APPLICATIONS FOR CONDITIONAL USE PERMIT AND VARIANCE

TELECOMMUNICATIONS TOWER SITE

APPLICANTS: STC TOWERS, LLC and VERIZON WIRELESS

SITE: STC153-MO Barathaven

City of Dardenne Prairie, MO

Respectfully Submitted Ward Development Services, LLC June 2022

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A. APPLICATION FOR CONDITIONAL USE PERMIT



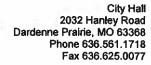


NEW INSTALLATION OR SUBSTANTIAL MODIFICATION OF A WIRELESS SUPPORT STRUCTURE CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

-			
Company Name Sean M. Boylan, Direct	or		
Printed Name, Title 3311 N 100 East			
Street Address Warsaw, IN 46582			
City/State/Zip Code 574,269.4444 x 13			
Telephone sboylan@stc-towers.co	om	Facsimile	
Email Address			
):	Contract Purchaser/Dev	reloper:	
	STC Towers, LLC		
	Company Name Sean Boylan, Director		
Printed Name PO Box 7009			
Street Address Pine Bluff, AR 71611-7009			
City/State/Zip Code Local Rep is Balke Brown - Mike Hurley			
Telephone Facsimile 314-484-1460 mhurley@balkebrown.com		Facsimile om	
Email Address			_
VIRELESS SUPPORT STRI	CTURE:		
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			-
	address)		
	Sean M. Boylan, Direct Printed Name, Title 3311 N 100 East Street Address Warsaw, IN 46582 City/State/Zip Code 574,269.4444 x 13 Telephone sboylan@stc-towers.c Email Address): City/State/Zip Code 574,269.4444 x 13 Telephone sboylan@stc-towers.c Email Address): City/State/Zip Code 574,269.4444 x 13 Telephone sboylan@stc-towers.c Email Address):	Sean M. Boylan, Director Printed Name, Title 3311 N 100 East Street Address Warsaw, IN 46582 City/State/Zip Code 574,269.4444 x 13 Telephone sboylan@sto-towers.com Email Address Contract Purchaser/Dev STC Towers, LLC Company Name Sean Boylan, Director Printed Name, Title 3310 N 100 East Street Address Warsaw, IN 46582 City/State/Zip Code 574-269-4444 x 13 Telephone sboylan@stc-towers.co Email Address VIRELESS SUPPORT STRUCTURE: 100-0002.000000 and 3-157D-A684-00-0003.000000	Sean M. Boylan, Director Printed Name, Title 3311 N 100 East Street Address Warsaw, IN 46582 City/State/Zip Code 574,269.4444 x 13 Telephone Facsimile sboylan@stc-towers.com Email Address Contract Purchaser/Developer: STC Towers, LLC Company Name Sean Boylan, Director Printed Name, Title 3310 N 100 East Street Address Warsaw, IN 46582 City/State/Zip Code 574-269-4444 x 13 Telephone Facsimile sboylan@stc-towers.com Email Address VIRELESS SUPPORT STRUCTURE: 10-0002.000000 and 3-157D-A684-00-0003.000000 F PROPERTY (other than address)





ZONING DISTRICT: EXISTING: C-2	PROPOSED:	
UPTOWN TRANSECT ZONE: EXISTING:	PROPOSED: _	
SITE PLAN REVIEW FEE SUBMITTED: \$950.00		V
CONDITIONAL USE PERMIT FEE SUBMITTED: \$920.00	2 8	77 A =
(Required for all properties located outside of the Uptown Zoning District)	1	
Before signing this application, make sure all items required by the City	Code included with this a	application
Sean M Boylan, Direct	or 5/27/2022	
Sean M Boylan, Direct Applicant's Signature	or 5/27/2022 Date	
Applicant's Signature		

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate,



City Hall 2032 Hanley Road Dardenne Prairie, MO 63368 Phone 636.561.1718 Fax 636.625.0077

Filing of Application and Fees

An application for a conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be submitted to the City Engineer and shall contain or be submitted concurrently with the following information:

- a. A legal description of the property to be affected, including one (1) hard printed copy and one (1) electronic copy in a Microsoft Word compatible format;
- b. A scaled map of such property, correlated with the legal description and clearly showing the property's location;
- c. The names, addresses and telephone numbers of the applicant(s), all the fee owners of such property and their agents, if any, and copies of the deeds on file with the office of the St. Charles County Recorder of Deeds evidencing such ownership;
- d. A copy of a lease, letter of authorization or other agreement from the property owner evidencing the applicant's right to pursue the application;
- e. Date of filing with the City Engineer;
- f. The present zoning, proposed change of zoning, if any, and proposed use of such property;
- g. The names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property(ies) to be affected;
- h. Signature(s) of applicant(s) and owner(s) certifying the accuracy of the required information. If the owner(s) of the property or the applicant(s) are a trust or business entity, then proof of the authority of the party executing the application must be provided by way of resolution, minutes, bylaws, minutes of incorporation or some other reasonable means;
- i. Site Plan--See Article XIII (unless deemed unnecessary by the City Engineer);
- j. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties to demonstrate if the wireless support structure is harmonious with the appearance and character of the neighborhood;
- k. A Landscape Plan, meeting the requirements of Chapter 405, Article IX, detailing the landscaping around the base of all wireless support structures, wireless facilities, base stations, and equipment compounds;
- 1. The type of wireless facilities, infrastructure or technology to be used by the applicant; and
- m. Solely with respect to an application for a new wireless support structure, a statement by the applicant that it conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring defined by the applicant, solely for the purpose of confirming that an applicant undertook such an analysis.

Notwithstanding any provision of the SmartCode to the contrary, the provisions of Sections 405.481, 405.482, and 405.940 of the Municipal Code apply to all Transect Zones within the City. Wherever the term "wireless transmitter" is used in the SmartCode, it shall mean "wireless support structure." Notwithstanding the foregoing, review of applications to construct a new wireless support structure, for a substantial modification of a wireless support structure, or for an eligible facilities request for a modification of an existing wireless support structure or base station that is not a substantial modification of such wireless support structure or base station, shall be in accordance with the warrant procedures of the SmartCode.



City Hall 2032 Hanley Road Dardenne Prairie, MO 63368 Phone 636,561,1718 Fax 636,625,0077

Standards

When deciding whether to approve or deny a conditional use permit for a wireless support structure or substantial modification of a wireless support structure, the Planning and Zoning Commission and the Board of Aldermen, shall consider the following:

- 1. Whether the proposed conditional use complies with all applicable provisions of the Municipal Code of the City of Dardenne Prairie, including intensity of use regulations, setback regulations and use limitations;
- 2. Whether the proposed conditional use will contribute to and promote the general, welfare, health, safety and convenience of the public;
- 3. Whether the application meets the following requirements:
 - a. A wireless support structure shall not exceed two hundred (200) feet in height.
 - b. No wireless support structure shall be located within one thousand five hundred (1,500) feet of another wireless support structure. The distance shall be calculated from the center of the base of each wireless support structure.
 - c. A wireless support structure shall be located at least two hundred (200) feet from any residential structure. The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.
 - d. No more than three (3) wireless support structures shall be constructed on any single lot.
 - e. All wireless support structures shall be constructed to allow for colocation by at least three (3) additional providers of wireless communication services.
 - f. The design of the wireless support structure, wireless facilities, base station, and equipment compound shall maximize the use of building materials, colors, textures, screening and landscaping that effectively blend the wireless support structure, wireless facilities, base station, and equipment compound within the surrounding natural setting and buildings.
 - g. Whether the landscaping, as shown on the Landscape Plan, meets the requirements of Chapter 405, Article IX.
 - h. Antennas shall be painted or treated to match the wireless support structure to which they are attached. Antennas shall not extend higher than five (5) feet above the wireless support structure unless authorized in a conditional use permit or by variance.
 - i. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties, shall be considered when determining if the wireless support structure, or substantial modification of a wireless support structure, is harmonious with the appearance and character of the propeliies surrounding the wireless support structure;
 - j. The Planning and Zoning Commission, or the Board of Aldermen, may require that the wireless support structure be camouflaged if a determination is made that camouflaging the wireless support structure is necessary to preserve the appearance and character of the properties surrounding the wireless support structure;
 - k. The construction, maintenance and operation of such wireless support structures and equipment compound shall comply with all Federal, State and City regulations. In addition, the Board of Aldermen may impose reasonable restrictions and conditions to the issuance of any such Conditional Use Permit.
 - Any wireless support structure, wireless facility, base station or equipment compound that is no longer
 in use for any wireless communications service shall be removed at the owner's expense. The owner
 shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be
 given ninety (90) days from the date of ceasing operations to remove the obsolete wireless support
 structure, wireless facilities or equipment compound.

PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)

A 100 foot by 100 foot Lease Area, situated in Lot 3, BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, in St. Charles County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of said Lot 3; thence along the East line thereof, South 48°02'52" West, a distance of 216.70 feet; thence leaving said East line, North 41°57'08" West, a distance of 21.53 feet to the POINT OF BEGINNING; thence continuing North 41°57'08" West, a distance of 100.00 feet; thence North 48°02'52" East, a distance of 100.00 feet; thence South 41°57'08" East, a distance of 100.00 feet; thence South 48°02'52" West, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEYED)

A 20 foot wide Access/Utility Easement, situated in BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, in St. Charles County, Missouri, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of Lot 3 of said BARATHAVEN PLAT TWO; thence along the East line thereof, South 48°02'52" West, a distance of 216.70 feet; thence leaving said East line, North 41°57'08" West, a distance of 131.53 feet to the POINT OF BEGINNING of said centerline; thence North 48°02'52" East, a distance of 74.09 feet to a point hereinafter referred to as POINT "A"; thence continuing North 48°02'52" East, a distance of 25.91 feet to the POINT OF TERMINATION; BEGINNING at aforementioned POINT "A"; thence North 03°53'06" East, a distance of 160.05 feet; thence North 06°52'04" West, a distance of 106.90 feet; thence North 32°54'29" West, a distance of 63.98 feet; thence North 39°17'43" West, a distance of 136.07 feet to the East Right of Way line of BARATHAVEN BLVD (Public Right of Way) and the POINT OF TERMINATION.



ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment/File No: NCS-1104148-INDY

SCHEDULE A

1. Effective Date: December 16, 2021 at 8:00 AM

2. Policy or Policies to be issued:

POLICY AMOUNT

a. ALTA Owner's Policy of Title Insurance (6-17-06)

175,000.00

Proposed Insured: STC Towers, LLC, an Indiana limited liability company

b. ALTA Loan Policy of Title Insurance (6-17-06)

N/A

Proposed Insured: N/A

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Simmons First National Bank, an Arkansas corporation

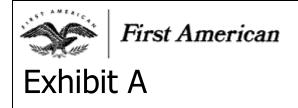
5. The Land is described as follows:

in the County of St. Charles, State of Missouri, as described in Exhibit A attached hereto and made a part thereof.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment/File No: NCS-1104148-INDY

LOTS, 2 AND 3 OF BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 111 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Form 50015629 (2-21-19)	Page 10 of 10	ALTA Commitment for Title Insurance (8-1-16)
		Missouri

STC153-MO CUP

STC Towers, LLC

City of Dardenne Praire

Date Type Reference
5/25/2022 Bill STC153-MO CUP

Original Amt. 1,870.00

Balance Due 1,870.00

> 5/25/2022 Discount

Check Amount

4452

Payment 1,870.00 1,870.00

Lake City Bank

STC153-MO CUP

1,870.00

B. APPLICATION FOR VARIANCE

Explanation of Variance Requested:

Section 405.940 Variance for Wireless Support Structures or Wireless Facilities.

A. A Request For A Variance.

1. When an applicant requests some variation in the requirements of Chapter 405 of the Municipal Code of the City of Dardenne Prairie to construct a new wireless support structure or for a substantial modification of a wireless support structure, and where the strict application of Chapter 405 would involve undue hardship, the applicant may request a variance pursuant to this Section 405.940.

Request for Variance from Setback Requirement:

Section 405.481.D.3.c. requires the following setback for a wireless support structure:

c. A wireless support structure shall be located at least two hundred (200) feet from any residential structure. The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.

The subject property is not wide enough to accommodate both required setbacks stated above. The 200' set back from any residential structure is met. But the setback between the wireless support structure and the property boundary line to the south does not meet 110% of the structure's height. The proposed height of the wireless support structure is 150', which under the regulation requires a setback equal to 165'. The setback to the south property line in this case is approximately 73.4'. Therefore, a setback variance of approximately of 91.6' feet is requested.

- **2.** In reviewing a requested variance under this Section **405.940**, the Board of Adjustment may consider, but is not limited to, the following questions:
- **a.** Does the hardship result from the strict application of these regulations?

Applicant's Response: Yes, due to siting requirements, the wireless support structure must be situated to allow proper radio-frequency coverage and wireless capacity for the immediate and surrounding areas and to interface with other network facilities in the larger general area. Relocating the structure to a different area will negatively impact the enhanced services provided by the propose wireless support structure.

b. Is the hardship suffered by the property in question?

<u>Applicant's Response</u>: Yes, the subject property has previously been subdivided and the current configuration does not allow the full setback to the adjoining property line to the south.

c. Is the hardship the result of the applicant's own action?

<u>Applicant's Response</u>: No, the configuration of the subject property is due to prior actions by others.

d. Is the requested variance in harmony with the general purpose and intent of the zoning regulations and does it preserve the spirit?

Applicant's Response: Yes. It is noteworthy that the property adjacent to the south and east of the subject property is owned by the Metropolitan Park & Recreation District and is believed used as a conservation area. The Park District's property is preserved in a natural state and heavily treed. The Park District property will provide heavy screening of the proposed wireless support structure and a significant buffer to residential areas further to the south. The granting of the variance will result in a great benefit to the public by allowing enhanced wireless services to the area, included improved 911 wireless service, without causing any negative impacts due to the substantial screening by the Park District property.

e. If the variance is granted, will the public safety and welfare have been assured and will substantial justice have been done?

Applicant's Response: Yes, public safety will be significantly enhanced by allowing the development of improved wireless services to the area residents, business, mobile travelers, and 911 service providers. Further, the wireless support structure is being engineered with a "fall zone" so that in the highly unlikely event there would be a tower failure, the tower would "fall" within the boundaries of the subject property and not onto any adjoining property, which in this case is owned by the Metropolitan Park & Recreation District.

f. If denial of the variance will prohibit or have the effect of prohibiting the provision of personal wireless services under 47 U.S.C. §332(C)(7)(B)(i)(II)?

<u>Applicant's Response</u>: Yes, if the requested variance were denied, then the wireless support structure could not be constructed in the area where it will provide the needed radio coverage. This would negatively impact the function of the facility resulting in a prohibition of coverage for the immediate area and 911 service providers.

City Hall 2032 Hanley Road Dardenne Prairie, MO 63368 Phone 636.561.1718 Fax 636.625.0077



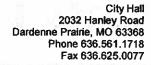
VARIANCE APPLICTION FOR WIRELESS SUPPORT STRUCTURES OR

WIRELESS FACILITIES

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:	STC Towers, LLC		
	Company Name Sean M Boylan, Directo	or .	
	Printed Name, Title 3311 N 100 East		_
	Street Address Warsaw, IN 46582		
	City/State/Zip Code 574.269.4444 x13		
	Telephone sboylan@stc-towers.	com	Facsimile
	Email Address		
OWNER (attach additional):		Contract Purchaser/Do	eveloper:
Simmons First National Ban	k	STC Towers, LLC	
Printed Name		Company Name	
		Sean Boylan, Direct	tor
Printed Name		Printed Name, Title	
PO Box 7009		3311 N 100 East	
Street Address		Street Address	• •
Pine Bluff, AR 71611-7009		Warsaw, IN 46582	
City/State/Zip Code		City/State/Zip Code	_
Local rep. is Balke Brown M		574-269-4444 x 13	
Telephone Facsimile 314-484-1460 mhurley@balkebrown.com		Telephone sboylan@stc-towers	Facsimile s.com
Email Address		Email Address	
STREET ADDRESS OF W	IRELESS SUPPORT STRU	ICTURE:	
Parcels 3-157D-A684-00-000	02.0000000 and 3-157D-A684-0	00-0003.0000000	
		-	
	11		900
LEGAL DESCRIPTION OF	F PROPERTY (other than ac	idress)	
Barathave #2, Lots 2 and 3	(





ZONING DISTRICT: EXISTING: <u>C-2</u>		
UPTOWN TRANSECT ZONE: EXISTING:		100/HT - 11 /
SITE PLAN REVIEW FEE SUBMITTED:	<u> </u>	<u></u>
VARIANCE APPLICATION FEE SUBMITTED:	n E 2 2 2	<u> </u>
EXPLAINATION OF VARIANCE REQUESTED:		
		W Res
		10
Before signing this application, make sure all items requ	tired by the City Code included with this	application
010	May 17, 2022	
Applicant's Signature	Date	
Wit Fur	- 5/19/2022	16
Owner's Signature (additional below)	Date	
Vice prosident		
5. mmonr Bank		

NOTE: By affixing signatures to this applicati on form, the Applicant and O wner hereby verify that: they have reviewed the applicable zoning regula tions; they are familiar with the speci fic requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

City Hall 2032 Hanley Road Dardenne Prairie, MO 63368 Phone 636.561.1718 Fax 636.625.0077



Filing of Application and Fees

A. A Request for a Variance.

- When an applicant requests some variation in the requirements of Chapter 405 of the Municipal Code of the City of Dardenne Prairie to construct a new wireless support structure or for a substantial modification of a wireless support structure, and where the strict application of Chapter 405 of the Municipal Code would involve undue hardship, the applicant may request a variance pursuant to Section 405.940 of the Municipal Code.
- 2. In reviewing requested variance under Section 405.940 of the Municipal Code, the Board of Adjustment may consider, but is not limited to, the following questions:
 - a. Does the hardship result from the strict application of these regulations?
 - b. Is the hardship suffered by the property in question?
 - c. Is the hardship the result of the applicant's own action?
 - d. Is the requested variance in harmony with general purpose and intent of the zoning regulations and does it preserve the spirit?
 - e. If the variance is granted, will the public safety and welfare have been assured and will substantial justice have been done?
 - f. If denial of the variance will prohibit or have the effect of prohibiting the provision of personal wireless services under 47 U.S.C. § 332(C)(7)(B)(i)(II)?
- B. New Wireless Support Structure or Substantial Modification of a Wireless Support Structure. An application for a variance to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be made on an application form provided by the City Clerk. Each application shall be filed with the City Clerk and shall be accompanied by the data prescribed on the form and any additional information deemed necessary by the Board of Adjustment. The application shall be accompanied by the fee set forth in the fee schedule, as provided by Section 405.930 of the Municipal Code of the City of Dardenne Prairie, payable to the City to cover the costs of advertising, notification, and other administrative expenses associated with the application. No part of such fee shall be returnable to the applicant.
 - 1. An application for a variance to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be submitted to the City Clerk and shall contain or be submitted concurrently with fifteen (15) copies the following information:
 - a. A legal description of the property to be affected, including one (1) hard printed copy and one (1) electronic copy in a Microsoft Word compatible format;
 - b. A scaled map of such property, correlated with the legal description and clearly showing the property's location;
 - c. The names, addresses and telephone numbers of the applicant(s), all the fee owners of such property and their agents, if any, and copies of the deeds on file with the office of the St. Charles County Recorder of Deeds evidencing such ownership;
 - d. A copy of a lease, letter of authorization or other agreement from the property owner evidencing the applicant's right to pursue the application;
 - e. Date of filing with the Board of Adjustment:
 - f. The present zoning, proposed change of zoning, if any, and proposed use of such property;
 - g. The names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property(ies) to be affected;
 - h. Signature(s) of applicant(s) and owner(s) certifying the accuracy of the required information. If the owner(s) of the property or the applicant(s) are a trust or business entity, then proof of the authority of the party executing the application must be provided by way of resolution, minutes, bylaws, articles of incorporation or some other reasonable means;



- i. Site Plan--See Article XIII (unless deemed unnecessary by the Board of Adjustment);
- j. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties to demonstrate if the wireless support structure is harmonious with the appearance and character of the neighborhood;
- k. A Landscape Plan, meeting the requirements of Chapter 405, Article IX, detailing the landscaping around the base of all wireless support structures, wireless facilities, base stations, and equipment compounds;
- 1. The type of wireless facilities, infrastructure or technology to be used by the applicant; and
- m. Solely with respect to an application for a new wireless support structure, a statement by the applicant that it conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring defined by the applicant, solely for the purpose of confirming that an applicant undertook such an analysis.

C. Procedure.

- 1. Within one hundred twenty (120) calendar days of receiving an application for a variance to construct a new wireless support structure, or for a substantial modification of a wireless support structure, or within such additional time as may be mutually agreed to by an applicant and the Board of Adjustment, the Board of Adjustment shall:
 - a. Review the application in light of its conformity with this Section 405.940;
 - i. An application is deemed to be complete unless the City Clerk notifies the applicant in writing, within thirty (30) calendar days of submission of the application, of the specific deficiencies in the application which, if cured, would make the application complete.
 - ii. Upon receipt of a timely written notice that an application is deficient, an applicant may take thirty (30) calendar days from receiving such notice to cure the specific deficiencies. If the applicant cures the deficiencies within said period of thirty (30) calendar days, the application shall be reviewed and processed by the Board of Adjustment within one hundred twenty (120) calendar days from the initial date the application was received. If the applicant requires a period of time beyond thirty (30) calendar days to cure the specific deficiencies, the one hundred twenty (120) calendar day deadline for the Board of Adjustment to review the application, make the final decision, and advise the applicant in writing of its final decision, shall be extended by the same period of time.
 - b. Make its final decision to approve or disapprove the application;
 - c. Make findings of fact as to whether or not the standards described in Section 405.940 of the Municipal Code have been met by the applicant. The burden of proof shall be on the applicant to prove that such standards have been met by the applicant. Thereafter, the Board of Adjustment shall either:
 - i. Postpone consideration of the application because the application is incomplete;
 - ii. Approve the application;
 - iii. Approve the application with conditions; or
 - iv. Deny the application.

and

- d. Advise the applicant in writing of its final decision.
- 2. If the Board of Adjustment fails to act on an application for a variance to construct a new wireless support structure, or for a substantial modification of a wireless support structure, within the one hundred twenty (120) calendar day review period, or within such additional time as may be mutually agreed to by an applicant and the Board of Adjustment, the application shall be deemed approved.

PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)

A 100 foot by 100 foot Lease Area, situated in Lot 3, BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, in St. Charles County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of said Lot 3; thence along the East line thereof, South 48°02'52" West, a distance of 216.70 feet; thence leaving said East line, North 41°57'08" West, a distance of 21.53 feet to the POINT OF BEGINNING; thence continuing North 41°57'08" West, a distance of 100.00 feet; thence North 48°02'52" East, a distance of 100.00 feet; thence South 41°57'08" East, a distance of 100.00 feet; thence South 48°02'52" West, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEYED)

A 20 foot wide Access/Utility Easement, situated in BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, in St. Charles County, Missouri, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of Lot 3 of said BARATHAVEN PLAT TWO; thence along the East line thereof, South 48°02'52" West, a distance of 216.70 feet; thence leaving said East line, North 41°57'08" West, a distance of 131.53 feet to the POINT OF BEGINNING of said centerline; thence North 48°02'52" East, a distance of 74.09 feet to a point hereinafter referred to as POINT "A"; thence continuing North 48°02'52" East, a distance of 25.91 feet to the POINT OF TERMINATION; BEGINNING at aforementioned POINT "A"; thence North 03°53'06" East, a distance of 160.05 feet; thence North 06°52'04" West, a distance of 106.90 feet; thence North 32°54'29" West, a distance of 63.98 feet; thence North 39°17'43" West, a distance of 136.07 feet to the East Right of Way line of BARATHAVEN BLVD (Public Right of Way) and the POINT OF TERMINATION.



ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment/File No: NCS-1104148-INDY

SCHEDULE A

1. Effective Date: December 16, 2021 at 8:00 AM

2. Policy or Policies to be issued:

POLICY AMOUNT

a. ALTA Owner's Policy of Title Insurance (6-17-06)

175,000.00

Proposed Insured: STC Towers, LLC, an Indiana limited liability company

b. ALTA Loan Policy of Title Insurance (6-17-06)

N/A

Proposed Insured: N/A

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Simmons First National Bank, an Arkansas corporation

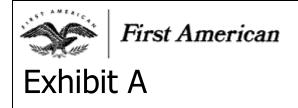
5. The Land is described as follows:

in the County of St. Charles, State of Missouri, as described in Exhibit A attached hereto and made a part thereof.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment/File No: NCS-1104148-INDY

LOTS, 2 AND 3 OF BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 111 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Form 50015629 (2-21-19)	Page 10 of 10	ALTA Commitment for Title Insurance (8-1-16)
		Missouri

STC Towers, LLC

Date Type Reference 5/25/2022 Bill STC153-MO Variance City of Dardenne Praire

Original Amt. 1,870.00

Balance Due 1,870.00

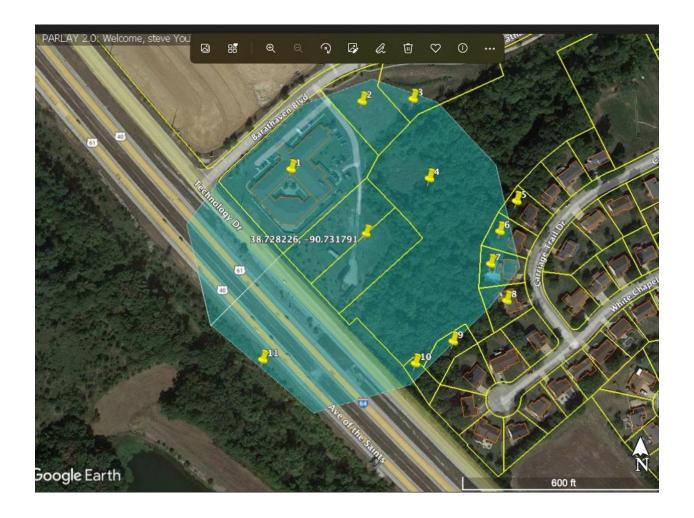
5/25/2022 Discount

Payment 1,870.00 1,870.00

4451

Check Amount

C. NOTIFICATION AREA MAP and INFORMATION



 Owner Name: FRONTIER EXCHANGE LANDLORD GROUP LLC Mailing Address: PO BOX 92129, SOUTHLAKE TX, 76092 Parcel #: 3-157D-A684-00-0001.0000000

 Owner Name: REISCH SANSONE COMMUNITIES BARATHAVEN LLC Mailing Address: 950 CORPORATE PKWY #116, WENTZVILLE MO, 63385 Parcel #: 3-157D-A684-00-0004.0000000

3. Owner Name: REISCH SANSONE COMMUNITIES BARATHAVEN LLC Mailing Address: 950 CORPORATE PKWY #116, WENTZVILLE MO, 63385 Parcel #: 3-157D-A684-00-000A.0000000

Owner Name: Metropolitan Parks & Recreation District
 Mailing Address: 1000 ST LOUIS UNION STA STE102, ST LOUIS MO, 63103
 Parcel #: 3-157D-A061-00-00P7.0000000

Owner Name: MICHAEL S BODNER
 Mailing Address: 729 CARRIAGE TRAIL DR, OFALLON MO, 63368
 Parcel #: 3-157D-6599-00-0159.0000000

6. Owner Name: NORA N WATSON
Mailing Address: 725 CARRIAGE TRAIL DR, OFALLON MO, 63368
Parcel #: 3-157D-6599-00-0160.0000000

7. Owner Name: JOHN PATRICK CHRISTINE MARIE MCNAMARA Mailing Address: 721 CARRIAGE TRAIL DR, OFALLON MO, 63368 Parcel #: 3-157D-6599-00-0161.0000000

8. Owner Name: SCOTT C BIERMANN
Mailing Address: 717 CARRIAGE TRAIL DR, OFALLON MO, 63368
Parcel #: 3-157D-6599-00-0162.0000000

9. Owner Name: DONALD R PATRICIA R LAXTON
Mailing Address: 19 WHITE CHAPEL CT, OFALLON MO, 63368
Parcel #: 3-157D-1669-00-0014.3000000

10. Owner Name: MARY E BELFORD
Mailing Address: 1000 LANDING CIR APT 243, ST CHARLES MO, 63304
Parcel #: 3-157D-1669-00-0014.1000000

11. Owner Name: Busch Wildlife Area

Mailing Address: S HWY 94, ST CHARLES MO, 63303

Parcel #: 3-164A-0887-00-0002.0000000

D. NARRATIVE STATEMENT

May 31, 2022

Board of Adjustment and Planning and Zoning Commission of Dardenne Prairie 2032 Hanley Road Dardenne Prairie, MO 62268

RE: STC153-MO Barathaven

Re: Submittal of Application for a Conditional Use Permit and Variance by STC Towers, LLC (STC) to construct a communication facility with usage by Verizon Wireless. This will allow for the construction, operation, and maintenance of a wireless telecommunications facility consisting of a 150' monopole tower support structure with attendant ground-based equipment compound on the property leased by the applicant on a tract of land located off Barathaven Blvd.

Dear Members of the Board and Commission,

I write regarding the above-referenced project to supplement the Applications for Variance and Conditional Use permit that is being concurrently filed. This letter is submitted on behalf of the owners of the property in conjunction with STC Towers and Verizon. STC is applying for this Variance and Conditional Use Permit to construct, operate and maintain a communication property on land owned by Simmons First National Bank. This letter provides a general overview of the project, including the need for the site and its design parameters.

Although the process involves two processes, we felt one submittal for these processes might be more comprehensive as to the request and to avoid any conflict in the submittals. The issue for the Board of Adjustment is a request for a variance for a tower to a residential structure. The issue for the Planning Commission is a request for a Conditional Use Permit (C.U.P.) for the Use

With the filing of this Application, STC request your support and a written determination that STC and Verizon have met the criteria of the city and conforms to city ordinance. We also request this Application and supporting documentation be entered as part of the official records of this proceeding.

Applicant: STC Towers, LLC 3311 N 100 E Warsaw, IN 46582 Sean Boylan (574) 269-4444

Property Owner: Simmons First National Bank PO Box 7009 Pine Bluff, AR 71611 Agents for Applicant and Property Owner: Curtis Holland Polsinelli and Associates, PC 900 West 48th Place Suite 900 Kansas City, MO 64112 913.234.7411

Steven K. Ward Ward Development Services, LLC 15 Park Place Centre Swansea, IL 62226 (314) 503-4444 Phone (866) 655-2853 (Facsimile)

I. Location and description of property

STC is proposing to construct a communication facility to provide service to the area of Dardenne Prairie and the surrounding area. The proposal is for STC to construct a 150-foot monopole tower as an antenna support structure on vacant land. The site, when completed, will be leased by Verizon and any other interested users and will become part of Verizon's network that will provide continued and improved coverage to the current service area that presently in this portion of St. Charles County. The property is located on the north side of I-64 and is just east of the Barathaven Alzheimer's Special Care Center.

The primary objective for Verizon is to place a facility at this location is to provide adequate coverage to the travelers, businesses and residences in this area of Dardenne Prairie and vehicular traffic in all directions of the proposed site. This geographic area is part of an existing coverage area in Verizon's network. The area is expanding rapidly and coverage that has covered the interstate highway in the past needs to be supplemented. The site will provide for the newest equipment to be installed and provide citizens additional choices for their communication needs. The site will dramatically improve Verizon in-building coverage as customers continue to use their wireless devices as their principal form of communication. Local Police and Fire departments report that about 75% of 911 calls originate from wireless devices.

II. Why and how this location was chosen

Verizon is currently serving the area with sites along I-64. One site is approximately 2.3 miles to the northwest by Post Road. The other is 1.2 miles to the southeast These sites were built in the late 1990's to provide highway service to the I-64 corridor.

Site Acquisition Contractors, such as Ward Development Services, are instructed by Verizon's management to target existing cell sites, rooftops, towers, and to utilize any existing structures to collocate equipment on within the Search Ring first, in order to minimize new construction,

expedite improved coverage, and to meet the spirit and intent of local zoning regulations, which typically encourage collocation. There are sites in the area that were reviewed as part of our work.

- Crown Castle 180' monopole on Tee Kay Drive. This is 1.2 miles southeast. This location is too close to the Wing Haven tower
- Verizon Facility 180' Self Support tower to the west off Wing Haven Drive. 2.0 miles to the northwest
- Crown Castle 160' monopole off Post Road. This is 1.2 miles southeast and is currently used by Verizon.

The above considerations and processes were followed in selecting the site that is the subject of this Application.

Verizon's need in placing a facility on the Subject Property is to improve service in the area. The Federal Communications Commission ("FCC") restricts the power output on all telecommunications antennae, requiring additional sites to fill in gaps in the network. The number of wireless communications facilities correlates to the size, terrain, and amount of customer traffic in a specific area. While Verizon endeavors to collocate on existing structures wherever possible, the lack of existing structures requires a new wireless communications facility to be built. Verizon's service is limited by (Radio Frequency) coverage, which propagates from antennae located on towers. There is no other possible way to cover this area without building a new tower, as there are no co-locatable structures available in the area that meets the objectives of the Radio Frequency Engineer's criteria. Verizon consistently seeks to increase or supplement their coverage footprint so that they may serve their growing customer base. Due to the present and anticipated growth of cell phone use, complaints from existing Verizon customers losing their signal while driving in the area or while using their devices in their homes necessitate the additional coverage that will be provided by this tower. As there are no existing structures in the area, our search was to locate a property that met the intent of the requirements for a Conditional Use Permit.

This location offers good elevation, an existing access off the public street. The site is located on a vacant lot with a billboard with I-64 on one side and green space conservation area on two sides. The location is screened by the woods between the site and residential area to the northeast. There are limited properties in the area that provide a similar setting away from residential use.

III. Compliance with the St Charles County Zoning Ordinance

This Application complies with the requirements of Dardenne Prairie Code which allows communication towers by a Conditional Use Permit. The tower will be designed to accommodate at least two (2) other wireless co-locators. When the tower site ceases to be used by the carriers,

they have agreed to disassemble the site and return the property to its original state. No advertising will be allowed at the site and the only signage will be for identification purposes and safety notices required by the FCC, at the base of the tower. No part of the facility will extend beyond the fenced area. Landscape screening is provided

STC has made an application to the FAA and will comply with any requirements and conditions of that study. The frequencies being used by Verizon are governed by the Federal Communications Commission ("FCC") and will not interfere with public safety communications systems.

I hope that by supplying you with this overview of the project that you will agree to the need for this facility and that you will be able to support our Application to provide wireless telecommunications services to the citizens of the City.

Please contact me if you have any questions or if additional information is required.

Thank you very much.

Sincerely,

Steven K. Ward,

Ward Development Services, LLC

Steven K Ward

Authorized Agent for Verizon and STC Towers

E. COMPLIANCE WITH ORDINANCE

Section 405.481. Conditional Use Permits for New Wireless Support Structures or a Substantial Modification of a Wireless Support Structure. [Ord. No. 1732 §8, 8-20-2014]

A. Notwithstanding the provisions of this Article VI of Chapter 405 to the contrary, an application for a conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be subject to the provisions of this Section.

B. Filing Of Application And Fees.

1. An application for any conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be made on an application form provided by the City Engineer. Each application shall be filed with the City Engineer and shall be accompanied by the data prescribed on the form and any additional information deemed necessary by the City Engineer. The application shall be accompanied by the fee set forth in the fee schedule, as provided by Section 405.965 of the Municipal Code of the City of Dardenne Prairie, payable to the City to cover the costs of advertising, notification, and other administrative expenses associated with the application. No part of such fee shall be returnable to the applicant.

Applicable fees for applications for Variance and CUP and site plan reviews have been paid

2. An application for a conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be submitted to the City Engineer and shall contain or be submitted concurrently with the following information:

Applications are enclosed as Exhibits A and B

a. A legal description of the property to be affected, including one (1) hard printed copy and one (1) electronic copy in a Microsoft-Word-compatible format;

Legal description is attached to each application in Exhibit A and B

b. A scaled map of such property, correlated with the legal description and clearly showing the property's location;

The zoning drawings are included.

c. The names, addresses and telephone numbers of the applicant(s), all the fee owners of such property and their agents, if any, and copies of the deeds on file with the office of the St. Charles County Recorder of Deeds evidencing such ownership;

The applicant information is found on the submittal letter and the legal description and title information is attached to each application.

d. A copy of a lease, letter of authorization or other agreement from the property owner evidencing the applicant's right to pursue the application;

Enclosed as Exhibit F. 7.

e. Date of filing with the City Engineer;

Applications for Variance and CUP filed on June 6, 2022

f. The present zoning, proposed change of zoning, if any, and proposed use of such property;

This is found within the Narrative Section

g. The names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property(ies) to be affected;

This is found in Section D

h. Signature(s) of applicant(s) and owner(s) certifying the accuracy of the required information. If the owner(s) of the property or the applicant(s) are a trust or business entity, then proof of the authority of the party executing the application must be provided by way of resolution, minutes, bylaws, articles of incorporation or some other reasonable means;

This included within each application

i. Site plan. See Article XIII (unless deemed unnecessary by the City Engineer);

This is included with the zoning drawings

j. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties to demonstrate if the wireless support structure is harmonious with the appearance and character of the neighborhood;

This is in Exhibit F.8

k. A landscape plan, meeting the requirements of Chapter 405, Article IX, detailing the landscaping around the base of all wireless support structures, wireless facilities, base stations, and equipment compounds;

This is included with the zoning drawings

l. The type of wireless facilities, infrastructure or technology to be used by the applicant; and

This information is not required under Missouri State Stature

m. Solely with respect to an application for a new wireless support structure, a statement by the applicant that it conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring defined by the applicant, solely for the purpose of confirming that an applicant undertook such an analysis.

This information is in the Narrative Section

- D. *Standards*. When deciding whether to approve or deny a conditional use permit for a wireless support structure or substantial modification of a wireless support structure, the Planning and Zoning Commission and the Board of Aldermen shall consider the following:
- 1. Whether the proposed conditional use complies with all applicable provisions of the Municipal Code of the City of Dardenne Prairie, including intensity of use regulations, setback regulations and use limitations;
- 2. Whether the proposed conditional use will contribute to and promote the general welfare, health, safety and convenience of the public;
- 3. Whether the application meets the following requirements:
 - a. A wireless support structure shall not exceed two hundred (200) feet in height.

The proposal is for a 150' monopole with a small lightning rod.

b. No wireless support structure shall be located within one thousand five hundred (1,500) feet of another wireless support structure. The distance shall be calculated from the center of the base of each wireless support structure.

The nearest antenna structure is 1.2 miles away

c. A wireless support structure shall be located at least two hundred (200) feet from any residential structure. The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.

This section is applicable to the request for Variance. The Barathaven Alzheimer's Special Care Center Bis to the west of the proposed site. We have assumed that this building could be considered a residential structure and the tower is located 201' away from the Center. The tower is located 1675.6 and 168.8 feet away from the northeast and southwest property lines. The request for variance is for relief from the setback to the southeast property line. The property to the southeast is in a conservatorship and will not be developed in the future. We also provide a tower design letter showing that should there ever be a catastrophic failure the tower will fall at the 50% point.

d. No more than three (3) wireless support structures shall be constructed on any single lot.

Agreed

e. All wireless support structures shall be constructed to allow for collocation by at least three (3) additional providers of wireless communication services.

Agreed

f. The design of the wireless support structure, wireless facilities, base station, and equipment compound shall maximize the use of building materials, colors, textures, screening and landscaping that effectively blend the wireless support structure, wireless facilities, base station, and equipment compound within the surrounding natural setting and buildings.

We feel the design meets this requirement

g. Whether the landscaping, as shown on the landscape plan, meets the requirements of Chapter 405, Article IX.

Please see Landscape Plan in the Zoning Drawing

h. Antennas shall be painted or treated to match the wireless support structure to which they are attached. Antennas shall not extend higher than five (5) feet above the wireless support structure unless authorized in a conditional use permit or by variance.

The antennas are typically gray or white and similar to other antenna attachments in the City

 Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties, shall be considered when determining if the wireless support structure, or substantial modification of a wireless support structure, is harmonious with the appearance and character of the properties surrounding the wireless support structure;

This is in Exhibit F.8

- j. The Planning and Zoning Commission, or the Board of Aldermen, may require that the wireless support structure be camouflaged if a determination is made that camouflaging the wireless support structure is necessary to preserve the appearance and character of the properties surrounding the wireless support structure;
- k. The construction, maintenance and operation of such wireless support structures and equipment compound shall comply with all Federal, State and City regulations. In addition, the Board of Aldermen may impose reasonable restrictions and conditions to the issuance of any such Conditional Use Permit.
- Any wireless support structure, wireless facility, base station or equipment compound that is no longer in use for any wireless communications service shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety

(90) days from the date of ceasing operations to remove the obsolete wireless support structure, wireless facilities or equipment compound.

F. EXHIBITS

1. Vicinity map of area



2. Aerial map



3. PIN sheet

Property Details

Troperty Details		
Information	on is current as of 06/01/2022	
Account Number: T101700008	Parcel ID: 3-157D-A684-00-0003.000000	
Owner(s): SIMMONS FIRST NATIONAL BANK P O BOX 7009 PINE BLUFF, AR 71611-7009	Property Address: BARATHAVEN BLVD 63368	
	School District: Francis Howell	
	City: Dardenne Prairie	
	Fire District: Wentzville	
	Neighborhood Code: 5118	
	Subdivision: BARATHAVEN #2	
Legal Description: BARATHAVEN #2 LOT 3		
Lot Size: 0.9400 AC	Site Map	
	Building Data	
Year Built:	Property Type: IMPROVED COMMERCIAL (C)	
Quality Code:	Architectural Type: Exterior Walls:	
Bedrooms: 0	Total Area: 0	
Bathrooms: 0	Base Area: 0	
Half Bathrooms: 0	Parking Area: 0	
Total Rooms: 0	Basement Area 0	
Fireplaces: 0	Finished Basement Area: 0	
Sketo	ch Currently Not Available	
Assessed Value		
Commercial Value: \$72,072	Total Market Value: \$225,225	
Residential Value: \$0	Land Value: \$225,225	

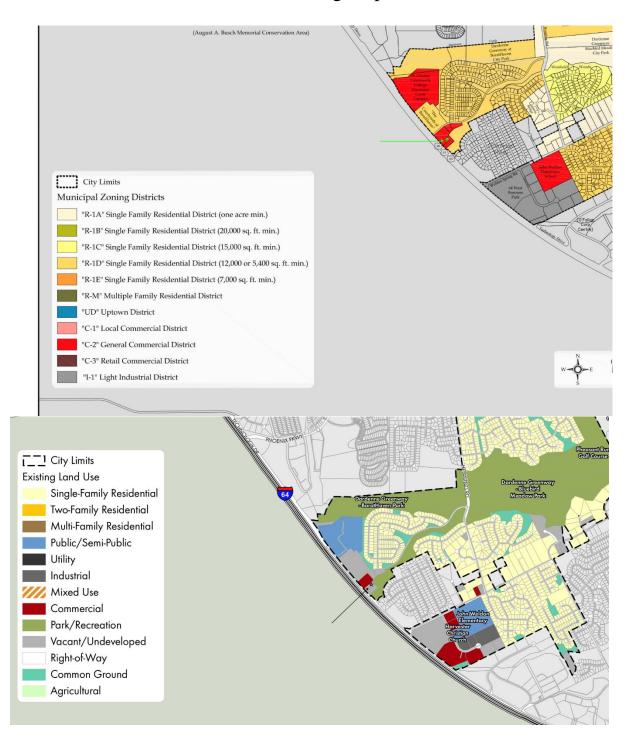
4. Topo map



5. Flood and Wetlands maps



6. Zoning map



7. Owners Authorization

OPTION & PURCHASE AGREEMENT

This Option and Purchase Agreement, (hereinafter referred to as the "Agreement") is made and entered into this ______ day of December, 2021 by and between Simmons First National Bank, having an address of 8151 Clayton Road, St. Louis, Missouri 63117 ("Owner"), and STC Towers, LLC, an Indiana limited liability company, having an address of 3311 N 100 E, Warsaw, Indiana 46582 ("Purchaser"), to convey an option on the following terms and conditions.

- 1. <u>Purpose; Property</u>. Owner owns the property and Purchaser desires to purchase the property described and depicted on the attached <u>Exhibit A</u> (the "Optioned Property"), upon the terms set forth in this Agreement. The parties have entered into this Agreement to allow Purchaser to acquire the Optioned Property in the future for the purpose of constructing a wireless communications tower ("Facility") on the Optioned Property.
- 2. <u>Grant of Option</u>. Owner hereby grants Purchaser an option to purchase the Optioned Property (the "Option") pursuant to the terms set forth herein.
- 3. <u>Term of Option</u>. This Agreement and the Option granted herein shall commence upon the Effective Date and shall continue for a period of six (6) months from the expiration of the Initial Review Period (the "Option Term"). Purchaser may, at any time during the Option Term, elect to acquire the Optioned Property by giving Owner notice, as provided in Paragraph 11 herein below, of its election to purchase the Optioned Property.
- 4. <u>Purchase Price</u>. If the Option herein is exercised, the purchase price of the Optioned Property shall be ("Purchase Price").
- 5. Consideration. Purchaser shall, within forty (40) days of the Effective Date, obtain a title commitment for the Optioned Property from the Title Company (defined in Section 6 below), and, if the commitment or related search results reveal a defect in the Optioned Property which would make it impracticable for Purchaser to develop the Optioned Property for Purchaser's intended use, in Purchaser's sole but reasonable discretion, Purchaser may terminate this Agreement within forty-five (45) days of the Effective Date by giving Owner written notice of such termination (the "Initial Review Period"). In the event the Purchaser fails to timely terminate this Agreement pursuant to this Section 5. Purchaser shall immediately pay to Owner, the sum of (the "Option Fee"). The Option Fee shall be a credit to Purchaser against the Purchase Price but shall not be refundable, regardless of whether or not the Purchaser ultimately exercises the Option herein. In the event the Purchaser fails to timely terminate this Agreement pursuant to this Section 5 and the Option Fee is not received by 5:00 p.m. on the forty-fifth (45th) day after the Effective Date, this Agreement shall automatically terminate, and Purchaser shall have no further rights hereunder.
- 6. <u>Title; Owner Representations.</u> At the time of Closing, Owner shall: a) furnish Purchaser with good and marketable title to the Optioned Property and convey the Optioned Property by special warranty deed to Purchaser, b) execute such other documents reasonably required by Purchaser or the Title Company, including a non-foreign affidavit in the form

of Exhibit B attached hereto, and a vendor's affidavit in a format sufficient for the Title Company to delete the standard, pre-printed exceptions from Purchaser's title policy; and c) purchase title insurance on the Optioned Property from First American Title Insurance Company, c/o Tanya McFadden, 211 N. Pennsylvania Street, Suite 1250, Indianapolis, IN 46204, Phone: 317-616-2215, E-mail: TMcFadden@firstam.com ("Title Company"), in the name of Purchaser, insured in the amount of the Purchase Price and showing good and marketable title to be in Purchaser's name. Owner represents and warrants to Purchaser, as of the Effective Date, and shall represent and warrant to Purchaser at Closing that:

(i) Owner is the fee simple owner of the Optioned Property;

(ii) Owner is a corporation duly organized, validly existing and in good standing under the laws of the state of its organization and is duly qualified to transact business in the state where the Optioned Property is located. Owner has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Owner at the Closing will be, authorized and properly executed and constitutes, or will constitute, as appropriate, the valid and binding obligation of Owner, enforceable in accordance with their terms; and

(iii) There is no agreement to which Owner is a party or which is binding on Owner which is in conflict with this Agreement, nor will Owner enter into any such agreement from and after the Effective Date. There is no action or proceeding pending or, to Owner's knowledge, threatened against Owner which challenges or impairs Owner's ability to execute or perform its obligations under this Agreement.

PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT OWNER HAS ACQUIRED THE OPTIONED PROPERTY THROUGH FORECLOSURE, DEED-IN-LIEU OF FORECLOSURE, OR SIMILAR PROCESS. OWNER HAS NEVER OCCUPIED THE OPTIONED PROPERTY, AND OWNER HAS LITTLE OR NO DIRECT KNOWLEDGE ABOUT THE CONDITION OF THE OPTIONED AS A MATERIAL PART OF THE CONSIDERATION TO BE PROPERTY. RECEIVED BY OWNER UNDER THE AGREEMENT, PURCHASER ACKNOWLEDGE AND AGREES TO ACCEPT THE OPTIONED PROPERTY IN "AS IS" CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY HIDDEN DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE OPTIONED PROPERTY, WHETHER KNOWN OR UNKNOWN. WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT.

7. Tests and Government Approvals. During the Option Term, Purchaser and its agents, engineers, surveyors and other representatives will have the right to enter upon the Optioned Property to inspect, examine, conduct soil testing, drainage testing, material sampling, and other geological or engineering tests or studies of the Optioned Property (collectively, the "Tests"); and to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Purchaser's sole discretion for its use of the Optioned Property, including, without limitation, applications for zoning

variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "Government Approvals"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Optioned Property that, in the opinion of Purchaser are necessary, in Purchaser's sole discretion, to determine the physical condition of the Optioned Property, the environmental history of the Optioned Property, Owner's title to the Optioned Property and the feasibility or suitability of the Optioned Property for Purchaser's intended use, all at Purchaser's expense. Purchaser shall indemnify, defend and hold Owner harmless from and against any and all injury, loss, damage or claims arising directly out of Purchaser's Tests. Upon termination of the Option, Purchaser will, to the extent reasonable, restore the Optioned Property to its original condition at the commencement of this Agreement, except for ordinary wear and tear and damages by the elements or damages over which Purchaser, or any agent of Purchaser, including but not limited to any agent of Purchaser performing Purchaser's Test, had no control.

- 8. <u>Closing</u>. The transfer of the Optioned Property from Owner to Purchaser (the "Closing") shall be closed within ten (10) days after all the closing documents are prepared but in no event later than fifteen (15) days after the date of the notice exercising the Option. Purchaser shall be responsible for preparing the warranty deed given at the Closing. Purchaser shall pay the transfer tax at the time of the Closing.
- 9. Proration. Purchaser will assume and agree to pay all taxes and assessments for the Optioned Property which become a lien after the Closing date and the pro rata portion of the taxes and assessments assessed for and becoming a lien during the calendar year in which the Closing occurs which is allocable to Purchaser on and after Closing, and Owner shall pay the balance of such taxes using, for Closing purposes, the present tax rate if the applicable tax rate has not been set. Any taxes not assumed by Purchaser and which are not due and payable at the time of Closing shall be allowed to Purchaser as a credit on the Purchase Price required at Closing, and Owner shall not be further liable for such taxes and assessments.
- 10. <u>Termination and Extension of Option Period</u>. If Purchaser fails to exercise the Option before the expiration of the Option Term, the election to exercise the Option shall terminate without notice by either Owner or Purchaser to the other; provided, however, the Option Term may be extended for one (1) additional six (6) month period if, prior to the expiration of the Option Term, the Purchaser gives written notice to Owner of its desire to extend the Option Term and pays to Owner directly an additional

(the "Extension Fee"). The Extension Fee shall be a credit to Purchaser against the Purchase Price but shall not be refundable, regardless of whether or not the Purchaser ultimately exercises the Option herein.

11. Exercise of Option; Notices. Purchaser may exercise this Option by giving written notice signed by Purchaser and personally served, delivered by certified mail, overnight courier mail or electronic mail (email), before the expiration of the Option Term, to Owner at Owner's address set forth below or at any subsequent address that Owner may provide to Purchaser in writing. All other notices delivered hereunder shall be sent to Owner at Owner's address set forth below and to Purchaser at the Purchaser's address shown below,

or any subsequent address that Owner or Purchaser may provide to the other in writing, by personal service, certified mail, overnight courier mail or electronic mail (email). Notices shall be deemed given when delivered.

Purchaser:

STC Towers, LLC Attn: Real Estate Legal 3311 N 100 E Warsaw, Indiana 46582 (574) 269-4444 sboylan@stc-towers.com

Copy to:

Bose McKinney & Evans LLP Jodie L. Schurtter 111 Monument Circle, Ste 2700 Indianapolis, Indiana 46204 (317) 684-5322 jschurtter@boselaw.com Owner:

Simmons First National Bank Att: Mike Frahlman 8151 Clayton Road St. Louis, Missouri 63117 (314) 569-7226 mike.frahlman@simmonsbank.com

Copy to:

Schmidt Basch, LLC
Attn: Frank J. Schmidt & Amanda M. Basch
1034 S. Brentwood Blvd., Suite 1034
St. Louis, Missouri 63117
(314) 721-9200
fschmidt@schmidtbasch.com
abasch@schmidtbasch.com

- Assignment and Binding Effect. This Agreement may be assigned as follows: (i) This Agreement may be assigned, with notice to Owner but without Owner's consent, to any entity related to Purchaser, with "related" referring to an entity which is a parent company of Purchaser, a subsidiary of Purchaser, or has common ownership with Purchaser; (ii) This Agreement may be assigned to an entity unrelated to Purchaser only upon notice to and the consent of Owner, which consent shall not be unreasonably withheld by Owner. This Option shall inure to the benefit of and be binding on the parties to this Agreement and their heirs, legal representatives, successors, and assigns, and shall run with the land affected by this Agreement.
- 13. <u>Effective Date</u>. This Agreement shall become effective as of the date on which the last of the parties listed below signs this Agreement (the "Effective Date").
- 14. Recording. A memorandum of this Agreement may be recorded in the Office of the Recorder in the county of the state in which the Optioned Property is located, and Owner and Purchaser agree to execute such a memorandum at the request of the other party.
- 15. Entire Agreement: Amendment. This Agreement contains and constitutes the entire agreement of the parties regarding the subject matter hereof, and there are no other agreements, written or oral, between the parties affecting the subject matter hereof. No amendment of this agreement shall be effective unless the same is made in writing and signed by the parties hereto. The parties intend that this Agreement and the relationship of

the parties will be governed by the laws of the State in which the Optioned Property is located.

{Signatures to follow}

COUNTY OF ST. LOUIS, SS:

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Mike Frahlman, known to me to be the same person whose name is subscribed to the foregoing Option and Purchase Agreement, appeared before me this day in person and acknowledged that she signed the said Agreement as their free and voluntary act on behalf of the named Owner for the uses and purposes therein stated.

Given under my hand and seal this Uth day of December, 2021.

Notary Public

My commission expires $\frac{12}{2}$ / $\frac{0}{2023}$

[SEAL]

ANTHONY SOLLARS
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Dec. 1, 2023
Commission # 19514726

Purchaser: STC Towers, LLC

By:

Printed: Sean M Boylan

Title: Director

Date: 12/14/2021

STATE OF INDIANA.

COUNTY OF KOSCIUSKO, SS:

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Sean M Boylan, Director, known to me to be the same person whose name is subscribed to the foregoing Option and Purchase Agreement, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Agreement as his free and voluntary act on behalf of the named Purchaser, for the uses and purposes therein stated.

Given under my hand and seal this 14 day of December, 2021.

Notary Public

My commission expires 09/07/2024 My commission number:

[SEAL]



Exhibit A Description of Optioned Property

Lot 2 of Barathaven Plat Two, a subdivision, according to the plat thereof as recorded in Plat Book PL46, Page 111 of the records of St. Charles County, Missouri with Parcel No. 3-157D-A684-00-0002.0000000

Lot 3 of Barathaven Plat Two, a subdivision, according to the plat thereof as recorded in Plat Book PL46, Page 111 of the records of St. Charles County, Missouri with Parcel No. 3-157D-A684-00-0003.0000000

Exhibit B Non-Foreign Affidavit Form

STATE OF	•	_)		
COUNTY OF	u i) SS.)		
The 1	ındersigned,	, X		
	y of perjury, hereby certifies a	us follows:	ng first duly swor	n on oath, and
1. property interes	Section 1445 of the Internal Revo st must withhold tax if the transfero	enue Code provides that a tr r (Transferor) is a foreign p	ansferee (buyer) of a erson.	United States real
2. partnership, joi which owns the ATTACHED H	The undersigned is an officer, gent venture, trust or other entity which property located at	ch is the owner of the prope	erty or the beneficial	interest in a truck
3.	The transferor of the property is_			
4.	Said property, or the beneficial in	. 9		
5. partnership, for and the Income	If the transferors are not individe ign trust, foreign estate or foreign Tax Regulations; and (b) the office	person, as those terms are	defined in the Intern	al Revenue Code
6.	The United States taxpayer identi	ification number of the Tran	sferor is	<u>.</u>
7. withholding of	This Affidavit is being given putax is not required upon this disposi	rsuant to Section 1445 of t tion of a United States real	he Code to inform the property interest.	ne transferee that
8. by transferee an	The transferors understand that the distance of that any false statement contained	nis certification may be disc l herein could be punished b	closed to the Internal by fine, imprisonment	Revenue Service t, or both.
Under and belief, it is t	penalties of perjury, I declare that true, correct and complete.	I have examined this Affida	wit and, to the best o	of my knowledge
		Name of Transferor	100	8'15'
SUBSCRIBED	AND SWORN to before me this		**	
day of	, 202			
·				
Notary Public	y F			No. 10
My commission	expires:			4 20

8. Photo Sims



PREPARED BY:

POUR OF DESIGN

11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:

CELLCO PARTNERSHIP

VERIZON

PREPARED FOR



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

> LAT: 38° 43' 41.11" LONG: -90° 43' 54.46"

REVISIONS		
NUMBER	DATE	
1	6.3.22	



SHEET NUMBER:

P-1

MBER: REVISION:

EXISTING

VIEW FROM ALZHEIMER'S SPECIAL CARE CENTER



VIEW FROM ALZHEIMER'S SPECIAL CARE CENTER

PREPARED BY:

POD

POWER OF DESIGN

PREPARED FOR:

cellco partnership **Verizon**

11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252

PREPARED FOR



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

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REVISIONS		
NUMBER	DATE	
1	6.3.22	



SHEET NUMBER:

P-2

REVISION:



PREPARED BY:

POWER OF DESIGN

PREPARED FOR:

cellco partnership **Verizon**

11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252

PREPARED FOR



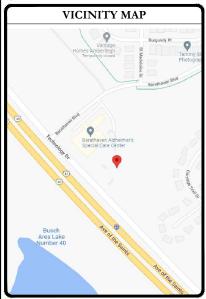
STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

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REVISIONS		
NUMBER	DATE	
1	6.3.22	



SHEET NUMBER:

P-3

REVISION:

2 EXISTING
VIEW FROM CARRIAGE TRAIL DRIVE



PREPARED BY:

POUR OF DESIGN

11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:

cellco partnership **Verizon**

PREPARED FOR



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

> LAT: 38° 43' 41.11" LONG: -90° 43' 54.46"

REVISIONS		
NUMBER	DATE	
1	6.3.22	



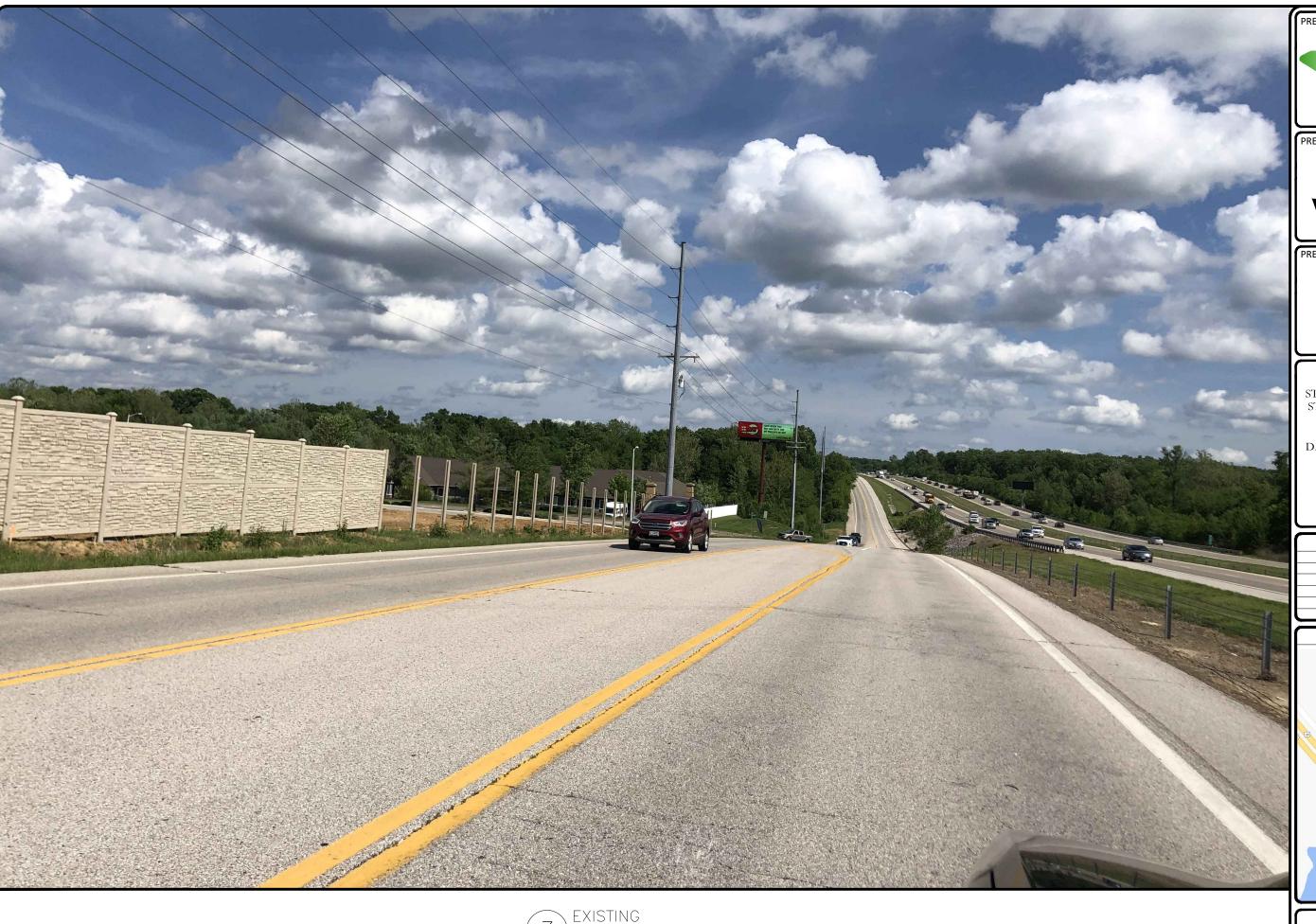
SHEET NUMBER:

P-4

REVISION:

PROPOSED

VIEW FROM CARRIAGE TRAIL DRIVE



PREPARED BY:

POUR OF DESIGN

11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:

cellco partnership **Verizon**

PREPARED FO



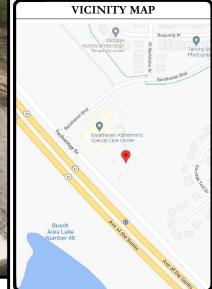
STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

> LAT: 38° 43' 41.11" LONG: -90° 43' 54.46"

REVISIONS		
NUMBER	DATE	
1	6.3.22	



SHEET NUMBER:

P-5

REVISION:

3) VIEW FROM EAST BOUND ON TECHNOLOGY DRIVE



VIEW FROM EAST BOUND ON TECHNOLOGY DRIVE



11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252

PREPARED FOR:

CELLCO PARTNERSHIP verizon /



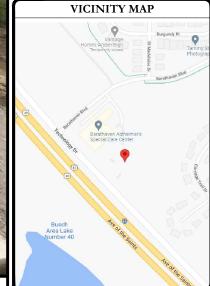
STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

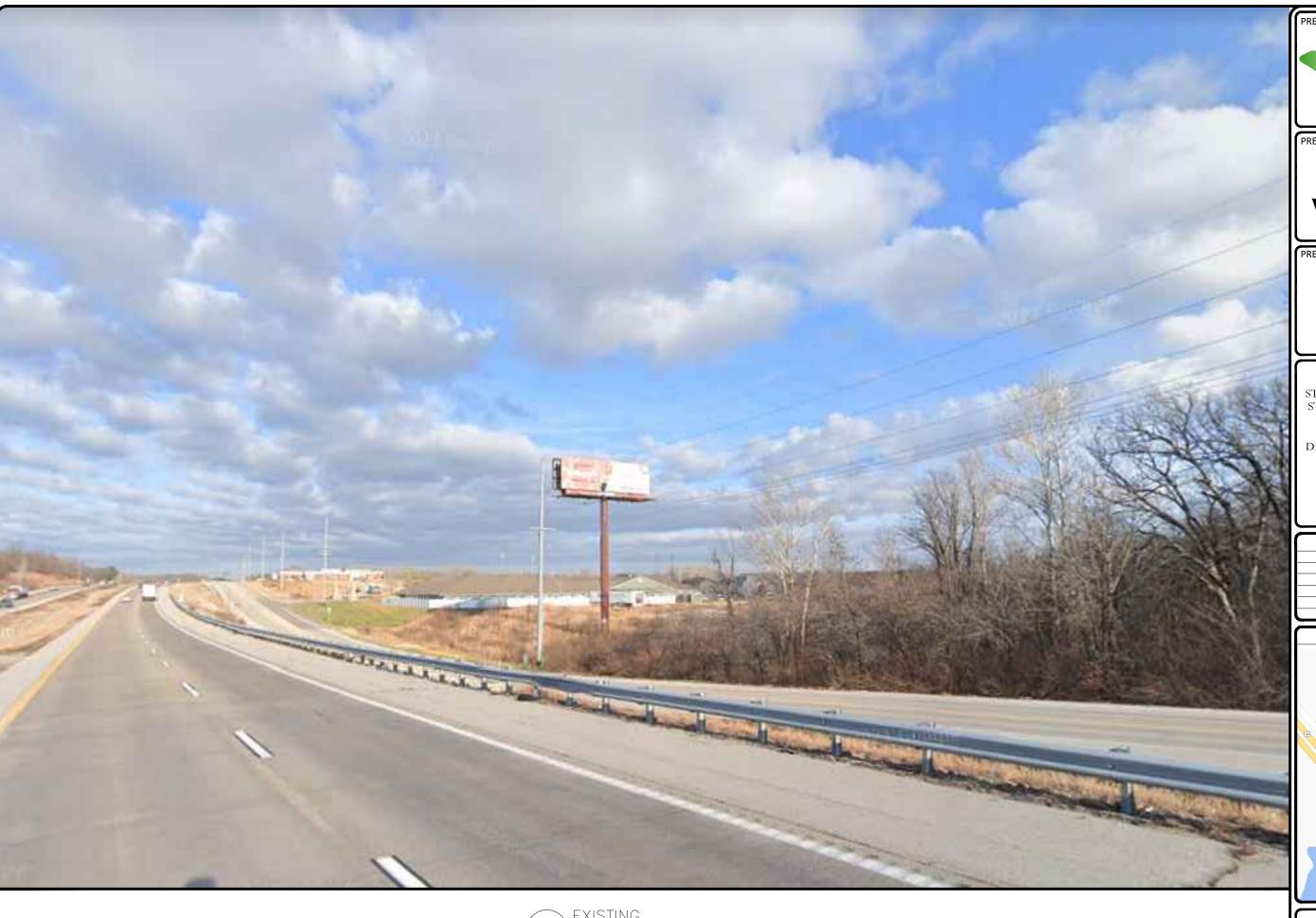
LAT: 38° 43' 41.11" LONG: -90° 43' 54.46"

REVISIONS		
NUMBER	DATE	
1	6.3.22	



SHEET NUMBER:

REVISION:





11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252

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Verizon

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

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REVISIONS		
NUMBER	DATE	
1	6.3.22	



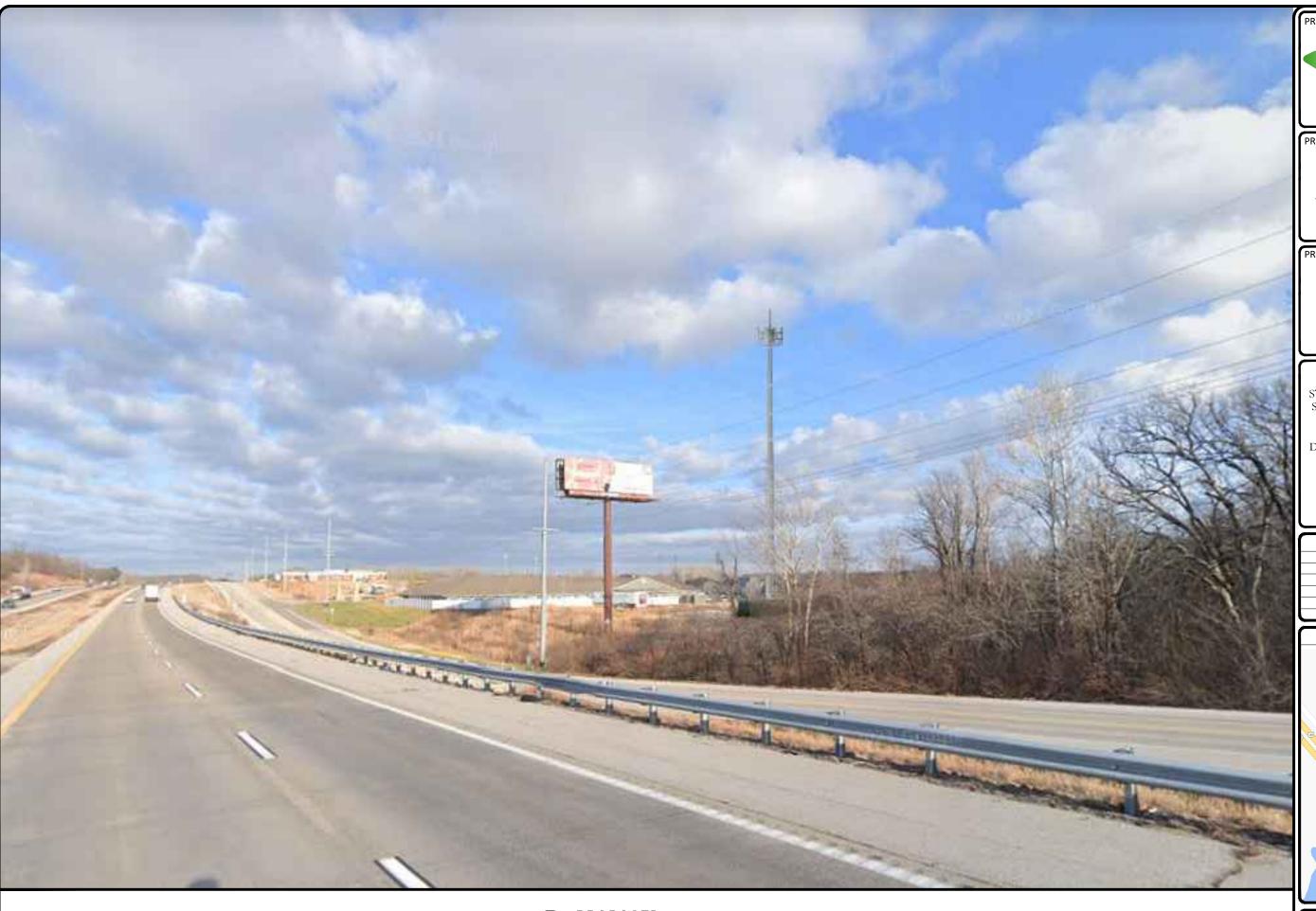
SHEET NUMBER:

P-7

REVISION:

4 EXISTING

VIEW FROM EAST BOUND ON 1-64



PREPARED BY:

POD

POWER OF DESIGN

11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:

CELLCO PARTNERSHIP
Verizon

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

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> LAT: 38° 43' 41.11" LONG: -90° 43' 54.46"

REVISIONS		
NUMBER	DATE	
1	6.3.22	



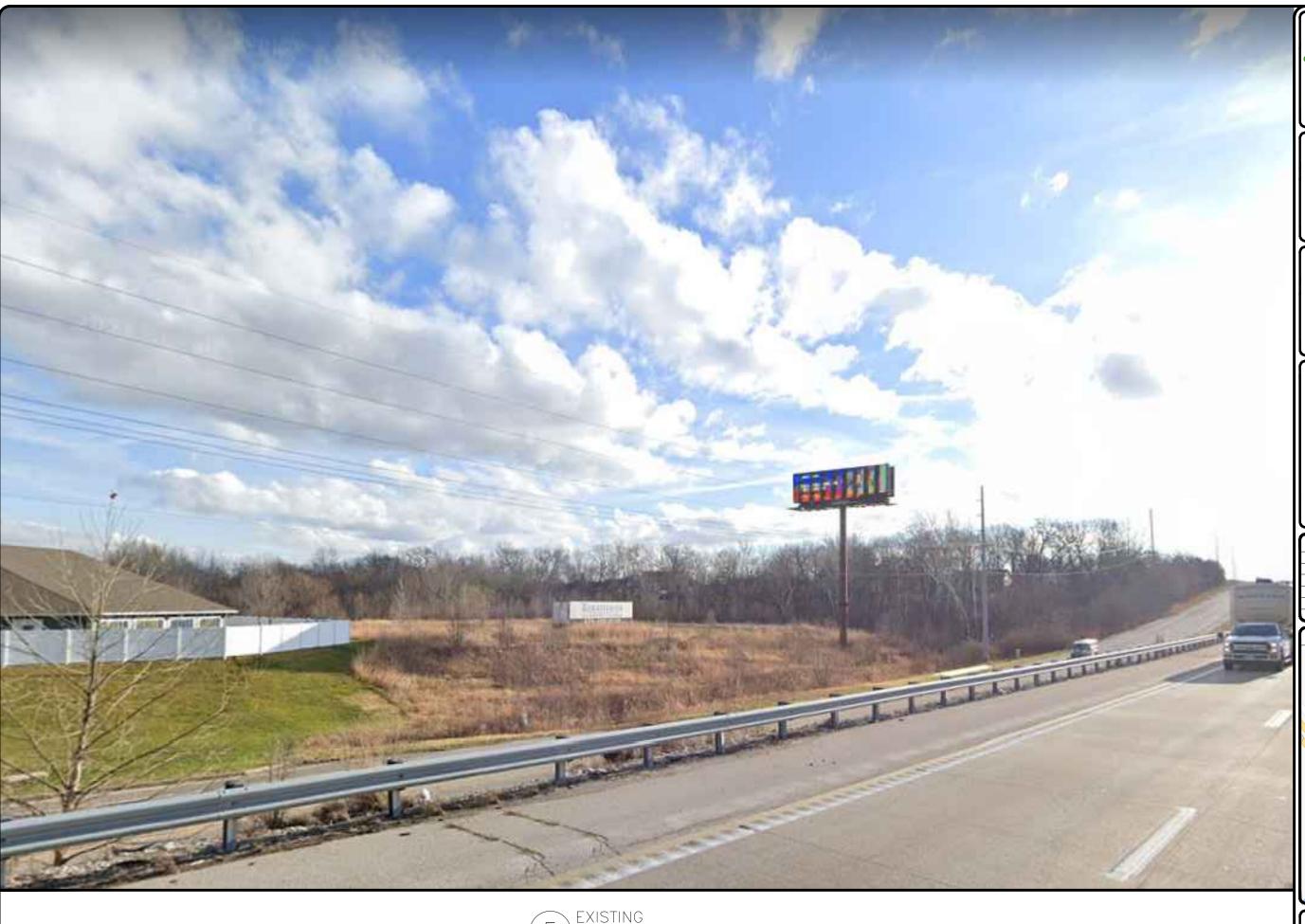
SHEET NUMBER:

REVISION:

P-8

PROPOSED

VIEW FROM EAST BOUND ON 1-64





11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252

PREPARED FOR:

CELLCO PARTNERSHIP
Verizon

PREPARED FOR:



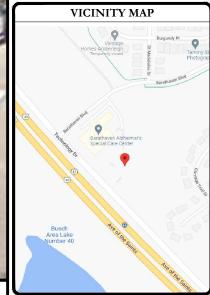
STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

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BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

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NUMBER	DATE	
1	6.3.22	

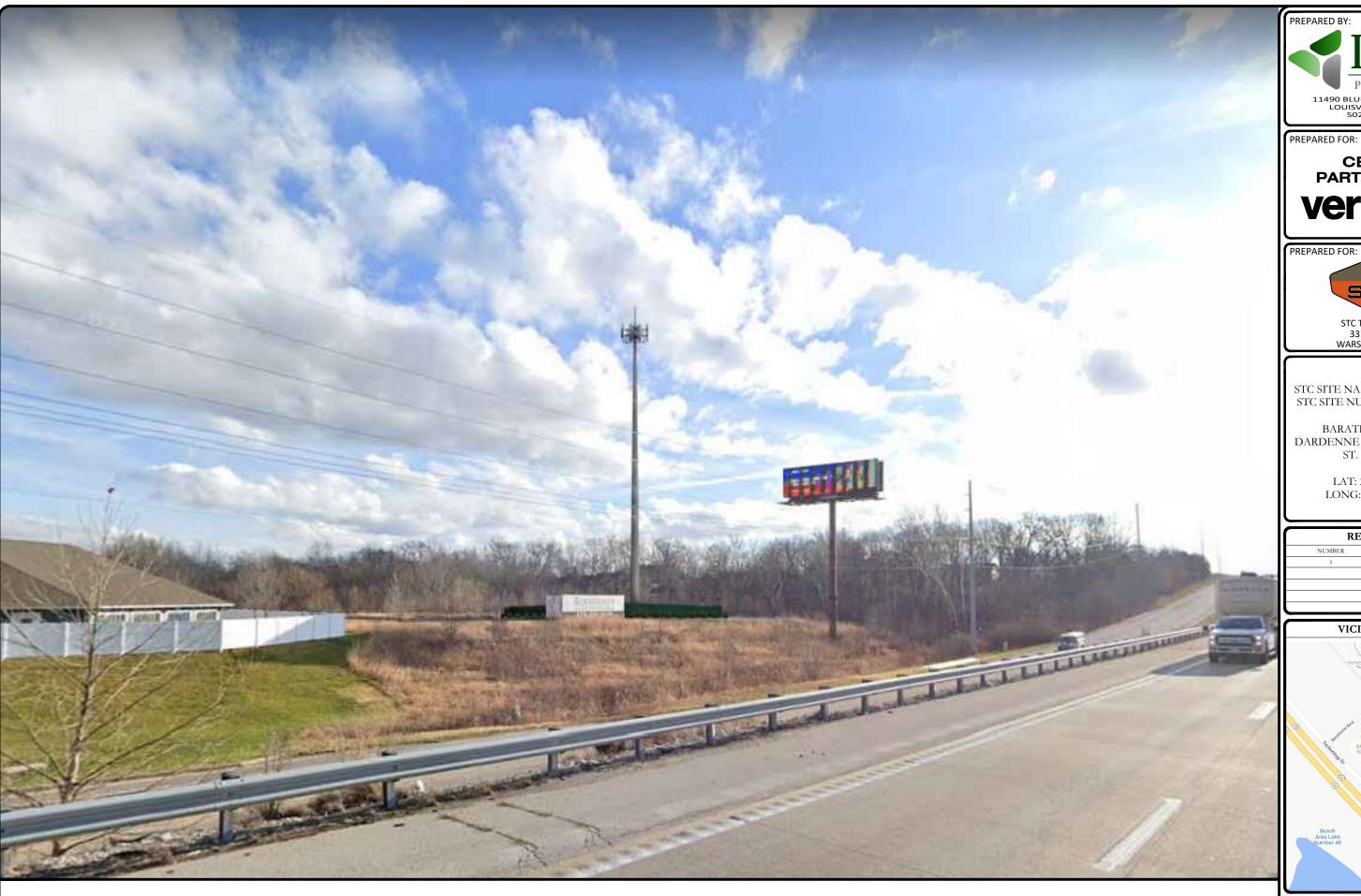


SHEET NUMBER:

REVISION:

P-9

5 VIEW FROM WEST BOUND ON 1-64





CELLCO PARTNERSHIP verizon /

PREPARED FOR:



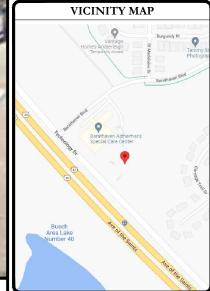
STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

STC SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES

> LAT: 38° 43′ 41.11″ LONG: -90° 43' 54.46"

REVISIONS		
NUMBER	DATE	
1	6.3.22	



REVISION:

PROPOSED

VIEW FROM WEST BOUND ON 1-64

9. RF Justification

Barathaven



Barathaven – Project Summary

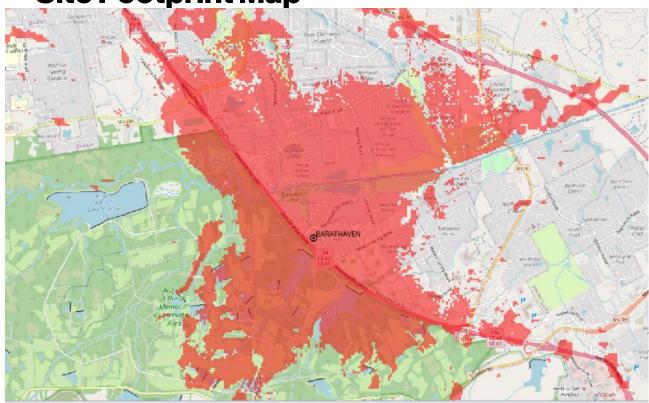
Proposed MACRO on a monopole

150' tower with 10' lightning aresstor

Located at 38.728226, -90.731791



Site Footprint Map





Wireless Statistics

The number of wireless only American households has grown from roughly 16% in 2007 to 61% today.

(CDC's 2019 Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December)

35% of Americans reach for their smartphone first in the morning (CTIA, July 2015) 80% of 911 calls originate from a cell phone (National Emergency Number Association, About and FAQ, June 2022)

More than **75%** of prospective home buyers prefer strong cellular connections (Rootmetrics, June 2015)

The pandemic and stay-at-home protocols caused huge increases in wireless use, with a 24.3 percent increase in U.S. voice traffic 19.6 percent increase in U.S. data traffic (CTIA Industry Data, June 2022)



Barathaven Justification

The area around the Barathaven site has been identified as have many households and roads with subpar coverage and exploding usage.

Verizon's goal is to provide excellent coverage on the roads and in the households so that our customers can have seamless service at all times.

The CTIA shows us that voice usage is up 24.3 percent and data usage is up 19.6 percent since the start of the pandemic. The Barathaven site will allow Verizon to keep up with this exploding demand and at the same time fill in an area of weak signal.





G. ZONING DRAWINGS

CELLCO PARTNERSHIP



BARATHAVEN

STC SITE NUMBER: STC153-MO VERIZON PSLC: 663602 FU7F ID: 16165753



PER MISSOURI STATE LAW, ANY PERSON MAKING OR BEGINNING ANY EXCAVATION MUST NOTIFY THE MISSOURI ONE CALL SYSTEM AT LEAST 3, BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.

1-800-344-7483

PROPOSED RAW LAND SITE WITH A 150'± MONOPOLE W/9' LIGHTNING ARRESTOR AND TENANT PROPOSED 11' x 18' EQUIPMENT PAD

PROJECT INFORMATION

SITE NAME: BARATHAVEN STC SITE NUMBER: STC153-MO SITE ADDRESS: BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 COUNTY:

ST. CHARLES STC TOWERS, LLC TOWER OWNER: 3311 N 100 E WARSAW, IN 46582

CONTACT: SEAN M BOYLAN (574) 269-4444 STRUCTURE TYPE: 150'± MONOPOLE

OVERALL STRUCTURE HT: 159'± VZW ANTENNA CL HEIGHT: 145'± FI EVATION 513'± AMSL LATITUDE: 38° 43' 41.11' LONGITUDE: -90° 43' 54.46"

CONSTRUCTION TYPE: VB USE GROUP:

VZW PSLC:

APPLICANT: STC TOWERS, LLC

WARSAW, IN 46582 663602

CONSTRUCTION MANAGER: SEAN FLANAGAN REAL ESTATE MANAGER: DANIEL FAGAN

CONTACT INFORMATION

FIRE DEPARTMENT

COTTLEVILLE FIRE PROTECTION DISTRICT

1385 MOTHERHEAD RD ST CHARLES, MO 63304 PHONE: (636) 447-6655

POLICE DEPARTMENT

ST. CHARLES COUNTY POLICE DEPARTMENT 101 SHERIFF DIERKER CT

O'FALLON, MO 63366 PHONE: (636) 949-3000 **ELECTRIC COMPANY**

CONTACT: TBD PHONE: TBD EMAIL: TBD

UTILITY WALK DATE: TBD WORK ORDER # TBD **TELEPHONE COMPANY**

SCOPE OF WORK

CONSTRUCTION DRAWINGS FOR:

PROPOSED UNMANNED TELECOMMUNICATIONS FACILITY.

SITE WORK, PROPOSED TOWER AND CONCRETE FOUNDATIONS, EQUIPMENT PAD AND UTILITY INSTALLATIONS

ENVIRONMENTAL REQUIREMENTS

NOTICE TO CONTRACTOR ATTACHED

NO ENVIRONMENTAL RESTRICTIONS

SPECIAL NOTES

HANDICAPPED REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED

PLUMBING REQUIREMENTS:

FACILITY HAS NO PLUMBING OR REFRIGERANTS

FAA AND FCC REQUIREMENTS:

THIS FACILITY SHALL MEET ALL FAA AND FCC REQUIREMENTS.

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW

☐ NO CHANGES. ☐ CHANGES NEEDED. SEE COMMENT ON PLANS.

SHEET INDEX

TITLE SHEET & PROJECT INFORMATION T-1

SURVEY: B-1

SITE SURVEY (BY OTHERS)

GRADING AND DRAINAGE:

GD-1 GRADING PLAN

CIVIL DETAILS EROSION CONTROL DETAILS GD-3 GD-4

CIVIL

OVERALL SITE LAYOUT ENLARGED SITE LAYOUT TOWER ELEVATION

ANTENNA MOUNT DETAILS & ORIENTATION EQUIPMENT PAD FOUNDATION DETAILS
EQUIPMENT PAD CABINET LAYOUT W/O GENERATOR

BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE

AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING

TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222

ANSI T1.311. FOR TELECOM - DC POWER SYSTEMS - TELECOM.

THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE

STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING

COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100,

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS,

PRELIMINARY

NOT FOR

CONSTRUCTION

C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8 GENERAL NOTES

ELECTRICAL:

UTILITY ROUTING PLAN TEMPORARY POWER & ILC DETAILS
PERMANENT POWER DETAILS

E-1 E-2 E-3 E-4 PANEL SCHEDULE
RISER DIAGRAM & TRENCH DETAILS

E-5 E-6 EQUIPMENT PAD LIGHTING LAYOU

GROUNDING:

SITE GROUNDING PLAN

EQUIPMENT PAD GROUNDING DETAILS GROUNDING DETAILS

GROUNDING DETAILS

LANDSCAPING:

LANDSCAPE PLAN

JURISDICTION FOR THE LOCATION.

AMERICAN CONCRETE INSTITUTE 318 AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION

FOLLOWING STANDARDS:

TELECOMMUNICATIONS

ENVIRONMENTAL PROTECTION

2018 MISSOURI BUILDING CODE

2017 NATIONAL ELECTRIC CODE

IEEE C62.41

CELLCO PARTNERSHIP verizon

REV DATE



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

CONSTRUCTION **DRAWINGS**

DESCRIPTION

	KEV	DATE	DESCRIPTION
	Α	5.3.22	ISSUED FOR REVIEW
	В	6.2.22	LANDSCAPE PLAN
_			

SITE INFORMATION:

BARATHAVEN

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES COUNTY

STC TOWERS SITE NUMBER

STC153-MO

VERIZON WIRELESS PSLC 663602

22-12923 POD NUMBER

DRAWN BY LBD CHECKED BY:

SHEET TITLE:

TITLE SHEET & PROJECT INFORMATION

SHEET NUMBER:

Sidewalk & U/F PROPERTY LEGEND POT CA FOUND CORNER 0 N3917'43"W R/W -136.07C/L CENTERLINE PROPERTY DESCRIPTION: PARENT PARCEL (AS PROVIDED) POINT OF COMMENCING P.O.C. P.O.B. POINT OF BEGINNING POINT OF TERMINATION P.O.T. ACCESS/UTILITY EASEMENT A&U/E December 16, 2021 at 8:00 a.m.. U/E Schedule B-II information W/E WATER LINE EASEMENT N32*54'29"W Area SS/E STORM SEWER EASEMENT PRIVATE CROSS ACCESS EASEMENT PCA/E NON-EXCLUSIVE N-È Buildina Parcel is part of district) N06*52'04"W -106.90 15.-17. (Not the type to be depicted hereon) Notes: Vertical Datum = NAVD88 using GEOID12B ** An utility locate was requested on 12-14-21, as Ticket No. 213481096. N03'53'06"E C/L 20' WIDE (Sanitary) Found 1/2" Pipe w/ Cap BENCH MARK Top of 1/2" Iron Bar w/ Control Cap at CP-1 Elevation = 513.29ft POINT 201.0 Lot 3, BARATHAVEN LEGEND 168.8 Lot 2, BARATHAVEN PLAT TWO 12. Plat Bk. 43, Pg. 120 UTILITY PEDESTAI o UP □ GI GRATE INLET UTILITY VAULT ΠUV POINT OF COMMENCING ⊗ WV WATER VALVE BARATHAVEN PLAT TWO • GLM GAS LINE MARKER (Calculated Corner) FIRE HYDRANT ⊙ FH • GP GATE POST MANHOLE (SAN., STORM, TEL.) (PROPOSED TOWER TREE LINE POINT OF BEGINNING LEASE AREA FENCE Gravel Found 1/2" Bar GUARD RAIL - N41°57'08"W UNDERGROUND GAS LINE 21.53 UNDERGROUND WATER LINE PROPOSED CELL TOWER DATA UNDERGROUND TELEPHONE LINE ---- TEL ----Center of Tower Lat 38*43'41.11" North UNDERGROUND FLECTRIC LINE - ELE -Long 90'43'54.46" West BENCHMARK Easement in Bk. 4758, Pg. 585 Ground Elevation = 513ff 14. Barat 10' Access Fase CONTROL POINT Certificate of Authority:

STLC BARATHAVEN PART LOTS 2 AND 3, BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI

LOTS, 2 AND 3 OF BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 111 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

Property information shown hereon was provided by First American Title Insurance Company, Commitment No. NCS-1104148-INDY, effective

- 9. Tree Trimming Permit granted Missouri Edison Co. by instrument recorded in Book 465, Page 177 of the St. Charles County Records.
- 10. Drainage ditch easement granted State of Missouri by Deed recorded in Book 474, Page 634 of the St. Charles County Records. (Shown
- 11. Notice of TDD District, CID District and Related Obligations Agreement recorded in Book 4936, Page 1555. (Blanket in nature; Parent
- 12. Easements, restrictions and setback lines as per plat, recorded in Plat Book 43, Page 120 and Plat Book 46, Page 111. (Shown hereon)
- 13. Detention and Roadway Agreement recorded in Book 5239 Page 1195. (Shown hereon)
- 14. Easement granted Barat Academy according to instrument recorded in Book 4758, Page 585. (Shown hereon)

Bearings shown hereon are referenced to Grid North of the Missouri State Plane Coordinate System of 1983 (NAD 83), (2011 ADJ.), East Zone. Obtained by static GPS observations and Rinex File submittals for NGS Opus solutions.

The purpose of this survey is to establish and describe a Lease Area and associated Easements. This is not a boundary survey of

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)

A 100 foot by 100 foot Lease Area, situated in Lot 3, BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, in St. Charles County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of said Lot 3; thence along the East line thereof, South 48°02'52" West, a distance of 216.70 feet; thence leaving said East line, North 41'57'08" West, a distance of 21.53 feet to the POINT OF BEGINNING; thence continuing North 41°57'08" West, a distance of 100.00 feet; thence North 48'02'52" East, a distance of 100.00 feet; thence South 41'57'08" East, a distance of 100.00 feet; thence South 48'02'52" West, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS

A 20 foot wide Access/Utility Easement, situated in BARATHAVEN PLAT TWO, A RESUBDIVISION OF OUTLOT A OF BARATHAVEN, in St. Charles County, Missouri, lying 10.00 feet on each side of the following described centerline:

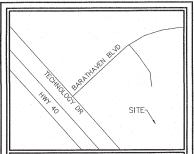
COMMENCING at the Northeast Corner of Lot 3 of said BARATHAVEN PLAT TWO; thence along the East line thereof, South 48°02'52" West, a distance of 216.70 feet; thence leaving said East line, North 41°57'08" West, a distance of 131.53 feet to the POINT OF BEGINNING of said centerline; thence North 48'02'52" East, a distance of 74.09 feet to a point hereinafter referred to as POINT "A"; thence continuing North 48°02'52" East, a distance of 25.91 feet to the POINT OF TERMINATION; BEGINNING at aforementioned POINT "A"; thence North 03'53'06" East, a distance of 160.05 feet; thence North 06'52'04" West, a distance of 106.90 feet: thence North 32'54'29" West, a distance of 63.98 feet; thence North 3917'43" West, a distance of 136.07 feet to the East Right of Way line of BARATHAVEN BLVD (Public Right of Way) and the POINT OF TERMINATION.

I HEREBY CERTIFY TO STC TOWERS, LLC THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF



03-31-22

03-31-22: ADDED LAYOUT AND REVISED TOWER PLACEMENT





OVELACE & ASSOCIATES Land Surveying - Land Planning Telecommunications Surveys SE 3rd Street Lee's Summit, Missouri Phone: (816) 347-9997 Fax: (816) 347-9979

SURVEY COORDINATED BY

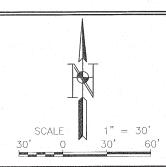
OVELACE AND ASSOCIATES, LLC EE'S SUMMIT, MO 64063 ELEPHONE: 816-347-9997 AX: 816-347-9979

SURVEY PROVIDED BY:

LOVELACE AND ASSOCIATES, LLC SUMMIT, MO 64063 TELEPHONE: 816-347-9997 FAX: 816-347-9979

SURVEY PROVIDED FOR

STC TOWERS. TELEPHONE: 574-269-4444



According to my interpretations of Community Panel No. 29183C0430G of he Flood Insurance Rate Map for City Dardenne Prairie, MO, dated 1-20-16 he subject property is in Flood Zone "X", ie, "greas determined to be Outside the 0.2% annual chance floodplain"



CALL BEFORE YOU IG - DRILL - BLAST 1-800-344-7483 (TOLL FREE) MISSOURI DNE CALL SYSTEM, INC.

SITE LD : NA

SITE NAME: STLC BARATHAVEN

SITE LOCATION: CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

LA PROJECT NO.: 21332

DRAWN BY: A.C.T.

CHECKED BY: J.B.L.

DATE: 01-05-22

FIELDWORK DATE: 01-04-22

SHEET NUMBER

1 OF 1

NOTE:

CONTRACTOR REQUIRED TO PROVIDE POSITIVE DRAINAGE "OFF" LEASE AREA.

GRADING NOTES:

- ALL ELEVATIONS ARE FINISHED GRADE. UNLESS NOTED
 OTHERWISE
- 2. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.
- 3. PLACE GEOTEXTILE FILTER UNDER COMPOUND.
- USE MIRAFI (#600X) OR EQUIVALENT.
 SLOPES 2:1 OR STEEPER MUST BE LINED WITH GEO FABRIC, MIRAFI 60 MIL OR EQUIVALENT, AND HEAVY RIP-RAP STONE PLACED ON TOP OF FABRIC TO STABILIZE SLOPE.

NOTES:

LEGEND

 ∞

PROPOSED ACCESS & UTLITY EASEMENT

PROPOSED STONE BAG PROTECTION

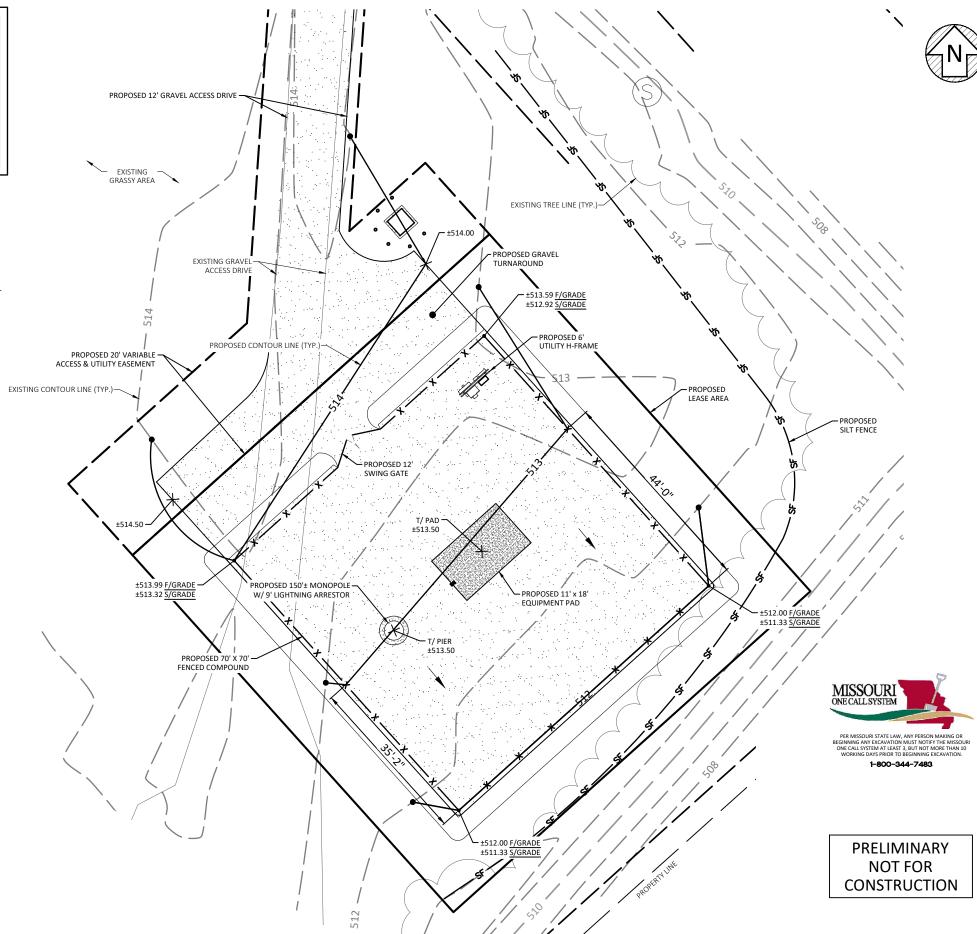
EXISTING CONTOUR

DRAIN FLOW

PROPOSED CONTOUR

PROPOSED FENCE LINE
 PROPOSED SILT FENCE
 FLOWLINE ELEVATION

- REMOVE FROM SITE/OWNERS'S PROPERTY ALL WASTE MATERIALS UNUSED EXCAVATED MATERIAL INCLUDING MATERIAL CLASSIFIED UNSATISFACTORY, CONTAMINATED OR DANGEROUS TRASH AND DEBRIS AND DISPOSE OF IN A LEGAL MANNER.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY ACCESS DRIVE OR FENCED COMPOUND, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED AND SEEDED.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL AND IBC 2009 STANDARD GUIDELINES FOR EROSION AND SEDIMENT CONTROL.





PREPARED FOR:

CELLCO PARTNERSHIP VARIZON

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

CONSTRUCTION DRAWINGS

REV	DATE	DESCRIPTION
Α	5.3.22	ISSUED FOR REVIEW
В	6.2.22	LANDSCAPE PLAN

SITE INFORMATION:

BARATHAVEN

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES COUNTY

STC TOWERS SITE NUMBER:

STC153-MO

VERIZON WIRELESS PSLC: 663602

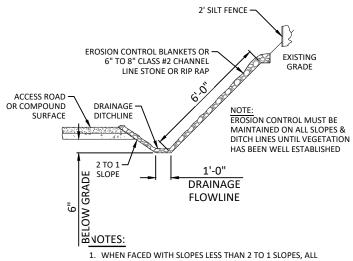
POD NUMBER: 22-12923

DRAWN BY: LBD CHECKED BY: MEP DATE: 4.4.22

SHEET TITLE:

GRADING PLAN

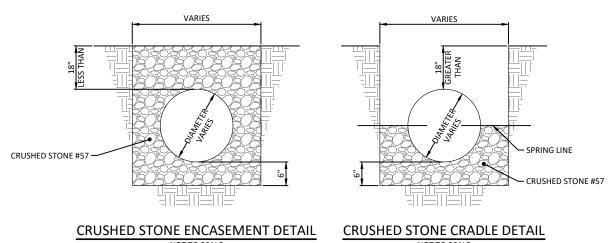
SHEET NUMBER:



- WHEN FACED WITH SLOPES LESS THAN 2 TO 1 SLOPES, ALL
 SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL
 SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP
 RAP EMBEDDED ON SLOPES SURFACES TO REDUCE EROSION.
- ALL FLOWLINES MUST BE INSTALLED BELOW SUB-GRADE OF COMPOUND. (AT MINIMUM OF 6" BELOW)

DRAINAGE DITCHLINE DETAIL (SWALE)

NOT TO SCALE



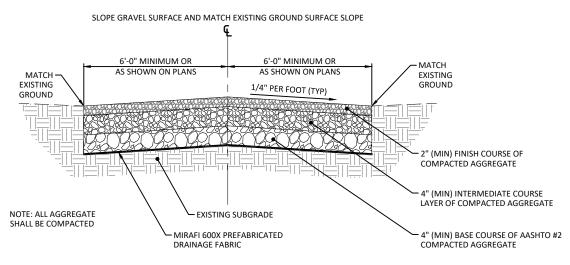
NOT TO SCALE

CRADLE USED WITH MORE THAN 18" OF COVER.

ENCASEMENT USED WITH 18" OF COVER OR LESS.

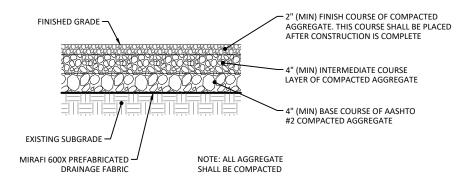
CULVERT NOTES

- 1. INSTALL CULVERTS WITH THE INLETS AT OR BELOW NATURAL GRADE.
- OUTLET THE CULVERTS AT OR BEYOND THE TOE OF THE SLOPE. EROSION PROTECTION, SUCH AS RIP-RAP IS OFTEN NECESSARY AT THE OUTLET OF CULVERTS. NEVER OUTLET A CULVERT INTO FILL MATERIAL WITHOUT PROTECTIVE MEASURES.



TYPICAL ACCESS DRIVE SECTION

NOT TO SCALE



GRAVEL COMPOUND DETAIL

PRELIMINARY NOT FOR CONSTRUCTION



PREPARED FOR:

CELLCO PARTNERSHIP Verizon

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

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DRAWN BY: CHECKED BY:

DATE:

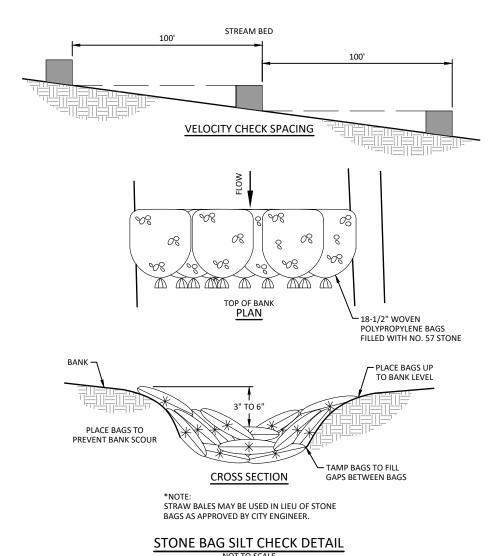
MEP 4.4.22

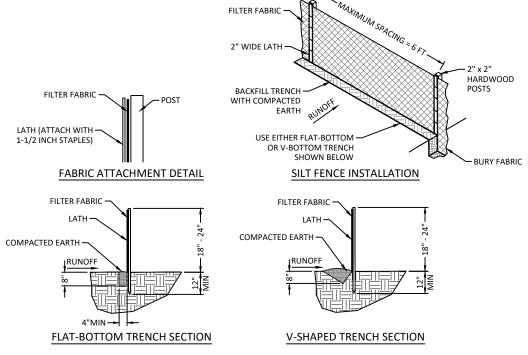
LBD

SHEET TITLE:

CIVIL DETAILS

SHEET NUMBER:





FILTER FABRIC SILT FENCE DETAIL

NOTES:

- 1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. (9" MAX. RECOMMENDED STORAGE HEIGHT).
- 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

PRELIMINARY NOT FOR CONSTRUCTION



PREPARED FOR:

cellco partnership **Verizon**

PREPARED FOR:



3311 N 100 E WARSAW, IN 46582

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DRAWN BY: LBD CHECKED BY: MEP DATE: 4.4.22

SHEET TITLE:

EROSION CONTROL DETAILS

SHEET NUMBER:

EROSION AND SEDIMENT CONTROL

- THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, TEMPORARY SEDIMENT AND EROSION CONTROLS AND AS SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL BE CONSIDERED THE DEVELOPER OF THE STORMWATER DISCHARGE.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE WATER LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS, WHETHER SPECIFICALLY SHOWN ON THE PLANS OR NOT.
- ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT FILTERS, SILT FILTER FENCE, ROCK CHECK DAMS, AND TEMPORARY GROUND COVER.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION
 CONTROL PRACTICES.
- 5. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 45 DAYS OR MORE SHALL BE SEEDED WITHIN 7 CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
- 6. ALL DENUDED AREAS, INCLUDING STOCKPILED TOPSOIL AND EXCAVATED MATERIAL, ARE TO BE PROTECTED THROUGH THE USE OF TEMPORARY SEEDING. OR COVERED WITH ANCHORED STRAW MULCH.
- 7. FINAL GRADING WILL BE CONSISTENT WITH PRECONSTRUCTION TOPOGRAPHY TO MAINTAIN DRAINAGE AND AESTHETICS.
- 8. REMOVE ONLY THE TREES, SHRUBS, AND GRASSES THAT MUST BE REMOVED TO PERMIT ACTUAL CONSTRUCTION. PROTECT THE REMAINING TO PRESERVE THEIR AESTHETIC AND EROSION CONTROL VALUE.
- BACKFILL TRENCHES IMMEDIATELY AFTER USE. SEED AND MULCH THE TRENCH AREA WITHIN 1 WEEK AFTER AREA OR SECTION HAS REEN OPENED.
- 10. SETTLING FACILITIES, SEDIMENT FILTERS, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING OR CONSTRUCTION AND WITHIN 7 DAYS FROM THE START OF GRUBBING.

 THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.
- 11. WORKING IN OR CROSSING STREAMS STREAMS INCLUDING BED AND BANKS SHALL BE RE-STABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED, INTERRUPTED, OR STOPPED. TO THE EXTENT PRACTICABLE, CONSTRUCTION VEHICLES SHALL BE KEPT OUT OF STREAMS. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. WHERE A STREAM MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY CULVERT SHALL BE PROVIDED.
- 12. CONSTRUCTION ACCESS ROUTES MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS ELIMINATED.
- 13. SLOUGHING AND DUMPING NO SOIL, ROCK, DEBRIS, OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO A WATER RESOURCE OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP, OR ERODE INTO A WATER RESOURCE UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE GOVERNING JURISDICTION. UNSTABLE SOILS PRONE TO SLIPPING OR LAND SLIDING SHALL NOT BE GRADED, EXCAVATED, FILLED, OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS DONE IN ACCORDANCE WITH A QUALIFIED PROFESSIONAL ENGINEER'S RECOMMENDATIONS TO CORRECT, ELIMINATE, OR ADEQUATELY ADDRESS THE PROBLEMS.
- 14. MAINTENANCE AND INSPECTION ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE MAINTENANCE REQUIREMENTS. THEY SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND INSPECTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES REQUIRED BY THE GOVERNING JURISDICTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE INSPECTOR, ONCE EVERY 7 CALENDAR DAYS AND/OR WITHIN 24 HOURS AFTER A RAIN EVENT OF GREATER THAN 0.5 INCHES IN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL IDENTIFY AREAS CONTRIBUTING TO STORMWATER DISCHARGES ASSOCIATED WITH THE PROJECT; EVALUATE THE ADEQUACY, IMPLEMENTATION, AND MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION MEASURES; AND DETERMINE WHETHER ADDITIONAL MEASURES ARE REQUIRED. ACCEPTABLE INSPECTION REPORTS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE GOVERNING JURISDICTION WITHIN 48 HOURS OF INSPECTION COMPLETION. THE REPORT SHALL CONTAIN THE RESULTS OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE PLAN, AND IDENTIFYING ANY INCIDENTS OF NONCOMPLIANCE.
- 15. OUTFLOWS FROM DEWATERING OPERATIONS ALL WATER PRODUCED FROM CLEANING AND DEWATERING OPERATIONS, WHETHER SPECIFICALLY FROM TRENCH DEWATERING OPERATIONS OR FROM MORE EXTENSIVE DEWATERING OPERATIONS, SHALL BE DISCHARGED IN SUCH A MANNER AS TO ELIMINATE EROSION FROM SUCH DISCHARGE.
- 16. ADDITIONAL CONTROLS THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENTS ARE TRACKED OFF-SITE BY CONSTRUCTION EQUIPMENT, VEHICLES, AND WORKERS. THE CONTRACTOR SHALL ALSO ENSURE THAT NO SOLID OR LIQUID WASTE IS DISCHARGED INTO ANY STORMWATER FLOW.
- 17. TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AVAILABILITY AND UPDATES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE THE IMMEDIATE AVAILABILITY OF THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN ON-SITE. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE TO PERFORM ALL UPDATES AND ADJUSTMENTS TO THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN.

FILTER FABRIC/SILT FENCE

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF
 JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A
 MINIMI M 6 INCH OVERI AP AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- 8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA
 HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE (FILTER FABRIC/SILT FENCE)

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE
 EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE
 DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
- THIS WORK SHALL BE PAID AT THE UNIT PRICE BID PER LINEAL FOOT FOR "FILTER FABRIC FENCE".

TEMPORARY ROCK CHECK DAM

 TEMPORARY ROCK CHECK DAMS SHALL CONSIST OF STONE WITHOUT FILTER AND PLACED TO THE DIMENSIONS SHOWN ON THE DETAIL.

MAINTENANCE (TEMPORARY ROCK CHECK DAM)

- THE DAM SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE
 DAM RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DAM DESIGN
 HEIGHT. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA NOT SUBJECT TO EROSION.
- DAMS SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- 3. PAYMENT WILL BE MADE AT THE UNIT PRICE BID FOR ITEM SPECIAL-TEMPORARY ROCK CHECK DAM; INCLUDING MATERIAL, PLACEMENT, MAINTENANCE, AND REMOVAL.

PRELIMINARY NOT FOR CONSTRUCTION



PREPARED FOR

CELLCO PARTNERSHIP Verizon

PREPARED FOR



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

CONSTRUCTION DRAWINGS

REV	DATE	DESCRIPTION
Α	5.3.22	ISSUED FOR REVIEW
В	6.2.22	LANDSCAPE PLAN

SITE INFORMATION:

BARATHAVEN

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES COUNTY

STC TOWERS SITE NUMBER: STC153-MO

VERIZON WIRELESS PSLC

POD NUMBER: 22-12923

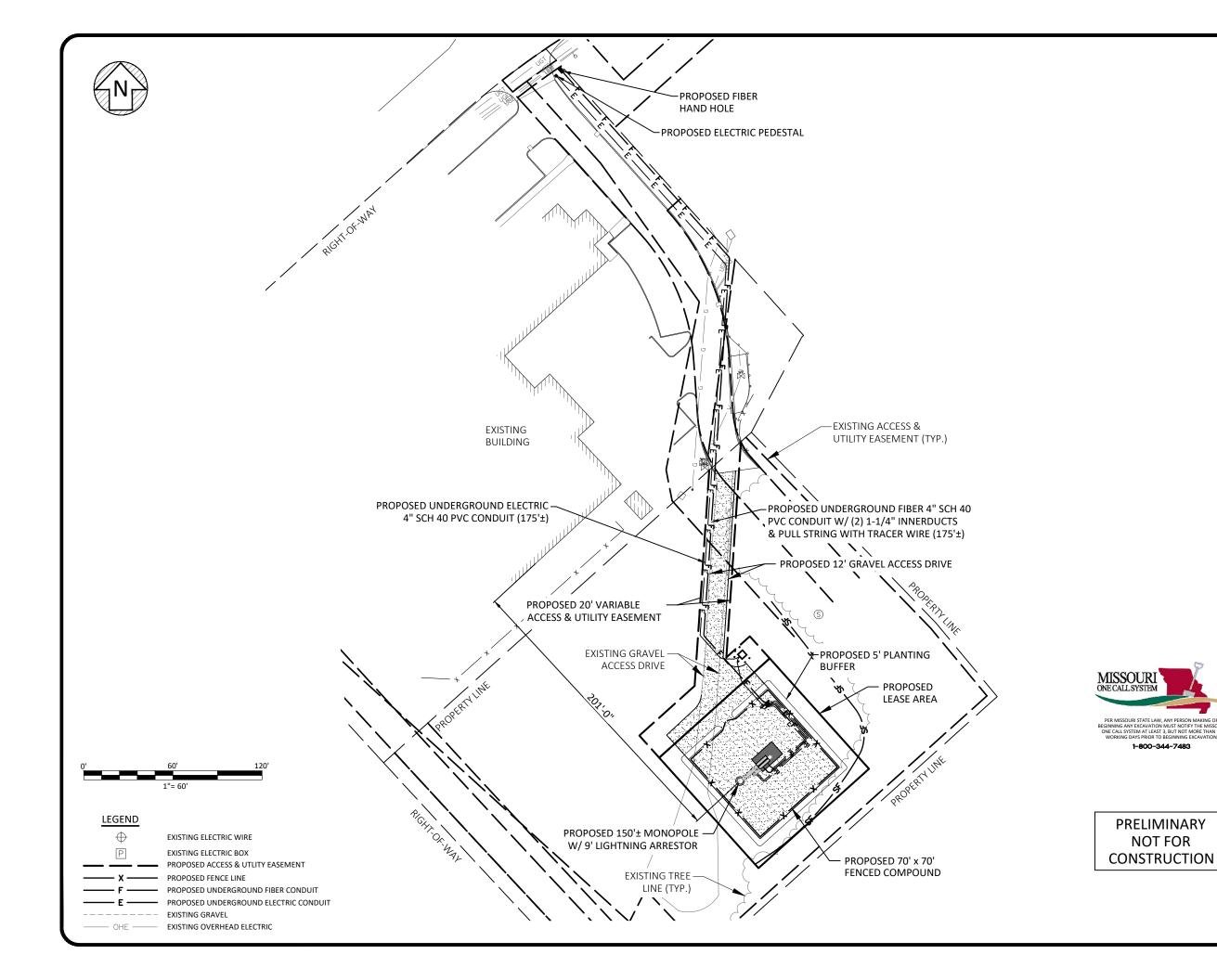
DRAWN BY: CHECKED BY:

LBD MEP 4.4.22

SHEET TITLE:

EROSION CONTROL NOTES

SHEET NUMBER





PREPARED FOR:

CELLCO **PARTNERSHIP**

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

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POD NUMBER: 22-129237

DRAWN BY: LBD CHECKED BY: 4.4.22

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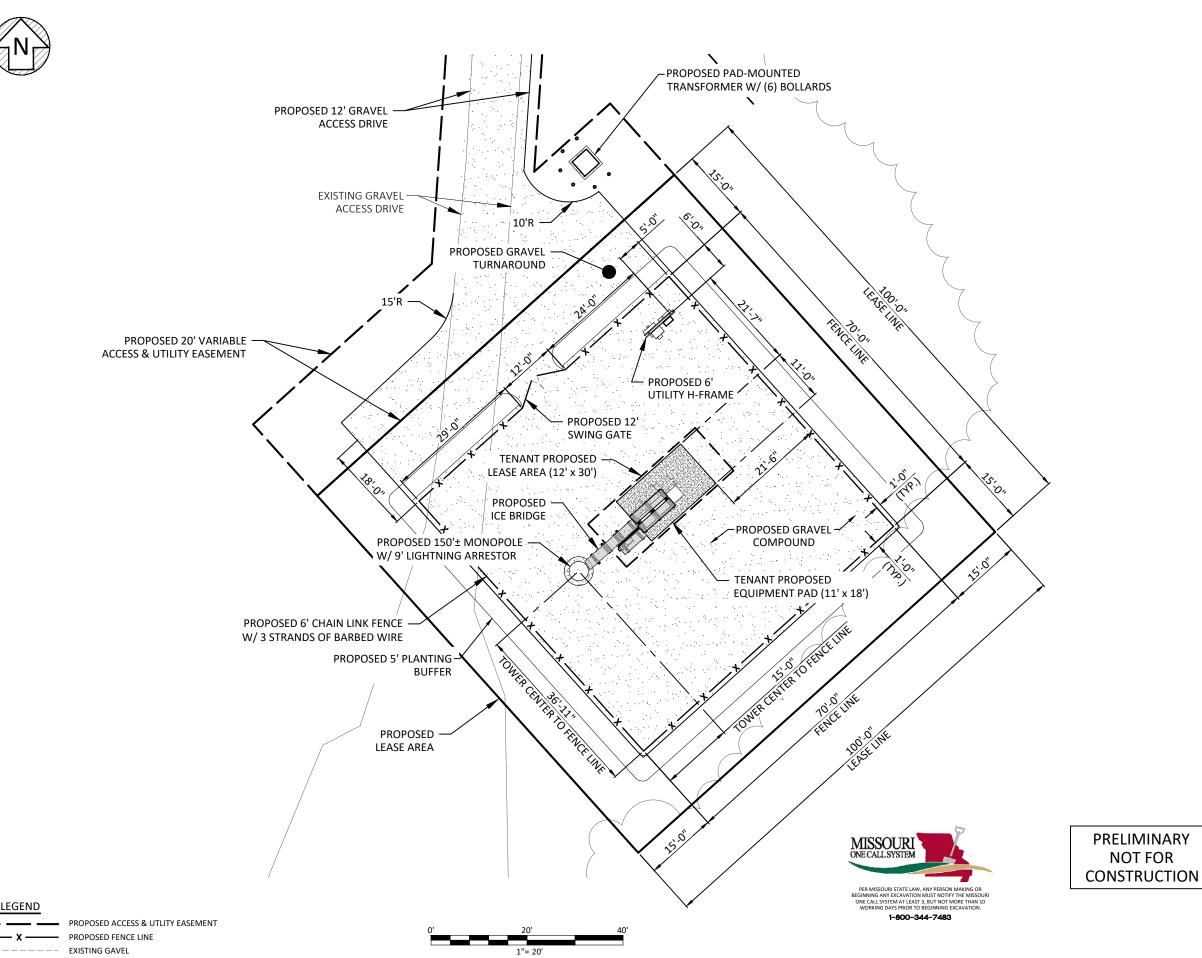
SHEET TITLE:

OVERALL SITE LAYOUT

SHEET NUMBER:



LEGEND



11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252

PREPARED FOR:

CELLCO **PARTNERSHIP**

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

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DRAWN BY: CHECKED BY:

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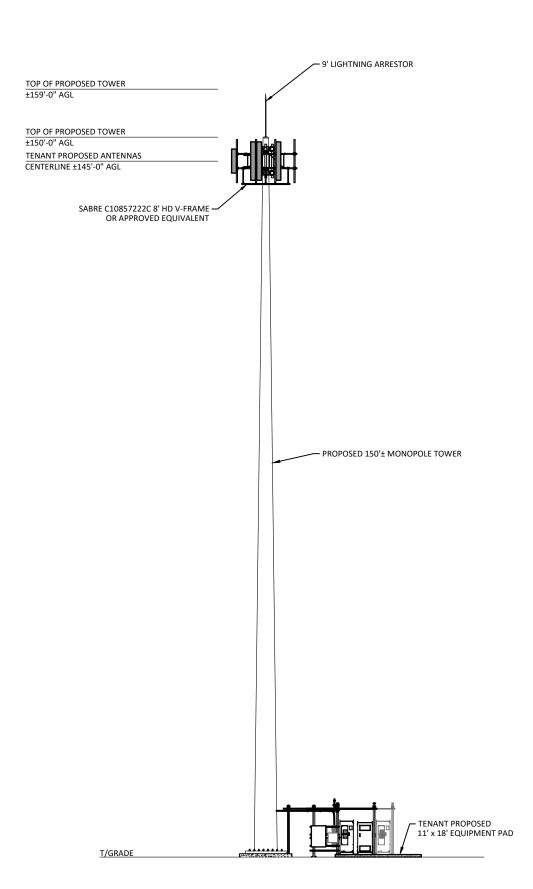
SHEET TITLE:

ENLARGED SITE LAYOUT

SHEET NUMBER:

TOWER NOTES:

- THE PROPOSED TOWER, FOUNDATION, ANTENNA MOUNTS, AND ANTENNAS TO BE DESIGNED BY OTHERS.
- 2. THE PROPOSED ANTENNA MOUNTS SHALL MEET ALL REQUIREMENTS LISTED IN THE VERIZON WIRELESS STATEMENT OF WORK, SECTION 6.5.2.
- 3. THE HYBRID CABLES, OPVS, & RRH'S SHALL BE INSTALLED PER THE GUIDELINES LISTED IN THE VERIZON WIRELESS STATEMENT OF WORK, SECTION 6.5.3 6.5.6
- THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
- 5. CONTRACTOR TO REQUEST RF WORK ORDER AND CONFIRM ALL ORIENTATION, AZIMUTH AND DOWNTILT SITE SPECIFIC DESIGNS PRIOR TO TOWER CREW ARRIVAL ON SITE.



POUER OF DESIGN

11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

PREPARED FOR:

CELLCO
PARTNERSHIP

PREPARED FOR:



STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

CONSTRUCTION DRAWINGS

	DIAWINGS		
REV	DATE	DESCRIPTION	
Α	5.3.22	ISSUED FOR REVIEW	
В	6.2.22	LANDSCAPE PLAN	

SITE INFORMATION:

BARATHAVEN

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES COUNTY

STC TOWERS SITE NUMBER:

STC153-MO
VERIZON WIRELESS PSLC:

663602

LBD

MEP 4.4.22

POD NUMBER: 22-12923

DRAWN BY: CHECKED BY:

PRELIMINARY NOT FOR

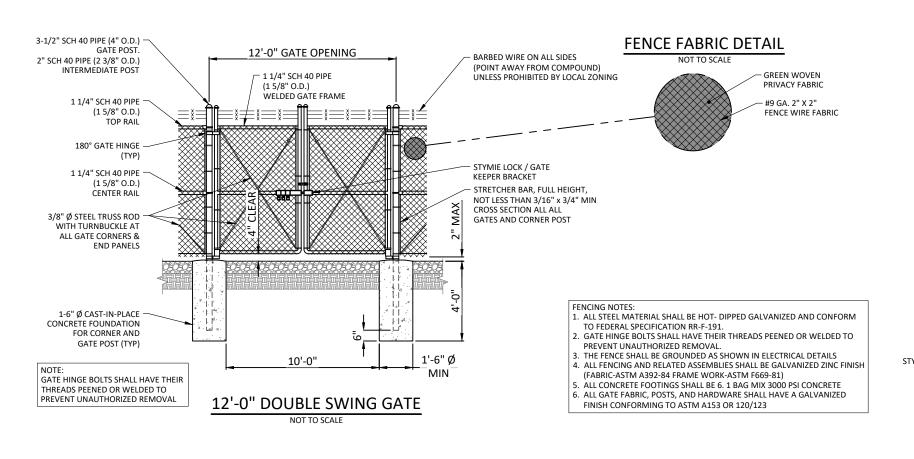
CONSTRUCTION

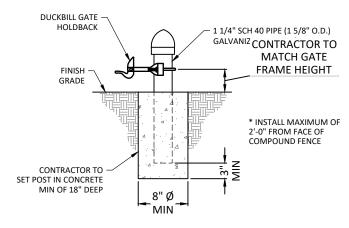
SHEET TITLE:

TOWER ELEVATION

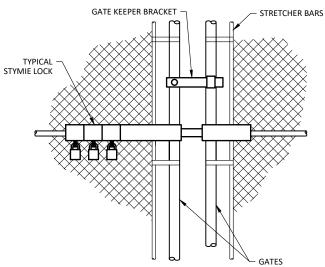
SHEET NUMBER:

C-3





GATE KEEPER DETAIL



STYMIE LOCK DETAIL

STANDARD COMBINATION LOCK SPEC

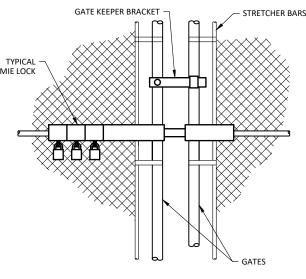
ALL LOCKS SHOULD HAVE A MARINE GRADE BRASS BODY WITH A STAINLESS STEEL SHACKLE.

SOLID BRASS BODY PROVIDES STRENGTH AND CORROSION RESISTANCE.

STAINLESS STEEL SHACKLES RESIST HACKSAWS, BOLT CUTTERS, AND CORROSIVE WEATHER CONDITIONS.

ALL LOCKS SHOULD BE A PROGRAMMABLE COMBINATION LOCK THAT IS STRONG, DURABLE AND HIGHLY WEATHER RESISTANT.

> **PRELIMINARY** NOT FOR **CONSTRUCTION**



SITE INFORMATION:

BARATHAVEN

POWER OF DESIGN

11490 BLUEGRASS PARKWAY

LOUISVILLE, KY 40299 502-437-5252

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PARTNERSHIP

verizon^v

STC TOWERS, LLC 3311 N 100 E WARSAW, IN 46582

CONSTRUCTION

DRAWINGS

6.2.22 LANDSCAPE PLAN

DESCRIPTION

ISSUED FOR REVIEW

PREPARED FOR:

PREPARED FOR:

REV DATE

5.3.22

BARATHAVEN BLVD DARDENNE PRAIRIE, MO 63368 ST. CHARLES COUNTY

STC TOWERS SITE NUMBER:

STC153-MO VERIZON WIRELESS PSLC:

663602

POD NUMBER 22-12923

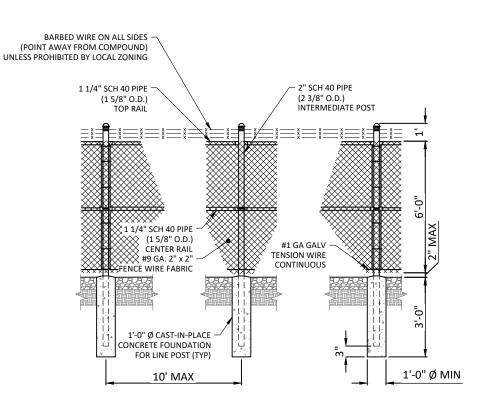
DRAWN BY LBD CHECKED BY:

MEP 4.4.22

SHEET TITLE:

FENCE & GATE DETAILS

SHEET NUMBER:



FENCE POST DETAILS

NOT TO SCALE

(POINT AWAY FROM COMPOUND) UNLESS PROHIBITED BY LOCAL ZONING 2" SCH 40 PIPE (2 3/8" O.D.) 3" SCH 40 PIPE INTERMEDIATE POST (3 1/2" O.D.) CORNER 1 1/4" SCH 40 PIPE (1 5/8" O.D.) CENTER RAIL 3/8" Ø STEEL TRUSS ROD WITH TURNBUCKLE AT ALL END PANELS 1'-0" Ø CAST-IN-PLACE CONCRETE FOUNDATION FOR LINE POST (TYP) '-6" Ø CAST-IN-PLACE CONCRETE FOUNDATION FOR CORNER POST (TYP)

- OR BARBED WIRE ON ALL SIDES

CORNER POST DETAIL

NOT TO SCALE

MIN