

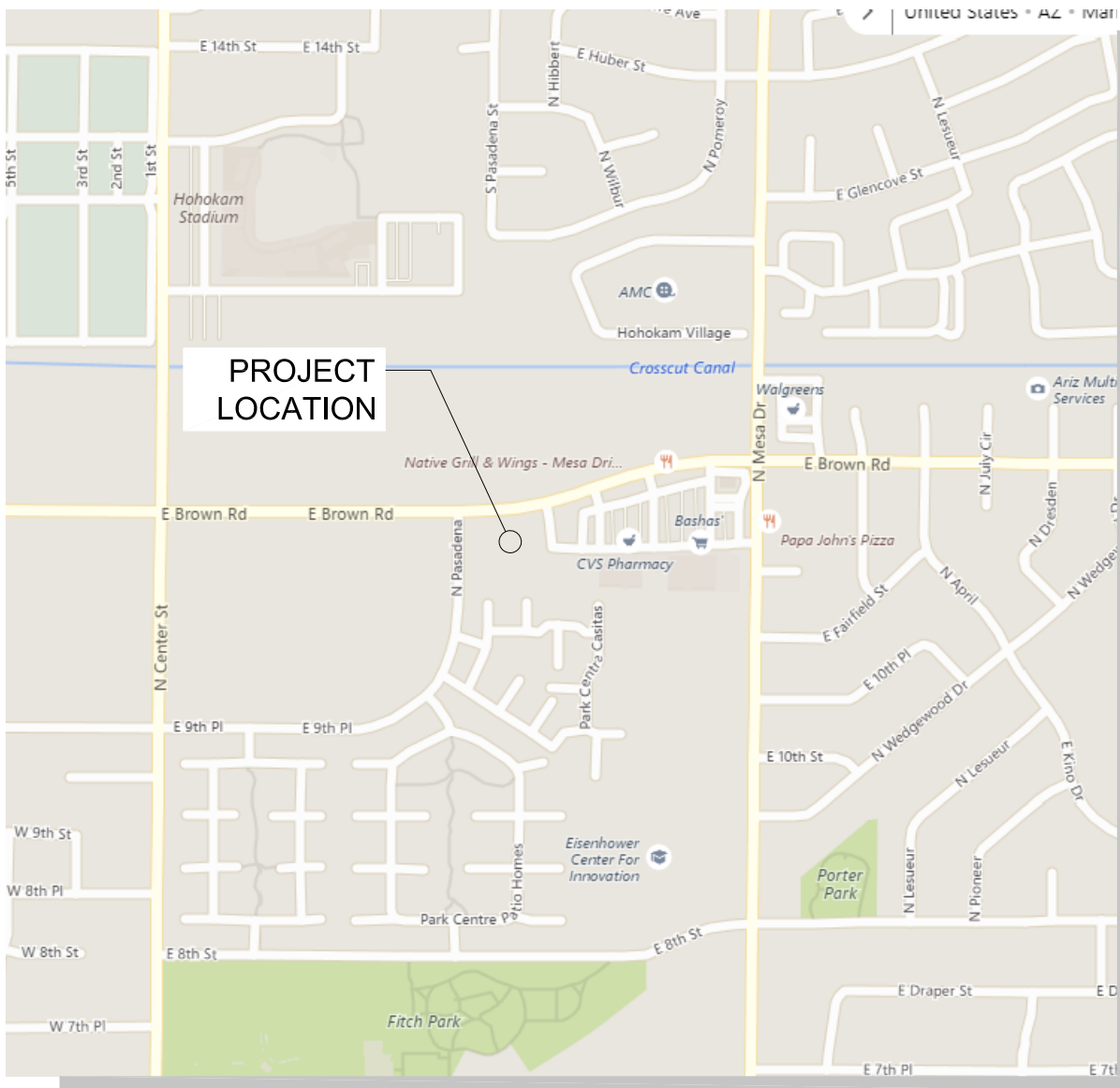
# FITCH PLAZA

PH30368A

223 E BROWN ROAD  
MESA, ARIZONA 85201



## Lendlease (US) Telecom Holdings LLC c/o PI TOWER DEVELOPMENT LLC PIAZ010



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

### DRIVING DIRECTIONS

(FROM T-MOBILE TEMPE, AZ 85282):

DEPART S PLAZA DR TOWARD S PRIEST DR., TURN LEFT ONTO S PRIEST DR 1.9 MI., KEEP STRAIGHT ONTO N PRIEST DR 0.5 MI  
TAKE RAMP RIGHT FOR AZ-202-LOOP EAST TOWARD MESA 7.2 MI, AT EXIT 13, TAKE RAMP RIGHT FOR AZ-87 TOWARD PAYSON 0.3 MI TURN RIGHT ONTO AZ-87 / N  
COUNTRY CLUB DR 1.4 MI TURN LEFT ONTO W BROWN RD 0.5 MI., ROAD NAME CHANGES TO E BROWN RD 0.3 MI ARRIVE AT E BROWN RD

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS 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:

- 2006 INTERNATIONAL BUILDING CODE
- 2005 NATIONAL ELECTRICAL CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL FIRE CODE

### APPROVAL/SIGN OFF OF PRELIMINARY ZONING DRAWINGS

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	T-MOBILE SIGN OFF	DATE	SIGNATURE
CONSTRUCTION MANAGER			RF ENGINEER		
SITE ACQUISITION			IMPLEMENTATION		
CONSTRUCTION MANAGER			OPERATIONS		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

### PROJECT CONTACT LIST

PROPERTY OWNER:  
FITCH NESBITT FAMILY LIMITED  
PARTNERSHIP  
8111 E INDIAN BEND ROAD  
SCOTTSDALE, AZ 85250  
MIKE ELLIOT: 602.339.4417

SURVEYOR CONTACT:  
WESTERN GEOMATIC SERVICES  
2925 E. RIGGS RD  
SUITE 8-191  
CHANDLER, AZ 85249  
JEFF COOK: 480.656.7912

REAL ESTATE:  
CENTERLINE SOLUTIONS  
4636 EAST ELWOOD ST. #7  
PHOENIX, AZ 85040  
JOE ENGBROCKS: 480.812.5301

APPLICANT:  
LENLEASE (US) TELECOM HOLDINGS  
LLC C/O PI TOWER DEVELOPMENT LLC  
909 LAKE CANYON PARKWAY  
IRVING, TX 75039  
CONTACT: BRANDON OLSEN  
PHONE: (503) 951-7515  
brandon.olsen@pltowers.com

PROJECT CONSULTANT:  
CENTERLINE SOLUTIONS  
4636 EAST ELWOOD ST. #7  
PHOENIX, AZ 85040

A&E:  
CENTERLINE SOLUTIONS  
4636 EAST ELWOOD ST. #7  
PHOENIX, AZ 85040  
CURTIS HARVEY: 602.326.6470

SITE ACQUISITION:  
CENTERLINE SOLUTIONS  
4636 EAST ELWOOD ST. #7  
PHOENIX, AZ 85040  
JOE ENGBROCKS: 480.812.5301

CO-APPLICANT:  
T-MOBILE WEST LLC  
2625 S PLAZA DR. SUITE 400  
TEMPE, AZ 85282  
480.638.2600

### PROJECT INFORMATION

#### CODE INFORMATION:

JURISDICTION: CITY OF MESA  
ZONING CLASSIFICATION: LIMITED COMMERCIAL  
CONSTRUCTION TYPE: 1-A  
OCCUPANCY: UTILITY  
PROPOSED BUILDING USE: TELECOM

#### SITE LOCATION (NAVD88):

GROUND ELEVATION: 1253.2' NAVD88  
STRUCTURE HEIGHT: 70'-0" (TOP OF PROPOSED MONOPINE)

#### GEODETIC COORDINATES (NAD83):

LATITUDE: 33° 26' 03.17" N (33.434214°)  
LONGITUDE: 111° 49' 34.51" W (-111.826253°)

#### PARCEL SIZE:

1.82 ACRES (79,501.0± SF)

#### PARCEL NUMBER:

137-19-692A

#### TOWER SET BACK:

NORTH: ±229'-11"  
WEST: ±70'-1"  
EAST: ±160'-5"  
SOUTH: ±113'-7"

#### RFDS VERSION:

0.3

#### RFDS DATE:

10/17/2017

### DRAWING INDEX

#### ARCHITECTURAL

T-1 TITLE SHEET  
LS-1 SURVEY PLAT  
A-1 OVERALL SITE PLAN & PROPOSED SITE PLAN  
A-2 PROPOSED DETAILED SITE PLAN  
A-3 PROPOSED ELEVATIONS  
A-4 ANTENNA CONFIGURATION & RFDS DIAGRAM

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS  
AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO  
VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED  
WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS  
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LICENSURE NO:

ALL SCALES ARE SET FOR 24"x36" SHEET

Rev:	Date:	Description:	By:
1	02.12.18	PRELIM CD'S	YK
2	10.02.17	CLIENT COMMENTS	LL
3	10.30.17	CLIENT COMMENTS	YK
4	11.07.17	CLIENT COMMENTS	YK
5	3.23.18	CLIENT COMMENTS	CH



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TEMPE, AZ 85282

PLANS PREPARED BY:



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602-892-5025  
WWW.CENTERLINESOLUTIONS.COM

Project Info: SITE NAME:  
FITCH PLAZA  
SITE ID:  
PH30368A

223 E BROWN ROAD  
MESA, ARIZONA 85201

Sheet Title:

TITLE SHEET

Project Number: PLI-17-0003-6	Date: 02.12.18
Drafter: YK	Designer: CH
Project Manager: CH	Professional of Record: -
Revision No:	Sheet No: T-1







EXISTING PARKING LOT SUMMARY:

EXISTING PARKING SPACES = 64 SPACES  
EXISTING HANDICAP PARKING SPACES = 4 SPACES  
EXISTING RESTAURANT SQ. FT = 4,723 SQ. FT  
EXISTING RESTAURANT DINING SPACE SQ. FT = 4,000 SQ. FT

4000 / 75 = 53.3 SPACES REQUIRED

PARKING SPACES REQUIRED: = 53 SPACES  
TOTAL SPACES PROVIDED: = 64 REGULAR SPACES  
= 4 ADA ACCESSIBLE

PROPOSED PARKING LOT SUMMARY:

EXISTING PARKING SPACES = 59 SPACES  
EXISTING HANDICAP PARKING SPACES = 4 SPACES  
EXISTING RESTAURANT SQ. FT = 4,723 SQ. FT  
EXISTING RESTAURANT DINING SPACE SQ. FT = 4,000 SQ. FT

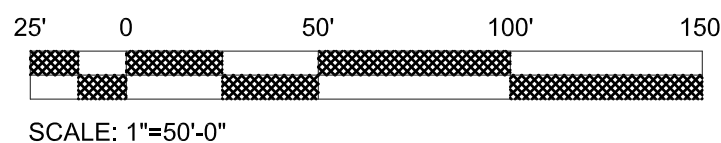
4000 / 75 = 53.3 SPACES REQUIRED

PARKING SPACES REQUIRED: = 53 SPACES  
TOTAL SPACES PROVIDED: = 59 REGULAR SPACES  
= 4 ADA ACCESSIBLE

POLE SETBACK TO  
PROPERTY LINE

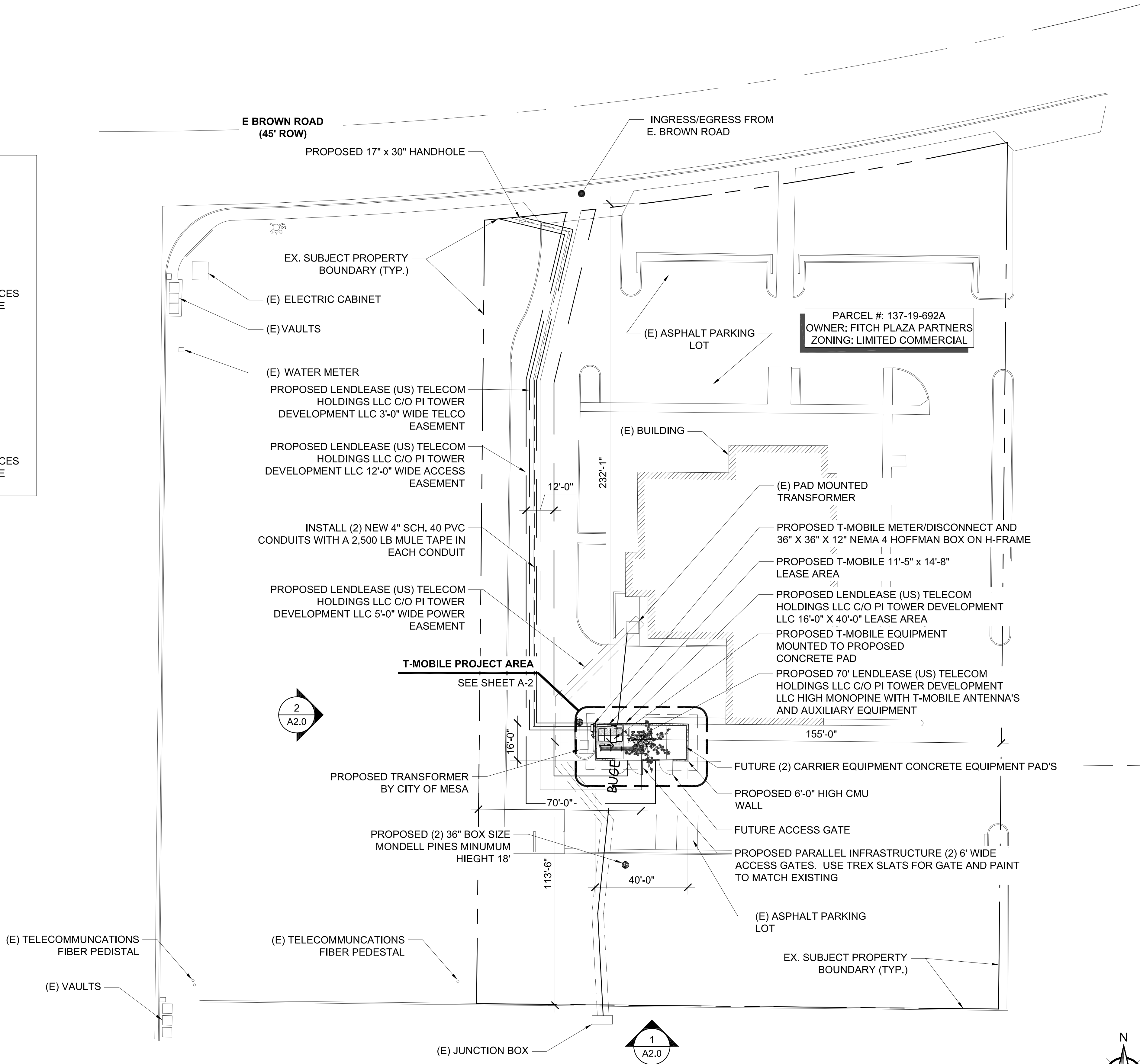
NORTH	±232'-1"
SOUTH	±113'-7"
WEST	±70'-0"
EAST	±155'-0"

NOTE:  
OVERALL SITE PLAN AND LAND INFORMATION  
DERIVED FROM WESTERN GEOMATIC SERVICES  
SURVEY DATED: 08-23-17



1 OVERALL SITE PLAN

SCALE: 1" = 50'-0"



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Project Info:

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Sheet Title:

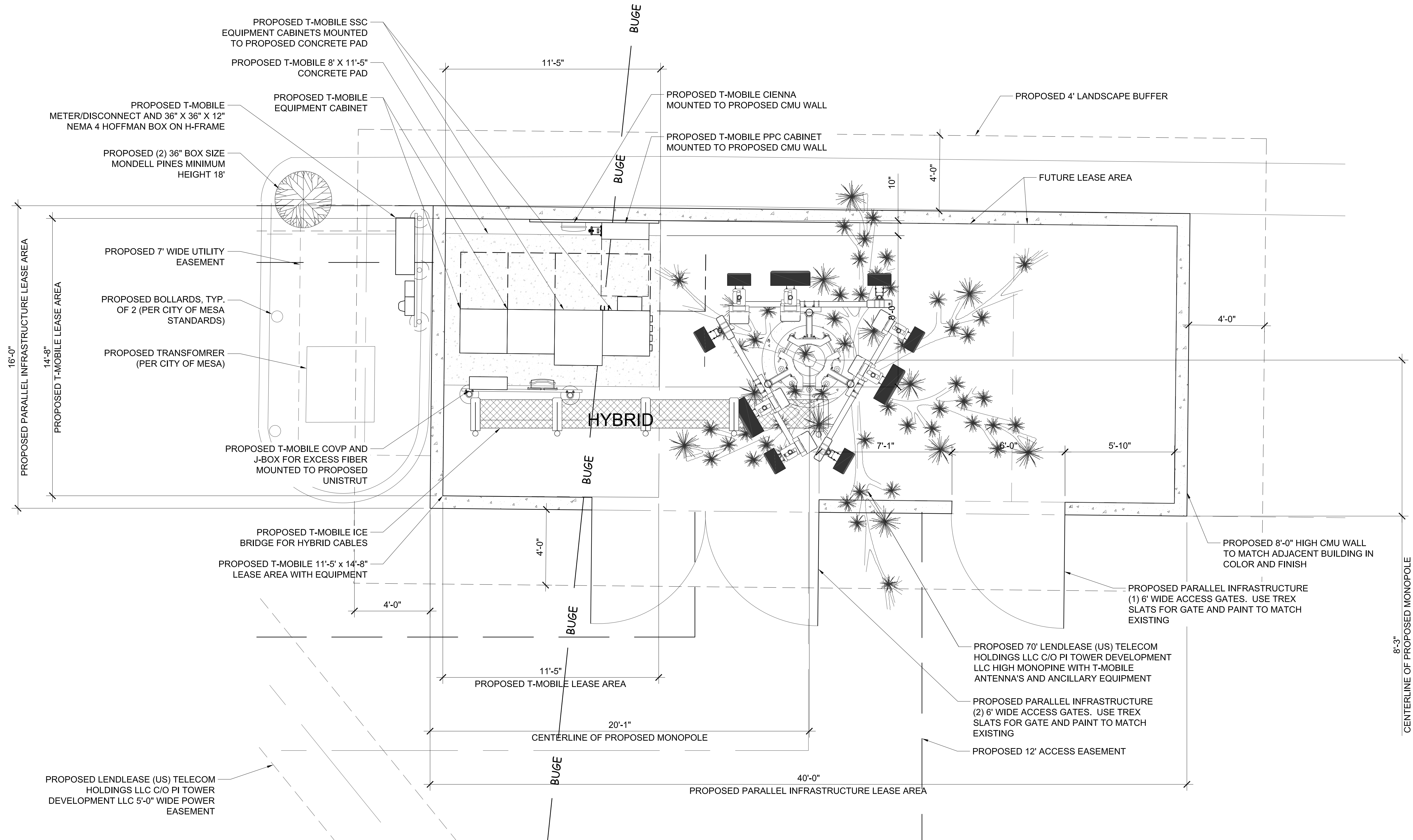
OVERALL SITE PLAN  
& PROPOSED SITE  
PLAN

Project Number: PLI-17-0003-6	Date: 02.12.18
Drafter: YK	Designer: CH
Project Manager: CH	Professional of Record: -
Revision No:	Sheet No: A-1

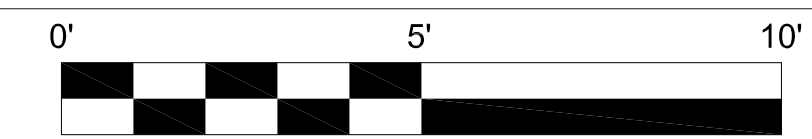


NOTE:  
OVERALL SITE PLAN AND LAND INFORMATION  
DERIVED FROM WESTERN GEOMATIC SERVICES  
SURVEY DATED: 08-23-17

EXISTING CITY OF MESA PRIMARY  
UNDERGROUND 3 PHASE ELECTRICAL  
LINE TO BE REMOVED AND  
RELOCATED



SCALE: 3/16" = 1'-0" (11X17)
SCALE: 3/8" = 1'-0" (22X34)



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Sheet Title:

## PROPOSED DETAILED SITE PLAN

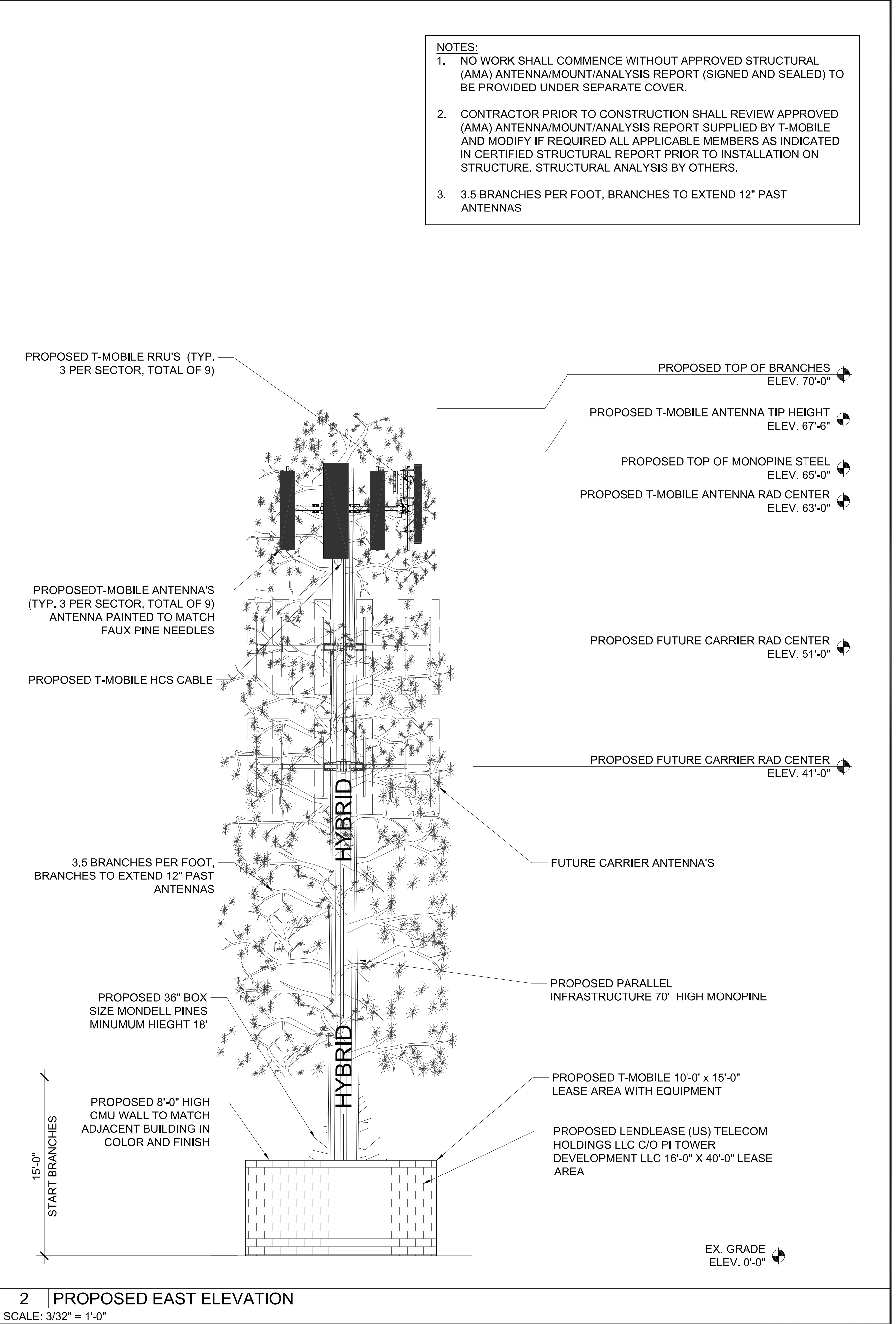
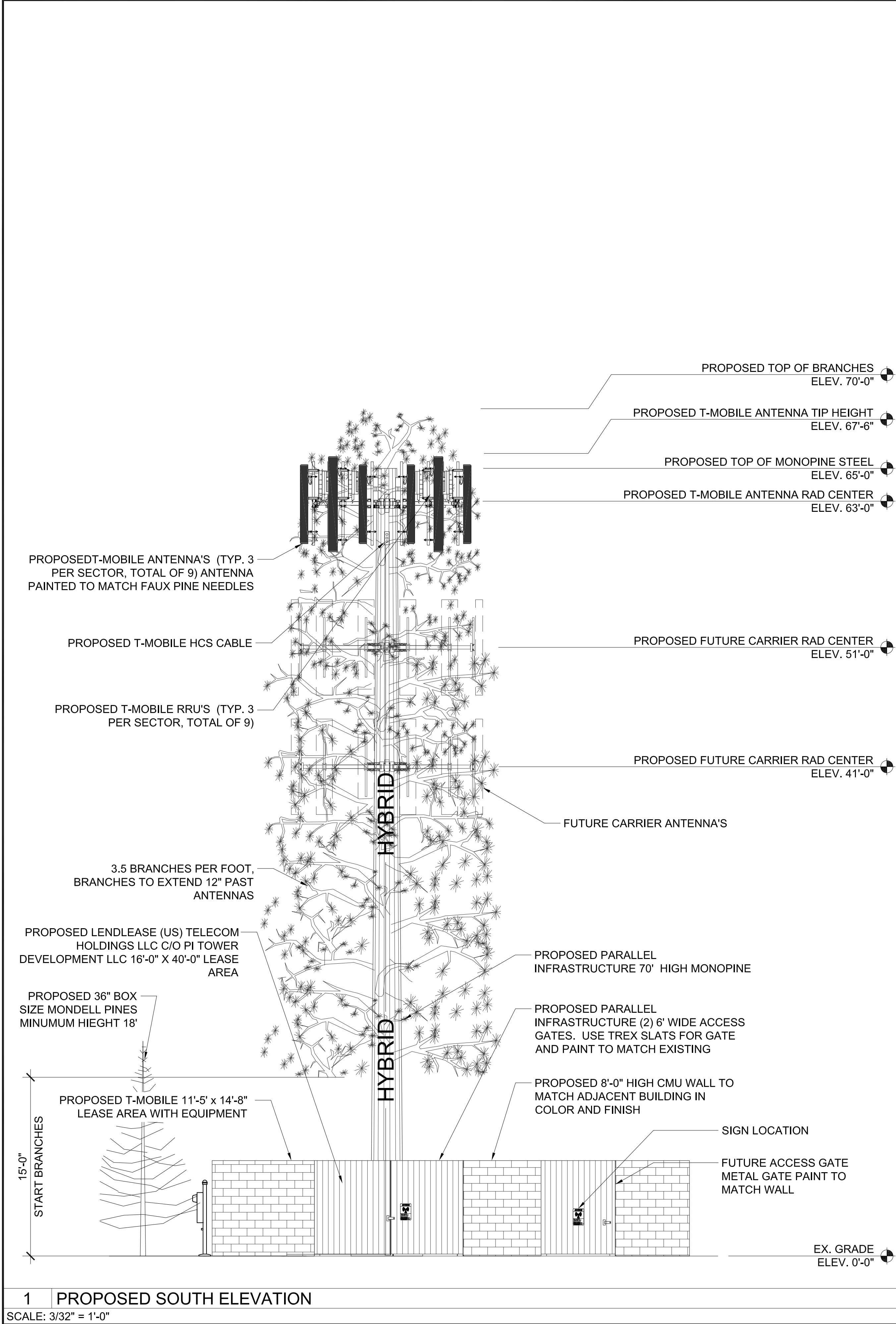
Project Number: <b>PLI-17-0003-6</b>	Date: 02.12.18
Drafter: YK	Designer: CH
Project Manager: CH	Professional of Record: -
Revision No:	Sheet No:

A-2

1	PROPOSED DETAILED SITE PLAN
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SCALE: 3/16" = 1'-0"





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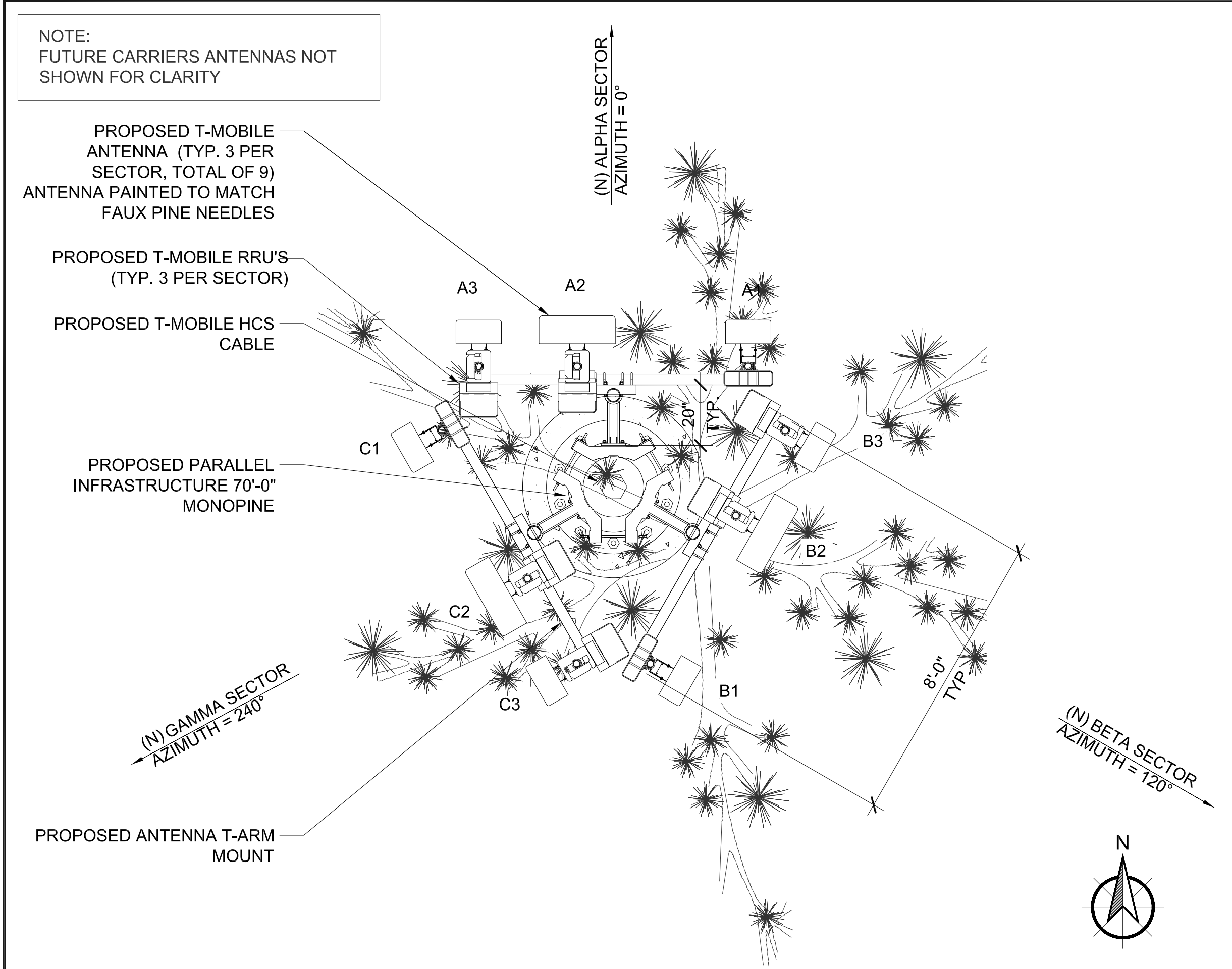
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Sheet Title:  
**PROPOSED ELEVATIONS**

Project Number: PLI-17-0003-6	Date: 02.12.18
Drafter: YK	Designer: CH
Project Manager: CH	Professional of Record: -
Revision No:	Sheet No: <b>A-3</b>





1 PROPOSED ANTENNA LAYOUT

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

SECTOR	POSITION	TECHNOLOGY	AZIMUTH	RAD CENTER	MECH. TILT	ELEC. TILT	FEED LINE TYPE AND LENGTH
ALPHA	A1	LTE-UMTS PCS	0°	63'	0°	0°	(1) NEW HIGH-CAP HYBRID CABLE (100' LONG)
	A2	LTE 700	0°	63'	0°	0°	
	A3	LTE AWS	0°	63'	0°	0°	
BETA	B1	LTE-UMTS PCS	120°	63'	0°	0°	
	B2	LTE 700	120°	63'	0°	0°	
	B3	LTE AWS	120°	63'	0°	0°	
GAMMA	C1	LTE-UMTS PCS	240°	63'	0°	0°	
	C2	LTE 700	240°	63'	0°	0°	
	C3	LTE AWS	240°	63'	0°	0°	

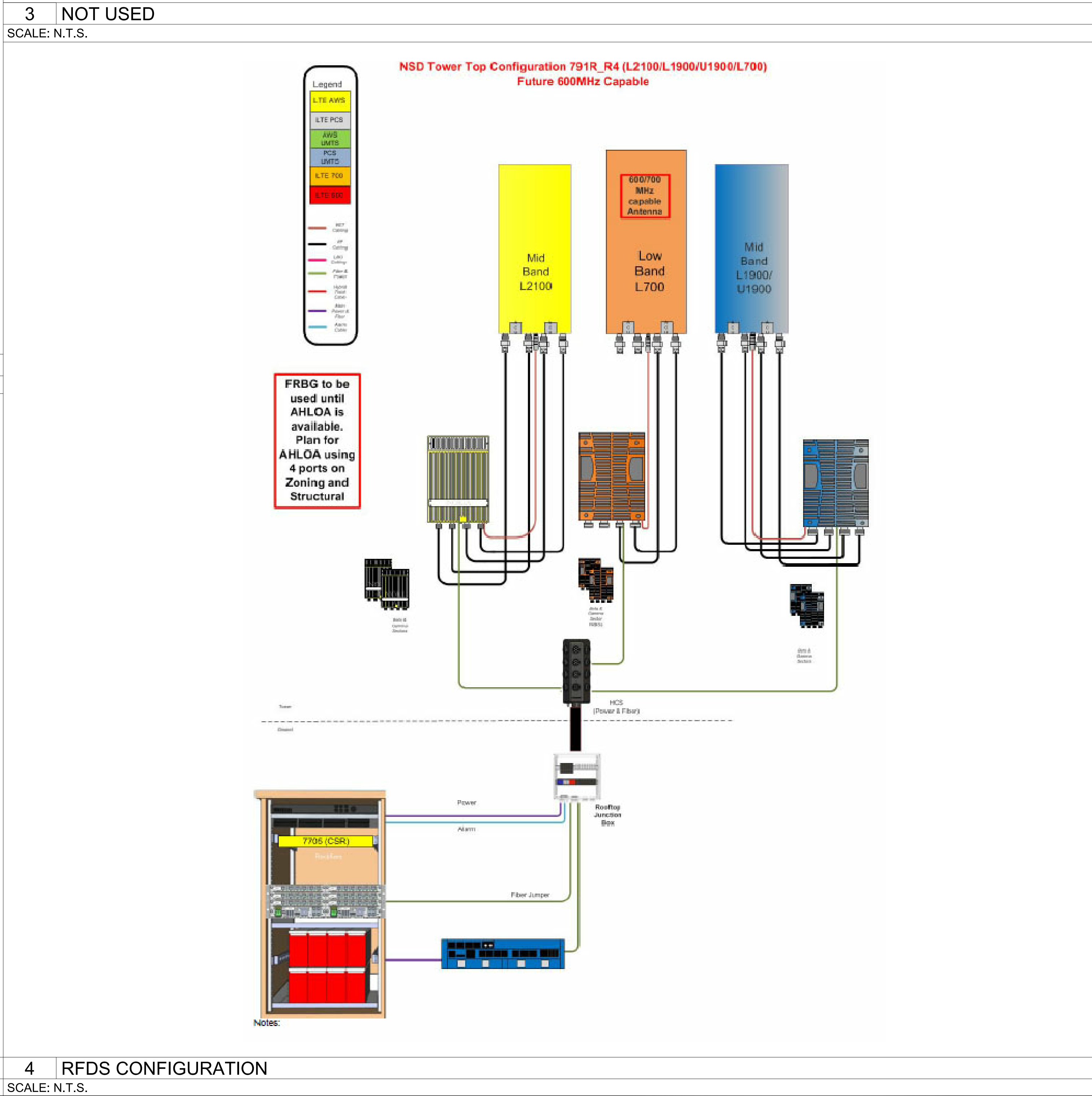
NOTE:  
INFORMATION PER RFDS DATED: 10/17/2017  
CONTRACTOR TO REFER TO MOST RECENT RFDS BY T-MOBILE PRIOR TO COMMENCING WORK

2 RF SCHEDULE

SCALE: -NTS

3 NOT USED

SCALE: N.T.S.



4 RFDS CONFIGURATION

SCALE: N.T.S.

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Sheet Title:  
**ANTENNA CONFIGURATION & RFDS DIAGRAM**

Project Number: PLI-17-0003-6	Date: 02.12.18
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Project Manager: CH	Professional of Record: -
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