

BIG BEND & OAK COMMONS

MO2316

12878545



NSB

125' - MONOPINE

ENGINEERING

2009 INTERNATIONAL BUILDING CODE OR ADOPTED COD9
2008 NATIONAL ELECTRIC CODE OR ADOPTED CODE
TIA-222-G OR ADOPTED CODE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF
ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S
WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER: CITY OF BALLWIN
14811 MANCHESTER ROAD
BALLWIN, MO 63011

TOWER OWNER: NA

SITE CONTACT: TOM AIKEN
(636) 227-2243

COUNTY: ST. LOUIS

LATITUDE (NAD 83): 38° 34' 14.554" N
38.570709

LONGITUDE (NAD 83): 90° 33' 16.564" W
-90.554601

ZONING JURISDICTION: CITY OF BALLWIN

ZONING DISTRICT: PA - PUBLIC ACTIVITY

PARCEL #: 24S241186

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: AMEREN UE

TELEPHONE COMPANY: AT&T

CONSTRUCTION MANAGER: TBD

SITE ACQUISITION MANAGER: CHRISTINA KNAPEK
(952) 896-0740

RF ENGINEER: SANDY SZYHOWSKI
(314) 984-5248

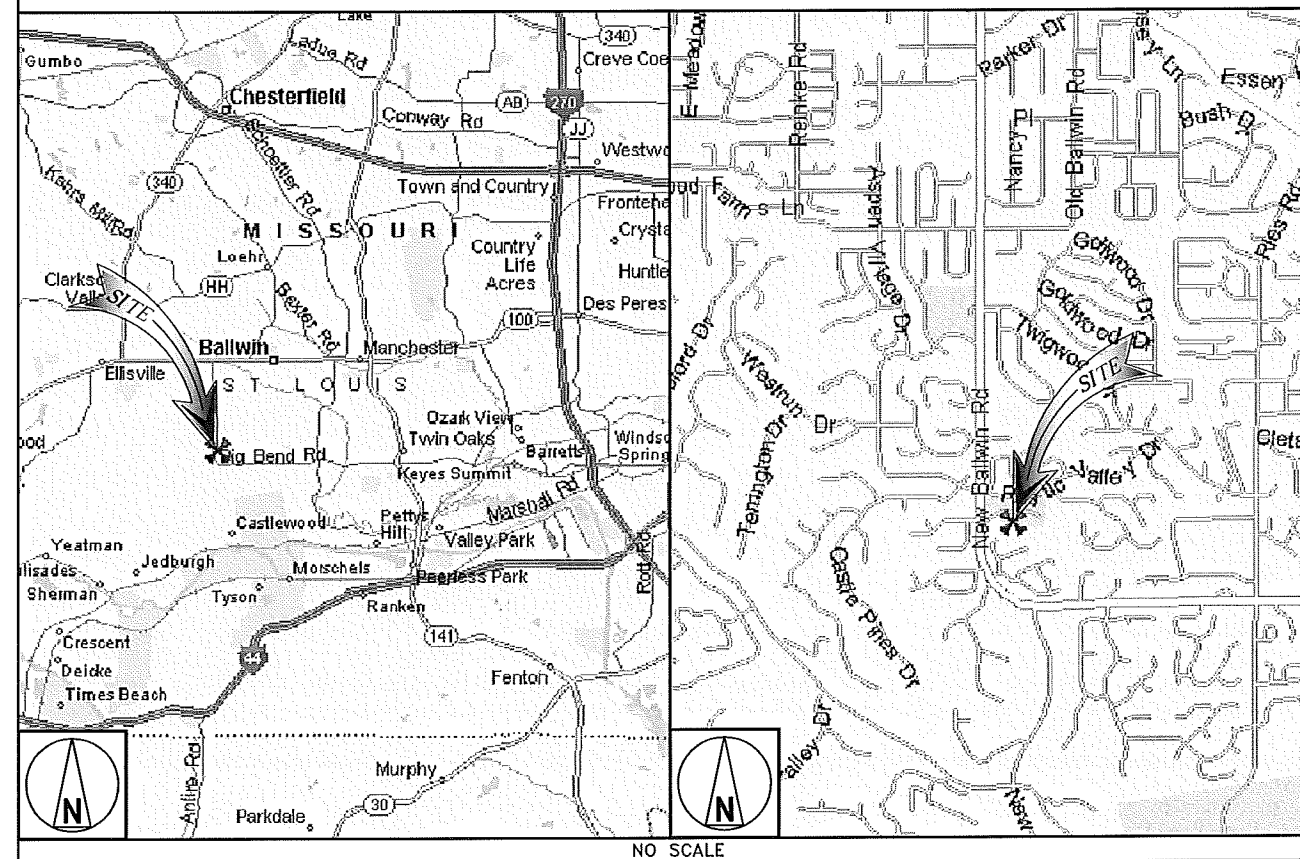
CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210

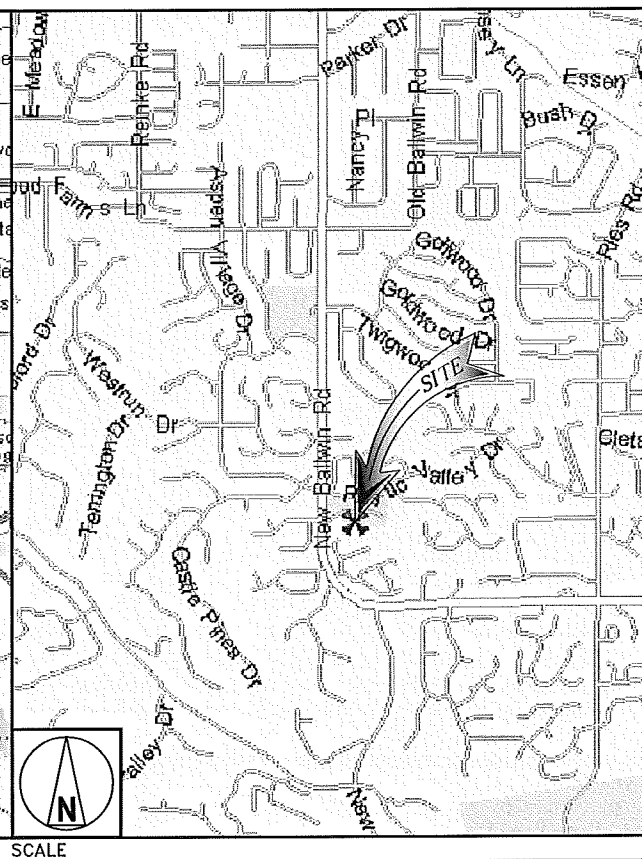
CONTACT: GREGORY SCHMIDT

PHONE: (913) 458-3263

VICINITY MAP



LOCAL MAP



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT
THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN
ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE,
POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS
PROPOSED.

DRAWING INDEX

| SHEET NO: | SHEET TITLE |
|-----------|---|
| T-1 | TITLE SHEET |
| LS-1 | LAND SURVEY (BY OTHERS) |
| C-1 | OVERALL SITE PLAN (EXISTING PARK CONDITIONS) |
| C-1.1 | ENLARGED SITE PLAN (EXISTING PARK CONDITIONS) |
| C-1.2 | OVERALL SITE PLAN (FUTURE PARK CONDITIONS) |
| C-1.3 | ENLARGED SITE PLAN (FUTURE PARK CONDITIONS) |
| C-1.4 | SITE PLAN |
| C-2 | ELEVATIONS |
| C-3 | CMU WALL ELEVATIONS |
| L-1 | LANDSCAPING PLAN |

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON
THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



UNDERGROUND
SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811

48 HOURS BEFORE YOU DIG



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122041

DRAWN BY: RAF

CHECKED BY: GJS

| REV | DATE | DESCRIPTION |
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| B | 01/20/14 | ISSUED FOR REVIEW |
| A | 11/12/13 | ISSUED FOR REVIEW |

PRELIMINARY

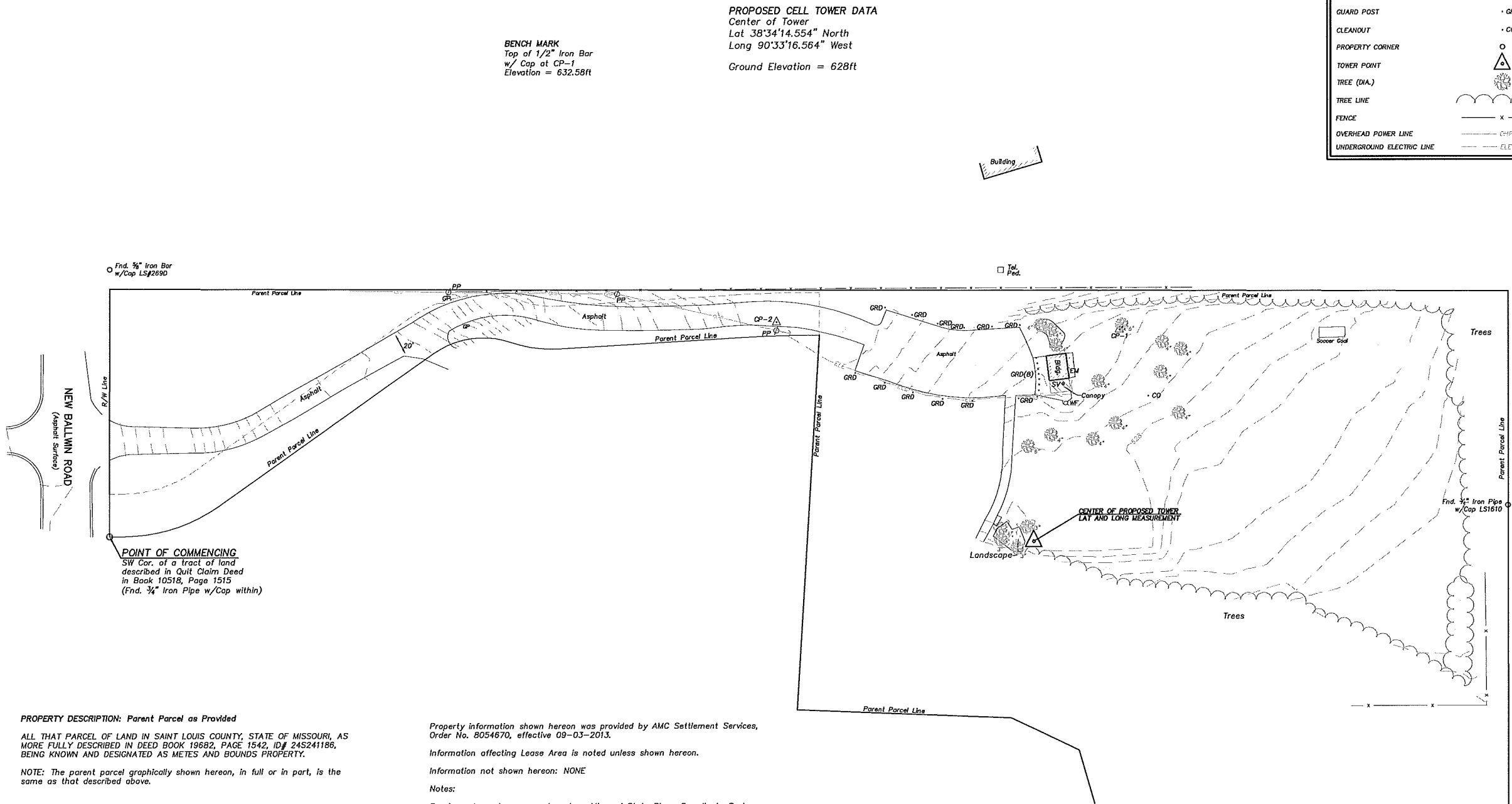
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BIG BEND & OAK COMMONS
MO2316
500 NEW BALLWIN ROAD
BALLWIN, MO 63011
NSB

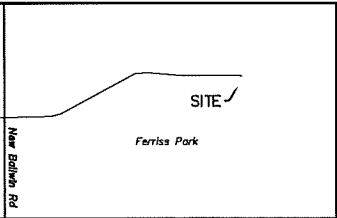
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

MO2316 / BIG BEND
& OAK COMMONS
IN ST. LOUIS COUNTY, MISSOURI



| LEGEND | |
|---------------------------|---------------------------|
| POWER POLE | PP |
| TELEPHONE PEDESTAL | Tel. Ped. |
| ANCHOR | ANCHOR |
| ELECTRIC METER | EM |
| SEWER VALVE | SV |
| WATER FOUNTAIN | WF |
| BENCHMARK | BENCHMARK |
| CONTROL POINT | GP |
| GATE POST | GP |
| GUARD POST | GP |
| CLEANOUT | CO |
| PROPERTY CORNER | PC |
| TOWER POINT | TP |
| TREE (DIA.) | TREE (DIA.) |
| TREE LINE | TREE LINE |
| FENCE | FENCE |
| OVERHEAD POWER LINE | OVERHEAD POWER LINE |
| UNDERGROUND ELECTRIC LINE | UNDERGROUND ELECTRIC LINE |

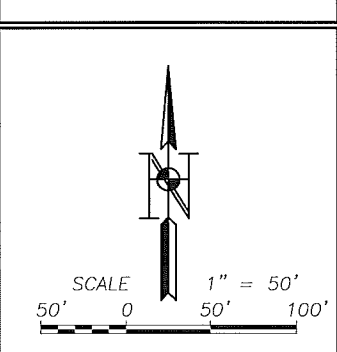


LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

SURVEY COORDINATED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

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LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED FOR:
BLACK & VEATCH CORPORATION
10950 GRANDVIEW DRIVE,
OVERLAND PARK, KS 66210
TELEPHONE: 913-458-3263



FLOOD NOTE:
According to my interpretations of Community Panel No. 29189C0258 H of the Flood Insurance Rate Map for St. Louis County, Missouri, dated August 2, 1995, the subject property is in Flood Zone "X", i.e. "areas determined to be Outside 500 year flood plain".

MISSOURI ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG - DRILL - BLAST
1-800-344-7493
(TOLL FREE)

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| SITE I.D.: MO2316 |
| SITE NAME: BIG BEND & OAK COMMONS |
| SITE LOCATION: BALLWIN, ST. LOUIS COUNTY, MO |
| LA PROJECT NO.: 13451 |
| DRAWN BY: A.C.T. |
| CHECKED BY: J.B.L. |
| DATE: 10-24-13 |
| FIELDWORK DATE: 10-22-13 |

SHEET NUMBER
1 OF 1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.

3. PROPERTY LINES ARE APPROXIMATIONS ONLY.

4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.

5. TELECOMMUNICATIONS SITE SERVICE PERSONNEL SHALL USE AVAILABLE EXISTING PARKING STALL AS NEEDED FOR SITE MAINTENANCE.

6. SITE ACCESS SHALL BE VIA EXISTING SIDEWALKS IN VICINITY OF PROPOSED TELECOMMUNICATIONS COMPOUND

7. VEHICULAR SITE ACCESS SHALL BE VIA EXISTING DRIVES IN VICINITY OF PROPOSED TELECOMMUNICATIONS COMPOUND

NOTES



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

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| PROJECT NO: | 122041 |
| DRAWN BY: | RAF |
| CHECKED BY: | GJS |

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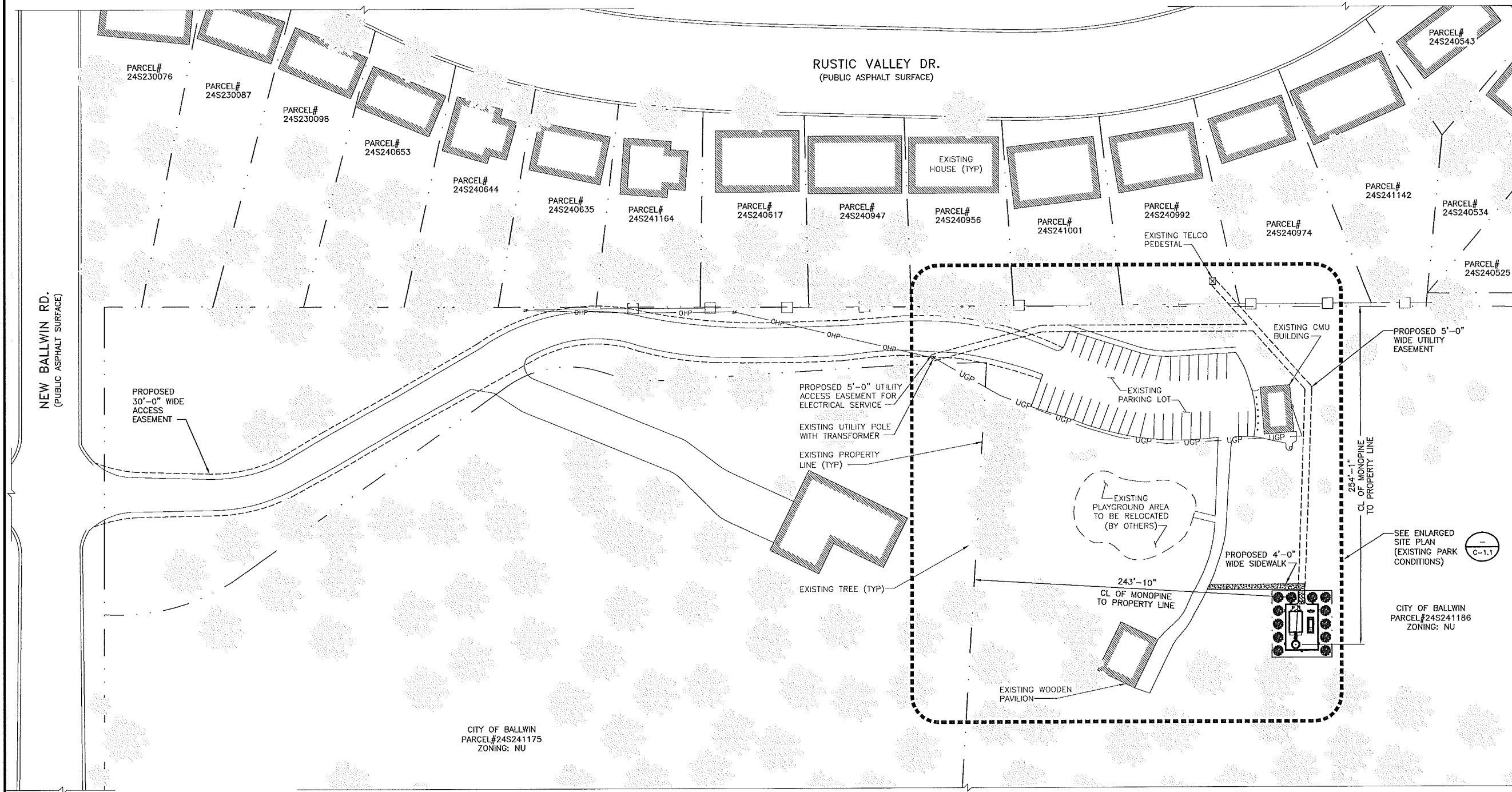
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SHEET TITLE
OVERALL SITE PLAN
(EXISTING PARK CONDITIONS)

SHEET NUMBER
C-1

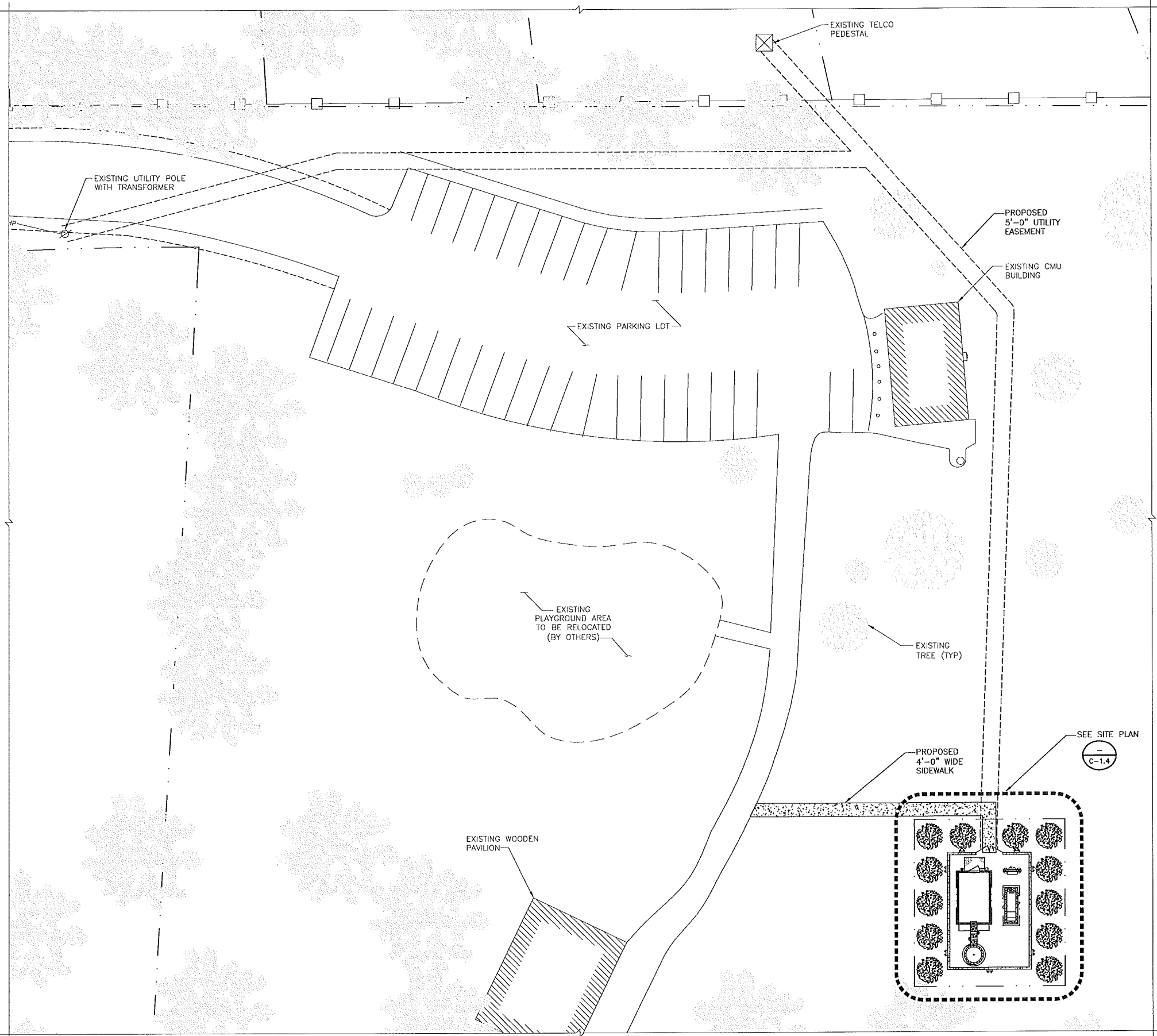


OVERALL SITE PLAN (EXISTING PARK CONDITIONS)



LEGEND

| | |
|--------------------|---------------------------|
| FENCE | — X — X — X — |
| LEASE AREA | - - - - - |
| ICE BRIDGE | |
| OVERHEAD POWER | — OHP — OHP — OHP — |
| UNDERGROUND POWER | — UGP — UGP — UGP — UGP — |
| OVERHEAD UTILITIES | — OHU — OHU — OHU — |
| UNDERGROUND TELCO | — UGT — UGT — UGT — UGT — |



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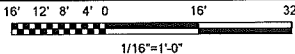
SHEET TITLE
ENLARGED SITE PLAN
(EXISTING PARK CONDITIONS)

SHEET NUMBER
C-1.1

LEGEND

| | |
|--------------------|---------------------------|
| FENCE | — X — X — X — |
| LEASE AREA | — — — — — |
| ICE BRIDGE | — X — X — X — |
| OVERHEAD POWER | — OHP — OHP — OHP — |
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ENLARGED SITE PLAN (EXISTING PARK CONDITIONS)



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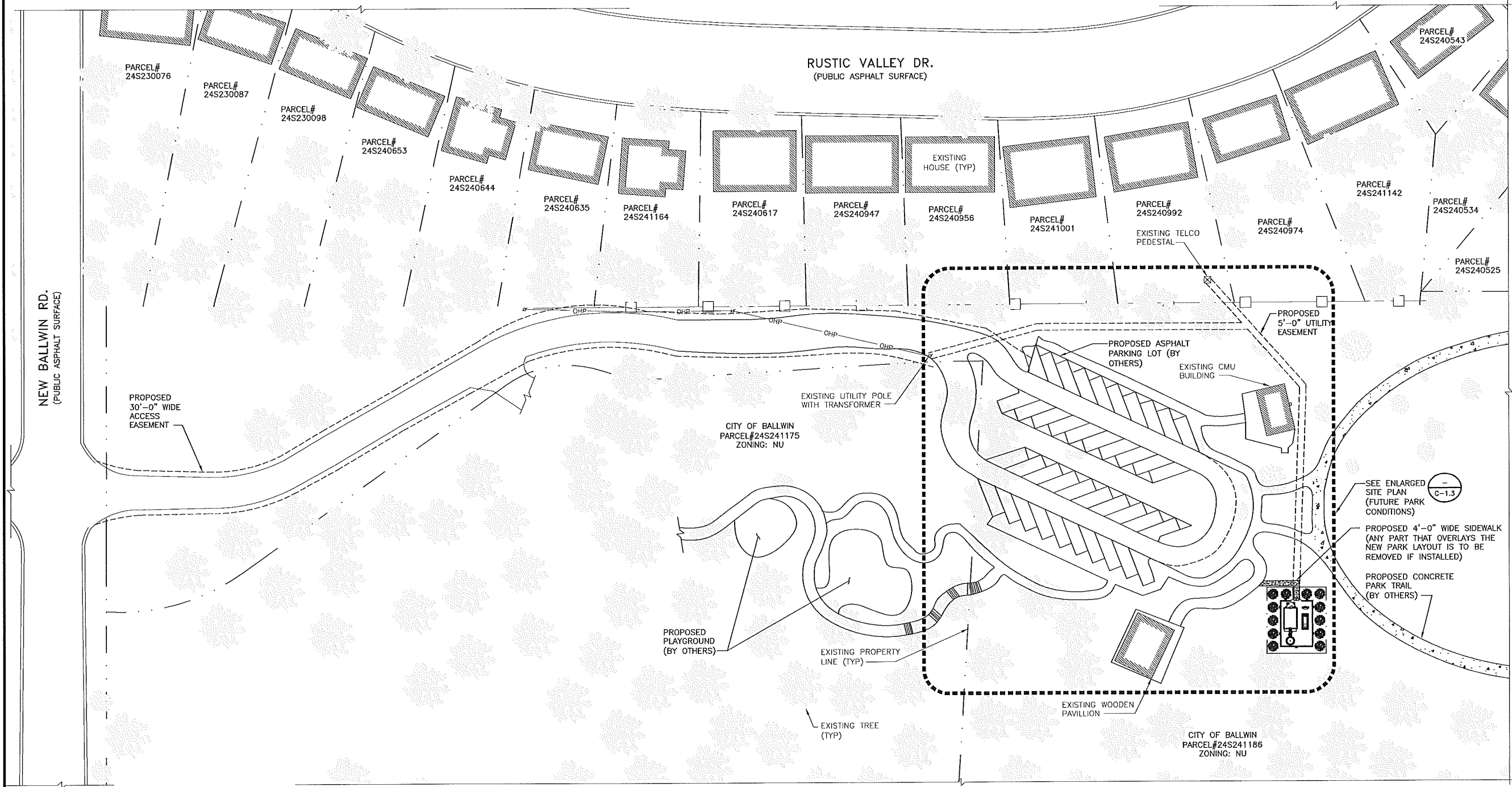
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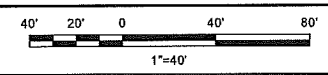
BIG BEND & OAK COMMONS
M02316
500 NEW BALLWIN ROAD
BALLWIN, MO 63011
NSB

SHEET TITLE
OVERALL SITE PLAN
(FUTURE PARK CONDITIONS)

SHEET NUMBER
C-1.2

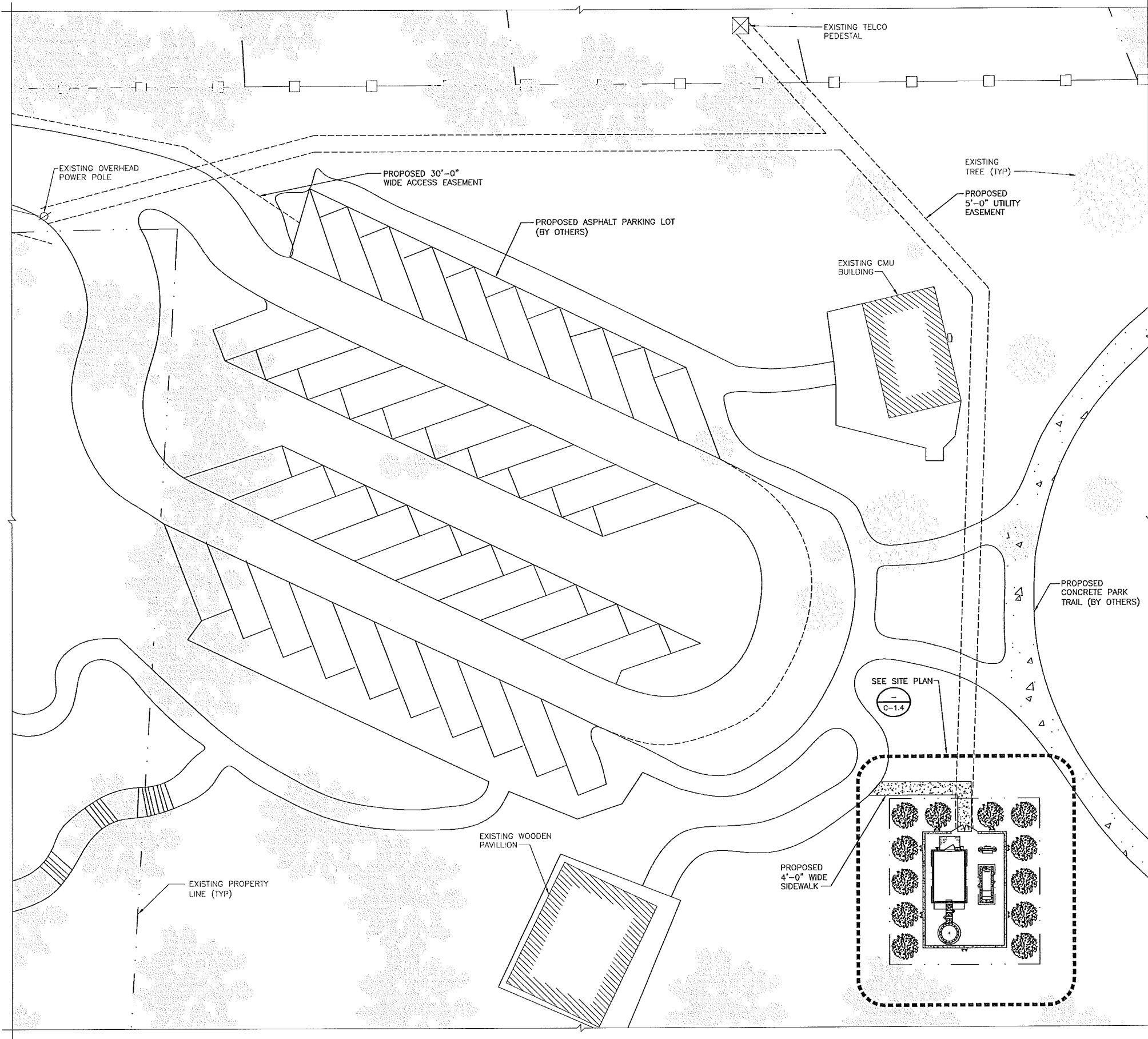


OVERALL SITE PLAN (FUTURE PARK CONDITIONS)



LEGEND

| | |
|--------------------|---------------------------|
| FENCE | — X — X — X — |
| LEASE AREA | — — — — — |
| ICE BRIDGE | |
| OVERHEAD POWER | — OHP — OHP — OHP — |
| UNDERGROUND POWER | — UGP — UGP — UGP — UGP — |
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(913) 458-2000

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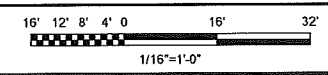
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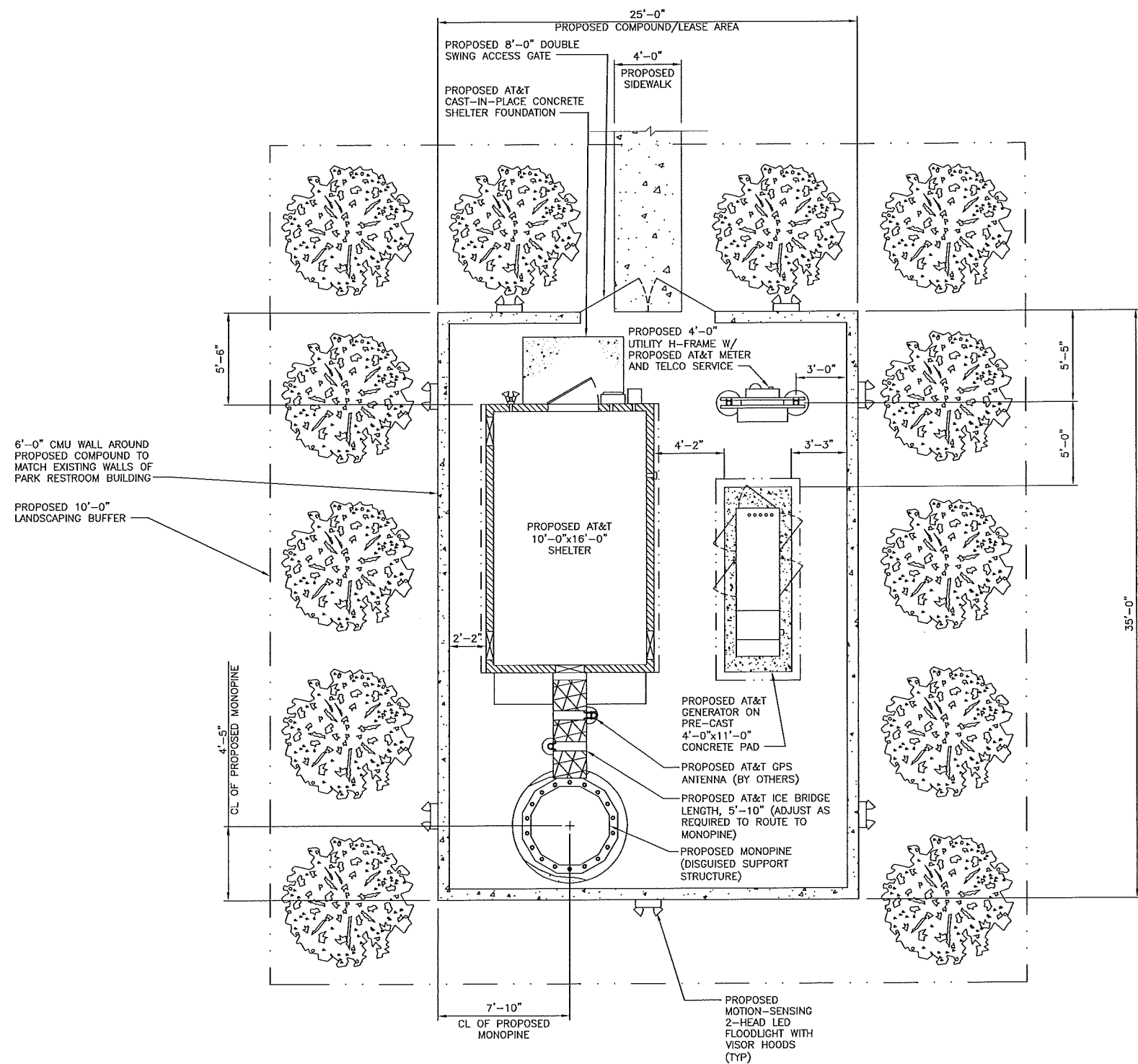
SHEET TITLE
ENLARGED SITE PLAN
(FUTURE PARK CONDITIONS)

SHEET NUMBER
C-1.3

| LEGEND | |
|--------------------|---------------------------|
| FENCE | — X — X — X — |
| LEASE AREA | - - - - - |
| ICE BRIDGE | |
| OVERHEAD POWER | — OHP — OHP — OHP — |
| UNDERGROUND POWER | — UGP — UGP — UGP — UGP — |
| OVERHEAD UTILITIES | — OHU — OHU — OHU — |
| UNDERGROUND TELCO | — UGT — UGT — UGT — UGT — |

ENLARGED SITE PLAN (FUTURE PARK CONDITIONS)





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BLACK & VEATCH

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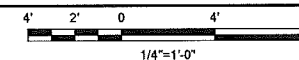
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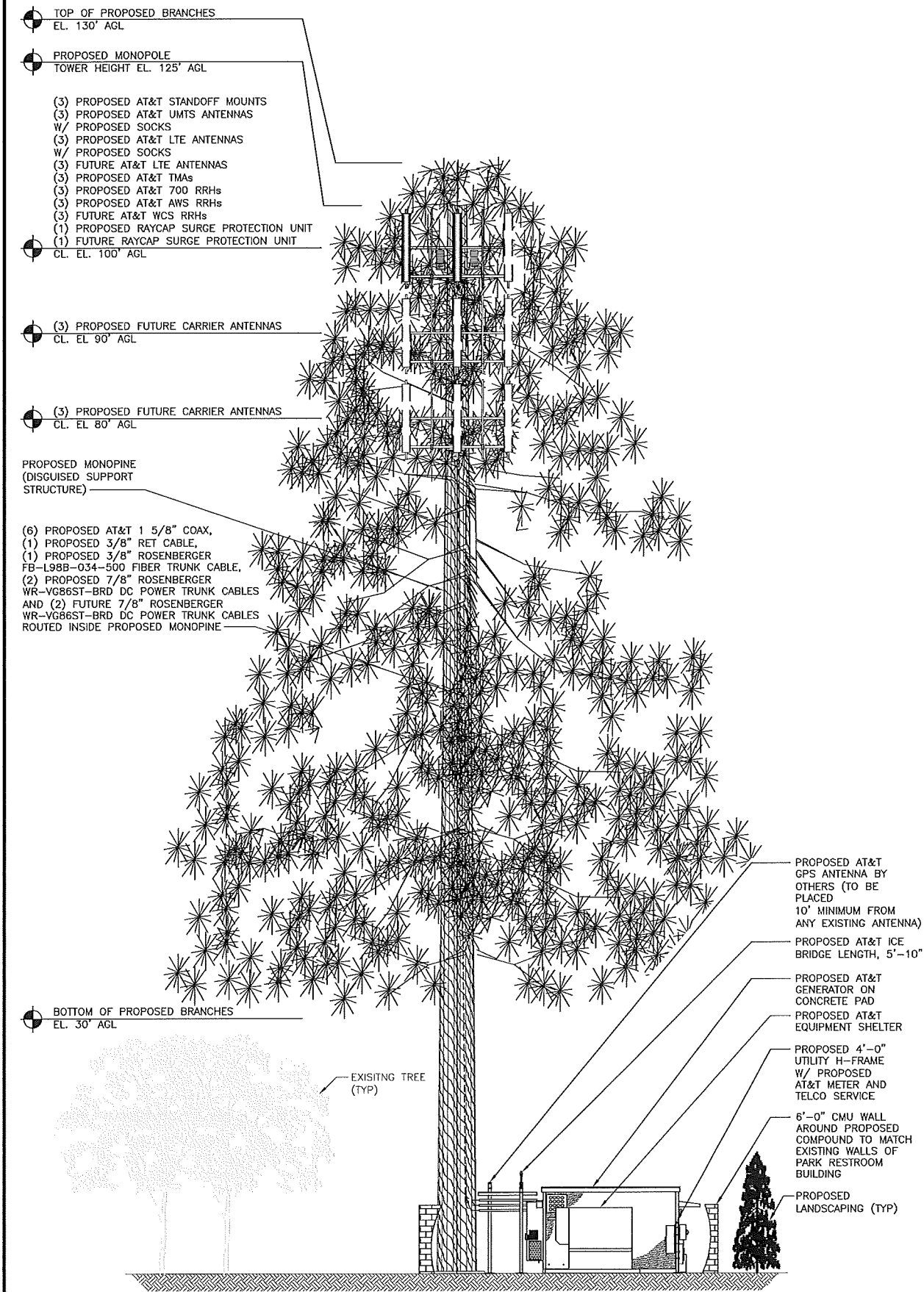
SITE PLAN

SHEET NUMBER

C-1.4

SITE PLAN

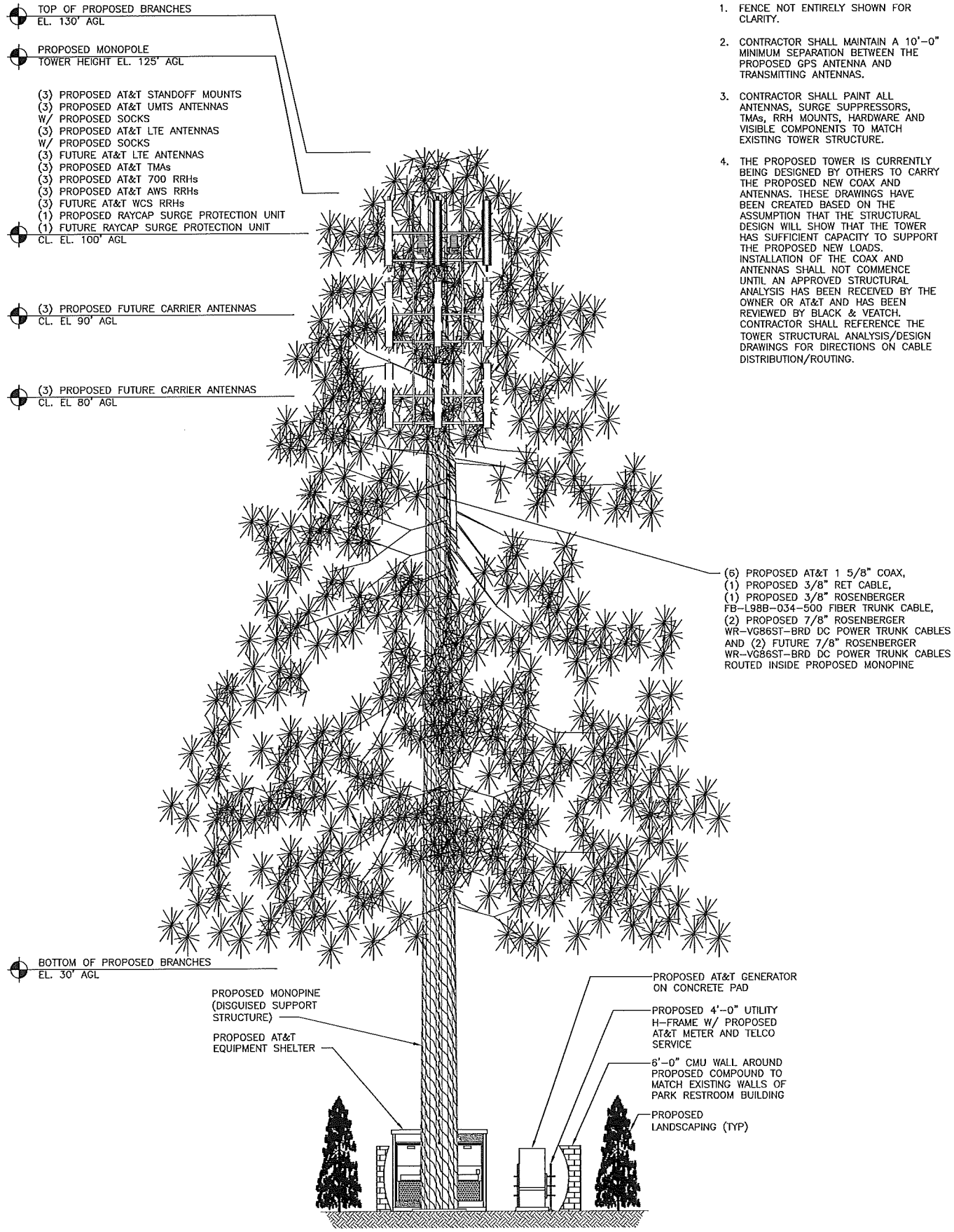




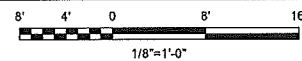
PROPOSED EAST ELEVATION
SEE DRAWING C-1.4



A



PROPOSED SOUTH ELEVATION
SEE DRAWING C-1.4



B

NOTES:

1. FENCE NOT ENTIRELY SHOWN FOR CLARITY.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. CONTRACTOR SHALL PAINT ALL ANTENNAS, SURGE SUPPRESSORS, TMAs, RRH MOUNTS, HARDWARE AND VISIBLE COMPONENTS TO MATCH EXISTING TOWER STRUCTURE.
4. THE PROPOSED TOWER IS CURRENTLY BEING DESIGNED BY OTHERS TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL DESIGN WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK & VEATCH. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.



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BLACK & VEATCH

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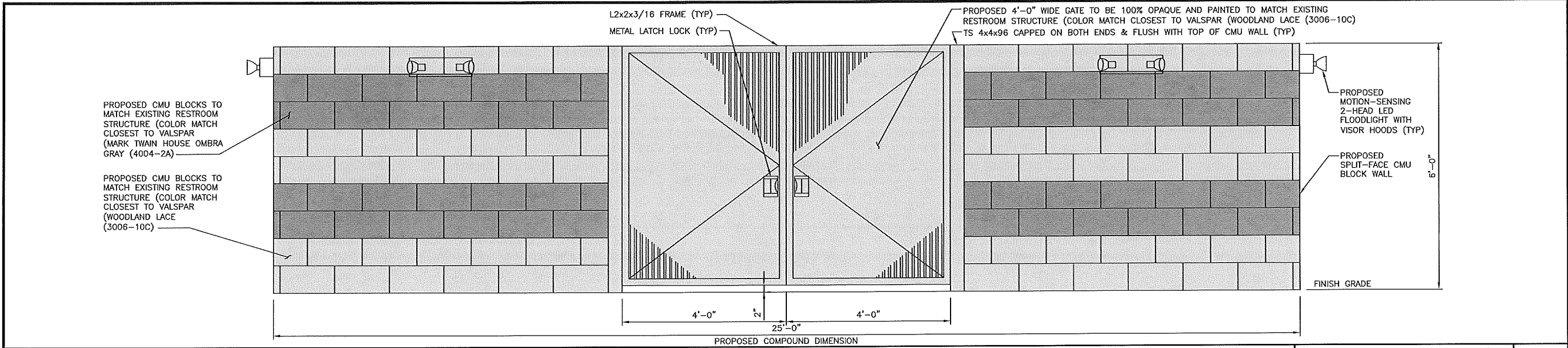
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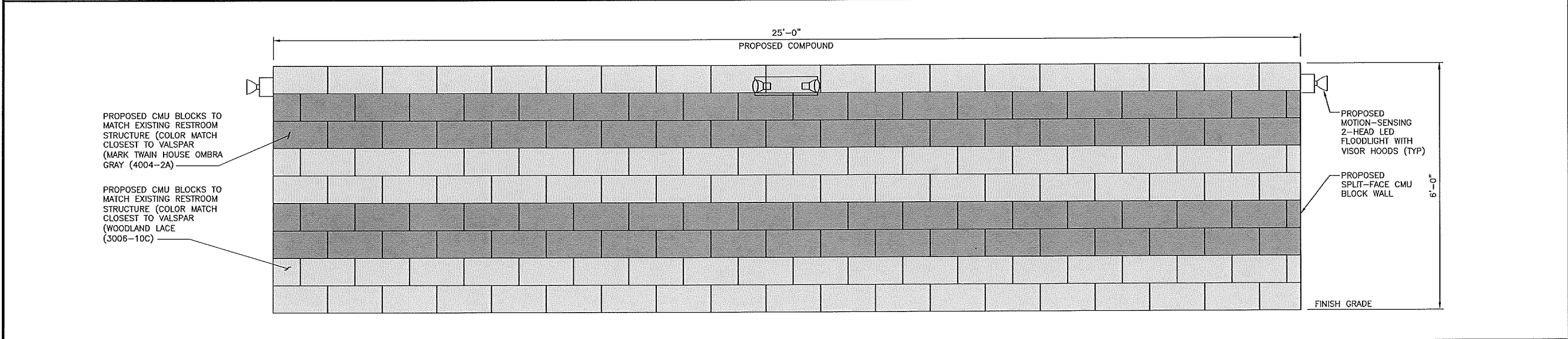
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SHEET TITLE
ELEVATIONS

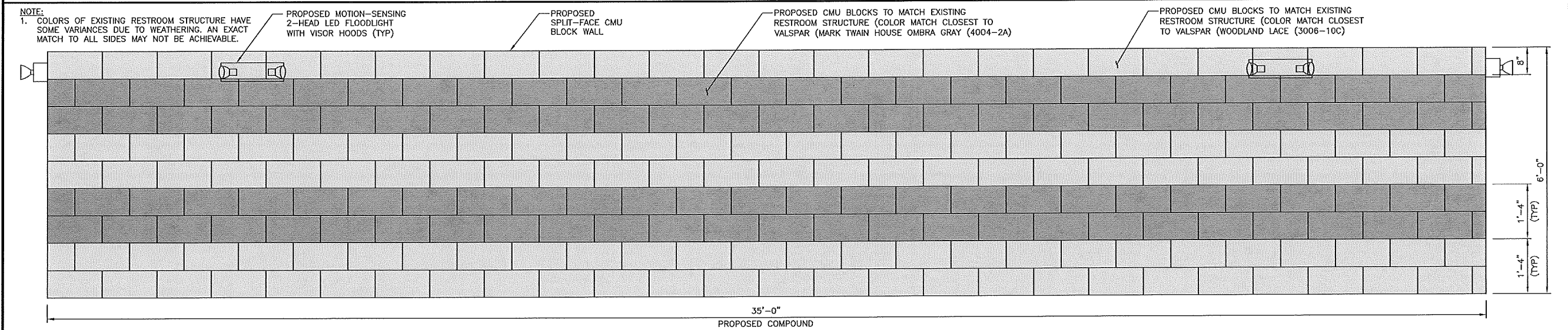
SHEET NUMBER
C-2



ACCESS GATE TO CMU ENCLOSURE



REAR VIEW OF CMU ENCLOSURE



SIDE VIEW OF CMU ENCLOSURE


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SHEET TITLE
CMU WALL ELEVATIONS

SHEET NUMBER
C-3

| | BOTANICAL NAME | COMMON NAME | QTY | SIZE | SPACING | SPECIFICATIONS |
|-----------------|---------------------------------|-------------------|-----|---------|------------------|----------------------------------|
| EVERGREEN TREES | JUNIPERUS CHINENSIS 'KETELEERI' | KETELEERI JUNIPER | 12 | 3-5 GAL | AS SHOWN ON PLAN | CONTAINERIZED, MIN 72" IN HEIGHT |

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.

2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.

3. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.

4. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.

5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC) UNTIL THE WORK IS FULLY ACCEPTED.
7. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

8. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

9. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

10. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.

11. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK". LATEST EDITION REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
12. ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.

13. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT COUNTY ARBORIST APPROVAL.

14. LANDLORD TO APPROVE TYPE OF SHRUBBERY PRIOR TO INSTALLATION.



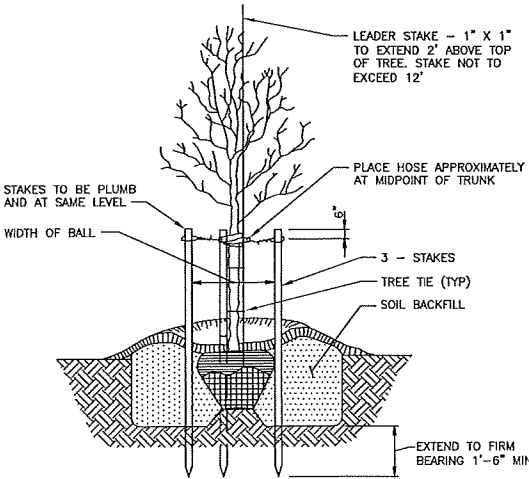
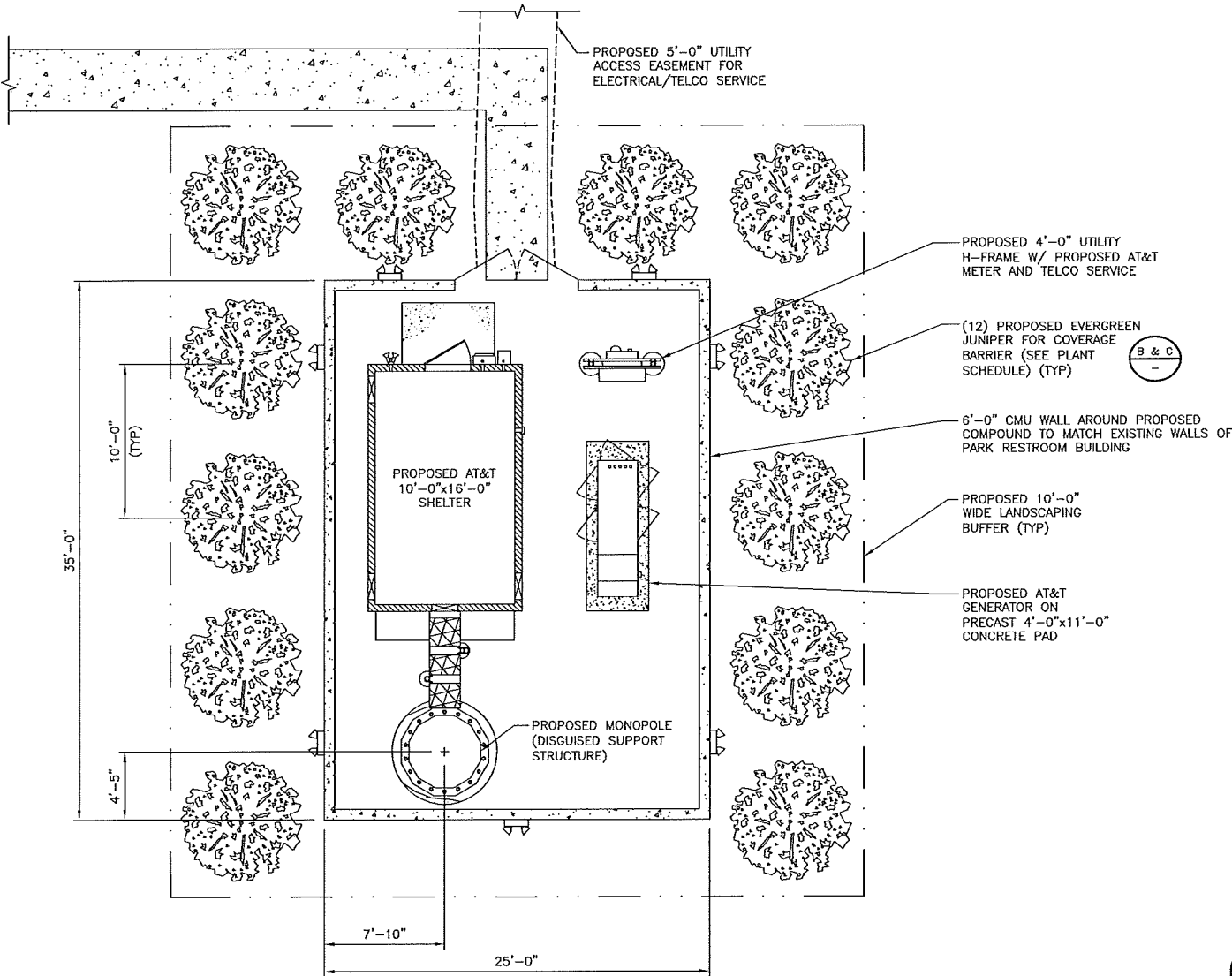
7801 FARLEY
OVERLAND PARK, KS 66204



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PLANT SCHEDULE

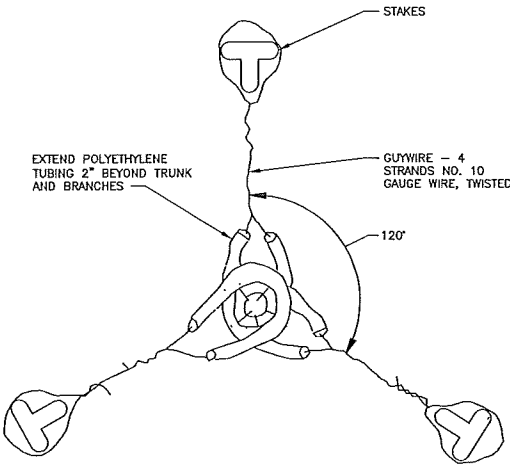
NOTES



PLANTING DETAIL

NO SCALE

B

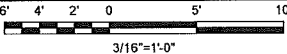


STAKING PLAN

NO SCALE

C

LANDSCAPING PLAN



A

PROJECT NO: 122041

DRAWN BY: RAF

CHECKED BY: GJS

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------|
| B | 01/20/14 | ISSUED FOR REVIEW |
| A | 11/12/13 | ISSUED FOR REVIEW |

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BIG BEND & OAK COMMONS
MO2316
500 NEW BALLWIN ROAD
BALLWIN, MO 63011
NSB

SHEET TITLE
LANDSCAPING
PLAN

SHEET NUMBER

L-1