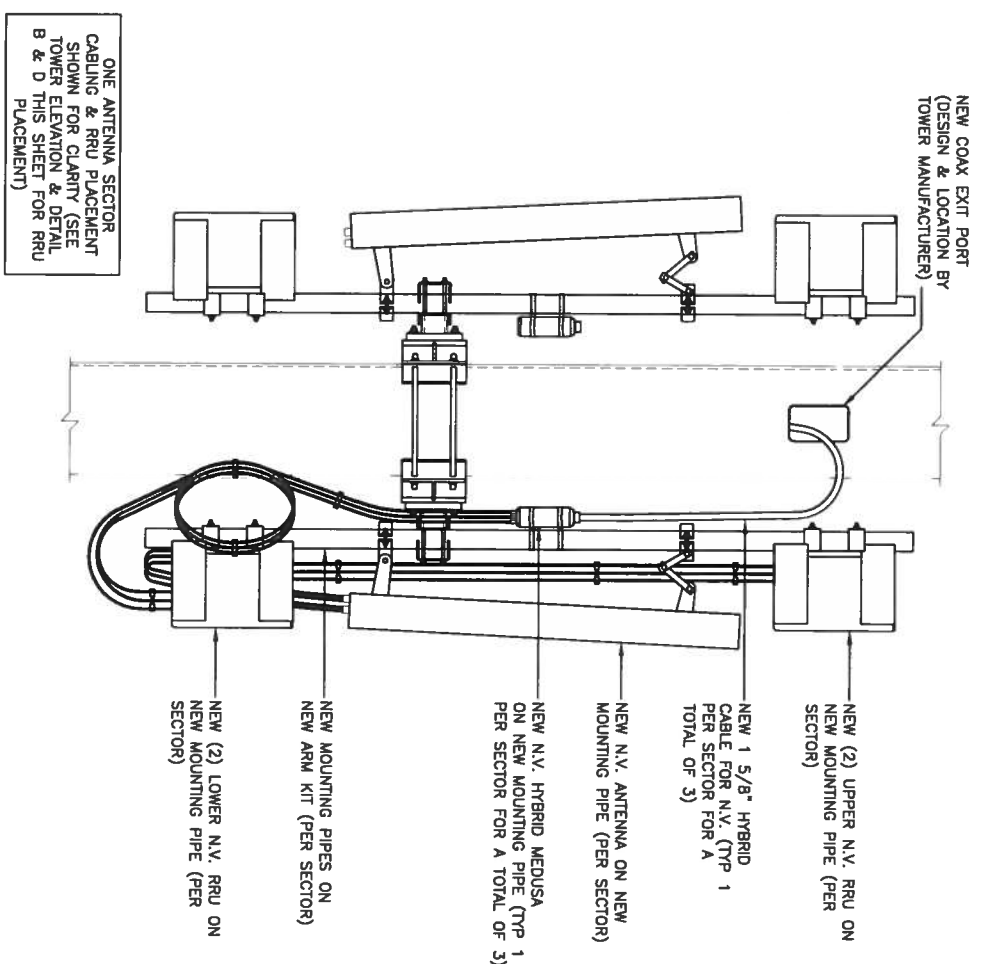
Antenna Configuration			
Antenna Manufacturer	Commscope	Sector 1	Sector 2
Antenna Model	SBCHH-1D65B-V1	Commscope	Commscope
Antenna Qty	1	SBCHH-1D65B-V1	SBCHH-1D65B-V1
Antenna Mechanical Down tilt (+down -up)	0°	1	1
Antenna Electrical Down tilt (800 1900 2500)	0°	0°	0°
Antenna Actual Length	0°	0°	0°
Combined with			

Part D			
Bottom Jumper Make/Model/Coaxial Kit		Sector 1	Sector 2
Bottom Jumper Coax Quantity			
Bottom Coax Jumper length in feet			
Main Coaxial Length	10'	10'	10'
Main Coax Make/Model	LDF4-50A	LDF4-50A	LDF4-50A
Main Coax Quantity	6	6	6
AISG Make Model/Kit	ATCB-B01-002	ATCB-B01-002	ATCB-B01-002
Upper Diplexer/Triplicor/Duplexor Model	N/A	N/A	N/A
RF Filter Make/Model	N/A	N/A	N/A
RF Filter Quantity	N/A	N/A	N/A
Site Structure Type (Ground Mount, Standard Tower, Roof Top, etc.)	Stealth Tower	Stealth Tower	Stealth Tower
Required Ethernet Size			
800 Radio Configuration 3G	2T2R	2T2R	2T2R
800 Radio Configuration LTE	2T2R	2T2R	2T2R
1900 Radio Configuration 3G	2T2R	2T2R	2T2R
1900 Radio Configuration LTE	4T4R	4T4R	4T4R
2.5 Radio Configuration LTE	N/A	N/A	N/A
For ERC only # RRU 11's	1	1	1
For ERC only # RRU 31's	1	1	1
Split Mode (Yes, No)	N/A	N/A	N/A
Hybrid Cable	(1) .39mm	(1) .39mm	(1) .39mm
Plumbing Diagram Number (if available)			
Additional RF Notes:			
Special Construction Requirements:			

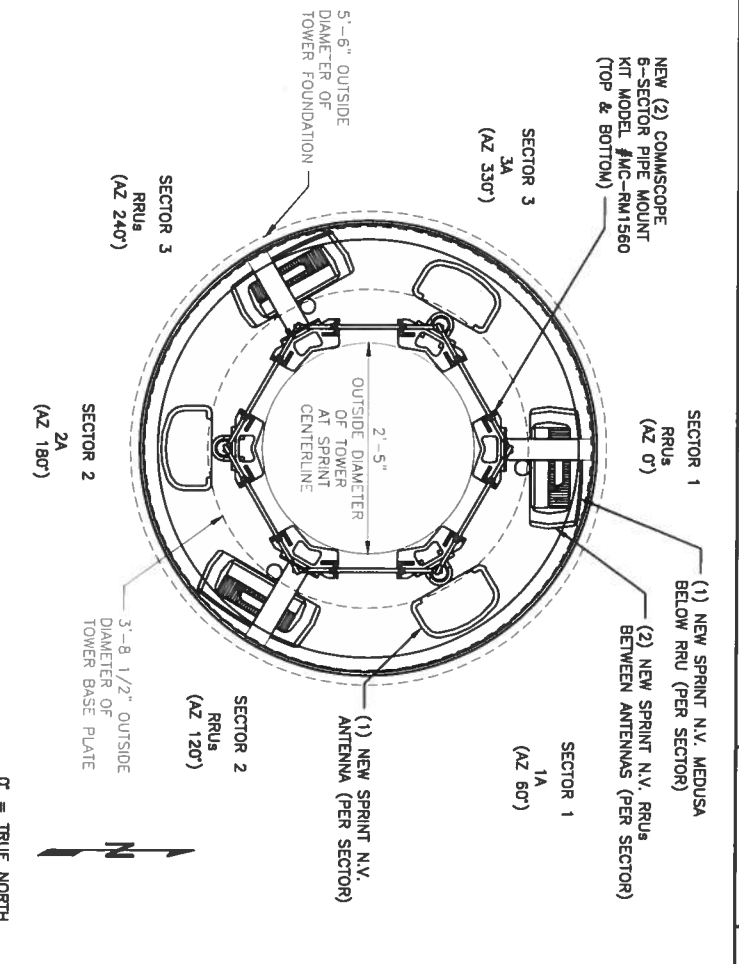
INTERIM ANTENNA KEY



SHROUD ELEVATIONS



NETWORK VISION ANTENNA & RRU MOUNTING DETAILS



INTERIM ANTENNA AND RRU LAYOUT @ 79°

ERICSSON
6100 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

Sprint
6580 Sprint Parkway
Overland Park, Kansas 66251

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

PLANS PREPARED BY
ENGINEERING LICENSE
STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #E-571
ENGINEER
M.D. MICHAEL L. OWENS
1817 STRUCTURAL/OME, SC
2208 STRUCTURAL/OME, SC
RD 1, NEW VAMBLE, MO
TERRANCE W. SUPER
2920 ELECTRICAL
SOK SHELTON D. MESSING
1354 ELECTRICAL

DRAWING NOTICE
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE BORROWER'S AGREEMENT TO THE TERMS AND CONDITIONS OF THE BORROWING AGREEMENT, THE BORROWER AGREES TO RETURN THIS DRAWING TO SSC, INC. IMMEDIATELY UPON THE COMPLETION OF THE PROJECT AND TO NOT REPRODUCE, COPY, LEND OR OTHERWISE DISPOSE OF DIRECTLY OR INDIRECTLY, NOR USE FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

S./B./I/TALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		03/03/15	DDP	A
REISSUED FOR REVIEW		03/06/15	DDP	B
REISSUED FOR REVIEW		03/25/15	DDP	C

SITE NAME
TOMAHAWK

SITE NUMBER
KC74XC987

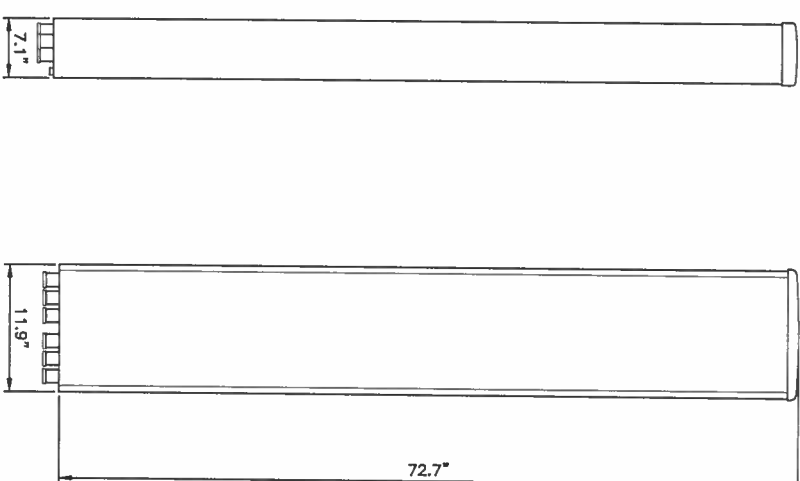
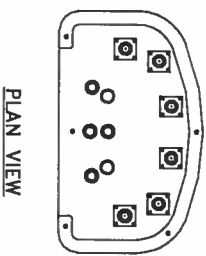
SITE ADDRESS
**3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208**

SHEET DESCRIPTION
**ANTENNA KEY &
DETAILS - INTERIM**

SSC # _____ SHEET NUMBER
A-3

COMMSCOPE SBCHH-1065B-V1

RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD, in (mm): 72.7 X 11.9 X 7.1
 (1829 X 302 X 178)
 WEIGHT: 22.7
 CONNECTORS: (6) 7-16 DIN FEMALE



DETAIL NOT USED

NO SCALE

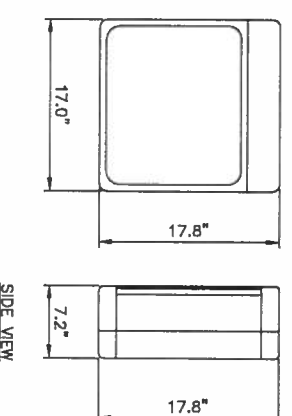
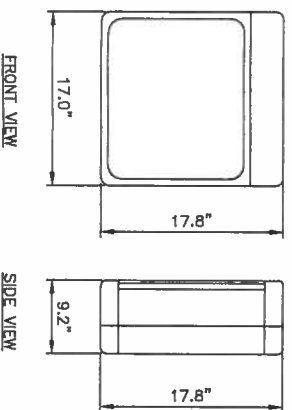
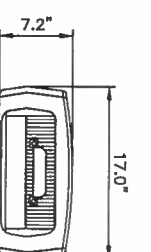
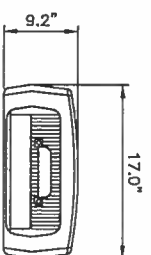
C

N.Y. 800/1900MHZ ANTENNA - INTERIM

NO SCALE

A

NOTE:
 GENERAL CONTRACTOR TO ENSURE THAT ALL RRU'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRU PACKAGES IN THE RAIN



DIMENSIONS (HxWxD) 17" x 17.8" x 9.2"
 WEIGHT 54 LBS

DIMENSIONS (HxWxD) 17" x 17.8" x 7.2"
 WEIGHT 44 LBS

DETAIL NOT USED

NO SCALE

D

800/1900 MHZ RADIO DETAIL - INTERIM

NO SCALE

B

ERICSSON
 6100 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251

Sprint
 6580 Sprint Parkway
 Overland Park, Kansas 66251

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

ENGINEERING LICENSE:
 STATE OF KANSAS
 PE CERTIFICATE OF AUTHORIZATION #E-571

ENGINEER:
 MICHAEL L OWENS 1817 STRUCTURAL/CIVIL, SC
 KEVIN VANWALEN 2216 STRUCTURAL/CIVIL, SC
 ROBERT E WENZEL 1806 STRUCTURAL/CIVIL, SC
 SHELTON D. KESLING 1364 ELECTRICAL, E

DRAWING NOTICE:
 THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT TO THE ISSUING ENGINEER AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ISSUING ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ISSUING ENGINEER OR HIS EMPLOYERS AS A RESULT OF THE BORROWER'S USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS FURNISHED.

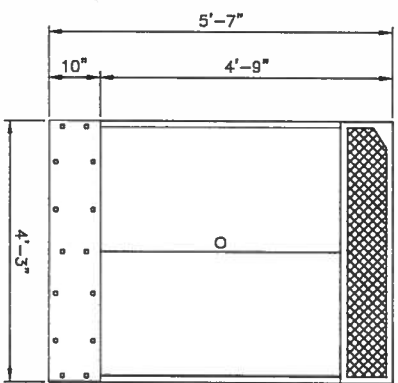
ISSUED FOR RENEW	DATE	BY	REV
ISSUED FOR RENEW	05/03/15	DP2	A
REISSUED FOR RENEW	03/06/15	DP2	B

SITE NAME: TOMAHAWK
 SITE NUMBER: KC74XC987

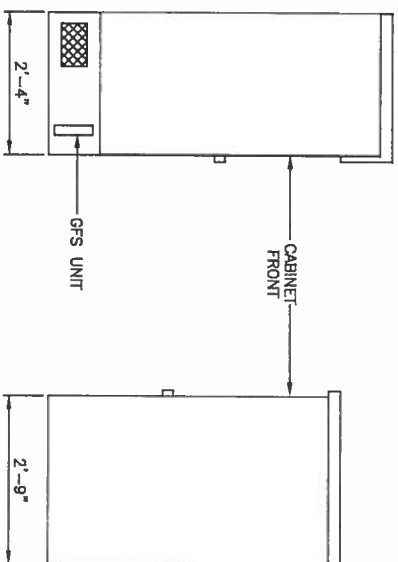
SITE ADDRESS: 3921 WEST 63RD STREET
 PRAIRIE VILLAGE, KANSAS
 66208

SHEET DESCRIPTION: ANTENNA & RRU
 DETAILS - INTERIM

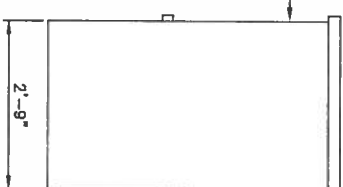
SSC #: A-4
 SHEET NUMBER:



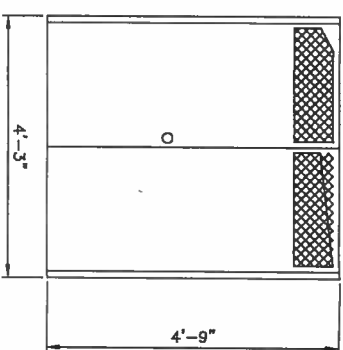
FRONT OF CABINET



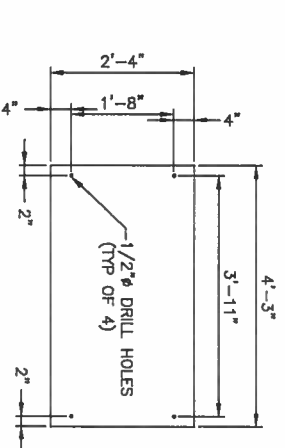
SIDE OF CABINET



SIDE OF CABINET



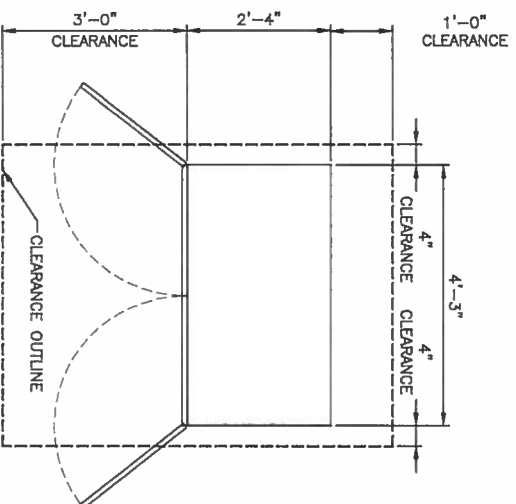
FRONT OF CABINET



DRILL PATTERN

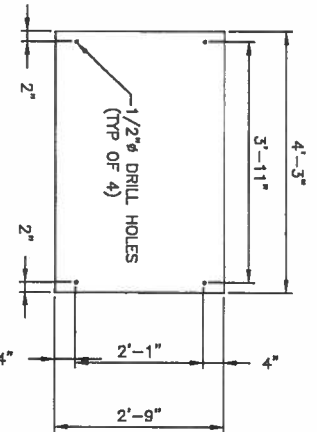
ERICSSON RBS 6102			
DIMENSIONS	51.18"W x 28.56"D x *67.93"H		
WEIGHT	***491.82 - 654.77 LBS		
MINIMUM CLEARANCES			
FRONT SIDES	4"		
REAR	1'-0"		

* HEIGHT SHOWN ON THE TABLE INCLUDES GLOBAL BASE UNIT PROVIDED BY ERICSSON.
 ** WEIGHT SHOWN ON THE TABLE INCLUDES GLOBAL BASE UNIT PROVIDED BY ERICSSON.

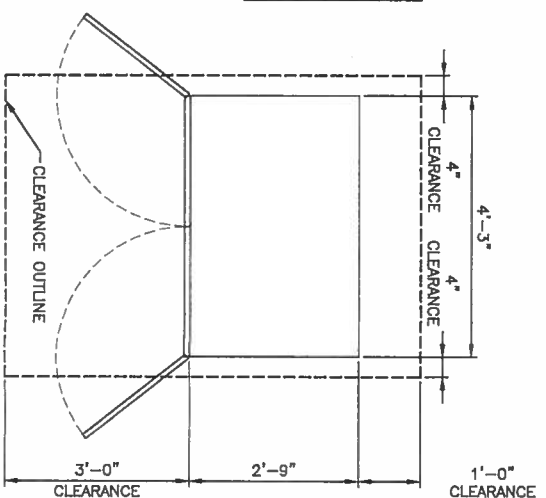


NEW RBS 6102 CABINET

*** WEIGHT SHOWN ON THE TABLE INCLUDES OP-V BATTERIES			
MINIMUM CLEARANCES			
DIMENSIONS	51.18"W x 28.56"D x *67.93"H		
WEIGHT	***771.82 LBS		
FRONT SIDES			
FRONT	4"		
REAR	1'-0"		



DRILL PATTERN

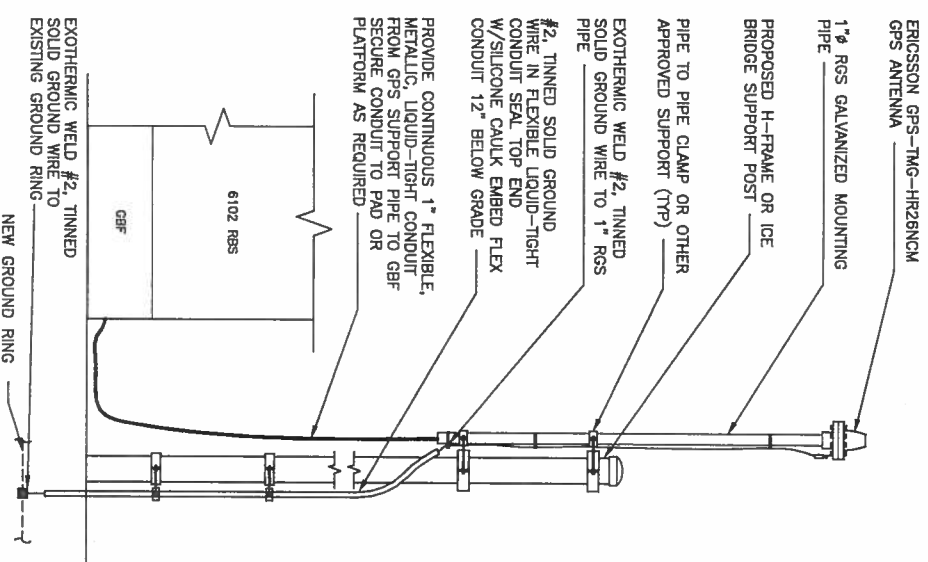


NEW RBS 6102 CABINET

DETAIL NOT USED

NO SCALE

A



GPS ANTENNA

NO SCALE

B

DEK:

ERICSSON
 6100 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251

PLANS PREPARED FOR:
Sprint
 6580 Sprint Parkway
 Overland Park, Kansas 66251

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 KANSAS
 PROFESSIONAL ENGINEER
 MICHAEL L. OWENS
 18017 STRUCTURAL/CIVIL SC
 REL. ROBERT M. JENSEN
 1520 STRUCTURAL/CIVIL SC
 THIS TERRANCE M. SUPPER
 SJK SHELTON D. KERSLING
 13654 ELECTRICAL E

DRAWING NOTICE:
 THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE BORROWER'S AGREEMENT TO RETURN IT UNLESS OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOT USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	09/09/15	009	A
REISSUED FOR REVIEW	02/06/15	009	B

SITE NAME:
TOMAHAWK

SITE NUMBER:
KC74XC987

SITE ADDRESS:
 3921 WEST 63RD STREET
 PRAIRIE VILLAGE, KANSAS
 66208

SHEET DESCRIPTION:
**SPRINT STANDARD
 DETAILS - INTERIM**

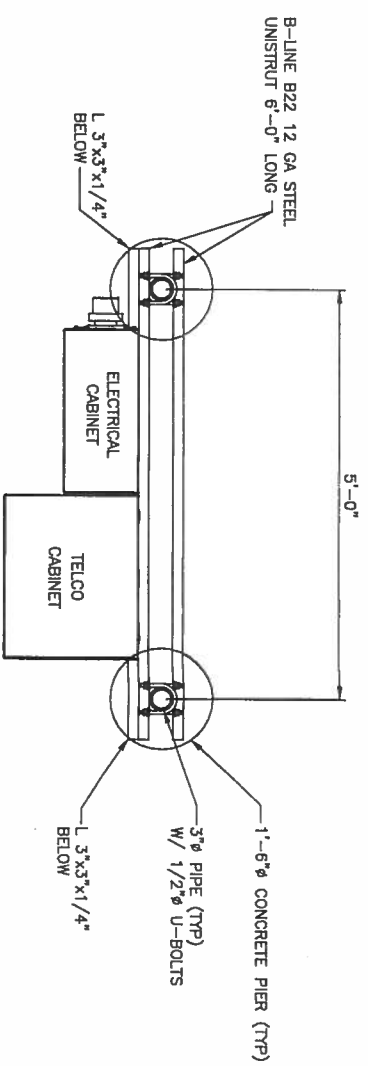
SSC #:
A-5

SHEET NUMBER:

6102 CABINET DETAILS

NO SCALE

D



PPC RACK - PLAN VIEW

NO SCALE

A

ERICSSON
6100 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

Sprint
6580 Sprint Parkway
Overland Park, Kansas 66251

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

ENGINEERING LICENSE:
STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #571
ENGINEER: L.L. OWENS 1817 STRUCTURAL/GENERAL SC
KEVIN VANAMARE 2206 STRUCTURAL/CIVIL SC
REI ROBERT E. JENSEN 1898 STRUCTURAL/CIVIL SC
TAS TERRANCE M. SUPFER 4250 ELECTRICAL
SDK SHELTON D. KESLING 1384 ELECTRICAL E

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THE PROJECT ONLY. THE BORROWER SHALL NOT REPRODUCE OR AGREE TO REPRODUCE, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	03/03/15	DCP	A
RESUBMITTED FOR REVIEW	03/05/15	DCP	B

SITE NAME: TOMAHAWK

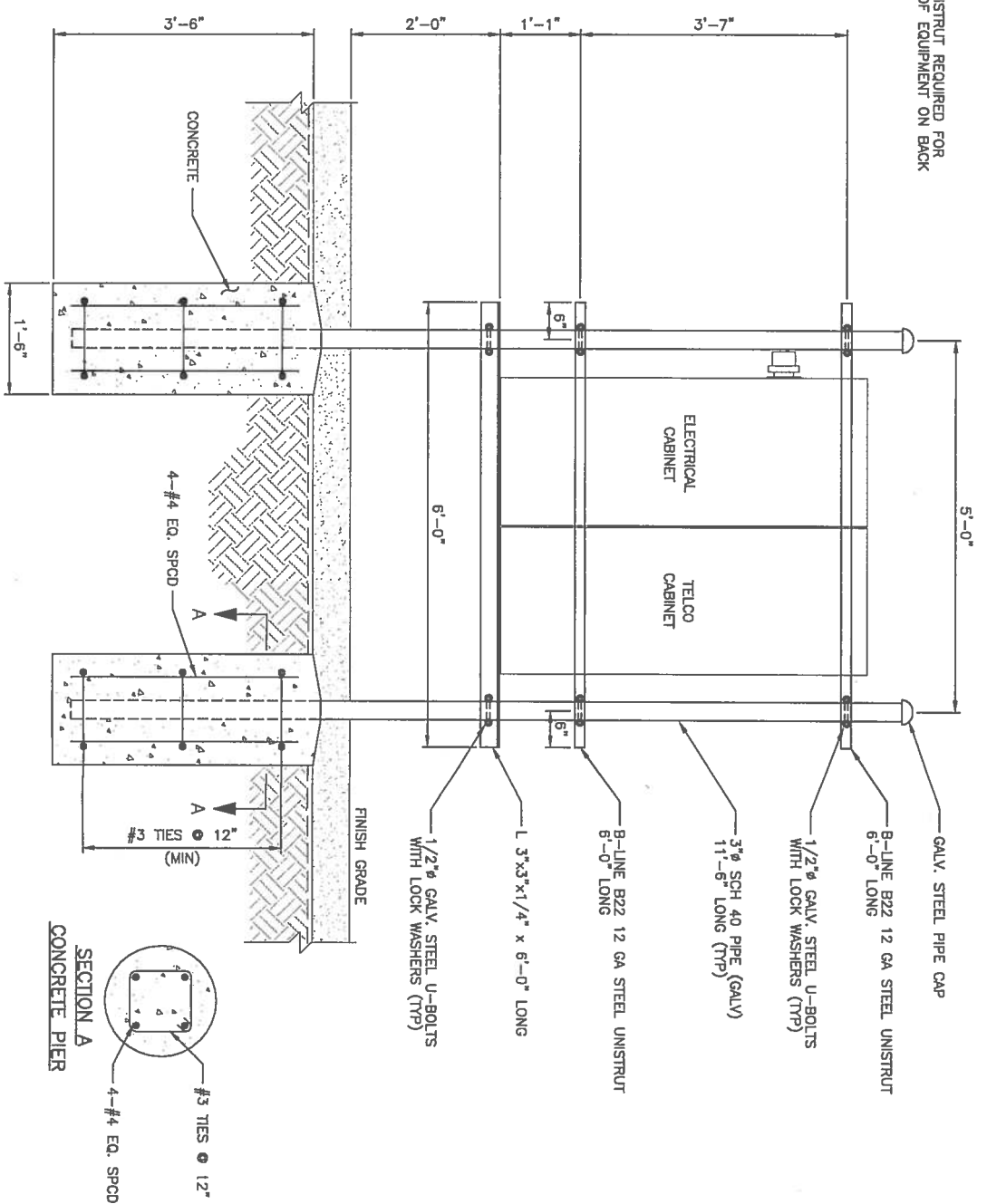
SITE NUMBER: KC74XC987

SITE ADDRESS: 3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208

SHEET DESCRIPTION: SPRINT STANDARD
DETAILS - INTERIM

SSC #: A-6

NOTE:
ADDITIONAL UNISTRUT REQUIRED FOR
INSTALLATION OF EQUIPMENT ON BACK
OF PPC RACK.



PPC RACK - ELEVATION VIEW

NO SCALE

A

Joyce Hagen Mundy

From: Shah, Ivett, T [itshah@cmh.edu]
Sent: Monday, March 30, 2015 11:29 AM
To: Joyce Hagen Mundy
Cc: Ron Williamson; Wes Jordan
Subject: RE: PC Application

Joyce,

We got our plans approved and have decided to withdraw the application.

Ivett T. Shah

Director, Children's Mercy International Services



From: Joyce Hagen Mundy [mailto:jhmundy@pvkansas.com]
Sent: Monday, March 30, 2015 10:37 AM
To: Shah, Ivett, T
Cc: Ron Williamson; Wes Jordan
Subject: PC Application
Importance: High

Have you received Homes Association Approval? Is this ready to go before the Commission on April 7th? Are their new plans? Packet will go out to the Commission on Thursday. I need any new information as soon as possible.

Joyce Hagen Mundy
City Clerk, City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208
jhmundy@pvkansas.com
913-385-4616

Electronic mail from Children's Mercy Hospitals and Clinics. This communication is intended only for the use of the addressee. It may contain information that is privileged or confidential under applicable law. If you are not the intended recipient or the agent of the recipient, you are hereby notified that any dissemination, copy or disclosure of this communication is strictly prohibited. If you have received this communication in error, please immediately forward the message to Children's Mercy Hospital's Information Security Officer via return electronic mail at informationsecurityofficer@cmh.edu and expunge this communication without making any copies. Thank you for your cooperation.

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: April 7, 2015, Planning Commission Meeting

Project # 000009686

Application: PC 2015-105

Request: Temporary Use Permit for an ADHD Summer Treatment Program

Property Address: 4801 W. 79th Street

Applicant: Children's Mercy South

Current Zoning and Land Use: R-1A Single-Family District – Kansas City Christian School

Surrounding Zoning and Land Use: North: R-1B Single-Family District – Single Family Dwellings
East: R-1A Single-Family District – Single Family Dwellings
South: R-1A Single-Family District – Single Family Dwellings
West: R-1A Single-Family District – Single Family Dwellings

Legal Description: Metes and Bounds

Property Area: 7.44 acres

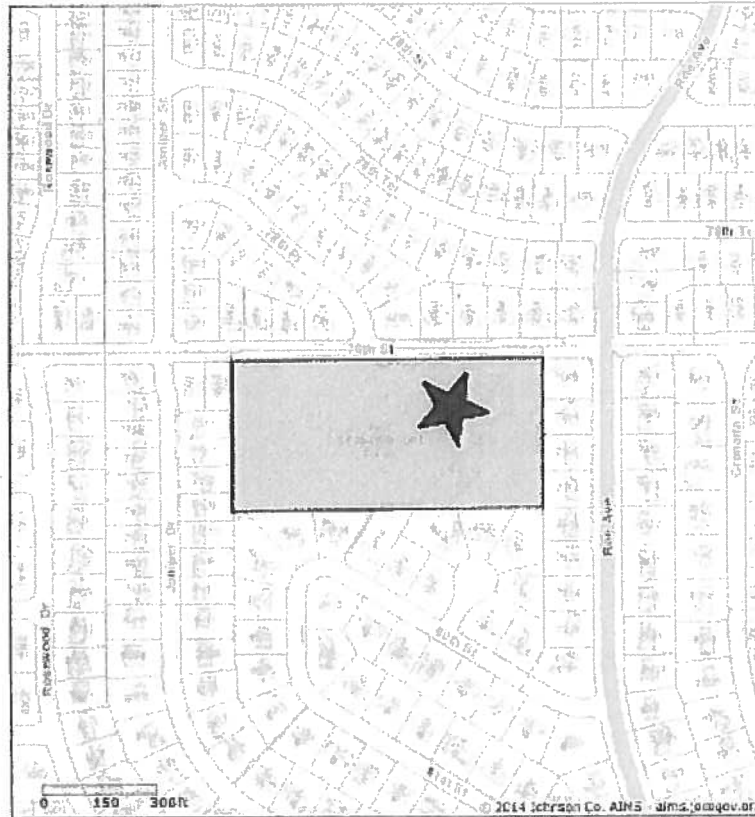
Related Case Files: PC 2014-110 Temporary Use Permit for ADHD Summer Treatment Program
PC 2008-08 Amendment to SUP
PC 98-07 Original SUP for Private School

Attachments: Application

LOCHNER

903 East 104th Street | Suite 800 | Kansas City, Missouri 64131-3451 | P 816.363.2696 | F 816.363.0027
engineering | planning | architecture

General Location Map



Aerial Map



COMMENTS:

Children's Mercy South is proposing to provide an eight-week Summer Treatment Program for approximately 50 children with ADHD. The program is proposed to be held at the Kansas City Christian School from June 1, 2015 through July 24, 2015. The hours of operation will be 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, and Friday; and 7:30 am to 8:00 pm on Thursday. Staff will train the previous week, May 26th through May 29th. The program will use three classrooms, the cafeteria, the gymnasium, and the outdoor playgrounds. The proposed Summer Treatment Program will use the existing building, parking lots, and outdoor areas and there will be no changes made to the property. Therefore, no site plan was required.

The Planning Commission approved the same Summer Treatment Program last year. Kansas City Christian School and the City did not receive any complaints about the use.

Since the short-term use is for more than 30 days, it requires Planning Commission approval.

The Planning Commission may approve the temporary use permit provided that the application meets the following:

- 1. The applicant shall submit in written form a complete description of the proposed use, including drawings of proposed physical improvements, estimated accumulation of automobiles and persons, hours of operation, length of time requested, and other characteristics and effects on the neighborhood.**

The applicant has provided a detailed description of the proposed operation, as follows:

The applicant has submitted a description of the program, floor plans of the area to be used. The applicant stated on the application that the program will be provided from 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, and Friday; and from 7:30 am to 8:00 pm on Thursday from June 1st until July 24th. Staff training will occur from May 26th to May 29th. There will be approximately 50 children and 26 staff. There will be no external changes to the facility or grounds so it should have no adverse effects on the neighborhood. The program will use approximately 25 parking spaces and the site is more than adequate to accommodate them. This provides a needed service for the community and is a good use of a facility that would remain unused for the summer.

- 2. If approved, a specific time period shall be determined and a short-term permit shall not be operated longer than the period stipulated in the permit.**

The applicant has requested that the short-term use be approved for the period from June 1, 2015 through July 24, 2015, with staff training May 26th through May 29th, and that would be the maximum time of operation that would be permitted.

- 3. Upon cessation of the short-term permit, all materials and equipment shall be promptly removed and the property restored to its normal condition. If after giving full consideration to the effect of the requested short-term permit on the neighborhood and the community, the Planning Commission deems the request reasonable, the permit for the short-term use may be approved. Conditions of operations, provision for surety bond, and other reasonable safeguards may be written into the permit. Such permit may be approved in any zoning district.**

There will be no external changes to the building and grounds; therefore, no adverse effects on the adjacent neighborhood.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the temporary use permit for an ADHD Summer Treatment Program at 4801 W. 79th Street subject to the following conditions:

1. That the temporary use permit for the ADHD Summer Treatment Program be approved for a period from June 1, 2015 through July 24, 2015, with staff training May 26th through May 29th.
 2. That the hours of operation shall be from 7:30 am to 5:30 pm on Monday, Tuesday, Wednesday, and Friday, and 7:30 am to 8:00 pm on Thursday.
-

3. That the Summer Treatment Program use the existing building, parking, driveways, and playgrounds and will make no external changes to the property.
 4. That the applicant properly maintain the exterior area of the property and will leave it in an acceptable condition when the program ends on July 24th.
-

Customer # 016506



TEMPORARY USE PERMIT
APPLICATION
City of Prairie Village, Kansas

Date: 2/3/2015

Name Children's Mercy Hospital Summer Treatment Prog. for ADHD

Organization Children's Mercy Hospital Phone 913-696-5740

Address 5520 College Blvd. Ste. 365 City / State / Zip Overland Park, KS 6621

Is the organization (check all that apply):
 Non-profit Civic Incorporated
 Authorized to do business in the State of Kansas

USE: Sale / activity Trade show Street Fair
 Exposition Promotional venture / entertainment

Please give a complete description of proposed use: 8-week Summer Day Treatment Program for Children with ADHD.

Location: Kansas City Christian School, Prairie Village Campus
4801 W. 79th St., Prairie Village, KS 66208

Attach any descriptive materials such as plans, maps or size dimensions, etc. to better illustrate the proposed use. Please see attached documents.

Please indicate what types of signs, flags or other devices will be used to attract attention:
None.

Hours of Operation: 7:30a - 5:30p M, Tues, W, F
7:30a - 8pm Thursday

Estimated accumulation of automobiles 23-25 and persons 50 campers, 20 counselors, 2 teachers, 5 psychologists

Other characteristics and effects on neighborhood: None

Period requested from: Camp runs from Mon. June 1st to Fri. July 24th
Training week for staff Tues., May 26 - May 29th

Submitted by: Carla Allan, PhD
(signature of applicant)

See reverse for conditions of approval

Amount received \$525.00 Date 3/4/15 Rec'd by PS

As outlined in Chapter 19.34.040 (E) of the Prairie Village Municipal Code, the Planning Commission may, upon application by the proponent, issue a Temporary Use Permit for a period of more than thirty days for the use of a specific parcel of land for such temporary uses as charitable, civic, or sales and activities, trade shows, street fairs, expositions, promotional ventures and entertainment, without publication or posted notice, provided the following conditions are met:

1. The applicant shall submit in written form a complete description of the proposed use, including drawings of proposed physical improvements, estimated accumulation of automobiles and persons, hours of operation, length of time requested, and other characteristics and effects on the neighborhood;
2. If approved, a specific time period shall be determined and the Temporary Use Permit shall not be operated longer than the period stipulated in the permit;
3. Upon the cessation of the Temporary Use Permit, all materials and equipment shall be promptly removed and the property restored to its normal condition. If, after giving full consideration to the effect of the requested short-term permit on the neighborhood and the community, the Planning Commission deems the request is reasonable, the permit for Temporary Use may be approved. Conditions of operation, provision for surety bond, and other reasonable safeguards may be written into the permit. Such permit may be approved in any zoning district.
4. If the applicant is not the property owner, a letter shall be supplied to the City from the Owner, and the tenant, if applicable; stating that the activity meets their approval.

Date application approved: _____

Conditions of approval:

Planning Commission Chair

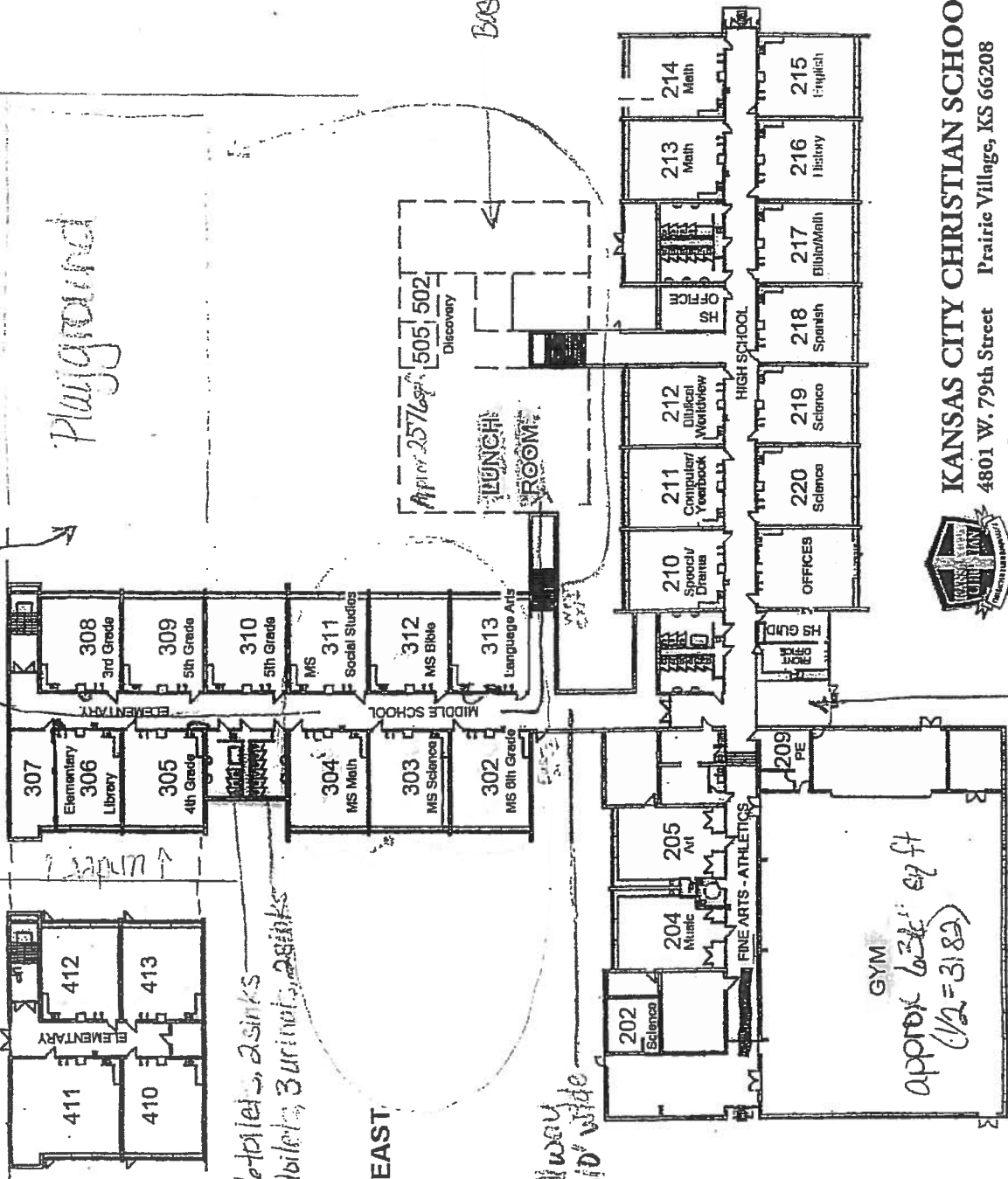
Date _____

SOUTH

WEST

Basement level

LOWER LEVEL



Playground

EAST

Main hallway approx 12' wide

Girls restroom: 6-toilet, 2-sinks
Boys restroom: 3-toilet, 3-urinals, 2-sinks



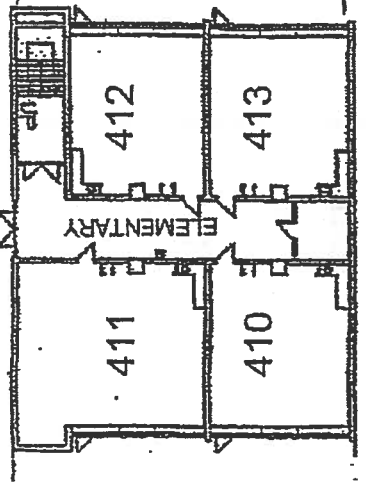
KANSAS CITY CHRISTIAN SCHOOL
4801 W. 79th Street
Prairie Village, KS 66208
913-658-5227

NORTH

Front Entrance
Front of approx 12' x 22'

ROOM 302

LOWER LEVEL



Room 302
 24'5" x 30'8"
 751.3 sqft

From Room 302 to the
 girls' restroom: 78'
 boys' restroom: 6'
 Main drinking fountain: 8.5'

From Room 302 to the
 front entrance: 46'
 East entrance: 5'
 West entrance: 3'

entrance for this room
 into the front hallway

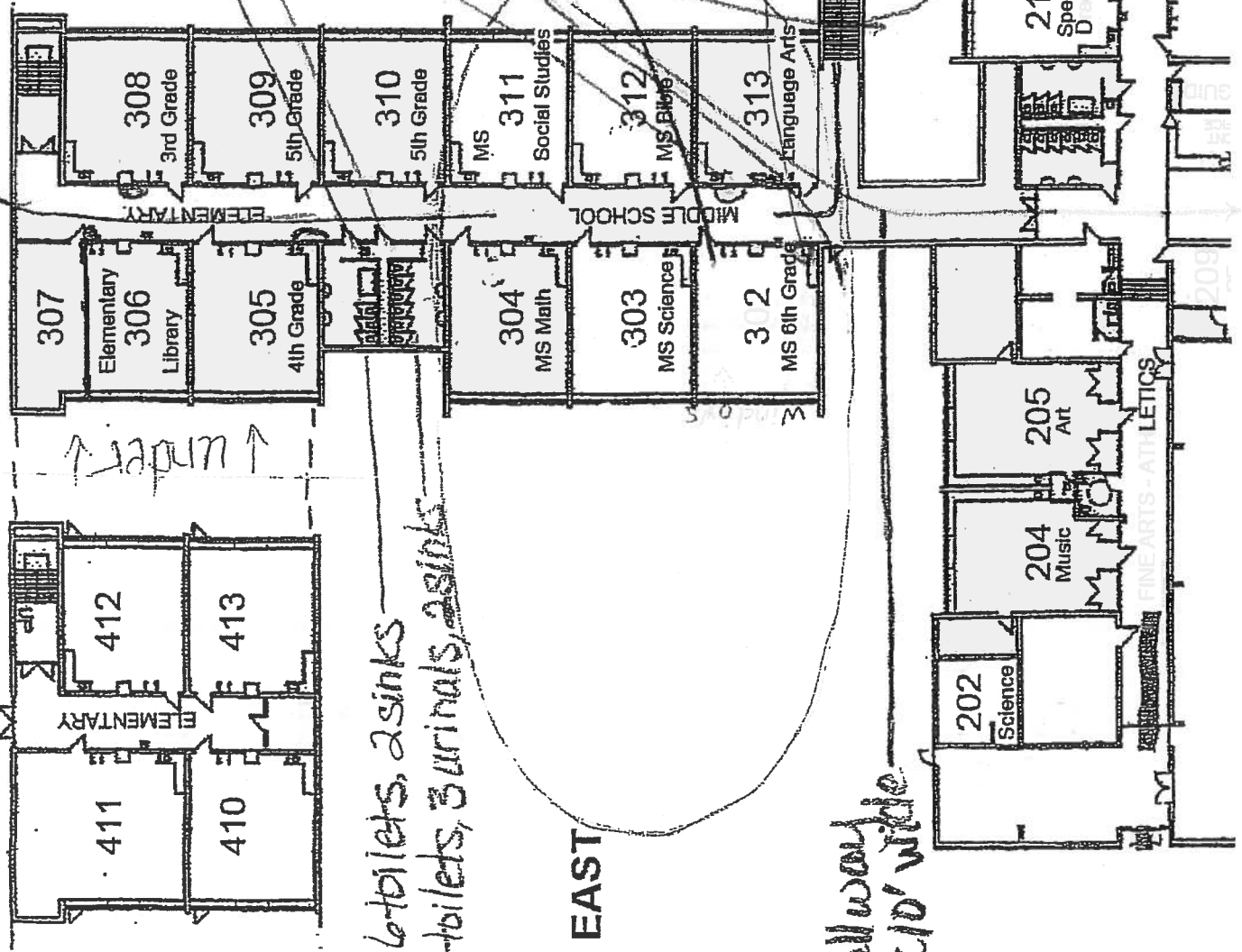
Approx 257 sqft 505, 502
 Discovery

restroom: 6-toilets, 2 sinks
 restroom: 3-toilets, 3 urinals, 2 sinks

EAST

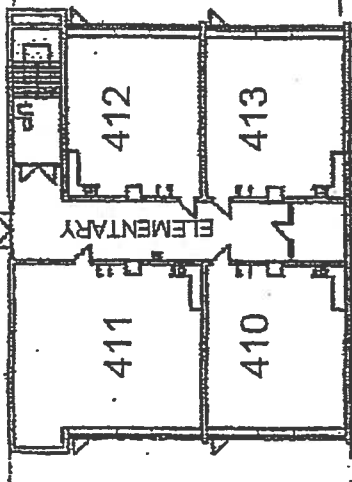
drinking fountain

Main hallway
 approx 10' wide



ROOM 303

LOWER LEVEL



restroom: 6-toilets, 2-sinks
 restroom: 3-toilets, 3-urinals, 2-sinks

EAST

drinking
 fountains

Main hallway
 approx 10' wide

ROOM 303
 23' (due to wall of cabinets) x 30'8"
 704 sqft

From Room 303 to the
 girls' restroom: 5'
 boys' restroom: 34'

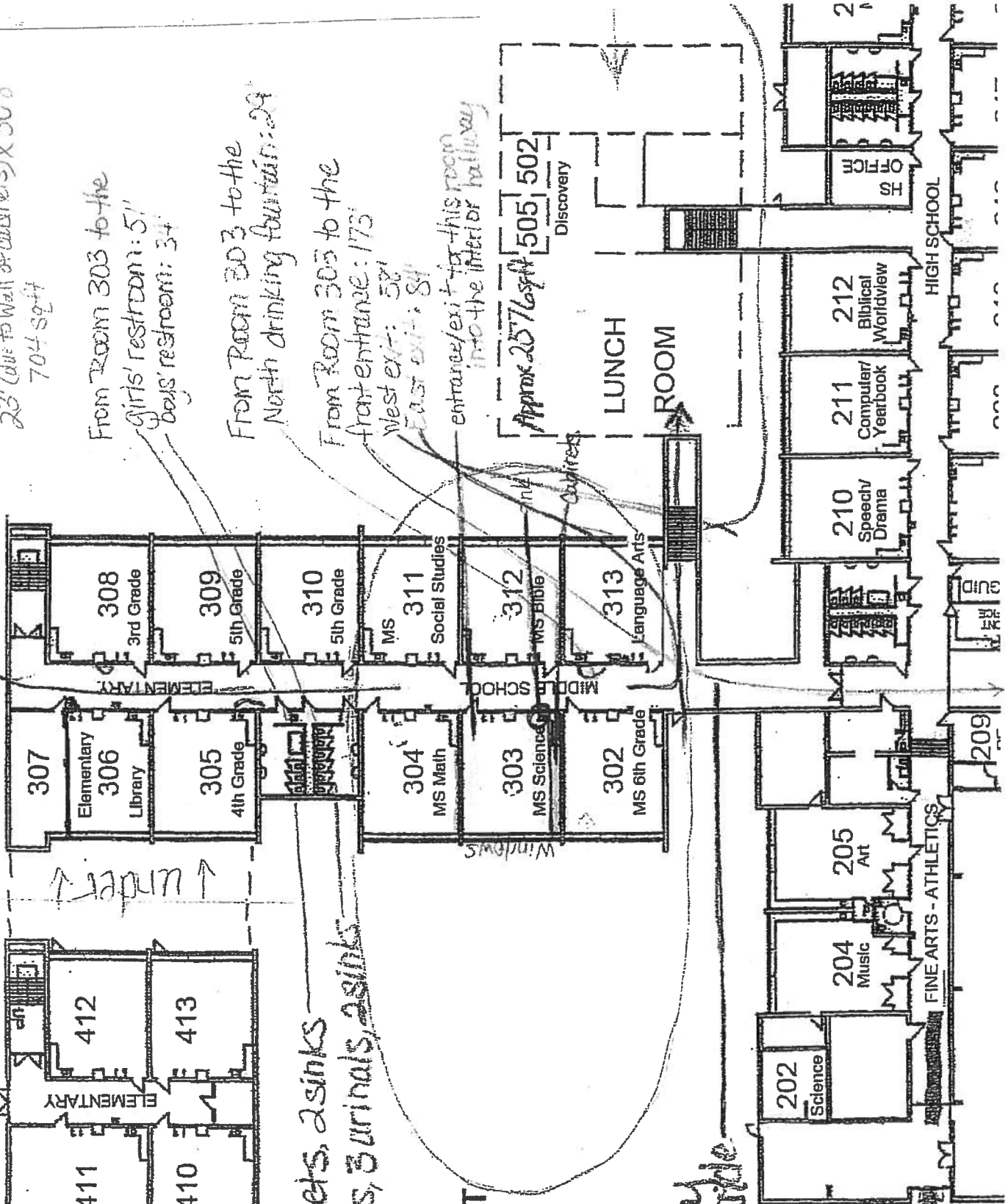
From Room 303 to the
 North drinking fountain: 29'

From Room 303 to the
 front entrance: 173'
 West exit: 58'
 East exit: 84'

entrance/exit for this room
 into the interior hallway

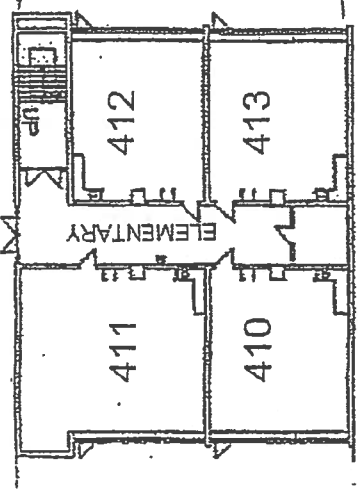
Approx 257 sqft 505, 502
 Discovery

LUNCH
 ROOM



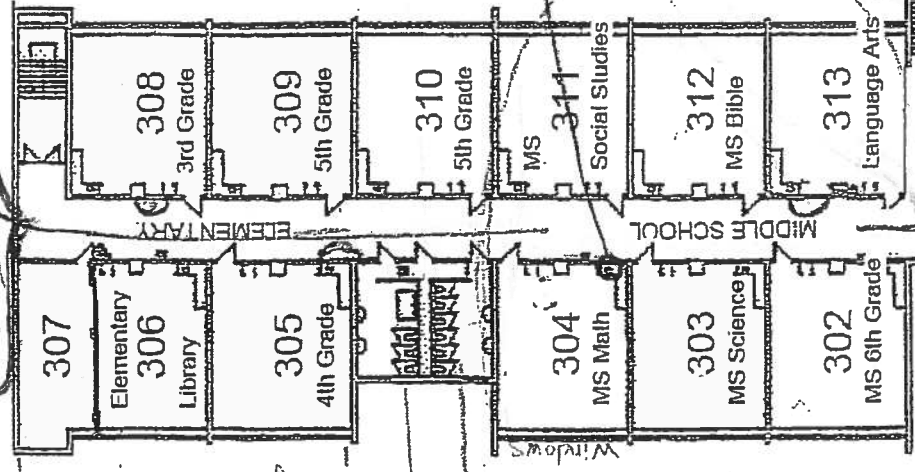
ROOM 304

LOWER LEVEL



drinking fountain

Hallway width 6'-6" with 10' drop lockers



Each classroom has one entrance/exit

Room 304 24'5" x 30'8" 751.5 sq ft

From Room 304 to the girls restroom: 24' boys restroom: 6'

From Room north a 53'5"

From Room 304 to the east exit: to the west: .10 to the front

Approx 25'6" x 50'5" 502

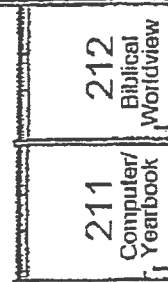
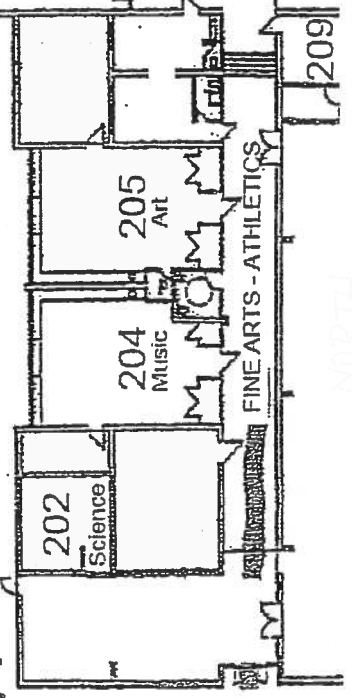
Discovery

LUNCH ROOM

restroom: 6-bilets, 2 sinks
restroom: 3-bilets, 3 urinals, 2 sinks

EAST

main hallway approx 10' wide



OFFICE

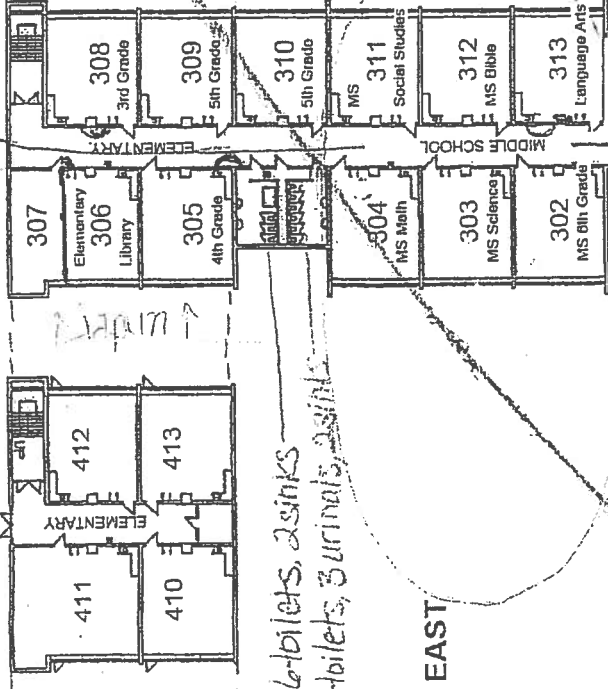
HIGH SCHOOL

PLAYGROUND

SOUTH

Wooden Privacy Fence

LOWER LEVEL



drinking fountains

Girls restroom: 6-bilets, 2-sinks
Boys restroom: 3-bilets, 3-urinals, 2-sinks

EAST

main hallway approx 10' wide

GYM approx 63'0" x 94' ft (1/2 = 3182)

NORTH

2 pieces of play equipment on south play area 11 feet apart

Ⓐ 22' x 21' climbing slide, hand bars

Ⓑ 66' long climbing chin bar, constant zip line, hand bars

South Play Area - inside fence 92'2" x 50'7" mulched area 61'3" x 50'11"

Playground

Blacktop Area 179'10" x 115'4"

35' x 15' 30' 15'

4' x 12' 10' 30'

Playground mulch

OUTSIDE MATH AREA 175' x 25'4"

Business Office

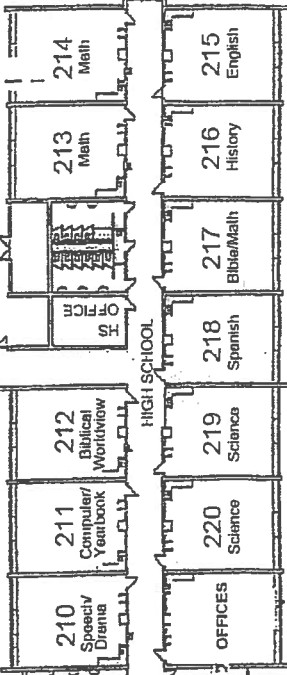
Library 18'7" x 18'7" 4 swings 2 1/2 apart

← 39'4" → 6 swings 2 1/2 apart

Swing area 57'10" x 16'7"

Approx 25'6" x 50'50'2" Discovery

LUNCH ROOM



FINE ARTS - ATHLETICS

PE



KANSAS CITY CHRISTIAN SCHOOL

4801 W. 79th Street Prairie Village, KS 66208
913-658-5227

From back/west door, this 73'10" to the play area

Front Entrance

Front hall approx 12' x 20'