#36

FEB 12 2015

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-018**

DATE: FEBRUARY 12, 2015

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: ZUP14-0020 VERIZON WIRELESS – ALMA SCHOOL AND GERMANN

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

Location: 964 West Germann Road, east of the northeast corner of Alma School and Germann roads

Applicant: Rob Jones, Wavelength Management

Zoning: Agricultural District (AG-1)

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 monopalm wireless communication facility at 964 W. Germann Rd., east of the northeast corner of Alma School and Germann roads. The proposed monopalm is 60 feet (ft.) in height, measured to the top of antennas and placed within the north section of the agricultural property. Agricultural properties containing single family residences are a minimum of 540 ft. from the proposed monopalm. Chandler Christian Church campus is to the north and east. Greulichs Auto and other commercial retail businesses are 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 design resembles a Mexican Fan Palm, having a minimum of 65 fronds, with the antennas painted to match the fronds.

A 10 ft. tall, state approved pre-fabricated equipment shelter containing a back-up generator would be constructed adjacent to the monopalm. A new 16 ft. wide gravel access driveway is proposed along the west edge of the property. The existing iron rolling gate at the front of the property is replaced with a 24 hour access gate. Several palms exist in proximity to the site. Two 30 ft. live palm trees would be planted adjacent to the facility to create a palm grove effect.

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. Within the immediate area, no other suitable alternative for co-location of the wireless communication facility on existing poles or towers was found. 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 shelter and monopalm viewed from several locations. The photo-simulations are attached.

DISCUSSION

Planning Staff supports the request. The proposed location is appropriate for a wireless communication facility in the form of a 60 ft. monopalm, measured to the top of antennas. The monopalm design is appropriate at this location given the presence of palms in the area and the addition of two 30 ft. live palm trees. The separation from the single family homes on agricultural properties is greater than the 160 ft. distance of recently approved wireless communication facilities. Planning Staff is of the opinion that permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 17, 2014. Three property owners attended the meeting whose main concern related to radiation.
- Planning Staff received one phone call from one of the property owners who attended the neighborhood meeting and inquired about the Use Permit process.
- As of this writing, there is no known opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 4 Opposed: 0 Absent: 3 (Baron, Cunningham, Foley)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP14-0020 VERIZON WIRELESS – ALMA SCHOOL AND GERMANN, for a wireless communication facility, subject to the following conditions:

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.

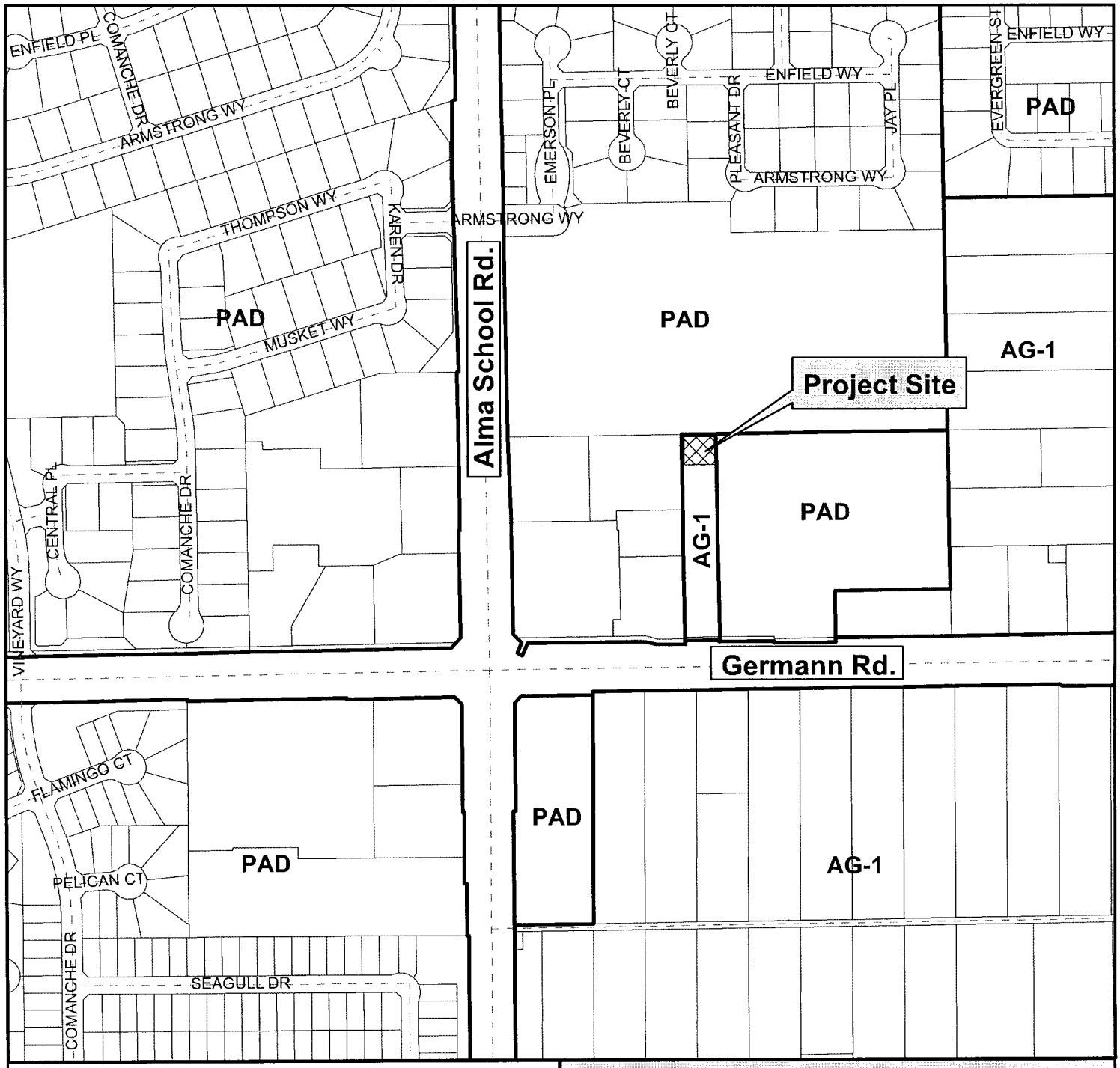
2. The two live palms shall be maintained at a level consistent with or better than at the time of planting.

PROPOSED MOTION

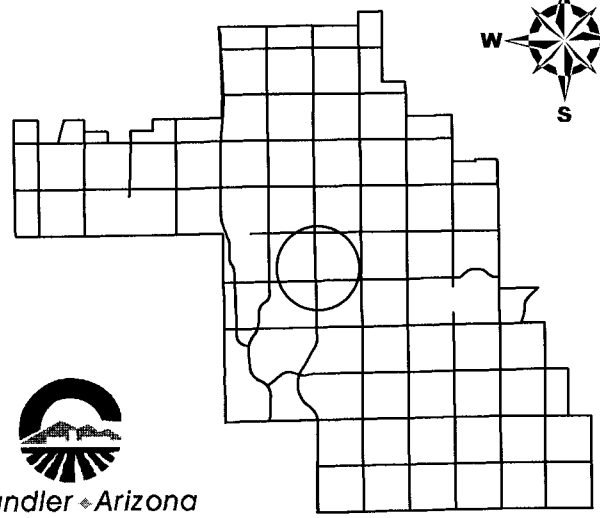
Move to approve Use Permit, ZUP14-0020 VERIZON WIRELESS – ALMA SCHOOL AND GERMANN, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans and Elevations
3. Narrative and Inventory
4. Photo simulations



Vicinity Map



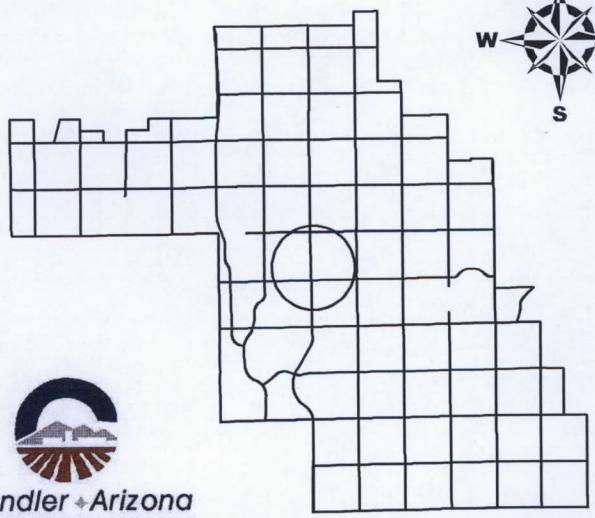
Chandler Arizona
Where Values Make The Difference

ZUP14-0020

Verizon Wireless- Alma School and Germann

CITY OF CHANDLER 9/18/2014

Vicinity Map



Chandler Arizona
Where Values Make The Difference

ZUP14-0020

Verizon Wireless- Alma School and Germann

CITY OF CHANDLER 9/18/2014

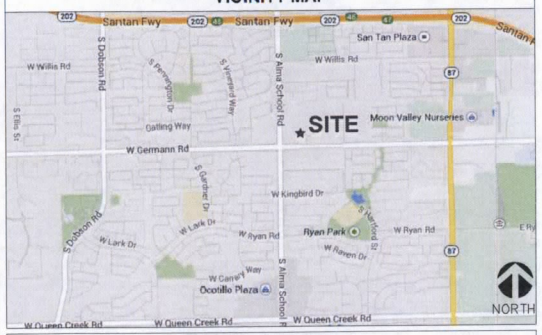
verizonwireless

PHO ALMA SCHOOL AND GERMANN
PN:20130986431

964 W. GERMANN RD.
CHANDLER, AZ 85286
APN: 303-27-011B

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)

VICINITY MAP



DRIVING DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR (EAST); TURN RIGHT (SOUTH) ONTO S MAPLE AVE; TURN LEFT ONTO (E) GUADALUPE RD; TURN RIGHT ONTO S PRICE RD; TAKE THE AZ-101 LOOP S RAMP ON THE LEFT; MERGE ONTO AZ-101 LOOP S; TAKE EXIT 61C FOR AZ-202 LOOP E AND MERGE ONTO AZ-202 LOOOP E; TAKE EXIT 48 FOR S. ALMA SCHOOL RD; TURN RIGHT ONTO S. ALMA SCHOOL RD; TURN LEFT ONTO W. GERMANN RD. DESTINATION WILL BE ON THE LEFT SITE (964 W. GERMANN RD, CHANDLER, AZ 85286).

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.

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
CONCRETE REINFORCING:	YES
BOLTS IN CONCRETE:	YES
FIELD WELDING:	YES

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.

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.

SITE LOCATION INFORMATION

SITE NAME:	PHO ALMA SCHOOL AND GERMANN
SITE ADDRESS:	964 W. GERMANN RD CHANDLER, AZ 85286
APN NUMBER:	303-27-011B
SITE COORDINATES:	LATITUDE: 33° 16' 41.4" NORTH (NAD83) LONGITUDE: 111° 51' 23.9" WEST (NAD83) ELEVATION: 1,208.7' (AMSL) (NAVD 88)
CURRENT ZONING:	AG-1
APPLICANT:	VERIZON WIRELESS 126 WEST GEMINI DRIVE TEMPE, ARIZONA 85283
APPLICANT CONTACT: PHONE:	DIEGO TORRES (602) 819-2949
PROPERTY OWNER:	KENSTA ENTERPRISE, LLC CONTACT: BRETT AND SANDY CHILCOTT PHONE: (480) 917-0555

PROJECT TEAM

CLIENT:	VERIZON WIRELESS 126 WEST GEMINI DRIVE TEMPE, ARIZONA 85283 CONTACT: DIEGO TORRES PHONE: (602) 819-2949 RF ENGINEER: LIBER TEIXIDO
DESIGN MANAGEMENT PROFESSIONAL:	SIINO DESIGN, LLC 16616 EAST PALISADES BOULEVARD SUITE #102 FOUNTAIN HILLS, ARIZONA 85268 CONTACT: CHRISTOPHER M. SIINO, MS, PMP PHONE: (480) 836-1701 FAX: (480) 836-1004
SITE ACQUISITION AND ZONING CONSULTANT:	ROB JONES DESIGNATED BROKER WAVELENGTH MANAGEMENT 2200 E. WILLIAMS FIELD RD., STE. 200 GILBERT, AZ 85295 PHONE: (480) 205-0070
CIVIL/STRUCTURAL ENGINEERING CONSULTANT:	ERION ENGINEERING, LLC CONTACT: JOHN H. ERIOIN, JR., PE PHONE: (480) 540-4573
ELECTRICAL ENGINEERING CONSULTANT:	ASEI ENGINEERING 4527 NORTH 16TH STREET SUITE #105 PHOENIX, AZ 85016 CONTACT: MANNY ESCOBAR OFFICE: (602) 287-0300 x229

PROJECT DESCRIPTION

INSTALLATION OF NEW MONOPALM WITH PANEL ANTENNA ARRAYS (59'-6" TOP OF ANTENNAS) AND A NEW 12'x26' STATE APPROVED PRE-FAB EQUIPMENT SHELTER WITHIN A 30'X40' LEASE AREA.

PROJECT INFORMATION

OCCUPANCY GROUP:	U (POLE) & S-2 FOR EQUIPMENT SHELTER
TYPE OF CONSTRUCTION:	V-B
AREA OF CONSTRUCTION:	1,200 SQ. FT.

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.

SITE PHOTO

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	REV.	ISSUED
T-1	TITLE SHEET	4	10/21/14
LS-1	SITE SURVEY	4	10/21/14
LS-2	SITE DETAIL	4	10/21/14
A-1	OVERALL SITE PLAN	4	10/21/14
A-2	ENLARGED SITE PLAN	4	10/21/14
A-3	ANTENNA CONFIGURATION & MOUNTING DETAILS	4	10/21/14
A-4	ELEVATIONS	4	10/21/14
A-5	ELEVATIONS	4	10/21/14

UTILITY COMMITMENT TABLE

WATER	WATER DEPARTMENT (480) 782-3700
SEWER	PUBLIC WORKS DEPARTMENT (480) 782-3700
ELECTRICAL	SRP (602) 236-8888
TELEPHONE	CENTURY LINK (800) 475-7526
POLICE	CHANDLER POLICE DEPARTMENT (480) 782-4800
FIRE	CHANDLER FIRE DEPARTMENT (480) 782-2120

SURROUNDING ZONING AND USE

NORTH:	PAD	USE:	RELIGIOUS PROPERTY
SOUTH:	ROW	USE:	RIGHT OF WAY
EAST:	PAD	USE:	RELIGIOUS PROPERTY
WEST:	PAD	USE:	COMMERCIAL PROPERTY

ADA COMPLIANCE

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

CLIENT:
verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:
SD SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-181
FAX: (480) 836-1004
www.sdllc.bz

ENGINEERING CONSULTANT:
ERION ENGINEERING, LLC
STRUCTURAL • CIVIL
41802 North Signal Hill Court
Anthem, Arizona 85086
Ph: (623) 792-8586 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: TNGO
CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	10/21/14	CITY COMMENTS	CMS
3	08/25/14	SITE NAME CHANGE	CMS
2	07/02/14	CLIENT COMMENTS	CMS
1	06/17/14	FINAL ZONING	CMS

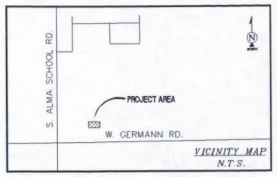
SITE NAME:
PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 W. GERMANN RD
CHANDLER, AZ 85286

SEAL:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



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 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 48 FOR ALMA SCHOOL RD.; TURN RIGHT ONTO S. ALMA SCHOOL RD.; MAKE A U-TURN AT W. GERMANN RD.; DESTINATION WILL BE ON THE RIGHT.

SURVEY DATE

05/30/14

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'AZGPS' REAL TIME NETWORK. 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.

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 #04013C2740L, DATED 10/16/13

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #AZ-FWPY-IMP-N/A-1-14-C1403505, ISSUED BY CHICAGO TITLE INSURANCE REPORT, DATED 04/23/14. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: OVERHEAD AND UNDERGROUND POWER.
RECORDING NO. 85-197415. (DOES NOT AFFECT)

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: IRRIGATION.
RECORDING NO. 2000-814048.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES.
RECORDING NO. 2009-10895. (DOES NOT AFFECT)

LESSOR'S LEGAL DESCRIPTION

THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 33 FEET THEREOF.
ALSO EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF CHANDLER IN FINAL ORDER IN CONDEMNATION RECORDED JANUARY 08, 2008 IN DOCUMENT NO. 2008-19966, RECORDS OF MARICOPA COUNTY, ARIZONA.

LESSOR'S LEGAL DESCRIPTION

THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 33 FEET THEREOF.
ALSO EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF CHANDLER IN FINAL ORDER IN CONDEMNATION RECORDED JANUARY 08, 2008 IN DOCUMENT NO. 2008-19966, RECORDS OF MARICOPA COUNTY, ARIZONA.

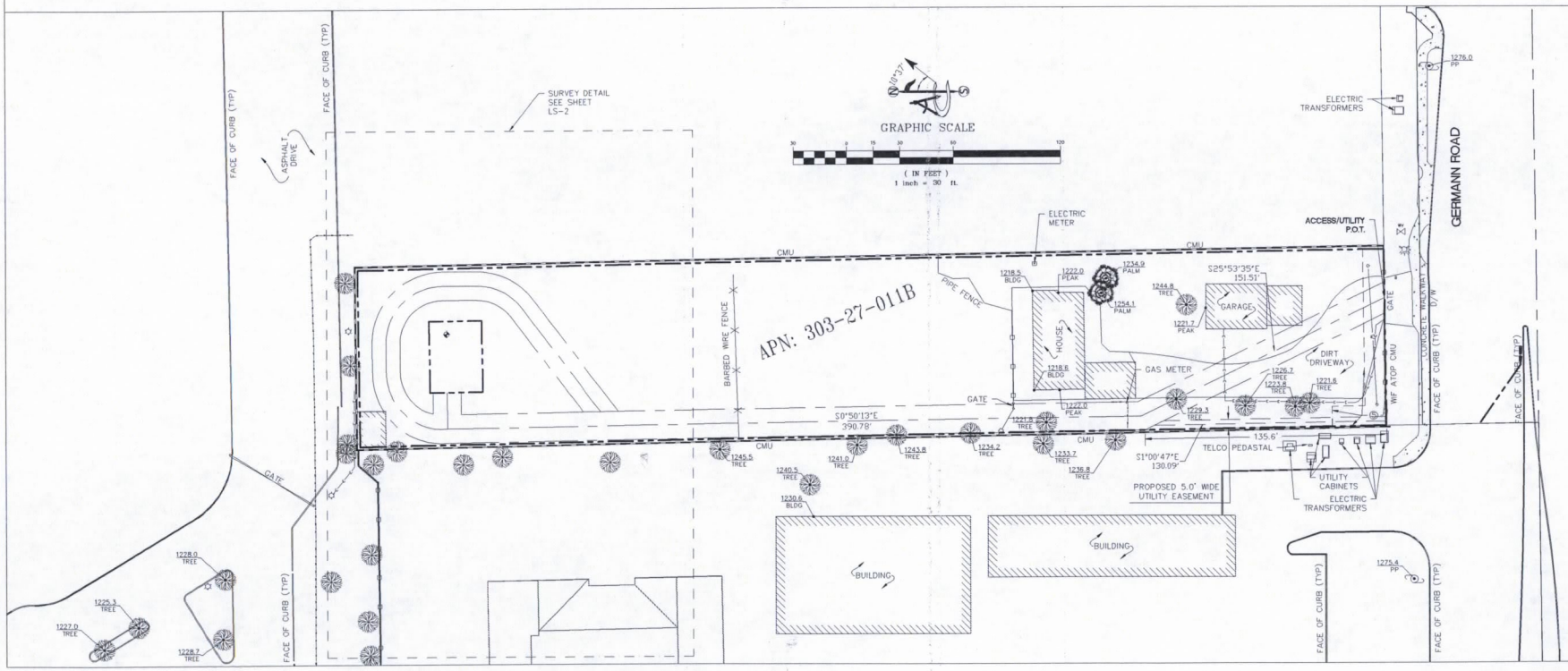
UTILITY EASEMENT LEGAL DESCRIPTION

THE WEST 5.00 FEET OF THE SOUTH 135.6 FEET OF THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ANY PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NUMBER 2009-0067492 OFFICIAL RECORDS OF MARICOPA COUNTY.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NG	NATURAL GRADE
BLDG	TOP OF BUILDING
LP	LIGHT POLE
D/W	ACCESS DRIVEWAY
WIF	WROUGHT IRON FENCE
CMU	CONCRETE MASONRY UNIT
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	WATER CONTROL VALVE
	FIRE HYDRANT
	AS NOTED
	LIGHT POLE
	CHAIN LINK FENCE
	WOOD OR IRON FENCE
	GAS UTILITY MARKING
	ELECTRIC UTILITY MARKING

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 16' 41.4" NORTH (NAD83)
LONGITUDE 111° 51' 23.9" WEST (NAD83)
ELEVATION @ 1208.7' (NAVD88)



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DESIGN MANAGEMENT PROFESSIONAL:

SD SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-1701
FAX: (480) 836-1004
www.sdllc.biz

SURVEYING CONSULTANT:

Ambit
410 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282 (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
4	10/21/14	COMMENTS	MF
3	08/25/14	SITE NAME	MF
2	07/07/14	COMMENTS	MF
1	06/10/14	FINAL	MF

SITE NAME:

PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:

964 WEST GERMANN ROAD
CHANDLER, ARIZONA 85286
MARICOPA COUNTY

SEAL:

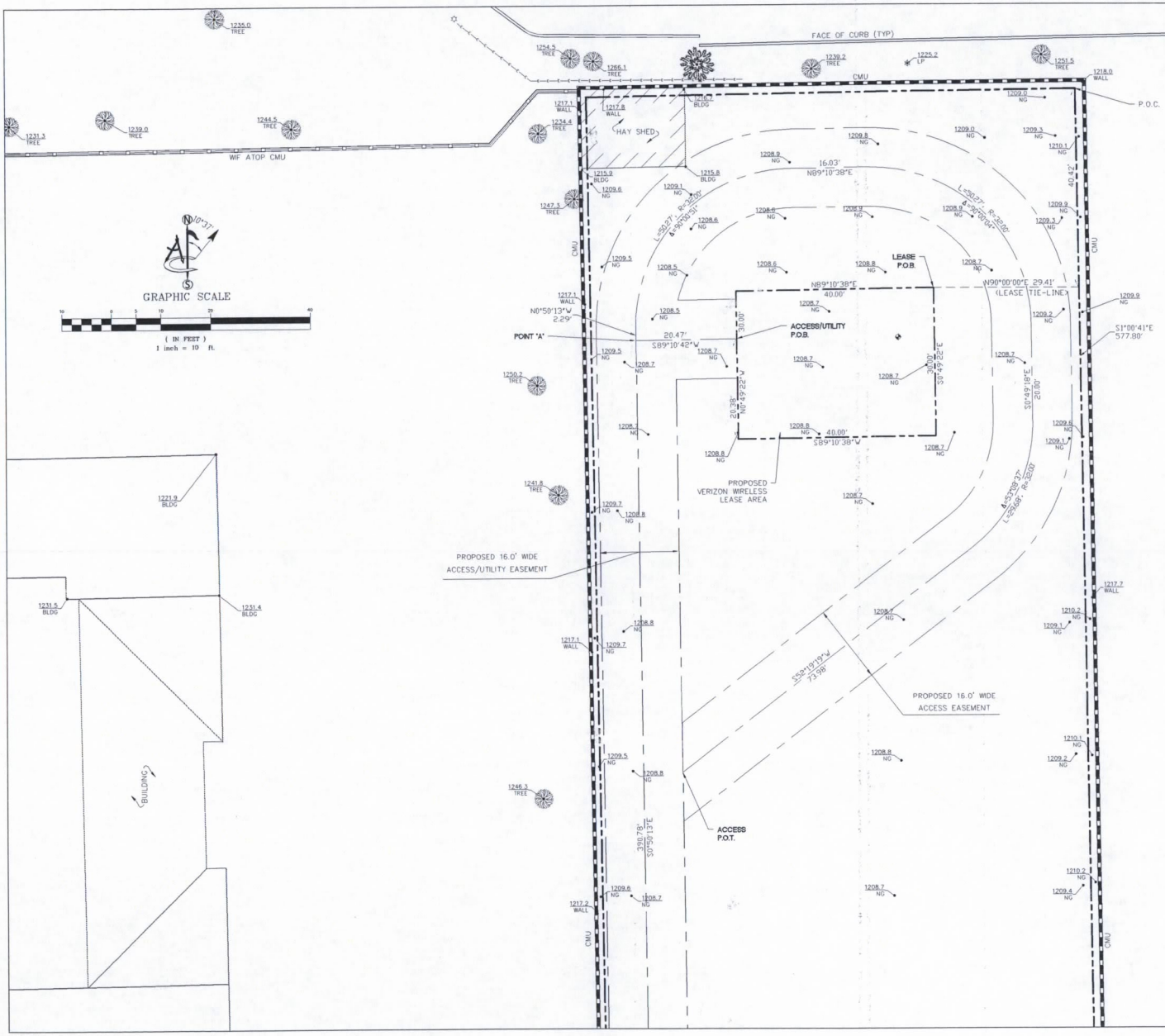
MATTHEW R. FORD
52961
EXPIRES 12/31/14

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, G&SRB&M; THENCE SOUTH 01°00'41" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 40.42 FEET; THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" WEST, A DISTANCE OF 29.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°49'22" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°10'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°49'22" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°10'38" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

ACCESS/UTILITY LEGAL DESCRIPTION

A PORTION OF THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; BEING 8.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST 99 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, G&SRB&M; THENCE SOUTH 01°00'41" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 40.42 FEET; THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" WEST, A DISTANCE OF 29.41 FEET; THENCE SOUTH 00°49'22" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°10'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°49'22" WEST, A DISTANCE OF 20.38 TO THE POINT OF BEGINNING; THENCE SOUTH 89°10'42" WEST, A DISTANCE OF 20.47 FEET TO A POINT TO BE HEREAFTER KNOWN AS POINT "A"; THENCE SOUTH 00°50'13" EAST, A DISTANCE OF 390.78 FEET; THENCE SOUTH 25°53'35" EAST, A DISTANCE OF 151.51 FEET TO THE POINT OF TERMINUS.
TOGETHER WITH:
BEGINNING AT THE AFORE MENTIONED POINT "A"; THENCE NORTH 00°50'13" WEST, A DISTANCE OF 2.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'51", A DISTANCE OF 50.27 FEET; THENCE NORTH 89°10'38" EAST, A DISTANCE OF 16.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'04", A DISTANCE OF 50.27 FEET; THENCE SOUTH 00°49'18" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°08'57", A DISTANCE OF 29.68 FEET; THENCE SOUTH 52°19'19" WEST, A DISTANCE OF 73.98 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED EASEMENT AND THE POINT OF TERMINUS.

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 16' 41.4" NORTH (NAD83)
LONGITUDE 111° 51' 23.9" WEST (NAD83)
ELEVATION @ 1208.7' (NAVD88)

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NG	NATURAL GRADE
BLDG	TOP OF BUILDING
LP	LIGHT POLE
D/W	ACCESS DRIVEWAY
WIF	WROUGHT IRON FENCE
CMU	CONCRETE MASONRY UNIT
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	WATER CONTROL VALVE
	FIRE HYDRANT
	AS NOTED
	LIGHT POLE
	CHAIN LINK FENCE
	WOOD OR IRON FENCE
GAS	GAS UTILITY MARKING
	ELECTRIC UTILITY MARKING

CLIENT:
verizon wireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:
SD SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-1701
FAX: (480) 836-1004
www.sdllc.biz

SURVEYING CONSULTANT:
Ambit Consulting
410 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282 (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
4	10/21/14	COMMENTS	MF
3	08/25/14	SITE NAME	MF
2	07/07/14	COMMENTS	MF
1	06/10/14	FINAL	MF

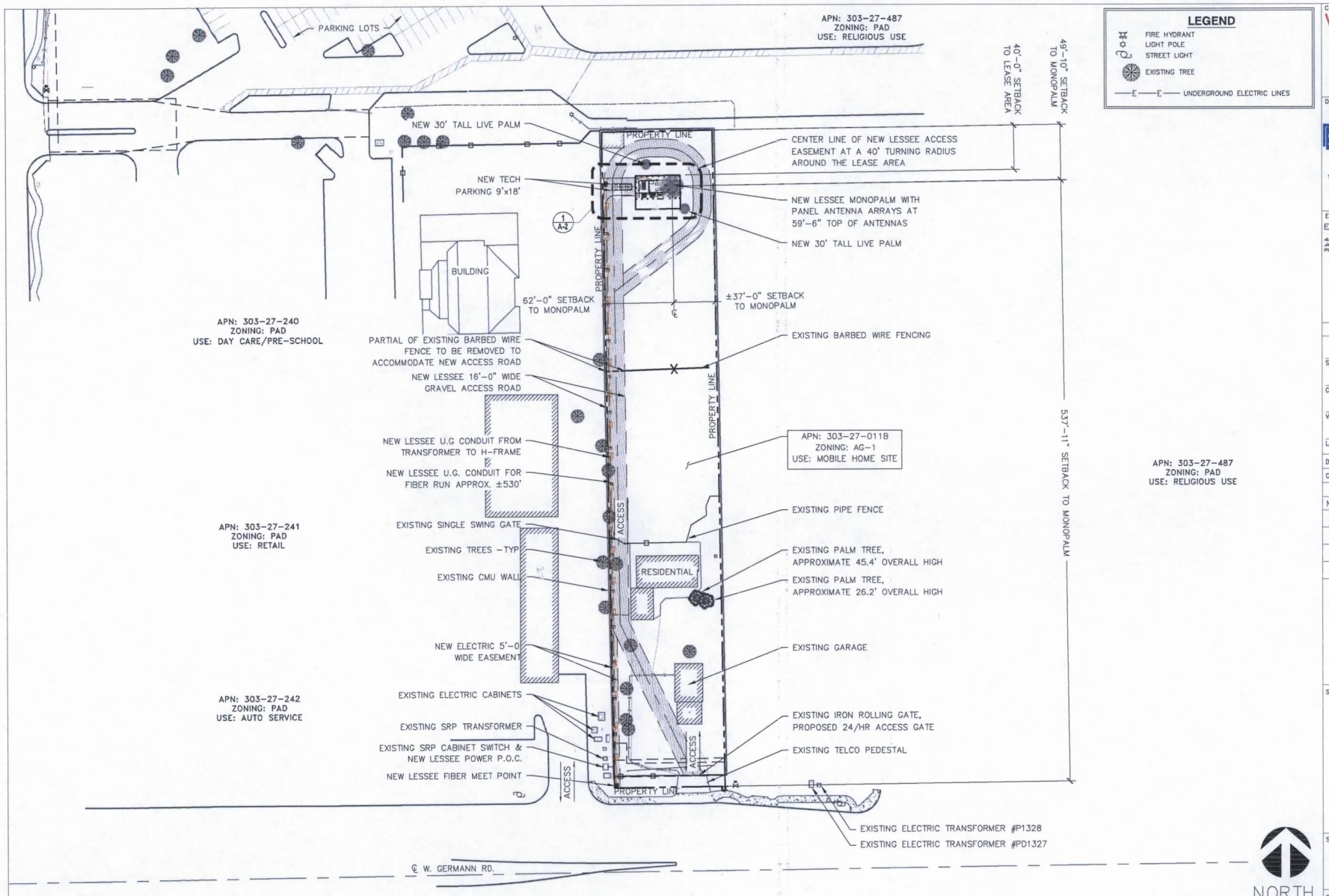
SITE NAME:
PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 WEST GERMANN ROAD
CHANDLER, ARIZONA 85286
MARICOPA COUNTY

SEAL:
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 52961
MATTHEW R. FORD
ARIZONA U.S.A.
EXPIRES 12/31/14

SHEET TITLE:
SURVEY DETAIL

SHEET NUMBER:
LS-2



LEGEND

- FIRE HYDRANT
- LIGHT POLE
- STREET LIGHT
- EXISTING TREE
- —E—E— UNDERGROUND ELECTRIC LINES

OVERALL SITE PLAN

22"x34" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"
40' 20' 0' 40'

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-181
FAX: (480) 836-1004
www.sdllc.biz

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL • CIVIL
41802 North Signal Hill Court
Anthony, Arizona 85086
Ph: (623) 792-8388 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: TNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	10/21/14	CITY COMMENTS	CMS
3	08/25/14	SITE NAME CHANGE	CMS
2	07/02/14	CLIENT COMMENTS	CMS
1	06/17/14	FINAL ZONING	CMS

SITE NAME:

PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 W. GERMANN RD
CHANDLER, AZ 85286

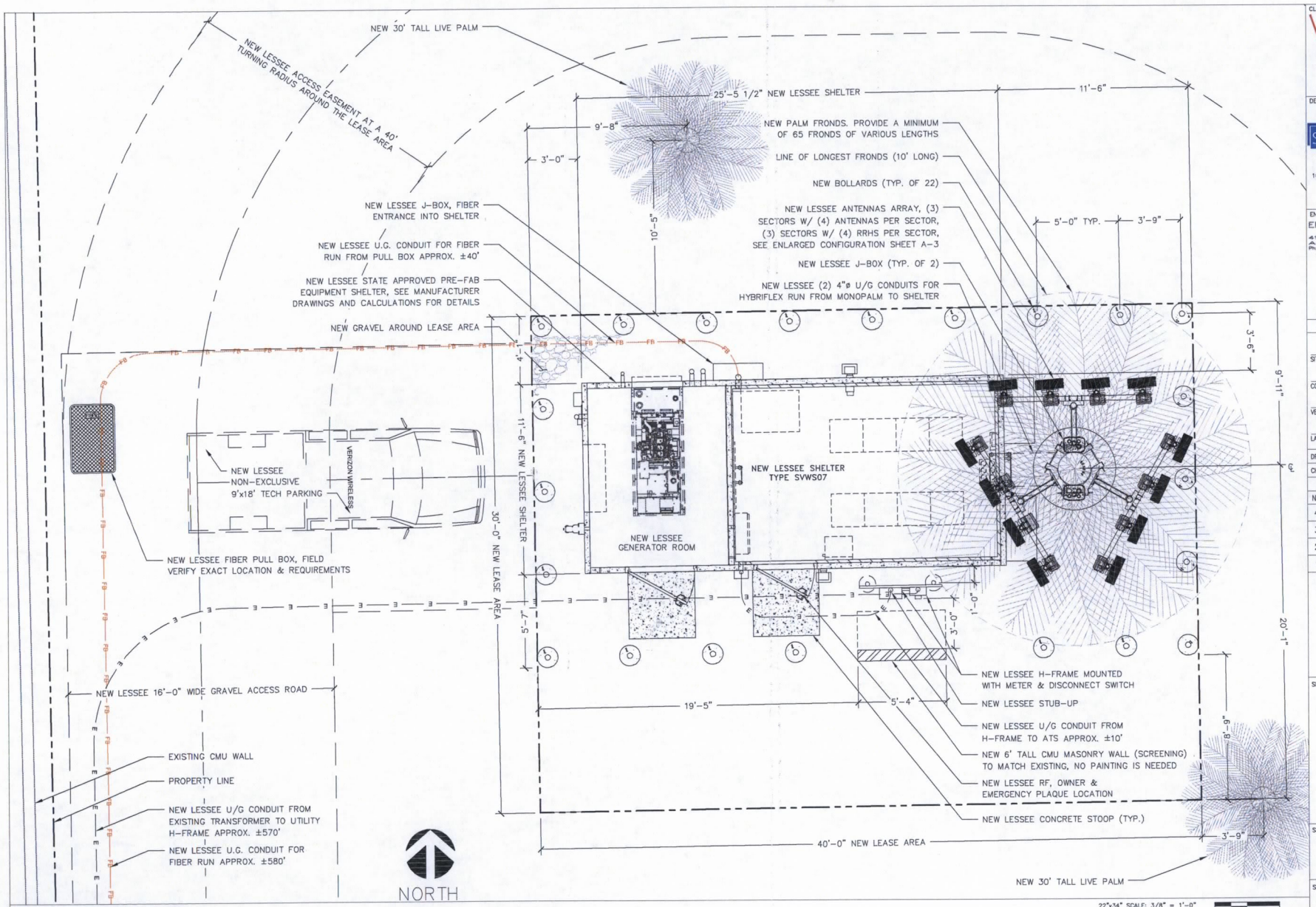
SEAL:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1



ENLARGED SITE PLAN

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-181
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STRUCTURAL • CIVIL
41802 North Signal Hill Court
Anthem, Arizona 85086
Ph: (623) 792-8386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: TNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	10/21/14	CITY COMMENTS	CMS
3	08/25/14	SITE NAME CHANGE	CMS
2	07/02/14	CLIENT COMMENTS	CMS
1	06/17/14	FINAL ZONING	CMS

SITE NAME:

PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 W. GERMANN RD
CHANDLER, AZ 85286

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.

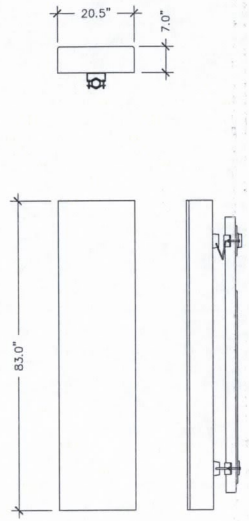
NEW ANTENNA & HYBRID DC/FIBER TABLE

SECTOR	ANT. POSITION NO.	QTY.	RRH QTY.	AZIMUTH	DOWNTILT	℄ (FT)	# OF LINE	COAX TYPE
ALPHA	1 (PCS)	1	1	355°	TBD°	56	0	N/A
ALPHA	2 (PCS)	1	1	355°	TBD°	56	0	N/A
ALPHA	3 (AWS)	1	1	355°	TBD°	56	1	RSS 6-12 HYBRID DC/FIBER
ALPHA	4 (AWS)	1	1	355°	TBD°	56	1	RSS 6-12 HYBRID DC/FIBER
BETA	1 (PCS)	1	1	115°	TBD°	56	0	N/A
BETA	2 (PCS)	1	1	115°	TBD°	56	0	N/A
BETA	3 (AWS)	1	1	115°	TBD°	56	0	N/A
BETA	4 (AWS)	1	1	115°	TBD°	56	0	N/A
GAMMA	1 (PCS)	1	1	240°	TBD°	56	0	N/A
GAMMA	2 (PCS)	1	1	240°	TBD°	56	0	N/A
GAMMA	3 (AWS)	1	1	240°	TBD°	56	0	N/A
GAMMA	4 (AWS)	1	1	240°	TBD°	56	0	N/A

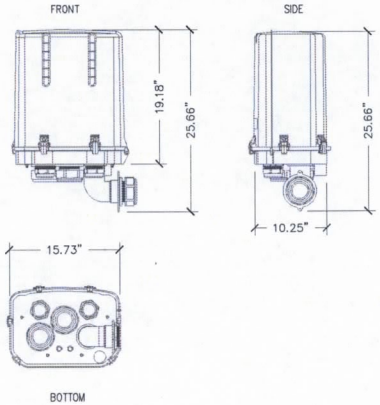
NOTES:

1. JUNCTION BOXES: ADD (2) JUNCTION BOXES ON TOP & (2) JUNCTION BOXES AT THE BOTTOM TOWER, OR WHATEVER IS NEEDED TO DEPLOY (12) RRHs.
2. DC/FIBER: ADD (2) RUNS OF RSS 6-12 HYBRID CABLE (6-12 DC/FIBER BUNDLE) TO CONNECT J-BOXES.
3. U700C RRHs: ADD (3) U700C RRH2X ON TOWER, ONE AT EACH SECTOR LOCATION.
4. AWS RRHs: ADD (3) B RRH2x60 (BRANCH Rx) ON TOWER, ONE AT EACH SECTOR LOCATION.
5. PCS RRHs: ADD (3) D RRH2x60 (BRANCH Rx) ON TOWER, ONE AT EACH SECTOR LOCATION.
6. 850 RRHs: ZONE FOR (3) 850 RRH2X ON TOWER, ONE AT EACH SECTOR LOCATION.
7. RET ANTENNAS: ADD ADEQUATE 2.0 RET KIT/SYSTEM FOR HTXCW ANTENNAS (AISG CABLES, INTERNAL ACTUATORS, HOMERUN CABLE). COORDINATE FOR PROPER POWERING OF THE SYSTEM.
8. SEE DETAIL #4 FOR RRHs LOCATIONS AND SPECIFICATIONS.

COAXIAL CABLE TABLE — NTS 1

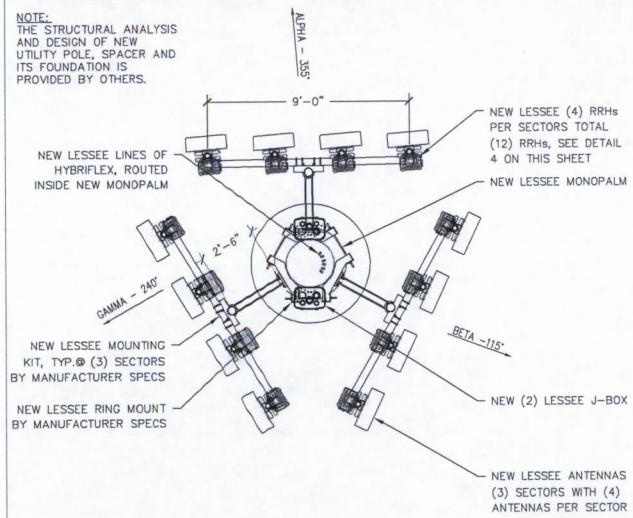


NEW ANTENNA DETAIL — NTS 3



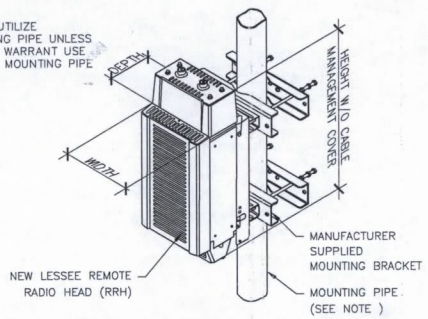
NEW J-BOX — NTS 5

NOTE:
THE STRUCTURAL ANALYSIS AND DESIGN OF NEW UTILITY POLE, SPACER 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

POSITION	RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
1	RRH (PCS) 2X40 (40W)	16.8"	10.1"	19.6"	50.7 LBS. (W/O MOUNTING BRACKET)
2	RRH (PCS) 2X60 (60W)	12"	9.5"	22"	55 LBS. (W/O MOUNTING BRACKET)
3	RRH (AWS) 2X60 (60W)	11"	7.4"	37"	55 LBS. (W/O MOUNTING BRACKET)
4	RRH (AWS) 2X40 (40W)	16.8"	10.1"	19.6"	50.7 LBS. (W/O MOUNTING BRACKET)

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

RRH DETAIL — NTS 4

NOT USED — NTS 6

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-181
FAX: (480) 836-1004
www.sdllc.bz

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL DIV.
41802 North Signal Hill Court
Anthem, Arizona 85086
Ph: (623) 792-8386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: TNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	10/21/14	CITY COMMENTS	CMS
3	08/25/14	SITE NAME CHANGE	CMS
2	07/02/14	CLIENT COMMENTS	CMS
1	06/17/14	FINAL ZONING	CMS

SITE NAME:

PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 W. GERMANN RD
CHANDLER, AZ 85286

SEAL:

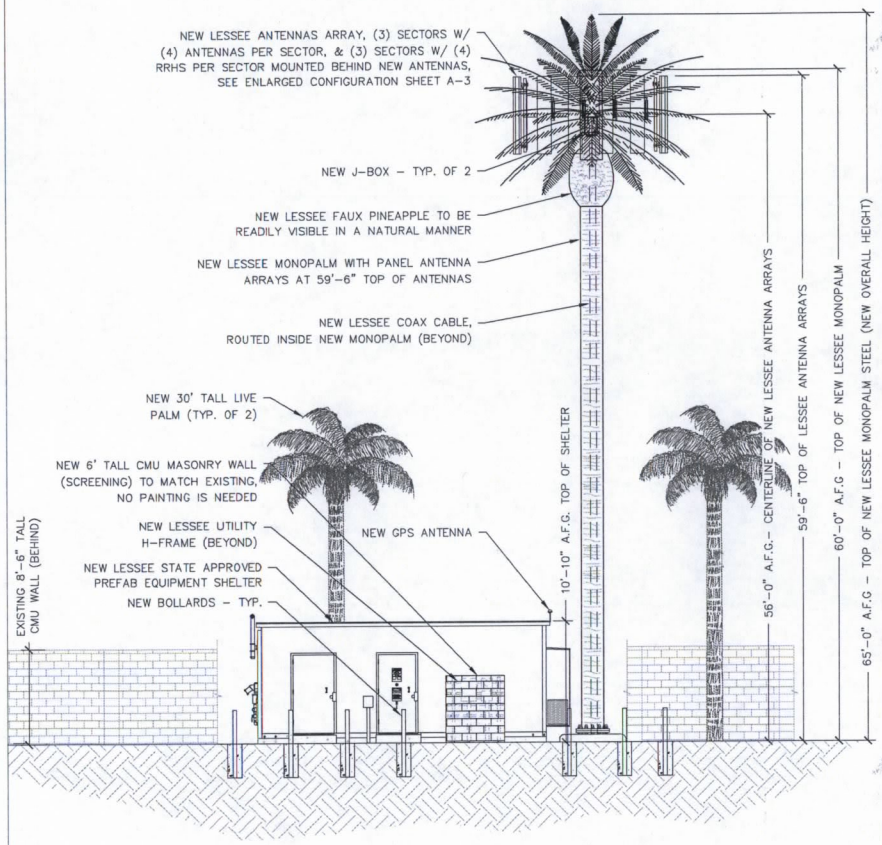
SHEET TITLE:

ANTENNA CONFIGURATION

SHEET NUMBER:

A-3

NOTE:
THE STRUCTURAL ANALYSIS OF NEW MONOPALM AND ITS FOUNDATION IS PROVIDED BY OTHERS.

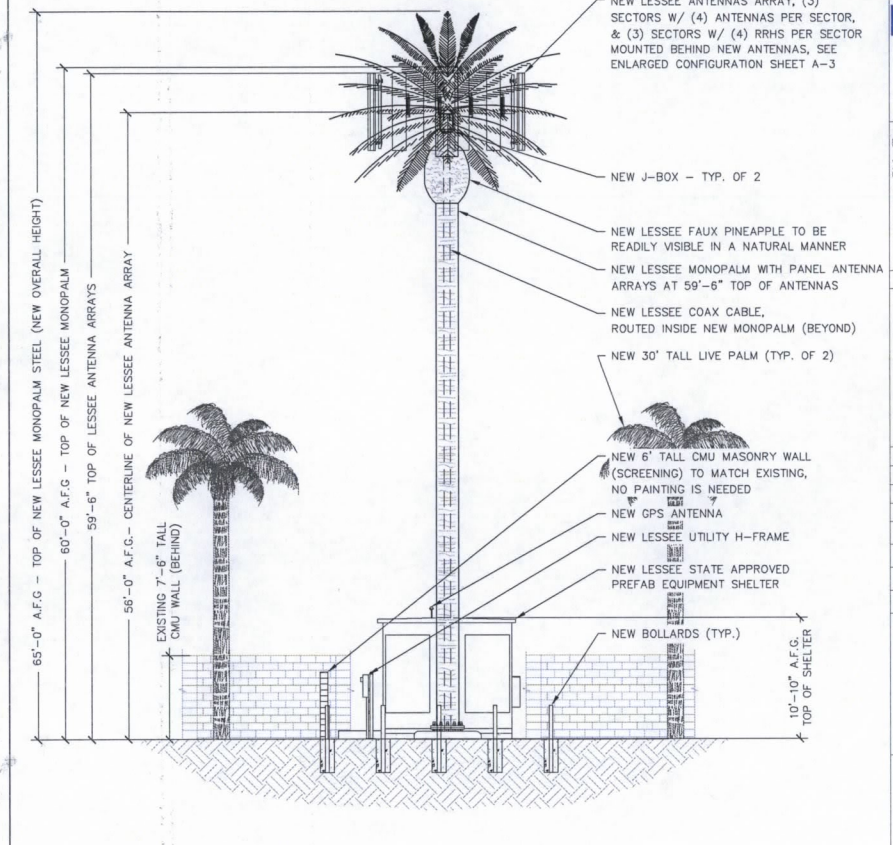


NEW SOUTH ELEVATION

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

1

NOTE:
THE STRUCTURAL ANALYSIS OF NEW MONOPALM AND ITS FOUNDATION IS PROVIDED BY OTHERS.



NEW EAST ELEVATION

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

2

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-181
FAX: (480) 836-1004
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ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL • CIVIL
41802 North Signal Hill Court
Anthem, Arizona 85086
Ph: (623) 792-8386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: TNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	10/21/14	CITY COMMENTS	CMS
3	08/25/14	SITE NAME CHANGE	CMS
2	07/02/14	CLIENT COMMENTS	CMS
1	06/17/14	FINAL ZONING	CMS

SITE NAME:

PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 W. GERMANN RD
CHANDLER, AZ 85286

SEAL:

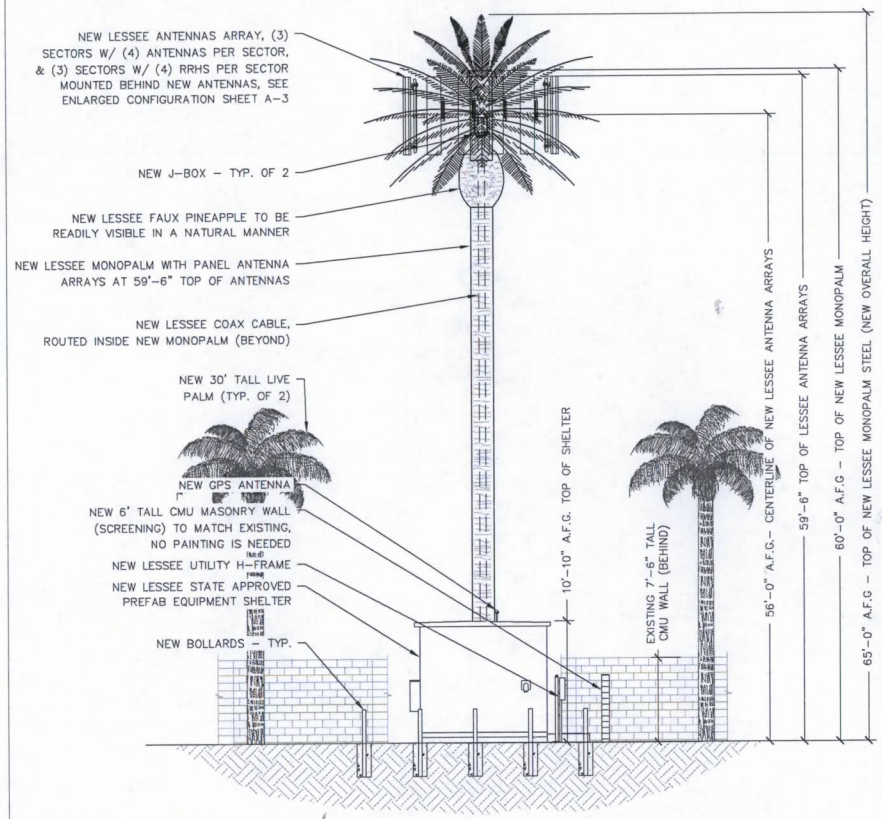
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

NOTE:
THE STRUCTURAL ANALYSIS OF NEW MONOPALM AND ITS FOUNDATION ARE PROVIDED BY OTHERS.

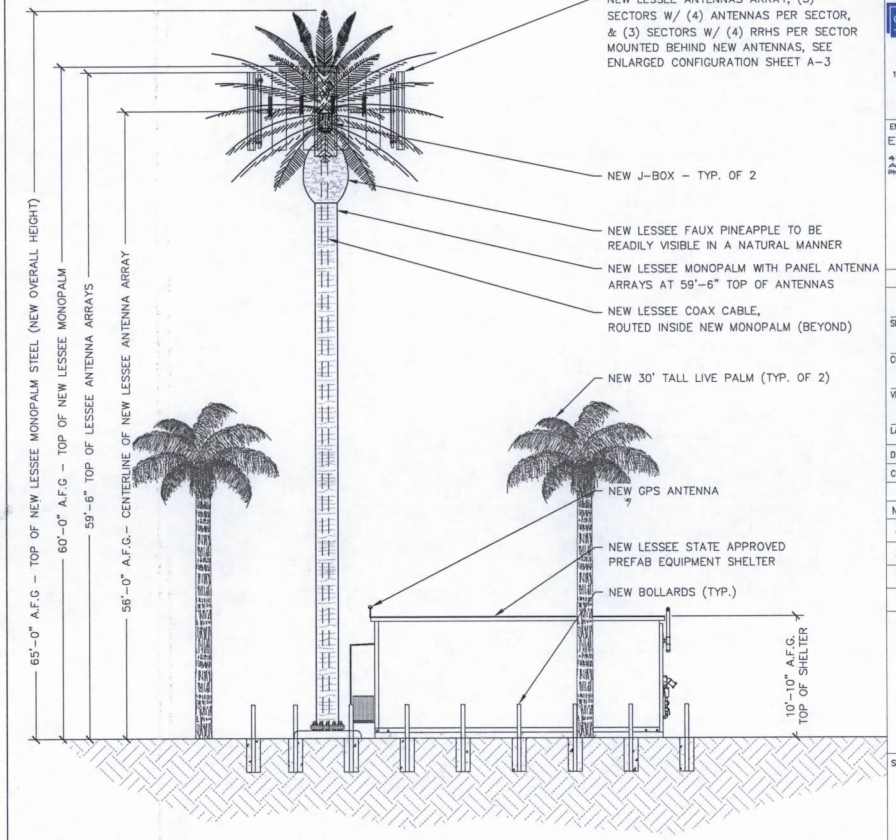


NEW WEST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"

1

NOTE:
THE STRUCTURAL ANALYSIS OF NEW MONOPALM AND ITS FOUNDATION ARE PROVIDED BY OTHERS.



NEW NORTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"

2

CLIENT:

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85293
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

SiinoDesign
16616 EAST PALISADES BLVD, SUITE 102
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 836-181
FAX: (480) 836-1004
www.sdllc.bz

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
STRUCTURAL - CIVIL
41802 North Signal Hill Court
Anthem, Arizona 85086
Ph: (623) 792-5386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: TNGO

CHECKED BY: JNGO

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
4	10/21/14	CITY COMMENTS	CMS
3	08/25/14	SITE NAME CHANGE	CMS
2	07/02/14	CLIENT COMMENTS	CMS
1	06/17/14	FINAL ZONING	CMS

SITE NAME:

PHO ALMA SCHOOL AND GERMANN

SITE ADDRESS:
964 W. GERMANN RD
CHANDLER, AZ 85286

SEAL:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

Wavelength Management

verizonwireless

Site Name:
PHO Alma School and Germann

964 West Germann Rd.
APN: 303-27-011B

Case Number: ZUP14-0020

Wavelength Management
2200 E. Williams Field Rd.
Suite 200
Gilbert, AZ 85295

Purpose of Request

Verizon Wireless is requesting a Use Permit to install a wireless communication facility. The proposed facility will provide wireless services, as required by Verizon Wireless' FCC license, to fill a significant gap in capacity. This site is necessary due to:

- technological advancements
- growing number of customers
- increased usage of data
- increased voice calls

Description of Proposal

Verizon is committed to improving their service to their customers including: commuters, residents, businesses and first responders. Verizon Wireless is proposing to develop a wireless communications facility on the North side of Germann Road, east of Alma School Road. The facility is located within a 1.31 acre parcel zoned Agriculture District. This location has been carefully selected to improve service to the surrounding areas and offload calls and data to adjacent Verizon sites. This proposal is the least intrusive means to fix a "Gap in Capacity" while mitigating the proliferation of towers. Exhibit "A" is provided to show the proposed location with reference to the existing towers.

The proposed facility is comprised of a new 59 foot 6 inch monopalm and a new 12 foot X 26 foot state approved, prefabricated shelter. The monopalm is designed to resemble the texture and color of a Mexican Fan Palm tree and the antennas are painted to match the fronds. The monopalm will consist of 65 fronds. The equipment shelter has a pebble finish that blends with the landscape. Verizon will have an H-frame for the electrical service entrance section that will be screened with a concrete masonry unit screen wall just to the South of it. The entire parcel is surrounded by an 8 foot 6 inch concrete masonry unit wall on the North and 7 foot 6 inch on the West and East. These walls act as screen walls to mitigate viewing the equipment shelter and a portion of the monopalm.

This is an unmanned facility that will be visited infrequently for maintenance. The site will require electric and telephone utilities. Ingress/Egress and utilities will be within an easement commencing from Germann Road. The utilities are underground to the site. The RF emissions from this site are well within the FCC guidelines for a wireless communications facility.

Relationship to Surrounding Properties and Neighborhood Impact

The proposed wireless communication facility is sited on an AG-1 parcel, which is considered a residential district. The adjacent parcels Use are shown in the table below along with the setbacks achieved (directly below):

	North – PAD (Chandler Christian Church) 25.9 acres	East – PAD (Chandler Christian Church) 25.9 acres
Setback	49'10"	37'
	South – Public ROW	West - PAD
Setback	537'11"	62'

The monopalm has been placed as far North on the parcel to reduce the visibility from commuters traveling along Germann Road. Additionally, the properties surrounding the facility have mature trees in close proximity that assist in screening the monopalm. Two mature Mexican Fan Palm Trees are on the subject parcel and more are located at the Church and the intersection of Germann Road and Alma School Road to make this palm look more natural in the area.

While the subject parcel is a residential parcel and contains a single family residence, the closest residential parcel is more than 600 feet away to the North within Eden Estates. This facility will be screened from a large portion of the subdivision due to the fact that Chandler Christian Church has a 2 story building directly south of the subdivision. The closest residential parcels to the East (AG-1) are more than 690 feet away. Some of these parcels will also be screened by Chandler Christian Church's buildings. More than 700 feet to the South, across Germann Road, are more AG-1 parcels, some of which have residences. The properties with residences are located further to the East. These parcels are screened by block walls adjacent to Germann Road.

This proposed facility will provide wireless services to the surrounding properties and offer capacity relief to surrounding wireless communication facilities. Due to the large call volume and data usage the surrounding sites are reaching their limits. This site is critical to maintain the quality of voice and data usage in the area.

The primary areas that will improve are adjacent to the proposed facility, listed below. This site will also provide service to local consumers, commuters, businesses and *first responders including: City of Chandler Police, Rapid Response Units, Terrorist Liaison Officers, City of Chandler Fire Department, Arizona Department of Public Safety and many more.*

Alma School Center	Alma School Town Center
Fry's Shopping Center	Eden Estates
Chandler Christian Church	Comanche Heights
Cobblestone Auto Spa	Carrizal -Z
Clemente Ranch	Sienna Heights
Estates at Arboleda	Arden Park

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week, but is an unmanned facility with no personnel and no regular hours of operation. The site will be connected to and monitored by a central switching center in Maricopa County.

NOISE, LIGHT, NUISANCES AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste. There will be a motion detecting exterior light over the shelter door. The proposed facility will not generate any noxious odors, sounds glare or vibrations affecting existing uses or surrounding areas.

The site is unmanned with no loading or unloading of supplies or materials storage. The only noise generated will be the operation of standard cooling unit fans and infrequent use of a backup generator. While the generator is running it will produce sound within the range of 70dBA. The generator will run during a loss of local utility power to maintain wireless service in the area. Otherwise, the generator will cycle an average of twice per month as part of maintenance. The odor the generator produces can be compared to a diesel truck. This is highly mitigated due to the fact that this facility is located in the middle of a parcel surrounded by an 8 foot 6 inch concrete masonry unit wall. It is further mitigated due to the fact that there are no buildings within close proximity to the facility.

Alternative Site Review

Substantial research was completed to find a site that complies with the City of Chandler's ordinance. All the commercial properties that are within the search area were researched and interviewed. This is the only viable solution due to the other properties inability to provide sufficient space due to parking or lack of interest to lease space on their properties.

An inventory of all vertical towers or structures within 1 mile of the site that are equal to or greater than the proposed height has been reviewed and provided below. None of the other structures offer a solution, reflected in the Table – Justification.

	Reference #	Owner	Location	Distance	Type	Height (ft.)	Justification
1	Gaus	Verizon Wireless (VAW) LLC	33-16-26.2N 111-50-23.4W	1 mile	Monopole	87	This is a Verizon site that requires capacity offloading
2	1273762	SBA 2012 TC Assets, LLC	33-16-39.5N 111-52-06.3W	.68 miles	Monopalm	60	Not collocatable and too far away
3	1282046	New Cingular Wireless PCS, LLC	33-16-59.4N 111-51-22.0W	.34 miles	Monopalm	65	Not collocatable and too far away
4	1283700	New Cingular Wireless PCS, LLC	33-15-50.0N 111-52-08.3W	1.22 miles	Ball field light pole	73	Too far away
5	SRP	SRP Utility Poles	In the ROW on Germann Road.		Utility poles	Approx 65	The poles have 3 elevations of conductors at the centerline needed

A map is provided, Exhibit A, to reflect the existing wireless towers within the vicinity. It also provides the Verizon sites that surround the proposed facility, red triangles on the map. As you can see in the map this proposed facility is in the middle of the existing Verizon sites. It provides the best location to offload the existing sites and handle voice and data necessary to solve the significant gap in capacity. This location is the least intrusive means to provide reliable service while mitigating proliferation of towers.

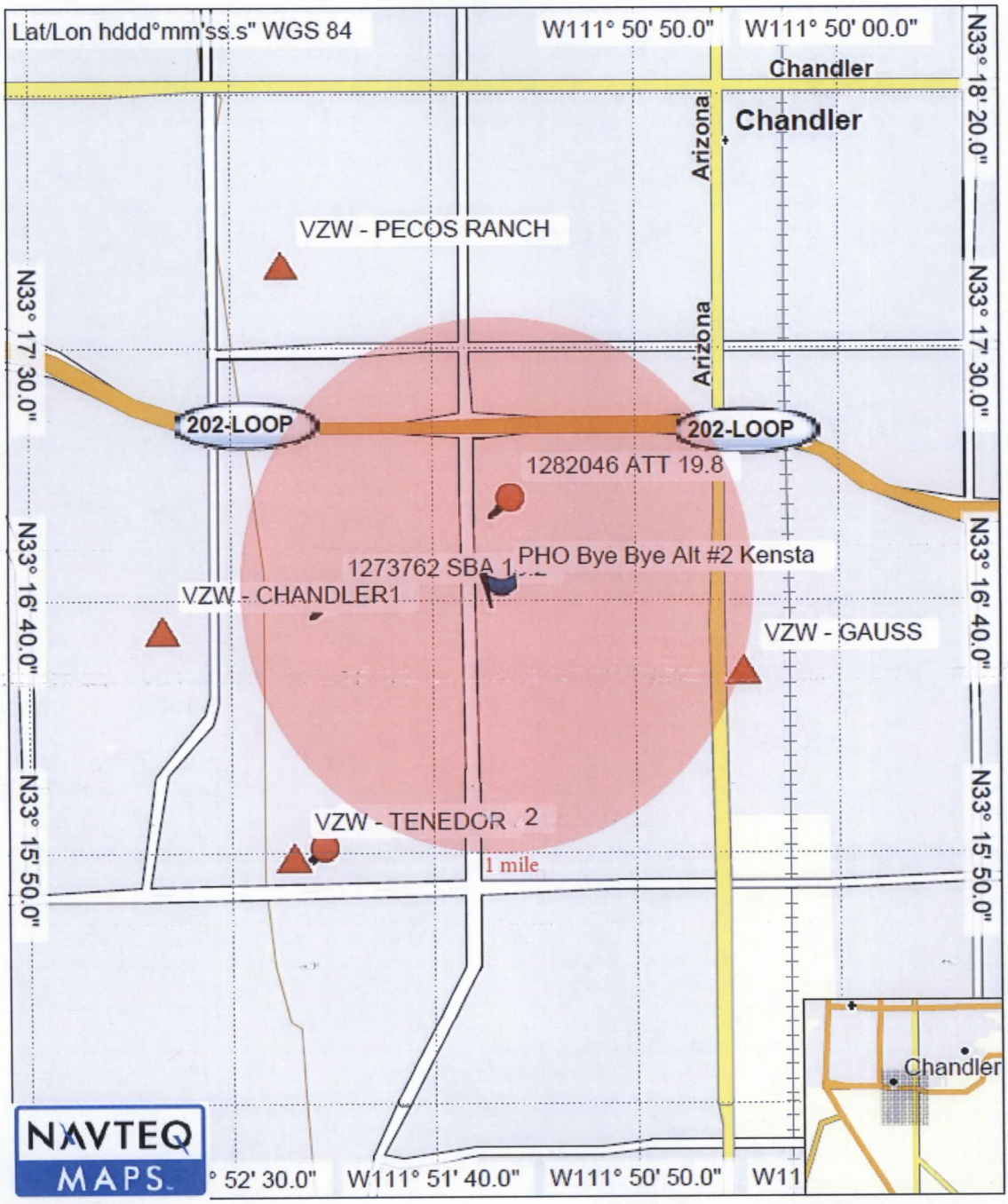
Location and Accessibility/ Circulation System

The proposed development is accessible by utilizing an existing asphalt driveway and a new 16' wide gravel driveway to the North from Germann Road. This development will not increase traffic due to it being an unmanned facility. This facility will have one space for parking. The site has also been designed with a turnaround to allow the Fire Department to access and exit the property without the need to back up.

Development Schedule (phasing)

The overall development of the site will take approximately 45 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours and will require the use of standard grading equipment. During this time there may be multiple vehicles and laborers performing the work. After the completion of development the site will only require general maintenance. Verizon anticipates the site will be visited on average a few times a month. General maintenance usually requires one work vehicle and can be accomplished 24/7.

Exhibit A



Topo U.S. 24K Southwest
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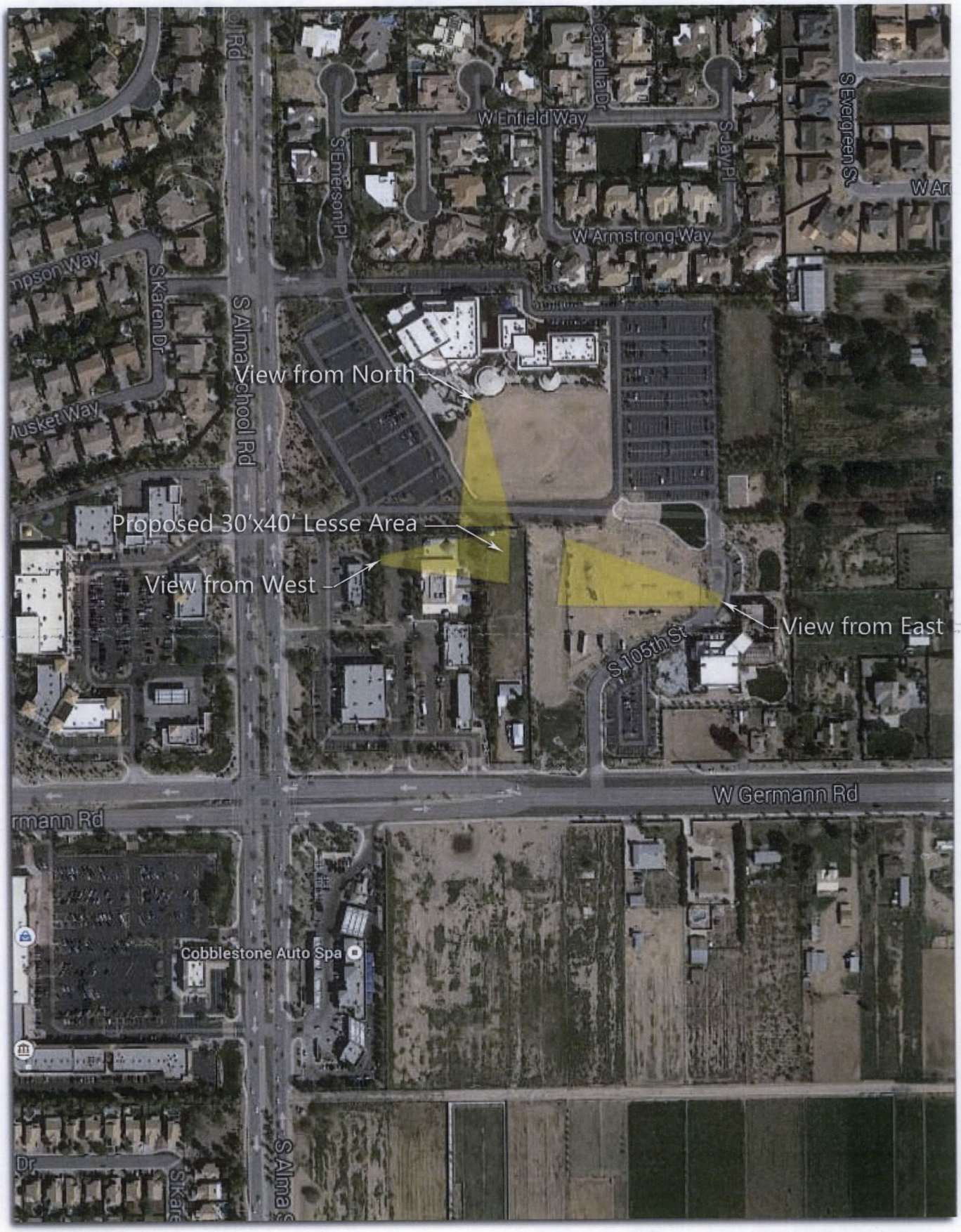
0 mi 0.35 mi 0.7 mi 1.05 mi 1.4 mi

TN MN 11.0° 1/1/2010

New List (1)

GARMIN



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com

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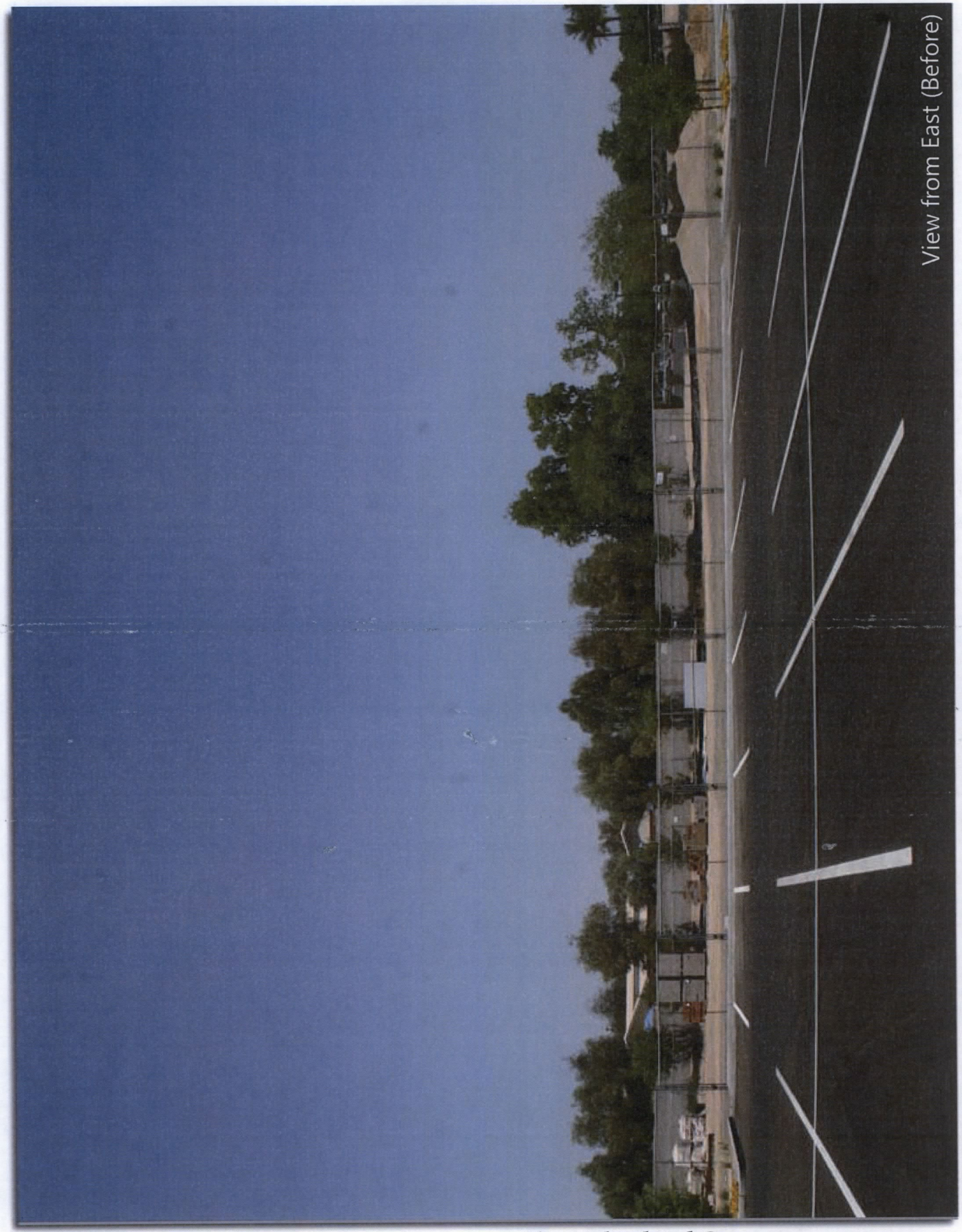
verizon wireless



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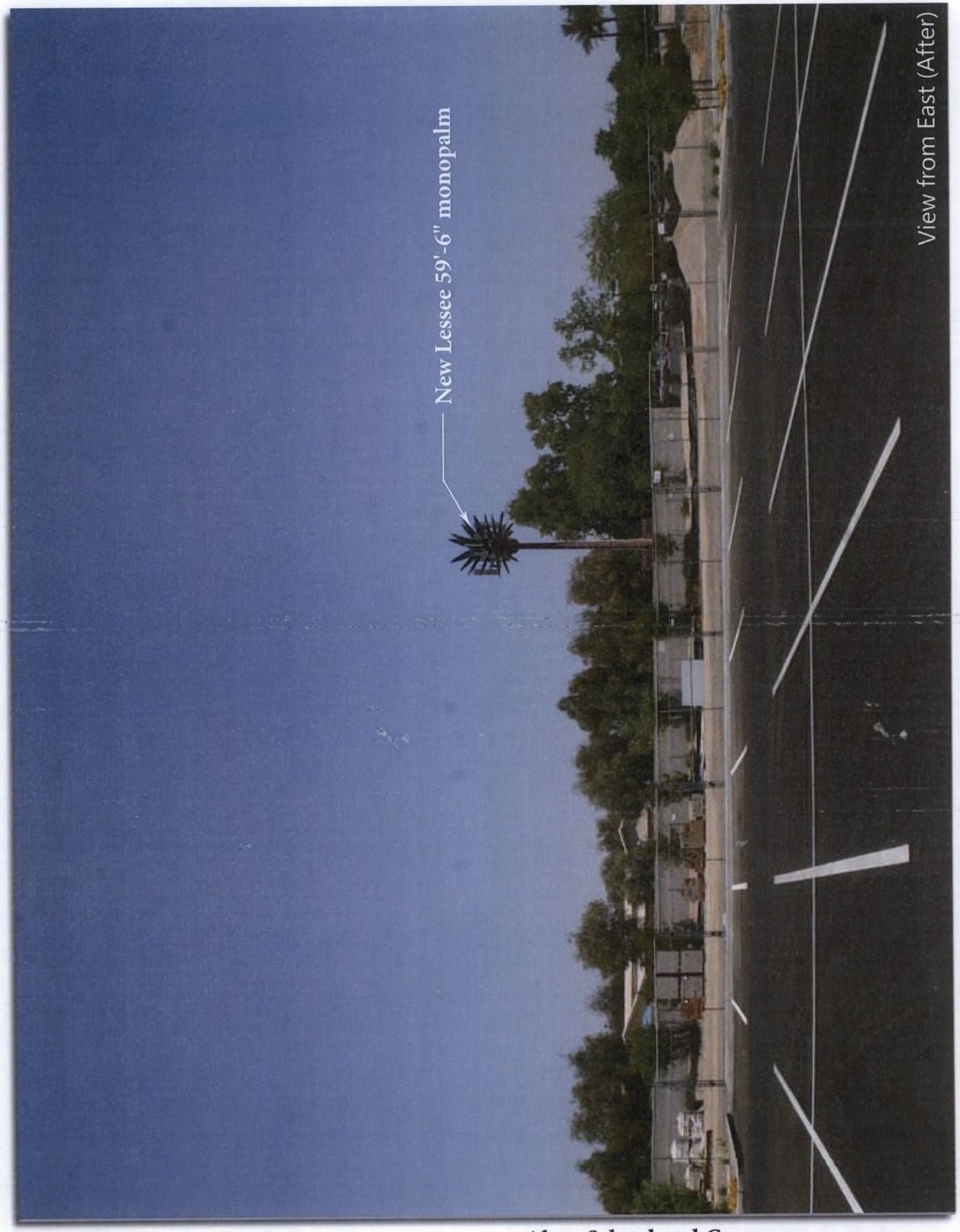

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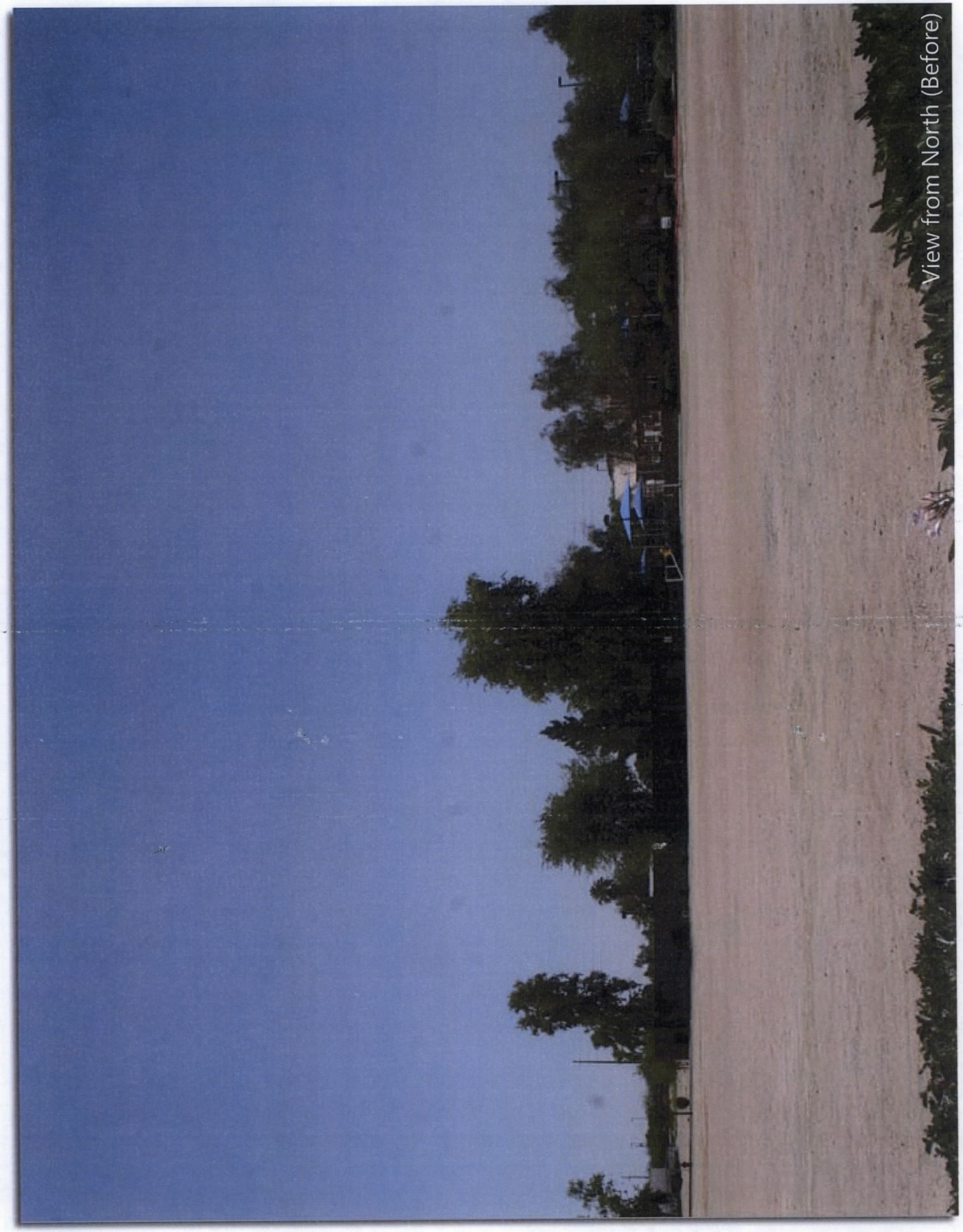

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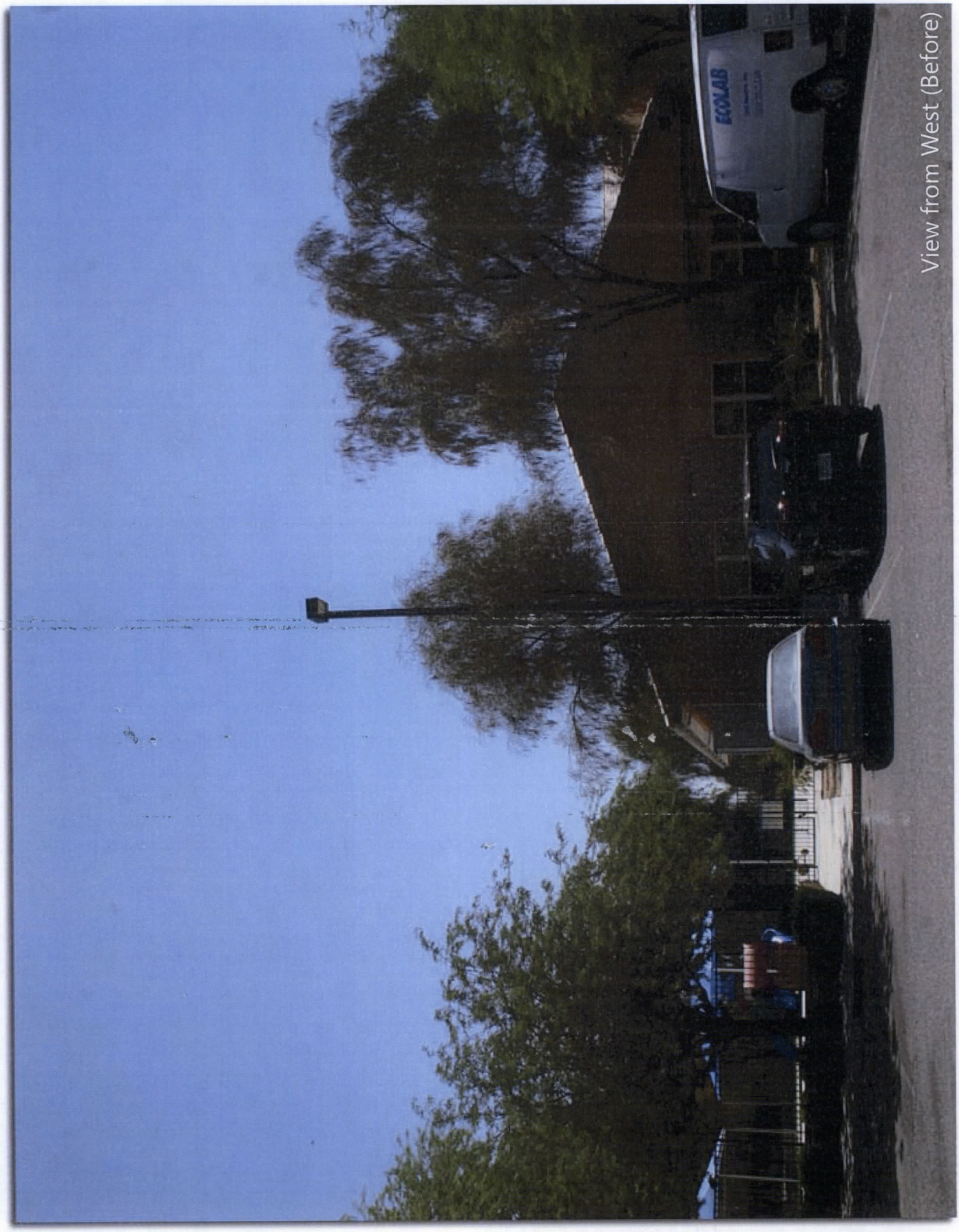

View from West (Before)

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