BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
JULY 9, 2024
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

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1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A Approval of minutes from the June 11, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. CONTINUANCE AGENDA

3.A PHO Arrazo Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00010) - Continue to the August 13, 2024 Planning and Zoning Commission meeting.
Staff Liaison: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295

4. REGULAR AGENDA

4.A Ross Dress for Less Distribution Center - Comprehensive Sign Package (PLZSP-24-0006)
Conduct a public meeting and approve the proposed Comprehensive Sign Package (CSP) subject to conditions (a) through (d).

Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214

4.B Vertical Bridge Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00007) - Conduct a public hearing and approve a CUP for Vertical Bridge to allow a multi-carrier telecommunications facility located within Sundance Crossing at the southwest corner of Dean and Yuma Roads.
Staff Liaison: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295

5. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: *None*

6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 07/09/24	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 07/03/24	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the June 11, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
06.11.2024.PZC.Minutes.DRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Nick Hudec called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Chairperson Nick Hudec, Alternate Les Manuel, Alternate Ryan Belshee, Alternate Donald Bassler seated for District 5 attended virtually, Alternate Sebastian Trupiano

Members absent: Alternate Charles Hester, Alternate Douglas McDonald

Staff present: Deputy Director of Planning Adam Copeland, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez, City Traffic Engineer John Willett

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE MAY 28, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Kupcik and seconded by Commissioner Ragsdale to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. SUNDANCE STATION MULTIFAMILY - SITE PLAN – (PLZSP-23-00044)
Deputy Director of Planning Adam Copeland presented and was available to answer questions from the Commission.
Applicant Jay Hicks presented and was available to answer questions from the Commission.
Alternate Bassler spoke of his concerns with the impact of the additional traffic that will accompany the high-density development surrounding this area and Watson Road, and the four story structure of multi-family apartments.
Commissioner Kupcik asked if the striping could be modified to alleviate excessive back up exiting the shopping center. Mr. Willett indicated that an additional study can be executed to test what will work best for traffic flow and directional road markings.
Commissioner Puppe asked if there will be dedicated entry points for this project. Mr. Hick indicated that both access roadways and entry points for the development will be clearly indicated.
Vice Chair Burton spoke of his support for the land use and the project presented.
Chairperson Hudec asked if there would be an opportunity to place a four-way-stop at the blind corner of Lowe's. Mr. Copeland stated that a four-way-stop at the blind corner of Lowe's is possible and potentially a stop sign eastbound at the intersection that leads onto the Watson exit road on Sundance Avenue.
A motion was made by Commissioner Kupcik and seconded by Commissioner Puppe to approve with conditions 'a – y' as presented. Approval 6-1 with Alternate Bassler voting nay. Motion carried.

3B. ODFL – SITE PLAN with CUP (PLZU-23-00008)
Applicant has requested a continuation to the July 8, 2024 Planning and Zoning Commission regular agenda.

4. COMMENTS FROM THE PUBLIC
None

5. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS
Mr. Copeland informed the Commission that the Bylaws are currently under review and updates will be presented to the Board at a future work session and agenda for approval, and City Council is working towards making the selection and filling the open District 5 seat.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Commissioner DiMascio asked for an update on summer schedule for the Board meetings. Mr. Copeland stated that the June 18 and July 23 meetings will be cancelled.
Commissioner Kupcik informed the board and public that the last candidate forum upcoming: June 13 there will be a statewide candidate forum at the Palo Verde Education Center.
Commissioner Ragsdale announced that the Daughters of the American Revolution will be placing American flags only at the corners the downtown during construction activity.

7. ADJOURNMENT
With there being no further business, Chair Hudec adjourned the meeting at 6:40 p.m.

Nick Hudec, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 11th day of June 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 07/09/24	**AGENDA ITEM:** 3.A. PHO Arrazo Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00010)
DATE PREPARED: 07/03/24	**DISTRICT NO.:** 5
STAFF LIAISON: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Continued / Tabled Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) PHO Arrazo Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00010) - Continue to the August 13, 2024 Planning and Zoning Commission meeting.

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Declan Murphy, Coal Creek Consulting, on behalf of Verizon and Anthenet, is requesting a Conditional Use Permit (CUP) for a new multi-carrier telecommunications facility located west of the northwest corner of Verrado Way and Fillmore Street at the Buckeye Union High School District 201 learning center's baseball field. The facility consists of a 75-foot broadleaf tree tower and associated ground equipment within a 2,500-square foot enclosure with a height of 10.66 feet.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Staff Report.docx
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit A - Vicinity Map.pdf
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit B - Zoning Map.pdf
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit C - Project Narrative.pdf
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit D - Elevation.pdf
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit E - Site Plan.pdf
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit F - Public Notification & Participation (Incomplete).pdf

CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZU-23-00010
TITLE:	PHO Arrazo Multi-Carrier Telecommunications Facility
MEETING DATE:	July 9, 2024

Applicant:	Declan Murphy, Coal Creek Consulting, on behalf of Verizon and Anthemnet
Owner:	Buckeye Union High School District 201
Request:	A Conditional Use Permit to allow a new multi-carrier telecommunications facility, which includes a 75-foot broadleaf tree tower and associated ground equipment within a 2,500-square foot enclosure with a height of 10.66 feet.
District	5
Location:	751 N 215th Ave, Buckeye, AZ 85326
Lease area size:	2,500 square feet
Public input:	No input received
Recommendation:	Approve with conditions

PROJECT DESCRIPTION

1. Declan Murphy, Coal Creek Consulting, on behalf of Verizon and Anthenet, is requesting a Conditional Use Permit (CUP) for a new multi-carrier telecommunications facility located west of the northwest corner of Verrado Way and Fillmore Street at the Buckeye Union High School District 201 learning center's baseball field. The facility consists of a 75-foot broadleaf tree tower and associated ground equipment within a 2,500-square foot enclosure with a height of 10.66 feet.

2. The proposed broadleaf tower is designed to accommodate Verizon and two future carriers for colocation purposes. It will feature ample branches and leaves to ensure complete concealment of all pole-mounted equipment and the pole itself. A proposed condition of this CUP mandates that any damaged leaves and branches be replaced promptly to ensure the tree always appears full and maintains effective concealment. The enclosure will be painted beige to match the adjacent learning center. This design ensures the new structure integrates seamlessly into the existing development, preserving the area's cohesive natural desert appearance.

3. The City of Buckeye Development Code requires approval of a Conditional Use Permit for all new telecommunication facilities in the Planned Residential zoning district. The purpose of a Conditional Use Permit is to allow for an additional layer of review for uses that have widely varying operational characteristics to ensure appropriate measures are incorporated on a case-by-case basis to minimize potential adverse impacts of the use.

4. The applicant is the first to submit a combined Conditional Use Permit and Site Plan application. This new process helps ensure that the proposed application complies with the Buckeye Development Code at the time of CUP issuance, which it currently does, at which time the Site Plan can be administratively approved. Upon approval, it will enable the applicant to proceed directly to building and engineering permit submittals.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	BUHSD 201 Learning Center	Buckeye Gateway Activity Center now called The Landing	Planned Residential
North	Kentwood 10 Commerce Park	The Landing	Business Park District
South	Undeveloped Land	The Landing	Planned Residential

East	Palo Verde Arizona Nuclear Energy Education Center	The Landing	Commercial Center
West	Undeveloped Land	Master Planned Community	Planned Community

PUBLIC PARTICIPATION

Table 2: Public Notice (Exhibit D)

Notification Element	Date
Neighborhood Meeting Notice - Mailing to Property Owners within 300 feet	TBD
Planning and Zoning Commission Meeting Notice - Mailing to Property Owners within 300 feet	TBD
Planning and Zoning Commission Meeting Notice - Newspaper Ad	6/19/2024
Planning and Zoning Commission Meeting Notice - Site Posting	TBD

5. A new Neighborhood Meeting is scheduled for July 18, 2024, due to a discrepancy in the mailing list.
6. A continuation to the Planning and Zoning Commission meeting on August 13, 2024, is required due to a discrepancy in the mailing list and site posting.

BACKGROUND

7. 1985: The subject property was annexed into the City of Buckeye with Ordinance number 2-85.

8. The property is rezoned to Planned Residential and records of when that occurred are not available.

9. 2011: Buckeye Union High School District 201 campus was constructed.

ANALYSIS

Zoning

10. The subject property is zoned Planned Residential (PR), as shown on Exhibit B, which requires a Conditional Use Permit for a new telecommunications facility. The PR zoning district allows towers a base height of 50 feet; however, if the tower is designed to accommodate future colocations, it can exceed this height by 25 feet for each colocation

area. The applicant is proposing a 75-foot tower with two colocation areas for future use, allowing the additional 25 feet in height.

11. The proposed site is situated within a landscaped area adjacent to an existing baseball field. The facility will be accessed from Fillmore Street onto a proposed 16-foot drive aisle and parking space constructed with 4-inch thick dense graded aggregate that will be compacted to meet City standards for Fire truck access. The proposed drive aisle is over 170 feet away from the nearest school entrance and should only be used approximately once a month ensuring access without impacting school parking spaces or drive aisles.

12. All towers must be set back from any residential property boundary by a distance equal to the tower's height. The proposed tower location is not near any residences and over 100 feet away from the closest point of the existing school buildings.

13. Per the Buckeye Development Code Section 3.2.2.I.3.a, all new telecommunication facilities must comply with the following standards (Applicant's responses are summarized in *Italic* and can be found in the project narrative [Exhibit C]):

    - Towers shall only be permitted if evidence has been produced by the applicant showing that no existing tower or other structure can accommodate the applicant's proposed antenna. Evidence of this unavailability may consist of any of the following:

        - No Existing towers or structure are located within the geographic area required to meet applicant's engineering, capacity, or technical requirements;

          The proposed telecommunications facility is necessary to address a service gap in Verizon's coverage. The nearest existing cell tower is approximately 1.8 miles southeast of the proposed location. However, it cannot accommodate Verizon's equipment and is also outside the area where Verizon has the service gap.

        - Existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements;

          There are no existing vertical structures or cell towers within the area where Verizon's service gap exists. Co-location is always Verizon's first choice because it is more appealing from both a cost and speed-to-market perspective.

- Applicant's proposed antenna would cause electromagnetic interference with existing antenna on existing towers or structures, or the existing antennas on the existing towers or structures would cause electromagnetic interference with applicant's proposed antenna;

  As an FCC-licensed carrier, Verizon will not cause any interference with other operators or frequencies in the area.

- The fees, costs, or contractual provisions required by the owner of the existing tower in order to share said tower structure are unreasonable (for purposes of this provision, eight-year rental costs exceeding the costs of site acquisition and tower construction including engineering and design fees, are presumptively unreasonable); and

  Verizon would not propose constructing a new telecommunications facility if co-location options were available in the area where the service gap exists. Colocating on an existing structure offers considerable cost savings compared to building a new facility.

- The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

  The limiting factor is simply that there are no co-location options available in the area where the service gap exists. The proposed site will be located near I-10 and in an area expected to experience substantial growth in the near future. The site will also be designed to accommodate other carriers, eliminating the need for another tower in the immediate area.

Conditional Use Permit Review Criteria

14. The purpose of the Conditional Use Permit is to ensure that certain specified uses, by nature of their physical or operational characteristics, or impact on the traffic of adjoining streets, can be designed and developed in a manner that promotes compatibility with the surrounding area, consistency with the Buckeye General Plan, and that the use is not injurious to the health, safety, and general welfare of the community.

15. Section 8.7.1.B of the Buckeye Development Code (BDC) outlines the applicable criteria for evaluating Conditional Use Permits (CUP). The Development Services Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria (staff responses in *Italic*):

- The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

  The proposed use is consistent with the General Plan, as well as state and federal regulations and meets all Buckeye Development Code requirements. The applicant has met the burden of proof for the necessity of a telecommunications facility at the proposed location, as detailed in the Zoning section of the analysis above and in the attached project narrative.

- The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

  A telecommunications facility is a permitted use in the Planned Residential (PR) zoning district with a CUP. The applicant has met the burden of proof that a new facility is needed in this location due to a gap in coverage in an area that will be developing rapidly in the near future with commercial and industrial uses.

- The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

  The proposed telecommunications facility is compatible with the surrounding area as it features a stealth design that conceals the tower and an enclosure that matches the natural desert aesthetics of the existing area. The proposed location is not located near residential and over 100 feet away from the existing school. Traffic generated will be limited to occasional work trucks accessing the site for maintenance. Noise will be limited to a backup generator.

- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

  The broadleaf design of the facility is intended to blend unobtrusively into the existing surroundings, disguised to avoid resembling a traditional cellular tower and not easily discernible from surrounding properties.

- Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation (as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

The subject property is currently receiving all the aforementioned services, with no impact on these services due to the proposed facility for the existing development.

- Adequate assurances of continuing maintenance have been provided; and

  AnthemNet will be responsible for the overall aesthetics and maintenance of the proposed facility, which is a condition of the lease with the School District. The School District has agreed to alert AnthemNet of any aesthetic or maintenance issues once the site is in place.

- Any significant impacts on the natural environment will be mitigated to the maximum extent practicable.

  There will be minimal to no adverse effects on the natural environment. Any significant adverse impacts will be mitigated to the fullest extent possible.

16. In the event of noncompliance by the applicant with the Conditional Use Permit or any conditions of approval, or if the Conditional Use is not in operation within two years after the date of its approval, the Planning and Zoning Commission may initiate proceedings to review the Conditional Use Permit. Such review shall occur in the same manner as the original approval, and upon completion of such review the Planning and Zoning Commission may revoke the Conditional Use Permit or amend the original approval.

RECOMMENDATION

17. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – d. of PLZU-23-00010 for the following reasons:

- Conformance with the Buckeye General Plan;
- Conformance with the Conditional Use Permit standards outlined in the Buckeye Development Code;
- The use is consistent with the character of the area;
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. The use shall substantially conform to the Project Narrative (Exhibit C) consisting of 3 pages stamped received April 30, 2024, except as modified by the following stipulations.

b. In accordance with Section 8.7.1.C.1-2 of the Buckeye Development Code, the Conditional Use Permit will expire on August 13, 2026 if the use has not commenced. Should the use cease operation for a period longer than one year, then the permit shall be considered void.

c. Any damaged leaves and branches must be replaced promptly to ensure the broadleaf tree always appears full and maintains a complete and effective concealment of all pole mounted equipment.

d. The telecommunications facility shall be in compliance with any and all applicable federal, state and local requirements while in operation.

EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Project Narrative
D. Elevations
E. Site Plan
F. Public Notification & Participation (Incomplete)

Prepared by:
Jennifer Fostino, Planner II

Reviewed by:
Adam Copeland, Deputy Director of Planning

EXHIBIT A

VICINITY MAP

BUCKEYE, AZ

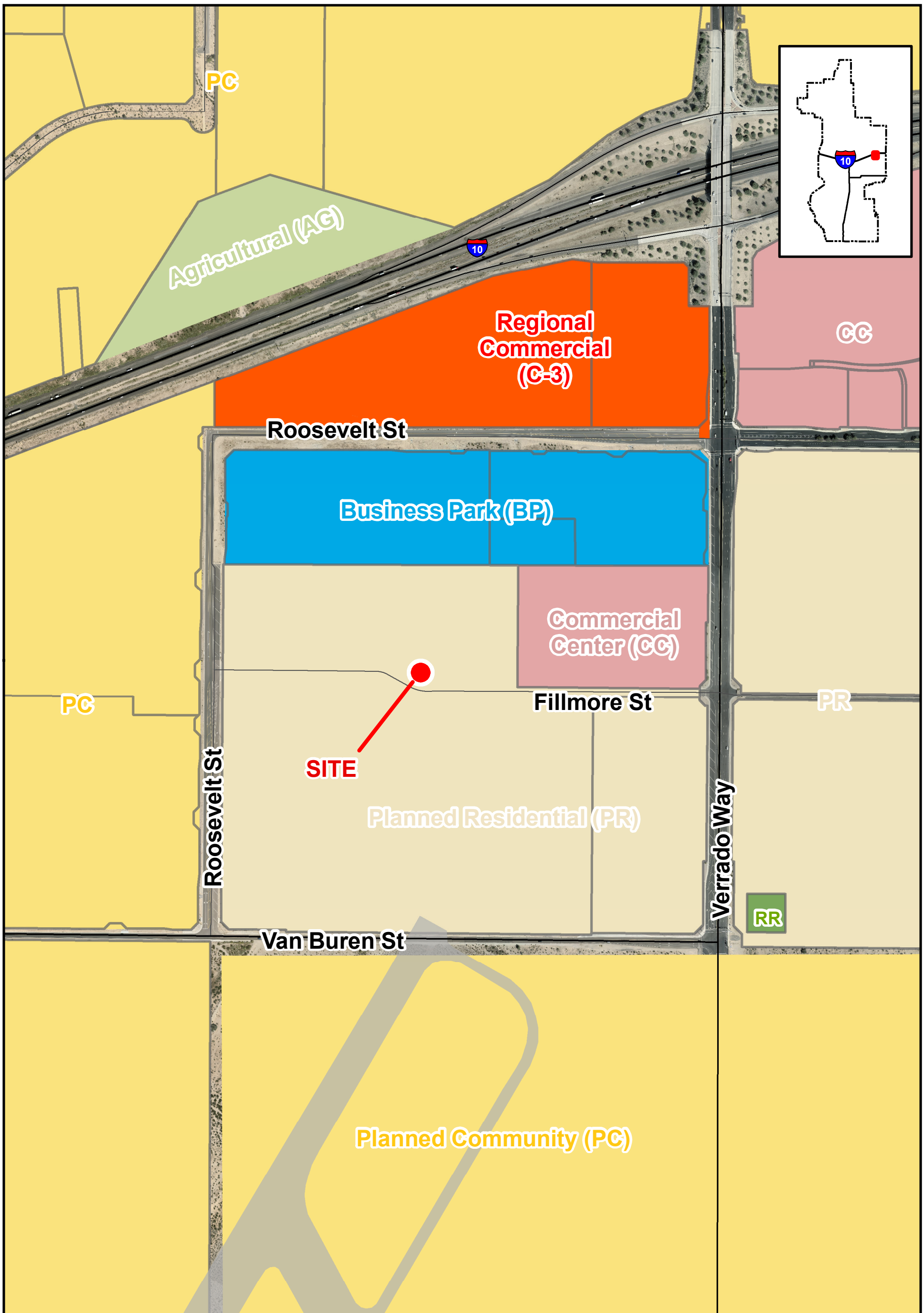
PLZU-23-00010

PHO Arrazo Multi-Carrier Telecommunications Facility

City Council District #5

N W E S

EXHIBIT B



VICINITY MAP

BUCKEYE, AZ

PLZU-23-00010

PHO Arrazo Multi-Carrier Telecommunications Facility

City Council District #5

N W E S

EXHIBIT C

ANTHEMNET verizon

PHO Arrazo
751 N 215th Ave, Buckeye AZ 85326
APN: 504-20-004J

Purpose of Request

Verizon is committed to improving coverage and expanding network capacity to meet customer demand throughout the City of Buckeye. Verizon in cooperation with Anthemnet is proposing to new co-locatable Wireless Communication Facility (WCF) to be located on the High School Campus at 751 N 215th Ave, Buckeye AZ 85326.

The proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area. The proposed WCF is necessary to eliminate a GAP/Deficiency in the Verizon Network in this immediate area.

Details of Request

Verizon/Anthemnet is proposing a new 75' co-locatable disguised WCF, with equipment cabinets to be located adjacent to the base within a fenced equipment compound, The site will be disguised as a Broadleaf Tree, and will accommodate multiple carriers as depicted on the attached site plan/elevation.

The proposed site maybe visited once a month for routine maintenance, or the event of a technical breakdown, so the proposed use will not impact traffic in the area.

Approval Criteria

Applicable, as follows: A Conditional Use Permit may be approved only if the Planning Commission determines that all of the following criteria have been met:
1. The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

The proposed use is consistent with the City of Buckeye General Plan and Development Code, including all State and Federal Regulations. Verizon/AnthemNet is compliance with the provisions of the Development Code. The General Plan acknowledges the importance of wireless infrastructure, and the proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

The proposed use is compliant with the purpose and intent of the PR Zoning District. The City of Buckeye has approved many WCF's on school properties in the past that are very similar to this application.

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

3. The proposed WCF will be of a Stealth Design in the form of a Broadleaf Tree. The site is far removed from residential, and mostly surrounded by commercial properties. The proposed WCF will not emit any noise, *odor, dust, or light, will not contribute to any increase in traffic or have any negative impact on the subject or surrounding properties.*

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

The proposed WCF will not have any negative or adverse impact on the subject property or surrounding properties. There are no negatives to approving a WCF at the proposed location.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

The proposed WCF will only require electric and fiber from a utility perspective, which are readily available at the property.

6. Adequate assurances of continuing maintenance have been provided; And

AnthemNet will be responsible for the overall aesthetics and maintenance of the proposed WCF, which is a condition of the lease with the School District. The School District has agreed to alert AnthemNet of any aesthetic or maintenance issues once the site is in place.

7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

The proposed WCF will be located in a disturbed area on an existing school campus, and therefore will not have any adverse impact on the natural environment.

Towers shall only be permitted if evidence has been produced by the applicant showing that no existing tower or other structure can accommodate the applicant's proposed antenna. Evidence of this unavailability may consist of any of the following:

(i) No existing towers or structures are located within the geographic area required to meet applicant's engineering, capacity, or technical requirements;

The proposed WCF is necessary and will be located specifically to address a "GAP" in Verizon's service. The nearest existing cell-tower to the proposed location is approximately 1.8 miles to the SE, which is not capable of accommodating Verizon's equipment, but also outside of the area where Verizon has the "GAP" in service.

(ii) Existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements;

There are no existing vertical structures or existing cell-towers within the area where the Verizon "GAP" in serviced exists. Co-location is always the first choice from a Verizon perspective, as co-location is far more appealing from a cost/speed to market perspective.

(iii) Applicant's proposed antenna would cause electromagnetic interference with existing antenna on existing towers or structures, or the existing antennas on the existing towers or structures would cause electromagnetic interference with applicant's proposed antenna;

Verizon is an FCC Licensed Carrier, and therefore will not cause any interference with any other operators/frequencies in the area.

(iv) The fees, costs, or contractual provisions required by the owner of the existing tower in order to share said tower structure are unreasonable (for purposes of this provision, eight-year rental costs exceeding the costs of site acquisition and tower construction including engineering and design fees, are presumptively unreasonable); and

Verizon would not propose constructing a new WCF if co-location options were available in this area where the "GAP" in service exists. There is a considerable cost saving to co-locating on an existing structure versus constructing a new WCF.

(v) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

The limiting factors is simply there isn't any co-location options available in this area where the "GAP" in service exists. The proposed site will be location is in proximity to I-10, but also an area that going to experience substantial growth in the near future. The site will also be designed to accommodate other carriers, thus eliminating the need for another tower in the immediate area.

The proposed WCF will benefit the school district from a revenue perspective, but also welcome from a School Public Safety Plan perspective. Please let me know if you need any additional information.

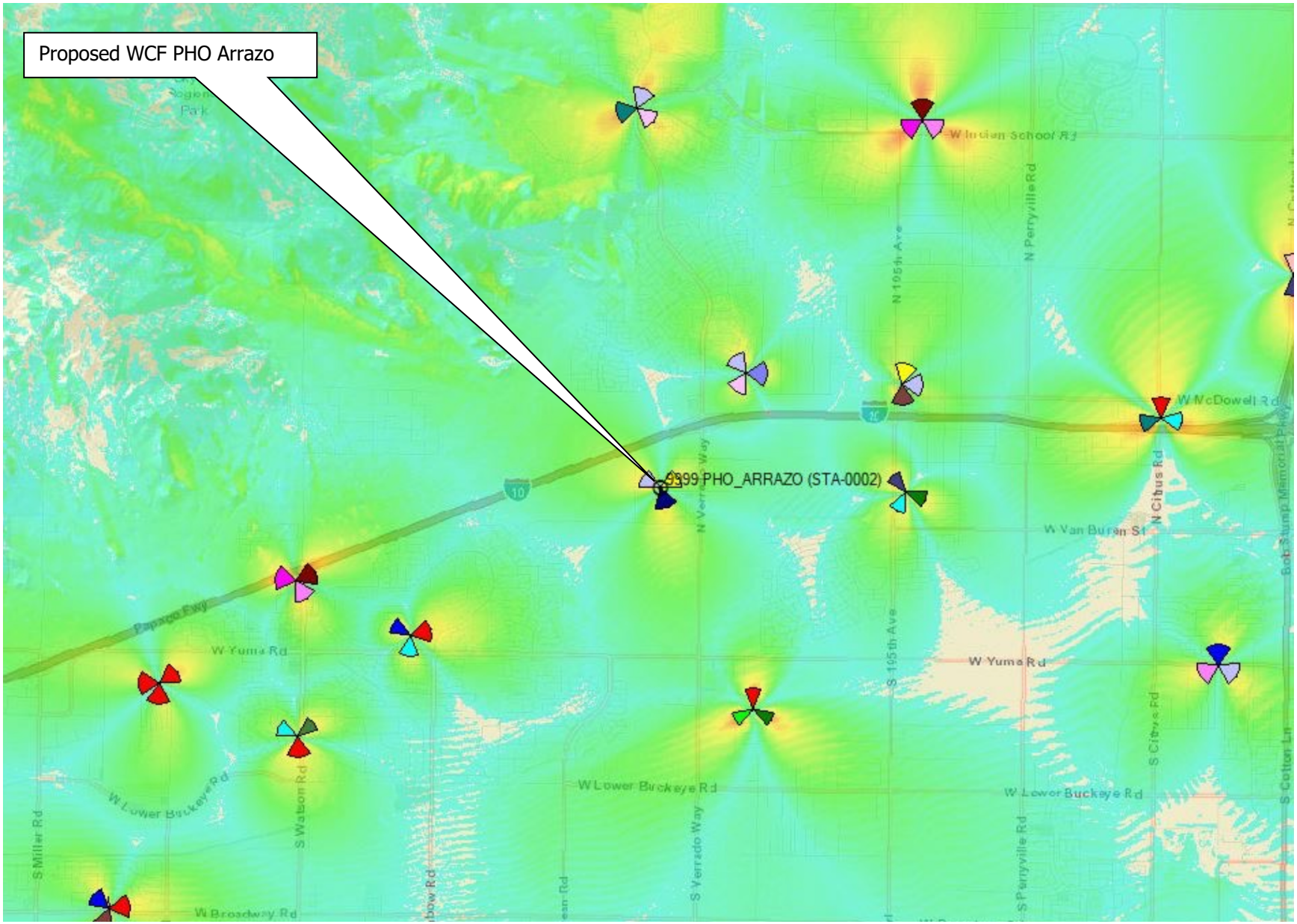
Sincerely,

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

3R PLZU-23-00010 RECEIVED APRIL 30 2024 AL

Existing Towers

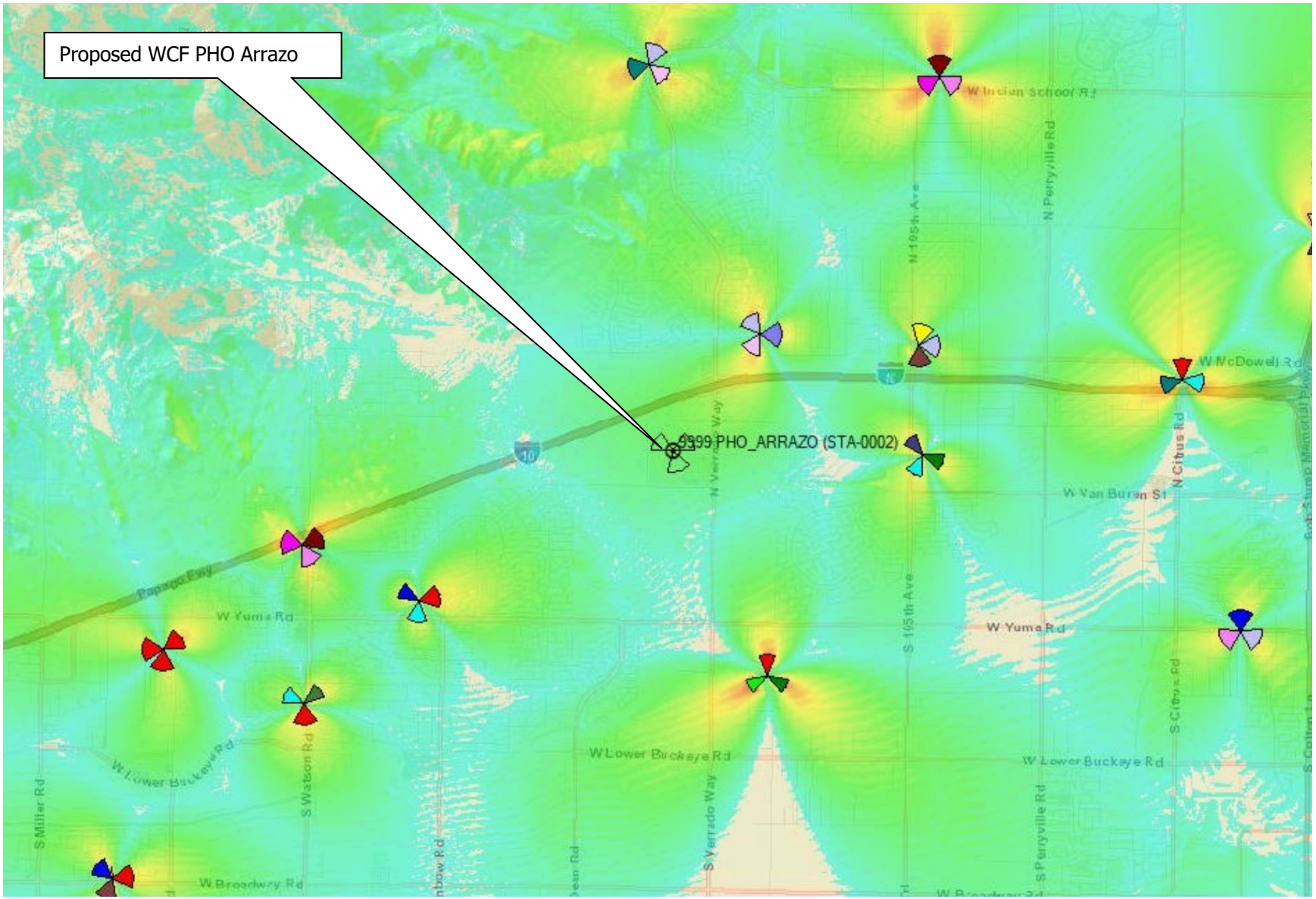
The purpose of the proposed WCF is to address a "GAP" in Service in the Verizon network. Please see the map below outlining the existing Verizon WCF's in relation to the proposed new Verizon PHO Arrazo WCF. There are no existing co-locatable WCF's within the area of the existing "GAP" in Service.



3R PLZU-23-00010 RECEIVED APRIL 30 2024 AL

Need for New WCF

The map below shows the location of the proposed Verizon PHO Arrazo WCF in relation to the existing Verizon WCF's, particularly as it relates to the I-10 Freeway. Aside from the maps/data, the map highlights the actual physical distance between the existing Verizon WCF's in relation to the large physical gap where the proposed PHO Arrazo WCF will serve. Also, the proposed site in half million-dollar investment, so carriers like Verizon are publicly traded companies that don't build new sites on the premise of "build it and they will come", but build new sites when needed to address a "GAP" in Service.

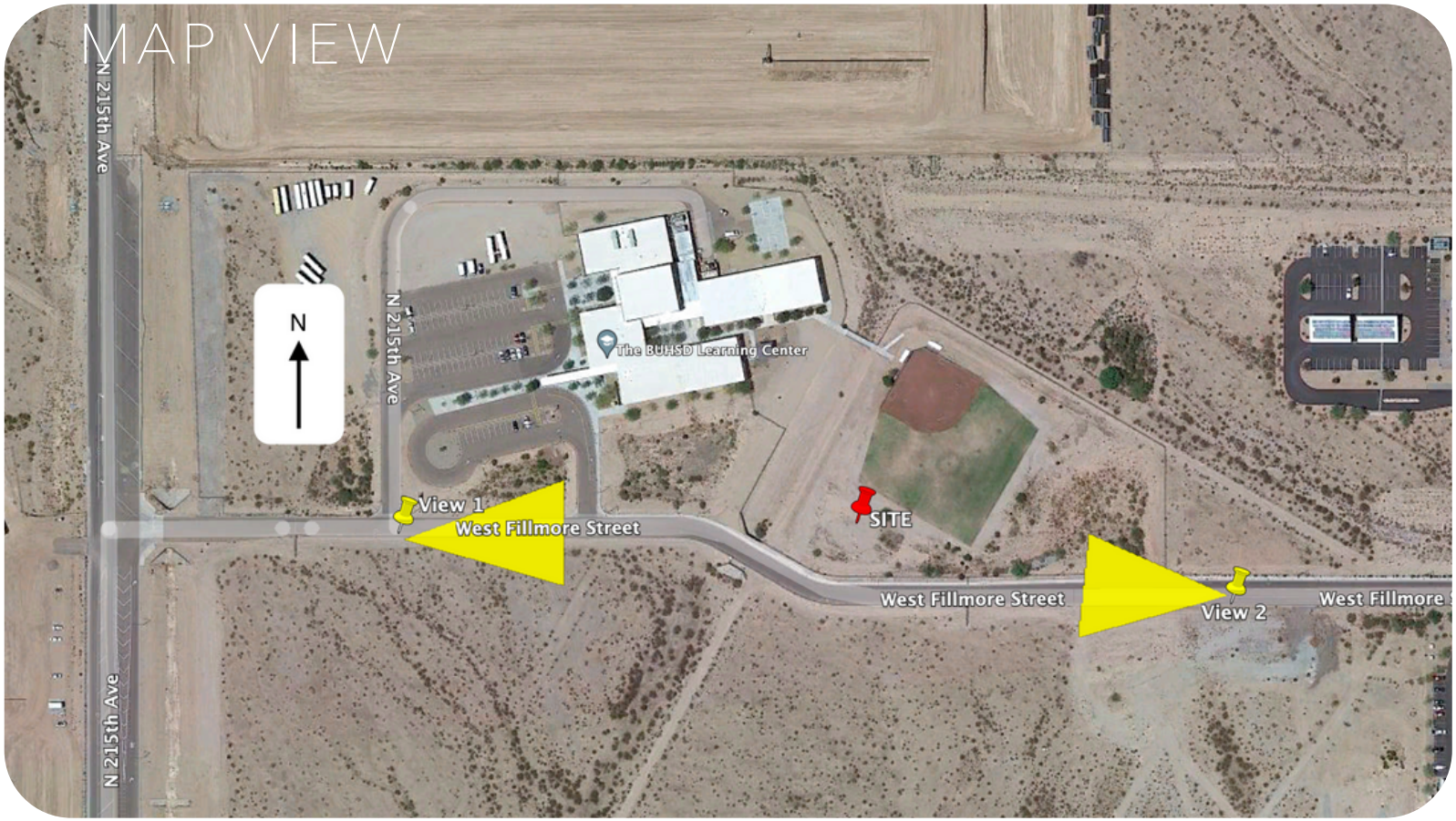


2R PLZU-23-00010 RECEIVED FEB 12 2024 AL

PHOTO SIMULATION:

PHO Arrazo

751 N. 215th Ave. Buckeye, AZ 85326



ANTHEMNET

COAL CREEK CONSULTING

LOGOS AND VINE PHOTO

Disclaimer: This photo simulation is an artistic representation of the potential final build. It is an attempt to match, as accurately as the artist is possible, the proposed specifications and outcomes. A photo simulation may not be an exact representation of the final construction.

PHOTO SIMULATION:

PHO Arrazo

751 N. 215th Ave. Buckeye, AZ 85236

VIEW #1

Facing East

ANTHEMNET

COAL CREEK CONSULTING

LOGOS AND VINE PHOTO

PHOTO SIMULATION:

PHO Arrazo

751 N. 215th Ave. Buckeye, AZ 85236

VIEW #2

Facing West

ANTHEMNET

COAL CREEK CONSULTING

LOGOS AND VINE PHOTO

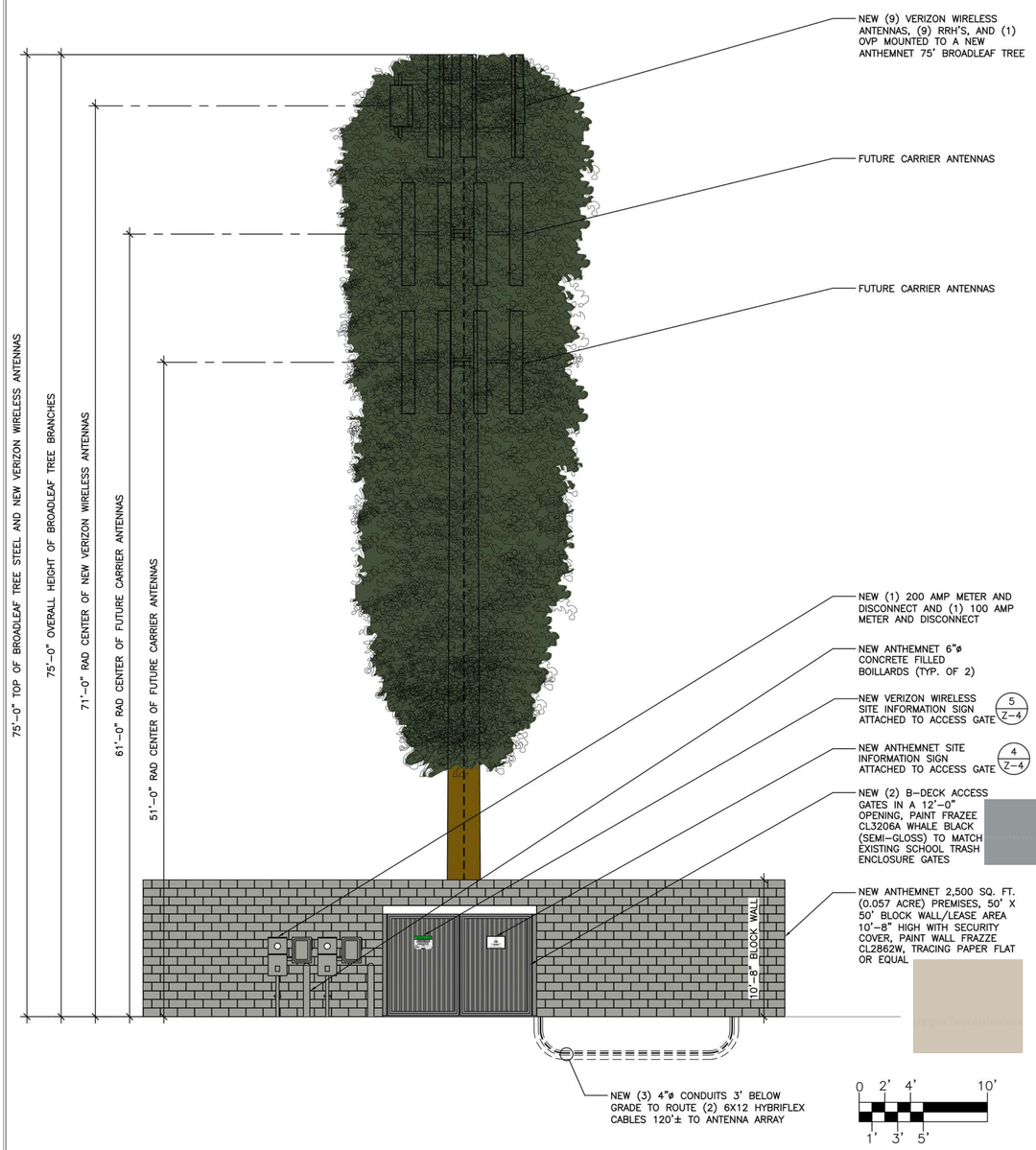
EXHIBIT D

3	07/28/23	CITY COMMENTS	DRK
4	08/16/23	REVISION 2	DRK
5	09/07/23	REVISION 3	DRK
6	01/29/24	CITY COMMENTS 2	SPE
7	03/21/24	REVISION 4	SPE
8	04/15/24	CITY COMMENTS 3	SPE
9	04/19/24	CITY COMMENTS 3	SPE

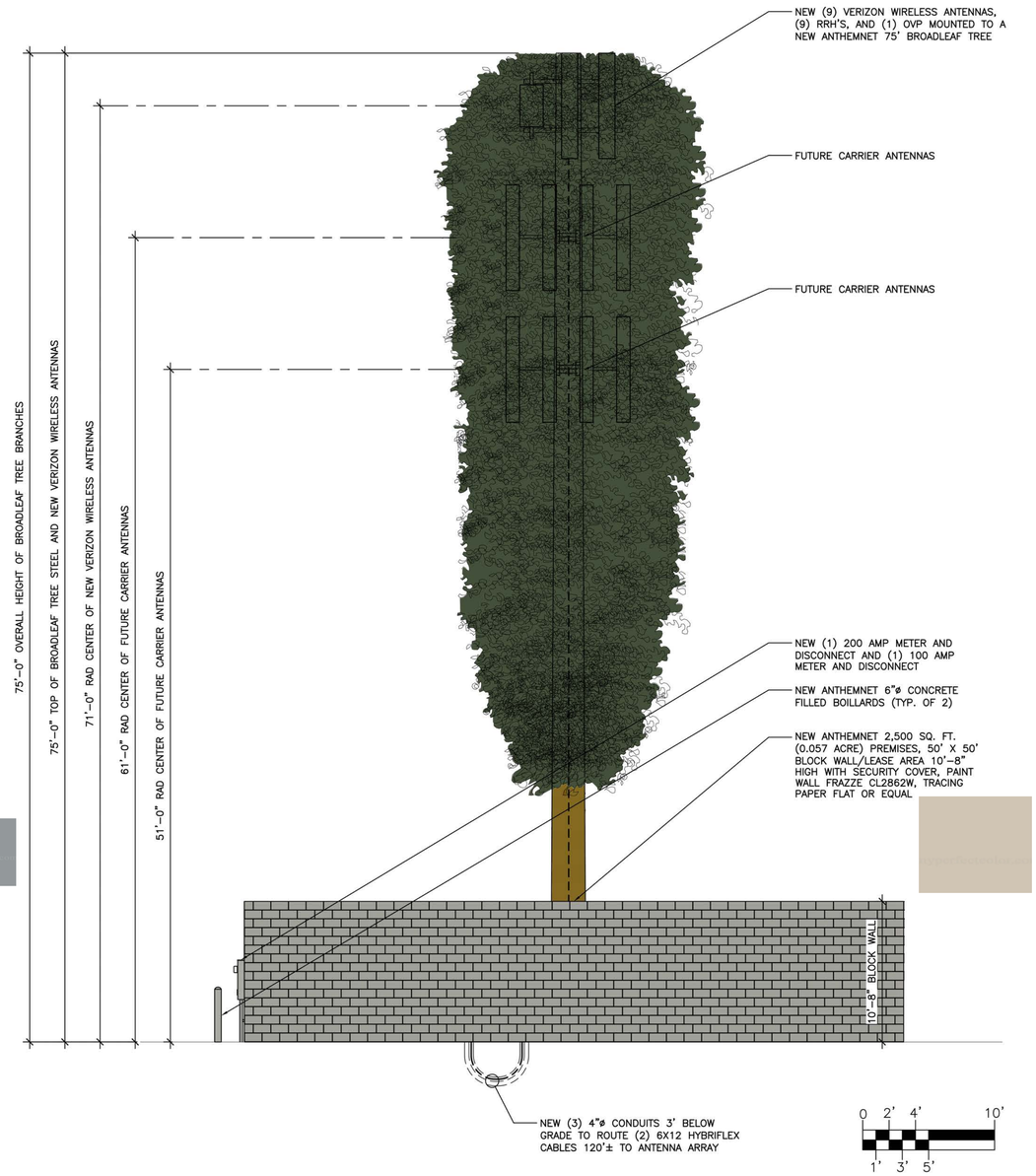
JOB: 20-002-04

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTES:
ADD ANTENNA SOCKS TO MATCH BROADLEAF TREE BRANCHES



NORTH WEST ELEVATION SCALE: 3/16" = 1'-0" 2



SOUTH WEST ELEVATION SCALE: 3/16" = 1'-0" 1

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

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447-9540

JURISDICTIONAL APPROVAL

RFDS DATE: 7/7/2023, 1:34:53 PM

SITE NAME: PHO ARRAZO

PHO ARRAZO
617362200

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

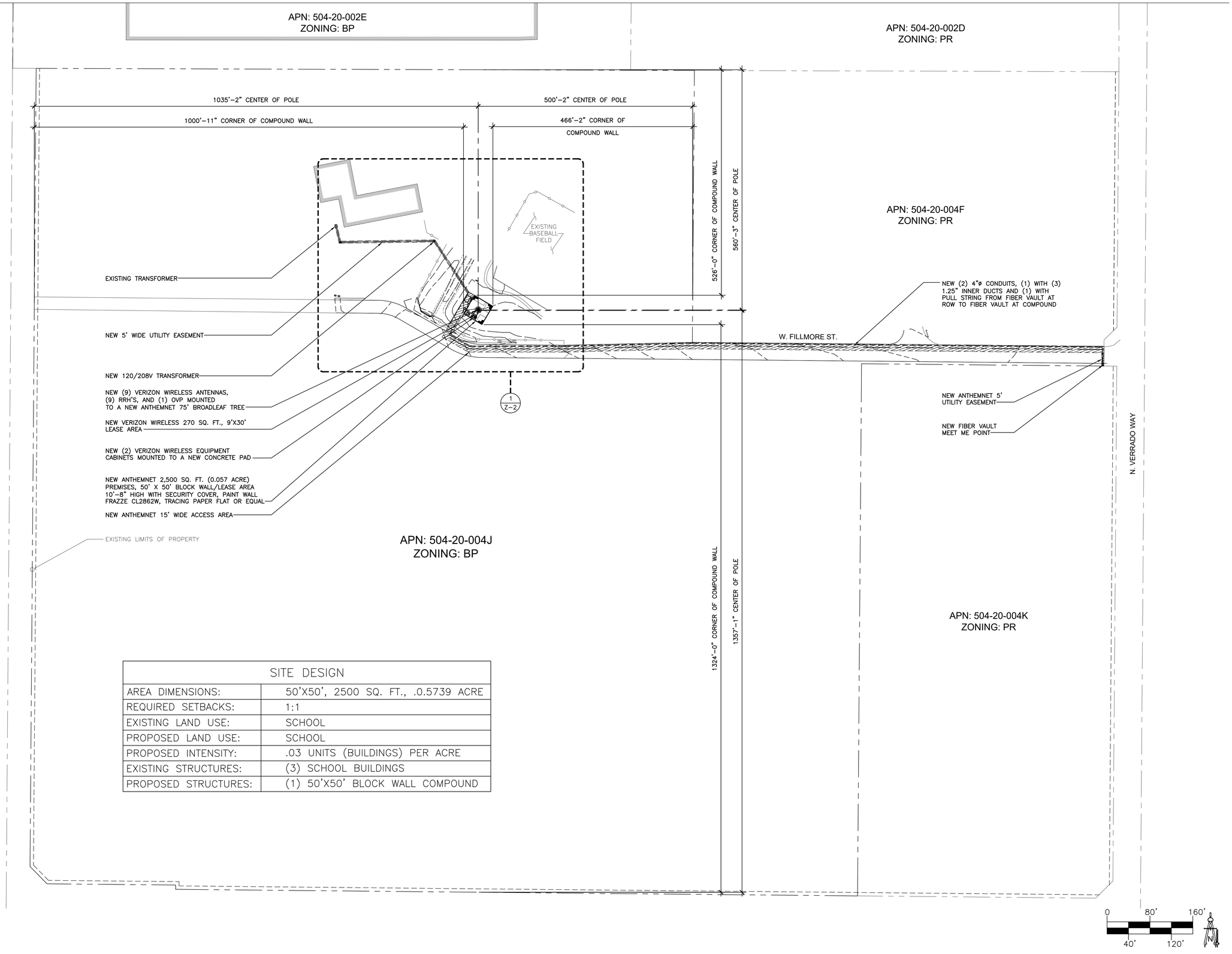
SHEET NAME

ELEVATIONS

SHEET NUMBER

Z-5

EXHIBIT E



SITE DESIGN	
AREA DIMENSIONS:	50'X50', 2500 SQ. FT., .0.5739 ACRE
REQUIRED SETBACKS:	1:1
EXISTING LAND USE:	SCHOOL
PROPOSED LAND USE:	SCHOOL
PROPOSED INTENSITY:	.03 UNITS (BUILDINGS) PER ACRE
EXISTING STRUCTURES:	(3) SCHOOL BUILDINGS
PROPOSED STRUCTURES:	(1) 50'X50' BLOCK WALL COMPOUND

4	08/16/23	REVISION 2	DRK
5	09/07/23	REVISION 3	DRK
6	01/29/24	CITY COMMENTS 2	SPE
7	03/21/24	REVISION 4	SPE
8	04/15/24	CITY COMMENTS 3	SPE
9	04/19/24	CITY COMMENTS 3	SPE

JOB: 20-002-04

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

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447-9540

JURISDICTIONAL APPROVAL

SITE NAME: PHO ARRAZO

PHO ARRAZO
617362200

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET NAME

OVERALL SITE PLAN

SHEET NUMBER

Z-1

RFDS DATE: 7/7/2023, 1:34:53 PM

azcentral.

Public Notices

Originally published at azcentral.com on 06/19/2024

NOTICE IS HEREBY GIVEN that the City of Buckeye Community Planning and Planning and Zoning Commission will hold a public hearing on Tuesday July 9th, 2024, to be to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZU-23-00010 Request by Declan Murphy for the approval of a New Wireless Communication Facility (WCF) to be located on the School Campus at 751 N 215th Ave, Buckeye AZ 85326 (T 1N/S 1/ R 3W). For additional information, please contact the Development Services Department at (623) 349-6211
Pub: June 19, 2024

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 07/09/24	**AGENDA ITEM:** 4.A. Ross Dress for Less Distribution Center - Comprehensive Sign Package (PLZSP-24-0006)
DATE PREPARED: 07/03/24	**DISTRICT NO.:** No. 2
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Ross Dress for Less Distribution Center - Comprehensive Sign Package (PLZSP-24-0006) Conduct a public meeting and approve the proposed Comprehensive Sign Package (CSP) subject to conditions (a) through (d).

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Gary Spinner, Pearson's Signs, on behalf of owner Ross Dress for Less, Inc., is requesting approval of a Comprehensive Sign Plan (CSP) for the Ross Dress for Less Distribution Center, a 1,786,646 square foot warehouse and distribution facility nearing completion at the southeast corner of Watson Road and Southern Avenue.

The proposed CSP establishes the design specifications for both freestanding and building mounted signage that will serve the distribution center, including a 6'0" primary monument sign near the intersection of Watson Road and Southern Avenue, a 7'0" secondary monument sign near the primary truck entrance to the project from Watson Road, five double-sided traffic directional signs between 4'0" and 7'0" in height located near project driveways, and an approximate 133 square foot building mounted sign located above the primary office entry into the distribution center.

Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:
Signage constructed in accordance with the proposed CSP is appropriate for a 215-acre, 1.8 million square foot development and is designed to complement the distribution center building nearing completion on the site.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZDR-24-0006 Ross Distribution CSP - P&Z 7-9-24 Staff Report.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Proposed CSP.pdf

COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZDR-24-0006
TITLE:	Ross Distribution Center Comprehensive Sign Package (CSP)
MEETING DATE:	March 26, 2024

Applicant/Owner:	Gary Spinner, Pearson's Signs, on behalf of owner Ross Dress for Less, Inc.
Request:	Approval of a Comprehensive Sign Plan for the Ross Distribution Center
District	2
Location:	Southeast Corner of Watson Road and Southern Avenue (Exhibits A, B, and C)
Site size:	Approximately 215.6 acres
Public input:	None received
Recommendation:	Approval subject to conditions (a) through (d).

PROJECT DESCRIPTION

1. Gary Spinner, Pearson's Signs, on behalf of owner Ross Dress for Less, Inc., is requesting approval of a Comprehensive Sign Plan (CSP) for the Ross Dress for Less Distribution Center, a 1,786,646 square foot warehouse and distribution facility nearing completion at the southeast corner of Watson Road and Southern Avenue.

2. The proposed CSP (Exhibit D) establishes the design specifications for both freestanding and building mounted signage that will serve the distribution center, including a 6'0" primary monument sign near the intersection of Watson Road and Southern Avenue, a 7'0" secondary monument sign near the primary truck entrance to the project from Watson Road, five double-sided traffic directional signs between 4'0" and 7'0" in height located near project driveways, and an approximate 133 square foot building mounted sign located above the primary office entry into the distribution center.

AREA CONTEXT

3. The subject property is located within the Apache Rainbow Employment Overlay District (AREOD), an area intended for development with manufacturing, distribution, and similar large scale light industrial uses (Exhibits A, B, and C). The project abuts Southern Avenue along its north property line, Watson Road along its west property line, and the Union Pacific Railroad tracks along its south property line. Surrounding properties are developed as follows:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Distribution Center (Under Construction)	Employment	General Commerce (GC) with Apache Rainbow Employment Overlay District (AREOD)
North of Southern Avenue	Active agricultural/farming and miscellaneous rural and industrial uses within Maricopa County	Neighborhood	Planned Community (PC), Planned Residential (PR), and Maricopa County Rural 43 (RU-43)
South of Union Pacific Railroad Tracks	Active agricultural/farming use	Employment	General Commerce (GC) and Maricopa County Rural 43 (RU-43)
East	Active agricultural/farming use	Employment	General Commerce (GC) with Apache Rainbow

			Employment Overlay District (AREOD)
West of Watson Road	Trailer parking/storage for Walmart Distribution Center	Employment	General Commerce (GC) with Apache Rainbow Employment Overlay District (AREOD)

PUBLIC PARTICIPATION

4. The agenda was published on the City website and posted in public locations in accordance with Open Meeting Law. No comments have been received to date.

BACKGROUND

5. *May 1987:* The western half of the project site was annexed into the City of Buckeye by Ordinance No. 5-87.

6. *August 1996:* The western half of the project site was zoned General Commerce (GC) through City Council's approval of Ordinance No. 6-96.

7. *September 2000:* The eastern half of the project site was annexed into the City of Buckeye by Ordinance No. 50-00 and zoned General Commerce (GC) through City Council's approval of Ordinance No. 52-00.

8. *June 2016:* By approval of Ordinance 12-16, the Apache Rainbow Employment Overlay District (AREOD) was applied to the area south of Southern Avenue, west of Rainbow Road, east of Apache Road, and north of the Union Pacific Railroad. AREOD was created to facilitate economic development by reducing design standards and procedural requirements for industrial projects within the overlay. The entirety of the subject property falls within the boundary of the overlay.

9. *June 2022:* A site plan for the Ross Dress for Less Distribution Center, allowing for development of the site with a 1,786,646 square foot warehouse and distribution facility, was approved administratively in accordance with the AREOD overlay procedural requirements established in the Buckeye Development Code.

10. *Fall 2022 to Present:* Construction of the facility started in late 2022 and remains in progress, with completion and opening of the facility anticipated near the end of 2024.

ANALYSIS

11. Unless modified through the Comprehensive Sign Package (CSP) process, the Buckeye Development Code permits a maximum of one (1) freestanding monument sign per parcel or one freestanding monument sign for every ten (10) acres of development, whichever is less. Because this project site is comprised of a single parcel that is approximately 215.6 acres in area, the code limits the project to one monument sign unless additional monument signage is allowed through Planning and Zoning Commission's approval of a CSP.

12. The authors of the Buckeye Development Code understood that the base allowances for signage established by the code would not suit all properties and developments. As such the Code established the CSP process to allow for evaluation of a project's signage on a case-by-case basis, authorizing increases beyond base allowances where appropriate.

13. The subject site is vast and enjoys frontage on two arterial streets, Southern Avenue and Watson Road. To allow for sufficient identification of the large development from both streets, the CSP proposes a 6'0" project identification monument sign near the Watson/Southern intersection and a 7'0" project identification monument sign with truck directional near the project's primary truck entrance off of Watson Road. The additional one monument sign that has been requested is appropriate for a development of this size and scale.

14. With the one exception noted above, all other signage proposed within the CSP complies with Development Code allowances, including:

    a. The Development Code establishes a maximum height of 20 feet and a maximum area (per side) of 48 square feet for freestanding signage serving industrial developments. The proposed freestanding monument signs feature heights of 7 to 8 feet and areas (per side) under 40 square feet, under maximum allowances.

    b. The project will provide five traffic directional signs located near project driveways, two alerting traffic that the adjacent driveway is intended as an exit only, two indicating that the driveway is restricted for visitor/employee use only (no trucks), and one denoting the location of the secondary truck entrance for use in emergencies. The proposed traffic directional signage, which range between 4'0" to 7'0" in height, is consistent with the allowances for this type of signage within the Development Code.

c. Per the Development Code, industrial buildings are permitted 0.5 square feet of attached, wall mounted signage for every linear foot of building façade adjacent to a public street; using this method of calculation, the 2,150-foot-long distribution center would be permitted a maximum of 1,075 square feet of building mounted signage. A 133 square foot building mounted pan channel sign that identifies the building as the "Ross Dress for Less Distribution Center", well below maximum allowances, is proposed over the main entry into the building's administrative office area.

15. The proposed signage is designed to complement the design of the distribution center building, utilizing consistent materials and colors to those used on the building. Monument signs incorporate a projecting cabinet that extends from the concrete pedestal, adding interest and dimensionality to the design and reducing the boxiness of the sign structure.

16. All proposed signage will be illuminated to allow for evening visibility, as the facility is expected to operate 24/7. Monument signs and the building mounted sign will feature internal illumination while the traffic directional signs will be indirectly illuminated by landscape uplighting. Proposed lighting methods comply with the requirements of the Buckeye Development Code.

RECOMMENDATION

17. Staff recommends the Planning and Zoning Commission APPROVE the proposed Comprehensive Sign Plan for the Ross Dress for Less Distribution Center, Application PLZDR-24-0006, subject to conditions (a) through (d) for the following reasons:
    - A second monument sign is appropriate for a 215-acre, 1.8 million square foot development.
    - Heights and dimensions of all proposed signs are in line with Buckeye Development Code allowances.
    - The design of proposed signs is complementary to the distribution center building being constructed on site.
    - No outstanding issues from reviewing departments.

a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, "Ross Distribution Center Comprehensive Sign Plan", consisting of 19 pages received on May, 8, 2024, except as modified by the following conditions.

b. The property owner(s) and their successor(s) waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

c. Final placement of freestanding signs shall be outside of required right-of-way, public utility easements, and site visibility areas.

d. Directional spotlights illuminating exit only, emergency truck entrance, and no trucks signs shall feature LED bulbs with a color temperature of 3500K or less.

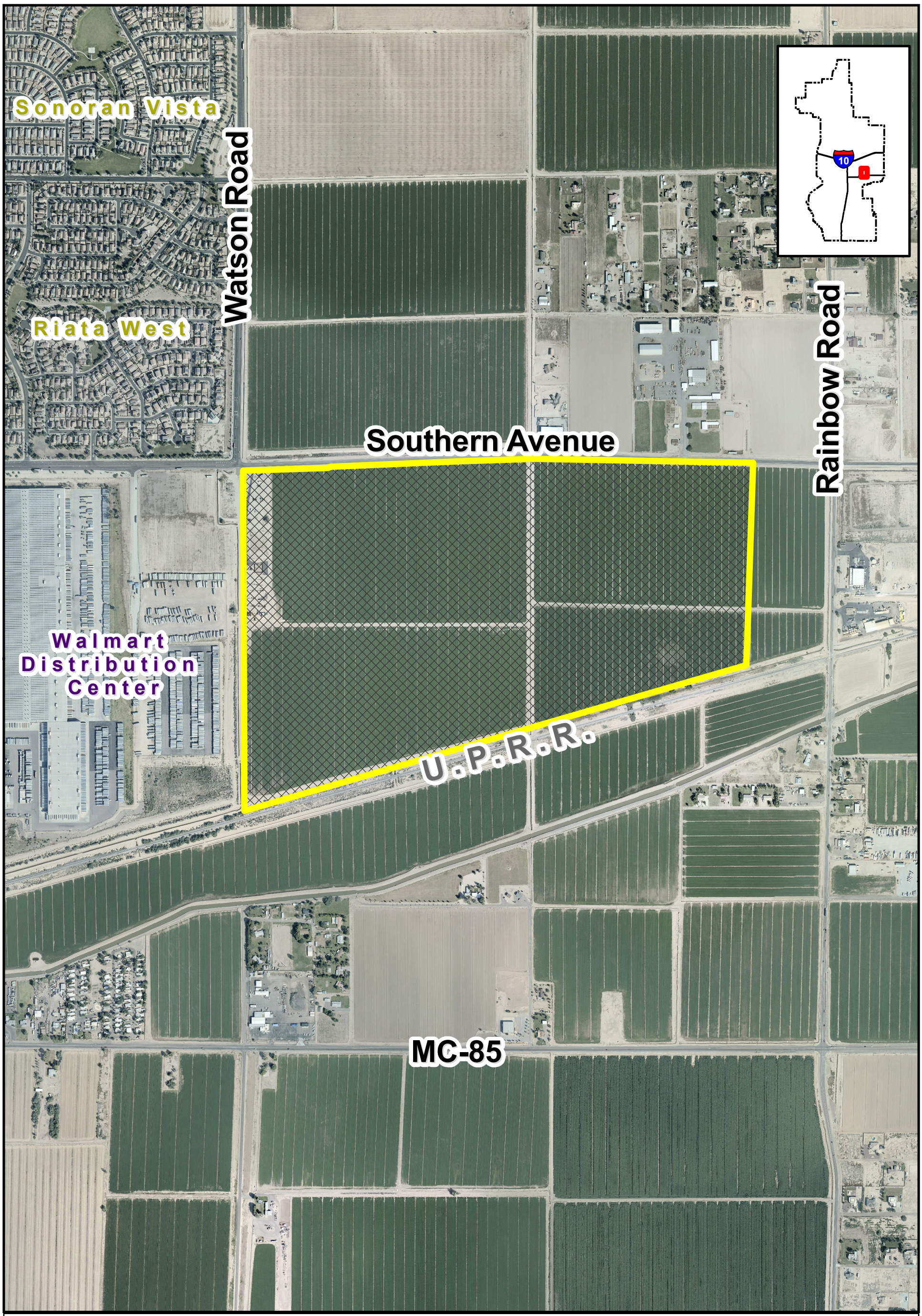
EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Proposed CSP

Prepared by:

Ken Galica, Principal Planner

EXHIBIT A



VICINITY MAP

BUCKEYE, AZ

PLZDR-24-0006
Ross Distribution Center CSP
Council District No. 1

N W E S

Exhibit B

2R PLZDR-24-0006 RECEIVED MAY 08 2024 AL

Comprehensive Sign Plan Review Checklist
For Ross Distribution Center
Comprehensive Sign Plan

Page 1 Index

Page 2 Siteplan (Sheet K)

Page 3 Sign Matrix

Page 4 Site Plan Quadrant 1

Page 5 Site Plan Quadrant 2

Page 6 Site Plan Quadrant 3

Page 7 Site Plan Quadrant 4

Page 8 Site Plan Quadrant 5

Page 9 Site Plan Quadrant 9

Page 10 Sheet S1

Page 11 M1 Monument 1

Page 12 M2 Monument 2

Page 13 EO1 Exit Only

Page 14 EO2 Exit Only

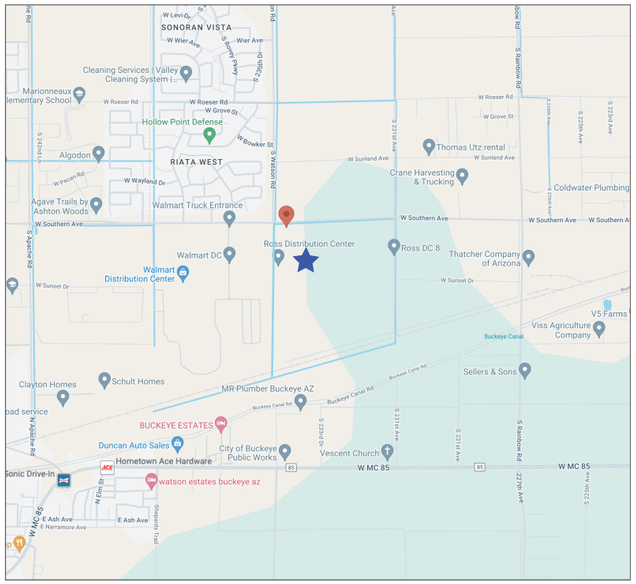
Page 15 NT1 Not An Entrance

Page 16 NT2 Not An Entrance

Page 17 SL Spot Light Spec Sheet

Page 18 ET Emergency Truck Entrance

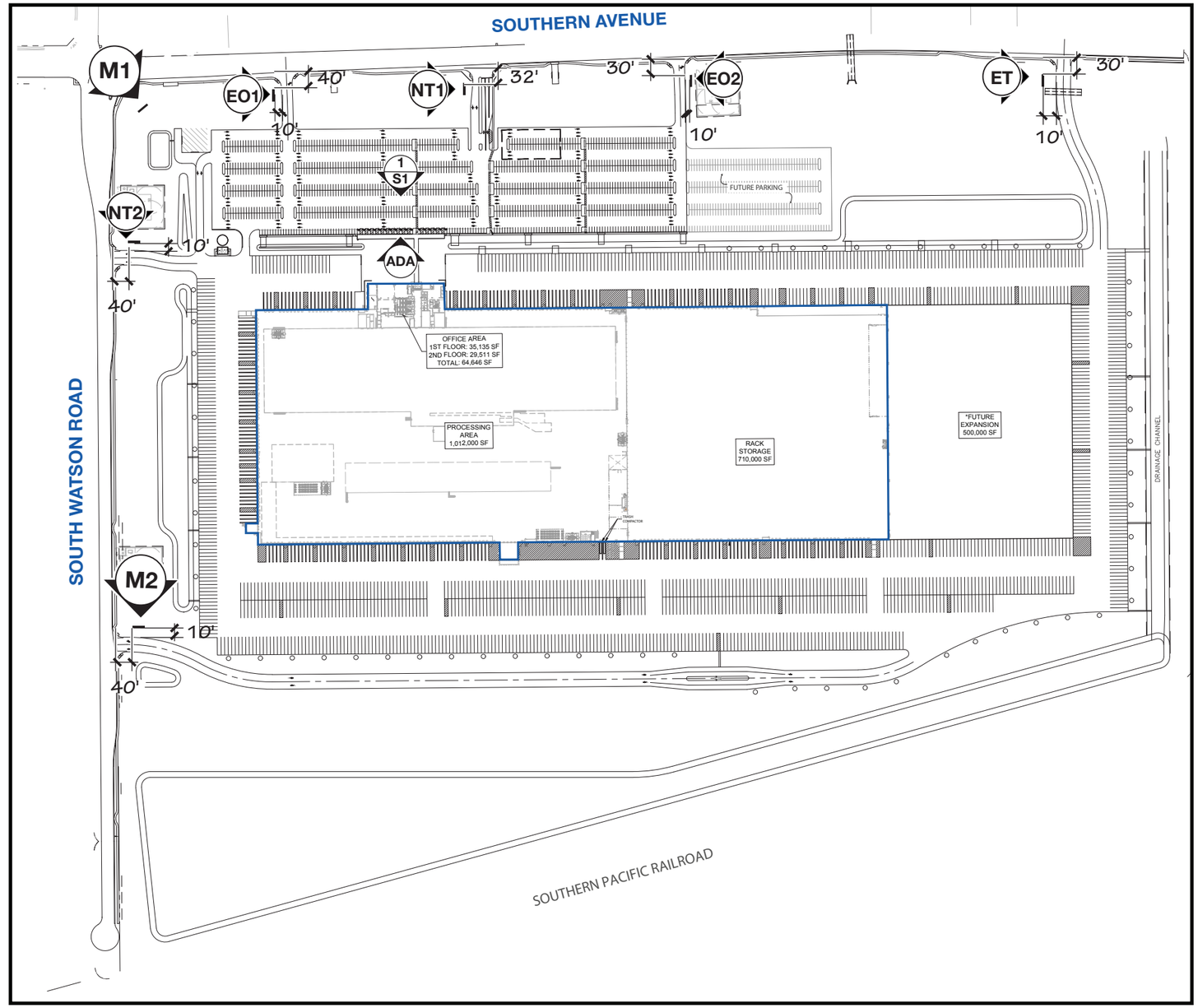
Page 19 ADA Parking Signs



NORTH

VICINITY MAPS

NOT TO SCALE



NORTH

SITE PLAN

NOT TO SCALE

Ideas to Identity
tel: 1 (510) 526-0296
info@billmoore.com
www.billmoore.com
bill moore & associates

MEMBER
SA California Sign Association
ISA

ROSS DRESS FOR LESS

9608 BUCKEYE

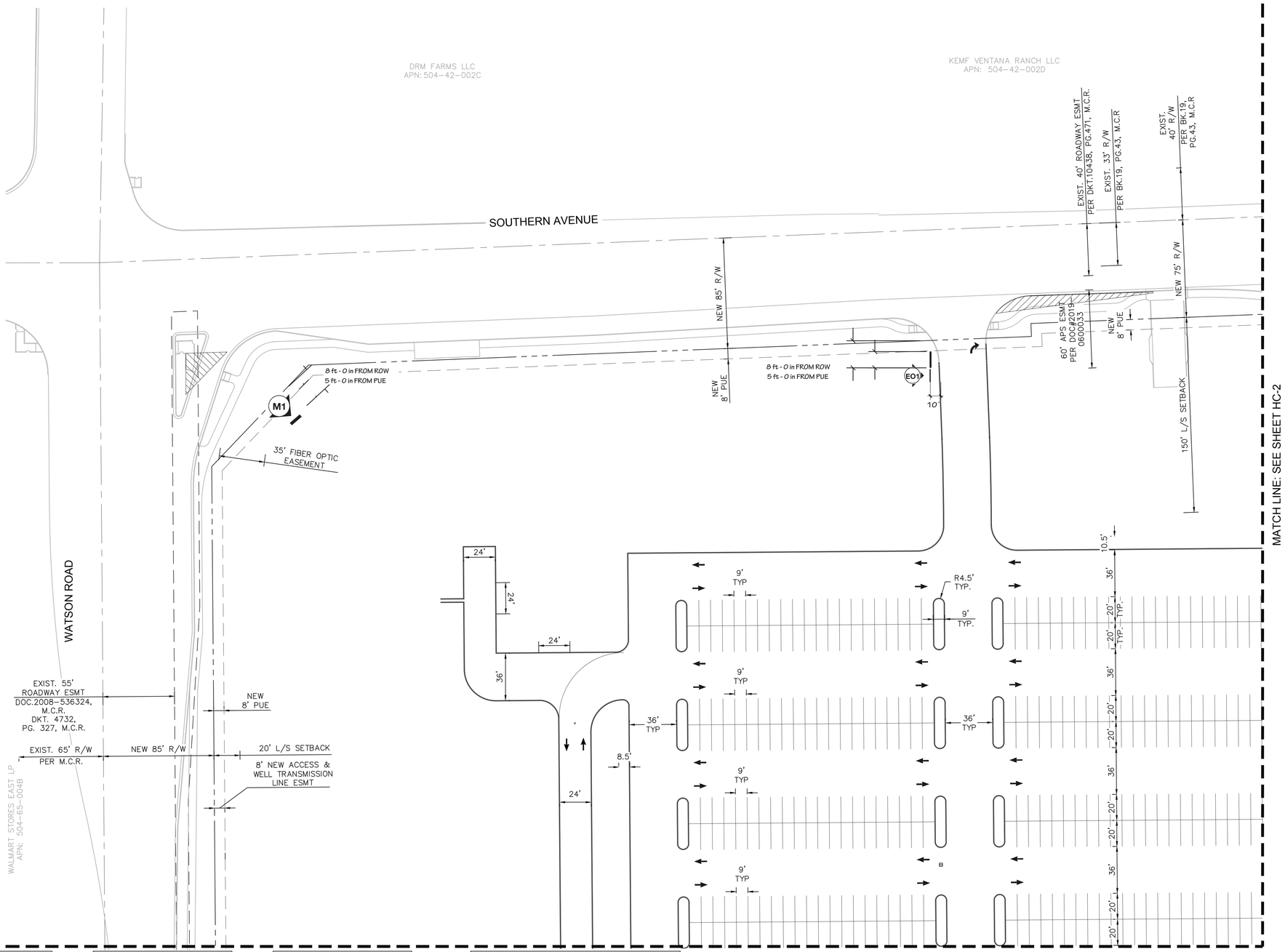
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

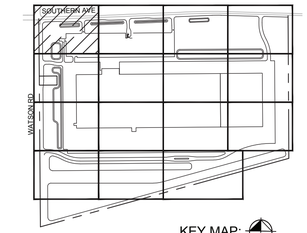
drawn	03/24/22
MD:AddedDetails	03/01/23
MD:Setback	03/16/23
MD:CurbSetback	04/19/23
City feedback	10/04/23
MD:MoreNotes	04/04/24
MD:removed setback	04/24/24

SHEET
K

Property Sign Matrix

Sign Type	Function	Sizes	Sign Location	Sign Construction	Illumination	Materials
S1 WALL SIGN	Identify the building as a Ross Distribution Center	42” & 17” Illuminated Channel Letters	On the front wall of the building over the main entrance.	Individual aluminum channel letters with acrylic faces. White trimcap and LED lighting.	Internal Principal True White QWIK Mod 3 7100k 12v lighting.	Aluminum, Plaskolite Optix.LD acrylic, Pleastic Trimcap
ADA PARKING SIGNS	Identify parking spots for drivers with physical imparments	18” x 25”	At head of handicap parking spaces in parking lot	Aluminum panels attached to polls mounted in the ground	None	Aluminum Panel with steel hardware and poll
EO, EO2 EXIT ONLY	Keep vehicles from entering the property using this entrance.	2’-6” x 4’ aluminum sign Max sign area 10sf	One each on Southern Avenue and S. Watson Road on appropriate driveway.	Aluminum post and panel signs. Panel to be covered in reflective vinyl. Text and graphics vinyl. Concrete footing	Exterior Spot Light PAR 38 Directional Bullet Sign Light	Aluminum Panel Reflective vinyl, Painted 2’ x 2’ Aluminum Post, Various Vinyls (Typ)
ET EMERGENCY TRUCK ENTRANCE	Directional sign pointing out emergency entrance	2’ x 8’ MEDEX Max sign area 16sf	Southern Avenue on appropriate driveway.	MEDEX post and panel signs. With Galvanized hardware. Text and graphics vinyl Concrete footing.	Exterior Spot Light PAR 38 Directional Bullet Sign Light	MEDEX Panel, Painted 4’x 4’ Aluminum Post, Various Vinyls (Typ)
M1, M2 MONUMENT	Property identification	Max sign area 50sf	One on corner of Southern Ave. and S. Watson Rd. One on S. Watson Rd.	Cement pedestal, Aluminum box, ¾” acrylic push thru letters. ¼” FCO letters painted black	Internal LED illumination	Concrete, Aluminum, Clear acrylic, vinyl
NT1, NT2 NO TRUCKS	Keep trucks from entering the property using this entrance.	2’-6” x 4’ aluminum sign Max sign area 10sf	One each on Southern Avenue and South Watson Road on appropriate driveway.	Aluminum post and panel signs. Panel to be covered in reflective vinyl. Text and graphics vinyl. Concrete footing	Exterior Spot Light PAR 38 Directional Bullet Sign Light	Aluminum Panel Reflective vinyl, Painted 2’ x 2’ Aluminum Post, Various Vinyls (Typ





KEY MAP:
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.89	S2°15'59.00"E
L2	10.56	S0°26'56.00"E
L3	223.00	S89°33'04.00"W
L4	66.00	S0°26'56.00"E
L5	92.33	S89°33'04.00"W
L6	82.00	N0°26'56.00"W
L7	24.00	S89°33'04.00"W
L8	40.00	S0°26'56.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L9	52.00	S0°26'56.00"E
L11	33.33	N89°33'04.00"E
L12	18.10	S89°33'04.00"W
L13	18.10	S89°33'04.00"W
L14	269.00	N0°26'56.00"W
L15	268.50	S0°26'56.00"E
L16	223.00	N0°26'56.00"W
L17	64.89	S2°15'59.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	10.56	S0°26'56.00"E
L19	577.00	N89°33'04.00"E
L158	153.89	S2°15'59.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1982.00'	62.87'	1°49'03"	31.44'
C2	20.00'	31.42'	90°00'00"	20.00'
C3	10.00'	15.71'	90°00'00"	10.00'
C4	24.00'	37.70'	90°00'00"	24.00'
C5	15.00'	23.56'	90°00'00"	15.00'
C6	25.00'	39.27'	90°00'00"	25.00'
C7	5.00'	7.85'	90°00'00"	5.00'
C8	2018.00'	64.01'	1°49'03"	32.01'
C9	20.00'	31.42'	90°00'00"	20.00'

NOTES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REVISIONS:
1
2
3

PLAN NAME
NEW FACILITY FOR
ROSS STORES DC #8

ENGINEER INFORMATION
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300, Phoenix, Arizona 85020 (602) 944-5500

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL
APPROVED
01/19/2023
CITY OF BUCKEYE ENGINEERING

SUBMITTAL:

AS-BUILT SEAL

DESIGN SEAL
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
61720
CHARLES
WURL
Date Signed 12/9/22
ARIZONA U.S.A.
Expires 3/31/2023

COB PLAN TRACKING #

COB PERMIT #

ORIGINAL PLAN DATE
12/9/2022

LATEST REVISION DATE

PROJECT NUMBER
291587000

SHEET NUMBER
OF

K:\phx_civil\291587000 - southern & watson dc\CADD\Improvement Plans\291587000-HC.dwg Dec 08, 2022 Joseph.Herrera-Theut
XREFS: xBM-291587000 xVF-291587000 xTB-291587000 xUT-291587000
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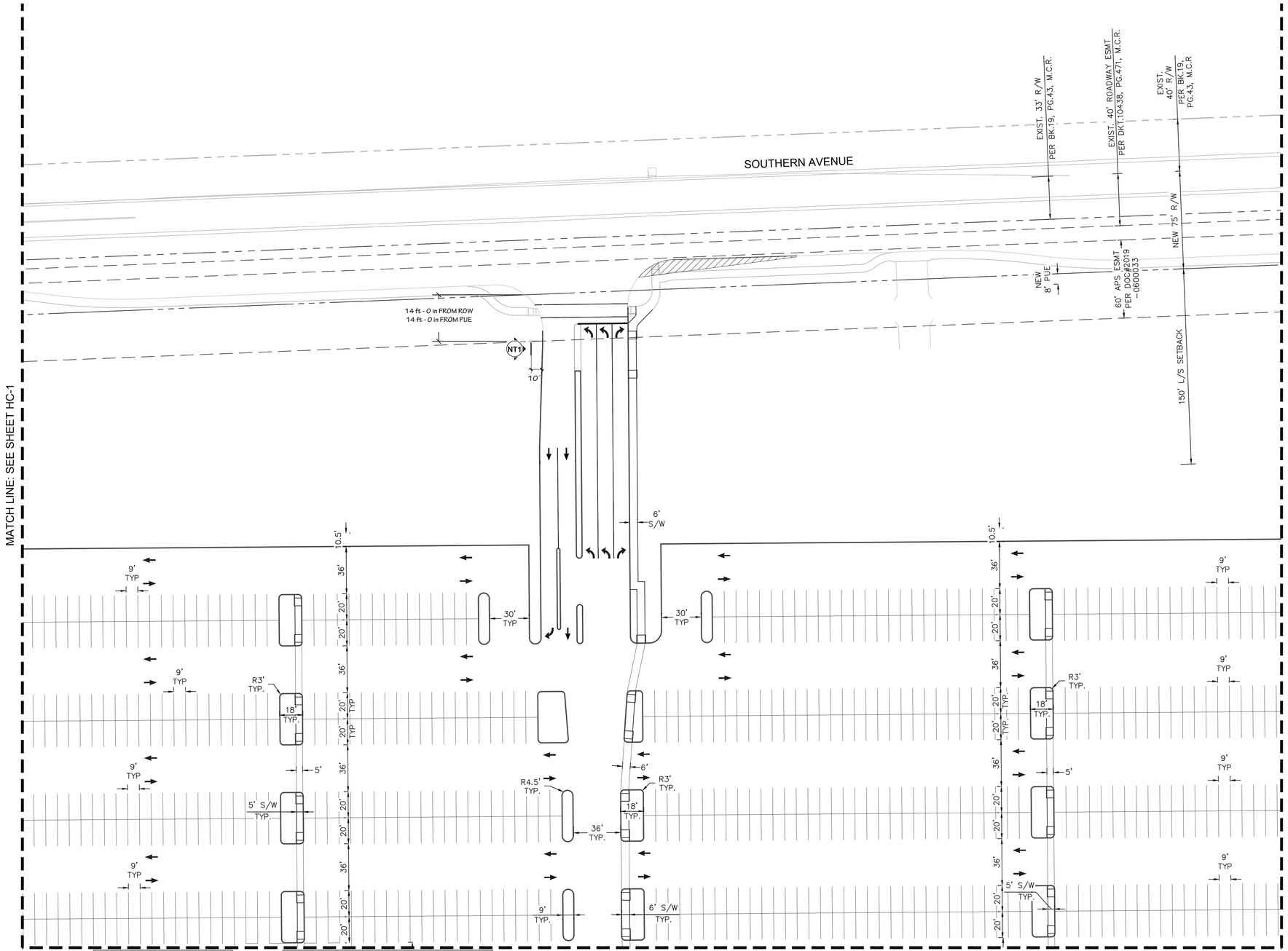

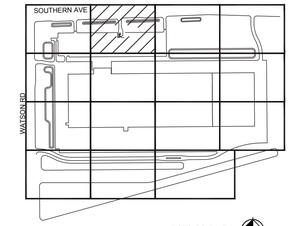

KEY MAP:
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L20	15.30	S89°33'04.00"W
L22	34.09	N4°38'49.06"W
L24	17.80	N89°33'04.00"E
L26	34.00	S0°26'56.00"E
L28	6.44	S89°33'04.00"W
L30	34.00	N0°26'56.00"W
L32	9.03	N89°33'04.00"E
L34	34.10	S3°53'56.52"W
L36	586.00	S89°33'04.00"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C10	3.00'	4.49'	85°48'07"	2.79'
C11	3.00'	4.93'	94°11'53"	3.23'
C12	3.00'	4.71'	90°00'00"	3.00'
C13	3.00'	4.71'	90°00'00"	3.00'
C14	3.00'	4.71'	90°00'00"	3.00'
C15	3.00'	4.71'	90°00'00"	3.00'
C16	3.00'	4.94'	94°20'53"	3.24'
C17	3.00'	4.48'	85°39'07"	2.78'

NOTES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REVISIONS:
1
2
3

PLAN NAME
NEW FACILITY FOR
ROSS STORES DC #8

ENGINEER INFORMATION
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300, Phoenix, Arizona 85020 (602) 944-5500

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL
APPROVED
01/19/2023
CITY OF BUCKEYE ENGINEERING

SUBMITTAL:

AS-BUILT SEAL

DESIGN SEAL
REGISTERED PROFESSIONAL ENGINEER
61720
CHARLES
WURL
Date Signed 12/08/22
ARIZONA U.S.A.
Expires 3/31/2023

ORIGINAL PLAN DATE
12/9/2022

LATEST REVISION DATE

PROJECT NUMBER
291587000

SHEET NUMBER
OF

COB PLAN TRACKING #

COB PERMIT #

K:\phx_civil\291587000 - southern & watson dc\CADD\improvement Plans\291587000-HC.dwg Dec 08, 2022 Joseph.Herrera-Treut
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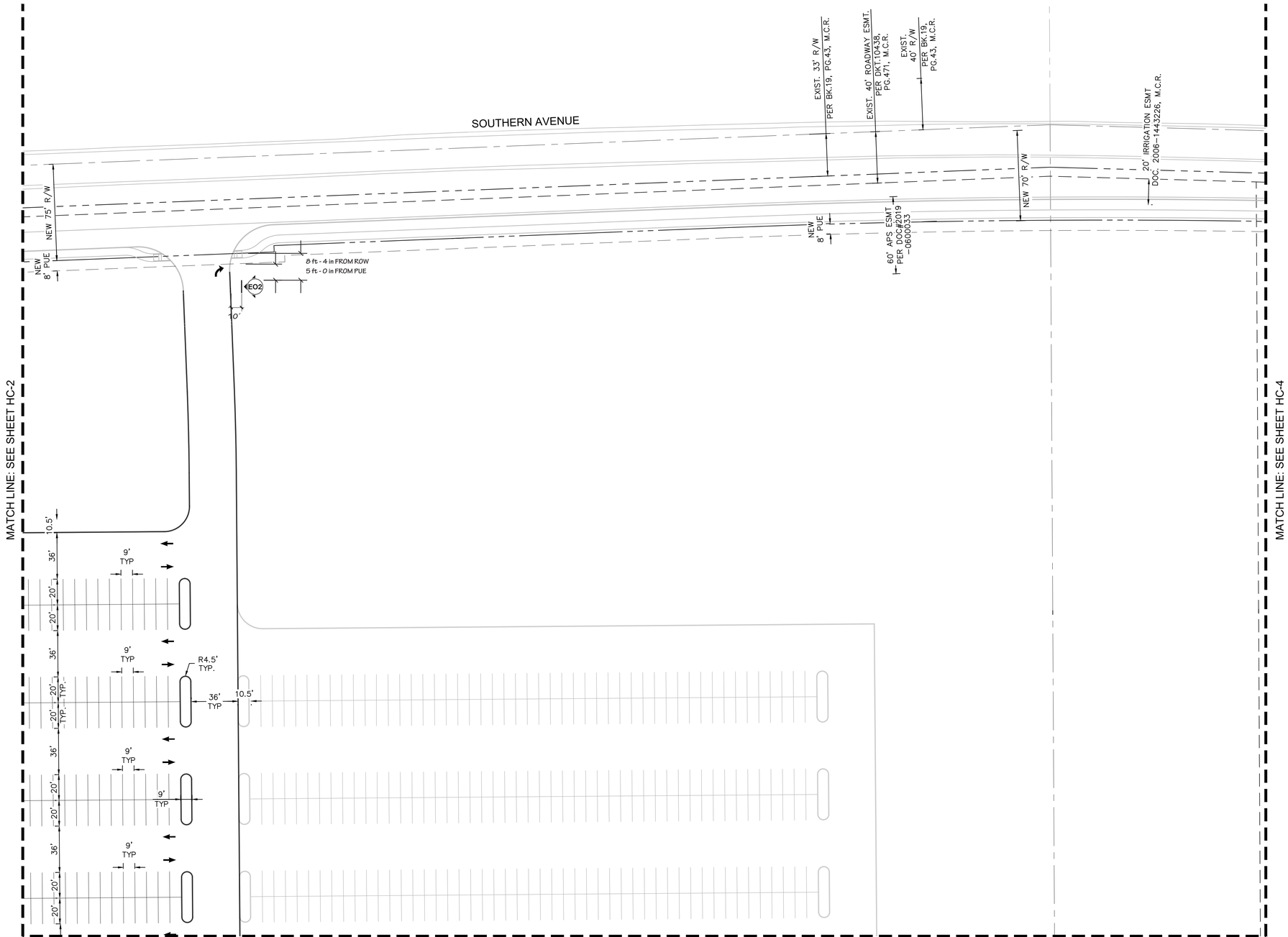

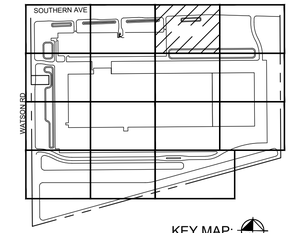

KEY MAP:
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L37	26.01	S0°26'56.00"E
L38	78.98	S2°15'59.00"E
L39	91.98	N2°15'59.00"W
L40	406.01	N0°26'56.00"W
L178	180.98	S2°15'59.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C18	20.00'	31.42'	90°00'00"	20.00'
C19	1982.00'	62.87'	1°49'03"	31.44'
C20	2018.00'	64.01'	1°49'03"	32.01'

NOTES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REVISIONS:
1
2
3

PLAN NAME
NEW FACILITY FOR
ROSS STORES DC #8

ENGINEER INFORMATION
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300, Phoenix, Arizona 85020 (602) 944-5500

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL
APPROVED
01/19/2023
CITY OF BUCKEYE ENGINEERING

AS-BUILT SEAL

DESIGN SEAL
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
61720
CHARLES
WURL
Date Signed 12/9/22
ARIZONA U.S.A.
Expires 3/31/2025

ORIGINAL PLAN DATE
12/9/2022

LATEST REVISION DATE

PROJECT NUMBER
291587000

SHEET NUMBER
OF

SUBMITTAL:

COB PLAN TRACKING #

COB PERMIT #

K:\phx_civil\291587000 - southern & watson dc\CADD\Improvement Plans\291587000-HC.dwg Dec 08, 2022 Joseph.Herrera-Treut
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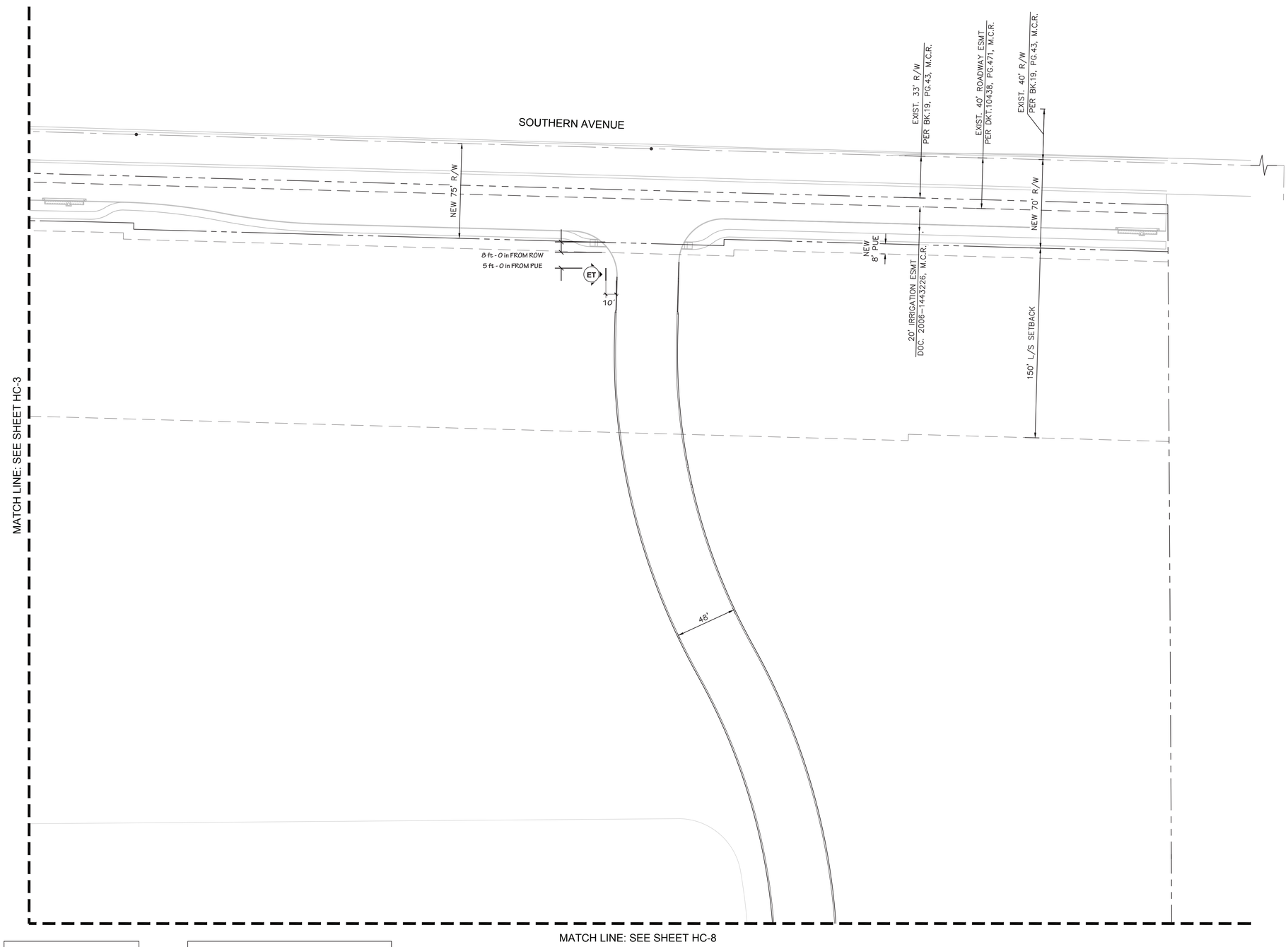

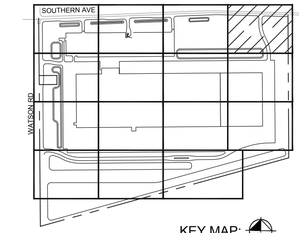

KEY MAP:
N.T.S.

NOTES

LINE TABLE		
LINE	LENGTH	BEARING
L41	46.05	S1°35'29.00"W
L42	59.05	N1°35'29.00"E
L179	148.05	S1°35'29.00"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C21	524.00'	281.02'	30°43'41"	143.98'
C22	476.00'	238.33'	28°41'16"	121.72'
C23	476.00'	255.28'	30°43'41"	130.79'
C24	524.00'	262.36'	28°41'16"	133.99'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REVISIONS:
1
2
3

PLAN NAME
NEW FACILITY FOR
ROSS STORES DC #8

ENGINEER INFORMATION
Kimley»Horn
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COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL
APPROVED
01/19/2023
CITY OF BUCKEYE ENGINEERING

SUBMITTAL:

AS-BUILT SEAL

DESIGN SEAL
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
61720
CHARLES
WURL
Date Signed 12/09/22
ARIZONA U.S.A.
Expires 3/31/2023

COB PLAN TRACKING #

COB PERMIT #

ORIGINAL PLAN DATE
12/9/2022

LATEST REVISION DATE

PROJECT NUMBER
291587000

SHEET NUMBER
OF

K:\phx_civil\291587000 - southern & watson dc\CADD\Improvement Plans\291587000-HC.dwg Dec 08, 2022 Joseph.Herrera-Theut
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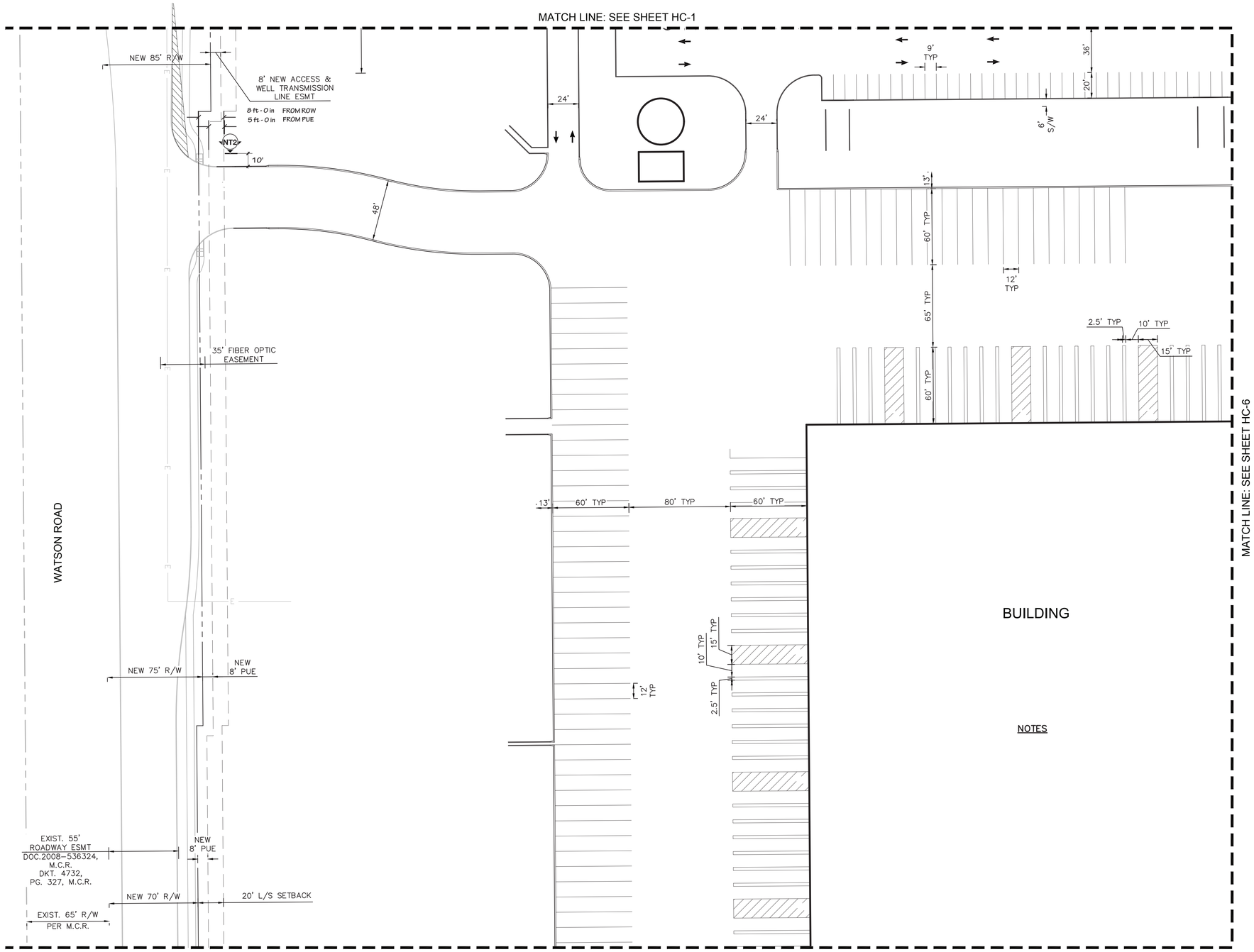


MATCH LINE: SEE SHEET HC-9

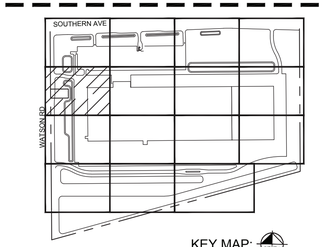
LINE TABLE		
LINE	LENGTH	BEARING
L43	48.46	N89°33'04.00"E
L44	24.41	N89°33'04.00"E
L45	14.90	N89°33'04.00"E
L46	26.59	S45°26'56.00"E
L47	24.93	S45°26'56.00"E
L48	13.25	N89°33'04.00"E
L49	77.00	N89°33'04.00"E
L50	30.50	N0°26'56.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L51	72.00	S89°33'04.00"W
L52	333.00	N89°33'04.00"E
L53	17.00	S0°26'56.00"E
L54	3.00	N89°33'04.00"E
L55	60.50	S0°26'56.00"E
L56	380.52	N89°33'04.00"E
L57	35.46	N89°33'04.00"E
L58	25.66	N89°33'04.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L59	101.00	S0°27'20.00"E
L60	36.50	N89°33'04.00"E
L61	36.50	N89°33'04.00"E
L62	243.00	S0°27'05.97"E
L63	36.50	N89°33'04.00"E
L64	36.50	N89°33'04.00"E
L65	248.00	S0°26'56.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C25	324.00'	86.72'	15°20'09"	43.62'
C26	276.00'	73.87'	15°20'09"	37.16'
C27	30.00'	47.12'	90°00'00"	30.00'
C28	25.00'	39.27'	90°00'00"	25.00'
C29	30.00'	47.12'	90°00'00"	30.00'
C30	30.00'	47.12'	90°00'00"	30.00'
C31	3.00'	4.71'	90°00'00"	3.00'
C32	30.00'	47.12'	90°00'00"	30.00'

CURVE TABLE				
C33	276.00'	73.87'	15°20'09"	37.16'
C34	324.00'	86.72'	15°20'09"	43.62'
C35	30.00'	47.12'	90°00'00"	30.00'



KEY MAP:
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REVISIONS:

1

2

3

PLAN NAME

NEW FACILITY FOR
ROSS STORES DC #8

ENGINEER INFORMATION

Kimley»Horn

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COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

APPROVED

01/19/2023

CITY OF BUCKEYE ENGINEERING

SUBMITTAL:

AS-BUILT SEAL

DESIGN SEAL

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
61720
CHARLES
WURL
DATE SIGNED 12/9/22
ARIZONA U.S.A.
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ORIGINAL PLAN DATE
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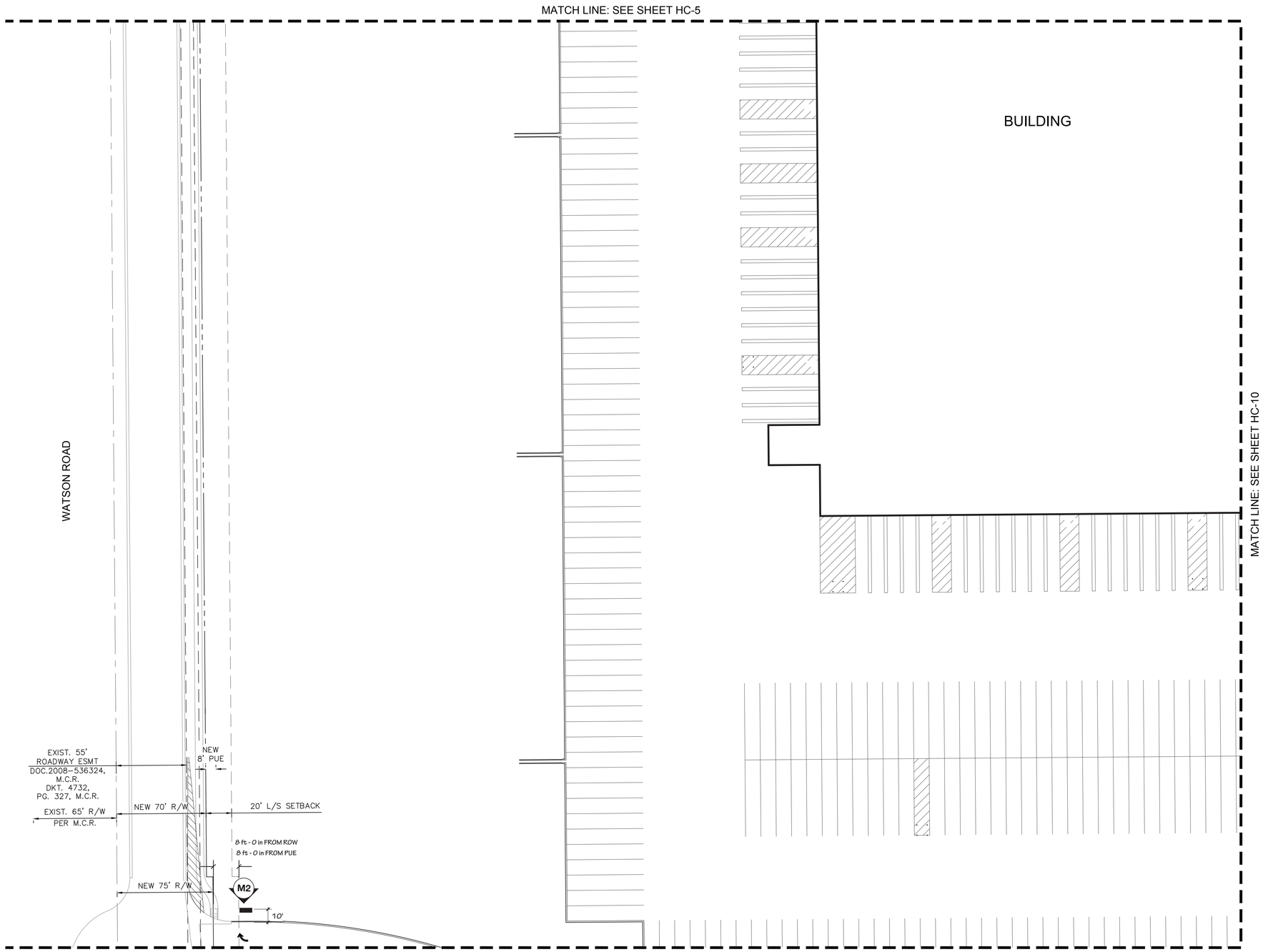

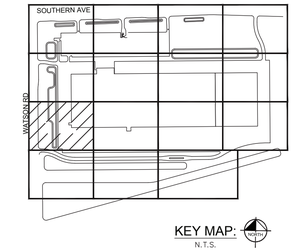

LINE TABLE		
LINE	LENGTH	BEARING
L132	36.50	N89°33'04.00"E
L133	36.50	N89°33'04.00"E
L134	248.00	S0°26'56.00"E
L135	36.50	N89°33'04.00"E
L136	36.50	N89°33'04.00"E
L137	238.00	S0°26'56.00"E
L138	36.50	N89°33'04.00"E
L139	36.50	N89°33'04.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L140	124.00	S0°26'56.00"E
L141	60.00	N89°33'04.00"E
L142	13.00	N89°33'04.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C46	524.00'	271.62'	29°41'58"	138.93'

NOTES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

REVISIONS:

1

2

3

PLAN NAME
NEW FACILITY FOR
ROSS STORES DC #8

ENGINEER INFORMATION
Kimley»Horn
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7740 North 16th Street, Suite 300, Phoenix, Arizona 85020 (602) 944-5500

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL
APPROVED
01/19/2023
CITY OF BUCKEYE ENGINEERING

SUBMITTAL:

AS-BUILT SEAL

DESIGN SEAL
REGISTERED PROFESSIONAL ENGINEER
61720
CHARLES
WURL
Date Signed 12/9/22
ARIZONA U.S.A.
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SHEET NUMBER
OF

K:\phx_civil\291587000 - southern & watson dr\CADD\Improvement Plans\291587000-HC.dwg Dec 08, 2022 Joseph.Herrera-Theut
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(A) 42"H INDIVIDUAL "ROSS" PAN CHANNEL
LETTER-LOK LOGO LETTERS:
FACES: PLASKOLITE OPTIX.LD 2406 WHITE
WITH 3M 3730-167L BLUE VINYL FILM OVERLAY.
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL TRUE WHITE QWIK MOD 3 (7100K)
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS

(B) 17"H INDIVIDUAL "DISTRIBUTION CENTER" PANCHANNEL
LETTER-LOK LOGO LETTERS:
FACES: PLASKOLITE OPTIX.LD 2406 WHITE
WITH 3M 3730-167L BLUE VINYL FILM OVERLAY.
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL TRUE WHITE QWIK MOD 3 (7100K)
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS

1 CONCRETE ACCENT PANEL

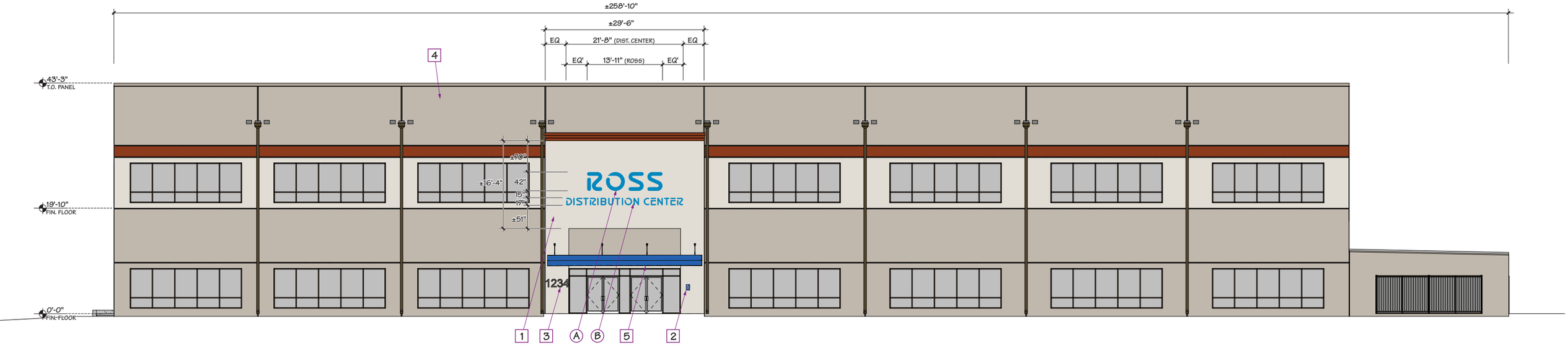
2 ADA ACCESSIBLE SIGNAGE
(SIGN TO BE 6" x 8" MOUNTED
5'-0" ABOVE FINISH FLOOR TO
CENTER OF SIGN)

3 STREET NUMBER SIGN
18"H TALL LETTERING IN HIGH
CONTRAST, 5'-0" ABOVE
FINISH FLOOR

4 CONCRETE TILT-UP
WALL PANEL

5 PRE-FINISHED METAL CANOPY

Building mounted signage shown for reference only. previously permitted in accordance with Buckeye Development Code allowances



(1) OFFICE FRONTAGE • NORTH • SOUTHERN AVENUE • ELEVATION

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

Ideas to Identity
tel: 1 (510) 526-0296
info@billmoore.com
www.billmoore.com
bill moore & associates

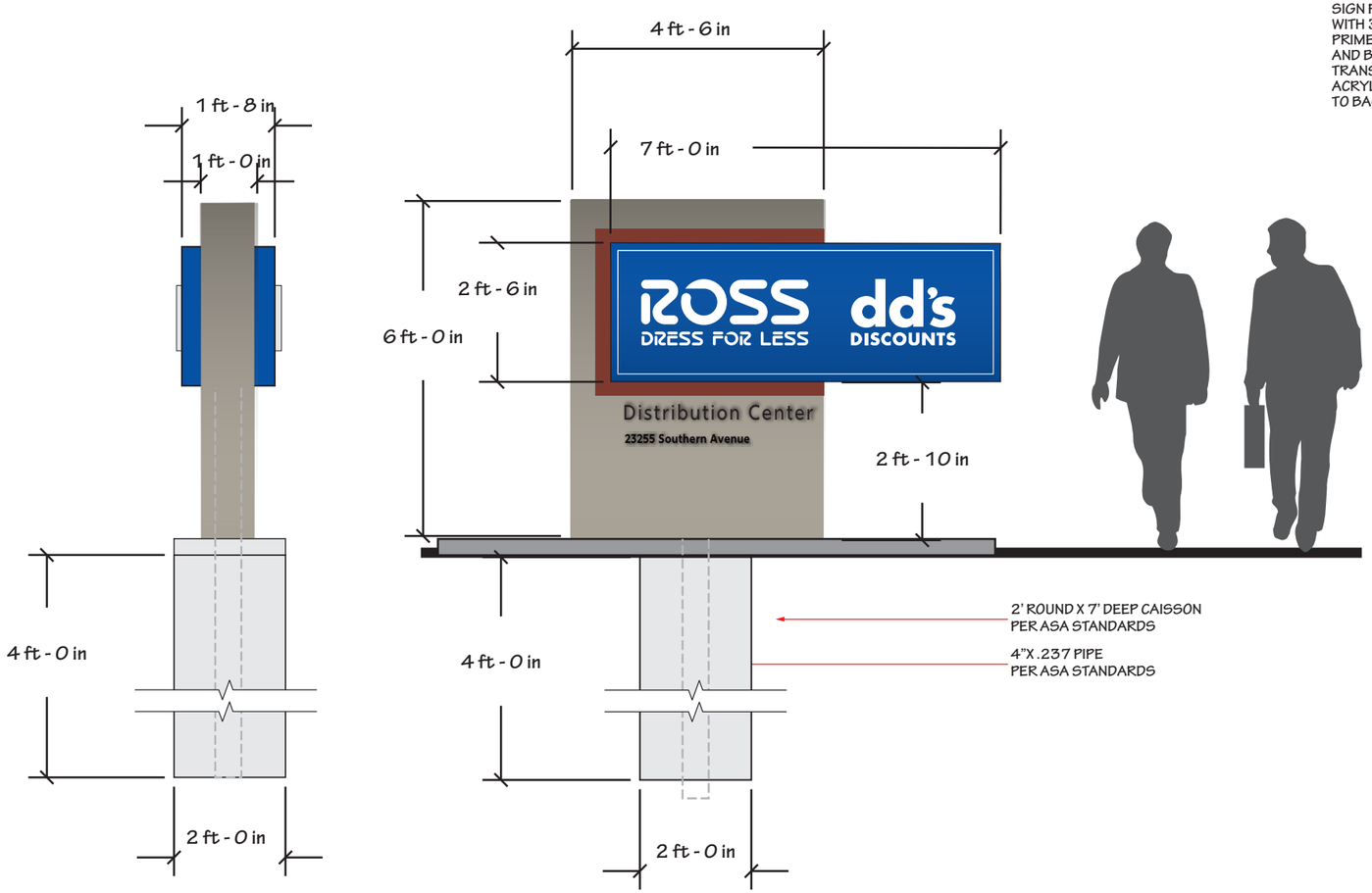
MEMBER CSA California Sign Association

ROSS DRESS FOR LESS

9608 BUCKEYE
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

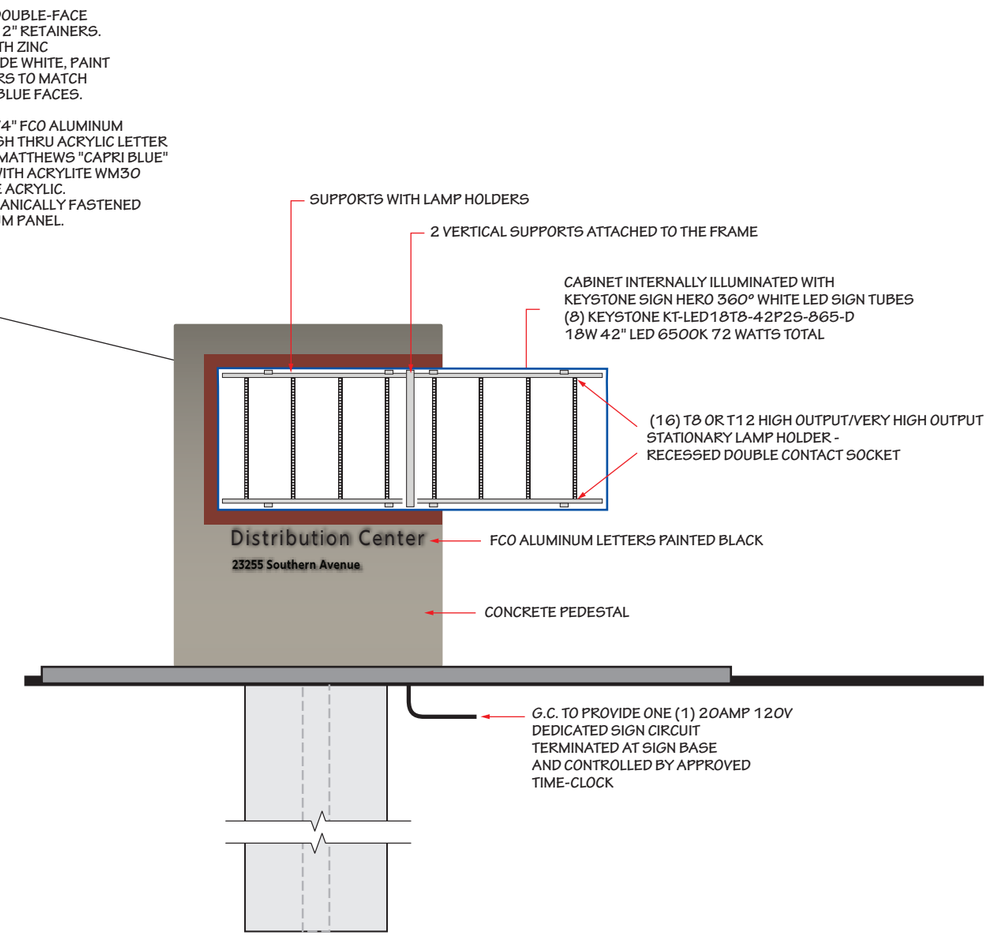
drawn	09/23/22
MD:AddedDetails	03/01/23

SHEET
S1



1 SOUTHERN AVE. NORTHWEST ELEVATION

SCALE: 3/8" = 1'- 0"



1 SOUTHERN AVE. SOUTHEAST ELEVATION

SCALE: 3/8" = 1'- 0"

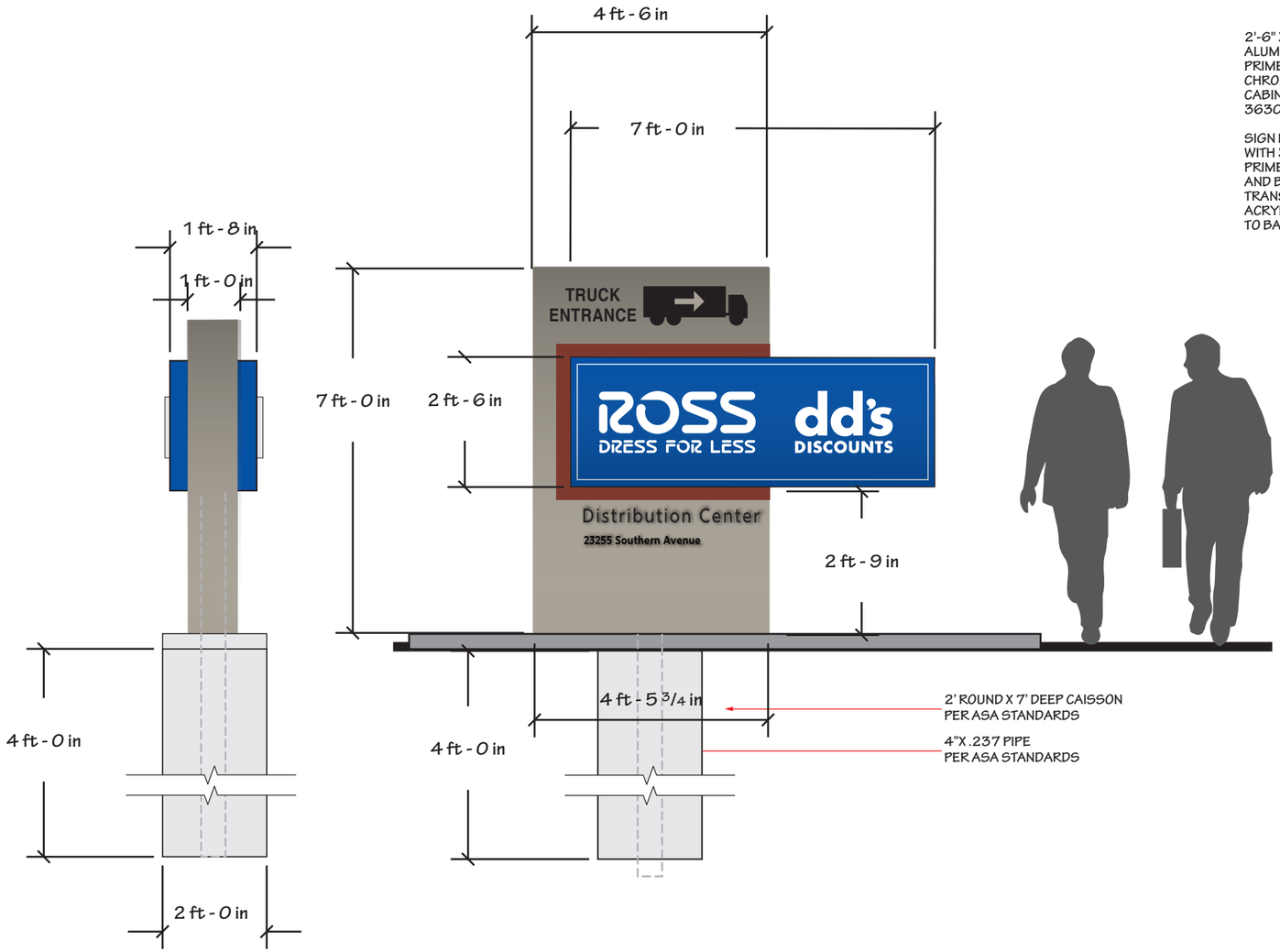
bma bill moore & associates
Ideas to Identity
tel: 1 (510) 526-0296
info@billmoore.com
www.billmoore.com
MEMBER SA California Sign Association ISA

ROSS DRESS FOR LESS

9608 BUCKEYE
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

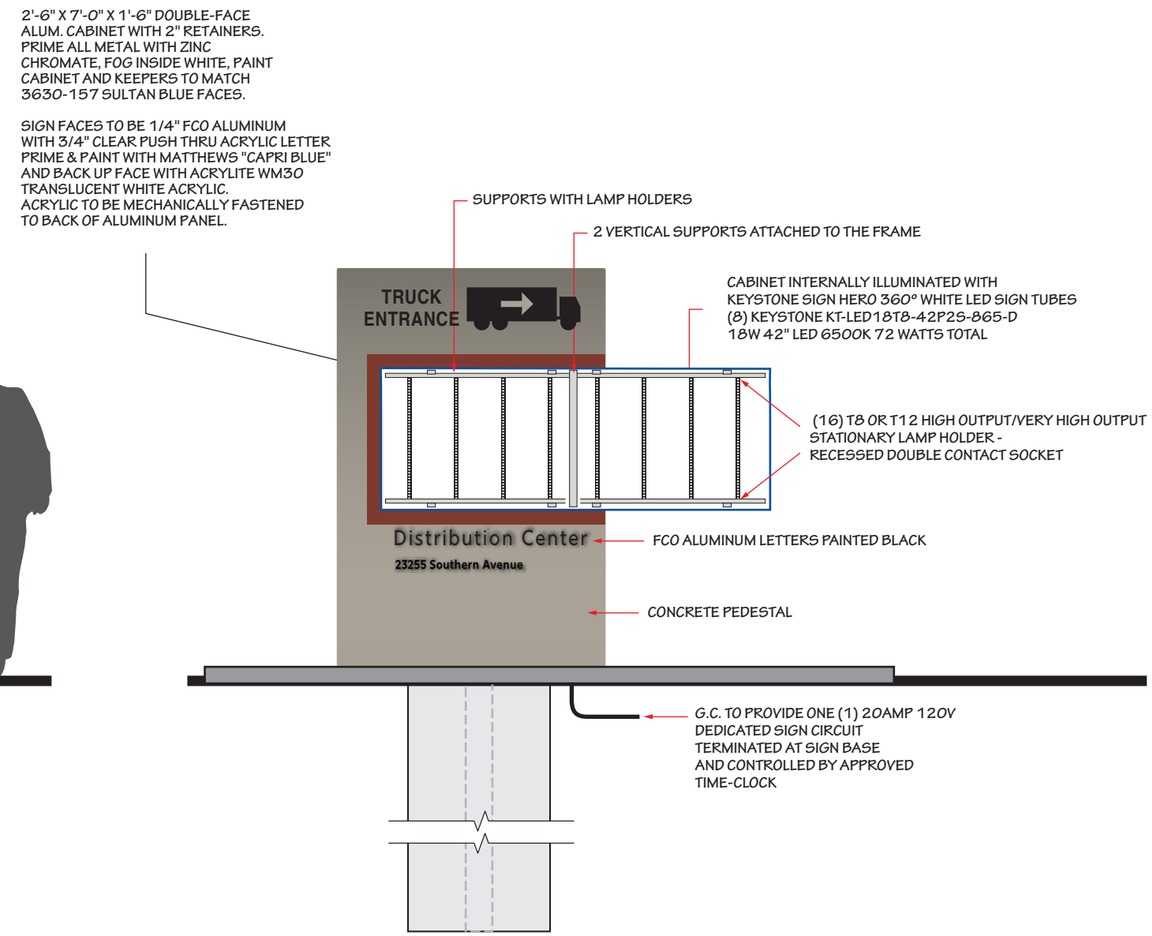
drawn	09/27/22
MD:Solar	10/13/22
MD:AddedDetails	03/01/23
MD:AddedDetails	04/20/23
MD:City Notes	01/04/24
MD:More Notes	03/22/24

SHEET M1



1 SOUTHERN AVE. NORTHWEST ELEVATION

SCALE: 3/8" = 1'- 0"



1 SOUTHERN AVE. SOUTHEAST ELEVATION

SCALE: 3/8" = 1'- 0"

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Ideas to Identity
tel: 1 (510) 526-0296
info@billmoore.com
www.billmoore.com

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ROSS DRESS FOR LESS

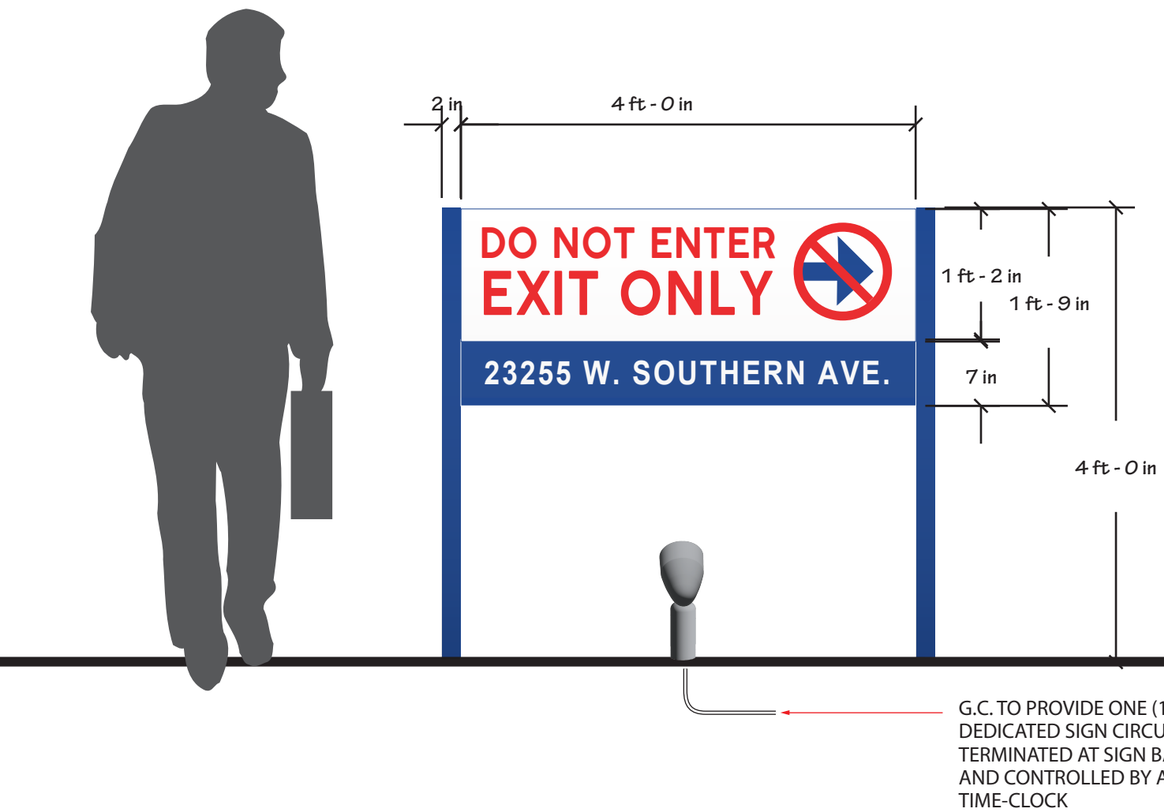
9608 BUCKEYE
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

drawn	09/27/22
MD:Solar	10/13/22
MD:AddedDetails	03/01/23
MD:AddedDetails	04/20/23
MD:City Notes	01/04/24
MD:More Notes	03/22/24

SHEET M2

NEW 2'-6" HIGH X 4'-0" WIDE DOUBLE-FACED
ALUMIN. SIGN PANEL WITH THE FOLLOWING:
WITH REFLECTIVE RED "CIRCLE SLASH AND DO NOT ENTER EXIT ONLY" ON
WHITE REFLECTIVE BACKGROUND
ON PMS#287 BLUE BACKGROUND SIGNS MOUNTED
ON TWO 2"X2" SQUARE TUBE SUPPORTS INSTALLED 2 FEET INTO
CONCRETE FOOTING
(SEE SHEET K FOR LOCATION)

2" X 2" SQUARE TUBES PAINT
TO MATCH ROSS BLUE

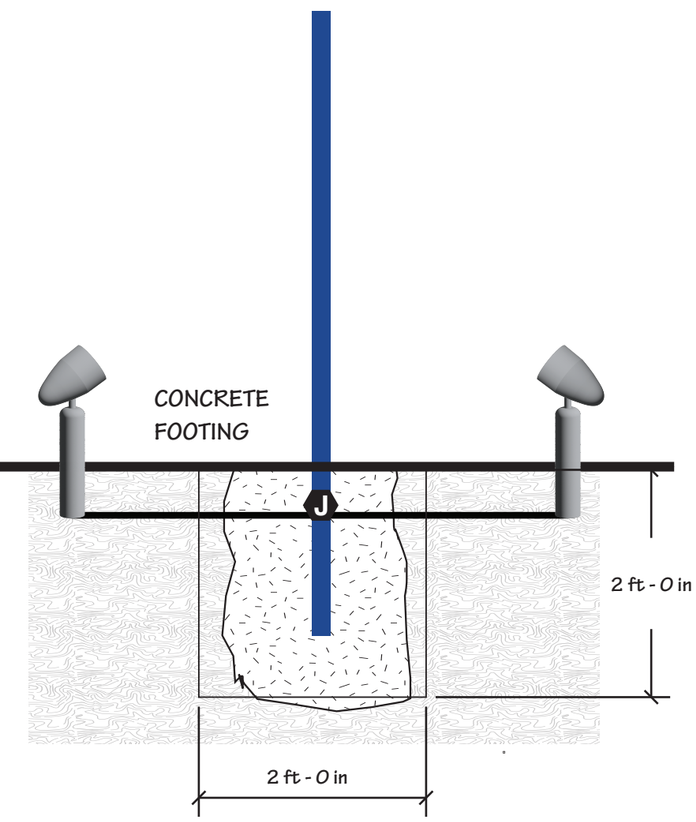


1 WEST FACING ELEVATION

SCALE: ¾" = 1'- 0"

2 EAST FACING ELEVATION

SCALE: ¾" = 1'- 0"



SIDE VIEW W/ FTG.

SCALE: ¾" = 1'- 0"

EXIT ONLY SIGN

bma
Ideas to Identity
tel: 1 (510) 526-0296
info@billmoore.com
www.billmoore.com
bill moore & associates

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ROSS DRESS FOR LESS

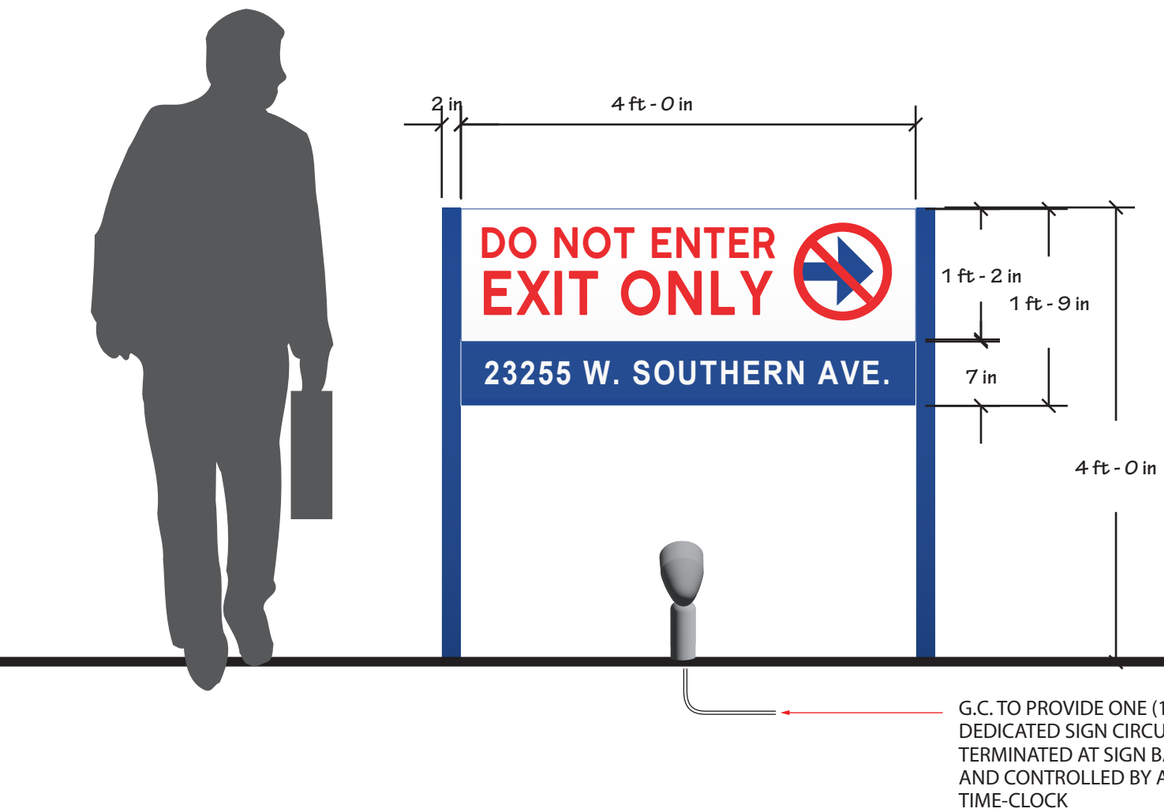
9608 BUCKEYE
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

drawn	09/27/22
MD:Solar	10/13/22
MD:AddedDetails	03/01/23
City feedback	10/04/23
City's Notes	03/27/24

SHEET
E01
48

NEW 2'-6" HIGH X 4'-0" WIDE DOUBLE-FACED
ALUMIN. SIGN PANEL WITH THE FOLLOWING:
WITH REFLECTIVE RED "CIRCLE SLASH AND DO NOT ENTER EXIT ONLY" ON
WHITE REFLECTIVE BACKGROUND
ON PMS#287 BLUE BACKGROUND SIGNS MOUNTED
ON TWO 2"X2" SQUARE TUBE SUPPORTS INSTALLED 2 FEET INTO
CONCRETE FOOTING
(SEE SHEET K FOR LOCATION)

2" X 2" SQUARE TUBES PAINT
TO MATCH ROSS BLUE

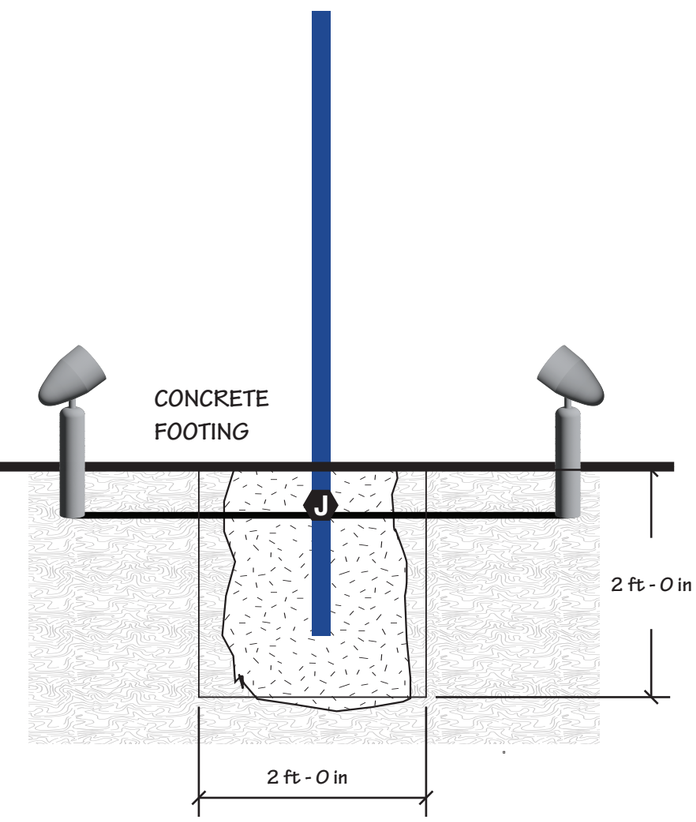


1 WEST FACING ELEVATION

SCALE: ¾" = 1'- 0"

2 EAST FACING ELEVATION

SCALE: ¾" = 1'- 0"



SIDE VIEW W/ FTG.

SCALE: ¾" = 1'- 0"

Ideas to Identity
tel: 1 (510) 526-0296
info@billmoore.com
www.billmoore.com
bill moore & associates

MEMBER SA California Sign Association ISA

ROSS DRESS FOR LESS

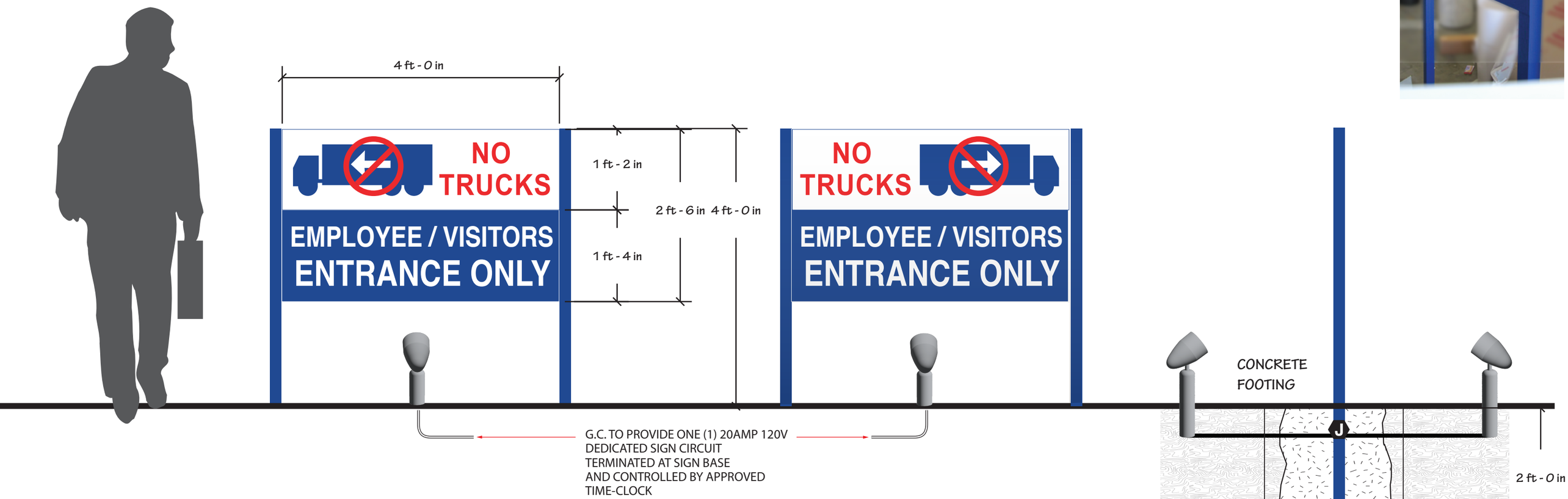
9608 BUCKEYE
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

drawn	09/27/22
MD:Solar	10/13/22
MD:AddedDetails	03/01/23
MD:City's Notes	01/04/24
MD:City's Notes	03/27/24

SHEET
E02

NEW 2'-6" HIGH X 4'-0" WIDE DOUBLE-FACED
ALUMIN. SIGN PANEL WITH THE FOLLOWING:
WITH REFLECTIVE RED "CIRCLE SLASH AND DO NOT ENTER EXIT ONLY" ON
WHITE REFLECTIVE BACKGROUND
ON PMS#287 BLUE BACKGROUND SIGNS MOUNTED
ON TWO 2"X2" SQUARE TUBE SUPPORTS INSTALLED 2 FEET INTO
CONCRETE FOOTING
(SEE SHEET K FOR LOCATION)

2" X 2" SQUARE TUBES PAINT
TO MATCH ROSS BLUE



1 NORTH FACING ELEVATION

SCALE: ¾" = 1'- 0"

2 SOUTH FACING ELEVATION

SCALE: ¾" = 1'- 0"

SIDE VIEW W/ FTG.

SCALE: ¾" = 1'- 0"

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MD:City Notes	03/27/24

SHEET
NT1
50

NEW 2'-6" HIGH X 4'-0" WIDE DOUBLE-FACED
ALUMIN. SIGN PANEL WITH THE FOLLOWING:
WITH REFLECTIVE RED "CIRCLE SLASH AND DO NOT ENTER EXIT ONLY" ON
WHITE REFLECTIVE BACKGROUND
ON PMS#287 BLUE BACKGROUND SIGNS MOUNTED
ON TWO 2"X2" SQUARE TUBE SUPPORTS INSTALLED 2 FEET INTO
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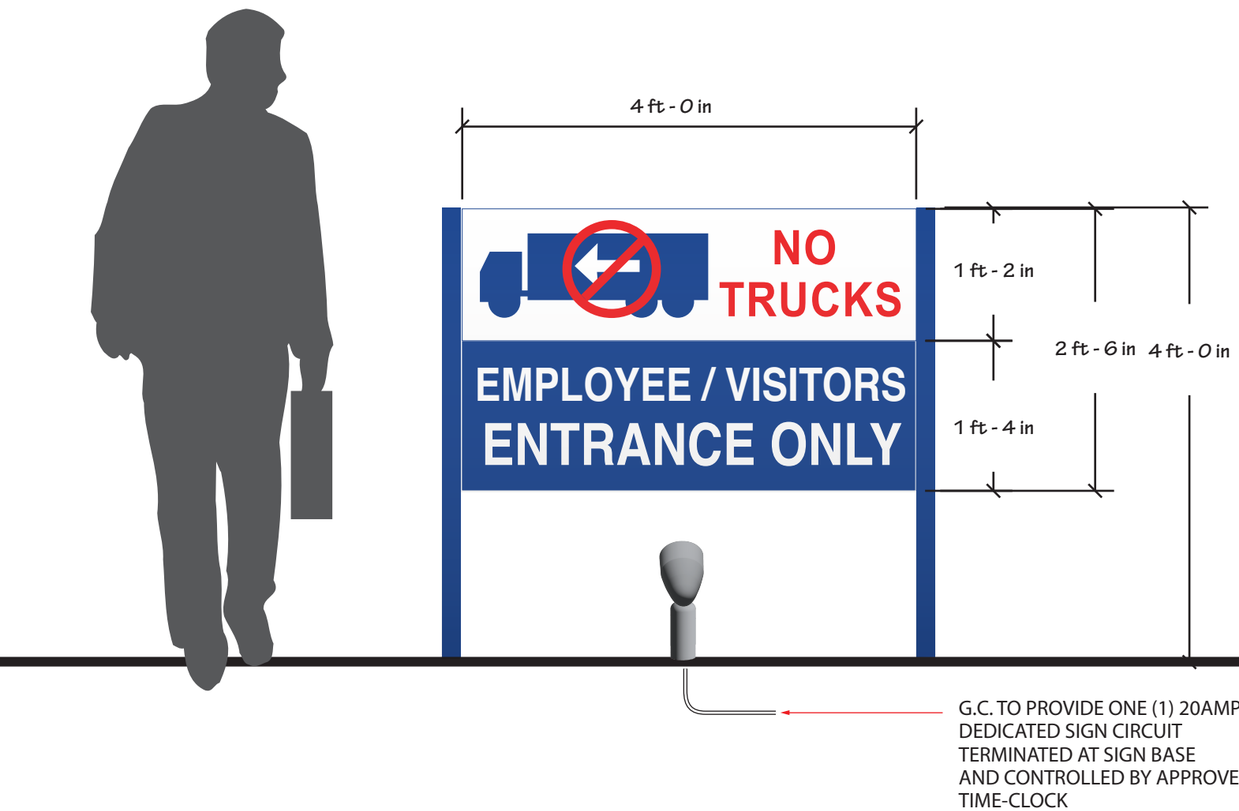
(SEE SHEET K FOR LOCATION)

2" X 2" SQUARE TUBES PAINT
TO MATCH ROSS BLUE

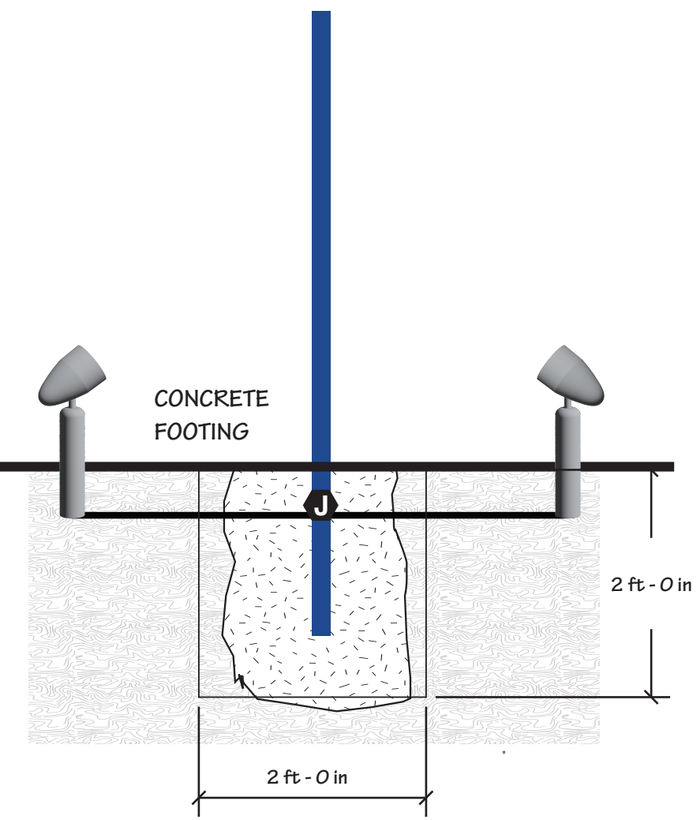


1 NORTH FACING ELEVATION

SCALE: ¾" = 1'- 0"

2 SOUTH FACING ELEVATION

SCALE: ¾" = 1'- 0"



SIDE VIEW W/ FTG.

SCALE: ¾" = 1'- 0"

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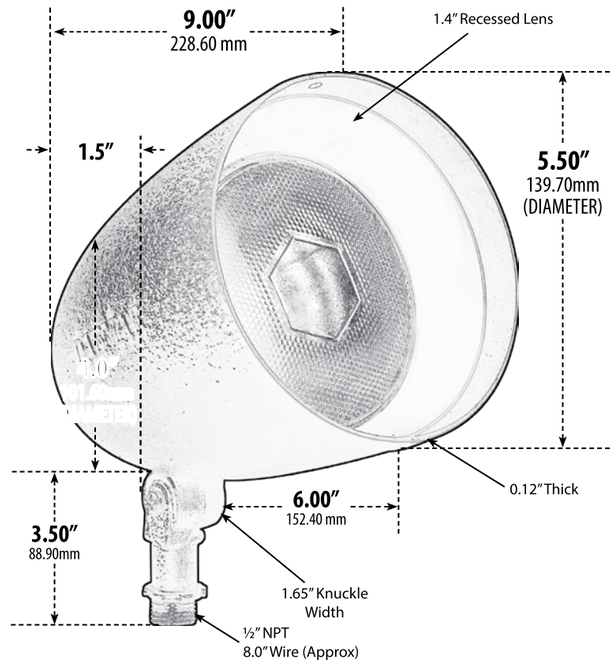
SHEET NT2

DIRECTIONAL SPOT LIGHT



- **Material:** Powder Coated Cast Aluminum
- **Lens:** No Lens, Open Lamp
- **Lamp:** PAR 38 (90W Maximum)

MODEL NUMBER	LAMP TYPE	ILLUMINANT TYPE	WATTS (W)	VOLTS (V)
DPR38	PAR38	INCANDESCENT	90	120

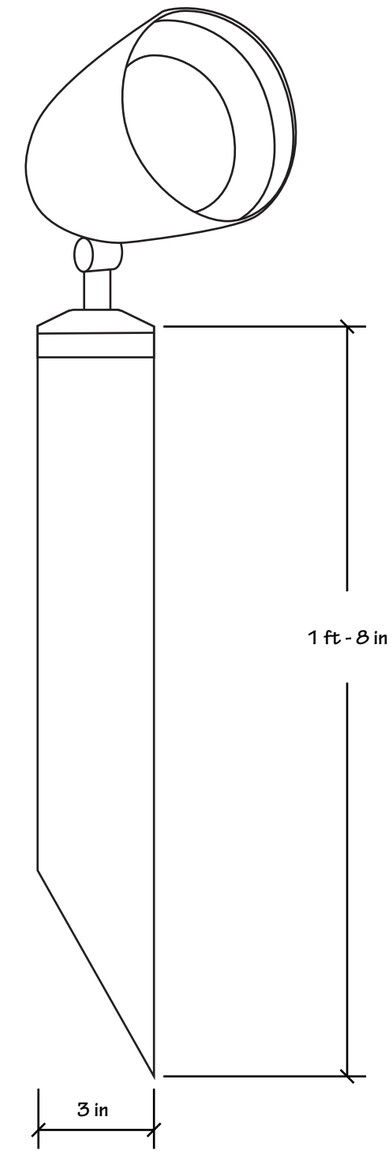
- **Adjustable Knuckle with 1/2" NPT**
- **Ground Spike**
- **Finish:** Black
- **ETL Approved**

Overall Dimensions:
9.00"H x 6.00"W x 8.38"D

Maximum Height: 10.75"
Minimum Height: 9.00"
Maximum Depth: 9.50"
Minimum Depth: 7.00"

Weight: 1.8 lbs
Approximate Wire Length: 8.0"

Angle cut 3" square x 20" hieght
Green Ground wire included inside cap
Aluminum cap with powder-coat finish
The 20" tall by 3" square commercial grade sign light pedestal
Black PVC
Aluminum cap
1/2" NPT thread



SPOTLIGHT

Ideas to Identity
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bill moore & associates

MEMBER

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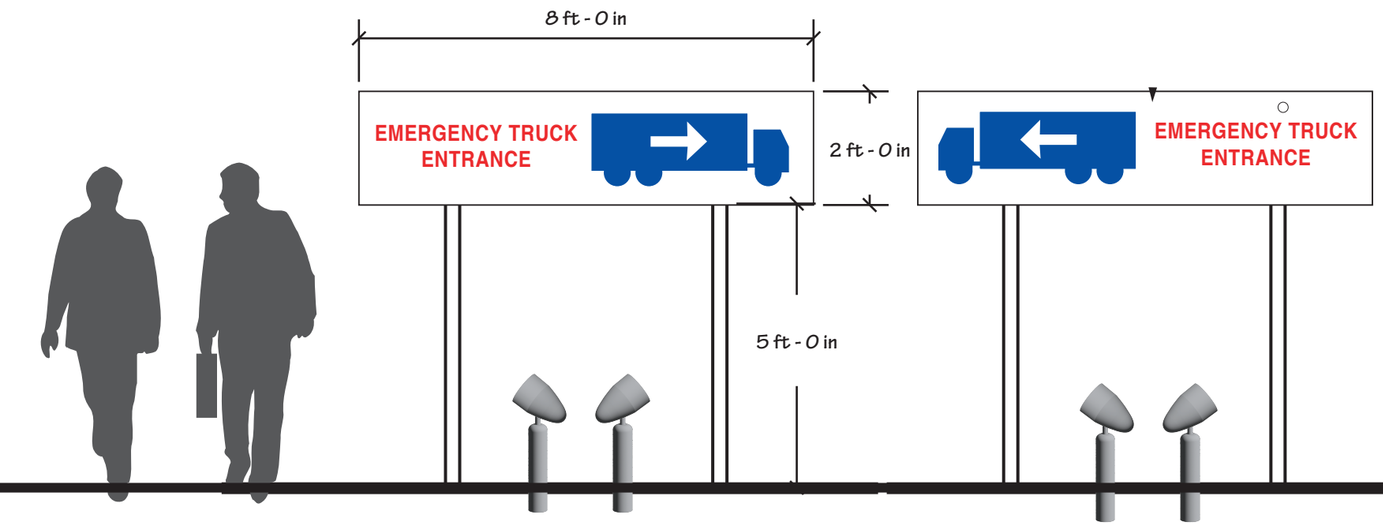
Ross Dress For Less Distribution Center
23255 W. Southern Ave
Buckeye , AZ 85326

drawn 04/02/24

SHEET SL

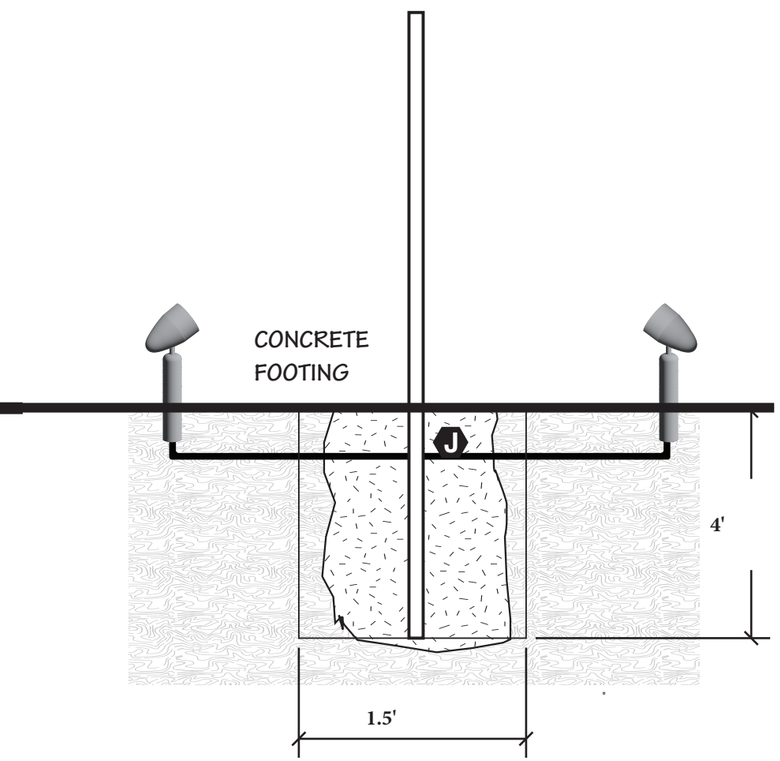
NEW 2'-0" HIGH X 8'-0" WIDE DOUBLE-FACED
ALUMIN. SIGN PANEL WITH THE FOLLOWING:
WITH REFLECTIVE RED "EMERGENCY TRUCK ENTRANCE" ON
WHITE REFLECTIVE BACKGROUND
SIGNS MOUNTED ON TWO 2"X2" SQUARE TUBE
SUPPORTS INSTALLED 2 FEET INTO
CONCRETE FOOTING
(SEE SHEET K FOR LOCATION)

2" X 2" SQUARE TUBES PAINT WHITE



A D/F SITE WEST SIGN ELEVATION

B D/F SITE EAST SIGN ELEVATION



SIDE VIEW W/ FTG.

SCALE: ¾" = 1'- 0"

SOUTHERN AVENUE (EMERGENCY TRUCK ENTRANCE)

Ideas to Identity
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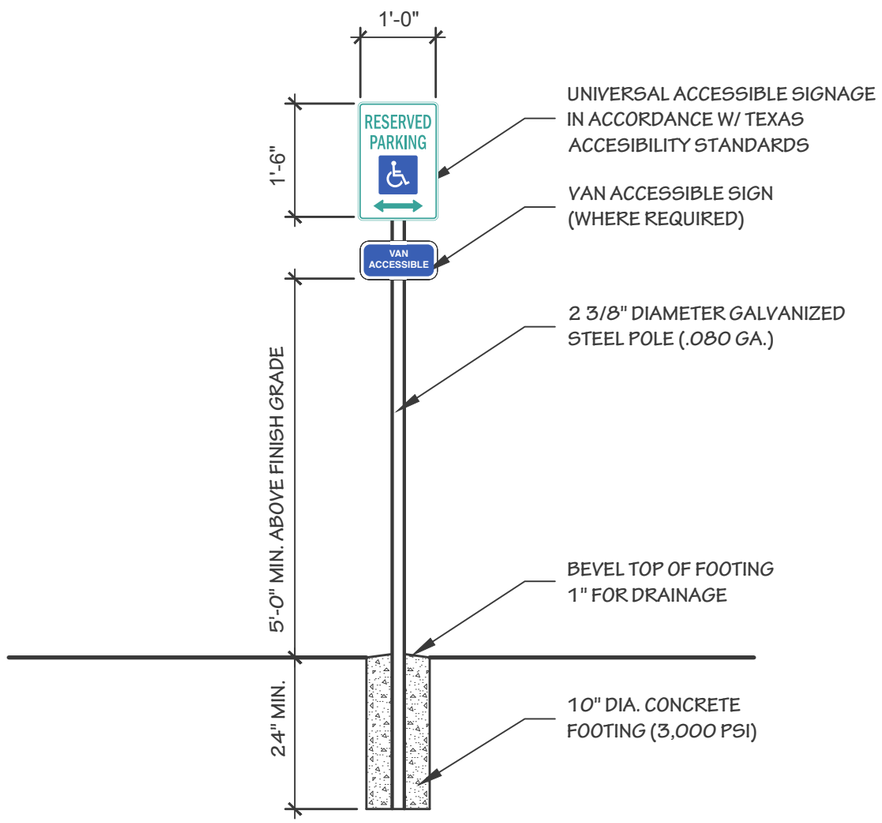
MD:City Notes	01/04/24

SHEET
ET

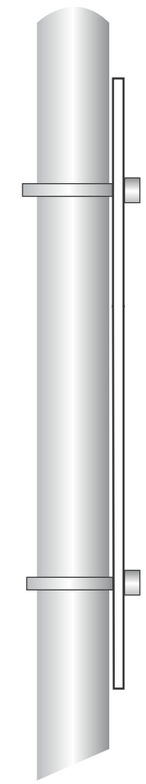


A INSTALL DETAIL

SCALE: ½"=1'-0"

B FRONT

SCALE: 2"=1'-0"



C SIDE

NOT TO SCALE

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MEMBER

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23255 W. Southern Ave
Buckeye , AZ 85326

drawn 09/27/22

SHEET
ADA
54

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 07/09/24	**AGENDA ITEM:** 4.B. Vertical Bridge Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00007)
DATE PREPARED: 07/03/24	**DISTRICT NO.:** 2
STAFF LIAISON: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Vertical Bridge Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00007) - Conduct a public hearing and approve a CUP for Vertical Bridge to allow a multi-carrier telecommunications facility located within Sundance Crossing at the southwest corner of Dean and Yuma Roads.

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Shannon McCrea of State 48 Development Consulting, representing Vertical Bridge, is requesting a Conditional Use Permit (CUP) for a new multi-carrier telecommunications facility within the Sundance Crossing shopping center located at the southwest corner of Dean and Yuma Roads. The facility will occupy two small pads totaling 1,255.38 square feet. The main ground equipment enclosure, measuring 900 square feet and standing eight feet high, encompasses the proposed 110-foot clock tower designed as a stealth structure to conceal the cell tower, topped with a 10-foot lightning rod. The smaller 355.38-square-foot pad is designated for future use and will be screened similarly to the main pad.

BENEFITS:
The subject facility will improve wireless access for the citizens of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility CUP - Staff Report.docx
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility CUP - Exhibit A - Vicinity Map.pdf
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility CUP - Exhibit B - Zoning Map.pdf
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility - Exhibit C - Project Narrative.pdf
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility - Exhibit D - Elevation.pdf
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility - Exhibit E - Conceptual Site Plan.pdf
PLZU-23-00007 Vertical Bridge Multi-Carrier Telecommunications Facility - Exhibit F - Public Notification and Participation.pdf

CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZU-23-00007
TITLE:	Vertical Bridge Multi-Carrier Telecommunications Facility
MEETING DATE:	July 9, 2024

Applicant:	Shannon McCrea, State 48 Development Consulting, on behalf of Vertical Bridge
Owner:	City of Buckeye
Request:	A Conditional Use Permit to allow a new multi-carrier telecommunications facility, which includes a 110-foot clock tower with a 10-foot lightening rod on top, associated equipment within a 900-square foot enclosure with a height of eight feet, and a separate 355.38-square foot pad for future expansion.
District	2
Location:	21699 W Yuma Rd, Buckeye, AZ 85326
Lease area size:	1,255.38 square feet
Public input:	No Input received
Recommendation:	Approve with conditions

PROJECT DESCRIPTION

1. Shannon McCrea of State 48 Development Consulting, representing Vertical Bridge, is requesting a Conditional Use Permit (CUP) for a new multi-carrier telecommunications facility within the Sundance Crossing shopping center. The facility will occupy two small pads totaling 1,255.38 square feet. The main ground equipment enclosure, measuring 900 square feet and standing eight feet high, encompasses the proposed 110-foot clock tower designed as a stealth structure to conceal the cell tower, topped with a 10-foot lightning rod. The smaller 355.38-square-foot pad is designated for future use and will be screened similarly to the main pad.

2. The proposed clock tower has been designed to accommodate T-Mobile and two future carriers for colocation purposes. The clock is fully functional and displayed on all three sides of the tower, with individually backlit numbers to ensure visibility at night. The design, colors, and materials have been agreed upon by the applicant and City staff to match the architectural style of the existing center. The color palette for the tower includes warm reddish tones, soft beige, and deep brown, blending well with the earthy tones and brick accents of the surrounding buildings. A stone veneer enclosure, required to screen the ground equipment, will feature red and beige tones that complement the stone accents used in the center. This thoughtful design ensures the new structure integrates seamlessly into the existing development, maintaining the area's cohesive appearance.

3. The City of Buckeye Development Code requires approval of a CUP for all new telecommunication facilities in the Commercial Center zoning district. The purpose of a CUPis to allow for an additional layer of review for uses that have widely varying operational characteristics to ensure appropriate measures are incorporated on a case-by-case basis to minimize potential adverse impacts of the use.

4. This request is for a CUP only. If approved, a Site Plan Amendment demonstrating compliance with the Buckeye Development Code and all other City regulations will be required.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Sundance Crossing Shopping Center	Master Planned Community	Commercial Center

North	Undeveloped State Land	Buckeye Gateway Activity Center now called The Landing	Planned Community
South	Sundance Single-Family Residential Subdivision	Master Planned Community	Planned Community / Sundance CMP Overlay
East	Sundance Single-Family Residential Subdivision	Master Planned Community	Planned Community / Sundance CMP Overlay
West	Cox Communications / Undeveloped Land	Master Planned Community	Commercial Center

PUBLIC PARTICIPATION

Table 2: Public Notice (Exhibit D)

Notification Element	Date
Neighborhood Meeting Notice - Mailing to Property Owners within 300 feet	9/28/2023
Planning and Zoning Commission Meeting Notice - Mailing to Property Owners within 300 feet	6/6/2024
Planning and Zoning Commission Meeting Notice - Newspaper Ad	6/6/2024
Planning and Zoning Commission Meeting Notice - Site Posting	6/6/2024

5. All required notifications of this public hearing were completed over fifteen (15) days in advance of the meeting date, as shown above.

6. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on October 16, 2023, at 6:00 P.M. at the Coyote Branch of the Buckeye Public Library. As required by the Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on September 28, 2023, over fifteen (15) days prior to the date of the meeting.

7. Except for the applicant and City staff, no persons attended the neighborhood meeting.

8. To date, staff has not been contacted by any persons with concerns regarding this request.

BACKGROUND

9. *1996:* The subject property was annexed into the City of Buckeye with Ordinance number 8-26.

10. The property is rezoned to Commercial Center and records of when that occurred are not available.

11. *2006:* Planning and Zoning Commission approved the Sundance Crossing Site Plan (SP05-31).

12. *2023:* State 48 Development Consulting, on behalf of Vertical Bridge, began the process to lease the two pads for the proposed telecommunications facility. The lease will be moving forward to City Council for review by the end of the year.

ANALYSIS

Zoning

13. The subject property is zoned Commercial Center (CC), as shown on Exhibit B, which requires a CUP for a new telecommunications facility. The CC district allows towers a base height of 75 feet; however, if the tower is designed to accommodate future colocations, it can exceed this height by 25 feet for each colocation area. The applicant is proposing a 110-foot tower with a 10-foot lightning rod on top, resulting in a total height of 120 feet. Additionally, the applicant is providing two colocation areas for future use, allowing the additional 45 feet in height.

14. The proposed site is situated within a landscaped area along the western boundary of the fully constructed Sundance Crossing shopping center. The facility will be positioned directly adjacent to a paved drive aisle and parking spaces at the rear of the neighboring buildings, ensuring access without impacting customer parking spaces or drive aisles.

15. All towers must be set back from any residential property boundary by a distance equal to the tower's height. The proposed tower location will be situated more than 240 feet away from the nearest single-family residence in the Sundance Subdivision to the south, exceeding this requirement.

16. Per the Buckeye Development Code Section 3.2.2.I.3.a, all new telecommunication facilities must comply with the following standards (Applicant's responses are summarized in *Italic* and can be found in the project narrative [Exhibit C]):

    - Towers shall only be permitted if evidence has been produced by the applicant showing that no existing tower or other structure can accommodate the applicant's proposed antenna. Evidence of this unavailability may consist of any of the following:

- No Existing towers or structure are located within the geographic area required to meet applicant's engineering, capacity, or technical requirements;

  There are no existing towers or structures in the area that meet T-Mobile's requirements. This location is identified as a "Significant Gap in Service," as shown in the Project Narrative exhibits, propagation maps, and user reports. Regular studies are conducted to find the best coverage solution. T-Mobile's commitment to reliable service necessitates adapting to each area's changing needs.

- Existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements;

  The existing towers are not tall or strong enough to meet the applicant's requirements, and decreased height will significantly reduce coverage. By strategically placing the tower and using different spectrum bands, they can meet users' evolving needs and ensure consistent coverage. The proposed 120' height will allow future carriers to collocate, reducing the need for additional towers in this area.

- Applicant's proposed antenna would cause electromagnetic interference with existing antenna on existing towers or structures, or the existing antennas on the existing towers or structures would cause electromagnetic interference with applicant's proposed antenna;

  The proposed wireless facility would not cause electromagnetic interference with existing antennas on the existing towers. In addition, surrounding structures would not cause electromagnetic interference with the proposed wireless facility.

- The fees, costs, or contractual provisions required by the owner of the existing tower in order to share said tower structure are unreasonable (for purposes of this provision, eight-year rental costs exceeding the costs of site acquisition and tower construction including engineering and design fees, are presumptively unreasonable); and

  The fees, costs or contractual provisions required by the owner of the existing tower in order to share said tower is not unreasonable.

- The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

  Other nearby towers do not address the significant gap for coverage in the surrounding area.

Conditional Use Permit Review Criteria

17. The purpose of the CUP is to ensure that certain specified uses, by nature of their physical or operational characteristics, or impact on the traffic of adjoining streets, can be designed and developed in a manner that promotes compatibility with the surrounding area, consistency with the Buckeye General Plan, and that the use is not injurious to the health, safety, and general welfare of the community.

18. Section 8.7.1.B of the Buckeye Development Code (BDC) outlines the applicable criteria for evaluating CUP. The Development Services Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria (staff responses in *Italic*):

    - The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

      The proposed use is consistent with the General Plan, as well as state and federal regulations. If approved, a site plan amendment will be required to verify full compliance with the Development Code. Furthermore, the applicant has met the burden of proof for the necessity of a telecommunications facility at the proposed location, as detailed in the Zoning section of the analysis above and in the attached project narrative.

    - The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

      A telecommunications facility is a permitted use in the Commercial Center (CC) zoning district with a CUP. The applicant has met the burden of proof that a new facility is needed in this location due to a gap in coverage in an area that is largely residential, with a majority of the homes already built and continued growth to the east.

    - The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The proposed telecommunications facility is compatible with the surrounding area as it features a stealth design that conceals the equipment and matches the aesthetics of the existing center. The clock tower is functional, with backlit numbers to ensure visibility at night. The proposed location is situated more than double the required setback from adjacent residential homes to the south. Traffic generated will be limited to occasional work trucks accessing the site for maintenance during regular business hours. Noise will be limited to a backup generator that cycles once per week for 15 minutes, producing minimal sound for any nearby properties.

- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

  The clock tower design of the facility is intended to blend unobtrusively into the existing surroundings, disguised to avoid resembling a traditional cellular tower and not easily discernible from surrounding properties.

- Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation (as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

  The subject property is currently receiving all the aforementioned services, with no impact on these services due to the proposed facility for the existing development.

- Adequate assurances of continuing maintenance have been provided; and

  Vertical Bridge and each individual wireless carrier will coordinate to ensure that the site is maintained, and any associated components are properly managed.

- Any significant impacts on the natural environment will be mitigated to the maximum extent practicable.

  There will be minimal to no adverse effects on the natural environment. Any significant adverse impacts will be mitigated to the fullest extent possible.

19. In the event of noncompliance by the applicant with the CUP or any conditions of approval, or if the Conditional Use is not in operation within two years after the date of its approval, the Planning and Zoning Commission may initiate proceedings to review the CUP. Such review shall occur in the same manner as the original approval, and upon completion of such review the Planning and Zoning Commission may revoke the CUP or amend the original approval.

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – e. of PLZU-23-00007 for the following reasons:

- Conformance with the Buckeye General Plan;
- Conformance with the Conditional Use Permit standards outlined in the Buckeye Development Code;
- The use is consistent with the character of the area;
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. The use shall substantially conform to the Project Narrative (Exhibit C) consisting of 17 pages stamped received April 18, 2024, except as modified by the following stipulations.

b. In accordance with Section 8.7.1.C.1-2 of the Buckeye Development Code, the Conditional Use Permit will expire on July 9, 2026 if the use has not commenced. Should the use cease operation for a period longer than one year, then the permit shall be considered void.

c. The approval of a Site Plan Amendment is required prior to submitting Building and Engineering permits. The City Council is required to approve the lease between Vertical Horizon prior to the issuance of all Building and Engineering permits.

d. The telecommunications facility shall be in compliance with any and all applicable federal, state and local requirements while in operation.

e. The future pad shall use the same colors and materials to screen ground equipment as the enclosure specified in the approved Project Narrative.

EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Project Narrative
D. Elevations
E. Site Plan
F. Public Notification and Participation

Prepared by:
Jennifer Fostino, Planner II

Reviewed by:
Adam Copeland, Deputy Director of Planning

EXHIBIT A

VICINITY MAP

BUCKEYE, AZ

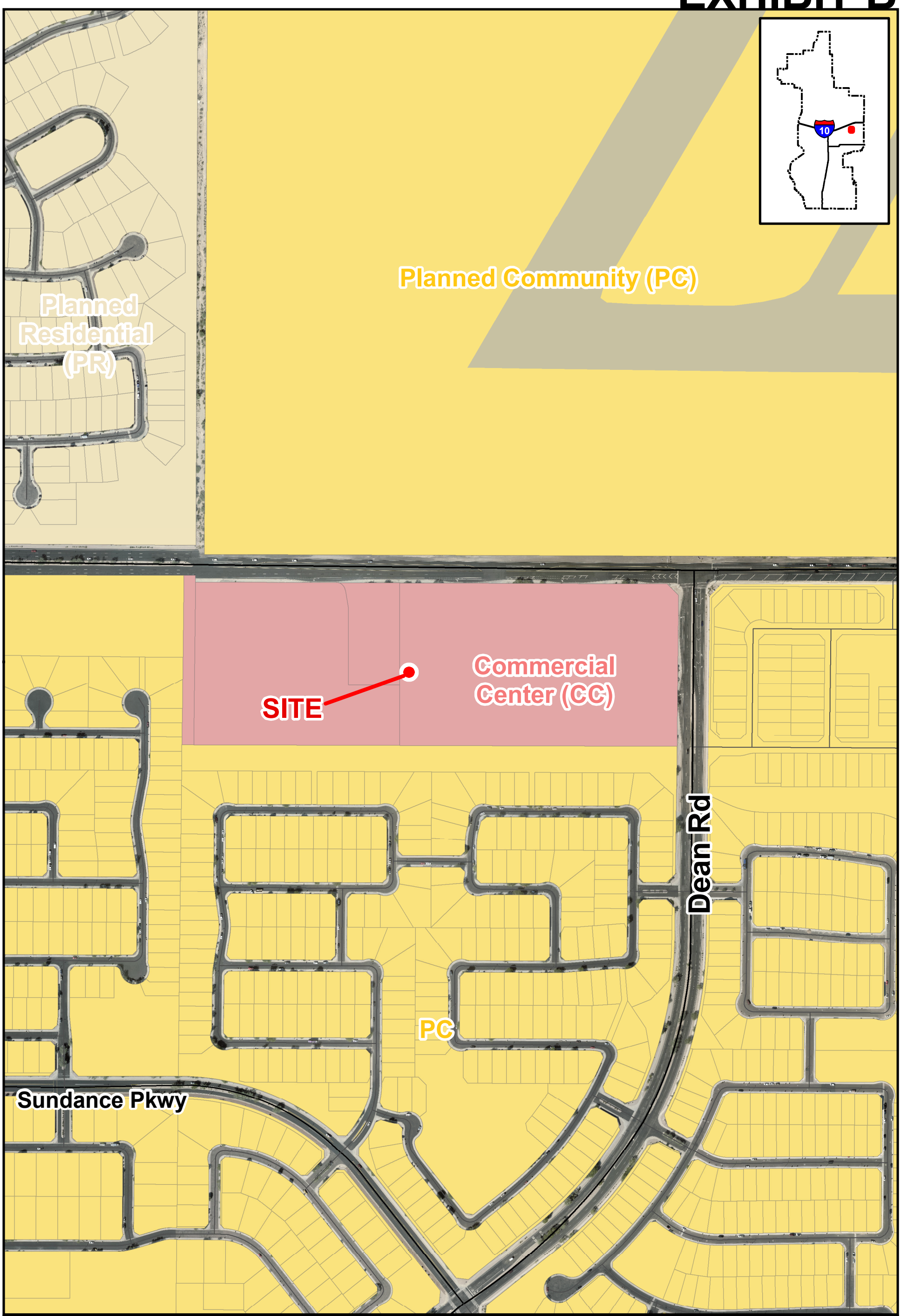
PLZU-23-00007

Vertical Bridge Multi-Carrier Telecommunications Facility

City Council District #2

N W E S

EXHIBIT B



ZONING MAP

BUCKEYE, AZ

PLZU-23-00007

Vertical Bridge Multi-Carrier Telecommunications Facility

City Council District #2

N W E S

3R PLZU-23-00007 RECEIVED APRIL 18 2024 AL

Project Narrative

EXHIBIT C

Site Name: US-AZ-7073
Parcel Number: 504-21-033D
Site Address: 21699 W YUMA RD., BUCKEYE, AZ 85263
S/T/R: 13 1N 3W
Zoning: CC
Site Coordinates:
33° 26' 04.88" N, 112° 31' 08.87" W
(33.434611, -112.519194)
Pre-App #: PLZM-23-00017
Description of Request: Vertical Bridge is proposing to install a new 110'-0" Clock Tower in a 30' x 30' compound, on Parcel 504-21-033D located at 33° 26' 04.88" N, 112° 31' 08.87" W.

VICINITY MAP

ENLARGED VICINITY MAP

Submitted by:

Shannon McCrea
Shannon McCrea
Project Mananger
State 48 Development Consulting
14301 N. 87th Street #105
Scottsdale, AZ 85260
Mobile: (602) 935-0885
Email: re@state48consulting.com
www.state48consulting.com

Purpose of Request:

State 48 Development Consulting will be working on behalf of Vertical Bridge to install a new wireless facility and associated equipment, at 21699 W Yuma RD Buckeye, AZ 85263. The tower will be placed at approximately (33.434611, -112.519194). Vertical Bridge proposes to install a new 110' cell tower, with a 10' lightning rod, for an overall height of 120'. The tower will be built within a 30' x 30' area and enclosed by an 8-foot-high CMU wall compound. The proposed wireless facility will be disguised as a clock tower with a design that has been mutually agreed upon by the City of Buckeye and Vertical Bridge. The tower will have the potential of housing 3 carriers with T-Mobile being installed at the highest RAD at 105' and the other two future carriers at a RAD of 93' and 81'. The surrounding area of the proposed wireless facility currently consists of gravel and falls on the west side of the parcel. 1255.38 sq ft. of the 545,427 sq ft. parcel will be used for the proposed wireless facility. Both Vertical Bridge and the City of Buckeye have agreed that the location and design of the proposed wireless facility would benefit the visual impact on the surrounding community as well as provide high quality, reliable service.

Value of Request:

Access to reliable cellular services is not only a convenience, but a necessity for businesses, emergency services, and community members. This location is ideal for the new wireless facility as it is bordered by commercial and residential parcels to the west, south, and east. The installation of a cell tower at the proposed location would significantly improve connectivity, enhance emergency response capabilities, and facilitate economic growth in the community. Vertical Bridge will access the site through the public right-of-way on Yuma Road. A designated area for technician parking will be available to accommodate any future maintenance work.

Phases:

The phasing of the proposed wireless facility will consist of zoning, building permit, and construction of the cell tower.

1. **Zoning Phase:**

During the zoning phase, State 48 Development Consulting will work closely with the City of Buckeye to ensure that the proposed cell tower project adheres to the city's zoning regulations and land use requirements. This phase involves submitting detailed plans and documentation that outline the tower's design, height, location, and other relevant factors. Zoning approval will ensure that the proposed wireless facility aligns with the city's urban planning goals and community interests.

2. **Building Permit Phase:**

Following zoning approval, the project will progress to the building permit phase. This involves the submission of comprehensive engineering plans, structural assessments, and other specifications necessary for constructing the wireless facility. The permit review process ensures that the construction of the wireless facility meets safety standards and building codes. Once a building permit has been received, the physical construction of the tower will begin.

3. **Construction Phase:**

Upon receiving the building permit, the construction phase will commence. It will take approximately 6 weeks to construct the tower. Vertical Bridge will execute the approved plans, ensuring that the cell tower is built to specifications. This phase involves various tasks, including site preparation, foundation installation, tower assembly, antenna installation, and testing. Quality control procedures will be implemented to ensure the tower's structural integrity, functionality, and compliance with industry standards. Vertical Bridge will use compatible schemes of materials, colors, and architectural designs to maintain consistency with the current and surrounding parcels.

Potential for Growth:

The proposed wireless facility has the capacity to host multiple major wireless carriers via collocation. Future carriers will have the opportunity to expand their wireless services on the existing tower after completing jurisdiction zoning and building requirements. The City of Buckeye agreed to lease an additional 26'-8" x 13' -4" lease area, that will be constructed in the future and designed to match the initial proposed 30' x 30' compound for the wireless facility.

Project Narrative: Verizon Wireless Site: US-AZ-7073 APN: 504-21-033D

Public Utilities and Services

Public Utilities and Services:

The Buckeye Police Department (Emergency Services) is 615 feet East, Freedom Elementary School (School) is 1 mile Southwest, and Buckeye Firehouse (Emergency Services) is 1.5 miles southwest of the propose Wireless Facility. Increased coverage of this area would benefit these facilities.

- Water – City of Buckeye
- Sewer – City of Buckeye
- Trash Services - Republic Services
- Police – Buckeye Police Department
- Fire Services – Buckeye Firehouse 702

As shown on Exhibit 1 above, the proposed wireless facility is in close proximity to a fire department and police station. In the event of an emergency, emergency responders would be able to quickly deploy to the site. Additionally, the proposed facility is located in a high-traffic area and is surrounded by multiple schools and parks. Residents and visitors would benefit from improved and reliable connection that can enhance education, leisurely activities, emergency services, and overall communication.

Public Utilities and Services

After conducting a thorough review of each parcel, it was determined that the selected parcel best suits the requirements noted in the Zoning Ordinance and was the least intrusive to surrounding parcels. In addition, it is located where the highest need for improved coverage was identified. Studies are regularly conducted to determine the optimal coverage solution for the area. The carrier's commitment to providing reliable and seamless service to valued customers necessitates adapting to the changing requirements of each area. Through the strategic placement of the tower and utilizing different spectrum bands, they can meet the evolving needs of users and ensure a consistent and satisfactory experience across the entire coverage area.

The installation of this proposed wireless facility will significantly improve coverage for the City of Buckeye community. The project stands as a proactive solution to address the existing deficiency in coverage as noted on the following page. By installing this wireless facility, the community can anticipate a significant stride forward in connectivity, enabling smoother communication, reliable Internet access, and seamless data transmission for users. This initiative not only responds to the immediate needs of the community but also paves the way for future technological advancements, fostering an environment of progress.

Evidence of Need for Tower

(i) There are no existing towers or structures located within the geographic area that meet the engineering, capacity, or technical requirements of T-Mobile. As shown in the following slides, propagation maps, and end user mobile reports, this location has been identified as a "Significant Gap in Service" area. Studies are regularly conducted to determine the optimal coverage solution for the area. The carrier's commitment to providing reliable and seamless service to valued customers necessitates adapting to the changing requirements of each area.

(ii) The existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements. Decreased height will lead to significant loss of coverage. Through the strategic placement of the tower and height utilizing different spectrum bands, they can meet the evolving needs of users and ensure a consistent and satisfactory experience across the entire coverage area. The proposed wireless facility height of 120' will allow for additional wireless carriers to collocate in the future, thereby reducing the need for future towers in this area.

(iii) The proposed wireless facility would not cause electromagnetic interference with existing antennas on the existing towers. In addition, surrounding structures would not cause electromagnetic interference with the proposed wireless facility.

(iv) The fees, costs or contractual provisions required by the owner of the existing tower in order to share said tower is not unreasonable.

(v) Other nearby towers do not address the significant gap for coverage in the surrounding area.

Per the requirement of the City of Buckeye Zoning Ordinance: A Conditional Use Permit may be approved only if the Planning Commission determines that all of the following criteria have been met: Chapter 8.7.3 I. Step 9 (Approval Criteria).

1.The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations; Vertical Bridge is adhering to all provisions displayed in the Development Code and all sites are cleared through federal environmental and regulatory agencies. The General Plan recognizes the importance of telecommunications infrastructure for public safety, convenience, economic development, and education outreach through distance learning. This is a prime location for the proposed WCF, as it's situated in a high growing area. The surrounding area of the proposed site comprises of businesses, residential homes, and emergency services, which would greatly benefit from the increased coverage.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code; The zoning district of the proposed WCF is CC (Commercial Center). The Commercial Center Zoning District is designed to accommodate a variety of commerce and specialized development, including commercial uses that comprise the central business district of the city.

3.The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Vertical Bridge has come to an agreement with the City of Buckeye to operate the WCF in a minimal 30'x30' compound with an 8’ high CMU wall. Future lease area 26’-8”x13'-4". In addition, Vertical Bridge acknowledges the concerns related to the visual impact of cell towers. To address these concerns, Vertical Bridge extensively explores and implements various state of the art “stealth” designs with the aim of minimizing the aesthetic impact on the surrounding community. With the City of Buckeye's approval, a clock tower design was decided to best suit the business commerce center. The traffic to be generated will be limited to an occasional work truck legally accessing the site for any maintenance that needs to be done on the WCF. Noise is limited to a backup generator that will cycle once per week for 15 minutes. The generator will produce minimal sound for any nearby properties.

4.**Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;**

The clock tower design of the wireless facility will allow it to unobtrusively blend into the existing surroundings. The design is intended to be disguised so it doesn't resemble a cellular tower and is not easily discernible from surrounding properties..

5.Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

All utility services available on the site will be provided by Vertical Bridge power and fiber. Sewage, waste disposal, and water will not be present on the site. Any utilities used by the site location will not affect existing development. The site will have an E911 address which will be used by emergency services in the event of an emergency. Legal access will be provided to gain entry unto the site from the public ROW W Yuma Rd.

6.Adequate assurances of continuing maintenance have been provided

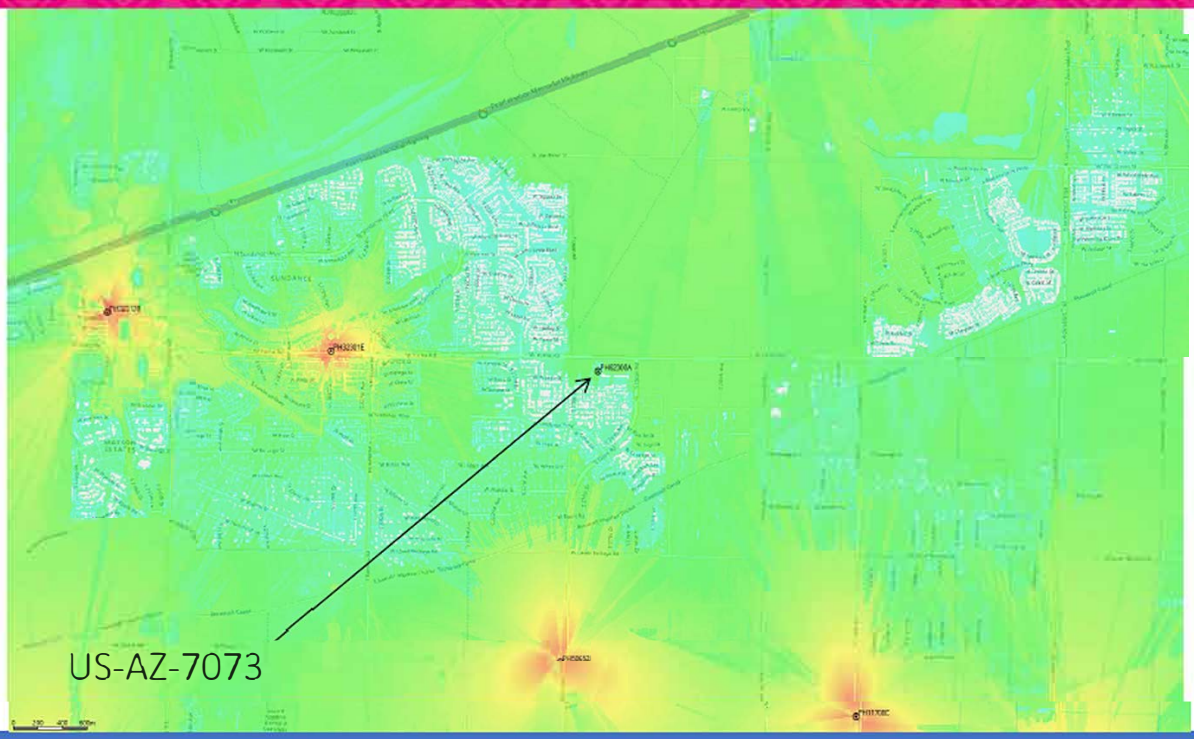
Vertical Bridge, the cell tower developer, and each wireless national carrier will coordinate to ensure that the site is maintained, and any associated components are properly managed.

7.Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

There will be minimal to no detrimental effects on the natural environment. Any substantial adverse impacts on the natural environment will be mitigated as much as possible.

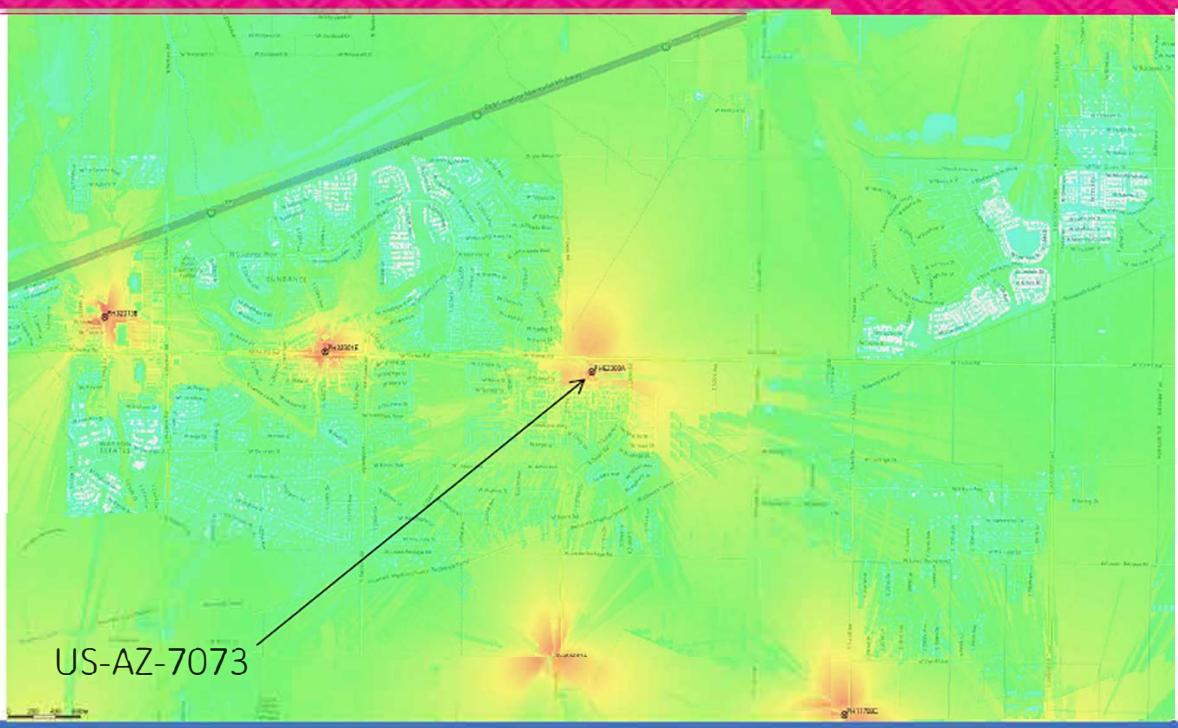
Highlights in Coverage – Without US-AZ-7073

1

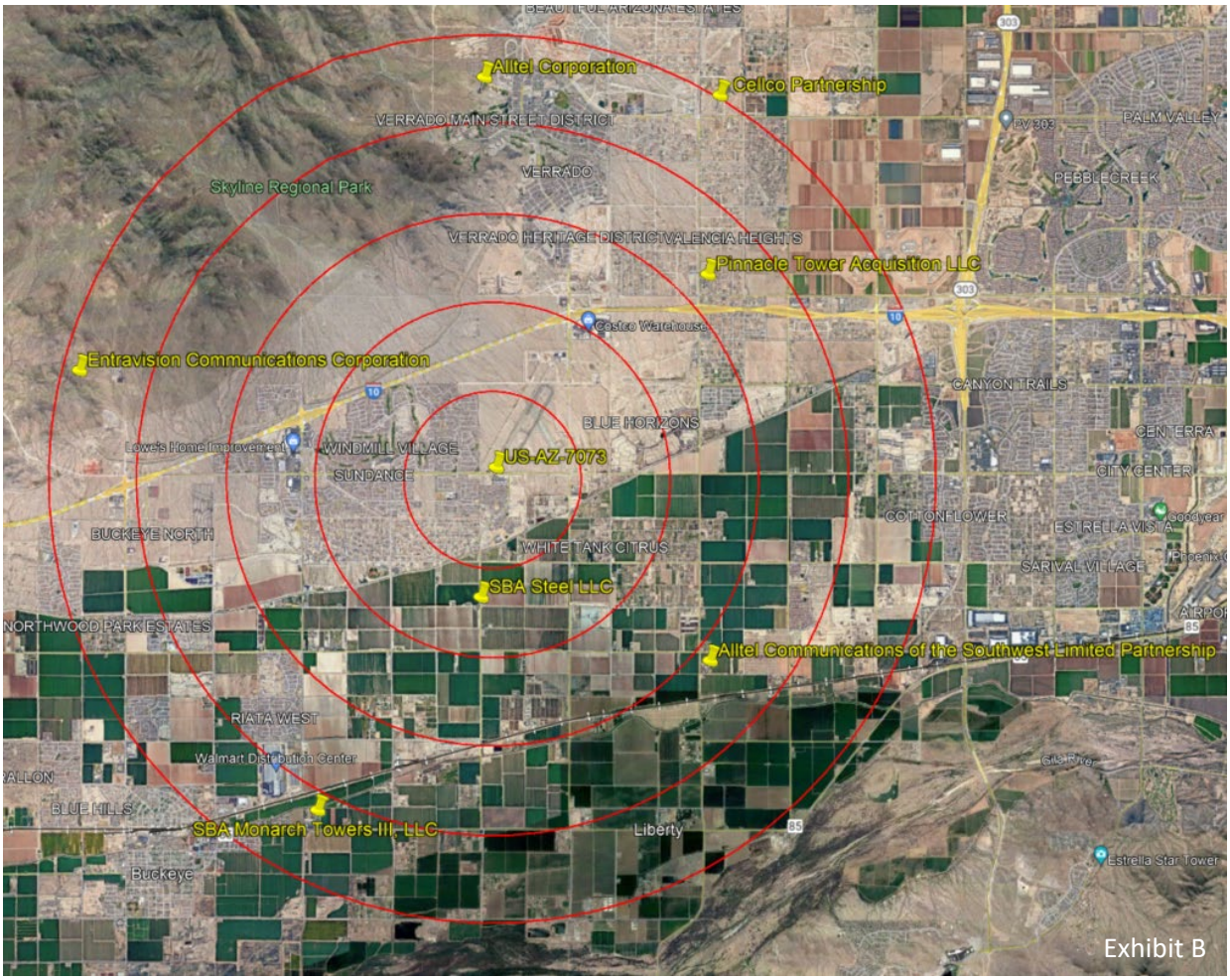


Highlights in Coverage – With US-AZ-7073 MidBand

2



Project Narrative: Verizon Wireless Site: US-AZ-7073 APN: 504-21-033D
Surrounding Existing Cell Towers



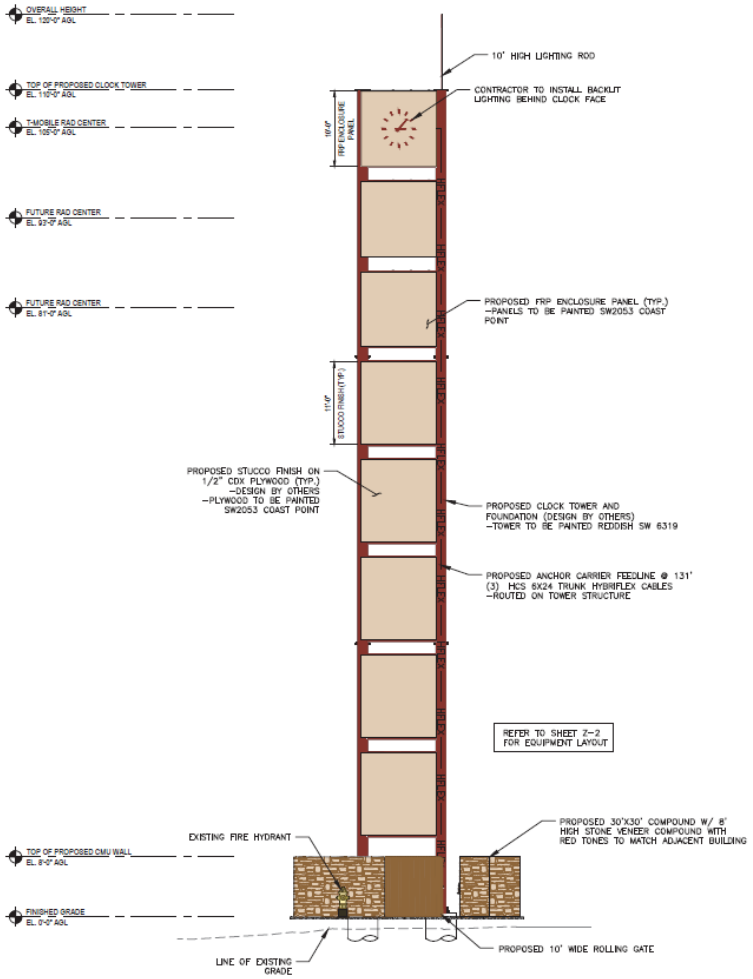
Tower Owner Name:	Site Coordinates:	Distance from US-AZ-7073 (Miles)
SBA Steel LLC	33.413472, -112.522167	1.47
Alltel Communications of the Southwest Limited Partnership	33.403083, -112.477417	3.24
Pinnacle Tower Acquisition LLC	33.466028, -112.477861	3.22
Cellco Partnership	33.495139, -112.475528	4.87
Alltel Corporation	33.497889, -112.521500	4.63
Entravision Communications Corporation	33.450278, -112.600278	4.74
SBA Monarch Towers III, LLC	33.378667, -112.554083	4.35

Surrounding Existing Cell Towers:

All cell towers surrounding the proposed wireless facility located at (33.434611, -112.519194) is shown in Exhibit B above. The exhibit shows all cell towers within a 5.0 mile radius with a 1.0 mile radius in between each red ring. The closest surrounding cell tower is owned by SBA Steel LLC with coordinates of (33.413472, -112.522167) which is approximately 1.47 miles from Vertical Bridges proposed wireless facility US-AZ-7073.

Project Narrative: Verizon Wireless Site: US-AZ-7073 APN: 504-21-033D
Color Scheme and Signage:

Color elevations and a color/material palette for both the tower and the wall will match the existing development.

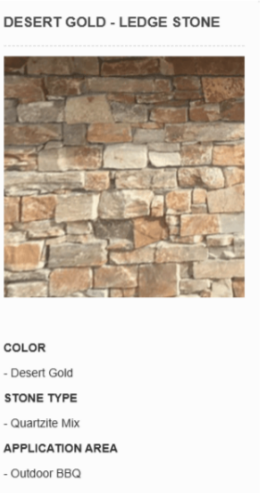


Tower to be painted Reddish SW 6319

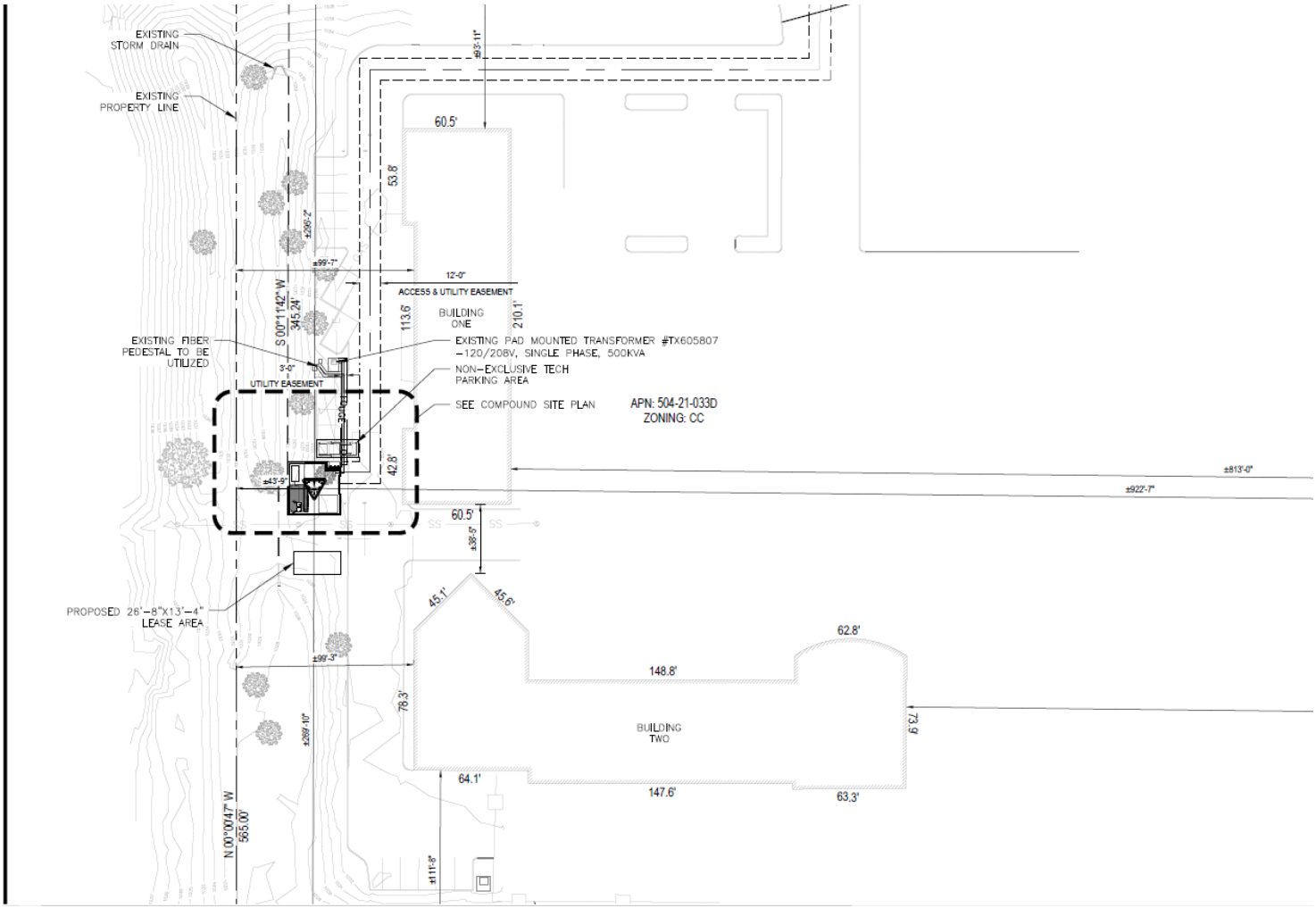
Plywood to be painted SW2053 Coast Point

Gate to be painted SW2047 Picnic Table

High stone veneer compound with red tones to match adjacent building. Veneer to be selected by GC once assigned closer to construction. Example stone veneer shown below:

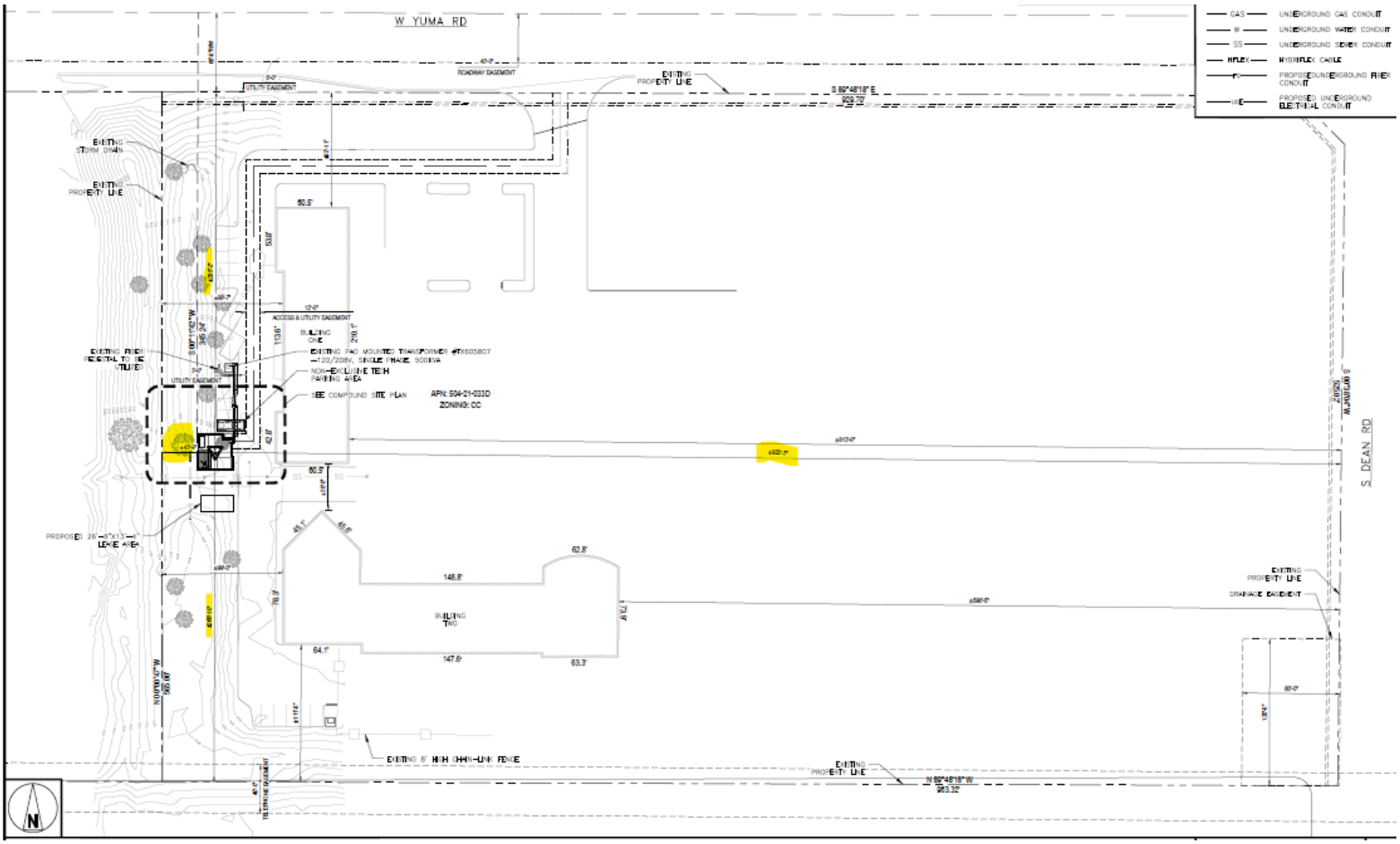


Overall Site Plan - Site Plan Amendment is required prior to permitting



Setback to North: 295'-2"
Setback to West: 43'-9"
Setback to South: 269'-10"
Setback to East: 922'-7"

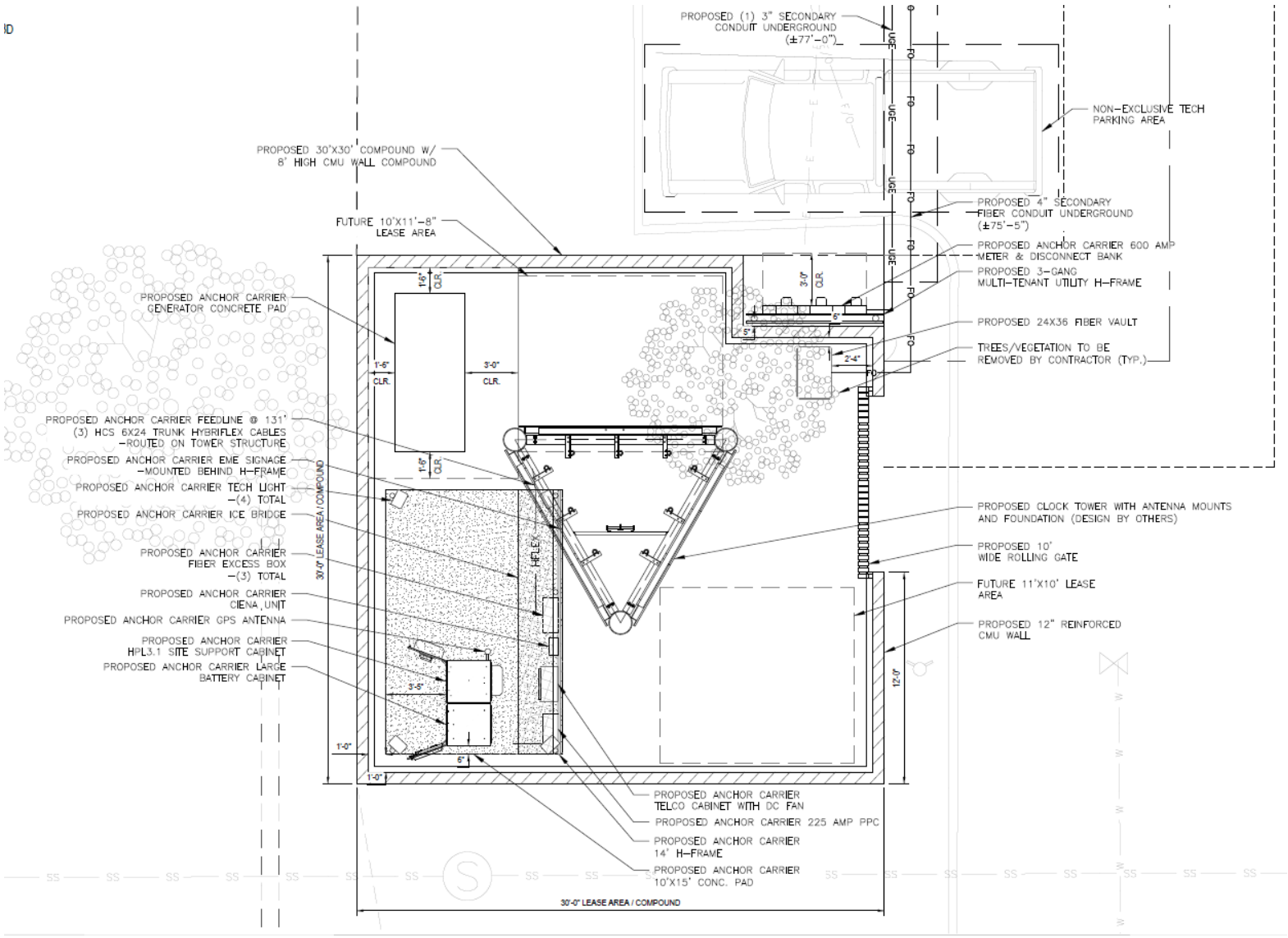
Overall Site Plan Continued - Site Plan Amendment is required prior to permitting



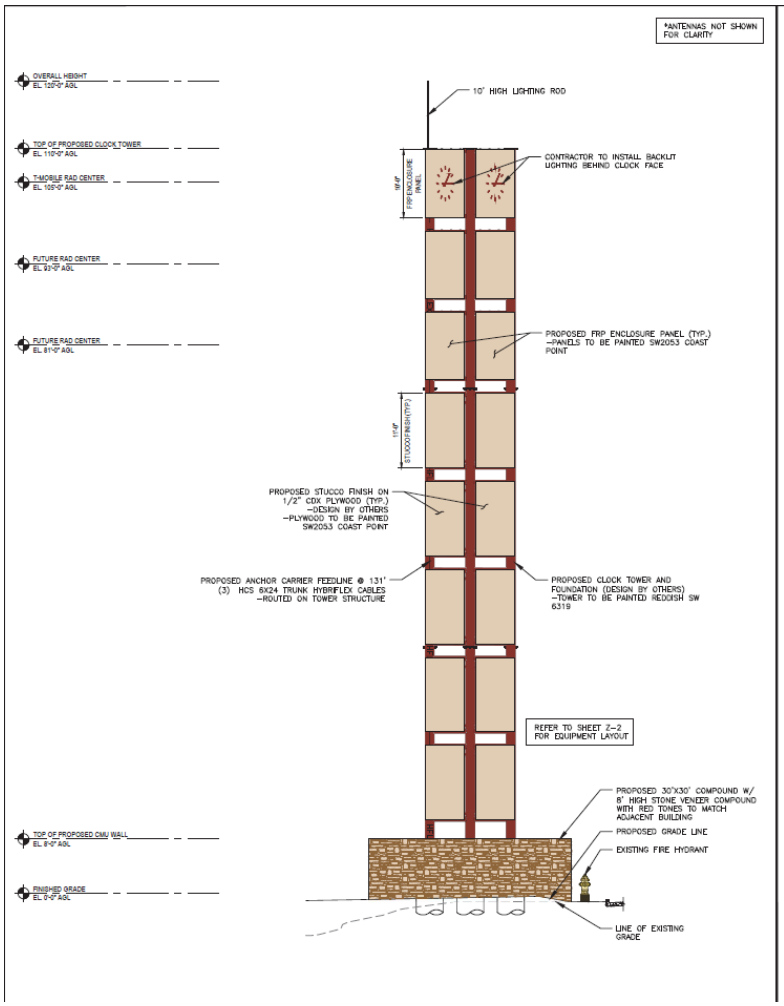
Setback to North: 295'-2"
Setback to West: 43'-9"
Setback to South: 269'-10"
Setback to East: 922'-7"

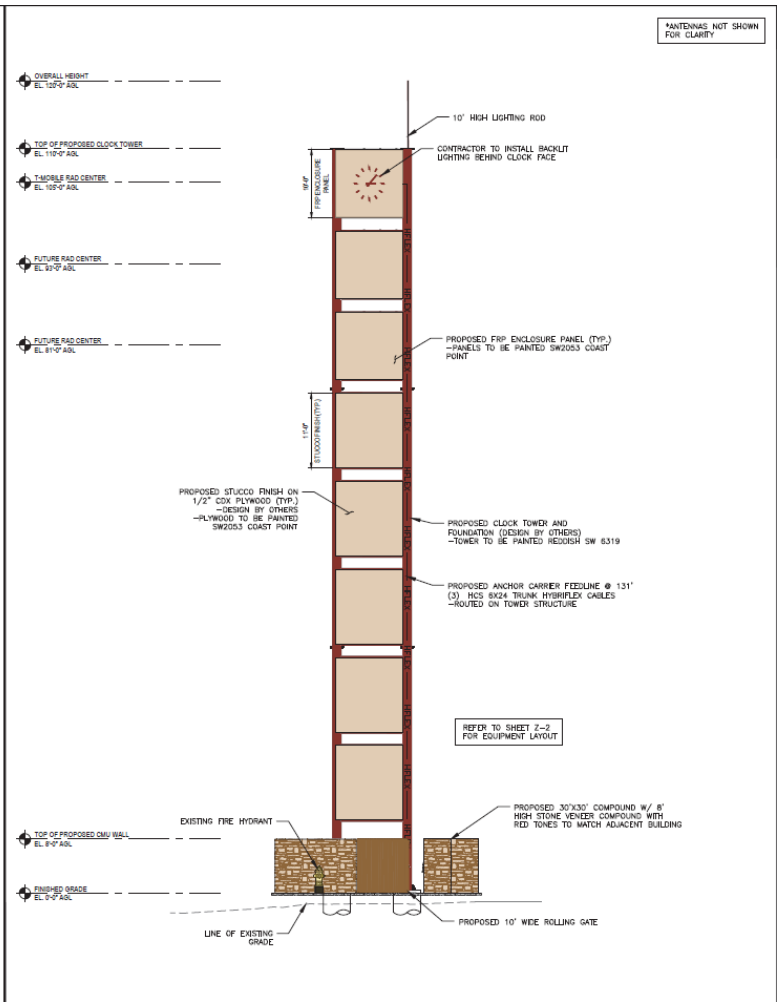
Enlarged Site Plan

10’x15’ Concrete Pad for associated ground equipment
4’x9’ for Emergency Backup Generator
Emergency backup generator will cycle once per week, for a total of 15 minutes

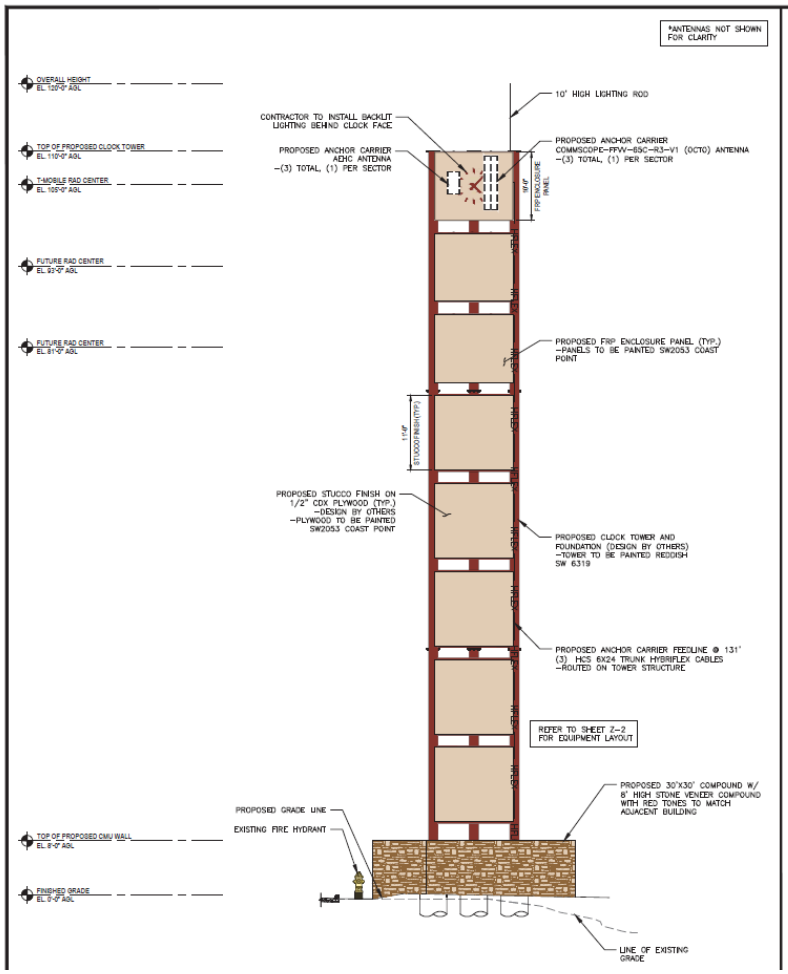


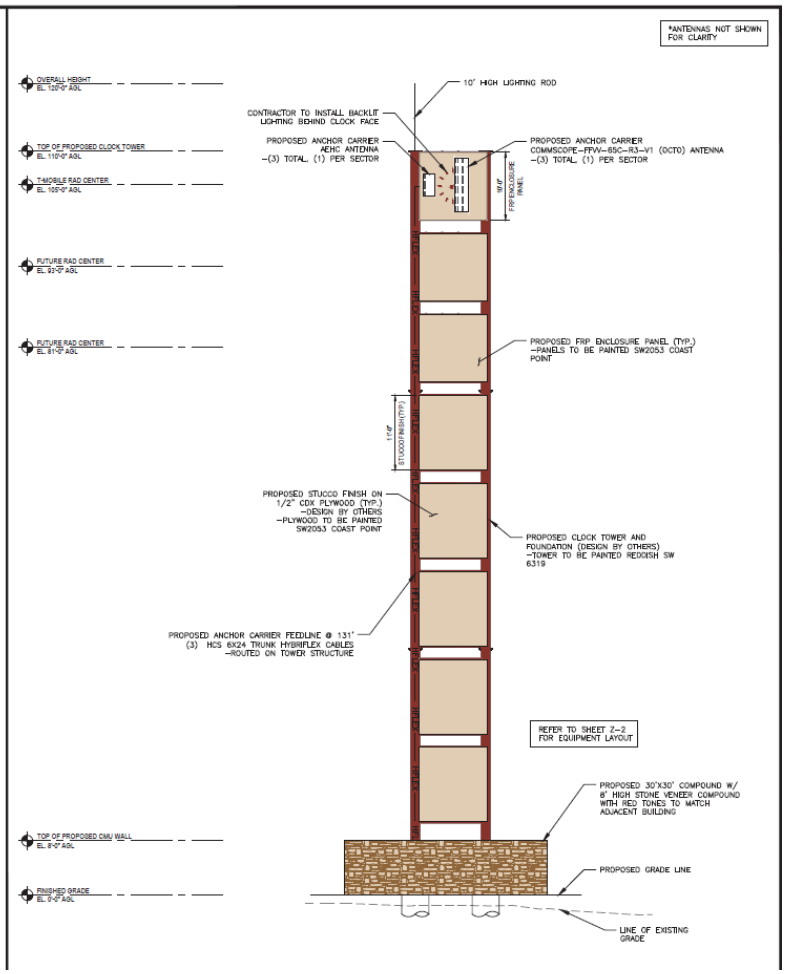
Color Elevations



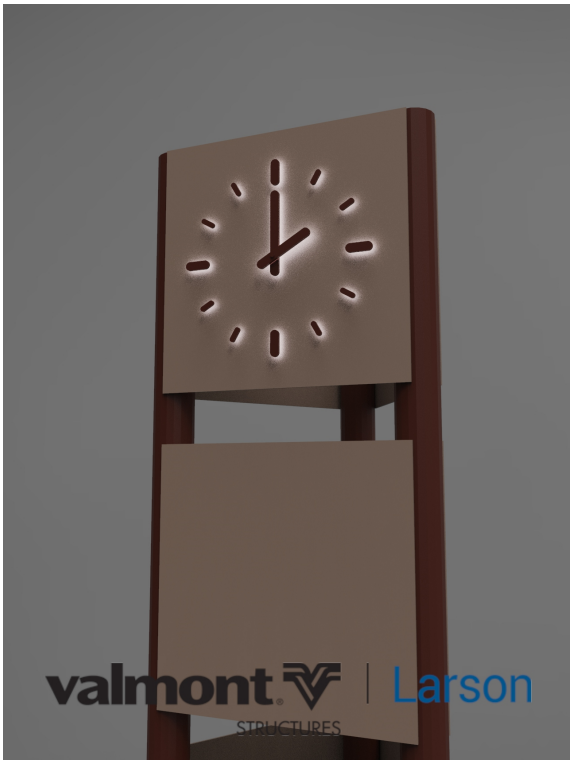


Color Elevations



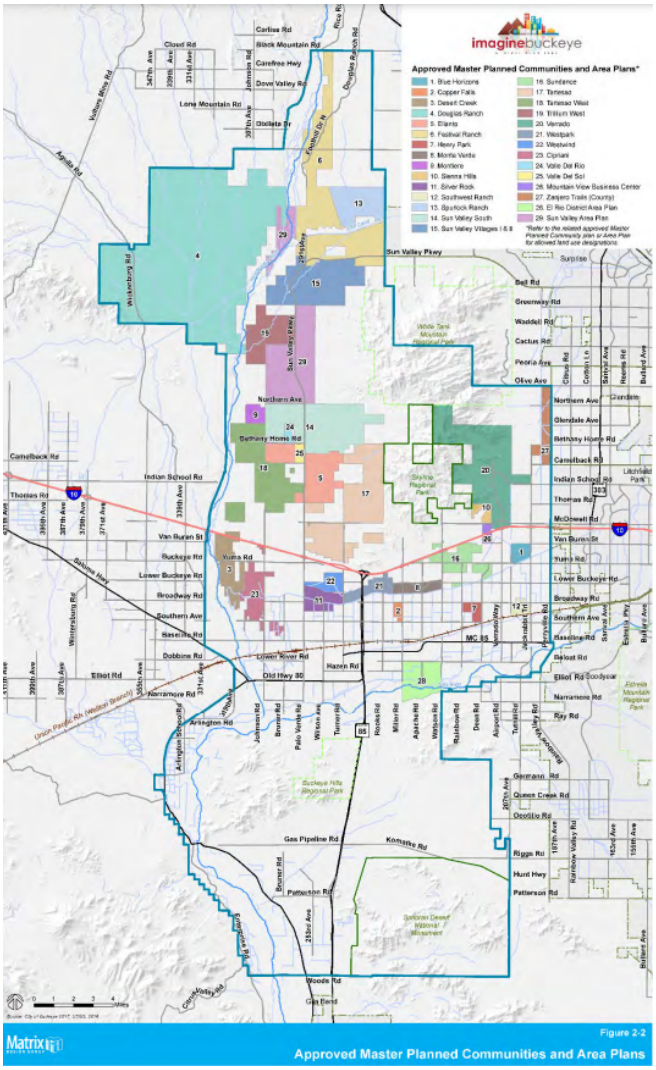


Color Mockup Day/Night

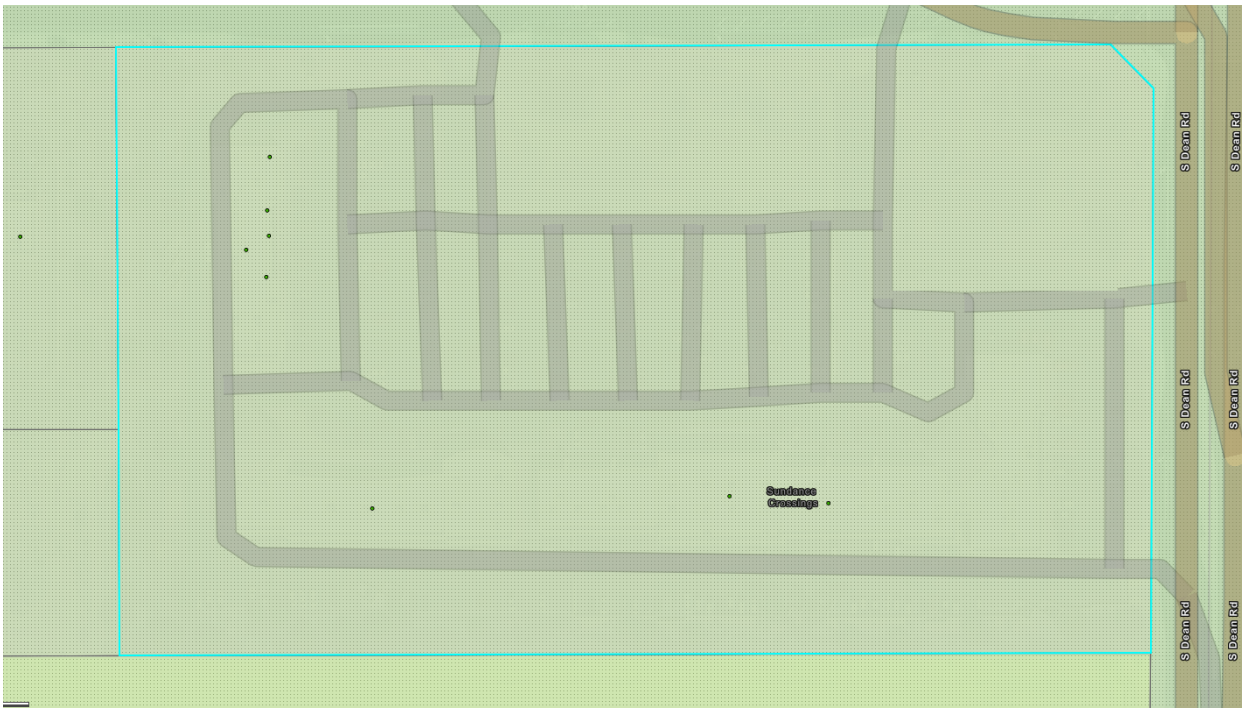


Vicinity Map

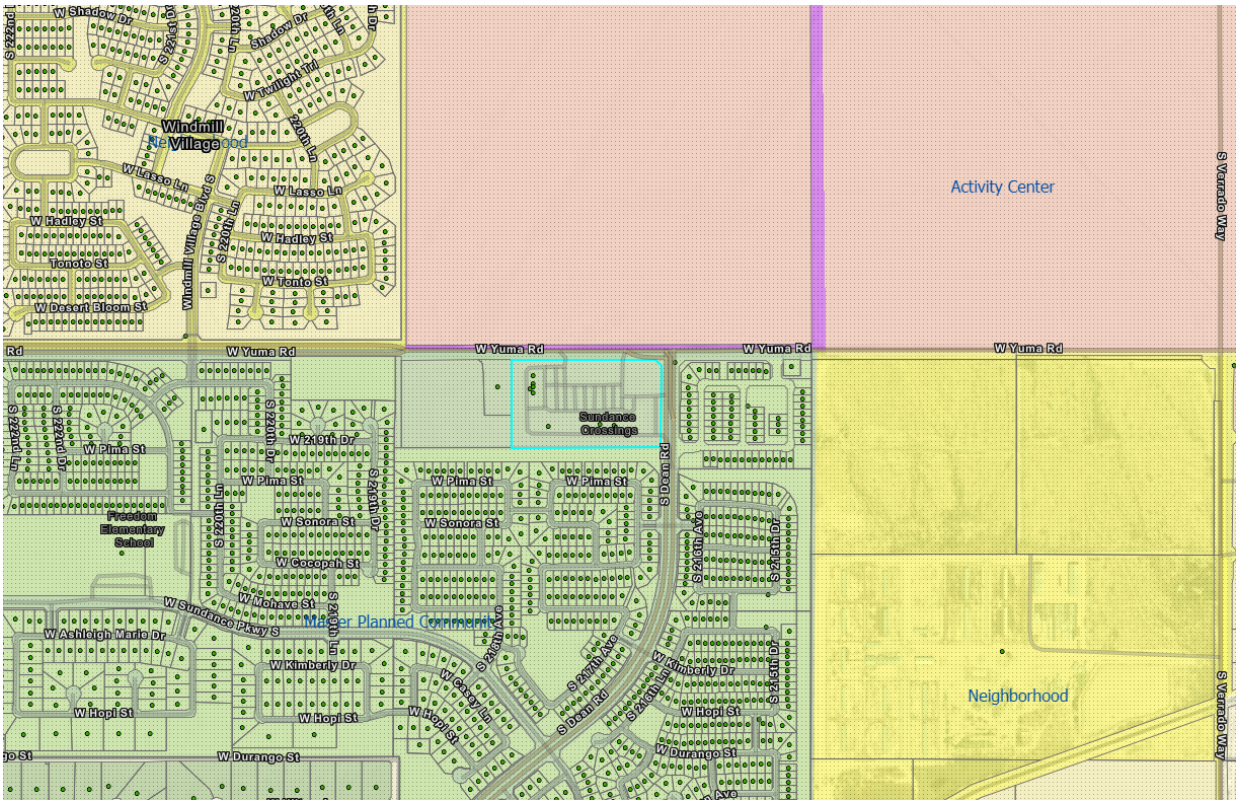
Master Planned Communities and Area Plans under the General Plan



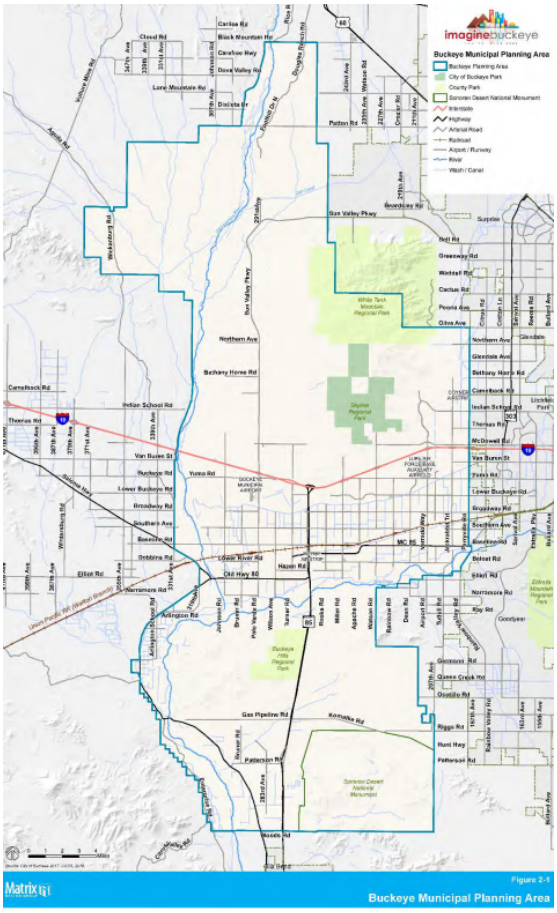
Current Zoning Designation



Adjacent Zoning Districts



Land Uses



Adjoining lot lines within three hundred (300) feet

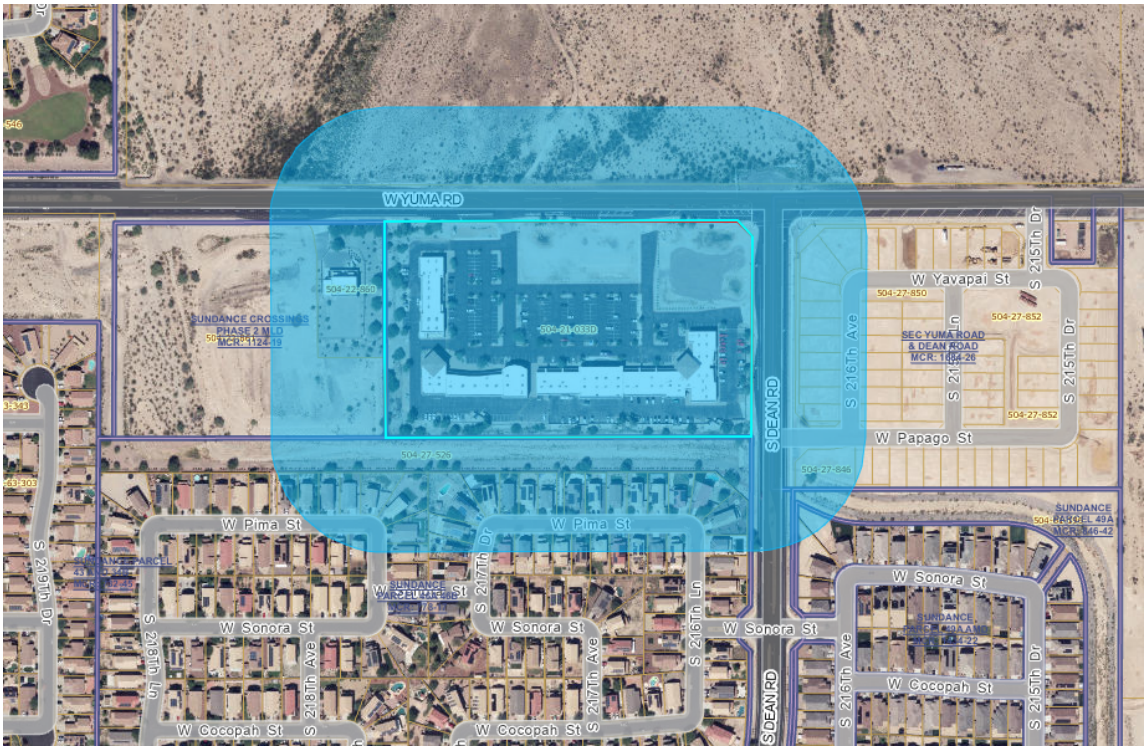
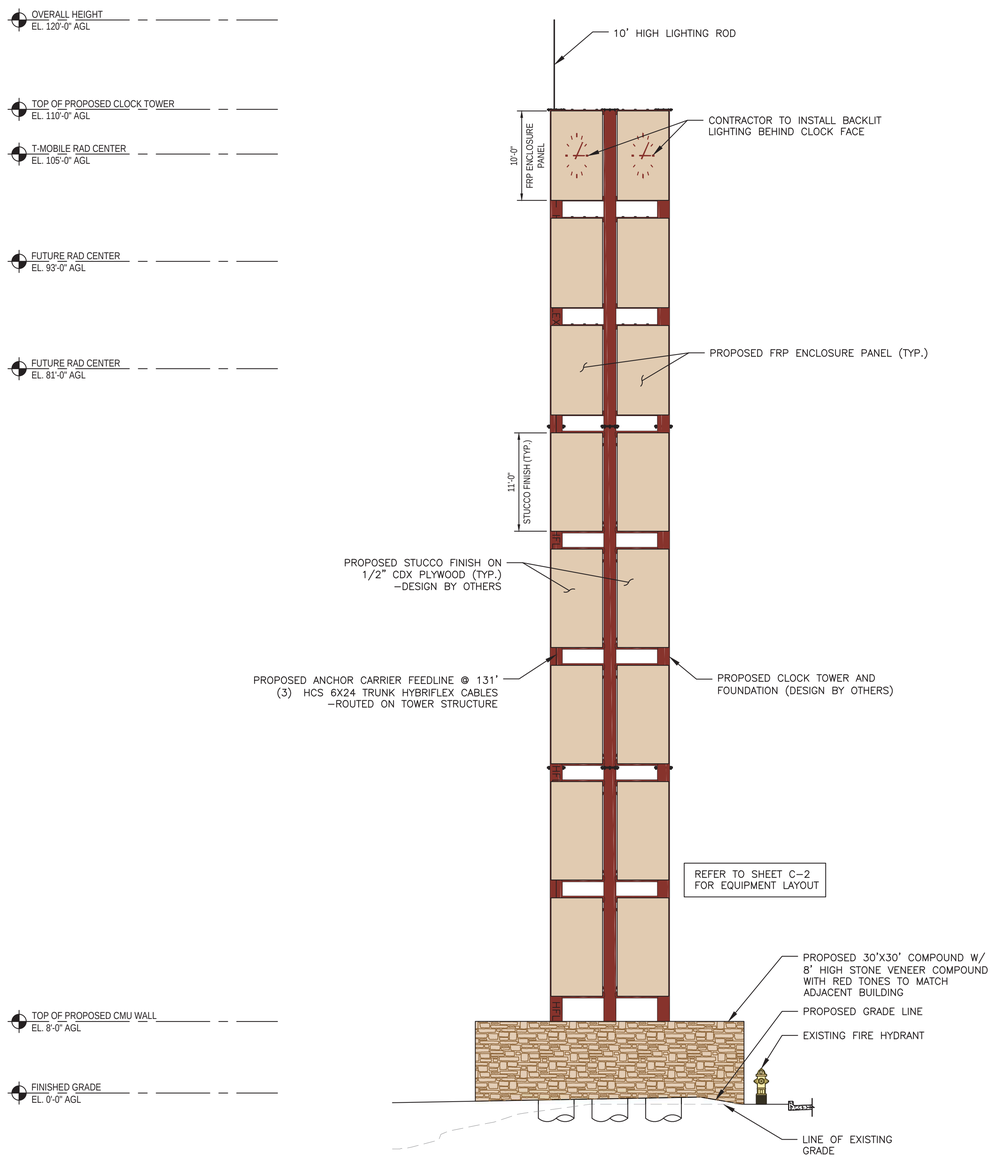


EXHIBIT D

*ANTENNAS NOT SHOWN FOR CLARITY

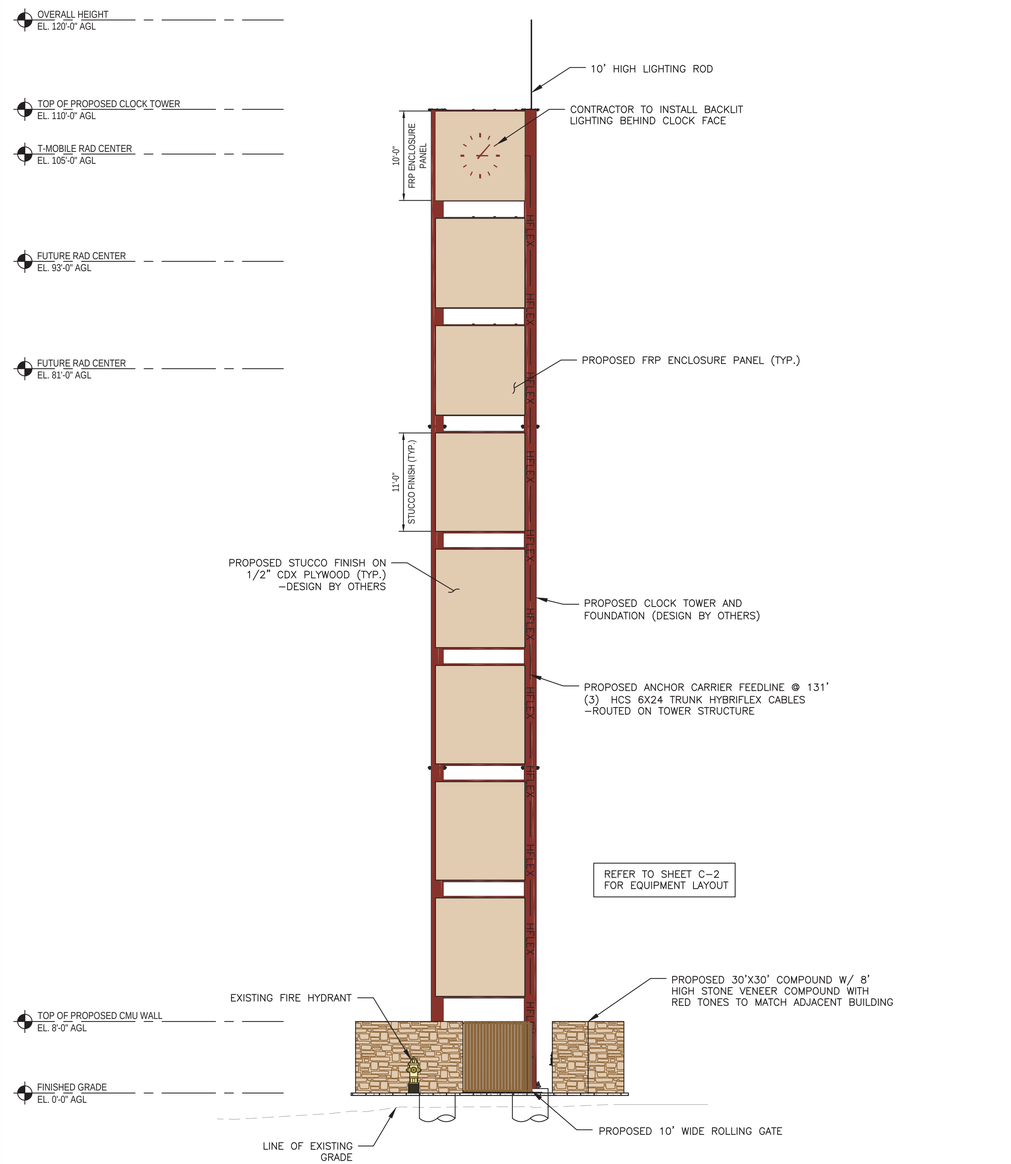


SOUTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'–0"

1

*ANTENNAS NOT SHOWN FOR CLARITY



EAST ELEVATION

8' 4' 0 8' 16'
1/8"=1'–0"

2

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480–242–2477 602–821–3567

LICENSURE:

PRELIMINARY NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	DM	DM

RFDS REV #: 1

PRELIMINARY DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	02/05/2024	PCDs
1	03/21/2024	CLIENT COMMENTS
2	03/27/2024	CLIENT COMMENTS

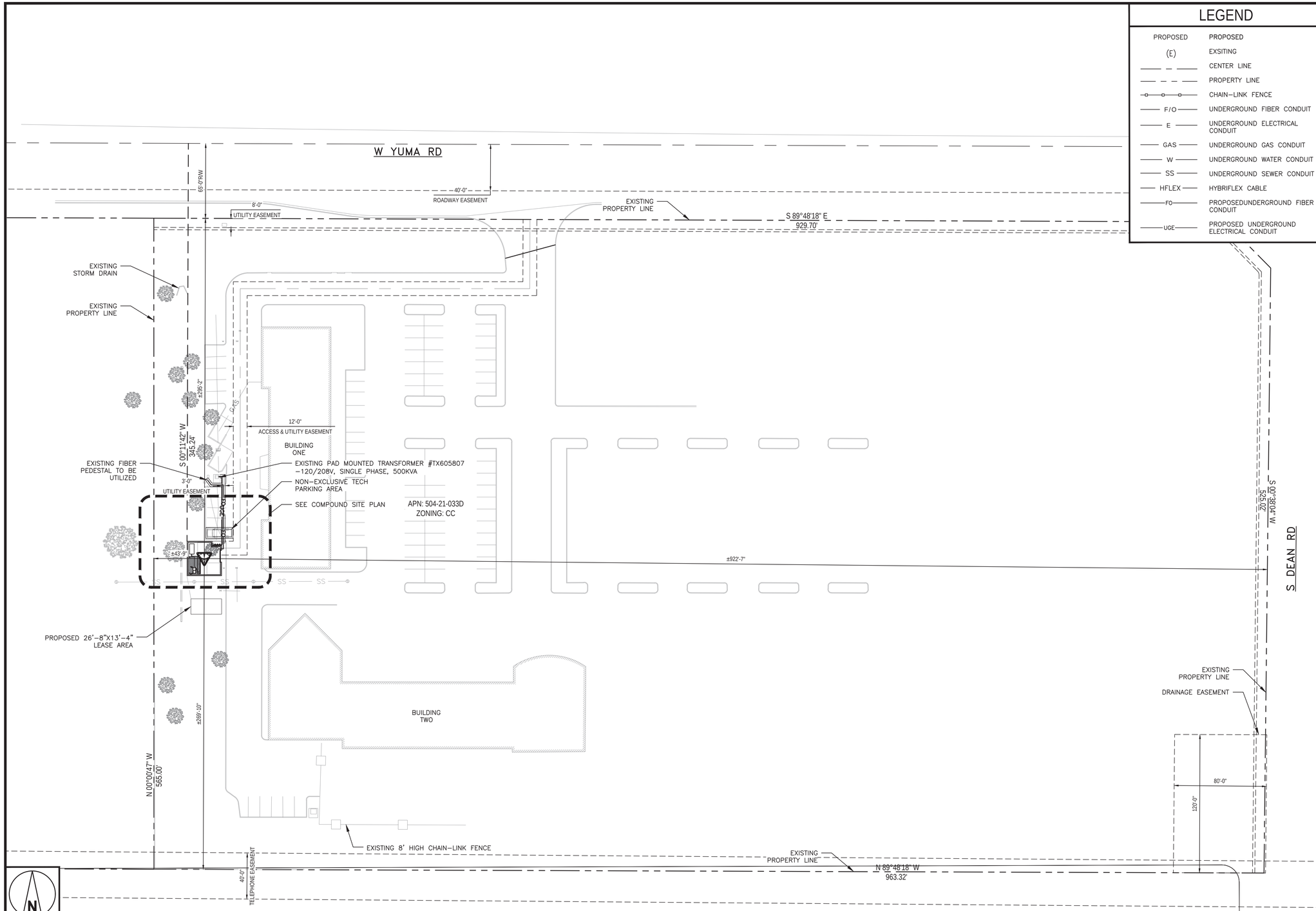
SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US–AZ–7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
C-5

EXHIBIT E



LEGEND

PROPOSED	PROPOSED
(E)	EXSITING
	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
F/O	UNDERGROUND FIBER CONDUIT
E	UNDERGROUND ELECTRICAL CONDUIT
GAS	UNDERGROUND GAS CONDUIT
W	UNDERGROUND WATER CONDUIT
SS	UNDERGROUND SEWER CONDUIT
HFLEX	HYBRIFLEX CABLE
FO	PROPOSEDUNDERGROUND FIBER CONDUIT
UGE	PROPOSED UNDERGROUND ELECTRICAL CONDUIT

OVERALL SITE PLAN

40' 20' 0 40' 80'
1"=40'

1

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

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DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	DM	DM

RFDS REV #: 1

PRELIMINARY DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
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SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
C-1

verticalbridge

September 28, 2023

Re: Proposed Vertical Bridge Site: AZ-7073 Buckeye – APN: 504-21-033D

Dear Neighbors,

This letter serves as notification that State 48 Development Consulting, on behalf of Vertical Bridge, is in the process of submitting a Conditional Use Permit Application to City of Buckeye to install a new Wireless Communications Facility (WCF) at parcel 504-21-033D (21699 W YUMA RD BUCKEYE 85326) in Buckeye, AZ.

As an integral part of the Conditional Use Permit process, City of Buckeye mandates a community meeting to inform residents residing within a radius of 300 feet from the proposed WCF site. This meeting is scheduled to provide an opportunity for State 48 Development Consulting to provide additional details about the forthcoming WCF project and address any questions or concerns that may arise among the local community.

Here are the specifics for the community meeting:

Date: October 16th, 2023
Time: 6:00 PM
Location: 21699 W Yuma Rd, Buckeye, AZ 85326 -Buckeye Public Library - Coyote Branch

Vertical Bridge's proposal includes the installation of a 110-foot WCF clock tower design, with a total height of 120 feet, designed to accommodate multiple major wireless carriers. The associated equipment will be securely enclosed within a 8' high CMU wall compound at the base of the tower. This WCF will significantly enhance wireless coverage in City of Buckeye and, most importantly, improve E911 services.

We look forward to discussing this proposal further and addressing any questions or concerns the community may have. Please do not hesitate to reach out to me at (602) 935-0885 or via email at re@state48consulting.com. Our Development Services department contact is Jennifer Fostino and can be reached at (623) 349-6295 or via email at jfostino@buckeyeaz.gov.

Sincerely,

Shawn Sanchez

Real Estate Specialist
State 48 Development Consulting
Representing Vertical Bridge
re@state48consulting.com
Phone: (602)935-0885

TENANT SITE NUMBER : PH62300
VERTICAL BRIDGE : US-AZ-7073
21699 W YUMA RD
BUCKEYE AZ, 85326
MARICOPA COUNTY
ZONING DRAWINGS

FLOOR ZONE INFORMATION

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICAIONS SITE IS LOCATED IN ZONE "X", WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS PER, COMMUNITY PANEL NO. 06067C0302H, DATED 08/16/2012.

SITE INFORMATION

TOWER OWNER:	THE TOWERS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATION, FL 33487
SITE ADDRESS:	21699 W YUMA RD, BUCKEYE AZ, 85326
COUNTY:	MARICOPA COUNTY
LATITUDE (NAD 83): LONGITUDE (NAD 83): GROUND ELEVATION:	33.434689 -112.519131 1032.0'
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	CC
CITY:	BUCKEYE
TAX/PIN #:	504-21-033D
POWER PROVIDER:	APS
TELCO PROVIDER:	CENTURY LINK

SCOPE OF WORK

TOWER SCOPE OF WORK:
- ADD (3) PROPOSED HCS2.0 TRUNK HYBRIFLEX @ 125'
- ADD (1) PROPOSED 3-SECTOR PLATFORM
- ADD (6) PROPOSED RADIOS, (2) PER SECTOR
- ADD (6) PROPOSED ANTENNAS, (2) PER SECTOR
- ADD (1) PROPOSED CLOCK TOWER

GROUND SCOPE OF WORK:
- ADD (3) PROPOSED TOWER JUNCTION BOXES
- ADD (1) EXCESS FIBER BOX
- ADD (1) PROPOSED HPL3 CABINET
- ADD (1) PROPOSED BATTERY CABINET
- ADD (2) PROPOSED H-FRAME
- ADD (1) PROPOSED METER WITH PULL-OUT BREAKER
- ADD (1) PROPOSED 200 AMP PPC
- ADD (2) PROPOSED LED LIGHT WITH 2 HOUR TIMER
- ADD (1) PROPOSED TELCO CABINET WITH DC FAN
- ADD (1) PROPOSED ICE BRIDGE
- ADD (3) PROPOSED EMERGENCY BACKUP GENERATOR

VICINITY MAP

ENLARGED VICINITY MAP

CONTACT INFORMATION

PROPERTY OWNER:	CITY OF BUCKEYE 530 E MONROE AVE BUCKEYE, AZ 85326 CONTACT: SCOTT LOWE PHONE: (623) 349-6815
APPLICANT:	THE TOWERS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATION, FL 33487 CONTACT:MORRIS MICKELSON PHONE: (480) 964-8822
A&E:	STATE 48 DEVELOPMENT CONSULTING 14301 N. 87TH ST. #105 SCOTTSDALE, AZ 85260 CONTACT: DARIO MENDOZA PHONE: (480) 242-2477

DRIVING DIRECTIONS (FROM SKY HARBOR INTERNATIONAL AIRPORT)

GET ON I-10 W. HEAD EAST ON E SKY HARBOR BLVD. USE THE LEFT LANE TO STAY ON E SKY HARBOR BLVD. SLIGHT LEFT TOWARD E SKY HARBOR BLVD. TURN LEFT ONTO E SKY HARBOR BLVD. USE THE LEFT LANE TO MERGE ONTO I-10 W VIA THE RAMP TO DOWNTOWN/PHOENIX/AZ-51/AZ-202 LOOP. FOLLOW I-10 W TO S COTTON LN IN GOODYEAR. TAKE EXIT 124B FROM I-10 W. MERGE ONTO I-10 W. TAKE EXIT 124B FOR AZ-303 LOOP S. TAKE W YUMA RD TO YOUR DESTINATION IN BUCKEYE. CONTINUE ONTO S COTTON LN. TURN RIGHT ONTO W YUMA RD. TURN LEFT. TURN RIGHT. DESTINATION WILL BE ON RIGHT.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

OCCUPANCY CONSTRUCTION TYPE

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

DRAWING INDEX

SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET & PROJECT DATE	0
LS-1	SITE SURVEY	0
LS-2	SITE SURVEY	0
Z-1	OVERALL SITE PLAN	0
Z-2	COMPOUND SITE PLAN	0
Z-3	TOWER ELEVATION	0
Z-4	TOWER ELEVATION	0
Z-5	ANTENNA PLAN	0

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS 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

CODE TYPE	CODE
BUILDING	2018 IBC
MECHANICAL	2018 IMC
ELECTRICAL	2017 NEC

"PROPOSED WORK IS COMPLIANT WITH 6409(a) ELIGIBLE FACILITIES REQUEST CRITERIA"

CLIENT:

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	JL	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

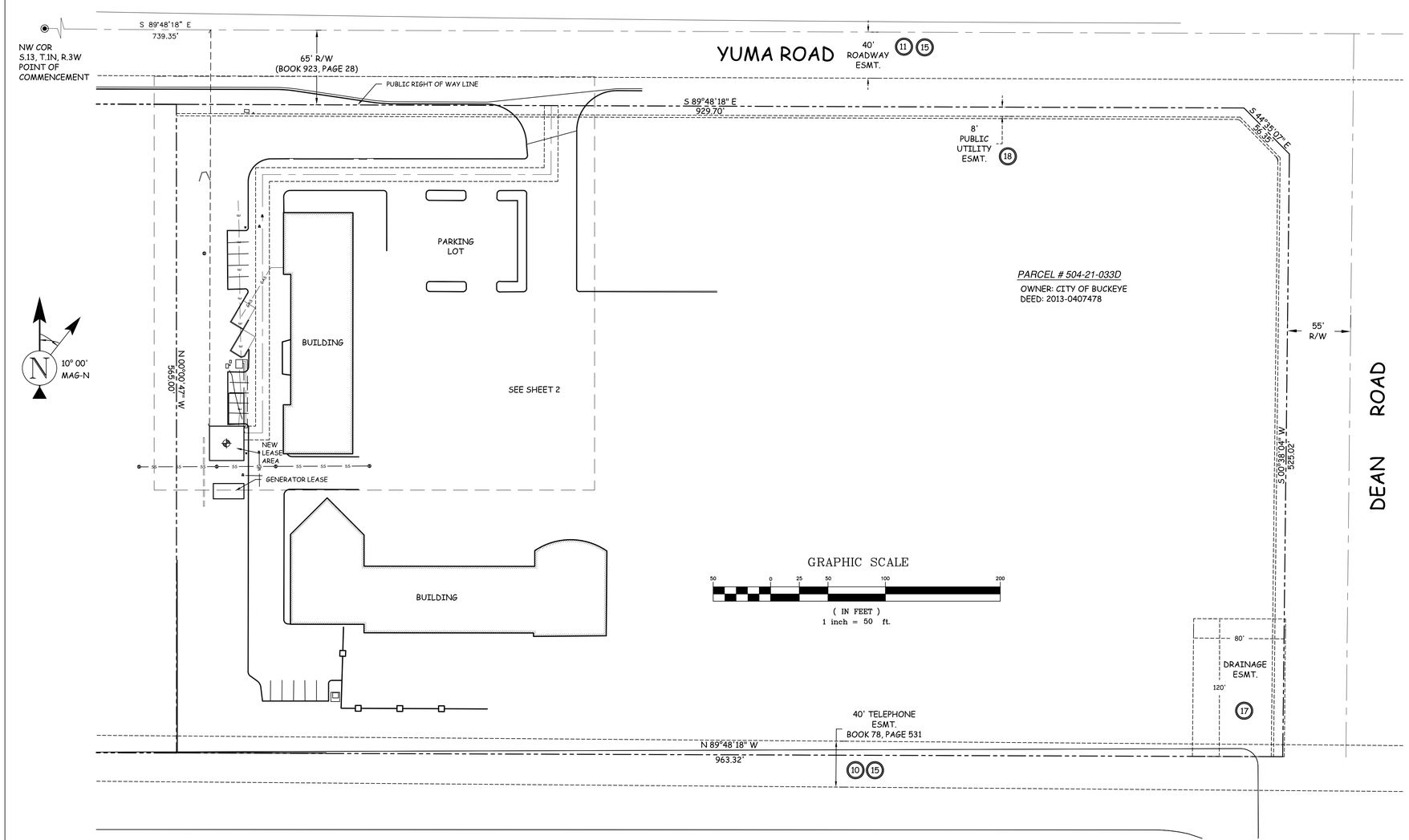
REV	DATE	DESCRIPTION
0	08/18/2023	ZONING DRAWINGS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE AZ, 85326

SHEET TITLE
TITLE SHEET & PROJECT DATE

SHEET NUMBER
T-1



LEGEND

POB	POINT OF BEGINNING		SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WV	WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK	EMH	ELECTRIC MANHOLE
BCHH	BRASS CAP IN HANDHOLE	T	TELCO MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED

OVERHEAD ELECTRIC — PROPERTY LINE — BARBED WIRE FENCE

FEMA FLOOD INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04013	040039	2120	L	10/16/2013	X

SCHEDULE B EXCEPTIONS:

TITLE REPORT ORDER #VTB-143010-C, ISSUED BY TOWER AGENCY, LLC, DATED 11/28/22.

EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED

10. RIGHT OF WAY BETWEEN STATE LAND DEPARTMENT OF THE STATE OF ARIZONA; AND AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, A CORPORATION, DATED AUGUST 30, 1946 AND RECORDED SEPTEMBER 25, 1946 IN (BOOK) 78 (PAGE) 531, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
11. INDENTURE BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES; AND THE COUNTY OF MARICOPA, STATE OF ARIZONA, DATED JULY 3, 1968 AND RECORDED JULY 15, 1968 IN (BOOK) 7179 (PAGE) 163, (INSTRUMENT) 19680715, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DESIGNATED COUNTY ROAD" DATED MARCH 10, 1987 AND RECORDED MARCH 10, 1987 IN (BOOK 31 (PAGE) 20, IN MARICOPA COUNTY, ARIZONA. (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DESIGNATED COUNTY ROAD" DATED MARCH 16, 1987 IN (BOOK) 31 (PAGE) 35, (INSTRUMENT) 87 15433 IN MARICOPA COUNTY, ARIZONA. (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
14. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RESULTS OF SURVEY" DATED JANUARY 8, 2002 AND RECORDED JANUARY 8, 2002 IN (BOOK) 581 (PAGE) 34, (INSTRUMENT) 20020020383 IN MARICOPA COUNTY, ARIZONA.(NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
15. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RESULT OF SURVEY" DATED APRIL 20, 2004 AND RECORDED APRIL 20, 2004 IN (BOOK) 681 (PAGE) 5, (INSTRUMENT) 2004-0416969 IN MARICOPA COUNTY, ARIZONA.(PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
16. DRAINAGE EASEMENT BETWEEN YUMA & DEAN, L.L.C., AN ARIZONA LIMITED LIABILTY COMPANY; AND THE TOWN OF BUCKEYE, A MUNICIPAL CORPORATION, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 IN (INSTRUMENT) 2005-0148654, IN MARICOPA COUNTY, ARIZONA. (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
17. DRAINAGE EASEMENT BETWEEN YUMA & DEAN, L.L.C., AN ARIZONA LIMITED LIABILTY COMPANY; AND THE TOWN OF BUCKEYE, A MUNICIPAL CORPORATION, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 IN (INSTRUMENT) 2005-0148655, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
18. PUBLIC UTILITIES EASEMENT BETWEEN YUMA & DEAN, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; AND THE TOWN OF BUCKEYE, A MINICIPAL CORPORATION OF THE STATE OF ARIZONA, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 IN (INSTRUMENT) 2005-0148656, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)

(#) SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ARIZONA.

SIGNED 8/18/23
JEFF R. COOK AZ Reg. No. 28719 Date
My License renewal date is March 31, 2025

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
28719
JEFF R.
COOK
Date Signed
ARIZONA, U.S.A.

EXPIRES: 3/31/2025

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP STAMPED 29891, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 13, BEARS NORTH 89 DEGREES 50 MINUTES 17 SECONDS EAST, 2649.58 FEET, SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE BASIS FOR THE BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES, 50 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, 709.61 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS EAST, 65.00 FEET TO A LINE WHICH IS 65.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES 17 SECONDS EAST, ALONG SAID PARALLEL LINE, 929.70 FEET;

THENCE SOUTH 44 DEGREES 56 MINUTES 32 SECONDS EAST, 56.35 FEET TO A LINE WHICH IS 55.00 FEET WEST OF, AND PARALLEL WITH, THE MONUMENT LINE OF DEAN ROAD, AS SHOWN ON THE MAP OF DEDICATION FOR SUNDANCE PHASE 2D, RECORDED IN BOOK 711 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG SAID PARALLEL LINE, 525.02 FEET TO A LINE WHICH IS 630.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 50 MINUTES 17 SECONDS WEST, ALONG SAID PARALLEL LINE, 963.32 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 12 SECONDS WEST, 565.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS

VICINITY MAP – N.T.S.

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA CENTRAL ZONE* , DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

12.19.2022

SURVEYOR'S NOTES

SURVEY PERFORMED FOR VB BTSII LLC.

REFERENCE IS MADE TO THE TITLE REPORT ORDER VTB-143010-C, ISSUED BY TOWER AGENCY, LLC, DATED 11/28/22.
ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). 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.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
ACCESS & UTILITY EASEMENTS TERMINATE AT THE RIGHT OF WAY OF YUMA ROAD A PUBLIC RIGHT OF WAY

PROJECT INFORMATION

CLIENT:

verticalbridge
750 PARK OF COMMERCE DRIVE,
SUITE 200 BOCA RATON, FL
33487
(561)-948-6367

PLANS PREPARED FOR:

State 48 Development Consulting
WWW.STATE48CONSULTING.COM
14301 N. 87th STREET #105
SCOTTSDALE, AZ 85206
480-242-2477 602-821-3567

PLANS PREPARED BY:

Western Geomatics Services
2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax

THESE DRAWINGS ARE PROPRIETARY, COPYWRITTEN AND THE PROPERTY OF T-MOBILE AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF T-MOBILE.

PROJECT NUMBER	DRWN BY	CHK'D BY
PH-68212	CB	JC

REVISIONS

0	1/16/23	SUBMITTAL
1	1/19/23	COMMENTS
2	1/30/23	COMMENTS
3	4/20/23	COMMENTS
4	4/28/23	NEW LEASE

SITE NAME

PH62300
US-AZ-7073
SUNDANCE PKWY

SITE ADDRESS

21699 W YUMA RD.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET TITLE

SITE SURVEY

SHEET NUMBER

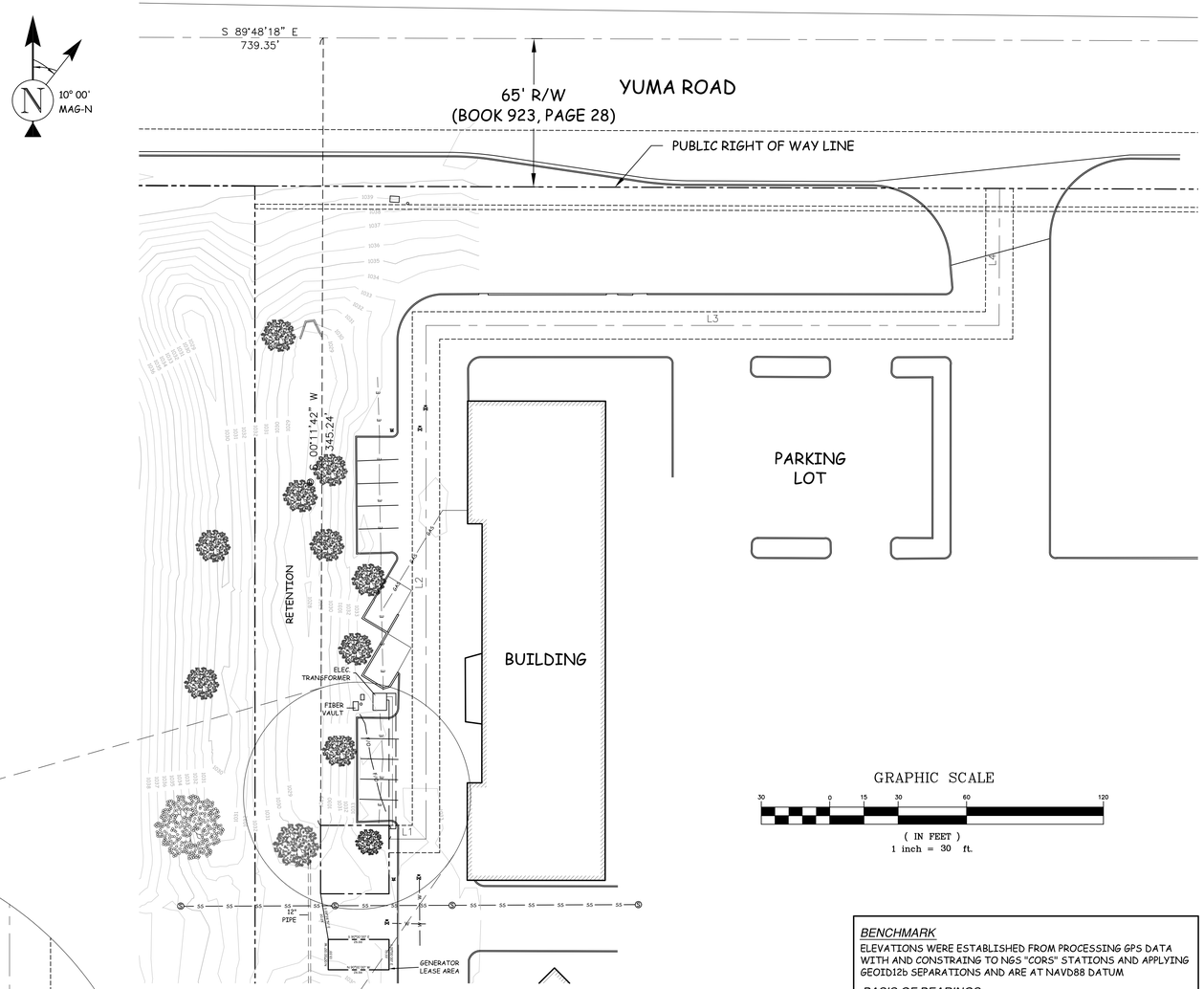
LS-1

LEGEND

POB	POINT OF BEGINNING		SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT		WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK	EMH	ELECTRIC MANHOLE
BCHH	BRASS CAP IN HANDHOLE	T	TELCO MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED

OVERHEAD ELECTRIC — PROPERTY LINE — BARBED WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	16.19'
L2	N 00°00'00" W	225.18'
L3	S 90°00'00" E	251.26'
L4	N 00°11'42" E	60.05'



GRAPHIC SCALE

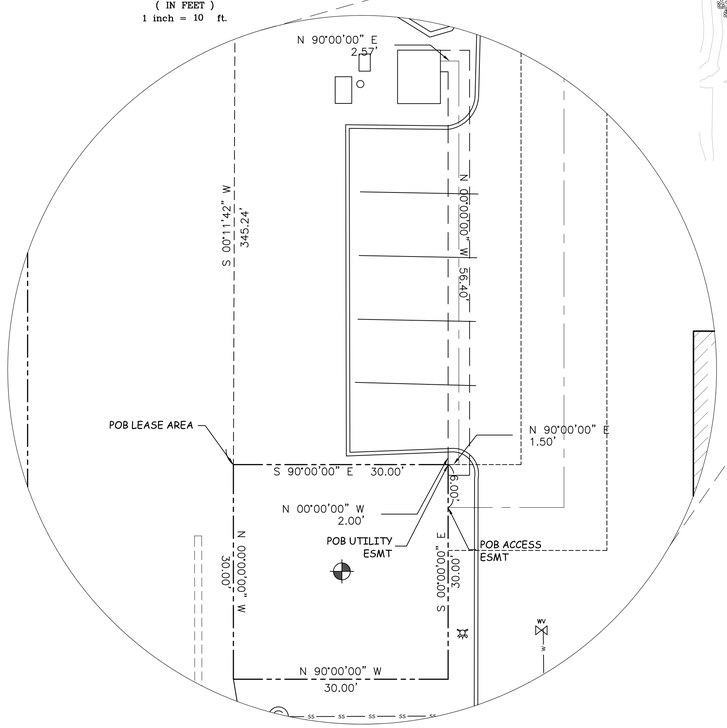
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



POSITION OF GEODETIC COORDINATES
LATITUDE 33° 26' 04.88" NORTH (NAD83)
LONGITUDE 112° 31' 08.87" WEST
ELEVATION 1032.00' (NAVD88)

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ARIZONA.

SIGNED 8/18/23
JEFF R. COOK AZ Reg. No. 28719 Date
My License renewal date is March 31, 2025

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
28719
JEFF R.
COOK
Date Signed
ARIZONA, U.S.A.

EXPIRES: 3/31/2025

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA CENTRAL ZONE* , DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

12.19.2022

SURVEYOR'S NOTES

SURVEY PERFORMED FOR VB BTSII LLC.

REFERENCE IS MADE TO THE TITLE REPORT ORDER VTB-143010-C, ISSUED BY TOWER AGENCY, LLC, DATED 11/28/22.
ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). 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.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
ACCESS & UTILITY EASEMENTS TERMINATE AT THE RIGHT OF WAY OF YUMA ROAD A PUBLIC RIGHT OF WAY

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00°11'42" WEST 345.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST 30.00 FEET;
THENCE SOUTH 00°00'00" EAST 30.00 FEET;
THENCE SOUTH 90°00'00" WEST 30.00 FEET;
THENCE NORTH 00°00'00" WEST 30.00 FEET TO THE POINT OF BEGINNING.

SAID PORTION HAVING AN AREA OF 900 SQ. FT. MORE OR LESS.

GENERATOR COMPOUND LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 09°28'51" EAST A DISTANCE OF 20.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 26.66 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 13.33 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 26.66 FEET;
THENCE NORTH 00°00'00" WEST A DISTANCE OF 13.33 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT LEGAL DESCRIPTION

A 12 FOOT ACCESS EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00°11'42" WEST 345.24 FEET; THENCE SOUTH 90°00'00" EAST 30.00 FEET;
THENCE SOUTH 00°00'00" EAST 6.00 FEET TO THE POINT OF BEGINNING OF SAID ACCESS EASEMENT LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE NORTH 90°00'00" EAST 16.19 FEET;
THENCE NORTH 00°00'00" WEST 225.18 FEET;
THENCE NORTH 90°00'00" EAST 251.26 FEET;
THENCE NORTH 00°11'42" 60.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF YUMA ROAD, SIDELINES OF SAID EASEMENT EXTEND OR RETRACT TO SAID RIGHT OF WAY LINE.

HAVING A TOTAL LENGTH OF 552.68 FEET MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION

A 3 FOOT UTILITY EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°11'42" WEST 345.24 FEET; THENCE SOUTH 90°00'00" EAST 30.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID UTILITY EASEMENT LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE CONTINUING SOUTH 90°00'00" EAST 1.50 FEET;
THENCE NORTH 00°00'00" WEST 56.40 FEET;
THENCE NORTH 90°00'00" EAST 2.57 FEET TO THE POINT OF TERMINUS.

HAVING A TOTAL LENGTH OF 60.47 FEET MORE OR LESS.

LEGAL DESCRIPTIONS

CLIENT:
verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
(561)-948-6367

PLANS PREPARED FOR:
State 48 Development Consulting
WWW.STATE48CONSULTING.COM
14301 N. 87th STREET #105
SCOTTSDALE, AZ 85206
480-242-2477 602-821-3567

PLANS PREPARED BY:
Western Geomatics Services
2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax

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PROJECT NUMBER	DRWN BY	CHK'D BY
PH-68212	CB	JC

REVISIONS

0	1/16/23	SUBMITTAL
1	1/19/23	COMMENTS
2	1/30/23	COMMENTS
3	4/20/23	COMMENTS
4	4/28/23	NEW LEASE

SITE NAME

PH62300
US-AZ-7073
SUNDANCE PKWY

SITE ADDRESS

21699 W YUMA RD.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

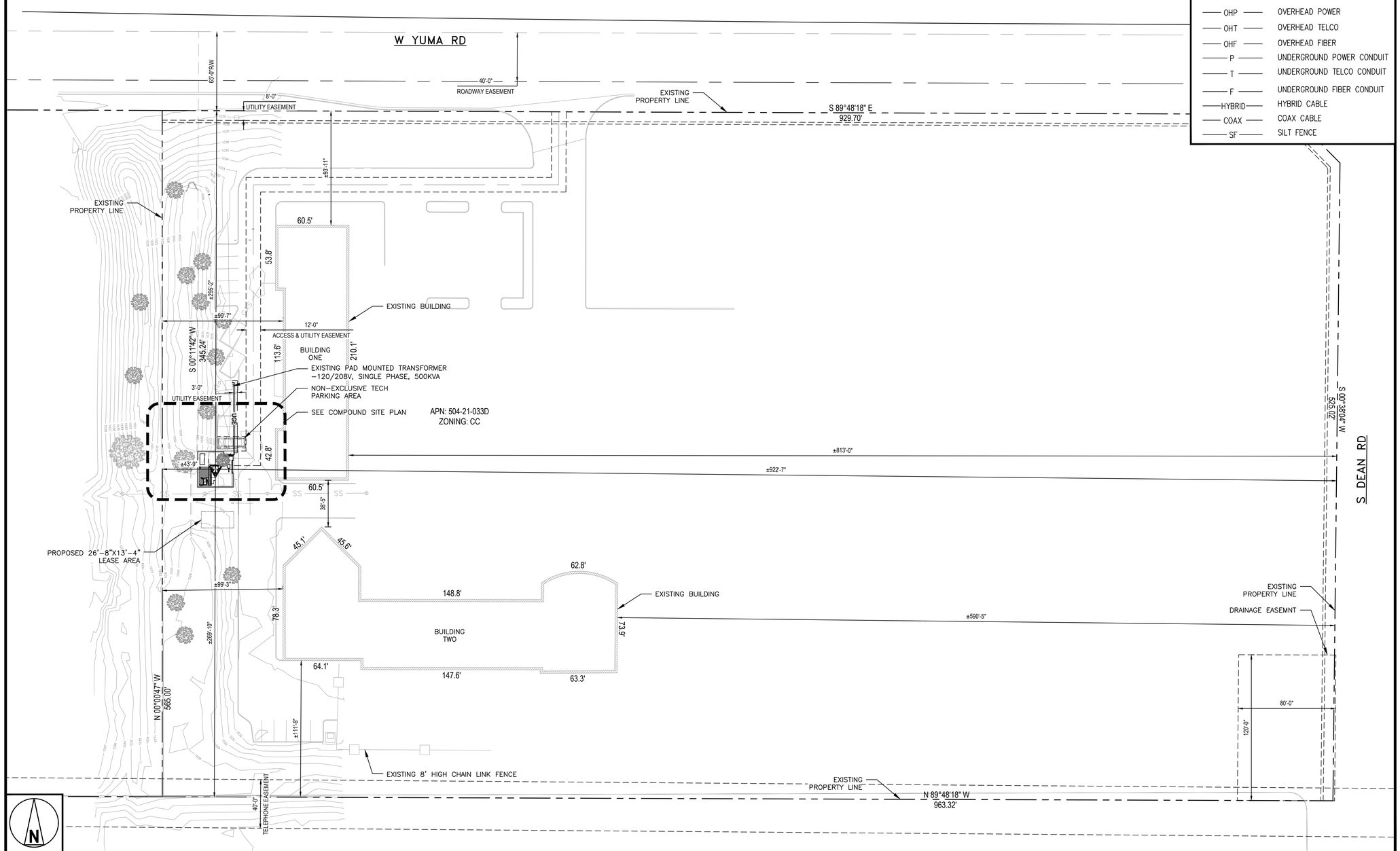
SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-2

Building Number	Square Footage
ONE	11981.7'
TWO	19721.6'
TOTAL SQUARE FOOTAGE	31703.3'
LOT COVERAGE	5.80%



LEGEND

NEW	PROPOSED
(E)	EXISTING
— — —	CENTER LINE
— — — —	PROPERTY LINE
—X—	FENCE LINE
- - - - - - - -	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

OVERALL SITE PLAN

40' 20' 0 40' 80'
1"=40'

1

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	JL	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

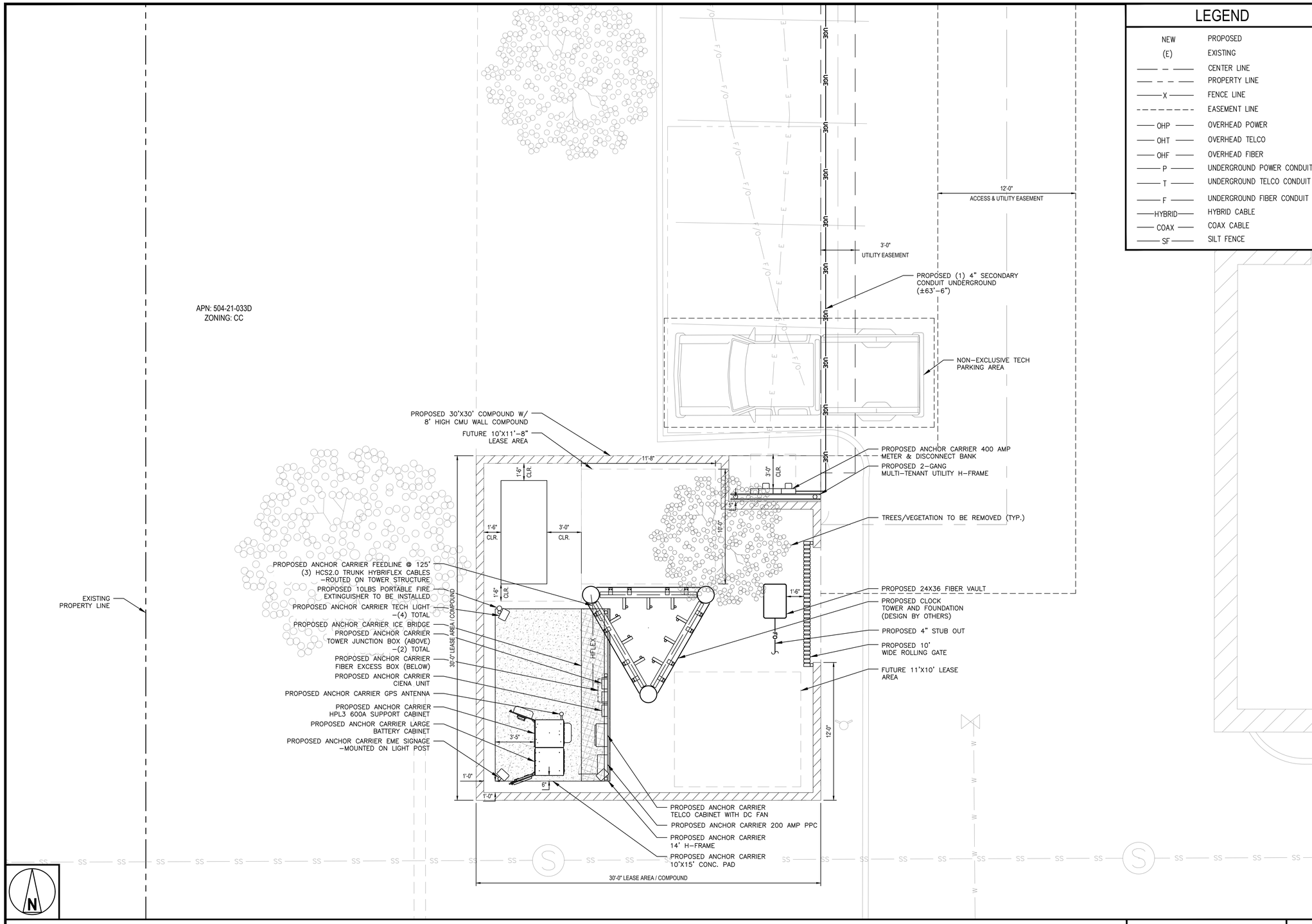
REV	DATE	DESCRIPTION
0	08/18/2023	ZONING DRAWINGS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE AZ, 85326

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-1



LEGEND

NEW	PROPOSED
(E)	EXISTING
— — —	CENTER LINE
— — —	PROPERTY LINE
—X—	FENCE LINE
- - - - -	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

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DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	JL	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/18/2023	ZONING DRAWINGS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE AZ, 85326

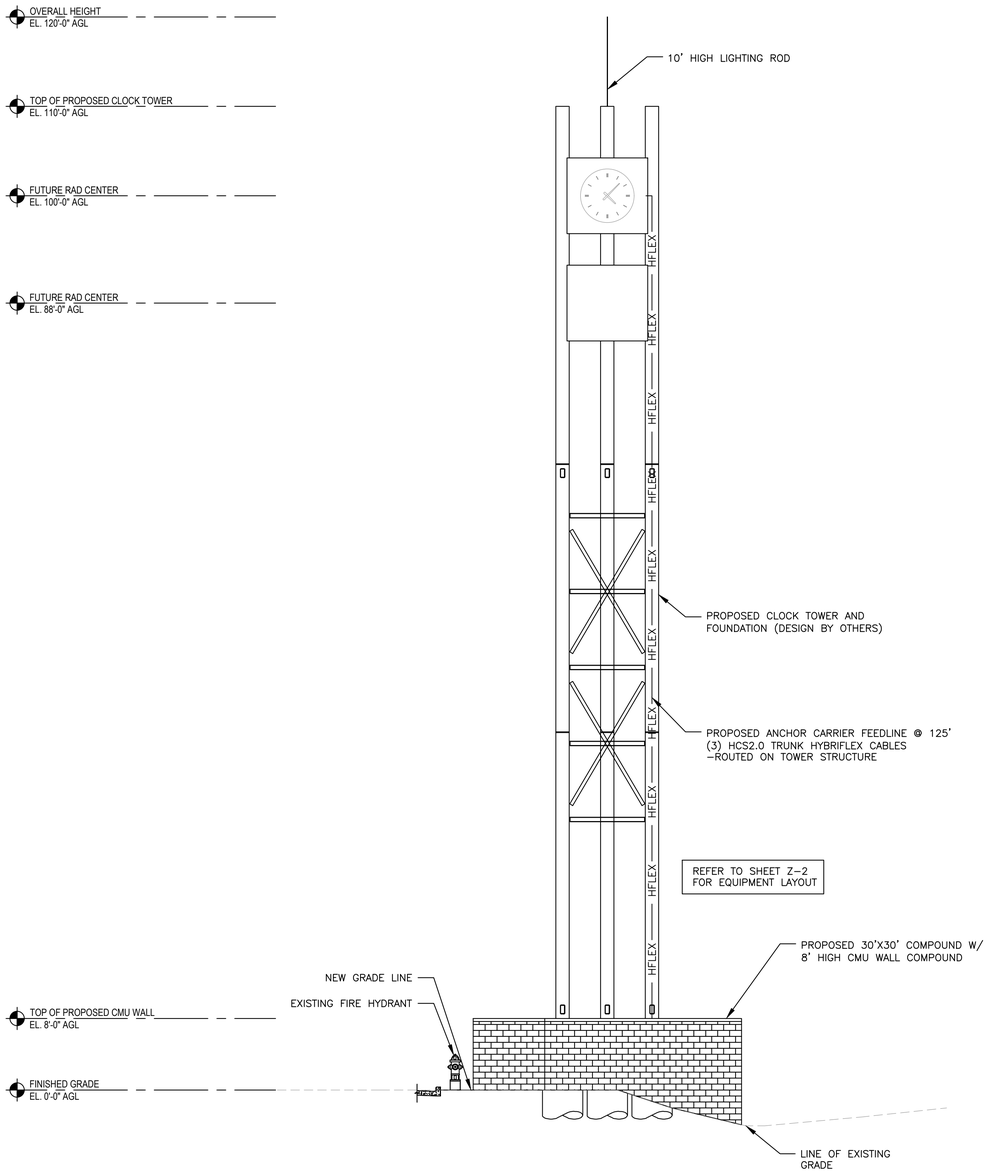
SHEET TITLE
COMPOUND SITE PLAN

SHEET NUMBER
Z-2

COMPOUND SITE PLAN

4' 2' 0 4' 8'
1/4"=1'-0"

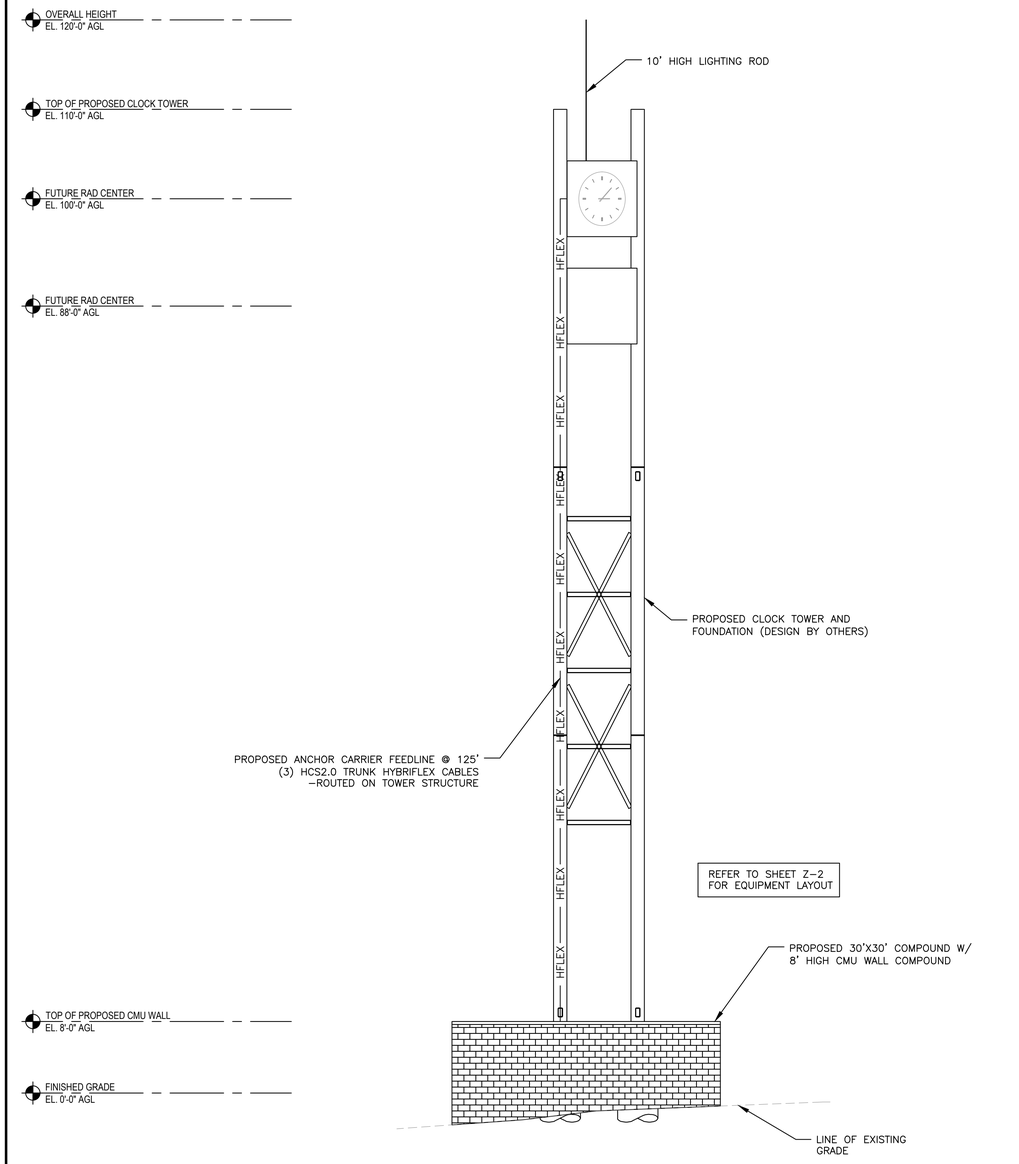
1



NORTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1



WEST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

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DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	JL	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

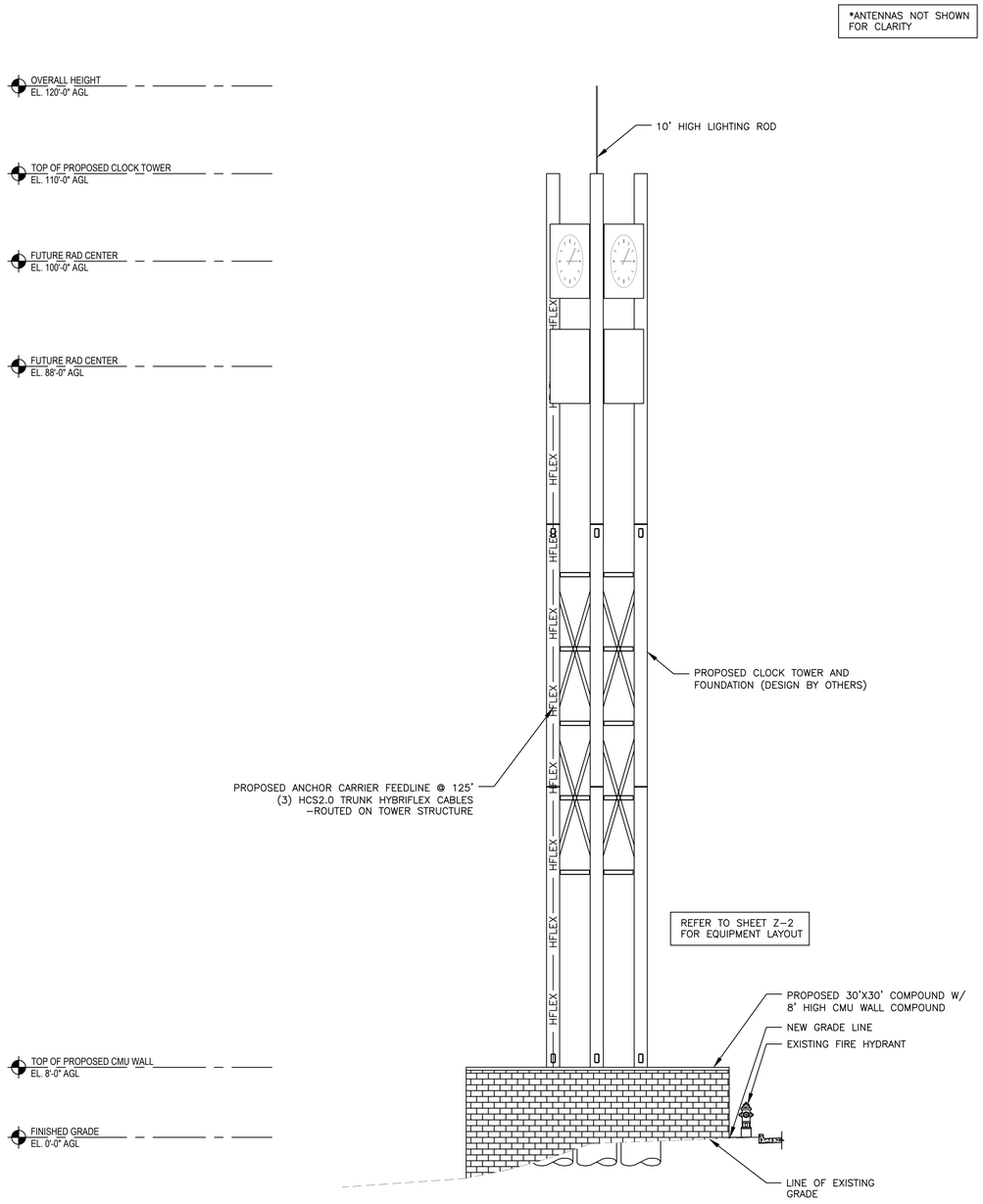
REV	DATE	DESCRIPTION
0	08/18/2023	ZONING DRAWINGS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE AZ, 85326

SHEET TITLE
TOWER ELEVATION

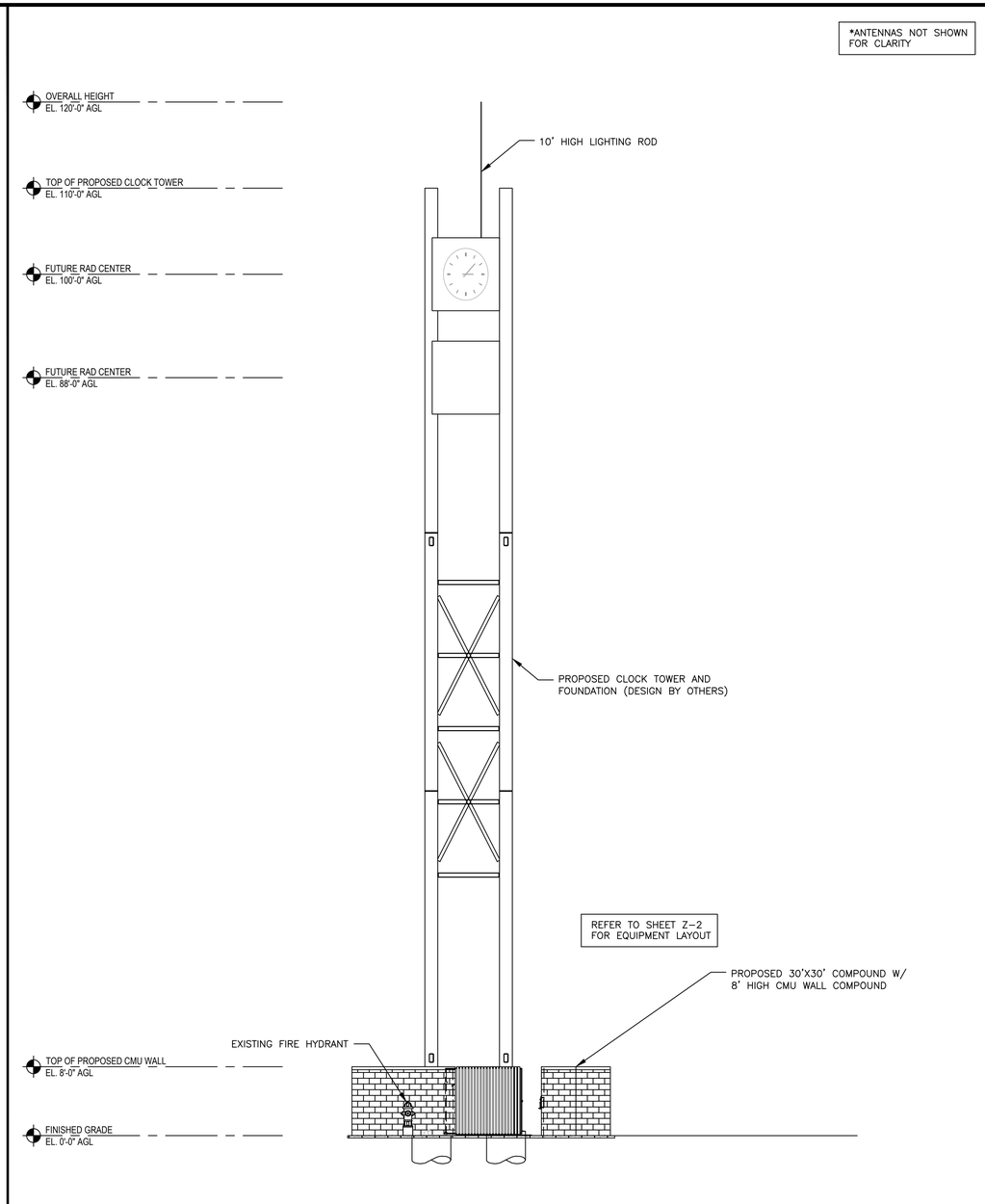
SHEET NUMBER
Z-3



SOUTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1



EAST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260

480-242-2477 602-821-3567

LICENSURE:

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DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	JL	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/18/2023	ZONING DRAWINGS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE AZ, 85326

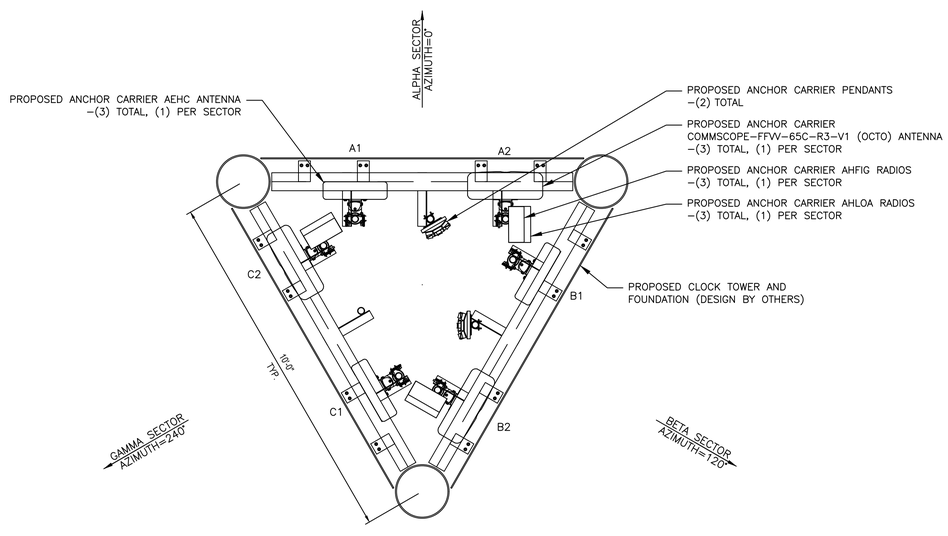
SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
Z-4

NOT USED

NO SCALE

1



ANTENNA CONFIGURATION

12" 6" 0 1' 2' 3' 4' 5'
1/2"=1'-0"

2

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48
Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480–242–2477 602–821–3567

LICENSURE:

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DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	JL	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/18/2023	ZONING DRAWINGS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US–AZ–7073

21699 W YUMA RD,
BUCKEYE AZ, 85326

SHEET TITLE
ANTENNA
PLAN

SHEET NUMBER
Z-5

2R PLZU-23-0007 RECEIVED FEB 12 2024 AL

Citizen Participation Report: US-AZ-7073
Pre-App #: PLZM-23-00017

Site Name: US-AZ-7073
Parcel Number: 504-21-033D
Site Address: 21699 W YUMA RD., BUCKEYE, AZ 85263
S/T/R: 13 1N 3W
Zoning: CC
Site Coordinates:
33° 26' 04.88" N, 112° 31' 08.87" W
(33.434611, -112.519194)
Pre-App #: PLZM-23-00017

VICINITY MAP

ENLARGED VICINITY MAP

Submitted by:

Shannon McCrea
Shannon McCrea
Project Mananger
State 48 Development Consulting
14301 N. 87th Street #105
Scottsdale, AZ 85260
Mobile: (602) 935-0885
Email: re@state48consulting.com
www.state48consulting.com

Citizen Participation Report: US-AZ-7073
Pre-App #: PLZM-23-00017

Community Hearing Details:

Date: October 16th, 2023
Time: 6:00 PM
Location: 21699 W Yuma Rd, Buckeye, AZ 85326 -Buckeye Public Library - Coyote Branch

Notification and Information Procedures:

All property owners of surrounding parcels within 300' of the proposed wireless facility located at (33.434611, -112.519194) were notified of the Conditional Use Permit (CUP) Application via written mail on September 28, 2023. The letters informed surrounding parcel owners that State 48 Development Consulting was working on behalf of Vertical Bridge to submit a CUP to install a new Wireless Communication Facility (WCF) at parcel 504-21-033D (21699 W YUMA RD BUCKEYE 85326) in Buckeye, AZ.

The letter specifies that the community hearing would take place on October 16th, 2023 at 6:00 PM at 21699 W Yuma Rd, Buckeye, AZ 85326 -Buckeye Public Library - Coyote Branch.

Surrounding parcel owners were notified of the location, height, and surrounding equipment that would be installed and securely enclosed within a 8' high CMU wall compound at the base of the tower. The letter specified that that WCF would be disguised as a clock tower to blend in with the surrounding area and that the installation of the WCF would significantly enhance the wireless coverage in the City of Buckeye as well as improve E911 service in the area.

Letter recipients were encouraged to attend the community hearing to discuss any questions or concerns they has about the installation of the WCF or community hearing. Emails and phone numbers were provided for individuals that wanted more information pertaining to the meeting or the WCF. The public has been given ample opportunity to relay any questions, issues, or concerns regarding the application by contacting the authorized agent stated on the notification letters that were send out via direct mail. The public has not reached out or raised any concerns to the authorized agent.

Community Hearing Result:

Shannon McCrea with State 48 Development Consulting appeared to the community hearing on behalf of Vertical Bridge. There was a total of three attendees including Shannon McCrea and two City of Buckeye reviewers. There were no concerns, issues or problems that were expressed during the process.

Status Procedure:

The authorized agent will continue to keep the City of Buckeye informed of any progress made in regard to the Community Participation Report and include all documented responses from the community if received.

Shannon McCrea

Shannon McCrea
Project Manager
14301 N. 87th Street #105
Scottsdale, AZ 85260
Mobile 707-656-9103
Email: shannon@state48consulting.com

azcentral.

Public Notices

Originally published at azcentral.com on 06/06/2024

City of Buckeye
NOTICE IS HERBY GIVEN that the City of Buckeye Community Planning and Planning and Zoning Commission will hold a public hearing on Tuesday, July 9th, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of all hearing persons for or against the following request:

Case no. PLZU-23-00007: Request by Vertical Bridge for the approval of a Conditional Use Permit for a proposed Wireless Facility located at the SW of Dean RD and Yuma Rd.

For additional information, please contact the Development Services Department at (623) 349-6295
Publication Dates
L00000000

Affidavit of Mailing Notice

Case Number:	PLZU-23-00007
Project Name:	VERTICAL BRIDGE : US-AZ-7073
Applicant Name:	Shannon McCrea
Location:	21699 W YUMA RD, BUCKEYE, AZ 85326

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 6 day of June, 2024, by:

Miguel Angel Rodas
Notary Public

MIGUEL ANGEL RODAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 664100
Expires March 3, 2028

My Commission Expires:

03/3/2028

Mailing List of Property Owners within 300'

Parcel Number	Owner	Property Address	Mailing Address
504-20-012	ARIZONA STATE OF		1616 W ADAMS PHOENIX AZ USA 85007
504-21-033D	BUCKEYE CITY OF	21699 W YUMA RD BUCKEYE 85326	530 E MONROE AVE BUCKEYE AZ USA 85326
504-22-860	COX COMMUNICATIONS ARIZONA LLC	21805 W YUMA RD BUCKEYE 85326	1550 W DEER VALLEY RD PHOENIX AZ USA 850272121
504-22-861	YUMA DEAN 10 LLC		2990 S DURANGO DR LAS VEGAS NV USA 89135
504-27-341	BERNAL MANUEL JARAMILLO	1475 S 216TH LN BUCKEYE 85326	1475 S 216TH LN BUCKEYE AZ USA 85326
504-27-342	KOSOWSKI REVOCABLE LIVING TRUST	1459 S 216TH LN BUCKEYE 85326	1459 S 216TH LN BUCKEYE AZ USA 85326
504-27-343	HIGUERA ANTHONY A/LAURA	21668 W PIMA ST BUCKEYE 85326	21668 W PIMA ST BUCKEYE AZ USA 85326
504-27-344	RUIZ-DOMINGUEZ JASMIN NATALI	21676 W PIMA ST BUCKEYE 85326	1388 E FILLMORE PHOENIX AZ USA 85006
504-27-345	GAETA JORGE	21684 W PIMA ST BUCKEYE 85326	21684 W PIMA ST BUCKEYE AZ USA 85326
504-27-346	MONGUE ANDREWSON	21692 W PIMA ST BUCKEYE 85326	21692 W PIMA ST BUCKEYE AZ USA 85326
504-27-347	PARADISE I LLC	21700 W PIMA ST BUCKEYE 85326	8424 LIBBY RD NE OLYMPIA WA USA 98506
504-27-348	ALVAREZ ROSA/SERNA SALOME	21712 W PIMA ST BUCKEYE 85326	21712 W PIMA ST BUCKEYE AZ USA 85326
504-27-349	ROMERO ILIANA BERENICE/SMITH MARK	21720 W PIMA ST BUCKEYE 85326	21720 W PIMA ST BUCKEYE AZ USA 85326
504-27-350	DIAZ ANGEL MARTIN	21730 W PIMA ST BUCKEYE 85326	5201 SEAGLEN WY SAN DIEGO CA USA 92154
504-27-351	LOPEZ ALFREDO/ESTHER	21738 W PIMA ST BUCKEYE 85326	21738 W PIMA ST BUCKEYE AZ USA 85326
504-27-352	CERVANTES JUAN ANTONIO	21746 W PIMA ST BUCKEYE 85326	21746 W PIMA ST BUCKEYE AZ USA 85326
504-27-353	DENNIS MATTHEW/JONI J	21754 W PIMA ST BUCKEYE 85326	21754 W PIMA ST BUCKEYE AZ USA 85326
504-27-354	ANGUIANO JOSE G/LUCILA B	1452 S 217TH DR BUCKEYE 85326	1452 S 217TH DR BUCKEYE AZ USA 85326
504-27-355	FLORES SALVADOR	1468 S 217TH DR BUCKEYE 85326	1468 S 217TH DR BUCKEYE AZ USA 85326
504-27-356	MACIAS CRISOGONO MIGUEL LIRA	1484 S 217TH DR BUCKEYE 85326	1484 S 217TH DR BUCKEYE AZ USA 85326
504-27-358	VERDUGO IVANHERVEY/CASTRO KARLA	21747 W PIMA ST BUCKEYE 85326	21747 W PIMA ST BUCKEYE AZ USA 85326
504-27-359	TAH 2018-1 BORROWER LLC	21739 W PIMA ST BUCKEYE 85326	1508 BROOKHOLLOW DR SANTA ANA CA USA 92705
504-27-360	SMITH JOHN PRESTON	21731 W PIMA ST BUCKEYE 85326	515 E CAREFREE HWY 880 PHOENIX AZ USA 85085
504-27-361	GAMEZ ALEJANDRA	21723 W PIMA ST BUCKEYE 85326	21723 W PIMA ST BUCKEYE AZ USA 85326
504-27-362	SPIVEY PRAY N	21715 W PIMA ST BUCKEYE 85326	21715 W PIMA ST BUCKEYE AZ USA 85326
504-27-363	LISI ANTHONY/JESSICA	21707 W PIMA ST BUCKEYE 85326	21707 W PIMA ST BUCKEYE AZ USA 85326
504-27-364	ROBERTSON JEREMIAH	21699 W PIMA ST BUCKEYE 85326	21699 W PIMA ST BUCKEYE AZ USA 85326
504-27-365	DENNIS L GEROW TRUST	21691 W PIMA ST BUCKEYE 85326	21691 W PIMA ST BUCKEYE AZ USA 85326
504-27-366	CHAVEZ JORGE/GEORGINA	21685 W PIMA ST BUCKEYE 85326	21685 W PIMA ST BUCKEYE AZ USA 85326
504-27-367	HERNANDEZ RAUL/CRISTINA	21677 W PIMA ST BUCKEYE 85326	21677 W PIMA ST BUCKEYE AZ USA 85326
504-27-391	SALCIDO PEDRO JR/PRISCILLA	1483 S 218TH AVE BUCKEYE 85326	1483 S 218TH AVE BUCKEYE AZ USA 85326
504-27-392	WB24 HOLDINGS LLC	1467 S 218TH AVE BUCKEYE 85326	1467 S 218TH AVE BUCKEYE AZ USA 85326
504-27-393	SALINAS FAMILY TRUST	1451 S 218TH AVE BUCKEYE 85326	1451 S 218TH AVE BUCKEYE AZ USA 85326
504-27-394	WIELOGORSKI WOJCIECH	21796 W PIMA ST BUCKEYE 85326	255 W 94TH ST APT 14Q NEW YORK NY USA 10025
504-27-395	OLDS IAN E/SARA M	21804 W PIMA ST BUCKEYE 85326	21804 W PIMA ST BUCKEYE AZ USA 85326
504-27-396	SFR 2012-1 US WEST LLC	21812 W PIMA ST BUCKEYE 85326	8665 E HARTFORD DR STE 200 SCOTTSDALE AZ USA 85255
504-27-397	JIMENEZ RICARDO/GUADALUPE	21820 W PIMA ST BUCKEYE 85326	21820 W PIMA ST BUCKEYE AZ USA 85326
504-27-398	SOTO CLAUDIA	21828 W PIMA ST BUCKEYE 85326	21828 W PIMA ST BUCKEYE AZ USA 85326
504-27-417	MCH SFR PROPERTY OWNER 3 LLC	21817 W PIMA ST BUCKEYE 85326	14355 COMMERCE WAY MIAMI LAKES FL USA 33016
504-27-418	FIERRO RICARDO/GRISELA G	21809 W PIMA ST BUCKEYE 85326	21809 W PIMA ST BUCKEYE AZ USA 85326
504-27-419	XUANLING HOLDINGS LLC	21801 W PIMA ST BUCKEYE 85326	15900 W SHERIDAN ST GOODYEAR AZ USA 85395
504-27-526	SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIATION		1600 W BROADWAY RD STE 200 TEMPE AZ USA 85282
504-27-785	GEHAN HOMES OF ARIZONA LLC	1396 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-786	GEHAN HOMES OF ARIZONA LLC	1384 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-787	GEHAN HOMES OF ARIZONA LLC	1372 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-788	GEHAN HOMES OF ARIZONA LLC	1360 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-789	GEHAN HOMES OF ARIZONA LLC	1348 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-790	GEHAN HOMES OF ARIZONA LLC	1336 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-791	GEHAN HOMES OF ARIZONA LLC	1324 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-792	GEHAN HOMES OF ARIZONA LLC	1312 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-793	GEHAN HOMES OF ARIZONA LLC	1300 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-794	GEHAN HOMES OF ARIZONA LLC	21598 W YAVAPAI ST BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-795	GEHAN HOMES OF ARIZONA LLC	21594 W YAVAPAI ST BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-803	GEHAN HOMES OF ARIZONA LLC	1329 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-804	GEHAN HOMES OF ARIZONA LLC	1341 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-805	GEHAN HOMES OF ARIZONA LLC	1353 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-806	GEHAN HOMES OF ARIZONA LLC	1363 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-807	GEHAN HOMES OF ARIZONA LLC	1375 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-808	GEHAN HOMES OF ARIZONA LLC	1385 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-809	GEHAN HOMES OF ARIZONA LLC	1397 S 216TH AVE BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-845	GEHAN HOMES OF ARIZONA LLC	21595 W PAPAGO ST BUCKEYE 85326	1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-846	GEHAN HOMES OF ARIZONA LLC		1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-849	GEHAN HOMES OF ARIZONA LLC		1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-850	GEHAN HOMES OF ARIZONA LLC		1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-27-851	GEHAN HOMES OF ARIZONA LLC		1501 W FOUNTAINHEAD PKWY STE 150 TEMPE AZ USA 85282
504-61-127	PEREZ GRISELDA/SERGIO	1526 S 216TH AVE BUCKEYE 85326	1526 S 216TH AVE BUCKEYE AZ USA 85326
504-61-128	COX LAMONT/LASHAWNA DONAE	21602 W SONORA ST BUCKEYE 85326	21602 W SONORA ST BUCKEYE AZ USA 85326
504-61-195	SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIAITON INC	1530 S 216TH AVE BUCKEYE 85326	1600 W BROADWAY RD STE 200 TEMPE AZ USA 85282
504-61-196	SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIAITON INC	1530 S 216TH AVE BUCKEYE 85326	1600 W BROADWAY RD STE 200 TEMPE AZ USA 85282

May 28th, 2024

Re: Proposed Vertical Bridge Site: AZ-7073 Buckeye – APN: 504-21-033D

Dear Neighbors,

This letter serves as notification for an upcoming Planning and Zoning Hearing for Conditional Use Permit (PLZU-23-00007). The CUP includes a request to install a new Wireless Communications Facility (WCF) at parcel 504-21-033D (21699 W Yuma Rd, Buckeye, AZ 85326).

As an integral part of the Conditional Use Permit process, the City of Buckeye requires that a notification letter be sent to residents within a radius of 300 feet from the proposed WCF site. This meeting will provide the public with site-specific information regarding the proposal and offer an opportunity for the Planning and Zoning Commission to vote on the project.

Here are the specifics for the Planning and Zoning Hearing:

Date: July 9th, 2024
Time: 6:00 PM
Location: 530 East Monroe Avenue, Buckeye, AZ 85326

Vertical Bridge's proposal includes the installation of a 110-foot WCF clock tower design, with an overall height of 120 feet, designed to accommodate multiple major wireless carriers. The associated equipment will be securely enclosed within an 8-foot high CMU wall compound at the base of the tower. This WCF will significantly enhance wireless coverage in the City of Buckeye and, most importantly, improve E911 services.

Should you have any questions, please do not hesitate to reach out to me at 707-656-9103 or via email at re@state48consulting.com. Our Development Services department contact is Jennifer Fostino, who can be reached at (623) 349-6295 or via email at jfostino@buckeyeaz.gov.Sincerely,

Shannon McCrea

Director of Operations
State 48 Development Consulting
Representing Vertical Bridge
re@state48consulting.com
707-656-9103

May 28th, 2024

Re: Proposed Vertical Bridge Site: AZ-7073 Buckeye – APN: 504-21-033D

Dear Neighbors,

This letter serves as notification for an upcoming Planning and Zoning Hearing for Conditional Use Permit (PLZU-23-00007) for the following parcels:

504-27-785	504-27-790	504-27-795	504-27-807	504-27-849
504-27-786	504-27-791	504-27-803	504-27-808	504-27-850
504-27-787	504-27-792	504-27-804	504-27-809	504-27-851
504-27-788	504-27-793	504-27-805	504-27-845	
504-27-789	504-27-794	504-27-806	504-27-846	

The CUP includes a request to install a new Wireless Communications Facility (WCF) at parcel 504-21-033D (21699 W Yuma Rd, Buckeye, AZ 85326).

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Sincerely,

Shannon McCrea

Director of Operations
State 48 Development Consulting
Representing Vertical Bridge
re@state48consulting.com
707-656-9103

OCCUPANCY CONSTRUCTION TYPE

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

FLOOR ZONE INFORMATION

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICAIONS SITE IS LOCATED IN ZONE "X", WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS PER, COMMUNITY PANEL NO. 06067C0302H, DATED 08/16/2012.

SITE INFORMATION

TOWER OWNER:	THE TOWERS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487
SITE ADDRESS:	21699 W YUMA RD, BUCKEYE, AZ 85326
COUNTY:	MARICOPA COUNTY
LATITUDE (NAD 83): LONGITUDE (NAD 83): GROUND ELEVATION:	33° 26' 04.88"(33.434611) 112° 31' 08.87"(-112.519194) 1032.0'
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	CC
CITY:	BUCKEYE
TAX/PIN #:	504-21-033D
POWER PROVIDER:	APS
TELCO PROVIDER:	CENTURY LINK

SCOPE OF WORK

TOWER SCOPE OF WORK:

- ADD (3) PROPOSED HCS 6X24 TRUNK HYBRIFLEX @ 131'
- ADD (6) PROPOSED RADIOS, (2) PER SECTOR
- ADD (6) PROPOSED ANTENNAS, (2) PER SECTOR
- ADD (1) PROPOSED CLOCK TOWER WITH ANTENNA MOUNTS
- ADD (9) PROPOSED JUMPER CABLES @ 15'

GROUND SCOPE OF WORK:

- ADD (3) EXCESS FIBER BOX
- ADD (1) PROPOSED HPL3.1 CABINET
- ADD (1) PROPOSED BATTERY CABINET
- ADD (2) PROPOSED H-FRAME
- ADD (1) PROPOSED METER WITH PULL-OUT BREAKER
- ADD (1) PROPOSED CIENA UNIT
- ADD (1) PROPOSED 225 AMP PPC
- ADD (4) PROPOSED LED LIGHT WITH 2 HOUR TIMER
- ADD (1) PROPOSED TELCO CABINET WITH DC FAN
- ADD (1) PROPOSED ICE BRIDGE

TENANT SITE NUMBER : PH62300
VERTICAL BRIDGE : US-AZ-7073
21699 W YUMA RD
BUCKEYE, AZ 85326
MARICOPA COUNTY
ZONING DRAWINGS

VICINITY MAP

ENLARGED VICINITY MAP

DRAWING INDEX

SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET & PROJECT DATE	0
LS-1	SITE SURVEY	0
LS-2	SITE SURVEY	0
GP-1	GRADING PLAN	0
GP-2	ACCESS ROAD AND PROFILE PLAN	0
GP-2.1	ACCESS ROAD AND PROFILE PLAN	0
GP-3	GRADING & EROSION CONTROL DETAILS	0
GP-4	GRADING & EROSION CONTROL DETAILS	0
GP-5	GRADING, SEDIMENT, & EROSION CONTROL PLANS	0
Z-1	OVERALL SITE PLAN	0
Z-2	FIRE ACCESS PLAN	0
Z-3	COMPOUND FLOOR PLAN	0
Z-4	TOWER ELEVATION	0
Z-5	TOWER ELEVATION	0
Z-6	ANTENNA PLAN	0

CONTACT INFORMATION

PROPERTY OWNER:	CITY OF BUCKEYE 530 E MONROE AVE BUCKEYE, AZ 85326 CONTACT: SCOTT LOWE PHONE: (623) 349-6815
APPLICANT:	THE TOWERS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487 CONTACT:MORRIS MICKELSON PHONE: (480) 964-8822
A&E:	STATE 48 DEVELOPMENT CONSULTING 14301 N. 87TH ST. #105 SCOTTSDALE, AZ 85260 CONTACT: DARIO MENDOZA PHONE: (480) 242-2477

DRIVING DIRECTIONS (FROM SKY HARBOR INTERNATIONAL AIRPORT)

DEPART PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, 3400 SKY HBR BLVD, PHOENIX, AZ 85034. HEAD EAST ON SKY HBR BLVD. USE THE LEFT LANE TO STAY ON SKY HBR BLVD. SLIGHT LEFT TOWARD SKY HBR BLVD W. TURN LEFT ONTO SKY HBR BLVD W. KEEP LEFT TO STAY ON SKY HBR BLVD W, FOLLOW SIGNS FOR DOWNTOWN/PHOENIX/I-10 W/AZ-51/AZ-202 LOOP. MERGE ONTO I-10 W. TAKE EXIT 120 TOWARD N VERRADO WAY. USE THE LEFT LANE TO KEEP LEFT AT THE FORK AND CONTINUE TOWARD N VERRADO WAY. TURN LEFT ONTO N VERRADO WAY. TURN RIGHT ONTO W YUMA RD. TURN LEFT. TURN RIGHT. ARRIVE AT PROPOSED LOCATION.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS 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

CODE TYPE	CODE
BUILDING	2018 IBC
MECHANICAL	2018 IMC
ELECTRICAL	2017 NEC

"PROPOSED WORK IS COMPLIANT WITH 6409(a) ELIGIBLE FACILITIES REQUEST CRITERIA"

EMERGENCY CONTACT INFORMATION

VB NOC: 877-589-6411

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

LICENSURE:

PRELIMINARY NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	DM	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

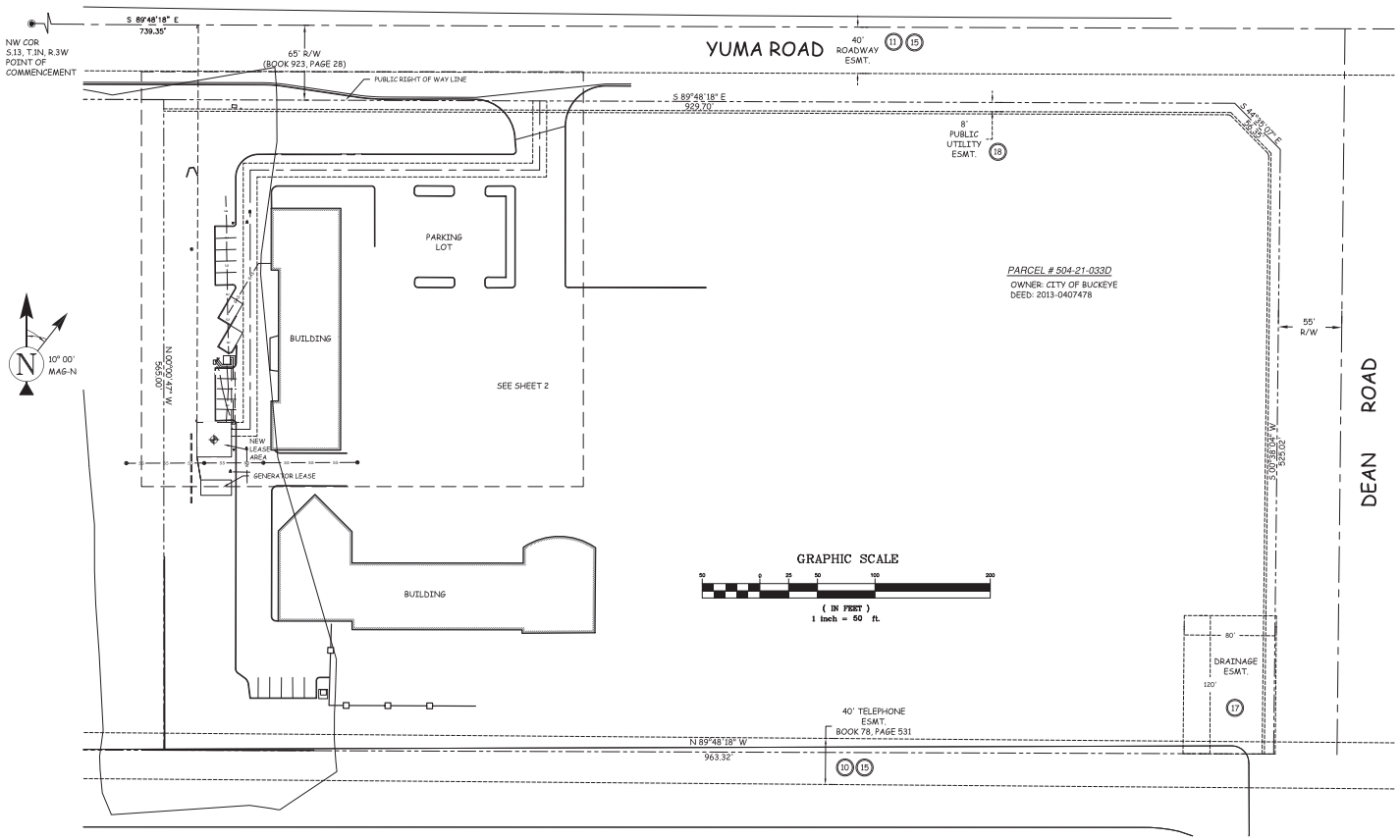
REV	DATE	DESCRIPTION
0	04/16/2024	ZONING DRAWINGS
1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
TITLE SHEET & PROJECT DATE

SHEET NUMBER
T-1



PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP STAMPED 29891, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 13, BEARS NORTH 89 DEGREES 50 MINUTES 17 SECONDS EAST, 2649.58 FEET, SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE BASIS FOR THE BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES, 50 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, 709.61 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS EAST, 65.00 FEET TO A LINE WHICH IS 65.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES 17 SECONDS EAST, ALONG SAID PARALLEL LINE, 929.70 FEET;

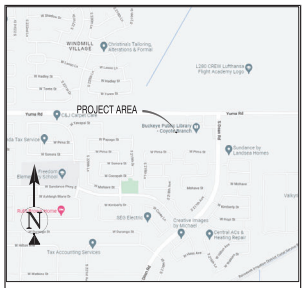
THENCE SOUTH 44 DEGREES 56 MINUTES 32 SECONDS EAST, 56.35 FEET TO A LINE WHICH IS 55.00 FEET WEST OF, AND PARALLEL WITH, THE MONUMENT LINE OF DEAN ROAD, AS SHOWN ON THE MAP OF DEDICATION FOR SUNDANCE PHASE 2D, RECORDED IN BOOK 711 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG SAID PARALLEL LINE, 525.02 FEET TO A LINE WHICH IS 630.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 50 MINUTES 17 SECONDS WEST, ALONG SAID PARALLEL LINE, 963.32 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 12 SECONDS WEST, 565.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS



VICINITY MAP – N.T.S.

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINS TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA CENTRAL ZONE ; DETERMINED BY GPS OBSERVATIONS.*

SURVEY DATE

12.19.2022

SURVEYOR'S NOTES

SURVEY PERFORMED FOR VB BTSII LLC.

REFERENCE IS MADE TO THE TITLE REPORT ORDER VTB-143010-C, ISSUED BY TOWER AGENCY, LLC, DATED 11/28/22.
ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). 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.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
ACCESS & UTILITY EASEMENTS TERMINATE AT THE RIGHT OF WAY OF YUMA ROAD A PUBLIC RIGHT OF WAY

PROJECT INFORMATION

SCHEDULE B EXCEPTIONS:

TITLE REPORT ORDER #VTB-143010-C, ISSUED BY TOWER AGENCY, LLC, DATED 11/28/22.

EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED

10. RIGHT OF WAY BETWEEN STATE LAND DEPARTMENT OF THE STATE OF ARIZZONA; AND AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, A CORPORATION, DATED AUGUST 30, 1946 AND RECORDED SEPTEMBER 25, 1946 IN (BOOK) 78 (PAGE) 531, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
11. INDENTURE BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES; AND THE COUNTY OF MARICOPA, STATE OF ARIZONA, DATED JULY 3, 1968 AND RECORDED JULY 15, 1968 IN (BOOK) 7179 (PAGE) 163, (INSTRUMENT) 19680715, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DESIGNATED COUNTY ROAD" DATED MARCH 10, 1987 AND RECORDED MARCH 10, 1987 IN (BOOK 31 (PAGE) 20, IN MARICOPA COUNTY, ARIZONA. (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DESIGNATED COUNTY ROAD" DATED MARCH 16, 1987 IN (BOOK) 31 (PAGE) 35, (INSTRUMENT) 87 15433 IN MARICOPA COUNTY, ARIZONA. (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
14. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RESULTS OF SURVEY" DATED JANUARY 8, 2002 AND RECORDED JANUARY 8, 2002 IN (BOOK) 581 (PAGE) 34, (INSTRUMENT) 20020020383 IN MARICOPA COUNTY, ARIZONA (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
15. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RESULT OF SURVEY" DATED APRIL 20, 2004 AND RECORDED APRIL 20, 2004 IN (BOOK) 681 (PAGE) 5, (INSTRUMENT) 2004-0416969 IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
16. DRAINAGE EASEMENT BETWEEN YUMA & DEAN, L.L.C., AN ARIZONA LIMITED LIABILTY COMPANY; AND THE TOWN OF BUCKEYE, A MUNICIPAL CORPORATION, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 IN (INSTRUMENT) 2005-0148654, IN MARICOPA COUNTY, ARIZONA. (NOT PLOTTED, NOT WITHIN PARENT PARCEL LIMITS)
17. DRAINAGE EASEMENT BETWEEN YUMA & DEAN, L.L.C., AN ARIZONA LIMITED LIABILTY COMPANY; AND THE TOWN OF BUCKEYE, A MUNICIPAL CORPORATION, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 IN (INSTRUMENT) 2005-0148655, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)
18. PUBLIC UTILITIES EASEMENT BETWEEN YUMA & DEAN, L.L.C., AN ARIZONA LIMITED LIABILTY COMPANY; AND THE TOWN OF BUCKEYE, A MINICIPAL CORPORATION OF THE STATE OF ARIZONA, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 IN (INSTRUMENT) 2005-0148656, IN MARICOPA COUNTY, ARIZONA. (PLOTTED, PARENT PARCEL LIMITS, NOT WITHIN LEASE AREA)

(#) SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ARIZONA.

SIGNED 11/15/23
JEFF R. COOK AZ Reg. No. 28719 Date
My License renewal date is March 31, 2025

REGISTERED LAND SURVEYOR CERTIFICATE NO. 28719 JEFF R. COOK Date Signed ARIZONA, U.S.A.
EXPIRES: 3/31/2025

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

POB	POINT OF BEGINNING	0000.0	SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT		WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK		ELECTRIC MANHOLE
BCHH	BRASS CAP IN HANDHOLE		TELCO MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED

OVERHEAD ELECTRIC — PROPERTY LINE — BARBED WIRE FENCE

FEMA FLOOD INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04013	040039	2120	L	10/16/2013	X

CLIENT:

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
(561)-948-6387

PLANS PREPARED FOR:

State 48 Development Consulting
WWW.STATE48CONSULTING.COM
14301 N. 87th STREET #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

PLANS PREPARED BY:

Western Geomatics Services
2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax

THESE DRAWINGS ARE PROPRIETARY, COPYWRITTEN AND THE PROPERTY OF T–MOBILE AND PRODUCED SOLELY FOR THE USE OF OUR PROJECT DEVELOPMENT. ANY REPRODUCTION, DISTRIBUTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT OF T–MOBILE.

PROJECT NUMBER	DRWN BY	CHK'D BY
PH-68212	CB	JC

REVISIONS

1	1/16/23	SUBMITTAL
1	1/19/23	COMMENTS
1	1/30/23	COMMENTS
1	4/20/23	COMMENTS
1	4/28/23	NEW LEASE
1	11/15/23	NEW EASEMENT

SITE NAME

PH62300
US–AZ–7073
SUNDANCE PKWY

SITE ADDRESS

21699 W YUMA RD.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET TITLE

SITE SURVEY

SHEET NUMBER

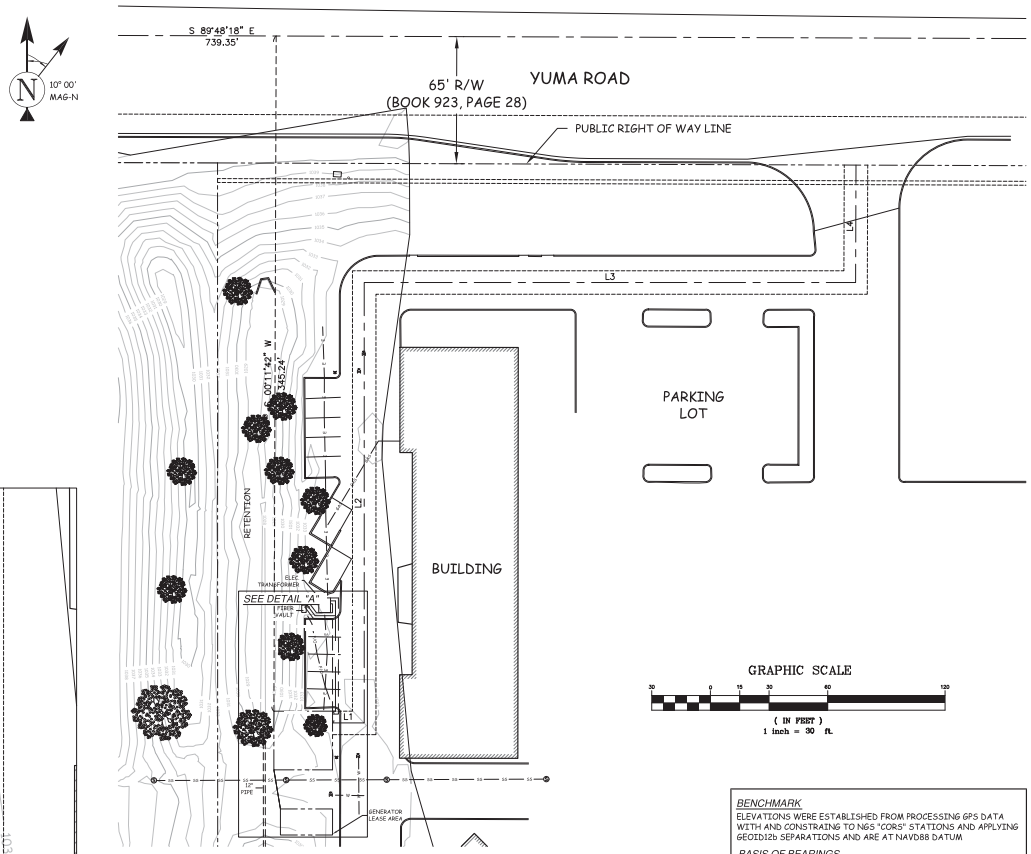
LS–1

LEGEND

POB	POINT OF BEGINNING		SPOT ELEVATION
POT	POINT OF TERMINUS		POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT		WATER CONTROL VALVE
ROW	RIGHT OF WAY		FIRE HYDRANT
DW	DRIVEWAY		POWER POLE
SW	SIDEWALK		ELECTRIC MANHOLE
BCHH	BRASS CAP IN HANDHOLE		TELCO MANHOLE
BCFL	BRASS CAP FLUSH		FOUND AS NOTED

OVERHEAD ELECTRIC — PROPERTY LINE — BARBED WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	16.19'
L2	N 00°00'00" W	225.18'
L3	S 90°00'00" E	251.26'
L4	N 00°11'42" E	60.05'

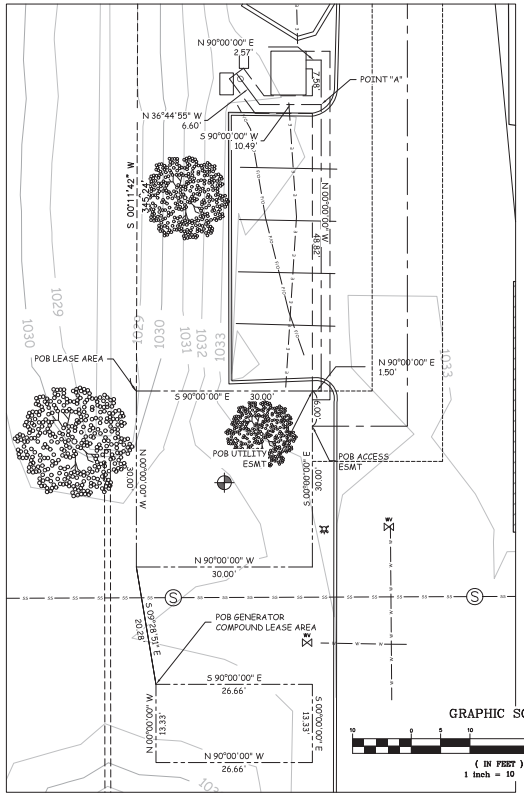


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DETAIL "A"



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 26' 04.88" NORTH (NAD83)
LONGITUDE 112° 31' 08.87" WEST (NAD83)
ELEVATION 1032.00' (NAVD88)

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ARIZONA.

SIGNED 11/15/23
JEFF R. COOK AZ Reg. No. 28719 Date
My License renewal date is March 31, 2025

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EXPIRES: 3/31/2025

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA CENTRAL ZONE , DETERMINED BY GPS OBSERVATIONS.*

SURVEY DATE

12.19.2022

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ACCESS & UTILITY EASEMENTS TERMINATE AT THE RIGHT OF WAY OF YUMA ROAD A PUBLIC RIGHT OF WAY

UTILITY NOTES

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PROJECT INFORMATION

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00°11'42" WEST 345.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST 30.00 FEET;
THENCE SOUTH 00°00'00" EAST 30.00 FEET;
THENCE SOUTH 90°00'00" WEST 30.00 FEET;
THENCE NORTH 00°00'00" WEST 30.00 FEET TO THE POINT OF BEGINNING.

SAID PORTION HAVING AN AREA OF 900 SQ. FT. MORE OR LESS.

GENERATOR COMPOUND LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 09°28'51" EAST A DISTANCE OF 20.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 26.66 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 13.33 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 26.66 FEET;
THENCE NORTH 00°00'00" WEST A DISTANCE OF 13.33 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT LEGAL DESCRIPTION

A 12 FOOT ACCESS EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00°11'42" WEST 345.24 FEET; THENCE SOUTH 90°00'00" EAST 30.00 FEET;
THENCE SOUTH 00°00'00" EAST 6.00 FEET TO THE POINT OF BEGINNING OF SAID ACCESS EASEMENT LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE NORTH 90°00'00" EAST 16.19 FEET;
THENCE NORTH 00°00'00" WEST 225.18 FEET;
THENCE NORTH 90°00'00" EAST 251.26 FEET;
THENCE NORTH 00°11'42" 60.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF YUMA ROAD, SIDELINES OF SAID EASEMENT EXTEND OR RETRACT TO SAID RIGHT OF WAY LINE.

HAVING A TOTAL LENGTH OF 552.68 FEET MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION

A 3 FOOT UTILITY EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOWN OF BUCKEYE BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°48'18" EAST ALONG THE NORTH LINE OF SAID SECTION 13, 739.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°11'42" WEST 345.24 FEET; THENCE SOUTH 90°00'00" EAST 30.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID UTILITY EASEMENT LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE CONTINUING SOUTH 90°00'00" EAST 1.50 FEET;
THENCE NORTH 00°00'00" WEST 48.82 FEET TO A POINT HEREBY DESIGNATED AS POINT "A";
THENCE CONTINUING NORTH 00°00'00" WEST 7.58 FEET;
NORTH 90°00'00" EAST 2.57 FEET TO THE POINT OF TERMINUS.

ALSO INCLUDING THE FOLLOWING CENTERLINE OF SAID EASEMENT LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SAID POINT "A" THENCE SOUTH 90°00'00" WEST 10.49 FEET;
THENCE NORTH 36°44'55" WEST 6.60 FEET TO THE POINT OF TERMINUS.

HAVING A TOTAL LENGTH OF 77.56 FEET MORE OR LESS.

LEGAL DESCRIPTIONS

CLIENT:

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
(561)-948-6367

PLANS PREPARED FOR:

State 48 Development Consulting
WWW.STATE48CONSULTING.COM
14301 N. 87th STREET #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

PLANS PREPARED BY:

Western Geomatics Services
2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax

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PROJECT NUMBER	DRWN BY	CHKD BY
PH-68212	CB	JC

REVISIONS

1	1/16/23	SUBMITTAL
1	1/19/23	COMMENTS
1	1/30/23	COMMENTS
1	4/20/23	COMMENTS
1	4/28/23	NEW LEASE
1	11/15/23	NEW EASEMENT

SITE NAME

PH62300
US-AZ-7073
SUNDANCE PKWY

SITE ADDRESS

21699 W YUMA RD.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-2

Co — CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

Sdl — TYPE C SEDIMENT BARRIER – TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

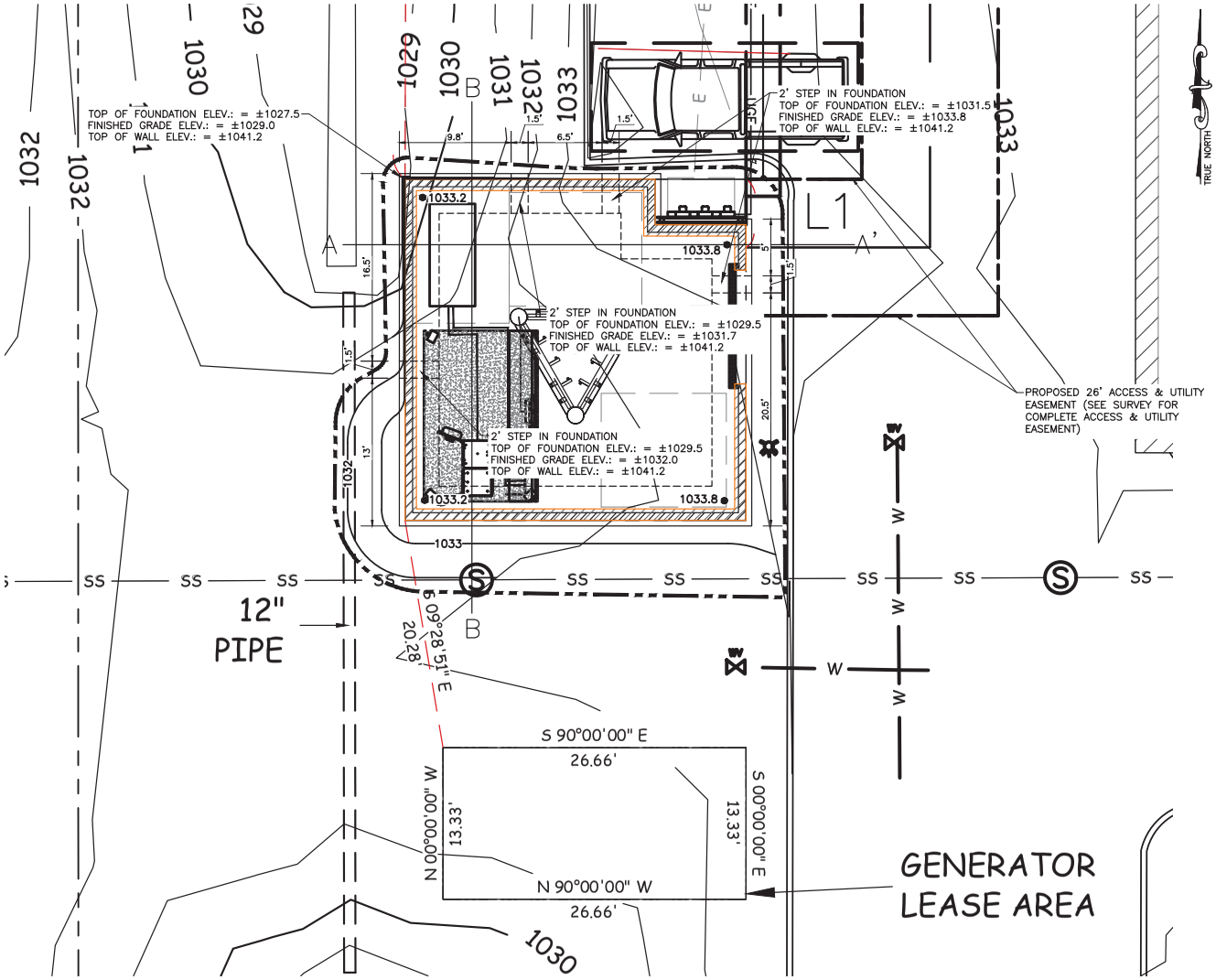
Ds2 — DISTURBED AREA STABILIZATION (TEMPORARY) – TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.

Ds3 — DISTURBED AREA STABILIZATION (PERMANENT) – TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS

Du — DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY STATE 48 CONSULTING, FOR ADDITIONAL DESIGN PLANS.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICAONS SITE IS LOCATED IN ZONE "X", WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS PER, COMMUNITY PANEL NO. 06067C0302H, DATED 08/16/2012.



1 GRADING PLAN

SCALE: 1" = 10'

10' 0' 5' 10'

verticalbridge

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

SMW ENGINEERING GROUP, INC.

SMW #: 23-1336

DRAWN BY:	JWT
CHECKED BY:	JCS

REV	DATE	DESCRIPTION
0	11/13/2023	ISSUED FOR CLIENT REVIEW

CA #: AZ 16474-0

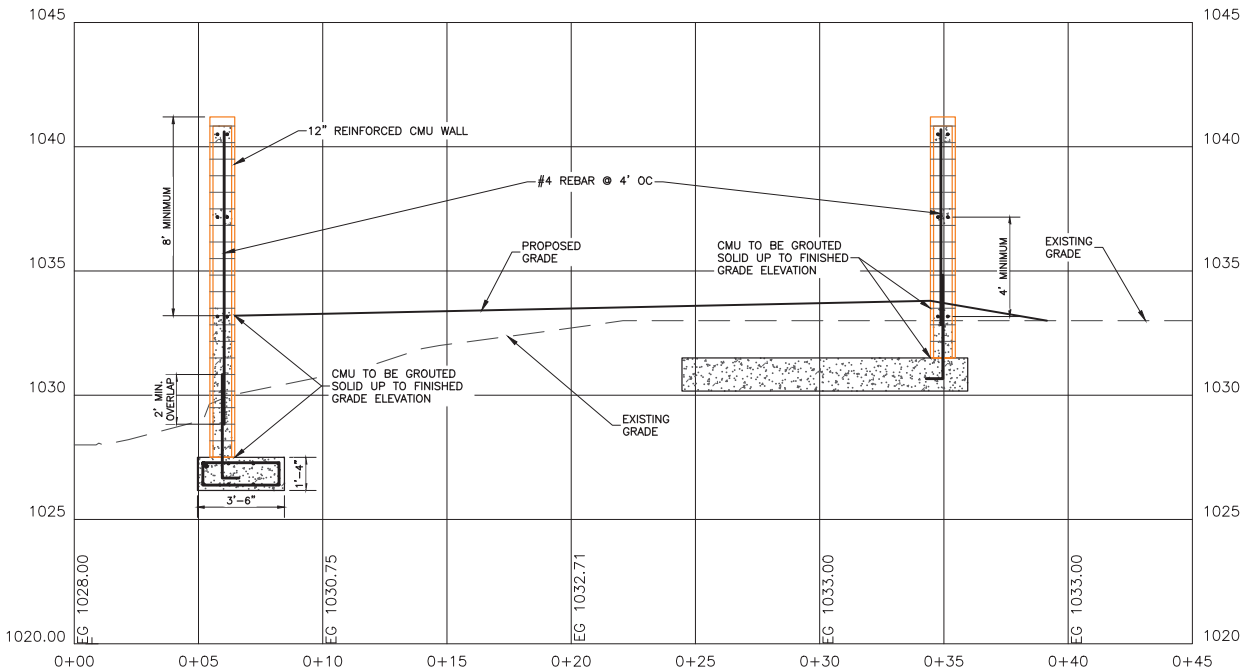
Registered Professional Engineer (Civil) CERTIFICATE No. 51204 JEREMY C. SHERIT Date Signed 11/13/2023 ARIZONA U.S.A.

EXPIRES 09/30/2025

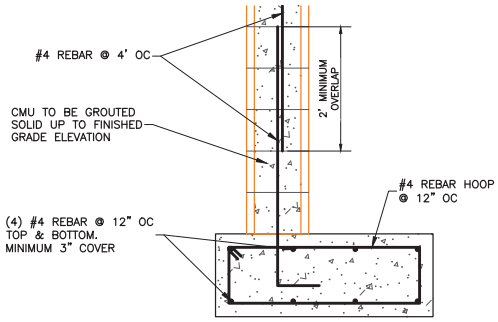
PROJECT #
US-AZ-7073
FA #
N/A
SITE NAME:
BUCKEYE
SITE ADDRESS:
21699 W YUMA RD.
BUCKEYE, AZ 85326

SHEET TITLE
GRADING PLAN

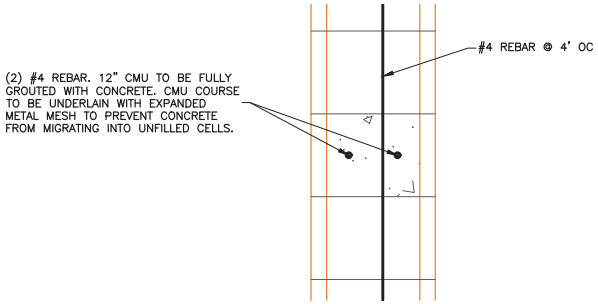
SHEET NUMBER
GP-1



A - A'



FOUNDATION DETAIL



BOND BEAM DETAIL

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14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

SMW ENGINEERING GROUP, INC.

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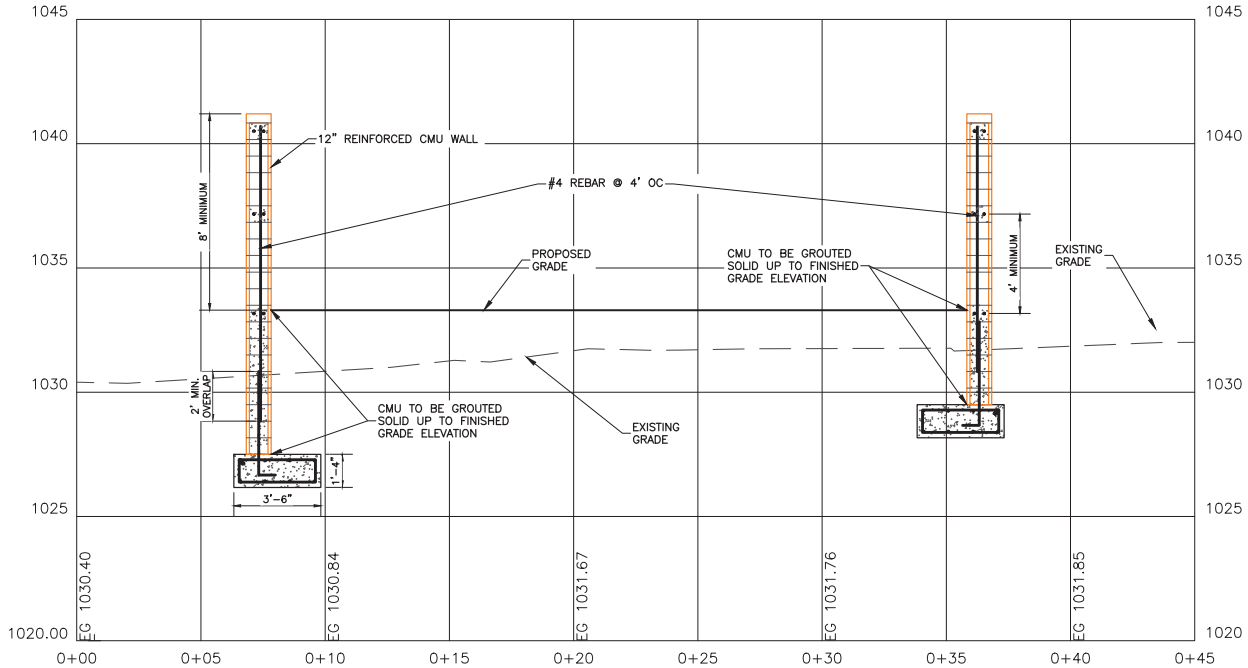
Registered Professional Engineer (Civil) CERTIFICATE No. 51204 JEREMY C. SHARP Date Signed 11/13/2023 ARIZONA U.S.A.

EXPIRES 09/30/2025

PROJECT #
US-AZ-7073
FA #
N/A
SITE NAME:
BUCKEYE
SITE ADDRESS:
21699 W YUMA RD.
BUCKEYE, AZ 85326

SHEET TITLE
ACCESS ROAD PROFILE PLAN

SHEET NUMBER
GP-2



B - B'

vertical bridge

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14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

SMW ENGINEERING GROUP, INC.

SMW #: 23-1336

DRAWN BY:	JWT
CHECKED BY:	JCS

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CA #: AZ 16474-0

Registered Professional Engineer (Civil) CERTIFICATE No. 51204 JEREMY C. SHARP Date Signed 11/13/2023 ARIZONA U.S.A.

EXPIRES 09/30/2025

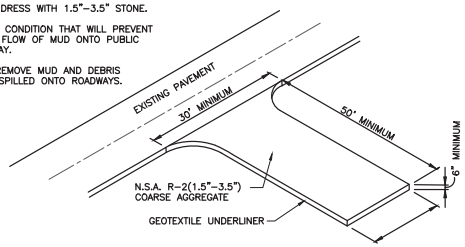
PROJECT #
US-AZ-7073
FA #
N/A
SITE NAME:
BUCKEYE
SITE ADDRESS:
21699 W YUMA RD.
BUCKEYE, AZ 85326

SHEET TITLE
ACCESS ROAD PROFILE PLAN

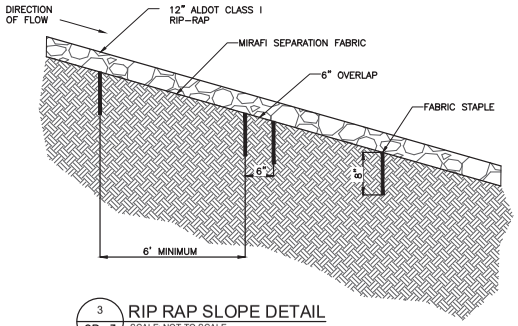
SHEET NUMBER
GP-2.1

MAINTENANCE:
1. PERIODICALLY DRESS WITH 1.5"–3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY.
3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

Co

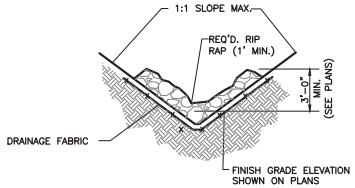


1 / GP–3 CONTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



3 / GP–3 RIP RAP SLOPE DETAIL
SCALE: NOT TO SCALE

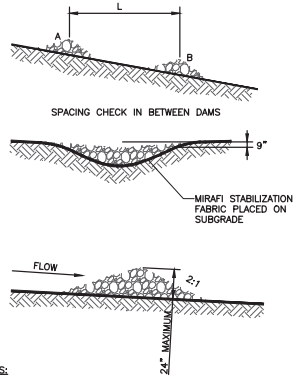
LEFT BLANK INTENTIONALLY



5 / GP–3 TYPICAL RIP RAP DITCH DETAIL
SCALE: NOT TO SCALE

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

Cd

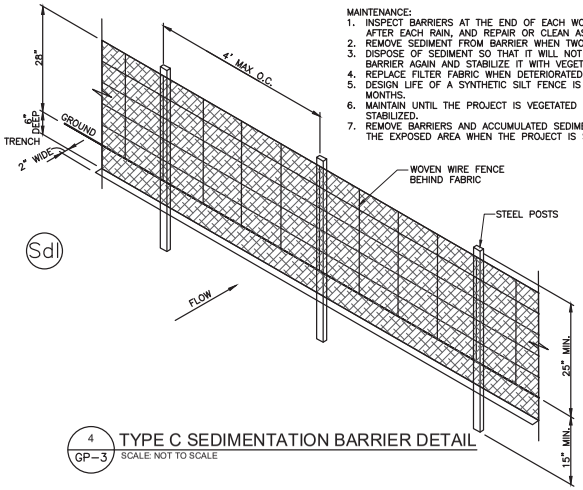


NOTES:
1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 – 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT.

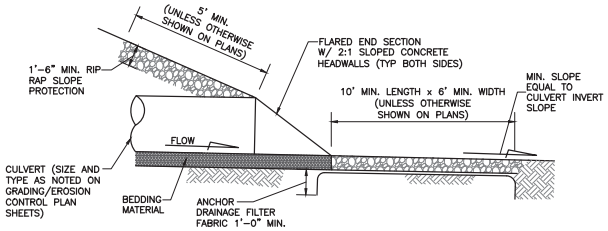
6 / GP–3 CHECK DAM DETAIL
SCALE: NOT TO SCALE

MAINTENANCE:
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
2. REMOVE SEDIMENT FROM BARRIER WHEN TWO–THIRDS FULL.
3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
4. REPLACE FILTER FABRIC WHEN DETERIORATED.
5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

Sdl



4 / GP–3 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: NOT TO SCALE



7 / GP–3 TYPICAL CULVERT OUTFALL DETAIL
SCALE: NOT TO SCALE

IF REQUIRED.

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SMW ENGINEERING GROUP, INC.
SMW #: 23–1336

DRAWN BY:	JWT
CHECKED BY:	JCS

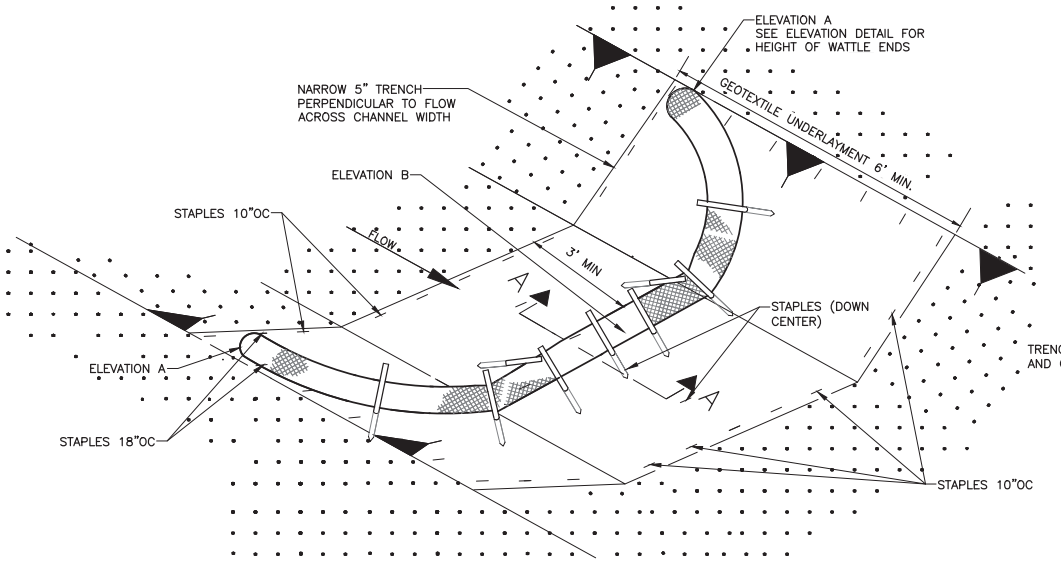
REV	DATE	DESCRIPTION
0	11/13/2023	ISSUED FOR CLIENT REVIEW

CA #: AZ 16474–0
Registered Professional Engineer (Civil) CERTIFICATE No. 51204 JEREMY C. SHERIT Date Signed 11/13/2023 ARIZONA U.S.A.
EXPIRES 09/30/2025

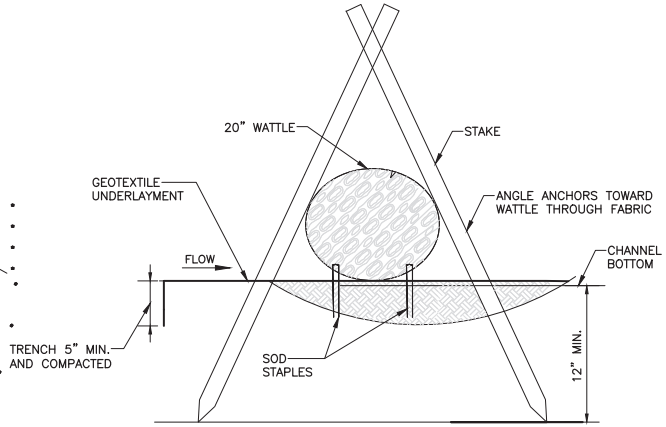
PROJECT #
US–AZ–7073
FA #
N/A
SITE NAME:
BUCKEYE
SITE ADDRESS:
21699 W YUMA RD.
BUCKEYE, AZ 85326

SHEET TITLE
GRADING & EROSION CONTROL DETAILS

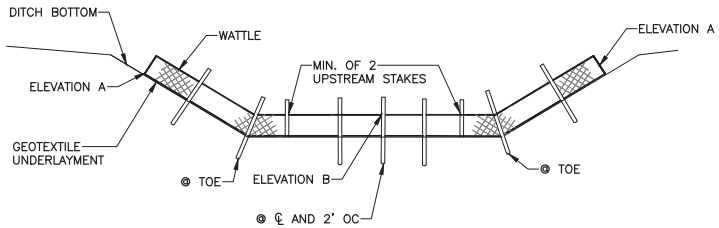
SHEET NUMBER
GP-3



DETAIL (DITCH CHECK)



SECTION A–A



ELEVATION DETAIL

NOTE: END POINTS A MUST BE HIGHER THAN FLOWLINE POINT B

NOTES:

1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

2 GP-4 TYPICAL RIP RAP DITCH SECTION
SCALE: N.T.S.

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SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

SMW ENGINEERING GROUP, INC.

SMW #: 23-1336

DRAWN BY: JWT
CHECKED BY: JCS

REV	DATE	DESCRIPTION
0	11/13/2023	ISSUED FOR CLIENT REVIEW

CA #: AZ 16474-0

Registered Professional Engineer (Civil)
CERTIFICATE No. 51204
JEREMY C. SHORT
Date Signed 11/13/2023
ARIZONA U.S.A.
EXPIRES 09/30/2025

PROJECT #
US-AZ-7073
FA #
N/A
SITE NAME:
BUCKEYE
SITE ADDRESS:
21699 W YUMA RD.
BUCKEYE, AZ 85326

SHEET TITLE
GRADING & EROSION CONTROL DETAILS

SHEET NUMBER
GP-4

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8–10 LB. 30–40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8–10 LB. 30–40 LB. 30–50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEEPING LOVE GRASS	2–3 BU. 20–25 LB. 4–6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8–10 LB. 30–40 LB. 30–50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDEZA SUDAN ANNUAL	2–3 BU. 30–40 LB. 20–25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4–6 LB. 5–6 LB. 40–60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4–6 LB. 35 LB. 30–40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4–6 LB. 5–6 LB. 40–60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4–6 LB. 35 LB. 30–40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4–6 LB. 5–6 LB. 40–60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4–6 LB. 35 LB. 30–40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	4050 LB. 4–6 LB.		
9. SEPTEMBER			TALL FESCUE	30–50 LB.
10. OCTOBER	WHEAT	2–3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8–10LB. 30–40LB. 30–50 LB.
11. NOVEMBER	WHEAT	2–3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8–10LB. 30–40LB. 30–50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2–3 BU. 40–50 LB. 2–3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8–10LB. 30–40LB. 30–50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE USE UN SCARIFIED, CLEAN HULLED SEED

2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREA AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIP[MENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENT MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER–TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOUR AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES AR AS FOLLOWS.

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75	400 LBS/ ACRE
FERTILIZER, 05–10–15	500 LBS/ ACRE
MULCH (STRAW OR HAY OR	5000LBS/ACRE
WOOD CELLULOSE FIBER MULCH	1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1–6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1–10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1–12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15–8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0–20–20 OR EQUIVALENT) 500 LBS/ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM, SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP:GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER–SEEDER,ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD EITHER BLOWER–TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15	4000 LBS/ACRE
FERTILIZE, 5–10–15	1500 LBS/ACRE
MULCH (STRAY OR HAY)	5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1–6/15
FESCUE	50 LBS	9/1–10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1–2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15–8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0–20–20 OR EQUIVALENT) 800 LBS/ACRE

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

verticalbridge

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480–242–2477 602–821–3567

SMW ENGINEERING GROUP, INC.

SMW #: 23–1336

DRAWN BY: JWT

CHECKED BY: JCS

REV	DATE	DESCRIPTION
0	11/13/2023	ISSUED FOR CLIENT REVIEW

CA #: AZ 16474–0

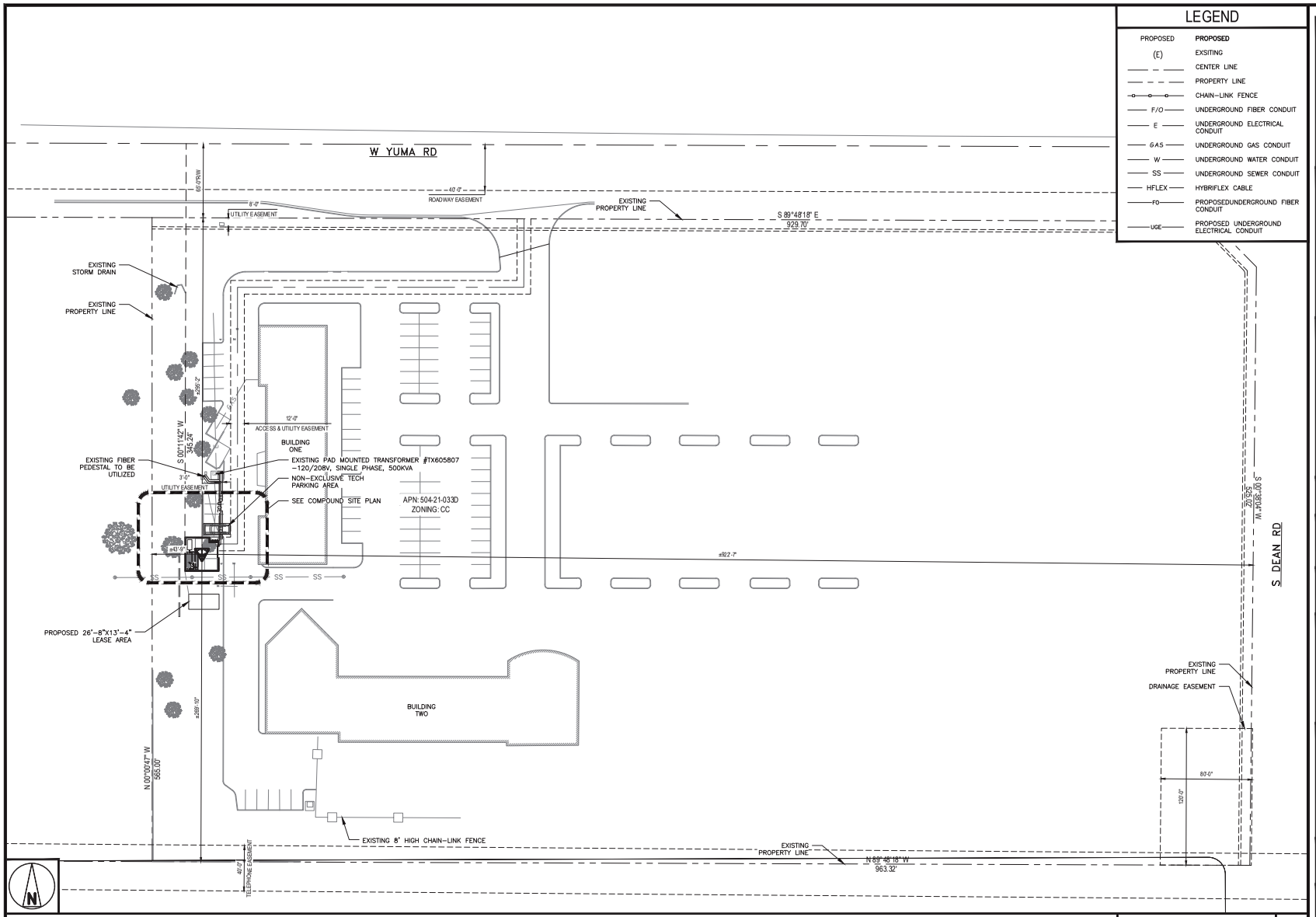
Registered Professional Engineer (Civil) CERTIFICATE No. 51204 JEREMY D. SHERIT Date Signed 11/13/2023 ARIZONA U.S.A.

EXPIRES 09/30/2025

PROJECT #
US–AZ–7073
FA #
N/A
SITE NAME:
BUCKEYE
SITE ADDRESS:
21699 W YUMA RD.
BUCKEYE, AZ 85326

SHEET TITLE
GRADING, SEDIMENT & EROSION CONTROL VEGETATION SPECS

SHEET NUMBER
GP-5



LEGEND

PROPOSED	**PROPOSED**
(E)	EXSITING
	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
F/O	UNDERGROUND FIBER CONDUIT
E	UNDERGROUND ELECTRICAL CONDUIT
GAS	UNDERGROUND GAS CONDUIT
W	UNDERGROUND WATER CONDUIT
SS	UNDERGROUND SEWER CONDUIT
HFLEX	HYBRIFLEX CABLE
FO	PROPOSEDUNDERGROUND FIBER CONDUIT
UGE	PROPOSED UNDERGROUND ELECTRICAL CONDUIT

OVERALL SITE PLAN

40' 20' 0 40' 80'
1"=40'

1

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

LICENSURE:

PRELIMINARY
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
NL	DM	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

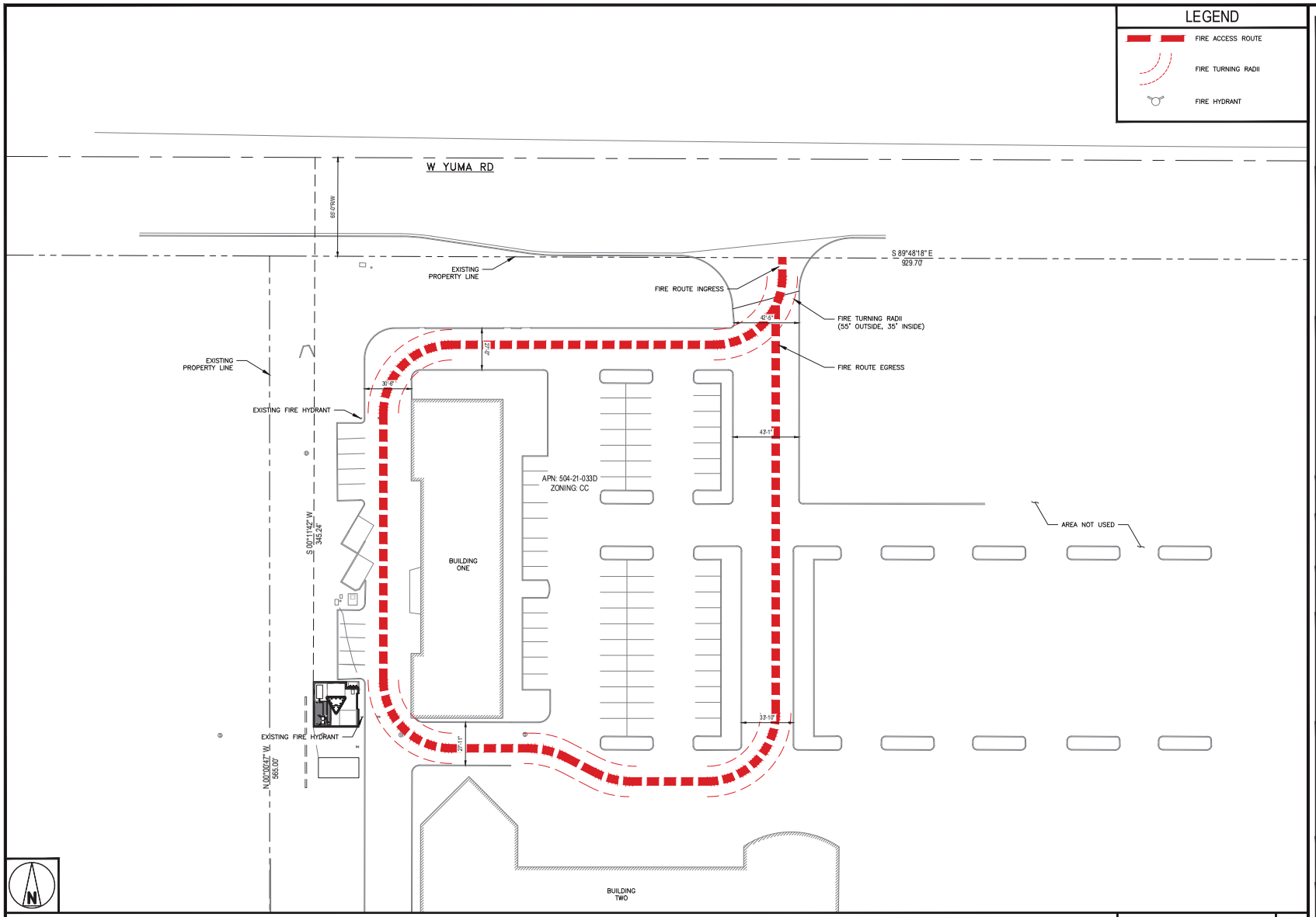
REV	DATE	DESCRIPTION
0	04/16/2024	ZONING DRAWINGS
1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
Z-1



LEGEND

- FIRE ACCESS ROUTE
- FIRE TURNING RADII
- FIRE HYDRANT

PARTIAL FIRE ACCESS PLAN

30' 20' 10' 0 30' 60'
1"=30'

1

CLIENT:

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ZONING DOCUMENTS

SUBMITTALS

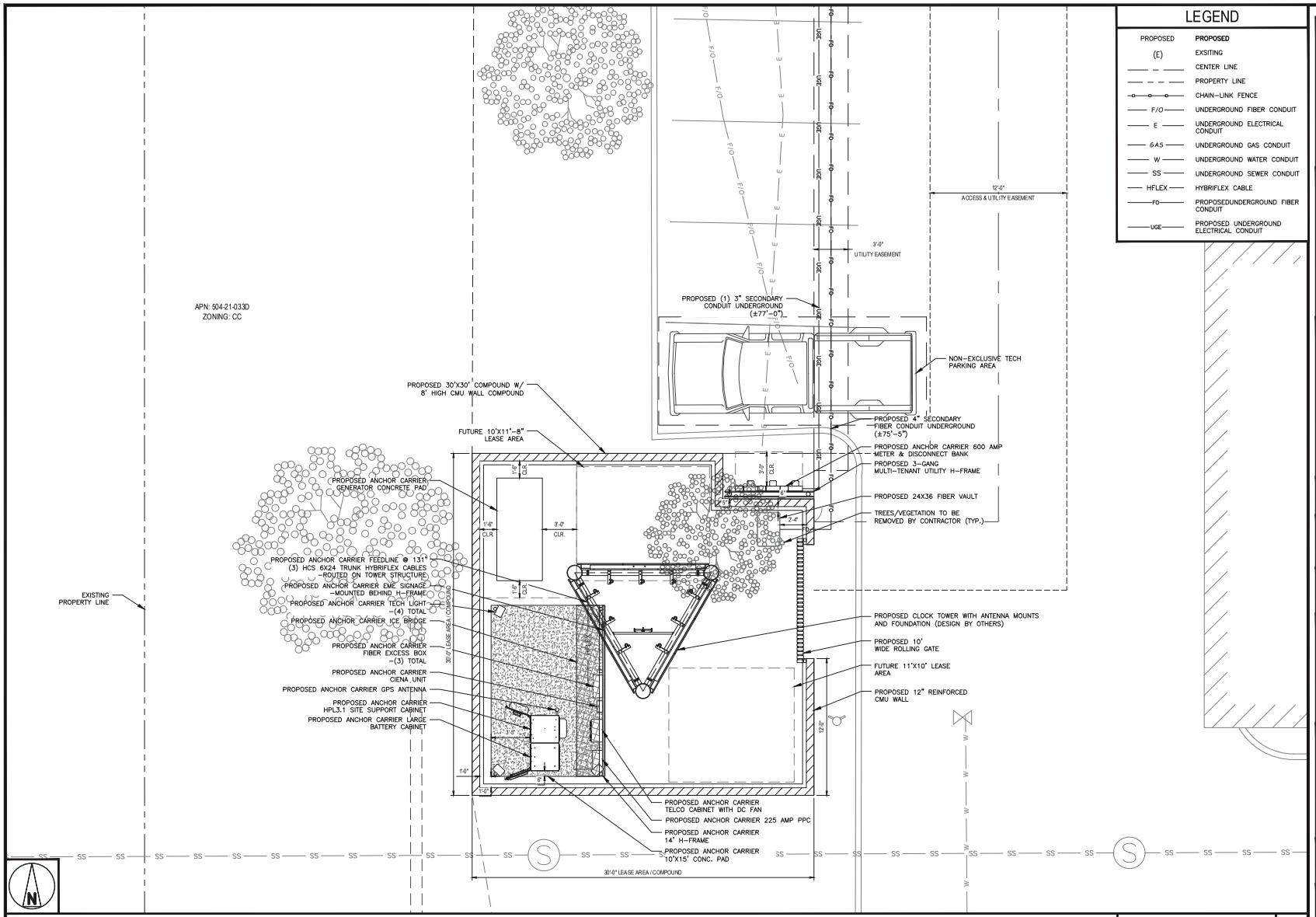
REV	DATE	DESCRIPTION
0	04/16/2024	ZONING DRAWINGS
1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
FIRE
ACCESS PLAN

SHEET NUMBER
Z-2



LEGEND

PROPOSED	PROPOSED
(E)	EXSITING
	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
F/O	UNDERGROUND FIBER CONDUIT
E	UNDERGROUND ELECTRICAL CONDUIT
GAS	UNDERGROUND GAS CONDUIT
W	UNDERGROUND WATER CONDUIT
SS	UNDERGROUND SEWER CONDUIT
HFLEX	HYBRIFLEX CABLE
FO	PROPOSEDUNDERGROUND FIBER CONDUIT
UGE	PROPOSED UNDERGROUND ELECTRICAL CONDUIT

COMPOUND FLOOR PLAN

4' 2' 0 4' 8'
1/4"=1'-0"

1

CLIENT:

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PLANS PREPARED BY:

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NL	DM	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

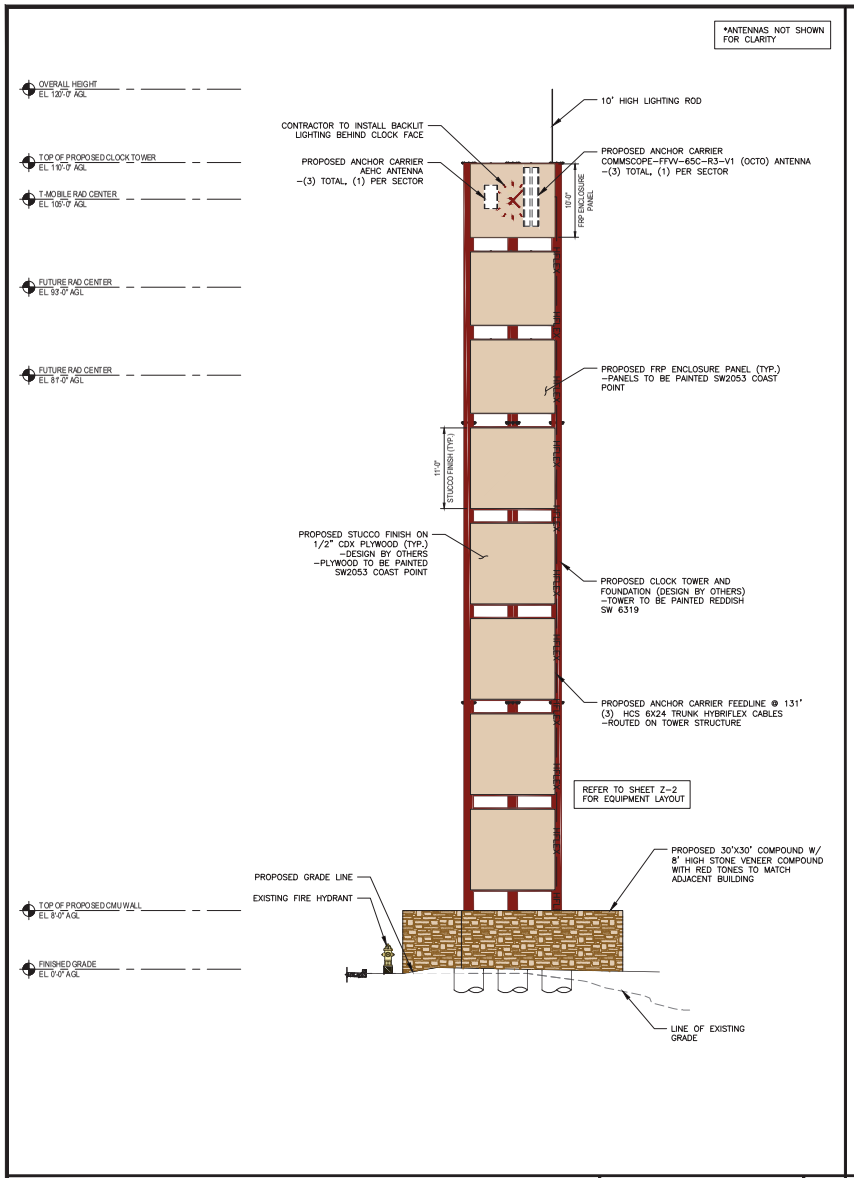
REV	DATE	DESCRIPTION
0	04/16/2024	ZONING DRAWINGS
1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
COMPOUND FLOOR PLAN

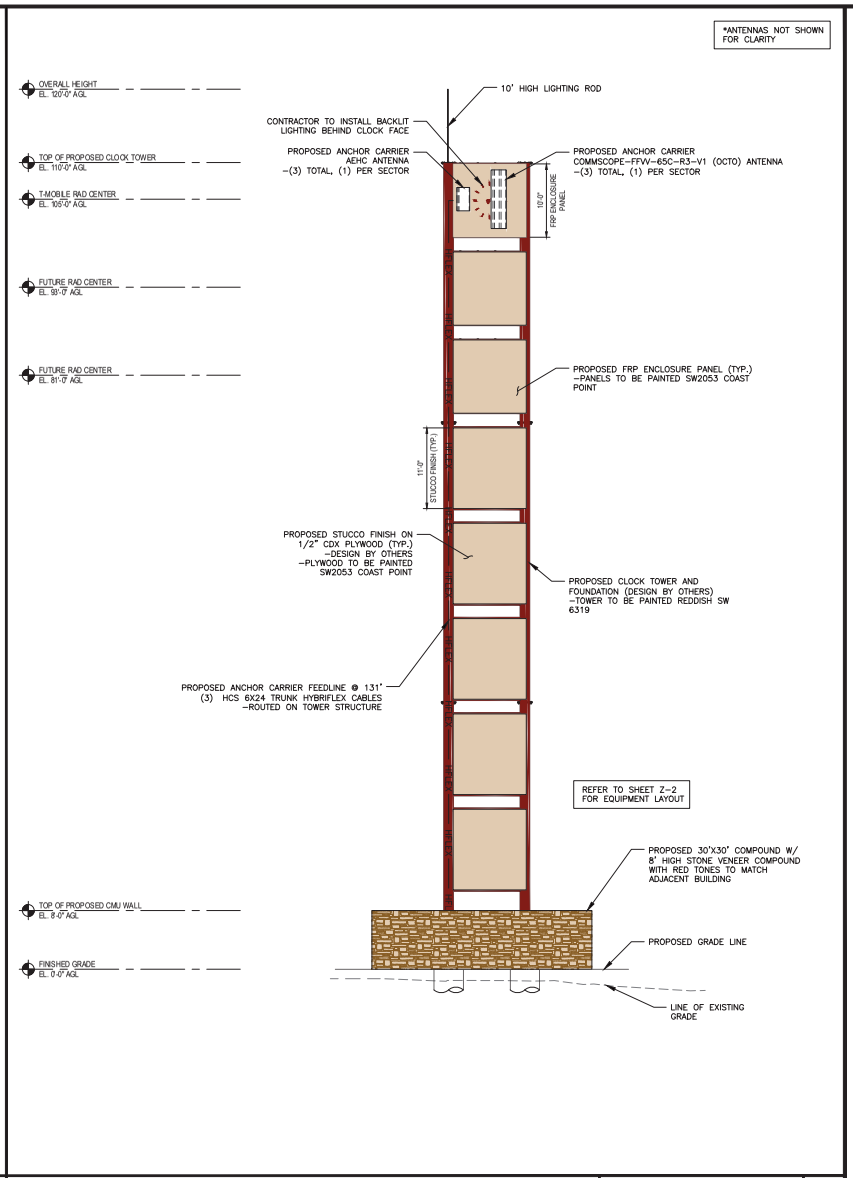
SHEET NUMBER
Z-3



NORTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1



WEST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

CLIENT:

verticalbridge

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PLANS PREPARED BY:

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SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

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NL	DM	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

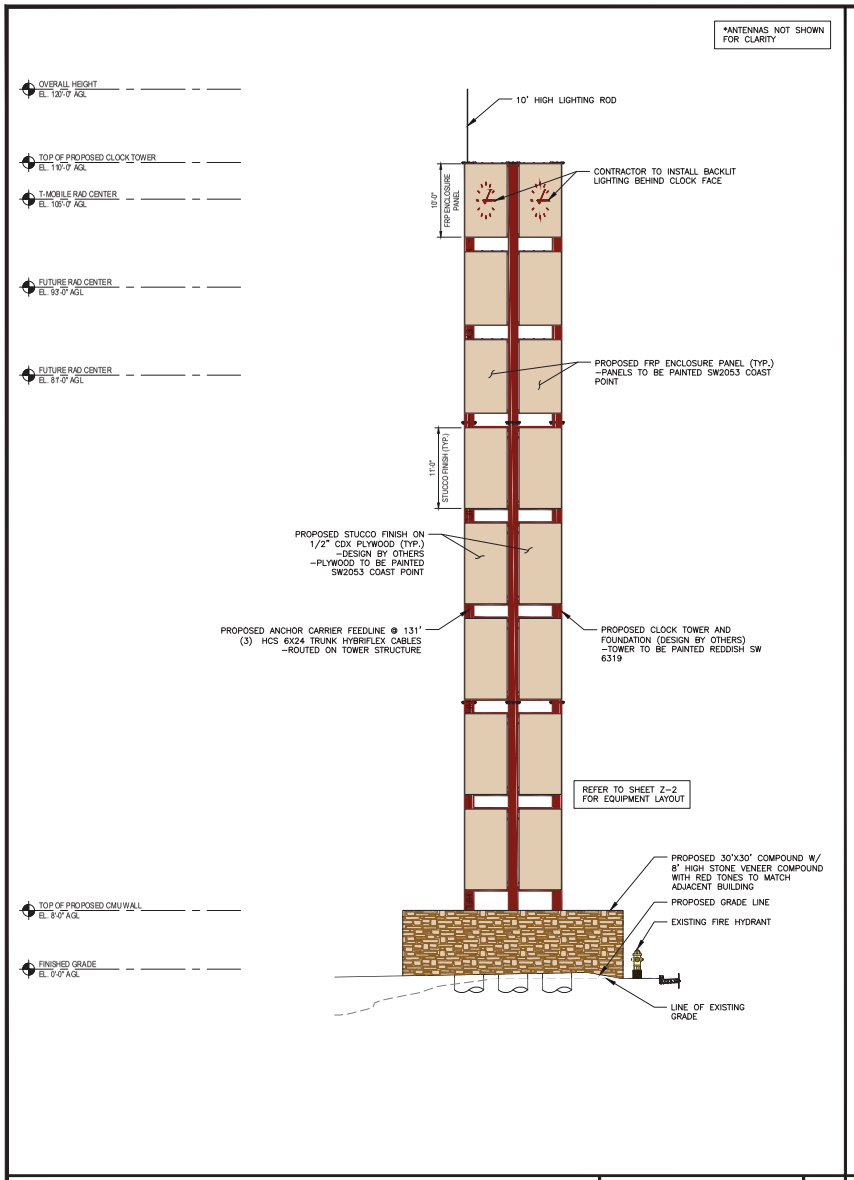
REV	DATE	DESCRIPTION
0	04/16/2024	ZONING DRAWINGS
1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
TOWER
ELEVATION

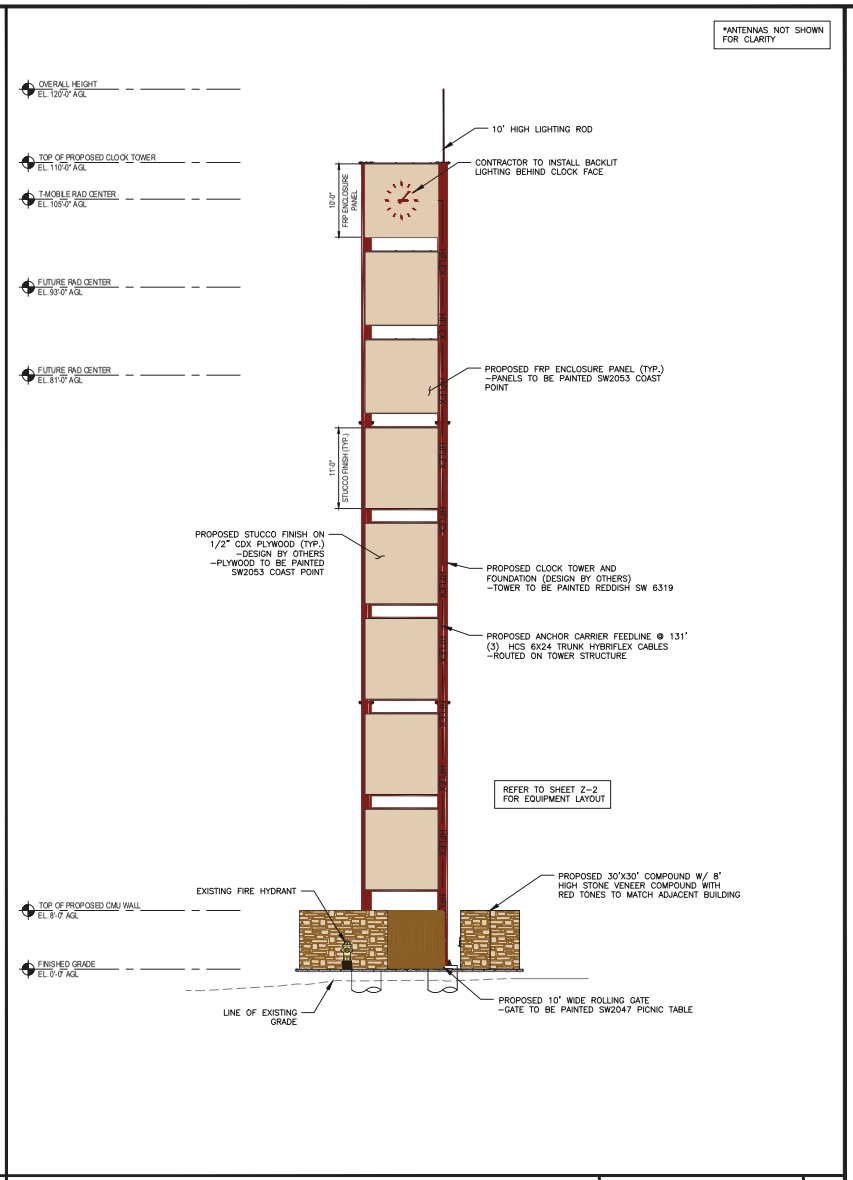
SHEET NUMBER
Z-4



SOUTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1



EAST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

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SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

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NL	DM	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
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1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

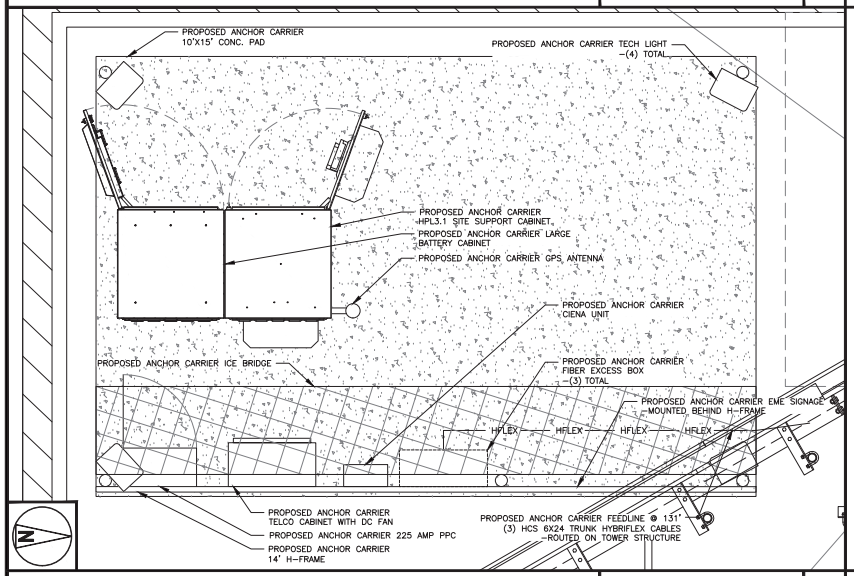
21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
TOWER
ELEVATION

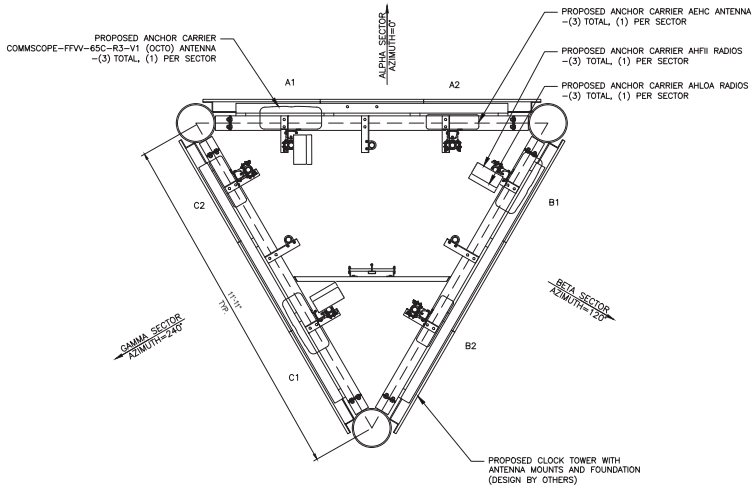
SHEET NUMBER
Z-5

NOT USED | NO SCALE | 1

NOT USED | NO SCALE | 2



ENLARGED EQUIPMENT PLAN | 12" 6" 0 1' 2' 3' 3/4"=1'-0" | 3



ANTENNA CONFIGURATION | 12" 6" 0 1' 2' 3' 4' 5' 1/2"=1'-0" | 4

CLIENT:

verticalbridge

WWW.VERTICALBRIDGE.COM

PLANS PREPARED BY:

State 48 Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #105
SCOTTSDALE, AZ 85260
480-242-2477 602-821-3567

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NL	DM	DM

RFDS REV #: 1

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	04/16/2024	ZONING DRAWINGS
1	04/18/2024	CLIENT COMMENTS

SITE INFORMATION
TENANT SITE #:
PH62300
VERTICAL BRIDGE SITE #:
US-AZ-7073

21699 W YUMA RD,
BUCKEYE, AZ 85326

SHEET TITLE
ANTENNA PLAN

SHEET NUMBER
Z-6

Affidavit of Sign Posting

Case Number:	PLZU-23-00007
Project Name:	VERTICAL BRIDGE : US-AZ-7073
Applicant Name:	Shannon McCrea
Location:	21699 W YUMA RD, BUCKEYE, AZ 85326

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least ten (10) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: Shan Mc

SUBSCRIBED AND SWORN before me this 6 day of June, 2024, by:

Miguel Angel Rodas
Notary Public

MIGUEL ANGEL RODAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 664100
Expires March 3, 2028

My Commission Expires:
03/3/2028

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZU-23-0007 - US-AZ-7073 Buckeye
Project Name:
Applicant Name: State 48 Consulting
Location: SWC Yuma Rd and Dean Rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 05/31/24

Notary Public:

My Commission Expires:

5/31/27

JESSE SIMPSON
Notary Public - Arizona
Maricopa County
Commission # 650315
My Comm. Expires May 31, 2027

City of Buckeye
PUBLIC HEARING
Planning and Zoning Commission: July 9th, 2024 at 6:00 p.m.
LOCATION OF HEARINGS: Attend In Person: City Council Chambers at 530 East Monroe Avenue, Buckeye, AZ 85326
REQUEST: Conditional Use Permit for a New Wireless Facility
PROPOSAL: This will be a new Wireless Telecommunications Facility. Vertical Bridge proposes to install a new 110'-0" Clock Tower (with a 10' lightning rod affixed to the top of the tower) with associated equipment, in a 30' x 30' area, surrounded by a 8' high CMU wall compound, with utility and access easements.
GENERAL LOCATION: SW of S Dean Rd and Yuma Rd
SIZE: 900 sq ft Lease Area on the 545,427 sq ft Parcel
CASE #: PLZU-23-00007 – US-AZ-7073 Buckeye
APPLICANT/ CONTACT: Shannon McCrea in c/o Vertical Bridge
PHONE #: (707) 656-9103 EMAIL: re@state48consulting.com
Planning and Zoning Division: (623) 349-6200 or via email at planningandzoning@buckeyeaz.gov.
Posting Date: 5/31/2024
Maps
May 31, 2024 at 7:35 AM
+33.435395,-112.516786
21727–21735 W Yuma Rd
Buckeye AZ
United States

City of Buckeye
PUBLIC HEARING
Planning and Zoning Commission: July 9th, 2024 at 6:00 p.m.
LOCATION OF HEARINGS: Attend In Person: City Council Chambers at 530 East Monroe Avenue, Buckeye, AZ 85326
REQUEST: Conditional Use Permit for a New Wireless Facility
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GENERAL LOCATION: SW of S Dean Rd and Yuma Rd
SIZE: 900 sq ft Lease Area on the 545,427 sq ft Parcel
CASE #: PLZU-23-00007 – US-AZ-7073 Buckeye
APPLICANT/ CONTACT: Shannon McCrea in c/o Vertical Bridge
PHONE #: (707) 656-9103 EMAIL: re@state48consulting.com
Planning and Zoning Division: (623) 349-6200 or via email at planningandzoning@buckeyeaz.gov.
Posting Date: 5/31/2024
MOUNTAIN DENT
May 31, 2024 at 7:40 AM
+33.435495,-112.518905
21765 W Yuma Rd
Buckeye AZ
United States
Maps