

II.A.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

**From: Shawn Seymour, AICP
Senior Planner**

Date: June 21, 2010

RE: T.S.P. 18-2010 Clearwire US, LLC (Wildhorse Springs): A request to obtain approval for a Telecommunication Siting Permit for the purpose of collocating new antennas and the addition of more equipment to the equipment compound at an existing telecommunications tower for a .41 acre tract of land zoned R2 (PEU) at 132A Woodcliffe Place Drive in Wildhorse Springs Subdivision. (18T410128)

Summary

Clearwire US, LLC, has requested a telecommunications facilities siting permit to allow the following on an existing tower located at 132 Woodcliffe Place Drive in the Wildhorse Springs Subdivision:

- Install additional antennas to the existing tower.
- Install associated ground located equipment within the existing fenced compound.

City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, requires that the Planning Commission provide a venue for public hearing of requests for Telecommunications Siting Permits. Please note, the Commission does not provide a recommendation to the City Council, but rather generates a list of issues during the hearing. At the public hearing on May 24, 2010, no outstanding issues were identified.

This request was further reviewed by the Planning & Public Works Committee on June 10, 2010. At that time several outstanding issues were identified by members of the Committee as well as those residents of the Wildhorse Springs subdivision that spoke during this meeting. See below for a listing of the outstanding issues and staff's analysis.

1. **Hours of routine maintenance: Service providers are completing routine maintenance from the hours of 12:00 AM to 4:00 AM.**

Staff has contacted the property/tower owner, Crown Castle and will require that all routine maintenance be completed between the hours of 7:00 AM and 6:30 PM from Monday to Friday and from 7:30 AM to 5:00 PM on Saturday, per City of Chesterfield Code of Ordinances Chapter 7-1.

2. **Electrical Generator: Residents report that generator runs every Tuesday evening.**

Staff has spoken with Crown Castle and understands that the generator is required to be run weekly as a part of routine maintenance. Staff has requested that this activity be rescheduled to occur during day time hours. Crown Castle will contact service provider to request change in scheduling be made.

3. Vehicles used by maintenance workers are not clearly marked.

Residents have concerns with maintenance workers who are arriving on site in vehicles that are not marked and also are not carrying personnel identification. The City recognizes that the location of this tower in a residential subdivision is a unique situation and certain precautionary measures are needed to ensure that the residents of the Wildhorse Springs subdivision are safe in their own neighborhood. Staff has requested to Crown Castle that all maintenance workers by Crown Castle, individual service providers, or subcontractors have a marked vehicle at this location and all maintenance workers carry a form of identification. Crown Castle will notify the individual service providers and respond to this issue during the committee meeting on the 24th of June.

4. Video Surveillance Cameras on Site

Residents have concerns regarding the utilization of video cameras on site pointed and recording activity on their properties. Staff has made multiple site visits and has not observed any video surveillance cameras on the site. Further, staff has requested confirmation from Crown Castle as to the presence of video cameras at this site. Crown Castle has confirmed that there are not any video surveillance cameras at this location.

5. Ownership of 132 Woodcliffe Place Drive

Staff was asked to research ownership of 132 Woodcliffe Place Drive, the site of the existing cellular tower. Staff has confirmed both with Crown Castle and with St. Louis County records, that the site is indeed owned by Crown Castle.

Please note, staff has been in contact with the applicant on multiple occasions since the Planning & Public Works Committee meeting on June 10 and staff has clearly expressed the necessity that a representative from Crown Castle or Clearwire attend the next meeting. This is due to both the above list of outstanding issues and the fact that the applicant was not represented at the previous Planning & Public Works Committee meeting. The applicant has conveyed to staff that they will most definitely be in attendance and will be prepared to answer questions that the Committee may have.

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

Respectfully submitted,



Shawn Seymour, AICP
Senior Planner

CC: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Director of Planning & Development Services

Attachments: Planning Commission packet

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

T.S.P. 18-2010 Clearwire US, LLC (Wildhorse Springs): A request to obtain approval for a Telecommunication Siting Permit for the purpose of collocating new antennas and the addition of more equipment to the equipment compound at an existing telecommunications tower for a .41 acre tract of land zoned R2 (PEU) at 132A Woodcliffe Place Drive in Wildhorse Springs Subdivision. (18T410128)

Summary

The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). If the request is approved, the Permit will allow placement of antennas from a new user, Clearwire US, on an existing tower located along Woodcliffe Place Drive Road, in the Wildhorse Springs subdivision. Additional equipment to support the new antennas is proposed to be placed within the existing equipment compound.

The existing telecommunications tower is currently a lattice tower which was approved by a CUP in 1992, prior to establishment of telecommunications standards in the City of Chesterfield. The current antenna array on the tower was approved administratively under the conditions of City of Chesterfield Ordinance 1214. City of Chesterfield Ordinance 2391, which now governs telecommunications and facilities siting, requires a public hearing before the City of Chesterfield Planning Commission for alterations that present a material change. Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing. City Council is the decision-making body for all requests for Telecommunications Siting Permits. A public hearing further addressing the request will be held at the May 24, 2010 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and an application packet detailing the Petitioner's request.



Existing tower

Respectfully submitted,



Shawn Seymour, AICP
Senior Planner

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

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, May 24, 2010 at 7:00 pm in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

T.S.P. 18-2010 Clearwire US, LLC (Wildhorse Springs): A request to obtain approval for a Telecommunication Siting Permit for the purpose of collocating new antennas and the addition of more equipment to the equipment compound at an existing telecommunications tower for a .41 acre tract of land zoned R2 (PEU) at 132A Woodcliffe Place Drive in Wildhorse Springs Subdivision. (18T410128)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Shawn Seymour, Senior Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

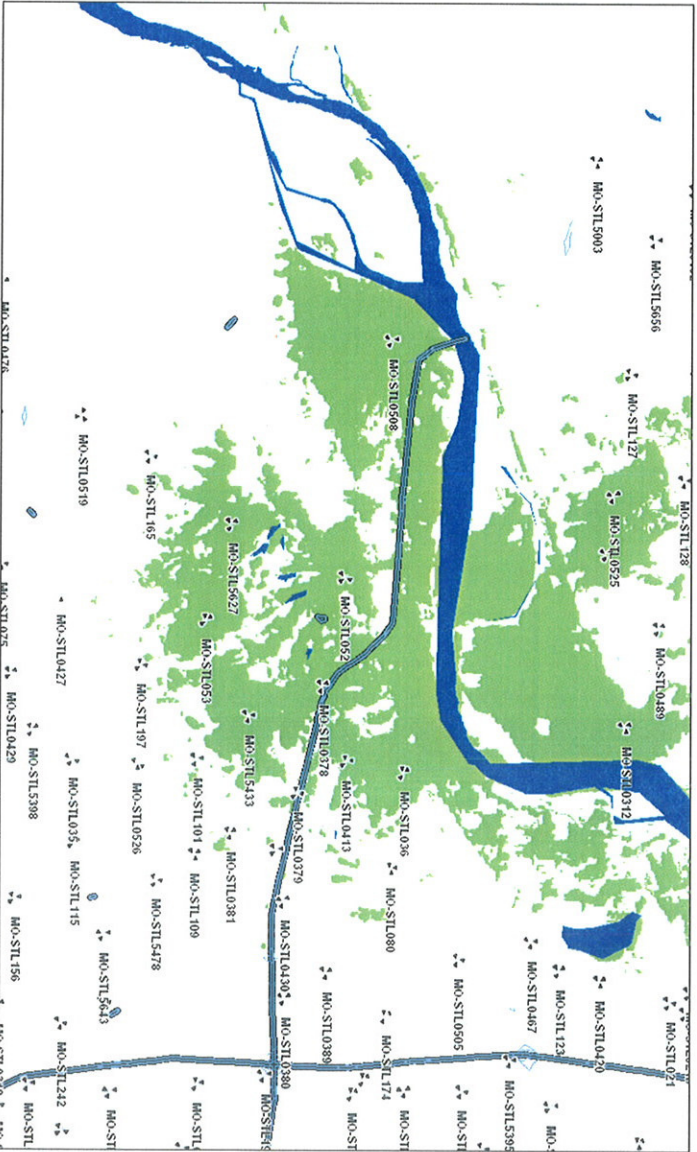
CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

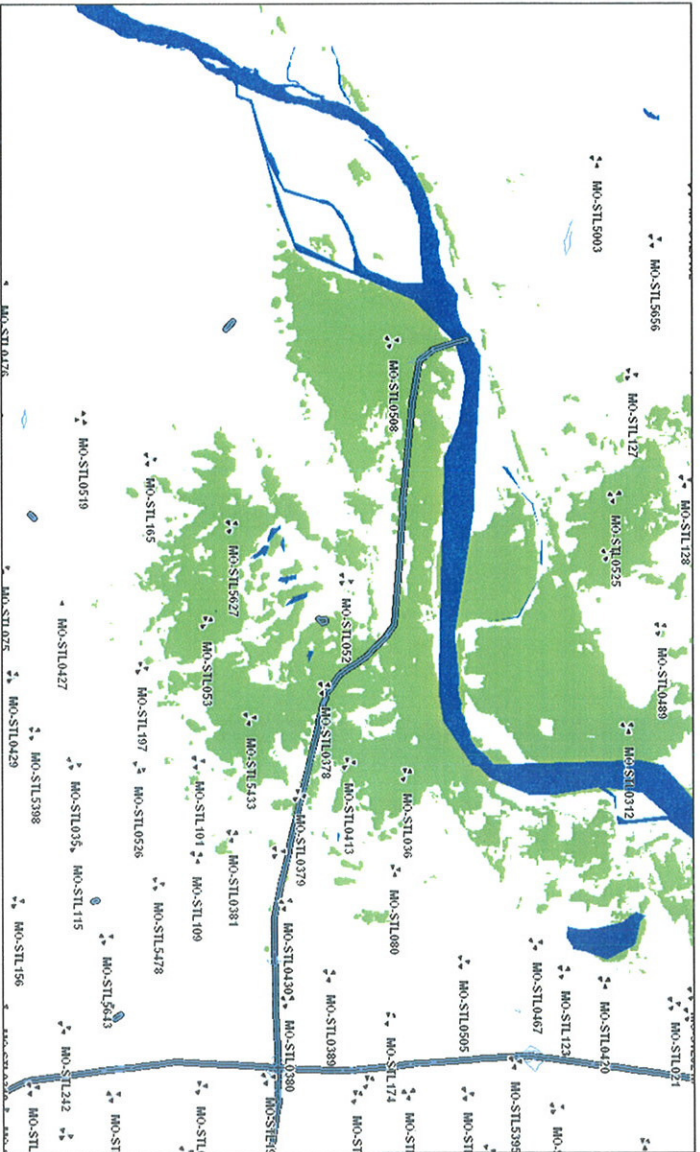
Lot 60 of the Wildhorse Springs Plat Two, a subdivision in St. Louis County, Missouri according to the plat thereof recorded in Plat Book 344, Page 66 of the St. Louis County Records, together with access to Woodcliffe Place Drive.

MO-STL052

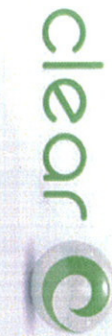
Coverage Analysis



Indoor Coverage with MO-STL052



Indoor Coverage without MO-STL052





MO-STL052

132 WOODCLIFFE PLACE DR.
CHESTERFIELD, MO 63005
ST. LOUIS COUNTY

APPROVED FOR CONSTRUCTION

NETWORK DEPLOYMENT

RF

BACK HAUL

SITE ACQUISITION

PROPERTY OWNER

DRAWING INDEX

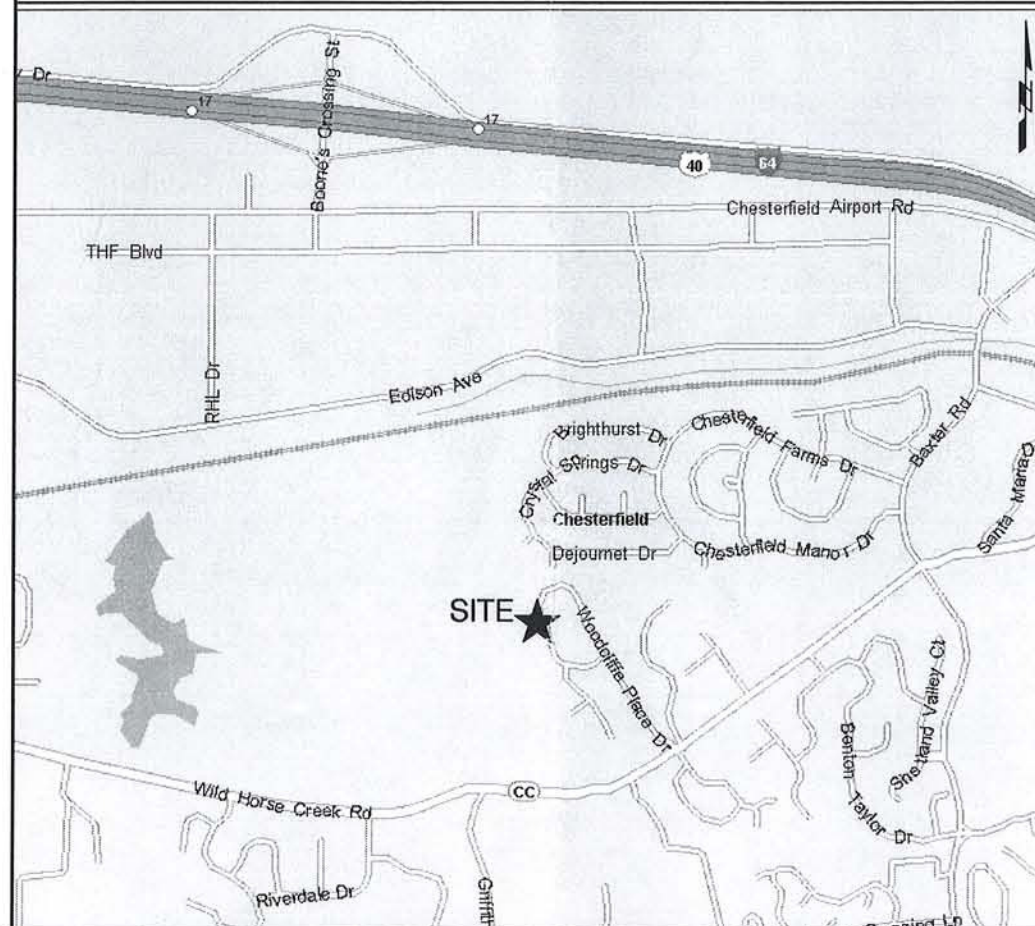
REV.

T-1	TITLE SHEET	1
A-1	SITE PLAN AND ELEVATION	1
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DIRECTIONS

FROM INTERSECTION OF I-64 & I-270, GO WEST ON I-64 [US-40] FOR 6.1 MI. TAKE EXIT 19A, TAKE RAMP (RIGHT) ONTO N OUTER FORTY DR (0.6 MI). TURN LEFT (SOUTH-WEST) ONTO CHESTERFIELD PKY N (153 YDS). BEAR RIGHT (WEST) ONTO CHESTERFIELD AIRPORT RD (0.5 MI). TURN LEFT (SOUTH) ONTO SR-CC [WILD HORSE CREEK RD] (0.9 MI). TURN RIGHT (NORTH-WEST) ONTO WOODCLIFFE PLACE DR (0.4 MI). TURN RIGHT (SOUTH-WEST) ONTO ACCESS ROAD, ARRIVE AT MO-STL052 SITE.

VICINITY MAP



PROJECT SUMMARY

SCOPE OF WORK: PROPOSED (3) SECTOR ANTENNAS, BTS, & MICROWAVE DISHES MOUNTED ON AN EXISTING TOWER. EQUIPMENT CABINET WILL BE LOCATED AT THE BASE OF THE TOWER ON A RAISED PLATFORM. SITE IS AN UNMANNED TELECOMMUNICATIONS FACILITY.

SITE NUMBER: MO-STL052 / CC SITE ID: 816929

SITE ADDRESS: 132 WOODCLIFFE PLACE DR.
CHESTERFIELD, MO 63005

TOWER OWNER: CROWN CASTLE, SITE ID: 816929
510 BERING DR. SUITE 500
HOUSTON, TX 77057

CONTACT: PETE FAULHABER
(314) 432-3158

APPLICANT: CLEAR WIRELESS, LLC
4400 CARILLON POINT
KIRKLAND, WA 98033

SITE ACQUISITION: SBA
DARREN SNODGRASS
(317) 376-5362

LATITUDE: 38.65840°

LONGITUDE: -90.59320°

LAT/LONG TYPE: GPS-NAD83

ELEVATION AT GRADE: 525'

COUNTY: ST. LOUIS COUNTY

JURISDICTION: CHESTERFIELD

TAX ID NUMBER #: TBD

A&E CONSULTANT:
SHIVE-HATTERY, INC.
3025 HIGHLAND PARKWAY, SUITE 140
DOWNERS GROVE, IL 60515
PAUL DUKE
(630) 390-7444



UTILITY COMPANIES:
POWER: AMEREN
(TEL.) (800) 552-7583
TELCO: AT&T
(TEL.) (800) 449-7928

SHIVE-HATTERY, INC ARCHITECTURE CERTIFICATION NUMBER: 2005027658

SHIVE-HATTERY, INC ENGINEERING CERTIFICATION NUMBER: 2004032498



SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (630) 390-7444 FAX (630) 437-6800
PROJECT NO: 7072221



CLEAR WIRELESS LLC,
4400 CARILLON POINT
KIRKLAND, WA 98033
TEL: (425) 216-7600
FAX: (425) 216-7900

MO-STL052
132 WOODCLIFFE PLACE DR.
CHESTERFIELD, MO 63005
ST. LOUIS COUNTY

NO.	DATE	REVISIONS	BY	CHK	APPD
1	09/09/09	BID / PERMIT	BNL	BNL	JPD
0	07/21/09	CLIENT REVIEW	KR	BNL	JPD

SCALE: AS SHOWN DESIGNED BY: KS DRAWN BY: KR

TITLE SHEET

DRAWING NUMBER REV

T-1 1

EXISTING PAD MOUNTED XFMR #20558, CLEARWIRE ELECTRICAL DEMARCATION COORDINATE w/ LOCAL UTILITY COMPANY

PROPOSED UNDERGROUND ELECTRICAL CONDUIT, (1) 2" SCH. 40 PVC, PROVIDE PULL BOX AS REQUIRED BY NEC., COORDINATE w/ LOCAL UTILITY COMPANY

EXISTING TELCO PEDESTAL #5132, PROTECT DURING CONSTRUCTION

PROPOSED CLEARWIRE 7'x7' LEASE AREA

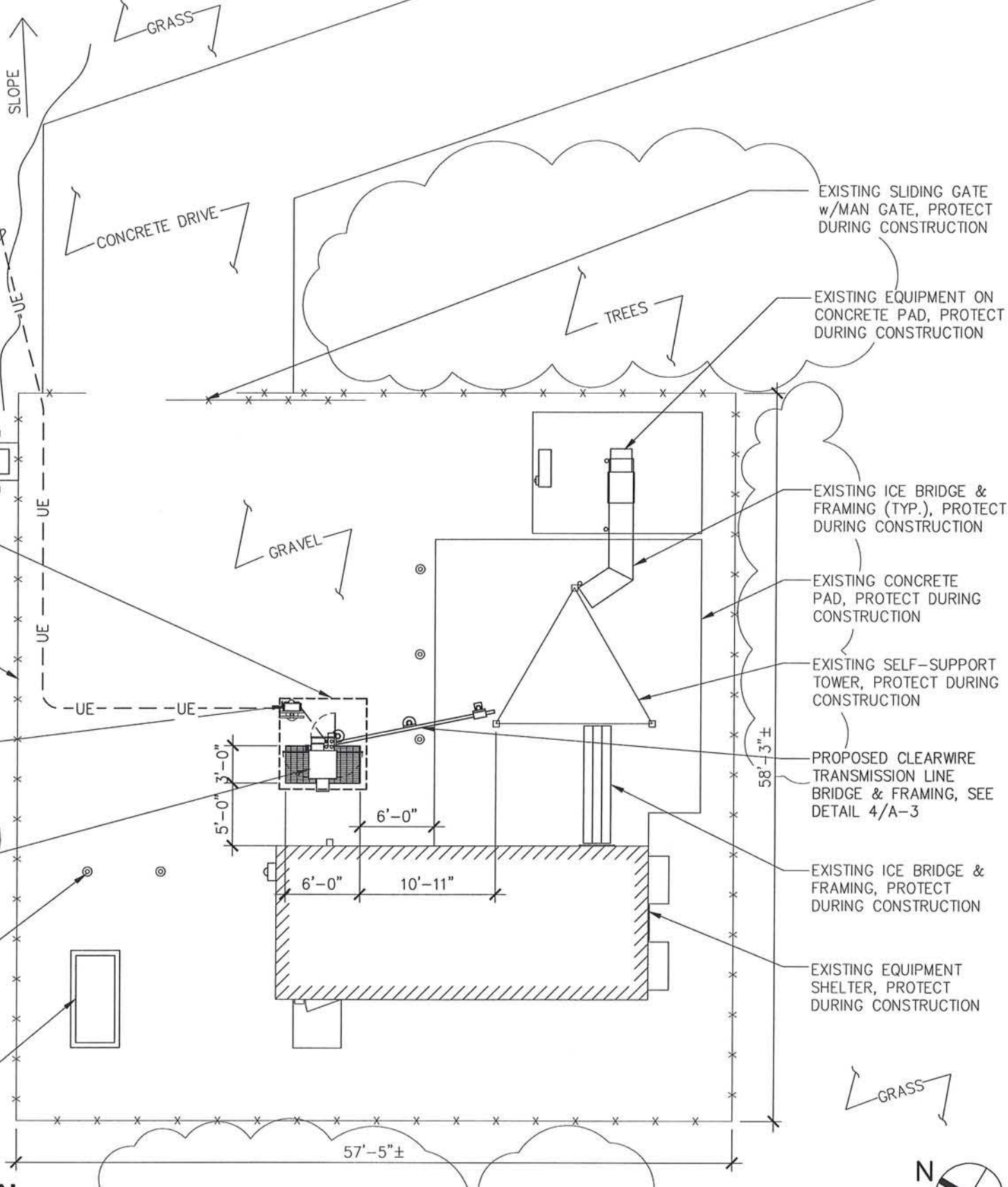
EXISTING CHAIN-LINK FENCE, PROTECT DURING CONSTRUCTION

PROPOSED CLEARWIRE UTILITY RACK, SEE DETAIL 3/A-3

PROPOSED CLEARWIRE EQUIPMENT CABINET ON EQUIPMENT SUPPORT BASE, SEE SHEET A-4

EXISTING BOLLARD, PROTECT DURING CONSTRUCTION (TYP.)

EXISTING PAD MOUNTED GENERATOR, PROTECT DURING CONSTRUCTION



1 COMPOUND PLAN
11x17 SCALE: 3/32"=1'-0"

EXISTING BEACON LIGHT, PROTECT DURING CONSTRUCTION

EXISTING LIGHTNING ROD, PROTECT DURING CONSTRUCTION

EXISTING CARRIER ANTENNA MOUNTS, PROTECT DURING CONSTRUCTION

PROPOSED (3) SECTOR CLEARWIRE SUPPORT ARM w/(3) PANEL ANTENNAS & DAP HEADS (1 PER SECTOR, 3 TOTAL), PLUS (5) MICROWAVE ANTENNAS, SEE DETAIL 2/A-2

PROPOSED (3) ETHERNET CABLE, (3) POWER CABLE & (5) MICROWAVE COAX ROUTED OUTSIDE OF TOWER PER MANUFACTURER SPECIFICATIONS

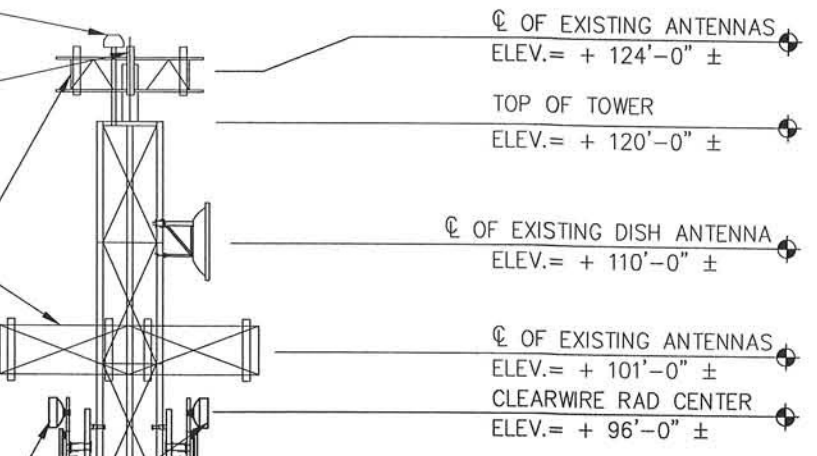
EXISTING SELF-SUPPORT TOWER

EXISTING ICE BRIDGE & FRAMING

EXISTING EQUIPMENT CABINETS

EXISTING CHAIN-LINK FENCE

EXISTING TOWER FOUNDATION, PROTECT DURING CONSTRUCTION



NOTE: STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS.

NOTE: FIELD VERIFY ELEVATION OF EXISTING ANTENNAS



PROPOSED CLEARWIRE TRANSMISSION LINE BRIDGE AND FRAMING, EXISTING BOLLARD, PROPOSED CLEARWIRE EQUIPMENT PAD & LEASE AREA, PROPOSED CLEARWIRE UTILITY RACK, EXISTING GENERATOR, EXISTING TOWER FOUNDATION, PROTECT DURING CONSTRUCTION, GROUND ELEV. ELEV.= + 0'-0" ±.

2 NORTHEAST ELEVATION (LOOKING SOUTHWEST)
11x17 SCALE: 1/16"=1'-0"

SHIVE HATTERY
ARCHITECTURE - ENGINEERING
http://www.shive-hattery.com
Iowa - Illinois - Missouri - Nebraska
SHIVE-HATTERY, INC. 3025 HIGHLAND PARKWAY
DOWNERS GROVE, ILLINOIS 60515
PHONE (830) 390-7444 FAX (830) 437-8800
PROJECT NO: 7072221

clear
super fast mobile internet
CLEAR WIRELESS LLC,
4400 CARILLON POINT
KIRKLAND, WA 98033
TEL: (425) 216-7900
FAX: (425) 216-7900

MO-STL052
132 WOODCLIFFE PLACE DR.
CHESTERFIELD, MO 63005
ST. LOUIS COUNTY

NO.	DATE	REVISIONS	BY	CHK	APPD
1	09/09/09	BID / PERMIT	BNL	BNL	JPD
0	07/21/09	CLIENT REVIEW	KR	BNL	JPD

SCALE: AS SHOWN DESIGNED BY: KS DRAWN BY: KR

SITE PLAN AND ELEVATION	
DRAWING NUMBER	REV
A-1	1

SITE DEVELOPMENT PLAN

CONDITIONAL USE PERMIT #

CyberTel

AN AMERITECH COMPANY

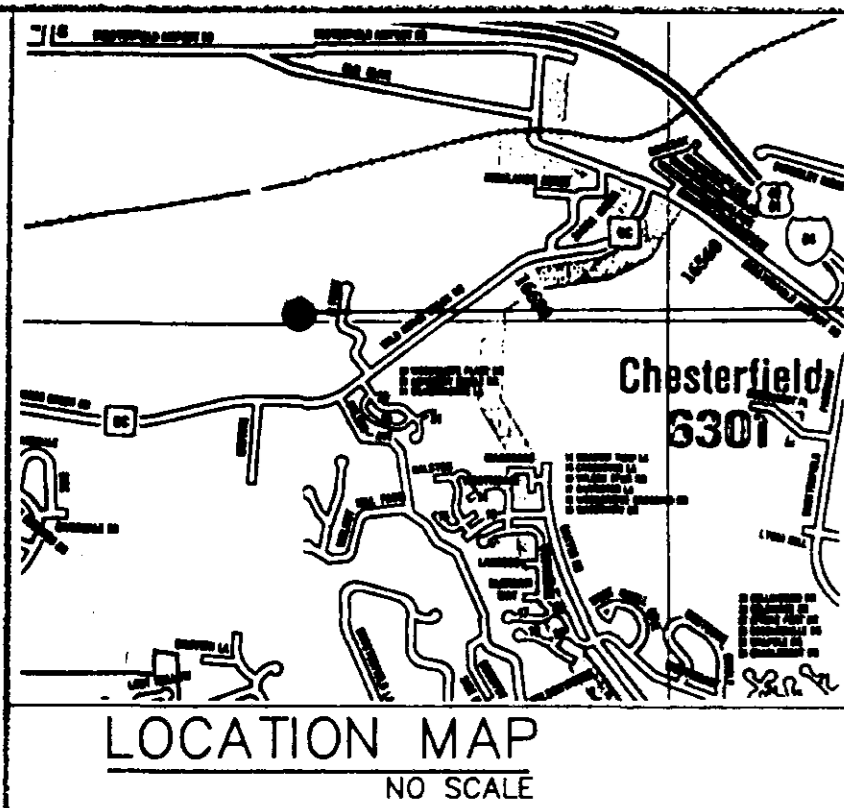
WILD HORSE CREEK ROAD - CHESTERFIELD
PART OF U. S. SURVEY 125
TOWNSHIP 45 NORTH, RANGE 4 EAST

TOWER LATITUDE = 38 DEGREES 39 MINUTES 30 SECONDS
TOWER LONGITUDE = 90 DEGREES 35 MINUTES 35 SECONDS

A TRACT OF LAND IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERN LINE OF PROPERTY OF ANTON REUTHER AT THE MOST NORTHERN CORNER OF TRACT CONVEYED TO LAWRENCE W. REUTHER BY DEED RECORDED IN BOOK 2791 AT PAGE 461 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI, SAID POINT OF BEGINNING BEING ALSO NORTH 32 DEGREES, 13 MINUTES WEST 1068.94 FEET FROM THE CENTERLINE OF WILD HORSE CREEK ROAD; THENCE ALONG THE SAID NORTHEAST LINE OF SAID ANTON REUTHER TRACT, NORTH 32 DEGREES, 13 MINUTES WEST, 418.84 FEET TO THE MOST NORTHERN CORNER OF A TRACT CONVEYED TO JOHN A. AND LAVERNE REUTHER H/W BY DEED RECORDED IN BOOK 3161 AT PAGE 533 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI; THENCE SOUTH 57 DEGREES, 47 MINUTES WEST ALONG THE NORTHWESTERN LINE OF SAID JOHN REUTHER TRACT, 250.85 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE: SOUTH 32 DEGREES, 13 MINUTES EAST, 60.00 FEET TO A POINT, THENCE: SOUTH 57 DEGREES, 47 MINUTES WEST, 168.00 FEET TO A POINT IN THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO JOHN A. AND LAVERNE REUTHER H/W BY DEED RECORDED IN BOOK 6461 AT PAGE 35 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI; THENCE: NORTH 32 DEGREES, 13 MINUTES WEST, ALONG SAID SOUTHWESTERN LINE, 60.00 FEET TO THE MOST WESTERN CORNER OF SAID JOHN REUTHER TRACT, THENCE: NORTH 57 DEGREES, 47 MINUTES EAST, ALONG THE NORTHWESTERN LINE OF SAID JOHN REUTHER TRACT, 168.00 FEET TO THE PLACE OF BEGINNING. THIS LEASE AREA CONTAINS 10,080 SQUARE FEET.

ALSO A 20 FEET WIDE ROADWAY AND UTILITY EASEMENT, ALONG AND PARALLEL TO THE NORTHWESTERN PROPERTY LINE OF SAID JOHN REUTHER TRACT CONNECTING THE EXISTING 50 FEET WIDE ROAD EASEMENT TO THE ABOVE DESCRIBED TRACT OF LAND.



SUBJECT SITE

DONALD & EVELYN TROWER
18T410027
6364/2017

SEE
DETAIL

JOHN & MARY CITTADINO
18T410063
7018/0634

JOHN & LAVERNE REUTHER
18T410030
6461/0035
PARCEL 3
175,431 sq. ft.
4.02 acres

EDMOND & GRACE SWANTNER
18T410073
8388/0836

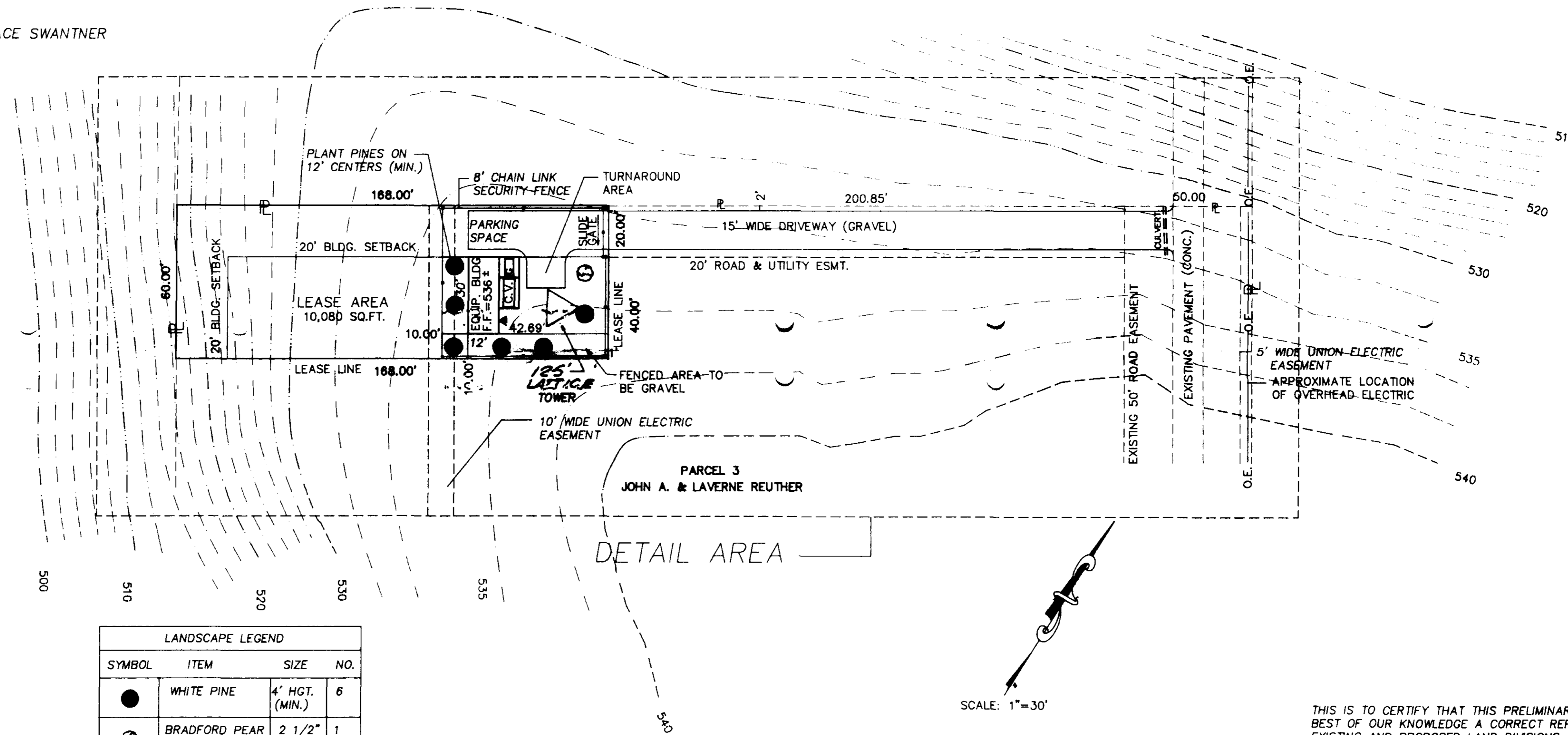
LAWRENCE & MADELIN REUTHER
18T410149
2791/04

PARCEL 2

PARCEL 1

Buzzanga

WILD HORSE CREEK
ROAD 60' WIDE



LANDSCAPE LEGEND			
SYMBOL	ITEM	SIZE	NO.
●	WHITE PINE	4' HGT. (MIN.)	6
⊕	BRADFORD PEAR	2 1/2" (CAL.)	1

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 8' SECURITY FENCE
- OE..... EXISTING OVERHEAD ELECTRIC
- CENTERLINE OF ROAD
- ◀..... BUILDING MOUNTED LIGHT DUSK TO DAWN

ABBREVIATIONS

- ⊕..... CENTERLINE
- ⊕..... PROPERTY LINE
- G..... GENERATOR
- C.V..... CON VAULT (DIESEL FUEL STORAGE)
- TWR..... TOWER

GENERAL NOTES:

- CYBERTEL CELLULAR TELEPHONE COMPANY PROPOSES TO DEVELOP UNDER A LONG TERM LEASE A 10,080 SQUARE FOOT AREA FOR A CELLULAR TELEPHONE FACILITY CONSISTING OF AN EQUIPMENT BUILDING, TOWER, GENERATOR, DRIVEWAY AND FENCED SECURITY AREA.
- THE ONLY UTILITIES NECESSARY ARE ELECTRIC AND TELEPHONE, WHICH WILL BE FROM THE EXISTING OVERHEAD SERVICE EAST OF THE PROPERTY ALONG THE EASEMENT TO WILD HORSE CREEK ROAD.
- ONCE IN OPERATION, NO EMPLOYEES WILL WORK AT THIS PROPOSED SITE. HOWEVER, PERIODIC INSPECTION AND MAINTENANCE PERSONNEL WILL VISIT THE FACILITY.
- THERE ARE NO ISOLATED TREES HAVING A TRUNK DIAMETER OF SIX (6) INCHES OR MORE.
- NO SANITARY OR DRAINAGE FACILITIES ARE PROPOSED.
- THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING:
 - CITY OF CHESTERFIELD
 - CAULKS CREEK WATERSHED
 - ROCKWOOD SCHOOL DISTRICT
 - CHESTERFIELD FIRE DISTRICT

SCALE: 1"=30'

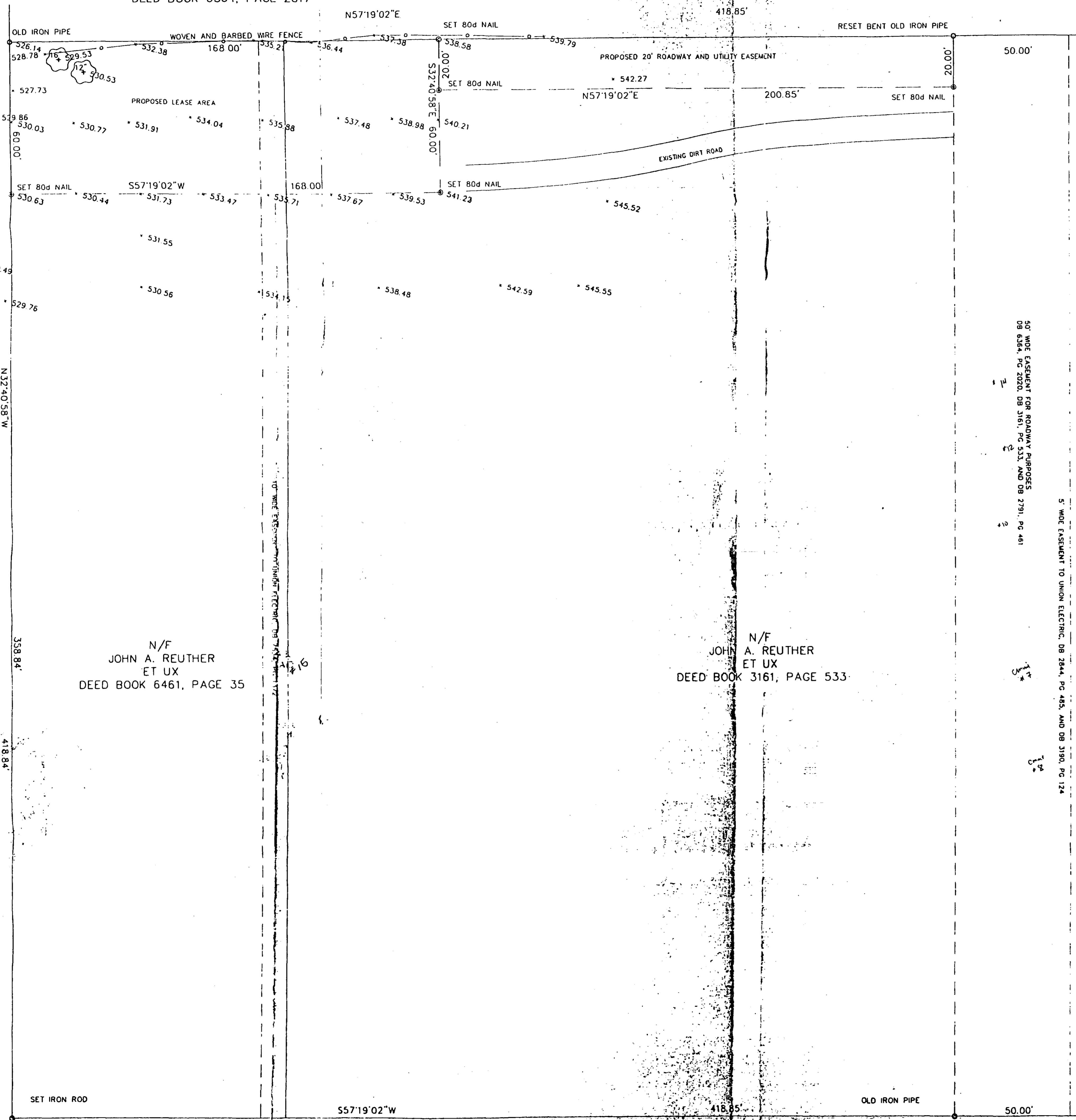
THIS IS TO CERTIFY THAT THIS PRELIMINARY SITE PLAN IS TO THE BEST OF OUR KNOWLEDGE A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS AND THAT BOUNDARY INFORMATION IS FROM PREVIOUS SURVEY AND DEEDS OF RECORD. THE TOPOGRAPHIC INFORMATION IS FROM U.S.G.S.

ARTHUR D. BURDINE R.L.S. 2192 DATE 8/20/92

816929 Am An
CyberTel

SITE DEVELOPMENT PLAN CONDITIONAL USE PERMIT	
WILD HORSE CREEK ROAD - CHESTERFIELD	
BAGGS & ASSOCIATES, INC. PLANNING - ENGINEERING	
301 SOVEREIGN COURT SUITE 105B BALLWIN, MISSOURI 63011	
(314) 391-8440	FAX: (314) 391-8283
FIELDWORK BY:	CHECKED BY:
DRAWN BY: D. K.	DATE: 8/12/92
PROJECT NO.: 92-262	
SHEET NO: 1 OF 1	

N/F
DONALD TROWER
ET UX
DEED BOOK 6364, PAGE 2017

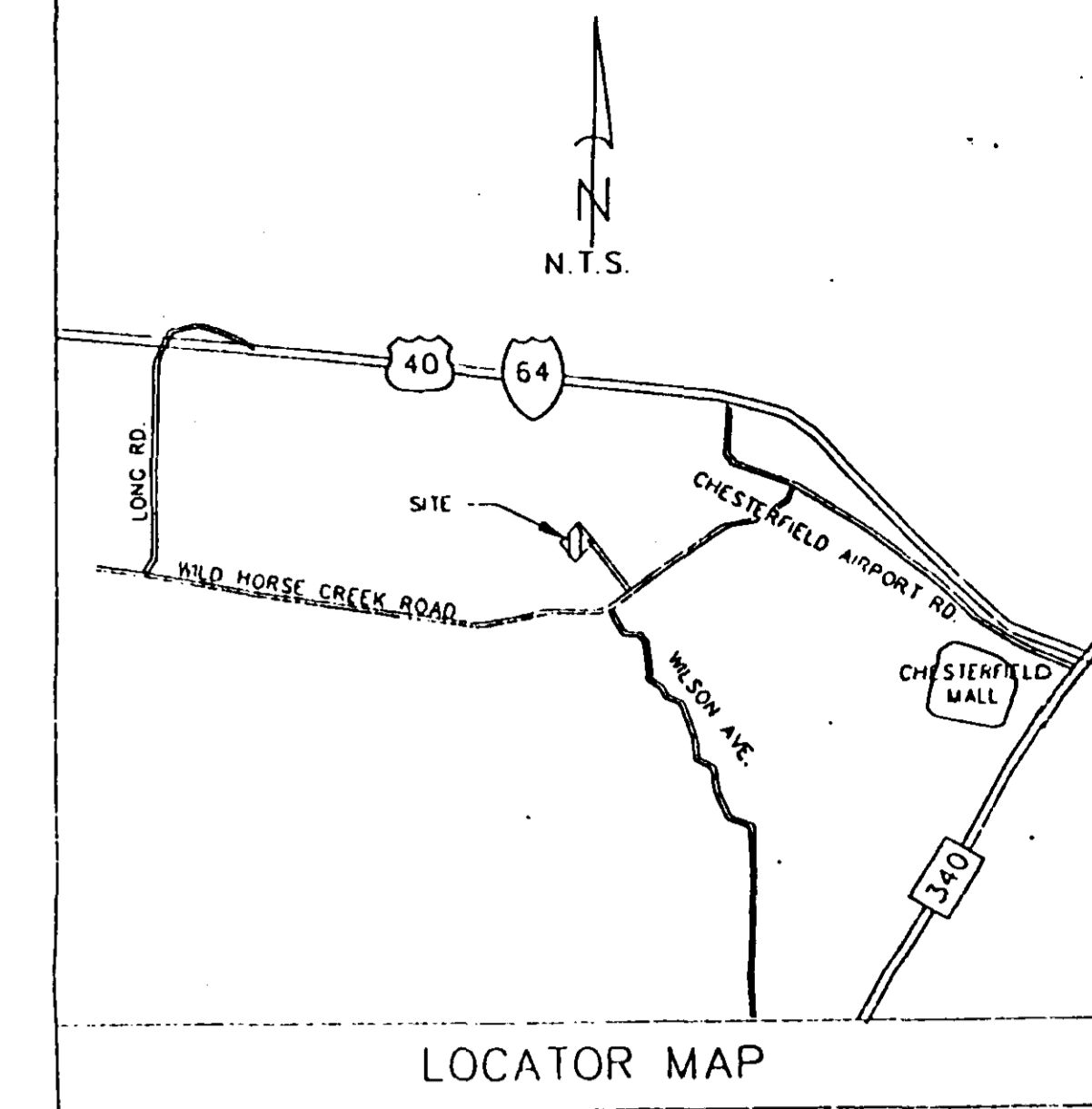


N/F
JAMES P. CITTADINO
ET UX
DEED BOOK 7018, PAGE 634

N/F
JOHN A. REUTHER
ET UX
DEED BOOK 6461, PAGE 35

N/F
JOHN A. REUTHER
ET UX
DEED BOOK 3161, PAGE 533

N/F
EDMUND SWANTNER
ET UX
DEED BOOK 8388, PAGE 836

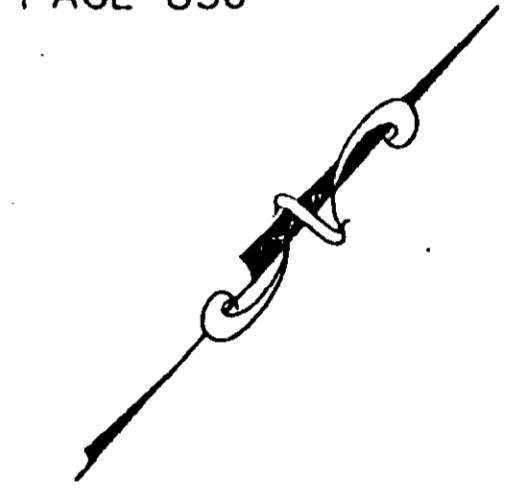


S32°40'58"E

50' WIDE EASEMENT FOR ROADWAY PURPOSES
DB 8384, PG 2020, DB 3161, PG 533, AND DB 2791, PG 461

5' WIDE EASEMENT TO UNION ELECTRIC, DB 2844, PG 485, AND DB 3190, PG 124

418.84'



BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE FROM SOLAR OBSERVATION BY BURDINE AND ASSOCIATES, INC. ON AUGUST 19, 1992.

THIS IS TO CERTIFY TO CYBERTEL CELLULAR TELEPHONE COMPANY THAT AT THE REQUEST OF KEITHLINE ENGINEERING, ON AUGUST 21, 1992 BURDINE AND ASSOCIATES, INC. HAS PREPARED A SURVEY PLAT ON A TRACT OF LAND IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN ST. LOUIS COUNTY, MISSOURI, THAT THIS PLAT IS BASED ON A SURVEY COMPLETED ON THE GROUND BY BURDINE AND ASSOCIATES, INC; THAT THE RESULTS ARE SHOWN; AND THAT SAID SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

Arthur D. Burdine
Arthur D. Burdine, R.L.S. 2192
Burdine and Associates, Inc. L.S. 219-D
8/21/92
DATE

CYBERTEL CELLULAR TELEPHONE COMPANY		
BOUNDARY AND TOPOGRAPHIC SURVEY		
BURDINE AND ASSOCIATES, INC.		
Registered Land Surveyors 314-894-4499		
Lindbergh Building 7321 South Lindbergh Boulevard Suite 210 St. Louis, Missouri 63125		Located at S. Lindbergh & Lamy Ferry Rd.
FIELDWORK BY: KD	CHECKED BY:	PROJECT NO. 92161
DRAWN BY: RM	DATE: 8/21/92	SHEET NO. 1 OF 1

AN 816929

SITE DEVELOPMENT PLAN

CONDITIONAL USE PERMIT #

CyberTel

AN AMERITECH COMPANY

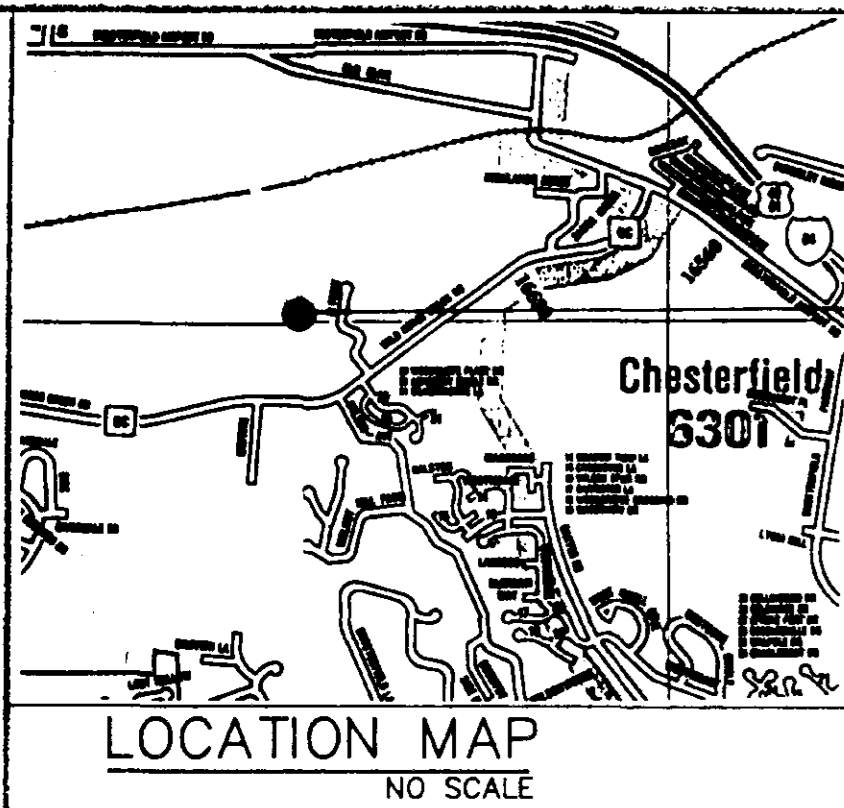
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TOWER LONGITUDE = 90 DEGREES 35 MINUTES 35 SECONDS

A TRACT OF LAND IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERN LINE OF PROPERTY OF ANTON REUTHER AT THE MOST NORTHERN CORNER OF TRACT CONVEYED TO LAWRENCE W. REUTHER BY DEED RECORDED IN BOOK 2791 AT PAGE 461 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI, SAID POINT OF BEGINNING BEING ALSO NORTH 32 DEGREES, 13 MINUTES WEST 1068.94 FEET FROM THE CENTERLINE OF WILD HORSE CREEK ROAD; THENCE ALONG THE SAID NORTHEAST LINE OF SAID ANTON REUTHER TRACT, NORTH 32 DEGREES, 13 MINUTES WEST, 418.84 FEET TO THE MOST NORTHERN CORNER OF A TRACT CONVEYED TO JOHN A. AND LAVERNE REUTHER H/W BY DEED RECORDED IN BOOK 3161 AT PAGE 533 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI; THENCE SOUTH 57 DEGREES, 47 MINUTES WEST ALONG THE NORTHWESTERN LINE OF SAID JOHN REUTHER TRACT, 250.85 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE, SOUTH 32 DEGREES, 13 MINUTES EAST, 60.00 FEET TO A POINT, THENCE, SOUTH 57 DEGREES, 47 MINUTES WEST, 168.00 FEET TO A POINT IN THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO JOHN A. AND LAVERNE REUTHER H/W BY DEED RECORDED IN BOOK 6461 AT PAGE 35 IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI; THENCE, NORTH 32 DEGREES, 13 MINUTES WEST, ALONG SAID SOUTHWESTERN LINE, 60.00 FEET TO THE MOST WESTERN CORNER OF SAID JOHN REUTHER TRACT, THENCE, NORTH 57 DEGREES, 47 MINUTES EAST, ALONG THE NORTHWESTERN LINE OF SAID JOHN REUTHER TRACT, 168.00 FEET TO THE PLACE OF BEGINNING. THIS LEASE AREA CONTAINS 10,080 SQUARE FEET.

ALSO A 20 FEET WIDE ROADWAY AND UTILITY EASEMENT, ALONG AND PARALLEL TO THE NORTHWESTERN PROPERTY LINE OF SAID JOHN REUTHER TRACT CONNECTING THE EXISTING 50 FEET WIDE ROAD EASEMENT TO THE ABOVE DESCRIBED TRACT OF LAND.



SUBJECT SITE

DONALD & EVELYN TROWER
18T410027
6364/2017

SEE
DETAIL

JOHN & MARY CITTADINO
18T410063
7018/0634

JOHN & LAVERNE REUTHER
18T410030
6461/0035
PARCEL 3
175,431 sq. ft.
4.02 acres

EDMOND & GRACE SWANTNER
18T410073
8388/0836

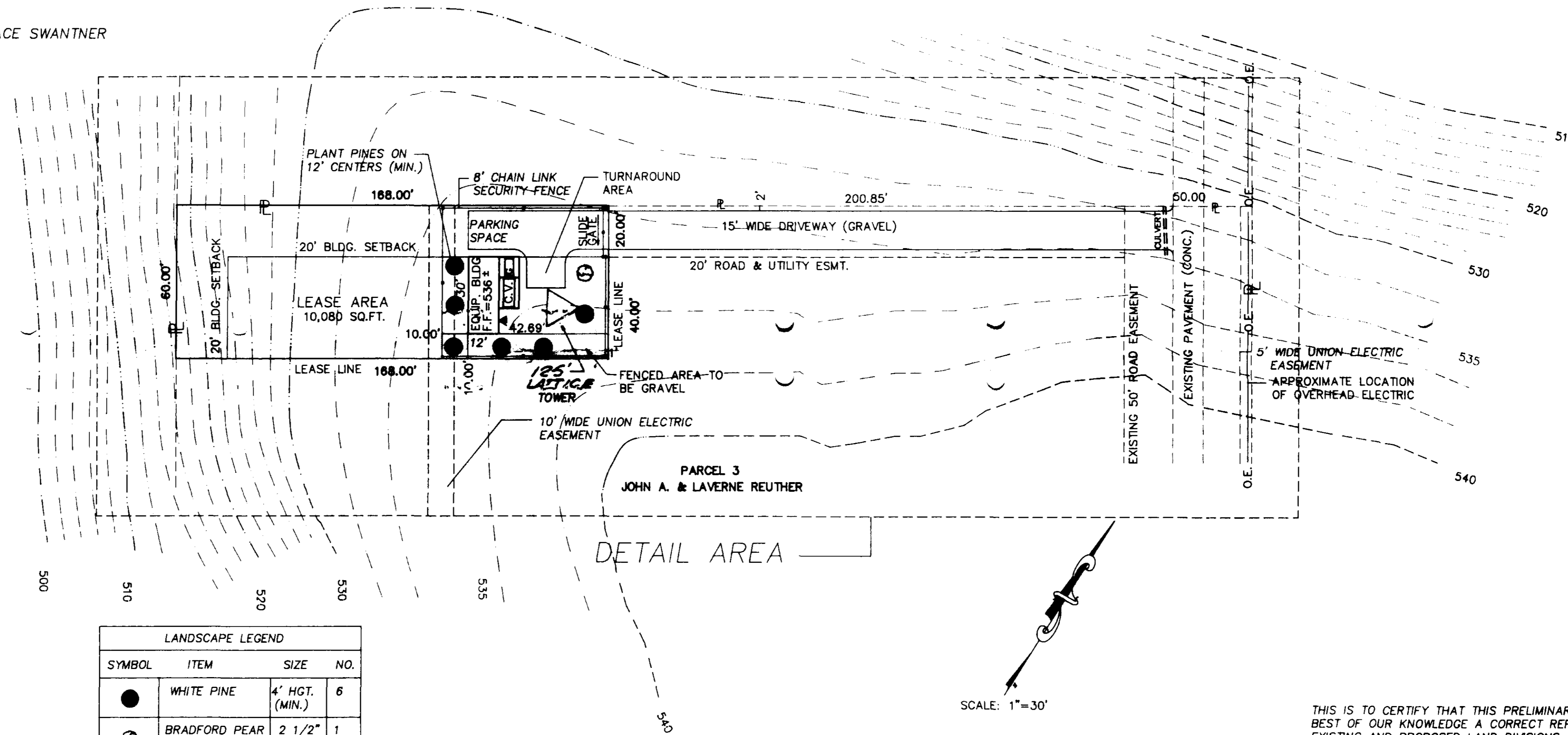
LAWRENCE & MADELIN REUTHER
18T410149
2791/04

PARCEL 2

PARCEL 1

Buzzanga

WILD HORSE CREEK
ROAD 60' WIDE



LANDSCAPE LEGEND			
SYMBOL	ITEM	SIZE	NO.
●	WHITE PINE	4' HGT. (MIN.)	6
⊕	BRADFORD PEAR	2 1/2" (CAL.)	1

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 8' SECURITY FENCE
- OE..... EXISTING OVERHEAD ELECTRIC
- CENTERLINE OF ROAD
- ◀..... BUILDING MOUNTED LIGHT DUSK TO DAWN

ABBREVIATIONS

- ⊕..... CENTERLINE
- ⊕..... PROPERTY LINE
- G..... GENERATOR
- C.V..... CON VAULT (DIESEL FUEL STORAGE)
- TWR..... TOWER

GENERAL NOTES:

- CYBERTEL CELLULAR TELEPHONE COMPANY PROPOSES TO DEVELOP UNDER A LONG TERM LEASE A 10,080 SQUARE FOOT AREA FOR A CELLULAR TELEPHONE FACILITY CONSISTING OF AN EQUIPMENT BUILDING, TOWER, GENERATOR, DRIVEWAY AND FENCED SECURITY AREA.
- THE ONLY UTILITIES NECESSARY ARE ELECTRIC AND TELEPHONE, WHICH WILL BE FROM THE EXISTING OVERHEAD SERVICE EAST OF THE PROPERTY ALONG THE EASEMENT TO WILD HORSE CREEK ROAD.
- ONCE IN OPERATION, NO EMPLOYEES WILL WORK AT THIS PROPOSED SITE. HOWEVER, PERIODIC INSPECTION AND MAINTENANCE PERSONNEL WILL VISIT THE FACILITY.
- THERE ARE NO ISOLATED TREES HAVING A TRUNK DIAMETER OF SIX (6) INCHES OR MORE.
- NO SANITARY OR DRAINAGE FACILITIES ARE PROPOSED.
- THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING:
 - CITY OF CHESTERFIELD
 - CAULKS CREEK WATERSHED
 - ROCKWOOD SCHOOL DISTRICT
 - CHESTERFIELD FIRE DISTRICT

SCALE: 1"=30'

THIS IS TO CERTIFY THAT THIS PRELIMINARY SITE PLAN IS TO THE BEST OF OUR KNOWLEDGE A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS AND THAT BOUNDARY INFORMATION IS FROM PREVIOUS SURVEY AND DEEDS OF RECORD. THE TOPOGRAPHIC INFORMATION IS FROM U.S.G.S.

ARTHUR D. BURDINE R.L.S. 2192 DATE 8/20/92

816929 Am An
CyberTel

SITE DEVELOPMENT PLAN
CONDITIONAL USE PERMIT

WILD HORSE CREEK ROAD - CHESTERFIELD

BAGGS & ASSOCIATES, INC.
PLANNING - ENGINEERING

301 SOVEREIGN COURT
SUITE 105B
BALLWIN, MISSOURI 63011

(314) 391-8440 FIELDWORK BY: CHECKED BY: DATE: 8/12/92 PROJECT NO.: 92-262

DRAWN BY: D. K. SHEET NO.: 1 OF 1

