

III. B.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

From: Shawn Seymour, AICP
Senior Planner

Date: October 17, 2011

RE: **T.S.P. 39-2011 AT&T (Drew Station 1662 Clarkson Road)**: A request to obtain approval to amend a Telecommunications Siting Permit for the purpose of upgrading existing facilities to accommodate and provide 4G LTE data service on an existing high structure in a "C8" Planned Commercial District-zoned tract of land located on the east side of Clarkson Road south of its intersection with the Chesterfield Parkway (19S420394).

Summary

AT&T, has requested an amendment to a telecommunications siting permit to allow the location of upgraded antennas to facilitate 4G LTE data service on an existing high structure located on the east side of Clarkson Road south of its intersection with the Chesterfield Parkway.

City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, permits applications for equipment upgrades to be submitted for sites that currently hold a telecommunications siting permit without the need for a public hearing. Staff has reviewed the request by AT&T and has determined that the proposed addition of the 4G LTE antennas are indeed an upgrade to an existing and permitted site and may amend said existing permit without the need for a public hearing.

Attached are copies of the site plan, elevations, boundary plat, and propagation study.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

CC: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Planning & Development Services Director

Attachments: AT&T 4G LTE Upgrade Packet



June 24, 2011

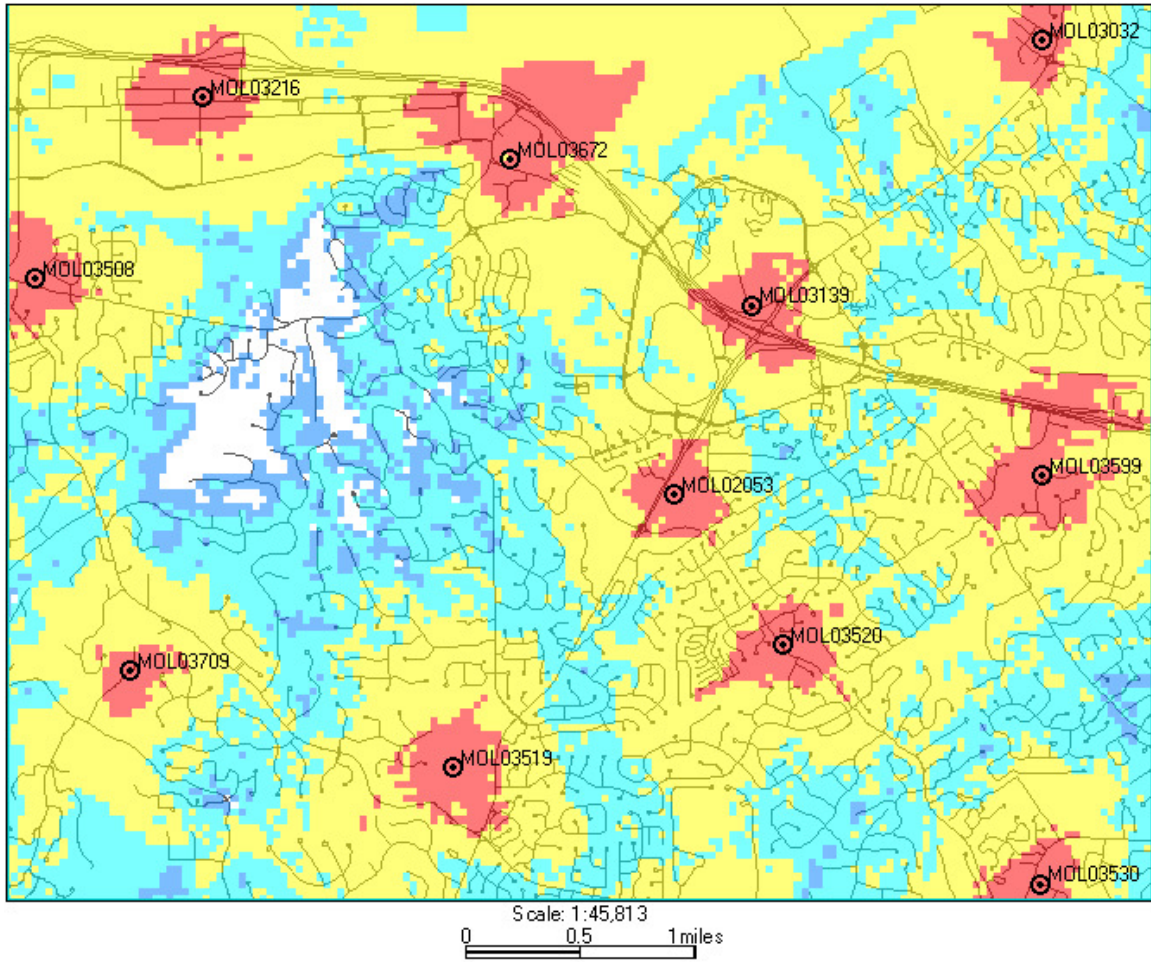
The following is a brief explanation of why AT&T Mobility is proposing to have the current wireless communication facility at 1700 Clarkson Road modified. This facility is labeled as MOL02053 on Map 1. Currently this facility is only capable of broadcasting our older technologies.

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.

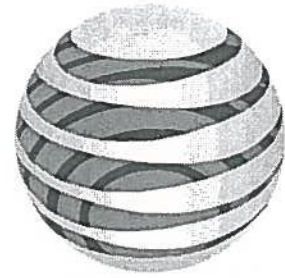
Map 1 Proposed AT&T "4G" coverage



Ron Humphrey

Radio Frequency Design Engineer
AT&T Mobility Division

MO2053 BAXTER & CLARKSON



at&t

LTE ROOFTOP



13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

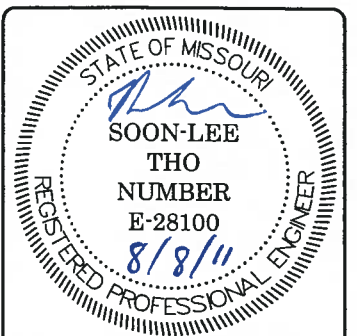
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001648

PROJECT NO: 168986

DRAWN BY: MAK

CHECKED BY: GPX

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



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.

MO2053
BAXTER & CLARKSON
1700 CLARKSON ROAD
CHESTERFIELD, MO 63017
LTE - ROOFTOP

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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) LTE ANTENNAS, (3) RRHs, (3) DC SURGE PROTECTORS, (1) FC12 JUNCTION BOX, (3) FIBER JUMPER CABLES, (3) DC POWER JUMPER CABLES, (1) FIBER TRUNK CABLE, (2) DC POWER TRUNK CABLES, (1) FIBER CABLE ENCLOSURES, (1) LTE GPS ANTENNA, (1) LTE POWER NODE B CABINET, AND (1) LTE 9412 eNODE B ARE PROPOSED.

SITE INFORMATION

PROPERTY OWNER: ROSS REAL ESTATE VENTURES LLC
ADDRESS: 7750 CLAYTON ROAD, SUITE 305 ST. LOUIS, MO 63117

TOWER OWNER: NA
SITE NAME: NA
SITE NUMBER: NA
SITE CONTACT: NA

SITE ADDRESS: 1700 CLARKSON ROAD CHESTERFIELD, MO 63017

COUNTY: ST. LOUIS COUNTY
LATITUDE (NAD 83): 38° 38' 34.19" N 38.64283
LONGITUDE (NAD 83): 90° 33' 56.30" W -90.56564
GROUND ELEVATION: 612' AMSL
RAD CENTER: 18', 24' AGL
ZONING JURISDICTION: ST. LOUIS COUNTY
ZONING DISTRICT: C8
PARCEL #: 19S420394
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

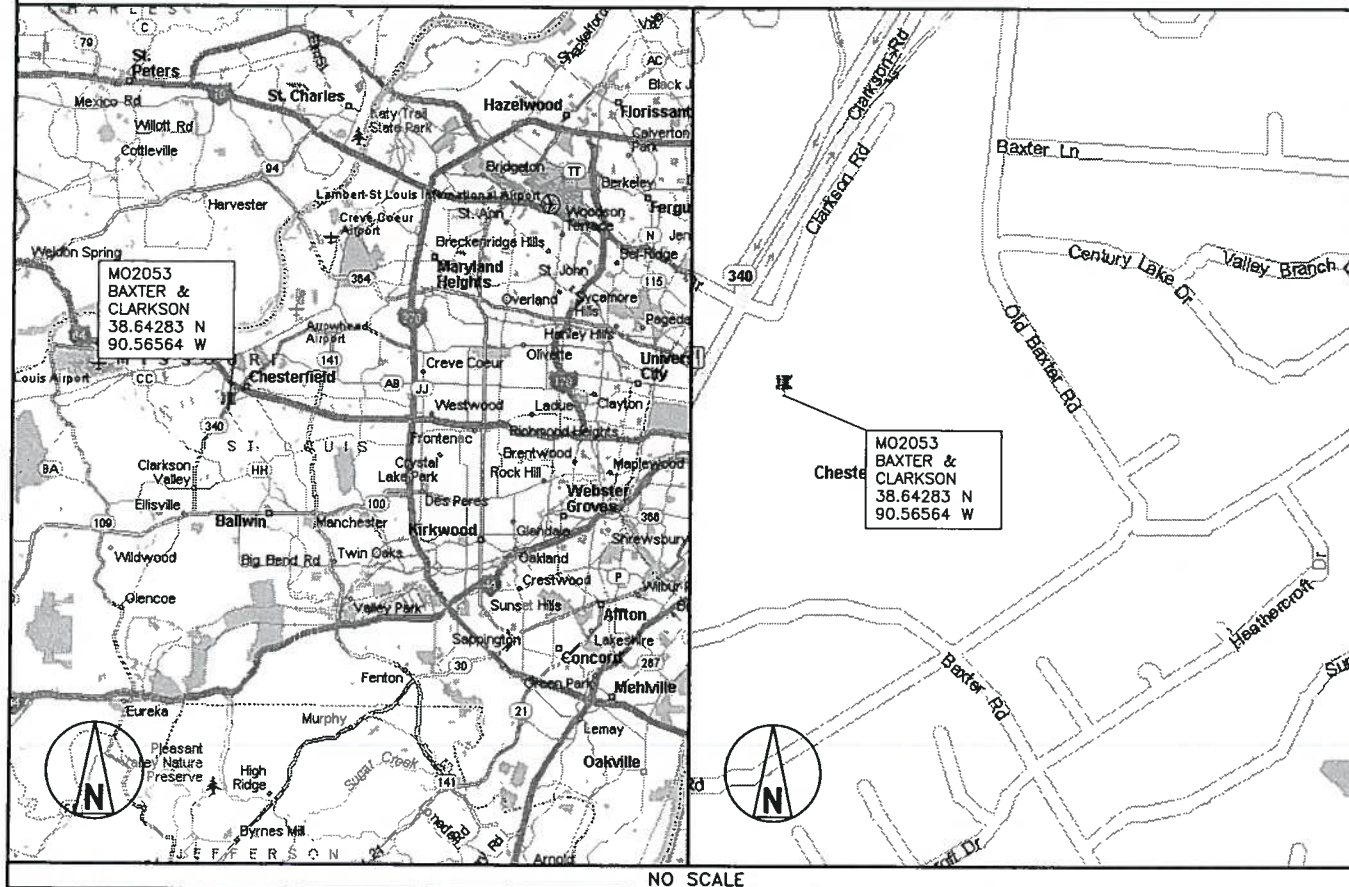
IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

CONTACT INFORMATION

ENGINEER: 15450 S OUTER FORTY DR, SUITE 200 CHESTERFIELD, MO 63017

CONTACT: GEORGE P. XENOS
PHONE: (913) 687-9233

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST AT&T OFFICE:

TURN LEFT ONTO PINE ST FOR 0.9 MI, KEEP LEFT ONTO RAMP FOR 0.2 MI, TAKE RAMP ONTO I-64 FOR 19.1 MI, AT EXIT 19B, TURN RIGHT ONTO RAMP FOR 0.2 MI, BEAR RIGHT ONTO LOCAL ROAD FOR 32 YDS, TURN LEFT ONTO SR-340 FOR 0.8 MI, TURN LEFT ONTO CLARKSON ROAD FOR 43 YDS, TURN RIGHT ON LOCAL ROAD FOR 98 YDS.

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	EXISTING SITE PLAN
Z-4	PROPOSED SITE PLAN
Z-5	SITE ELEVATION

DO NOT SCALE DRAWINGS

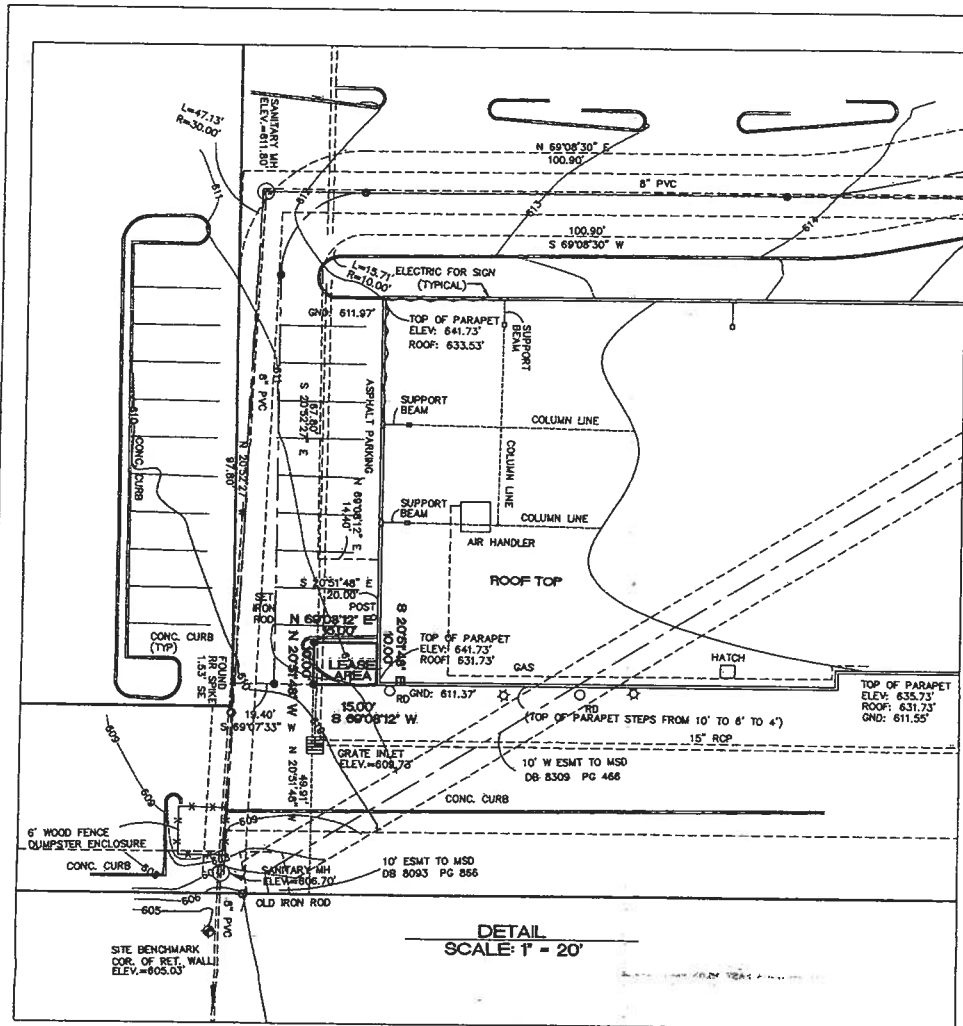
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



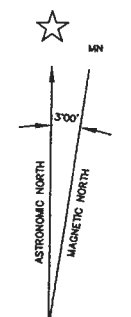
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MISSOURI, CALL MISSOURI ONE CALL

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

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



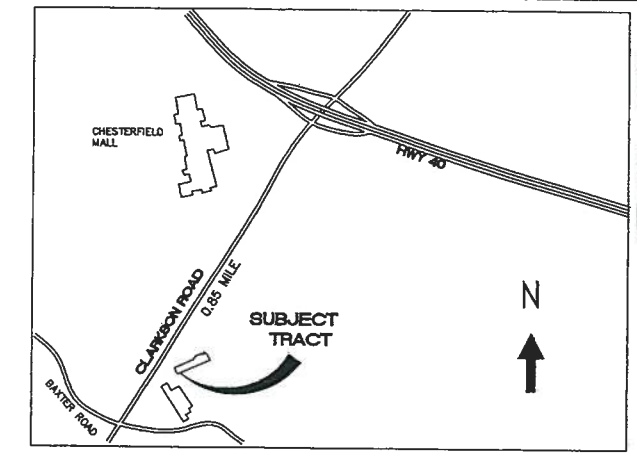
LOT 2 OF "DREW STATION SHOPPING CENTER"
 U.S. SURVEY 2002,
 TOWNSHIP 45 NORTH, RANGE 4 EAST,
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI



MAGNETIC DECLINATION
 NTS
 (SCALED FROM USGS QUAD MAP)

○ = SET CP SPINDLE IN ASPHALT
 (UNLESS OTHERWISE NOTED)

RD ROOF DRAIN
 PP POWER POLE



LEASE PARCEL DESCRIPTION
 150 SQUARE FEET

A TRACT OF LAND IN LOT 2 OF "DREW STATION SHOPPING CENTER", A SUBDIVISION RECORDED IN PLAT BOOK 287, PAGE 71, ST. LOUIS COUNTY RECORDS, AND BEING IN U. S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 89 MINUTES 07 MINUTES 33 SECONDS WEST 590.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 20 MINUTES 51 MINUTES 48 SECONDS WEST 49.91 FEET TO A SPINDLE (SET IN ASPHALT) AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEFINING THE LEASE PARCEL HEREIN DESCRIBED, NORTH 20 MINUTES 51 MINUTES 48 SECONDS WEST 10.00 FEET TO AN IRON ROD (SET); THENCE NORTH 69 MINUTES 08 MINUTES 12 SECONDS EAST 15.00 FEET TO THE FACE OF THE BUILDING; THENCE ALONG SAID BUILDING FACE SOUTH 20 MINUTES 51 MINUTES 48 SECONDS EAST 10.00 FEET; THENCE LEAVING SAID BUILDING FACE SOUTH 89 MINUTES 08 MINUTES 12 SECONDS WEST 15.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 150 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

20 FOOT WIDE ACCESS EASEMENT
 12,837 SQUARE FEET

A TRACT OF LAND IN LOT 2 OF "DREW STATION SHOPPING CENTER", A SUBDIVISION RECORDED IN PLAT BOOK 287, PAGE 71, ST. LOUIS COUNTY RECORDS, AND BEING IN U. S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 89 MINUTES 07 MINUTES 33 SECONDS WEST 590.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 20 MINUTES 51 MINUTES 48 SECONDS WEST 49.91 FEET TO A SPINDLE (SET IN ASPHALT) AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEFINING THE 20 FOOT WIDE ACCESS EASEMENT HEREIN DESCRIBED, NORTH 20 MINUTES 51 MINUTES 48 SECONDS WEST 19.40 FEET; THENCE NORTH 20 MINUTES 52 MINUTES 27 SECONDS WEST 97.60 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 21.98 FEET; THENCE NORTH 69 MINUTES 08 MINUTES 30 SECONDS EAST 100.90 FEET; THENCE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 17.99 FEET; THENCE NORTH 57 MINUTES 41 MINUTES 30 SECONDS EAST 48.14 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 21.98 FEET; THENCE NORTH 69 MINUTES 08 MINUTES 30 SECONDS EAST 37.80 FEET; THENCE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.87 FEET; THENCE NORTH 20 MINUTES 51 MINUTES 48 SECONDS WEST 10.00 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 30.10 FEET; THENCE SOUTH 73 MINUTES 07 MINUTES 56 SECONDS WEST 128.79 FEET TO THE SOUTHEASTERLY LINE OF OLD CLARKSON ROAD (VARIABLE WIDTH HIGHWAY 340); THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 31 MINUTES 29 SECONDS EAST 14.84 FEET; THENCE SOUTH 73 MINUTES 07 MINUTES 56 SECONDS EAST 104.46 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 80.20 FEET; THENCE SOUTH 20 MINUTES 52 MINUTES 27 SECONDS WEST 37.80 FEET; THENCE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 17.99 FEET; THENCE SOUTH 57 MINUTES 41 MINUTES 30 SECONDS EAST 48.14 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 21.98 FEET; THENCE SOUTH 69 MINUTES 08 MINUTES 12 SECONDS WEST 15.00 FEET; THENCE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET; THENCE SOUTH 20 MINUTES 52 MINUTES 27 SECONDS EAST 67.00 FEET; THENCE NORTH 69 MINUTES 08 MINUTES 12 SECONDS WEST 15.00 FEET TO THE FACE OF THE BUILDING; THENCE ALONG SAID BUILDING FACE SOUTH 20 MINUTES 51 MINUTES 48 SECONDS EAST 20.00 FEET; THENCE LEAVING SAID BUILDING FACE SOUTH 89 MINUTES 08 MINUTES 12 SECONDS WEST 15.00 FEET TO AN IRON ROD (SET); THENCE SOUTH 20 MINUTES 51 MINUTES 48 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 12,837 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

BASIS OF BEARING: BEARINGS ARE IN RELATION TO THE SOUTHERLY LINE OF "DREW STATION SHOPPING CENTER" AS RECORDED IN PLAT BOOK 289, PAGE 71, ST. LOUIS COUNTY RECORDS. TO ESTABLISH ASTRONOMIC NORTH, ROTATE ALL BEARINGS 0 DEGREES 05 MINUTES 02 SECONDS COUNTERCLOCKWISE. ASTRONOMIC NORTH ESTABLISHED BY SOLAR OBSERVATION.

SOURCE OF RECORD TITLE: LOT 2 OF "DREW STATION SHOPPING CENTER"; LAND OF ROSS REAL ESTATE VENTURES LLC AS RECORDED IN DEED BOOK 10872, PAGE 1097.

CORNER OF RECORD: OLD IRON ROD AT THE SOUTHEASTERLY CORNER OF "DREW STATION SHOPPING CENTER" AS RECORDED IN PLAT BOOK 289, PAGE 71.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.

LOCATOR NO 19542 0394

PARCEL IS ZONED "C8" COMMERCIAL, CITY OF CHESTERFIELD ZONING.

ALL EASEMENTS AND CONDITIONS WHICH AFFECT THIS SITE AS REPORTED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 431230, DATED NOVEMBER 12, 2000, WHICH AFFECT THIS SITE, ARE SHOWN HEREON.

UTILITY LINES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS SUPPLIED BY UTILITY COMPANIES. FIELD LOCATION OF VISIBLE UTILITIES, AND UPON FIELD LOCATION OF FLAGGING SUPPLIED BY UTILITY COMPANIES. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND NOT ALL MAY BE SHOWN HEREON. CONTACT 1-800-DIG-RITE BEFORE ANY EXCAVATION.

LATITUDE, LONGITUDE, AND ELEVATION HAVE BEEN DETERMINED USING GPS TO MEASURE BASELINES TO GEOGRAPHIC REFERENCE MONUMENTS. LATITUDE AND LONGITUDE ARE BASED UPON "NAD83". ELEVATION (AMSL) IS BASED UPON NGVD'29. LATITUDE, LONGITUDE, AND ELEVATIONS MEET OR EXCEED "1A" TOLERANCES.

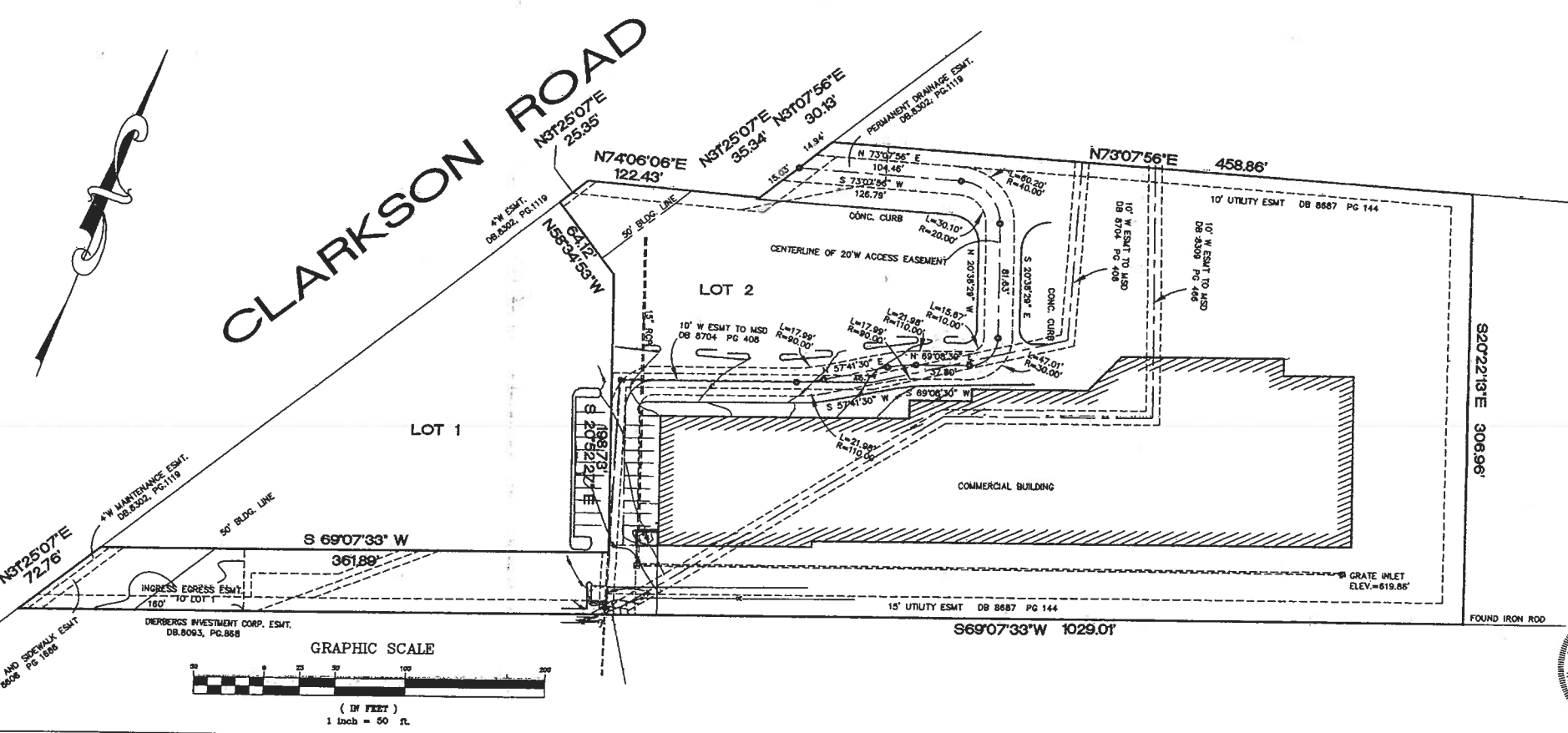
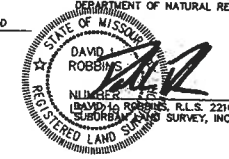
THIS IS IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 29189 C 00139 H, DATED AUGUST 2, 1995.

BENCHMARK: MSD112-185 ELEV: 646.98' (NGVD'29) "STANDARD ALUMINUM DISK" STAMPED SL-31 1990. DISK IS SET ALONG THE WEST SIDE OF ELBRIDGE-PAYNE DRIVE, ACROSS FROM THE NORTH CURVE EXTENDED FOR THE FIRST NATIONAL BANK. APPROXIMATELY 180' SOUTH OF THE INTERSECTION OF HWY I-64 SOUTH OUTER ROAD AND ELBRIDGE-PAYNE DRIVE.

SITE BENCHMARK: ELEV: 605.03' (NGVD'29) "I" ON CORNER OF CONCRETE RETAINING WALL LOCATED SOUTH 01 DEGREES 16 MINUTES WEST 63.6 FEET FROM THE SOUTHWESTERLY CORNER OF THE LEASE PARCEL.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO SOUTHWESTERN BELL WIRELESS, INC. THAT AT THEIR REQUEST, SUBURBAN LAND SURVEY, INC. HAS PREPARED A BOUNDARY SURVEY PLAT DATED DECEMBER 30, 2000, OF A TRACT OF LAND IN LOT 2 OF "DREW STATION SHOPPING CENTER", A SUBDIVISION RECORDED IN PLAT BOOK 287, PAGE 71, ST. LOUIS COUNTY RECORDS, AND BEING IN U. S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; THAT THIS PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED ON THE GROUND; THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON; AND THAT THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.



SLS
 SUBURBAN LAND SURVEY

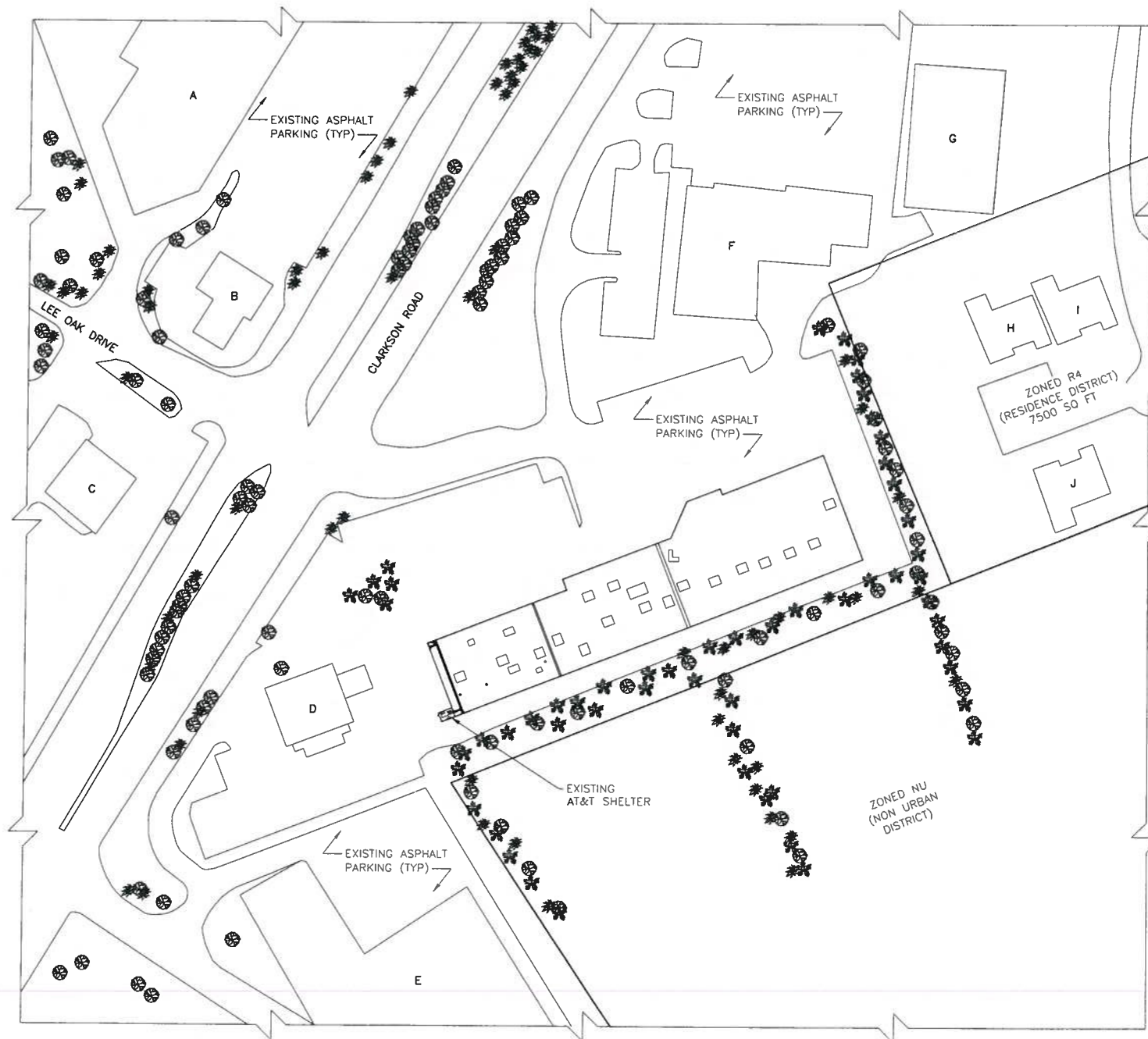
SOUTHWESTERN BELL WIRELESS
 Baxter Clarkson, Cell Site #4224 St. Louis MSA
 1698 Clarkson Road
 City of Chesterfield, St. Louis County, Missouri

Telephone: (314)894-7055
 Facsimile: (314)894-3207

5977 Hawkins Fuchs Road
 St. Louis, MO 63129-2124

DATE: 12/30/00
 JOB NUMBER: 00120
 FILE NAME: Cell4224.dwg
 DRAWN BY: AMG
 CHECKED BY:
 SHEET

1 of 1



DISTANCE FROM TOWER	
RESIDENTIAL BUILDING	DISTANCE (FT.)
A	570
B	390
C	365
D	95
E	250
F	465
G	730
H	695
I	775
J	695

OVERALL SITE PLAN
SCALE: 1"=1000'

13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001646

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

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

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M02053
BAXTER & CLARKSON
1700 CLARKSON ROAD
CHESTERFIELD, MO 63017
LTE - ROOFTOP

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-2



13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

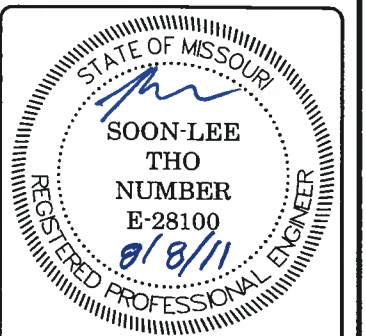
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001646

PROJECT NO: 168986

DRAWN BY: MAK

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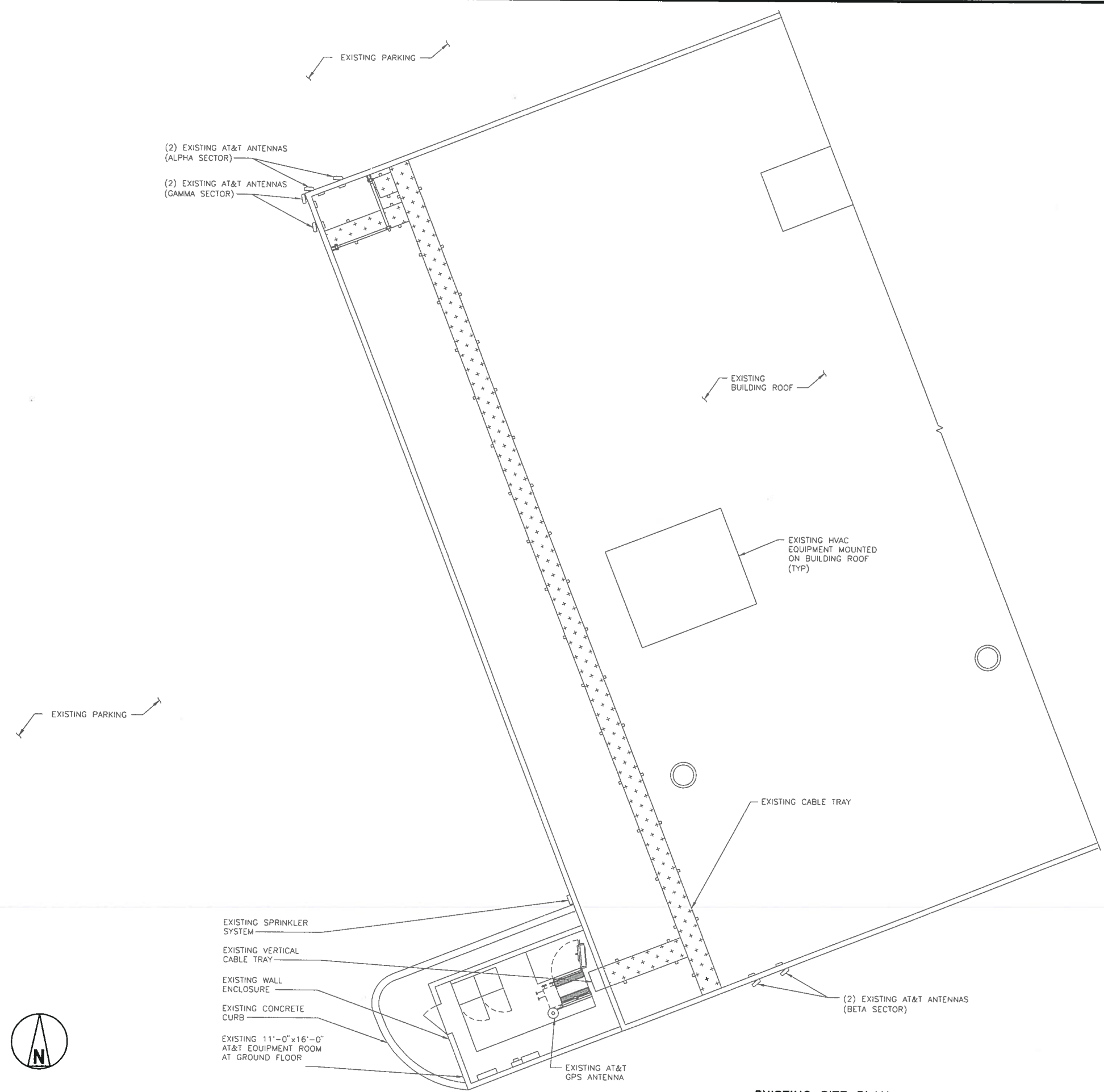


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M02053
BAXTER & CLARKSON
1700 CLARKSON ROAD
CHESTERFIELD, MO 63017
LTE - ROOFTOP

SHEET TITLE
EXISTING SITE PLAN

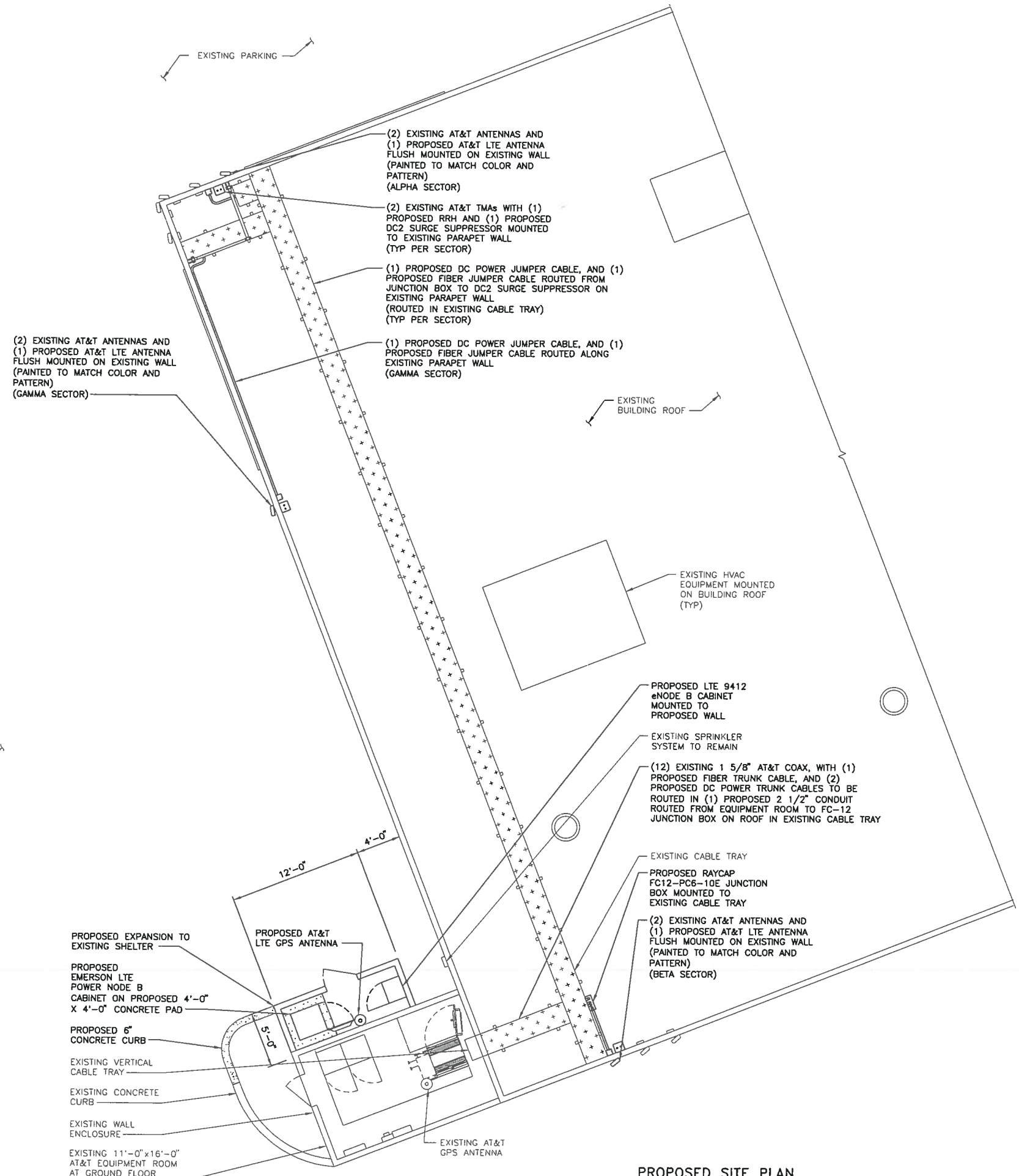
SHEET NUMBER
Z-3



EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

LEGEND	
FENCE	— X — X — X —
LEASE AREA	— . . . — . . . —
CABLE TRAY	— + + + + + + + + + + + + + + + + + + —
OVERHEAD POWER	— OHP — OHP — OHP —
UNDERGROUND POWER	— UGP — UGP — UGP —
OVERHEAD UTILITIES	— OHU — OHU — OHU —
UNDERGROUND TELCO	— UGT — UGT — UGT —





PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

LEGEND	
FENCE	— x — x — x —
LEASE AREA	— + + + — + + + —
CABLE TRAY	— + + + + + + + + + + + + + + + + + + —
OVERHEAD POWER	— OHP — OHP — OHP —
UNDERGROUND POWER	— UGP — UGP — UGP —
OVERHEAD UTILITIES	— OHU — OHU — OHU —
UNDERGROUND TELCO	— UGT — UGT — UGT —

13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001848

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

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

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M02053
BAXTER & CLARKSON
1700 CLARKSON ROAD
CHESTERFIELD, MO 63017
LTE - ROOFTOP

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
Z-4

