PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MAY 3, 2016
7700 MISSION ROAD
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PC MINUTES – APRIL 5, 2016

III. PUBLIC HEARINGS

IV. NON-PUBLIC HEARINGS

PC2015-115 Request for Site Plan Approval
7501 Mission Road
Current Zoning: C-0
Applicant: Chris Hafner, Davidson Architecture

PC2016-115 Request for Site Plan Approval for Fence
7457 Cherokee Drive
Current Zoning: R-1a
Applicant: Global Montessori Academy

PC2016-116 Request for Site Plan Approval for Fence
4205 West 64th Street
Current Zoning: R-1a
Applicant: Joseph Jimenez

PC2016-117 Request for Site Plan Approval for wireless antenna
9011 Roe Avenue
Current Zoning: R-1a
Applicant: Anja Baldock, Network Real Estate, LLC for AT&T

V. OTHER BUSINESS

PC2015-08 Final Development Plan – Mission Chateau
8500 Mission Road
Current Zoning: R-1a
Applicant: MVS, LLC

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
April 5, 2016

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 5, 2016 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 with the following members present: James Breneman, Melissa Brown, Patrick Lenahan, Jonathan Birkel, Gregory Wolf and Jeffrey Valentino.

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; PJ Novick, Meadowbrook Planning Consultant; Wes Jordan, Assistant City Administrator; Mitch Dringman, Building Official; Eric Mikkelson, Council Liaison; Keith Bredehoeft, Director of Public Works and Joyce Hagen Mundy, Commission Secretary.

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the Planning Commission for March 1, 2016 as submitted. The motion was seconded by Jonathan Birkel and passed by a vote of 6 to 0 with Gregory Wolf abstaining.

PUBLIC HEARINGS

PC2016-04 Request for Amendment to Special Use Permit
For Veterinary Clinic
8823 Roe Avenue

Chairman Nancy Wallerstein noted that the applicant has asked that this application be continued.

NON PUBLIC HEARINGS

PC2016-108 Request for Temporary Use Permit
4801 West 79th Street

Dr. Trista Perez Crawford with Children's Mercy South noted they are proposing to once again 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 6, 2016 through July 29, 2016. 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 31st through June 3rd. The program will use several classrooms, the lunch room, 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.

Nancy Wallerstein confirmed that the same Summer Treatment Program was offered at this location in 2014 and 2015 and Kansas City Christian School and the City did not receive any complaints about the use.

Chris Brewster noted that 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. There will be approximately 50 children and 27 staff (20 counselors, 2 teachers, and 5 psychologists). 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 50 parking spaces for either drop of or day parking. 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 6, 2016 through July 29, 2016, with staff training May 31 through June 3, 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.

Nancy Wallerstein asked if the permit could be issued for more than one year since this is an ongoing event. Mr. Brewster replied the provisions for a temporary use permit only allow for a short term permit, but noted this could be investigated for future applications.

Gregory Wolf moved the Planning Commission approve PC2016-108 granting a Temporary Use Permit to Children's Mercy Hospital for an ADHD Summer Treatment Program at 4801 West 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 6, 2016 through July 29, 2016, with staff training May 31 through June 3.

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 uses the existing building, parking, driveways, and playgrounds and will make no external changes to the property.
4. That the applicant properly maintains the exterior area of the property and will leave it in an acceptable condition when the program ends on July 29th, 2016.

The motion was seconded by James Breneman and passed unanimously.

PC2016-109 Request for Sign & Sign Standard Approval
7830 State Line Road

Steve Sakoulas, 1222 McGee Street, stated he is seeking to replace the signs on the office building he owns at 7830 State Line Road and move his law practice permanently to this location. As it is a multi-tenant building he is also requesting approval of sign standards for the building.

Chris Brewster noted that this building has previously not had sign standards approved for this location, as permitted by the City's sign regulations. In 2011 the Planning Commission did approve a monument sign for this location, provided that if any other building signs were proposed, and overall sign package for the building should be submitted. The only other exterior sign on the building currently is the building name mounted above the canopy at the building's main entrance.

Sign Standards allow applicants to propose uniform sign designs and plans for eligible (multi-tenant) properties. Sign allowances for other C-o buildings include the following:

- Wall sign – 1 per façade, up to 5% of total area or 50 s.f. - whichever is greater. [19.48.25.B.]
- Monument sign – 1 per each street frontage (multi-tenant); or one en lieu of 1 wall sign (single-tenant) = 5' high max, 20 s.f., with 12' setbacks and 3' landscape areas. 19.48.25.C. and 19.48.15.M.]
- Sub-tenant allowances subject to specifically approved sign plans [19.48.25.O]

The proposed sign standards for the property are consistent with the sign standards generally for the C-O district (wall signs limited to 5% or 50 s.f.). Specifically proposed with this application is a single sign on the south end of the east side (State Line Frontage):

- Internally illuminate wall sign; channel letters, raceway mount
- Acrylic face with black day/night acrylic
- 2.14' x 18.25' = 40.125 square feet
- Approximately 2.45 % of the façade (note: this is under the otherwise allowed 5% generally applicable to the C-O district; counting the Building Name sign above the primary entrance (approximately 1% of façade or less) this would leave remaining space for signs for other tenants within the overall limits – both

generally applicable in C-O and as specifically proposed for this multi-tenant building by the applicant.

The proposed sign standards also make reference to the existing, previously approved monument sign, as well as the generally applicable monument sign standards (referenced above). However subsection 2.K. of the applicants proposed standard seems to indicate 2 monument signs, one for the "anchor tenant" and one for the "building address and tenants." No plans for any additional monument signs for the property have been submitted with this application.

Patrick Lenahan asked for clarification on Section K of the sign standards. Mr. Sakoulas responded that the monument sign only applies to the owners of the building.

Nancy Wallerstein confirmed the Commission is taking action on the proposed façade sign and sign standards. The current monument sign remains and any changes to that sign would come back to the Commission for approval.

Melissa Brown asked if there would be any review of the location of the monument sign. Mr. Brewster replied not with this application.

Gregory Wolf moved the Planning Commission approve the proposed façade sign and sign standards for the multi-tenant building at 7830 State Line Road subject to the following conditions:

- The standards are approved as presented by the applicant in the February 1, 2016 draft standards Sections 1. and 2. A – L.
- That section 2.I. is amended to have a new sub-section 4. Stating: "Any additional exterior tenants sign be limited to no more than 5% of the façade, including all existing signs (i.e. "Sakoulas Law" proposed and "Somerset Building" existing), and be of the same style, color, and application as the proposed Sakoulas Law sign."
- That sub-section 2.K.. be clarified to limit the overall monument signs to the existing sign, or that any different or additional monument signs shall require review and approval by the Planning Commission subject to the generally applicable sign standards for the City.

The motion was seconded by James Breneman and passed unanimously.

Commissioner Jonathan Birkel recused himself from the meeting due to a professional conflict of interest on PC2016-110 and left the room.

PC2016-110 Request for First Floor Elevation Increase
2907 West 71st Terrace

James Engle, 6815 Fontana, appeared before the Commission requesting an exception from Section 19.44.030 to allow the construction of a new home at 2907 West 71st Terrace have a first floor elevation at 2.39' higher than the current first floor elevation. He noted the existing home has a failing foundation and will be torn down. It was noted that the homes on either side of this site have a wide variation in height and the proposed home will be between their heights.

Mr. Brewster stated the proposed building meets the required zoning setbacks. The existing home has a current first floor elevation of 1009.81 feet. The code allows for increases above the current elevation up to 6" for each additional five feet over the minimum side setback up to a maximum increase of three feet. The proposed building is proposed beyond the required setbacks; however, it is only 6' beyond the required side setback which would only permit an increase in first floor elevation of 6". All other proposed increases in elevation – either over the 3' or not meeting the additional setback requirements – require review and approval by the Planning Commission.

The application proposes a new home with a first floor elevation of 1012.2, which is 2.39'above the existing first floor elevation.

This site is relatively flat with the highest elevation of 1011' (northeast, front corner) and a lowest elevation of 1005' (southwest, rear comer), resulting in a gradual downward grade from the street to the rear.

The proposed home meets all required setbacks:

- Front: 30' required; 42' +/- for the home and garage; 36' for the covered front porch (note: a 35' platted building line also applies to this site)
- Interior side: 4' required; 10.0' (west) and 10.16' (east) proposed. (also meets the required 12' building separation from existing structure)
- Rear: 25' required; 46.66' proposed at closest point.
- The proposed home includes a garage slightly above grade on the front building line (1010.7'); a proposed top of foundation 6" above the garage level (1011.2); and a resulting first floor elevation 1' above the foundation (1012.2)
- Due to proposed grading the foundation will be raised above grade approximately 2' on the northeast corner of the structure and 4.2 feet on the rear elevation

The existing home to the east has a first floor elevation of 1013.4 and the existing home to the west has a first floor elevation of 1007.4, and both homes are built at grade without a raised foundation.

The proposed grading plan and foundation placement appear to be an appropriate response to the existing site grades, however a final grading permit and drainage study will be required from Public Works prior to a building permit. Mr. Bredehoeft noted that a watershed study has been completed and submitted to Public Works for review.

Jim Breneman asked if the retaining wall on the plot plan was existing or new. Mr. Engle responded it is new.

Nancy Wallerstein stated she would have liked to see more detailed plans. Mr. Engle replied that he initially submitted more plans to city staff, but they advised him that they were not needed for this application. Mr. Brewster stated that the criteria that the Commission is required to review for exceptions to first floor elevation are reflected in the information presented.

Mr. Breneman confirmed that the driveway grade was being raised. Gregory Wolf asked the status of the watershed study. Mr. Bredehoeft replied it is currently being reviewed. Mr. Breneman stated the study would need to be approved. Mr. Bredehoeft stated the

city's policies require approval of drainage studies prior to the issuance of any building permits.

Nancy Wallerstein stated she would have liked to see all the documents Mr. Engle submitted to staff and was disappointed that all the documents were not included in the Commissioner's packet.

Mr. Brewster noted the information needed to determine if the criteria for granting a first floor elevation has been presented and analyzed in the staff report.

Jeffrey Valentino state that from the information presented the criteria has been met for the requested increase in first floor elevation. He felt that staff could address the drainage and other issues. Mr. Engle noted that this is the first step in the review process. Once he receives Commission approval for the increase in first floor elevation he will need to receive approval from Public Works of the drainage plan and then approval from the Building Official for a building permit. Mr. Breneman noted he also would have liked to have seen more information.

Gregory Wolf moved the Planning Commission approve the requested First Floor Elevation for 2907 West 71st Terrace of 1012.2 with a final grading permit and drainage study required from Public Works prior to a building permit being issued. The motion was seconded by Jeffrey Valentino and passed by a vote of 4 to 2 with Mrs. Brown and Wallerstein voting in opposition.

Mr. Birkel returned to the meeting.

PC2016-111 Request for Site Plan Approval for Wireless Antenna 7700 Mission Road

Sam Davis with Black & Veatch appeared before the Commission on behalf of AT&T requesting approval to an amended site plan for their wireless antenna on the tower located at 7700 Mission Road. They are proposing to remove six antenna from the applicant's area on the tower at 150 feet and replace them with three new antenna and the associated ground equipment.

Chris Brewster stated this location has a current Special Use Permit valid through 2019. Changes in installations on communication towers are approved by site plan review by the Planning Commission.

In 2014 the applicant proposed the replacement of 3 antenna through a site plan that was approved by the Planning Commission (PC-2014-107). This work was never completed by the applicant. Subsequent to this site plan approval, two other carriers received approval for replacement or additions of antenna. (PC 2014-108, PC 2014-111, PC 2015-114) During this time it became apparent through the comparison of differing structural reports that the facility was close to or over capacity based on industry standards. When the applicant proposed to execute a permit based on the 2014 site plan approval, staff made the applicant aware of the possible structural issues that either occurred or became evident after the 2014 approval. At this point, no facilities – including pending approvals that had not been acted upon by all previous applicants - were permitted. Through discussions with the three carriers, a more up-to-

date and accurate structural analysis was requested, prior to moving forward and completed by the applicant.

The applicant is proposing to remove six antennae, each approximately 96" x 12" x 7", two from each array, and replace them with three antennae, one on each array. Two of these are 96" x. 13.8" x 8.2" and one is 72.8" x13.8" x 8.2". An additional surge protector will be mounted on the interior of the arrays at the center of the tower, with other minor accessory equipment to support the antennae. All coaxial cable supporting this equipment will run on the interior of the tower.

The proposed application will reduce the load on the tower by the applicant. The applicant has provided a revised structural analysis based on all existing equipment, the pending equipment of recent approvals, and this proposed equipment. The structural report demonstrates that the tower has the capacity to hold all pending and proposed equipment, based on industry standards and based on the assumptions presented in the report.

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.**

The capacity of the site to accommodate all equipment was addressed in the renewal of the Special Use Permit. The proposed antenna exchange will not increase any impacts that would require a change to that permit or conditions.

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

This is an existing installation and adequate utilities are available to serve the location.

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

No additional impervious area will be created and therefore a stormwater management plan is not required.

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

The site is an existing installation and utilizes the driveway and parking for the site. The ability of the site to accommodate ingress and egress was addressed in the renewal of the Special Use Permit. The proposed antennae will not increase any impacts for ingress and egress to the site.

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

This is an existing installation, and maintenance and upgrades of current facilities are supported by the City's current policies and regulations. Site plan review of exchange of equipment is still required;however, this plan is consistent with all existing approvals and standards.

The applicant, upon becoming aware of potential structural concerns regarding pending equipment, prepared a structural analysis considering past approval of others equipment, and the new equipment it proposed. As a solution, they are removing 6 of their antennae and replacing them with 3 – reducing the overall tower loads and keeping the facility within acceptable industry standards for structural loads.

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

The proposed antenna will be the same as the existing antenna and located away from the streetscape, and abutting property is a large parking area so there will be little impact on the surrounding area. The reduction of total antennae will also reduce any perceived visual impact on adjacent property of from public spaces and streetscapes.

G. **The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.**

This is an existing site. While Wireless communication facilities are not specifically addressed in Village Vision, the City's wireless communication policies and regulations promote upgrade and maintenance of existing facilities.

James Breneman asked what impact this would have on coverage. Mr. Davis stated the impact would not be on coverage but on capacity of the antenna.

Gregory Wolf moved the Planning Commission approve PC2016-110 site plan for wireless antenna installation by Black & Veatch on behalf of AT&T, at 7700 Mission Road based on the structural analysis dated February 26, 2016 and per the plans and drawings submitted and dated February 29, 2016. The motion was seconded by Patrick Lenahan and passed unanimously.

PC2016-112 Request for Final Development Plan – Meadowbrook Community
PC2016-113 Request for Final Development Plan – Meadowbrook Apartments
PC2016-114 Request for Final Plat Approval – Meadowbrook Community

Commissioner Gregory Wolfe recused himself due to a professional conflict of interest on this application and left.

Justin Duff, 4900 Main Street, introduced Jim Constantine who reviewed revisions to the applicant's following changes to their vision book:

Attached Home Lots

A. Now have a minimum lot area of 4,000 square feet. (was 3,000)
B. The lot width at the front setback is 35 feet. (was 25 feet)
C. The side yard setback is 5 feet to the interior lot line. (was 6 feet)
D. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private space. (New)

Cottage Lots

A. Now have a minimum lot area of 5,600 square feet. (was 4,000)
B. The lot width at the front setback is 43 feet with typical 48 feet (was 40 feet)
C. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that

serve to define, separate or enclose yards, patios or other private or semi-private space.

Village Lots

A. Now have a minimum lot area of 6,000 square feet. (was 5,000)
B. The lot width at the front setback is 55 feet.
C. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private space. (new)

Manor Lots

A. Now have a minimum lot area of 6,500 square feet. (was 6,000)
B. The lot width at the front setback is 60 feet.
C. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private space. (new)

Exterior Materials and Colors

Attached Homes

The palette of materials and colors for the attached homes is the following:

- A brick or stone base course will be provided along all facades. The brick or stone base shall extend to the first finished floor height. In any location where the foundation wall is fully screened by, foundation plantings or a wall, the brick or stone base course shall not be required, however, there shall be minimal exposure of the foundation wall and it shall be covered with a parge coating.
- The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings & railings or the color schemes will be medium-tone to dark-tone colors with medium to light color usage limited to on doors, windows, shutters, projecting bays, awnings & railings.

Detached Homes

The palette of materials and colors for the detached homes is the following:

- A brick or stone base course will be provided along all facades. The brick or stone base shall extend to the first finished floor height. In any location where the foundation wall is fully screened by, foundation plantings or a wall, the brick or stone base course shall not be required, however, there shall be minimal exposure of the foundation wall and it shall be covered with a parge coating.
- The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings & railings or the color schemes will be medium-tone to dark-tone colors with medium to light color usage limited to on doors, windows, shutters, projecting bays, awnings & railings.

The Inn

- Inn – 50 rooms with a 5,000 square feet commercial area

The proposed way finding signage and street lighting was presented including the following signage:

- Community Primary Entry Sign – constructed with a masonry wall, columns and base with random cut limestone and pre-cast masonry cap with rear LED illumination behind the letters and metal panels with lettering punched completely through panel to reveal wall behind. The 8 foot stone column/wall on the end of the sign will have a 2 inch thick metal medallion, finished in a highly durable automotive paint. Letters and rings sit on solid face, with icon punched completely center to reveal wall behind. The medallion will be pinned 1" off the face of the stone column on both sides and will have read edge lighting to give a halo effect.
- Secondary Community Entry Sign – will repeat the 8 foot stone column/wall depicted on the on primary entry sign.
- Neighborhood Entry Signs (west) – masonry columns six feet in height with random cut limestone and pre-cast masonry cap with a 2" thick metal medallion.
- Neighborhood Entry Signs & Gate (East) - These continue the use of the masonry columns. Columns on the center monument sign with have copper gas lanterns. The gates proposed are 2" thick hollow metal bars/tubing, finished in a highly durable automotive paint to mimic a wood finish.
- Green space markers are 3' masonry columns with random cut Mountain Ridge Limestone veneer and pre-cast masonry cap. The face will have a recessed smooth finish cast masonry with beveled edges and letters sandblasted into the surface of the masonry.
- Vehicular Directional Signs – 1" thick metal panel signs 3'3" x 2'3" on dark bronze smooth finish poles topped with a double-sided 2" thick medallion
- Regulatory Street Signs and Traffic Control – 4" cap height high contrast vinyl letters applied to a City approved brown colored backer, Icon punched completly through center street sign frame placed a dark bronze smooth finished pole.

Three similar street light designs are proposed: Sternberg Double Arm Fixture at height of 19.2 feet to be placed along the boulevard; a Sternberg Single Arm Fixture at 19.2 feet placed on the primary drives and a Sternberg Single Arm Residential Fixture at 17.2 feet placed in the residential neighborhoods.

Jonathan Birkel asked why the covalence for the monument sign was on the inside instead of at Nall. Mr. Constantine replied that the is a slight drop in the grade at the proposed location and the design as proposed leads into the development with the stair stepping in height of the monument sign. Nancy Wallerstein confirmed that the sign was double sided.

Melissa Brown asked if there had been consideration to adding banners to the double light fixtures along the boulevard. Justin Duff noted that this is a city street located in the park and no banners have been discussed.

Nancy Wallerstein asked if the lights would be owned by the city. Keith Bredehoeft replied that the street lighting would be owned by city with the other lighting owned and maintained by the Homes Association.

James Breneman stated he liked the proposed designs. However, he would recommend the use of LED lighting for the lanterns rather than gas. He noted electricity is already available and more environmentally friendly. Mrs. Wallerstein noted that other homes associations have had maintenance issues with gas lanterns.

Jonathan Birkel asked if the location for the gate closing pedestal and transformers has been determined. Mr. Duff replied not at this time, but noted it is their intent that they would be hid using landscaping and placed on the back sign of the entrance sign.

Nancy Wallerstein confirmed that the green space markers are one-sided.

The Apartment

Victor Buckles, reviewed the site plan for the apartment complex containing 280 units, with enclosed parking structure, auto court and outdoor pool/court yard areas. The proposed signage for the apartment area which continues the theme established in the residential areas with masonry columns with LED illumination at the edges on the main metal panel. The main signage contains dimensional letters pushed through sign panel internally illuminated with a semi-opaque face. Rear side columns with a “Lightbox” sign panel with opaque face and edges are placed on the sides of the auto court with projecting 20” copper gas lanterns. The apartment elevations and landscape plan were reviewed

Jonathan Birkel asked how the Fire Department would gain access through the neighborhood gates. Justin Duff responded the per condition 3 of the staff recommendation a “Knox-Box” and “Yelp” sensor for emergency vehicles to open the gated at the entrance to the single family neighborhood would be installed.

P.J. Novick noted that the Senior Living Building will be coming in as a separate final development plan.

Jeffrey Valentino asked for clarification on the final traffic design. Keith Bredehoeft noted these are presented on sheets C1.9 and C1.10. A left hand turn lane will be added on the north side at Nall. A concrete median will be installed for a crosswalk and warning sign similar to that used near Weltner Park would be installed.

On Roe a median would be constructed to prevent vehicular traffic from turning left onto 91st Street going east. A left turn lane is being added going north on Roe into the development. There will be a pedestrian refuge area and pedestrian flashing beacons activated by the pedestrian to cross. The parkway has also been moved to the west.

Wes Jordan complimented VanTrust and Mr. Bredehoeft for their efforts to resolve the concerns of the neighborhood in the revised design.

Jonathan Birkel stated he felt the removal of the parking lot in the park area is a missed opportunity. Mr. Jordan responded that the parking lot is still reflected in the Parks Master Plan; however, anticipated construction will be based on need and expected to be several years down the road.

Mr. Breneman noted the parallel parking along the boulevard and stated available parking could be increased significantly by changing that to diagonal parking. Mr. Novick replied the City Council opposed the removal of park land that would be required with diagonal parking rather than the proposed parallel parking. Mr. Birkel and Valentino suggested areas for diagonal parking. Mr. Breneman noted that parking on the north and west sides of the roadway would allow access to the park without having to cross roadway traffic. Mr. Valentino felt it should be re-evaluated, but did not feel the commission had sufficient information to make a recommendation. Mr. Jordan noted the proposed plan has been approved by the Johnson County Park & Recreation District.

Justin Duff stated the parking count has been highly scrutinized. He noted the plan being presented is for their development and does not incorporate the parks master plan. There are options to address parking in the Parks Master Plan.

Judd Claussen with Phelps Engineering noted there are 84 parking spaces currently proposed along the street. The Park District likes the proposed parallel parking because it spreads the parking out. He identified parking spaces within their development. He noted that adequate parking is essential to the marketing success of this project and reviewed the parking counts listed on page C1.11. They feel they have sufficient parking for their development.

James Breneman stated he does not question the traffic counts, but the design. He does not feel parallel parking is safe for the dropping off of children at the park. He believes a higher density is needed in some areas. He also believes that parallel parking will create traffic jams on the roadway with people driving through and those attempting to park.

PJ Novick noted that this was not a condition of approval for the preliminary development plan approval and therefore not addressed in the final plan. He feels the Commission needs to trust that the Park District and the City to appropriately addressing those needs.

Nancy Wallerstein confirmed the Commissions desire to add the condition for re-evaluating parking.

Jeffrey Valentino noted there was significant discussion that the trailhead parking at the Roe entry would address this rather than having it addressed on the main boulevard.

Keith Bredehoeft replied that parking has always been an issue. The Johnson County Parks Master Plan has parallel parking and the City Council questioned the need for additional parking at the trailhead. The proposed parking is adequate for the proposed

initial development and use of the park. The additional parking can be added as amenities are added that result in the need for more parking.

Jonathan Birkel stated he believes there is not enough parking or sufficient park access to address the density of use this park will have. Diagonal parking is needed. It was noted that there is diagonal parking available in other areas of the park to address park patrons. Mr. Valentino noted the best the Commission can do is to make a strong recommendation to review parking needs and design.

Mr. Valentino asked what was being proposed for the traffic circle area. Scott Bingham replied they are still working out the details. It will be a cast stone element, not a statuary piece.

Mr. Breneman asked about emergency access to the residential area. Mr. Duff replied access would be through the apartment entrance for both the apartments and residential area. Mr. Breneman asked if that would be in place at the same time. Mr. Duff replied that phasing of the project has all horizontal construction going in at the same time. Mr. Novick stated that a Certificate of Occupancy for the apartment would not be issued until the emergency access was constructed.

James Breneman noted the vision book states the side yard setback for the Village and Cottage lots to be 5 feet on one side and 0 feet on the other. Mr. Duff replied that is an error. The side yard setback would be five feet on both sides.

Mr. Breneman confirmed that the Fire Department has approved the dead-end alleys proposed.

Nancy Wallerstein noted that a Blade Sign is proposed for the apartment and noted that "blade signs" are not allowed by city code. Mr. Novick replied that under MXD zoning the codes do not apply. Mrs. Wallerstein expressed concern that if the proposed sign would be approved at this location similar signs in other areas of the development would have to be approved. She does not want a sign sticking out from a building. It is not consistent with signage in Prairie Village. Mr. Duff stated that they are proposing only one blade sign to be located on the northwest corner of the building. Mrs. Wallerstein asked what was the reasoning for the proposed signage design.

Victor Buckles replied the sign would be visible at a distance and provides a European feel, whereas a ground level sign would not be as visible.

Mr. Breneman noted that blade signs were more of a commercial use sign than multi-family use. Melissa Brown felt the proposed blade sign was more commercial in nature. They are used in historic residential areas, but this is not a historic area.

Nancy Wallerstein felt that a flat sign would be more appropriate on the front of the apartment building and would last longer than a blade sign.

Mr. Breneman confirmed there was a large ground mounted sign at the building entry. Mr. Novick added that columnar signs anchored with the medallions were also included near the auto court area.

Mrs. Wallerstein asked if the blade sign would shine light into the apartments. Mr. Buckles replied it was at a 45% angle and soft glow and would not impact the residents in the apartments. He added they would present to staff for review the foot-candle lighting from the proposed signs

Melissa Brown asked if the amount of street light could be limited. Mr. Bredehoeft replied the city would regulate the street lights.

Mrs. Brown noted the similarity between the proposed monument sign and the city identification signs although the apartment monument sign is different. Justin Duff responded that focus groups recommended incorporating the design used by the city's signs.

James Breneman noted that the utility plan (C3.2) shows several water lines being placed under the street and feels that they would be better placed along the street. Mr. Bredehoeft responded the waterline on Rosewood would be located on the east side of the street.

Judd Claussenwith Phelps Engineering replied that WaterOne requires a wide easement for their lines that did not fit well with the proposed close-in design. He noted that the easements would extend into the lot footprint. Mr. Breneman confirmed that the easements never encroach the building line.

Jeff Valentino confirmed that the Meadowbrook parking areas would be concrete surface. Mr. Bredehoeft replied the crosswalks would be full depth concrete with a surface material. Mr. Valentino noted the new micro surface topping material available now.

Chairman Nancy Wallerstein noted that from her notes she has the following concerns being noted:

- Recommend the use of LED rather than gas lanterns on the lighting noting that options are available that have the appearance of gas
- The motors for the gates be placed behind the pedestals and landscaped walls.
- The vision book is corrected to reflect both side yard setbacks for Village and Cottage lots are 5 feet.
- A blade sign is only approved for the northwest corner of the apartment building.
- The foot-candle and illumine for all signage by reviewed and approved by city staff.

Commission members continued their discussion of blade signs. Mr. Birkel noted there was no use for it as proposed, that it is simply a design element. Mr. Valentino, Mr. Lenahan and Mrs. Brown are fine with the proposed signage. Mr. Breneman doesn't see a need for the sign and Mrs. Wallerstein is concerned with its approval leading to

the approval of others in the development. Mr. Novick stated he would be concerned if this were a residentially zoned property, but not as a mixed use property. He feels it adds a different, special urban quality to the development. It was consensus to approve this sign.

PJ Novick asked for a clarification from the Commission on their direction on parking. He heard the direction to be for the applicant to revisit the issue of parking with staff and Johnson County Park District. Mr. Breneman noted it is not a question of quantity, but of design. Justin Duff noted that the Parks Master Plan contains loop areas where vehicles can pull in and drop of individuals. The proposed uses along the parkway are for passive park activities, not high density uses. Mr. Valentino stated the Commission is not trying to dictate a change, but to document that it feelings on this issue.

Mr. Novick noted the Commission's concerns will be expressed by the applicant to the Johnson Country Park & Recreation District regarding the Parks Master Plan as it relates to parking. Mr. Bredehoeft noted that this is a public street.

Wes Jordan noted there has been exhaustive discussion on the parking lot off Roe. This area remains in the Parks Master Plan. As the park develops, it will analyze its need and if the parking is not needed it will not be built. The direction from the City Council was not to take away any additional green space.

Justin Duff stated the applicant is as concerned that there be adequate parking and access for those residing in their homes and apartments. Mr. Breneman agreed street parking will be needed for the attached homes. Mr. Breneman confirmed parking for the apartment building was the same as presented in the preliminary development plan with the enclosed parking structure accommodating both residents and guests.

Mr. Novick noted that the final development plans for the senior living center and hotel will be submitted at a future date. The design and development of the approximate 80 acres of park land are not included in the application.

Consistent with the approved Preliminary Development Plan, the updated Vision Book for the site proposes the creation of a mixed use development that includes:

- Detached Single Family Homes - 53 homes composed of 20 Cottage Lots, 13 Village Lots and 20 Manor Lots
- Attached Homes - 70 units
- Luxury Apartments - 280 residences
- Inn - 50 rooms with a 5,000 square feet commercial floor area
- Senior Living - 120 units of Independent Living, 120 units of Assisted Living / Memory Care, 90 units of Skilled Nursing Living, with restaurant and ancillary service and amenity space, totaling approximately 8,000 square feet and exterior grand terrace and pool.

The Final Development Plan does not include the hotel or the senior living development. It is intended that Final Development Plans for those projects will be submitted at a future date for review and approval.

On November 12, 2015, the Planning Commission held a public hearing on the requested rezoning of the subject property to MXD (Mixed Use District) including the related Preliminary Development Plan and Preliminary Plat. The Commission adopted a motion to find favorably the findings of fact based on the "golden factors" as detailed in the Commission report dated November 12, 2015, and recommended to the City Council approval of the requested rezoning and proposed Preliminary Development Plan subject to a set of conditions of approval. As part of this action, the Commission also approved the Preliminary Plat for the site.

Following the Commission hearing, on December 7, 2015, the City Council reviewed the applications and the Commission recommendation and approved the rezoning and the Preliminary Development, subject to the following conditions of approval:

1. The applicant addressing the comments from the traffic impact study review conducted by TranSystems.

2. The applicant providing revised plans that identify the necessary improvements to the proposed intersection of Nall Avenue at W. 92nd Terrace to accommodate the proposed boulevard entrance drive including a center left-turn lane on Nall Avenue, verification of sight lines, and adjusting the intersection design to accommodate adequate travel lane alignments.

3. The connection to Roe Avenue shown on the Preliminary Development Plan approved by the Planning Commission as an emergency access road (not open to general public vehicular use) be changed to a public street connecting to Roe Avenue as far north as possible, and that applicant work with the City and with Johnson County Parks and Recreation District in the design of the public street.

4. The applicant finalizing the acquisition of the right-of-way necessary for and constructing the public street connect to 94th Terrace/Rosewood Avenue as proposed, otherwise the Preliminary Development Plan must be brought back to the Commission and Council for review and reconsideration.

5. The applicant agreeing that all major service vehicles for the Senior Living and Inn shall use only the entrance at 94th Terrace/Rosewood Avenue. The applicant shall direct their vendors to avoid am and pm peak traffic hours.

6. The applicant designing the proposed gate at the entrance to the single family area to accommodate emergency vehicle access and include a 'Knox-Box' and a 'yelp' sensor for emergency vehicles to open the gate. The final design of the gated access must be reviewed and approved by the Fire Department and Police Department.

7. The applicant developing pedestrian crossings at the proposed Nall Avenue entrance and the proposed Roe Avenue park entry.

8. The applicant providing detailed elevations and materials for all proposed signage as part of each Final Development Plan and ensuring that all proposed monument signs, structures and landscaping are located outside of any sight visibility zones necessary to accommodate safe vehicular and pedestrian movement at all street intersections. The final signage submittal for the apartment portion of the project shall include all signage within the apartment development as well as all signage within the "public areas" of the entire project.

9. The applicant updating the Preliminary Development Plan to designate that the retaining walls proposed along Nall Avenue to be constructed of or faced with natural stone and labeled as Type A retaining walls.

10. The Planning Commission approving an exception from the retaining wall setback requirement for the retaining wall as proposed along the south property line of the senior living center.

11. Prior to construction, the applicant providing engineered design calculations and plans for all retaining walls exceeding 4 ft. in height.

12. The applicant providing with the Final Development Plan, detailed plans for all trash enclosures and HVAC/building mechanical equipment screening to ensure that all trash dumpsters, recycling bins, HVAC and building mechanical equipment, etc., is fully screened from view. All screening shall be designed and constructed of materials that are durable and consistent and compatible with the building architecture.

13. The applicant providing details for calculating the parking required for the apartment complex with the Final Development Plan and providing an amount of parking that is acceptable to the City. At a minimum the applicant shall design to provide apartment parking at a rate of 1 stall per bedroom plus guest parking at 15% of total dwelling unit count; and, staff shall work with the applicant throughout the development of the Final Development Plan to verify that the parking total is appropriate and bring a final recommendation to the planning commission.

14. The applicant ensuring that the minimum tree sizes for this project are defined as follows: Large Trees – 3 inch minimum caliper, Ornamental Trees – 3 inch minimum caliper, and Evergreen/Coniferous Trees – 8 ft. minimum height.

15. The applicant updating the Preliminary Development Plan by showing street trees along the streets to the north and south of the open space island that is east of the senior living center; adding trees to the open lawn area of the senor living center building; and additional landscaping in the open space that is west of the Inn.

16. The applicant updating in the Preliminary Development Plan the exterior building material labels for the senior living center building to define "composite material"

and “masonry base” consistent with the labeling shown for the Inn and the apartment building.

17. The applicant providing elevations and proposed materials for all pool structures including; restroom structure, shade structure, pump house, trellis, ornamental fencing and landscaping at the Final Development Plan submittal.

18. The applicant addressing all Public Works comments and detailing on the Final Development Plan, the Final Plat(s), and the utility improvement plan(s) all of the existing and proposed storm, sanitary sewer, and water mains, labeling them as public or private, and labeling the required public or private easements including all other necessary utility easements.

19. Prior to obtaining any permit for construction, the applicant shall submit a Final Development Plan for review and approval by the Planning Commission. Public improvement plans and Final Plat(s) as necessary shall also be submitted by the applicant for review and approval prior to issuance of any permits and start of any construction. It is understood that this development will have multiple Final Development Plan submittals.

20. The applicant shall work with the school district to ensure school bus access to the gated residential development and include this in the Final Development Plan.

21. Staff shall work with the traffic consultant to further review the need for a traffic signal at the Nall Avenue intersection and work towards its installation. This includes working with the City of Overland Park to gain their input and concurrence.

22. All landscaping shown on the Final Development Plan shall be maintained including the replacement of all plant materials lost due to plant death or damage.

23. Maximum height of single family residential structures shall be 45’ with an additional 10’ allowed for chimneys.

24. Building height for the single family residential structures shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

25. Building height for the apartment and Inn structures shall be defined as the dimension from the FFE (finished floor elevation) at the main entry to the ridgeline of the structure.

26. Building height for the senior housing structures shall be a maximum of 90’ from the FFE of the parking garage at the location being measured.

27. Lot widths shown on the Preliminary Plat shall govern and the Vision Book shall be revised at Final Development Plan to reflect the correct dimensions.

Subsequent to the Council approval, the boundary of the Preliminary Development Plan for the Meadowbrook Park was expanded to include the existing office building at 5200 West 94th Terrace in response to the planned platting and construction of a public street through this property that will connect Meadowbrook Park to Rosewood Drive. The plan also includes the construction of a 3-story tall, 6-unit residential condominium building on the remnant parcel that will be on the east side of this new roadway. A separate Final Development Plan is anticipated to be submitted for the condo building at a future date.

PJ Novick stated there are no outstanding issues. The applicant has updated the Vision Book to address the previous conditions of approval and the Final Development Plans for the residential lots and for the apartment complex are consistent with the approved Preliminary Development Plan. The proposed Final Plat is also consistent with the previously approved Preliminary Plat.

Staff recommends the Commission approve the Final Development Plan (including the updated Vision Book) for the Meadowbrook Community, Final Development Plan for the Meadowbrook Apartments and the Final Plat for the Meadowbrook Community, subject to the following conditions of approval:

1. Prior to filing the Final Plat with the County, the applicant providing all necessary legal documents and easements for dedication.

2. Prior to start of any construction, the applicant providing and receiving approval for the necessary public improvement plans.

3. Consistent with the conditions of approval for the Preliminary Development Plan, the applicant agreeing to maintain and keep clear of snow the emergency vehicle road to be installed along the east end of the apartment complex and agreeing to install a 'Knox-Box' and a 'yelp' sensor for emergency vehicles to open the gate planned at the entrance to the single family area to accommodate emergency vehicle access.

Mr. Novick asked the Commission to take individual action on the two site plan approvals and the Final Plat approval.

PC2016-112 Request for Final Development Plan – Meadowbrook Community 9101 Nall Avenue

Patrick Lenahan moved the Planning Commission approve PC2016-112, the Final Development Plan for the Meadowbrook Community subject to the following conditions:

1. Prior to the start of any construction, the applicant provide and receive approval for the necessary public improvement plans.
2. Consistent with the conditions of approval for the Preliminary Development Plan, the applicant agree to maintain and keep clear of snow the emergency vehicle

road to be installed along the east end of the apartment complex and to install a 'Knox-Box' and a 'yelp' sensor for emergency vehicles to open the gate planned at the entrance to the single family area to accommodate emergency vehicle access.

3. LED rather than gas lanterns be considered for lighting at the entry monuments
4. The motors for operation of the gates be placed behind the pedestals and landscaped wall.
5. The parking configuration and location be revisited with staff.
6. The Vision Book be amended to reflect side yard setbacks of 5 feet on Village and Cottage lots
7. The foot candles and lumens for all proposed sign lighting be reviewed and approved by staff.

The motion was seconded by Melissa Brown and passed by a vote of 6 to 0.

PC2016-113 Request for Final Development Plan – Meadowbrook Apartments 9101 Nall Avenue

James Breneman moved the Planning Commission approve PC2016-113, the Final Development Plan for the Meadowbrook Apartments subject to the following conditions:

1. Prior to the start of any construction, the applicant provide and receive approval for the necessary public improvement plans.
2. Consistent with the conditions of approval for the Preliminary Development Plan, the applicant agree to maintain and keep clear of snow the emergency vehicle road to be installed along the east end of the apartment complex.
3. LED rather than gas lanterns be considered for lighting at the entry monuments
4. There is only one blade sign to be located on the northwest corner of the apartment building.
5. The foot candles and lumens for all proposed sign lighting be reviewed and approved by staff.

The motion was seconded by Jeffrey Valentino and passed by a vote of 6 to 0.

PC2016-114 Request for Final Plat Approval – Meadowbrook Community 9101 Nall Avenue

Jeffrey Valentino moved the Planning Commission approve PC2016-114, the Final Development Plan for the Meadowbrook Apartments subject to the following conditions:

1. Prior to filing the Final Plat with the County, the applicant provide all necessary legal documents and easements for dedication.

The motion was seconded by Jonathan Birkel and passed by a vote of 6 to 0.

OTHER BUSINESS

Wes Jordan reported that 7501 Mission Road was cited and has met with staff to review new plans. They will be on the May 3rd meeting for site plan approval.

Mr. Jordan provided an update on the status of the neighborhood design standards. On February 1, 2016, city staff presented a concept draft to the City Council of potential changes to the current zoning standards for R-1a and R-1b residential zoning districts. This effort was an assigned initiative based on Council Priority #3 "Prairie Village HOA Overland District – Rebuild guidelines to include a City-wide ordinance."

The informal presentation introduced the Governing Body to the draft of the regulatory strategies prior to the public information meetings. The concepts are the result of many meetings with a technical development committee comprised of City Staff/Planner, architects, builders and residents. The policy goal of the committee was to protect neighborhood character while balancing the changing demographics and needs of the Prairie Village Community.

The Council approved presentation of the concept draft to the public to provide a forum for residents to evaluate and contribute to the process by sharing their thoughts and ideas. Staff advertised three public meetings through available media sources and written notification to all Homes Association Presidents. Meetings were held February 18th , February 22nd and March 2nd in the Council Chambers. Approximately 50 to 60 individuals attended each of the meetings. Attendees were comprised of residents, elected officials, media and representatives from committee members who contributed to the project with several individuals attending more than one meeting.

The spectrum of opinion on the proposal varied with most discussion centering on possible changes to residential lots that are zoned R-1b (smaller lots averaging approximately 65' x 125') A large number of attendees also felt the ordinance proposal should include a requirement for four-sided architecture and a list of restricted materials. A number of residents expressed a need for an architectural review board (ARB). Mr. Jordan noted that if an ARB were to be considered by the Governing Body there would need to be a comprehensive evaluation process separate of possible zoning changes.

Mr. Jordan stated he does not have a timeline going forward and does not want to rush the project, but acknowledged the need to continue proceeding with due diligence as the issue remains and permit applications continue to be submitted. He feels there is some consensus on the proposed height and setback regulations and these issues could be brought to the Planning Commission for review and adoption while the committee continued to work through the other issues. The committee will be enlarged to include other knowledgeable individuals. Due to the ongoing submittal of "teardown" applications (5 currently in review and 12 submitted but not reviewed) the Mayor has asked for a two phase approach with initially addressing height and setback regulations.

Mr. Jordan also reported that the City has entered into a Memorandum of Understanding with Consolidated Fire District #1 who will be purchasing land on the southeast corner of the municipal complex for construction of Fire Station #23. As part of the agreement they have formed a committee to consider the exterior design of the building with representation from the City Council and the Planning Commission. Mayor Wassmer would like to have an architect on that committee. They will be meeting soon. He is unaware whether the meetings would be held during the day or in the evening. Commissioner Jim Breneman stated he would be willing to represent the Planning Commission on that committee.

Mr. Jordan received a call from Mitch DiCarlo with Block and Company and their agreement with Slim Chickens has fallen through.

NEXT MEETING

The planning commission secretary noted agenda for the May meeting will include site plan approvals for 7501 Mission Road, site plan approval for a fence at 7457 Cherokee (Global Montessori) and site approval for a fence at 4205 West 64th Street. There will be no Board of Zoning Appeals meeting.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 10:05 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: September 1 2015, Planning Commission Meeting

Application:	PC 2015-115
Request:	Site Plan Approval in a C-O District for a New Office Building
Property Address:	7501 Mission Road – Southeast corner of 75th & Mission
Applicant:	Chris Hafner, AIA – Davidson AE
Current Zoning and Land Use:	C-O Office
Surrounding Zoning and Land Use:	**North:** C-O Office – Office Building **East:** R1-A Single Family – Residences **South:** R1-A Single Family – Residences West: R1-A Single Family – School
Legal Description:	Lots 1, 2, 3, 4 and 17, Block 1, Mohawk Hills
Property Area:	55,466 sq. ft. (1.27 acres)
Related Case Files:	PC2015-115
Attachments:	Application, Drawings & Photos

General Location – Map

General Location – Aerial

Site Location – Birdseye View

Specific Location – Street View
(Looking SW from 75th Street)

COMMENTS:

The applicant is requesting site plan approval for a new two-story office building and associated site improvements. The new building would replace the existing two-story, multi-tenant office building on the site. The lot is located on the southeast corner of 75th Street and Mission Road. The property is zoned C-O, Office Building District.

The property is addressed on Mission Road, but the long-axis of the building is oriented toward 75th Street (see street view), and has similar scale office and commercial uses to the north. Shawnee Mission East High School, a more intense and larger scale development is across Mission Road to the west. The site is adjacent to single family residential uses to the east and south. The site sits below Mission Road and below the residential uses along Mission Road to the south of the site. The proposed office building on the site is compatible with the ranch, split-level and two story homes adjacent to the site.

The location of the new building on the site is being pushed north near the right-of-way for 75th Street, allowing the parking to be accommodated behind (south) and to the east the building. The location of the building on the site is similar to that of the buildings on the north side of 75th Street.

Currently access to the site is from Mission Road and from 75th Street. The request proposes access to the site at two points – the existing access from Mission Road and a new access from Mohawk drive to replace the access from 75th street, which will be closed.

New parking totaling 78 spaces, including 4 handicap accessible spaces at the east edge of the building abutting the sidewalk. Per Section 19.46, Off-Street Parking and Loading Regulations, Section 030, Require Spaces, 69 spaces are required based on the size and use of the building.

The primary building materials proposed include a thin-clad stone system, aluminum composite material (ACM) and glazing (glass). The thin-clad stone system is acceptable dependent on the manufacturer's specifications and grade. A complete set of sample materials should be provided for the Planning Commission review and approval. Natural stone accents and textured EFIS with stone appearances are proposed accent materials to complement the primary stone finish. The ACM or metal panel is not widely used in this immediate vicinity of this site, but is a quality accent material. The proposed color of the ACM should be specified to ensure that it complements the more natural tones of the stone cladding and stone accents. Application of the ACM product does not make up more than 15% of any façade of the building.

Residential uses to the south are currently buffered from the site through a row of mature trees, on the adjacent property. The landscape plan softens the site by providing adequate landscaping to buffer the parking lot from adjacent properties and accents the building along 75th Street and Mission Road. However screening of the parking area along the 75th street frontage with a low hedge line or screen similar to other portions of the parking area should be added. Staff does have a concern regarding some of the species of plant materials selected. Red maples are overplanted in this area and do not perform well over time, needing to be replaced. Appropriate species include White Oak, Swamp White Oak, Kentucky Coffee tree or Autumn Gold Ginkgo, or if fall color is an important consideration Sugar Maple is an acceptable substitute.

Additionally to allow better planting grades, more visibility of the landscape from the Mission Road frontage, and better screening of the parking, staff recommends consideration of a retaining wall on the west side of the parking lot. This could be integrated into the screening wall for the trash enclosure and continue further south along the parking area.

According to Section 19.32.030 of the Prairie Village Zoning Regulations, 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.

The site plan meets the development standards of the C-O district and adequately accommodates the building, parking and circulation and open space and landscape. It is a similar scale and development pattern to the current building. However the following modifications are recommended for consideration:

- Switch out Red Maple for one of the recommended substitutes.

- Add screening on the northwest portion of the parking area along Mission Road, similar to other low parking lot screening proposed on the plan.
- Consider a retaining wall on the west side of the parking to integrate with the trash enclosure structure.

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

The proposed use is the same use to the previous development, and of a similar scale. The existing utilities will adequately support the proposed development.

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

The site plan indicates additional pervious service on-site through the provision of new landscaping and turf that will provide an opportunity to improve storm water management. In addition the storm water plans will need to be approved by Public Works.

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

The plan does provide for safe site access, and will improve circulation by routing 75th street access further west to Mohawk Drive. Further, this access is offset from the access on the west side in order to discourage cut-through traffic into the neighborhood.

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

The site plan moves the building closer to the setback lines hiding the majority of the parking to occur behind the building, away from 75th Street. This will improve the visual aesthetics of the site and contribute to the overall appearance of the 75th Street corridor.

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

The proposed building and site design will improve the relationship to 75th street by moving the building closer to the street and providing a consistent street frontage. This is a similar pattern on sites to the north, as well as sites on the south side of 75th Street just east of this site. This frontage helps frame the corridor with building facades rather than voids and parking areas, creating well-defined public space. Additionally, landscape amenities in association with the building foundations and streetscape will improve the relationship to both 75th Street and Mission Road. The use of predominantly stone and simulated stone materials will create rich natural tones and is compatible with other buildings in the neighborhood. Although ACM is not widely used, it will be in muted colors to compliment the stone and is a high-quality architectural material. The color should be specified to compliment the stone colors, and the glazing tint should also be specified. In general the building includes details to provide depth and texture to the façade, including pilasters, window details and off-set entrance features.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

The proposed site plan represents an improved development pattern and will be an upgrade to a declining site at a prominent location in the City, and a repositioning of the property to strengthen its current use as office. This is consistent with the comprehensive plan which specifically calls for reinvestment in this area ("Corridor Redevelopment – 75th Street, Section 6 of Village Vision Plan"), identifies strengthening office markets to reduce vacancy caused by aging facilities and sites, and improves the community character by better shaping public space with development.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for 7501 Mission Road subject to the following conditions:

1. A final storm water plan be approved by Public Works.
2. That the landscape plan be revised to include:
   a. Replace Red Maple trees with White Oak, Swamp White Oak, Kentucky Coffeetree, Autumn Gold Ginkgo or other hardy varieties of large landscape trees; or if fall color is desired replace with Sugar Maples.

b. Low-level plantings for parking lot screening be added on the 75th street edge of the parking area.

3. Sample materials be provided to the Planning Commission for review and approval, and in particular:

   a. The manufactures specifications and quality of the thin clad stone system.

   b. The color and grade of the ACM material.

   c. Specifications on any tinting of the glazing.

4. Any signs for the building shall either be specified by the applicant as to size, location, style and materials, OR shall be submitted as a separate application to the Planning Commission at such time as the sign needs for future tenants is known.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
	1	S4	SINGLE	22705	0.900	OSQ A xx 4ME S 57K
	3	D5	BACK-BACK	20634	0.900	OSQ A xx 5ME S 57K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Illuminance	Fc	2.86	5.2	0.8	3.58	6.50
Property Line	Illuminance	Fc	0.69	2.9	0.0	N.A.	N.A.

NOTES:
LIGHT LOSS FACTOR = 0.90
MOUNTING HEIGHT = 24'
FOOTCANDLE LEVELS CALCULATED AT GRADE.

PREMIER LIGHTING & CONTROLS

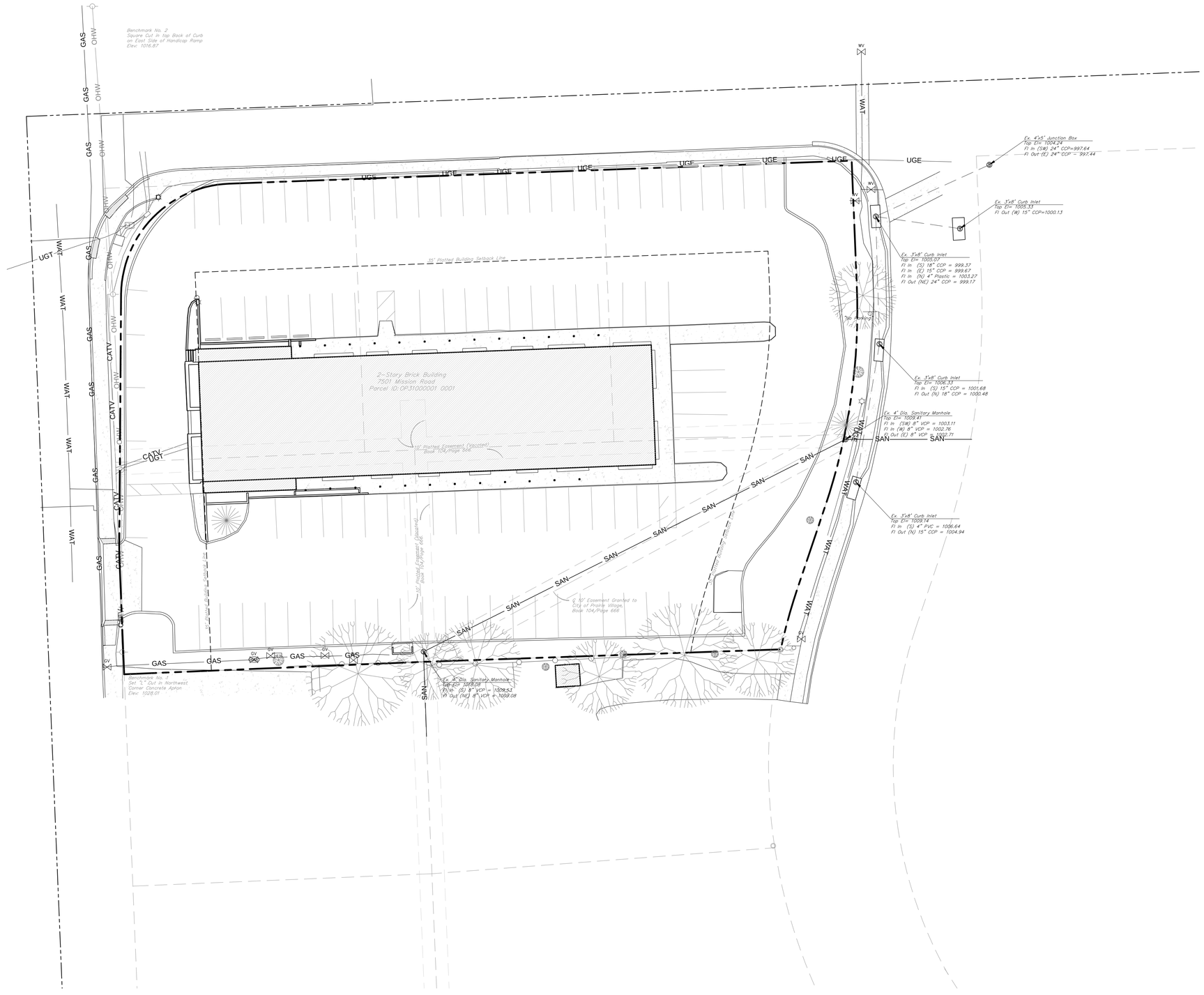
LIGHTING LAYOUT FOR
Prairie Village -7501 Mission

SCALE: 1" = 20'

STARTING DATE 7/29/15 | BY: SJM

drawing#
PL0550-SITE

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com



1 Existing Site Plan
scale: 1" = 20'-0"

north

a redevelopment for
75th & Mission
7501 Mission Road
Prairie Village, Kansas

date
04.01.16
drawn by
dAE
checked by
dAE
revisions
△

sheet number
A1.0
drawing type
planning
project number
11106

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Project Synopsis

Governing Municipality:	Prairie Village, Kansas
Governing Code:	2012 IBC
Existing Zoning:	C-O Business Office
Site Area:	55,466 sq. ft., 1.27 acres
Building Use:	Office
Building Height:	33' above grade
No. of Floors:	Two
Total Building Area:	20,882 sq. ft.
First Floor Area:	10,650 sq. ft.
Building Coverage:	19%
Construction Type:	IIB
Occupancy Type:	B (Office)
Parking Required:	1 per 300 sq. ft. of office: 20,882 sq. ft. / 300 = 69 spaces
Proposed Parking:	78 spaces
Existing Impervious Area:	50,361 sq. ft.
Proposed Impervious Area:	40,932 sq. ft. (reduction of 9,429 sq. ft.)
Project Start:	Summer / Fall 2016
Project Completion:	Summer 2017

General Notes

1. All construction shall conform to the standards and specifications of Prairie Village, Kansas.
2. The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
3. The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
4. Slopes shall be maintain a maximum 3 : 1 slope.
5. The contractor shall be responsible for obtaining all required permits, paying all fees and otherwise complying with all applicable regulations governing the project.
6. Place silt fence per civil engineering drawings for erosion control.
7. Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by Public Works. For storm drainage structures, use details provided in the design and construction manual.
8. Prior to installing, constructing or performing any work on the public storm sewer line (including connecting private drainage to the storm system), contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
9. Connections to the public storm sewer between structures will not be permitted.

Construction Notes

1. Demo exist. site and building improvements for new development.
2. Provide heavy duty asphalt section throughout new parking lot.
3. 15' parking setback line per ordinance.
4. 8' parking setback line per ordinance.
5. 30' building setback line per ordinance.
6. 15' building setback line per ordinance.
7. 35' building setback line per ordinance.
8. Furnish & install new conc. drive approach - sawcut exist. curb & gutter as required to install drive. Match approach elevation w/ exist. surface.
9. Exist. public sidewalk to remain.
10. Provide new accessible ramps @ all curb cuts that intersect with public sidewalks.
11. New monument sign per sheet A2.2.
12. New trash enclosure per sheet A2.1.
13. Dashed lines around new building represent upper floor limits or entry canopy above.
14. Provide conc. sidewalk connection to public system as shown.
15. Provide accessible ADA path on sidewalk from handicap stalls to main building entry on south side.
16. Convert exist. curb inlet to junction box with curb cut improvements.
17. Maintain exist. sanitary manhole during construction & install of curb cut improvements.
18. Handicap parking signage shall be type R7-8D (white background, green text & blue wheelchair symbol) per Manual of Uniform Traffic Control Devices. Mount sign at not more than 60" a.f.g. to bottom. Sign to contain the universal handicap symbol and "van accessible" as required per ADA.
19. Furnish & install accessible sidewalk & ramp per ADA.
20. Handicap striping & universal symbol painted white w/ 4" stroke.
21. Paint all exterior utility services to match primary adjacent building color.
22. Exterior parking lot lighting - LED flat lens fixture on 24' pole (total assembly ht.) & 36" a.f.g. x 18" dia. conc. base.
23. Parking lot striping to be painted white w/ 4" stroke.
24. Maintain exist. off site landscaping during construction.

1 Site Plan
scale: 1" = 20'-0"
north

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75th & Mission Office
7501 Mission Road
Prairie Village, Kansas

date
04.01.16
drawn by
dAE
checked by
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sheet number
A1.1
drawing type
planning
project number
11106

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architecture&engineering
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Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
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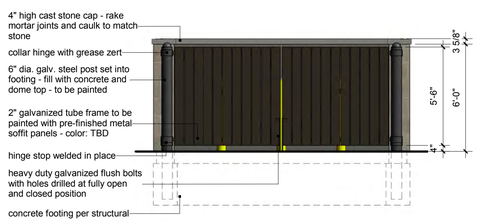
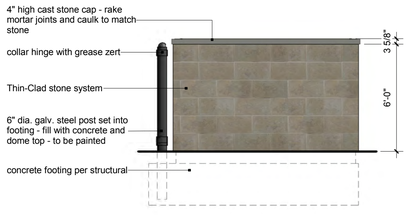


4 trash enclosure elevation
scale: 1/4" = 1'-0"



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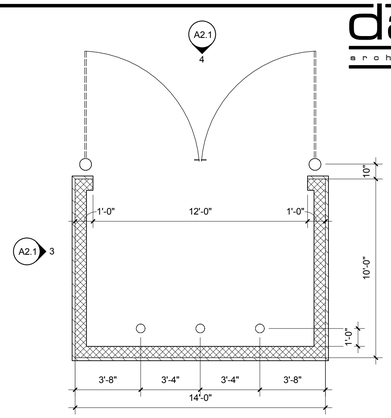
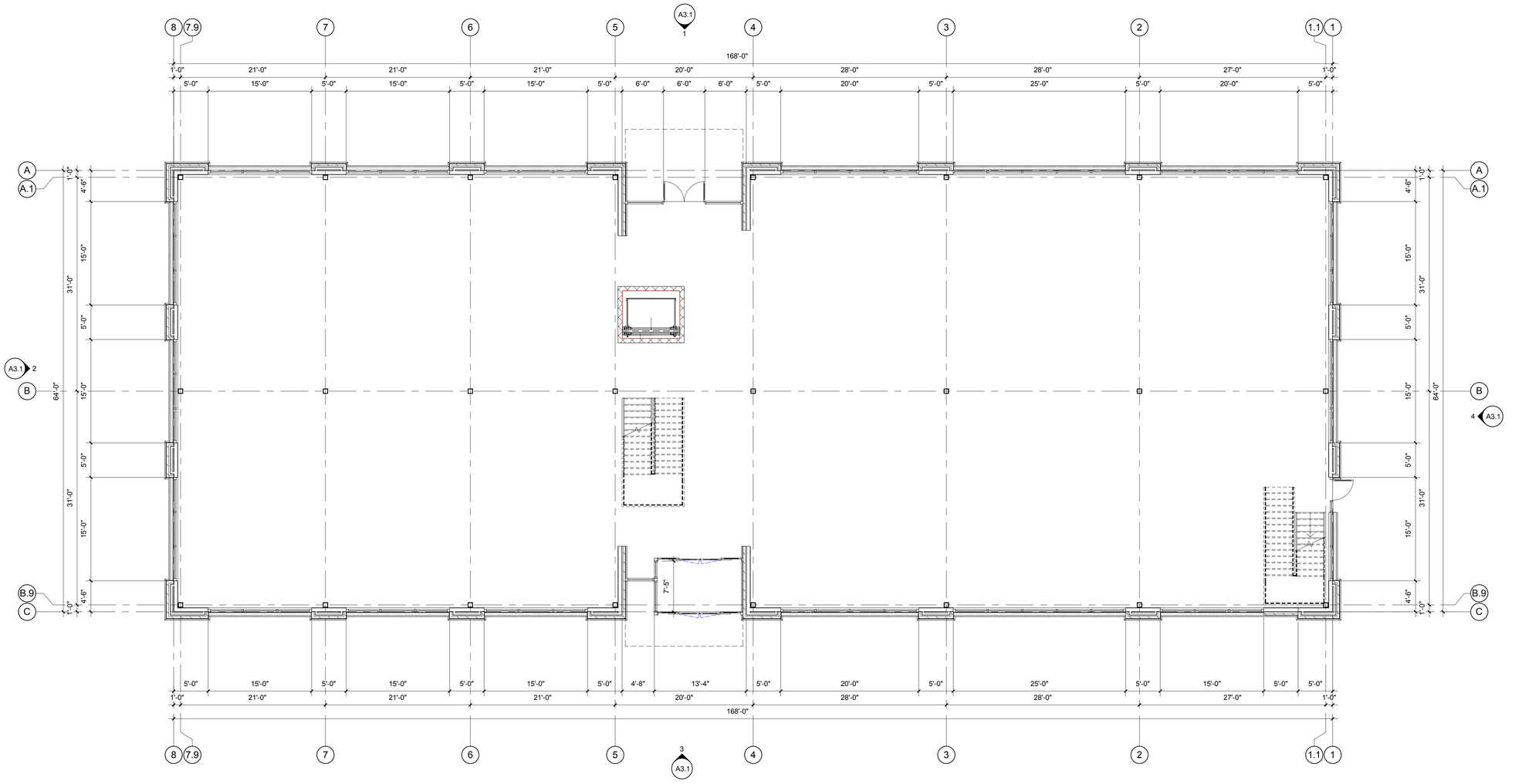


2 trash enclosure plan
scale: 1/4" = 1'-0"

north



1 finish floor plan
scale: 1/8" = 1'-0"

north

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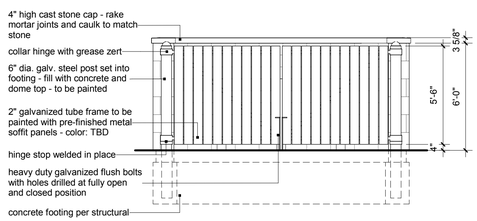
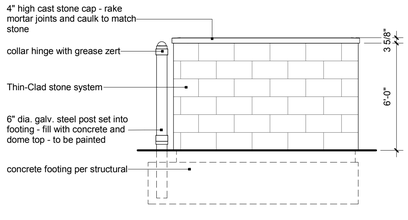


4 trash enclosure elevation
scale: 1/4" = 1'-0"



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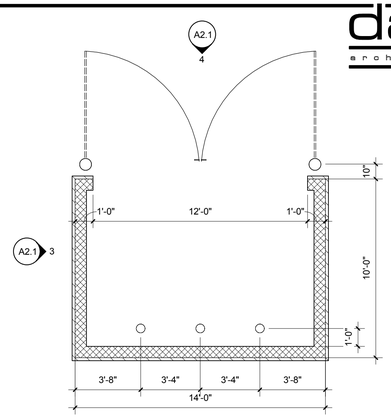
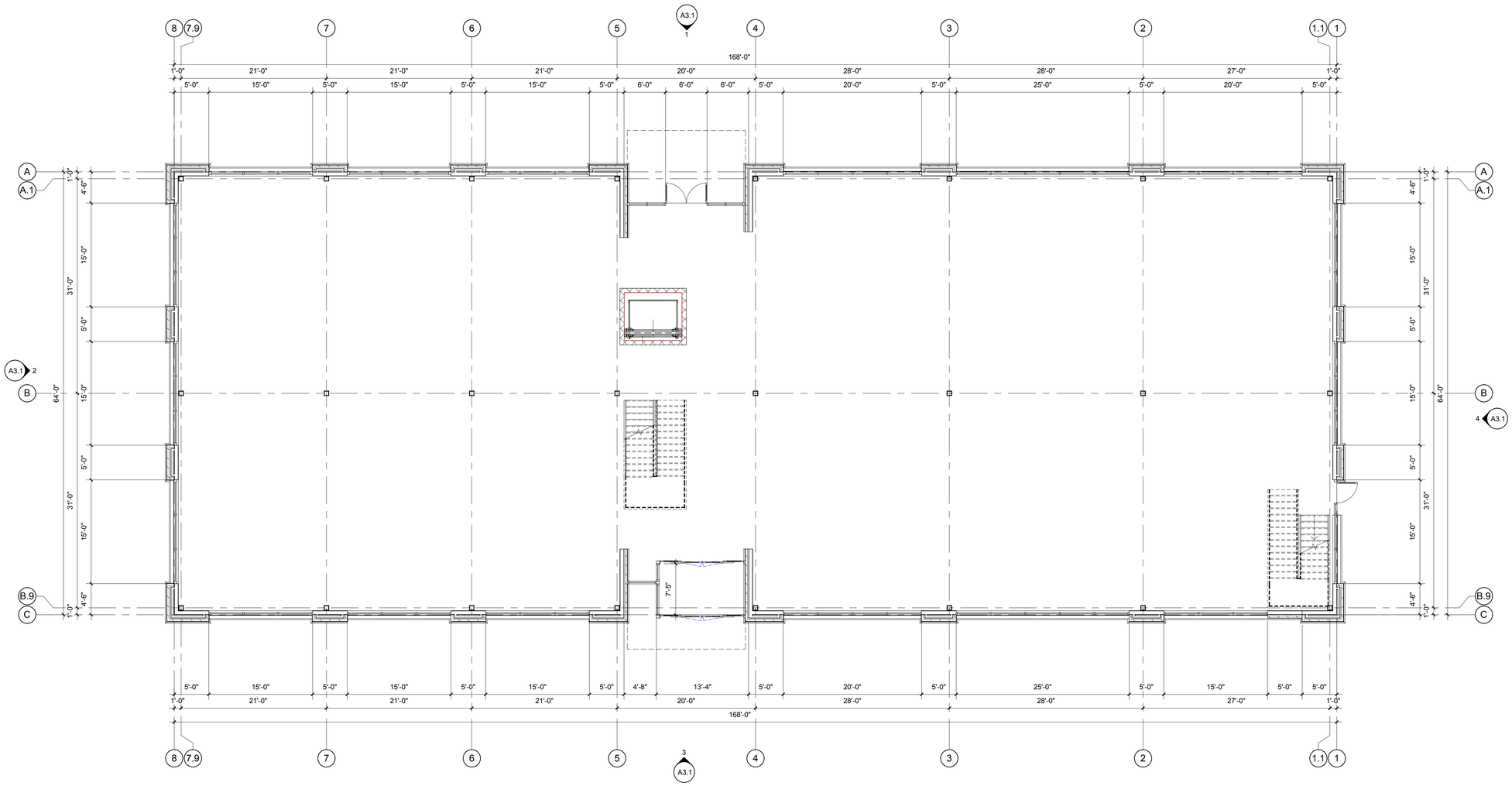


2 trash enclosure plan
scale: 1/4" = 1'-0"

north



1 finish floor plan
scale: 1/8" = 1'-0"

north

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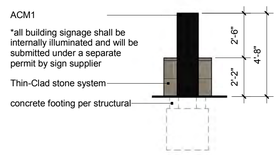
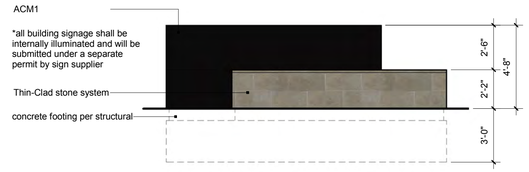
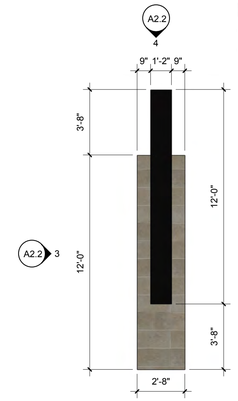


4 monument elevation side
scale: 1/4" = 1'-0"

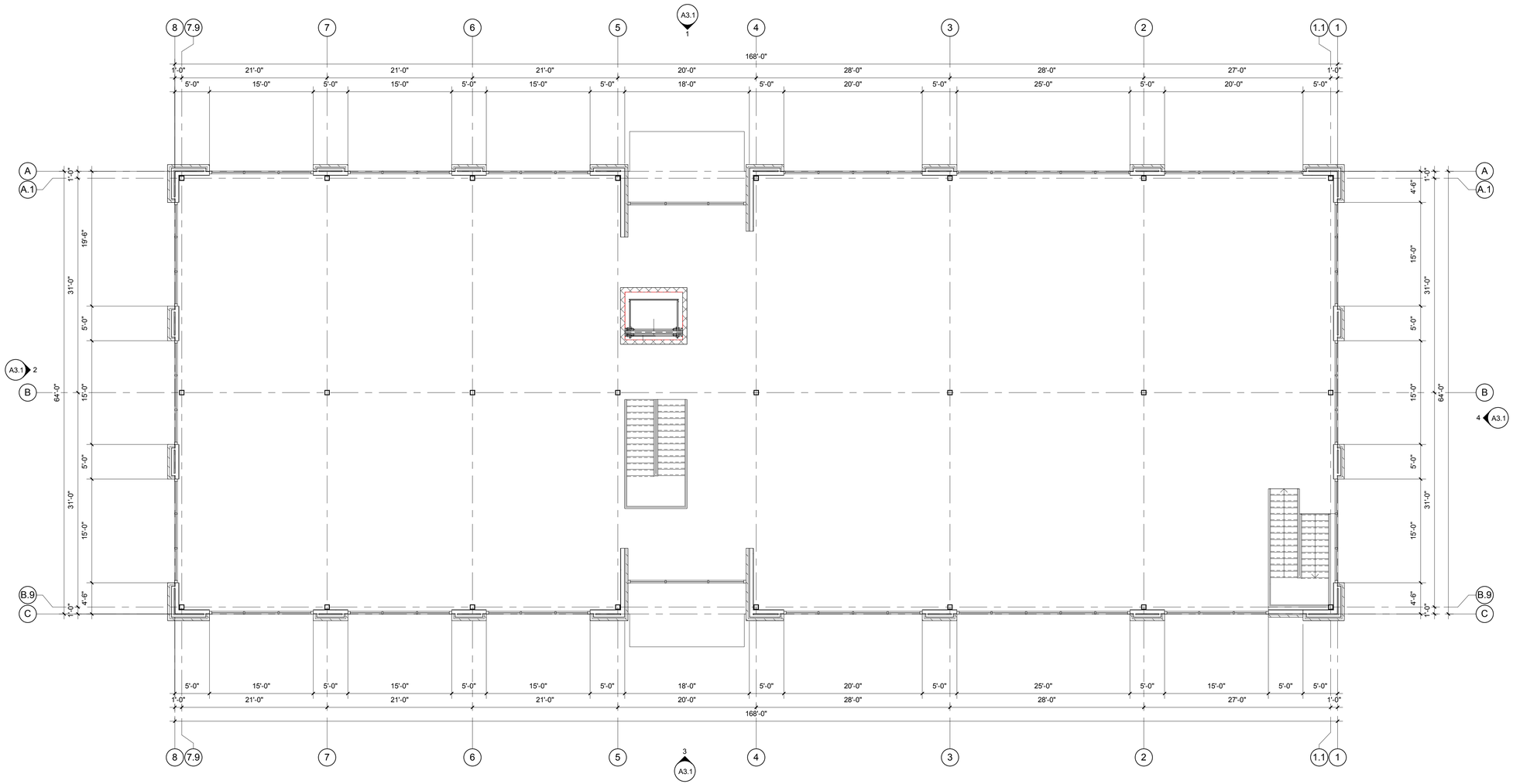


3 monument elevation front
scale: 1/4" = 1'-0"



2 monument sign plan
scale: 1/4" = 1'-0"

north



1 second floor plan
scale: 1/8" = 1'-0"

north

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f a x : 913.451.9391
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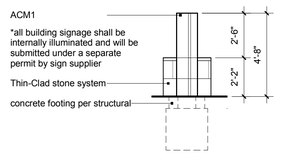
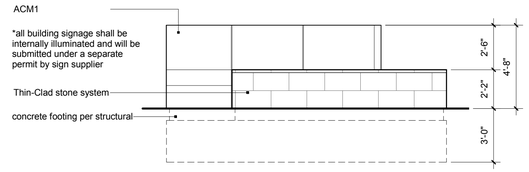
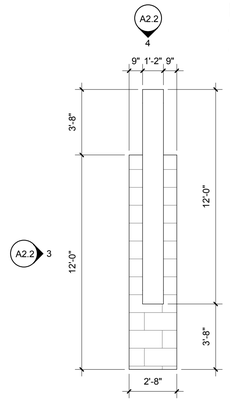


4 monument elevation side
scale: 1/4" = 1'-0"

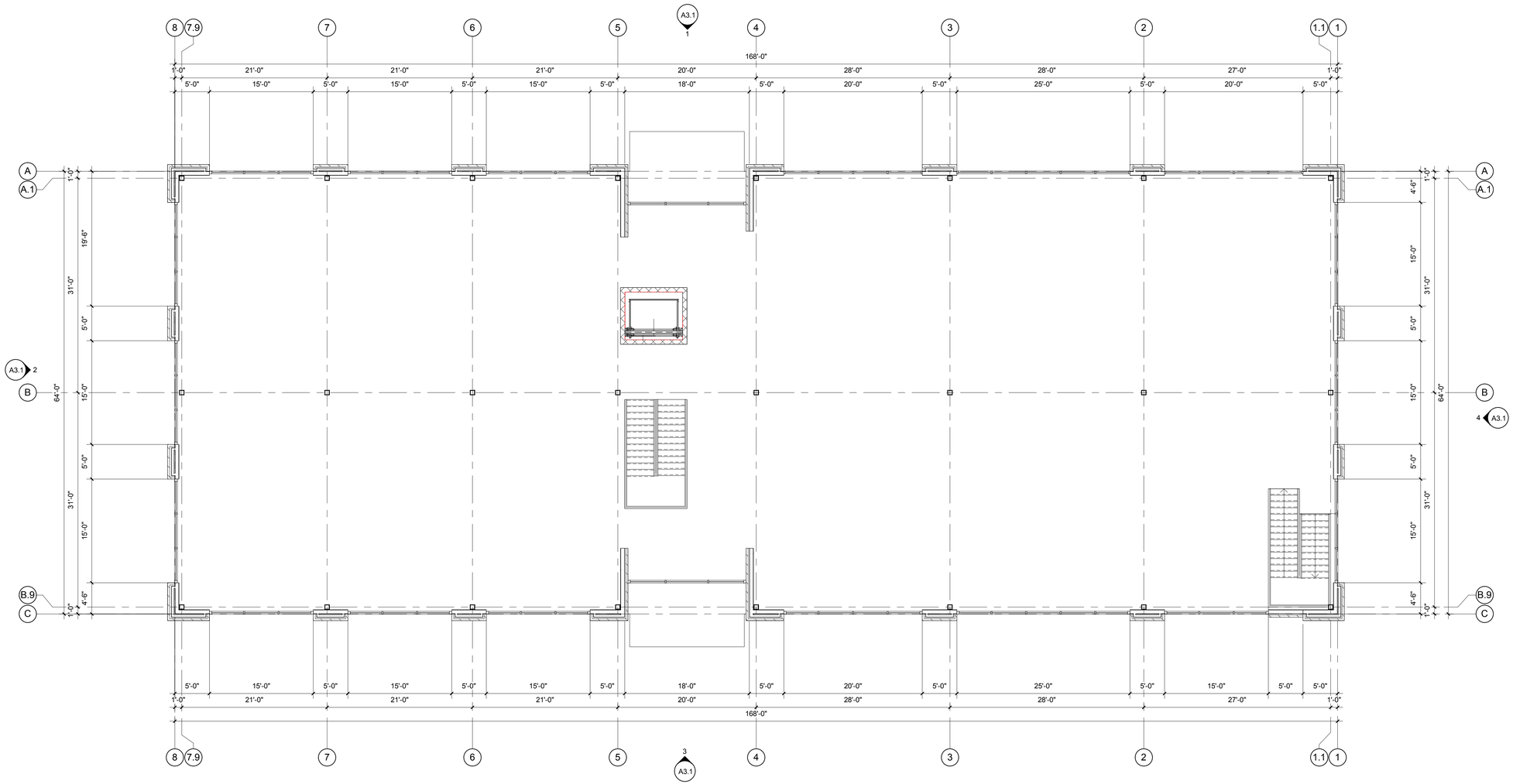


3 monument elevation front
scale: 1/4" = 1'-0"



2 monument sign plan
scale: 1/4" = 1'-0"

north



1 second floor plan
scale: 1/8" = 1'-0"

north

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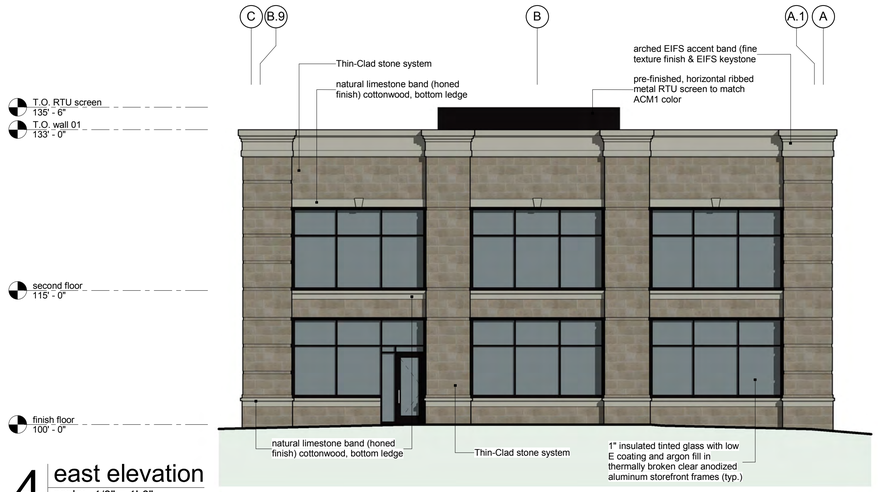
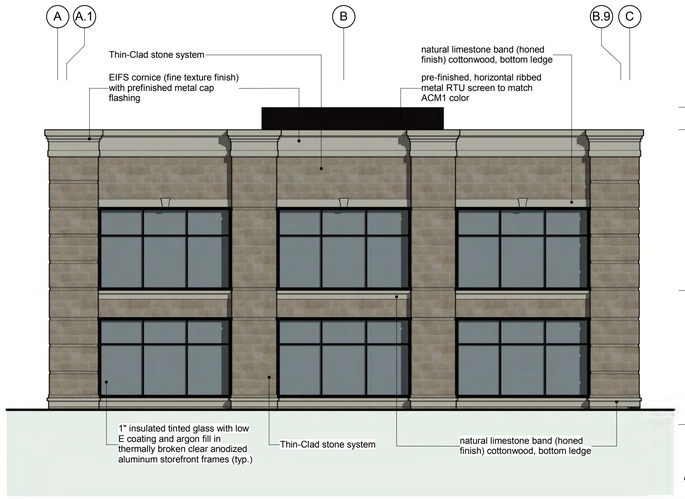
1 north elevation
scale: 1/8" = 1'-0"



4 east elevation
scale: 1/8" = 1'-0"



2 west elevation
scale: 1/8" = 1'-0"

3 south elevation
scale: 1/8" = 1'-0"

exterior finishes:

aluminum composite material (ACM):
ACM1 - Alucobond PE (or approved equal), wet joint system, color: to match dark bronze storefront framing system

stone:
Thin-Clad stone system, Arriscraft, color: Montacito
*or approved equal

stone band:
Natural Limestone (honed finish), cottonwood, bottom ledge
*or approved equal

EIFS:
medium texture finish, Sherwin Williams, color: to match stone band

glass:
1" insulated and tinted glass with low-E coating and argon fill
*use SOLARBAN 60 as basis

storefront frames:
anodized aluminum frames, finish: dark bronze

hollow metal door:
paint color shall be closest Sherwin Williams match to (ACM1)

caulk:
to match adjacent walls

signage:
all building signage shall be internally illuminated and will be submitted under a separate permit by sign supplier

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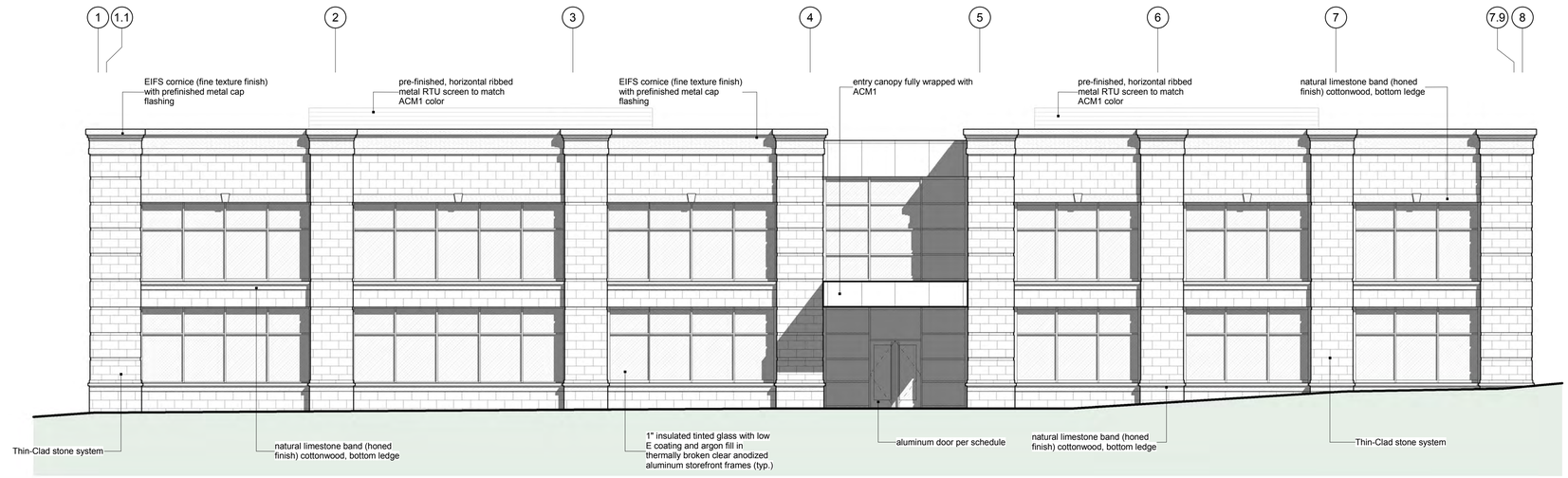
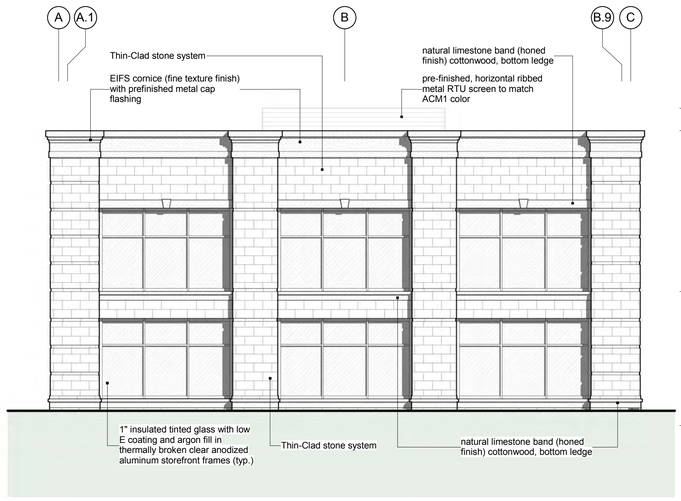


1 north elevation
scale: 1/8" = 1'-0"

4 east elevation
scale: 1/8" = 1'-0"



2 west elevation
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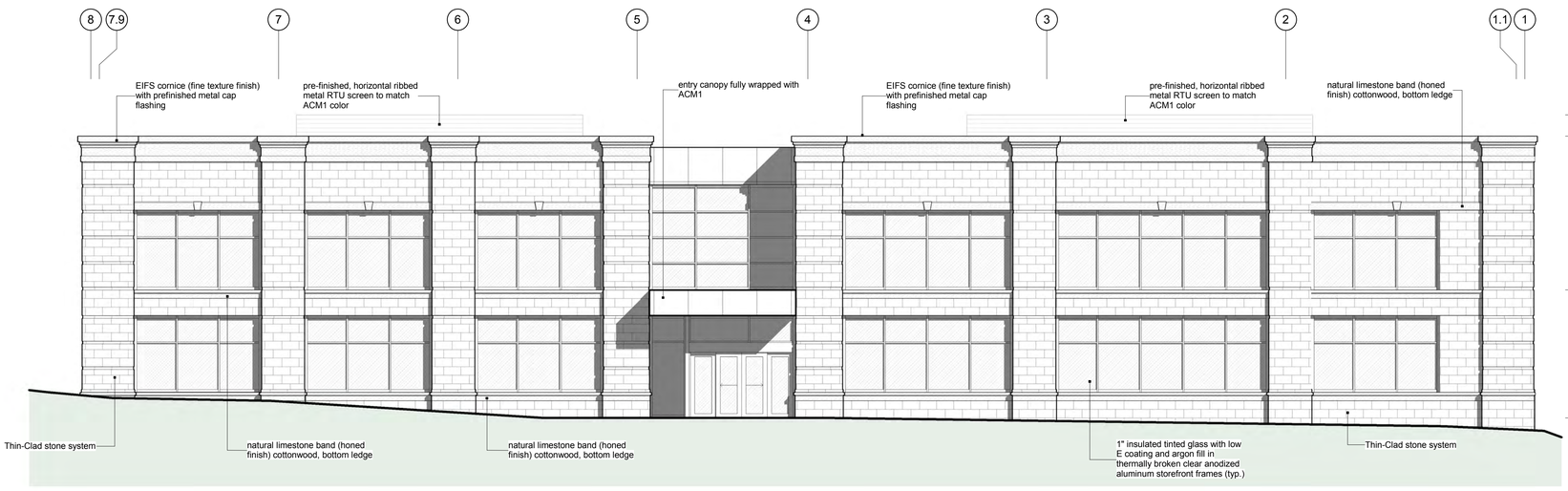

3 south elevation
scale: 1/8" = 1'-0"

exterior finishes:

aluminum composite material (ACM):
ACM1 - Alucobond PE (or approved equal), wet joint system, color: to match dark bronze storefront framing system

stone:
Thin-Clad stone system, Arriscraft, color: Montacito
*or approved equal

stone band:
Natural Limestone (honed finish), cottonwood, bottom ledge
*or approved equal

EIFS:
medium texture finish, Sherwin Williams, color: to match stone band

glass:
1" insulated and tinted glass with low-E coating and argon fill
*use SOLARBAN 60 as basis

storefront frames:
anodized aluminum frames, finish: dark bronze

hollow metal door:
paint color shall be closest Sherwin Williams match to (ACM1)

caulk:
to match adjacent walls

signage:
all building signage shall be internally illuminated and will be submitted under a separate permit by sign supplier

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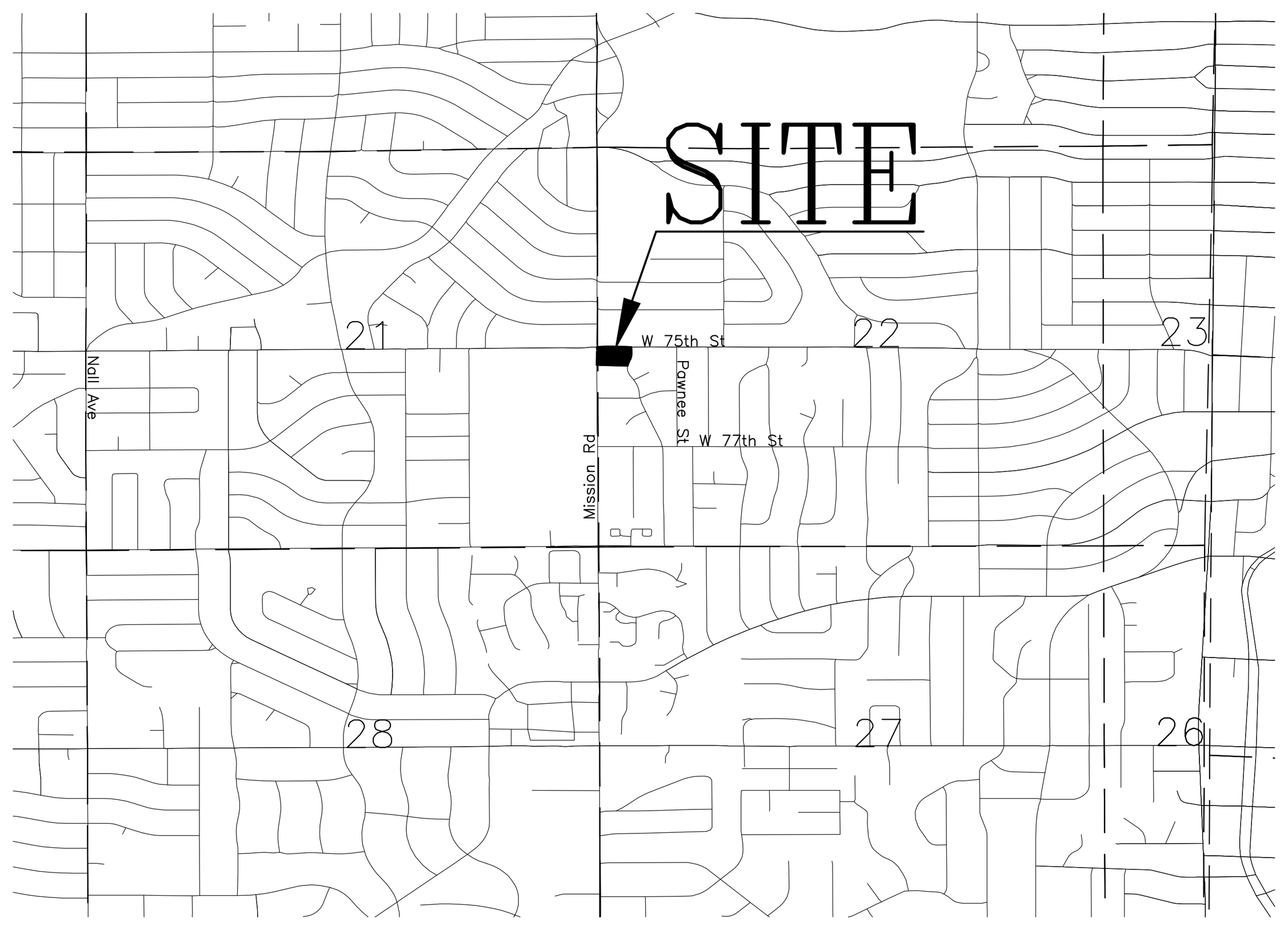
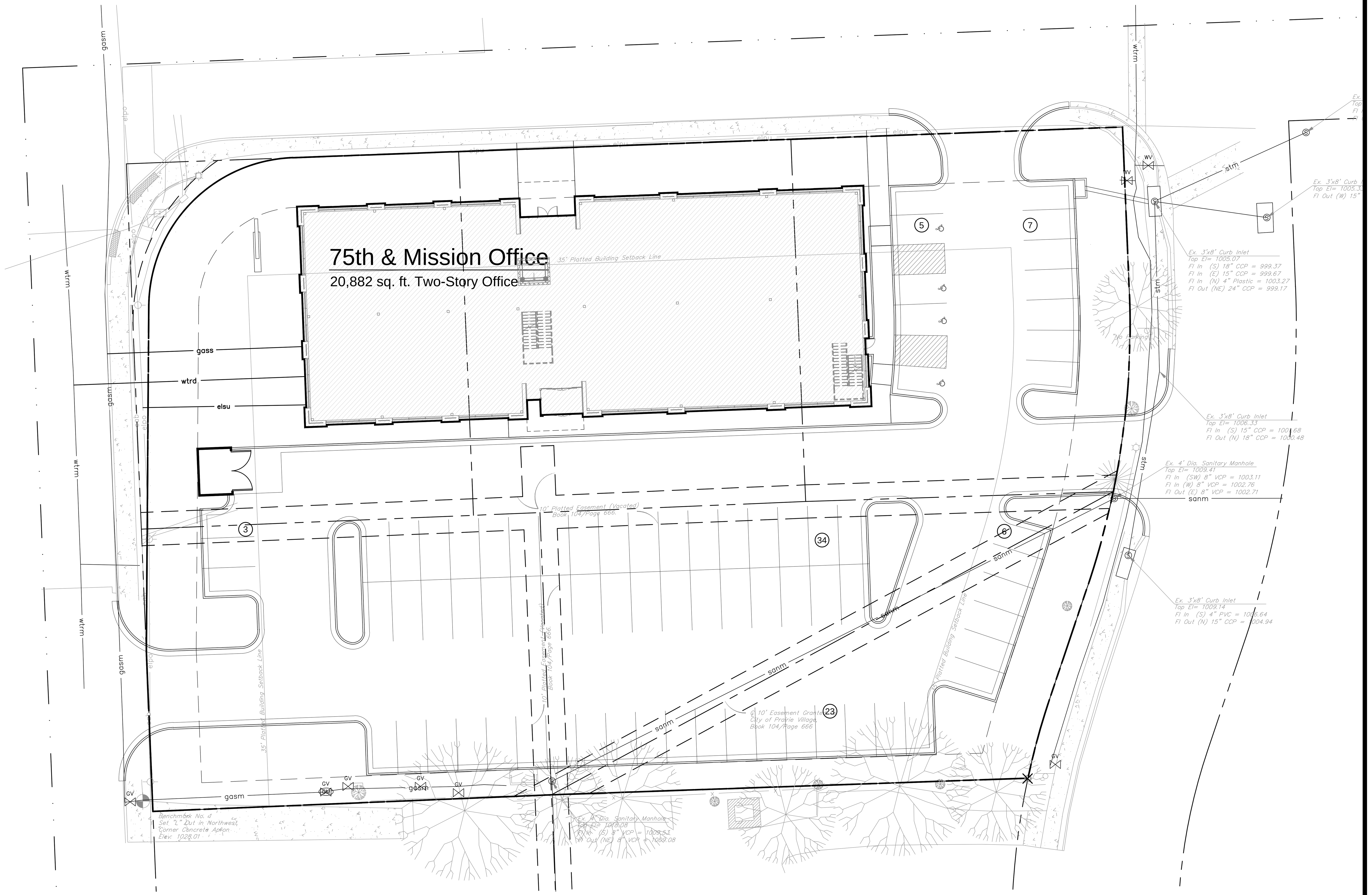


2 Vicinity Map
1" = 20'
0 10 20 40
north



1 Site Plan
1" = 20'
0 10 20 40
north

Utility Contacts

Sanitary - Johnson County Wastewater
Phone: (913) 175-8590

Electric - KCP&L
Phone: (816) 471-5275

Phone - AT&T
Phone: 1 (800) 288-2020

Water - WaterOne
Phone: (913) 895-1800

Gas - Kansas Gas Services
Phone: 1 (800) 794-4780

Storm Water - City of Prairie Village
Phone: (913) 385-4642

Floodplain Note

This site lies entirely within 'Zone X', areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 20091C0039G, Revision Date: August 3, 2009

Legal Description

Lots 1 Thru 4 & LT 17 BLK PVC 598, Mohawk Hills, a subdivision of Prairie Village, Kansas.

Utility Legend

Linetypes

Linetype	Description
sanm	sanitary main
sanf	sanitary force main
sans	sanitary service
san — san	schematic sanitary
	storm sewer (solid wall)
stm	storm sewer (solid wall)
	storm sewer (perforated)
stm — stm	storm sewer (perforated)
stmrd — stmrd	storm roof drain
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
wtr — wtr	schematic water routing
fhc — fhc	fire hydrant coverage
gasm	natural gas main
gass	natural gas service
gas — gas	schematic natural gas routing
elpo	overhead primary electric
elpu	underground primary electric
elso	overhead secondary electric
elsu	underground secondary electric
eles — eles	underground site electric
ele — ele	schematic electric routing
dato	overhead cable/phone/data
datu	underground cable/phone/data
datso	overhead cable/phone/data service
datsu	underground cable/phone/data service
data — data	schematic cable/phone/data
foo	overhead fiber optic
fou	underground fiber optic
foos	overhead fiber optic service
fous	underground fiber optic service
fo — fo	schematic fiber optic

Symbols

Symbol	Description
(S)	sanitary manhole
⊗fmv	force main release valve
oco	service cleanout
	rectangular structure
	circular structure
	combination inlet w/circular basin
	end section
	fire hydrant
⊗wv	water valve
(M)	water meter
BFP	backflow preventer
⊠g	natural gas meter
Ø	electric pole
	guy wire
T	service transformer (pad mount)
SW	primary switch gear
	street light
	pedestrian street light
	private site lighting
C	cable/phone/data junction box

Property Legend

- right of way
- property lines
- easements
- setbacks

Construction Legend

- standard curb & gutter
- standard "dry" curb & gutter
- heavy–duty asphalt pavement
- standard asphalt pavement
- concrete pavement
- concrete sidewalk
- concrete brick pavers

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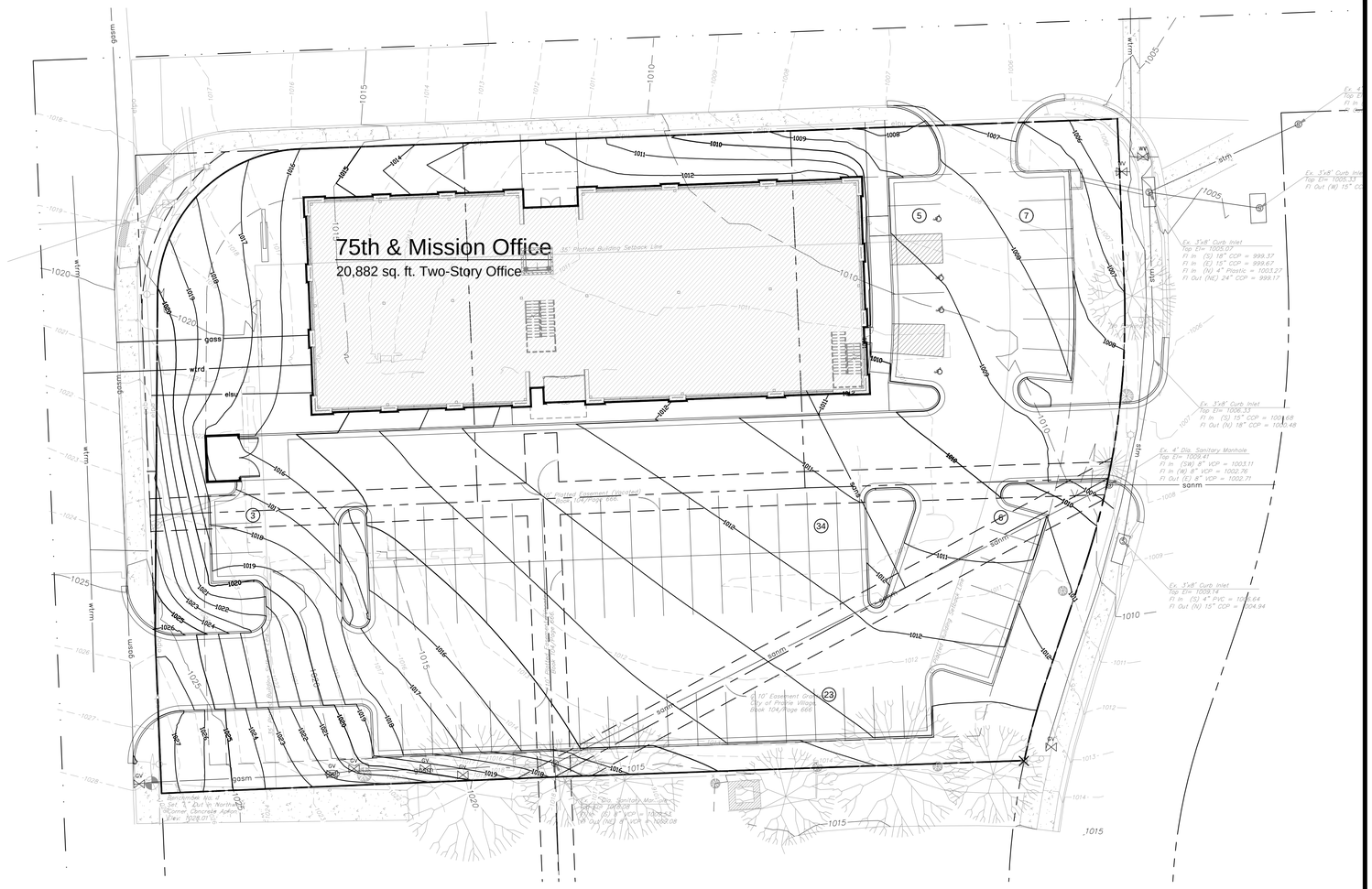

Contour Legend

- existing major
- existing minor
- proposed major
- proposed minor

Spot Elevation Legend

tc	top of curb
pv	pavement
sw	sidewalk
gnd	ground
tw	top of wall
bw	bottom of wall
ts	top of stair
me	match existing
mepv	match existing pavement
tr	top of ramp
br	bottom of ramp
ti	top of island
FFE	finished floor elevation

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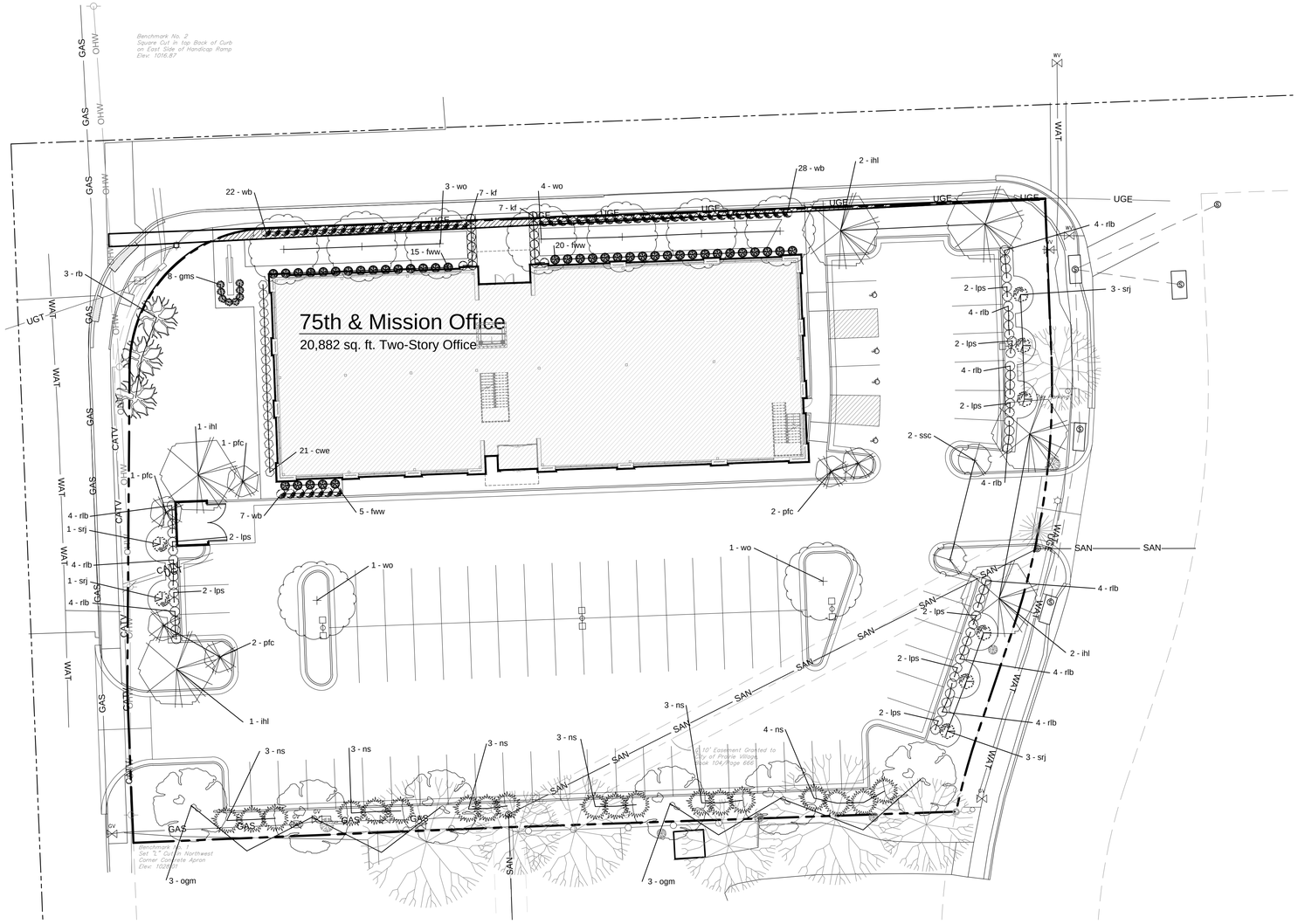
Plant Schedule

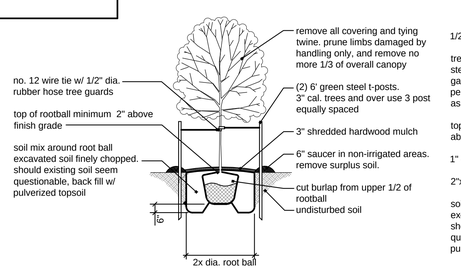
		item	qty.	common name	botanical name	size & condition
deciduous shade trees		ihl	6	imperial honey locust	gleditsia triacanthos 'impcole'	2-1/2" cal. / b & b
		wo	9	swamp white oak	quercus bicolor	2-1/2" cal. / b & b
		ogm	6	october glory maple	acer rubrum	2-1/2" cal. / b & b
evergrn.		ns	19	norway spruce	picea abies	6' - 8' in height / b & b
		srj	8	skyrocket juniper	juniperus scopulorum 'skyrocket'	6' - 8' in height / b & b
ornmntl.		ssc	2	'spring snow' crab	malus 'spring snow'	1-1/2" cal. min. / b & b
		pfc	6	'prairiefire' crab	malus 'prairiefire'	1-1/2" cal. min. / b & b
		rb	3	redbud	cercis canadensis	1-1/2" cal. min. / b & b
evergrn. shrub		wb	57	wintergreen boxwood	buxus microphylla	3 - 5 gallon / cont.
		rlb	36	red leaf barberry	berberis thunbergii var. atropurpurea	3 - 5 gallon / cont.
dec. shrub		lps	16	'little princess' spirea	spirea japonica 'little princess'	3 - 5 gallon / cont.
		gms	8	'goldmound' spirea	spirea x bumalda 'goldmound'	3 - 5 gallon / cont.
		cwe	21	compact winged euonymus	euonymus alatus 'compactus'	3 - 5 gallon / cont.
		fww	40	fine wine weigela	weigela florida 'fine wine'	5 gallon / cont.
		kf	14	karl forester / feather reed grass	calamagrastis x acutiflora 'Karl Forester'	5 gallon / cont.

landscape notes:

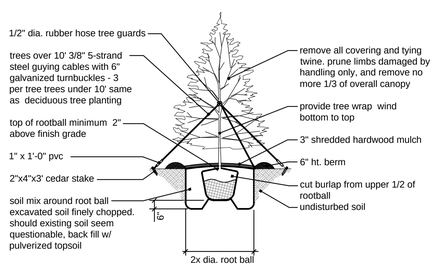
1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
6. Entire site to be irrigated by underground system, including right of way as req'd. (limits of sod including all other disturbed area's and all planting beds)
7. Irrigation system shall include an automatic rain sensor.
8. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
9. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
10. Stake and guy all trees per planting details.
11. Install all shrubs and groundcover per planting details.
12. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
13. Root stimulator shall be applied to the soil backfill of each plant during installation.
14. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
15. Contractor shall stake plant locations in the field and have approval by the Landscape Architect before proceeding with installation.
16. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
17. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
18. No plant material shall be substituted without written approval of the Landscape Architect per specifications.
19. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
20. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
21. All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.
22. All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
23. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
24. Maximum slope shall be not greater than 3 : 1.
25. All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.



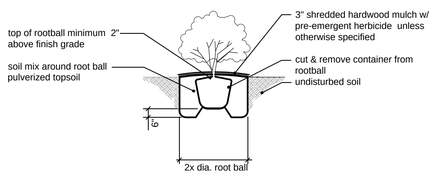
1 Landscape Plan
scale: 1" = 20'-0"



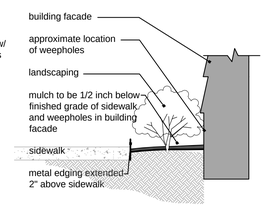
2 deciduous tree planting detail
not to scale



3 evergreen tree planting detail
not to scale



4 shrub planting detail
not to scale



5 edging detail
not to scale

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

a redevelopment for
75th & Mission Office
7501 Mission Road
Prairie Village, Kansas

date
04.01.16
drawn by
dAE
checked by
dAE
revisions

sheet number
L1.1
drawing type
planning
project number
11106

OSQ Series

LED Area/Flood Luminaire – Large

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'S' Input power designator is a suitable upgrade for HID applications up to 750 Watts

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways.

Performance Summary

Utilizes BetaLED® Technology

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)

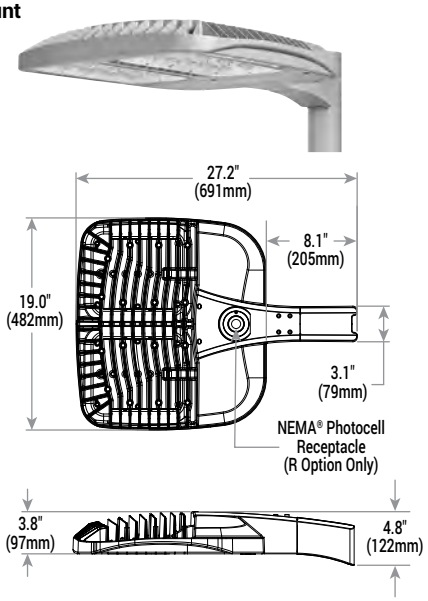
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

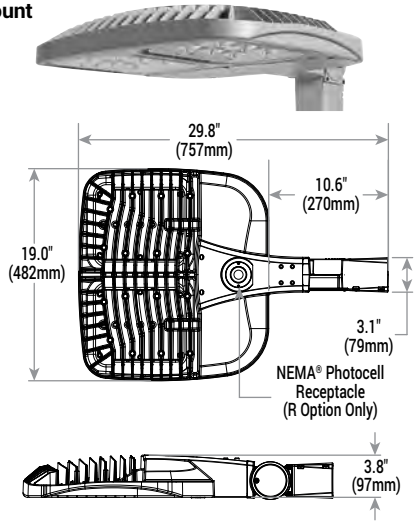
Accessories

Field-Installed	
Backlight Shield OSQ-BLSLF – Front facing optics	OSQ-BLSLR – Rotated optics

DA Mount



AA Mount



Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AA SV + **Luminaire:** OSQ A NM 2ME S 40K-UL SV

Mount (Luminaire must be ordered separately)				
OSQ-				
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **PB** Platinum Bronze	**WH** White

Luminaire (Mount must be ordered separately)

OSQ	A	NM		S					
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**–**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **5ME** Type V Medium **5SH** Type V Short **15D** 15˚ Flood **25D** 25˚ Flood **40D** 40˚ Flood **60D** 60˚ Flood	**S** 223W	**30K** 3000K **40K** 4000K **57K** 5700K	**–** US * Canada	**UL** Universal 120-277V **UH** Universal 347-480V	**SV** Silver **BK** Black **BZ** Bronze **PB** Platinum Bronze **WH** White	**DIM** **0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** **Fuse** - When code dictates fusing, use time delay fuse **ML** **Multi-Level** - Refer to ML spec sheet for details - High: 100%, Low: 30% - Intended for downlight applications at 0˚ tilt **Q9** **Field Adjustable Output** - Refer to Field Adjustable Output spec sheet for details **R** **NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45˚ tilt - Photocell by others **RL** **Rotate Left** - LED and optic are rotated to the left **RR** **Rotate Right** - LED and optic are rotated to the right

† See www.cree.com/lighting/products/warranty for warranty terms
* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adapter is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
- **Weight:** 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Pending certification to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with 30K (5ME, 5SH optics), 40K (2ME, 3ME, 4ME, 5ME, 5SH optics), or 57K (2ME, 3ME, 4ME, 5ME, 5SH optics). Please refer to http://www.designlights.org/QPL for most current information

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
S	223	1.94	1.13	0.99	0.85	0.65	0.47

* Electrical data at 25˚C (77˚F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF)[1]

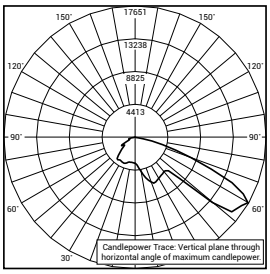
Ambient	Input Power Designator	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	S	1.04	0.99	0.94	0.88	0.84
10˚C (50˚F)	S	1.03	0.98	093	0.88	0.83
15˚C (59˚F)	S	1.02	0.97	0.92	0.87	0.83
20˚C (68˚F)	S	1.01	0.96	0.91	0.86	0.82
25˚C (77˚F)	S	1.00	0.95	0.90	0.85	0.81

[1] Lumen maintence values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

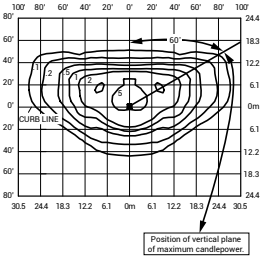
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting.

2ME



RESTL Test Report #: PL03403-001
OSQ A ** 2ME S 40K-UL
Initial Delivered Lumens: 21,329

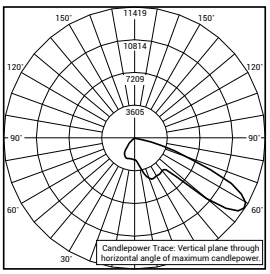


OSQ A ** 2ME S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,696
Initial FC at grade

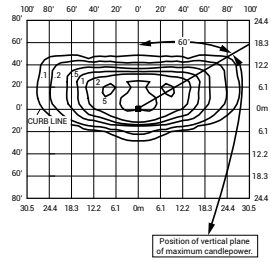
Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	18,182	B3-U0-G2	21,696	B3-U0-G3	23,179	B3-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-003
OSQ A ** 2ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,643



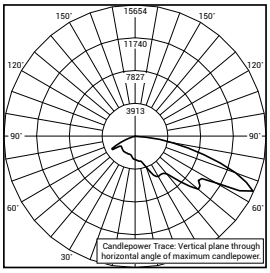
OSQ A ** 2MB S 40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,597
Initial FC at grade

Type II Medium w/BLS Distribution

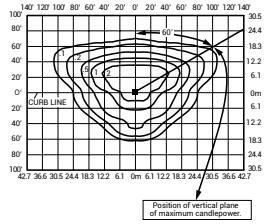
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,584	B2-U0-G2	18,597	B3-U0-G2	19,867	B3-U0-G2

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

3ME



RESTL Test Report #: PL03439-001
OSQ A ** 3ME S 40K-UL
Initial Delivered Lumens: 21,013

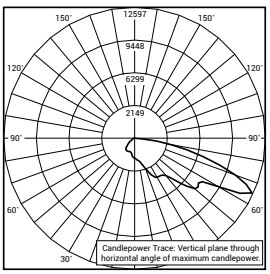


OSQ A ** 3ME S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,475
Initial FC at grade

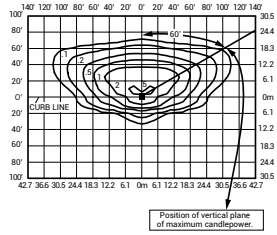
Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,996	B3-U0-G3	21,475	B3-U0-G3	22,942	B3-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-001
OSQ A ** 3ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,229



OSQ A ** 3ME S 40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,375
Initial FC at grade

Type III Medium w/BLS Distribution

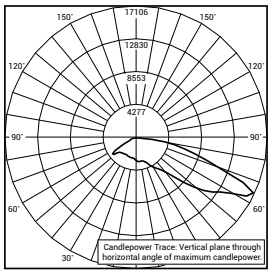
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,399	B2-U0-G3	18,375	B2-U0-G3	19,631	B2-U0-G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

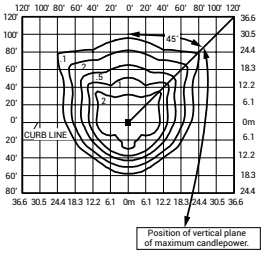
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting.

4ME



RESTL Test Report #: PL03402-001
OSQ A ** 4ME S 40K-UL
Initial Delivered Lumens: 20,830

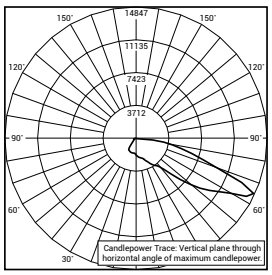


OSQ A ** 4ME S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,253
Initial FC at grade

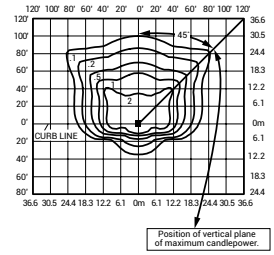
Type IV Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,811	B3-U0-G3	21,253	B3-U0-G3	22,705	B3-U0-G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL03642-002
OSQ A ** 4ME J 40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 13,647



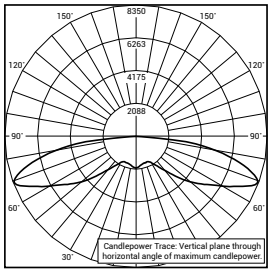
OSQ A ** 4ME S 40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,154
Initial FC at grade

Type IV Medium w/BLS Distribution

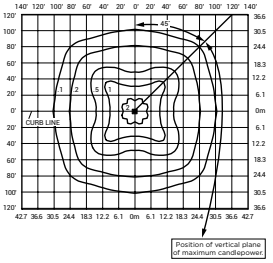
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,213	B2-U0-G3	18,154	B2-U0-G3	19,394	B2-U0-G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5ME



RESTL Test Report #: PL03466-001
OSQ A ** 5ME S 40K-UL
Initial Delivered Lumens: 20,709



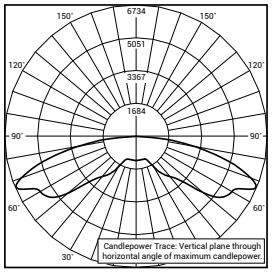
OSQ A ** 5ME S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,536
Initial FC at grade

Type V Medium Distribution

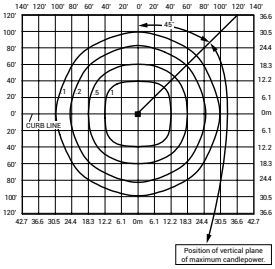
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,345	B4-U0-G5	20,536	B5-U0-G5	20,841	B5-U0-G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5SH



RESTL Test Report #: PL03501-001
OSQ A ** 5SH S 40K-UL
Initial Delivered Lumens: 21,066



OSQ A ** 5SH S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,982
Initial FC at grade

Type V Short Distribution

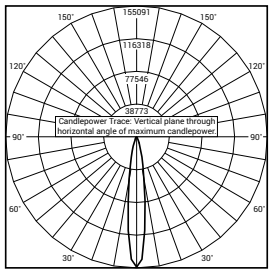
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,722	B4-U0-G4	20,982	B5-U0-G4	21,294	B5-U0-G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

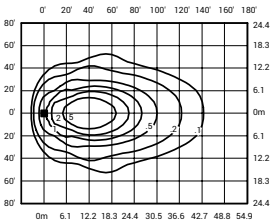
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting.

15D



RESTL Test Report #: PL03903-001
OSQ A ** 15D S 40K-UL
Initial Delivered Lumens: 22,600

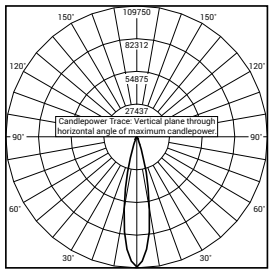


OSQ A ** 15D S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,423
60˚ Tilt
Initial FC at grade

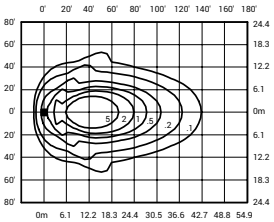
15˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

25D



RESTL Test Report #: PL03903-002
OSQ A ** 25D S 40K-UL
Initial Delivered Lumens: 22,633

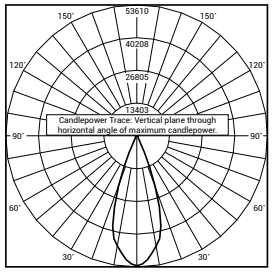


OSQ A ** 25D S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,423
60˚ Tilt
Initial FC at grade

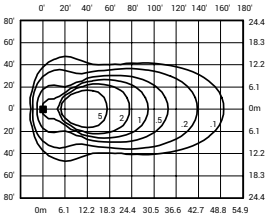
25˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

40D



RESTL Test Report #: PL03903-003
OSQ A ** 40D S 40K-UL
Initial Delivered Lumens: 22,404



OSQ A ** 40D S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,200
60˚ Tilt
Initial FC at grade

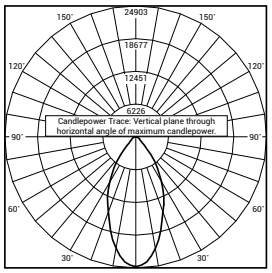
40˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	17,906	21,200	21,515

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

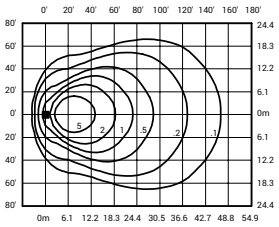
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting.

60D



RESTL Test Report #: PL03903-004
OSQ A ** 60D S 40K-UL
Initial Delivered Lumens: 22,301



OSQ A ** 60D S 40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,423
60˚ Tilt
Initial FC at grade

60˚ Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -4 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs. (13kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52

Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs. (13kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10˚ Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20˚ Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30˚ Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45˚ Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60˚ Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70˚ Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80˚ Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Tenon	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25

Tenons and Brackets (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall, roof or side of wood pole

WM-2 – Horizontal
WM-4 – L-Shape

Round Internal Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: May 3, 2016 Planning Commission Meeting

Application:	PC 2016-115
Request:	Site Plan Approval for a Fence
Property Address:	7457 Cherokee Drive
Applicant:	Global Montessori Academy
Current Zoning and Land Use:	R-1B Single-Family District - Single-Family Dwellings
Surrounding Zoning and Land Use:	**North:** R-1B Single-Family District - Single-Family Dwelling **East:** R-1B Single-Family District - Single-Family Dwellings **South:** R-1A and R-1B Single-Family District - Single-Family Dwellings **West:** R-1B Single-Family District - Single-Family Dwellings
Legal Description:	Lot 21, BLK 10 Prairie Hills, PVC 576 371 BATO 2672-0
Property Area:	123,648 sq. ft. or 2.84 acres
Related Case Files:	PC 2014-02 SUP / Site Plan Approval PC 2003-109 Temporary Use Permit for Summer Day Care Program PC 2002-105 Temporary Use Permit for Summer Day Care Program PC 1997-07 Special Use Permit for Child Care Programs PC 1992-05 Special Use Permit for Child Care Programs PC 1989-06 Special Use Permit for Child Care Programs
Attachments:	Application, Photos

General Location – Map

General Location - Aerial

Specific Location – Street View
(Looking north from Cherokee Drive)

Specific Location – Street View
(Looking west from Cherokee Drive at the entrance area)

The Planning Commission recommended approval of the Special Use Permit for the Global Montessori Academy (GMA) at the March 4, 2014 meeting, and the Council approved a Special Use Permit for a period of 5 years. A Site Plan was approved by the planning commission at the April 2014 meeting.

The site includes an existing fenced area on the east and south side of the building that is used for an outside classroom, play area and community garden. This application is a proposal to expand the fenced area to include a larger area to the south and an area on the west for a school age playground. The proposal is for an additional 200 linear feet of fence, approximately 4 feet high and matching the current fence material (black vinyl).

This property is zoned R-1B, although it is a larger lot and used for a school. The fence standards in section 19.44.025 apply to this property, and the following specific sections are of note:

- Decorative fences may be located in the front yard but shall be located no closer than ten feet from a street right-of-way line. [19.44.025.C.2.]
- Fences, other than decorative fences, shall not be located in the front yard and may be attached to or extended from the front corner of the dwelling [19.44.025.C.2]
- Fences located on the side street of a corner lot shall not be less than five feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [19.44.025.C.3.]

The proposed fence generally meets all other fence requirements in Section 19.44.025. The standards are written assuming more typical lot dimensions and residential uses. This lot has an unusual configuration, making it difficult to determine front, side and rear lots lines. However Cherokee Drive is arguably the most prominent side of the site and building and has the most direct relationship to the public street. The use of this site and building as a school does present different fencing needs than most other R-1B lots.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it "results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site. [19.44.025.G.1.]

The following are the Site Plan review criteria from Section 19.32.

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

The proposed Montessori School will be within an existing structure and parking and access will be accommodated within the existing north parking lot. This proposal is for better utilization of the open space by expanding the outside play area in association with the existing play area, outside classroom and community garden.

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

This site is currently served by utilities and they should be adequate to serve the proposed use.

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

No changes in the existing site are proposed other than accessory play equipment and therefore stormwater runoff will not be affected. If any significant grading is needed for the play equipment, or any impervious surfaces will be put it, the applicant shall be required to get a grading permit, with any necessary drainage studies from Public Works.

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

The plan does not provide any significant changes to ingress and egress and internal traffic circulation beyond the initial site plan approved with the Special Use Permit. The fence does extend across an existing sidewalk to the main entrance on the south side of the lot, affecting pedestrian access.

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

The site plan is proposing expanded outdoor use of the site, and is consistent with a larger institutional use on a large lot in a residential setting. Further, this expansion is to the south of the site and the existing residential uses in the area are across streets from this location, with the closest affected homes across Cherokee to the west (house fronting on Cherokee) and across Belinder to the east (house fronting on Blinder)

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

It is not proposed to change the external appearance of the building, but it is an expansion of the fenced area. The fence is proposed to be black vinyl commercial grade, matching the current fencing that exists along the east boundary (Belinder) and the smaller area at the extension of the building to the south.

G. The plan represents an overall development pattern that is consistent with Village Vision and other adopted planning policies.

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The proposed Montessori School is an amenity that sets Prairie Village apart from other competing communities in the metropolitan area.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the Site Plan subject to the following conditions:

1. That the fence be setback at least 10' from the property edge on all sides, except that it may continue on the existing fence line established on the east side along Belinder. Further that the fence extend no further towards the 75th street frontage than the current limits of the Community Garden.
2. The fence be limited to only 4' in height.
3. The fence be black vinyl, chain link, or any other similar design that matches the current fencing and minimizes the visibility of the fence to abutting property.
4. That a gate be included at the sidewalk entrance to the site on the southwest side.
5. Should any of the construction activity from the fence or any associated play equipment require grading or increased impervious surfaces, that a grading plan and any necessary stormwater studies first be approved by Public Works.

061908

CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC2016-115
Filing Fee:	$100
Deposit:	$500
Date Advertised:	—
Date Notices Sent:	—
Public Hearing Date:	5/3/16

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Global Montessori Academy Phone Number: 913 544 1041

Address: 7457 Cherokee Drive E-Mail brian@globalmontessori.com

Owner: Not For Profit - Brian Gordon Executive Director Phone Number: 913 544 1041 or 479 381 5997

Address: 7457 Cherokee Drive Zip: 66208

Location of Property: 7457 Cherokee Drive Prairie Village KS 66208

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) New fencing for school age playground; approximately 200 ft of black vinyl, chain link fence along Cherokee Drive, 4 ft height, commercial grade

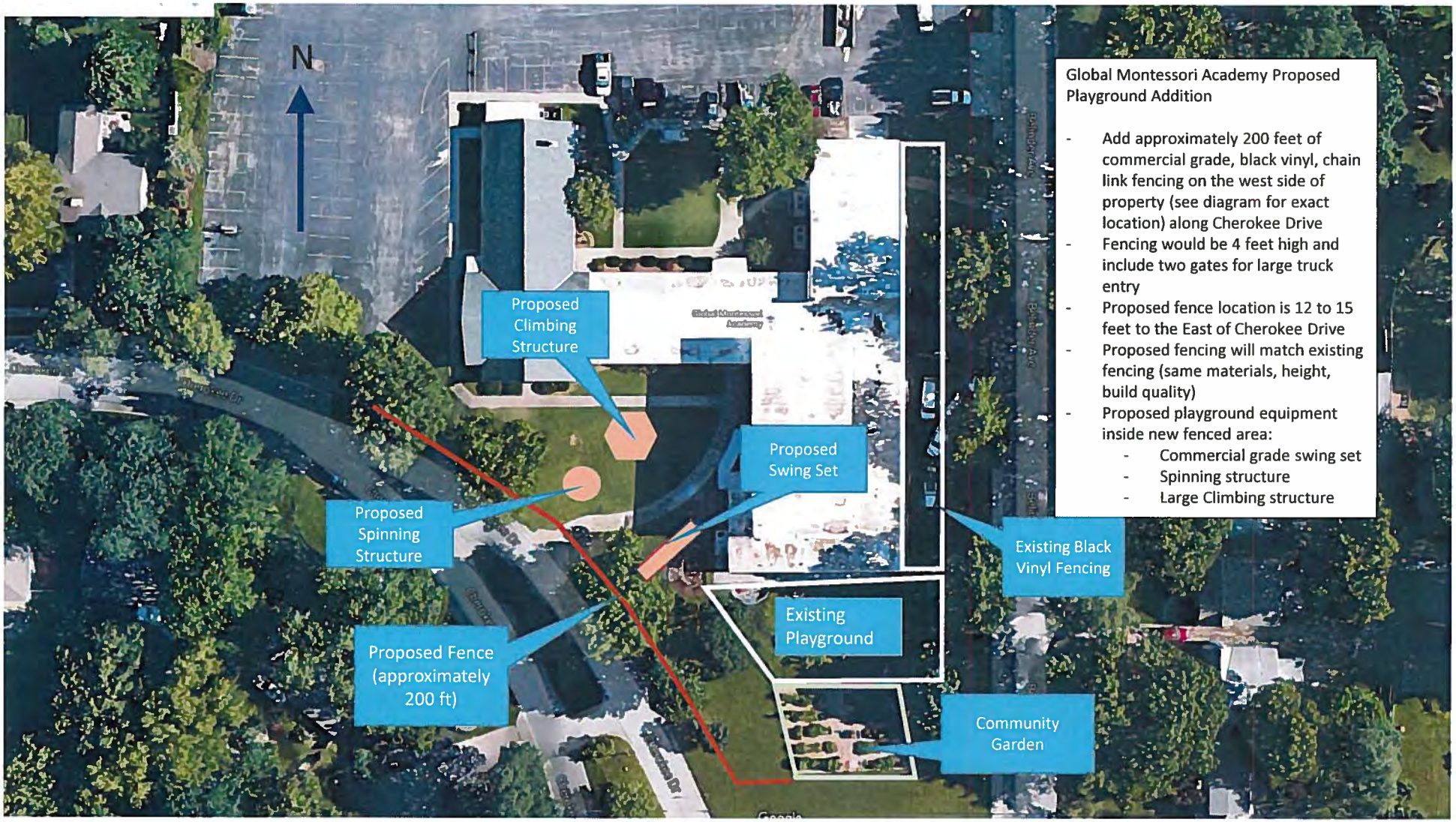
AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.
As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

Brian J Dodson
Applicant's Signature/Date

Brian J Dodson
Owner's Signature/Date


N
Proposed Climbing Structure
Proposed Swing Set
Proposed Spinning Structure
Proposed Fence (approximately 200 ft)
Existing Playground
Existing Black Vinyl Fencing
Community Garden
Global Montessori Academy Proposed Playground Addition
- Add approximately 200 feet of commercial grade, black vinyl, chain link fencing on the west side of property (see diagram for exact location) along Cherokee Drive
- Fencing would be 4 feet high and include two gates for large truck entry
- Proposed fence location is 12 to 15 feet to the East of Cherokee Drive
- Proposed fencing will match existing fencing (same materials, height, build quality)
- Proposed playground equipment inside new fenced area:
  - Commercial grade swing set
  - Spinning structure
  - Large Climbing structure

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: May 3, 2016, Planning Commission Meeting

Application:	PC 2016-117
Request:	Revised Site Plan Approval to Replace 3 Antenna on Existing Wireless Telecommunications Facility
Property Address:	9011 Roe
Applicant:	AT&T
Current Zoning and Land Use:	C-1 Restricted Business District – Fire Station
Surrounding Zoning and Land Use:	**North:** C-2 General Business District - Offices **East:** C-1 Restricted Business District – KCP&L Substation **South:** R-1A Single-Family District - Church **West:** R-1A Single-Family District – Single Family Dwelling
Legal Description:	Lot 11 Blk 7 Somerset Acres West
Property Area:	0.73 Acres
Related Case Files:	PC 2014-113 Site Plan Approval for Sprint PC 2013-110 Site Plan Approval for Sprint PC 2011-121 Site Plan Approval for Sprint PC 2009-16 Special Use Permit for Clearwire PC 2004-10 Special Use Permit for Cingular Wireless (now AT&T) PC 1996- 06 Conditional Use Permit for Sprint Wireless
Attachments:	Application, Drawings & Photos

General Location – Map

General Location – Aerial

COMMENTS:

The applicant is requesting to replace three antenna on this existing cell tower location, and accessory equipment associated with the antenna replacement. A structural analysis has be submitted with this application, which indicates that the replacement of this equipment is within the acceptable structural capacity of this facility. The three new antennas which are approximately 24" diameter and 96" long will be similar in appearance to the existing canisters that are already on the pole. The fiber optic cable will be within the pole.

This monopole was approved in 1996 and at that time approval was by Conditional Use Permit. The monopole was approved for a height of 100 feet and Sprint antennas are on the top. In 2004, a Special Use Permit was granted to Cingular (now AT&T) to install antennas at the 90 foot elevation along with equipment cabinets in the compound at the base of the antenna. In 2009, a Special Use Permit was granted to Clearwire to install antennas and equipment cabinets.

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.

The capability of the site to accommodate the equipment compound was addressed in the approval of the Special Use Permit. The proposed improvements will occur on the existing tower and within the existing equipment compound.

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

Adequate utilities are available to serve this location.

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

No additional impervious area will be created and therefore a stormwater management plan is not required.

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

The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

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

The details of the overall design of the equipment compound were worked out on the approval of the Conditional Use Permit. The applicant has submitted a structural analysis to confirm that the tower has sufficient capacity to carry the existing and proposed load.

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

The tower has been at this location for approximately eighteen years. The tower is located at the Fire Station in a commercial area and has very little impact on surrounding residential areas. All the equipment will be located within the equipment compound. The existing ice bridge will be used. The wiring will be inside the tower. An eight-foot high fence has been installed to provide better screening of the equipment compound.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve this site plan for Sprint subject to the following conditions:

1. That the antennas be installed as shown on the proposed plan.
2. That all wiring be contained inside the tower.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: May 3, 2016 Planning Commission Meeting

Application:	PC 2016-116
Request:	Site Plan Approval for a Fence
Property Address:	4205 W. 64th Street
Applicant:	Joseph Jimenez
Current Zoning and Land Use:	R-1A Single-Family District - Single-Family Dwellings
Surrounding Zoning and Land Use:	**North:** R-1A Single-Family District – Country Club **East:** R-1A Single-Family District - Single-Family Dwellings **South:** R-1A Single-Family District - School **West:** R-1A Single-Family District - Single-Family Dwellings
Legal Description:	Lot 38, BLK 11 Indian Fields PVC-0407 0146
Property Area:	15,115 sq. ft. or .35 acres
Related Case Files:	none
Attachments:	Application, Photos

General Location – Map

General Location - Aerial

The applicant constructed a fence with the finished side facing inward. The lot is a corner lot with the home situated at an angle brining the rear side corners of the house very close to the property lines and creating a triangular configuration of the rear fenced area. Neither of these locations are very visible from the public street and the greatest impact is on the residential lots to the west and east, which face opposite streets.

This property is zoned R-1A. The fence standards in section 19.44.025 apply to this property, and the following specific sections are of note:.

- Appearance – Those fences which have surface material, whether it be wood, chain link, metal bars or other permitted material, attached on one side of posts and/or rails, this producing a finished site and an unfinished site, shall be installed with the finished sides exposed toward the street and adjacent properties. When doubt exists as to which way the surface of the proposed fence shall face, the Building Official shall make the final determination. [19.44.025.B.1]

The proposed fence generally meets all other fence requirements in Section 19.44.025.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it "results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site. [19.44.025.G.1.]

The following are the Site Plan review criteria from Section 19.32.

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

This site is capable of meeting all requirements for residential property, although its configuration as a corner lot with an angled building presents a different rear yard fencing configuration in relation to the street than would typically occur. The configuration in relation to adjacent property is typical

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

This site is currently served by utilities and they should be adequate to serve the proposed use.

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

No changes in the existing site are proposed equipment and therefore stormwater runoff will not be affected.

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

N/A

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

The intent of the proposed design standards for fences is to improve the appearance of the community with proper relationships of fences to streetscapes, and to avoid any adverse impacts on abutting property from fence design. The proposed fence does not adversely affect the relationship to the streetscape as the fence is not clearly visible and the most visible sides have the finished site out. However, the sections with the finished sides out are along abutting property lines and it could adversely affect adjacent owners.

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

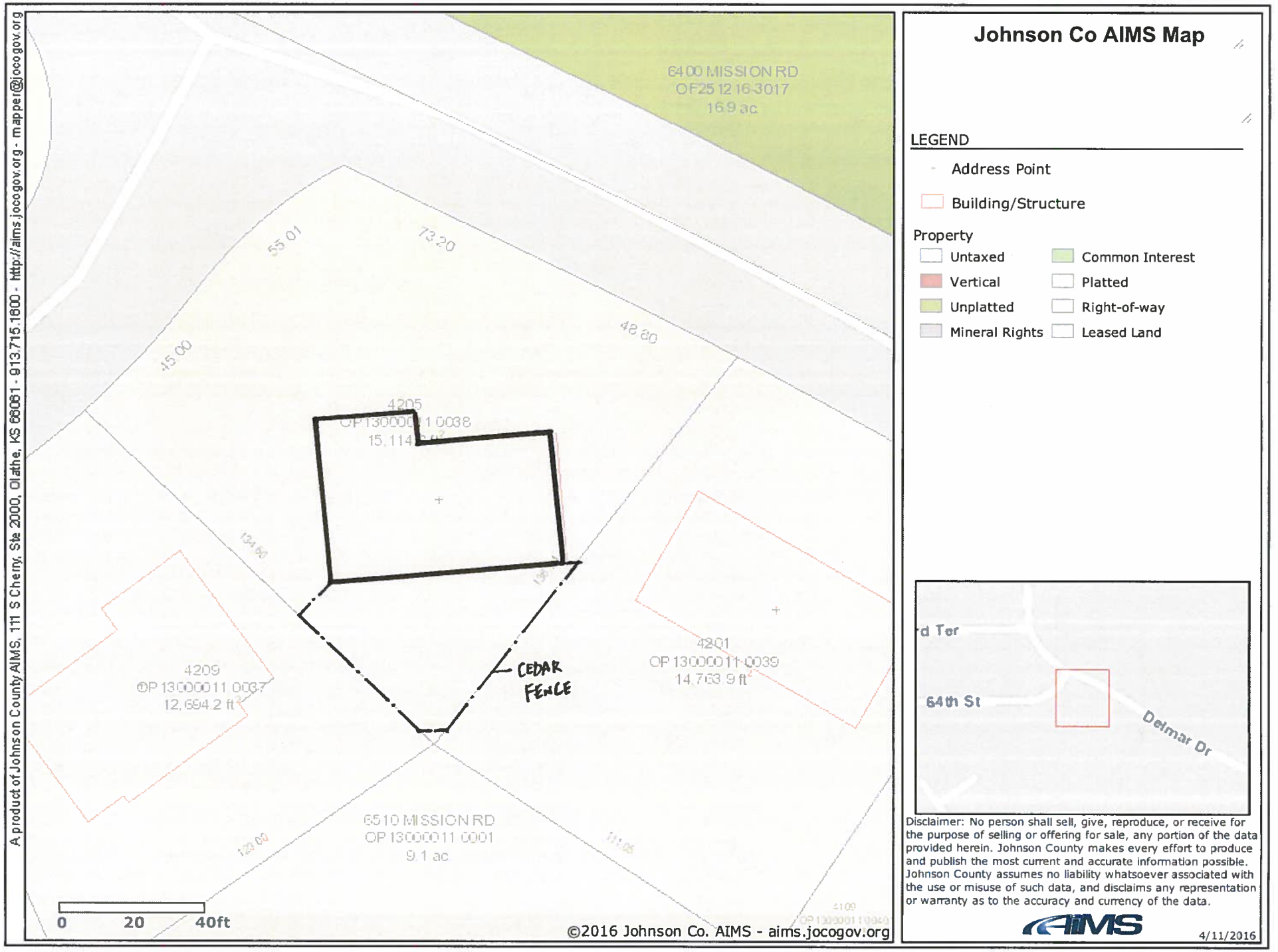
Other than as noted above in E., the fence otherwise complies with all design standards and is compatible for the area.

G. The plan represents an overall development pattern that is consistent with Village Vision and other adopted planning policies.

N/A

RECOMMENDATION:

Without the benefit of any testimony from the applicant or any adjacent owners, planning staff recommends that the site plan be denied and that the fence be required to meet the ordinance standards. The materials could be moved to the outside of the existing posts and comply with the ordinance, or finished materials could be added to both sides and comply with the ordinance.



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AIMS

4/11/2016

11 April 2016

City of Prairie Village

Re: Statement to BZA Requesting Variance per Standards

The owner at 4205 West 64th Street would like to request a variance from the P.V.M.C. to have the "finish" side of their new stained cedar fence face inward toward their yard as constructed in lieu of facing it outward. Please see the attached photos and site plan of the property. With approval of the variance, the owner can complete his landscaping and sod work for the backyard.

Below summarizes the extent to which the following standards are met for this application:

1. Uniqueness – the owner's lot is on a corner, so the size of the backyard is extremely small. In order to create more of a "screen" rather than fence that would block views and make the backyard even smaller, the owner elected to go with a horizontal screen with many smaller horizontal slats with plenty of space in-between so that air can pass through and it is visually appealing without making it feel enclosed. The design of the fence is such that it really doesn't matter which side the slats are on as both sides feel finished and stained.
2. Adjacent Property – This fence was expensive to construct and is visually appealing. If anything, it improves the values of surrounding properties. Both immediate neighbors have expressed interest in extending the fence to their house by the same contractor.
3. Hardship – As stated before, the fence was very expensive to construct for obvious reasons and is already installed. If the owner is forced to switch the wood slats to the outside it would be extremely expensive and the look really isn't that different.
4. Public Interest – The fence in question is built to city standards, made out of a cedar wood that is naturally insect and weather resistant and has been stained to seal the wood naturally. The design of the fence allows for the maximum amount of air / light to pass through to adjacent properties and will improve the value of the neighborhood.
5. Spirit and Intent – We believe that the spirit and intent of the zoning regulations will be upheld by this fence structure "as-is" and hope that it encourages other property owners to enhance their property with good materials and design.
6. Minimum Variance – We believe this is a reasonable request for variance on a beautiful fence and that the spirit and intent are upheld.

If you have any questions or comments, please don't hesitate to give me a call.

Sincerely,

Joseph Jimenez AIA
Owner
Hermanos design
816-510-0375

Hermanos design

April 11, 2016


513-831-3300

Date: **March 07, 2016**

JACOBS
Jacobs Engineering Group. Inc.

Greg Guzzie
Crown Castle
1500 Corporate Drive
Canonsburg, PA 15317

5449 Bells Ferry Road
Acworth, GA 30102
770-701-2500

Subject: **Structural Analysis Report**

Carrier Designation:

***AT&T Mobility* Co-Locate**
Carrier Site Number: KS5511
Carrier Site Name: 87th & Roe

Crown Castle Designation:

Crown Castle BU Number: 877791
Crown Castle Site Name: PRAIRIE VILLAGE FIRE STATION
Crown Castle JDE Job Number: 367937
Crown Castle Work Order Number: 1202003
Crown Castle Application Number: 336192 Rev. 2

Engineering Firm Designation:

Jacobs Engineering Group, Inc. Project Number: 1202003

Site Data:

9011 ROE AVE., PRAIRIE VILLAGE, Johnson County, KS
Latitude *38° 57' 55.25"*, Longitude *-94° 38' 20.76"*
97 Foot - Monopole Tower

Dear Greg Guzzie,

Jacobs Engineering Group, Inc. is pleased to submit this **"Structural Analysis Report"** to determine the structural integrity of the above mentioned tower. This analysis has been performed in accordance with the Crown Castle Structural 'Statement of Work' and the terms of Crown Castle Purchase Order Number 879445, in accordance with application 336192, revision 2.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC5: Existing + Proposed Equipment **Sufficient Capacity**
Note: See Table I and Table II for the proposed and existing loading, respectively.

This analysis has been performed in accordance with the 2012 International Building Code based upon an ultimate 3-second gust wind speed of 115 mph converted to a nominal 3-second gust wind speed of 89 mph per section 1609.3.1 as required for use in the TIA-222-G Standard per Exception #5 of Section 1609.1.1. Exposure category B and Risk Category II were used in this analysis.

All modifications and equipment proposed in this report shall be installed in accordance with the attached drawings for the determined available structural capacity to be effective.

We at *Jacobs Engineering Group, Inc.* appreciate the opportunity of providing our continuing professional services to you and Crown Castle. If you have any questions or need further assistance on this or any other projects please give us a call.

Structural analysis prepared by:

B. Bartlett

Brandi Bartlett, EIT
Structural Engineer

Review by:

3/7/16

WALTER M. PRATHER LICENSED 16165 KANSAS PROFESSIONAL ENGINEER

Walter M. Prather
Vice President of Engineering

TABLE OF CONTENTS

1) INTRODUCTION

This tower is a 97 ft Monopole tower designed by ENGINEERED ENDEAVORS, INC. in July of 1996. The tower was originally designed for a wind speed of 80 mph per TIA/EIA-222-E.

2) ANALYSIS CRITERIA

The structural analysis was performed for this tower in accordance with the requirements of TIA-222-G Structural Standards for Steel Antenna Towers and Antenna Supporting Structures using a 3-second gust wind speed of 89 mph with no ice, 40 mph with 1 inch ice thickness and 60 mph under service loads, exposure category B with topographic category 1 and crest height of 0 feet.

Table 1 - Proposed Antenna and Cable Information

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
90.0	90.0	3	alcatel lucent	RRH2X40-AWS	1 1	3/8 3/4	-
		3	alcatel lucent	RRH4X25-WCS			
		1	andrew	SBNHH-1D65B w/ Mount Pipe			
		2	andrew	SBNHH-1D65C w/ Mount Pipe			
		1	raycap	DC6-48-60-0-8F			

Table 2 - Existing Antenna and Cable Information

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
97.0	104.0	1	andrew	VHLP2-18	3 1 2	1 5/8 1/2	1
		1	andrew	VHLP2-23			
		2	dragonwave	HORIZON DUO			
	100.0	3	commscope	TTTT65AP-1XR w/ Mount Pipe			
		6	ericsson	800MHZ SMR FILTER			
		6	rfs celwave	ACU-A20-N			
		3	rfs celwave	APXVERR18-C w/ Mount Pipe			
	97.0	1	crown mounts	T-Arm Mount [TA 901-3]			
		3	nokia	FZHJ-RRH			
94.0	94.0	3	ericsson	RRUS 31 B25	-	-	1
		3	ericsson	RRUS-11 800MHz w/ Mount Pipe			
90.0	90.0	3	kathrein	800 10121 w/ Mount Pipe	1	5/16	2
		3	alcatel lucent	RRH2X40-07-L	2 1 12	3/4 3/8 1-5/8	1
		3	kathrein	800 10121 w/ Mount Pipe			
		6	powerwave technologies	TT08-19DB111-001			
		1	raycap	DC6-48-60-18-8F			
		1	crown mounts	T-Arm Mount [TA 901-3]			

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Note
90.0	88.0	1	kathrein	800 10766 w/ Mount Pipe	-	-	1
		1	powerwave technologies	P65-16-XLH-RR w/ Mount Pipe			
		1	powerwave technologies	P65-17-XLH-RR w/ Mount Pipe			

Notes:
1) Existing Equipment
2) Equipment To Be Removed

Table 3 - Design Antenna and Cable Information

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
80	80	12	-	AP17-1900 DIRECT. ANTENNAS	-	-
		-	-	CLUSTER HUB (FUTURE)		
		6	-	COBRA ARMS WITH 72" RADOMES (FUTURE) Cluster Hub		
-	-	6	-	AP17-1900 DIRECT. ANTENNAS		
		6	-	AP17-1900 DIRECT. ANTENNAS (FUTURE)		
		3	-	COBRA ARMS WITH 72" RADOMES		
		3	-	COBRA ARMS WITH 72" RADOMES (FUTURE) Cluster Hub		

3) ANALYSIS PROCEDURE

Table 4 - Documents Provided

Document	Remarks	Reference	Source
4-GEOTECHNICAL REPORTS	Terracon	2094236	CCISITES
4-TOWER FOUNDATION DRAWINGS/DESIGN/SPECS	Black and Veatch	1474657	CCISITES
4-TOWER MANUFACTURER DRAWINGS	Black and Veatch	1549698	CCISITES

3.1) Analysis Method

tnxTower (version 6.1.4.1), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A.

3.2) Assumptions

1) Tower and structures were built in accordance with the manufacturer's specifications.
2) The tower and structures have been maintained in accordance with the manufacturer's specification.
3) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2 and the referenced drawings.

This analysis may be affected if any assumptions are not valid or have been made in error. Jacobs Engineering Group, Inc. should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS

Table 5 - Section Capacity (Summary)

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (K)	SF*P_allow (K)	% Capacity	Pass / Fail
L1	97 - 60.25	Pole	TP24.625x15x0.2188	1	-10.97	1156.28	55.8	Pass
L2	60.25 - 26.0312	Pole	TP33.5938x24.625x0.2813	2	-14.99	1935.06	51.0	Pass
L3	26.0312 - 0	Pole	TP39.5x31.7994x0.3125	3	-21.00	2508.79	52.0	Pass
							Summary	
						Pole (L1)	55.8	Pass
						Rating =	55.8	Pass

Table 6 - Tower Component Stresses vs. Capacity – LC5

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1	Anchor Rods	0	51.6	Pass
1	Base Plate	0	51.7	Pass
1	Base Foundation	0	32.7	Pass
1	Base Foundation Soil Interaction	0	19.8	Pass
1	Flange Plate	60	37.2	Pass

Structure Rating (max from all components) =	55.8%

Notes:
1) See additional documentation in "Appendix C – Additional Calculations" for calculations supporting the % capacity consumed.

4.1) Recommendations

The tower and its foundation have sufficient capacity to carry the existing and proposed loads. No modifications are required at this time.

NEW CINGULAR WIRELESS PCS, LLC
12851 MANCHESTER ROAD
ST. LOUIS, MO 63131

CODE COMPLIANCE

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

CODE TYPE	CODE
BUILDING	IBC 2012
MECHANICAL	IMC 2012
ELECTRICAL	NEC 2011

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS:	JACOBS ENGINEERING GROUP DATED MARCH 7, 2016
MOUNT ANALYSIS:	ENGINEERED ENDEVOURS INC.
MOUNT MODIFICATION DESIGN:	ENGINEERED ENDEVOURS INC.

ANALYSIS CRITERIA:

APPLICABLE CODES:	TIA-222-G-4 / ASCE 7-10
WIND SPEED:	V = 115 MPH (ULTIMATE 3 SECOND GUST) V = 89 MPH (NOMINAL 3 SECOND GUST)
EXPOSURE CATEGORY:	B
RISK CATEGORY:	II
RADIAL ICE THICKNESS:	1"
TOPOGRAPHIC CATEGORY:	1
CREST HEIGHT:	0
K_{zt} =	1.0
SEISMIC RESPONSE:	NA

OCCUPANCY TYPE:	UNMANNED
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROPOSE AN ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE.

- REMOVE (3) KATHREIN 800-10121 ANTENNAS
- REMOVE (3) STEALTH CANISTERS
- INSTALL (1) ROSENBERGER LEONI WR-VG86ST-BRD 3/4" DC CABLE
- INSTALL (2) ANDREW SBNHH-1D65C ANTENNAS
- INSTALL (1) ANDREW SBNHH-1D65B ANTENNA
- INSTALL (3) 8'-0"x24" STEALTH CANISTERS W/ MOUNT PIPE
- INSTALL (3) ALCATLE LUCENT - RRH4x25-WCS RRHs
- INSTALL (1) RAYCAP DC6-48-60-0-8F SQUID
- INSTALL (1) ALCATEL LUCENT - eCCM2 CARD IN (E) LTE CABINET
- INSTALL (1) RAYCAP - DC12-48-60-0-25E OUTDOOR SURGE PROTECTOR
- INSTALL (3) 2-1/2" SCH 40 x 6'-0" LONG PIPE W/ CROSSOVER HARDWARE

PROJECT: AT&T LTE 3C

AT&T SITE NAME:

87TH & ROE

AT&T FA CODE:

10048679

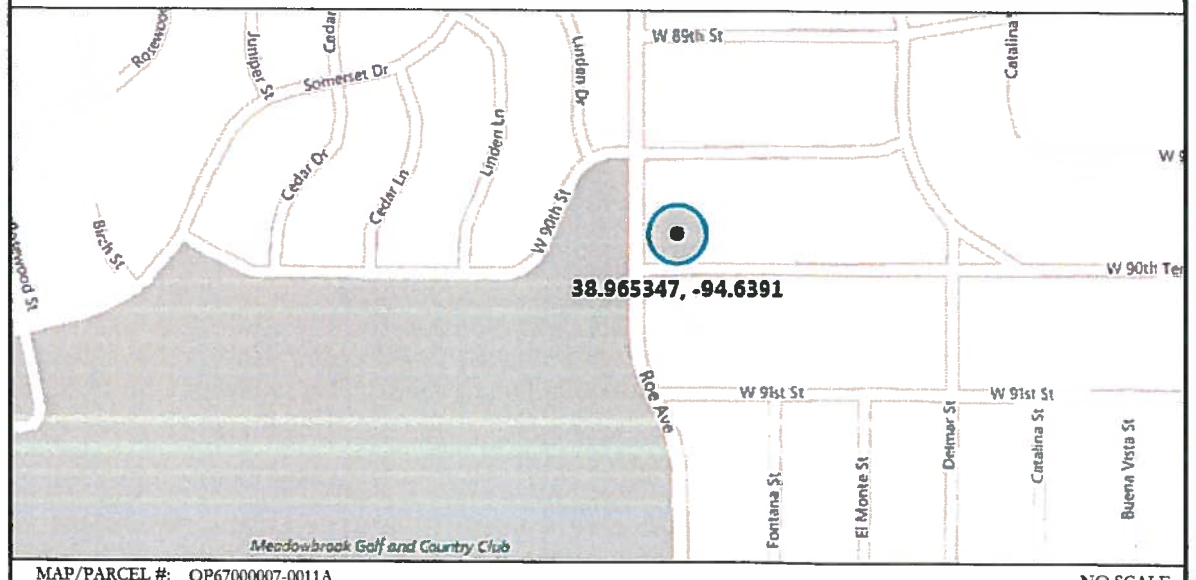
AT&T SITE NUMBER:

KS5511

SITE LOCATION:
9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

LOCATION MAP



MAP/PARCEL #: OP67000007-0011A

NO SCALE

NAD83

LATITUDE:	38° 57' 55.25"
LONGITUDE:	-94° 38' 20.76"

PROJECT INFORMATION

APPLICATION ID:	336192
JDE JOB NUMBER:	367937
CROWN CASTLE SITE NAME:	PRAIRIE VILLAGE FIRE STATION
CROWN CASTLE BU NUMBER:	877791
JURISDICTION:	CITY OF PRAIRIE VILLAGE
CONTACTS:	EDWARD NEISE - PROJECT MANAGER (314) 569-0153 MATTHEW SPRENZ - CONSTRUCTION MANAGER (816) 210-8813
CUSTOMER CONTACT:	MATT DEAN DEANMD@BV.COM
A&E PROJECT MANAGER:	KEITH HAHN (314) 372-2836
A&E FIRM:	CROWN CASTLE 380 SOUTHPOINTE BLVD, SUITE 400 CANONSBURG, PA 15317 ANDREW FANDOZZI, P.E., C.P.E. CROWNAE.APPROVAL@CROWNCASTLE.COM
ELECTRIC PROVIDER:	KANSAS CITY POWER AND LIGHT (KCP&L) (800) 344-7233
TELCO PROVIDER:	AT&T (866) 620-6900

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	EXISTING AND NEW TOWER ELEVATION
C-3	ANTENNA CONFIGURATIONS
C-4	ANTENNA COLOR CODE CHART
C-5.1	FINAL ANTENNA AND COAXIAL CABLE SCHEDULE
C-5.2	FINAL ANTENNA AND COAXIAL CABLE SCHEDULE
C-6	PLUMBING DIAGRAM
C-7	SPECIFICATION SHEET
C-8	STEALTH CANISTER DETAIL
G-1	GROUNDING SCHEMATIC
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES

CALL KANSAS ONE CALL
(800) DIG-SAFE
CALL 3 WORKING DAYS
BEFORE YOU DIG!
811

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER
4/4/2016 | 3:01:12 PM ET

Crown Castle USA, Inc. COA #E-1655

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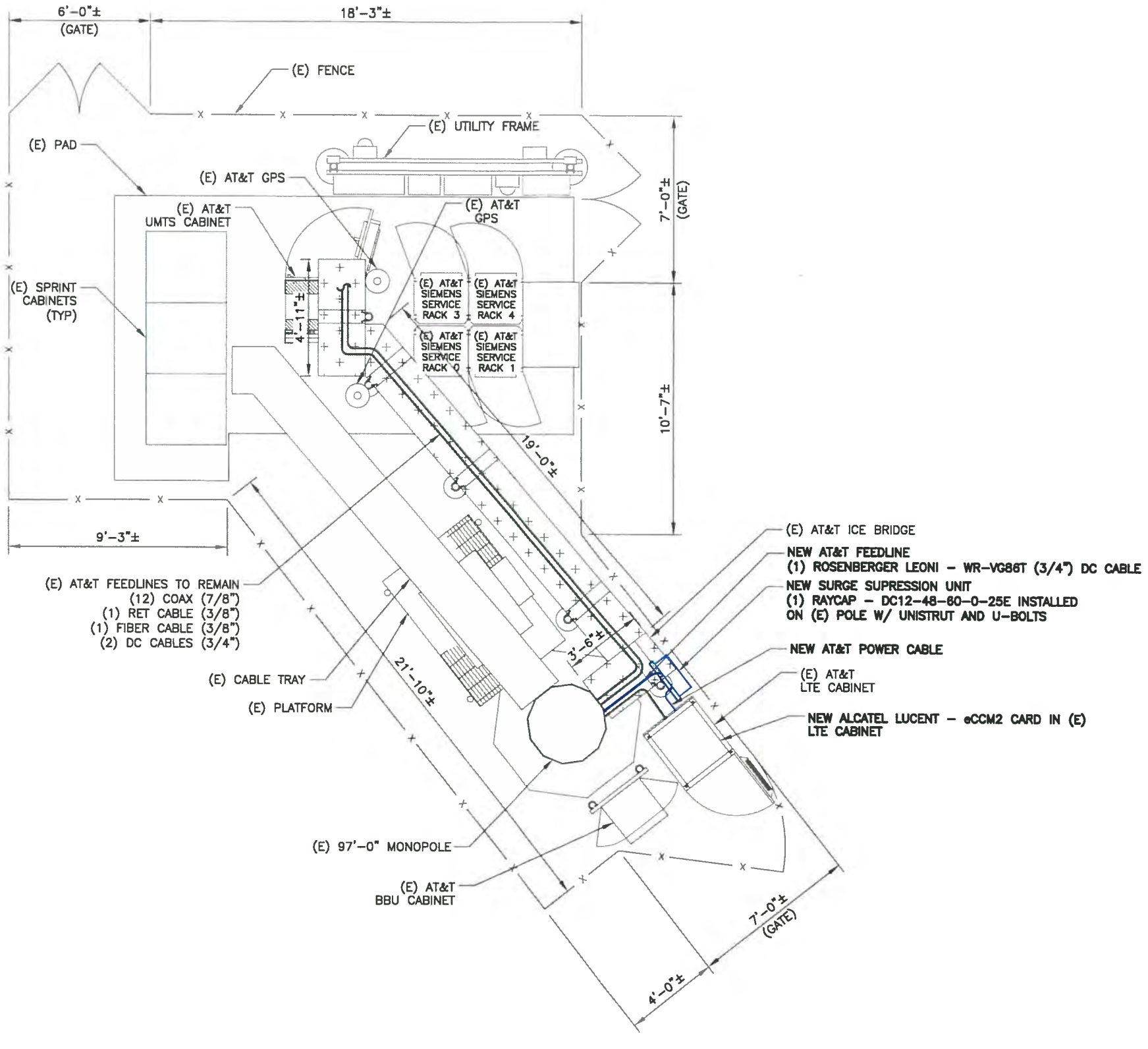

1 OVERALL SITE PLAN

SCALE: 3/16"=1'-0"

0' 1' 5' 10'

N

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

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ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES /QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
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24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER

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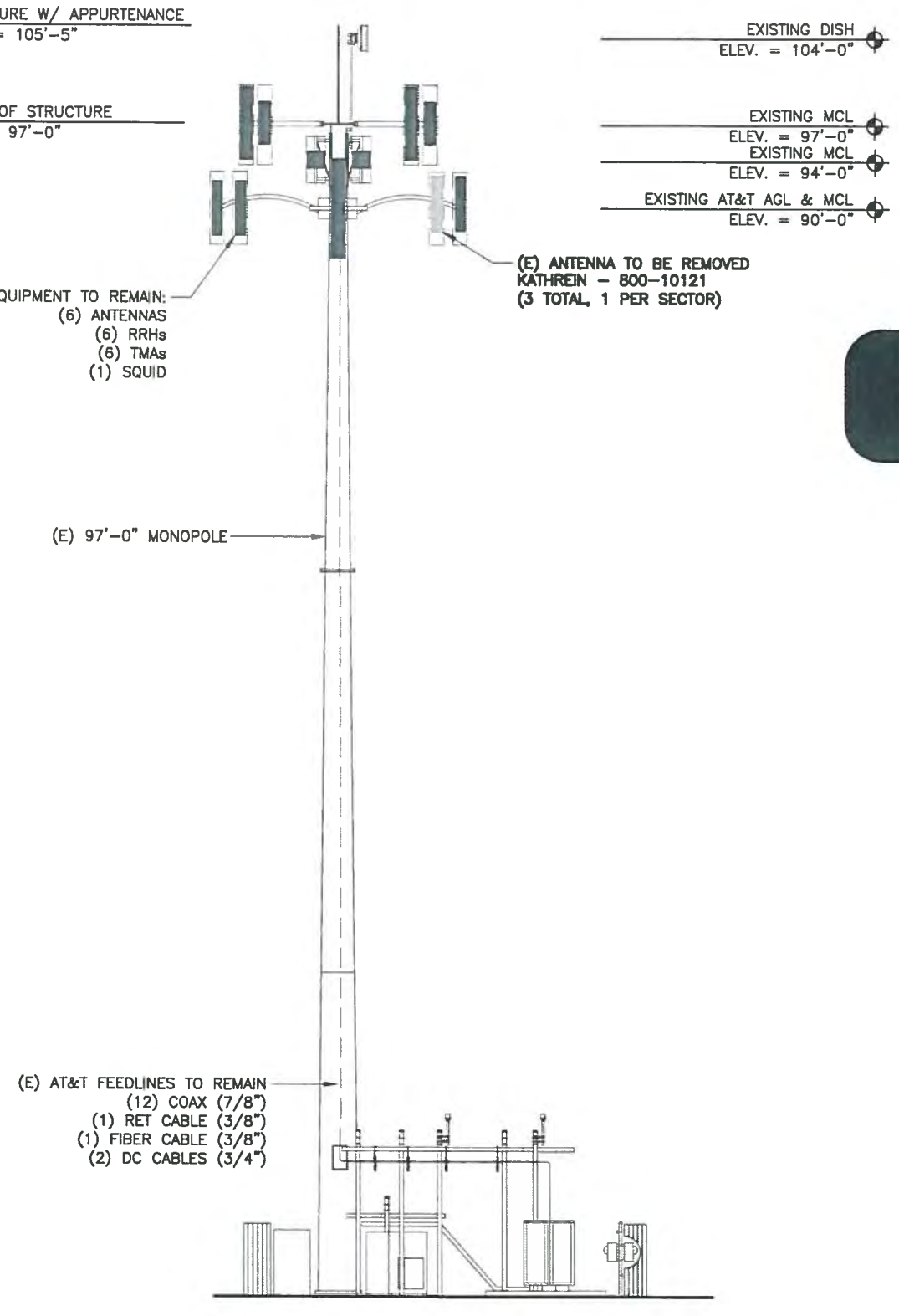
REVISION: 0



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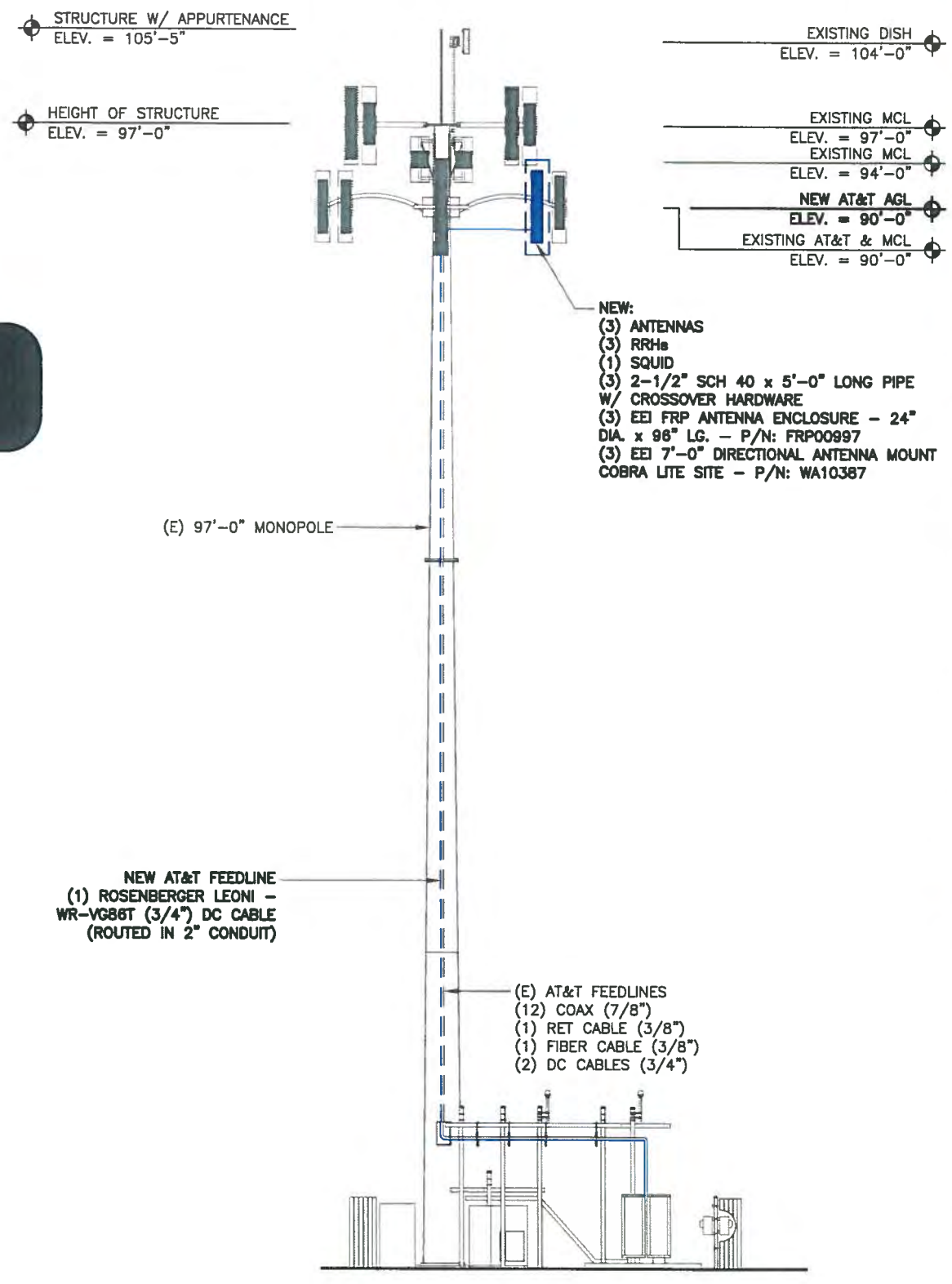

2 NEW TOWER ELEVATION
SCALE: N.T.S.

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

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0	04/04/16	AK	CONSTRUCTION	KK

CROWN CASTLE

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PROFESSIONAL ENGINEER

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Crown Castle USA, Inc. COA #E-1655

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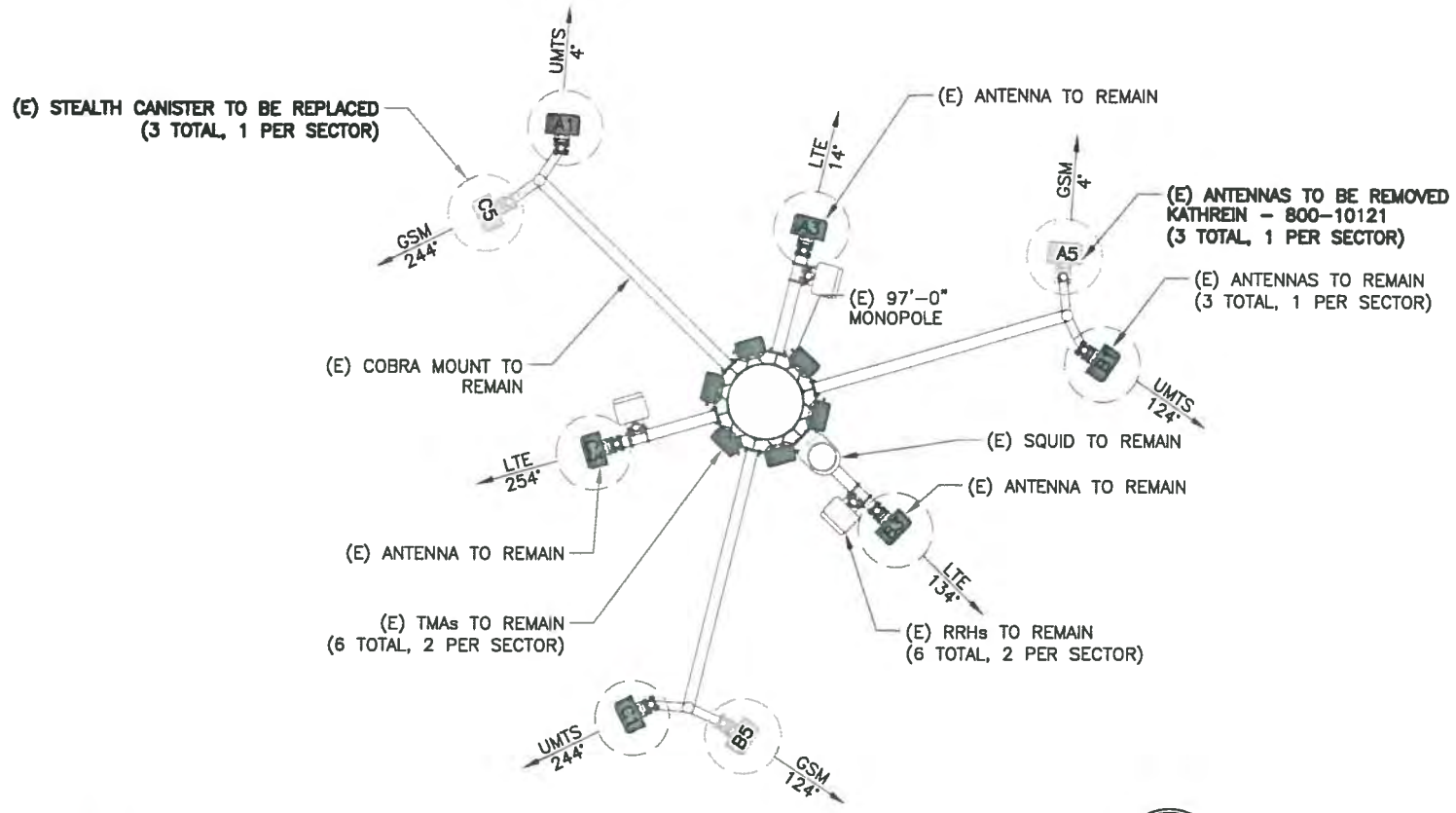
REVISION: 0



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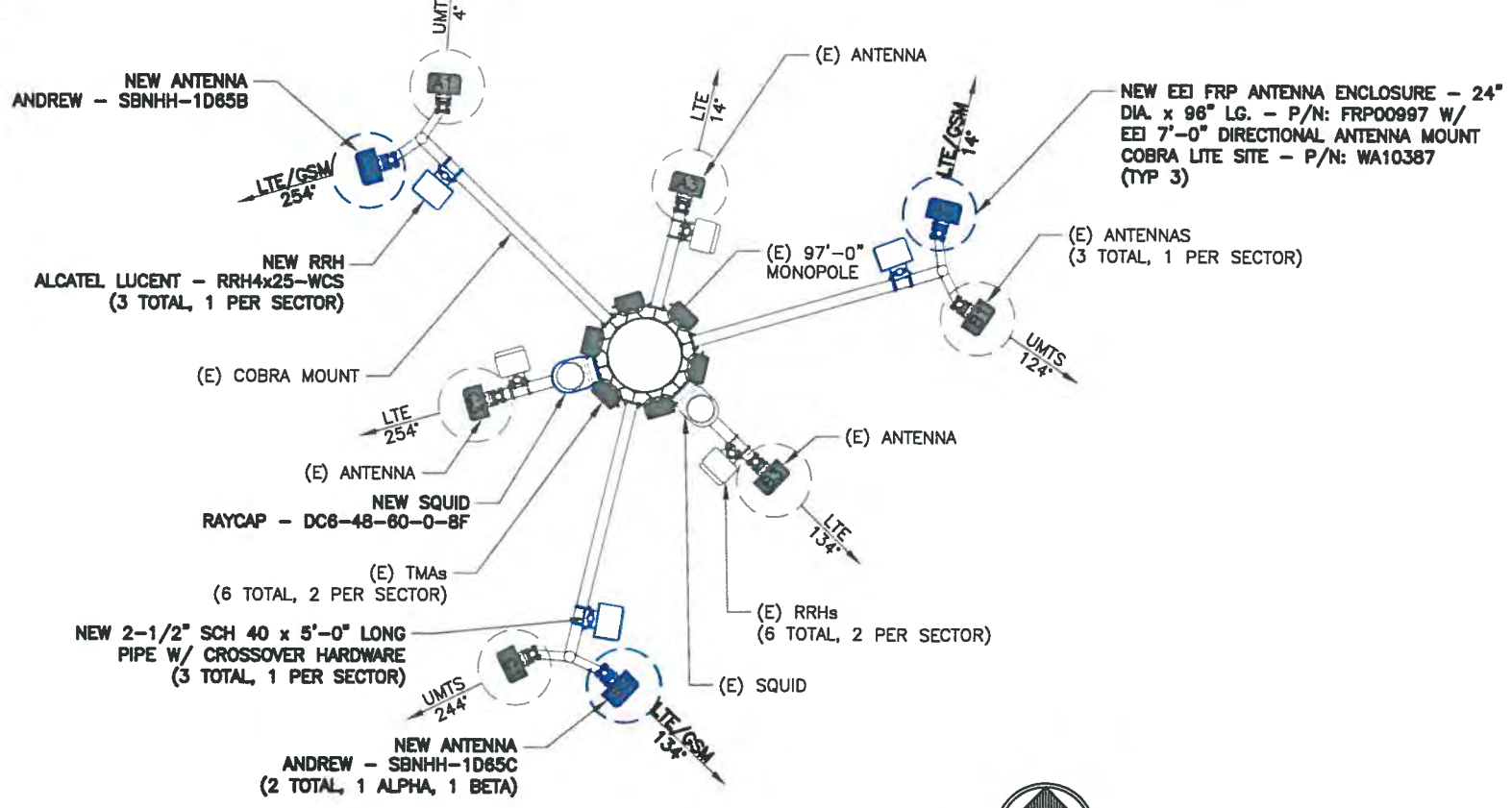

2 NEW ANTENNA LAYOUT
SCALE: N.T.S.

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at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

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CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER

4/4/2016 | 3:01:12 PM ET

Crown Castle USA, Inc. COA #E–1655

SHEET NUMBER: C-3
REVISION: 0

COAX JUMPER COLOR CODE						
SECTOR	POSITION	BAND	1ST COLOR	2ND COLOR	3RD COLOR	4TH COLOR	5TH COLOR
ALPHA	1	-700/850	RED	RED			
ALPHA	1	+700/850	RED	RED	YELLOW		
ALPHA	1	-700/850	RED	RED	RED		
ALPHA	1	+700/850	RED	RED	RED	YELLOW	
ALPHA	1	-1900/AWS/PCS/WCS	RED	RED	WHITE		
ALPHA	1	+1900/AWS/PCS/WCS	RED	RED	YELLOW	WHITE	
ALPHA	1	-1900/AWS/PCS/WCS	RED	RED	RED	WHITE	
ALPHA	1	+1900/AWS/PCS/WCS	RED	RED	RED	YELLOW	WHITE
ALPHA	1	-1900/AWS/PCS/WCS	RED	RED	RED	WHITE	
ALPHA	1	+1900/AWS/PCS/WCS	RED	RED	WHITE	YELLOW	WHITE
ALPHA	2	-700/850	RED	SLATE			
ALPHA	2	+700/850	RED	SLATE	YELLOW		
ALPHA	2	-700/850	RED	SLATE	SLATE		
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ALPHA	2	-1900/AWS/PCS/WCS	RED	SLATE	WHITE		
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ALPHA	2	+1900/AWS/PCS/WCS	RED	SLATE	WHITE	YELLOW	WHITE
ALPHA	3	-700/850	RED	ORANGE			
ALPHA	3	+700/850	RED	ORANGE	YELLOW		
ALPHA	3	-700/850	RED	ORANGE	ORANGE		
ALPHA	3	+700/850	RED	ORANGE	ORANGE	YELLOW	
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ALPHA	3	-1900/AWS/PCS/WCS	RED	ORANGE	RED	WHITE	
ALPHA	3	+1900/AWS/PCS/WCS	RED	ORANGE	RED	YELLOW	WHITE
ALPHA	3	-1900/AWS/PCS/WCS	RED	ORANGE	WHITE	WHITE	
ALPHA	3	+1900/AWS/PCS/WCS	RED	ORANGE	WHITE	YELLOW	WHITE
ALPHA	4	-700/850	RED	BROWN			
ALPHA	4	+700/850	RED	BROWN	YELLOW		
ALPHA	4	-700/850	RED	BROWN	BROWN		
ALPHA	4	+700/850	RED	BROWN	BROWN	YELLOW	
ALPHA	4	-1900/AWS/PCS/WCS	RED	BROWN	WHITE		
ALPHA	4	+1900/AWS/PCS/WCS	RED	BROWN	YELLOW	WHITE	
ALPHA	4	-1900/AWS/PCS/WCS	RED	BROWN	BROWN	WHITE	
ALPHA	4	+1900/AWS/PCS/WCS	RED	BROWN	BROWN	YELLOW	WHITE
ALPHA	4	-1900/AWS/PCS/WCS	RED	BROWN	RED	WHITE	
ALPHA	4	+1900/AWS/PCS/WCS	RED	BROWN	RED	YELLOW	WHITE
ALPHA	4	-1900/AWS/PCS/WCS	RED	BROWN	WHITE	WHITE	
ALPHA	4	+1900/AWS/PCS/WCS	RED	BROWN	WHITE	YELLOW	WHITE
ALPHA	5	-700/850	RED				
ALPHA	5	+700/850	RED		YELLOW		
ALPHA	5	-700/850	RED				
ALPHA	5	+700/850	RED			YELLOW	
ALPHA	5	-1900/AWS/PCS/WCS	RED		WHITE		
ALPHA	5	+1900/AWS/PCS/WCS	RED		YELLOW	WHITE	
ALPHA	5	-1900/AWS/PCS/WCS	RED			WHITE	
ALPHA	5	+1900/AWS/PCS/WCS	RED			YELLOW	WHITE
ALPHA	5	-1900/AWS/PCS/WCS	RED		RED	WHITE	
ALPHA	5	+1900/AWS/PCS/WCS	RED		RED	YELLOW	WHITE
ALPHA	5	-1900/AWS/PCS/WCS	RED		WHITE	WHITE	
ALPHA	5	+1900/AWS/PCS/WCS	RED		WHITE	YELLOW	WHITE

BETA	1	-700/850	BLUE				
BETA	1	+700/850	BLUE		YELLOW		
BETA	1	-700/850	BLUE		BLUE		
BETA	1	+700/850	BLUE		BLUE	YELLOW	
BETA	1	-1900/AWS/PCS/WCS	BLUE		WHITE		
BETA	1	+1900/AWS/PCS/WCS	BLUE		YELLOW	WHITE	
BETA	1	-1900/AWS/PCS/WCS	BLUE		BLUE	WHITE	
BETA	1	+1900/AWS/PCS/WCS	BLUE		BLUE	YELLOW	WHITE
BETA	1	-1900/AWS/PCS/WCS	BLUE		RED	WHITE	
BETA	1	+1900/AWS/PCS/WCS	BLUE		RED	YELLOW	WHITE
BETA	1	-1900/AWS/PCS/WCS	BLUE		WHITE	WHITE	
BETA	1	+1900/AWS/PCS/WCS	BLUE		WHITE	YELLOW	WHITE
BETA	2	-700/850	BLUE	SLATE			
BETA	2	+700/850	BLUE	SLATE	YELLOW		
BETA	2	-700/850	BLUE	SLATE	SLATE		
BETA	2	+700/850	BLUE	SLATE	SLATE	YELLOW	
BETA	2	-1900/AWS/PCS/WCS	BLUE	SLATE	WHITE		
BETA	2	+1900/AWS/PCS/WCS	BLUE	SLATE	YELLOW	WHITE	
BETA	2	-1900/AWS/PCS/WCS	BLUE	SLATE	SLATE	WHITE	
BETA	2	+1900/AWS/PCS/WCS	BLUE	SLATE	SLATE	YELLOW	WHITE
BETA	2	-1900/AWS/PCS/WCS	BLUE	SLATE	RED	WHITE	
BETA	2	+1900/AWS/PCS/WCS	BLUE	SLATE	RED	YELLOW	WHITE
BETA	2	-1900/AWS/PCS/WCS	BLUE	SLATE	WHITE	WHITE	
BETA	2	+1900/AWS/PCS/WCS	BLUE	SLATE	WHITE	YELLOW	WHITE
BETA	3	-700/850	BLUE	ORANGE			
BETA	3	+700/850	BLUE	ORANGE	YELLOW		
BETA	3	-700/850	BLUE	ORANGE	ORANGE		
BETA	3	+700/850	BLUE	ORANGE	ORANGE	YELLOW	
BETA	3	-1900/AWS/PCS/WCS	BLUE	ORANGE	WHITE		
BETA	3	+1900/AWS/PCS/WCS	BLUE	ORANGE	YELLOW	WHITE	
BETA	3	-1900/AWS/PCS/WCS	BLUE	ORANGE	ORANGE	WHITE	
BETA	3	+1900/AWS/PCS/WCS	BLUE	ORANGE	ORANGE	YELLOW	WHITE
BETA	3	-1900/AWS/PCS/WCS	BLUE	ORANGE	RED	WHITE	
BETA	3	+1900/AWS/PCS/WCS	BLUE	ORANGE	RED	YELLOW	WHITE
BETA	3	-1900/AWS/PCS/WCS	BLUE	ORANGE	WHITE	WHITE	
BETA	3	+1900/AWS/PCS/WCS	BLUE	ORANGE	WHITE	YELLOW	WHITE
BETA	4	-700/850	BLUE	BROWN			
BETA	4	+700/850	BLUE	BROWN	YELLOW		
BETA	4	-700/850	BLUE	BROWN	BROWN		
BETA	4	+700/850	BLUE	BROWN	BROWN	YELLOW	
BETA	4	-1900/AWS/PCS/WCS	BLUE	BROWN	WHITE		
BETA	4	+1900/AWS/PCS/WCS	BLUE	BROWN	YELLOW	WHITE	
BETA	4	-1900/AWS/PCS/WCS	BLUE	BROWN	BROWN	WHITE	
BETA	4	+1900/AWS/PCS/WCS	BLUE	BROWN	BROWN	YELLOW	WHITE
BETA	4	-1900/AWS/PCS/WCS	BLUE	BROWN	RED	WHITE	
BETA	4	+1900/AWS/PCS/WCS	BLUE	BROWN	RED	YELLOW	WHITE
BETA	4	-1900/AWS/PCS/WCS	BLUE	BROWN	WHITE	WHITE	
BETA	4	+1900/AWS/PCS/WCS	BLUE	BROWN	WHITE	YELLOW	WHITE
BETA	5	-700/850	BLUE				
BETA	5	+700/850	BLUE		YELLOW		
BETA	5	-700/850	BLUE				
BETA	5	+700/850	BLUE			YELLOW	
BETA	5	-1900/AWS/PCS/WCS	BLUE		WHITE		
BETA	5	+1900/AWS/PCS/WCS	BLUE		YELLOW	WHITE	
BETA	5	-1900/AWS/PCS/WCS	BLUE			WHITE	
BETA	5	+1900/AWS/PCS/WCS	BLUE			YELLOW	WHITE
BETA	5	-1900/AWS/PCS/WCS	BLUE		RED	WHITE	
BETA	5	+1900/AWS/PCS/WCS	BLUE		RED	YELLOW	WHITE
BETA	5	-1900/AWS/PCS/WCS	BLUE		WHITE	WHITE	
BETA	5	+1900/AWS/PCS/WCS	BLUE		WHITE	YELLOW	WHITE

GAMMA	1	-700/850	GREEN				
GAMMA	1	+700/850	GREEN		YELLOW		
GAMMA	1	-700/850	GREEN		GREEN		
GAMMA	1	+700/850	GREEN		GREEN	YELLOW	
GAMMA	1	-1900/AWS/PCS/WCS	GREEN		WHITE		
GAMMA	1	+1900/AWS/PCS/WCS	GREEN		YELLOW	WHITE	
GAMMA	1	-1900/AWS/PCS/WCS	GREEN		GREEN	WHITE	
GAMMA	1	+1900/AWS/PCS/WCS	GREEN		GREEN	YELLOW	WHITE
GAMMA	1	-1900/AWS/PCS/WCS	GREEN		RED	WHITE	
GAMMA	1	+1900/AWS/PCS/WCS	GREEN		RED	YELLOW	WHITE
GAMMA	1	-1900/AWS/PCS/WCS	GREEN		WHITE	WHITE	
GAMMA	1	+1900/AWS/PCS/WCS	GREEN		WHITE	YELLOW	WHITE
GAMMA	2	-700/850	GREEN	SLATE			
GAMMA	2	+700/850	GREEN	SLATE	YELLOW		
GAMMA	2	-700/850	GREEN	SLATE	SLATE		
GAMMA	2	+700/850	GREEN	SLATE	SLATE	YELLOW	
GAMMA	2	-1900/AWS/PCS/WCS	GREEN	SLATE	WHITE		
GAMMA	2	+1900/AWS/PCS/WCS	GREEN	SLATE	YELLOW	WHITE	
GAMMA	2	-1900/AWS/PCS/WCS	GREEN	SLATE	SLATE	WHITE	
GAMMA	2	+1900/AWS/PCS/WCS	GREEN	SLATE	SLATE	YELLOW	WHITE
GAMMA	2	-1900/AWS/PCS/WCS	GREEN	SLATE	RED	WHITE	
GAMMA	2	+1900/AWS/PCS/WCS	GREEN	SLATE	RED	YELLOW	WHITE
GAMMA	2	-1900/AWS/PCS/WCS	GREEN	SLATE	WHITE	WHITE	
GAMMA	2	+1900/AWS/PCS/WCS	GREEN	SLATE	WHITE	YELLOW	WHITE
GAMMA	3	-700/850	GREEN	ORANGE			
GAMMA	3	+700/850	GREEN	ORANGE	YELLOW		
GAMMA	3	-700/850	GREEN	ORANGE	ORANGE		
GAMMA	3	+700/850	GREEN	ORANGE	ORANGE	YELLOW	
GAMMA	3	-1900/AWS/PCS/WCS	GREEN	ORANGE	WHITE		
GAMMA	3	+1900/AWS/PCS/WCS	GREEN	ORANGE	YELLOW	WHITE	
GAMMA	3	-1900/AWS/PCS/WCS	GREEN	ORANGE	ORANGE	WHITE	
GAMMA	3	+1900/AWS/PCS/WCS	GREEN	ORANGE	ORANGE	YELLOW	WHITE
GAMMA	3	-1900/AWS/PCS/WCS	GREEN	ORANGE	RED	WHITE	
GAMMA	3	+1900/AWS/PCS/WCS	GREEN	ORANGE	RED	YELLOW	WHITE
GAMMA	3	-1900/AWS/PCS/WCS	GREEN	ORANGE	WHITE	WHITE	
GAMMA	3	+1900/AWS/PCS/WCS	GREEN	ORANGE	WHITE	YELLOW	WHITE
GAMMA	4	-700/850	GREEN	BROWN			
GAMMA	4	+700/850	GREEN	BROWN	YELLOW		
GAMMA	4	-700/850	GREEN	BROWN	BROWN		
GAMMA	4	+700/850	GREEN	BROWN	BROWN	YELLOW	
GAMMA	4	-1900/AWS/PCS/WCS	GREEN	BROWN	WHITE		
GAMMA	4	+1900/AWS/PCS/WCS	GREEN	BROWN	YELLOW	WHITE	
GAMMA	4	-1900/AWS/PCS/WCS	GREEN	BROWN	BROWN	WHITE	
GAMMA	4	+1900/AWS/PCS/WCS	GREEN	BROWN	BROWN	YELLOW	WHITE
GAMMA	4	-1900/AWS/PCS/WCS	GREEN	BROWN	RED	WHITE	
GAMMA	4	+1900/AWS/PCS/WCS	GREEN	BROWN	RED	YELLOW	WHITE
GAMMA	4	-1900/AWS/PCS/WCS	GREEN	BROWN	WHITE	WHITE	
GAMMA	4	+1900/AWS/PCS/WCS	GREEN	BROWN	WHITE	YELLOW	WHITE
GAMMA	5	-700/850	GREEN				
GAMMA	5	+700/850	GREEN		YELLOW		
GAMMA	5	-700/850	GREEN				
GAMMA	5	+700/850	GREEN			YELLOW	
GAMMA	5	-1900/AWS/PCS/WCS	GREEN		WHITE		
GAMMA	5	+1900/AWS/PCS/WCS	GREEN		YELLOW	WHITE	
GAMMA	5	-1900/AWS/PCS/WCS	GREEN			WHITE	
GAMMA	5	+1900/AWS/PCS/WCS	GREEN			YELLOW	WHITE
GAMMA	5	-1900/AWS/PCS/WCS	GREEN		RED	WHITE	
GAMMA	5	+1900/AWS/PCS/WCS	GREEN		RED	YELLOW	WHITE
GAMMA	5	-1900/AWS/PCS/WCS	GREEN		WHITE	WHITE	
GAMMA	5	+1900/AWS/PCS/WCS	GREEN		WHITE	YELLOW	WHITE

DC/FIBER JUMPER COLOR CODE										
SECTOR	RRH	FIBER						DC			
ALPHA	1st LB RRH	RED						RED	ORANGE		
ALPHA	1st HB RRH	RED	WHITE					RED	YELLOW		
ALPHA	2nd LB RRH	RED	RED					RED	ORANGE	ORANGE	
ALPHA	2nd HB RRH	RED	WHITE	WHITE				RED	YELLOW	YELLOW	
ALPHA	3rd LB RRH	RED	RED	RED				RED	ORANGE	ORANGE	ORANGE
ALPHA	3rd HB RRH	RED	WHITE	WHITE	WHITE			RED	YELLOW	YELLOW	YELLOW
ALPHA	4th LB RRH	RED	RED	RED	RED			RED	ORANGE	ORANGE	ORANGE
ALPHA	4th HB RRH	RED	WHITE	WHITE	WHITE	WHITE		RED	YELLOW	YELLOW	YELLOW
ALPHA	5th LB RRH	RED	RED	RED	RED	RED		RED	ORANGE	ORANGE	ORANGE
ALPHA	5th HB RRH	RED	WHITE	WHITE	WHITE	WHITE	WHITE	RED	YELLOW	YELLOW	YELLOW
BETA	1st LB RRH	BLUE						BLUE	ORANGE		
BETA	1st HB RRH	BLUE	WHITE					BLUE	YELLOW		
BETA	2nd LB RRH	BLUE	BLUE					BLUE	ORANGE	ORANGE	
BETA	2nd HB RRH	BLUE	WHITE	WHITE				BLUE	YELLOW	YELLOW	
BETA	3rd LB RRH	BLUE	BLUE	BLUE				BLUE	ORANGE	ORANGE	ORANGE
BETA	3rd HB RRH	BLUE	WHITE	WHITE	WHITE			BLUE	YELLOW	YELLOW	YELLOW
BETA	4th LB RRH	BLUE	BLUE	BLUE	BLUE			BLUE	ORANGE	ORANGE	ORANGE
BETA	4th HB RRH	BLUE	WHITE	WHITE	WHITE	WHITE		BLUE	YELLOW	YELLOW	YELLOW
BETA	5th LB RRH	BLUE	BLUE	BLUE	BLUE	BLUE		BLUE	ORANGE	ORANGE	ORANGE
BETA	5th HB RRH	BLUE	WHITE	WHITE	WHITE	WHITE	WHITE	BLUE	YELLOW	YELLOW	YELLOW
GAMMA	1st LB RRH	GREEN						GREEN	ORANGE		
GAMMA	1st HB RRH	GREEN	WHITE					GREEN	YELLOW		
GAMMA	2nd LB RRH	GREEN	GREEN					GREEN	ORANGE	ORANGE	
GAMMA	2nd HB RRH	GREEN	WHITE	WHITE				GREEN	YELLOW	YELLOW	
GAMMA	3rd LB RRH	GREEN	GREEN	GREEN				GREEN	ORANGE	ORANGE	ORANGE
GAMMA	3rd HB RRH	GREEN	WHITE	WHITE	WHITE			GREEN	YELLOW	YELLOW	YELLOW
GAMMA	4th LB RRH	GREEN	GREEN	GREEN	GREEN			GREEN	ORANGE	ORANGE	ORANGE
GAMMA	4th HB RRH	GREEN	WHITE	WHITE	WHITE	WHITE		GREEN	YELLOW	YELLOW	YELLOW
GAMMA	5th LB RRH	GREEN	GREEN	GREEN	GREEN	GREEN		GREEN	ORANGE	ORANGE	ORANGE
GAMMA	5th HB RRH	GREEN	WHITE	WHITE	WHITE	WHITE	WHITE	GREEN	YELLOW	YELLOW	YELLOW

1 ANTENNA COLOR CODE CHART
SCALE: N.T.S.

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QES./QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER

4/4/2016 | 3:01:12 PM ET

Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: C-4
REVISION: 0

FINAL ANTENNA AND COAXIAL CABLE SCHEDULE

ITEM DESCRIPTION	SECTOR 1 (ALPHA)		
TECHNOLOGY	POS. 1 UMTS (EXISTING)	POS. 3 LTE (EXISTING)	**POS. 5 LTE/GSM (NEW)**
AZIMUTH	4°	14°	**14°**
COLOR CODE	SEE COLOR CODE CHART ON C-4	SEE COLOR CODE CHART ON C-4	SEE COLOR CODE CHART ON C-4
ANTENNA TYPE	KATHREIN 800-10121	POWERWAVE P65-17-XLH-RR	**ANDREW SBNHH-1D65C**
ANTENNA RAD CENTER	90'-0"	90'-0"	**90'-0"**
MECHANICAL DOWNTILT	0°	0°	**0°**
ELECTRICAL DOWNTILT (LOW BAND/HIGH BAND)	0°/0°	2°/1°	**0°/1°**
MAIN COAX SIZE	7/8"	–	7/8"
MAIN COAX LENGTH	140'-0"	–	140'-0"
NUMBER OF COAX	2	–	2
NUMBER OF TMA	(1) TT08-19DB111_001	–	(1) TT08-19DB111_001
NUMBER OF DIPLEXER ON TOWER	–	–	–
RAYCAP DEMARC SQUID	–	(1) DC6-48-60-18-8F	**(1) DC6-48-60-0-8F**
DC (WR-VG86ST-BRD) FIBER CABLES (FB-L98-002-XXX)	–	(2) DC (1) FIBER	**(1) DC**
NUMBER OF RRHS ON TOWER	–	RRH2x40W-07L RRHSx60-1900A-4R	**RRH4x25-WCS**
BIAS-TS	–	–	–
NUMBER OF DIPLEXERS ON GROUND	2	–	2
RET HOMERUN	(1) 3/8" RET CABLE	–	–

FINAL ANTENNA AND COAXIAL CABLE SCHEDULE

ITEM DESCRIPTION	SECTOR 2 (BETA)		
TECHNOLOGY	POS. 1 UMTS (EXISTING)	POS. 3 LTE (EXISTING)	**POS. 5 LTE/GSM (NEW)**
AZIMUTH	124°	134°	**134°**
COLOR CODE	SEE COLOR CODE CHART ON C-4	SEE COLOR CODE CHART ON C-4	SEE COLOR CODE CHART ON C-4
ANTENNA TYPE	KATHREIN 800-10121	KATHREIN 800-10766	**ANDREW SBNHH-1D65C**
ANTENNA RAD CENTER	90'-0"	90'-0"	**90'-0"**
MECHANICAL DOWNTILT	0°	0°	**0°**
ELECTRICAL DOWNTILT (LOW BAND/HIGH BAND)	0°/0°	8°/4°	**0°/4°**
MAIN COAX SIZE	7/8"	–	7/8"
MAIN COAX LENGTH	140'-0"	–	140'-0"
NUMBER OF COAX	2	–	2
NUMBER OF TMA	(1) TT08-19DB111_001	–	(1) TT08-19DB111_001
NUMBER OF DIPLEXER ON TOWER	–	–	–
RAYCAP DEMARC SQUID	–	–	–
DC (WR-VG86ST-BRD) FIBER CABLES (FB-L98-002-XXX)	–	–	–
NUMBER OF RRHS ON TOWER	–	RRH2x40W-07L RRHSx60-1900A-4R	**RRH4x25-WCS**
BIAS-TS	–	–	–
NUMBER OF DIPLEXERS ON GROUND	2	–	2
RET HOMERUN	–	–	–

[redacted]

1 FINAL ANTENNA AND COAXIAL CABLE SCHEDULE
SCALE: N.T.S.

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER

4/4/2016 | 3:01:12 PM ET

Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: C-5.1 **REVISION:** 0

FINAL ANTENNA AND COAXIAL CABLE SCHEDULE

ITEM DESCRIPTION	SECTOR 3 (GAMMA)		
TECHNOLOGY	POS. 1 UMTS (EXISTING)	POS. 3 LTE (EXISTING)	**POS. 5 LTE/GSM (NEW)**
AZIMUTH	244°	254°	**254°**
COLOR CODE	SEE COLOR CODE CHART ON C-4	SEE COLOR CODE CHART ON C-4	SEE COLOR CODE CHART ON C-4
ANTENNA TYPE	KATHREIN 800-10121	POWERWAVE P65-16-XLH-RR	**ANDREW SBNHH-1D65B**
ANTENNA RAD CENTER	90'-0"	90'-0"	**90'-0"**
MECHANICAL DOWNTILT	0°	0°	**0°**
ELECTRICAL DOWNTILT (LOW BAND/HIGH BAND)	0°/0°	7°/3°	**0°/3°**
MAIN COAX SIZE	7/8"	–	7/8"
MAIN COAX LENGTH	140'-0"	–	140'-0"
NUMBER OF COAX	2	–	2
NUMBER OF TMA	(1) TT08-19DB111_001	–	(1) TT08-19DB111_001
NUMBER OF DIPLEXER ON TOWER	–	–	–
RAYCAP DEMARC SQUID	–	–	–
DC (WR-VG86ST-BRD) FIBER CABLES (FB-L98-002-XXX)	–	–	–
NUMBER OF RRHS ON TOWER	–	RRH2x40W-07L RRHSx60-1900A-4R	**RRH4x25-WCS**
BIAS-TS	–	–	–
NUMBER OF DIPLEXERS ON GROUND	2	–	2
RET HOMERUN	–	–	–

[redacted]

1 FINAL ANTENNA AND COAXIAL CABLE SCHEDULE
SCALE: N.T.S.

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

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ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QES./QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

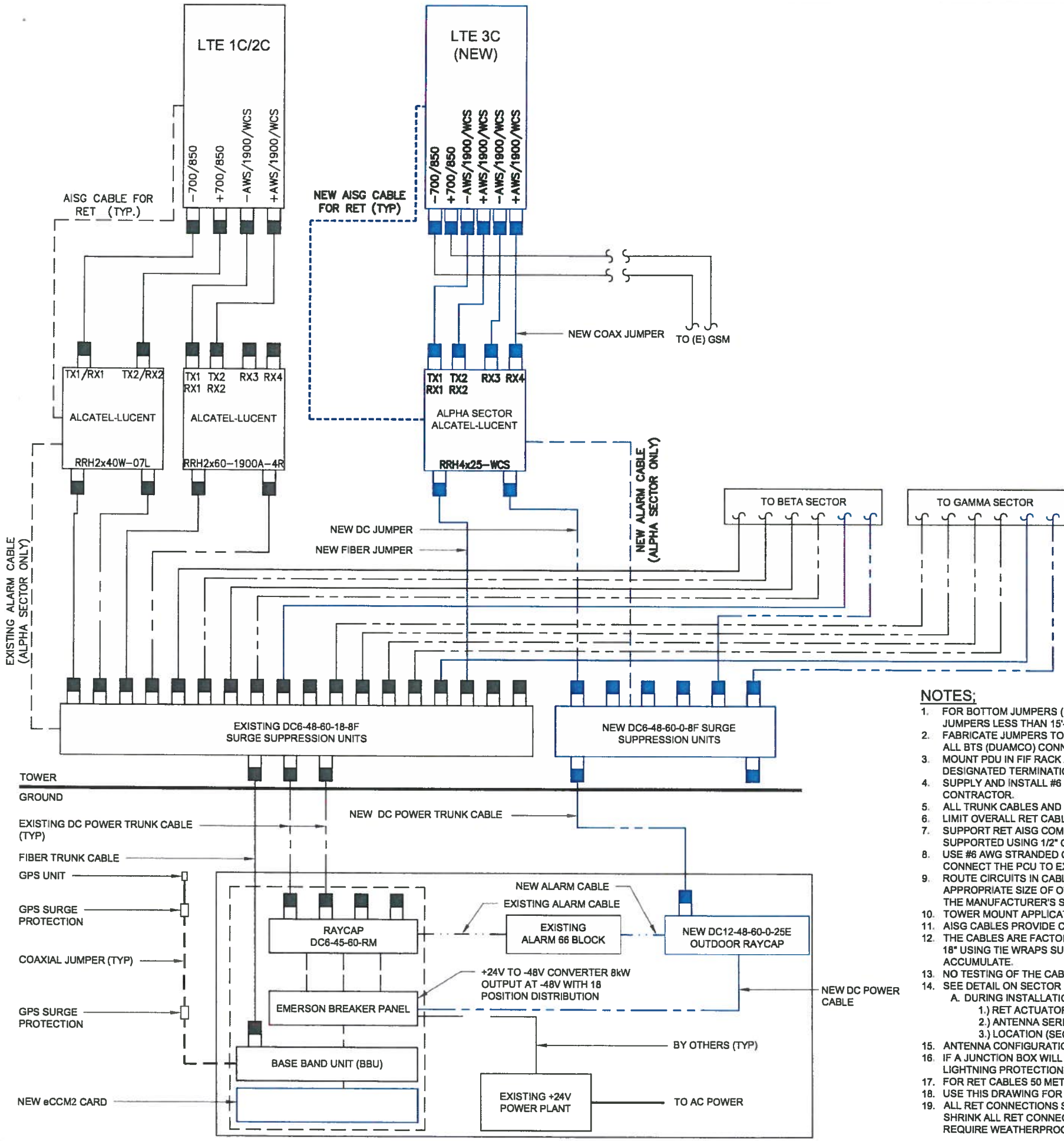
CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER

4/4/2016 | 3:01:12 PM ET

Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: C-5.2 **REVISION:** 0



NOTES;

1. FOR BOTTOM JUMPERS (FROM THE MAIN COAX TO THE BTS CONNECTOR) LONGER THAN 15'-0" USE 7/8" COAX. FOR BOTTOM JUMPERS LESS THAN 15'-0" USE 1/2" EC4 OR EQUIVALENT.
2. FABRICATE JUMPERS TO ASSURE THAT THE 90' CONNECTOR IS 56" FROM THE FLOOR ALLOWING ENOUGH SLACK TO REACH ALL BTS (DUAMCO) CONNECTIONS IF CABINET IS NOT IN PLACE.
3. MOUNT PDU IN FIF RACK AND ASSURE THAT THE PREFABRICATED CONDUCTORS SUPPLIED WITH BIAS TEE WILL REACH THE DESIGNATED TERMINATION POINTS.
4. SUPPLY AND INSTALL #6 AWG GROUNDING TO TELCO RACK FROM THE MAIN GROUNDING BUS. SUPPLIED AND INSTALLED BY CONTRACTOR.
5. ALL TRUNK CABLES AND JUMPERS SHALL BE SIZED AS REQUIRED.
6. LIMIT OVERALL RET CABLE RUN TO LESS THAN 400 FT.
7. SUPPORT RET AISG COMM CABLE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. RET CABLE TO BE SUPPORTED USING 1/2" CLIPS WITH 3/8" RUBBER INSERT GROMMETS.
8. USE #6 AWG STRANDED COPPER THHN-2 GREEN INSULATED GROUNDING CONDUCTOR UNLESS OTHERWISE NOTED. CONNECT THE PCU TO EXISTING TELCO RACK GROUNDING BAR.
9. ROUTE CIRCUITS IN CABLE TRAY OR EMT CONDUITS TO THE EXISTING +24VDC PDU OR -48VDC PCU PANELS. PROVIDE THE APPROPRIATE SIZE OF OVERCURRENT PROTECTION AND FOLLOW THE TERMINATION PROCEDURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
10. TOWER MOUNT APPLICATION WIII DICTATE THE LENGTH OF CABLE TO BE USED.
11. AISG CABLES PROVIDE CONTROL AND POWER TO ELECTRICAL DOWN TILT DRIVES ON THE ANTENNAS.
12. THE CABLES ARE FACTORY ASSEMBLED WITH ONE MALE AND ONE FEMALE CONNECTOR ON EACH END. SUPPORT EVERY 18" USING TIE WRAPS SUITABLE FOR OUTDOOR USE. INSTALL DRIP LOOPS AT EVERY LOCATION WHERE WATER MAY ACCUMULATE.
13. NO TESTING OF THE CABLE IS REQUIRED.
14. SEE DETAIL ON SECTOR CONFIGURATION SHEETS FOR AISG BIAS- T PLACEMENT.
    A. DURING INSTALLATION, RECORD THE FOLLOWING INFORMATION FOR USE DURING THE COMMISSIONING PHASE:
        1.) RET ACTUATOR/MOTOR SERIAL NUMBER
        2.) ANTENNA SERIAL NUMBER
        3.) LOCATION (SECTOR IN WHICH THE ANTENNA WILL OPERATE)
15. ANTENNA CONFIGURATION IS SHOWN DIAGRAMMATICALLY ONLY AS A REPRESENTATION.
16. IF A JUNCTION BOX WILL NOT BE USED AT THE TOP OF THE RET SYSTEM, IT IS RECOMMENDED THAT AN ADDITIONAL LIGHTNING PROTECTION UNIT BE INSTALLED AT THE TOWER TOP.
17. FOR RET CABLES 50 METERS OR LESS, THE AISG CABLE GROUNDING KIT IS NOT REQUIRED AT THE SHELTER END.
18. USE THIS DRAWING FOR RET GROUNDING SPECIFICATIONS, SEE DRAWING G-I FOR GENERAL REQUIREMENTS.
19. ALL RET CONNECTIONS SHALL BE WEATHERPROOFED. PREFERRED METHOD OF WEATHER PROOFING SHALL BE TO HEAT SHRINK ALL RET CONNECTIONS PER ND-135 RET GUIDELINES SECTION 3.3 AISG (RS 485) CABLE - "ALL CABLE CONNECTORS REQUIRE WEATHERPROOFING."

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

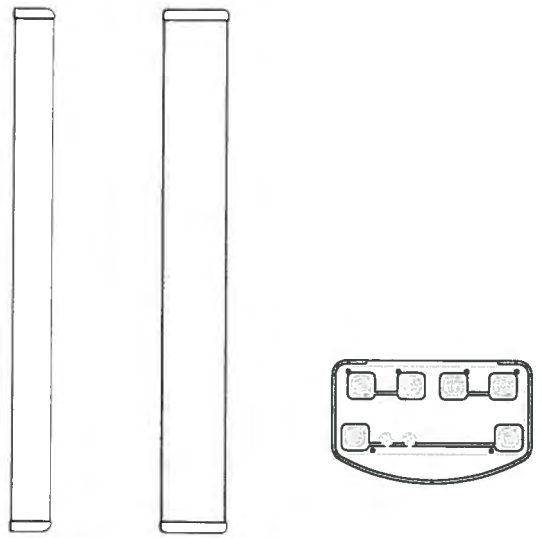
CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER

4/4/2016 | 3:01:12 PM ET

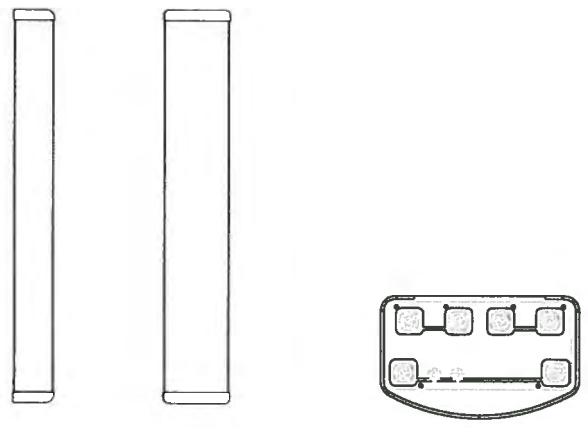
Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: C-6 **REVISION:** 0



ANDREW SBNHH-1D65C
WEIGHT (WITHOUT MOUNTING HARDWARE): 49.6 LBS
SIZE (HxWxD): 96.6x11.90x7.10 IN.
MOUNTING HARDWARE P/N: BSAMNT-1
RATED WIND VELOCITY: 150.0 MPH

1 ANDREW SBNHH-1D65C
SCALE: N.T.S.

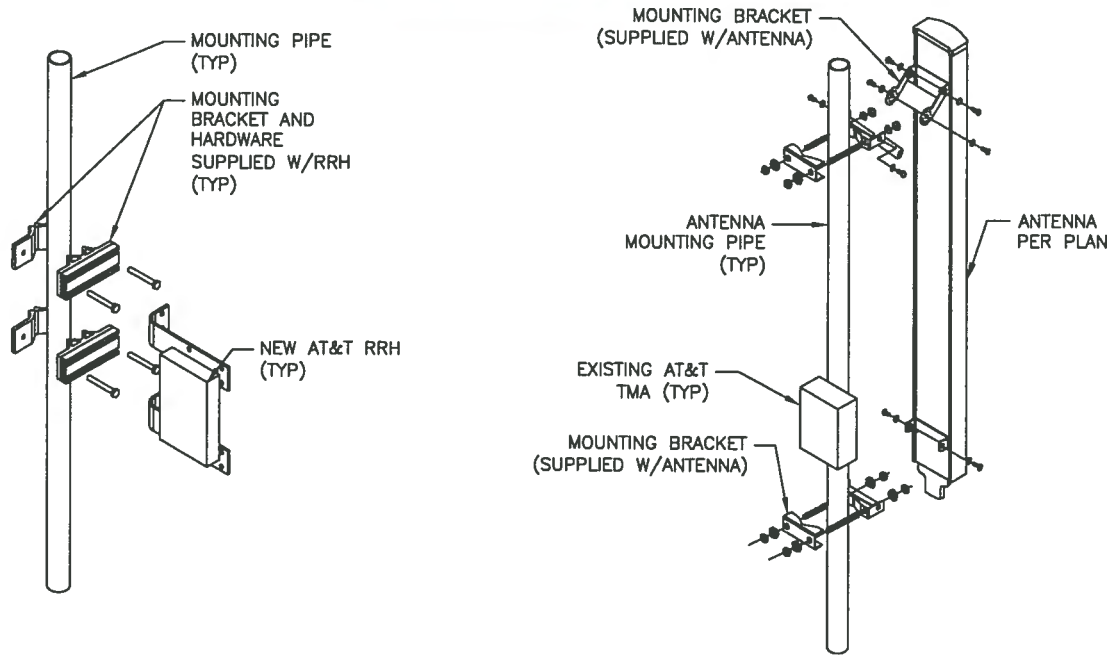


ANDREW SBNHH-1D65B
WEIGHT (WITHOUT MOUNTING HARDWARE): 40.6 LBS
SIZE (HxWxD): 72.9x11.90x7.10 IN.
MOUNTING HARDWARE P/N: BSAMNT-1
RATED WIND VELOCITY: 150.0 MPH

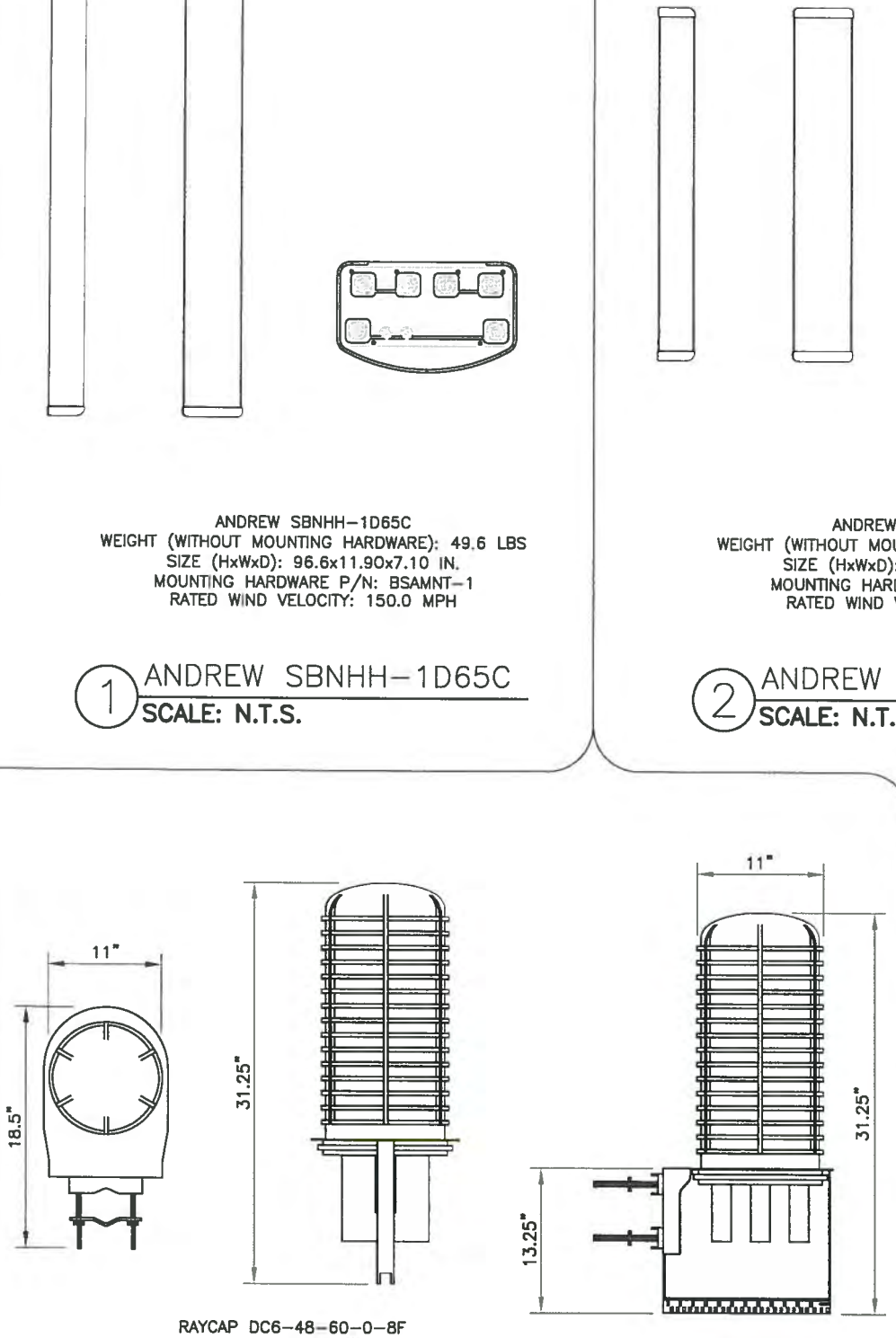
2 ANDREW SBNHH-1D65B
SCALE: N.T.S.

NOTE:

COMPLY WITH MANUFACTURERS INSTRUCTIONS TO ENSURE THAT ALL RRH'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.



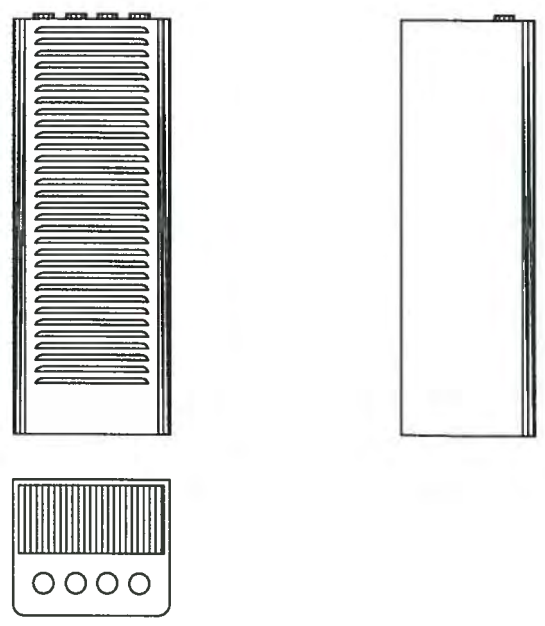
3 ANTENNA MOUNTING DETAIL
SCALE: N.T.S.



RAYCAP DC6-48-60-0-8F
SIZE: 11x31.25 IN.
WEIGHT: 32.8 LBS
NOMINAL OPERATING VOLTAGE: 48 VDC
VOLTAGE PROTECTION RATING: 400 V
WIND LOADING: 150 MPH SUSTAINED (105.7 LBS)
WIND LOADING: 195 MPH GUST (213.6 LBS)

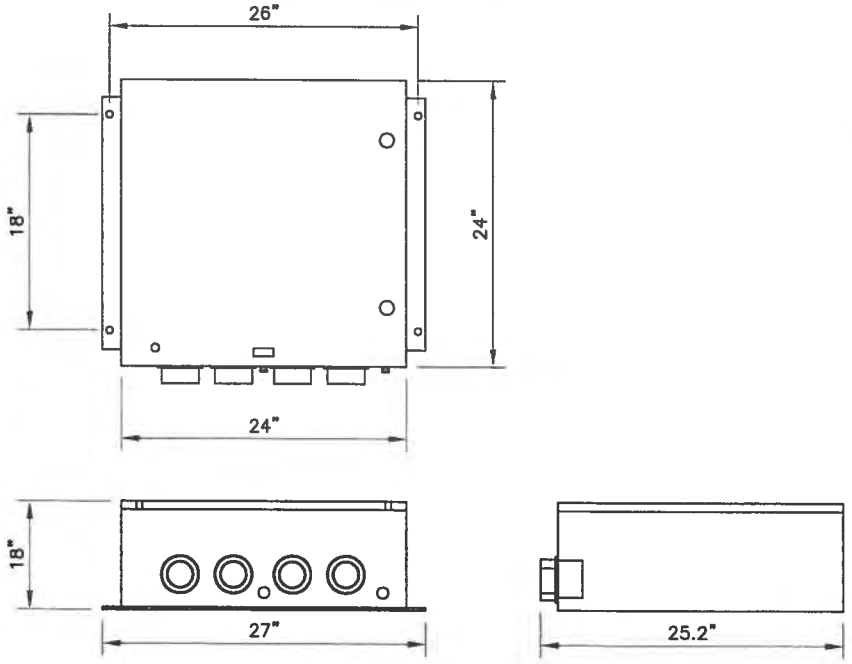
CONTRACTOR TO USE "THREAD LUBRICANT" ON MOUNTING BOLTS DURING INSTALLATION

4 RAYCAP DC6-48-60-0-8F
SCALE: N.T.S.



ALCATEL LUCENT RRH4X25-WCS
WEIGHT (WITHOUT MOUNTING HARDWARE): 91 LBS
SIZE (HxWxD): 34.7x13.2x11.3 IN.

5 ALCATEL LUCENT RRH4X25-WCS
SCALE: N.T.S.



RAYCAP DC12-48-60-0-25E
WEIGHT: 56.3 LBS
SIZE (LxWxD): 24.0x24.0x8.0 IN.

6 RAYCAP DC12-48-60-0-25E
SCALE: N.T.S.

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AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

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CROWN CASTLE

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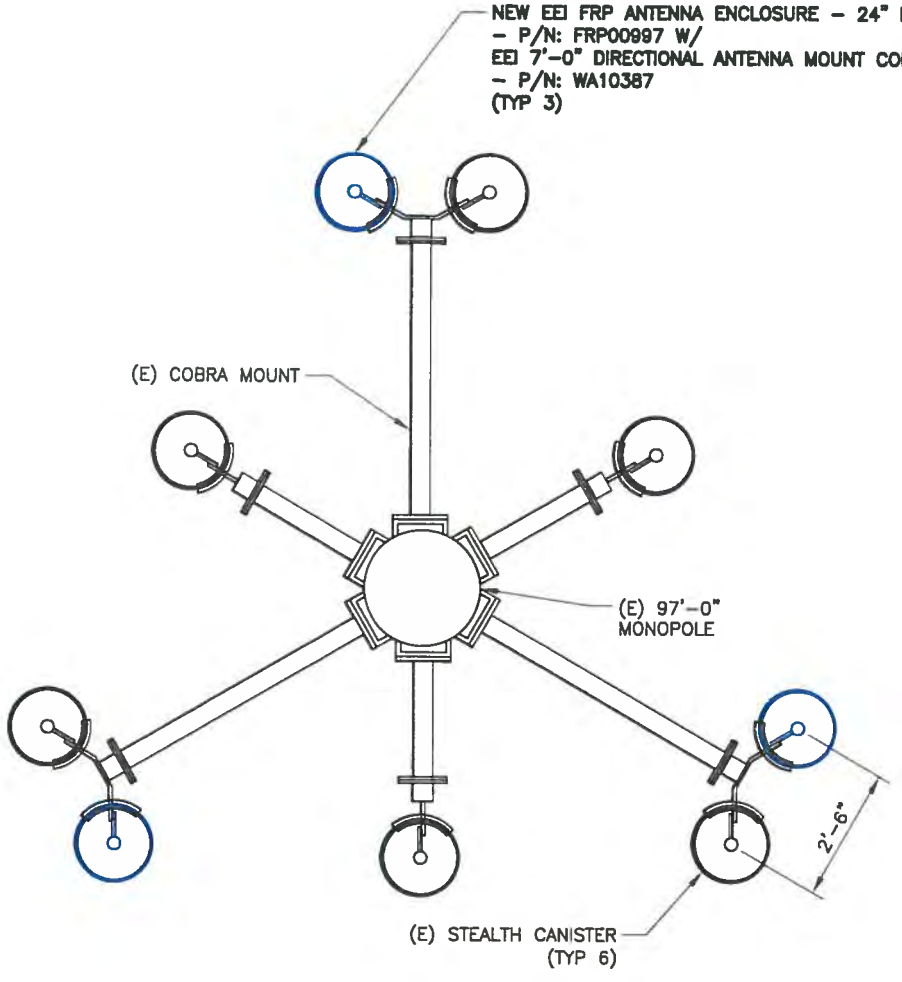
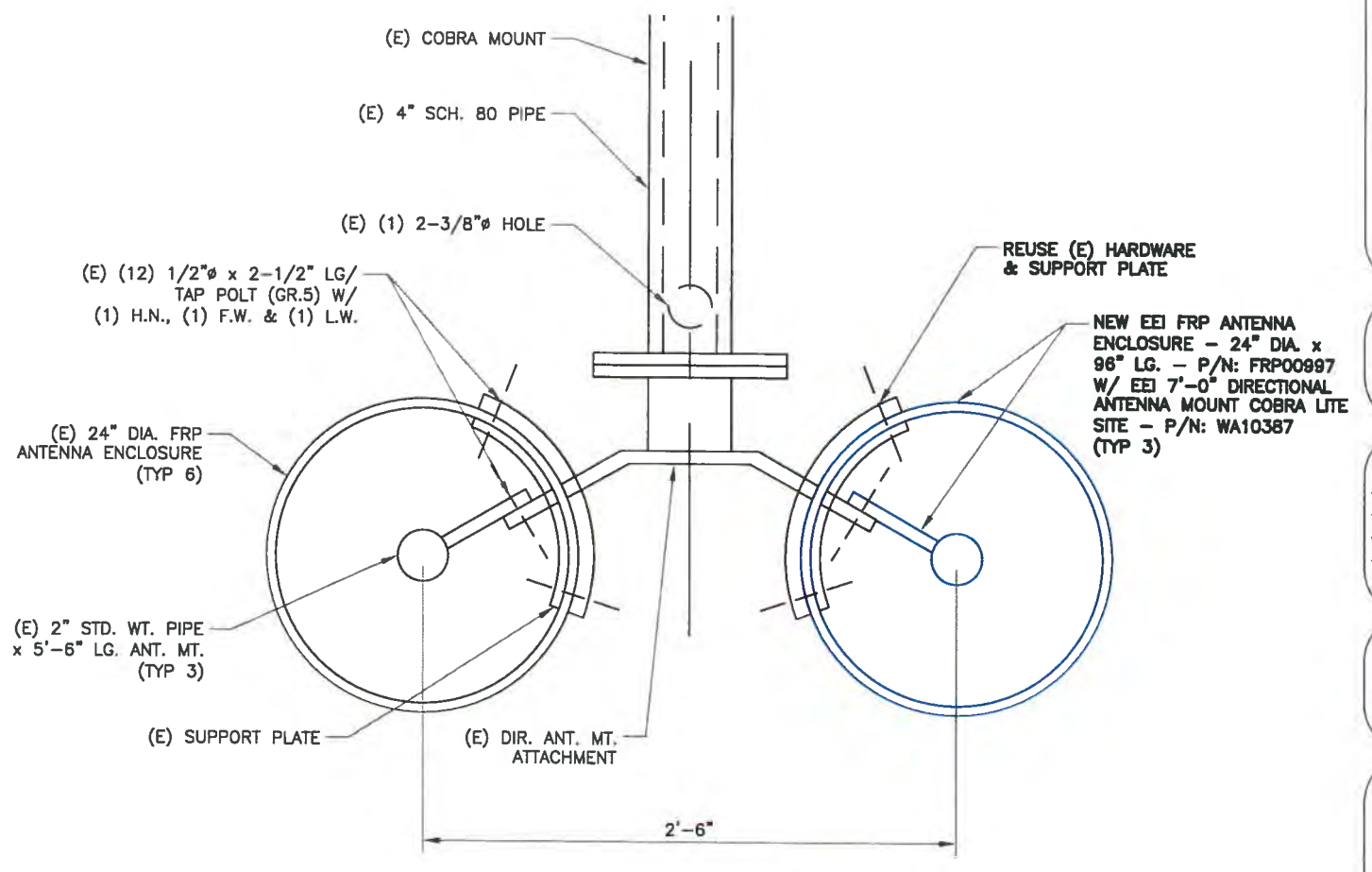
Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: C-7
REVISION: 0





1 EEI STEALTH CANISTER DETAIL (80'–0")
SCALE: N.T.S.

AT&T SITE: **KS5511**

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PRAIRIE VILLAGE FIRE STATION

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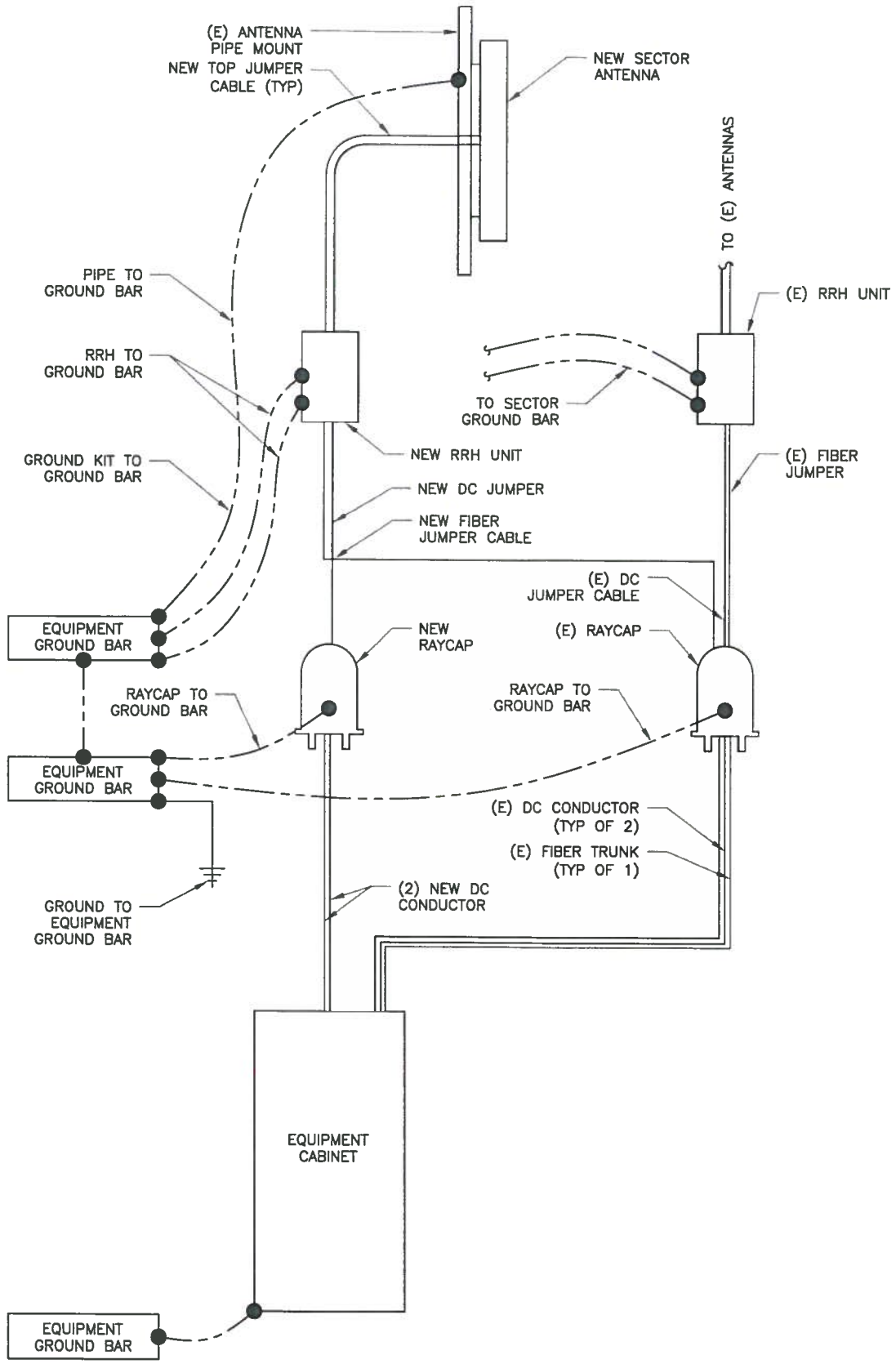
Crown Castle USA, Inc. COA #E–1655

SHEET NUMBER: C-8
REVISION: 0



1 GROUNDING SCHEMATIC
SCALE: N.T.S.

AT&T SITE: **KS5511**

BU #: **877791**
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Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: G-1
REVISION: 0

SITE WORK GENERAL NOTES:

(1 / GN-1)

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION.
3. ALL SITE WORK TO COMPLY WITH QAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE TOWER SITE" AND LATEST VERSION OF TIA 1019 "STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
4. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
5. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
6. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. NOTICE TO PROCEED– NO WORK TO COMMENCE PRIOR TO WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
14. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL MEET ANSI/TIA 1019 (LATEST EDITION), OSHA, AND GENERAL INDUSTRY STANDARDS. ALL RIGGING PLANS SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

STRUCTURAL STEEL NOTES:

(2 / GN-1)

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
4. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

(3 / GN-1)

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH.....3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER.....2 IN.
   #5 AND SMALLER & WWF.....1 1/2 IN.
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
   SLAB AND WALLS.....3/4 IN.
   BEAMS AND COLUMNS.....1 1/2 IN.

5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO UNLESS OTHER NOTED. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

MASONRY NOTES:

(3A / GN-1)

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N. TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULLY CURED.

GENERAL NOTES:

(4 / GN-1)

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR–	
SUBCONTRACTOR–	GENERAL CONTRACTOR (CONSTRUCTION)
CARRIER–	AT&T
TOWER OWNER–	CROWN CASTLE
OEM–	ORIGINAL EQUIPMENT MANUFACTURER

2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR AND CROWN CASTLE.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

ABBREVIATIONS AND SYMBOLS:

(5 / GN-1)

ABBREVIATIONS:

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCEIVER STATION
(E)	EXISTING
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BAR
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION

SYMBOLS:

- SOLID GROUND BUS BAR (#S/G#)
- SOLID NEUTRAL BUS BAR (#S/N#)
- SUPPLEMENTAL GROUND CONDUCTOR
- 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- CHEMICAL GROUND ROD
- TEST WELL
- DISCONNECT SWITCH
- METER (M)
- EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
- MECHANICAL CONNECTION
- GROUNDING WIRE

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SHEET NUMBER: GN-1 **REVISION:** 0

ELECTRICAL INSTALLATION NOTES: (1 / GN-2)

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC. HILTI EPOXY ANCHORS ARE REQUIRED BY CROWN CASTLE.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
22. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHIN ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.

ELECTRICAL INSTALLATION NOTES (CONT.):

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL; SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "AT&T".
29. ALL CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

NEC INSULATOR COLOR CODE

DESCRIPTION	PHASE/CODE LETTER	WIRE COLOR
240/120 1Ø	LEG 1	BLACK
	LEG 2	RED
AC NEUTRAL	N	WHITE
GROUND (EGC)	G	GREEN
VDC POS	+	*RED-POLARITY MARK AT TERMINATION
VDC NEG	-	*BLACK-POLARITY MARK AT TERMINATION
240V OR 208V, 3Ø	PHASE A	BLACK
	PHASE B	RED(ORG. IF HI LEG)
	PHASE C	BLUE
480V, 3Ø	PHASE A	BROWN
	PHASE B	ORANGE
	PHASE C	YELLOW

* SEE NEC 210.5(C)(1) AND (2)

GREENFIELD GROUNDING NOTES: (2 / GN-2)

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 TINNED SOLID IN 3/4" LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).

at&t

AT&T SITE: **KS5511**

BU #: **877791**
PRAIRIE VILLAGE FIRE STATION

9011 ROE AVE.
PRAIRIE VILLAGE, KS 66208

EXISTING 97'-0" MONOPOLE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	01/11/16	MAJ/CV	PRELIMINARY	
0	04/04/16	AK	CONSTRUCTION	KK

CROWN CASTLE

ANDREW JOSEPH FANDOZZI III
LICENSED
24056
DocuSigned by:
KANSAS
PROFESSIONAL ENGINEER
38AD8058DD9024AF...

4/4/2016 | 3:01:12 PM ET

Crown Castle USA, Inc. COA #E-1655

SHEET NUMBER: GN-2 REVISION: 0