K.

NOV 19 2014

Chandler

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2010

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Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 14-104**

DATE: NOVEMBER 19, 2014

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN

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

Location: 800 West Ray Road, north and east of the northeast corner of Alma School and Ray roads

Applicant: Steve Ciolek, Coal Creek Consulting

Zoning: Planned Area Development (PAD)

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 at 800 West Ray Road, north and east of the northeast corner of Alma School and Ray roads. The proposed monopalm is 55 feet (ft.) in height, measured to the top of antennas. The monopalm would be located in the northern parking lot of the Epiphany Lutheran Church campus. The nearest residential developments are the College Park single family residential subdivision, approximately 230 ft. east and the Boardwalk condominiums, approximately 240 ft. north.

The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts in cases where the replacement pole exceeds the original pole height by 25 ft. or greater. The existing light pole would be replaced with a monopalm that exceeds the existing light pole height by 31 ft.

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 the antennas would be painted to match the fronds. The equipment enclosure would be eight feet high and constructed of concrete masonry units painted to match the color of the church. A state approved pre-fabricated equipment shelter would be contained within the enclosure. A solid metal gate allows access for routine maintenance. Landscape is proposed to be installed around the enclosure to match existing landscaping.

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 55 ft. monopalm, measured to the top of antennas. The monopalm design is appropriate at this location given the presence of palms in the area. The separation from the residential developments to the north and east are greater than the 160 ft. distance of recently approved wireless communication facilities. Planning Staff is of the opinion that permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 14, 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 ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN, for a wireless communication facility, subject to the following condition:

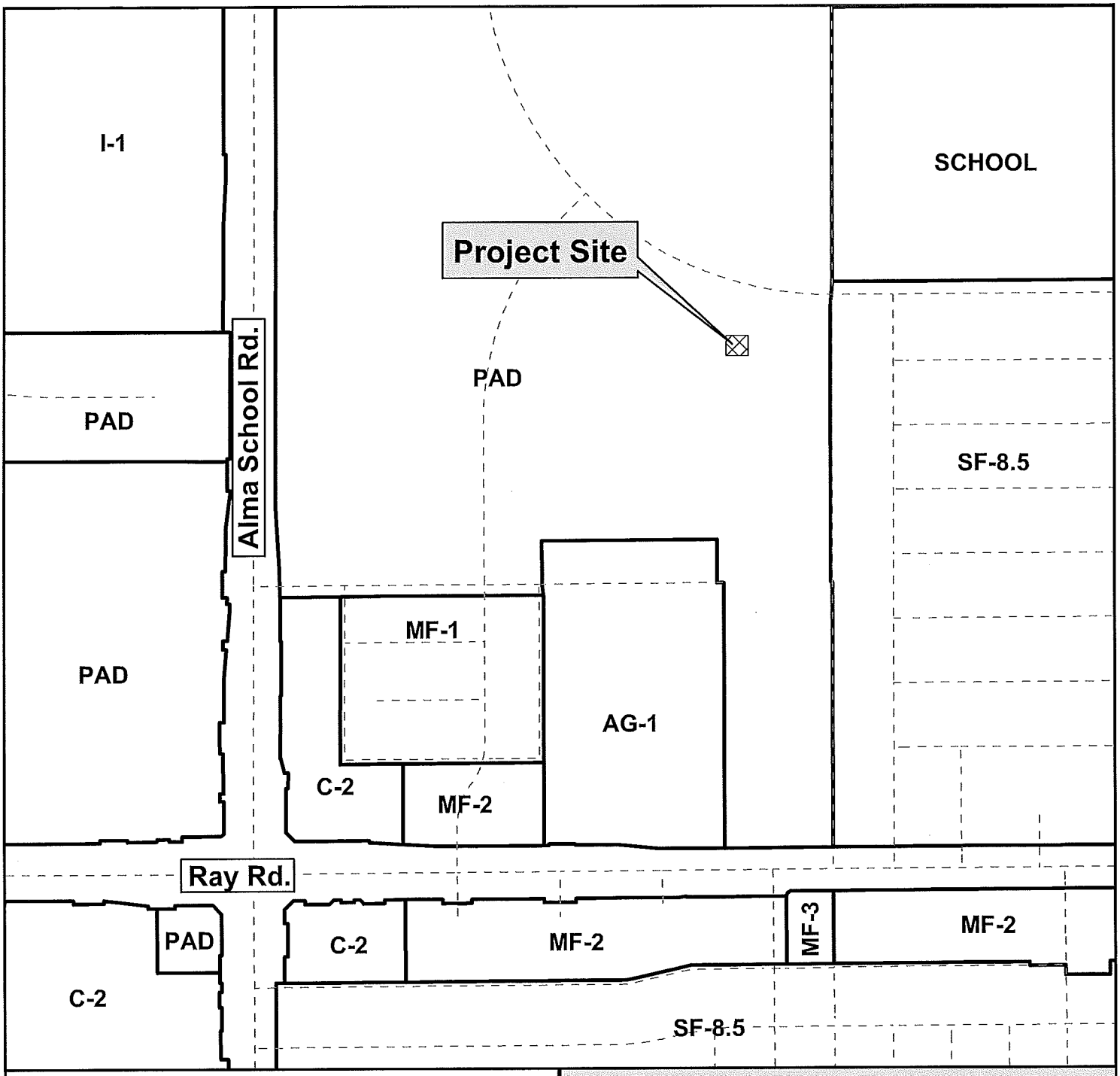
1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

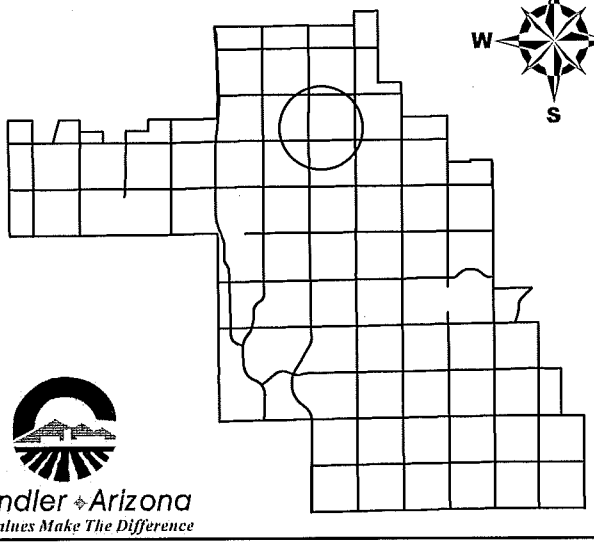
Motion to recommend approval of Use Permit, ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN, subject to the condition recommended by Planning Staff.

Attachments

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



Vicinity Map



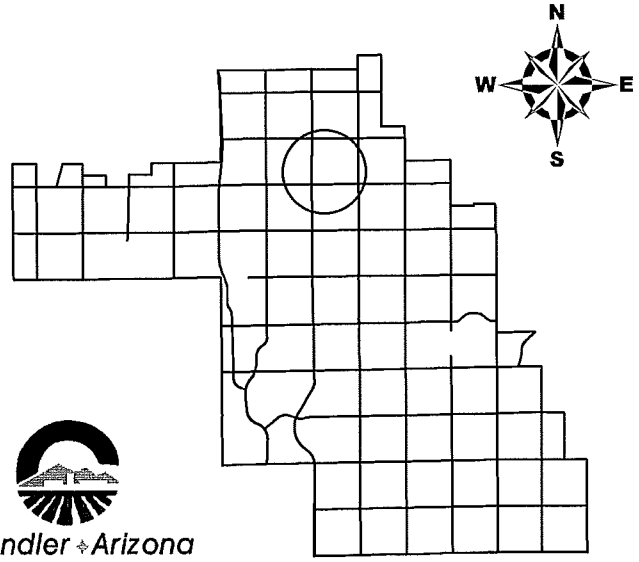
ZUP14-0016

Verizon at Epiphany Lutheran

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/18/2014

Vicinity Map



ZUP14-0016

Verizon at Epiphany Lutheran

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/18/2014

verizon wireless

SITE NAME: EPIPHANY LUTHERAN

SITE ACQUISITION
COAL CREEK CONSULTING, LLC
1525 N. HAYDEN ROAD #100
SCOTTSDALE, AZ 85257
PHONE: (480) 241-8283
CONTACT: RANDY DOWNING

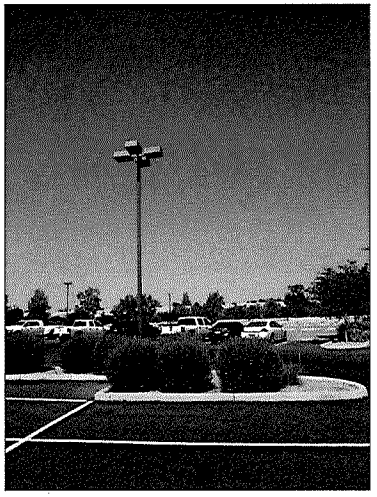
ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

SURVEYOR
RLF CONSULTING, LLC
PO BOX 11657
CHANDLER, AZ, 85248
PHONE: (480) 510-3868
FAX: (480) 584-5824
CONTACT: RYAN FIDLER

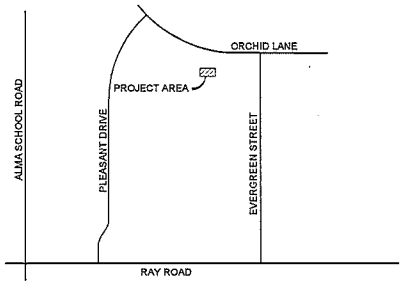
LESSOR / OWNER
EPIPHANY LUTHERAN
CHURCH
830 W. RAY RD
CHANDLER, AZ 85224
PHONE: (480) 963-6170
CONTACT: JON MICHAEL

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° 19' 26.124" NORTH
LONGITUDE : 111° 51' 19.846" WEST
ELEVATION : 1205' A.M.S.L.

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. RURAL RD. TURN LEFT ONTO E. WARNER RD. TURN RIGHT ONTO N. ALMA SCHOOL RD. TURN LEFT ONTO W. KNOX RD. TAKE THE 1ST RIGHT ONTO N. PLEASANT DR. CONTINUE ONTO W. ORCHID LN. DESTINATION WILL BE ON THE RIGHT.

ZONING COMPLIANCE:

LOCAL JURISDICTION:	CITY OF CHANDLER
ASSESSORS PARCEL:	302-43-182E
ZONING:	PAD
USE:	TELECOMMUNICATION FACILITY
PARENT PARCEL AREA:	656,784 S.F.
PROPOSED LEASE AREA:	721.91 S.F.
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 MONOPALM
PROPOSED INDOOR STAND-BY GENERATOR
PROPOSED LESSEE STATE APPROVED SUNWEST EQUIPMENT SHELTER

SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SITE SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATIONS
Z-4	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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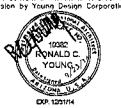


THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44 11 IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.
PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	6/04/2014	PRELIMINARY REVIEW
2	6/10/2014	SUBMITTAL

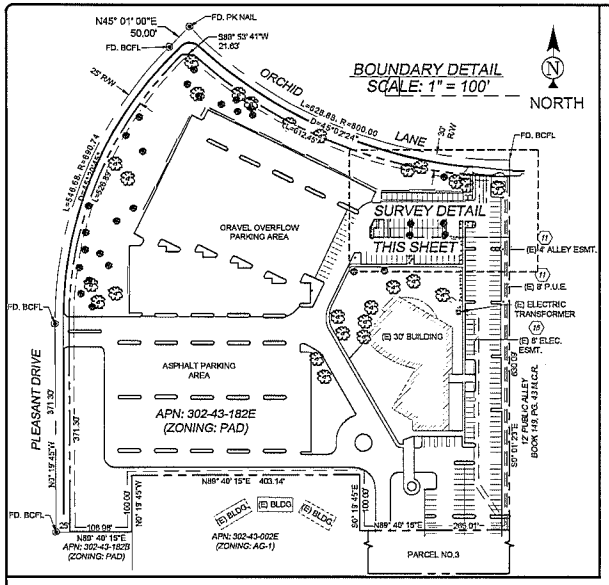
ARCHITECTS JOB NO.
YDC-5331

PROJECT INFORMATION
EPIPHANY LUTHERAN
PN #: 20130915372
800 W. RAY RD.
CHANDLER, ARIZONA 85225

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



LESSOR'S LEGAL DESCRIPTION

PARCEL 1:
TRACT C, THE VILLAGES OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 16;

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C;
THENCE SOUTHERLY BOUNDARY OF TRACT C, SOUTH 90°33'32" WEST, 205.00 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF TRACT C;
THENCE ALONG THE ANGLES BOUNDARY OF TRACT C AND ITS NORTHERLY EXTENSION, NORTH 00°27'28" WEST, 676.16 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT C, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ORCHID LANE, TO A NON-TANGENT CURVE (A RADIAL BEARING TO SAID POINT BEARS NORTH 18°43'50" EAST); THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 850.00 FOOT RADIUS CURVE (THE LONG CHORD OF WHICH BEARS SOUTH 80°42'58" EAST, 272.39 FEET) THROUGH A CENTRAL ANGLE OF 18°52'50", A DISTANCE OF 273.33 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE ALONG THE EASTERLY LINE OF SAID TRACT C, SOUTH 00°00'00" EAST, 630.26 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART IN THE EAST 109.98 FEET OF THE WEST 659.14 FEET OF THE SOUTH 55.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL 2:
THAT PORTION OF TRACT C, THE VILLAGES OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 16, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

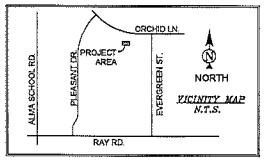
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C, THENCE SOUTHERLY BOUNDARY OF TRACT C, SOUTH 90°33'32" WEST, 205.00 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF TRACT C;
THENCE ALONG THE ANGLES BOUNDARY OF TRACT C, AND ITS NORTHERLY EXTENSION, NORTH 00°27'28" WEST, 676.16 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT C, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ORCHID LANE, TO A NON-TANGENT CURVE (A RADIAL BEARING TO SAID POINT BEARS NORTH 18°43'50" EAST); THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 850.00 FOOT RADIUS CURVE (THE LONG CHORD OF WHICH BEARS SOUTH 80°42'58" EAST, 272.39 FEET) THROUGH A CENTRAL ANGLE OF 18°52'50", A DISTANCE OF 273.33 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE ALONG THE EASTERLY LINE OF SAID TRACT C, SOUTH 00°00'00" EAST, 630.26 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
THE EASTERLY 250.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. (DOES NOT AFFECT PROPOSED DEVELOPMENT AREA)

SCHEDULE B EXCEPTIONS

(11) EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 254 OF MAPS, PAGE 16, 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).

(15) AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 99-0425981 OF OFFICIAL RECORDS.(REFERENCED)



LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF TRACT C, THE VILLAGES OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 16, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 90°01'23" EAST, 109.33 FEET; THENCE NORTH 00°00'00" WEST, 213.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST, 23.56 FEET;
THENCE NORTH 16°16'14" WEST, 1.56 FEET;
THENCE NORTH 00°30'27" EAST, 13.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.91 FEET, THROUGH A CENTRAL ANGLE OF 18°15'00", AN ARC LENGTH OF 3.79 FEET;
THENCE NORTH 27°59'23" EAST, 16.36 FEET;
THENCE NORTH 90°00'00" EAST, 15.58 FEET;
THENCE SOUTH 00°00'00" WEST, 32.88 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00	N89° 00' 00"W
L2	23.56	N89° 00' 00"W
L3	1.56	N16° 16' 14"W
L4	13.20	N0° 30' 27"E
L5	16.36	N27° 59' 23"E
L6	15.58	N90° 00' 00"E
L7	32.88	S0° 00' 00"E
L8	49.79	N0° 00' 00"E
L9	169.86	N90° 00' 00"E
L10	59.84	N0° 00' 00"E

LESSEE ACCESS/UTILITY LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT C, THE VILLAGES OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 16, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 00°01'23" EAST, 109.33 FEET; THENCE NORTH 90°00'00" WEST, 207.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, 49.79 FEET; THENCE NORTH 90°00'00" EAST, 169.86 FEET; THENCE NORTH 00°00'00" WEST, 59.84 FEET TO THE NORTH LINE OF SAID TRACT C AND THE POINT OF TERMINUS.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21401632 EFFECTIVE DATE: 04/22/2014.
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.

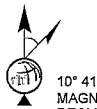
PROJECT META DATA

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 GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 05/25/15.

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 19' 20.124" NORTH (NAD83)
LONGITUDE 111° 51' 19.846" WEST (NAD83)
ELEVATION @ GROUND= 4443.5' (NAVD88)

EXPIRES 03/31/15

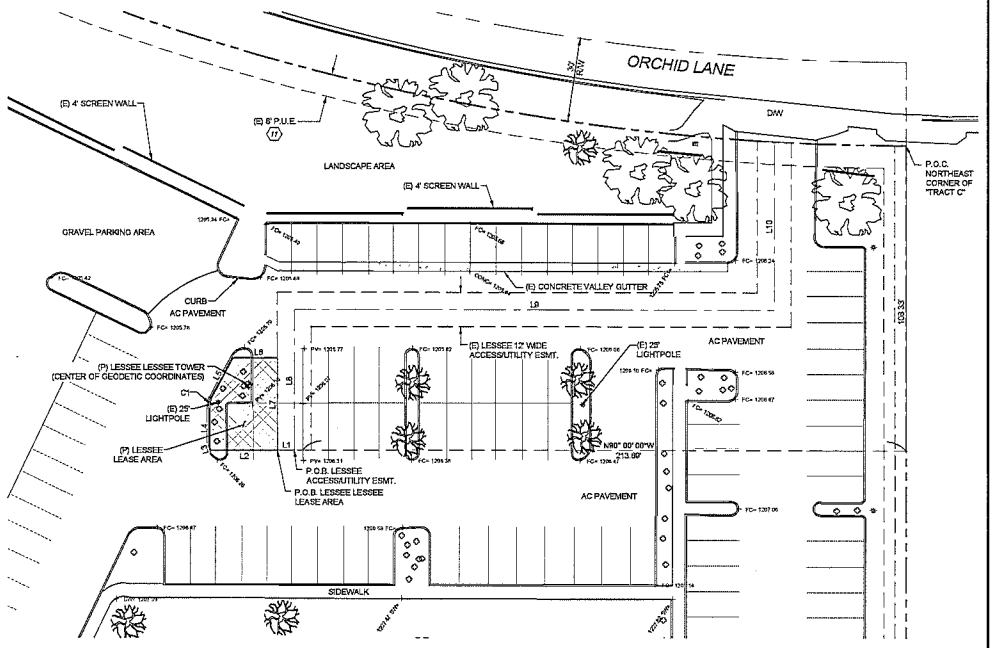


GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	3.79	11.91	18°15'00"	N9° 37' 57"E	3.78

LEGEND

- WATER METER
- WATER CONTROL VALVE
- FIRE HYDRANT
- FOUND AS NOTED
- LIGHT POLE
- STREET LIGHT W/MAST
- ELECTRICAL TRANSFORMER
- BREAKLINE
- NG NATURAL GRADE
- BLDG TOP OF BUILDING
- FC FACE OF CURB
- R/W RIGHT OF WAY
- DW ACCESS DRIVEWAY
- SW SIDEWALK
- MCR MARICOPA COUNTY RECORDER
- SPOT ELEVATION
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE



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

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

FIELD BY:	ABM
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS		
3	08/06/14	SITE NAME
2	08/04/14	FINAL
1	08/02/14	PRELIM
NO.	DATE	DESCRIPTION

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

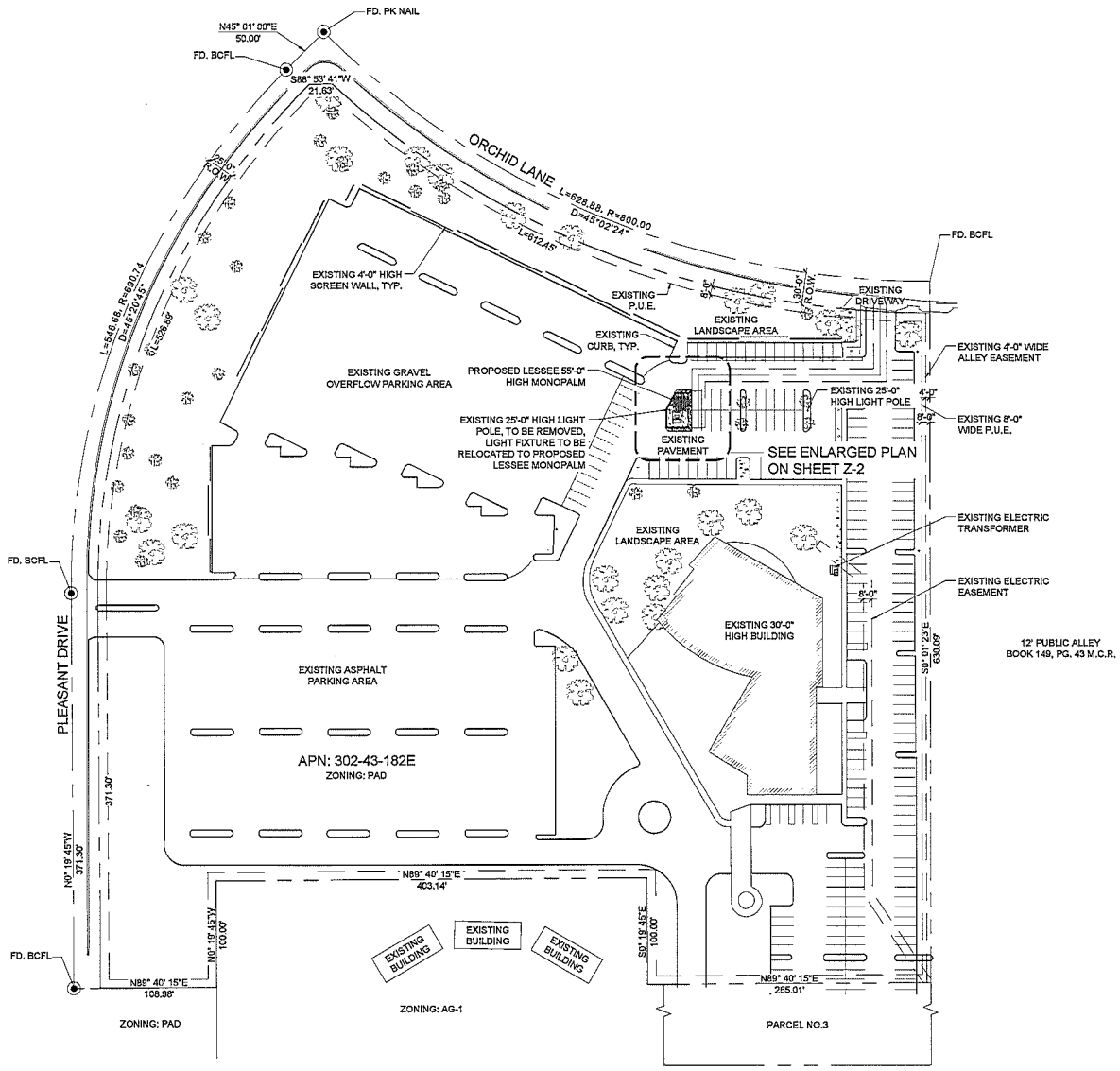
PROJECT No.
09006635

SITE NAME:
VERIZON WIRELESS - 800 W. RAY RD.
PN: 20130915372

SITE ADDRESS:
800 W. RAY RD.
CHANDLER, AZ 85225

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH	± 118'-4"
SOUTH	± 546'-4"
WEST	± 523'-0"
EAST	± 232'-10"

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

NORTH

1 / Z-1 OVERALL SITE PLAN

SCALE: 1" = 50'-0"

0 25' 50' 100'

SCALE: 1" = 50'-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
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 ARCHITECT 19382 RONALD C. YOUNG 7/7/14 EXP. 12/31/14

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	6/04/2014	PRELIMINARY REVIEW
2	6/10/2014	SUBMITTAL

ARCHITECTS JOB NO.
YDC-5331

PROJECT INFORMATION

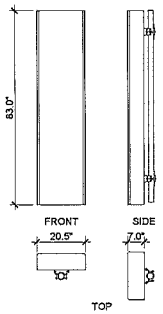
EPIPHANY LUTHERAN
PN #: 20130915372

800 W. RAY RD.
CHANDLER, ARIZONA 85225

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1



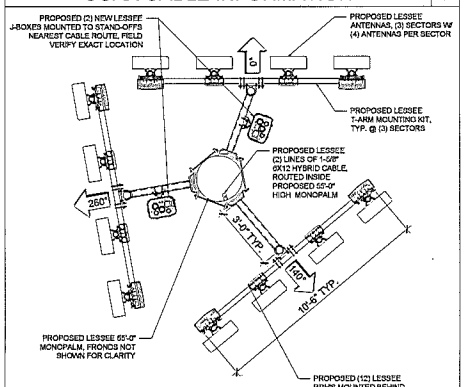
ANTENNA SPECIFICATIONS 4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	0°	51'-0"	-	-	-
BETA	140°	51'-0"	-	-	-
GAMMA	260°	51'-0"	-	-	-
N/A	N/A	51'-0"	2	1-5/8"	6X12 HYBRID CABLE

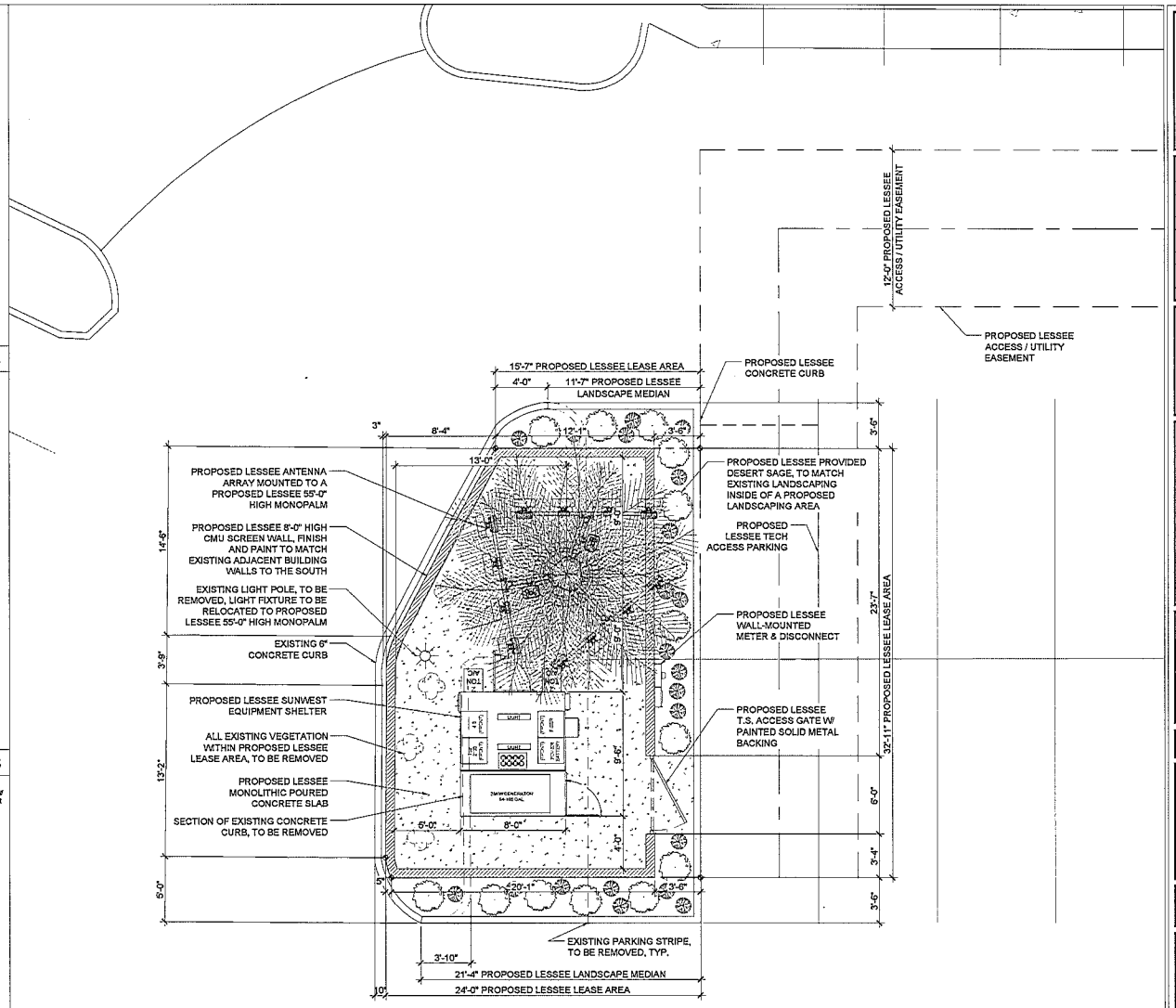
NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

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

COAX CABLE INFORMATION 3



NEW ANTENNA CONFIGURATION - 51' 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

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 ARCHITECT 18082 RONALD C. YOUNG JR. ARIZONA U.S.A.
EXP. 12/31/14

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NO.	DATE	DESCRIPTION
1	6/04/2014	PRELIMINARY REVIEW
2	6/10/2014	SUBMITTAL

ARCHITECTS JOB NO.
YDC-5331

PROJECT INFORMATION

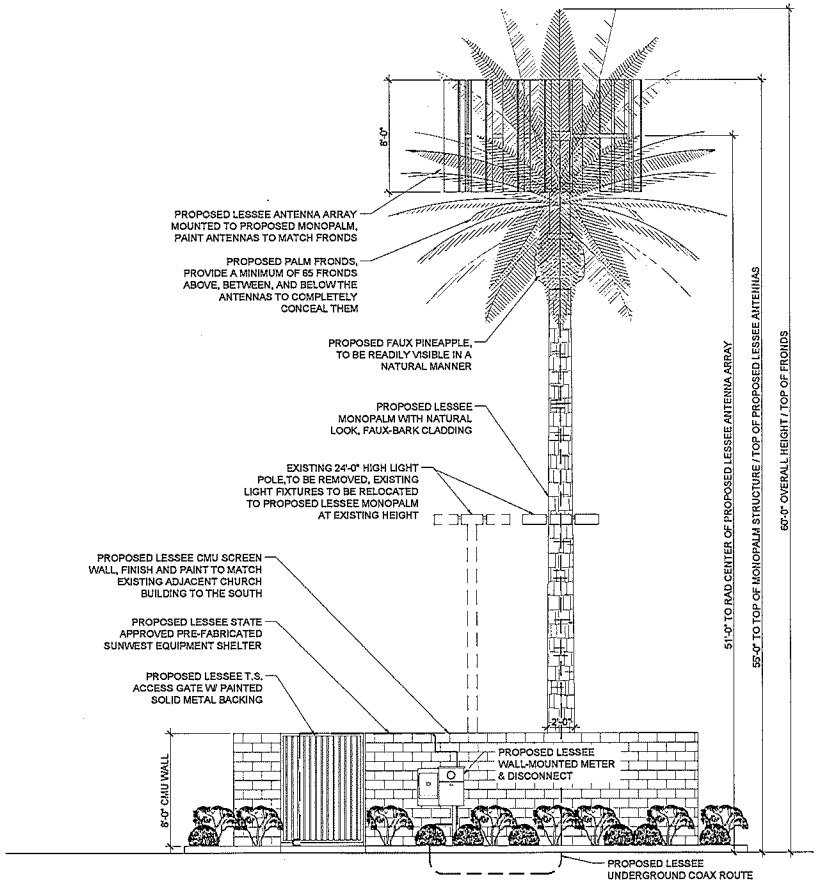
EPIPHANY LUTHERAN
PN #: 20130915372

800 W. RAY RD.
CHANDLER, ARIZONA 85225

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

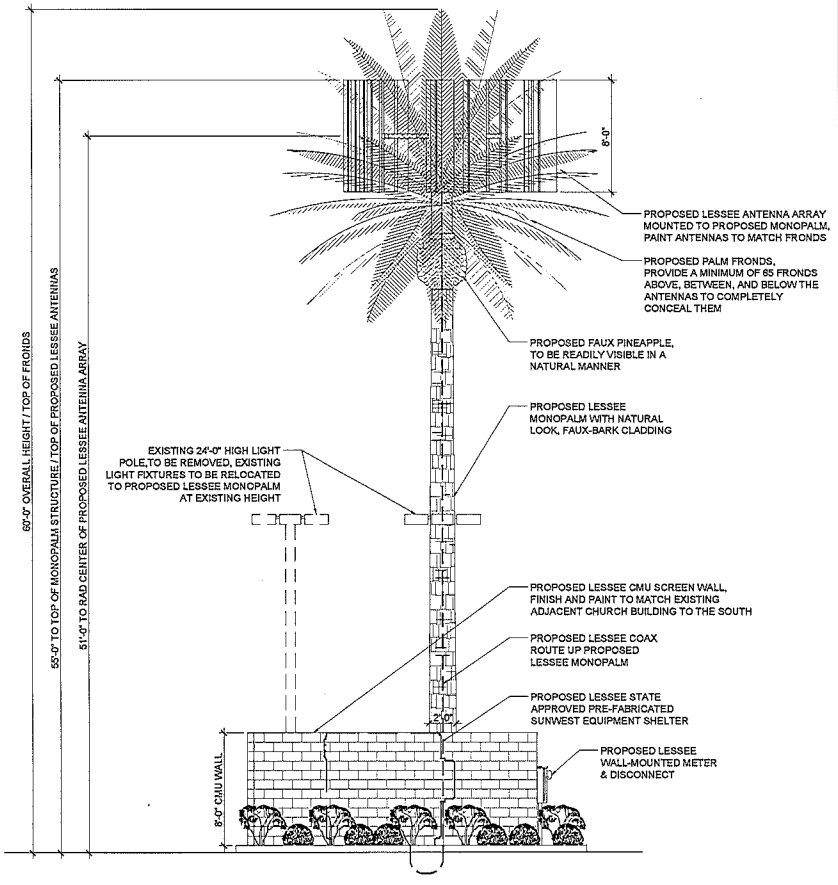
SHEET NUMBER
Z-2



2 Z-3 PROPOSED EAST ELEVATION

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

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



1 Z-3 PROPOSED SOUTH 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	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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10245 E. Via Linda, Scottsdale, AZ 85258
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2	6/10/2014	SUBMITTAL

ARCHITECTS JOB NO.
YDC-5331

PROJECT INFORMATION

EPIPHANY LUTHERAN
PN #: 20130915372

800 W. RAY RD.
CHANDLER, ARIZONA 85225

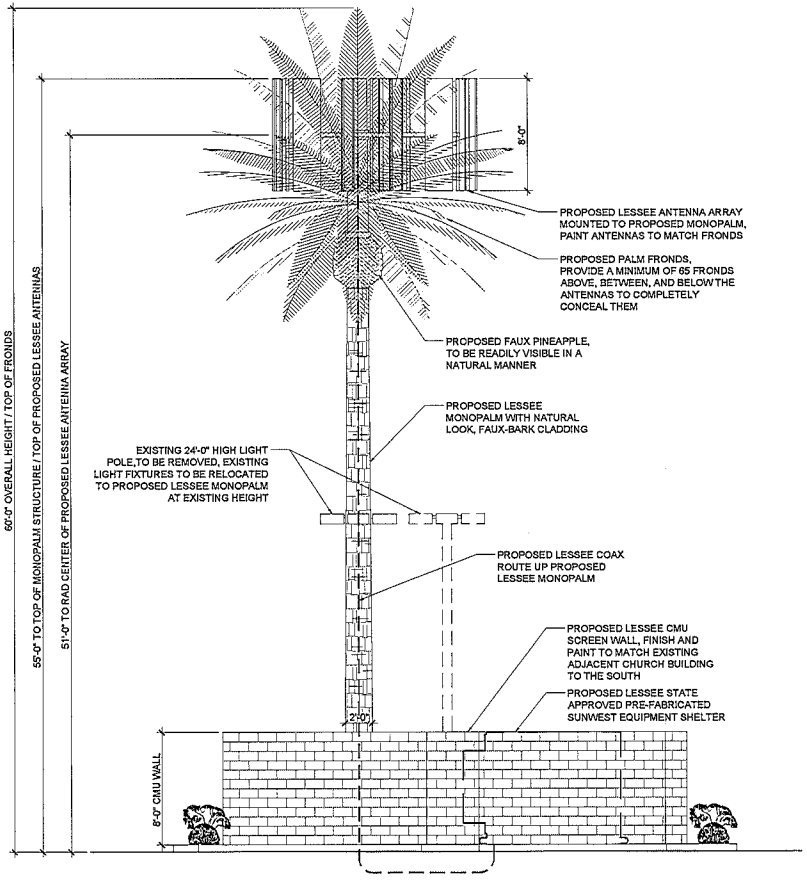
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

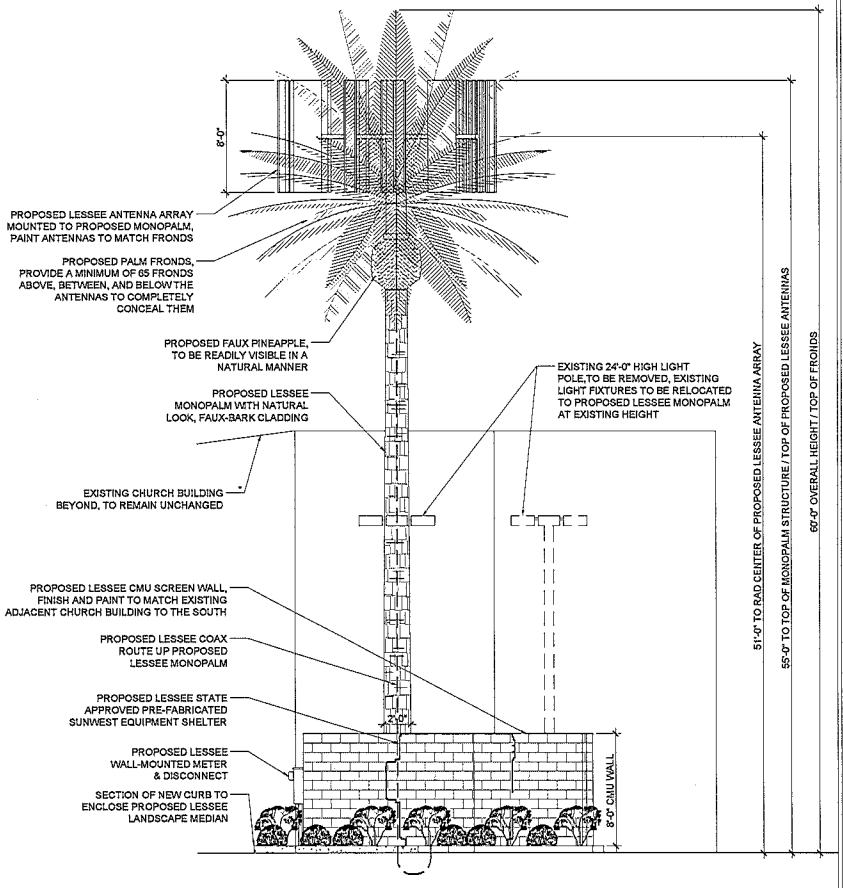
SHEET NUMBER

Z-3



2 / Z-4 PROPOSED WEST ELEVATION

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



1 / Z-4 PROPOSED NORTH ELEVATION

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
10245 E. Via Linda, Scottsdale, AZ 85258
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REGISTERED ARCHITECT 10022 RONALD C. YOUNG, JR. ARIZONA U.S.A.

EXP. 12/31/14

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NO.	DATE	DESCRIPTION
1	6/04/2014	PRELIMINARY REVIEW
2	6/10/2014	SUBMITTAL

ARCHITECTS JOB NO.
YDC-5331

PROJECT INFORMATION

EPIPHANY LUTHERAN
PN #: 20130915372

800 W. RAY RD.
CHANDLER, ARIZONA 85225

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4

Project Narrative

For

PHO 800 W Ray_ 20130915372

800 W Ray Road

Chandler, AZ 85225

Submitted by:

Steve Ciolek

Coal Creek Consulting

1525 N Hayden Road #100

Scottsdale, AZ 85257

Mobile: (480) 246-4131

sciolek@coal-creek.com

9/9/14

Existing Conditions

Verizon is committed to improving coverage and expanding network capacity to handle the growing number of wireless calls. Verizon is currently trying to address the "Gap in Service" by offloading calls and data usage from nearby existing sites. In response to poor service in the immediate area, Verizon Wireless would like to place a wireless communication facility at 800 W Ray Road. The parcel is currently zoned Planned Area Development (PAD) and is surrounded by other parcels zoned PAD and Single Family to the East (SF 8.5).

Nature of Request

Verizon Wireless proposes a new 55 ft. tall wireless communication facility disguised as a faux palm tree. The proposed facility will replace the existing 24 foot parking lot light and place the light fixture on the trunk of the Monopalm at the existing height. Verizon required the rad center of the antenna to be at 51 feet, a lower rad center would not cover the objective area, requiring multiple facilities in the immediate residential area. The proposed Monopalm (55' top of antennas) will match natural palm trees in the immediate area. Coax cables will be routed within the trunk of the palm, while the antennas and remote radios heads will be located in the fronds, painted to match.

The equipment area will reside adjacent to the Monopalm within the existing parking lot. The facility is also screened by the 8 foot high CMU wall to match the existing church structure that is located 100 feet south. Included in the equipment area, Verizon will install an emergency backup generator. Due to the placement of the equipment, Verizon will be installing a Whisper watt generator that will minimize noise during a power outage.

The proposed Monopalm is setback 232' from the closest residential dwelling to the East and 244' from the closet residential to the North. The residential community to the West resides over 523' from the proposed location. There are two existing Monopalm located Northeast of the proposed location, placed on the school property and several live palm trees throughout the neighborhood. By choosing a Monopalm design, the facility will blend with the surround environment.

After the initial construction, the facility will not generate addition traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Typically, maintenance occurs once every 4-6 weeks and will utilize existing driveway as access to the site. Technicians will utilize existing parking spaces while accessing the site. No existing vegetation will be removed in this proposal.

Feasibility Study

Collocating on existing structures is a priority; Verizon will be utilizing an existing light pole to place their antennas. Per the zoning ordinance, a 25 foot extension of an existing structure is allowed by right. The proposed height of the facility will extend the existing structure by 31 feet which requires a Use Permit. The proposed tower is located in the middle of the parking lot to maximize setbacks to the surrounding residential properties on all sides of the parcel. Plus the

church has future plans to develop the open (gravel) area west of the proposed facility. The future developments will create an additional buffer between the tower and surrounding homes.

#1 There is a parking lot light which Verizon would like to extend, however to support antennas and radio heads the existing pole will need to be replaced. After conversations with the property owner and the staff, we believe a Monopalm design would be more appealing to the neighborhood from an aesthetic stand point.

#2 Locating antennas upon the church would not produce the necessary height to cover the immediate area. The proposed 50 foot Rad center is the lowest height that will cover the area while maintaining a low profile.

#3 T-Mobile & Crown Castle has a (2) stealth Monopalms located on the adjacent school property. Verizon cannot collocate on an existing Monopalm and maintain the stealth appearance.

#4 The commercial buildings is to far North and would not provide coverage to the intended area. Locating antennas upon the roof would not produce the necessary height to cover the immediate area. The proposed 50 foot Rad center is the lowest height that will cover the area while maintaining a low profile.

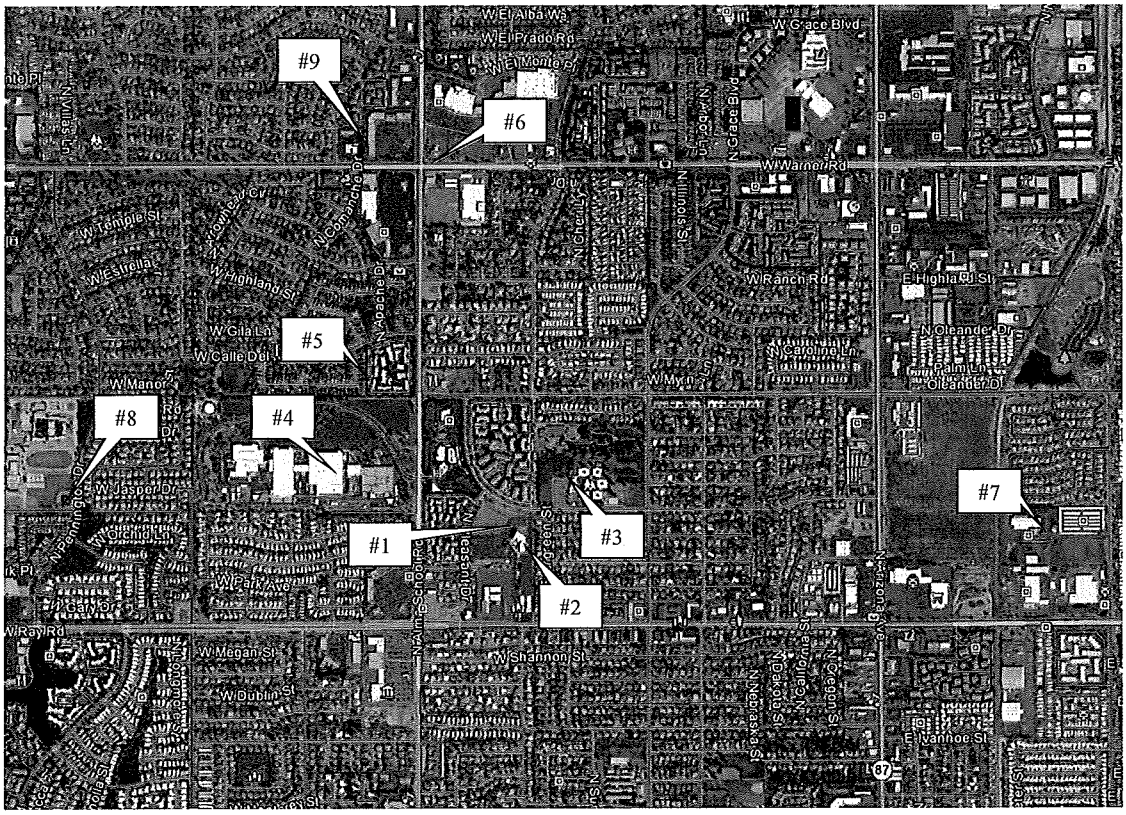
#5 There are no SRP utility pole within the immediate area. All power lines are buried. The closet utility pole is approximately a mile north, co-locating on the SRP will fulfill coverage requirements

#6 Sprint has a stealth Monopalm located on the adjacent located in the Southwest corner of an apartment complex. Verizon cannot colocate on an existing Monopalm and maintain the stealth appearance.

#7 Verizon's has existing Monopole PHO Valley Mall (33.323480, -111.834787) Locating another facility in this area will not address the Gap in coverage

#8 Sprint & T-Mobile are both located on ball field lights at Anderson Junior High. Per the City of Chandler zoning ordinance "No more than two (2) ball field light poles serving a single ball field may be used as wireless communication facilities" that limit has been reached by the existing carriers. Plus that location is within .3 miles of an existing Verizon site PHO Ray (33.323260, -111.87868)

#9 Crown Castle has a stealth Monopalm located behind the commercial shopping center. Verizon cannot co-locate on an existing Monopalm and maintain the stealth appearance.



Conclusion

It is the goal of Verizon Wireless to service the area with more reliable cellular service. By working with the landlord to construct a stealth facility, Verizon is proposing the best possible coverage solution (from an appearance standpoint). As the area grows, residents in the immediate area will need reliable cellular service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service to its customers.

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: PHO_Epiphany Lutheran

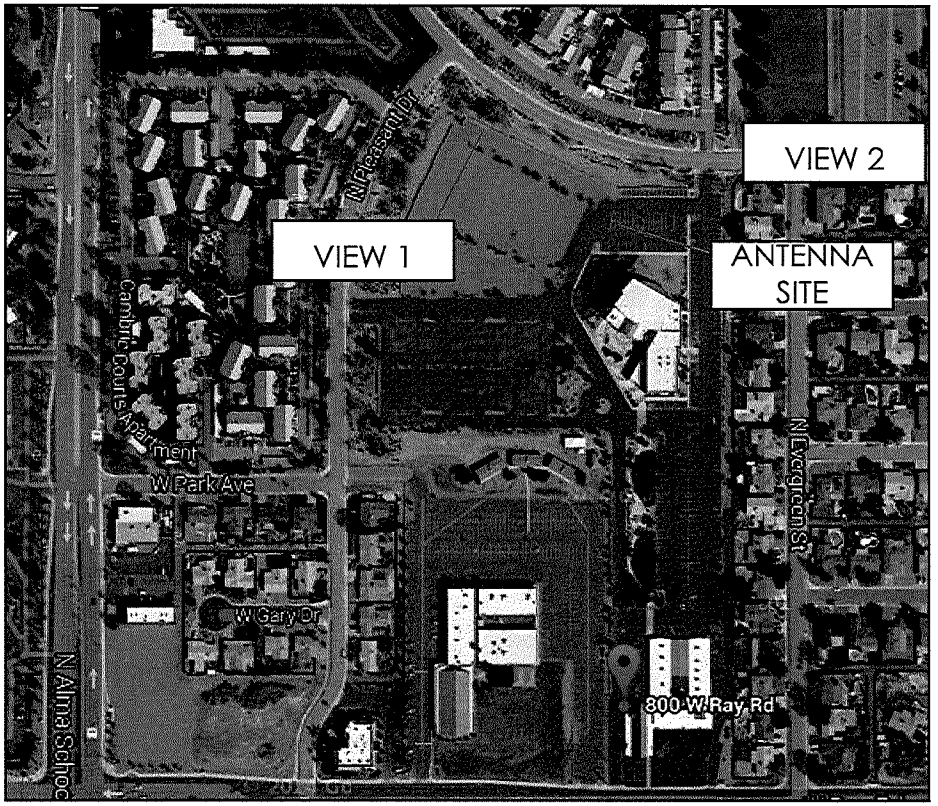
SITE LOCATION: 800 WEST RAY RD.
CHANDLER, AZ 85225

DATE: 6/12/2014

APPLICANT: COAL CREEK CONSULTING, LLC.
2520 E. UNIVERSITY DRIVE #107
TEMPE, AZ 85281

CONTACT: RANDY DOWNING
(480) 241-8263

SITE LOCATION MAP



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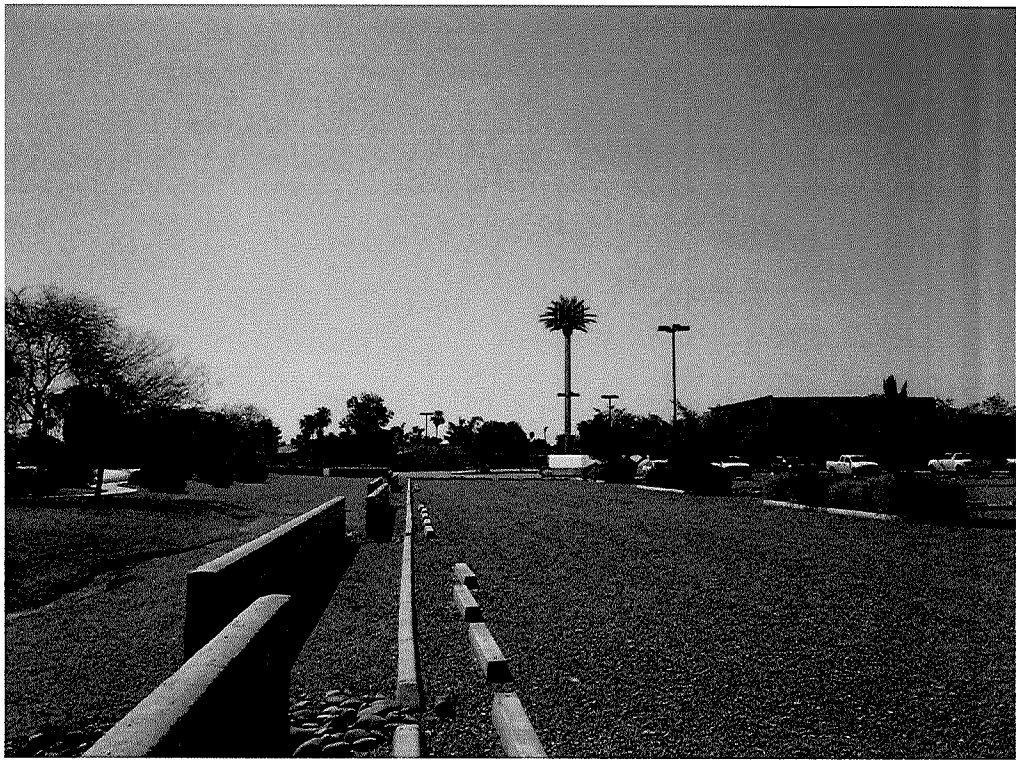
EXISTING VIEW 1 -
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 1 - LOOKING SOUTHEAST



PROPOSED INSTALLATION OF A 60' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT SHELTER AND SURROUNDED BY A 8' CMU SCREENING WALL. PROPOSED ADDITION OF LANDSCAPING TO COMPOUND EXTERIOR.

verizonwireless

EXISTING VIEW 2 -
LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2 - LOOKING SOUTHWEST

PROPOSED INSTALLATION OF A 60' MONOPALM WITH ANTENNA ARRAY, INCLUDING EQUIPMENT SHELTER AND SURROUNDED BY A 8' CMU SCREENING WALL. PROPOSED ADDITION OF LANDSCAPING TO COMPOUND EXTERIOR.

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