

Memorandum Department of Planning & Public Works

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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,

Respectfully submitted,

Shawn P. Seymour, AICP Project Planner Annissa McCaskill – Clay, AICP Lead Senior Planner

Annissa McCaskill-Clay

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





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,

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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).



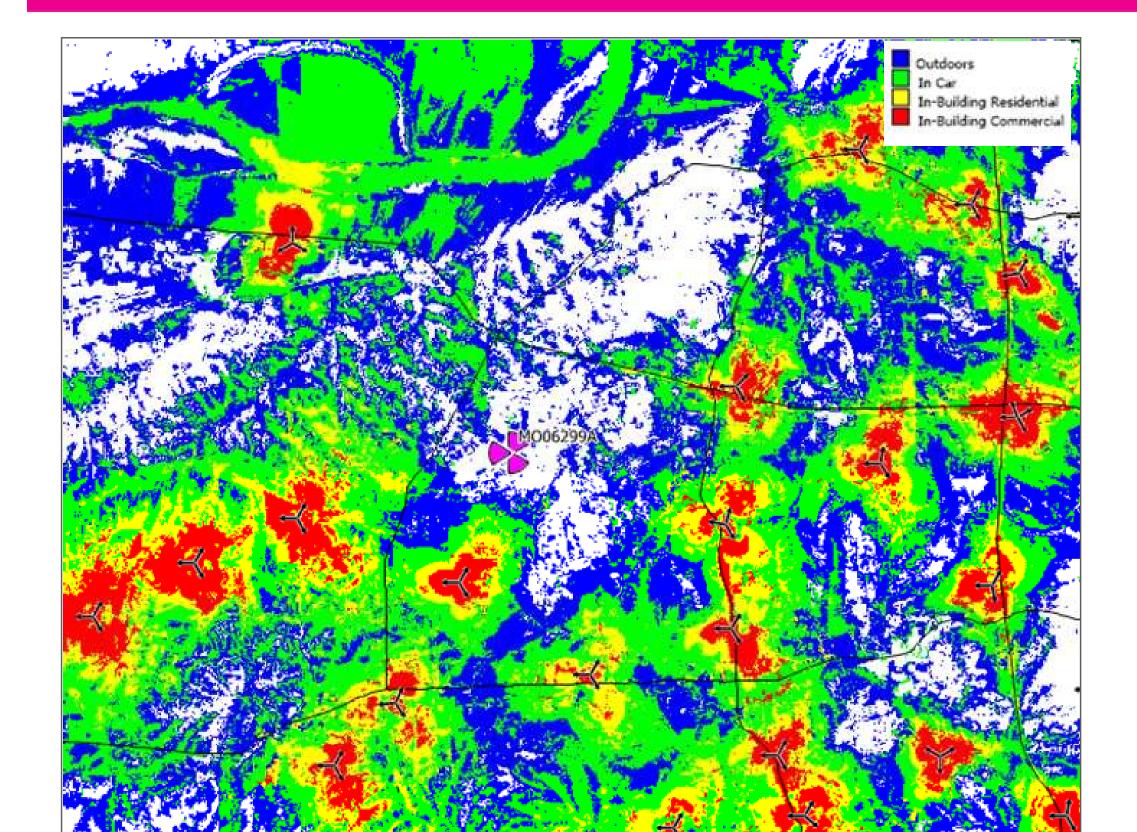
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you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

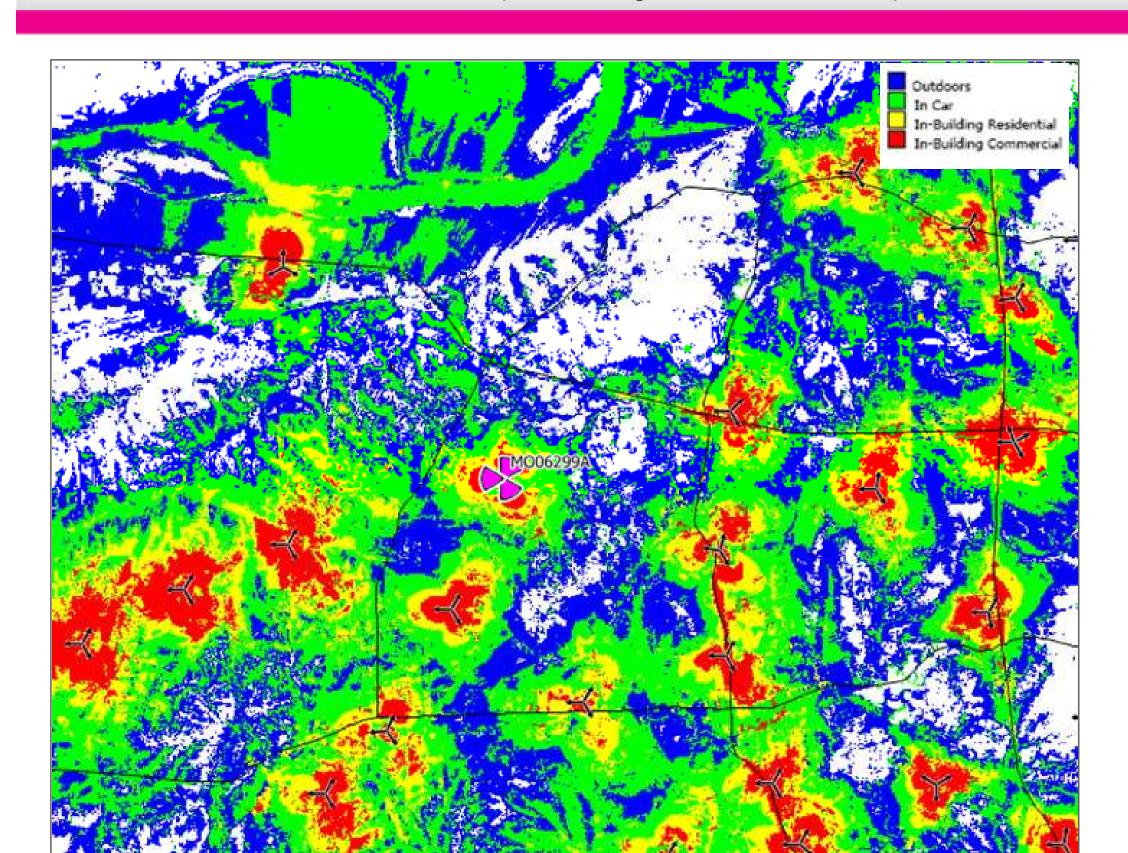
A tract of land being part of common ground of "The Village at Baxter Ridge Plat Two – Spring Village" as recorded in plat book 231 page 84 of the St. Louis County records in section 15 and 22 township 45 north, range 4 east, St. Louis County Missouri.

-- T-- Mobile - Prediction Plot (surrounding sites without MO06299A)





-- T-- Mobile - Prediction Plot (surrounding sites with MO06299A)





SITE NAME

U.E. TOWER #32

T--Mobile

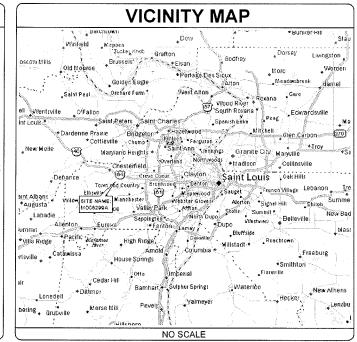
SITE NUMBER MO06299A

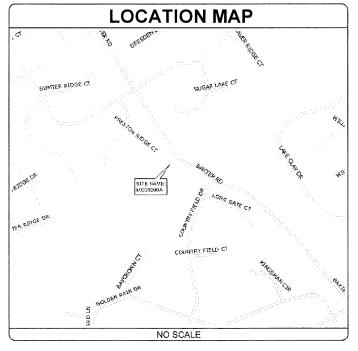
NEW INSTALLATION OF NODE B FLEXI EQUIPMENT AND ANTENNA CHANGE ON

CO-LOCATE

MONOPOLE

PROJECT SUMMARY SITE NAME: U.E. TOWER #32 MO06299A 1971 BAXTER RD SITE ADDRESS: CHESTERFIELD, MO 63017 LANDLORD: UNION ELECTRIC CO. dba AMERENUE 1901 CHOUTEAU AVE, MAIL CODE 700, PO BOX 66149 TELEPHONE: T-MOBILE CUSTOMER / APPLICANT: 555 N. NEW BALLAS RD, STE 350 ST. LOUIS, MO 63141 TELEPHONE: OCCUPANCY TYPE: UNMANNED A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND





	DRAWING INDEX	
SHEET#	SHEET DESCRIPTION	REV.#
T-1	TITLE SHEET	0
C-1	COMPOUND PLAN	0
C-2	DETAILS & TOWER ELEVATION	0

DRAWING INDEX

CONSULTANT TEAM

ENGINEER/ARCHITECT: HIXSON, TN 37343 423-843-9500

SURVEYOR: TELEPHONE: ELECTRIC PROVIDER: TBD CONTACT: TELEPHONE:

TELCO PROVIDER: TRD

CONTACT: TELEPHONE:

DRIVING DIRECTIONS

PAGE WEST TO 270 SOUTH TO 64/40 WEST TO HWY 141 SOUTH TO CLAYTON RD WEST FOR 1.6 MILES TO BAXTER. GO RIGHT ON BAXTER, 1.6 MILES TO UE TOWER SITE ON YOUR LEFT.

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT

- INTERNATIONAL BUILDING CODE 2003 WITH STATE AMENDMENTS INTERNATIONAL MECHANICAL CODE
- ANSI/EIA-222-F LIFE SAFETY
- CODE THE 1995 CABO ONE AND TWO FAMILY DWELLING CODE
- 5. INTERNATIONAL PLUMBING CODE
- NATIONAL ELECTRIC CODE 2002 OR MOST CURRENT ADOPTED EDITION
- LOCAL BUILDING CODE(S) 8. CITY AND/OR COUNTY

JURISDICTION: CHESTERFIELD

DO NOT SCALE DRAWINGS

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



UNDERGROUND SERVICE ALERT ONE CALL OF MISSOURI CALL TOLL FREE

1-800-344-7483 CALL 3 WORKING DAYS BEFORE YOU DIG!

A/E DOCUMENT REVIEW STATUS

IIILE	SIGNATURE	DATE
T-MOBILE PROP:		
T-MOBILE R.F. MANAGER:		
T-MOBILE NetOps:		
T-MOBILE CONST. MGR.:		
INTERCONNECT:		
T-MOBILE SITE DEV. MGR.:		
PROPERTY OWNER:		
PLANNING:		

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

T - Mobile •

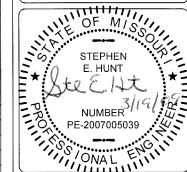
555 NORTH NEW BALLAS ROAD, SUITE 350 ST. LOUIS, MO 63141



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



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



U.E. TOWER #32

MO06299A

1971 BAXTER RD CHESTERFIELD, MO 63017

DRAWN BY:	DWS
CHECKED BY:	SEH

DEMISIONS

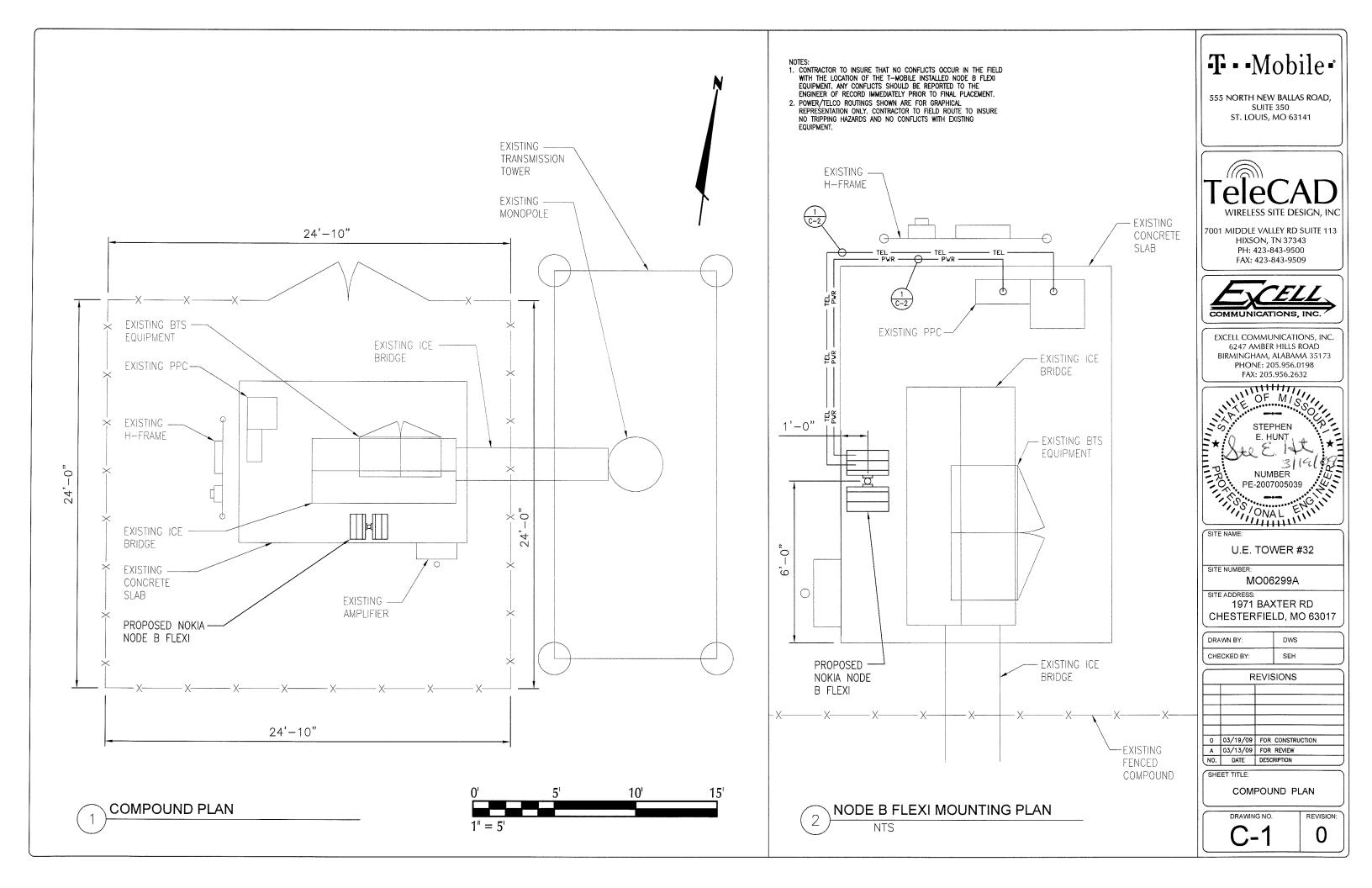
	KEVISIONS			
0	03/19/09	FOR CONSTRUCTION		
Α	03/13/09	FOR REVIEW		
NO.	DATE	DESCRIPTION		

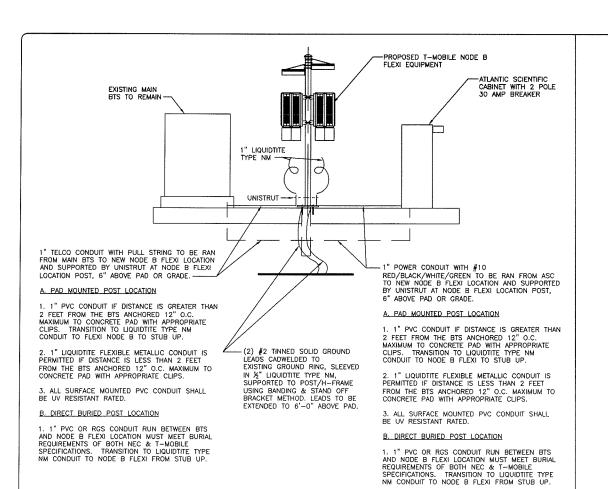
SHEET TITLE:

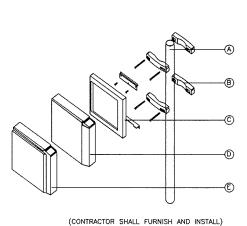
TITLE SHEET

DRAWING NO

REVISION:









NODE B FLEXI MOUNT ASSEMBLY

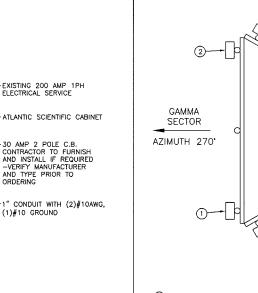
EXISTING 200 AMP 1PH

30 AMP 2 POLE C.B. CONTRACTOR TO FURNISH AND INSTALL IF REQUIRED

-VERIFY MANUFACTURER
AND TYPE PRIOR TO
ORDERING

(1)#10 GROUND

ELECTRICAL SERVICE



2 EXISTING ANTENNA TO BE CHANGED TO NEW UMTS ANTENNA

ANTENNA ORIENTATION

TOWER ELEVATION

T - • Mobile • °

T-MOBILE ANTENNAS

CONTRACTOR TO COORDINATE WITH T-MOBILE FOR MOST RECENT RF DESIGN. NOTIFY

ENGINEER IF CONFLICT EXISTS.

ANTENNAS TO BE ADDED ANTENNAS TO BE CHANGED

COAX TO BE ADDED

COAX TO BE CHANGED COAX TO BE REMOVED TOTAL COAX ON TWR TMAs TO BE ADDED TMAS TO BE CHANGED TMAS TO BE REMOVED

TOTAL TMAS ON TWR MOUNTS TO BE ADDED

EXISTING

MONOPOLE

FXISTING

TOWER

TRANSMISSION

ELEV. = 155'-0"

TOWER

ELEV. = TBD'-0"

PROPOSED ANTENNA

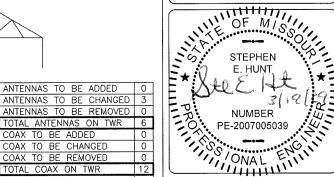
555 NORTH NEW BALLAS ROAD, SUITE 350 ST. LOUIS, MO 63141



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



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U.E. TOWER #32

SITE NUMBER

CHECKED BY:

0

MO06299A

SITE ADDRESS 1971 BAXTER RD

CHESTERFIELD, MO 63017 DRAWN BY

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

DETAILS & TOWER

ELEVATION REVISION:

DRAWING NO

0



1/2" Ø U-BOLTS (TYP. OF

GALVANIZED PIPE CAP

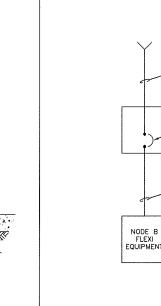
3 1/2" DIA. GALVANIZED PIPE —

EXISTING CONCRETE PAD/FOUNDATION

(2) PIECES OF GRIP STRUT TO COVER THE NODE B ---

PROPOSED T-MOBILE NODE B

1/2" HILTY HVA ANCHOR
BOLTS WITH MIN. EMBEDMENT
OF 4 1/4" INTO EXISTING
CONCRETE (TYP. OF 4)
-FINAL MOUNTING DETAIL
PROVIDED AT TIME OF



(CONTRACTOR SHALL FURNISH AND INSTALL)

NODE B FLEXI MOUNTING ELEVATION

ONE LINE DIAGRAM

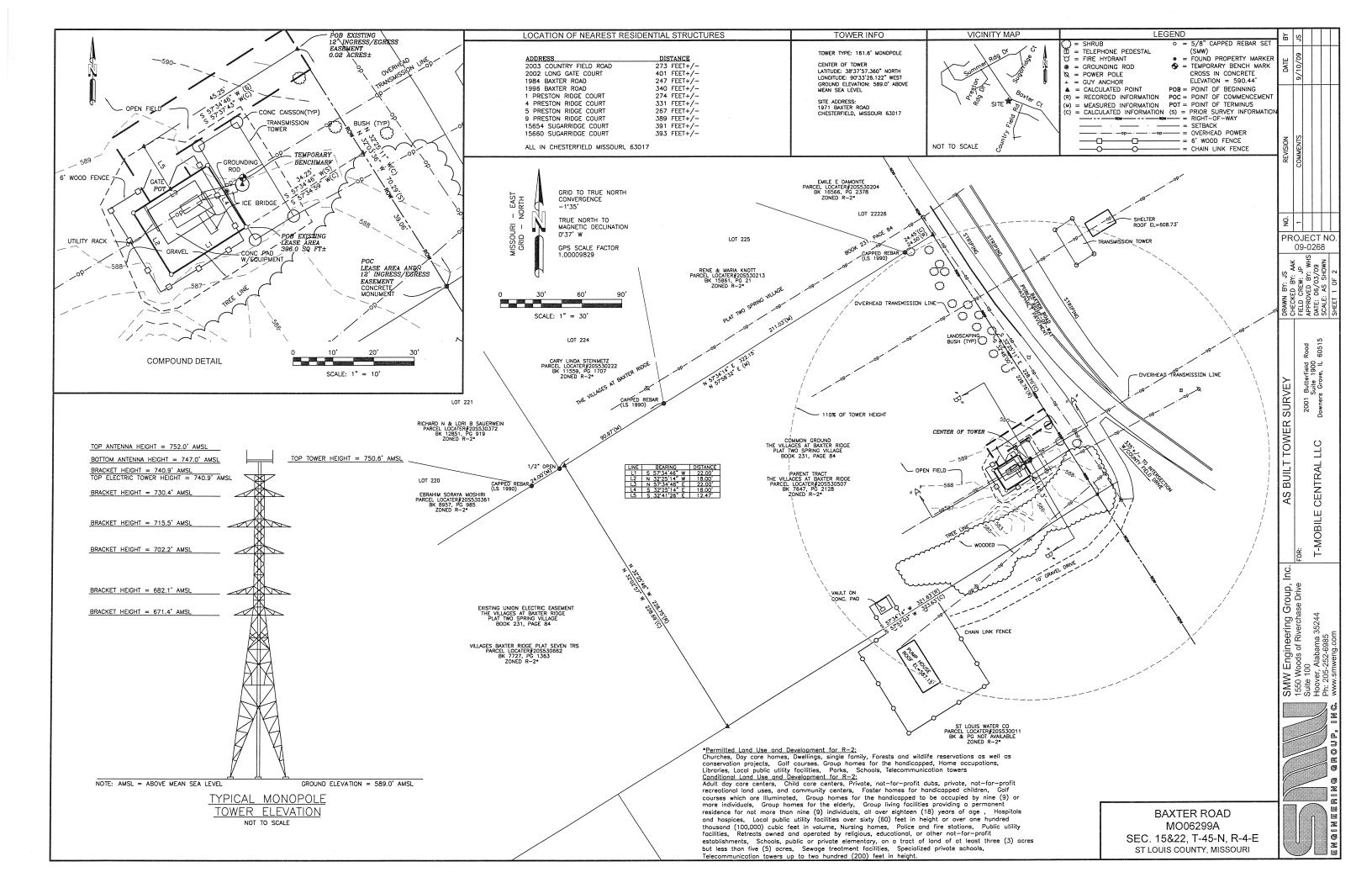
TRUE NORTH 270° 90 180

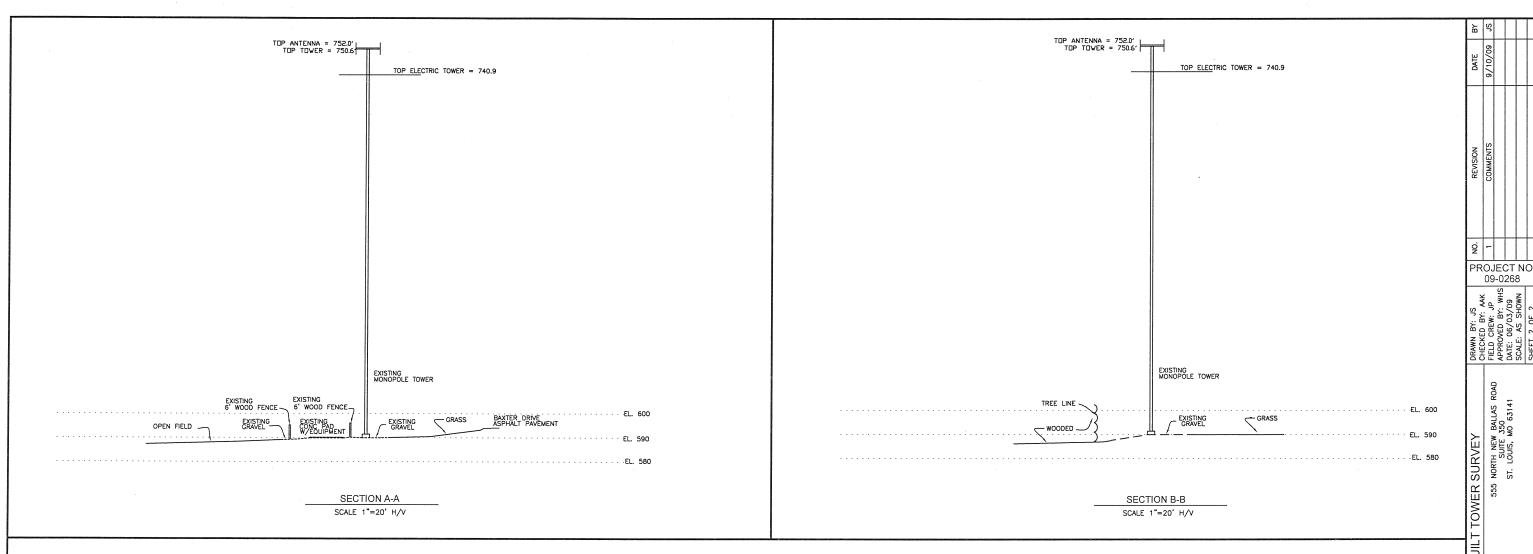
(1) EXISTING ANTENNA TO REMAIN

(1)

EXISTING

MICROWAVE





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 A8681. 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
- 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
- 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.

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

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 35 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 DEED 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

EXISTING INGRESSS/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 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 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."

Missouri Professional Engineer 017459



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

-MOBI

Group,

Engineering (