



AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 20, 2025
4:00 PM

CALL TO ORDER

ROLL CALL

Mr. Ted Armstrong
Mr. James Kostelc
Mr. James Gerst
Mr. Robert Mooney
Mr. Arnold Mayersohn
Ms. Judy Pass (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

APPROVAL OF MINUTES

- 1. June 19, 2025 Board of Adjustment Draft Meeting Minutes**

ACCEPTANCE OF THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

- 2. #25-1: Variance Request For The Property At 1 College Park Drive, within the Missouri Baptist University Campus, for a 65 Foot, 2 Inch Encroachment into the Required 100 Foot Setback for Communication Towers in Order to Construct a 100-Foot-Tall Monopole**
Summary: Jonathon Hunt, of Centerline, LLC, on behalf of The Towers, LLC, submitted a setback variance request for the property at 1 College Park Drive within the Missouri Baptist University campus, zoned "HE" Higher Education Zoning District. The request is for a 65-foot, 2-inch encroachment into the required 100-foot setback from the property line, as established by Section 405.470(A)(6)(c) Conditional Uses—Communication Towers, in order to build a 100-foot-tall telecommunication monopole.

BUSINESS FROM STAFF

- 3. Request to Change Monthly Meeting Dates and Approve 2026 Meeting Schedule**
Summary: Staff has submitted a request to change future Board of Adjustment



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regularly scheduled meetings from the third Thursday of the month to the second Thursday of the month and to adopt the 2026 meeting schedule which incorporates this change.

ADJOURNMENT

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1) RSMO or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
JUNE 19, 2025
4:00 PM**

CALL TO ORDER

A regular meeting of the Board of Adjustment Commission of the City of Creve Coeur was called to order by Chair Glen Wilen at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, June 19, 2025, at 4:00 PM.

ROLL CALL

**Mr. Glenn Wilen (Chair)
Mr. James Kostelc
Mr. James Gerst
Mr. Robert Mooney - absent
Mr. Arnold Mayersohn**

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services
Supervisor**

APPROVAL OF MINUTES

1. May 15, 2025 Board of Adjustment Draft Meeting Minutes

**RESULT: APPROVED (UNANIMOUS)
MOVER: Mr. Kostelc
SECONDER: Mr. Mayersohn
AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn and Mr. Wilen
NAYS: None**

The vote on the motion being 4 ayes and 0 nays, motion carried.

ACCEPTANCE OF THE AGENDA

**RESULT: ACCEPTED (UNANIMOUS)
MOVER: Mr. Gerst
SECONDER: Mr. Kostelc
AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn and Mr. Wilen
NAYS: None**



MINUTES
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CITY COUNCIL CHAMBER
JUNE 19, 2025
4:00 PM

The vote on the motion being 4 ayes and 0 nays, motion carried.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

2. Application #25-9810: Variance Request For The Property At 9810 Warington Square for a 5-Foot Encroachment into the Required 45-Foot Front Yard Setback in Order to Construct A New Single-Family House

The hearings on this matter and the next were consolidated.

Douglas Cohen, owner of Douglas Properties, gave his presentation. He said his company has built 50 homes in Creve Coeur over the last 30 years, 350 total homes built in the last 40 years, and he builds about 8-10 homes per year.

Mr. Cohen owns 9810 and 9820 Warington Square. 9820 is one lot to the west of 9810. There is a lot of detrimental water flow from east and south of the backyards. Seller told him City earmarked \$200,000 for water mitigation and drainage correction. Public Works hired an engineer. Money was in fact not earmarked. City acknowledged there is a problem with poor drainage.

Volz Engineering was hired by Mr. Cohen. Mr. Cohen owns two homes, and he is negotiating with one other homeowner. He can only pay about 25% of the finished home for the lots. All the homes were set at 40-foot setback from Warington Square street. One home has been pre-sold. Moving up the homes from 45 feet to 40 feet allows him to address the drainage problems more effectively. Subdivision residents will be happy because the homes will be set at the same setback as the other homes on the street.

Mr. Wilen: Current home is 40 feet from the street?

Mr. Cohen: Yes, same setback as existing.

Mr. Gerst: If variance is not granted and you have to re-grade, how much would that cost?

Mr. Cohen: Each house would cost an additional \$10,000 he thinks.

There are two new homes on the corner of Graeser Road and Graeser Lane. MSD has no sewer inlets on that street. There is a grading plan that protects all the neighboring streets and residences. City regulates the grading process to protect the neighbors and the street.



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4:00 PM

Ms. Moore gave the City's presentation. Two votes will be required because it is for two variance requests. Warson Square plat 2 with 1957 approval by the City. This is a B Zoning district. There is a 40-foot front yard platted setback.

Some aspects of the setback have changed including the front yard setback. All ten houses were built within 5 years of the plat approval and appear to adhere to the 40-foot setback. Current zoning code is 45-foot setback. Sundown Square runoff comes into Warington Square because Sundown neighborhood sits a little bit higher than Warington Square.

Cynthia Gish, co-owner of 9830 Warington Square, spoke. She is horrified that water mitigation of stormwater has not been done by the City. 9,840 yard is eroding into the creek there was lots of rain this spring. She is concerned about reviewing plans with Mr. Cohen.

Ms. Gish is in favor of stormwater improvement. Mr. Cohen has a good reputation for building homes. These are big homes. All the neighborhoods nearby have been rebuilt. Will we have a say in the water runoff? Areas will be built up from the drawing. Neighbors were ecstatic when thought the City was doing the grading.

Mr. Cohen: I don't know how wide the homes will be.

Ms. Moore: The proposal will adhere to the rear and side yard setbacks.

Warren Gish, co-owner of 9830 Warington Square, spoke. Water flows into a tributary of Deer Creek. He is concerned about stormwater runoff. If you grant the 40-foot variance, there will be more runoff from a larger building.

Mr. Cohen: Downspout goes into a drywall that is channeled underground, and the drywell is 10-12 feet wide x 10-12 feet deep.

Mr. Jaggi: We do have a separate process to ensure no adverse effect and make sure the tradeoffs do not make anything worse. I can get you in touch with the City Engineer.

Mr. Lumley entered items into the record.

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Wilen SECONDER: Mr. Mayersohn AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn and Mr. Wilen NAYS: None</p>
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The vote on the motion being 4 ayes and 0 nays, motion carried.

3. Application #25-9820: Variance Request For The Property At 9820



**MINUTES
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4:00 PM**

Warington Square for a 5-Foot Encroachment into the Required 45-Foot Front Yard Setback in Order to Construct A New Single-Family House

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Wilen

SECONDER: Mr. Kostelc

AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn and Mr. Wilen

NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried.

BUSINESS FROM STAFF

4. Meeting Procedures Discussion

Transcript snippets of a past meeting were distributed to the Commission members by Ms. Bollinger.

Mr. Jaggi: We have to remember that these are transcribed hearings.

Ms. McLaughlin: She stated that it's getting hard for her to hear to transcribe accurately when there are multiple people speaking at the same time.

Mr. Jaggi: These meetings are quasi-judicial hearings, and we need to button up the hearing a little bit.

Mr. Lumley said that on the variance at 575 Graeser, the City has submitted outside counsel to appeal the Board's decision. It was at the direction of the City Council to file the appeal. Mr. Lumley also gave an update on the 7 Sherwyn Lane case.

ADJOURNMENT

Meeting adjourned at 4:58 p.m.

Submitted by:

Charalyn Bollinger
Recording Secretary

J. M. ...
Chair



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO THE BOARD OF ADJUSTMENT

#25-1: VARIANCE REQUEST FOR THE PROPERTY AT 1 COLLEGE PARK DRIVE, WITHIN THE MISSOURI BAPTIST UNIVERSITY CAMPUS, FOR A 65 FOOT, 2 INCH ENCROACHMENT INTO THE REQUIRED 100 FOOT SETBACK FOR COMMUNICATION TOWERS IN ORDER TO CONSTRUCT A 100-FOOT-TALL MONOPOLE

FOR THE MEETING OF: Thursday, November 20, 2025

SUBJECT PROPERTY LOCATION: 1 College Park Drive within the Missouri Baptist University Campus, Zoned “HE” Higher Education Zoning District.

REQUEST: Jonathon Hunt, of Centerline, LLC, on behalf of The Towers, LLC, submitted a setback variance request for the property at 1 College Park Drive within the Missouri Baptist University campus, zoned “HE” Higher Education Zoning District. The request is for a 65-foot, 2-inch encroachment into the required 100-foot setback from the property line, as established by Section 405.470(A)(6)(c) Conditional Uses—Communication Towers, in order to build 100-foot-tall telecommunication monopole.

Key Issues:

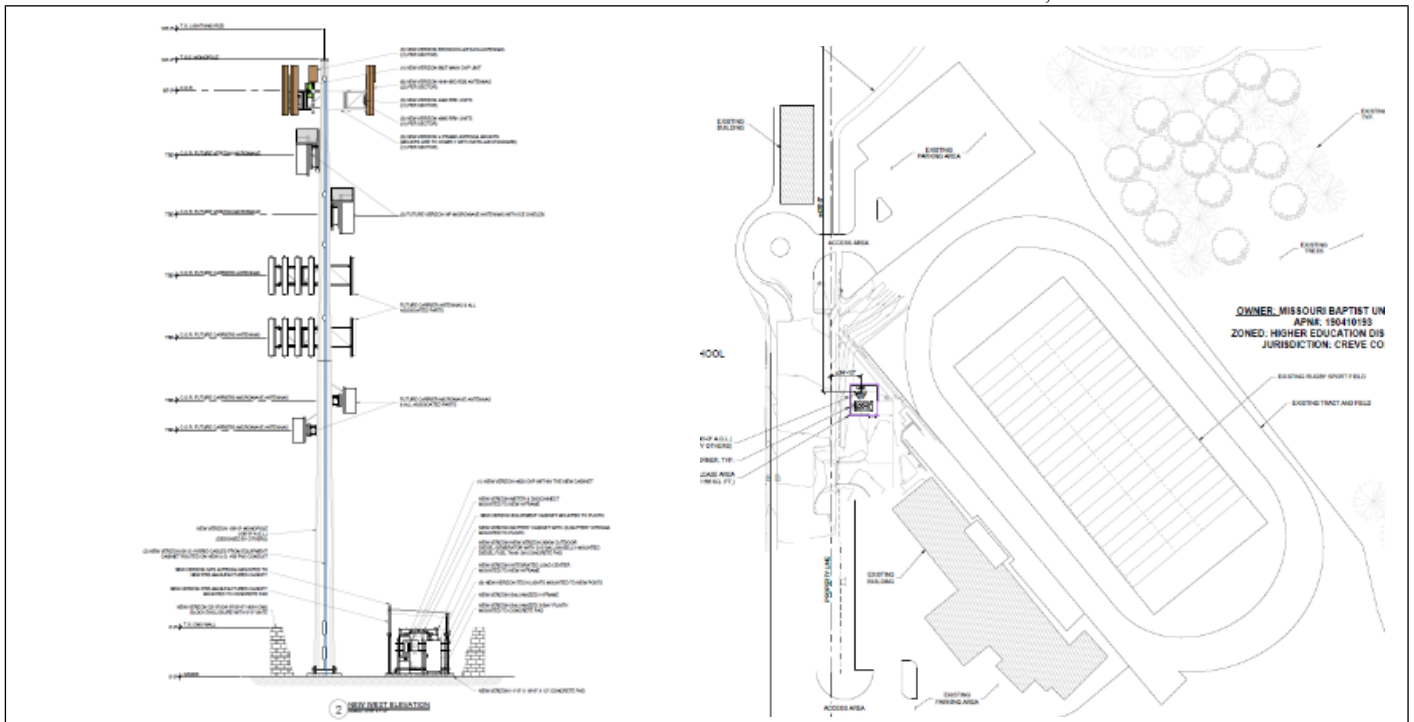
- Property versus owner hardship
- Impact to surrounding uses

Zoning Code References

- Section 405.300: “HE” Higher Education Zoning District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

APPLICANT: Towers, LLC
750 Park of Commerce Dr. Ste. 200
Boca Raton, FL 33487

APPLICANT’S REPRESENTATIVE: Jonathon Hunt
Centerline, LLC
P.O.Box 63051
St. Louis, Mo 63163



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 11/5/2025

ATTACHMENTS: Applicant’s Materials submitted 9/18/25 and 10/16/25.

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is part of the approximately 64-acre Missouri Baptist University Campus within the “HE” Higher Education Zoning District. The applicant is seeking to construct a 100-foot-tall monopole for use as a communications tower for Verizon. This use, NAICS 517210 *Communication Towers*, is a conditional use in the “HE” zoning district and subject to additional requirements provided in Section 405.470, *Conditional Uses*, of the Zoning Code. Section 405.470(A)(6)(c) requires communication towers be set back from the property line a minimum of 1 foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. In this case, the height of the monopole is 100 feet and the required setback is 100 feet from the property line, which is greater than the setback requirements for the “HE” zoning district of 50 feet. The applicant is proposing to place the monopole 34 feet, 10 inches from the western property line adjacent to CBC Cadet Park in the City of Town and Country. The applicant is requesting a 65-foot, 2-inch variance from the requirements of Section 405.470 to place the monopole in this location. The applicant has stated in the application that this location was chosen because other flat and accessible locations on this parcel are already being used and Verizon wants to cover as much of the southeastern edge of Creve Coeur and I-64 as possible.

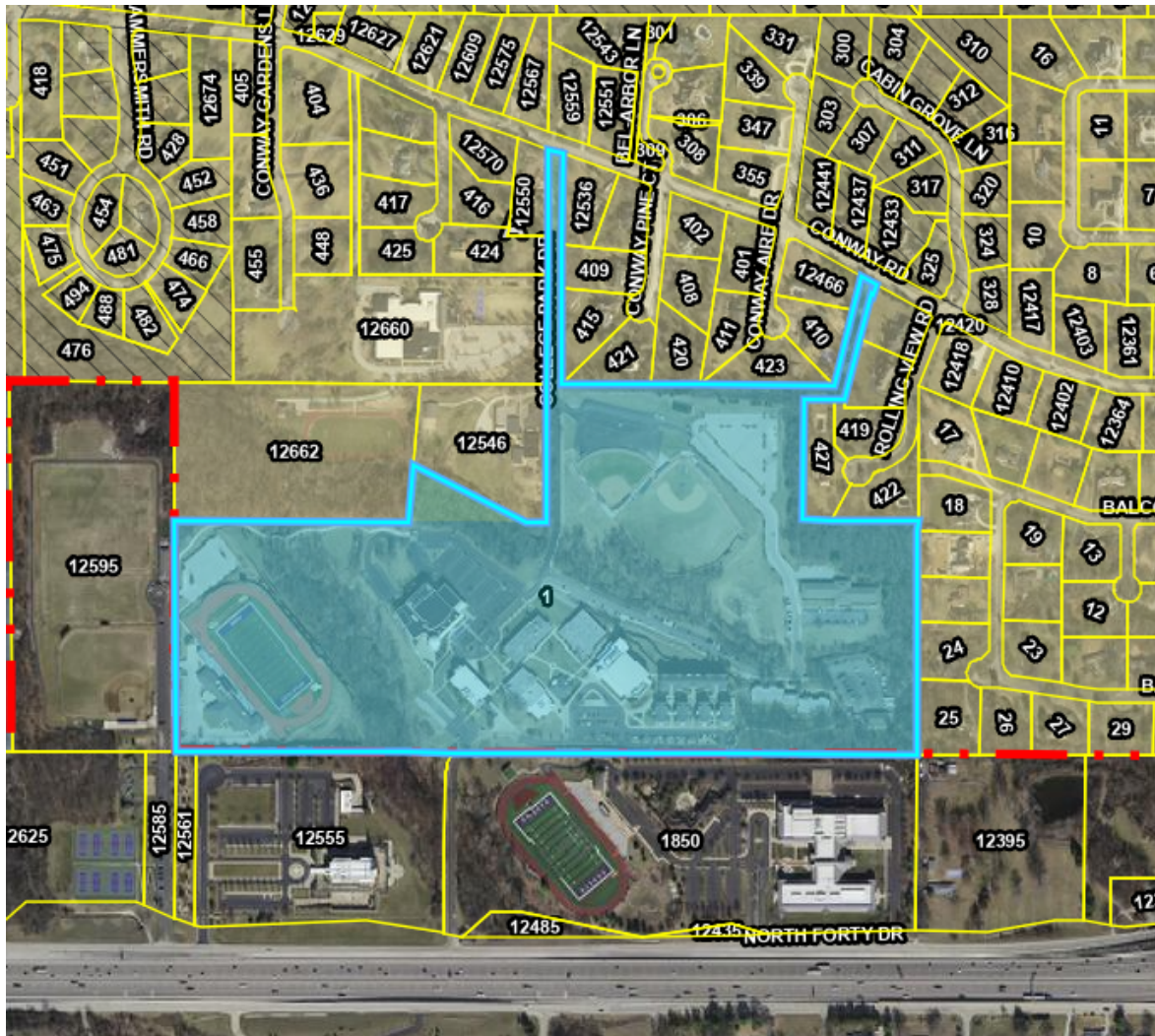


Figure 1: GIS image of Missouri Baptist University Campus

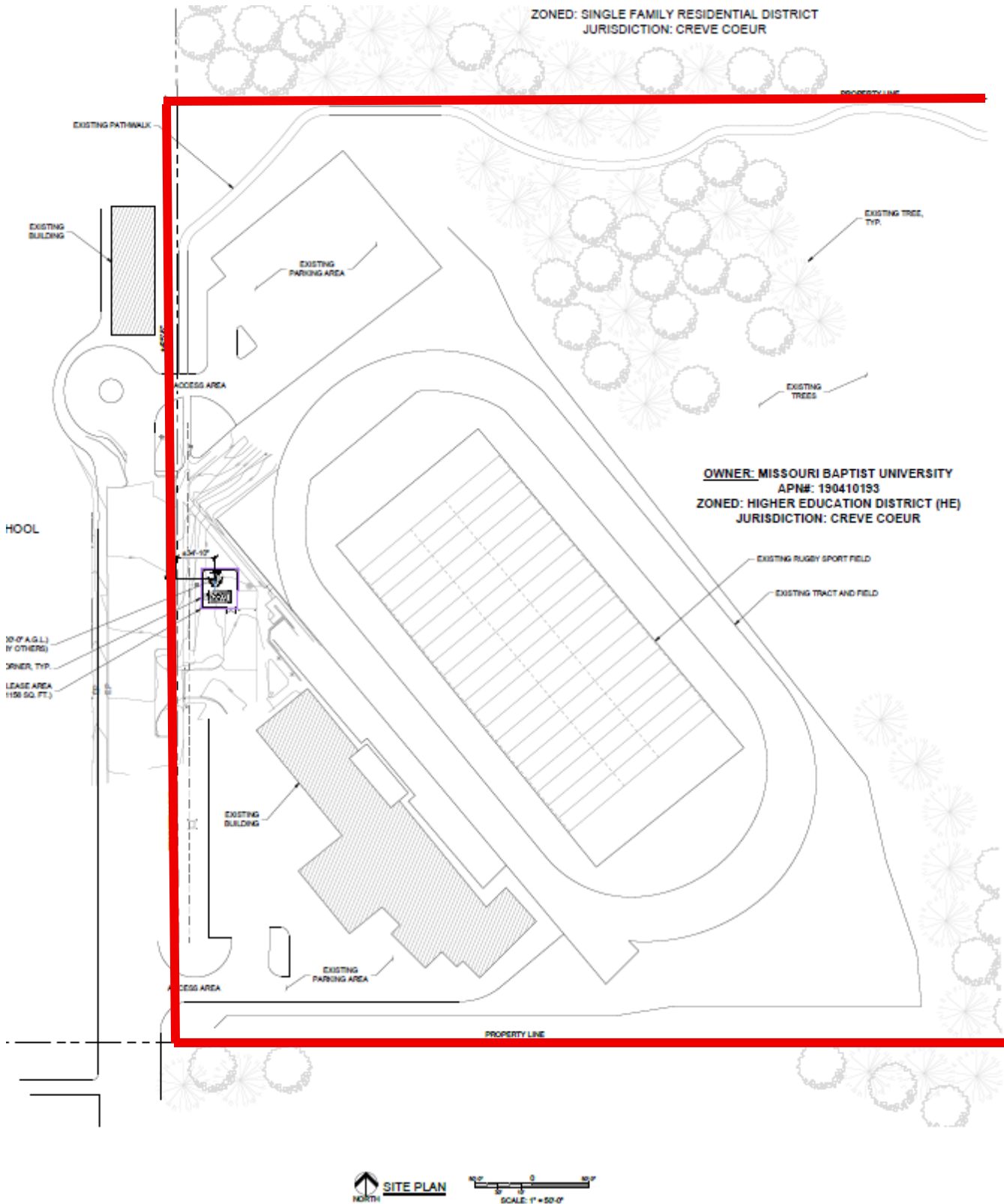


Figure 2: Proposed location of monopole shown highlighted. Property lines in red.

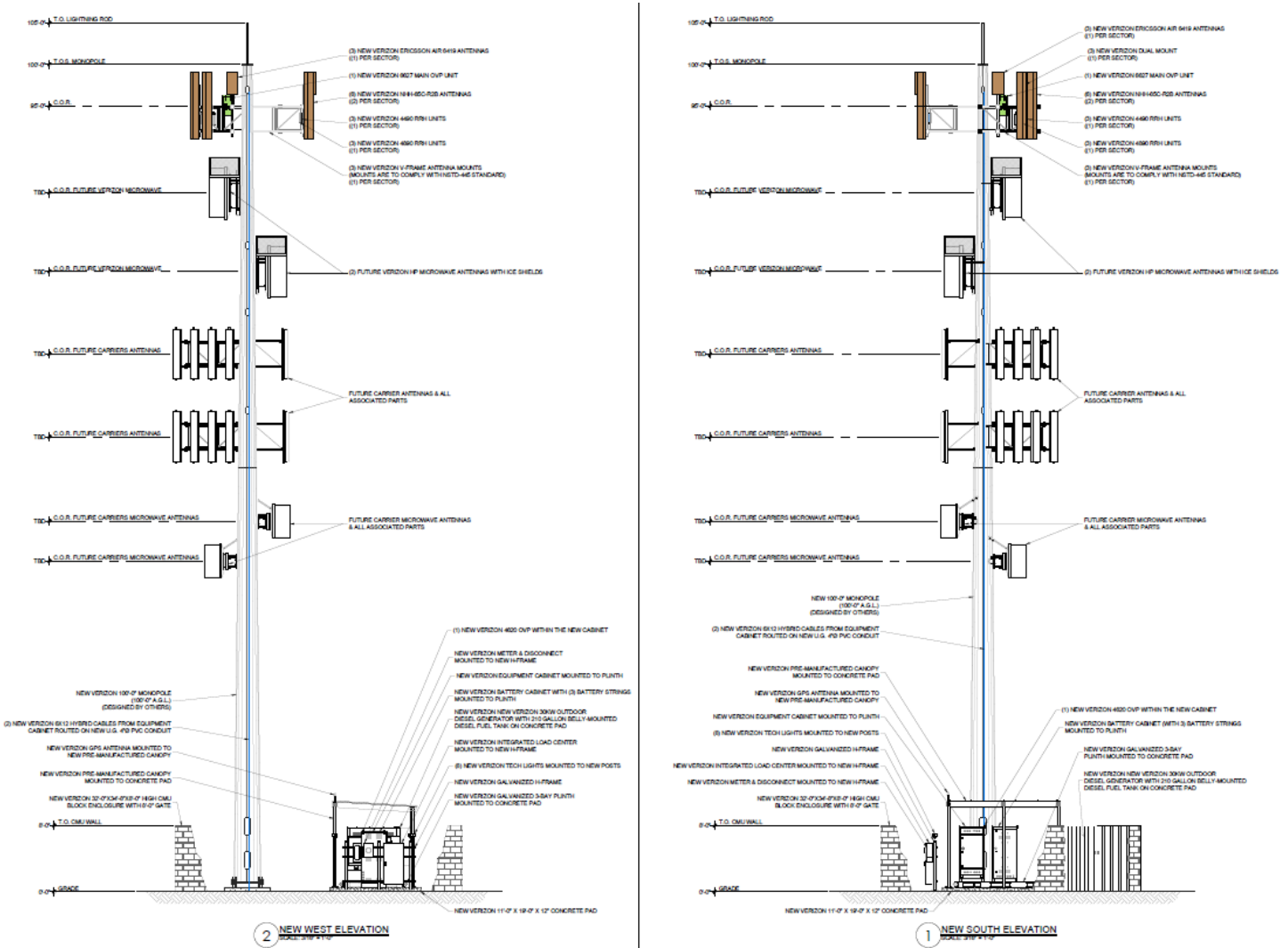


Figure 3: Proposed monopole design.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Rossman School	A Single Family Residential	N/A
South	CBC High School and Church of Jesus Christ of Latter-Day Saints	City of Town and Country	N/A
East	Single-Family Residences	A Single Family Residential	N/A
West	CBC Cadet Park	City of Town and Country	12575 N. 40

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

According to the information submitted by the applicant, the variance requested arises from the applicant's desire to cover as much of Creve Coeur as possible while also improving coverage along I-64. The Missouri Baptist University parcel was chosen for its location toward the southern edge of Creve Coeur. The applicant states that the chosen parcel is very hilly and wooded and there are no spaces on this parcel that are flat and accessible which are not already being used. Therefore, the decision to locate the monopole 34 feet, 10 inches from the property line was made with the support of the property owner, Missouri Baptist University, because this location is flat, accessible and will not disrupt University activities. The property owner has submitted a letter of support for the monopole's location with the application. The "HE" zoning district includes two additional parcels along the southern edge of Creve Coeur and with similar proximity to I-64, which are the St. Louis Priory School campus and the Covenant Theological Seminary campus. Both locations are large campuses of more than 20 acres. No information was provided by the applicant related to the conditions present on other properties within the "HE" Higher Education zoning district or if these options were considered.

2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;

Although the hilly topography is not the fault of the applicant nor the owner of the property, the decision to place the monopole 65 feet, 2 inches closer to the property line than is allowed by Section 405.470 for this conditional use was the choice of the applicant based upon available free space on the parcel that met the desired criteria for the tower including flat, open space with easy access and that was acceptable to desires of the property owner. No alternative plans, parcels or locations were provided to show that a monopole that meets the requirements of Section 405.470 and would not require a variance could not be built elsewhere on the property chosen for the site of the construction, on other properties within the "HE" zoning district or elsewhere within other zoning districts where this conditional use is also allowed.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

If the variance were to be granted, the monopole would be roughly 1,000 feet from the nearest residential parcel but it would be 65 feet, 2 inches closer to the adjacent parcel, CBC Cadet Park in Town and Country, than such a use would be allowed without a variance. CBC Cadet Park, located within the City of Town and Country, is just under 18.5 acres and contains mostly open sports fields with smaller structures for team and spectator seating and sports field related uses. It is up to the Board of Adjustment to determine if the monopole's 34-foot, 10-inch proximity to the park's property line would be an adverse effect to this property. The applicant has provided no information related to the impact the monopole would have on the adjacent property. The adjacent property owner has provided public comment that is included in the agenda packet.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The property owner has not submitted any information to support that the strict application of the provisions of the Zoning Code would cause severe practical difficulty or extreme hardship to them. The owner of the property is leasing the land for the proposed monopole to the applicant in order for the monopole to be constructed.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community;

No, granting the variance does not appear to significantly adversely affect the public health, safety, order, convenience, or general welfare of the community. However, the additional requirements for conditional uses, from which the variance is requested, are designed to help soften impacts to the surrounding adjacent uses and properties from uses that were deemed to have more of an impact than permitted-by-right uses.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Granting the variance desired would appear to violate the general spirit and intent of this chapter because no evidence of severe practical difficulty or extreme hardship to the property owner if the variance is denied was provided. Also, the purposes of additional requirements for conditional uses is to determine the appropriateness of the use in consideration of surrounding uses, activities and conditions of the site and of surrounding areas. Granting a variance to reduce the setback requirements for telecommunication towers in the absence of proof of hardship of the property would appear to violate the general spirit and intent of this Chapter.

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

The subject property is a 64-acre campus within the “HE” Higher Education zoning district. It exceeds the minimum district size of 15 acres. The applicant has submitted a topographic map of the proposed project area as part of the variance application. No specific information, including topographic maps, site plans or analysis, for other locations on this campus, locations within other campuses in the “HE” zoning district or the surrounding area were made in the application to exemplify that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.

- 2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

No, if the variance were granted, when the applicant submits a building permit and site improvement plan, the stormwater impacts would be reviewed at this stage as part of the permitting phase. If the area of

disturbance is 2,000 square feet or more than a land disturbance permit would be required. Per the provided plans, the project area is just over 1000 square feet.

ACTION

Following its deliberation, the Board of Adjustment may vote in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front yard setback would be:

“I move to approve a variance allowing for a 65-foot, 2-inch encroachment into the required 100-foot setback for communication towers for the property at 1 College Park Drive to construct a 100-foot monopole based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the setback requirements for conditional uses will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed monopole will not adversely affect the public health, safety, order, convenience, or general welfare of the community;
6. Granting the setback variance will not violate the general spirit and intent of this Chapter;
7. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances of the subject property, the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

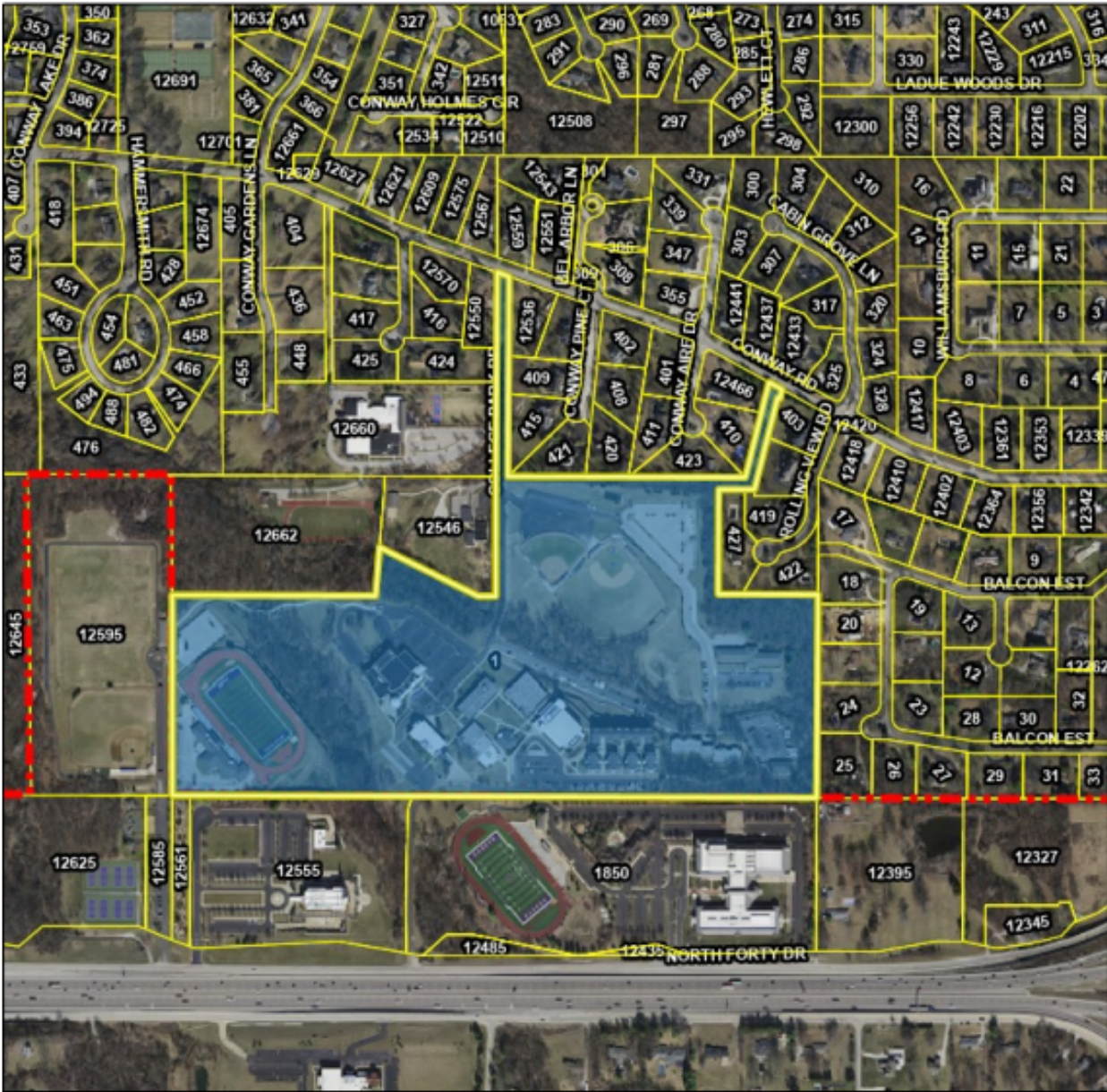
If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for the variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 1 College Park Drive based upon the testimony received and the deliberations of the Board on this application, as decided on November 20th, 2025.”

APPENDIX 1: COMPREHENSIVE PLAN Included and attached by reference. See body of report for specific excerpts.
APPENDIX 2: ZONING CODE Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



 **City Limits**

 **Parcels**

November 4, 2025





Prepared By  HORNER+SHIFFIN

APPENDIX 4: SITE IMAGES



Description:
Proposed
location of
monopole as
shown in
plan set
submitted
by
applicant.

VIEW OF NEW LEASE AREA
(LOOKING NORTH)



Description:
Proposed
location of
monopole as
shown in
plan set
submitted
by
applicant.

VIEW OF NEW LEASE AREA
(LOOKING SOUTH)



city
of

CREVE COEUR

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
 (314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
 www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION NON-USE VARIANCE

Applicant:	Applicant's Representative (if applicable):
<p><i>Name</i></p> <p>The Towers, LLC dba Vertical Bridge</p> <hr/> <p><i>Company (If Applicable)</i></p> <p>750 Park of Commerce Dr., Suite 200</p> <hr/> <p><i>Address</i></p> <p>Boca Raton, FL 33487</p> <hr/> <p><i>Address</i></p> <p> </p> <hr/> <p><i>Telephone #</i> _____</p> <hr/> <p><i>Fax #</i> _____</p> <hr/> <p><i>Email:</i> _____</p>	<p><i>Name</i></p> <p>Jonathon Hunt</p> <hr/> <p><i>Name</i></p> <p>Centerline LLC</p> <hr/> <p><i>Company (If Applicable)</i></p> <p>PO Box 63051</p> <hr/> <p><i>Address</i></p> <p>St. Louis, MO 63163</p> <hr/> <p><i>Address</i></p> <p> </p> <hr/> <p><i>Telephone #</i> 314-707-8461</p> <hr/> <p><i>Fax #</i> _____</p> <hr/> <p><i>Email:</i> JHunt@CLineLLC.com</p>

APPLICANT: Architect _____ Engineer _____ Contractor _____ Agent _____ Owner ^X _____

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, _____, 20__.

Applicant's Signature

Date

Jonathon
Hunt

Digitally signed by Jonathon Hunt
 DN: cn=Jonathon Hunt, c=US,
 email=jhunt@cline.com
 Date: 2025.09.18 11:44:27 -
 0500

Applicant's Representative's Signature

9/18/2025

Date

- Submittal Checklist**
- Two (2) checks, \$50.00 filing fee & \$250.00 non-refundable escrow
 - Four (4) sets of signed and sealed plans
(Folded to a size no larger than 11"x14") for the improvements necessary for the proposed use
 - Written Justification
 - Electronic copy of all submitted documents

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):
New telecommunications tower.

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):
This parcel is very hilly and wooded. Topography map and photos are attached. There are no spaces on this parcel that are flat and accessible that are not already being used. Also, Verizon wants to cover as much of Creve Coeur as possible and also improve coverage along I-64, so they wanted a location towards the Southeast edge of Creve Coeur.

- Unique non-physical characteristics of the property (location, access, history, etc.):
This parcel is on the edge of the jurisdiction, and the neighboring parcel is a football field.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:
We are asking for a variance from the border of the jurisdiction.
We are trying to keep this tower as far away from homes as possible.

- Current uses and structures on the property:
Missouri Baptist University's campus.

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:
To build this cell tower, we need a location that can handle the construction as well as be open for 24/7 access. This parcel is one of the only locations capable of this. However, it is a very hilly parcel and a very busy parcel, so we are limited still. That said, this is still the parcel that comes closest to meeting the requirements to build a tower.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

N/A

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:
The neighboring parcel, which is not in Creve Coeur, would have a cellphone tower near it. The neighboring parcel is a football field. Part of the appeal of this location is that we are about as far away from homes in Creve Coeur as one can get.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

None.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

After construction of the tower, just routine maintenance and the occasional antenna installation.No consistent increase in traffic.

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:
None.

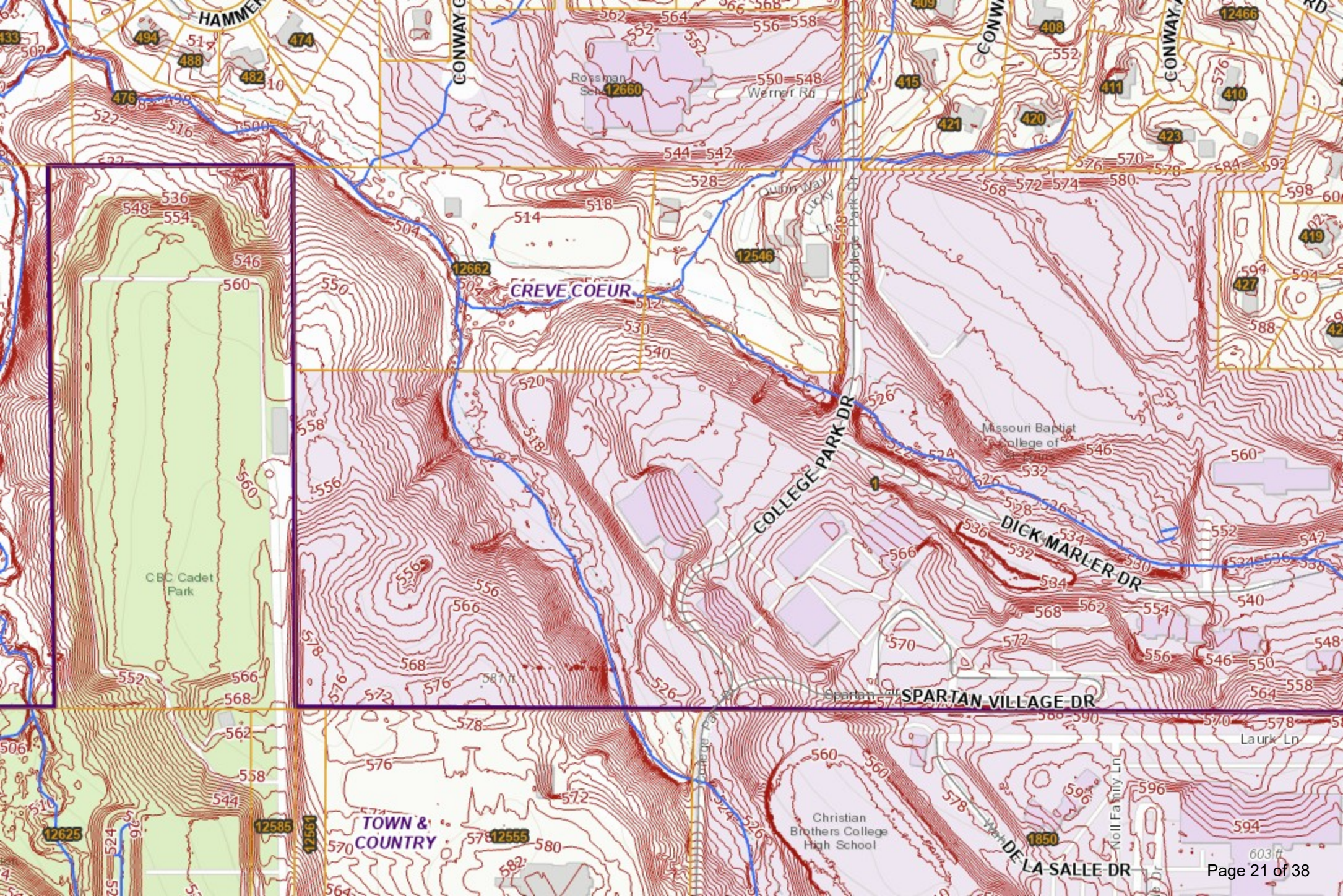
9. Zoning district in which the property is located: HE

10. Size of the lot (total square feet or acres): 64.2 acres

11. Please provide any other information in support of this request (on a separate sheet if needed):

The hilly terrain makes it extremely difficult to find a location
suitable for a tower. This tower location will allow for increased
cell coverage along Interstate 64, on the campus of Missouri
Baptist University, and throughout the city of Creve Coeur.

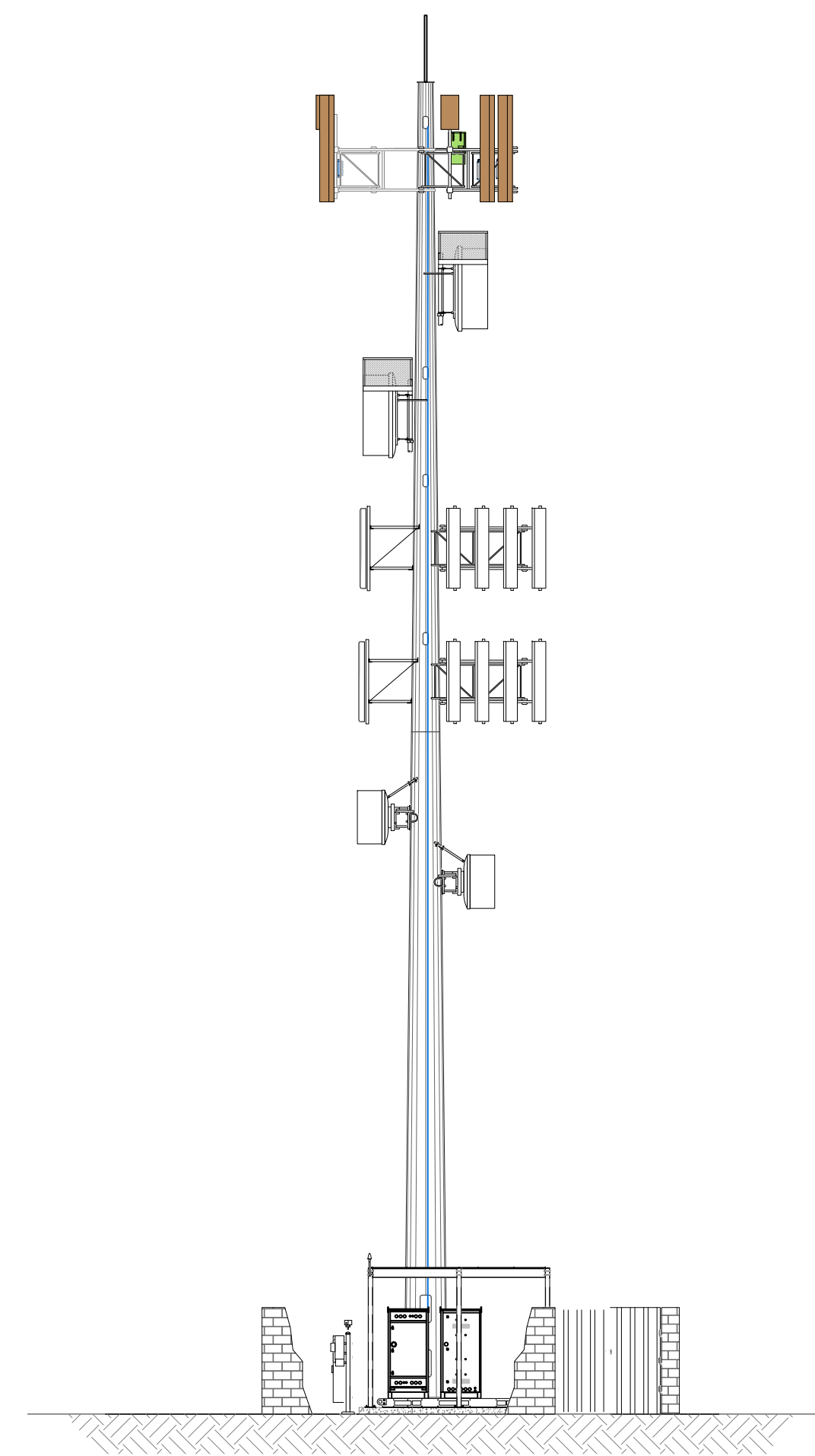
Non-tower options were explored, but nothing was suitable to provide
increased cell phone coverage.



Looking West from proposed tower location



EXISTING WALL HATCH NEW WORK/ UTILITY EASEMENT ACCESSIBILITY EASEMENT HYBRID CABLE/COAX POWER FIBER ANTENNAS RR/HBBU LEASE AREA EXISTING EASEMENT PENETRATIONS



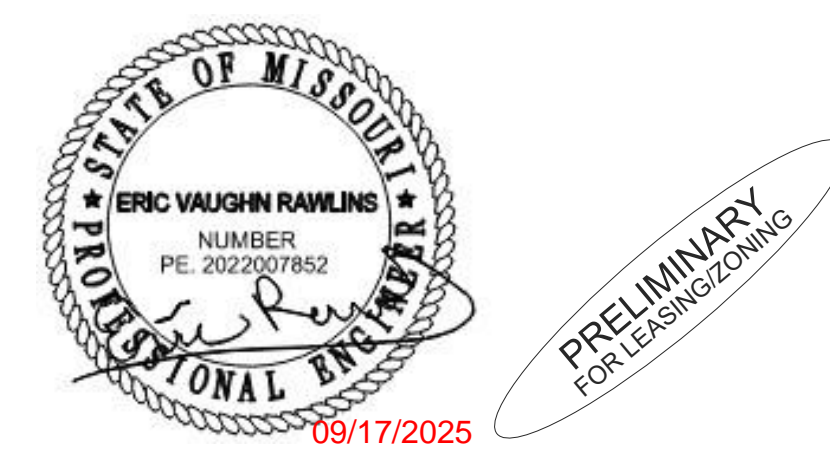
STLC MO BAPTIST COLLEGE

12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY

NEW 100'-0" MONOPOLE (OVERALL HEIGHT: 105'-0" A.G.L.) NEW BUILD COMMUNICATION SITE

BUILDING CODE SUMMARY:	
USED	Code Year / Type: (ORDINANCE)
X	2021 INTERNATIONAL BUILDING CODE (IBC)
X	2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
X	2015 INTERNATIONAL PLUMBING CODE
X	2015 INTERNATIONAL FUEL GAS CODE (IFGC)
X	2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
X	2015 INTERNATIONAL MECHANICAL CODE
X	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
X	2015 INTERNATIONAL FIRE CODE (IFC)
X	2014 NATIONAL ELECTRICAL CODE (NEC)

REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL CODE REQUIREMENTS.



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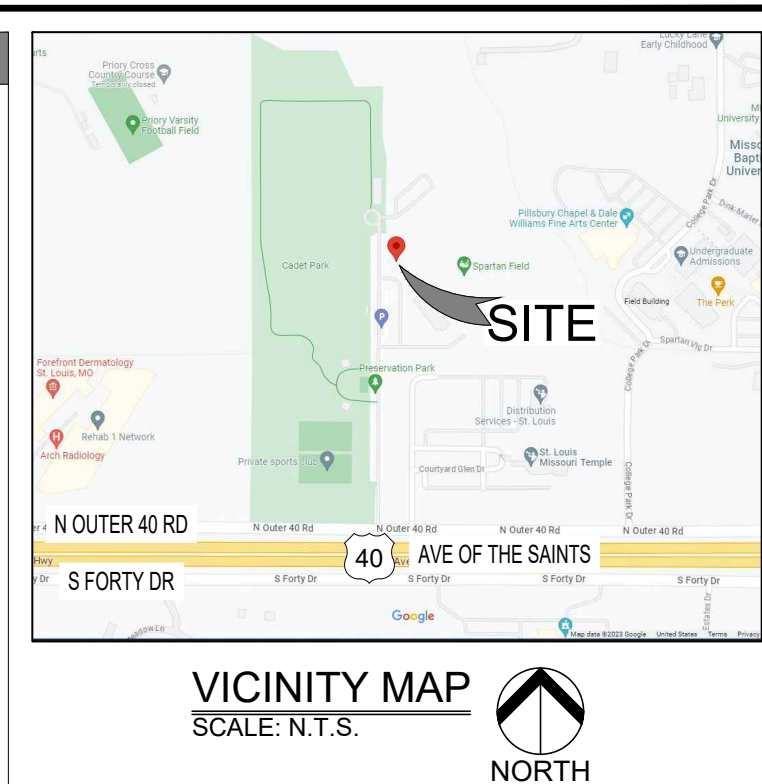
SHEET INDEX		
SHEET	TITLE	REV.
T1	TITLE SHEET	E
SP1	SPECIFICATION & PHOTO SHEET	-
Z0	SITE SURVEY	-
Z0.1	OVERALL SITE PLAN	E
Z1	SITE PLAN & 1A CERTIFICATION	E
Z2	ENLARGED SITE PLAN, DEMO PLAN AND EQUIPMENT LAYOUT PLAN	E
Z3	ELEVATIONS	E
TC1	FIBER COORDINATION SITE PLAN	E
RF1	ANTENNA INFORMATION & RR/H HYBRID CABLE DIAGRAM & CHART	E

PROJECT INDEX:
 APPLICANT/CLIENT:
 VERIZON
 CONSTRUCTION DEPARTMENT
 500 TECHNOLOGY DRIVE
 WELDON SPRING, MO 63304
 CONTACT: JOHN JOHNSON
 PHONE: 314-502-5905
 EMAIL: john.johnson@verizonwireless.com
 ENGINEERS/DESIGNERS:
 CENTERLINE/PM&A
 CONTACT: ROXY COLETTE
 PHONE: 720-960-1600
 EMAIL: RCOLLETTE@CLINELLC.COM
 SURVEYOR:
 LOVEFACE & ASSOCIATES, LLC.
 929 SE 3rd STREET
 LEE'S SUMMIT, MO 64063
 CONTACT: CHAD THOMAS
 PHONE: 816-347-9997
 ZONING/SITE AC:
 J5 INFRASTRUCTURE PARTNERS
 9457 SOUTH UNIVERSITY BLVD, #347
 HIGHLANDS RANCH, CO 80126
 CONTACT: JONATHAN HUNT
 MOBILE: 314-707-8461
 EMAIL: JHUNT@J5IP.COM
 PARCEL ID: 190410193
 PARCELL ADDRESS: COLLEGE PARK
 DR., CREVE COEUR, MO 63141

GENERAL PROJECT NOTES:
 1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
 2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
 3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
 4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
 5. NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
 6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
 7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
 8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
 9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:
 OWNER: MISSOURI BAPTIST UNIVERSITY
 1 COLLEGE PARK DRIVE
 ST. LOUIS, MO 63141
 CONTACT: ORAN WOODWORTH PHONE: 314-392-2356
 TOWER OWNER: VERIZON
 CONTACT: N/A PHONE: N/A
 JURISDICTION: CREVE COEUR
 300 N NEW BALLAS RD
 CREVE COEUR, MO 63141
 PLANNING DIVISION
 CONTACT: JASON JAGGI PHONE: 314-872-2504
 PUBLIC RECORD PARCEL NO: 190410193
FCC COMPLIANCE:
 RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.
ADA COMPLIANCE:
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
ABBREVIATED LEGAL DESCRIPTION:
 PART OF THE NW 1/4, SECTION 16, T45N, R5E, IN ST. LOUIS COUNTY, MISSOURI.
PROJECT INFORMATION LIST:
 REPORTS: DATE:
 RFDS 09/03/24
 EME N/A
 STRUCTURAL ANALYSIS N/A
 MOUNT ANALYSIS N/A
SITE COORDINATES:
 LATITUDE: 38° 38' 31.08" N (38.641967)
 LONGITUDE: 90° 28' 0.86" W (-90.466906)

PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF THE FOLLOWING:
 • ONE (1) 100'-0" MONOPOLE (DESIGNED BY OTHERS)
 • ONE (1) NEW 11'-0"X19'-0" CONCRETE PAD
 • ONE (1) NEW PRE-MANUFACTURED CANOPY
 • NINE (9) NEW PANEL ANTENNAS
 • THREE (3) NEW DUAL MOUNT
 • THREE (3) NEW V-FRAME ANTENNA MOUNTS
 • SIX (6) NEW RRH UNITS
 • ONE (1) NEW 4620 MAIN OVP UNIT @ GROUND LEVEL
 • ONE (1) NEW 6627 MAIN OVP UNIT @ TOWER LEVEL
 • ONE (2) NEW 6651 BBU UNITS (RACK MOUNTED)
 • ONE (1) NEW OUTDOOR 30KW DIESEL GENERATOR WITH 210 GALLON BELLY-MOUNTED DIESEL FUEL TANK
 • ONE (1) NEW GPS ANTENNA
 • ONE (1) NEW OUTDOOR EQUIPMENT CABINET
 • ONE (1) NEW OUTDOOR BATTERY CABINET
 • ONE (1) NEW GALVANIZED 3-BAY PLINTH
 • THREE (3) NEW BATTERY STRINGS
 • EIGHT (8) NEW TECH LIGHTS
 • ONE (1) NEW GALVANIZED H-FRAME
 • ONE (1) NEW INTEGRATED LOAD CENTER ON NEW H-FRAME
 • ONE (1) NEW METER & DISCONNECT ON NEW H-FRAME
 • TWO (2) NEW 6X12 HYBRID CABLES
 • TWO (2) NEW 4"Ø PVC CONDUIT PIPES FOR CABLEING
 • NEW 32'-0"X34'-8"Ø-0" HIGH CMU BLOCK ENCLOSURE WITH 8'-0" GATE
 FUTURE
 • ONE (1) FUTURE OUTDOOR EQUIPMENT CABINET



DRIVING DIRECTIONS:
 FROM THE VERIZON OFFICE LOCATED AT 10740 NALL AVENUE, OVERLAND PARK, KANSAS: HEAD NORTH TOWARD W 107TH ST. TURN RIGHT ONTO W 107TH ST. TURN LEFT ONTO NALL AVE. TURN LEFT ONTO THE I-435 E/JUS-50 RAMP. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR I-435 E AND MERGE ONTO I-435 E/JUS-50 E. MERGE ONTO I-435 E/JUS-50 E. KEEP RIGHT AT THE FORK TO CONTINUE ON I-470 E/JUS-50 E. FOLLOW SIGNS FOR INTERSTATE 470 E/LEE'S SUMMIT/GRANDVIEW/U.S. 71 S. TAKE EXIT 16B TO MERGE ONTO I-70 E TOWARD ST. LOUIS. TAKE EXIT 210A TO MERGE ONTO I-64 E/JUS-40 E/JUS-61 S TOWARD CHESTERFIELD. KEEP RIGHT TO CONTINUE ON I-64 E. TAKE EXIT 24 TOWARD MASON RD. MERGE ONTO S OUTER FORTY RD. USE THE RIGHT LANE TO TURN LEFT ONTO S MASON RD. TURN RIGHT ONTO N FORTY DR/OUTER 40 RD. TURN LEFT. DESTINATION WILL BE ON THE RIGHT.

DESIGNED FOR:

 10000 PARK MEADOWS DRIVE, SUITE 300
 LONE TREE, COLORADO 80124
 DESIGNED BY:

 PROJECT NAME:
 STLC MO BAPTIST COLLEGE
 NEW 100'-0" MONOPOLE
 (OVERALL HEIGHT: 105'-0" A.G.L.)
 NEW BUILD COMMUNICATION SITE
 PROJECT ADDRESS:
 12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY
 SHEET TITLE:
 TITLE SHEET

REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

 SAVE DATE: 9/17/2025 11:42 AM
 SHEET NUMBER: T1

EXISTING
WALL HATCH
NEW WORK/
UTILITY EASEMENT
ACCESS/UTILITY
EASEMENT
HYBRID CABLE/COAX
POWER
FIBER
ANTENNAS
RR/HBBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS

GENERAL PROJECT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

GENERAL CONTRACTOR NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.
- ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

- CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
- ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
- SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

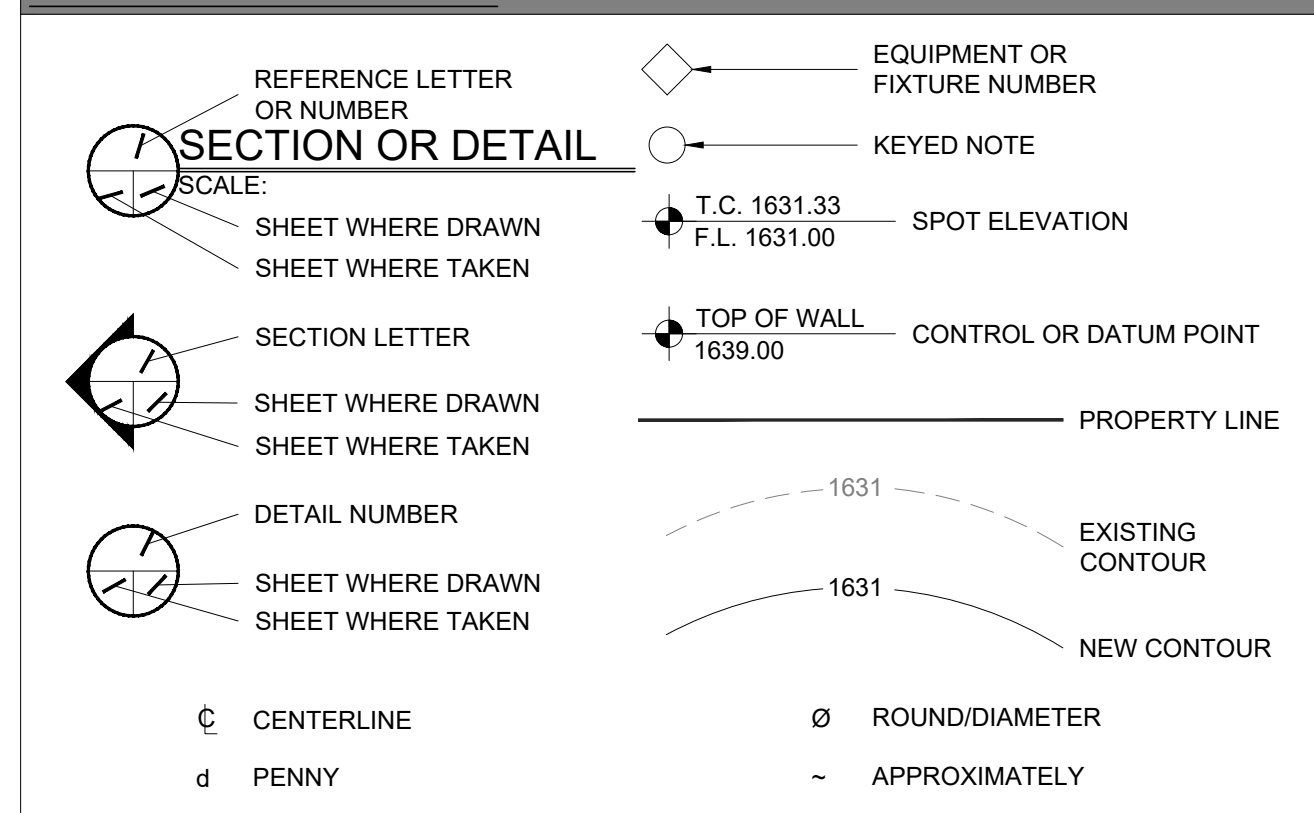
INTERIOR SAFETY BOARD SPECIFICATIONS:

CONTRACTOR TO INSTALL A 4'-0" x 4'-0" x 3/4" PLYWOOD SAFETY BOARD. SAFETY BOARD SHALL BE FASTENED TO INTERIOR WALL OF SHELTER, PAINTED "SAFETY YELLOW", AND CONTAIN THE FOLLOWING ITEMS:
EYE WASH KIT, FIRST AID KIT, SAFETY GLOVES, SAFETY APRON & EAR PROTECTION

STRUCTURAL DESIGN CRITERIA:

- ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2021, ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-H "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".
- BUILDING STRUCTURES:**
- WIND LOADS: IBC 2021 §1609 & ASCE 7-16 §28.4 (SIMPLIFIED METHOD)
V_{ULT} = 108 MPH
RISK CAT. = II; EXPOSURE CAT. = C
 - SEISMIC LOADS: IBC 2021 §1613 & ASCE 7-16 §12.14 (SIMPLIFIED METHOD)
RISK CAT. = II; SITE CLASS = D
V = F_sS_{DS}W
R
F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
S_{DS} = (2/3) S_{MS}
R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)
- COMMUNICATIONS STRUCTURES:**
- WIND LOADS: IBC 2021 §1609, ASCE 7-16 §29.5 & ANSI TIA-222-H
V = 108 MPH (3-SEC. GUST)
V = 40 MPH (2" RADIAL ICE)
RISK CAT. = II; EXPOSURE CAT. = C
 - SEISMIC LOADS: IBC 2021 §1613, ASCE 7-16 §15.6.6 & ANSI TIA-222-H
RISK CAT. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
V = S_{DS}(W₁) (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
R
V = Σ S_{az}(W_z) (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))
R

LEGEND OF SYMBOLS:

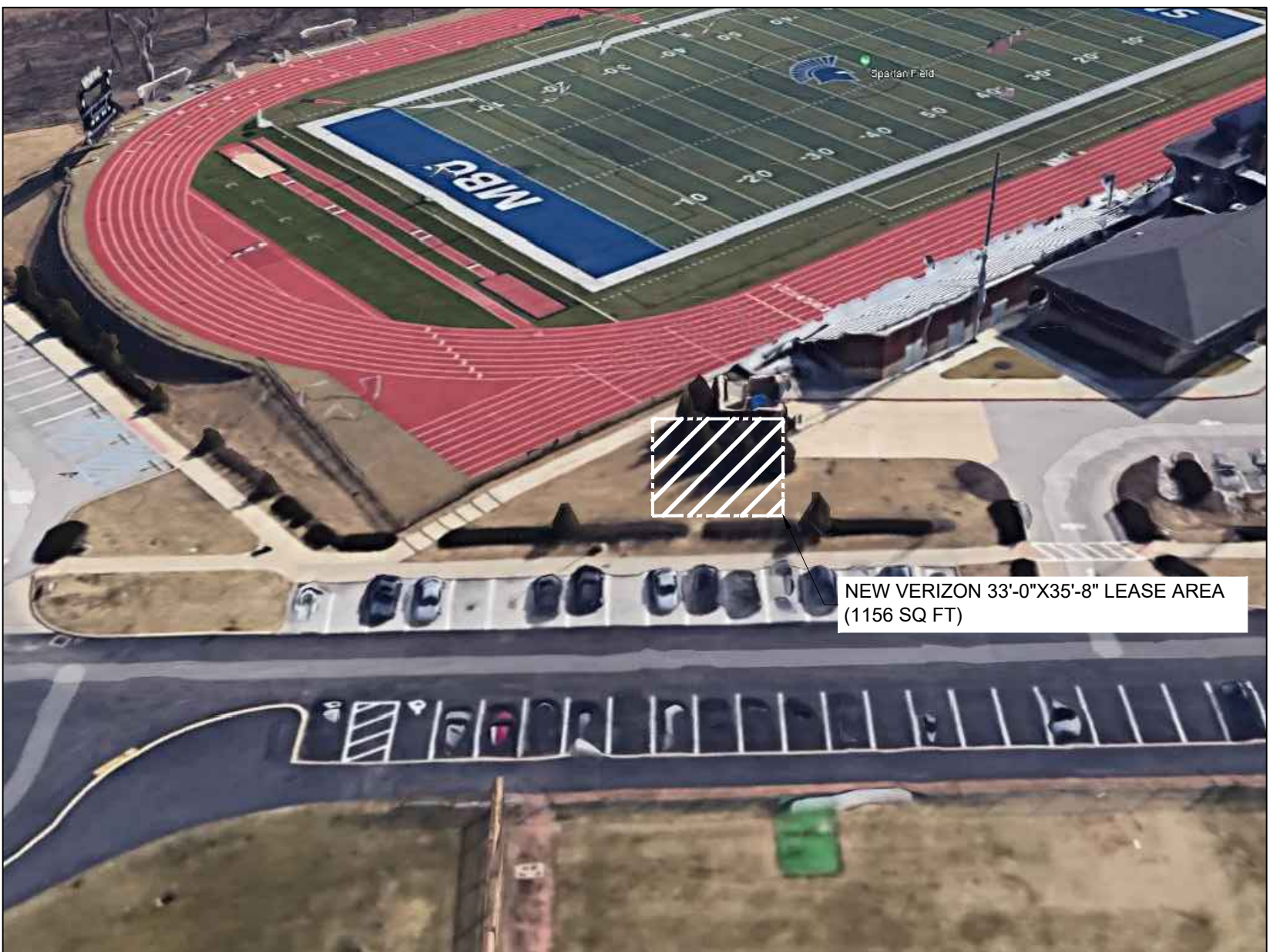


PROPOSED WORK COLOR LEGEND

HYBRID & COAX CABLES	
POWER	
FIBER	
ANTENNAS	
PENETRATIONS	
RR/HBBU	
EXISTING EASEMENT	
LEASE AREA	
ACCESS/UTILITY EASEMENT	
NEW WORK/UTILITY EASEMENT	
WALL HATCH	
EXISTING	



VIEW OF NEW LEASE AREA
(LOOKING NORTH)



VIEW OF NEW LEASE AREA
(LOOKING EAST)



VIEW OF NEW LEASE AREA
(LOOKING SOUTH)

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DESIGNED FOR:

10000 PARK MEADOWS DRIVE, SUITE 300
LONE TREE, COLORADO 80124

DESIGNED BY:

PROJECT NAME: STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

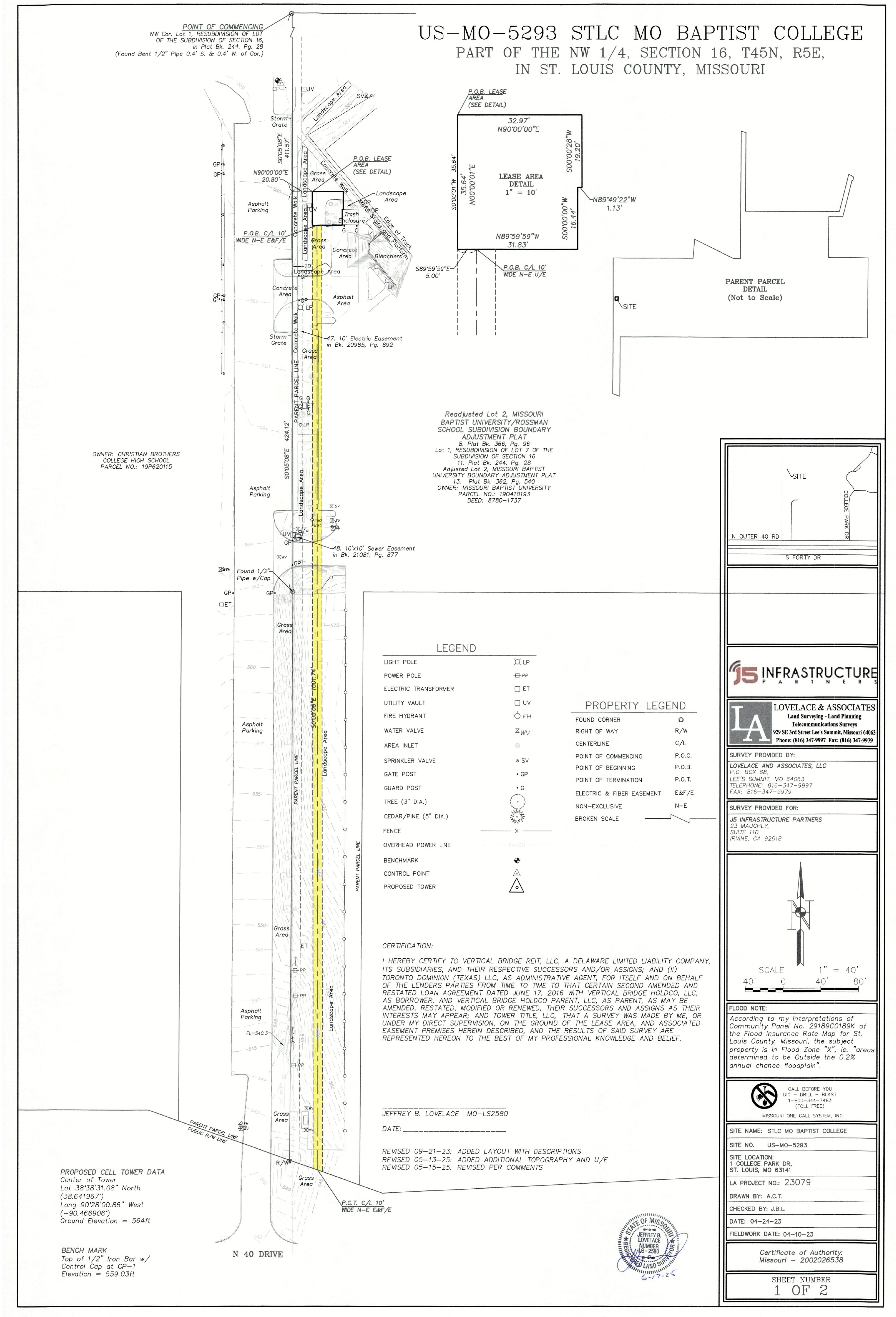
PROJECT ADDRESS:
12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:
SPECIFICATION & PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/08/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/28/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

SAVE DATE: 9/17/2025 11:42 AM
SHEET NUMBER: SP1

EXISTING WALL HATCH NEW WORK UTILITY EASEMENT ACCESSIBILITY EASEMENT HYDRO-COLORED POWER FIBER ANTENNAS RR/HIBB U LEASE AREA EXISTING EASEMENT PENETRATIONS



US-MO-5293 STL MO BAPTIST COLLEGE PART OF THE NW 1/4, SECTION 16, T45N, R5E, IN ST. LOUIS COUNTY, MISSOURI

LEGEND and PROPERTY LEGEND tables listing symbols for various infrastructure elements like light poles, power poles, and easements.

CERTIFICATION: I HEREBY CERTIFY TO VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND (i) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND TOWER TITLE, LLC, THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HERIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

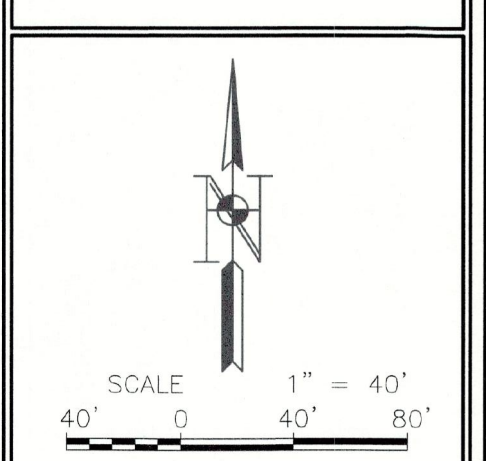
JEFFREY B. LOVELACE MO-LS2580 DATE: REVISED 09-21-23: ADDED LAYOUT WITH DESCRIPTIONS REVISED 05-13-25: ADDED ADDITIONAL TOPOGRAPHY AND U/E REVISED 05-15-25: REVISED PER COMMENTS

PROPOSED CELL TOWER DATA Center of Tower Lot 38'38" x 31'08" North (38.6419677) Long 90°28'00.86" West (-90.4669087) Ground Elevation = 564ft



LOVELACE & ASSOCIATES Land Surveying & Land Planning Telecommunications Surveys 929 St. Louis Loop, Suite 400 St. Louis, MO 63107 Phone: (314) 347-9997 Fax: (314) 347-9979

SURVEY PROVIDED FOR: J5 INFRASTRUCTURE PARTNERS 123 MAUDSLY ST. ST. LOUIS, MO 63108



FLOOD NOTE: According to my interpretations of Community Panel No. 29189C0189K of the Flood Insurance Rate Map for St. Louis County, Missouri, the subject property is in Flood Zone "X", i.e. areas determined to be Outside the 0.2% annual chance floodplain."

PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED) A 4,625 square foot (0.11+/- acres) Lease Area, situated in a tract of land being adjusted Lot 2 of Missouri Baptist University Boundary Adjustment Plat as recorded in Plat Book 362 Pages 540 and 541, and Part of Lot B of Rossman School Subdivision as recorded in Plat Book 347 Page 627, Township 45 North Range 5 East of the 5th Principal Meridian, City of Creve Coeur and Town and Country, St. Louis County, Missouri, more particularly described as follows:

COMMENCING at the Northwest Corner of Lot 1, RESUBDIVISION OF LOT OF THE SUBDIVISION OF SECTION 16, in Plat Book 244, Page 28; thence along the West line thereof, South 00°05'08" East, a distance of 411.57 feet; thence leaving said West line, North 90°00'00" East, a distance of 20.80 feet to the POINT OF BEGINNING; thence continuing North 90°00'00" East, a distance of 32.97 feet; thence South 00°00'28" West, a distance of 19.20 feet; thence North 89°49'22" West, a distance of 1.13 feet; thence South 00°00'00" West, a distance of 16.44 feet; thence North 89°59'59" West, a distance of 31.83 feet; thence North 00°00'01" East, a distance of 35.64 feet to the POINT OF BEGINNING.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ELECTRIC AND FIBER EASEMENT (AS SURVEYED) A 10 foot wide Utility Easement, situated in a tract of land being adjusted Lot 2 of Missouri Baptist University Boundary Adjustment Plat as recorded in Plat Book 362 Pages 540 and 541, and Part of Lot B of Rossman School Subdivision as recorded in Plat Book 347 Page 627, Township 45 North Range 5 East of the 5th Principal Meridian, City of Creve Coeur and Town and Country, St. Louis County, Missouri, lying 5.00 feet on each side of the following described centerline:

COMMENCING at the Northwest Corner of Lot 1, RESUBDIVISION OF LOT OF THE SUBDIVISION OF SECTION 16, in Plat Book 244, Page 28; thence along the West line thereof, South 00°05'08" East, a distance of 411.57 feet; thence leaving said West line, North 90°00'00" East, a distance of 20.80 feet; thence South 00°00'01" West, a distance of 35.64 feet; thence South 00°00'08" East, a distance of 1001.74 feet to the north right of way line of North 40 Drive and the POINT OF TERMINATION.

PROPERTY DESCRIPTION: PARENT PARCEL (AS PROVIDED) that property described as Adjusted Lot 2 in that map entitled "Missouri Baptist University Boundary Adjustment Plat" dated October 13, 2014 and recorded December 29, 2014 in (book) 362 (page) 540, (instrument) 00379 in Saint Louis County, Missouri. Tract 2 A tract of land being part of Lot "B" of "Rossman School Subdivision", a subdivision according to the plat thereof recorded in Plat Book 347, Page 627 of the St. Louis County records and being part of the North half of Section 16, Township 45 north, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as follows: Beginning at the southwest corner of Lot "B" of "Rossman School Subdivision", a subdivision according to the plat thereof recorded in Plat Book 347, Page 627 of the St. Louis County records; thence along the western line of said Lot "B" North 04 degrees 46 minutes 33 seconds East, 203.05 feet to a point; thence leaving said line South 63 degrees 45 minutes 35 seconds East, 461.03 feet to a point on the southern line of said Lot "B" thence along the southern line of said Lot "B" North 89 degrees 48 minutes 04 seconds West, 430.43 feet to the point of beginning and containing 43,560 square feet or 1.000 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc., during October, 2017. Parcel ID No. 190410193 A portion of Tract 1 being conveyed to Missouri Baptist College of St. Louis, a non profit corporation from I. E. Millstone and Goldie G. Millstone, his wife in a Warranty Deed dated January 29, 1965 and recorded February 1, 1965 in Book 5594 Page 102 in Saint Louis County, Missouri. A portion of Tract 1 being further conveyed to Missouri Baptist College of St. Louis, a non profit corporation from Leonard J. Bray and Gertrude A. Bray, his wife in a Warranty Deed dated February 1, 1965 and recorded February 1, 1965 in Book 5593 Page 110 in Saint Louis County, Missouri. A portion of Tract 1 being further conveyed to Missouri Baptist College, a Missouri non-for-profit corporation from Love Corporate Woods Partners, a Missouri limited partnership in a Special Warranty Deed dated June 11, 1990 and recorded June 12, 1990 in Book 8780, Page 1737 in St. Louis County, Missouri. This being the same property conveyed to Missouri Baptist University, a Missouri non-profit corporation, as to Tract 1, from Lucky Lane Early Childhood Association f/k/a Lucky Lane Nursery School Association f/k/a Ladue Nursery School Association, a Missouri Benevolent corporation in a Special Warranty Deed dated February 28, 2018 and recorded February 28, 2018 in Book 22918 Page 3125 in Saint Louis County, Missouri. Missouri Baptist College became Missouri Baptist University as evidenced by that Registration of Fictitious Name dated March 14, 2019 and filed March 15, 2019. Property information shown hereon was provided by Tower Title & Closing, Summit Title Services, LLC an issuing agent for Westcor Land Title Insurance Company, Tower Title File No. VTB-162005-C, File No. TWR-170140-C, effective November 22, 2024. Schedule B-III information: Items 1. thru 10. General Exceptions (Not the type to be depicted hereon.) 11. Any and all matters disclosed on the map entitled "Resubdivision of Lot 7" dated January 14, 1986 and recorded January 21, 1986 in (book) 244 (page) 26, in Saint Louis County, Missouri. (Shown hereon) 12. Any and all matters disclosed on the map entitled "Roadway Dedication Plat" dated July 21, 1994 and recorded July 29, 1994 in (book) 328 (page) 87, in Saint Louis County, Missouri. (1,200'+/- Northeast of site, not shown hereon) 13. Any and all matters disclosed on the map entitled "Missouri Baptist University Boundary Adjustment Plat" dated October 13, 2014 and recorded December 29, 2014 in (book) 362 (page) 540, (instrument) 00379 in Saint Louis County, Missouri. (Shown hereon) 14. Easement contained in Deed dated October 19, 1940 and recorded November 20, 1940 in (book) 1676 (page) 530, in Saint Louis County, Missouri. (Released per inst. in Bk. 7847, Pg. 1420, not shown hereon) 15. Easement contained in Deed dated October 19, 1940 and recorded November 1, 1940 in (book) 1704 (page) 521, in Saint Louis County, Missouri. (Released per inst. in Bk. 7847, Pg. 1420, not shown hereon) 16. Easement between Henry Field, and Union Electric Company of Missouri, a Missouri corporation, dated October 20, 1943 and recorded October 26, 1943 in (book) 1939 (page) 596, in Saint Louis County, Missouri. (Document not legible, not shown hereon) 17. Easement between Aline Deschamps and Anna Deschamps; and Union Electric Company of Missouri, a Missouri corporation, dated December 7, 1943 and recorded December 16, 1943 in (book) 1956 (page) 598, in Saint Louis County, Missouri. (1,500'+/- Northeast of site, not shown hereon) 18. Easement between Isadore E. Millstone and Goldie G. Millstone; and Union Electric Company of Missouri, a Missouri corporation, dated October 23, 1943 and recorded October 26, 1943 in (book) 1963 (page) 322, in Saint Louis County, Missouri. (1,000'+/- East of site, not shown hereon) 19. Easement for Water Pipe between Isadore E. Millstone and Goldie G. Millstone, his wife; and The St. Louis County Water Company, a Missouri corporation, dated June 2, 1954 and recorded June 7, 1954 in (book) 3243 (page) 405; in Saint Louis County, Missouri. (1,000'+/- Northeast of site, not shown hereon) 20. Easement for Water Pipe between Leonard J. Bray and Gertrude A. Bray, his wife; and The St. Louis County Water Company, dated May 15, 1954 and recorded June 7, 1954 in (book) 3243 (page) 407, in Saint Louis County, Missouri. (1,000'+/- Northeast of site, not shown hereon) 21. Easement between Ladue Nursery School Association, a corporation; and Union Electric Company of Missouri, a Missouri corporation, dated January 7, 1955 and recorded January 24, 1955 in (book) 3363 (page) 206 (instrument) 11383, in Saint Louis County, Missouri. (1,000'+/- Northeast of site, not shown hereon) 22. Easement between Leonard A. Bray and Gertrude A. Bray, his wife; and Fee Fee Trunk Sewer Inc., dated June 6, 1960 and recorded June 8, 1960 in (book) 4320 (page) 327, in Saint Louis County, Missouri. (1,200'+/- East of site, not shown hereon) 23. Easement between Lucky Lane Nursery School Association; and Fee Fee Trunk Sewer Inc., dated August 13, 1960 and recorded August 17, 1960 in (book) 4375 (page) 371, in Saint Louis County, Missouri. (600'+/- North of site, not shown hereon) 24. Easement between Lucky Lane Nursery School Association, formerly Ladue Nursery School Assn.; and Union Electric Company, a Missouri corporation, dated February 11, 1961 and recorded March 10, 1961 in (book) 4508 (page) 537 (instrument) 15509, in Saint Louis County, Missouri. (600'+/- North of site, not shown hereon) 25. Easement between Missouri Baptist College of St. Louis; and Union Electric Company, a Missouri corporation, dated May 16, 1967 and recorded June 24, 1967 in (book) 6239 (page) 288 (instrument) 19537, in Saint Louis County, Missouri. (1,000'+/- North of site, not shown hereon) 26. Easement between Missouri Baptist College of St. Louis; and LaCade Gas Company, a Missouri corporation, dated May 15, 1967 and recorded June 27, 1967 in (book) 6240 (page) 629, in Saint Louis County, Missouri. (1,000'+/- East of site, not shown hereon) 27. Terms and conditions of an unrecorded agreement, as evidenced by (a) Contract for Sanitary Sewer Maintenance between Fee Fee Trunk Sewer, Inc., a Missouri corporation and Missouri Baptist College of St. Louis, a Missouri non profit corporation, dated April 29, 1968 and recorded April 29, 1968 in (book) 6321 (page) 734 (instrument) 136, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 28. Easement between Missouri Baptist College of St. Louis; and Fee Fee Trunk Sewer, Inc., dated May 8, 1969 and recorded May 13, 1969 in (book) 6393 (page) 2043, in Saint Louis County, Missouri. (480'+/- East of site, not shown hereon) 29. Easement between Missouri Baptist College of St. Louis; and LaCade Gas Company, a Missouri corporation, dated April 6, 1973 and recorded June 1, 1973 in (book) 6664 (page) 845, in Saint Louis County, Missouri. (1,000'+/- East of site, not shown hereon) 30. Easement between Missouri Baptist College of St. Louis; and The Metropolitan St. Louis Sewer District, dated August 6, 1984 and recorded August 27, 1984 in (book) 7658 (page) 1345, in Saint Louis County, Missouri. (Exact location is not defined, unable to plot) 31. Easement between Ladue Nursery School Association, a corporation; and The Metropolitan St. Louis Sewer District, dated August 18, 1984 and recorded August 27, 1984 in (book) 7658 (page) 1353 (instrument) 249, in Saint Louis County, Missouri. (1,000'+/- Northeast of site, not shown hereon) 32. Easement between Missouri Baptist College of St. Louis; and The Metropolitan St. Louis Sewer District, dated April 6, 1988 and recorded May 6, 1988 in (book) 8309 (page) 452, in Saint Louis County, Missouri. (2,000'+/- Northeast of site, not shown hereon) 33. Easement and Option Agreement between Love Corporate Woods Partners, a Missouri limited partnership; and Missouri Baptist College, a Missouri not-for-profit corporation, dated June 11, 1990 and recorded June 12, 1990 in (book) 8780 (page) 1743 (instrument) 264, in Saint Louis County, Missouri. (400'+/- South of site, not shown hereon) 34. Easement Deed between Love Corporate Woods Partners, a Missouri limited partnership; and Missouri Baptist College, a Missouri not-for-profit corporation, dated June 11, 1990 and recorded June 12, 1990 in (book) 8780 (page) 1760 (instrument) 266, in Saint Louis County, Missouri. (1,000'+/- Southeast of site, not shown hereon) 35. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist College and The Metropolitan St. Louis Sewer District, dated June 7, 1995 and recorded June 21, 1995 in (book) 10526 (page) 915, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 36. Easement between Missouri Baptist College; and The Metropolitan St. Louis Sewer District, dated September 7, 1995 and recorded June 21, 1995 in (book) 10526 (page) 918, in Saint Louis County, Missouri. (1,200'+/- East of site, not shown hereon) 37. Maintenance Agreement dated August 29, 1995 and recorded September 1, 1995 in (book) 10593 (page) 638, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 38. Terms and conditions of an unrecorded agreement, as evidenced by (a) Sewer Dedication between Missouri Baptist College of St. Louis and The Metropolitan St. Louis Sewer District, dated January 21, 1997 and recorded March 13, 1997 in (book) 1103 (page) 469, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 39. Easement Deed between Missouri Baptist College; and Rossman School, dated May 12, 1999 and recorded May 12, 1999 in (book) 12119 (page) 817, in Saint Louis County, Missouri. (2,000'+/- Northeast of site, not shown hereon) 40. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between MO Baptist College and The Metropolitan St. Louis Sewer District, dated March 22, 2000 and recorded June 22, 2000 in (book) 12589 (page) 1465 (instrument) 145, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 41. Easement between Missouri Baptist College of St. Louis; and Southwestern Bell Telephone Company, dated September 27, 2000 and recorded June 8, 2000 in (book) 12754 (page) 824 (instrument) 498, in Saint Louis County, Missouri. (1,000'+/- East of site, not shown hereon) 42. Easement between Missouri Baptist College; and The Metropolitan St. Louis Sewer District, dated May 1, 2001 and recorded July 26, 2001 in (book) 13179 (page) 1503 (instrument) 1240, in Saint Louis County, Missouri. (1,200'+/- East of site, not shown hereon) 43. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University, a Missouri corporation and The Metropolitan St. Louis Sewer District, dated January 21, 2010 and recorded March 19, 2010 in (book) 18837 (page) 1129 (instrument) 00637, in Saint Louis County, Missouri. (850'+/- East of site, not shown hereon) 44. Easement between Missouri Baptist College; and LaCade Gas Company, a Missouri corporation, dated May 25, 2010 and recorded May 26, 2010 in (book) 18840 (page) 753 (instrument) 00533, in Saint Louis County, Missouri. (1,000'+/- East of site, not shown hereon) 45. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist College and The Metropolitan St. Louis Sewer District, dated August 23, 2012 and recorded October 24, 2012 in (book) 20215 (page) 2371 (instrument) 01219, in Saint Louis County, Missouri. (650'+/- East of site, not shown hereon) 46. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University and The Metropolitan St. Louis Sewer District, dated April 5, 2013 and recorded April 17, 2013 in (book) 20463 (page) 807 (instrument) 00392, in Saint Louis County, Missouri. (1,200'+/- East of site, not shown hereon) 47. Easement between Missouri Baptist College; and Union Electric Company of Missouri, a Missouri corporation, dated April 14, 2014 and recorded April 30, 2014 in (book) 20985 (page) 892 (instrument) 00706, in Saint Louis County, Missouri. (Shown hereon) 48. Easement between Missouri Baptist University; and The Metropolitan St. Louis Sewer District, dated June 24, 2014 and recorded July 9, 2014 in (book) 21081 (page) 877 (instrument) 00553, in Saint Louis County, Missouri. (Shown hereon) 49. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University and The Metropolitan St. Louis Sewer District, dated August 15, 2014 and recorded September 17, 2014 in (book) 21719 (page) 1387 (instrument) 00726, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 50. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University and The Metropolitan St. Louis Sewer District, dated May 16, 2016 and recorded May 19, 2016 in (book) 22022 (page) 3145 (instrument) 00945, in Saint Louis County, Missouri. (Not the type to be depicted hereon) 51. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University and The Metropolitan St. Louis Sewer District, dated January 11, 2017 and recorded March 13, 2017 in (book) 22434 (page) 1191 (instrument) 00419, in Saint Louis County, Missouri. (1,200'+/- East of site, not shown hereon) 52. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University and The Metropolitan St. Louis Sewer District, dated February 12, 2019 and recorded March 5, 2019 in (book) 23424 (page) 2573 (instrument) 00457, in Saint Louis County, Missouri. (600'+/- North of site, not shown hereon) 53. Terms and conditions of an unrecorded agreement, as evidenced by (a) Maintenance Agreement between Missouri Baptist University and The Metropolitan St. Louis Sewer District, dated November 3, 2021 and recorded November 16, 2021 in (book) 25226 (page) 1540 (instrument) 01109, in Saint Louis County, Missouri. (1,500'+/- East of site, not shown hereon) 53. Rights of fee simple owners in and to the subject property. (Not the type to be depicted hereon) Notes: Bearings shown hereon are referenced to Grid North of the Missouri State Plane Coordinate System of 1983 (NAD 83), (2011 ADL), East Zone. Obtained by static GPS observations and RINEX file submittals for NGS Opus solutions. Vertical Datum = NAVD88 using GEOID12B The purpose of this survey is to establish and describe a Lease Area and associated Easements. This is not a boundary survey of the Parent Parcel. ** An utility locate was requested on 03-31-23, as Ticket No. 230901261. 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 warranty or liability as to the exact location or complete inventory of utilities in this area. It shall be the contractor's 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.

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DESIGNED FOR: verizon 10000 PARK MEADOWS DRIVE, SUITE 300 LONE TREE, COLORADO 80124

DESIGNED BY: J5 INFRASTRUCTURE PARTNERS

PROJECT NAME: STL MO BAPTIST COLLEGE NEW 100'-0" MONOPOLE (OVERALL HEIGHT: 105'-0" A.G.L.) NEW BUILD COMMUNICATION SITE PROJECT ADDRESS: 12575 N. OUTER 40 RD, UNIT CT1 CREVE COEUR, MO 63141 ST. LOUIS COUNTY SHEET TITLE: SURVEY SHEET

Table with columns: REV, DESCRIPTION, DATE, BY, CHK. Rows include PRELIMINARY - FOR LEASING & ZONING and SURVEY SHEET.

EXISTING
WALL HATCH
NEW WORK/
UTILITY EASEMENT
ACCESSIBILITY
EASEMENT
HYDRO CABLES/CAX
POWER
FIBER
ANTENNAS
RR/HBBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS



OWNER: MISSOURI BAPTIST UNIVERSITY
APN#: 190410193
ZONED: HIGHER EDUCATION DISTRICT (HE)
JURISDICTION: CREVE COEUR



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DESIGNED FOR:

10000 PARK MEADOWS DRIVE, SUITE 300
LONE TREE, COLORADO 80124

DESIGNED BY:

PROJECT NAME: STLC MO BAPTIST COLLEGE
 NEW 100'-0" MONOPOLE
 (OVERALL HEIGHT: 105'-0" A.G.L.)
 NEW BUILD COMMUNICATION SITE

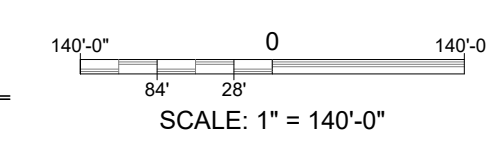
PROJECT ADDRESS:
 12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY

SHEET TITLE:
OVERALL SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

SAVE DATE: 9/17/2025 11:42 AM
 SHEET NUMBER: Z0.1

OVERALL SITE PLAN



N OUTER 40 RD

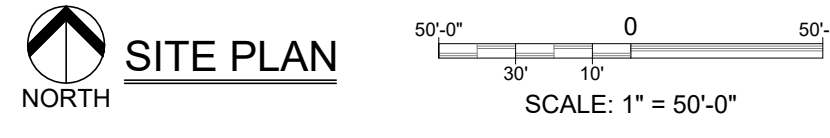
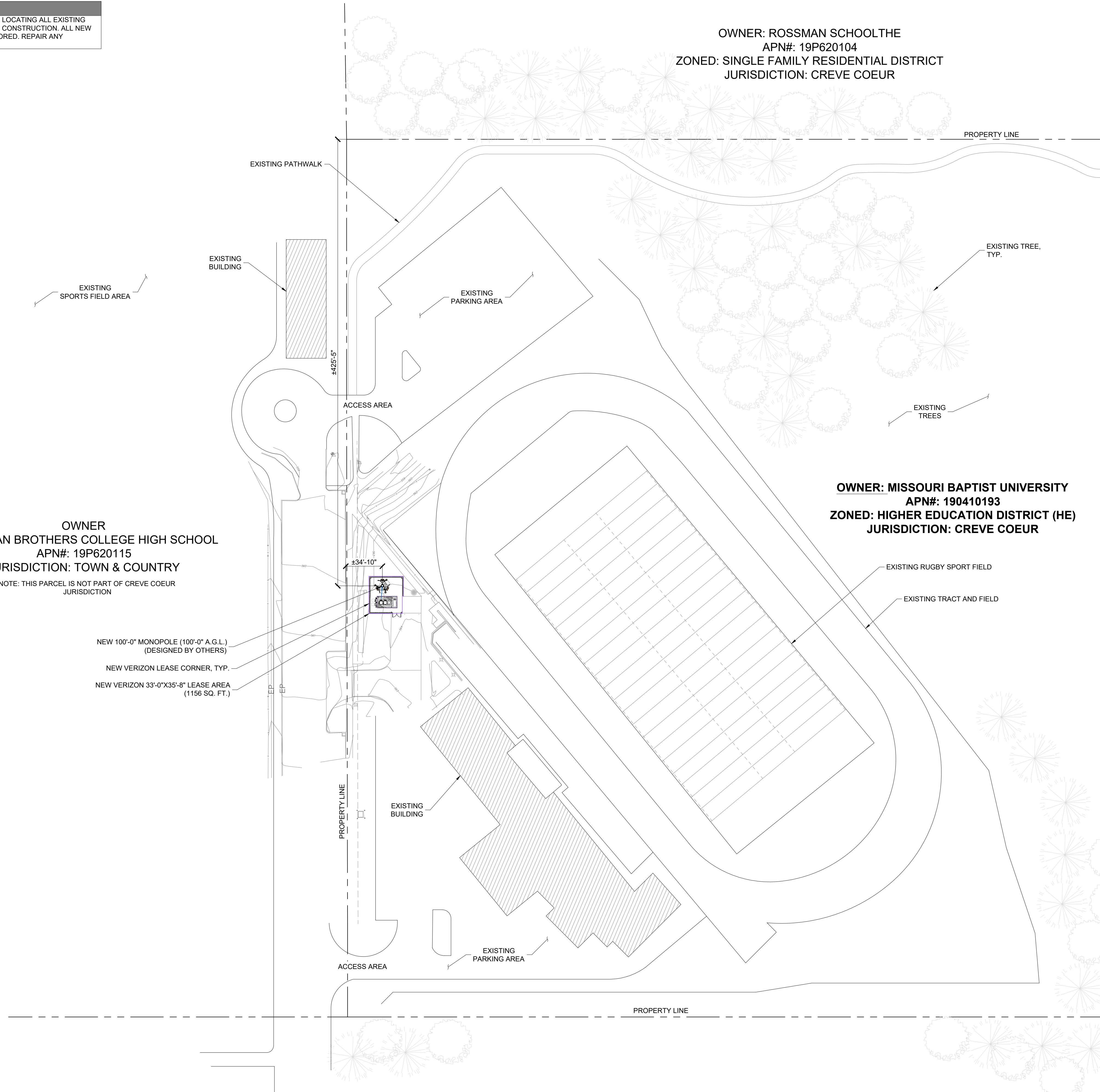
SITE NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING U.G. UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL NEW U.G. LINES TO BE DIRECTIONALLY BORED. REPAIR ANY DISRUPTED LANDSCAPING.

EXISTING
 WALL HATCH
 NEW WORK
 UTILITY EASEMENT
 ACCESS/UTILITY EASEMENT
 HYDRO CABLE/SOAK
 POWER
 FIBER
 ANTENNAS
 RR/HIBBU
 LEASE AREA
 EXISTING EASEMENT
 PENETRATIONS

OWNER: ROSSMAN SCHOOLTHE
 APN#: 19P620104
 ZONED: SINGLE FAMILY RESIDENTIAL DISTRICT
 JURISDICTION: CREVE COEUR

OWNER
 CHRISTIAN BROTHERS COLLEGE HIGH SCHOOL
 APN#: 19P620115
 JURISDICTION: TOWN & COUNTRY
 NOTE: THIS PARCEL IS NOT PART OF CREVE COEUR JURISDICTION

OWNER: MISSOURI BAPTIST UNIVERSITY
 APN#: 190410193
 ZONED: HIGHER EDUCATION DISTRICT (HE)
 JURISDICTION: CREVE COEUR



LA
LOVELACE & ASSOCIATES
 LAND SURVEYING • LAND PLANNING

1A CERTIFICATION

Date: September 21, 2023

Re: Site Name/Number: **MO BAPTIST COLLEGE**
 Site Location: St. Louis County, Missouri

PROPOSED TOWER

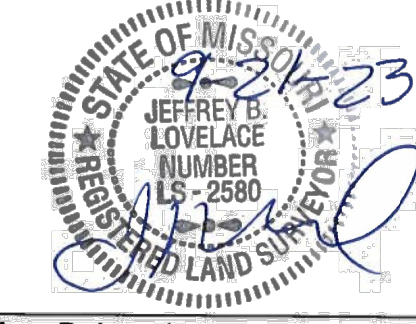
I hereby certify that the following Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 20 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically.

NAD 83

Latitude: 38° 38' 31.08" N. (38.641967°)

Longitude: 90° 28' 00.86" W. (-90.466906°)

Ground Elevation: 564' NAVD 1988



Jeffrey B. Lovelace
 Professional Land Surveyor No. 2580
 In the State of Missouri
 LOVELACE AND ASSOCIATES
 LA#23079

Due to proximity to Spartan Field, cell tower address will be 12575 N. OUTER 40 RD, UNIT CT1

REF LOC# 190410193
 ZIP CODE: 63141

REVIEWED
 By Mary Colman at 12:44 pm, Oct. 05, 2024

APPROVED
 By Mary Colman at 12:57 pm, Oct. 05, 2024

929 SE 3rd St. • Lee's Summit • MO 64063 • Office 816-347-9997 • Fax 816-347-9979

1A CERTIFICATION



09/17/2025

PRELIMINARY
 FOR LEASING/ZONING

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DESIGNED FOR:

 10000 PARK MEADOWS DRIVE, SUITE 300
 LONE TREE, COLORADO 80124

DESIGNED BY:

PROJECT NAME: STLC MO BAPTIST COLLEGE
 NEW 100'-0" MONOPOLE
 (OVERALL HEIGHT: 105'-0" A.G.L.)
 NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:
 12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY

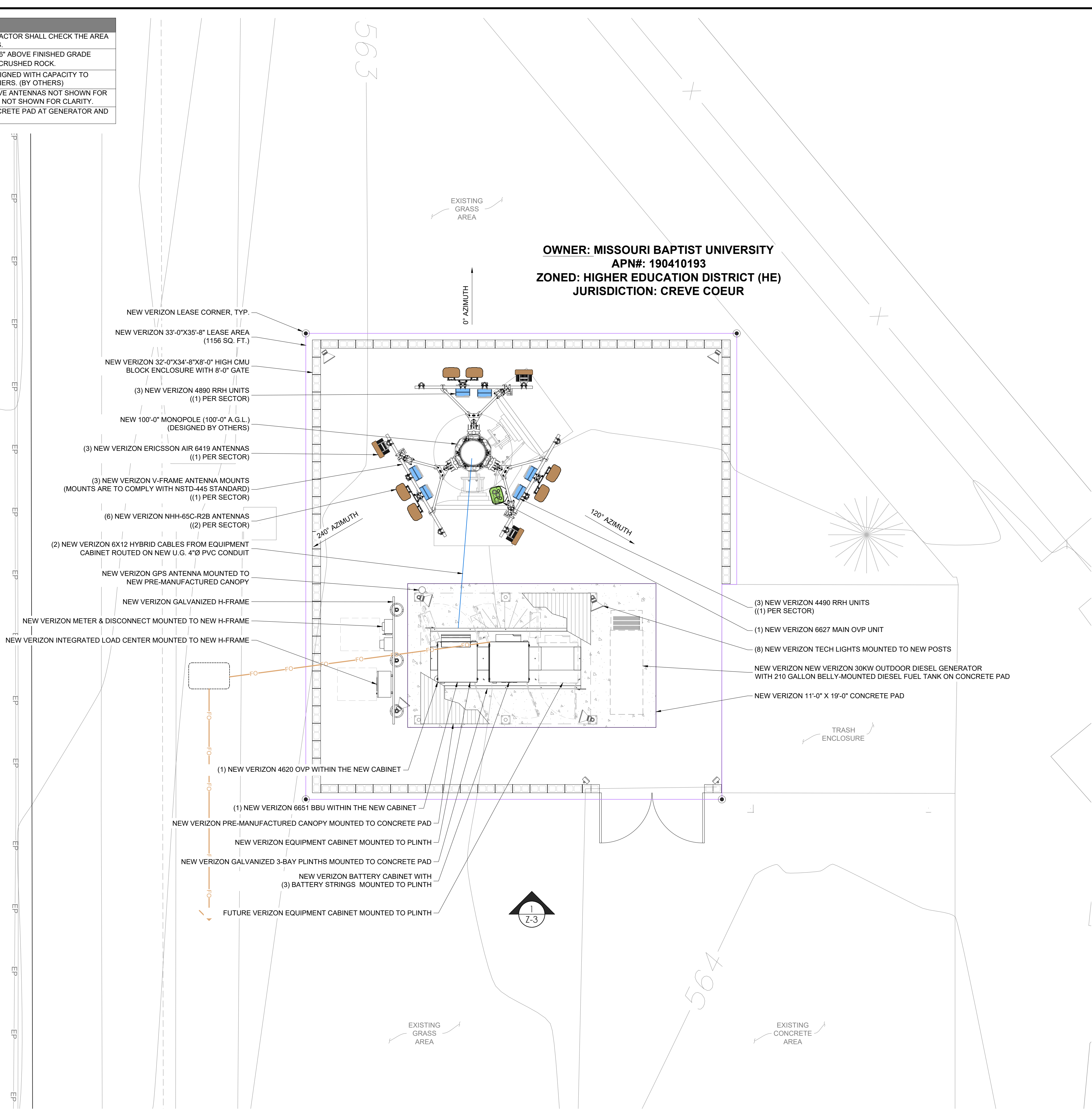
SHEET TITLE:
SITE PLAN & 1A CERTIFICATION

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

SAVE DATE: 9/17/2025 11:42 AM
 SHEET NUMBER: Z1

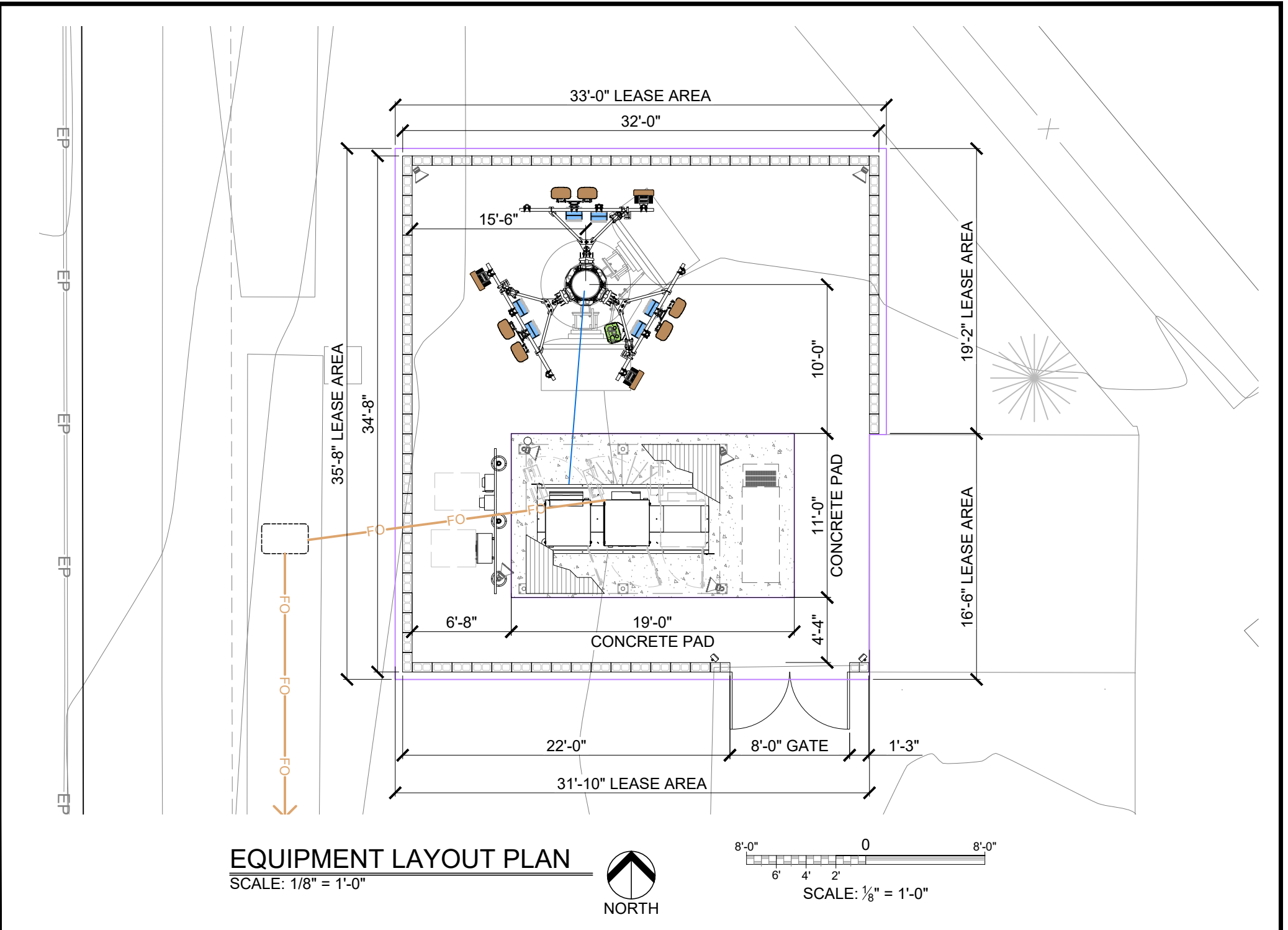
EXISTING
WALL HATCH
NEW WORK/
UTILITY EASEMENT
ACCESSIBILITY
EASEMENT
HYBRID CABLES/COAX
POWER
FIBER
ANTENNAS
RRH/BBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF 3/4" CRUSHED ROCK.
 3. NEW MONOPOLE SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (2) ADDITIONAL CARRIERS, (BY OTHERS).
 4. (2) FUTURE VERIZON MICROWAVE ANTENNAS NOT SHOWN FOR CLARITY. (2) FUTURE CARRIERS NOT SHOWN FOR CLARITY.
 5. CONTRACTOR POUR NEW CONCRETE PAD AT GENERATOR AND AT EQUIPMENT.

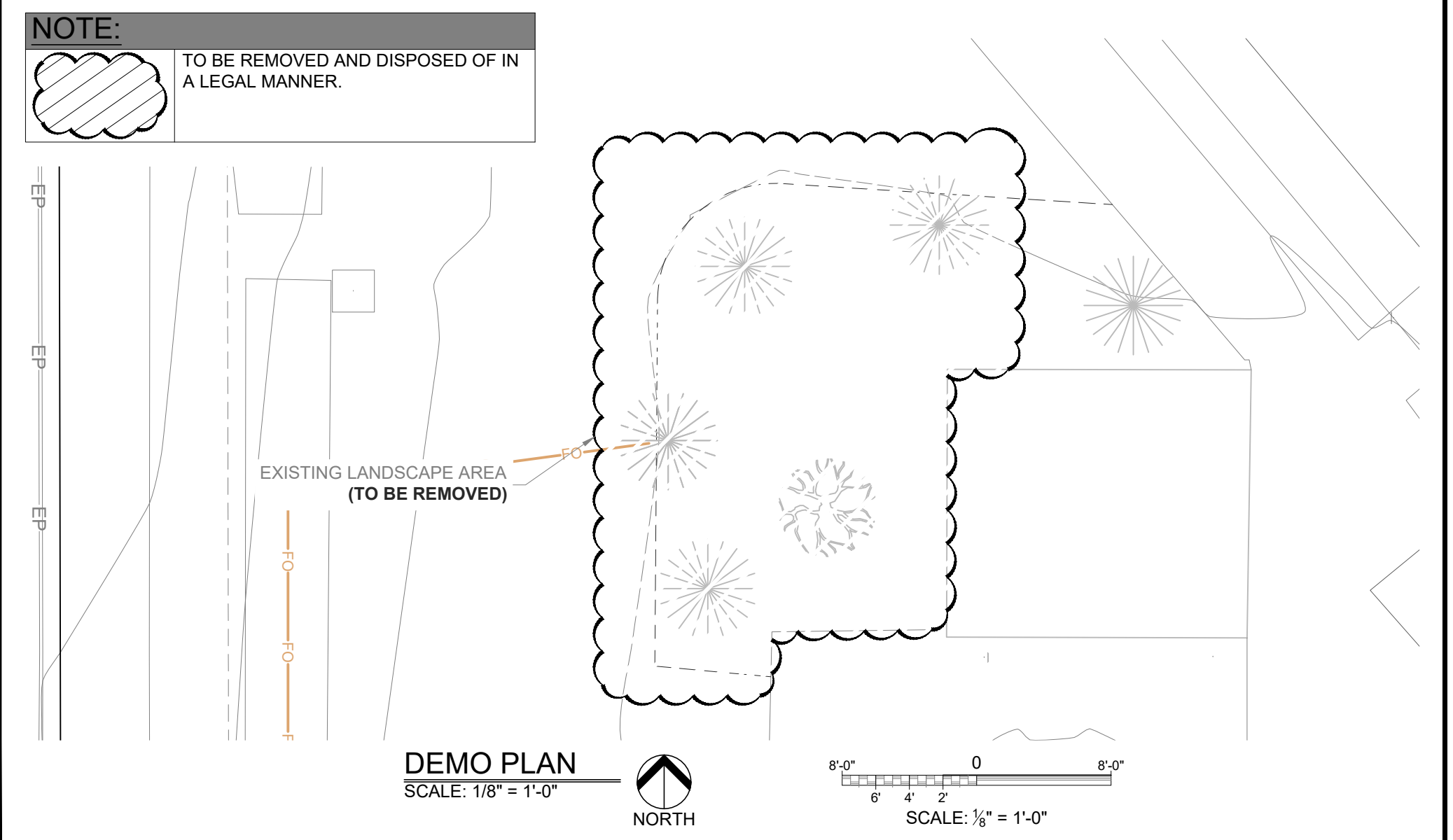


OWNER: MISSOURI BAPTIST UNIVERSITY
APN#: 190410193
ZONED: HIGHER EDUCATION DISTRICT (HE)
JURISDICTION: CREVE COEUR

ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0"



EQUIPMENT LAYOUT PLAN
 SCALE: 1/8" = 1'-0"



DEMO PLAN
 SCALE: 1/8" = 1'-0"



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DESIGNED FOR:
verizon
 10000 PARK MEADOWS DRIVE, SUITE 300
 LONE TREE, COLORADO 80124

DESIGNED BY:
J5 INFRASTRUCTURE PARTNERS

PROJECT NAME:
 STLC MO BAPTIST COLLEGE
 NEW 100'-0" MONOPOLE
 (OVERALL HEIGHT: 105'-0" A.G.L.)
 NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:
 12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY

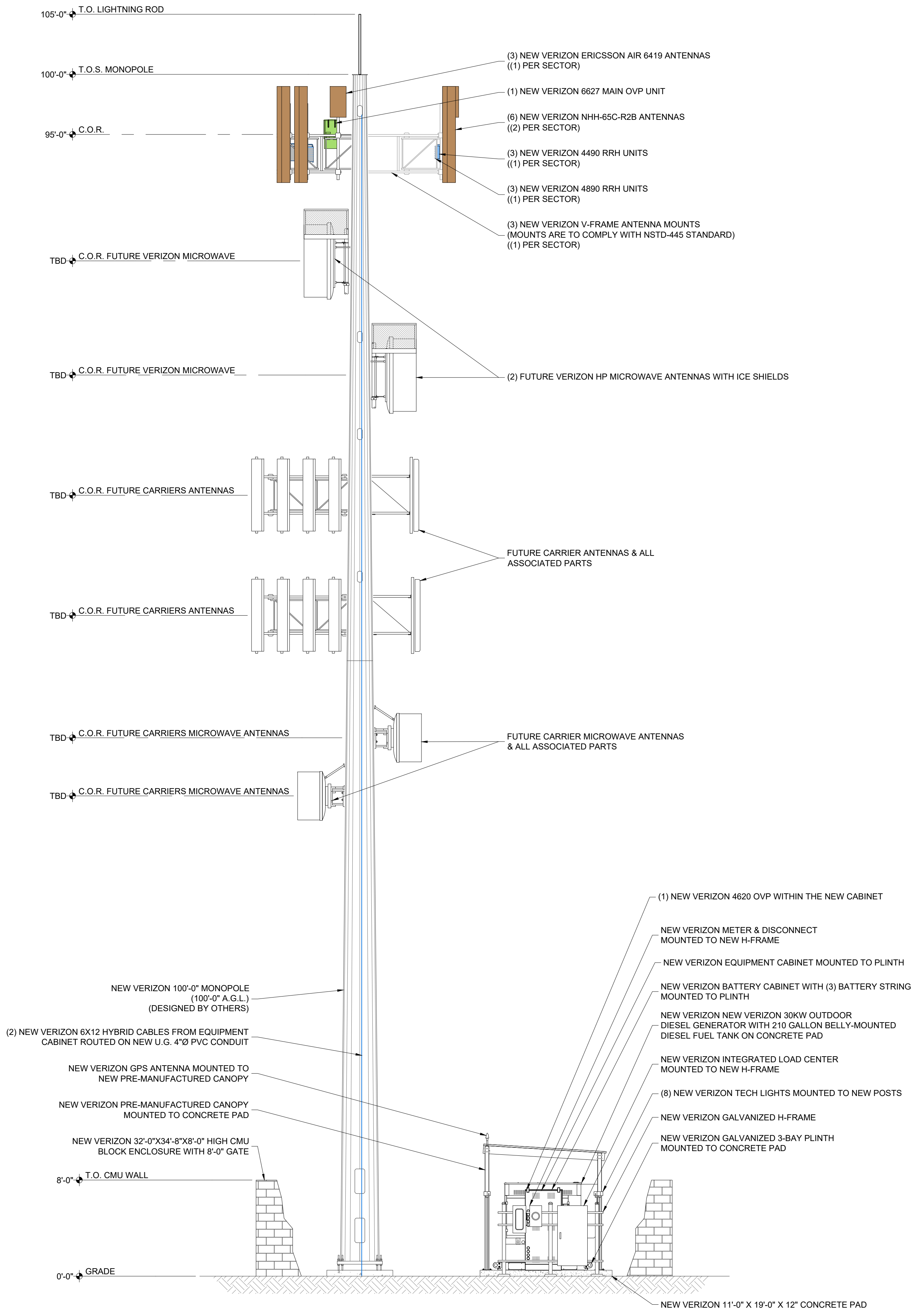
SHEET TITLE:
ENLARGED SITE PLAN, DEMO PLAN & EQUIPMENT LAYOUT PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

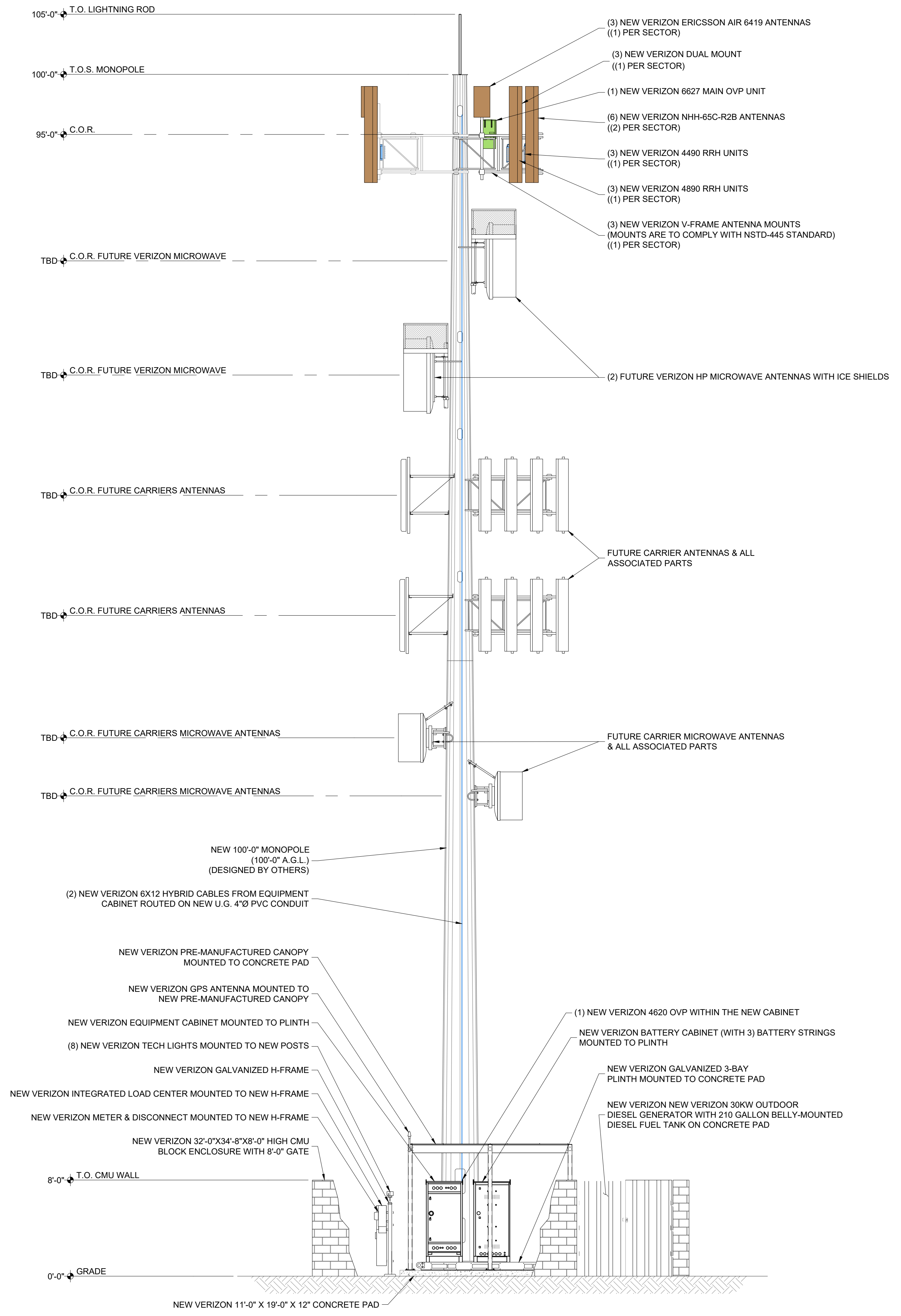
SAVE DATE: 9/17/2025 11:42 AM
 SHEET NUMBER: **Z2**

PRELIMINARY
 FOR LEASING/ZONING

EXISTING
WALL HATCH
NEW WORK/
UTILITY EASEMENT
ACCESS/UTILITY
EASEMENT
HYBRID CABLES/COAX
POWER
FIBER
ANTENNAS
RRH/BBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS



2 NEW WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 NEW SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DISCLAIMER:
ALL INFORMATION PERTAINING TO THE SUBJECT TOWER AND ANTENNA MOUNTS SHOWN ARE FOR DEPICTION PURPOSES ONLY. CONFIRMATION OF THE TOWER STRUCTURAL INTEGRITY IS BEYOND THE SCOPE OF THIS PROJECT. IN NO EVENT WILL JS INFRASTRUCTURE PARTNERS BE LIABLE AND RESPONSIBLE FOR THE STRUCTURAL INTEGRITY AND ADEQUACY OF THE TOWER AND FOUNDATION WITHOUT FIRST REQUIRING STRUCTURAL ANALYSIS PRIOR TO THE INSTALLATION OF ANY NEW ANTENNAS, AND ALL RELEVANT APPURTENANCES.



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PROJECT NAME: STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:
12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:
ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/08/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/28/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

SAVE DATE: 9/17/2025 11:42 AM
SHEET NUMBER: **Z3**

EXISTING WALL HATCH NEW WORK/ UTILITY EASEMENT ACCESSIBILITY EASEMENT HYBRID CABLES/COAX POWER FIBER ANTENNAS RR/HIBBU LEASE AREA EXISTING EASEMENT PENETRATIONS

GENERAL PROJECT NOTES:

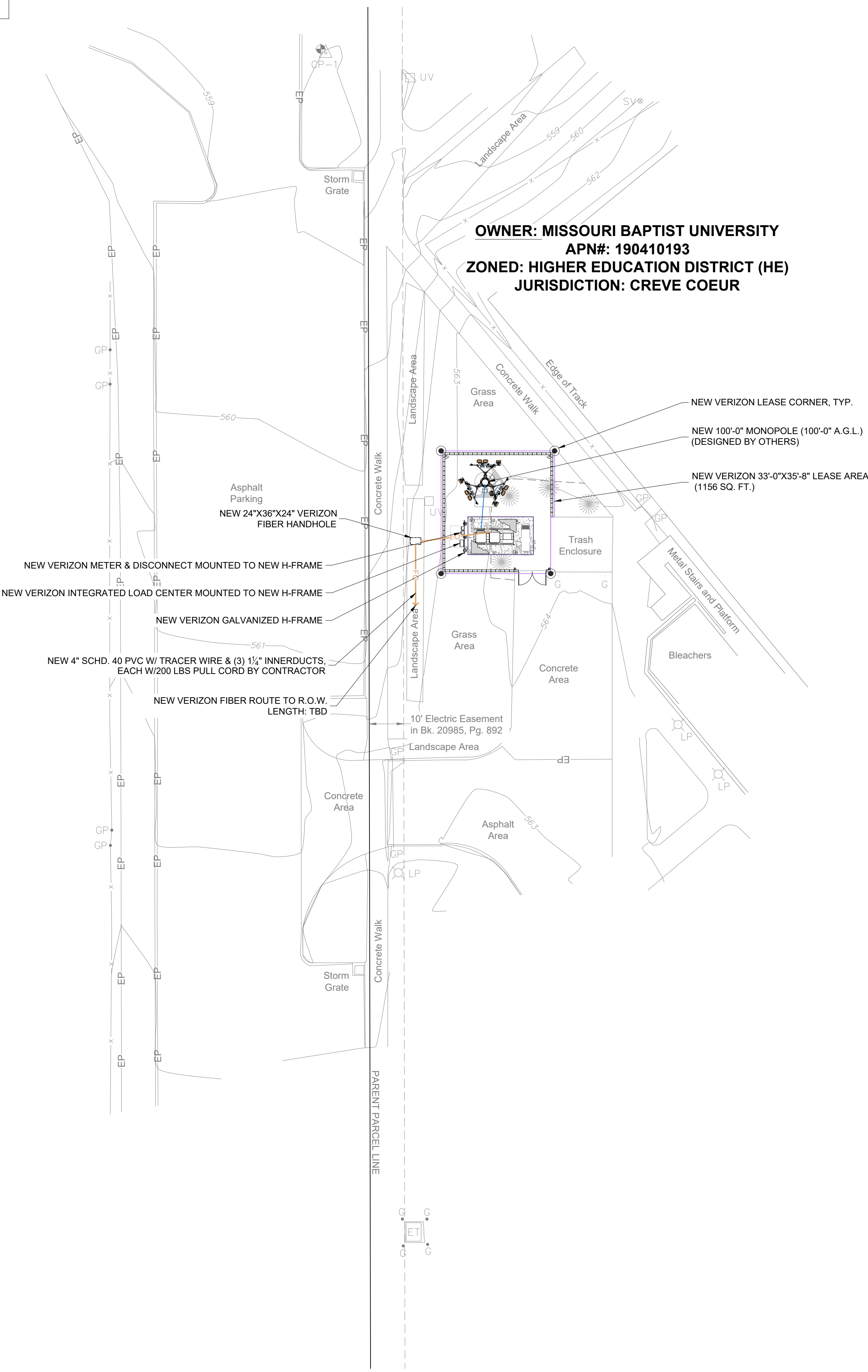
1. THE EASEMENT RIGHTS FOR THIS SITE DO NOT INCLUDE A SPECIFIED AREA FOR THE LOCATION OF UTILITIES. CONSTRUCTION CONTRACTOR MUST FIELD VERIFY THE APPROPRIATENESS OF ALL PROPOSED UTILITY ROUTES.
2. CONTRACTOR TO BORE ALL UTILITIES.
3. ALL CONDUIT NOT SPECIFIED OTHERWISE SHALL BE SCHD. 40 PVC BELOW GRADE, IMC ABOVE, EMT ACCEPTABLE INDOOR.

PROPERTY OWNER:

MISSOURI BAPTIST UNIVERSITY
 1 COLLEGE PARK DRIVE
 ST. LOUIS, MO 63141
 CONTACT: ORAN WOODWORTH PHONE: 314-392-2356

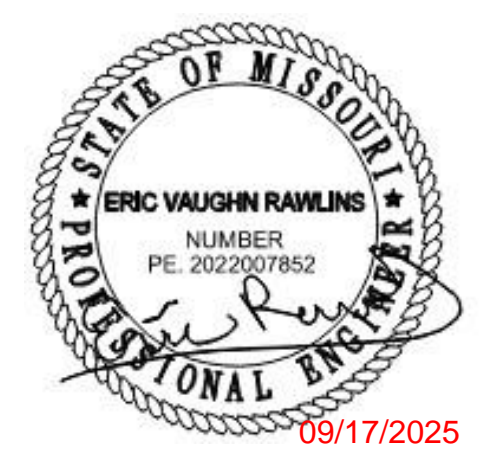
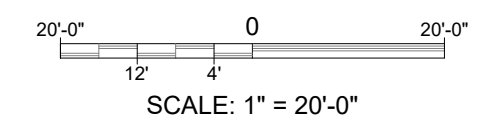
VERIZON BILLING ADDRESS

VERIZON
 17040 NALL AVE, SUITE 400
 OVERLAND PARK, KS 66211
 POC: NETWORK REAL ESTATE MANAGER
 (913) 344-2896



OWNER: MISSOURI BAPTIST UNIVERSITY
APN#: 190410193
ZONED: HIGHER EDUCATION DISTRICT (HE)
JURISDICTION: CREVE COEUR

SITE PLAN



PRELIMINARY FOR LEASING/ZONING

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DESIGNED FOR:

10000 PARK MEADOWS DRIVE, SUITE 300
 LONE TREE, COLORADO 80124

DESIGNED BY:

PROJECT NAME: STLC MO BAPTIST COLLEGE
 NEW 100'-0" MONOPOLE
 (OVERALL HEIGHT: 105'-0" A.G.L.)
 NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:
 12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY

SHEET TITLE:
FIBER COORDINATION SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

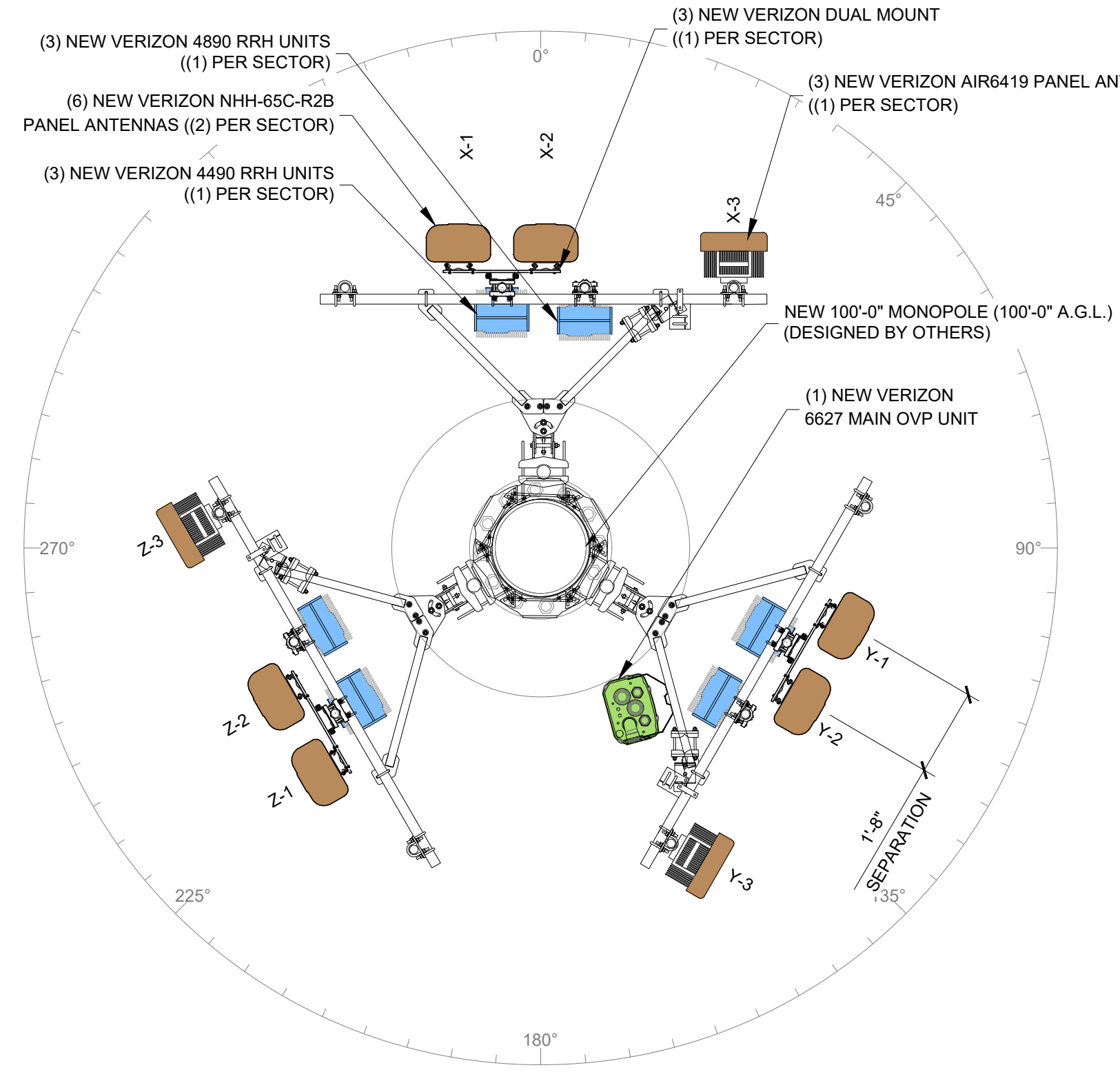
SAVE DATE: 9/17/2025 11:42 AM SHEET NUMBER: **TC1**

EXISTING WALL HATCH NEW WORK/ UTILITY EASEMENT ACCESSIBILITY EASEMENT HYBRID CABLE/COAX EASEMENT POWER FIBER ANTENNAS RRH/BBU LEASE AREA EXISTING EASEMENT PENETRATIONS

NEW VERIZON ANTENNA SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEG., MN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	MECHANICAL DOWN TILT
95'-0"	0° 120° 240°	COMMSCOPE NHH-65C-R2B 8' PANEL ANTENNA ERICSSON AIR 6419 2'-6" PANEL ANTENNA/RADIO	6 3	SEE ANTENNA MOUNT SCHEDULE	(2) 6X12 HYBRID CABLES (NEW)	SEE PLUMBING DIAGRAM	-

NOTES:
 1. FOR EXACT ANTENNA INFORMATION REFER TO THE RFDS.
 2. ALL NEW COAX SHALL BE INSTALLED ON INSIDE OF NEW/EXISTING MONOPOLE (IF POSSIBLE).
 3. CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN (IF APPLICABLE).
 4. NEW AND/OR FUTURE VERIZON MICROWAVES NOT SHOWN FOR CLARITY.



NHH-65C-R2B

6-panel sector antenna, 2x 698-896 and 4x 1695-2360 MHz, 65" HPBW, 2x RET. Both high bands share the same electrical tilt.

- Integrated dipole technology providing for attractive, low wind load mechanical package
- Internal RET on low and high band allows remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-DN
Radiome Material	Fiberglass, UV resistant
Radiator Material	Copper Low-loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	6

Remote Electrical Tilt (RET) Information

RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	2 female 2 male
Input Voltage	10-30Vdc
Internal Bias Tee	Part 1 Part 3
Internal RET	High band (1) Low band (1)
Power Consumption, idle state, maximum	2W
Power Consumption, normal conditions, maximum	13W

NHH-65C-R2B

Dimensions: 381 mm | 15.35 in, 180 mm | 7.09 in, 348 mm | 13.7 in, 23.4 kg | 51.58 lb

Array Layout: 192 elements, 64T64R configuration.

Electrical Specifications: 50 ohm impedance, 1695-2360 MHz operating frequency band.

AIR 6419 B77D

AT&T Input
 • Priority: Medium
 • Volumes: Large (>15k)

Confirmed Lab Entry: End Mar 2023

Antenna Elements	192	192
TRX Branches	64T64R	64T64R
Antenna configuration	(3x1)x(4x8)	(3x1)x(4x8)
Operation band:	3700-3980 MHz	3700-3980 MHz
IBW/TCBW	200 MHz	200 MHz
Peak EIRP	79 dBm	79dBm
Output Power	320W	320W
Weight	<30 kg	37 kg
Size	<=717X408X184mm = 54L	772Hx403Wx205D, 64L
Type of cooling	Passive	Passive
eCPRIlink	3*25Gbps	4*25Gbps
Operating temperature	-40 to +55 °C	-40 to +55 °C
Power Supply	-48VDC 3-wires	-48V DC 3-wires
Power consumption	1200W @ 100% load	1400W @ 100% load
Multi-layer MU MIMO:	16/8 DL/UL layer	16/8 DL/UL layer

Scale: N.T.S.

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA-850	RED
PCS-EVDO-1900	ORANGE
PCS-1900	YELLOW
AWS-2100	PURPLE
LTE-700	BROWN
LTE-850	BROWN

ANTENNA SECTOR
 ALPHA SECTOR: RED
 BETA SECTOR: WHITE
 GAMMA SECTOR: BLUE

ANTENNA COLOR CODES (CELL SITE COAX LABELING)

ANTENNA FUNCTION	ANTENNA SECTOR											
	ALPHA SECTOR				BETA SECTOR				GAMMA SECTOR			
	FIRST STRIPE	SECOND STRIPE	THIRD STRIPE	FOURTH STRIPE	FIRST STRIPE	SECOND STRIPE	THIRD STRIPE	FOURTH STRIPE	FIRST STRIPE	SECOND STRIPE	THIRD STRIPE	FOURTH STRIPE
CDMA-850	RED 1	RED 4	RED 3	RED 2	WHITE 1	WHITE 3	WHITE 2	WHITE 4	BLUE 1	BLUE 3	BLUE 2	BLUE 4
PCS-EVDO-1900	RED/ORANGE 1	RED/ORANGE 2	RED/ORANGE 3	RED/ORANGE 4	WHITE/ORANGE 1	WHITE/ORANGE 2	WHITE/ORANGE 3	WHITE/ORANGE 4	BLUE/ORANGE 1	BLUE/ORANGE 2	BLUE/ORANGE 3	BLUE/ORANGE 4
PCS-1900	RED/YELLOW 1	RED/YELLOW 2	RED/YELLOW 3	RED/YELLOW 4	WHITE/YELLOW 1	WHITE/YELLOW 2	WHITE/YELLOW 3	WHITE/YELLOW 4	BLUE/YELLOW 1	BLUE/YELLOW 2	BLUE/YELLOW 3	BLUE/YELLOW 4
AWS-2100	RED 1/PURPLE	RED 2/PURPLE	RED 3/PURPLE	RED 4/PURPLE	WHITE 1/PURPLE	WHITE 2/PURPLE	WHITE 3/PURPLE	WHITE 4/PURPLE	BLUE 1/PURPLE	BLUE 2/PURPLE	BLUE 3/PURPLE	BLUE 4/PURPLE
LTE-700	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN	BROWN
LTE-850	RED/PURPLE BROWN 1	RED/PURPLE BROWN 2	RED/PURPLE BROWN 3	RED/PURPLE BROWN 4	WHITE/BROWN 1	WHITE/BROWN 2	WHITE/BROWN 3	WHITE/BROWN 4	BLUE/BROWN 1	BLUE/BROWN 2	BLUE/BROWN 3	BLUE/BROWN 4

RADIO 4490HP 44B5 44B13 C

Pending Commercial Agreements

- 4 common RF ports (C)
- BS: 4x60W, B13: 4x60W
- 480W total RF output power
- L-NR, NB-IoT
- 2x 2.5/4.5/9.8/18.1/24.3 Gbps CPRI/eCPRI

Dimensions: 17.5 in (444 mm) x 15.2 in (384 mm) x 7.0 in (178 mm), 48.4 lbs (21.9 kg)

RF Connector: 4.3-10 Female

RF Connector Quantity: 4 (high band), 2 (low band), 6 (total)

Remote Electrical Tilt (RET) Information: 8-pin DIN Female, 2 female, 10-30Vdc, Part 1, High band (1)

Power Consumption: 2W idle, 13W max

Radio 4890HP 48B2 48B66 S

Pending Commercial Agreements

- 8 RF ports, 4T8R per band (S for TX)
- B2: 4x60W, B66: 4x60W
- Up to 480W in total RF power
- L-NR, NB-IoT
- 2x 2.5/4.5/9.8/18.1/24.3 Gbps CPRI/eCPRI

Dimensions: 17.5 in (444 mm) x 15.2 in (384 mm) x 7.0 in (178 mm), 48.4 lbs (21.9 kg)

RF Connector: 4.3-10 Female

RF Connector Quantity: 8 (total)

Remote Electrical Tilt (RET) Information: 8-pin DIN Female, 2 female, 10-30Vdc, Part 1, High band (1)

Power Consumption: 2W idle, 13W max

ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER(S)
3	FACE, ROSENBERGER HD V-BOOM WITH 3'-0" STANDOFF	C10-857
3	AZIMUTH ADJUSTMENT SWIVELS	C10-113-200
9	ANTENNA MOUNTING PIPE	C10-981-222

NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
 PHONE: (866) 428-6937 / (712) 293-1964
 WWW.SABRESITESOLUTIONS.COM

- ### GENERAL ANTENNA NOTES:
- DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
 - LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
 - TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
 - CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
 - CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
 - ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NOTICE:
 1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.



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DESIGNED FOR: **verizon**
 10000 PARK MEADOWS DRIVE, SUITE 300
 LONE TREE, COLORADO 80124

DESIGNED BY: **J5 INFRASTRUCTURE PARTNERS**

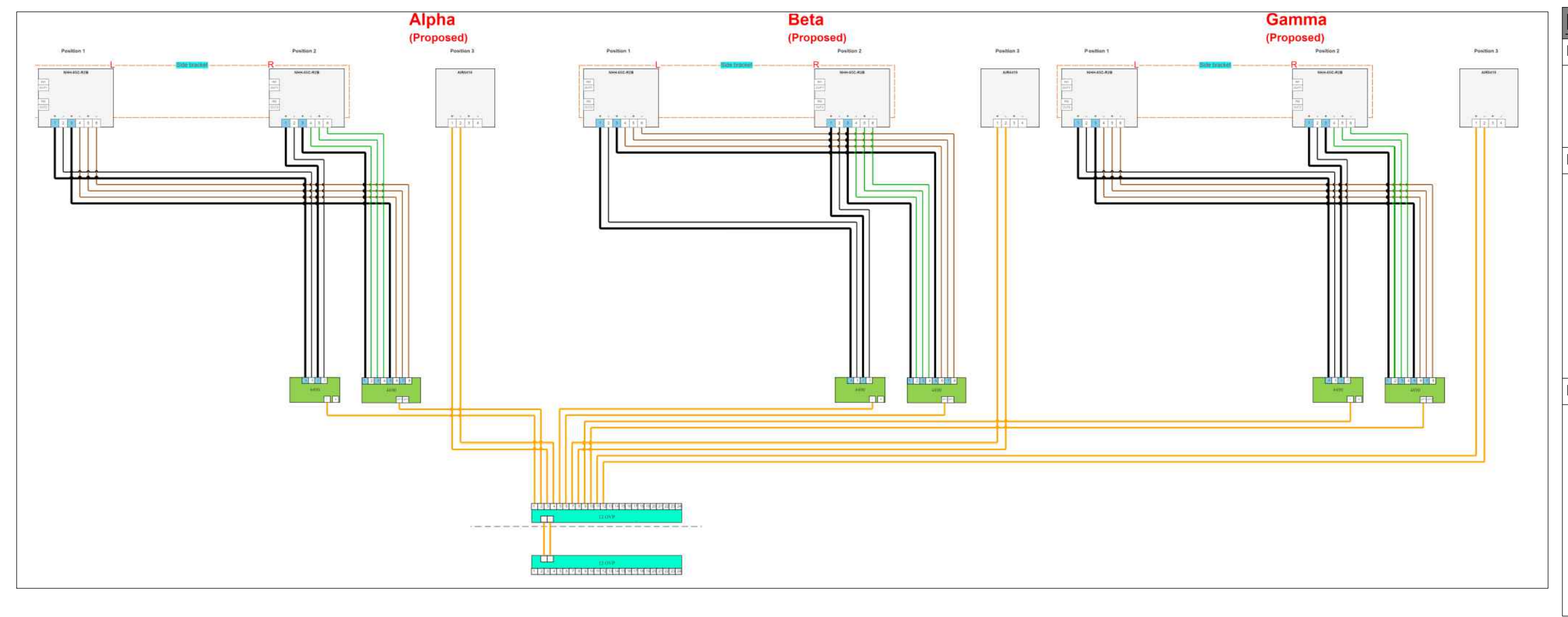
PROJECT NAME: **STLC MO BAPTIST COLLEGE
 NEW 100'-0" MONOPOLE
 (OVERALL HEIGHT: 105'-0" A.G.L.)
 NEW BUILD COMMUNICATION SITE**

PROJECT ADDRESS: **12575 N. OUTER 40 RD, UNIT CT1
 CREVE COEUR, MO 63141
 ST. LOUIS COUNTY**

ANTENNA INFORMATION & RRH HYBRID CABLE DIAGRAM & CHART

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	08/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

SAVE DATE: 9/17/2025 11:42 AM | SHEET NUMBER: RF1



RRH HYBRID CABLE DIAGRAM AND CHART
 SCALE: N.T.S.

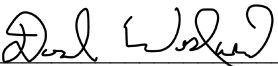


September 4, 2025

Letter In Support of Vertical Bridge's Variance Request at 1 College Park Dr.

Verizon approached Missouri Baptist University about building a new cellphone antenna installation in 2023. Verizon's engineers determined that a rooftop installation would not provide adequate coverage to this area, so we agreed to find a location for a tower. The University's campus is very hilly and has several wooded areas, so flat, open and unused space is hard to come by. The location of the cellphone tower shown on the drawings works for all parties as it is accessible for construction and maintenance without disrupting University activities and also provides the coverage that Verizon wants for this area. Verizon, Vertical Bridge and Missouri Baptist University have all worked together to find a location for this tower that suits everybody's needs, as this is that location. We ask that the city approve Vertical Bridge's request for a variance.

Missouri Baptist University

By: 

Name: Darryl Oran Woodworth

Title: Vice President For Business Affairs



Bethany Moore <bmoore@crevecoeurmo.gov>

Verizon Monopole

Pingel, Scott <PingelS@cbchs.org>

Wed, Nov 12, 2025 at 1:26 PM

To: "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Bethany—

As the athletic director of CBC high school, I am not a big proponent of this monopole being put up in cadet park. I understand by reading through the proposal that the terrain was a big issue. But trying to find the only piece of flat land that happens to be on Missouri Baptist property and that is adjacent to cadet park seems a little unreal. I feel like this pole could definitely be placed in a different location (maybe with a little more work) away from all structures and all people. This is already a congested area up there and adding construction and unsightly views is not something we are looking forward to.

Please note CBC is not in favor of this!

Scott Pingel

CBC High School

Athletic Director

Head Football Coach

314-985-6047

pingels@cbchs.org

"Be a Brick"

JASON W. JAGGI, AICP

WORK EXPERIENCE

Director of Community Development, City of Creve Coeur, MO

August 2015- Present

Responsibilities:

Plan, organize, and direct a department of 12 employees that provides a full range of planning, building and code enforcement services in a West St. Louis County municipality. Staff liaison to the Planning and Zoning Commission and Board of Adjustment providing professional land use recommendations. Serve as the City's Zoning Administrator. Prepare zoning code amendments as needed. Prepare Department budget. Oversee the City's development review process, building permits and inspection programs while working collaboratively with a wide variety of stakeholders. Guided the update of the comprehensive plan, 39 North Master Plan and other long range planning studies.

Planning Manager, City of St. Charles, MO

March 2012- August 2015

Responsibilities:

Manage the Planning Division within the Department of Community Development and supervise a professional staff of four by assigning, reviewing work and evaluating performance. Coordinate long range and current planning functions. Assist in the development and interpretation of the Comprehensive Plan and Zoning Ordinance. Prepare zoning code amendments as needed. Assist the Department Director with budget preparation and department policies. Coordinate and oversee Geographic Information Systems, Community Development Block Grant, and Historic Preservation programs. Direct responsibility for the City's floodplain management program, zoning administration, and development review processes. Staff liaison to the Planning and Zoning Commission, Landmarks Board, Board of Adjustment, and Main Street/Downtown Special Business District.

Senior Planner, City of Clayton, MO

February 2009—December 2009; July 2010—March 2012

Responsibilities:

Supervise the Administrative Secretary-Planning position and Department interns by assigning and reviewing work and evaluating performance. Project management involves complex development reviews and coordination of the review process, present findings and make professional land use recommendations to the Plan Commission, Architectural Review Board, Board of Adjustment, and Board of Aldermen. Interpret and administer the City's land use codes including the Zoning and Subdivision regulations. Draft code amendments including renewable energy code, residential tree and landscaping ordinance, and transit-oriented development zoning overlay districts. Assist the Department Director with special projects as assigned.

Acting Director of Planning and Development Services, City of Clayton, MO

January 2010—June 2010

Responsibilities:

Plan, organize, and direct a department of nine employees that provide a full range of planning, building and code enforcement services on an interim basis. Staff liaison to the Plan Commission, Architectural Review Board and Board of Adjustment providing professional land use recommendations. Prepare Department budget. Oversee the City's development review process, building permits and inspection programs. Key leadership role in the update of the Downtown Clayton Master Plan and Retail Strategy. Assisted with the City's sustainability initiatives.

JASON W. JAGGI, AICP

Planner, City of Clayton, MO

August 2004—January 2009

Responsibilities:

Perform review of development proposals and prepare staff reports to the Plan Commission and Architectural Review Board. Administer the Zoning and Subdivision Ordinances and draft amendments as needed. Develop and maintain City's Geographic Information Systems. Prepare and present findings for variance requests submitted to the Board of Adjustment. Provide technical assistance for Census updates, data analysis, and economic development initiatives.

Planner, St. Louis County Government, MO

October 2000—July 2004

Responsibilities:

Staff planner in the Comprehensive Planning Division. Assist in the preparation of community development plans, countywide five-year strategic plan. Project manager for a neighborhood community center strategic plan. Planning Department liaison providing technical assistance for community building and economic development initiatives in two unincorporated St. Louis County communities.

Planner, City of Kirkwood, MO

June 1999—September 2000

Responsibilities:

Assist in neighborhood planning and economic development in association with a residential and commercial Tax Increment Financing redevelopment project. Provide staff support and technical assistance to the downtown Kirkwood Junction Special Business District. Assist in the administration of housing grant programs. Provide historic preservation technical assistance to the Landmarks Commission. Assist the Department Director as assigned.

PROFESSIONAL ORGANIZATIONS, SERVICE, AND HONORS

- Member, American Institute of Certified Planners (AICP)
- Member, American Planning Association (APA)
- Former St. Louis Metro Section APA Board Member
- Advisory Board Member 2007-2012, Missouri State University Department of Geography, Geology, and Planning
- 2009 Alumni Honoree, Kansas State University, College of Architecture, Planning and Design
- Instructor: University of Missouri-St. Louis Chancellor's Certificate in Planning and Zoning

EDUCATION

Master of Regional and Community Planning, 1999
Kansas State University, Manhattan, Kansas

Bachelor of Science, Community and Regional Planning, 1997
Missouri State University, Springfield, Missouri

Bethany L. Moore,

AICP

EXPERIENCE

Community Development, City of Creve Coeur – *City Planner*

October 2021 - Present

- Planning and Zoning Commission staff reports and presentations
- Board of Adjustment staff reports and presentations
- Public service communication
- Planning and Zoning project review
- City ordinance compliance
- Fence and sign permit review
- Interdepartmental communication

Cultural Resources Office, City of Saint Louis – *Preservation Planner I*

October 2018 - October 2021

- historic district permit review
- architectural plan review
- form based code review
- Section 106 review
- public service communication
- neighborhood association coordination
- building project management
- city ordinance compliance
- demolition review
- monthly preservation board presentation
- interdepartmental communication
- violation and court processing

EDUCATION

University of Georgia, Athens, Ga – *Masters of Historic Preservation*

August 2016 - August 2018

Truman State University, Kirksville, Mo – *Bachelor of Arts in History*

August 2012 - May 2016

Minors in Art History and Philosophy and Religion.

SKILLS

Public speaking, plan review, copywriting/editing, research, data entry, MS Office suite, customer service, project management, deadline adherence, mass communication.

AWARDS

AICP-Spring 2023

Masters of Historic Preservation Assistantship - Spring 2017

Missouri's Little Dixie Heritage Foundation Research Grant- Summer 2018



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM TO THE BOARD OF ADJUSTMENT

Meeting Date: November 20, 2025

To: Members of the Board of Adjustment

CC:

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Subject: 2026 Board of Adjustment Meeting Schedule and Change of Monthly Meeting Date Request

Attached: Proposed 2026 Board of Adjustment Schedule

For the past several years, Board of Adjustment meetings have been held on the **third** Thursdays of the month at 4:00pm. In consultation with the Board Chair, staff would like to request moving the meeting dates to the **second** Thursday of the month, at 4:00pm. If this change does not create any scheduling conflicts with the other Board members, staff would request a motion and vote by the Board to change future meeting dates, beginning in January 2026, to the second Thursday of the month at 4:00pm.

The attached 2026 Board of Adjustment meeting schedule reflects the meeting date change as requested above, moving to the second Thursday of each month.

If the Board is in agreement with this change, the following would be an acceptable motion:

I move to approve changing the regular Board of Adjustment meetings to the second Thursday of each month beginning at 4:00pm and to approve the submitted 2026 meeting schedule as prepared by staff.



CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
MEETING SCHEDULE

2026

Scheduled Meeting Date

Application Date

Thursday, January 8th, 2026

Friday, December 12th, 2025

Thursday, February 12th, 2026

Friday, January 9th, 2026

Thursday, March 12th, 2026

Friday, February 13th, 2026

Thursday, April 9th, 2026

Friday, March 13th, 2026

Thursday, May 14st, 2026

Friday, April 10th, 2026

Thursday, June 11th, 2026

Friday, May 8th, 2026

Thursday, July 9th, 2026

Friday, June 12th, 2026

Thursday, August 13th, 2026

Friday, July 10th, 2026

Thursday, September 10th, 2026

Friday, August 14st, 2026

Thursday, October 8th, 2026

Friday, September 11th, 2026

Thursday, November 12th, 2026

Friday, October 9th, 2026

Thursday, December 10th, 2026

Friday, November 13th, 2026

***Meetings are held at 4:00 PM in the Council Chambers of the Creve Coeur Government Center the second Thursday monthly unless otherwise specified.**

Applications are due by 5:00 P.M. on the dates listed.

Filing an application in accordance with this schedule does not guarantee placement on a meeting agenda.