City of Chesterfield

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. 34-2011 AT&T (16141 Swingley Ridge Road): 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 "C2" Shopping District – zoned property located on the northeast corner of the intersection of Swingley Ridge Road and Nardin Drive (18S230181).

Summary

The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). AT&T proposes to locate three (3) additional antennas to a roof mounted high structure at the above referenced location. The additional antennas will be utilized to offer LTE 4G data service.

The existing antennas at this site are located on the roof of a three-story office building. The current antenna array on this office building 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 initial granting of a T.S.P. 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 request.

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, September 26, 2011 at 6:30 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. 34-2011 AT&T (16141 Swingley Ridge Road): A request to obtain approval for a Telecommunication Facility Siting Permit for collocation of additional antennas and equipment on an existing high structure in a "C2" Shopping District-zoned property located on the northeast corner of the intersection of Swingley Ridge Road and Nardin Drive (18S230181).

A tract of land being Lot 11 and part of Lot 10 of Pickwick Shopping Center according to the plat thereof recorded in Plat Book 64, Page 30 of the St. Louis County Records in U.S. Survey 415, Township 45 North, Range 4 East, St. Louis County Missouri.

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Information on this Public Hearing may be found on the City's website at http://www.chesterfield.mo.us/public-notice.html or by contacting Shawn Seymour Senior Planner at 636.537.4741 or via e-mail at sseymour@chesterfield.mo.us.
All interested parties will be given an opportunity to be heard at the Public Hearing.

MO3139
CHESTERFIELD 2

at&t

LTE
ROOFTOP

RECEIVED
SEP - 6 2011
DEPT. OF PLANNING
& PUBLIC WORKS

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRIC CODE
ANSI/TIA-222-G OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

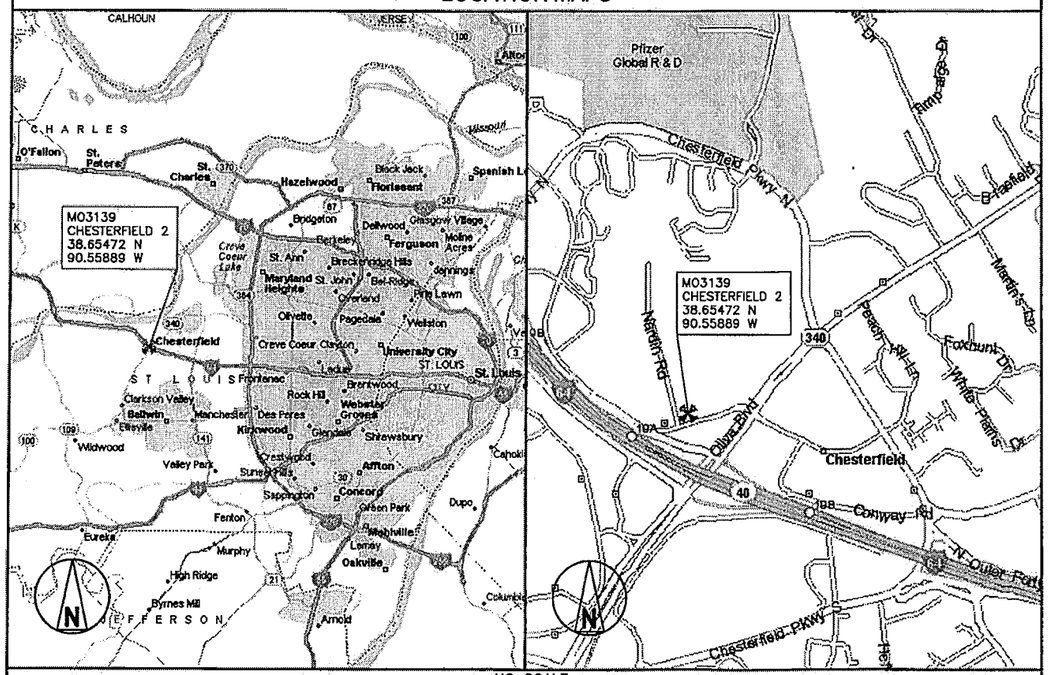
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T's CONDUCTORLESS TELECOMMUNICATIONS NETWORK. INSTALLATION OF (3) RRHs, (3) FIBER CABLE, (3) DC POWER CABLES, (3) RAYCAP SURGE PROTECTOR, (1) LTE RACK, (3) PIPE MOUNTED LTE PANEL ANTENNAS INCLUDING (1) LTE GPS ANTENNA ARE PROPOSED.

SITE INFORMATION

PROPERTY OWNER:	THE EMERALD GROUP INC
ADDRESS:	
TOWER OWNER:	NA
SITE NAME:	CHESTERFIELD 2
SITE NUMBER:	MO3139
SITE CONTACT:	NA
SITE ADDRESS:	16141 NORTH OUTER 40 CHESTERFIELD, MO 63017
COUNTY:	ST LOUIS
LATITUDE (NAD 83):	38° 39' 16.99" N 38.65472
LONGITUDE (NAD 83):	90° 33' 32.00" W -90.55889
GROUND ELEVATION:	647' AMSL
RAD CENTER:	50' AGL
ZONING JURISDICTION:	CITY OF CHESTERFIELD, MO
ZONING DISTRICT:	C-2
PARCEL #:	18S230181
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	AMEREN MO
TELEPHONE COMPANY:	AT&T
SITE ACQUISITION CONTACT:	DOUG KONRATH (314) 605-7542
RF ENGINEER:	RON HUMPHREY
CONSTRUCTION MANAGER:	KEN SHAW (314) 210-8629

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

LOCATION MAPS



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

AT&T SITE AQ: _____ DATE: _____

OCI: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

MUNICIPAL: _____ DATE: _____

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE SURVEY (BY OTHERS)
Z-2	OVERALL SITE PLAN
Z-3	SITE PLAN
Z-4	SITE DETAILS
Z-5	SITE ELEVATION

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MISSOURI, CALL MISSOURI ONE CALL

TOLL FREE: 1-800-344-7483 OR
www.mo1call.com

MISSOURI STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

CONTACT INFORMATION

ENGINEER:	15450 S OUTER FORTY DR, SUITE 200 CHESTERFIELD, MO 63017
CONTACT:	GEORGE P. XENOS
PHONE:	(913) 687-9233

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST AT&T OFFICE:
GO NORTH ON I-270 TO I-64/US-40 HWY (2.4 MI.) THEN WEST ON I-64/US-40 HWY TO SR-340/OLIVE BLVD (6 MI.)
GO NORTH ON OLIVE BLVD TO N OUTER FORTY DR/SWINGLEY RIDGE RD (0.5 MI.)
GO STRAIGHT ON SWINGLEY RIDGE RD TO LOCAL RD (170 YDS) THEN NORTH TO SITE

at&t
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 # 001648

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

REV	DATE	DESCRIPTION
0	08/09/11	ISSUED FOR ZONING

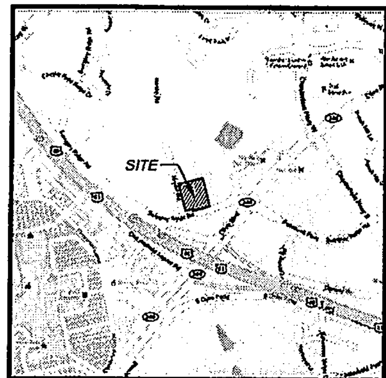
STATE OF MISSOURI
SOON-LEE THO
NUMBER E-28100
8/9/11
REGISTERED PROFESSIONAL ENGINEER

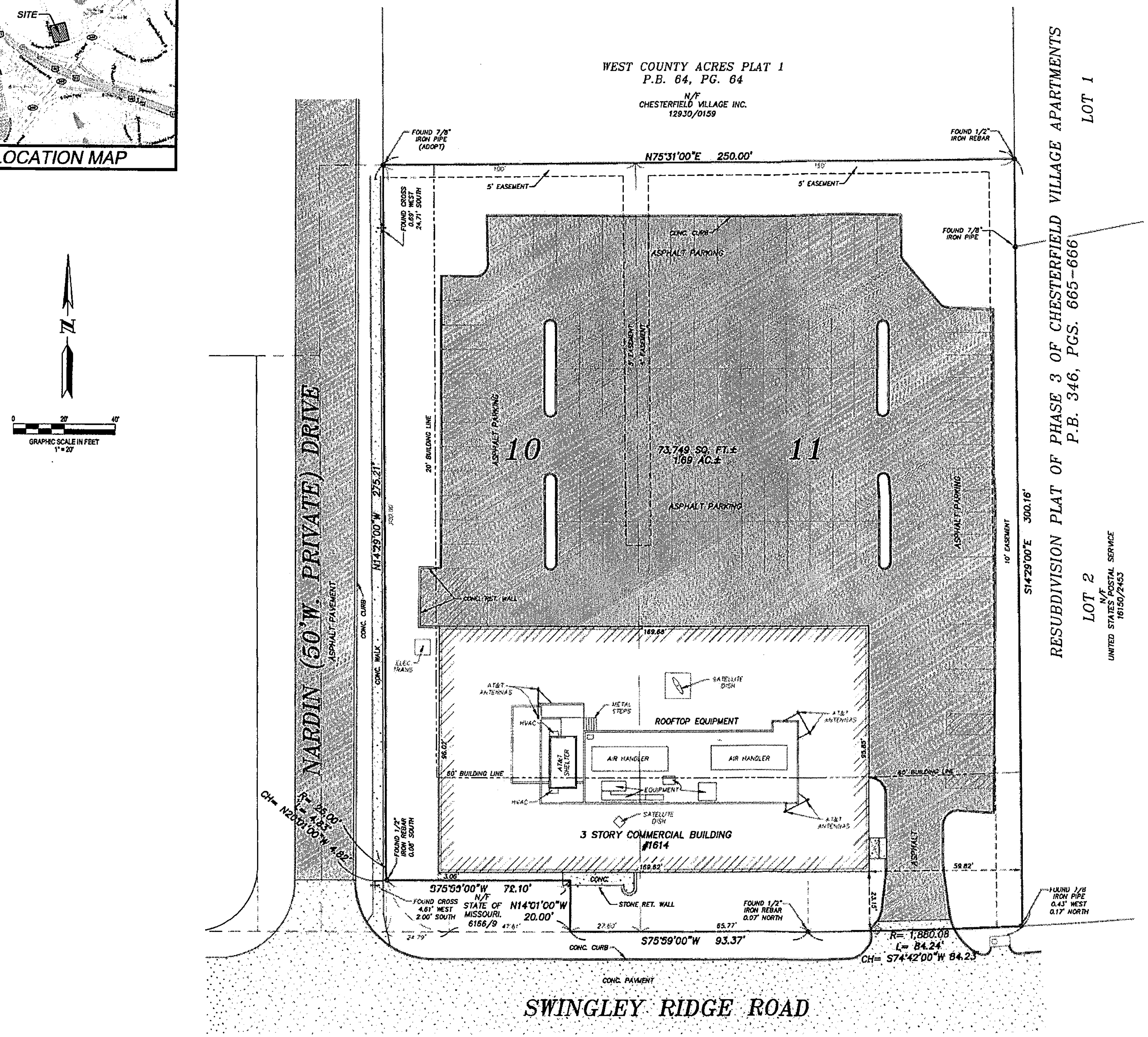
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO3139
CHESTERFIELD 2
16141 NORTH OUTER 40
CHESTERFIELD, MO 63017
LTE - ROOFTOP

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1





SURVEYOR'S NOTES:

A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

FLOODPLAIN INFORMATION: The tract of land described hereon is within the limits of Zone 'X', areas determined to be outside the 500 year floodplain, as shown on FEMA Flood Insurance Rate Map Number 29189C0145H, dated 8/2/1995.

This is to certify that at the request of Black and Veatch, we have during the month of July, 2011 executed a Property Boundary Survey in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey and in a manner consistent with the degree of care and skill ordinarily exercised by members of the land surveying profession currently practicing and in similar circumstances, on a tract of land being Lot 11 and part of Lot 10 of Pickwick Shopping Center in U.S. Survey 415, Township 45 North, Range 4 East according to the plat thereof recorded in Plat Book 64, Page 30 of the St. Louis County Records as shown hereon and that the results of said survey are represented upon this plat. This survey meets the accuracy standards for an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat.

Gateway Land Services, Inc. (Agent)

By ______________________
(Agent) Lee C. Ferrenbach III PLS – 2310
Vice President

PARENT TRACT DESCRIPTION PER DEED BOOK 17755, PAGE 524

A TRACT OF LAND BEING Lot 11 and part of Lot 10 of Pickwick Shopping Center according to the plat thereof recorded in Plat Book 64, Page 30 of the St. Louis County Records in U.S. Survey 415, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 11; thence along the eastern line of said Lot 11; South 14°29'00" East, 300.16 feet to a point in the northern line of Swingley Ridge Road Road; thence along said northern line the following courses; along a curve to the right having a radius of 1880.08 feet and an arc length of 84.24 feet, the chord of which bears South 74 degrees 42 minutes 00 seconds West, a chord distance of 84.23 feet to a point of tangency; thence South 75 degrees 59 minutes 00" West, 93.37 feet to the southeastern corner of property now or formerly of the State of Missouri as recorded in Book 6166, page 9 of the St. Louis County Missouri Records; thence along the eastern line of said State of Missouri property, North 14 degrees 01 minutes 00 seconds West, 20.00 feet to the northeast corner thereof; thence along the northern line of said State of Missouri property, South 75 degrees 59 minutes 00 seconds West, 72.10 feet to the eastern line of Nardin (50 foot wide) Drive; thence leaving said northern line and along the eastern line of Nardin Drive, the following courses; along a curve to the right having a radius of 25.00 feet, and an arc length of 4.83 feet, the chord of which bears North 20 degrees 01 minutes 00 seconds West, a chord distance of 4.82 feet to a point of tangency; thence North 14 degrees 29 minutes 00 seconds West, 275.21 feet to the northwest corner of the aforementioned Lot 10; thence leaving said eastern line and along the northern line of said Lot 10 and also along the northern line of said Lot 11, North 75 degrees 31 minutes 00 seconds East 250.00 feet to the POINT OF BEGINNING and containing 73,749 square feet or 1.69 acres more or less.

MO3139
CHESTERFIELD 2
2ND CARRIER ROOFTOP
16141 SWINGLEY ROAD
CHESTERFIELD, MO 63017
ST. LOUIS COUNTY, MISSOURI

Gateway Land Services, Inc
4 West Drive, Suite 110
Chesterfield, MO 63017
314.881.9556
f-636.530.9825
www.glsstl.com

STATE OF MISSOURI
LEE C. FERRENBACH III
NUMBER PLS-2310
PROFESSIONAL LAND SURVEYOR

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:

PROPERTY BOUNDARY SURVEY
LOT 11 AND PART OF LOT 10 OF PICKWICK SHOPPING CENTER
PLAT BOOK 64, PAGE 30
ST. LOUIS COUNTY, MISSOURI
CITY OF CHESTERFIELD

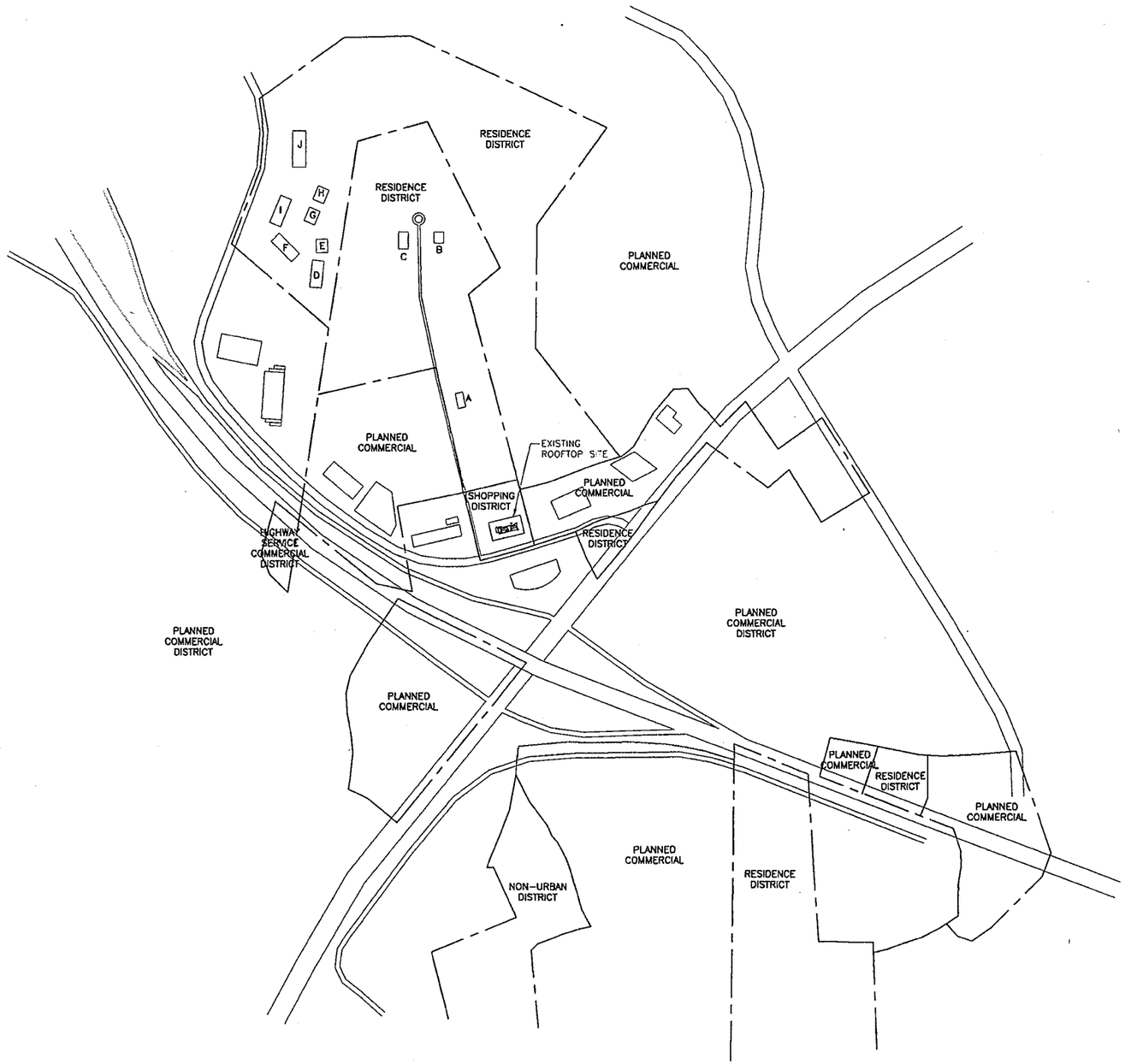
DATE: 7/7/11
DRAFTED BY: JNW
APPRVD. BY: LCF
FILE NAME: 11-099

SHEET TITLE:
PROPERTY BOUNDARY SURVEY

SHEET NUMBER:
SUV-1

SHEET NO: 1 OF 1

PROJECT NO: 11-099



OVERALL SITE PLAN
SCALE: 1" = 300'-0"

RESIDENCE	DISTANCE FROM CL OF SELF SUPPORT TOWER
A	595'-0"±
B	1430'-0"±
C	1440'-0"±
D	1460'-0"±
E	1590'-0"±
F	1660'-0"±
G	1745'-0"±
H	1820'-0"±
I	1835'-0"±
J	2025'-0"±

LEGEND

FENCE	— x — x — x —
LEASE AREA	— . — . —
ICE BRIDGE	
OVERHEAD POWER	— OHP — OHP — OHP —
UNDERGROUND POWER	— UGP — UGP — UGP —
OVERHEAD UTILITIES	— OHU — OHU — OHU —
UNDERGROUND TELCO	— UGT — UGT — UGT —

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OVERLAND PARK, KANSAS 66210
(913) 458-2000
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001846

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

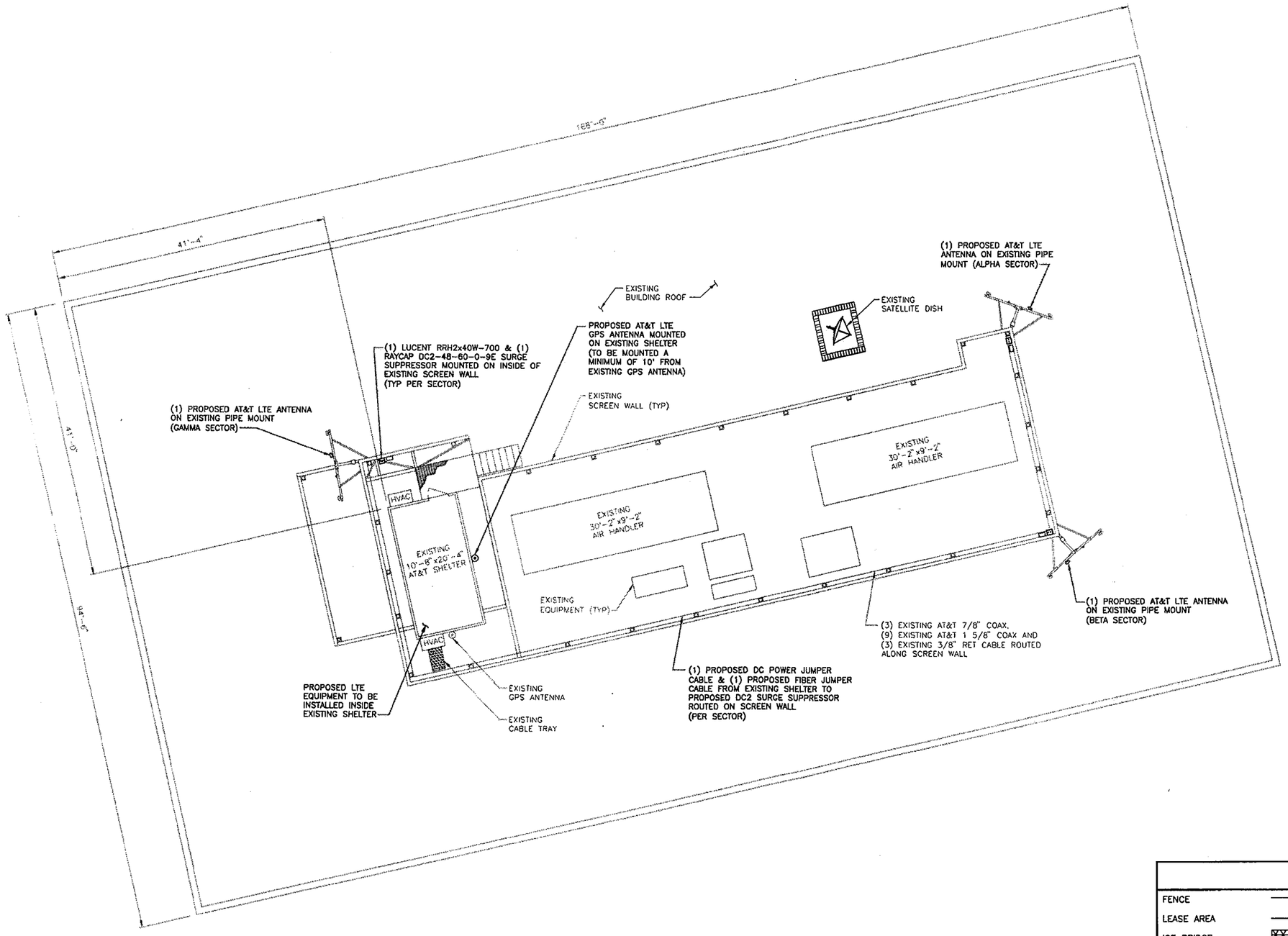
REV	DATE	DESCRIPTION
0	08/09/11	ISSUED FOR ZONING

STATE OF MISSOURI
SOON-LEE THO
NUMBER E-28100
8/9/11
REGISTERED PROFESSIONAL ENGINEER

MO3139
CHESTERFIELD 2
16141 NORTH OUTER 40
CHESTERFIELD, MO 63017
LTE – ROOFTOP

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-2



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

LEGEND

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

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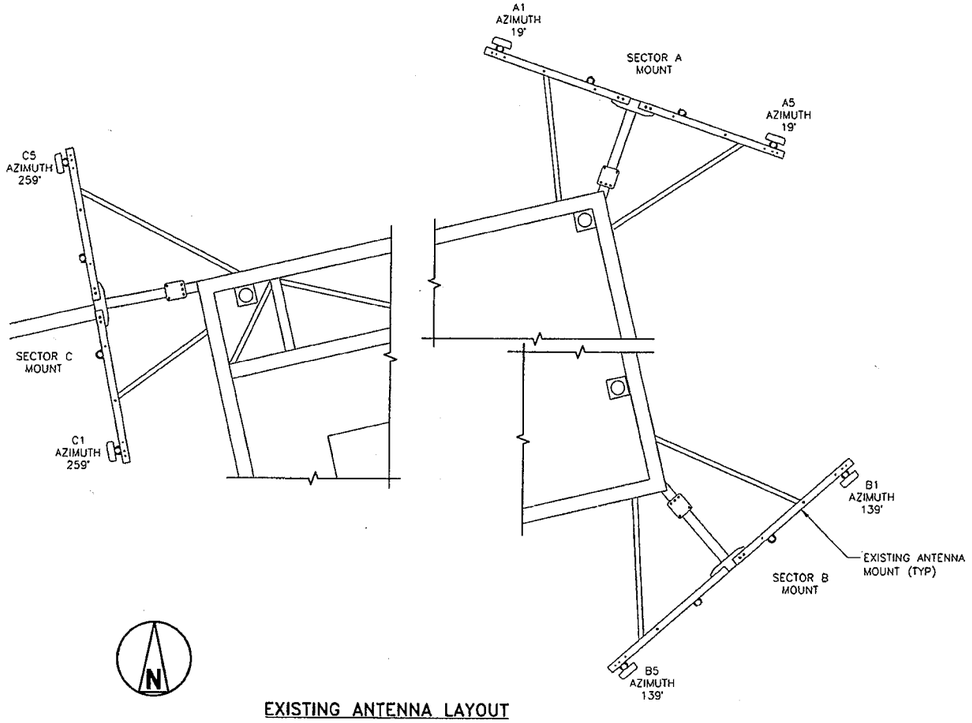
8/9/11
REGISTERED PROFESSIONAL ENGINEER

M03139
CHESTERFIELD 2
16141 NORTH OUTER 40
CHESTERFIELD, MO 63017
LTE – ROOFTOP

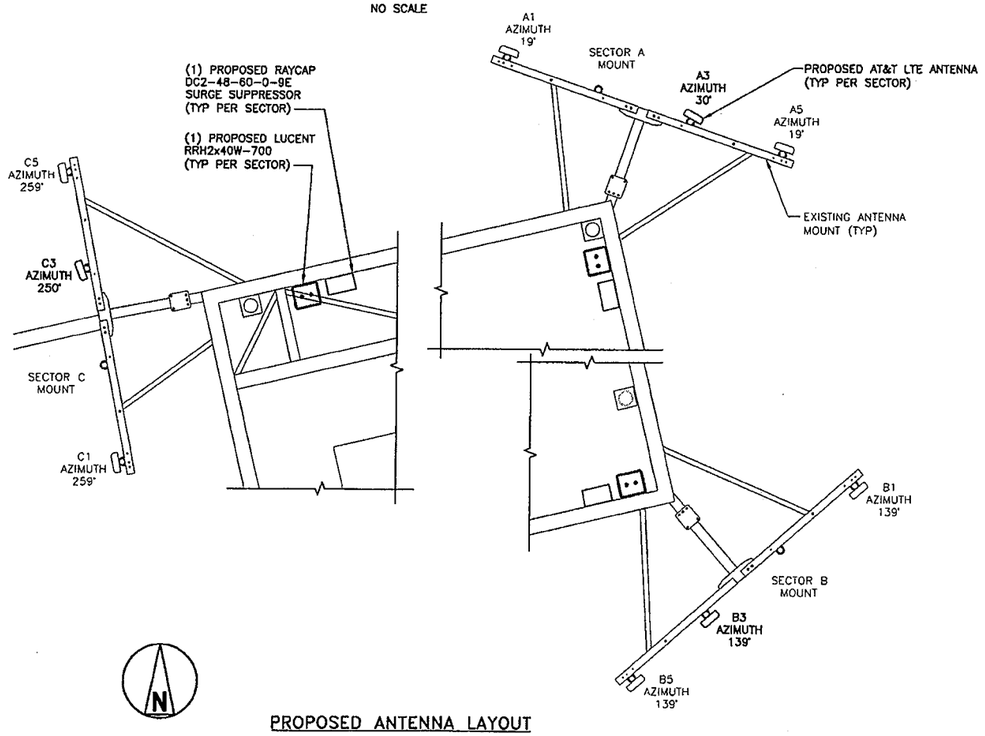
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-3



EXISTING ANTENNA LAYOUT

NO SCALE



PROPOSED ANTENNA LAYOUT

NO SCALE

NOTES

1. ALL MAIN CABLES WILL BE GROUNDED W/ COAXIAL CABLE GROUNDING KITS AT:
   A. THE ANTENNA LEVEL.
   B. MID LEVEL IF TOWER IS OVER 200'.
   C. BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
   D. OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
   E. INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
2. ALL PROPOSED GROUNDING BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUNDING BAR DOWNLEADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUNDING BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
3. THE SUB CONTRACTORS SHALL BE RESPONSIBILE FOR VERIFYING THE ANTENNA AND THE COAX CONFIGURATION, MAKE AND MODELS, PRIOR TO INSTALLATION.
4. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S STANDARD DETAILS.
5. THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THE STRUCTURAL ANALYSIS WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK AND VEATCH.
6. SUBCONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.

COAXIAL ANTENNA CABLE NOTES

1. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, SUBCONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
2. SUB CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
3. CONTRACTOR TO CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 REFER TO THE LATEST VERSION.
4. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'-0".
5. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'-0" OC.
6. CONTRACTOR MUST FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
7. WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH AT&T STANDARDS.

at&t

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BLACK & VEATCH

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OVERLAND PARK, KANSAS 66210
(913) 458-2000

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001648

PROJECT NO:	168986
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REGISTERED PROFESSIONAL ENGINEER

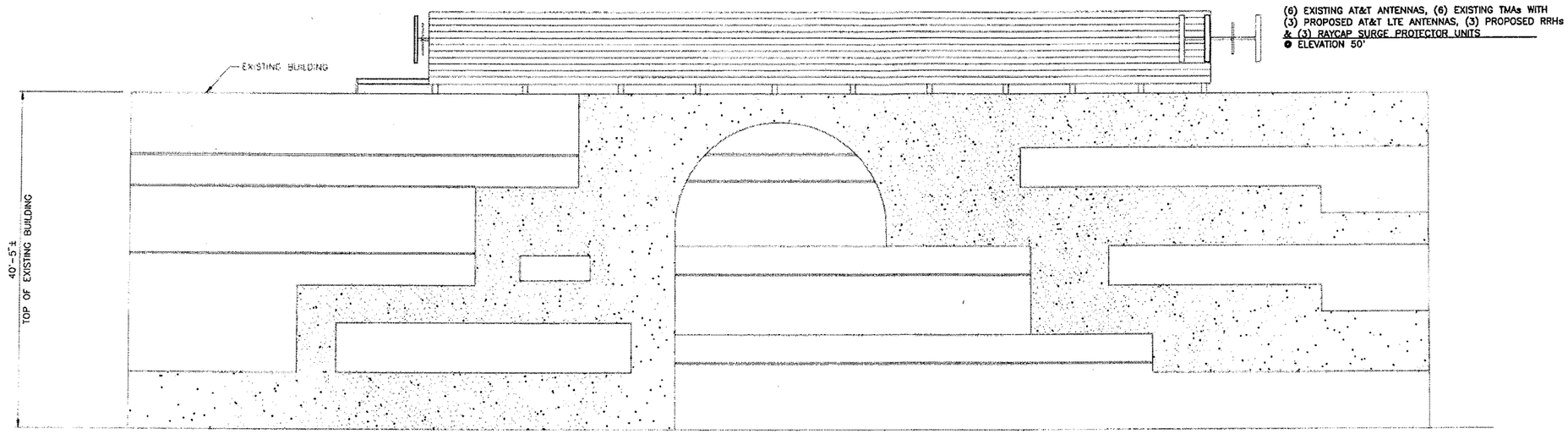
M03139
CHESTERFIELD 2
16141 NORTH OUTER 40
CHESTERFIELD, MO 63017
LTE - ROOFTOP

SHEET TITLE

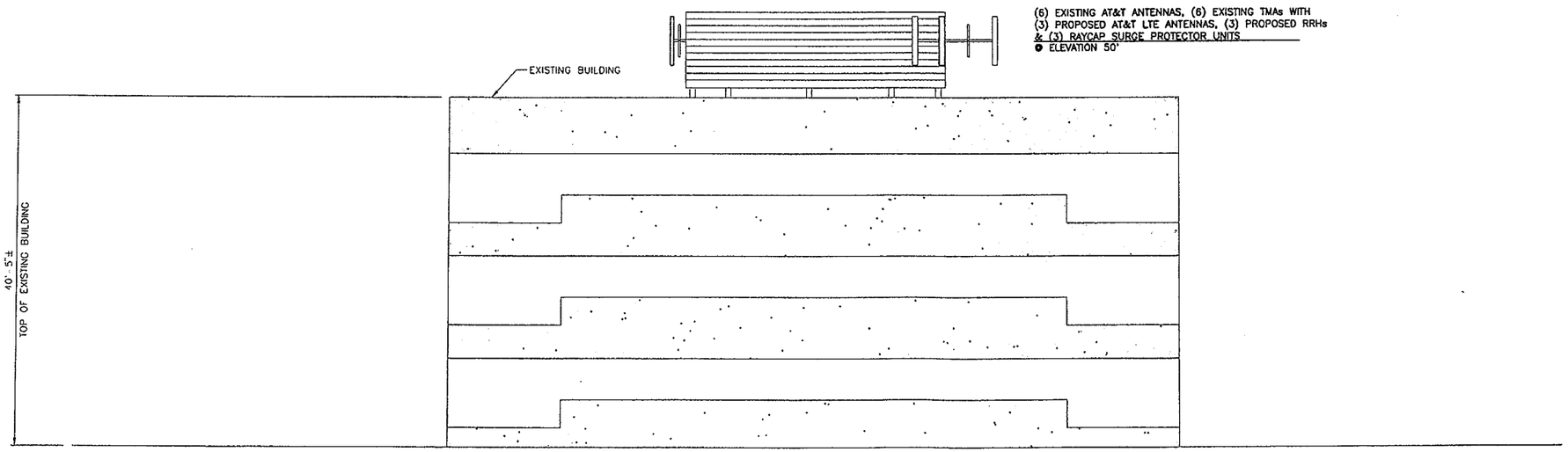
SITE DETAILS

SHEET NUMBER

Z-4



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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CHESTERFIELD 2
16141 NORTH OUTER 40
CHESTERFIELD, MO 63017
LTE – ROOFTOP

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-5

AT&T Wireless

June 24, 2011

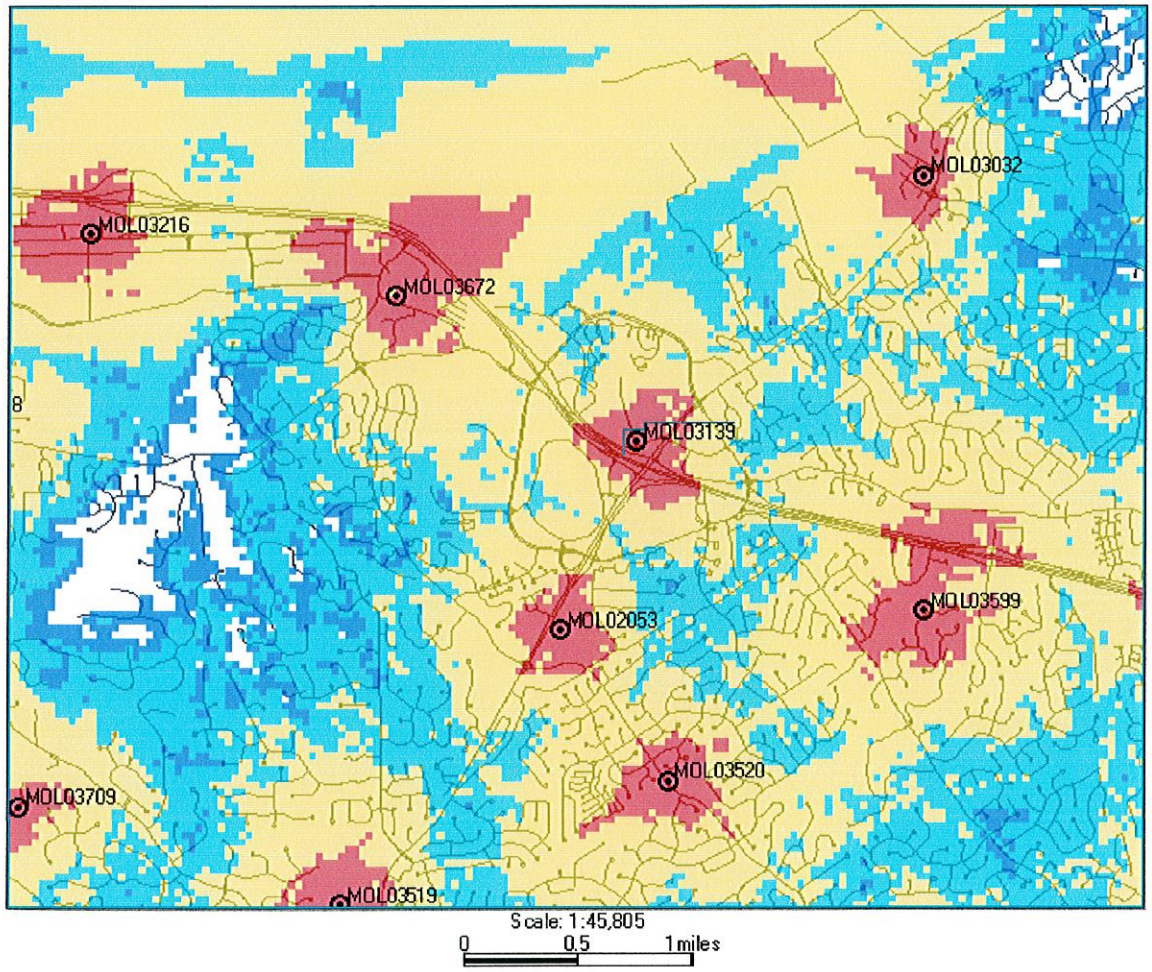
The following is a brief explanation of why AT&T Mobility is proposing to have the current wireless communication facility at 16141 North Outer 40 modified. This facility is labeled as MOL03139 on Map 1. Currently this facility is only capable of broadcasting our older technologies.

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 4th 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