



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 rue St. Francois**  
**Monday, February 22, 2016**  
**7:30 PM**  
**Karen Goodwin, MMC/MRCC**



**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL OF MEMBERS**

**III. APPROVAL OF MINUTES**

- Meeting Minutes and Executive Meeting Minutes from February 8, 2016

**IV. HEARING FROM CITIZENS**

(Speaker cards are available at the entrance to the Council Chambers)

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

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none

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**VII. OLD BUSINESS**

**A. SECOND READINGS**

9162 Memo	Ordinance approving the Florissant Complete Streets Policy.	2 <sup>nd</sup> Reading Council as a whole
9163 Application Staff Rpt Plans	Ordinance authorizing a Special Use Permit to RF Alternatives LLC d/b/a Collective Solutions, LLC to allow for the construction and operation of a telecommunications facility for the property located at 837 Dunn Road.	2 <sup>nd</sup> Reading Schildroth

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9165 Application	Ordinance authorizing a transfer of Special Use Permit No. 8068 from Phat Boys BBQ LLC to Sho-Mo BBQ, LLC for the operation of a carry-out restaurant located at 300 St. Ferdinand.	2 <sup>nd</sup> Reading Schildroth
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**VIII. NEW BUSINESS**

**IX. BOARD APPOINTMENTS**

**X. RESOLUTIONS**

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986 Memo	Resolution supporting the city of Florissant application to the East-West Gateway Council of Governments Transportation Improvement Program FY 17-20 for improvements to the intersection of N. Highway 67 and St. Ferdinand streets.	Council as a whole
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987 Memo	Resolution supporting the City of Florissant application to the Saint Louis County Department of Public Health Waste Reduction Grant Program.	Council as a whole
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**XI. BILLS FOR FIRST READING**

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E9166	Ordinance amending ordinance no. 8197 appointing nine registered voters to a redistricting Commission by removing Bernice Foley representing ward 8 and adding Steve Podry.	Schmidt
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**XII. COUNCIL ANNOUNCEMENTS**

**XIII. MESSAGE FROM THE MAYOR**

**XIV. ADJOURNMENT**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON FEBRURY 19TH, 2016 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, FEBRUARY 22TH, 2016.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

February 8, 2016

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, February 8, 2016 at 7:30 p.m. with Council President Joe Eagan presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following were present: Siam, Lee, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Schmidt. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council meeting was in session for the transaction of business.

Councilman Siam moved to approve the Meeting Minutes of 1/25/2016, seconded by Jones. Motion carried.

The next item on the agenda was Hearing from Citizens.

Linda Church, 13 McNulty, Neighborhood Watch Captain, stated that she has noticed a marked improvement in regard to her neighborhood. The quality of housing has improved and many people are getting to know their neighbors.

Abeer Motan, expressed her concerns regarding various issues.

Kelly Eagan, 155 Paul, informed the residents of the various events and deadlines for the upcoming Valley of Flowers festival. She stated that anyone interested in volunteering or sponsoring the event would be more than welcome.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #16-01-001 to be held this night on a request to authorize a Special Use Permit to RF Alternatives, LLC d/b/a Collective Solutions, LLC, to allow for the construction and operation of a telecommunications

33 facility for the property located at 837 Dunn Rd. had been advertised in substantially the  
34 same form as appears in the foregoing publication and by posting the property. The  
35 Chair declared the Public Hearing to be open and invited those who wished to be heard  
36 to come forward.

37 Mr. Russell Been, petitioner for Collective Solutions, explained that his company  
38 is hired by telecommunication companies to locate sites for cell towers. T-Mobile  
39 would like to place a 120 foot tower at the North County Christian School on Dunn  
40 Road. He explained that, as companies' networks mature and capacity issues become a  
41 problem, a pole is needed in specific areas. In order to satisfy the school and meet T-  
42 Mobile's needs, Collective Solutions would like to replace one of the field lights on the  
43 soccer field with a combination light pole/cell tower. The new light on the  
44 southeastern section of the field will include a 120 foot telecommunication structure.  
45 The current light standard is 65 feet tall. Not only does this satisfy T-Mobile's  
46 coverage need requirement, it also allows for 3 additional future users. This co-locating  
47 of telecommunication companies on a single pole reduces the proliferation of towers in  
48 the area. Mr. Been further explained that there is an existing 8 foot chain linked fenced  
49 area on the site which T-Mobile and/or any future carriers can use to house their  
50 equipment. They would like to begin work on the tower as soon as possible. It would  
51 take approximately 6 weeks to complete the work.

52 In addition, Mr. Been explained that the reduced setback was needed because the  
53 school would like the light standard/pole to be located at a certain spot on the soccer  
54 field. He added that the tower would be constructed by engineers and approved by the  
55 City's Building Department to meet all safety requirements, including wind load. The  
56 pole is located far from the residential area. Mr. Been showed pictures of the monopole  
57 they constructed in Bridgeton, Missouri which withstood a recent tornado. The poles  
58 are designed in three pieces so that they collapse in upon themselves in the unlikely  
59 event that they would buckle.

60 Wesley Thomas, 90 Mission Walk Ct., stated his opposition to the construction  
61 of the cell tower on the school grounds. He stated that the pole was too close to Dunn  
62 Rd. and where spectators sit and where the students play soccer. The electrical  
63 equipment surrounding the pole would also be too close to the bleachers. Mr. Thomas



64 felt that the setbacks established for that site were there for a reason and should be  
65 maintained according to the city's zoning ordinances. Aesthetically, the monopole will  
66 not look the same as the other lights on the field and will devalue the property. He  
67 understood that there was a monetary benefit to the school for allowing the pole. He  
68 asked the Council visit the proposed site and vote against this bill.

69 Kevin O'Donnell, 512 Rancho, asked about the height of the various cell towers  
70 in Florissant and how they compared to the proposed one. He did not have a problem  
71 with this one.

72 Sheryl Dampf, 123 Calverton Rd., Operations Director for the school, stated that  
73 Mr. Thomas was correct in that the school would receive much needed financial  
74 compensation for the tower. The school administration had reviewed the various  
75 possible locations and decided that the pole on the southeast corner was the best option.  
76 Security and safety are of primary concern to the school and if students were climbing  
77 the fence, the school administration would be the first to know and would take action.  
78 To her knowledge, no student has climbed the existing fence.

79 Councilman Eagan requested that the petitioner look into a climbing deterrent  
80 substance or barbed wire for the fencing which might help prevent students from  
81 climbing it, to which Mr. Been stated that he would.

82 Councilwoman Pagano stated that she felt that the barbed wire would not be  
83 aesthetically pleasing. Mr. Been suggested straight wire in lieu of barbed wire which  
84 would be less visible and threatening. In regards to the bleachers proximity to the pole,  
85 Mr. Dampf stated that the bleachers sat on concrete slabs and were not movable. They  
86 were 15 – 20 feet from the pole. Councilman Schmidt agreed that barbed wire would  
87 not be an appropriate "look" for a school. Councilman Caputa noted that there was an  
88 error on the petitioner's plans which indicated that the fence was 6 foot and not 8 foot  
89 tall. Mr. Been stated that it was an error and the fence will be 8 foot tall.

90 Kenny Green, 1230 St. Richard, expressed his concern about who is responsible  
91 for maintaining the power that runs to the pole. Mr. Been stated that they would be  
92 using the existing power easement. The power from the street to the pole is supplied by  
93 Ameren Electric Company.

94 Linda Church, 13 McNulty, suggested that the school contact the parents to let  
95 them know of any precautions that they should take with their children.

96 As a side note, Mayor Schneider added that North County Christian School has  
97 been an excellent school and outstanding neighbor. The administration has kept their  
98 campus, buildings, and lots in first rate shape.

99 Being no other persons who wished to speak, Councilman Schildroth moved to  
100 close P.H. #16-01-001, seconded by Jones. Motion carried.

101 Councilwoman Pagano moved to approve the Mayor's appointment of Ken  
102 Green, 1230 St. Richard, to the Traffic Commission as a member from Ward 7 for a  
103 term expiring on 2/8/2020, seconded by Schmidt. Motion carried.

104 Councilman Eagan moved to approve the Mayor's appointment of Brian  
105 Hallows, 695 Mescalero Ct., to the Disability Awareness Commission as a member from  
106 Ward 3, for a term expiring on 2/8/2019, seconded by Caputa. Motion carried.

107 Councilman Lee moved to approve the Mayor's appointment of Alex Crockett,  
108 1370 Verlene, to the Environmental Quality Commission as a member from Ward 1, for  
109 a term expiring on 2/8/2019, seconded by Siam. Motion carried.

110 Councilman Siam moved to approve the Mayor's reappointment of Margaret  
111 Buchholz, 2525 Greenberry Dr., to the Senior Citizen Commission as a member from  
112 Ward 8, for a term expiring on 1/8/2019, seconded by Schildroth. Motion carried.

113 Councilman Schildroth moved to approve the request to transfer Special Use  
114 Permit No. 8068 from Phat Boys BBQ, LLC to Show-MO BBQ, LLC for the operation  
115 of a carry-out restaurant located at 300 St. Ferdinand, seconded by Eagan. Councilman  
116 Schildroth moved to suspend the rules in order to hear from the petitioner, seconded by  
117 Henke. Motion carried. Mr. Jeremy Mitchell, 8415 Bridlespur, stated that Phat Boys  
118 had closed and he and his wife would like to take over their business as it is.  
119 Councilman Schildroth explained to the petitioner that he would need to get his plans  
120 approved by St. Louis County. Mr. Mitchell stated that he had gone to St. Louis County  
121 and gotten the necessary paperwork.

122 In regard to his background, he stated that he had been "Red the BBQ Man's"  
123 head cook and he opened and operated his own restaurant in St. Louis city. He felt  
124 that Phat Boy's was a very good location and the equipment was in top shape. He will

125 be strictly a carry-out business. The hours of operation will be from 10:30 to 8:00, three  
126 days a week. There will be no alcohol served. Mr. Mitchell buys his food from Sam's,  
127 seasons and marinates it, then starts cooking about 5-6 a.m. He will be cooking in the  
128 rear of the site as the prior tenant had done. He will contact Florissant and construct a  
129 privacy fence as well as place the wood off the ground as Councilman Schildroth  
130 suggested. Mr. Mitchell clarified that his smoker did not need a tank, so there will not  
131 be one located behind the building. He stated that he will not use propane fuel-only  
132 wood and charcoal.

133 Councilman Lee emphasized that if the petitioner planned to cook his food  
134 outside, he would need a variance from the St. Louis County Restaurant Commission. It  
135 might take some time to get the necessary approvals. On the motion to approve the  
136 request, motion carried and the request was approved.

137 Council as a Whole introduced Resolution No. 985 A Resolution of the  
138 Florissant City Council, Florissant, Missouri, encouraging the decision to locate the  
139 new site for the National Geospatial Intelligence Agency Western Headquarters in  
140 North St. Louis and said Resolution was read for the first time. Councilman Siam  
141 moved that Resolution No. 985 be read for a second time, seconded by Pagano.  
142 Motion carried and Resolution No. 985 was read for a second time. Councilman  
143 Henke moved that Resolution No. 985 be read for a third time, seconded by Jones.  
144 On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes,  
145 Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Having received the  
146 unanimous vote of all members present Resolution No. 985 was read for the third and  
147 final time and placed upon its passage. Before the final vote all other interested  
148 persons were given an opportunity to be heard.

149 Being no persons who wished to be heard, on roll call the Council voted: Siam  
150 yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes  
151 and Schmidt yes. Whereupon the Chair declared Resolution No. 985 to have been  
152 adopted.

153 Councilman Eagan introduced Bill No. 9161 An Ordinance amending  
154 Ordinance No. 8182 establishing a length of service compensation plan for part-time  
155 employees by adding a Community Development Specialist position and said Bill was

156 read for the first time. Councilwoman Pagano moved that Bill No. 9161 be read for a  
157 second time, seconded by Eagan. Motion carried and Bill No. 9161 was read for a  
158 second time. Councilman Henke moved that Bill No. 9161 be read for a third time,  
159 seconded by Schildroth. On roll call the Council voted: Siam yes, Lee yes, Jones  
160 yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes.  
161 Having received the unanimous vote of all members present Bill No. 9161 was read for  
162 the third and final time and placed upon its passage. Before the final vote all other  
163 interested persons were given an opportunity to be heard.

164 Kevin O'Donnell, 512 Rancho, asked if this was a new position. Councilman  
165 Eagan explained that it had been a full time position and was reduced to a part time  
166 position.

167 Being no other persons who wished to be heard, on roll call the Council voted:  
168 Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano  
169 yes and Schmidt yes. Whereupon the Chair declared Bill No. 9161 to have passed and  
170 said Bill became Ordinance No. 8202.

171 Council as a Whole introduced Bill No. 9162 An Ordinance approving the  
172 Florissant Complete Streets Policy and said Bill was read for the first time by title only.

173 Councilman Schildroth introduced Bill No. 9163 An Ordinance authorizing a  
174 Special Use Permit to RF Alternatives, LLC d/b/a Collective Solutions, LLC to allow for  
175 the construction and operation of a telecommunications facility for the property located  
176 at 837 Dunn Road and said Bill was read for the first time by title only.

177 Councilman Eagan introduced Bill No. 9164 An Ordinance authorizing a  
178 transfer of \$11,000 from Acct. No. 5-06-28020 "Golf Course Merchandise" to Acct.  
179 No. 5-06-50060 "Golf Course Professional Services" for the purpose of paying  
180 personal property tax for the golf carts and said Bill was read for the first time.

181 Councilman Lee moved that Bill No. 9164 be read for a second time, seconded by  
182 Caputa. Motion carried and Bill No. 9164 was read for a second time. Councilman  
183 Lee moved that Bill No. 9164 be read for a third time, seconded by Siam. On roll call  
184 the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth  
185 yes, Henke yes, Pagano yes and Schmidt yes. Having received the unanimous vote of  
186 all members present Bill No. 9164 was read for the third and final time and placed upon

187 its passage. Before the final vote all other interested persons were given an opportunity  
188 to be heard.

189 Kevin O'Donnell, 512 Rancho, stated that he thought the city had decided to  
190 buy its own golf carts. Councilman Lee stated that the City never decided to do that.  
191 Furthermore, he explained that the process of determining the personal property tax  
192 rates were computed by the County Assessor.

193 Being no other persons who wished to be heard, on roll call the Council voted:  
194 Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano  
195 yes and Schmidt yes. Whereupon the Chair declared Bill No. 9164 to have passed and  
196 said Bill became Ordinance No. 8203.

197 Councilman Schildroth introduced Bill No. 9165 An Ordinance transferring  
198 Special Use Permit No. 8068 from Phat Boys BBQ, LLC to Sho-Mo BBQ, LLC for the  
199 location and operation of a carry-out restaurant located at 300 St. Ferdinand and said Bill  
200 was read for the first time by title only.

201 The next item on the Agenda was Council Announcements.

202 Councilman Jones encouraged everyone to contribute to the T.E.A.M. food  
203 pantry. Ward 2 will be hosting a Neighborhood Watch Meeting on February 15 at the  
204 JFK Center at 7 p.m. There will be an assessment along a 4 mile stretch of Coldwater  
205 Creek from St. Denis Bridge to Old Halls Ferry Rd. The Missouri Primary will be held  
206 on March 15 and the last day to register to vote in the upcoming election is February 17.

207 Councilman Eagan announced that the St. Ferdinand Charity Basketball is  
208 scheduled to begin the February 26<sup>th</sup> with proceeds to benefit the Handing family whose  
209 child, Nicholas, was diagnosed with cancer.

210 Councilman Schmidt stated that he was putting together a Ward 8 Neighborhood  
211 Watch Meeting for some time toward the end of March. He will let everyone know  
212 when the date is finalized.

213 The next item on the Agenda was Mayor Announcements.

214 Mayor Schneider stated that he had attended a Public Hearing for Missouri  
215 American Water Co. regarding their request for a rate increase. He informed the panel  
216 that, overall, the City of Florissant was satisfied with their service but could not support

217 nor justify an 18% rate increase. He encouraged them to suggest a more moderate  
218 increase.

219 Disaster relief is available through FEMA at 1-800-621-FEMA if you think you  
220 are eligible for help from the federal government. Tim Barrett, City Engineer, is also  
221 available to answer any questions you might have.

222 The Mayor encouraged residents to participate in a “Spring Clean Up” before the  
223 Valley of Flowers Festival. March 19 is the date for the annual Trash Bash, which is  
224 coordinated by Tim Barrett and is an effort to clean up the creeks in the area. April 16<sup>th</sup>  
225 is the Electronic Recycling Day at St. Ferdinand Park for residents and non-residents  
226 alike. Document Shredding will be held on April 23<sup>rd</sup> at St. Ferdinand Park.

227 Spring Break Camp for students will be held March 21-25.

228 Jedi-Night Training for 2-5 year olds & 6-10 year olds will be held on March 6<sup>th</sup>.

229 The annual Florissant Garage Sale will be held at the Eagan Center Ice Rink on  
230 April 30<sup>th</sup>.

231 “Party on the Ice” will be held at the ice rink on March 4<sup>th</sup> for 8<sup>th</sup> graders.

232 The 2016 Poetry Out Loud Competition at the JJE Theatre was well attended and  
233 winners were announced.

234 The next City Council Meeting is scheduled for Monday, February 22, 2016 at  
235 7:30 pm.

236 Councilman Schmidt moved to call for a closed executive meeting to confer with  
237 the City Attorney regarding contract negotiations pursuant to Section 610.021 (1) of the  
238 Revised Statutes of Missouri, seconded by Pagano. On roll the Council voted: Siam  
239 yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes  
240 and Schmidt yes. Motion carried.

241 Councilwoman Pagano moved to adjourn the meeting, seconded by Schmidt.  
242 Motion carried. The meeting was adjourned at 9:05 p.m.

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Karen Goodwin, City Clerk

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251 The following Bills were signed by the Mayor:

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253 9161 Ord 8202

254 9164 Ord 8203

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**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**

February 8, 2016



The City Council of the City of Florissant met in open Executive session on Monday, February 8, 2015 at 7:00 pm. in the Council Conference Room at 955 rue St. Francois, with President Eagan presiding. On Roll Call the following Council members were present: Schildroth, Jones, Schmidt, Pagano, Lee. Caputa, Siam, Eagan and Henke. Also present were Mayor Thomas Schneider, City Clerk Karen Goodwin, City Attorney John Hessel, Finance Director Randy McDaniel, City Engineer Tim Barrett and Parks Director Todd Schmidt.

Councilman Lee moved to call for a closed meeting to confer with the City Attorney regarding contract negotiations pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Schmidt. On roll the Council voted: Schildroth yes, Pagano yes, Henke yes, Eagan yes, Jones yes, Caputa yes, Lee yes, Siam yes and Schmidt yes. Motion carried.

The Council conferred with the City Attorney regarding contract negotiation matters.

At 7:30 pm Councilman Siam moved to continue the closed until after the regular session, seconded by Schildroth, motion carried.

Before the regular Council meeting ended, Councilman Schmidt moved to return to the closed session to confer with the City Attorney regarding contract negotiations, seconded by Pagano. On roll the Council voted: Schildroth yes, Pagano yes, Henke yes, Eagan yes, Jones yes, Caputa yes, Lee yes, Siam yes and Schmidt yes. Motion carried and after a short break, the council resumed the closed session at 9:15 pm.

Councilman Schildroth moved to open the closed executive session, seconded by Henke. On roll call the Council voted: Schildroth yes, Pagano yes, Henke yes, Eagan yes, Jones yes, Caputa yes, Lee yes, Siam yes and Schmidt yes. Motion carried. The City Council opened the meeting at 9:30 p.m.

There being no further business to discuss Councilman Lee motioned to adjourn, seconded by Schmidt. Motion carried and the meeting adjourned at 9:30 pm.

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Karen Goodwin  
City Clerk



1 INTRODUCED BY COUNCIL AS A WHOLE  
2 FEBRUARY 8, 2016

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BILL NO. 9162

ORDINANCE NO.

6 **AN ORDINANCE APPROVING THE FLORISSANT COMPLETE STREETS POLICY**

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**WHEREAS**, the City desires to encourage walking, bicycling and transit use as safe, convenient and widely available modes of transportation for all people; and

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**WHEREAS**, the City of Florissant supports the use of guiding principles that foster safe and accessible modes of travel including walking and biking; and

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**WHEREAS**, the City has previously partnered with Great Rivers Greenway to construct the Sunset Trail; and

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**WHEREAS**, the City is partnering with Trailnet to prepare a Bike & Pedestrian Master Plan for the City; and

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**WHEREAS**, the City desires to adopt a “Complete Streets” policy which is to be used as a guiding principle, where practicable and economically feasible, in the design, operation and maintenance of City streets to promote safe and convenient access and travel for all users, including pedestrians, bicyclists, motorists, transit riders, and people of all abilities; and

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**WHEREAS**, the City will strive to consult with business districts and neighborhood associations in consideration of functional facilities and accommodations in furtherance of the Florissant Complete Streets policy; and

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**WHEREAS**, Complete Streets are beautiful, interesting and comfortable places for people;

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**WHEREAS**, the design of cities begins with the design of streets as community places where people want to be, and streets will be held to a higher standard for urban design at a human scale;

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**WHEREAS**, multi-modal accommodations and all City projects in the right-of-way should be approached as opportunities to enhance the aesthetic qualities of Florissant and its public realm through the thoughtful creation of place;

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40           **WHEREAS**, transportation improvements, facilities, and amenities that may contribute  
41 to “Complete Streets” will be developed to fit in with the context of the surrounding community;  
42 and

43  
44           **WHEREAS**, the City will consider such transportation improvements, facilities, and  
45 amenities where such are practicable and economically feasible during the construction,  
46 reconstruction, or other changes of transportation facilities on streets and redevelopment  
47 projects.

48  
49 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS**  
50 **COUNTY, MISSOURI, AS FOLLOWS:**

51 **SECTION 1 – TITLE**

52 This policy shall be known as the “Florissant Complete Streets Policy.”

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54 **SECTION 2 – PURPOSE**

55 The city shall design, build, operate and maintain a safe, reliable, efficient, integrated and  
56 connected multimodal network that will provide access, mobility, safety, and connectivity for all  
57 users.

58  
59 **SECTION 3 – APPLICABILITY**

60 While this policy does not require certain designs or construction standards and does not require  
61 specific improvements, this policy does require the Director of Public Works to approach every  
62 transportation project and program as an opportunity to incorporate Complete Streets practices in  
63 the design, construction, operation, and maintenance of transportation projects, improvements,  
64 and facilities. This policy further requires the Director of Public Works to develop safe,  
65 convenient, multimodal transportation options through the planning, development review, and  
66 approval process for private development.

67  
68 This policy is intended to cover all development and redevelopment in the public domain within  
69 the City of Florissant. This includes all public transportation projects such as, but not limited to,  
70 new road construction, reconstruction, retrofits, upgrades, resurfacing, and rehabilitation.

71 Routine maintenance activities designed to keep assets in serviceable condition (e.g., mowing,  
72 sweeping, spot repair, or interim measures) may be excluded from these requirements by the  
73 Director of Public Works. This policy also covers privately built roads intended for public use.  
74 As such, compliance with these principles may be factored into decisions related to the City’s  
75 participation in private projects and whether the city will accept conveyance of privately built  
76 roads constructed after the passage of this policy.

77  
78 **SECTION 4 – GUIDING PRINCIPLES AND PRACTICES**  
79

80 Complete Street defined. Complete Streets is a planning and design approach that results in a  
81 transportation network that is safe and accessible for all modes: walking, bicycling, transit,  
82 private vehicles, and freight vehicles. Pedestrians, bicyclists, motorists, and bus riders of all ages  
83 and abilities are able to safely travel along and across public streets to access destinations.  
84 Transportation improvements, facilities, and amenities that may contribute to Complete Streets  
85 design outcomes include: sidewalks, crosswalks, curb extensions, street and sidewalk lighting,  
86 bike lanes (including protected bike lanes); chicanes, speed humps, speed tables, and other traffic  
87 calming infrastructure; pedestrian and bicycle safety improvements; walking and bicycling  
88 signals and signal timing changes; access improvements, including compliance with the latest  
89 criteria of the Americans with Disabilities Act (ADA), and the Public Rights-of-Way  
90 Accessibility Guidelines (PROWAG); public transit facilities accommodation including, but not  
91 limited to, pedestrian access improvements to transit stops and stations; street trees and  
92 landscaping; drainage; and street amenities such as benches.

93 Pedestrian defined. Pedestrian is:

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- 95 a. A person on foot;
  - 96 b. A person using any means of conveyance propelled by human power other than a bicycle;
  - 97 c. A person using an electrical personal assistive mobility device; or
  - 98 d. A person operating a self-propelled wheelchair, motorized tricycle, or motorized  
99 quadricycle, and by reason of physical disability, is otherwise restricted in movement or  
100 unable to move about on foot

101

102 The City will strive, where practicable and economically feasible, to incorporate one (1) or more  
103 Complete Streets design elements into public transportation projects in order to provide  
104 appropriate accommodation for bicyclists, pedestrians, transit users, and persons of all ages and  
105 abilities, while promoting safe operation for all users, in comprehensive and connected networks  
106 in a manner consistent with, and supportive of, the surrounding community. The goal is a  
107 transportation system balance that recognizes the need for some roads to offer greater or lesser  
108 degrees of accommodation for each type of user, while still ensuring basic accommodation is  
109 provided for all permitted users.

110

111 The City will incorporate Complete Streets principles into all public strategic plans and master  
112 land use plans, upon subsequent updates. The principles, where practicable, shall be incorporated  
113 into other Public Works processes, plans, manuals, rules, regulations, operational standards, and  
114 programs as appropriate and directed by the Director of Public Works.

115

116 It shall be a goal of the City to foster partnerships with the State of Missouri, St. Louis County,  
117 neighboring communities, and community stakeholders in consideration of functional facilities  
118 and accommodations in furtherance of the City's Complete Streets policy and the continuation of  
119 such facilities and accommodation beyond the City's borders.

120  
121 The City recognizes that Complete Streets may be achieved through single elements incorporated  
122 into a particular project or incrementally through a series of smaller improvements or  
123 maintenance activities over time. The City will draw upon all possible funding sources to plan  
124 for and implement this policy and shall investigate grants that may be available to make  
125 Complete Streets elements more economically feasible.

126

## 127 **SECTION 5 – DESIGN FLEXIBILITY**

128 The latest design guidance, standards, and recommendations available will be used in the  
129 implementation of Complete Streets, including the most up-to-date versions of:

130

- 131 (1) The National Association of City Transportation Officials (NACTO) *Urban Bikeway*  
132 *Design Guide*
- 133 (2) The National Association of City Transportation Officials (NACTO) *Urban Street*  
134 *Design Guide*
- 135 (3) The Institute of Transportation Engineers and Congress for the New Urbanism  
136 publication *Designing Walkable Urban Thoroughfares: A Context-Sensitive*  
137 *Approach: An ITE Recommended Practice*
- 138 (4) Mid America Regional Council’s *Complete Streets Handbook*
- 139 (5) The latest edition of American Association of State Highway and Transportation  
140 Officials (AASHTO) *A Policy on Geometric Design of Highway and Streets*
- 141 (6) The United States Department of Transportation Federal Highway Administration’s  
142 *Manual on Uniform Traffic Design Controls*
- 143 (7) The Architectural Access Board (AAB) 521 CMR Rules and Regulations

144

## 145 **SECTION 6 – PERFORMANCE MEASURES**

146 The City shall measure the success of this Complete Streets policy using performance measures,  
147 such as:

148

- 149 (1) Total miles of new or refurbished bike facilities, including off-street trails
- 150 (2) Linear feet of new or refurbished pedestrian accommodation
- 151 (3) Percent of City-controlled intersections fully ADA compliant
- 152 (4) Percent of transit stops on City-controlled streets accessible by a 1) firm landing  
153 surface, 2) that is at least 5 feet wide and 8 feet long, 3) connected to the curb, and 4)  
154 has a curb cut at the nearest street corner that is matched by a curb cut on the adjacent  
155 corner
- 156 (5) Number of new curb ramps installed or updated along city streets
- 157 (6) Crosswalk and intersection improvements
- 158 (7) Compliments and complaints
- 159 (8) Number of injurious or fatal crashes, by mode

160  
161 Within six months of program adoption, the City, in collaboration the Complete Streets  
162 Committee (Section 7) and community stakeholders, shall initiate a process to select  
163 performance measures and develop individual numeric benchmarks for each performance  
164 measure as a means of tracking and measuring the annual performance of the program. Such  
165 benchmarks shall be established within eighteen months of program adoption. Yearly reports  
166 shall be posted online for each of the selected performance measures.

167  
168 **SECTION 7 – IMPLEMENTATION**

169 A Complete Streets Committee comprised of stakeholders, including members of relevant City  
170 departments shall be created to implement this policy. The Complete Streets Committee shall be  
171 a multidisciplinary team and members shall include representation from: Department of Public  
172 Works, the Department of Parks & Recreation, the Senior Citizen Office, the Planning & Zoning  
173 Commission, and other committees, departments, or organizations as appropriate. The focus of  
174 this Committee shall be ensuring the implementation of the Complete Streets policy and, where  
175 necessary, altering existing practices and overcoming barriers that may act as impediments to  
176 implementation. In addition, this Committee shall regularly update and solicit feedback on  
177 potential projects with the general public to ensure that the perspectives of the community are  
178 considered and incorporated, as appropriate.

179  
180 The City shall make Complete Streets practices a routine part of everyday operations, shall  
181 approach every transportation project and program as an opportunity to improve streets and the  
182 transportation network for all users, and shall work in coordination with other departments,  
183 agencies, and jurisdictions to achieve Complete Streets.

184  
185 The City, with input from the Complete Streets Committee, shall review and either revise or  
186 develop proposed revisions to all appropriate planning documents (master plans, open space and  
187 recreation plan, etc.), zoning and subdivision codes, laws, procedures, rules, regulations,  
188 guidelines, programs, and templates to integrate Complete Streets principles in all transportation  
189 projects.

190  
191 The City shall maintain a comprehensive inventory of pedestrian and bicycle facilities that will  
192 allow staff to identify gaps in the sidewalk and bikeway network and propose projects to  
193 eliminate such gaps.

194  
195 The City shall secure training for pertinent City staff and decision-makers on both the technical  
196 content of Complete Streets principles and best practices, as well as community engagement  
197 methods for implementing the Complete Streets policy. Training may be accomplished through  
198 workshops and other appropriate means.

199

200 The City shall utilize inter-department coordination to promote the most responsible and efficient  
201 use of resources for activities within the public way.

202

203 The City shall seek out appropriate sources of funding and grants for implementation of  
204 Complete Streets policies.

205

206 **SECTION 8:** This ordinance shall become in force and effect immediately upon its passage  
207 and approval.

208

209 Adopted this \_\_\_\_\_ day of February, 2016.

210

211

212

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Joseph Eagan  
President of the Council  
City of Florissant

213

214

215

216

217 Approved this \_\_\_\_\_ day of February, 2016.

218

219

220

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Thomas P. Schneider  
Mayor, City of Florissant

221

222

223

224 ATTEST:

225

226

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Karen Goodwin, MMC/MRCC  
City Clerk

227

228

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 1/21/16

Mayor's Approval:

Agenda Date Requested: 01/25/2016

Description of request:

Ordinance approving the Florissant Complete Streets Policy

Department: Public Works

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? : Yes / No

N

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Example Ordinance	X	Draft Ord.	

**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

*cc to Council  
1/21/16  
KZ*



**City of Florissant  
Engineering Division  
Interoffice Memorandum**

**Memo To:** Mayor Thomas P. Schneider **Date:** January 21, 2016  
**Through:** Louis B. Jearls, Jr., PE **Copy:** Karen Goodwin,  
Director of Public Works City Clerk  
**From:** Tim Barrett, PE, CFM, City Engineer  
**Subject:** "Complete Streets" Ordinance

Mayor,

You previously directed me to review the "Complete Streets" initiative that was brought to your attention by representatives from AARP and Trailnet. After researching this topic I see the benefits it offers and I recommend consideration be given to passing a "Complete Streets" ordinance for the City. St. Louis City and County have passed similar ordinances in recent years. I've included a brief discussion of the concept and its benefits and costs below.

"Complete Streets" means streets that are safe for all users including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. "Complete Streets" are promoted to offer benefits including improved safety for all users through safe design and efficient access, reduced congestion through the availability of alternate transportation modes, improved health/quality of life through emissions reductions and increased physical activity and recreational opportunities.

A "Complete Streets" ordinance directs the City to routinely look for opportunities to enable safe access for all users. Opportunities include but are not limited to, upcoming City street projects and repairs, administrative review of private development projects, and partnerships with transportation agencies and other municipalities. Work associated with these concepts typically includes replacement or retrofitting of sidewalk, curb ramps, bus stops and crosswalks, etc. for ADA compliance, making sidewalk connections where short sections are missing, adding signage and striping, and including bike facilities where applicable. We are currently addressing many of these items through our annual street and sidewalk contracts and in our grant projects.

In addition, "Complete Streets" concepts are now strongly encouraged for nearly all federal transportation grant programs. By committing to implementing these concepts, the City positions itself to continue to bring federal dollars into the City.

Please let me know if you would like to discuss this further.

Thank you,

Timothy J. Barrett, PE, CFM  
City Engineer

Attachments  
*Draft Ordinance*



1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 8, 2016

3  
4 BILL NO. 9163

ORDINANCE NO.

5  
6  
7 **ORDINANCE AUHORIZING A SPECIAL USE PERMIT TO RF**  
8 **ALTERNATIVES LLC D/B/A COLLECTIVE SOLUTIONS, LLC TO**  
9 **ALLOW FOR THE CONSTRUCTION AND OPERATION OF A**  
10 **TELECOMMUNICATIONS FACILITY FOR THE PROPERTY LOCATED**  
11 **AT 837 DUNN ROAD.**

12  
13  
14 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
15 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and  
16 maintenance of wireless telecommunication towers in the City of Florissant; and

17 WHEREAS, an application has been filed by RF Alternatives LLC d/b/a Collective  
18 Solutions, LLC for the installation of an antenna support structure and equipment facility for the  
19 property located at 837 Dunn Road; and

20 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
21 meeting of January 19, 2016 has recommended that a Special Permit be approved; and

22 WHEREAS, due notice of public hearing no. 16-01-001 on said application to be held on  
23 the 8<sup>th</sup> day of February, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly  
24 published, held and concluded; and

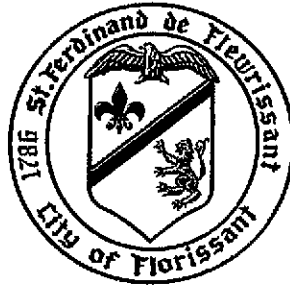
25 WHEREAS, the Council, following said public hearing, and after due and careful  
26 consideration, has concluded that the issuance of a Special Permit for the construction and  
27 operation of a telecommunications facility would be in the best interest of the City of Florissant.

28  
29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
30 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

31  
32 Section 1: A Special Permit is hereby granted to RF Alternatives, LLC d/b/a Collective  
33 Solutions, LLC to allow for the construction and operation of a telecommunications facility for  
34 the property located a 837 Dunn Road, Florissant, Missouri per plans submitted and attached  
35 hereto.



FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 837 Dunn Road, Florissant, MO 63138

Property Owners Name: Ferguson Church of the Nazarene Phone/email: Dr. Greg Clark, Superintendent, 314-972-6227

Property Owners Address: 1309 Elizabeth Avenue, St. Louis, MO 63135

Business Owners Name: RF Alternatives Phone/email: 866-261-6560 / don@rfalternatives.com

Business Owners Address: PO Box 1003, Columbia, IL 62236

DBA (Doing Business As) RF Alternatives

Authorized Agents Name: Russell Been Co. Name: Collective Solutions, LLC  
(Authorized Agent to Appear Before The Commission)

Agents Address: 340 Marshall Road, Valley Park, MO 63088 Phone/email: 314-989-9810 / russ@collectivesolutions.com

Request Permit for Construction/operation of disguised telecommunications facility

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature]  
Applicant's Signature  
Russell Been, Collective Solutions, authorized agent for RF Alternatives

12-10-19  
Date

Received by: all Receipt # 585102 OFFICE USE ONLY Amount Paid: 125.00 Date: 12/18/15

STAFF REMARKS: \_\_\_\_\_

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_


\_\_\_\_\_  
SIGNATURE OF STAFF WHO REVIEWED APPLICATION  
Planning & Zoning Application  
Page 1 of 1 – Revised 7/15/15

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. [Signature] DATE: 1/19/16



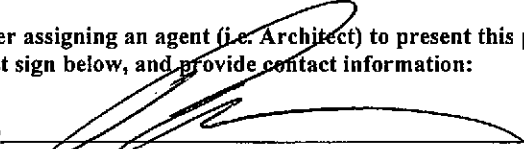
- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets maybe attached)

Donald Dohrman  Don@rfalternatives.com / 314-422-1651  
 PRINT NAME SIGNATURE email and phone  
 FOR RF Alternatives, LLC  
 (company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that, as applicant (circle one of the following):
  - 1. I (we) have a legal interest in the herein above described property.
  - 2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE   
 ADDRESS 340 Marshall Rd, Valley Park, MO 63088  
 STREET CITY STATE ZIP CODE  
 TELEPHONE / EMAIL 314-989-9810 / russ@collectivesolutions.com  
 BUSINESS

I (we) the petitioner (s) do hereby appoint Russell Been, Collective Solutions, LLC as  
 Print name of agent.  
 my (our) duly authorized agent to represent me (us) in regard to this petition.

  
 Signature of Petitioner authorizing an agent

**NOTE:** When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

## REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).  
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:  
Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation RF Alternatives, LLC

(a) If an individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Don Dohrman, PO Box 1003, Columbia, IL 62236
- (2) Telephone numbers 314-422-1651
- (3) Business address PO Box 1003, Columbia, IL 62236
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 8/30/2010
- (6) Missouri Corporate Number LC1081947
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_
- (8) Name in which business is operated \_\_\_\_\_
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name RF Alternatives

Address 837 Dunn Road, Florissant, MO 63135

Property Owner Ferguson Church of the Nazarene

Location of property Parcel 09J141150, leased area within parcel located at 837 Dunn Road

Dimensions of property 355' x 371'

Property is presently zoned R4 Single Family Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Disguised telecommunications facility

Type of Sign n/a Height 120'

Type of Construction \_\_\_\_\_ Number Of Stories n/a

Square Footage of Building n/a Number of Curb Cuts n/a

Number of Parking Spaces n/a Sidewalk Length n/a

Landscaping: No. of Trees n/a Diameter n/a

No. of Shrubs n/a Size n/a

Fence: Type Chain-Link Length \_\_\_\_\_ Height 6'

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

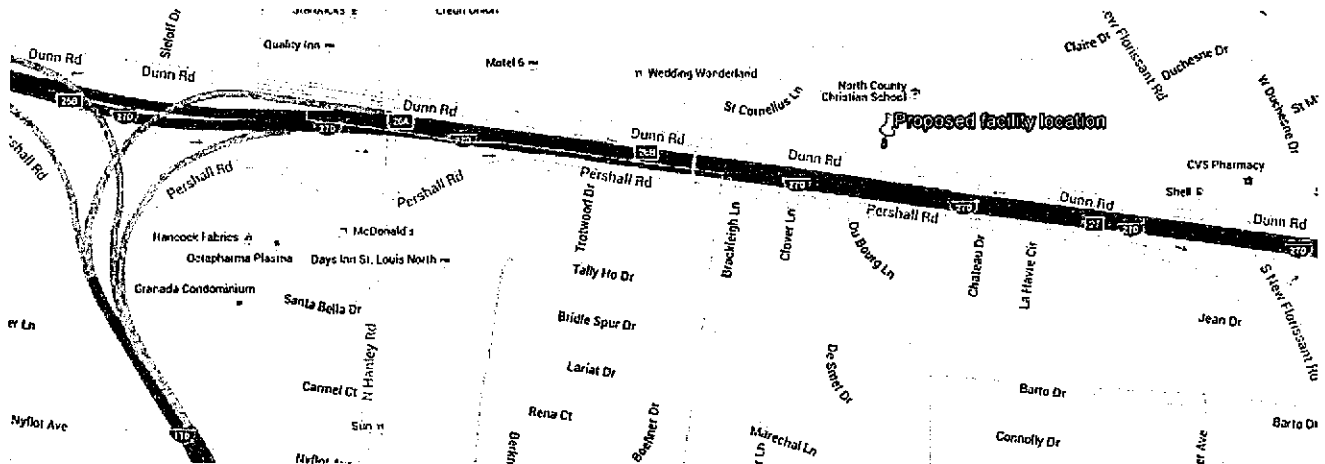
**LEGAL DESCRIPTION:**

All that certain lot or parcel of land situate in the County of St. Louis, State of Missouri, and being more particularly described as follows:

Lot B of Mercy-Aquinas High School, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 352, Page 423 of the St. Louis County Records.

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

Provide a drawing of a location map showing the nearest major intersection.



**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Commissioner or Staff Signature



1

**MEMORANDUM**



**CITY OF FLORISSANT**

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To: Planning and Zoning Commissioners Date: January 13, 2016

7

8

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E.  
Director of Public Works  
Applicant  
File

9

10

11

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Subject: Request Recommended Approval for a Special Use Permit to allow a cellular tower and outdoor equipment at 837 Dunn Road in an 'R-4' Zoning District.

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**STAFF REPORT**

19

**CASE NUMBER PZ-011916-1**

20

21

22

**I. PROJECT DESCRIPTION:**

23

24

This is a request for Recommended Approval for a Special Use Permit to allow a cellular tower and outdoor equipment at 837 Dunn Road in an 'R-4' Zoning District.

25

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27

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**II. EXISTING SITE CONDITIONS:**

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The existing property at 837 Dunn Road is owned by the FERGUSON CHURCH OF THE NAZARENE. The site is a portion of the total and has a paved parking lot and a sports field with lighting and metal bleachers. Buildings associated are located on the contiguous lot.

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There is approximately 1/3 of the parking on this lot to the South of the buildings. A school is a Permitted Use according to the Municipal Code. No new parking is proposed.

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**III. SURROUNDING PROPERTIES:**

The property surrounding the facility to the North and East is 845 Dunn Road in an 'R-4' Zoning District, and the property to the West are 4, 5, 6 St. Cornelius Ct and 1430 Gahan Dr.

**IV. STAFF ANALYSIS:**

The application is accompanied by T-1, GN-1, GN-2, SS-1, SS-2, SS-3, P-1, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, E-1, E-2, E-3, E-4, and by GeoStructural, plans dated 1/8/16. A supplemental drawing was requested and received, drawing TL of the same date with revisions.

Height of antennae support structures. Any antennae support structure which is proposed to be in excess of one hundred (100) feet would exceed the limit without involving specialized consultant report submission. The height proposed is 120 feet.

Staff has determined that this proposal shall require the applicant to obtain a Special Use Permit from the Council. The applicant is required to meet the requirements of a Special Use Permit under Section 405.240:

**"SECTION 405.240: COMMUNICATION ANTENNAE AND SUPPORT STRUCTURES**

- A. General Requirements. The requirements set forth in this Section shall be applicable to all antennae and support structures installed, built or modified after July 13, 1998.*
- 1. Building codes and safety standards. To ensure the structural integrity of antennae support structures, the owner shall see that it is constructed and maintained in compliance with all standards contained in applicable State and local Building Codes and the applicable industry standards including the latest version of TIA/EIA.*
  - 2. Regulatory compliance. All antennae and support structures shall meet or exceed current standards and regulations of the Federal Aviation Authority (FAA) such as FAA Part 77 and Advisory Circular AC-70/7460-1 and Federal Communications Commission (FCC) Part 17 and any other State or Federal agency with the authority to regulate communications antennae and support structures. Should such standards or regulations be amended, then the owner shall bring such devices and structures into compliance with the revised standards or regulations at such time as any substantive work is done.*
  - 3. Height of antennae support structures. Any antennae support structure which is proposed to be in excess of one hundred fifty (150) feet in height and located in Zoning Districts "B-3", "B-4", "B-5", "M-1", "M-2", "M-3" or "NU" and any antennae support structure which is proposed to be in excess of one hundred (100) feet and located in any residential districts, "H" Historic Districts, "A" Recreational District, "B-1" Local Shopping District or "B-2" Central Business District shall require a clear showing that such height is reasonably required to provide communications wireless services and such showing is supported by the opinion of a telecommunications consultant hired by the City at the expense of the applicant. The opinion of the consultant shall include a statement that no available alternatives exist which exceed the height limitation or the reason why such alternatives are not viable.*
  - 4. Lighting. Antennae support structures which are designed as flagpoles may be lighted, but no other antennae and antennae support structures shall be lighted unless required by the FAA or a State or Federal agency with authority to regulate, in which case a description of the required lighting scheme will be made part of the application to install, build or modify the antennae or antennae support structure. For structures that require lighting per FAA requirements, the use of white strobe lighting after twilight is prohibited. The use of red incandescent lighting at night is encouraged.*

91 5. Advertising. Unless a disguised support structure is in the form of an otherwise lawfully  
92 placed freestanding sign, the placement of signs on structures regulated by this Section is prohibited.

93 6. Design.

94 a. Unless subject to the requirements of the FAA or any applicable State or  
95 Federal agency, towers shall maintain a galvanized steel finish or be painted a neutral color consistent  
96 with the natural or built environment of the site. If utilized as a flagpole, the tower shall be painted white.

97 b. Antennae equipment shelters or cabinets shall have an exterior finish  
98 compatible with the natural or built environment of the site and shall be brick or natural stone or  
99 compatible material as required by the City Council in the case of a Special Use Permit. Cabinets shall  
100 have an exterior finish compatible with the natural or built environment.

101 c. Antennae attached to a building or antennae support structure shall be painted  
102 a color identical to, or compatible with, the surface to which they are mounted.

103 d. All antennae support structures shall be surrounded by a landscape strip of not  
104 less than ten (10) feet in width, with such plantings prescribed in the Special Use Permit. Said landscape  
105 strip may also contain security lighting as may be prescribed by the Special Use Permit. It shall be  
106 exterior to any security fencing. In lieu of the required landscape strip, a minimum six (6) foot high  
107 decorative fence or wall may be approved if such fence or wall is approved as an alternative means of  
108 screening by the Special Use Permit. On guyed towers, guy anchors shall also be fenced. The tower  
109 owner shall display on the site the reference to its FCC tower site number.

110 e. All antennae support structures shall be set back from any dedicated public  
111 street and any adjacent residentially zoned property a distance equal to the height of the tower, unless  
112 otherwise modified by a Special Use Permit approved by the City Council. All towers adjacent to non-  
113 residential zoned property shall maintain setbacks from such non-residential zoned property as follows,  
114 unless otherwise modified by a Special Use Permit approved by the City Council: guyed towers shall be  
115 set back a distance equal to sixty percent (60%) of the tower height; support towers and monopoles shall  
116 be set back at least twenty-five (25) feet. In all cases, towers and accessory buildings shall meet the  
117 minimum setbacks of the applicable Zoning District in which they are located.

118 f. Ground anchors of all guyed towers shall be located on the same parcel as the  
119 tower and meet a setback of ten (10) feet from the property line to the anchor concrete.

120 g. Vehicle or outdoor storage at any antennae support structure site is prohibited.

121 h. On-site parking for periodic maintenance and service shall be provided at all  
122 antennae or antennae support structure locations. Access to and parking for antennae or antennae support  
123 structure locations shall be provided on a paved surface.

124 7. Shared use.

125 a. In order to maximize the use of an existing or proposed wireless tower, the  
126 tower owner shall, prior to the issuance of any Building Permit or Special Use Permit to alter or modify  
127 any tower existing as of July 13, 1998, provide to the City a written statement signed by a corporate officer  
128 agreeing to make said tower available for use by others subject to reasonable technical limitations and  
129 reasonable financial terms. The willful and knowing failure of a tower owner to agree to shared use or to  
130 negotiate in good faith with potential users shall be cause for the withholding of future permits to the same  
131 tower owner to install, build or modify antennae or antennae support structures within the City and  
132 possible forfeiture of continued use of the existing tower.

133 b. Prior to the issuance of any Permit to install, build or modify any tower, the  
134 tower owner shall furnish the Building Commissioner an inventory of all towers in or within one-half (1/2)  
135 mile of the City limits of Florissant and shall certify to the Building Commissioner that they have not been  
136 able to conclude a sharing agreement to use one (1) of the existing towers or that an existing tower will not  
137 meet the technical needs or coverage required by the applicant. Copies of all rejection letters and of  
138 engineering studies indicating the technical reasons that an existing structure is not acceptable shall be  
139 included with the application.

140 c. Any new tower at a height of eighty (80) feet above ground level or higher shall  
141 be designed and constructed to accommodate at least two (2) additional user(s) unless a larger number is  
142 indicated by the City. The willful and knowing failure of the owner of a tower built for shared use to  
143 negotiate in good faith with potential users shall be cause for the withholding of future permits to the same  
144 owner to install, build or modify antennae or antennae support structures within the City.

145 These general requirements shall be observed unless otherwise waived or  
146 modified by a Special Use Permit.

147 B. *Permitted Use. Upon receipt of the appropriate Building Permit, the following are allowed:*  
148 1. *The attachment of additional antennae or the replacement of antennae to any tower or*  
149 *the addition or replacement of antennae equipment shelters existing on July 13, 1998, or subsequently*  
150 *approved in accordance with these regulations, provided that additional antennae equipment shelters or*  
151 *cabinets are located within the existing antennae support structure site.*  
152 2. *The mounting of antennae in or on any existing building or structure, except for outdoor*  
153 *advertising signs, not exceeding twelve (12) feet above the highest point of the structure or except that*  
154 *antennae mounted on a water tank up to twenty-one (21) feet in length or on utility transmission line towers*  
155 *not exceeding twelve (12) feet above the highest point or utility or lighting distribution poles not exceeding*  
156 *six (6) feet.*  
157 3. *The maintenance, without alteration, of any antennae or antennae support structure*  
158 *existing on July 13, 1998. Modification to an existing antennae support structure, including, but not*  
159 *limited to, the replacement or addition of any antennae or equipment shelters, shall be subject to all the*  
160 *provisions of this Chapter. However, this Section shall not limit the replacement of any antennae with a*  
161 *like model for purposes of maintenance.*  
162 C. *Administrative Approval. Prior to the issuance of a Building Permit, plans for the following*  
163 *administratively authorized installations shall be reviewed and approved by the Building Commissioner.*  
164 *In the event of disapproval of any such plans, approval may be sought by way of a Special Use Permit.*  
165 1. *The enlargement of the existing antennae support structure site to support co-user*  
166 *location as approved by the Special Use Permit.*  
167 2. *The one-time replacement of any antennae support structure existing on July 13, 1998, or*  
168 *subsequently approved in accordance with these regulations so long as the purpose of the replacement is to*  
169 *accommodate shared use of the site or to eliminate a safety hazard. The new antennae support structure*  
170 *shall be of the same type as the original, except that a guyed or self-supporting (lattice) tower may be*  
171 *replaced by a monopole or disguised support structure. The height of the new antennae support structure*  
172 *may exceed that of the original by not more than twenty (20) feet.*  
173 3. *An antennae support structure if located on property owned by the City of Florissant and*  
174 *leased by the City to the applicant or used by the City following approval of the City Council.*  
175 4. *The construction of a disguised support structure in the "A" Recreational District, all*  
176 *"H" Historic Districts and all residential Districts provided that all related equipment shall be placed*  
177 *underground or concealed within the structure. In addition, the construction of a disguised support*  
178 *structure in all commercial districts, industrial districts and the "NU" Non-Urban District provided that all*  
179 *related equipment shall be placed underground or concealed within the structure or placed in a cabinet if*  
180 *the disguised support structure is accessory to an existing commercial, industrial, institutional or other*  
181 *non-residential use. In the event that any support structure is of a design or type such that there is a*  
182 *question of whether such design or type is effective to camouflage or conceal its presence as an*  
183 *appropriately placed architecture or natural feature, the Building Commissioner may disapprove such*  
184 *support structure.*  
185 5. *The installation of antennae on buildings or structures or the construction of an antennae*  
186 *support structure on land owned by a Federal or State agency, Federal or State board or Federal or State*  
187 *authority.*  
188 6. *Antenna dishes in excess of twenty-four (24) inches in diameter. However, such dishes*  
189 *are required to obtain a Building Permit.*  
190 D. *Special Use Permit Required. All proposals to install, build or modify an antennae support*  
191 *structure not covered under Subsections (B) or (C) above or required by the Zoning District regulations*  
192 *shall require the applicant to obtain a Special Use Permit. The applicant shall be required to meet the*  
193 *requirements of a Special Use Permit.*  
194 1. *Applications for a Special Use Permit shall be filed and processed in the manner and*  
195 *time frame as established for all other Special Use Permits under the Zoning Code and shall include the*  
196 *following additional information:*  
197 a. *An analysis of the area containing existing topographical contours; and*  
198 b. *An inventory of all owners of antennae in or within one-half (1/2) mile of the City*  
199 *limits of Florissant. The inventory shall include the antennae reference name or number, the street*  
200 *location, latitude and longitude, structure type, height, type and mounting height of existing antennae and*  
201 *an assessment of available ground space for the placement of additional equipment shelters; and*

202 c. Whether the proposed location for the antennae support structure is within or  
203 outside of the antennae site area as identified by the radio tower siting master plan and if the proposed  
204 location is outside of the antennae site area, then the petitioner shall submit a statement of conditions  
205 which render said locations unsuitable.

206 2. Findings required. In addition to any other determinations specified by the Zoning Code  
207 for the consideration of Special Use Permits, the Planning and Zoning Commission shall make findings as  
208 to the following:

209 a. The proposed antennae support structure is not and cannot be located within a  
210 potential antenna site area as designated by the radio tower siting master plan.

211 b. There are other limiting conditions that render existing towers, structures or  
212 buildings within the applicant's required geographic area unsuitable.

213 c. The design of the tower or structure, including the antennae, shelter and ground  
214 layout, maximally reduces visual degradation and otherwise comply with the provisions and intent of this  
215 Chapter.

216 d. The proposal minimizes the number and size of the towers or structures that will  
217 be required in the geographic area surrounding the proposed site.

218 e. The applicant attempted to take advantage of available shared use options  
219 provided by this Chapter or otherwise.

220 E. Cost Reimbursement. In the event the City needs to retain a consultant to analyze the technical  
221 requirements and appropriate location of a telecommunication tower, the applicant shall pay to the City of  
222 Florissant any and all reasonable costs incurred.

223 F. Tower Removal. Any tower or the upper portion of any tower which is occupied by inactive  
224 antennae for a period of twelve (12) months shall be considered a public nuisance and the tower and  
225 support structure including footings, where appropriate, be removed at the owner's expense. Removal of  
226 upper portions of a tower manufactured as a single object shall not be required.

227 G. Radio Tower Siting Master Plan. The radio tower siting master plan is made a part of this  
228 Chapter as if fully set out herein and may be revised from time to time at the discretion of the Building  
229 Commissioner. (Ord. No. 7249 §1, 2-13-06)"

## 230 VI. STAFF ANALYSIS:

231 The Radio Tower Master Plan, which is in need of revision, involves strategy issues  
232 regarding frequency of towers, staff suggests that the Commission **consider setbacks in**  
233 **paragraph 'e' bolded above** to be in conflict with the proposal. Setbacks for other  
234 structures in the 'R-4 district are Front 35 feet, Rear 30 feet and sides 10 feet. Setback  
235 for this tower is 120 feet. The tower proposed is a monopole, as it is not disguised.  
236

237  
238 SS-1: Plan proposes an L-shaped utility easement along the south side of the property.

239  
240 A-1: shows the compound area and equipment with a slatted fence by others lines **in**  
241 **conflict with design standards, para. 'd' bolded above** which requires a compatible  
242 decorative screen or landscaped buffer yard.

243  
244 TL: shows dimensions of the tower from the East and South property lines **in conflict**  
245 **with design standards, para. 'e' bolded above** which requires a 120 foot setback.

246  
247 The diameter of the tower at the base and top is not shown.

248  
249 (end report)

253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263

831

**Suggested Motion for 845 Dunn (monopole):**

I move to recommend approval of a Special Use Permit to allow a cellular tower and outdoor equipment at 845 Dunn Road in an R-4 Zoning District, ~~with the following~~  
~~additional requirements:~~ 831

(end suggested motion)





**SITE NAME:**  
**RFA-NORTH COUNTY CHRISTIAN**

**SITE NUMBER:**  
**MO03474I**

**837 DUNN ROAD**  
**FLORISSANT, MO 63031**

**NEW SITE BUILD PROJECT**  
**RFA: RF-STL-103**

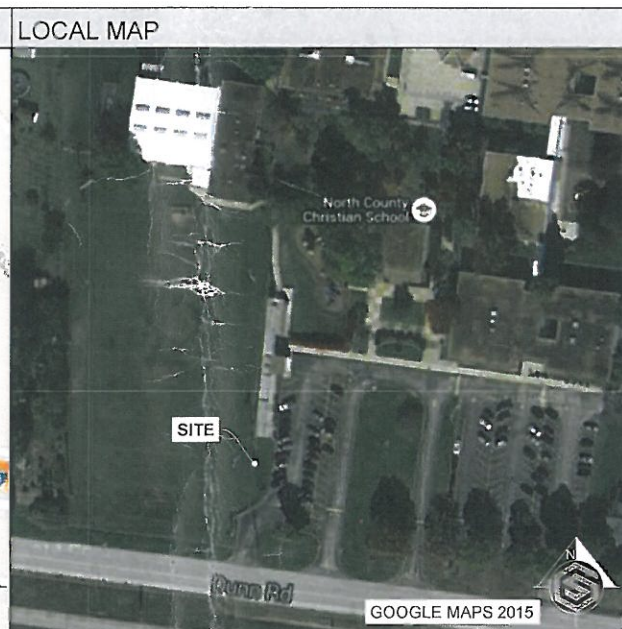
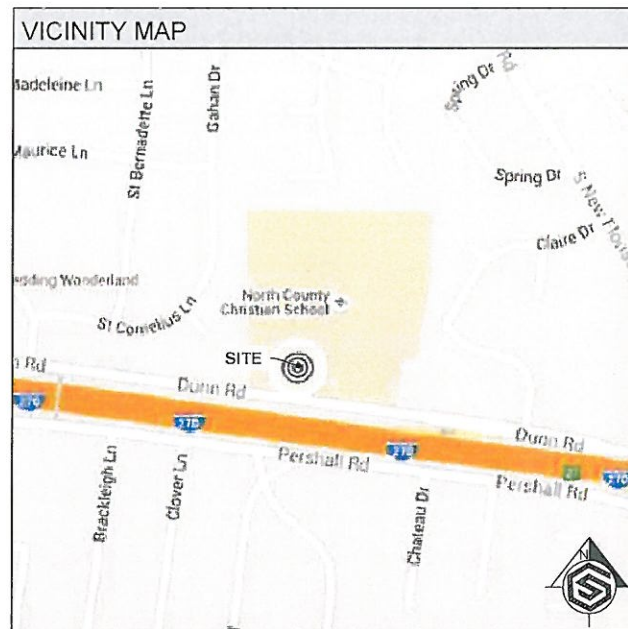
**RECOMMENDED APPROVAL**  
**PLANNING & ZONING**

**CHAIRMAN**  
**SIGN:** *[Signature]* **DATE:** 1/19/16

APPROVALS	
RF MGR: _____	DATE: _____
CONST. MGR: _____	DATE: _____
SITE ACQ. MGR: _____	DATE: _____
PROPERTY OWNER: _____	DATE: _____
OPERATIONS MGR: _____	DATE: _____

SITE INFORMATION	
PROPERTY LANDLORD OR OWNER:	RFA
LANDLORD SITE NUMBER:	RF-STL-103
T-MOBILE SITE NAME:	RFA-NORTH COUNTY CHRISTIAN
T-MOBILE SITE NUMBER:	MO03474I
SITE ADDRESS:	837 DUNN ROAD FLORISSANT, MO 63031
COUNTY:	ST. LOUIS
ZONING JURISDICTION:	CITY OF FLORISSANT
ZONING DESIGNATION:	R-4 - SINGLE FAMILY
PARCEL NUMBER:	09J141150
POWER COMPANY:	AMEREN UE
TELEPHONE COMPANY:	AT&T

CONTACT INFORMATION	
CONSTRUCTION MANAGER:	T-MOBILE PHONE: 407.227.9730 CONTACT: FRANK FORSYTH
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: 530.539.4787 CONTACT: DON GEORGE
SITE ACQUISITION:	COLLECTIVE SOLUTIONS, LLC. 1736 WESTPARK CENTER DRIVE, SUITE 201 ST. LOUIS, MO 63026 PHONE: 314.989.9810 CONTACT: RUSSELL BEEN



SITE ACCESS	
COORDINATES ARE FOR NAVIGATIONAL PURPOSES ONLY, NOT TO 1A ACCURACY.	
COORDINATES:	38.775258° N / 90.324785° W
SPECIAL ACCESS INFORMATION:	NONE NOTED

DRIVING DIRECTIONS	
FROM THE T-MOBILE OFFICE AT 2004 WESTPORT CENTER DR., ST. LOUIS, MO:	
GO WEST ON PAGE AVE. TAKE THE N. HANLEY RD. EXIT 26B. KEEP LEFT TO TAKE THE GRAHAM RD/DUNN RD W RAMP TOWARD DUNN RD. E. TURN LEFT ONTO N. HANLEY ROAD; N. HANLEY ROAD BECOMES GRAHAM RD. TURN RIGHT ONTO DUNN RD. 837 DUNN ROAD IS ON THE LEFT.	

PROJECT DESCRIPTION	
THIS PROJECT CONSISTS OF THE FOLLOWING:	
INSTALLATION:	<ul style="list-style-type: none"> <li>(6) PANEL ANTENNAS w/ ACCOMPANYING RRU UNITS</li> <li>(1) EQUIPMENT PLATFORM W/ BTS EQUIPMENT</li> <li>(1) HYBRID CABLE</li> </ul>
FUTURE:	<ul style="list-style-type: none"> <li>(6) PANEL ANTENNAS w/ ACCOMPANYING RRU UNITS</li> <li>(1) HYBRID CABLE</li> </ul>

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.	

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. A TECHNICIAN WILL PERIODICALLY VISIT THE SITE FOR ROUTINE MAINTENANCE.	

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
SS-1	SITE SURVEY
SS-2	SITE SURVEY
SS-3	SITE SURVEY
P-1	SITE PHOTOS
A-1	SITE PLAN
A-2	PLATFORM ISOMETRIC VIEWS
A-3	PROPOSED EQUIPMENT PLAN
A-4	EQUIPMENT ELEVATIONS
A-5	TOWER ELEVATION & ANTENNA PLAN
A-6	RFDS DATA CONFIGURATION SHEET
A-7	RFDS CONFIGURATION DIAGRAM
A-8	CONSTRUCTION DETAILS
A-9	EQUIPMENT DETAILS
E-1	ELECTRICAL NOTES & RACK DETAILS
E-2	ELECTRICAL & GROUNDING DETAILS
E-3	GROUNDING PLAN & NOTES
E-4	GROUNDING DETAILS

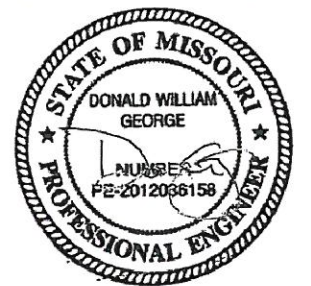


**GEOSTRUCTURAL**  
 PO BOX 2321, BOISE, ID 83701  
 P 530.539.4787 | E:  
 CONTACT@GEOSTRUCTURAL.COM  
 WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
2	1/11/16	ADDED SETBACK IMAGE	GGD
1	1/7/16	CORRECTIONS PER PLANNING	GGD
0	12/10/15	ISSUED FOR CONSTRUCTION	GGD
A	11/07/15	ISSUED FOR REVIEW	GGD

CHECKED BY: \_\_\_\_\_ GGD

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



COA: 2013004352  
 EXP DATE: 12/31/17  
 DATE: 1/8/16

SITE INFORMATION:  
**RFA-NORTH COUNTY CHRISTIAN**  
  
**MO03474I**  
  
 837 DUNN ROAD  
 FLORISSANT, MO 63031  
  
 RFA: RF-STL-103

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**



**DIVISION 1 - GENERAL REQUIREMENTS**

**PART 1 - GENERAL**

**1.1 INTENT**

A THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THIS PROJECT.

B THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.

C THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

D THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIAL REQUIRED TO COMPLETE THE WORK.

E MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

F LIMITS OF LIABILITY - ITEMS REFERENCED ARE OWNER/CLIENT DICTATED ITEMS, OR SUPPLIED ITEMS WHICH ARE REPRODUCED WITHOUT ALTERATION AS DIRECTED BY OWNER CLIENT, AND OWNER/CLIENT ASSUMES ANY AND ALL LIABILITY FOR USE OF, CONSEQUENCES OF, OR INTERPRETATION OF SAID ITEM, SPECIFICATION, OR DIRECTIVE, AND AGREES TO INDEMNIFY AND HOLD ENGINEER COMPLETELY HARMLESS.

G PROFESSIONAL SEAL - DETAILS, SPECIFICATION(S), OR ITEMS REFERENCED, ARE NOT PART OF THE PROFESSIONAL DESIGN PERFORMED BY LICENSEE AND THE PROFESSIONAL SEAL DOES NOT APPLY.

**1.2 CONFLICTS**

A THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.

B THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING THE WORK WHICH THE BIDDER MIGHT HAVE FULLY DISCOVERED PRIOR TO THE BIDDING.

C NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELATED MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS.

**1.3 CONTRACTS AND WARRANTIES**

A EACH CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE LOCAL JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION. THE CONTRACTOR SHALL BE REIMBURSED ONLY THE AMOUNT OF ANY FEE PAID AS FOLLOWS:

1 PLAN REVIEW FEE

2 BUILDING PERMIT FEE

3 CONNECTIONS AND INSPECTIONS FEE

4 DEVELOPMENT FEE

B CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

**1.4 STORAGE**

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

**1.5 CLEAN UP**

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE, MATERIAL OR RUBBISH AT THE WORK SITE AND, AT COMPLETION OF THE WORK, SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL TOOLS, EQUIPMENT, AND SURPLUS MATERIALS AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE.

**1.6 CHANGE ORDER PROCEDURE**

CHANGE ORDER MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER FOR APPROVAL. SUBMIT REQUESTS OR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

**1.7 RELATED DOCUMENTS AND COORDINATION**

GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

**1.8 PRODUCTS AND SUBSTITUTIONS**

A SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS, AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

**1.9 QUALITY ASSURANCE**

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

ANSI/EIA - 222  
INTERNATIONAL BUILDING CODE (IBC)  
NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC) LIFE SAFETY CODE NFPA - 101  
MINIMUM DESIGN CRITERIA FOR STEEL ANTENNA TOWERS AND SUPPORTING STRUCTURES WILL BE TIA/EIA - 222 - G

**1.10 ADMINISTRATION**

A PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

B SUBMIT A BAR CHART TYPE PROGRESS NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE. INDICATE A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERTY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK. SHOW COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.

C PRIOR TO COMMENCING CONSTRUCTION, THE OWNER WILL SCHEDULE AN "ON-SITE" MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).

D CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A PAGER. THIS EQUIPMENT WILL NOT BE SUPPLIED OR PAID FOR BY THE OWNER NOR WILL CELLULAR SERVICE BE ARRANGED.

E DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR OSHA PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS.

F CONTRACTOR SHALL HAVE A COPY OF THE PLANS, LATEST REVISION ON SITE AT ALL TIMES.

G CONTRACTOR SHALL PROVIDE DAILY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO OWNERS CONSTRUCTION MANAGER.

H A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.

**1.11 INSURANCE AND BONDS**

A CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER.

**DIVISION 2 - SITE WORK**

**PART 1 - GENERAL**

**1.1 WORK INCLUDED**

REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

**1.2 RELATED WORK**

A INSTALLATION OF ANTENNA SYSTEM

B INSTALLATION OF CARRIER EQUIPMENT PLATFORM

C INSTALLATION OF ICE BRIDGE

**1.3 DESCRIPTIONS**

A ACCESS ROAD, TURNAROUND AREAS, AND SITES ARE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

**1.4 REFERENCES**

A ASTM - AMERICAN SOCIETY OF TESTING MATERIALS, LATEST EDITION.

**1.5 QUALITY ASSURANCES**

A CONTRACTOR SHALL APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AS NEEDED.

**1.6 SEQUENCING**

A CONTRACTOR SHALL CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.

B CONSTRUCT TEMPORARY CONSTRUCTION ZONE ALONG ACCESS DRIVE.

C THE SITE AREA SHALL BE BROUGHT TO SUBBASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS.

D CONTRACTOR SHALL APPLY SOIL HERBICIDE PRIOR TO PLACING BASE MATERIALS.

E REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

F AFTER APPLICATIONS OF FINAL SURFACES, SOIL HERBICIDE SHALL BE APPLIED TO THE STONE SURFACES.

**1.7 SUBMITTALS**

A PRIOR TO CONSTRUCTION

1 SUBMIT FOR APPROVAL 1/2 CUBIC FEET OF THE PROPOSED SURFACE COURSE MATERIAL.

B FOLLOWING CONSTRUCTION

1 MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL HERBICIDE TREATMENT.

**1.8 WARRANTY**

A IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.

B SOIL HERBICIDE APPLICATION SHALL GUARANTEE VEGETATION FREE SITE AREA FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.

C DISTURBED AREAS SHALL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

**PART 2 - PRODUCTS**

**21AA - DENSITY GRADE AGGREGATE**

SIEVE % PASSING =  
[1 1/2" / 100%] [1" / 85%-100%] [3/4" / 50%-75%] [NO. 8 / 20%-45%] [NO. 200 / 4%-8%]

**2.2 EQUIPMENT**

A COMPACTION SHALL BE ACCOMPLISHED BY MECHANICAL MEANS.

1 LARGER AREAS SHALL BE COMPACTED BY SHEEP'S FOOT, VIBRATORY OR RUBBER TIED ROLLERS WEIGHING AT LEAST FIVE TONS.

2 SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVER, HAND HELD TAMPER.

**PART 3 - EXECUTION**

**3.1 PREPARATION**

A PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, PROOF ROLL THE SOIL.

B WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, COVER CLEARED AREAS WITH STABILIZER MAT PRIOR TO CONSTRUCTION.

**3.2 INSTALLATION**

A EXCESS SPOILS, IF ANY, SHALL BE CLEARED FROM JOB SITE AND NOT SPREAD BEYOND THE LIMITS OF OWNER/LEASED PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER.

B AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

C FILL MATERIAL OR STONE SHALL BE PLACED IN SIX-INCH MAXIMUM LIFTS AND COMPACTED AS DESCRIBED IN SECTION 2.2 PRIOR TO PLACEMENT OF NEXT LIFT.

D SUBBASE:

1 THICKNESS: CONFORM TO DESIGN CROSS SECTION.

2 CONSTRUCTION METHOD: PLACE IN LAYERS NOT EXCEEDING 6 INCHES LOOSE MEASURE. SPREAD EVENLY AND COMPACT TO NOT LESS THAN NINETY-FIVE PERCENT (95%) PROCTOR DENSITY.

E AGGREGATE BASE COURSE:

1 THICKNESS: COMPACTED IN PLACE IN TWO (2) EQUAL COURSES.

2 CONSTRUCTION METHOD: PLACE IN LAYERS NOT EXCEEDING 6 INCHES LOOSE MEASURE. SPREAD EVENLY AND COMPACT TO NOT LESS THAN NINETY-FIVE PERCENT (95%) PROCTOR DENSITY.

F AGGREGATE SURFACE COURSE:

1 THICKNESS: COMPACTED IN PLACE IN TWO (2) EQUAL COURSES.

2 CONSTRUCTION METHOD: PLACE IN LAYERS NOT EXCEEDING 6 INCHES LOOSE MEASURE. SPREAD EVENLY AND COMPACT TO NOT LESS THAN NINETY-FIVE PERCENT (95%) PROCTOR DENSITY.

G UNDER NO CIRCUMSTANCES WILL GRADING DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO THE SITE.

H SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS THAT WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

I SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

J CONTRACTOR IS RESPONSIBLE FOR THE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

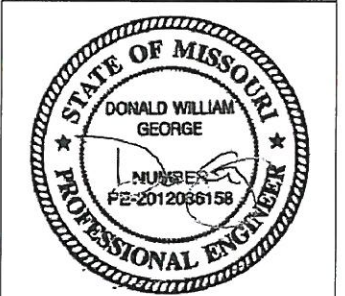
PO BOX 2621, BOISE, ID 83701  
P: 530.639.4797 | E: CONTACT@GEOSTRUCTURAL.COM  
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**REVISIONS**

REV	DATE	DESCRIPTION	INT
2	1/11/16	ADDED SETBACK IMAGE	GGD
1	1/8/16	CORRECTIONS PER PLANNING	GGD
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CHECKED BY: GGD

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COA: 2013004352  
EXP DATE: 12/31/17  
DATE: 1/8/16

**SITE INFORMATION:**

RFA-NORTH COUNTY CHRISTIAN

MO034741

837 DUNN ROAD  
FLORISSANT, MO 63031

RFA: RF-STL-103

SHEET TITLE:  
**GENERAL NOTES**

SHEET NUMBER:  
**GN-1**



**DIVISION 7 - ANTENNA SYSTEM**

**PART 1 - GENERAL**

**1.1 WORK INCLUDED**

- A INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATIONS.
- B INSTALL ANTENNA PLATFORM AS INDICATED ON DRAWINGS.
- C INSTALL FURNISHED GALVANIZED STEEL WAVEGUIDE LADDER.
- D INSTALL WAVEGUIDE BRIDGE AS INDICATED ON DRAWINGS.
- E INSTALL COAX CABLE, CONNECTORS, JUMPERS, GROUNDING KITS AS INDICATED IN DRAWINGS.
- F SWEEP TEST RESULT.

**1.2 REQUIREMENTS OF REGULATORY AGENCIES**

- A FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- B INSTALL ANTENNA, ANTENNA CABLES, GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
  - 1 EIA - ELECTRICAL INDUSTRIES ASSOCIATION RE - 222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
  - 2 FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7469-1H, OBSTRUCTION MARKING AND LIGHTING.
  - 3 FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715 "OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES", AND FORM 715A, HIGH INTENSITY OBSTRUCTION LIGHTING SPECIFICATION FOR ANTENNA STRUCTURES".
  - 4 AISI - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASST. A325 OR A490 BOLTS.
  - 5 NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.
  - 6 UL - UNDERWRITERS LABORATORIES APPROVED.
- 7 IN ALL CASES PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS. 1990 LIFE SAFETY CODE NAPA - 101.

**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIAL SHALL BE LISTED "U" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
- B ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
- C ALL CONDUCTORS SHALL BE COPPER.
- D ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- E WIRE AND CABLE CONDUCTORS SHALL BE COPPER 12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- F GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED +2.
- G NEIER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS, MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL.
- H ALL MATERIAL SHALL BE U.L. LISTED.
- I ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
- J CABLES
  - 1 ALL GROUND CABLE SHALL BE STANDARD TND SOLID BARE COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
  - 2 WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING TABLE.
 

GROUNDING CONDUCTOR SIZE	
MIN BENDING RADIUS TO INSIDE EDGE	
NO. 6 AWG TO NO. 4 AWG	3"
NO. 6 AWG TO NO. 1/0 AWG	6"
NO. 2/0 AWG TO 750 MCRN	1'
BUS BAR	NO RESTRICTIONS

**GENERAL NOTES**

- 1 ELEVATIONS ARE U.S.G.S. DATUM.
- 2 SURVEY INFORMATION SHOWN IS FROM A SURVEY CONDUCTED BY A PROFESSIONAL SURVEY & ENGINEERING. (IF PROVIDED)
- 3 ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
- 4 DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- 5 DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- 6 ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO THE ENGINEER AT THE COMPLETION OF THE PROJECT.
- 7 ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- 8 CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL UTILITY LOCATIONS 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- 9 ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO INSPECTION OF FINAL WORK. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- 10 CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- 11 ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
- 12 FOR SITES WHERE A CRANE IS NECESSARY, THE CONTRACTOR SHALL CONFIRM AN UNOBSTRUCTED ROUTE FOR THE CRANE FROM PUBLIC ROAD TO TOWER SITE PRIOR TO CONSTRUCTION. NO AERIAL OBSTRUCTIONS UNDER FIFTEEN FEET ABOVE GRADE, INCLUDING AERIAL UTILITY LINES, ARE ALLOWED ALONG SAID CRANE ROUTE.

**PART 3 - UNDERGROUND ELECTRICAL SERVICE**

- A COORDINATE THE ELECTRICAL SERVICE WITH THE UTILITY COMPANY.
- B CONTRACTOR TO COORDINATE WITH UTILITY COMPANY CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- C THE SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS TO BE ACCEPTABLE TO THE GOVERNING AUTHORITIES EXERCISING LEGAL JURISDICTION OVER ELECTRICAL INSTALLATIONS.

**PART 4 - GROUNDING CONNECTIONS**

- A EXTERNAL CONNECTIONS:
  - 1 ALL EXTERNAL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE SPLICES, TEES, XS, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND PROCEDURES.
  - 2 ALL INTERIOR GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLES CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTING OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED.
- B GROUND RODS:
  - 1 ALL GROUND RODS SHALL BE 5/8" DIAMETER X 10'-0" LONG COPPERWELD" OR APPROVED EQUAL OF THE NUMBER AND AT LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH. ALL GROUND RODS TO BE 10' APART.
- C GROUND BARS:
  - 1 ALL GROUND BARS SHALL BE 1/4" THICK BARE COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
- D GROUND RING:
  - 1 THE GROUND RING ENCIRCLING THE BUILDING SHALL BE MINIMUM SIZE OF NO. 2 AWG BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT A DEPTH OF NOT LESS THAN 42 INCHES (MIN) CONDUCTOR BENDS SHALL HAVE A MINIMUM RADIUS OF 8 INCHES.
  - 2 ALL EXTERNAL GROUND RINGS SHALL BE JOINED TOGETHER AND ALL CONNECTIONS SHALL BE "CADWELD". NO LUGS OR CLAMPS WILL BE ACCEPTED.
- E FENCE/GATE ALL SECTIONS OF FENCE AND GATE SHALL BE GROUNDED AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE "CADWELD" PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
- F GROUND TEST PIT A GROUND TEST PIT SHALL CONSIST OF 6" DIAMETER SCH 40 PVC WITH 6" CLEANOUT PLUG & CLEANOUT ADAPTER FITTING. PLUG THREADS SHALL BE COATED WITH ANTI-SEIZE LUBRICANT PRIOR TO INSTALLATION. 6" PVC WILL BE 18" LONG, BURIED 12" UNDERGROUND WITH 6" ABOVE FINISHED GRADE. TOP OF GROUND ROD CADWELDED TO GROUND RING WILL BE 12" FROM TOP OF CLEANOUT ADAPTER.

**DIVISION 16 - GENERAL ELECTRIC**

**PART 1 - GENERAL ELECTRICAL PROVISIONS**

- 1 SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- 2 CONTRACTOR SHALL PERFORM ALL VERIFICATION, OBSERVATIONS, TESTS, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- 3 HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- 4 THESE PLANS ARE DIAGRAMMATIC ONLY.
- 5 ELECTRICAL SERVICE 120/240 V.A.C. SINGLE PHASE 3-WIRE 100 AMP SERVICE.
- 6 CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- 7 CONTRACTOR SHALL CARRY OUT ALL WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, AND LOCAL CODES AND O.S.H.A.
- 8 CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.
- 9 COMPLETE JOB SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- 10 PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING DIMENSIONS, ROUTINGS AND CIRCUITS.
- 11 THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- 12 UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT AND FALL POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE IN A COMPLETE AND UNDAMAGED CONDITION.



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P. 530.539.4787 | E:  
CONTACT@GEOSTRUCTURAL.COM  
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COA: 2013004352  
EXP DATE: 12/31/17  
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SITE INFORMATION:  
RFA-NORTH COUNTY CHRISTIAN  
  
MO034741  
  
837 DUNN ROAD  
FLORISSANT, MO 63031  
RFA: RF-STL-103

SHEET TITLE:  
**GENERAL NOTES**

SHEET NUMBER:  
**GN-2**







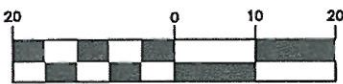
# PROPOSED ACCESS/UTILITY EASEMENT

## PROPOSED ACCESS/UTILITY EASEMENT

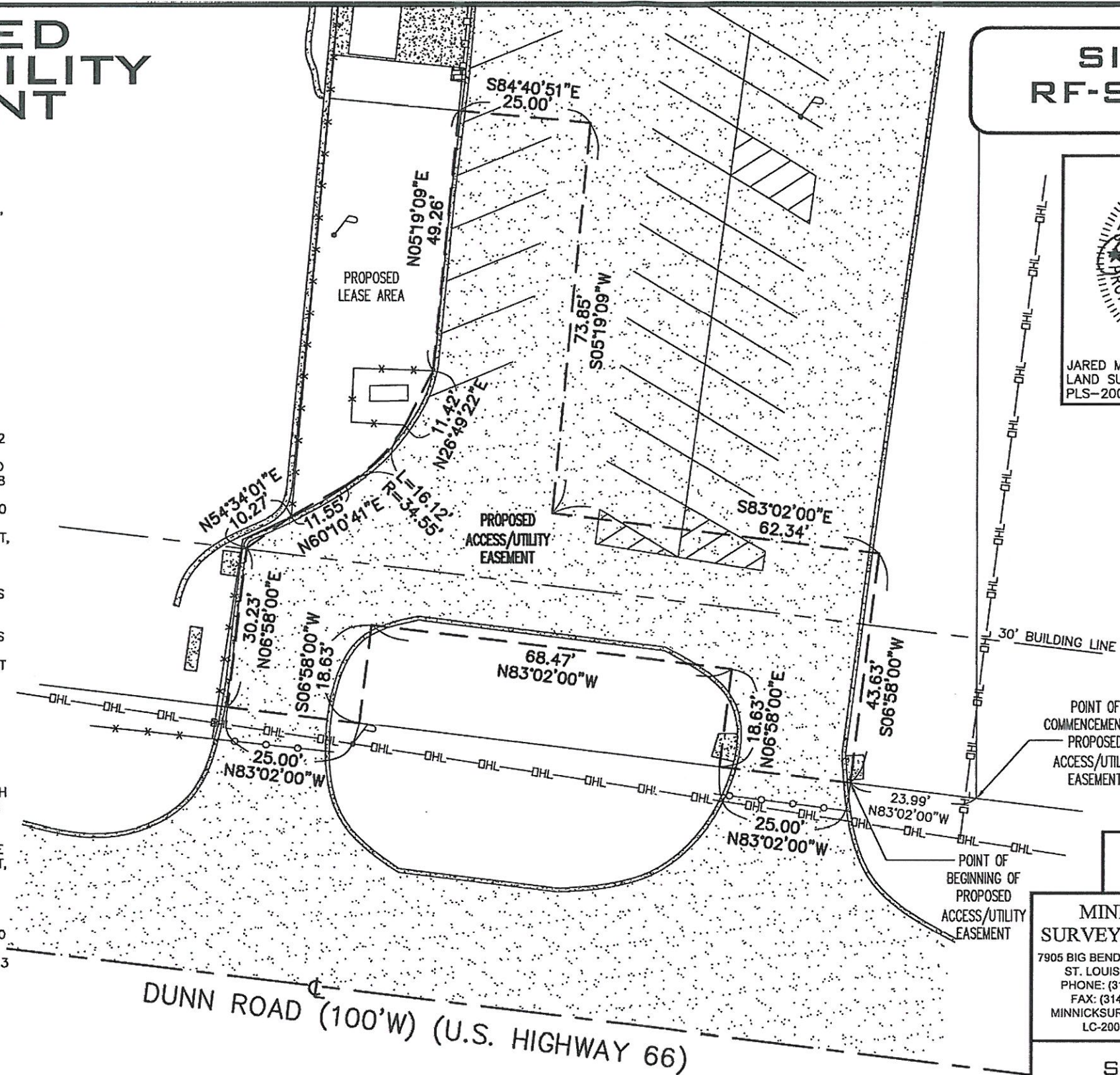
A PROPOSED ACCESS/UTILITY EASEMENT BEING PART OF LOT B OF MERCY-AQUINAS HIGH SCHOOL, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 423 OF THE ST. LOUIS COUNTY RECORDS AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT B, SAID POINT ALSO LYING ALONG THE NORTH RIGHT OF WAY LINE OF DUNN AVENUE (100'W); THENCE ALONG THE SOUTH LINE OF SAID LOT B AND SAID NORTH RIGHT OF WAY LINE, NORTH 83 DEGREES 02 MINUTES 00 SECONDS WEST, 23.99 FEET TO THE POINT OF BEGINNING OF THE PROPOSED ACCESS/UTILITY EASEMENT; THENCE CONTINUING ALONG SAID SOUTH LOT LINE AND NORTH RIGHT OF WAY LINE, NORTH 83 DEGREES 02 MINUTES 00 SECONDS WEST, 25.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LOT LINE AND NORTH RIGHT OF WAY LINE, NORTH 06 DEGREES 58 MINUTES 00 SECONDS EAST, 18.63 FEET TO A POINT; THENCE NORTH 83 DEGREES 02 MINUTES 00 SECONDS WEST, 68.47 FEET TO A POINT; THENCE SOUTH 06 DEGREES 58 MINUTES 00 SECONDS WEST, 18.63 FEET TO A POINT IN SAID SOUTH LOT LINE AND NORTH RIGHT OF WAY LINE; THENCE ALONG SAID SOUTH LOT LINE AND NORTH RIGHT OF WAY LINE, NORTH 83 DEGREES 02 MINUTES 00 SECONDS WEST, 25.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LOT LINE AND NORTH RIGHT OF WAY LINE, NORTH 06 DEGREES 58 MINUTES 00 SECONDS EAST, 30.23 FEET TO A POINT; THENCE NORTH 54 DEGREES 34 MINUTES 01 SECOND EAST, 10.27 FEET TO THE SOUTH CORNER OF A PROPOSED LEASE AREA; THENCE ALONG THE EAST LINE OF SAID LEASE AREA, NORTH 60 DEGREES 10 MINUTES 41 SECONDS EAST, 11.55 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE HAVING A CHORD BEARING NORTH 44 DEGREES 26 MINUTES 29 SECONDS WEST, A CHORD DISTANCE OF 15.98 FEET, A RADIUS OF 34.55 FEET AND AN ARC LENGTH OF 16.12 FEET TO A POINT; THENCE NORTH 26 DEGREES 49 MINUTES 22 SECONDS EAST, 11.42 FEET TO A POINT; THENCE NORTH 05 DEGREES 19 MINUTES 09 SECONDS EAST, 49.26 FEET TO THE NORTHEAST CORNER OF SAID LEASE AREA; THENCE SOUTH 84 DEGREES 40 MINUTES 51 SECONDS EAST, 25.00 FEET TO A POINT; THENCE SOUTH 05 DEGREES 19 MINUTES 09 SECONDS WEST, 73.85 FEET TO A POINT; THENCE SOUTH 83 DEGREES 02 MINUTES 00 SECONDS EAST, 62.34 FEET TO A POINT; THENCE SOUTH 06 DEGREES 58 MINUTES 00 SECONDS WEST, 43.63 FEET TO THE POINT OF BEGINNING, CONTAINING 5763 SQUARE FEET OR 0.13 ACRE, MORE OR LESS.

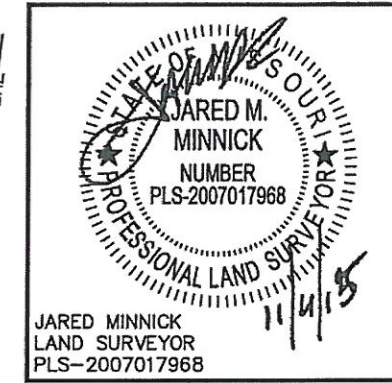
### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



SITE ID  
RF-STL-103



LEGEND	
[Pattern]	CONC
[Pattern]	ASPH
[Pattern]	BRICK
[Symbol]	FOUND IRON ROD
[Symbol]	CHAIN LINK
[Symbol]	IRON FENCE
[Symbol]	GATE
[Symbol]	UTILITY POLE
[Symbol]	UTILITY LINE

JOB NUMBER:  
5143

MINNICK  
SURVEYING, LLC  
7905 BIG BEND BLVD., STE. 101  
ST. LOUIS, MO 63119  
PHONE: (314) 721-9500  
FAX: (314) 721-9501  
MINNICKSURVEYING.COM  
LC-2009001156



SHEET 3 OF 3

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MO034741

837 DUNN ROAD  
FLORISSANT, MO 63031

RFA: RF-STL-103

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

SS-2



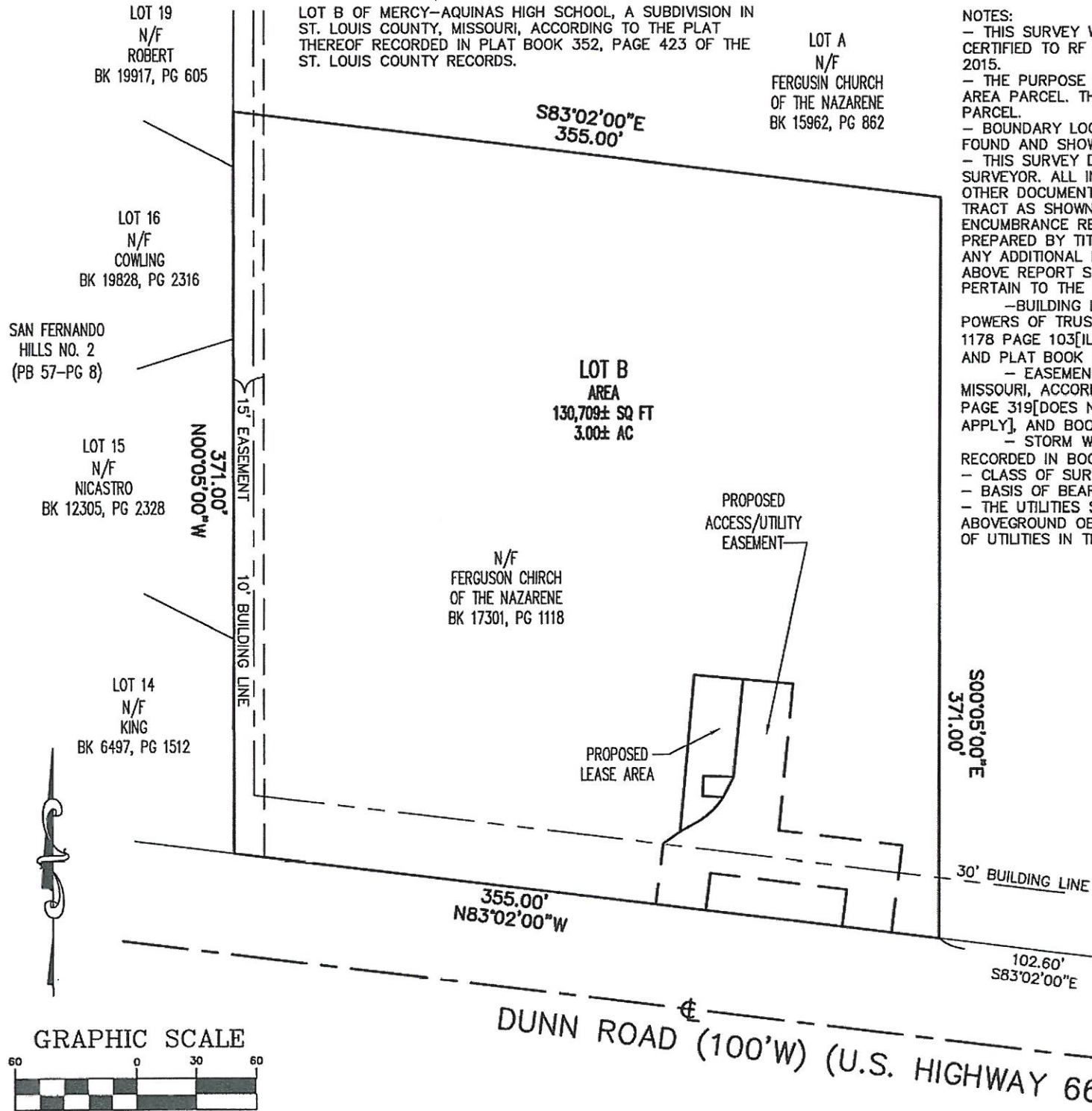
# PARENT PARCEL

PARENT PARCEL  
BOOK 17301 PAGE 1118

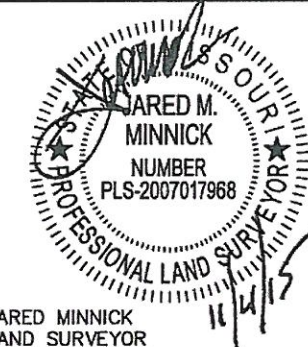
NOTES:  
 - THIS SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO RF ALTERNATIVES DURING THE MONTH OF NOVEMBER 2015.  
 - THE PURPOSE OF THIS SURVEY IS TO DESCRIBE A PROPOSED AREA PARCEL. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.  
 - BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.  
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM OWNERSHIP AND ENCUMBRANCE REPORT FILE NUMBER: CHA-15-09217-TX PREPARED BY TITLE EXPERTS, LLC DATED SEPTEMBER 24, 2015. ANY ADDITIONAL EASEMENTS AND OR EXCEPTIONS REPORTED IN ABOVE REPORT SHOWN OR NOTED ON THIS SURVEY, NOTES BELOW PERTAIN TO THE LEASE AREA ONLY:  
 - BUILDING LINE(S), EASEMENTS RESTRICTIONS, RIGHTS AND POWERS OF TRUSTEE ACCORDING TO THE PLAT RECORDED ON BOOK 1178 PAGE 103[ILLEGIBLE], BOOK 1480 PAGE 229[DOES NOT APPLY], AND PLAT BOOK 352 PAGE 423[AS SHOWN].  
 - EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1610, PAGE 319[DOES NOT APPLY], BOOK 2609, PAGE 140[DOES NOT APPLY], AND BOOK 2942, PAGE 610[DOES NOT APPLY].  
 - STORM WATER EASEMENT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 3096, PAGE 564[DOES NOT APPLY].  
 - CLASS OF SURVEY: URBAN PROPERTY  
 - BASIS OF BEARING: PLAT BOOK 352, PAGE 423  
 - THE UTILITIES SHOWN ON THIS SURVEY WERE DEVELOPED FROM ABOVEGROUND OBSERVATIONS, THIS IS NOT A COMPLETE INVENTORY OF UTILITIES IN THIS AREA.

**SITE ID**  
**# RF-STL-103**

**DUNN RD**  
ST. LOUIS COUNTY, MISSOURI



PROJECT: 837 DUNN ROAD,  
ST. LOUIS, ST. LOUIS COUNTY, MO  
 DRAWN BY: LGH  
 DATE PREPARED: 11/4/15



JARED MINNICK  
LAND SURVEYOR  
PLS-2007017968

SUBMITTALS		
No.	Date	Revision Description
1	11/5/15	SURVEY

**JOB NUMBER:**  
**5143**

**MINNICK SURVEYING, LLC**  
 7905 BIG BEND BLVD., STE. 101  
 ST. LOUIS, MO 63119  
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**SHEET 1 OF 3**

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**SS-3**

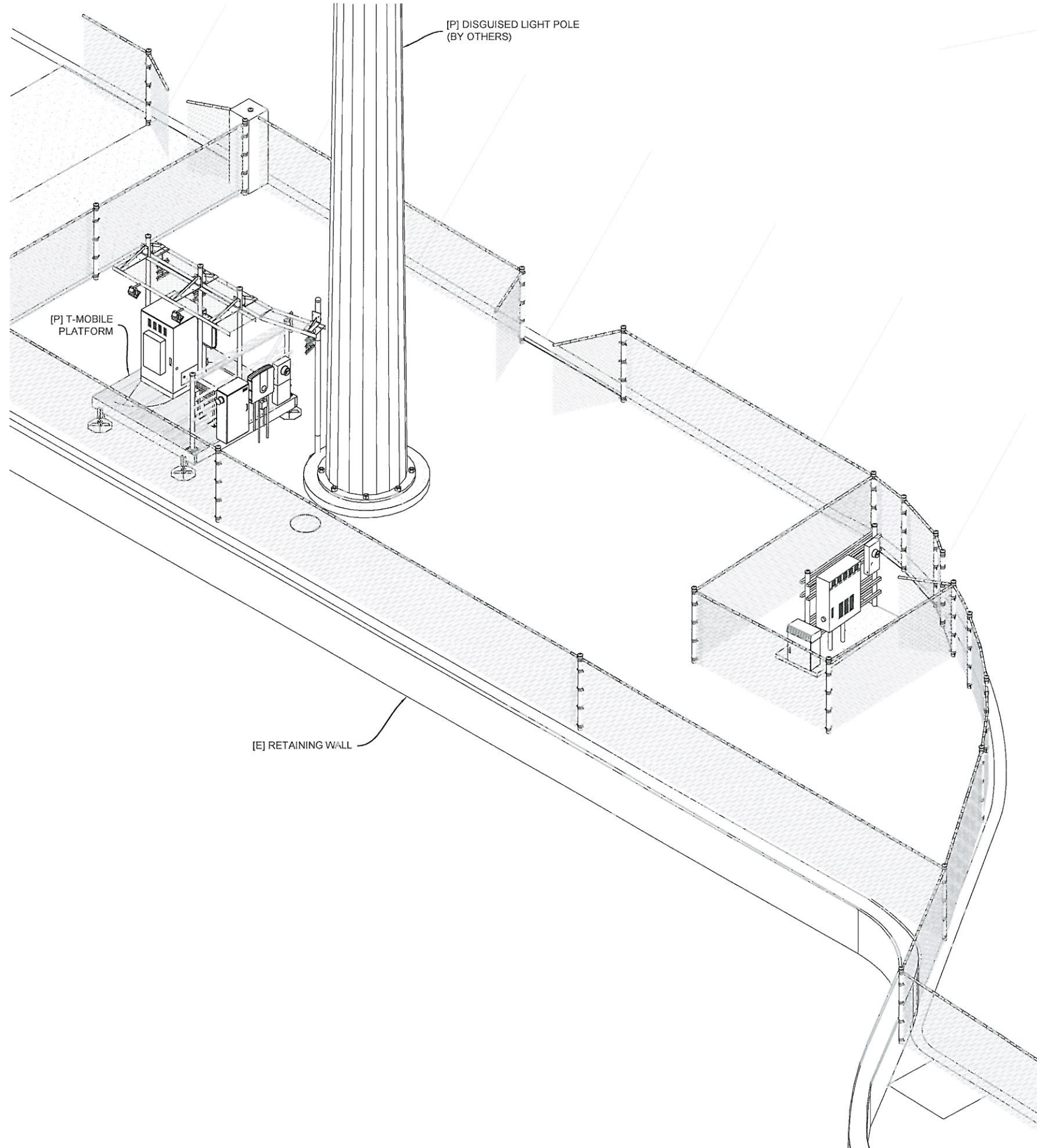




PLATFORM LOCATION



PLATFORM LOCATION



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REVISIONS			
REV	DATE	DESCRIPTION	INT
2	1/11/16	ADDED SETBACK IMAGE	GGD
1	1/3/16	CORRECTIONS PER PLANNING	GGD
0	12/10/15	ISSUED FOR CONSTRUCTION	GGD
A	11/07/15	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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COA: 2013004352  
 EXP DATE: 12/31/17  
 DATE: 1/8/16

SITE INFORMATION:  
 RFA-NORTH COUNTY  
 CHRISTIAN

MO034741

837 DUNN ROAD  
 FLORISSANT, MO 63031

RFA: RF-STL-103

SHEET TITLE:  
 SITE PHOTOS

SHEET NUMBER:

P-1







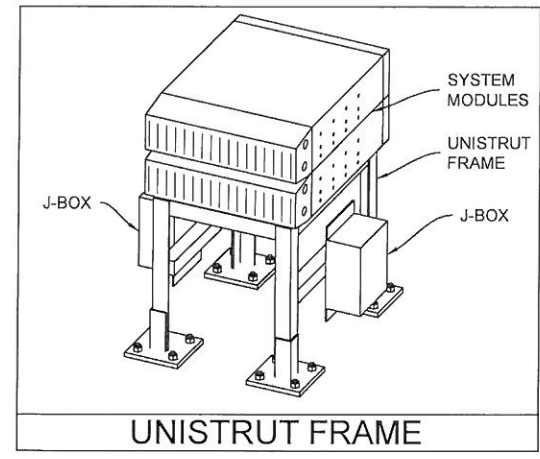
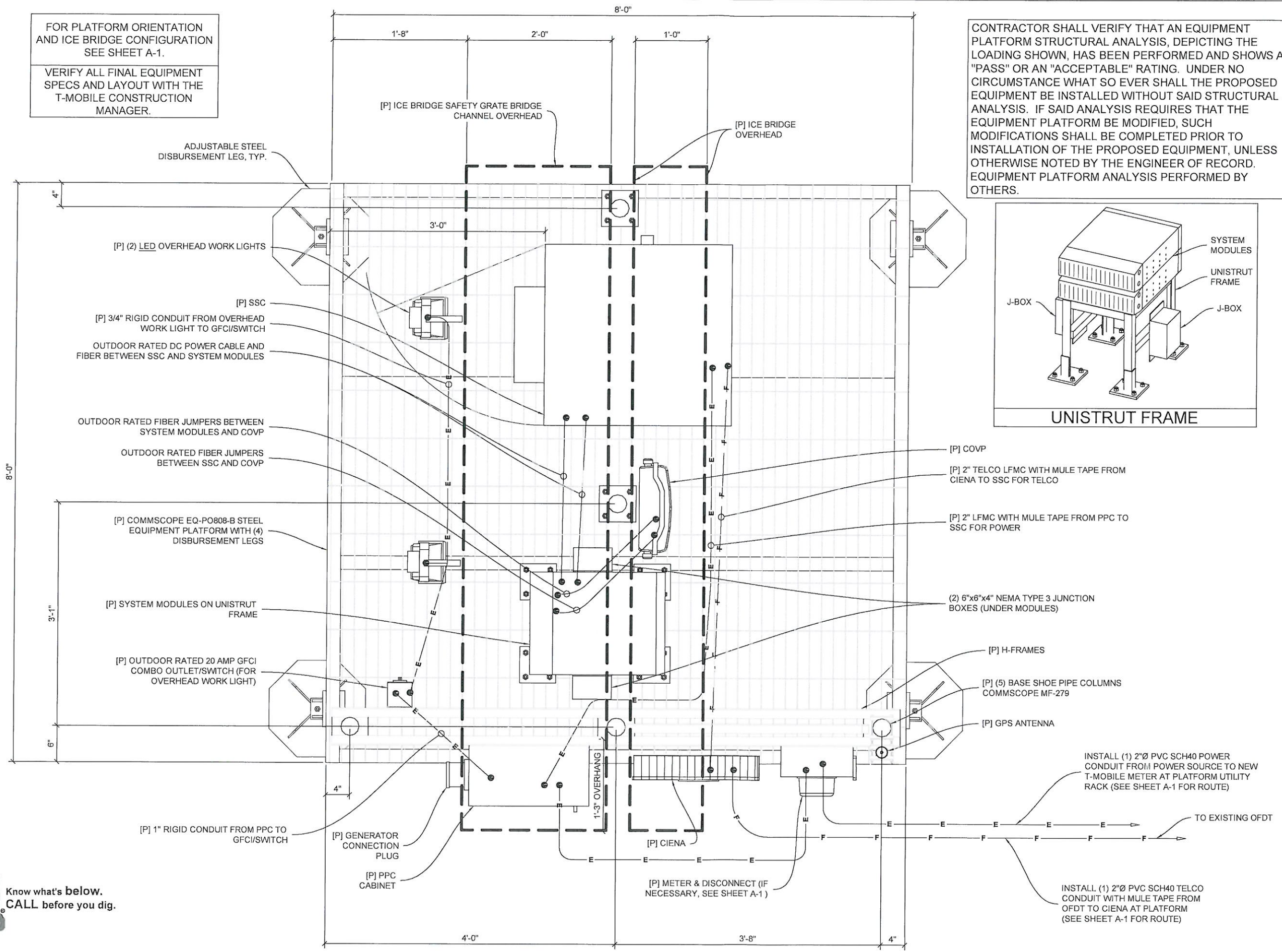




FOR PLATFORM ORIENTATION AND ICE BRIDGE CONFIGURATION SEE SHEET A-1.

VERIFY ALL FINAL EQUIPMENT SPECS AND LAYOUT WITH THE T-MOBILE CONSTRUCTION MANAGER.

CONTRACTOR SHALL VERIFY THAT AN EQUIPMENT PLATFORM STRUCTURAL ANALYSIS, DEPICTING THE LOADING SHOWN, HAS BEEN PERFORMED AND SHOWS A "PASS" OR AN "ACCEPTABLE" RATING. UNDER NO CIRCUMSTANCE WHAT SO EVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID ANALYSIS REQUIRES THAT THE EQUIPMENT PLATFORM BE MODIFIED, SUCH MODIFICATIONS SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT, UNLESS OTHERWISE NOTED BY THE ENGINEER OF RECORD. EQUIPMENT PLATFORM ANALYSIS PERFORMED BY OTHERS.



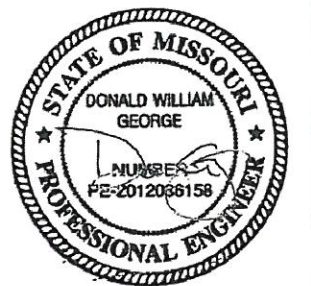
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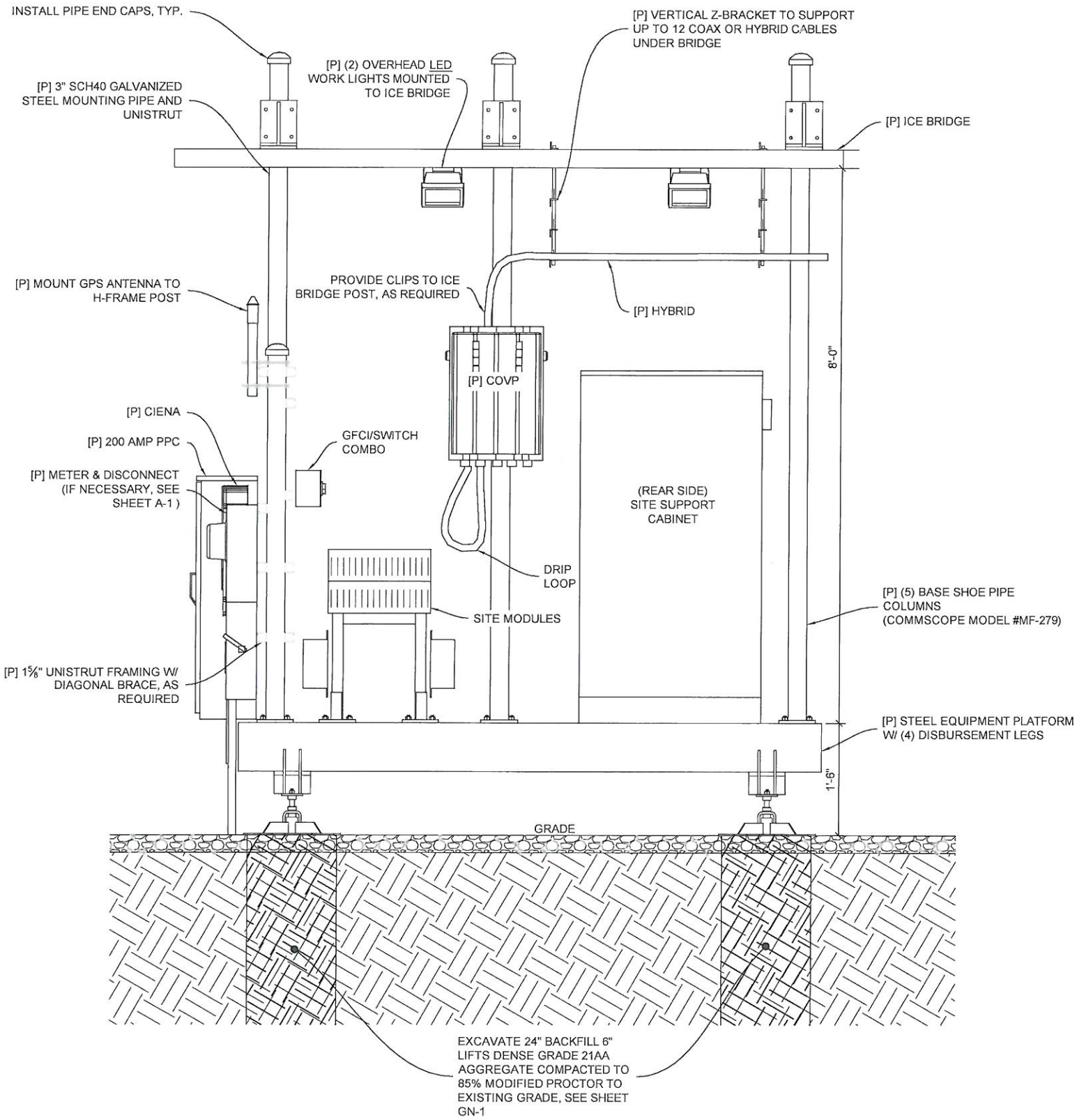
SHEET TITLE:  
**PROPOSED EQUIPMENT PLAN**

SHEET NUMBER:  
**A-3**



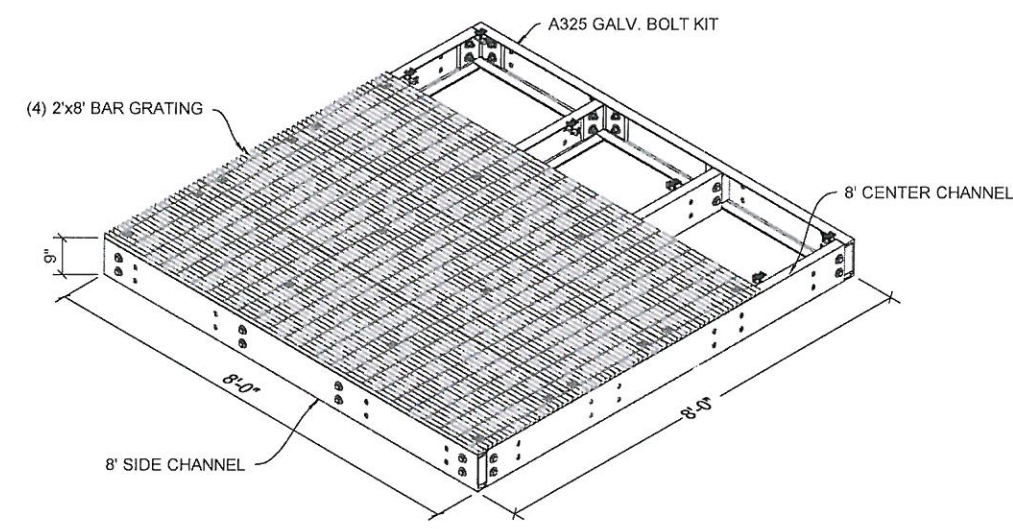


FOR PLATFORM ORIENTATION  
AND ICE BRIDGE CONFIGURATION  
SEE SHEET A-1.

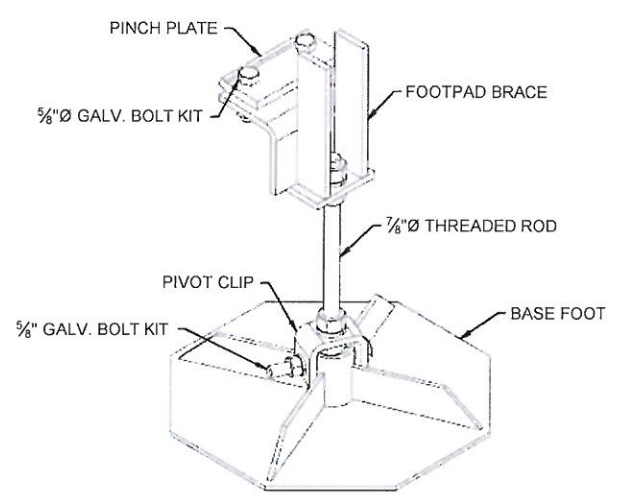
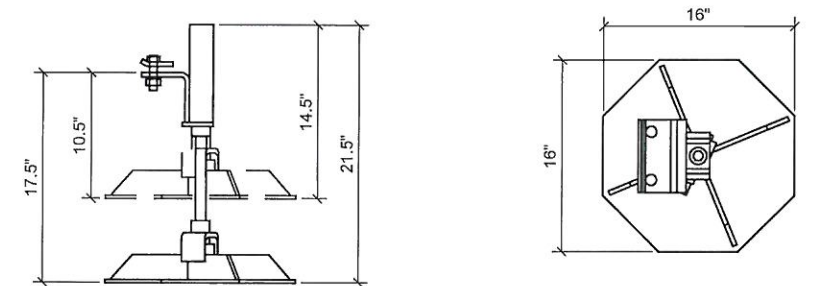


**GENERAL CONSTRUCTION STANDARDS**

1. ALL WIDE FLANGE BEAMS, ANGLES, PLATES, AND GRATING SHALL BE ASTM A36.
2. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AS SPECIFIED IN ASTM A123, A153, AND A167. REPAIR GALVANIZING AFTER WELDING.
3. AL GRATING SHALL BE 1"x3/16" STANDARD FLOWFORGE TYPE 19-4 MANUFACTURED BY FISHER & LUDLOW CLIPPED TO STEEL FRAME. SPAN AS SHOWN ON DRAWINGS.
4. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWG D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION," 9TH EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED USING COLD GALVANIZER.
5. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM325 BOLTS (3/4") AND SHALL HAVE THE MINIMUM OF TWO BOLTS UNLESS OTHERWISE NOTED.
6. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED A307 BOLTS UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.



COMMSCOPE PLATFORM EQ-P0808-B DETAIL SCALE N.T.S. 2



COMMSCOPE GROUP STEEL SPECIFICATION	
DESCRIPTION	COMMSCOPE P/N
8'x8' PLATFORM	EQ-P0808-B
PLATFORM FEET	EQ-P-DF
BASE SHOE PIPE COLUMN	MF-279
WAVEGUIDE STAND-OFF	TL-SO12
24" SAFETY GRATE	WB-CY210
12" SAFETY GRATE	WB-CY110
12" BRIDGE SUPPORT	WB-LB12-3
24" BRIDGE SUPPORT	WB-LB24-3
VERTICAL Z-BRACKET	ZB-V12
1-5/8" UNISTRUT	MT-504

COMMSCOPE ADJUSTABLE LEG KIT DETAILS SCALE N.T.S. 1

EQUIPMENT ELEVATION PLATFORM SCALE N.T.S. 3

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DATE: 1/8/16

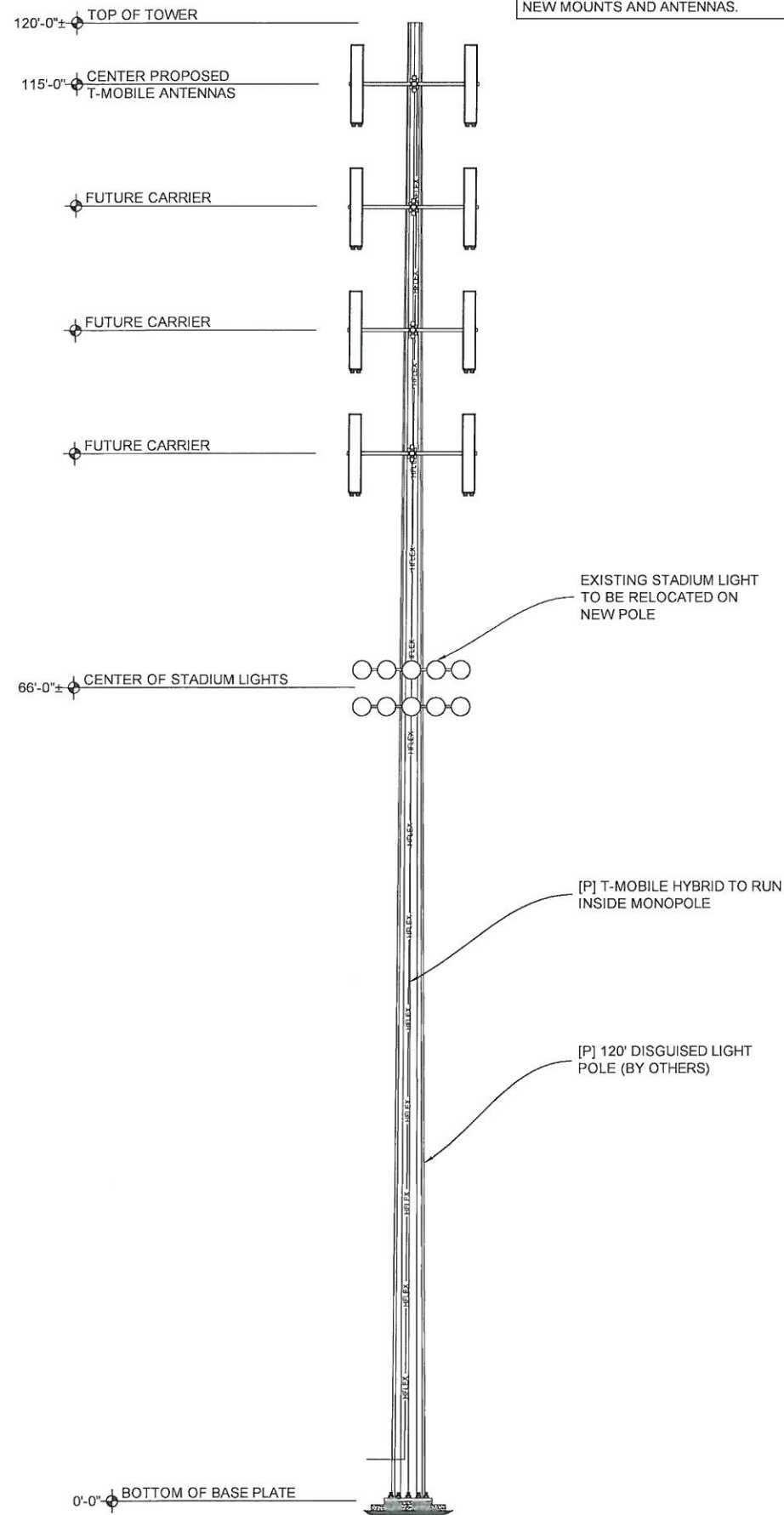
SITE INFORMATION:  
RFA-NORTH COUNTY CHRISTIAN  
MO034741  
837 DUNN ROAD  
FLORISSANT, MO 63031  
RFA: RF-STL-103

SHEET TITLE:  
EQUIPMENT ELEVATIONS

SHEET NUMBER:  
A-4



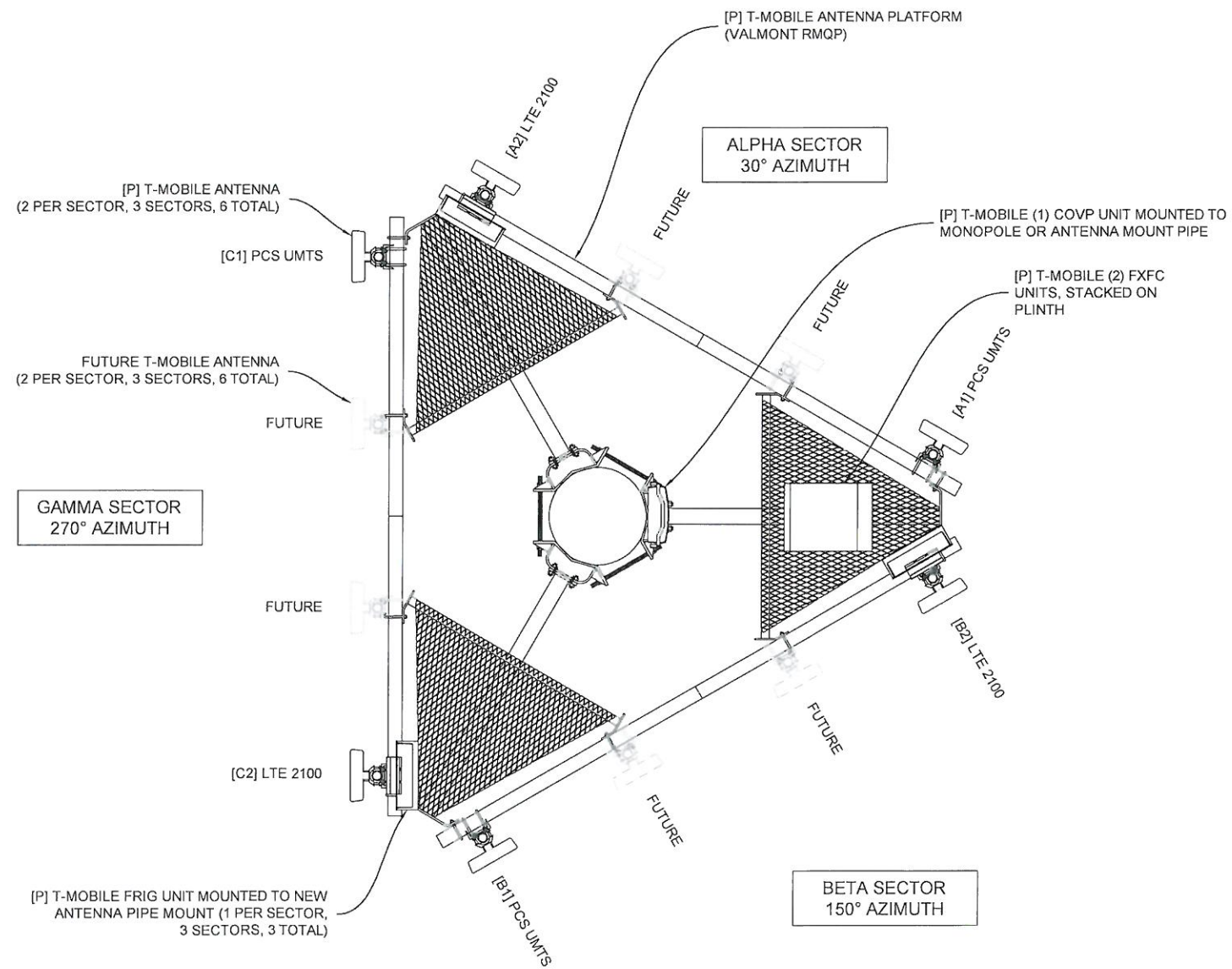
**STRUCTURAL ANALYSIS NOTE**  
 "PASSING" TOWER AND MOUNT STRUCTURAL ANALYSES MUST BE PERFORMED PRIOR TO THE INSTALLATION OF NEW MOUNTS AND ANTENNAS.



**ANTENNA SCHEDULE**

SECTOR	ALPHA		BETA		GAMMA	
ANTENNA POSITION	A-1	A-2	B-1	B-2	C-1	C-2
ANTENNA TYPE	PCS/UMTS	L2100	PCS/UMTS	L2100	PCS/UMTS	L2100
AZIMUTH	30°	30°	150°	150°	270°	270°
RAD CENTER (AGL)	115'-0"	115'-0"	115'-0"	115'-0"	115'-0"	115'-0"
MODEL	RFS APX17DW-17DWS-E-A20	RFS APX17DW-17DWS-E-A20	RFS APX17DW-17DWS-E-A20	RFS APX17DW-17DWS-E-A20	RFS APX17DW-17DWS-E-A20	RFS APX17DW-17DWS-E-A20
FEEDER LENGTH	± 15'	± 15'	± 15'	± 15'	± 15'	± 15'

HYBRID AND JUMPER LINES SHOULD BE DRESSED IN ON THE BOTTOM OF MOUNT. NEVER ON TOP WHERE SOMEONE WOULD WALK.



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 CHRISTIAN  
 MO034741  
 837 DUNN ROAD  
 FLORISSANT, MO 63031  
 RFA: RF-STL-103

SHEET TITLE:  
**TOWER ELEVATION  
 & ANTENNA PLAN**

SHEET NUMBER:  
**A-5**



[Go Back](#)

[Print RFDS](#)

**Site Information:**

Market:	SL	Radio Vendor:	NSN	Plan Year:	RFDS On Air?
Site Id:	MO03474I	Site Name:	MO03474I	Structural Owner:	
Site Status:	Primary/Active	Type/Class:	Structure Non Building / Monopole		
Address:	817 Dunn Rd		City:	Florissant	State: MO Zip: 63031
Latitude:	38.775258	Longitude:	-90.324785	Created Date	Sep 24 2015
RF Manager:	Zai Zakaria	RF Engineer:	Andres Peralta	Last Save Date:	Sep 24 2015 5:22PM By: APERALT8

Project Type: NSD      RFDS Upgraded?      Template? Standard

**Cell Site Configuration**

Configuration Type:	Configuration 1G
Final Configuration (Antenna/Line/TMA/RRU):	6/0/0/5
Final Sector Count:	3
Solution Type:	Tower Top
RFDS Status:	Preliminary
Design Type:	Final
Drawing Type:	Default

**Sector Information**

PCS UMTS Design	A	B	C	D	E	F
Antenna RAD Center:	115	115	115			
Antenna Azimuth:	30	150	270			
Mechanical Tilt:	0	0	0			
Electrical Tilt:	2	2	2			

L2100 Design	A	B	C	D	E	F
Antenna RAD Center:	115	115	115			
Antenna Azimuth:	30	150	270			
Mechanical Tilt:	0	0	0			
Electrical Tilt:	2	2	2			

Antenna Configuration (Site Level)	Antenna ReUse Existing?/Qty	Antenna Model	Antenna Qty	Antenna and (or) Ports Shared
PCS UMTS	New / 3	RFS - APX17DW-17DWWS-E-A20	3	No
L2100	New / 3	RFS - APX17DW-17DWWS-E-A20	3	No

TMA Configuration (Site Level)	TMA (ReUse existing TMA/New/Not Needed)	TMA Model	TMA Qty	TMA Location
PCS UMTS			0	
L2100			0	

Diplexer/Combiner Configuration	A	B	C	D	E	F
Diplexer Model (1):						
Diplexer Qty (1):						
Diplexer Model (2):						
Diplexer Qty (2):						
Combiner/Duplexer Model:						
Combiner/Duplexer Qty:						

Antenna Fiber/ Coax Solution (Site Level)	
Use HCS (Yes/No)?	Yes
Use NSN Fiber & OVP for Rooftop (Yes/No)?	No
Use Coax Cable (Yes/No)?	No

**Hybrid Cable Configuration (Site Level)**

Hybrid Cable Type:	High Capacity HCS - 1.584
Hybrid Cable Length:	150
Hybrid Cable Qty:	1

Hybrid Cable Config(Sector Level)	A	B	C	D	E	F
HCS run between Sectors (e.g. Rooftop/Watertank etc.):						
Hybrid Cable Length (ft):						

**COVP Configuration (Site Level)**

COVP Type (1):	Large COVP	COVP Qty (1):	3
COVP Type (2):		COVP Qty (2):	

Coax Configuration	A	B	C	D	E	F
Existing Coax Qty:						
Existing Coax Size:						
Re-use existing coax for TDOA (Yes/No)?						
Qty. of excess coax lines to remove?						
New Coax Type:						
New Coax Length/Line:						
New Coax Qty:						
RET Home-Run Cable:						
RET Home-Run Cable Length(ft):						

**System Modules (Site Level)**

System Module Type (1)	System Module Qty (1)	System Module Type(2)	System Module Qty (2)	System Sub Module Type	System Sub Module Qty
PCS UMTS	FSMF		1		
LTE	FSMF		1		

**RF Modules (Site Level)**

RF Module Type(1)	RF Module Qty(1)	RF Module Type(2)	RF Module Qty(2)
PCS UMTS	FXFC		2
L2100	FRIG		3

**Sector/BTS/Node-B (Site Level)**

Sector Count:	BTS/Node-B Count:
PCS UMTS	3
L2100	3

**Comments**

9/24/2015: This is prelim RFDS, the RAD center, azimuth, hybrid cable length etc still need to be verified.



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EXP DATE: 12/31/17  
DATE: 1/8/16

SITE INFORMATION:  
RFA-NORTH COUNTY  
CHRISTIAN

MO03474I

837 DUNN ROAD  
FLORISSANT, MO 63031

RFA: RF-STL-103

SHEET TITLE:  
**RFDS DATA  
CONFIG. SHEET**

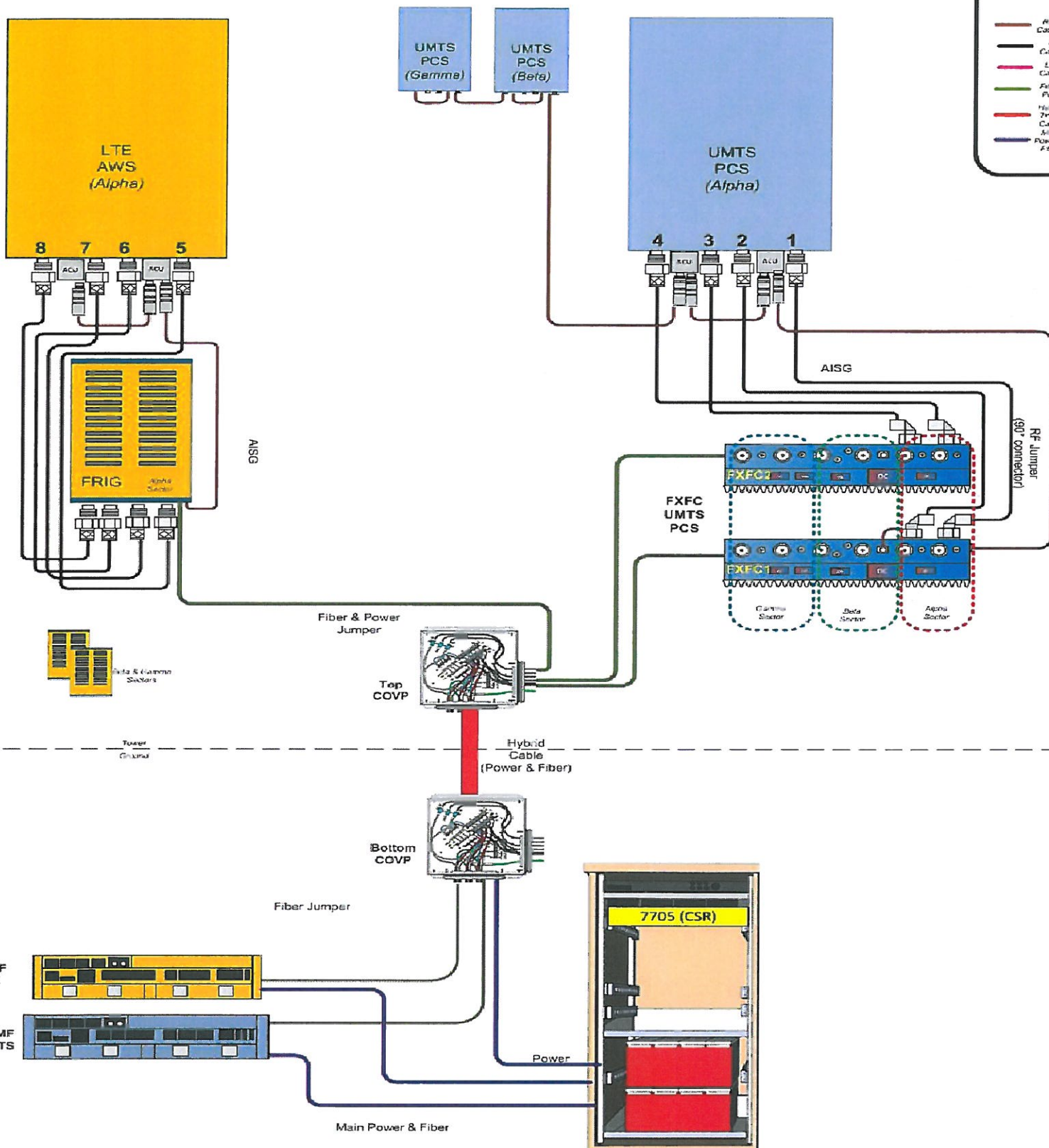
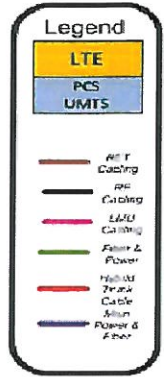
SHEET NUMBER:  
**A-6**



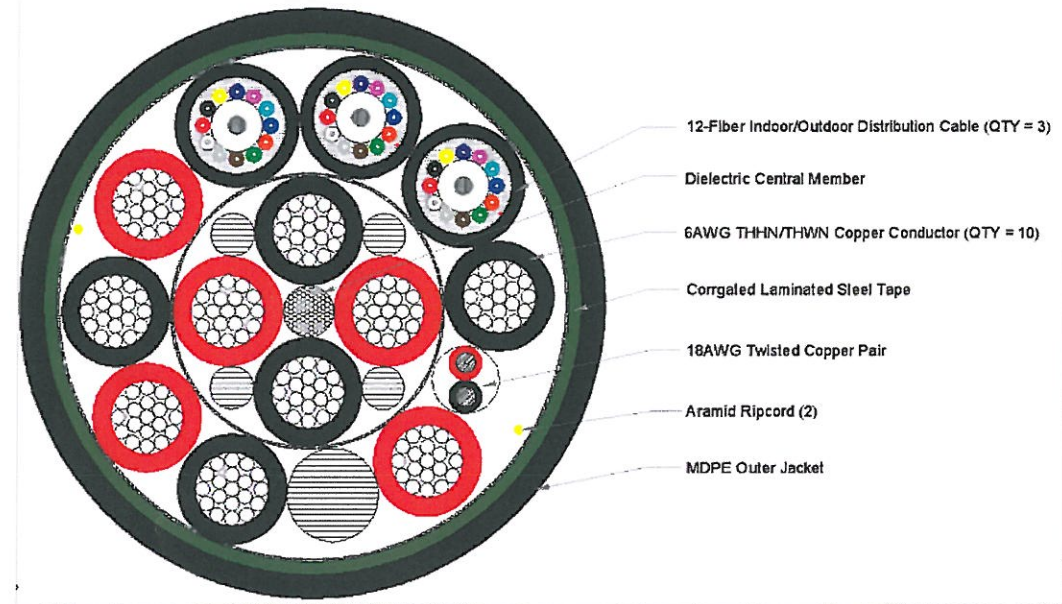
# Drawing (1) Comments:

## Configuration 1G for greenfield sites with UMTS1900 and LTE AWS

Drawing Date: 6/12/2014



SECTORIZED COLOR IDENTIFICATION	
SECTOR A	RED
SECTOR B	GREEN
SECTOR C	BLUE
SECTOR D	YELLOW
SECTOR E	WHITE
SECTOR F	PURPLE
LMU	BROWN
FIBER IS	GRAY
UNUSED COAX	PINK
MICROWAVE	ORANGE
PWE T-1'S	ID w/ LABEL MAKER



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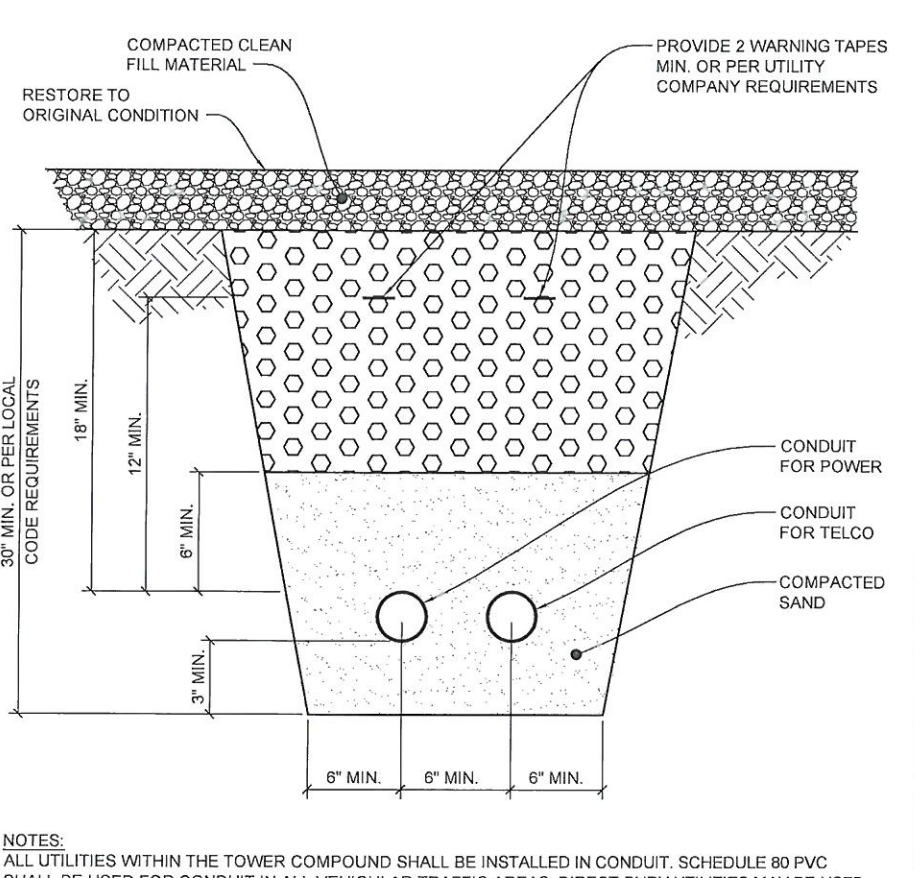
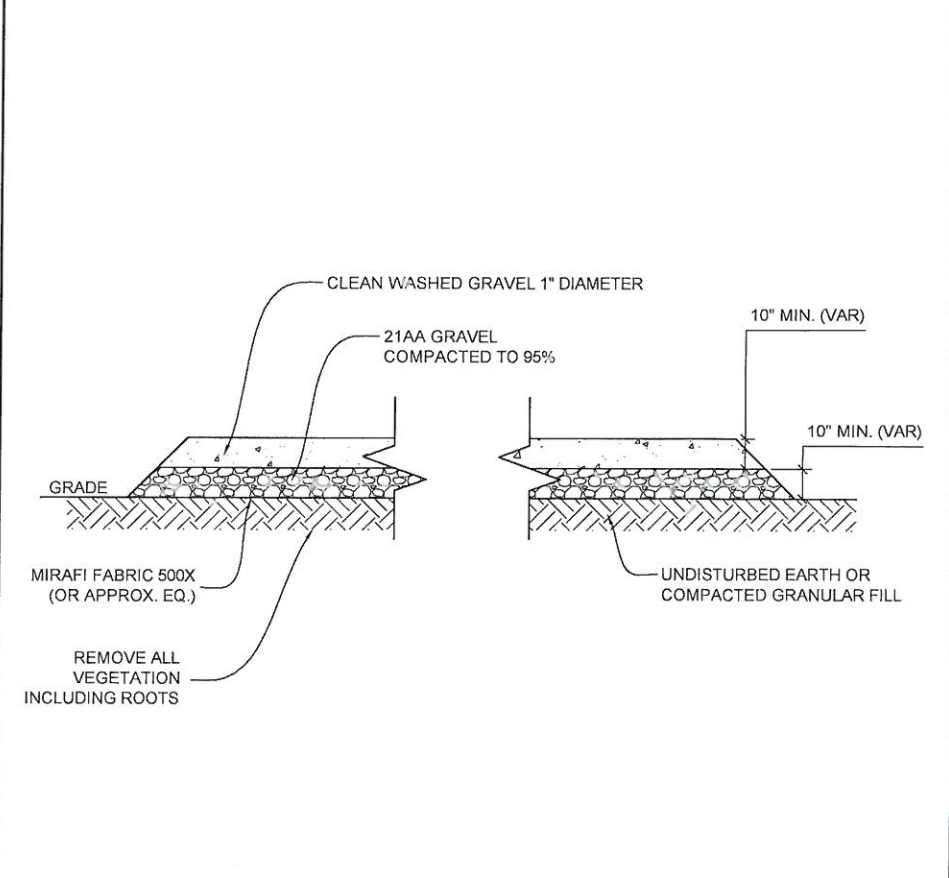
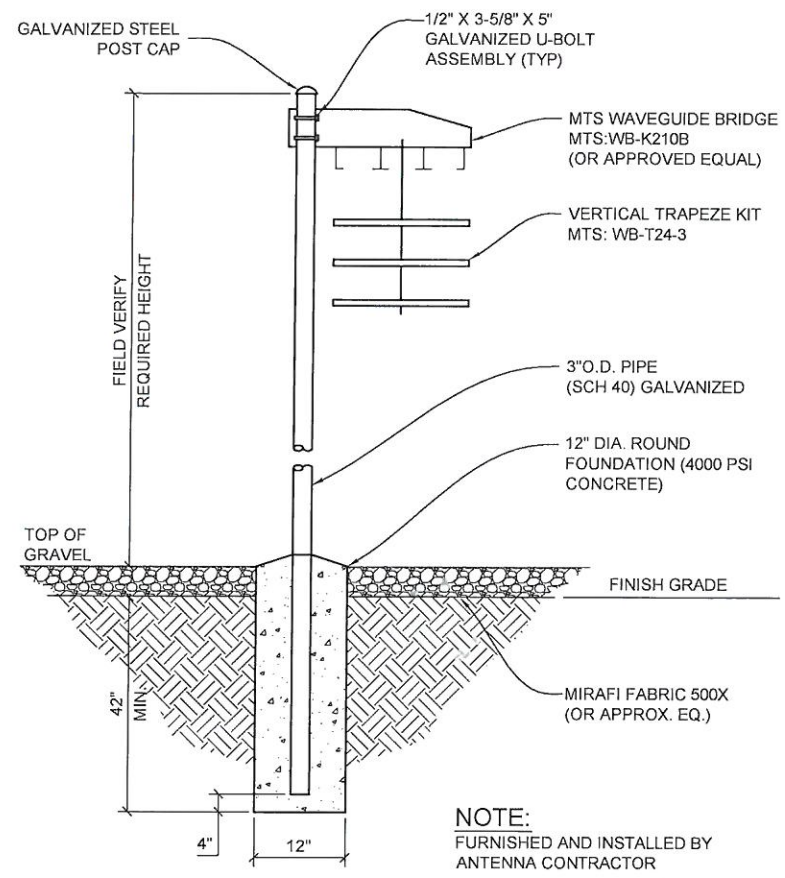
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 MO034741  
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 RFA: RF-STL-103

SHEET TITLE:  
**RFDS CONFIG. DIAGRAM**

SHEET NUMBER:  
**A-7**

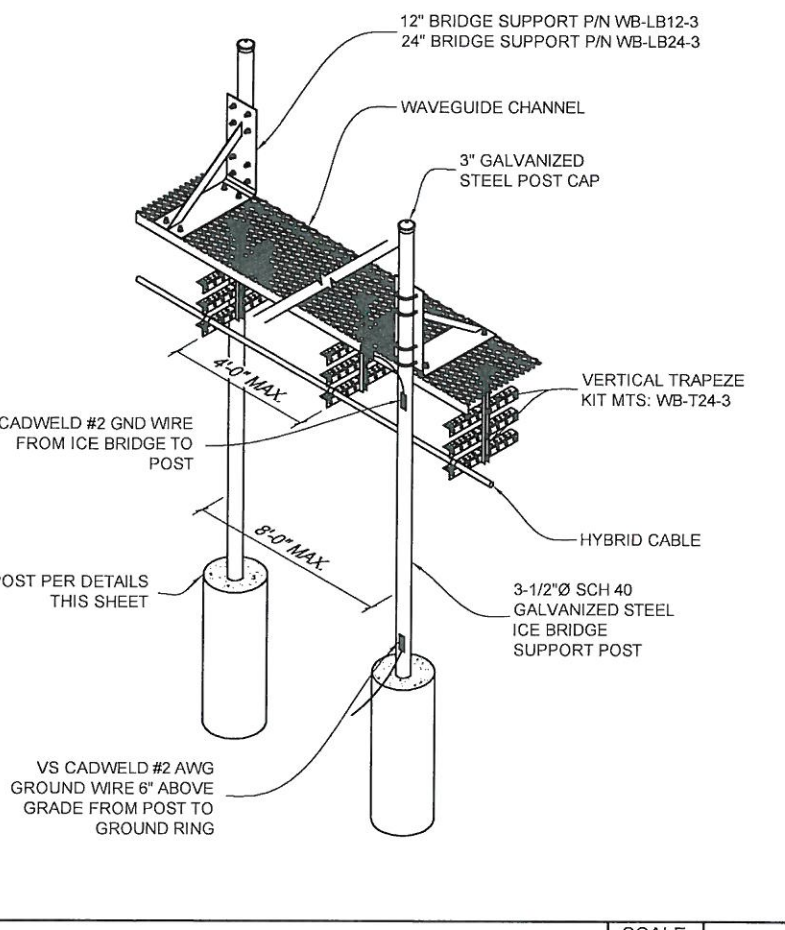




ICE BRIDGE ELEVATION SCALE N.T.S. 4

SITE COMPOUND DETAIL SCALE N.T.S. 3

TYPICAL CONDUIT TRENCH SCALE N.T.S. 2



NOT USED

ICE BRIDGE ELEVATION SCALE N.T.S. 5

NOT USED SCALE N.T.S. 1

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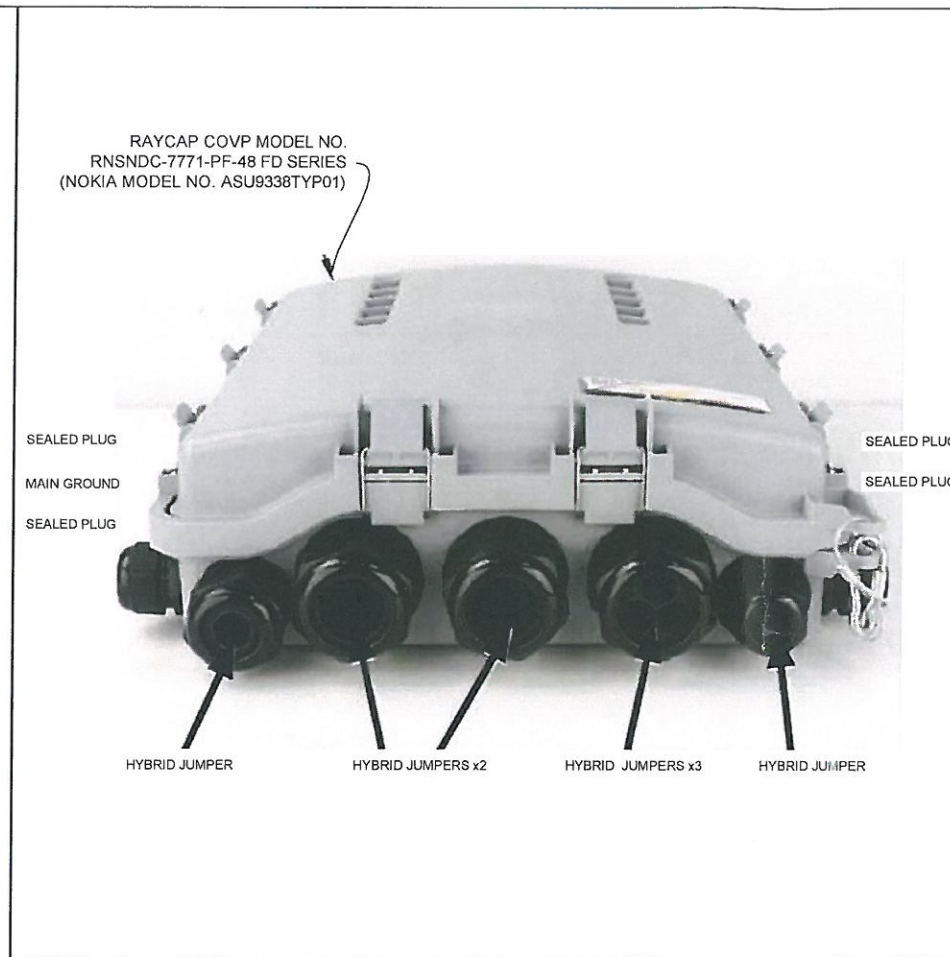
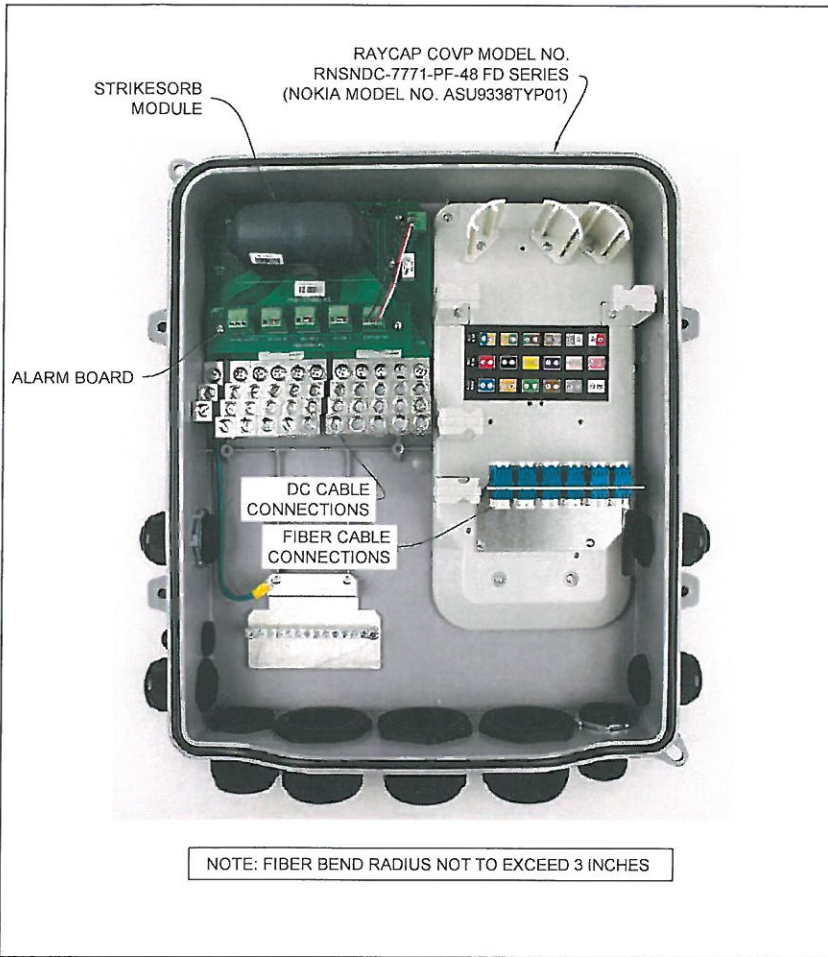
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CHRISTIAN  
  
MO03474I  
  
837 DUNN ROAD  
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RFA: RF-STL-103

SHEET TITLE:  
CONSTRUCTION  
DETAILS

SHEET NUMBER:  
A-8

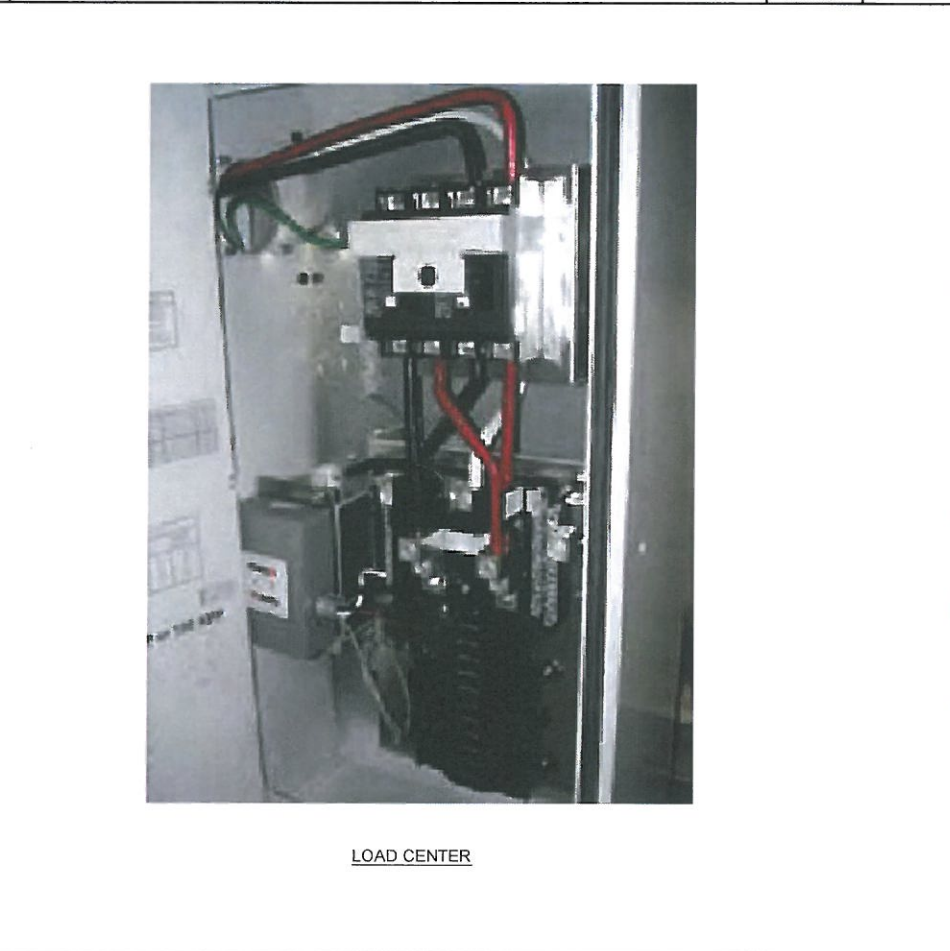




COVP WIRING SCALE N.T.S. 4

COVP CONDUIT CONNECTION DIAGRAM SCALE N.T.S. 3

COVP DETAIL SCALE N.T.S. 2



GENERAL	
CONSTRUCTION	SINGLE LAYER ALUMINUM ENCLOSURE, TYPE 3R
DIMENSIONS (WxHxD)	20"x40"x10" (508mm x 1016mm x 254mm)
WEIGHT	APPROX. 75LBS (WITHOUT PACKAGING)
FINISH	POLYESTER POWDER PAINT
DOOR LATCH	3-POINT LATCHING, PAD LOCKABLE
SAFETY	UL50 (CABINET) UL891 DEAD FRONT SWITCHBOARD LISTED SUITABLE FOR USE AS SERVICE EQUIPMENT (N-G BONDING KIT INCLUDED)
ENVIRONMENT	
OPERATING TEMPERATURE	-40°C TO +46°C (-40°F TO 115°F)
HUMIDITY (RELATIVE)	95%, NON-CONDENSING (MAX)
PROTECTION CLASS	TYPE 3R
AC SECTION	
VOLTAGE	SINGLE PHASE (3-WIRE+GROUND)
CURRENT	200A
AIC RATING	UTILITY 65,000 AMPS, GENERATOR INTERFACE: PANLOC (LEFT MOUNT) SERVICE DISCONNECT: SQUARE D 200 AMP MANUAL TRANSFER SWITCH
OTHER FEATURES	LOAD CENTER: SQUARE D 200 AMP, QO SERIES, 24 POSITION
GROUND BAR	SURGE PROTECTION DEVICE (SPD) 1 EA. AC DATA 2080
SILKSCREEN DEAD-FRONT	
CAPTIVE DEAD-FRONT FASTENERS	SQUARE D 30 AMP, 2-POLE BREAKER FOR SPD

DELTA POWER PEDESTAL CABINET SCALE N.T.S. 1

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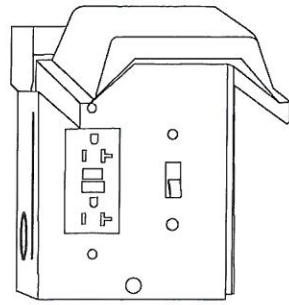
MO03474I

837 DUNN ROAD  
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RFA: RF-STL-103

SHEET TITLE:  
**EQUIPMENT  
DETAILS**

SHEET NUMBER:  
**A-9**





MANUFACTURER: GENERAL ELECTRIC

MODEL: U010S010GRP

DEPTH: 5.2"  
HEIGHT: 7.1"  
WEIGHT: 3.92lbs

UL LISTINGS: 1-UL LISTED  
MAX. AMPERAGE: 20A  
VOLTAGE: 120V

20 AMP OUTDOOR GFCI COMBO OUTLET/ SWITCH

CONTRACTOR IS RESPONSIBLE TO COORDINATE INSTALL OF ELECTRICAL METER WITH UTILITY COMPANY AND VERIFY INSTALLATION WITH T-MOBILE.

ELECTRICAL CONTRACTOR NOTE

THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOW THE GENERAL INTENT OF THE FINAL ARRANGEMENT OF ELECTRICAL SYSTEMS, EQUIPMENT AND CONNECTIONS. IT IS THE INTENT OF THESE ELECTRICAL DRAWINGS TO REQUIRE APPROPRIATE ELECTRICAL WORK TO COMPLETELY FACILITATE THE ELECTRICAL REQUIREMENTS FOR THE NEW TENANT (T MOBILE). SOME OF THE ELECTRICAL WORK SHOWN IS EXISTING AND SHALL REMAIN IN PLACE AND NEW WORK ADDED TO ACCOMMODATE T-MOBILE ELECTRICAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELECTRICAL EQUIPMENT AND WIRING AND ADD NEW WORK, AS REQUIRED TO COMPLETE THE T-MOBILE ELECTRICAL REQUIREMENTS. IT IS NOT INTENDED TO SHOW EXISTING ELECTRICAL WORK EXACTLY AS IS, BUT TO SHOW THE INTENT ONLY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY'S FOR ADDED LOAD (T-MOBILE). VERIFY ELECTRICAL AND TELEPHONE SERVICE SIZE AND CAP.

GENERAL NOTES

1.) ALL WORK IS TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (N.E.C.) AND ANY LOCAL ORDINANCES, CODES AND ALL OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL PERMITS AND RELATED FEES.

2.) ALL EQUIPMENT AND MATERIAL FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE UNDERWRITERS LABORATORIES (U.L) LISTED, NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR HIS REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.

3.) ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED. CONTRACTOR SHOULD AVOID DAMAGE TO EXISTING UTILITIES WHEREVER POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, AND SHALL RESTORE ALL EXISTING LANDSCAPING, SPRINKLER SYSTEMS, CONDUITS, WIRING, PIPING, DAMAGED BY THE ELECTRICAL WORK TO MATCH CONDITIONS.

4.) ELECTRICAL WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEMS, TELEPHONE AND COMMUNICATION SYSTEMS, PANEL BOARDS, CONDUIT, CONTROL WIRING, GROUNDING, ETC. AS INDICATED ON ELECTRICAL DRAWINGS AND/OR AS REQUIRED BY GOVERNING CODES.

5.) PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING SITE LOCATIONS AND CONDITIONS AND UTILITY SERVICE REQUIREMENTS OF THE JOB, AND BY REFERENCE TO ENGINEERING AND EQUIPMENT SUPPLIERS DRAWINGS. SHOULD THERE BE ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH ANY WORK.

6.) PROVIDE POWER AND TELEPHONE TO SERVICE POINTS PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL CONTACT UTILITY SERVICE PLANNERS AND OBTAIN ALL SERVICE REQUIREMENTS AND INCLUDE COSTS SUCH IN THEIR BID.

7.) SERVICE EQUIPMENT SHALL HAVE A SHORT CIRCUIT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL ON THE UTILITY TRANSFORMER SECONDARY, THE INSULATION SHALL BE FREE FROM ANY SHORT CIRCUITS AND GROUNDS.

8.) WHERE APPLICABLE CONTRACTOR SHALL COORDINATE W/LOCAL UTILITY COMPANY REGARDING REQUIREMENTS & INSTALLATION OF A CT CABINET. ELECTRICAL NOTES

1.) ALL WIRES SHALL BE STRANDED COPPER WITH THHN/THWN AND 600 VOLTS INSULATION. ALL GROUND CONDUCTORS TO BE PROPERLY SIZED (STRANDED OR SOLID).

2.) IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL.

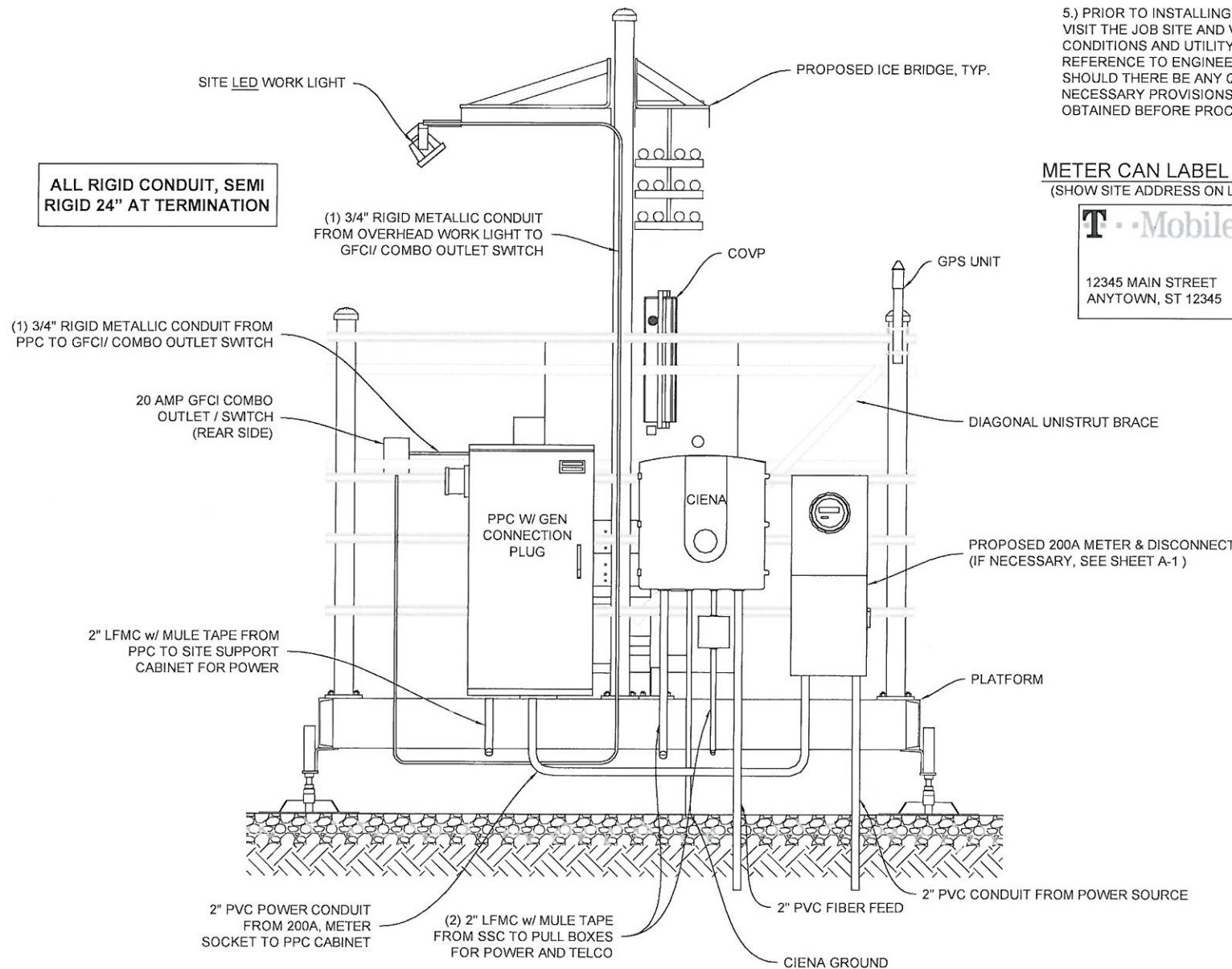
3.) SERVICE CONDUITS SHALL HAVE NO MORE THAN (4) -90° BENDS IN ANY SINGLE RUN. THE CONTRACTOR SHALL PROVIDE PULL BOXES AS NEEDED WHERE CONDUIT REQUIREMENTS EXCEED THESE CONDITIONS. PULL WIRES AND CAPS SHALL BE PROVIDED AT ALL SPARE CONDUITS FOR FUTURE USE.

4.) ALL COAX, POWER AND TELEPHONE SYSTEM CONDUITS SHALL HAVE A MINIMUM 24- SCH. 80 PVC RADIUS SWEEPS TO EQUIPMENT, PULL BOXES, MONOPOLE, ETC., UNLESS OTHERWISE NOTED. OR AS REQUIRED BY UTILITY COMPANIES.

5.) ALL CONDUIT AND NIPPLE ENTRIES TO CABINET AND METER BOXES WILL BE MADE WITH WEATHERPROOF HUBS, CONNECTORS OR LOCKNUTS LISTED FOR THE APPLICATIONS. NON-METALLIC BUSHINGS.

6.) ONLY ONE SERVICE ALLOWED PER LUG. ALL GROUNDING AND BONDING MUST COMPLY WITH NEC 250 REQUIRED.

7.) UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS



METER CAN LABEL 2"x3"  
(SHOW SITE ADDRESS ON LABEL)



SERVICE DISCONNECT 2"x3"



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REVISIONS			
REV	DATE	DESCRIPTION	INT
2	1/11/16	ADDED SETBACK IMAGE	G-3D
1	1/8/16	CORRECTIONS PER PLANNING	GGD
0	12/10/15	ISSUED FOR CONSTRUCTION	GGD
A	11/07/15	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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COA: 2013004352  
EXP DATE: 12/31/17  
DATE: 1/8/16

SITE INFORMATION:  
RFA-NORTH COUNTY  
CHRISTIAN

MO034741

837 DUNN ROAD  
FLORISSANT, MO 63031

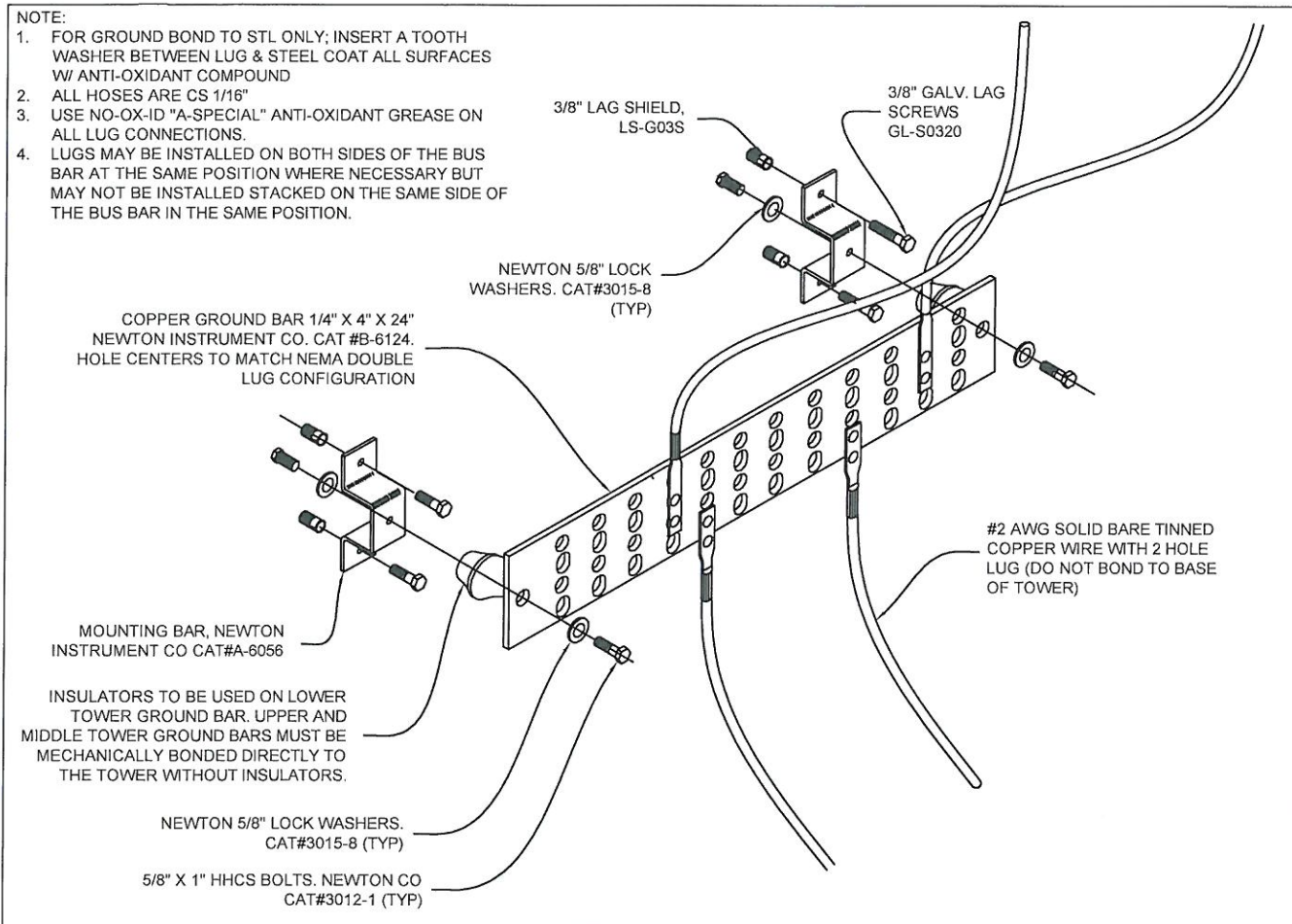
RFA: RF-STL-103

SHEET TITLE:  
ELECTRICAL NOTES  
& RACK DETAILS

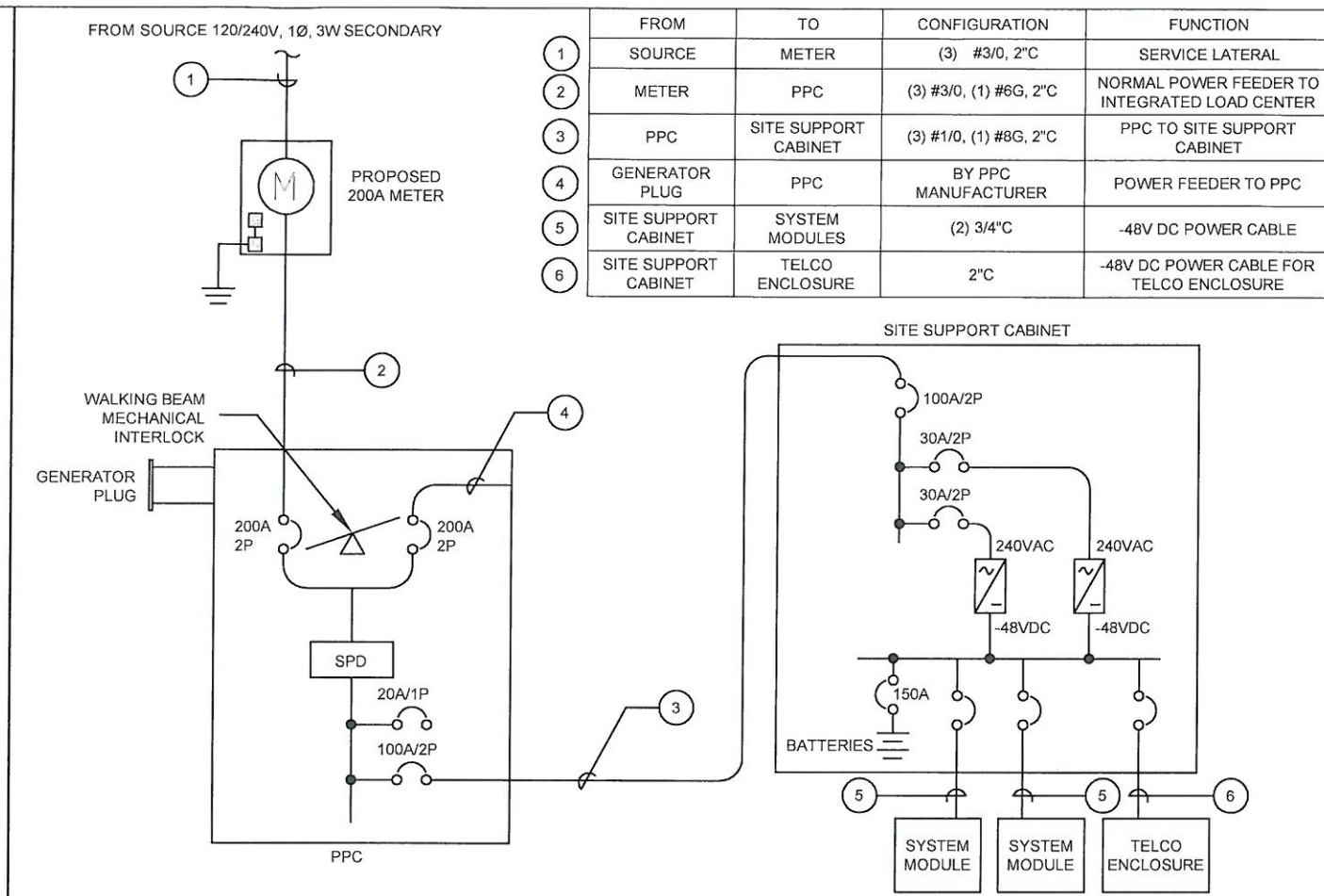
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E-1

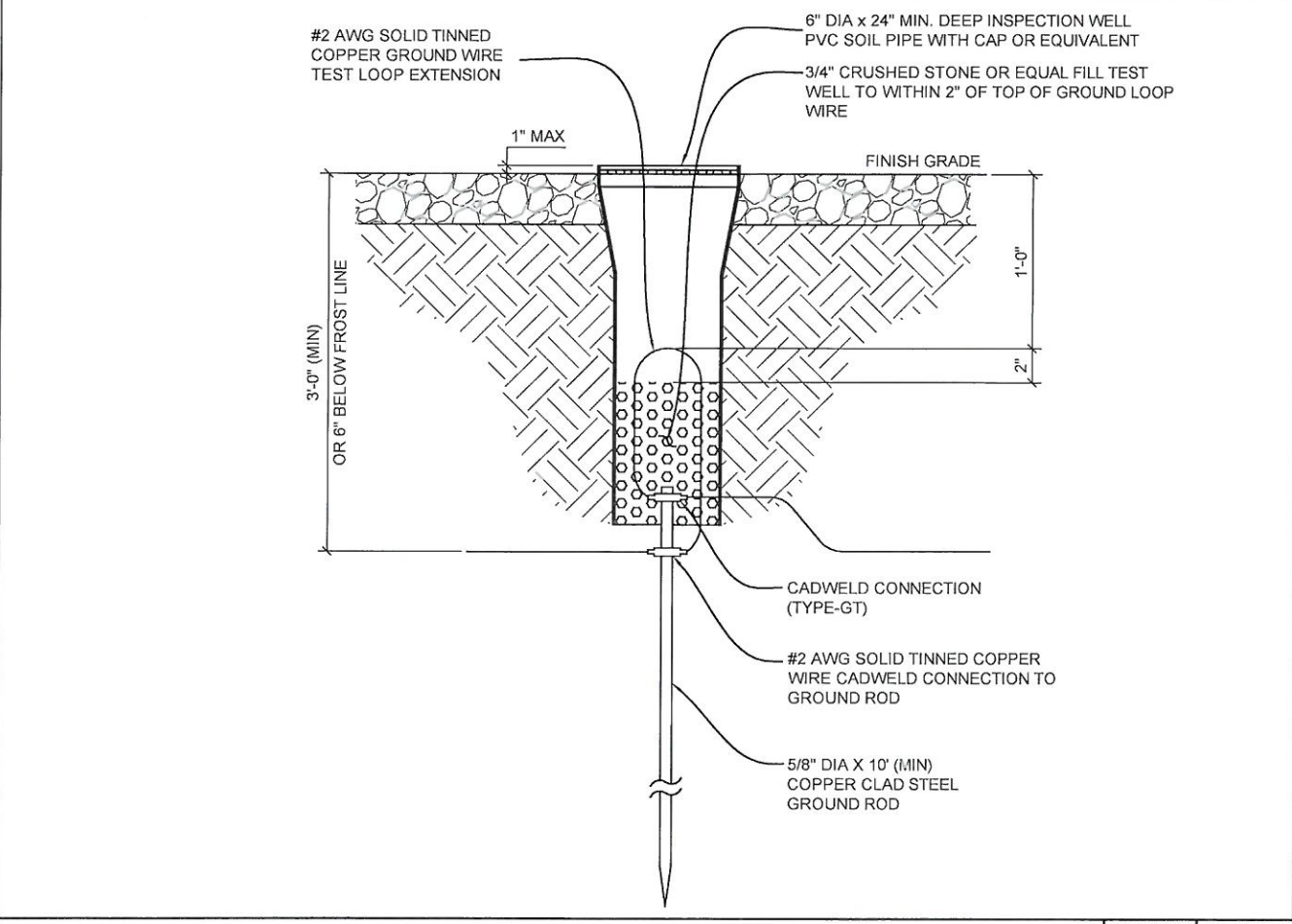




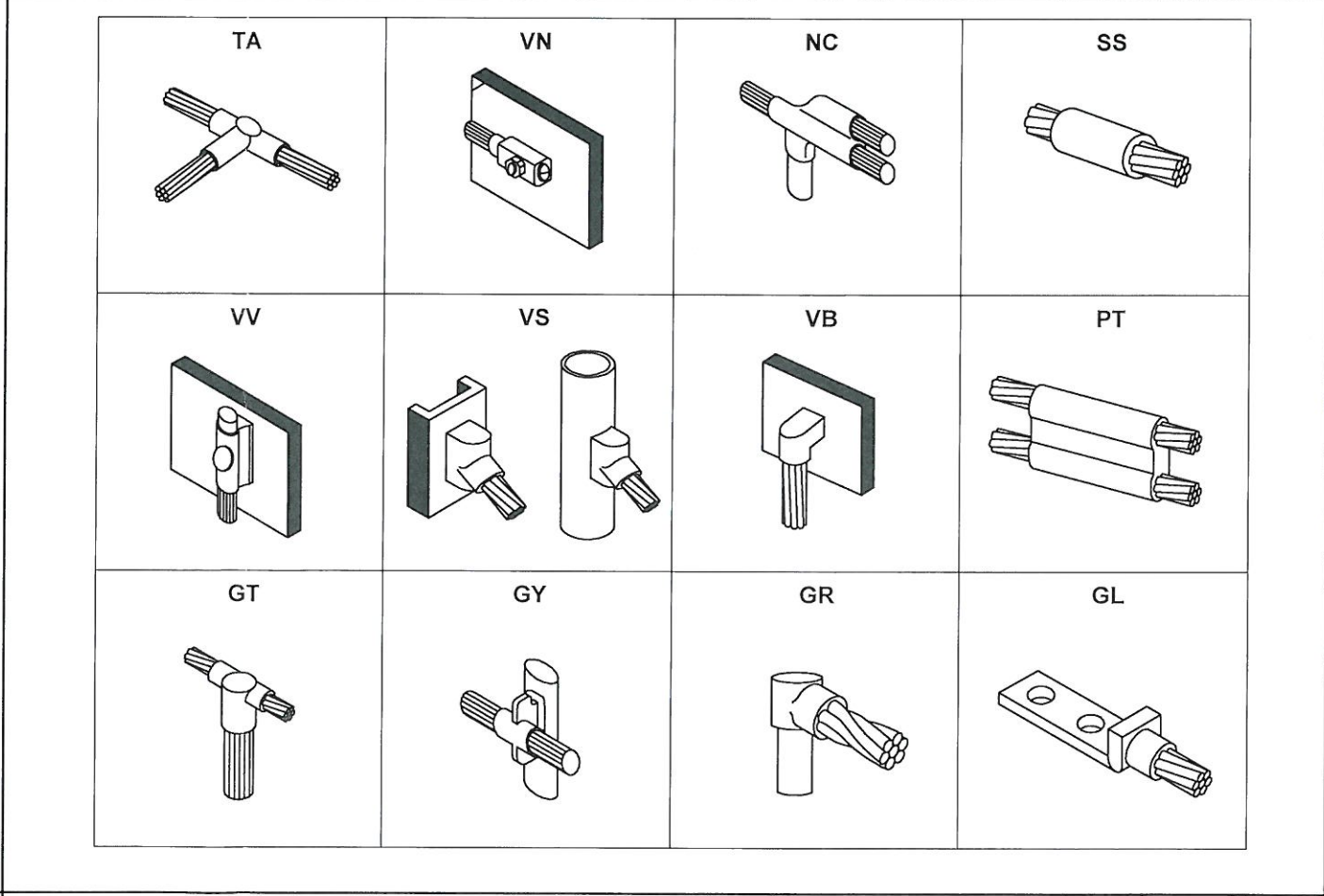
TYPICAL GROUND BAR DETAIL SCALE N.T.S. **3**



ELECTRICAL ONE-LINE DIAGRAM & CIRCUIT SCHEDULE SCALE N.T.S. **2**



TEST WELL DETAIL SCALE N.T.S. **4**



TYPICAL CAD WELD CONNECTIONS SCALE N.T.S. **1**

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SITE INFORMATION:  
RFA-NORTH COUNTY CHRISTIAN

MO034741

837 DUNN ROAD  
FLORISSANT, MO 63031  
RFA: RF-STL-103

SHEET TITLE:  
**ELECTRICAL & GROUNDING DETAILS**

SHEET NUMBER:  
**E-2**



LEGEND	
▲	CADWELD CONNECTION (EXOTHERMIC WELD)
■	MECHANICAL CONNECTION
⊗	5/8"Øx10" COPPER CLAD STEEL GROUND ROD
---	#2 SOLID, TINNED BARE COPPER
----	#6 GREEN STRANDED INSULATED COPPER

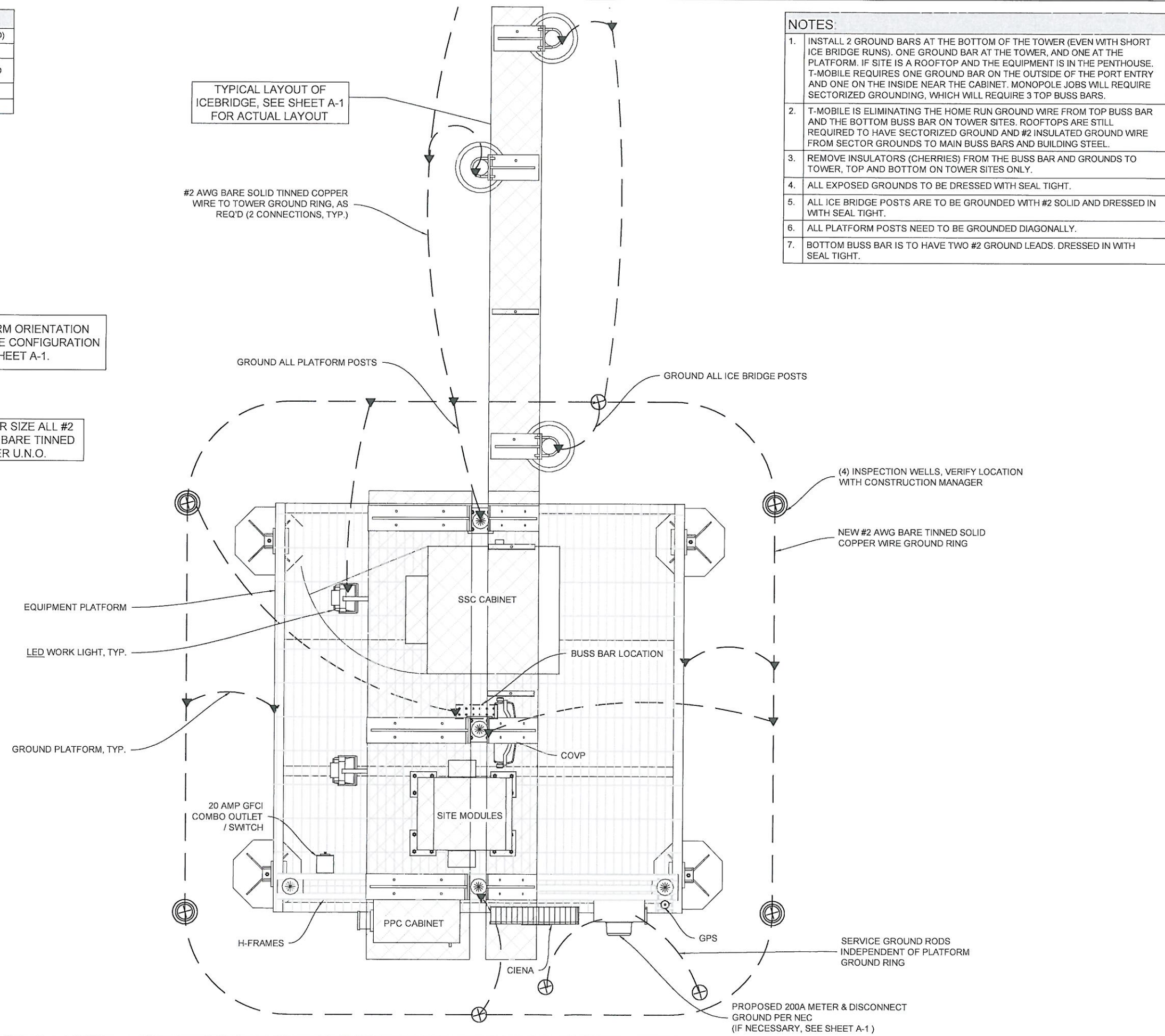
- NOTES:**
1. INSTALL 2 GROUND BARS AT THE BOTTOM OF THE TOWER (EVEN WITH SHORT ICE BRIDGE RUNS). ONE GROUND BAR AT THE TOWER, AND ONE AT THE PLATFORM. IF SITE IS A ROOFTOP AND THE EQUIPMENT IS IN THE PENTHOUSE, T-MOBILE REQUIRES ONE GROUND BAR ON THE OUTSIDE OF THE PORT ENTRY AND ONE ON THE INSIDE NEAR THE CABINET. MONOPOLE JOBS WILL REQUIRE SECTORIZED GROUNDING, WHICH WILL REQUIRE 3 TOP BUSS BARS.
  2. T-MOBILE IS ELIMINATING THE HOME RUN GROUND WIRE FROM TOP BUSS BAR AND THE BOTTOM BUSS BAR ON TOWER SITES. ROOFTOPS ARE STILL REQUIRED TO HAVE SECTORIZED GROUND AND #2 INSULATED GROUND WIRE FROM SECTOR GROUNDS TO MAIN BUSS BARS AND BUILDING STEEL.
  3. REMOVE INSULATORS (CHERRIES) FROM THE BUSS BAR AND GROUNDS TO TOWER, TOP AND BOTTOM ON TOWER SITES ONLY.
  4. ALL EXPOSED GROUNDS TO BE DRESSED WITH SEAL TIGHT.
  5. ALL ICE BRIDGE POSTS ARE TO BE GROUNDED WITH #2 SOLID AND DRESSED IN WITH SEAL TIGHT.
  6. ALL PLATFORM POSTS NEED TO BE GROUNDED DIAGONALLY.
  7. BOTTOM BUSS BAR IS TO HAVE TWO #2 GROUND LEADS. DRESSED IN WITH SEAL TIGHT.

TYPICAL LAYOUT OF ICEBRIDGE, SEE SHEET A-1 FOR ACTUAL LAYOUT

#2 AWG BARE SOLID TINNED COPPER WIRE TO TOWER GROUND RING, AS REQ'D (2 CONNECTIONS, TYP.)

FOR PLATFORM ORIENTATION AND ICE BRIDGE CONFIGURATION SEE SHEET A-1.

CONDUCTOR SIZE ALL #2 AWG SOLID BARE TINNED COPPER U.N.O.



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1	1/6/16	CORRECTIONS PER PLANNING	GGD
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A	11/07/15	ISSUED FOR REVIEW	GGD

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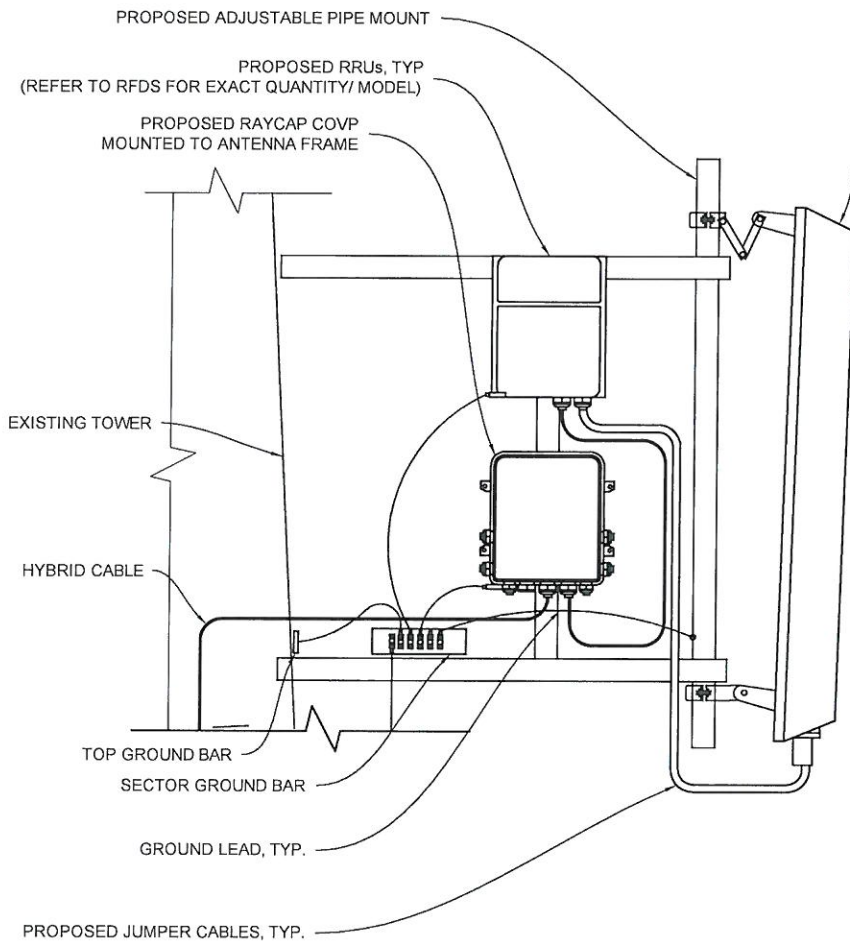
SITE INFORMATION:  
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 MO034741  
 837 DUNN ROAD  
 FLORISSANT, MO 63031  
 RFA: RF-STL-103

SHEET TITLE:  
**GROUNDING PLAN & NOTES**

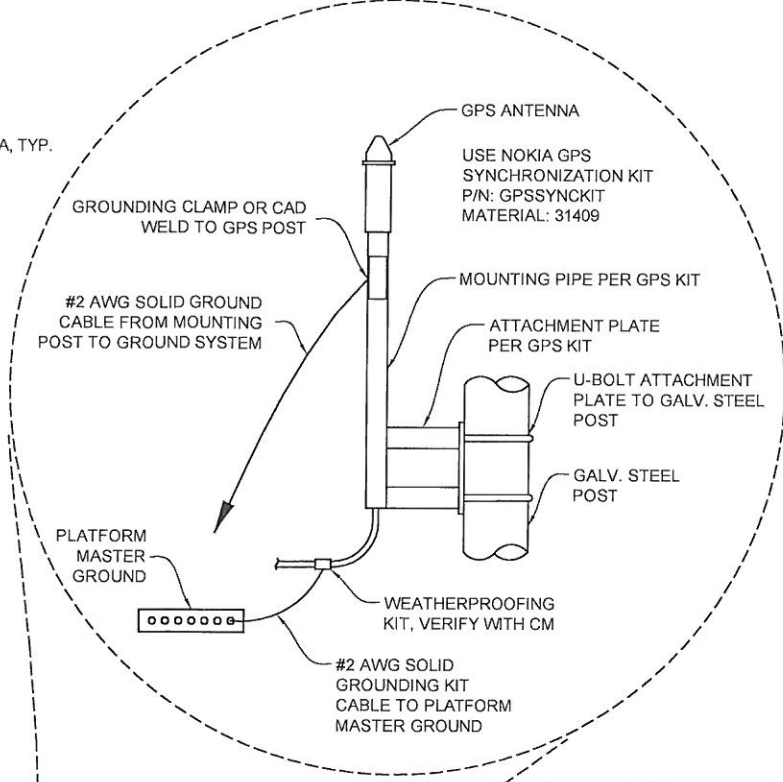
SHEET NUMBER:  
**E-3**



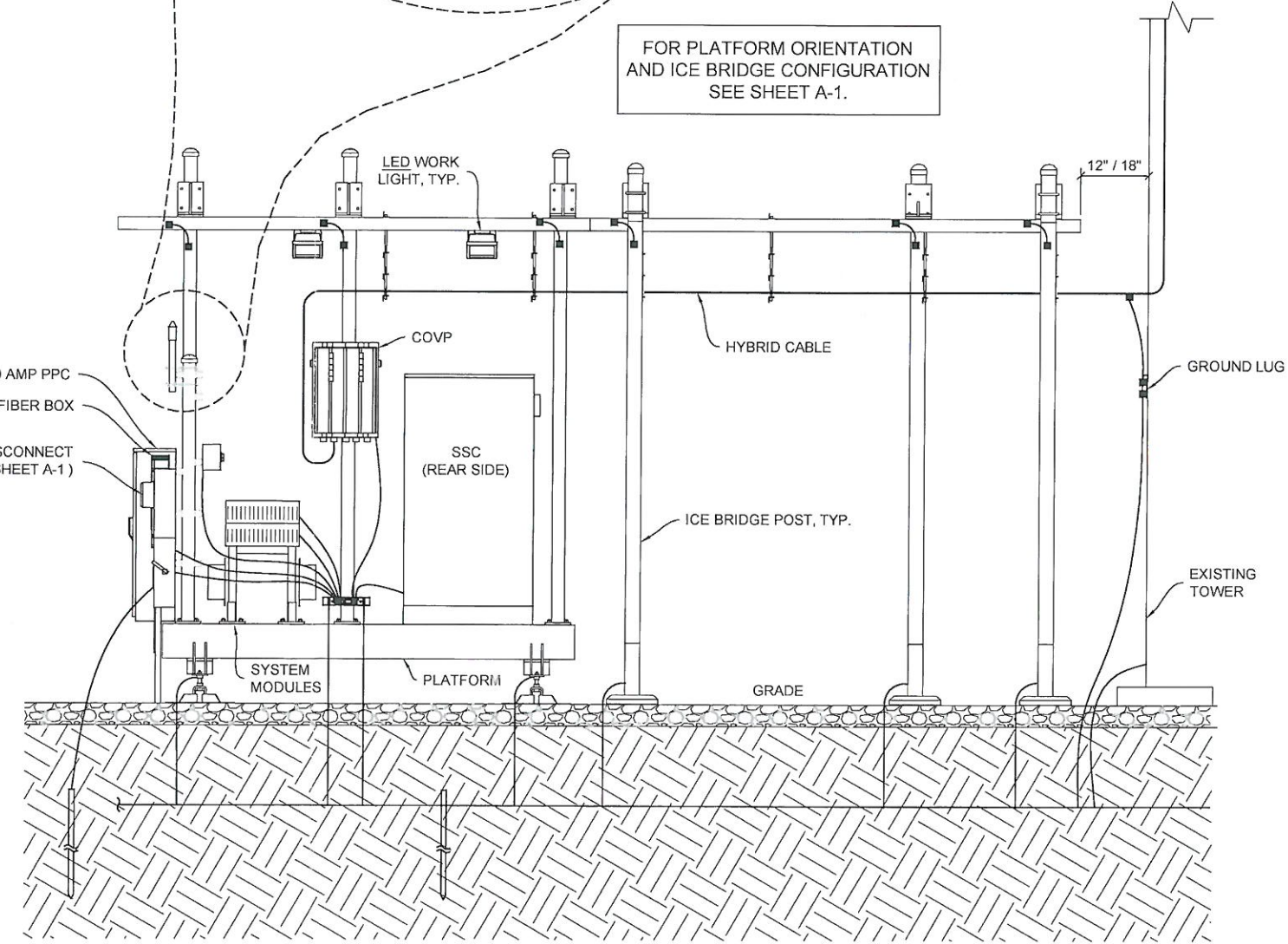




TYPICAL ANTENNA/ RRU MOUNT DIAGRAM  
(SIMILAR CONNECTIONS FOR PLATFORM)

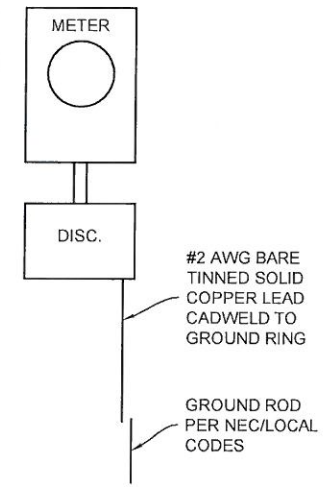


FOR PLATFORM ORIENTATION AND ICE BRIDGE CONFIGURATION SEE SHEET A-1.



**GROUNDING NOTES**

1	MOUNT MASTER GROUND BUS BELOW LOWEST GROUND KIT.
2	ALL PVC SHALL BE SCH80 UNLESS NOTED OTHERWISE.
3	THE MINIMUM BEND RADIUS FOR ALL GROUND LEADS IS 9" TO 10" FOR COAX CABLE.
4	EACH SECTOR HAS A SECTOR GROUND BAR. TIE EACH SECTOR GROUND BAR TO MAIN GROUND BAR.



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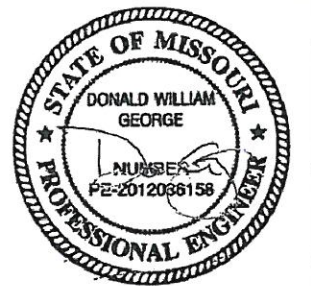
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EXP DATE: 12/31/17  
DATE: 1/8/17

SITE INFORMATION:  
RFA-NORTH COUNTY  
CHRISTIAN

MO034741

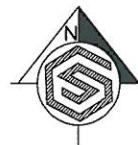
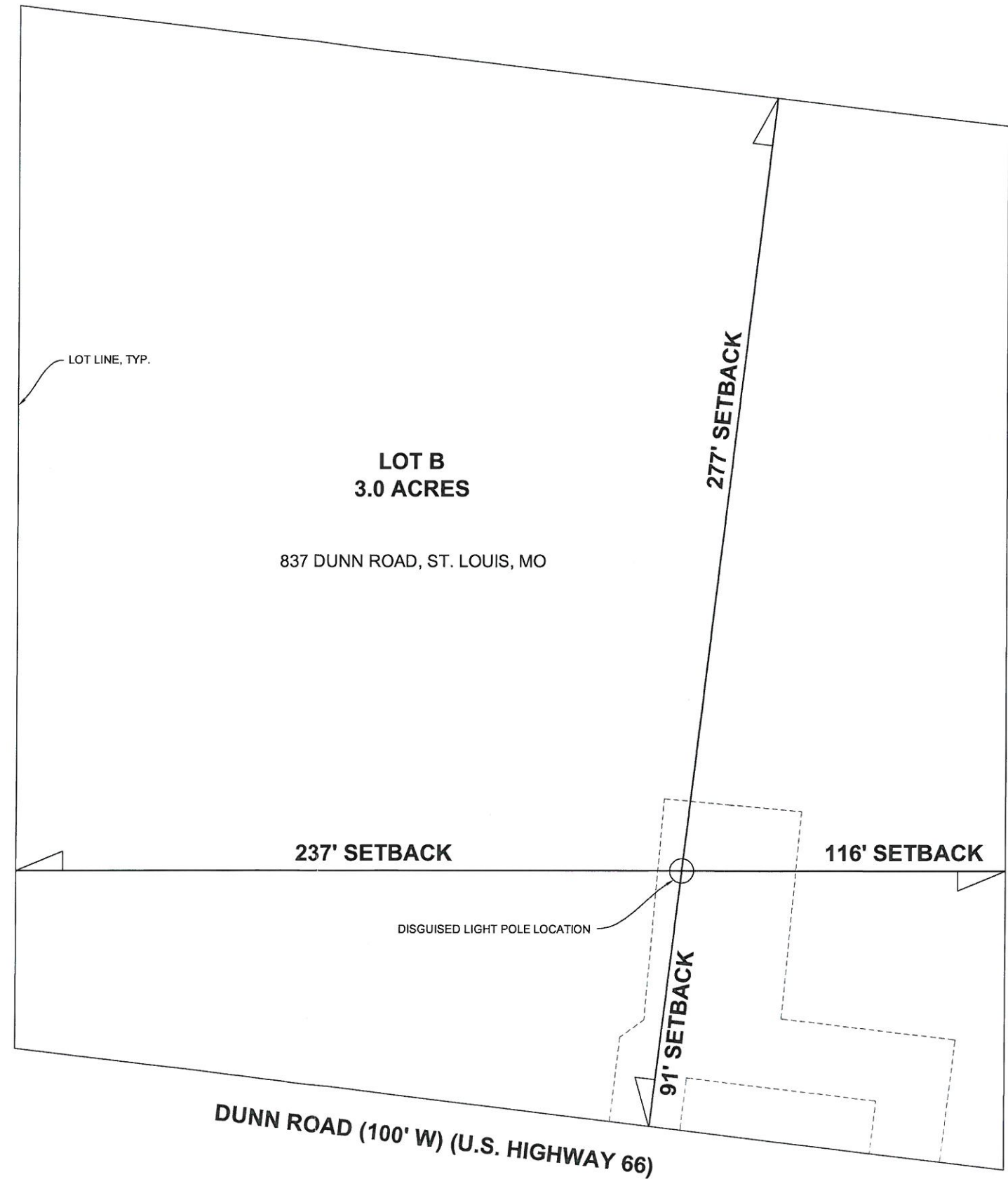
837 DUNN ROAD  
FLORISSANT, MO 63031

RFA: RF-STL-103

SHEET TITLE:  
GROUNDING  
DETAILS

SHEET NUMBER:  
E-4





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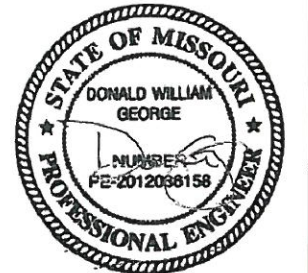
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COA: 2013004352  
EXP DATE: 12/31/17  
DATE: 1/8/16

SITE INFORMATION:

RFA-NORTH COUNTY  
CHRISTIAN

MO03474I

837 DUNN ROAD  
FLORISSANT, MO 63031

RFA: RF-STL-103

SHEET TITLE:

TOWER SETBACKS

SHEET NUMBER:

TL



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SITE INFORMATION:  
RFA-NORTH COUNTY CHRISTIAN  
  
MO034741  
  
837 DUNN ROAD  
FLORISSANT, MO 63031  
RF ALTERNATIVES: NCC

SHEET TITLE:  
SITE SURVEY

SHEET NUMBER:  
SS-3

# PARENT PARCEL

PARENT PARCEL  
BOOK 17301 PAGE 1118

LOT B OF MERCY-AQUINAS HIGH SCHOOL, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 423 OF THE ST. LOUIS COUNTY RECORDS.

LOT A  
N/F  
FERGUSIN CHURCH OF THE NAZARENE  
BK 15962, PG 862

NOTES:  
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO RF ALTERNATIVES DURING THE MONTH OF NOVEMBER 2015.  
- THE PURPOSE OF THIS SURVEY IS TO DESCRIBE A PROPOSED AREA PARCEL. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.  
- BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.  
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM OWNERSHIP AND ENCUMBRANCE REPORT FILE NUMBER: CHA-15-09217-TX PREPARED BY TITLE EXPERTS, LLC DATED SEPTEMBER 24, 2015. ANY ADDITIONAL EASEMENTS AND OR EXCEPTIONS REPORTED IN ABOVE REPORT SHOWN OR NOTED ON THIS SURVEY, NOTES BELOW PERTAIN TO THE LEASE AREA ONLY:  
- BUILDING LINE(S), EASEMENTS RESTRICTIONS, RIGHTS AND POWERS OF TRUSTEE ACCORDING TO THE PLAT RECORDED ON BOOK 1178 PAGE 103[ILLEGIBLE], BOOK 1480 PAGE 229[DOES NOT APPLY], AND PLAT BOOK 352 PAGE 423[AS SHOWN].  
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1610, PAGE 319[DOES NOT APPLY], BOOK 2609, PAGE 140[DOES NOT APPLY], AND BOOK 2942, PAGE 610[DOES NOT APPLY].  
- STORM WATER EASEMENT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 3096, PAGE 564[DOES NOT APPLY].  
- CLASS OF SURVEY: URBAN PROPERTY  
- BASIS OF BEARING: PLAT BOOK 352, PAGE 423  
- THE UTILITIES SHOWN ON THIS SURVEY WERE DEVELOPED FROM ABOVEGROUND OBSERVATIONS, THIS IS NOT A COMPLETE INVENTORY OF UTILITIES IN THIS AREA.

**SITE ID**  
**# RF-STL-103**

**DUNN RD**  
ST. LOUIS COUNTY, MISSOURI

PROJECT: 837 DUNN ROAD,  
ST. LOUIS, ST. LOUIS COUNTY, MO  
  
DRAWN BY: LGH  
DATE PREPARED: 11/4/15



JARED MINNICK  
LAND SURVEYOR  
PLS-2007017968

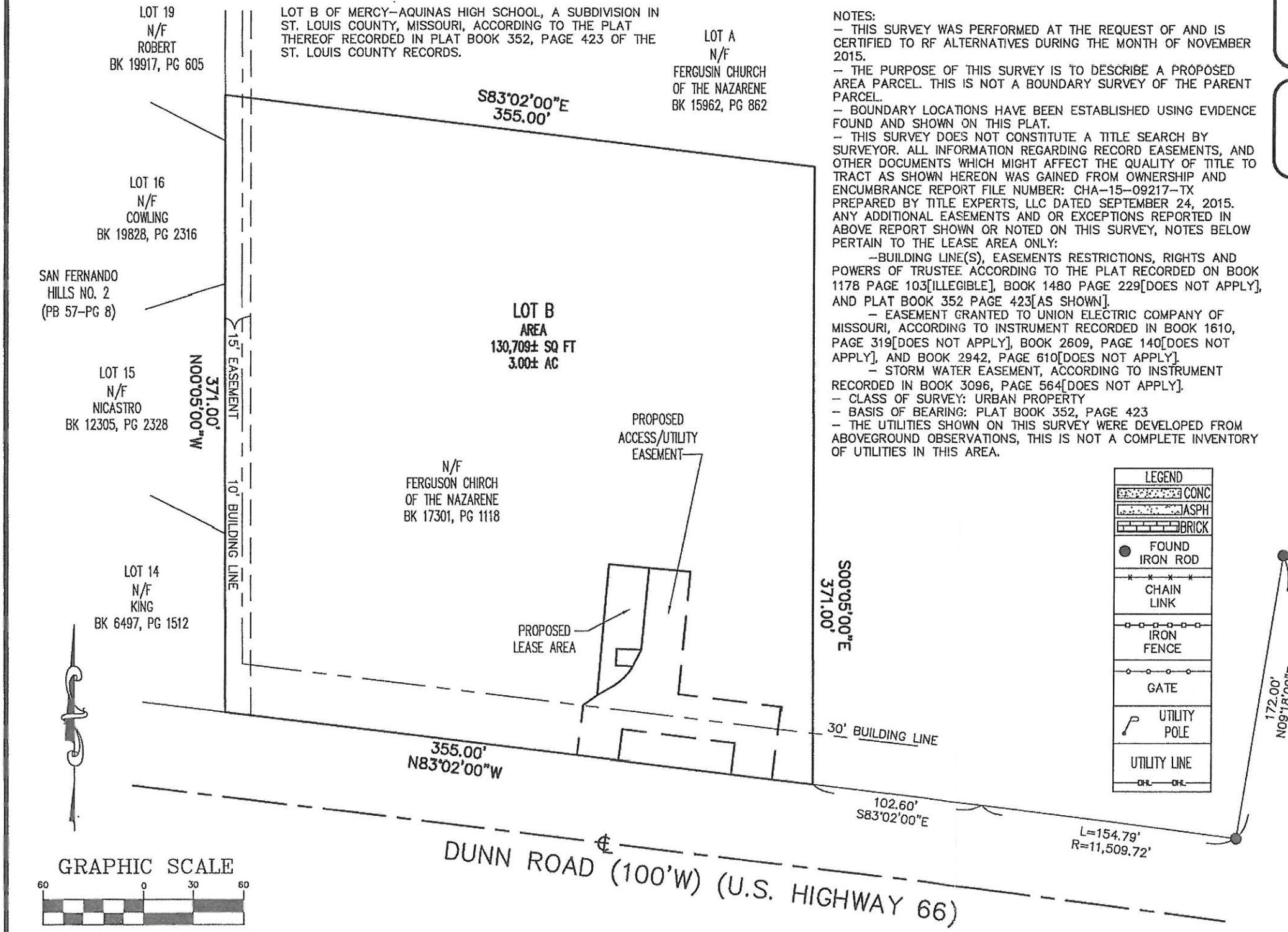
SUBMITTALS

No.	Date	Revision Description
1	11/5/15	SURVEY

JOB NUMBER:  
5143

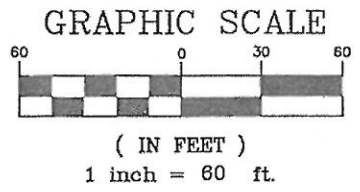
MINNICK SURVEYING, LLC  
7905 BIG BEND BLVD., STE. 101  
ST. LOUIS, MO 63119  
PHONE: (314) 721-9500  
FAX: (314) 721-9501  
MINNICKSURVEYING.COM  
LC-2009001156

SHEET 1 OF 3



LEGEND

[Pattern]	CONC
[Pattern]	ASPH
[Pattern]	BRICK
●	FOUND IRON ROD
—	CHAIN LINK
—○—	IRON FENCE
—	GATE
⤴	UTILITY POLE
—○—	UTILITY LINE





**SITE NOTES**

SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY. GEOSTRUCTURAL, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, AND SETBACKS.

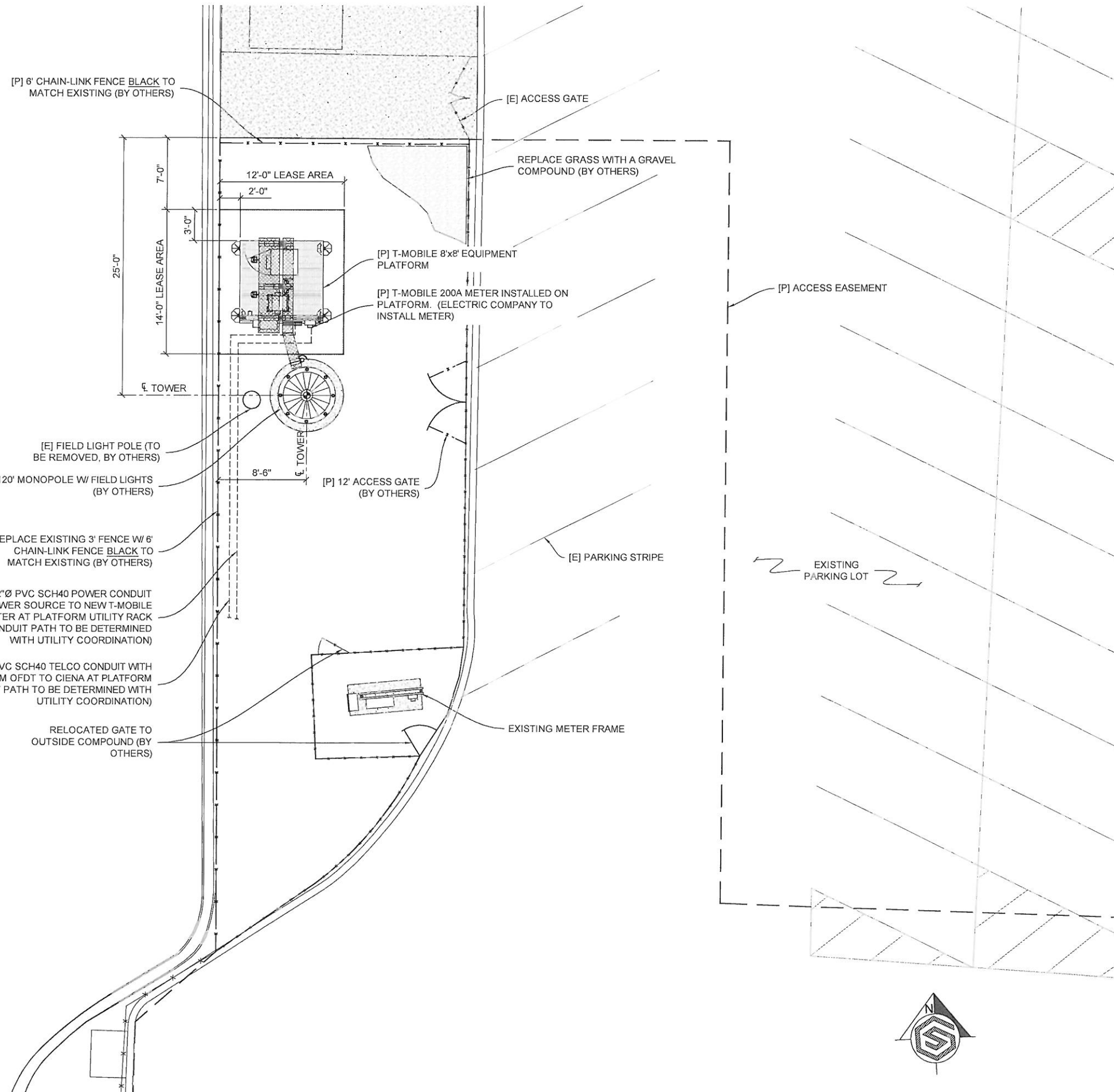
PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES. UTILITIES SHOWN ARE FOR REFERENCE ONLY AND INVENTORY IS NOT EXHAUSTIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL UTILITIES AND MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.

**POWER/ TELCO ROUTING NOTES**

POWER/ TELCO COORDINATION HAS NOT BEEN CONDUCTED AS OF THE SUBMITTAL OF THIS PLAN SET. CONTRACTOR TO COORDINATE WITH ELECTRICAL & TELCO UTILITY COMPANIES PRIOR TO CONSTRUCTION TO ENSURE THE ACCURACY OF THE INFORMATION DEPICTED HEREIN.

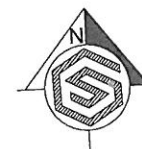
**KEY**

(E) = EXISTING  
(P) = PROPOSED



EXISTING SPORTS FIELD

EXISTING PARKING LOT



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EXP DATE: 12/31/17  
DATE: 12/10/15

SITE INFORMATION:  
RFA-NORTH COUNTY  
CHRISTIAN  
  
MO03474I  
  
837 DUNN ROAD  
FLORISSANT, MO 63031  
RF ALTERNATIVES: NCC

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-1**

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 8, 2016 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to RF Alternatives, LLC d/b/a Collective Solutions, LLC to allow for the construction and operation of a telecommunications facility for the property located at 837 Dunn Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

**CITY OF FLORISSANT, Karen Goodwin, City Clerk**

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 8, 2016

3  
4 BILL NO. 9165

ORDINANCE NO.

5  
6  
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 8068**  
8 **FROM PHAT BOYS BBQ, LLC TO SHO-MO BBQ, LLC FOR THE**  
9 **LOCATION AND OPERATION OF A CARRY OUT RESTAURANT**  
10 **LOCATED AT 300 ST. FERDINAND.**  
11

12  
13 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and  
15 operation of a carry-out restaurant; and

16 WHEREAS, pursuant to Ordinance No. 8086 Phat Boys, LLC was granted a Special  
17 Use Permit for the location and operation of a carry-out restaurant on the property known as 300  
18 St. Ferdinand; and

19 WHEREAS, an application has been filed by Sho-Mo BBQ, LLC to transfer the Special  
20 Use Permit authorized by Ordinance No. 8068 to his name; and

21 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
22 February 8, 2016 that the business operated under Ordinance No. 8068 would be operated in a  
23 substantially identical fashion as set out herein; and

24 WHEREAS, Sho-Mo BBQ, LLC has accepted the terms and conditions set out in  
25 Ordinance No. 8068.

26  
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

29  
30  
31 Section 1: The Special Use Permit authorized by Ordinance No. 8068 is hereby  
32 transferred from Phat Boys, LLC to Sho-Mo BBQ, LLC for the operation of a carry out  
33 restaurant located at 300 St. Ferdinand.

34 Section 2: The Special Use Permit herein authorized shall terminate if the restaurant  
35 ceases operation for a period of more than ninety (90) days or when the named permittee ceases  
36 to be the owner and operator of the said restaurant operation.  
37

38           Section 3: This ordinance shall become in force and effect immediately upon its  
39 passage and approval.

40  
41

42           Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

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\_\_\_\_\_  
Joseph Eagan  
President of the Council  
City of Florissant

50           Approved this \_\_\_\_ day of \_\_\_\_\_, 2016.

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\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

57 ATTEST:

58  
59  
60  
61

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk



**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 8068

FROM That Boys BBQ LLC  
TO Sho-Mo BBQ, LLC  
FOR the operation of a carry-out restaurant  
ADDRESS 300 St. Ferdinand  
Ward 5 Zoning \_\_\_\_\_ Date Filed 2/5/16 Accepted By Amorow

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Jeremy Mitchell and states to the City Council that he/(she) (they) has (have) the following legal interest in the property located at 300 St. Ferdinand in the City of Florissant, Missouri. Legal interest:  Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Jeremy Mitchell  
Individual's Name

FOR: Sho - me - BBQ LLC  
Company, Corporation, Partnership

*Handwritten notes:*  
2/5/16  
cc Ho Co, Head  
& Mayor

4. I (we) hereby certify that (indicate **one only**):

I (we) have a legal interest in the above described property.

I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE

Jeremy Mitchel

ADDRESS

8415 Bridle Spur DR Hazelwood MD

Telephone No.

314) 814-0297

Email address

Shomebbg@yahoo.com <sup>63842</sup>

I (we) the petitioner(s) do hereby appoint \_\_\_\_\_ as my (our) duly authorized agent to represent me (us) in regard to this petition.

Jeremy Mitchel

PETITIONER SIGNATURE

**Note:** Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5.

Acknowledgement and consent of owner to Transfer Special Permit Petition.

Sam K. [Signature]

SIGNATURE OF OWNER



# CITY OF FLORISSANT

*Honorable Thomas P. Schneider, Mayor*

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8068 which authorized a Special Permit:

TO: Phat Boys

FOR: the operation of A carry-out Restaurant

and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate.

Jeremy Mitchell

PRINT - NAME OF APPLICANT

Jeremy Mitchell

SIGNATURE OF APPLICANT

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant, MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Drive  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

HEALTH DEPARTMENT  
#1 St. Ferdinand Drive  
Florissant, MO 63031  
314 / 839-7654  
Fax: 314 / 839-7656

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

1 INTRODUCED BY COUNCILMAN HENKE  
2 AUGUST 11, 2014

3  
4  
5 BILL NO. 9022

ORDINANCE NO. 8068

6  
7  
8 **AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO PHAT BOYS**  
9 **BBQ, LLC D/B/A PHAT BOYS TO ALLOW FOR THE OPERATION OF A**  
10 **CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 300 ST.**  
11 **FERDINAND.**

12  
13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a restaurant; and

15 WHEREAS, an application has been filed by Derek Smith, Torin Henderson and Tracie Smith  
16 d/b/a Phat Boys BBQ for the property located at 300 St. Ferdinand for the location and operation of a  
17 carry-out restaurant.

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
19 July 21, 2014 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing no. 14-08-020 on said application to be held on the  
21 11<sup>th</sup> day of August at 7:00 P.M. by the Council of the City of Florissant was duly published, held and  
22 concluded; and

23 WHEREAS, the Council, following said public hearing, and after due and careful consideration,  
24 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best  
25 interest of the City of Florissant.

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

28  
29 Section 1: A Special Use Permit is hereby granted to Derek Smith, Torin Henderson and Tracie  
30 Smith d/b/a Phat Boys BBQ for the property located at 300 St. Ferdinand for the location and operation  
31 of a carry-out and drive thru restaurant with the following stipulations:

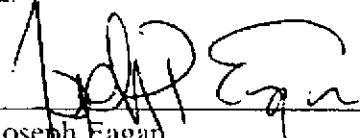
- 32  
33 1. Any trash container over 90 cubic feet shall be screened and the screen shall  
34 be constructed compatible with the construction of the building as approved  
35 by the Building Commission. The enclosure should have gates that are solid

- 36 metal, reinforced solid vinyl or metal picket type fence with pickets spaced for
- 37 screening.
- 38 2. There should be a barricade type structure around the smoker to safeguard the
- 39 residents from possible harm.
- 40 3. Construction shall start within 60 days of the issuance of building permits, and
- 41 the structure shall be completed in accordance with the plans within 120 days
- 42 of start of construction.


44 Section 2: When the named permittee discontinues the operation of said business, the Special  
 45 Use Permit herein granted shall no longer be in force and effect.

46 Section 3: This ordinance shall become in force and effect immediately upon its passage and  
 47 approval.

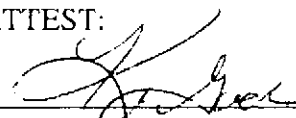
48  
 49  
 50 Adopted this 25 day of August, 2014.

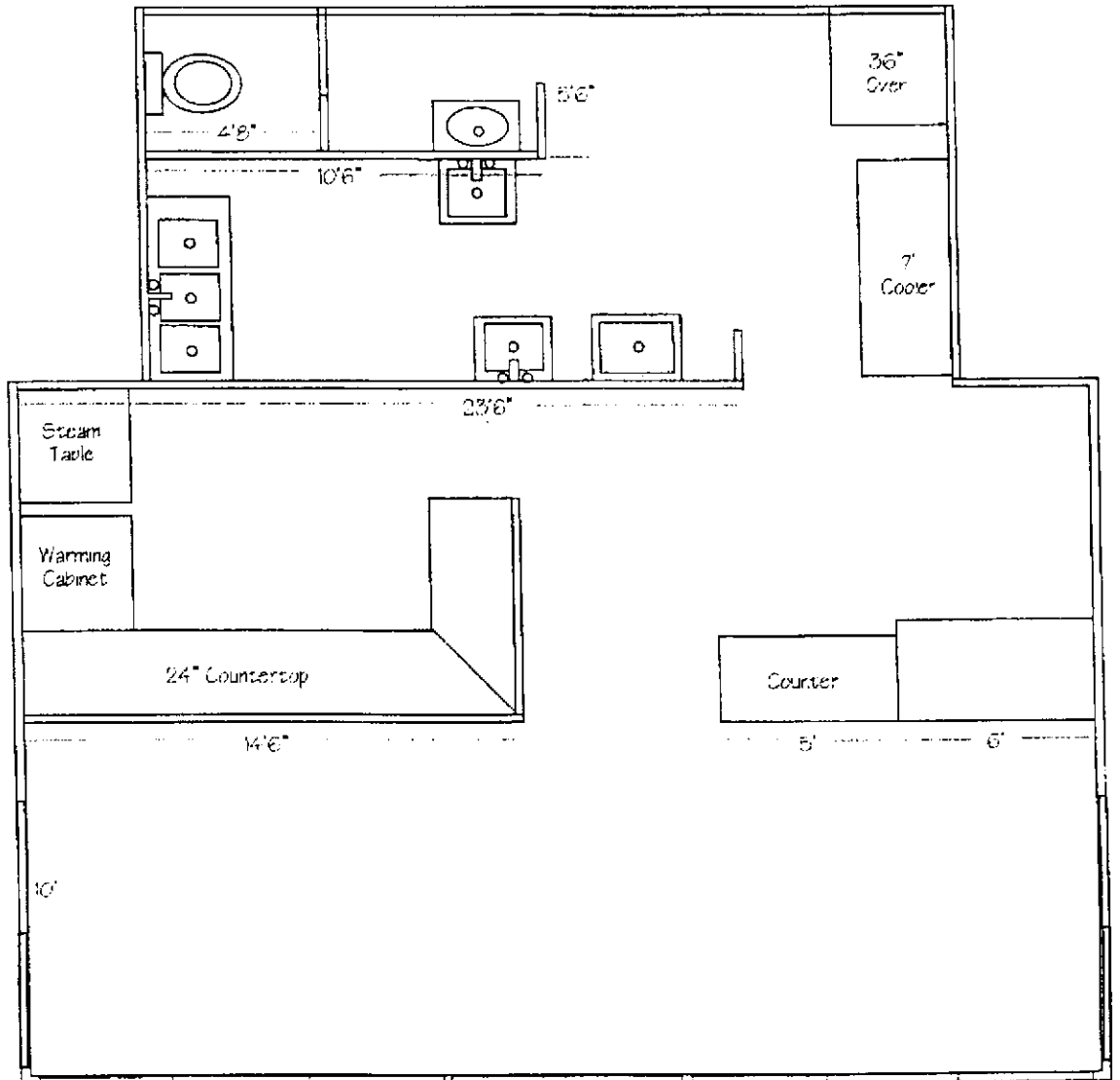
51  
 52  
 53  
 54   
 55 Joseph Eagan  
 56 President of the Council  
 57 City of Florissant

58 Approved this 26 day of August, 2014.

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 63 Thomas P. Schneider  
 64 Mayor, City of Florissant

65  
 66 ATTEST:

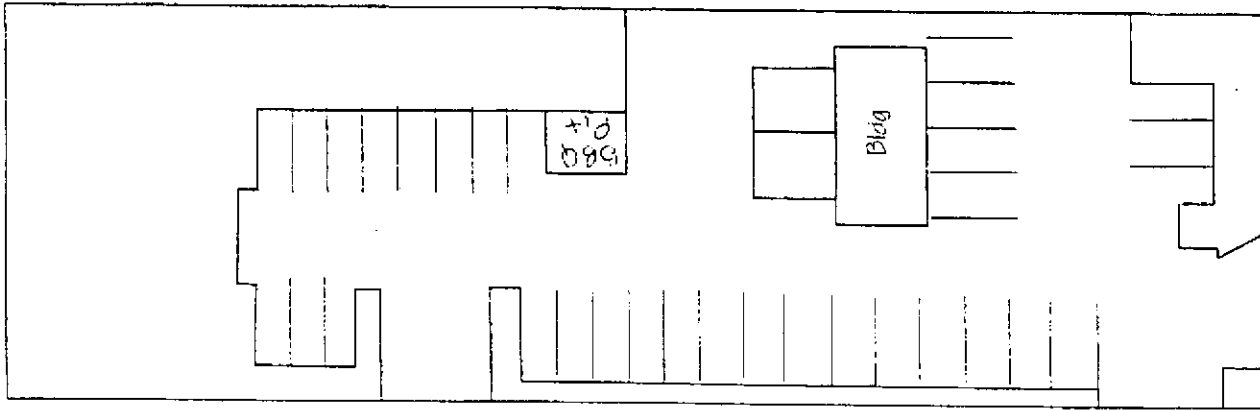
67  
 68   
 69 Karen Goodwin, MMC/MRCC  
 70 City Clerk



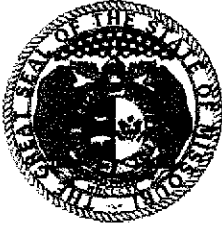
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

BY: *[Signature]* DATE: 7-21-19

HARRISON ST



BBQ Property Layout



**Jason Kander**  
**Secretary of State**  
**State of Missouri**

**ORDER SUMMARY**

February 04, 2016

**Order No:** 10657475

**Order Date:** 02/04/2016 04:53 PM

**Primary Filer:** TIFFANY NICOLE SOLL  
 8415 BRIDLESPUR DR  
 HAZELWOOD MO 63042

**TOTAL DUE:** \$0.00

Product Description	Ship Via	Qty	Pgs	Unit	Extended	Amt Due
Articles of Organization Online (D)	Email	1	0	\$50.00	\$50.00	\$0.00

Regarding Entity: Sho Me Bar-B-Que LLC  
 Item No: ORI-02042016-2247

Convenience Fee				\$1.25	\$1.25	\$0.00
-----------------	--	--	--	--------	--------	--------

**Order Total:** \$51.25 \$0.00

Payer	Type	Method	Reference	Amount
Soll, Tiffany Nicole	Payment	Credit Card	2695 / Y672829Y	\$50.00
	Payment	Convenience Fees Collected by Payment Processor	2695	\$1.25
<b>Total Payments:</b>				\$51.25

Convenience fees are not assessed, collected or retained by the state.  
 Any questions about your order? Please visit [www.sos.mo.gov/business](http://www.sos.mo.gov/business) or call toll free (866) 223-6535.



Introduced by Council as a Whole  
February 22, 2016

*Resolution* NO. 986

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT  
APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF  
GOVERNMENTS TRANSPORTATION IMPROVEMENT PROGRAM FY  
17-20 FOR IMPROVEMENTS TO THE INTERSECTION OF N.  
HIGHWAY 67 AND ST. FERDINAND STREETS.**

WHEREAS, the City of Florissant wishes to make improvements to the intersection of N. Highway 67 and St. Ferdinand Street; and

WHEREAS, the project will reduce congestion for motorists traveling southbound on St. Ferdinand Street and provide a sidewalk connection between N. Highway 67 and St. Ferdinand Park; and

WHEREAS, the City of Florissant supports the Transportation Improvement Program (TIP) application through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT) as a part of its overall effort to continue to improve the transportation system within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, AS FOLLOWS:

Section 1: The City Council endorses and supports the City of Florissant's application for federal funding of the Improvements to the Intersection of N. Highway 67 and St. Ferdinand Street project from the Transportation Improvement Program (TIP) through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT).

PASSED AND RESOLVED THIS 22<sup>th</sup> DAY OF February, 2016.

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Joseph Eagan  
President of the Council  
City of Florissant

ATTEST:

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Karen Goodwin, MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 2/16/16

Mayor's Approval:

Agenda Date Requested: 02/22/2016

Description of request:

Resolution Supporting the City's project application to East-West Gateway's Fiscal Year 2017-2020 Transportation Improvement Program (TIP). This year's application will be for Improvements to the Intersection of N. Highway 67 and St. Ferdinand Street. Improvements will consist of adjusting the traffic signal timing and lane configuration to ease congestion southbound on St. Ferdinand Street. This project will also include installation of sidewalk from N. Highway 67 into St. Ferdinand Park and create an alternate park access from St. Jean Street.

Department: Public Works

Recommending Board or Commission:

Type of request:

Ordinances		Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	X
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: <b>Yes / No</b>	N	3 readings? : <b>Yes / No</b>	Y

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Resolution	X	Draft Ord.	

**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_

# ***FLORISSANT CITY COUNCIL***

## ***AGENDA REQUEST FORM***



**City of Florissant  
Engineering Division  
Interoffice Memorandum**

**Memo To:** City Council

**Date:** February 16, 2016

**Thru:** Mayor Thomas P. Schneider  
Louis B. Jearls, Jr., P.E., Director of Public Works

**cc:** Karen Goodwin, City Clerk

**From:** Tim Barrett, PE, CFM, City Engineer

**Subject: Resolution Supporting the City's Grant Application to East-West Gateway for:  
Improvements to the Intersection of N. Highway 67 and St. Ferdinand Street**

East-West Gateway Council of Governments is soliciting project applications for inclusion in their Fiscal Year 2017-2020 Transportation Improvement Program (TIP). I would like to request that the City Council adopt a resolution of support for the City's upcoming grant application. The City desires to apply for Surface Transportation Program - Suballocated (STP-S) funds which provide up to 80 percent Federal reimbursement (20 percent minimum local match). STP projects are eligible for funding in 2017–2020.

The application includes the design and construction of improvements to the intersection of N. Highway 67 and St. Ferdinand Street. The existing intersection configuration and signal timing result in congestion and lengthy delays for vehicles traveling southbound on St. Ferdinand Street, particularly those turning left onto N. Highway 67. Additionally, there is no sidewalk connecting from St. Ferdinand Park to the sidewalk along N. Highway 67.

The proposed project will modify the traffic signal and potentially the lane configuration at the intersection. An alternate access to St. Ferdinand Park from St. Jean Street will be considered to spread traffic between two signalized intersections. ADA-compliant pedestrian sidewalk and crosswalks will be constructed to make the connection between N. Highway 67 and St. Ferdinand Park. Applications are due March 3, 2015 so I respectfully request three readings at the February 22, 1016 meeting.

If you have any questions please feel free to contact me at 839-7643.

Thank you,

Timothy J. Barrett, PE, CFM  
City Engineer

Enclosures  
*Draft Resolution*

Introduced by Council as a Whole  
February 22, 2016

*Resolution* NO. 987

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT  
APPLICATION TO THE SAINT LOUIS COUNTY DEPARTMENT OF  
PUBLIC HEALTH WASTE REDUCTION GRANT PROGRAM**

WHEREAS, the City of Florissant wishes to improve the quantity and cleanliness of material recycled by City residents; and

WHEREAS, the grant project will feature a multi-media promotional/educational outreach program titled, "Stick to the List" to increase household participation in recycling and to ensure proper recycling practices; and

WHEREAS, the City of Florissant supports the grant application through the Saint Louis County Department of Public Health Waste Reduction Grant program as a part of its overall effort to continue to encourage environmentally responsible practices in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, AS FOLLOWS:

Section 1: The City Council endorses and supports the City of Florissant's application for funding of the "Stick to the List" Promotional and Educational Outreach project from the Saint Louis County Department of Public Health Waste Reduction Grant program.

PASSED AND RESOLVED THIS 22<sup>th</sup> DAY OF February, 2016.

---

Joseph Eagan  
President of the Council  
City of Florissant

ATTEST:

---

Karen Goodwin, MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 2/16/16

**Mayor's Approval:**

Agenda Date Requested: 02/22/2016

Description of request:

Resolution Supporting the City's project application to the Saint Louis County Department of Public Health Waste Reduction Grant program. This grant project will include the development and execution of a promotional/educational public outreach program with the goal of increasing residential participation in recycling and ensure proper recycling practices are followed.

Department: Public Works

Recommending Board or Commission:

Type of request:

Ordinances		Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	X
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: <b>Yes / No</b>	N	3 readings? : <b>Yes / No</b>	Y

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Resolution	X	Draft Ord.	

**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_

# **FLORISSANT CITY COUNCIL**

## **AGENDA REQUEST FORM**



**City of Florissant  
Engineering Division  
Interoffice Memorandum**

**Memo To:** City Council

**Date:** February 16, 2016

**Thru:** Mayor Thomas P. Schneider  
Louis B. Jearls, Jr., P.E., Director of Public Works

**cc:** Karen Goodwin, City Clerk

**From:** Tim Barrett, PE, CFM, City Engineer

**Subject: Resolution Supporting the City's Grant Application to the Saint Louis County Department of Public Health Waste Reduction Grant program for the: "Stick to the List" Promotional and Educational Public Outreach Program**

The Saint Louis County Department of Public Health is soliciting project applications for inclusion in their 2016 Waste Reduction Grant program. I would like to request that the City Council adopt a resolution of support for the City's upcoming grant application. The City desires to apply for Waste Reduction Grant funds which provide up to 90 percent St. Louis County match with a 10 percent minimum local match. Waste Reduction Grant projects are eligible for funding in late 2016.

The application includes the development and execution of a promotional and educational public outreach program titled, "Stick to the List". The goals of this program are to increase the quantity of household recycling in the City and ensure property recycling practices are followed. Applications are due February 29, 2016 so I respectfully request three readings at the February 22, 1016 meeting.

If you have any questions please feel free to contact me at 839-7643.

Thank you,

Timothy J. Barrett, PE, CFM  
City Engineer

Enclosures

*Draft Resolution*



1 INTRODUCED BY COUNCIL AS A WHOLE  
2 FEBRUARY 22, 2016

3  
4 BILL NO. 9166

ORDINANCE NO.

5

6 **ORDINANCE AMENDING ORDINANCE NO. 8197 APPOINTING**  
7 **NINE REGISTERED VOTERS TO A REDISTRICTING**  
8 **COMMISSION BY REMOVING BERNICE FOLEY, REPRESENTING**  
9 **WARD 8 AND ADDING STEVE PODRY.**

10

11

12 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY  
13 OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

14

15 Section 1: Bernice Foley from Ward 8 is hereby removed from the Redistricting Commission.

16

17 Section 2: The following registered voter is hereby appointed to a Redistricting Commission:

18

19 Steve Podry Ward 8

20

21

22 Section 2: This Ordinance shall become in force and effect immediately upon its passage and  
23 approval as provided by law.

24

25 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

26

27

28

29 \_\_\_\_\_  
Joseph Eagan, President of the Council  
30 City of Florissant

31

32 Approved this \_\_\_\_ day of \_\_\_\_\_, 2016.

33

34

35

36 \_\_\_\_\_  
Thomas P. Schneider  
37 Mayor, City of Florissant

38

39 ATTEST:

40

41 \_\_\_\_\_

42 Karen Goodwin, MMC/MRCC  
43 City Clerk