#22

MAY 22 2014

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-051**

DATE: MAY 22, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER SAF

SUBJECT: ZUP14-0001 VERIZON PHO PANNO

Request: Use Permit approval to install a monopalm wireless communication facility

Location: 1420 South Arizona Avenue, north of the northwest corner of Arizona Avenue and Willis Road

Applicant: Steve Ciolek, Coal Creek Consulting

Owner: TSP LP II, LP

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility at 1420 South Arizona Avenue, north of the northwest corner of Arizona Avenue and Willis Road, within the San Tan Plaza shopping center. Kohls, Planet Fitness, BedMart, BMO Harris Bank, and recently approved Winco Foods are among the businesses within the commercial center.

The proposed monopalm is 60 feet tall, measured to the top of antennas. The monopalm would be behind (north) Planet Fitness, in the service and dock area. The nearest residential developments are Hometown Sunshine Valley mobile home park, approximately 840 feet to the south, and Alma School Place single-family subdivision, approximately 870 feet to the west. The Zoning Code

requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers.

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds. The antennas would be painted to match the fronds. The presence of palm trees in the shopping center precludes the need for additional live trees. The equipment enclosure would be eight feet high and constructed of concrete masonry units painted to match the color of the adjacent building. A state approved pre-fabricated equipment shelter and a back-up generator would be contained within the enclosure. A solid metal gate would allow access for routine maintenance. The site is a hard surface pavement with no existing vegetation. No additional landscape is required.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facility on existing poles or towers. An inventory of existing facilities, vertical towers, and structures located within an approximate one mile radius was prepared by the applicant to assess alternative locations. Thirteen locations were analyzed to determine their feasibility for collocation on utility poles, street and parking lot lights, monopoles, and other verticalities. None of the locations met the frequency requirements and locational service needs. The inventory is attached.

Photographic simulations of the wireless communication facility illustrating existing views and proposed views were provided by the applicant. The simulations depict the equipment enclosure and monopalm viewed within the shopping center. The photo-simulations are attached.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a 60 foot tall wireless communication facility in the form of a monopalm. The distances from the residential properties and the placement in the service area are positives. The wireless communication facility is compatible with surrounding commercial land uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 9, 2014, at the Downtown Community Center. No one other than the applicant attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP14-0001 VERIZON PHO PANNO, for a wireless communication facility, subject to the following condition:

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

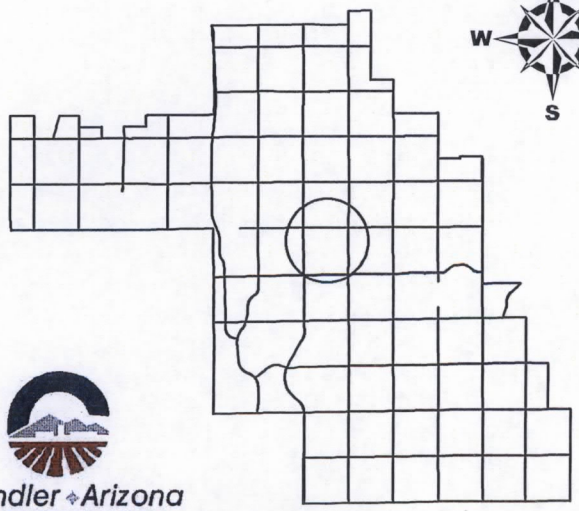
PROPOSED MOTION

Move to approve Use Permit, ZUP14-0001 VERIZON PHO PANNO, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative and Inventory of Vertical Structures within 1 Mile
4. Photographic simulations

Vicinity Map

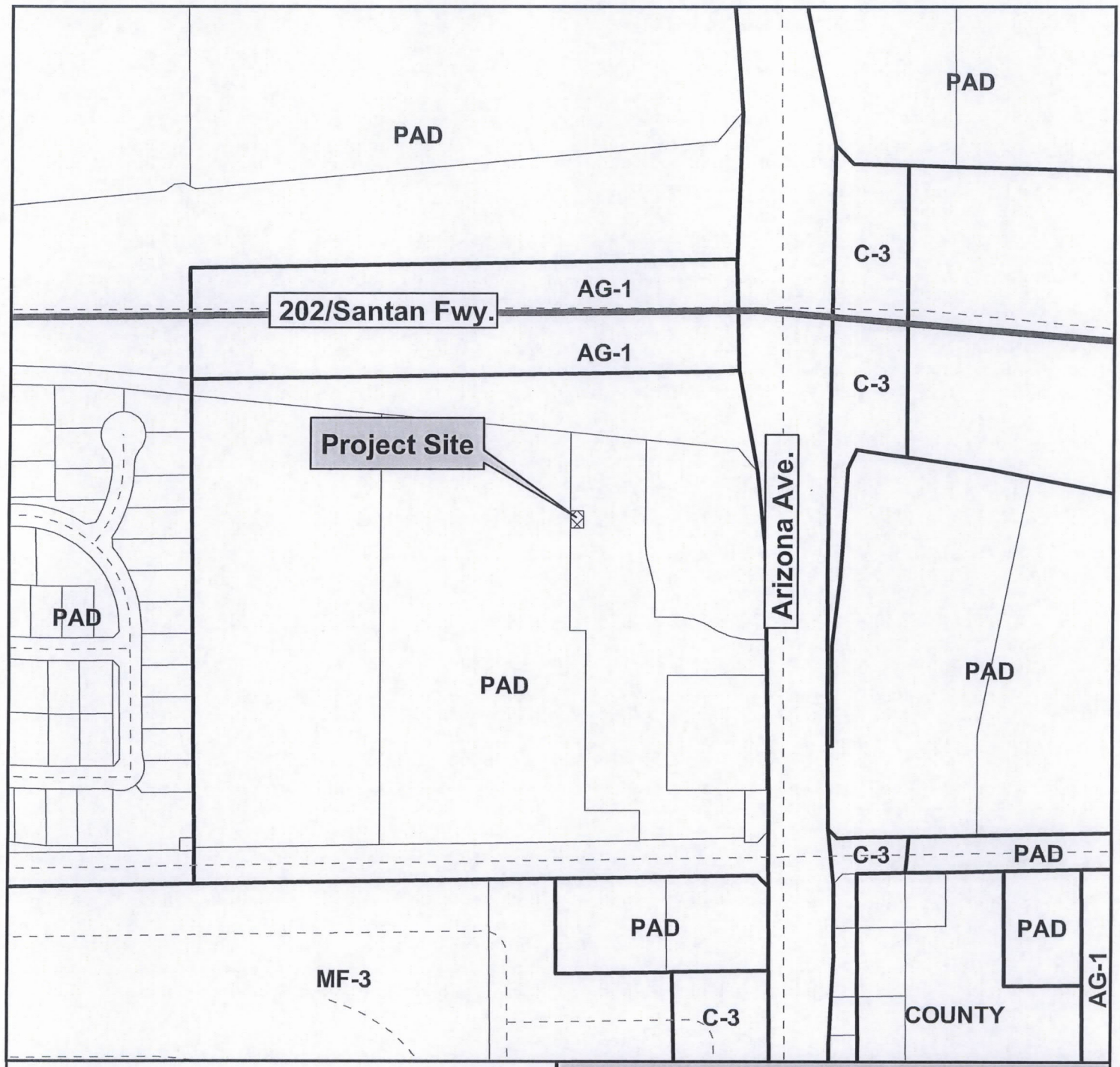


ZUP14-0001

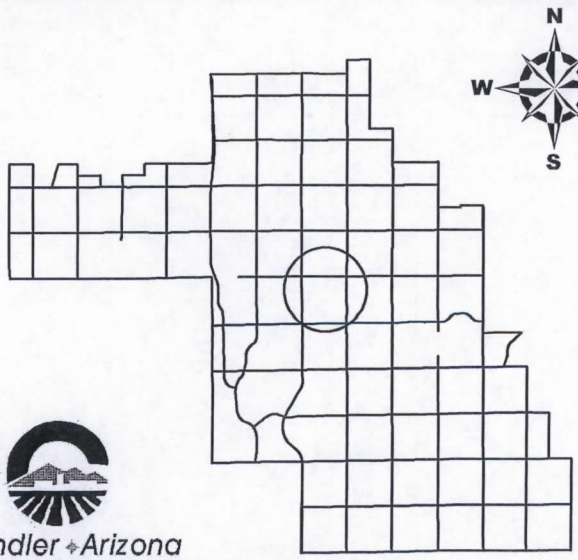
Verizon PHO Panno

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/24/2014



Vicinity Map



ZUP14-0001

Verizon PHO Panno

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/24/2014

verizon wireless

SITE NAME: PHO_PANNO

SITE ACQUISITION
COAL CREEK CONSULTING, LLC
1525 N. HAYDEN RD. #100
SCOTTSDALE, ARIZONA 85257
PHONE: (480) 241-8263
CONTACT: RANDY DOWNING

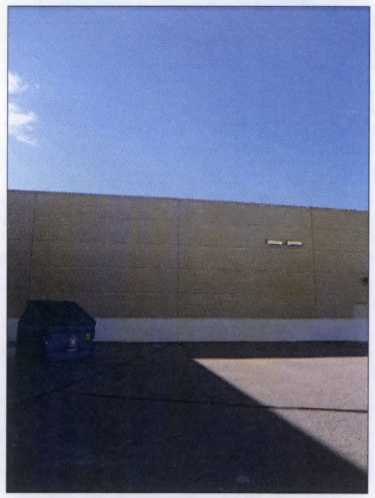
ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

SURVEYOR
RLF CONSULTING, LLC
PO BOX 11657
CHANDLER, AZ, 85248
PHONE: (480) 510-3668
FAX: (480) 584-5824
CONTACT: RYAN FIDLER

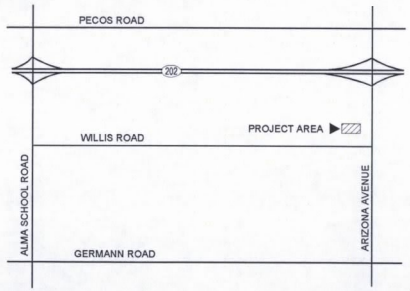
LESSOR / OWNER
TSP LP II LP
1420 S. ARIZONA AVENUE
CHANDLER, AZ 85286
PHONE: (702) 368-5800
CONTACT: JASON AHLSTROM

LESSEE / COMPANY
VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
PHONE: (602) 819-2949
CONTACT: DIEGO TORRES

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 17' 09.704" N
LONGITUDE	: 111° 50' 35.103" W
ELEVATION	: 1217' A.M.S.L.

NORTH

DRIVING DIRECTIONS:
FROM VERIZON OFFICE IN TEMPE, AZ: HEAD EAST ON W. GEMINI DR TOWARD S. MAPLE AVE. TURN RIGHT ONTO S. MAPLE AVE. TURN LEFT ONTO E. GUADALUPE RD. TURN RIGHT ONTO S. PRICE RD. TAKE THE ARIZONA 101 LOOP S RAMP ON THE LEFT. MERGE ONTO AZ-101 LOOP S. TAKE THE EXIT ON THE LEFT ONTO AZ-202 LOOP E. TAKE EXIT 47 FOR AZ-87 / ARIZONA AVENUE. TURN RIGHT ONTO ARIZONA AVENUE. TURN RIGHT INTO PARKING LOT.

ZONING COMPLIANCE:

LOCAL JURISDICTION:	CITY OF CHANDLER
ASSESSOR'S PARCEL:	303-27-415
ZONING:	PAD
USE:	TELECOMMUNICATION FACILITY
PARENT PARCEL AREA:	193,404 S.F.
PROPOSED LEASE AREA:	868 S.F.
PARKING REQ'D:	1
PARKING PROVIDED:	1

GENERAL COMPLIANCE:
HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.
DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:
ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.
ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.
PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES
PROPOSED ELECTRICAL SERVICE
PROPOSED MONOPALM
PROPOSED INDOOR DIESEL DRIVEN 48-kW STAND-BY GENERATOR

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS 1	TOPOGRAPHIC SURVEY
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	SITE ELEVATIONS
Z4	SITE ELEVATION

CLIENT
verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

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REGISTERED PROFESSIONAL ARCHITECT 19382 RONALD C. YOUNG JR. ARIZONA, U.S.A.
EXP. 12/31/14
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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	12/20/2013	PRELIMINARY REVIEW
2	1/15/2014	SUBMITTAL
3	3/18/2014	CITY COMMENTS

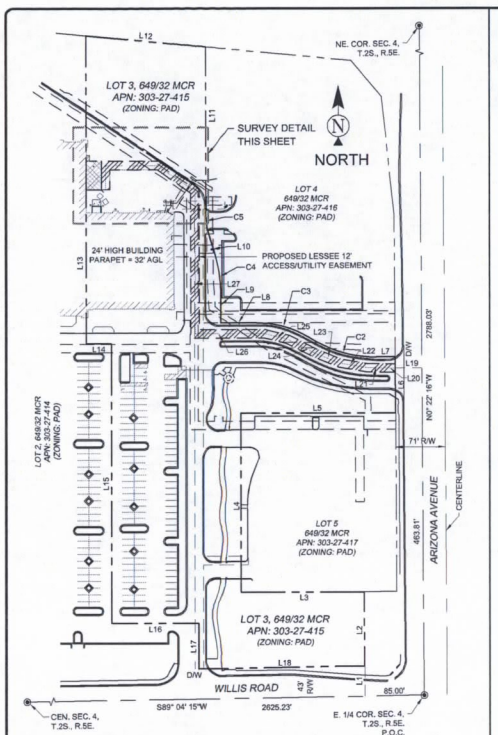
ARCHITECTS JOB NO.
YDC-5516

PROJECT INFORMATION
PHO_PANNO
1420 S. ARIZONA AVENUE
CHANDLER, AZ 85286

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



BOUNDARY DETAIL
SCALE: 1" = 80'

LESSOR'S LEGAL DESCRIPTION
LOT 3, SAN TAN PLAZA, ACCORDING TO BOOK 649 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS
5. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 649 OF MAPS, PAGE 32, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMIL IAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

11. AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2003- 1510702 OF OFFICIAL RECORDS.

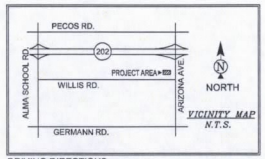
17. AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2006- 1326996 OF OFFICIAL RECORDS.

PROJECT META DATA
1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 11/25/13.

PROJECT META DATA
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21305971 EFFECTIVE DATE: 11/6/2013.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 3, SAN TAN PLAZA, ACCORDING TO BOOK 649 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

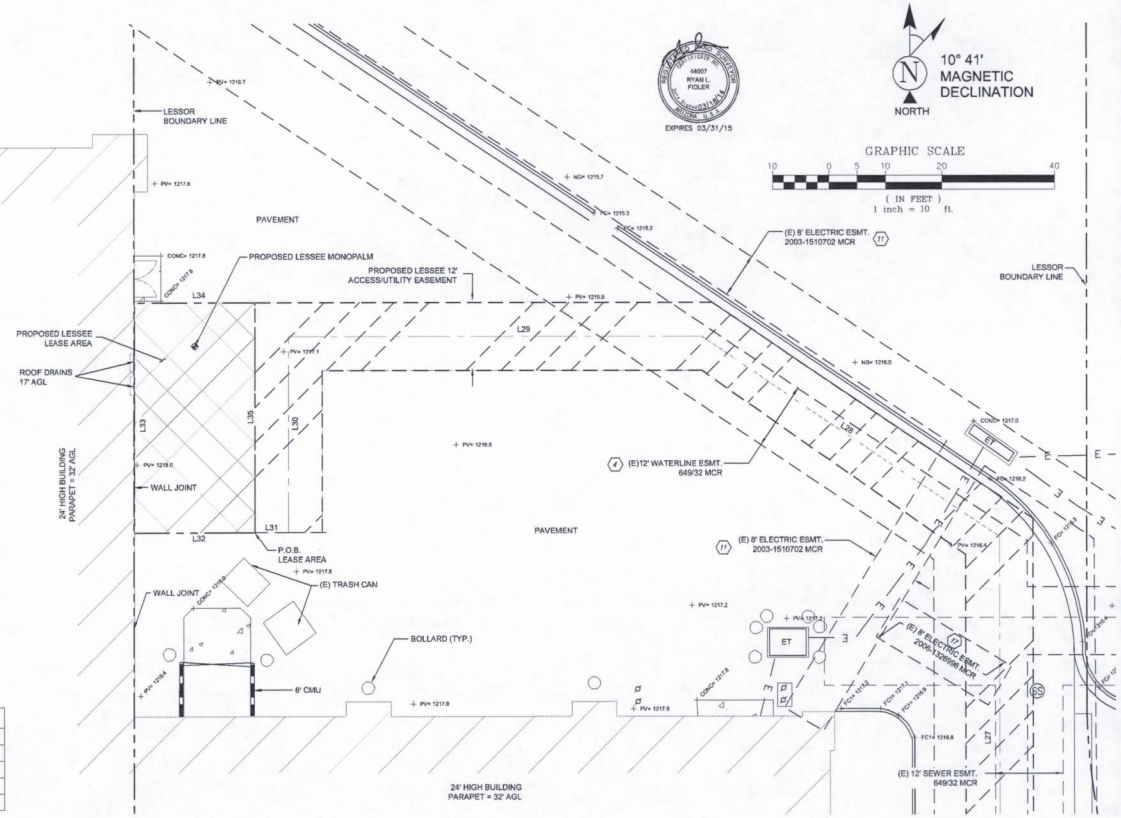
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 00°22'16" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, 463.81 FEET; THENCE NORTH 90°00'00" EAST, 38.28 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3 AND TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 90°00'00" WEST, 13.87 FEET; THENCE NORTH 87°49'25" WEST, 27.62 FEET; THENCE NORTH 80°16'58" WEST, 37.61 FEET; THENCE NORTH 67°55'49" WEST, 35.10 FEET; THENCE NORTH 62°51'24" WEST, 46.18 FEET; THENCE NORTH 76°17'20" WEST, 32.36 FEET; THENCE NORTH 90°00'00" WEST, 98.82 FEET; THENCE NORTH 00°00'00" EAST, 204.70 FEET; THENCE NORTH 56°06'28" WEST, 63.50 FEET; THENCE NORTH 90°00'00" WEST, 73.35 FEET; THENCE SOUTH 00°00'00" EAST, 34.66 FEET TO THE POINT OF TERMINUS.



DRIVING DIRECTIONS
EAST TO LOOP 101 SOUTHBOUND TO LOOP 202 HEADING EAST. SITE IS LOCATED OFF ARIZONA AVE EXIT (SITE IS LOCATED IN KOHL'S ANCHORED SHOPPING CENTER). (PER SCIP)

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION
A PARCEL OF LAND BEING A PORTION OF LOT 3, SAN TAN PLAZA, ACCORDING TO BOOK 649 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 00°22'16" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, 463.81 FEET; THENCE NORTH 90°00'00" EAST, 38.28 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE CONTINUING NORTH 90°00'00" WEST, 13.87 FEET; THENCE NORTH 87°49'25" WEST, 27.62 FEET; THENCE NORTH 80°16'58" WEST, 37.61 FEET; THENCE NORTH 67°55'49" WEST, 35.10 FEET; THENCE NORTH 62°51'24" WEST, 46.18 FEET; THENCE NORTH 76°17'20" WEST, 32.36 FEET, THENCE NORTH 90°00'00" WEST, 98.82 FEET; THENCE NORTH 00°00'00" EAST, 204.70 FEET; THENCE NORTH 56°06'28" WEST, 63.50 FEET; THENCE NORTH 90°00'00" WEST, 73.35 FEET; THENCE SOUTH 00°00'00" EAST, 34.66 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST, 21.33 FEET; THENCE NORTH 00°00'00" EAST, 40.67 FEET; THENCE NORTH 90°00'00" EAST, 21.33 FEET; THENCE SOUTH 00°00'00" EAST, 40.67 FEET TO THE POINT OF BEGINNING.



POSITION OF GEODETIC COORDINATES
LATITUDE 33° 17' 09.704" NORTH (NAD83)
LONGITUDE 111° 50' 35.103" WEST (NAD83)
ELEVATION @ GROUND= 1217.0' (NAVD88)

LEGEND
- WM — WATER METER
- WATER CONTROL VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- FOUND AS NOTED
- LIGHT POLE
- STREET LIGHT W/MAST
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- BREAKLINE
- SEWER CLEANOUT
- BOLLARD
- POSITION OF GEODETIC COORDINATES
- NG — NATURAL GRADE
- B — TOP OF BUILDING
- FC — FACE OF CURB
- R/W — RIGHT OF WAY
- PV — ASPHALT
- D/W — ACCESS DRIVEWAY
- SW — SIDEWALK
- CMU — CONCRETE MASONRY UNIT
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- 1416.19 — SPOT ELEVATION
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- E — UIG ELECTRIC LINE
- T — UIG TELECOMMUNICATIONS LINE
- W — WATER LINE

LINE TABLE

LINE	LENGTH	BEARING
L1	43.00	N0° 22' 16"W
L2	106.00	N0° 22' 16"W
L3	172.91	N89° 53' 57"W
L4	253.17	N0° 00' 12"W
L5	216.04	N89° 59' 48"E
L6	79.55	N0° 24' 04"W
L7	27.41	N89° 37' 44"E
L8	50.13	S89° 59' 48"W
L9	50.15	N0° 00' 12"W
L10	50.63	N15° 00' 12"W
L11	231.64	N0° 00' 12"W
L12	169.77	N84° 33' 23"W
L13	438.76	S0° 00' 12"E
L14	35.78	N89° 59' 48"E
L15	396.50	S0° 00' 12"E
L16	122.83	N89° 59' 48"E
L17	64.58	S0° 00' 12"E
L18	233.29	N89° 04' 15"E

LINE TABLE

LINE	LENGTH	BEARING
L19	38.28	N90° 00' 00"W
L20	13.87	N90° 00' 00"W
L21	27.62	N87° 49' 25"W
L22	37.61	N80° 16' 58"W
L23	35.10	N67° 55' 49"W
L24	46.18	N62° 51' 24"W
L25	32.36	N76° 17' 20"W
L26	98.82	N90° 00' 00"W
L27	204.70	N0° 00' 00"E
L28	63.50	N56° 06' 28"W
L29	73.35	N90° 00' 00"W
L30	34.66	S0° 00' 00"E
L31	6.00	N90° 00' 00"W
L32	21.33	N90° 00' 00"W
L33	40.67	N0° 00' 00"E
L34	21.33	N90° 00' 00"E
L35	40.67	S0° 00' 00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C2	92.96	170.00	31°19'46"	S74° 21' 13"E	91.80
C3	76.52	140.00	31°18'52"	N74° 20' 46"W	75.57
C4	31.42	120.00	15°00'00"	N7° 39' 12"W	31.33
C5	31.42	120.00	15°00'00"	S7° 30' 12"E	31.33

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

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FIELD BY:	CAP
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	03/18/14	LEASE AREA/ESMT.
1	12/23/13	FINAL SUBMITTAL

rlf Consulting, llc
Land Survey & Mapping Solutions
1835 East 6th Street, Suite 24
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

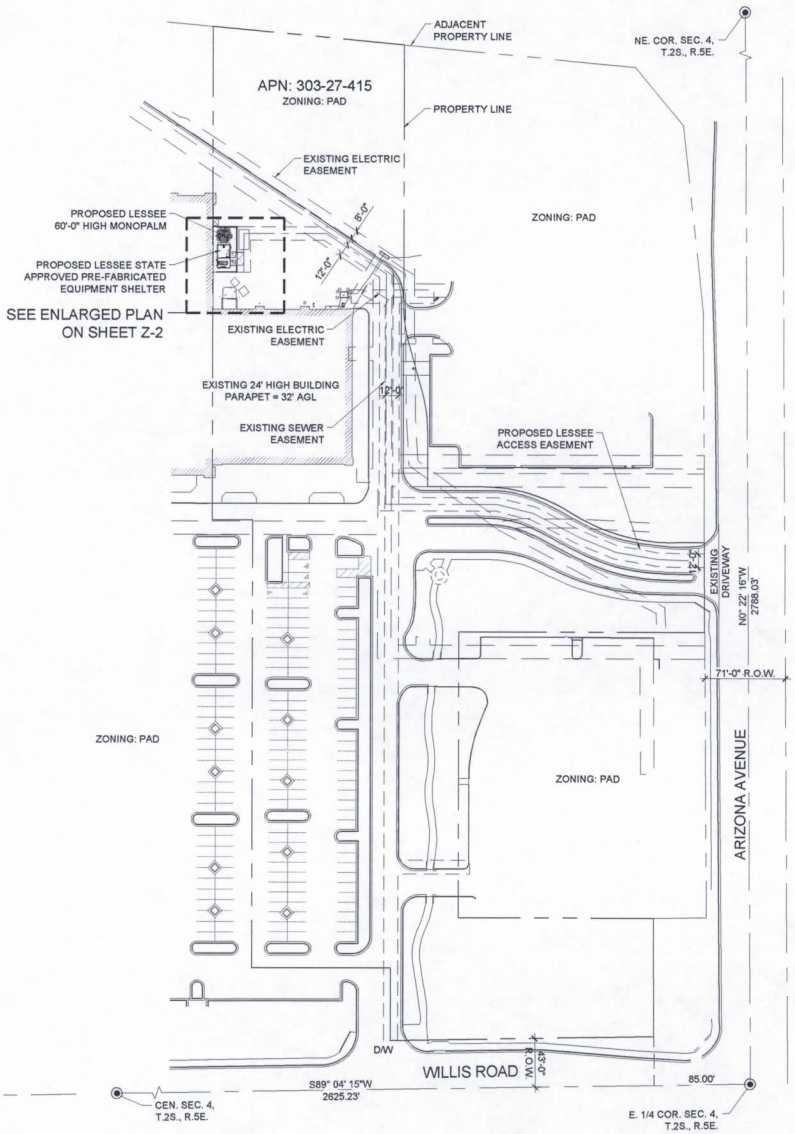
PROJECT No.
09006402

SITE NAME:
PHO PANNO

SITE ADDRESS:
1420 S. ARIZONA AVE.
CHANDLER, AZ 85286

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH	± 184'-11"
SOUTH	± 252'-7"
WEST	± 9'-8"
EAST	± 159'-3"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

NEW LEASE AREA SETBACKS TO PROPERTY LINE

NORTH	± 178'-2"
SOUTH	± 219'-8"
WEST	± 3"
EAST	± 148'-0"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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EXP. 12/31/14

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	12/20/2013	PRELIMINARY REVIEW
2	1/15/2014	SUBMITTAL
3	3/18/2014	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-5516

PROJECT INFORMATION

PHO_PANNO

1420 S. ARIZONA AVENUE
CHANDLER, AZ 85286

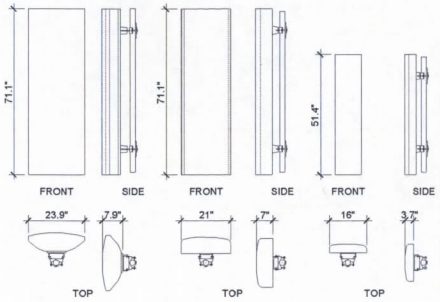
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-1



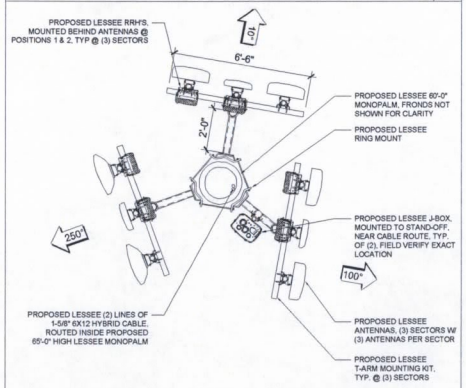
ANTENNA DETAILS 4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	10°	56'-0"	4	7/8"	AVA5-50
BETA	100°	56'-0"	4	7/8"	AVA5-50
GAMMA	250°	56'-0"	4	7/8"	AVA5-50
N/A	N/A	56'-0"	1	1-5/8"	6X12 HYBRID CABLE

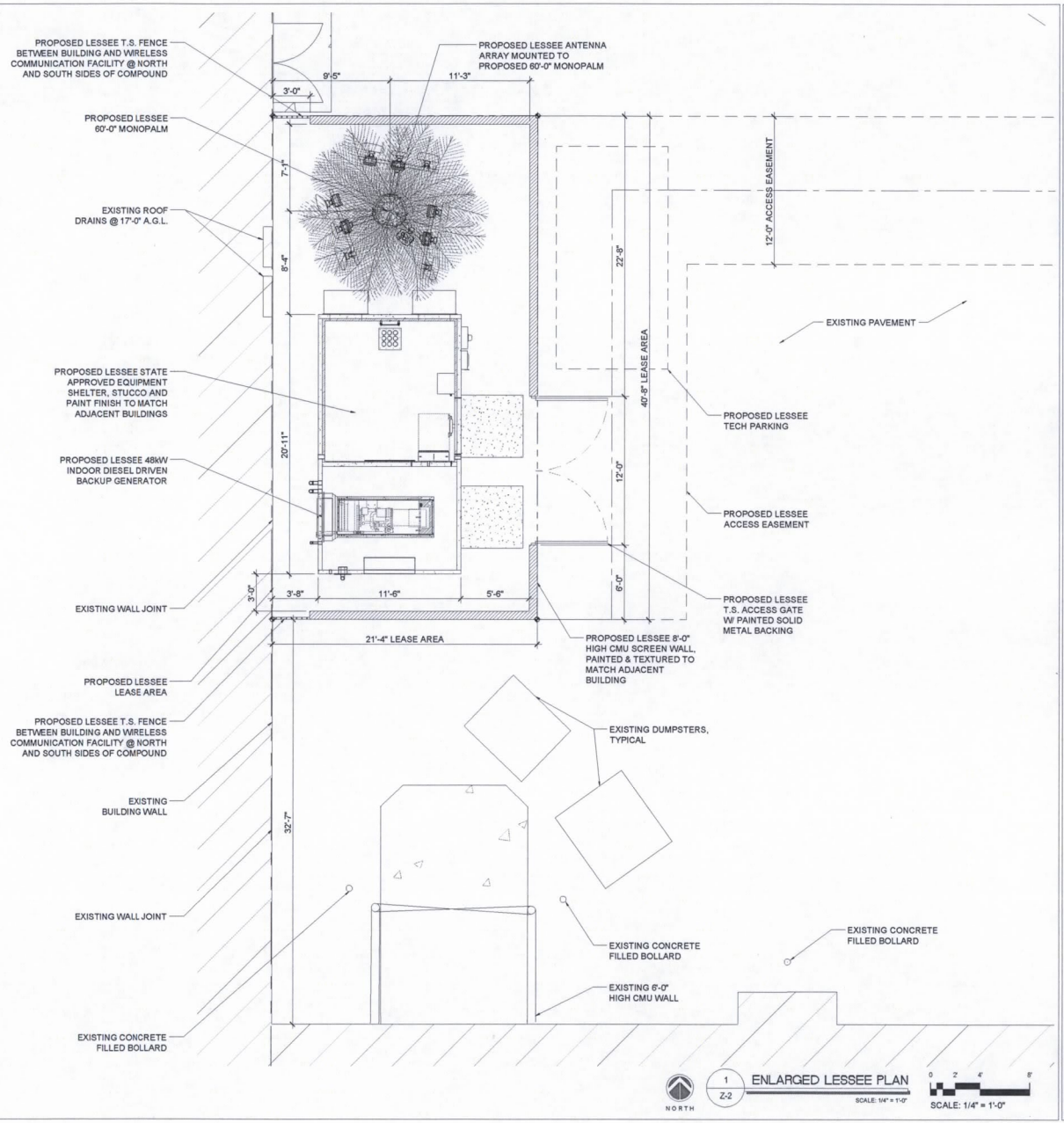
NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION 3



56' RAD CENTER NEW ANTENNA CONFIG. 2



CLIENT

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

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REGISTERED PROFESSIONAL ENGINEER
RONALD C. YOUNG
ARIZONA U.S.A.
EXP. 12/31/14

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	12/20/2013	PRELIMINARY REVIEW
2	1/15/2014	SUBMITTAL
3	3/18/2014	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-5516

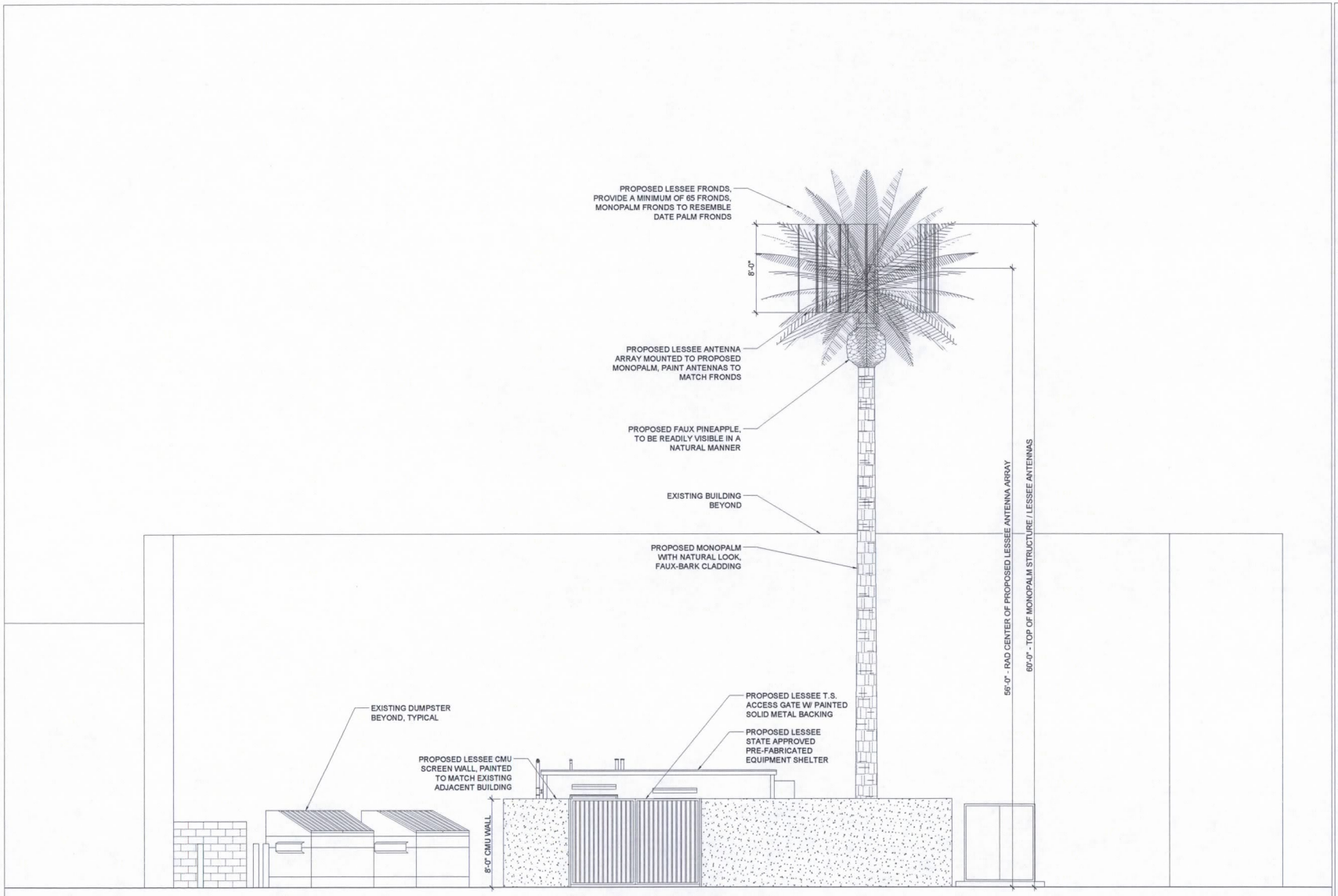
PROJECT INFORMATION

PHO_PANNO
1420 S. ARIZONA AVENUE
CHANDLER, AZ 85286

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
Z-2



1 / Z-3 NEW EAST ELEVATION

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp

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REGISTERED PROFESSIONAL ARCHITECT
19382
RONALD C. YOUNG
ARIZONA U.S.A.

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1	12/20/2013	PRELIMINARY REVIEW
2	1/15/2014	SUBMITTAL
3	3/18/2014	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-5516

PROJECT INFORMATION

PHO_PANNO

1420 S. ARIZONA AVENUE
CHANDLER, AZ 85286

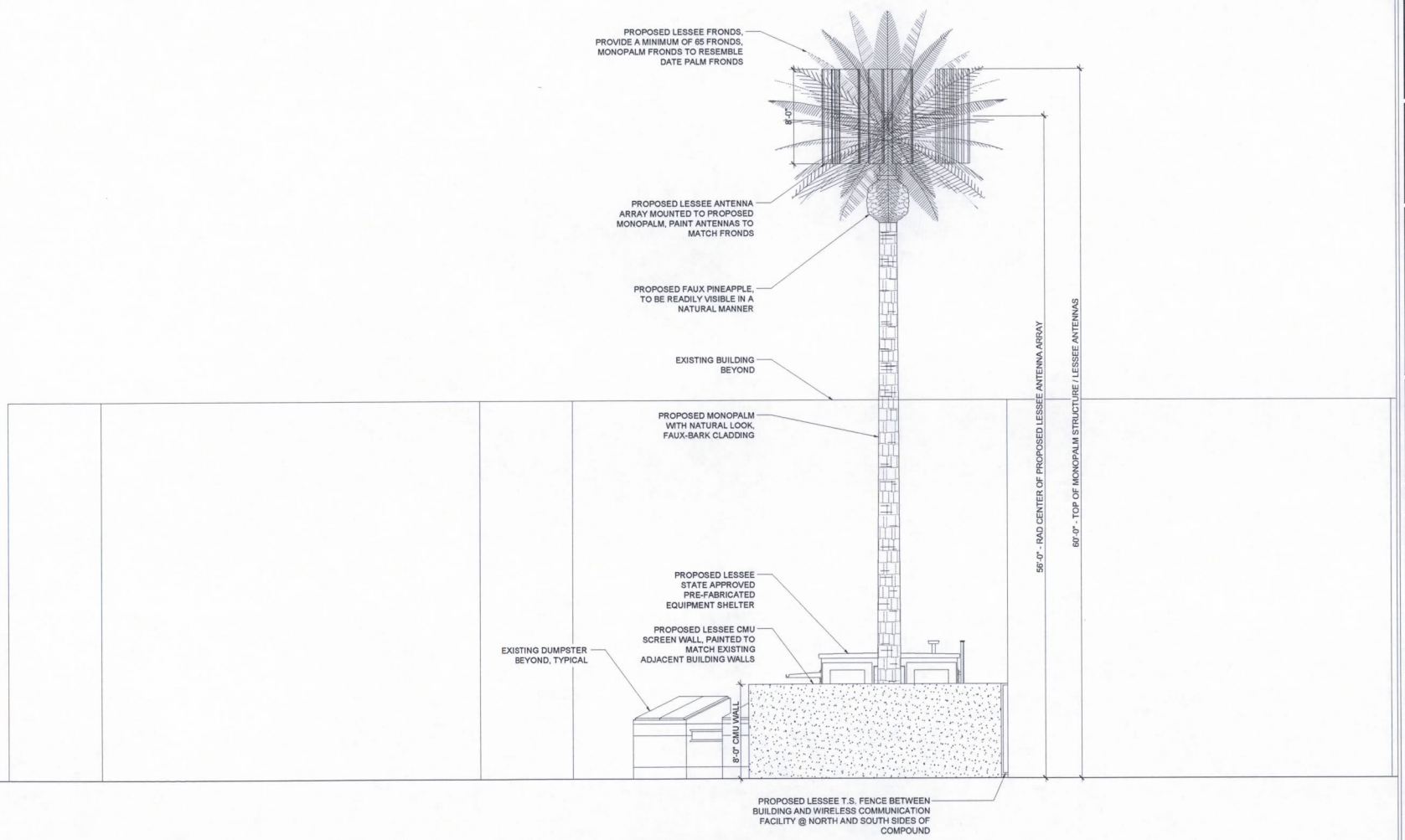
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



1 / Z-4 NEW NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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10245 E. Via Linda, Scottsdale, AZ 85258
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REGISTERED PROFESSIONAL ENGINEER (CIVIL) 19382 RONALD C. YOUNG ARIZONA, U.S.A.

EXP. 12/31/14

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	12/20/2013	PRELIMINARY REVIEW
2	1/15/2014	SUBMITTAL
3	3/18/2014	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-5516

PROJECT INFORMATION

PHO_PANNO

1420 S. ARIZONA AVENUE
CHANDLER, AZ 85286

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-4

Project Narrative

For

PHO Panno

1420 S Arizona Ave
Chandler, AZ 85286

Submitted by:
Steve Ciolek
Coal Creek Consulting
1525 N Hayden Road #100
Scottsdale, AZ 85257
Mobile: (480) 246-4131
sciolek@coal-creek.com

1/17/14

Existing Conditions

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the "Gap in Service" by offloading calls and data usage from nearby existing sites. In response to poor service in the immediate area, Verizon Wireless would like to place a wireless communication facility at 1420 S Arizona Avenue. The parcel is currently zoned Planned Area Development (PAD) and is surrounded by other parcels zoned PAD.

Nature of Request

Verizon Wireless proposes a new (60' top of antennas) wireless communication facility disguised as a faux palm tree. Verizon required the rad center of the antenna to be at 56 feet, a lower rad center would not cover the objective area, requiring multiple facilities in the immediate residential area. The proposed Monopalm will match natural palm trees in the immediate area. Coax cables will be routed within the truck of the palm, while the antennas and remote radios heads will be located in the fronds, painted to match. Associated equipment will be located inside the proposed 11'6"x 25'6" stucco shelter adjacent to the new Monopalm, painted to match the surrounding buildings. The entire facility is located behind the Kohls shopping center South of Loop 202. The facility will not be seen from the public since it resides behind the center where only deliveries are made. No public parking is located behind the center. The entire shopping center is located directly south of the Loop 202 Arizona Ave exit ramp and has additional retail stores to the East.

Included in the equipment shelter, Verizon will install an emergency backup generator. Due to the placement of the equipment, Verizon will be installing a Whisper watt generator that will minimize noise during a power outage. The proposed Monopalm is setback 840' from the closest residential dwelling in the Hometown Sunshine Valley community to the South, and 870' to the nearest residential dwelling West of the site in the Alma School Place community.

After the initial construction, the facility will not generate addition traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Typically, maintenance occurs once every 4-6 weeks and will utilize existing driveway as access to the site. Technicians will utilize existing parking spaces while accessing the site. No existing vegetation will be removed in this proposal.

Feasibility Study

Collocating on existing structures is a priority for Verizon; however no existing structure in the immediate vicinity was able to accommodate the needs of the RF engineer. Below is an inventory of all Wireless Telecommunication Facilities and existing structures within 1 mile radius of the proposed site:

#1 Locating the WCF upon the roof top of the existing 24' building within the shopping center would have a low Rad center and not cover the RF objective in this area. Extending the parapet would not provide the Rad center needed.

#2 Collocating on an existing Utility Poles (approx. 55' in height) was not feasible since SRP would not allow Remote Radio Head which requires power to the units on the existing structures. SRP has guidelines that prohibit wireless carriers running power cables up utility poles due to the safety of SRP technicians. Collocating on the existing utility poles within the area was not an option.

#3 T-Mobile Monopalm: (33.292111, -111.84900) .54 miles Northwest from proposed WCF. Collocating 12 antennas on the existing 65' Monopalm is not feasible.

#4 T-Mobile Monopalm: (33.281056, -111.839583) .40 miles Southeast from proposed WCF. Collocating 12 antennas on the existing 65' Monopalm is not feasible.

#5 Verizon Monopole: (33.273971, - 111.839853) .85 miles Southeast of the proposed WCF. The proposed WCF will offload service from this existing wireless facility.

#6 AT&T Monopole: (33.278694, - -111.825083) 1.16 miles East of the proposed WCF. Collocating on the existing Monopole is not feasible since it resides outside of the search ring and will not fulfill the coverage needs.

#7 Verizon PHO Commonwealth: (33.300542, -111.834613) 1.12 miles Northeast of the proposed WCF. The proposed WCF will offload service from this existing wireless facility.

#8 Crown Castle Monopole: (33.298347, -111.837225) .90 miles Northeast of the proposed WCF. Collocating on the existing Monopole is not feasible since it resides too close to the existing Verizon site PHO Commonwealth (33.300542, -111.834613) and will not fulfill the coverage needs.

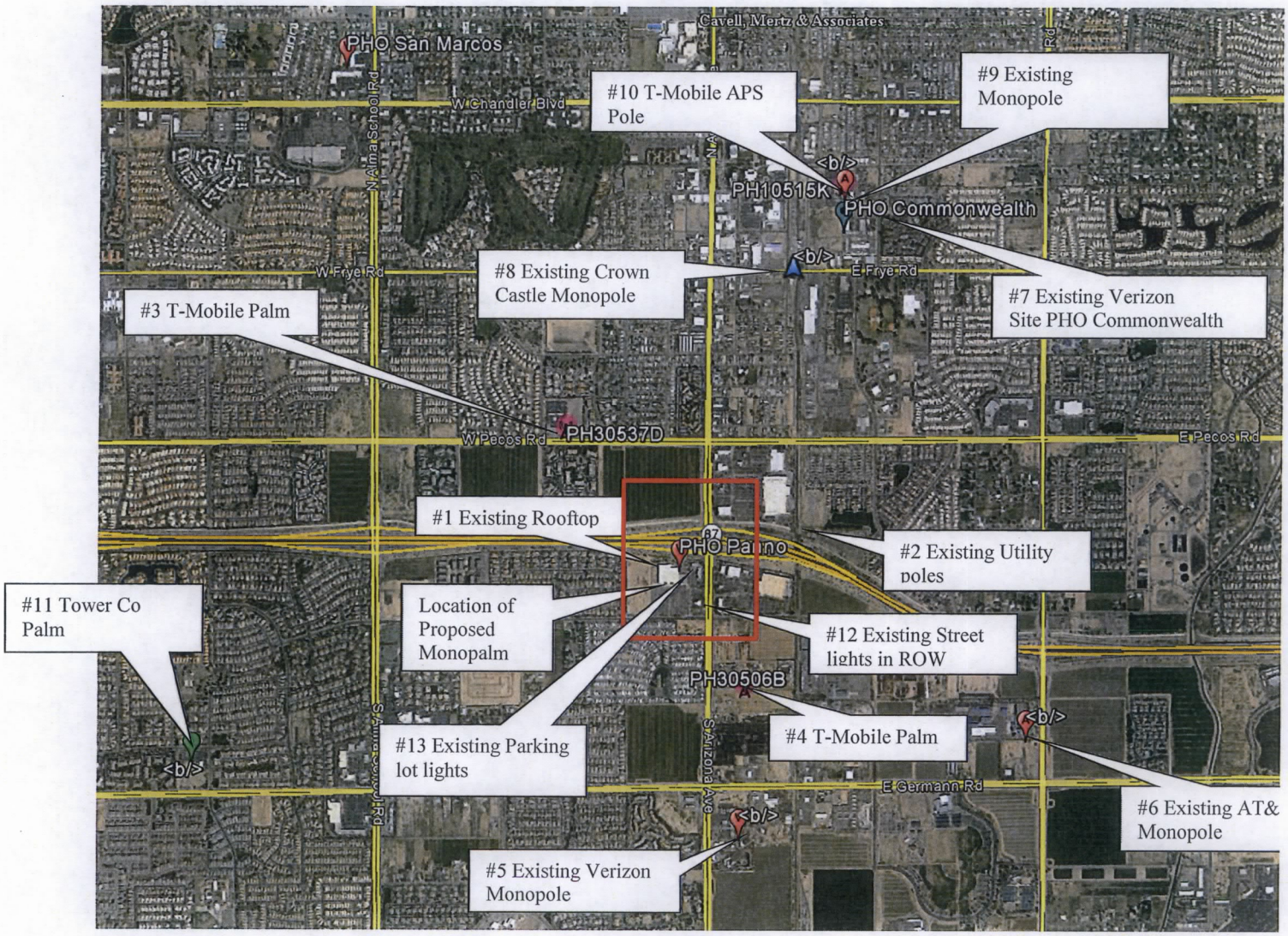
#9 AT&T Monopole: (33.301944, - 111.834583) 1.20 miles Northeast of the proposed WCF. Collocating on the existing Monopole is not feasible since it resides too close to the existing Verizon site PHO Commonwealth (33.300542, -111.834613) and will not fulfill the coverage needs.

#10 T-Mobile APS pole: (33.302646, -111.834600) 1.25 miles Northeast of the proposed WCF. Collocating on the existing WCF is not feasible since it resides too close to the existing Verizon site PHO Commonwealth (33.300542, -111.834613) and will not fulfill the coverage.

#11 Tower Co. Monopalm: (33.277639, -111.868417) 1.57 miles Southwest from proposed WCF. Collocating 12 antennas on the existing 65' Monopalm is not feasible.

#12 Existing Street lights located in the Chandler Right of Way- Locating the proposed antennas on the 30' streetlights would have a low Rad center and not cover the RF objective in this area even with the 15' Extension. In addition, the Right of Way would not provide sufficient ground space for the associate equipment. Parking and access in the ROW off Arizona Ave. is dangerous for both oncoming traffic and technicians.

#13 Existing Parking lot lights located throughout the shopping center. Collocating on existing structures will allow a 25' extension above the overall height. The existing light pole are 20' tall; adding another 25' would give an overall height of 45'. The RAD center would be located at 41' and will not cover the intended area and will require more facilities in the area. A Monopalm at this location will fulfill the need for several Small Cell Facilities.



Conclusion

It is the goal of Verizon Wireless to service the area with more reliable cellular service. By working with the landlord to construct a stealth facility, Verizon is proposing the best possible coverage solution (from an appearance standpoint). As the area grows, residents in the immediate area will need reliable cellular service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service to its customers.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

verizonwireless

young design corp
architecture project management

10245 e via linda suite 211
scottsdale az 85258

480 451 9609 office
480 451 9608 fax

SITE NAME: PHO_PANNO

SITE LOCATION: 1420 S. ARIZONA AVE
CHANDLER, AZ 85286

DATE: 3/8/2013

APPLICANT: COAL CREEK CONSULTING, LLC
2520 E. UNIVERSITY DRIVE #107
TEMPE, AZ 85281

CONTACT: RANDY DOWNING
(480) 241-8263

SITE LOCATION MAP

2014 ©GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.

EXISTING VIEW 1 -
LOOKING NORTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 1, LOOKING NORTHWEST

PROPOSED INSTALLATION OF 60' MONOPALM WITH ANTENNA ARRAY.

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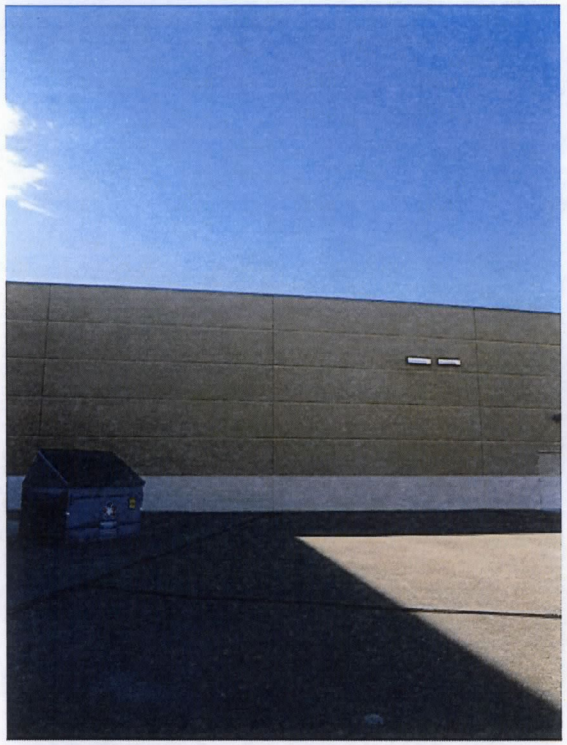
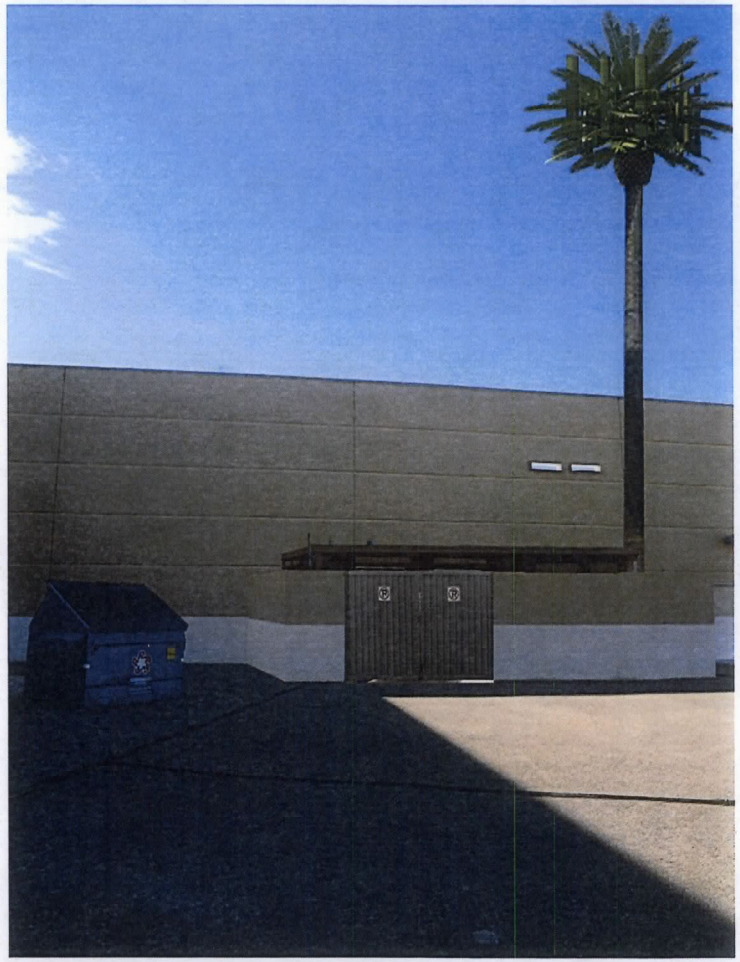
YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609



EXISTING VIEW 2 -
LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 2, LOOKING EAST



PROPOSED INSTALLATION OF 60' MONOPALM WITH ANTENNA ARRAY AND ADDITION OF EQUIPMENT COMPOUND WITH 8' CMU SCREENING WALL.

young design corp
architecture project management

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