



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee

From: Shawn Seymour, Project Planner

Date: 10/08/2009

RE: 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 petitioners are requesting a telecommunications facilities siting permit for the purpose of removing and replacing antennas and coaxial cable atop an Ameren UE transmission line tower and to construct an additional ground mounted cabinet located along an Ameren UE easement adjacent to Baxter Road. Per the requirements of City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, the above-referenced matter was presented for public hearing at the September 30, 2009 session of the City of Chesterfield Planning Commission. Ordinance 2391 requires that the Planning Commission shall provide a venue for public hearing of requests for Telecommunications Siting Permits (TSP). Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing.

No outstanding issues were identified at the public hearing.

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

Respectfully submitted,

Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,

Annissa 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

Attachments: Planning Commission packet

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

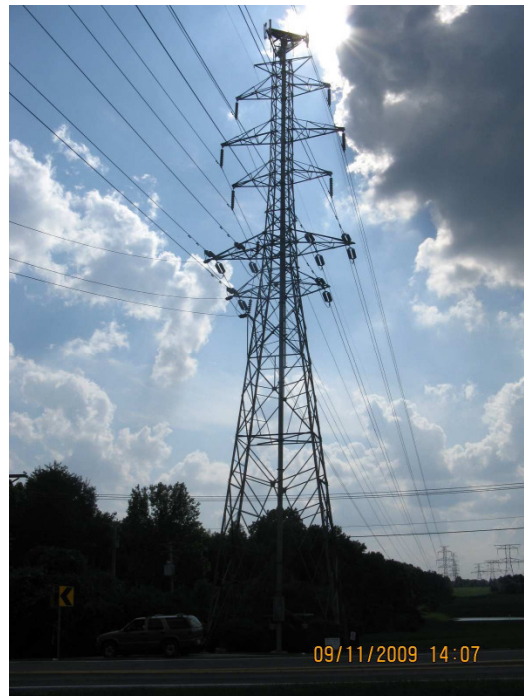
The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). If the request is approved, the Permit will allow the removal and replacement of three antennas located atop an Ameren UE transmission line pole.

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,



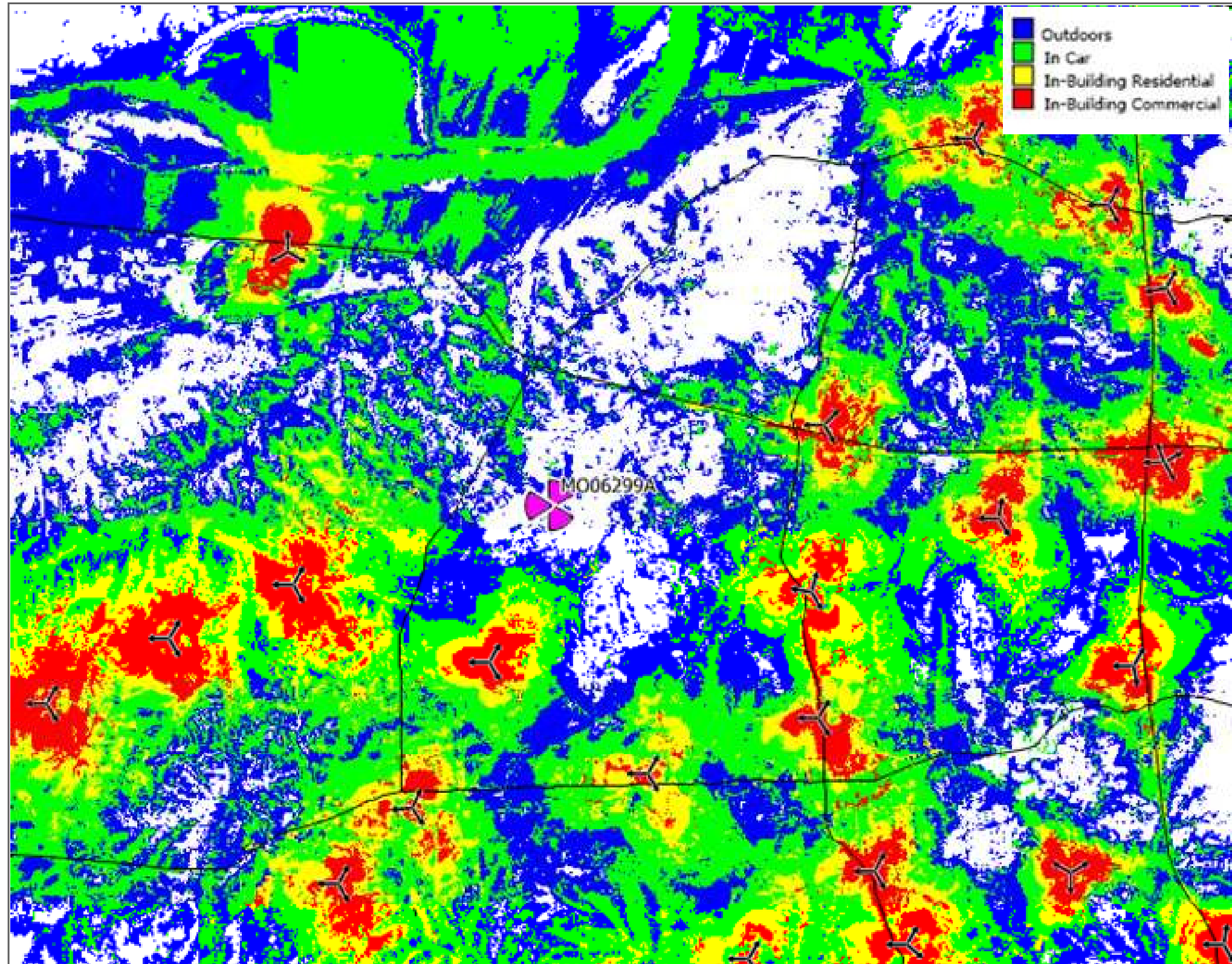
Shawn Seymour, AICP
Project Planner



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

Prediction Plot

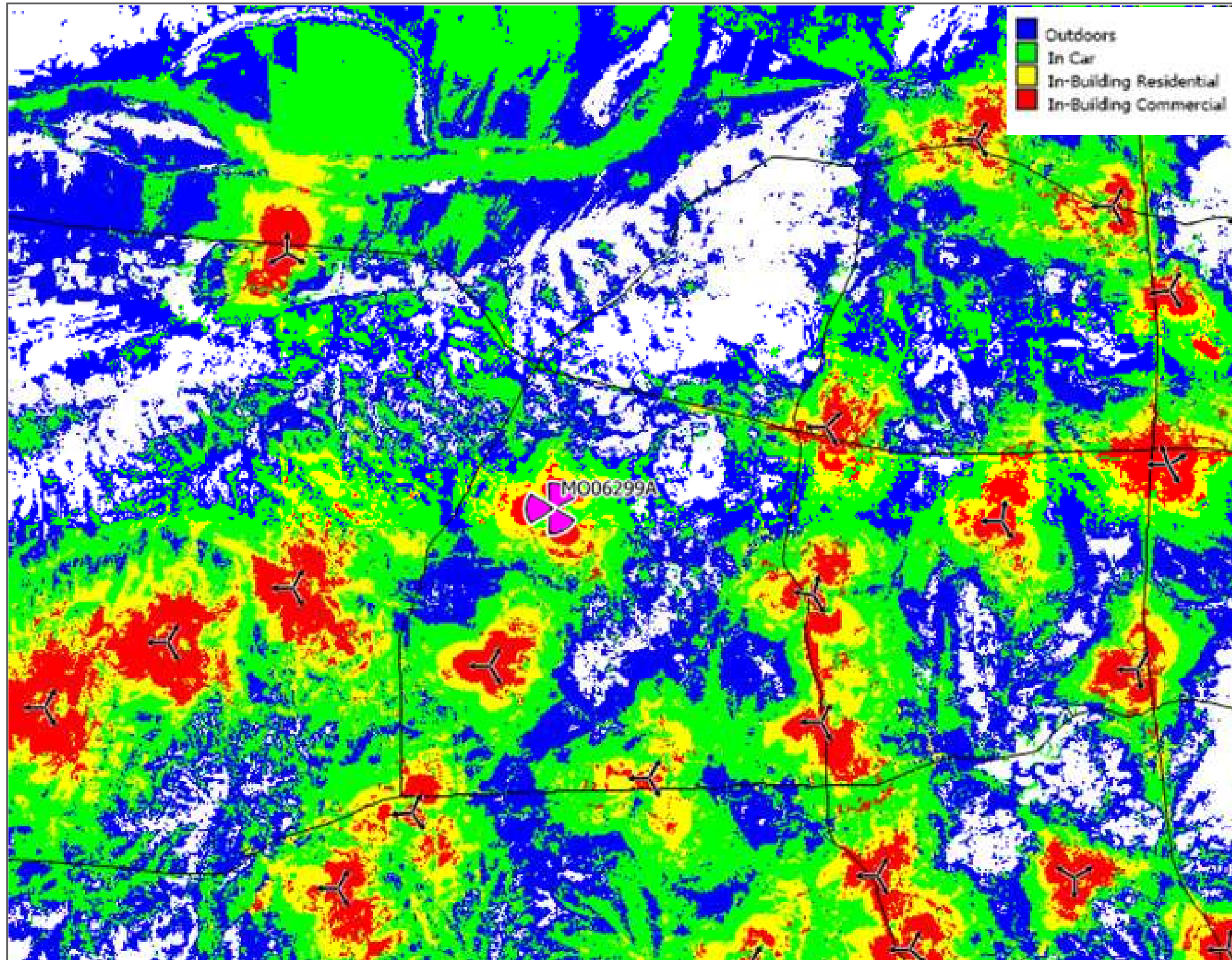
(surrounding sites without MO06299A)

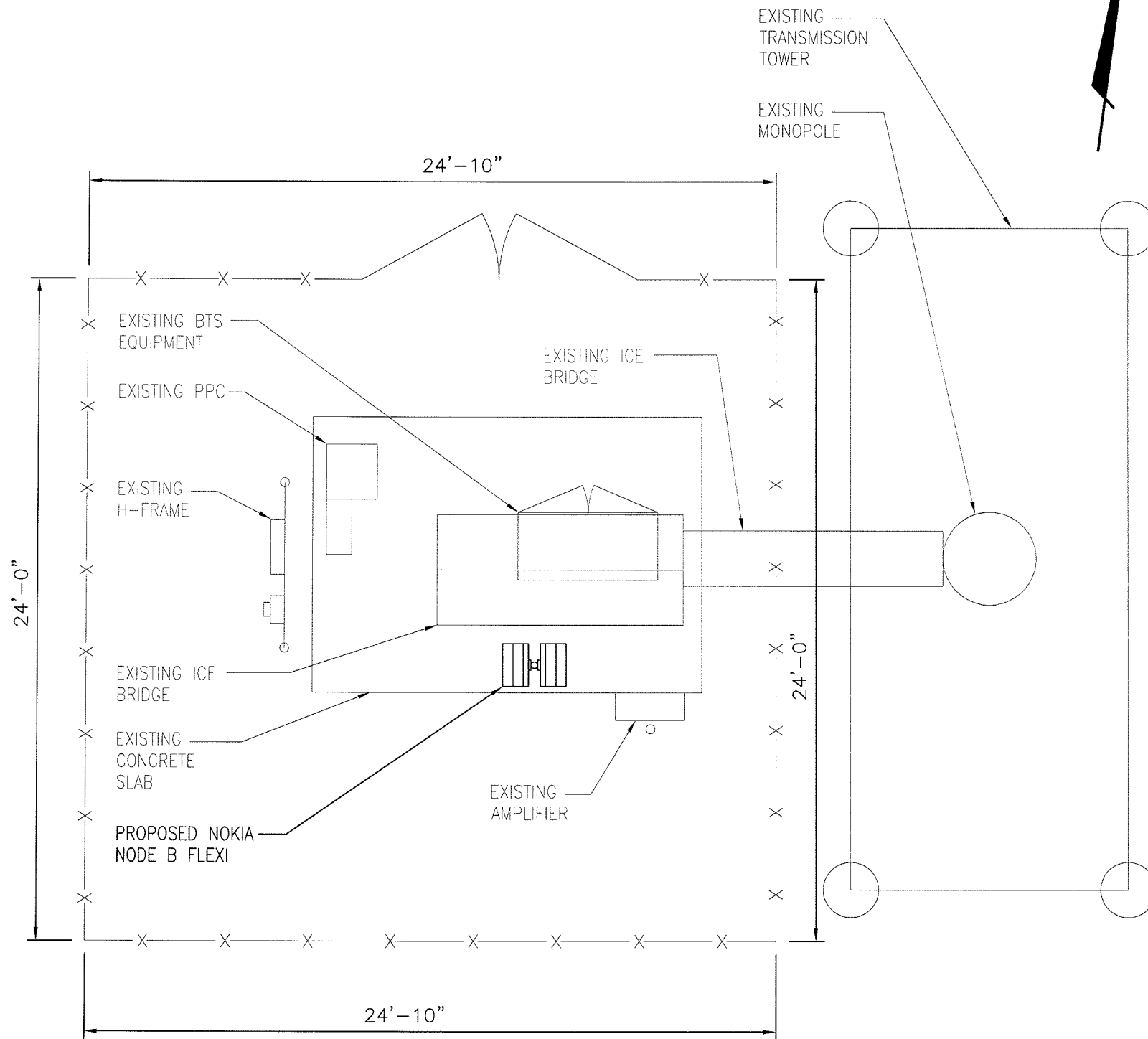


.. T .. Mobile ..

Prediction Plot

(surrounding sites with MO06299A)

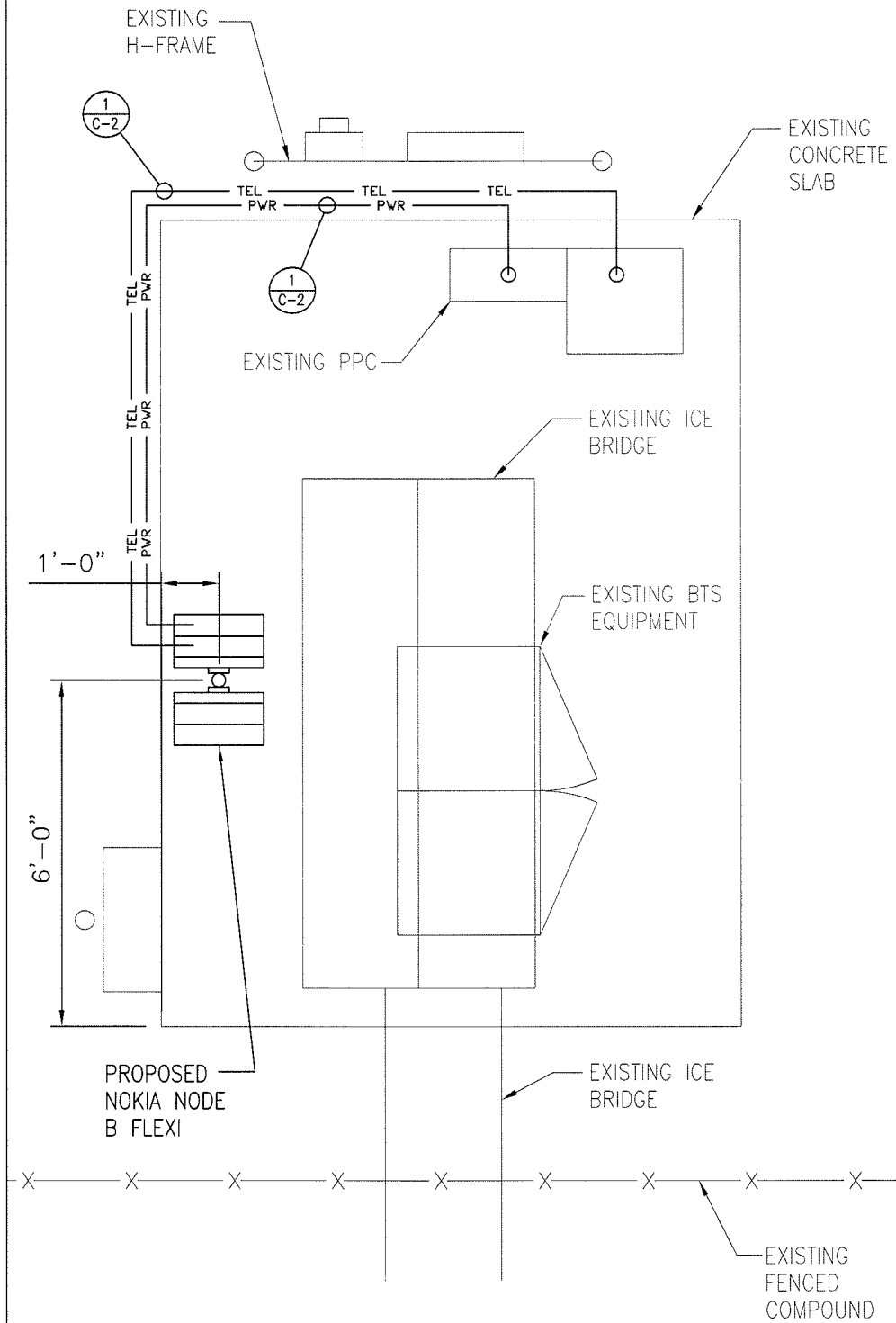




1 COMPOUND PLAN



- NOTES:
- 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.
 - 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

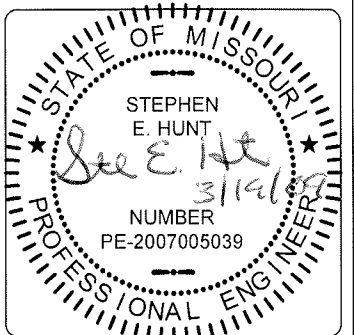
TeleCAD

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:

U.E. TOWER #32

SITE NUMBER:

MO06299A

SITE ADDRESS:

1971 BAXTER RD
CHESTERFIELD, MO 63017

DRAWN BY: DWS

CHECKED BY: SEH

REVISIONS

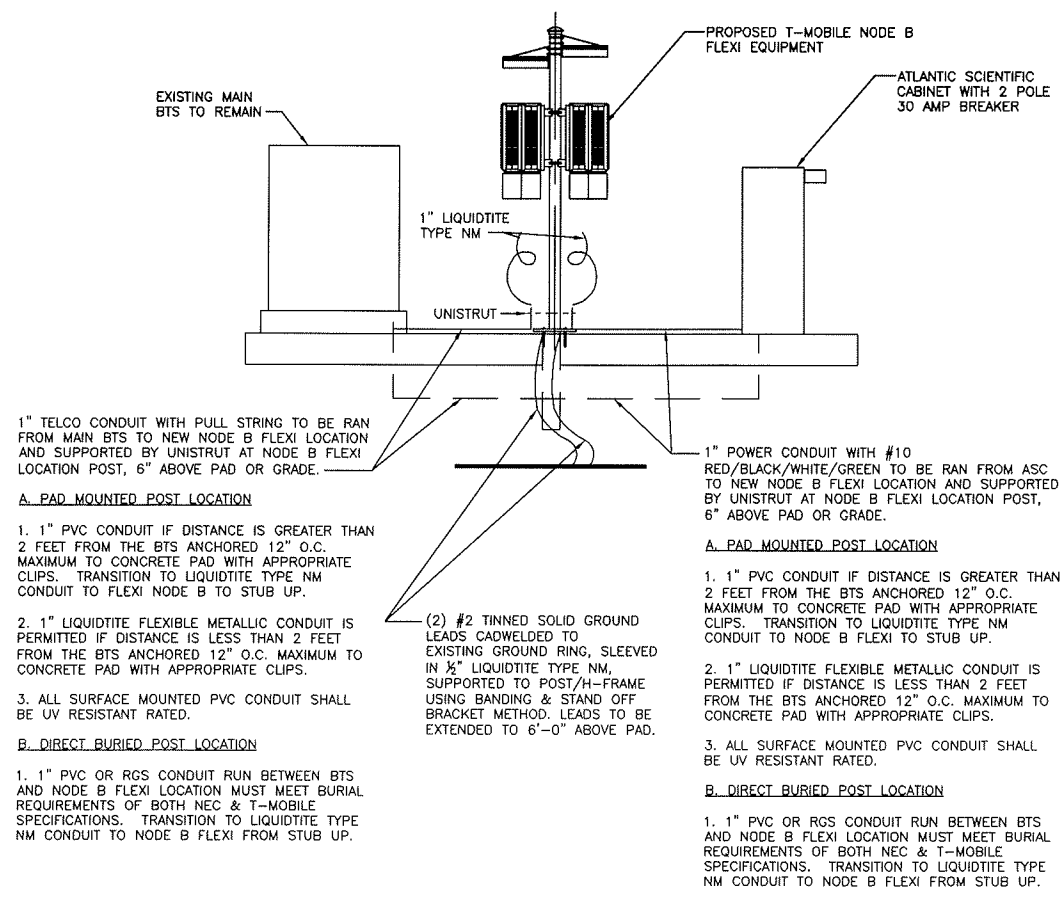
NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/13/09	FOR REVIEW

SHEET TITLE:

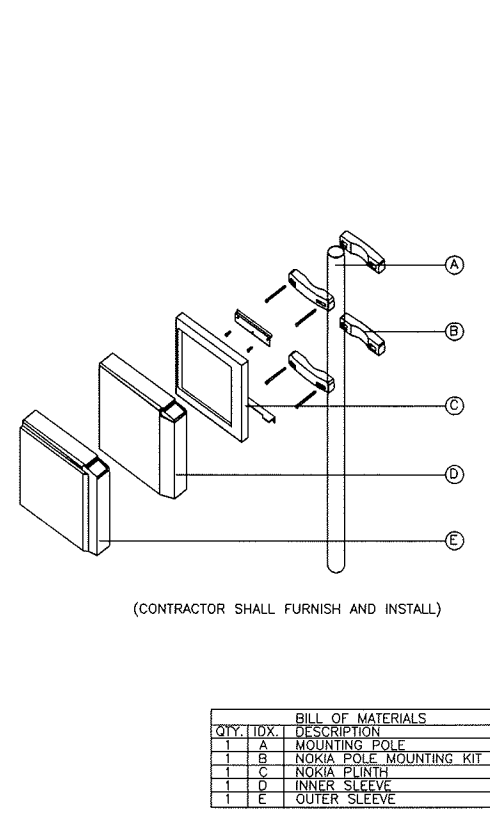
COMPOUND PLAN

DRAWING NO. REVISION:

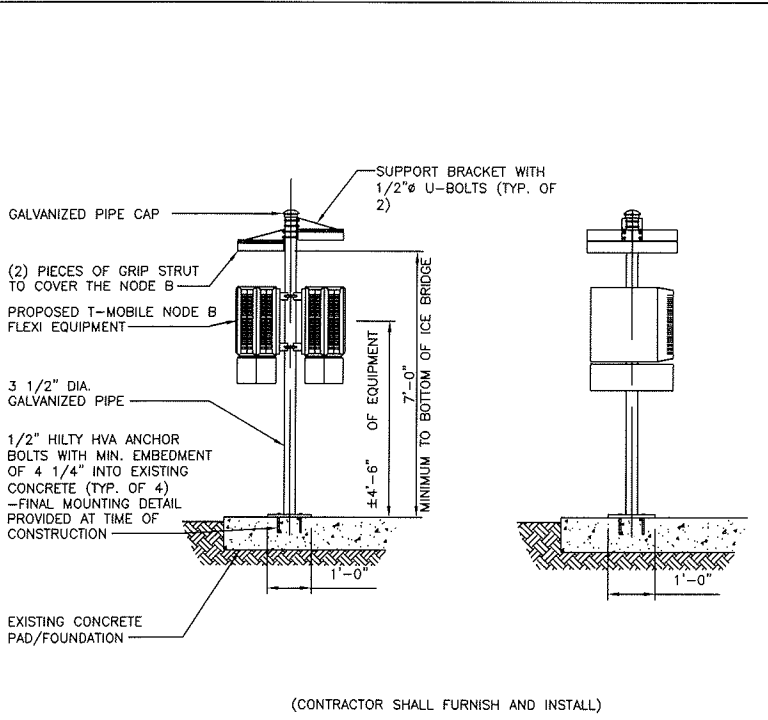
C-1 0



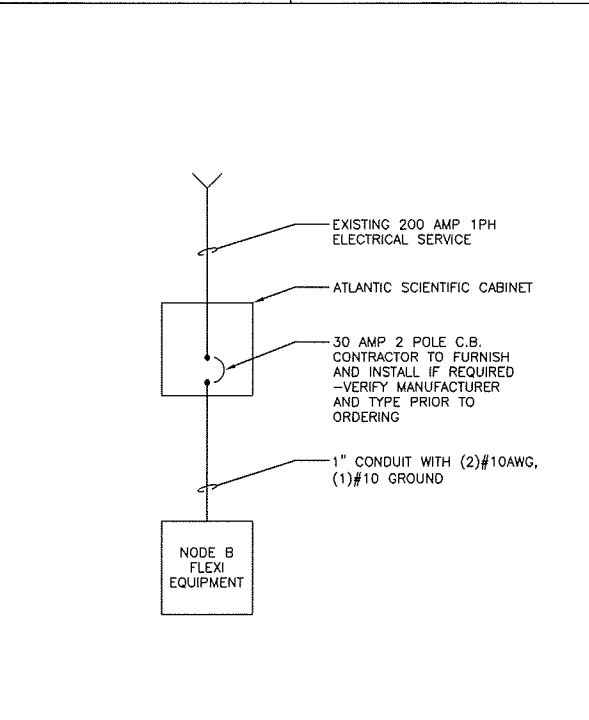
1 NODE B FLEXI CONNECTION DETAIL
N.T.S.



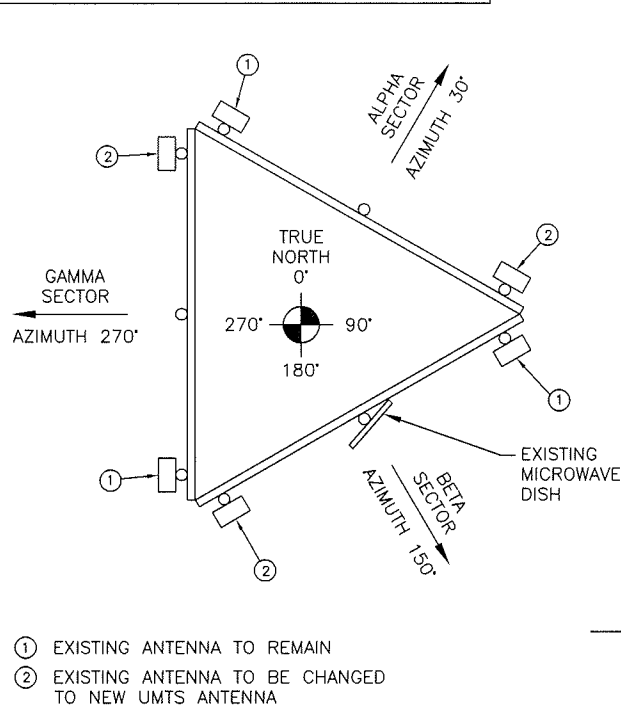
2 NODE B FLEXI MOUNT ASSEMBLY
N.T.S.



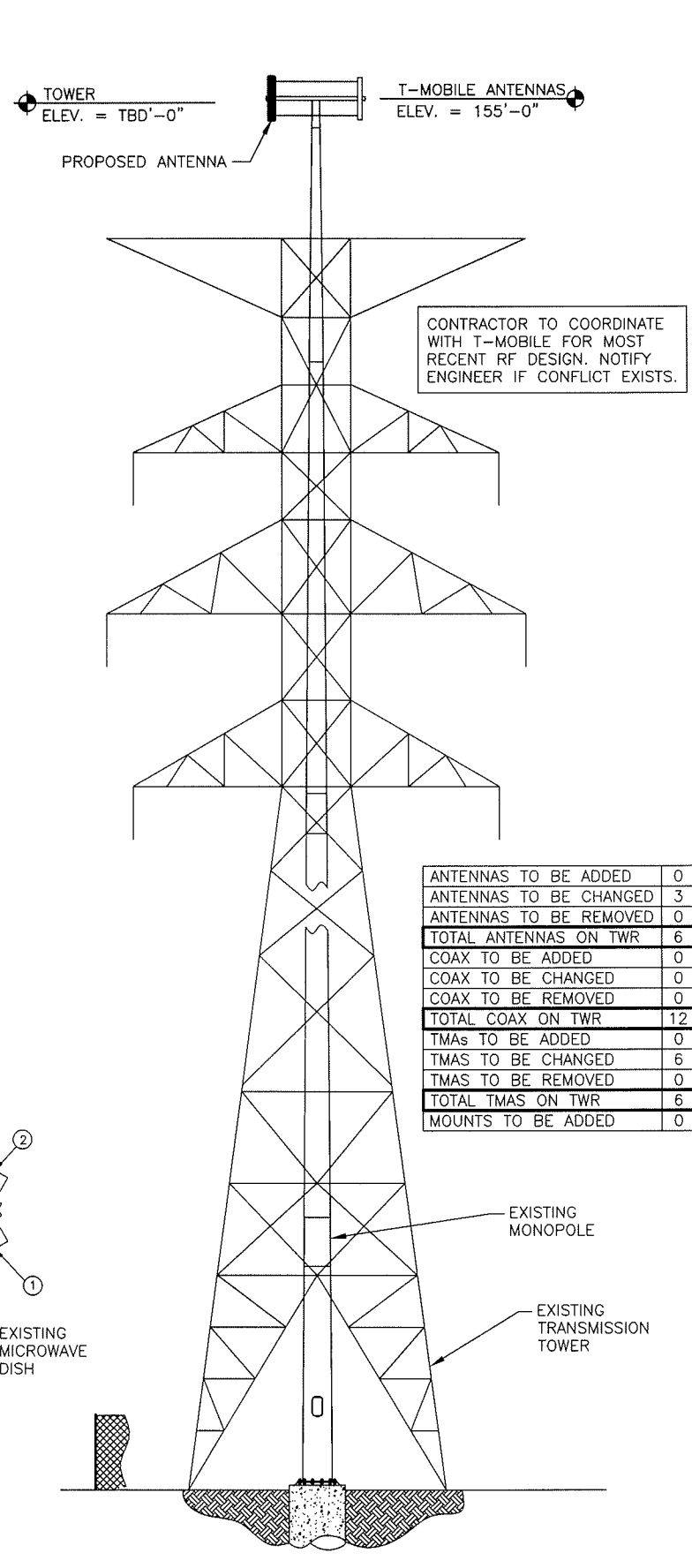
3 NODE B FLEXI MOUNTING ELEVATION
N.T.S.



4 ONE LINE DIAGRAM
N.T.S.



ANTENNA ORIENTATION



5 TOWER ELEVATION
N.T.S.

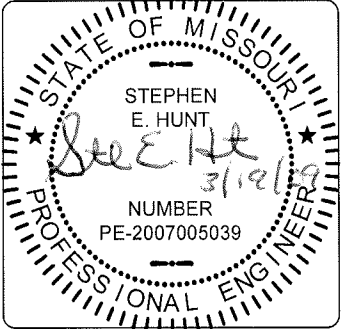
ANTENNAS TO BE ADDED	0
ANTENNAS TO BE CHANGED	3
ANTENNAS TO BE REMOVED	0
TOTAL ANTENNAS ON TWR	6
COAX TO BE ADDED	0
COAX TO BE CHANGED	0
COAX TO BE REMOVED	0
TOTAL COAX ON TWR	12
TMAS TO BE ADDED	0
TMAS TO BE CHANGED	6
TMAS TO BE REMOVED	0
TOTAL TMAS ON TWR	6
MOUNTS TO BE ADDED	0

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:
U.E. TOWER #32

SITE NUMBER:
MO06299A

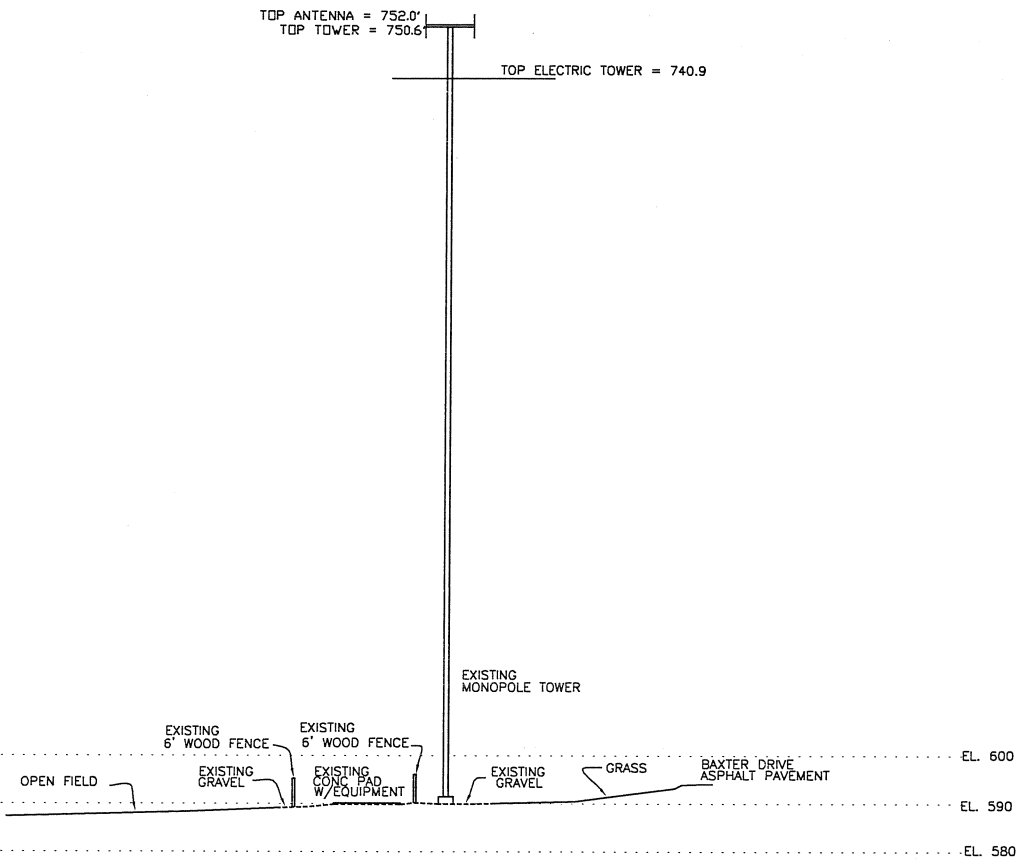
SITE ADDRESS:
**1971 BAXTER RD
CHESTERFIELD, MO 63017**

DRAWN BY: DWS
CHECKED BY: SEH

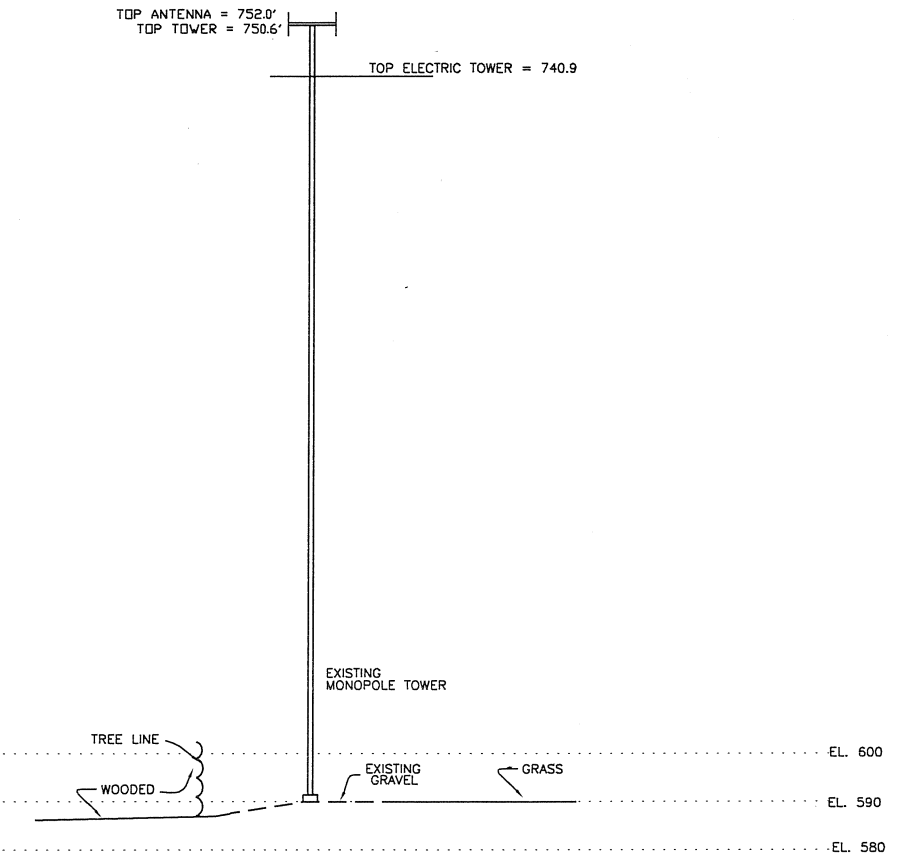
REVISIONS		
NO.	DATE	DESCRIPTION
0	03/19/09	FOR CONSTRUCTION
A	03/13/09	FOR REVIEW

SHEET TITLE:
**DETAILS & TOWER
ELEVATION**

DRAWING NO. **C-2** REVISION: **0**



SECTION A-A
SCALE 1"=20' H/V



SECTION B-B
SCALE 1"=20' H/V

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.
3. Bearings are based on Missouri East State Plane Coordinates NAD 83 by GPS observation.
4. 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 AAB681. 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.
7. 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.
8. 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 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.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper or professional engineer.
13. This survey does not constitute a complete boundary survey of the Parent Tract.
14. No buildings within 110% of tower height at time of survey, unless otherwise shown.
15. 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 22.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 03 MINUTES 36 SECONDS WEST 18.00 FEET TO A POINT; THENCE NORTH 57 DEGREES 56 MINUTES 24 SECONDS EAST 22.00 FEET TO A POINT; THENCE SOUTH 32 DEGREES 03 MINUTES 36 SECONDS EAST 18.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 396.0 SQUARE FEET.

EXISTING INGRESS/EGRESS EASEMENT (PRIOR SURVEY - SUPPLIED BY CLIENT)

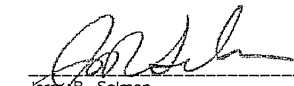
A 12 FOOT WIDE STRIP OF LAND BEING PART OF COMMON GROUND OF "THE VILLAGE AT BAXTER RIDGE PLAT TWO - SPRING VILLAGE" AS RECORDED IN PLAT BOOK 231 PAGE 84 OF THE ST. LOUIS COUNTY RECORDS IN SECTIONS 15 AND 22, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY MISSOURI AND THE CENTERLINE OF SAID STRIP BEING 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 70.29 FEET TO 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 or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1-5, 10, 11(a) & 12 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that;

* the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."


Jerry R. Salmon
Missouri Professional Engineer 017459



BAXTER ROAD
MO06299A
SEC. 15&22, T-45-N, R-4-E
ST LOUIS COUNTY, MISSOURI

NO.	1	REVISION	COMMENTS	DATE	9/10/09	BY	JS
PROJECT NO. 09-0268							
DRAWN BY:	JS	CHECKED BY:	AAK	FIELD CREW:	JP	APPROVED BY:	WHS
DATE:		06/03/09		SCALE:		AS SHOWN	
SHEET 2 OF 2							
AS BUILT TOWER SURVEY							
555 NORTH NEW BALLAS ROAD SUITE 350 ST. LOUIS, MO 63141							
FOR: T-MOBILE							
SMW Engineering Group, Inc. 1550 Woods of Riverchase Drive Suite 100 Hoover, Alabama 35244 Ph: 205-252-6985 www.smweng.com							