



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Shawn P. Seymour, Project Planner
Date: 07/21/2008
RE: **T.S.P. 02-2008 Cricket Communications (St. Louis County Water Company):** A request to obtain approval for a Telecommunication Facility Siting Permit for the co-location of additional antennas on an existing telecommunication tower in a "NU" Non Urban District on a 4.68 acre tract of land located north of an Ameren UE transmission line easement, northeast of Baxter Road (19S220028).

Summary

At the July 14, 2008, City of Chesterfield Planning Commission meeting, the above-referenced matter was presented for public hearing. As required by City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, the Planning Commission shall provide a venue for public hearing only, and shall not provide a recommendation to City Council, but rather provide a list of issues as they see fit.

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

Respectfully submitted,

Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,

Annissa G. McCaskill – Clay, AICP
Lead Senior Planner

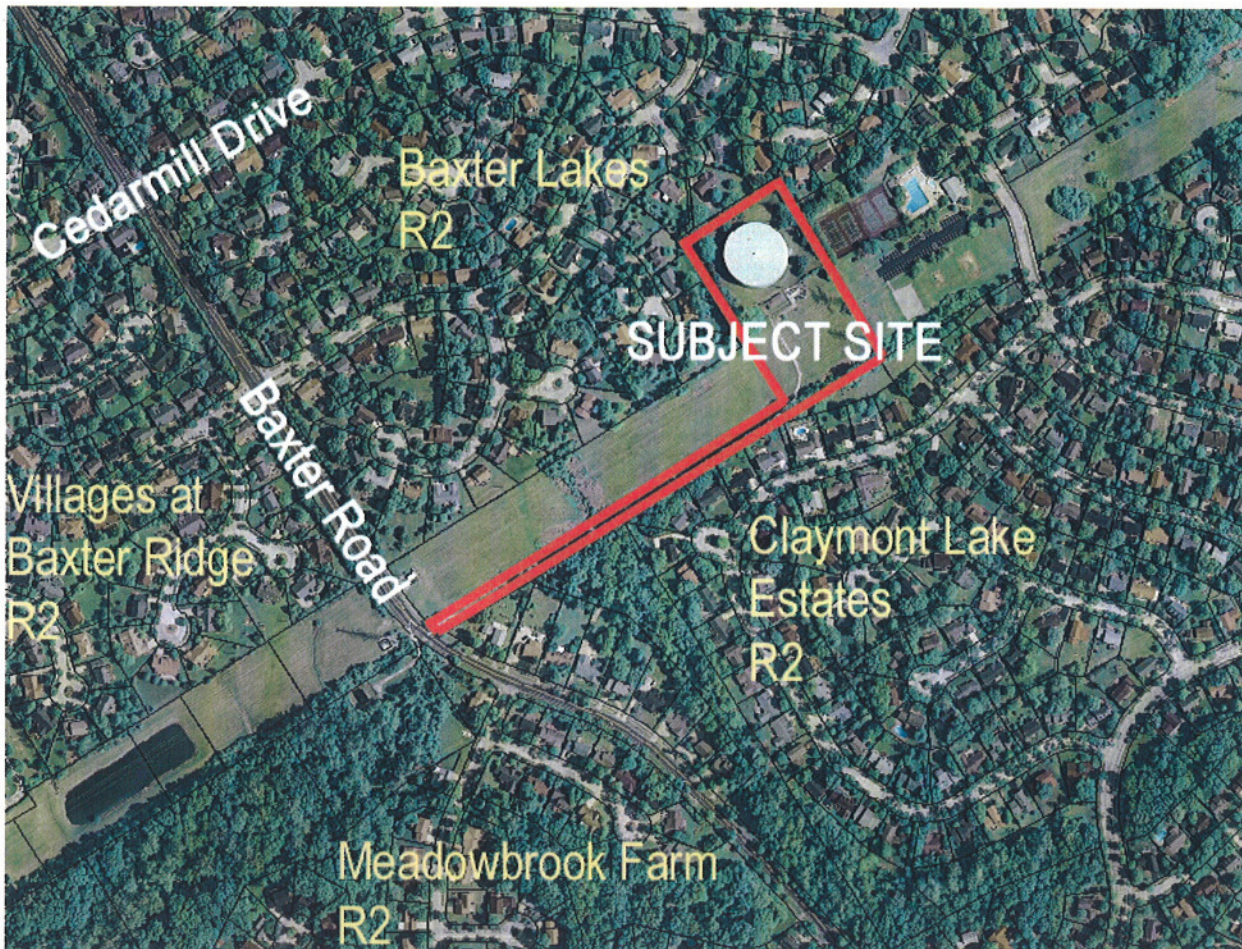
Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Director of Planning & Development Services

**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, July 14, 2008, at 7:00 PM in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

T.S.P. 02-2008 Cricket Communications (St. Louis County Water Company): A request to obtain approval for a Telecommunication Facility Siting Permit for the co-location of additional antennas on an existing telecommunication tower in a "NU" Non Urban District on a 4.68 acre tract of land located north of an Ameren UE transmission line easement, northeast of Baxter Road (19S220028).



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 Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

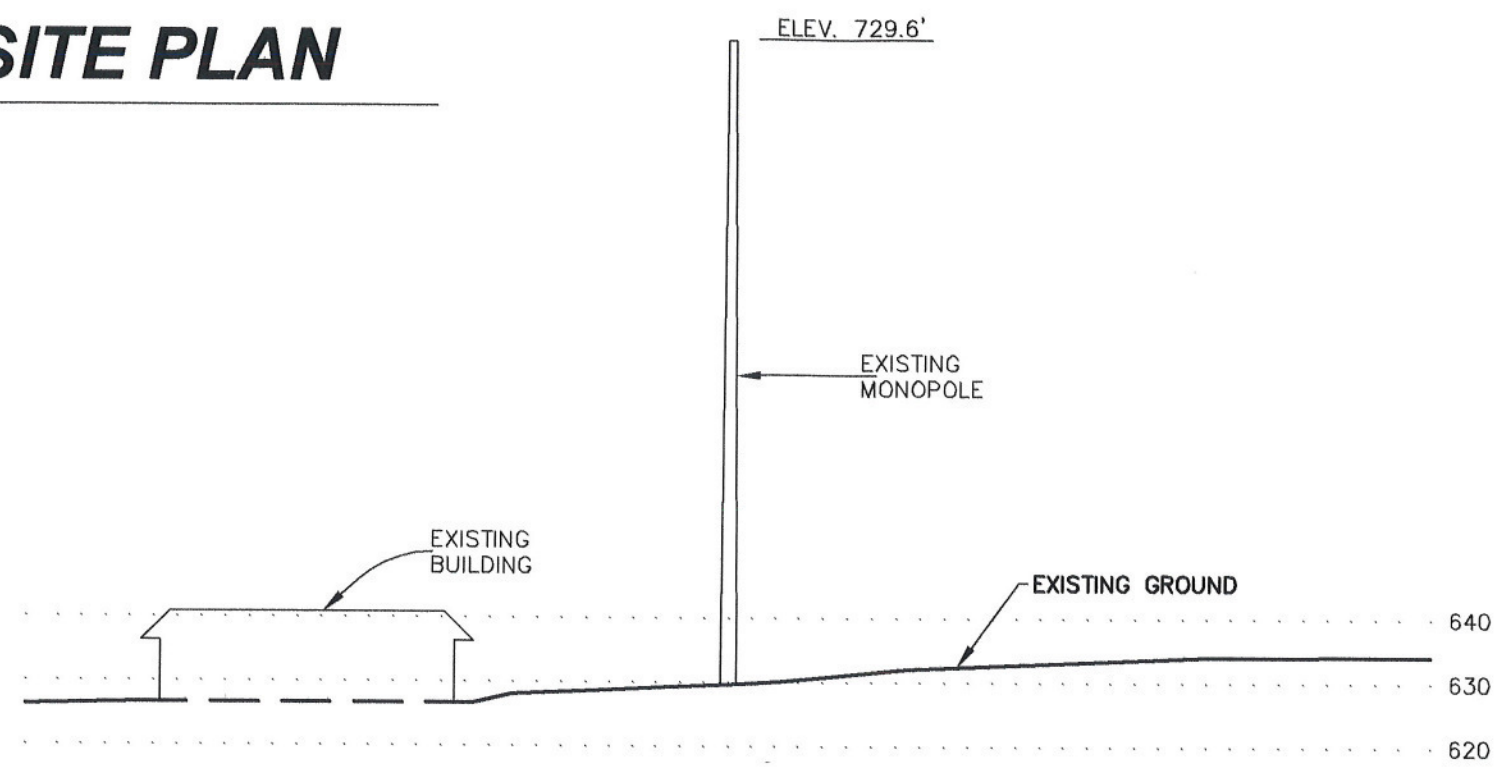
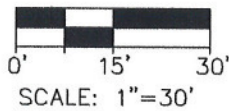
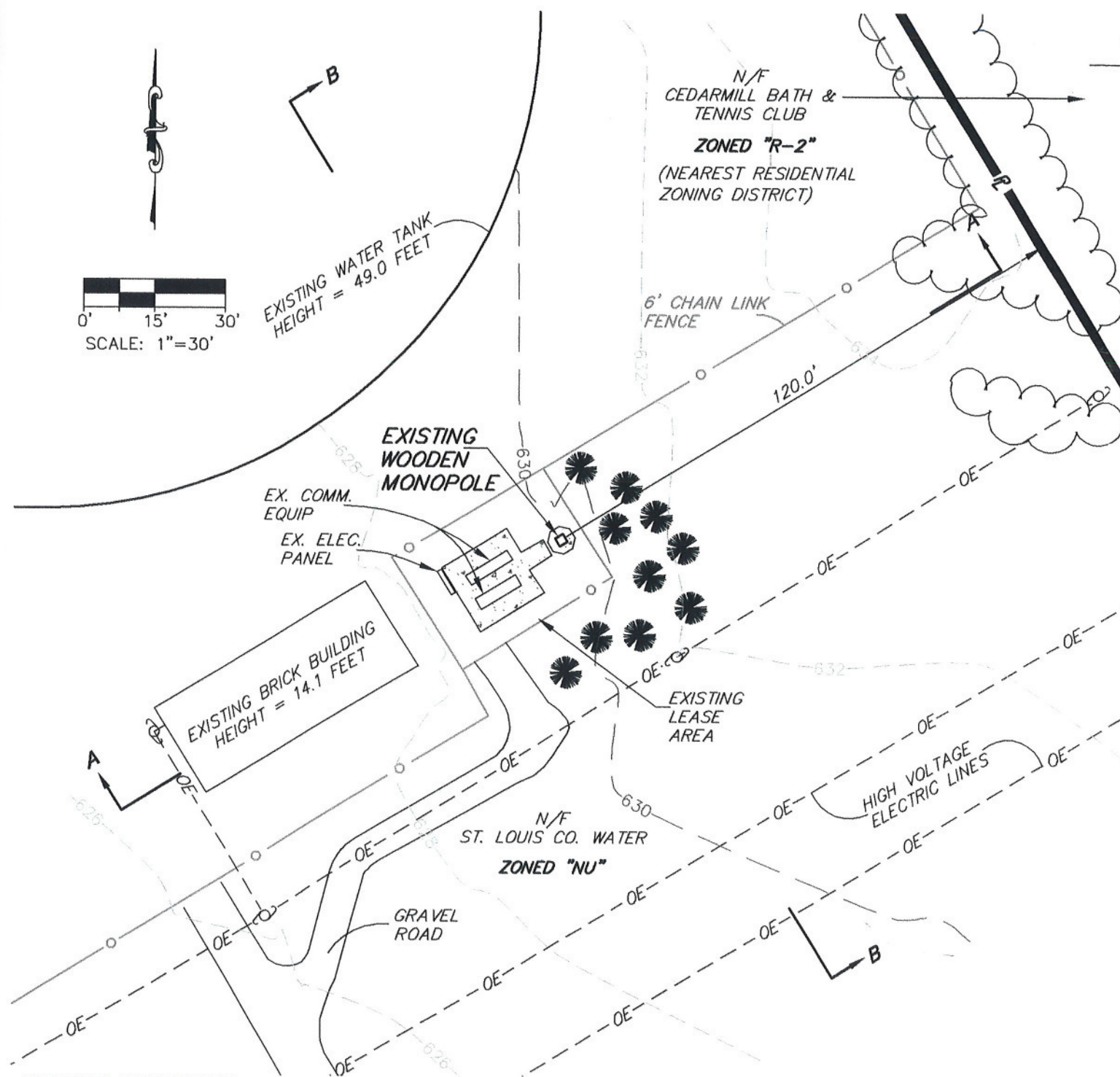
CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

A tract of land in lot 6 of Henry Ederwein's subdivision in U.S. Survey 1978, Township 45 North, Range 4 East, and being more particularly described as follows:

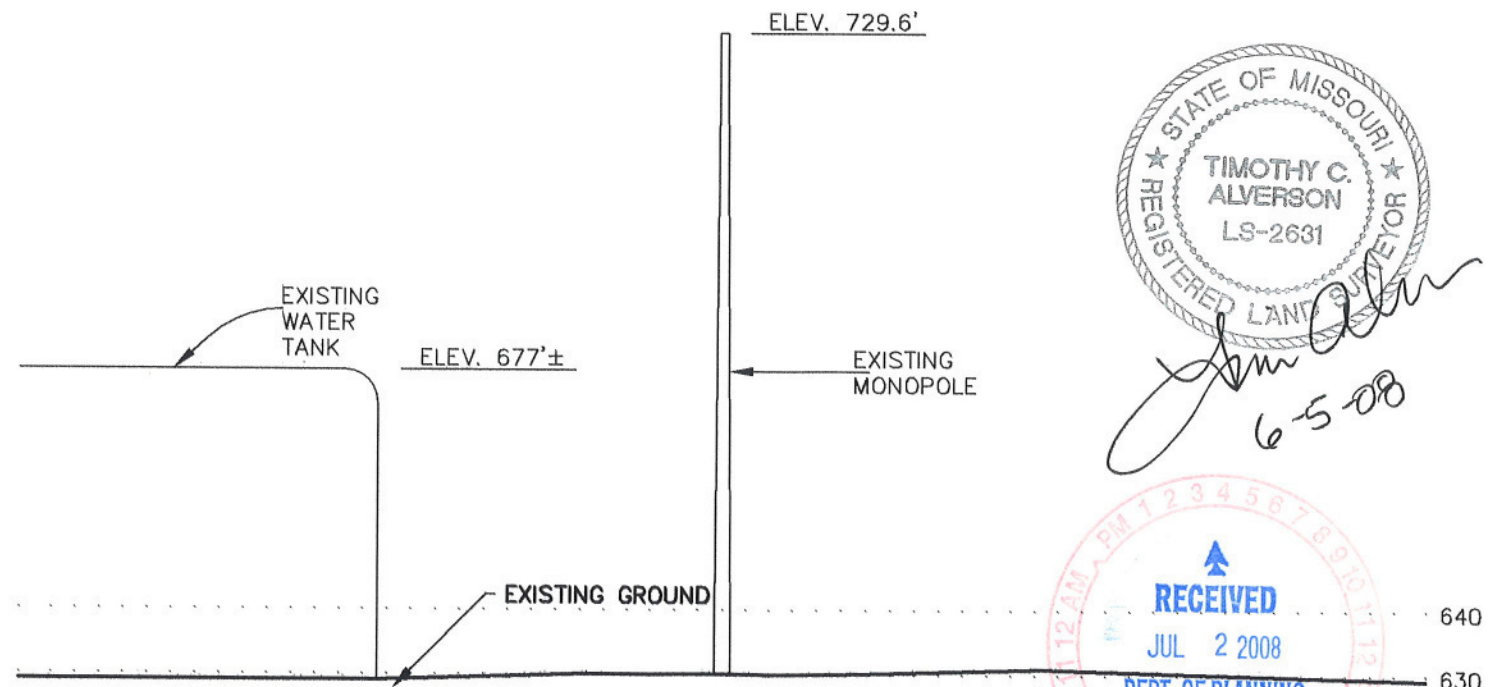
Beginning at the intersection of the south line of U.S. Survey with the line of prolongation southwardly of the west line of said lot 6; thence extending east along said survey line, 1525 feet to a point; thence north at a right angle to said survey line, 575 feet to a point; thence west at a right angle to said last mention line, 315 feet to a point; thence south at a right angle to said last mentioned line, 555 feet to a point; thence west parallel with said survey line, 1210 feet, more or less, to a point in the west line of said lot 6 or its prolongation southwardly; and thence south along the west line of said lot 6 (prolonged southwardly) 20 feet, more or less, to the point of beginning.

SITE PLAN



SECTION A-A

SCALE 1"=30' H/V



SECTION B-B

SCALE 1"=30' H/V

EXISTING MONOPOLE
 BASE ELEVATION = 629.6 FEET
 TOP ELEVATION = 729.6 FEET
 TOWER HEIGHT = 100.0 FEET

NOTES
 SITE BENCHMARK - TOP OF SOUTH EDGE OF CONCRETE PAD AT BASE OF TOWER. ELEVATION = 629.57 FEET

BENCHMARK - NGS PUBLISHED CONTROL POINT AA8709 - SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED SL-68 1992. ELEVATION = 562.97 FEET

LOCATION OF NEAREST RESIDENTIAL STRUCTURES

ADDRESS	DISTANCE
1883 BEAVER RIDGE COURT	288 FEET
15576 CLOVER RIDGE DRIVE	300 FEET
1883 BEAVER RIDGE COURT	316 FEET
1883 BEAVER RIDGE COURT	322 FEET
15576 CLOVER RIDGE DRIVE	330 FEET
15576 CLOVER RIDGE DRIVE	337 FEET
1861 SWEET LAKE COURT	367 FEET
1883 BEAVER RIDGE COURT	369 FEET
1861 SWEET LAKE COURT	408 FEET
1861 SWEET LAKE COURT	410 FEET



Timothy C. Alverson
 6-5-08



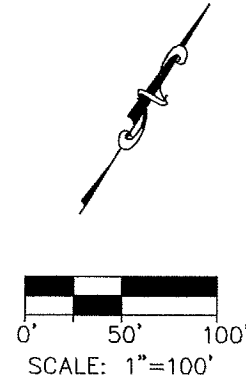
Prepared By:
ALVERSON SURVEYING
 405 Gregory Place
 Coffeen, Illinois 62017
 Phone (217) 534-6606

PLAT OF SURVEY

A TRACT OF LAND IN LOT 6 OF HENRY EBERWEIN'S
SUBDIVISION IN U.S. SURVEY 1978, TOWNSHIP 45
NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

TITLE LEGAL DESCRIPTION

A TRACT OF LAND IN LOT 6 OF HENRY EBERWEIN'S SUBDIVISION IN U.S. SURVEY 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF U.S. SURVEY WITH THE LINE OF PROLONGATION SOUTHWARDLY OF THE WEST LINE OF SAID LOT 6; THENCE EXTENDING EAST ALONG SAID SURVEY LINE, 1525 FEET TO A POINT; THENCE NORTH AT A RIGHT ANGLE TO SAID SURVEY LINE, 575 FEET TO A POINT; THENCE WEST AT A RIGHT ANGLE TO SAID LAST MENTIONED LINE, 315 FEET TO A POINT; THENCE SOUTH AT A RIGHT ANGLE TO SAID LAST MENTIONED LINE, 555 FEET TO A POINT; THENCE WEST PARALLEL WITH SAID SURVEY LINE, 1210 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID LOT 6 OR ITS PROLONGATION SOUTHWARDLY; AND THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 (PROLONGED SOUTHWARDLY) 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



LEGEND

- IRON PIN (FOUND)
- ◉ IRON PIPE (FOUND)
- IRON PIN (SET)
- △ STONE (FOUND)
- CONCRETE MONUMENT (FOUND)
- - - LOT LINE
- BOUNDARY LINE

BAXTER (WIDTH VARIES) ROAD

L=20.61'
R=686.20'

NOTES

Bearings are assumed based on the Southerly line of Baxter Lakes Plat 4 as recorded in Book 169, Page 70 in the St. Louis County Recorder's office. Said bearing being South 58 degrees 18 minutes 12 seconds West.

It is not warranted that this drawing contains complete information regarding easements, reservations, restrictions, rights of way, building lines, encroachments, or other encumbrances.

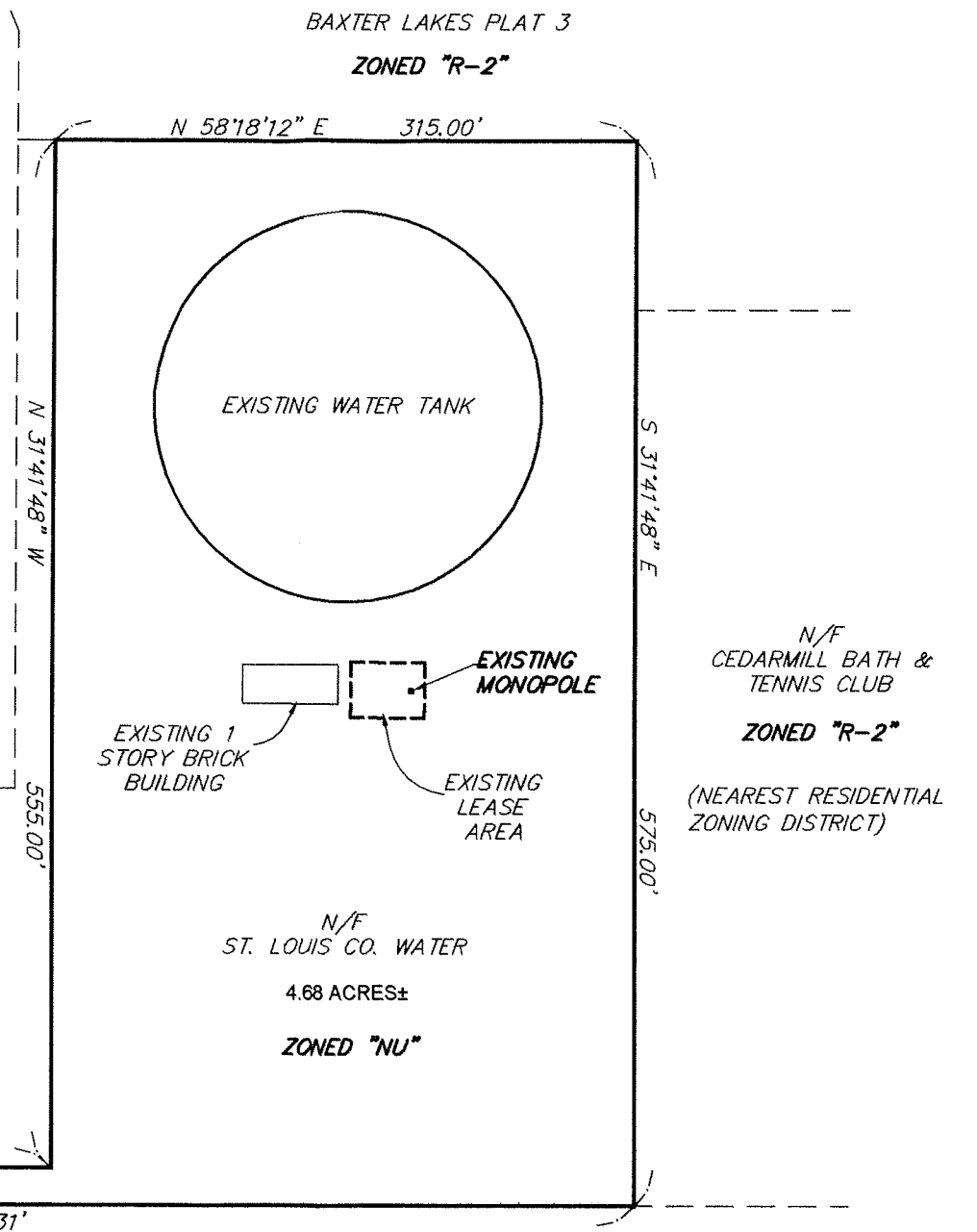
SURVEYOR'S CERTIFICATE

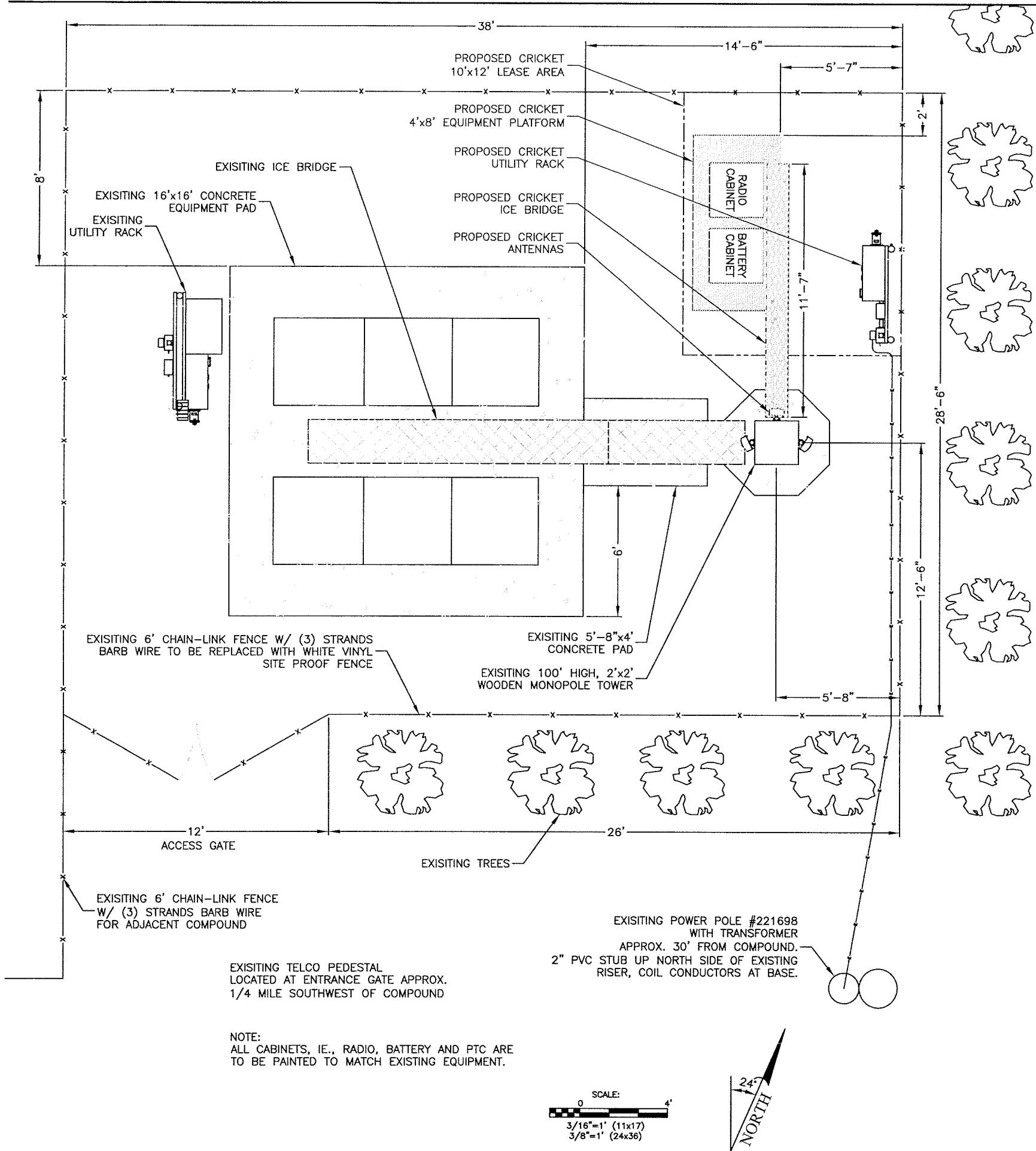
I certify that this survey conforms to the current minimum standards for boundary surveys in Missouri, and that this plat accurately reflects the information found at the time of the survey.

Timothy C. Alverson 6-5-08
Timothy C. Alverson Date
Missouri Professional Land Surveyor No. 2631
Expiration Date: December 31, 2008

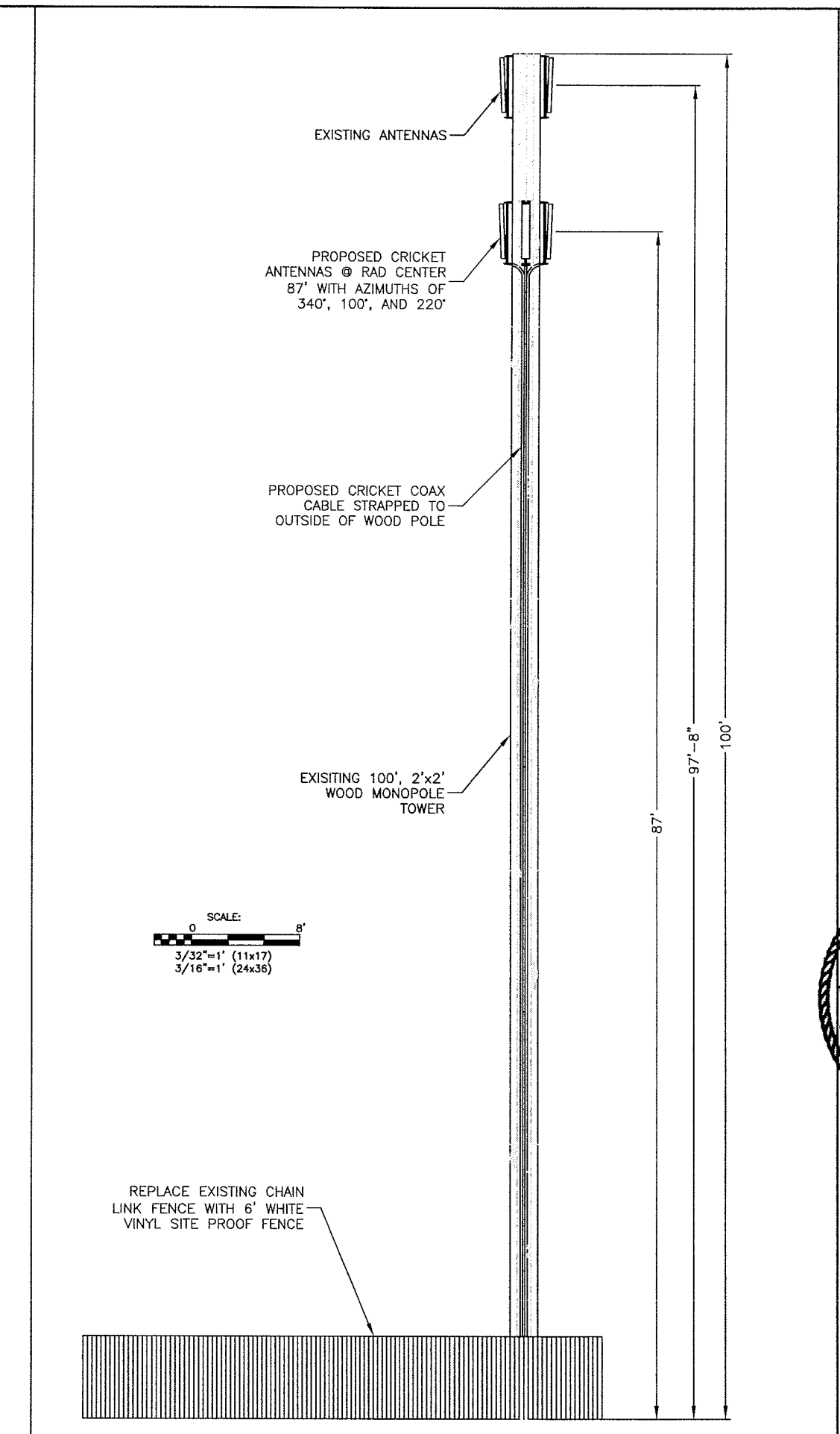


Prepared By:
ALVERSON SURVEYING
405 Gregory Place
Coffeen, Illinois 62017
Phone (217) 534-6606





SITE PLAN



1 TOWER ELEVATION

K
communications

11152 S. Towne Square
St. Louis, MO 63123

Computer Cable Connection
YOUR #1 SYSTEMS INTEGRATOR
2810 HARLAN DRIVE P.O. BOX 1269
BELLEVUE, NEBRASKA 68005-1269
A PROUD PARTNER IN YOUR COMPANY'S SUCCESS

CCC
PROJ. NO:

DRAWN BY:

CHECKED BY: LB

SUBMITTALS

0 05/29/08 ISSUED FOR REVIEW

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

STATE OF MISSOURI
MICHAEL A. KING
NUMBER PE-24789
PROFESSIONAL ENGINEER

ST. LOUIS COUNTY WATER COMPANY
STL-520-A
(CROWN SITE #880796)
1968 BAXTOR ROAD
CHESTERFIELD, MO 63017

SHEET TITLE:
SITE PLAN &
TOWER ELEVATION

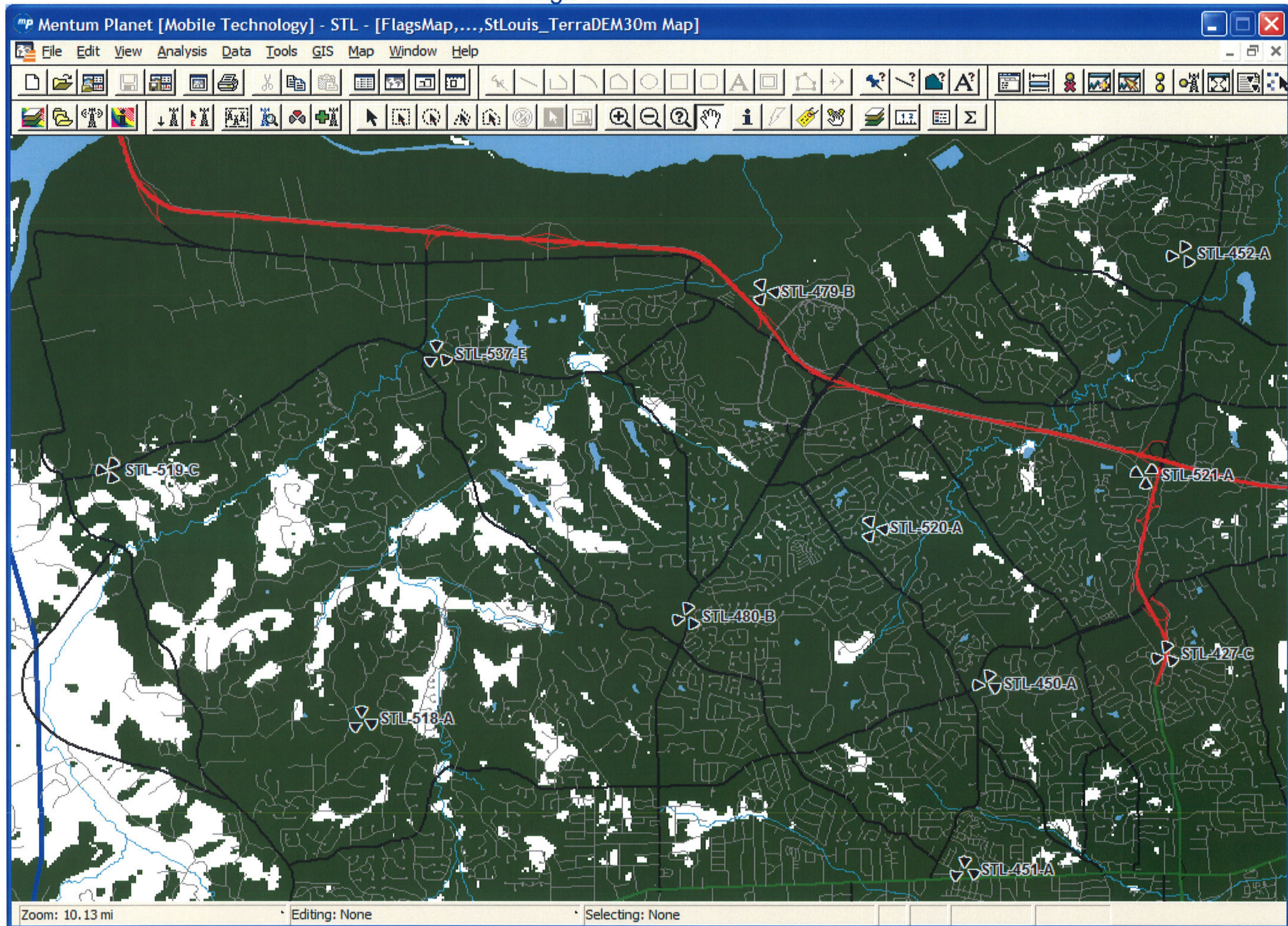
SHEET NUMBER:
A-1

2

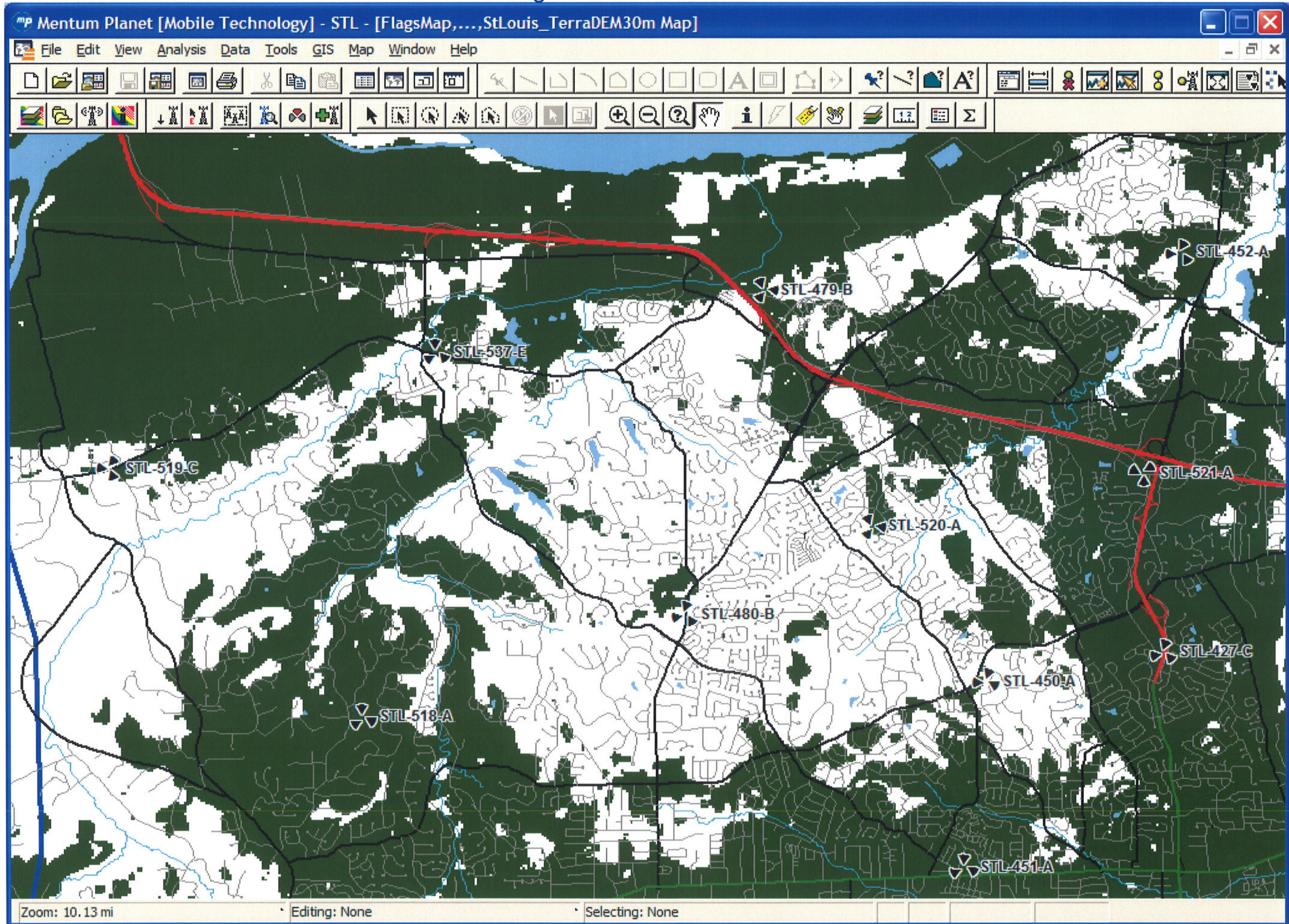
Coverage – Chesterfield Sites

- Coverage with chesterfield sites
- Coverage without chesterfield sites
- Coverage with STL-479-B
- Coverage without STL-479-B
- Coverage with STL-537-E
- Coverage without STL-537-E
- Coverage with STL-520-A
- Coverage without STL-520-A
- Coverage with STL-480-B
- Coverage without STL-480-B
- Coverage with STL-452-A
- Coverage without STL-452-A
- Coverage with STL-519-C
- Coverage without STL-519-C
- Coverage with STL-450-A
- Coverage without STL-450-A
- The predicted plots include one or more of the six sites in Chesterfield. For instance, while predicting with/without plots for STL-479-B, five other sites in chesterfield are taken into consideration for prediction purposes.

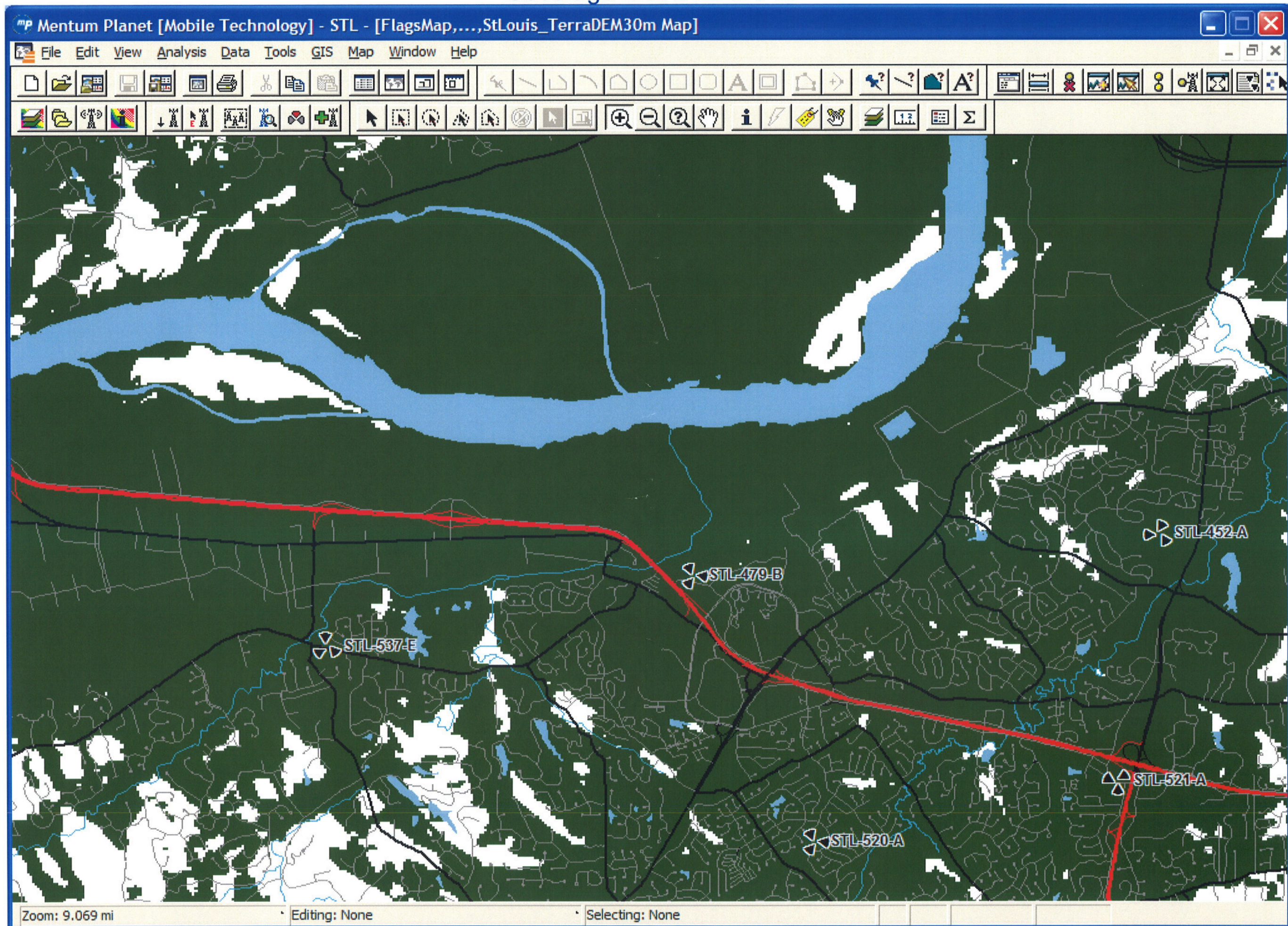
Coverage with Chesterfield Sites



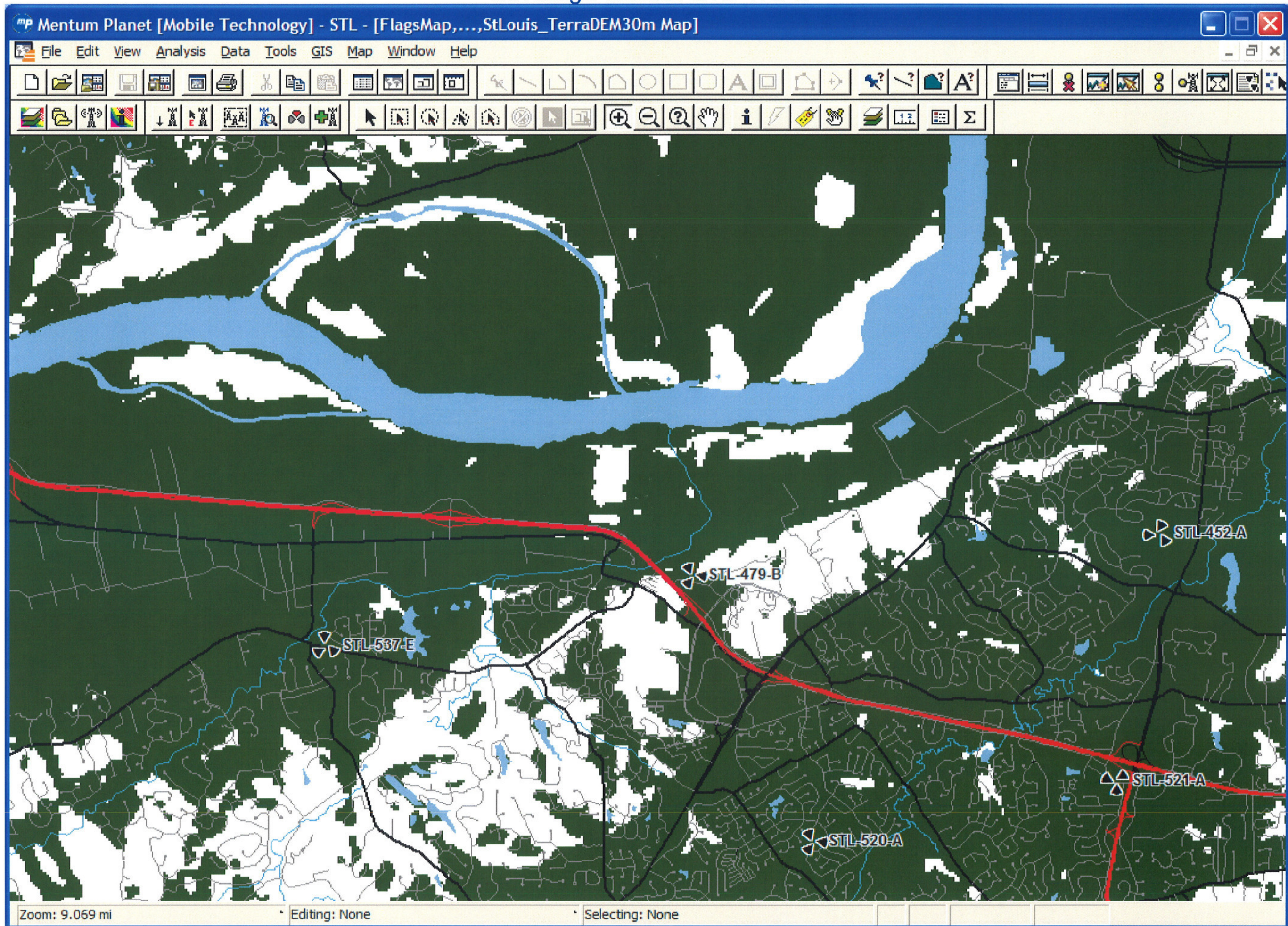
Coverage without Chesterfield Sites



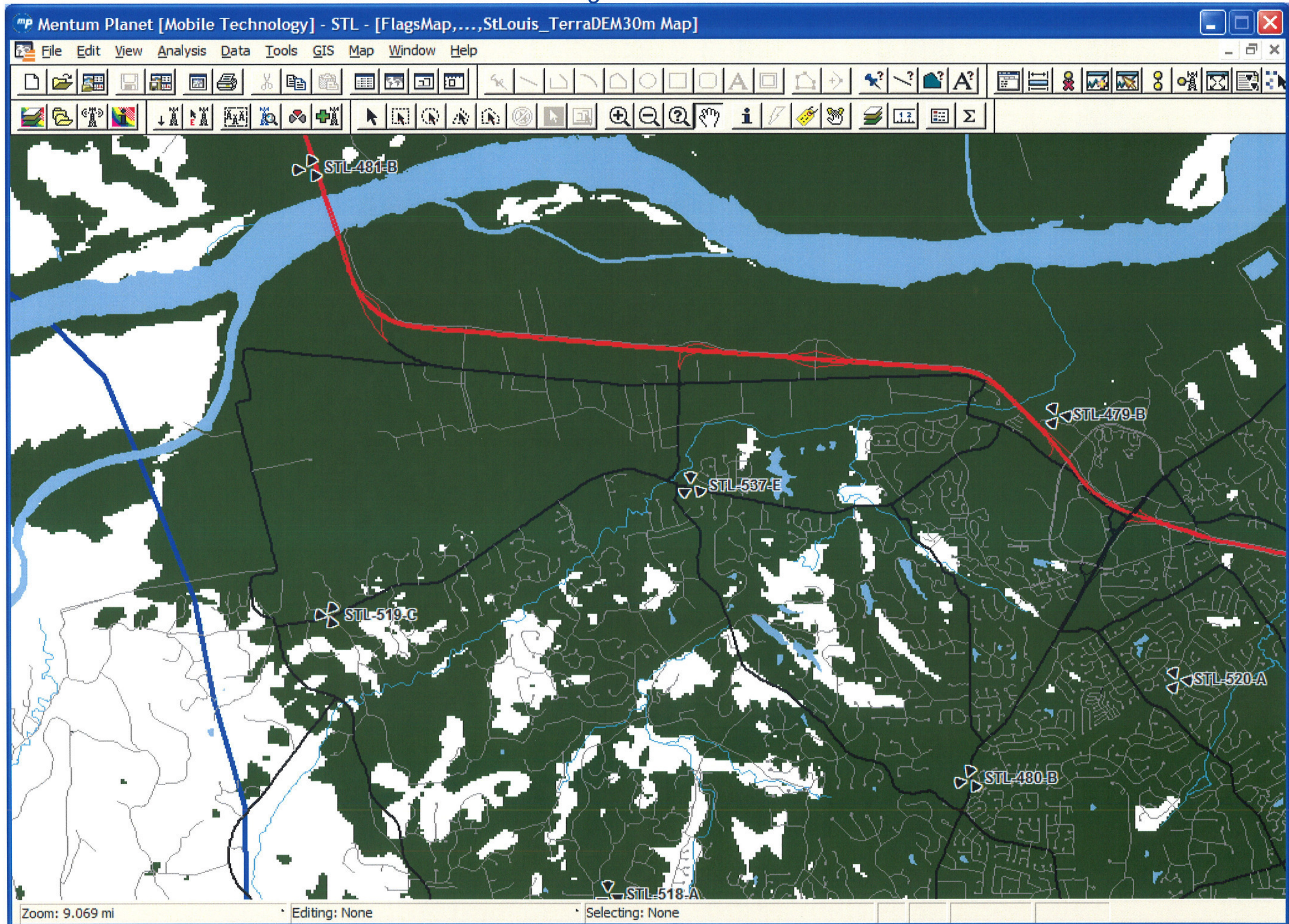
Coverage with STL-479-B



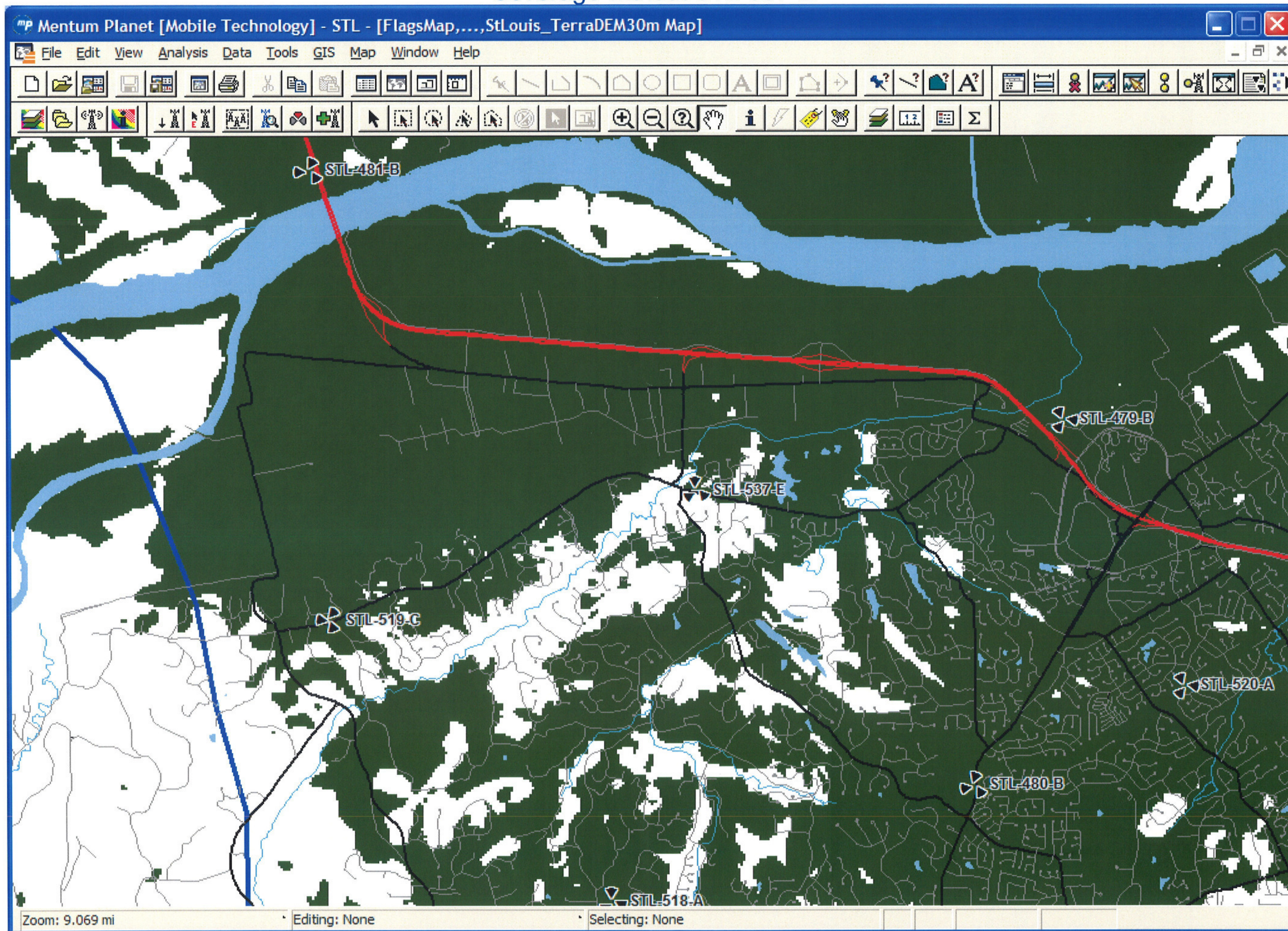
Coverage without STL-479-B



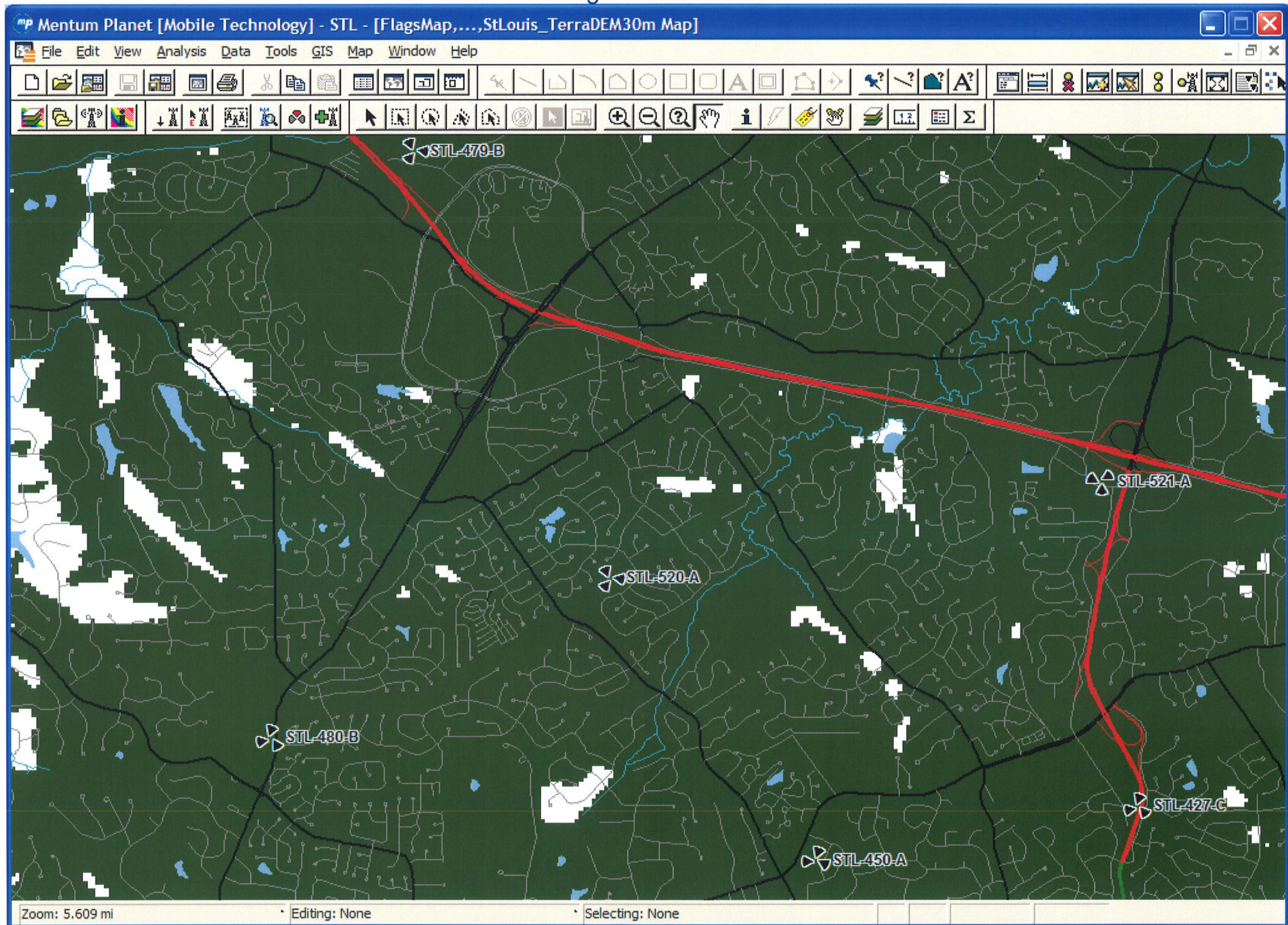
Coverage with STL-537-E



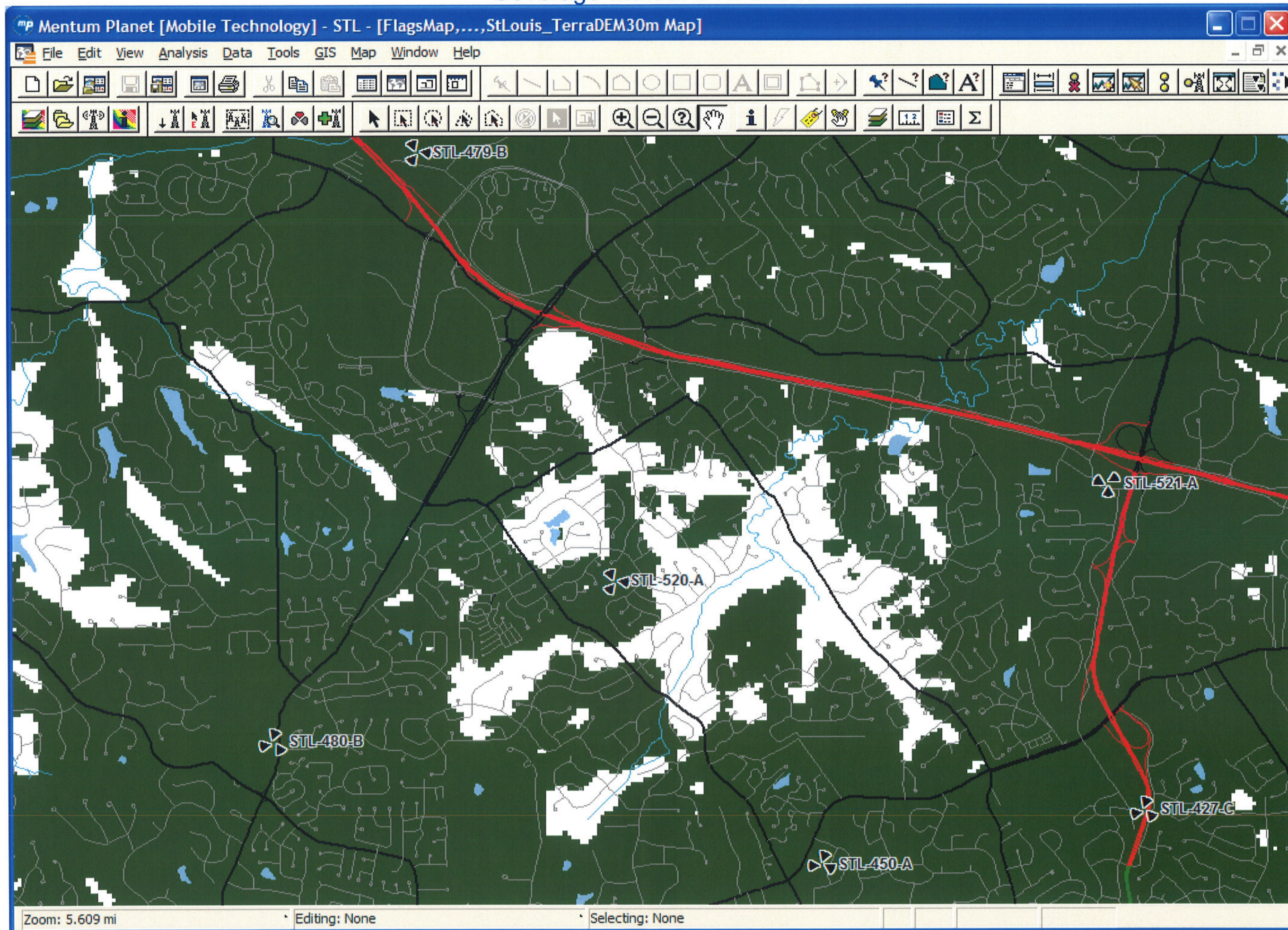
Coverage without STL-537-E



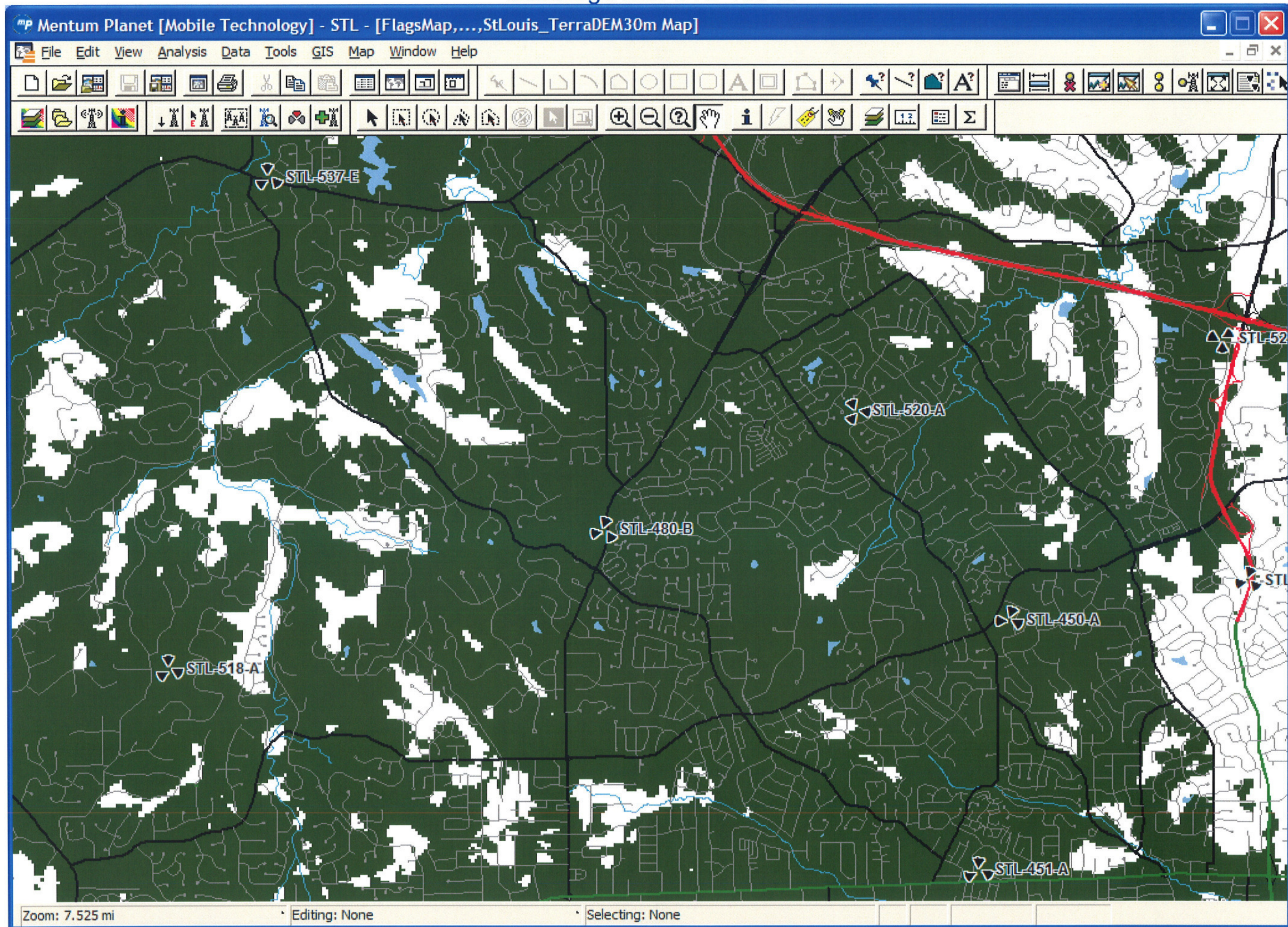
Coverage with STL-520-A



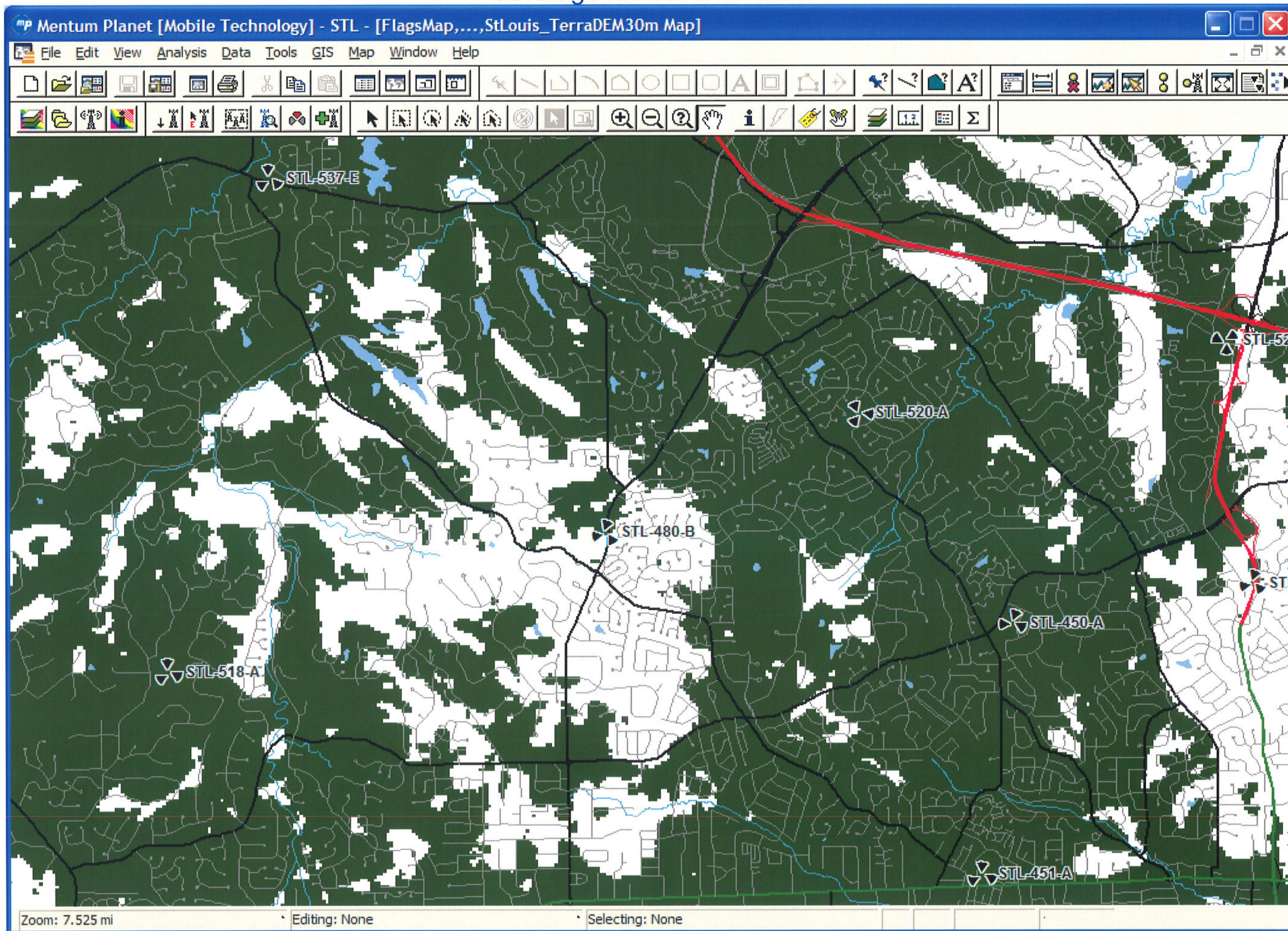
Coverage without STL-520-A



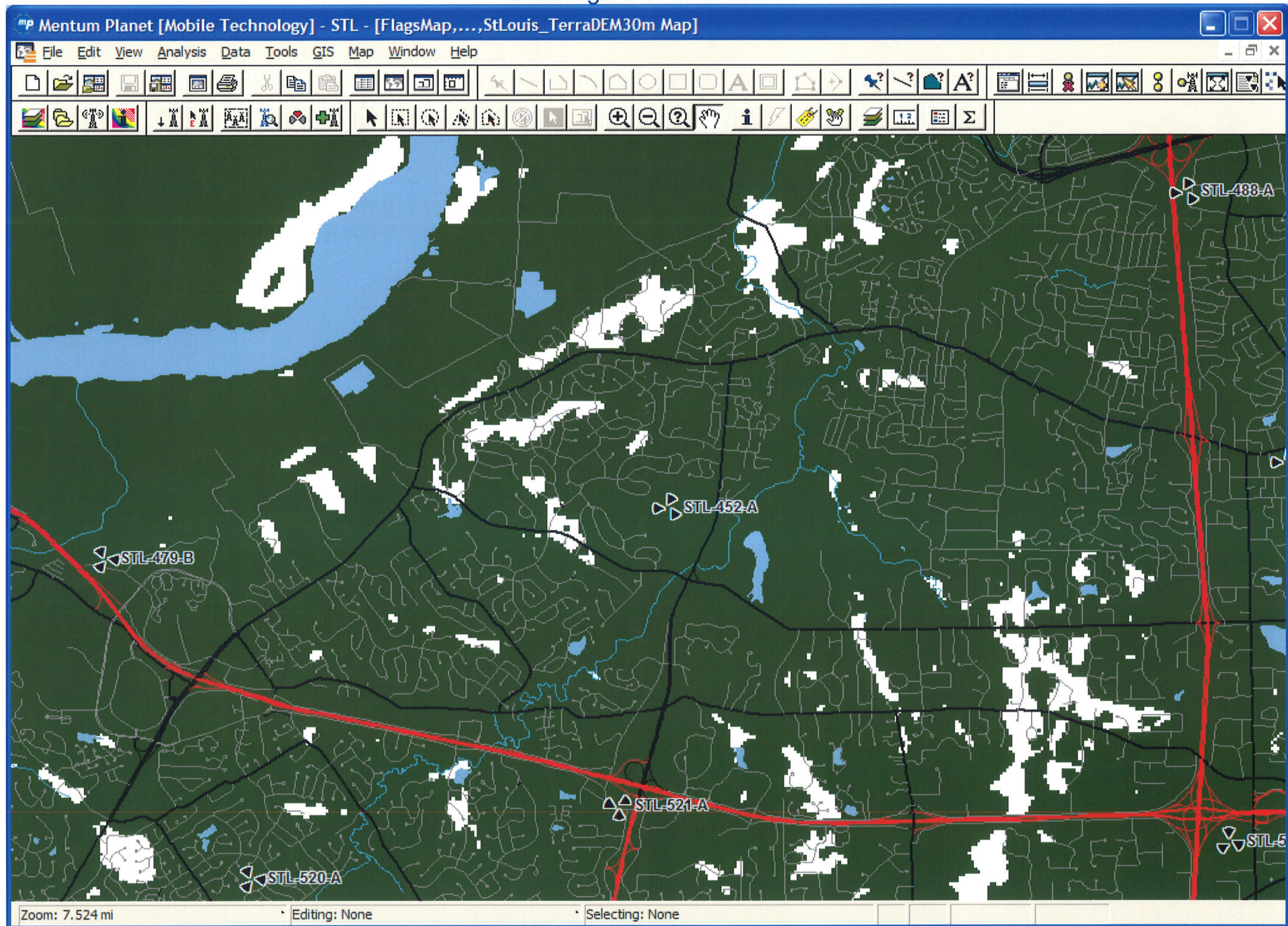
Coverage with STL-480-B



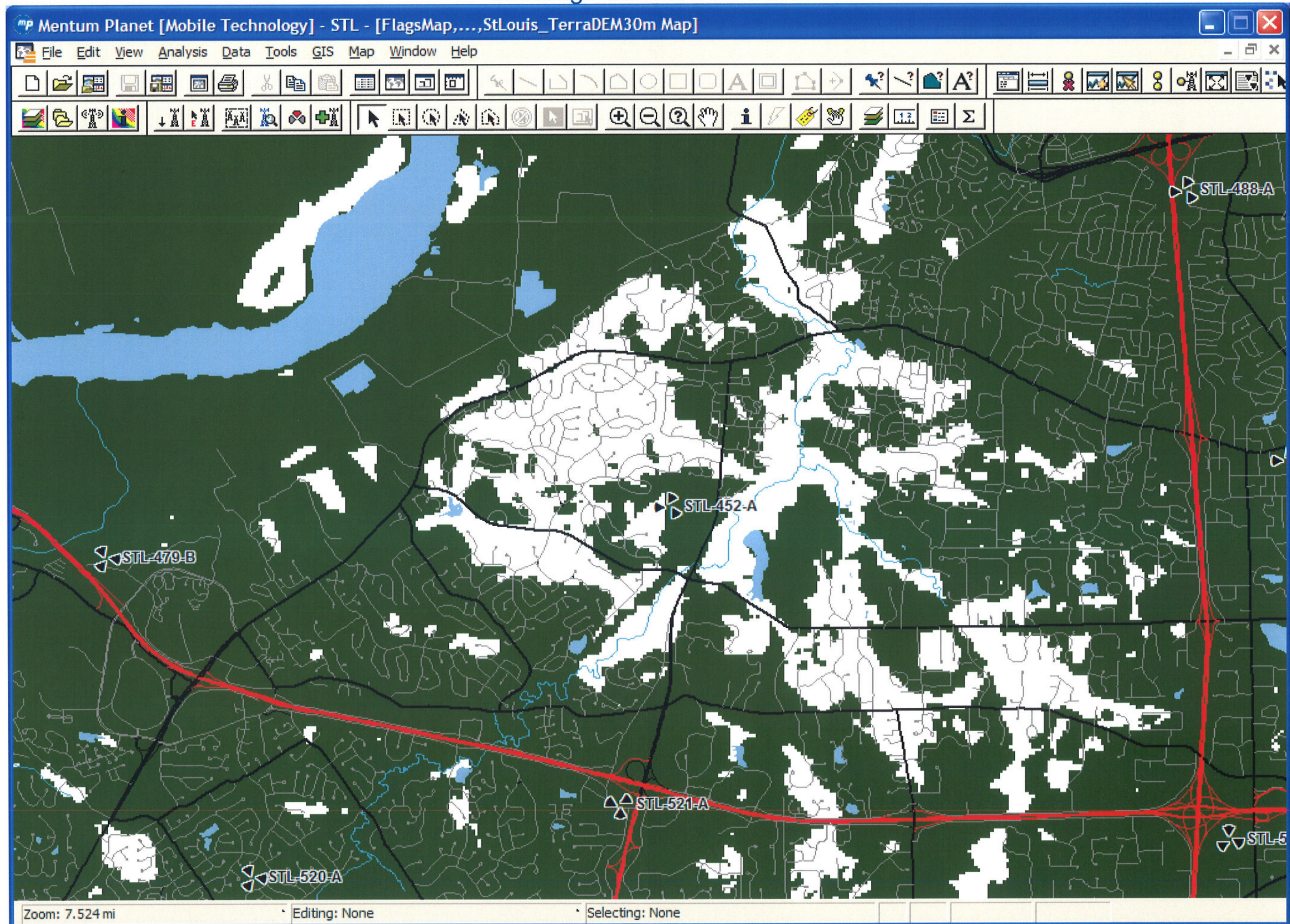
Coverage without STL-480-B



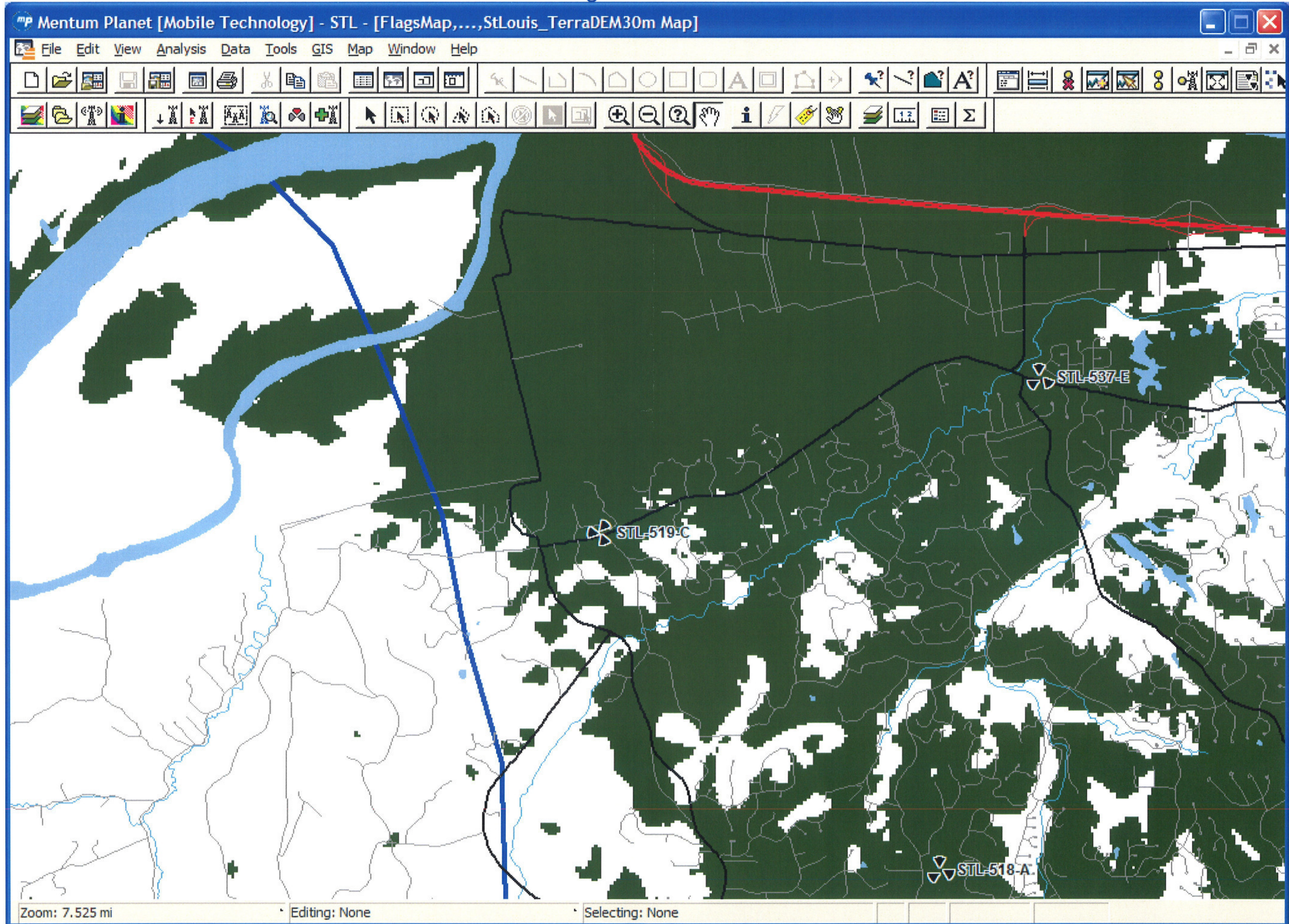
Coverage with STL-452-A



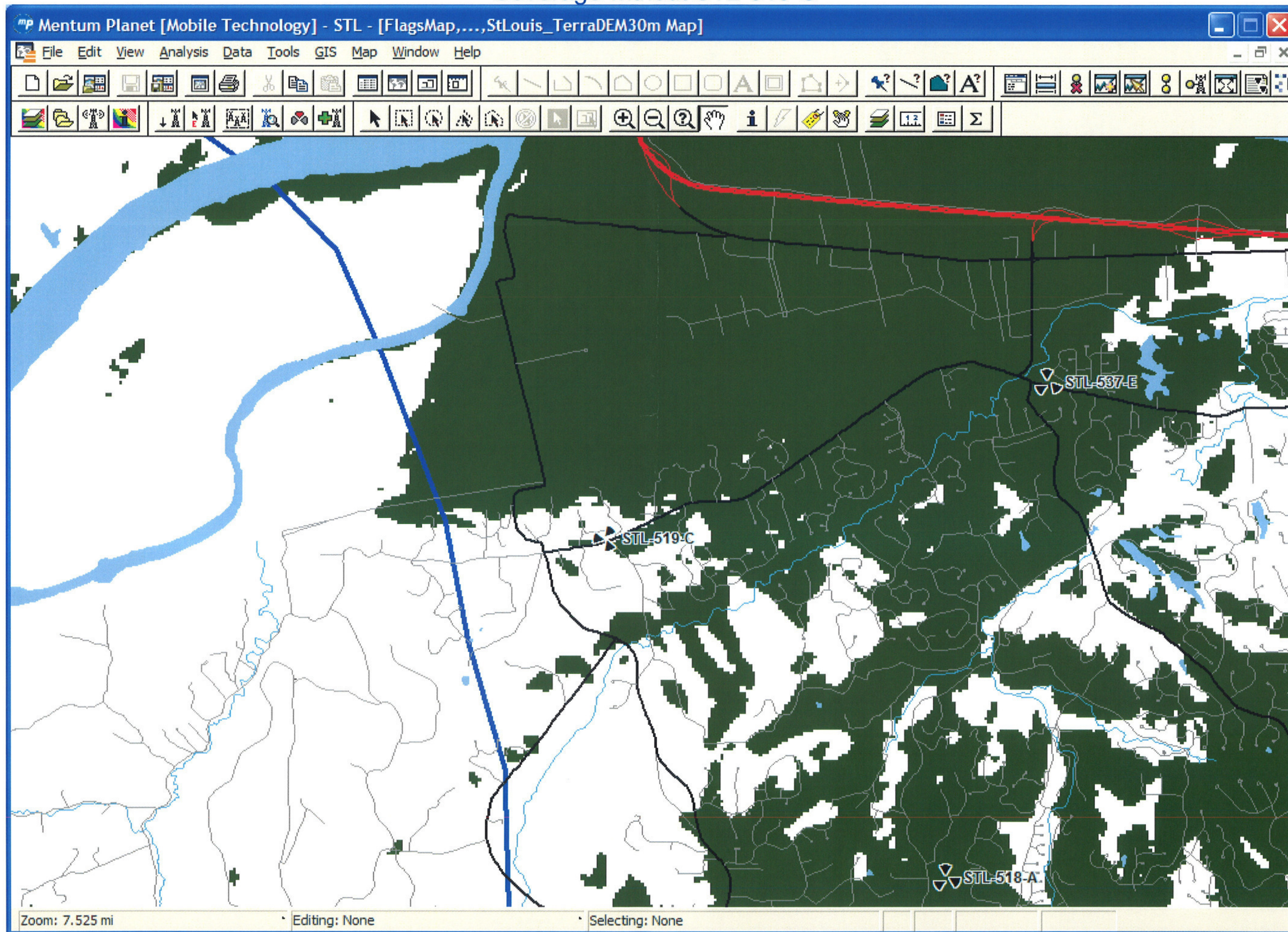
Coverage without STL-452-A



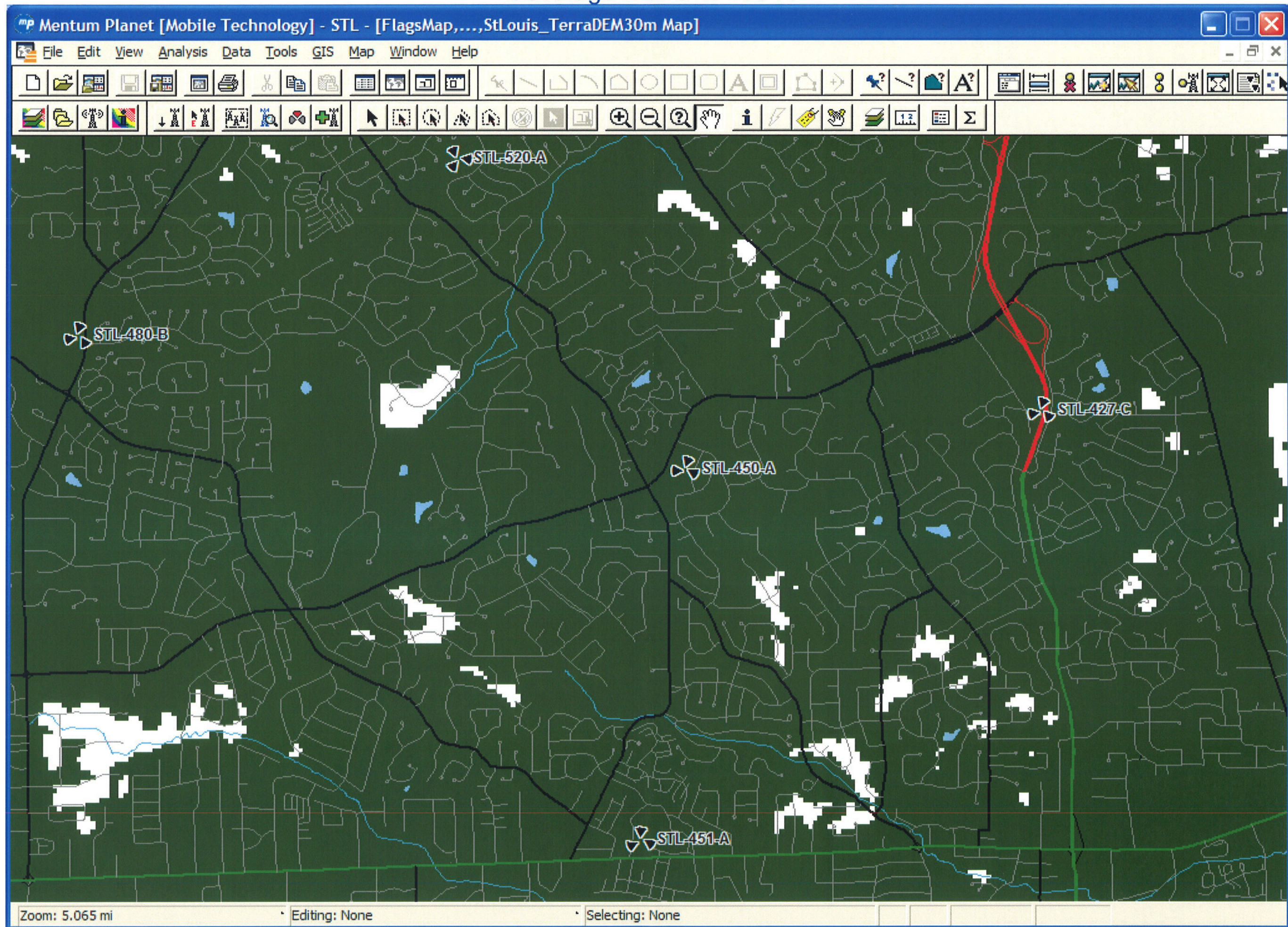
Coverage with STL-519-C



Coverage without STL-519-C



Coverage with STL-450-A



Coverage without STL-450-A

