Board of Adjustment

mesa·az

Staff Report

CASE NUMBER:	**BA15-008 (PLN2015-00067)**
STAFF PLANNER:	**Kim Steadman**
LOCATION/ADDRESS:	**3630 E. Southern Avenue**
OWNER:	**PWREO Val Vista & Southern LLC**
APPLICANT:	**Smartlink – Robin Muller**

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 mono-palm, measured to the top of the palm fronds, located within an existing retail development located on the northeast corner of Southern Avenue and Val Vista Drive.

STAFF RECOMMENDATION

*Staff recommends **approval with the following conditions** of case BA15-008:*

1. *Compliance with the plans and elevations dated March 27, 2013, except as modified by the following conditions below.*
2. *Removal of all equipment from the abandoned monopole.*
3. *Installation of new carrier equipment on the abandoned monopole within 90 days of discontinuance of use, or removal of this structure.*
4. *The proposed wireless communication facility shall utilize a mono-palm design with a maximum height of fifty-five feet (55') to the top of the palm canopy and fifty feet (50') to the RAD center of the antenna array.*
5. *The wireless communication facility shall utilize a Faux Date Palm design with a minimum of 65 palm fronds. Palm frond lengths shall be (45) at 9' and (20) at 7'.*
6. *Palm tree trunk to have bark cladding material to resemble the bark of a date palm.*
7. *The antenna array stand-off shall not exceed 18" maximum from the pole, or shall employ a porcupine type mount to allow a stand-off that exceeds 18".*
8. *The antenna array for each sector shall not exceed an overall width of 5'.*
9. *The antennas shall not exceed 11.9" wide x 7.1" deep x 96" tall with three antennas per sector.*
10. *All antennas, mounting hardware, and other equipment near the antennas shall be painted to match the color of the adjacent faux palm element.*
11. *The lease area containing the ground-mounted equipment shall be screened by a 7'-4" tall masonry wall to match existing, with solid metal gate.*
12. *Provide and maintain two natural living (25' and 35' high) Phoenix Canariensis Date Palms within a landscape area surrounding the equipment enclosure to help camouflage the proposed wireless communication facility.*
13. *New trash enclosure design to meet Engineering standards, including a 24' width.*
14. *The use of the "future generator lease area" requires administrative approval.*
15. *The operator of the mono-palm shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.*

16. *Provide a permanent, weather-proof identification sign, approximately 16" by 32" 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.*
17. *Maintenance of the facility shall conform to the requirements of Zoning Ordinance Section 11-35-5.I.*
18. *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.*
19. *Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

SITE CONTEXT

CASE SITE:	Existing commercial development – zoned LC
NORTH:	Existing multi-residential development – zoned RM2-PAD
EAST:	(across 37th St.) Existing single-residential development – zoned RS-7
SOUTH:	Existing commercial development – zoned LC
WEST:	Existing commercial development – zoned LC

STAFF ANALYSIS AND RECOMMENDED FINDINGS:

1. The requested Special Use Permit (SUP) would allow the placement of a 55-foot high mono-palm in the northeast corner of this site, behind the commercial center.
2. An existing monopole (CT05-012) is being decommissioned by at&t who will locate on the proposed mono-palm. There is a 90-day period for this monopole to be reused under the existing approval.
3. The existing enclosure for ground-mounted equipment is being enlarged, and an adjacent trash enclosure is being relocated to make space for the expansion.
4. The mono-palm and associated ground-mounted equipment including emergency generator would be located within a screened area. A "future generator lease area" is identified on the site plan. This use will require administrative approval.

5. The wireless communication facility has been proposed to address a gap in "LTE indoor signal strength". Approval of a SUP for this mono-palm 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.

6. Wireless communication facilities that exceed the maximum height permitted, are an allowed use in the LC Zoning District subject to granting of a Special Use Permit. In addition, the Zoning Ordinance includes location, design, and operation requirements.

7. <u>*Location Preferences:*</u> 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. This proposal is for a stealth application in a commercial zone.

8. *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. This proposal is for a stealth application in a commercial zone.

9. *Location of Facilities:* The Zoning Ordinance allows new freestanding antenna structures, within commercial districts, to be located within 1,000 feet of another freestanding facility, provided a stealth design is used. The applicant has proposed a mono-palm as the stealth design for the new pole. The existing, abandoned pole is 47'-6" tall with previous colocations approved up to 57'-6". The Zoning Ordinance allows 90 days for a new provider to locate on the pole.

10. *Height of Facilities:* The proposed mono-palm is 55' tall. The requested SUP will allow this facility to exceed the 30' height limitation of the LC zoning district.

11. *Required Separation and Setbacks:* Alternative antenna structures, such as a mono-palm, 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 55'-tall mono-palm is located 184 feet from 37th Street, and is located 130 feet from the adjacent residential property, to the north.

12. *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 mono-palm design, these standards help ensure that faux-trees actually camouflage the wireless facility. The proposed number and size of faux palm fronds will screen the antennas to current standards.

    Ground-mounted support equipment will be located within a newly expanded yard that will be screened by a CMU wall to match the height and material of the previously-approved existing wall. The expanded yard requires the relocation of an existing enclosure for dumpsters. The new dumpster enclosure will have to meet the Mesa's Engineering design standards for these structures.

13. *Required Landscaping:* The Zoning Ordinance requires wireless communication sites to include a landscape buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential properties, public right-of-way, path, or trail.

    This site includes a large landscape area with mature trees and shrubs that screen the ground-mounted equipment enclosure. Per Code, staff can condition the addition of "secondary plantings of trees similar in appearance to the stealth design" to mitigate the visual impact of the mono-palm. Staff proposes the addition of two living palm trees in the adjacent landscape area for this purpose.

ORDINANCE REQUIREMENTS:

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

The following requirements apply to all wireless communications facilities that are not exempt from regulation under this Chapter unless the decision-making authority approves a Special Use Permit pursuant to Chapter 70, Conditional Use Permits.

A. *Location Preferences.* The preferred locations for wireless communication facilities are in the following order:
   1. On existing non-residential structures such as buildings, communication towers, or utility facilities located more than 300 feet from a residential zone, without modification to the structures.
   2. On existing signal, power, light or similar kinds of permanent poles located more than 300 feet from a residential zone.
   3. Co-located with existing wireless telecommunication facilities that conform to the requirements of this Ordinance.
   4. Limited, General and Heavy Industrial Districts sites more than 300-feet from a residential zone.
   5. Camouflaged, stealth, or building-mounted facilities in Limited and General Commercial Districts or in Planned Employment Park Districts.
   6. Camouflaged, stealth or building-mounted facilities on non-residential structures, including monopoles, in any Agricultural or Residential District.

B. *Design Preferences.* The preferred design approaches for new wireless communication facilities are in the following order:
   1. Building or structure mounted antennas designed and sited to be completely concealed from view or not readily visible because of integration into design of non-residential buildings or structures erected and approved for use other than as wireless telecommunications support. Examples of antennas completely integrated into the structure include existing parapet replacements, bell towers, steeples, clock towers and cupolas.
   2. Building or structure mounted antennas set back from roof edge, concealed and not visible from the public right-of way or from surrounding residential properties or minor faux-structural alterations. Examples include faux penthouses and parapet additions.
   3. Building or structure mounted antennas below roof-line (façade mount, pole mount) visible from public right-of-way but artistically integrated into the existing structure and painted to match existing structure.
   4. Freestanding camouflaged structures visible from public right-of-way and from surrounding residential properties. Examples include steeples, sculptures and clock towers.
   5. Building or structure mounted antennas above the roof-line visible from public right-of-way or from surrounding residential properties behind frequency-transparent panels.
   6. Freestanding stealth tree, such as mono-palm.
   7. Freestanding monopoles or other antenna towers.

C. *Location of Facilities.* Wireless telecommunication facilities shall be located where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening and in compliance with the following requirements.
   1. No new facility shall be sited on or above a ridgeline.
   2. Within Residential and Mixed Use Districts, no new freestanding antenna structure, including towers, lattice towers, and monopoles, shall be located within 1,000 feet of another freestanding facility unless mounting on a building or co-location on an existing pole or tower is not feasible and techniques have

been used to camouflage, screen, or otherwise minimize the visual impact of the facility to the extent feasible.

3. Within Commercial and Employment Districts, new freestanding antenna structures, including towers, lattice towers, and monopoles, may be located within 1,000 feet of another freestanding facility, provided a stealth or camouflaged design is used.
4. Ground-mounted wireless telecommunication facilities shall be located in close proximity to existing above-ground utilities, such as permanent electrical towers, light poles, trees of comparable heights, and in areas where they will not detract from the appearance of the City.
5. Facilities may only be located on a property zoned for a residential or agriculture use if the antennas, antenna structures, and all related equipment can be sited to comply with the setback and separation requirements of this Chapter. Exceptions of up to 30% of the setback and up to 75% of the separation requirements may be considered as part of a Special Use Permit request when the application includes stealth or camouflaged facilities.

D. *Height of Facilities.* The height limitations for each zoning district applicable to buildings and structures shall apply to all towers and antennas that are not exempt from regulation except as provided in this Chapter. The height of building-mounted antennas shall include the height of that portion of the building on which the antenna is mounted. In determining the height of portable "crank-up" or similar towers whose height is adjustable, the height of the tower shall be the maximum height to which it is capable of being raised.

1. Roof-mounted or facade-mounted antennas proposed on an existing building, or on a tower, pole or other structure shall not extend or project more than 15 feet above the existing height of the building or structure.
2. Antenna support equipment for stand-alone facilities (not attached to a building) shall be screened by a minimum 6-foot high masonry wall unless placed within a fully enclosed building. When placed in a building, the building design shall be no taller than one (1) story or 15 feet in height with elevations designed and constructed in a manner compatible with building designs typically found in the area.
3. Antenna support equipment that is roof mounted shall meet the screening requirements specified in Section 11-30-9 of this Ordinance.

E. *Required Separation and Setbacks.* Antenna structures and antennas that are not exempt from regulation under this Chapter shall be setback from property lines and separated from other antenna structures in compliance with the following requirements.

1. Antenna structures other than alternative antenna structures must be set back from any property in residential use a distance equal to the twice the height of the structure. Alternative antenna structures shall be setback from residential uses a distance equal to the height of the structure plus one (1)-foot.
2. Antenna structures, including alternative antenna structures, must be set back from public right-of-way a distance equal to the height of the structure plus one foot.
3. In Non-Residential Districts, all free-standing antenna structures, except for alternative tower structures, must be at least 1,000 foot feet from another free-standing antenna structure, unless appropriate camouflage or stealth techniques have been used to minimize the visual impact of the facility to the extent feasible and mounting on a building or co-location on an existing facility is not feasible.
4. All wireless communications facilities and related equipment shall comply with the required building setbacks for the zoning district in which the facility is located. However, in no instance shall the facility (including antennae and equipment) be located closer than 5 feet to any property line. Exception: Antenna support equipment that is not placed within enclosed buildings provided the surrounding

security wall complies with the maximum fence height requirements as found in Section 11-30-4, Fences and Freestanding Walls.

F. *Design Standards.* Antennas, antenna support structures, and related equipment shall be located, designed and screened to blend with the existing natural or built surroundings and existing supporting structures.
   1. Facilities that are not camouflage or stealth shall close mount all panel antennas.
   2. Stealth or camouflaged facilities shall not have antenna mounts that extend beyond the outside edge of the materials used to provide the stealth or camouflage design.
   3. When freestanding, non-stealth tower elements are used, antennas and support structures, where utilized, shall be monopole type.
   4. Monopole support structures shall not exceed 4 feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.
   5. Wireless telecommunications facility support structures and antennas shall be a non-glossy color and/or exterior finish so as to minimize visual impacts from surrounding properties. Example: galvanized steel for freestanding, non-stealth facilities; fiberglass artificial bark cladding for stealth tree-like facilities.
   6. All facilities shall be designed and located to minimize their visibility to the greatest extent feasible. All wireless telecommunications facilities proposed for locations where they would be readily visible from the public right-of-way or from the habitable living areas of residential units within 100 feet shall incorporate appropriate techniques to disguise the facility and/or blend into the surrounding environment, to the extent feasible. Facilities shall be compatible in scale and integrated architecturally with the design of surrounding buildings or the natural setting.
   7. No telecommunications antenna or ancillary support equipment shall be located within a front or corner side setback except for facilities that are completely placed within sub-grade vaults no higher than the maximum height of a fence within a street or front setback, pursuant to Section 11-30-4, Fences and Freestanding Walls.
   8. Support structures and site areas for wireless telecommunications antenna shall be designed and of adequate size to allow at least one additional wireless service provider to co-locate on the structure. Stealth facilities are exempted from this requirement.
   9. Towers shall not be artificially lighted unless required by the FAA or other applicable government authority. All objects affecting navigable airspace must comply with Federal Aviation Regulation Section 77 and must be in conformance with the current restrictions for land within one mile of a runway.
   10. All proposed fencing shall be constructed of masonry, and provide decorative texture, color and design in a manner compatible with the adjacent buildings and properties within the surrounding area and shall be designed to limit graffiti.
   11. Within the Desert Uplands area, as defined on page 33 in Section 9-6-5(A) of the Mesa City Code, Desert Uplands design standards shall apply, including compatibility of stealth and camouflage facilities with the list of approved landscape plant materials.

G. *Required Signs.* A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, must be placed on the gate of the fence surrounding the facility or, if there is no fence, on the facility itself. The sign must identify the facility operator(s), provide the operator's address, and specify a 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.

H. *Required Landscaping.* Sites with antennas, antenna support structures, and related equipment shall be landscaped with a buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential property or from any public right-of-way, path or trail.

1. The standard buffer shall consist of a continuous landscaped strip with a minimum radius of 4 feet around the perimeter of the installation.
2. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, towers sited on large lots, natural vegetation around the property perimeter may serve as a sufficient buffer.
3. Street trees and other landscaping may be required for telecommunications facilities proposed on lots lacking street frontage landscaping.
4. As determined by the context of the site and design preference proposed, additional landscaping, such secondary plantings of trees similar in appearance to the stealth design of the telecommunications facility, may be conditioned as part of the approval to mitigate the visual impact of the facility.

I. *Operation and Maintenance Standards.* All wireless communications facilities shall at all times comply with the following operation and maintenance standards.
   1. Wireless telecommunications facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter, graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than 48 hours from the time of notification by the City.
   2. The owner or operator of a facility shall be responsible for maintaining landscaping in accordance with the approved landscape plan and for replacing any damaged or dead trees, foliage, or other landscaping elements shown on the approved plan. Amendments or modifications to the landscape plan shall be submitted to the Zoning Administrator for approval.
   3. Each facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas.
      a. Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays.
      b. All air conditioning units and any other equipment that may emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations in Title 6, Chapter 12 of the Mesa City Code.
      c. Backup generators shall only be operated during periods of power outages or for testing. Any testing of the backup generators should occur during daylight hours.
      d. For the protection of emergency response personnel, each telecommunications facility shall have an on-site emergency "kill switch" to de-energize all RF-related circuitry and components at the site. For collocation facilities, a single "kill switch" shall be installed that will de-energize all carriers at the facility in the event of an emergency.

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

A. *Special Use Permit (SUP).* A SUP is a discretionary permit issued by the Zoning Administrator or Board of Adjustment.
B. *Uses Subject to Special Use Permits.* Uses requiring a SUP are established in the use tables in Chapters 4 through 11.
C. *Permit Requirements.* Permit requirements for some uses requiring a SUP are provided in Chapter 31, Standards for Specific Uses and Activities.

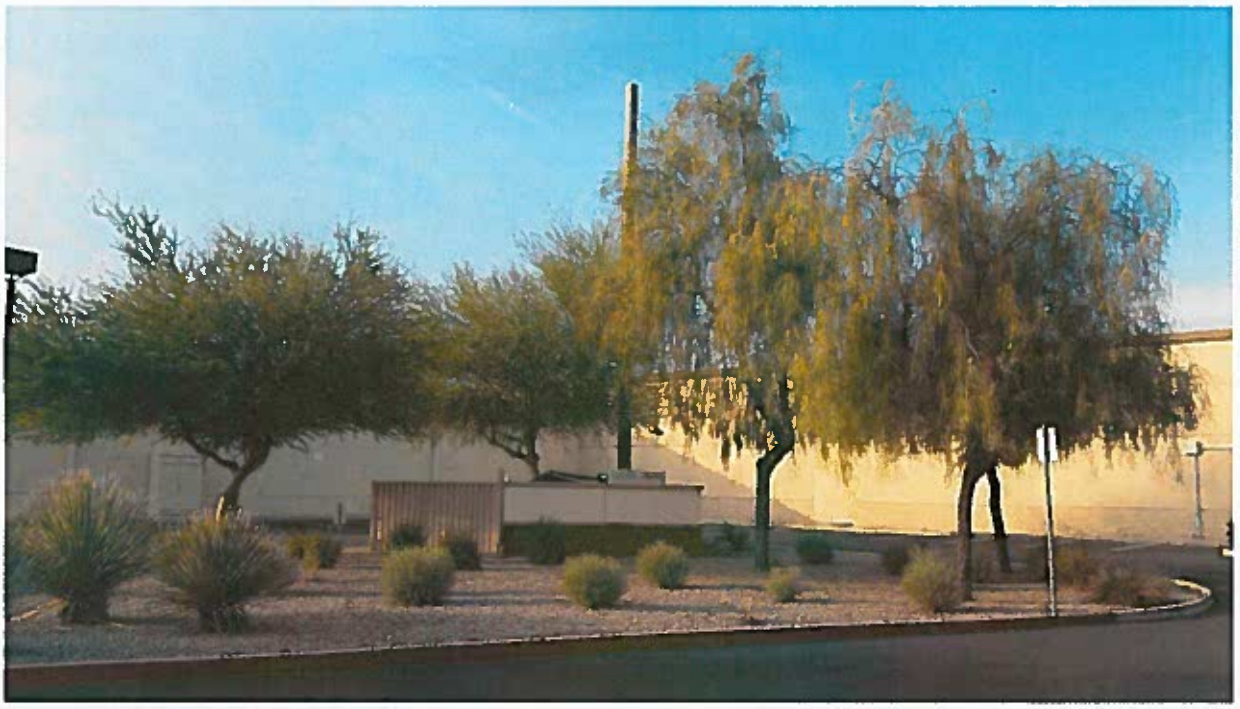
D. *Permit Application and Procedures.* The procedures for review and consideration of a SUP are as provided in the Chapter 67, Common Procedures, except a citizen participation plan and report is not required.

E. *Required Findings.* A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. It if is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

F. *Revocation of Special Use Permits.* A Special Use Permit granted pursuant to this Chapter may be suspended, revoked, or modified by the Zoning Administrator, after holding a public hearing to determine whether any condition, stipulation, or term of the approval of the Use Permit has been violated. At least 30-days notice shall be provided prior to the public hearing, and all of the noticing and hearing requirements of Chapter 67 shall apply.

smartlink



P372 SOUTHERN AVE/S. VAL VISTA DR
3630 East Southern Avenue, Mesa, AZ 85206

January 14, 2015

TO: City of Mesa – Development Services Division
RE: Zoning/ Administrative Review for WCF (Wireless Communications Facility")
P372 SOUTHERN AVE/S. VAL VISTA DR
Address: 3630 East Southern Avenue, Mesa, AZ 85206
APN: 140-47-377

Our client (AT&T) is looking to modify its existing antennas and equipment located at the above mention location. AT&T will be installing a new 55' Monopalm and related equipment. Pre-App Meeting was held on 09/30/14. Only comment was to dimension the gate (which has been done) on the drawings.

Project Description:

Scope of work for this project is as follows…

Changes on the existing Light Pole:

- Remove all existing AT&T equipment and related equipment

Changes on the new Monopalm

- 3 new 8' antennas per sector 3 sectors – 9 total 8' antennas that support the LTE network
- Adding (9) remote radio heads behind the newly installed antennas (3 per sector, 9 total)

- Adding (3) new TMA's behind the antenna sectors
- Adding new antenna mount to support new configuration
- Adding (2) new Raycap surge suppressors

Zoning/Uses of Adjacent Property:

The site is located behind the Safeway shopping center at the Northeast corner of Val Vista and Southern, property with residential neighborhood to the west, as well as a commercial development in the surrounding area adjacent to the tower. This Monopalm structure is in line with other Monopalm structures.

Existing Height and Square Footage of Lease Area:

The overall structure height of existing is 52' feet at top of the utility light pole. The new Monopalm structure will have a 3' increase in height to 55' to the top of the fronds. The existing lease area utilized for AT&T equipment will be expanding, and the Landlord and/or Landlord's Representative has agreed to execute a lease amendment to outline the new Monopalm. All equipment will be painted to match and all palm frond requirements will be adhered to per City of Mesa Requirements.

Parking:

The existing lease area has adequate parking for technicians.

Dimensions of Lease Area:

The lease are that includes the wireless communication structure (monopalm) is approximately 15'6" x 21'6" (334 sq. ft.).

Additional Info:

Please refer to drawings for any additional detail.

Thank you,

Robin Muller | Real Estate Specialist

Smartlink LLC

605 West Knox Road, Suite 210

Tempe, AZ 85284

(m) 602.696.1731

robin.muller@smartlinkllc.com

AERIAL SITE MAP

SITE INFO.:

LTE (WAVE 6)
T372
SOUTHER AVE/S VAL VISTA DR

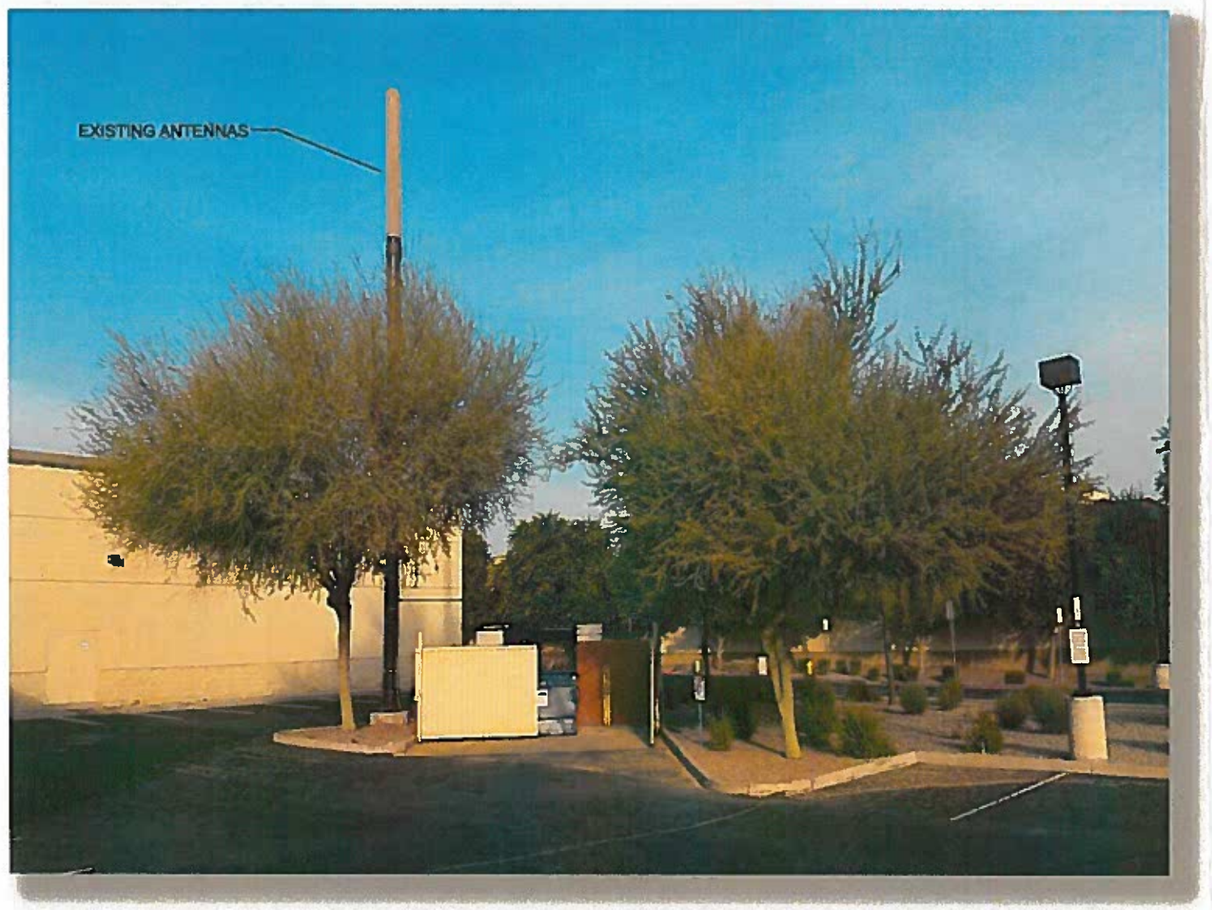
3630 EAST SOUTHER AVE
MESA, AZ 85206
MARICOPA COUNTY

PREPARED FOR:

smartlink

at&t

605 West Knox Road, Suite 210
Tempe, AZ 85284



EXISTING SOUTHEAST VIEW

PROPOSED SOUTHEAST VIEW

PREPARED BY:
Robert Aguilar
(760) 713-1911
roagto@yahoo.com

This is only a photo simulation and is prepared to convey the application as accurately as possible although is not to scale. Through the design process and review comments items might appear differently once built.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: SMARTLINK, LLC
ADDRESS: 805 WEST KNOX ROAD, SUITE 210
CITY, STATE, ZIP: TEMPE, AZ 85284
CONTACT: JOHN BERGEN
PHONE: (949) 273-6238
E-MAIL: jbergen@smartlinkllc.com

ZONING / REAL ESTATE SPECIALIST

COMPANY: SMARTLINK, LLC
ADDRESS: 805 WEST KNOX ROAD, SUITE 210
CITY, STATE, ZIP: TEMPE, AZ 85284
CONTACT: JOHN BERGEN
PHONE: (949) 273-6238
E-MAIL: jbergen@smartlinkllc.com

ZONING / REAL ESTATE MANAGER

COMPANY: AT&T
ADDRESS: 1255 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419
CONTACT: SCOTT SEPTEMBER
PHONE: (480) 965-7990
E-MAIL: ss6328@att.com

ENGINEER

COMPANY: SMARTLINK, LLC
ADDRESS: 805 WEST KNOX ROAD, SUITE 210
CITY, STATE, ZIP: TEMPE, AZ 85284
CONTACT: SHAUN-CHAD "CHAD" LEE
PHONE: (949) 488-6782

RF ENGINEER

COMPANY: AT&T
ADDRESS: 1255 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419
CONTACT: STEVE GODDA
PHONE: (480) 965- 7973
E-MAIL: sg3278@att.com

CONSTRUCTION MANAGER

COMPANY: AT&T
ADDRESS: 1255 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419
CONTACT: CESIL DAVIES
PHONE: (480) 839-1391
E-MAIL:

SITE INFORMATION

APPLICANT/LESSEE
AT&T
3630 E. TATUM BLVD., #400
PHOENIX, AZ 85050

PROPERTY OWNER
PARCO VAL VISTA AND SOUTHERN LLC

LATITUDE:	33° 23' 43.3"
LONGITUDE:	-111° 45' 5.895"
LAT./LONG. TYPE:	NAD 83
GROUND ELEVATION:	1387' AMSL
APN #:	140-47-377
AREA OF CONSTRUCTION:	EXISTING
ZONING JURISDICTION:	MESA
CURRENT ZONING:	C-2
EXISTING USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

ARIZONA 811 BLUE STAKE, INC.

at&t

LTE (WAVE 6)
P372
SOUTHERN AVE/S VAL VISTA DR
3630 EAST SOUTHERN AVENUE
MESA, AZ 85206
MARICOPA COUNTY

VICINITY MAP

DRIVING DIRECTIONS

FROM AT&T OFFICE: 3630 E. TATUM BLVD., #400, PHOENIX, AZ 85050:

FROM THE AT&T OFFICE, HEAD SOUTH ON S TATUM BLVD, TURN LEFT ONTO ENE ARIZONA 101 LOOP E RAMP, MERGE ONTO AZ-101 LOOP E, TAKE EXIT 35A-35B FOR US-60 W/AZ-202 E TOWARD, TAKE EXIT 35A ON THE LEFT TO MERGE ONTO US-60 E TOWARD GLOBE, TAKE EXIT 184 FOR AZ 87 SUPERSTITION FWY, TURN LEFT ONTO S VAL VISTA DR, TURN RIGHT ONTO E SOUTHERN AVE, DESTINATION WILL BE ON THE LEFT

CODE COMPLIANCE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: INTERNATIONAL BUILDING CODE 2009

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
NATIONAL ELECTRICAL CODE 2012
LIGHTNING PROTECTION CODE: NFPA 780 – 2008, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1363, COAXIAL CABLE CONNECTORS
ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

APPROVALS

AT&T (RF):		DATE:
AT&T (CONST.):		DATE:
AT&T (OPS):		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

SUMMARY RF EQUIPMENT

NUMBER OF SECTORS: 3	NUMBER OF DC BOXES: 1
NUMBER OF ANTENNAS: 9	NUMBER OF OPTICAL TRUNK CABLES: 1
NUMBER OF RAYS: 3	NUMBER OF DC TRUNK CABLES: 3
NUMBER OF RAYS: 3	NUMBER OF RF CABLES: 12
NUMBER OF FIBER/DC TRUNKS: 1	

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

CHANGES ON THE EXISTING LIGHT POLE:
TO BE REMOVED (3) ANTENNA PER SECTOR, (3) SECTORS, TOTAL OF (9) ANTENNAS
- REMOVE ALL AT&T EQUIPMENT ON EXISTING LIGHT POLE

CHANGES ON THE NEW MONOPALM:
- (3) NEW ANTENNAS PER SECTORS, (3) SECTORS, (9) TOTAL ANTENNAS
- (3) NEW RRUS PER SECTOR, (3) SECTORS, (9) RRU'S TOTAL
- (1) NEW "RAY" PER SECTOR, (3) SECTORS, (3) RAY'S TOTAL
- (1) ANTENNA PIPE MOUNT PER SECTOR, (3) SECTOR, (3) TOTAL
- (1) NEW RAYCAP SURGE SUPPRESSOR, (1) FIBER BOX & (1) DC
- (1) NEW FIBER LINES AND (1) NEW DC POWER TRUNKS
- (12) NEW 7/8" COAX CABLES TO RUN IN NEW MONOPALM
- NEW PORCUPINE MOUNT OR EQUIVALENT
- ALL NEW EXPOSED EQUIPMENT, MOUNTS AND CABLES SHALL BE PAINTED TO MATCH EXISTING WITH "RF TRANSPARENT" PAINT

CHANGES IN THE EXISTING AT&T EQUIPMENT COMPOUND:
- EXTENDED LEASE AREA
- EXTENDED EQUIPMENT COMPOUND
- PART OF CMU WALL TO BE REMOVE
- REMOVE EXISTING DC POWER & BATTERY CABINET
- REPLACE EXISTING 42 FED MUTE CABINET
- REPLACE EXISTING 24 CKT LOAD CENTER WITH NEW 36 CIRCUIT LOAD CENTER
- (1) NEW LTE EQUIPMENT RACK
- (1) NEW DC POWER CABINET
- (1) NEW BATTERY CABINET
- (1) NEW AUXILIARY CABINET
- (1) NEW UMTS CABINET
- (1) NEW CONCRETE PAD
- (1) NEW ICE BRIDGE

CHANGES IN THE EQUIPMENT COMPOUND:
- (1) NEW AT&T GPS ANTENNA MOUNTED TO THE NEW AT&T ICE BRIDGE
- (1) EXISTING AT&T GPS ANTENNA TO BE RELOCATED TO NEW ICE BRIDGE
- NEW 7'-4" CMU WALL TO MATCH EXISTING
- EXTEND EXISTING CMU WALL TO 7'-4" HEIGHT ALL AROUND

RFDS SHEET

DESIGN PACKAGE BASED ON RF DATA SHEET
RFDS NAME: ASPHALT2
REVISION: 4.1
ISSUED: 10/21/13

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	EQUIPMENT & ANTENNA LAYOUTS
A-3	ELEVATIONS – EXISTING AND NEW

at&t
3630 E TATUM BLVD #400
PHOENIX, AZ 85050

smartlink
805 WEST KNOX ROAD, SUITE 210
TEMPE, AZ 85284
TEL: (602) 870-4075

REV.	DATE	REVISION DESCRIPTION
2	3-24-15	CITY COMMENTS
1	02-10-14	ZONING DRAWINGS
0	08-6-14	ZONING DRAWINGS

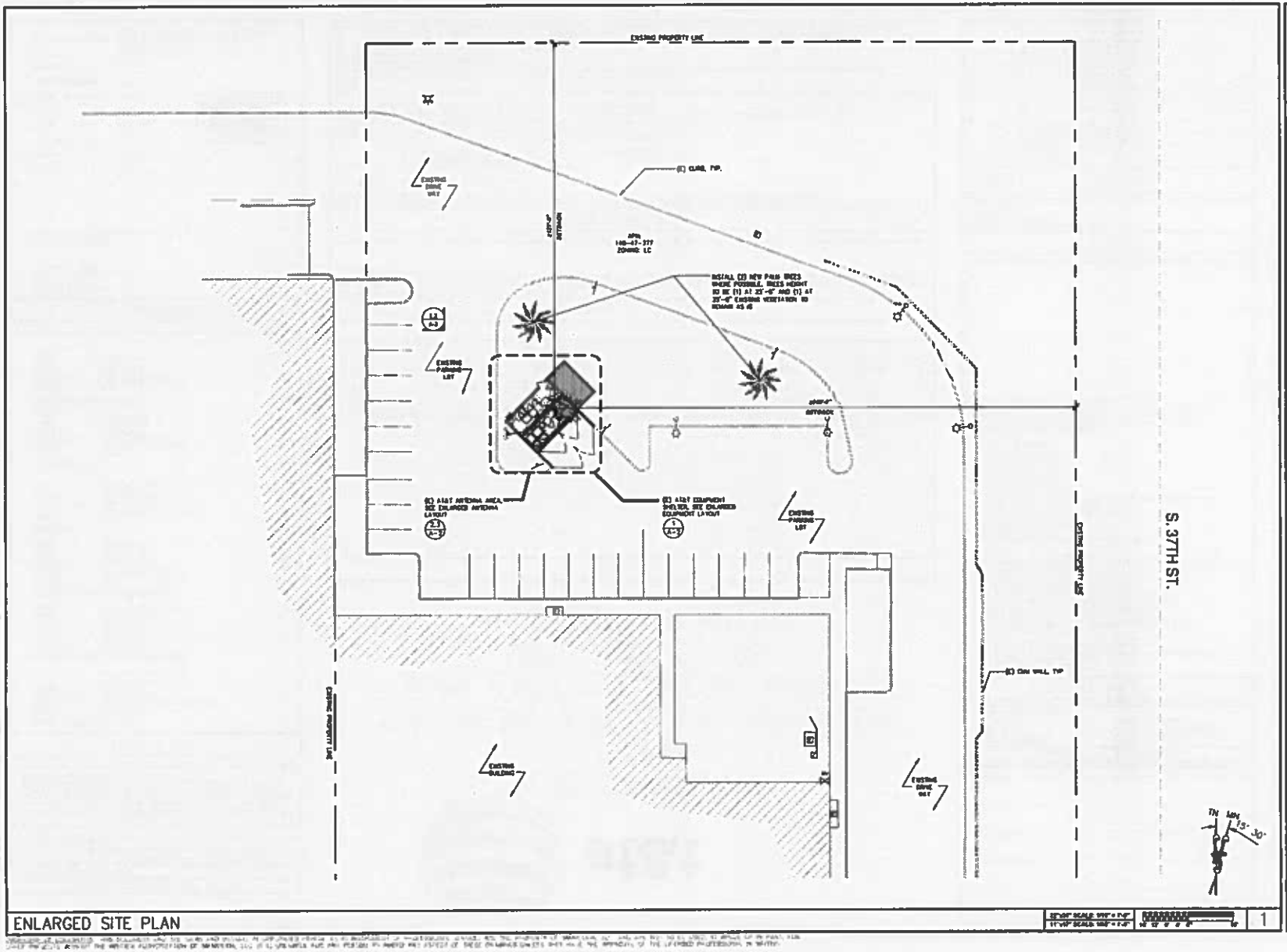
PROJECT INFORMATION

P372
SOUTHERN AVE / S VAL VISTA DR
3630 EAST SOUTHERN AVENUE
MESA, AZ 85206
MARICOPA COUNTY

DRAWN BY	CHECKED BY
EAJ	VD

SHEET TITLE
TITLE SHEET

SHEET NUMBER: T-1
REV: 2



ENLARGED SITE PLAN

1

at&t
20830 N TATUM BLVD #400
PHOENIX, AZ 85050

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T MOBILITY.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED

smartlink
925 WEST RIO SALADO PARKWAY, SUITE 210
TEMPE, AZ 85281
TEL: (602) 870-4675

REV	DATE	REVISION DESCRIPTION
3	3-27-15	CITY COMMENTS
1	10-10-14	ZONING DRAWINGS
0	09-04-14	ZONING DRAWINGS

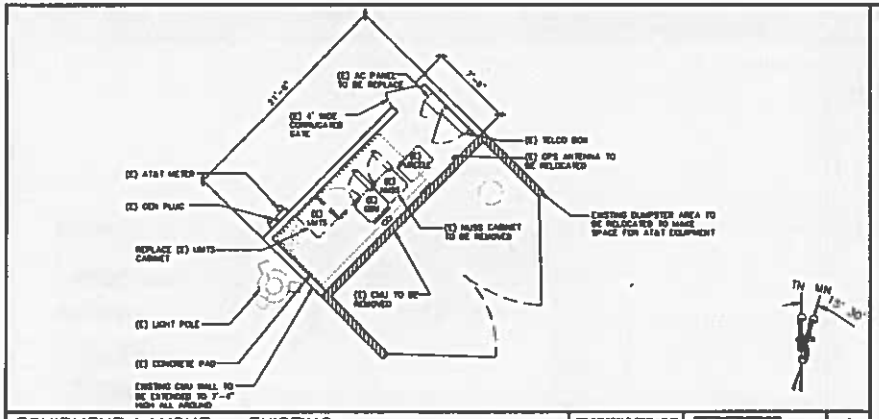
PROJECT INFORMATION

P372
SOUTHERN AVE / S VAL VISTA DR
3630 EAST SOUTHERN AVENUE
MESA, AZ 85206
MARICOPA COUNTY

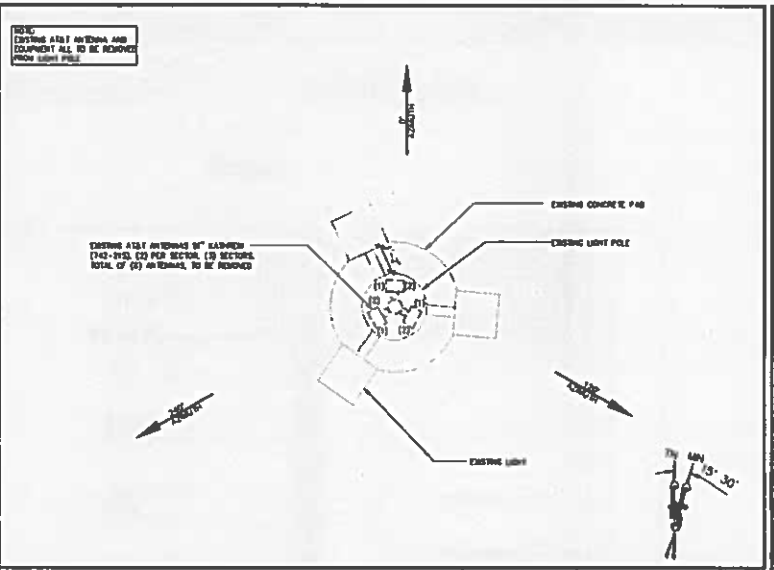
DRAWN BY	CHECKED BY
EAJ	VD

SHEET TITLE
ENLARGED SITE PLAN

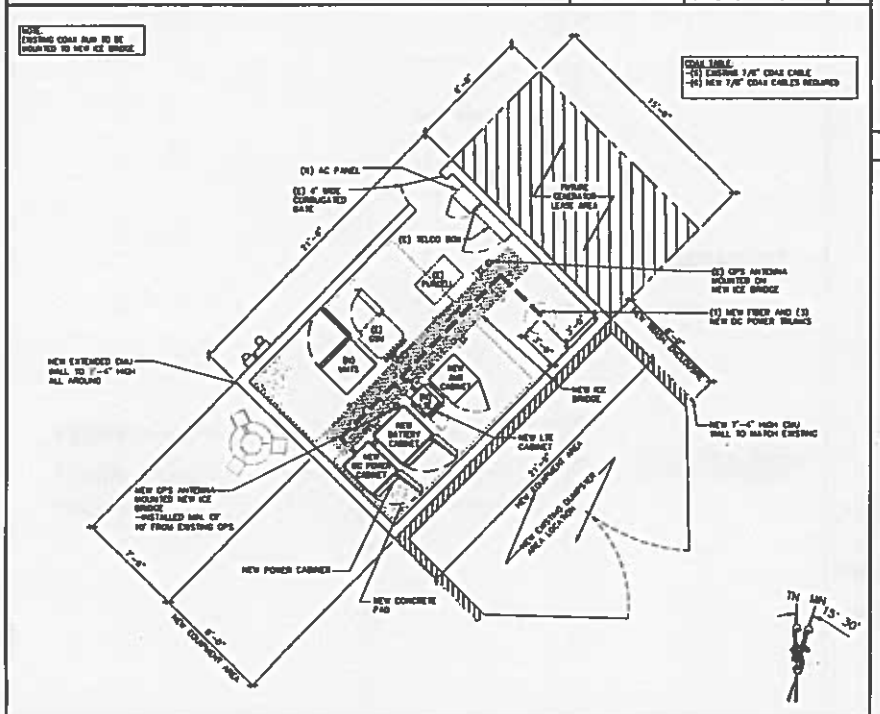
SHEET NUMBER: A-1
REV: 2



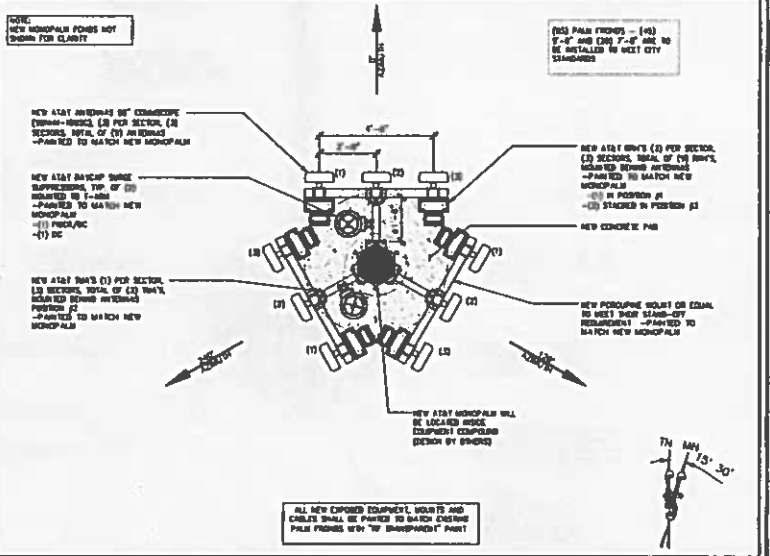
EQUIPMENT LAYOUT – EXISTING | 1



ANTENNA LAYOUT – EXISTING | 2



EQUIPMENT LAYOUT – NEW | 4



ANTENNA LAYOUT – NEW | 3

at&t
20830 N TATUM BLVD #400
PHOENIX, AZ 85050

smartlink
806 WEST KNOX ROAD, SUITE 210
TEMPE, AZ 85284
TEL: (602) 679-4875

REV.	DATE	REVISION DESCRIPTION
2	3-31-15	CITY COMMENTS
1	09-10-14	ZONING DRAWINGS
0	08-8-14	ZONING DRAWINGS

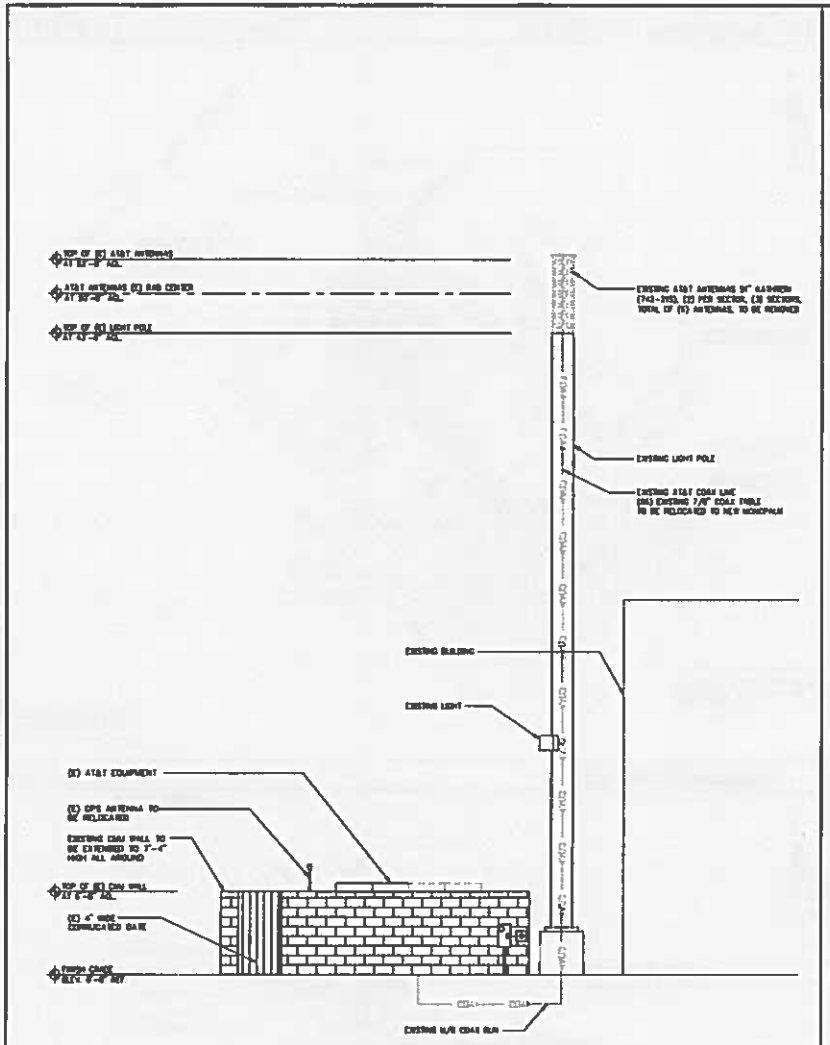
PROJECT INFORMATION

P372
SOUTHERN AVE / S VAL VISTA DR
3630 EAST SOUTHERN AVENUE
MESA, AZ 85206
MARICOPA COUNTY

DRAWN BY	CHECKED BY
EAJ	VD

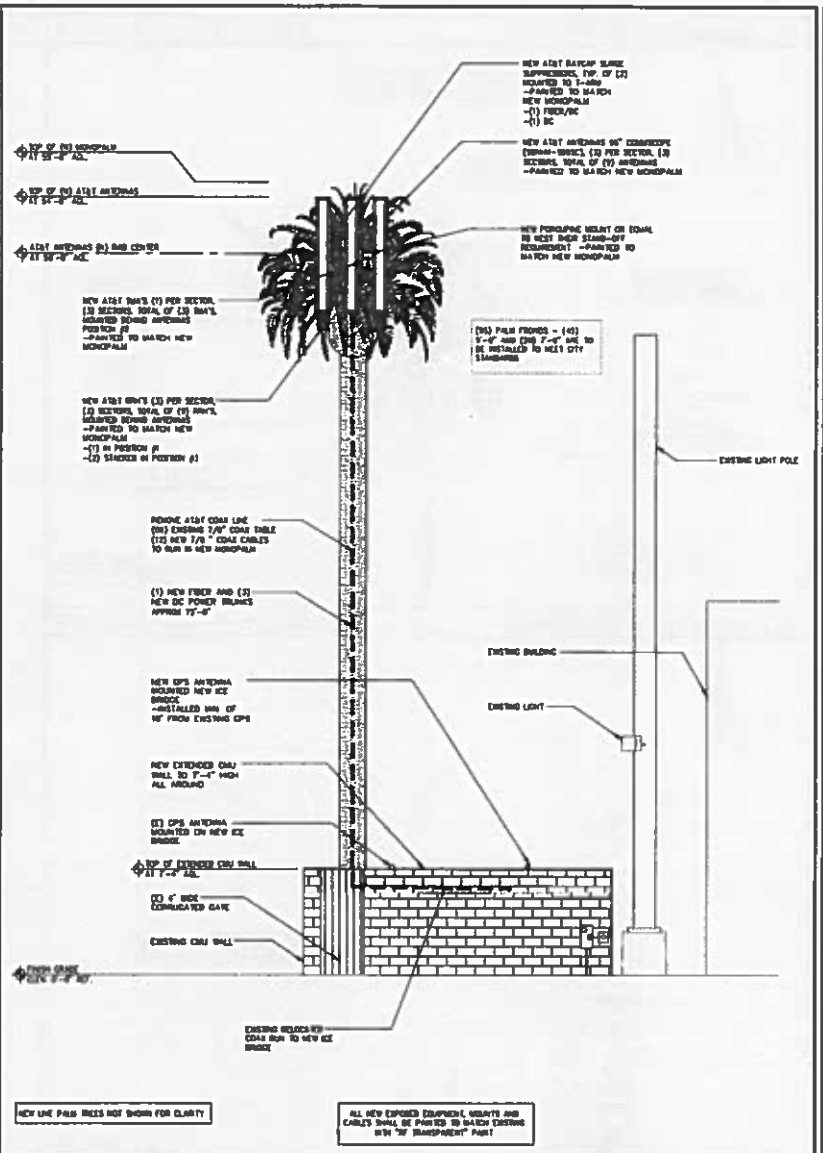
SHEET TITLE
EQUIPMENT AND ANTENNA LAYOUTS

SHEET NUMBER: A-2 | REV.: 2



NORTH WEST ELEVATION – EXISTING

1



NORTH WEST ELEVATION – NEW

2

at&t
20830 N TATUM BLVD B400
PHOENIX, AZ 85050

smartlink
805 WEST KNOX ROAD, SUITE 210
TEMPE, AZ 85284
TEL: (602) 870-4075

REV.	DATE	REVISION DESCRIPTION
2	3-27-15	CITY COMMENTS
1	09-10-14	ZONING DRAWINGS
0	09-5-14	ZONING DRAWINGS

PROJECT INFORMATION

P372
SOUTHERN AVE / S VAL VISTA DR
3630 EAST SOUTHERN AVENUE
MESA, AZ 85206
MARICOPA COUNTY

DRAWN BY	CHECKED BY
EAJ	VD

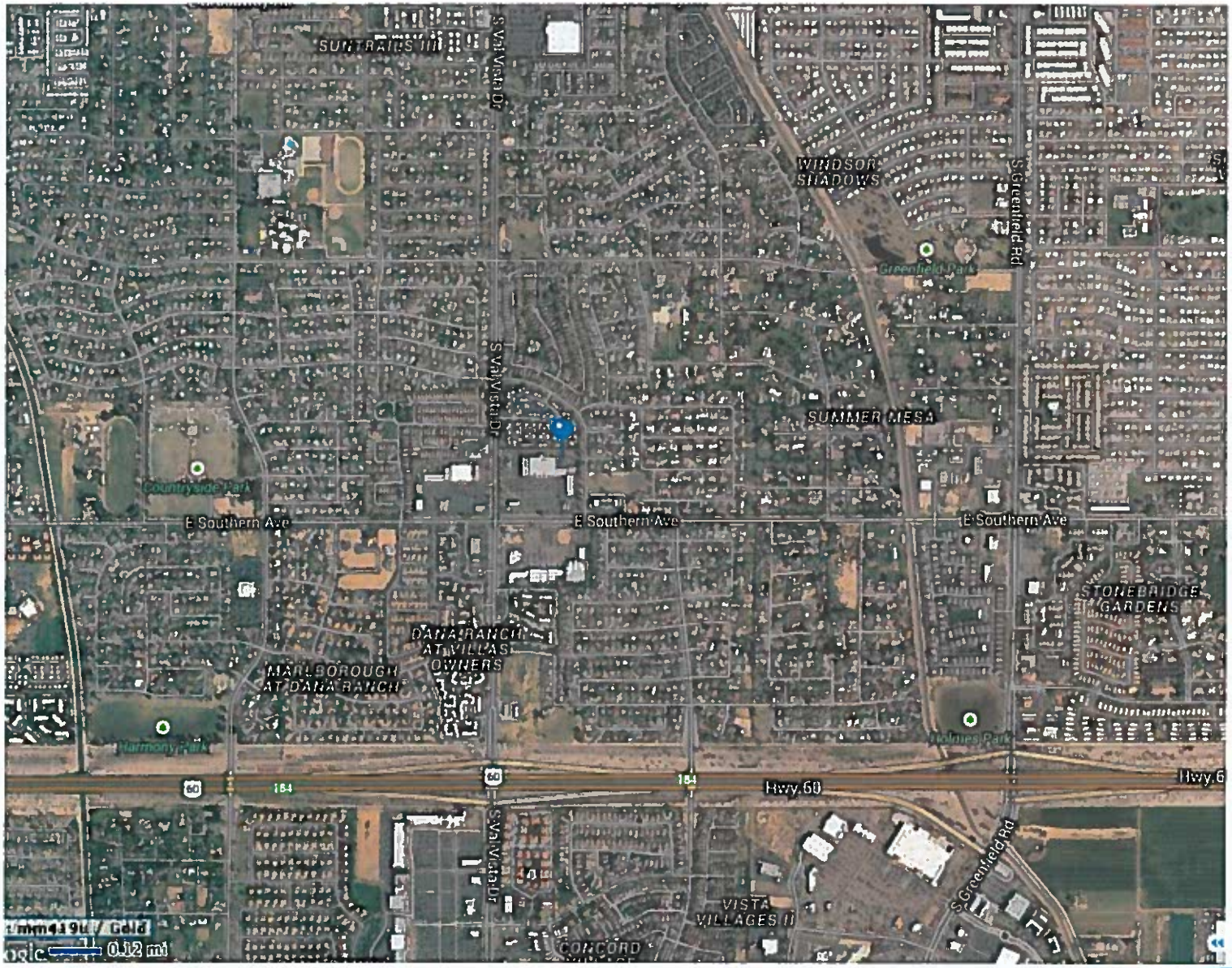
SHEET TITLE
NORTH WEST ELEVATIONS – EXISTING AND NEW

SHEET NUMBER	REV.
A–3	2

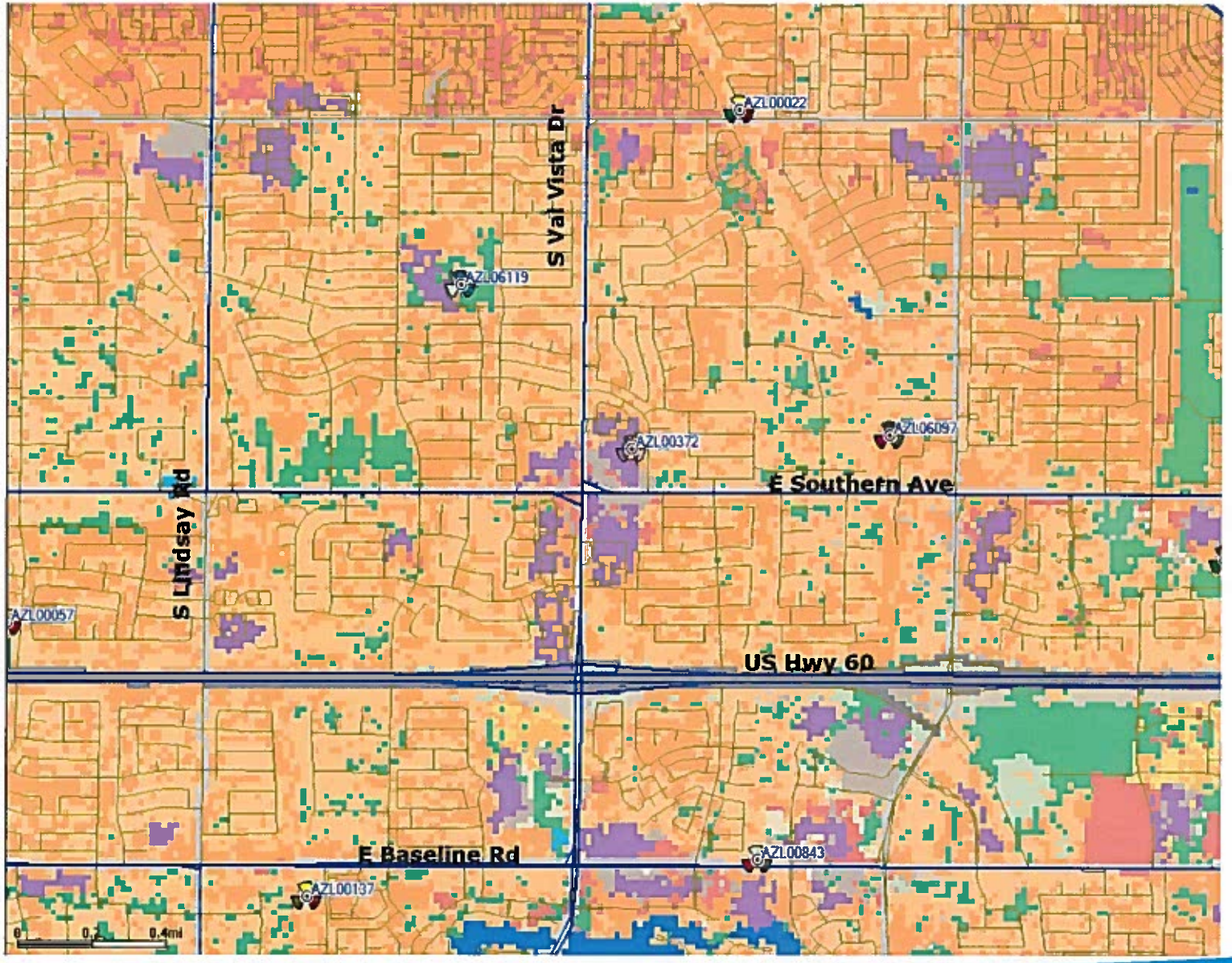
P372

- LTE Zoning Maps

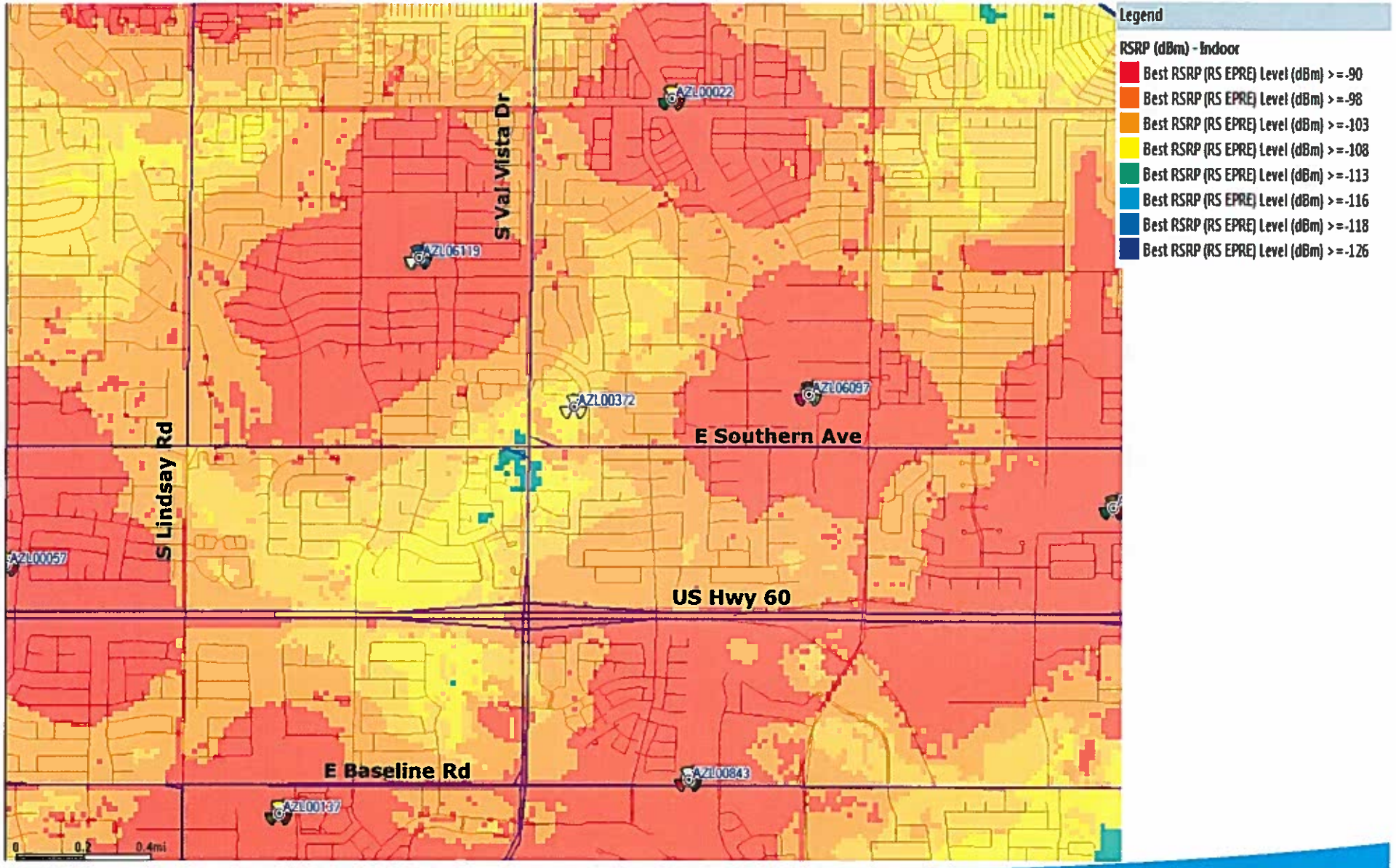
Aerial - Hybrid



AT&T indoor signal strength (RSRP) Before P372 On Air (LTE)



AT&T indoor signal strength (RSRP) Before P372 On Air (LTE)



AT&T indoor signal strength (RSRP) After P372 On Air (LTE)