



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Annissa McCaskill-Clay, Lead Senior Planner
Date: October 18, 2009
RE: **T.S.P. 10-2009 T-Mobile (Parkway Central High School)-EXEMPTION FROM PUBLIC HEARING REQUEST:** A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas and replacing with new antennas; and the addition of more equipment to the equipment compound at an existing telecommunications tower for a .0275 acre tract of land zoned "NU" at Parkway Central High School located at 471 N. Woods Mill Road. (17Q230085)

Summary

T-Mobile, one of five (5) tenants on a monopole tower located on the campus of Parkway Central High School, is seeking exemption from requirement for a public hearing to obtain a Telecommunications Siting Permit. Applicants may seek exemption from the requirements of City of Chesterfield Ordinance 2391 by submitting a written statement to City Council. T-Mobile seeks permission to:

1. Remove three (3) existing antennas and replace them with three (3) new antennas of similar dimension.
2. Add an additional cabinet to the existing equipment yard for the site.

Upon review of the Petitioner's initial application, it was determined that the Petitioner's request required a public hearing. Therefore, T.S.P. 10-2009 was scheduled for a public hearing on October 12, 2009. Subsequent to being scheduled for the public hearing, the Petitioner submitted a request for exemption from public hearing and advised the staff that notification of property owners within 1500 square feet of the subject site had not occurred per the requirements of Ordinance 2391. Therefore the public hearing was cancelled. City of Chesterfield Staff, after consultation with the City Attorney, believes that Petitioner's request for an exemption from the requirements of Ordinance 2391 should be denied because Petitioner's application seeks a material modification in that Petitioner seeks to add an additional cabinet to the existing equipment yard for the site. The cabinet is a material addition and represents an important change to the existing wireless telecommunications facility. Staff requests that if the Council denies the request for an exemption after a review by this committee, Council direct Staff to prepare a

T.S.P. 10-2009 T-Mobile (Parkway Central High School)
Planning & Public Works Committee Report
October 18, 2009

written statement setting out the reasons for said denial. Attached please find the Petitioner's written statement and materials submitted in support of their application.

Respectfully submitted,

A handwritten signature in black ink that reads "Annissa McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa McCaskill-Clay, AICP
Lead Senior Planner

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



Eric D. Martin
Attorney

190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
314.345.6420
fax: 314.480.1505
eric.martin@huschblackwell.com

October 6, 2009

VIA E-MAIL

Annissa McCaskill-Clay, AICP
Lead Senior Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

Re: **T.S.P. 13-2009 T-Mobile (Wildhorse Springs/132A Woodcliffe Place Drive)**
(08/15/2008 submittal)
T.S.P. 10-2009 T-Mobile (Parkway Central High School)
(08/15/2008 submittal)
T.S.P. 07-2009 T-Mobile (Villas at Ladue Bluffs/St. Louis County Tower)
(08/15/2008 submittal)
T.S.P. 12-2009 T-Mobile (St. Thomas Church UCC)
(08/15/2008 submittal)

Dear Ms. McCaskill-Clay:

I represent T-Mobile Central LLC, a wholly-owned subsidiary of T-Mobile USA, Inc. (collectively, "T-Mobile"). Currently, the four Telecommunication Facility Siting Permits referenced above ("Four Sites") are pending and scheduled for a public hearing before the Chesterfield Planning Commission on October 12, 2009. T-Mobile respectfully requests exemptions for the public hearing requirement for these four permits pursuant to § 30-27 of the City's Ordinances. Please place this exemption request on the agenda for City Council, Planning and Public Works Committee on Thursday, October 8, 2009.

As detailed in the application materials, T-Mobile's equipment upgrade involves exchanging antennas and using existing coaxial cables. Following the completion of the project, the tower sites will have the same number of antennas and coaxial cables as before. The only addition to the tower sites will be an unobtrusive equipment cabinet that consists of four modules (height, width, and depth of 5.2 inches by 17 inches by 22 inches) placed on a pole. Attached is a photograph that shows the mounted equipment cabinet.

T-Mobile respectfully suggests that the equipment upgrade project that is the subject of the applications does not constitute a "material modification" as defined in § 30-3 of the

Ordinances because the changes would not "materially affect the obvious physical appearance of the facility." Since the four towers range in height from approximately 100 to 200 feet, the addition of this equipment cabinet at the base of the towers is visually inconsequential. Further evidence of this assertion is the fact that three of the Four Sites have fences and one has a screen wall. T-Mobile is performing this equipment upgrade to its sites throughout the country, and other jurisdictions are treating this change as ordinary maintenance.

In an effort to allay any concerns the City might have and fully document the unobtrusive nature of the changes, T-Mobile has gone through the facility permit application procedures for these Four Sites and three other sites.¹ On September 30, 2009, T-Mobile presented the three other sites at a public hearing before the Chesterfield Planning Commission. T-Mobile incurred thousands of dollars in mailing expenses for this hearing. No members of the public attended the Planning Commission hearing, which is not surprising since this project does not involve the construction of a new tower or a material change in appearance of an existing one.

Alternatively, for the final Four Sites, T-Mobile requests exemptions from the public hearing requirements as is expressly authorized by § 30-27. The mailing expenses for the public hearings would cost thousands of dollars. Allowing T-Mobile to dispense with the public hearing requirement for the Four Sites will have "no significant affect on the health, safety and welfare of the city, its residents and other service providers."

Thank you for your consideration.

Sincerely,



Eric D. Martin

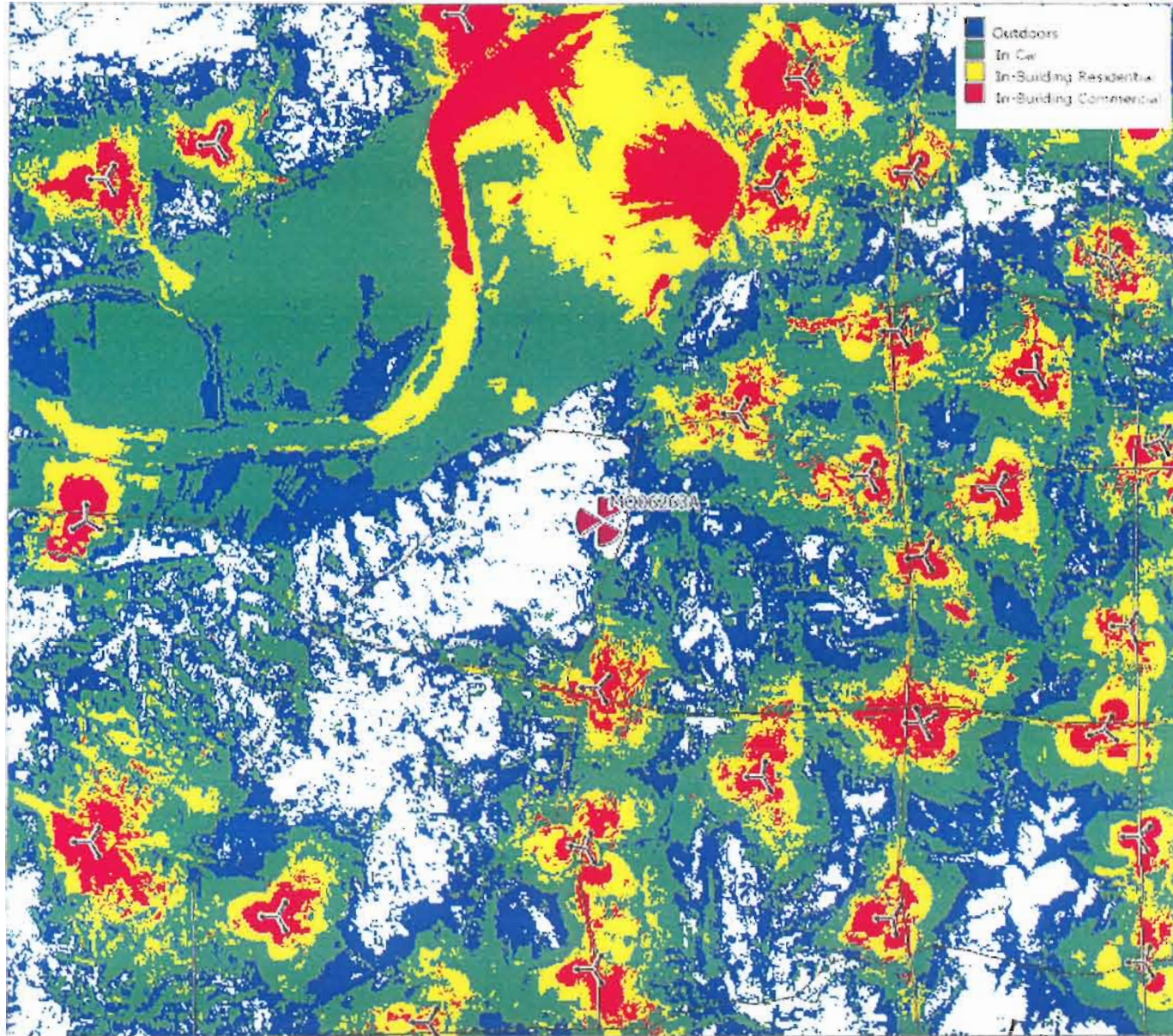
EDM/tl

cc: Robert M. Heggie, Esq. (via email)

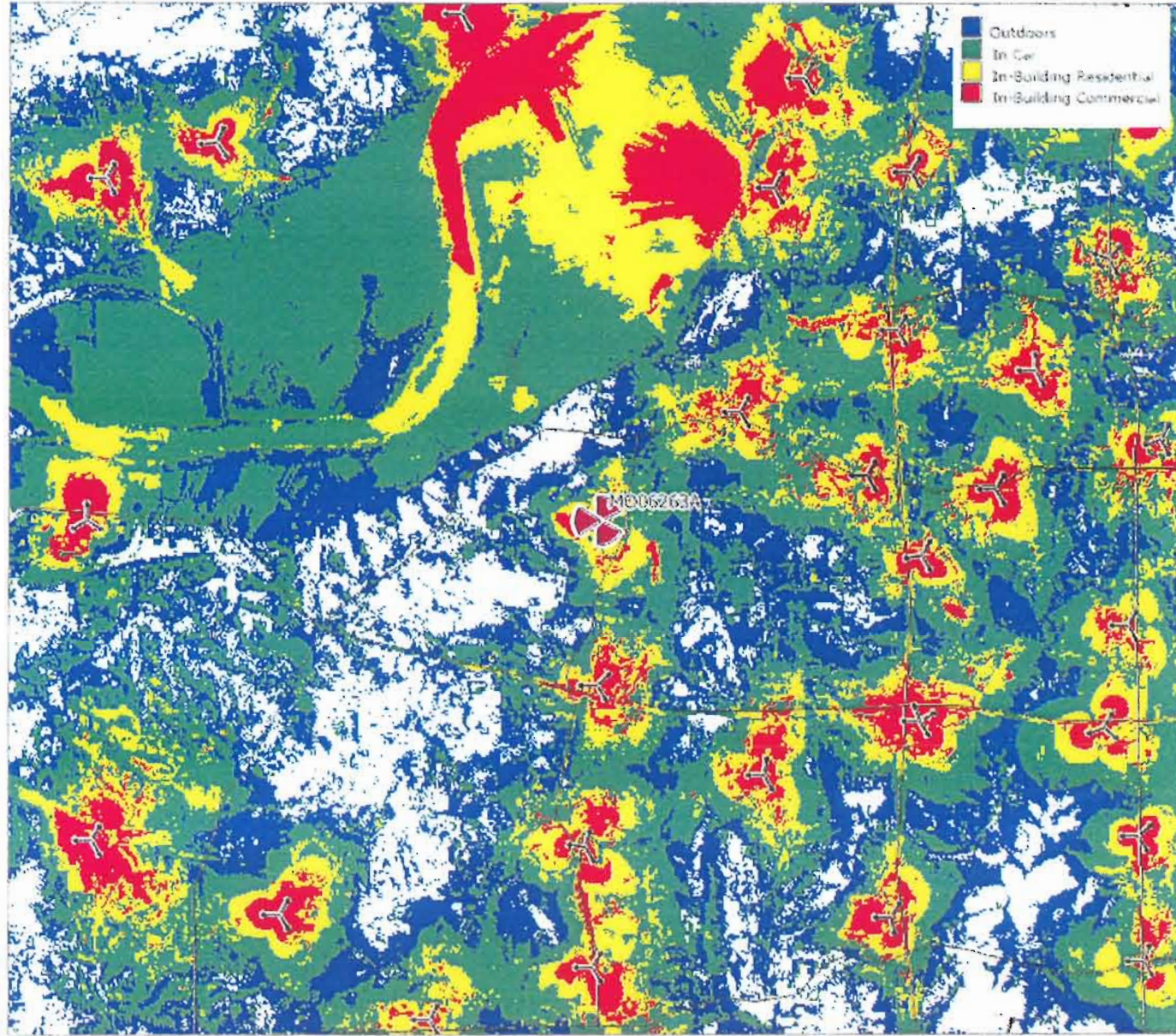
¹ T.S.P. 08-2009 T-Mobile (400 Chesterfield Center), T.S.P. 09-2009 T-Mobile (Spirit 40 Park), and T.S.P. 11-2009 T-Mobile (Village at Baxter Ridge – Ameren Tower)

Node B Flexi Cabinet Outside Mount





ROCKSOLID
COVERAGE



ROCKSOLID
COVERAGE



SITE NAME
PARKWAY CENTRAL HS SWB MP

SITE NUMBER
MO06263A



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



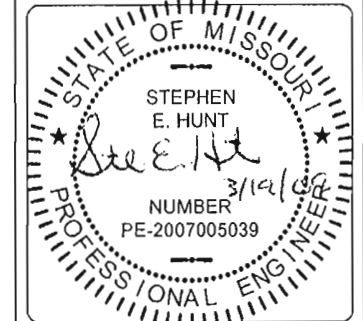
555 NORTH NEW BALLAS ROAD,
SUITE 350
ST. LOUIS, MO 63141



WIRELESS SITE DESIGN, INC
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



SITE NAME:
PARKWAY CENTRAL HS SWB MP

SITE NUMBER:
MO06263A

SITE ADDRESS:
477 NORTH WOODS MILL ROAD
CHESTERFIELD, MO 63017

DRAWN BY: SMC
CHECKED BY: SEH

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

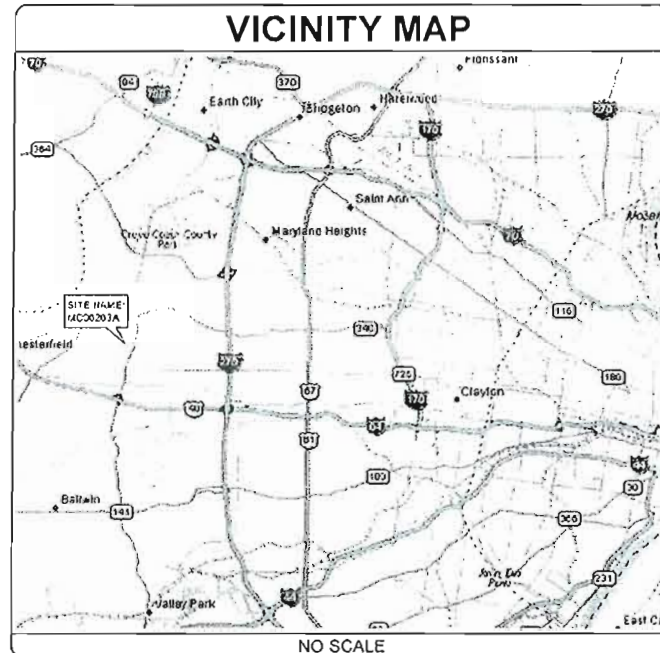
SHEET TITLE:
TITLE SHEET

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

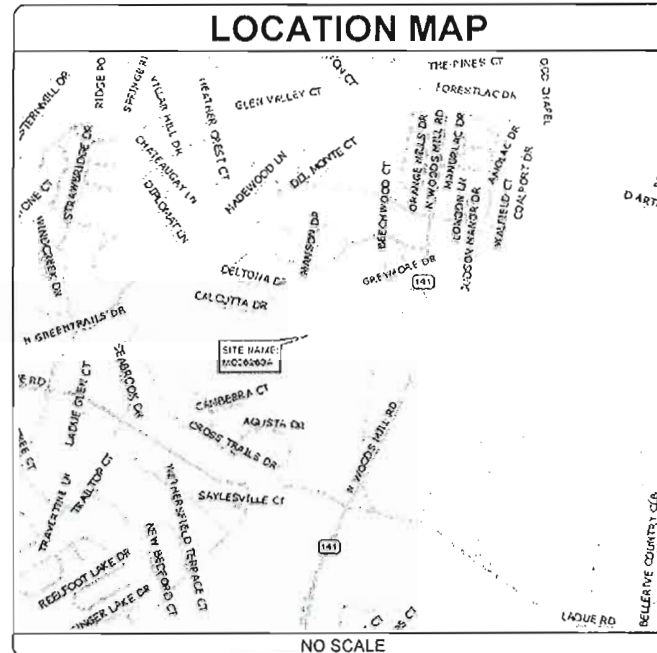
PROJECT SUMMARY

SITE NAME: PARKWAY CENTRAL HS SWB MP
SITE NUMBER: MO06263A
SITE ADDRESS: 477 NORTH WOODS MILL ROAD
CHESTERFIELD, MO 63017
NAD83
LATITUDE: 38.66737 N
LONGITUDE: 90.50683 W
LANDLORD: SPECTRASITE COMMUNICATIONS, INC.
C/O AMERICAN TOWER CORP
10 PRESIDENTIAL WAY
WOBURN, MA 01801
TELEPHONE: 781-926-4500
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
CONTACT: N/A
TELEPHONE: N/A
ELECTRIC PROVIDER: TBD
CONTACT: TBD
TELEPHONE: TBD
TELCO PROVIDER: TBD
CONTACT: TBD
TELEPHONE: TBD

DRIVING DIRECTIONS

PAGE WEST TO 270 SOUTH TO 40 WEST. RIGHT (NORTH) ON HWY 141 (WOODS MILL RD.) TO SITE ON LEFT. TURN LEFT AT THE SCHOOL, GO THROUGH PARKING LOT TO REAR OF BASEBALL DIAMOND.

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



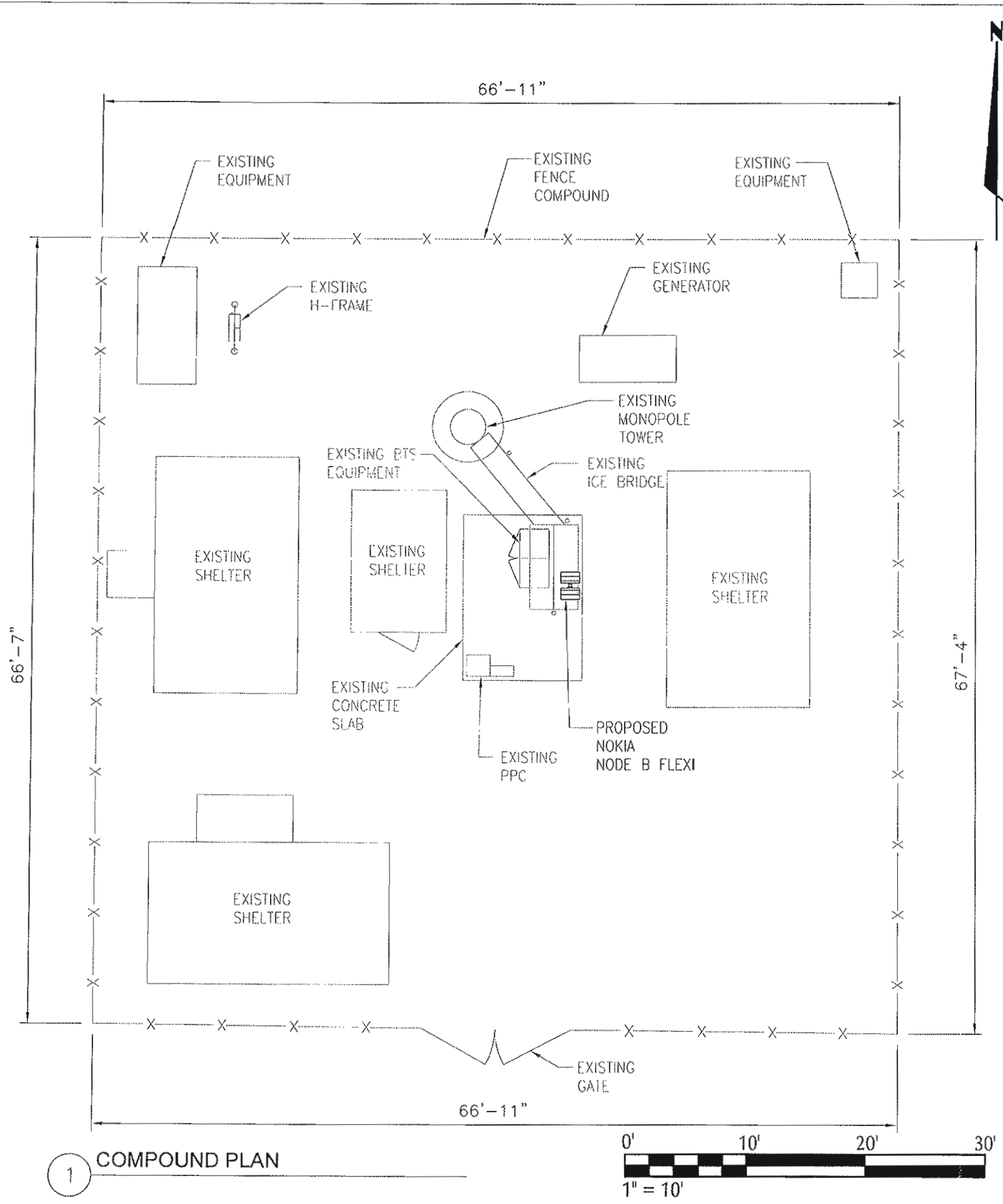
UNDERGROUND SERVICE ALERT

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

A/E DOCUMENT REVIEW STATUS

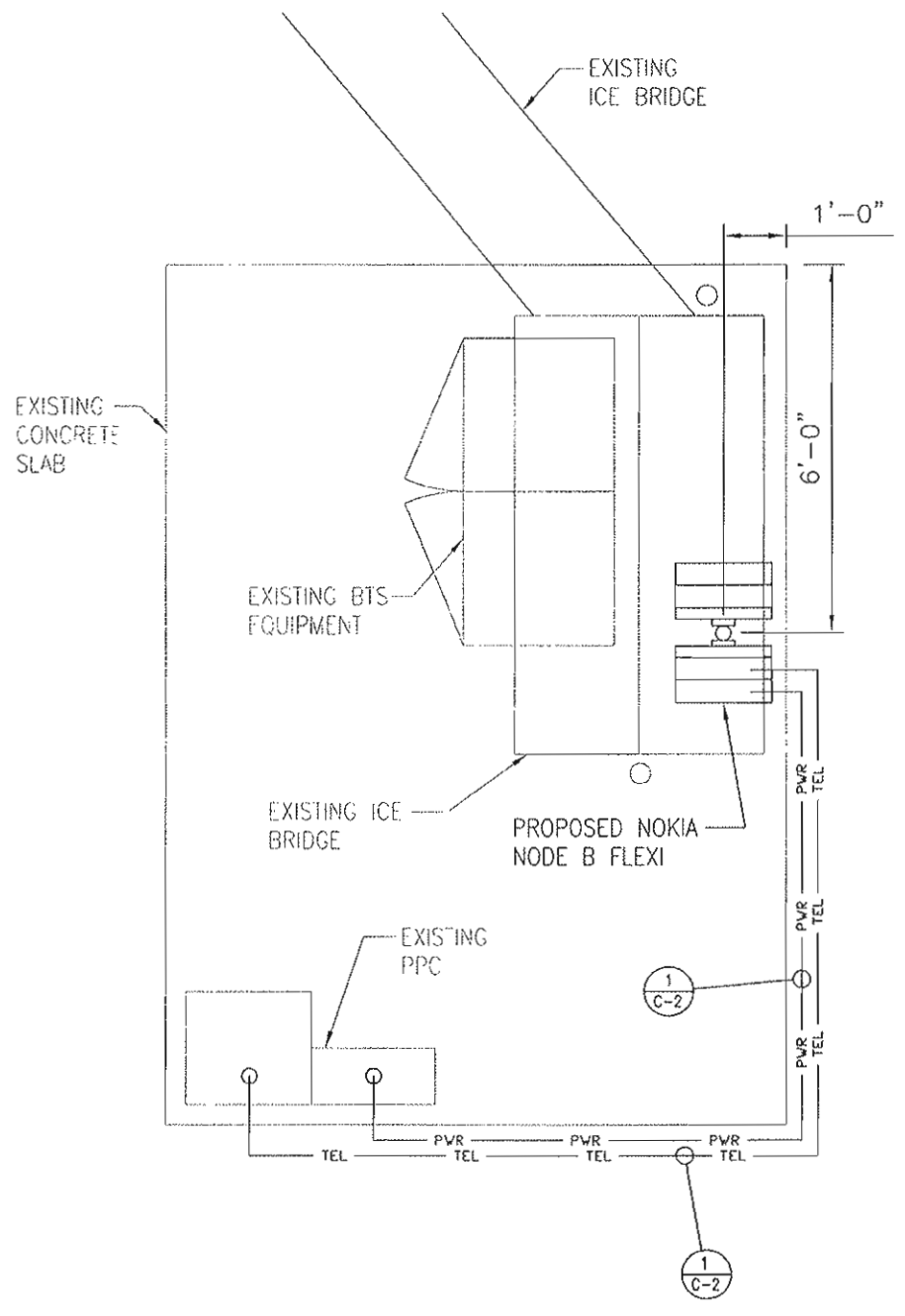
TITLE	SIGNATURE	DATE
T-MOBILE PROP:		
T-MOBILE R.F. MANAGER:		
T-MOBILE NetOps:		
T-MOBILE CONST. MGR.:		
INTERCONNECT:		
T-MOBILE SITE DEV. MGR.:		
PROPERTY OWNER:		
PLANNING:		

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.



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

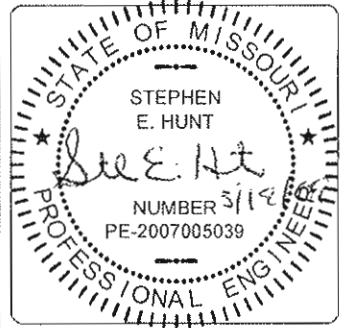
555 NORTH NEW BALLAS ROAD,
 SUITE 350
 ST. LOUIS, MO 63141

TeleCAD
 WIRELESS SITE DESIGN, INC

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

EXCELL
 COMMUNICATIONS, INC.

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 6247 AMBER HILLS ROAD
 BIRMINGHAM, ALABAMA 35173
 PHONE: 205.956.0198
 FAX: 205.956.2632



SITE NAME:
 PARKWAY CENTRAL HS SWB MP

SITE NUMBER:
 MO06263A

SITE ADDRESS:
 477 NORTH WOODS MILL ROAD
 CHESTERFIELD, MO 63017

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

T-Mobile

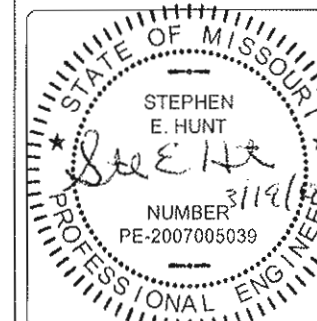
555 NORTH NEW BALLAS ROAD,
SUITE 350
ST. LOUIS, MO 63141

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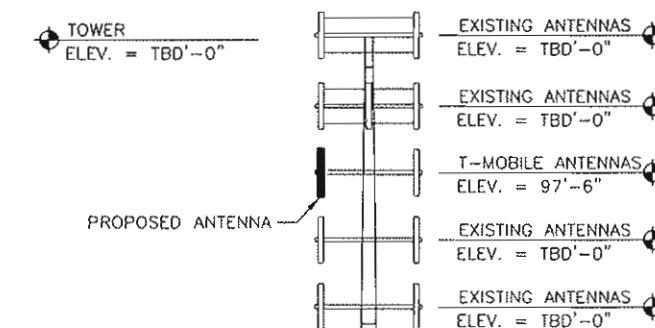
REVISIONS

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

SHEET TITLE:
DETAILS & TOWER
ELEVATION

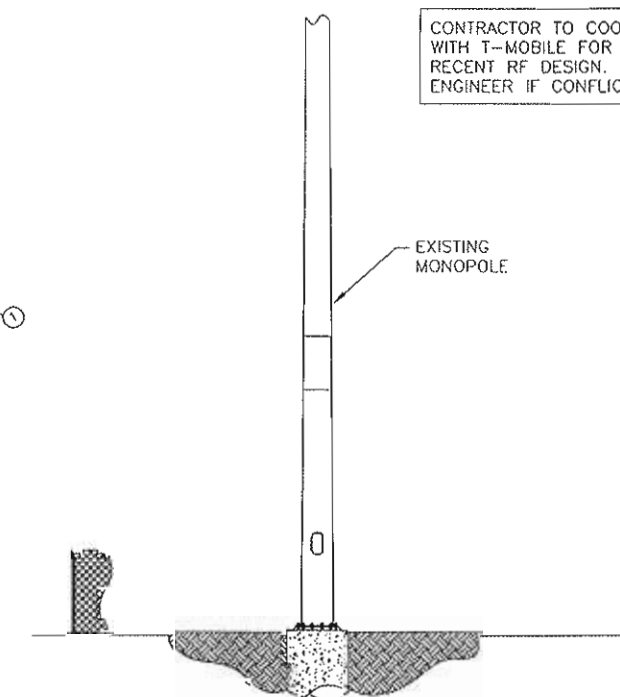
DRAWING NO. REVISION:

C-2 **0**

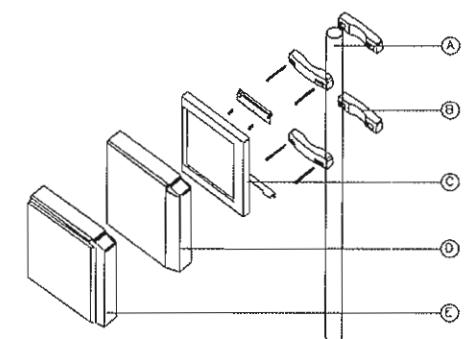


ANTENNAS TO BE ADDED	0
ANTENNAS TO BE CHANGED	3
ANTENNAS TO BE REMOVED	0
TOTAL ANTENNAS ON TWR	6
COAX TO BE ADDED	0
COAX TO BE CHANGED	0
COAX TO BE REMOVED	0
TOTAL COAX ON TWR	12
TMAS TO BE ADDED	0
TMAS TO BE CHANGED	9
TMAS TO BE REMOVED	0
TOTAL TMAS ON TWR	9
MOUNTS TO BE ADDED	0

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

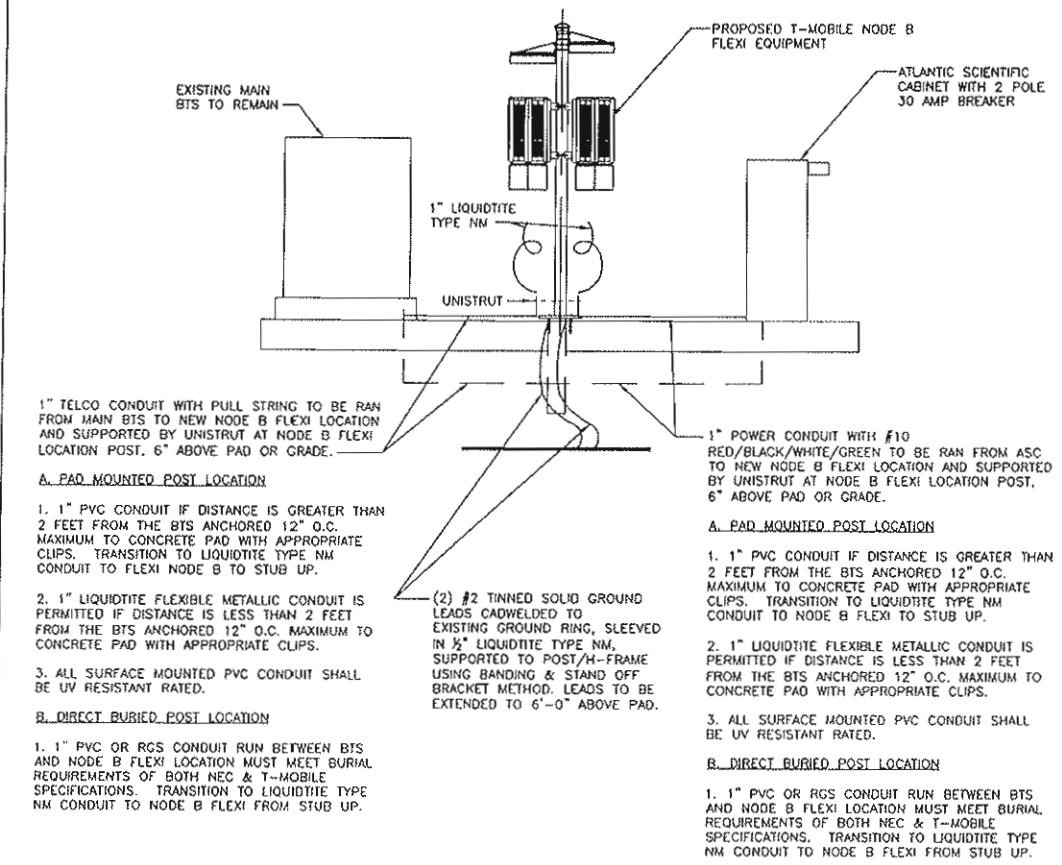


5 TOWER ELEVATION
N.T.S.

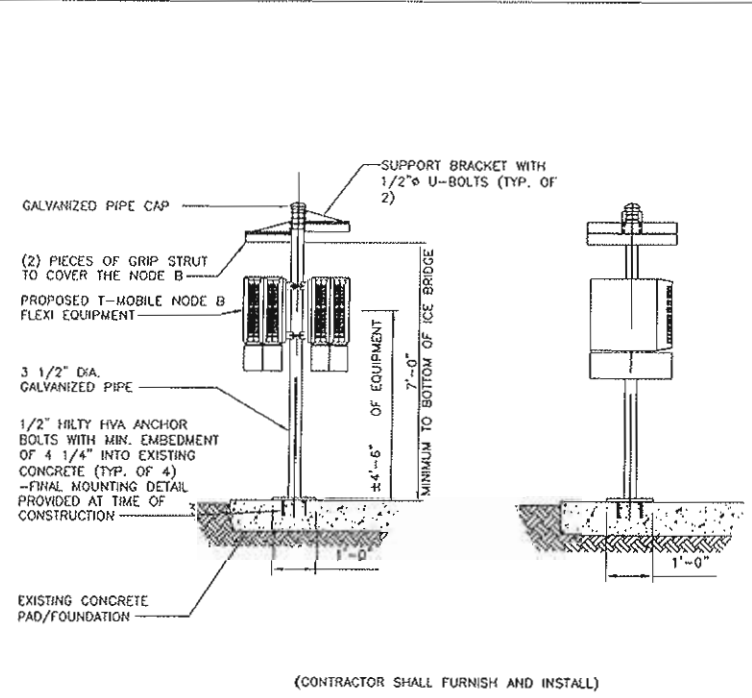


QTY	IDX	DESCRIPTION
1	A	EXISTING POLE
1	B	MONOPOLE MOUNTING KIT
1	C	MONOPOLE
1	D	WIND SLEEVE
1	E	OUTLET SLEEVE

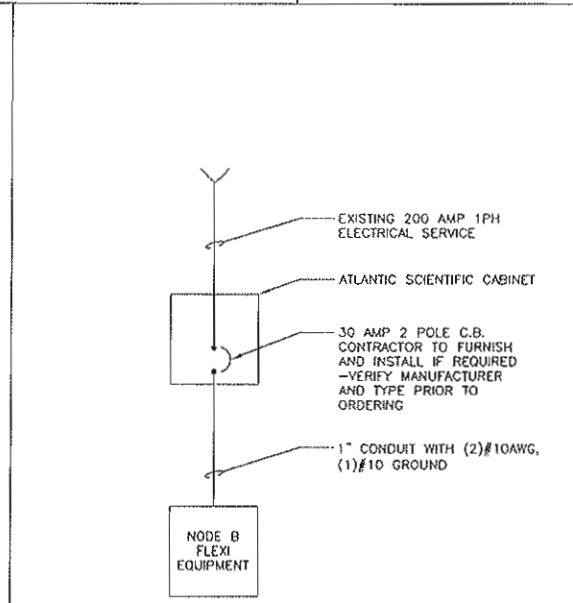
2 NODE B FLEXI MOUNT ASSEMBLY
N.T.S.



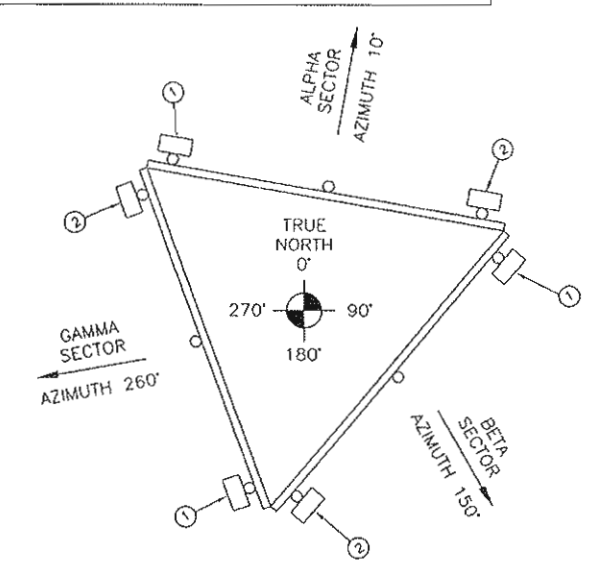
1 NODE B FLEXI CONNECTION DETAIL
N.T.S.



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



4 ONE LINE DIAGRAM
N.T.S.

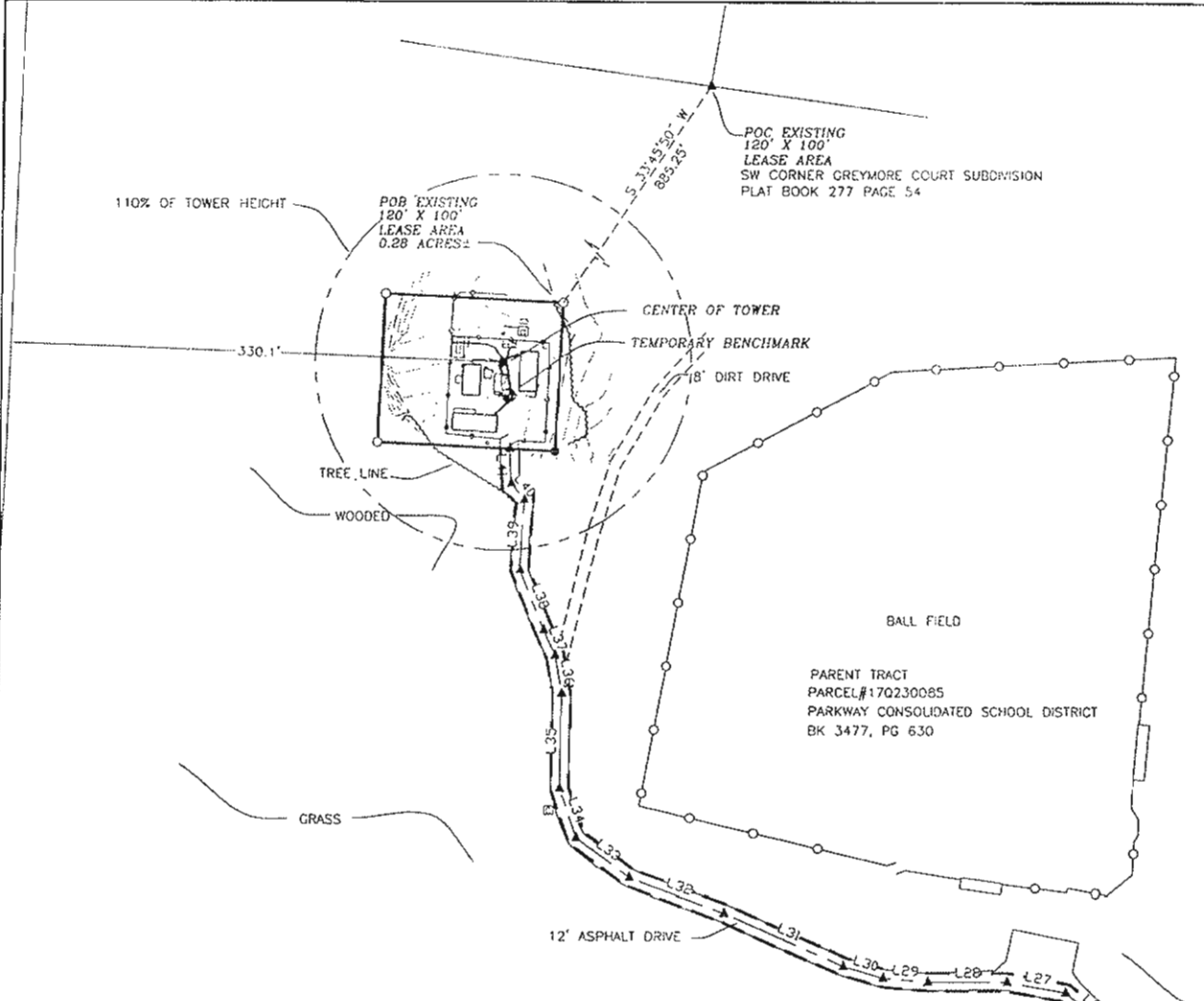


- 1 EXISTING ANTENNA TO REMAIN
- 2 EXISTING ANTENNA TO BE CHANGED TO NEW UMS ANTENNA

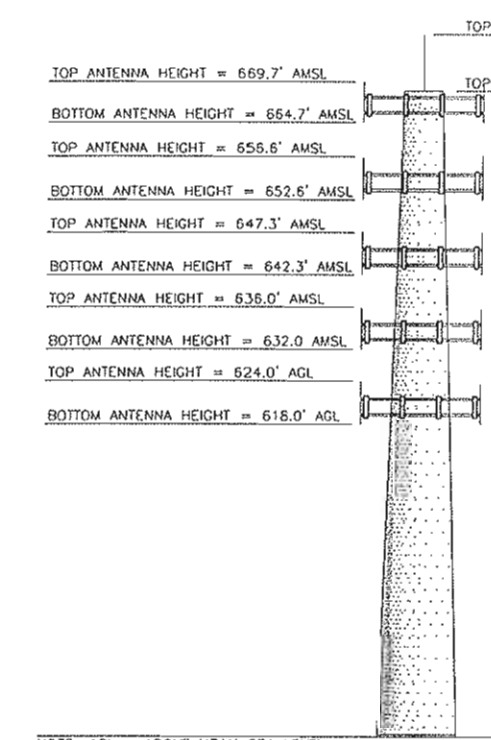
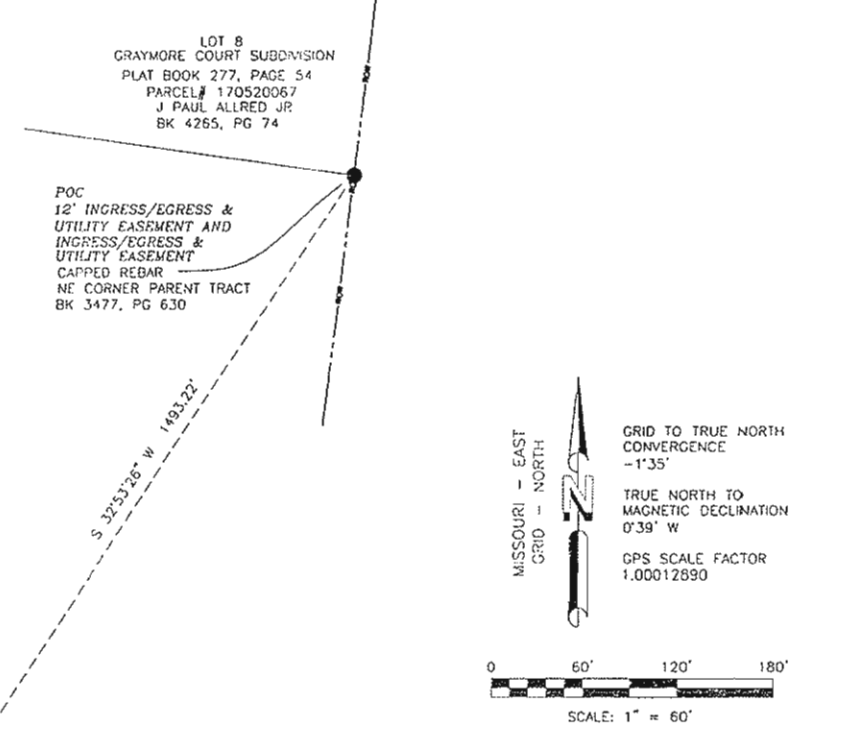
ANTENNA ORIENTATION

5 TOWER ELEVATION
N.T.S.

LOCATION OF NEAREST RESIDENTIAL STRUCTURES	TOWER INFO	VICINITY MAP	LEGEND																						
<table border="1"> <thead> <tr> <th>ADDRESS</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr><td>14000 DELTONA DR</td><td>737 FEET+/-</td></tr> <tr><td>14001 DELTONA DR</td><td>554 FEET+/-</td></tr> <tr><td>14013 DELTONA DR</td><td>620 FEET+/-</td></tr> <tr><td>14025 DELTONA DR</td><td>708 FEET+/-</td></tr> <tr><td>14030 DELTONA DR</td><td>792 FEET+/-</td></tr> <tr><td>14030 CALCUITA DR</td><td>565 FEET+/-</td></tr> <tr><td>1400B CALCUITA DR</td><td>546 FEET+/-</td></tr> <tr><td>14015 CALCUITA DR</td><td>618 FEET+/-</td></tr> <tr><td>14024 CALCUITA DR</td><td>740 FEET+/-</td></tr> <tr><td>14027 CALCUITA DR</td><td>813 FEET+/-</td></tr> </tbody> </table> <p>ALL IN CHESTERFIELD MISSOURI, 63017</p>	ADDRESS	DISTANCE	14000 DELTONA DR	737 FEET+/-	14001 DELTONA DR	554 FEET+/-	14013 DELTONA DR	620 FEET+/-	14025 DELTONA DR	708 FEET+/-	14030 DELTONA DR	792 FEET+/-	14030 CALCUITA DR	565 FEET+/-	1400B CALCUITA DR	546 FEET+/-	14015 CALCUITA DR	618 FEET+/-	14024 CALCUITA DR	740 FEET+/-	14027 CALCUITA DR	813 FEET+/-	<p>TOWER TYPE: 115' MONOPOLE CENTER OF TOWER LATITUDE: 38°40'02.531" NORTH LONGITUDE: 90°30'24.481" WEST GROUND ELEVATION: 553.4' ABOVE MEAN SEA LEVEL</p> <p>SITE ADDRESS: 477 NORTH WOODS MILL ROAD, CHESTERFIELD, MISSOURI 63017</p>	<p>NOT TO SCALE</p>	<p> PB = POWER BOX TP = TELEPHONE PEDESTAL M = METER LP = LIGHT POLE SP = SIGNAL POLE TT = TRANSMISSION TOWER CTB = CABLE TV BOX GA = GUY ANCHOR (R) = RECORDED INFORMATION (M) = MEASURED INFORMATION (S) = PRIOR SURVEY INFORMATION ○ = 5/8" CAPPED REBAR SET (SMW) ● = FOUND PROPERTY MARKER ▲ = CALCULATED POINT ◆ = TEMPORARY BENCH MARK □ = PAINT MARK ON CONCRETE EL = 553.49' PB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POE = POINT OF ENDING --- = ROW --- = RIGHT-OF-WAY --- = SETBACK --- = OVERHEAD POWER --- = 8' CHAIN LINK FENCE </p>
ADDRESS	DISTANCE																								
14000 DELTONA DR	737 FEET+/-																								
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14024 CALCUITA DR	740 FEET+/-																								
14027 CALCUITA DR	813 FEET+/-																								



LINE	BEARING	DISTANCE
L1	N 85°45'53" E	65.67
L2	N 85°30'53" W	28.58
L3	S 78°44'31" E	69.80
L4	N 87°21'49" W	23.08
L5	S 75°53'23" E	23.08
L6	S 75°03'10" E	30.09
L7	S 61°23'51" E	89.47
L8	S 80°16'52" E	23.55
L9	S 89°15'03" E	23.55
L10	S 77°43'45" E	35.92
L11	N 75°47'46" E	29.00
L12	N 77°56'15" W	99.90
L13	N 71°09'08" W	79.05
L14	N 60°16'34" W	52.51
L15	N 75°42'31" W	30.22
L16	N 07°14'45" E	20.49
L17	S 07°14'45" W	9.44
L18	N 82°45'15" W	17.61
L19	S 75°56'36" W	44.17
L20	N 84°37'37" W	55.35
L21	N 58°13'12" W	19.77
L22	N 38°23'54" W	20.24
L23	N 22°03'31" W	32.31
L24	N 18°18'35" W	100.96
L25	N 30°15'42" W	24.40
L26	N 51°04'57" W	41.86
L27	N 79°50'53" W	39.45
L28	S 89°58'25" W	55.09
L29	N 85°03'01" W	30.25
L30	N 73°40'59" W	27.98
L31	N 65°47'43" W	86.13
L32	N 69°45'59" W	67.74
L33	N 53°26'19" W	44.65
L34	N 18°55'12" W	35.05
L35	N 00°43'52" E	64.14
L36	N 10°28'36" W	26.19
L37	N 24°49'28" W	18.55
L38	N 22°16'49" W	43.81
L39	N 03°17'12" E	47.25
L40	N 32°38'25" W	14.22
L41	N 03°01'10" W	23.38



NOTE: AGL = ABOVE MEAN SEA LEVEL GROUND ELEVATION = 553.4' AMSL

TYPICAL MONOPOLE TOWER ELEVATION NOT TO SCALE

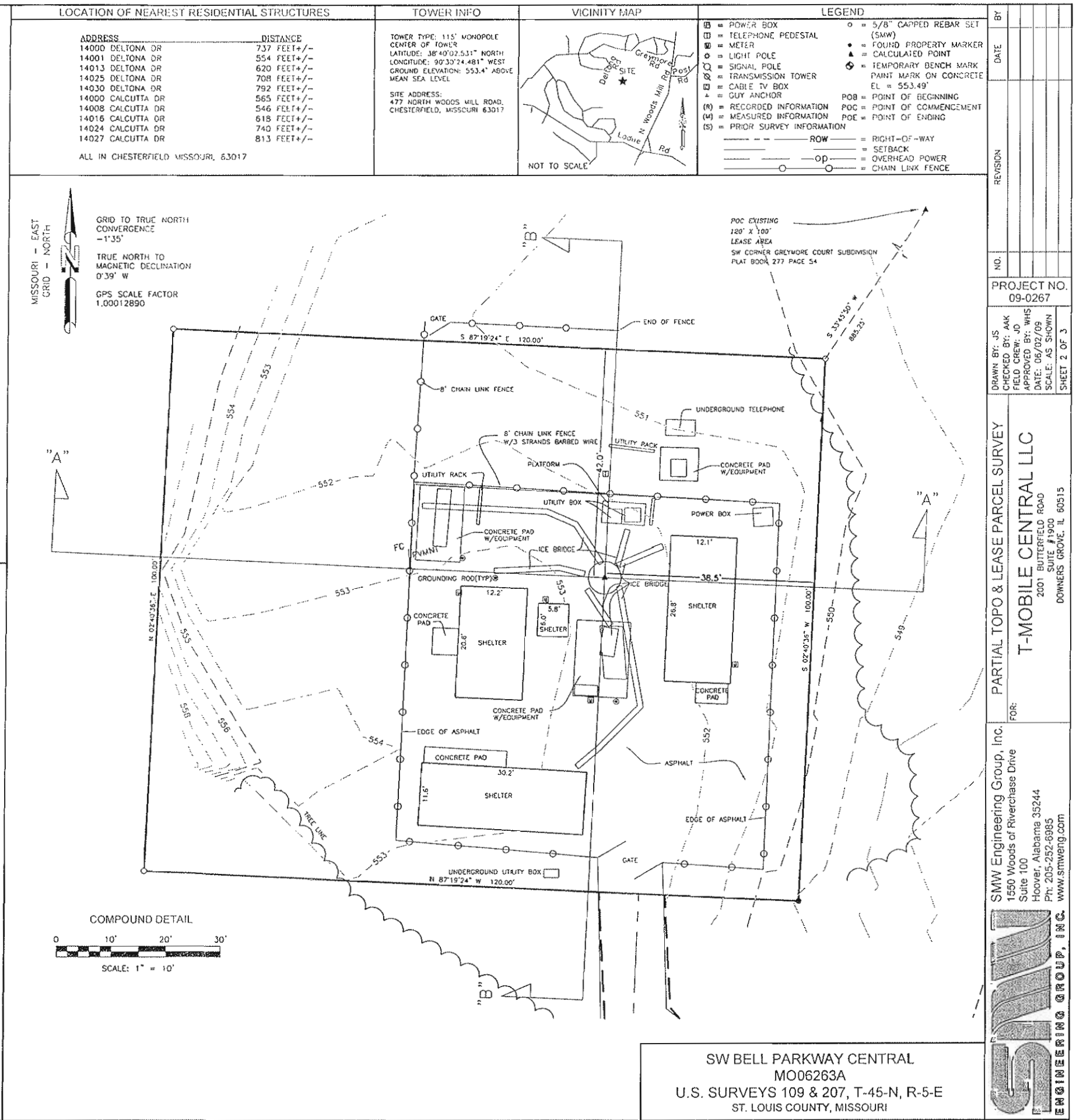
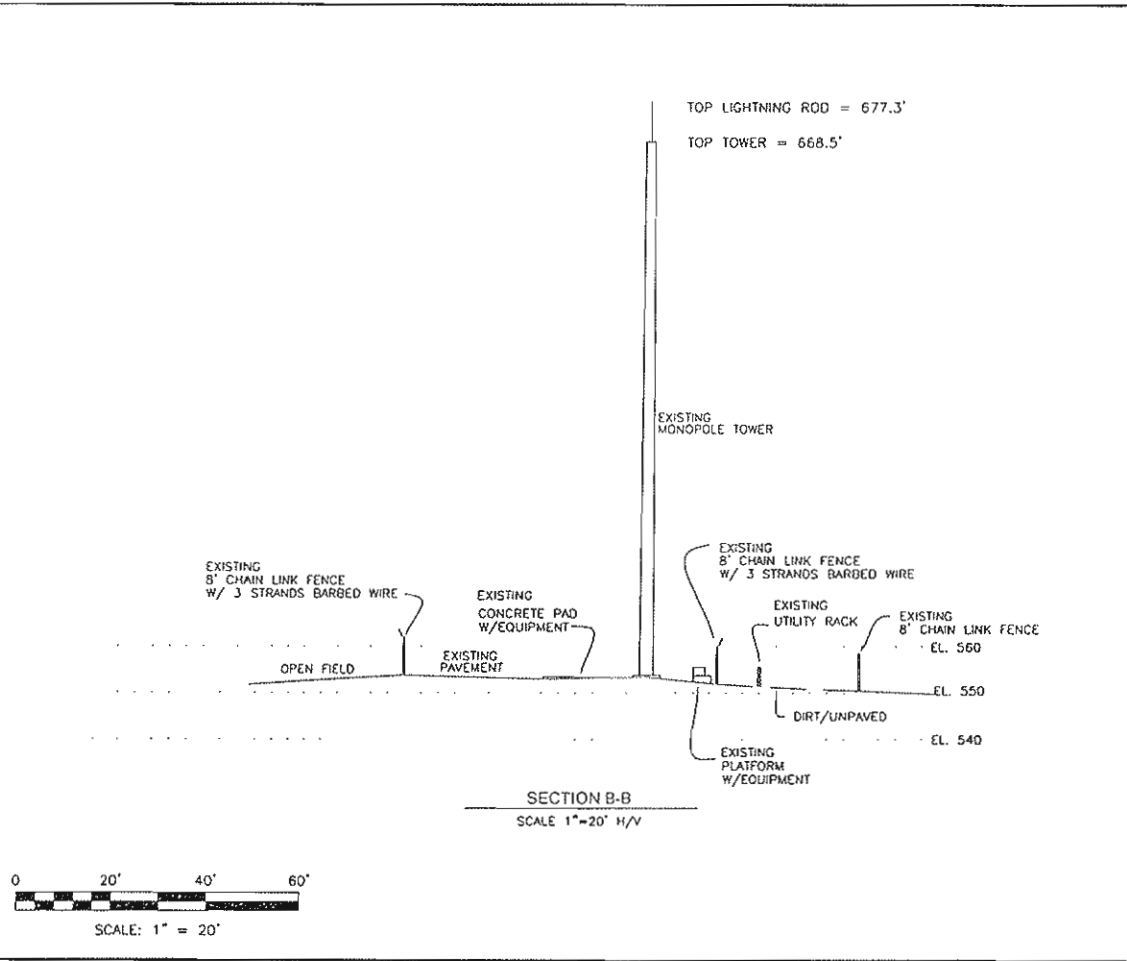
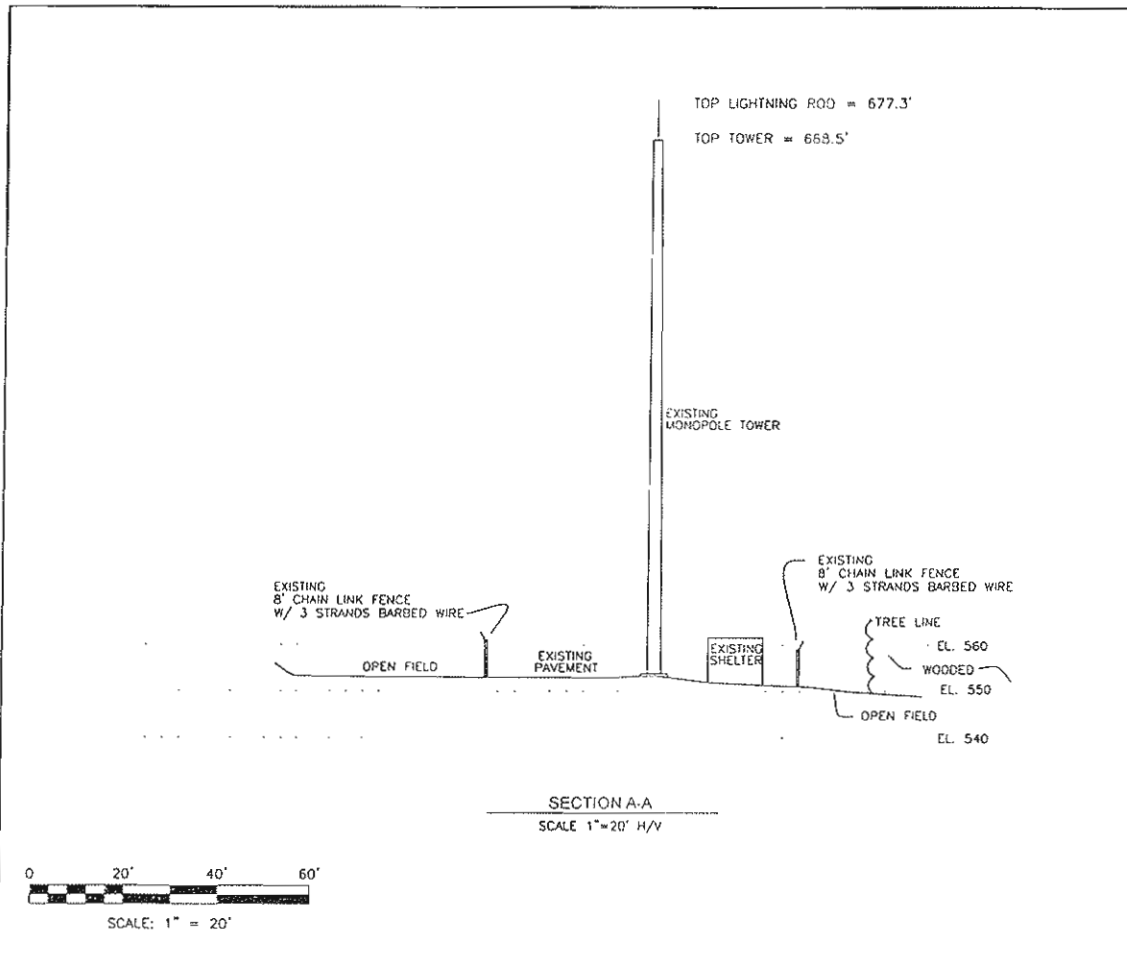
SW BELL PARKWAY CENTRAL MO06263A U.S. SURVEYS 109 & 207, T-45-N, R-5-E ST. LOUIS COUNTY, MISSOURI

DRAWN BY: JS
 CHECKED BY: AKK
 FIELD CREW: JD
 APPROVED BY: WHS
 DATE: 05/02/09
 SCALE: AS SHOWN
 SHEET 1 OF 3

PROJECT NO. 09-0267

PARTIAL TOPO & LEASE PARCEL SURVEY FOR: 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: 205-252-6985 www.smweng.com



NO.	REVISION	DATE	BY

PROJECT NO. 09-0267

DRAWN BY: JS
CHECKED BY: ANK
FIELD CREW: JD
APPROVED BY: WHS
DATE: 06/02/09
SCALE: AS SHOWN

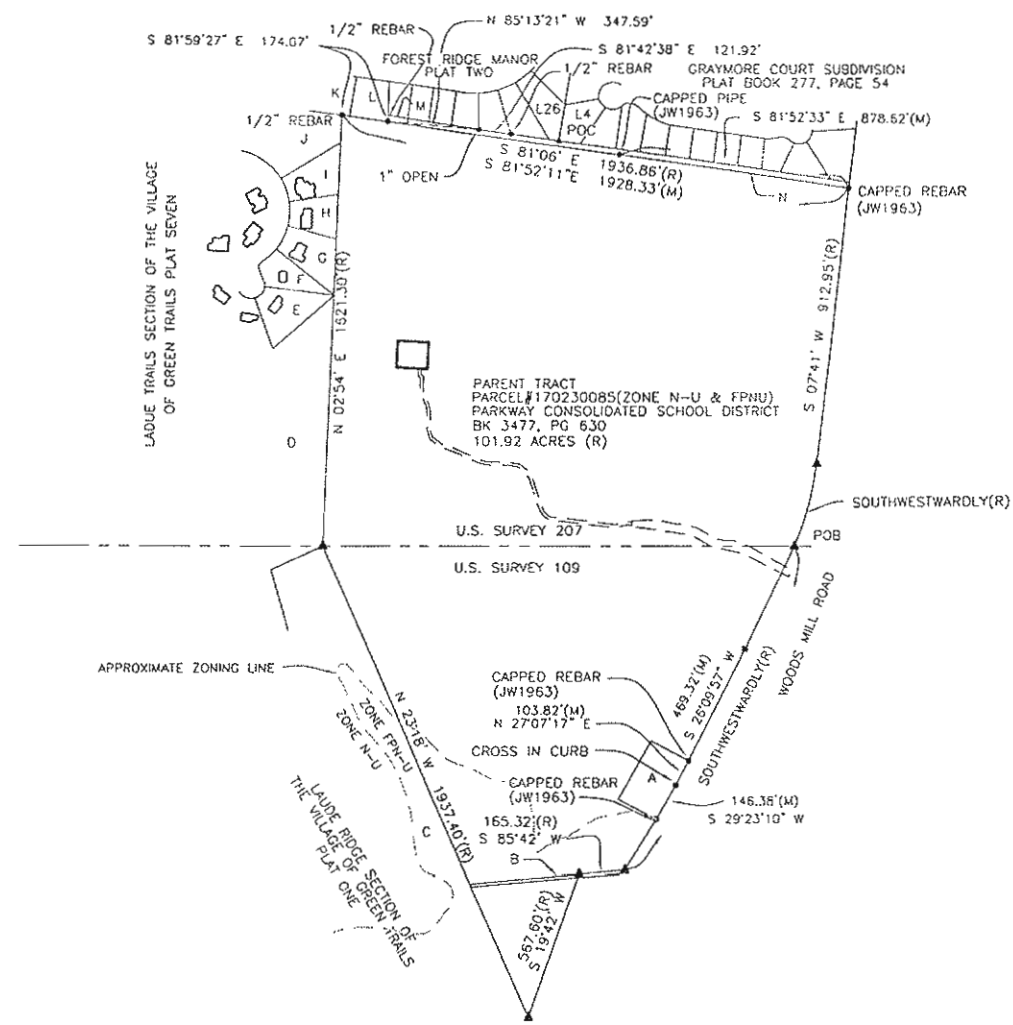
SHEET 2 OF 3

PARTIAL TOPO & LEASE PARCEL SURVEY
FOR:
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: 205-252-6985
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SMW ENGINEERING GROUP, INC.

SW BELL PARKWAY CENTRAL
MO06263A
U.S. SURVEYS 109 & 207, T-45-N, R-5-E
ST. LOUIS COUNTY, MISSOURI



- A: PARCEL# 170220031(ZONE N-U) AISH HATORAH OF GREATER ST LOUIS LOC W OF WOODS MILL RD BK 12505, PG 1832
- B: NO INFORMATION AVAILABLE(ZONE N-U)
- C: PARCEL# 170210076(ZONE N-U & FPN-U) VILLAGE OF GREEN TRAILS PARK TRUSTEES COMMON LAND LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT ONE BK & PG NOT AVAILABLE
- D: PARCEL# 170140041(ZONE N-U) LADUE TRAILS PLAT SEVEN TRUSTEE LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT ONE BK & PG NOT AVAILABLE
- E: PARCEL# 170230012(ZONE N-U) ROBERT Z & JOYCE L OLSHAN LOT 276 LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN BK 11170, PG 508
- F: PARCEL# 170230021(ZONE N-U) MARY SCHERL LOT 275 LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN BK 11387, PG 451
- G: PARCEL# 170230030(ZONE N-U) ALAN R & JOAN M BROWNA LOT 274 LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN BK 10511, PG 1976
- H: PARCEL# 170230041(ZONE N-U) RICHARD O & CARLA PAULL LOT 273 LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN BK 11547, PG 8791
- I: PARCEL# 170230052(ZONE N-U) CHARLES J & MARYPAINE FOERSTER LOT 272 LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN BK 8620, PG 1749
- J: PARCEL# 170230013(ZONE N-U) SCOTT C & CYNTHIA A HARPER LOT 271 LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN BK 9562, PG 1918
- K: PARCEL# 170510772(ZONE R-1A) RICHARD J & THERESA A PRICE LOT 18 ENCLAVE AT GREENTRAILS BK 8673, PG 2411
- L: PARCEL# 170510783(ZONE R-1A) MICHAEL J & SHERYL BAUER LOT 19 ENCLAVE AT GREENTRAILS BK 8729, PG 979
- M: PARCEL# 170510035(ZONE R-3) HAROLD K & VIRGINIA A ALLENSWORTH BK 5452, PG 620
- N: PARCEL# 170520067(ZONE R-3) J PAUL ALLRED JR BK 4265, PG 74

ZONING TYPE:
 N-U: NON URBAN DISTRICT
 FPN-U: FLOOD PLAIN NON URBAN DISTRICT
 R-1A: RESIDENCE DISTRICT
 R-3: RESIDENCE DISTRICT (10,000 SQ. FT.)

PARENT TRACT OVERVIEW
 NOT TO SCALE

NOTES

1. This is an As Built Survey, made on the ground under the supervision of a Missouri Registered Engineer. Date of field survey is May 21, 2009.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352. Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1H2.
3. Bearings are based on Missouri East State Plane Coordinates NAD 83 by GPS observation.
4. 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.
5. Benchmark used is a concrete monument and brass disc. NAVD 88 Datum with an established elevation of 647 feet, (197.2 meters), PID AAB572. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a As Built 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.
7. 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.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. 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).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. 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.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper or Professional Engineer.
13. This survey does not constitute a complete boundary survey of the Parent Tract.

FLOOD NOTE

The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 29189CD145 H, which bears an effective date of August 2, 1995 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.

PARENT TRACT (BOOK 3477, PAGE 630)

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 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 165.32 feet to a stone 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 1826.86 feet west of the Southeast corner of said U.S. Survey 207 Survey 207, thence North 2 degrees 54 minutes East 1621.30 feet to a stone, being the Northwest corner of the property herein described, thence South 61 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, containing 101.92 acres, more or less, according to survey by Clayton Surveying and Engineering Company made during September and October 1930.

SUBJECT to easements granted Union Electric Light and Power Company and Union Electric Company, as reported, and easement granted Union Electric Company of Missouri, according to decree rendered October 22, 1954 in Cause No. 205269 of the Circuit Court of St. Louis County.

SUBJECT to the right of the public in so much of above property as lies within Woods Mill Road as now existing and subject to right-of-way of Old Woods Mill Road in the Northeast part of above property

SUBJECT to right-of-way of a 30 feet road in Survey 109 established by deed recorded in Book 20, page 475.

EXISTING 100' X 120' LEASE AREA (PRIOR SURVEY BY ROMUOLD L. BUESCHER, PLS#1457-DATED MAY 8, 2000)

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

Commencing at the southwest corner of Graymore Court Subdivision recorded in plot book 277 page 54 of the St. Louis County, Missouri records, said point also being the north line of a tract conveyed to Parkway Consolidated School District recorded in Book 3477 at page 630 of the St. Louis County, Missouri records, thence southerly leaving the north line of aforementioned Parkway Consolidated School District tract S 33°45'50" W a distance of 888.25 feet to the point of beginning of herein described lease tract; thence S 02°40'36" W a distance of 100.00 feet to a point; thence N 87°19'24" W a distance of 120.00 feet to a point; thence N 02°40'36" E a distance of 100.00 feet to a point; thence S 87°19'24" E a distance of 120.00 feet to the point of beginning and containing 12,000 square feet, or 0.275 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

An easement being a portion of that certain tract of land as described in Book 3477, Page 630 in the Recorded of Deeds Office, St. Louis County, Missouri lying in U.S. Surveys 109 and 207, Township 45 North, Range 5 East and being more particularly described as follows:

Commence at a capped rebar (JW1963) found in place on the westerly right-of-way of North Woods Mill Road, said rebar also being the northeast corner of that certain tract of land as described in Book 3477, Page 630; thence S 32°53'26" W a distance of 1493.22 feet to the Point of Beginning; thence N 85°45'53" E leaving said right-of-way a distance of 66.67 feet to a point; thence S 85°50'53" E a distance of 28.58 feet to a point; thence S 78°44'31" E a distance of 69.80 feet to a point; thence S 87°21'49" E a distance of 23.08 feet to a point; thence S 75°53'23" E a distance of 23.08 feet to a point; thence S 75°03'10" E a distance of 30.09 feet to a point; thence S 61°23'51" E a distance of 83.87 feet to a point; thence S 80°16'52" E a distance of 29.55 feet to a point; thence S 89°15'03" E a distance of 25.55 feet to a point; thence S 77°43'45" E a distance of 36.92 feet to a point; thence S 81°59'13" E a distance of 215.26, more or less feet to the centerline of Woods Mill Road; thence S 25°47'46" W along the centerline of said road a distance of 29.00 feet to a point; thence N 63°27'58" W leaving said centerline a distance of 194.65 feet to a point; thence N 77°56'15" W a distance of 98.90 feet to a point; thence N 71°09'08" W a distance of 29.05 feet to a point; thence N 60°16'34" W a distance of 52.51 feet to a point; thence N 75°42'31" W a distance of 30.22 feet to a point; thence N 81°51'11" W a distance of 195.27 feet to a point; thence N 07°14'45" E a distance of 20.49 feet to the Point of Beginning. The bounds of said described easement to adjoin lease area and right-of-way contiguously and contains 0.28 acres, more or less.

12' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

An easement being a portion of that certain tract of land as described in Book 3477, Page 630 in the Recorded of Deeds Office, St. Louis County, Missouri lying in U.S. Surveys 109 and 207, Township 45 North, Range 5 East and being more particularly described as follows:

Commence at a capped rebar (JW1963) found in place on the westerly right-of-way of North Woods Mill Road, said rebar also being the northeast corner of that certain tract of land as described in Book 3477, Page 630; thence S 32°53'26" W leaving said right-of-way a distance of 1493.22 feet to a point; thence S 07°14'45" W a distance of 9.44 feet to the Point of Beginning of an Ingress/Egress and Utility Easement being 12 feet in width and lying 6 feet on each side of the following described centerline; thence N 82°45'15" W a distance of 17.61 feet to a point; thence S 75°56'36" W a distance of 44.17 feet; thence N 83°05'44" W a distance of 186.23 feet; thence N 84°37'37" W a distance of 55.35 feet to a point; thence N 58°13'12" W a distance of 19.77 feet to a point; thence N 38°23'54" W a distance of 20.24 feet to a point; thence N 22°03'31" W a distance of 32.31 feet to a point; thence N 18°18'35" W a distance of 100.96 feet to a point; thence N 30°15'42" W a distance of 24.40 feet to a point; thence N 51°04'57" W a distance of 41.86 feet; thence N 79°50'53" W a distance of 39.45 feet; thence S 89°58'25" W a distance of 55.09 feet to a point; thence N 85°03'01" W a distance of 30.25 feet to a point; thence N 73°40'59" W a distance of 27.96 feet to a point; thence N 65°47'43" W a distance of 86.13 feet to a point; thence N 69°45'59" W a distance of 67.74 feet to a point; thence N 53°26'19" W a distance of 44.65 feet to a point; thence N 18°55'12" W a distance of 35.05 feet to a point; thence N 00°43'52" E a distance of 64.14 feet to a point; thence N 10°28'36" W a distance of 26.19 feet to a point; thence N 24°49'29" W a distance of 18.55 feet to a point; thence N 22°16'49" W a distance of 43.81 feet to a point; thence N 03°17'12" E a distance of 47.25 feet to a point; thence N 39°38'25" W a distance of 14.22 feet; thence N 03°01'10" W a distance of 23.38 feet to the Point of Ending. Said above described easement contains 0.32 acres, more or less.

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
 Missouri Professional Engineer 017459



8-12-09

SW BELL PARKWAY CENTRAL
 MO06263A
 U.S. SURVEYS 109 & 207, T-45-N, R-5-E
 ST. LOUIS COUNTY, MISSOURI

DATE	REVISION	NO.	PROJECT NO 09-0267
DRAWN BY: JS	CHECKED BY: AKK	FIELD CREW: JD	APPROVED BY: WHS
		DATE: 08/02/09	SCALE: AS SHOWN
			SHEET 3 OF 3

PARTIAL TOPO & LEASE PARCEL SURVEY
 T-MOBILE CENTRAL LLC
 2001 BUTTERFIELD ROAD
 SUITE #1900
 DOWNERS GROVE, IL 60515

FOR: SMW Engineering Group, Inc.
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