Staff Summary Report

Tempe

Hearing Officer Hearing Date: November 3, 2010 Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by A. T. & T. WIRELESS W252-BB located at 1737 East McKellips Road for one (1) use permit and one (1) use permit standard.

DOCUMENT NAME: 20101103cdkko01 PLANNED DEVELOPMENT (0406)

COMMENTS: Request by CROWN CASTLE PUBLIC STORAGE – A. T & T. WIRELESS W252-BB (PL100195) (Grettel Keane/Westower Communications, applicant; Crown Castle Public Storage, property owner) located at 1737 East McKellips Road in the GID, General Industrial and RSOD, Rio Salado Overlay Districts for:

ZUP10084 Use permit to increase the height of an existing monopole from 58 ft to 75 ft to allow the co-location of wireless antennae.

ZUP10085 Use permit standard to allow a 25 percent reverse front yard setback reduction along Larkspur from 25.0 ft to 18.75 ft for placement of an 8 ft tall equipment screen wall.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) SEA

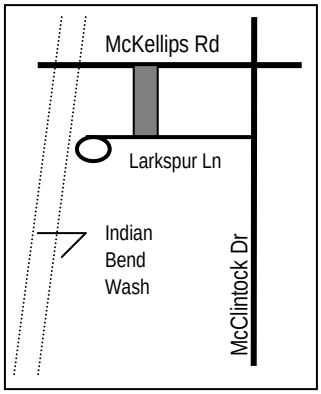
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The applicant requests a Use Permit for an extension of an existing mono-pole in order to co-locate additional wireless antennae on the mono-pole. In conjunction with this request, ground mount mechanical equipment for the communications room associated with the additional antennae requires a secure enclosure yard from the adjacent street. In order to facilitate security for the yard, the screen wall is in conflict with the setback for reverse front yard on Larkspur Lane. The request for a Use Permit standard is therefore made to reduce the reverse front yard setback so the screen wall is outside the setback.

PAGES:

1. List of Attachments
2-3. Comments; Reasons for Approval
4. Conditions of Approval
5. History & Facts; Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Narrative and Justification for 1737 E. McKellips Road Use Permit Requests
4. Title Sheet
5. Site Survey
6. Overall Site Plan
7. Detailed Site Plan
8. Tower Elevations & Details
9-11. Existing Condition Photographs (applicant)
12. Existing Condition Photograph (staff)
13. Photo Simulation from Indian Bend Wash
14. Photo Simulation from McKellips Road
15. Photo Simulation from McClintock Drive (south of Larkspur)

COMMENTS:

Analysis

The site is located within an existing public storage for rent facility. The property extends between McKellips Road (to the north) and Larkspur Lane (to the south). The business entrance is from McKellips Drive. Existing office/warehouse industrial developments are located to east and west. Nearby, to the west, is the Indian Bend Wash. McClintock Drive is to the east.

The case was to be heard by the Hearing Officer on September 7, 2010 but was continued at the applicant's request so design revisions could be made. The revisions include a slightly taller monopole (75.0 ft. vs. 73.0 ft.) and also include an improved, internal concealment of the co-axial cable from the mono-pole to the A.T. & T. lease space in combined units 15 and 16.

The subject of the proposal is an existing monopole with two tiers of triangular antennae decks. The height to the top of the existing monopole is 57.7 ft. (58.0 ft. nominal). The proposal, as revised, includes a 17.33 ft. monopole height extension. The revised height is 75.03 ft. (75.0 ft. nominal). The height extension will facilitate installation of a top array of 8.0 ft. deep antennae with a 10.0 ft. separation between the center of the new antennae array and the existing antennae below. A use permit is required to intensify the existing monopole and antennae quantity.

The proposal also includes the addition of a mechanical yard facing Larkspur Drive. The mechanical yard screens cooling equipment that supports the communications gear located inside combined storage units 15 and 16. The revised proposal presents a 4.0 ft. high screen wall to conceal two ground-mount cooling units. Staff has conditioned that the 8.0 ft. high screen wall and gate of the earlier proposal be retained for two reasons: (1.) the units themselves may be less than 4 ft. high but the addition of wall-mount ductwork or piping may be higher, and (2.) an 8.0 ft. enclosure will help keep metal thieves, urban campers and other unauthorized persons out of the enclosure. As currently configured, the mechanical yard is located in the reverse front yard between the building setback line and the Larkspur right of way line. A use permit standard is required to reduce the width of the reverse front yard by twenty-five percent (25%) in order to fit the mechanical yard between the south elevation and the reverse front setback line.

The site is within the Rio Salado Overlay District. The Rio Salado Operations Manager has indicated this monopole co-location and height extension does not warrant a separate review and recommendation by the Rio Salado Advisory Commission.

Use Permit Requests

The Zoning and Development Code (ZDC) requires a use permit for intensification of an existing monopole, in this case for the proposed increase of the height of the pole to support a proposed antennae array. The ZDC also requires a use permit standard to adjust the location of the reverse front yard setback line so the proposed mechanical yard wall and gate are not located within the reverse front yard setback and are not subject to wall height limitations.

Section 6-308 E 2. Approval Criteria for Use Permits

a. *Any significant increase in vehicular or pedestrian traffic*. The additional height for the mono pole and the intensification of the antennae array will not create an additional amount of on-site vehicular traffic other than that needed for periodic maintenance. This is anticipated to be similar to ordinary use of the lease space for personal storage. Since this is not a business destination, there will be no pedestrian traffic attracted to this use.

b. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*. The negative site impacts described herein will not occur for a monopole co-location. The main impact of the monopole with an additional antennae array and associated equipment is visual. The equipment near the ground will be concealed in an equipment yard to offset this impact. The long views of this monopole from McKellips Road and the Indian Bend Wash are intermittently mitigated by the presence of street trees on McKellips and within the edge of the wash park. The option to co-locate on an existing monopole with a height increase rather than create a second structure is a positive step to avoid visual clutter of the skyline.

c. *Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*. The monopole is a typical element in an industrial district and as such is in place in its neighborhood. Concealment of the coaxial cables within the interior of the storage compound rather than in a metal sleeve on the exterior of the compound is a design improvement that maintains a safe, clutter-free building elevation along Larkspur Lane. Restoration of the landscape on this frontage is a further improvement in exchange for this development.

d. *Compatibility with existing surrounding structures and uses*. The proposed mechanical yard does not interfere with the customer vehicle entrance on McKellips Road. Use of materials and finishes at the mechanical yard that match and respect the existing building elevation, along with landscape improvements, assists with integrating the additional equipment into the existing streetscape. The setback reduction requested with the use permit standard does not disturb the character of the building. The augmentation of landscape along the south elevation including the removal and replacement of a dead tree enhances the streetscape. The 15'-0" monopole height increase and the addition of a third antennae array above the two antennae decks that exist does not disturb the surroundings, either within the industrial area between Larkspur Lane and McKellips Road or when more distantly viewed from McKellips Road or the Indian Bend Wash.

e. *Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public*. The intensification of a monopole will not contribute to additional presence by the public on site and is not an attractant for disruptive behavior. A secure, 8.0 ft. high mechanical yard enclosure rather than a 4.0 ft. high screen wall will preclude trespassing or criminal activity of the mechanical area

Conclusion

Staff is in support of an antennae co-location at this site. The height increase of the monopole is not excessive and does not significantly impact the surrounding visual skyline over that of the existing condition. The method of shielding equipment modifications to the south elevation of the building is acceptable to maintain an attractive development along Larkspur Lane.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.

2. The project will meet the development standards required under the Zoning and Development Code (ZDC).

3. The request for intensification of the existing monopole meets the required approval criteria for a use permit. The monopole height increase and additional antennae deck is not visually excessive. The monopole's appearance does not significantly impact the skyline over that of the existing condition and is preferable to the erection of a second monopole in the area.

4. The request for the reduction of reverse front yard to accommodate the insertion of a mechanical yard between the building and the reverse front yard setback line meets the required approval criteria for a use permit standard. The appearance of the mechanical yard does not significantly impact the south building elevation facing Larkspur. The willingness to refinish the rock groundcover of the sloping yard and replacement of dead plant material in this yard will enhance the frontage over that of the existing condition.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITIONS OF APPROVAL:

1. Obtain all necessary clearances and permits from the Building Safety Division. Protect all existing civil features in place. No drainage clearance is required if project is developed as shown.

2. The use permit for intensification and co-location of an existing monopole is granted based on the presentation made with this request. The features of this request include a maximum 17'-4" monopole height increase and the addition of one antennae array above the two existing antennae decks. Match proposed monopole material and finish to that of the existing monopole.

3. Any intensification or expansion of use beyond that presented, including additional height and/or antennae, will require a new use permit.

4. The use permit standard for reduction of reverse front yard setback in order to insert a mechanical yard between the existing south building elevation and the reverse front yard setback line is granted based on the presentation made with this request.
   a. The building features of this request include the concealment of coaxial cables within the storage facility compound. A surface-applied, tamper-proof chase for the co-axial cable is not proposed that is visible from the exterior of the compound. Remove the outdated note on the site plan that indicates a co-axial cable on the south elevation of the exterior of the compound. Do not locate the co-axial cable bridge near the southwest corner of the compound or the entry ports for the cables into the storage building at a height that is above the height of the storage compound wall.
   b. The landscape features of this request include removal of an existing dead tree and stump on the frontage facing Larkspur and replacement with a thornless mesquite (Prosopis x 'Phoenix') of 24" box size at installation, refurbishment of automatic irrigation system on site, replacement of bare earth in frontage with a 2" application of decomposed granite (Madison Gold, ½" minus size), and the addition of a continuous swallow swale adjacent to Larkspur to prevent decomposed granite runoff into the street.

5. As part of landscape installation on Larkspur, ensure that trees are provided along this frontage in quantity to meet or exceed one tree per 30 lineal feet of frontage. Existing trees may be utilized in this quantity. Additional trees shall be thornless mesquite (Prosopis x 'Phoenix') of 24" box size at installation. Extend existing automatic irrigation system to additional trees.

6. The mechanical yard enclosure wall shall be minimum 8'-0" in height and as much higher as needed to equal or exceed in height the full height of the equipment enclosed including equipment applied to the exterior wall of the lease space. Provide access to the mechanical enclosure yard consisting of a tight metal mesh gate and steel frame or a hollow metal door and frame. Provide gate and (optionally) a masonry lintel over the gate that together match the height of the enclosure wall. The access gate and frame shall be painted to match the existing building wall.

7. The enclosure door as well as the equipment room door entrance to combined space 15 and 16 within the storage facility shall be illuminated by means of a sun-sensitive photo cell from dusk to dawn with minimum 5.0 foot-candles of light. Do not expose conduit for the light on the exterior of the compound.

8. The wireless device shall be removed within 30 days of discontinuance of use.

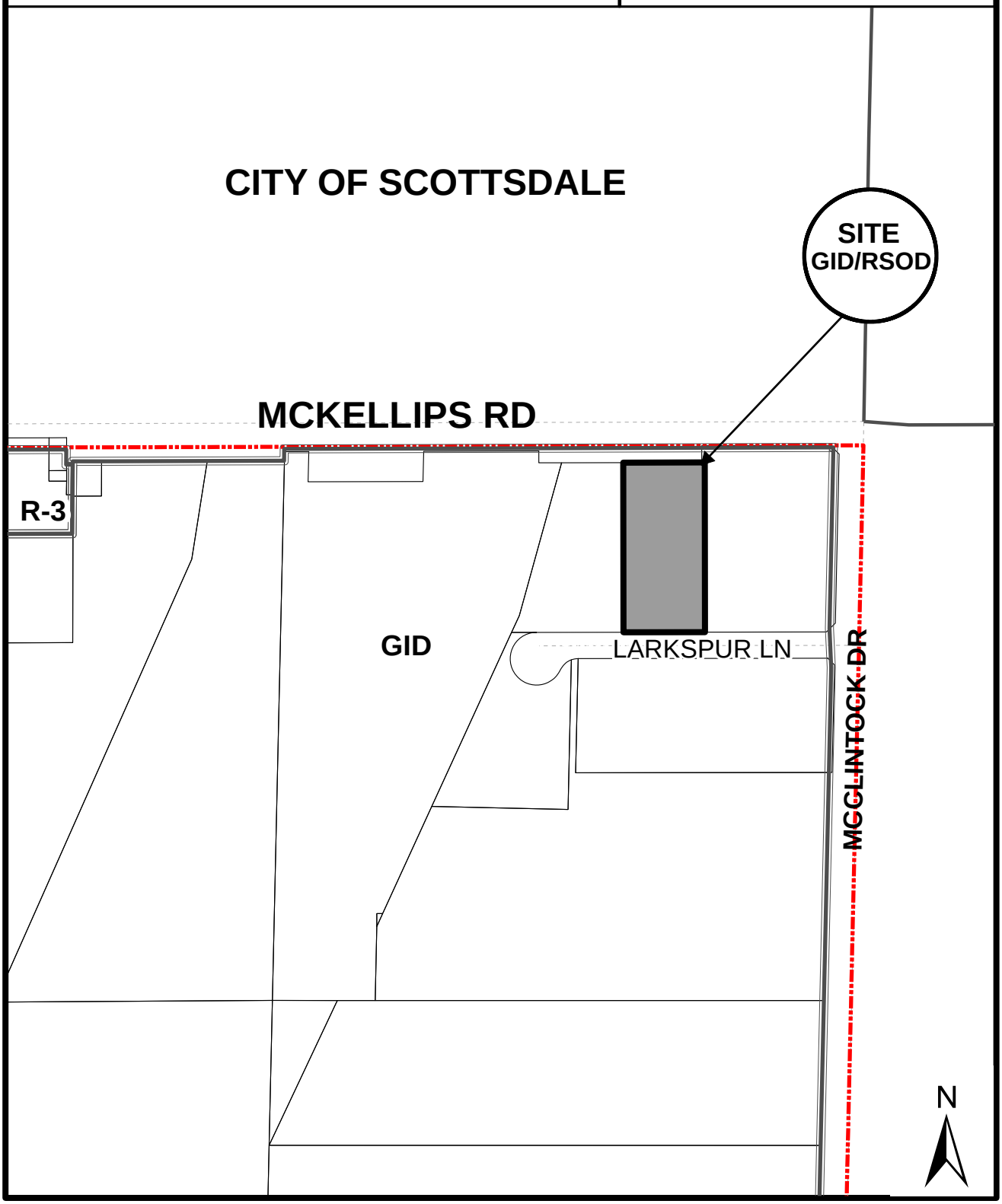
HISTORY & FACTS:

July 18, 1984	Design Review Board approved the building elevations, site and landscape plans for Public Storage, Inc. (DR-84.113) located at 1737 E. McKellips Road in the I-2, General Industrial District.
January 22, 1997	Board of Adjustment approved request for the following by Sprint Spectrum located at 1737 E. McKellips Road in the I-2, General Industrial District. a. Use permit to allow a 63 ft. high cellular communication tower; b. Variance to reduce the required west property line setback from 63 ft. to 48 ft. c. Variance to reduce the required south property line setback from 63 ft. to 45 ft.
February 11, 1997	Design Review Board staff approved the request for the monopole and associated equipment located inside storage unit 18 at Public Storage, Inc. (DRB96341).
August 19, 1997	Hearing Officer approved use permit modification request by US West to allow additional equipment (antennae) to be installed at the 52 ft. height level of the existing 63 ft. monopole (BA970204). This monopole is located at 1737 E. McKellips Road in the I-2, General Industrial District.
September 7, 2010	Hearing Officer continued, at the applicant's request, the use permit request by Crown Castle Public Storage – A.T. & T. Wireless to increase the height of an existing monopole from 58 ft. to 73 ft. to allow the co-location of wireless antennae, and the use permit standard request to allow a 25 percent reverse front yard setback reduction from 25.0 ft. to 18.75 ft. to allow for placement of an 8 ft. tall equipment screen wall.

DESCRIPTION:	Owner – Crown Castle Public Storage Applicant – Grettel Keane/Westower Communications Existing Zoning – GID, General Industrial & RSOD, Rio Salado Overlay Districts
ZONING AND DEVELOPMENT CODE REFERENCE:	Part 3, Chapter 4, Section 3-421 – Wireless Communication Facilities Part 6, Chapter 3, Section 6-308 – Use Permit

Tempe

CROWN CASTLE PUBLIC STORAGE - A.T & T. WIRELESS W252-BB	PL100195



Location Map

CROWN CASTLE PUBLIC STORAGE - A.T & T. WIRELESS W252 - BB (PL100195)

Narrative and Justification for 1737 East McKellips Road Case SPR10053– Use Permit Request

REQUEST

AT&T Mobility LLC represented by Westower Communication is requesting a Use Permit to collocate antennas on an existing Wireless Communication Facility (WCF) at a Public Storage Facility, which is located at 1737 East McKellips Rd. in Tempe. The collocation of these antennas is essential to the infrastructure for a new wireless network and would provide services to the immediate area. A use permit is requested in order to comply with section 3-421 of City of Tempe Zoning Ordinance, which requires a use permit when there will be a collocation on a facility with existing wireless equipment.

The proposed collocation will increase the height of the current monopole 17'-4" going from 57'-7" to 75'-0". The intent of this collocation is to utilize an existing verticality and avoid the creation of additional towers. To reduce the visual impact, the air conditioning units and related appurtenances will be completely screened from view by building a CMU knee wall that will match in texture and color with the existing perimeter wall.

USE PERMIT APPROVAL STANDARS

In order for a use permit to be approved, it must be demonstrated that the request will not cause an adverse impact on adjacent properties. The proposed collocation on this existing WCF will not cause any adverse impacts in the way of emissions (odor, dust, gas, noise, vibration, smoke, heat, glare, or otherwise), and will not cause or contribute to deterioration of the area.

This facility will not be in detrimental to any of the adjacent neighbors in the area. The facility is located in the GID zoning district, and properties to the east, west, and south are zoned GID under the jurisdiction of City of Tempe. To the North is zoned I-1 under the jurisdiction of City of Scottsdale. There are no residential neighborhoods in the surrounding area.

These facilities will not interfere with the vehicular or pedestrian traffic being that it is located within a storage facility and will not contribute to the deterioration of the area because it is located in an existing Industrial zoning district.

The Tempe Zoning Ordinance section 4-204 establishes that the reverse front yard setback for the GID zoning district shall be 25', but it could be reduced by 25% subject to use permit. The addition of the screening wall will reduce the aforementioned setback to 19'- 6"". The applicant is requesting approval of an additional use permit to reduce the required setback as depicted in the attached zoning drawings.

The proposed elevation of the WCF is compatible with the primary land use, which is a storage facility. The current WCF pole currently exists in the same location and the addition of antennas will continue to be compatible with the use. Further, all improvements to the pole will be painted to match the existing structure, and the equipment will be screened with CMU knee wall painted to match the existing wall.

ATTACHMENT 4

PROJECT INFORMATION

SCOPE OF WORK:	COLOCATION ON EXISTING WIRELESS FACILITY
SITE ADDRESS:	1737 E. MCKELLIPS RD TEMPE, AZ 85281
LATITUDE:	33° 27' 00.3" N
LONGITUDE:	111° 54' 39.7" W
JURISDICTION:	TEMPE
EXISTING USE:	STORAGE UNITS
NEW USE:	UNMANNED TELECOMMUNICATIONS FACILITY
APN:	132-08-012

DRAWING INDEX

		REV
25471-PHNX-W252-01	TITLE SHEET	4
25471-PHNX-W252-LS-1	TOPOGRAPHIC SURVEY	2
25471-PHNX-W252-04A	OVERALL SITE PLAN	4
25471-PHNX-W252-04B	DETAILED SITE PLAN	4
25471-PHNX-W252-05	TOWER ELEVATIONS & DETAILS	4

DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 09/09/2010 V4

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 821 - 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

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T (CONST.): _____ DATE: _____

AT&T (SA): _____ DATE: _____

LANDLORD: _____ DATE: _____

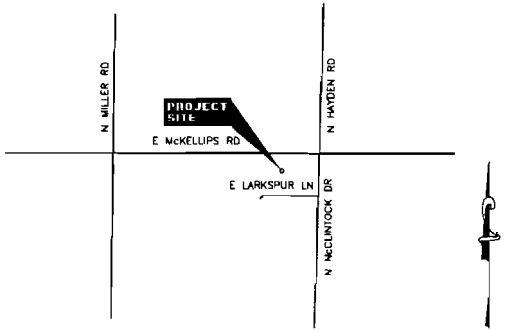
LANDLORD: _____ DATE: _____

SITE NUMBER: W252-BB
CANDIDATE NAME: PUBLIC STORAGE CROWN CASTLE

SITE DIRECTIONS

FROM AT&T OFFICE: TAKE SR-101 LOOP (PIMA FWY). AT EXIT 50, TURN RIGHT (WEST) ONTO E MCKELLIPS RD. ARRIVE AT SITE.

VICINITY MAP



SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	NUMBER
A/E	ROB WILLIAMS	MORRISON HERSHFIELD	770-379-8500
SAC	ROGER SMITH	WESTOWER COMM.	253-219-2063
RF	KAMRAN RANJBAR	at&t MOBILITY	480-515-7159
LANDLORD	PUBLIC STORAGE	PUBLIC STORAGE	480-768-1618

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:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2005, 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, 13TH 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

MORRISON HERSHFIELD
Two South University Drive, Suite 245
Plantation, FL 33324
Tel: 954.577.4655 Fax: 954.577.4858
www.morrisonhershfield.com

PUBLIC STORAGE CROWN CASTLE
PHNXAZW252-BB
1737 E McKELLIPS RD
TEMPE, AZ 85281

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
4	10/01/10	REISSUED FOR ZONING			
3	08/27/10	REISSUED FOR ZONING			
2	08/10/10	REISSUED PER ZONING COMMENTS			
1	07/27/10	REISSUED PER ZONING COMMENTS			
0	06/30/10	ISSUED FOR ZONING			

SCALE: AS SHOWN DESIGNED BY: E.A. DRAWN BY: E.A.

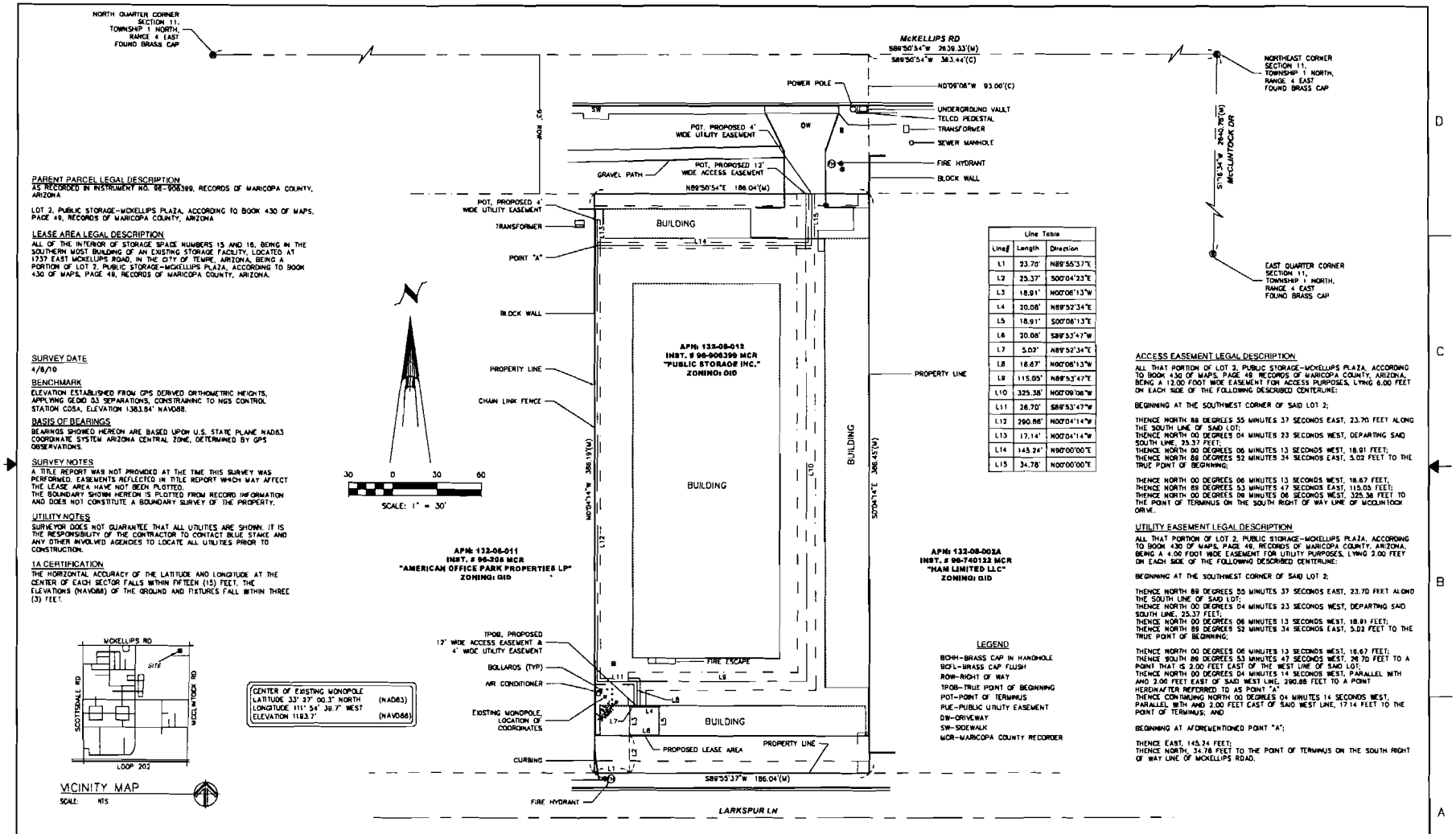
AT&T MOBILITY

TITLE SHEET

DRAWING NUMBER		REV.
25471-620	PHNX-W252-01	4

6 5 4 3 2

ATTACHMENT 5



PARENT PARCEL LEGAL DESCRIPTION
AS RECORDED IN INSTRUMENT NO. 96-906399, RECORDS OF MARICOPA COUNTY, ARIZONA

LOT 2, PUBLIC STORAGE-MCKELLIPS PLAZA, ACCORDING TO BOOK 430 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA

LEASE AREA LEGAL DESCRIPTION
ALL OF THE INTERIOR OF STORAGE SPACE NUMBERS 15 AND 16, BEING IN THE SOUTHERN MOST BUILDING OF AN EXISTING STORAGE FACILITY, LOCATED AT 1737 EAST MCKELLIPS ROAD, IN THE CITY OF TEMPE, ARIZONA, BEING A PORTION OF LOT 2, PUBLIC STORAGE-MCKELLIPS PLAZA, ACCORDING TO BOOK 430 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY DATE
4/8/10

BENCHMARK
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 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
A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. EASEMENTS REFLECTED IN TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED.
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

CENTER OF EXISTING MONOPOLE
LATITUDE 33° 27' 00.3" NORTH (NAD83)
LONGITUDE 111° 54' 39.7" WEST
ELEVATION 1183.7' (NAVD88)

Line Table		
Line#	Length	Direction
L1	23.70'	N89°55'37"E
L2	25.37'	S00°04'23"E
L3	18.91'	N00°06'13"W
L4	20.08'	N89°52'34"E
L5	18.91'	S00°06'13"E
L6	20.08'	S89°53'47"W
L7	5.03'	N89°52'34"E
L8	18.67'	N00°06'13"W
L9	115.05'	N89°53'47"E
L10	325.38'	N00°09'06"W
L11	26.70'	S89°53'47"W
L12	290.88'	N00°04'14"W
L13	17.14'	N00°04'14"W
L14	145.24'	N90°00'00"E
L15	34.78'	N00°00'00"E

LEGEND
BCHH-BRASS CAP IN HANDHOLE
BCFL-BRASS CAP FLUSH
ROW-RIGHT OF WAY
TPOB-TRUE POINT OF BEGINNING
POT-POINT OF TERMINUS
PUE-PUBLIC UTILITY EASEMENT
DW-DRIVEWAY
SW-SIDEWALK
MCR-MARICOPA COUNTY RECORDER

ACCESS EASEMENT LEGAL DESCRIPTION
ALL THAT PORTION OF LOT 2, PUBLIC STORAGE-MCKELLIPS PLAZA, ACCORDING TO BOOK 430 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, 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 SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, 23.70 FEET ALONG THE SOUTH LINE OF SAID LOT;
THENCE NORTH 00 DEGREES 04 MINUTES 23 SECONDS WEST, DEPARTING SAID SOUTH LINE, 25.37 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 18.91 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 34 SECONDS EAST, 5.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 18.67 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 47 SECONDS EAST, 115.05 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 06 SECONDS WEST, 325.38 FEET TO THE POINT OF TERMINUS ON THE SOUTH RIGHT OF WAY LINE OF MCCLINTOCK DRIVE.

UTILITY EASEMENT LEGAL DESCRIPTION
ALL THAT PORTION OF LOT 2, PUBLIC STORAGE-MCKELLIPS PLAZA, ACCORDING TO BOOK 430 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A 4.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, 23.70 FEET ALONG THE SOUTH LINE OF SAID LOT;
THENCE NORTH 00 DEGREES 04 MINUTES 23 SECONDS WEST, DEPARTING SAID SOUTH LINE, 25.37 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 18.91 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 34 SECONDS EAST, 5.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 18.67 FEET;
THENCE SOUTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, 26.70 FEET TO A POINT THAT IS 2.00 FEET EAST OF THE WEST LINE OF SAID LOT;
THENCE NORTH 00 DEGREES 04 MINUTES 14 SECONDS WEST, PARALLEL WITH AND 2.00 FEET EAST OF SAID WEST LINE, 290.88 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"
THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 14 SECONDS WEST, PARALLEL WITH AND 2.00 FEET EAST OF SAID WEST LINE, 17.14 FEET TO THE POINT OF TERMINUS; AND

BEGINNING AT AFOREMENTIONED POINT "A";

THENCE EAST, 145.24 FEET;
THENCE NORTH, 34.78 FEET TO THE POINT OF TERMINUS ON THE SOUTH RIGHT OF WAY LINE OF MCKELLIPS ROAD.

Engineering & Surveying Technologies Inc.
1111 N. 3rd Street, Phoenix, Arizona 85004
Tel.: (602) 385-1893, Fax: (602) 385-1696

PUBLIC STORAGE CROWN
W252-BB
1737 E. MCKELLIPS RD
TEMPE, AZ 85281

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

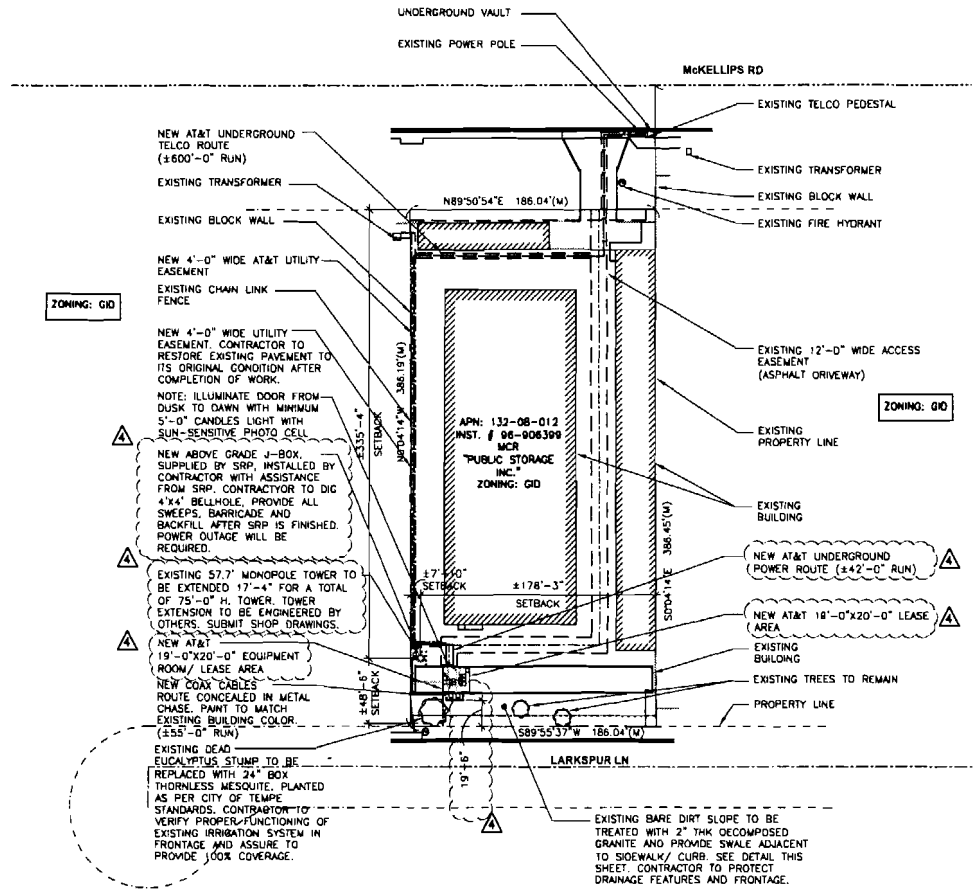
NO.	DATE	REVISIONS	BY	CHK	APP'D
2	8/26/10	REVISED LEASE	DH	BN	BN
1	6/10/10	REVISED EASMENTS	DH	BN	BN
A	4/12/10	PRELIMINARY	DH	BN	BN

SCALE: AS SHOWN
DRAWN BY: DH

AT&T MOBILITY
SITE SURVEY

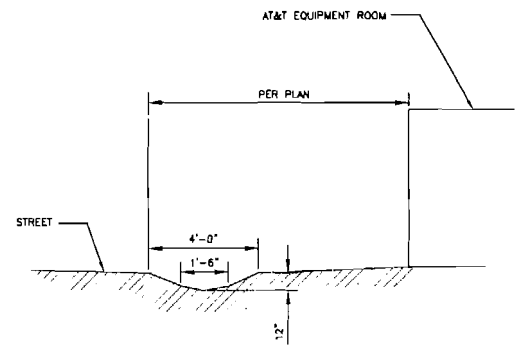
DRAWING NUMBER		REV
10-048	PHNX-W252-LS1	2

6 5 4 3 2 1
D C B A



SITE PLAN

SCALE: 1" = 500'-0"



COMPOUND SWALE DETAIL

NOT TO SCALE

SITE DATA:
OVERALL PARCEL: 1.64993 ACRES
LEASED AREA: 380 SQ FT.
EXISTING MONOPOLE HEIGHT: 57.7'
PROPOSED EXTENSION: 17'-4"
TOTAL HEIGHT: 75'-0"
ZONING: GID

MORRISON HERSHFIELD
Two South University Drive, Suite 245
Plantation, FL 33324
Tel: 954.577.4655 Fax: 954.577.4656
www.morrisonhershfield.com

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PHOENIX, AZ 85050
PHONE: (480) 414-1829

NO.	DATE	REVISIONS	BY	CHK	APP'D
4	10/01/10	REISSUED FOR ZONING			
3	08/27/10	REISSUED FOR ZONING			
2	08/10/10	REISSUED PER ZONING COMMENTS			
1	07/27/10	REISSUED PER ZONING COMMENTS			
0	06/30/10	ISSUED FOR ZONING			

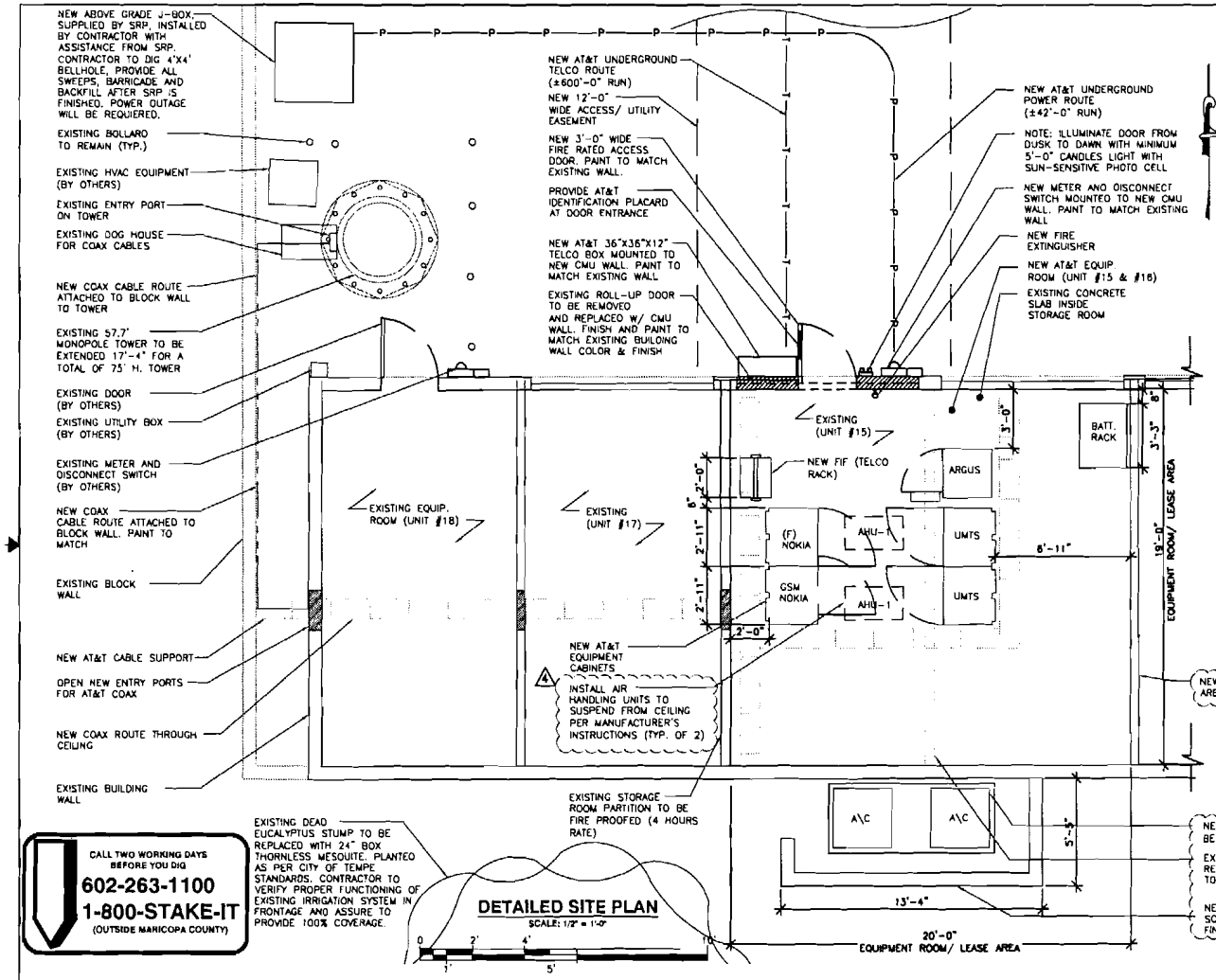
SCALE: AS SHOWN | DESIGNED BY: E.A. | DRAWN BY: E.A.

AT&T MOBILITY

OVERALL SITE PLAN

DRAWING NUMBER		REV
25471-820	PHNX-W252-04A	4

ATTACHMENT 6



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:	COX	COMPANY NAME:	SRP
ADDRESS:	--	ADDRESS	--
CITY, STATE, ZIP	--	CITY, STATE, ZIP	--
PHONE NUMBER:	--	PHONE NUMBER:	DANNY QUINONES
CONTACT:	-	CONTACT:	(602) 236-4931

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

NOTE:
HAND DIG EXCAVATIONS NEAR EXISTING UTILITIES & WHERE INDICATED ON SITE PLAN

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

MORRISON HERSHFIELD
Two South University Drive, Suite 245
Plantation, FL 33324
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PHOENIX, AZ 85050
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NO.	DATE	REVISIONS	BY	CHK	APP'D
4	10/01/10	REISSUED FOR ZONING			
3	08/27/10	REISSUED FOR ZONING			
2	08/10/10	REISSUED PER ZONING COMMENTS			
1	07/27/10	REISSUED PER ZONING COMMENTS			
0	06/30/10	ISSUED FOR ZONING			

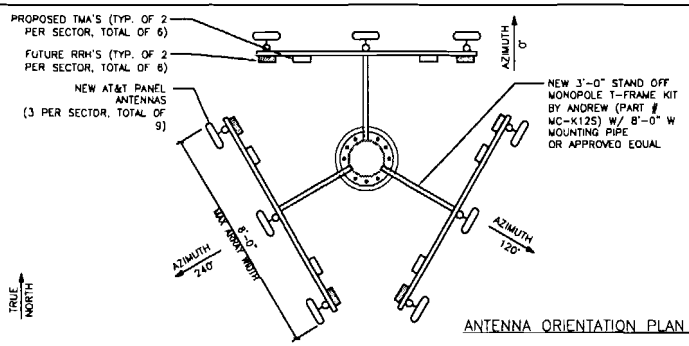
SCALE: AS SHOWN | DESIGNED BY. E.A. | DRAWN BY. E.A.

AT&T MOBILITY

DETAILED SITE PLAN

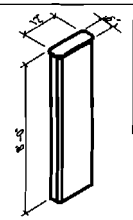
DRAWING NUMBER		REV
25471-620	PHNX-W252-04B	4

ATTACHMENT 7



ANTENNA ORIENTATION PLAN VIEW

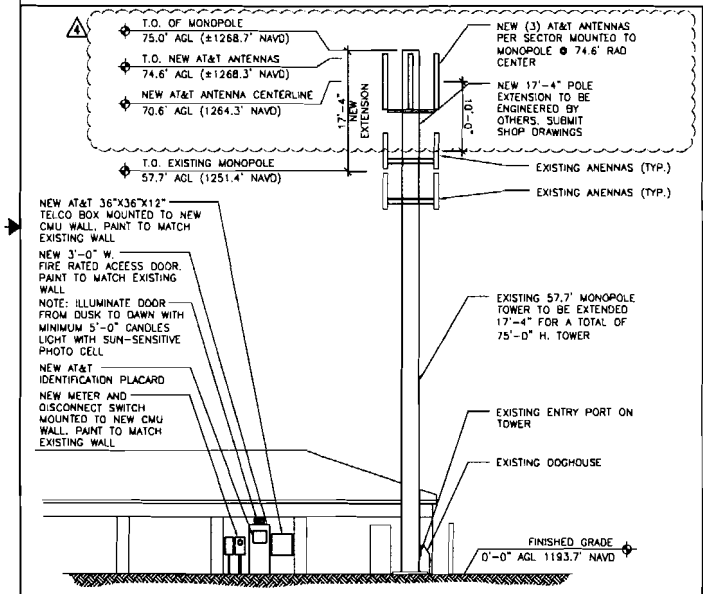
NOTE:
CABLE LENGTH: ±125'-0"



MANUFACTURER:
KATHREIN
PART#: 80010766K
LENGTH: 8'
WIDTH: 12"
DEPTH: 6"
WEIGHT: 65.7 LBS (W/ BRACKETS)

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

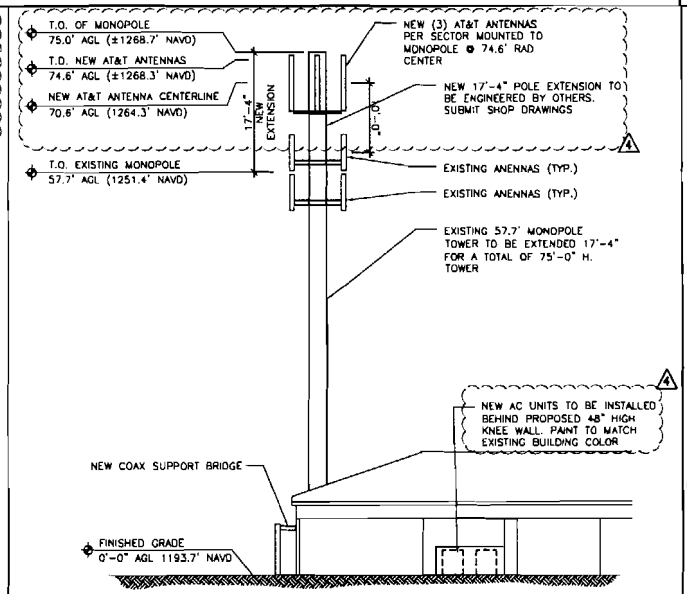
PANEL ANTENNA — SCALE: NTS — 1



NORTH ELEVATION

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

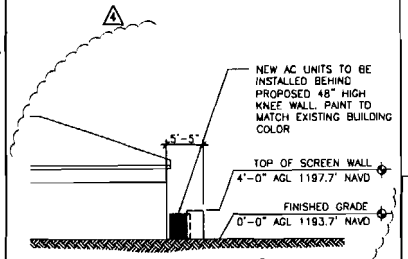
0 2' 4' 10' 1' 3' 5' 20'



SOUTH ELEVATION

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

0 2' 4' 10' 1' 3' 5' 20'



WEST ELEVATION

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

0 2' 4' 10' 1' 3' 5' 20'

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0	06/30/10	ISSUED FOR ZONING			

SCALE: AS SHOWN — DESIGNED BY: E.A. — DRAWN BY: E.A.

AT&T MOBILITY

TOWER ELEVATIONS & DETAILS

DRAWING NUMBER		REV.
25471-620	PHNX-W252-05	4

6 5 4 3 2

ATTACHMENT 8

View from Larkspur Ln.

ATTACHMENT 9

View from McKellips Rd.

Current existing equipment location

ATTACHMENT 10

Current Wireless Communication Facility

ATTACHMENT 11

CROWN CASTLE PUBLIC STORAGE – A.T. & T. WIRELESS W252-BB

1737 EAST MCKELLIPS ROAD

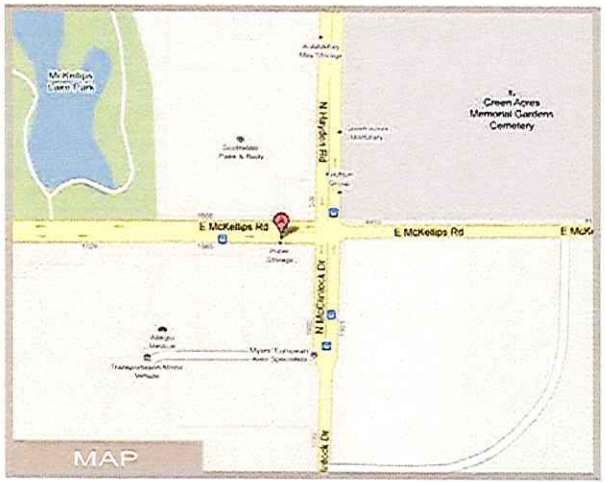
PL100195

EXISTING MONOPOLE – VIEW TO NORTHWEST FROM LARKSPUR LANE

PHNXAZW252-BB PUBLIC STORAGE CROWN CASTLE
1737 EAST McKELLIPS RD TEMPE, AZ 85282

WESTOWER COMMUNICATIONS INC

EAST ELEVATION



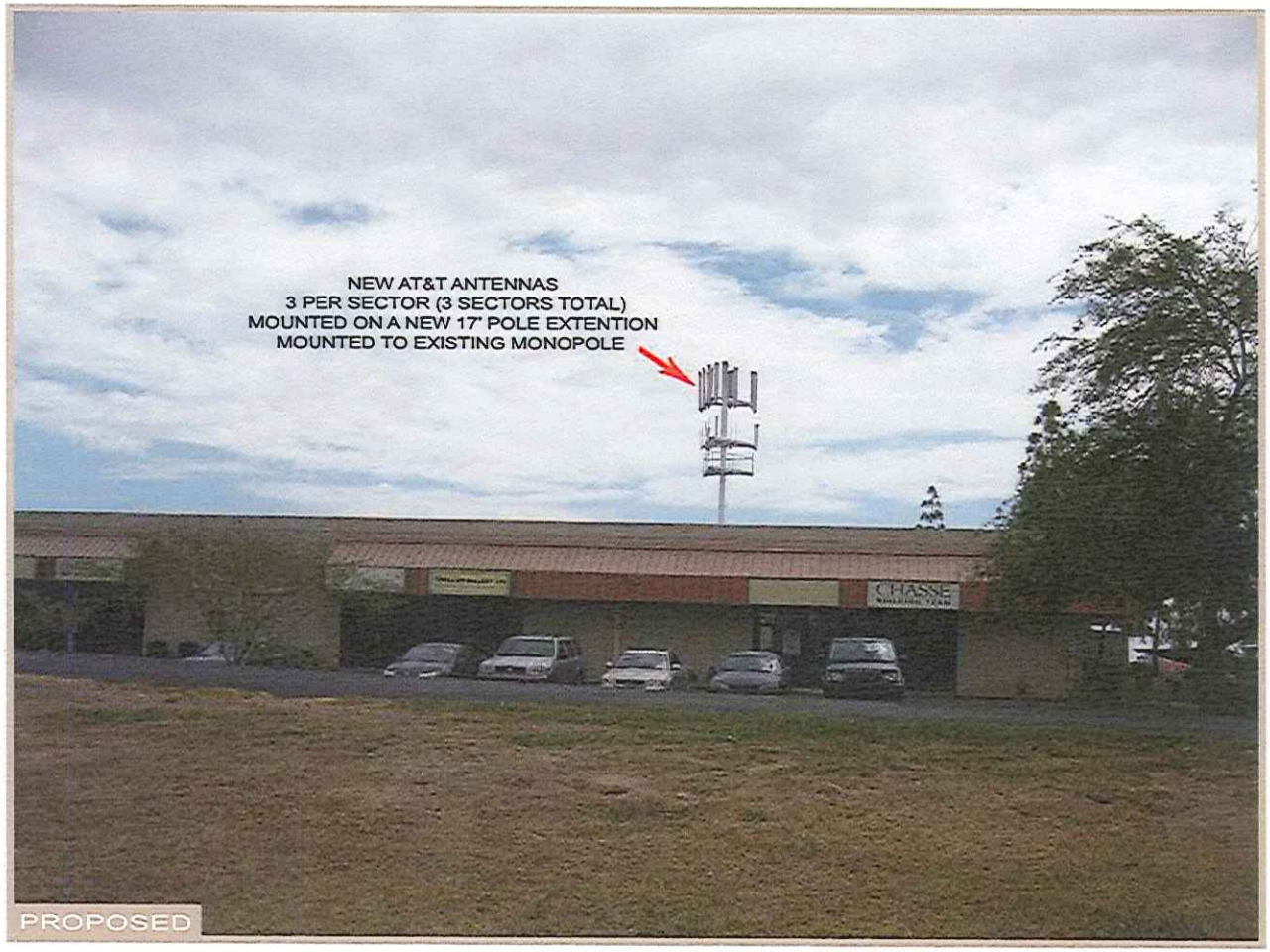


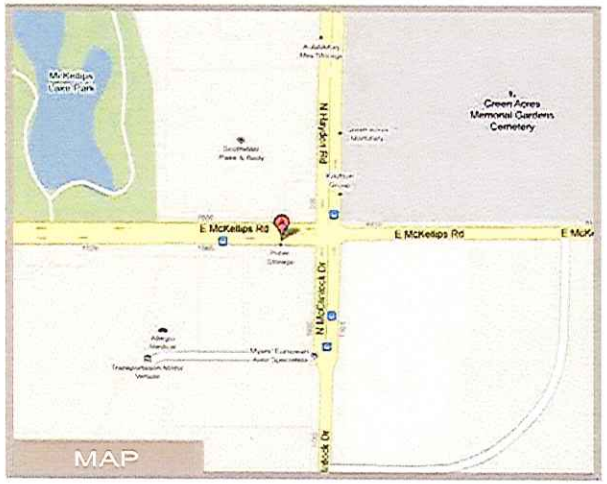
Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

ATTACHMENT 13

11/3

PHNXAZW252-BB PUBLIC STORAGE CROWN CASTLE
1737 EAST McKELLIPS RD TEMPE, AZ 85282

NORTH ELEVATION



MAP

EXISTING

PROPOSED

Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

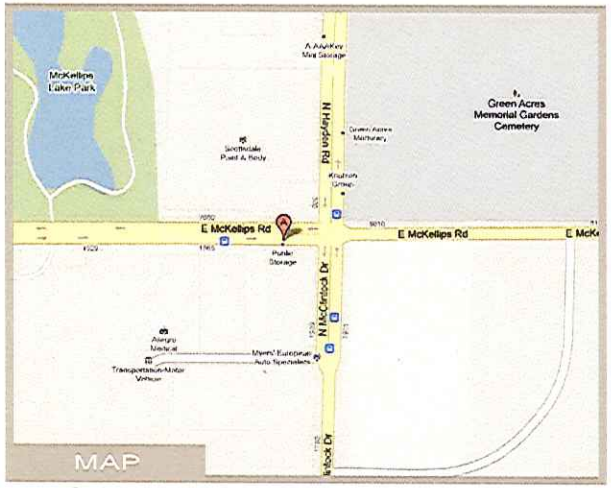
ATTACHMENT 14

1/3

PHNXAZW252-BB PUBLIC STORAGE CROWN CASTLE
1737 EAST McKELLIPS RD TEMPE, AZ 85282

WESTOWER COMMUNICATIONS INC

EAST ELEVATION



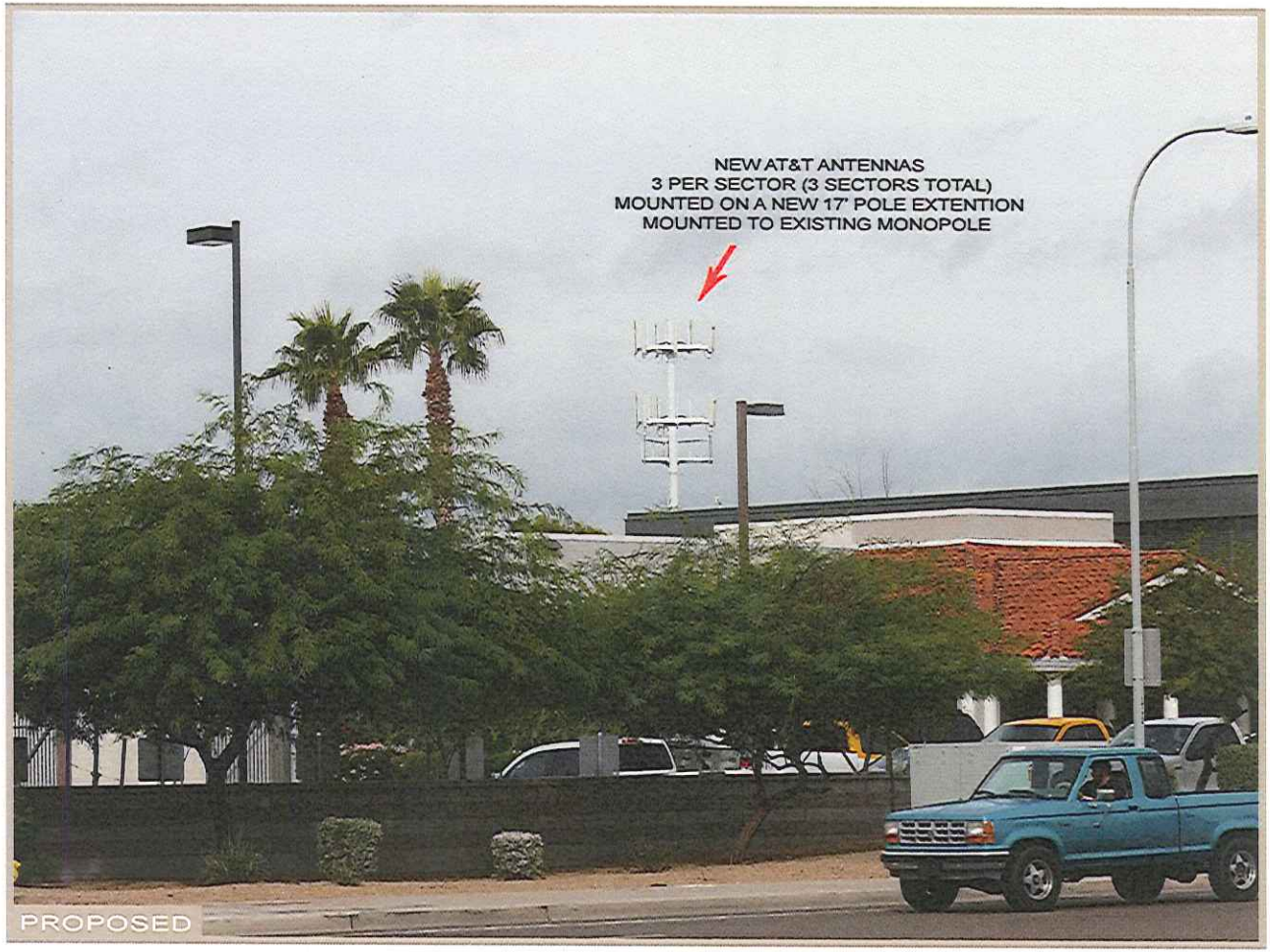


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

ATTACHMENT 15