#45

OCT 23 2014

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-108**

DATE: OCTOBER 23, 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 SF

SUBJECT: ZUP14-0015 VERIZON AT PIMA PARK

Request: Use Permit approval to install a wireless communication facility on a ball field light pole

Location: 625 North McQueen Road, northeast corner of McQueen Road and Thatcher Boulevard

Applicant: James Gardner, Shaw & Associates

Owner: City of Chandler

Zoning: Park

RECOMMENDATION

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

BACKGROUND

The request is for Use Permit approval to install a wireless communication facility on a ball field light pole within the City of Chandler's Pima Park located at 625 N. McQueen Rd. The surrounding uses are Nicholas Point, The Tradition, Sierra Point North, and McQueen North single family subdivisions. McQueen Commons townhouse development, which has not yet commenced construction, is directly north of the park. Sanborn Elementary school is east.

The Verizon facility would be the first wireless service provider to locate within Pima Park. A Use Permit is required because the facility would not be on the farthest available light pole from residential neighbors. The applicant worked extensively with City Staff to identify a location

within the park that met both the Park Department requirements and those of the provider. The ball field light pole selected appears to be the least intrusive to the surrounding developments and to park users. It is sited approximately 218 ft. south of McQueen Commons and 215 ft. east of Sierra Point subdivision, across McQueen Rd.

The existing ball field light pole is 55 ft. in height. The replacement ball field light pole will remain at the same height but the diameter increases slightly to support the antennas and comply with building and structural code requirements. The top of antennas will be at 45 ft. above grade with a two ft. diameter microwave dish placed below the antenna array.

A nine ft. high equipment enclosure is proposed to be located approximately 158 ft. to the north of the ball field light pole. It would be constructed of concrete masonry units painted to match the color of existing walls in the park. 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. Landscape is proposed around the north, south, and east sides of the enclosure.

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.

Several 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.

DISCUSSION

Planning Staff supports the request. The proposed location is appropriate for a wireless communication facility attached to a ball field light pole. The separation from the residential properties is consistent with recently approved wireless communication facilities which are located approximately 160 ft. from residentially zoned properties.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 8, 2014. No one other than the applicant attended.
- Planning Staff received several phone calls and emails. One resident is in support of the request and two households are in opposition to this request. Email correspondences are attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0 Absent: 1 (Baron)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP14-0015 VERIZON AT PIMA PARK, for a wireless communication facility, subject to the following condition:

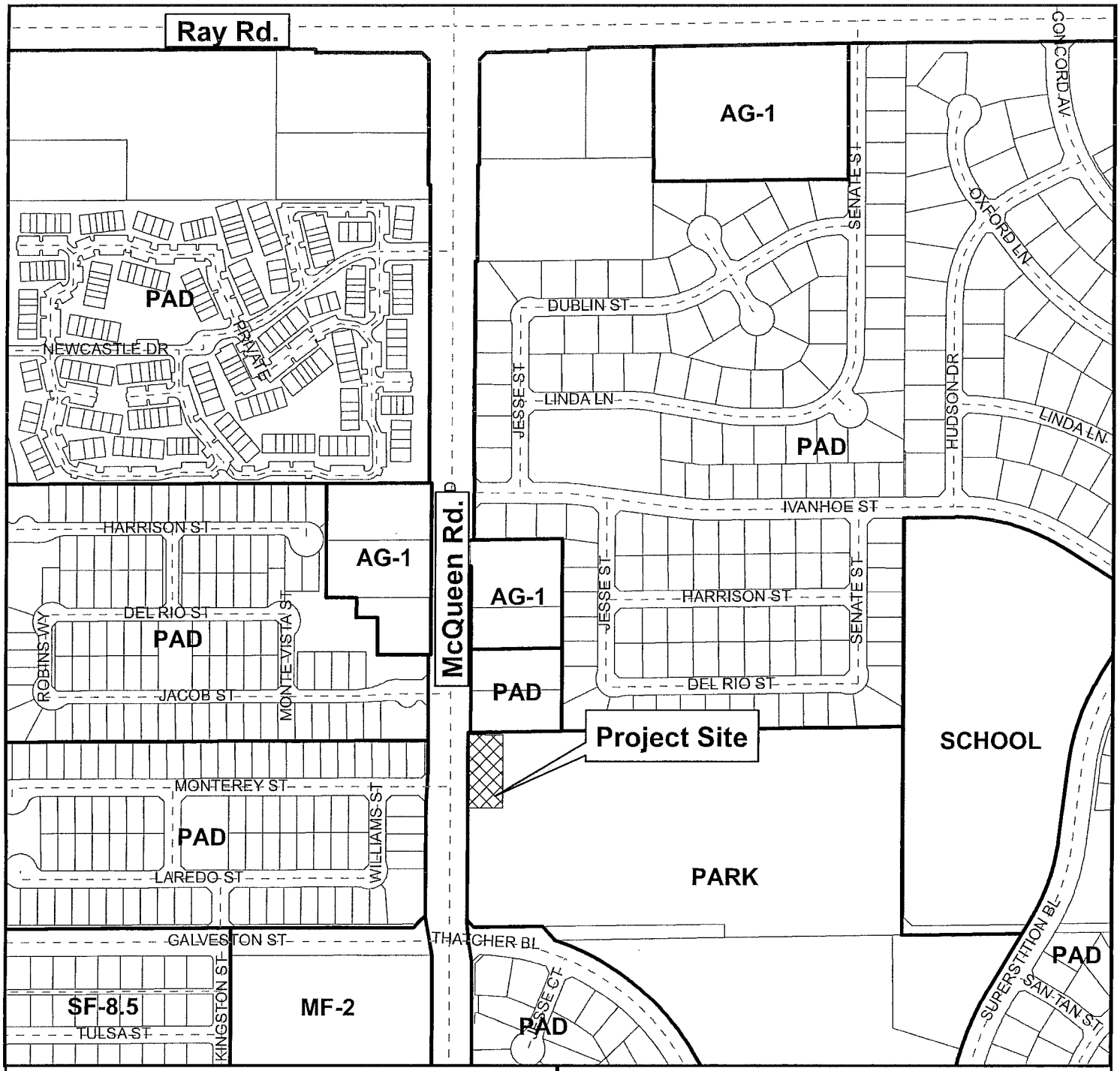
1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

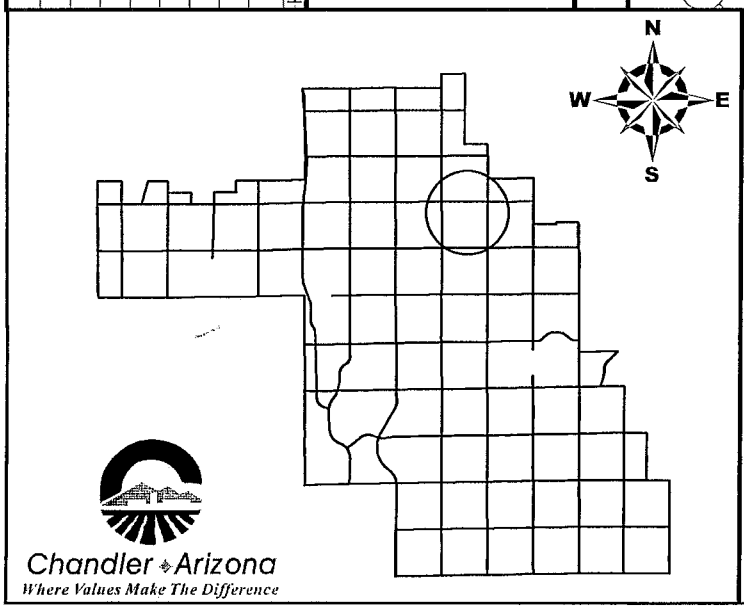
PROPOSED MOTION

Move to approve Use Permit, ZUP14-0015 VERIZON AT PIMA PARK, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative and Inventory
4. Citizen Correspondence



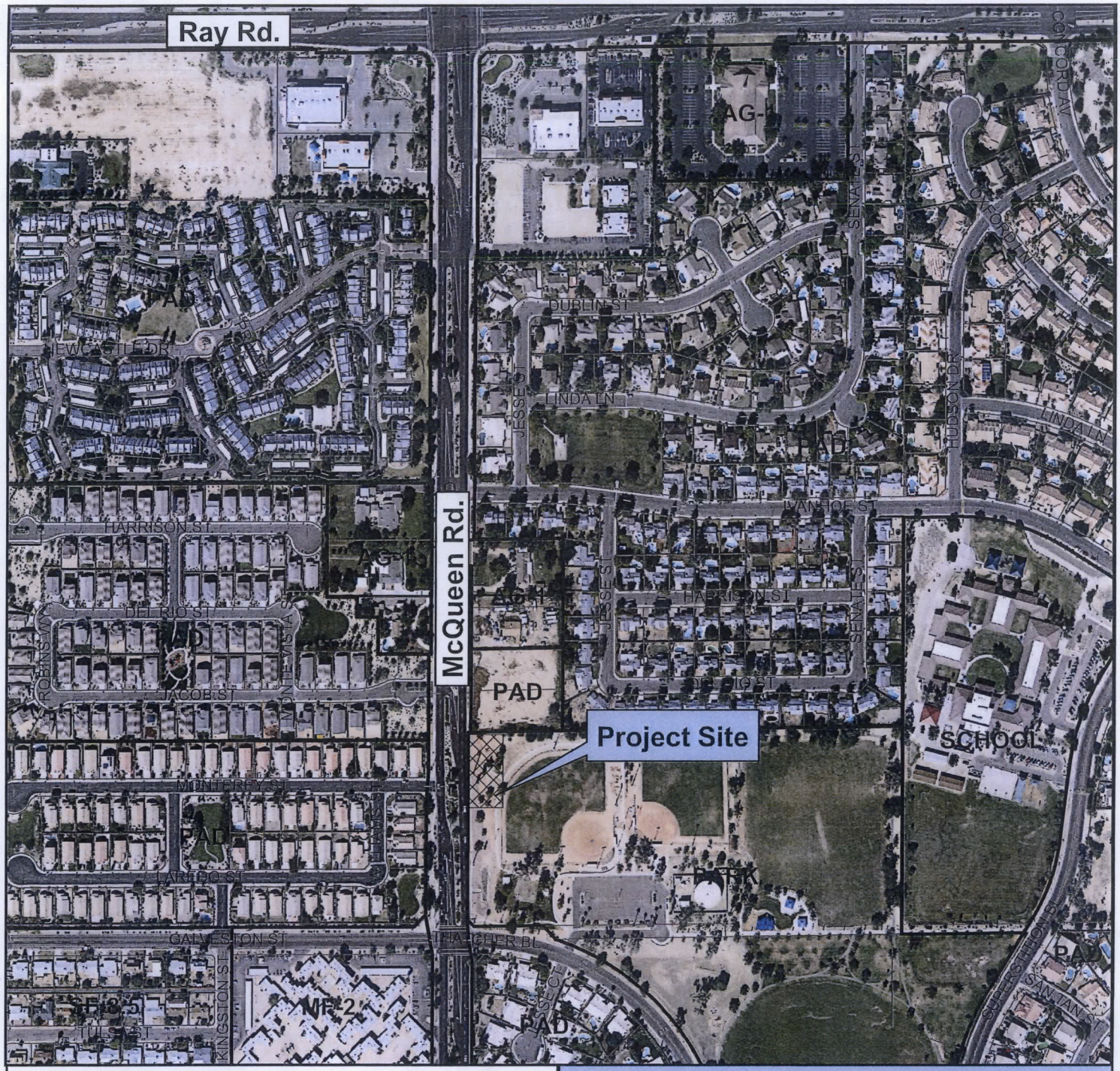


Vicinity Map

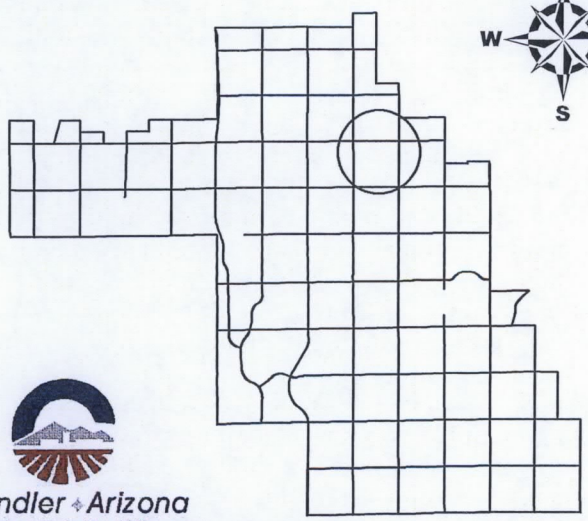
ZUP14-0015

Verizon at Pima Park

CITY OF CHANDLER 9/17/2014



Vicinity Map



ZUP14-0015

Verizon at Pima Park

Chandler Arizona
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CITY OF CHANDLER 9/17/2014

VICINITY MAP

DRIVING DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 852B3 ON W GEMINI DR (EAST)TURN RIGHT (SOUTH) ONTO S MAPLE AVE. TURN LEFT (EAST) ONTO (W) GUADALUPE RD. ROAD NAME CHANGES TO (E) GUADALUPE RD. TURN RIGHT (SOUTH) ONTO (S) PRICE RD. TAKE RAMP LEFT AND FOLLOW SIGNS FOR AZ-101-LOOP (SOUTH). AT EXIST 59, TAKE RAMP RIGHT. TURN LEFT (EAST) ONTO (W) RAY RD. TURN RIGHT ONTO (N) MCQUEEN RD. MAKE A U-TURN AT (E) THATCHER BLVD. ARRIVE AT (SITE) 625 N. MCQUEEN RD. CHANDLER, AZ 85225.

GENERAL NOTES

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT AS SET FORTH IN THE CONSTRUCTION DRAWINGS, CONTRACT DOCUMENTS AND THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK UNLESS OTHERWISE DIRECTED.

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.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER.
THIS PROJECT REQUIRES PERMANENT POWER AND TELEPHONE CONNECTION.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.

2012 INTERNATIONAL BUILDING CODE (IBC)
2011 NATIONAL ELECTRICAL CODE (NEC)
ANSI/EIA-222-G LIFE SAFETY CODE
LOCAL BUILDING CODE(S)
CITY AND/OR COUNTY ORDINANCES

JURISDICTION: CITY OF CHANDLER

SPECIAL INSPECTIONS REQUIRED

DRILLED CAISSON:	YES (PERIODIC)
CONCRETE CONSTRUCTION:	YES (CONTINUOUS)
BOLTS IN CONCRETE:	YES (CONTINUOUS)
REINFORCING STEEL:	YES (PERIODIC)
STEEL CONSTRUCTION:	YES (PERIODIC)
MASONRY CONSTRUCTION:	YES (PERIODIC)

FCC 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.

verizonwireless

PHO CRICKET CLUB

625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225
APN: 302-84-007

Two working days before you dig, CALL FOR THE BLUE STAKE!
1 (602) 263-1100 or
1 (800) STAKE-IT (782-5348)
(OUTSIDE MARICOPA COUNTY)

SITE LOCATION INFORMATION

SITE NAME:	PHO CRICKET CLUB
SITE ADDRESS:	625 N. MCQUEEN RD. CHANDLER, ARIZONA 85225
APN NUMBER:	302-84-007
SITE COORDINATES:	LATITUDE: 33° 18' 52.17" N (NAD 83) LONGITUDE: 111° 49' 25.27" W (NAD 83)
CURRENT ZONING:	PARK (PF)
APPLICANT:	VERIZON WIRELESS 126 WEST GEMINI DRIVE TEMPE, ARIZONA 85283
APPLICANT CONTACT:	CONTACT: DIEGO TORRES
PROPERTY OWNER:	CITY OF CHANDLER P.O. BOX 893 CHANDLER, ARIZONA 85244 CONTACT: MARGARET COULTER PHONE: (480) 782-3410

PROJECT TEAM

CLIENT:	VERIZON WIRELESS 126 WEST GEMINI DRIVE TEMPE, ARIZONA 85283 CONTACT: DIEGO TORRES PHONE: (602) 819-2949 RF ENGINEER: LIEBER TEIXIDO
DESIGN MANAGEMENT PROFESSIONAL:	SIINO DESIGN, LLC 16616 EAST PALISADES BOULEVARD SUITE #102 FOUNTAIN HILLS, ARIZONA 85268 CONTACT: CHRIS SIINO, MBA, MSTL, PMP PHONE: (480) 836-1701 FAX: (480) 836-1004
SITE ACQUISITION AND ZONING CONSULTANT:	SHAW & ASSOCIATES CONTACT: RICK SHAW MOBILE: (480) 204-1843 RSHAW@SHAW-ASSOCIATES.COM
CIVIL/STRUCTURAL ENGINEERING CONSULTANT:	ERION ENGINEERING, LLC 6026 41607 N. HARBOUR TOWN COURT ANTHEM, ARIZONA 85086 CONTACT: JOHN H. ERION, JR., PE PHONE: (623) 792-8386 MOBILE: (480) 540-4573

PROJECT DESCRIPTION

INSTALLATION OF A NEW LIGHTPOLE WITH ANTENNA'S AND REPLACEMENT BALL FIELD LIGHT. A NEW 13'-4" x 16'-4" CMU WALLED COMPOUND WITH A NEW VERIZON WIRELESS EQUIPMENT CABINET WITH BACKUP GENERATOR.

PROJECT INFORMATION

OCCUPANCY GROUP:	U (POLE) & S-2 (CABINET)
TYPE OF CONSTRUCTION:	III-B
AREA OF CONSTRUCTION:	375 SQ. FT.
AREA OF POLE:	N/A

SITE PHOTO

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	REV.	ISSUED
T-1	TITLE SHEET	3	07/05/14
LS-1	SURVEY	3	06/01/14
A-1	OVERALL SITE PLAN	3	07/05/14
A-2	ENLARGED SITE PLAN	3	07/05/14
A-3	ANTENNA CONFIGURATION	3	07/05/14
A-4	ELEVATIONS	3	07/05/14
A-5	ELEVATIONS	3	07/05/14

UTILITY COMMITMENT TABLE

WATER	N/A
SEWER	N/A
ELECTRICAL	SRP (602) 236-8888
TELEPHONE	CENTRYLINK: 1-800-954-1211
POLICE	CHANDLER POLICE DEPARTMENT (480) 782-4130
FIRE	CHANDLER FIRE DEPARTMENT (480) 782-2120

SURROUNDING ZONING AND USE

NORTH: PAD - VACANT LAND, & SINGLE FAMILY RES. (CITY OF CHANDLER)
SOUTH: PAD & PARK - MUNICIPAL & SINGLE FAMILY RES. (CITY OF CHANDLER)
EAST: SCHOOL (CITY OF CHANDLER)
WEST: PAD - SINGLE FAMILY RESIDENTIAL (CITY OF CHANDLER)

ADA COMPLIANCE

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXISTS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

COLLOCATION

POLE SHALL BE DESIGNED IN A MANNER THAT WILL ALLOW FOR THE COLLOCATION OF A LEASE ONE ADDITIONAL ARRAY ON THE FACILITY.

ACCESSIBILITY DISCLAIMER

THE NEW PROJECT IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY AND IS NOT TO BE ACCESSED BY THE GENERAL PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2 9 LISTED AS AN EQUIPMENT SPACE.

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: 480.752.7238

DESIGN MANAGEMENT PROFESSIONAL:

SIINODESIGN
16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1004
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL - CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8386 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSIINO
CHECKED BY: JERION

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	07/05/14	CITY COMMENTS	CMS
2	06/01/14	FINAL ZDs	CMS
1	04/29/14	PRE-APP COMMENTS	CMS
0	02/16/14	ZONING DRAWINGS	CMS

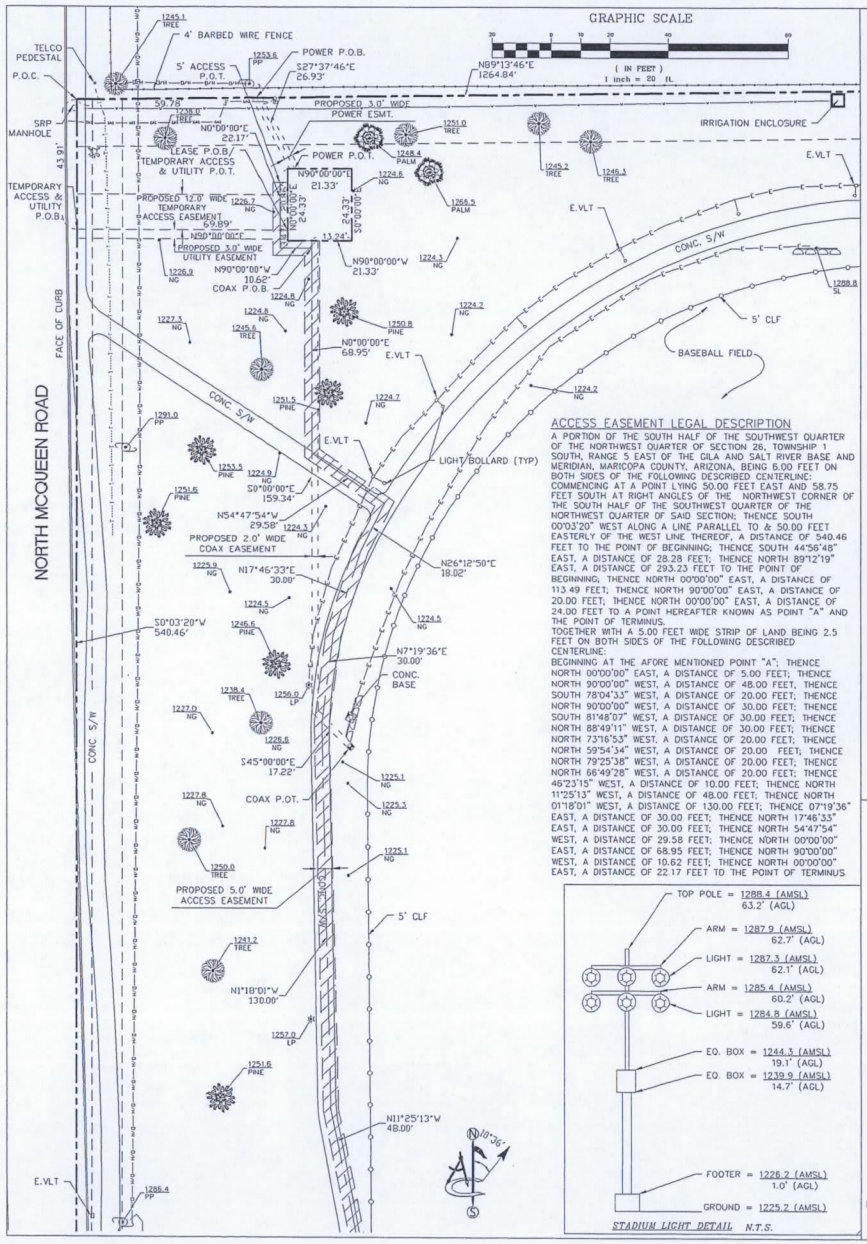
SITE NAME:
PHO CRICKET CLUB

SITE ADDRESS:
625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225

SEAL:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT A POINT LYING 50.00 FEET EAST AND 58.75 FEET SOUTH AT RIGHT ANGLES OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°03'20" WEST ALONG A LINE PARALLEL TO & 50.00 FEET EASTERLY OF THE WEST LINE THEREOF, A DISTANCE OF 540.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°56'48" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 89°12'19" EAST, A DISTANCE OF 293.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 113.49 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A POINT HEREAFTER KNOWN AS POINT "A" AND THE POINT OF TERMINUS.
TOGETHER WITH A 5.00 FEET WIDE STRIP OF LAND BEING 2.5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT THE AFORE MENTIONED POINT "A"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 78°04'33" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 81°48'07" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°49'11" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 73°16'53" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 59°54'34" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 79°25'38" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 66°49'28" WEST, A DISTANCE OF 20.00 FEET; THENCE 46°23'15" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 11°25'13" WEST, A DISTANCE OF 48.00 FEET; THENCE NORTH 01°18'01" WEST, A DISTANCE OF 130.00 FEET; THENCE 07°19'36" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 17°46'33" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 54°47'54" WEST, A DISTANCE OF 29.58 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 68.95 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 10.62 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 22.17 FEET TO THE POINT OF TERMINUS.

STADIUM LIGHT DETAIL N.T.S.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #21306862, ISSUED BY GREAT AMERICAN TITLE AGENCY, INC, DATED 12/27/13. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED VERIZON WIRELESS PREMISES SHOWN HEREON.

TEMP. ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 12.00 FEET NORTH OF THE FOLLOWING DESCRIBED SIDELINE:
COMMENCING AT A POINT LYING 50.00 FEET EAST AND 58.75 FEET SOUTH AT RIGHT ANGLES OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°03'20" WEST ALONG A LINE PARALLEL TO & 50.00 FEET EASTERLY OF THE WEST LINE THEREOF, A DISTANCE OF 43.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE NORTH 90°00'00" EAST, A DISTANCE OF 69.89 FEET TO THE POINT OF TERMINUS.

3' UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 3.00 FEET SOUTH OF THE FOLLOWING DESCRIBED SIDELINE:
COMMENCING AT A POINT LYING 50.00 FEET EAST AND 58.75 FEET SOUTH AT RIGHT ANGLES OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°03'20" WEST ALONG A LINE PARALLEL TO & 50.00 FEET EASTERLY OF THE WEST LINE THEREOF, A DISTANCE OF 43.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE NORTH 90°00'00" EAST, A DISTANCE OF 69.89 FEET TO THE POINT OF TERMINUS.

COAX EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.0 FEET EASTERLY OF THE FOLLOWING DESCRIBED SIDELINE:
COMMENCING AT A POINT LYING 50.00 FEET EAST AND 58.75 FEET SOUTH AT RIGHT ANGLES OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°03'20" WEST ALONG A LINE PARALLEL TO & 50.00 FEET EASTERLY OF THE WEST LINE THEREOF, A DISTANCE OF 41.23 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE NORTH 90°00'00" EAST, A DISTANCE OF 69.89 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 18.17 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 21.33 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 24.33 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.33 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.16 FEET TO THE POINT OF BEGINNING.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 09" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

TITLE REPORT LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM THE NORTH 58 FEET 9 INCHES OF THE EAST 995 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;

AND EXCEPT THEREFROM THOSE PARCELS CONVEYED IN QUIT-CLAIM DEED RECORDED JANUARY 5, 1979 IN DOCKET 13367, PAGE 418, RE-RECORDED MARCH 15, 1979 IN DOCKET 13502, PAGE 1104 AND RE-RECORDED MAY 14, 1979 IN DOCKET 13630, PAGE 354 OF OFFICIAL RECORDS.

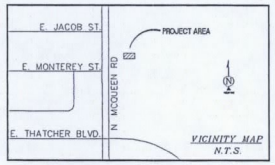
*NOTE: AS SHOWN HEREON, ALSO EXCEPTING PARCEL 3 PER DOCUMENT NUMBER 20130488250 OFFICIAL RECORDS OF SAID COUNTY.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LYING 50.00 FEET EAST AND 58.75 FEET SOUTH AT RIGHT ANGLES OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°03'20" WEST ALONG A LINE PARALLEL TO & 50.00 FEET EASTERLY OF THE WEST LINE THEREOF, A DISTANCE OF 41.23 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE NORTH 90°00'00" EAST, A DISTANCE OF 69.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 18.17 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 21.33 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 24.33 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 21.33 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.16 FEET TO THE POINT OF BEGINNING.

3' POWER EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING 1.5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT A POINT LYING 50.00 FEET EAST AND 58.75 FEET SOUTH AT RIGHT ANGLES OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°13'46" EAST ALONG A LINE PARALLEL WITH AND 58.75 FEET SOUTH THE NORTH LINE THEREOF, A DISTANCE OF 59.78 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PARALLEL LINE SOUTH 27°37'46" EAST, A DISTANCE OF 26.93 FEET TO THE POINT OF TERMINUS.



DIRECTIONS TO SITE

FROM VERIZON WIRELESS 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 N. MCQUEEN RD.; MAKE A U-TURN AT E. GALVESTON ST.; DESTINATION WILL BE ON THE RIGHT.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. 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.

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

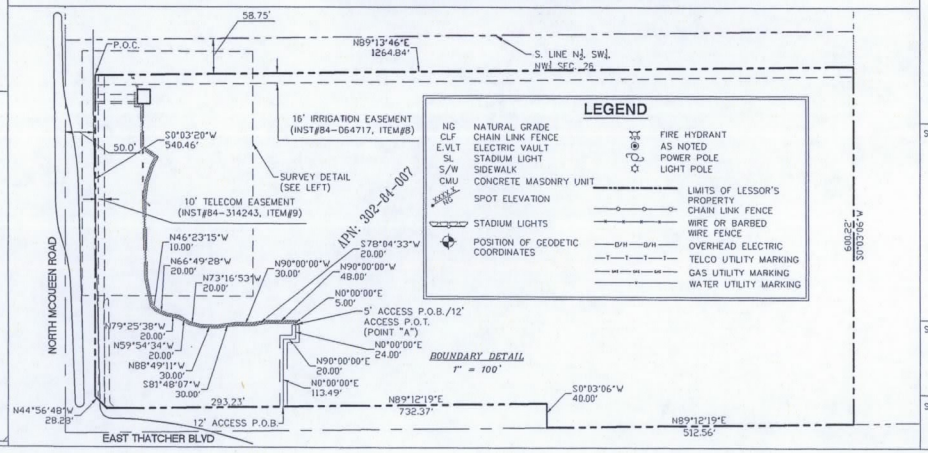
FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS OF 500 YEAR FLOOD; 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #04013C2730L, DATED 10/16/2013

SURVEY DATE

02/04/14

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 18' 52.2" NORTH (NAD83)
LONGITUDE 111° 49' 25.2" WEST (NAD83)
GROUND ELEVATION @ 1225.1' (NAVD88)



CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: 480 752.7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign
16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1004
WWW.SIINODESIGN.COM

SURVEYING CONSULTANT

Ambit Consulting
8631 SOUTH PRIEST DRIVE #102
TEMPE, ARIZONA 85284 (602)463-0472

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: DH

CHECKED BY: MF

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	06/01/14	POWER EASEMENT	MF
2	04/07/14	COMMENTS	MF
1	02/19/14	COMMENTS	MF
0	02/10/14	FINAL SUBMITTAL	DH

SITE NAME:
PHO CRICKET CLUB

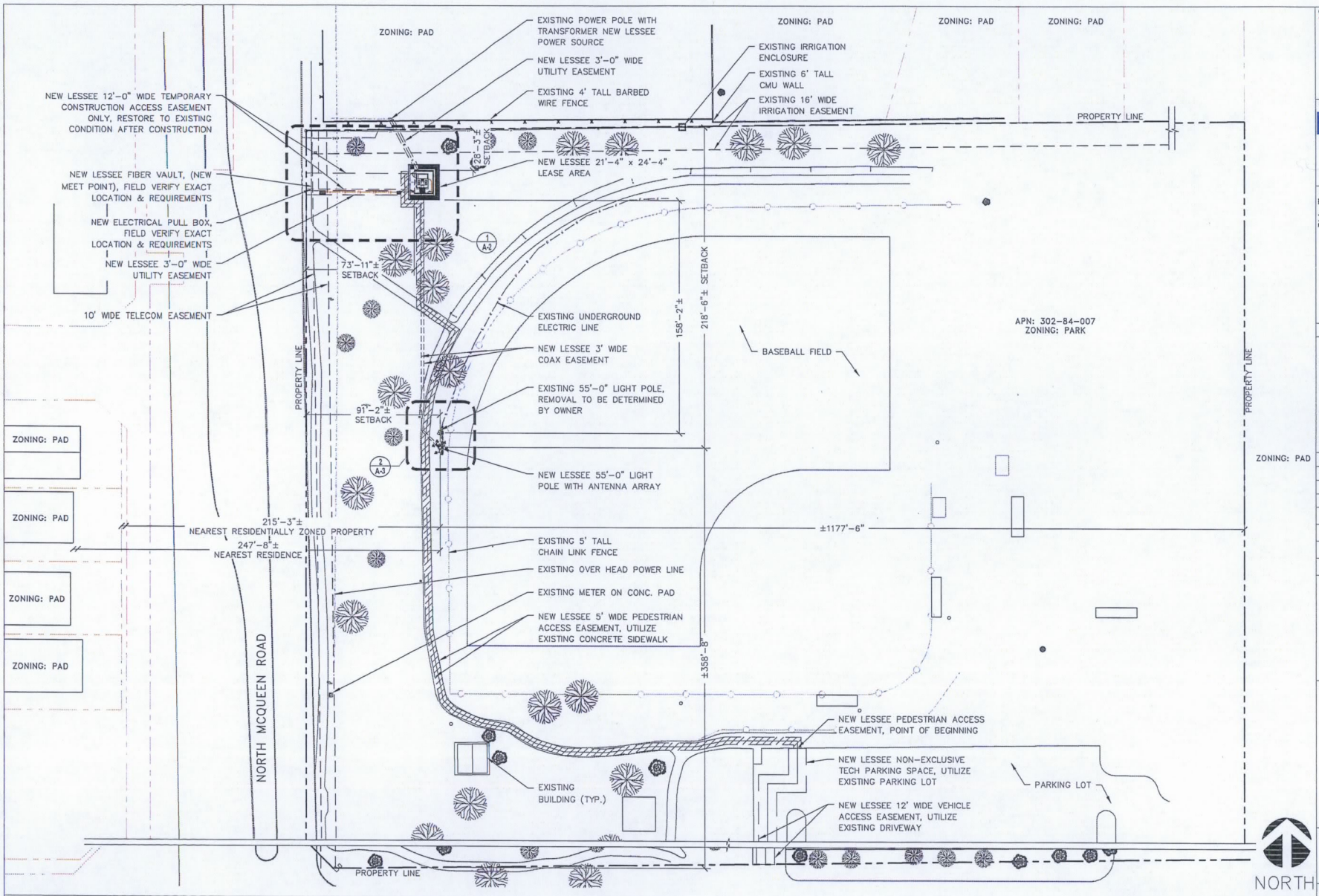
SITE ADDRESS:
625 NORTH McQUEEN ROAD
CHANDLER, ARIZONA 85225
MARICOPA COUNTY

SEAL:

REGISTERED LAND SURVEYOR
ARIZONA
52961
MATTHEW R. FORD
EXPIRES 12/31/14

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1



OVERALL SITE PLAN

22"x34"SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"

30' 15' 0' 30'

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: 480.752.7238

DESIGN MANAGEMENT PROFESSIONAL:

SiinoDesign
16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1004
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL - CIVIL
41807 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8399 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSIINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	07/05/14	CITY COMMENTS	CMS
2	06/01/14	FINAL ZDs	CMS
1	04/29/14	PRE-APP COMMENTS	CMS
0	02/16/14	ZONING DRAWINGS	CMS

SITE NAME:

PHO CRICKET CLUB

SITE ADDRESS:
625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225

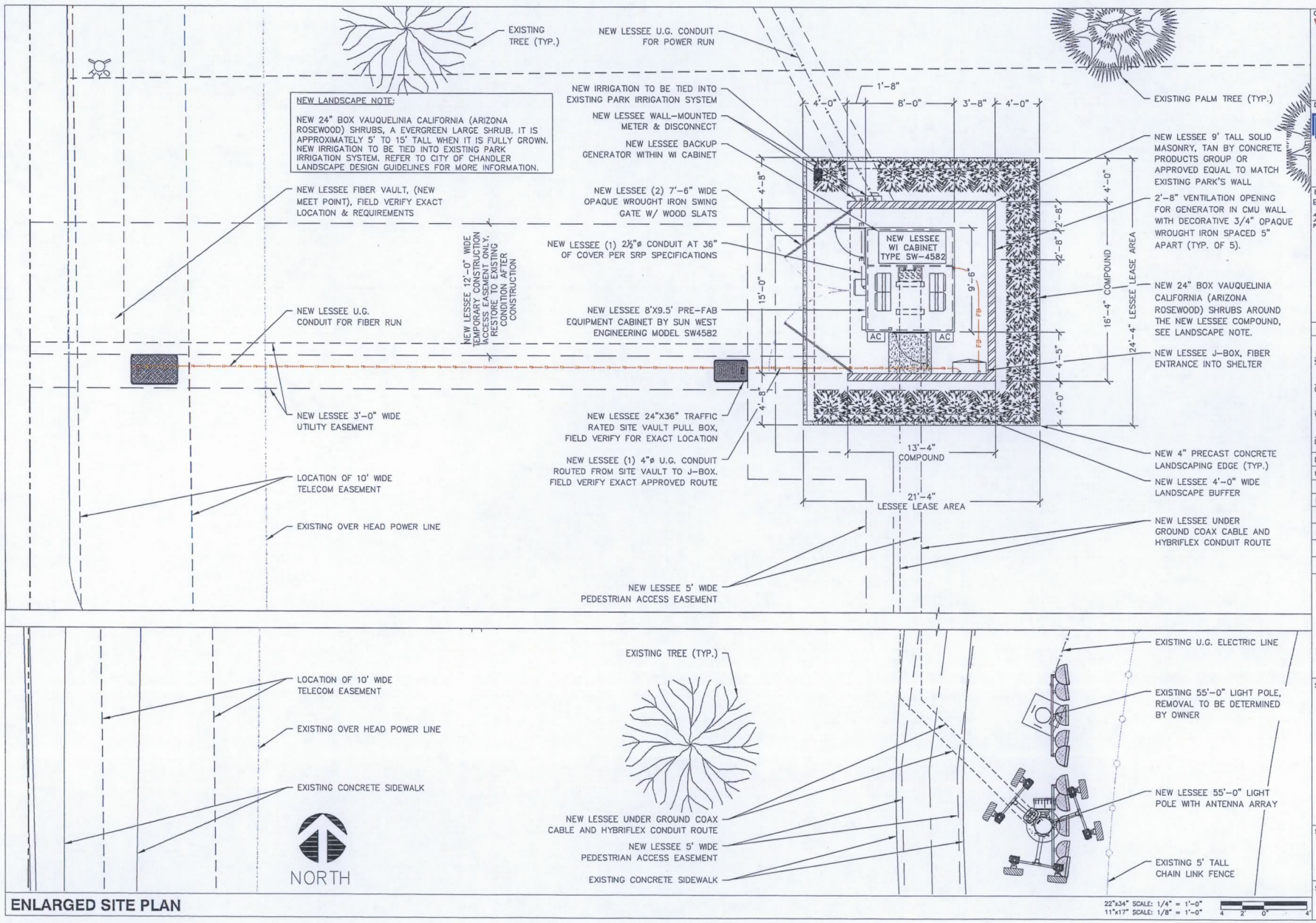
SEAL:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1



ENLARGED SITE PLAN

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4 2 0 4'

CLIENT:

verizon wireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283
PHONE: 480.752.7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign
16616 EAST PALISADES BOULEVARD
UNIT #102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: 480.836.1701
FAX: 480.836.1004
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ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL - CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.9386 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSIINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	07/05/14	CITY COMMENTS	CMS
2	06/01/14	FINAL ZDs	CMS
1	04/29/14	PRE-APP COMMENTS	CMS
0	02/16/14	ZONING DRAWINGS	CMS

SITE NAME:

PHO CRICKET CLUB

SITE ADDRESS:
625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225

SEAL:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2

NOTE:

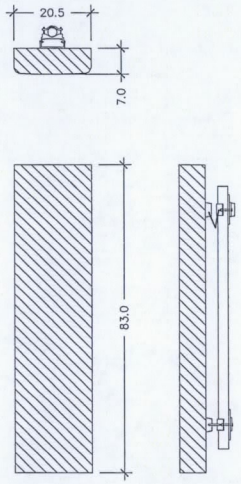
CONTRACTOR TO VERIFY FOR FINAL RF DATA SHEETS WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION.

EXISTING/NEW COAXIAL CABLE TABLE

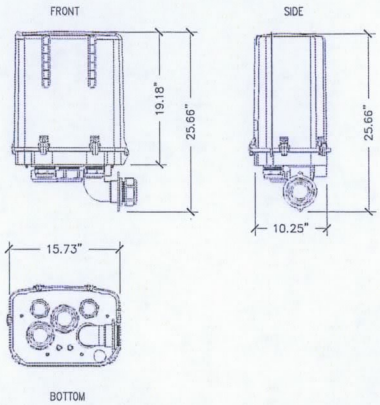
SECTOR	NO.	AZIMUTH	LENGTH	COAX QTY.	SIZE	TYPE	COAX QTY.	TYPE
ALPHA	1	80°	±200	(0)	1-5/8"	AVA7-50	(2)	AVA7-50
ALPHA	2	80°	±200	(0)	1-5/8"	AVA7-50	(2)	AVA7-50
BETA	1	185°	±200	(0)	1-5/8"	AVA7-50	(2)	AVA7-50
BETA	2	185°	±200	(0)	1-5/8"	AVA7-50	(2)	AVA7-50
GAMMA	1	300°	±200	(0)	1-5/8"	AVA7-50	(2)	AVA7-50
GAMMA	2	300°	±200	(0)	1-5/8"	AVA7-50	(2)	AVA7-50

NOTE: ADD (2) RUNS OF HYBRIFLEX COAX.

COAXIAL CABLE TABLE — NTS — 1

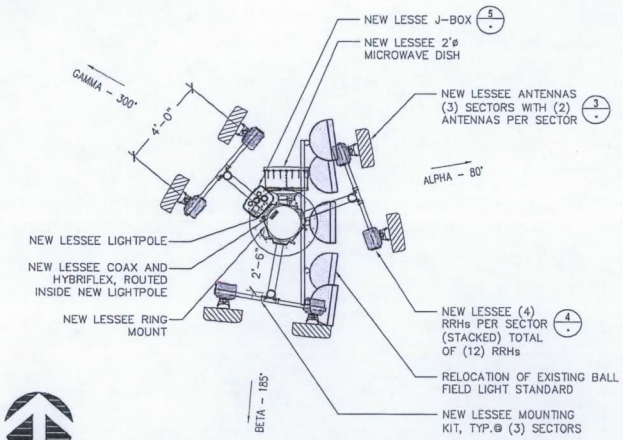


NEW ANTENNA — NTS — 3



NEW J-BOX — NTS — 5

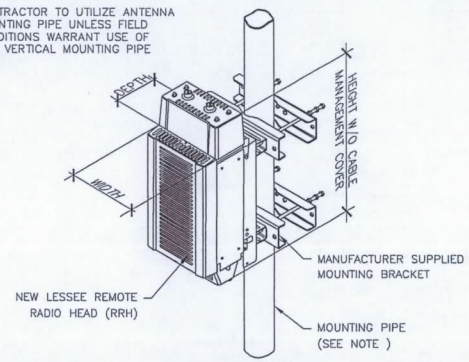
NOTE:
THE STRUCTURAL ANALYSIS AND DESIGN OF NEW UTILITY POLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.



NEW ANTENNA CONFIGURATION — NTS — 2

NOTE:

CONTRACTOR TO UTILIZE ANTENNA MOUNTING PIPE UNLESS FIELD CONDITIONS WARRANT USE OF NEW VERTICAL MOUNTING PIPE



RRH SPECIFICATIONS

RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH (PCS) 2X60 (60W)	12"	9.5"	22"	55 LBS. (W/O MOUNTING BRACKET)
RRH (AWS) 2X60 (60W)	10.6"	7.3"	36.6"	55 LBS. (W/O MOUNTING BRACKET)

RRH NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

NEW REMOTE RADIO HEAD(S) — NTS — 4

NOT USED — NTS — 6

CLIENT:
verizonwireless
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TEMPE, ARIZONA 85293
PHONE: 480.752.7338

DESIGN MANAGEMENT PROFESSIONAL:
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WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:
ERION ENGINEERING, LLC
STRUCTURAL - CIVIL
41607 NORTH HARBOUR TOWN COURT
ANTHEM, ARIZONA 85086
PHONE: 623.792.8399 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSIINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	07/05/14	CITY COMMENTS	CMS
2	06/01/14	FINAL ZDs	CMS
1	04/29/14	PRE-APP COMMENTS	CMS
0	02/16/14	ZONING DRAWINGS	CMS

SITE NAME:
PHO CRICKET CLUB

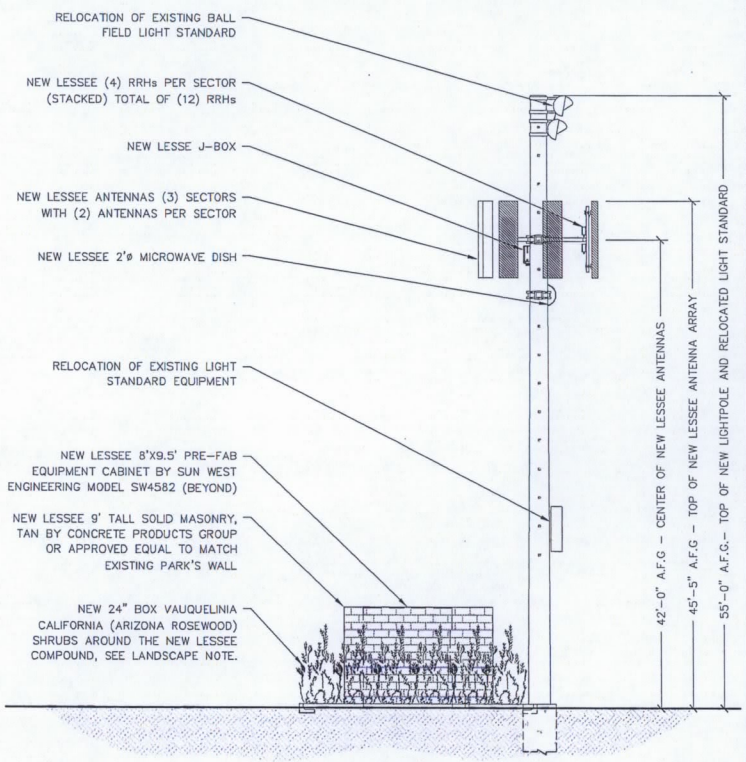
SITE ADDRESS:
625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225

SEAL:

SHEET TITLE:
ANTENNA CONFIGURATION

SHEET NUMBER:
A-3

NOTE:
THE STRUCTURAL ANALYSIS AND DESIGN OF NEW UTILITY POLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.



NEW LANDSCAPE NOTE:

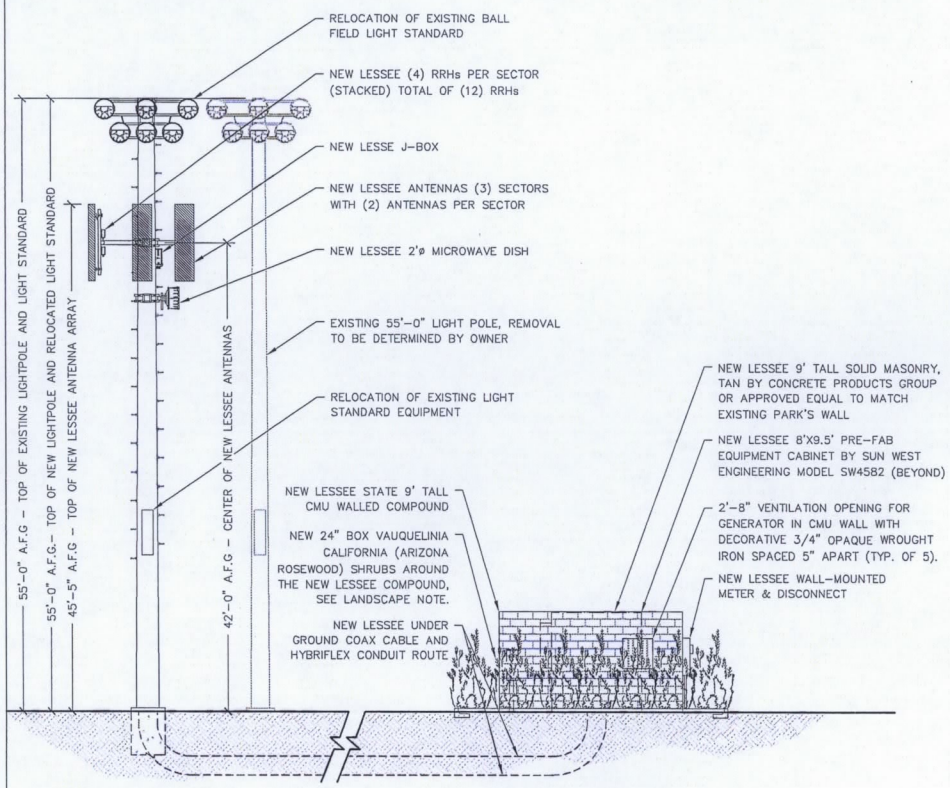
NEW 24" BOX VAUQUELINIA CALIFORNIA (ARIZONA ROSEWOOD) SHRUBS, A EVERGREEN LARGE SHRUB. IT IS APPROXIMATELY 5' TO 15' TALL WHEN IT IS FULLY GROWN. NEW IRRIGATION TO BE TIED INTO EXISTING PARK IRRIGATION SYSTEM. REFER TO CITY OF CHANDLER LANDSCAPE DESIGN GUIDELINES FOR MORE INFORMATION.

SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0' 4'

1

NOTE:
THE STRUCTURAL ANALYSIS AND DESIGN OF NEW UTILITY POLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.



NEW LANDSCAPE NOTE:

NEW 24" BOX VAUQUELINIA CALIFORNIA (ARIZONA ROSEWOOD) SHRUBS, A EVERGREEN LARGE SHRUB. IT IS APPROXIMATELY 5' TO 15' TALL WHEN IT IS FULLY GROWN. NEW IRRIGATION TO BE TIED INTO EXISTING PARK IRRIGATION SYSTEM. REFER TO CITY OF CHANDLER LANDSCAPE DESIGN GUIDELINES FOR MORE INFORMATION.

EAST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0' 4'

2

CLIENT:

verizon wireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283
PHONE: 480.752.7238

DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign
16616 EAST PALISADES BOULEVARD
UNIT #102
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DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSIINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	07/05/14	CITY COMMENTS	CMS
2	06/01/14	FINAL ZDs	CMS
1	04/29/14	PRE-APP COMMENTS	CMS
0	02/16/14	ZONING DRAWINGS	CMS

SITE NAME:

PHO CRICKET CLUB

SITE ADDRESS:
625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225

SEAL:

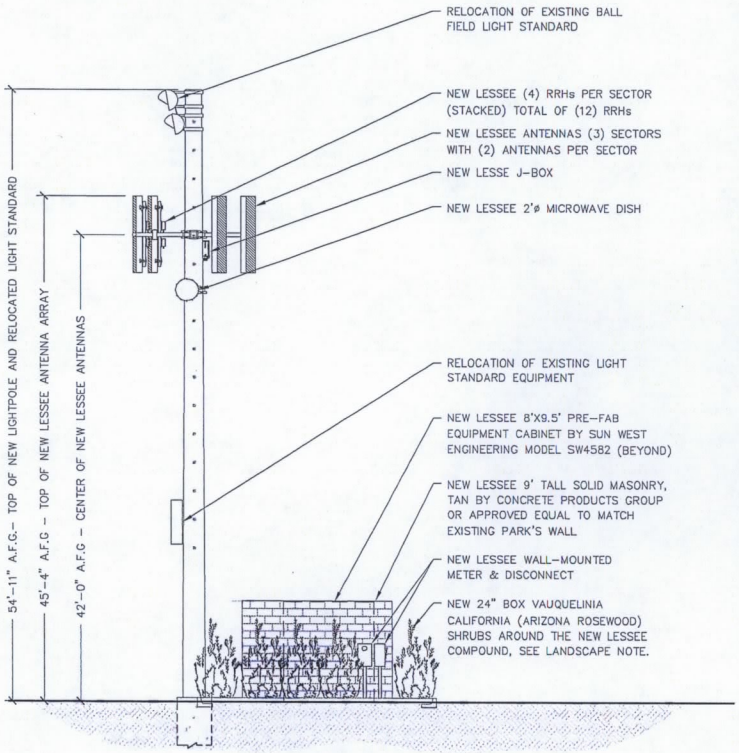
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

NOTE:
THE STRUCTURAL ANALYSIS AND DESIGN OF NEW UTILITY POLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.



NEW LANDSCAPE NOTE:

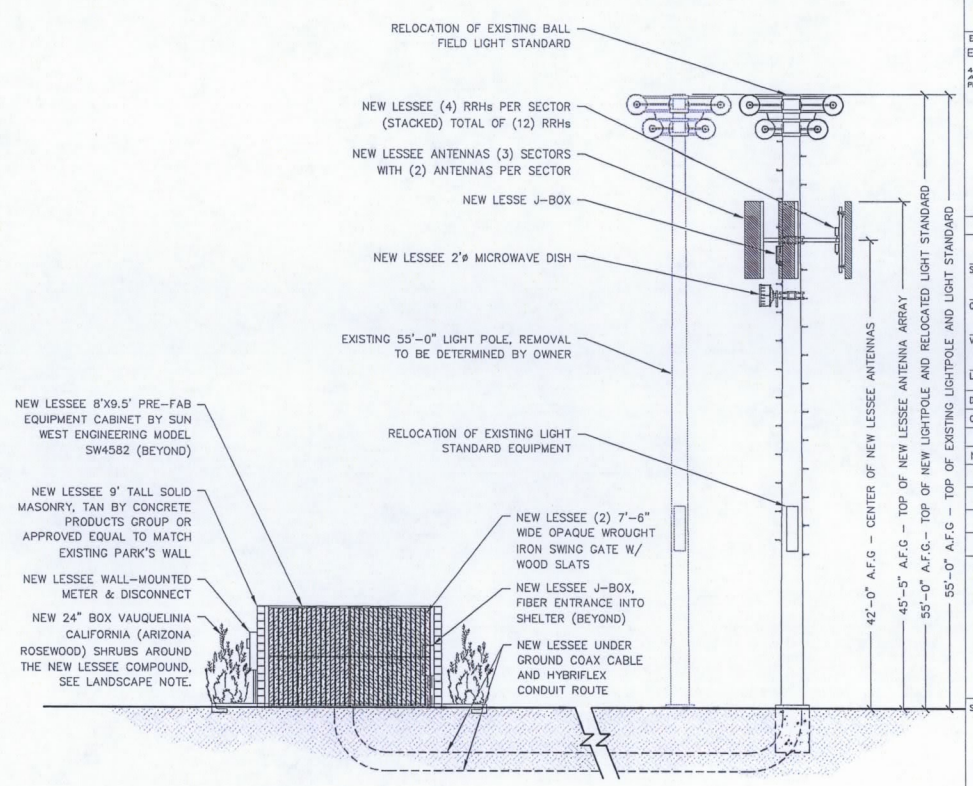
NEW 24" BOX VAUQUELINIA CALIFORNIA (ARIZONA ROSEWOOD) SHRUBS, A EVERGREEN LARGE SHRUB. IT IS APPROXIMATELY 5' TO 15' TALL WHEN IT IS FULLY GROWN. NEW IRRIGATION TO BE TIED INTO EXISTING PARK IRRIGATION SYSTEM. REFER TO CITY OF CHANDLER LANDSCAPE DESIGN GUIDELINES FOR MORE INFORMATION.

NORTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0' 4'

1

NOTE:
THE STRUCTURAL ANALYSIS AND DESIGN OF NEW UTILITY POLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.



NEW LANDSCAPE NOTE:

NEW 24" BOX VAUQUELINIA CALIFORNIA (ARIZONA ROSEWOOD) SHRUBS, A EVERGREEN LARGE SHRUB. IT IS APPROXIMATELY 5' TO 15' TALL WHEN IT IS FULLY GROWN. NEW IRRIGATION TO BE TIED INTO EXISTING PARK IRRIGATION SYSTEM. REFER TO CITY OF CHANDLER LANDSCAPE DESIGN GUIDELINES FOR MORE INFORMATION.

WEST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0' 4'

2

CLIENT:
verizon wireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: 480.752.7238

DESIGN MANAGEMENT PROFESSIONAL:
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PHONE: 623.792.8386 MOBILE: 480.540.4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSIINO
CHECKED BY: JERION

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
3	07/05/14	CITY COMMENTS	CMS
2	06/01/14	FINAL ZDs	CMS
1	04/29/14	PRE-APP COMMENTS	CMS
0	02/16/14	ZONING DRAWINGS	CMS

SITE NAME:
PHO CRICKET CLUB

SITE ADDRESS:
625 N. MCQUEEN RD.
CHANDLER, ARIZONA 85225

SEAL:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

PHO Cricket Club Project Narrative

Purpose of Application

As part of an ongoing effort to maintain its superior wireless network in Chandler, Verizon Wireless is proposing to place a new Wireless Communications Facility (WCF) at the 32-acre Pima Park ball field. The purpose of this search area is to enhance capacity for all of the residential communities within ½ mile of the site along with Sanborn Elementary School. The site, which is at 625 N. McQueen Rd, Chandler, AZ 85225, APN 302-84-007, a 16.83-acre parcel on the northwest corner of McQueen Rd and Thatcher Boulevard, will be used for a Verizon telecommunications facility to be placed on a replacement Pima Park ball field light pole with a height of 55' at the top of the monopole. The new Verizon lease area will be approximately 22' x 24', surrounded with a nine foot (9') tall perimeter CMU wall that will be finished and painted to match the surrounding aesthetics. The proposed site would include a single parking space in the existing parking lot for the Verizon technician who will periodically monitor and maintain the tower.

Site Description

The subject parcel is a large parcel and comprises roughly half of the 32-acre park that is currently used as a municipal sports complex, including two baseball fields a soccer field and a large open space. The site will be located on the northwest corner of McQueen Road and Thatcher Boulevard at the far western edge of the 16.83-acre parcel.

Site History

Verizon Wireless has been working on the placement of a site in this area for over a year. The search area is outlined in green in Exhibit 1 to this narrative. As can be seen in Exhibit 1 the search area is small, which is the current and future trend in the wireless industry. The vast majority of new wireless sites are what is known in the industry as capacity sites. Capacity sites add antennas to the network and enhance its capacity much the same way as a larger water pipe would increase water flow in a water system. These capacity sites are needed in densely populated areas where the number of cell phone users is high. Such areas include single and multi-family residential areas as well as busy commercially zoned and used intersections. These capacity sites must be located centrally in and amongst these densely populated areas in order to effectively enhance capacity for the entire area. If the capacity sites are not centrally located (i.e. within the designated search area) additional capacity sites will be needed – which results in the unnecessary proliferation of wireless infrastructure. At the present time, the "range" of these capacity sites is only a ½ mile radius. This is intentional and must be done to prevent "interference" with other Verizon sites. Without controlling the range of the transmissions, adjacent sites would interfere with each other the entire network would not function properly. With this information as background, we can turn to a discussion of the search area at Pima Park.

This particular search area measures only 800 feet by 1,000 feet in size (approximately 18 acres). Search rings of old frequently measured 1-2 miles in diameter, but their purpose was to establish coverage (where there was none) and not to enhance coverage. As can be seen in Exhibit 1, half of the search area is single family residential and the other half is occupied by Pima Park. The only existing structures in the search ring that are of sufficient height to achieve the purpose of

this search ring are the several baseball field light poles and a couple of SRP utility poles. Based on extensive discussions over many months with both the city of Chandler and SRP, each of them ultimately identified one pole that they would be willing to make available for co-location. There are no other vertical structures of any height in or near the site that could accomplish the objectives of the site. These two sites will be discussed in detail below.

SRP Pole:

According to SRP, only one pole in the line of poles running north/south along McQueen would be potentially suitable for co-location. However, this pole has two primary problems associated with it. First, the SRP easement is too narrow to place any ground equipment in it which would result in all equipment needing to be placed in Pima Park (as it is essentially being proposed for the ball field light pole). Second, there is no room for Verizon's antennas below the top of the pole and the pole would have to be extended in height. This would result in Verizon's antennas being mounted at a height of 75-80 feet and presents transmission control problems due to the excessive height. In days past, higher was almost always better for the network. However, capacity sites generally need to stay lower (this one will only be 42 feet) in order to control the emssions and avoid interference with surrounding Verizon sites as noted above. It should also be noted that the SRP pole is about 75 feet closer to the nearest home than is the proposed site. These substantial problems made the ball field light pole the preferred candidate.

Ballfield Light Pole:

As eluded to above, there are a number of ball field light poles at Pima Park. After an extensive review by city park staff, however, only one of them was deemed to be a good candidate for a wireless facilty. Although a couple of ball field poles met the 300 foot separation requirement of the ordinance the city preferred the proposed pole due to its location on the periphery of the park. At the present time there are no other wireless facilities at Pima Park. A new monopalm was proposed near the water facility at the park; however, the water department felt this would interfere with its operations. This left the only viable option as the pole that is being proposed. Park staff is requiring the equipment compound to be 150 feet away from the light pole in order to better conceal it and better utilize its space. The proposed equipment compound will be in an unused corner of the park and will be well concealed from users of the park, neighbors, and passersby.

When considering all of the relevant information it's clear that Verizon has chosen a site that is the least intrusive design/location to achieve the important purpose of providing 4th Generation (equivalent to landline internet speed) wireless internet and phone service to this area of Chandler.

<u>Operations of the Use</u>

The site will be used for a Verizon Wireless telecommunication facility and accompanying equipment. Although the site will be unmanned, once completed it will require routine maintenance – once a month – for a few hours at a time for site maintenance and equipment updates.

Description of Proposal

The proposed development of this site will consist of an 8' x 9.5' pre-fabricated equipment cabinet that will house the electronic equipment needed to run the tower, and a backup generator located inside the cabinet. The equipment cabinet and generator will be located within the 9' perimeter wall and the entire compound will be approximately 158 feet from the ball field light pole. The antennas will be located at a height of 42 feet on the new light pole, which will be in the same location as the existing light pole, and will not affect the lighting plan.

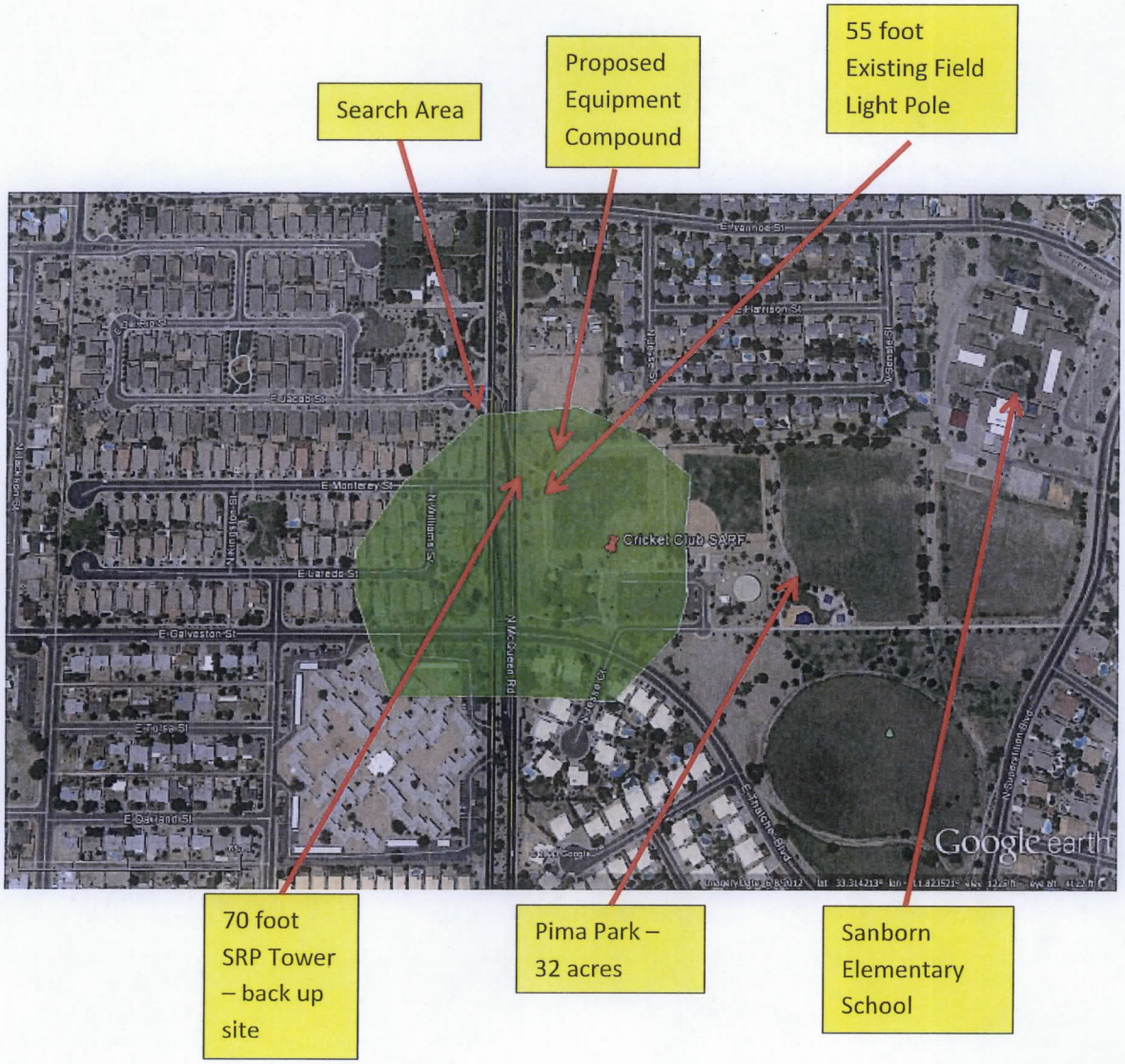
Adverse Impact

The site will not have any adverse impact on the surrounding properties. The facility will primarily be a ball field light pole (as it is now) and the antennas will be a collateral use of the pole and will blend in with the current surrounding light poles and light fixtures at the 32-acre park. There are dozens of ball field light pole attachments in the Phoenix Metropolitan area and they are uniquely situated to provide residential coverage opportunities with minimal visual impact. They are preferred siting options for both municipalities and carriers alike.

The equipment perimeter wall will be finished to fit in with the surrounding aesthetics and will also include 24" shrubs surrounding the wall. The ball field parcel is very large and there will be excellent buffering from all residential zoning and uses. The site will be located along the north edge of the parcel adjacent to multi-family zoned vacant land. The stealth design and substantial buffering from residential uses/zones makes the site an excellent location that will have minimal aesthetic impact.

The noise generated from the site will be minimal, and will not have any adverse effect on the surrounding properties. The equipment cabinet will house two air conditioning units that will be similar in noise level to residential home units. The diesel backup generator will only be switched on if the power fails to the Verizon site and during the weekly 30 minute test cycle process that can be set to run at any time, depending on the city's preference. The generator noise level is equivalent to a vacuum cleaner or idling vehicle when activated.

Exhibit 1


Search Area
Proposed Equipment Compound
55 foot Existing Field Light Pole
70 foot SRP Tower – back up site
Pima Park – 32 acres
Sanborn Elementary School
Cricket Club SARF
E Monterey St
E Laredo St
E Galveston St
E Tulsa St
E Oakland St
N McQueen Rd
Google earth

EXISTING VERTICALITY – 1 MILE RADIUS

As noted above the range of new capacity WCF's, such as the proposed Pima Park site, is approximately ½ mile. This means that new WCF's need to be about 1 mile apart to effectively link up with adjacent WCF's in order to avoid dropped calls, provide sufficient bandwidth to all network users, and ensure clean handoffs from one WCF to the next as customers traverse the city. Exhibit 2 depicts five yellow pushpins surrounding Pima Park. Each pushpin denotes an existing or future WCF and each of these is located a mile or more from Pima Park. Additionally they are all located near or over a mile from each other. The yellow pushpins provide insight into why a site is needed at Pima Park, i.e. the park is centrally located between 5 surrounding WCF's and in the center of a densely populated area of Chandler which consists of multi-family developments, relatively small single-family lots, and properties where large amounts of people congregate, such as schools and parks.

Verizon Wireless site acquisition protocol is to thoroughly evaluate any existing verticality within its search area (the area in green in Exhibit 1) for potential use. The Chandler zoning ordinance also requires an evaluation of existing verticality up to 1 mile outside the search ring. The yellow pushpins in Exhibit 2 clearly demonstrate that existing verticality that is too close to an existing or proposed WCF is not viable. Please keep this in mind as we turn to a discussion of existing verticality. The following existing verticality was identified within 1 mile of the proposed Pima Park site:

1) <u>SRP Poles at Pima Park</u>: These poles have been discussed above – please refer to that discussion. Further, the SRP poles that extend north along McQueen Road from Pima Park to Ray Road are not viable for many reasons: 1) they are well outside of the search ring, 2) SRP does not have sufficient space in the Right of Way for the ground equipment, and 3) they are too close to Verizon's existing WCF names PHO Valley Mall.

2) <u>SRP Pole at NW corner of McQueen Road and Ray Road</u>: This pole is not viable because it is nearly ½ mile outside of the search area and is only ½ mile from Verizon's PHO Valley Mall site. It also already has a WCF located on it and is 100 feet closer to single family homes than the proposed Pima Park site.

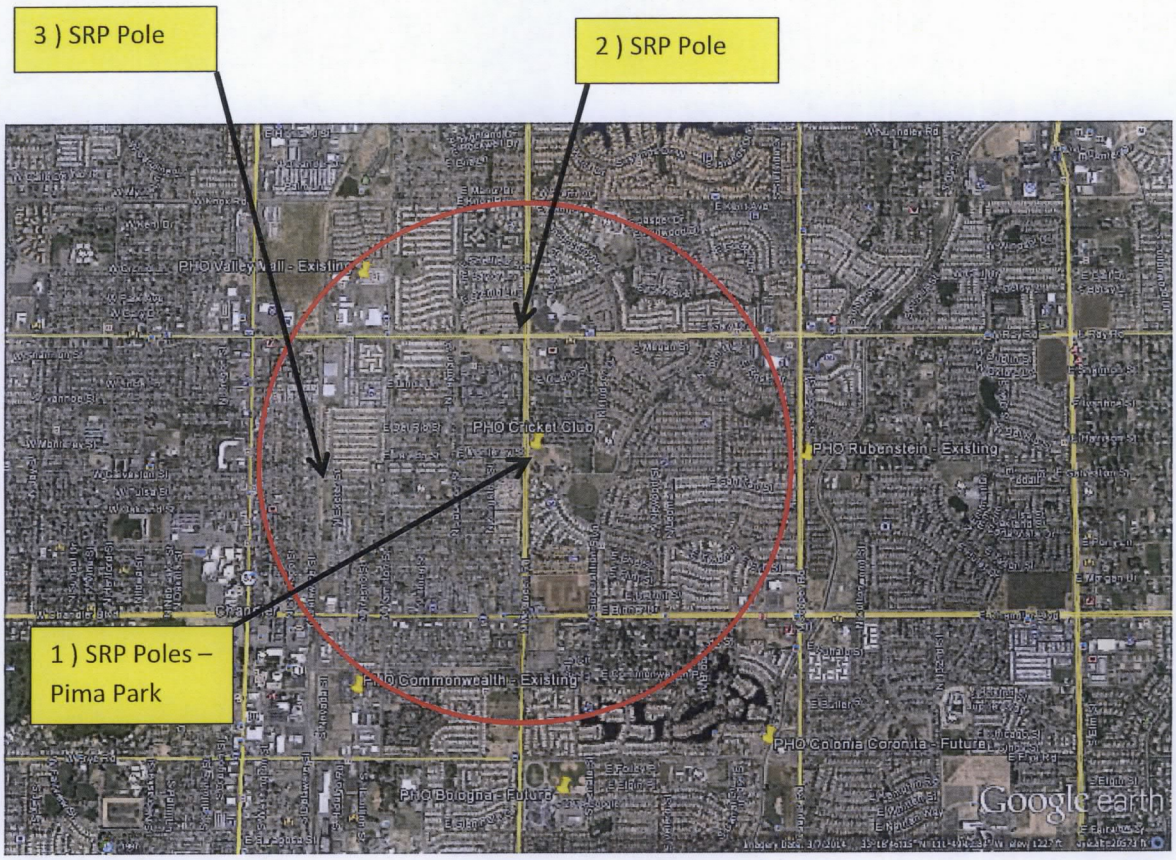
3) <u>SRP Pole at SE corner of Galveston St. and Delaware St.</u>: There are a couple of SRP poles that lie between the railroad tracks and Gazelle Meadows Park near this intersection. These poles are only ½ mile from Verizon's existing PHO Commonwealth site and over ¾ of a mile from the search ring. Due to their distance from the targeted search ring and proximity to another existing Verizon site, they are not viable. They are also 200 feet closer to single family residential homes than the proposed Pima Park site.

To summarize, Verizon Wireless, consist with the Chandler zoning ordinance, has analyzed all existing verticality for viability as a WCF and determined that the existing verticality at the Pima Park ball field is the best available location for a new WCF. Verizon Wireless understands the need to minimize new vertical structures and has a proposed a WCF that avoids any new structure. The proposed pole has also been determined to be the best pole for use by the

Chandler Parks Department due to its orientation in the park, and it has the farthest separation from residential uses possible.

Lastly, it should be re-emphasized that the proposed site is a co-location on an existing vertical structure, which is exactly the preference of the Chandler zoning ordinance. Verizon submits that the requirement that existing verticality within one mile of the proposed site be discussed in narrative form is applicable to new verticality only, not to co-locations such as the proposed Pima Park site. Nonetheless, such discussion has been offered above.

Exhibit 2


3) SRP Pole
2) SRP Pole
1) SRP Poles – Pima Park
PHO Cricket Club
PHO Rubenstein - Existing
PHO Commonwealth - Existing
PHO Colonia Coronita - Future
PHO Bacopa - Future
Google earth

Nicholas Point Community: "NO" to wireless communications facility at Pima Park
O. Lucero
to:
susan.fiala
07/22/2014 05:52 PM
Cc:
Vanessa Lucero, rhoman
Hide Details
From: "O. Lucero" <olucero146@gmail.com>
To: susan.fiala@chandleraz.gov
Cc: Vanessa Lucero <vaneslucero@gmail.com>, rhoman@cityproperty.com
History: This message has been replied to and forwarded.

Hello, Miss Fiala.

We received a notice in the mail entitled "Case Number ZUP14-0015 PHO Cricket Club" stating there is a Use Permit request for placement of a wireless communications facility (WCF) at Pima Park which is adjacent to the Nicholas Point Community in which we live. The notice states that the build will not have any adverse impact on the surrounding properties, but we respectfully disagree. Due to health concerns detailed in the link below:

http://articles.mercola.com/sites/articles/archive/2013/09/21/cell-phone-wifi-radiation.aspx

and due to the negative affects on property values detailed in the link which follows:

http://www.getthecelloutatl.com/2012/08/yes-cell-tower-will-lower-property.html

We request the City of Chandler deny this permit. Please advise concerning what the proper steps are to formally petition against the development of such a facility this close to our children and property. Thank you for you attention to this matter.

Sincerely,

Omar and Vanessa Lucero
935 East Jacob Street
Chandler, AZ 85225
480-722-0604

Complaint about your notification, case number ZUP14-0015
Chris Roberts
to:
susan.fiala@chandleraz.gov, jgardner@shaw-associates.com
07/23/2014 04:28 PM
Hide Details
From: Chris Roberts <christophermroberts@hotmail.com>
To: "susan.fiala@chandleraz.gov" <susan.fiala@chandleraz.gov>, "jgardner@shaw-associates.com" <jgardner@shaw-associates.com>
History: This message has been forwarded.

Mr. Gardner,

I received your notification regarding the above case via a USPS letter today. There are two points I would like to make, please.

First, it would be much appreciated, and more professional, to place a return address on your correspondence next time. To be honest I'm surprised the postal service delivered your letter as a return address is mandatory on all mailpieces if I am not mistaken.

Secondly, your email address as published in the letter is incomplete. I hope I assumed correctly that you have a .COM TLD.

I will go on record as being wholly against this planned change and will put said objection in writing via a mailed letter if it will lend more authority to my vote on this matter, please let me know. I will not be able to attend the community meeting.

I recommend the plan be cancelled, you leave the park as-is, and you tell Verizon to put their tower elsewhere.

Regards,
Chris