

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 15, 2018 Item No. 4
General Plan Element: *Public Services and Facilities*
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient, service for Scottsdale citizens, visitors, and businesses.*

ACTION

Verizon PHO Arroyos
25-DR-2015#2

Location: Northeast Corner of East Cholla Street and North 92nd Street

Request: Request approval for a new Type 3 wireless communication facility (WCF) to be co-located on a replacement traffic signal pole, with associated screened ground-mounted equipment.

OWNER

City of Scottsdale
480-312-2953

ARCHITECT/DESIGNER

Pinnacle Consulting, Inc.

ENGINEER

Pinnacle Consulting, Inc.

APPLICANT CONTACT

Michelle Lamoureux
Pinnacle Consulting, Inc.
480-907-4265

BACKGROUND

Zoning

This site is zoned Planned Community District (P-C) with a comparable zoning district of Single-family Residential (R1-7).

Context

The proposed wireless communication facility (WCF) is co-located on a replacement traffic signal pole at the northeast corner of North 92nd Street and East Cholla Street.

Adjacent Uses and Zoning

- North City drainage basin, zoned R1-7 PCD
- South Mission Del Arroyos Condominiums, zoned R-3
- East Single-family residential homes, zoned R1-7 PCD (approx. 265 feet northeast)
- West Manzanita Villas Condominiums, zoned R-3

Key Items for Consideration

- Staff has received a couple emails requesting additional information and one letter in opposition to the request.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

Verizon Wireless is requesting approval to construct a new wireless communication facility (WCF) co-located on a replacement traffic signal pole at the northeast corner of North 92nd Street and East Cholla Street. Location and height requirements for WCF's are determined by the coverage objective for the area, existing topography, capacity requirements dictated by the permanent, transient population (passing traffic and time of day usage), and the distance of adjacent WCF's within the network. The nearest existing Verizon WCF is located at a ranch property at the southeast corner of Cactus Road and 96th Street, approximately 0.7 mile to the northeast. Another Verizon WCF is located on a monopole at 10789 North 90th Street, approximately one-half-mile to the south/southwest of the site. Verizon needs to build a new WCF in this location, which is between the existing sites, to boost capacity in this area of Scottsdale. Scottsdale's WCF Ordinance encourages utilizing existing vertical structures such as signal poles, light poles, and utility poles to co-locate WCF's on rather than construct new tower structures.

The new replacement traffic signal pole will be approximately 36-feet 4-inch-tall to top of antennas. Verizon will add three antennas, measuring 6 feet tall by 15.6 inches wide near the top of the signal pole. Antennas will face west, northeast, and southeast. The antennas will be flush-mounted to the pole and painted white to match the pole. Coaxial cable jumper shrouds will be added to the bottom of the antennas to help screen the coaxial cables from view.

The ground mounted radio equipment will be built within the public right-of-way, approximately 12 feet north of the traffic signal pole, located within a 16-foot by 11-foot enclosed compound. The equipment will be screened by an eight-foot-tall concrete masonry block screen wall, which will be designed, colored, and textured to match the screen walls located at the southeast corner of 92nd Street and Cholla Street.

Neighborhood Communication

May 29, 2018: Applicant mailed project notices to property owners and businesses within 750 feet of the site.

June 28, 2018: Applicant held a neighborhood meeting at the Mustang Public Library, 10101 North 90th Street from 6:00 to 7:00 PM. No residents attended.

October 9, 2018: City Planning staff mailed postcard notifications to property owners within 750 feet, as well as the City's interested parties list, letting residents know there had been a new DRB application submitted to the City.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Case 25-DR-2015#2 per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Keith Niederer
Senior Planner
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

11-5-2018

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

11/5/18

Date



Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

11/7/18

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Photo Simulation
 - 5. Plans
 - 6. Neighborhood Notification
 - 7. City Notification Map
 - 8. Correspondence

**Stipulations for the
Development Review Board Application:
Verizon PHO Arroyos
Case Number: 25-DR-2015#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Pinnacle Consulting and Verizon Wireless, with a city staff date of 10/9/2018.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Pinnacle Consulting and Verizon Wireless, with a city staff date of 10/9/2018.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The antennas and mounting hardware shall be painted to match the color of the signal pole.
3. All cables associated with this WCF shall be located inside the signal pole. Cable ports in the signal pole shall be directly behind the antennas.
4. Coaxial cables fed into the bottom of the antennas shall be screened by a shroud that is painted to match the color of the antennas, or the cables shall be back-fed into the antennas.

LANDSCAPE DESIGN:

DRB Stipulations

5. New shrubs around equipment screen wall shall be 5-gallon Chihuahuan Sage.

6. Any existing landscaping disturbed or destroyed because of this construction shall be replaced with a like size and specie.

TRAFFIC SIGNALS:

DRB Stipulations

7. With the final plans submittal, the developer shall submit a traffic signal modification plan for review and approval by City of Scottsdale Traffic Engineering Department staff and Street Operations Staff.
8. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to modify the traffic control pole, signal and related equipment on the northeast corner of the North 92nd Street and East Cholla Street intersection.
9. With the final plans submittal, the applicant shall submit both traffic signal and civil improvement plans showing the new traffic signal pole, all related equipment, all existing infrastructure including public water and sewer line, all existing facilities and sight distance triangles. The applicant shall also submit foundation details, pole details and structural calculations for both as they relate to the project. Traffic signal plans shall be designed per the City of Scottsdale Design Standards and Policies Manual (DSPM), Section 5-4 and shall include specifications and estimates with both documents signed and sealed by a registered engineer in the State of Arizona.
10. Prior to construction, the contractor is required to notify the City of Scottsdale Traffic Signal Supervisor about the work schedule by calling 480-312-5637. This note shall be placed on the construction drawings.

WATER AND WASTEWATER:

DRB Stipulations

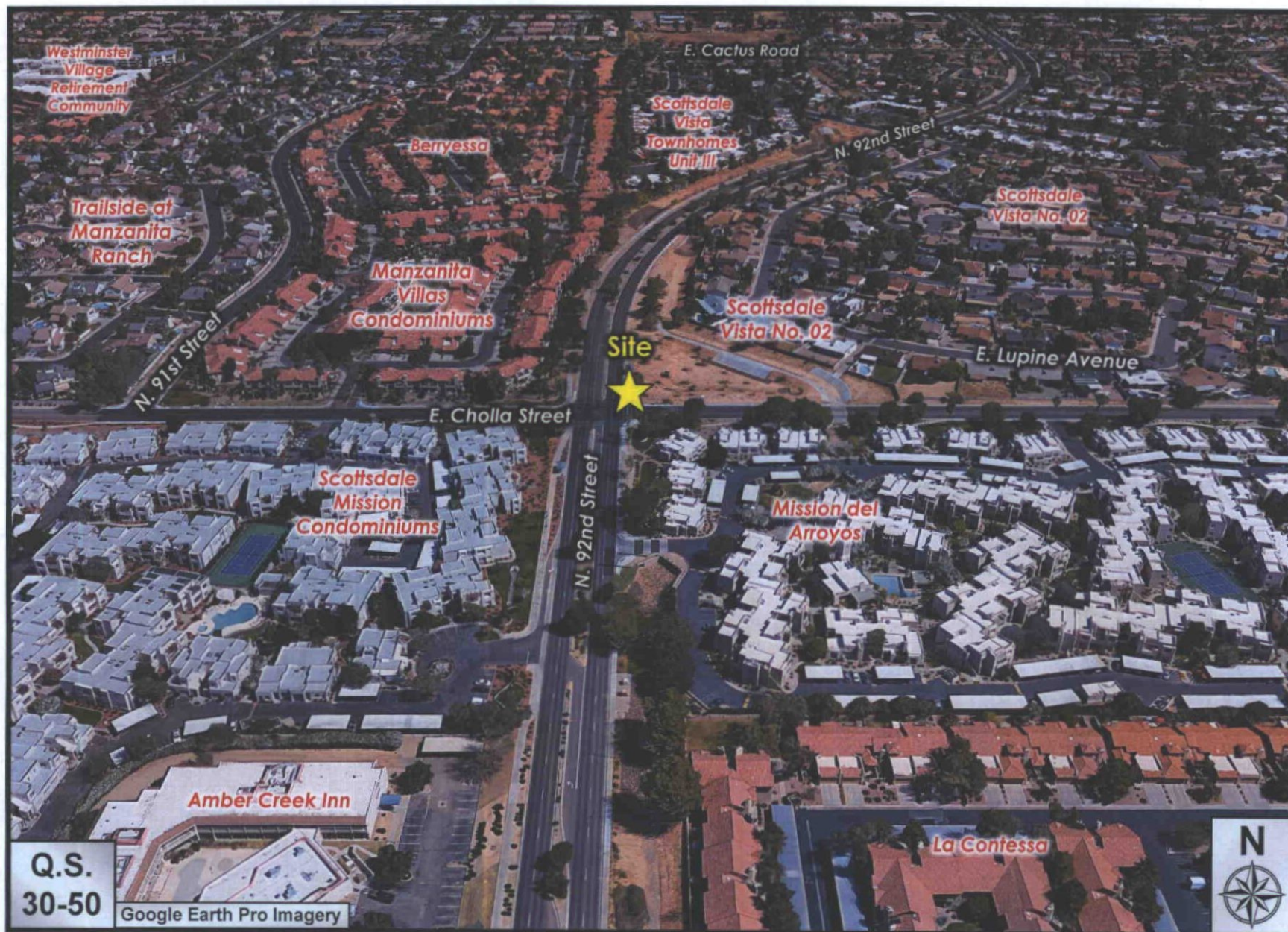
11. The existing ACP water line shall be relocated using ductile iron pipe and placed two feet into the 92nd Street pavement with fully restrained joints to clear the electrical equipment.
12. The existing waterline is 12-inch asbestos cement pipe (ACP). To reroute with 12-inch ductile iron pipe (DIP) will require cutting, removing and legally disposing of the ACP, potholing and clearing the underground electric bank and saw cutting, removing and replacing sidewalk, curb, gutter, pavement, etc. The 45-degree bends will need to be restrained using mechanical joint systems compliant with the restraint tables in MAG Standard Detail 303-1 and -2 for polywrapped DIP. Applicant shall be responsible for relocating.

ADDITIONAL ITEMS:

DRB Stipulations

13. Prior to the issuance of permits, the developer shall submit a completed Antenna Site Right-of-Way License Agreement (ARLA) document that has been approved signed by Verizon Wireless.

14. Prior to the issuance of permits or at the issuance of permits, the developer shall pay the first year ARLA payment.
15. Prior to construction, the applicant shall obtain a right-of-way permit. Submittal for this permit shall include a barricade and traffic control plan.



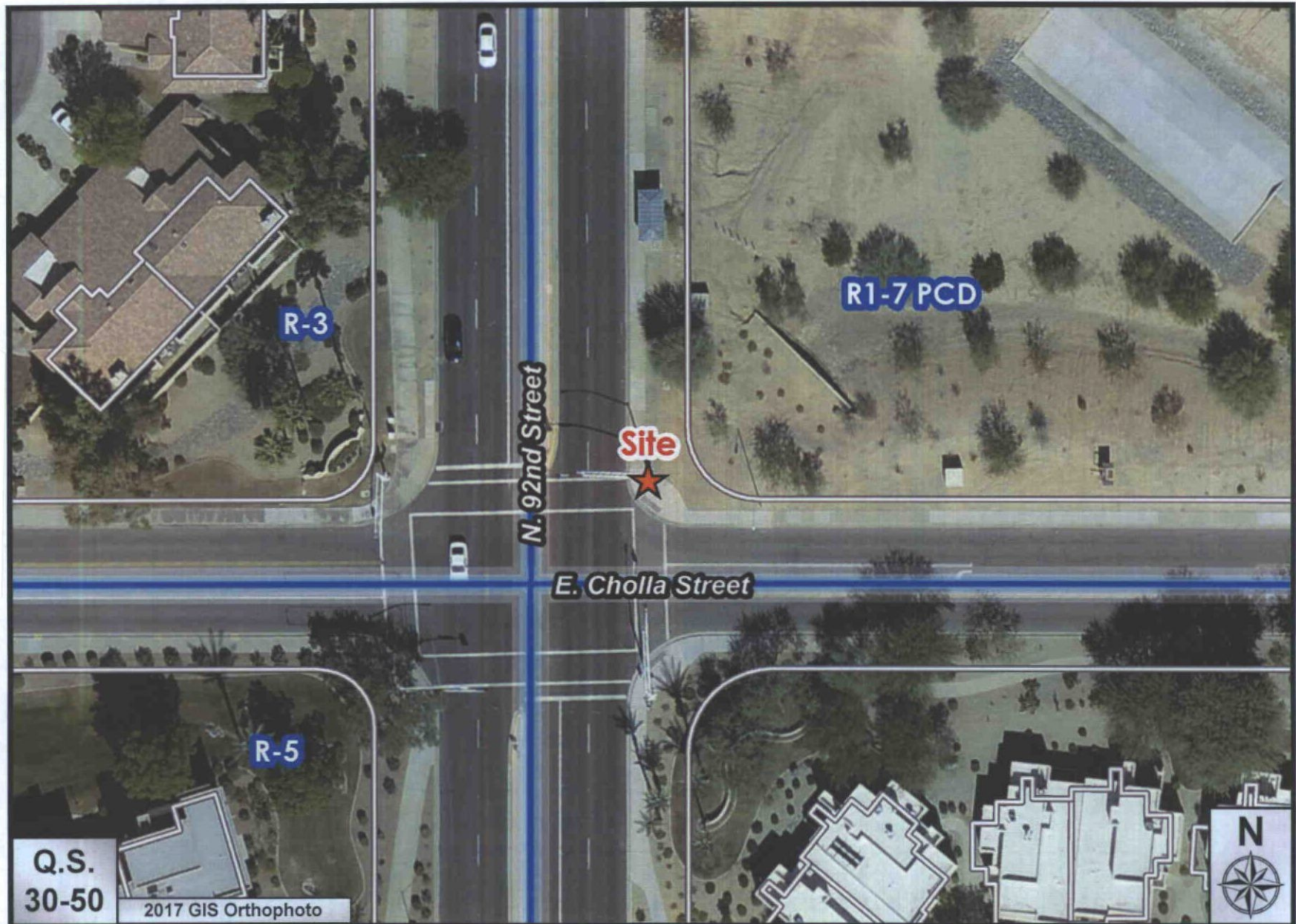
Verizon PHO Arroyos

25-DR-2015#2



Verizon PHO Arroyos

25-DR-2015#2



Verizon PHO Arroyos

25-DR-2015#2

Verizon – PHO Arroyos Wireless Communications Facility Pre-Application Narrative

Keith Neiderer
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

10/05/2018

RE: Request for Verizon site PHO Arroyos – Wireless Communications Facility

Property Owner: City of Scottsdale, a Municipal Corporation

Applicant: Verizon Wireless Communications
126 W Gemini Drive
Tempe, AZ 85283

Applicant Representative: Michelle Lamoureux
Pinnacle Consulting
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

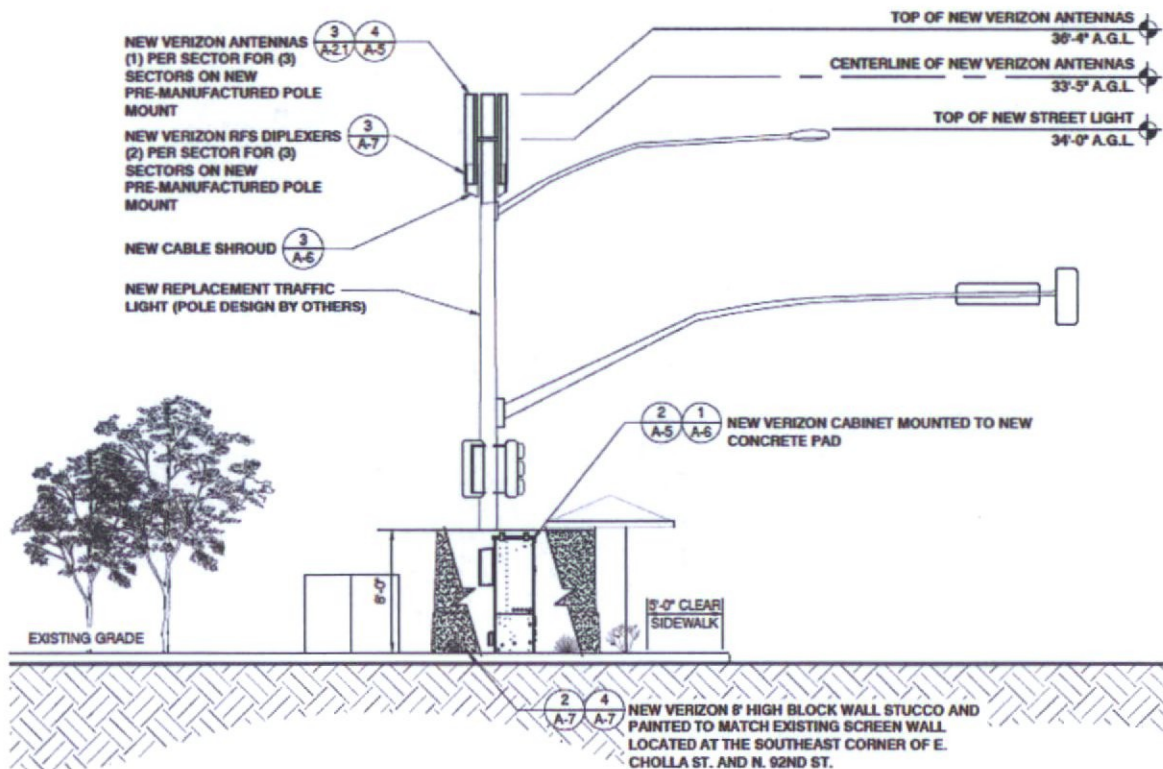


PURPOSE OF REQUEST

Verizon Wireless Communications proposes to install a street-light mounted facility in order to enhance wireless communication network for the 92nd street and Cholla Street area. The system will enhance wireless coverage and increase network capacity in an area experiencing deficiencies or high data traffic. The equipment is stealth-designed to reduce the visual impact for the urban residential area near the intersection.

PROJECT DESCRIPTION

Verizon will own and operate this site for the purpose of expanding wireless coverage to the area identified in the enclosed propagation maps as having high demand for Verizon Wireless Services both Voice and Data. The proposed WCF will consist of a 6' extension to an existing traffic signal. The existing traffic signal pole will be replaced with a pole and foundation specifically engineered to support the 6' pole top extension and (3) three Verizon Wireless antennas will be snug-mounted to the pole extension. Underground coax will be placed between the equipment pad and the pole foundation. Coax will run through the pole foundation and inside the pole structure only being visible right at the connection point where the wires exit the pole port and plug into the bottoms of the antenna. The 3 three antennas and mounting brackets will be painted to match the pole. The 20' x 11' equipment area located immediately north of the site will be enclosed with (3) 8' decorative walls to match a theme wall on the southeast corner of 92 Street and Cholla Street and an 8' gate on the east side to match the metal framework on the existing bus stop. The location of the project is in the City Right of Way.



The intent for a traffic signal pole replacement is to make the antennas less noticeable and compatible with its surroundings consistent with community aesthetics and the wireless ordinance goal of reducing wireless infrastructure visual impacts.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week with no regular personnel onsite. The site will be connected to and monitored by a central switching center. A Verizon technician will conduct a short visit to the site once approximately every 30-60 days for standard maintenance.

RELATIONSHIP TO SURROUNDING PROPERTIES

Enhancing the surrounding area with a new wireless communications facility will provide consistent coverage, a smaller imprint on the environment. The facility should have few, if any impacts, beyond providing service to the existing Verizon Wireless customers. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. The proposed site is not anticipated to be "intrusive, obtrusive, or out of character with the surrounding area" (Section 1.403(V)(2)).

HEALTH AND SAFETY

Per FCC and FAA guidelines, the facility will be constructed and operated within conformance to federal codes. Construction Drawings designed to meet International Building Codes and certified by an Engineer will be submitted with the building permit upon Zoning Approval.

SITE DESIGN

Please refer to the supplemental site plan documentation outlining the design of the site.

Site: PHO Arroyos

Address: N. 92ND ST & E. CHOLLA BLVD; SCOTTSDALE, AZ 85260



10/05/2018

View 2



Location Map



Existing



Proposed

Notes: 105' from proposed antennas, looking Northwest.

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

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: PHO Arroyos

Address: N. 92ND ST & E. CHOLLA BLVD; SCOTTSDALE, AZ 85260

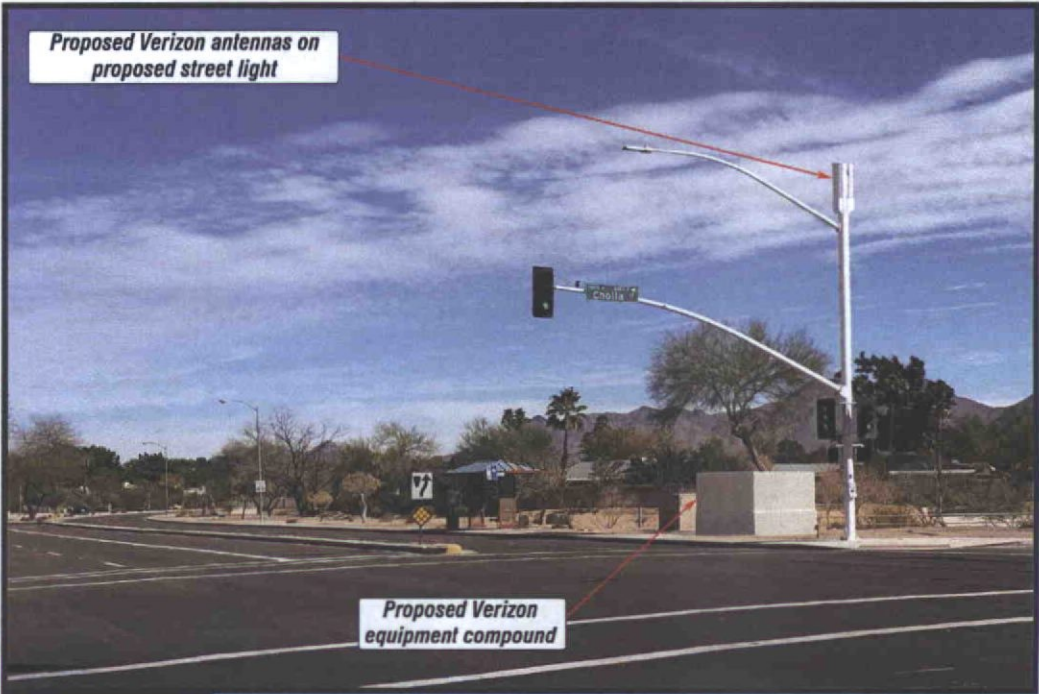


10/05/2018

View 1



Location Map



Proposed

Notes: 110' from proposed antennas, looking Northeast.

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



Existing

ATTACHMENT 4

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

25-DR-2015#2
10/09/2018

Site: PHO Arroyos

Address: N. 92ND ST & E. CHOLLA BLVD; SCOTTSDALE, AZ 85260



10/05/2018

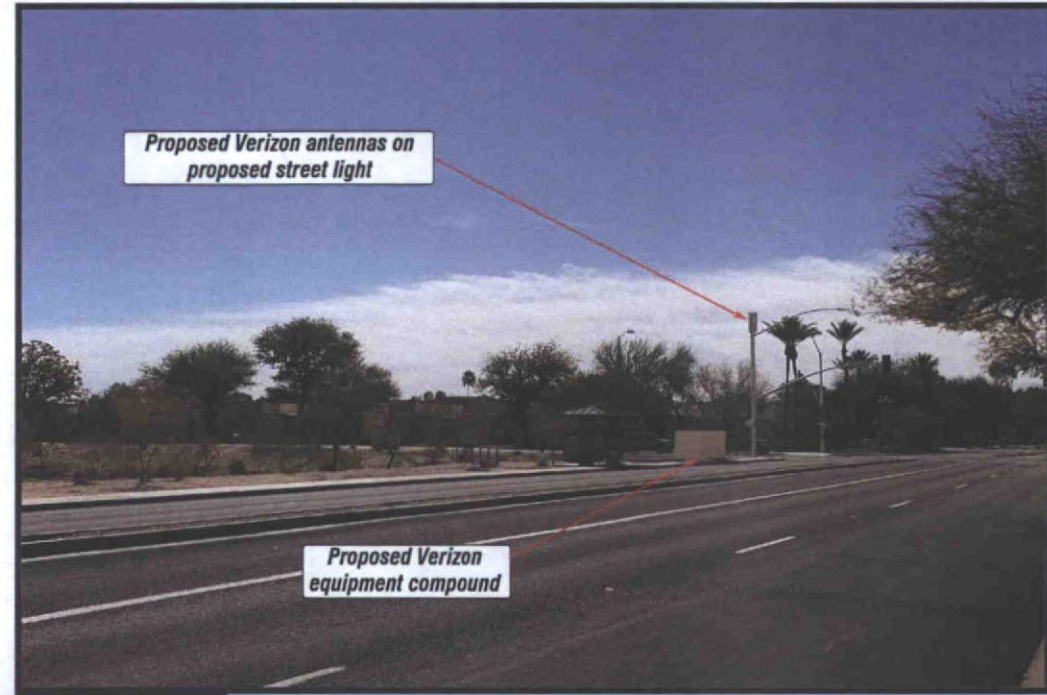
View 3



Location Map



Existing



Proposed

Notes: 250' from proposed antennas, looking Southeast.

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

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233



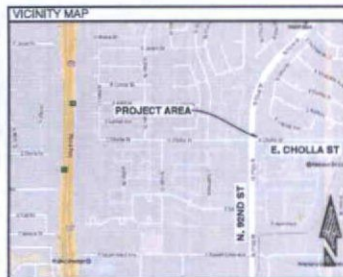
PHO ARROYOS

N.E. CORNER OF N. 92ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET INDEX	
T-1	PROJECT INFORMATION
GN-1	GENERAL NOTES
LS-1	SITE SURVEY
A-1	FINAL SITE PLAN
A-2	EXISTING ENLARGED SITE PLAN
A-2.1	NEW ENLARGED SITE PLAN AND NEW ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	DETAILS
A-6	DETAILS
A-7	DETAILS
A-8	DETAILS
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL DETAILS
E-3	GROUNDING PLAN AND GROUNDING DETAILS
E-4	GROUNDING DETAILS
L-1	LANDSCAPE PLAN
U-1	UTILITY PLANS

SITE DIRECTIONS
DEPART 128 W. GEMINI DR. TEMPE, AZ 85283 ON W. GEMINI DR. (EAST), TURN RIGHT (SOUTH) ONTO S. MAPLE AVE. TURN LEFT (EAST) ONTO W. GUADALUPE RD. KEEP STRAIGHT ONTO E. GUADALUPE RD. TURN LEFT (NORTH) ONTO S. PRICE RD. TAKE RAMP (LEFT) ONTO AZ-101 LOOP (PRICE FWY). AT EXIT 41, KEEP RIGHT ONTO RAMP, TAKE RAMP (RIGHT) ONTO E. SHEA BLVD. TURN LEFT (NORTH) ONTO N. 92ND ST. ARRIVE AT THE NEW LOCATION ON RIGHT.

PROJECT DESCRIPTION
SCOPE OF WORK
• INSTALLATION OF (1) NEW 11'-0" x 18'-0" VERIZON WIRELESS CMU COMPOUND
• REMOVAL OF EXISTING SIGNAL LIGHT POLE
• INSTALLATION OF (1) NEW SIGNAL LIGHT POLE
• INSTALLATION OF (1) NEW #4" SLIDING GATE
• INSTALLATION OF (1) NEW CABINET
• INSTALLATION OF (2) OVPS AT GROUND LEVEL
• INSTALLATION OF (1) ILC MOUNTED TO WALL
• INSTALLATION OF (1) METER AND DISCONNECT MOUNTED TO WALL
• INSTALLATION OF (2) NEW ANTENNAS W/ CABLE SHROUD ON NEW SIGNAL LIGHT POLE
• INSTALLATION OF (8) NEW DUPLEXERS ON NEW SIGNAL LIGHT POLE



CLIENT
VERIZON WIRELESS
128 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: RICK MIRANDA
PHONE: (602) 390-9844

PROPERTY OWNER
R.O.W.

TOWER OWNER
CITY OF SCOTTSDALE
7447 E. INDIAN SCHOOL RD.
SCOTTSDALE, AZ 85251
CONTACT: KEITH NESDER

SITE ACQUISITION
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOREUX
PHONE: (480) 664-9588 ext. 230

A&E FIRM
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN
PHONE: (602) 217-4235

PROJECT DATA
ZONING: R.O.W.
PARCEL #: N/A
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 176 SQ. FT.
JURISDICTION: CITY OF SCOTTSDALE
GOVERNING CODES: 2015 INTERNATIONAL BUILDING CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

NEW SITE LOCATION
LATITUDE: 33.56666° N (NAD83)
LONGITUDE: 111.8825° W (NAD83)
GROUND ELEVATION: 1389.7 (NAVD88)

GENERAL NOTES
1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

APPROVALS
(RF): _____ DATE: _____
(CONST.): _____ DATE: _____
(RE): _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR:
verizon
128 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4230
FAX: (480) 777-4235

CONSULTING FIRM:
PINNACLE CONSULTING, INC.
Construction - Project Management - City Development
1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO.: PHO ARROYOS
DRAWN BY: CGS
CHECKED BY: WF

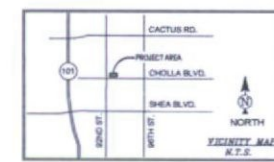
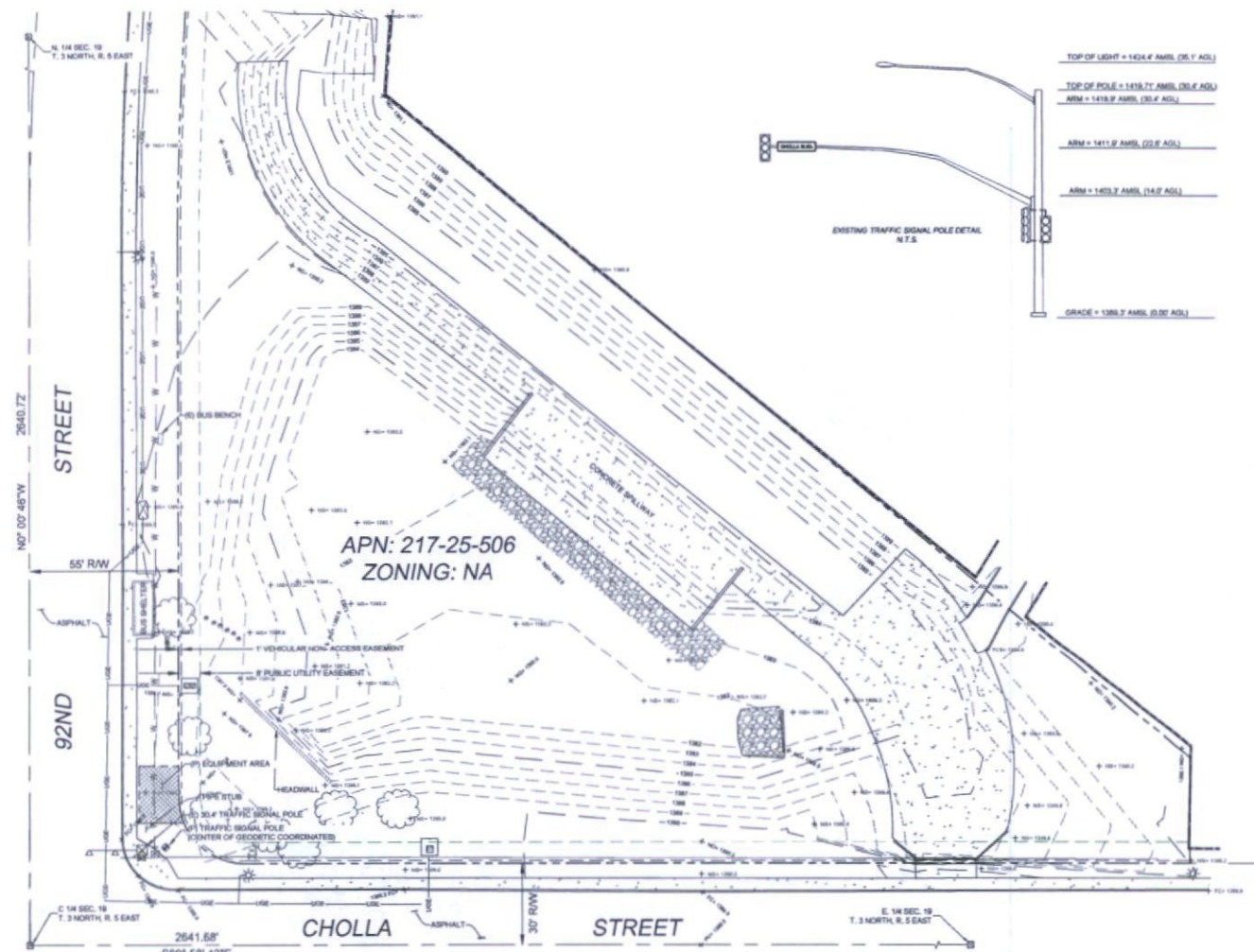
REV	DATE	DESCRIPTION	BY
A	06/11/17	ISSUED FOR REVIEW	CGS
B	06/27/17	ISSUED FOR REVIEW	CGS
C	07/25/17	CLIENT COMMENTS	CGS
D	08/09/17	ISSUED FOR PERMIT	JAC
E	07/13/18	ISSUED FOR PERMIT	WLS

PHO ARROYOS
N.E. CORNER OF N. 92ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

PROJECT INFORMATION

SHEET NUMBER
T-1

25-DR-2015#2
10/09/2018



LEGEND

- NG NATURAL GRADE
- FC FACE OF CURB
- R/W RIGHT OF WAY
- PAV ASPHALT
- DMV ACCESS DRIVEWAY
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- WFI WEDGEMOUNTED IRON FENCE
- SWY SIDEWALK
- PSPT TOP OF PARAPET
- WL TOP OF WALL
- CLF CHAIN LINK FENCE
- CMU CONCRETE MASONRY UNIT
- C CONCRETE
- SPOT SPOT ELEVATION
- WM WATER METER
- WC WATER CONTROL VALVE
- PH FIRE HYDRANT
- DC DOWN GUT
- PP POWER POLE
- LP LIGHT POLE
- SL STREET LIGHT WIMST
- ET ELECTRICAL TRANSFORMER
- EL ELECTRICAL PULL BOX
- EM ELECTRICAL METER
- BK BREAKLINE
- IC IRRIGATION CONTROL VALVE
- BOLL BOLLARD
- IRON IRON
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- OVERHEAD ELECTRIC LINE
- UGM UG ELECTRIC LINE
- UGT UG TELECOMMUNICATION LINE
- UGO UG GAS LINE
- UGS UG SANITARY SEWER LINE
- WATER LINE

POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 30' 23.86" NORTH (NAVD83)
 LONGITUDE 111° 52' 57.88" WEST (NAVD83)
 ELEVATION @ GROUND 1385.7 (NAVD83)

LESSOR'S LEGAL DESCRIPTION
 CITY OF SCOTTSDALE, RIGHT-OF-WAY

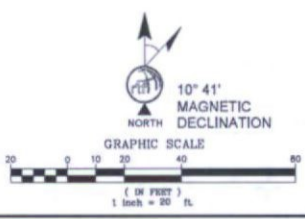


PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS. APPROXIMATE SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/21/15

SURVEYOR NOTES

- A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- 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.



verizon
 126 W. GEMINI DR.
 TEMPE, AZ 85283

PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development

1408 N. MARVIN STREET # 101
 GILBERT, AZ 85233

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

FIELD BY:	JFS
DRAWN BY:	RJD
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
3	07/11/18	REVISION
2	04/01/15	FINAL
1	01/23/15	PRELIMINARY

RLF CONSULTING
 LAND SURVEY • WATER RESOURCES
 804 N. BRYAN DR. • TEMPE, AZ 85288
 WWW.RLFCONSULTING.COM • 480-445-0888

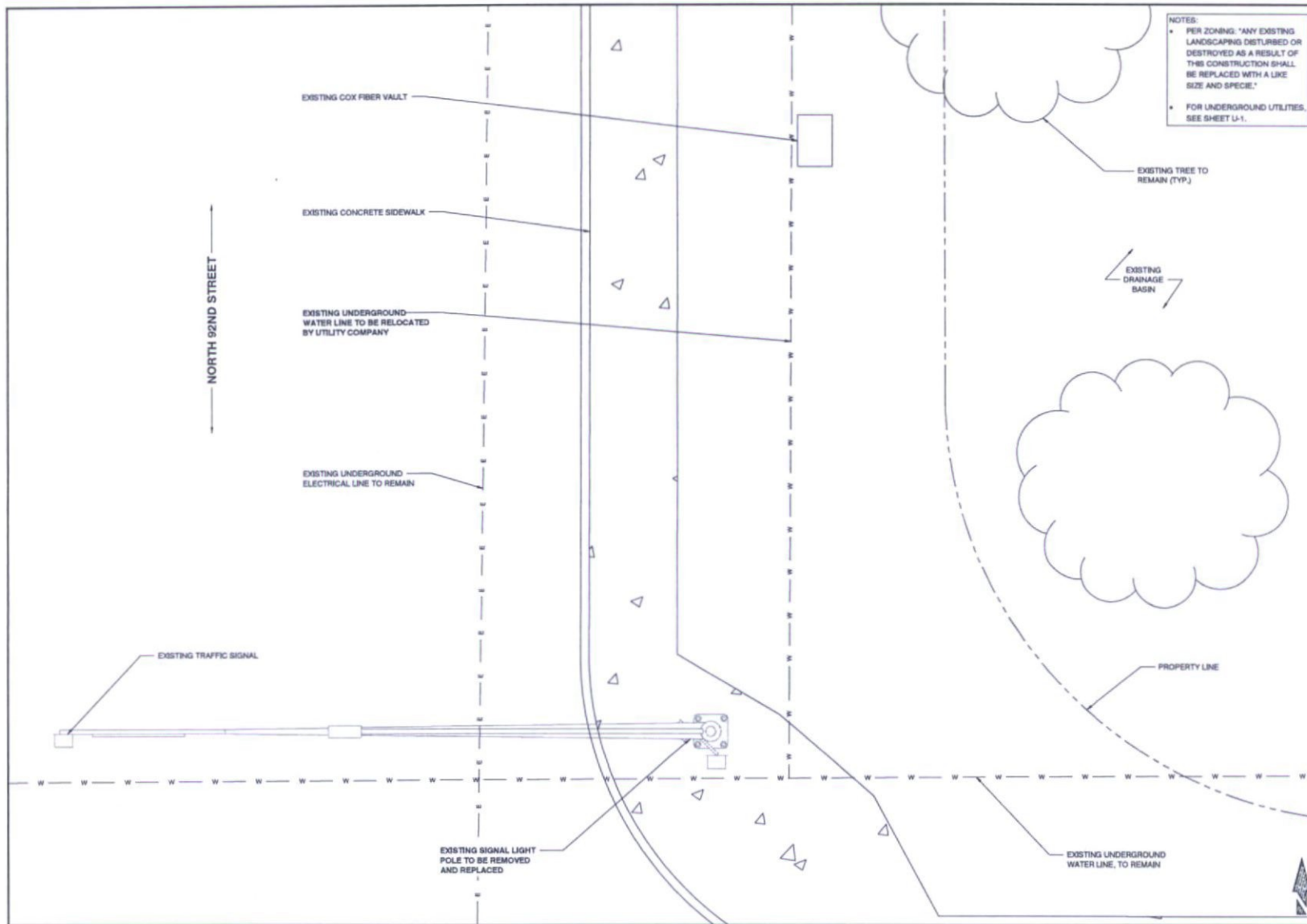
PROJECT No.
 01008172

SITE NAME:
 PHO ARROYOS

SITE ADDRESS:
 CHOLLA BLVD. AND 92ND ST.
 SCOTTSDALE, AZ 85260

SHEET TITLE:
 SITE SURVEY

SHEET NO.	REVISION:
LS-1	



NOTES:

- PER ZONING, "ANY EXISTING LANDSCAPING DISTURBED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED WITH A LIKE SIZE AND SPECIES."
- FOR UNDERGROUND UTILITIES, SEE SHEET U-1.

PREPARED FOR:

verizon

128 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 771-4360
FAX: (480) 771-4361

CONSULTING FIRM

PINNACLE
CONSULTING, INC.

Construction - Project Management - Site Development

1408 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: PHO ARROYOS

DRAWN BY: CDB

CHECKED BY: JAC

REV	DATE	DESCRIPTION	BY
A	08/01/17	ISSUED FOR REVIEW	CDB
B	08/01/17	ISSUED FOR REVIEW	CDB
C	07/20/17	CLIENT COMMENTS	CDB
D	08/08/17	ISSUED FOR PERMIT	JAC
E	07/13/16	ISSUED FOR PERMIT	M.G.

PHO ARROYOS

N.E. CORNER OF N. 92ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET TITLE

EXISTING ENLARGED SITE PLAN

SHEET NUMBER

A-2

EXISTING ENLARGED SITE PLAN

3/16" SCALE: 3/16" = 1'-0"
1/16" SCALE: 3/16" = 1'-0"

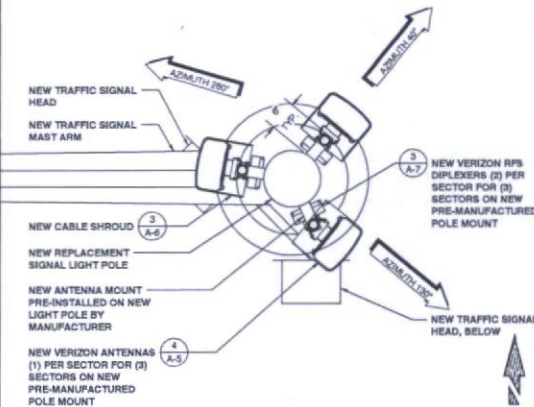
NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	40°	± 185'	4	7/8"	AVAS-50A
BETA	130°	± 185'	4	7/8"	AVAS-50A
GAMMA	280°	± 185'	4	7/8"	AVAS-50A

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

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

CABLING DETAIL

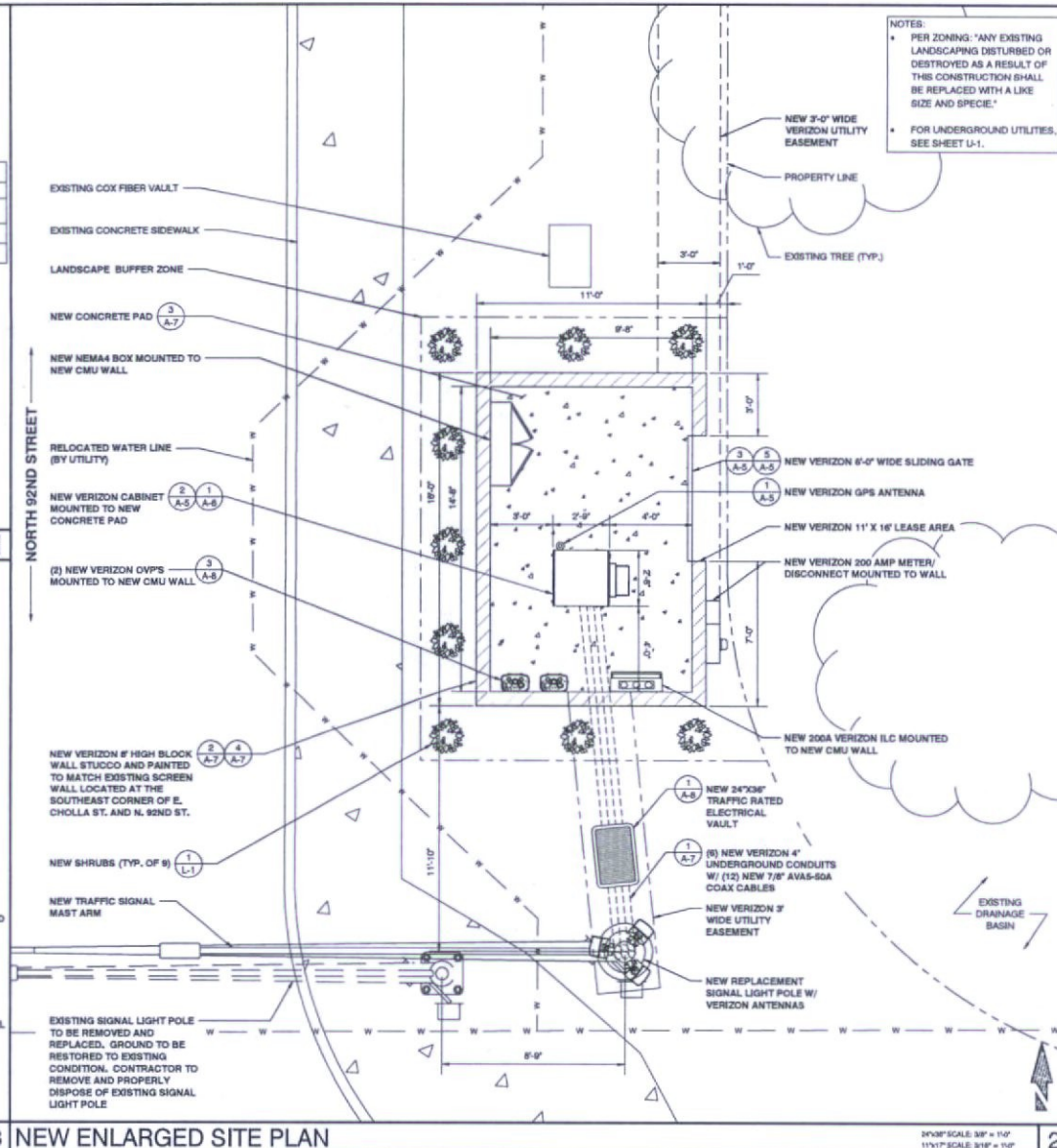
*NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE
IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS



NEW ANTENNA PLAN

3/4\"/>

1



3 NEW ENLARGED SITE PLAN

NOTES:
• PER ZONING "ANY EXISTING LANDSCAPING DISTURBED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED WITH A LIKE SIZE AND SPECIE."
• FOR UNDERGROUND UTILITIES, SEE SHEET U-1.

PREPARED FOR

verizon

139 W. GEMME DR. TEMPE, AZ 85281
PHONE: (480) 777-4590
FAX: (480) 777-4591

CONSULTING FIRM

Pinnacle Consulting, Inc.
Consultation - Project Management - Site Development

1408 N. MARVIN STREET # 101
DULUTH, AZ 85521

PROJECT NO: PHO ARROYOS
DRAWN BY: CGS
CHECKED BY: WD

REV	DATE	DESCRIPTION	BY
A	05/01/17	ISSUED FOR REVIEW	CGS
B	06/01/17	ISSUED FOR REVIEW	CGS
C	07/01/17	CLIENT COMMENTS	CGS
D	08/01/17	ISSUED FOR PERMIT	JAC
E	07/13/18	ISSUED FOR PERMIT	M.G.

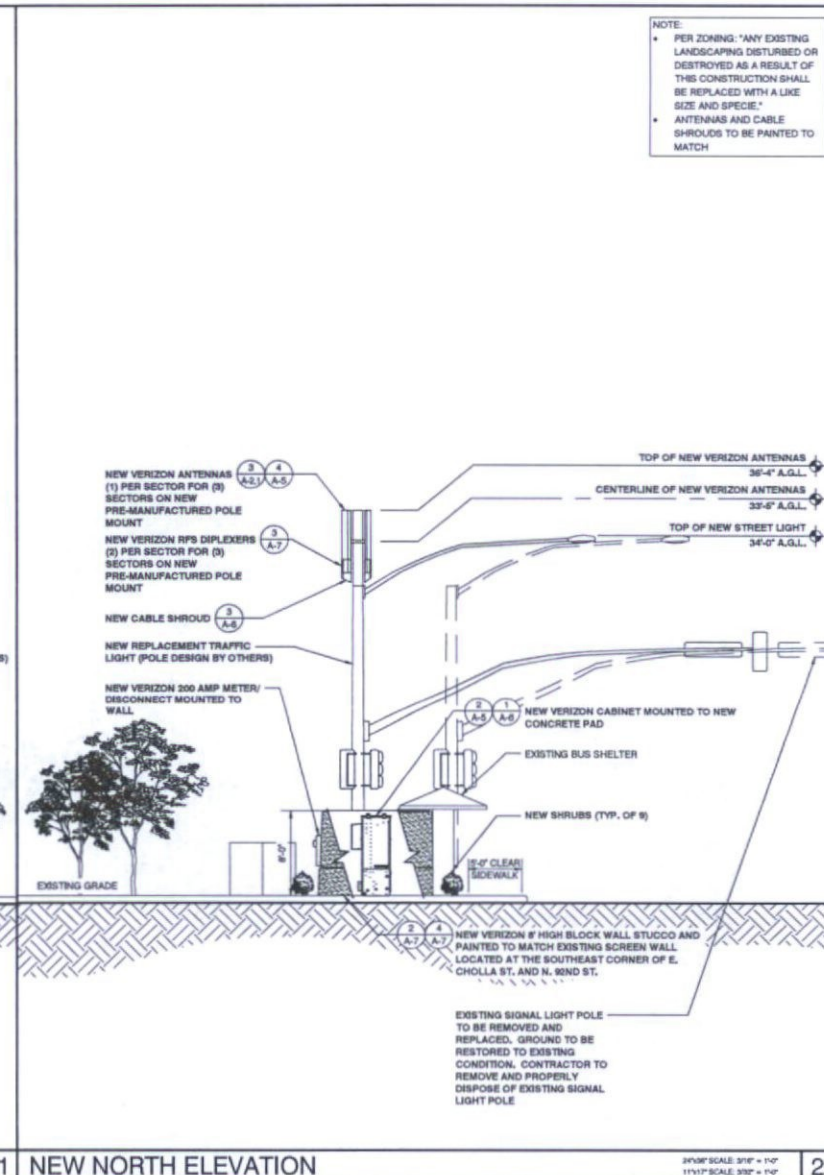
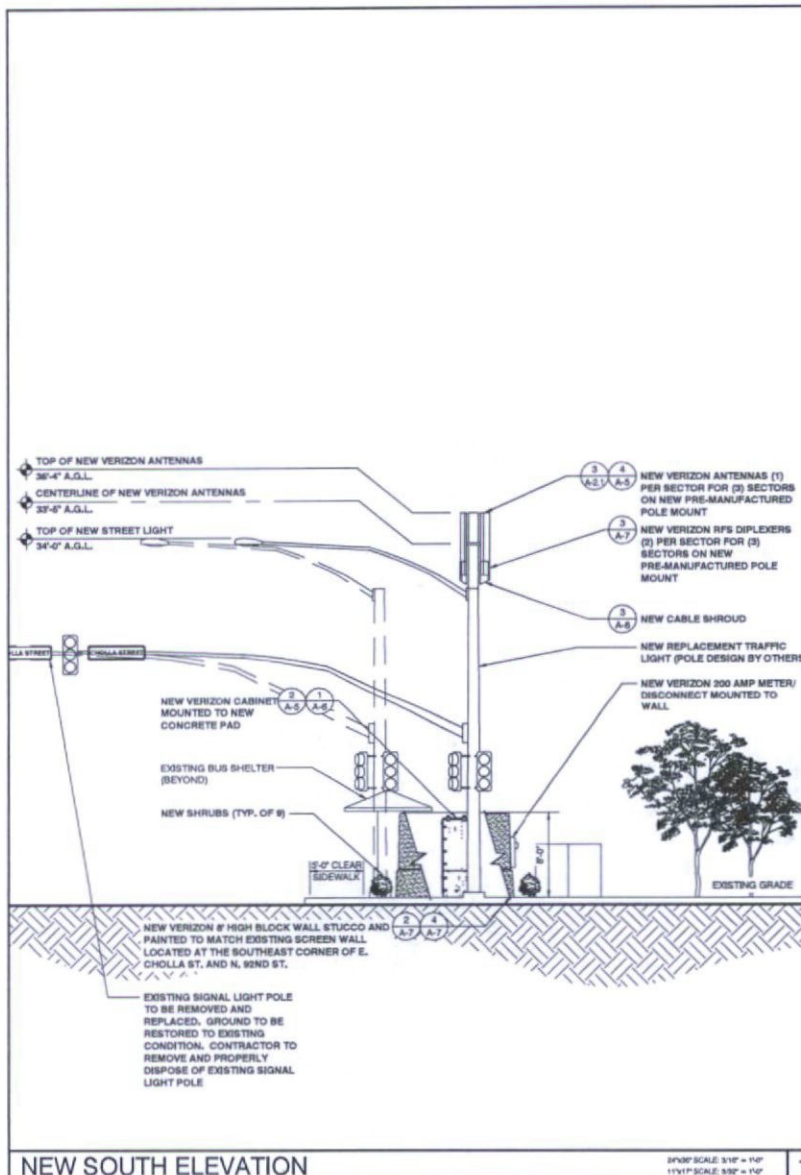
PHO ARROYOS

N.E. CORNER OF N. 92ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET TITLE
NEW ENLARGED SITE PLAN AND NEW ANTENNA PLAN

SHEET NUMBER
A-2.1

2



PREPARED FOR

verizon

100 N. GERMEN DR. TEMPE, AZ 85281
PHONE: (480) 777-4000
FAX: (480) 777-4000

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1400 N. MAJAN STREET # 101
GLIBERT, AZ 85203

PROJECT NO: PHO ARROYOS
DRAWN BY: CGB
CHECKED BY: WJ

REV	DATE	DESCRIPTION	BY
A	05/01/17	ISSUED FOR REVIEW	CGB
B	06/01/17	ISSUED FOR REVIEW	CDA
C	07/01/17	CLIENT COMMENTS	CGB
D	08/01/17	ISSUED FOR PERMIT	JAC
E	07/10/18	ISSUED FOR PERMIT	M.G.

PHO ARROYOS

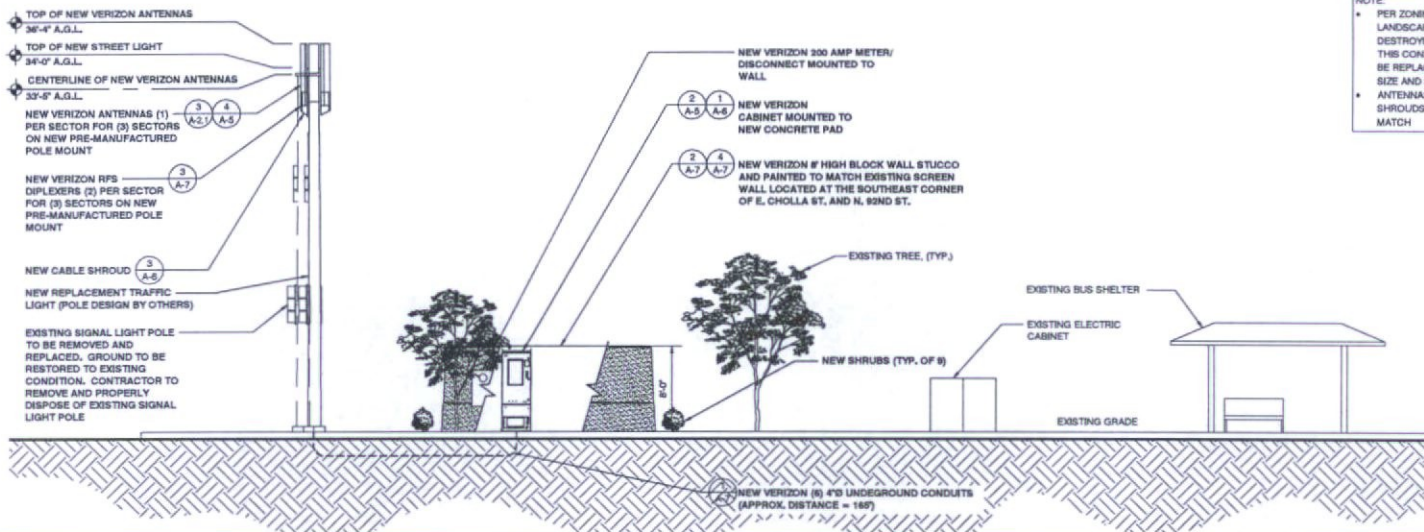
N.E. CORNER OF N. 92ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3



NOTE:
 • PER ZONING, "ANY EXISTING LANDSCAPING DISTURBED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED WITH A LIKE SIZE AND SPECIE."
 • ANTENNAS AND CABLE SHROUDS TO BE PAINTED TO MATCH

PREPARED FOR:

verizon

129 W. GEMINI DR. TEMPE, AZ 85281
 PHONE: (480) 777-4590
 FAX: (480) 777-4591

CONSULTING FIRM:

Pinnacle Consulting, Inc.
 Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
 GILBERT, AZ 85235

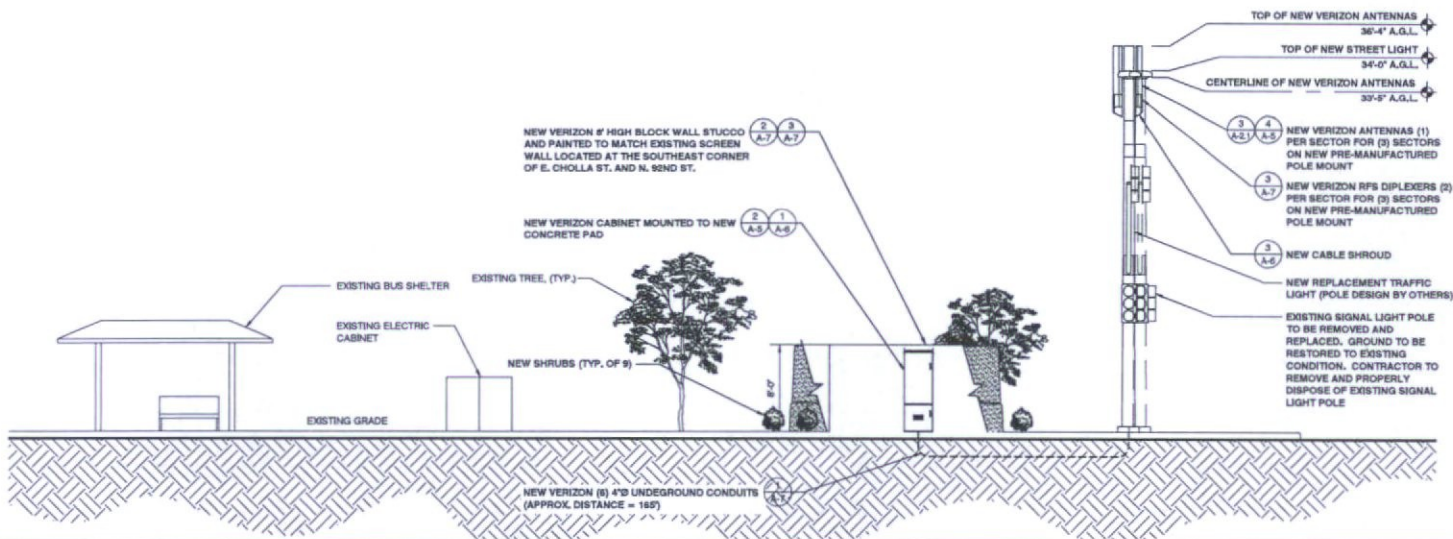
PROJECT NO: PHO ARROYOS
 DRAWN BY: CGB
 CHECKED BY: NF

REV	DATE	DESCRIPTION	BY
A	03/01/17	ISSUED FOR REVIEW	CGB
B	06/27/17	ISSUED FOR REVIEW	CDA
C	07/20/17	CLIENT COMMENTS	CGB
D	08/08/17	ISSUED FOR PERMIT	JAC
1	07/12/18	ISSUED FOR PERMIT	M.G.

NEW EAST ELEVATION

PHOTO SCALE: 3/16" = 1'-0"
 1/16" SCALE: 3/32" = 1'-0"

1



NEW WEST ELEVATION

PHOTO SCALE: 3/16" = 1'-0"
 1/16" SCALE: 3/32" = 1'-0"

2

PHO ARROYOS

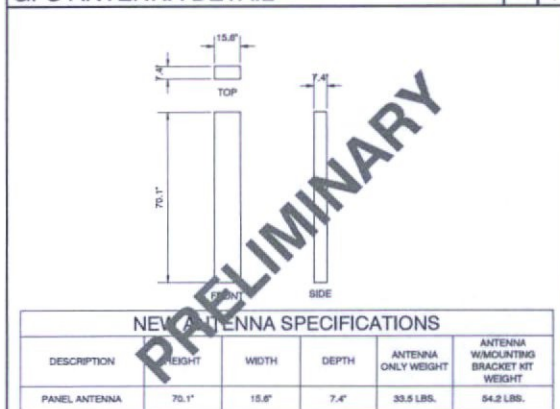
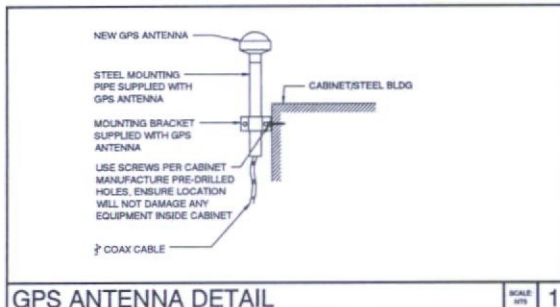
N.E. CORNER OF N. 92ND ST & E. CHOLLA BLVD
 SCOTTSDALE, AZ 85260
 MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

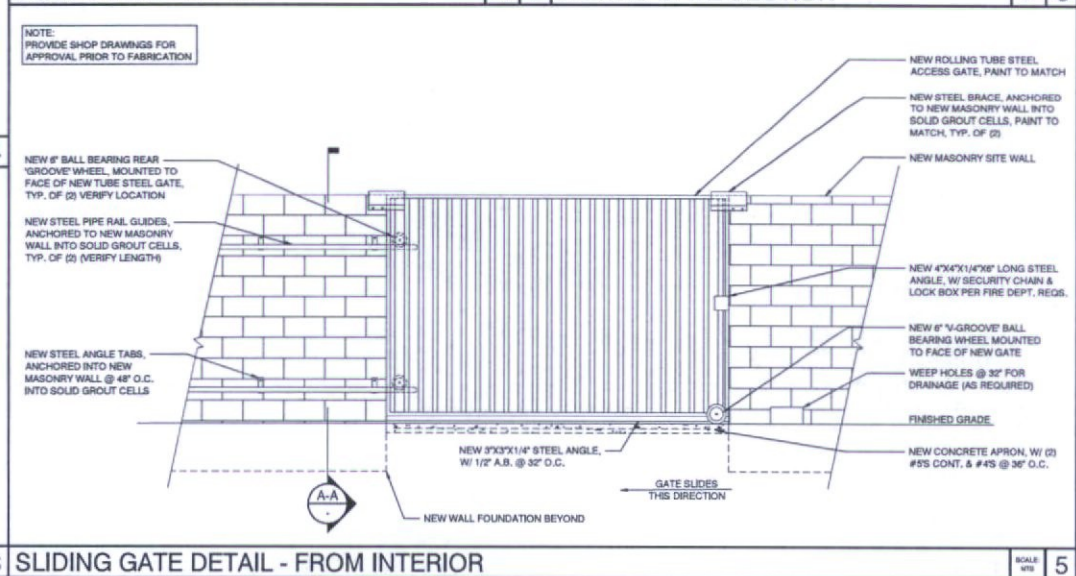
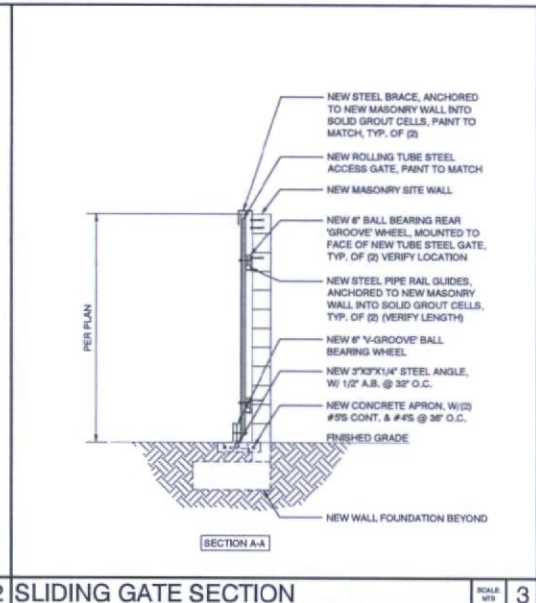
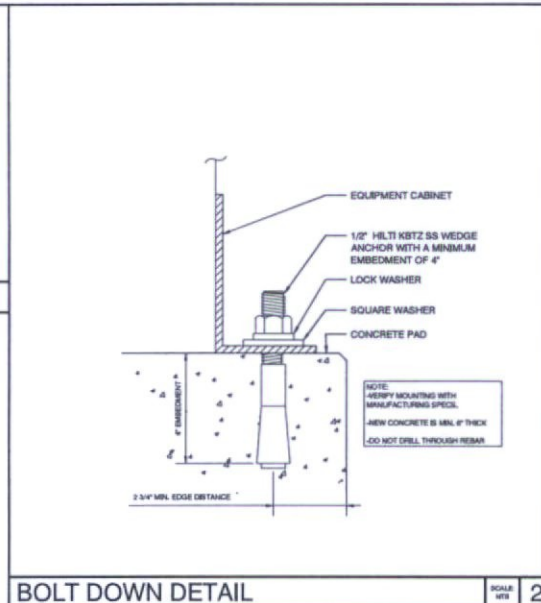
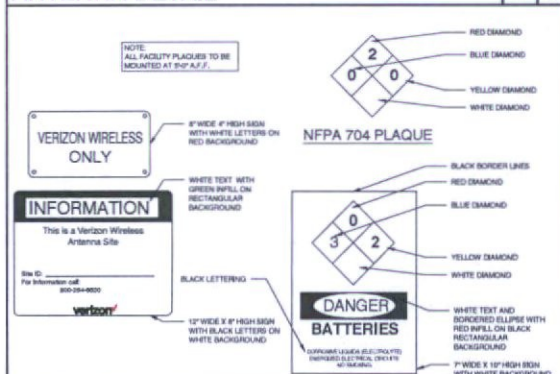
SHEET NUMBER

A-4



NEW ANTENNA SPECIFICATIONS

DESCRIPTION	HEIGHT	WIDTH	DEPTH	ANTENNA ONLY WEIGHT	ANTENNA W/MOUNTING BRACKET NET WEIGHT
PANEL ANTENNA	70.1"	15.8"	7.4"	33.5 LBS.	54.2 LBS.



PREPARED FOR:

verizon

100 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4260
FAX: (480) 777-4269

CONSULTING FIRM:

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1400 N. MARION STREET # 101
GILBERT, AZ 85233

PROJECT NO: PHO ARROYOS
DRAWN BY: CGS
CHECKED BY: KP

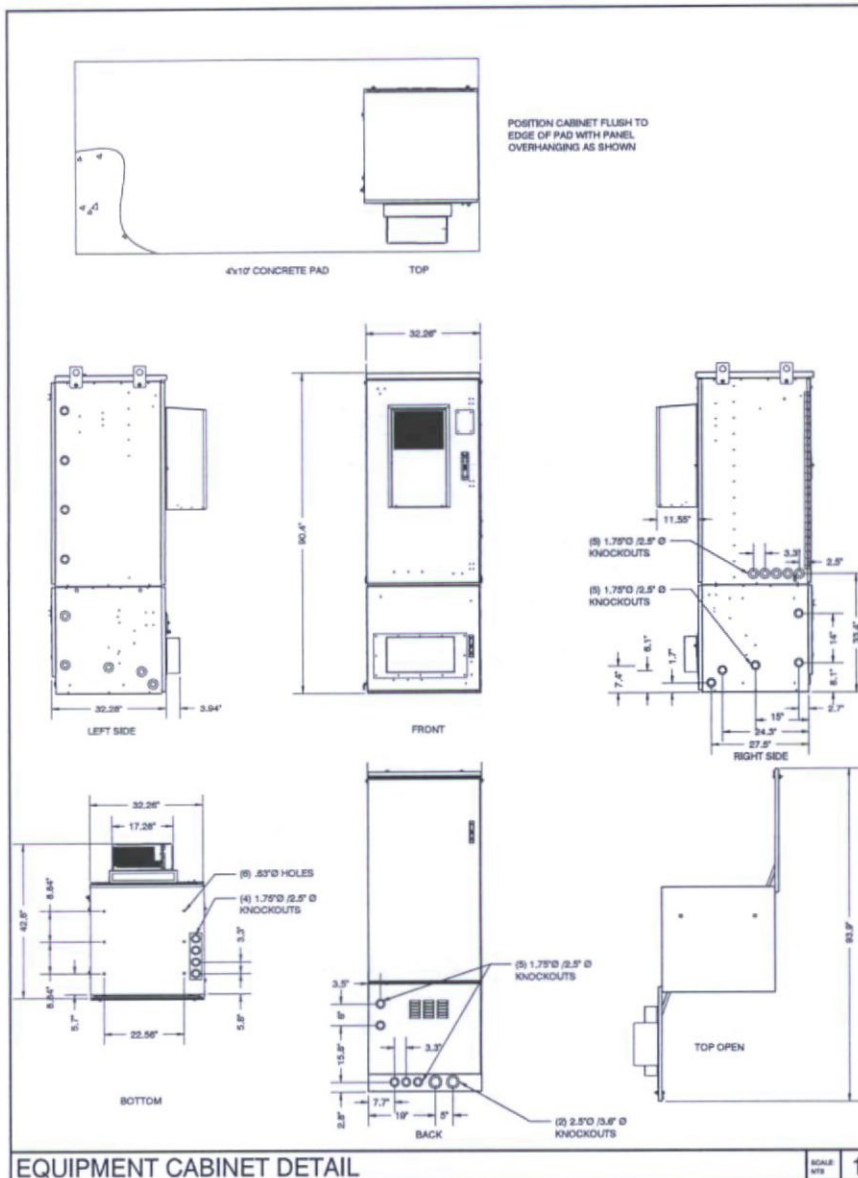
REV	DATE	DESCRIPTION	BY
A	05/01/17	ISSUED FOR REVIEW	CGS
B	06/27/17	ISSUED FOR REVIEW	CGS
C	07/29/17	CLIENT COMMENTS	CGS
D	08/09/17	ISSUED FOR PERMIT	JMC
1	07/12/18	ISSUED FOR PERMIT	M.G.

PHO ARROYOS

N.E. CORNER OF N. 80ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET TITLE: DETAILS

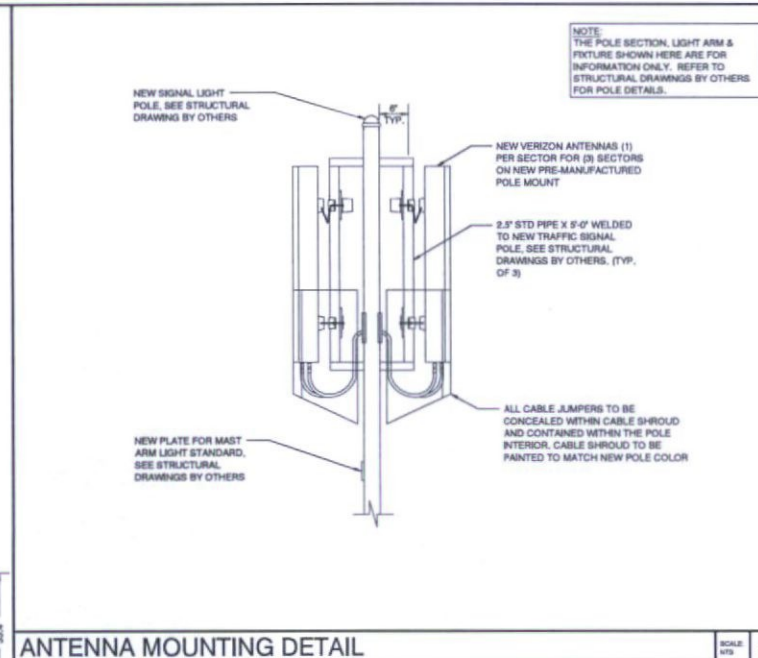
SHEET NUMBER: A-5



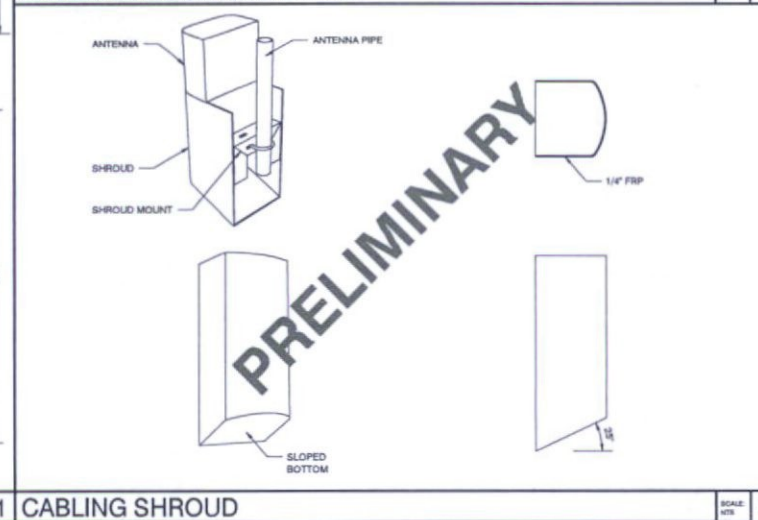
EQUIPMENT CABINET DETAIL

SCALE: 1/8" = 1'

1



ANTENNA MOUNTING DETAIL



CABLING SHROUD

SCALE: 1/8" = 1'

PREPARED FOR

verizon

138 W. GERMER DR. TEMPE, AZ 85283
PHONE: (480) 771-4300
FAX: (480) 771-4301

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1428 N. MARINA STREET # 101
GILBERT, AZ 85235

PROJECT NO: PHO ARROYOS

DRAWN BY: CGS

CHECKED BY: MGL

REV	DATE	DESCRIPTION	BY
A	08/01/17	ISSUED FOR REVIEW	CGS
B	08/07/17	ISSUED FOR REVIEW	CGS
C	07/20/17	CLIENT COMMENTS	CGS
D	08/09/17	ISSUED FOR PERMIT	MGL
E	07/13/18	ISSUED FOR PERMIT	MGL

PHO ARROYOS

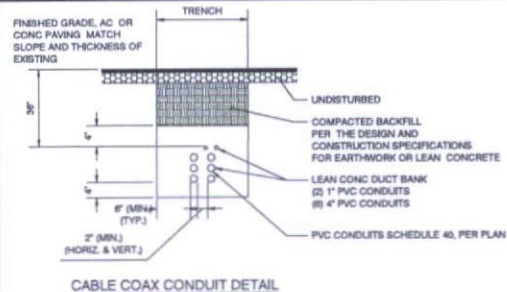
N.E. CORNER OF N. 80ND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

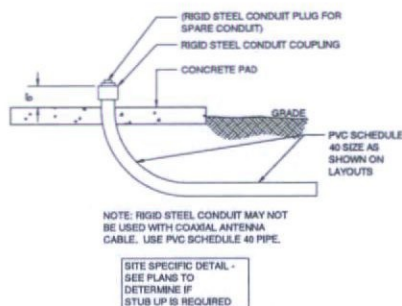
A-6



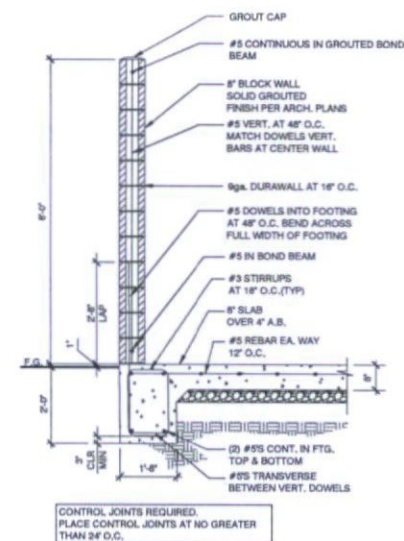
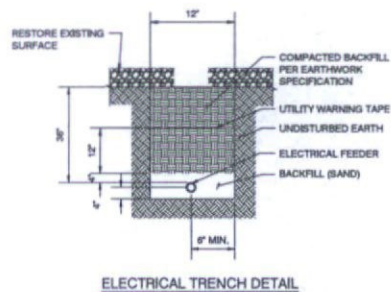
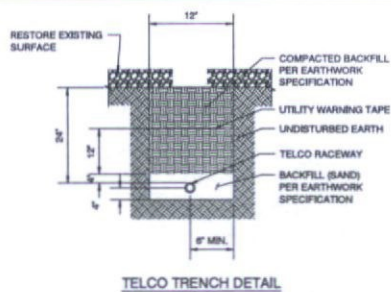
NOTE:
TRENCH BACKFILL SHALL BE
COMPACTED TO 90% PRIOR TO DRESS
ROCK INSTALLATION
MATCH TO EXISTING
OR FINISH TO
NEW GRADES
(SEE PLAN)

COAXIAL CABLE SIZE & MINIMUM BEND RADIUS IN 6" CONDUIT	
CABLE SIZE	MINIMUM BEND RADIUS
1/2"	10'
7/8"	18'
1-1/4"	22'
1-5/8"	28'

NOTE:
PROVIDE PROPER BENDING RADIUS
FOR CONDUITS AS REQUIRED BY
THE COAXIAL CABLE MFR.



SITE SPECIFIC DETAIL -
SEE PLANS TO
DETERMINE IF
STUB UP IS REQUIRED



PREPARED FOR

verizon

100 N. GEMME DR. TEMPE, AZ 85281
PHONE: 480.777.4500
FAX: 480.777.4500

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1400 N. MAJORS STREET # 101
GILBERT, AZ 85235

PROJECT NO: PND ARROYOS

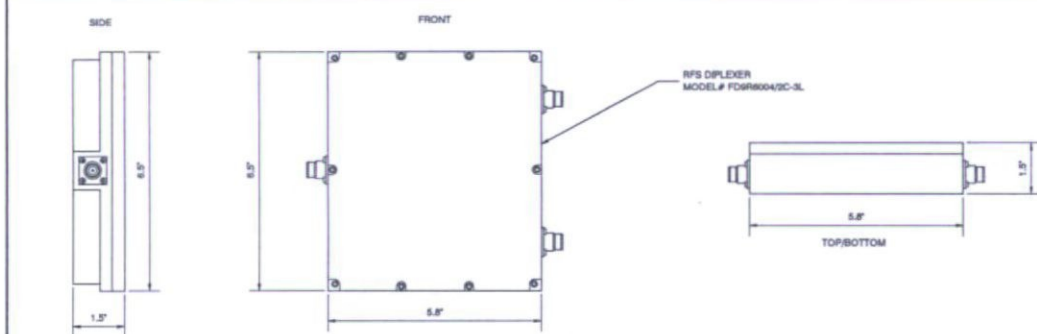
DRAWN BY: CDB

CHECKED BY: MS

REV	DATE	DESCRIPTION	BY
A	03/01/17	ISSUED FOR REVIEW	CDB
B	06/27/17	ISSUED FOR REVIEW	CDB
C	07/20/17	CLIENT COMMENTS	CDB
D	08/04/17	ISSUED FOR PERMIT	JAC
E	07/12/18	ISSUED FOR PERMIT	M.G.

TRENCH DETAILS

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

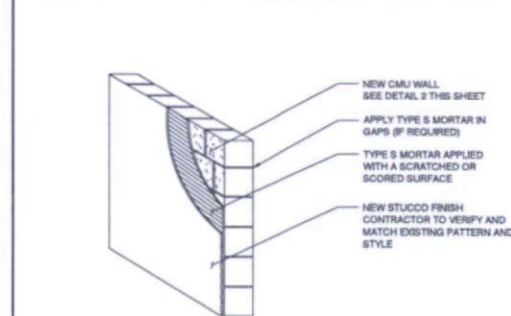


RFS DIPLEXER DETAIL

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

COMPOUND ENCLOSURE DETAIL

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



STUCCO DETAIL

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

PHO ARROYOS

N.E. CORNER OF N. BOND ST & E. CHOLLA BLVD
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

SHEET TITLE
DETAILS

SHEET NUMBER
A-7



May 24, 2018

RE: Neighborhood Meeting to discuss Verizon project at 92nd street and Cholla, Scottsdale, AZ

Dear Resident or Property Owner,

Pinnacle Consulting, on behalf of Verizon Wireless, will hold a neighborhood meeting in the Mustang Library, Book Discussion Room, on Thursday, June 28th, 2018 at 6:00 p.m., for the purpose of providing information concerning the proposed construction of a wireless communications facility.

Verizon is proposing to install three snug mounted antennas on an existing traffic signal on the N.E. corner of 92nd Street and Cholla, associated ground equipment will be placed north of the traffic signal in the city right of way.

We will be in attendance to answer any questions you may have about wireless services, technology, and the proposed project.

The proposed facility is needed to help wireless coverage in the City of Scottsdale and will allow for increased access to advanced wireless voice and data services.

If you are unable to attend the neighborhood meeting or would like more information, please contact me at 480-664-9588, extension 230, or via email at michelle.lamoureux@pinnacleco.net.

You may also contact Keith Niederer, Senior Planner with the City of Scottsdale, at 480-312-2953 or via email at KNiederer@Scottsdaleaz.gov.

Regards,

Michelle Lamoureux

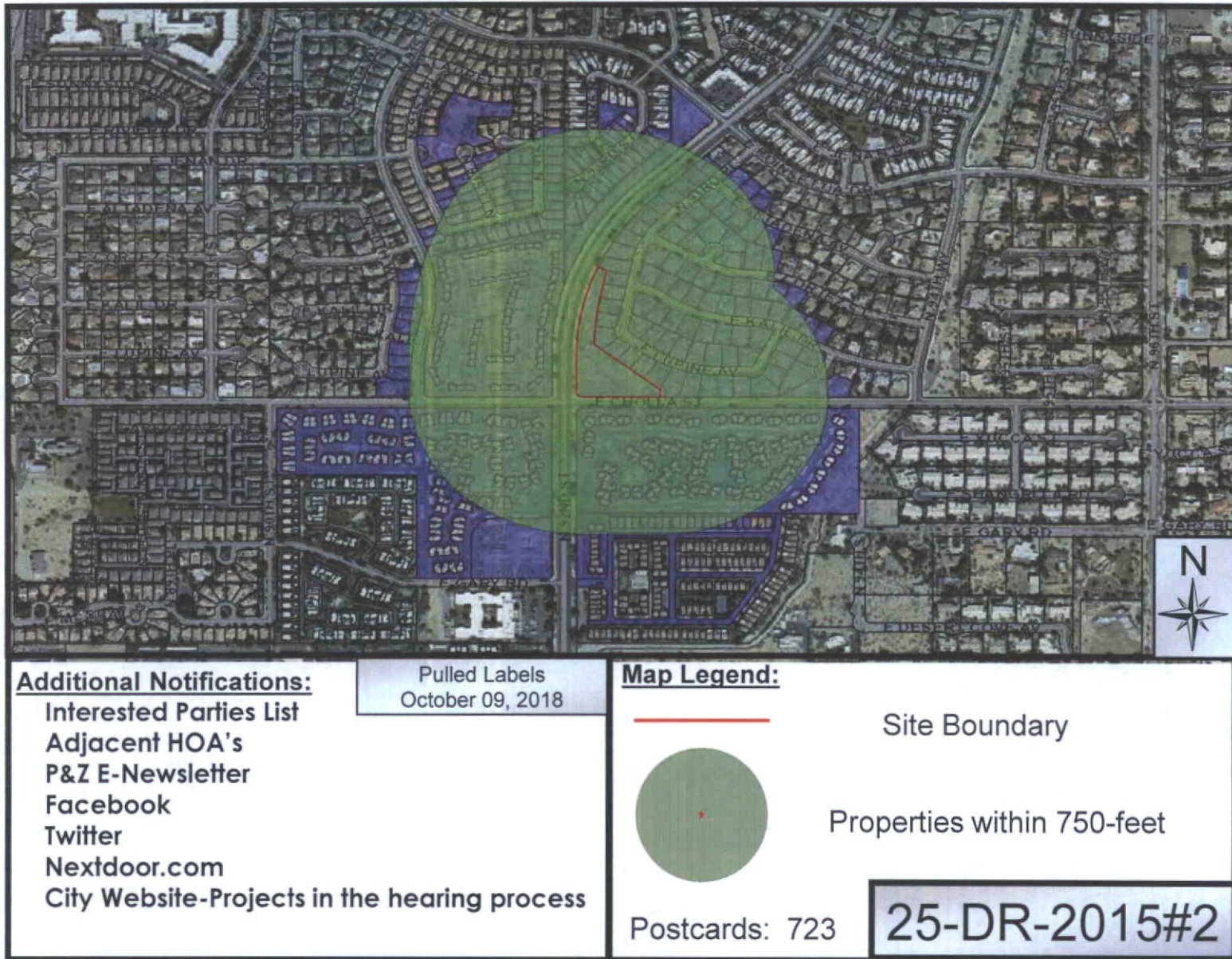
Site Development Lead



Construction · Project Management · Site Development

City Notifications – Mailing List Selection Map

ATTACHMENT 7



Niederer, Keith

From: pmurko@cox.net
Sent: Monday, October 22, 2018 7:54 PM
To: Niederer, Keith
Subject: Verizon Antenna



There is an antenna near 89th Pl and Desert Cove. Is this one somehow different? Case 25-DR-2015#2
What do the residents think about Verizon putting a high intensity RF antenna in their backyard? -- sent by
Paul Murkowicz (case# 25-DR-2015#2)



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Niederer, Keith

From: Michelle Lamoureux <michelle.lamoureux@pinnacleco.net>
Sent: Wednesday, October 24, 2018 2:17 PM
To: Jerri Horst; Niederer, Keith
Subject: RE: Proposed Verizon Tower at 92nd/Cholla

Hi Jerri,

I sent your question to the RF Engineer to answer, I am just waiting for his response. Keith is correct this is a capacity site, which means that it will assist other sites in the area that are overburdened. Once I have a better legend for you I will send it your way.

Michelle Lamoureux
Pinnacle Consulting, Inc
1426 N Marvin St, Suite 101
Gilbert, AZ 85233
M: 480-907-4265
O:480-664-9588 ext. 230
F: 480-664-9850
E: michelle.lamoureux@pinnacleco.net



From: Jerri Horst <jlhorst@cox.net>
Sent: Monday, October 22, 2018 5:54 PM
To: 'Niederer, Keith' <KNiederer@Scottsdaleaz.gov>; Michelle Lamoureux <michelle.lamoureux@pinnacleco.net>
Subject: RE: Proposed Verizon Tower at 92nd/Cholla

Thanks for the map. I note that the streets are hard to read and there is no legend, but I believe this is showing that the facility would only help the blue area extending only just a little west of Loop 101. The red hatched area which appears to end somewhere probably between Hayden and Scottsdale Road west of Loop 101 would not have any improved capacity due to this facility. Is that correct? Will this facility provide any improvement to phone reception in any of these areas? Do the several dots of different colors in the red-hatched area signify anything important? Thank you!

From: Niederer, Keith [<mailto:KNiederer@Scottsdaleaz.gov>]
Sent: Monday, October 22, 2018 5:24 PM
To: Michelle Lamoureux; jlhorst@cox.net
Subject: RE: Proposed Verizon Tower at 92nd/Cholla

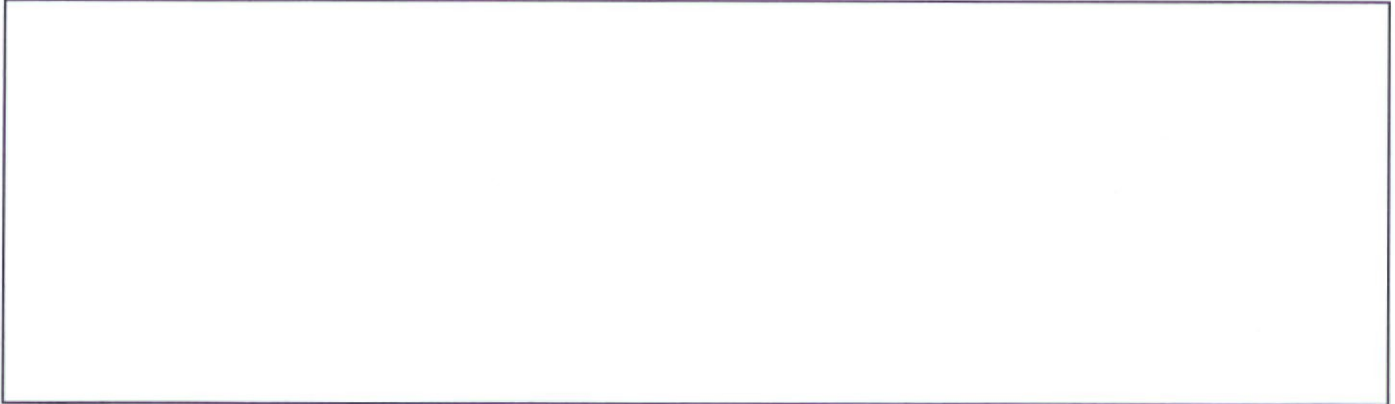
Hi Jerri,

Attached is the propagation map. The area in blue is related to this site. Verizon is requesting approval to build this site to provide additional capacity in this high usage area of Scottsdale.

I'm copying the applicant, Michelle Lamoureux who can provide additional information.

Keith Niederer
City of Scottsdale, AZ

From: jlhorst@cox.net <jlhorst@cox.net>
Sent: Monday, October 22, 2018 4:23 PM
To: Perone, Steve <SPerone@Scottsdaleaz.gov>
Subject: Proposed Verizon Tower at 92nd/Cholla



The PDF package regarding the proposal mentions "propagation map" in the 1st sentence of the Project Description showing the area that the cell tower will benefit. However, I don't see any of the maps in the package being identified as a propagation map. Can you please forward that map with the package? Thank you. -- sent by Jerri Horst (case# 25-DR-2015#2)



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Niederer, Keith

From: jhender518@aol.com
Sent: Tuesday, October 16, 2018 9:38 AM
To: Niederer, Keith
Subject: Verizon PHO Arroyos 25-DR-2015#2



Hi, I'm wondering if you can tell me if this site will be a 5G network site, or if 4G LTE is all that's planned.
Thanks, Jason Henderson 515.987.3777 -- sent by Jason Henderson (case# 25-DR-2015#2)



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