



**CITY OF SURPRISE**  
**Planning and Zoning Commission Agenda**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**

Thursday, March 17, 2016 @ 6:00 PM  
 COUNCIL CHAMBERS

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**CALL TO ORDER.**

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

**Planning and Zoning Commission Agenda:**

**CALL TO THE PUBLIC:**

**INSTRUCTIONS:** In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

**CONSENT AGENDA:**

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

STAFF  
 RECOMMENDATION/

| ITEM # | DISTRICT # | ITEM DESCRIPTION |
|--------|------------|------------------|
|--------|------------|------------------|

PRESENTED BY

- #1 District Internal Consideration and action pertaining to approval of the March 3, 2016 Planning and Zoning Commission minutes. Approve  
Heather  
Donaldson,  
Community  
Development
- #2 District 2 Consideration and action regarding a Site Plan entitled PHO Remington Monopalm. Approve  
Hobart Wingard -  
Community  
Development
- OTHER BUSINESS:**
- #3 District Internal Discussion pertaining to future agenda items. No Action  
Eric Fitzer,  
Community  
Development

**ADJOURNMENT:**

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SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: March 8, 2016 at 11:05 AM

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



CITY OF SURPRISE  
Planning and Zoning Commission

March 17, 2016 @ 6:00:00 PM

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|                        |                           |                 |                                          |
|------------------------|---------------------------|-----------------|------------------------------------------|
| Board Meeting Date:    | March 17, 2016            | Contact Person: | Heather Donaldson, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                                 |
| Staff Recommendations: | Approve                   |                 |                                          |

|         |         |   |                |                   |
|---------|---------|---|----------------|-------------------|
| Consent | Regular | x | Public Hearing | Report/Discussion |
|---------|---------|---|----------------|-------------------|

**Agenda Wording:**

Consideration and action pertaining to approval of the March 3, 2016 Planning and Zoning Commission minutes.

**Motion:**

I move to approve the March 3, 2016 Planning and Zoning Commission minutes.

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

Click to download

☐ [3-3-2016 P&Z Commission Meeting Minutes](#)

**External Attachment Links:**

**Meeting Requirements:**

|            |   |       |   |             |   |       |   |
|------------|---|-------|---|-------------|---|-------|---|
| Powerpoint | x | Video | x | White Board | x | Other | x |
|------------|---|-------|---|-------------|---|-------|---|

**Presentation Speaker Names (spelling and titles for TV captions):**

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**March 3, 2016 / 6:00 PM**

**COUNCIL CHAMBERS  
16000 North Civic Center Plaza  
Surprise, AZ 85374**

**CALL TO ORDER.**

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, March 3, 2016.

**A. ROLL CALL**

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners, Dennis Smith, Shari Martin, Jerry Hoyler and Steve Somers. Commissioner Jim Ferguson was absent.

**STAFF PRESENT:**

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, Planner Robert Kuhfuss, Planner Sergio Angulo, Neighborhood Services Program Supervisor Christina Ramirez and Planning and Zoning Commission Secretary Heather Donaldson.

**COUNCIL MEMBERS PRESENT:**

None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

**D. STAFF REPORT**

None

**CALL TO THE PUBLIC:**

None

## **CONSENT AGENDA:**

No Items

## **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

### **Item 1 – INTERNAL – Consideration and action pertaining to approval of the February 18, 2016 Planning and Zoning Commission minutes.**

Commissioner Smith made a motion to approve the February 18, 2016 Planning and Zoning Commission minutes. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

### **Item 2 – DISTRICT 4 – Consideration and action regarding a Zone Change from CN/RL-5 split zoning to RL-5.**

Sergio Angulo, Planner, presented the project to the Commission.

Chair Chapman opened the Call to the Public.

David Johnson, Buckeye resident, advised the Commission that the reason there are two zones on one property is because the lot line was illegally removed.

Elodia Fernandez, Surprise resident, expressed concerns regarding excessive noise that could come out of gatherings taking place at the subject property. She asked what consideration would be made regarding noise for surrounding neighbors.

Hearing no further comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Changes to the building
- How late activities will run until
- What types of activities will take place at the facility
- What is planned for in the space at the back of the building
- Neighborhood notification of events which will be taking place at facility

Commissioner Somers made a motion to recommend approval of the proposed Zone change from CN/RL-5 split zoning to RL-5 under case FS15-315 to the City Council. Commissioner Hoyler seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

**Item 3 – INTERNAL – Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2016-17.**

Christina Ramirez, Program Supervisor, presented the project to the Commission.

Chair Chapman opened the Call to the Public. Hearing no comments, Chair Chapman closed the call to the public.

The Commission discussed:

- No changes to rubric or funding recommendations

Commissioner Somers made a motion to recommend to the Mayor and City Council the 2016-2017 Community Development Block Grant Public Service Funding recommendations as discussed. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

**Item 4 – CITYWIDE – Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Annual Action Plan for 2016 and 2017.**

Christina Ramirez, Neighborhood Services Program Supervisor, presented the project to the Commission.

Chair Chapman opened the Call to the Public. Hearing no comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Would the rehabilitation of the TechCelerator be serving low to moderate income families
- Updating of parking areas of the TechCelerator
- Average length of time that startup companies can use the TechCelerator space
- Will funds be used to update existing spaces within the TechCelerator
- How many tenants are there currently in the TechCelerator

Vice Chair Keating made a motion to recommend approval of the 2016-2017 Community Development Block Grant Annual Action Plan funding priorities to City Council. Commissioner Martin seconded the motion. The motion passed with 5 votes in favor, 1 vote against (Smith) and 1 absence (Ferguson).

**Item 5 – DISTRICT 4 – Consideration and action pertaining to a Conditional Use Permit for Grand Materials, a 7.38 acre property generally located east of the intersection of Dysart Road and Grand Avenue.**

Hobart Wingard, Planner, presented the project to the Commission.

Chair Chapman opened the Call to the Public.

Grace Colosimo, Surprise business owner, is the sole owner of a mobile home park adjacent to the subject property. She expressed concerns regarding operating hours of Grand Materials as well as debris left by its employees after they eat lunch outside of the property.

Nick Noghrehchi, Surprise property owner, owns the property across the street from Grand Materials on Cottonwood. He inquired about the entrance into Grand Materials from Cottonwood Street.

Hearing no further comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Material on exterior wall of building
- Additional parking for employees
- Location of Corporate building on property
- Changes to existing landscaping

Commissioner Smith made a motion to approve the Conditional Use Permit for Grand Materials Expansion as presented by staff. Commissioner Somers seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

**Item 6 – DISTRICT 4 – Consideration and action regarding a Major PAD Amendment/Rezone to the Canyon Ridge West PAD changing the zoning of the property from PAD (High Density Residential 9-22 DU/Ac) to PAD (Community Commercial).**

Robert Kuhfuss, Planner, presented the project to the Commission.

Chair Chapman opened the Call to the Public. Hearing no comments, Chair Chapman closed the call to the public.

The Commission discussed:

- Possibility of anything being constructed on the property to the East
- What will be facing Bell Road
- Timing of Flood Control work
- Will easement(s) remain the same
- Will there be sidewalks along Bell and 115<sup>th</sup> Avenue

Vice Chair Keating made a motion to recommend approval to the City Council of the proposed Major PAD Amendment/Rezone from PAD (High Density Residential 9-22 DU/Ac) to PAD (Community Commercial), subject to stipulations 'a'-'c' as presented by staff. Commissioner Hoyler seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

**OTHER BUSINESS:**

**Item 7 – INTERNAL - Discussion pertaining to future agenda items.**

None

**ADJOURNMENT:**

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:27 p.m.

\_\_\_\_\_  
Eric Fitzer  
Community Development Assistant Director

\_\_\_\_\_  
Ken Chapman  
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: \_\_\_\_\_  
Heather Donaldson, Commission Secretary

DATE: \_\_\_\_\_



CITY OF SURPRISE  
Planning and Zoning Commission

March 17, 2016 @ 6:00:00 PM

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|                        |                           |                 |                                        |
|------------------------|---------------------------|-----------------|----------------------------------------|
| Board Meeting Date:    | March 17, 2016            | Contact Person: | Hobart Wingard - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | 2                                      |
| Staff Recommendations: | Approve                   |                 |                                        |

|         |         |   |                |                   |
|---------|---------|---|----------------|-------------------|
| Consent | Regular | x | Public Hearing | Report/Discussion |
|---------|---------|---|----------------|-------------------|

**Agenda Wording:**

Consideration and action regarding a Site Plan entitled PHO Remington Monopalm.

**Motion:**

I move to approve the Site Plan for PHO Remington Monopalm.

**Background:**

Verizon Wireless is proposing a 69-foot monopalm located on the south side of the Sun City Grand maintenance yard located between State Route 303 and the single family homes located on Shadow Mountain Drive south of the Mountain View Boulevard within the Sun City Grand PAD. The camouflaged monopalm will have a base station that includes cabinetry, and an emergency back-up generator. The base station will be concealed by an approximately eight (8) foot wall finished to match the block wall on the property.

**Financial Impact Statement:**

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

**ATTACHMENTS:**

Click to download

- ☐ [00 - FS15-332 - PHO Remington Verizon - Staff Report](#)
- ☐ [01 - FS15-332 - PHO Remington Verizon - Vicinity Maps](#)
- ☐ [02 - FS15-332 - PHO Remington Verizon - Project Plan Set](#)
- ☐ [03 - FS15-332 - PHO Remington Verizon - Photo Simulations](#)
- ☐ [04 - FS15-332 - PHO Remington Verizon - Color Elevations](#)
- ☐ [05 - FS15-332 - PHO Remington Verizon - Current Coverage](#)

- ☐ [06 - FS15-332 - PHO Remington Verizon - Proposed Coverage](#)
- ☐ [07 - FS15-332 - PHO Remington Verizon - Presentation](#)

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**External Attachment Links:**

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**Meeting Requirements:**

Powerpoint    x    Video    x            White Board    x    Other    x

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**Presentation Speaker Names (spelling and titles for TV captions):**

**Hobart Wingard, Planner II**

**Eric Fitzer, Director**

# SITE PLAN

## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS15-332

**Project Name:** PHO Remington Wireless Telecommunications Facility (WTF)

**Council District:** 2 - Cottonwood

**Meeting Date:** March 17, 2016

**Planner:** Hobart Wingard, 623-222-3156

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**Owner:** Sun City Grand Community Association, Inc.

**Applicant:** Verizon Wireless

**Request:** A Site Plan for a 69-foot monopalm located in the Sun City Grand Planned Area Development (PAD).

**Site Location:** The site is located on the south side of the Sun City Grand maintenance yard located between State Route 303 and the single family homes located on Shadow Mountain Drive south of the Mountain View Boulevard Bridge.

**Site Size:** Approximately 4.66 acres

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

**Support/Opposition:** No items of support or opposition received

**Staff Recommendation:** Staff recommends the Commission **approve** the Site Plan for PHO Remington WTF.

**Project Description:**

Verizon Wireless is proposing a 69-foot monopalm located on the south side of the Sun City Grand maintenance yard located between State Route 303 and the single family homes located on Shadow Mountain Drive south of the Mountain View Boulevard within the Sun City Grand PAD. The camouflaged monopalm will have a base station that includes cabinetry, and an

emergency back-up generator. The base station will be concealed by an approximately eight (8) foot wall finished to match the block wall on the property.

The generator is considered 'whisper quiet' and will only operate during power outages and for a half hour a week for operational testing. When operating, the generator will produce the noise equivalent to a vacuum cleaner (approximately 70 decibels). This base station will be located approximately 150 feet from the nearest residence.

Because this is located within maintenance facility landscaping will not be required. To integrate with the palms throughout Sun City Grand, the monopalm itself will have faux palm fronds, palm bark cladding, and growth cluster (pineapple).

#### **Surrounding Land Zoning:**

| Direction | Zoning                                         | Current Land Use                      |
|-----------|------------------------------------------------|---------------------------------------|
| On Site   | Sun City Grand PAD – Single Family Residential | Landscape Maintenance Yard            |
| North     | Sun City Grand PAD – Single Family Residential | Worship Facilities                    |
| South     | Sun City Grand PAD – Single Family Residential | Golf Facilities                       |
| East      | Sun City Grand PAD – Single Family Residential | Single Family Homes                   |
| West      | Sun City Grand PAD – Single Family Residential | SR 303 and Single Family Homes Beyond |

#### **Background:**

**May 23, 1987:** The subject property was annexed into the City of Surprise.

**April 28, 1994:** The Sun City Grand PAD was approved by the Mayor and City Council under case PAD94-007.

**June 15, 2015:** The applicant met with city staff to develop the requirements for the construction of the subject WTF under case CR15-237.

**August 25, 2015:** The applicant filed a request for a WTF Conditional Use Permit (CUP) under case FS15-332, the subject case.

**October 20, 2015:** Ordinance 2015-15 was approved by the Mayor and City Council. The ordinance eliminated the need for a Public Hearing for WTF monopalms.

#### **Analysis:**

As this monopalm requires a Site Plan as outlined in the Surprise Municipal Code, the following conditions have been addressed to satisfy the requirements established:

- The WTF will be designed to blend into the architecture and landscape of the zone in which it is placed.

- The WTF antennas, mounting hardware, and cabling shall be covered or painted to match the color of the pole on which it is mounted. The base station will be screened by solid walls. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color.
- The setback of the WTF shall meet the yard development standards and setback requirements of the underlying zoning district.
- Monopalm:
  - o Will contain a minimum of 55 palm fronds that disguise the length of the antenna.
  - o The standoff mounting arm apparatus of the antenna array will not extend more than 30 inches from the structure to which it is attached.
  - o The pole structure will be clad with faux bark that begins at the base of the pole structure and continues to the height of the first palm frond attachment. The balance of the pole structure and the attachments will be painted to blend with the palm fronds.
  - o The diameter of the pole structure will not exceed 26 inches at its widest point.
  - o All cables will be concealed within the pole structure.
  - o The maximum height of the pole structure, excluding antennae, will be limited to 65 feet above the finished grade of the site. The maximum height of the antennae attached to a wireless communication monopalm will not exceed 80 feet above the finished grade of the site.
  - o No more than two (2) microwave dishes will be permitted on each monopalm. Microwave dishes will be limited to one (1) square foot in size and will be concealed within the monopalm, trimmed leaf cluster, or palm fronds.
  - o The trimmed leaf cluster will be mounted directly below the palm fronds and will be painted to blend with the pole structure.
  - o Climbing pegs are prohibited on the pole structure.
  - o When installing the monopalm, installation will minimize the removal of existing mature vegetation at the site or such vegetation will be replaced.

**Utility and Services Table:**

|              |                        |
|--------------|------------------------|
| Electric:    | APS                    |
| Water:       | EPCOR                  |
| Wastewater:  | City of Surprise       |
| Refuse:      | Parks and Sons         |
| Natural Gas: | Southwest              |
| Schools:     | Dysart School District |

**Reviewing Agencies:**

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, USPS, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

**Findings:**

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The proposed Site Plan is consistent with the Sun City Grand PAD.

**Recommendation:**

Staff recommends the Commission move to **approve** the PHO Remington Monopalm.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

**Attachments:**

Vicinity Maps (2 pages)  
Project Plan Set (6 sheets)  
Photo Simulations (7 pages)  
Color Elevations (1 sheet)  
Current Coverage (1 page)  
Proposed Coverage (1 page)

# VICINITY MAP REMINGTON WTF



# VICINITY MAP REMINGTON WTF



[illegible]

## DRIVING DIRECTIONS

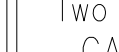
DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR (WEST). TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. TAKE THE 1ST RIGHT ONTO S KYRENE RD. TURN LEFT ONTO W BASELINE RD. MERGE ONTO I-10W/PEARL HARBOR MEMORIAL HIGHWAY TOWARD PHOENIX. MERGE ONTO AZ-303 LOOP/BOB STUMP MEMORIAL PKWY VIA EXIT 124. TAKE THE BELL RD EXIT, EXIT 116. KEEP RIGHT AT THE FORK IN THE RAMP. TURN RIGHT ONTO W BELL RD. TURN LEFT ONTO N SUNRISE BLVD. TURN LEFT ONTO N. REMINGTON DR. DESTINATION IS ON THE RIGHT SIDE OF THE ROAD.

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

| <b>CODE COMPLIANCE</b>                                                                                                                                                                                                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. |  |
| 2012 INTERNATIONAL BUILDING CODE (IBC)                                                                                                                                                                                                                        |  |
| 2011 NATIONAL ELECTRICAL CODE (NEC)                                                                                                                                                                                                                           |  |
| 2012 INTERNATIONAL FIRE CODE (IFC)                                                                                                                                                                                                                            |  |
| ANSI/EIA-222-G LIFE SAFETY CODE                                                                                                                                                                                                                               |  |
| LOCAL BUILDING CODE(S)                                                                                                                                                                                                                                        |  |
| CITY AND/OR COUNTY ORDINANCES                                                                                                                                                                                                                                 |  |
| <b>JURISDICTION: CITY OF SURPRISE</b>                                                                                                                                                                                                                         |  |

| SPECIAL INSPECTIONS REQUIRED |                  |
|------------------------------|------------------|
| DRILLED CASSION:             | YES (PERIODIC)   |
| CONCRETE REINFORCING:        | YES (CONTINUOUS) |
| BOLTS IN CONCRETE:           | YES (CONTINUOUS) |
| MASONRY CONSTRUCTION:        | YES (PERIODIC)   |
| STEEL CONSTRUCTION:          | YES (PERIODIC)   |

| FCC COMPLIANCE                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS. |



Two working days before you dig,  
CALL FOR THE BLUE STAKE!

1 (602) 263-1100 or  
1 (800) STAKE-IT (782-5348)  
(OUTSIDE MARICOPA COUNTY)

| SITE LOCATION INFORMATION |                                                                                                                                                                       |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE NAME:                | PHO REMINGTON                                                                                                                                                         |
| SITE ADDRESS:             | 20214 N. SHADOW MOUNTAIN DRIVE<br>SURPRISE, AZ 85374                                                                                                                  |
| APN NUMBER:               | 232-32-788B                                                                                                                                                           |
| SITE COORDINATES:         | LATITUDE: 33° 40' 06.7" N (NAD 83)<br>LONGITUDE: 112° 24' 42.9" W (NAD 83)<br>EXISTING ELEVATION: 1313.3' (AMSL) (NAVD 88)<br>NEW ELEVATION: 1311.0' (AMSL) (NAVD 88) |
| CURRENT ZONING:           | PAD -GOLF COURSE MAINTENANCE FACILITY                                                                                                                                 |
| SCHOOL DISTRICT:          | DYSART UNIFIED SCHOOL DISTRICT                                                                                                                                        |
| APPLICANT:                | VERIZON WIRELESS<br>126 WEST GEMINI DRIVE<br>TEMPE, ARIZONA 85283                                                                                                     |
| APPLICANT CONTACT:        | CONTACT: DAMON GAUTHIER<br>PHONE: (480) 777-4348                                                                                                                      |
| PROPERTY OWNER:           | SUN CITY GRAND COMMUNITY ASSOCIATION, INC.<br><br>CONTACT: SCOTT PHILLIPS<br>PHONE: (623)764-2049                                                                     |

## PROJECT DESCRIPTION

INSTALLATION OF (12) NEW ANTENNAS & (12) NEW RRHS, (2) J-BOXES, (2) HYBRID WITHIN A NEW 69' HIGH MONOPALM, & A NEW 11'-6" X 21'-9 1/2" STATE APPROVED EQUIPMENT SHELTER WITH EMERGENCY BACKUP GENERATOR WITHIN A ±7.5' HIGH CMU WALLED ENCLOSURE.

## GENERAL COMPLIANCE

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER. THIS PROJECT REQUIRES PERMANENT POWER AND TELEPHONE CONNECTION.

## ADA COMPLIANCE

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FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXISTS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

| PROJECT TEAM                                   |                                                                                                                                                                                              |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CLIENT:                                        | VERIZON WIRELESS<br>126 WEST GEMINI DRIVE<br>TEMPE, ARIZONA 85283<br>CONTACT: DAMON GAUTHIER<br>PHONE: (480) 777-4348<br><br>RF: NIKHIL JADHAV<br>PHONE: (602) 390-3842                      |
| DESIGN MANAGEMENT<br>PROFESSIONAL:             | SIINO DESIGN, LLC<br>16616 EAST PALISADES BOULEVARD<br>SUITE #102<br>FOUNTAIN HILLS, ARIZONA 85268<br>CONTACT: CHRISTOPHER M. SIINO, MS, PMP<br>PHONE: (480) 836-1691<br>FAX: (480) 836-1004 |
| SITE ACQUISITION<br>AND ZONING<br>CONSULTANT:  | SHAW & ASSOCIATES<br>CONTACT: RICK SHAW<br>MOBILE: (480) 204-1843<br>RSHAW@SHAW-ASSOCIATES.COM                                                                                               |
| CIVIL/STRUCTURAL<br>ENGINEERING<br>CONSULTANT: | ERION ENGINEERING, LLC<br>CONTACT: JOHN H. ERIOIN, JR., PE<br>PHONE: (480) 540-4573                                                                                                          |

| PROJECT INFORMATION   |                              |
|-----------------------|------------------------------|
| OCCUPANCY GROUP:      | U (MONOPALM) & S-2 (SHELTER) |
| TYPE OF CONSTRUCTION: | V-B                          |
| AREA OF CONSTRUCTION: | 620 SQ. FT.                  |

## ACCESSIBILITY DISCLAIMER

THE PROPOSED PROJECT IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY AND IS NOT TO BE ACCESSED BY THE GENERAL PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2.9 LISTED AS AN EQUIPMENT SPACE.

# SITE PHOTO



A photograph of a desert landscape. A tall palm tree stands prominently in the center-left. To its left, a person is standing, holding a large, dark, fan-like object. The ground is sandy and sparsely vegetated with small shrubs. In the background, a long, low, reddish-brown building is visible under a clear blue sky. To the right of the palm tree, there are several smaller, leafy trees.

[illegible]

| UTILITY COMMITMENT TABLE |                             |
|--------------------------|-----------------------------|
| WATER                    | N/A                         |
| SEWER                    | N/A                         |
| ELECTRICAL               | APS 602-371-7171            |
| TELEPHONE                | CENTURY LINK (800) 474-7526 |
| POLICE                   | LOCAL POLICE DEPARTMENT     |
| FIRE                     | LOCAL FIRE DEPARTMENT       |

| SURROUNDING ZONING AND USE |                                               |
|----------------------------|-----------------------------------------------|
| NORTH:                     | PAD – SINGLE FAMILY RESIDENCE                 |
| SOUTH:                     | PAD – SINGLE FAMILY RESIDENCE & GOLF FACILITY |
| EAST:                      | PAD – SINGLE FAMILY RESIDENCE & GOLF FACILITY |
| WEST:                      | PAD – SINGLE FAMILY RESIDENCE                 |



DESIGN MANAGEMENT PROFESSIONAL:



ENGINEERING CONSULTANT:  
ERION ENGINEERING, LLC  
STRUCTURAL \* CIVIL  
41802 North Signal Hill Court  
Anthem, Arizona 85086  
Ph: (623) 792-8386 M: (480) 540-4573

---

## SITE ACQUISITION/PROPERTY

---

CONSTRUCTION MANAGER

## VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL \_\_\_\_\_

DRAWN BY \_\_\_\_\_ CSINO \_\_\_\_\_

DRAWN BY: CSINO

---

CHECKED BY: JERION

| SCHEDULE OF REVISIONS |      |             |    |
|-----------------------|------|-------------|----|
| NO                    | DATE | DESCRIPTION | BY |

|   |          |                                   |     |
|---|----------|-----------------------------------|-----|
| 4 | 08/06/15 | CHANGED TO<br>OUTDOOR CABINETS    | CMS |
| 3 | 06/20/15 | UPDATED NEW<br>ADDRESS            | CMS |
| 2 | 05/05/15 | UPDATED PER POWER<br>COORDINATION | CMS |
| 1 | 04/06/15 | FINAL ZDs                         | CMS |

SITE NAME:

# PHO REMINGTON

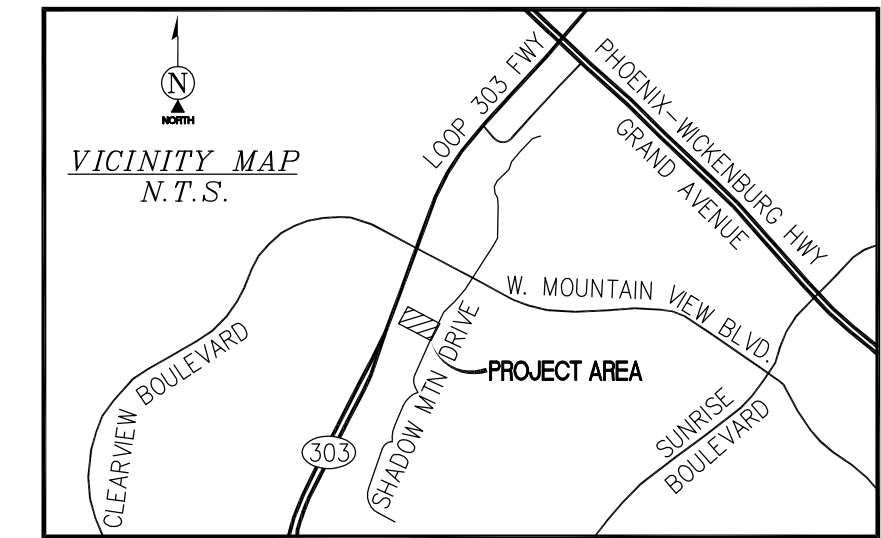
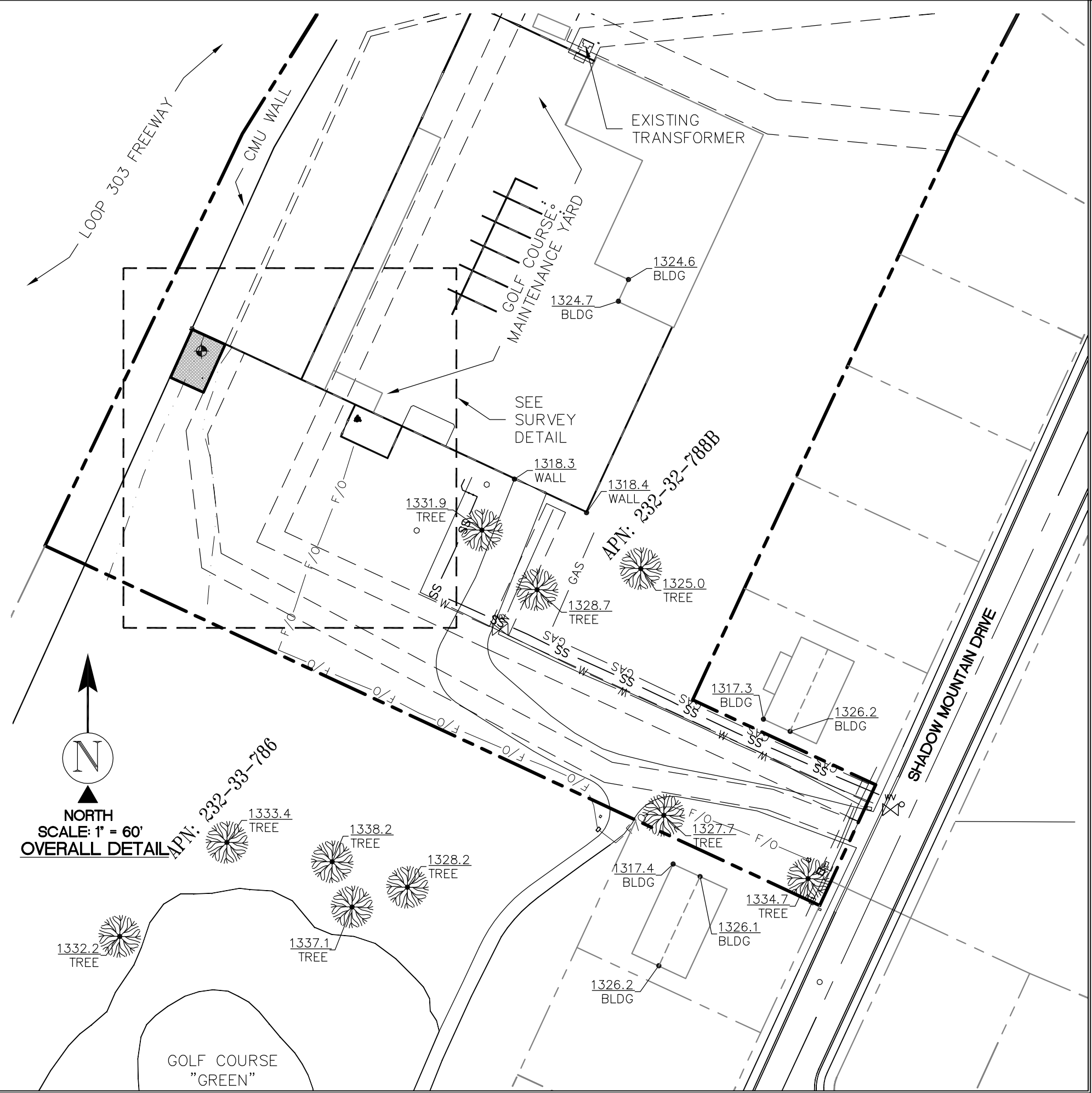
SITE ADDRESS:  
20214 N. SHADOW MOUNTAIN DRIVE  
SURPRISE, AZ 85374

SEAL:

SHEET TITLE:

**TITLE SHEET**

# T-1



**DIRECTIONS TO SITE**  
FROM THE VERIZON WIRELESS OFFICES IN TEMPE, ARIZONA HEAD WEST ON WEST GEMINI DRIVE TOWARD SOUTH ASH AVENUE; TURN LEFT ONTO SOUTH ASH AVENUE; TURN RIGHT ONTO WEST GUADALUPE ROAD; TURN RIGHT AT THE FIRST CROSS STREET ONTO SOUTH KYRENE ROAD; TURN LEFT ONTO WEST BASELINE ROAD; TURN RIGHT TO MERGE ONTO I-10 WEST TOWARD PHOENIX / US-60 WEST; MERGE ONTO I-10 WEST; KEEP LEFT AT THE FORK TO STAY ON I-10 WEST; FOLLOW SIGNS FOR INTERSTATE 10 WEST / LOS ANGELES; TAKE THE EXIT TOWARD AZ-303 LOOP NORTH; CONTINUE ONTO AZ-303 LOOP NORTH; TAKE EXIT 116 TOWARD WEST BELL ROAD; KEEP RIGHT AT THE FORK AND MERGE ONTO WEST BELL ROAD; TURN LEFT ONTO NORTH SUNRISE BOULEVARD; TURN LEFT ONTO WEST CLEARVIEW BOULEVARD; TURN RIGHT ONTO NORTH GOLDWATER CANYON DRIVE; TURN LEFT ONTO NORTH SHADOW MOUNTAIN DRIVE; TURN LEFT AT WEST MANZANITA DRIVE TO STAY ON NORTH SHADOW MOUNTAIN DRIVE; TURN LEFT AGAIN AT NORTH TROVAS DRIVE TO STAY ON NORTH SHADOW MOUNTAIN DRIVE AND THE DESTINATION WILL BE ON YOUR LEFT AT 20200 NORTH SHADOW MOUNTAIN DRIVE; SURPRISE, ARIZONA.

**SCHEDULE "B" NOTE**  
REFERENCE IS MADE TO THE TITLE REPORT ORDER #21500496, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 4, 2015. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

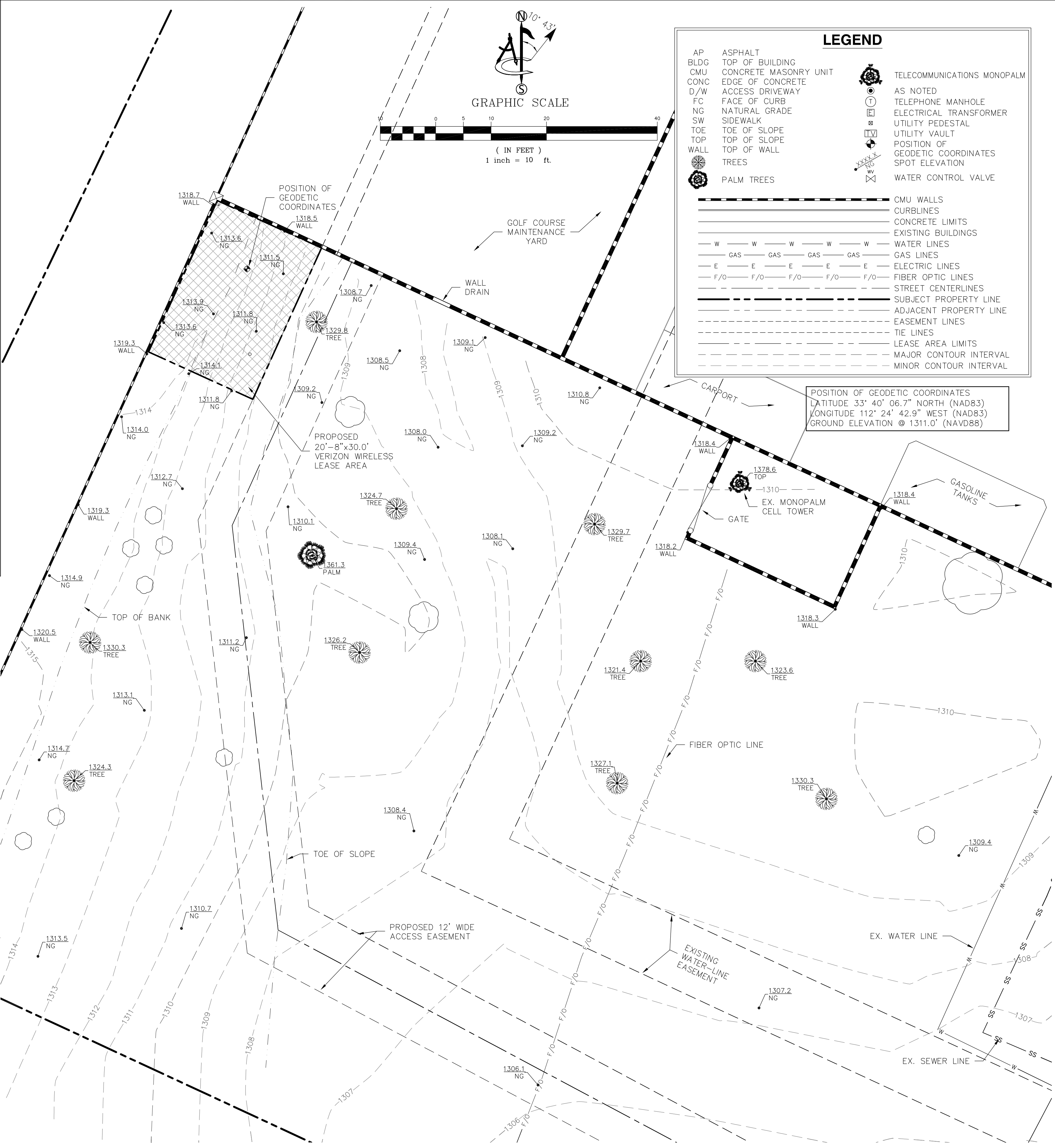
**SURVEY DATE**  
03/10/2015  
**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.  
**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.  
**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. 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.  
**LESSOR'S LEGAL DESCRIPTION**  
TRACT "A", SUN CITY GRAND - DESERT BLOOM, ACCORDING TO BOOK 421 OF MAPS, PAGE 39 AND CERTIFICATE OF CORRECTION RECORDED APRIL 18, 2002 AS INSTRUMENT NO. 2002-0395443, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THE FOLLOWING PROPERTY CONVEYED IN SPECIAL WARRANTY DEED RECORDED JUNE 1, 2000 AS INSTRUMENT NO. 00-0418234 OF OFFICIAL RECORDS:

BEGINNING AT THE NORTHERMOST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW BOULEVARD; THENCE SOUTH 56° 32' 58" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 50.01 FEET TO A CORNER OF SAID TRACT "A"; THENCE SOUTH 31° 58' 32" WEST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 616.86 FEET TO A CORNER OF SAID TRACT "A"; THENCE NORTH 58° 01' 28" WEST LEAVING SAID EASTERLY LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A", AND THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 303; THENCE NORTH 31° 58' 32" EAST ALONG SAID WESTERLY LINE OF SAID TRACT "A", AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 618.15 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES**  
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

**FLOOD ZONE**  
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #04013C1220L, DATED 10/16/2013.



CLIENT:

126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85283  
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

16616 EAST PAUSADES BLVD, SUITE 102  
FOUNTAIN HILLS, ARIZONA 85268  
PHONE: (480) 836-1701  
FAX: (480) 836-1004  
www.sdlic.biz

SURVEYING CONSULTANT:

412 EAST SOUTHERN AVENUE  
TEMPE, ARIZONA 85282 (480)659-4072

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: RC

CHECKED BY: MF

SCHEDULE OF REVISIONS

| NO | DATE     | DESCRIPTION        | BY |
|----|----------|--------------------|----|
| 4  | 08/06/15 | LEASE SIZE REV.    | NS |
| 3  | 06/19/15 | ADDRESS            | MF |
| 2  | 05/05/15 | COMMENTS           | NS |
| 1  | 04/03/15 | UPDATE GEO. COORDS | RC |

SITE NAME:

PHO-REMINGTON

SITE ADDRESS:

20214 N. SHADOW MOUNTAIN DRIVE  
SURPRISE, ARIZONA 85374

MARICOPA COUNTY

SEAL:

SHEET TITLE:

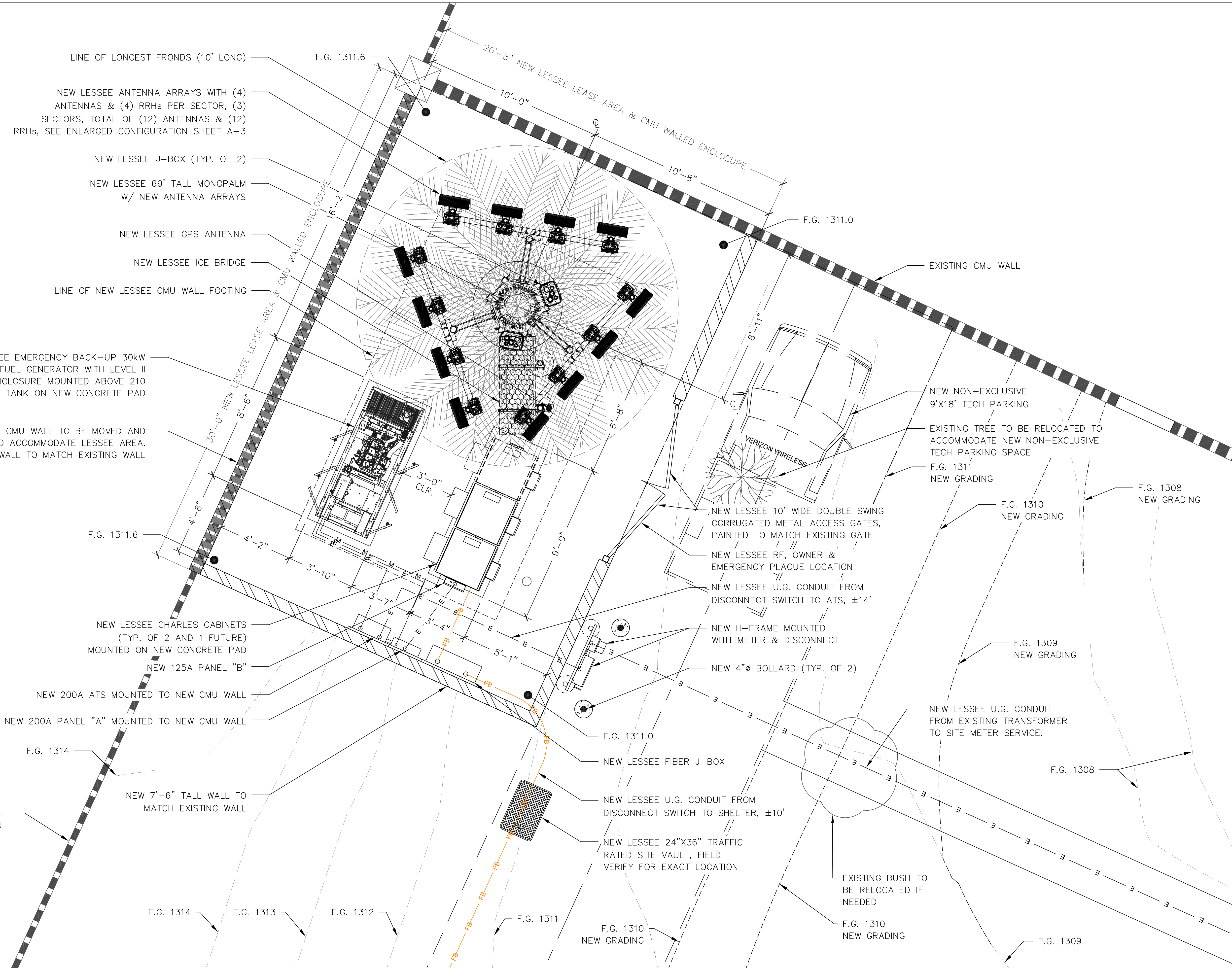
SITE SURVEY

SHEET NUMBER:

LS-1



NOTE:  
COMPOUND GRADE WILL BE CUT INTO THE HILLSIDE. THE LOWEST LEVEL FROM THE FRONT OF THE COMPOUND ACCESS (F.G. 1311).



CLIENT:

**verizon**wireless

126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85293  
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

**SD**SiinoDesign

16616 EAST PALISADES BLVD, SUITE 102  
FOUNTAIN HILLS, ARIZONA 85268  
PHONE: (480) 836-181  
FAX: (480) 836-1004  
www.sdllc.bz

ENGINEERING CONSULTANT:  
ERION ENGINEERING, LLC  
STRUCTURAL CIVIL  
41802 North Signal Hill Court  
Anthem, Arizona 85086  
Ph: (623) 792-8386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

| NO | DATE     | DESCRIPTION                    | BY  |
|----|----------|--------------------------------|-----|
| 4  | 08/06/15 | CHANGED TO OUTDOOR CABINETS    | CMS |
| 3  | 06/20/15 | UPDATED NEW ADDRESS            | CMS |
| 2  | 05/05/15 | UPDATED PER POWER COORDINATION | CMS |
| 1  | 04/06/15 | FINAL ZDs                      | CMS |

SITE NAME:

**PHO REMINGTON**

SITE ADDRESS:  
20214 N. SHADOW MOUNTAIN DRIVE  
SURPRISE, AZ 85374

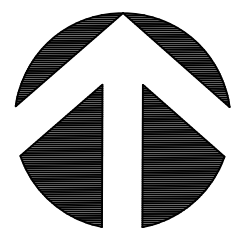
SEAL:

SHEET TITLE:

**ENLARGED  
SITE PLAN**

SHEET NUMBER:

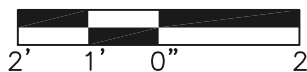
**A-2**



NORTH

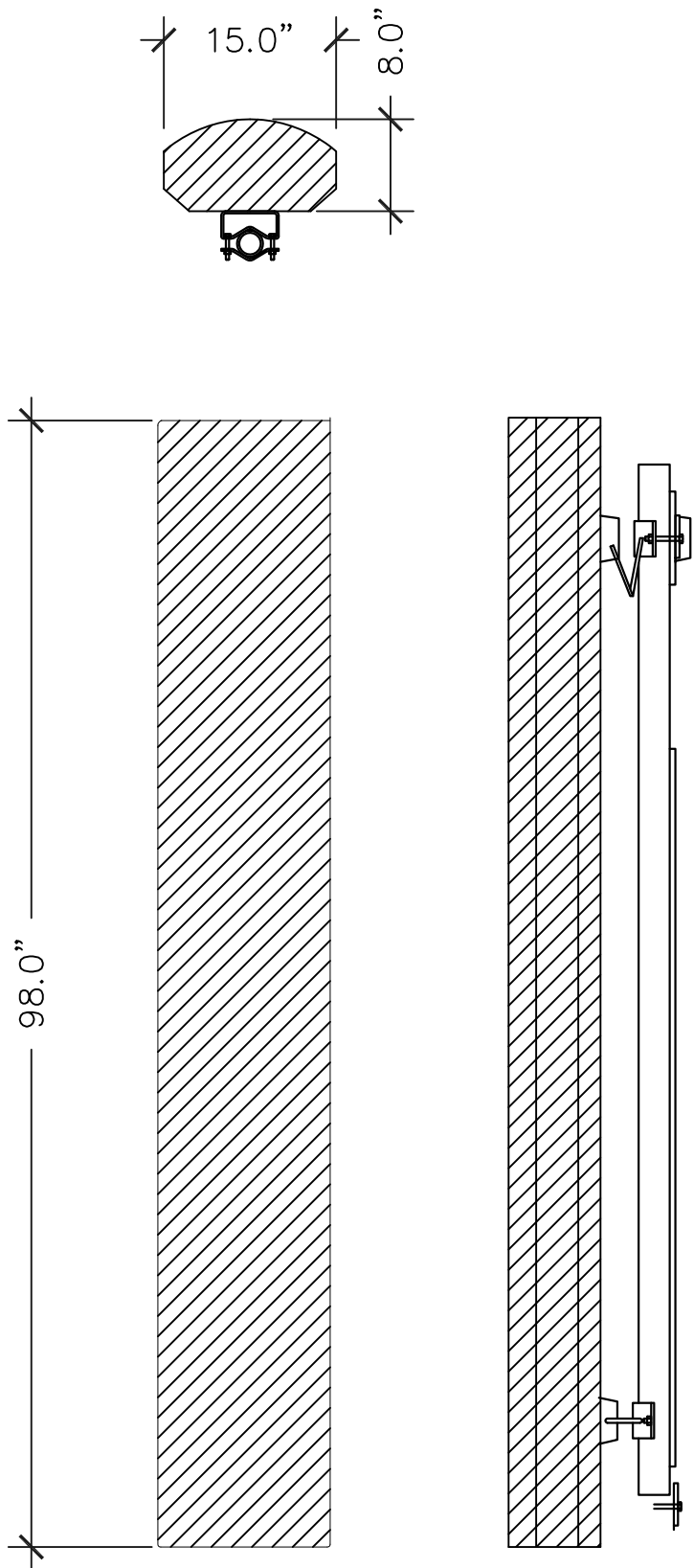
**ENLARGED SITE PLAN**

22"x34" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



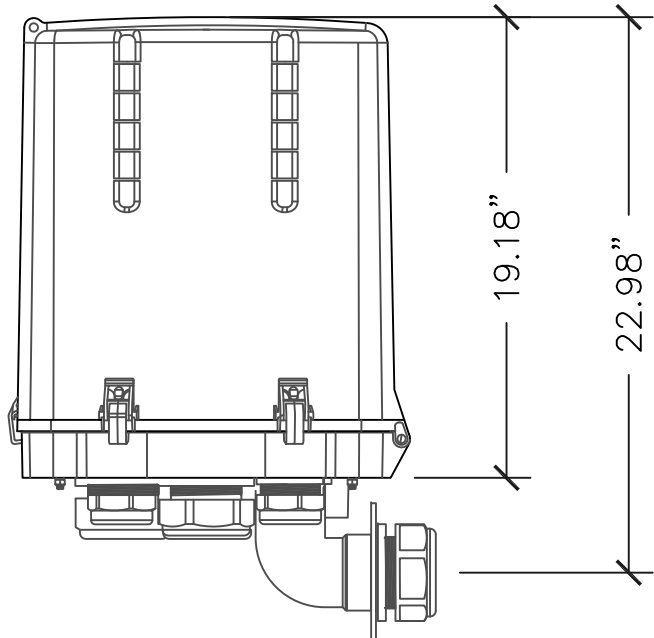
| NEW ANTENNA & HYBRID DC/FIBER TABLE |                   |      |          |         |          |        |           |                          |
|-------------------------------------|-------------------|------|----------|---------|----------|--------|-----------|--------------------------|
| SECTOR                              | ANT. POSITION NO. | QTY. | RRH QTY. | AZIMUTH | DOWNTILT | ℄ (FT) | # OF LINE | COAX TYPE                |
| ALPHA                               | 1 (PCS)           | 1    | 1        | 10°     | TBD*     | 60     | 0         | N/A                      |
| ALPHA                               | 2 (AWS)           | 1    | 1        | 10°     | TBD*     | 60     | 0         | N/A                      |
| ALPHA                               | 3 (PCS)           | 1    | 1        | 10°     | TBD*     | 60     | 1         | RSS 6–12 HYBRID DC/FIBER |
| ALPHA                               | 4 (AWS)           | 1    | 1        | 10°     | TBD*     | 60     | 1         | RSS 6–12 HYBRID DC/FIBER |
| BETA                                | 1 (PCS)           | 1    | 1        | 130°    | TBD*     | 60     | 0         | N/A                      |
| BETA                                | 2 (AWS)           | 1    | 1        | 130°    | TBD*     | 60     | 0         | N/A                      |
| BETA                                | 3 (PCS)           | 1    | 1        | 130°    | TBD*     | 60     | 0         | N/A                      |
| BETA                                | 4 (AWS)           | 1    | 1        | 130°    | TBD*     | 60     | 0         | N/A                      |
| GAMMA                               | 1 (PCS)           | 1    | 1        | 250°    | TBD*     | 60     | 0         | N/A                      |
| GAMMA                               | 2 (AWS)           | 1    | 1        | 250°    | TBD*     | 60     | 0         | N/A                      |
| GAMMA                               | 3 (PCS)           | 1    | 1        | 250°    | TBD*     | 60     | 0         | N/A                      |
| GAMMA                               | 4 (AWS)           | 1    | 1        | 250°    | TBD*     | 60     | 0         | N/A                      |

NOTES:  
1. JUNCTION BOXES: ADD (2) JUNCTION BOXES ON TOP & (2) JUNCTION BOXES AT THE BOTTOM TOWER, OR WHATEVER IS NEEDED TO DEPLOY (12) RRHs.  
2. DC/FIBER: ADD (2) RUNS OF RSS 6–12 HYBRID CABLE (6–12 DC/FIBER BUNDLE) TO CONNECT J–BOXES.  
3. U690C RRHs: ADD (3) U690C RRH2X ON TOWER, ONE AT EACH SECTOR LOCATION.  
4. AWS RRHs: ADD (3) B RRH2x60 (BRANCH Rx) ON TOWER, ONE AT EACH SECTOR LOCATION.  
5. PCS RRHs: ADD (3) D RRH2x60 (BRANCH Rx) ON TOWER, ONE AT EACH SECTOR LOCATION.  
6. 850 RRHs: ZONE FOR (3) 850 RRH2X ON TOWER, ONE AT EACH SECTOR LOCATION.  
7. SEE DETAIL #4 FOR RRHs LOCATIONS AND SPECIFICATIONS.

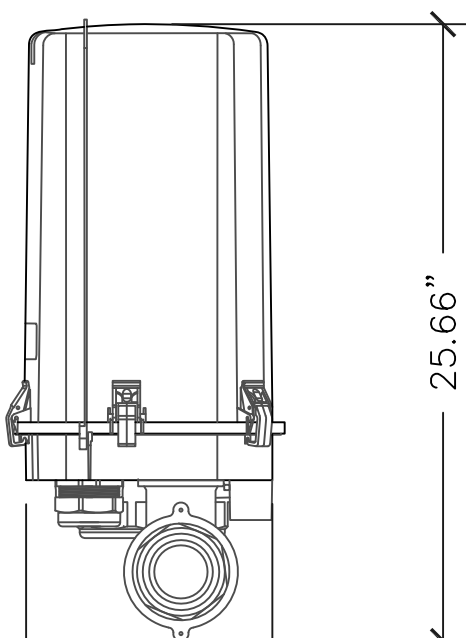


NOTE:

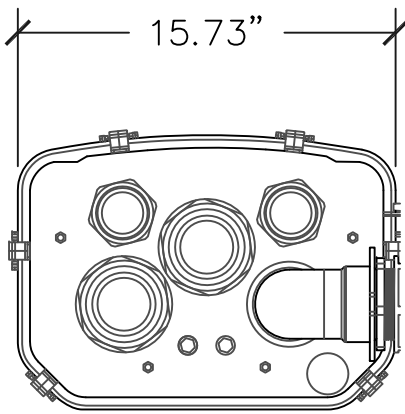
CONTRACTOR TO VERIFY WITH CONSTRUCTION MANAGER FOR J–BOX FINAL LOCATION



FRONT



SIDE



BOTTOM

CLIENT:



DESIGN MANAGEMENT PROFESSIONAL:



16616 EAST PALISADES BLVD, SUITE 102  
FOUNTAIN HILLS, ARIZONA 85268  
PHONE: (480) 836-181  
FAX: (480) 836-1004  
www.sdllc.bz

ENGINEERING CONSULTANT:  
ERION ENGINEERING, LLC  
STRUCTURAL CIVIL  
41802 North Signal Hill Court  
Anthem, Arizona 85086  
Ph: (623) 792-8386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

| NO | DATE     | DESCRIPTION                    | BY  |
|----|----------|--------------------------------|-----|
| 4  | 08/06/15 | CHANGED TO OUTDOOR CABINETS    | CMS |
| 3  | 06/20/15 | UPDATED NEW ADDRESS            | CMS |
| 2  | 05/05/15 | UPDATED PER POWER COORDINATION | CMS |
| 1  | 04/06/15 | FINAL ZDs                      | CMS |

SITE NAME:

PHO REMINGTON

SITE ADDRESS:  
20214 N. SHADOW MOUNTAIN DRIVE  
SURPRISE, AZ 85374

SEAL:

SHEET TITLE:

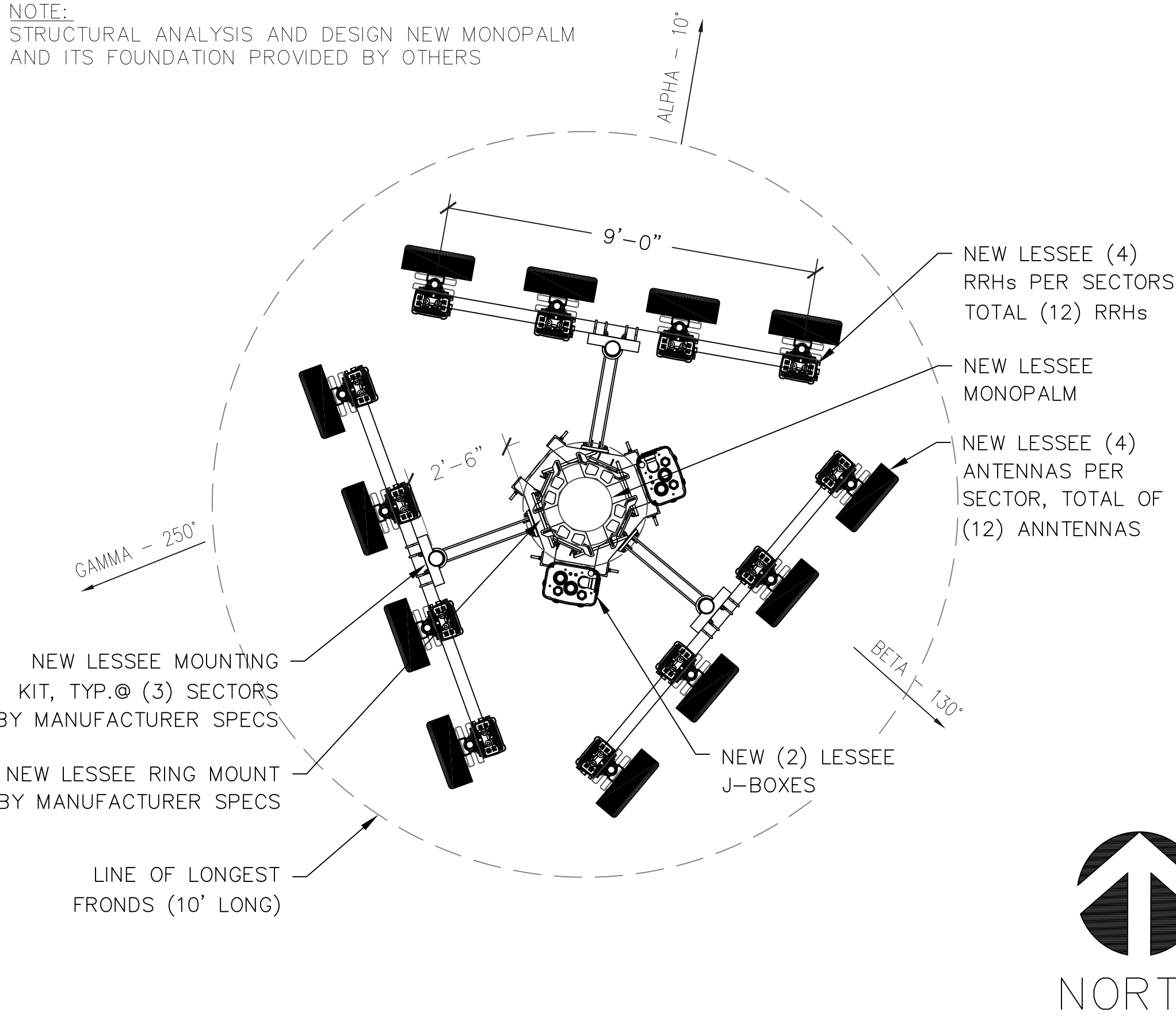
ANTENNA CONFIGURATION

SHEET NUMBER:

A-3

NEW ANTENNA CONFIGURATION

NTS 1



NEW ANTENNA CONFIGURATION

NTS 2

NEW ANTENNA DETAIL

NTS 3

NOTE:  
CONTRACTOR TO UTILIZE ANTENNA MOUNTING PIPE UNLESS FIELD CONDITIONS WARRANT USE OF NEW VERTICAL MOUNTING PIPE

NEW LESSEE REMOTE RADIO HEAD (RRH)

MANUFACTURER SUPPLIED MOUNTING BRACKET

MOUNTING PIPE (SEE NOTE )

HEIGHT W/O CABLE MANAGEMENT COVER

WIDTH

DEPTH

| RRH SPECIFICATIONS |                      |       |       |                                   |                                  |
|--------------------|----------------------|-------|-------|-----------------------------------|----------------------------------|
| POSITION           | RRH                  | WIDTH | DEPTH | HEIGHT W/O CABLE MANAGEMENT COVER | WEIGHT W/O BRACKET               |
| 1                  | RRH (850) 2X60 (60W) | 12"   | 9"    | 21.5"                             | 55 LBS. (W/O MOUNTING BRACKET)   |
| 2                  | RRH (PCS) 2X60 (60W) | 11.2" | 7.6"  | 20"                               | 46 LBS. (W/O MOUNTING BRACKET)   |
| 3                  | RRH (690) 2X60 (60W) | 12"   | 9"    | 21.5"                             | 55 LBS. (W/O MOUNTING BRACKET)   |
| 4                  | RRH (AWS) 2X60 (60W) | 10.6" | 5.75" | 36.6"                             | 55.0 LBS. (W/O MOUNTING BRACKET) |

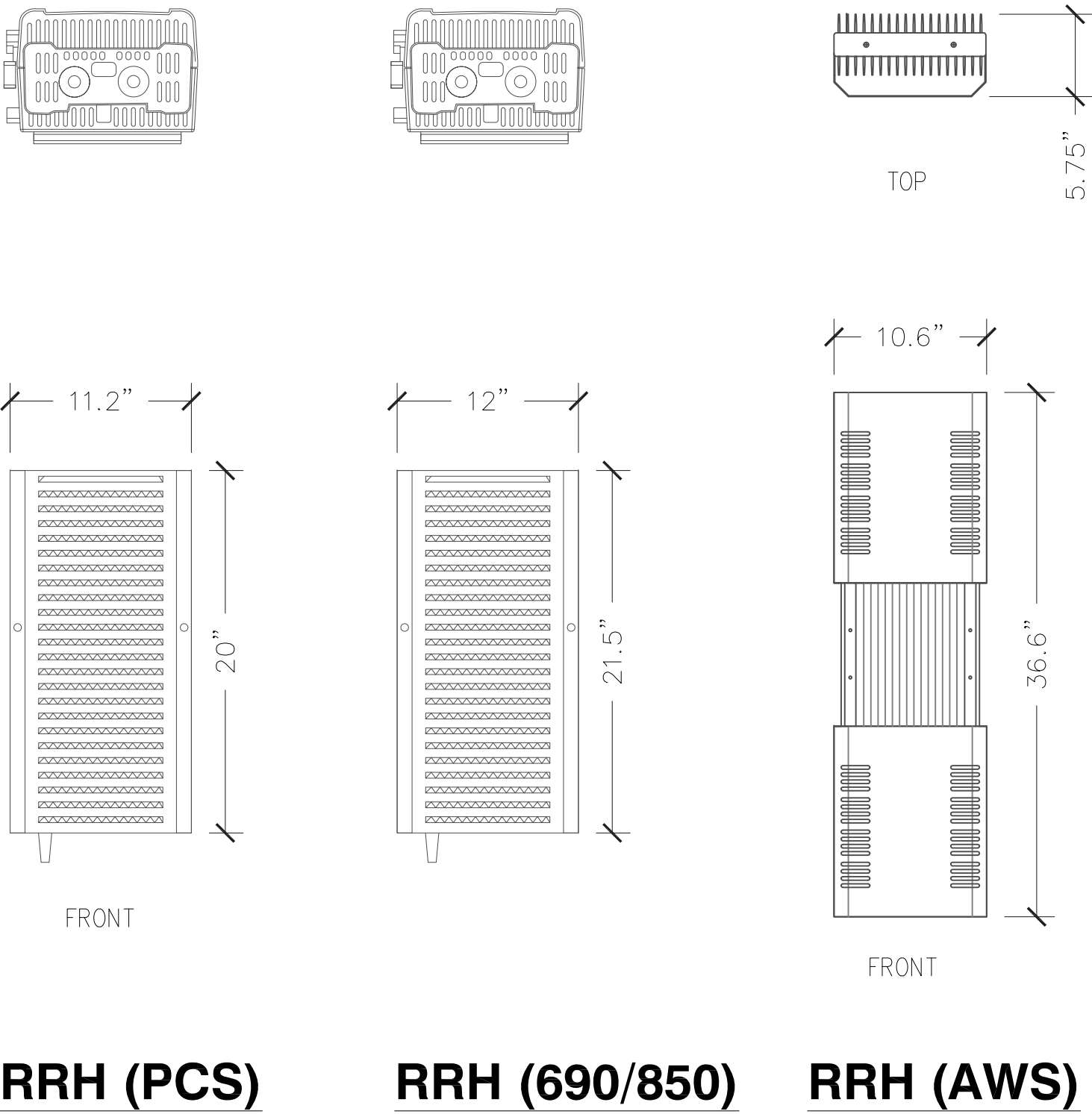
RRH NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

RRH DETAIL

NTS 4

J-BOX DETAIL

NTS 5

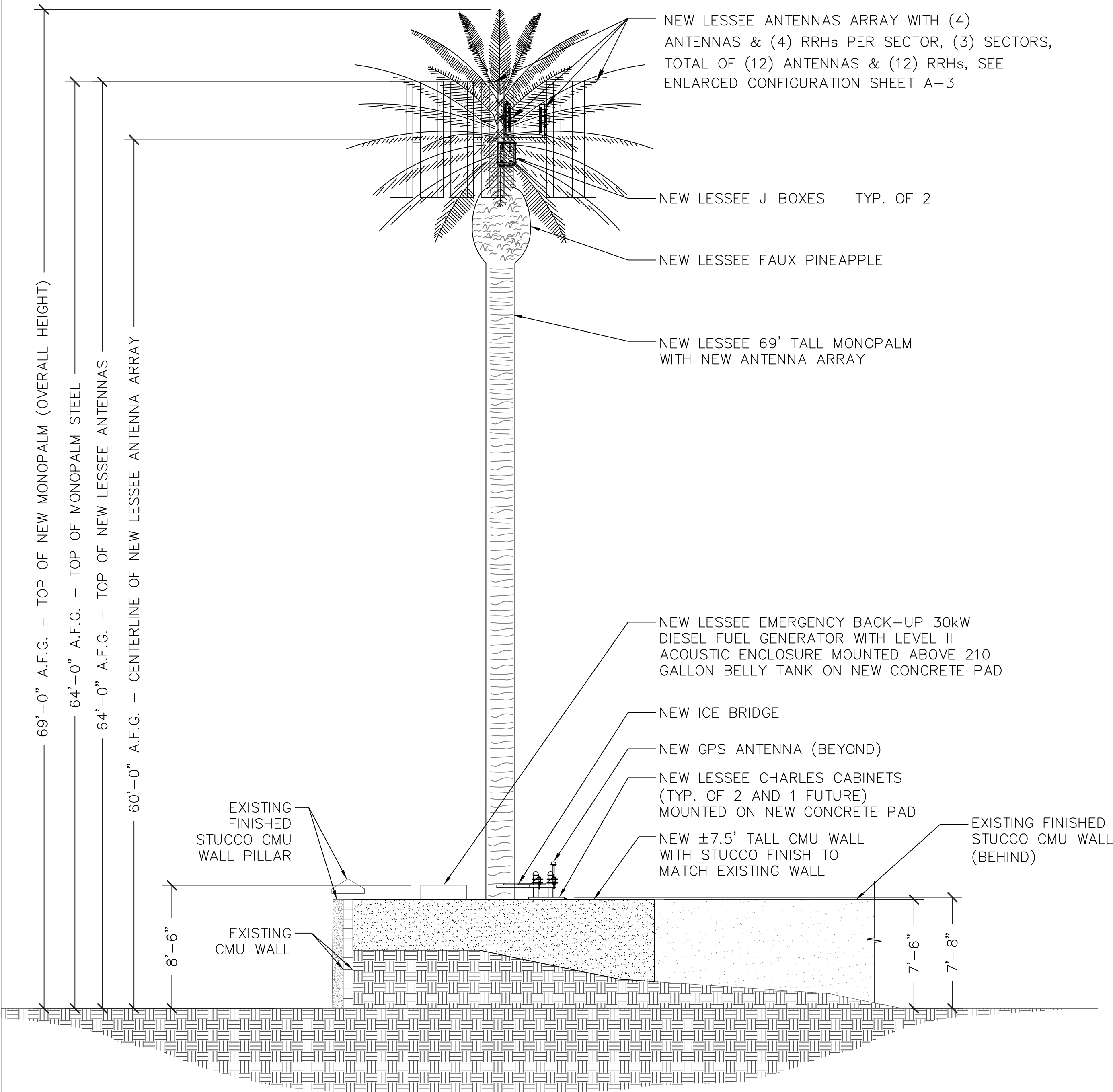


RRH DETAILS

NTS 6

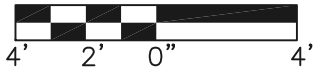
NOTE:

1. NEW PALM FRONDS. PROVIDE A MINIMUM OF 65 FRONDS. FRONDS 10' IN LENGTH
2. NEW LESSEE HYBRIFLEX CABLE, ROUTED INSIDE NEW MONOPALM
3. EXISTING TREES WERE NOT SHOWN FOR CLARITY



SOUTHWEST ELEVATION

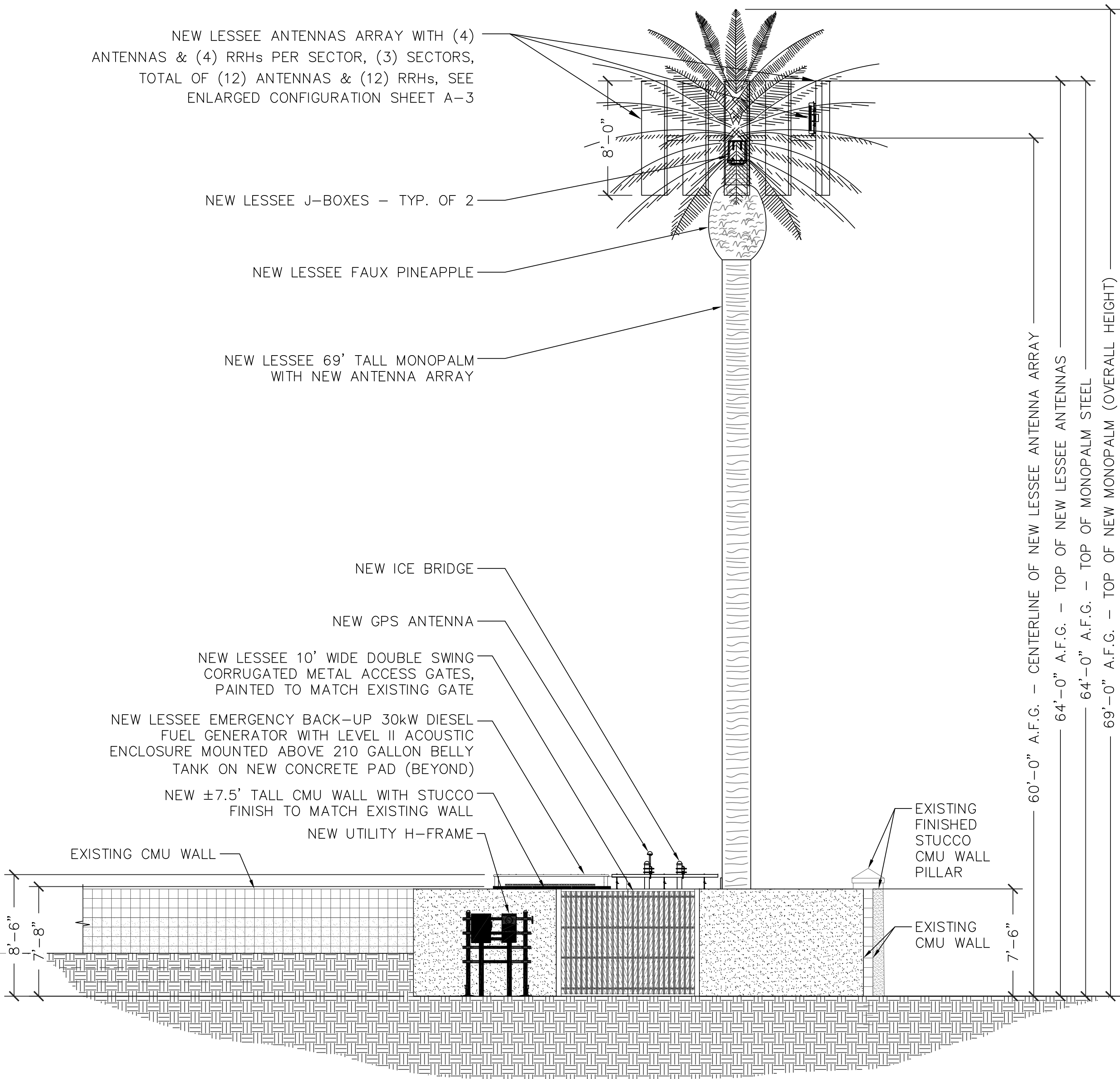
22"x34" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



1

NOTE:

1. NEW PALM FRONDS. PROVIDE A MINIMUM OF 65 FRONDS. FRONDS 10' IN LENGTH
2. NEW LESSEE HYBRIFLEX CABLE, ROUTED INSIDE NEW MONOPALM
3. EXISTING TREES WERE NOT SHOWN FOR CLARITY



SOUTHEAST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



2

CLIENT:

**verizon**wireless  
126 WEST GEMINI DRIVE  
TEMPE, ARIZONA 85293  
PHONE: (480) 752-7238

DESIGN MANAGEMENT PROFESSIONAL:

**SD**SiinoDesign

16616 EAST PALISADES BLVD, SUITE 102  
FOUNTAIN HILLS, ARIZONA 85268  
PHONE: (480) 836-181  
FAX: (480) 836-1004  
www.sdlc.bz

ENGINEERING CONSULTANT:  
ERION ENGINEERING, LLC  
STRUCTURAL CIVIL  
41802 North Signal Hill Court  
Anthem, Arizona 85086  
Ph: (623) 792-8386 M: (480) 540-4573

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: CSINO

CHECKED BY: JERION

SCHEDULE OF REVISIONS

| NO | DATE     | DESCRIPTION                    | BY  |
|----|----------|--------------------------------|-----|
| 4  | 08/06/15 | CHANGED TO OUTDOOR CABINETS    | CMS |
| 3  | 06/20/15 | UPDATED NEW ADDRESS            | CMS |
| 2  | 05/05/15 | UPDATED PER POWER COORDINATION | CMS |
| 1  | 04/06/15 | FINAL ZDs                      | CMS |

SITE NAME:

**PHO REMINGTON**

SITE ADDRESS:  
20214 N. SHADOW MOUNTAIN DRIVE  
SURPRISE, AZ 85374

SEAL:

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

**A-4**



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)



View from Northeast (Before)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)



New 69' High Monopal

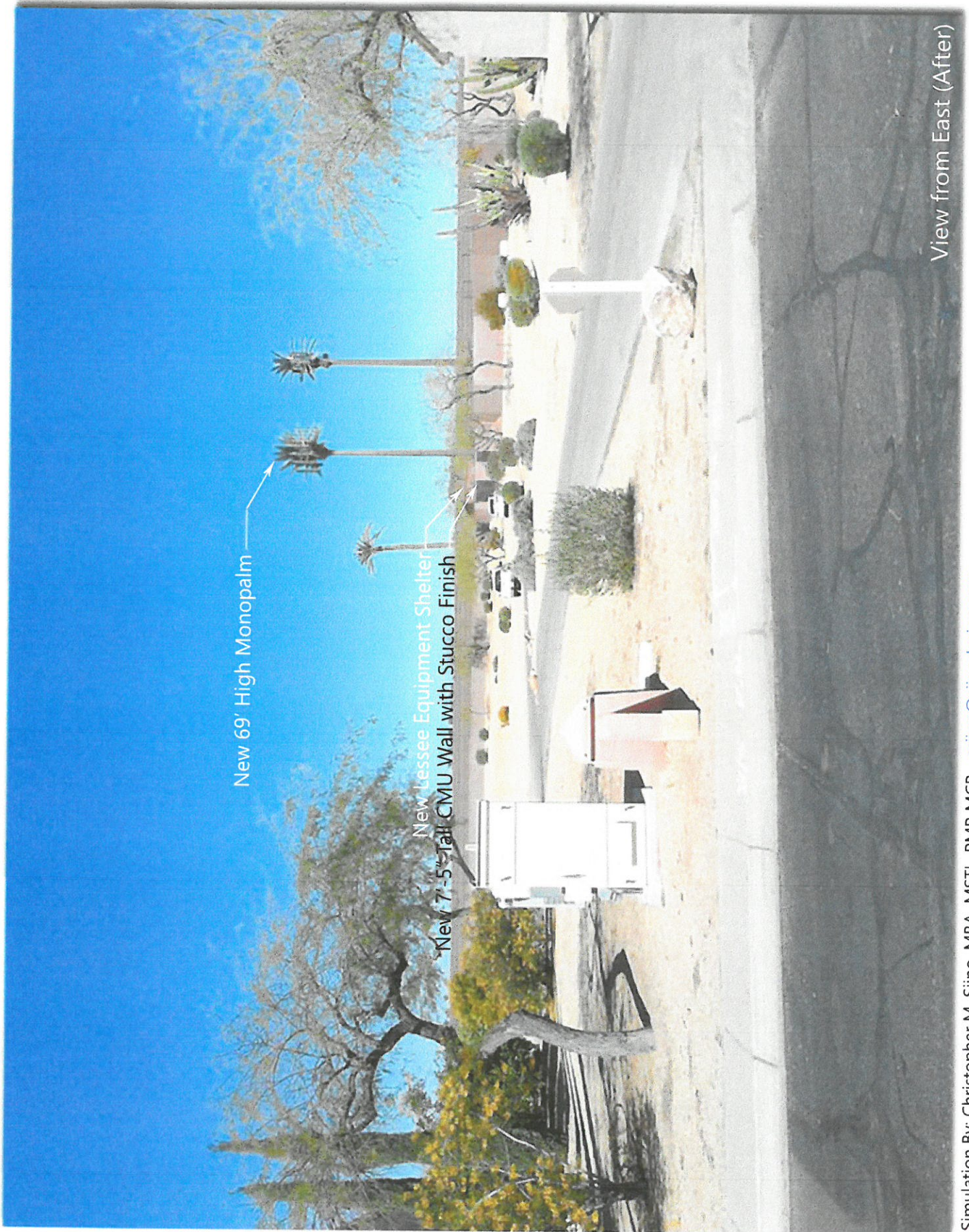
View from Northeast (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)



View from East (Before)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csino@siinodesign.com](mailto:csino@siinodesign.com)



View from East (After)



View from Southeast (Before)

New 69' High Monopalm

View from Southeast (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)





## SOUTHEAST ELEVATION



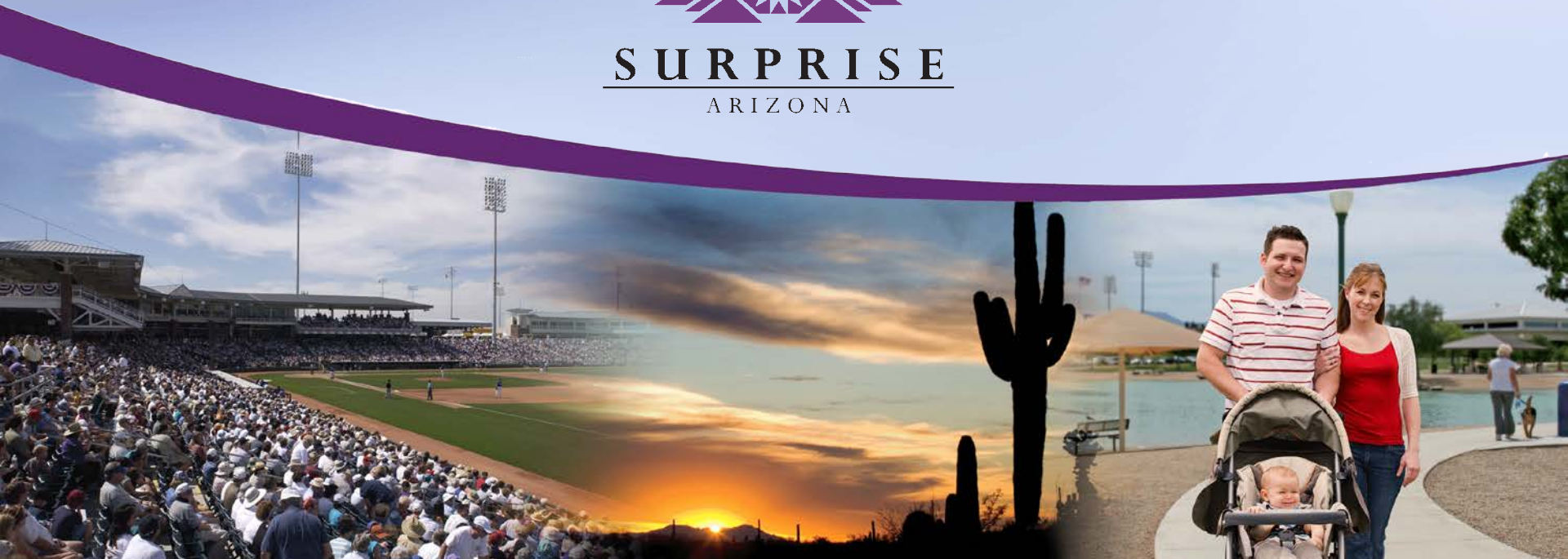
# A-4





# Verizon PHO Remington Wireless Telecommunications Facility

March 17, 2016



# VICINITY MAP REMINGTON WTF



**Site**

**SR 303**

**Mountain View  
Blvd.**

**Sun City  
Grand**

**Mountain View  
Blvd.**

**Shadow  
Mountain Drive**

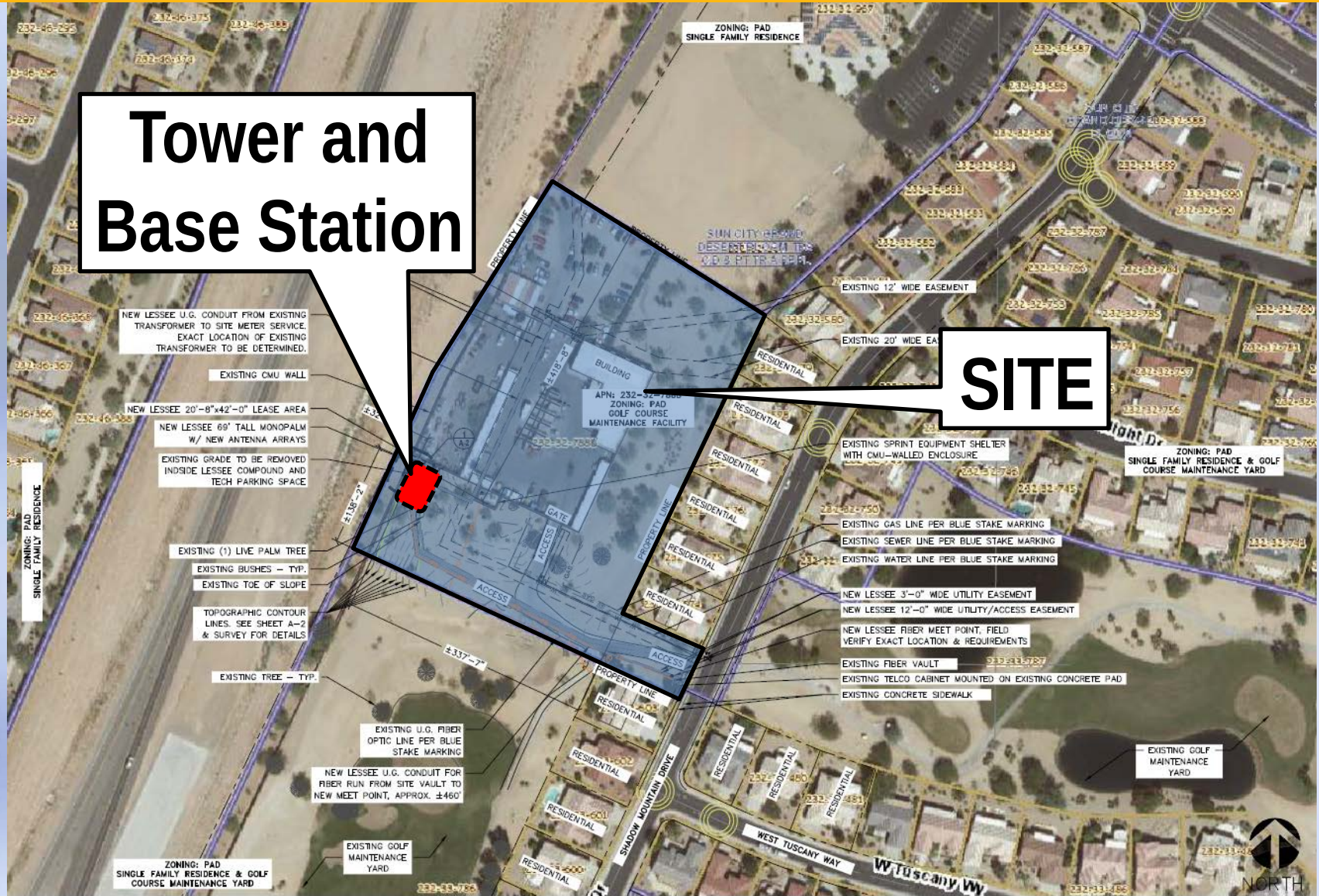
**Sun City  
Grand**

# VICINITY MAP REMINGTON WTF



# SITE PLAN

## Tower and Base Station

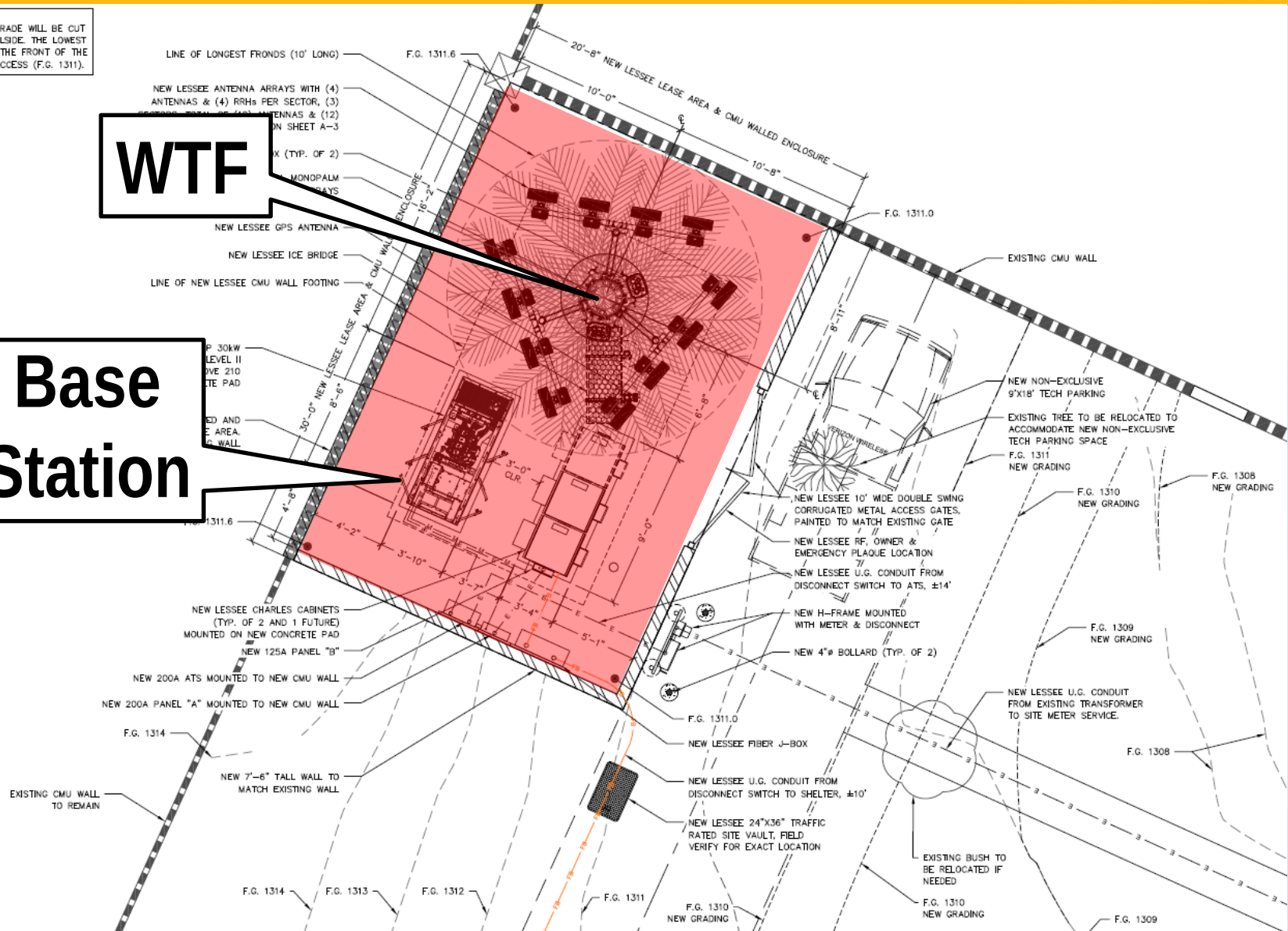


OVERALL SITE PLAN



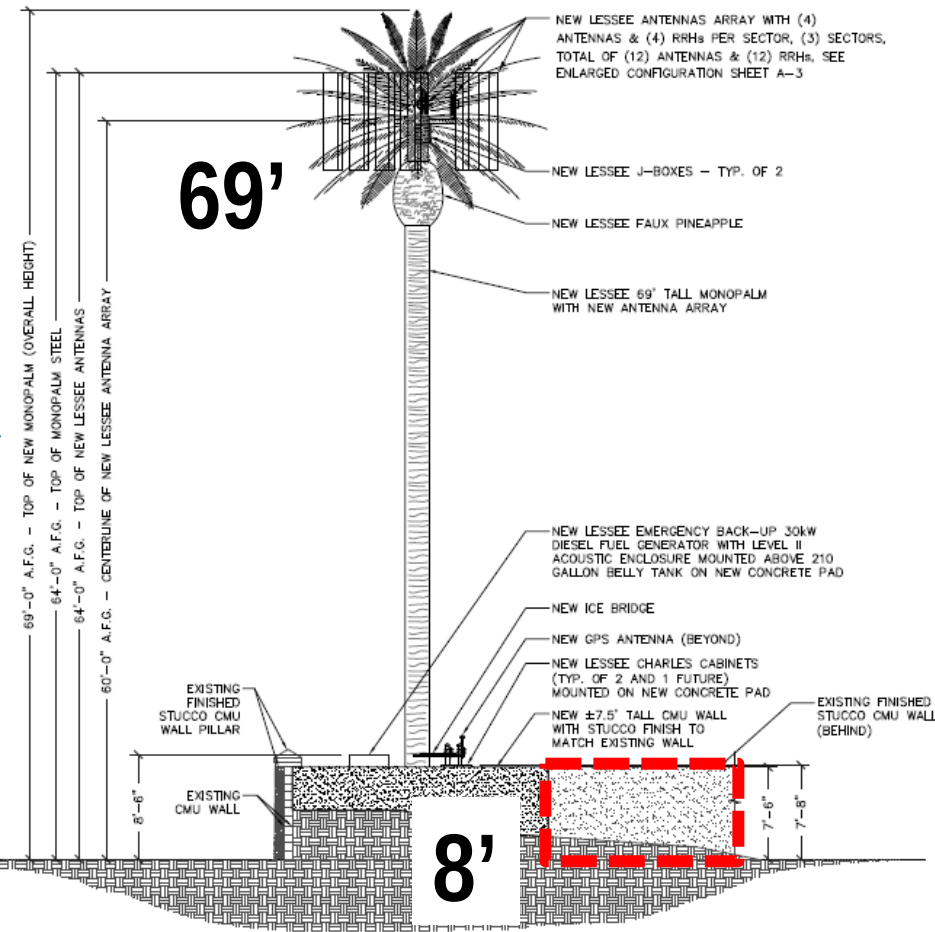
# WTF

# Base Station



NORTH

# ELEVATIONS

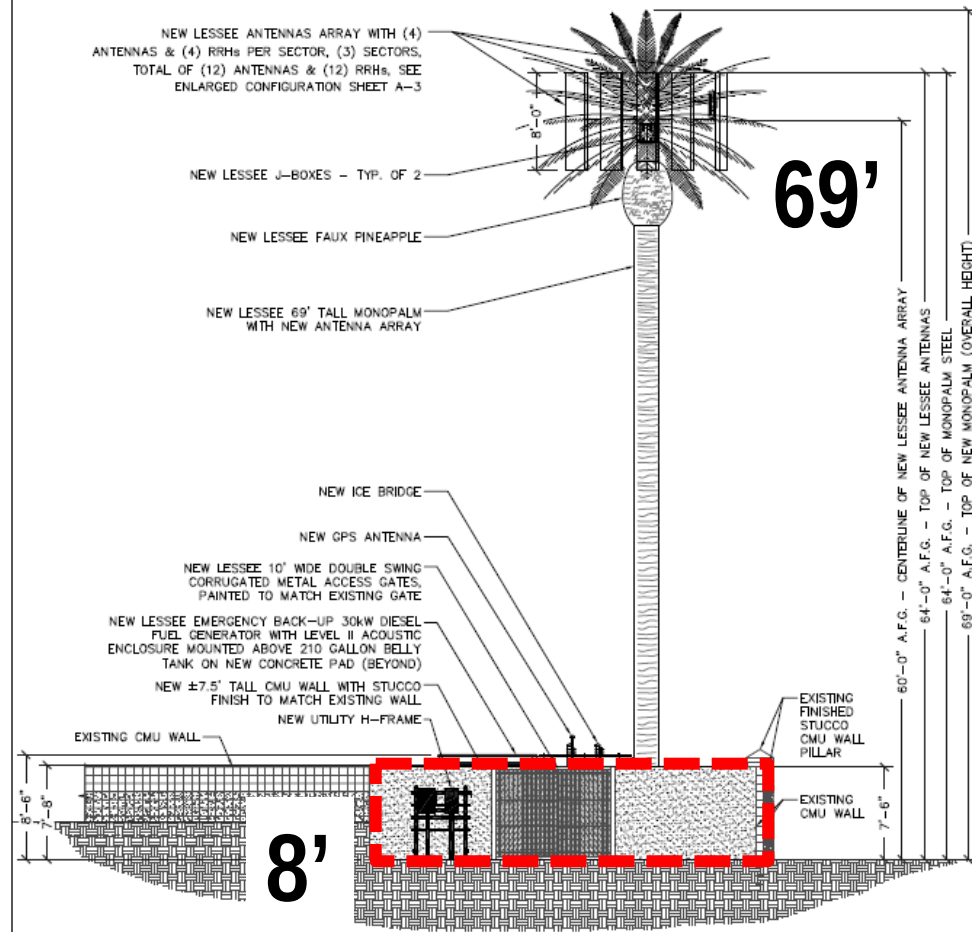


SOUTHWEST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



1



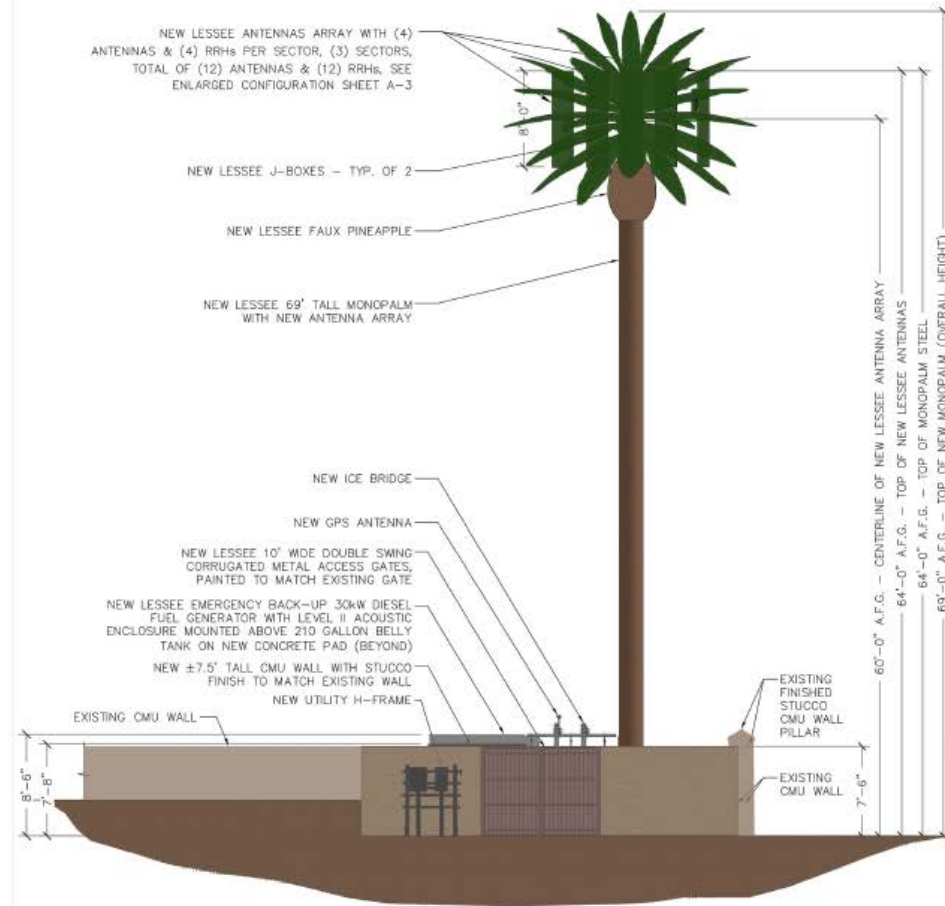
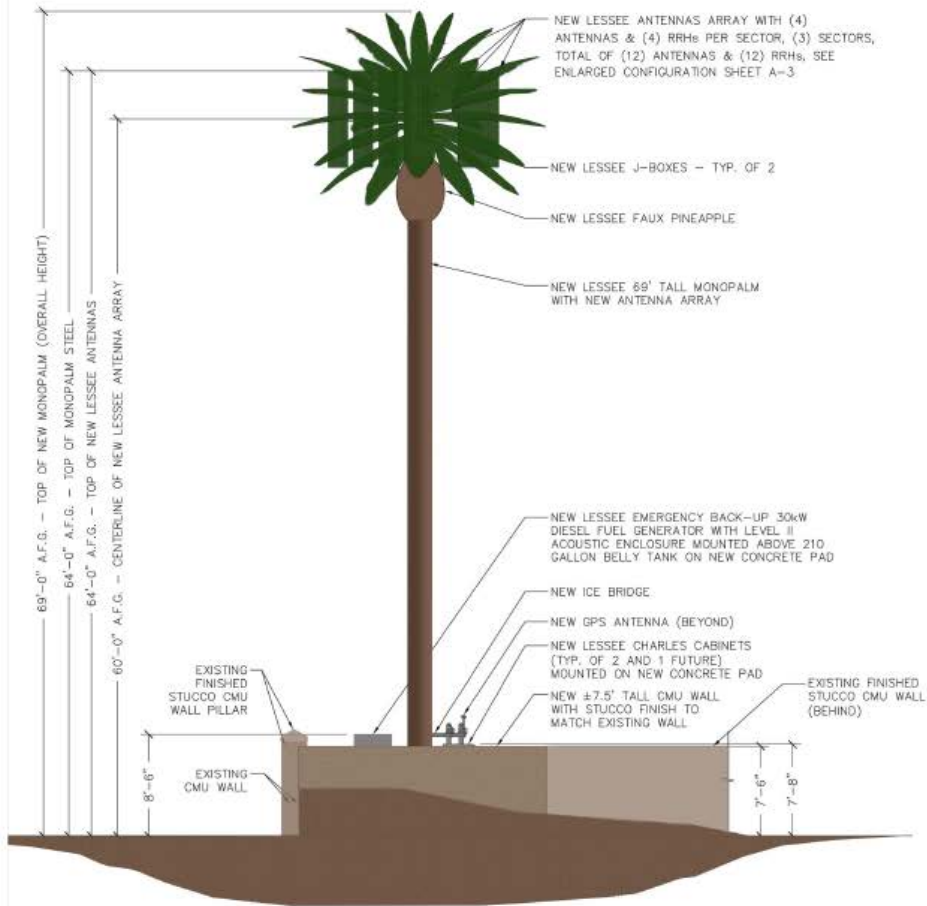
SOUTHEAST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

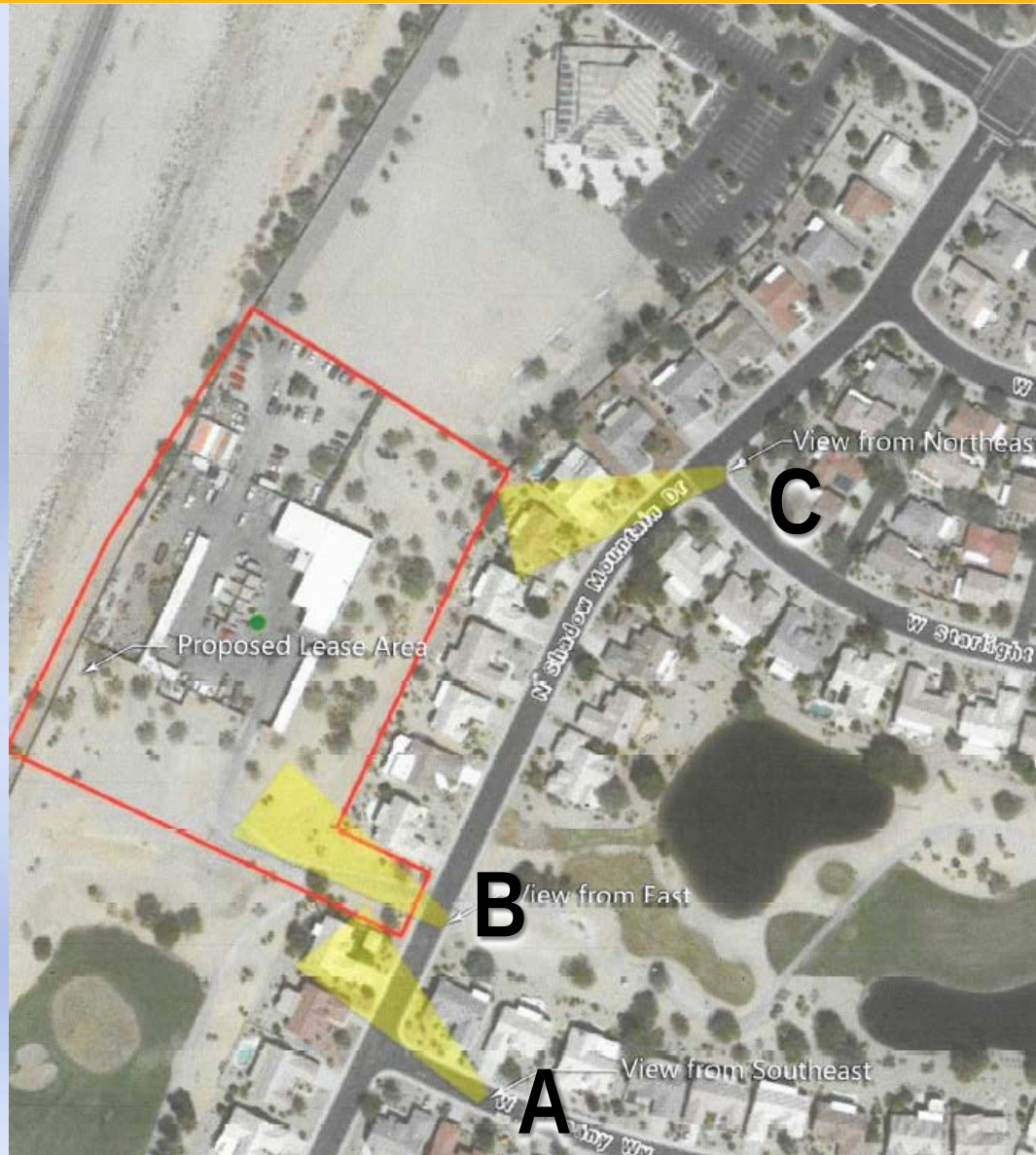


2

# ELEVATIONS



# PHOTOSIMULATIONS



# PHOTOSIMULATIONS - A



View from Southeast (Before)

# PHOTOSIMULATIONS - A



New 69' High Monopalm



View from Southeast (After)

# PHOTOSIMULATIONS - B



View from East (Before)

# PHOTOSIMULATIONS – B



New 69' High Monopalm

New Lessee Equipment Shelter  
New 7'-5" Tall CMU Wall with Stucco Finish

View from East (After)

# PHOTOSIMULATIONS - C



View from Northeast (Before)

# PHOTOSIMULATIONS - C



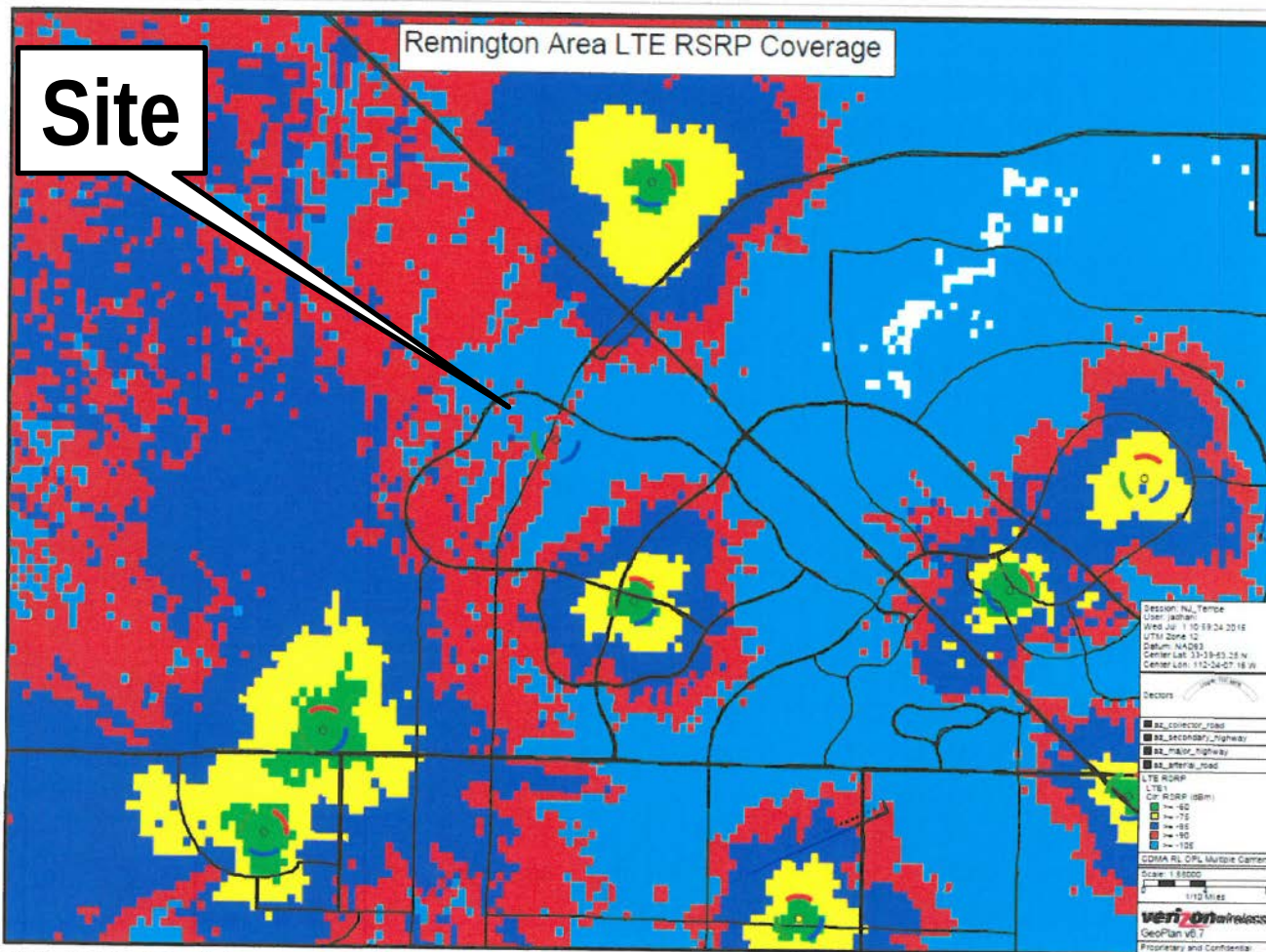
New 69' High Monopole

View from Northeast (After)

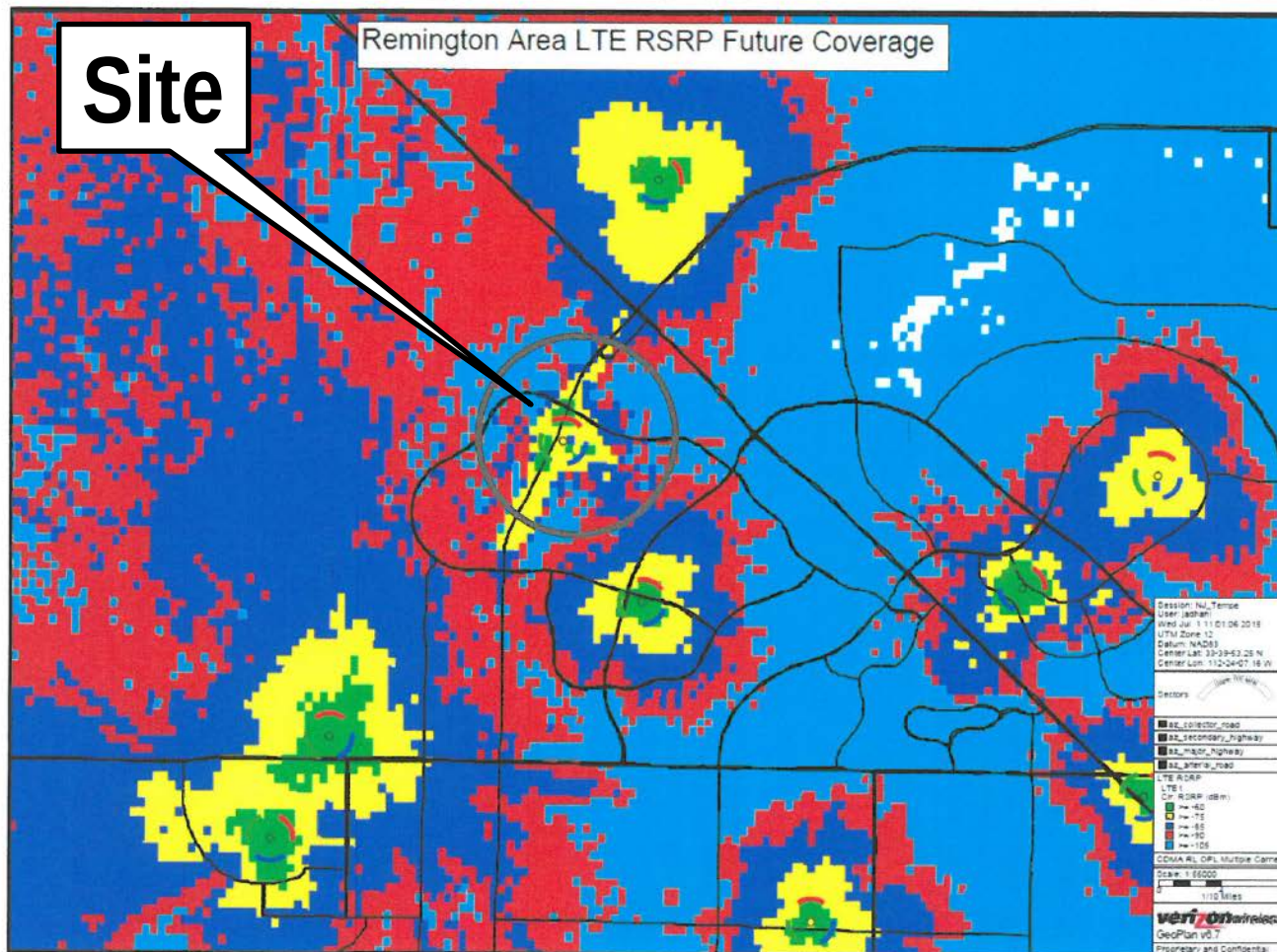
# CURRENT COVERAGE MAP



## LTE RSRP Coverage Maps Current Coverage



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AUG 25 2015



**Questions or Comments?**





**CITY OF SURPRISE**  
Planning and Zoning Commission

March 17, 2016 @ 6:00:00 PM

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|                        |                           |                 |                                    |
|------------------------|---------------------------|-----------------|------------------------------------|
| Board Meeting Date:    | March 17, 2016            | Contact Person: | Eric Fitzer, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                           |
| Staff Recommendations: | No Action                 |                 |                                    |

|         |         |                |                   |
|---------|---------|----------------|-------------------|
| Consent | Regular | Public Hearing | Report/Discussion |
|---------|---------|----------------|-------------------|

**Agenda Wording:**

Discussion pertaining to future agenda items.

**Motion:**

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

[Click to download](#)

No Attachments Available

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

**Presentation Speaker Names (spelling and titles for TV captions):**