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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Department of Planning & Public Works City of Chesterfield Public Hearing Summary Report

**T.S.P 38-2011 AT&T (17259 Wild Horse Creek Road):** A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing stealth tower in a “NU” Non-Urban District –zoned property located at 17259 Wild Horse Creek Road approximately 550 feet east of the intersection of Wild Horse Creek Road and Long Road (18U420104).

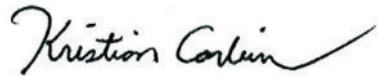
### **Summary**

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 placement of three (3) antennas from AT&T within a newly constructed flag pole that will replace the existing one. Additional equipment to support the new antennas is proposed to be placed at ground level.

City of Chesterfield Ordinance 2391, which now governs telecommunications and facilities siting, requires a public hearing before the City of Chesterfield Planning Commission for alterations that present a material change. 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 October 24, 2011 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,

A handwritten signature in black ink that reads "Kristian Corbin". The signature is written in a cursive, flowing style with a long, sweeping tail that extends to the right.

Kristian Corbin  
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 Monday, October 24, 2011, at 6:30 p.m., in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**T.S.P 38-2011 AT&T (17259 Wild Horse Creek Road):** A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation on additional antennas and equipment on an existing stealth tower in a "NU" Non-Urban District –zoned property located at 17259 Wild Horse Creek Road approximately 550 feet east of the intersection of Wild Horse Creek Road and Long Road (18U420104).

## Description of Property

A tract of land lying partly in U.S. Survey 1010, and partly in Lot 1 of the Subdivision of U.S. Survey 126, Township 45 North, Range 4 East, and bounded as follows: North and Northwest by the center line of Wild Horse Creek Road, as it existed prior to January 1, 1931; East by land of Questham, South by the center line of Wild Horse Creek as it existed on September 12, 1936; West by land of William Krumrey, Excepting therefrom that part taken for the widening of Old Wild Creek Road and Wild Horse Creek Road, according to Survey and Dedication thereof recorded in Plat Book 136 page 74.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

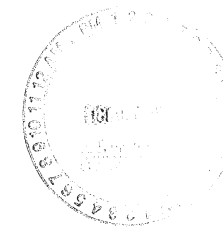


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Kristian Corbin at 636.537.4743 or via e-mail at [kcorbin@chesterfield.mo.us](mailto:kcorbin@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

# MO3508 BAXTER GARDENS



## LTE 80'-REPLACEMENT FLAGPOLE



**at&t**  
13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131

**BLACK & VEATCH**

10550 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: AK  
CHECKED BY: GFX

**ENGINEERING**  
2009 INTERNATIONAL BUILDING CODE  
2008 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) RRH, (1) FIBER CABLE, (2) DC POWER CABLE, (1) RAINCAP SURGE PROTECTOR, (1) LTE RACK, (9) PIPE MOUNTED PANEL ANTENNAS INCLUDING (18) COAX, (9) TNA'S, (1) GPS ANTENNA ARE PROPOSED.

**SITE INFORMATION**

PROPERTY OWNER: WILLIAM H. WELSHAAR SR AND MONTENE F. WELSHAAR  
ADDRESS: 17259 WILD HORSE CREEK DRIVE, CHESTERFIELD, MO 63005

TOWER OWNER: AT&T  
SITE NAME: BAXTER GARDENS  
BU NUMBER: MO3508

SITE CONTACT: BILL WELSHAAR, SR.  
(636) 532-1033 EXT. 103

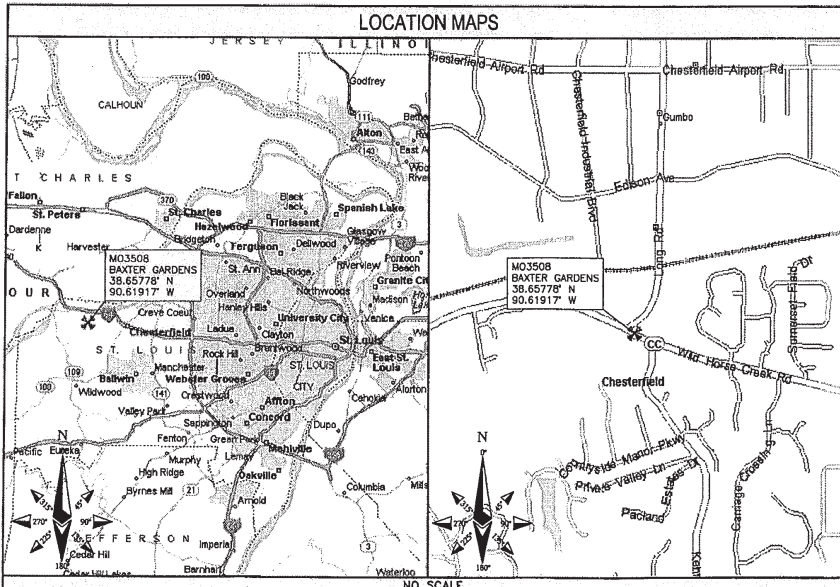
SITE ADDRESS: 17259 WILD HORSE CREEK ROAD, AK41728J, CHESTERFIELD, MO 63005

COUNTY: ST. LOUIS COUNTY  
LATITUDE (NAD 83): 38° 39' 28.01" N  
38.65778  
LONGITUDE (NAD 83): 90° 37' 9.01" W  
-90.61917

GROUND ELEVATION: 515' AMSL  
RAD CENTER: 55', 65', 75' AGL

ZONING JURISDICTION: CITY OF CHESTERFIELD, MO  
ZONING DISTRICT: NU, NON-URBAN DISTRICT  
PARCEL #: 18U420104  
OCCUPANCY GROUP: U  
CONSTRUCTION TYPE: V-B  
POWER COMPANY: AMEREN MO  
TELEPHONE COMPANY: AT&T  
SITE ACQUISITION CONTACT: MARY KREPS  
(636) 532-1051 EXT. 113  
RF ENGINEER: RON HUMPHREY  
CONSTRUCTION MANAGER: MATT DEAN  
(913) 284-5646

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE



**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
Z-2	OVERALL SITE PLAN
Z-3	EXISTING SITE PLAN
Z-4	PROPOSED SITE PLAN
Z-5	SITE ELEVATION
Z-6	ANTENNA MOUNT DETAIL

**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.mocall.com

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

**CONTACT INFORMATION**

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

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

**DRIVING DIRECTIONS**

DIRECTIONS FROM NEAREST AT&T OFFICE:

FROM SR 100, KEEP RIGHT ONTO I-270 RAMP, TAKE EXIT 12, KEEP RIGHT ONTO I-64 W RAMP, KEEP LEFT ONTO I-64 W RAMP, KEEP RIGHT ONTO LONG ROAD RAMP, GO STRAIGHT ONTO LONG ROAD RAMP, KEEP RIGHT ONTO LONG ROAD RAMP, TURN LEFT ONTO WILD HORSE CREEK ROAD, SITE IS ON THE LEFT.

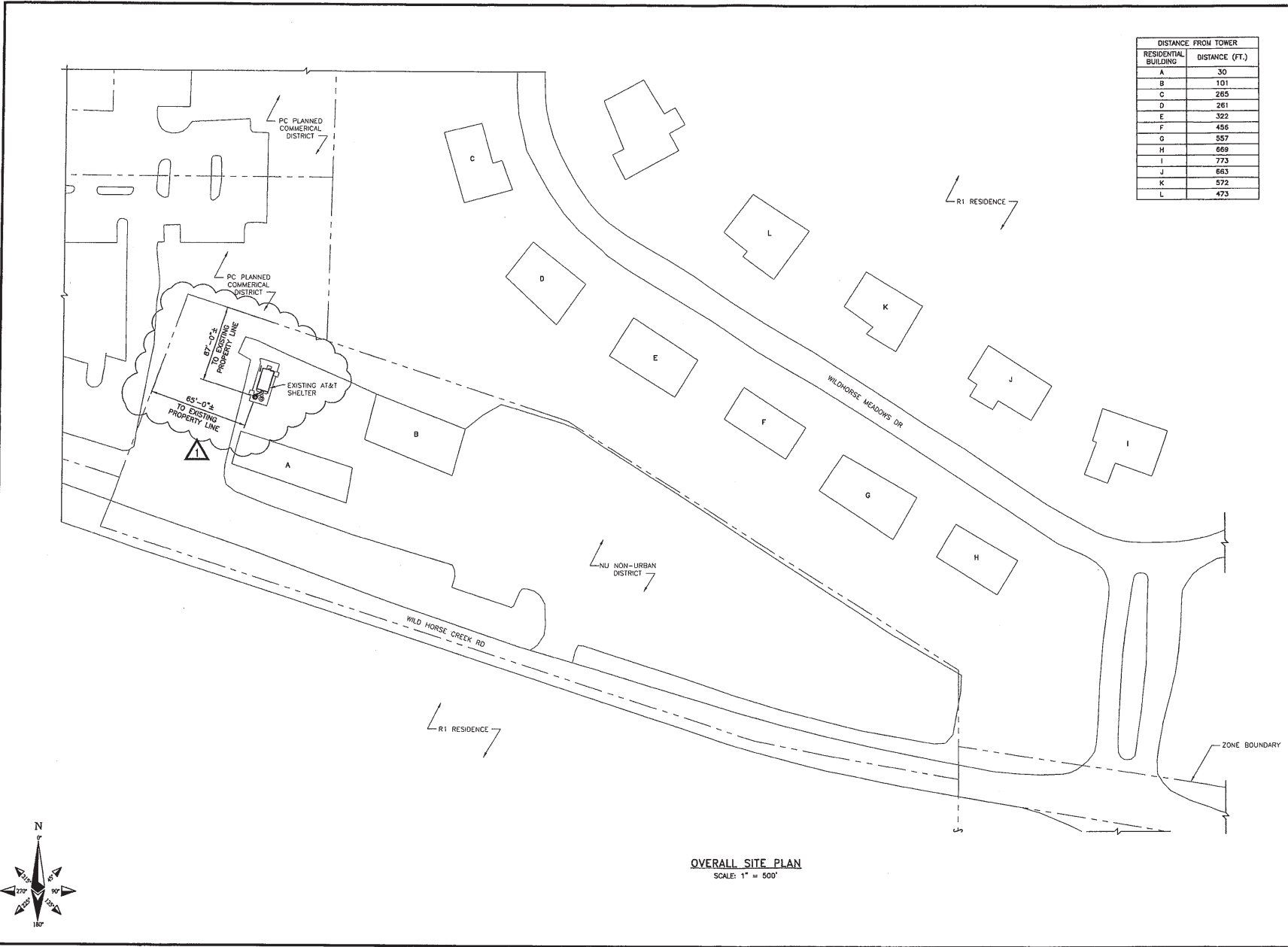
STATE OF MISSOURI  
P.H. DOYLE  
NUMBER  
E-28899  
REGISTERED PROFESSIONAL ENGINEER  
P. H. DOYLE E-28899  
PROFESSIONAL ENGINEER  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO3508  
BAXTER GARDENS  
17259 WILD HORSE CREEK ROAD  
CHESTERFIELD, MO 63005  
LTE - REPLACEMENT FLAGPOLE

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1





DISTANCE FROM TOWER	
RESIDENTIAL BUILDING	DISTANCE (FT.)
A	30
B	101
C	265
D	261
E	322
F	456
G	557
H	669
I	773
J	663
K	572
L	473



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:	169986
DRAWN BY:	AK
CHECKED BY:	GPX

REV	DATE	DESCRIPTION
1	10/12/11	MISC REVISIONS
0	9/16/11	ISSUED FOR ZONING



P. H. DOYLE E-28899  
PROFESSIONAL ENGINEER

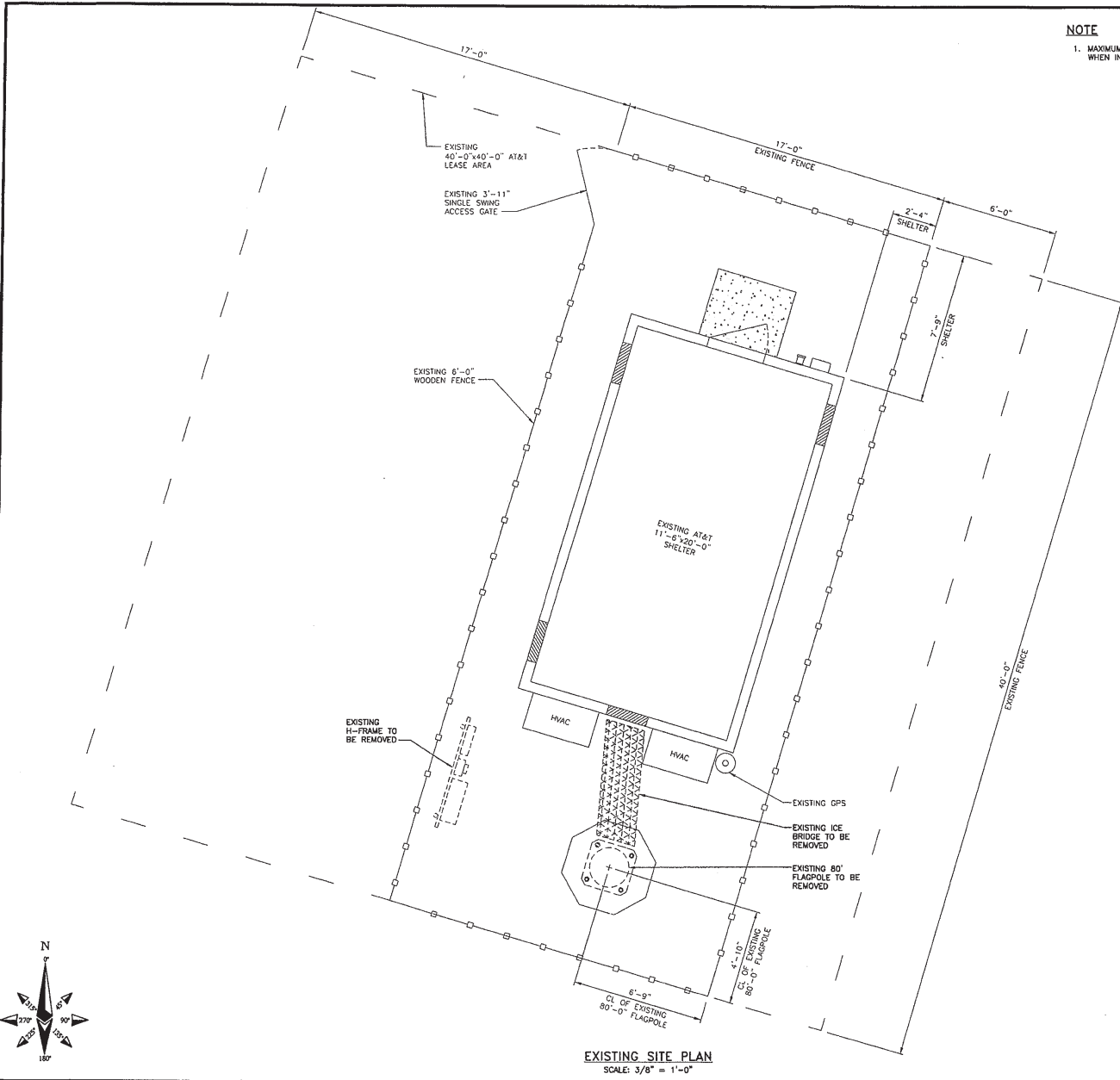
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M03508  
BAXTER GARDENS  
17259 WILD HORSE CREEK ROAD  
CHESTERFIELD, MO 63005  
LTE - REPLACEMENT FLAGPOLE

SHEET TITLE  
OVERALL  
SITE PLAN

SHEET NUMBER  
**Z-2**

OVERALL SITE PLAN  
SCALE: 1" = 500'



**NOTE**

1. MAXIMUM DISTANCE OF 6" GAP SHALL EXIST BETWEEN ICE BRIDGE AND ADJACENT STRUCTURE WHEN INSTALLING THE ICE BRIDGE.



**EXISTING SITE PLAN**  
SCALE: 3/8" = 1'-0"

LEGEND	
FENCE	—○—○—○—○—
LEASE AREA	—○—○—○—○—
ICE BRIDGE	XXXXXXXXXXXXXXXXXXXX
OVERHEAD POWER	—OHP— OHP— OHP—
UNDERGROUND POWER	—USP— USP— USP—
OVERHEAD UTILITIES	—OHU— OHU— OHU—
UNDERGROUND TELCO	—UST— UST— UST—



13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131

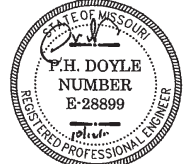


10850 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

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

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

REV	DATE	DESCRIPTION
1	10/12/11	MISC REVISIONS
0	9/16/11	ISSUED FOR ZONING



P. H. DOYLE E-28899  
PROFESSIONAL ENGINEER

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MO3508  
BAXTER GARDENS  
17259 WILD HORSE CREEK ROAD  
CHESTERFIELD, MO 63005  
LTE - REPLACEMENT FLAGPOLE

SHEET TITLE  
**EXISTING SITE PLAN**

SHEET NUMBER  
**Z-3**







13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



**BLACK & VEATCH**

10850 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

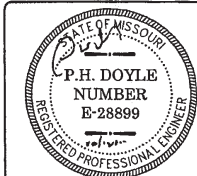
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION  
MEDIUM STATE CERTIFICATE OF AUTHORITY # 001648

PROJECT NO: 168986

DRAWN BY: AK

CHECKED BY: GFX

REV	DATE	DESCRIPTION
1	10/12/11	MISC REVISIONS
0	8/16/11	ISSUED FOR ZONING



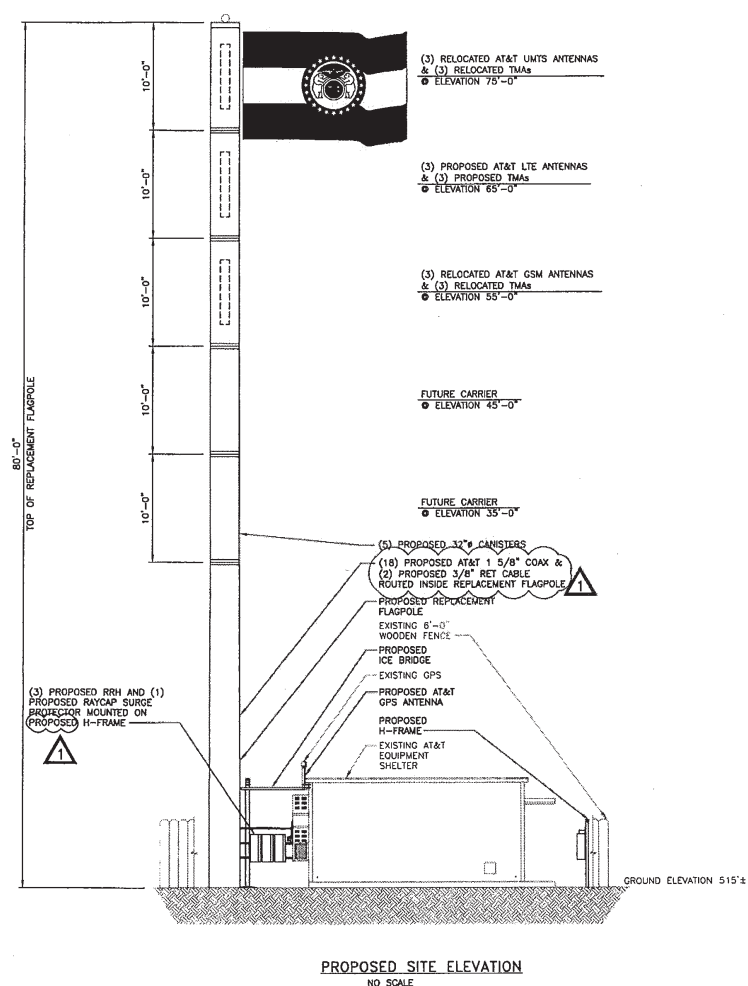
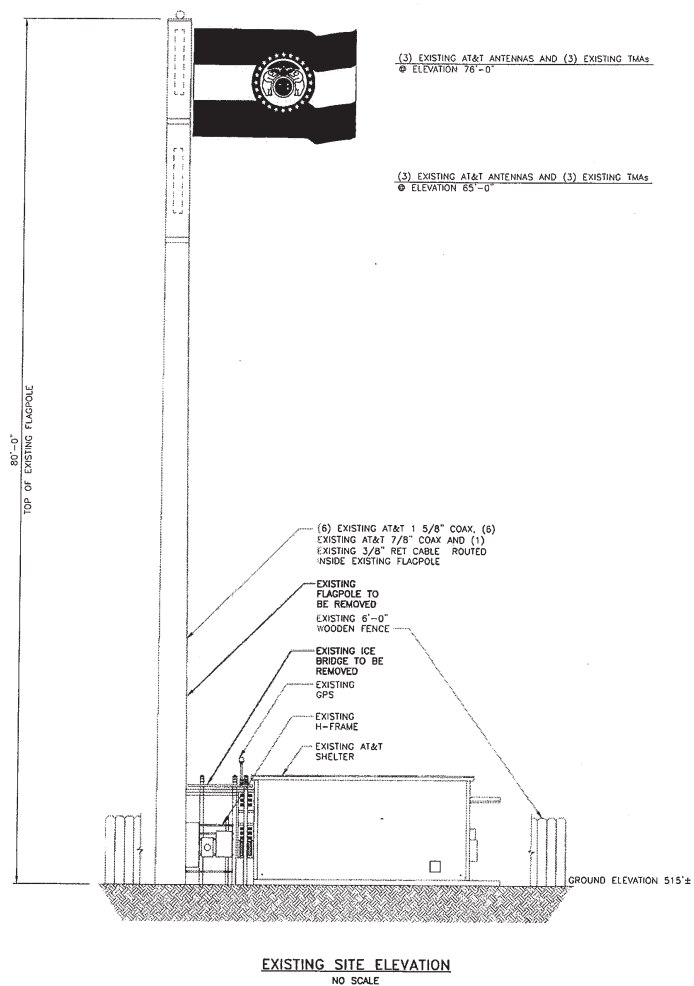
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PROFESSIONAL ENGINEER

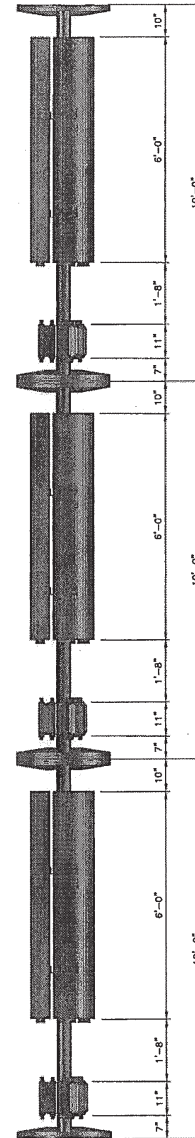
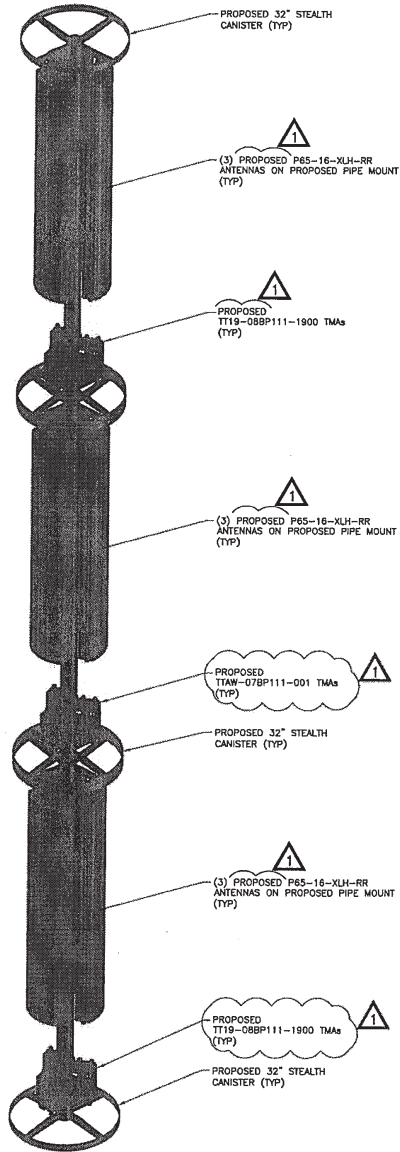
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MO3508  
BAXTER GARDENS  
17259 WILD HORSE CREEK ROAD  
CHESTERFIELD, MO 63005  
LTE - REPLACEMENT FLAGPOLE

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**Z-5**






ANTENNA MOUNT DETAILS  
NO SCALE

 **at&t**  
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 F 001448

PROJECT NO: 168905  
DRAWN BY: AK  
CHECKED BY: GPX

REV	DATE	DESCRIPTION
1	10/12/11	MISC REVISIONS
0	9/16/11	ISSUED FOR ZONING

  
P. H. DOYLE E-28899  
PROFESSIONAL ENGINEER  
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MO3508  
BAXTER GARDENS  
17259 WILD HORSE CREEK ROAD  
CHESTERFIELD, MO 63005  
LTE - REPLACEMENT FLAGPOLE

SHEET TITLE  
ANTENNA MOUNT  
DETAIL

SHEET NUMBER  
**Z-6**



September 7, 2011

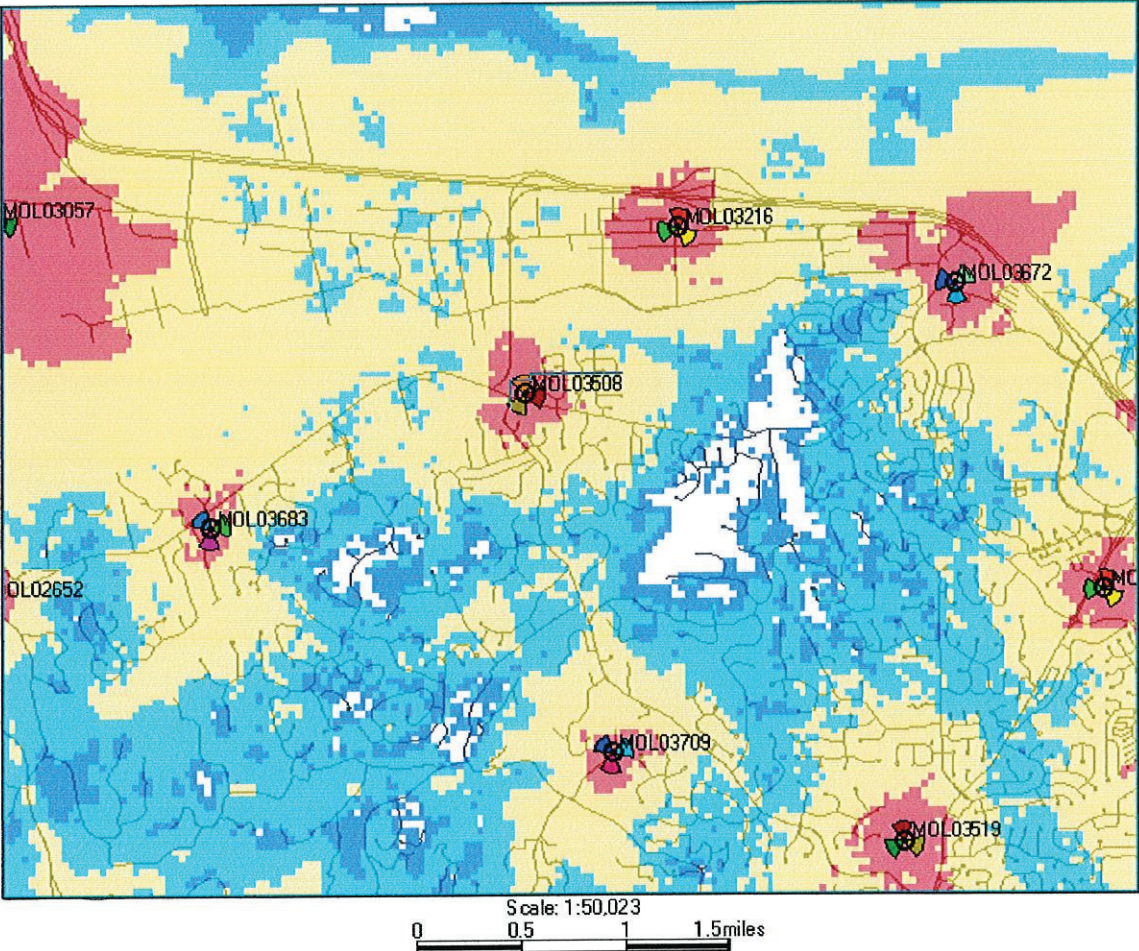
The following is a brief explanation of why AT&T Mobility is proposing to have the current wireless communication facility at 17261 Wild Horse Creek Road modified. This facility is labeled as MOL03508 on Map 1. Currently this facility is only capable of broadcasting our older technologies.

This facility currently is broadcasting our "2G" technology (called GSM) and our "3G" technology (called UMTS). Normally 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 4<sup>th</sup> 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 other 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. Normally each technology uses its own antennas and equipment. The new 4G technology is on lower frequencies and therefore require slightly larger antennas than what we currently use. Because of this there is no way to fit these antennas in the existing enclosures. The best way to get these antennas concealed from view is to replace the current pole with another pole.

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

# PHOTO SIMULATION

## PROPOSED WIRELESS COMMUNICATIONS FACILITY

### SITE LOCATION MAP

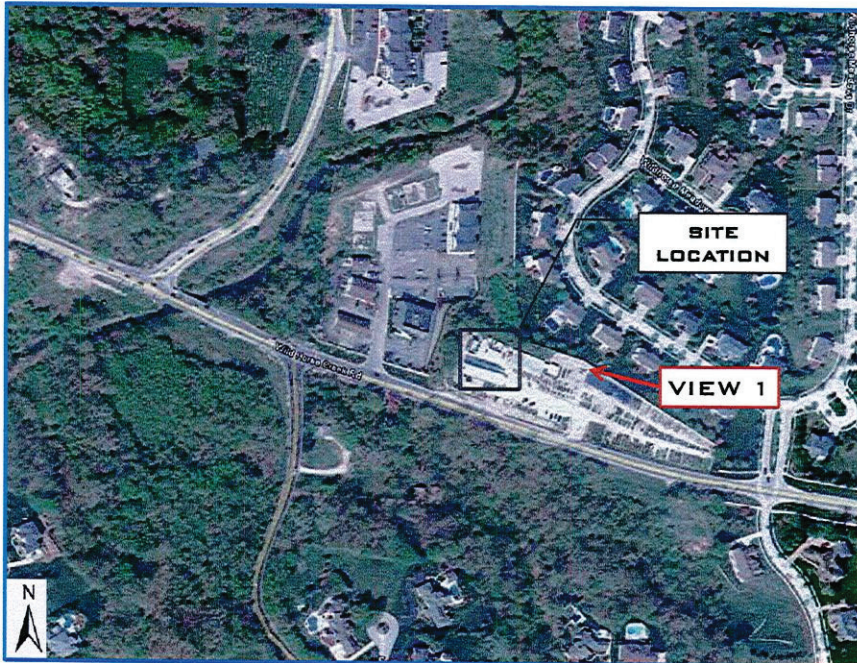


Image from GoogleMaps 2011©

**SITE NUMBER:** MO3508 (8747)

**SITE NAME:** BAXTER GARDENS

**SITE ADDRESS:** 17259 WILD HORSE CREEK ROAD  
CHESTERFIELD, MO 63005

**DATE:** 09/15/11

**APPLICANT:** AT&T WIRELESS

**CONTACT:** GEORGE XENOS  
BLACK & VEATCH  
(913) 687-9233



**EXISTING CANISTERS  
AND EXISTING  
FLAGPOLE**

**EXISTING VIEW -  
LOOKING NORTHWEST**



**PHOTO SIMULATION -  
LOOKING NORTHWEST**

**(1) PROPOSED 80'-0"  
FLAG POLE WITH 32"  
DIAMETER  
CANISTERS**