



# IV.B

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. 09-2009 T-Mobile (Spirit 40 Park):** A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 0.46 acre tract of land zoned "M3" Planned Commercial District located at 731 Spirit 40 Park Drive, north of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road (17V420146).

### 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 removal and replacement of three antennas located atop a mono-pole structure.

There are currently two (2) wireless telecommunications companies operating from this structure. Both were 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. 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 30, 2009 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,

Shawn Seymour, AICP  
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

**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 Wednesday, September 30, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**T.S.P. 09-2009 T-Mobile (Spirit 40 Park):** A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 0.46 acre tract of land zoned "M3" Planned Commercial District located at 731 Spirit 40 Park Drive, north of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road (17V420146).



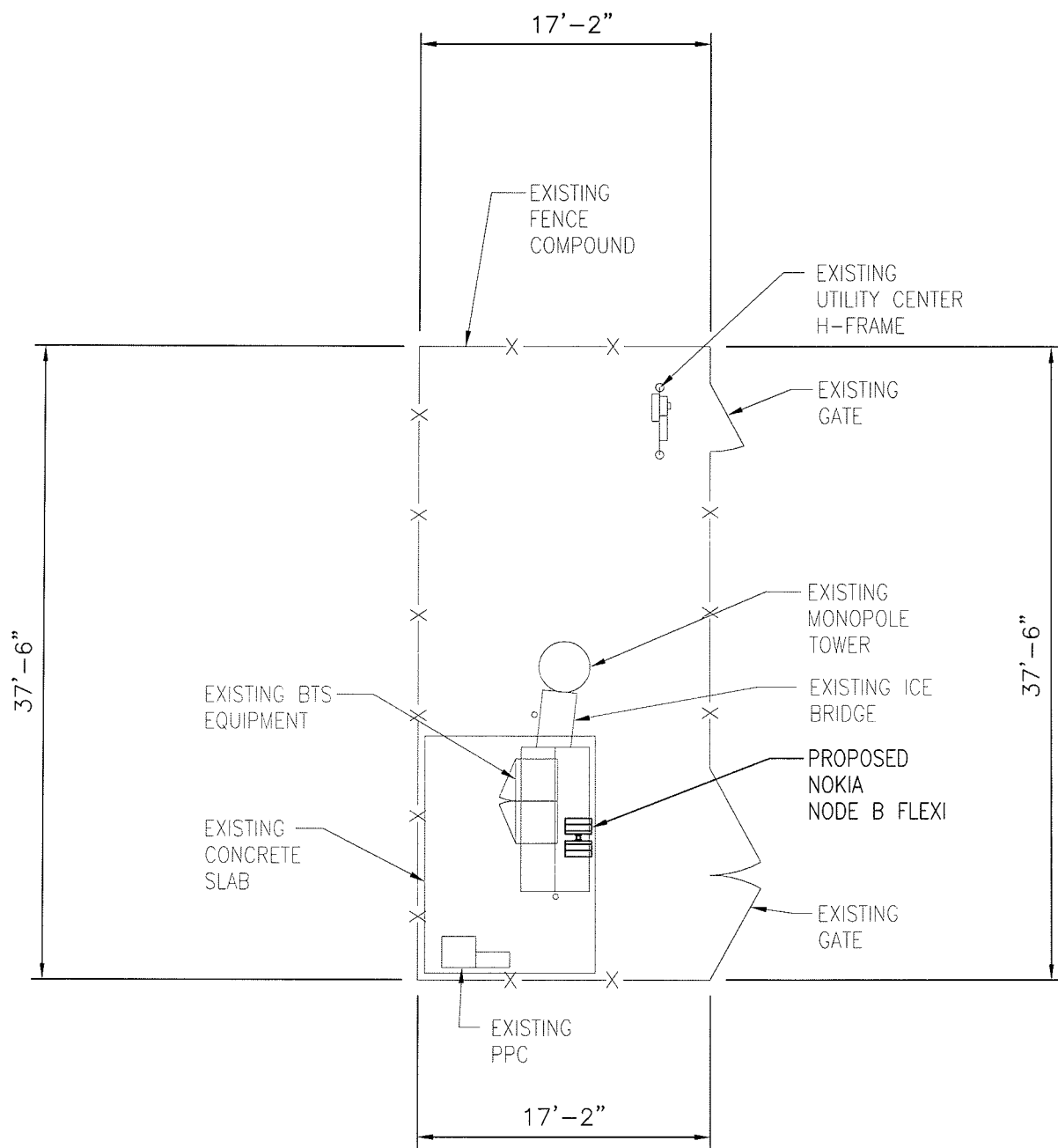
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you 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](mailto:sseymour@chesterfield.mo.us)

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

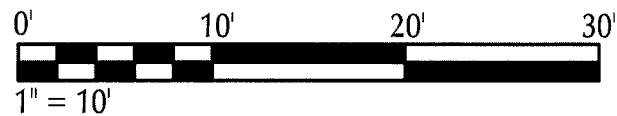
Description of Property

Adjusted Lot 3A of a Boundary Adjustment Plat, as recorded in Plat Book 337, on Page 32 in the Recorder of Deeds Office at St. Louis County Missouri.

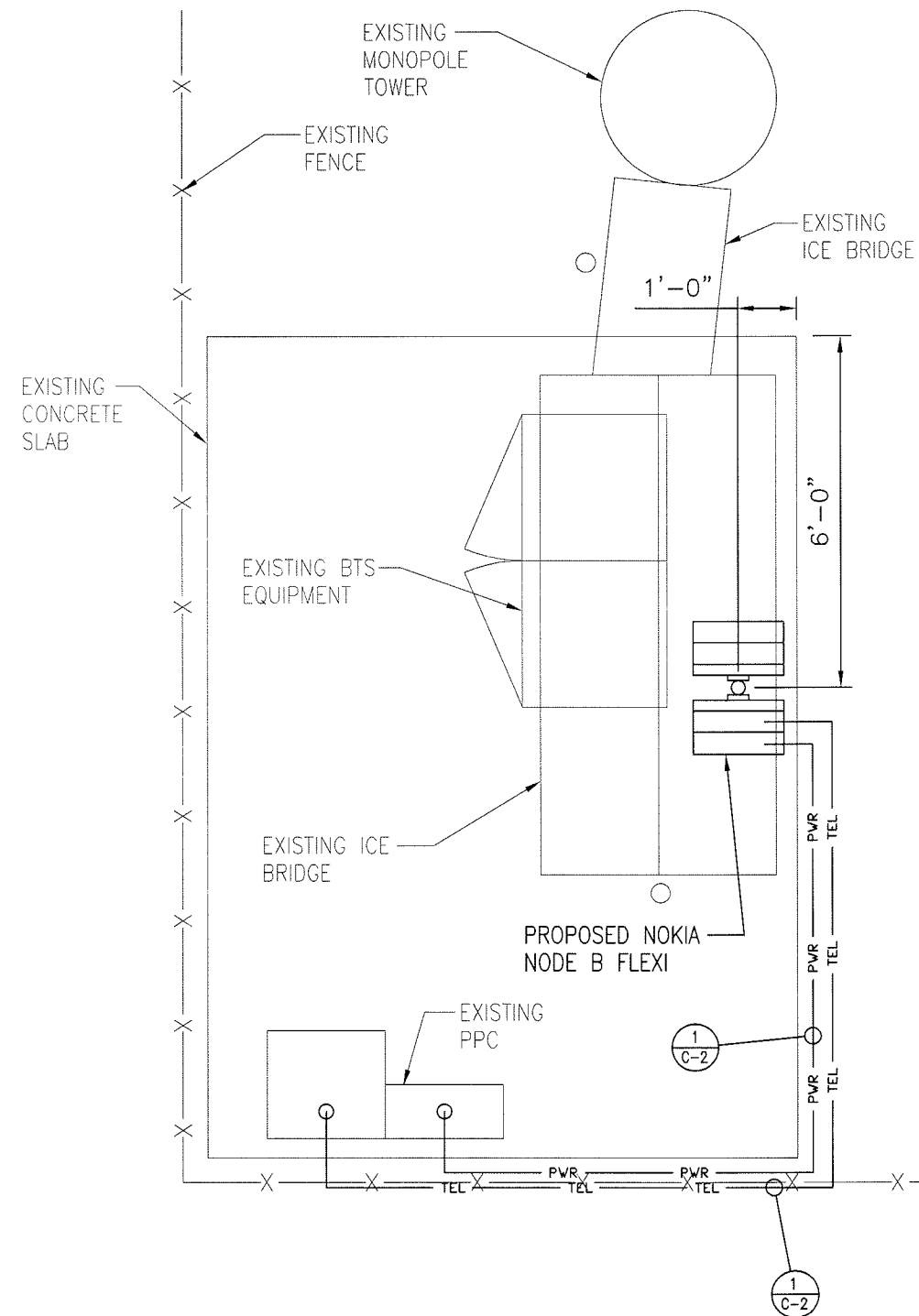




1 COMPOUND PLAN



- NOTES:
1. CONTRACTOR TO INSURE THAT NO CONFLICTS OCCUR IN THE FIELD WITH THE LOCATION OF THE T-MOBILE INSTALLED NODE B FLEXI EQUIPMENT. ANY CONFLICTS SHOULD BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY PRIOR TO FINAL PLACEMENT.
  2. POWER/TELCO ROUTINGS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO FIELD ROUTE TO INSURE NO TRIPPING HAZARDS AND NO CONFLICTS WITH EXISTING EQUIPMENT.



2 NODE B FLEXI MOUNTING PLAN  
NTS

T-Mobile

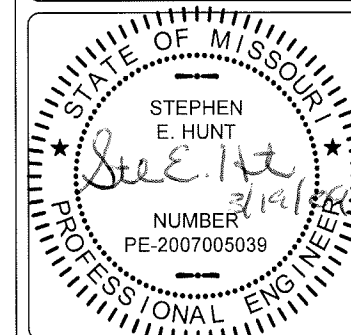
555 NORTH NEW BALLAS ROAD,  
SUITE 350  
ST. LOUIS, MO 63141

TeleCAD  
WIRELESS SITE DESIGN, INC

7001 MIDDLE VALLEY RD SUITE 113  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

EXCELL  
COMMUNICATIONS, INC.

EXCELL COMMUNICATIONS, INC.  
6247 AMBER HILLS ROAD  
BIRMINGHAM, ALABAMA 35173  
PHONE: 205.956.0198  
FAX: 205.956.2632



SITE NAME:  
SPIRIT 40 PARK

SITE NUMBER:  
MO06205A

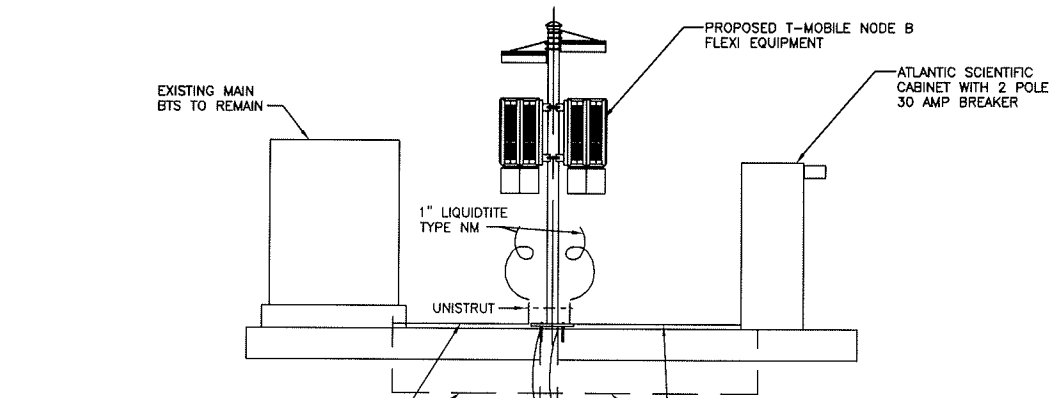
SITE ADDRESS:  
737 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MO 63005

DRAWN BY: SMC  
CHECKED BY: SEH

REVISIONS		
NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/11/09	FOR REVIEW

SHEET TITLE:  
COMPOUND PLAN

DRAWING NO. C-1  
REVISION: 0



1" TELCO CONDUIT WITH PULL STRING TO BE RAN FROM MAIN BTS TO NEW NODE B FLEXI LOCATION AND SUPPORTED BY UNISTRUT AT NODE B FLEXI LOCATION POST, 6" ABOVE PAD OR GRADE.

**A. PAD MOUNTED POST LOCATION**

- 1" PVC CONDUIT IF DISTANCE IS GREATER THAN 2 FEET FROM THE BTS ANCHORED 12" O.C. MAXIMUM TO CONCRETE PAD WITH APPROPRIATE CLIPS. TRANSITION TO LIQUIDTITE TYPE NM CONDUIT TO FLEXI NODE B TO STUB UP.
- 1" LIQUIDTITE FLEXIBLE METALLIC CONDUIT IS PERMITTED IF DISTANCE IS LESS THAN 2 FEET FROM THE BTS ANCHORED 12" O.C. MAXIMUM TO CONCRETE PAD WITH APPROPRIATE CLIPS.
- ALL SURFACE MOUNTED PVC CONDUIT SHALL BE UV RESISTANT RATED.

**B. DIRECT BURIED POST LOCATION**

- 1" PVC OR RGS CONDUIT RUN BETWEEN BTS AND NODE B FLEXI LOCATION MUST MEET BURIAL REQUIREMENTS OF BOTH NEC & T-MOBILE SPECIFICATIONS. TRANSITION TO LIQUIDTITE TYPE NM CONDUIT TO NODE B FLEXI FROM STUB UP.

(2) #2 TINNED SOLID GROUND LEADS CADWELDED TO EXISTING GROUND RING, SLEEVED IN 1/2" LIQUIDTITE TYPE NM, SUPPORTED TO POST/H-FRAME USING BANDING & STAND OFF BRACKET METHOD. LEADS TO BE EXTENDED TO 6'-0" ABOVE PAD.

1" POWER CONDUIT WITH #10 RED/BLACK/WHITE/GREEN TO BE RAN FROM ASC TO NEW NODE B FLEXI LOCATION AND SUPPORTED BY UNISTRUT AT NODE B FLEXI LOCATION POST, 6" ABOVE PAD OR GRADE.

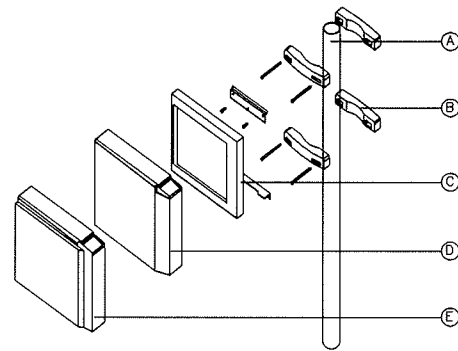
**A. PAD MOUNTED POST LOCATION**

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**B. DIRECT BURIED POST LOCATION**

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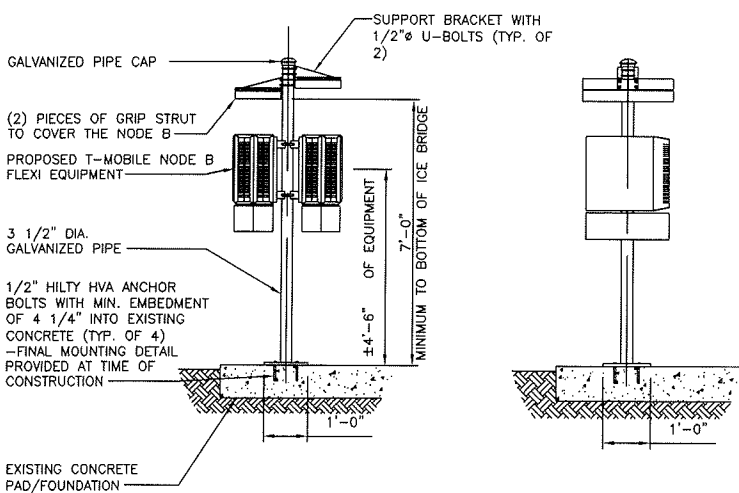
1 NODE B FLEXI CONNECTION DETAIL  
N.T.S.



(CONTRACTOR SHALL FURNISH AND INSTALL)

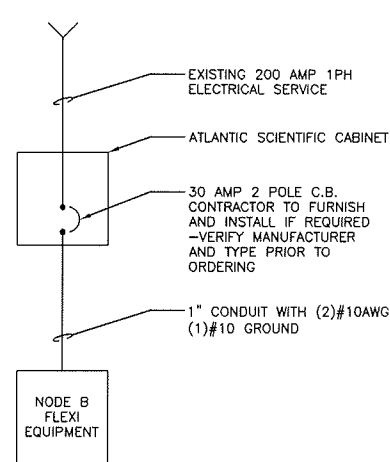
QTY	IDX	DESCRIPTION
1	A	MOUNTING POLE
1	B	NOKIA POLE MOUNTING KIT
1	C	NOKIA PLINTH
1	D	INNER SLEEVE
1	E	OUTER SLEEVE

2 NODE B FLEXI MOUNT ASSEMBLY  
N.T.S.

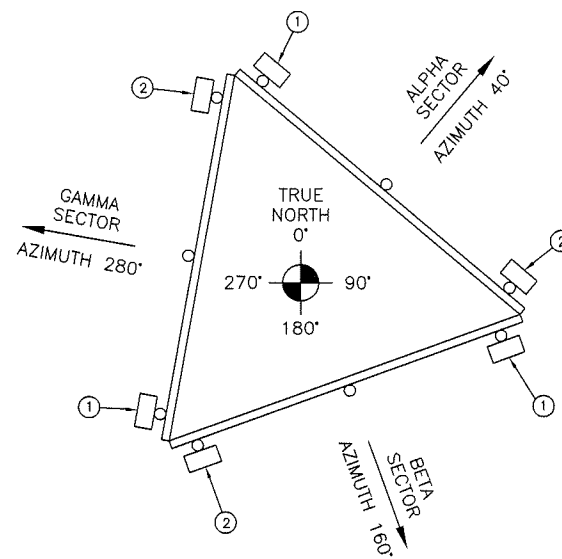


(CONTRACTOR SHALL FURNISH AND INSTALL)

3 NODE B FLEXI MOUNTING ELEVATION  
N.T.S.

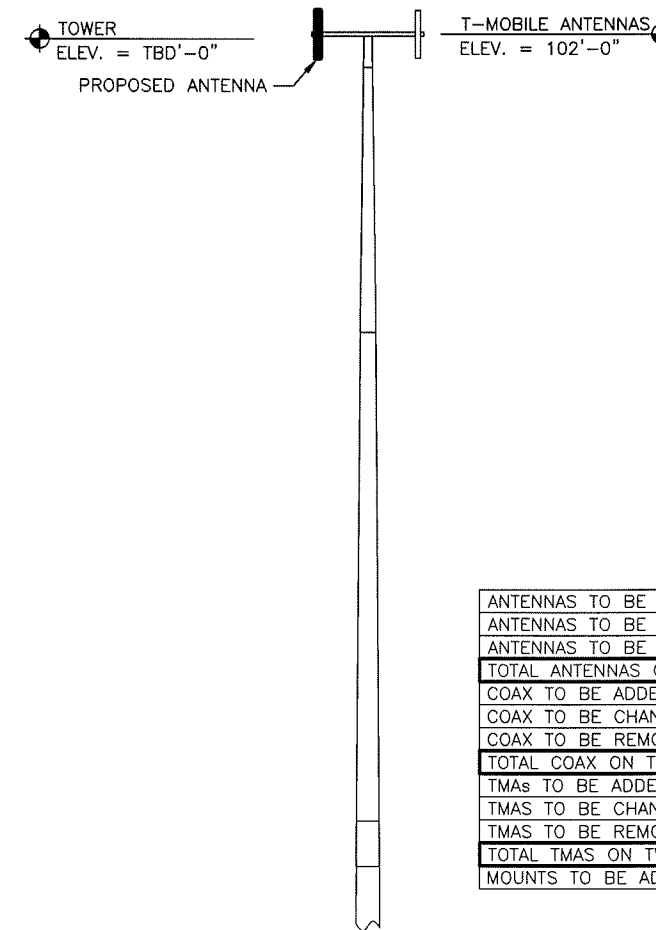


4 ONE LINE DIAGRAM  
N.T.S.



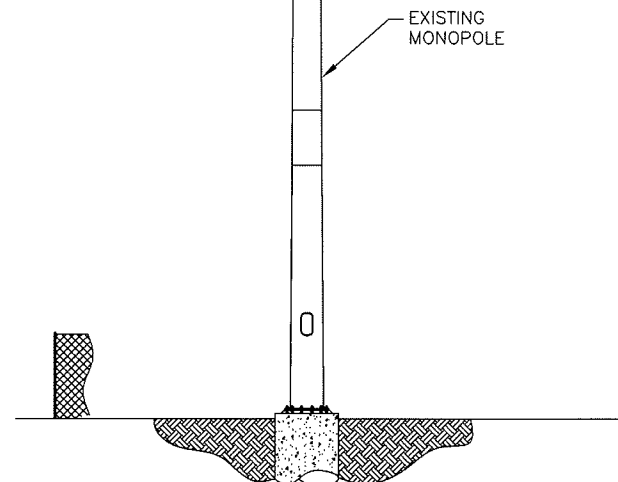
- 1 EXISTING ANTENNA TO REMAIN
- 2 EXISTING ANTENNA TO BE CHANGED TO NEW UMTS ANTENNA

ANTENNA ORIENTATION



ANTENNAS TO BE ADDED	0
ANTENNAS TO BE CHANGED	3
ANTENNAS TO BE REMOVED	0
TOTAL ANTENNAS ON TWR	6
COAX TO BE ADDED	0
COAX TO BE CHANGED	0
COAX TO BE REMOVED	0
TOTAL COAX ON TWR	12
TMAS TO BE ADDED	0
TMAS TO BE CHANGED	9
TMAS TO BE REMOVED	0
TOTAL TMAS ON TWR	9
MOUNTS TO BE ADDED	0

CONTRACTOR TO COORDINATE WITH T-MOBILE FOR MOST RECENT RF DESIGN. NOTIFY ENGINEER IF CONFLICT EXISTS.



5 TOWER ELEVATION  
N.T.S.

T-Mobile

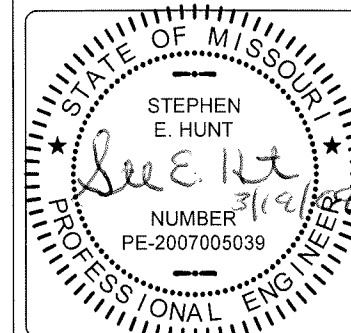
555 NORTH NEW BALLAS ROAD,  
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6247 AMBER HILLS ROAD  
BIRMINGHAM, ALABAMA 35173  
PHONE: 205.956.0198  
FAX: 205.956.2632



SITE NAME:

SPIRIT 40 PARK

SITE NUMBER:

MO06205A

SITE ADDRESS:

737 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MO 63005

DRAWN BY:

SMC

CHECKED BY:

SEH

REVISIONS

NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/11/09	FOR REVIEW

SHEET TITLE:

DETAILS & TOWER  
ELEVATION

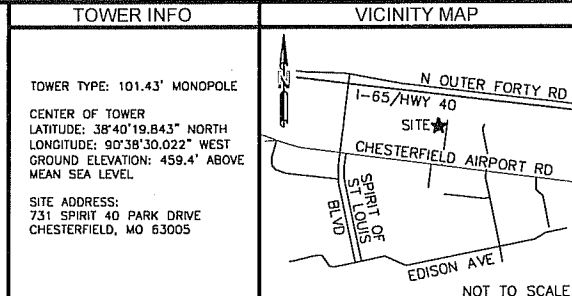
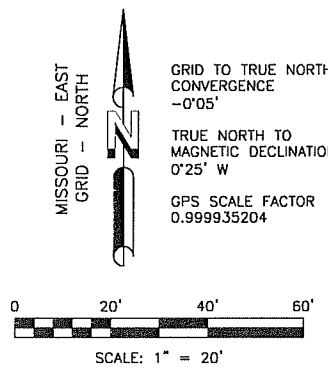
DRAWING NO.

C-2

REVISION:

0





**LEGEND**

⊙ = GROUNDING ROD	○ = 5/8" CAPPED REBAR SET (SMW)
⊞ = TELEPHONE PEDESTAL	● = FOUND PROPERTY MARKER
⊕ = IRRIGATION CONTROL VALVE	⊠ = SET PK NAIL
⊙ = LIGHT POLE	⊕ = TEMPORARY BENCH MARK 'X' IN CONCRETE
⊙ = POWER POLE	⊕ = POINT OF BEGINNING
⊙ = GUY ANCHOR	⊕ = POINT OF COMMENCEMENT
⊕ = CALCULATED POINT	⊕ = TREE WITH DIAMETER
(R) = RECORDED INFORMATION (PB 337, PG 32)	
(R1) = RECORDED INFORMATION (SEE NOTE #15)	
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**TOWER INFO**

TOWER TYPE: 101.43' MONOPOLE

CENTER OF TOWER  
 LATITUDE: 38°40'19.843" NORTH  
 LONGITUDE: 90°38'30.022" WEST  
 GROUND ELEVATION: 459.4' ABOVE MEAN SEA LEVEL

SITE ADDRESS:  
 731 SPIRIT 40 PARK DRIVE  
 CHESTERFIELD, MO 63005

**NOTES**

- This is an Asbuilt Tower Survey, made on the ground under the supervision of a Missouri Licensed Professional Engineer. Date of field survey is May 20, 2009.
- The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
- Bearings are based on Missouri East State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a Continuously Operating Reference Station, PID DH4182. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of an Asbuilt Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted without the benefit of an Abstract Title search.
- Engineer hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 15 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor, mapper or professional engineer.
- This survey does not constitute a complete boundary survey of the Parent Tract.
- Based upon our field work and research, the lease parcel has access to Spirit 40 Park Drive (a public right-of-way) by means of the access easement shown in this survey, which easement area lies entirely within the parent tract. No easements or other rights of third parties disclosed by our research preclude access over the parent tract from the Verizon Wireless lease parcel to Spirit 40 Park Drive (the public right-of-way).
- This survey was conducted with reference to a prior survey prepared by Kuhlmann Design Group, Inc., Michael S. Huber PLS, LS No. 2491, Project No. 990325-0005, dated January 21, 2000.
- No residential structures exist, at time of survey, within one-half (1-1/2) miles of the Telecommunications tower.

**MEASURED**

LINE	BEARING	DISTANCE
L1	N 11°06'40" W	15.30'
L2	S 78°53'20" W	15.00'
L3	N 11°05'03" W	40.00'
L4	N 79°03'34" E	15.00'
L5	S 11°05'03" E	40.00'
L6	N 11°06'40" W	15.30'
L7	N 11°05'03" W	40.03'
L8	N 79°03'34" E	20.00'
L9	S 11°05'06" E	17.95'
L10	S 11°06'40" E	12.00'

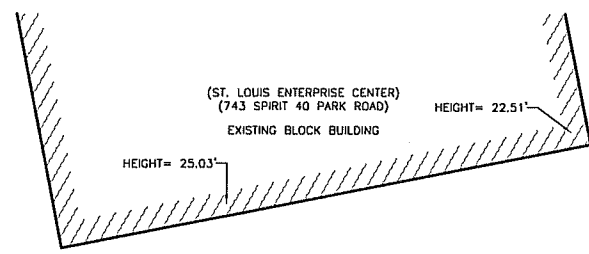
**RECORDED**

LINE	BEARING	DISTANCE
L1	N 11°02'40" W	15.00'
L2	S 78°57'20" W	15.00'
L3	N 11°02'40" W	40.00'
L4	N 78°57'20" E	15.00'
L5	S 11°02'40" E	40.00'
L6	N 11°02'40" W	15.00'
L7	N 11°02'40" W	40.00'
L8	N 78°57'20" E	20.00'
L9	S 11°02'40" E	18.00'
L10	S 11°02'40" E	12.00'

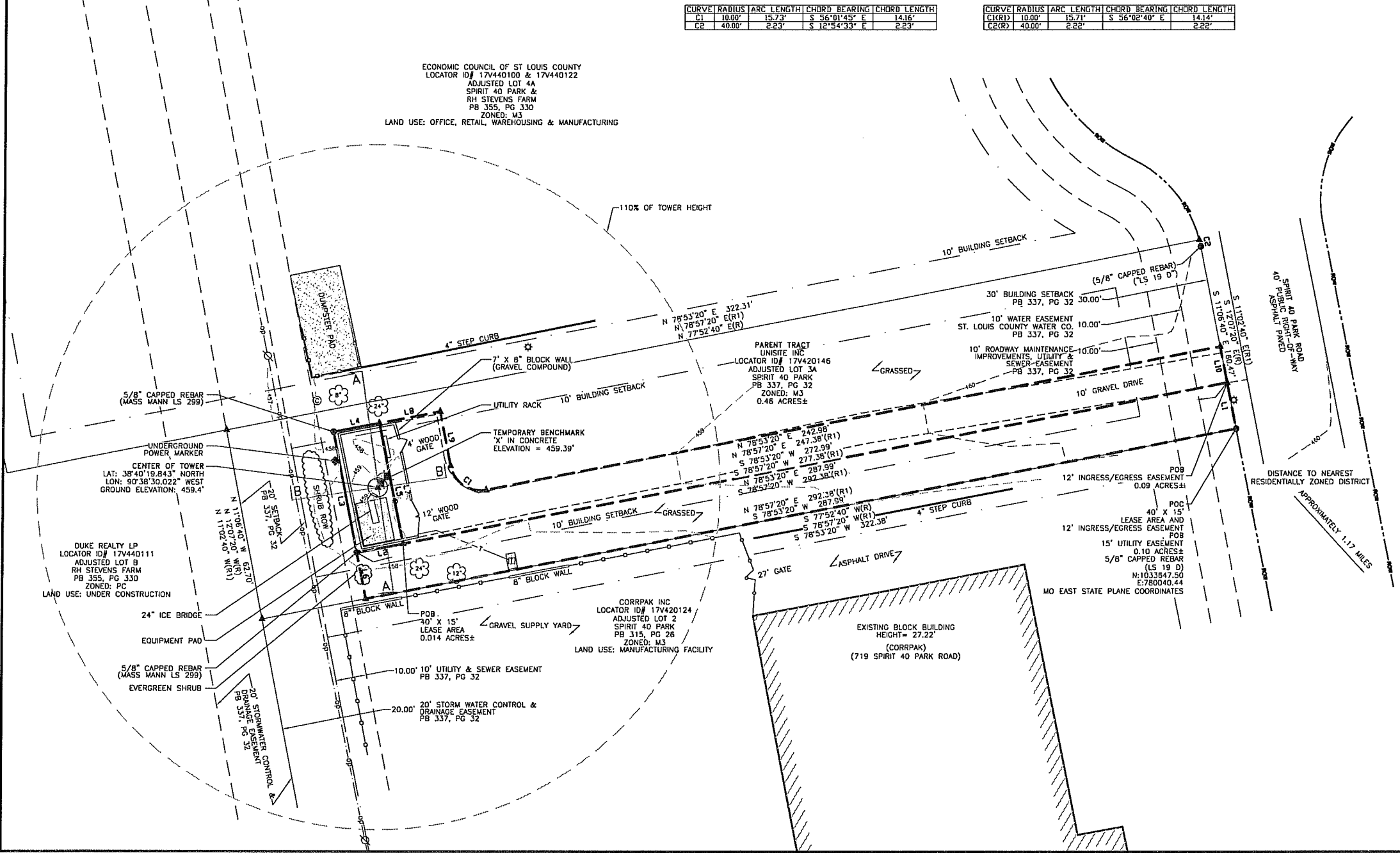
**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.73'	S 56°01'45" E	14.16'
C2	40.00'	2.23'	S 12°54'33" E	2.23'

\*ALL RECORDED LINE TABLE CALLS (R1)



ECONOMIC COUNCIL OF ST LOUIS COUNTY  
 LOCATOR ID# 17V440100 & 17V440122  
 ADJUSTED LOT 4A  
 SPIRIT 40 PARK &  
 RH STEVENS FARM  
 PB 355, PG 330  
 ZONED: M3  
 LAND USE: OFFICE, RETAIL, WAREHOUSING & MANUFACTURING



**FLOOD NOTE**

By graphic plotting only, the subject property appears to lie in Zone "Shaded X" of the Flood Insurance Rate Map Community Panel No. 29189C0120H, which bears an effective date of August 2, 1995 and is in a special flood hazard area. "Shaded X" Zone Designation: Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas of less than one square mile; and areas protected by levees from 100-year flood.

**ZONING NOTE**

ZONE: M3 - Planned Industrial District  
 USE: Telecommunications Tower  
 SETBACKS  
 FRONT: 30'  
 REAR: 20'  
 SIDE: 10'

Zoning Regulations are subject to interpretation; for further Zoning information contact Michael O. Geisel, Director of Planning and Public Works of the City of Chesterfield, Missouri (636) 537-4749.

SPIRIT 40 PARK  
 MO06205A  
 US SURVEY 122, T-45-N, R-3-E  
 ST. LOUIS COUNTY, MISSOURI

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

NO. \_\_\_\_\_

PROJECT NO. 09-0266

DRAWN BY: DCP  
 CHECKED BY: AAK  
 FIELD CREW: WS4  
 APPROVED BY: WHS  
 DATE: 06/10/09  
 SCALE: 1" = 20'

SHEET 1 OF 2

FOR: ASBUILT TOWER SURVEY

T-MOBILE CENTRAL, LLC  
 2001 BUTTERFIELD ROAD, SUITE #1900  
 DOWNERS GROVE, IL 60515

SMW Engineering Group, Inc.  
 1550 Woods of Riverchase Drive  
 Suite 100  
 Hoover, Alabama 35244  
 Ph: 205-252-6965  
 www.smweng.com

