



# Development Review (Minor) Staff Approval

**Verizon PHO Pima &  
McDonald Faux Broadleaf  
Tree WCF**

APPLICATION INFORMATION	
LOCATION: 8449 E McDonald Dr	APPLICANT: Declan Murphy
PARCEL: 173-75-004L	COMPANY: Coal Creek LLC
Q.S.: 20-48	ADDRESS: 2166 E University Dr Ste 201 Tempe, AZ 85281
ZONING: C-3	PHONE: 602-326-0111
<p><u>Request:</u> Install a new 60-foot-tall artificial broadleaf tree wireless communication facility (WCF) for Verizon Wireless. Approved with case 7-UP-2018.</p>	

### STIPULATIONS

- Plans submitted with construction drawing submittal shall be consistent with the plans submitted by BK Design and Verizon Wireless dated 1/11/2019, with the exception that the artificial broadleaf tree shall be a multi-trunk design like what was built in Apache Junction, not to exceed 54-feet in height to top of pole and 60-feet in height to top of tree.
- A minimum of 180 branches of varying sizes shall be provided. Branch length shall extend a minimum of 12-inches beyond face of antennas.
- Pole shall be clad with faux bark from the base of the pole to the height of the first branch attachment. The balance of the pole shall be painted to blend with the color of the branches. No climbing pegs are permitted.
- Antennas shall be covered with socks that are colored and textured to match the tree branches. Jumper cables fed into the bottom of the antennas shall be concealed by a shroud and covered with the sock.
- The applicant shall perform periodic maintenance on the facility to keep it looking in its original form. Any damage to the bark, branches and leaves, including color fading, shall be repaired as soon as possible and branch replacement may be required by staff at time of permit for modifications or at time of CUP renewal.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

- PERMIT APPLICATION:  **Completed Permit Application**  
 The permit application may be obtained or filled-out online at the following weblink:  
[http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP\\_Permit\\_Commercial.pdf](http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf)  
*(Please complete the permit application online prior to arriving at the City to submit your construction documents)*
- PLANS:  Submit Construction Drawings digitally to be review by Building (MPE and Structural), Fire, Engineering and Planning
- OTHER:  Structural Analysis

**Expiration of Development Review (Minor) Approval**

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:  Date: 3/4/2019  
Keith Niederer

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 803 -PA- 2017

Project Name: PHO Pima & McDonald

Project Address: 8449 E McDonald Drive, Scottsdale AZ 85250

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Declan Murphy  
Print Name

Declan Murphy  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



**Type 1 or 2 WCF Development Review (Minor)**  
**(Administrative Staff Approval)**  
**Development Application Checklist**

Official Use:  
 City Staff Contact: Keith Niederer Email: kniederer@scottsdaleaz.gov  
 Phone: 480-312-2953

Project Name: Verizon PHO Pima & McDonald  
 Property's Address: 8645 E McDonald Drive, Scottsdale AZ 85250 A.P.N.: 173-75-004L  
 Property's Zoning District Designation:

Application Request:  
 Owner: Bert B Malouf LLC Applicant: Declan Murphey  
 Company: Company: Coal Creek Consulting for Verizon  
 Address: 5903 N Granite Reef Road, Scottsdale AZ 85250 Address: 2166 E University Dr. #201 Tempe AZ  
 Phone: Fax: Phone: 602 326 0111 Fax:  
 E-mail: E-mail: dmurphy@coal-creek.com

**Submittal Requirements: Please submit materials requested below. All plans must be folded.**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee<br>\$ <u>485</u> (fee subject to change every July)   | <input type="checkbox"/> Landscape Plan (2) 24" x 36" folded. Indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.   |
| <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below   |  |
| <input type="checkbox"/> Property Owners Association Input  | <input type="checkbox"/> Material Samples – color chips, glazing, etc.   |
| <input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form   | <input checked="" type="checkbox"/> Site plan (2) 11"x17" folded. Indicate the extent and location of antenna additions, buildings and other structures, including all equipment cabinets. Site plan shall indicate dimensions of existing and proposed structures, dimensions of existing and proposed ROW, setbacks and sight distance visibility triangles. |
| <input checked="" type="checkbox"/> Narrative – the WCF request. This shall include efforts made to minimize the visual impact of the antennas and equipment cabinets.  |  |
| <input type="checkbox"/> Color photographs of site – include area of request  |  |
| <input checked="" type="checkbox"/> Photo simulations of proposed WCF. <u>In ESL areas, include photosim from nearest single family lots.</u>   | <input checked="" type="checkbox"/> Map showing other existing or planned WCF's that will be used by Provider making the application. (describe height, mounting style & number of antennas on WCF)  |
| <input type="checkbox"/> Community Notification Documentation. Notify all property owners within 750 feet of site. Submit names and addresses of all properties that were notified, submit a copy of the letter that was sent and the date that letter was mailed. Letters shall be mailed at least 15 days prior to submittal. | <input checked="" type="checkbox"/> Map of service area for proposed WCF   |
| <input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (2) 11"x17" folded. – of new additions, buildings, screening, poles or other changes with materials and colors noted and keyed  | <input checked="" type="checkbox"/> Schedule a meeting with Keith Niederer 480-312-2953 when ready to submit this application.   |
|   | <input checked="" type="checkbox"/> Other: <u>RF EME Analysis</u><br><u>- Reference C.U.P. approval in narrative.</u><br><u>- Will stipulate a multi-trunked tree.</u>   |

**Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):**

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See attached LOA  
 \_\_\_\_\_  
 Owner Signature

Declan Murphey  
 \_\_\_\_\_  
 Agent/Applicant Signature

**Planning and Development Services**

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov



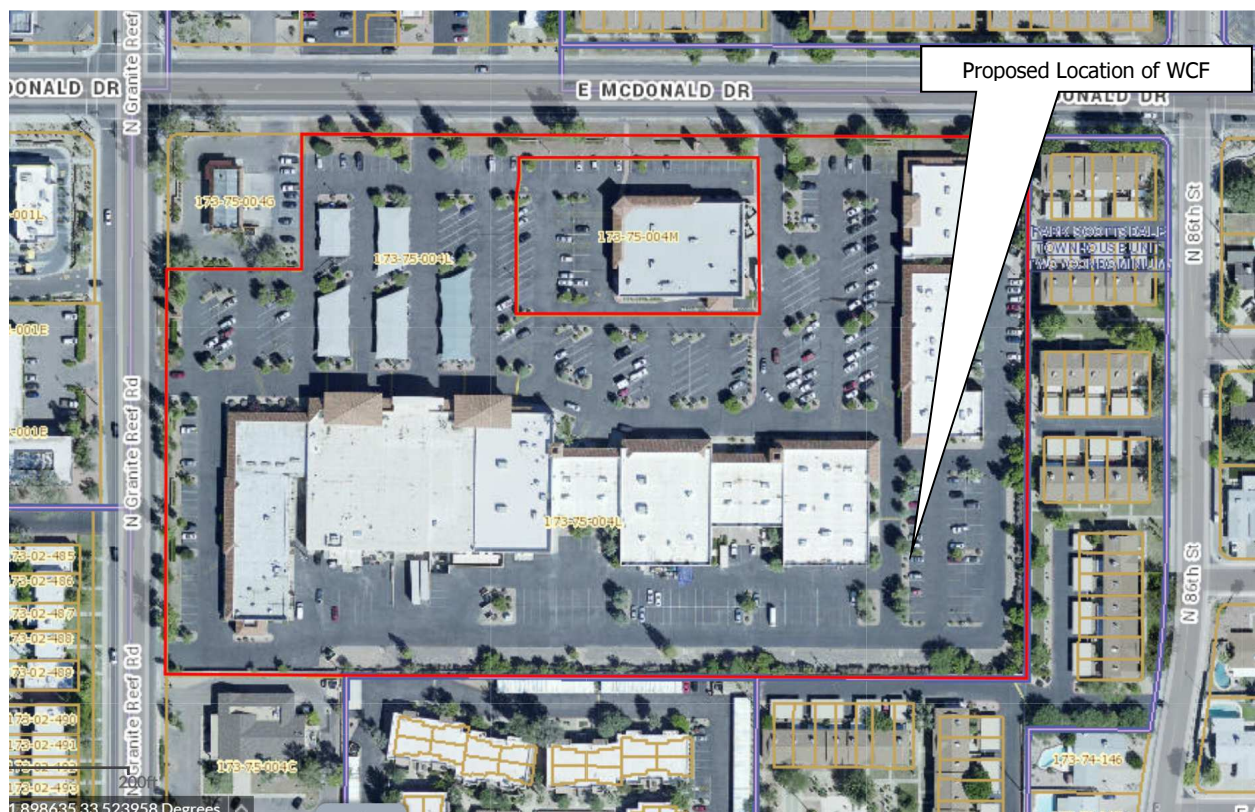
## Wireless Communication Facility

**Site Name:** PHO Pima & McDonald

**Site Type:** Faux Broadleaf Tree

**Site Address:** 8645 E McDonald Drive, Scottsdale AZ 85250

**APN:** 173-75-004L



## **Existing Conditions**

Verizon is committed to improving coverage and expanding network capacity to meet the needs of Scottsdale residents. Verizon is currently trying to address a "Gap in Service" in the vicinity of Granite Reef & McDonald. In response, Verizon is proposing a new Wireless Communication Facility (WCF) at 8645 E McDonald Drive, Scottsdale

## **Nature of Request**

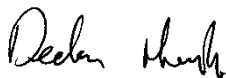
Co-locating on existing structures is always a priority for Verizon, however there isn't any existing vertical structures in the area capable of accommodating Verizon's equipment. So, Verizon is proposing a new 60ft Faux Broadleaf Tree + Equipment Compound to match the existing architecture of the retail buildings as indicated on the attached site plan/aerial. The proposed Broadleaf Tree will be designed to be co-locatable.

After the initial construction, the facility will not generate additional traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in the case of a technical breakdown. Typically, maintenance occurs once every 4-6 weeks, with Verizon personnel utilizing the existing access/on-site parking.

It is Verizon's goal to service the area with more reliable cellular service, by working with the landlord to construct a disguised WCF. Verizon is proposing the best possible solution to address the "GAP" in service in this area. The proposed WCF will provide improved reliable service to residents, businesses and visitors, in addition to enhancing emergency services.

The City Council approved Conditional Use Permit 7-UP-2018 (803-PA-2017) on February 19<sup>th</sup> 2019 at the City Council Meeting.

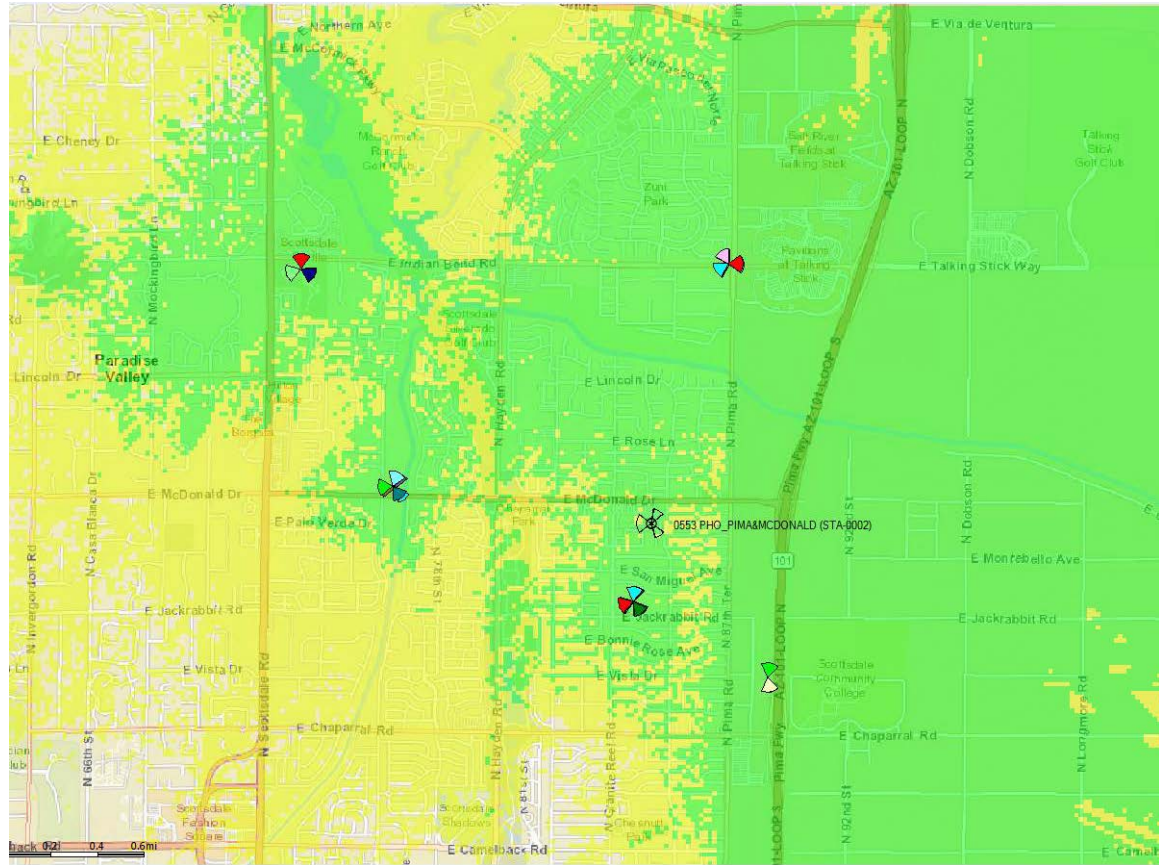
Sincerely,



Declan Murphy  
Coal Creek Consulting for Verizon  
2166 E. University Dr. #201  
Tempe, AZ 85281  
Tel: (602) 326-0111  
Email: dmurphy@coal-creek.com

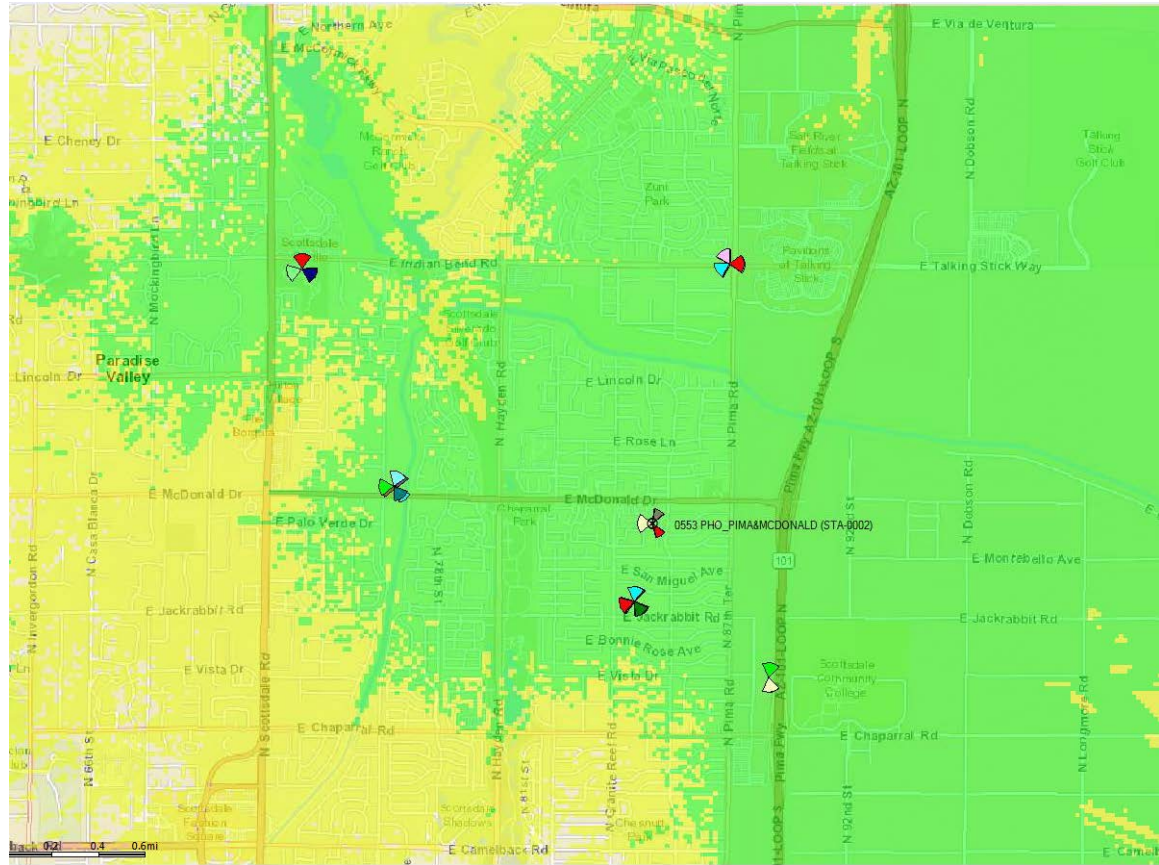
# PHO Pima and McDonald

March 28, 2018



- Good Data Rates
- Marginal Data Rates

## Current Coverage



- Good Data Rates
- Marginal Data Rates

## Proposed Coverage

# Evaluation of Human Exposure to Radio Frequency (RF) Emissions



Photo courtesy of Google<sup>®</sup> Maps

# Analysis of Site: 'PHO Pima and McDonald – New Macro Cell'

## RF Compliance Results:

**Pole Number:** (unmarked)

**Site Name:** PHO Pima and McDonald – New Macro Cell

**Date of Evaluation:** April 24, 2018

**Site Evaluator:** Christopher Ilgenfritz

**Site Type:** Monotree

**Address:** 8449 E. McDonald Road  
Scottsdale, AZ 85250

**Site Coordinates (NAD83):** N 33° 31' 20.767"  
W 111° 53' 50.252"

**Compliance Status:** Compliant

### **Compliance Conclusion:**

An analysis of this Communications Facility has been completed to determine if it is compliant with guidelines set forth by the Federal Communications Commission (FCC) with regards to maximum human exposure limits. This determination of FCC Compliance is applicable to all wireless transmitting equipment at this location.

Calculations of the proposal for this site have been performed using RoofView® software. EBI Consulting has determined that this site will be compliant with FCC guidelines and Verizon Wireless RF Signage and Demarcation Policy.

# EXISTING VIEW



# PHO PIMA & MCDONALD

8449 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

# PROPOSED VIEW



PROPOSED LESSEE MONO-BROADLEAF

# verizon<sup>v</sup>

126 W. GEMINI DR., TEMPE, AZ. 85283

# BK DESIGN INCORPORATED

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

- VIEW LOOKING WEST -

# EXISTING VIEW



## PHO PIMA & MCDONALD

8449 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

# PROPOSED VIEW



# verizon<sup>v</sup>

126 W. GEMINI DR., TEMPE, AZ. 85283

## BK DESIGN INCORPORATED

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

### - VIEW LOOKING SOUTH -

## EXISTING VIEW



## PHO PIMA & MCDONALD

8449 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

## PROPOSED VIEW



**verizon**<sup>v</sup>

126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

**- VIEW LOOKING NORTHWEST -**



11-13-17

Phil Dawson  
C/O Bert B. Malouf, L.L.C., an Arizona limited liability company  
5903 N. Granite Reef Road  
Scottsdale, AZ 85250

Subject: **Letter of Authorization**  
**PHO Pima & McDonald**  
**Facility Address: 8465 E. McDonald Dr., Scottsdale, AZ 85250**

Dear Phil,

This letter has been sent to you on behalf of Verizon Wireless which is proposing a wireless communications facility on the parcel located at 8465 E. McDonald Dr., Scottsdale, AZ 85250.

This letter will serve as authorization for Verizon Wireless and its agents to submit the necessary materials for the purpose of obtaining any and all required governmental permits and approvals with regards to the wireless communications facility. Verizon appreciates your assistance in the continuing operation of this wireless communications location.

Nothing contained in this letter shall be deemed to grant to Verizon Wireless or its affiliates or agents any right to install, operate or maintain any facilities at the property described below, and the Property Owner makes no representations or warranties, and shall be under no obligation to incur any costs or expenses or take any further action, with respect to the submissions authorized by this letter.

Thank you for your attention to this matter. Please call me at (602) 405-3550 if you need any further information on this project.

Sincerely,

*Jim Caciola*  
Jim Caciola  
on behalf of Verizon Wireless  
2166 E. University drive Suite 201  
Tempe, AZ 85281

**Address:** 5903 N. Granite Reef road Scottsdale, AZ. 85250

**Assessor Parcel Number:** 173-75-004L

**Property Owner:** Bert B. Malouf, L.L.C., an Arizona limited liability company

Property Owner Signature: 

Title: MEMBER

Date: November 21, 2017



# EXISTING VIEW



## PHO PIMA & MCDONALD

8449 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

# PROPOSED VIEW



# verizon<sup>v</sup>

126 W. GEMINI DR., TEMPE, AZ. 85283

## BK DESIGN INCORPORATED

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

### - VIEW LOOKING NORTHWEST PARKING LOT-



**SITE NAME: PHO PIMA & MCDONALD**



SITE PHOTO



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE



3100 N. 3RD AVE., SUITE 100  
PHOENIX, AZ 85013  
PHONE: (480) 204-1412

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PROJECT NUMBER	DRAWN BY	CHKD BY
15135	JP	BK

REVISIONS		
△	10.02.17	ISSUE TO CLIENT
△	10.27.17	ISSUE FOR SUBMITTAL
△	11.06.17	REVISED EASEMENTS
△	05.18.18	CLIENT COMMENTS
△	10.30.18	CITY COMMENTS
△	01.11.19	CITY COMMENTS

**SHEET INDEX**

- T-1 PROJECT INFORMATION AND DATA
- LS-1 SITE SURVEY
- SP-1 PROJECT SPECIFICATIONS
- SP-2 GENERAL STRUCTURAL NOTES
- Z-1 SITE PLAN
- Z-2 ENLARGED SITE PLAN, ANTENNA PLAN
- Z-3 PROJECT ELEVATIONS

137,548 SF, RETAIL USE, REQUIRED PARKING 1 SPACE PER 300 SF	
REQUIRED PARKING	458 SPACES
EXISTING PARKING	468 SPACES
NEW PARKING	466 SPACES

**CLIENT**

VERIZON WIRELESS  
126 W. GEMINI DR.  
TEMPE, AZ. 85283  
CONTACT: MICHAEL HOFFMAN  
PHONE: (602) 510-0061

**OWNER**

WILLIAM B. MALOUF LLC  
5903 N. GRANITE REEF RD.  
SCOTTSDALE, AZ. 85250  
CONTACT: PHIL DAWSON  
PHONE: (602) 418-6200

**SITE ACQUISITION**

COAL CREEK CONSULTING, LLC  
2166 E. UNIVERSITY DRIVE, STE 201  
TEMPE, AZ. 85281  
CONTACT: RANDY DOWNING  
PHONE: (480) 241-8263

**DESIGNER**

BK DESIGN INC.  
3100 N. 3RD AVE., SUITE 100  
PHOENIX, AZ. 85013  
CONTACT: JAYNA PELLEGRINI  
PHONE: (480) 619-3119

**SURVEYOR**

RLF CONSULTING, LLC  
1214 N. STADEM DR.  
TEMPE, AZ. 85281  
CONTACT: RYAN FIDLER  
PHONE: (480) 510-3668

**PROJECT DATA**

LESSEE: VERIZON WIRELESS  
  
APN: 173-75-004L  
ZONING: C-3  
LONGITUDE: 33° 31' 20.767" N  
LATITUDE: 111° 53' 50.252" W  
ELEV. @ GROUND: 1270.8  
JURISDICTION: CITY OF SCOTTSDALE  
COUNTY: MARICOPA COUNTY  
BUILDING CODES: 2015 IBC  
2014 NEC  
2015 IMC

LEASE AREA:  
EQUIPMENT AREA 360 SQ. FT.

**PROJECT DESCRIPTION**

THIS PROJECT CONSISTS OF THE PLACEMENT OF (1) NEW EQUIPMENT CABINET AS WELL AS (12) NEW ANTENNAS, (12) NEW REMOTE RADIO HEADS, AND (2) NEW J-BOXES MOUNTED TO A NEW MONO-BROADLEAF TREE.  
  
DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.  
  
THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.  
EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

**PROJECT UTILITIES**

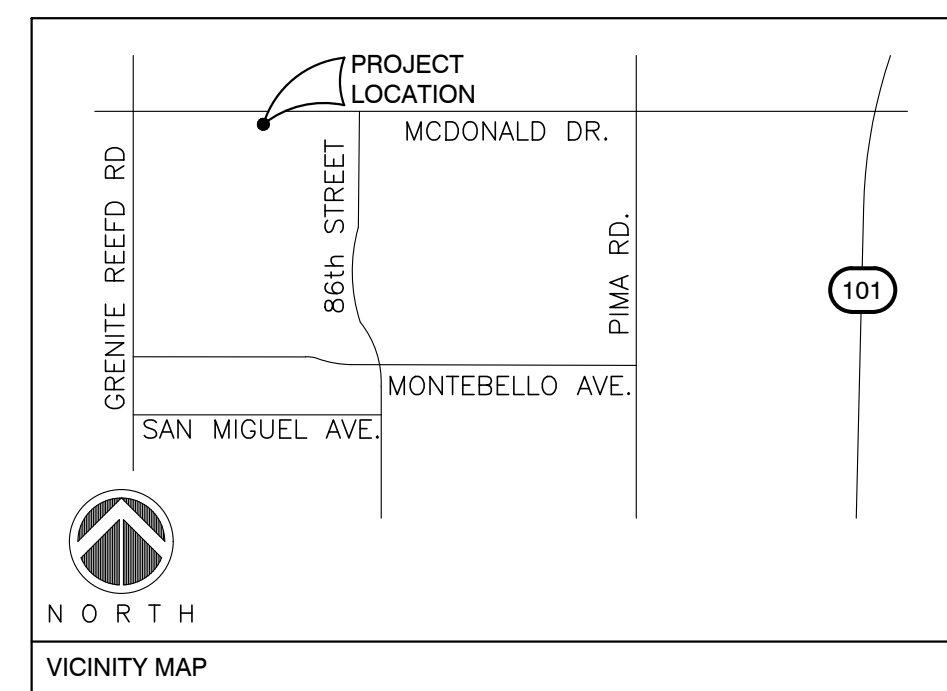
- POWER COMPANY: APS
- TELEPHONE COMPANY: QWEST

**SYMBOLS**

- ① DETAIL MARK
- ① SECTION MARK
- △ REVISION
- ELEV. 0 ELEVATION DATUM A.F.F.
- ↑ NORTH ARROW
- LEASE LINE
- - - PROPERTY LINE
- CHAIN LINK FENCE LINE
- ////// BLOCK WALL

**SITE DIRECTIONS**

FROM 126 W. GEMINI DR., TEMPE - TRAVEL EAST ON GEMINI TO MAPLE AVE. TURN RIGHT ON MAPLE AVE. TURN LEFT ONTO E GUADALUPE RD. THEN USE THE LEFT 2 LANES TO TAKE AZ-101 N LOOP. CONTINUE FOR 10 MILES AND TAKE EXIT 45 FOR MCDONALD DR. THEN TURN LEFT. CONTINUE FOR 0.7 MILES. SITE IS ON THE LEFT.



**SITE NAME**

**PHO PIMA & MCDONALD**

**SITE ADDRESS**

8645 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

**SHEET TITLE**

**PROJECT INFORMATION AND DATA**

**SHEET NUMBER**

**T-1**



**SURVEYOR NOTES**

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21702000 EFFECTIVE DATE: 09/17/2018.
- 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.

**SCHEDULE B EXCEPTIONS**

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 96 OF MAPS, PAGE 18, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
  - AN EASEMENT FOR TRANSMISSION LINES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 5348, PAGE 80 AND RECORDED IN DOCKET 5348, PAGE 81 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR GAS MAIN AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 5542, PAGE 524 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
  - THE EFFECT OF RESOLUTION NO. 2177 RECORDED AS DOCKET 15573, PAGE 1134 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 85-565169 AND RECORDED IN 85-596784 OF OFFICIAL RECORDS.
  - SURVEY MATTERS AS SET FORTH IN WARRANTY DEED RECORDED AS 86-015058 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 86-462155 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 91-0260688 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 20050977799 OF OFFICIAL RECORDS.
  - AN UNRECORDED LEASE DATED APRIL 26, 2006, EXECUTED BY BERT B. MALOUF, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS LESSOR AND BASHAS, INC., AN ARIZONA CORPORATION AS LESSEE, AS DISCLOSED BY AIN MEMORANDUM OF AMENDED AND RESTATED SHOPPING CENTER LEASE AND RESTRICTIONS COVENANTS RECORDED AS 20060662770 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
  - AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 20061289261 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR WATER LINES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 20080083519 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 20090144743 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR WATERLINE AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 85-565168 AND RECORDED IN 85-596785 OF OFFICIAL RECORDS.
- ITEMS 1 THRU 3, 5, 7, 8, 14, 16, AND 20, 22 AND 23 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

**LEGEND**

- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE SURFACE
- D/W DRIVEWAY
- FS FINISH SURFACE
- NG NATURAL GRADE
- PV PAVEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- SW SIDEWALK
- R/W RIGHT OF WAY
- TBC TOP OF CURB
- ⊙ REBAR
- ⊙ BRASS CAP IN HANDHOLE (BCHH)
- ⊙ ELECTRICAL PULL BOX
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ ELECTRIC CABINET
- ⊙ ELECTRIC VAULT
- ⊙ TELEPHONE PEDESTAL
- ⊙ POWER POLE
- ⊙ LIGHT POST
- ⊙ SATELLITE DISH
- ⊙ WATER VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ DECIDUOUS TREE
- ⊙ BUSH
- ⊙ SIGN
- ⊙ BOLLARD/POST
- ⊙ HANDICAP
- ⊙ BREAKLINE
- ⊙ SPOT ELEVATION
- ② SCHEDULE B HEX
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- ROADWAY EASEMENT LINE
- CENTERLINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- CONDUIT LINE (ROOF)

**LESSOR'S LEGAL DESCRIPTION**

THE NORTH 800 FEET OF TRACT D, PARK SCOTTSDALE FOUR, ACCORDING TO BOOK 96 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 150 FEET OF THE WEST 150 FEET OF SAID TRACT D, AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF TRACT D, PARK SCOTTSDALE FOUR, ACCORDING TO BOOK 96 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 434.25 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS EAST, 73.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST ALONG NORTH LINE OF LEASE LIMIT, 266.60 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS EAST, 174.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, 270.80 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, 129.02 FEET; THENCE NORTH 09 DEGREES 01 MINUTES 44 SECONDS EAST, 25.32 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, 19.98 FEET TO THE POINT OF BEGINNING.

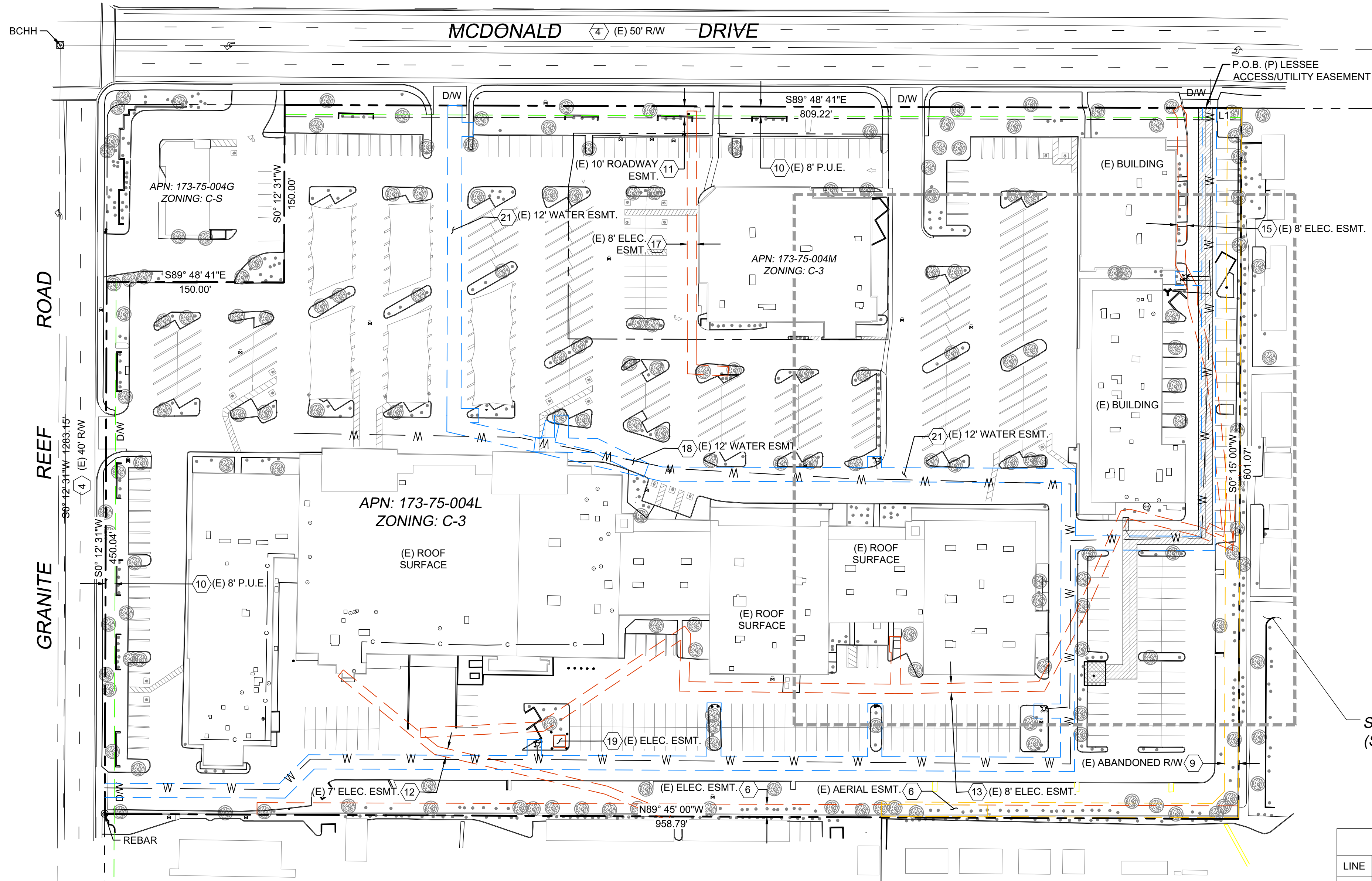
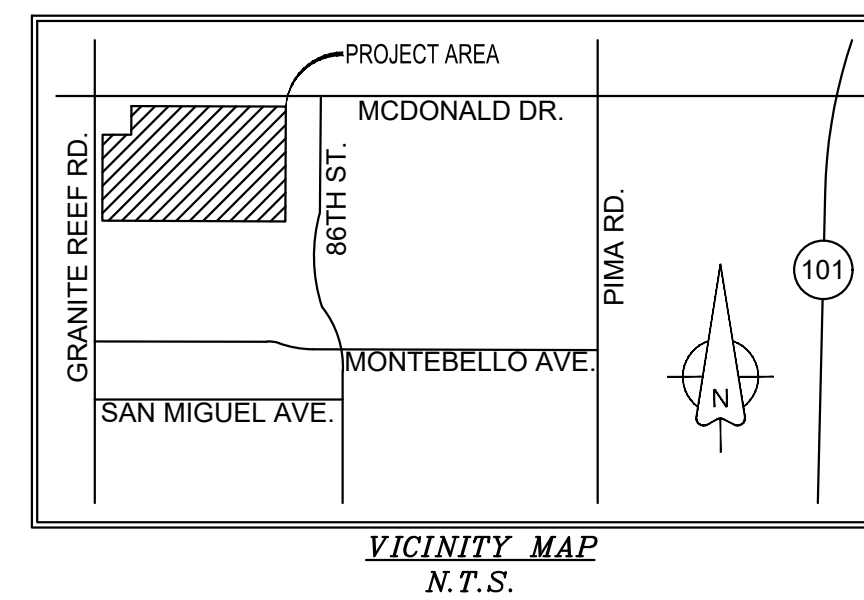
**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C1770L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

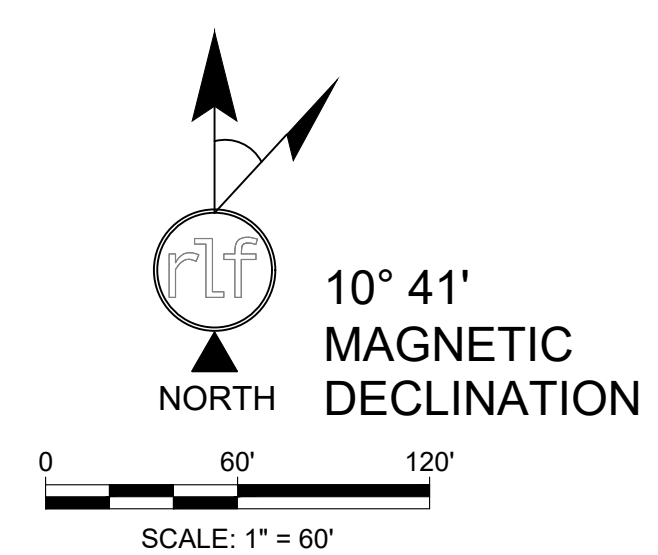
**PROJECT META DATA**

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- 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 09/14/17.



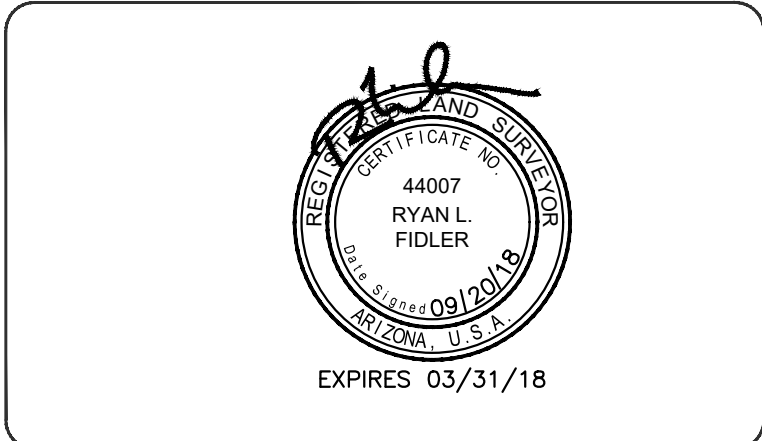
SURVEY DETAIL (SHEET LS-2)

LINE	LENGTH	BEARING
L1	30.34	N89° 48' 41"W
L2	362.98	S0° 00' 21"W
L3	64.04	N90° 00' 00"W
L4	113.91	S0° 00' 00"E
L5	20.55	N90° 00' 00"W
L6	11.33	S0° 00' 00"W
L7	18.00	N90° 00' 00"W
L8	20.00	N0° 00' 00"E
L9	18.00	N90° 00' 00"E
L10	8.67	S0° 00' 00"E
L11	6.95	N30° 15' 23"W
L12	10.71	N0° 00' 00"E



FIELD BY:	GC
DRAWN BY:	JTJ
CHECKED BY:	RLF

NO.	DATE	DESCRIPTION
5	10/26/18	ADDITIONAL TOPO
4	09/20/18	AMENDED TITLE
3	11/13/17	REVISION
2	10/18/17	FINAL
1	09/25/17	PRELIMINARY



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PROJECT No.  
**09001754**

SITE NAME:  
**PHO PIMA\_MCDONALD**

SITE ADDRESS:  
**8449 E. MCDONALD  
SCOTTSDALE AZ, 85258**

SHEET TITLE:  
**BOUNDARY DETAIL**

SHEET NO.  
**LS-1**

REVISION:



MONOPALM SETBACK TO NEAREST PROPERTY LINE	
DIRECTION	DISTANCE
NORTH	±480'-6"
SOUTH	±120'-5"
EAST	±122'-10"
WEST	±836'-0"

NOTE:  
REFER TO SITE SURVEY FOR PROPERTY LINE INFORMATION AND CURVE TABLES



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE

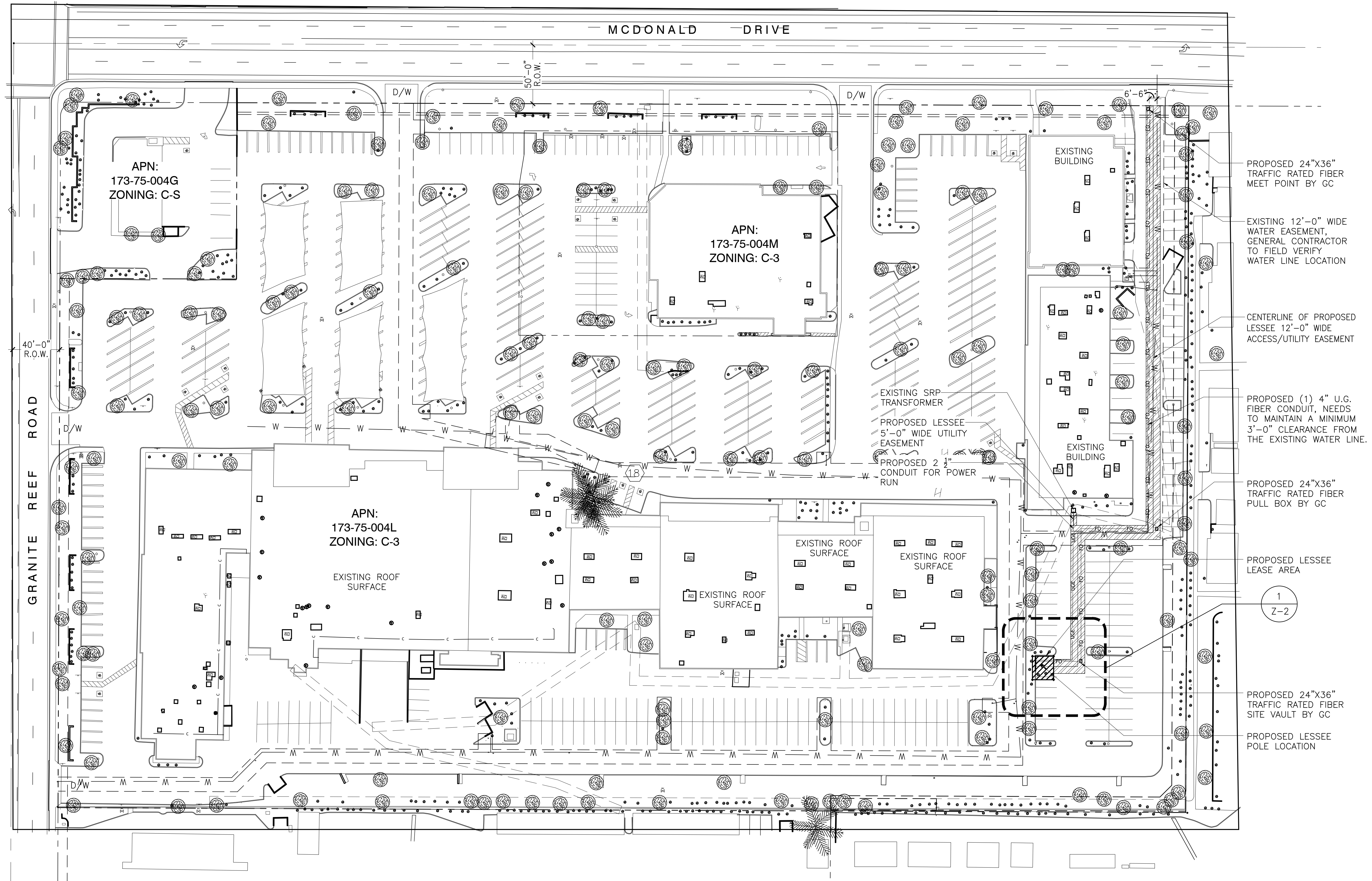


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PHONE: (480) 204-1412

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PROJECT NUMBER	DRAWN BY	CHKD BY
15135	JP	BK

REVISIONS		
△	10.02.17	ISSUE TO CLIENT
△	10.27.17	ISSUE FOR SUBMITTAL
△	11.06.17	REVISED EASEMENTS
△	05.18.18	CLIENT COMMENTS
△	10.30.18	CITY COMMENTS
△	01.11.19	CITY COMMENTS



PROPOSED 24"x36" TRAFFIC RATED FIBER MEET POINT BY GC

EXISTING 12'-0" WIDE WATER EASEMENT, GENERAL CONTRACTOR TO FIELD VERIFY WATER LINE LOCATION

CENTERLINE OF PROPOSED LESSEE 12'-0" WIDE ACCESS/UTILITY EASEMENT

PROPOSED (1) 4" U.G. FIBER CONDUIT, NEEDS TO MAINTAIN A MINIMUM 3'-0" CLEARANCE FROM THE EXISTING WATER LINE.

PROPOSED 24"x36" TRAFFIC RATED FIBER PULL BOX BY GC

PROPOSED LESSEE LEASE AREA

PROPOSED 24"x36" TRAFFIC RATED FIBER SITE VAULT BY GC

PROPOSED LESSEE POLE LOCATION

40'-0" R.O.W.

GRANITE REEF ROAD

MCDONALD DRIVE

APN: 173-75-004G  
ZONING: C-S

APN: 173-75-004M  
ZONING: C-3

APN: 173-75-004L  
ZONING: C-3

EXISTING SRP TRANSFORMER

PROPOSED LESSEE 5'-0" WIDE UTILITY EASEMENT

PROPOSED 2 1/2" CONDUIT FOR POWER RUN

EXISTING ROOF SURFACE

EXISTING ROOF SURFACE

EXISTING ROOF SURFACE

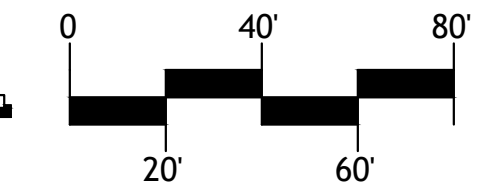
1  
Z-2



1  
Z-1

SITE PLAN

SCALE: 1" = 40'-0"



SITE NAME

**PHO PIMA & MCDONALD**

SITE ADDRESS

8645 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

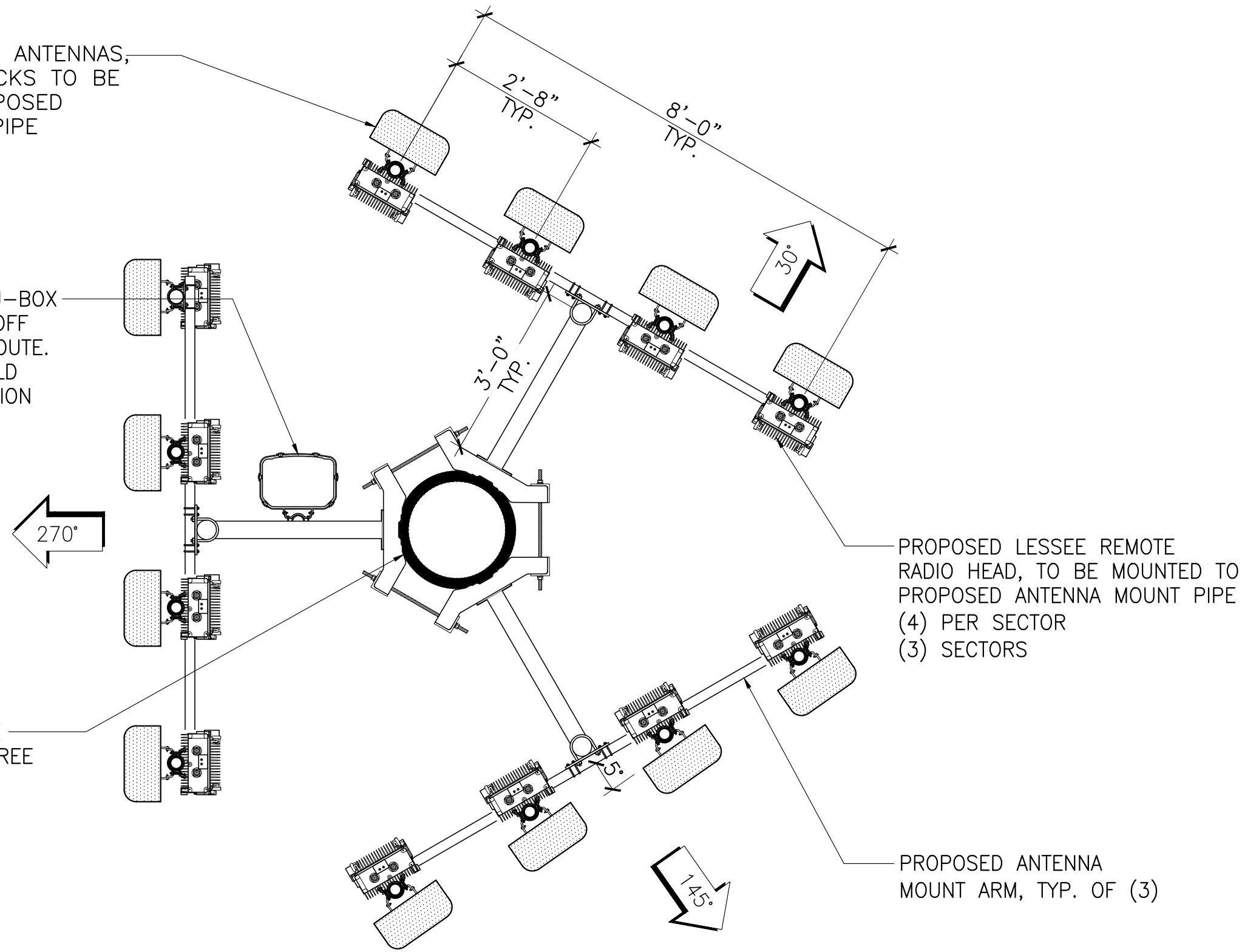
**Z-1**

NOTE: BRANCHES  
HIDDEN FOR CLARITY

PROPOSED LESSEE ANTENNAS,  
WITH ANTENNA SOCKS TO BE  
MOUNTED TO PROPOSED  
ANTENNA MOUNT PIPE  
(4) PER SECTOR  
(3) SECTORS

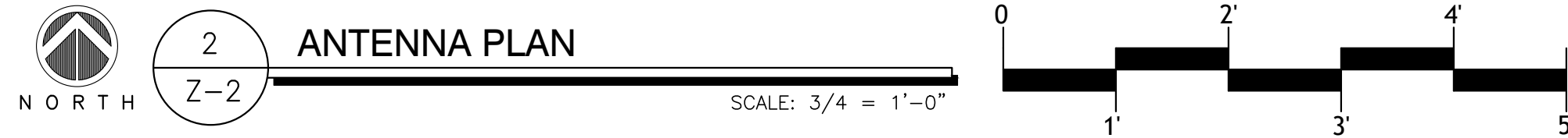
PROPOSED LESSEE J-BOX  
MOUNTED TO STANDOFF  
ARM NEAR CABLE ROUTE.  
CONTRACTOR TO FIELD  
VERIFY EXACT LOCATION

PROPOSED LESSEE  
MONO-BROADLEAF TREE

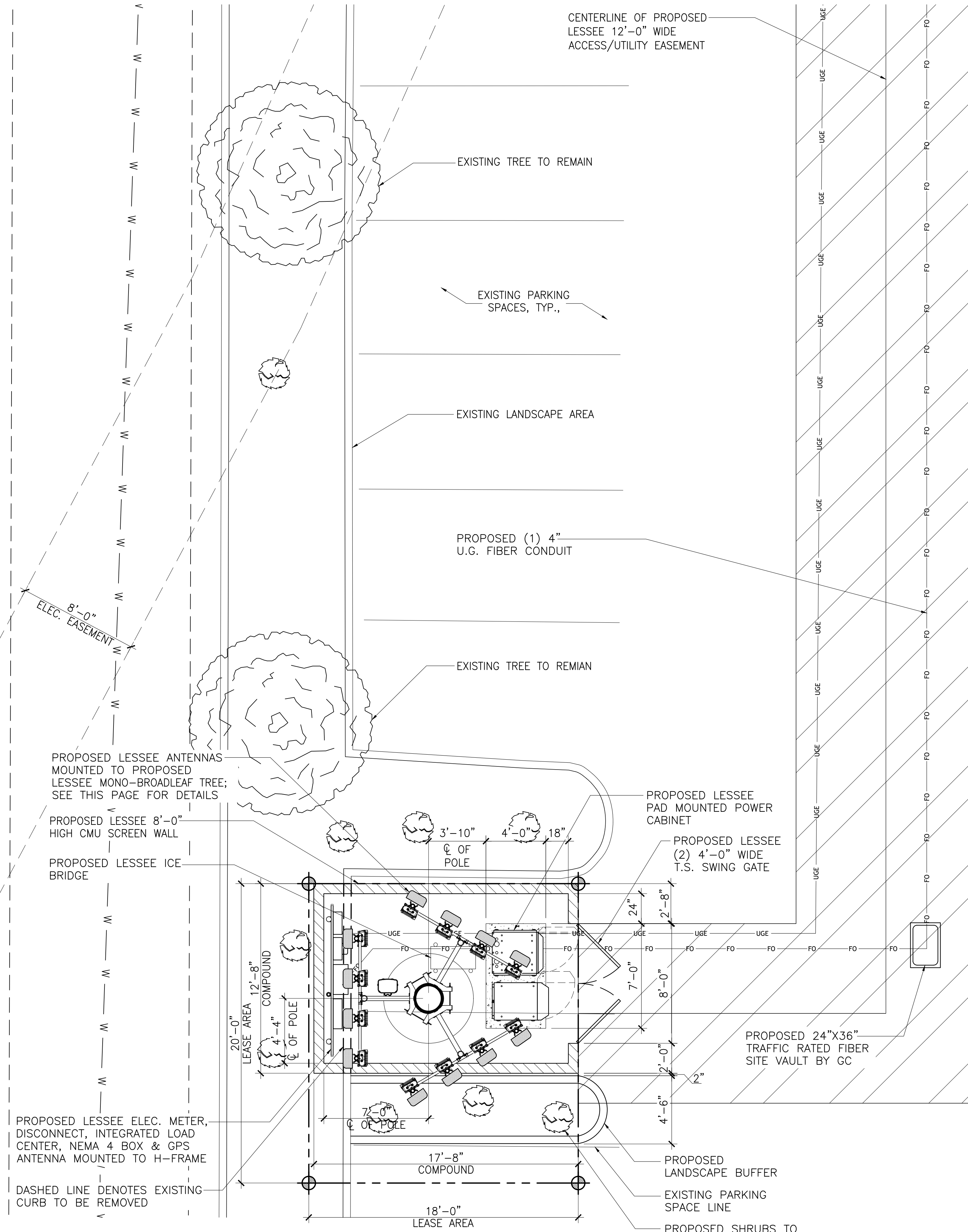


PROPOSED LESSEE REMOTE  
RADIO HEAD, TO BE MOUNTED TO  
PROPOSED ANTENNA MOUNT PIPE  
(4) PER SECTOR  
(3) SECTORS

PROPOSED ANTENNA  
MOUNT ARM, TYP. OF (3)



PROPOSED HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
HYBRIFLEX	+/- 80'-0"	(2)



PROPOSED LESSEE ANTENNAS  
MOUNTED TO PROPOSED  
LESSEE MONO-BROADLEAF TREE;  
SEE THIS PAGE FOR DETAILS

PROPOSED LESSEE ELEC. METER,  
DISCONNECT, INTEGRATED LOAD  
CENTER, NEMA 4 BOX & GPS  
ANTENNA MOUNTED TO H-FRAME

DASHED LINE DENOTES EXISTING  
CURB TO BE REMOVED

CENTERLINE OF PROPOSED  
LESSEE 12'-0" WIDE  
ACCESS/UTILITY EASEMENT

EXISTING TREE TO REMAIN

EXISTING PARKING  
SPACES, TYP.,

EXISTING LANDSCAPE AREA

PROPOSED (1) 4" U.G.  
FIBER CONDUIT

EXISTING TREE TO REMIAN

PROPOSED LESSEE  
PAD MOUNTED POWER  
CABINET

PROPOSED LESSEE  
(2) 4'-0" WIDE  
T.S. SWING GATE

PROPOSED 24"x36"  
TRAFFIC RATED FIBER  
SITE VAULT BY GC

PROPOSED  
LANDSCAPE BUFFER

EXISTING PARKING  
SPACE LINE

PROPOSED SHRUBS TO  
MATCH EXISTING LANDSCAPE



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INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
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REAL ESTATE SIGNATURE	DATE



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SITE NAME

**PHO PIMA &  
MCDONALD**

SITE ADDRESS

8645 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

SHEET TITLE

**ENLARGED SITE  
PLAN & ANTENNA  
PLAN**

SHEET NUMBER

**Z-2**

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE



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**PHO PIMA & MCDONALD**

SITE ADDRESS

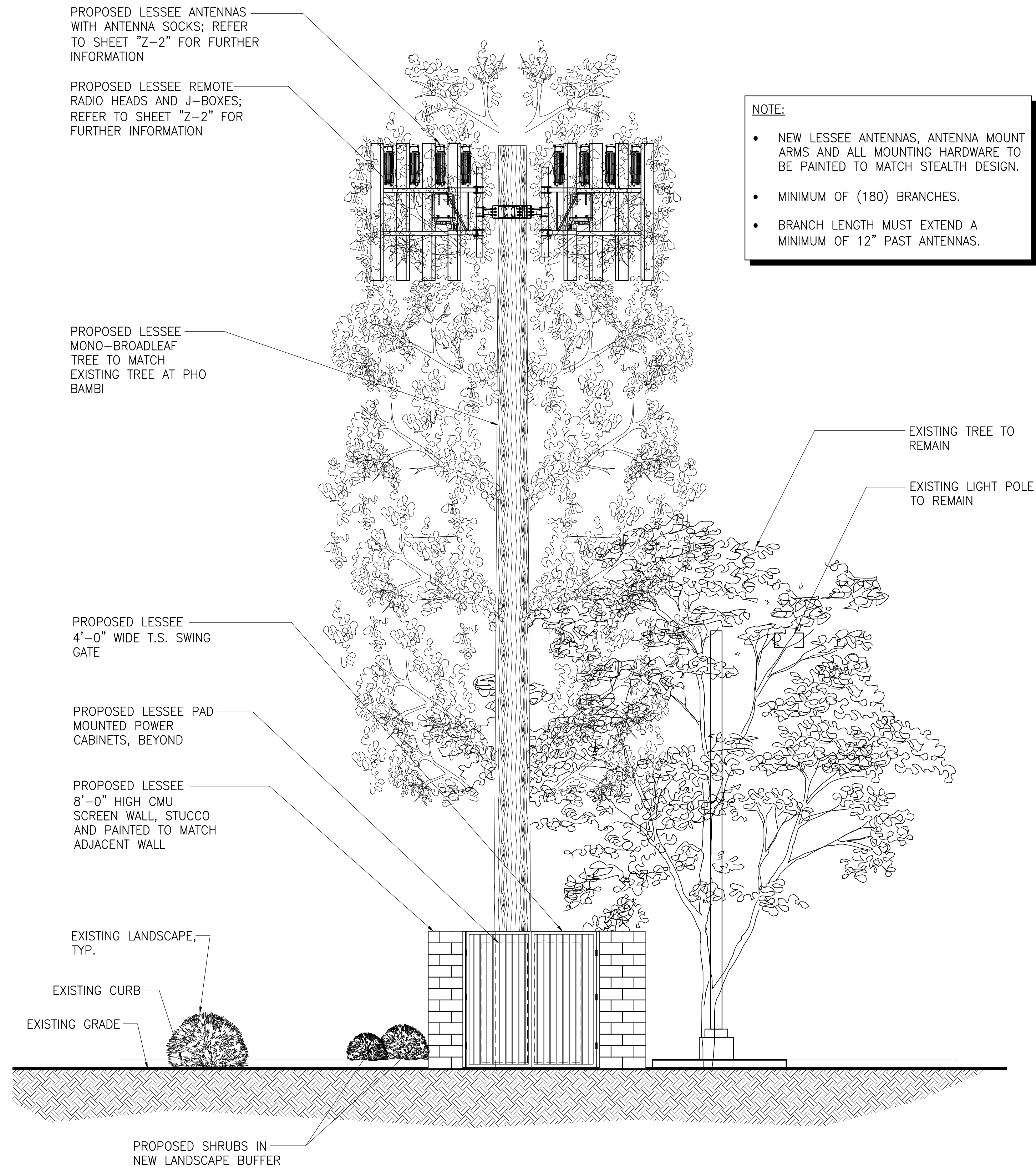
8645 E. MCDONALD DR.  
SCOTTSDALE, AZ. 85250

SHEET TITLE

**PROJECT ELEVATIONS**

SHEET NUMBER

**Z-3**



**NOTE:**

- NEW LESSEE ANTENNAS, ANTENNA MOUNT ARMS AND ALL MOUNTING HARDWARE TO BE PAINTED TO MATCH STEALTH DESIGN.
- MINIMUM OF (180) BRANCHES.
- BRANCH LENGTH MUST EXTEND A MINIMUM OF 12" PAST ANTENNAS.

