



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 21, 2017

Title: P16CU00011 - CORTEL, LLC - N. ANWAY RD. - Type III Conditional Use Permit

Introduction/Background:

The proposal is to add a new communication tower. The tower is proposed at 80 feet in height and is located in the Avra Valley area.

Discussion:

The new tower is proposed on two contiguous parcels owned by the Marana Unified School District located on North Anway Rd. This proposed site is on vacant land and is adjacent to its Roadrunner Elementary School campus.

Conclusion:

The Pima County Zoning Code requires a Type III Conditional Use Permit for new towers over 50 feet.

Recommendation:

The Pima County Hearing Administrator and the Planning and Zoning Commission recommend APPROVAL SUBJECT TO STANDARD AND SPECIAL CONITIONS.

Fiscal Impact:

None

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-6675

Department Director Signature/Date: [Signature] 1/31/17

Deputy County Administrator Signature/Date: [Signature] 2/1/17

County Administrator Signature/Date: C. R. DeLuca 2/1/17

P16CU00011 PC CLK FR



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District #3

FROM: Chris Poirier, Planning Official *for Chris Poirier*
Public Works-Development Services Department-Planning Division

DATE: January 26, 2017

SUBJECT: P16CU00011 PIMA COUNTY – N ANWAY RD.
(Conditional Use – Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 21, 2017** hearing.

REQUEST: Conditional Use – Communication Tower

OWNER: Marana Unified School District
11500 N. Anway Rd.
Tucson, AZ 85653

AGENT: Cortel, LLC
(Mike Slotemaker) on behalf of Eco-Site, Inc. and
Marana Unified School District
240 Leigh Farm Rd, Suite 415
Durham, NC 27707

DISTRICT: 3

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: Staff has received no public comment on this case.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is designated as Multiple Use Management Area (MUMA) over its west half and is outside the Maeveen Marie Behan Conservation Lands System (MMBCLS) over its east half. The specific tower site on the property is in the portion of the parcel outside of the MMBCLS.

CP/TD/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P16CU00011

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FOR FEBRUARY 21, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official *For Chris*
Public Works-Development Services Department-Planning Division
DATE: January 26, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

TYPE III CONDITIONAL USE PERMIT
COMMUNICATION TOWER

P16CU00011 MARANA UNIFIED SCHOOL DISTRICT – N. ANWAY RD.

Request of Mike Slotemaker with Cortel, LLC (on behalf of Eco-Site, Inc. and Marana Unified School District), on property located on parcels 208-26-1310 and 208-26-1320 on N. Anway Rd. in the SH Zone (Suburban Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. On motion, the Planning and Zoning Commission vote 9-0, (Commissioner Peabody was absent) to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 3)

Planning and Zoning Commission Hearing (January 11, 2017)

The Planning & Zoning Commission hearing on this case took place on January 11, 2017. At same, the Commission heard the applicant’s presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public appeared to speak on the matter, and staff had received no public comment prior to the public hearing.

Issues explored at by the Commission included: 1) requesting more detail as to the alternative sites investigated, which the applicant provided to the Commission’s satisfaction; 2) the appearance of a residential structure on the subject property, which was explained to be an open ramada and not a residence; and 3) verifying that the property was owned by the Marana School District, even though it was not a formal part of the adjacent Roadrunner Elementary School.



Board of Supervisors Memorandum

P16CU00011

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FOR BOARD OF SUPERVISORS FEBRUARY 21, 2017 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: January 13, 2017

DOCUMENT: P16CU00011

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Mike Slotemaker of Cortel, LLC, on property located on parcels 208-26-1310 and 208-26-1320 on N. Anway Road, in the SH Zone (Suburban Homestead), for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

CASE PARTICULARS

This is a Type III Conditional Use Permit request for a new eighty foot (80') **communications tower** and attendant on-the-ground equipment area with security fencing. The tower structure and antennae will be wholly contained within, and camouflaged by, a faux water tower of last-century, "old West" design. The tower is intended to provide co-location opportunities for up to three wireless carriers, all of whose antennae could be concealed within the "tank" of the faux water tower. The on-the-ground equipment will be contained within a compound that is surrounded by a 7' tall security fence, inserted with tan-colored slats for screening.

The proposed tower is located on two contiguous parcels located at 11500 N. Anway Road near Marana, Arizona. The parcel tax code numbers are 208-26-1310 and 208-26-1320, respectively. The properties are owned by the Marana School District and are immediately adjacent to its Roadrunner Elementary School campus. The specific parcels in question are a passive park that contains grassed areas, desert trees, and a ramada structure and are used for occasional outdoor activities pertaining to the school. To the north and south are residential lots that are part of the platted Rancho del Sol Lindo subdivision. To the immediate west is the Roadrunner school

campus. To the east (across Anway Road) is a platted subdivision zoned CR-3 (Arboles Viejos), which is still vacant and undeveloped. The nearest existing residences are approximately 175' to the north and 300' to the south, respectively.

SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission hearing on this case took place on January 11, 2017. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public appeared to speak on the matter, and staff had received no public comment prior to the public hearing.

Issues explored at by the Commission included: 1) requesting more detail as to the alternative sites investigated, which the applicant provided to the Commission's satisfaction; 2) the appearance of a residential structure on the subject property, which was explained to be an open ramada and not a residence; and 3) verifying that the property was owned by the Marana School District, even though it was not a formal part of the adjacent Roadrunner Elementary School.

After discussing all of the above and closing the public hearing, the Commission voted 9-0 (motion by Matter, seconded by Bain; Commissioner Peabody being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's standard and special conditions below and in recognition of the twenty-one (21) criteria as outlined by the Federal Telecommunications Act and as addressed in the Hearing Administrator's separate memorandum of December 30, 2016:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower structure shall not be more than the requested eighty feet (80') and shall be camouflaged as a faux water tower of "old West" design and aesthetic.
2. The entire tower structure, including the supporting members the water tower "tank", shall be consistent in aesthetic with "old West" water tower design and aesthetic.
3. All associated cabling, etc. necessary to serve the antennae within the "tank" of the faux water tower shall be painted or otherwise treated so as to visually and aesthetically integrate into the faux water tower structure.
4. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP). The security fencing will feature tan-colored slatting, inserted into the cyclone fencing, for screening purposes.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new eighty foot (80') communications tower and attendant on-the-ground equipment compound. The petitioner proposes to camouflage the tower as an eighty foot (80') tall faux water tower of "old West" design. The "tank" of the tower could accommodate and conceal the antennae arrays for up to three (3) wireless service providers.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted propagation plots indicate that the proposed tower site is presently within an area characterized by weak signal strengths in the range of -114 dBm to -120 dBm. With the installation of the proposed tower, signal strengths increase to the best category depicted on the plots, with strengths therein being in the -40 to -99 dBm range (signifying a lower level of noise and therefore higher signal qualities). These before and after plots suggest the presence of an existing coverage gap and the "filling" of this same gap with the proposed communications tower.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan places the subject property in the *Medium Intensity Rural (MIR)* category, the purpose of which is "to designate lands for medium density residential and compatible uses." To the immediate east, the platted higher-density Arboles Viejos subdivision falls into the *Low Intensity Urban (LIU)* category.

Based upon this framework, together with the fact that numerous communications towers have been previously approved within the *MIR* and *LIU* districts, the proposed tower use is not found to be inherently inconsistent with the site's *MIR* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned Suburban Homestead (SH) and adjoins the Marana School District's Roadrunner Elementary School campus to the immediate west. The properties to the north, south are also zoned SH and are occupied residential lots. To the east (across Anway Road) is the platted Arboles Viejos) subdivision, which is zoned CR-3 but is still vacant and undeveloped. The nearest existing residences are located approximately 175' to the north and 300' to the south.

HEARING ADMINISTRATOR'S RECOMMENDATION TO THE P&Z

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator found the proposed **new eighty foot (80') communications tower**, with attendant on-the-ground walled equipment compound, to be an acceptable use on the subject property and within the surrounding context.

It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower structure shall not be more than the requested eighty feet (80') and shall be camouflaged as a faux water tower of "old West" design and aesthetic.
2. The entire tower structure, including the supporting members the water tower "tank", shall be consistent in aesthetic with "old West" water tower design and aesthetic.
3. All associated cabling, etc. necessary to serve the antennae within the "tank" of the faux water tower shall be painted or otherwise treated so as to visually and aesthetically integrate into the faux water tower structure.
4. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP). The security fencing will feature tan-colored slatting, inserted into the cyclone fencing, for screening purposes.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property is designated as **MULTIPLE USE MANAGEMENT AREA (MUMA)** over its west half and is **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System over its east half. The specific tower location on the property is within that portion of the parcel that is **OUTSIDE OF** the CLS.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

As indicated above, the property designated as CLS Multiple Use Management Area (MUMA) over its west half and is outside of the Maeveen Marie Behan Conservation Lands System over its east half. The specific tower location on the property is within that portion of the parcel that is **Outside Of** the CLS. The tower installation will result in no impact to the designated MUMA.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that is designated as Priority Conservation Area (PCA) 23.

Western Burrowing Owl. The subject property is located inside the Priority Conservation Area (PCA) for the Western Burrowing Owl.

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Chris Poirier, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Marana Unified School District, Property Owner
Mike Slotemaker, Cortel, LLC, Representing Eco-Site, Inc. (the tower installer)



A6C00011

ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Eco-Site, Inc PHONE: 919-636-6810

ADDRESS: 240 Leigh Farm Rd ste 415 CITY: Durham, NC ZIP: 27707

APPLICANT (if not owner) Mike Slotemaker PHONE: 206-214-8954

APPLICANT EMAIL ADDRESS: mike.slotemaker@cortel-llc.com

ADDRESS: 12303 434th Ave SE CITY: North Bend, WA ZIP: 98045

PROPERTY ADDRESS: NA - undeveloped parcels ZONE: SH

TAX CODE(S): APN# 208-26-1310 & 208-26-1320

TOWNSHIP, RANGE SEC.: T12S, R 10E, Sec 4

LOT DIMENSIONS: 145' x 310' each LOT AREA: 44,950 sf each

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Multi-tenant wireless communication facility (WCF). Proposing a 80' stealth water tower designed to allow up to three carriers inside and one additional carrier outside.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

Proposing the WCF to fill and improve a gap in wireless service in the area. The proposed stealth water tower is designed to look like a typical old western tower, that was common to the region during the last century.

ESTIMATED STARTING DATE: 3/1/17 ESTIMATED COMPLETION DATE: 4/7/17

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)
 5 – 24" X 36" and 5 – 11" X 17"
 (Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.



 Signature of Applicant

11/30/16

 Date

Mike Slotemaker

 Print Name

206-214-8954

 Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: MS

OFFICE USE ONLY

Case #: _____ Case Title: _____

Type: _____ Fee: _____ Receipt Number: _____ Hearing Date: _____

Notification Area: _____ Sections: _____

Zoning Approval: _____

Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

**** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.**



Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

Parcel # 208-26-1310 and # 208-26-1320
Property Address

Type III C.U.P. for Wireless Communication Facility
Type of Permit Applied for: (SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)

[Signature]
Signature of Applicant

11/21/16
Date

AUTHORIZED BY:
[Signature]
Signature of Property Owner

11/23/16
Date

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.

Book-Map-Parcel: 208-26-1310

Oblique Image

Tax Year:

Tax Area: 9521

Property Address:

Taxpayer Information:

MARANA UNIFIED SCHOOL DISTRICT NO 6

Property Description:

RANCHO DEL SOL LINDO LOT 253

0000- 0000

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/Golf (2)	15.0	\$22,500	\$0	\$22,500	\$22,500	\$3,375
2017	Vacant/Ag/Golf (2)	15.0	\$18,000	\$0	\$18,000	\$18,000	\$2,700

Property Information:

Section: 4
Town: 12.0
Range: 10.0E
Map & Plat: 25/47
Block: 0
Tract:
Rule B District: 1
Land Measure: 1.00S
Group Code:
Census Tract: 4408
Use Code: 9590 (STATE SCHOOL PROP)
File Id: 1
Date of Last Change: 7/12/2005

Valuation Area:

Condo Market: 412
DOR Market: 14
MFR Neighborhood: Marana-Avra Valley_Undefined
SFR Neighborhood: 01000106
SFR District: 2

Supervisor District:

(3) SHARON BRONSON

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	6677	150	12/15/1981	

Book-Map-Parcel: 208-26-1320

[Online Image](#)

Tax Year:

Tax Area: 0601

Property Address:

Taxpayer Information:

MARANA UNIFIED SCHOOL DISTRICT NO 6

Property Description:

RANCHO DEL SOL LINDO LOT 254

00000-0000

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/Golf (2)	15.0	\$22,500	\$0	\$22,500	\$22,500	\$3,375
2017	Vacant/Ag/Golf (2)	15.0	\$18,000	\$0	\$18,000	\$18,000	\$2,700

Property Information:

Section: 4
 Town: 12.0
 Range: 10.0E
 Map & Plat: 25/47
 Block: 0
 Tract:
 Rule B District: 1
 Land Measure: 1.00S
 Group Code:
 Census Tract: 4408
 Use Code: 9690 (STATE SCHOOL PROP)
 File Id: 1
 Date of Last Change: 7/12/2005

Valuation Area:

Condo Market: 412
 DOR Market: 14
 MFR Neighborhood: Marana-Avra Valley_Undefined
 SFR Neighborhood: 01000106
 SFR District: 2

Supervisor District:

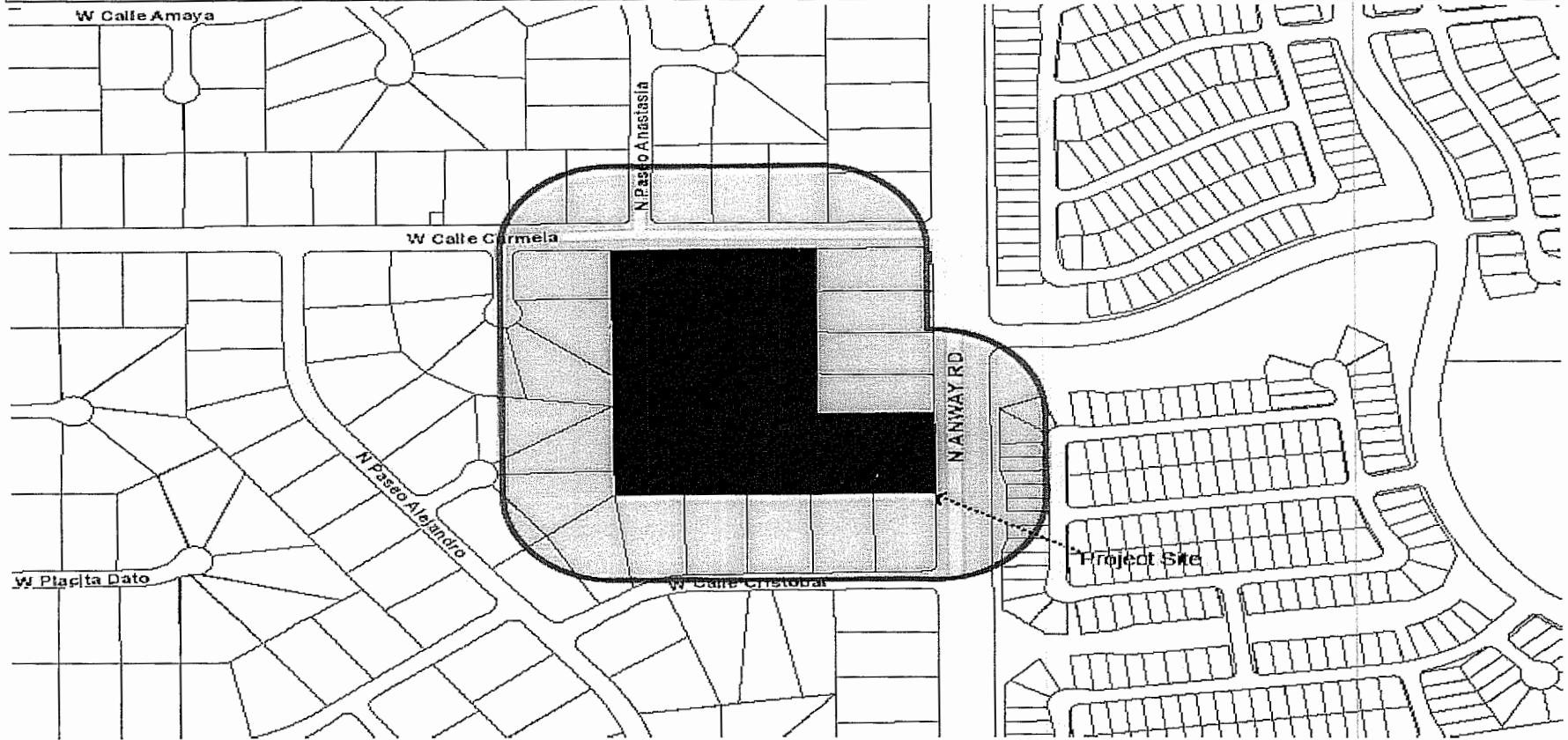
(3) SHARON BRONSON

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	6677	150	12/15/1981	

NOTIFICATION MAP

MARANA UNIFIED SCHOOL DISTRICT NO. 6—N. ANWAY ROAD



LEGEND



Petition Area



300' Notification Area

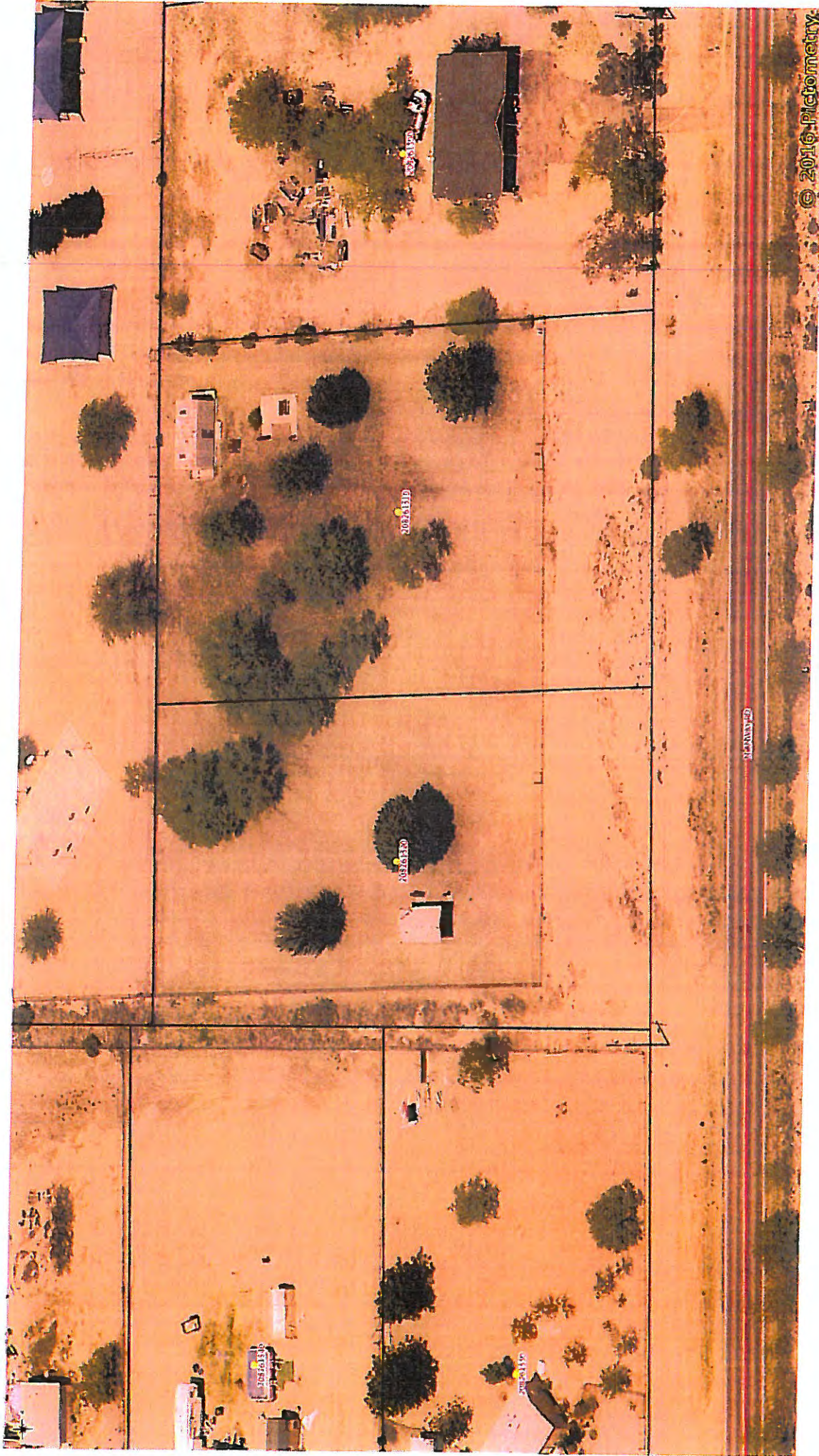
NOTES

File no.:	P16CU00011	Tax Code(s):	208-26-1310, -1320
Application:	CONDITIONAL USE	Base Map:	272, 273
		Drafter:	A.H.



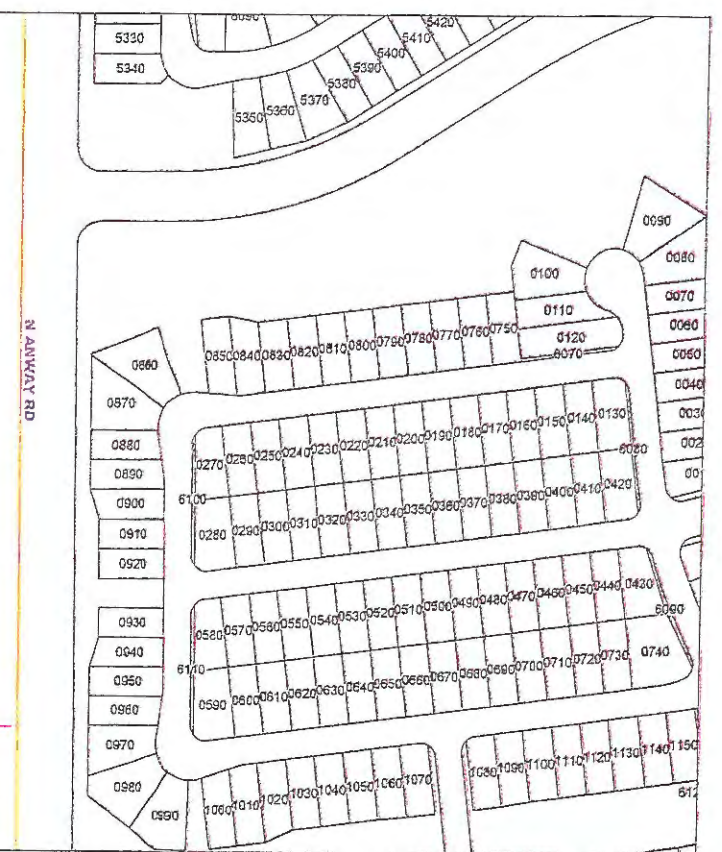
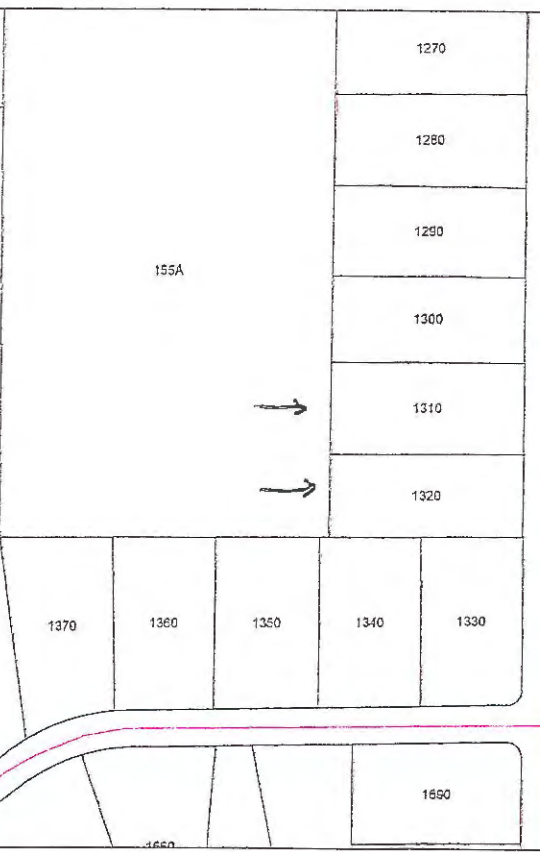
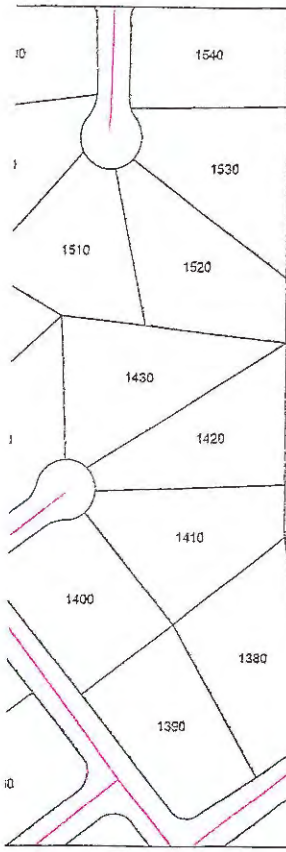
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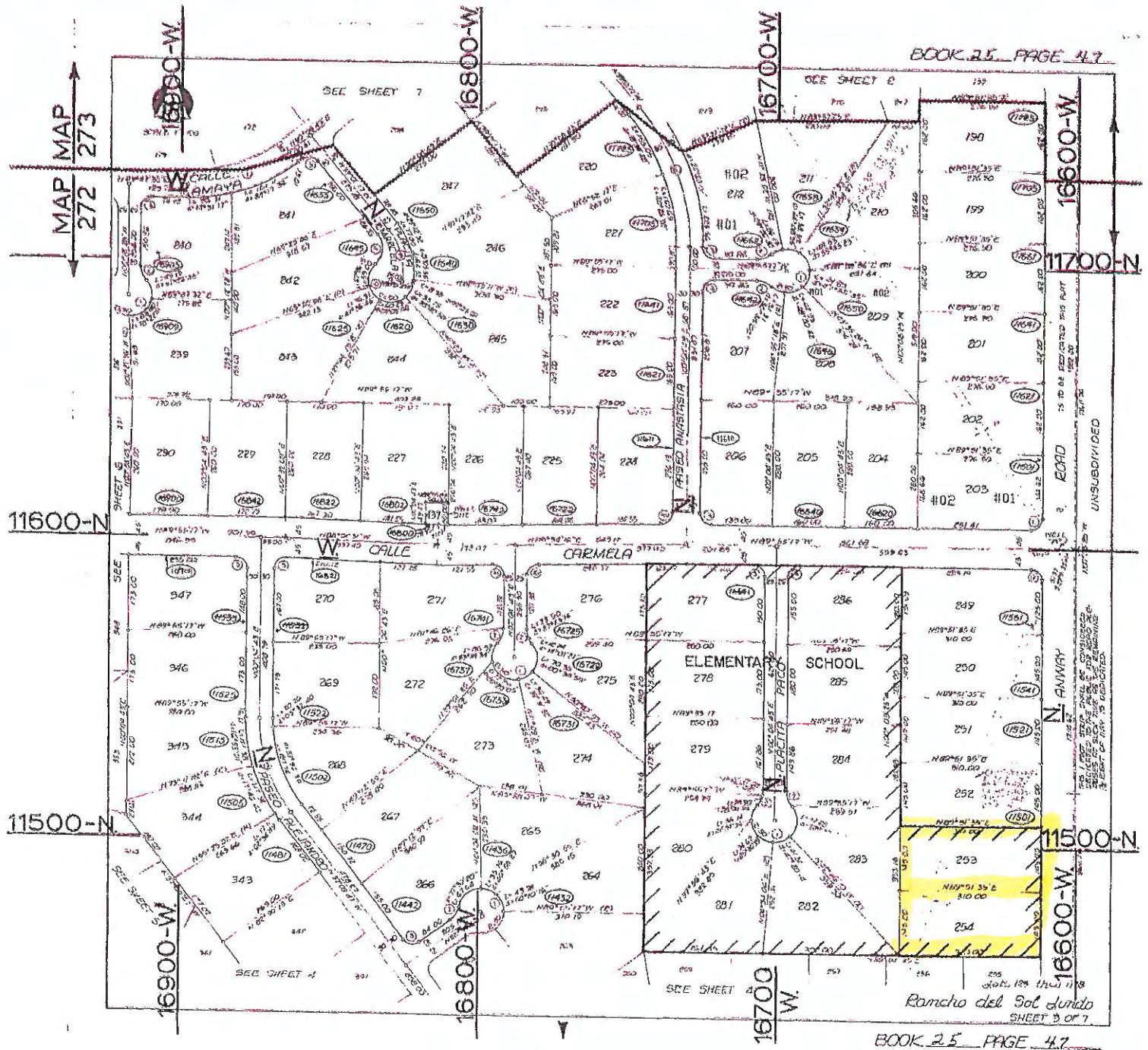
P16CU00011 TYPE III (MUSD)



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05/07/2016





11600-N

11500-N

11500-N

16600-W

16700-W

BOOK 25 PAGE 47

AZ-0025 Justification Narrative

The applicant is proposing to construct and operate a new 80' stealth wireless communication facility that is designed to look like a mid-century water tower that will be capable of providing space for the anchor tenant, T-Mobile, as well as two other future wireless service providers within the water tank structure as well as additional service providers on the exterior legs in the future, if needed.

Justification of Community Necessity

The demand for wireless data within the United States is growing at an unprecedented pace. In 2014, the average mobile data usage per person, per month was 1.9GB. The average mobile data usage per person is forecasted to reach 11.2GB per month by 2019 (<https://www.statista.com/statistics/489169/canada-united-states-average-data-usage-user-per-month/>). North America mobile traffic was at 557,237 terabytes per month in 2015. That number is expected to increase to 3,208,203 by the year 2020. That is a nearly a 580% increase in mobile data usage (<https://www.statista.com/statistics/292859/north-america-mobile-data-traffic/>). Per the Pew Research Center report from 2012 (the latest year of data I was able to find), 72% of cell owners experience dropped calls at least occasionally and 77% of cell internet users say they experience slow download speeds that prevent things from loading as quickly as they would like, 46% face slow downloads speeds weekly or more frequently (<http://www.pewinternet.org/fact-sheets/mobile-technology-fact-sheet/>).

Due to the rapid increase in mobile data usage, T-Mobile acquired additional bandwidth in 700 Mh A-Block spectrum to allow them to improve data delivery to their mobile customers in select markets. T-Mobile is specifically looking to improve coverage area that roughly lies between N. Trico Rd to the east, Cocio Wash to the west, W Avra Valley Rd to the south, and W Moore Rd to the north.

Propagation Maps

The document titled PH35360 – Roadrunner School (B) vs. ATC Tower (C), Candidate B & C Coverage Analysis provides predicted signal strength based on a number of parameters including distance and topography. The following is a brief explanation for the legend that is in the upper right hand corner of each of the three propagation maps;

- Best RSRP: RSRP (Reference signal receive power), basically the anticipated signal strength
- 120 <=x<-114 dBm Outdoor: Signal strength is good outside, might lose signal strength inside a vehicle or indoors
- 114 <=x<-97 dBm In Car: Signal strength is good outside and inside a vehicle, might lose signal strength indoors
- 97 <=x<-88 dBm In Bldg (Res): Signal strength is good outside, in a vehicle, and inside a typical residential home (i.e. 1 or 2 story wood or light masonry structure)
- 88 <=x<-40 dBm In Bldg (Com): Signal strength is good outside, in a vehicle, and inside a typical residential home, and inside commercial buildings (i.e. large, multistory commercial grade buildings)

Prospective Tower Site Discussion

An initial search of the area resulted in only two structures of significant height that would be sufficient to meet T-Mobile's needs.

1. Candidate A. A +/-75' pole located in the southwest side of Roadrunner Elementary School that is/was used to provide broadband internet to the school. Per conversations with Daniel Contorno, Chief Financial Officer for the Marana Unified School District, that pole would not be an option for replacement due to some unresolved issues between the school district and pole's owner.
2. Candidate B. Undeveloped park adjacent to Roadrunner Elementary. As shown in the Coverage Analysis this location provides better coverage to the current and future customers within the specified coverage area and less overlap, or redundant coverage, with T-Mobile's PH10803A site to the NE. This proposed location requires a more difficult permitting process, a more challenging leasing process, and significantly higher development costs due to the needs to not only construct a new communication facility, but the requirement to construct a stealth structure. The positive attributes for this location is better service for current and future T-Mobile customers within the coverage area, the opportunity for other wireless providers to collocate in the future to provide better service in the coverage area, and the ground rent revenue goes to the local school district instead of a private individual or corporation.
3. Candidate C. American Tower site #40935 located at 13300 N Trico Rd, Marana, AZ. This is a 210' self-support tower with available collocation elevations at 130'. While this candidate would have been ideal due to an easier permitting process and cheaper development costs it does not provide the optional coverage that T-Mobile was looking for to provide service to customers within the coverage area. This candidate is shown as site PH35360C on the document titled PH35360 – Roadrunner School (B) vs. ATC Tower (C), Candidate B & C Coverage Analysis. Reference page 4, coverage for PH35360C (ATC Tower) only provides commercial in building coverage (-40 to -88dBm) for the properties in the northern part of the desired coverage area described above and residential in building coverage (-88 to -98dBm). Much of the coverage is over sparsely populated farm land north and east of Avra Valley, not the majority of residences and businesses located within the coverage area as shown on page 3, PH35360(Roadrunner School).

EcoSite AZ-0025 Response to Code Application Procedures

Pima County Code

Communication Towers

Section 3: Application procedures:

- a.
A site plan is required for a communication tower and appurtenances and a communication tower equipment area.
Response: Included in the application package.
- b.
The applicant shall submit documentation detailing that applicable Federal Communications Commission and Federal Aviation Administration regulations have been reviewed and that the regulations are being complied with or that the communication tower is exempt from regulation prior to the issuance of the building permit.
Response: The FAA and FCC documentation will be provided prior to building permit issuance.
- c.
The applicant shall submit with the site plan before and after photo simulations showing the tower and surrounding area.
Response: Photo simulations of the proposed communication facility are included in the application package.
- d.
Prior to the issuance of a building permit, the applicant shall submit a license agreement to use the public right-of-way and approval from the department of transportation as conditions of site plan approval for any communication tower or co-located antenna and associated communication tower equipment area to be located in a public right-of-way.
Response: The proposed communication facility will not be located within a public right-of-way.
- e.
The minimum notification area for communication towers requiring a conditional use permit hearing is one thousand feet in the IR zone.
Response: The proposed communication facility is not located in an IR zone. The proposed project is located in the SH (Suburban Homestead) zone.
- f.
For new towers the applicant shall submit a narrative explanation describing the community necessity for the new tower and resulting increase in coverage. The narrative shall list, and include a discussion of, the pros and cons of each prospective new tower site and co-location opportunity considered (along with maps showing the locations of each site) and shall state the reasons why each of the alternative sites and co-locations was not considered to be feasible. The narrative report shall be accompanied by before and after propagation maps prepared and signed by a radio frequency engineer evidencing that a gap in coverage exists and demonstrating how the proposed tower will eliminate the existing gap.
Response: A narrative for the proposed communication facility is included in the application package.
- g.

Applicants for a communication tower for cellular phone antenna must provide evidence in writing that at least one cellular phone provider is committed to locate on the tower.

Response: Included in the application package is the BTS Site Agreement for Eco-Site Telecom Sites (a.k.a. BTSSA) specific for T-Mobile West LLC's search ring PH35360. In short, EcoSite will build a communication facility in the general location T-Mobile requests in section 1, and will reserve space for T-Mobile once complete as stated in section 4 of the BTSSA. T-Mobile's radio frequency engineers provided the included propagation maps and will install their equipment as soon as the structure is completed.

h.

Upon completion of the construction of any communication tower activity requiring a permit or right-of-way license, the applicant shall submit two sets of as-built photographs of the completed project as evidence of compliance with the provisions of the permit or right-of-way license.

Response: The proposed communication facility will not be located within a public right-of-way.

Responses to Pima County Development Services Biological Impact Report Guidelines for EcoSite AZ-0025

The following answers were obtained by referencing maps available on Pima County's MapGuide online tool as well as onsite observations.

Landscape Resources

1. Identify whether the proposed project site occurs wholly or partially within any Maveen Marie Behan Conservation Lands System Category including Important Riparian Areas and Special Species Management Areas.

Response: The proposed project does not lie within the Special Species Management Area or any Important Riparian Areas. The project area is wholly within the Multiple Use Management Area per the Maveen Marie Behan Conservation Lands System Category map found on the Pima County website.

2. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages.

Response: The applicant is not sure how close to a Critical Landscape Linkage qualifies as "in the vicinity". The proposed project area is about 3.7 miles SW of the Santa Cruz River which is part of Critical Landscape Linkage No. 1 and about 3.8 miles NW of the CAP Canal which is part of Critical Landscape Linkage No. 6.

3. If the property is a Habitat Protection of Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.

Response: The proposed project is not identified as Community Open Space priority acquisition property per the MapGuide tool.

Species-Specific Information (including Pertinent Federally-Threatened and Endangered Species)

Cactus Ferruginous Pygmy-owl:

1. Does the proposed project site occur within the Priority Conservation Area for the cactus ferruginous pygmy-owl?

Response: Yes. Per the MapGuide tool, the project area is within the ferruginous pygmy-owl PCA, Zone 23

2. Has the proposed project site been surveyed for pygmy-owls?

Response: No survey for the ferruginous pygmy-owl has been conducted. Per an onsite visit at the proposed project area, no trees, shrubs, or vegetation of any significance was noted within the proposed project area and all trees and shrubs near the project area will remain intact and undisturbed.

b. If no, are surveys planned in the future?

Response: The applicant is not planning any future surveys for pygmy-owls

Pima Pineapple Cactus:

1. Does the proposed project site occur within the Priority Conservation Area for the Pima pineapple cactus?

Response: No. Per MapGuide, the project area does not reside within the Pima pineapple cactus PCA.

2. Have Pima pineapple cactus been found on the proposed project site?

Response: No Pima pineapple cactus have been found in the proposed project area.

3. Has the proposed project site been surveyed for Pima pineapple cactus?

Response: No survey for the Pima pineapple cactus has been conducted.

b. If no, are surveys planned in the future?

Response: No, the applicant is not planning any future surveys for the Pima pineapple cactus.

Needle-Spined Pineapple Cactus:

1. Does the proposed project site occur within the Priority Conservation Area for the needle-spined pineapple cactus?

Response: No. Per MapGuide, the project area does not reside within the needle-spined cactus PCA.

2. Have needle-spined pineapple cactus been found on the proposed project site?

Response: No Pima pineapple cactus have been found in the proposed project area.

3. Has the proposed project site been surveyed for needle-spined pineapple cactus?

Response: No survey for the Pima pineapple cactus has been conducted.

b. If no, are surveys planned in the future?

Response: No, the applicant is not planning any future surveys for the Pima pineapple cactus.

ESI AZ0025_CALLE CARMELA

PROPOSED WATER TANK CONCEALMENT TOWER

LOCATION



PROPOSED



NORTH ELEVATION (LOOKING SOUTH)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

EXISTING



Eco-Site[®]

T-Mobile

T-Mobile West Corp.
3257 E. Guasti Rd. STE 200
Ontario, CA 91761

J5 INFRASTRUCTURE
AZ • CA • CO • ID • NM • NV • TX • UT

J5 Infrastructure Partners
767 N Star Road
Star, ID 83669

SITE ADDRESS:

11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653

32° 24' 46.069" N
111° 19' 18.636" W

Sheet No.

1

ESI AZ0025_CALLE CARMELA

PROPOSED WATER TANK CONCEALMENT TOWER

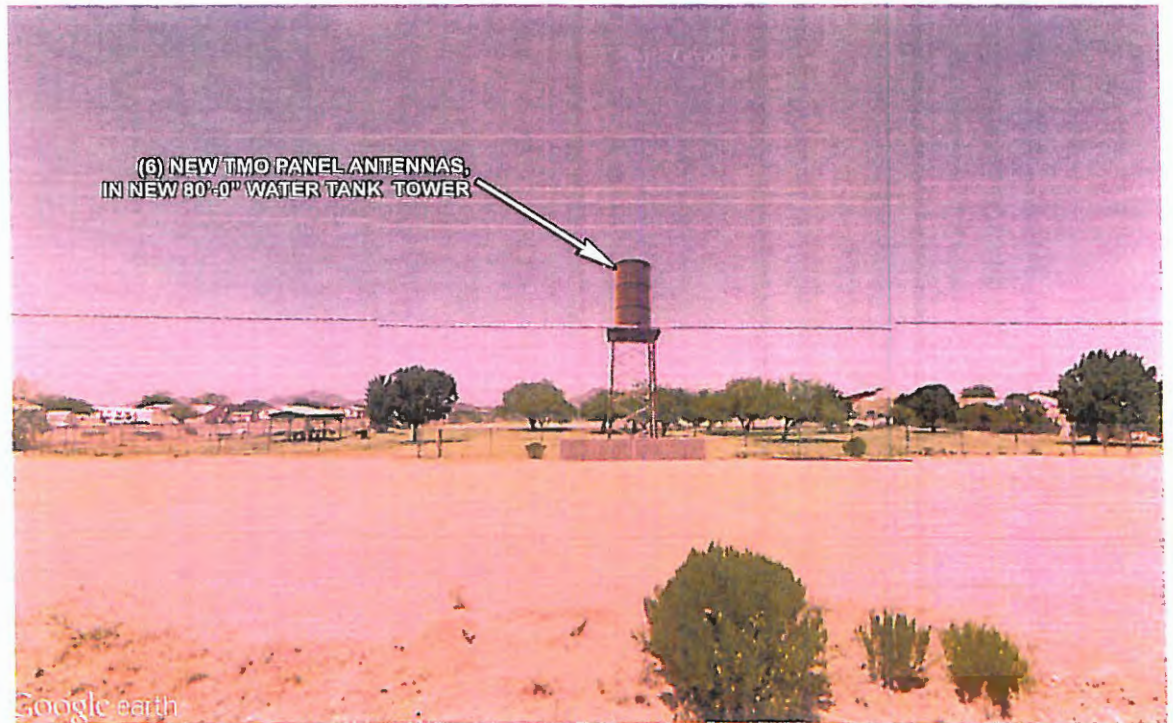
LOCATION



EXISTING



PROPOSED



EAST ELEVATION (LOOKING WEST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

Eco-Site

T-Mobile

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SITE ADDRESS:

11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653

32° 24' 46.069" N
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Sheet No.

2

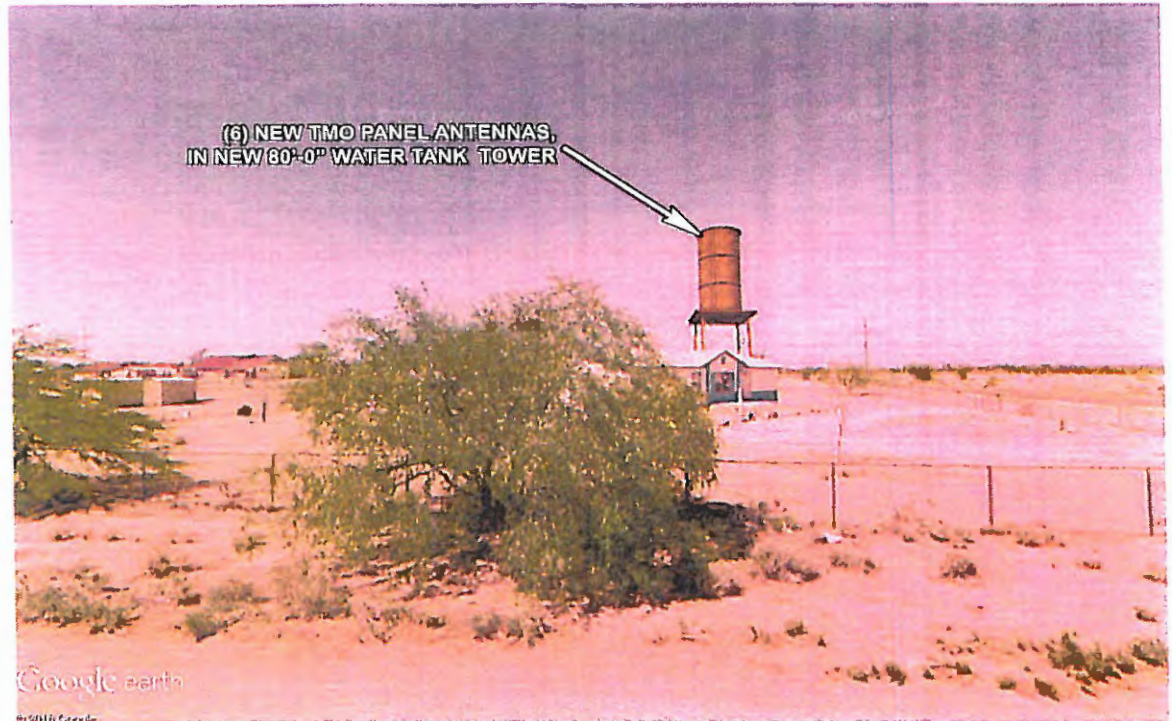
ESI AZ0025_CALLE CARMELA

PROPOSED WATER TANK CONCEALMENT TOWER

LOCATION



PROPOSED



SOUTH ELEVATION (LOOKING NORTH)

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Ontario, CA 91761

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J5 Infrastructure Partners
767 N Star Road
Star, ID 83669

SITE ADDRESS:

11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653

32° 24' 46.069" N
111° 19' 18.636" W

Sheet No.

3

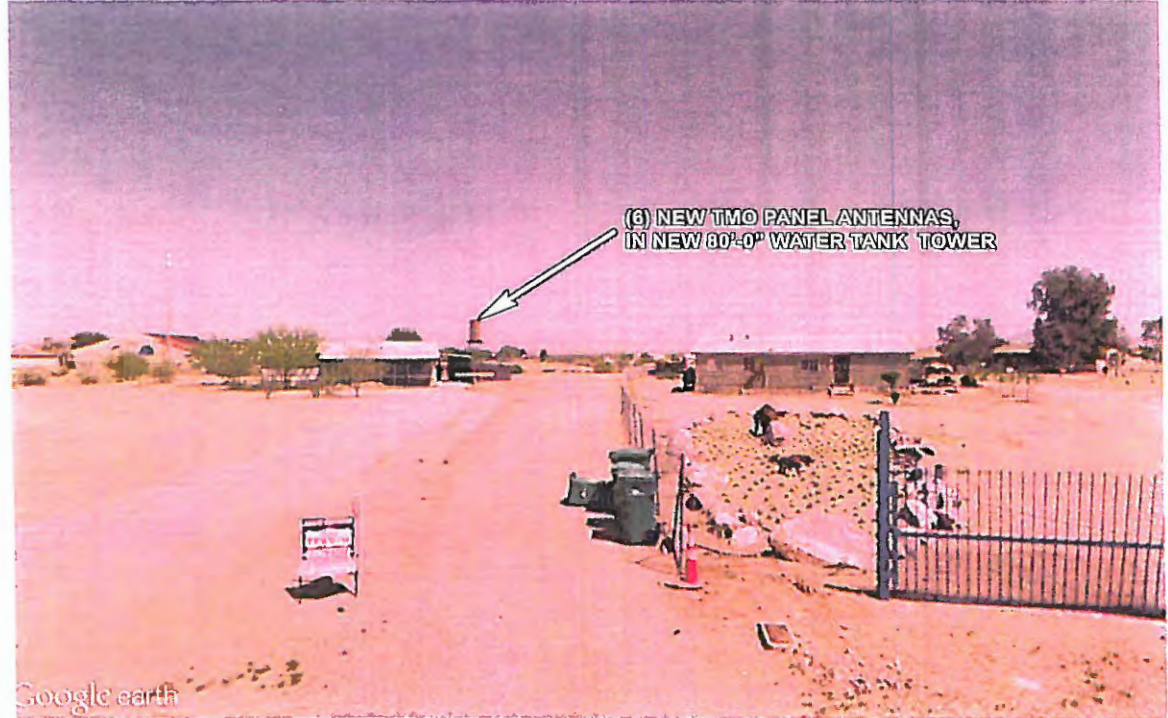
ESI AZ0025_CALLE CARMELA

PROPOSED WATER TANK CONCEALMENT TOWER

LOCATION



PROPOSED



EXISTING



WEST ELEVATION (LOOKING EAST)

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J5 INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

J5 Infrastructure Partners
767 N Star Road
Star, ID 83669

SITE ADDRESS:

11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653

32° 24' 46.069" N
111° 19' 18.636" W

Sheet No.

4

Eco-Site

ESI AZ0025_CALLE CARMELA

T-MOBILE (PH35360)

PUBLIC RECORD PARCEL NO. 208-26-1310 & 208-26-1320

11500 NORTH ANWAY ROAD

MARANA, ARIZONA 85653

PIMA COUNTY

NEW 80'-0" WATER TANK CONCEALMENT TOWER

RAW LAND COMMUNICATION SITE

DESIGNED FOR:
T-Mobile
2625 S. PLAZA DR., STE 400
TEMPE, ARIZONA 85282

DESIGNED FOR:
Eco-Site

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JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY
1	PRELIMINARY - FOR LEASING & ZONING	11/27/16	SP

DESIGNED BY:

SHEET INDEX:		
SHEET	TITLE	REV.
T1	TITLE SHEET	A
SP1	SPECIFICATION SHEET	A
PS1	PHOTO SHEET	A
SU1	SITE SURVEY	2
SUZ	SITE SURVEY	2
Z1	SITE PLAN	A
Z2	ENLARGED SITE PLAN	A
Z3	ELEVATIONS	A
Z4	ELEVATIONS	A
RF1	ANTENNA INFORMATION	A

PROJECT INDEX:	
APPLICANT: ECO-SITE	CONTACT: JASON GIGLIOTTI MOBILE: 480-739-8009 OFFICE: 919-334-6661
ENGINEERS/DESIGNERS: JS INFRASTRUCTURE PARTNERS 4520 MONTGOMERY BLVD. NE, SUITE 5 ALBUQUERQUE, NM 87109	CONTACT: BRIAN WILEY PHONE: 903-232-4884 EXT. 130
SURVEYOR: JS INFRASTRUCTURE PARTNERS 4520 MONTGOMERY BLVD. NE, SUITE 5 ALBUQUERQUE, NM 87109	CONTACT: L DEAN VAN MATRE, RPLS PHONE: 915-474-2803
ZONING/SITE AD: CORTEL, LLC.	CONTACT: MIKE SLOTEMAKER PHONE: 206-214-8954 MIKE.SLOTEMAKERCORTEL-LLC.COM
ABBREVIATED LEGAL DESCRIPTION:	
SITUATE WITHIN LOTS 253 AND 254, RANCHO DEL SOL LINDO, PIMA COUNTY, ARIZONA.	
FCC COMPLIANCE:	
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.	

GENERAL PROJECT NOTES:	
1	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A T-MOBILE REPRESENTATIVE.
4	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5	NOTIFY T-MOBILE, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A T-MOBILE REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A T-MOBILE REPRESENTATIVE.
8	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY T-MOBILE, THE CONTRACTOR SHALL PROVIDE T-MOBILE WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9	VERIFY ALL FINAL EQUIPMENT WITH A T-MOBILE REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY T-MOBILE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

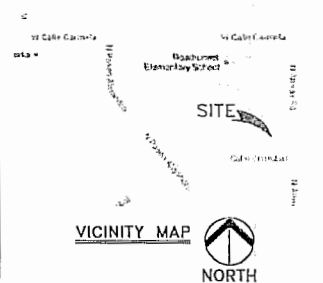
PROJECT INFORMATION:	
PROPERTY OWNER:	MARANA UNIFIED SCHOOL DISTRICT 11279 W. GRIER RD. MARANA, AZ 85653
	CONTACT: DAN CONTORNO PHONE: (520) 682-4756
JURISDICTION:	PIMA COUNTY
PUBLIC RECORD PARCEL NO.:	208-26-1310 & 208-26-1320

DRIVING DIRECTIONS:	
LATITUDE:	32°24'46.069"N
LONGITUDE:	111°19'18.636"W

FROM THE TUCSON INTERNATIONAL AIRPORT HEAD NORTH ON S. TUCSON BLVD. FOR 3.0 MILES TO E. BENSON HWY., HEAD NORTHWEST FOR 0.6 MILES TO KINO PKWY., TURN RIGHT HEADING NORTH FOR 0.6 MILES TO AJO WAY, TURN RIGHT HEADING EAST THEN SOUTH THEN WEST FOR 0.5 MILES TO I-10, TAKE I-10 HEADING WEST FOR 19.6 MILES TO EXIT 242/W. AVRA VALLEY RD., TURN LEFT HEADING WEST FOR 10.6 MILES TO N. TRICO RD., TURN RIGHT HEADING NORTH FOR 0.9 MILES TO W. SPURR BELL LN., TURN LEFT HEADING WEST FOR 1.0 MILE TO N. ANWAY RD., TURN RIGHT HEADING NORTH FOR 0.6 MILES TO THE SUBJECT SITE LOCATED ON WEST SIDE OF N ANWAY RD.

ADA COMPLIANCE:	
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.	

PROJECT DESCRIPTION:	
THIS PROJECT CONSISTS OF THE FOLLOWING: INSTALLATION	
<ul style="list-style-type: none"> ONE (1) 80'-0" WATER TANK CONCEALMENT TOWER (DESIGNED BY OTHERS) TWO (2) NEW SINGLE-BAY OUTDOOR EQUIPMENT CABINETS SIX (6) NEW PANEL ANTENNAS FIVE (5) NEW RRH UNITS TWO (2) NEW MAIN OVP UNITS ONE (1) NEW HYBRID CABLE 	



PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:	ESI AZ0025_CALLE CARMELA NEW 80'-0" WATER TANK CONCEALMENT TOWER RAW LAND COMMUNICATION SITE
PROJECT ADDRESS:	11500 NORTH ANWAY ROAD MARANA, ARIZONA 85653 PIMA COUNTY
SHEET TITLE:	TITLE SHEET
SAVE DATE:	11/29/2016 5:03 PM
SHEET NUMBER:	T1

GENERAL PROJECT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

GENERAL CONTRACTOR NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, T-MOBILE NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND T-MOBILE WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, T-MOBILE STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO T-MOBILE.
- ALL ANTENNAS MUST BE PMI TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE T-MOBILE CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. T-MOBILE WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.
- ALL VENDORS ARE REQUIRED TO SHOW UP TO THE DC IN TEMPE, OR DELTA/KING COMMUNICATIONS, OR BROKEN ARROW IN NM WITH ENCLOSED TRANSPORTATION FOR ALL ELECTRONICS.

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2009, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

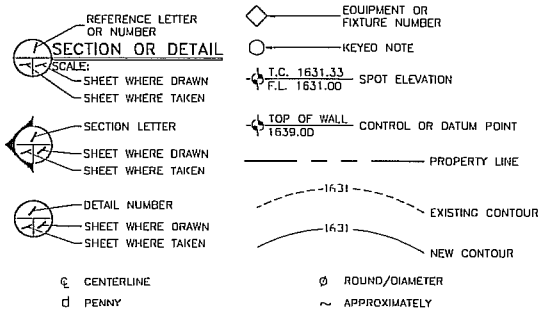
BUILDING STRUCTURES:

- WIND LOADS: IBC 2009 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
V₅₀ = 90 MPH
OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2009 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD)
OCCUPANCY CAT. = II; SITE CLASS = D
 $V = \frac{F(Sps)W}{R}$
F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
S_{0.5} = (2/3) S_{0.5}
R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

- WIND LOADS: IBC 2009 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G
V = 90 MPH (3-SEC. GUST)
V = 30 MPH (¼" RADIAL ICE)
STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2009 §1613, ASCE 7-05 §15.6.6 & ANSI TIA-222-G
*MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (S_s) ≤ 1.0
STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
 $V = \frac{S_{ds}(W)}{R}$ (EQUVALENT LATERAL FORCE PROCEDURE (METHOD 1))
 $V = \frac{\sum S_{ax}(W_{ax})}{R}$ (EQUVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

LEGEND OF SYMBOLS:



DESIGNED FOR:

T-Mobile
Eco-Site
2825 S. PLAZA DR., STE 400
TEMPE, ARIZONA 85282

DESIGNED FOR:

Eco-Site

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J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	11/27/16	SP	-

DESIGNED BY:

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:

ESI AZ0025 CALLE CARMELA
NEW 80'-0" WATER TANK CONCEALMENT TOWER
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653
PIMA COUNTY

SHEET TITLE:

SPECIFICATIONS & PHOTOS

SAVE DATE:

11/29/2016 5:03 PM

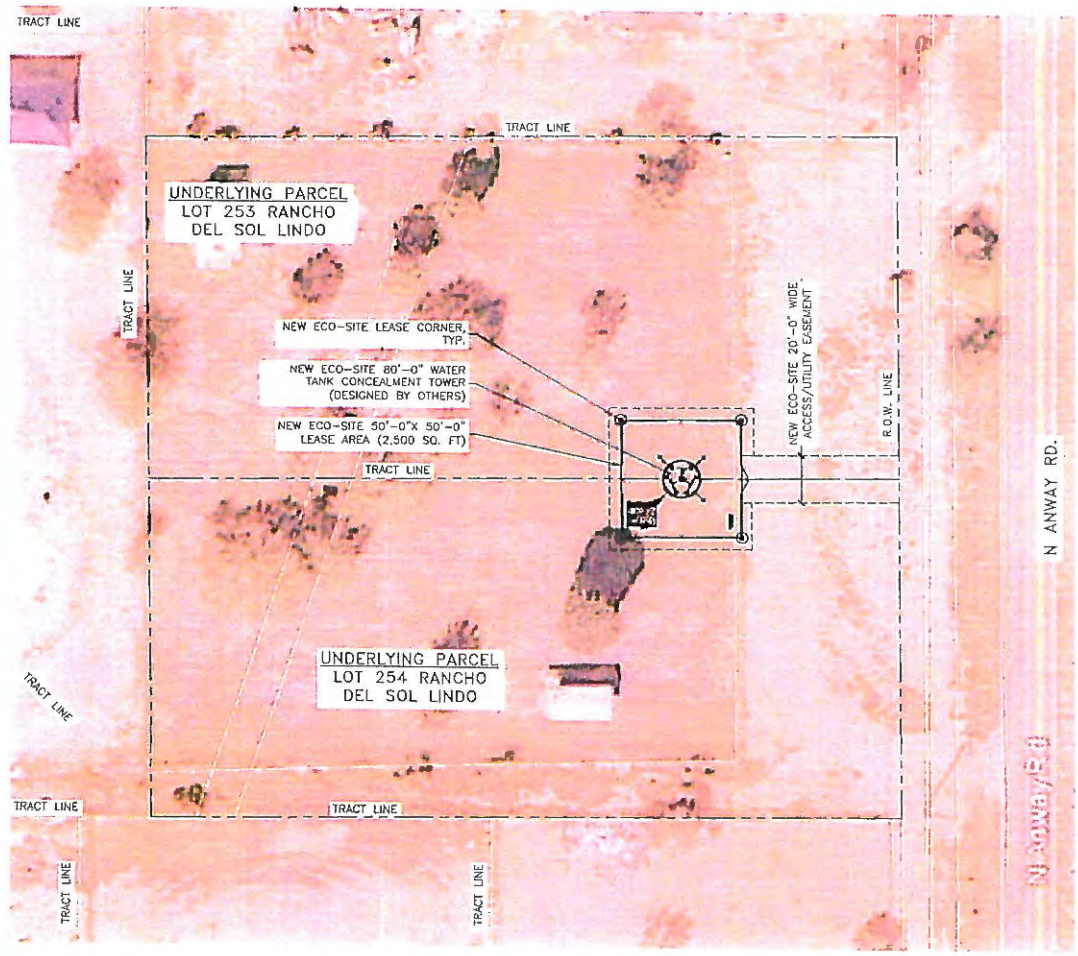
SHEET NUMBER:

SP1

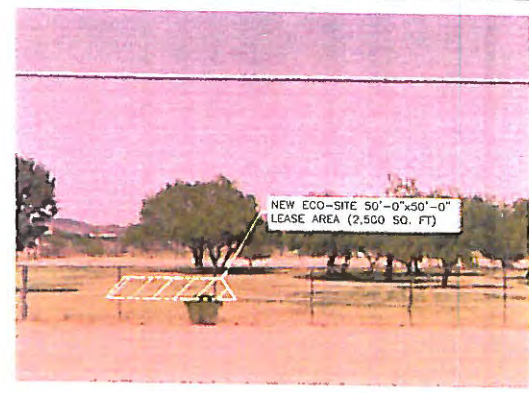
DESIGNED FOR:
T-Mobile
 2625 S. PLAZA DR., STE 400
 TEMPE, ARIZONA 85282

DESIGNED FOR:
Eco-Site

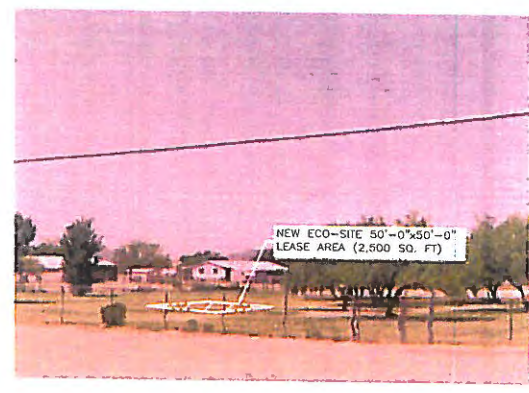
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AERIAL VIEW OF NEW SITE LOCATION



VIEW OF NEW LEASE AREA



VIEW OF NEW LEASE AREA

DESIGNED BY: JS INFRASTRUCTURE PARTNERS
 AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	11/27/16	SP	

PRELIMINARY FOR LEASING, ZONING

PROJECT NAME:
 ESI AZ0025 CALLE CARMELA
 NEW 80'-0" WATER TANK CONCEALMENT TOWER
 RAW LAND COMMUNICATION SITE

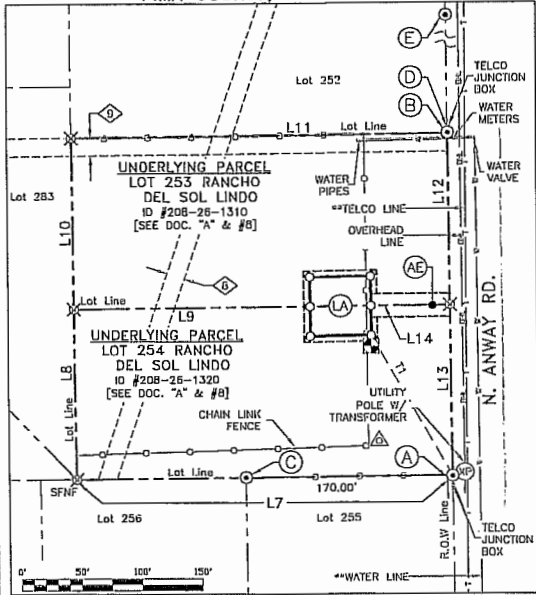
PROJECT ADDRESS:
 11500 NORTH ANWAY ROAD
 MARANA, ARIZONA 85653
 PIMA COUNTY

SHEET TITLE:
 PHOTO SHEET

SAVE DATE:
 11/29/2016 5:03 PM

SHEET NUMBER:
 PS1

LEASE AREA SURVEY
GENERAL LEGAL DESCRIPTION OF LESSOR'S PARCEL
 SITUATE WITHIN LOTS 253 AND 254,
 RANCHO DEL SOL LINDO,
 PIMA COUNTY, ARIZONA



UNDERLYING PARCEL SURVEY CONTROL OVERVIEW
 SCALE: 1" = 100'

TITLE DATA & NO. EASEMENT CONFLICT STATEMENT:

PROJECT TITLE DATA:
 TITLE PROVIDED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 FILE NUMBER: 23721101
 CUSTOMER REFERENCE: AZ-0025 CALLE CARMELA
 ISSUE DATE: AUGUST 30, 2018

THIS SURVEY WAS PERFORMED WITH SUFFICIENT RESEARCH AND FIELD GATHERED DATA TO VERIFY THE UNDERLYING PARCEL OF THE SUBJECT PROPERTY. THIS SURVEYOR HAS RELIED UPON THE DOCUMENTS PROVIDED AND REFERENCED WITHIN THE TITLE. THIS SURVEYOR MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED AS TO THE QUALITY OF THE TITLE REPORT/ABSTRACT AND REFERENCE DOCUMENTS PROVIDED.

TITLE REVIEW & NO. EASEMENT CONFLICT STATEMENT:
 THIS IS TO VERIFY THAT THE TITLE REFERENCED ABOVE WITH THE EXHIBITS LISTED BELOW HAVE BEEN REVIEWED AND WHERE APPLICABLE HAVE BEEN PLOTTED ON THIS SURVEY. TITLE EXCEPTIONS IN EXCESS OF 200 FEET DISTANT FROM THE PROPOSED LEASE AREA MAY NOT BE SHOWN DUE TO SCALE AND SIZE OF AVAILABLE SPACE ON THIS SURVEY. WHERE TITLE EXCEPTIONS ARE FOUND NEAR THE AREA OF INTEREST, THE LEASE AREA HAS BEEN PLACED TO NOT INTERFERE WITH EXISTING EASEMENTS. SEE SURVEY FOR LEASE AREA DETAILS.

TITLE DOCUMENTS: COVENANTS/RESTRICTIONS/DEEDS
 (EASEMENTS AND RIGHTS OF WAY)

8. PLAT - RANCHO DEL SOL LINDO RECORDED ON AUGUST 30, 1973 PLAT BOOK 25, PAGE 47, RECORDS OF PIMA COUNTY, ARIZONA (ITEMS THAT AFFECT UNDERLYING PARCEL HAVE BEEN PLOTTED)
 9. GRANT OF EASEMENT TO TUCSON WATER, RECORDED APRIL 24, 2003, BOOK 12036, PAGE 3383. (PLOTTED ON SURVEY, DOES NOT AFFECT AREA OF INTEREST)
 10. UCC/FINANCING STATEMENT, RECORDED JULY 28, 2013, DOCUMENT NO. 20152090244. (AFFECTS UNDERLYING PARCEL BUT NOT THE SURVEY)
- OTHER
- A. SPECIAL WARRANTY DEED BETWEEN PIONEER TRUST COMPANY OF ARIZONA (GRANTOR) AND MARANA UNIFIED PUBLIC SCHOOLS NO. 6 (GRANTEE), RECORDED DECEMBER 15, 1981, BOOK 6877, PAGE 150. (VESTING DEED)
 - B. UCC/FINANCING STATEMENT, RECORDED JULY 1, 2015, DOCUMENT NO. 20151820269. (AFFECTS UNDERLYING PARCEL BUT NOT THE SURVEY)

UTILITY NOTE:

PROBABLE UTILITY LOCATION AS DETERMINED BY EVIDENCE FOUND ON SITE.

LINE	BEARING	DISTANCE
T1	N 28°55'12" W	136.47'

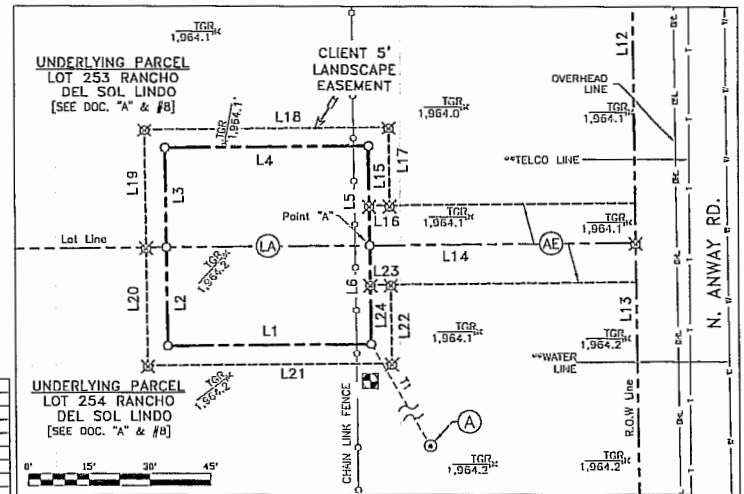


LEGEND

- ▲ "BASE" = SET 5/8" REBAR W/ ALUMINUM CAP (REFER TO BASIS OF BEARINGS & DATUM NOTE)
- TEMPORARY BENCH MARK SET 60D NAIL W/WHISKER
 LAT: 32°24'45.730" N
 LONG: 111°19'18.347" W
 ELEV: 1,964.4' [NAVD83]
 NORTHING: 514,378.69'
 EASTING: 883,580.53'
- FOUND SURVEY MONUMENT (AS NOTED)
- ⊗ CALCULATED CORNER (POINT NOT SET)
- SET REBAR WITH CAP OR (AS NOTED)
- () BEARING AND DISTANCE IN PARENTHESIS ARE FROM DOCUMENTS OF RECORD
- * SHOWN FOR REFERENCE, NOT DEFINED BY THIS SURVEY

TOR TOP OF GROUND

LINE	BEARING	DISTANCE
L1	S 89°31'23" W	50.00'
L2	N 00°28'37" W	25.00'
L3	N 00°28'37" W	25.00'
L4	N 89°31'23" E	50.00'
L5	S 00°28'37" E	25.00'
L6	S 00°28'37" E	25.00'
L7	S 89°31'23" W	310.00'
L8	N 00°28'37" W	145.00'
L9	N 89°31'23" E	310.00'
L10	N 00°28'37" W	145.00'
L11	N 89°31'23" E	310.00'
L12	S 00°28'37" E	145.00'
L13	S 00°28'37" E	145.00'
L14	N 89°31'23" E	65.00'
L15	S 00°28'37" E	15.00'
L16	N 89°31'23" E	5.00'
L17	N 00°28'37" W	20.00'
L18	S 89°31'23" W	60.00'
L19	S 00°28'37" E	30.04'
L20	S 00°28'37" E	29.96'
L21	N 89°31'23" E	60.00'
L22	N 00°28'37" W	20.00'
L23	S 89°31'23" W	5.00'
L24	S 00°28'37" E	15.00'

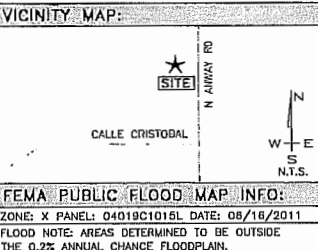
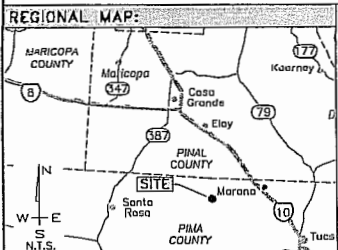


LEASE AREA SITE PLAN OVERVIEW

SCALE: 1" = 30'

KEYED NOTES

- A) FOUND 1/2" REBAR W/TAG "RLS 4527" (HELLO FOR ORIGIN OF SURVEY) NADB3(2011) COORDINATES
 LAT: 32°24'44.837" N
 LONG: 111°19'17.581" W
 NAVD83 ELEV: 1,964.8'
 AZ CENTRAL (0202)
 N(Y): 514,266.62'
 E(X): 883,646.82'
- B) FOUND 1/2" REBAR W/TAG "RLS 4527" (HELLO FOR ALIGNMENT)
- C) FOUND 1/2" REBAR W/ NO ID
- D) FOUND 1/2" REBAR W/TAG "RLS 15885" [0.3' NORTH OF LDT CORNER]
- E) FOUND 1/2" REBAR "RLS 19316"
- LA) CLIENT 50'X50' LEASE AREA 2500 SQ. FT.
- AB) CLIENT 20' ACCESS/ UTILITY EASEMENT
- AD) 15' GAS EASEMENT [SEE REF. DOC #8, NOTE: GAS LINE WAS TO BE ABANDONED IN SEGMENTS PER NOTE 14 OF THE PLAT. ADDITIONAL DATA VIA A PROJECT TITLE HAS NOT BEEN PROVIDED TO DETERMINE IF THE EASEMENT HAS BEEN ABANDONED OR REMAINS IN EFFECT. IN ANY INSTANCE, THE EASEMENT DOES NOT AFFECT THE LEASE AREA]
- AF) 15' UTILITY EASEMENT [SEE REF. DOC #9]



NEW STRUCTURE COORDINATE REPORT:

NAD 83: 32°24'46.069"
 111°19'18.636"
 DECIMAL DEGREES: 32.41280N
 111.32184W
 NAVD88: 1,964.2'

BASIS OF BEARING AND DATUM NOTE:

- 1.) All distances are surface and all bearings are Grid based upon the Arizona State Plane Coordinate System Central Zone.
- 2.) Project is tied to National CORS via the DPUS utility.

Geodetic Position of Control Monument is:
 LATITUDE: 32° 24' 44.930"
 LONGITUDE: 111° 19' 18.281"
 ELLIPSOID HEIGHT: 1,866.3'
 HORIZ. DATUM NAD83 [CORS96] VERT. DATUM NAVD83 [GEOID03]

PROJECT NAME:
 ECO-SITE
 AZ0025_
 CALLE CARMELA

PROJECT ADDRESS:
 11400 BLOCK OF
 ANWAY ROAD,
 PIMA COUNTY,
 ARIZONA

DATE OF SURV.: 10/11/2016

DESIGNED FOR:

DESIGNED BY:

SHEET TITLE:
 SURVEY NOTES & REFERENCE
 SURVEY CONTROL OVERVIEW
 LEASE AREA SITE PLAN OVERVIEW

UNDERLYING PARCEL OWNER:
 MARANA UNIFIED SCHOOL DISTRICT
 11278 W. GRIER RD.
 MARANA, AZ 85653
 CONTACT: DAN CENTERIO
 PHONIX (520) 682-4758

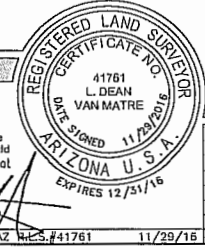
PUBLIC RECORD PARCEL I.D.:
 208-26-1310 & 208-26-1320

COMMUNICATIONS FACILITY OWNER:
 NEW BUILD

DRIVING DIRECTIONS:
 From the Tucson International Airport head North on S. Tucson Blvd. for 3.0 miles to E. Benson Hwy, head Northwest for 0.6 miles to Kino Pkwy, turn right heading East then South then West for 0.5 miles to I-10, take I-10 heading West for 19.6 miles to exit 242/W. Avra Valley Rd., turn left heading West for 10.6 miles to N. Trica Rd., turn right heading North for 0.5 miles to W. Spurr Bell Ln., turn left heading West for 1.0 mile to N. Anway Rd., turn right heading North for 0.6 miles to the subject site located on West side of N Anway Rd.

SURVEYOR'S NOTE & CERTIFICATION:
 I hereby certify to Eco-Site and Fidelity National Title Insurance Company that this "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the underlying parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Underlying Parcel and this Survey was developed to support the communications facility plan set named hereon.

Dean Van Matre
 DEAN VAN MATRE AZ SCS-841761 11/29/16



GRID POSITION (FT)
 NORTHING: 514,267.88'
 EASTING: 883,586.68'
 ELEVATION: 1,964.5'

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REV.	DESCRIPTION	DATE	BY	CHK
0	FINAL REVIEW AND SURVEYOR'S CERTIFICATION	10/18/16	DH	DVM
1	TITLE REPORT UPDATE/FINAL REISSUED	11/17/16	DH	DVM
2	SITE NAME REVISION/FINAL REISSUED	11/29/16	DH	DVM

TCT SITE I.D.: AZ0025_CALLE CARMELA

SHEET INFO.: Sheet 1 of 2 SU1

A parcel of land for the purpose of a telecommunications equipment lease area, situated within Lots 253 & 254, Rancho Del Sol Lindo, as the same is shown and designated on the plat filed in Plat Book 25, Page 47, in the office of the County Clerk of Pima County, Arizona. Same being a portion of the parcel of land described in the Special Warranty Deed on file in Book 6677, Page 150 and hereinafter referred to as the "Underlying Parcel", said lease parcel being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of the "Underlying Parcel" (Lot 254) on the common lot line with Lot 255 (said subdivision), found marked by a 1/2 inch rebar with tag stamped "RLS 4527": from which the following two monuments were tied for reference:

1. A 1/2 inch rebar with tag stamped "RLS 4527", found for the northeast corner of the Underlying Parcel (Lot 253) at the western right of way of N. Anway Road bears North 00°28'37" West, a distance of 290.00 feet;
2. And from Monument 1, A 1/2 inch rebar with tag stamped "RLS 19316", found for the northeast corner of Lot 252 at the western right of way of N. Anway Road bears North 00°38'37" West, a distance of 145.00 feet;

Thence, leaving the POINT OF COMMENCEMENT, North 28°55'12" West 136.47 feet to the southeast corner and POINT OF BEGINNING of the lease area herein described;

Thence, South 89°31'23" West, 50.00 feet;
 Thence, North 00°28'37" West, 25.00 feet to a point on the common line between Lots 253 & 254;
 Thence, North 00°28'37" West, 25.00 feet;
 Thence, North 89°31'23" East, 50.00 feet;
 Thence, South 00°28'37" East, 25.00 feet, to a point on the common line between Lots 253 & 254 and known as Point "A";
 Thence, South 00°28'37" East, 25.00 feet to the POINT OF BEGINNING of this description.

- Containing 2,500 square feet of land.
- Bearings are based upon the Arizona State Plane Coordinate System Central Zone 0202-NAD83 and were developed from GPS static observations taken at the site and tied to the National "CORS" via the OPUS Utility.
- A 5/8" Rebar with Cap or Gin Spike with washer Stamped "TowerCom AZ41761" will be placed at Lease Corners.
- A Lease Area Survey Plat accompanies these land descriptions.

CLIENT 50'X50' LEASE AREA LAND DESCRIPTION

A strip easement for the purpose of accommodating access and utilities to serve a telecommunications equipment lease area, said strip easement crossing a portion of Lots 253 & 254, Rancho Del Sol Lindo, as the same is shown and described on the plat filed in Plat Book 25, Page 47, in the office of the County Clerk of Pima County, Arizona. Same being within that parcel of land described in the Special Warranty Deed on file in Book 6677, Page 150 and hereinafter referred to as the "Underlying Parcel", said strip easement being twenty (20.00) feet in width and lying ten (10.00) feet on each side of the following described centerline:

Commencing at the southeast corner of the "Underlying Parcel" (Lot 254) on the common lot line with Lot 255 (said subdivision), found marked by a 1/2 inch rebar with tag stamped "RLS 4527": from which the following two monuments were tied for reference:

1. A 1/2 inch rebar with tag stamped "RLS 4527", found for the northeast corner of the Underlying Parcel (Lot 253) at the western right of way of N. Anway Road bears North 00°28'37" West, a distance of 290.00 feet;
2. And from Monument 1, A 1/2 inch rebar with tag stamped "RLS 19316", found for the northeast corner of Lot 252 at the western right of way of N. Anway Road bears North 00°38'37" West, a distance of 145.00 feet;

Thence, leaving the POINT OF COMMENCEMENT, North 28°55'12" West 136.47 feet to the southeast corner of said lease area; thence, North 00°28'37" West 25.00 feet to a point on the common line between Lots 253 & 254 and known as Point "A" also being the POINT OF BEGINNING of this access and utility easement centerline;

Thence, North 89°31'23" East 65.00 feet to the west right of way of N. Anway Road and the Termination Point of this centerline description.

- Containing 1,300.0 square feet of land.
- Bearings are based upon the Arizona State Plane Coordinate System Central Zone 0202-NAD83 and were developed from GPS static observations taken at the site and tied to the National "CORS" via the OPUS Utility.
- A 5/8" Rebar with Cap or Gin Spike with washer Stamped "TowerCom AZ41761" will be placed at Lease Corners.
- A Lease Area Survey Plat accompanies these land descriptions.

CLIENT 20' ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A strip easement for the purpose of accommodating landscaping to serve a telecommunications equipment lease area, said strip easement crossing a portion of Lots 253 & 254, Rancho Del Sol Lindo, as the same is shown and described on the plat filed in Plat Book 25, Page 47, in the office of the County Clerk of Pima County, Arizona. Same being within that parcel of land described in the Special Warranty Deed on file in Book 6677, Page 150 and hereinafter referred to as the "Underlying Parcel", said landscape easement being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of the "Underlying Parcel" (Lot 254) on the common lot line with Lot 255 (said subdivision), found marked by a 1/2 inch rebar with tag stamped "RLS 4527": from which the following two monuments were tied for reference:

1. A 1/2 inch rebar with tag stamped "RLS 4527", found for the northeast corner of the Underlying Parcel (Lot 253) at the western right of way of N. Anway Road bears North 00°28'37" West, a distance of 290.00 feet;
2. And from Monument 1, A 1/2 inch rebar with tag stamped "RLS 19316", found for the northeast corner of Lot 252 at the western right of way of N. Anway Road bears North 00°38'37" West, a distance of 145.00 feet;

Thence, leaving the POINT OF COMMENCEMENT, North 28°55'12" West 136.47 feet to the southeast corner of said lease area; also being the POINT OF BEGINNING of this landscape easement herein described;



Thence, South 89°31'23" West, 50.00 feet;
 Thence, North 00°28'37" West, 25.00 feet to a point on the common line between Lots 253 & 254;
 Thence, North 00°28'37" West, 25.00 feet;
 Thence, North 89°31'23" East, 50.00 feet;
 Thence, South 00°28'37" East, 15.00 feet;
 Thence, North 89°31'23" East, 5.00 feet;
 Thence, North 00°28'37" West, 20.00 feet;
 Thence, South 89°31'23" West, 60.00 feet;
 Thence, South 00°28'37" East, 30.00 feet, to a point on the common line between Lots 253 & 254;
 Thence, South 00°28'37" East, 30.00 feet;
 Thence, North 89°31'23" East, 60.00 feet;
 Thence, North 00°28'37" West, 20.00 feet;
 Thence, South 89°31'23" West, 5.00 feet;
 Thence, South 00°28'37" East, 15.00 feet to the POINT OF BEGINNING of this description.

- Containing 1,000.0 square feet of land.
- Bearings are based upon the Arizona State Plane Coordinate System Central Zone 0202-NAD83 and were developed from GPS static observations taken at the site and tied to the National "CORS" via the OPUS Utility.
- A 5/8" Rebar with Cap or Gin Spike with washer Stamped "TowerCom AZ41761" will be placed at Lease Corners.
- A Lease Area Survey Plat accompanies these land descriptions.

CLIENT 5' LANDSCAPE EASEMENT LAND DESCRIPTION

Lots 253 & 254, Rancho Del Sol Lindo, Pima County, Arizona, as shown by map on file in Book 25 of Maps and Plats at Page 47, Pima County Records.

UNDERLYING PARCEL LAND DESCRIPTION

DESIGNED FOR:	
	
DESIGNED BY:	
 AZ-CA-CO-ID-NM-NY-TX-UT	
SHEET TITLE:	
LEGAL DESCRIPTION	
TCT SITE I.D.:	AZ0025_CALLE CARMELA
SHEET INFO.:	Sheet 2 of 2 SU2

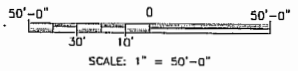
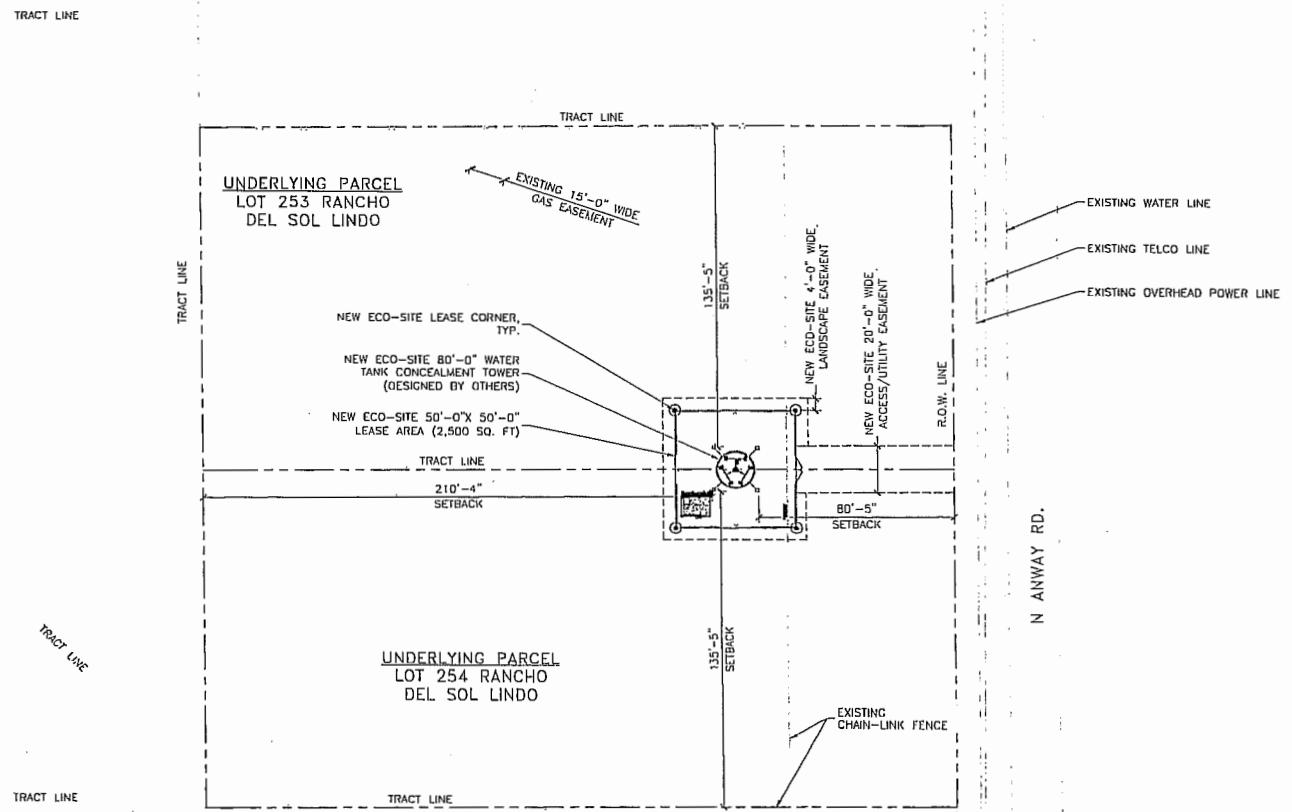
SETBACK TABLE		
	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	135'-5"	120'-0"
SOUTH	135'-5"	120'-0"
EAST	80'-5"	65'-0"
WEST	210'-4"	195'-0"

DESIGNED FOR:
T-Mobile
 2625 S. PLAZA DR., STE 400
 TEMPE, ARIZONA 85282

DESIGNED FOR:
Eco-Site

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JS INFRASTRUCTURE PARTNERS AZ - CA - CO - ID - NM - NV - TX - UT	REV	DATE	BY	CHK
	A	11/21/16	SAF	-
DESCRIPTION				
PRELIMINARY - FOR LEASING & ZONING				



SITE PLAN

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
 ESI AZ0025_CALLE CARMELA
 NEW 80'-0" WATER TANK CONCEALMENT TOWER
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
 11500 NORTH ANWAY ROAD
 MARANA, ARIZONA 85653
 PIMA COUNTY

SHEET TITLE:
 SITE PLAN

SAVE DATE:
 11/29/2016 5:03 PM

SHEET NUMBER:
 Z1

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF ¾" CRUSHED ROCK.
 3. CONTRACTOR TO PLACE CONCEALMENT TOWER FOUNDATION BASED ON FINISHED COMPOUND GRADE.

DESIGNED FOR:
T-Mobile
 2625 S. PLAZA DR., STE 400
 TEMPE, ARIZONA 85282

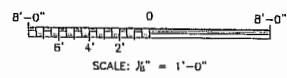
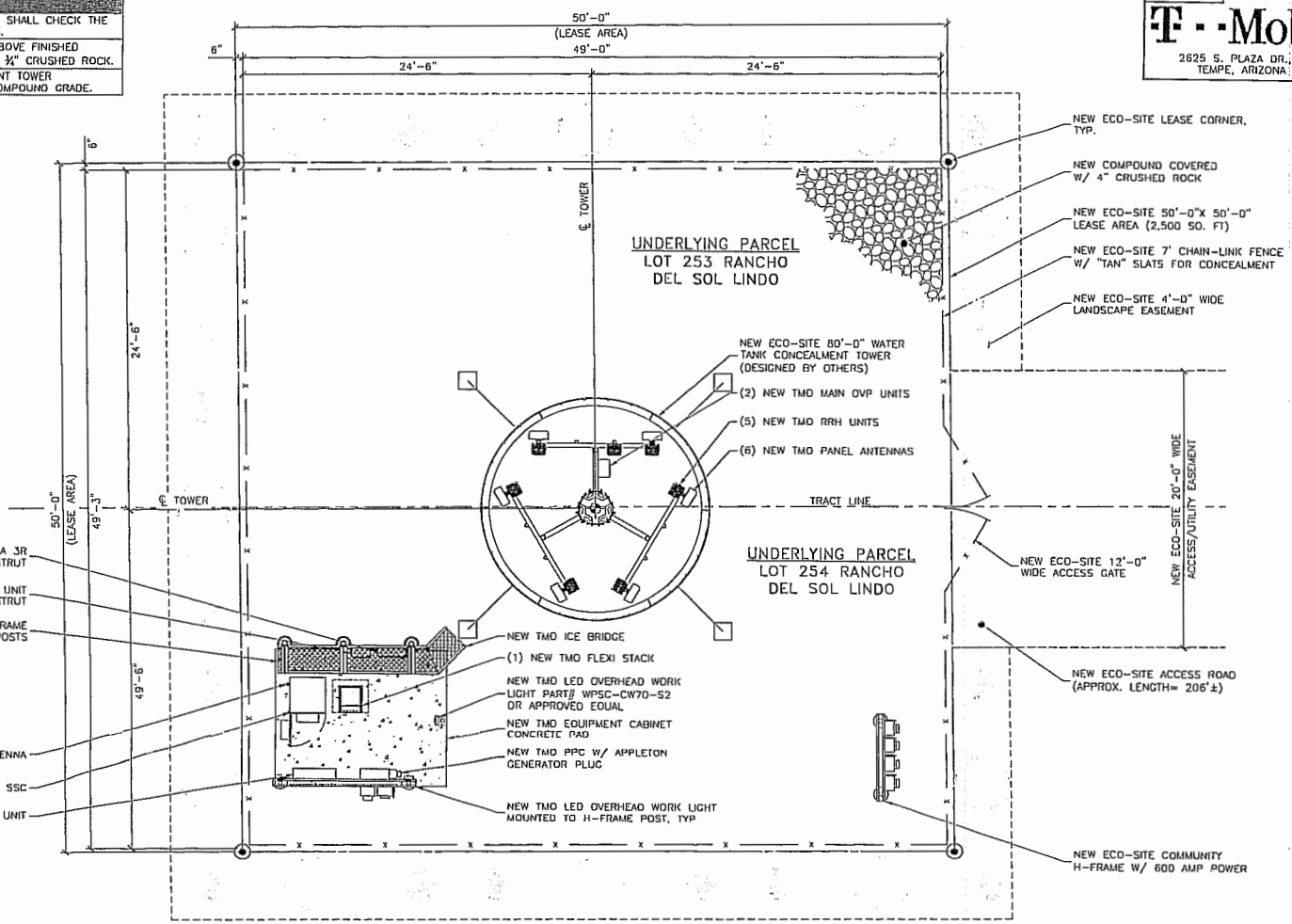
DESIGNED FOR:
Eco-Site

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JS INFRASTRUCTURE PARTNERS
 AZ - CA - CO - ID - NM - NV - TX - UT

REV	DATE	BY	CHK
A	11/29/2016	SPF	

DESCRIPTION: PRELIMINARY - FOR LEASING & ZONING



ENLARGED SITE PLAN 
 NORTH

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME: ESI AZ0025 CALLE CARMELA
 NEW 80'-0" WATER TANK CONCEALMENT TOWER RAW LAND COMMUNICATION SITE

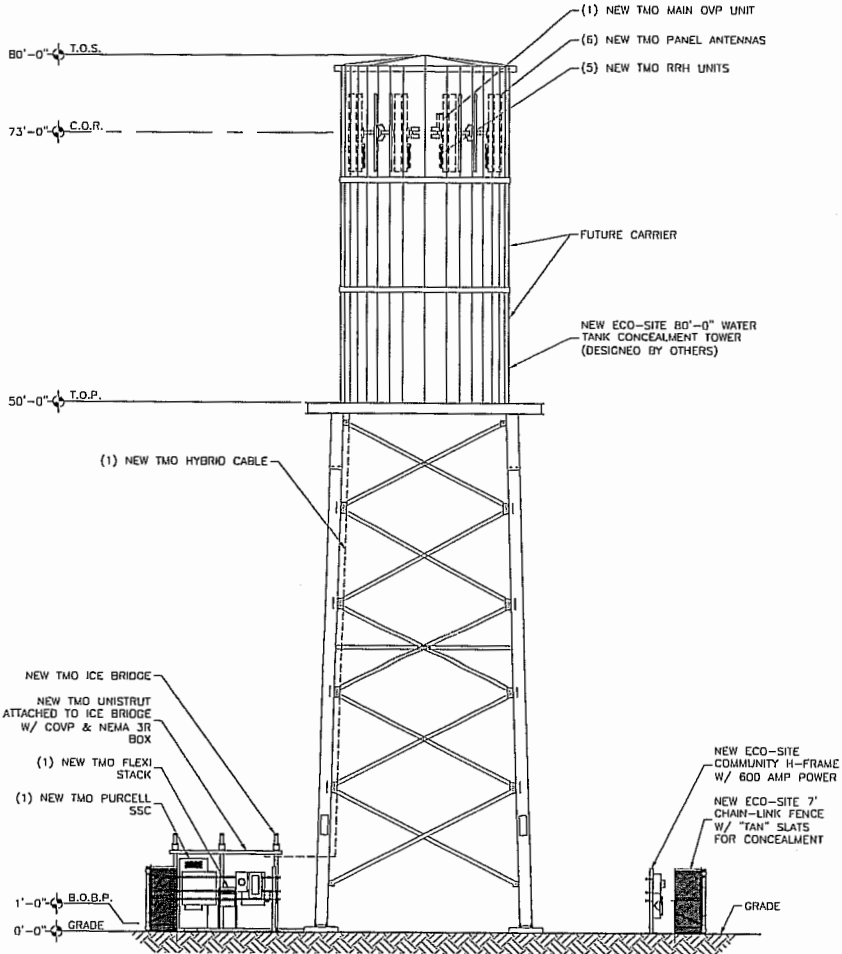
PROJECT ADDRESS: 11500 NORTH ANWAY ROAD
 MARANA, ARIZONA 85653
 PIMA COUNTY

SHEET TITLE: ENLARGED SITE PLAN

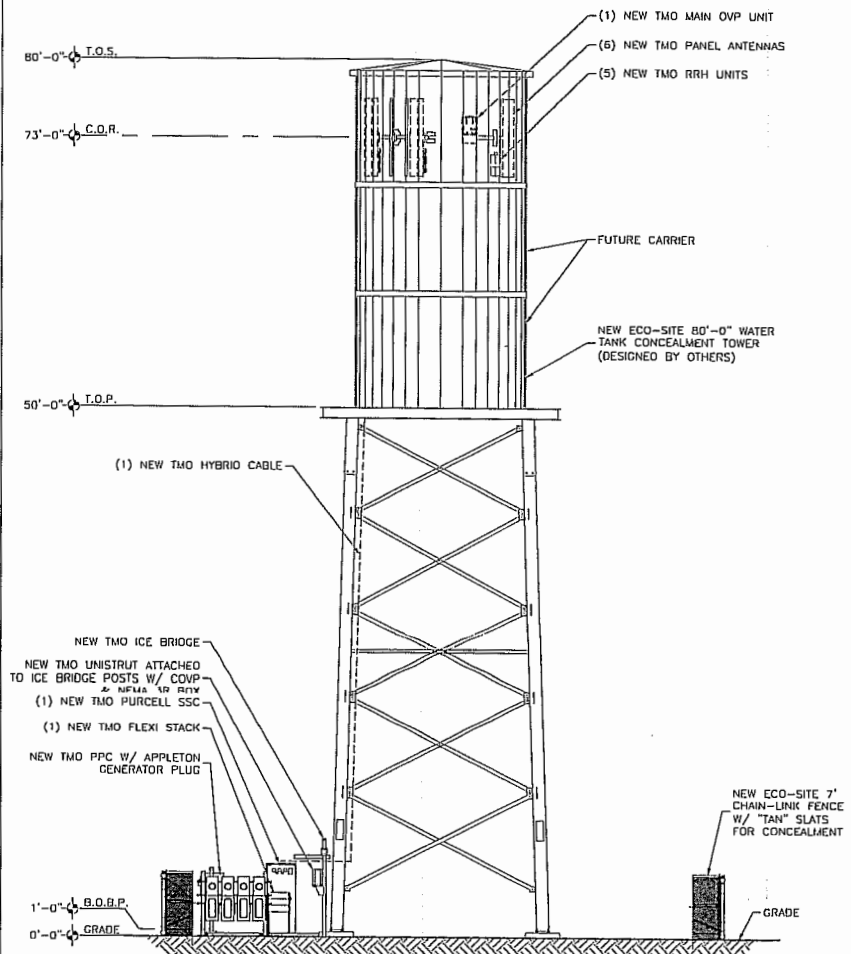
SAVE DATE: 11/29/2016 5:03 PM

SHEET NUMBER: Z2

KEY:	
C.O.R.	= CENTER OF RADIATION
T.T.	= TOP TIP LEVEL
A.G.L.	= ABOVE GRADE LEVEL
B.O.B.P.	= BOTTOM OF BASE PLATE
T.O.S.	= TOP OF STRUCTURE
T.O.P.	= TOP OF TANK PLATFORM



NEW SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NEW EAST ELEVATION
SCALE: 3/32" = 1'-0"

DESIGNED FOR:
T-Mobile
2625 S. PLAZA DR., STE 400
TEMPE, ARIZONA, 85282

DESIGNED FOR:
Eco-Site

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JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	11/27/16	SDP	-

DESIGNED BY:

PRELIMINARY FOR LEASING, ZONING

PROJECT NAME:
ESI AZ0025 CALLE CARMELA
NEW 80'-0" WATER TANK CONCEALMENT TOWER
RAW LAND COMMUNICATION SITE

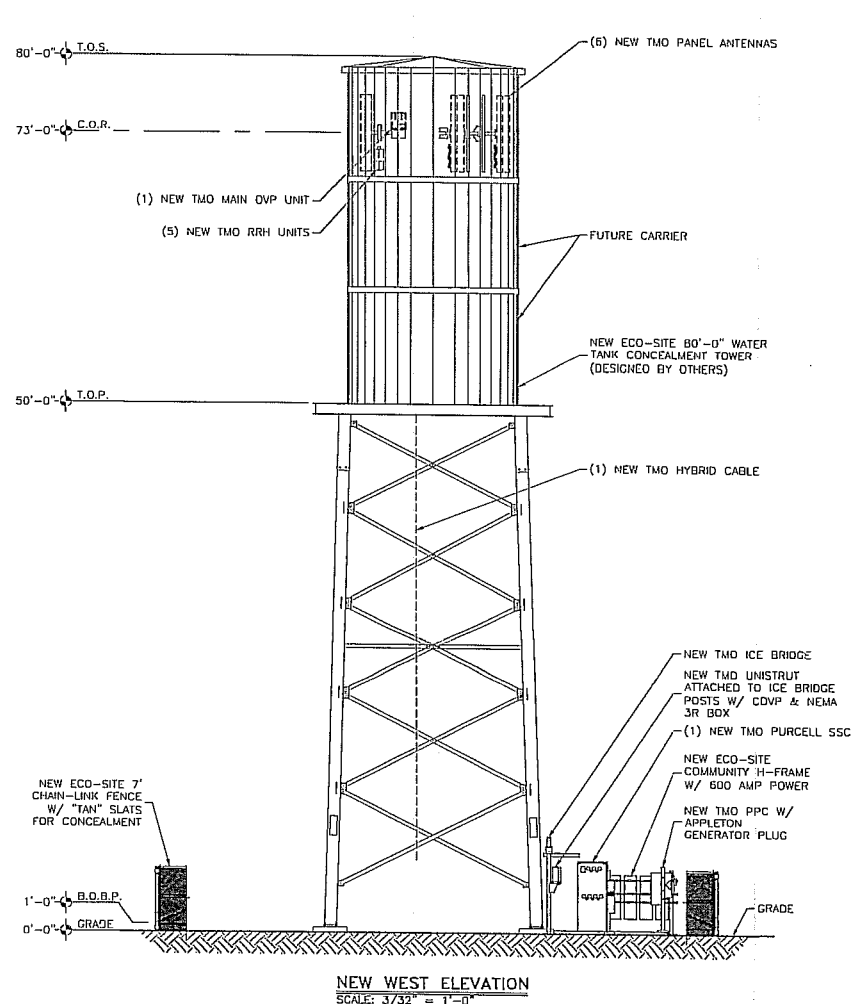
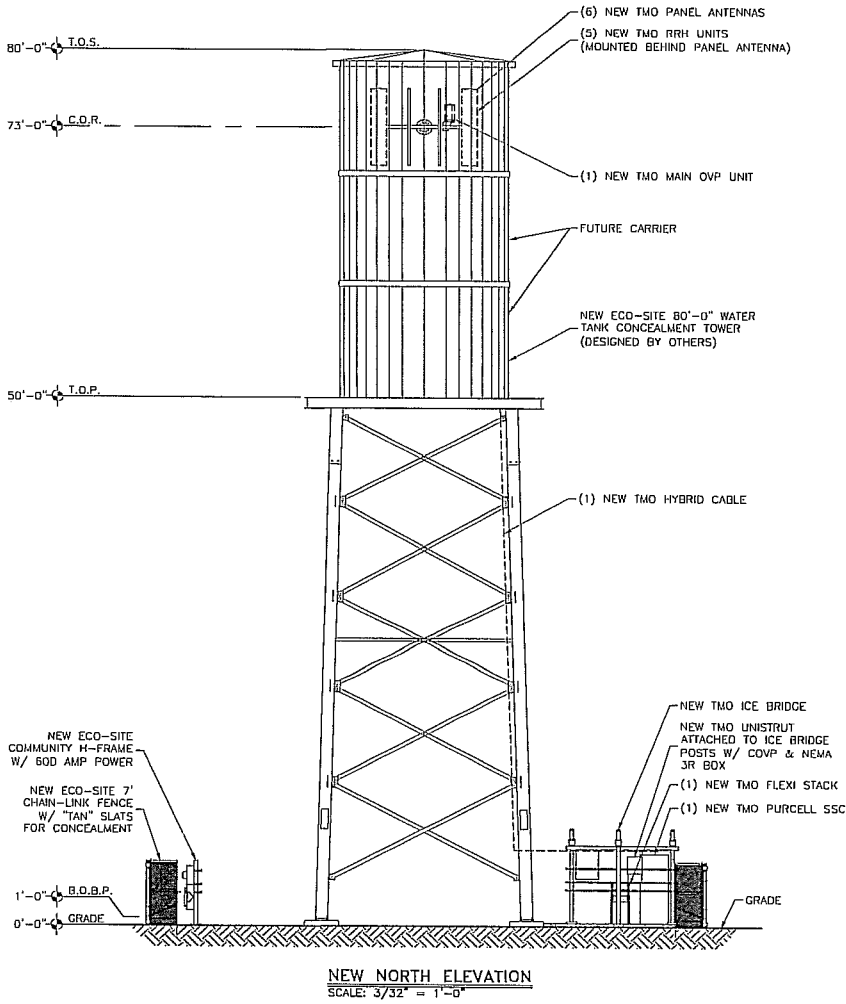
PROJECT ADDRESS:
11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653
PIMA COUNTY

SHEET TITLE:
ELEVATIONS

SAVE DATE:
11/29/2016 5:03 PM

SHEET NUMBER:
Z3

KEY:	
C.O.R. =	CENTER OF RADIATION
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.S. =	TOP OF STRUCTURE
T.O.P. =	TOP OF TANK PLATFORM



DESIGNED FOR:
T-Mobile
 2625 S. PLAZA DR., STE 400
 TEMPE, ARIZONA 85282

DESIGNED FOR:
Eco-Site

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JS INFRASTRUCTURE PARTNERS	DATE	BY	CHK
	11/27/16	ES	ES
AZ-CA-CO-ID-NM-NV-TX-UT	DESCRIPTION		
	PRELIMINARY - FOR LEASING & ZONING		

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
 ESI AZ0025_CALLE CARMELA
 NEW 80'-0" WATER TANK CONCEALMENT TOWER
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
 11500 NORTH ANWAY ROAD
 MARANA, ARIZONA 85653
 PIMA COUNTY

SHEET TITLE:
 ELEVATIONS

SAVE DATE:
 11/29/2016 5:03 PM

SHEET NUMBER:
 Z4

GENERAL ANTENNA NOTES:

1. CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL SLF/RF ENGINEER.
2. DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
3. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4. CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6. ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NEW FEEDLINE ANTENNA SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEC., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	MECHANICAL DOWN TILT
73'-0"	0° 120° 240°	APX17DW-17DW-S-E-A20	3	SEE ANTENNA MOUNT SCHEDULE	(1) HYBRID CABLE	~100' (EACH)	REFER TO RFDS
		APXVF24-C-A20	3				

NOTES:

1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
2. ALL NEW COAX SHALL BE INSTALLED ON NEW FEEDLINE LADDER.
3. CONTRACTOR TO INSTALL DIPLEXERS ON TOWER AS REQUIRED BY RF DESIGN. (IF APPLICABLE)

ANTENNA COLOR CODE:

SECTOR	ANTENNA LOCATIONS	FIRST STRIPE (PCS) OR (LTE) OR (A-BAND) OR (B-BAND)	SECOND STRIPE	THIRD STRIPE
ALPHA	1	RED OR WHITE OR YELLOW OR PURPLE	GREEN	-
	2			
	3			
	4			
BETA	1	RED OR WHITE OR YELLOW OR PURPLE	ORANGE	-
	2			
	3			
	4			
GAMMA	1	RED OR WHITE OR YELLOW OR PURPLE	BROWN	-
	2			
	3			
	4			

DESIGNED FOR:

T-Mobile Eco-Site
2625 S. PLAZA DR., STE 400
TEMPE, ARIZONA 85282

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA-800 B-BAND	RED
CDMA-800 A-BAND	WHITE
PCS-1900	YELLOW
LTE-700	PURPLE

ANTENNA SECTOR	COLOR
ALPHA	GREEN
BETA	ORANGE
GAMMA	BROWN

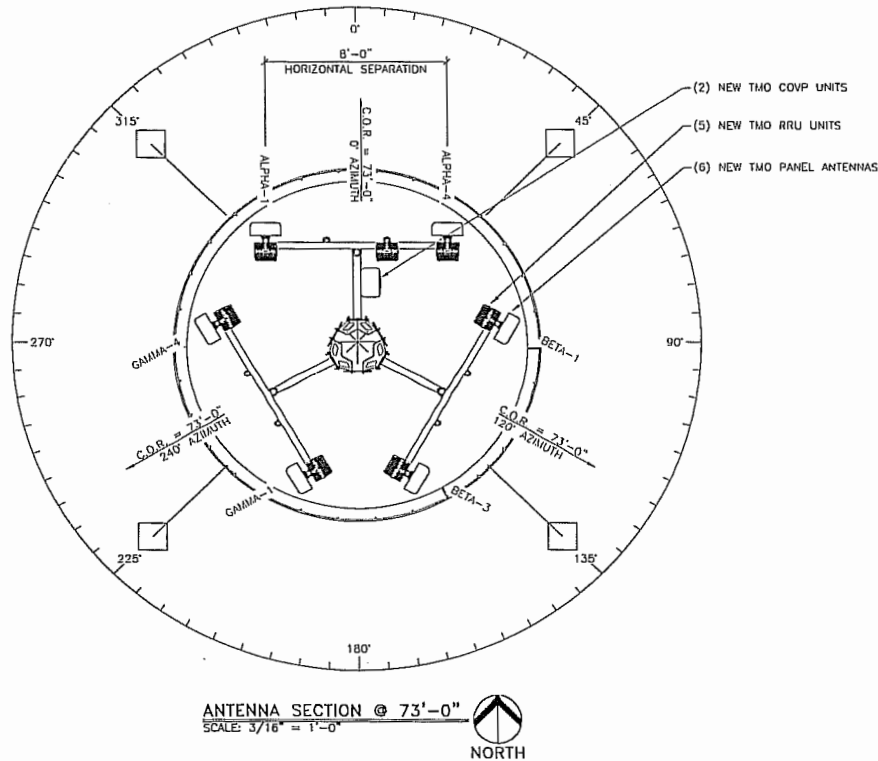
DESIGNED FOR:

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ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER(S)
1	TRI-COLLAR BRACKET MONOPOLE ASSEMBLY	C10-112-300
3	T-ARM ASSEMBLY W/ 8" FACE (3" STANDOFF)	C10-113-112

NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
PHONE: (866) 428-6937 / (712) 293-1964 WWW.SABRESITESOLUTIONS.COM



JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	11/21/16	SP	1

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
ESI AZ0025 CALLE CARMELA
NEW 80'-0" WATER TANK CONCEALMENT TOWER
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
11500 NORTH ANWAY ROAD
MARANA, ARIZONA 85653
PIMA COUNTY

SHEET TITLE:
ANTENNA INFORMATION

SAVE DATE:
11/29/2016 5:03 PM

SHEET NUMBER:
RF1

NOTICE:

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.