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Where Values Make The Difference

MEMORANDUM **Transportation & Development – PZ Memo No. 10-102**

DATE: SEPTEMBER 27, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: BILL DERMODY, SENIOR CITY PLANNER BD

SUBJECT: ZUP10-0029 CORNERSTONE CHRISTIAN CHURCH WIRELESS FACILITY

Request: Use Permit approval to install a wireless communication facility

Location: 1595 S. Alma School Road, the southeast corner of Alma School and Willis Roads

Applicant: Chandler Christian Church

Zoning: Planned Area Development (PAD)

RECOMMENDATION

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

BACKGROUND

The application requests a new 62' monopalm (top of antennas) wireless communication facility to be located on the campus of Cornerstone Christian Church at the southeast corner of Alma School and Willis Roads. The approximately 21-acre church campus is bordered to the south and west (across Alma School Road) by single-family homes. To the east are large-lot, rural residential homes. To the north across Willis Road is a vacant parcel approved for the Parcland Crossing mixed-use development that consists of commercial uses in the western portion and apartments on the east side. The nearest residentially zoned property is the apartments parcel approximately 300' to the northeast. A monopalm is a cell tower disguised as a palm tree. The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers. Elevations of the proposed facility are among the memo attachments.

The church campus contains three buildings in its center, a large permanent parking lot on the west side along Alma School Road, and a smaller parking lot on the north along Willis Road. The eastern part of the campus contains a temporary parking lot that was approved through a Use Permit in 2009. The church plans to eventually expand eastward into the temporary lot, though the plans have not yet been through the public hearing process for city approval.

The monopalm is proposed to be located at the northeast corner of the existing main sanctuary building in the north-central portion of the campus. The applicant, at the property owner's request, is also providing two 20'-high live palm trees adjacent to the monopalm. The campus has many live date palm trees in its western parking lot and adjacent to the buildings.

Within the immediate area, there are no suitable alternatives for co-location of the wireless communication facilities on existing poles or towers. According to information provided by the applicant as required by Zoning Code, the only verticalities of a height similar to or greater than the proposed monopalm within one mile are the SRP power poles along Pecos Road and the 55' existing monopalm at the City of Chandler Police evidence building on Pecos Road. The applicant has analyzed these co-location possibilities and found them implausible because they are located outside of the needed coverage area and too close to existing antennas. An inventory of these verticalities provided by the applicant is among the attachments.

The applicant has also analyzed several nonresidential developments in the area. The Chandler Christian Church is too far south of the desired coverage area. The Kohl's development at Willis Road and Arizona Avenue, which has a freeway pylon sign, is too close to other AT&T towers. The owners of the planned commercial developments at the northeast and southeast corners of Alma School Road and the Loop 202 Santan Freeway are unwilling landlords at this time. Placing a tower in the freeway corridor right-of-way is both impractical for AT&T and unacceptable to MCDOT.

DISCUSSION

Staff finds the proposed location to be appropriate for a wireless facility in the form of a 62'-high monopalm. The location near an existing building and 300' from planned residential properties is compatible with surrounding land uses. The two proposed live palm trees provide further blending into the natural surroundings in the immediate area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held at the subject site on August 25, 2010. Three citizens attended who were opposed to the previously proposed location on the south end of the church property, closer to the Eden Estates subdivision where they live. Two other Eden Estates neighbors also contacted Staff in opposition to the previous location. All of these neighbors are now in support due to the monopalm being relocated away from their neighborhood.
- At the time of this writing, Staff is not aware of any opposition to the request. Two neighbors have written letters supporting the request, which are among the memo attachments.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0029 CORNERSTONE CHRISTIAN CHURCH WIRELESS FACILITY subject to the following conditions:

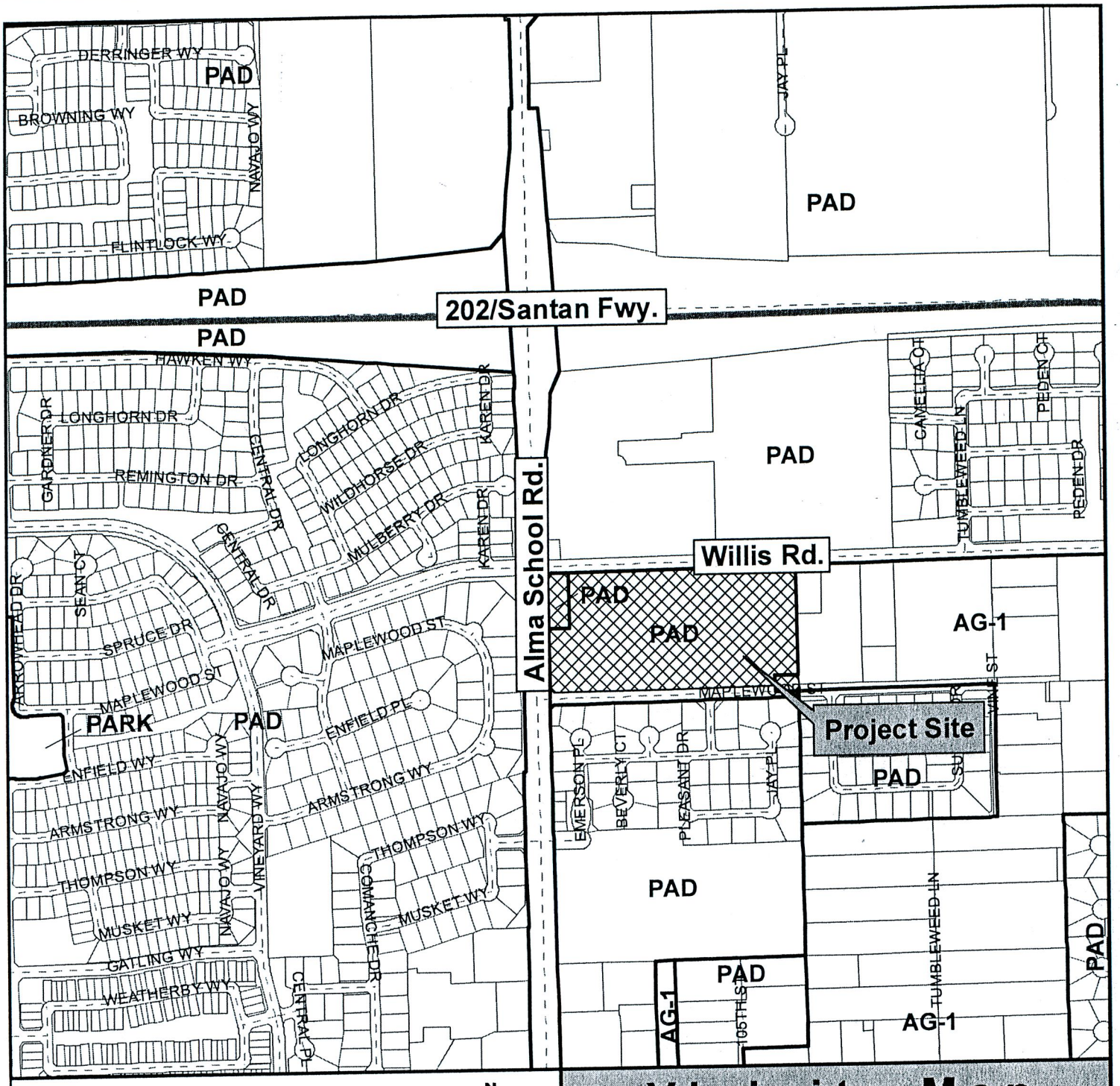
1. Development shall be in substantial conformance with approved exhibits except as modified by condition herein. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Move to recommend approval of ZUP10-0029 CORNERSTONE CHRISTIAN CHURCH WIRELESS FACILITY subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevation
3. Photosimulation
4. Narrative
5. Map of Verticalities within 1 Mile
6. Letters of Support

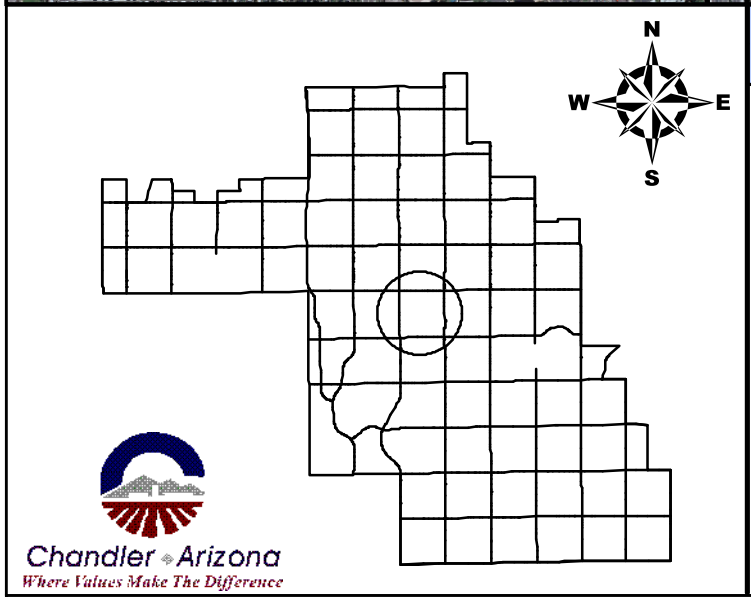


Vicinity Map

ZUP10-0029

Cornerstone Church Monopalm

CITY OF CHANDLER 6/23/2010



Vicinity Map

ZUP10-0029

Cornerstone Church Monopalm

CITY OF CHANDLER 6/23/2010

PROJECT INFORMATION

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY
SITE ADDRESS: 1595 S. ALMA SCHOOL RD
CHANDLER, AZ 85248

LATITUDE: 33° 16' 59.4" N
LONGITUDE: 111° 51' 22.0" W
ELEVATION: 1210.5' AMSL
JURISDICTION: CITY OF CHANDLER
EXISTING USE: CHURCH FACILITY
PROPOSED USE: CHURCH FACILITY / UNMANNED TELECOMMUNICATIONS FACILITY

DRAWING INDEX

		REV
25471-PHNX-P838-01	TITLE SHEET	1
25471-PHNX-P838-LS-1	SITE SURVEY	1
25471-PHNX-P838-LS-2	SITE SURVEY	1
25471-PHNX-P838-02	OVERALL SITE PLAN	1
25471-PHNX-P838-03	DETAILED SITE PLAN	1
25471-PHNX-P838-04	TOWER ELEVATION & DETAILS	1

DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 05/25/10, VERSION 1

NOTES

1. THE FOLLOWING NOTES, SYMBOLS AND DETAILS FROM BECHTEL DOCUMENT NUMBER 24782-000-A3-EF-00001 APPLIES TO THE IMPLEMENTATION OF THIS SITE DESIGN PACKAGE. REFERENCE STANDARD NOTES SHEET.

GENERAL NOTES — DETAIL 623 – REV 1
CONSTRUCTION NOTES — DETAIL 101 – REV 2
GROUNDING NOTES — DETAIL 621 – REV 3
ELECTRICAL INSTALLATION NOTES — DETAIL 622 – REV 2
RF NOTES — DETAIL 116 – REV 6
CONCRETE AND REINFORCING STEEL NOTES: — DETAIL 102 – REV 4
SITE WORK GENERAL NOTES — DETAIL 619 – REV 2

A/E DOCUMENT REVIEW STATUS

1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT

ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.

	ENG.	CONST.			
REVIEWED:					
BY:			DATE:		

REDLINE DRAWING REVIEW

NAME (PRINT) SIGNATURE DATE

GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS

NAME (PRINT) SIGNATURE DATE

FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS

NAME (PRINT) SIGNATURE DATE

ENGINEERING – Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant

at&t

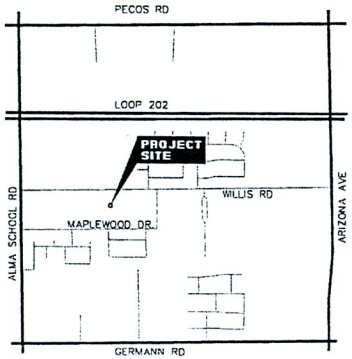
SITE NUMBER: P838-AA
SITE NAME: CORNERSTONE CHURCH
1595 S. ALMA SCHOOL RD.

APPROVALS

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

VICINITY MAP

DIRECTIONS:
FROM AT&T OFFICE TAKE LOOP 101 SOUTHEAST TO LOOP 202. TAKE LOOP 202 WEST TO THE ALMA SCHOOL EXIT., TURN RIGHT ONTO S. ALMA SCHOOL RD., TURN LEFT ONTO W. MAPLEWOOD DR., SITE IS LOCATED ON THE RIGHT.



N.T.S.

SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	NUMBER
A/E	SANDEEP MANE	TELESPAN NETWORK SERVICES	480-905-8689
SAC	SHANNON MORRELLI	BECHTEL COMMUNICATIONS	602-368-0201
RF	KAMRAN RANJBAR	att MOBILITY	480-515-7159
LANDLORD	KERRY DODD	CORNERSTONE CHRISTIAN FELLOWSHIP	480-726-8000

APPLICABLE BUILDING CODES AND STANDARDS

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 2006

ELECTRICAL CODE:
INATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2008, NATIONAL ELECTRICAL CODE.
LIGHTNING PROTECTION CODE
(NFPA 780 - 2000, 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, THIRTEENTH 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-1503, COAXIAL CABLE CONNECTIONS

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.

DETAIL 103-M

TeleSpan
2151 EAST BROADWAY ROAD, SUITE 217, TEMPE, AZ 85282
VOICE: 480.905.8689 FAX: 480.905.8618

CORNERSTONE CHURCH
P838-AA
1595 S. ALMA SCHOOL RD
CHANDLER, AZ 85248

at&t
AT&T MOBILITY
20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	09/14/10	SITE MOVED	SCN	JRS	SM
0	06/16/10	ISSUE FOR ZONING	EA	JRS	SM
A	06/01/10	ISSUE FOR ZONING	JN	JRS	SM

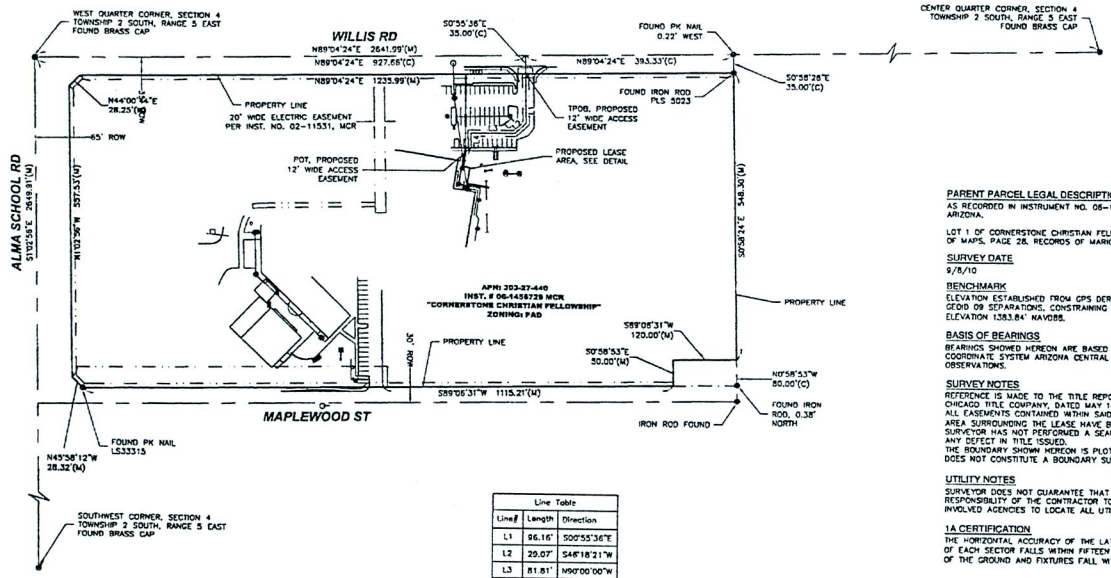
SCALE: AS SHOWN DESIGNED BY: JN DRAWN BY: JN

AT&T MOBILITY

TITLE SHEET

DRAWING NUMBER		REV
25471-620	PHNX-P838-01	1

22 x 34 D SIZE



N

100 0 100 200

SCALE: 1" = 100'

Line Table		
Line#	Length	Direction
L1	96.16'	S00°55'36"E
L2	29.07'	S46°18'21"W
L3	81.81'	N90°00'00"W
L4	28.06'	S00°28'34"E

PARENT PARCEL LEGAL DESCRIPTION

AS RECORDED IN INSTRUMENT NO. 06-1458729, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 1 OF CORNERSTONE CHRISTIAN FELLOWSHIP TWO, ACCORDING TO BOOK 878 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY DATE

9/8/10

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 09 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION COSA. ELEVATION 1383.84' NAVD88.

BASIS OF BEARINGS

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEY NOTES

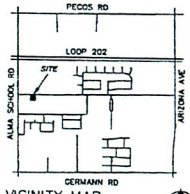
REFERENCE IS MADE TO THE TITLE REPORT ORDER #CT10017425, ISSUED BY CHICAGO TITLE COMPANY, DATED MAY 14, 2010.
ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS).
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

1A CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.



VICINITY MAP

SCALE: NTS

ACCESS EASEMENT LEGAL DESCRIPTION

ALL OF THAT PORTION OF LOT 1 OF CORNERSTONE CHRISTIAN FELLOWSHIP TWO, ACCORDING TO BOOK 878 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING A 12.00 FOOT WIDE EASEMENT FOR ACCESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89 DEGREES 04 MINUTES 24 SECONDS EAST, 927.66 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, 35.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WILLIS ROAD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, 96.16 FEET;
THENCE SOUTH 46 DEGREES 18 MINUTES 21 SECONDS WEST, 29.07 FEET;
THENCE WEST, 81.81 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 34 SECONDS EAST, 28.06 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT ARE TO INTERSECT AT ALL ANGLE POINTS, TO PROVIDE CONTINUOUS WIDTH THROUGHOUT.

LEGEND

BCHM-BRASS CAP IN HANDHOLE
BCFL-BRASS CAP FLUSH
ROW-RIGHT OF WAY
TPOB-TRUE POINT OF BEGINNING
POT-POINT OF TERMINUS
EP-EDGE OF PAVEMENT
DW-DRIVEWAY
SW-SIDEWALK
MCR-MARICOPA COUNTY RECORDER

Engineering & Surveying Technologies Inc.
1111 N. 3rd Street, Phoenix, Arizona 85004
Tel.: (602) 385-1693, Fax: (602) 385-1698

CORNERSTONE CHURCH
P838-AA

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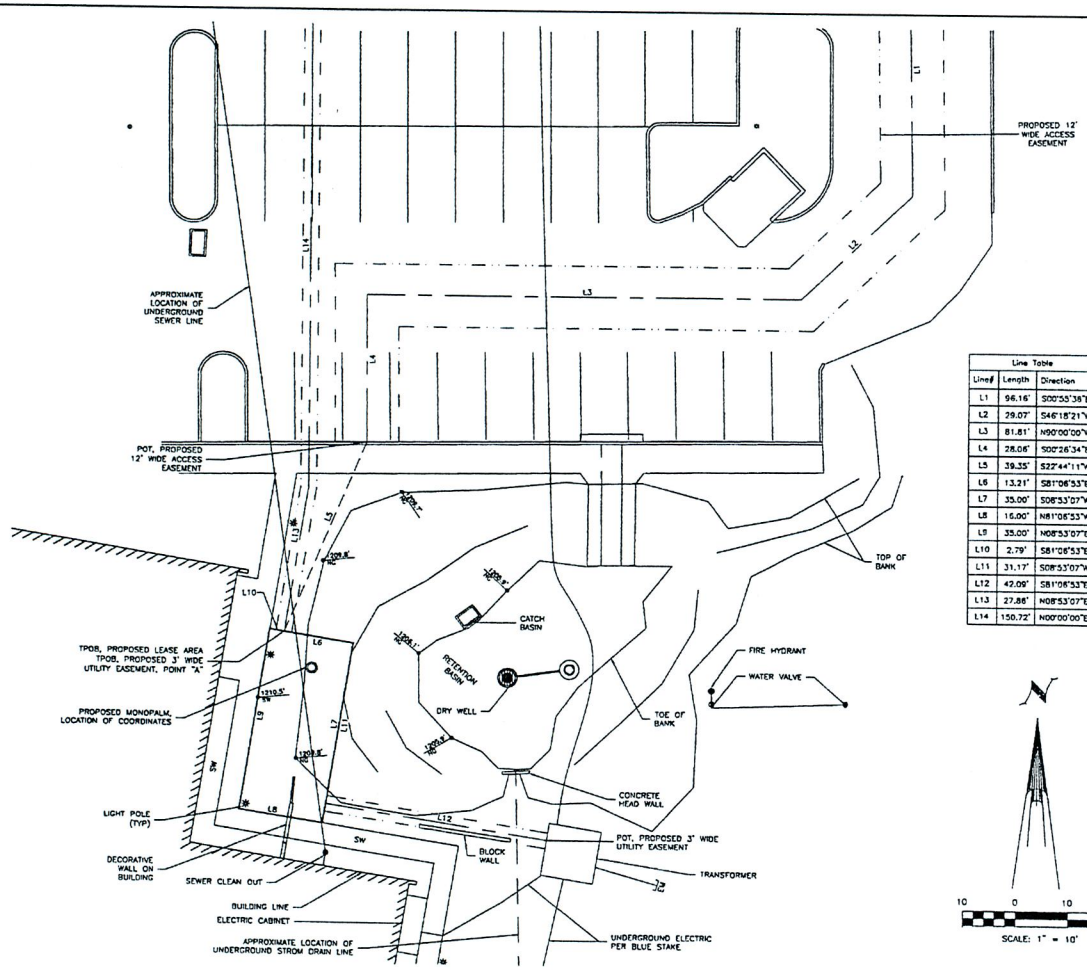
NO.	DATE	REVISIONS	BY	CHK	APP'D
1	9/10/10	REVISED LEASE LOCATION	DH	BN	BN
0	6/3/10	SUBMITTAL	DH	BN	BN
A	5/25/10	PRELIMINARY	DH	BN	BN

SCALE: AS SHOWN DRAWN BY: DH

AT&T MOBILITY

SITE SURVEY

DRAWING NUMBER	REV
10-074 PHNX-P838-LS1	1



Line Table		
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L2	29.07'	S46°18'21"W
L3	81.81'	N90°00'00"W
L4	28.06'	S00°26'34"E
L5	39.35'	S22°44'11"W
L6	13.21'	S81°06'53"E
L7	35.00'	S08°53'07"W
L8	16.00'	N81°06'53"W
L9	35.00'	N08°53'07"E
L10	2.79'	S81°06'53"E
L11	31.17'	S08°53'07"W
L12	42.09'	S81°06'53"E
L13	27.88'	N08°53'07"E
L14	150.72'	N00°00'00"E

LEASE AREA LEGAL DESCRIPTION

ALL OF THAT PORTION OF LOT 1 OF CORNERSTONE CHRISTIAN FELLOWSHIP TWO, ACCORDING TO BOOK 878 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89 DEGREES 04 MINUTES 24 SECONDS EAST, 927.66 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, 35.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WILLIS ROAD;
THENCE CONTINUING SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, 96.16 FEET;
THENCE SOUTH 46 DEGREES 18 MINUTES 21 SECONDS WEST, 29.07 FEET;
THENCE WEST, 81.81 FEET;
THENCE SOUTH 00 DEGREES 26 MINUTES 34 SECONDS EAST, 28.06 FEET;
THENCE SOUTH 22 DEGREES 44 MINUTES 11 SECONDS WEST, 39.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 06 MINUTES 53 SECONDS EAST, 13.21 FEET;
THENCE SOUTH 08 DEGREES 53 MINUTES 07 SECONDS WEST, 35.00 FEET;
THENCE NORTH 81 DEGREES 06 MINUTES 53 SECONDS WEST, 16.00 FEET;
THENCE NORTH 08 DEGREES 53 MINUTES 07 SECONDS EAST, 35.00 FEET;
THENCE SOUTH 81 DEGREES 06 MINUTES 53 SECONDS EAST, 2.79 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY EASEMENT LEGAL DESCRIPTION

ALL OF THAT PORTION OF LOT 1 OF CORNERSTONE CHRISTIAN FELLOWSHIP TWO, ACCORDING TO BOOK 878 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING A 3.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89 DEGREES 04 MINUTES 24 SECONDS EAST, 927.66 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, 35.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WILLIS ROAD;
THENCE CONTINUING SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST, 96.16 FEET;
THENCE SOUTH 46 DEGREES 18 MINUTES 21 SECONDS WEST, 29.07 FEET;
THENCE WEST, 81.81 FEET;
THENCE SOUTH 00 DEGREES 26 MINUTES 34 SECONDS EAST, 28.06 FEET;
THENCE SOUTH 22 DEGREES 44 MINUTES 11 SECONDS WEST, 39.35 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; AND

THENCE NORTH 08 DEGREES 53 MINUTES 07 SECONDS EAST, 28.86 FEET;
THENCE NORTH, 150.72 FEET TO THE POINT OF TERMINUS ON THE SOUTH RIGHT OF WAY OF SAID WILLIS ROAD;

TOGETHER WITH A 3.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 81 DEGREES 06 MINUTES 53 SECONDS EAST, 13.21 FEET;
THENCE SOUTH 08 DEGREES 53 MINUTES 07 SECONDS WEST, 31.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 06 MINUTES 53 SECONDS EAST, 42.09 FEET TO THE POINT OF TERMINUS.

CENTER OF PROPOSED MONOPALM
LATITUDE 33° 16' 59.4" NORTH (NAD83)
LONGITUDE 111° 51' 22.0" WEST
ELEVATION 1210.5' (NAVD88)

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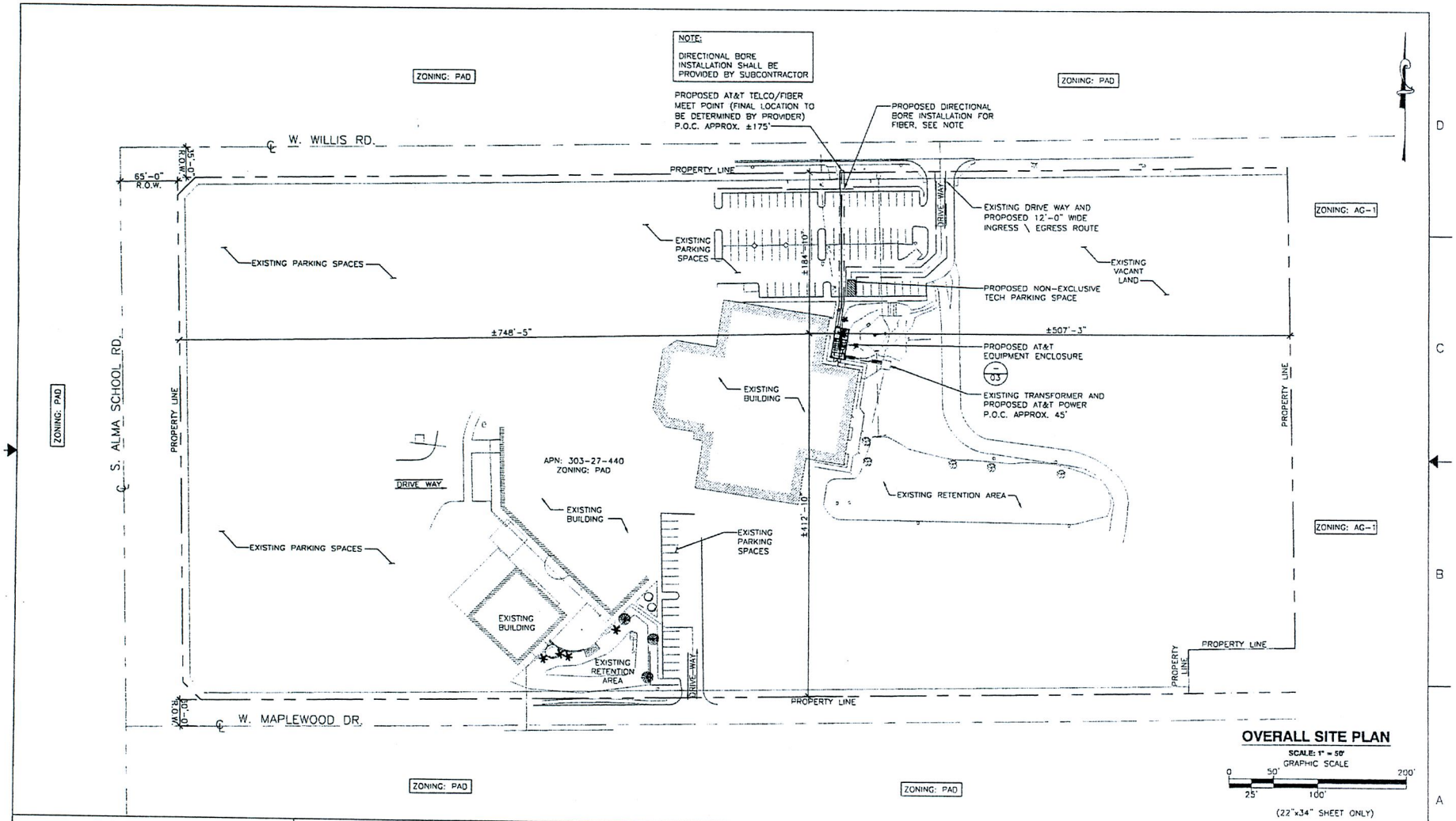
NO.	DATE	REVISIONS	BY	CHK	APP'D
1	9/10/10	REVISED LEASE LOCATION	DH	BN	BN
0	6/3/10	SUBMITTAL	DH	BN	BN
A	5/25/10	PRELIMINARY	DH	BN	BN

SCALE: AS SHOWN
DRAWN BY: DH

AT&T MOBILITY

SITE DETAIL

DRAWING NUMBER		REV
10-074	PHNX-P838-LS2	1



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VOICE: 480.905.8689 FAX: 480.905.8618

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NO.	DATE	REVISIONS	BY	CHK	APP'D
1	09/14/10	SITE MOVED	SDH	JRS	SM
0	06/18/10	ISSUE FOR ZONING	E.A.	JRS	SM
A	06/01/10	ISSUE FOR ZONING	JN	JRS	SM

SCALE: AS SHOWN | DESIGNED BY: JN | DRAWN BY: JN

AT&T MOBILITY

OVERALL SITE PLAN

DRAWING NUMBER		REV
25471-620	PHNX-P838-02	1

22 x 34 D SIZE
PSC-

6 5 4 3 2 1
D C B A

POWER & TELEPHONE GENERAL NOTES

1. SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY.
2. SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLE PULLBOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, AND INCLUDE ANY UTILITY COMPANY REQUIREMENTS IN SCOPE OF WORK.
3. UTILITY CONTACTS

TELEPHONE COMPANY:		POWER COMPANY:	
COMPANY NAME:	QWEST or COX	COMPANY NAME:	SRP
ADDRESS:	--	ADDRESS:	--
CITY, STATE, ZIP	--	CITY, STATE, ZIP	--
PHONE NUMBER:	--	PHONE NUMBER:	--
CONTACT:	-	CONTACT:	-

NOTICE

1. ELECTRICAL SUBCONTRACTOR SHALL CONTACT UTILITY COMPANIES 14 DAYS MINIMUM PRIOR TO ACTIVATION AND NOTIFY UTILITY COMPANY REPRESENTATIVE OF THE EXACT DATE OF ACTIVATION.
2. VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE TRENCHING. THESE DRAWINGS HAVE NOT BEEN CONFIRMED WITH THE UTILITY COMPANIES DUE TO TIME CONSTRAINTS AND ARE INTENDED AS A GENERAL GUIDE ONLY.
3. ELECTRICAL SUBCONTRACTOR SHALL CONTACT TELE. CO. & POWER CO. VERIFY EXACT ROUTING/SIZES & CONDITIONS BEFORE TRENCHING.
4. INSTALL ALL CONDUITS & EQUIPMENT AS SPECIFIED BY POWER CO. & TELEPHONE CO.
5. FIELD VERIFY EXACT MEASUREMENT OF ALL NEW UTILITY FEEDERS PRIOR TO BID. DO NOT SCALE FROM THESE PLANS.
6. CONTACT UTILITY COMPANIES FOR UNDERGROUND CONDUIT INSPECTIONS PRIOR TO BACKFILLING TRENCH.
7. IT IS THE ELECTRICAL SUBCONTRACTORS RESPONSIBILTY TO COORDINATE WITH THE POWER AND TELEPHONE COMPANIES TO INSURE THAT SERVICE CONDUITS ARE TERMINATED AT THE CORRECT POWER POLE,PEDESTAL,ETC.

NOTE:

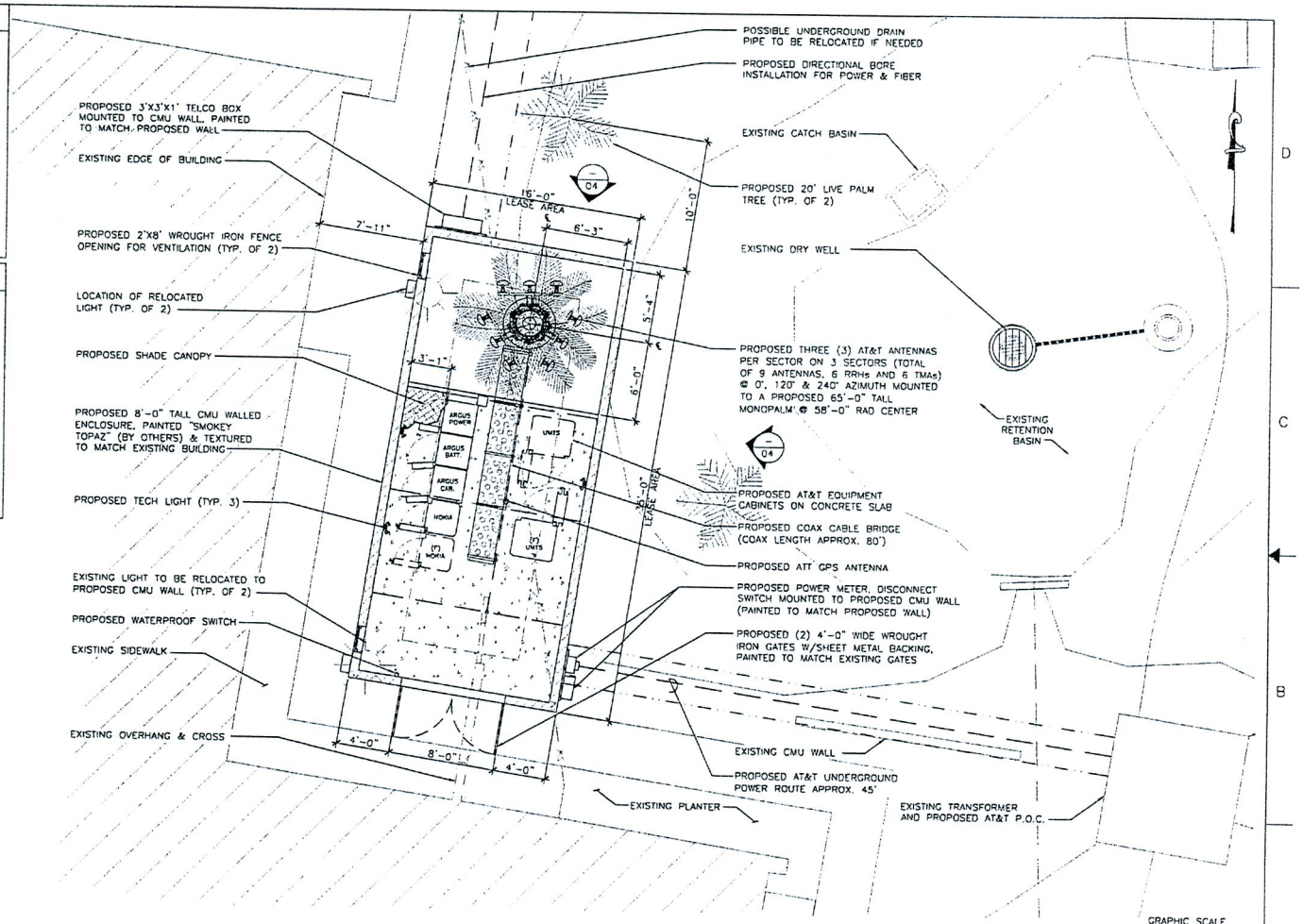
1. HAND DIG EXCAVATIONS NEAR EXISTING UTILITIES & WHERE INDICATED ON SITE PLAN
2. SUBCONTRACTOR TO UTILIZE PRIVATE UTILITY LOCATOR ON NON-PUBLIC PROPERTY

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

NOTE:
SCALE NOTED APPLIES TO 22"X34" SHEET SIZE. IF PRINT SIZE IS 11"X17", THEN ACTUAL SCALE IS ONE HALF OF SCALE NOTED. (EXAMPLE: 1/2" = 1'-0" BECOMES 1/4" = 1'-0" ON 11" X 17" SHEET SIZE). THIS NOTE APPLIES TO ALL DRAWING SHEETS.

LEGEND

- EXISTING EQUIPMENT
- PROPOSED EQUIPMENT
- FUTURE EQUIPMENT
- EXIST. CABLE TRAY
- NEW CABLE TRAY
- CONDUCTORS AND RACEWAY TO BE FURNISHED & INSTALLED BY SUBCONTRACTOR



DETAILED SITE PLAN

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

TeleSpan
2151 EAST BROADWAY ROAD, SUITE 217, TEMPE, AZ 85282
VOICE: 480.905.8686 FAX: 480.905.8818

CORNERSTONE CHURCH
P838-AA
1595 S. ALMA SCHOOL RD
CHANDLER, AZ 85248

at&t
AT&T MOBILITY
20850 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	09/14/10	SITE MOVED	SDN	JRS	SM
0	06/16/10	ISSUE FOR ZONING	E.A.	JRS	SM
A	06/01/10	ISSUE FOR ZONING	JN	JRS	SM

SCALE: AS SHOWN | DESIGNED BY: JN | DRAWN BY: JN

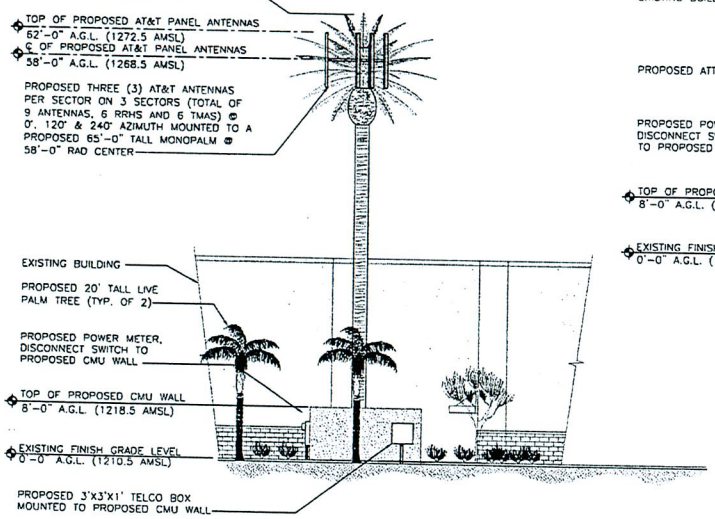
AT&T MOBILITY

DETAILED SITE PLAN

DRAWING NUMBER	REV
25471-620	PHNX-P838-03	1

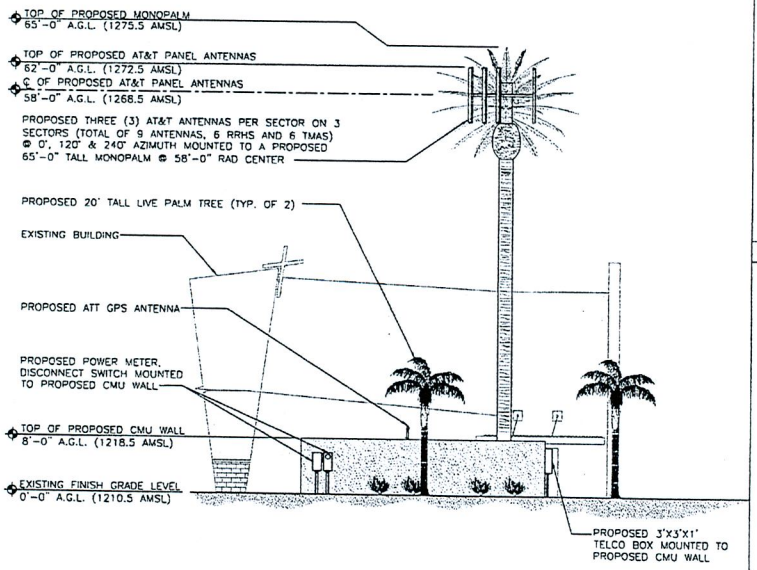
22 x 34 0 SIZE
PSC-

6 5 4 3 2 1



NORTH ELEVATION

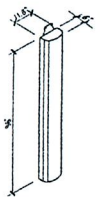
SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 10'
1' 3' 5' 20'
1/8 inch = 1 ft.
(22"x34" SHEET ONLY)

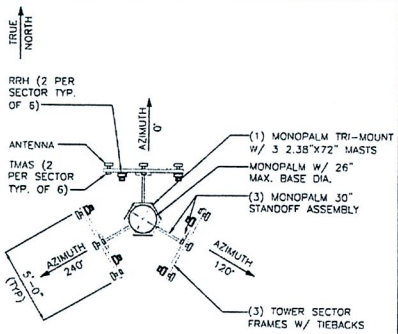


MANUFACTURER:
KATHREIN

PART#: 800-10766
LENGTH: 96"
WIDTH: 11.8"
DEPTH: 6"
WEIGHT: 61.7 LBS (W/ BRACKETS)

NOTE:
MOUNTING EQUIPMENT SUPPLIED W/ ANTENNA. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PANEL ANTENNA — SCALE: NTS — 1



NOTE:
ANTENNA MOUNTS SUPPLIED BY BECHTEL

PLAN VIEW

THREE ANTENNA PER SECTOR WITH STANDOFF HORIZONTAL SEPARATION CONFIGURATION MONOPALM MOUNTING

DETAIL 612
NTS —

TeleSpan
2151 EAST BROADWAY ROAD, SUITE 217, TEMPE, AZ 85282
VOICE: 480.905.8689 FAX: 480.905.8818

CORNERSTONE CHURCH
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1595 S. ALMA SCHOOL RD
CHANDLER, AZ 85248

at&t
AT&T MOBILITY
20850 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

NO	DATE	REVISIONS	BY	CHK	APP'D
1	09/14/10	SITE MOVED	SDN	JRS	SM
0	06/15/10	ISSUE FOR ZONING	EA	JRS	SM
A	06/01/10	ISSUE FOR ZONING	JN	JRS	SM

SCALE: AS SHOWN — DESIGNED BY: JN — DRAWN BY: JN

AT&T MOBILITY

TOWER ELEVATIONS & DETAILS

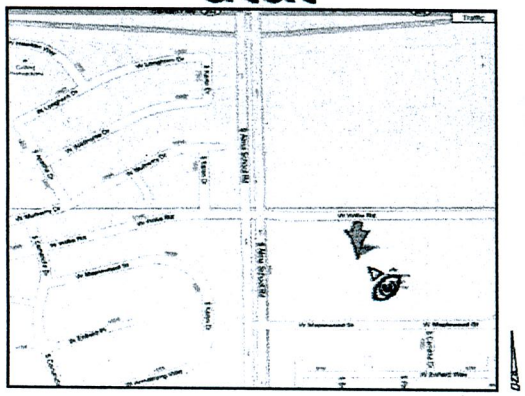
DRAWING NUMBER		REV
25471-620	PHNX-P838-04	1

22 x 34 0 SIZE
PSC-

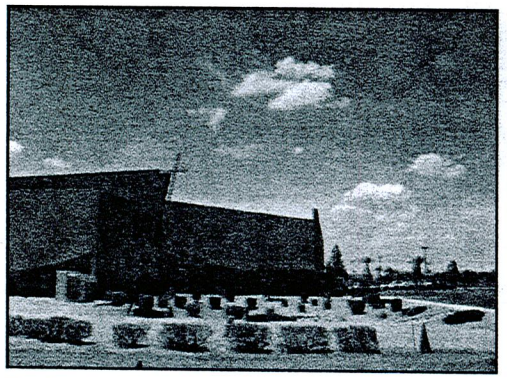
at&t

Telespan

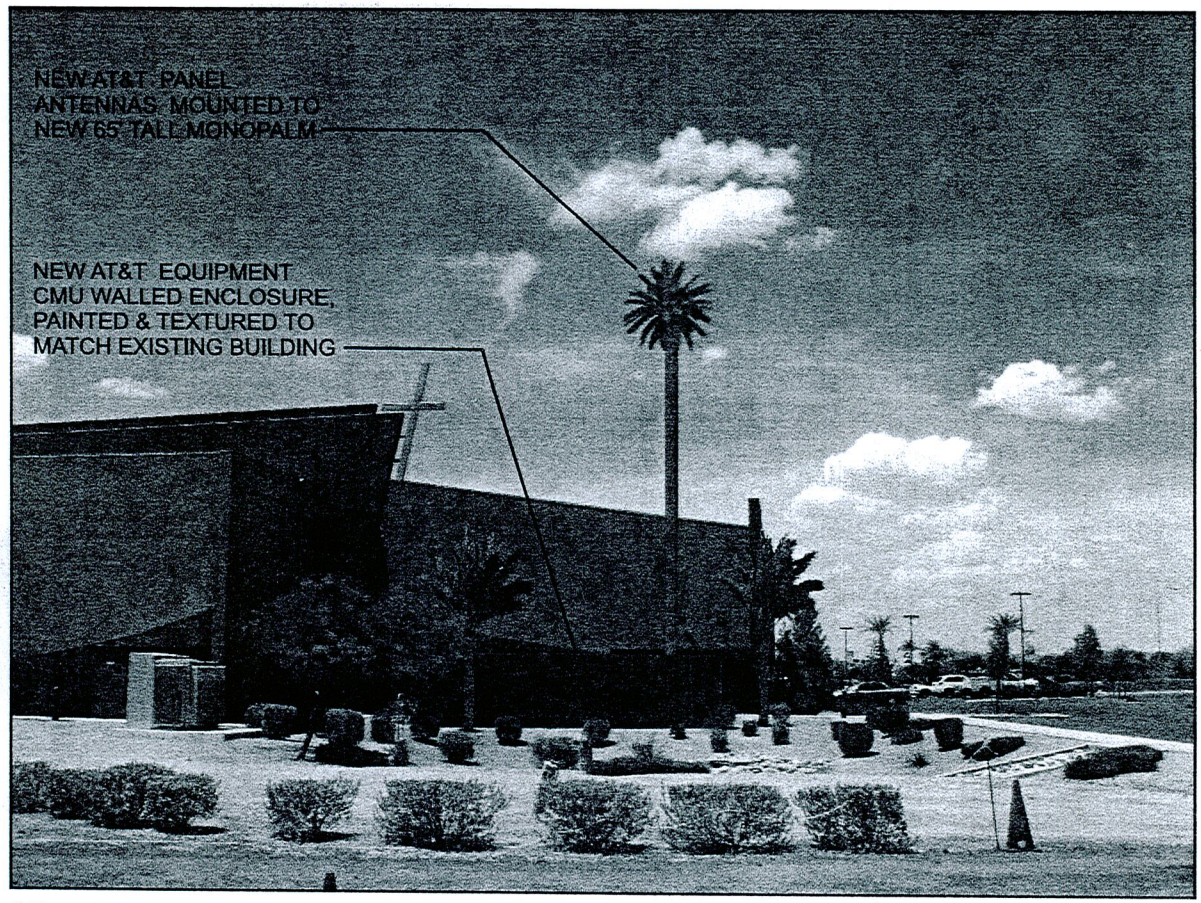
Telespan Network Services, LLC
2151 E. Broadway Rd. Suite 217
Tempe, AZ 85282



Site Location



Before



After

LOOKING NORTHWEST FROM
SOUTHEAST OF PROPERTY

SITE No.: P838
SITE NAME: CORNERSTONE CHURCH
SITE ADDRESS: 1595 S. Alma School Road, Chandler AZ 85286

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.

Project Narrative

REQUEST: Special Use Permit

PROPOSAL: Wireless Communications Facility

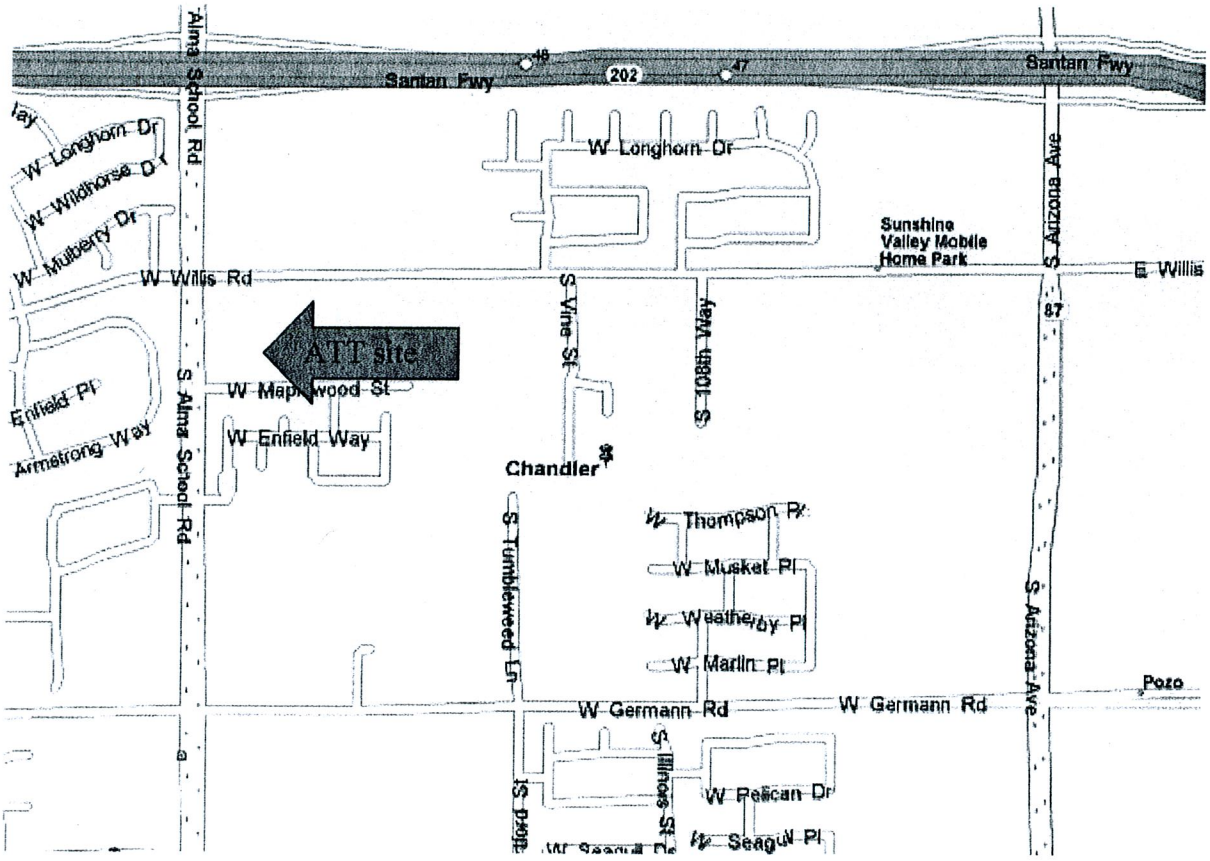
LOCATION: 1595 S. Alma School Road

SIZE: 19 x 24 foot walled compound containing radio equipment and a 65 foot tall monopalm

APPLICANT: At&t mobility, 20830 N. Tatum Blvd., Suite 400, Phoenix AZ 85050

CONTACT PERSON: Shannon Morrelli, Phone: 602-368-0201, Email: smorrel1@bechtel.com

Map Of area: (Not to scale)



PURPOSE OF REQUEST

This application is intended to provide wireless services, as required by AT&T mobility's FCC license. This is site is designed to satisfy the demand for AT&T service in the area. AT&T strives to serve its subscribers while working with each jurisdiction to meet the local site design needs and requirements as well as provide collocation opportunities when practical to reduce unnecessary new verticality. The new site will accommodate the coverage and capacity needs of the growing AT&T network as well as new expanded services for local residents.

DESCRIPTION OF PROPOSAL

At&t mobility is proposing the installation and maintenance of a monopalm that is 65 feet tall to top of the fronds and 62 feet to the tip of antenna and appurtenant equipment at Cornerstone Church. The new facility will be placed at the north~~west~~east corner of the Main Sanctuary The project will be set back approximately 400 feet from Maplewood Avenue and single family residential to the south; 180 feet from the Willis Avenue and commercial properties to the north; 750 feet from Alma School Drive to the west and 500 feet from adjacent properties to the east. Two (2) additional live palm trees will be planted adjacent to the facility to further integrate the monopalm with other live palms on the property. The equipment compound will be enclosed with a solid block wall finished and painted to match the adjacent building. The Please see **attached photo simulations** taken from north and south views of the neighborhood for visual referenced.

RELATIONSHIP TO SURROUNDING PROPERTIES

The subject parcel is zoned PAD with PAD commercial to the North and residential to the West and South. Properties to the East are residential and zoned AG-1. The site was selected to serve a coverage hole in this residential community. The facility will be well set back from the nearest residential properties to the south with minimal visual impact.

LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM/UTILITIES

After initial construction the site will be serviced by a single maintenance vehicle approximately one to two times per month. Ingress and egress would be from Maplewood Street through the existing driveway. The proposed site will be unmanned, so there are no regular hours of operation or impact to existing traffic patterns. There is adequate parking on site to accommodate the single vehicle.

The site is served by a single meter 200 amp service and does not generate any noxious noise, odors, vibrations, wastewater or solid waste. The site is unmanned with no loading or unloading of supplies and the only noise generated will be the operation of standard cooling units. The equipment compound will be lit by a motion sensor tech light that is shielded from outward view.

COLLOCATION EFFORTS

No other cell towers were identified within a one mile radius of the site and the nearest tower noted is a T-Mobile palm tree north of the 202 freeway which lies too far north of the needed coverage area.

The only vertical structures of approximate height to the proposed monopalm within a mile circumference are +-/50 foot SRP power poles running east west along Pecos road to the north of the 202 freeway and

a 55 foot tall TMobile monopalm tree at industrial way off of Pecos road to the north. ATT engineering rejected both these options as well as any areas north of the 202 freeway because they would be too close to existing site P061 as noted on the attached map. Other vertical structures in the area of height greater than 40 feet are the light standards for the 202 San Tan freeway and these sit down on the freeway embankment. ATT cannot place equipment in the freeway corridor for a number of reasons, first and foremost being the safety of its technicians to access the site as well as MCDOTs refusal to allow such facilities in the freeway embankment area.

Commercial developers to the north of the site were contacted both in spring of 2009 and 2010 but did not have interest in leasing space for a cell tower on the undeveloped property. The developer/owner of a parcel on the NE corner of Alma School and the 202 freeway was contacted as well for the site of a proposed 4 story office building, but the owner did not have a timeframe for construction. In addition, the owner would only agree to consider antennas on the roof if ATT would commit to placing sites on at least two other buildings that he owns in the valley.

The Kohls shopping center to the east at Arizona Avenue was also reviewed, but found to be too close to existing ATT sites for coverage needs.

Please see **attached map** showing locations of existing sites, power poles, other carrier locations identified and two future/wish lists sites by ATT that are not under development.

This site would replace a proposed facility under review with the City of Chandler at an AG- 4 zoned property that has met with disfavor by the planning and zoning commission due to single family residential use on adjacent parcels.

Alternative Candidate Ring Scrub

Candidate A: After two years, Cornerstone church has reconsidered its position on cell towers and is now the primary host for the proposed facility.

Candidate B Rejected by RF previously. Former Exxon Mobile property, sold to developer. Lies too far north of needed coverage area.

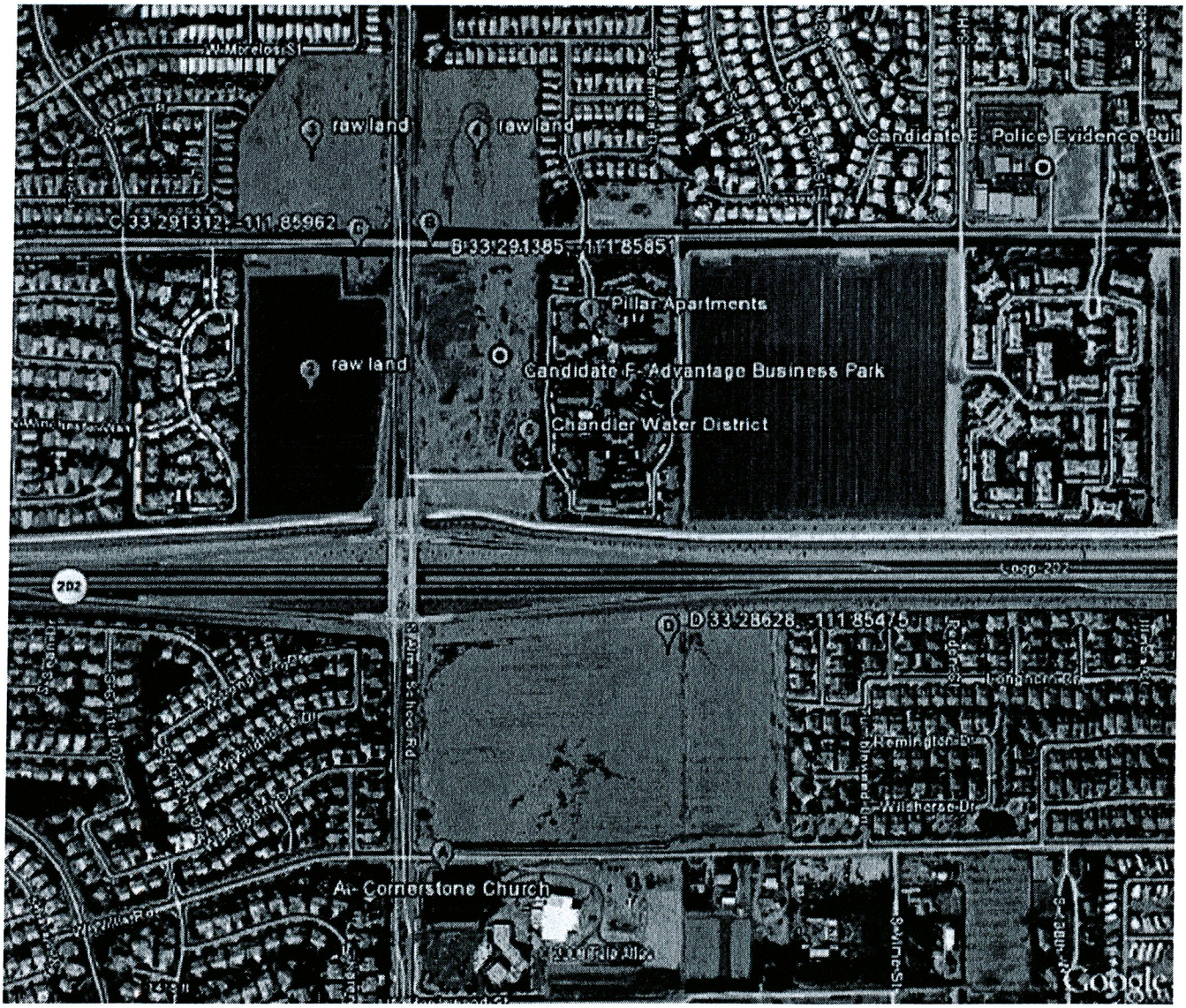
Candidate C: Rejected by RF previously. Undeveloped parcel. Lies too far north of needed coverage area.

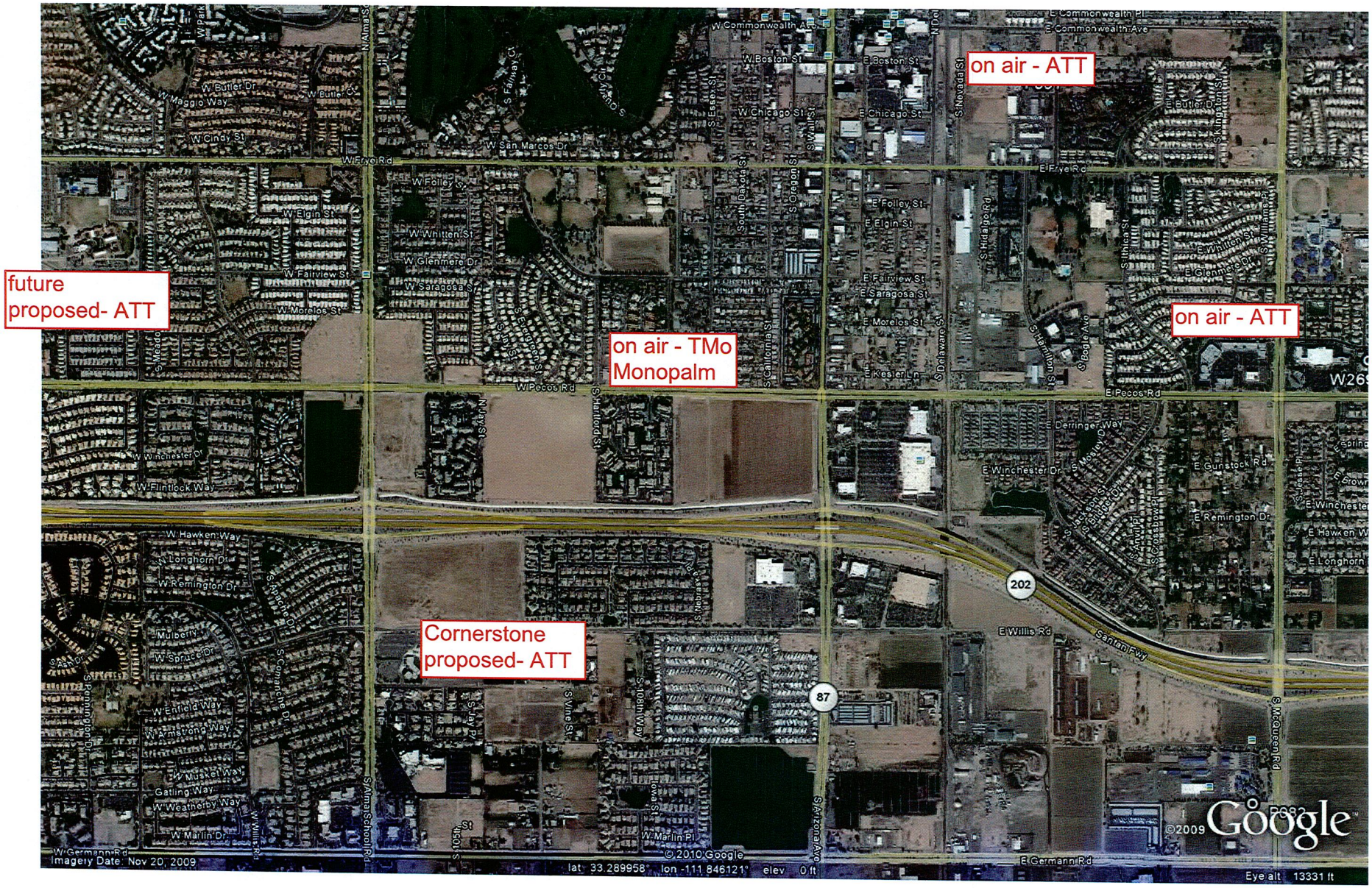
Candidate D: Received call back from Lee & Associates Representative on February 5th, 2009. Property has been sold to a developer. Representative is contacting developer to see if there is interest in locating a 60 foot tall monopalm along north edge of property abutting freeway. No interest in hosting cell tower. Developer re-contacted in June of 2010. Still no interest in hosting monopalm.

Location 1: Contacted Pillar apartments to locate antennas in 35 foot high cupola of apartment complex office, with equipment in second story loft storage area. Owners not interested.

Location 2, 3, 4: Raw land properties not in development at this time.

Location 5: City of Chandler water district property contacted and denied during pre-lease approval process checklist with city. Water district cited resident outcry to other cell installations in the city. The water district does not want to get involved and will not approve projects on their properties. Lies too far north of needed coverage area.


raw land
raw land
Candidate E- Police Evidence Buil
C 33.291312, -111.85962
B 33.291385, -111.85851
Pillar Apartments
raw land
Candidate F- Advantage Business Park
Chandler Water District
202
Loop 202
D 33.28628, -111.85475
Remington Dr
Williams Dr
A- Cornerstone Church
Swing St
Google



Site map of existing known sites in vicinity of proposed installation at Cornerstone Church

ATT Program/Desert Southwest
Goyal, Shay
to:
smorrel1@bechtel.com
08/15/2010 07:23 PM
Cc:
"william.dermody@chandleraz.gov"
Show Details

I **support** the installation of 65' tall monopalm at Cornerstone Christian Church at 1595 S Alma School Rd. we have terrible coverage in this neighborhood and hope this will help.

Shay Goyal
Property Owner near proposed location

I support the new ATT monopalm in Chandler
Dustin, Tom
to:
smorrel1@bechtel.com, william.dermody@chandleraz.gov
08/15/2010 05:28 PM
Show Details

Hi Shannon and Bill,

I can't attend the meeting but wanted to express my pleasure that ATT has finally recognized that the area around Alma School and Willis is a "hole" in their coverage and that they are acting to improve service in this area. As an Intel employee, I am forced to use ATT and it has never worked well in my home. I am looking forward to "more bars" in the near future.

Thanks,
Tom and Sherri Dustin
1046 West Armstrong Way
Chandler, AZ 85286

Tom Dustin
Business Development Manager
Low Power & Embedded Processor Division
In-Vehicle Infotainment
Office 480.554.6804
Mobile 480.235.7150