

Board of Adjustment



Staff Report

CASE NUMBER: BA14-049 (PLN2014-00395)
STAFF PLANNER: Tom Ellsworth
LOCATION/ADDRESS: 5765 East McKellips Road
OWNER: The Shoppes at Legacy House, LLC
APPLICANT: James Gardner, Shaw and Associates/Verizon Wireless

REQUEST: *Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district.*

SUMMARY OF APPLICANT'S REQUEST

Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height allowed in the LC zoning district. The applicant is proposing the construction of a 55-foot tall monopalm measured to the top of the palm fronds located within an existing retail development located on the south side of McKellips Road and west of Recker Road.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions of case BA14-049:

- 1. Compliance with the site plans and elevations submitted July 23, 2014 and dated April 29, 2014, except as modified by the following conditions below.*
- 2. The wireless communication facility shall utilize a monopalm design with a maximum height of fifty-five feet (55') to the top of the palm canopy and 46' forty-six feet to the RAD center of the antenna array.*
- 3. The wireless communication facility shall utilize a Faux Date Palm design with a minimum of 65 palm fronds. Palm fronds shall be a minimum of 11-feet in length.*
- 4. Palm tree trunk to have bark cladding material to resemble the bark of a date palm.*
- 5. The antenna array stand-off shall not exceed 24" maximum from the pole.*
- 6. The antennas shall not exceed 2' wide x 9" deep x 8' tall and 1'4" wide x 10" deep x 6'6" tall with two of each size per sector.*
- 7. All antennas, mounting hardware, and other equipment near the antennas shall be painted to match the color of the faux palm fronds.*
- 8. The 16.5' x 42' lease area containing the equipment shelter and generator shall be screened by a 9' tall masonry wall with solid metal gate.*
- 9. Provide and maintain two natural living Phoenix Canariensis (minimum 35' high) - Date Palms within the landscape planter surrounding the equipment enclosure (within 20' of the enclosure) to help camouflage the proposed wireless communication facility.*
- 10. The operator of the monopalm shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.*
- 11. Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the gate of the fence identifying the facility operator(s), operator's address, and 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.*
- 12. Maintenance of the facility shall conform to the requirements of Zoning Ordinance Section 11-35-5.1.*
- 13. No later than 90 days from the date the use is discontinued or the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition*

as shown on the plans submitted with the original approved application. The owner or his agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.

14. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

SITE CONTEXT

CASE SITE:	Existing abandoned utility substation – zoned LC
NORTH:	Existing development – zoned LC
EAST:	Existing church parking area – zoned RM-4
SOUTH:	Existing church – zoned LC
WEST:	(across Horne) Existing multi-residence development– zoned RM-4

STAFF ANALYSIS FINDINGS:

1. The requested Special Use Permit (SUP) would allow the placement of 55-foot high monopalm adjacent to the east property line of the existing retail development. The mono-palm and associated ground-mounted equipment including emergency generator would be located within a 16.5' x 42' screened area. The applicant has proposed to surround the shelter and generator with an 8' tall CMU wall.
2. The wireless communication facility has been proposed to address "both capacity deficiencies and a gap in coverage." Approval of a SUP for this monopalm requires finding that the wireless communication facility is compatible with and not detrimental to surrounding properties and is consistent with the General Plan and other recognized plans and policies approved by the City Council.
3. Wireless communication facilities that exceed the maximum height permitted, are an allowed use in the LI Zoning District subject to granting of a Special Use Permit. In addition, the Zoning Ordinance includes location, design, and operation requirements.
4. Location Preferences: The Zoning Ordinance provides a ranked listing of preferred locations for new wireless communication facilities. Top preference is given to placement on existing non-residential structures, such as buildings or utility facilities located more than 300 feet from residential zones; followed by co-location on existing wireless communication facilities. When such locations are not available, locations within industrial zones are preferred, followed by stealth applications in commercial zones, then stealth applications in residential zones.

The applicant evaluated existing verticality within the search radius, and has determined that there are no structures that can be used to address the specific coverage gap. Staff has completed an informal review of verticality, and concurs with the applicant's assessment.

5. Design Preferences: The Zoning Ordinance provides a ranked listing of preferred design approaches for new wireless communication facilities. Top preference is given architecturally integrated building mounted antennas, such as steeples, chimneys, and cupolas, followed by building mounted antennas concealed by faux-structures, then antennas directly mounted to building and visible, but artistically integrated into the structure. When building mounted locations are not available, freestanding structure designs such as sculptures and clock towers are preferred, followed by freestanding stealth trees, then freestanding monopoles.

The applicant has requested the use of a freestanding monopalm with a height of 46' feet to the RAD center of the antennas (55-feet to top of palm fronds). A monopalm design was chosen by the applicant as the best method to blend into the surrounding environment, noting the real palms existing within the adjacent retail center across June Street. However, there are not palm trees within the retail center on this side of June Street; therefore, Staff is recommending a condition of approval that two natural living Phoenix Canariensis (minimum 35' high) - Date Palms be provided and maintained within the landscape planter surrounding the equipment enclosure (within 20' of the enclosure) to help camouflage the proposed wireless communication facility.

6. Location of Facilities: The Zoning Ordinance requires that within commercial districts, new freestanding antenna structures may be located within 1,000 feet of another freestanding facility, provided a stealth camouflaged design is used.

As noted above, the applicant has proposed a monopalm design and stated the existing 60-foot tall monopalm located 80-feet from the proposed monopalm on the site is not co-locatable without affecting the stealth design. In addition, the existing towers within a two-mile radius are not viable as they do not meet the coverage objective or does not provide the needed coverage within Verizon's search ring.

7. Height of Facilities: Consistent with the Zoning Ordinance requirements, ground-mounted equipment will be screened by an eight-foot high CMU wall painted to match surrounding development.

The applicant's request proposes an 8' tall CMU wall to surround the equipment shelter and emergency generator.

8. Required Separation and Setbacks: Alternative antenna structures, such as a monopalm, must be setback from residential uses a distance equal to the height of the structure plus one foot and setback from streets a distance equal to the height of the structure plus one foot.

The proposed wireless communication facility is located 40-feet from East June Street, and is located more than 260 feet from the nearest residential property, which is located across East June Street.

9. Design Standards: The Zoning Ordinance provides several standards to help ensure antennas, antenna support structures, and related equipment are located, designed, and screened to blend with the existing natural or built surroundings. Specific to the use of a monopalm design, these standards help ensure that faux-trees actually camouflage the wireless facility by requiring that antennas and antenna support structures not extend beyond the outside edge of the faux-palm fronds.

Staff has concerns that the three-sector, three antennas per sector antenna array will not be sufficiently camouflaged by the faux-palm fronds as each sector will have an overall width of 9' wide and will be over 30" from the pole. Staff has recommended a condition of approval to increase the length of the palm fronds to 11' and a maximum standoff of 24" to ensure the palm fronds adequately screen the antennas

ORDINANCE REQUIREMENTS:

See Appendix "A" for:

Zoning Ordinance, Section 11-35-5 – Location, Design, and Operation Requirements

Zoning Ordinance, Section 11-70-5 – Special Use Permit:

PHO TYSMAN PROJECT NARRATIVE

Purpose of Request

Shaw & Associates (OBO Verizon Wireless) is requesting to construct a Wireless Communication Facility (WCF) at 5741 E. McKellips Rd. Mesa, AZ 85205 (parcel number 141-44-742). The proposed location for the WCF is at the Shoppes at Legacy, a shopping center on the southwest corner of McKellips Rd. and June St. The property is zoned commercial and is already intensely developed with a high-density retail use.

Site Information

The WCF will consist of the placement of 12 panel antennas on a new monopalm. The monopalm will be equipped with 65 fronds in order to camouflage the antennas. The antennas will be divided up into 3 sectors of 4 antennas each and will face north, southeast and southwest. The height of the new monopalm structure will be 55 feet at the top of the fronds and the antennas will be placed at a mounting height of 46 feet, the minimum height necessary to achieve the coverage objective. The radio equipment will be contained in a 7' x 13' pre-fabricated, state-approved equipment shelter that will be placed inside of the proposed 42' by 16' lease area. The backup emergency generator will be located within the equipment shelter. Power and fiber optic connections are close by and no additional access road is needed for ingress/egress to the site.

Generator

The generator proposed for this site is a whisper quiet unit with a level 2 acoustic enclosure and will only operate in the event of a power outage and about 30 minutes per week on a preprogrammed day and time that is most convenient for the property owner and the City of Mesa. The generator will cycle on automatically at this preprogrammed time to ensure it remains operational and capable of powering the site in the event of a power outage. There are batteries located inside the equipment cabinet, however, they only last between 2 to 8 hours depending on the time of year (the air conditioning units operate substantially more during the summer and drain the batteries faster than in the winter). Many businesses, as well as homeowners, throughout the City of Mesa use back-up generators to ensure their business operations continue during power outages and perishables don't spoil.

The noise level of the generator is nominal when considering its low decibel rating, the small amount of time it operates each week, and its close proximity to McKellips Rd., a busy street utilized by many conventional gas and diesel fueled vehicles throughout the day. The ambient noise of McKellips Rd. will essentially drown out the generator noise, particularly if the generator is programmed for its test cycles during high traffic times. When operating, the noise level is equivalent to a household vacuum cleaner or washing machine (i.e. about 70 decibels) and a person can have a normal conversation within a few feet of the unit. It should be noted here that the generator (and the rest of the site) is located approximately 240 feet from the nearest residentially zoned parcel, and is enclosed within an eight-foot tall walled compound to dampen noise. When one considers the safety, commerce, and convenience aspects that the site will provide to travelers and residents in the area in the event of a widespread power outage, any perceived disadvantages at this location become de minimus.

Every generator installed by Verizon Wireless is pressure tested by the manufacturer and warranted against fuel spills. When Verizon receives a generator from the manufacturer it is pressure tested again by Verizon personnel before being deployed to a site. Additionally, every generator is doubled walled with an interior wall inside the main tank to protect against spillage. The inner wall is monitored remotely at the Network Operations Center (NOC), which monitors all happenings at the site, and an alarm sounds in the event of an inner tank rupture and when/if the fuel gets low. The NOC is staffed 24/7 and Verizon will know immediately if there is a fuel tank leak. Verizon Wireless is very risk averse to environmental issues and with thousands of generators nationwide they must and do have a highly reliable safety program. In the unlikely event of a fuel leak, Verizon will indemnify and hold harmless the property owner against any resulting environmental or other damage and will be responsible for remediation at the site.

Speaking generally, back-up generators have proven to be invaluable during many catastrophic events, most notably during Hurricane Sandy in New Jersey and, of course, Hurricane Katrina on the Gulf Coast. These storms created major power outages over large areas and back-up generators kept the wireless cell sites operating allowing critical communication for first responders, victims, government agencies and the citizens of those communities. But natural disasters are not the only cause of major power outages. There have been several major power grid failures in the United States in recent years. For example, in 2003 in the Midwest and Northeast there was an outage that put 50 million people out of power. In 2005, a major power outage struck Los Angeles, and in 2011 a major power outage struck San Diego, Baja California, and portions of Arizona causing millions to lose power. All of these occurrences were thought to be unthinkable and yet they still occurred. And the fact remains that U.S. transmission lines remain vulnerable to cascading power failures despite existing safeguards - not to mention their vulnerability to domestic or international terrorist attacks.

Verizon Wireless, unlike most of the other wireless carriers, has been equipping its sites with back-up generators nationwide for many years in an effort to ensure its network is as disaster-proof as possible. Verizon views generators as a critical site component because it realizes that when the power goes out, that's when the network is needed the most. The list of safety concerns and problems that arise shortly after major, and even minor outages is massive and self-evident. Without back-up generators the network will fail at the least opportune time.

Existing Property Uses

The parcel, 141-44-742, is currently zoned LC (Light Commercial) and is currently occupied by 3 commercial/retail buildings. The parcel is owned by The Shoppes at Legacy, and the property owner has given express written permission to apply for this use. The parcel is surrounded by commercial zoning on all sides.

Compatibility with Surrounding Area

The proposed WCF is compatible with the surrounding area because it will be extensively camouflaged and will be placed near the major thoroughfare of McKellips Rd. The generator will also be completely screened from view by the equipment cabinet and noise impacts mitigated by the proximity to the major arterial.

The proposed WCF was originally to be located on the north side of McKellips Road at the industrial lot located at 5750 E. McKellips Road. There is already an AT&T monopalm on this lot and Verizon's new monopalm would have been permitted by right had the owner not changed its mind and decided to re-develop the lot. It's also important to note that the Verizon site location that was originally approved by the owner would have placed it only 170 feet from the nearest residential structure and there would have been four such structures within 300 feet of the site. The AT&T palm noted above is only 134 feet from residential structure and has 11 residential structures w/in 300 feet of it.

By contrast, the proposed site at the Shoppes at Legacy will have only one residential structure within 300 feet and such structure is 260 feet from the site.

There is also a T-Mobile monopalm located on the west end of the nearby Fry's Foods just east of the proposed site, and it is only 200 feet from the nearest residential structure and has seven such structures w/in 300 feet of it.

Of the three monopalms, then, the proposed new Verizon site will have the greatest buffering from the nearest residential use and zone, and will also have, by far, the fewest number of residential uses within 300 feet. (i.e. just one). Although the ordinance enumerates a clear preference for siting in industrial zones, the only industrial property within the search area was not willing to lease to Verizon and even if he was interested the proposed site would still be superior to it from a zoning perspective due to the extensive buffering it has from residential uses and zones.

Targeted Construction Date

Verizon would like this proposed facility completed and "on-air" in 2014. The estimated start date at this time is fourth quarter of 2014.



SITE NAME: PHO_TYSMAN

SITE ACQUISITION
 SHAW & ASSOCIATES
 6501 E. GREENWAY PKWY
 STE 103-643
 SCOTTSDALE, AZ 85254
 PHONE (480) 204-1843
 CONTACT RICK SHAW

ARCHITECT
 YOUNG DESIGN CORP
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 SCOTTSDALE, AZ, 85258
 PHONE (480) 451-9609
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SURVEYOR
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 PO BOX 11657
 CHANDLER, AZ, 85248
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 CONTACT RYAN FIDLER

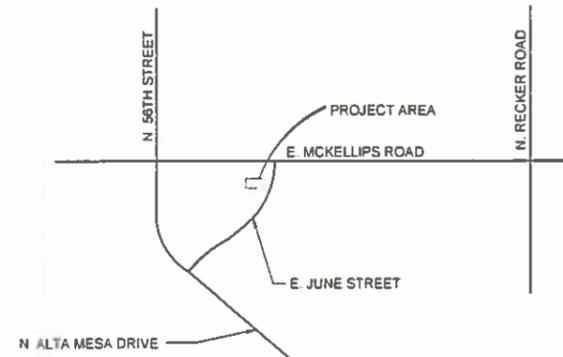
LESSOR / OWNER
 THE SHOPPES AT LEGACY
 5741 E. MCKELLIPS ROAD
 MESA, AZ 85205
 PHONE: (480) 398-2543
 CONTACT DAN DAHL (MANAGER)

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° 27' 04.238" NORTH (NAD83)
 LONGITUDE 111° 42' 23.797" WEST (NAD83)
 ELEVATION 1433.5' A.M.S.L. (NAVD88)



DRIVING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE, HEAD EAST ON W GEMINI DR TOWARD S MAPLE. TURN RIGHT ONTO S MAPLE. TURN LEFT ONTO E GUADALUPE RD. TURN LEFT ONTO S RURAL RD. TURN RIGHT TO MERGE ONTO US-60 E TOWARD GLOBE. TAKE EXIT 186 FOR HIGLEY RD. TURN LEFT ONTO S. HIGLEY RD. TURN RIGHT ONTO E. MCKELLIPS RD. TURN RIGHT

ZONING COMPLIANCE:
 LOCAL JURISDICTION: CITY OF MESA
 ASSESSORS PARCEL: 141-44-742
 ZONING: LC
 USE: TELECOMMUNICATION FACILITY
 PARENT PARCEL AREA: 196,310 S.F.
 PROPOSED LEASE AREA: 667.18 S.F.
 PARKING REQ'D: 0
 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 LESSEE ELECTRICAL SERVICE
 PROPOSED LESSEE OUTDOOR DIESEL DRIVEN 48-kw STAND-BY GENERATOR
 PROPOSED LESSEE WALK-IN SUNWEST EQUIPMENT CABINET
 PROPOSED LESSEE MONOPALM

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS 1	TOPOGRAPHIC SURVEY
LS 2	TOPOGRAPHIC SURVEY
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	SITE ELEVATIONS
Z4	SITE ELEVATION

CLIENT

 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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NO.	DATE	DESCRIPTION
1	4/11/2014	PRELIMINARY REVIEW
2	4/23/2014	REVIEW

ARCHITECTS JOB NO.
 YDC-5392

PROJECT INFORMATION
 PHO_TYSMAN
 5741 E MCKELLIPS ROAD
 MESA, ARIZONA 85205

SHEET TITLE
 TITLE SHEET

JURISDICTION APPROVAL _____

SHEET NUMBER
 T-1

LESSOR'S LEGAL DESCRIPTION (PER ORDER NO: 21400816)
 PARCEL NO. 1:
 PARCEL 2, LEGACY VILLAGE AT MESA, ACCORDING TO BOOK 885 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
 AN EASEMENT FOR PEDESTRIAN AND VEHICULAR CROSS ACCESS, INGRESS, EGRESS, UTILITIES, TEMPORARY CONSTRUCTION AND RECIPROCAL VEHICLE PARKING AS CREATED BY INSTRUMENT IN DOCUMENT NO. 2005-1073985 AND SUPPLEMENT RECORDED IN DOCUMENT NO. 2007-0371278, RECORDS OF MARICOPA COUNTY, ARIZONA.

LESSOR'S LEGAL DESCRIPTION (PER ORDER NO: 21400373)

PARCEL NO. 1:
 PARCEL 4, LEGACY VILLAGE AT MESA, ACCORDING TO BOOK 885 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

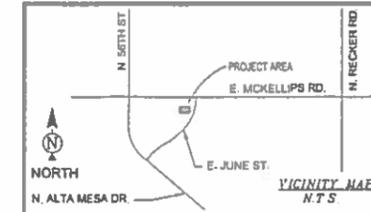
PARCEL NO. 2:
 AN EASEMENT FOR PEDESTRIAN AND VEHICULAR CROSS ACCESS, INGRESS, EGRESS, UTILITIES, TEMPORARY CONSTRUCTION AND RECIPROCAL VEHICLE PARKING AS CREATED BY INSTRUMENT IN DOCUMENT NO. 2005-1073985 AND SUPPLEMENT RECORDED IN DOCUMENT NO. 2007-0371278, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR NOTES

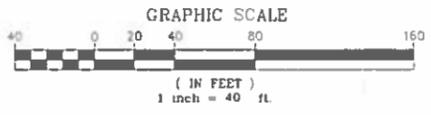
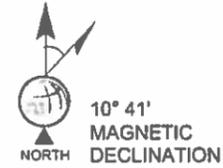
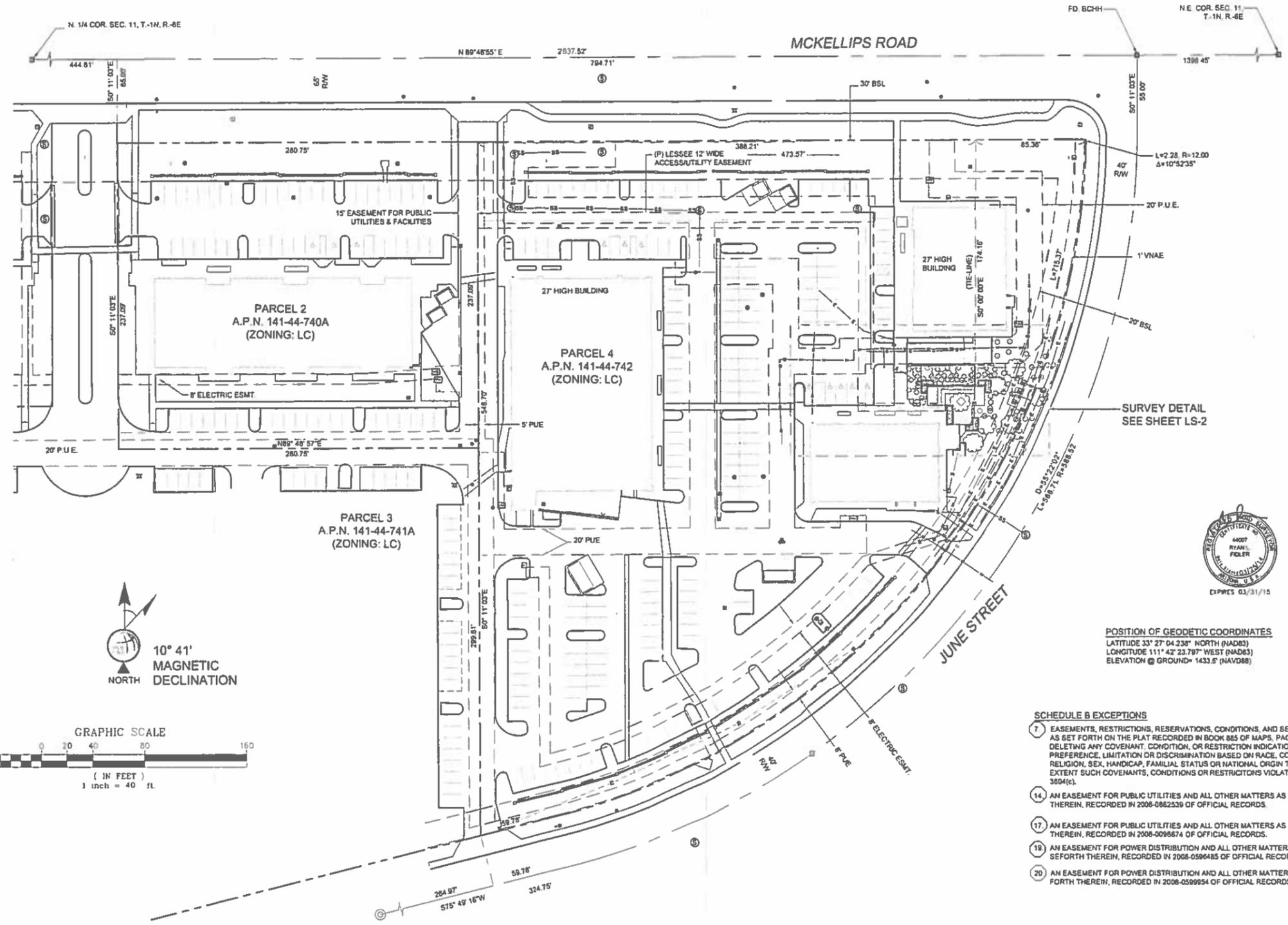
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO. 21400816 EFFECTIVE DATE: 02/14/14, AND ORDER NO. 21400373 EFFECTIVE DATE: 01/22/14.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. 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 GEDID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 03/14/14.



DRIVING DIRECTIONS
 HEAD EAST ON STATE ROUTE 202 TAKE THE EXIT FOR HIGLEY RD. AND HEAD SOUTH TAKE A LEFT ON E. MCKELLIPS RD. ONCE PAST N 56TH ST. TURN RIGHT ONTO THE SECOND DRIVE THE SITE IS LOCATED BETWEEN AUTOZONE AND THE ADJACENT BUILDING.



POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 27' 04.238" NORTH (NAD83)
 LONGITUDE 111° 42' 23.797" WEST (NAD83)
 ELEVATION @ GROUND= 1433.5' (NAVD88)

- SCHEDULE B EXCEPTIONS**
1. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 885 OF MAPS, PAGE 40, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).
 14. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2006-0862539 OF OFFICIAL RECORDS.
 17. AN EASEMENT FOR PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2006-0098674 OF OFFICIAL RECORDS.
 18. AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2008-0596485 OF OFFICIAL RECORDS.
 20. AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2008-0599954 OF OFFICIAL RECORDS.

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architecture / project management
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 E-mail: corp@youngdesign.com

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REVISIONS		
NO.	DATE	DESCRIPTION
1	XXXX/XX	DESCRIPTION

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 Land Survey & Mapping Solutions
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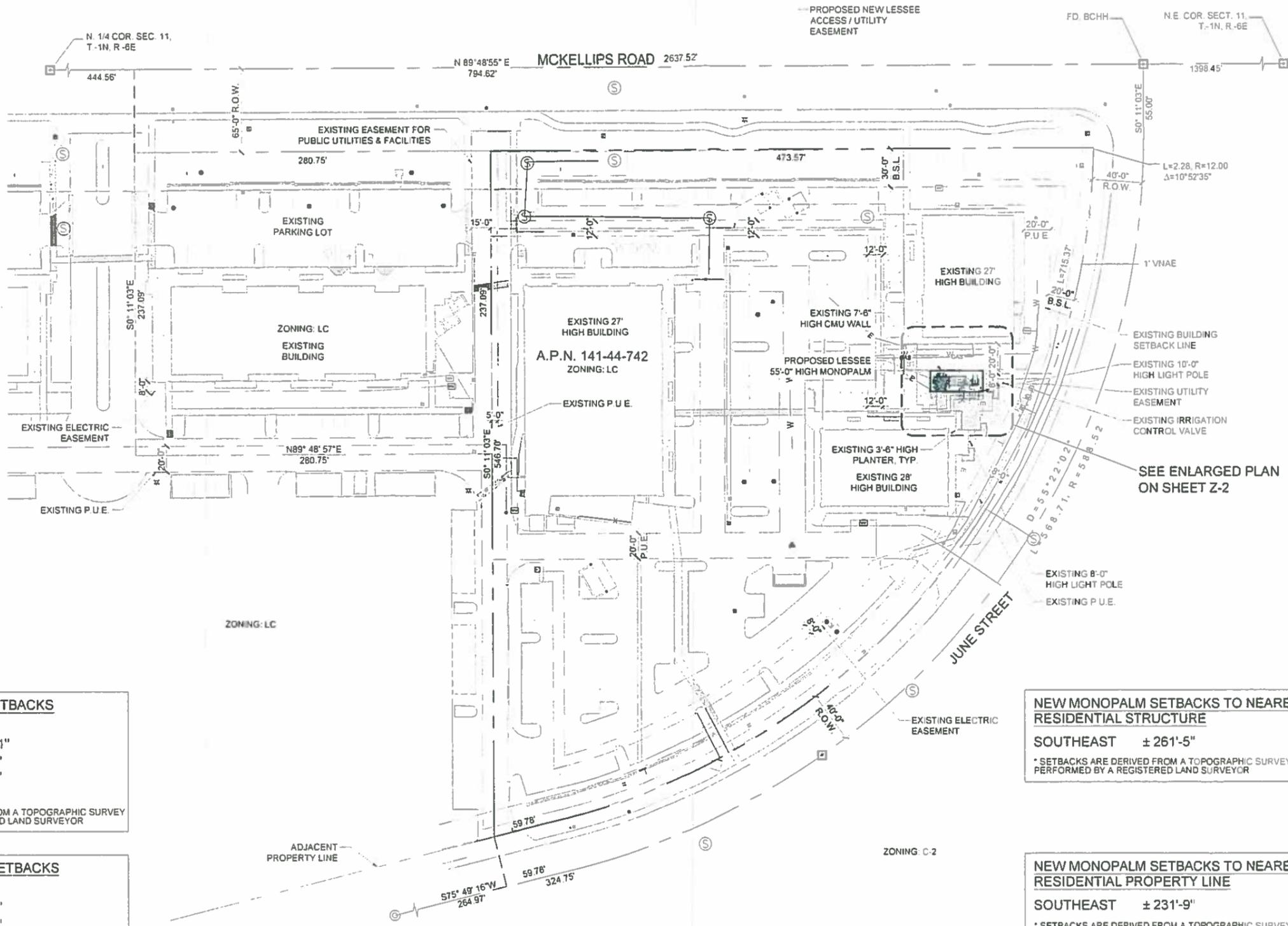
PROJECT No:
 09006593

SITE NAME:
 PHO TYSMAN

SITE ADDRESS:
 5741 E. MCKELLIPS
 MESA, AZ 85205

SHEET TITLE:
 SITE SURVEY

SHEET NO.	REVISION:
LS-1	



NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH ± 182'-11"
 SOUTH ± 149'-0"
 WEST ± 354'-8"
 EAST ± 84'-0"

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

NEW LEASE AREA SETBACKS TO PROPERTY LINE

NORTH ± 174'-0"
 SOUTH ± 152'-6"
 WEST ± 345'-9"
 EAST ± 54'-4"

PERFORMED BY A REGISTERED LAND SURVEYOR

NEW MONOPALM SETBACKS TO NEAREST RESIDENTIAL STRUCTURE

SOUTHEAST ± 261'-5"

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

NEW MONOPALM SETBACKS TO NEAREST RESIDENTIAL PROPERTY LINE

SOUTHEAST ± 231'-9"

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



CLIENT

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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NO.	DATE	DESCRIPTION
1	4/7/2014	PRELIMINARY REVIEW
2	4/19/2014	PLCT

ARCHITECTS JOB NO.
 YDC-5392

PROJECT INFORMATION

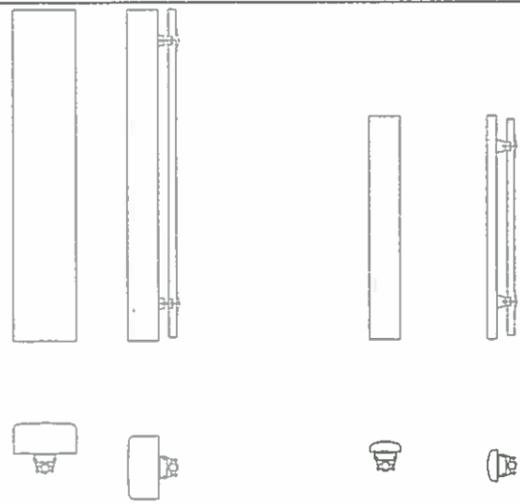
PHO_TYSMAN

5741 E. MCKELLIPS ROAD
 MESA, ARIZONA 85205

SHEET TITLE
 SITE PLAN

JURISDICTION APPROVAL _____

SHEET NUMBER
 Z-1



ANTENNA SPECIFICATIONS

4

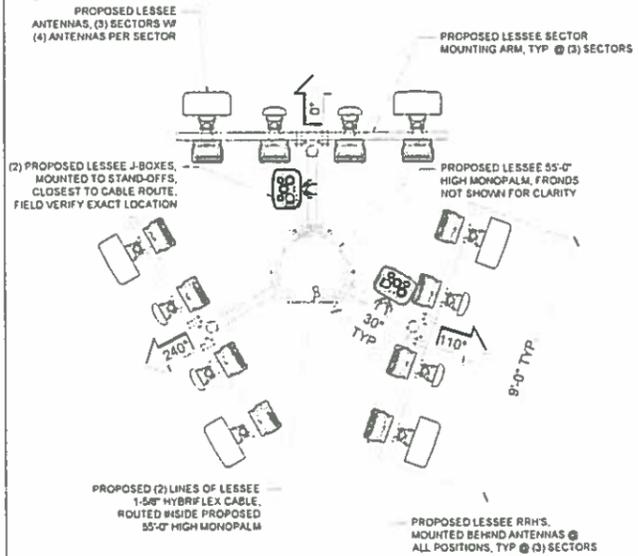
COAXIAL CABLE TABLE				
SECTOR	AZIMUTH	CENTERLINE QTY.	SIZE	TYPE
ALPHA	0°	45'-0"	7/8"	AVA5-50
BETA	110°	45'-0"	7/8"	AVA5-50
GAMMA	240°	45'-0"	7/8"	AVA5-50
		45'-0"	2 1-5/8"	8X12 HYBRID CABLE

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

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

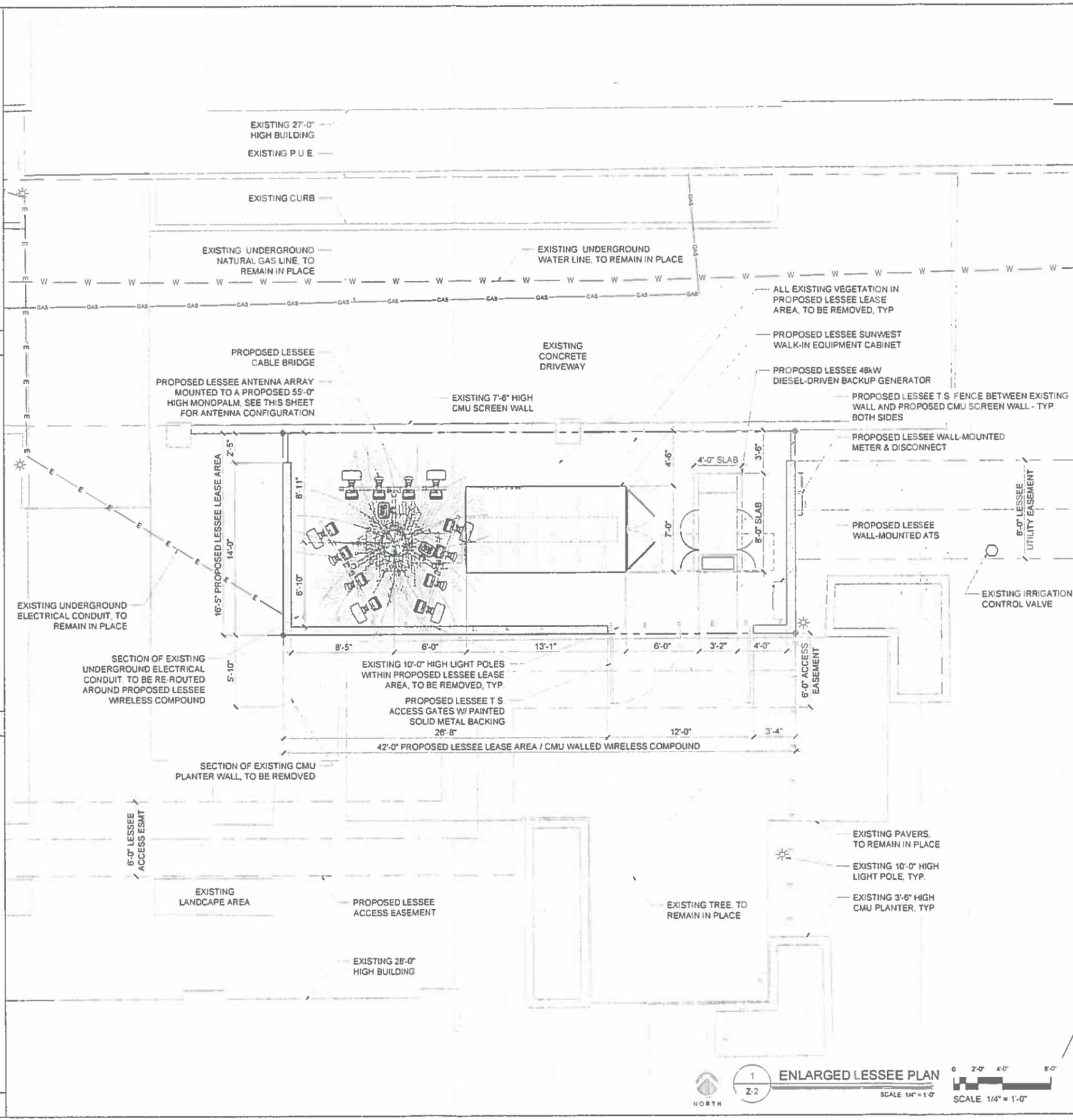
COAX CABLE INFORMATION

3



NEW ANTENNA CONFIG. - 45' CL

2



CLIENT

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

2045 E. ...
480-451-8809

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1982
RONALD C. YOUNG
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA, U.S.A.
EXP. 12/31/14

NO.	DATE	DESCRIPTION
1	4/27/2014	REVISED
2	4/29/2014	REVISED

ARCHITECTS JOB NO.
YDC-5392

PROJECT INFORMATION

PHO_TYSMAN

5741 E. MCKELLIPS ROAD
MESA, ARIZONA 85205

SHEET TITLE
**ENLARGED SITE PLAN
SITE DETAILS**

JURISDICTION APPROVAL _____

SHEET NUMBER
Z-2

CLIENT



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

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

FACILITIES SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY



Young design corp
 Architecture & Engineering
 10245 N. 24th Street, Suite 400
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 e-mail: corporate@ydc.com

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NO.	DATE	DESCRIPTION
1	4/1/2014	PRELIMINARY REVIEW
2	4/29/2014	REVISION

ARCHITECTS JOB NO.
YDC-5392

PROJECT INFORMATION

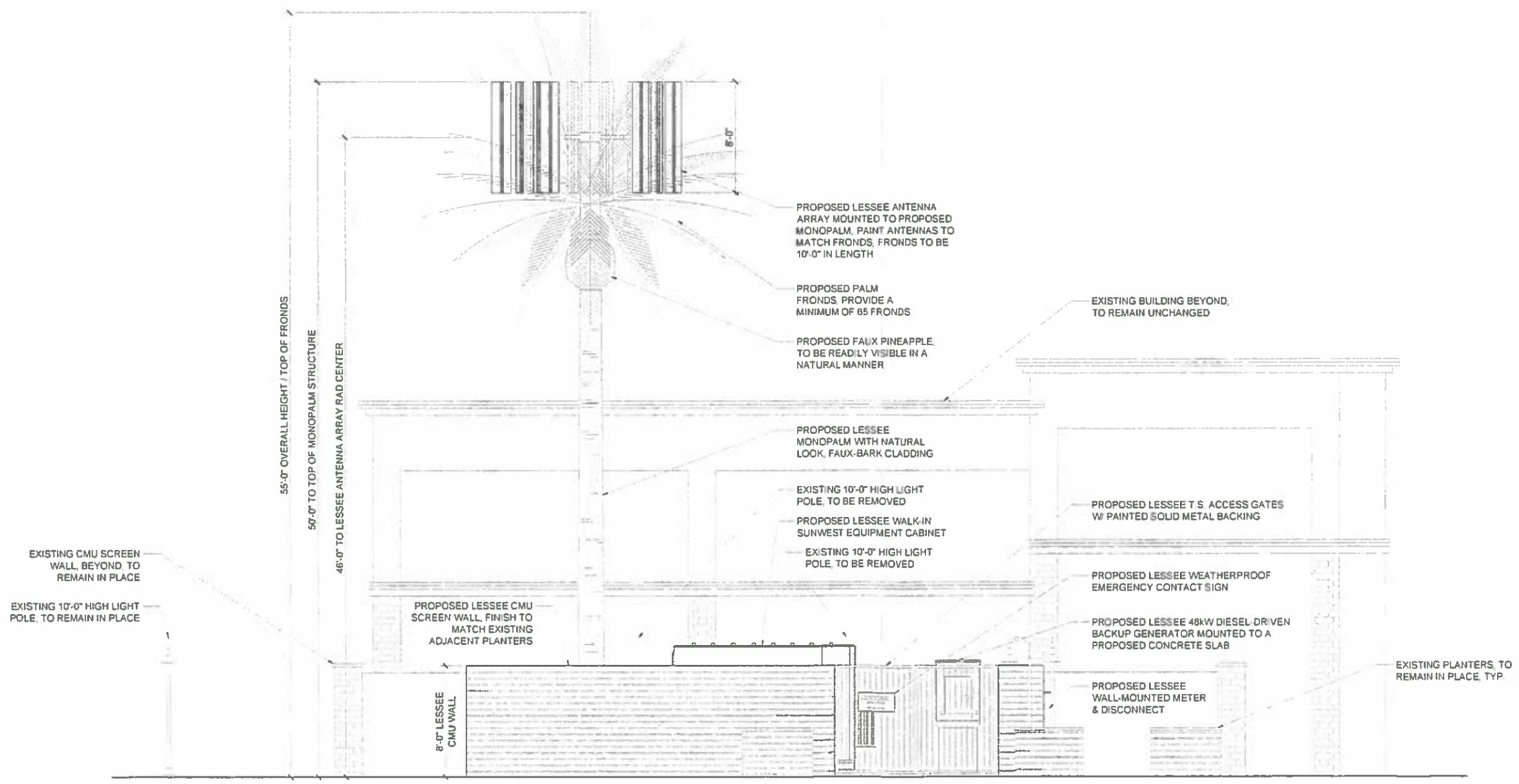
PHO_TYSMAN

5741 E MCKELLIPS ROAD
 MESA, ARIZONA 85205

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3



1 PROPOSED SOUTH ELEVATION
 Z-3 SCALE 1/4" = 1'-0" SCALE 1/4" = 1'-0"

CLIENT



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

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

FACILITIES SIGNATURE _____

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PLANS PREPARED BY



young design corp
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 MESA, ARIZONA 85205
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1988
RONALD C. YOUNG
 ENGINEER
 ARIZONA
 EXP. 12/31/14

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NO.	DATE	DESCRIPTION
1	4/7/2014	PRELIMINARY REVIEW
2	4/29/2014	PILOT

ARCHITECTS JOB NO.
YDC-5392

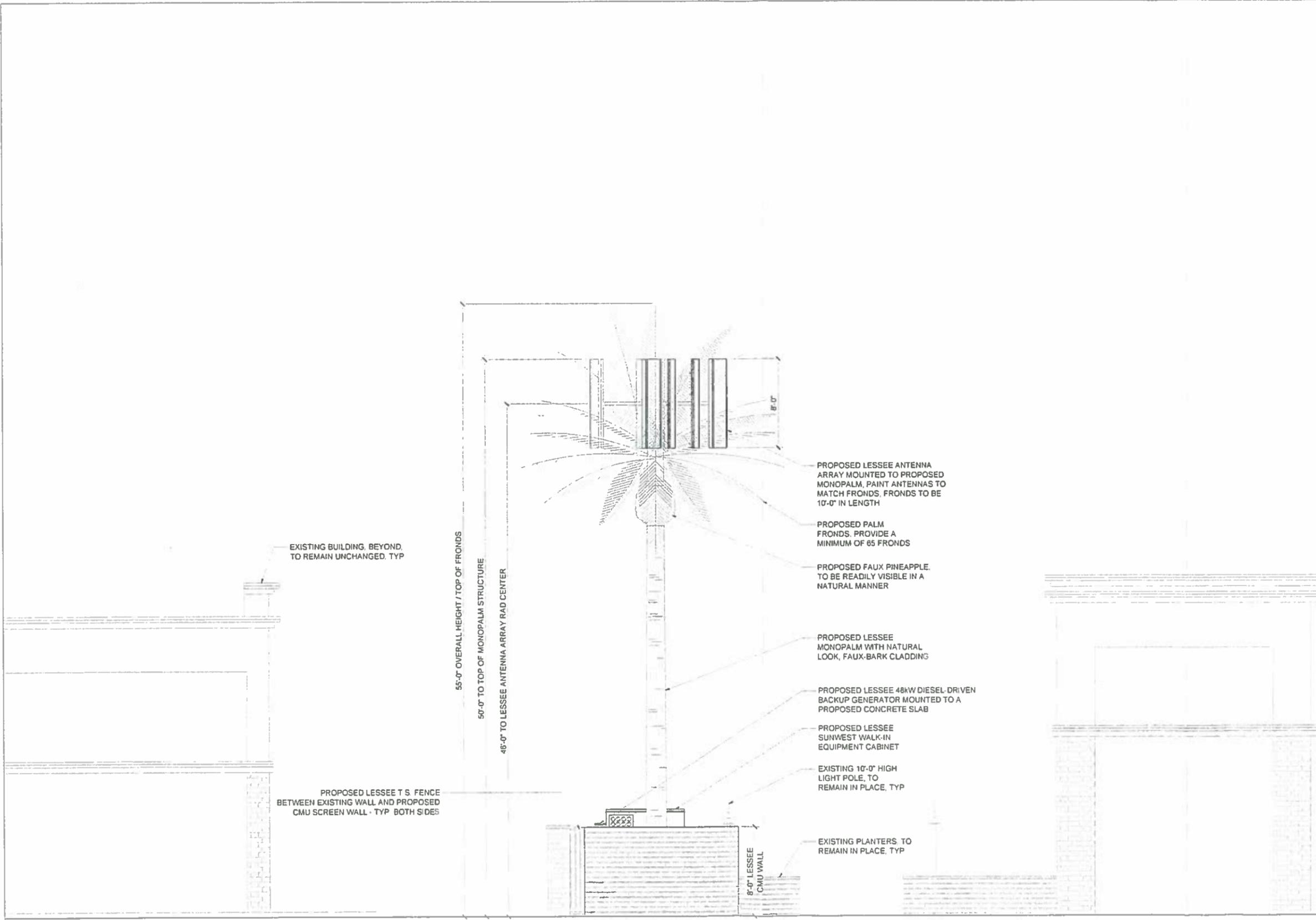
PROJECT INFORMATION

PHO_TYSMAN
 5741 E MCKELLIPS ROAD
 MESA, ARIZONA 85205

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1 PROPOSED WEST ELEVATION



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