Staff Summary Report

Tempe

Hearing Officer Hearing Date: December 15, 2009 Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by VERIZON WIRELESS – PHO POLERIO (PL090355) located at 4801 South Lakeshore Drive for one (1) use permit.

DOCUMENT NAME: 20091215dsdp05 PLANNED DEVELOPMENT (0406)

COMMENTS: Request by VERIZON WIRELESS – PHO POLERIO (PL090355) (Carole Parks/Reliant Land Services Inc., applicant; Lakeshore Group LLC, property owner) located at 4801 South Lakeshore Drive in the PCC-2, Planned Commercial Center General District for:

ZUP09160 Use permit to allow a sixty-five foot (65') monopole (monopine).

PREPARED BY: Derek Partridge, Planner I (480-350-8867)

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

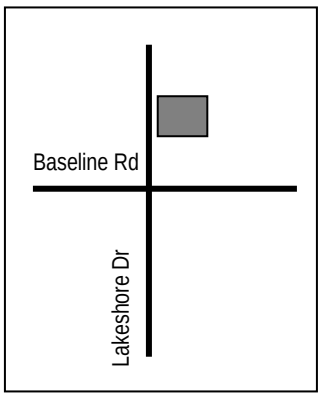
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The applicant is requesting a use permit to allow a sixty-five (65') foot wireless antenna (monopine). The property is located at 4801 South Lakeshore Drive in the PCC-2, Planned Commercial Center General District. To date, one phone call of inquiry has been received.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)

3-5. Letter of Intent/Co-Location Study

6-9. Site plan

10. Elevations
11. Staff Photograph(s)

COMMENTS:

The applicant, Carole Parks, with Reliant Land Services, is requesting a use permit to allow a sixty-five (65') foot monopine (to top of branches) for Verizon Wireless. The associated ground equipment is proposed inside the adjacent two-story office building. The property is currently a multi-tenant commercial office use. The monopine is proposed at the southwest corner of the existing two-story office building.

Staff has discussed the color and design extensively with the applicant. The needles will be primarily a light green color, in attempt to better match the existing pine trees in the area. The branches will extend from twenty feet (20') to sixty-five feet (65') to allow for a compatible design with surrounding trees and to deter individuals from attempting to climb the structure. The design will also allow for future expansion or collocation.

The character of the surrounding area is primarily commercial shopping, commercial office and multi-family apartment/condominium complexes. There are a number of pine trees of varying heights and species in the area. Due to the location and context of the area in terms of landscape and land use, staff is supportive of the proposed height of sixty-five (65') feet.

The applicant's co-location survey indicates co-location is not feasible within one-half (½) mile. The nearby existing wireless sites, including a stealth flagpole (45') and stealth monopine (54') were not suitable for co-location. The existing 6-story office building at 4500 South Rural Road was pursued; the building owner declined roof mounted equipment. The adjacent shopping center to the west of the proposed declined to offer leasing opportunities. Staff has received one phone call of inquiry regarding this request.

Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all allowable zoning districts including the PCC-2 Planned Commercial Center General District. This use permit request meets all applicable tests in the following manner:

a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
   - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
   - As the proposal is for a wireless antenna; there should be no nuisances.

c. Contribution to the deterioration of the neighborhood or the downgrading of property values which, is in conflict with goals, objectives or policies for rehabilitation, redevelopment, or conservation as set forth in the city's adopted plans or General Plan.
   - There is no evidence that supports a downgrading of surrounding property values. The monopine is a stealth design and has not been proven a detriment to the surrounding neighborhood.

d. Compatibility with existing surrounding structures and uses;
   - The proposed use appears to be compatible with surrounding the uses.

e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.
   - A wireless communication tower should not attract disruptive behaviors; the facility will be fully screened and adequately controlled.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

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

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.

2. The monopine shall be no greater than 65'-0 (sixty-five feet) in height (to the top of the branches) top of panel antennas at 60'-0" (sixty feet).

3. The monopine shall be designed with branches extending from twenty feet (20') to sixty-five feet (65') on the structure.

4. Any intensification or expansion of use will require a new use permit.

5. Any associated equipment or walls shall be painted to match the existing office building on the property.

6. The wireless device shall be removed within thirty (30) days of discontinuance of use.

HISTORY & FACTS: None pertinent to this case.

DESCRIPTION:

Owner – Lakeshore Group LLC
Applicant – Carole Parks/Reliant Land Services Inc.
Existing Zoning – PCC-2, Planned Commercial Center General District
Proposed Height – 65'-0" top of branches (total height)

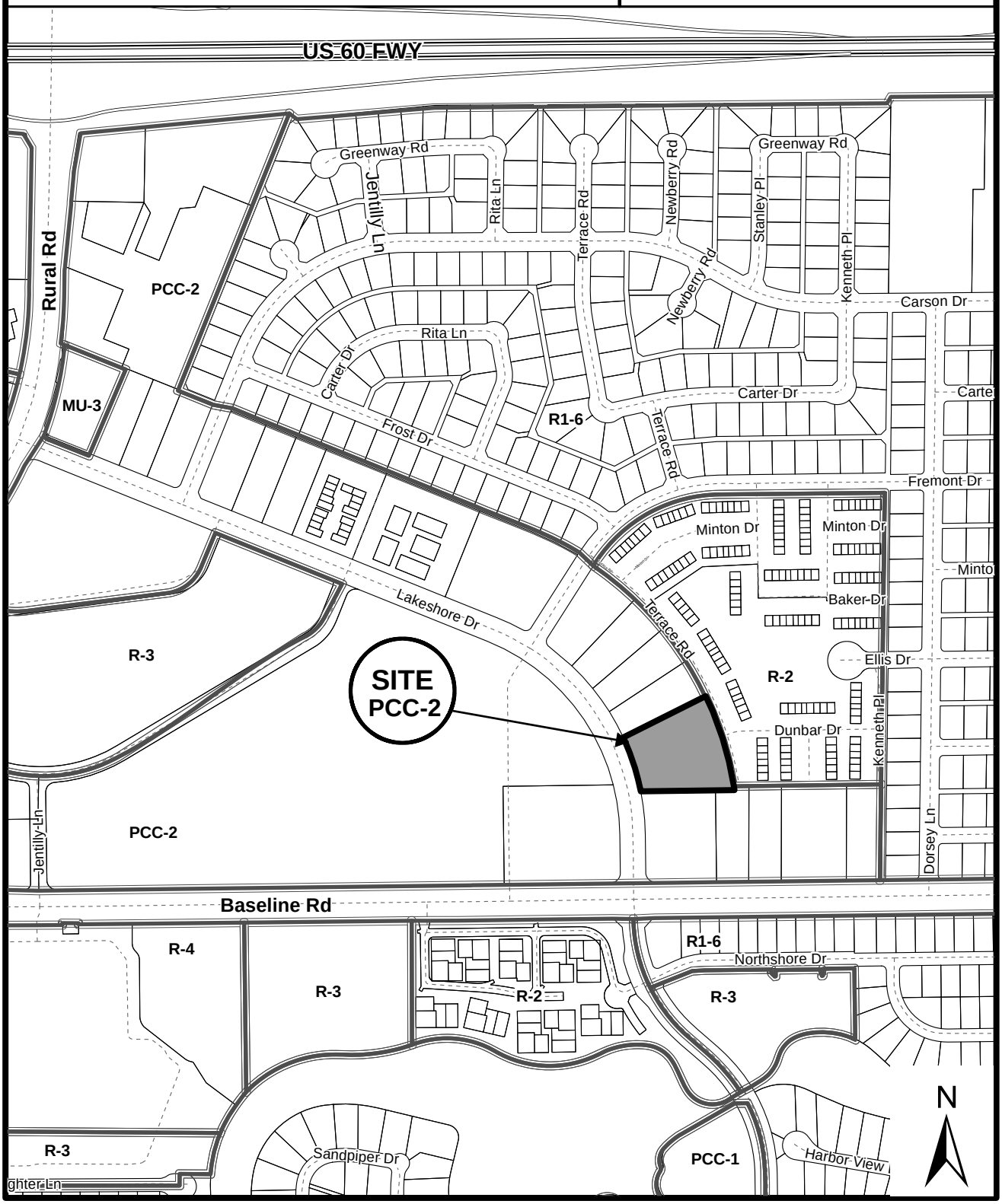
ZONING AND DEVELOPMENT CODE REFERENCE:

Part 3, Chapter 2, Section 3-202 – Permitted Uses in Commercial and Mixed-Use Districts
Part 3, Chapter 4, Section 3-421 – Wireless Telecommunications Facilities
Part 4, Chapter 4, Section 4-405 – Mechanical Equipment
Part 6, Chapter 3, Section 6-308 – Use Permit

Tempe

VERIZON WIRELESS - PHO POLERIO

PL090355



Location Map

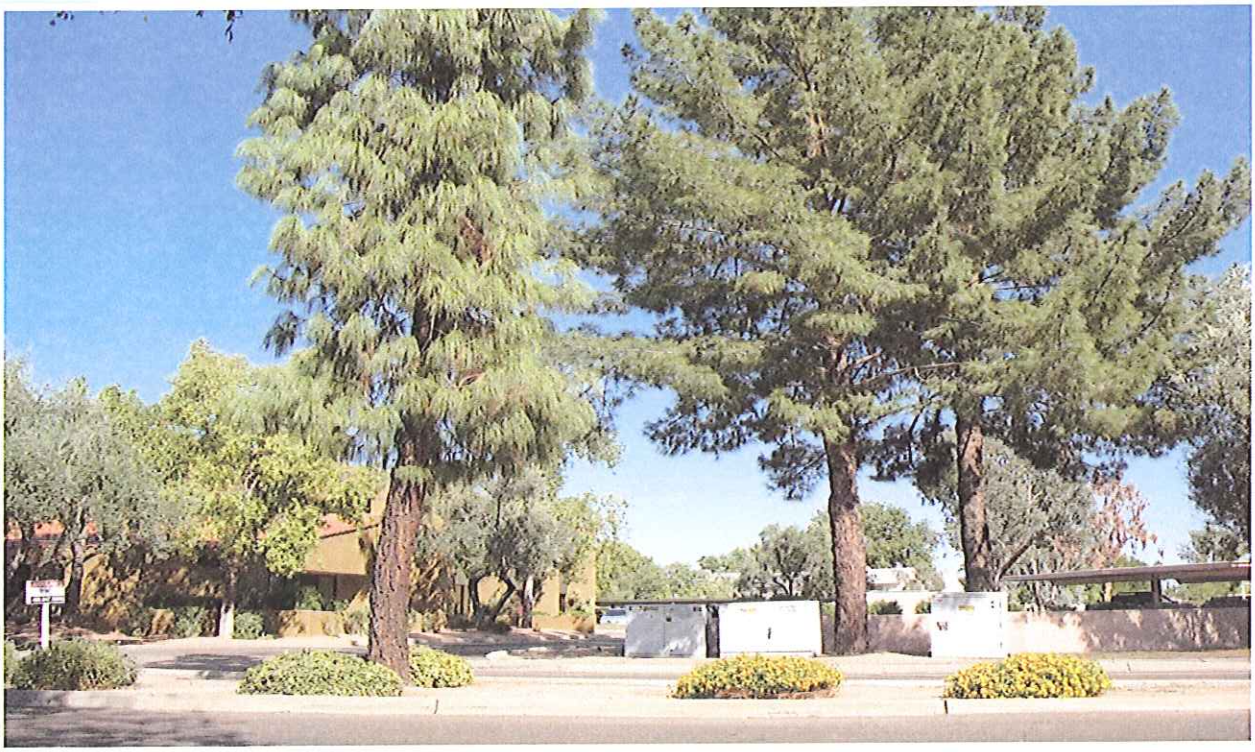
VERIZON WIRELESS - PHO POLERIO (PL090355)

PROJECT NARRATIVE

FOR

Verizon Wireless PHO Polerio

4801 S. Lakeshore Drive
Tempe, AZ
APN: 133-38-004H
Jurisdiction: City of Tempe
Zoning: PCC-2



Submitted by:
Carole Parks
Reliant Land Services, Inc.
3234 S. Fair Lane
Tempe, AZ 85282
602-672-9432 (mobile)
602-453-0002 (fax)
carole.parks@rlsusa.com

Purpose of Application

Section 3-421 of the Tempe Zoning Ordinance permits a new Wireless Telecommunications Facility (WTF) in the PCC-2 zoning district, subject to approval of a use permit.

Verizon Wireless respectfully requests a use permit to allow a new 65-foot high WTF tower disguised as a pine tree, also known as a monopine. The WTF is needed in the area to enhance network coverage and address capacity limitations for personal, business and emergency uses. Propagation maps are included with the submittal packet depicting the gain in coverage. Advancing technology requires additional antennas with increased height to alleviate performance limitations. To perform adequately the antennas must have a line of sight to the next cell location. The existing tall trees in the area (61.5' and 62' tall) require this tower (proposed at 65' high) to be high enough to function properly and "see" to the connecting network.

Existing Structures/Feasibility Study

The search area within a one-half (1/2) mile radius of the proposed location includes both residential and commercial properties. Reliant Land Services, Inc. searched the area visually and by computer data base utilizing CCIsites web based application which provides an inventory of all FCC licensed installations. Results of the search and the viability of Verizon Wireless to collocate on the existing structures is listed below.

- Existing 45-foot high stealth flagpole at 5125 S. Rural Road.
  This site is not suitable for collocation.

- Existing 54-foot high monopine at 5125 S. Rural Road.
  This site is not suitable for collocation.

- Existing 6-story office building at 4500 S. Lakeshore Drive.
  Building owner declined Verizon's request to locate on the roof top.

- There are no other commercial buildings in the area tall enough to collocate on.
  Structures in the area are one and two-story buildings.

- The owner of the shopping center to the west declined to offer leasing opportunities at the center.

- Insufficient ground space deterred leasing opportunities at most of the commercial properties in the area.

The surrounding character of the area is heavily landscaped with a variety of trees, many of which are pine trees. Buildings consist of one and two-story office, commercial retail and multifamily developments. Verizon Wireless is committed to reducing any visual impact a new structure may have on an area. The high density of mature pine trees in the area led to the current design of a monopine. The proposed facility blends with the area as depicted in the attached photo simulations. The views are from Baseline Road, Lakeshore Drive and the adjacent multifamily residential development to the east.

Description of Proposal

The subject property is currently developed with a two-story office building. The attached site plan and elevations depict the proposal. Ground space is available on-site to locate a new 65-foot tall steel monopine structure at the southeast rear corner of the building. Verizon's nine antennas (three per sector) will be mounted on the tower at 58 feet and extend to a height of 60 feet. The top of the branches will extend to 65 feet. The antennas will be painted to match the needles of the monopine.

Equipment associated with the WTF will be located inside the building. However, condensing units for the air conditioners will be located outside behind a four-foot high screening wall. The wall is to be painted and textured to match the building. The coax chase will also be painted to match the building.

Existing landscaping on site will be minimally disturbed. Three existing oleander bushes near the monopine will be removed and replaced "in like kind" at the base of the monopine.

The subject proposal does not impact existing parking spaces on the property. The required two-foot clearance between the adjacent parking stalls and the proposed screening wall is maintained.

A sample of the bark and pine branch of the proposed monopine is available for review. The manufacturer indicated that the branches could be made with a predominance of the light green colored needles, if preferred. In doing so, the monopine would blend with the coloration of the pine trees in the area.

Use Permit Criteria

The WTF is unmanned and vehicular traffic is minimal. Technicians visit the site periodically to conduct maintenance and repairs. There is no odor, dust, gas, noise, vibration, smoke, heat or glare emitted from the facility. The air conditioning units do not exceed ambient conditions. As described above, this proposal has been designed to have the lowest impact on the surrounding area, while meeting the technology requirements of the digital age. The capability of wireless technology is expanding and requires new antennas to meet customer demand. The monopine design is compatible with existing surrounding structures and will not unduly affect the citizens in the surrounding area or the general public.

Please contact me if you have any questions or need additional information. Thank you.

SHEET INDEX

ARCHITECTURAL
T-1 TITLE SHEET
C-1 TOPOGRAPHICAL SURVEY
Z-1 SITE PLAN
Z-2 ENLARGED SITE PLAN & ENLARGED EQUIPMENT
Z-3 NORTHEAST ELEVATIONS & SOUTHEAST ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
CONSTRUCTION DEPARTMENT
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283
CONSTRUCTION MANAGER: EARLENE SEXTON
PHONE: 602.390.9999

SITE ACQUISITION:
RELIANT LAND SERVICES INC.
3234 S. FAIR LANE
TEMPE, ARIZONA 85282
CONTACT: CAROLE PARKS
PHONE: 602.672.9434

ARCHITECT/ELECTRICAL ENGINEER:
KDC ARCHITECTS
8707 EAST BONITA VISTA DRIVE, SUITE 2140
SCOTTSDALE, ARIZONA 85255
CONTACT: DAN LITTLE
PHONE: 480.629.8108
FAX: 480.629.8185

verizonwireless

PHO POLERIO
4801 SOUTH LAKESHORE DRIVE
TEMPE, ARIZONA 85282
LATITUDE 33° 22' 45.740" NORTH
LONGITUDE 111° 55' 11.699" WEST
ELEVATION 1185.4'

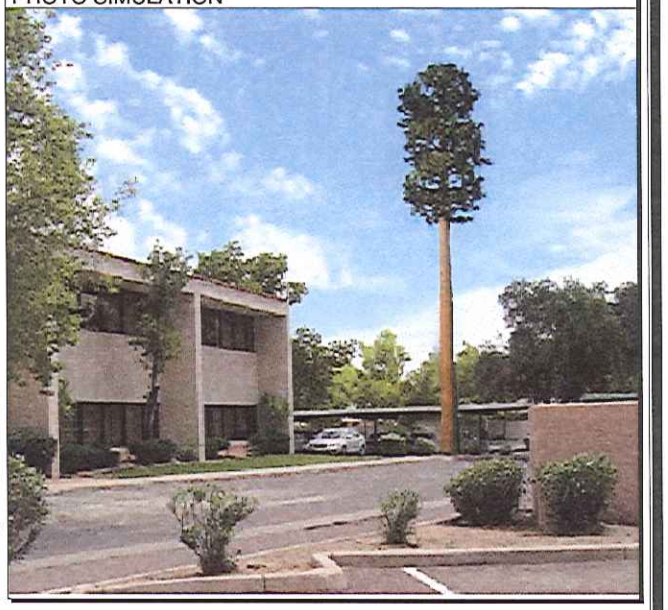
LEGAL DESCRIPTION

ALL THAT PORTION OF TRACTS A AND H OF LAKE COUNTRY ESTATES UNIT 1, ACCORDING TO BOOK 132 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN INSTRUMENT NO. 2002-701277, RECORDS OF SAID COUNTY, BEING A LEASE AREA FOR A CELLULAR MONOPINE AND FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, AS DESCRIBED IN INSTRUMENT NO. 2002-701277;THENCE NORTH 89 DEGREES 18 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE THEREOF, 147.18 FEET;THENCE NORTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, DEPARTING SAID SOUTH LINE, 39.56 FEET TO THE POINT OF BEGINNING;THENCE NORTH 15 DEGREES 47 MINUTES 11 SECONDS WEST, 10.00 FEET TO A POINT REFERRED TO AS POINT "A";THENCE NORTH 74 DEGREES 14 MINUTES 49 SECONDS EAST, 10.00 FEET;THENCE SOUTH 15 DEGREES 45 MINUTES 11 SECONDS EAST, 10.00 FEET;THENCE SOUTH 74 DEGREES 14 MINUTES 49 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING. AND TOGETHER WITH AN EQUIPMENT LEASE AREA, DESCRIBED AS FOLLOWS;COMMENCING AT SAID POINT "A";THENCE NORTH 08 DEGREES 51 MINUTES 20 SECONDS WEST, 8.95 FEET TO THE POINT OF BEGINNING;THENCE NORTH 15 DEGREES 56 MINUTES 15 SECONDS WEST, 8.00 FEET;THENCE NORTH 74 DEGREES 03 MINUTES 45 SECONDS EAST, 8.00 FEET;THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 8.00 FEET;THENCE SOUTH 74 DEGREES 03 MINUTES 45 SECONDS WEST, 8.00 FEET TO THE POINT OF BEGINNING.

CONTRACTOR NOTE

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

PHOTO SIMULATION



PROJECT INFORMATION

CODE COMPLIANCE:
INTERNATIONAL BUILDING CODE (IBC) 2006
NATIONAL ELECTRICAL CODE (NEC) 2005

SITE NAME:
PHO POLERIO

SITE ADDRESS:
4801 SOUTH LAKESHORE DRIVE
TEMPE, ARIZONA 85282

LAND OWNER:
LAKESHORE GROUP, LLC
15601 N. 40TH ST. SUITE 140
PHOENIX, AZ 85032
CONTACT: FRITZ BEESEMYER

ZONING CLASSIFICATION:
PCC-2

PARCEL NUMBER:
133-38-004 H

PROJECT DESCRIPTION:
PLACEMENT OF A NEW MONOPINE WITHIN A NEW LEASE AREA AND MODIFICATION OF AN EXISTING INTERIOR ROOM FOR TELECOMMUNICATIONS EQUIPMENT.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE NEW PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS. FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING.

3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

7. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

8. ANTENNA SUPPORTING POLE IS UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION SUB-CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PERSONNEL AND PROPERTY FROM HAZARDOUS EXPOSURE TO OVERHEAD DANGERS.

9. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

10. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. CONTRACTOR SHALL ENSURE THE GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE. DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PROMPTLY SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

APPROVALS/ISSUE DATES

SITE ALPHA NO:	
DATE	ISSUED AS
	Preliminary
	Preliminary-Revision
	Zoning-Special Use Permit Application
	Construction Permit Application
	Issued for Zoning/Construction
	Issued for Construction
	Issued Zoning & Construction Permit
	As Built/Record Set
	For Owner and Engineering Approval

VERIZON WIRELESS
CELLULAR DESIGN ENGINEER APPROVAL

PRINTED NAME	SIGNATURE	TITLE	DATE

VERIZON WIRELESS
PROPERTY OWNER APPROVAL

PRINTED NAME	SIGNATURE	TITLE	DATE

SYMBOLS LIST

- ELEVATION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- PROPERTY LINE
- ELECTRICAL SERVICE
- TELCO SERVICE
- GROUNDING
- [N] NEW
- [E] EXISTING
- ELECTRIC METER
- ELECTRICAL WIRING (TURNING UP)
- ELECTRICAL WIRING (TURNING DOWN)
- BACKBOARD
- RECEPTACLE
- SPECIAL RECEPTACLE
- QUADRAPLEX RECEPTACLE
- MASTER GROUND BAR
- GROUND ATTACHMENT

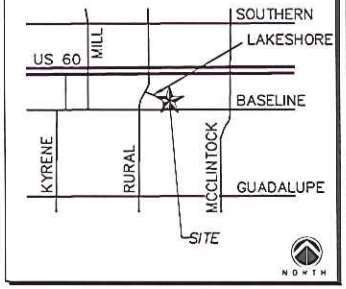
DRIVING DIRECTIONS

FROM THE VERIZON WIRELESS OFFICE: TAKE US 60 EAST TO THE RURAL ROAD EXIT. TAKE RURAL SOUTH TO BASELINE ROAD. TAKE BASELINE EAST TO LAKESHORE DRIVE. TAKE LAKESHORE DRIVE NORTH TO THE SITE ON THE EAST SIDE OF THE ROAD.

CONFIDENTIAL AND PROPRIETARY

Not for disclosure outside VERIZON WIRELESS without permission.

VICINITY MAP



verizonwireless
Construction Department
126 W. Gemini Drive
Tempe, Arizona 85283

KDC ARCHITECTS,ENGINEERS, P.C.
8707 E. VISTA BONITA DR., SUITE 240
SCOTTSDALE, ARIZONA 85255
PH:480.621.5232 FAX:480.629.8185
WWW.KDCARCHITECTS.COM

KDC PROJECT NUMBER:
161314.002

DRAWN BY:	CHECKED BY:
DPL	GV

REV.	DATE	ISSUED FOR
A	08.28.09	CLIENT REVIEW
B	09.10.09	FINAL 90%
C	10.23.09	ZONING COMMENTS

RF SIGNATURE	DATE
CONSTRUCTION SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE

SIGNATURE ABOVE INDICATES APPROVAL OF ALL DOCUMENTS ATTACHED. ANY CHANGES PRIOR TO APPROVAL MAY RESULT IN ADDITIONAL DESIGN AND/OR CONSTRUCTION COSTS.

© All drawings and written material contained herein constitute original and unpublished work of the undersigned and may not be duplicated, used or disclosed without the written consent of the undersigned.

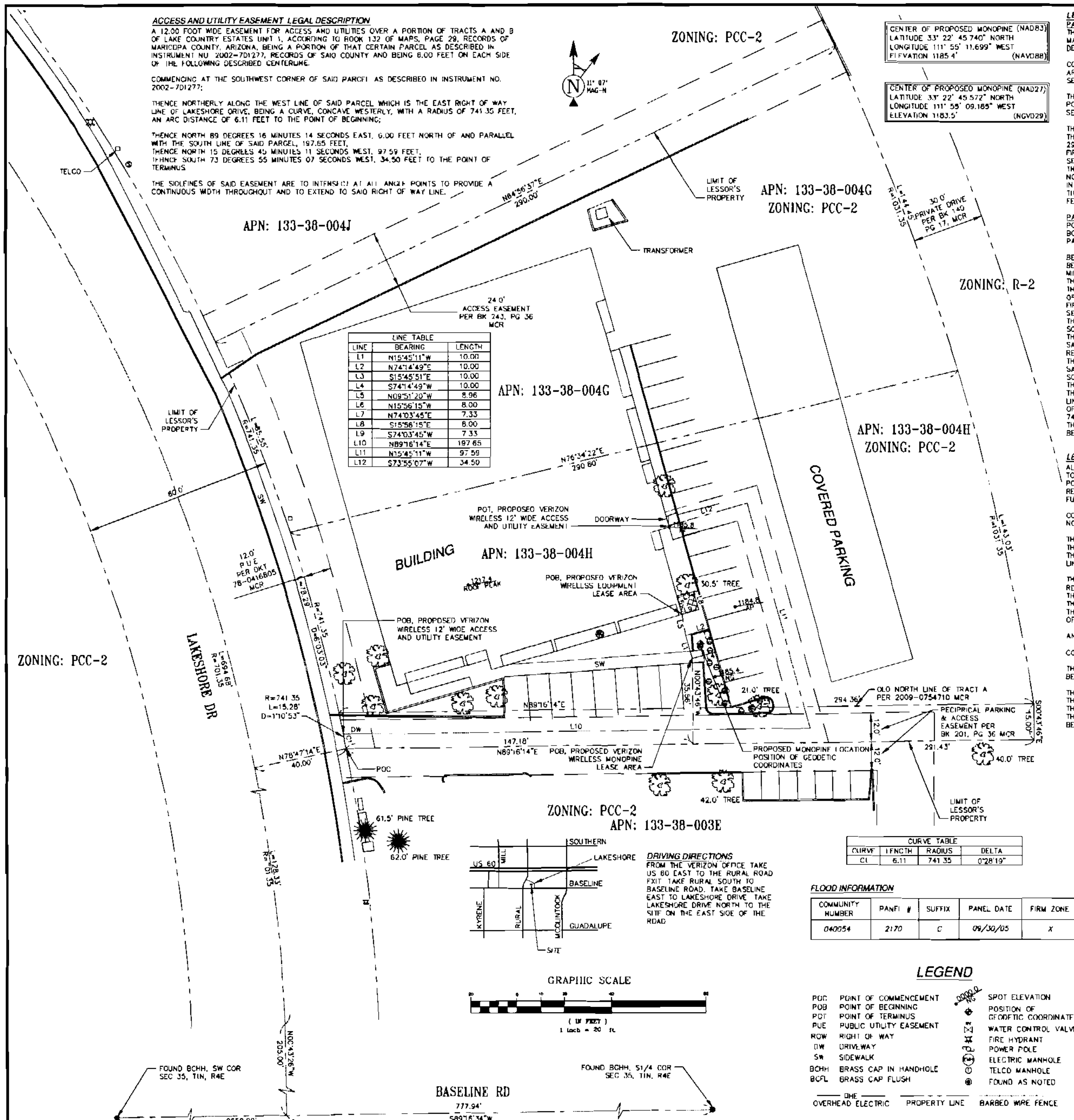
SITE INFORMATION:
SITE NAME:
PHO POLERIO

SITE ADDRESS:
4801 SOUTH LAKESHORE DRIVE
TEMPE, ARIZONA 85282

SHEET TITLE:

SHEET NUMBER:
T-1

ATTACHMENT 6



CENTER OF PROPOSED MONOPINE (NAD83)
LATITUDE 33° 22' 45.740" NORTH
LONGITUDE 111° 55' 11.699" WEST
ELEVATION 1185.4' (NAVD88)

CENTER OF PROPOSED MONOPINE (NAD27)
LATITUDE 33° 22' 45.572" NORTH
LONGITUDE 111° 55' 09.185" WEST
ELEVATION 1183.5' (NGVD29)

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES OVER A PORTION OF TRACTS A AND B OF LAKE COUNTRY ESTATES UNIT 1, ACCORDING TO BOOK 132 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN INSTRUMENT NO. 2002-701277, RECORDS OF SAID COUNTY AND BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 2002-701277;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL WHICH IS THE EAST RIGHT OF WAY LINE OF LAKESHORE DRIVE, BEING A CURVE, CONCAVE WESTERLY, WITH A RADIUS OF 741.35 FEET, AN ARC DISTANCE OF 6.11 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 16 MINUTES 14 SECONDS EAST, 6.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, 197.65 FEET,
THENCE NORTH 15 DEGREES 45 MINUTES 11 SECONDS WEST, 97.59 FEET,
THENCE SOUTH 73 DEGREES 55 MINUTES 07 SECONDS WEST, 34.50 FEET TO THE POINT OF TERMINUS

THE SIDELINES OF SAID EASEMENT ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE A CONTINUOUS WIDTH THROUGHOUT AND TO EXTEND TO SAID RIGHT OF WAY LINE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°45'11"W	10.00
L2	N74°14'49"E	10.00
L3	S15°45'51"E	10.00
L4	S74°14'49"W	10.00
L5	N09°51'20"W	8.96
L6	N15°56'15"W	8.00
L7	N74°03'45"E	7.33
L8	S15°56'15"E	8.00
L9	S74°03'45"W	7.33
L10	N89°16'14"E	197.65
L11	N15°45'11"W	97.59
L12	S73°55'07"W	34.50

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.11	741.35	0°28'19"

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
040054	2170	C	09/30/05	X

DRIVING DIRECTIONS

FROM THE VERIZON OFFICE TAKE US 60 EAST TO THE RURAL ROAD EXIT. TAKE RURAL SOUTH TO BASELINE ROAD. TAKE BASELINE EAST TO LAKESHORE DRIVE. TAKE LAKESHORE DRIVE NORTH TO THE SITE ON THE EAST SIDE OF THE ROAD

LEGEND

POC	POINT OF COMMENCEMENT		SPOT ELEVATION
POB	POINT OF BEGINNING		POSITION OF GEODETIC COORDINATES
POT	POINT OF TERMINUS		WATER CONTROL VALVE
PUE	PUBLIC UTILITY EASEMENT		FIRE HYDRANT
ROW	RIGHT OF WAY		POWER POLE
DW	DRIVEWAY		ELECTRIC MANHOLE
SW	SIDEWALK		TELCO MANHOLE
BCHH	BRASS CAP IN HANDHOLE		FOUND AS NOTED
BCFL	BRASS CAP FLUSH		

OHE — OVERHEAD ELECTRIC; PROPERTY LINE; BARBED WIRE FENCE

LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1
THAT PART OF TRACT B, LAKE COUNTRY ESTATES, UNIT 1, ACCORDING TO BOOK 132 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT B, SAID POINT BEING ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 77 DEGREES 36 MINUTES 07 SECONDS WEST, A DISTANCE OF 741.35 FEET;

THENCE NORTHWESTERLY ALONG SAID ARC, A DISTANCE OF 78.29 FEET TO THE TRUE POINT OF BEGINNING, BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS SET FORTH IN DOCUMENT RECORDED IN INSTRUMENT NO. 99-0009549;

THENCE CONTINUING NORTHWESTERLY ALONG SAID ARC, A DISTANCE OF 85.55 FEET;
THENCE RADIALLY, NORTH 64 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 290.00 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE CONCENTRIC WITH THE FIRST CIRCLE, THE CENTER OF WHICH BEARS SOUTH 64 DEGREES 56 MINUTES 23 SECONDS WEST, A DISTANCE OF 1031.35 FEET,
THENCE SOUTHEASTERLY ALONG SAID SECOND ARC, A DISTANCE OF 144.45 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS SET FORTH IN DOCUMENT RECORDED IN INSTRUMENT NO. 99-0954988;
THENCE SOUTH 76 DEGREES 34 MINUTES 08 SECONDS WEST, A DISTANCE OF 290.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2
PORTIONS OF TRACT A AND TRACT B, LAKE COUNTRY ESTATES, UNIT 1, ACCORDING TO BOOK 132 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT B, SAID POINT BEING ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS SOUTH 77 DEGREES 36 MINUTES 07 SECONDS WEST, A DISTANCE OF 741.35 FEET,
THENCE NORTHWESTERLY ALONG SAID ARC, A DISTANCE OF 78.29 FEET,
THENCE NON RADIALLY NORTH 76 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 290.80 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE, CONCENTRIC WITH THE FIRST CIRCLE, THE CENTER OF WHICH BEARS SOUTH 72 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 1031.35 FEET,
THENCE SOUTHEASTERLY ALONG SAID SECOND ARC, A DISTANCE OF 143.02 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;
THENCE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT B, A DISTANCE OF 294.36 FEET TO THE POINT OF BEGINNING, AND BEGINNING AT THE NORTHWEST CORNER OF AFOREMENTIONED TRACT A,
THENCE NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 294.36 FEET TO A POINT COINCIDENT WITH THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT B,
THENCE SOUTH 00 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET,
THENCE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE, A DISTANCE OF 291.43 FEET TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS SOUTH 78 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 741.35 FEET,
THENCE NORTHWESTERLY ALONG SAID ARC, A DISTANCE OF 15.28 FEET TO THE POINT OF BEGINNING

LEASE AREA LEGAL DESCRIPTION

ALL THAT PORTION OF TRACTS A AND B OF LAKE COUNTRY ESTATES UNIT 1, ACCORDING TO BOOK 132 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN INSTRUMENT NO. 2002-701277, RECORDS OF SAID COUNTY, BEING A LEASE AREA FOR A CELLULAR MONOPINE AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN INSTRUMENT NO. 2002-701277;

THENCE NORTH 89 DEGREES 16 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE THEREOF 147.18 FEET,
THENCE NORTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, DEPARTING SAID SOUTH LINE, 35.56 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 45 MINUTES 11 SECONDS WEST, 10.00 FEET TO A POINT REFERRED TO AS POINT "A",
THENCE NORTH 74 DEGREES 14 MINUTES 49 SECONDS EAST, 10.00 FEET,
THENCE SOUTH 15 DEGREES 45 MINUTES 11 SECONDS EAST, 10.00 FEET,
THENCE SOUTH 74 DEGREES 14 MINUTES 49 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH AN EQUIPMENT LEASE AREA, DESCRIBED AS FOLLOWS.

COMMENCING AT SAID POINT "A",

THENCE NORTH 09 DEGREES 51 MINUTES 20 SECONDS WEST, 8.96 FEET TO THE POINT OF BEGINNING,

THENCE NORTH 15 DEGREES 56 MINUTES 15 SECONDS WEST, 8.00 FEET;
THENCE NORTH 74 DEGREES 03 MINUTES 45 SECONDS EAST, 7.33 FEET;
THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 8.00 FEET,
THENCE SOUTH 74 DEGREES 03 MINUTES 45 SECONDS WEST, 7.33 FEET TO THE POINT OF BEGINNING.

BENCHMARK

FOUND BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE EAST.
ELEVATION= 1181.9' (NAVD88 DATUM)
TEMPE DATUM EQUATION (-1.82')
(1180.08' BENCHMARK TEMPE DATUM)

BASIS OF BEARINGS

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

SURVEY DATE

7/8/09

SURVEYOR'S NOTES

A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE 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 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.

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FAX- (480) 219-5195

CURRENT ISSUE DATE:
10/15/09

PROJECT INFORMATION:
PHO POLERIO
4801 S LAKESHORE DR
TEMPE, AZ 85282
MARICOPA COUNTY

REV.:	DATE:	DESCRIPTION:	BY:
0	7/13/09	SUBMITTAL	DH
1	10/15/09	CITY COMMENTS	MD

DRAWN BY:	CHK.:	APV.:
CH	DH	JC

1-A ACCURACY 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.

LICENSURE:
REGISTERED LAND SURVEYOR 28710 JEFF R. COOK ARIZONA, U.S.A.
EXPIRES. 3/31/2010

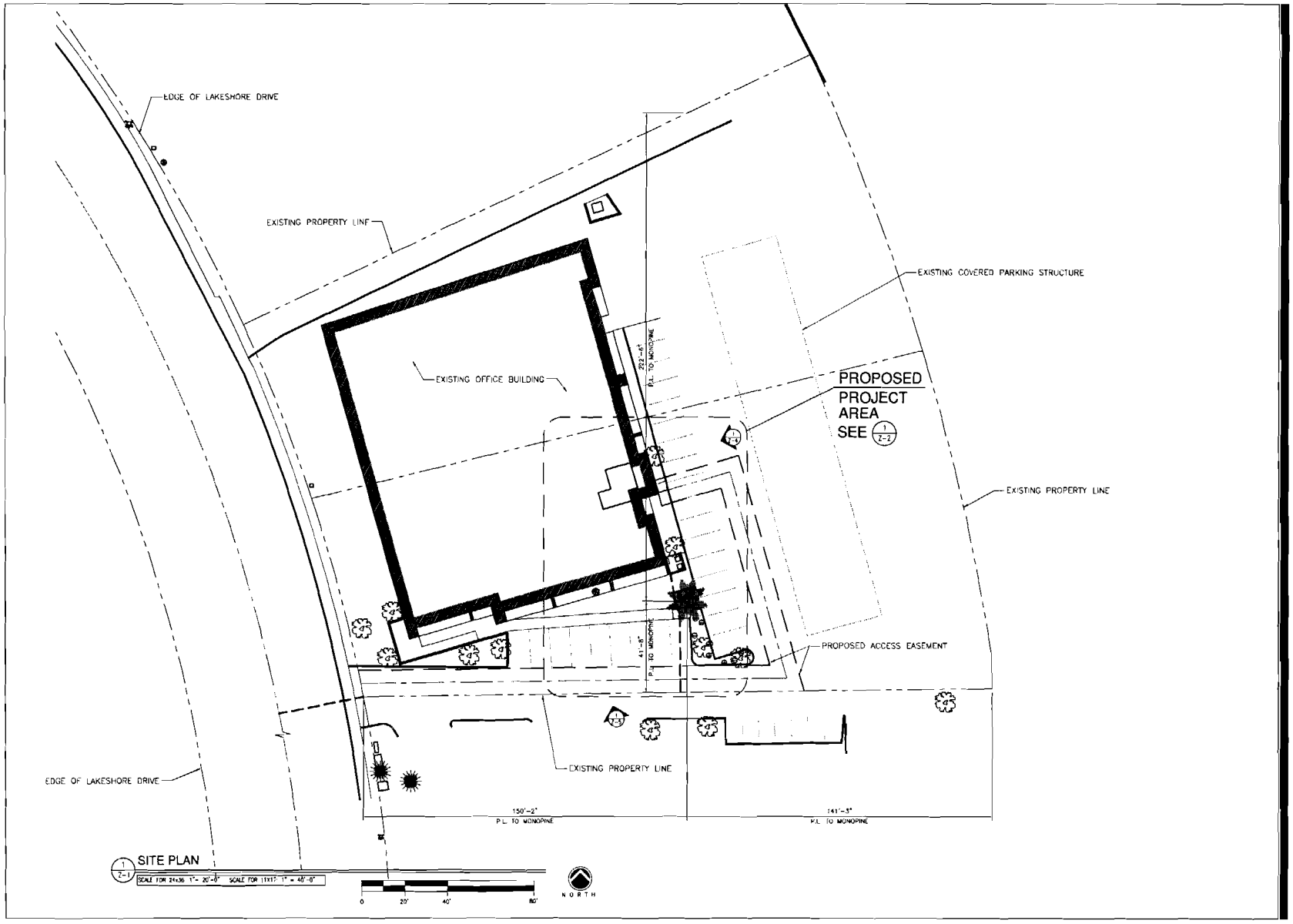
SHEET TITLE:
TOPOGRAPHICAL SITE SURVEY

SHEET NUMBER:
C-1

CAD #:
WGS 4394

ATTACHMENT 7

ATTACHMENT 8



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KDC PROJECT NUMBER:
181314.002

DRAWN BY:	CHECKED BY:
DPL	CV

REV.	DATE	ISSUED FOR
A	08.28.09	CLIENT REVIEW
B	09.10.09	FINAL ZD'S
C	10.23.09	ZONING COMMENTS

RF SIGNATURE	DATE
CONSTRUCTION SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE

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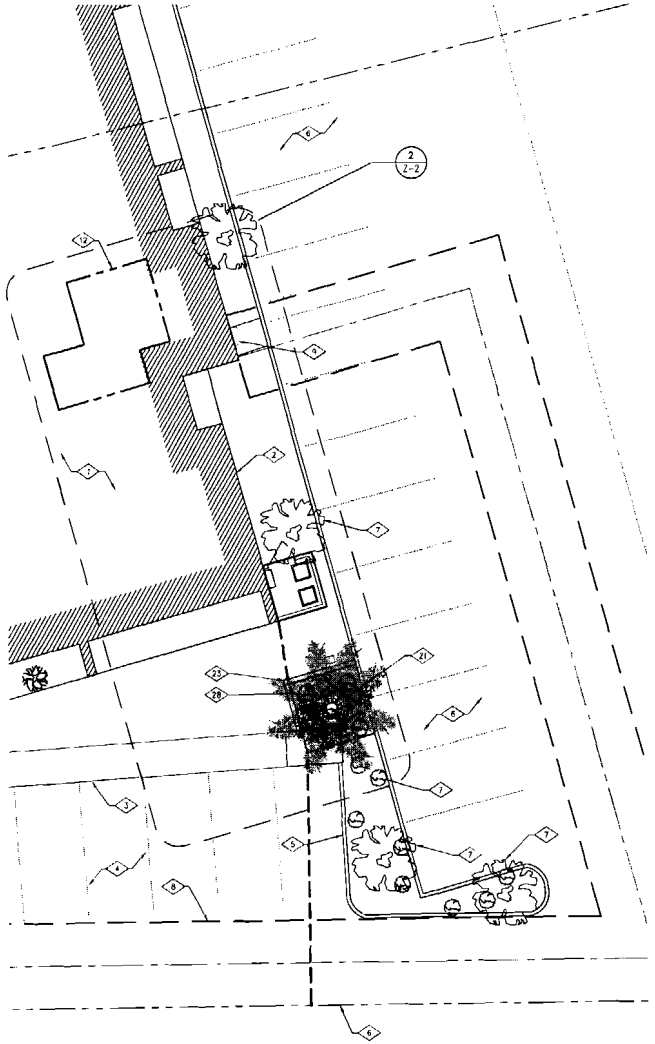
SITE INFORMATION:
SITE NAME:
PHO POLERIO

SITE ADDRESS:
4801 SOUTH LAKESHORE DRIVE
TEMPE, ARIZONA 85282

SHEET TITLE:

SHEET NUMBER:
Z-1

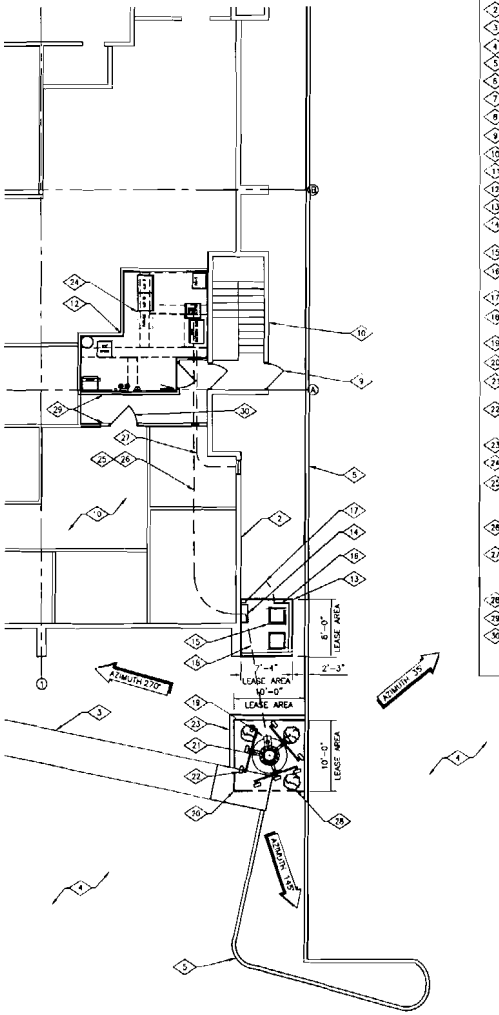


1 Z-2 ENLARGED SITE PLAN

SCALE FOR 24x36: 1/8" = 1'-0" SCALE FOR 11X17: 1/16" = 1'-0"

0 8' 16' 32'

NORTH



2 Z-2 ENLARGED EQUIPMENT PLAN

SCALE FOR 24x36: 1/8" = 1'-0" SCALE FOR 11X17: 1/16" = 1'-0"

0 8' 16' 32'

NORTH

KEYED NOTES

1. EXISTING OFFICE BUILDING.
2. EXISTING BUILDING EXTERIOR WALL.
3. EXISTING SIDEWALK.
4. EXISTING PARKING LOT.
5. EXISTING CURB
6. EXISTING PROPERTY LINE
7. EXISTING TREES/SHRUBS TO REMAIN
8. PROPOSED ACCESS EASEMENT.
9. EXISTING EGRESS DOOR.
10. EXISTING STAIRWELL.
11. EXISTING OFFICE SPACE
12. PROPOSED VERIZON WIRELESS EQUIPMENT ROOM.
13. PROPOSED VERIZON WIRELESS 7'-4 X 8'-0" EQUIPMENT LEASE AREA.
14. PROPOSED VERIZON WIRELESS COAX CHASE MOUNTED TO EXISTING BUILDING EXTERIOR WALL
15. PROPOSED VERIZON WIRELESS PAD MOUNTED HVAC CONDENSING UNITS.
16. PROPOSED VERIZON WIRELESS 4'-0" HIGH EQUIPMENT SCREEN WALL WITH STUCCO FINISH TO MATCH EXISTING EXTERIOR WALL.
17. PROPOSED 4'-0" WIDE ACCESS GATE
18. PROPOSED VERIZON WIRELESS UNDERGROUND COAX ROUTE FROM COAX CHASE TO DOG HOUSE AT BASE OF MONOPINE.
19. PROPOSED COAX DOGHOUSE
20. PROPOSED VERIZON WIRELESS 10'-0" X 10'-0" MONOPINE LEASE AREA.
21. PROPOSED 85'-0" HIGH MONOPINE. FOUNDATION AND STRUCTURAL DESIGN BY MANUFACTURER.
22. PROPOSED (9) VERIZON WIRELESS PANEL ANTENNAS (3 PER SECTOR 3 SECTORS) MOUNTED TO PROPOSED MONOPINE WITH VALMONT MICROFLECT T-ARM CO-LOCATION KIT OR APPROVED EQUAL.
23. PROPOSED LANDSCAPE EDGING AROUND VERIZON WIRELESS LEASE AREA.
24. PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT CABINETS.
25. PROPOSED VERIZON WIRELESS COAX ROUTE (18 RUNS OF 1⅝" COAX, 6 PER SECTOR) ABOVE EXISTING OFFICE SPACE IN A 1 HOUR RATED COAX CHASE FROM PROPOSED EQUIPMENT ROOM TO EXTERIOR WALL PENETRATION AT CORNER OF EXISTING BUILDING. PROVIDE WEATHER AND FIRE SEALS AT PENETRATIONS
26. PROPOSED HVAC PIPING FROM AIR HANDLING UNITS TO CONDENSING UNITS LOCATED IN PROPOSED EQUIPMENT SCREENWALL. ROUTE IN PROPOSED COAX CHASE.
27. PROPOSED BATTERY EXHAUST AND RETURN AIR DUCT ROUTE FROM EQUIPMENT ROOM TO EXTERIOR WALL OF EXISTING BUILDING. ROUTE ABOVE EXISTING OFFICE SPACES IN A 1 HOUR CHASE AND PROVIDE WEATHER & FIRE SEALED PENETRATION AT EQUIPMENT ROOM WALL AND EXISTING BUILDING EXTERIOR WALL.
28. PROPOSED (3) SHRUBS TO REPLACE EXISTING SHRUBS REMOVED FOR CONSTRUCTION.
29. PROPOSED 1 HOUR RATED PARTITION WALL.
30. PROPOSED 1 HOUR RATED EGRESS DOOR.

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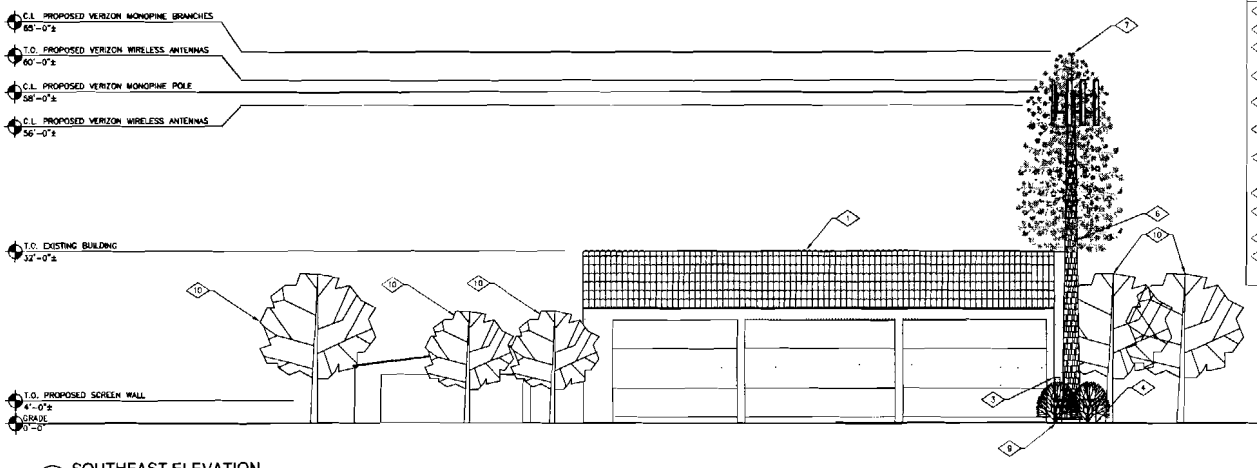
SHEET TITLE:

SHEET NUMBER:
Z-2

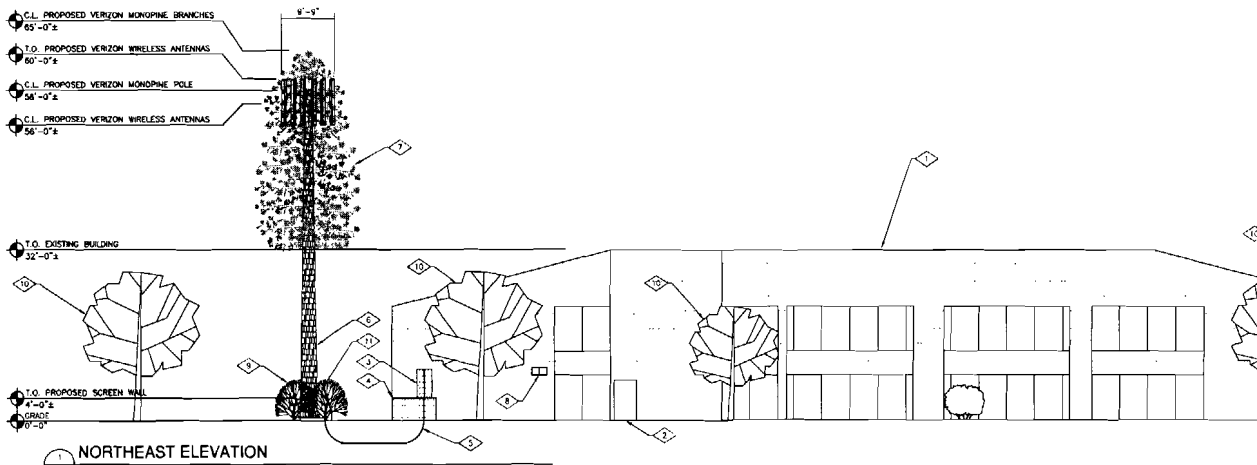
ATTACHMENT 9



2 / Z-3 SOUTHEAST ELEVATION

SCALE FOR 24x36: 1" = 10'-0" SCALE FOR 11X17: 1" = 20'-0"

0 10' 20' 40'



1 / Z-3 NORTHEAST ELEVATION

SCALE FOR 24x36: 1" = 10'-0" SCALE FOR 11X17: 1" = 20'-0"

0 10' 20' 40'

KEYED NOTES

1. EXISTING OFFICE BUILDING
2. EXISTING EGRESS DOOR.
3. PROPOSED VERIZON WIRELESS COAX CHASE MOUNTED TO EXISTING BUILDING EXTERIOR WALL
4. PROPOSED VERIZON WIRELESS 4'-0" HIGH EQUIPMENT SCREEN WALL WITH STUCCO FINISH TO MATCH EXISTING EXTERIOR WALL
5. PROPOSED VERIZON WIRELESS UNDERGROUND COAX ROUTE FROM COAX CHASE TO DOG HOUSE AT BASE OF MONOPINE.
6. PROPOSED 65'-0" HIGH MONOPINE FOUNDATION AND STRUCTURAL DESIGN BY MANUFACTURER
7. PROPOSED (9) VERIZON WIRELESS PANEL ANTENNAS (3 PER SECTOR 3 SECTORS) MOUNTED TO PROPOSED MONOPINE WITH VALMONT MICROFLECT T-ARM CO-LOCATION KIT OR APPROVED EQUAL
8. PROPOSED BATTERY EXHAUST AND RETURN AIR DUCT
9. PROPOSED (3) BUSHES TO REPLACE LANDSCAPE EFFECTED BY MONOPINE INSTALLATION.
10. EXISTING TREES.
11. PROPOSED COAX DOGHOOUSE AT BASE OF NEW MONOPINE

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SHEET NUMBER:
Z-3

ATTACHMENT 10

VERIZON WIRELESS – PHO POLERIO

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PL090355

PROPOSED SITE FOR MONOPINE – VIEW TO THE NORTHEAST