



Wednesday, July 16, 2014

RE: Notice – Proposed site plan/development plan application to allow construction of a monopole training tower at 16203 NW 45 Highway. Case PZ14-24

Dear Property Owner:

The Planning and Zoning Commission of Parkville, Missouri will hold a meeting on Tuesday, August 12, 2014 at 5:30 pm in the Boardroom at Parkville City Hall, 8880 Clark Avenue, Parkville, Missouri 64152, to consider an application for a site plan/development plan application to construct a monopole training tower at 16203 NW 45 Hwy and to add landscaping and site improvements to help screen the tower compound. The application is proposed to allow construction of an additional training tower on the site. The tower is proposed to be a 60 foot tall monopole design, including a training platform similar to that on the existing lattice training tower. The monopole is proposed to be 7.5 feet wide at the base.

Enclosed is a map showing the subject and surrounding properties, a construction drawing and site rendering showing the proposed improvements. The subject property is also identified as Platte County parcel number 20-4.0-19-000-000-016.001. The subject property and surrounding properties may also be viewed online using the Platte County GIS viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.

A copy of the proposed site plan/development plan application and supporting documents may be viewed online at parkvillemo.gov/applications or may viewed in person at Parkville City Hall (see address above). A copy of the Parkville Municipal Code may also be viewed at Parkville City Hall or online at www.ecode360.com/PA3395.

As an owner of property within 185 feet of the subject property, you were previously notified of an application to rezone the property and to construct the now existing lattice training tower. The current application is not subject to a public hearing, but since this is a change from the plans previously submitted and approved, we are notifying of the application as a courtesy. Although the meeting is not a public hearing, it is open to the public and you and all interested parties are welcome to attend and express opinions before the Planning and Zoning Commission. In addition, you are welcome to submit written comments to be distributed to the Planning and Zoning Commission prior to the meeting. Written comments must be received by the Community Development Department on or before 5:00 p.m. Thursday, August 7, 2014 to be included in the Commission's materials for consideration prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to sackerson@parkvillemo.gov. Comments received after that date will be handed out the night of the meeting.

Following consideration of the proposed site plan/development plan application, the Planning and Zoning Commission will recommend action to the Board of Aldermen or postpone the application for further consideration. Unless postpone or withdrawn by the applicant, the Board of Aldermen will take final action on these applications at their regularly scheduled meeting on Tuesday, August 19, 2014 at 7:00 p.m. For additional questions, please call the Community Development Department at 816-741-7676.

Notice of Application
July 17, 2014
Page 2 of 2

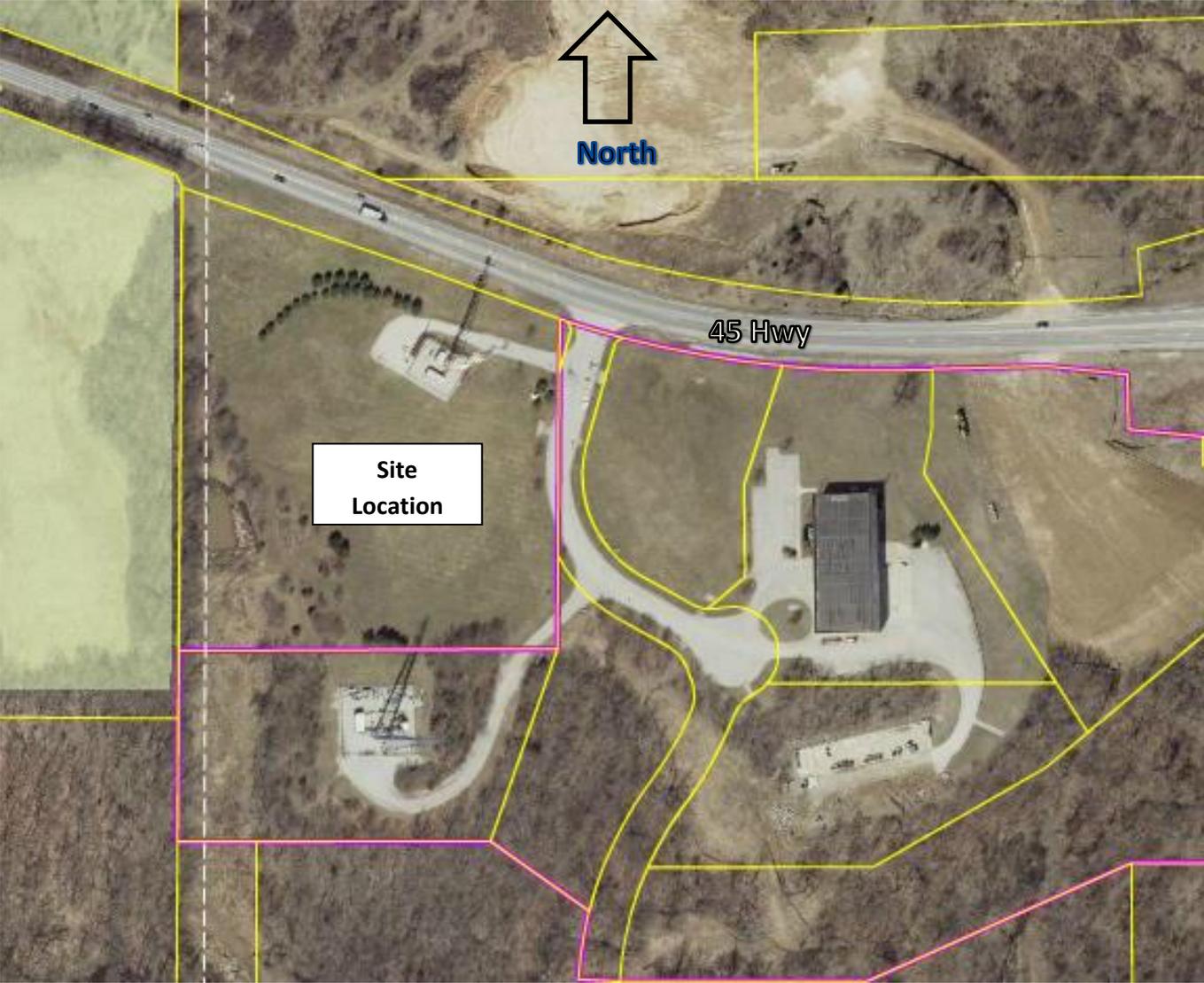
Sincerely,

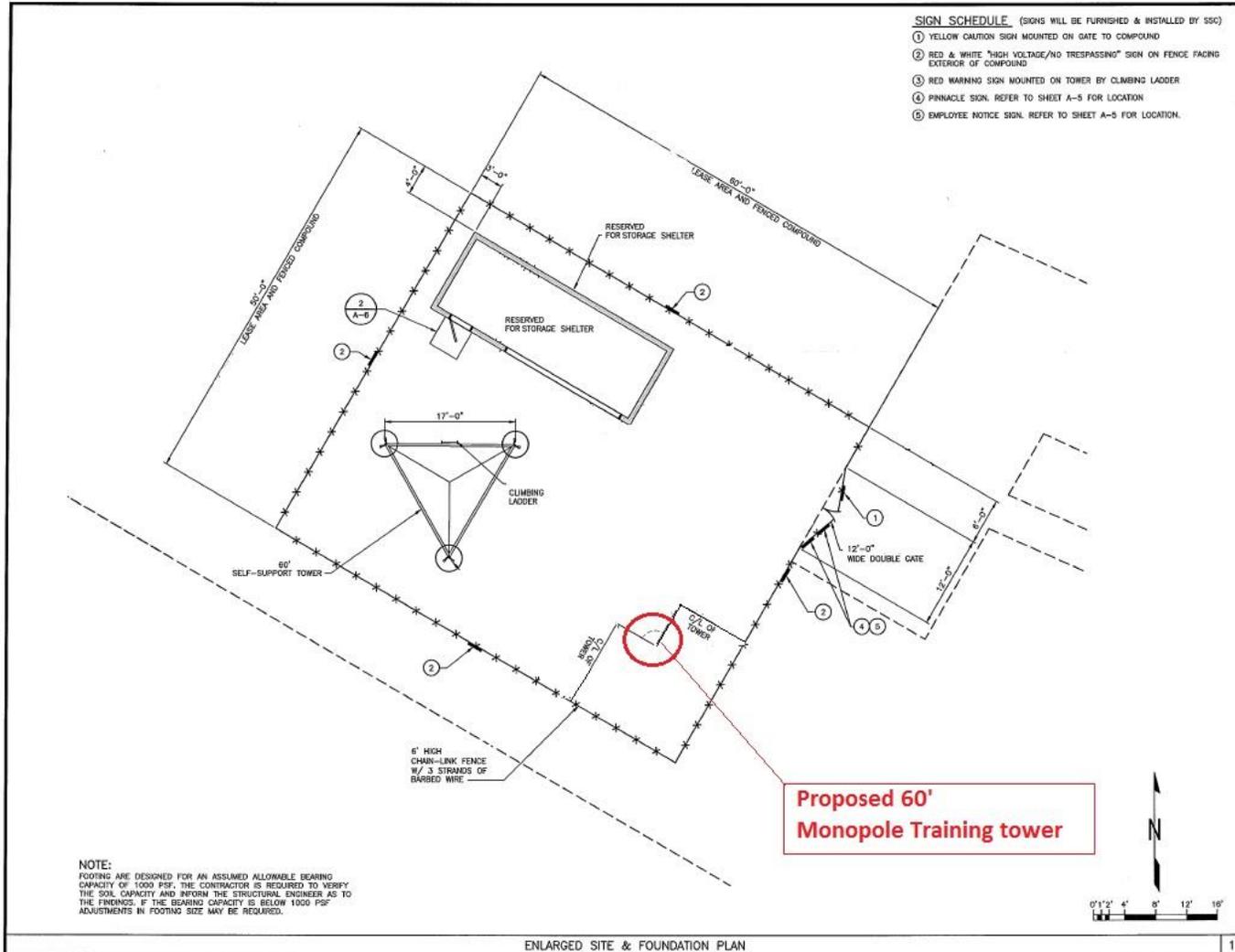
CITY OF PARKVILLE

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Enclosure

CC: Parkville Planning and Zoning Commission
Parkville Board of Aldermen
Lauren Palmer, Parkville City Administrator





- SIGN SCHEDULE** (SIGNS WILL BE FURNISHED & INSTALLED BY SSC)
- 1 YELLOW CAUTION SIGN MOUNTED ON GATE TO COMPOUND
 - 2 RED & WHITE "HIGH VOLTAGE/NO TRESPASSING" SIGN ON FENCE FACING EXTERIOR OF COMPOUND
 - 3 RED WARNING SIGN MOUNTED ON TOWER BY CLIMBING LADDER
 - 4 PINNACLE SIGN. REFER TO SHEET A-5 FOR LOCATION
 - 5 EMPLOYEE NOTICE SIGN. REFER TO SHEET A-5 FOR LOCATION.

Professional Engineer Seal for Robert E. Jensen, PE 0286974, State of Missouri.

PLANS PREPARED FOR
Pinnacle Career Institute

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

ENGINEERING LICENSE:

STATE OF MISSOURI

BY CERTIFICATE OF AUTHORIZATION BEING:

ENGINEER	PE #	DISCIPLINE
MR. MICHAEL L. OWENS	8-0000	STRUCTURAL/GEN. B.C.
MR. ROBERT E. JENSEN	0286974	STRUCTURAL/GEN. B.C.
MR. THOMAS W. GARDNER	01400	ELECTRICAL
MR. SHALTON D. HUGHES	02700	ELECTRICAL
MR. PAUL E. HARRIS	01600	ELECTRICAL

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DATE	DESCRIPTION	BY	REV
05/15/14	ISSUED FOR CONSTRUCTION	DP	1
01/24/14	REVISED FOR CITY COMMENTS	DP	2
05/02/14	REVISED FOR CITY COMMENTS	DP	3

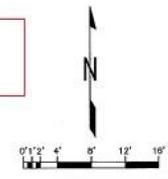
SITE NAME:
PINNACLE TRAINING TOWER

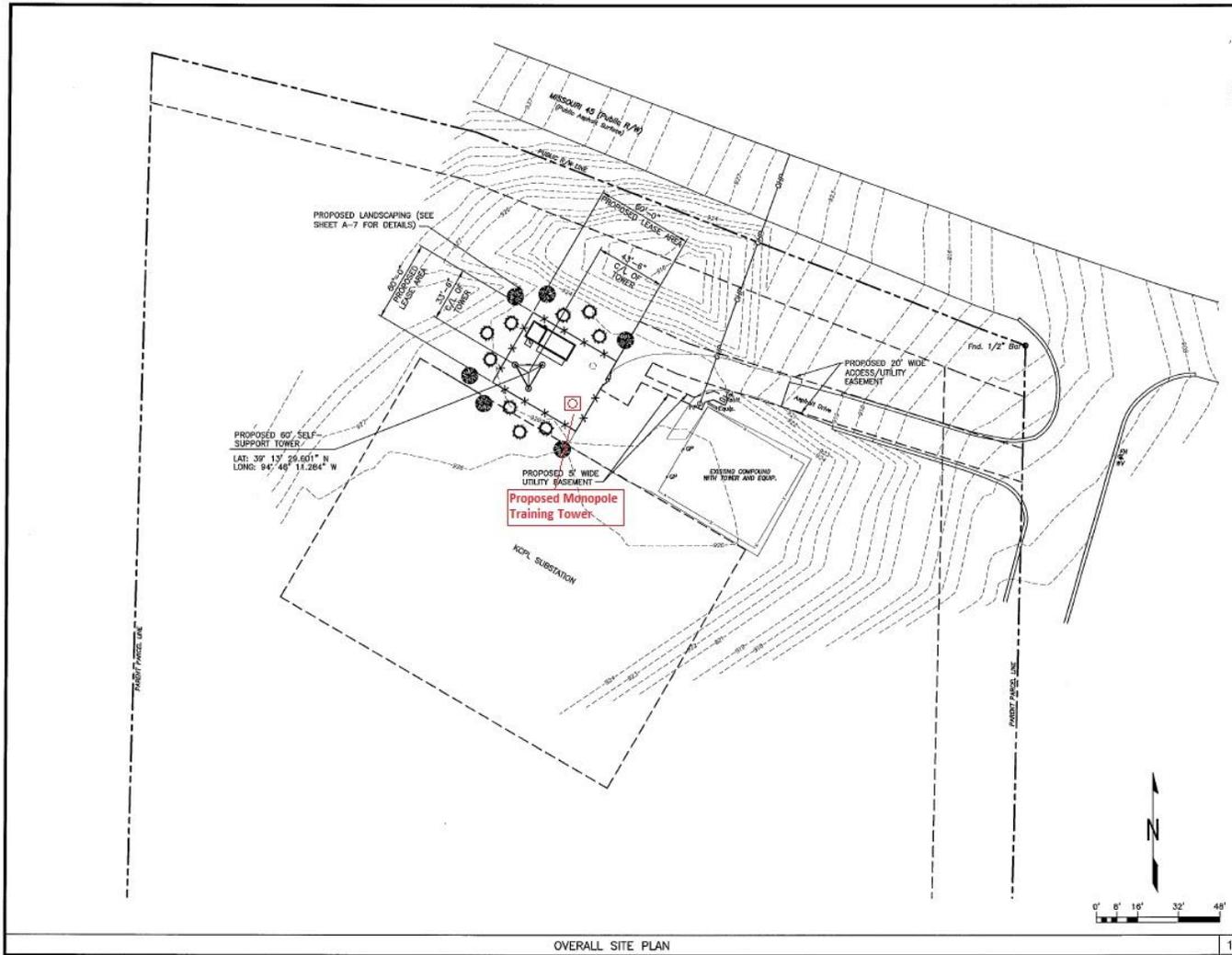
SITE NUMBER:
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SITE ADDRESS:
 TBD MISSOURI HIGHWAY 45
 PARKVILLE, MISSOURI
 64152

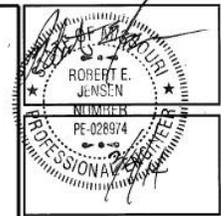
SHEET DESCRIPTION:
ENLARGED SITE & FOUNDATION PLAN

SHEET NUMBER:
A-2





OVERALL SITE PLAN



PLANS PREPARED FOR:
Pinnacle Career Institute

PLANS PREPARED BY:
SSC
 6600 West 109th Street, Suite 300
 Overland Park, Kansas 66210
 Phone: 913-438-7700
 Fax: 913-438-7777

ENGINEERING LICENSE
 STATE OF MISSOURI
 PE CERTIFICATE OF AUTHORIZATION NUMBER
 ENGINEER: PE # DR: PE # DR: PE # DR:
 RAO MICHAEL D. 0-0000 STRUCTURAL/CE/EE/SC
 KU JOHN W. 0-0000 STRUCTURAL/CE/EE/SC
 RAO MICHAEL D. 0-0000 STRUCTURAL/CE/EE/SC
 TUN THOMAS H. 0-0000 ELECTRICAL/E
 DOK SHELDON S. 0-0000 ELECTRICAL/E
 DOK DAVID C. 0-0000 ELECTRICAL/E

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SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION		01/13/14	SSC	0
REVISED FOR KCP COMMENTS		01/21/14	KCP	1
REVISED FOR CITY COMMENTS		01/29/14	SSC	2
REVISED FOR CITY COMMENTS		02/03/14	SSC	3

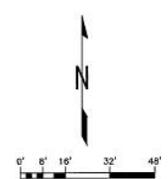
SITE NAME:
PINNACLE TRAINING TOWER

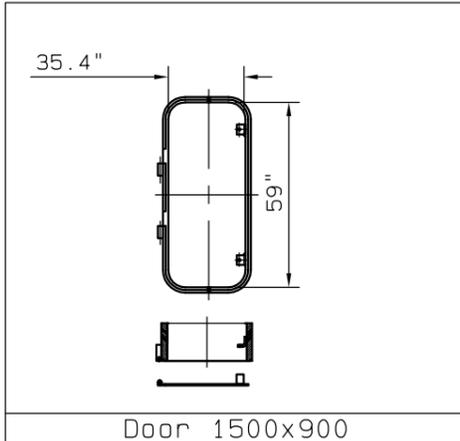
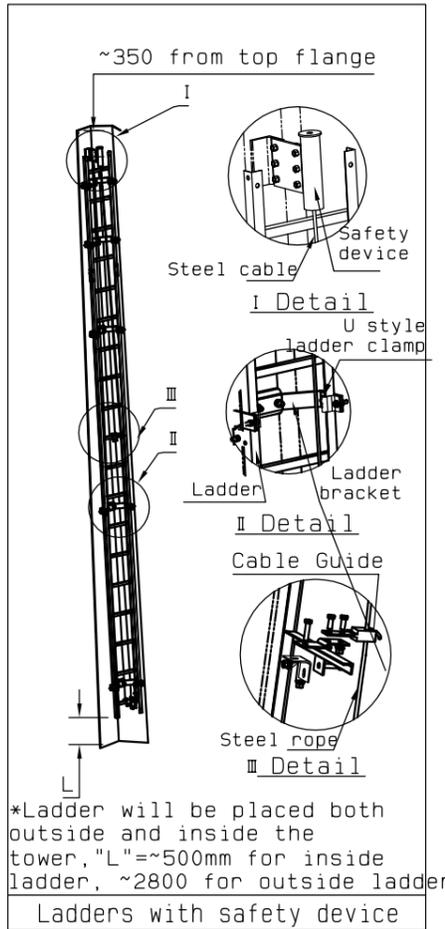
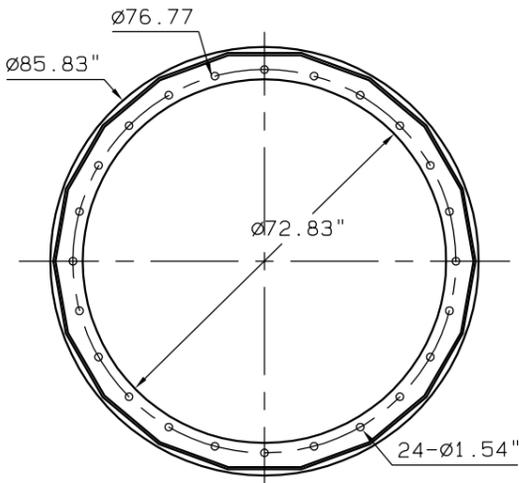
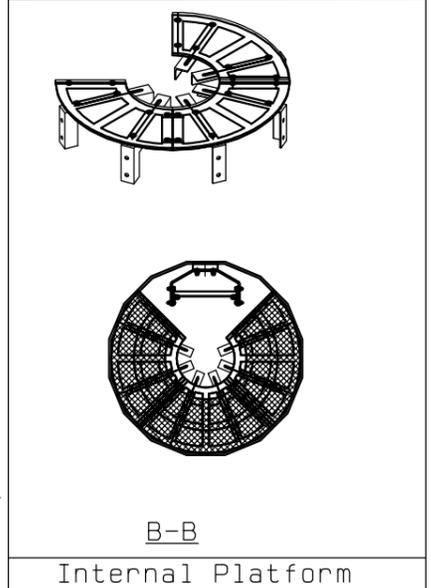
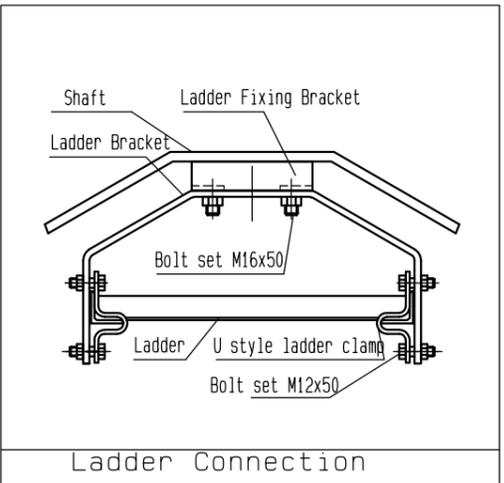
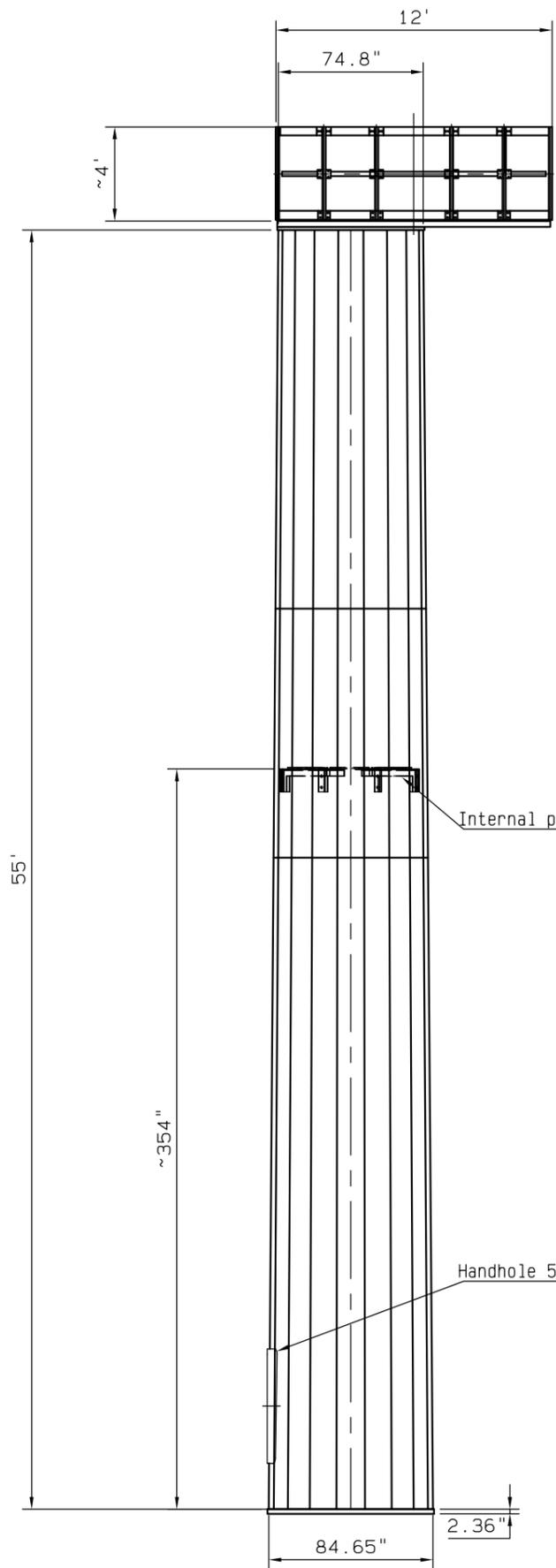
SITE NUMBER:
 -

SITE ADDRESS:
 TBD MISSOURI HIGHWAY 45
 PARKVILLE, MISSOURI
 64152

SHEET DESCRIPTION:
OVERALL SITE PLAN

SHEET NUMBER:
A-1





Notes:

- Material:
 - Pole shaft: ASTM A572 GR65
 - Baseplate: ASTM A572 GR50 or Q345
 - Flange: ASTM A572 GR50 or Q345
 - Anchor Bolts: 24-M33x1270, F1554, 380MPa
- Pole section has 18 sides
- Finish: galvanizing per ASTM A123
 - Top 400mm length of anchor bolts are galvanized.
 - Template are not galvanized.

AMBOR Ambor Structures amborstructures.com	
Project	Training Tower
Title	60ft Tower
DRAWN	JW Jun.20 2014
ENGR	
CHECKED	
REV ID	DATE
REVISION DESCRIPTION	SPECIFICATIONS
MATERIAL	ORDER NO
THK (mm)	SCALE
WT (kg)	

