



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. 11-2009 T-Mobile (Village at Baxter Ridge - Ameren Tower): A

request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 369.00 sq. ft. tract of land zoned "R2" Residence District (15,000 sq. ft.) located atop of an Ameren transmission line pole west of Baxter Road (20S530507).

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 an Ameren UE transmission line pole.

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. 11-2009 T-Mobile (Village at Baxter Ridge - Ameren Tower): A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of replacing existing antennas with new antennas on a 369.00 sq. ft. tract of land zoned "R2" Residence District (15,000 sq. ft.) located atop of an Ameren transmission line pole west of Baxter Road (20S530507).



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 being part of common ground of "The Village at Baxter Ridge Plat Two – Spring Village" as recorded in plat book 231 page 84 of the St. Louis County records in section 15 and 22 township 45 north, range 4 east, St. Louis County Missouri.

SITE NAME **U.E. TOWER #32**

T--Mobile-®

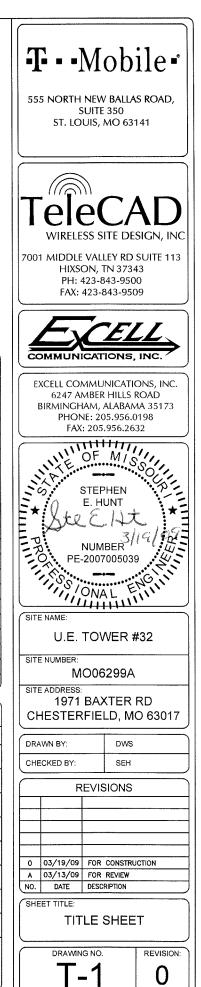
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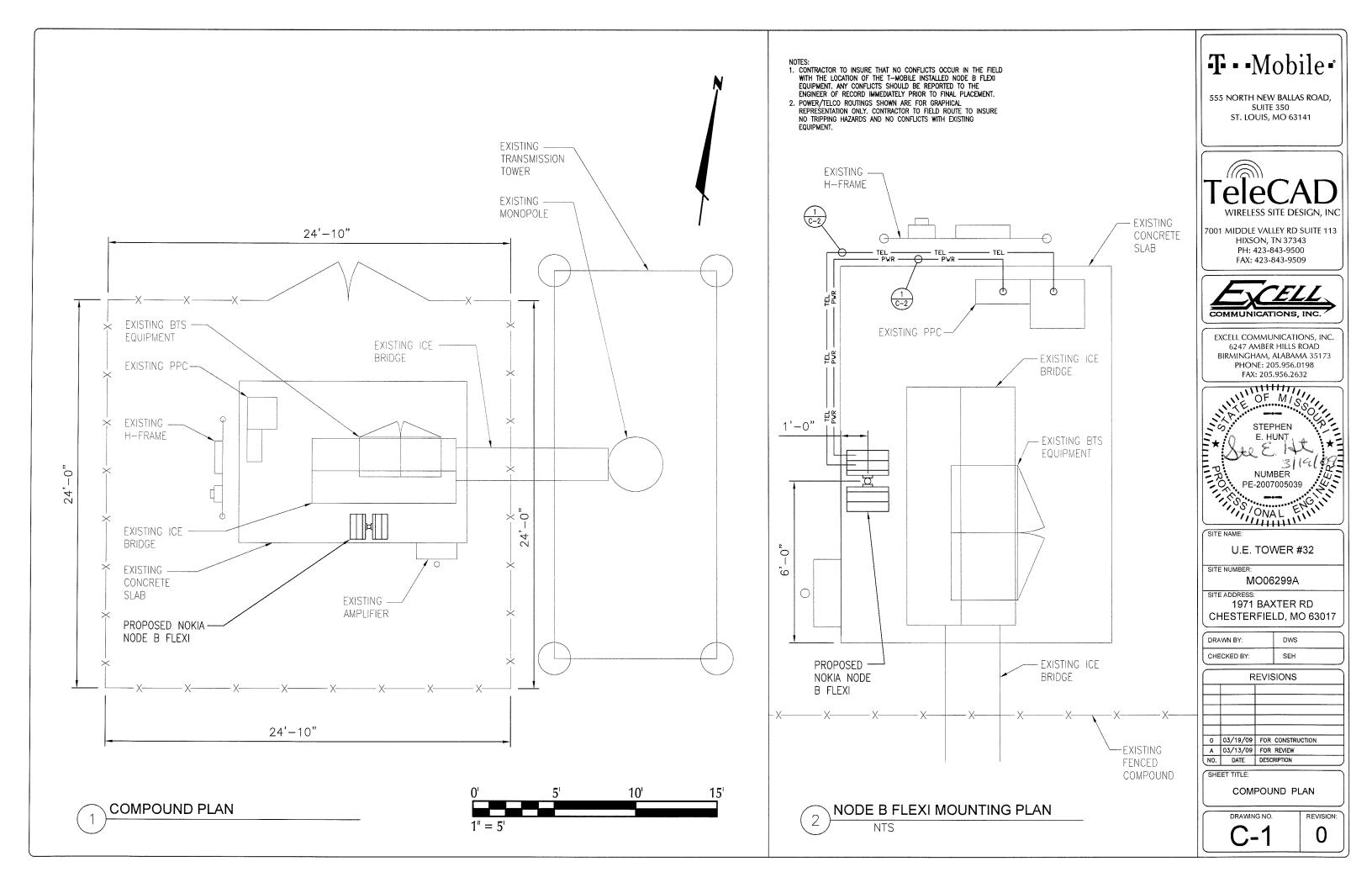
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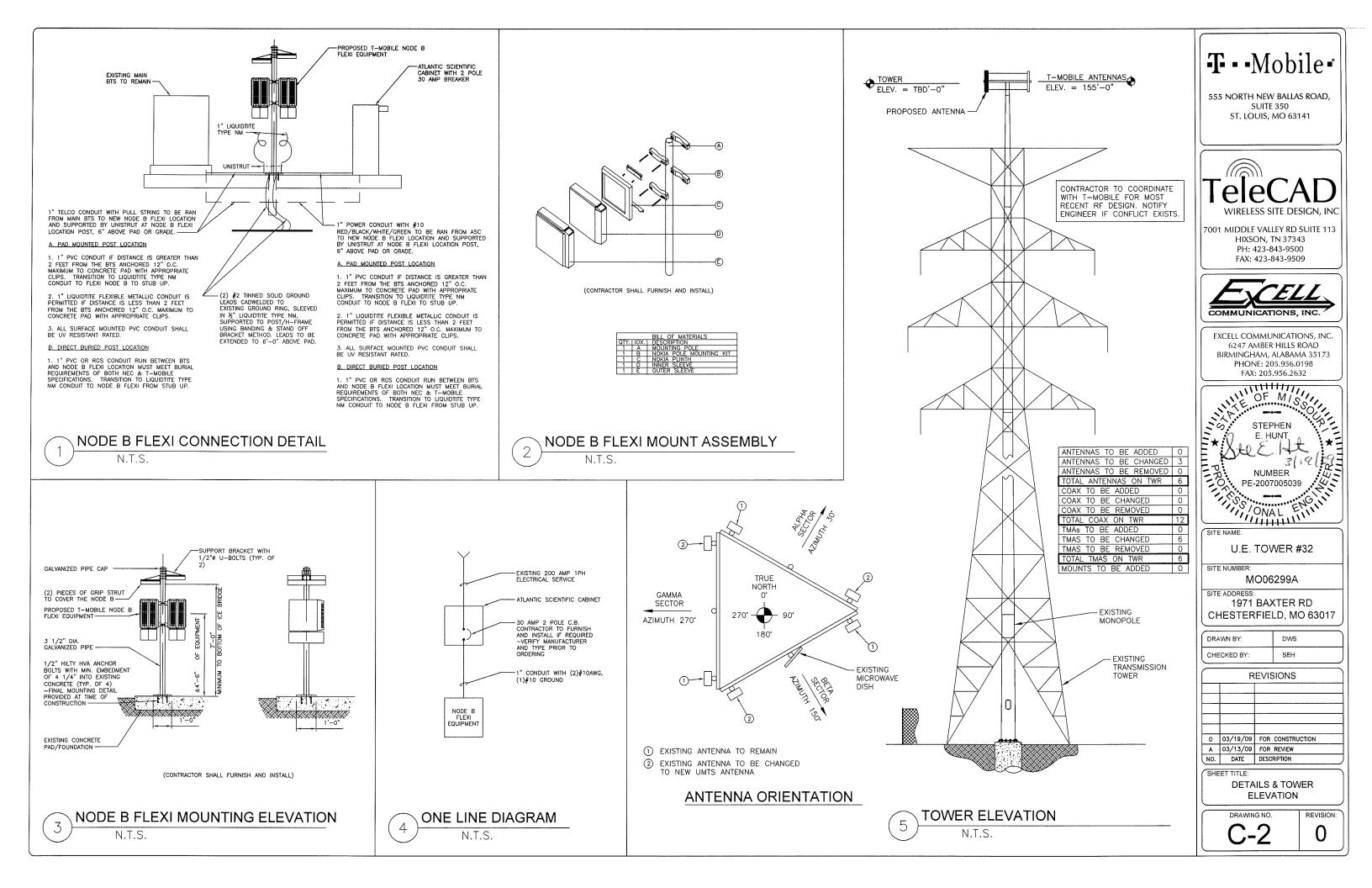
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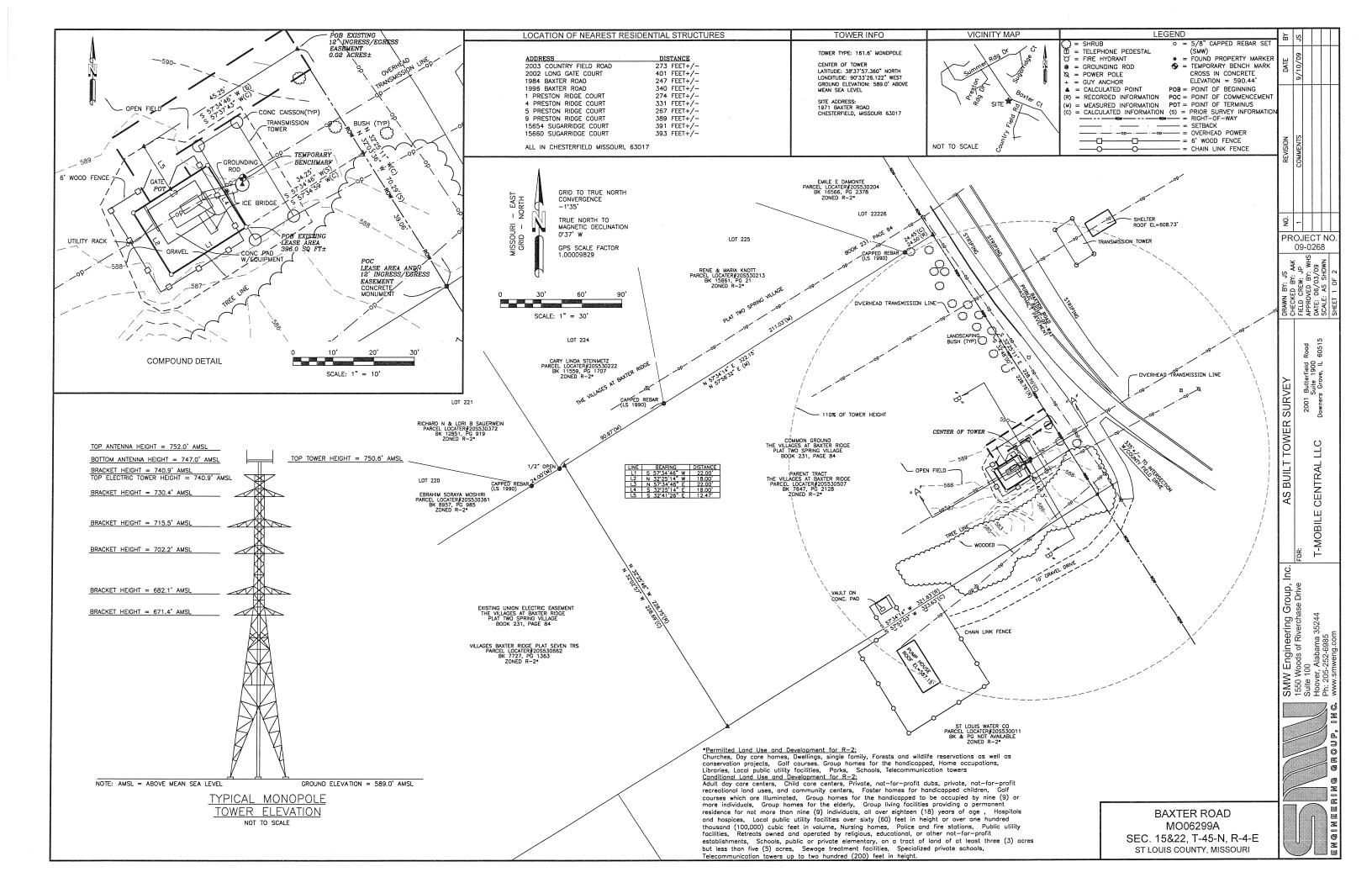
MONOPOLE

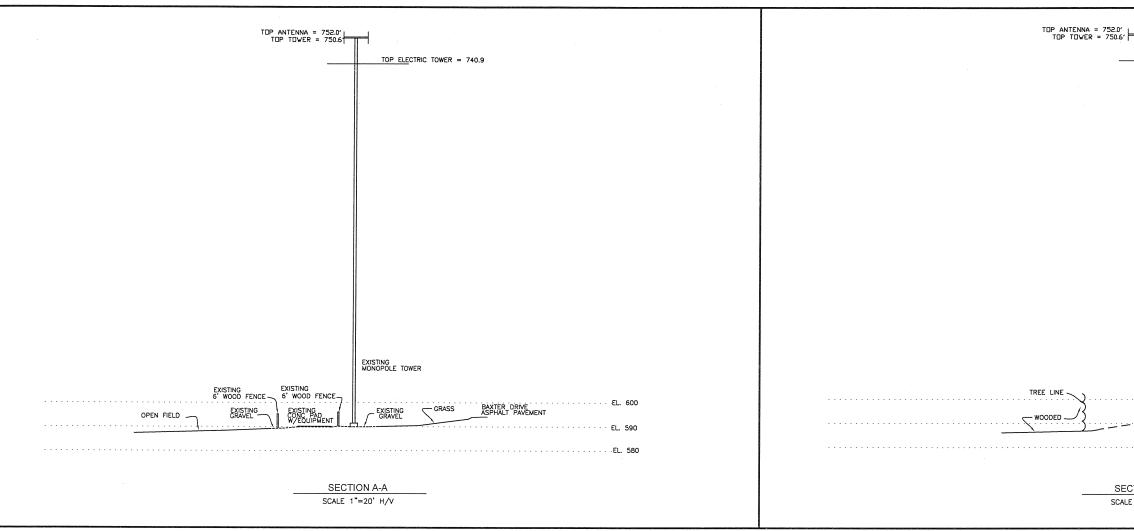
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HIXSON, TN 37343 CONTACT: CHRIS DAY					ROP:		
TELEPHONE:	423-843-9500			T-MOBILE R.F. MANAGER:			
SURVEYOR:	N/A N/A N/A			T-MOBILE Ne	etOps:		
CONTACT: TELEPHONE:	N/A N/A N/A			T-MOBILE CONST. MGR.:			
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NOTES

NOTES 1. This is an As Built Survey, made on the ground under the supervision of a Missouri Licensed Professional Engineer. Date of field survey is May 20, 2009. 2. 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.

5. Benchmark used is a concrete monument and brass disc. NAVD 88 Datum with an established

elevation of 487 feet, (148.3 meters), PID A48681. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88. 6. This survey was conducted for the purpose of an As Built 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.

9. 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)

10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey. 11. Field data upon which this map or plat is based has a clasure precision of not less than

The data upon which this map or plat 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 and mapper or professional engineer.
 This survey does not constitute a complete boundary survey of the Parent Tract.

No buildings within 110% of tower height at time of survey, unless otherwise shown.
 Site within Residential Zone District

FLOOD NOTE

The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 29189C0145 H, which bears an effective date of August 2, 1995 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.

PARENT TRACT (BOOK 7674, PAGE 2128)

The common ground as shown on the Subdivision Plat of the Village of Baxter Ridge, Plat Two as recorded in Plat Book 231 Page 84, of the Saint Louis County Missouri, Records.

EXISTING LEASE AREA (PRIOR SURVEY - SUPPLIED BY CLIENT)

A TRACT OF LAND BEING PART OF COMMON GROUND OF "THE VILLAGE AT BAXTER RIDGE PLAT TWO -SPRING VILLAGE" AS RECORDED IN PLAT BOOK 231 PAGE 84 OF THE ST. LOUIS COUNTY RECORDS IN SECTIONS 15 AND 22, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID COMMON GROUND; THENCE ALONG THE NORTHEAST LINE OF SAID COMMON GROUND, ALSO BEING THE SOUTHWEST RIGHT OF WAY LINE OF BAXTER ROAD, NORTH 32 DEGREES 03 MINUTES 36 SECONDS WEST 39.06 FEET TO A POINT; THENCE LEAVING SAID NORTHEAST LINE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS WEST 34.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS WEST 24.00 FEET TO A POINT; THENCE NORTH 52 DEGREES 03 MINUTES 36 SECONDS WEST 18.00 DEED TO A POINT; THENCE NORTH 57 DEGREES 03 MINUTES 36 SECONDS WEST 18.00 DEED TO A POINT; THENCE NORTH 57 DEGREES 56 MINUTES 24 SECONDS WEST 18.00 DEED TO A POINT; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 56 MINUTES 24 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 18.00 DEED TO A POINT; THENCE SOUTH 50 DEGREES 50 MINUTES 36 SECONDS EST 30 DEGREES 50 MINUTES 36 S 32 DEGREES 03 MINUTES 36 SECONDS EAST 18.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 396.0 SQUARE FEET.

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COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID COMMON GROUND. THENCE ALONG THE NORTHEAST LINE OF SAID COMMON GROUND, ALSO BEING THE SOUTHWEST RIGHT OF WAY LINE OF BAXTER ROAD, NORTH 32 DEGREES 03 MINUTES 36 SECONDS WEST 70.29 FEET OT THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEAST LINE SOUTH 57 DEGREES 56 MINUTES 24 SECONDS WEST 45.25 FEET TO A POINT; THENCE SOUTH 32 DEGREES 03 MINUTES 36 SECONDS EAST 13.23 FEET TO THE POINT OF TERMINUS. CERTIFICATION To T-Mobile:

This is to certify that this map made in accordance with "Minim Title Surveys," jointly established includes Items 1-5, 10, 11(a) a Standards as adopted by ALTA, certification, undersigned further

* the survey measurements were Distance, and Closure Requireme Boundaries for ALTA/ACSM Land

Salmon

Missouri Professional Engineer

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