



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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

**T.S.P. 31-2011 AT&T (1 McBride and Son Center Drive):** A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing high structure in a “C8” Planned Commercial District – zoned property located at 1 McBride and Son Center Drive on the northwest corner of the intersection of Chesterfield Airport Road and McBride and Son Center Drive (17U330167).

### **Summary**

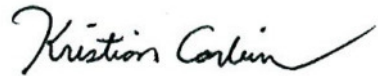
The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). If the request is approved, the Permit will allow the placement of three (3) antennas from AT&T on an office building located at 1 McBride and Son Center Drive. Additional equipment to support the new antennas is proposed to be placed within the existing equipment compound.



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 September 26, 2011 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.



Respectfully submitted,

A handwritten signature in black ink that reads "Kristian Corbin". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Kristian Corbin  
Project 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



June 24, 2011

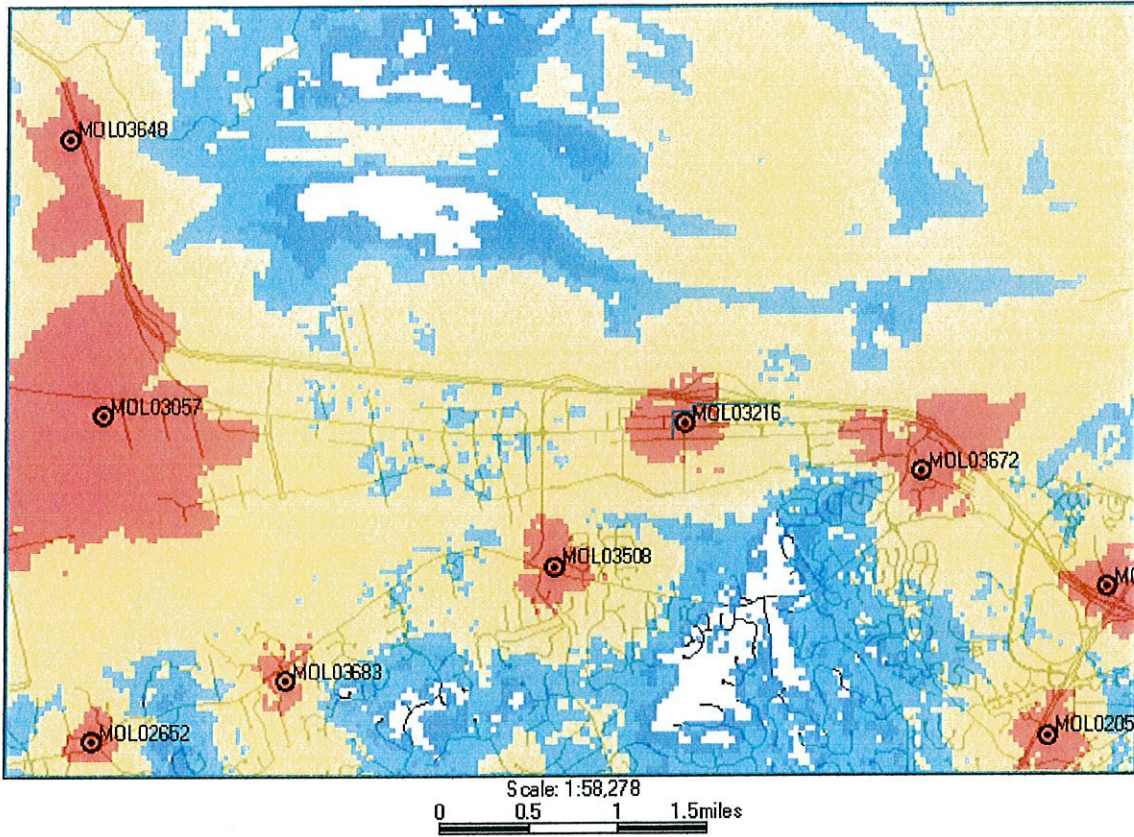
The following is a brief explanation of why AT&T Mobility is proposing to have the current wireless communication facility at 11 McBride and Son Corporate Center Drive modified. This facility is labeled as MOL03216 on Map 1. Currently this facility is only capable of broadcasting our older technologies.

This facility currently is broadcasting our "2G" technology (called GSM) and our "3G" technology (called UMTS). Each technology uses its own antennas and equipment. The modification we are proposing is to add our "4G" technology (called LTE). Perhaps you have seen all the television commercials from various wireless carriers talking about their 4G systems. 4G, short for 4<sup>th</sup> generation of wireless technology, allows wireless carriers to provide much faster data speeds than our current networks. 4G is only for data at this point. All voice calls will still be served on older technologies. Currently AT&T still has the fastest data network. Although as other carriers implement and optimize their 4G networks we expect to lose that advantage and eventually fall behind other carriers unless we also launch our 4G network. The proposed modifications will allow us to implement our 4G technology by using additional antennas and equipment.

Because of national E911 requirements, this site needs to run all technologies. The 4G technology is not capable of handling voice calls at this time and all 911 calls made from a wireless device will be routed through our older technologies. These technologies require that we use a total of 3 antennas for each direction covered. This site, like most of our locations, serves three directions creating a need for 9 antennas. This requires us to add 3 additional antennas for this location.

This plan will have no effect on our coverage for current technologies. Map 1 below shows the proposed coverage for our 4G network in the area. AT&T Mobility has acceptable coverage in most of the surrounding area. Because 4G is a data only service the different signal levels don't indicate whether service exists or not. In general on 4G the stronger the signal (to a point) the faster the data rates will be. It is expected that red, yellow and light blue will have data speeds faster than our 3G technology. The dark blue will likely have data speeds nearly identical to the 3G technology.

Map 1 Proposed AT&T "4G" coverage



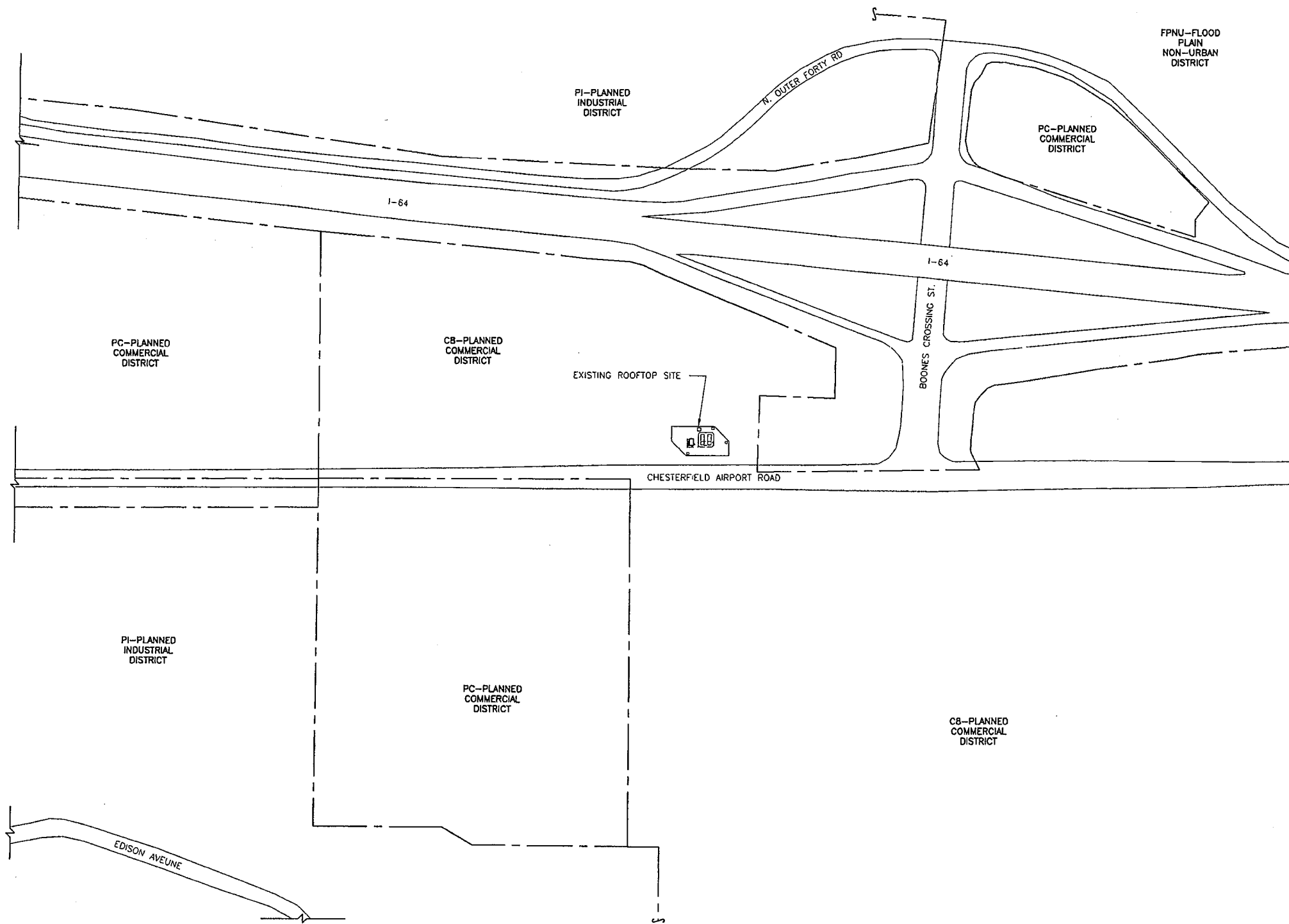
Ron Humphrey

Radio Frequency Design Engineer  
AT&T Mobility Division



**NOTES**

1. NO RESIDENTIAL STRUCTURES WITHIN 1/2 MILE OF SITE.



**OVERALL SITE PLAN**  
SCALE: 1" = 200'



**LEGEND**

FENCE	— X — X — X —
LEASE AREA	— — — — —
ICE BRIDGE	XXXXXXXXXXXXXXXXXXXX
OVERHEAD POWER	— OHP — OHP — OHP —
UNDERGROUND POWER	— UGP — UGP — UGP —
OVERHEAD UTILITIES	— OHU — OHU — OHU —
UNDERGROUND TELCO	— UGT — UGT — UGT —



13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

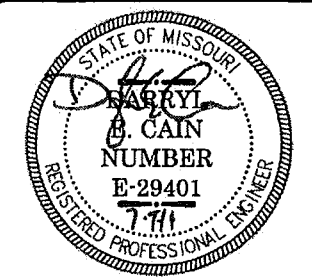
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001848

PROJECT NO: 168986

DRAWN BY: AK

CHECKED BY: GPX

REV	DATE	DESCRIPTION
0	07/07/11	ISSUED FOR ZONING



DARRYL E. CAIN E-29401  
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO3216  
ANNIE GUNN  
1 MCBRIDE & SON CORPORATE CENTER DRIVE  
CHESTERFIELD, MO 63005  
ROOFTOP

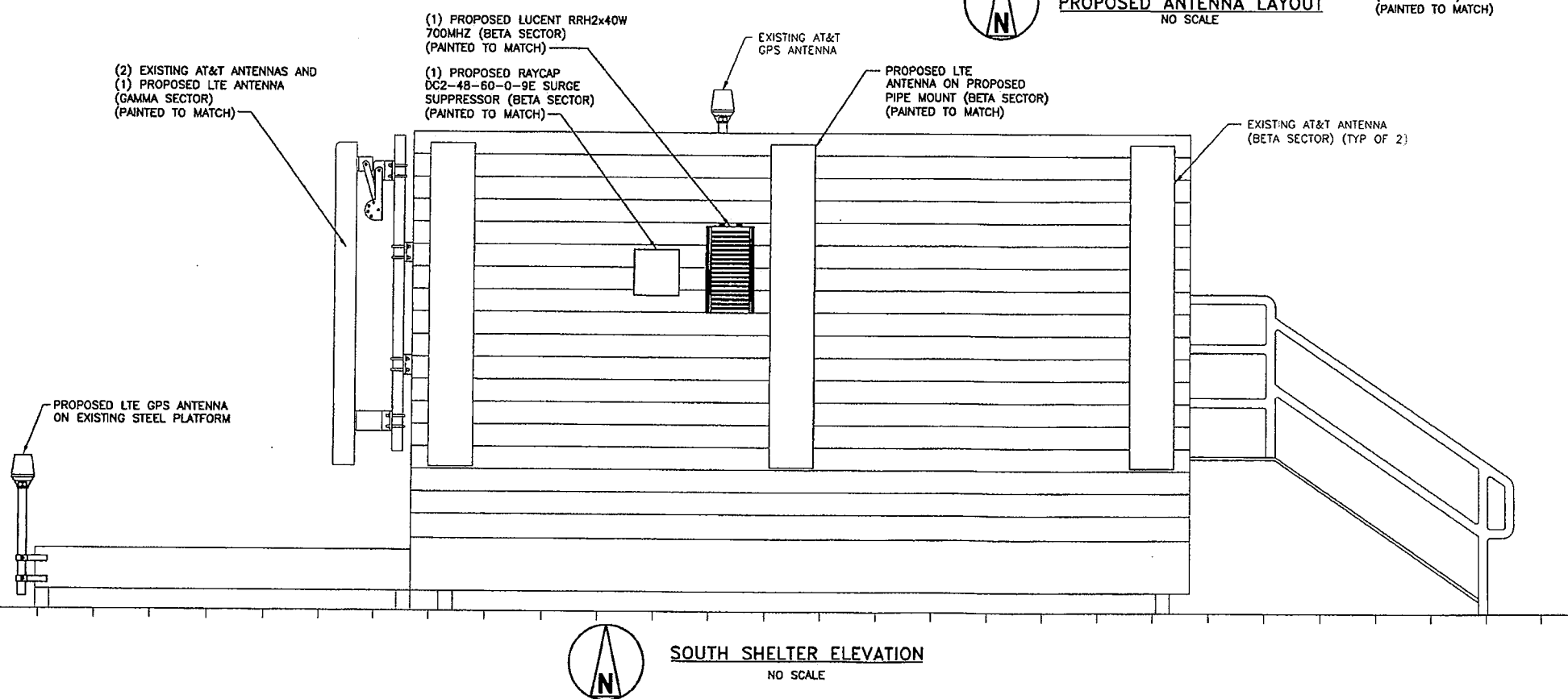
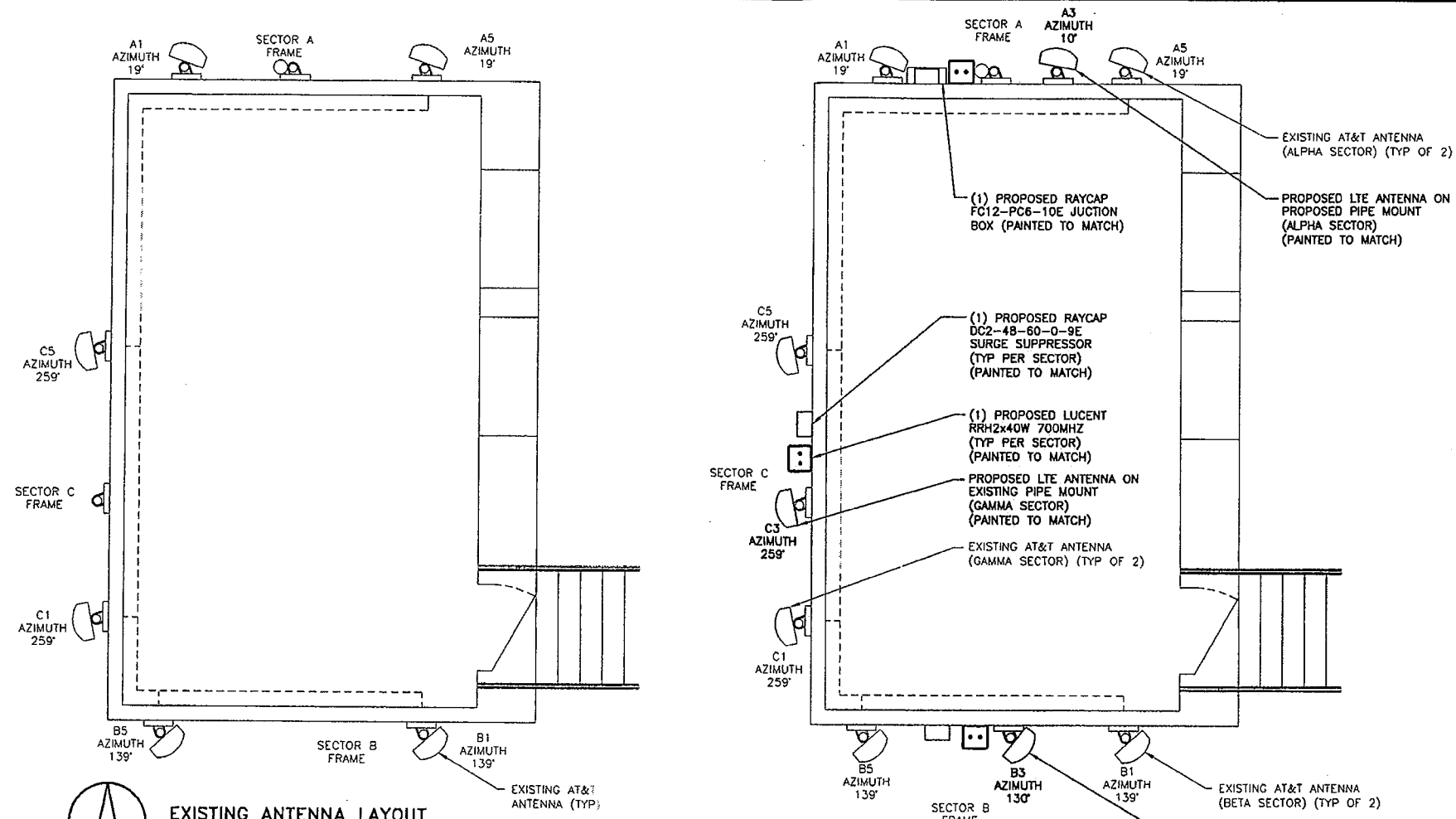
SHEET TITLE

OVERALL  
SITE PLAN

SHEET NUMBER

**Z-1**





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ST LOUIS, MO 63131

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001646

PROJECT NO:	168986
DRAWN BY:	AK
CHECKED BY:	GPX

REV	DATE	DESCRIPTION
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M03216  
ANNIE GUNN  
1 MCBRIDE & SON CORPORATE CENTER DRIVE  
CHESTERFIELD, MO 63005  
ROOFTOP

SHEET TITLE  
ANTENNA LAYOUT &  
SHELTER ELEVATION

SHEET NUMBER  
**Z-3**





13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

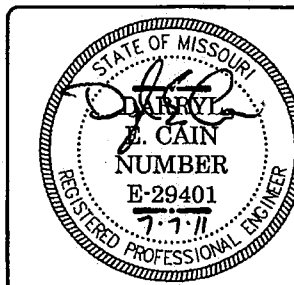
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PROJECT NO: 168986

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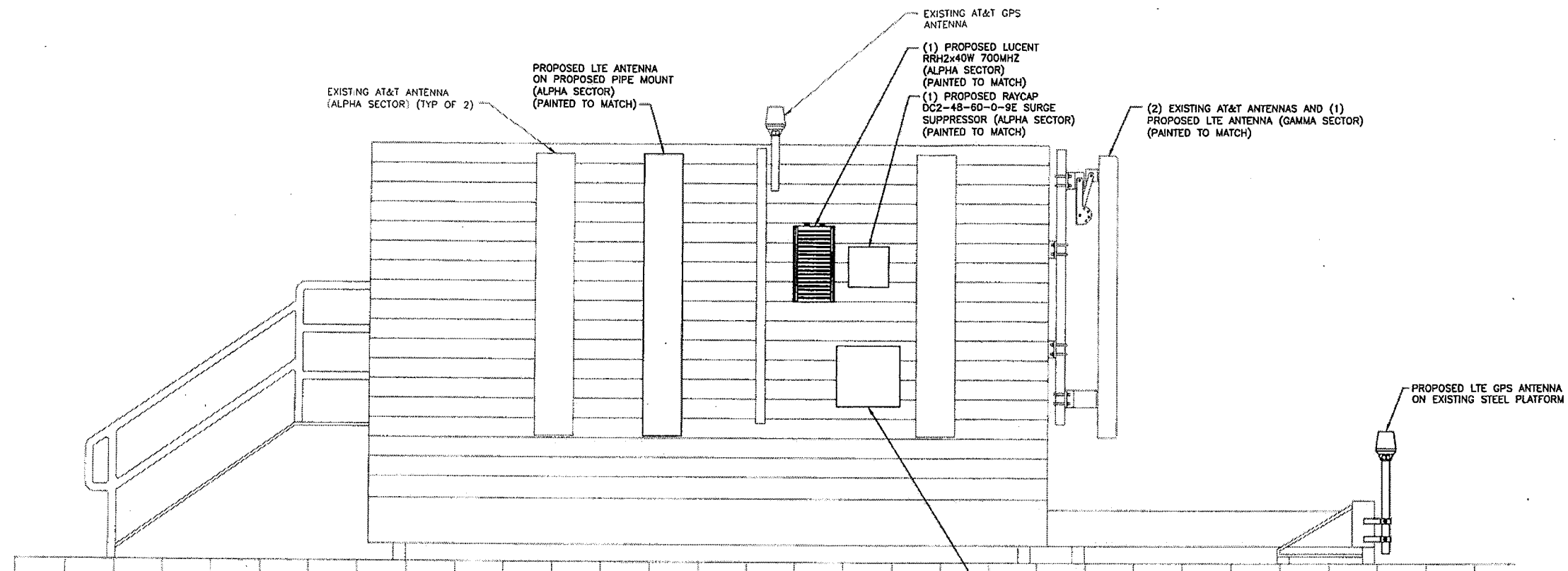
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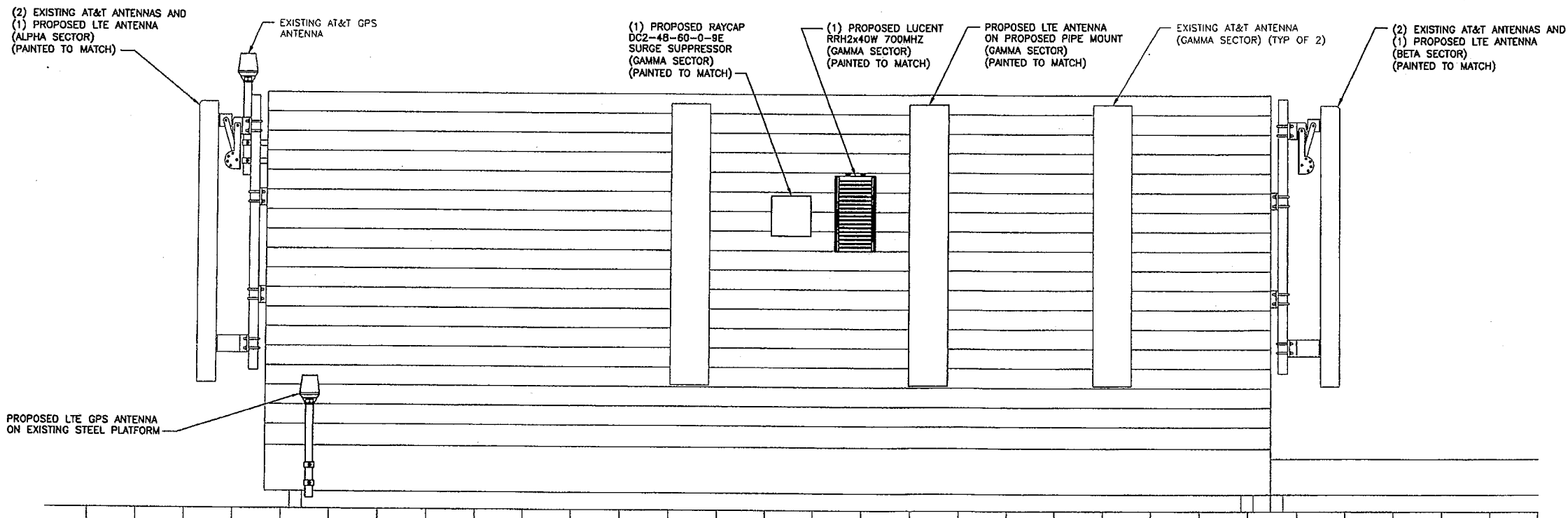
SHEET TITLE  
SHELTER ELEVATIONS

SHEET NUMBER  
**Z-4**



**NORTH SHELTER ELEVATION**  
NO SCALE

(1) PROPOSED RAYCAP  
FC12-PC6-10E JUNCTION BOX  
(PAINTED TO MATCH)



**WEST SHELTER ELEVATION**  
NO SCALE



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**BLACK & VEATCH**

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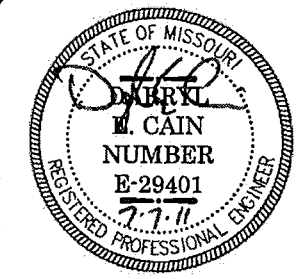
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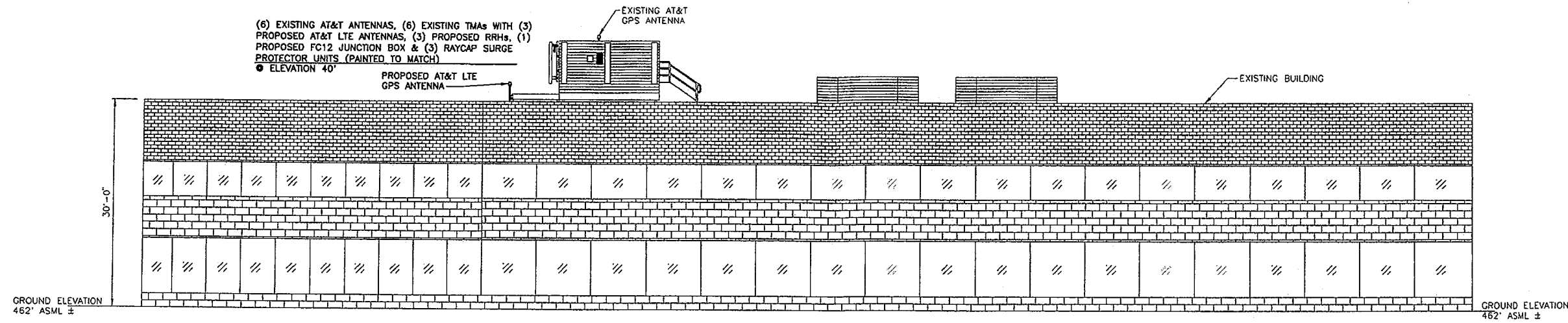
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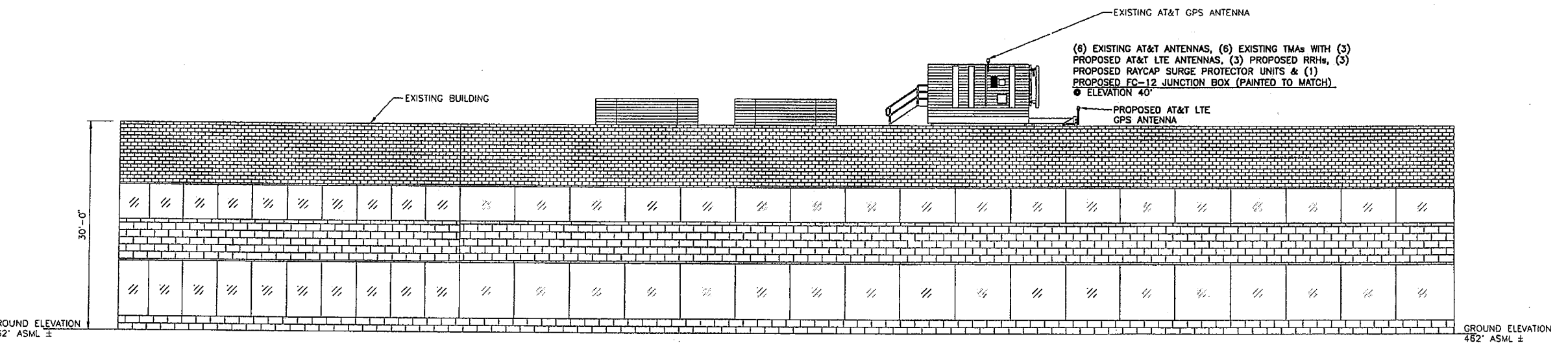
MO3216  
ANNIE GUNN  
1 WCBRIDE & SON CORPORATE CENTER DRIVE  
CHESTERFIELD, MO 63005  
ROOFTOP

SHEET TITLE  
SITE ELEVATIONS

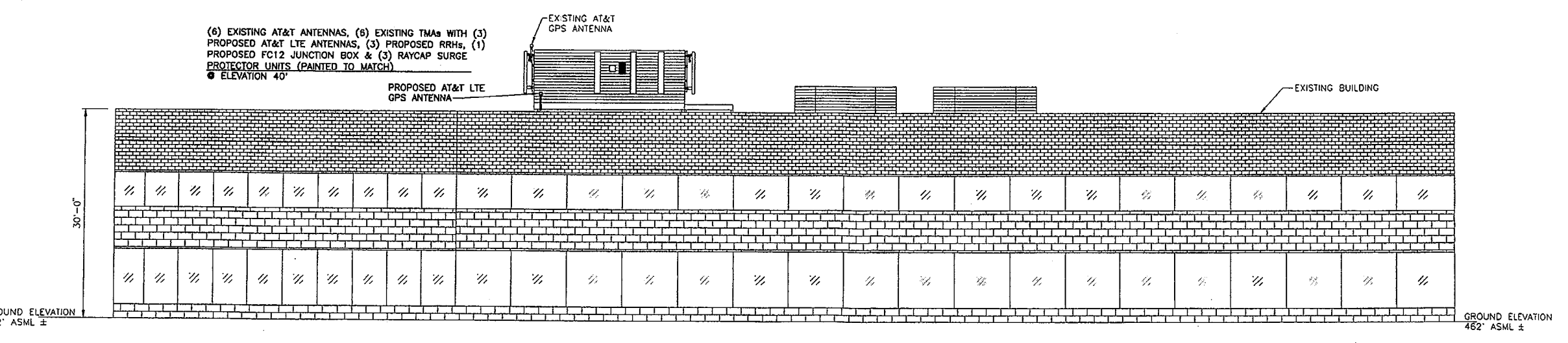
SHEET NUMBER  
**Z-5**



**SOUTH ELEVATION**  
SCALE: NONE



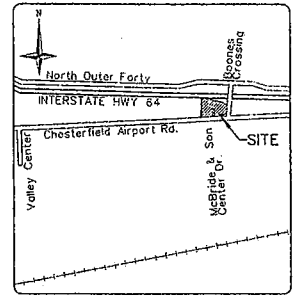
**NORTH ELEVATION**  
SCALE: NONE



**WEST ELEVATION**  
SCALE: NONE

A BOUNDARY ADJUSTMENT AND EASEMENT PLAT  
 OF LOTS 1 AND 4 OF "McBRIDE & SON CENTER" AND PART OF LOTS 3 AND 4  
 OF THE HERMAN FICKE ESTATE SUBDIVISION  
 IN U.S. SURVEY 125, TOWNSHIP 45 NORTH - RANGE 4 EAST  
 CITY OF CHESTERFIELD  
 ST. LOUIS COUNTY, MISSOURI

332



LOCATION MAP

M.S.E. BENCH MARK

12-171 45013 - "Standard Aluminum Disk" stamped  
 SL-38, 1990, DIA. 100.16 in set at the northwest corner of  
 Chesterfield Airport Pool and Coprice Drive.

SITE BENCH MARK

Brass pin in sidewalk 6.5' west of west  
 entrance to McBride & Son office building.

SUBDIVIDER:  
 McBRIDE & SON INVESTMENT CO. INC.  
 11 McBRIDE & SON CORPORATE CENTER DRIVE  
 ST. LOUIS, MISSOURI 63005

NOTES:

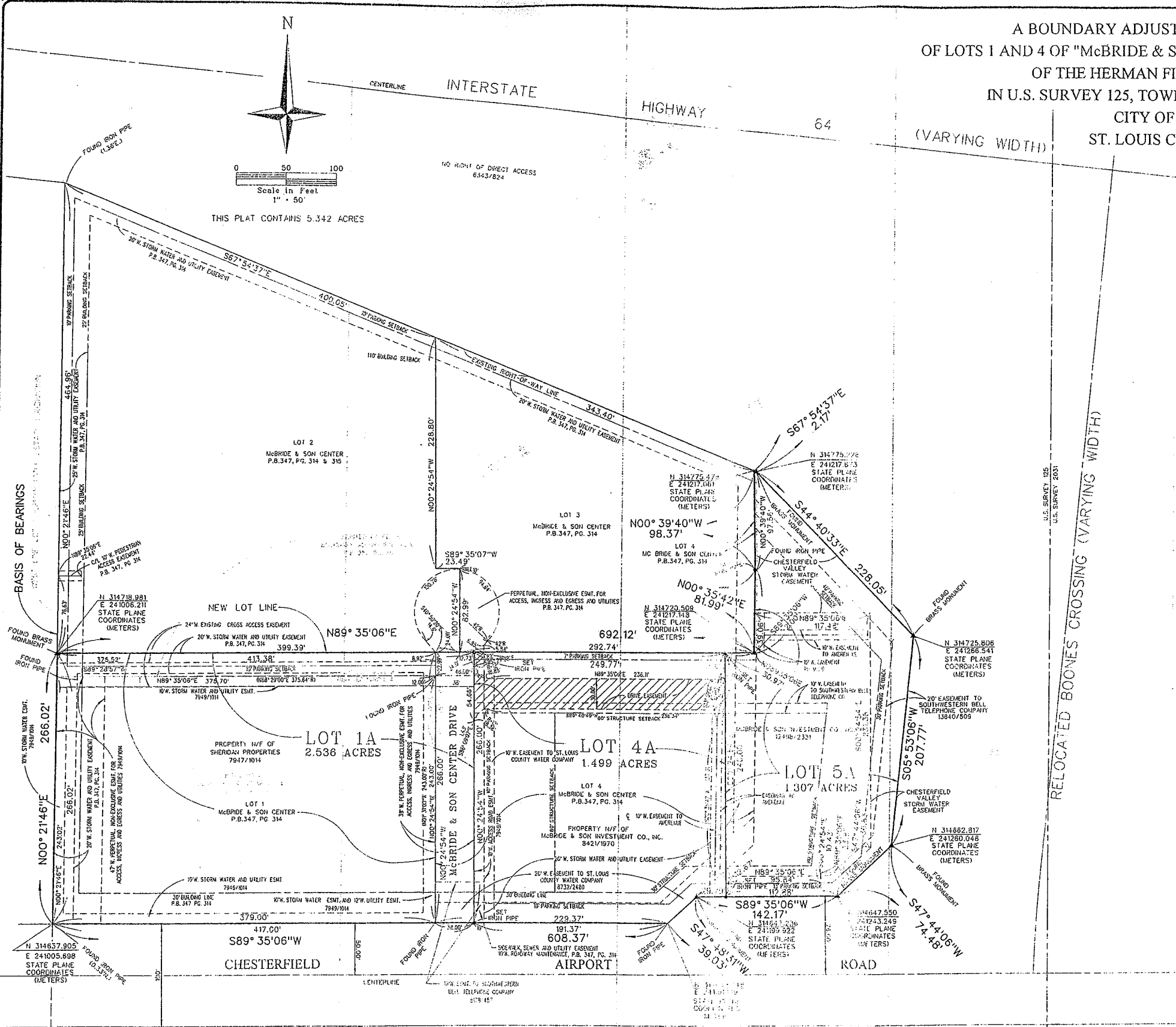
- BASIS FOR BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE  
 GRID AZIMUTH: 266 DEGREES 42 MINUTES 04 SECONDS  
 GRID BEARING: SOUTH 86 DEGREES 49 MINUTES 04 SECONDS WEST  
 STATION NAME: SL-38, 1990 NORTH: 314628.250 (METERS)  
 EAST: 239963.018 (METERS)  
 GRID FACTOR = .9999175  
 (NOTE: 1 METER = 3.28083333 FEET)

AZIMUTH MARK: SL-38A, 1990  
 STATE PLANE COORDINATES ESTABLISHED USING G.P.S.  
 COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS.  
 ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN 2000

LOT 1 AND LOT 4 OF  
 McBRIDE & SON CENTER  
 PLAT BOOK 347 PAGES 314 & 316

A tract of land being part of Boone's Crossing, varying width, as described in deed recorded in  
 Book 6343 page 824 of the St. Louis County Records, being part of Lots 3 and 4 of the Herman  
 Ficke Estate Subdivision, in U.S. Survey 125, Township 45 North - Range 4 East, St. Louis  
 County, Missouri and being more particularly described as:

Beginning at a point on the West right-of-way line of said Boone's Crossing, varying width, said  
 point being distant South 00 degrees 39 minutes 40 seconds East 209.45 feet from the intersection  
 of the South right-of-way line of Interstate Highway 64, varying width, as described in deed  
 recorded in Book 6343 page 824 of the St. Louis County Records, with said West right-of-way  
 line of Boone's Crossing, varying width, said intersection being the Northeast corner of Adjusted  
 Parcel B of the "Boundary Adjustment Plat," recorded in Plat Book 230 page 39 of the St. Louis  
 County Records; thence South 44 degrees 40 minutes 33 seconds East 228.05 feet to a point,  
 thence South 05 degrees 53 minutes 06 seconds West 207.77 feet to a point; thence South 47  
 degrees 44 minutes 06 seconds West 74.48 feet to a point; thence South 89 degrees 35 minutes 06  
 seconds West 142.17 feet to said West right-of-way line of Boone's Crossing, varying width,  
 being also the East line of said Adjusted Parcel B; thence Northwesterly along said West right-of-  
 way line of Boone's Crossing, varying width, being also the East line of said Adjusted Parcel B,  
 the following courses and distances: North 47 degrees 48 minutes 31 seconds East 115.36 feet,  
 North 00 degrees 35 minutes 42 seconds East 271.16 feet and North 00 degrees 39 minutes 40  
 seconds West 97.56 feet to the point of beginning and containing 1.173 acres.



WITNESSES:  
 County of St. Louis }  
 I, the undersigned Recorder of Deeds for said County and State, do hereby certify  
 that the foregoing and annexed instruments of record are correct in form and  
 are truly recorded in Plat Book 330 Page 331 & 332.  
 Witness my hand and official seal on the day and year foresaid.  
 Jennifer M. Hammond  
 Recorder of Deeds  
 Debra J. Decker  
 Deputy Recorder

Thomas E. Smith  
 Thomas E. Smith  
 Mo. P.L.S. #14165

5-14-02

**VOLZ**  
 INCORPORATED  
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
 10449 INDIAN HEAD HINDL. BLVD.  
 ST. LOUIS, MISSOURI 63132  
 PHONE 314-266-6112

Boundary Adjustment  
 Sheet 2 of 2  
 Block 1

- Legend:
- Brass Monument
  - Iron Pipe
  - Urban Class Property