J.

NOV 19 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 14-103**

DATE: NOVEMBER 19, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202

Request:	Use Permit approval to install a monopalm wireless communication facility
Location:	ADOT right-of-way, located east of Price Road and south of the Loop 202 Santan Freeway
Applicant:	Rob Jones, Wavelength Management
Owner:	Arizona Department of Transportation (ADOT)

RECOMMENDATION

Planning Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility within the ADOT right-of-way, located east of Price Road and south of the Loop 202 Santan Freeway. The proposed monopalm is 60 feet (ft.) in height, measured to the top of antennas.

Allred Park Place, a business park including a hotel was approved in May 2014, is south of the facility and is permitted for buildings up to 150 ft. in height. ADOT right-of-way surrounds the proposed monopalm. Hampton Inn and Suites and Homewood Suites are southeast. The nearest residential developments are more than 1,800 ft. to the southeast. Price Road is about 700 feet west of the wireless facility.

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

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds, and antennas painted to match the fronds. The equipment enclosure would be eight feet high and constructed of concrete masonry units. A state approved pre-fabricated equipment shelter would be contained within the enclosure. Landscape is not proposed to be installed. ADOT indicates they do not want additional landscape in their right-of-way, see attached.

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. The locations were analyzed to determine their feasibility for collocation on utility poles, street and parking lot lights, monopoles, and other verticalities. None of the locations met the frequency requirements and locational service needs. The inventory is attached.

Photographic simulations of the wireless communication facility illustrating existing views and proposed views were provided by the applicant. The simulations depict the equipment enclosure and monopalm as viewed from several locations. The photo-simulations are attached.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a wireless communication facility in the form of a 60 ft. monopalm. Existing verticalities include 90 ft. tall utility poles and several multi-story hotels. The location appears to be the least visually intrusive. Once Allred Park Place is built-out, this monopalm will become less noticeable. 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 30, 2014. No one other than the applicant attended.
- At the time of this writing, there is no known opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202, for a wireless communication facility, subject to the following condition:

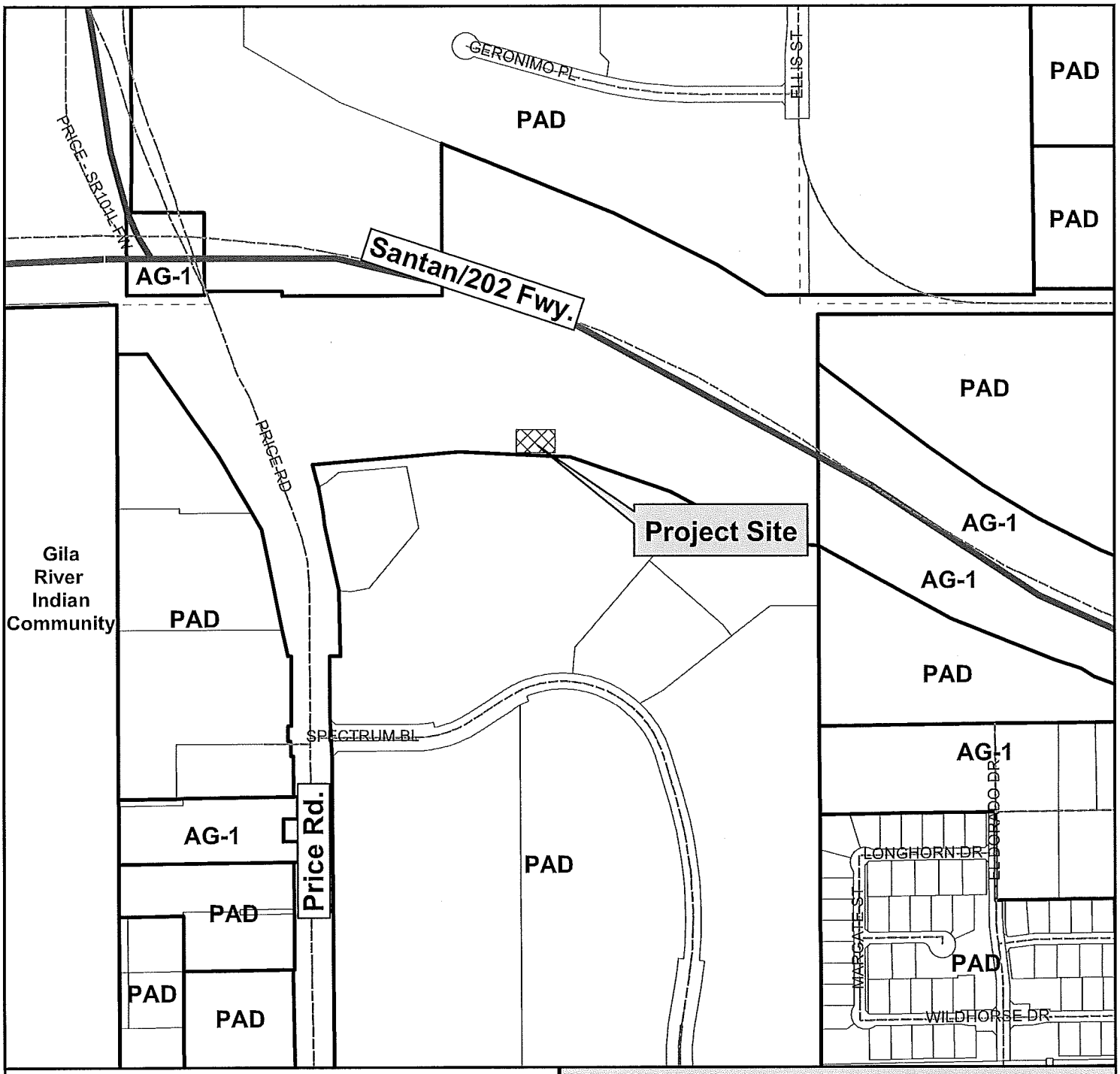
1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

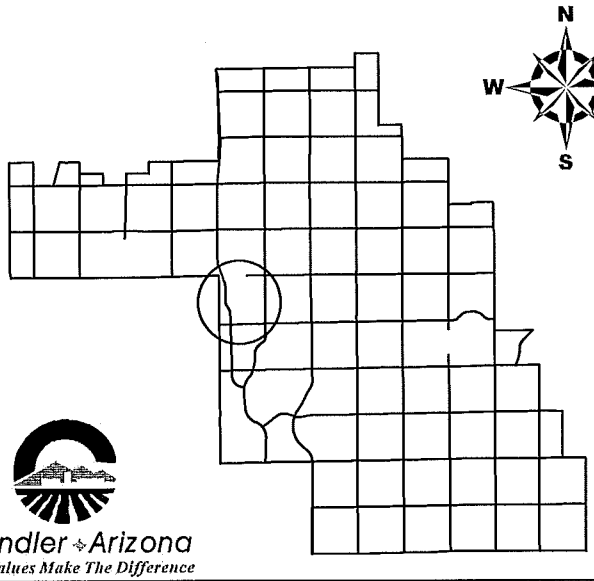
Motion to recommend approval of Use Permit, ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative and Inventory
4. Photographic simulations
5. ADOT correspondence



Vicinity Map



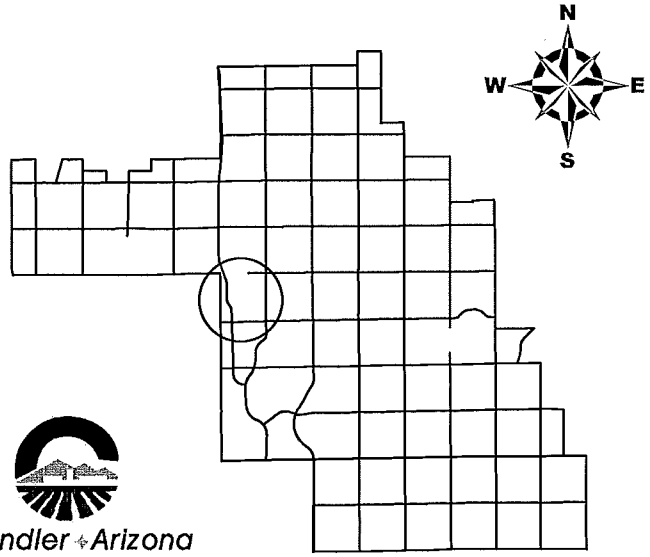
ZUP14-0012

Verizon Wireless- Price and SR202

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/18/2014

Vicinity Map



ZUP14-0012

Verizon Wireless- Price and SR202

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/18/2014

verizon wireless

SITE NAME: PRICE AND SR202

PN: 20130986437

SITE ACQUISITION
WAVELENGTH MANAGEMENT
2200 E. WILLIAMS FIELD RD. #200
GILBERT, ARIZONA 85295
PHONE: (480) 205-0070
CONTACT: ROB JONES

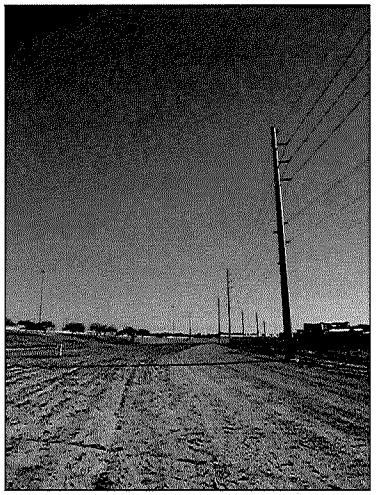
ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

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

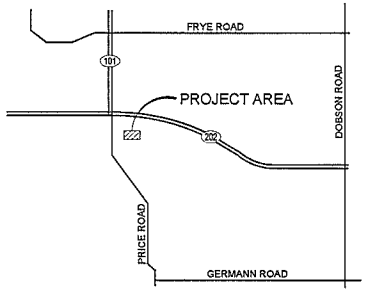
LESSOR / OWNER
A.D.O.T.
205 S. 17TH AVENUE MD: 612E
PHOENIX, AZ 85007
PHONE: (602) 712-8811
CONTACT: TIM MAHONEY

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

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 17' 24.023" NORTH (NAD83)
LONGITUDE	: 111° 53' 21.342" WEST (NAD83)
ELEVATION	: 1187.2' (NAVD88)

NORTH

DRIVING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE, AZ, HEAD EAST ON W. GEMINI DR TOWARD S. MAPLE AVE. TURN RIGHT ONTO S. MAPLE AVE. TURN LEFT ONTO E. GUADALUPE RD. TURN RIGHT ONTO S. PRICE RD. TAKE THE ARIZONA 101 LOOP S RAMP ON THE LEFT. MERGE ONTO AZ-101 LOOP S. TAKE EXIT 61C FOR ARIZONA 202 LOOP E. DESTINATION WILL BE ON THE RIGHT.

ZONING COMPLIANCE:

LOCAL JURISDICTION:	CITY OF CHANDLER
ASSESSORS PARCEL:	N/A (R.O.W.)
ZONING:	N/A (R.O.W.)
USE:	TELECOMMUNICATION FACILITY
PARENT PARCEL AREA:	N/A (R.O.W.)
PROPOSED LEASE AREA:	903 SQ. FT.
PARKING REQ'D:	1
PARKING PROVIDED:	1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

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

F.C.C. COMPLIANCE:

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

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES

PROPOSED ELECTRICAL SERVICE
PROPOSED (12) RRH'S
PROPOSED (2) J-BOXES
PROPOSED MONOPALM
PROPOSED INDOOR DIESEL DRIVEN 48-kw STAND-BY GENERATOR
PROPOSED LESSEE STATE APPROVED EQUIPMENT SHELTER
PROPOSED LESSEE CMU SCREEN WALL
PROPOSED LESSEE H-FRAME W/ NEMA 4 FIBER BOX, METER, & DISCONNECT

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS 1	TOPOGRAPHIC SURVEY
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	SITE ELEVATIONS
Z4	SITE ELEVATIONS
Z5	SITE ELEVATIONS
Z6	SITE ELEVATIONS

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

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

PLANS PREPARED BY

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

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EXP. 12/31/14

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	1/27/2014	PRELIMINARY REVIEW
2	3/13/2014	FINAL ZDs
3	7/17/2014	CITY COMMENTS

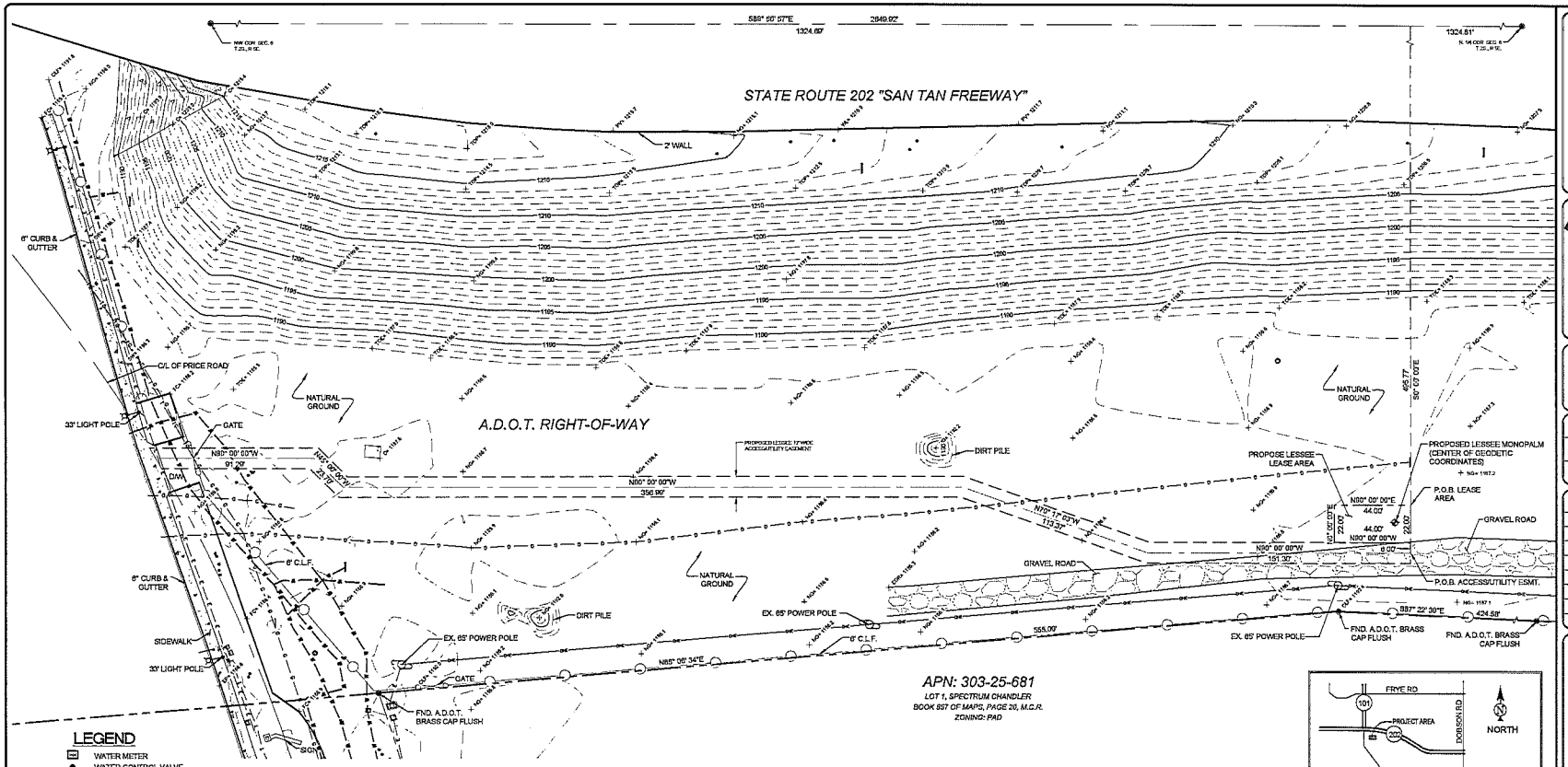
ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION
PHO_ONE PAYMENT
SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



LEGEND

- WATER METER
- WATER CONTROL VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- FOUND AS NOTED
- POWER POLE
- RECLAIMED WATER MARKER
- STREET LIGHT W/MAST
- ELECTRICAL TRANSFORMER
- ELECTRICAL PULL BOX
- TRAFFIC SIGNAL PULL BOX
- TELEPHONE VAULT
- WATER MANHOLE
- GAS MARKER
- BREAKLINE
- SAN. SEWER MANHOLE
- IRRIGATION CONTROL VALVE
- BOLLARD
- POSITION OF GEODETIC COORDINATES
- NG NATURAL GRADE
- FC FACE OF CURB
- R/W RIGHT OF WAY
- PV ASPHALT
- DW ACCESS DRIVEWAY
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- SW SIDEWALK
- FND FOUND
- WL TOP OF WALL
- CLF CHAIN LINK FENCE
- EX EXISTING
- C CONCRETE
- MCR MARICOPA COUNTY RECORDER
- SPOT ELEVATION

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- CHAIN LINK FENCE
- U/G ELECTRIC LINE
- U/G TELECOMMUNICATIONS LINE
- U/G GAS LINE
- O/H ELECTRIC LINE
- WATER LINE

APN: 303-25-681
LOT 1, SPECTRUM CHANDLER
BOOK 857 OF MAPS, PAGE 26, M.C.R.
ZONING: PAD

LESSOR'S LEGAL DESCRIPTION
A.D.O.T. RIGHT-OF-WAY

SURVEYOR'S NOTES
1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA
1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY OPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/21/14.

LESSEE LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE NORTH-WEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

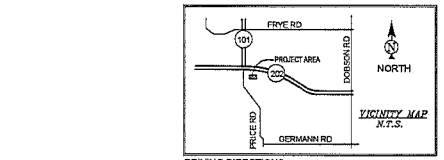
COMMENCING AT THE NORTH-WEST CORNER OF SAID NORTH-WEST QUARTER FROM WHICH THE NORTH QUARTER CORNER BEARS SOUTH 89°56'57" EAST, 2649.92 FEET;
THENCE SOUTH 89°56'57" EAST ALONG THE NORTH LINE OF SAID NORTH-WEST QUARTER, 1324.59 FEET; THENCE SOUTH 00°00'00" EAST, 495.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 22.00 FEET;
THENCE NORTH 90°00'00" WEST, 44.00 FEET;
THENCE NORTH 00°00'00" EAST, 22.00 FEET;
THENCE NORTH 90°00'00" EAST, 44.00 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTH-WEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH-WEST CORNER OF SAID NORTH-WEST QUARTER FROM WHICH THE NORTH QUARTER CORNER BEARS SOUTH 89°56'57" EAST, 2649.92 FEET;
THENCE SOUTH 89°56'57" EAST ALONG THE NORTH LINE OF SAID NORTH-WEST QUARTER, 1325.11 FEET; THENCE SOUTH 00°00'00" EAST, 523.77 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST, 151.30 FEET;
THENCE NORTH 70°17'03" WEST, 113.37 FEET;
THENCE NORTH 90°00'00" WEST, 356.99 FEET;
THENCE NORTH 48°00'00" WEST, 23.70 FEET;
THENCE NORTH 90°00'00" WEST, 81.29 FEET MORE OR LESS TO TERMINATE ON THE CENTERLINE OF PRICE ROAD.



DRIVING DIRECTIONS
TAKE US-60 E TOWARDS GLOBE, TAKE LOOP 101 S, EXT PRICE RD TO SITE ON THE LEFT.

44027
RYAN L. FIDLER
REGISTERED LAND SURVEYOR
EXPIRES 03/31/15

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 17' 24.023" NORTH (NAD83)
LONGITUDE 111° 53' 21.342" WEST (NAD83)
ELEVATION @ GROUND= 1187.2' (NAVD88)

10° 41'
MAGNETIC
DECLINATION
NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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

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FIELD BY:	PAS
DRAWN BY:	MJG
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	07/18/14	REV. SITE LOCATION
2	01/30/14	FINAL SUBMITTAL
1	01/23/14	PRELIM SUBMITTAL

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

PROJECT No.
09006526

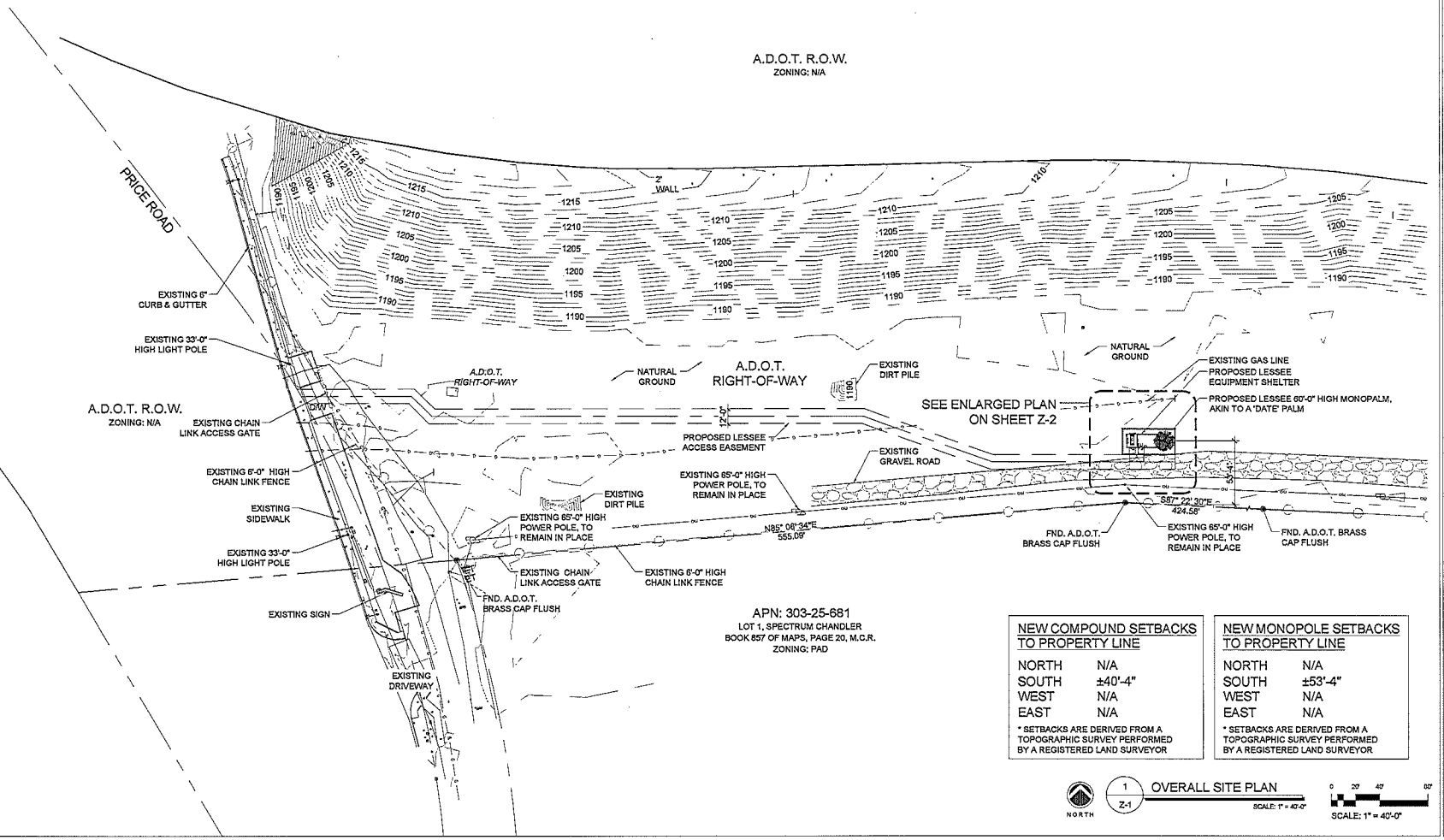
SITE NAME:
PHO ONE PAYMENT
20130986437

SITE ADDRESS:
SEC OF SR202 & PRICE RD.
CHANDLER, AZ 85286

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	

STATE ROUTE 202
"SAN TAN FREEWAY"



NEW COMPOUND SETBACKS TO PROPERTY LINE	
NORTH	N/A
SOUTH	±40'-4"
WEST	N/A
EAST	N/A

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

NEW MONOPOLE SETBACKS TO PROPERTY LINE	
NORTH	N/A
SOUTH	±53'-4"
WEST	N/A
EAST	N/A

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

NORTH

1 Z-1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

0 20' 40' 80'
SCALE: 1" = 40'-0"

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TEMPE, AZ 85283

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

PLANS PREPARED BY
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REGISTERED LAND SURVEYOR
RONALD C. YOUNG JR.
ARIZONA U.S.A.
EXP. 12/31/14

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3	7/17/2014	CITY COMMENTS

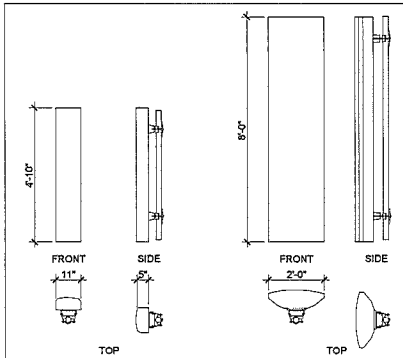
ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION
PHO_ONE PAYMENT
SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1



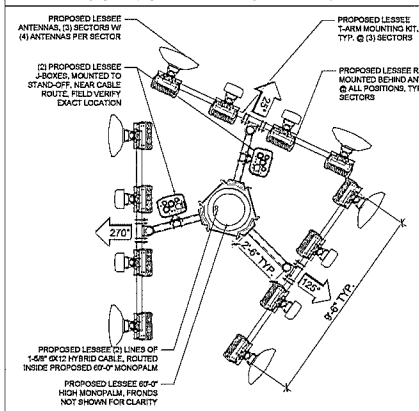
ANTENNA SPECIFICATIONS | 4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	25°	56'-0"	-	-	-
BETA	125°	56'-0"	-	-	-
GAMMA	270°	56'-0"	-	-	-
N/A	N/A	56'-0"	2	1-5/8"	6X12 HYBRIFLEX

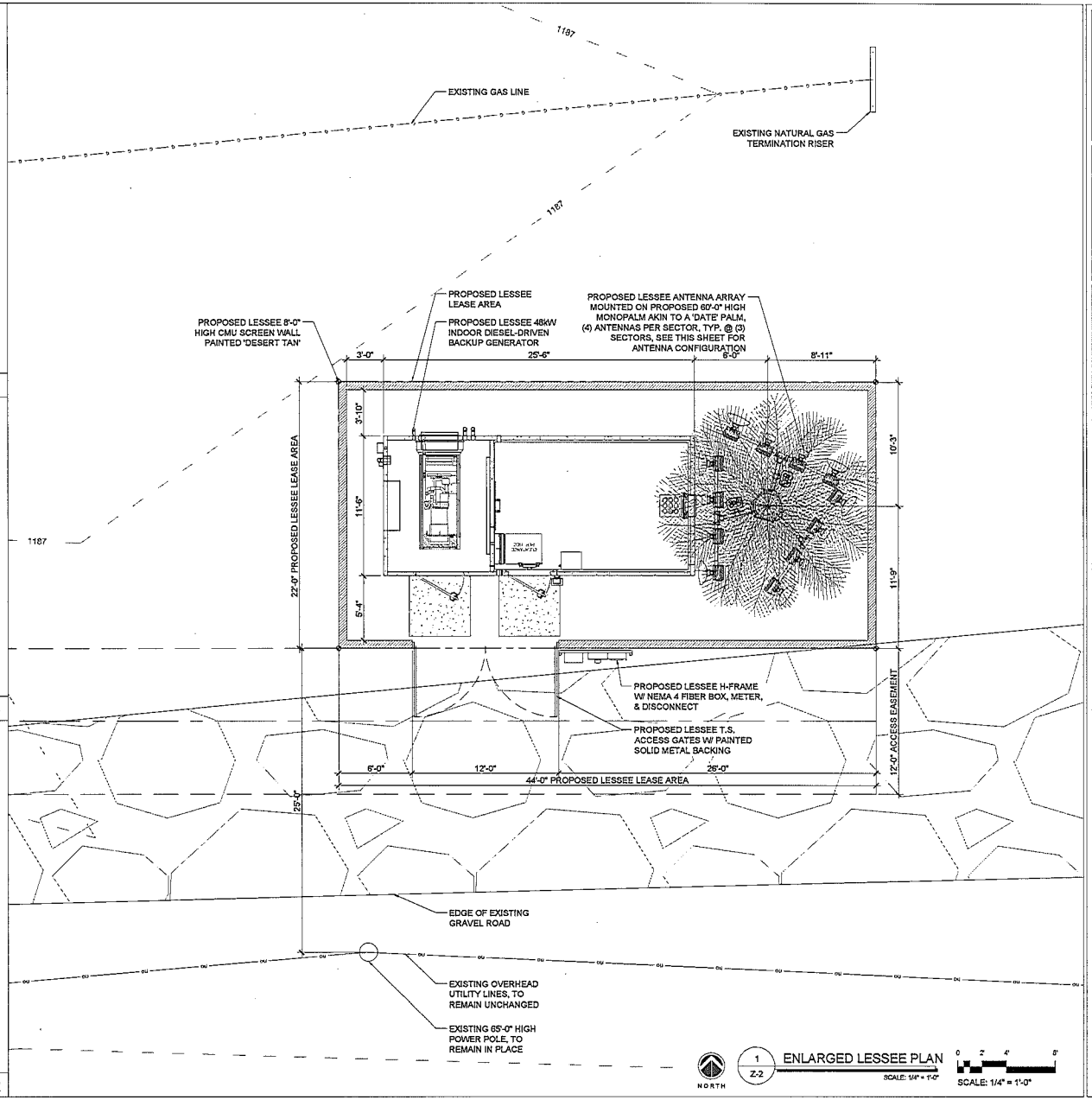
NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

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

COAX CABLE INFORMATION | 3



NEW ANTENNA CONFIG. - 56' CL | 2



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

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

PLANS PREPARED BY
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architecture / project management
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REGISTERED ARCHITECT RONALD C. YOUNG ARIZONA U.S.A.
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PRELIMINARY UNLESS SIGNED

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2	3/13/2014	FINAL ZDs
3	7/17/2014	CITY COMMENTS

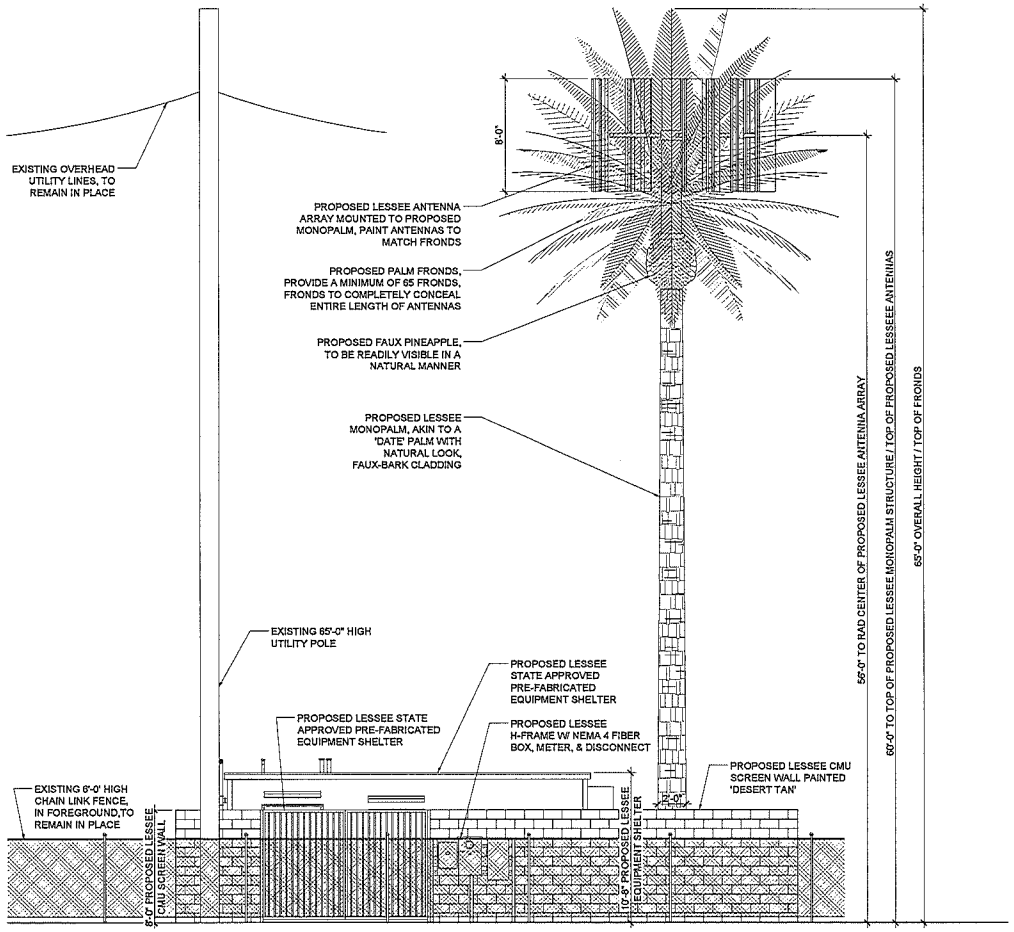
ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION
PHO_ONE PAYMENT
SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
Z-2



1 Z-3 PROPOSED SOUTH ELEVATION

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

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

CLIENT

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TEMPE, AZ 85283

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

PLANS PREPARED BY

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

SEAL

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REGISTERED PROFESSIONAL ENGINEER 10082 RONALD C. YOUNG 8/6/14 ARIZONA U.S.A.
EXP. 12/31/14

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	1/27/2014	PRELIMINARY REVIEW
2	3/13/2014	FINAL ZDs
3	7/17/2014	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION

PHO_ONE PAYMENT

SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

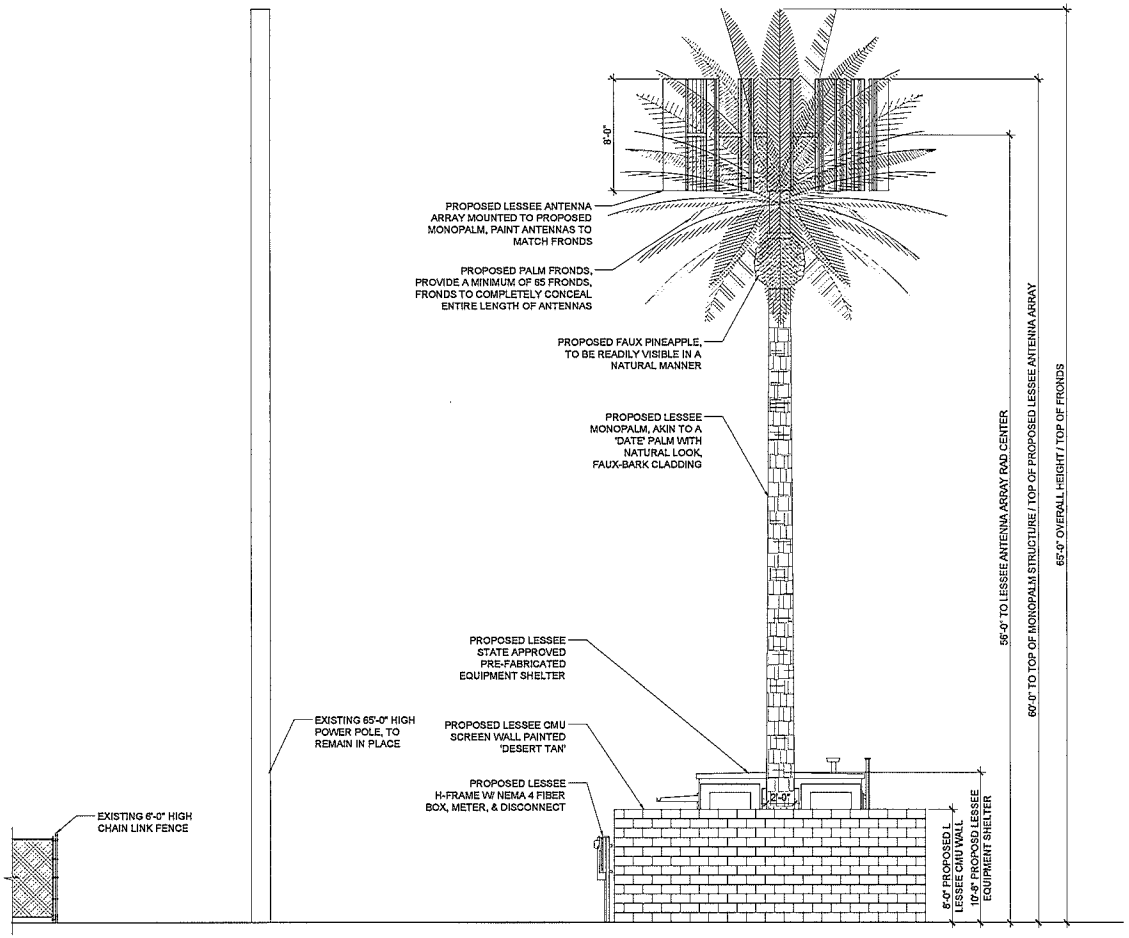
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



1 / Z-4 PROPOSED EAST ELEVATION

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

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

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
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RONALD C. YOUNG
EXP. 12/31/14

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ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION

PHO_ONE PAYMENT

SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

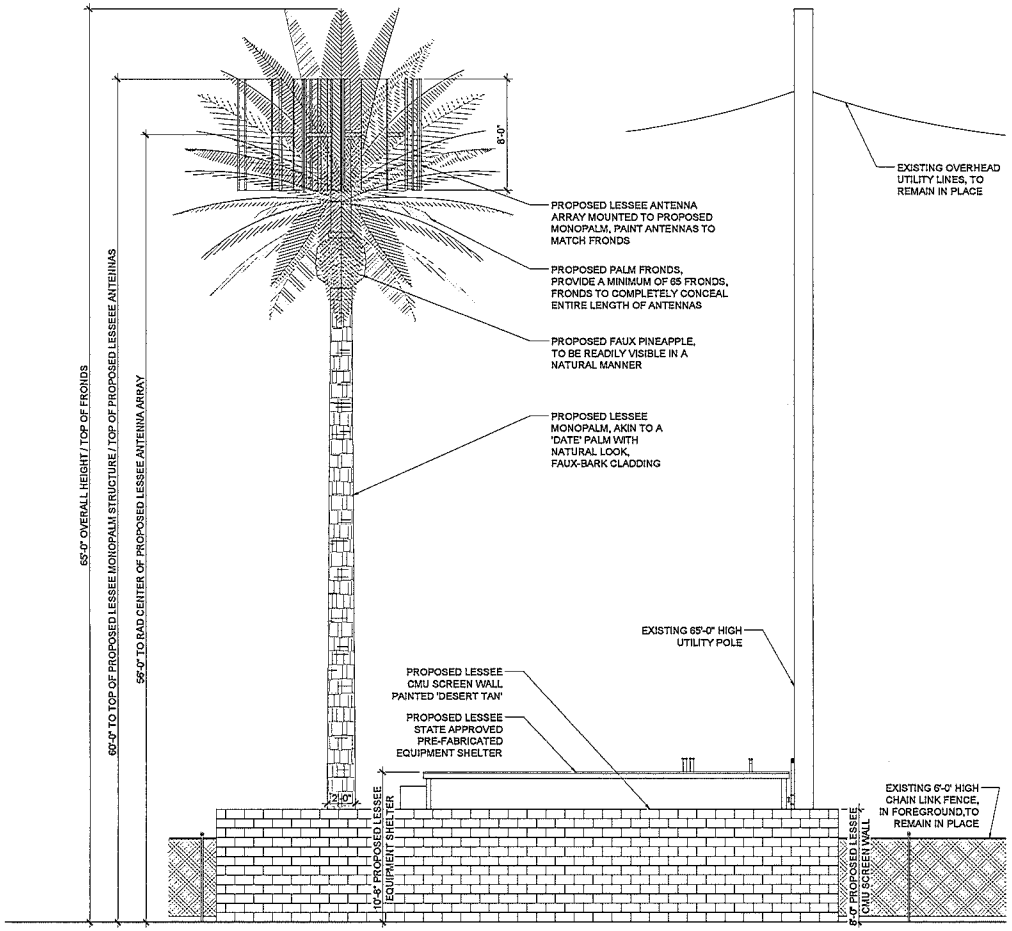
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-4



1 / Z-5 PROPOSED NORTH ELEVATION

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

0 2 4 8

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

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

young design corp
architecture / project management
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REGISTERED ARCHITECT 19382 RONALD C. YOUNG, JR. STATE OF ARIZONA

EXP. 12/31/14

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2	3/13/2014	FINAL ZDs
3	7/17/2014	CITY COMMENTS

ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION

PHO_ONE PAYMENT

SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

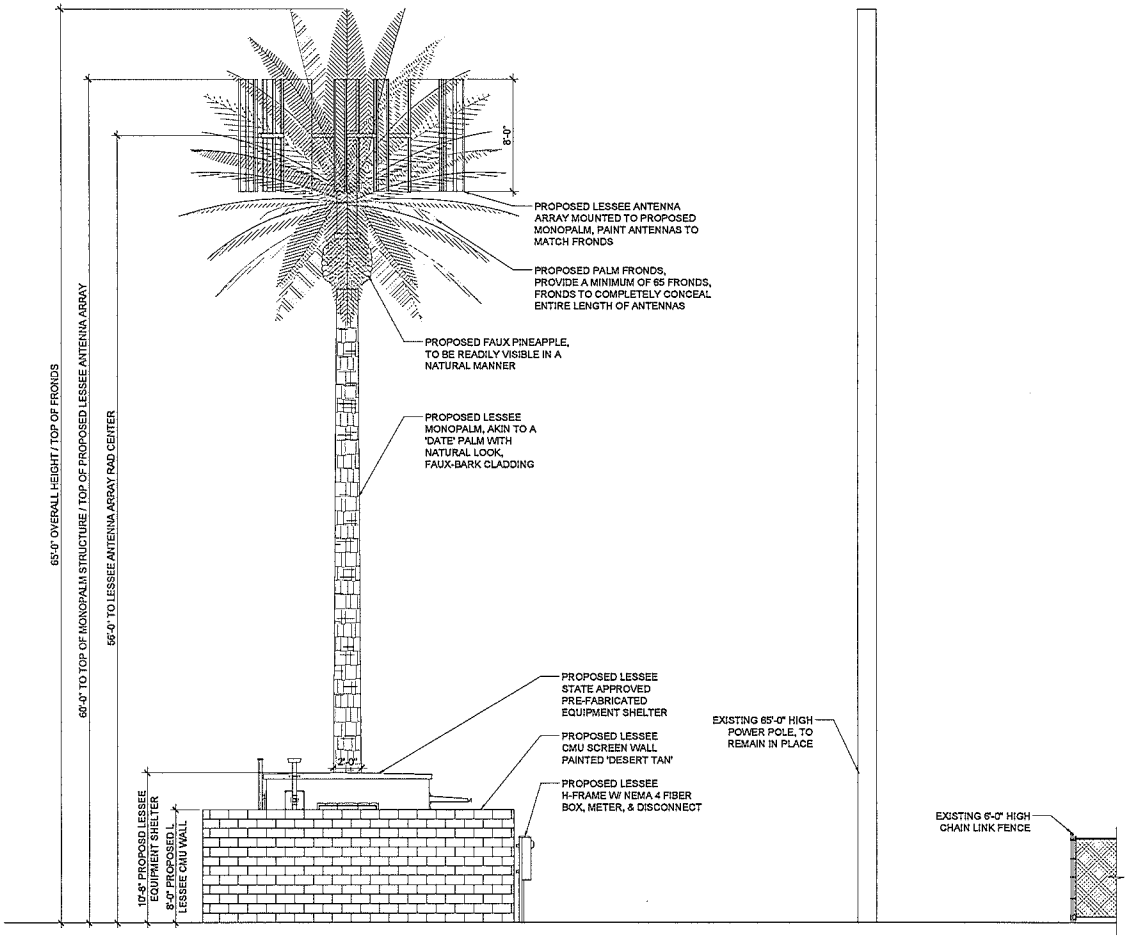
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-5



1 Z-6 PROPOSED WEST ELEVATION

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

0 2" 4" 8"

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

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

young design corp
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ARCHITECTS JOB NO.
YDC-5655

PROJECT INFORMATION

PHO_ONE PAYMENT

SE CORNER OF PRICE & SR202
CHANDLER, AZ 85286

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

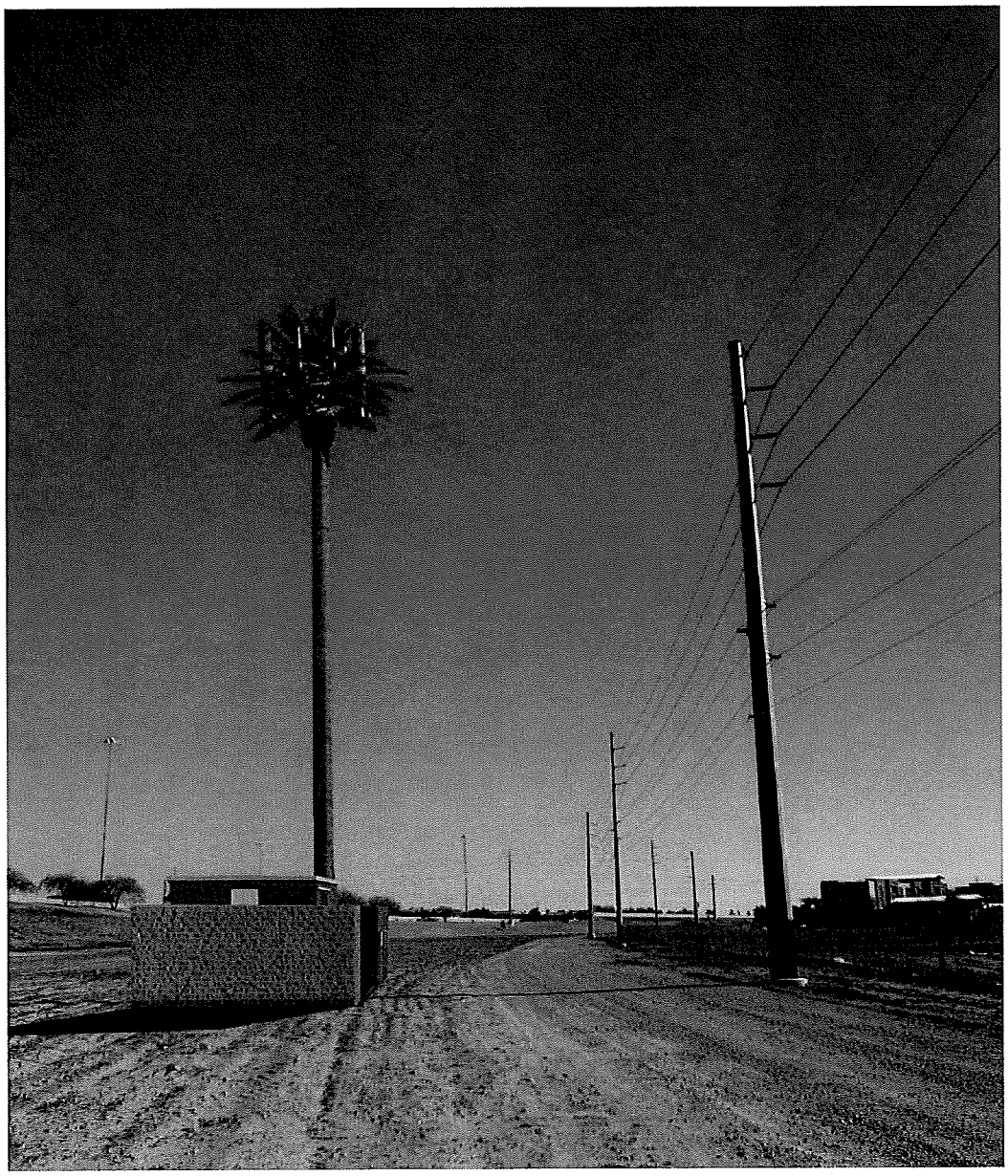
Z-6

Wavelength Management

verizonwireless

Site Name: Price and SR202

Arizona Department of Transportation Right of Way
Case Number: ZUP14-0012



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 Wireless is proposing to develop a wireless communications facility on the Southeast corner of Price Road and SR202. The facility is located within Arizona Department of Transportation's Right of Way. This location has been carefully sited to limit the visual impact in this area while accomplishing Verizon's need to provide high quality and reliable service to their customers including: commuters, businesses, hotel residents, and first responders.

The proposed facility is necessary to assist in off-loading four (4) existing Verizon Wireless sites that are reaching their capacity. Due to the large call volume and data usage the surrounding sites are reaching their limits. The existing sites are shown on the "Alternative Sites" map provided below. Additionally this site will provide voice and data services to the surrounding properties. This site is critical to maintain the quality of voice and data usage in the area.

The proposed facility is comprised of a new 60 foot stealth 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 real date palm tree and the antennas are painted to match the color of the fronds. The equipment shelter has a pebble finish that blends with the landscape. The facility is surrounded by an 8 foot block wall painted desert tan. Landscaping is not added due to this being an ADOT property. ADOT does not support the installation of landscaping on their property (ADOT e-mail and letter attached).

The facility is on ADOT Right of Way south of the SR202 and north of existing SRP 69 kV lines that run east and west. Access to the property is provided north on Price Road to an existing apron that enters East to the secure ADOT property. The entire ADOT property has a 6 foot chain link security fence with a locked gate at the entrance.

This is an unmanned facility that will be visited infrequently for maintenance. This site requires electric and telephone utilities. These utilities will be installed underground to the site. This development does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within the FCC guidelines for a wireless communications facility.

Relationship to Surrounding Properties and Neighborhood Impact

This proposed facility will not be detrimental to persons residing or working in the vicinity, to adjacent properties, to the neighborhood, or to public welfare in general, and the use will be in full conformity with the conditions, requirements and standards prescribed by City of Chandler's Code.

The proposed wireless communication facility is sited on Arizona Department of Transportation Right of Way. The property is unassessed and covers the entire SR101 and SR202 interchange and rights of way surrounding the interchange. To the South of the proposed facility is currently 23.76 acres of undeveloped PAD property. The monopole is set back from the property to the South by more than 53 feet. The property to the South along with other vacant parcels in the vicinity, under Allred Park Place, are currently being reviewed by the City to be rezoned. The proposed rezoning consists of the change from the current PAD that allows 85 foot high mid-rise buildings to a PAD that allows a mid-rise overlay for buildings up to 150 feet in height. The mid-rise building appears to be in close proximity to the proposed wireless communication facility. The remaining properties to the North, East and West are all ADOT. The closest single family residence is more than 1900 feet to the East in Vintage Villas.

The proposed facility is a considerable distance from any existing development. This facility will be visible from Price Road, South of the interchange and the SR101 east bound onramp to the SR202. The facility will be set back from Price Road approximately 700 feet, further reducing the visual impact. The facility will be screened considerably from the SR202 due to the height of SR101 on ramp to the East bound SR202. This on ramp sits 31 feet above the proposed facility at its highest point and descends to 21 feet above the facility to the East of the onramp. The interchange acts to screen the visibility of this facility from the North, East and West.

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.

Commuters along SR202	Commuters along SR101 (Price Road)
Hampton Inn	Hilton Inn
Fairlfield Inn	Allred Park Place
Chandler Echelon	Future for Spectrum Chandler

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.

Alternative Site Review

Substantial research was completed to find a site that complies with the City of Chandler's ordinance. All the properties that are within the search area were researched and interviewed. Due to the size of the properties in the area the search area consisted of three (3) parcels. The other two (2) property owners were not interested in leasing space for a wireless communication facility. The City requested that Verizon look at moving the site further to the East and North of a *proposed* parking garage on the Allred Property. Verizon feels this would compromise the design and not propagate signal to the intended areas due to being blocked by the Hampton Inn building. This could potentially lend to the proliferation of towers.

Research was completed to find all other structures within a 1 mile radius of the proposed site. Within the search area are many utility poles that go East and West along the SR202 as well as North and South, East of the PAD - Allred Park Place Phase Ia. None of these poles are viable due to the fact that they are either too far away or they have conductors in the area needed to mount antennas. Within a square mile are several other towers north of the SR202. None are options to provide capacity off-load to the existing Verizon sites. The existing sites are not viable because they are not in close proximity to the area needed to provide the required wireless service. As evidenced on the attached "Alternative Sites" map this site is equal distance from the existing Verizon Wireless sites. The heights provided below are from the FCC Registration site
(http://wireless2.fee.gov/UlsApp/ AsrSearch/asrRegistrationSearch .jsp)

Reference	Distance and Direction	Location	Height	Type	Justification
1	1.08 miles @ 331°	33° 16' 34.8"N 111° 52' 48.3"W	100'	Monopole	Already on this tower
2	.23 miles @ 126.4°	33° 17' 17.2"N 111° 53' 05.7"W	90'	Utility Poles	Too far way
3	.5 miles @ 101.8°	33° 17' 18.2"N 111° 52' 47.9"W	65'	Monopalm	Too far way
4	.65 miles @ 94.8°	33° 17' 21.2"N 111° 52' 42.1"W	65'	Monopalm	Too far way
5	.4 miles @ 342°	33° 17' 49.1"N 111° 53' 31.2"W	88'	Monopole	Too far way
6	.4 miles @ 342°	33° 17' 51.9"N 111° 53' 31.0"W	85'	Hotel	Too far way
7	.86 miles @ 358.6°	33° 18' 08.6"N 111° 53' 22.6"W	90'	Monopole	Already on this tower
8	50 feet @ 231°	33° 17' 23.6"N 111° 53' 21.8"W	90'	Utility Poles	No area between conductors to place antennas
9	.23 miles @267o	33° 17' 24.3"N 111° 53' 35.4"W	65'	Hotel	Owner not interested

This request is the least intrusive means to off-load capacity from the existing Verizon Wireless sites and provide reliable service to Verizon Customers in this area.

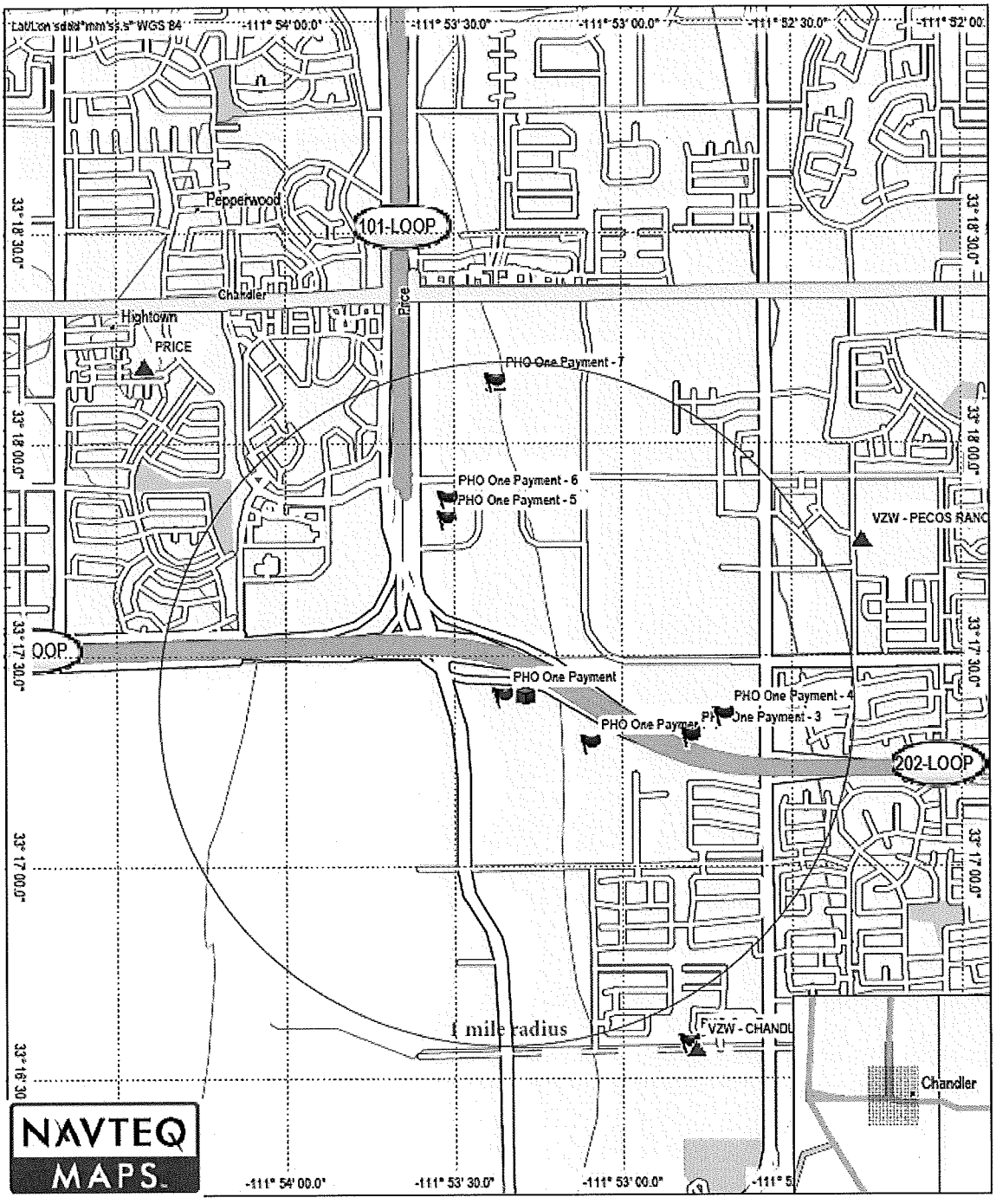
Location and Accessibility/ Circulation System

The proposed development is be accessible utilizing an existing apron from Price Road to the site. The property is fenced and locked. This development will not increase traffic due to it being an unmanned facility. This facility will not have a dedicated space for parking, but plenty of parking is available within close proximity to the facility.

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.

PHO One Payment - Alternative Sites



PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

verizonwireless

young design corp
architecture project management

10245 e via linda suite 211
scottsdale az 85258

480 451 9609 office
480 451 9608 fax

SITE NAME: Price and SR202

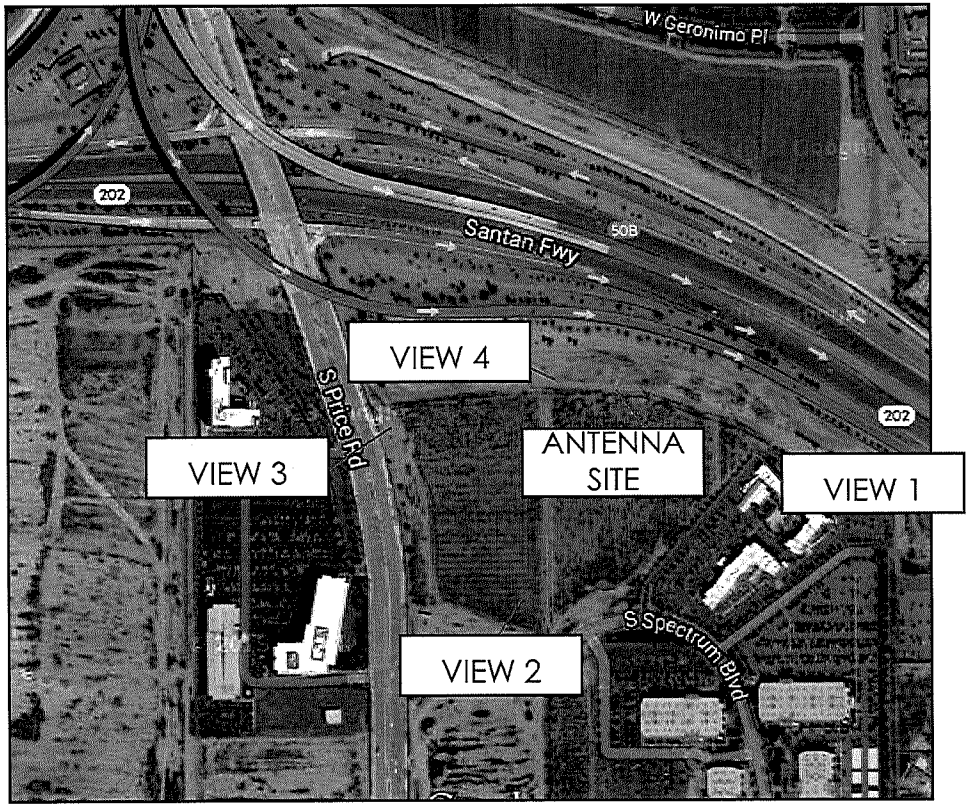
SITE LOCATION: NO PHYSICAL ADDRESS
SE CORNER OF PRICE AND
SR 202
CHANDLER, AZ 85286

DATE: 7/24/2014

APPLICANT: WAVELENGTH MANAGEMENT
2200 E. WILLIAMS FIELD RD. #200
GILBERT, AZ 85295

CONTACT: ROB JONES
(480) 205-0070

SITE LOCATION MAP



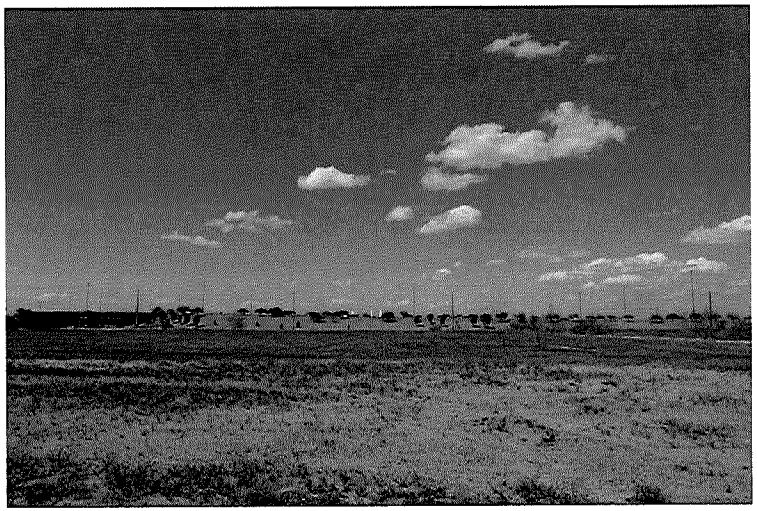
2014 cGOOGLE MAPS

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

EXISTING VIEW -
VIEW 1: LOOKING WEST

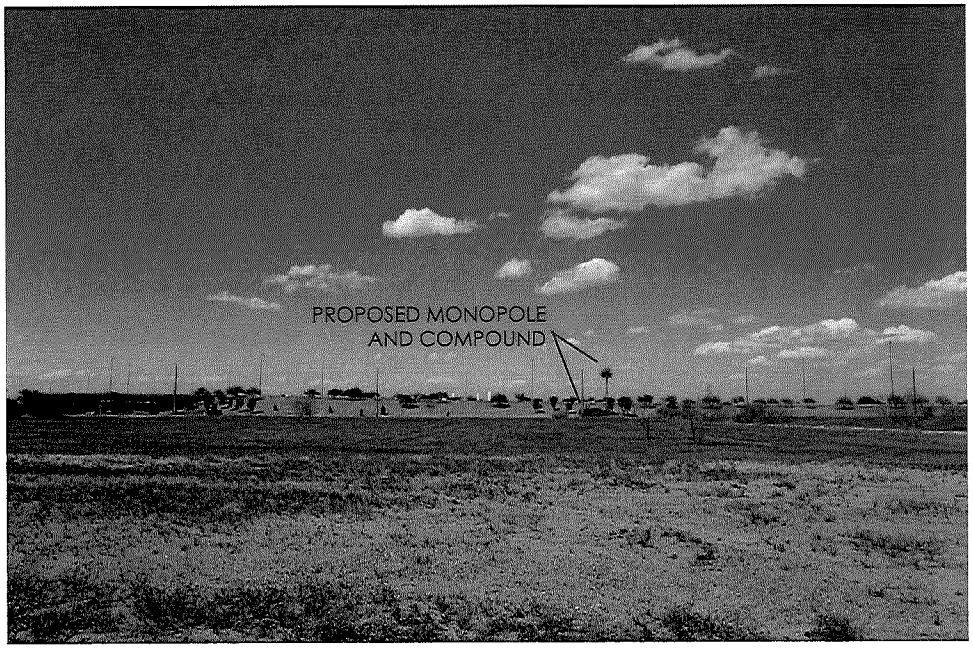
PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING WEST

PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT SHELTER. SURROUNDED BY A 8' CMU SCREENING WALL.



EXISTING VIEW -
VIEW 2: LOOKING NORTH

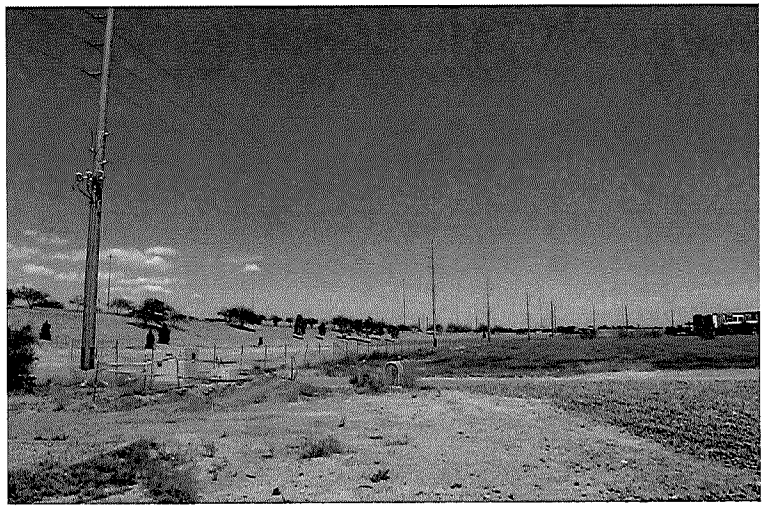
PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING NORTH



PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT SHELTER. SURROUNDED BY A 8' CMU SCREENING WALL.

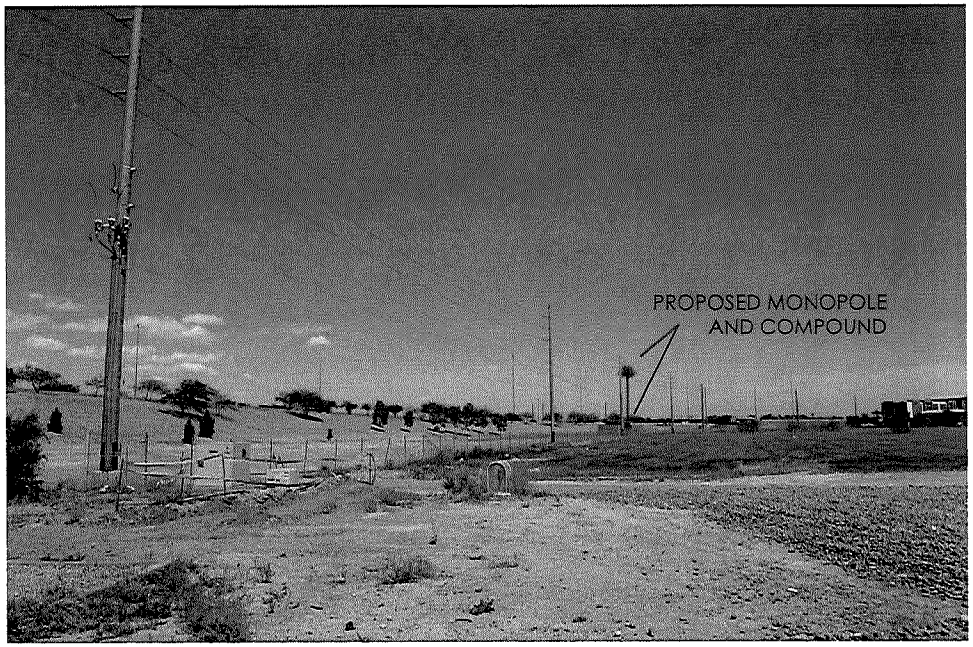
verizonwireless

Price and SR202



EXISTING VIEW -
VIEW 3: LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 3: LOOKING EAST

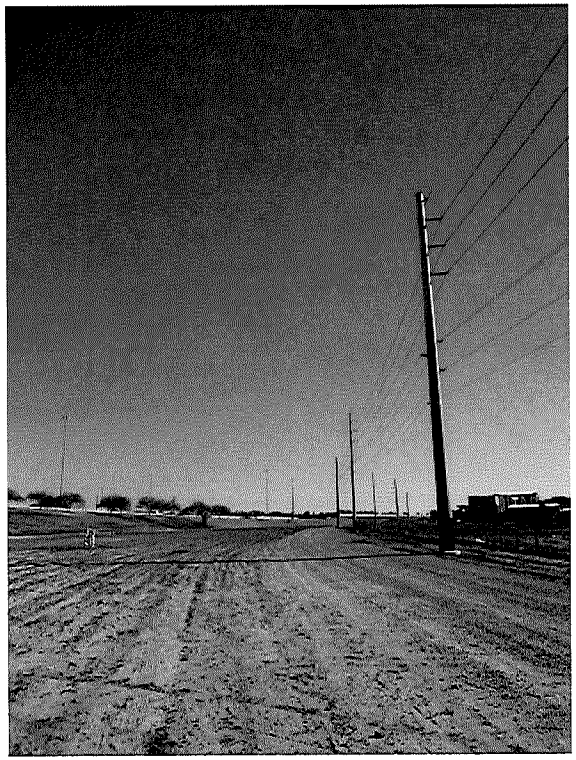


PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT SHELTER. SURROUNDED BY A 8' CMU SCREENING WALL.

young design corp
architecture project management

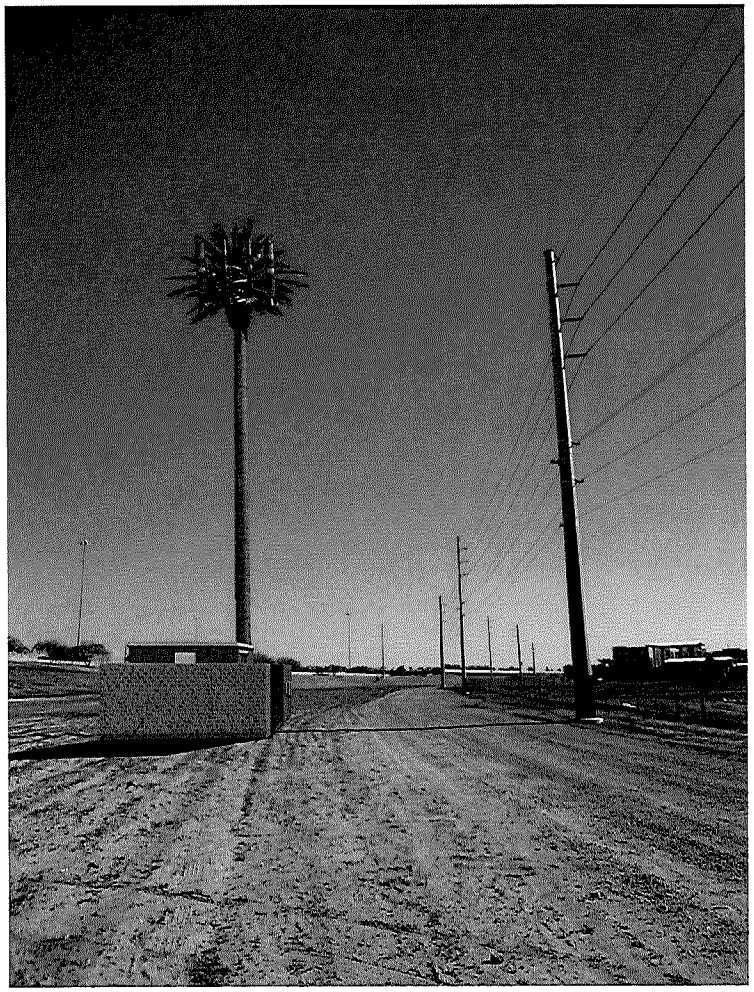
verizonwireless

Price and SR202



EXISTING VIEW -
VIEW 4: LOOKING EAST

PHOTOGRAPHIC SIMULATION
VIEW 4: LOOKING EAST



young design corp
architecture project management

PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT SHELTER. SURROUNDED BY A 8' CMU SCREENING WALL.

ADOT

Intermodal Transportation

Janice K. Brewer, Governor
John S. Halikowski, Director
Jennifer Toth, State Engineer
Robert Samour, Senior Deputy State Engineer, Operations
Dallas Hammit, Senior Deputy State Engineer, Development

July 7th, 2014

City of Chandler
Development Services Department

Subject: Verizon PHO_One Payment

To Whom It May Concern:

After consultation with the Arizona Department of Transportation Phoenix District Engineer, we have determined that ADOT does not support the concept of planting natural palms at or adjacent to the proposed Verizon PHO_One Payment wireless communication facility.

The State of Arizona is traditionally exempt from municipal plans review and approval. We request that the cell tower companies that site their tower on our property go through the plans review process as a courtesy. In this case, it is felt the additional palms would be detrimental to the interests of the State.

We respectfully ask that you take our position into consideration and approve the construction of the facility without the additional landscaping requirement.

Sincerely,

Raul Torres
Manager
Property Management Department
Arizona Department of Transportation

Enclosures (#)