



PHOENIX LA COSTA
MONOPALM

1930 S. PENNINGTON
MESA, ARIZONA 85202

PROJECT APPROVAL

LANDLORD: _____

PROJECT MANAGER: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

TowerCom

209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
678.642.5352

verizon

126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.

3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.250.1816

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
2	5-10-16	PLANNING COMMENTS	RU
1	3-28-16	100% ZD	RU
0	1-8-16	90% ZD	RU
NOT VALID WITHOUT SIGNATURE AND DATE			

VERIZON SITE ID:

PHOENIX LA COSTA
MONOPALM
1930 S. PENNINGTON
MESA, ARIZONA 85202

SITE ID:

PHOENIX LA COSTA

PREPARED BY:

APPROVED BY: DS
DESIGNED BY: RU
PROJECT NO: EUP01P00
DATE: 1-5-16

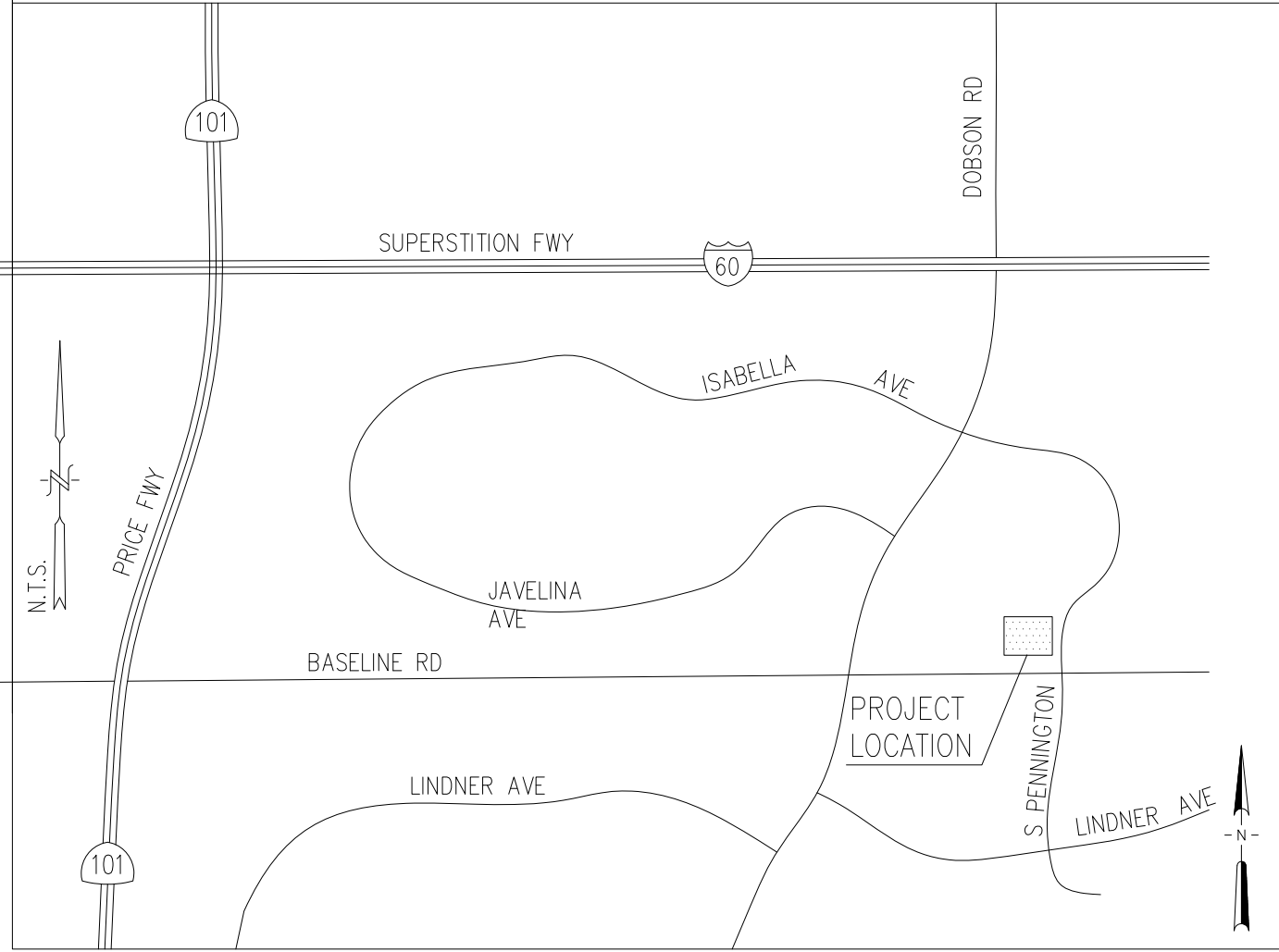
DRAWING NAME:

TITLE SHEET

DRAWING NUMBER:

T-1

VICINITY MAP



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE @ 126 W GEMINI DR., TEMPE, AZ. 85283
HEAD WEST ON W. GEMINI DR. TOWARD S. ASH AVE.
TURN LEFT ONTO S. ASH AVE.
TURN LEFT ONTO W. GUADALUPE RD.
USE THE 2ND FROM THE LEFT LANE TO TURN LEFT ONTO N. PRICE RD.
USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO STAY ON N. PRICE RD.
USE THE RIGHT 2 LANES TO TURN RIGHT ONTO W. BASELINE RD.
TURN LEFT ONTO 1930 S. PENNINGTON
DESTINATION WILL BE ON THE LEFT

PROJECT DIRECTORY

SITE OWNER: PEART 582, LLC
CONTACT: KEVIN CLARK
PHONE: (480) 895-9602

APPLICANT: TOWERCOM
CONTACT: MARK NAFTAL
PHONE: (678) 642-5352

CARRIER: VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

PREPARED BY: JACOBS ENGINEERING GROUP, INC.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
CONTACT: DEEP SHAH
PHONE: (949) 224-7955

SITE ACQUISITION: JACOBS ENGINEERING GROUP, INC.
11544 GINGER ROOT COURT
DRAPER, UTAH 84020
CONTACT: MANDY BRADY
PHONE: (801) 523-3741

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
HANDICAP ACCESS IS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO SANITARY OR POTABLE WATER.

DIG ALERT



UNDERGROUND SERVICE ALERT
ARIZONA BLUE STAKE, INC.
TOLL FREE 1-800-782-5348

TWO BUSINESS WORKING DAYS BEFORE YOU DIG

SITE SUMMARY

SITE TYPE: MONOPALM
TOWER HEIGHT: 55-0" A.G.L.
LATITUDE: 33° 22' 45.55"N
LONGITUDE: 111° 52' 26.80"W
JURISDICTION: CITY OF MESA
ZONING: LC
PARCEL ID: 305-02-428R & 305-02-428S
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: S-2
VERIZON WIRELESS LEASE AREA: 1,250 SQ. FT.

PROJECT DESCRIPTION

TOWERCOM IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS FOR VERIZON WIRELESS FOR THE FOLLOWING WITHIN AN EXISTING SELF-STORAGE FACILITY:

- INSTALL (P) 55 FT. MONOPALM MOUNTED WITH 8 FT. PANEL ANTENNAS, REMOTE RADIO UNITS, SURGE PROTECTORS & HYBRID CABLES
- INSTALL (P) (3) OUTDOOR RADIO CABINETS & 30kw GENERATOR MOUNTED ON CONCRETE PADS WITHIN A (P) 10 FT. HIGH CONCRETE MASONRY WALL ENCLOSURE
- INSTALL (P) POWER & TELCO UTILITIES TO SERVICE EQUIPMENT AREA

CODE COMPLIANCE

ARIZONA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2012 INTERNATIONAL BUILDING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

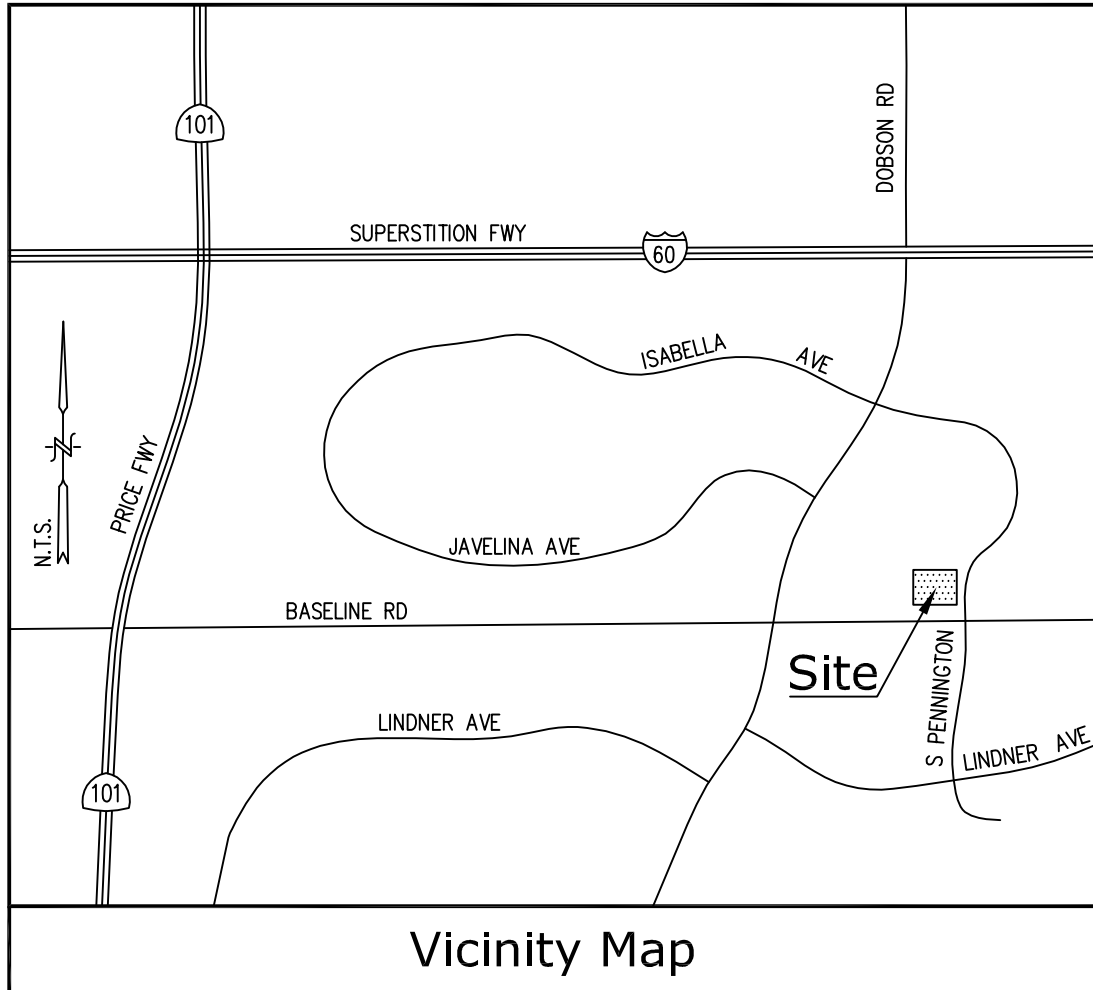
FCC NOTE
THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

DRAWING INDEX

DWG. #	DRAWING NAME
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS

GENERAL CONTRACTOR NOTES

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



Title Commitment

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 22061991
DATED: DECEMBER 8, 2015

Easements

- (8) EASEMENTS SHOWN IN PLAT BOOK 167, PAGE 27. (PLOTTED HEREON)
(9) AN EASEMENT FOR PUBLIC UTILITIES AND SRVUA PUMP DITCH RECORDED IN DEED BOOK 13321, PAGE 113, DEED BOOK 13480, PAGE 806, AND DEED BOOK 14073, PAGE 590. (PLOTTED HEREON)
(10) AN EASEMENT FOR UTILITY PURPOSES RECORDED ON APRIL 16, 1979 IN DEED BOOK 13570, PAGE 1029. (PLOTTED HEREON)
(11) AN EASEMENT FOR UTILITY PURPOSES RECORDED ON MAY 23, 1979 IN DEED BOOK 13652, PAGE 0559. (PLOTTED HEREON)

Legal Description

PARCEL 1:

THAT PART OF TRACT Q, OF AMENDED PLAT OF LOS ALTOS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 167 OF MAPS, PAGE 27, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 01 DEGREE 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 42 SECONDS EAST, A DISTANCE OF 164.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 42 MINUTES 18 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 42 SECONDS EAST, A DISTANCE OF 250.12 FEET; THENCE SOUTH 49 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 142.63 FEET TO A POINT ON A CIRCULAR CURVE WHOSE RADIUS POINT BEARS SOUTH 49 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 375.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A

Legal Description (CONT.)

CENTRAL ANGLE OF 42 DEGREES 12 MINUTES 14 SECONDS, A DISTANCE OF 276.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 42 MINUTES 18 SECONDS EAST, A DISTANCE OF 131.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 238.43 FEET TO THE TRUE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO PEART 583 LLC, AN ARIZONA LIMITED LIABILITY COMPANY FROM PAULINE MONERNEY AND MICHAEL MONERNEY BY WARRANTY DEED DATED FEBRUARY 23, 2006 AND RECORDED MARCH 01, 2006 IN INSTRUMENT NO. 20060279883.

PARCEL 2:
THE SOUTH 190 FEET OF THAT PART OF TRACT Q, OF THE AMENDED PLAT OF LOS ALTOS, A SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 167 OF MAPS, PAGE 27, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; THENCE NORTH 01 DEGREE 34 MINUTES 39 SECONDS WEST A DISTANCE OF 55.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 42 SECONDS EAST A DISTANCE OF 164.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 42 MINUTES 18 SECONDS WEST A DISTANCE OF 500.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 42 SECONDS EAST A DISTANCE OF 250.12 FEET; THENCE SOUTH 49 DEGREES 30 MINUTES 05 SECONDS EAST A DISTANCE OF 142.63 FEET TO A POINT ON A CIRCULAR CURVE WHOSE RADIUS POINT BEARS SOUTH 49 DEGREES 30 MINUTES 05 SECONDS EAST, 375.5 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 12 MINUTES 14 SECONDS A DISTANCE OF 276.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 42 MINUTES 18 SECONDS EAST A DISTANCE OF 131.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 17 MINUTES 42 SECONDS WEST A DISTANCE OF 238.43 FEET TO THE TRUE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO WAKO PROPERTIES, INC., A DELAWARE CORPORATION FROM ROBERT J. GOOT AND IRVING SHUMAN DBA GOOT-SHUMAN, JOINT VENTURE BY WARRANTY DEED DATED JUNE 20, 1994 AND RECORDED JUNE 28, 1994 IN INSTRUMENT NO. 94-0502586.

Assessor's Parcel Nos.

305-02-428R & 305-02-428S

Utility Easement

BEING A STRIP OF LAND OVER THAT PART OF TRACT Q, OF AMENDED PLAT OF LOS ALTOS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 167 OF MAPS, PAGE 27, THE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF S. PENNINGTON AND BASELINE ROAD; THENCE S89°15'04"W, ALONG THE CENTERLINE OF BASELINE ROAD 266.49 FEET; THENCE LEAVING SAID CENTERLINE N00°44'56"W, 55.00 FEET TO THE SOUTHERLY LINE OF BASELINE ROAD; THENCE CONTINUING N00°44'56"W, 4.62 FEET TO THE POINT OF BEGINNING; THENCE N00°00'30"E, 175.53 FEET; THENCE N56°27'31"W, 14.88 FEET; THENCE S89°23'44"W, 5.54 FEET; THENCE N00°00'30"E, 1.30 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND ALSO BEING THE END OF SAID STRIP.

Lease Area

THAT PART OF TRACT Q, OF AMENDED PLAT OF LOS ALTOS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 167 OF MAPS, PAGE 27, DESCRIBED AS FOLLOWS:

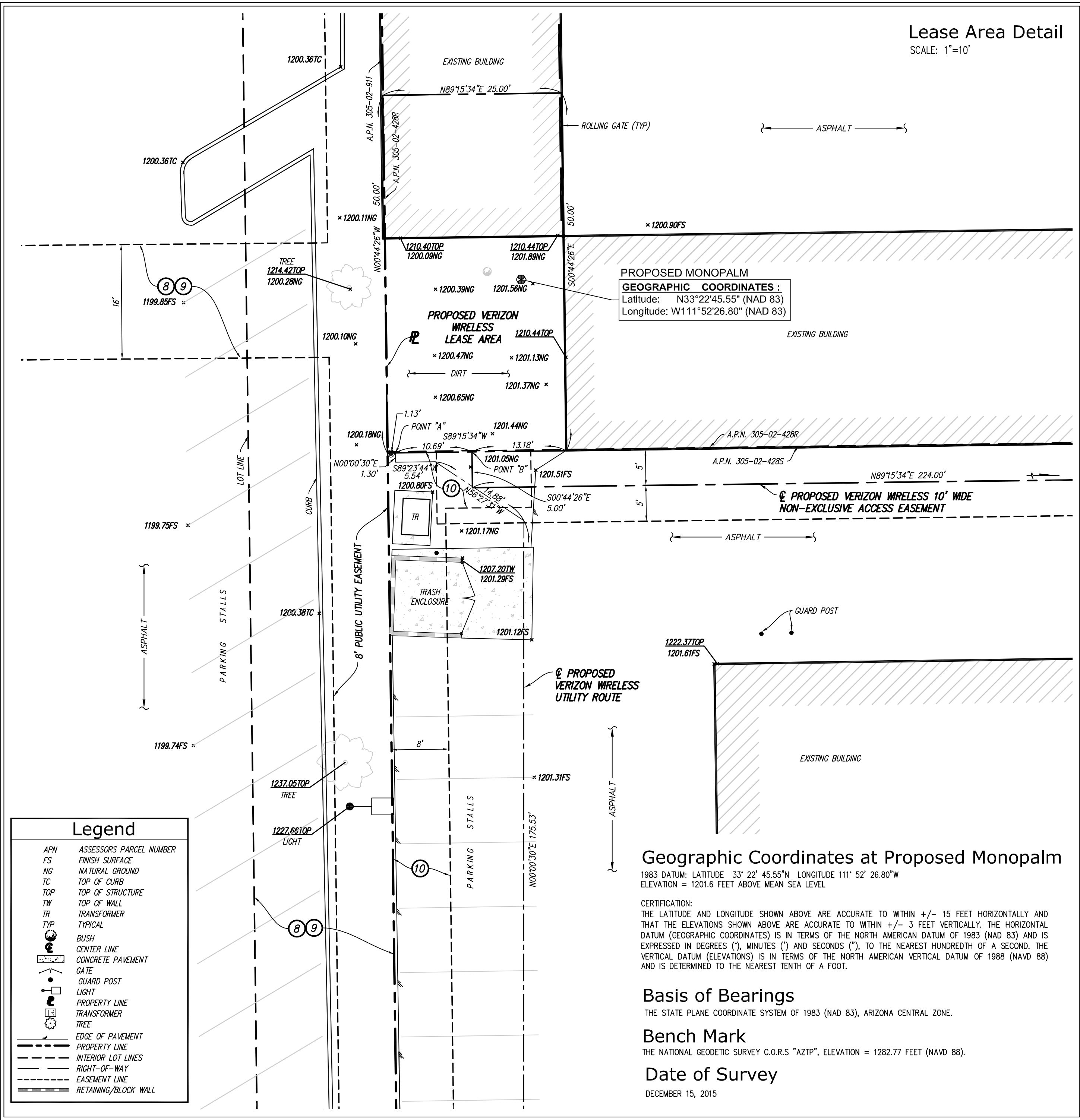
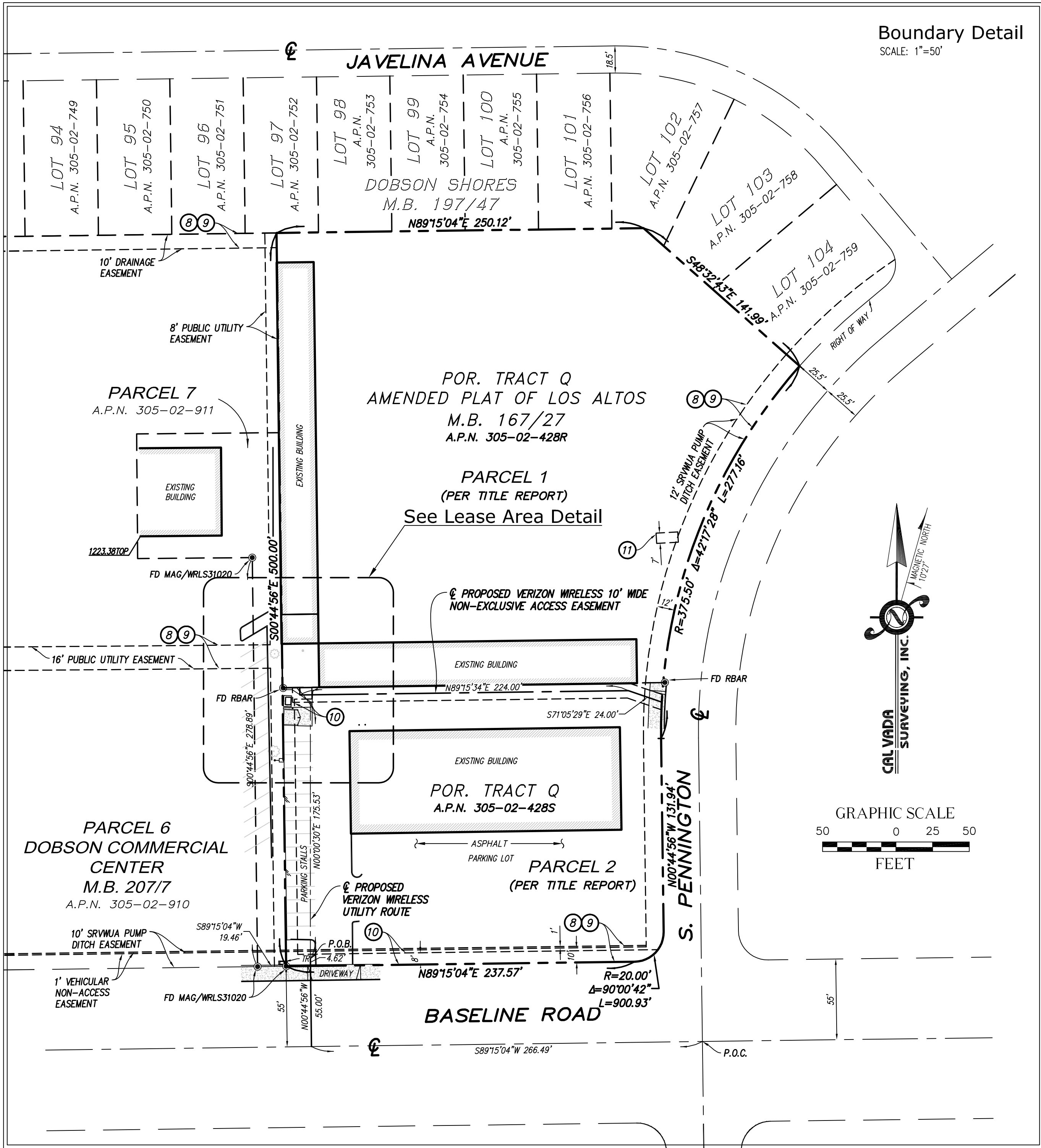
BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE S89°15'34"W, 1.13 FEET; THENCE N00°44'26"W, 50.00 FEET; THENCE N89°15'34"E, 25.00 FEET; THENCE S00°44'26"E, 50.00 FEET; THENCE S89°15'34"W, 13.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S89°15'34"W, 10.69 FEET THE POINT OF BEGINNING.

CONTAINING 1,250 SQUARE FEET OF LAND MORE OR LESS (±0.029 ACRES).

Access Easement

BEING A STRIP OF LAND, 10.00 FEET WIDE, LYING 5.00 ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE S00°44'26"E, 5.00 FEET; THENCE S89°15'34"E, 224.00 FEET; THENCE S71°05'29"E, 24.00 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH PENNINGTON AS SHOWN ON SAID MAP AND THE END OF SAID STRIP; THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE AT SAID WESTERLY RIGHT OF WAY OF SOUTH PENNINGTON.



TowerCom.

TOWERCOM VII, LLC AND
FIDELITY NATIONAL TITLE
INSURANCE COMPANY

verizon

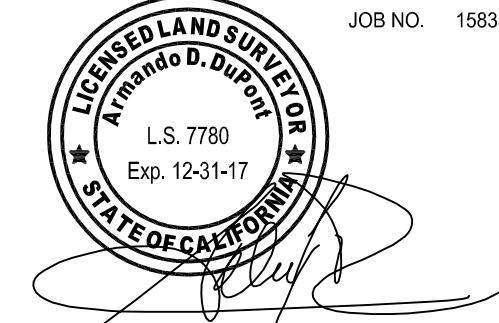
126 W. GEMINI DRIVE
TEMPE, ARIZONA 85283

JACOBS
Jacobs Engineering Group, Inc.

3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949.250.1816

CAL VADA
SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9880 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com



DESIGN REVISION:

NO.	DATE	REVISIONS	BY
5	03/28/16	CLIENT'S COMMENTS	MN
4	02/01/16	ACCESS EASEMENT	RAS
3	01/26/16	LEGAL DESCRIPTION	HP
2	01/20/16	FINAL	MN
1	12/29/15	SUBMITTAL	SD
	12/28/15	SUBMITTAL	AV

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:

PHOENIX LA COSTA
1930 S. PENNINGTON,
MESA, AZ 85202

SITE ID:

PHO LA COSTA

PREPARED BY:
APPROVED BY: GMB
DRAWN BY: AV
PROJECT NO: 15835
DATE: 12/28/15

DRAWING NAME:

TOPOGRAPHIC SURVEY

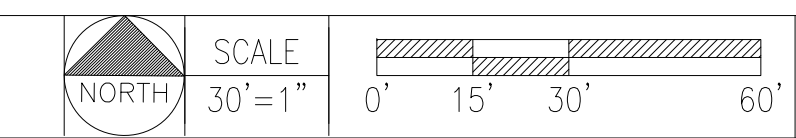
DRAWING NUMBER:

C-1

JACOBY

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

Jacobs - S:\TECOM\Towercom AZ\PHO Lg Costa\ZD_MONOPALM\LA COSTA_ZD.dwg [A1] May 24, 2016 - 9:47am UlepR



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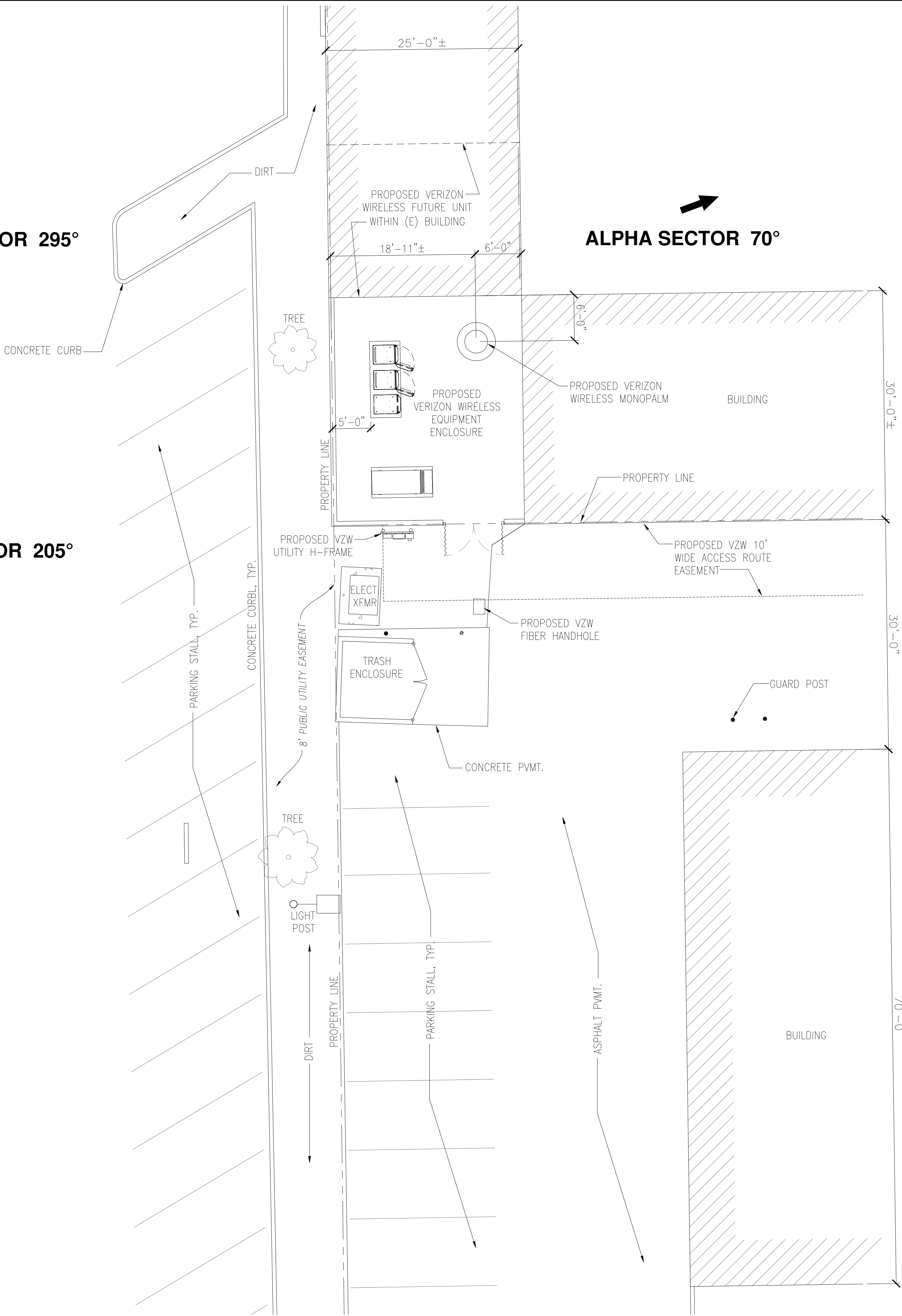
<div style="font-size: 24pt; font-weight: bold; margin-bottom: 5px;">TowerCom[®]</div> <div style="font-size: 10pt; margin: 0;">209 CIMA DE COLINA PISMO BEACH, CALIFORNIA 93449 678.642.5352</div>			
<div style="font-size: 24pt; font-weight: bold; margin-bottom: 5px;">verizon[®]</div> <div style="font-size: 10pt; margin: 0;">128 W. GEMINI DRIVE TEMPE, ARIZONA 85283</div>			
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DESIGN REVISION:			
2	5-10-16	PLANNING COMMENTS	RU
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SITE ID:			
PHOENIX LA COSTA			
PREPARED BY:			
APPROVED BY:		DS	
DESIGNED BY:		RU	
PROJECT NO:		EUP01P00	
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DRAWING NAME:			
SITE PLAN			
DRAWING NUMBER:			
A-1			


ENLARGED SITE PLAN

GAMMA SECTOR 295°

BETA SECTOR 205°

ALPHA SECTOR 70°

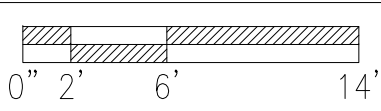




NORTH

SCALE

1/8"=1'



0" 2' 6' 14'

TowerCom

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ENLARGED SITE PLAN

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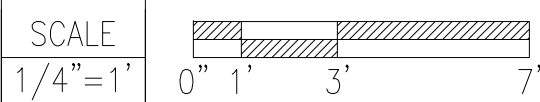
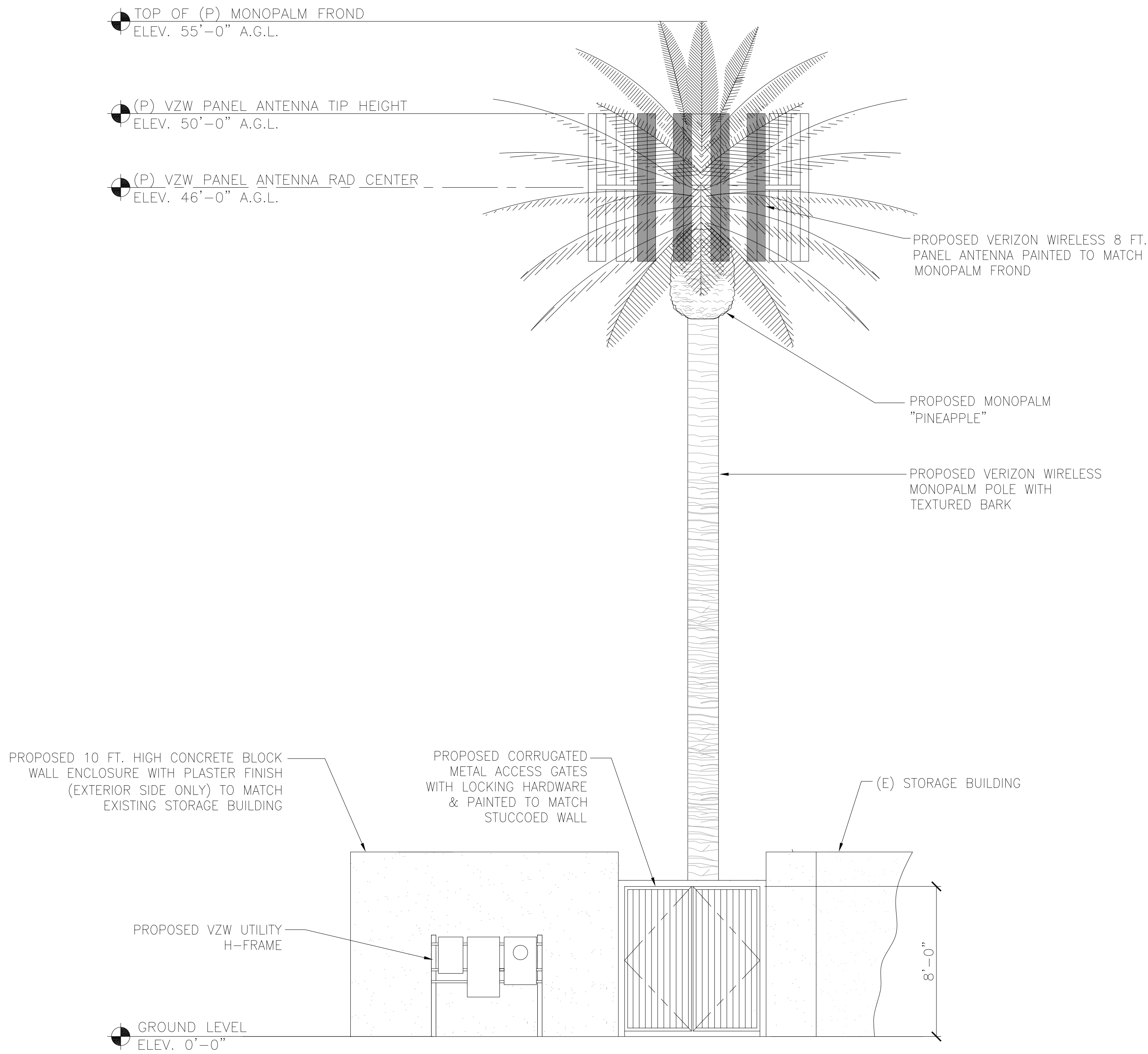
A-2

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS



BETA SECTOR 205°

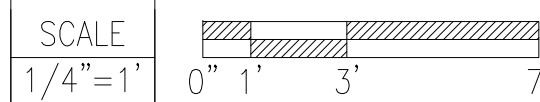
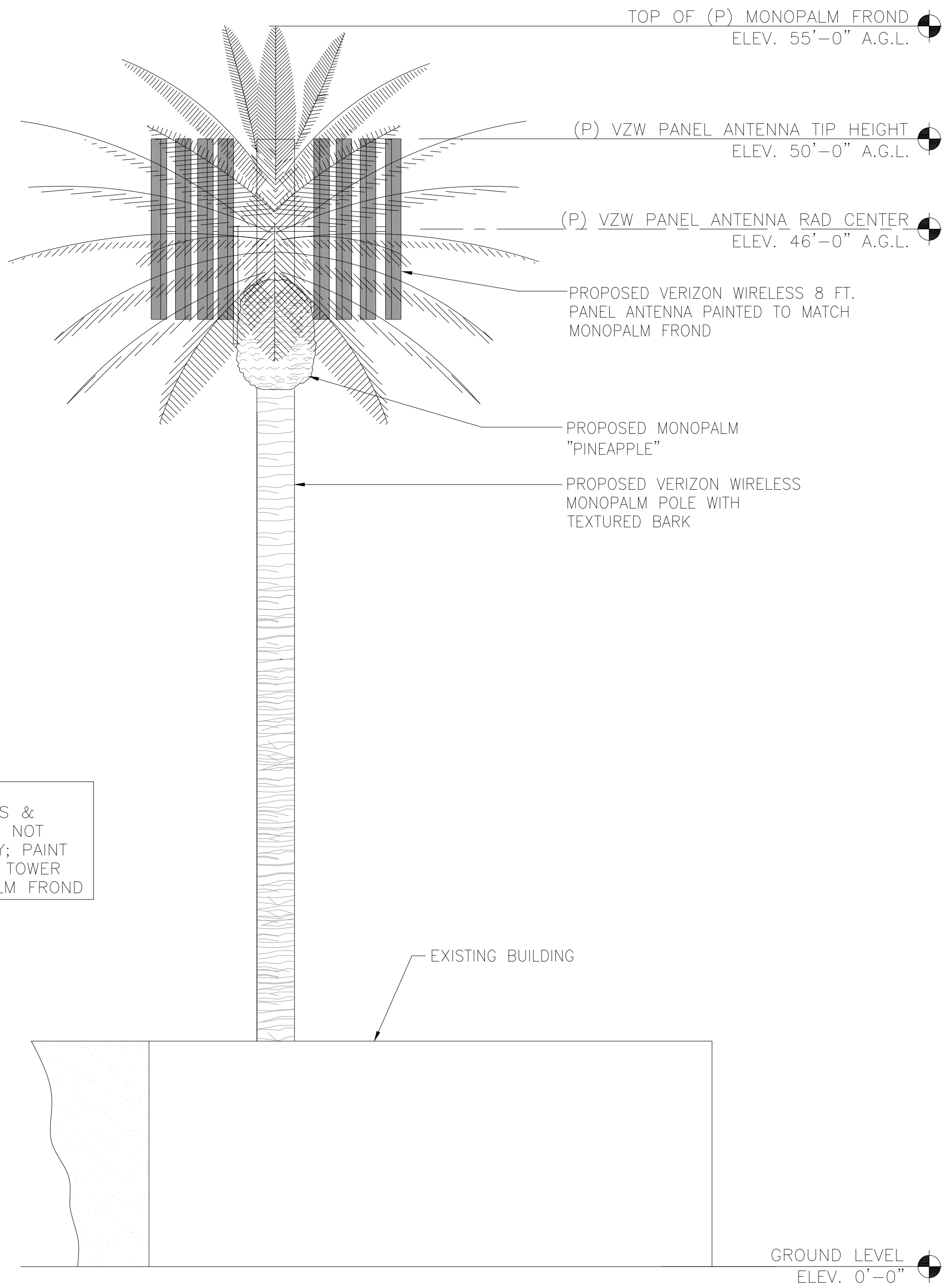
SOUTH ELEVATION



1

NORTH ELEVATION

TYPICAL NOTE:
REMOTE RADIO UNITS &
SURGE PROTECTORS NOT
SHOWN FOR CLARITY; PAINT
ALL EQUIPMENT ON TOWER
TO MATCH MONOPALM FROND



2

PHOENIX LA COSTA
MONOPALM
1930 S. PENNINGTON
MESA, ARIZONA 85202

SITE ID:
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PROJECT NO: EUP01P00
DATE: 1-5-16

DRAWING NAME:
ELEVATIONS

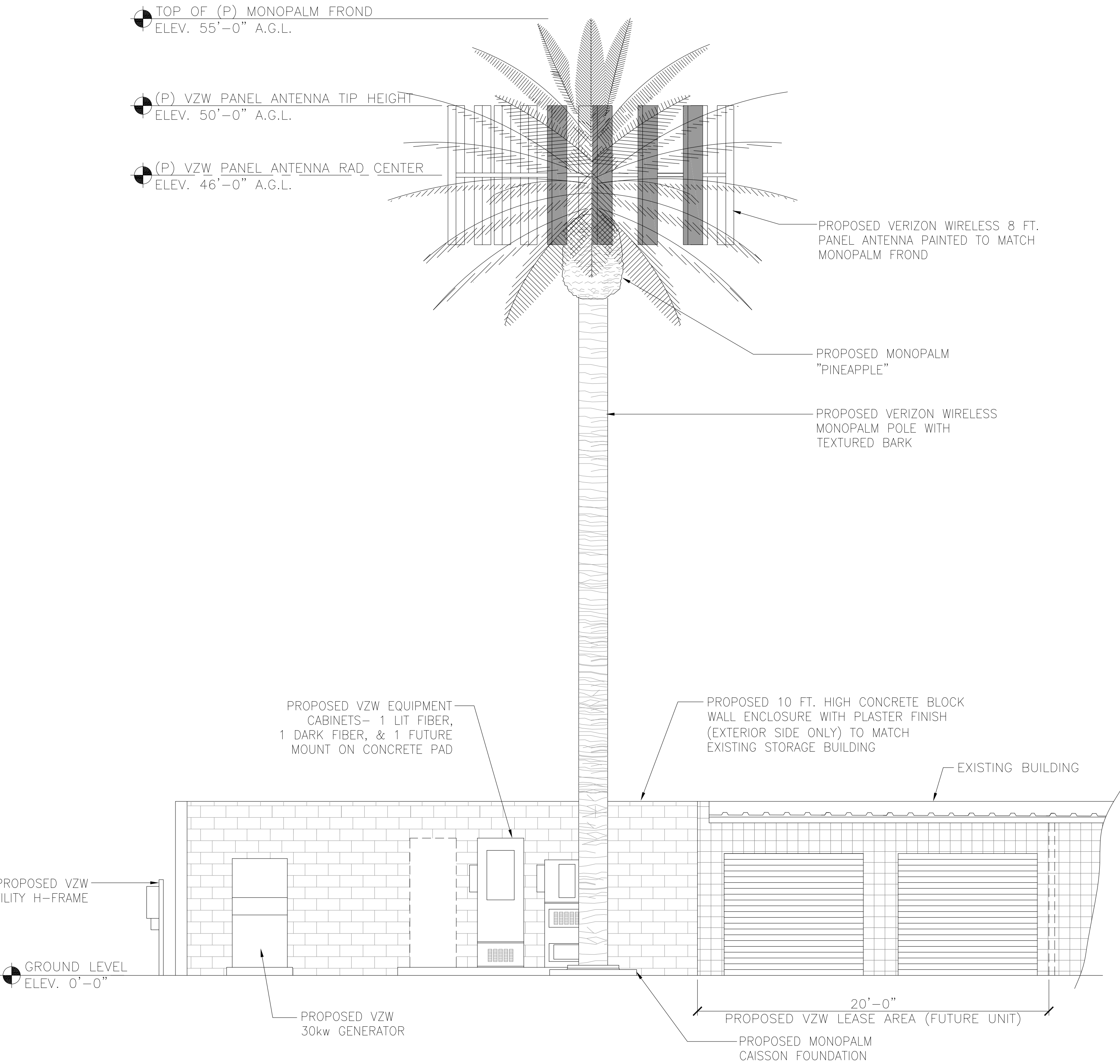
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TowerCom
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
678.642.5352

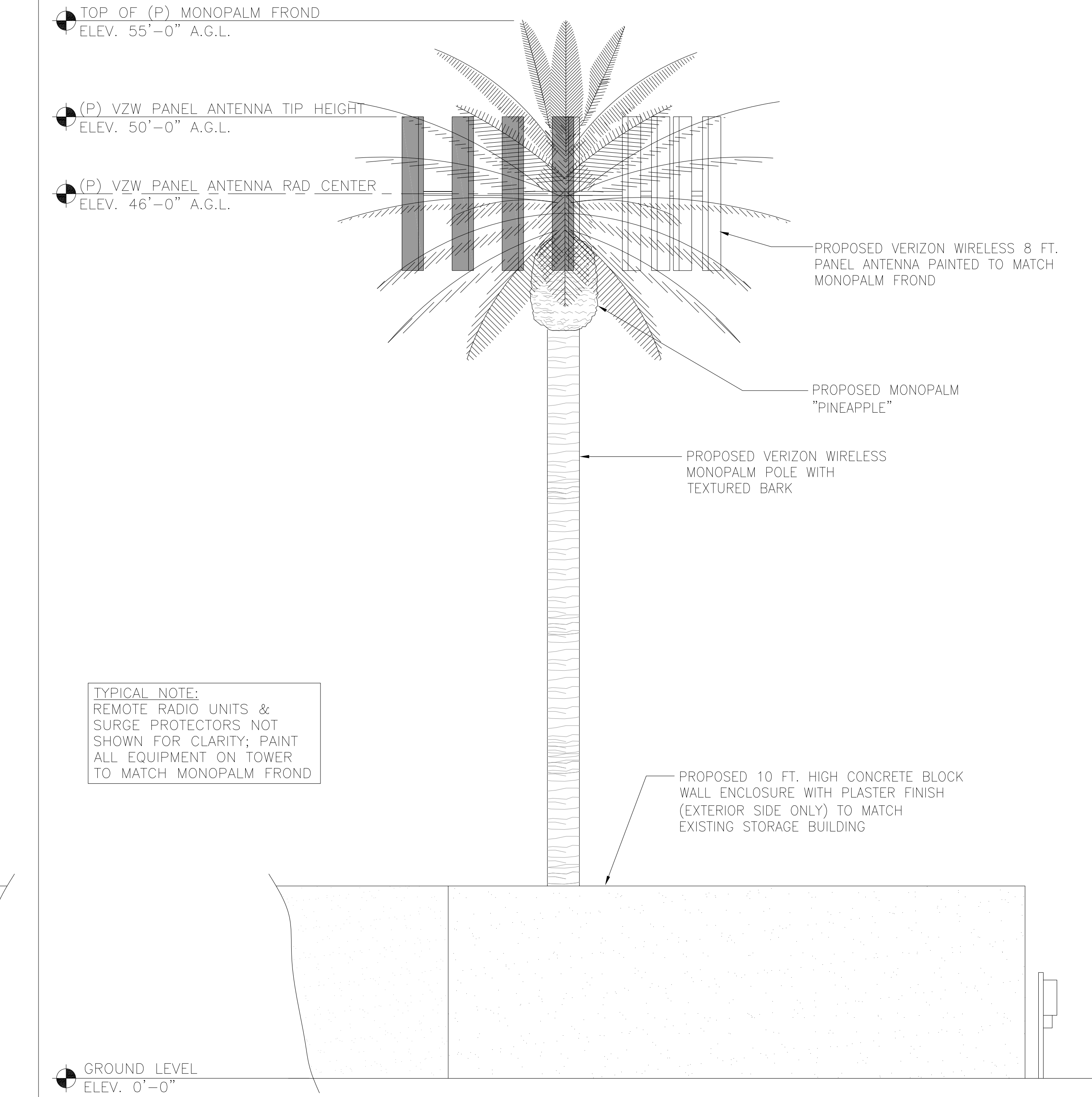
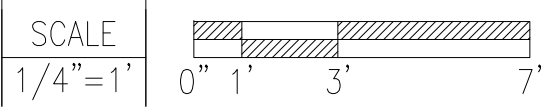
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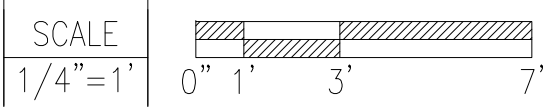
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EAST ELEVATION



WEST ELEVATION



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