

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY
\$245 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1. <u>Drake Maupin LLC</u>	<u>Troy Williams / Branch Towers</u>
Print Name (Property Owner)	Print Name (Potential Buyer/Lessee/Representative)
<u>1213 Bradshaw Ave</u>	<u>7335 S Lewis, Ste 300</u>
Address	Address
<u>Colombia MO 65203</u> 573-881-4917	<u>Tulsa OK 74136</u> 405-833-2040
City - State - Zip	City - State - Zip
<u>Lindallperry@Gmail.com</u>	<u>troy.williams@branchcomm.net</u>
EMAIL ADDRESS	EMAIL ADDRESS

* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.
A 60'X60' lease area plus access road and three 30' guy anchor easements.
Part of SW S9-T49N-R11W, parcel number 13-200-09-00-009.00 01

* 3. Present zoning A-1 Current land use Agriculture field

* 4. Lot/tract size 70.5 Acres/Sq. Ft. 5. Adjacent Zoning A-1

* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)
On behalf of T-Mobile and Branch Towers we requesting a conditional use to allow a for a transmission facility including a 280' guyed tower on 70.5 acres, located on E Rob Cook Rd in Rocky Ford Township.

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
This proposed telecommunications facility is part of the American Rescue Plan Act funding the State of Missouri has awarded to Branch Towers & T-Mobile to provide coverage in parts of the state that did not have reliable coverage.

* 8. Approximate size, use and location of all structures:
Existing: N/A - property is vacant
Proposed: 280' guyed tower and associated ground equipment within 3600 sqft leased compound

* 9. Type of wastewater system: N/A - site is unmanned

10. Additional fees to be paid by: Branch Towers 57 E. Washington Street, Chagrin Falls, Ohio 44022 440-528-0176
Name Address Phone Number

The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

Drake Maupin 8/5/24 Troy Williams 7-30-2024
Owner's Signature Date Potential Buyer's/Lessee's Signature Date
Drake Maupin 8/5/24 Branch Comm.

NOTE: Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application.

Received by Pauln Cwerns Date 9/20/24
Boone County Resource Management



7335 SOUTH LEWIS AVE. STE. 300, TULSA, OKLAHOMA 74136

26 August, 2024

Boone County Planning and Zoning Commission
801 E Walnut, Rm. 315
Columbia, MO 65201-7732

RE: Conditional Use Permit Application of Branch Communications
On Behalf of T-Mobile Wireless and Landowner for a Cellular Tower on APN 13-200-09-00-009.00 01

To Whom It May Concern:

Please accept this letter and its accompanying attachments for a Conditional Use Permit to authorize the construction of a telecommunications tower. We are eager for you to review our proposal and are confident that the planning staff and County Commission will recognize the value of this tower as part of the Missouri Department of Economic Development Cell Tower Grant Program funded through the American Rescue Plan Act (ARPA), focusing on investing in the expansion of cellular service within the state.

This new cellular tower will be an essential asset for Boone County, offering vital wireless communication services to the community. It will support business operations, emergency responses, and personal communications, significantly enhancing connectivity for all residents.

The telecommunications facility will consist of a 280-foot guyed tower and associated ground equipment. The 280-foot guyed tower will be designed for Exposure C to the TIA-222-H Standard, accounting for open terrain with scattered obstructions. The tower will be engineered to withstand a 109 mph basic wind speed in accordance with the TIA-222-H Standard, ensuring it remains stable under high-wind conditions.

The property on which the applicant seeks to build this tower is owned by Drake Maupin, LLC and is currently zoned A-1, which allows guyed towers with a Conditional Use permit.

Branch Towers is committed to fully adhering to Boone County Zoning Regulations Section 15B Conditional Use Permits for Transmission Facilities, as well as all relevant federal regulations. We will also comply with any FAA lighting and marking requirements and will ensure that all signage meets the necessary standards.

The following numbered items correspond to those numbers in 15B (5):

(a) An application for approval of a new transmission facility shall include:



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- (a) 1. Plans drawn to scale are included in this submittal, detailing the site boundary, tower, guy wire anchors, existing and proposed structures, vehicular parking, and access.
- The parent parcel is currently used for agricultural purposes, and any existing vegetation is temporary. The undisturbed land within the parcel will continue to adhere to the area's planting and harvesting schedule.
 - Parking for any technicians on site will be within the fenced compound or on the road/access easement.
 - Sheet A1 of the Construction Documents outlines the structures and land-use designations on the site and adjacent parcels. All parcels to the south of the parent parcel are designated for agricultural use.
 - The location of the nearest public recreational and wildlife areas is included in the 2nd document provided, named below.

Documents provided to address this portion of the regulations are:

(a) MO-0009 Murry_Rev 0 FCDs_08 15 24

(a 1) MO-0009 Murry - Nearest public recreational and wildlife areas

- (a) 2. A plan drawn to scale showing proposed landscaping, including species type, size, spacing, and other features.
- Given the agricultural nature of the parent parcel, a landscaping plan has not been included at this time. However, if the Commission requires a landscaping plan for the telecommunications facility, we are prepared to revise the construction documents to include it accordingly.
- (a) 3. A report from a licensed professional engineer has been included. The report addresses:
- (a) 3.1. Tower and the technical, economic, and other reasons for the tower design;
 - (a) 3.2. The tower complies with the current building code;
 - (a) 3.3. Tower capacity including the number and type of antennas that it can accommodate and the basis for the calculation of capacity;



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- (a) 3.4. The proposed tower is in the A-1 zoning district and complies with with Section (4)(d)3.
 - The tower design, included, provides accommodation for at least 2 microwave antennas, a two-way radio antenna for every 100' of tower height over 200 feet and space for one public safety two-way antenna.
- (a) 3.5. Demonstrate that the tower and site comply with Sections
 - (4)(c)1. Substantially contain on-site ice-fall or debris from tower failure;
 - (4)(c)2. Protect the general public from NIER in excess of that allowed in Section (6);
 - (4)(d) Transmission towers shall structurally accommodate the maximum number of foreseeable users technically practicable and shall be designed to comply with the following standards:
 - (d)3. Transmission towers that are not for television or FM antennas shall be designed to accommodate at least 2 microwave antennas, a two-way radio antenna for every 100 feet of tower height over 200 feet, and space for one public safety two-way radio antenna.
- (a) 3.6. Demonstrate that the proposed sources of NIER will comply with Section (6).

Documents provided to address this portion of the regulations are:

- (a)(3) S&S Engineering letter for Zoning**
- (a)(3) 0824-083_28036G_Murray - Proposal w Prelims**

(b) The applicant shall provide the FAA Determination of No Hazard and FCC construction permit (if required), or a written statement from those agencies that the tower is exempt from such requirements.

Documents provided to address this portion of the regulations are:

- (b) MO-0009_Murry_FAA Determination**
- (b) MO-0009 Murry_FCC ASR_08.26.2024**



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(c) The applicant for a transmission facility in any zoning district shall provide evidence that the tower complies with Section (4)(d)3. and a publicly recordable notice of intent to provide telecommunication antenna access on the transmission tower. Upon approval of the Conditional Use Permit the Notice of Intent shall be recorded in the Office of the Boone County Recorder of Deeds by the permittee in order to obtain a building permit.

Documents provided to address this portion of the regulations are:

- (a)(3) S&S Engineering letter for Zoning**
- (c) Notice of Intent**

(d) An applicant shall provide evidence of its ownership or legal possessory interest of the land for which the conditional use permit for a transmission facility is being sought.

Branch Towers VI and the landowner, Drake Maupin, LLC, entered into a lease agreement dated 15 July, 2024. A Memorandum of Agreement was recorded 5 August, 2024.

Documents provided to address this portion of the regulation is:

- (d) MO-0009 Murry MOA - Recorded 8.5.24**
- 15 (A)(5)(b) Murry Legal Desc, MOL, Tax Sheet**

(e) For a transmission facility in an A-1, an applicant shall provide documentary evidence that it complies with Section (4)(a) as follows:

(e)1. The applicant shall contact the operators of all existing or approved transmission facilities if the base elevation of an existing or approved tower at each such facility is the same or higher than the base elevation of the proposed transmission tower except operators of those towers presumed unable to accommodate the proposed facility under Section (4)(b)4.

- The proposed tower is situated over 5 miles from any existing towers capable of providing wireless services, a crucial factor in securing Federal ARPA funding through the state of Missouri. Therefore, there are no operators that were contacted.



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(6) NONIONIZING ELECTROMAGNETIC RADIATION STANDARDS

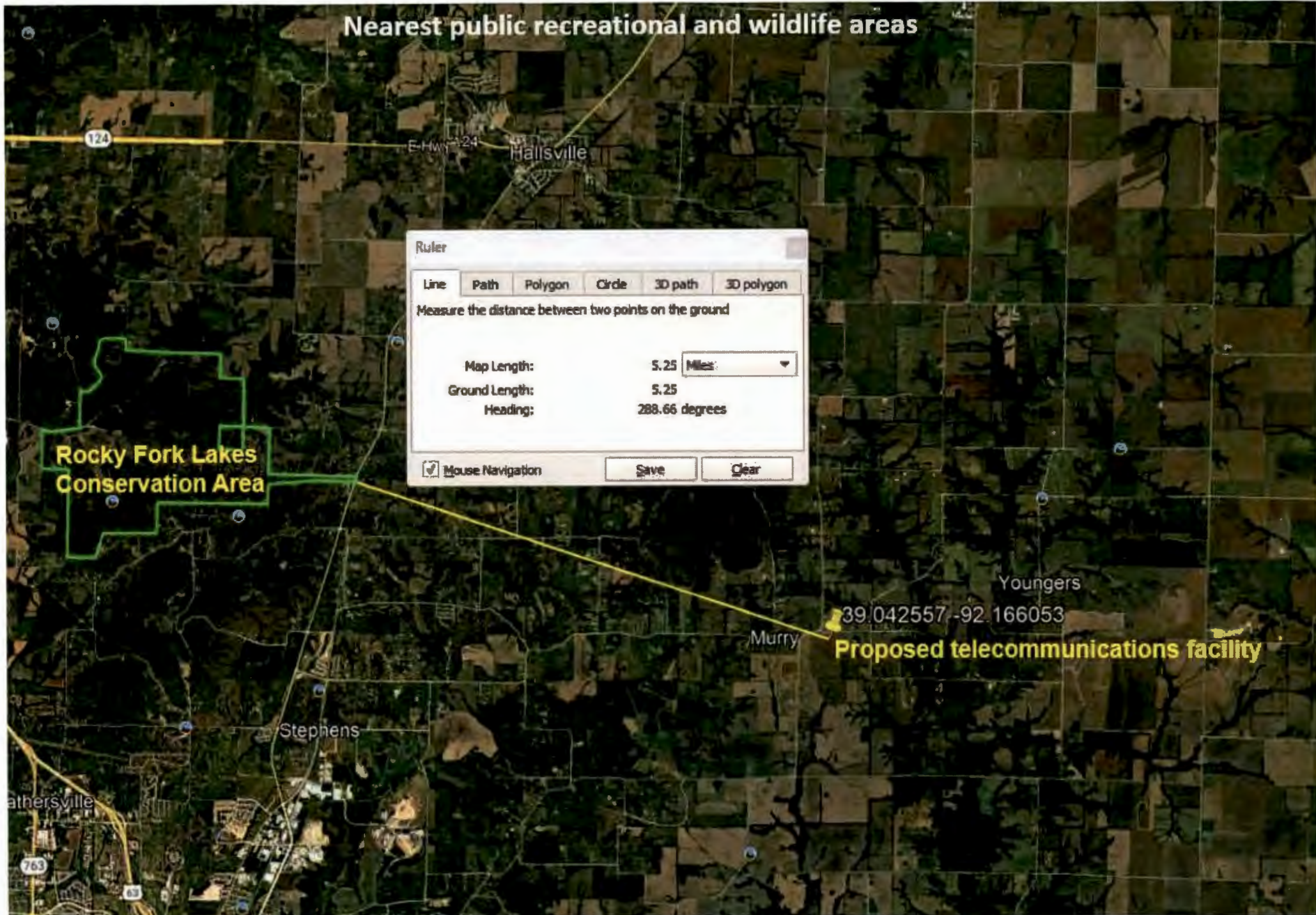
All transmission facilities shall conform to the relevant sections of the "American National Standard Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 300 kHz to 100GHz". This standard is identified as ANSI-C95.1-1982 and is published by the American National Standards Institute, a copy of which is incorporated herein by reference and is maintained on file in the office of the Boone County Planning and Building Inspection Department.

- Branch Towers will require all tenants holding federal licenses to comply with all FCC regulations related to power, signal bandwidth, interference mitigation, and sound RF engineering practices. The facility will fully adhere to all FCC standards for radio frequency emissions.

Thank you,

Troy Williams
Branch Towers
7335 S Lewis Ave Ste 300
Tulsa OK 74136

Nearest public recreational and wildlife areas



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	5.25	Miles
Ground Length:	5.25	
Heading:	288.66	degrees

Mouse Navigation

Save Clear

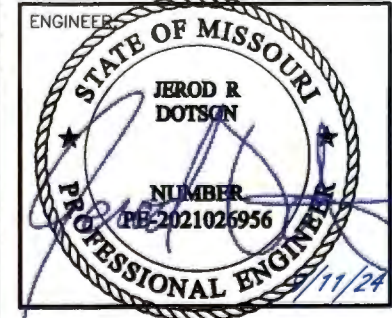


SITE NAME: MURRY
 BRANCH TOWERS VI, LLC SITE NUMBER:MO-0009
 FCC NUMBER: TBD
 SITE ADDRESS: E ROB COOK RD
 HALLSVILLE, MO 65255

NEW EQUIPMENT AND ANTENNAS ON:
PROPOSED 280' GUYED TOWER



SITE NAME:
MURRY
 SITE NUMBER:
MO-0009
 SITE ADDRESS:
 E ROB COOK RD
 HALLSVILLE MO 65255



NO	DATE	DESCRIPTION	BY
A	7/31/24	PRELIMINARY ISSUE	JWM
0	8/15/24	CONST ISSUE	JWM
1	9/11/24	CONST ISSUE	JWM

SHEET TITLE:
TITLE SHEET
 SHEET NUMBER: **T1** PROJECT #: **MO-0009** REVISION: **1**
 BY: **JWM** CKD BY: **JD**

SITE INFORMATION

SITE TYPE: GUYED TOWER
 SITE NAME: MURRY
 SITE NUMBER: MO-0009
 SITE ADDRESS: E ROB COOK RD
 HALLSVILLE, MO 65255
 COUNTY: BOONE
 JURISDICTION: BOONE COUNTY
 OCCUPANCY TYPE: UNMANNED
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
 APPLICANT: BRANCH TOWERS VI, LLC
 7335 S LEWIS AVE STE 300
 TULSA, OK 74136
 TY KNOT
 1-918-949-4551 X 200
 PROPERTY OWNER:
 DRAKE MAUPIN, LLC
 573-881-4917
 SITE COORDINATES (NAD 83):
 LATITUDE: N. 39.042558°N
 LONGITUDE: W. 092.166053°W
 GROUND ELEVATION: 915' (AMSL)
 SURVEYOR:
 SMW ENGINEERING GROUP, INC
 1-205-252-6985
 TOWER OWNER:
 BRANCH TOWERS VI, LLC
 7335 S LEWIS AVE STE 30
 TULSA, OK, 740136
 1-918-949-4551 X 200
 SITE NAME: MURRY
 SITE NUMBER: MO-0009
 DESIGNER:
 BRANCH COMMUNICATIONS, LLC
 7335 SOUTH LEWIS AVE. STE. 300
 TULSA, OK, 74136
 CONTACT: JAMES W MCCOY
 PHONE: (918) 949-4551 X 203
 ARCHITECT/ENGINEER:
 BRANCH ENGINEERING, LLC.
 7335 S. LEWIS AVE., SUITE 300
 TULSA, OK, 74136
 CONTACT: JEROD R DOTSON
 PHONE: (918) 949-4551
 TELEPHONE COMPANY: TBD POWER COMPANY: TBD



DRAWING INDEX

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
2 PAGES	SURVEY
A1	AERIAL SITE PLAN
A1.1	OVERALL LAYOUT PLAN
A2	SITE PLAN & TOWER ELEVATION
A3	COMPOUND DETAILS
A4	CIVIL DETAILS
A5	GUYED TOWER DETAILS
A6	SITE SIGNAGE
A7	SITE SIGNAGE
E1	UTILITY ROUTING PLAN
E2	UTILITY RACK DETAILS
G1	GROUNDING SITE PLAN
G2	GROUNDING DETAILS

VICINITY MAP N.T.S. LOCATION MAP N.T.S.

DRIVING DIRECTIONS



SCOPE OF WORK

1. INSTALL 280' PROPOSED GUYED TOWER
2. INSTALL SITE GROUNDING SYSTEM.
3. INSTALL MULTI-TENANT H-FRAME RACK.
4. INSTALL ALL SERVICE CONDUITS.
5. INSTALL COMPOUND FENCING.
6. INSTALL COMPOUND GRAVEL.
7. INSTALL ACCESS ROAD.

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 WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE: IBC 2018
 STRUCTURAL CODE: IBC 2018
 PLUMBING CODE: IPC 2021
 MECHANICAL CODE: IMC 2015
 ELECTRIC CODE: NEC 2017
 FIRE/LIFE SAFETY CODE: IBC 2018, IFC 2018, NFOA 101

ONE CALL NUMBER:

MISSOURI ONE CALL SYSTEM
 CALL MISSOURI ONE CALL 811 (800) 344-7483
 CALL 3 WORKING DAYS BEFORE YOU DIG!

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 TO BE RESPONSIBLE FOR SAME.

MO-0009 Murry - B1 240911 NSB Rev. 1 - b4 - e0Ch.dwg - Sheet#11 - Upr. James.mccoy - Sep 11, 2024 - 1:51pm

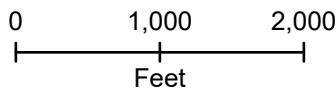


Parcel Properties within 1,500 ft

Selection for Parcels 13-200-09-00-009.00 01, 13-100-08-00-024.00 01, 13-400-17-00-001.00 01, and 13-500-16-00-003.00 01



- Roads
- Selected Parcels
- Parcels within 1,500ft
- Parcel Boundaries



Date: 9/27/2024

Parcel Data Source
Boone County Assessor

Created By:
Boone County
Resource Management

