



# Development Review (Minor) Staff Approval for WCF

43-SA-2021

241Z0

T-Mobile PH30933B -  
Crown Notre Dame

### APPLICATION INFORMATION

LOCATION:	9701 E Bell Rd	APPLICANT:	Declan Murphy
PARCEL:	217-14-989	COMPANY:	Coal Creek LLC
Q.S.:	36-51	ADDRESS:	2166 E University Dr Ste 201 Tempe, AZ 85281
ZONING:	R1-35 PCD ES	PHONE:	602-326-0111

Request: Add new Emergency Generator inside existing T-Mobile WCF equipment compound

### STIPULATIONS

1. Plans submitted for permits shall be consistent with the plans submitted by **Coal Creek Consulting** and **T-Mobile** with a date of **5/21/19**.
2. A separate permit is required for the generator.
3. Prior to construction, call Inspection Services at 480-312-5796 to schedule a Pre-Construction meeting. This note shall appear on the Construction Drawings.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and construction drawings digitally online.


PLANS:  Submit construction drawings on-line at the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Plans>

Plans to be reviewed by: **Building, Fire & Planning**

### 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: Mar. 1, 2021

Keith Niederer, 480-312-2953

### Planning and Development Services

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

# T-Mobile

**SITE #:** PH30933B CROWN (826319)  
**SITE NAME:** CROWN NOTRE DAME  
**STATE:** ARIZONA  
**COUNTY:** MARICOPA  
**DESIGN TYPE:** GENERATOR ADDITION

CLIENT

**T-Mobile**

1330 W. SOUTHERN AVE. STE A-102  
 TEMPE, ARIZONA, 85281  
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT

**COAL CREEK  
 CONSULTING**

2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA 85281  
 PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2015 INTERNATIONAL BUILDING CODE  
 2015 INTERNATIONAL MECHANICAL CODE  
 2014 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

PROJECT SUMMARY

SITE ADDRESS:  
 9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

PROPERTY OWNER:  
 NOTRE DAME PREPARATORY H.S.  
 9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

TOWER OWNER:  
 CROWN ATLANTIC COMPANY, LLC  
 2000 CORPORATE DR.  
 CANONSBURG, PENNSYLVANIA 15317

JURISDICTION: CITY OF SCOTTSDALE  
APN: 217-14-027  
ZONING CLASSIFICATION: R1-5  
LAT: 33° 17' 30.17"N (33.291714) NAD83  
LONG: 111° 58' 16.51"W (111.971253) NAD83

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO:  
 ADD (1) AUTOMATIC TRANSFER SWITCH TO BLOCK WALL  
 ADD (1) GENERATOR TO EXISTING CONCRETE SLAB

PROJECT TEAM

PROJECT MANAGER:  
 T-MOBILE  
 1330 W. SOUTHERN AVE., STE A-102  
 TEMPE, ARIZONA 85282

SITE ACQ. CONSULTANT:  
 COAL CREEK CONSULTING  
 2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA 85281  
 CONTACT: JOE VAN GALDER  
 PHONE: (608) 931-0820

CONSTRUCTION MANAGER:  
 PINNACLE CONSULTING, INC.  
 1426 N. MARVIN ST., STE 101  
 GILBERT, ARIZONA 85233  
 CONTACT: PRESTON WATERS  
 PHONE: (928) 245-8583

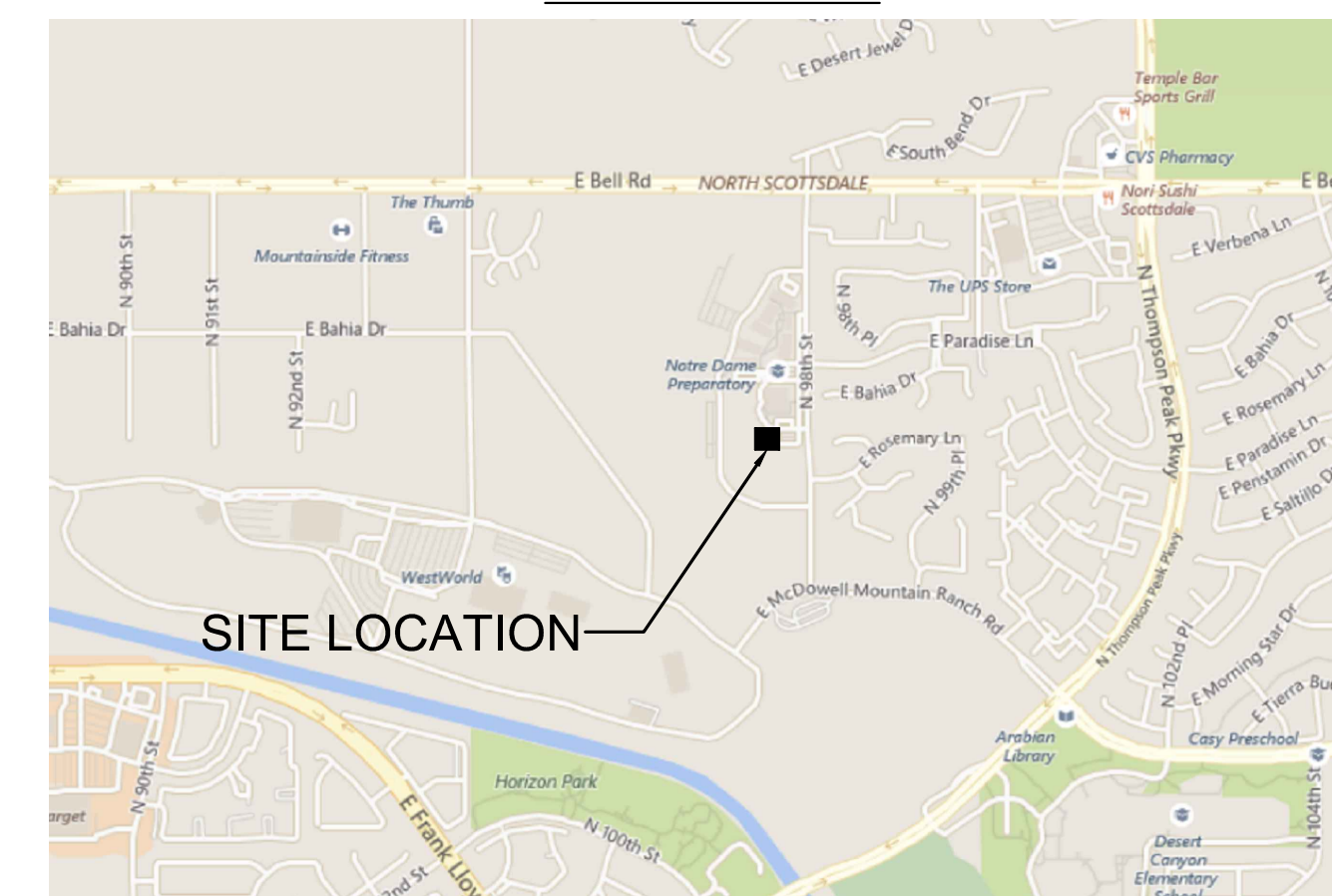
A&E DESIGN:  
 COAL CREEK CONSULTING  
 2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA 85281  
 CONTACT: SHAWN EVANS  
 PHONE (602) 758-5829

SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.

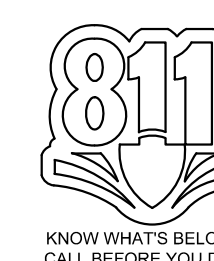
ZONING:  
 Z-1 SITE PLAN  
 Z-2 ENLARGED SITE PLAN  
 Z-3 DIMENSION PLAN, DETAILS AND NOTES  
 Z-4 EXISTING/NEW ELEVATIONS

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS TO THE SITE FROM THE T-MOBILE OFFICE:  
 TAKE PRIEST DR. S. TO THE US-60 E. TO THE AZ LOOP 101 N. AND EXIT ON FRANK LLOYD WRIGHT BLVD. AND CONTINUE TO BELL RD. AND TAKE A RIGHT TO 98TH ST. AND TAKE A RIGHT AND THE SITE WILL BE IN THE OUTFIELD OF THE BASEBALL FIELD OF THE HIGH SCHOOL ON THE RIGHT SIDE OF THE ROAD



NO.	DATE	DESCRIPTION	BY
1	03/26/19	REVIEW	DRK
2	04/17/19	REVISION 1	DRK
3	05/13/19	REVISION 2	DRK
4	05/14/19	REVISION 3	SPE
5	05/21/19	SUBMITTAL	SPE

PROJECT INFORMATION  
 JOB: 12-006-03

**PH30933B  
 CROWN  
 NOTRE DAME  
 (826319)**

9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

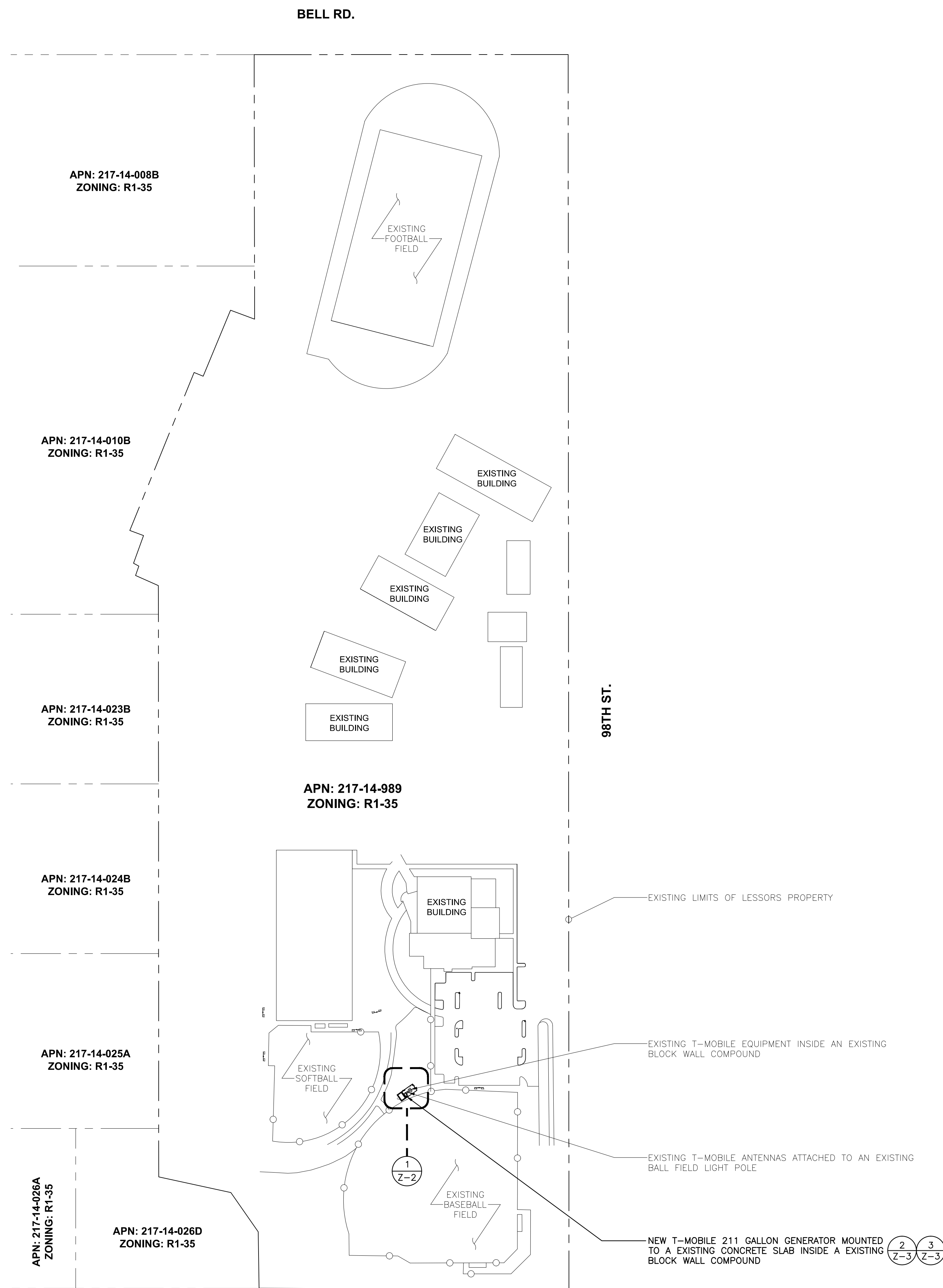
SHEET TITLE

**TITLE SHEET, VICINITY  
 MAP & GENERAL  
 INFORMATION**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**T-1**



CLIENT



1330 W. SOUTHERN AVE. STE A-102  
 TEMPE, ARIZONA, 85281  
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT

**COAL CREEK**



2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA, 85281  
 PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

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PROJECT INFORMATION

JOB: 12-006-03  
**PH30933B**  
**CROWN**  
**NOTRE DAME**  
**(826319)**  
 9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

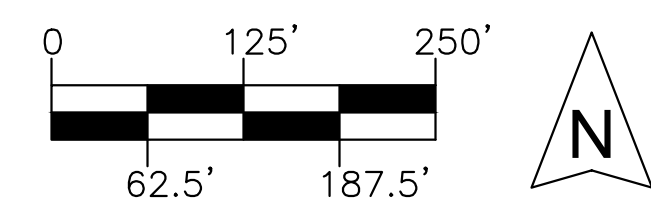
SHEET TITLE

**SITE PLAN**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**Z-1**



SCALE: 1" = 125'-0" 1

CLIENT  
**T-Mobile**  
 1330 W. SOUTHERN AVE. STE A-102  
 TEMPE, ARIZONA, 85282  
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT  
**COAL CREEK CONSULTING**  
 2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA, 85281  
 PHONE: (602) 429-0533 FAX: (480) 638-2852  
 ENGINEER OF RECORD

SEAL

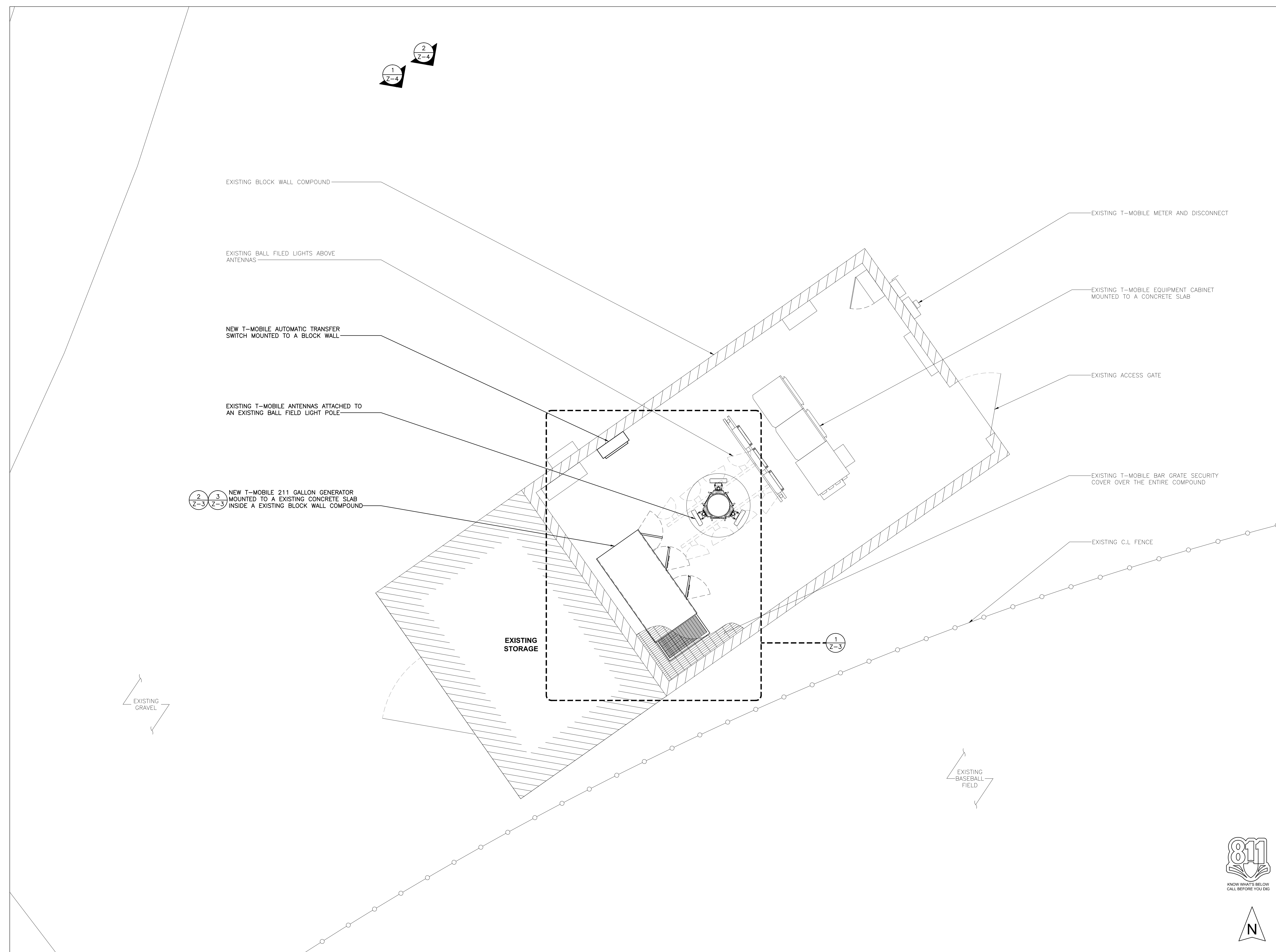
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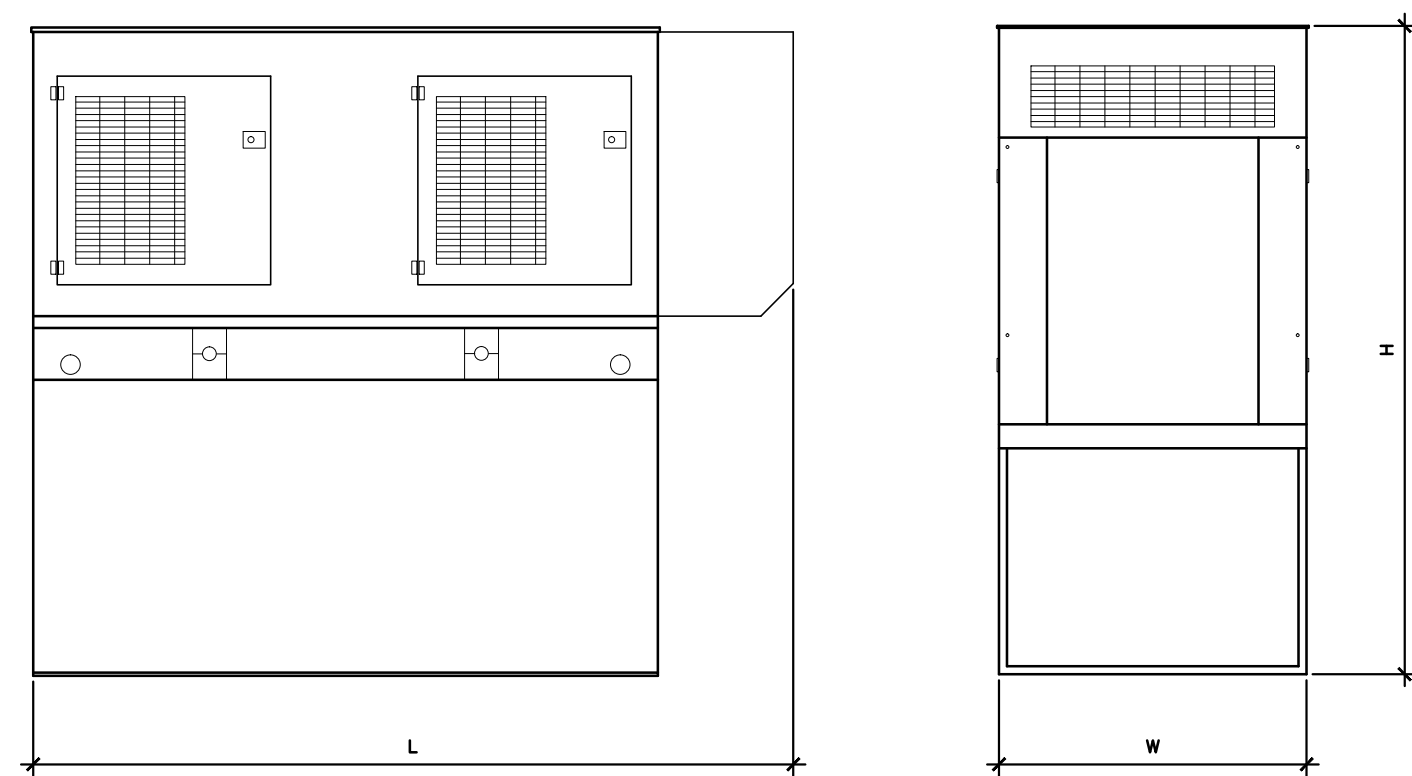
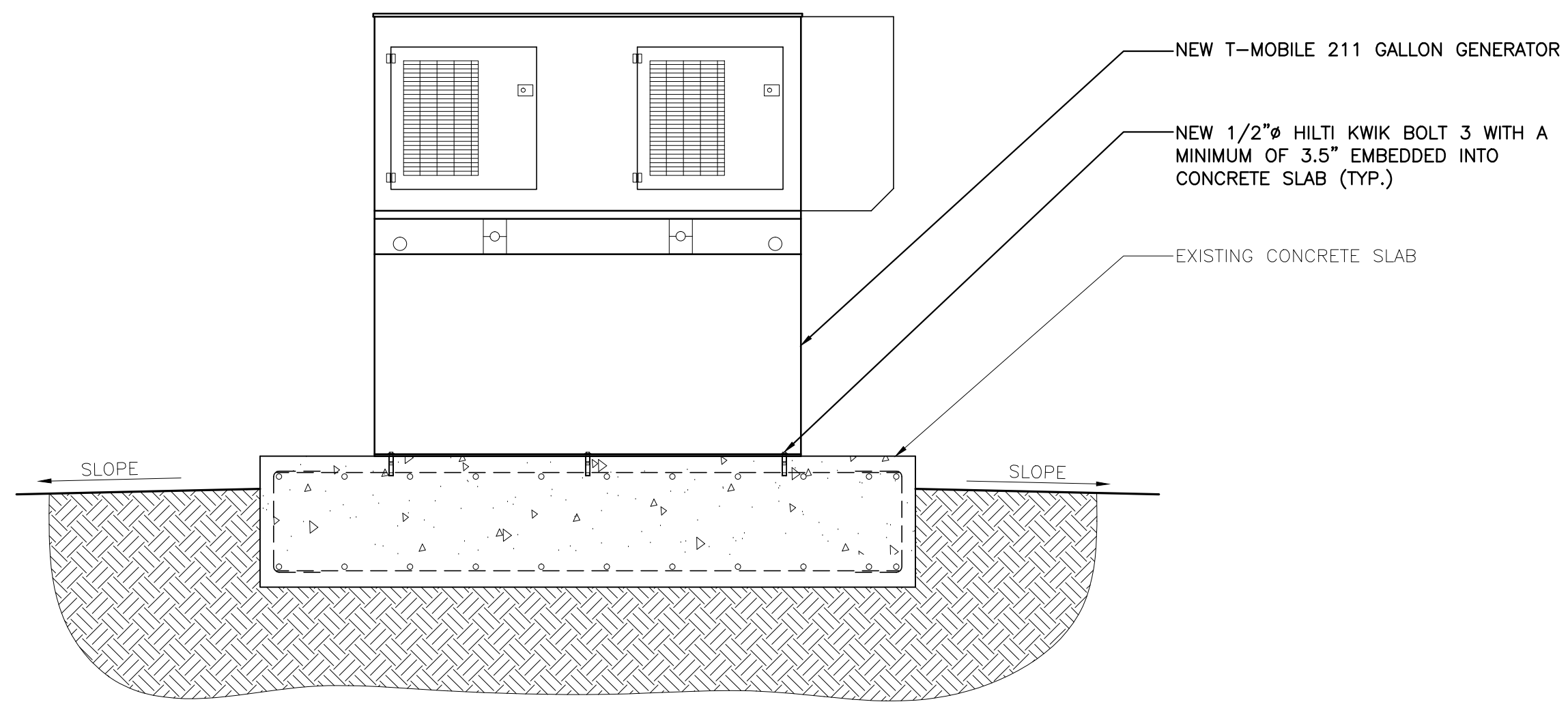
PROJECT INFORMATION  
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**PH30933B**  
**CROWN**  
**NOTRE DAME**  
**(826319)**  
 9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

SHEET TITLE  
**ENLARGED SITE PLAN**

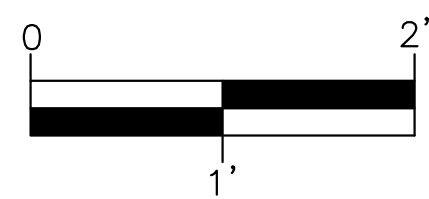
JURISDICTIONAL APPROVAL

SHEET NUMBER  
**Z-2**





RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			STEEL	ALUMINUM
187	211 (798.7)	95 (2413) x 38 (965.2) x 99 (2514.6)	460 (209)	291 (132)



GENERATOR SLAB DETAIL & DIMENSIONS

SCALE: 1" = 1'-0"

2

GENERAL CONCRETE NOTES:

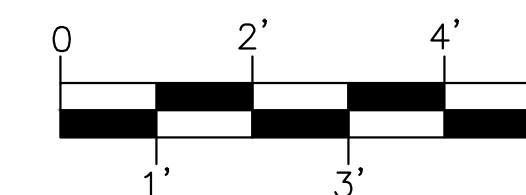
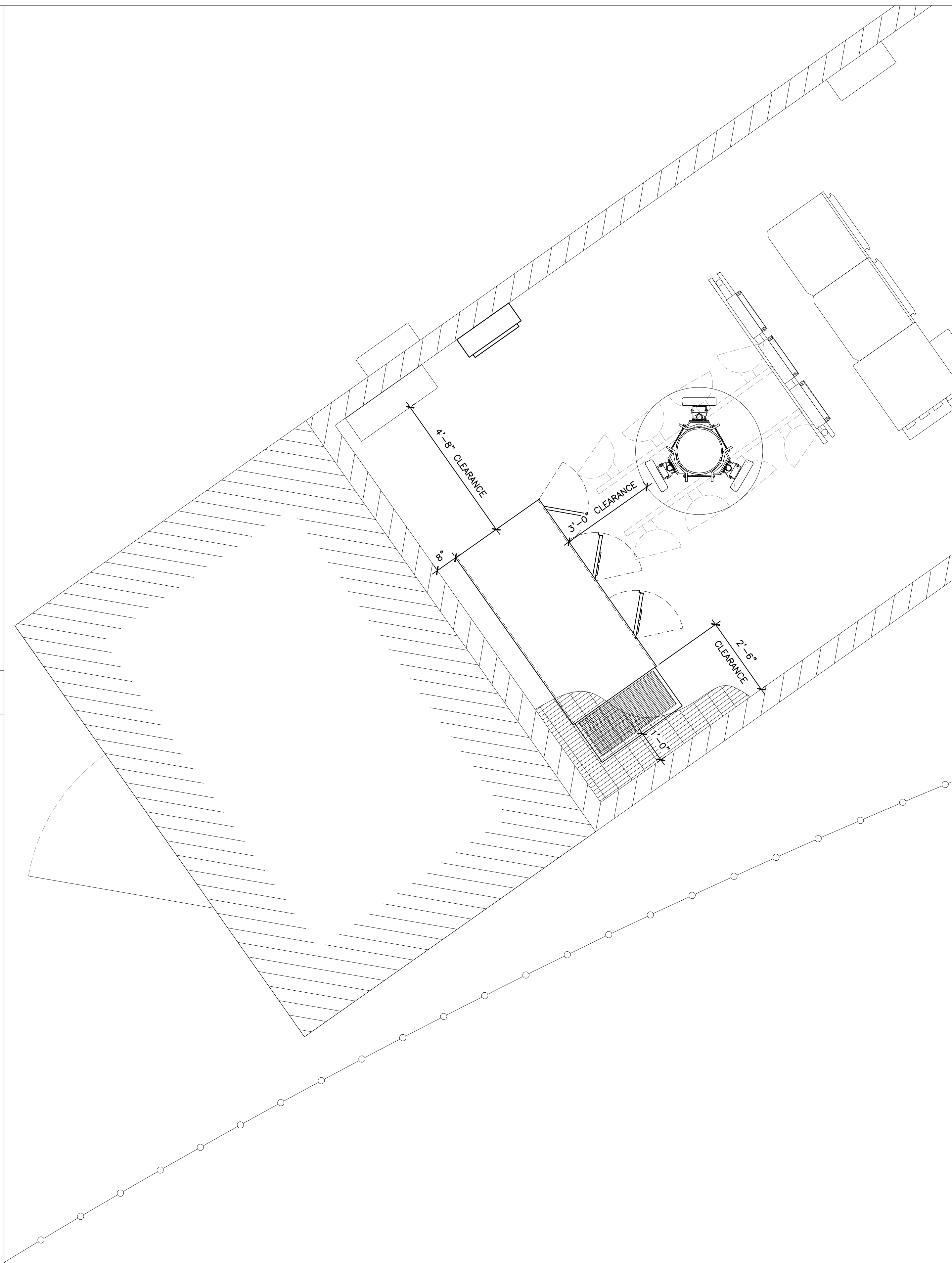
- CONCRETE SHALL BE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAY CURE, AND SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C-94 AND INSTALLED PER THE LATEST VERSION OF ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" REQUIREMENTS.
- CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS AND OTHER OCCURRENCES THAT MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
- CONCRETE SHALL HAVE A SLUMP OF 5 INCHES.
- MECHANICALLY VIBRATE CONCRETE, PARTICULARLY WHEN POURED IN DIFFERENT LIFTS, TO ENSURE CONSOLIDATION AND AVOID JOINTS.
- TOP OF SLAB SHALL BE SLOPED TO DRAIN WITH A SCRATCHED FINISH.
- REBAR SHALL BE GRADE 60 CONFORMING TO ASTM A-615.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM OF 3 INCHES OF CONCRETE COVER. APPROVED SPACERS SHALL BE USED TO INSURE A 3 INCH MINIMUM COVER ON REINFORCEMENT.
- REBAR OVERLAP DISTANCE SHALL BE 48 TIMES REBAR DIAMETER.
- WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
- TOLERANCES:
- A. CONCRETE DIMENSIONS ARE TO BE PLUS OR MINUS 1 INCH (1")
- SLAB INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICE.
- WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS

CONCRETE MAT FOUNDATION NOTES

SCALE: N.T.S.

3

ENLARGED DIMENSION PLAN



SCALE: 1/2" = 1'-0"

1

CLIENT  
**T-Mobile**  
 1330 W. SOUTHERN AVE. STE A-102  
 TEMPE, ARIZONA, 85281  
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT  
**COAL CREEK CONSULTING**  
 2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA, 85281  
 PHONE: (602) 429-0533 FAX: (480) 638-2852  
 ENGINEER OF RECORD

SEAL

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PROJECT INFORMATION  
 JOB: 12-006-03  
**PH30933B**  
**CROWN**  
**NOTRE DAME**  
**(826319)**  
 9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

SHEET TITLE  
**DIMENSION PLAN,**  
**DETAILS AND NOTES**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**Z-3**

SEAL

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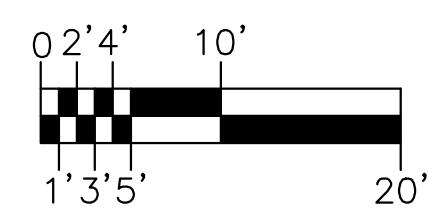
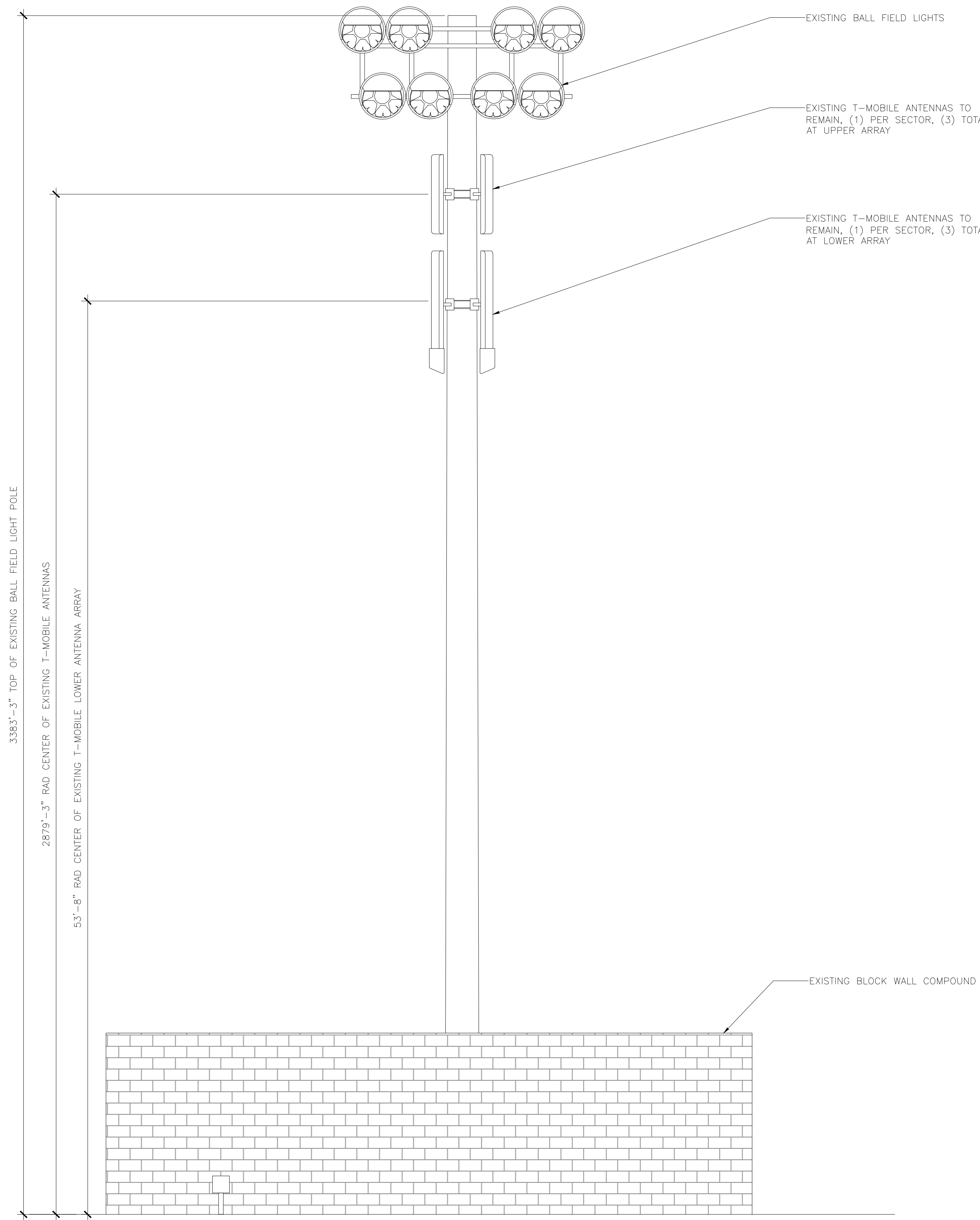
PROJECT INFORMATION  
 JOB: 12-006-03  
**PH30933B**  
**CROWN**  
**NOTRE DAME**  
**(826319)**  
 9701 E. BELL RD.  
 SCOTTSDALE, ARIZONA 85260

SHEET TITLE  
**EXISTING/NEW**  
**ELEVATION**

JURISDICTIONAL APPROVAL

SHEET NUMBER

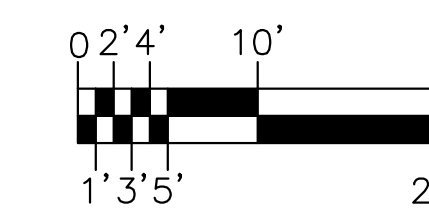
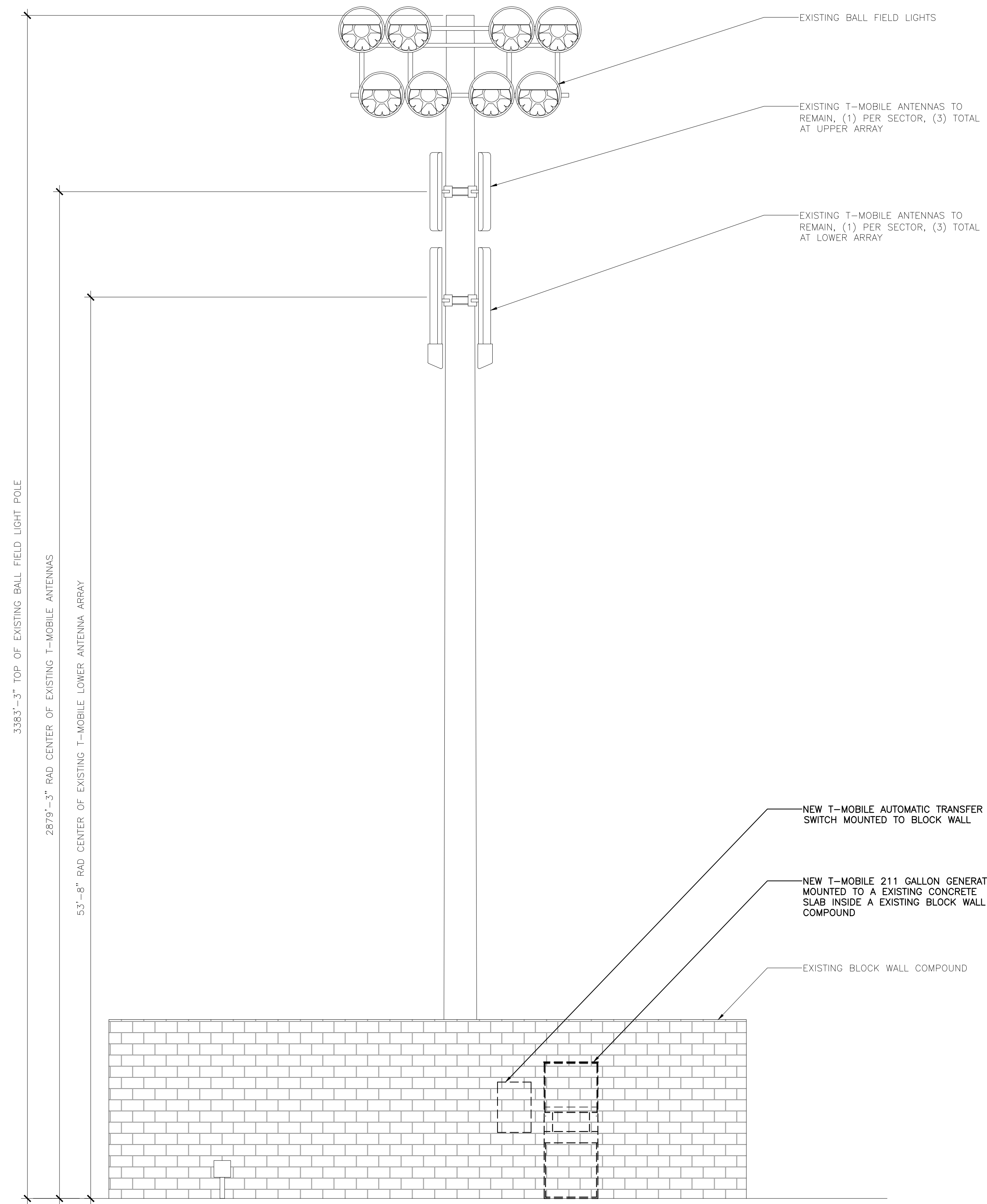
**Z-4**



EXISTING NORTH WEST ELEVATION

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

2



NEW NORTH WEST ELEVATION

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

1

PH30933B - Crown Notre Dame  
9701 E Bell Road, Scottsdale AZ 85360  
APN: 217-14-989



PH30933B - Crown Notre Dame  
9701 E Bell Road, Scottsdale AZ 85360  
APN: 217-14-989





PH30933B - Crown Notre Dame  
9701 E Bell Road, Scottsdale AZ 85360  
APN: 217-14-989

**Purpose of Request**

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout the City of Scottsdale. T-Mobile is proposing to add an Emergency Diesel Generator to the existing Wireless Communication Facility (WCF) located at 9701 E Bell Road.

The existing WCF provides residents, visitors and businesses with high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.

**Details of Request**

**PROJECT DESCRIPTION**

T-MOBILE PROPOSES TO:

- ADD (1) AUTOMATIC TRANSFER SWITCH TO BLOCK WALL
- ADD (1) GENERATOR TO EXISTING CONCRETE SLAB

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads 'Declan Murphy'.

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



# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: \_\_\_\_\_-PA-\_\_\_\_\_

Project Name: PH30933B - Crown Notre Dame

Project Address: 9701 E Bell Road, Scottsdale AZ 85360

### 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

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

T-Mobile PH30933B Generator

# Type 1 or 2 WCF Development Review (Minor)

## Administrative Staff Approval

### Development Application Checklist



#### OFFICIAL USE ONLY

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

Project Name: PH30933B - Crown Notre Dame

Property's Address: 9701 E Bell Road

A.P.N.: 217-14-989

Property's Zoning District Designation: R1-35

Application Request: Add new emergency backup generator at existing cell-site

Owner: Notre Dame Preparatory HS

Applicant: Declan Murphy

Company:

Company: Coal Creek Consulting for T-Mobile

Address: 9701 E Bell Road, Scottsdale AZ 85360

Address: 2166 E University Drive, #201, Tempe AZ 85281

Phone:

Phone: 602 326 0111

E-mail:

E-mail: dmurphy@coal-creek.com

**Submittal Requirements: Please digitally submit materials requested below.**

Project No.: 15 -PA- 2021 Key Code: 11N19

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

Completed Application (this form) and Application Fee \$545.00 (fee subject to change every July)

Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below.

Narrative – the WCF request. This shall include efforts made to minimize the visual impact of the antennas and equipment cabinets.

Preliminary Drawings - Include site survey, site plan, existing and proposed elevations, detail sheet of antennas, radio equipment, and cabinets.

Request for Site Visits and/or Inspections form

Material Samples – branches, fronds, etc.

Color photographs of site – include area of request

Map of service area for proposed WCF

Photo simulations of proposed WCF. In ESL areas, include photosim from nearest single family lots.

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).

Property Owners Association Input

RF - EME Study

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.

Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

### Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

**From:** [Niederer, Keith](#)  
**To:** [Declan Murphy](#)  
**Subject:** RE: T-Mobile Pre-App PH30933B (Crown - Notre Dame generator)  
**Date:** Tuesday, January 26, 2021 7:17:00 PM  
**Attachments:** [20210126191848841.pdf](#)

---

Declan – I forgot to email you the SA checklist. See attached and submit online when ready please.

Keith

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**From:** Declan Murphy <[dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)>  
**Sent:** Friday, January 8, 2021 3:36 PM  
**To:** Niederer, Keith <[KNiederer@Scottsdaleaz.gov](mailto:KNiederer@Scottsdaleaz.gov)>  
**Subject:** RE: T-Mobile Pre-App PH30933B (Crown - Notre Dame generator)

**⚠ External Email: Please use caution if opening links or attachments!**

Hi Keith, please see attached....thx

---

**From:** Niederer, Keith  
**Sent:** Friday, January 08, 2021 3:30 PM  
**To:** Declan Murphy <[dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)>  
**Subject:** T-Mobile Pre-App PH30933B (Crown - Notre Dame generator)

Hi Declan – I don't see any plans attached to 15-PA-2021. Can you forward them to me? Keith