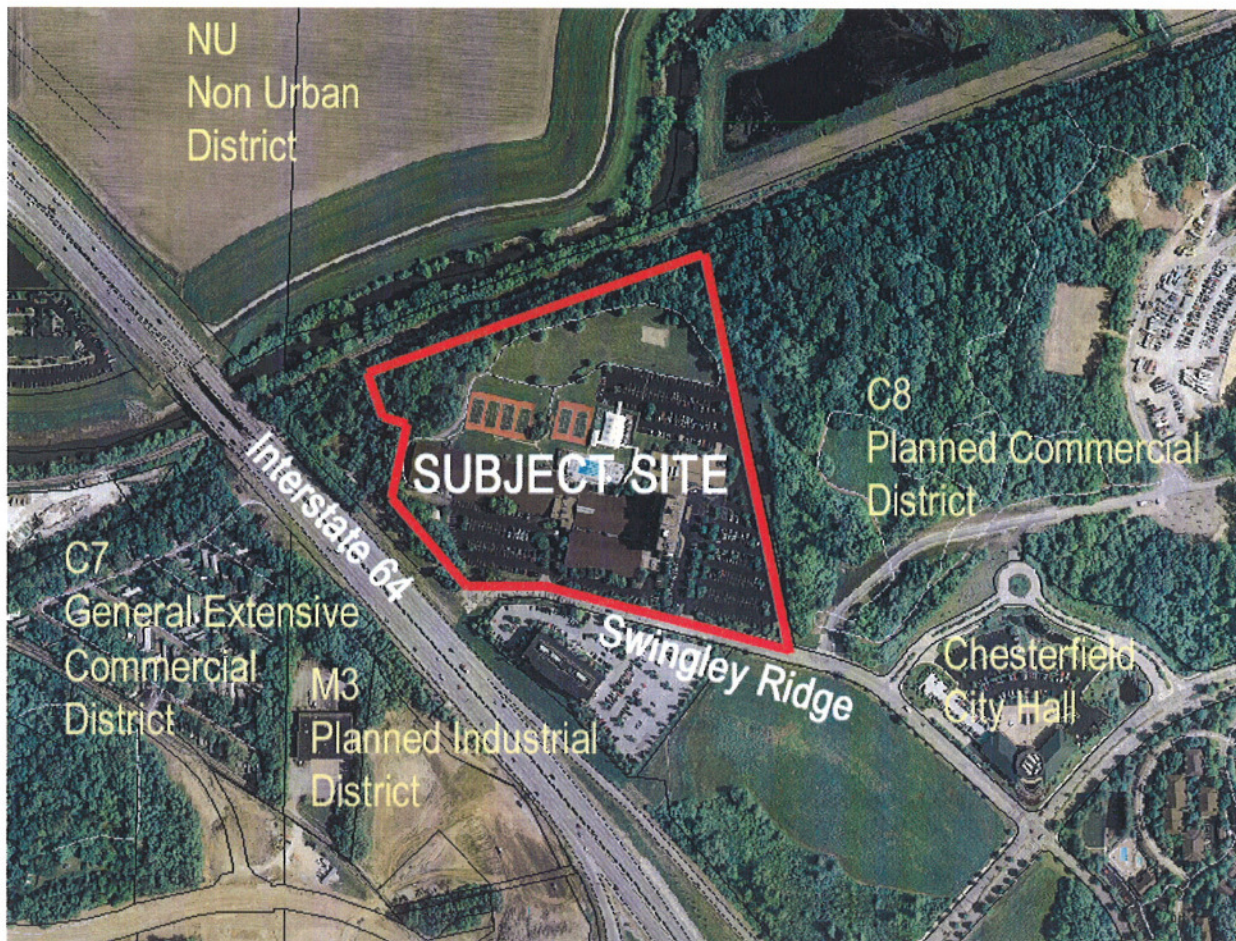


NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Wednesday, May 28, 2008, 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. 04-2008 Cricket Communications (Double Tree Hotel): A request to obtain approval for a Telecommunication Facility Siting Permit in a "C8" Planned Commercial District for a 23.54 acre tract of land located on the north side of Swingley Ridge Drive, west of Chesterfield Parkway (17S110136).



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

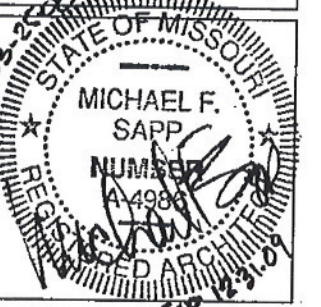
Description of Property

Parcel 2: A tract of land being adjusted Parcel 1 of the "Boundary adjustment plat of part of lots A and B of Chesterfield Village north plat 1 and part of U.S. Survey 123" a boundary adjustment plat according to the plat thereof recorded in plat book 213, page 23 of the St. Louis County Records, in Township 45 north-range 4 east, St. Louis County, Missouri and being more particularly described as:

Beginning at the northwest corner of property conveyed to Monsanto Company as described in the deed recorded in book 7211, page 460 of the St. Louis County Records, said beginning point being also a point on the south line of Chicago Rock Island and Pacific Railroad right-of-way, 100 feet wide; thence southwardly along the west line of said Monsanto property south 13 degrees 28 minutes 47 seconds east 1,286.66 feet to a point on the north line of Swingly Ridge Drive; thence along the right-of-way long of Swingly Ridge Drive, the following courses and distance: north 76 degrees 59 minutes 31 seconds west 237.78 feet, south 12 degrees 59 minutes 30 seconds west 3.00 feet, north 76 degrees 59 minutes 31 seconds west 531.82 feet, along a curve to the left whose radius point bears south 13 degrees 00 minutes 29 seconds west 405.87 feet from the last mentioned point, a distance of 155.84 feet, north 81 degrees 41 minutes 52 seconds west 48.30 feet, north 81 degrees 41 minutes 52 seconds west 48.30 feet, along a curve to the left whose radius point bears south 42 degrees 07 minutes 36 seconds west 44.50 feet from the last point mentioned, a distance of 75.47 feet and along a curve to the right, whose radius point bears north 08n degrees 20 minutes 54 seconds east 378.50 feet from the last mentioned point, a distance of 3.89 feet to a point; thence leaving said right-of-way line north 53 degrees 07 minutes 00 seconds west 13.18 feet to a point; thence north 69 degrees 56 minutes 38 seconds west 104.69 feet to a point; thence north 43 degrees 01 minutes 25 seconds west 248.03 feet to appoint; thence north 12 degrees 52 minutes 44 seconds east, 223.12 feet to a point; thence north 76 degrees 42 minutes 26 seconds west 99.55 feet to a point; thence north 28 degrees 53 minutes 33 seconds west 149.32 feet to a point on the aforesaid south line of the Chicago Rock Island and Pacific Railroad right-of-way, 100 feet wide; thence eastwardly along said south line the following courses and distance: along a curve to the right whose radius point bears south 25 degrees 55 minutes 47 seconds east 3,108.86 feet from the last mentioned point, a distance of 232.19 feet and north 68 degrees 20 minutes 57 seconds east 924.64 feet to the point of beginning.

SUBMITTALS	
2	03/03/08 ISSUED FOR REVIEW
1	10/26/07 ISSUED FOR REVIEW
0	09/11/07 ISSUED FOR REVIEW

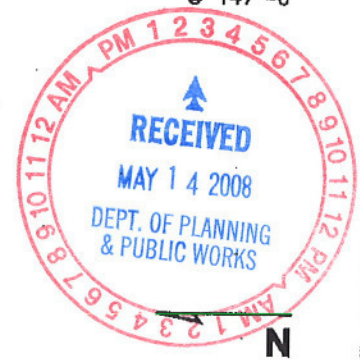
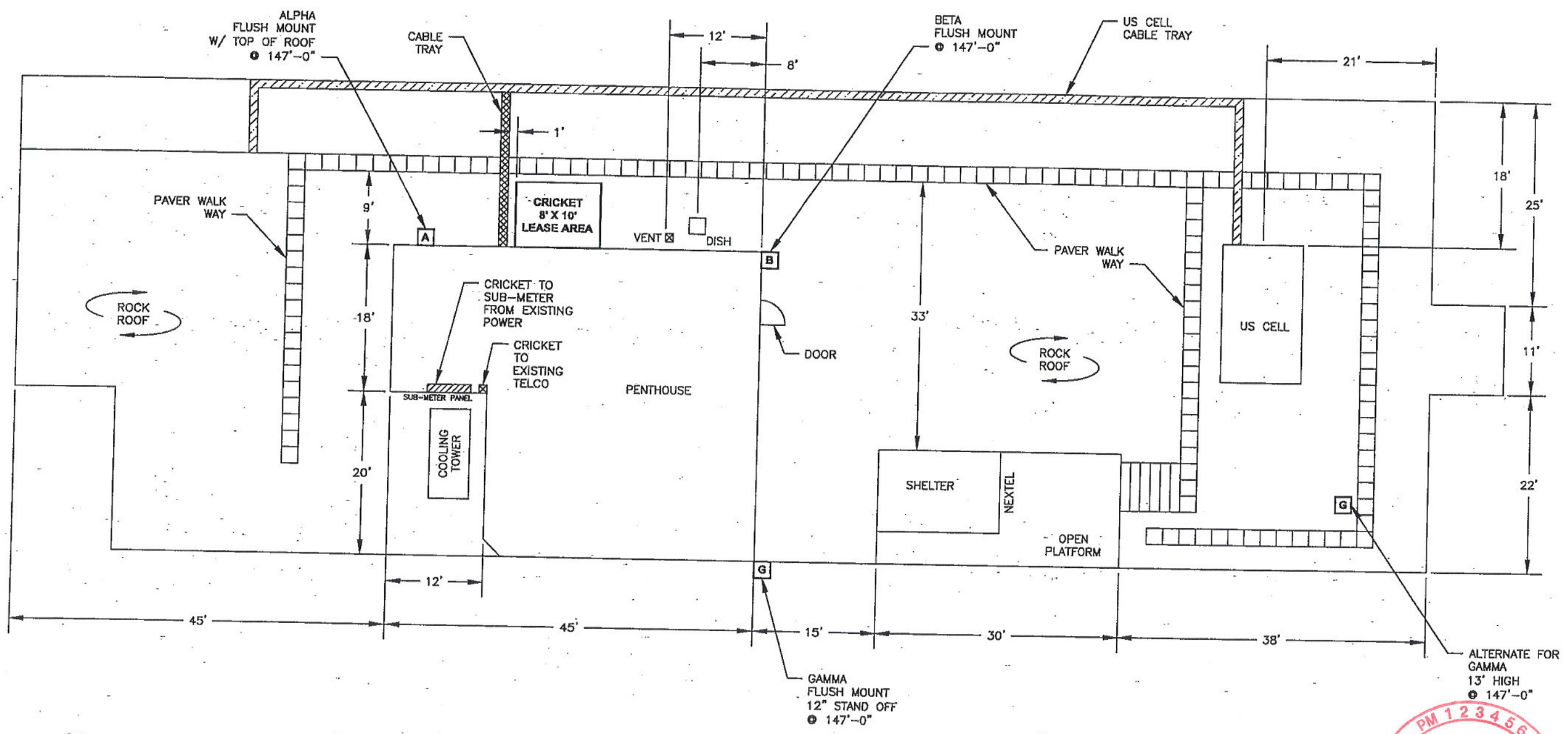
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.



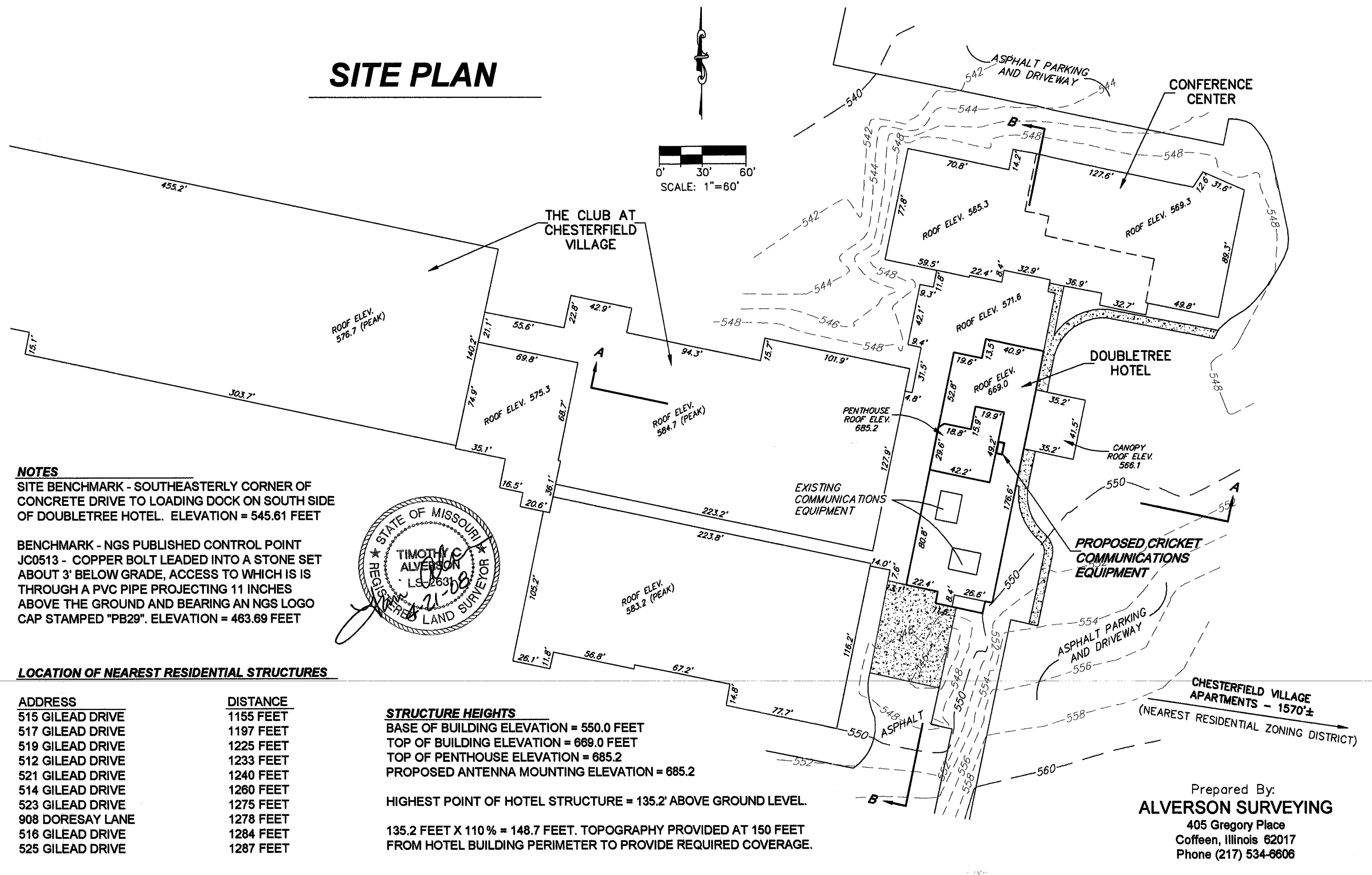
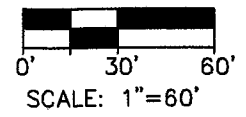
STL-479-B
DOUBLE TREE HOTEL
16625 SWINGLEY RIDGE RD.
CHESTERFIELD, MO 63017

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NUMBER:
A-1



SITE PLAN



NOTES

SITE BENCHMARK - SOUTHEASTERLY CORNER OF CONCRETE DRIVE TO LOADING DOCK ON SOUTH SIDE OF DOUBLETREE HOTEL. ELEVATION = 545.61 FEET

BENCHMARK - NGS PUBLISHED CONTROL POINT JC0513 - COPPER BOLT LEADED INTO A STONE SET ABOUT 3' BELOW GRADE, ACCESS TO WHICH IS THROUGH A PVC PIPE PROJECTING 11 INCHES ABOVE THE GROUND AND BEARING AN NGS LOGO CAP STAMPED "PB29". ELEVATION = 463.69 FEET



LOCATION OF NEAREST RESIDENTIAL STRUCTURES

ADDRESS	DISTANCE
515 GILEAD DRIVE	1155 FEET
517 GILEAD DRIVE	1197 FEET
519 GILEAD DRIVE	1225 FEET
512 GILEAD DRIVE	1233 FEET
521 GILEAD DRIVE	1240 FEET
514 GILEAD DRIVE	1260 FEET
523 GILEAD DRIVE	1275 FEET
908 DORESAY LANE	1278 FEET
516 GILEAD DRIVE	1284 FEET
525 GILEAD DRIVE	1287 FEET

STRUCTURE HEIGHTS

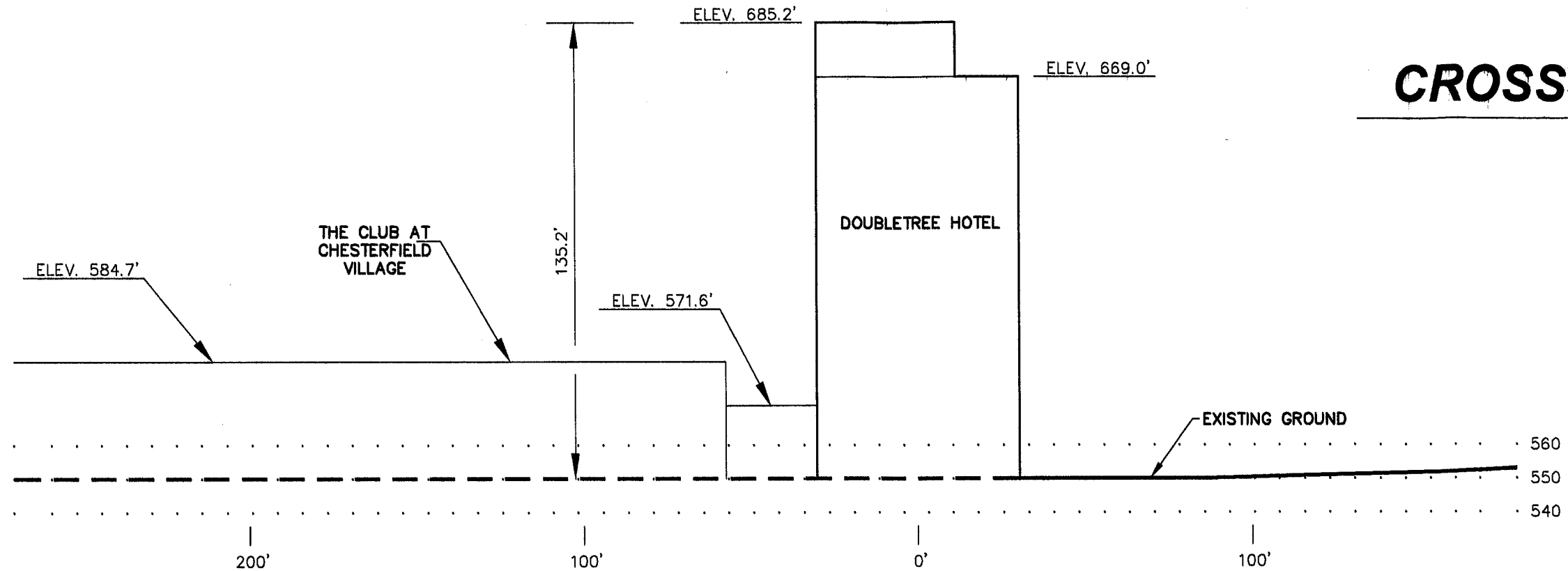
BASE OF BUILDING ELEVATION = 550.0 FEET
 TOP OF BUILDING ELEVATION = 669.0 FEET
 TOP OF PENTHOUSE ELEVATION = 685.2
 PROPOSED ANTENNA MOUNTING ELEVATION = 685.2

HIGHEST POINT OF HOTEL STRUCTURE = 135.2' ABOVE GROUND LEVEL.

135.2 FEET X 110 % = 148.7 FEET. TOPOGRAPHY PROVIDED AT 150 FEET FROM HOTEL BUILDING PERIMETER TO PROVIDE REQUIRED COVERAGE.

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 Coffeen, Illinois 62017
 Phone (217) 534-6606

CROSS-SECTIONS



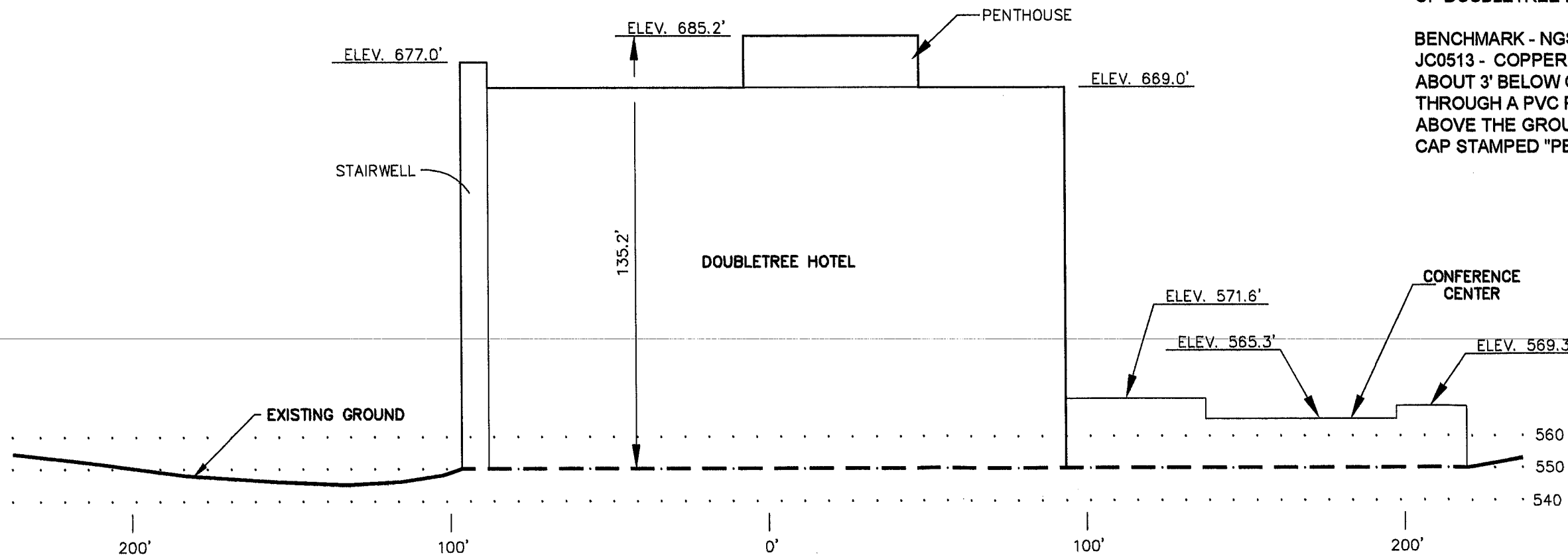
SECTION A-A

SCALE 1"=40' H/V

NOTES

SITE BENCHMARK - SOUTHEASTERLY CORNER OF CONCRETE DRIVE TO LOADING DOCK ON SOUTH SIDE OF DOUBLETREE HOTEL. ELEVATION = 545.61 FEET

BENCHMARK - NGS PUBLISHED CONTROL POINT JC0513 - COPPER BOLT LEADED INTO A STONE SET ABOUT 3' BELOW GRADE, ACCESS TO WHICH IS THROUGH A PVC PIPE PROJECTING 11 INCHES ABOVE THE GROUND AND BEARING AN NGS LOGO CAP STAMPED "PB29". ELEVATION = 463.69 FEET



SECTION B-B

SCALE 1"=40' H/V



Prepared By:
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 Coffeen, Illinois 62017
 Phone (217) 534-6606

PLAT OF SURVEY

A TRACT OF LAND BEING PART OF THE ADJUSTED PARCEL 1 OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS A AND B OF CHESTERFIELD VILLAGE NORTH PLAT 1 AND PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

LEGEND

- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (SET)
- △ STONE (FOUND)
- CONCRETE MONUMENT (FOUND)
- LOT LINE
- BOUNDARY LINE

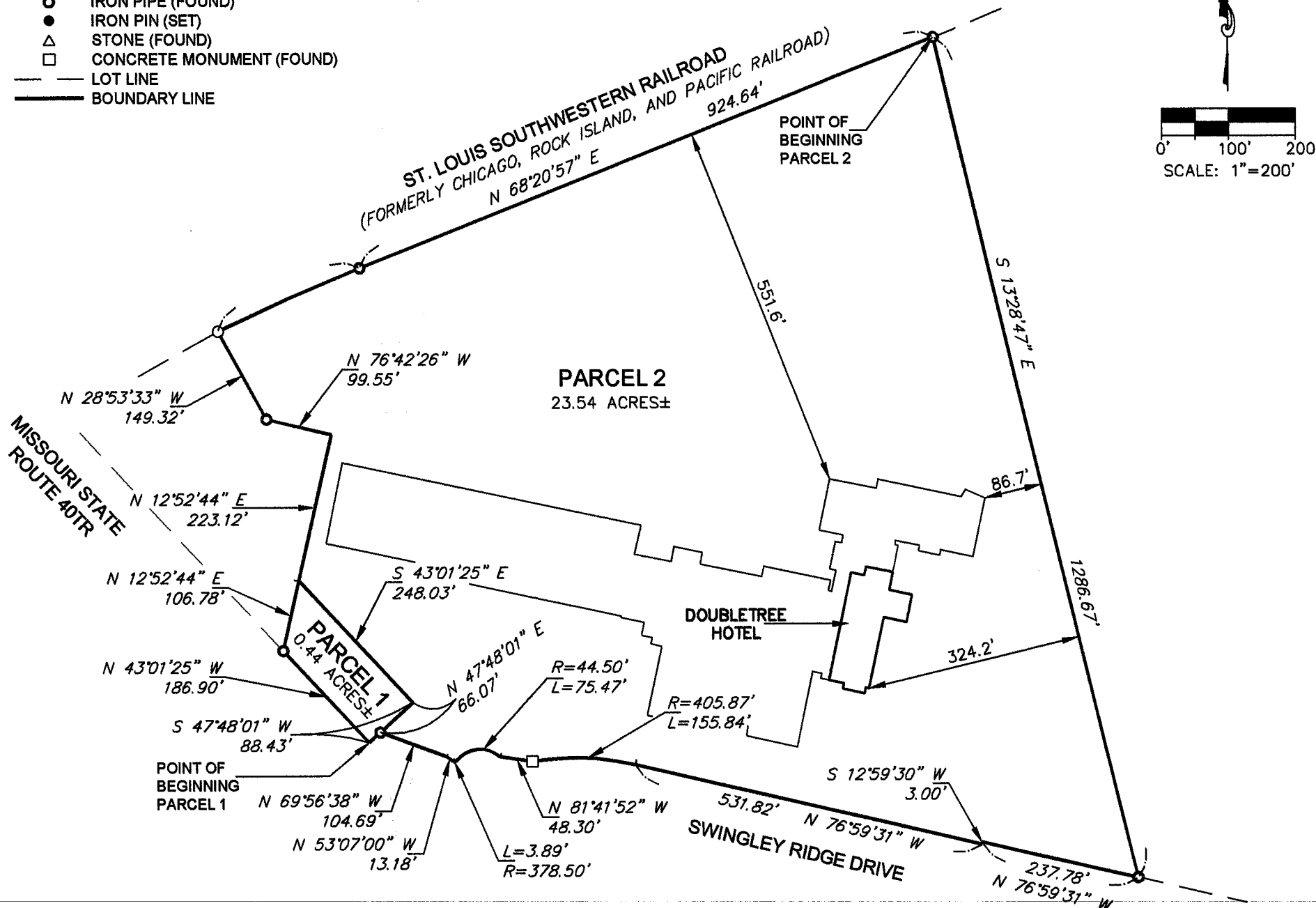
TITLE LEGAL DESCRIPTION

PARCEL 1: A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST SOUTHERN CORNER OF PROPERTY CONVEYED TO CASTLE OAK ASSOCIATES AS DESCRIBED IN THE DEED RECORDED IN BOOK 6851, PAGE 1766 OF THE ST. LOUIS COUNTY RECORDS; SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTHEAST LINE OF MISSOURI STATE ROUTE 40 T.R.; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE, NORTH 43 DEGREES 01 MINUTE 25 SECONDS WEST, 186.90 FEET TO A POINT; THENCE NORTH 12 DEGREES 52 MINUTES 44 SECONDS EAST 106.78 FEET TO A POINT; THENCE SOUTH 43 DEGREES 01 MINUTE 25 SECONDS EAST, 248.03 FEET TO A POINT; THENCE SOUTH 47 DEGREES 48 MINUTES 01 SECOND WEST 88.43 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A TRACT OF LAND BEING ADJUSTED PARCEL 1 OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS A AND B OF CHESTERFIELD VILLAGE NORTH PLAT 1 AND PART OF U.S. SURVEY 123" A BOUNDARY ADJUSTMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 213, PAGE 23 OF THE ST. LOUIS COUNTY RECORDS, IN TOWNSHIP 45 NORTH-RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO MONSANTO COMPANY AS DESCRIBED IN THE DEED RECORDED IN BOOK 7211, PAGE 460 OF THE ST. LOUIS COUNTY RECORDS, SAID BEGINNING POINT BEING ALSO A POINT ON THE SOUTH LINE OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY, 100 FEET WIDE; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID MONSANTO PROPERTY SOUTH 13 DEGREES 28 MINUTES 47 SECONDS EAST 1,286.66 FEET TO A POINT ON THE NORTH LINE OF SWINGLEY RIDGE DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE OF SWINGLEY RIDGE DRIVE, THE FOLLOWING COURSES AND DISTANCE: NORTH 76 DEGREES 59 MINUTES 31 SECONDS WEST 237.78 FEET, SOUTH 12 DEGREES 59 MINUTES 30 SECONDS WEST 3.00 FEET, NORTH 76 DEGREES 59 MINUTES 31 SECONDS WEST 531.82 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES 00 MINUTES 29 SECONDS WEST 405.87 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 155.84 FEET, NORTH 81 DEGREES 41 MINUTES 52 SECONDS WEST 48.30 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 42 DEGREES 07 MINUTES 36 SECONDS WEST 44.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 75.47 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 08 DEGREES 20 MINUTES 54 SECONDS EAST 378.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 3.89 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 53 DEGREES 07 MINUTES 00 SECONDS WEST 13.18 FEET TO A POINT; THENCE NORTH 69 DEGREES 56 MINUTES 38 SECONDS WEST 104.69 FEET TO A POINT; THENCE NORTH 47 DEGREES 48 MINUTES 01 SECONDS EAST 66.07 FEET TO A POINT; THENCE NORTH 43 DEGREES 01 MINUTE 25 SECONDS WEST 248.03 FEET TO A POINT; THENCE NORTH 12 DEGREES 52 MINUTES 44 SECONDS EAST, 223.12 FEET TO A POINT; THENCE NORTH 76 DEGREES 42 MINUTES 26 SECONDS WEST 99.55 FEET TO A POINT; THENCE NORTH 28 DEGREES 53 MINUTES 33 SECONDS WEST 149.32 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY, 100 FEET WIDE; THENCE EASTWARDLY ALONG SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCE: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 25 DEGREES 55 MINUTES 47 SECONDS EAST 3,108.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 232.19 FEET AND NORTH 68 DEGREES 20 MINUTES 57 SECONDS EAST 924.64 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

I certify that this survey conforms to the current minimum standards for boundary surveys in Missouri, and that this plat accurately reflects the information found at the time of the survey.

Timothy C. Alverson 4-21-08
 Timothy C. Alverson Date
 Missouri Professional Land Surveyor No. 2631
 Expiration Date: December 31, 2008



NOTES

Bearings are based on the Westerly line of property conveyed to Monsanto Company as described in the Deed Record in Book 7211, Page 460 of the St. Louis County Records. Said bearing being South 13 degrees 28 minutes 47 seconds East.

It is not warranted that this drawing contains complete information regarding easements, reservations, restrictions, rights of way, building lines, encroachments, or other encumbrances.

Prepared By:
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 405 Gregory Place
 Coffeen, Illinois 62017
 Phone (217) 534-6606

Coverage with STL-479-B at 147 ft

app Menthum Planet [Mobile Technology] - STL - [FlagsMap...STLouis_TerraDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help



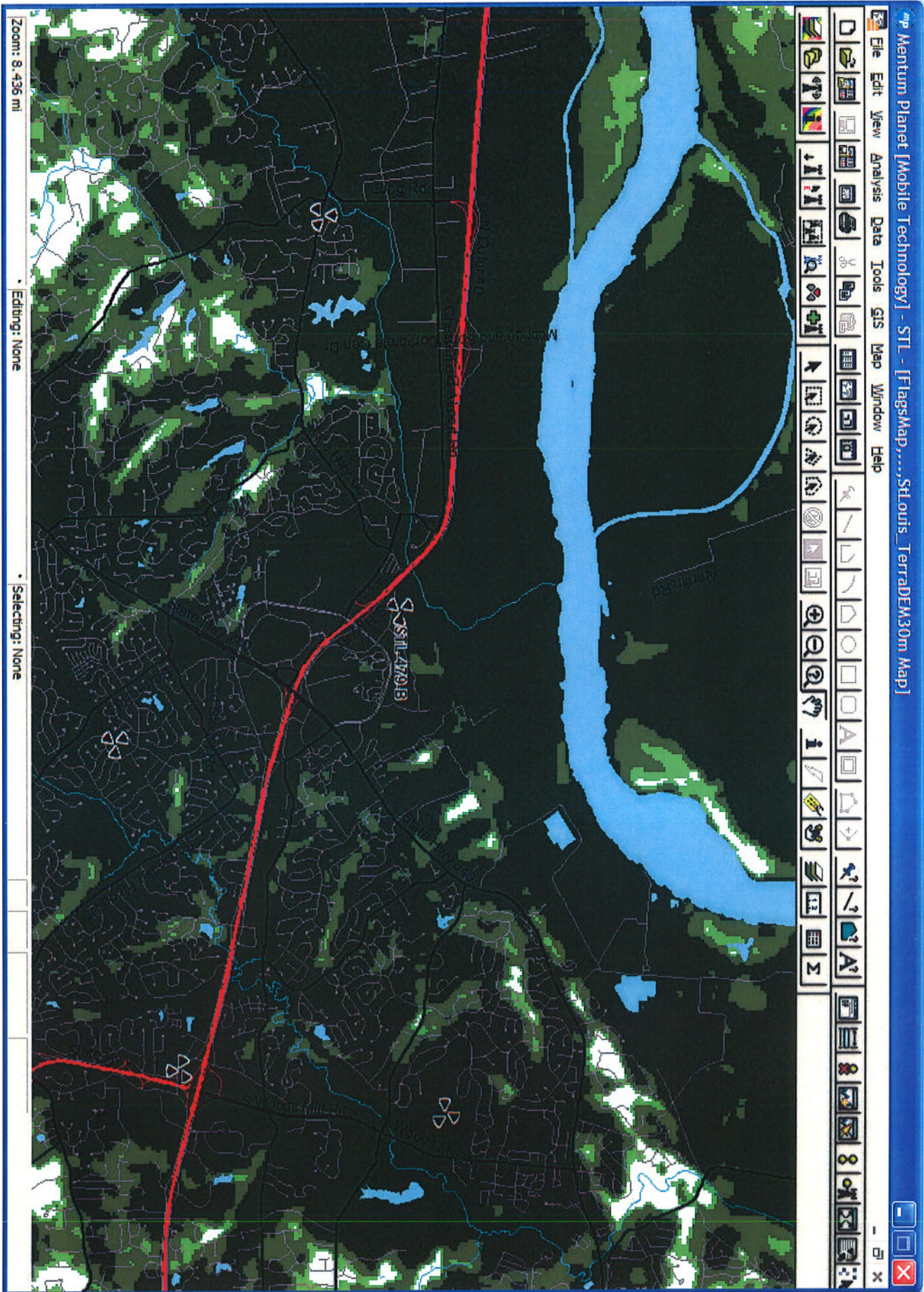
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Editing: None

Selecting: None



Coverage with STL-479-B at 137 ft



Coverage without STL-479-B

