

III. B.

**Memorandum
Department of Planning & Public Works**



To: Planning and Public Works Committee

From: Shawn Seymour, AICP
Senior Planner

Date: May 6, 2010

RE: **T.S.P. 22-2010 (Kinkead Estates/Parkway Central High School):** A request to obtain approval for a Telecommunication Facility Siting Permit for collocation of additional antennas and equipment on an existing telecommunications tower on a 10,000 square foot lease area "NU" Non-Urban District-zoned tract of land located on N. Woods Mill Road (17Q230085).

Summary

Clearwire US, LLC, has requested a telecommunications facilities siting permit to allow the following on an existing mono-pole tower located at the northwest corner of the Parkway Central Campus:

- Install an additional three (3) antennas to the existing mono-pole tower.
- Install associated ground located equipment within the existing fenced compound.

City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, requires that the Planning Commission provide a venue for public hearing of requests for Telecommunications Siting Permits. Please note, the Commission does not provide a recommendation to the City Council, but rather generates a list of issues during the hearing. At the public hearing on April 26, 2010, no outstanding issues were identified.

Attached are copies of the materials submitted to the Planning Commission.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

CC: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Director of Planning & Development Services

Attachments: Planning Commission packet

Department of Planning & Public Works
City of Chesterfield
Public Hearing Summary Report

T.S.P. 22-2010 Clearwire US LLC, (Kinkead Estates/Parkway Central High School): A request to obtain approval for a Telecommunication Facility Siting Permit for collocation of additional antennas and equipment on an existing telecommunications tower on a 10,000 square foot lease area "NU" Non-Urban District-zoned tract of land located on N. Woods Mill Road (17Q230085).

Summary

The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). If the request is approved, the Permit will allow placement of antennas from a new user, Clearwire US, on an existing tower located along North Woods Mill Road, in the northwest corner of the Parkway Central High School Campus. Additional equipment to support the new antennas is proposed to be placed within the existing equipment compound.

The existing telecommunications tower is currently a mono-pole tower which was approved prior to establishment of telecommunications standards in the City of Chesterfield. The current antenna array on the tower was approved administratively under the conditions of City of Chesterfield Ordinance 1214. City of Chesterfield Ordinance 2391, which now governs telecommunications and facilities siting, requires a public hearing before the City of Chesterfield Planning Commission for alterations that present a material change. Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing. City Council is the decision-making body for all requests for Telecommunications Siting Permits. A public hearing further addressing the request will be held at the April 26, 2010 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and an application packet detailing the Petitioner's request.



Existing tower

Respectfully submitted,



Shawn Seymour, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 26, 2010, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

T.S.P. 22-2010 Clearwire US LLC. (Kinkead Estates/Parkway Central High School): A request to obtain approval for a Telecommunication Facility Siting Permit for collocation of additional antennas and equipment on an existing telecommunications tower on a 10,000 square foot lease area "NU" Non-Urban District-zoned tract of land located on N. Woods Mill Road (17Q230085).



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

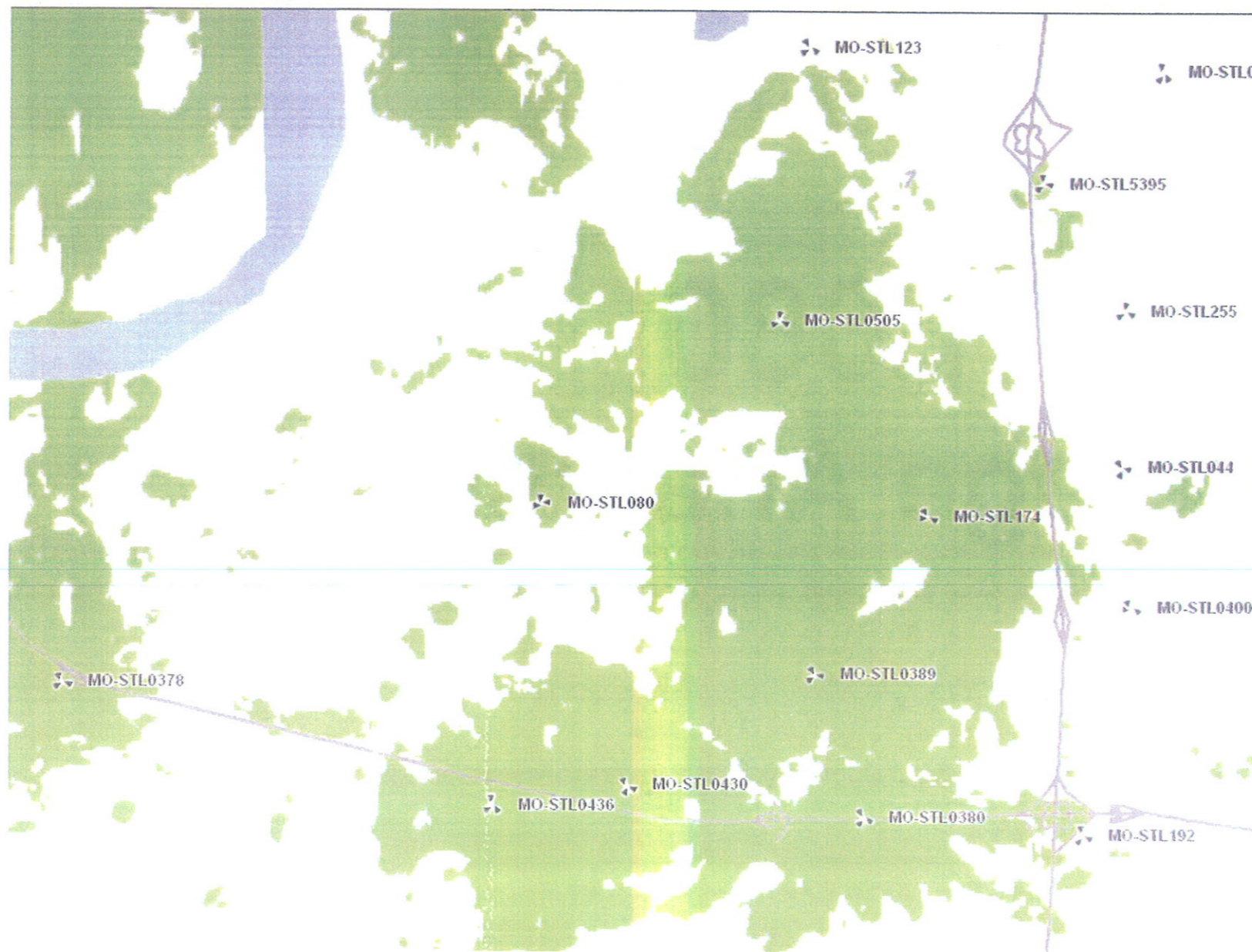
Description of Lease Area

A parcel of land being part of the U.S. Surveys 109 and 207, Township 45 North Range 5 east, St. Louis County, Missouri and being part of a larger tract conveyed to Parkway Consolidated School District by deed recorded in Book 3477 at Page 630 of the St. Louis County Records and being described as follows:

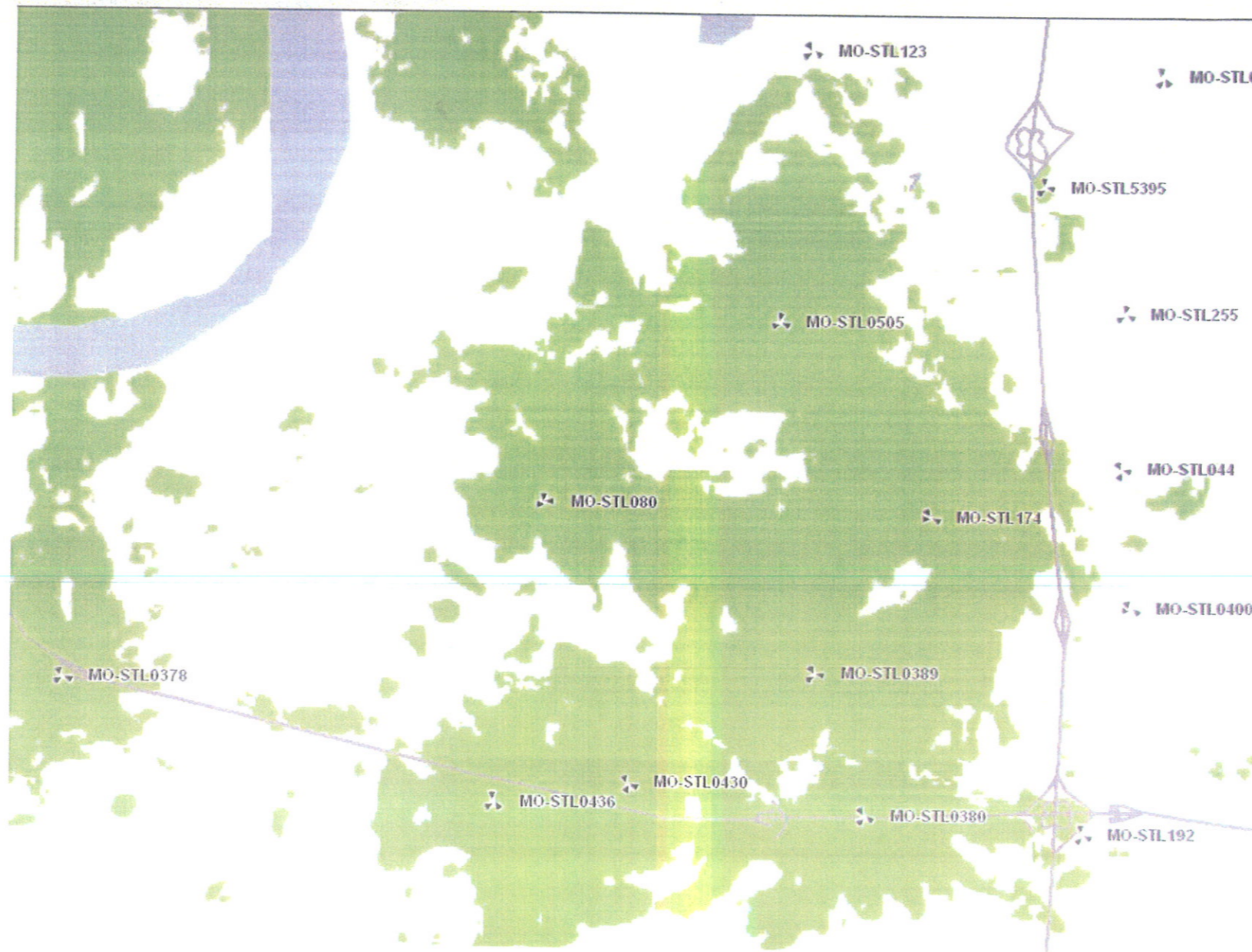
Beginning at a point located south 33'45'50" west, 885.25 feet from the southwest corner of Lot 4 of the Greymore Court being the southwest corner of said subdivision, said subdivision filed for record in Plat Book 277 at Page 54 of said St. Louis County Records, thence south 2'40'36" west 100.00 feet to a point, thence north 87'19'24" west 29.29 feet to a point hereinafter designated as point "A", thence continuing north 87'19'24" west 70.71 feet to a point, thence north 2'40'36" east 100.00 feet to a point, thence south 87'19'24" east 100.00 feet to the point of beginning and containing 10,000 square feet more or less.

MO-STL080

Coverage Analysis

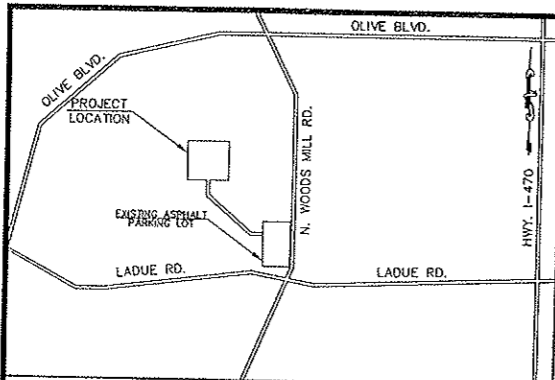


Indoor Coverage without MO-STL080

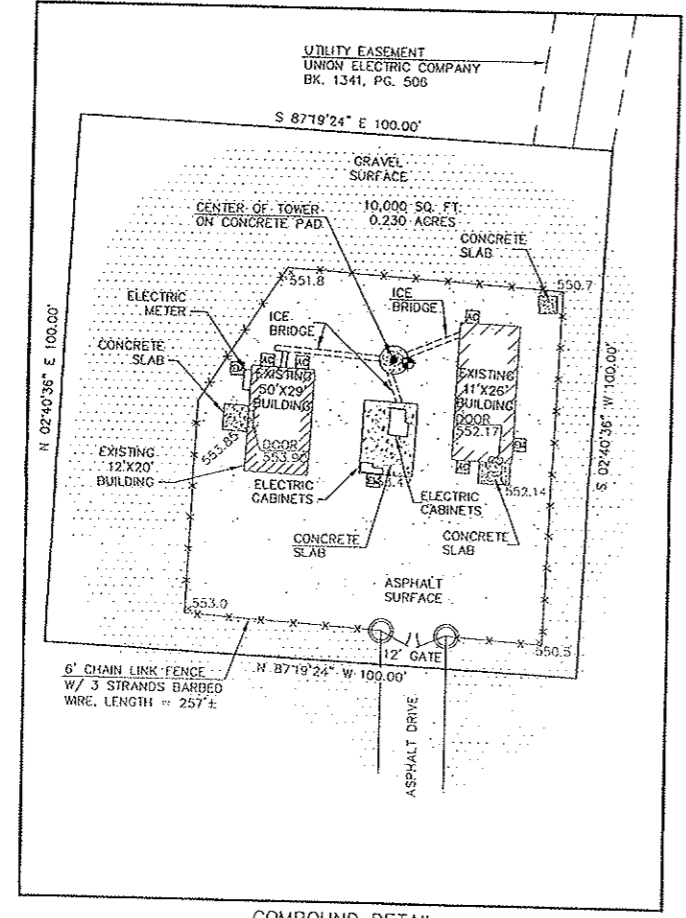


Indoor Coverage with MO-STL080

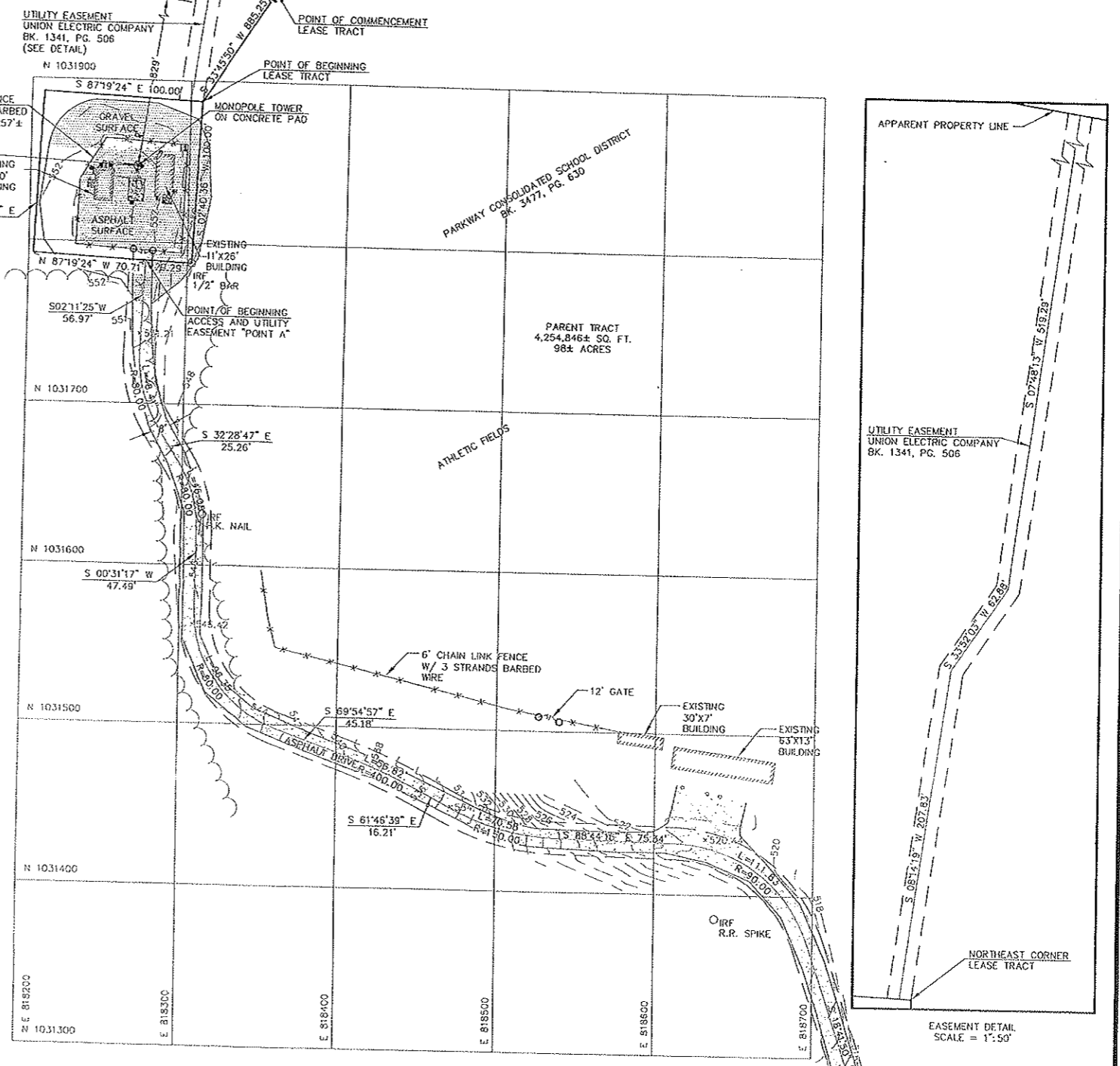
PARKWAY CENTRAL MO-0085



VICINITY MAP
U.S. SURVEY 109 & 207, TOWN, 45 NORTH, RANGE 5 EAST
NOT TO SCALE



COMPOUND DETAIL
SCALE 1" = 20 ft



SURVEY PLAN
SCALE 1" = 50 ft

Work Coordinated by:		Surveyors:		SHEET 1 of 2	
 ASC NATIONAL LLC 1264 Main Street Waltham, MA 02451 Telephone: (617) 833-6477 Fax: (617) 833-7091		 Allen-Klinkenberg Associates aka Land Surveying & Engineering Services 2525 Brookside Overland Park, Kansas 66202 (913) 631-9977 - FAX 631-9975		AS-BUILT SURVEY Date: 06/06/01 Dwn. By: DSL Apprd. By: JAMB Dwg. No.: MO-0085 Proj. No.: 2322	
Prepared For:		Project Location:		REVISIONS	
 SPECTRASITE COMMUNICATIONS 100 REGENCY FOREST DRIVE, SUITE 400 CARY, NC 27511		ST. LOUIS COUNTY, MO Project Address: WOODS MILL ROAD Site Name: PARKWAY CENTRAL SpectraSite Number: MO-0085		DESCRIPTION: PER COMMENTS DATE: 04/26/01	

PARKWAY CENTRAL MO-0085

ELEVATION DATUM

TOWER TYPE: EXISTING 72' MONOPOLE
 ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
 GROUND ELEVATION: 552.9'
 STRUCTURE HEIGHT: 100.8'
 ELEVATION OF TOP OF TOWER: 653.7'
 ELEVATION OF HIGHEST POINT: 657.6'
 ELEVATION OF TOP OF GROUP ANTENNA No. 1: 621.6'
 ELEVATION OF TOP OF MOUNTING FOR GROUP ANTENNA No. 1: 621.1'
 ELEVATION OF BOTTOM OF MOUNTING FOR GROUP ANTENNA No. 1: 617.9'
 ELEVATION OF BOTTOM OF GROUP ANTENNA No. 1: 617.7'
 ELEVATION OF TOP OF GROUP ANTENNA No. 2: 642.6'
 ELEVATION OF TOP OF MOUNTING FOR GROUP ANTENNA No. 2: 642.7'
 ELEVATION OF BOTTOM OF MOUNTING FOR GROUP ANTENNA No. 2: 637.6'
 ELEVATION OF BOTTOM OF GROUP ANTENNA No. 2: 637.4'
 ELEVATION OF TOP OF GROUP ANTENNA No. 3: 655.1'
 ELEVATION OF TOP OF MOUNTING FOR GROUP ANTENNA No. 3: 654.8'
 ELEVATION OF BOTTOM OF MOUNTING FOR GROUP ANTENNA No. 3: 650.8'
 ELEVATION OF BOTTOM OF GROUP ANTENNA No. 3: 650.6'
 ELEVATION OF TOP OF LIGHTING ROD No. 1: 657.6'

ALL ELEVATIONS ARE "ABOVE MEAN SEA LEVEL" (AMSL)

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF EXISTING TOWER IS BASED ON THE NAD 1983.

LATITUDE: 38° 40' 02.544"
 LONGITUDE: 090° 30' 24.477"

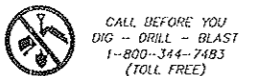
BASIS OF BEARINGS:
 NORTH AMERICAN DATUM (NAD83)

TOWER AZIMUTH: CANNOT BE DETERMINED

THIS IS TO CERTIFY THAT THE GEOGRAPHICAL LOCATION SHOWN IS ACCURATE WITHIN +/- 15' HORIZONTALLY AND 3' VERTICALLY.

SURVEY LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- BENCHMARK
- BOUNDARY LINE
- RIGHT-OF-WAY
- SECTION LINE
- CENTER LINE
- EDGE OF PAVEMENT
- PP POWER POLE
- TP TELEPHONE PEDESTAL
- EM ELECTRIC METER
- AU AIR CONDITIONER UNIT
- GP GATE POST
- CHAIN LINK FENCE
- DECIDUOUS TREE AND SIZE
- CONIFEROUS TREE AND SIZE
- SPOT ELEVATION
- OVERHEAD UTILITY LINE



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

UTILITY NOTE

UTILITY ACCESS TO TOWER COMPOUND IS BY WAY OF 20' WIDE UTILITY EASEMENT RUNNING IN A NORTHERLY DIRECTION TO COMPOUND SITE.

ACCESS NOTE

ACCESS TO TOWER COMPOUND IS BY WAY OF WOODS MILL ROAD RUNNING NORTH TO SOUTH TO AN ASPHALT PARKING LOT; THENCE ACROSS PARKING LOT TO AN ASPHALT ROAD RUNNING NORTH TO COMPOUND. ACCESS ROAD IS 939± IN LENGTH AND IS 8± AT THE NARROWEST POINT.

ITEMS CORRESPONDING TO SCHEDULE "B"

- 10 EASEMENTS GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENTS RECORDED IN BOOK 1161 PAGE 33, BOOK 1709 PAGE 516, BOOK 3249 PAGE 47, BOOK 4608 PAGE 373 AND BOOK 4609 PAGE 505.
- 11 SUBJECT TO RIGHT OF WAY OF 30 FOOT PRIVATE ROAD AS SET FORTH IN BOOK 1341 PAGE 506. TITLE WAS PROVIDED FOR THIS ITEM.
- 12 EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5334 PAGE 545. IS BLANKET IN NATURE, IS PARENT PARCEL AND IS PLOTTED HEREON.
- 13 EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5929 PAGE 199. EFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 14 EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6639 PAGE 1031. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 15 EASEMENT GRANTED TO PARKWAY SCHOOL DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5372 PAGE 447. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 16 AGREEMENT FOR INGRESS AND EGRESS TO MAINTAIN DRAINAGE TO STATE OF MISSOURI RECORDED IN BOOK 1695 PAGE 597 AND BOOK 2215 PAGE 222. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 17 EASEMENTS, RIGHT OF WAY AND AGREEMENTS AS SET FORTH IN GENERAL WARRANTY DEED RECORDED SEPTEMBER 8, 1995 IN BOOK 3477 PAGE 630. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 19 EASEMENT GRANTED FOR HIGHWAY TRAFFIC CENTRAL, ACCORDING TO INSTRUMENT RECORDED IN BOOK 9209 PAGE 915. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 20 MAINTENANCE AGREEMENT FOR PARKWAY CENTRAL MIDDLE SCHOOL IN BOOK 10229 PAGE 602. NO TITLE PROVIDED FOR THIS ITEM.
- 21 SERVICE LINE AGREEMENT BY AND BETWEEN PARKWAY C-2 SCHOOL AND CHESTERFIELD FIRE DISTRICT IN BOOK 10991 PAGE 224 WITH ASSIGNMENT RECORDED IN BOOK 10991 PAGE 239. IS BLANKET IN NATURE, IS PARENT BOUNDARY AND IS PLOTTED HEREON.
- 24 WATER LINE EASEMENT AGREEMENT BETWEEN PARKWAY C-2 SCHOOL DISTRICT AND AISH HATORAH CENTER FOR JEWISH STUDIES, ACCORDING TO INSTRUMENT RECORDED IN BOOK 11758 PAGE 2073. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 25 AGREEMENT BETWEEN PARKWAY C-2 SCHOOL DISTRICT AND HATORAH CENTER FOR JEWISH STUDIES RECORDED IN BOOK 12093, PAGE 25. DOES NOT EFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 26 LOOPED MULTI-SPEED WATER SYSTEM USE RESTRICTIONS BY AND BETWEEN PARKWAY C-2 SCHOOL DISTRICT, AISH HATORAH CENTER FOR JEWISH STUDIES AND ST. LOUIS COUNTY WATER COMPANY RECORDED IN BOOK 12107 PAGE 1919. IS PARENT PARCEL.
- 27 MEMORANDUM OF AGREEMENT BY AND BETWEEN SOUTHWESTERN BELL WIRELESS AND VOICE STREAM PCSB CORPORATION RECORDED IN BOOK 12797 PAGE 198. IS PARENT PARCEL.
- 28 TERMS, CONDITIONS, PROVISIONS AND RENTALS CONTAINED IN UNRECORDED LEASE TO SOUTHWESTERN BELL WIRELESS, INC. ACTING IN ITS CAPACITY AS GENERAL PARTNER OF EASTERN MISSOURI CELLULAR LIMITED PARTNERSHIP, ACCORDING TO NOTICE THEREOF BY MEMORANDUM OF LEASE AGREEMENT RECORDED IN BOOK 11374 PAGE 797. IS LEASE PARCEL.

ZONING STATEMENT

ZONED NON-URBAN.

SETBACKS:

FRONT = 50 FEET.
 SIDE = 20 FEET.
 REAR = 20 FEET.

FLOOD STATEMENT

THE SUBJECT TRACT LIES WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE ST. LOUIS COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM).
 PARCEL: 145 OF 420
 MAP NO.: 29189C0145 H
 EFFECTIVE DATE: AUGUST 2, 1995
 NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTE

TITLE COMMITMENT NO: 00389847
 EFFECTIVE DATE: FEBRUARY 23, 2001 AT 8:00 AM
 FIRST AMERICAN TITLE INSURANCE COMPANY
 7600 FORSYTH
 CLAYTON, MO 63105

BENCHMARK (N.A.V.D. 1988 DATUM)
 CHISELED SQUARE ON CONCRETE CORNER OF TOWER BASE.

ELEVATION=553.0

TITLE COMMITMENT DESCRIPTION

A TRACT OF LAND IN U.S. SURVEYS 109 AND 207, TOWNSHIP 45 NORTH, RANGE 5 EAST AND DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF U.S. SURVEY 207 WITH THE WEST LINE OF WOODS MILL ROAD, 60 FEET WIDE, AS NOW ESTABLISHED; THENCE SOUTHWESTWARDLY ALONG THE WEST LINE OF WOODS MILL ROAD TO ITS INTERSECTION WITH THE NORTHWEST LINE OF THE OLD MILL RACE; THENCE SOUTHWESTWARDLY ALONG THE WEST LINE OF THE OLD MILL RACE TO THE MIDDLE OF CREVE COEUR CREEK; THENCE SOUTH 85 DEGREES 42 MINUTES WEST 165.43 FEET TO A STAKE APPROXIMATELY IN THE CENTER OF SAID CREVE COEUR CREEK; THENCE SOUTH 19 DEGREES 42 MINUTES WEST 567.60 FEET TO A STAKE, BEING THE MOST SOUTHERN CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 23 DEGREES 18 MINUTES WEST 1937.40 FEET TO A STAKE IN THE SAID SOUTH LINE OF U.S. SURVEY 207 APPROXIMATELY 1828.86 FEET WEST OF THE SOUTHEAST CORNER OF SAID U.S. SURVEY 207; THENCE NORTH 2 DEGREES 54 MINUTES EAST 1621.30 FEET TO A STAKE, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE SOUTH 81 DEGREES 6 MINUTES EAST 1936.86 FEET TO THE WEST LINE OF WOODS MILL ROAD AS NOW ESTABLISHED; THENCE ALONG THE WEST LINE OF WOODS MILL ROAD SOUTH 7 DEGREES 41 MINUTES WEST 912.95 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF WOODS MILL ROAD SOUTH AND SOUTHWESTWARDLY TO THE POINT OF BEGINNING, ACCORDING TO THE SURVEY BY CLAYTON SURVEYING AND ENGINEERING COMPANY MADE DURING SEPTEMBER AND OCTOBER 1930, EXCEPTING THEREFROM THAT PART CONVEYED BY QUIT CLAIM DEED RECORDED IN BOOK 10991 PAGES 231, 234 AND 236.

LEASE DESCRIPTION

A PARCEL OF LAND BEING PART OF U.S. SURVEYS 109 AND 207, TOWNSHIP 45 NORTH, RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI AND BEING PART OF A LARGER TRACT CONVEYED TO PARKWAY CONSOLIDATED SCHOOL DISTRICT BY DEED RECORDED IN BOOK 3477 AT PAGE 630 OF THE ST. LOUIS COUNTY RECORDS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 33° 45' 50" WEST, 885.25 FEET FROM THE SOUTHWEST CORNER OF LOT 4 OF GREYMORE COURT BEING THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID SUBDIVISION FILED FOR RECORD IN PLAT BOOK 277 AT PAGE 54 OF SAID ST. LOUIS COUNTY RECORDS, THENCE SOUTH 2° 40' 36" WEST 100.00 FEET TO A POINT, THENCE NORTH 87° 19' 24" WEST 29.29 TO A POINT HERINAFTER DESIGNATED AS POINT "A", THENCE CONTINUING NORTH 87° 19' 24" WEST 70.71 FEET TO A POINT, THENCE NORTH 2° 40' 36" EAST 100.00 FEET TO A POINT, THENCE SOUTH 87° 19' 24" EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 SQUARE FEET MORE OR LESS.

ACCESS AND UTILITY EASEMENT

ALSO AN EASEMENT 20 FEET WIDE FOR INGRESS, EGRESS AND PUBLIC UTILITIES THE CENTERLINE OF WHICH IS DESCRIBED AS BEGINNING AT POINT "A" AS SET FORTH ABOVE, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES SOUTH 2° 11' 25" WEST 56.97 FEET TO A POINT OF CURVE, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AN ARC DISTANCE OF 48.41 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 32° 28' 42" EAST 25.28 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AN ARC DISTANCE OF 46.08 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 0° 31' 17" WEST 47.49 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AN ARC DISTANCE OF 98.35 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 69° 54' 57" EAST 45.18 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AN ARC DISTANCE OF 56.82 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 61° 46' 39" EAST 16.21 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AN ARC DISTANCE OF 70.58 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 89° 44' 15" EAST 75.34 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AN ARC DISTANCE OF 111.83 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 18° 41' 50" EAST 145.51 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AN ARC DISTANCE OF 64.77 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 80° 32' 58" EAST 8.41 FEET TO AN ASPHALT PARKING LOT, THENCE ACROSS SAID PARKING LOT TO WOODSMILL ROAD BEING THE POINT OF ENDING OF THE DESCRIPTION CONTAINED HEREIN.

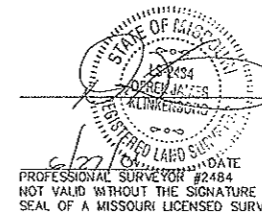
DISCLAIMER

LIABILITY IS LIMITED TO THE ABOVE ORDERED AND OR THEIR ASSIGNS. FUTURE USE IS PROHIBITED AND NO LIABILITY WILL BE ASSUMED. THIS SURVEY IS FOR LEASE AND EASEMENT PURPOSES ONLY. IT REPRESENTS THE LOCATION OF THE LEASE AND EASEMENTS AS THEY WERE SURVEYED. THIS IS NOT A BOUNDARY SURVEY OF THE ABOVE REFERENCED DEED DESCRIPTION AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE; IT IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY FENCES, STRUCTURES OR OTHER IMPROVEMENTS OUTSIDE OF THE LEASE OR EASEMENT AREAS. NO PROPERTY CORNERS OF THE ABOVE REFERENCED DEED DESCRIPTION WERE SET, LINEAR OR ANGULAR VALUES SHOWN HEREON, IF ANY, ARE FROM PLAT OR DEED INFORMATION, AND HAVE NOT BEEN VERIFIED UNLESS NOTED. NO WARRANTY IS EXTENDED HEREIN TO THE PRESENT OR FUTURE OWNER OR OCCUPANTS. DO NOT SCALE DRAWINGS.

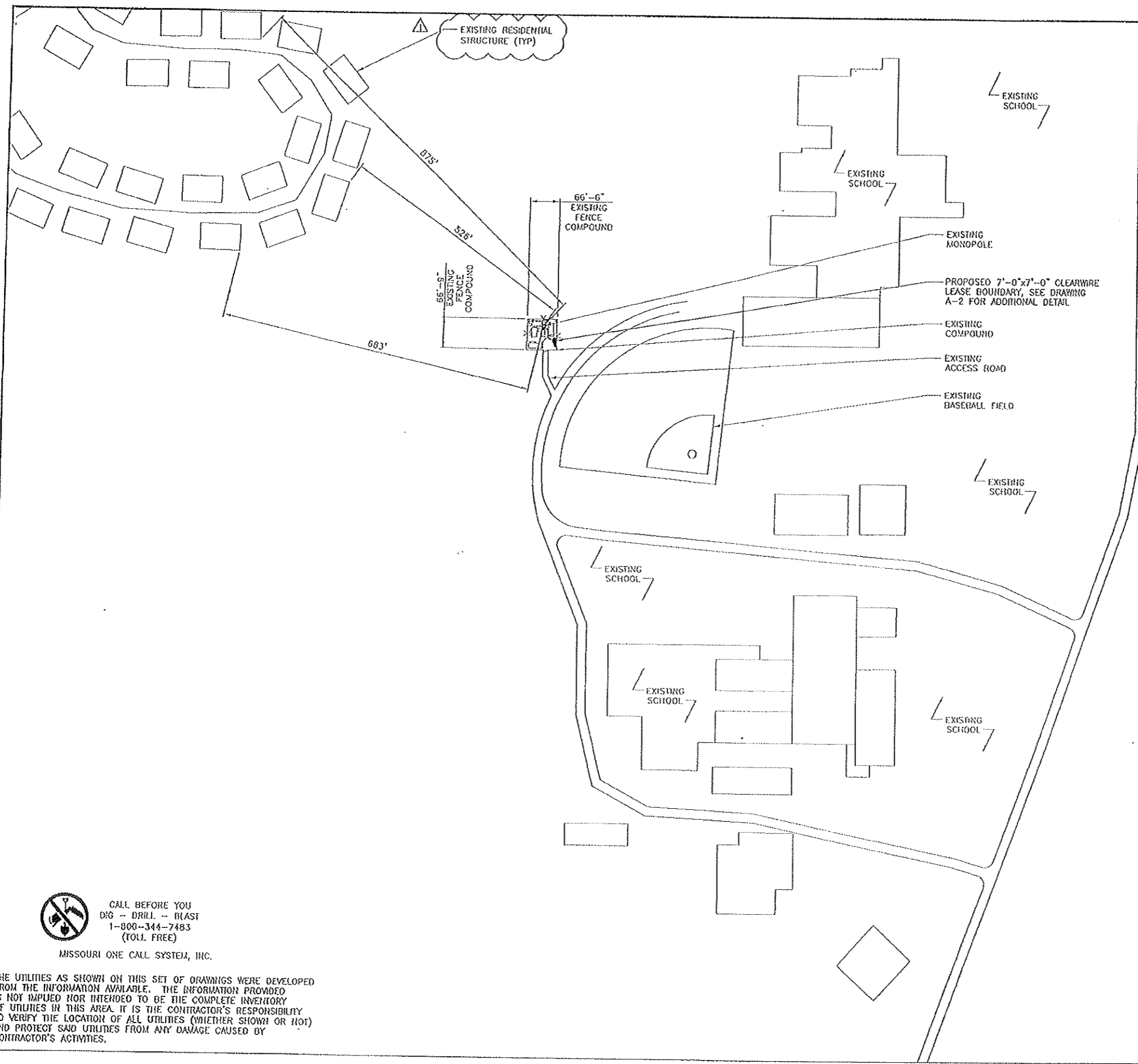
SURVEYOR'S CERTIFICATE

I, DEREK J. KLINCKENBORG, DO HEREBY CERTIFY TO SPECTRASITE COMMUNICATIONS, INC., FEDERAL AVIATION ADMINISTRATION AND FIRST AMERICAN TITLE INSURANCE COMPANY, INC., THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND THAT THIS IS A TRUE, CORRECT REPRESENTATION OF THE FACTS AS FOUND AT THIS TIME OF THE SURVEY, AND MORE SPECIFICALLY, I SO HEREBY CERTIFY THAT THE SURVEY CONFORMS TO THE CONDITIONS AND STIPULATIONS AS CHECKED (X) BELOW (NOTE: ON LEASED PARCELS, "SUBJECT PROPERTY" IS DEFINED AS THE LEASED PREMISES AND ITS APPURTENANT EASEMENTS).

- (X) 1. CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH THE SURVEYOR HAS BEEN ADVISED AFFECTS THE SUBJECT PROPERTY (EACH HAS BEEN IDENTIFIED BY INSTRUMENT VOLUME AND PAGE NUMBER IF AVAILABLE).
- (X) 2. EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS OR CONFLICTS.
- (X) 3. ACCESS IS CONTIGUOUS BETWEEN THE SUBJECT PROPERTY AND A PUBLIC RIGHT-OF-WAY, AS SHOWN.
- (X) 4. THE LEGAL DESCRIPTION DEPICTED HEREON IS THE SAME DEMISED IN THE TITLE COMMITMENT REFERENCED HEREON.
- (X) 5. SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY SURVEYS SET FORTH BY MISSOURI STATE LAW.



Work Coordinated by: ASC NATIONAL LLC 126 1/2 Main Street Waltham, MA 02451 Telephone: 781.833.8471 Fax: 781.833.7991	Surveyor: Allan-Klinckeborg Associates Land Surveying & Engineering Services 5601 Brentwood - Suite 1000 - Kansas 64082 (913) 831-9997 - FAX 831-9998	SHEET 2 of 2 AS-BUILT SURVEY Date: 06/06/01 Dwn. By: DSL Aprvd. By: JAMB Dwg. No.: MO-0085 Proj. No.: 2322 REVISIONS DESCRIPTION: PER COMMENTS DATE: 06/26/01
Prepared For: SPECTRASITE COMMUNICATIONS 100 REGENCY FOREST DRIVE, SUITE 400 CARY, NC. 27511	Project Location: ST. LOUIS COUNTY, MO Project Address: WOODS MILL ROAD Site Name: PARKWAY CENTRAL SpectroSite Number: MO-0085	

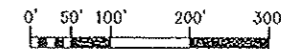


CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

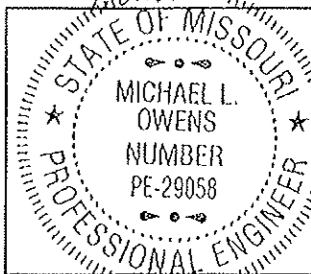
THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

OVERALL SITE PLAN



clearw're[®]
wireless broadband

4400 CARROLL POINT
KIRKLAND, WASHINGTON 98033
TEL: (425) 216-7200
FAX: (425) 216-7157



1816 Lackland Hill Pkwy, Suite 400
St. Louis, Missouri 63140
Phone: 314-993-1010 Fax: 314-993-1036

DESIGNER: S.A. ASH

LEAD EC: Y.M. SUPER

LEAD CE/SE: M.L. OWENS

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	07/27/09	ISSUED FOR REVIEW	SA
B	07/30/09	ISSUED FOR CONSTRUCTION	MY
1	07/11/10	REVISED FOR CITY COMMENTS	TD

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLEARWARE IS STRICTLY PROHIBITED.

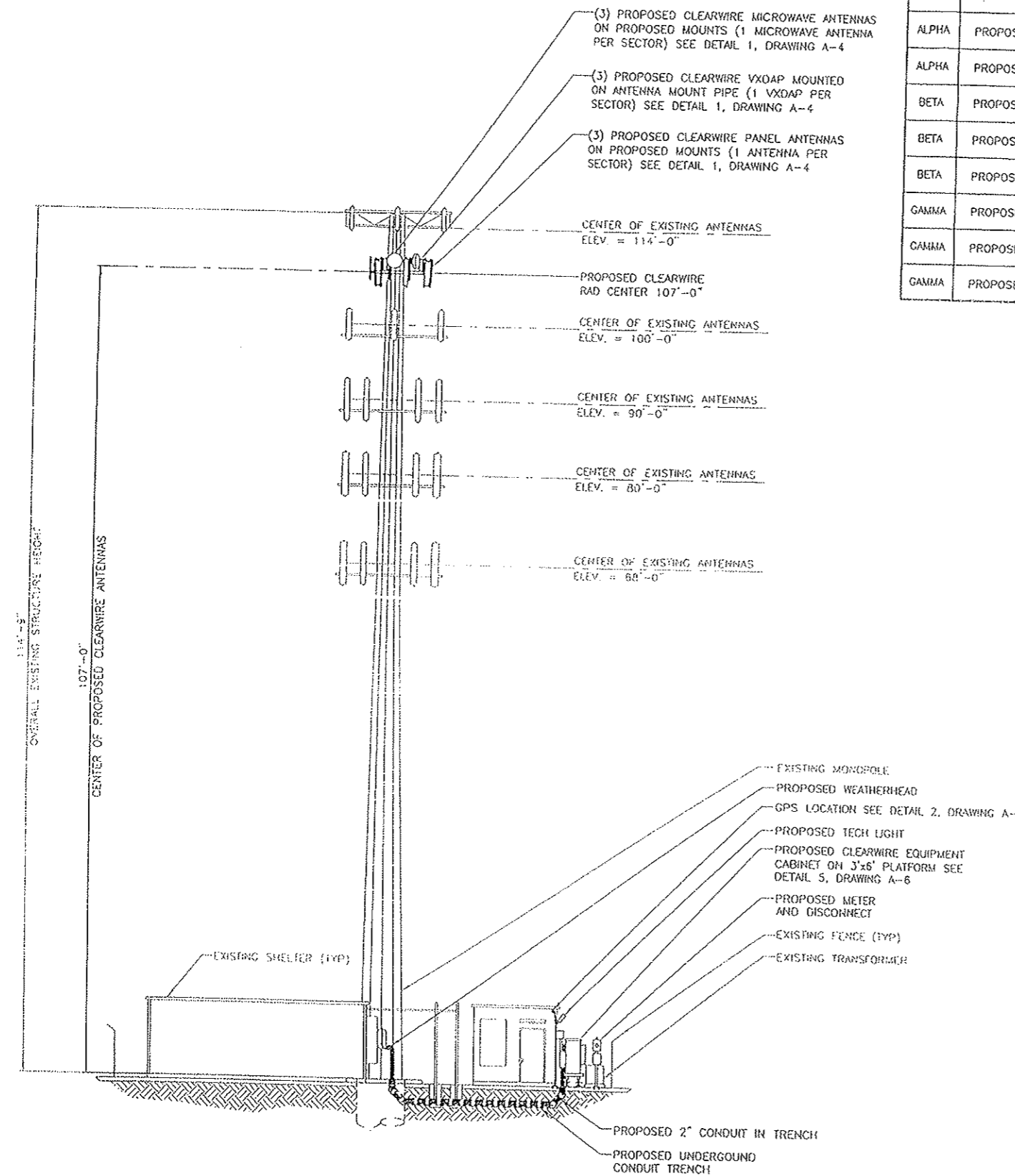
SITE NAME

SITE NUMBER
MO-ST1080

SITE ADDRESS
471 NORTH WOODS MILL RD.
CHESTERTFIELD, MISSOURI
63017

SHEET TITLE
OVERALL SITE PLAN

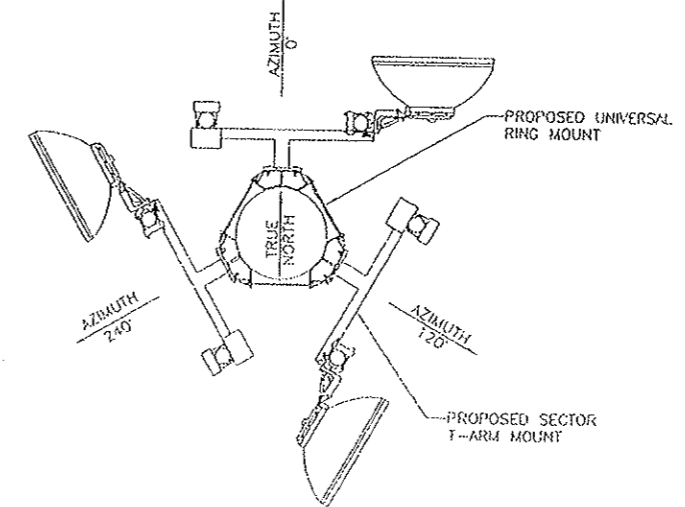
SHEET NUMBER
A-1



TOWER ELEVATION

ANTENNA KEY

SECTOR	STATUS	ANTENNA/DISH MODEL NO	ANTENNA/DISH VENDOR	AZIMUTH	ANTENNA HEIGHT, WIDTH, & DEPTH, AND DISH DIAMETER	ANTENNA/DISH WEIGHT	ELECTRICAL AND MECHANICAL DOWNTILT	CENTERLINE HEIGHT OF ANTENNA	CABLES FIBER OR POWER MODEL
ALPHA	PROPOSED	840-10054	KATHREIN	0°	48" x 13" x 3"	44 LBS		107'-0"	071903-1
ALPHA	PROPOSED	VHLP2	ANDREW	0°	2'φ	27 LBS		N/A	COMMSCOPE SFX 500
ALPHA	PROPOSED	WAP 450	MOTOROLA	0°	26" x 14" x 9"	53 LBS		N/A	COMMSCOPE SFX 780
BETA	PROPOSED	840-10054	KATHREIN	120°	48" x 13" x 3"	44 LBS		107'-0"	071903-1
BETA	PROPOSED	VHLP2	ANDREW	120°	2'φ	27 LBS		N/A	COMMSCOPE SFX 500
BETA	PROPOSED	WAP 450	MOTOROLA	120°	26" x 14" x 9"	53 LBS		N/A	COMMSCOPE SFX 780
GAMMA	PROPOSED	840-10054	KATHREIN	240°	48" x 13" x 3"	44 LBS		107'-0"	071903-1
GAMMA	PROPOSED	VHLP2	ANDREW	240°	2'φ	27 LBS		N/A	COMMSCOPE SFX 500
GAMMA	PROPOSED	WAP 450	MOTOROLA	240°	26" x 14" x 9"	53 LBS		N/A	COMMSCOPE SFX 780

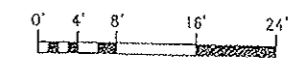


ANTENNA LAYOUT
NTS

NOTE:
SEE SHEET A-4, DETAIL 2, FOR PANEL AND MICROWAVE ANTENNA TYPE

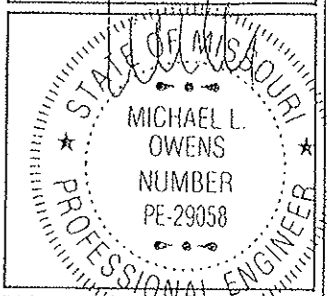
LOCATION OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLEARWIRE AND/OR CLEARWIRE'S RADIO FREQUENCY ENGINEERS. SSC ASSUMES NO RESPONSIBILITY FOR, NOR HAS SSC PERFORMED ANY INVESTIGATIONS OR STUDIES CONCERNING, THE COMPLIANCE OR NON-COMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY RADIO FREQUENCY EXPOSURE REGULATIONS.

EXISTING TOWER INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SSC HAS NOT BEEN PROVIDED WITH TOWER ANALYSIS INFORMATION, NOR HAS SSC PERFORMED ANY TOWER ANALYSIS CALCULATIONS REGARDING THE EXISTING TOWER. SSC TAKES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE EXISTING TOWER OR TOWER FOUNDATION.



clearw're®
wireless broadband

4400 CARRILLON POINT
KIRKLAND, WASHINGTON 98033
TEL: (425) 216-7600
FAX: (425) 216-7900



1816 Lackland Hill Pkwy, Suite 400
St. Louis, Missouri 63146
Phone: 314-993-1010 Fax: 314-993-1036

DESIGNER: S.A. ASH
LEAD EE: T.M. SUPER
LEAD CE/SE: M.L. OWENS

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	07/02/09	ISSUED FOR REVIEW	SA
B	07/30/09	ISSUED FOR CONSTRUCTION	TV

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLEARWIRE IS STRICTLY PROHIBITED.

SITE NAME

SITE NUMBER
MO-STL080

SITE ADDRESS
471 NORTH WOODS MILL RD.
CHESTERFIELD, MISSOURI
63017

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
A-3