

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 18, 2024  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**T-Mobile PH60907B - Pima & Happy Valley Traffic Light 31-DR-2023** | Request for approval of design plans for a new T-Mobile wireless communication facility (WCF), with associated ground-mounted equipment, on a traffic signal pole located at the southwest corner of N. Pima Road and E. Happy Valley Road.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #5)

### Items for Consideration

- Conformance with Zoning Ordinance
- No community input received as of the date of this report
- This is a Type 3 WCF because the location is within 150-feet on a single-family lot.

## BACKGROUND

**Location:** 24998 N. Pima Road (southwest corner of N. Pima Road and E. Happy Valley Road)

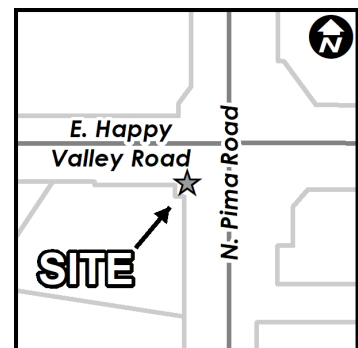
**Zoning:** Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-43 PRD ESL)

### Adjacent Uses

North: Presbyterian Church of the Grand Canyon built in 1993

East: Undeveloped land

West: Tamarron single-family residential subdivision platted in 1985.



### Property Owner

City of Scottsdale

### Applicant

Declan Murphy, Coal Creek LLC  
(602) 326-0111

### Architect/Designer

Coal Creek Consulting

### Engineer

Coal Creek Consulting

## **DEVELOPMENT PROPOSAL**

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T-Mobile is requesting approval of a new Type 3 wireless communications facility (WCF) that will be co-located on a replacement traffic signal pole within the public right-of-way of at the southwest corner of E. Happy Valley Road and N. Pima Road. Location and height requirements for WCF's are determined by the coverage objective for the area, existing topography, capacity requirements dictated by the permanent and transient population (passing traffic and time of day usage), and the distance of adjacent WCF's within the networks. The nearest existing T-Mobile WCF is located one mile to the north on a signal pole at the southwest corner of E. Jomax Road and N. Pima Road. Another existing T-Mobile WCF is located on the roof of a building at the northeast corner of E. Pinnacle Peak Road and N. Pima Rd. T-Mobile has had a coverage and capacity need in this general area for many years.

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 building new self-supporting structures. There are no above ground utility poles in the area, and few streetlight poles in which to utilize. The subject intersection has been under construction over the past year as it is part of the Pima Road capital improvement project. As part of the construction process, T-Mobile entered into a construction agreement (contract 2022-144-COS) with the City on September 20 2022, where T-Mobile paid the City in advance to have a traffic signal pole, signal equipment and conduit installed during the construction of the capital project that can structurally support a wireless communication facility.

Associated radio equipment will be placed within a cage for screening and security just south of the subject traffic signal pole. The main equipment cabinets for the WCF will be placed approximately 178-feet to the south of the subject traffic signal pole, placed on the west side of Pima Road between the new sound wall and the new sidewalk. These equipment cabinets will be screened inside a new 6-foot-tall wall and access gate. The design and color of the block wall will match the adjacent new sound wall. These equipment cabinets will not be visible to the general public and will have no impact on the residents to the west, due to the new sound wall.

Six (6) antennas will be snug-mounted to the existing traffic signal pole. Three antennas will be installed at the top of the pole, and three below the luminaire arm. The overall height to the top of antennas will be 40-feet. All antennas and associated equipment will be painted to match the color of the signal pole. The facility is required to operate within the FCC requirements for Radio Frequency (RF) exposure standards.

## **STAFF RECOMMENDED ACTION**

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Staff recommends that the Development Review Board approve the T-Mobile PH60907B development proposal per the attached stipulations.

<b>RESPONSIBLE DEPARTMENTS</b>	<b>STAFF CONTACTS</b>
Planning and Development Services Current Planning Services	Keith Niederer Telecom Policy Coordinator 480-312-2953 kniederer@ScottsdaleAZ.gov

**APPROVED BY**

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Keith Niederer, Report Author

1/10/2024

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Date



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Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

1/10/2024

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Date

**ATTACHMENTS**

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- 1. Context Aerial
- 2. Close-up Aerial
- 3. Applicant’s Narrative
- 4. Development Information
- 5. Stipulations / Zoning Ordinance Requirements
- 6. Plans
- 7. Photo Simulations
- 8. Zoning Map
- 9. Community Involvement



Q.S.  
47-48

Google Earth Pro Imagery

Context Aerial

31-DR-2023



Q.S.  
47-48  
Google Earth Pro Imagery

Close-up Aerial

31-DR-2023



PH60907B - Pima & Happy Valley Traffic Light  
SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255

**Purpose of Request**

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand in the City of Scottsdale. T-Mobile is proposing a new Wireless Communication Facility (WCF) to be located at SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale.

The proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area.

**Details of Request**

T-Mobile is proposing to locate a new WCF utilizing a City of Scottsdale traffic signal pole in the redesigned SW Cnr of Pima Rd & Happy Valley Rd. The City of Scottsdale has placed a new traffic signal pole as part of the redesign, so the T-Mobile design will consist of placing antenna/radios on the new traffic signal pole, with ground equipment cabinets to be located to the South in the City ROW.

The proposed design is very similar to a number of other WCF traffic signal sites that exist throughout the City of Scottsdale.

I look forward to discussing this proposal in the greater detail, please let me know if you need any additional information in the meantime.

Sincerely,

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

Declan Murphy for T-Mobile  
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258  
Tel: (602) 326-0111  
Email: dmurphy@coal-creek.com

## **DEVELOPMENT INFORMATION**

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### **Zoning History**

The site was annexed into the City in 1982 (Ord. #1446) and subsequently zoned to the R1-43 PRD ESL zoning designation with case 90-ZN-1983.

### **Community Involvement**

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has also notified property owners within 750 feet and has been in communication with homeowner association presidents surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

### **Context**

Located on the southwest corner of N. Pima Road and E. Happy Valley Road, the site is situated in an area devoted almost exclusively to single-family residential uses. To the west and south are single-family homes that were constructed mainly in the 1980s. The parcel to the north is occupied by a church, constructed in the early 1990's. The parcel to the east across Pima Road is still undeveloped.

**Stipulations for the  
Development Review Board Application:  
T-Mobile PH60907B - Pima & Happy Valley Traffic Light  
Case Number: 31-DR-2023**

1. 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:
  - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Terra Dynamic Engineering, LLC, with a date of 10/31/2023.

**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. Antennas, jumper cable shrouds and mounting hardware shall all be painted SW7055 "Enduring Bronze" to match the signal pole.
3. Radio module screening enclosure shall be painted SW7055 "Enduring Bronze", and shall be opaque to a point where it is difficult to see the radios through the screening.
4. The color, texture and design of the north and south side walls of the equipment enclosure shall match the adjacent sound wall.
5. Electric meter shall be painted to match the wall it is mounted to.

**ADDITIONAL ITEMS:**

6. Prior to the issuance of permits, the developer shall submit a completed Antenna Site Right-of-Way License Agreement (ARLA) document to the City's Telecommunications Policy Coordinator for execution. The ARLA shall include a valid certificate of insurance and proof that the Letter of Credit on file with the City is sufficient.
7. Prior to or during issuance of permits, the developer shall pay the prorated first years rent at the One Stop Shop.

# T-Mobile

**SITE #:** PH60907B  
**SITE NAME:** PIMA & HAPPY VALLEY TRAFFIC LIGHT  
**STATE:** ARIZONA  
**COUNTY:** MARICOPA COUNTY  
**DESIGN TYPE:** NEW SITE BUILD

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**

8283 N. HAYDEN RD., STE 258  
 SCOTTSDALE, ARIZONA 85258  
 PHONE: (480) 429-0533

ENGINEER OF RECORD  
 TERRA DYNAMIC ENGINEERING, LLC



3241 E. SHEA BLVD., SUITE 1, #455  
 PHOENIX, AZ 85028  
 PHONE: (602) 482-1603  
 EMAIL: ROBERT@TERRADYNAMIC.US

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.

2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2020 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:**  
 EAST HAPPY VALLEY & N. PIMA RD.  
 SCOTTSDALE, ARIZONA 85255

**PROPERTY OWNER:**  
 CITY OF SCOTTSDALE  
 7447 E. INDIAN SCHOOL RD.  
 SCOTTSDALE, AZ 85251  
 CONTACT: KEITH NIEDERER  
 EMAIL: KNIEDERER@SCOTTSDALEAZ.GOV

APN: R.O.W  
 ZONING CLASSIFICATION: R1-190  
 JURISDICTION: CITY OF SCOTTSDALE  
 LAT: NEED SURVEYOR TO UPDATE  
 LONG: NEED SURVEYOR TO UPDATE  
 GROUND ELEV: NEED SURVEYOR TO UPDATE

**PROJECT DESCRIPTION**

T-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:  
 ADD AN H-FRAME WITH METER AND (3) ROOFTOP JUNCTION BOXES  
 ADD (3) 3" CONDUITS UNDERGROUND TO COMPOUND  
 ADD BLOCK WALL COMPOUND TO MATCH SOUND WALL  
 ADD A METER WITH PULL OUT BREAKER  
 ADD A CONCRETE PAD FOR EQUIPMENT  
 ADD A PPC AND TELCO BOX WITH DC FAN  
 ADD (2) EQUIPMENT CABINETS  
 ADD AN H-FRAME BEHIND CABINETS  
 ADD AN EXCESS FIBER BOX  
 ADD (3) 3" CONDUITS UNDERGROUND TO SCREENING ENCLOSURE  
 ADD (6) RADIO MODULES TO H-FRAME INSIDE SCREENING ENCLOSURE  
 ADD (3) 3" CONDUITS UNDERGROUND AND UP INSIDE POLE FOUNDATION  
 ADD LONG JUMPERS AND POWER AND FIBER CABLES UP TO ANTENNAS  
 ADD (6) ANTENNAS ON TRAFFIC SIGNAL LIGHT POLE  
 ADD (6) CABLE SHROUDS ATTACHED BELOW ANTENNAS

**PROJECT TEAM**

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

**CONSTRUCTION MANAGER:**  
 COAL CREEK CONSULTING  
 8283 N. HAYDEN RD. SUITE 258  
 SCOTTSDALE, ARIZONA 85258  
 CONTACT: STEVE MOOREHEAD  
 PHONE (602) 326-0002

**SITE ACQ. CONSULTANT:**  
 COAL CREEK CONSULTING  
 8283 N. HAYDEN RD. SUITE 258  
 SCOTTSDALE, ARIZONA 85258  
 CONTACT: CAMERON LEHMAN  
 PHONE: (714) 943-6261

**A&E DESIGN:**  
 COAL CREEK CONSULTING  
 8283 N. HAYDEN RD. SUITE 258  
 SCOTTSDALE, ARIZONA 85258  
 CONTACT: SHAWN EVANS  
 PHONE (602) 758-5829

**SURVEYOR:**  
 RLF CONSULTING  
 2165 W. PECOS RD., SUITE 5  
 CHANDLER, ARIZONA 85224  
 CONTACT: BEN BUTWINSKI  
 PHONE (602) 794-5805

ATTACHMENT #6

**SHEET INDEX**

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

**ZONING:**  
 Z-1 OVERALL SITE PLAN  
 Z-2 SITE PLAN  
 Z-3 ENLARGED EQUIPMENT/ANTENNA DIMENSION PLANS  
 Z-3.1 ENLARGED EQUIPMENT AND DIMENSION PLANS  
 Z-4 ELEVATIONS

NO.	DATE	DESCRIPTION	BY
9	07/20/23	REVISION 7	SPE
10	07/28/23	REVISION 8	SPE
11	09/11/23	REVISION 9	SPE
12	10/03/23	REVISION 10	SPE
13	10/31/23	REVISION 11	SPE

PROJECT INFORMATION  
 JOB: 03-586-03

**PH60907B**  
**TRAFFIC LIGHT PIMA**  
**AND HAPPY VALLEY**

EAST HAPPY VALLEY & N. PIMA RD.  
 SCOTTSDALE, ARIZONA 85255

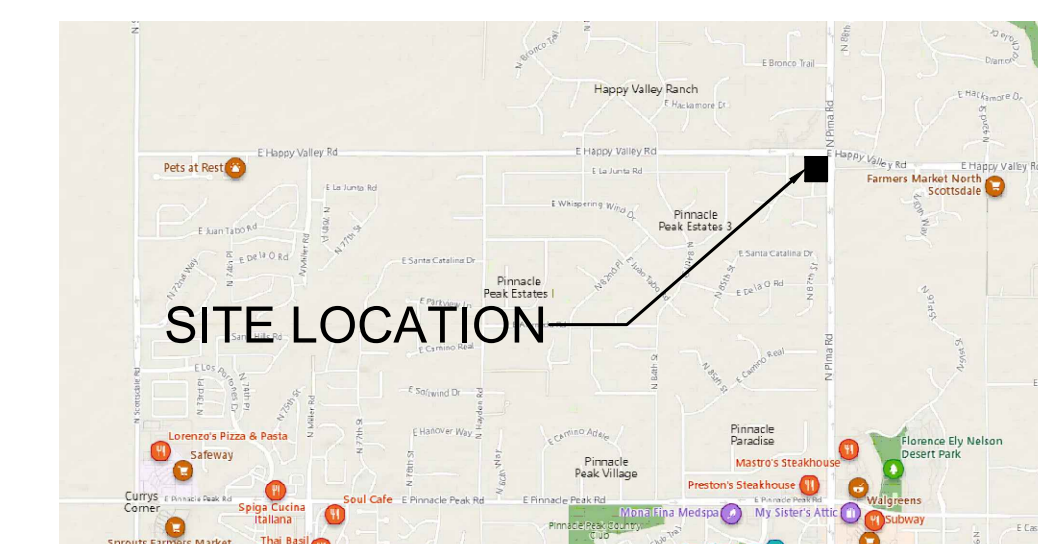
SHEET TITLE  
**TITLE SHEET, VICINITY**  
**MAP & GENERAL**  
**INFORMATION**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**T-1**

**VICINITY MAP**



**DRIVING DIRECTIONS**

FROM THE T-MOBILE OFFICE: HEAD SOUTH ON S. PRIEST DR. TURN LEFT AND MERGE ONTO AZ-60 EAST. MERGE ONTO THE 101 LOOP NORTH. EXIT THE FREEWAY AND TURN RIGHT ON N. PIMA RD.. THE TRAFFIC LIGHT POLE IS ON THE S.W. CORNER OF E. HAPPY VALLEY RD. AND N. PIMA RD..

RFDS VER 1 DATED 10/03/2023 AT 11:13:50 AM

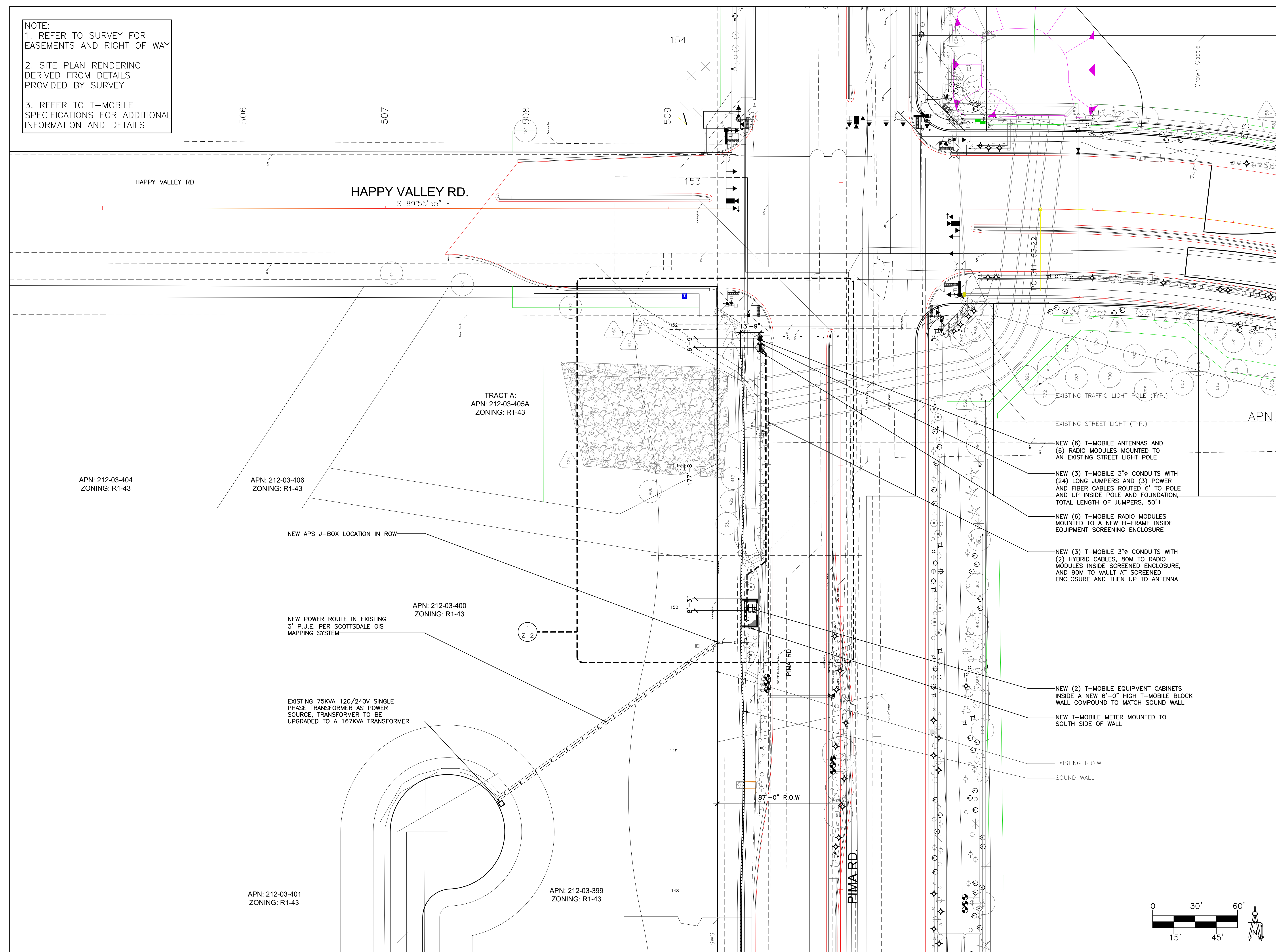
NOTE:  
 1. REFER TO SURVEY FOR EASEMENTS AND RIGHT OF WAY  
 2. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED BY SURVEY  
 3. REFER TO T-MOBILE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS

CLIENT  
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 PHOENIX, AZ 85028  
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 EMAIL: ROBERT@TERRADYNAMIC.US

SEAL



APN: 212-03-404  
 ZONING: R1-43

APN: 212-03-406  
 ZONING: R1-43

TRACT A:  
 APN: 212-03-405A  
 ZONING: R1-43

APN: 212-03-400  
 ZONING: R1-43

APN: 212-03-401  
 ZONING: R1-43

APN: 212-03-399  
 ZONING: R1-43

NEW (6) T-MOBILE ANTENNAS AND (6) RADIO MODULES MOUNTED TO AN EXISTING STREET LIGHT POLE

NEW (3) T-MOBILE 3"Ø CONDUITS WITH (24) LONG JUMPERS AND (3) POWER AND FIBER CABLES ROUTED 6' TO POLE AND UP INSIDE POLE AND FOUNDATION, TOTAL LENGTH OF JUMPERS, 50±

NEW (6) T-MOBILE RADIO MODULES MOUNTED TO A NEW H-FRAME INSIDE EQUIPMENT SCREENING ENCLOSURE

NEW (3) T-MOBILE 3"Ø CONDUITS WITH (2) HYBRID CABLES, 80M TO RADIO MODULES INSIDE SCREENED ENCLOSURE, AND 90M TO VAULT AT SCREENED ENCLOSURE AND THEN UP TO ANTENNA

NEW (2) T-MOBILE EQUIPMENT CABINETS INSIDE A NEW 6'-0" HIGH T-MOBILE BLOCK WALL COMPOUND TO MATCH SOUND WALL

NEW T-MOBILE METER MOUNTED TO SOUTH SIDE OF WALL

EXISTING R.O.W  
 SOUND WALL

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**PH60907B**  
**TRAFFIC LIGHT PIMA AND HAPPY VALLEY**

EAST HAPPY VALLEY & N. PIMA RD.  
 SCOTTSDALE, ARIZONA 85255

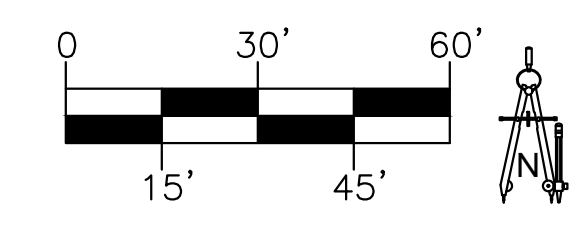
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**OVERALL SITE PLAN**

JURISDICTIONAL APPROVAL

SHEET NUMBER

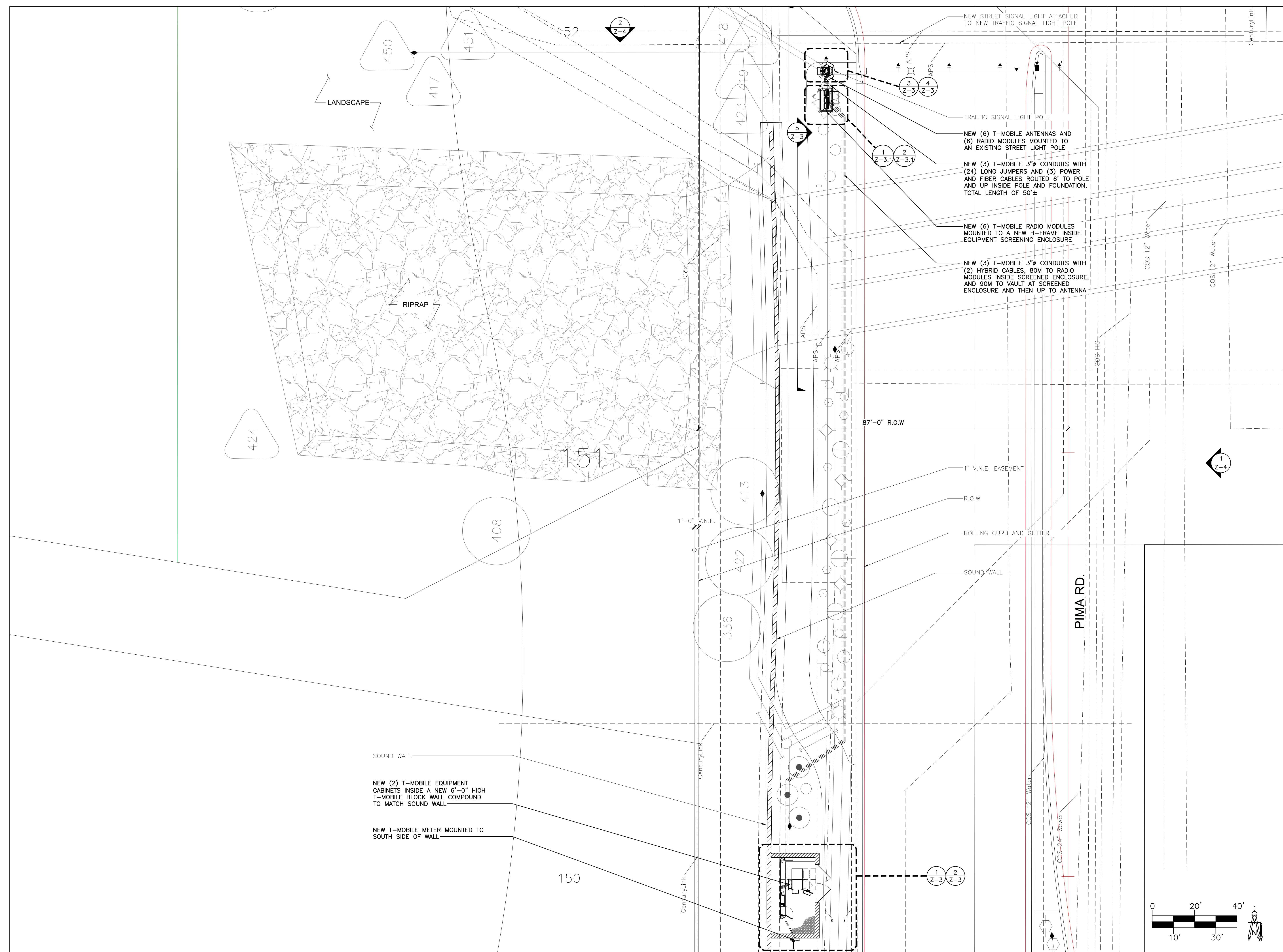
**Z-1**



SCALE: 1" = 30' 1

OVERALL SITE PLAN

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CLIENT  
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ENGINEER OF RECORD  
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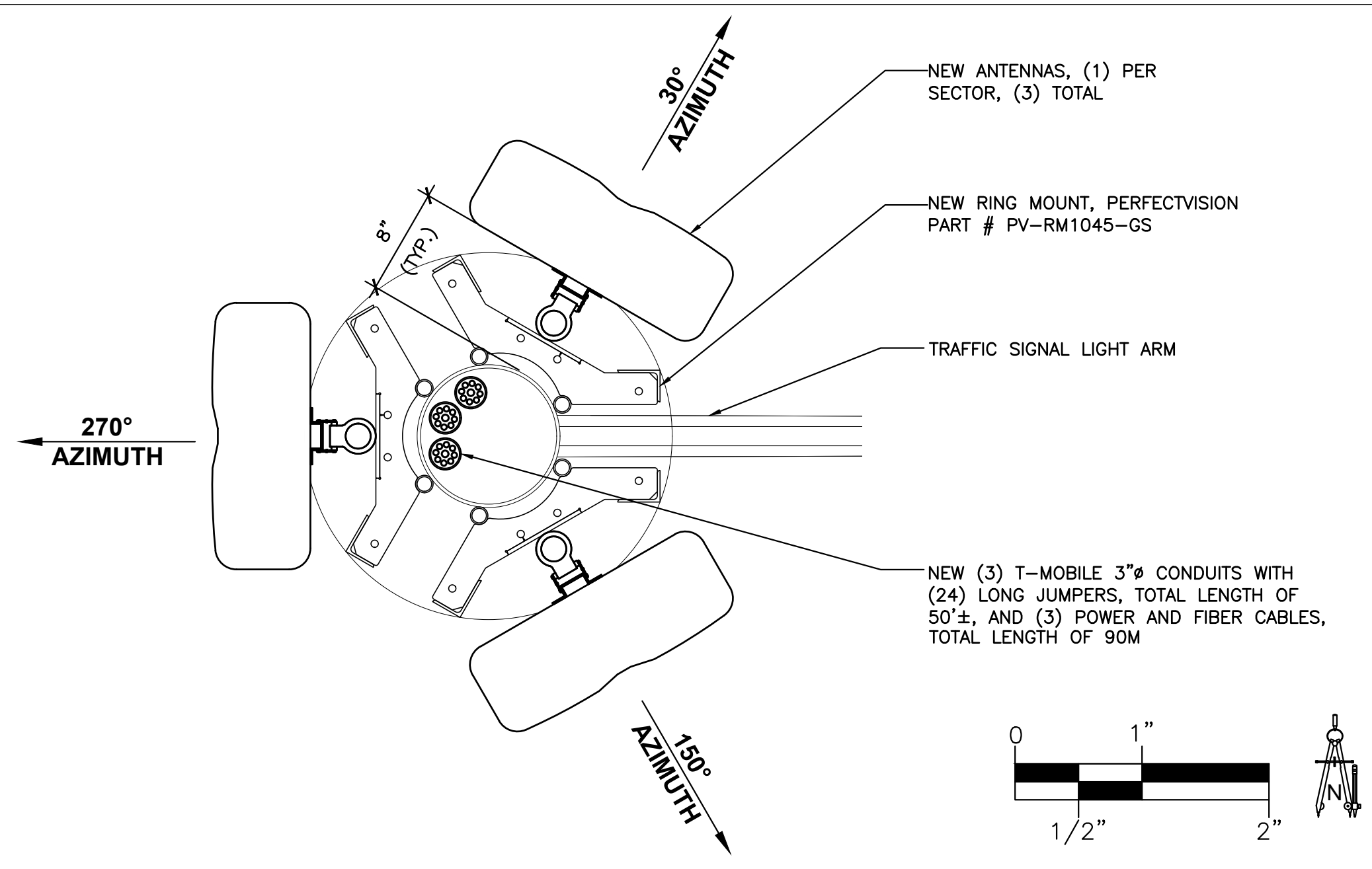
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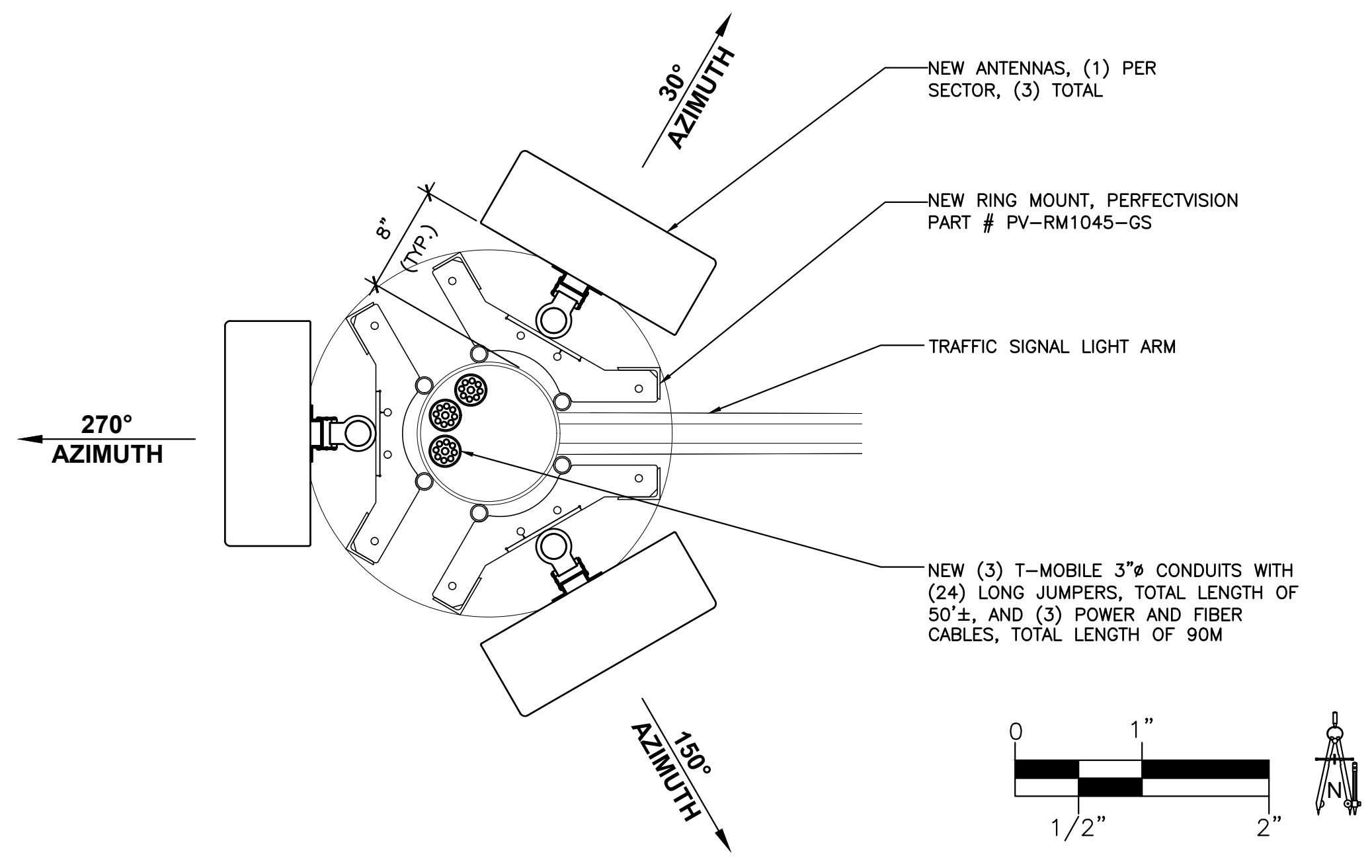
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**SITE PLAN**

JURISDICTIONAL APPROVAL

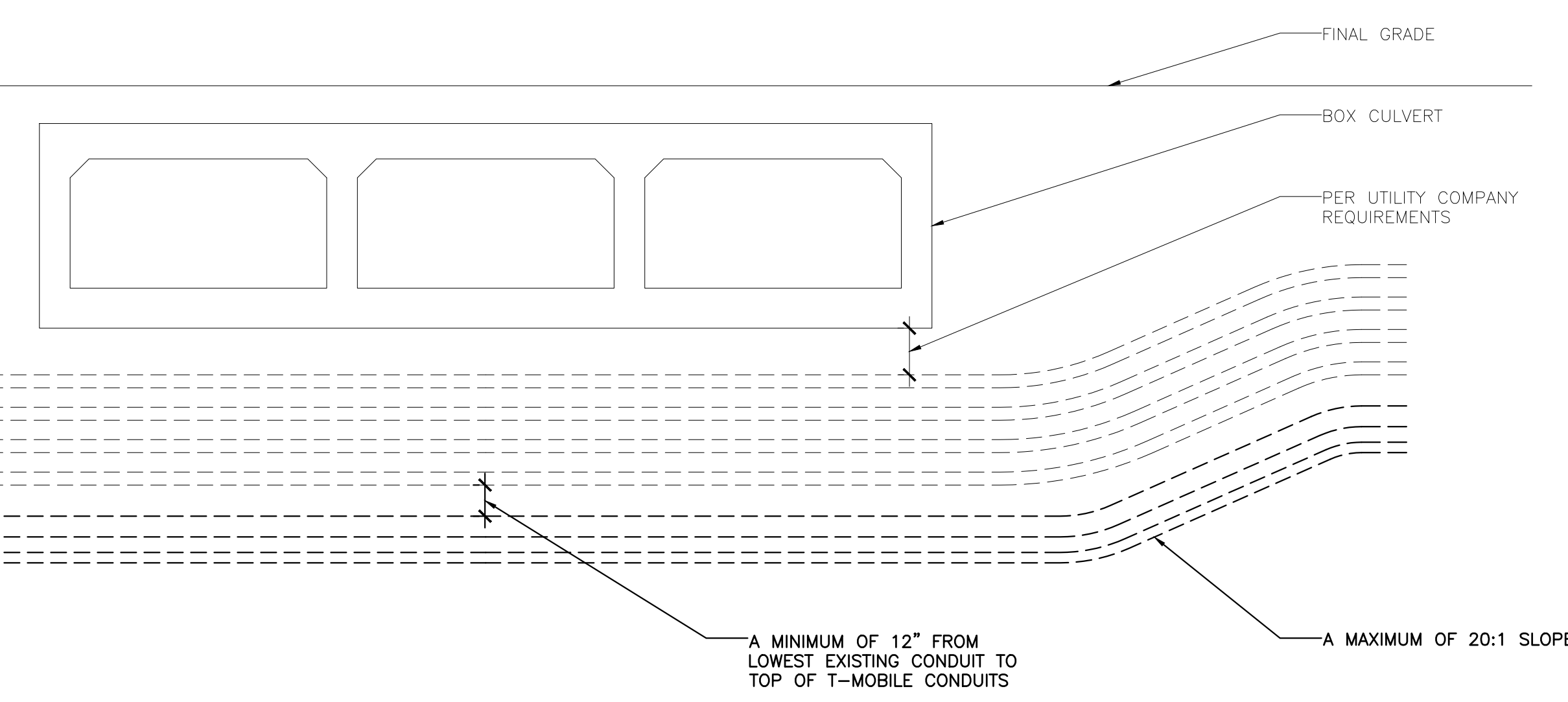
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**Z-2**



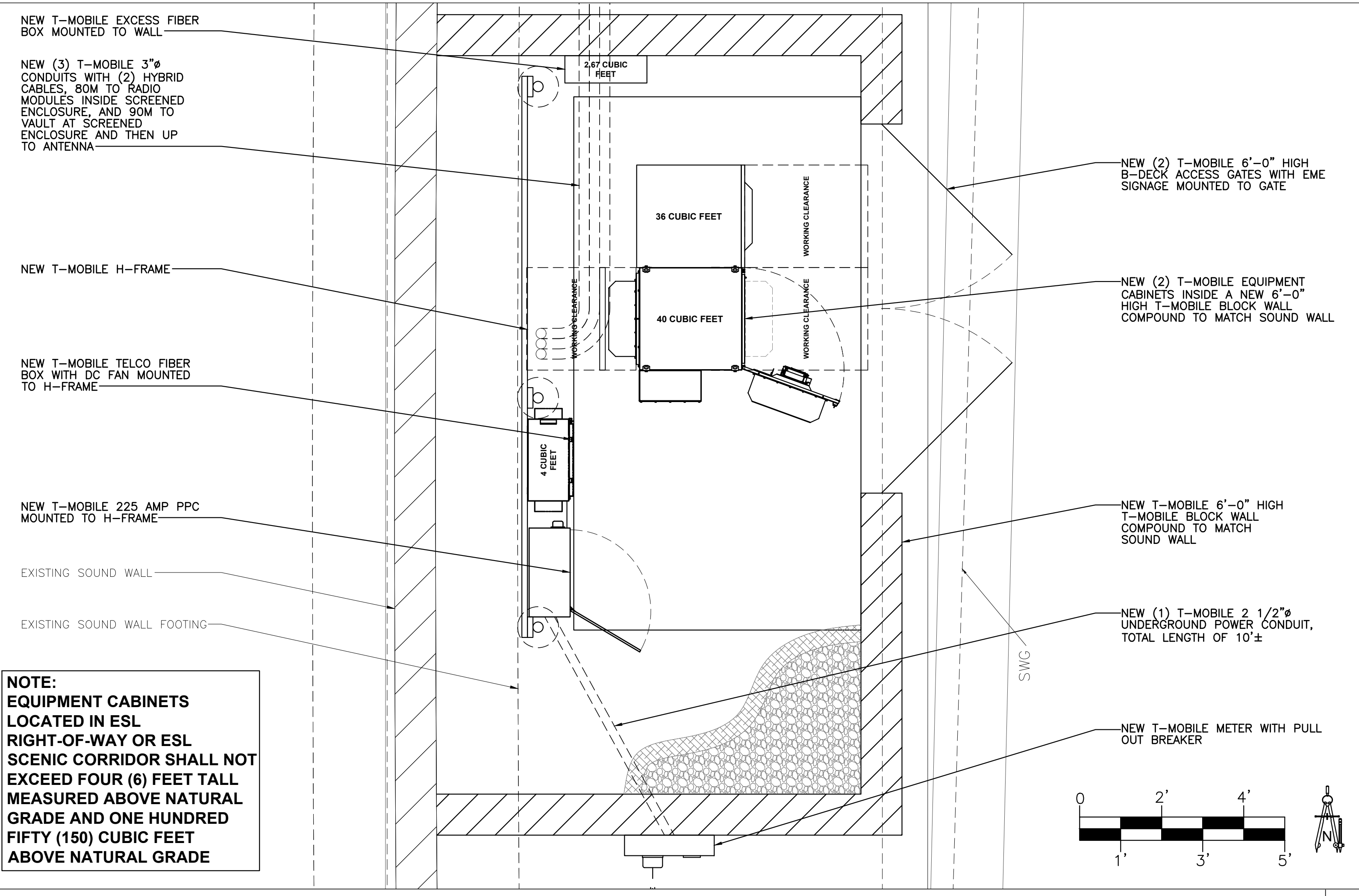
NEW LOWER ANTENNA PLAN SCALE: 1" = 1'-0" 3



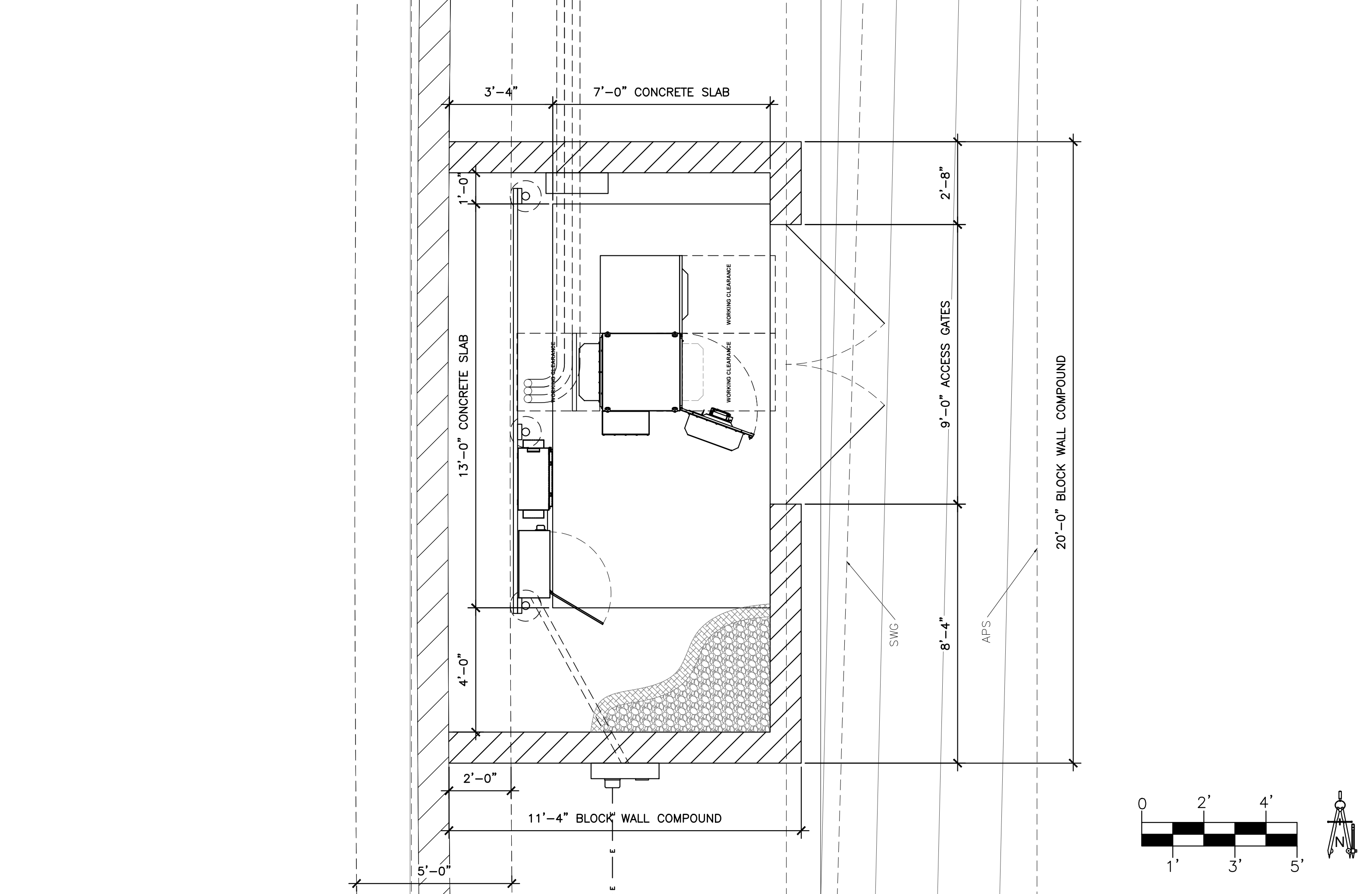
NEW UPPER ANTENNA PLAN SCALE: 1" = 1'-0" 4



T-MOBILE CONDUIT CLEARANCES UNDER BOX CULVERT SCALE: N.T.S 5



NEW ENLARGED EQUIPMENT PLAN SCALE: 1/2" = 1'-0" 1



NEW ENLARGED DIMENSION PLAN SCALE: 3/8" = 1'-0" 2

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PROJECT INFORMATION

JOB: 03-586-03

**PH60907B**  
**TRAFFIC LIGHT PIMA**  
**AND HAPPY VALLEY**

EAST HAPPY VALLEY & N. PIMA RD.  
 SCOTTSDALE, ARIZONA 85255

SHEET TITLE  
**ENLARGED**  
**EQUIPMENT,**  
**ANTENNA, AND**  
**DIMENSION PLANS**

JURISDICTIONAL APPROVAL

SHEET NUMBER  
**Z-3**

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CLIENT  
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PROJECT INFORMATION  
 JOB: 03-586-03

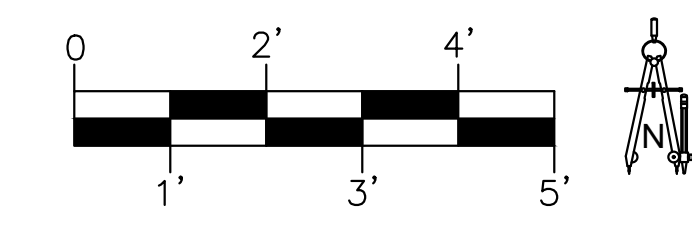
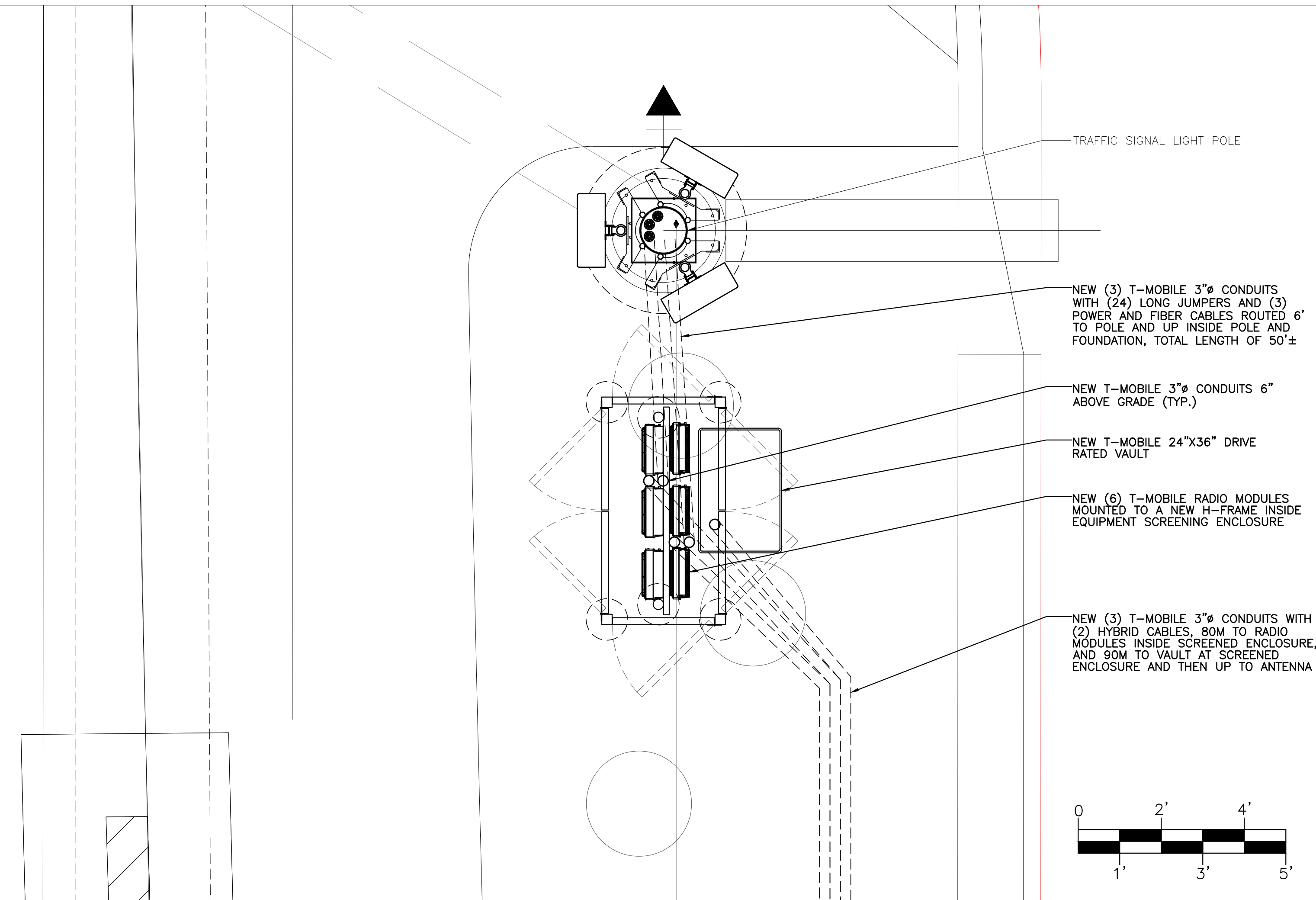
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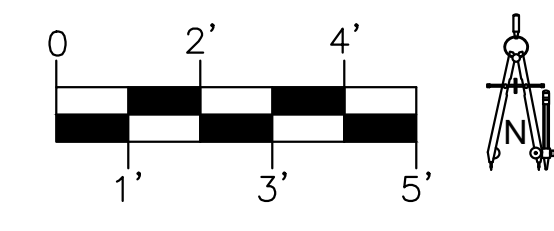
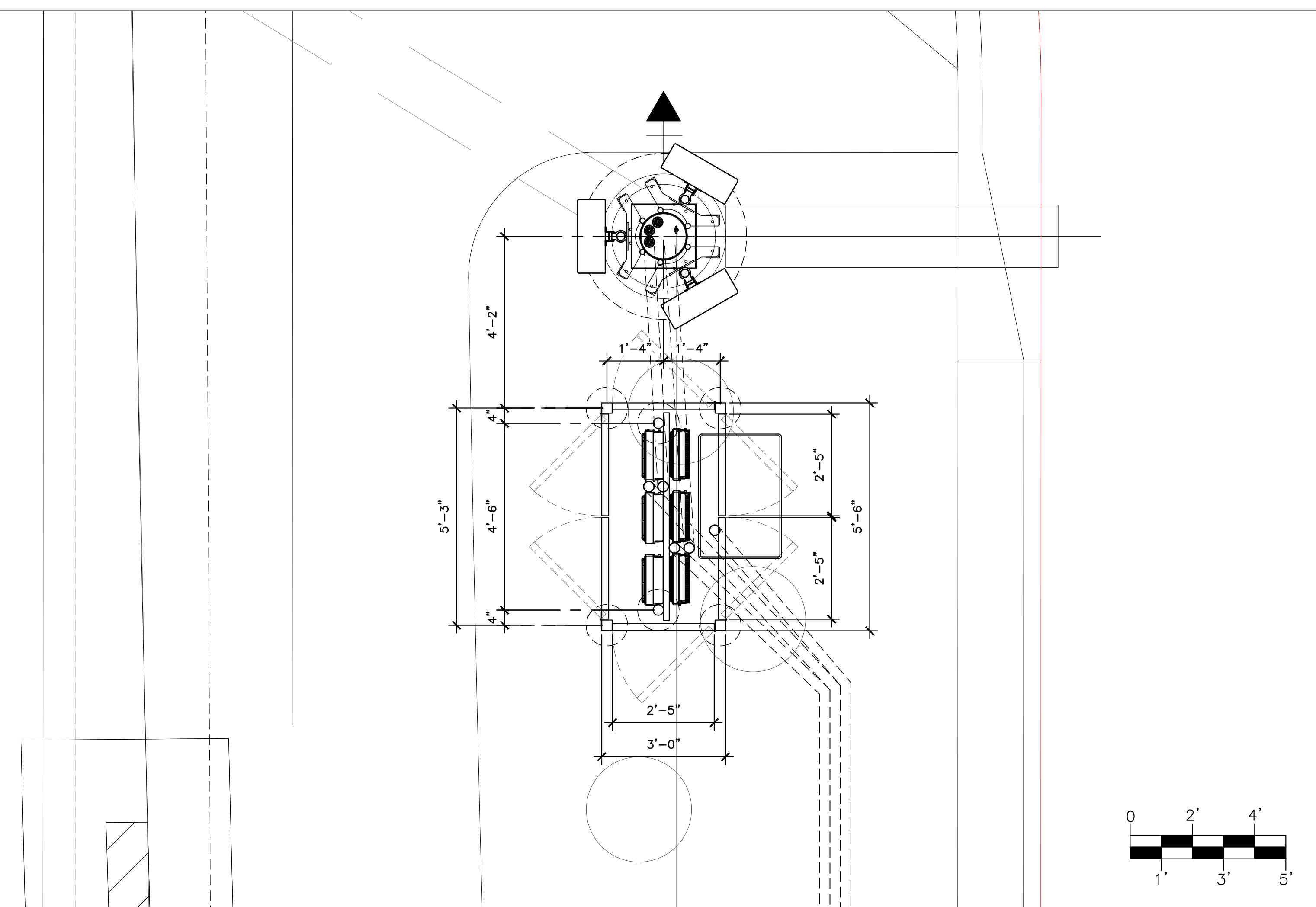
SHEET TITLE  
**ENLARGED EQUIPMENT BY POLE PLAN AND DIMENSION PLAN**

JURISDICTIONAL APPROVAL

SHEET NUMBER  
**Z-3.1**



NEW ENLARGED EQUIPMENT BY POLE PLAN SCALE: 1/2" = 1'-0" 1



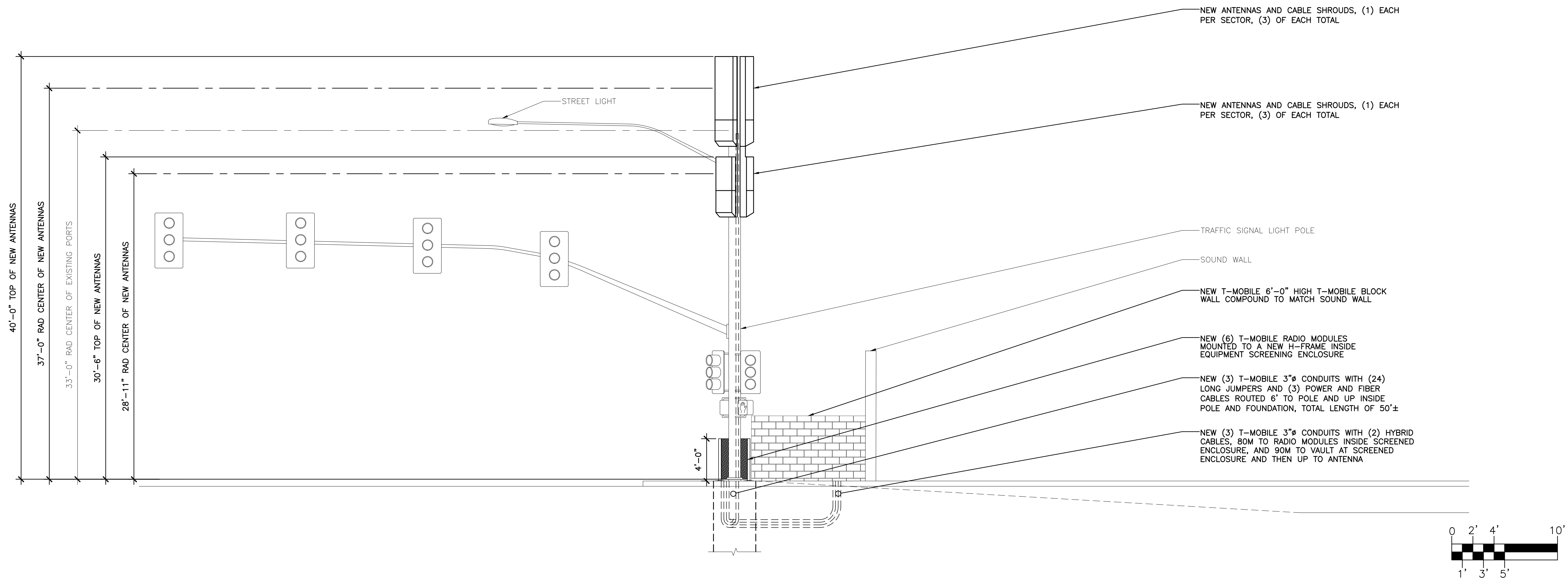
NEW ENLARGED EQUIPMENT BY POLE DIMENSION PLAN SCALE: 3/8" = 1'-0" 2

NOT USED SCALE: N.T.S. 3

NOT USED SCALE: N.T.S. 4

NOT USED SCALE: N.T.S. 5

RFDS VER 1 DATED 10/03/2023 AT 11:13:50 AM

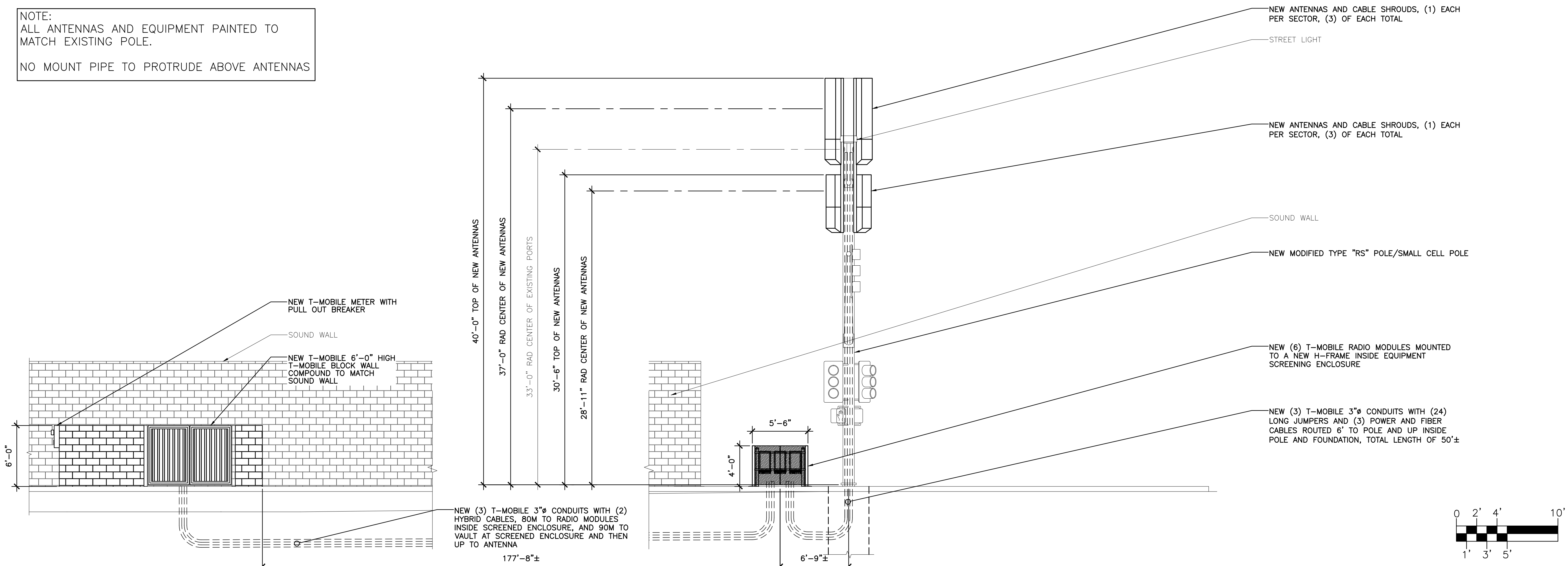


NEW NORTH ELEVATION

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

1

NOTE:  
ALL ANTENNAS AND EQUIPMENT PAINTED TO MATCH EXISTING POLE.  
NO MOUNT PIPE TO PROTRUDE ABOVE ANTENNAS



NEW EAST ELEVATION

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

8283 N. HAYDEN RD., STE 258  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 429-0533

ENGINEER OF RECORD  
TERRA DYNAMIC ENGINEERING, LLC

**TDE**

3241 E. SHEA BLVD., SUITE 1, #455  
PHOENIX, AZ 85028  
PHONE: (602) 482-1603  
EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

NO.	DATE	DESCRIPTION	BY
9	07/20/23	REVISION 7	SPE
10	07/28/23	REVISION 8	SPE
11	09/11/23	REVISION 9	SPE
12	10/03/23	REVISION 10	SPE
13	10/31/23	REVISION 11	SPE

PROJECT INFORMATION  
JOB: 03-586-03

**PH60907B**  
**TRAFFIC LIGHT PIMA AND HAPPY VALLEY**

EAST HAPPY VALLEY & N. PIMA RD.  
SCOTTSDALE, ARIZONA 85255

SHEET TITLE

**ELEVATIONS**

JURISDICTIONAL APPROVAL

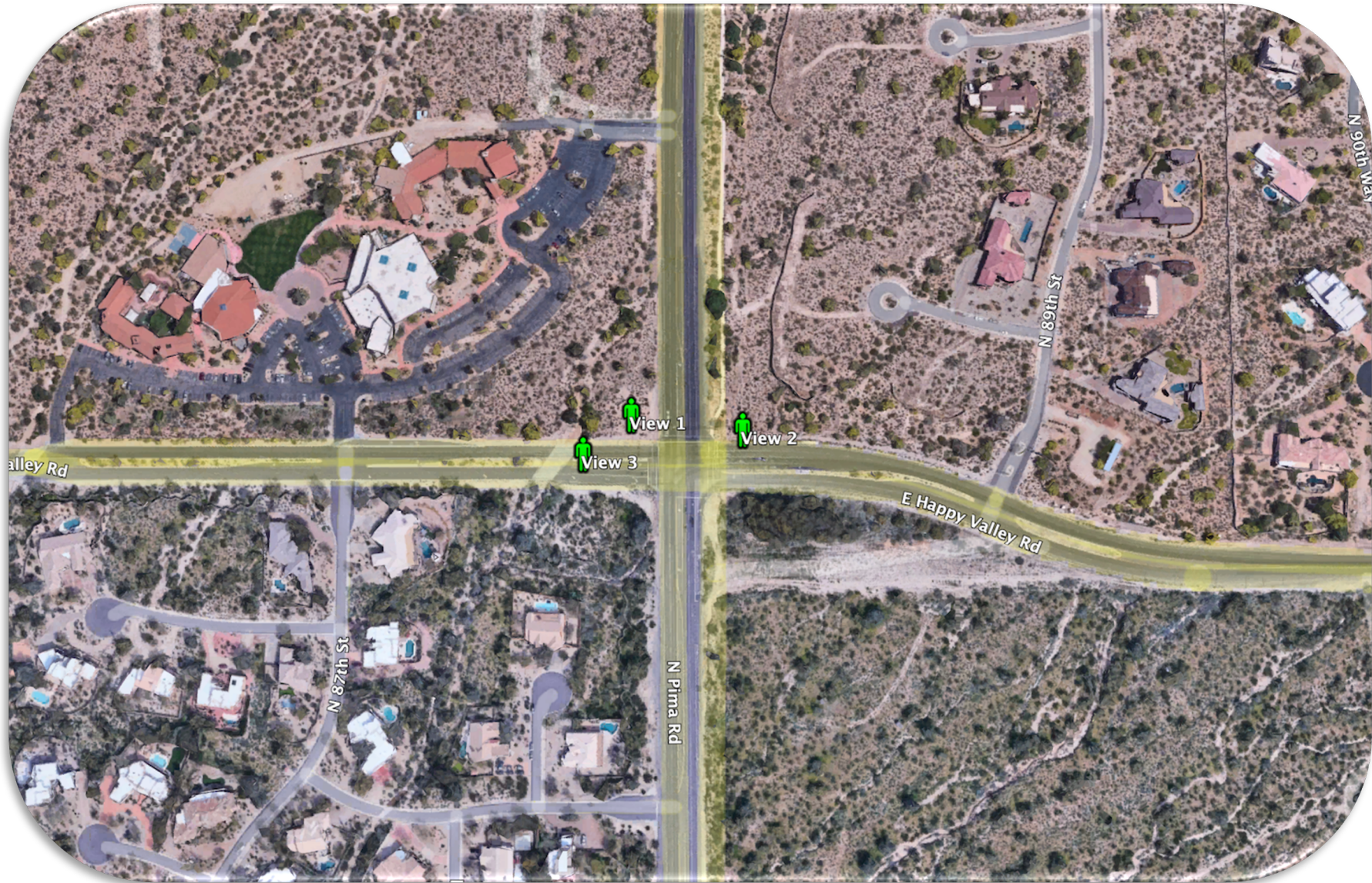
SHEET NUMBER

**Z-4**

RFDS VER 1 DATED 10/03/2023 AT 11:13:50 AM

# Photo Simulations

PH60907B - Pima & Happy Valley Traffic Light  
SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

# Photo Simulations

PH60907B - Pima & Happy Valley Traffic Light  
SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255



Before



View 1

After



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

# Photo Simulations

PH60907B - Pima & Happy Valley Traffic Light  
SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255



Before



View 2

After



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

# Photo Simulations

PH60907B - Pima & Happy Valley Traffic Light  
SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255



Before



View 3

After



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.



Zoning Aerial

31-DR-2023



## Neighborhood Outreach Report

### T-Mobile PH60907B - Pima & Happy Valley Traffic Light

T-Mobile has reached out to all Neighbors/HOA's within 750' of the proposed T-Mobile PH60907B - Pima & Happy Valley Traffic Signal WCF to be located in the ROW at SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255.

T-Mobile sent a mailing to Neighbors/HOA's within 750' of the proposed WCF inviting neighbors to a Neighborhood Meeting on April 4<sup>th</sup>. The meeting invitation was mailed out on March 21<sup>st</sup> Via First Class US Mail. No neighbor attended that meeting (please see the attached mailing material).

T-Mobile sent a second mailing to Neighbors/HOA's within 750' of the proposed WCF with general information on the proposed WCF. The information was mailed out on April 11<sup>th</sup> Via First Class US Mail (please see the attached mailing material).

I have been contacted by the following individuals as result of the neighborhood outreach, and have spoken to both. I have provided the latest design and both appear to not have any issues. I will continue to keep anyone that has contacted me informed as we move through the planning process.

- Mitch Roth – President of Alta Sonora HOA
- Nadia Mustafa – President of the Pinnacle Peak Place HOA

Sincerely,

Declan Murphy for T-Mobile  
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258  
Tel: (602) 326-0111  
Email: [dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)



Dear Neighbor:

T-Mobile is proposing a new Wireless Communication Facility (WCF) to be located on a new Traffic Signal Pole in the SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255. You are invited to a neighborhood meeting to discuss this proposal, please see the following information with regards to the proposed meeting:

**Location:** Pinnacle Presbyterian Church -25150 N Pima Rd, Scottsdale, AZ 85255  
**Date:** April 4<sup>th</sup> 2023  
**Time:** 6.30pm

We welcome neighborhood input on the proposed WCF, and look forward to discussing in greater detail.

In the meantime, please do not hesitate to contact me at (602) 326 0111 anytime with questions or concerns regarding this project, or email me at [dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)

Alternatively, please contact Keith Niederer Senior Planner City of Scottsdale (480) 312-2953 or [KNiederer@Scottsdaleaz.gov](mailto:KNiederer@Scottsdaleaz.gov)

Sincerely,

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

Declan Murphy for T-Mobile  
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258  
(602) 326 0111  
[dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)



Dear Neighbor:

T-Mobile is proposing a new Wireless Communication Facility (WCF) to be located on a new Traffic Signal Pole in the SW Cnr of Pima Rd & Happy Valley Rd, Scottsdale AZ 85255 (as indicated above), with the associated ground equipment located to the South in the City ROW.

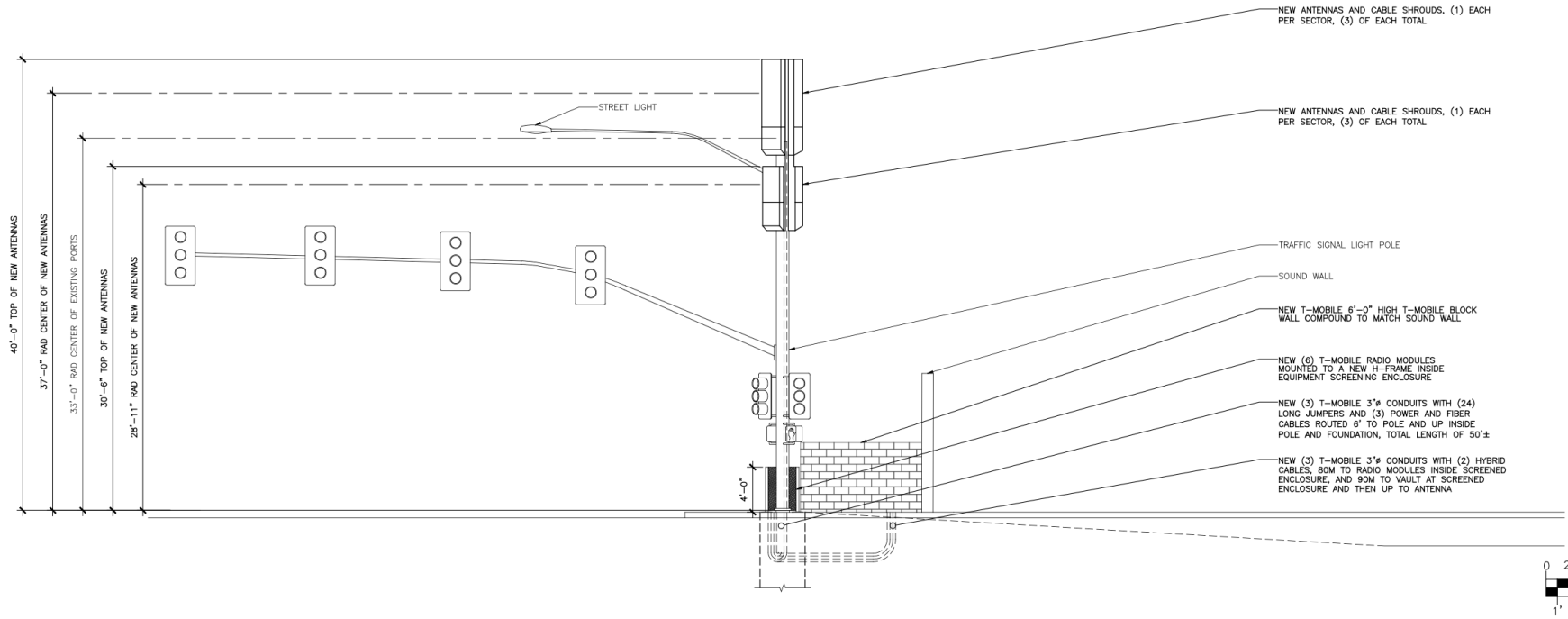
There is an existing carrier with antennas on the Traffic Signal Pole located in the NE Cnr of the intersection. The proposed T-Mobile site is typical of a number of existing Traffic Signal mounted sites throughout the City of Scottsdale.

We welcome neighborhood input on the proposed site, so please do not hesitate to contact me at (602) 326 0111 anytime with questions or concerns regarding this project, or email me at [dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)

Sincerely,

A handwritten signature in black ink that reads "Declan Murphy". The signature is written in a cursive, flowing style.

Declan Murphy for T-Mobile  
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258  
(602) 326 0111  
[dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)



NEW ANTENNAS AND CABLE SHROUDS, (1) EACH PER SECTOR, (3) OF EACH TOTAL

NEW ANTENNAS AND CABLE SHROUDS, (1) EACH PER SECTOR, (3) OF EACH TOTAL

TRAFFIC SIGNAL LIGHT POLE

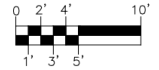
SOUND WALL

NEW T-MOBILE 6'-0" HIGH T-MOBILE BLOCK WALL COMPOUND TO MATCH SOUND WALL

NEW (6) T-MOBILE RADIO MODULES MOUNTED TO A NEW H-FRAME INSIDE EQUIPMENT SCREENING ENCLOSURE

NEW (3) T-MOBILE 3" CONDUITS WITH (24) LONG JUMPERS AND (3) POWER AND FIBER CABLES ROUTED 6' TO POLE AND UP INSIDE POLE AND FOUNDATION, TOTAL LENGTH OF 50'±

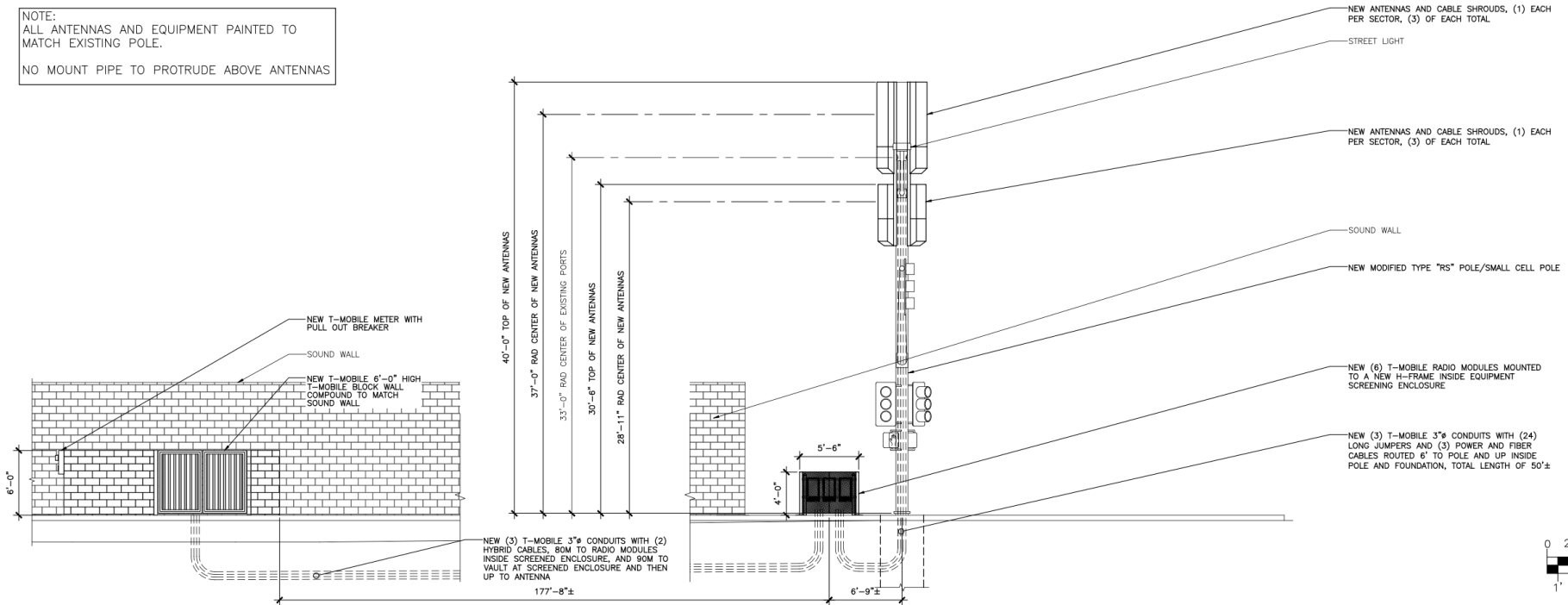
NEW (3) T-MOBILE 3" CONDUITS WITH (2) HYBRID CABLES, 90M TO RADIO MODULES INSIDE SCREENED ENCLOSURE, AND 90M TO VAULT AT SCREENED ENCLOSURE AND THEN UP TO ANTENNA



NEW NORTH ELEVATION

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

NOTE:  
ALL ANTENNAS AND EQUIPMENT PAINTED TO MATCH EXISTING POLE.  
NO MOUNT PIPE TO PROTRUDE ABOVE ANTENNAS



NEW ANTENNAS AND CABLE SHROUDS, (1) EACH PER SECTOR, (3) OF EACH TOTAL

STREET LIGHT

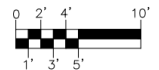
NEW ANTENNAS AND CABLE SHROUDS, (1) EACH PER SECTOR, (3) OF EACH TOTAL

SOUND WALL

NEW MODIFIED TYPE "RS" POLE/SMALL CELL POLE

NEW (6) T-MOBILE RADIO MODULES MOUNTED TO A NEW H-FRAME INSIDE EQUIPMENT SCREENING ENCLOSURE

NEW (3) T-MOBILE 3" CONDUITS WITH (24) LONG JUMPERS AND (3) POWER AND FIBER CABLES ROUTED 6' TO POLE AND UP INSIDE POLE AND FOUNDATION, TOTAL LENGTH OF 50'±



NEW EAST ELEVATION

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