



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Shawn Seymour, Project Planner
Date: 10/08/2009
RE: T.S.P. 09-2009 T-Mobile (Spirit 40 Park): A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 0.46 acre tract of land zoned "M3" Planned Industrial District located at 731 Spirit 40 Park Drive, north of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road (17V420146).

Summary

The petitioners are requesting a telecommunications facilities siting permit for the purpose of removing and replacing antennas and coaxial cable on a mono-pole tower and to construct an additional ground mounted cabinet located in the Spirit 40 Development. Per the requirements of City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, the above-referenced matter was presented for public hearing at the September 30, 2009 session of the City of Chesterfield Planning Commission. Ordinance 2391 requires that the Planning Commission shall provide a venue for public hearing of requests for Telecommunications Siting Permits (TSP). Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing.

No outstanding issues were identified at the public hearing.

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

Respectfully submitted,

Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,

Annissa McCaskill – Clay, AICP
Lead 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



IV.B

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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

T.S.P. 09-2009 T-Mobile (Spirit 40 Park): A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 0.46 acre tract of land zoned "M3" Planned Commercial District located at 731 Spirit 40 Park Drive, north of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road (17V420146).

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 the removal and replacement of three antennas located atop a mono-pole structure.

There are currently two (2) wireless telecommunications companies operating from this structure. Both were 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. 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 September 30, 2009 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.



Respectfully submitted,

Shawn Seymour, AICP
Project 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 Wednesday, September 30, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

T.S.P. 09-2009 T-Mobile (Spirit 40 Park): A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 0.46 acre tract of land zoned "M3" Planned Commercial District located at 731 Spirit 40 Park Drive, north of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road (17V420146).



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

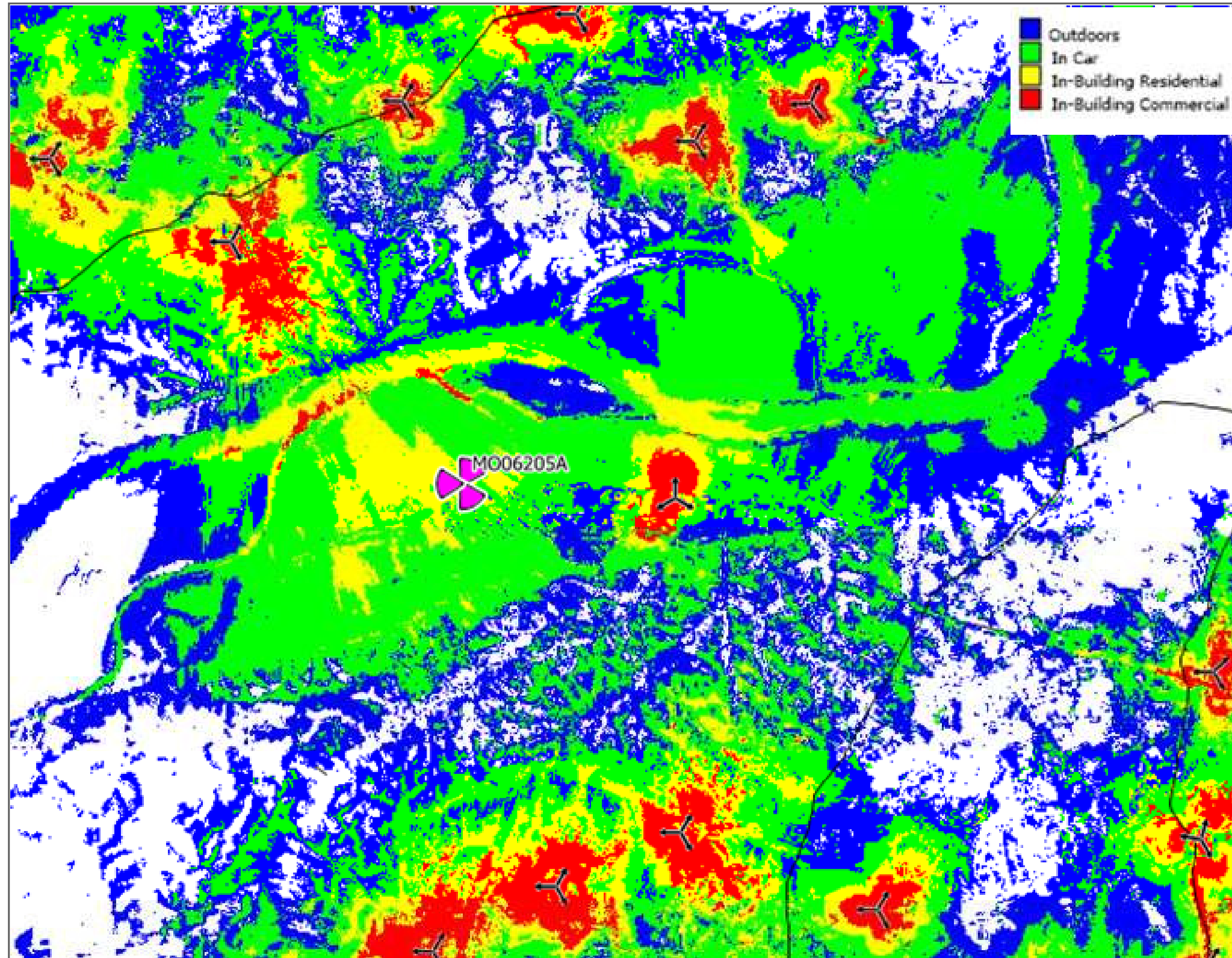
Description of Property

Adjusted Lot 3A of a Boundary Adjustment Plat, as recorded in Plat Book 337, on Page 32 in the Recorder of Deeds Office at St. Louis County Missouri.

.. T .. Mobile

Prediction Plot

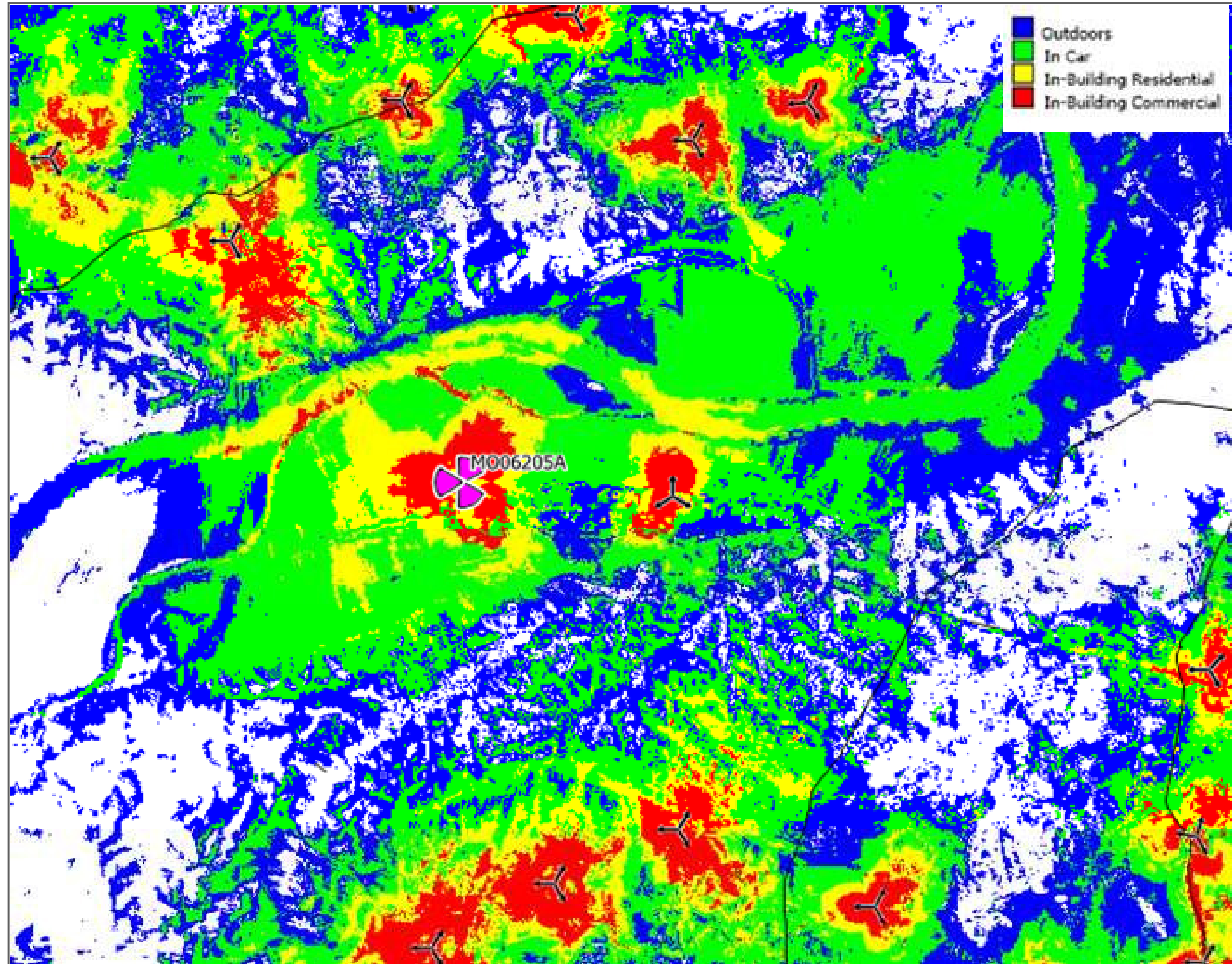
(surrounding sites without MO06205A)



.. T .. Mobile ..

Prediction Plot

(surrounding sites with MO06205A)





SITE NAME
SPIRIT 40 PARK

SITE NUMBER
MO06205A

NEW INSTALLATION OF NODE B FLEXI EQUIPMENT AND ANTENNA CHANGE ON
CO-LOCATE MONOPOLE



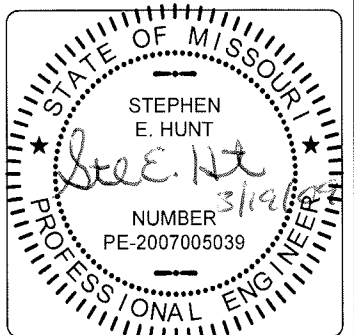
555 NORTH NEW BALLAS ROAD,
SUITE 350
ST. LOUIS, MO 63141



7001 MIDDLE VALLEY RD SUITE 113
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509



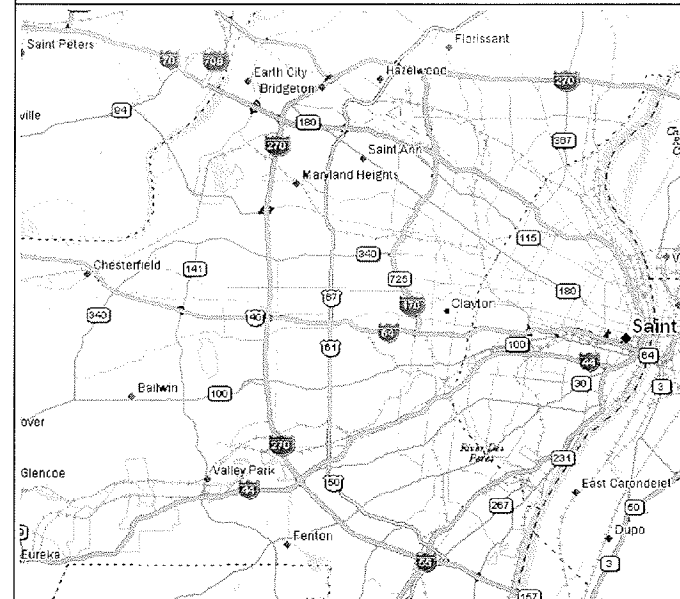
EXCELL COMMUNICATIONS, INC.
6247 AMBER HILLS ROAD
BIRMINGHAM, ALABAMA 35173
PHONE: 205.956.0198
FAX: 205.956.2632



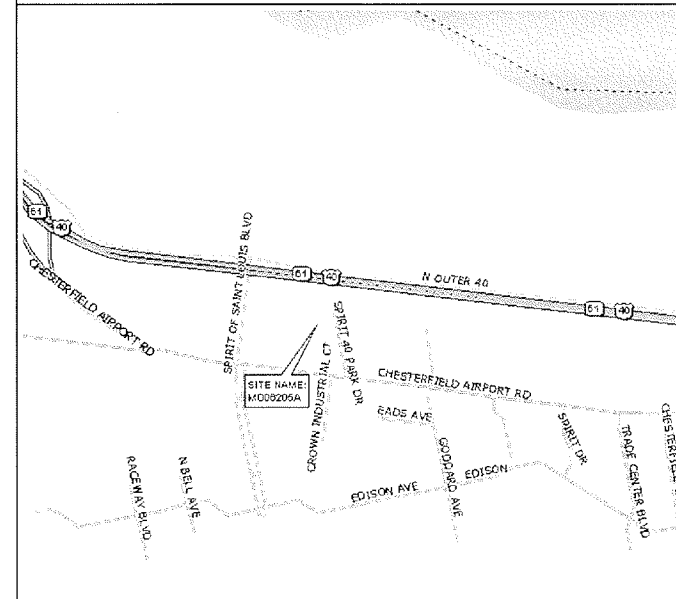
PROJECT SUMMARY

SITE NAME: SPIRIT 40 PARK
SITE NUMBER: MO06205A
SITE ADDRESS: 737 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
NAD83
LATITUDE: 38.67218 N
LONGITUDE: 90.64167 W
LANDLORD: AMERICAN TOWER CORP
10 PRESIDENTIAL WAY
WOBURN, MA 01801
CONTRACTS MANAGER
781-926-4500
TELEPHONE:
CUSTOMER/APPLICANT: T-MOBILE
555 N. NEW BALLAS RD, STE 350
ST. LOUIS, MO 63141
TELEPHONE:
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND
NOT FOR HUMAN HABITATION

VICINITY MAP



LOCATION MAP



DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	0
C-1	COMPOUND PLAN	0
C-2	DETAILS & TOWER ELEVATION	0

CONSULTANT TEAM

ENGINEER/ARCHITECT: TELECAD WIRELESS
7001 MIDDLE VALLEY RD. SUITE 113
HIXSON, TN 37343
CONTACT: CHRIS DAY
TELEPHONE: 423-843-9500
SURVEYOR: N/A
N/A
N/A
CONTACT: N/A
TELEPHONE: N/A
ELECTRIC PROVIDER: TBD
CONTACT: TBD
TELEPHONE: TBD
TELCO PROVIDER: TBD
CONTACT: TBD
TELEPHONE: TBD

DRIVING DIRECTIONS

PAGE WEST (LEFT) TO HWY 270 SOUTH TO WEST ON HWY 64/40 TO EXIT#16 (SOUTH) ON LONG RD. TO A RIGHT (WEST) ON CHESTERFIELD AIRPORT RD. GO 1.2 MILES TO A RIGHT (NORTH) ON SPIRIT 40 PARK CT. ROAD TO SITE ON LEFT.

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.

1. INTERNATIONAL BUILDING CODE 2003 WITH STATE AMENDMENTS	5. INTERNATIONAL PLUMBING CODE 2000
2. INTERNATIONAL MECHANICAL CODE 1996	6. NATIONAL ELECTRIC CODE 2002 OR MOST CURRENT ADOPTED EDITION
3. ANSI/EIA-222-F LIFE SAFETY CODE	7. LOCAL BUILDING CODE(S)
4. THE 1995 CABO ONE AND TWO FAMILY DWELLING CODE	8. CITY AND/OR COUNTY ORDINANCES

JURISDICTION: CHESTERFIELD

DO NOT SCALE DRAWINGS

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

UNDERGROUND SERVICE ALERT
ONE CALL OF MISSOURI
CALL TOLL FREE
1-800-344-7483
CALL 3 WORKING DAYS BEFORE YOU DIG!

A/E DOCUMENT REVIEW STATUS

TITLE	SIGNATURE	DATE
T-MOBILE PROP:		
T-MOBILE R.F. MANAGER:		
T-MOBILE NetOps:		
T-MOBILE CONST. MGR.:		
INTERCONNECT:		
T-MOBILE SITE DEV. MGR.:		
PROPERTY OWNER:		
PLANNING:		

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HERIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

SITE NAME:
SPIRIT 40 PARK
SITE NUMBER:
MO06205A
SITE ADDRESS:
737 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005

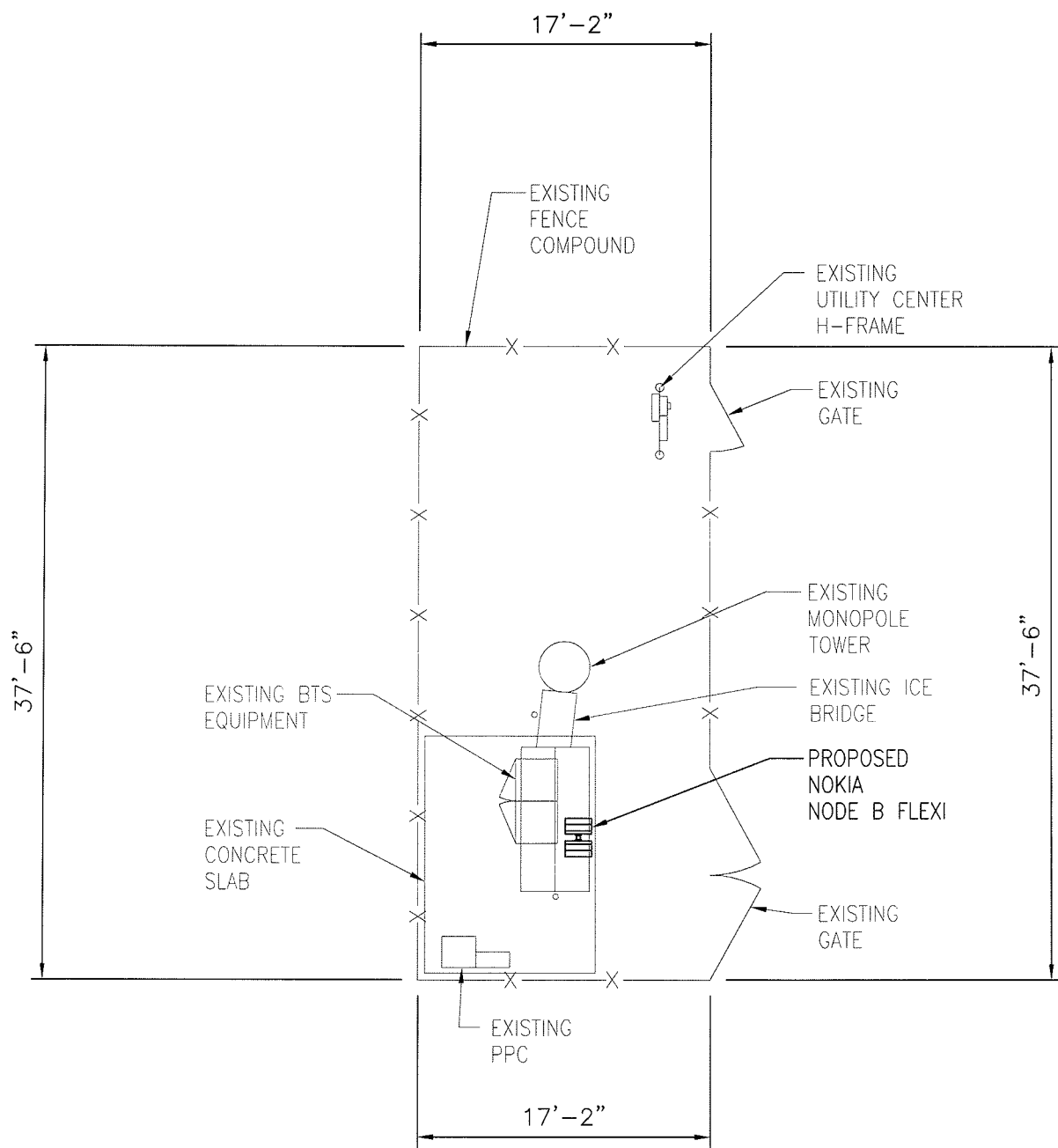
DRAWN BY: SMC
CHECKED BY: SEH

REVISIONS

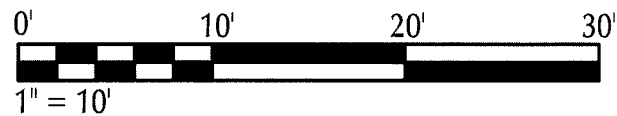
NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/11/09	FOR REVIEW

SHEET TITLE:
TITLE SHEET

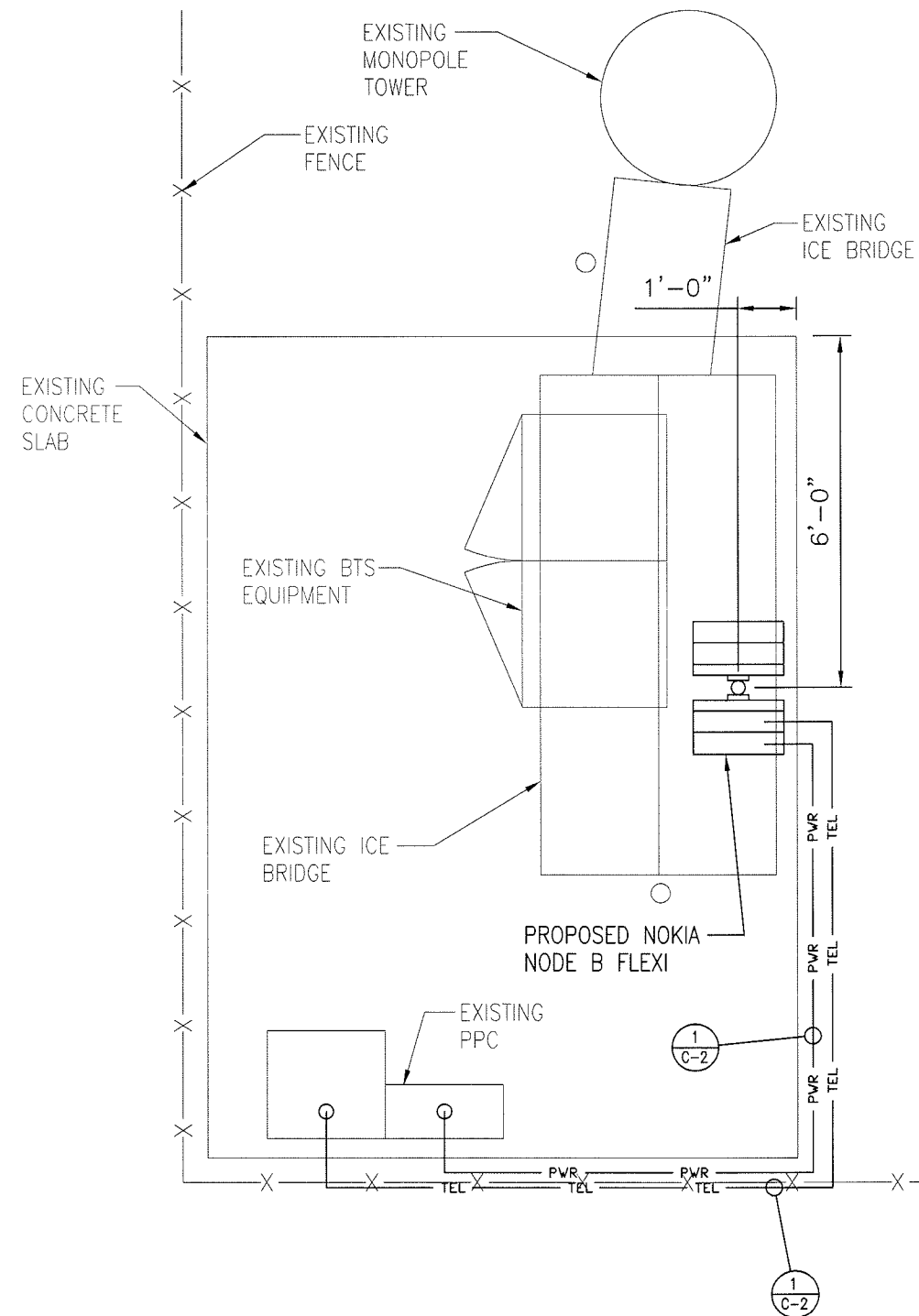
DRAWING NO. **T-1** REVISION: **0**



1 COMPOUND PLAN



- NOTES:
1. CONTRACTOR TO INSURE THAT NO CONFLICTS OCCUR IN THE FIELD WITH THE LOCATION OF THE T-MOBILE INSTALLED NODE B FLEXI EQUIPMENT. ANY CONFLICTS SHOULD BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY PRIOR TO FINAL PLACEMENT.
 2. POWER/TELCO ROUTINGS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO FIELD ROUTE TO INSURE NO TRIPPING HAZARDS AND NO CONFLICTS WITH EXISTING EQUIPMENT.



2 NODE B FLEXI MOUNTING PLAN
NTS

T-Mobile

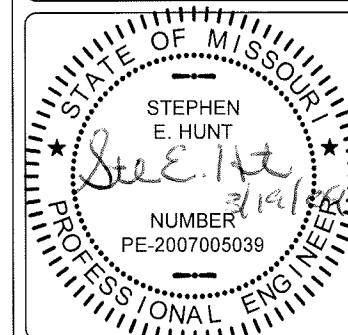
555 NORTH NEW BALLAS ROAD,
SUITE 350
ST. LOUIS, MO 63141

TeleCAD
WIRELESS SITE DESIGN, INC

7001 MIDDLE VALLEY RD SUITE 113
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PH: 423-843-9500
FAX: 423-843-9509

EXCELL
COMMUNICATIONS, INC.

EXCELL COMMUNICATIONS, INC.
6247 AMBER HILLS ROAD
BIRMINGHAM, ALABAMA 35173
PHONE: 205.956.0198
FAX: 205.956.2632



SITE NAME:
SPIRIT 40 PARK

SITE NUMBER:
MO06205A

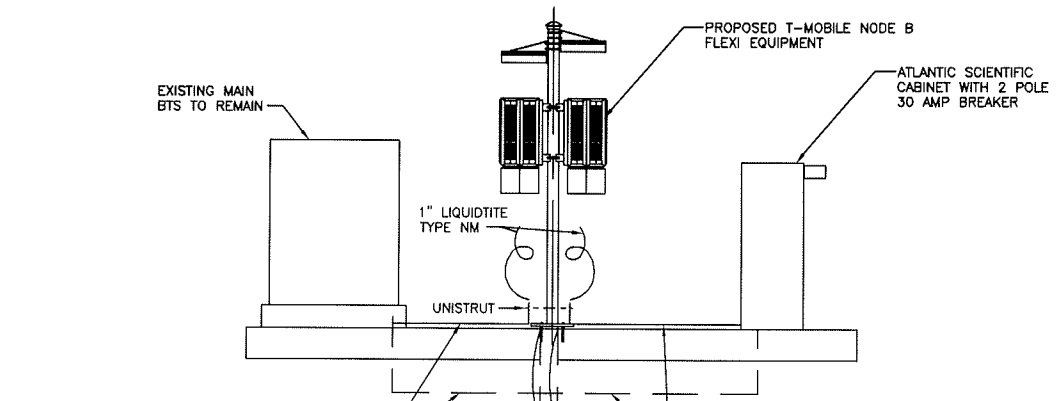
SITE ADDRESS:
737 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005

DRAWN BY: SMC
CHECKED BY: SEH

REVISIONS		
NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/11/09	FOR REVIEW

SHEET TITLE:
COMPOUND PLAN

DRAWING NO. C-1
REVISION: 0



1" TELCO CONDUIT WITH PULL STRING TO BE RAN FROM MAIN BTS TO NEW NODE B FLEXI LOCATION AND SUPPORTED BY UNISTRUT AT NODE B FLEXI LOCATION POST, 6" ABOVE PAD OR GRADE.

A. PAD MOUNTED POST LOCATION

- 1" PVC CONDUIT IF DISTANCE IS GREATER THAN 2 FEET FROM THE BTS ANCHORED 12" O.C. MAXIMUM TO CONCRETE PAD WITH APPROPRIATE CLIPS. TRANSITION TO LIQUIDTITE TYPE NM CONDUIT TO FLEXI NODE B TO STUB UP.
- 1" LIQUIDTITE FLEXIBLE METALLIC CONDUIT IS PERMITTED IF DISTANCE IS LESS THAN 2 FEET FROM THE BTS ANCHORED 12" O.C. MAXIMUM TO CONCRETE PAD WITH APPROPRIATE CLIPS.
- ALL SURFACE MOUNTED PVC CONDUIT SHALL BE UV RESISTANT RATED.

B. DIRECT BURIED POST LOCATION

- 1" PVC OR RGS CONDUIT RUN BETWEEN BTS AND NODE B FLEXI LOCATION MUST MEET BURIAL REQUIREMENTS OF BOTH NEC & T-MOBILE SPECIFICATIONS. TRANSITION TO LIQUIDTITE TYPE NM CONDUIT TO NODE B FLEXI FROM STUB UP.

(2) #2 TINNED SOLID GROUND LEADS CADWELDED TO EXISTING GROUND RING, SLEEVED IN 1/2" LIQUIDTITE TYPE NM, SUPPORTED TO POST/H-FRAME USING BANDING & STAND OFF BRACKET METHOD. LEADS TO BE EXTENDED TO 6'-0" ABOVE PAD.

1" POWER CONDUIT WITH #10 RED/BLACK/WHITE/GREEN TO BE RAN FROM ASC TO NEW NODE B FLEXI LOCATION AND SUPPORTED BY UNISTRUT AT NODE B FLEXI LOCATION POST, 6" ABOVE PAD OR GRADE.

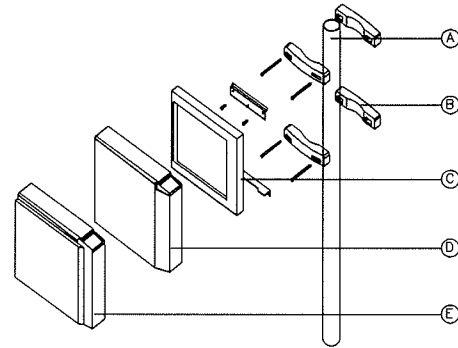
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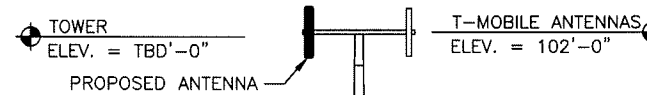
1 NODE B FLEXI CONNECTION DETAIL
N.T.S.



(CONTRACTOR SHALL FURNISH AND INSTALL)

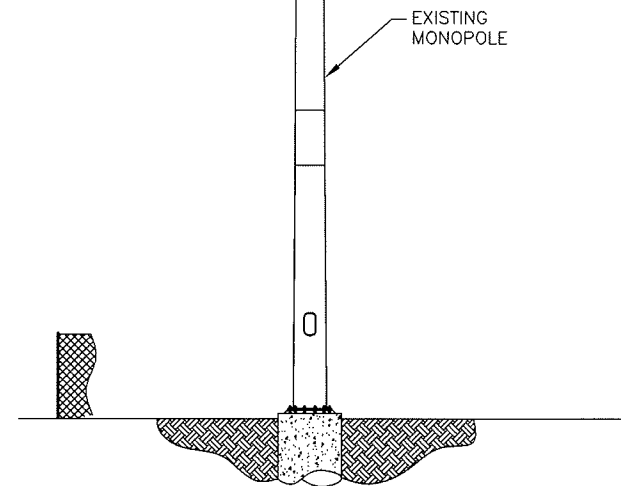
QTY	IDX	DESCRIPTION
1	A	MOUNTING POLE
1	B	NOKIA POLE MOUNTING KIT
1	C	NOKIA PLINTH
1	D	INNER SLEEVE
1	E	OUTER SLEEVE

2 NODE B FLEXI MOUNT ASSEMBLY
N.T.S.

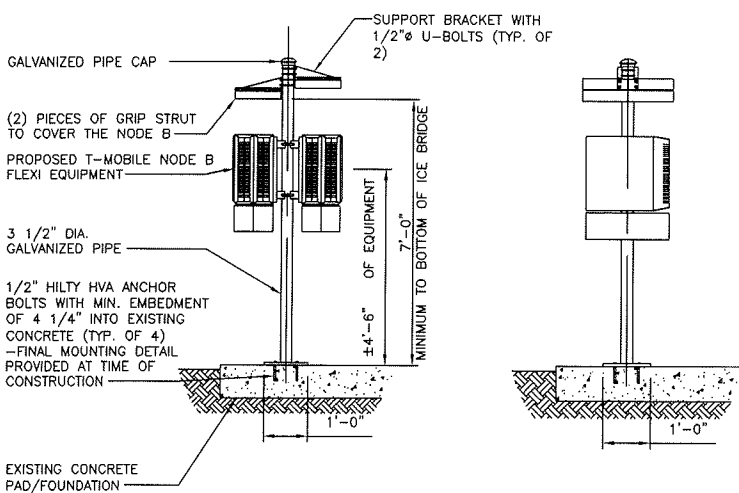


ANTENNAS TO BE ADDED	0
ANTENNAS TO BE CHANGED	3
ANTENNAS TO BE REMOVED	0
TOTAL ANTENNAS ON TWR	6
COAX TO BE ADDED	0
COAX TO BE CHANGED	0
COAX TO BE REMOVED	0
TOTAL COAX ON TWR	12
TMAS TO BE ADDED	0
TMAS TO BE CHANGED	9
TMAS TO BE REMOVED	0
TOTAL TMAS ON TWR	9
MOUNTS TO BE ADDED	0

CONTRACTOR TO COORDINATE WITH T-MOBILE FOR MOST RECENT RF DESIGN. NOTIFY ENGINEER IF CONFLICT EXISTS.

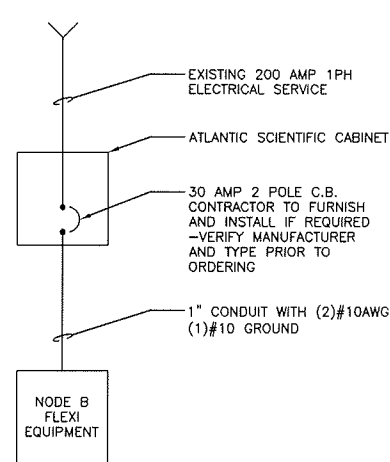


5 TOWER ELEVATION
N.T.S.

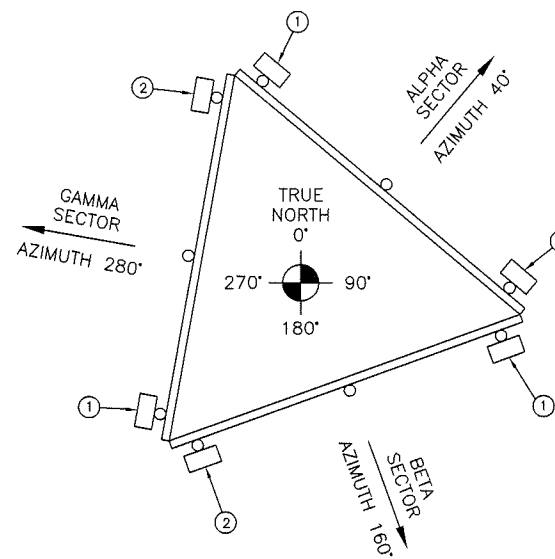


(CONTRACTOR SHALL FURNISH AND INSTALL)

3 NODE B FLEXI MOUNTING ELEVATION
N.T.S.



4 ONE LINE DIAGRAM
N.T.S.



- ① EXISTING ANTENNA TO REMAIN
- ② EXISTING ANTENNA TO BE CHANGED TO NEW UMTS ANTENNA

ANTENNA ORIENTATION

T-Mobile

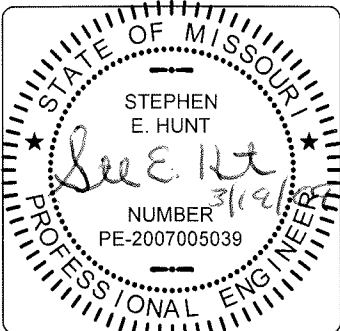
555 NORTH NEW BALLAS ROAD,
SUITE 350
ST. LOUIS, MO 63141

TeleCAD
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6247 AMBER HILLS ROAD
BIRMINGHAM, ALABAMA 35173
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FAX: 205.956.2632



SITE NAME:
SPIRIT 40 PARK

SITE NUMBER:
MO06205A

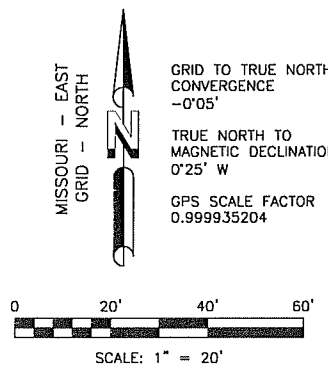
SITE ADDRESS:
737 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005

DRAWN BY: SMC
CHECKED BY: SEH

REVISIONS		
NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/11/09	FOR REVIEW

SHEET TITLE:
DETAILS & TOWER
ELEVATION

DRAWING NO. C-2
REVISION: 0



TOWER INFO	VICINITY MAP	LEGEND
<p>TOWER TYPE: 101.43' MONOPOLE</p> <p>CENTER OF TOWER LATITUDE: 38°40'19.843" NORTH LONGITUDE: 90°38'30.022" WEST GROUND ELEVATION: 459.4' ABOVE MEAN SEA LEVEL</p> <p>SITE ADDRESS: 731 SPIRIT 40 PARK DRIVE CHESTERFIELD, MO 63005</p>		<p>○ = 5/8" CAPPED REBAR SET (SMW)</p> <p>⊖ = TELEPHONE PEDESTAL</p> <p>⊕ = IRRIGATION CONTROL VALVE</p> <p>⊙ = LIGHT POLE</p> <p>⊛ = POWER POLE</p> <p>⊠ = GUY ANCHOR</p> <p>▲ = CALCULATED POINT</p> <p>(R) = RECORDED INFORMATION (PB 337, PG 32)</p> <p>(R1) = RECORDED INFORMATION (SEE NOTE #15)</p> <p>○ = FOUND PROPERTY MARKER</p> <p>⊠ = SET PK NAIL</p> <p>⊕ = TEMPORARY BENCH MARK 'X' IN CONCRETE</p> <p>POB = POINT OF BEGINNING</p> <p>POC = POINT OF COMMENCEMENT</p> <p>⊗ = TREE WITH DIAMETER</p> <p>--- = UNDERGROUND TELEPHONE</p> <p>- - - = RIGHT-OF-WAY</p> <p>- - - = SETBACK</p> <p>- - - = OVERHEAD POWER</p> <p>□ = 6' WOOD FENCE</p>

- NOTES**
- This is an Asbuilt Tower Survey, made on the ground under the supervision of a Missouri Licensed Professional Engineer. Date of field survey is May 20, 2009.
 - The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
 - Bearings are based on Missouri East State Plane Coordinates NAD 83 by GPS observation.
 - No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
 - Benchmark used is a Continuously Operating Reference Station, PID DH4182. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
 - This survey was conducted for the purpose of an Asbuilt Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
 - Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
 - This Survey was conducted without the benefit of an Abstract Title search.
 - Engineer hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 15 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
 - Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
 - Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
 - This survey is not valid without the original signature and the original seal of a state licensed surveyor, mapper or professional engineer.
 - This survey does not constitute a complete boundary survey of the Parent Tract.
 - Based upon our field work and research, the lease parcel has access to Spirit 40 Park Drive (a public right-of-way) by means of the access easement shown in this survey, which easement area lies entirely within the parent tract. No easements or other rights of third parties disclosed by our research preclude access over the parent tract from the Verizon Wireless lease parcel to Spirit 40 Park Drive (the public right-of-way).
 - This survey was conducted with reference to a prior survey prepared by Kuhlmann Design Group, Inc., Michael S. Huber PLS, LS No. 2491, Project No. 990325-0005, dated January 21, 2000.
 - No residential structures exist, at time of survey, within one-half (1-1/2) miles of the Telecommunications tower.

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "Shaded X" of the Flood Insurance Rate Map Community Panel No. 29189C0120H, which bears an effective date of August 2, 1995 and is in a special flood hazard area.

"Shaded X" Zone Designation: Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas of less than one square mile; and areas protected by levees from 100-year flood.

ZONING NOTE

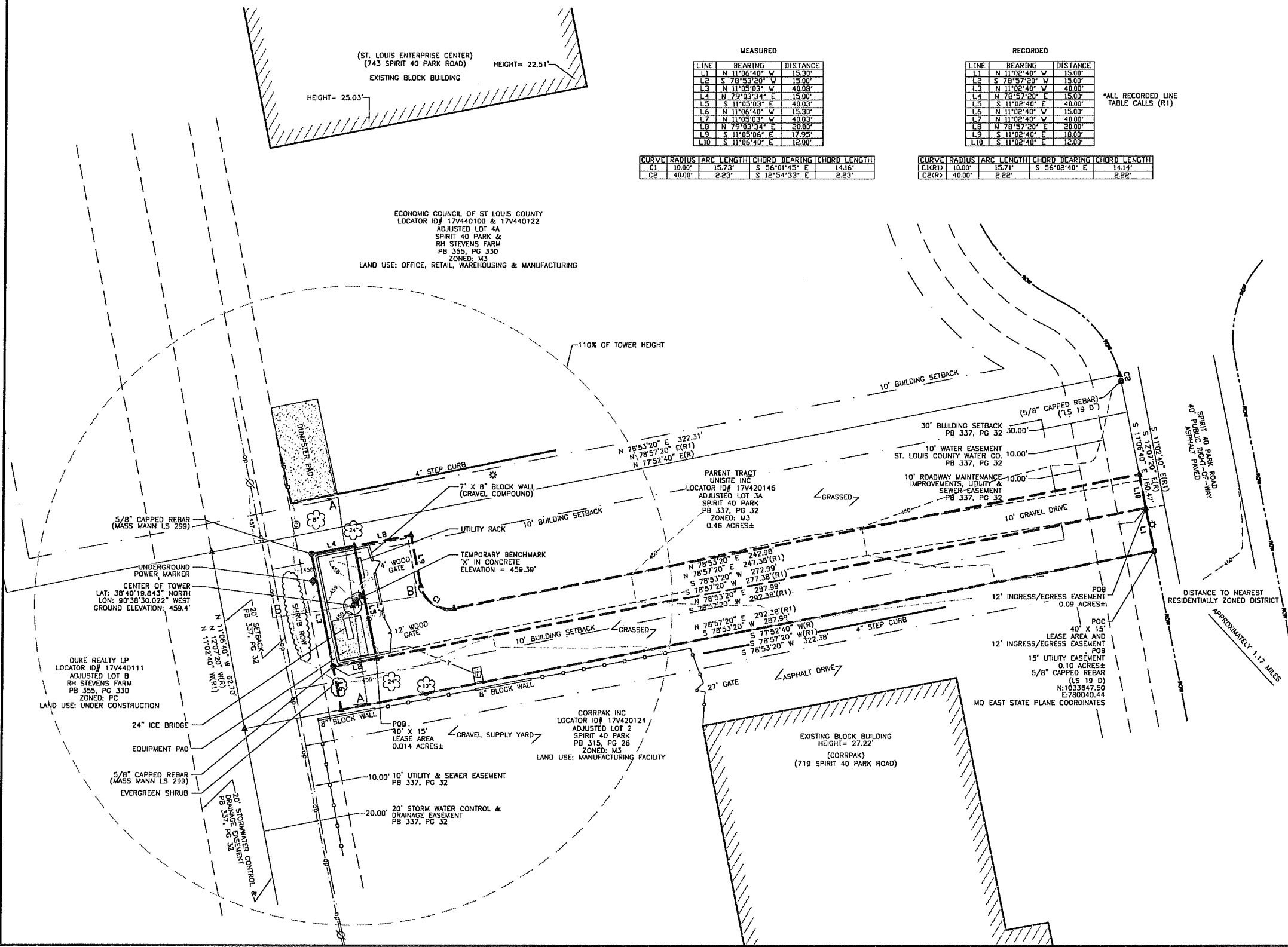
ZONE: M3 - Planned Industrial District
 USE: Telecommunications Tower
 SETBACKS
 FRONT: 30'
 REAR: 20'
 SIDE: 10'

Zoning Regulations are subject to interpretation; for further Zoning information contact Michael O. Geisel, Director of Planning and Public Works of the City of Chesterfield, Missouri (636) 537-4749.

MEASURED				RECORDED			
LINE	BEARING	W	DISTANCE	LINE	BEARING	W	DISTANCE
L1	N 11°06'40"	W	15.30'	L1	N 11°02'40"	W	15.00'
L2	S 78°53'20"	W	15.00'	L2	S 78°57'20"	W	15.00'
L3	N 11°05'03"	W	40.00'	L3	N 11°02'40"	W	40.00'
L4	N 79°03'34"	E	15.00'	L4	N 78°57'20"	E	15.00'
L5	S 11°05'03"	E	40.00'	L5	S 11°02'40"	E	40.00'
L6	N 11°06'40"	W	15.30'	L6	N 11°02'40"	W	15.00'
L7	N 11°05'03"	W	40.03'	L7	N 11°02'40"	W	40.00'
L8	N 79°03'34"	E	20.00'	L8	N 78°57'20"	E	20.00'
L9	S 11°05'06"	E	17.95'	L9	S 11°02'40"	E	18.00'
L10	S 11°06'40"	E	12.00'	L10	S 11°02'40"	E	12.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.73'	S 56°01'45" E	14.16'
C2	40.00'	2.23'	S 12°54'33" E	2.23'

*ALL RECORDED LINE TABLE CALLS (R1)



**SPIRIT 40 PARK
 MO06205A
 US SURVEY 122, T-45-N, R-3-E
 ST. LOUIS COUNTY, MISSOURI**

BY: _____ DATE: _____

REVISION: _____

NO. _____

PROJECT NO. 09-0266

DRAWN BY: DCP
 CHECKED BY: AAK
 FIELD CREW: WS4
 APPROVED BY: WHS
 DATE: 06/10/09
 SCALE: 1" = 20'

SHEET 1 OF 2

FOR: **ASBUILT TOWER SURVEY**

T-MOBILE CENTRAL, LLC
 2001 BUTTERFIELD ROAD, SUITE #1900
 DOWNERS GROVE, IL 60515

SMW Engineering Group, Inc.
 1550 Woods of Riverchase Drive
 Suite 100
 Hoover, Alabama 35244
 Ph: 205-252-6965
 www.smweng.com

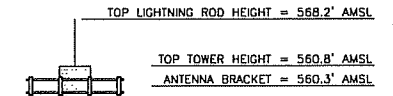
PARENT TRACT LEGAL DESCRIPTION (PB 337, PG 32)
 Adjusted Lot 3A of a Boundary Adjustment Plat, as recorded in Plat Book 337, on page 32 in the Recorder of Deeds Office of St. Louis County, Missouri.

40' X 15' LEASE AREA (AS PROVIDED)(PER PRIOR SURVEY, SEE NOTE #15)
 A parcel of land being a part of Adjusted Lot 3A of a Boundary Adjustment Plat, as recorded in Plat Book 337, on page 32 in the Recorder of Deeds Office of St. Louis County, Missouri, and being more particularly described as follows: Commencing at an iron pipe that marks the Southeastery corner of said Adjusted Lot 3A; thence along the Westerly line of Spirit 40 Park (40' wide) Drive North 11 degrees 02 minutes 40 seconds West, a distance of 15.00 feet to a point; thence leaving said Westerly line, South 78 degrees 57 minutes 20 seconds West, a distance of 277.38 feet to the point of beginning of the Cell Site Lease Area herein described; thence continuing South 78 degrees 57 minutes 20 seconds West, a distance of 15.00 feet to a point; thence North 11 degrees 02 minutes 40 seconds West, a distance of 40.00 feet to a point; thence North 78 degrees 57 minutes 20 seconds East, a distance of 15.00 feet to a point; thence South 11 degrees 02 minutes 40 seconds East, a distance of 40.00 feet to the point of beginning. Said Cell Site Lease Area containing 0.014 acres (600 sq.ft.), more or less, and being situated in St. Louis County, Missouri.

15' UTILITY EASEMENT (AS PROVIDED)(PER PRIOR SURVEY, SEE NOTE #15)
 A strip of land fifteen (15') feet in width off the Southerly side of Adjusted Lot 3A of a Boundary Adjustment Plat, as recorded in Plat Book 337, on page 32 in the Recorder of Deeds Office of St. Louis County, Missouri, and being more particularly described as follows: Beginning at an iron pipe which marks the Southeastery corner of said Adjusted Lot 3A; thence along the Westerly line of Spirit 40 Park (40' wide) Drive North 11 degrees 02 minutes 40 seconds West, a distance of 15.00 feet to a point; thence leaving said Westerly line, South 78 degrees 57 minutes 20 seconds West, a distance of 292.38 feet to a point; thence South 11 degrees 02 minutes 40 seconds East, a distance of 15.00 feet to a point in the Southerly line of said Adjusted Lot 3A; thence along said Southerly line North 78 degrees 57 minutes 20 seconds East, a distance of 292.38 feet to the point of beginning. Said 15' Wide Utility Easement being situated in St. Louis County, Missouri.

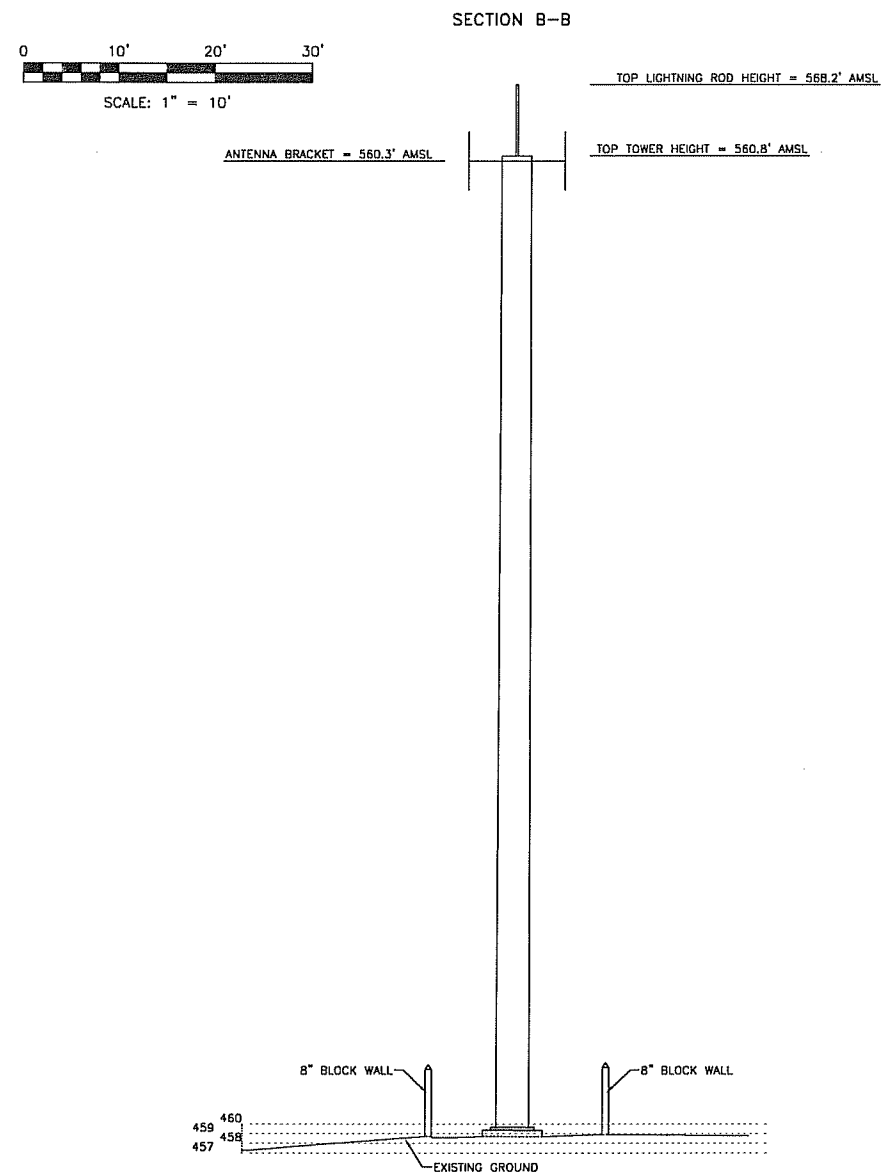
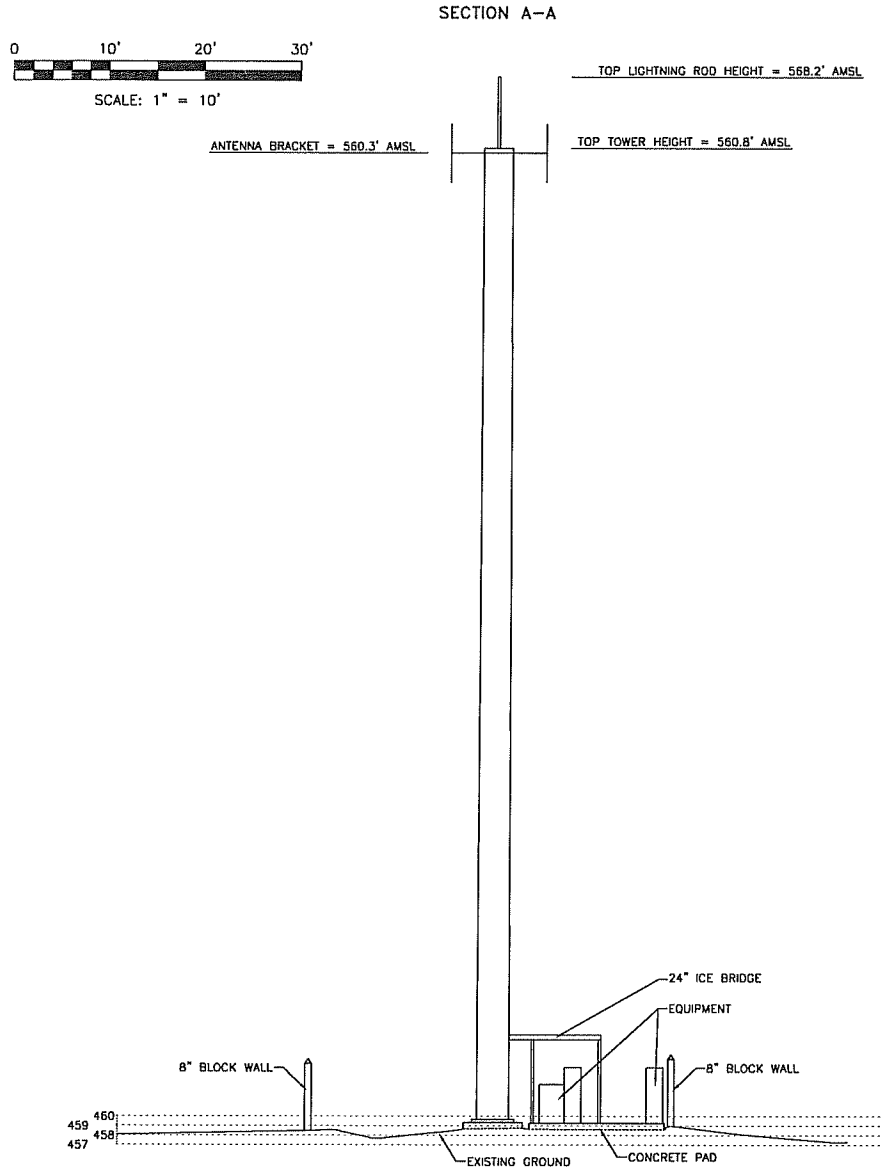
12' INGRESS/EGRESS EASEMENT (AS PROVIDED)(PER PRIOR SURVEY, SEE NOTE #15)
 A strip of land twelve (12') feet in width off the Southerly side of Adjusted Lot 3A of a Boundary Adjustment Plat, as recorded in Plat Book 337, on page 32 in the Recorder of Deeds Office of St. Louis County, Missouri, and being more particularly described as follows: Commencing at an iron pipe which marks the Southeastery corner of said Adjusted Lot 3A; thence along the Westerly line of Spirit 40 Park (40' wide) Drive North 11 degrees 02 minutes 40 seconds West, a distance of 15.00 feet to the point of beginning of the Temporary Ingress-Egress Easement herein described; thence leaving said Westerly line, South 78 degrees 57 minutes 20 seconds West, a distance of 277.38 feet to a point; thence North 11 degrees 02 minutes 40 seconds West, a distance of 40.00 feet to a point; thence North 78 degrees 57 minutes 20 seconds East, a distance of 20.00 feet to a point; thence South 11 degrees 02 minutes 40 seconds East, a distance of 18.00 feet to a point; thence along a curve to the left, having a radius of 10.00 feet, the chord of which bears South 56 degrees 02 minutes 40 seconds East, an arc distance of 15.71 feet to the point of tangency of said curve; thence North 78 degrees 57 minutes 20 seconds East, a distance of 247.38 feet to a point in the Westerly line of Spirit 40 Park (40' wide) Drive; thence along said westerly line, South 11 degrees 02 minutes 40 seconds East, a distance of 12.00 feet to the point of beginning. Said Temporary Ingress-Egress Easement being situated in St. Louis County, Missouri.

TOWER DETAIL



NOTE: AMSL = ABOVE MEAN SEA LEVEL GROUND ELEVATION = 458.4'

TYPICAL MONOPOLE TOWER ELEVATION
 NOT TO SCALE



CERTIFICATION
 To T-Mobile:

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1-5, 10, 11(a) & 12 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that;

* the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Jerry R. Salmon
 Jerry R. Salmon
 Missouri Professional Engineer 017459



SPIRIT 40 PARK
 MO06205A
 US SURVEY 122, T-45-N, R-3-E
 ST. LOUIS COUNTY, MISSOURI

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PROJECT NO.	09-0266
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FIELD CREW: WS4	APPROVED BY: WHS
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SHEET 2 OF 2	

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