Power Company: APS

Submit drawings to Utility Company representative as required in the General Notes included in the Electrical Drawings. Pre construction meeting required before any work starts.

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
INSIDE MARICOPA COUNTY
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

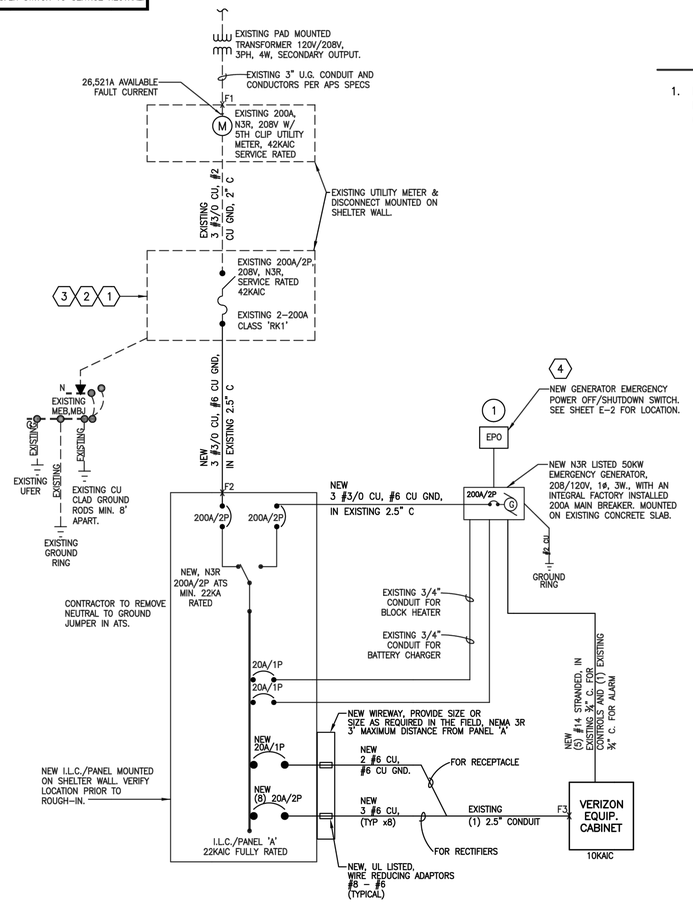
NOTE:
ALL WIRES SHALL BE COPPER THWN WIRE OR XHHW UNLESS NOTED OTHERWISE.

NOTE:
PRIOR TO RUNNING CONDUIT ROUTE – CONTRACTOR SHALL CONTACT THE VERIZON PROJECT MANAGER AND VERIFY THE EQUIPMENT CABINET LAYOUT CONFIGURATION AND ROUTE CONDUITS ACCORDINGLY.

NOTE:
PRE-CONSTRUCTION MEETING AND ELECTRICAL EASEMENT REQUIRED.

GENERATOR SHALL COMPLY WITH SECTION 445 OF THE 2017 NEC

GENERATOR NEUTRAL SHALL NOT BE BONDED TO FRAME. IT SHALL BE SOLIDLY CONNECTED THROUGH TRANSFER SWITCH TO SERVICE NEUTRAL.



ONE-LINE DIAGRAM
N.T.S.

1-PHASE, LINE-TO-LINE SHORT CIRCUIT CALCULATIONS BASED ON THE "POINT-BY-POINT" METHOD

I sca = Isc x M M = 1/(1 + f) Cable: f = 2 x L x I / C x E Xfmr: f = Ip sc x Vp x %Z/100000 x KVA / Is (sca) = Vp/Vs x M x Is

where:
I sc = the available short-circuit current, in amperes, at the beginning of the circuit.
L = the length of circuit to the fault, in feet.
C = the constant from Table C for the type of conductors and circuit arrangement. For parallel runs, multiply "C" value by the number of conductors per phase.
E = Line-to-line voltage or Line-to-ground voltage, where applicable.
Ip = primary current, in amperes.
Vp = primary line-to-line voltage of transformer, in volts.
Vs = secondary line-to-line voltage of transformer, in volts.
%Z = impedance of transformer.
* Use row "ca" for feeder cables; and row "xf" for transformers.

Fault Point	*	Description	Source Isc (amps)	Wire / Cable Size	No. of cond. per phase	Type of conduit	"C" value	E (volts)	L (length) in feet	XFMR. KVA	XFMR. %Z	Vp (volts)	Vs (volts)	f	M	I sca (amps)
F1	ca	SERVICE ENTRANCE	26521.00											0.00	1.00	26521.00
	xf	(PER APS CHARTS)												0.00	1.00	0.00
F2	ca	I.L.C./PANEL 'A'	26521.00	#3/0 CU	1	NON-MAG	13923	208	35					0.64	0.61	16161.00
	xf													0.00	1.00	0.00
F3	ca	EQUIPMENT CABINET	16161.00	#6 CU	1	NON-MAG	2430	208	10					0.64	0.61	9857.38
	xf													0.00	1.00	0.00

Note: The above calculations neglected motor short-circuit contributions. If significant, motor short-circuit contribution may be added to the transformer secondary short-circuit current value. A practical estimate of motor contribution is to multiply the total motor load in amperes by 4. Lengths are for calculations only. DO NOT USE for cost estimating or take-off purposes.

KEY NOTES (#)

1. PROVIDE EMERGENCY POWER OFF/SHUTDOWN SWITCH FOR GENERATOR LOCATED OUTSIDE THE GENERATOR ENCLOSURE, PER NEC 445.18 (B)(1) AND (B)(2).

NEW PLACARD NOTES ON S.E.S.
"CAUTION"
OPTIONAL 50KW, 120V/208V, 1PH, 3W DIESEL DRIVEN BACKUP GENERATOR FOR T-MOBILE ADJACENT TO EQUIPMENT CABINETS. (1)

NEW PLACARD NOTES ON DISCONNECT
"CAUTION"
GENERATOR IS GROUNDED AT THIS LOCATION. DO NOT REMOVE SYSTEM BOND JUMPER. (2)

NEW PLACARD NOTES AT SERVICE DISCONNECT
PER NEC ARTICLE 701.7(B) AND 702.2(B)
(AT SERVICE DISCONNECT PER THIS DRAWING).
WARNING: SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE(S) IS ENERGIZED. (3)

CONTRACTOR TO REMOVE NEUTRAL TO GROUND JUMPER INSIDE AUTOMATIC TRANSFER SWITCH (ATS) AND ALSO REMOVE THE NEUTRAL CONNECTION TO THE GENERATOR FRAME. CONTRACTOR SHALL PROVIDE LABELING (AT THE GENERATOR) AS FOLLOWS:
PER NEC 445.11
"WARNING: THE GENERATOR IS CONFIGURED AS A NON-SEPARATELY DERIVED SYSTEM. THE GENERATOR NEUTRAL IS NOT BONDED TO THE GENERATOR FRAME." (4)

GENERATOR SHALL COMPLY WITH SECTION 445 OF THE 2017 NEC

GENERATOR NEUTRAL SHALL NOT BE BONDED TO FRAME. IT SHALL BE SOLIDLY CONNECTED THROUGH TRANSFER SWITCH TO SERVICE NEUTRAL.

PROVIDE APPROVED ARC-FLASH HAZARD WARNING ON ALL REQUIRED ELECTRICAL EQUIPMENT PER NEC 110.16

WARNING
Electric Arc Flash Hazard
Will cause severe injury or death
Wear proper protective equipment before opening or performing diagnostic measurements while energized. (See NFPA 70E)

ELECTRICAL CONTRACTOR SHALL PROVIDE LABELING OF THE AVAILABLE FAULT CURRENT FOR EACH PANEL AS NOTED, PER NEC 110.24.

NEW — EXISTING (1) 2.5" CONDUIT *

ELECTRICAL PANEL SCHEDULE

PANEL: A — 10KAIC FULLY RATED
VOLTAGE: 240 / 120 V 1ø,3W
MAINS: 200 A MCB
BUS: 200 A CU
LOCATION: PER PLAN
MOUNTING : SURFACE
NEMA RATING : N3R

LOAD DESCRIPTION	EMT COND	CU GRND	PHASE NEUT	CKT BRKR	CIR NO.	LOAD AMPS PHASE A	LOAD AMPS PHASE C	CIR NO.	CKT BRKR	PHASE NEUT	CU GRND	EMT COND	LOAD DESCRIPTION
MISC		6	6	20	1	12.0			20	12	12	3/4"	MISC
RECTIFIER #1						11.7		2					GEN. BLOCK HEATER
MISC			6	2	3		12.0		20	12	12	3/4"	MISC
CONT.							4.2	4					GEN. BATTERY CHARGER
MISC		6	6	20	5	12.0							BUSSED SPACE
RECTIFIER #2						0.0		6					
MISC			6	2	7		12.0						BUSSED SPACE
CONT.							0.0	8					
MISC		6	6	20	9	12.0							BUSSED SPACE
RECTIFIER #3						0.0		10					
MISC			6	2	11		12.0						BUSSED SPACE
CONT.							0.0	12					
MISC		6	6	20	13	12.0							BUSSED SPACE
RECTIFIER #4						0.0		14					
MISC			6	2	15		12.0						BUSSED SPACE
CONT.							0.0	16					
MISC		6	6	20	17	12.0							BUSSED SPACE
RECTIFIER #5						0.0		18					
MISC			6	2	19		12.0						BUSSED SPACE
CONT.							0.0	20					
MISC		6	6	20	21	12.0							BUSSED SPACE
RECTIFIER #6						0.0		22					
MISC			6	2	23		12.0						BUSSED SPACE
CONT.							0.0	24					
MISC		6	6	20	25	12.0							BUSSED SPACE
RECTIFIER #X7						0.0		26					
MISC			6	2	27		12.0						BUSSED SPACE
CONT.							0.0	28					
MISC		6	6	20	29	12.0							BUSSED SPACE
RECTIFIER #8						0.0		30					
MISC			6	2	31		12.0						BUSSED SPACE
CONT.							0.0	32					
RECEPTACLES		6	6	20	33	3.0							BUSSED SPACE
CABINET RECEPTACLE						0.0		34					
AMPS PER PHASE (CODE LOAD)						110.7	100.2						

CONTRACTOR TO INSTALL APPROVED HANDLE TIE ON ALL SHARED NEUTRAL CIRCUITS.

2 PHASE DEMAND (KVA)	
	0.0
	0.0
RECEPTACLES	360.0
	0.0
	0.0
MISCELLANEOUS	24948.0
	0.0
	0.0
	0.0
	0.0
	0.0
TOTAL VA	25308.0
25.3 KVA @ 240 V 1ø	
105.5 A @ 240 V 1ø	

SYMBOL LIST
(MCB) MAIN CIRCUIT BREAKER

CODE LOAD SUMMARY
PANEL 'A' @ 240V = 105.5A

* REFER TO SINGLE LINE DIAGRAM FOR MORE INFORMATION. #8 AWG CONDUCTORS ARE TO BE USED TO TERMINATE IN BREAKER. EXTEND #6 AWG FROM WIREWAY TO VERIZON CABINET UTILIZING UL LISTED WIRE REDUCERS. SEE ONE-LINE.

Note: There is a total of (26) current carrying conductors in a single conduit.
Adjustment factor of 45% per NEC Table 310.15(B)(3)(a) shall apply.
#6 for 20A/2P Breaker: 0.45 x 55A = 24.75A

CONDUIT SIZING: ASSUME 2.5" EMT
AT 40% FILL PER NEC 358, TABLE 4 – 2.343 SQ. IN AREA.
WIRES: USING THWN-2, CU. (INCLUDING GROUND)
#6 – 0.0507 SQ. IN X 27 = 1.3689 SQ. IN
TOTAL = 1.3689 SQ. IN
2.5" EMT CONDUIT AT 40% FILL PER NEC 358, TABLE 4 – 2.343 SQ. INCH AREA IS ADEQUATE TO HANDLE THE TOTAL OF (27) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

ASEIENGINEERING
2410 w. royal palm rd. suite A, phoenix, AZ 85021
aseiengineering.com o 602.287.0300 f 602.287.0600

THESE DRAWINGS AND ASSOCIATED DOCUMENTATION CONTAIN INFORMATION, DESIGNS, CONCEPTS, AND DATA THAT ARE THE SOLE PROPERTY OF ASEI ENGINEERING, INC. THIS INFORMATION MAY NOT BE USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT THE EXPRESSED WRITTEN CONSENT AND PERMISSION OF THE ENGINEER AND ASEI ENGINEERING, INC.

DFT: JW
DSN: CM
CHK: CS
JOB NO: 2024-071

PREPARED FOR:
verizon
6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: AZ5 OASIS GOLF CLUB
DRAWN BY: M.G.
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA

Registered Professional Engineer
27677
CHRIS L. SARMIENTO
05/23/24
Date Signed
ARIZONA, U.S.A.
EXPIRES 03/31/2027

AZ5 OASIS GOLF CLUB
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
ONE-LINE DIAGRAM, PANEL SCHEDULE, FAULT CALCS

SHEET NUMBER
E-3

C.O.	= CONDUIT ONLY	E.C.	= ELECTRIC CONTRACTOR
EMT.	= ELEC. METALLIC TUBING (THIN WALL)	G.C.	= GENERAL CONTRACTOR
PVC.	= SCHEDULE 40 PLASTIC CONDUIT	1P, 2P, & 3P	= SINGLE POLE, TWO , & THREE POLE
GRC.	= GALVANIZED RIGID CONDUIT	EGB	= EQUIPMENT GROUND BUS
FIXT.	= FIXTURE	MGB	= MAIN GROUND BUS
MTD.	= MOUNTED	AFC	= AVAILABLE FAULT CURRENT
W.A.	= WEATHERPROOF	CLF	= CURRENT LIMITING FUSE
U.O.N.	= UNLESS OTHERWISE NOTED	AWG	= AMERICAN WIRE GAUGE
G. OR GRD.	= GROUND	BCW	= BARE COPPER WIRE
N. OR NEUT.	= NEUTRAL	GPS	= GLOBAL POSITIONING SYSTEM
A. OR AMP.	= AMPERE	PCS	= PERSONAL COMMUNICATION SERVICE
KW.	= KILOWATTS	PPC	= POWER PROTECTION CABINET
W.	= WATTS	RWY	= RACEWAY
LV.	= LOW VOLTAGE	TYP.	= TYPICAL
~	= PHASE	RGS	= RIGID GALVANIZED STEEL
DEF	= DUAL ELEMENT FUSES	EMT	= ELECTRICAL METALLIC TUBING
DIA	= DIAMETER	DWG	= DRAWING
H.P. OR HP	= HORSEPOWER	IGR	= INTERIOR GROUND RING (HALO)
XFMR	= TRANSFORMER	CCA	= ANTENNA CABLE COVER ASSEMBLY
C.A.	= CIRCUIT BREAKER	BTS	= BASE TRANSMISSION SYSTEM
CKT.	= CIRCUIT	GEN	= GENERATOR
SW.	= SWITCH	GR	= GROWTH
MTS	= MANUAL TRANSFORMER SWITCH	BSCW	= BARE STRANDED COPPER WIRE
F.A.	= FIRE ALARM	ISCW	= INSULATED STRANDED COPPER WIRE
RECPT.	= RECEPTACLE		

ASEIENGINEERING
2410 w. royal palm rd. suite A, phoenix, AZ 85021
aseiengineering.com o 602.287.0300 f 602.287.0600

THESE DRAWINGS AND ASSOCIATED DOCUMENTATION CONTAIN INFORMATION, DESIGNS, CONCEPTS, AND DATA THAT ARE THE SOLE PROPERTY OF ASEI ENGINEERING, INC. THIS INFORMATION MAY NOT BE USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT THE EXPRESSED WRITTEN CONSENT AND PERMISSION OF THE ENGINEER AND ASEI ENGINEERING, INC.

JOB NO: 2024-071

DFT: JW
DSN: CM
CHK: CS

ABBREVIATIONS

SCALE: NTS

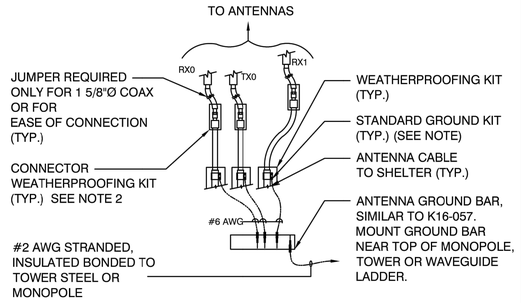
1

GROUNDING NOTES

1. ALL GROUNDING LEADS INSTALLED TO ENSURE A SMOOTH PATH TO COUNTERPOISE WITHOUT KINKS OR SHARP BENDS OR RETURN UPWARDS.
2. CONTRACTOR WILL UTILIZE THE "FALL OF POTENTIAL MEASUREMENT METHOD" PER NETA STANDARDS, UTILIZING THE AEMC-4500 MEASURING DEVICE OR APPROVED VERIZON EQUAL. ALL GROUND TESTING TO BE PERFORMED BEFORE CONNECTING TO POWER UTILITY GROUND AND PRIOR TO ANY BACKFILL OF GROUNDING TRENCHES. ELECTRICAL CONTRACTOR WILL PROVIDE A MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE. CONTRACTOR WILL INSTALL THE MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE, CONTRACTOR WILL INSTALL THE MINIMUM NUMBER OF GROUND RODS INDICATED, SEE GROUNDING PLAN FOR APPROX. LOCATIONS. CONTRACTOR WILL INSTALL ADDITIONAL GROUNDING AS REQUIRED TO ACHIEVE 5 OHMS OR LESS TO GROUND.
3. IT IS THE INTENT THAT AT NO TIME ARE THE GROUND LEADS TO BE INSTALLED BELOW THE SURFACE OF THOSE ARES DESIGNATED FOR FUTURE DISASSOCIATED PADS OR SHELTERS.
4. THE CONTRACTOR WILL DOCUMENT MEGGER TEST RESULTS, REDLINE THE DRAWINGS FOR THE LOCATION OF ALL UNDERGROUND GROUNDING COMPONENTS AND PHOTOGRAPH WITH A DIGITAL CAMERA THE ENTIRE NEWLY INSTALLED GROUNDING SYSTEM PRIOR TO BACKFILL OF ANY OPEN TRENCHES.
5. ANY EXCEPTIONS TO THIS BASIC GROUNDING DESIGN GUIDELINE, ROUTING DESIGN, OR MODIFICATIONS, WILL BE DOCUMENTED AND DIMENSIONED BY THE WAY OF RED LINE DRAWINGS. IT THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ENSURE THE NEWLY INSTALLED GROUNDING SYSTEM MEETS THE VERIZON WIRELESS STANDARDS OF 5 OHMS OR LESS.

NOTES:

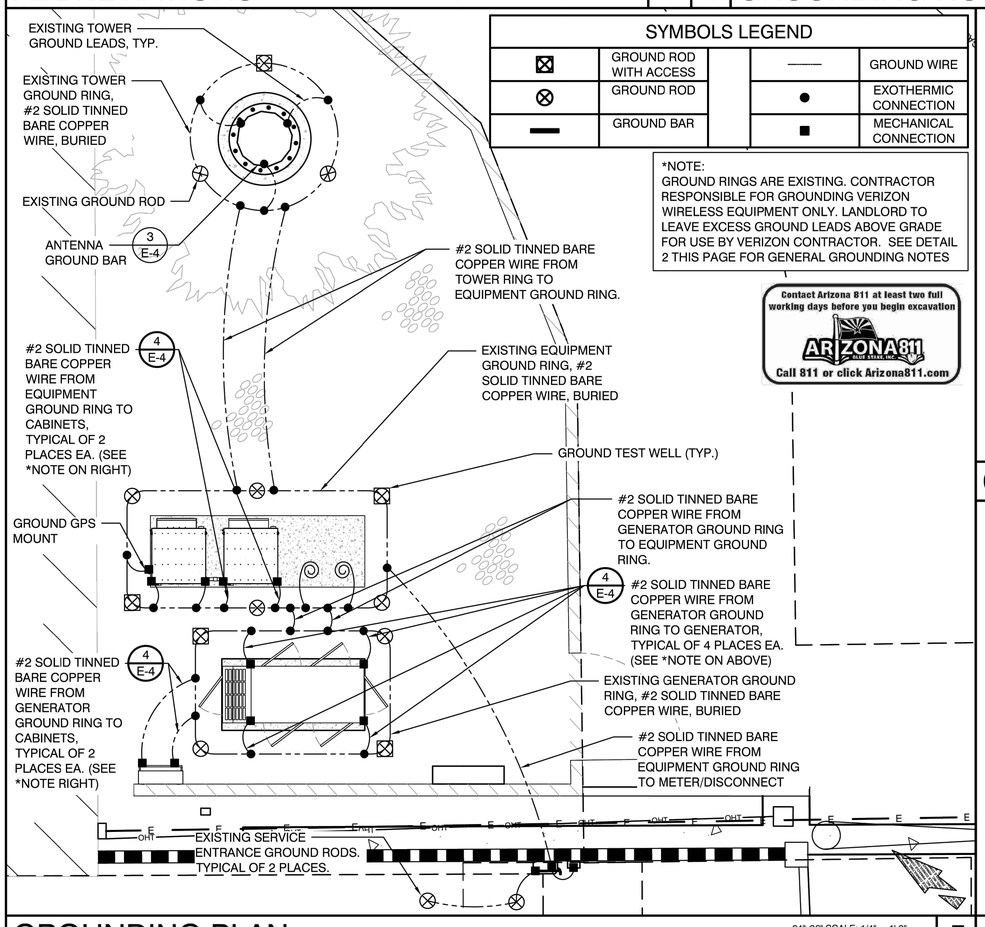
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
2. WEATHER PROOFING SHALL BE ANDREWS. (TYPE & PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)



ANT. GROUND BAR DETAIL

SCALE: NTS

3



SYMBOLS LEGEND

⊠	GROUND ROD WITH ACCESS	——	GROUND WIRE
⊗	GROUND ROD	●	EXOTHERMIC CONNECTION
▬	GROUND BAR	■	MECHANICAL CONNECTION

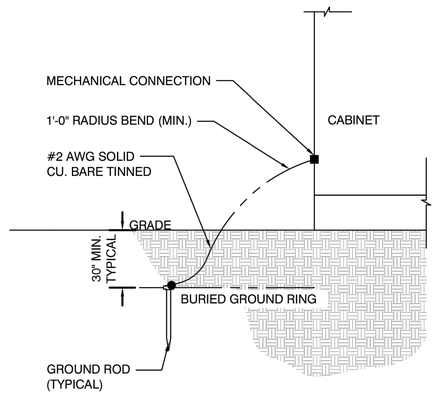
*NOTE:
GROUND RINGS ARE EXISTING. CONTRACTOR RESPONSIBLE FOR GROUNDING VERIZON WIRELESS EQUIPMENT ONLY. LANDLORD TO LEAVE EXCESS GROUND LEADS ABOVE GRADE FOR USE BY VERIZON CONTRACTOR. SEE DETAIL 2 THIS PAGE FOR GENERAL GROUNDING NOTES

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

GROUNDING PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

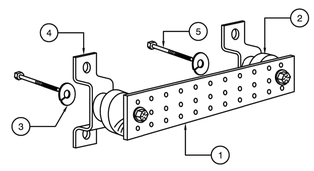
5



CABINET GROUND DETAIL

SCALE: NTS

4



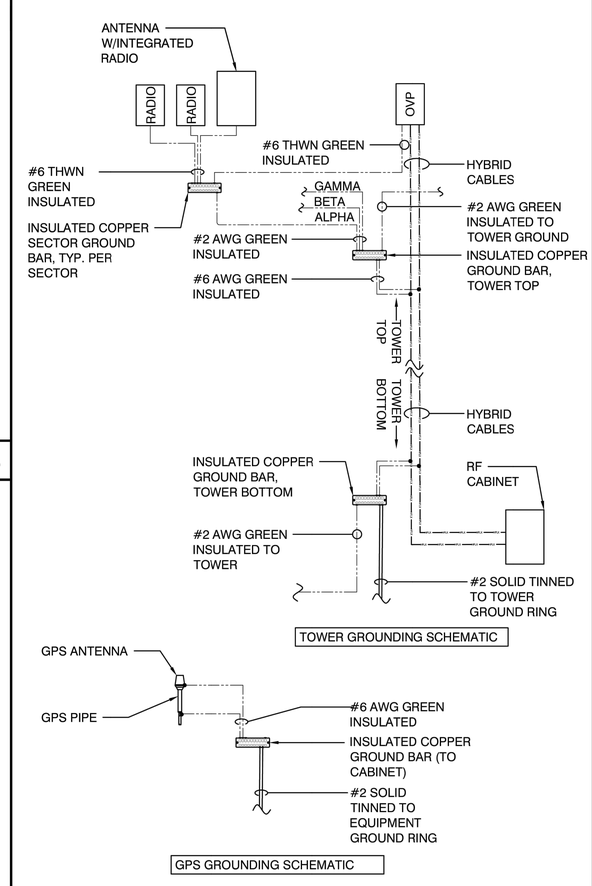
NOTES:

1) COPPER GROUND BAR OR APPROVED EQUAL, 1/4" x 4" X 12", HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2) SPACERS AS REQUIRED
3) 5/8" LOCKWASHERS
4) WALL MOUNTING BRACKET
5) 5/8" -11 x 1" H.H.C.S. BOLTS
6) GROUND BAR TO BE PURCHASED FROM ROHN.

GROUND BAR DETAIL

SCALE: NTS

6



TOWER GROUNDING SCHEMATIC

GPS GROUNDING SCHEMATIC

GROUNDING SCHEMATIC

SCALE: NTS

7

PREPARED FOR:

verizon

6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA

Registered Professional Engineer
CHRIS L. SARMIENTO
27677
05/23/24
ARIZONA, U.S.A.
EXPIRES 03/31/2027

AZ5 OASIS GOLF CLUB

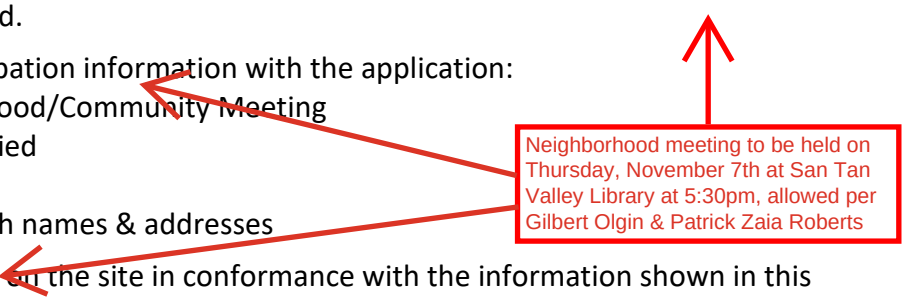
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
GROUNDING PLAN AND GROUNDING DETAILS

SHEET NUMBER
E-4

Application Checklist:

- ☑ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
  - Size and shape of parcel; property dimensions; north arrow
  - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
  - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
  - Driveways and parking areas, show access, dimensions and surface material
  - Existing and proposed utilities, show location of lines, size and serving company
  - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- ☑ Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- ☑ Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☑ Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☑ Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- ☑ Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- ☐ Hold a neighborhood/community meeting prior to application submittal:
  - Notify all property owners within 1200'
  - Hold the meeting within 5 miles of the subject property
  - Hold the meeting between 5:00pm and 9:00pm
  - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- ☐ Include neighborhood Public participation information with the application:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified
  - Meeting Minutes
  - Attendance sign-in sheet with names & addresses
- ☐ Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.



Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

EXHIBIT "A"

PARCEL 1 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006-007264 AND PARCEL 2 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006-007265 ALL RECORDS OF PINAL COUNTY, ARIZONA BEING A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" ALUMINUM CAP ON A 5/8" X 18" REBAR, DOWN 0.50' STAMPED "T4S R8E 3 2 10 11 19344" DATED 2020 ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH A 2.5" GLO BRASS CAP, UP 1.5', STAMPED "U.S. GENERAL LAND OFFICE GRIR 1/4 S3 1/4 S10" DATED 1928 ACCEPTED AS THE NORTH QUARTER OF SAID SECTION 10 BEARS NORTH 89°51'31" WEST, 2648.07 FEET;

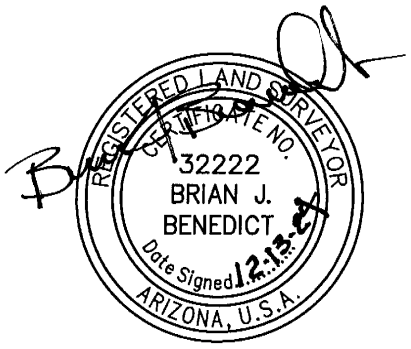
THENCE SOUTH 00°00'10" EAST, 658.42 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°10'00" EAST, 855.84 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE AS SHOWN IN SPECIAL WARRANTY DEED FILED AS DOCUMENT NO. 2008-065676 RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 37°37'07" WEST, 1080.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF PARCEL 2;

THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 89°59'29" EAST, 656.96 FEET TO THE AFORESAID NORTHEAST CORNER OF SAID PARCEL 2 BEING THE POINT OF BEGINNING.

Prepared by: Colliers Engineering and Design
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1824
Date: December 13, 2024



PINAL COUNTY

WIDE OPEN OPPORTUNITY

INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Dollar Self Storage #23 LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a Special Use Permit for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the Special Use Permit, Case No. SUP-017-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the Special Use Permit, Case No. SUP-017-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Special Use Permit, Case No. SUP-017-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of Special Use Permit in Case No. SUP-017-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Dollar Self Storage 23, LLC
[Print Entity Name]

Signature John C. Thomson

Its: Manager
[Title, if applicable]

Dated: December 27, 2024

OWNER: _____
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____.
[Insert Name of Signor(s)]

_____
Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF See Attached
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On December 31, 2024 (Date) before me, Deborah Anne Johnson, Notary Public (Here Insert Name and Title of the Officer)

personally appeared John C. Thomson (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DEBORAH ANNE JOHNSON
Notary Public - California
Orange County
Commission # 2410342
My Comm. Expires Aug 6, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Final County Consent

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

DEBORAH ANNE JOHNSON
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMMISSION # 2410141
MY COMM. EXPIRES AUG 5, 2025

ALTERNATE ACKNOWLEDGMENT: ***Use only when a second company is signing on behalf of owner***:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____as _____
[Insert Signor's Name] *[Insert Title]*
of _____, an _____ corporation,
[Insert Name of Second Company] *[Insert State of Incorporation]*
as _____ *for* _____
[i.e. member, manager, etc.] *[Owner's Name]*
who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

PARCEL 1 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006-007264 AND PARCEL 2 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006-007265 ALL RECORDS OF PINAL COUNTY, ARIZONA BEING A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" ALUMINUM CAP ON A 5/8" X 18" REBAR, DOWN 0.50' STAMPED "T4S R8E 3 2 10 11 19344" DATED 2020 ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH A 2.5" GLO BRASS CAP, UP 1.5', STAMPED "U.S. GENERAL LAND OFFICE GRIR 1/4 S3 1/4 S10" DATED 1928 ACCEPTED AS THE NORTH QUARTER OF SAID SECTION 10 BEARS NORTH 89°51'31" WEST, 2648.07 FEET;

THENCE SOUTH 00°00'10" EAST, 658.42 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°10'00" EAST, 855.84 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE AS SHOWN IN SPECIAL WARRANTY DEED FILED AS DOCUMENT NO. 2008-065676 RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 37°37'07" WEST, 1080.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF PARCEL 2;

THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 89°59'29" EAST, 656.96 FEET TO THE AFORESAID NORTHEAST CORNER OF SAID PARCEL 2 BEING THE POINT OF BEGINNING.

Prepared by: Colliers Engineering and Design
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1824
Date: December 13, 2024

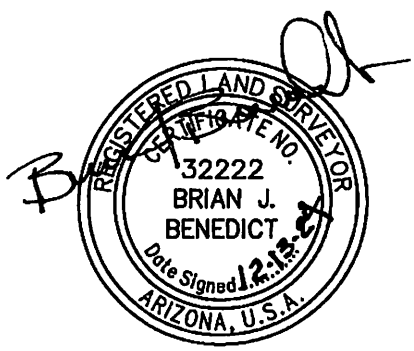


EXHIBIT "B"

RESOLUTION NO. 2025-SUP-017-24

[Stipulations of Approval]

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
5. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
6. An Air Quality industrial permit may be required if there is a generator installed;
7. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
8. Any change or expansion of use shall require approval by the Board of Supervisors;
9. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
10. The applicant shall keep the property free of trash, litter and debris;
11. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
12. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
13. Approval of this Special Use Permit is tied to the lease area portion of parcel number 200-22-002L in which the WCF is situated;

azcentral.

Public Notices

Originally published at azcentral.com on 12/19/2024

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORSAT 9:30 A.M. ON THE 8TH DAY OF JANUARY 2025

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORSAT 9:30 A.M. ON THE 8TH DAY OF JANUARY 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-017-24 â PUBLIC HEARING/ACTION: Graham Chapman, Scott Hopper â Pinnacle Consulting LLC, applicant/agent, Dollar Self Storage #23 LLC, landowner, requesting approval of a Special Use Permit to operate a wireless communication facility, on a 6.45Â± acre parcel in the General Business (CB-2) Zone; tax parcel 200-25-002L â legal on file â situated in a portion of Section 10, Township 04 South, Range 08 East, of the Gila and Salt River Base & Meridian, Pinal County, Arizona, located northeast of E. Hunt Hwy and approximately 620 feet south of E Heritage Rd in San Tan Valley, Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this 16TH day of DECEMBER 2024, Pinal County Development Services Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing

Contact for this matter: Patrick Zaia-Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409
December 19 2024
LAZS0209838

MENNENGA: Second?

LIZARRAGA: Second.

MENNENGA: Second. All in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? Motion passes unanimously. Thank you. Okay. Wow, I like this. All right, next case SUP-017-24. Mr. Patrick.

ROBERTS: Good morning Chair, Vice Chair, Members of the Commission. Patrick Zaia-Roberts, Senior Planner, presenting case SUP-017-24. Monica, if you could bring up the staff presentation, please. So this is a proposal for a special use permit for a new stealth wireless communication facility. The property in question is 6.45 acres, and location is south of East Heritage Road and east of North Hunt Highway in Pinal County. The owner of the property is Dollar Self Storage #23 LLC, and the applicant for this case is Pinnacle Consulting. This is a County map showing the approximate location of the site. A zoning map showing the surrounding zoning and the zoning of the parcel. This is a CB-2 parcel under an existing PAD. A vicinity map showing the proximity to the Town of Florence. Residences, industrial and undeveloped R-7. This is an aerial map looking down at the site. And a map of the notification area of notified neighbors. This is an image looking northeast onto the Dollar Self Storage lot. And southwest onto vacant land. Northwest

along Hunt Highway, and then southeast along Hunt Highway. This is a site plan showing the existing property of the developed Dollar Self Storage facility. You can see at the southeast of this triangular parcel there is the square there that represents the new proposed lease area for the cell tower. And this is a zoomed in image showing a more detailed depiction of that lease area and the associated setbacks as required. The new lease area is proposed for 1,215 square feet. This is an elevation image showing the design of the tower. The tower is proposed for an 80 foot height up to the top of the branches and is designed as a mono-pine. And some additional images from different elevations. So some items for consideration. The proposal is for an SUP for a new wireless communication facility. This property is zoned CB-2 and is located in the Lookout Mountain Planned Area Development under PZ-PD-027-05. The stealth design will minimize visual impact to nearby residential zoning. Traffic impacts for wireless facilities are minimal, only occasional maintenance is required. The proposal should utilize a parking area for the Dollar Self Storage facility and shall require a site plan review amendment to redistribute this lost parking elsewhere on the Dollar Self Storage lot. The proposal will contribute to improved cellular network service in the area. And to date, no letters of opposition or support have been received. Staff brings this case forward with 13

stipulations. At this point, does the Commission have any of questions of staff?

MENNENGA: Okay, any questions from staff, or the Commission on this? Sorry. Nothing? Is the applicant here?

ROBERTS: They are.

JOHNSON: Good morning.

MENNENGA: Good morning. Please sign in and give us your name and address.

JOHNSON: My name is Michelle Johnson, I'm with Pinnacle Consulting, and the address is 1426 Marvin Street, Gilbert, Arizona 85233. So I think staff pretty clearly stated that we are wanting to build an 80 foot mono-pine. It's 75 feet to top of steel. It'll have the ability to have three tenants on it, so – and it's at a commercial area, it's mostly surrounded by other commercial properties along Hunt Highway. And honestly if you have any other questions, I don't want to take up too much of your time. I think he pretty much explained it in full. The only thing I will mention is we do have a CMU wall that we are putting up around our equipment, and then the whole entire Dollar Storage also has a CMU wall, so it will essentially be double screened from that perspective as well. And then staff had requested that we start the branches lower on the mono-pine, which we will, but on the one side where the branches would hit the building, obviously we're not able to do it on that side, but the other

side of the tree will have the branches. So just if you had any questions about why the bottom might look lopsided, that's the reasoning.

MENNENGA: Okay, any questions for the applicant? All right, thank you.

JOHNSON: Thank you.

MENNENGA: Sorry, Commissioner Klob.

KLOB: Both the applicant and staff chime in as well on this one. Is there any reason why this was brought more towards the front, more, you know, street frontage? I know historically when we put these cell towers in other commercial developments, they've been geared towards the back, is that a requirement that we normally do or is that just kind of where the applicant wants to put it?

JOHNSON: It was where the landlord requested that we put it on their lot.

ROBERTS: And just to add to that as well, staff had originally requested this be placed towards the north side of the site in order to better screen the tower, but due to the landlord constraints, if this project were to go forward it would have to be at this location.

KLOB: Okay, thank you.

JOHNSON: Yeah, the location that we looked at, that staff had asked, was in the drainage area for them, so we couldn't put it there.

MENNENGA: Okay, any other questions? So motion?

KRAUSS: Chairman, I'm sorry, was this open to the public already for public comment?

MENNENGA: Oh no, it hasn't been. Let's see, let's open up the public portion for case SUP-017-24. Anyone here to speak on behalf or against this project, which it doesn't look like that, so give it a minute here, and okay, we're going to close the public hearing portion of case SUP-017-24 and bring it back to the Commission.

KELLER: (Inaudible).

MENNENGA: Go for it.

KELLER: I'd like to make a motion for approval. I move the County Planning and Zoning Commission approve case SUP-017-24 with the 13 stipulations as listed in the staff report.

MENNENGA: Second?

KLOB: Second.

MENNENGA: All in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? Motion passes unanimously. All right.

ROBERTS: Thank you.

MENNENGA: You're welcome. I've been here a long time, but I don't know if we've ever had one quite this short, but that's okay. One of the – on the call to the Commission,

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: NOVEMBER 21, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-017-24 (Supernova WCF)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

Executive Summary:
This is a request for a Special Use Permit, on behalf of Dollar Self Storage, Owner, Graham Chapman – Pinnacle Consulting LLC, agent, requesting approval of a new Wireless Communication Facility (WCF) on 6.45± acre parcel, in the General Business (CB-2) Zoning District.

If This Request is Approved:
The Special Use Permit would allow installation of a new, stealth designed Wireless Communication Facility (WCF) on parcel 200-25-002L.

LEGAL DESCRIPTION: (Legal on File)

TAX PARCELS: 200-25-002L

LANDOWNER/APPLICANT: Dollar Self Storage (Owner)
Graham Chapman – Pinnacle Consulting LLC (agent/applicant)

REQUESTED ACTION & PURPOSE:
SUP-017-24 – PUBLIC HEARING/ACTION: Graham Chapman - Pinnacle Consulting LLC, applicant/agent, Dollar Self Storage #23 LLC, landowner, requesting approval of a Special Use Permit to construct and operate a wireless communication facility, on a 6.45± acre parcel in the General Business (CB-2) Zone; tax parcel 200-25-002L (legal on file) situated in a portion of Section 10, Township 04 South, Range 08 East, of the G.S.R.B.&M., Pinal County, Arizona, located south of E. Heritage Rd and east of Hunt Highway in San Tan Valley, in unincorporated Pinal County.

SIZE: 6.45± acres.

COMPREHENSIVE PLAN: General Commercial.

EXISTING ZONING: The property is within the General Business Zoning District (CB-2).

SURROUNDING ZONING AND LAND USE:

North: General Rural (GR), Vacant/ Residential,
South: CB-2 & R-7, Commercial, Residential
East: CI-2, Industrial
West: CB-2 & R-7, Commercial, Residential

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	November 7, 2024
Mail outs:	Week of October 31, 2024
Newspaper Advertising:	October 31, 2024
Site posting, Applicant:	October 31, 2024
Site posting, County:	November 4, 2024

FINDINGS

SITE DATA: Flood zone: Site is situated in Flood Zone X – Area of Minimal Flood Hazard.

ACCESS: The subject parcel is located at 5242 E Hunt Hwy, Florence, AZ 85132. The lease area of the property can be accessed off E Hunt Hwy, which is classified as public right of way. Dollar Self storage shall provide internal site access to the facility, and will undergo a Site Plan Review amendment to relocate affected parking.

HISTORY: The property was rezoned to CB-2 in 2005 as part of the Lookout Mountain PAD (PZ-PD-027-05) and was developed as a Self-Storage & RV Storage business in 2021 and remains in operation to this day.

ANALYSIS:

The applicant is requesting a Special Use Permit for the construction of a new Wireless Communications Facility (WCF) located on a General Business (CB-2) zoned parcel that currently hosts a Self-Storage & RV Storage Business. The structure within the WCF will be of stealth design per § 2.205.050 of County Code. The 80 foot, Mono-pine designed structure will be located within an 8 foot high, CMU wall internal to the Storage Facility. The Mono-Pine design will obscure the cell-tower equipment by presenting the appearance of vegetation. The dimension of the entire leased compound area is approximately 16’ by 16’ to be located on the southeast portion of the parcel. To mitigate any safety issues, the WCF will abide by the required 1:1 setback ratio. The setbacks are as follows:

North: ±615’
South: ±132’
West: ±81’
East: ±81’

As described by the applicant and in provided documentation, this Wireless Communication Facility (WCF) will enhance cellular coverage, which is currently limited in this area. The propagation maps enclosed are evident of the expressed expansion of network coverage. This project proposes network improvements that will improve network reliability for residents, businesses and visitors in this area while providing an enhancement to emergency services. The design specifications of the tower are provided in such a way as to allow for future collocations and provide a stealth element that enhances the visual aspect of the proposed tower.

Other elements of the site that uphold County requirements and of which the applicant has complied with include 24' wide paved access, parking space to meet Americans with Disabilities Act (ADA) dimensions, and cut-off timed lighting.

Staff finds that the site plan, narrative, and additional documents suffice for an adequate Special Use Permit submission, and does not identify any potential harm to the immediate area or broader public.

To date, the County has received no letters of opposition for this case. The applicant's neighborhood meeting report indicates that a public meeting was held at which there were no attendees. To date, the applicant has received no public comments.

Comments have been solicited from other divisions pertaining to this project in relation to their specific subfield. Comments of significance are listed below:

Air Quality

1. Paved access into the project, within the project, and on parking area is required.
2. Air quality dust registration will be required prior to project construction.
    a. Applicant is to note that all construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of Pinal County's Air Quality Code of Regulations.
3. If generators are installed, an Air Quality Industrial Permit will be required.

SUMMARY:

After review and analysis of the proposed application Staff finds that Shannon McCrea – State 48 Consulting (applicant/agent) has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following summary of findings together with the information of this staff report:

1. The Special Use Permit would allow the construction of a WCF that meets all requirements of County Code and FCC Regulations.
    a. Stealth design will complement surrounding environment.
    b. Tower is designed in a way to afford collocations to future uses.
    c. Paved access, compound, and parking will remediate Air Quality concerns.
2. As shown by propagation maps, the WCF will provide the area with improved high quality reliable wireless service, in addition to enhancing emergency services.
3. A thorough analysis of the project has been conducted in collaboration with additional County professionals and no immediate harm or risk to the local community or broader public has been identified.

The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (O). These factors include, but are not limited to:

- **Traffic conditions;**
- **Provision of services and utilities to the site;**
- **The relationship of the proposed special use and surrounding uses;**
- **Whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **Access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **Does not result in the use of a residential street for non-residential through traffic;**

- **Whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **The need for the proposed special use in the neighborhood/community;**
- **Public input.**

And specifically for wireless facilities:

- **Any neighborhood opposition, either written or verbal, received by the applicant;**
- **Possibilities for camouflage that have been explored, and why the proposed option was chosen; and a description of alternative sites that have been explored;**
- **A description of possibilities for using a greater number of shorter monopoles or towers in place of the proposed facility**
- **Information on the willingness of the landowner and the service provider to allow other service providers to co-locate on the proposed facility; and**
- **Potential gaps that could impede the provision of services if this request is not approved.**

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-017-24**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward **SUP-017-24** to the Board of Supervisors with a **recommendation of approval with the 13 attached stipulations**. If the Commission cannot find the factors listed above to be applicable to this case, then the Commission may forward this case to the Board of Supervisors with a **recommendation of denial**.

To approve: I move the Pinal County Planning and Zoning Commission approve case SUP-017-24 with 13 stipulations as listed in the staff report.

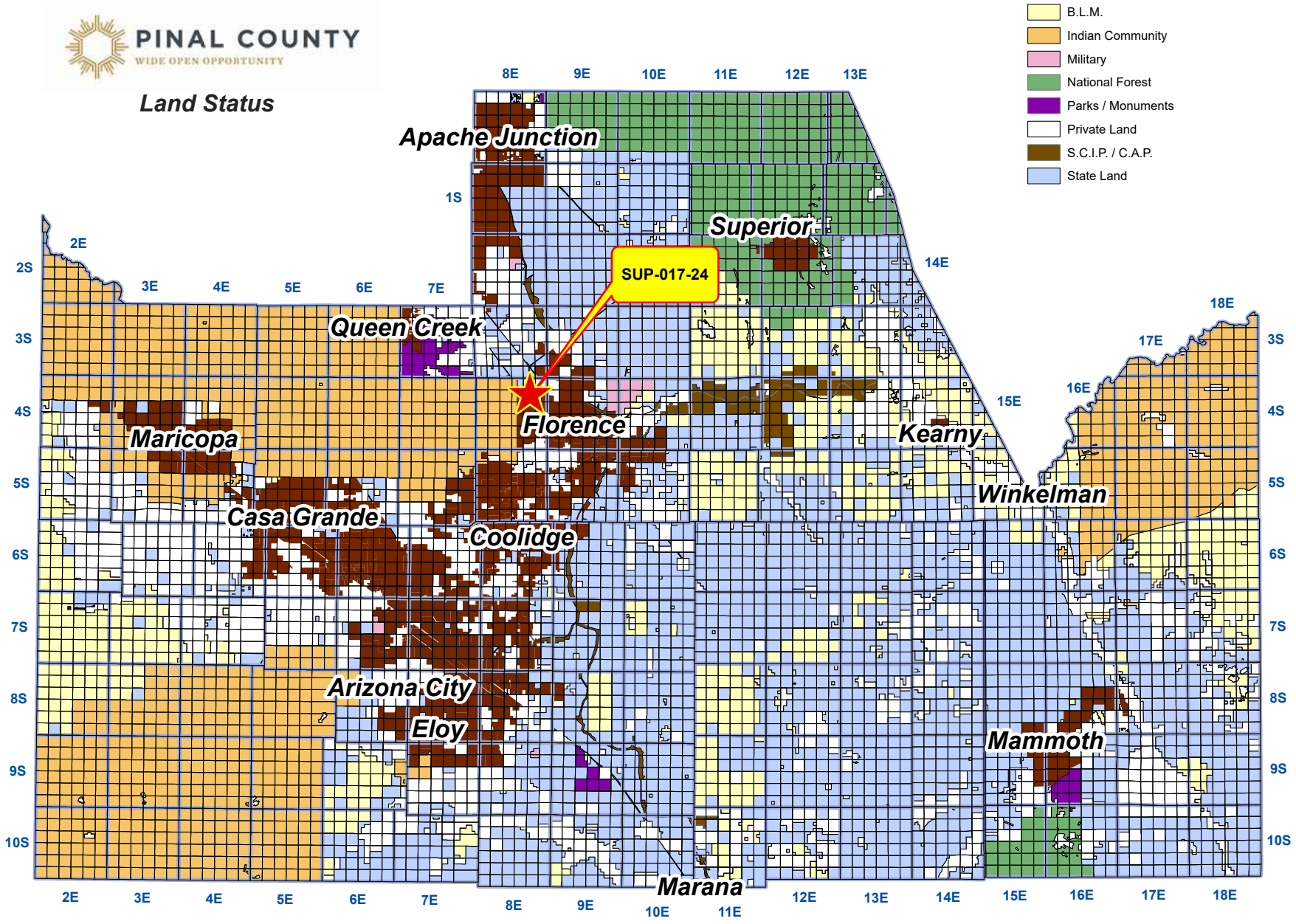
To deny: I move the Pinal County Planning and Zoning Commission deny case SUP-017-24.

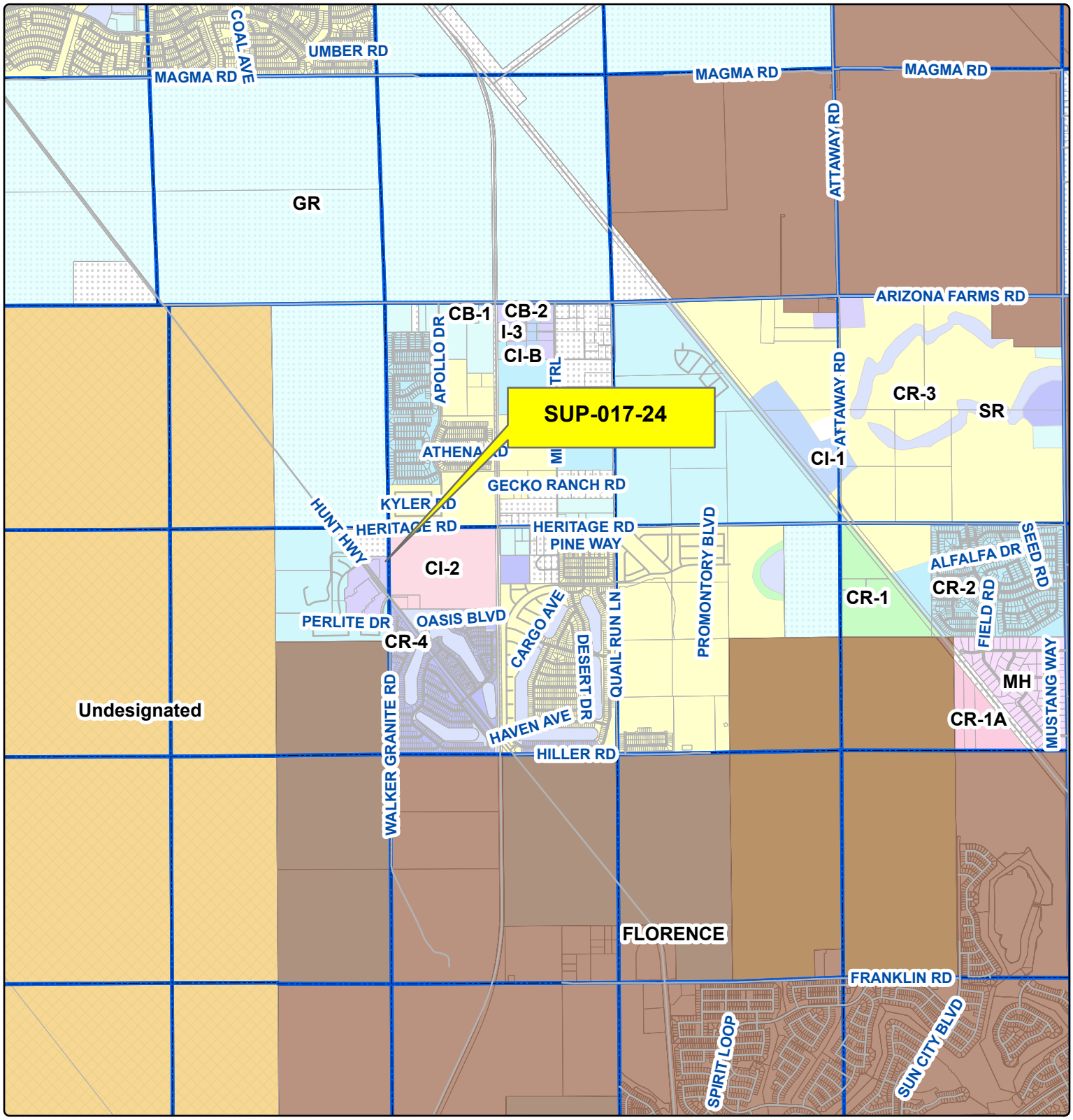
STIPULATIONS:

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
5. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
6. An Air Quality industrial permit may be required if there is a generator installed;
7. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
8. Any change or expansion of use shall require approval by the Board of Supervisors;
9. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
10. The applicant shall keep the property free of trash, litter and debris;
11. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
12. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
13. Approval of this Special Use Permit is tied to the lease area portion of parcel number 200-22-002L in which the WCF is situated;

Date Prepared: 11/10/24 - PZR

Date Revised:


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
SUP-017-24
Apache Junction
Superior
Queen Creek
Florence
Maricopa
Kearny
Winkelman
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
1S
2S
3S
4S
5S
6S
7S
8S
9S
10S
2E
3E
4E
5E
6E
7E
8E
9E
10E
11E
12E
13E
14E
15E
16E
17E
18E



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

	Owner/Applicant: DOLLAR SELF STORAGE PINNACLE CONSULTING - GRAHAM CHAPMAN		
	Drawn By:		Date: 11/04/2024
Sheet No. 1 of 1	Section 11	Township 04S	Range 08E
	Case Number: SUP-017-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-017-24

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21ST** DAY OF **NOVEMBER 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-017-24 – PUBLIC HEARING/ACTION: Graham Chapman – Pinnacle Consulting LLC, applicant/agent, Dollar Self Storage #23 LLC, landowner, requesting approval of a Special Use Permit to operate a wireless communication facility, on a portion of a 6.45± acre parcel in the General Business (CB-2) Zone; tax parcel 200-25-002L – legal on file – situated in a portion of Section 10, Township 04 South, Range 08 East, of the G.S.R.B.&M., Pinal County, Arizona, located northeast of E. Hunt Hwy and approximately 620 feet south of E Heritage Rd in San Tan Valley, Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **22ND** day of **OCTOBER 2024**, Pinal County Development Services Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing

Contact for this matter: Patrick Zaia-Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

[*Anything below this line is not for publication*.]

PUBLISHED ONCE:
Pinal Central Dispatch

Pinal Central Dispatch

Publication Name:
Pinal Central Dispatch

Publication URL:
www.pinalcentral.com

Publication City and State:
Casa Grande, AZ

Publication County:
Pinal

Notice Popular Keyword Category:

Notice Keywords:
SUP-017-24

Notice Authentication Number:
202411181051351239443
1132462850

Notice URL:

Back

Notice Publish Date:
Thursday, October 31, 2024

Notice Content

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21ST DAY OF NOVEMBER 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-017-24 - PUBLIC HEARING/ACTION: Graham Chapman Pinnacle Consulting LLC, applicant/agent, Dollar Self Storage #23 LLC, landowner, requesting approval of a Special Use Permit to operate a wireless communication facility, on a portion of a 6.45+ acre parcel in the General Business (CB-2) Zone; tax parcel 200-25-002L - legal on file - situated in a portion of Section 10, Township 04 South, Range 08 East, of the G.S.R.B.&M., Pinal County, Arizona, located northeast of E. Hunt Hwy and approximately 620 feet south of E Heritage Rd in San Tan Valley, PinalCounty. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: https://www.pinal.gov/236/Notice-of-Hearings ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED this 22ND day of OCTOBER 2024, Pinal County Development Services Dept. A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION: 1) Planning Case Number (see above) 2) Your name, address, telephone number and property tax parcel number (Print or type) 3) A brief statement of reasons for supporting or opposing the request 4) A brief statement of reasons for supporting or opposing the request Whether or not your wish to appear and be heard at the hearing Contact for this matter: Patrick Zaia-Roberts, Senior Planner E-mail address: Patrick.Roberts@pinal.gov Phone # (520) 866-6409 No. of publications: 1: date of publication: Oct 31, 2024

Back

NARRATIVE

PROJECT NAME: AZ03-190 Supernova / AZ5 Oasis Golf Club

APPLICANT: Sun State Towers

REQUEST: Approval of New Wireless Communication Facility on Parcel 200-25-002L



Graham Chapman
Site Acquisition Specialist II
Pinnacle Consulting, Inc.
1426 N Marvin St, Ste 101
Gilbert, AZ 85233
M: (650) 815-5267
O: (480) 664-9588 ext. 255
F: (480) 664-9850
E: graham.chapman@pinnacleco.net

Purpose of Application

The purpose of this request is to better the wireless telecommunication infrastructure and cellular service near Northwestern Florence, San Tan Valley, and the Oasis Golf Club community.

Currently, there is a significant lack of service in the neighborhood and surrounding uses around the proposed site, and mobile phones are reporting low-quality connections for both indoor and outdoor service. This is critical to fix, because 96% of Americans own a cellular phone and 57% of American homes rely exclusively on cellular phones.

Sun State develops towers throughout the southwest with a focus on providing Wireless Communication Facilities (WCF) for multiple wireless carriers, and if approved, this proposed Sun State WCF will close a significant gap in coverage in the least intrusive way possible for Verizon Wireless per the Telecommunication Act of 1996 (TCA).

Description of Proposal

Our proposal is to place an 80' tall wireless facility stealthed as a pine tree (80' at top of branches, 75' at top of steel) within the parcel belonging to the Dollar Storage at 5242 E Hunt Hwy, Florence, AZ 85132. We'd like to place the facility in a 1,260-square-foot CMU block-wall compound in the southern-most corner of their property, hugging one of their existing storage buildings. The land use will still be for a storage facility, but will also include an unmanned wireless communication facility, which conforms to the General Commercial comprehensive plan by providing service for the variety of retail and wholesale and industrial uses in the area through wireless service.

Why this Location

- **Interested Landlord**: after reviewing the area and sending interest letters to multiple landowners in the area, the good folks at Dollar Self Storage were the only ones to respond and express interest in helping out there area by hosting this additional use. Furthermore, a review of the land shows a lack of existing verticality needed for a rooftop facility or a collocation project.
- **Appropriate Zoning**: The property is zoned CB-2 (General Business Zone), a commercial zone n which we are doing a special use permit application to zone it correctly, but the use is relevant and applicable to this commercial zone because the purpose of the General Commercial comprehensive plan is to provide service for a variety of retail and wholesale and industrial uses in the area, which wireless communication can benefit on every level.
- **Technologically Feasible**: our proposed location has the ability to meet all coverage needs while also accounting for exiting commercial power and Fiber connection available on property, as well as existing paved access from the public ROW to the proposed WCF.

- **Added Stealthing / Least Intrusive Design**: this structure will be designed as an 80’ pine tree to adequately stealth the top of the antennas as well as the steel structure. Furthermore, with an 8’ CMU block wall to hide the ground equipment as well as being further stealthed by an existing CMU block wall covering the entire property and large storage buildings further adding cover to the structure. Also, the structure height will ensure that at least 3 carriers can collocate onto it (at 71’, 61’, and 51’), which will reduce the negative proliferation of un-collocatable towers.

Conclusion

Citizens will not be unduly affected by this WCF, and will benefit by the improved dependability, coverage, and high-quality wireless communications for personal, business and emergency uses. Sun State Towers is committed to developing the best wireless system for this area while working cooperatively with Pinal County.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All applications must be typed or written in ink)

Special Use Permit & Property Information:
(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: 10/15/2024 **2.** Pre-application Number: Z-PA- 094-24

3. The legal description of the property: BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN FEE NUMBER 2006-007265, LOCATED IN SECTION 10, TOWNSHIP 04 SOUTH, RANGE 08 EAST, THENCE SOUTH 855.84 FEET, THENCE NORTH 37 DEGREES WEST 1080.35 FEET, THENCE EAST 656.96 FEET TO THE POINT OF BEG

4. Tax Assessor Parcel Number(s): 20025002L **5.** Current Zoning: CB-2

6. Parcel size: 6.45 acres

7. The existing use of the property is as follows: commercial (self-storage facility)

8. The exact use proposed under this request: new multi-carrier wireless communication facility (WCF)

9. Is the property located within three (3) miles of an incorporated community? yes If yes, which ones? San Tan Valley & Florence

10. Is an annexation into a municipality currently in progress? No
If yes which one?:

11. Is there a zoning or building violation on the property for which the owner has been cited? No
If yes, Zoning/Building Violation Number:

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: Area is within PAD PZ-PD-027-05, who's purpose is to correlate various uses to provide a desirable and stable environment. A new WCF will close a significant gap in coverage in the least intrusive way possible to help provide this stable and desirable environment.

INV#: AMT: DATE: CASE: Xref:

Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: Least intusive design (monopine) to reduce visual impact while offering a solution to provide the wireless service needed.

2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: All services are existing and in-place. No water/sewer needed. No impact on traffic.

3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ❑ YES ❑ NO

4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? ❑ YES ❑ NO

5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ❑ YES ❑ NO

6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). unmanned site, 1 visit/year , Show ingress/egress on the site plan.

7. How many parking spaces are to be provided (employees and customers)? three Indicate these parking spaces on the site plan.

8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? no, there are no excessive noise levels, it's an almost silent facility that borders a wastewater site

9. What type of landscaping are you proposing to screen this use from your neighbors? 8' CMU block wall to hide equipment from public view. Also behind huge 20' building. Indicate the landscaping on your site plan.

10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. Will only have signs on CMU block wall compound per FAA & FCC regulations

11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.

12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. we're proposing a stealthed pine tree to hide antennas and CMU block wall to hide ground equipment

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Sun State Towers	1426 N Marvin St, Ste 101 Gilbert, AZ 85233
Name of Applicant	Address
Graham Chapman	graham.chapman@pinnacleco.net (480) 664-9588 ext. 255
Signature of Applicant	E-Mail Address Phone Number

Graham Chapman	1426 N Marvin St, Ste 101 Gilbert, AZ 85233
Name of Agent/Representative	Address
Graham Chapman	graham.chapman@pinnacleco.net (480) 664-9588 ext. 255
Signature of Agent/Representative	E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Dollar Self Storage 23, LLC Manager – SP Management Holdings, LLC John C. Thomson	26 Executive Park, Suite 290 Irvine, CA 92614
Name of Landowner	Address
	(949) 783-5377 x236
Signature of Landowner	jackt@dollarselfstorage.com
	E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:

I hereby verify that the name list above was obtained on the 15th day of October, 2024, at the office of Pinal County Web Portal and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 16th day of October, 2024, before me personally appeared Graham Chapman
(Name of signor)

Signature [signature] Date Oct. 16th 2024

State of Arizona

County of Maricopa) ss.

(SEAL)

My Commission Expires 3/18/2027

Michelle Lamoureux
Printed Name of Notary

[signature]
Signature of Notary

MICHELLE LAMOUREUX
Notary Public - Arizona
Maricopa County
Commission # 643128
My Comm. Expires Mar 18, 2027

,

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

POCKRANDT NANCY
24663 N GOOD PASTURE LN
FLORENCE, AZ 85132

,

HUGHES GABRIEL
24560 N GOOD PASTURE LN
FLORENCE, AZ 85132

CAMPBELL STEPHANIE MARIE ...
5348 W ENCANTO VERDE
QUEEN CREEK, AZ 85142

,

CIARAMELLA DANALEE
24575 N GOOD PASTURE LN
FLORENCE, AZ 85132

TROST AMANDA MARIE & JON...
24688 N GOOD PASTURE LN
FLORENCE, AZ 85132

WEARING MICHELLE SUE
24480 N GOOD PASTURE LN
FLORENCE, AZ 85132

FINCK JIM D
24592 N GOOD PASTURE LN
FLORENCE, AZ 85132

CONTINE ZACHARY M
5712 E VALLEY VIEW DR
FLORENCE, AZ 85132

RICE ARRIANE RENEE
24496 N GOOD PASTURE LN
FLORENCE, AZ 85132

SERHAL TONY JIBRAYEL TR
1109 BRIARCLIFF RD
MONROVIA, CA 91016

HETRICK ROBERT D
24720 N GOOD PASTURE LN
FLORENCE, AZ 85132

GUAJARDO RAY CURTIS
24528 N GOOD PASTURE LN
FLORENCE, AZ 85132

RAMBALLIE PARRIS O & ANGEL...
24624 N GOOD PASTURE LN
FLORENCE, AZ 85132

THE OASIS AT MAGIC RANCH H...
PO BOX 1326
QUEEN CREEK, AZ 85142

SASSER KIRK P & SHELLY S
24431 N GOOD PASTURE LN
FLORENCE, AZ 85132

RHINESMITH CYNTHIA DAWN &...
5718 E VALLEY VIEW DR
FLORENCE, AZ 85132

FORBIS EDWARD GUY
5710 E VALLEY VIEW DR
FLORENCE, AZ 85132

,

WILSON JEFFREY J
24639 N GOOD PASTURE LN
FLORENCE, AZ 85132

YOUNG TIMOTHY A & MARLA A ...
8989 COAN LN
ORANGEVALE, CA 95662

OSOY MELANIE A & HERBERT ...
24443 N GOOD PASTURE LN
FLORENCE, AZ 85132

LUNGU EDWARD K
24656 N GOOD PASTURE LN
FLORENCE, AZ 85132

JANSEN GREGORY & DEBORA...
5686 E VALLEY VIEW DR
FLORENCE, AZ 85132

MYERS WESTON & DAGNINO C...
24509 N GOOD PASTURE LN
FLORENCE, AZ 85132

COEN JOSHUA
MAIL RETURN
,

MILLER DESERII FOXX
24784 N GOOD PASTURE LN
FLORENCE, AZ 85132

TODD RUTH
5662 E VALLEY VIEW DR
FLORENCE, AZ 85132

MIRANDA SILVIA JAZMIN
5794 E OASIS BLVD
FLORENCE, AZ 85132

RMG LUCKY HUNT 65 LLC
8800 N GAINEY CENTER DR ST...
SCOTTSDALE, AZ 85258

RITCHIE KENT
PO BOX 219 27 AUGUSTA WAY
TRAVERSE BAY, MB

MOTU SUALUA D & TOVALE S
24960 N GOOD PASTURE LN
FLORENCE, AZ 85132

,

KIRKENDALL JOSEPH
MAIL RETURN
,

GENERAL HUNT PROPERTIES I...
5230 E SHEA BLVD
SCOTTSDALE, AZ 85254

JOHNSON GEORGE H & JANA ...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

ORONSAYE CHARLOTTE R
5638 E VALLEY VIEW DR
FLORENCE, AZ 85132

THE OASIS AT MAGIC RANCH H...
PO BOX 1326
QUEEN CREEK, AZ 85142

,

DANIEL WILLY P & ANELLE MO...
24848 N GOOD PASTURE LN
FLORENCE, AZ 85132

OASIS SOLID WASTE LLC
PO BOX 29246
PHOENIX, AZ 85038

EPCOR WATER ARIZONA INC
2355 W PINNACLE PEAK RD
PHOENIX, AZ 85027

D R HORTON INC - DIETZ-CRA...
MAIL RETURN
,

N LEASING COMPANY LLC
PO BOX 29246
PHOENIX, AZ 85038

TITLE SECURITY AGENCY LLC ...
2730 E BROADWAY BLVD STE 1...
TUCSON, AZ 85716

THOMPSON LINDA K
24880 N GOOD PASTURE LN
FLORENCE, AZ 85132

THOMSON MANAGEMENT GRO...
26 EXECUTIVE PARK STE 290
IRVINE, CA 92614

TITLE SECURITY AGENCY LLC ...
2730 E BROADWAY BLVD STE 1...
TUCSON, AZ 85716

JOHNSON GEORGE H & JANA ...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

EPCOR WATER ARIZONA INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

EPCOR WATER ARIZONA INC
2355 WEST PINNACLE PEAK R...
PHOENIX, AZ 85027

THE OASIS AT MAGIC RANCH H...
PO BOX 1326
QUEEN CREEK, AZ 85142

RMG ARIZONA PROPERTIES H...
8800 N GAINEY CENTER DR ST...
SCOTTSDALE, AZ 85258

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

FIGUEROA ALEJANDRO III & JE...
24912 N GOOD PASTURE LN
FLORENCE, AZ 85132

,

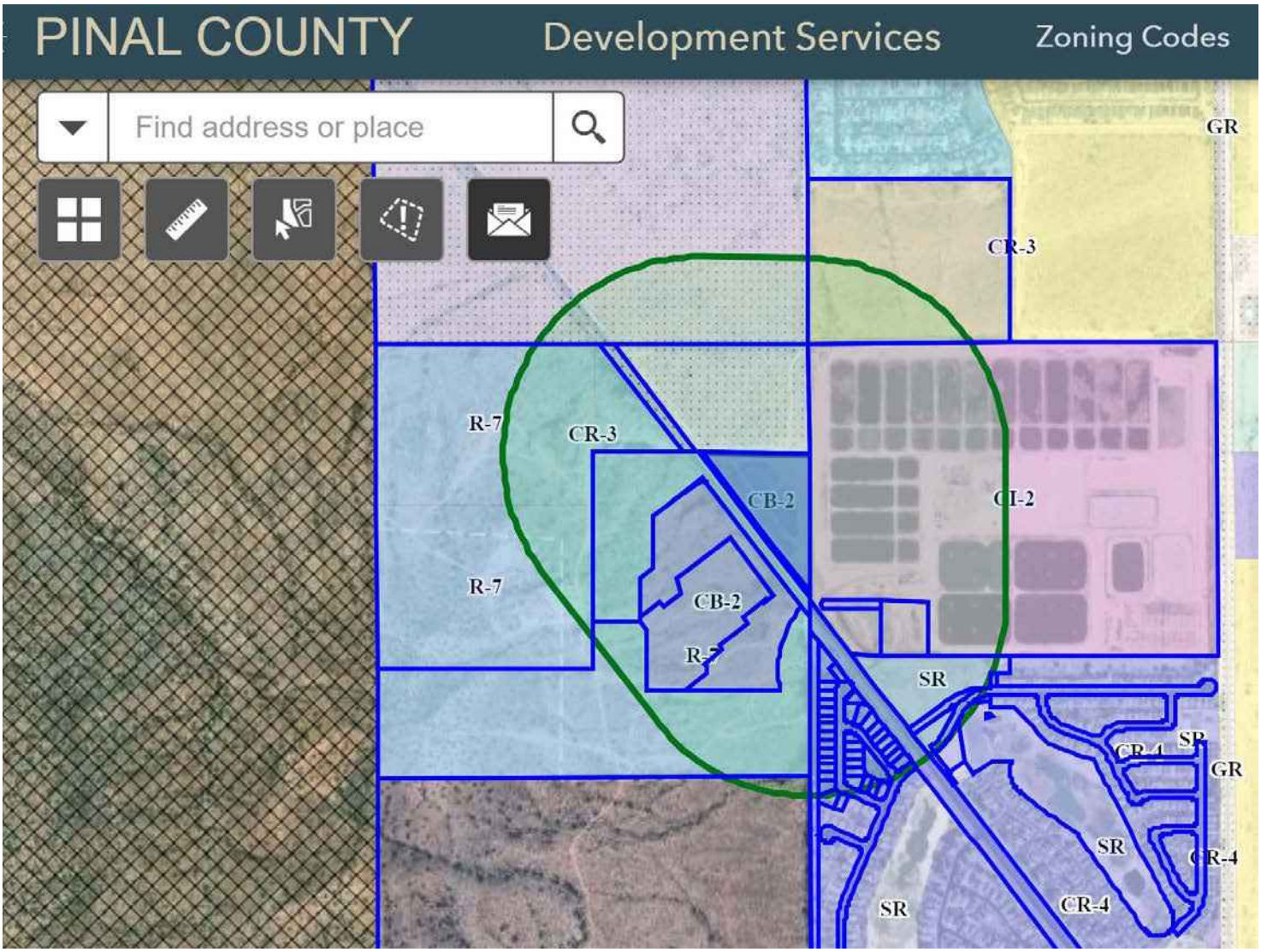
PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

DOLLAR SELF STORAGE #23 LL...
14850 N SCOTTSDALE RD STE ...
SCOTTSDALE, AZ 85254

SMITHS FOOD & DRUG CENTE...
1014 VINE ST FL 7
CINCINNATI, OH 45202

BARCLAY HOLDINGS XLIII LLC
2415 E CAMELBACK RD STE 90...
PHOENIX, AZ 85016

1200' Buffer Map:



CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Dollar Self Storage #23, LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Manager
[Insert Title]

Dated: October 24, 2024

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

See Attached
[Insert Signor's Name] *[Insert Title]*

_____, _____an,
[Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____
Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e. member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____
Printed Name of Notary Signature of Notary

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On October 24, 2024 before me, Deborah Anne Johnson, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared John C. Thomson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DEBORAH ANNE JOHNSON
Notary Public - California
Orange County
Commission # 2410342
My Comm. Expires Aug 6, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

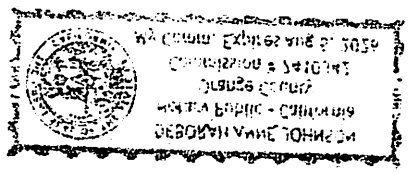
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

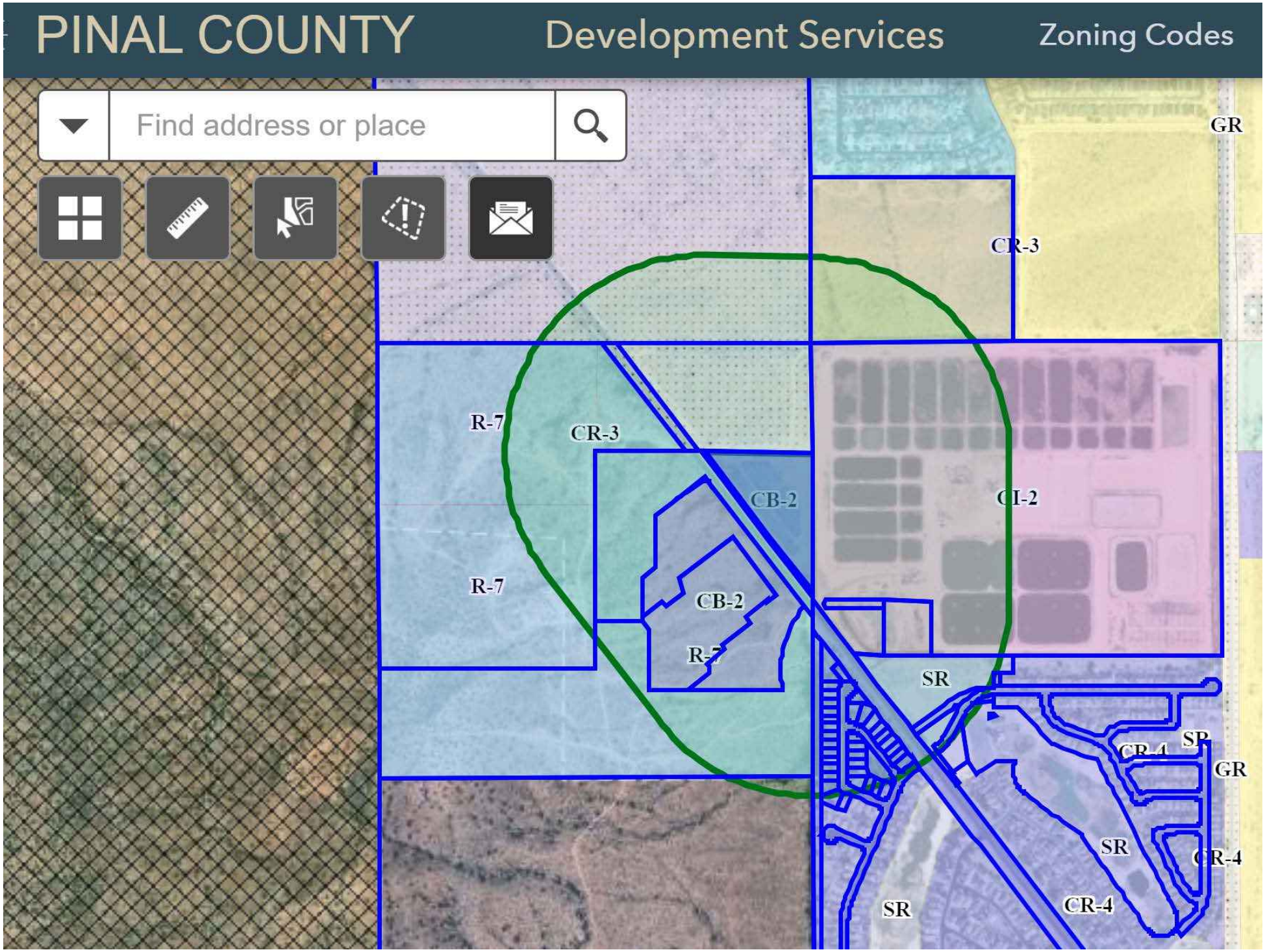
Description of Attached Document
Title or Type of Document: App SUP Pinal County Page 7
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association


DEBORAH ANNE JOHNSON
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES MAR 31, 2029


PINAL COUNTY
Development Services
Zoning Codes
Find address or place
GR
CR-3
R-7
CR-3
CB-2
CI-2
R-7
CB-2
R-7
SR
SR
GR
SR
CR-4
SR
CR-4

October 18th, 2024

RE: Neighborhood meeting for new proposed Wireless Communication Facility (AZ03-190 Supernova)
Near the cross streets of N Hunt Hwy and N Magma Butte Loop
Coordinates: Latitude 33.1003994°, Longitude -111.5080938°

Dear Neighbor,

You are receiving this letter because according to Pinal County Assessors records, you are a property owner located in the area near a property that may be home to a new wireless communication facility.

Pinnacle Consulting, on behalf of Sun State Towers for Verizon Wireless, is proposing a new wireless facility to help fill the service gap in wireless coverage in the area and to allow for increased access to advanced wireless voice and data service in your area. They are proposing an 80' tall camouflaged structure at the Dollar Self Storage capable of handling multiple wireless carriers, and the associated ground equipment will be placed in a block wall enclosure totally hidden behind the storage facility's existing walls.

Pinnacle Consulting, Inc. will hold a neighborhood meeting on Thursday evening, November 7th at San Tan Valley Library for the purpose of providing information concerning the proposed construction. Below is the specific meeting info.

Where: The Bronze Room at San Tan Valley Library
31505 N Schnepf Rd, San Tan Valley, AZ 85140
When: Thursday, November 7th from 5:30pm to 6:30pm

If you have questions concerning this matter but are unable to attend or have comments, please feel free to email your comments to graham.chapman@pinnacleco.net or call 480-664-9588 ext. 255.

Sincerely,

Graham Chapman
Site Acquisition Specialist II
1426 N Marvin St, Suite 101
Gilbert, AZ 85233
O: (480) 664-9588 ext. 255
F: (480) 664-9850
E: graham.chapman@pinnacleco.net

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1200 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:

I hereby verify that the name list above was obtained on the 15th day of October, 2024, at the office of Pinal County Web Portal and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 16th day of October, 2024, before me personally appeared Graham Chapman
(Name of signor)

Signature [signature] Date Oct. 16th 2024

State of Arizona

County of Maricopa) ss.

(SEAL)

My Commission Expires 3/18/2027

Michelle Lamoureux
Printed Name of Notary

[signature]
Signature of Notary

MICHELLE LAMOUREUX
Notary Public - Arizona
Maricopa County
Commission # 643128
My Comm. Expires Mar 18, 2027

,

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

POCKRANDT NANCY
24663 N GOOD PASTURE LN
FLORENCE, AZ 85132

,

HUGHES GABRIEL
24560 N GOOD PASTURE LN
FLORENCE, AZ 85132

CAMPBELL STEPHANIE MARIE ...
5348 W ENCANTO VERDE
QUEEN CREEK, AZ 85142

,

CIARAMELLA DANALEE
24575 N GOOD PASTURE LN
FLORENCE, AZ 85132

TROST AMANDA MARIE & JON...
24688 N GOOD PASTURE LN
FLORENCE, AZ 85132

WEARING MICHELLE SUE
24480 N GOOD PASTURE LN
FLORENCE, AZ 85132

FINCK JIM D
24592 N GOOD PASTURE LN
FLORENCE, AZ 85132

CONTINE ZACHARY M
5712 E VALLEY VIEW DR
FLORENCE, AZ 85132

RICE ARRIANE RENEE
24496 N GOOD PASTURE LN
FLORENCE, AZ 85132

SERHAL TONY JIBRAYEL TR
1109 BRIARCLIFF RD
MONROVIA, CA 91016

HETRICK ROBERT D
24720 N GOOD PASTURE LN
FLORENCE, AZ 85132

GUAJARDO RAY CURTIS
24528 N GOOD PASTURE LN
FLORENCE, AZ 85132

RAMBALLIE PARRIS O & ANGEL...
24624 N GOOD PASTURE LN
FLORENCE, AZ 85132

THE OASIS AT MAGIC RANCH H...
PO BOX 1326
QUEEN CREEK, AZ 85142

SASSER KIRK P & SHELLY S
24431 N GOOD PASTURE LN
FLORENCE, AZ 85132

RHINESMITH CYNTHIA DAWN &...
5718 E VALLEY VIEW DR
FLORENCE, AZ 85132

FORBIS EDWARD GUY
5710 E VALLEY VIEW DR
FLORENCE, AZ 85132

,

WILSON JEFFREY J
24639 N GOOD PASTURE LN
FLORENCE, AZ 85132

YOUNG TIMOTHY A & MARLA A ...
8989 COAN LN
ORANGEVALE, CA 95662

OSOY MELANIE A & HERBERT ...
24443 N GOOD PASTURE LN
FLORENCE, AZ 85132

LUNGU EDWARD K
24656 N GOOD PASTURE LN
FLORENCE, AZ 85132

JANSEN GREGORY & DEBORA...
5686 E VALLEY VIEW DR
FLORENCE, AZ 85132

MYERS WESTON & DAGNINO C...
24509 N GOOD PASTURE LN
FLORENCE, AZ 85132

COEN JOSHUA
MAIL RETURN
,

MILLER DESERII FOXX
24784 N GOOD PASTURE LN
FLORENCE, AZ 85132

TODD RUTH
5662 E VALLEY VIEW DR
FLORENCE, AZ 85132

MIRANDA SILVIA JAZMIN
5794 E OASIS BLVD
FLORENCE, AZ 85132

RMG LUCKY HUNT 65 LLC
8800 N GAINEY CENTER DR ST...
SCOTTSDALE, AZ 85258

RITCHIE KENT
PO BOX 219 27 AUGUSTA WAY
TRAVERSE BAY, MB

MOTU SUALUA D & TOVALE S
24960 N GOOD PASTURE LN
FLORENCE, AZ 85132

,

KIRKENDALL JOSEPH
MAIL RETURN
,

GENERAL HUNT PROPERTIES I...
5230 E SHEA BLVD
SCOTTSDALE, AZ 85254

JOHNSON GEORGE H & JANA ...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

ORONSAYE CHARLOTTE R
5638 E VALLEY VIEW DR
FLORENCE, AZ 85132

THE OASIS AT MAGIC RANCH H...
PO BOX 1326
QUEEN CREEK, AZ 85142

,

DANIEL WILLY P & ANELLE MO...
24848 N GOOD PASTURE LN
FLORENCE, AZ 85132

OASIS SOLID WASTE LLC
PO BOX 29246
PHOENIX, AZ 85038

EPCOR WATER ARIZONA INC
2355 W PINNACLE PEAK RD
PHOENIX, AZ 85027

D R HORTON INC - DIETZ-CRA...
MAIL RETURN
,

N LEASING COMPANY LLC
PO BOX 29246
PHOENIX, AZ 85038

TITLE SECURITY AGENCY LLC ...
2730 E BROADWAY BLVD STE 1...
TUCSON, AZ 85716

THOMPSON LINDA K
24880 N GOOD PASTURE LN
FLORENCE, AZ 85132

THOMSON MANAGEMENT GRO...
26 EXECUTIVE PARK STE 290
IRVINE, CA 92614

TITLE SECURITY AGENCY LLC ...
2730 E BROADWAY BLVD STE 1...
TUCSON, AZ 85716

JOHNSON GEORGE H & JANA ...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

EPCOR WATER ARIZONA INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

EPCOR WATER ARIZONA INC
2355 WEST PINNACLE PEAK R...
PHOENIX, AZ 85027

THE OASIS AT MAGIC RANCH H...
PO BOX 1326
QUEEN CREEK, AZ 85142

RMG ARIZONA PROPERTIES H...
8800 N GAINEY CENTER DR ST...
SCOTTSDALE, AZ 85258

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

FIGUEROA ALEJANDRO III & JE...
24912 N GOOD PASTURE LN
FLORENCE, AZ 85132

,

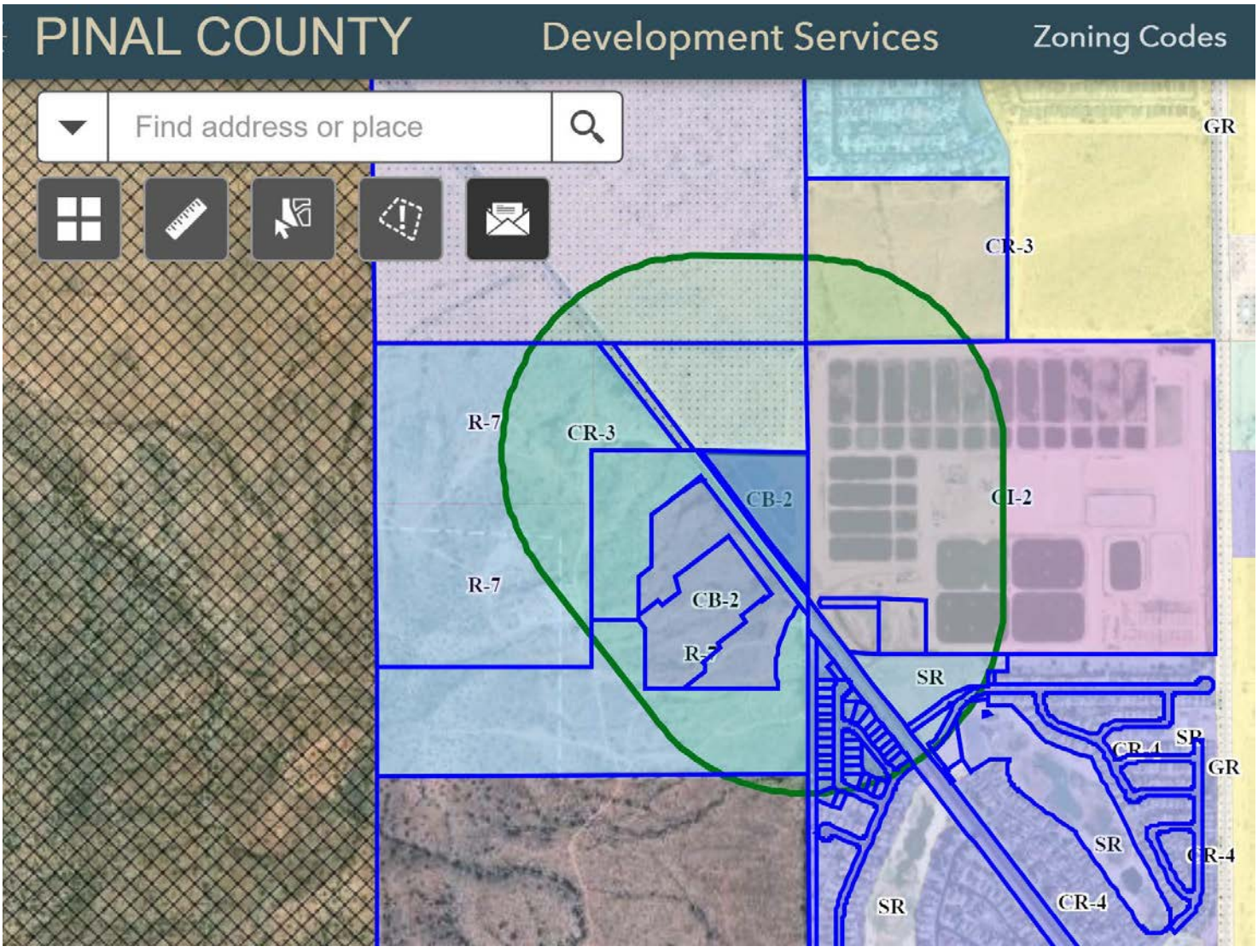
PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

DOLLAR SELF STORAGE #23 LL...
14850 N SCOTTSDALE RD STE ...
SCOTTSDALE, AZ 85254

SMITHS FOOD & DRUG CENTE...
1014 VINE ST FL 7
CINCINNATI, OH 45202

BARCLAY HOLDINGS XLIII LLC
2415 E CAMELBACK RD STE 90...
PHOENIX, AZ 85016

1200' Buffer Map:



PROJECT AZ03-190 SUPERNOVA

Attendance Sign-In Sheet

Thursday, November 7th, 2024 5:30pm – 6:30pm San Tan Valley Library

Name (Print)	Address

PROJECT AZ03-190 SUPERNOVA

Meeting Minutes

Thursday, November 7th, 2024 | 5:30pm – 6:30pm | San Tan Valley Library

- No attendants

SUN STATE TOWERS

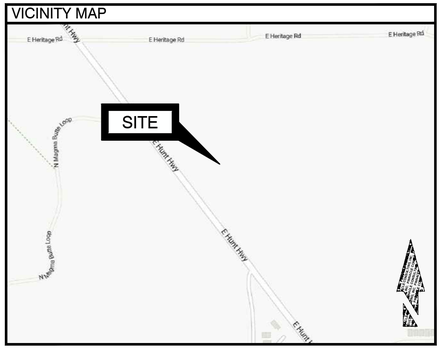
AZ03-190 SUPERNOVA

APN: 200-25-002H
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SITE DIRECTIONS

DEPART 1426 N. MARVIN ST., GILBERT, AZ 85233. TURN LEFT THEN IMMEDIATELY TURN RIGHT ONTO N. MARVIN ST. TURN LEFT ONTO W. MERRILL AVE. TURN LEFT ONTO N. COOPER RD. ROAD NAME CHANGES TO S. STAPLEY DR. TAKE RAMP RIGHT FOR US-60 EAST TOWARDS GLOBE. AT EXIT 190B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-202 LOOP SOUTH. AT EXIT 34A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-24 EAST. TAKE RAMP RIGHT FOR S. ELLSWORTH RD. KEEP STRAIGHT TO GET ONTO S. ELLSWORTH LOOP RD. ROAD NAME CHANGES TO N. ELLSWORTH RD. KEEP STRAIGHT TO GET ONTO W. HUNT HWY. ROAD NAME CHANGES TO E. HUNT HWY. ARRIVE (LAST INTERSECTION BEFORE DESTINATION IS N. MAGMA BUTTE LOOP)

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK

- REMOVE ±27'-1" SECTION OF EXISTING CURB
- INSTALL NEW 90 LINEAR FEET x 8'-0" TALL CMU WALL
- INSTALL 4 LINEAR FEET x 8'-0" TALL WROUGHT IRON FENCE
- INSTALL NEW 75'-0" MONOPINE
- INSTALL NEW 4'-0"x12'-0" CONCRETE PAD
- INSTALL NEW 4'-0"x10'-0" CONCRETE PAD
- INSTALL NEW ELECTRICAL SERVICE
- INSTALL NEW TELCO SERVICE
- INSTALL NEW FIBER VAULT
- INSTALL NEW 112 KVA TRANSFORMER
- INSTALL NEW ELECTRICAL JUNCTION BOX
- INSTALL [3] NEW PARKING SPACES

SHEET INDEX

T-1	PROJECT INFORMATION
GN-1	GENERAL NOTES
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY
A-1	OVERALL SITE PLAN
A-2	EXISTING SITE PLAN
A-3	NEW SITE PLAN
A-4	ENLARGED SITE PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	DETAILS
A-8	DETAILS
A-9	DETAILS
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL DETAILS
E-3	ONE-LINE DIAGRAM & FAULT CALC'S
E-4	GROUNDING PLAN AND GROUNDING DETAILS

CONTACT INFORMATION

CLIENT:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [602] 463-9514

PROPERTY OWNER:
SEVILLE INVESTMENTS LLC
26 EXECUTIVE PARK, STE 290
IRVINE, CA 92614
CONTACT: DEBBIE JOHNSON
PHONE: [949] 404-4524

TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588 EXT. 214

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: [480] 664-9588 ext. 230

ENGINEER:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

ZONING:	CB-2
PARCEL #:	200-25-002H
USE:	UNMANNED COMMUNICATIONS
NEW LEASE AREA:	1215 SQ. FT
UTILITY COMPANY	APS
JURISDICTION:	PINAL COUNTY
GOVERNING CODES:	2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

NEW SITE LOCATION

LATITUDE	33.1003994°	33° 06' 01.438" N [NAD83]
LONGITUDE	-111.5080938°	-111° 30' 29.138" W [NAD83]
GROUND ELEVATION		1543.6' [NAVD88]

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

APPROVALS

[RF]: _____ DATE: _____

[CONST.]: _____ DATE: _____

[RE]: _____ DATE: _____

LANDLORD: _____ DATE: _____

PREPARED FOR:

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
66312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR - SUN STATE TOWERS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   OWNER - VERIZON WIRELESS
   OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. DELETED.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS
10. THE SUBCONCTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OFF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED.ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25741-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES.
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS,UNLESS NOTED OTHERWISE
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH 3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER 2 IN.
   #5 AND SMALLER & WWF 1-1/2 IN.
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:
   SLAB AND WALL 3/4 IN.
   BEAMS AND COLUMNS 1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS-T18-0013" SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (2012 IBC 1705.3(3)) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;

   (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
   (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.

   FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST, TAKING THREE CYLINDERS FROM EACH TRUCK.

MASONRY NOTES:

1. MASONRY WALLS SHALL BE CONSTRUCTED OF 8" STANDARD HOLLOW CONCRETE MASONRY UNITS SHALL VERTICAL REINFORCING WITH #4 BARS IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" ON CENTER UNLESS NOTED OTHERWISE. #4 VERTICAL DOWELS INTO FOOTING AT 48" ON CENTER WITH 24" EXTENSION ABOVE TOP OF FOOTING. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE TIE. LAP SPLICES SHALL BE 48 BAR DIAMETERS FOR GRADE 60 BARS. LAP SPLICES SHALL BE 1.3 X LAP LENGTH WHEN ADJACENT SPLICES ARE SEPARATED 3" OR LESS. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.
2. HORIZONTAL REINFORCING WITH #4 BARS IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF A FREESTANDING WALL AND AT FIRST COURSE ABOVE FOOTING. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS PER TYPICAL DETAIL. PROVIDE BENT BARS, PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAMREINFORCING AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY. LAP SPLICES SHALL BE 48 BAR DIAMETERS FOR GRADE 60 BARS. STAGGER SPLICES A MINIMUM OF 40 BAR DIAMETERS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. LINTEL REINFORCEMENT SHALL EXTEND BEYOND HORIZONTAL OPENINGS. THE GREATER OF 24 INCHES OR 40 BAR DIAMETERS. WALL OPENINGS SHALL BE HORIZONTALLY REINFORCED ABOVE AND BELOW THE OPENING OPENINGS THE GREATER OF 24 INCHES OR 40 BAR DIAMETERS BEYOND THE OPENING.STANDARD WEIGHT (NO. 9 GA. WIRE) DUR-O-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT SHALL BE PLACED AT 16" ON CENTER IN MASONRY WALLS.
3. DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615 (FY = 60 KSI) FOR ALL BARS. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER.
4. LATEST ACI CODE AND DETAILING MANUAL APPLY.
5. CONCRETE SHALL HAVE 28 DAY STRENGTH, F'C = 2500 PSI, MINIMUM. 'TYPE II' OR 'TYPE V', ACCORDING TO SOIL CONDITIONS.
6. CLEAR CONCRETE COVERAGE AS FOLLOWS:CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ---------- 3"
7. * BASE OF FOOTING SHALL BE A MINIMUM OF 18" BELOW UNDISTURBED GRADE OR 6" BELOW FROST LINE.
8. BASE OF ALL FOOTING EXCAVATIONS SHOULD BE HAND-TAMPED TO ENSURE A STABLE PLATFORM FOLLOWING THE CREATION OF THE FOOTING(S).

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.

2a. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.

2b. AS AN ALTERNATIVE TO ITEM 2a, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.

2c. AS AN ALTERNATIVE TO ITEMS 2a AND 2b PROOFROLL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND-OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL-GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.

3. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE SUBCONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE VERIZON WIRELESS SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS)SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS..
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S)..
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILE TIE WRAPS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODS AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GROUNDING NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR.
    SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

SYMBOLS

- S/G — SOLID GROUND BUS BAR
- S/N — SOLID NEUTRAL BUS BAR
- SUPPLEMENTAL GROUND BAR
- 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- CHEMICAL GROUND ROD
- GROUND ROD
- DISCONNECT SWITCH
- M — METER
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUNDING WIRE

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCEIVER STATION
(E)	EXISTING
NEW	NEW
MIN	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
CRGB	CELL REFERENCE GROUND BAR (MASTER GROUND BAR)
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
Date Signed 10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

LESSOR'S LEGAL DESCRIPTION

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

PARCEL 1 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006–007264 AND PARCEL 2 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006–007265 ALL RECORDS OF PINAL COUNTY, ARIZONA, BEING A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH CAP ACCEPTED AT THE NORTHEAST CORNER OF SAID PARCEL 2 FROM WHICH A FOUND REBAR WITH CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID PARCEL 2 THEREOF BEARS SOUTH 00°10'00" EAST, 892.02 FEET;

THENCE SOUTH 00°10'00" EAST, 855.84 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE AS SHOWN IN SPECIAL WARRANTY DEED FILED AS DOCUMENT NO. 2008–065676 RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 37°17'07" WEST, 1080.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF PARCEL 2;

THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 89°59'29" EAST, 656.96 FEET TO THE AFORESAID NORTHEAST CORNER OF SAID PARCEL 2 BEING THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO DOLLAR SELF STORAGE #23, LLC, AN ARIZONA LIMITED LIABILITY COMPANY FROM SEVILLE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THOMSON MANAGEMENT GROUP NV, LP, A NEVADA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED MARCH 18, 2021 AND RECORDED MAY 11, 2021 IN INSTRUMENT NO. 2021–058769.

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO, ORDER NO.: 5000003678 EFFECTIVE DATE: 01/03/24.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. 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.

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04021C0850E, DATED DECEMBER 4, 2007. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

BENCHMARK

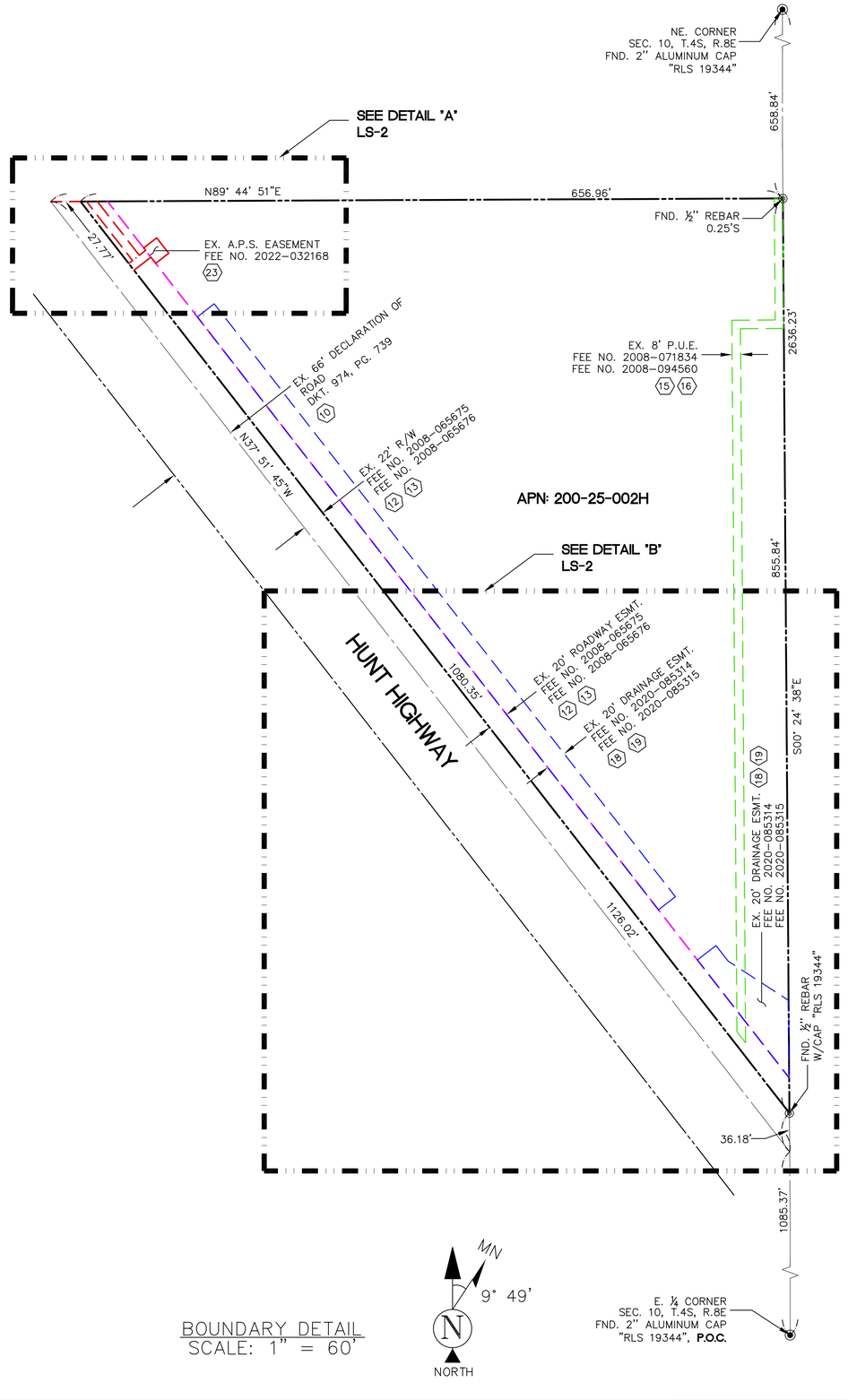
ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

BASIS OF BEARING

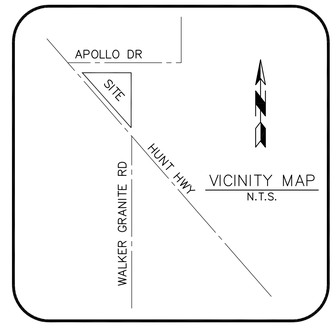
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 02/08/24.



BOUNDARY DETAIL
SCALE: 1" = 60'



TITLE REPORT SCHEDULE "B" ITEMS

8. DECLARATION OF ROAD RECORDED ON FEBRUARY 21, 1964 IN DEED BOOK 375, PAGE 572. **(DOES NOT AFFECT)**
9. DECLARATION OF ROAD RECORDED ON FEBRUARY 21, 1964 IN DEED BOOK 974, PAGE 728. **(DOES NOT AFFECT)**
10. DECLARATION OF ROAD RECORDED ON FEBRUARY 21, 1964 IN DEED BOOK 974, PAGE 739. **(AS SHOWN ON SURVEY)**
11. DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON JANUARY 17, 2006 IN INSTRUMENT NO. 2006–007263. **(BLANKET IN NATURE)**
12. RESOLUTION NO. 070908–RK RECORDED ON JULY 11, 2008 IN INSTRUMENT NO. 2008–065675. **(AS SHOWN ON SURVEY)**
13. RIGHT OF WAY IN FAVOR OF PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON JULY 11, 2008 IN INSTRUMENT NO. 2008–065676. **(AS SHOWN ON SURVEY)**
14. AGREEMENT TO DONATE REAL PROPERTY AND WAIVER OF APPRAISAL AND COMPENSATION DATED AUGUST 23, 2007, BY AND BETWEEN ROBERT KERLEY AND JOHN C. THOMSON AND ROBERT C. MISTER AND PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, RECORDED ON JULY 11, 2008 IN INSTRUMENT NO. 2008–065677. **(AS SHOWN ON SURVEY)**
15. UTILITY EASEMENT AGREEMENT IN FAVOR OF COXCOM, INC., A DELAWARE CORPORATION, OPERATING IN THE STATE OF ARIZONA UNDER THE TRADE NAME COX COMMUNICATIONS ARIZONA SET FORTH IN INSTRUMENT RECORDED ON JULY 30, 2008 IN INSTRUMENT NO. 2008–071834. **(AS SHOWN ON SURVEY)**
16. UTILITY EASEMENT AGREEMENT IN FAVOR OF THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 2, 2008 IN INSTRUMENT NO. 2008–094560. **(AS SHOWN ON SURVEY)**
17. RESOLUTION NO. 1431–14 RECORDED ON APRIL 9, 2014 IN INSTRUMENT NO. 2014–020510. **(BLANKET IN NATURE)**
18. DRAINAGE EASEMENT IN FAVOR OF PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON AUGUST 27, 2020 IN INSTRUMENT NO. 2020–085314. **(AS SHOWN ON SURVEY)**
19. RESOLUTION NO. 082620–R020–015 RECORDED ON AUGUST 27, 2020 IN INSTRUMENT NO. 2020–085315. **(AS SHOWN ON SURVEY)**
20. MATTERS AS SHOWN AND NOTED ON SURVEY RECORDED IN INSTRUMENT NO. 2021–007373. **(AS SHOWN ON SURVEY)**
21. CONSTRUCTION DEED OF TRUST AND FIXTURE FILING FROM DOLLAR SELF STORAGE #23, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, GRANTOR(S), TO STEWART TITLE GUARANTY COMPANY, TRUSTEE(S), IN FAVOR OF FARMERS AND MERCHANTS BANK OF LONG BEACH, DATED MAY 6, 2021, AND RECORDED MAY 11, 2021 IN INSTRUMENT NO. 2021–058771, IN THE ORIGINAL AMOUNT OF $7,400,000.00; RE–RECORDED ON AUGUST 22, 2023 IN INSTRUMENT NO. 2023–061983. **(BLANKET IN NATURE)**
22. UCC/FINANCING STATEMENT BETWEEN DOLLAR SELF STORAGE 23, LLC, DEBTOR (S), AND FARMERS AND MERCHANTS BANK OF LONG BEACH, CREDITOR, FILED ON AUGUST 22, 2023, IN THE OFFICIAL RECORDS AS INSTRUMENT NO. 2023–061984. **(AS SHOWN ON SURVEY)**
23. UTILITY EASEMENT IN FAVOR OF ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MARCH 17, 2022 IN INSTRUMENT NO. 2022–032168. **(AS SHOWN ON SURVEY)**

SUN STATE
TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ03–190
SUPERNOVA

SITE ADDRESS:
5242 E. HUNT HWY
FLORENCE, AZ 85132

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	02/09/24	SUBMITTAL 1
2	MG	03/01/24	FINAL SUBMITTAL
3	MG	05/13/24	REVISION
4	MG	09/04/24	REVISION

TERRAMARK
LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103–163
PEORIA, AZ 85383
P. 480–440–1748
F. 623–777–1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J.
GRIM
Date signed 09/04/24
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403176	MG	MG

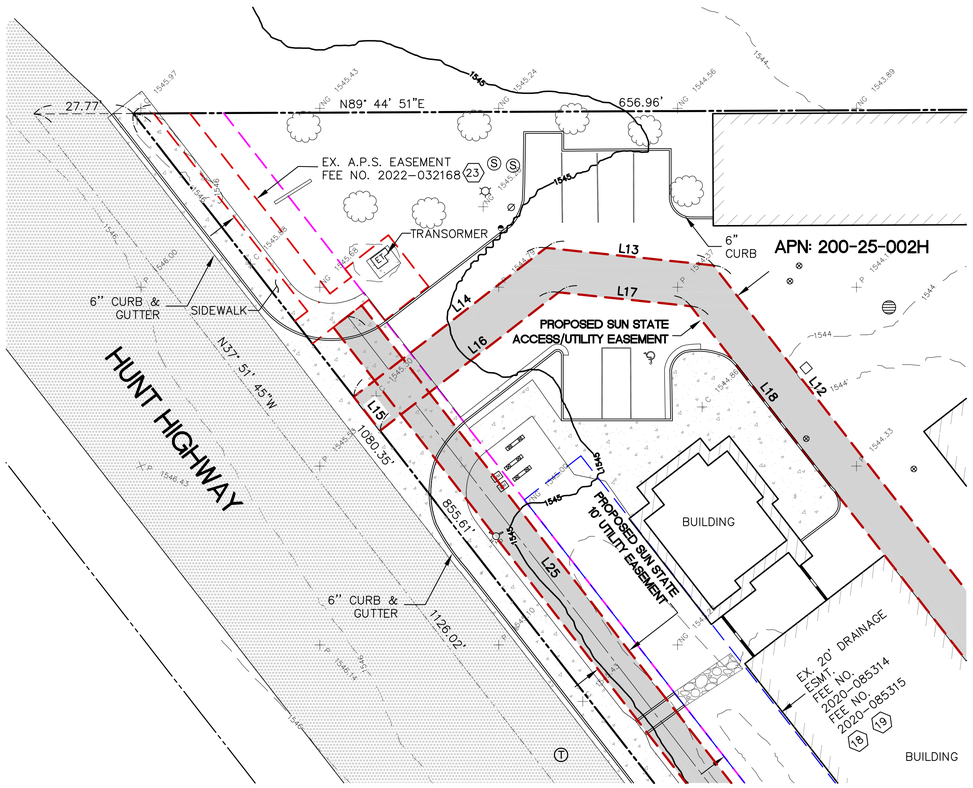
SHEET NO.:	SHEET NAME:
1 OF 3	LS–1

LEGEND

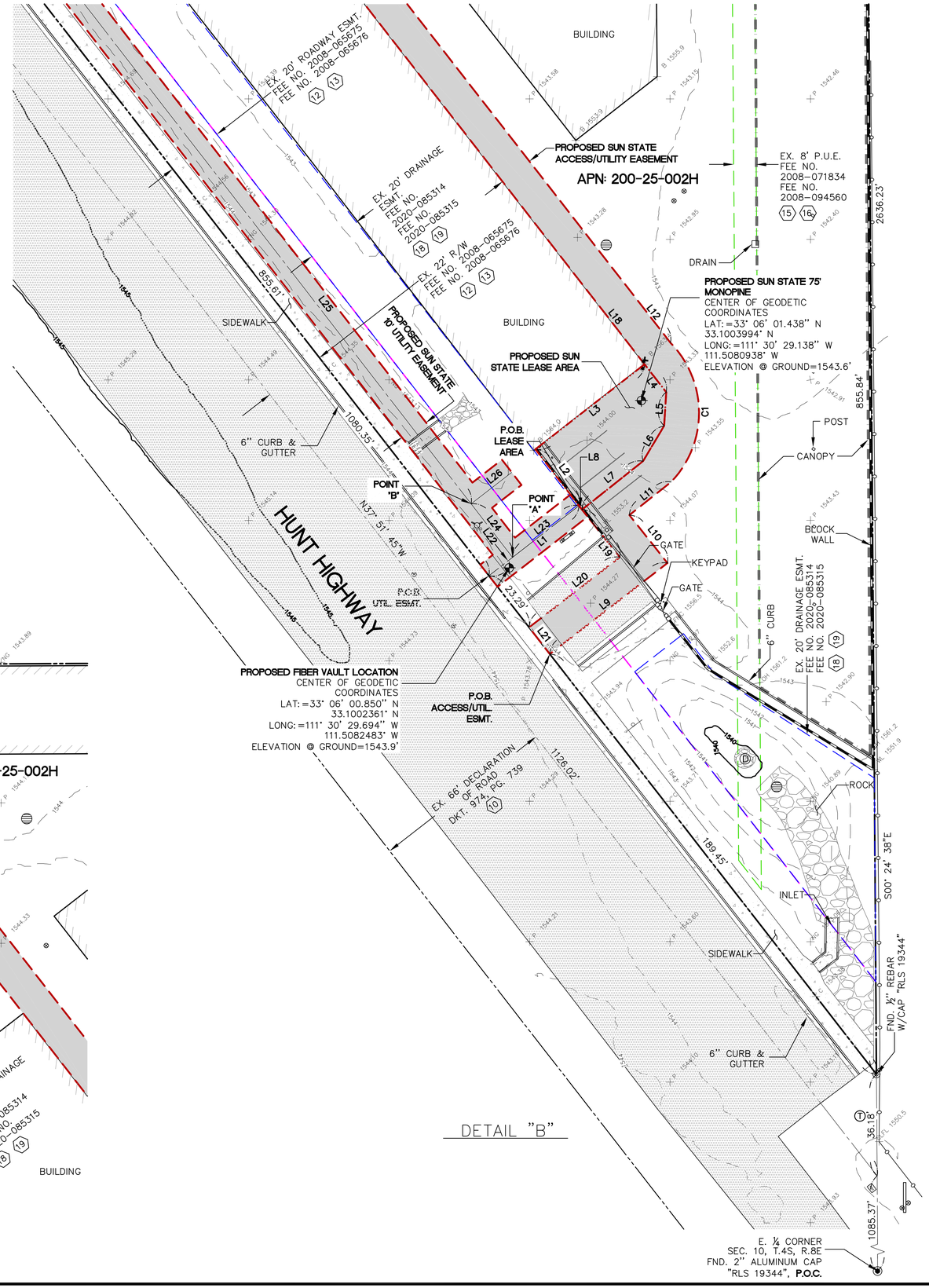
- FOUND 2" ALUMINUM CAP AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE MANHOLE
- FIRE DEPT. CONNECTION
- WATER VALVE
- FIRE HYDRANT
- WM — WATER METER
- BACKFLOW PREVENTER
- WATER MARKER
- STORM MANHOLE
- DRY WELL
- ELECTRIC TRANSFORMER
- LIGHT POST
- TREE (TYP)
- SIGN
- BOLLARD
- DISABLED PARKING SPACE
- BREAKLINE
- POSITION OF GEODETIC COORDINATES
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- FND — FOUND
- EX — EXISTING
- NG — NATURAL GRADE
- P — PAVEMENT GRADE
- C — CONCRETE GRADE
- B — TOP OF BUILDING
- C.L.F. — CHAIN LINK FENCE
- FNC — TOP OF FENCE
- OH — TOP OF OVERHANG
- WL — TOP OF WALL
- P.U.E. — PUBLIC UTILITY EASEMENT
- R/W — RIGHT-OF-WAY
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- LEASE LINE
- TIE-LINE
- CHAIN LINK FENCE
- PAVED AREA
- ROCK AREA
- CONCRETE AREA

MN 9° 49' N NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



DETAIL "A"



DETAIL "B"

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ03-190
SUPERNOVA

SITE ADDRESS:
5242 E. HUNT HWY
FLORENCE, AZ 85132

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	02/09/24	SUBMITTAL 1
2	MG	03/01/24	FINAL SUBMITTAL
3	MG	05/13/24	REVISION
4	MG	09/04/24	REVISION

TERRAMARK LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J. GRIM
09/04/24
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403176	MG	MG

SHEET NO.:	SHEET NAME:
2 OF 3	LS-2

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP "RLS 19344" AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH A FOUND ALUMINUM CAP "RLS 19344" AT THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 00° 24' 38" WEST, 2636.23 FEET;

THENCE NORTH 00° 24' 38" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1121.55 FEET TO A FOUND HALF INCH REBAR "RLS 19344" AND TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE NORTH 37° 51' 45" WEST, ALONG SAID RIGHT-OF-WAY LINE, 224.74 FEET;

THENCE NORTH 52° 08' 15" EAST, 40.61 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 37° 40' 47" WEST, 25.38 FEET;

THENCE NORTH 52° 05' 41" EAST, 49.24 FEET;

THENCE SOUTH 37° 51' 45" EAST, 12.58 FEET;

THENCE SOUTH 03° 34' 23" WEST, 12.00 FEET;

THENCE SOUTH 30° 48' 44" WEST, 14.64 FEET;

THENCE SOUTH 51° 33' 08" WEST, 27.75 FEET;

THENCE NORTH 37° 40' 47" WEST, 1.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,215 SQUARE FEET.

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP "RLS 19344" AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH A FOUND ALUMINUM CAP "RLS 19344" AT THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 00° 24' 38" WEST, 2636.23 FEET;

THENCE NORTH 00° 24' 38" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1121.55 FEET TO A FOUND HALF INCH REBAR "RLS 19344" AND TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE NORTH 37° 51' 45" WEST, ALONG SAID RIGHT-OF-WAY LINE, 189.45 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 52° 17' 38" EAST, 52.95 FEET;

THENCE NORTH 38° 26' 40" WEST, 21.79 FEET;

THENCE NORTH 51° 33' 20" EAST, 18.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.56 FEET AND A CHORD WHICH BEARS NORTH 00° 14' 00" WEST, 49.53 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 17' 14", AN ARC LENGTH OF 54.80 FEET;

THENCE NORTH 37° 51' 45" WEST, 696.80 FEET;

THENCE NORTH 84° 02' 03" WEST, 47.06 FEET;

THENCE SOUTH 52° 13' 19" WEST, 67.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE SOUTH 37° 51' 45" EAST, ALONG SAID RIGHT-OF-WAY LINE, 12.00 FEET;

THENCE NORTH 52° 13' 19" EAST, 63.14 FEET;

THENCE SOUTH 84° 02' 03" EAST, 37.13 FEET;

THENCE SOUTH 37° 51' 45" EAST, 704.63 FEET;

THENCE SOUTH 03° 34' 23" WEST, 12.00 FEET;

THENCE SOUTH 30° 48' 44" WEST, 14.64 FEET;

THENCE SOUTH 51° 33' 08" WEST, 27.75 FEET;

THENCE SOUTH 38° 26' 23" EAST, 21.64 FEET;

THENCE SOUTH 52° 17' 38" WEST, 40.82 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE SOUTH 37° 51' 45" EAST, ALONG SAID RIGHT-OF-WAY LINE, 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,299 SQUARE FEET.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.61'	N52° 08' 15"E
L2	25.38'	N37° 40' 47"W
L3	49.24'	N52° 05' 41"E
L4	12.58'	S37° 51' 45"E
L5	12.00'	S3° 34' 23"W
L6	14.64'	S30° 48' 44"W
L7	27.75'	S51° 33' 08"W
L8	1.77'	N37° 40' 47"W
L9	52.95'	N52° 17' 38"E
L10	21.79'	N38° 26' 40"W
L11	18.96'	N51° 33' 20"E
L12	696.80'	N37° 51' 45"W
L13	47.06'	N84° 02' 03"W
L14	67.98'	S52° 13' 19"W
L15	12.00'	S37° 51' 45"E
L16	63.14'	N52° 13' 19"E
L17	37.13'	S84° 02' 03"E
L18	704.63'	S37° 51' 45"E
L19	21.64'	S38° 26' 23"E
L20	40.82'	S52° 17' 38"W
L21	12.00'	S37° 51' 45"E
L22	10.65'	N52° 08' 15"E
L23	29.96'	N52° 08' 15"E
L24	24.10'	N37° 43' 46"W
L25	750.01'	N37° 43' 46"W
L26	18.29'	N52° 16' 14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	54.80'	35.56'	88°17'14"	N0° 14' 00"W	49.53'

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP "RLS 19344" AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH A FOUND ALUMINUM CAP "RLS 19344" AT THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 00° 24' 38" WEST, 2636.23 FEET;

THENCE NORTH 00° 24' 38" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1121.55 FEET TO A FOUND HALF INCH REBAR "RLS 19344" AND TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE NORTH 37° 51' 45" WEST, ALONG SAID RIGHT-OF-WAY LINE, 224.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE CENTERLINE OF A 10.00 FOOT WIDE STRIP OF LAND;

THENCE NORTH 52° 08' 15" EAST, 10.65 FEET TO A POINT HEREON REFERRED TO AS POINT "A";

THENCE CONTINUING NORTH 52° 08' 15" EAST, 29.96 FEET TO THE POINT OF TERMINUS. AND;

BEGINNING AT SAID POINT "A";

THENCE NORTH 37° 43' 46" WEST, 24.10 FEET TO A POINT HEREON REFERRED TO AS POINT "B";

THENCE CONTINUING NORTH 37° 43' 46" WEST, 750.01 FEET TO THE POINT OF TERMINUS. AND;

BEGINNING AT SAID POINT "B", SAID POINT BEING THE CENTERLINE OF A 11.34 FOOT WIDE STRIP OF LAND;

THENCE NORTH 52° 16' 14" EAST, 18.29 FEET TO THE POINT OF TERMINUS.

SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED RESPECTIVELY IN ORDER TO PROVIDE A CONTIGUOUS EASEMENT THROUGHOUT.

CONTAINS 8,248 SQUARE FEET.

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ03-190
SUPERNOVA

SITE ADDRESS:
5242 E. HUNT HWY
FLORENCE, AZ 85132

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	02/09/24	SUBMITTAL 1
2	MG	03/01/24	FINAL SUBMITTAL
3	MG	05/13/24	REVISION
4	MG	09/04/24	REVISION

TERRAMARK LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

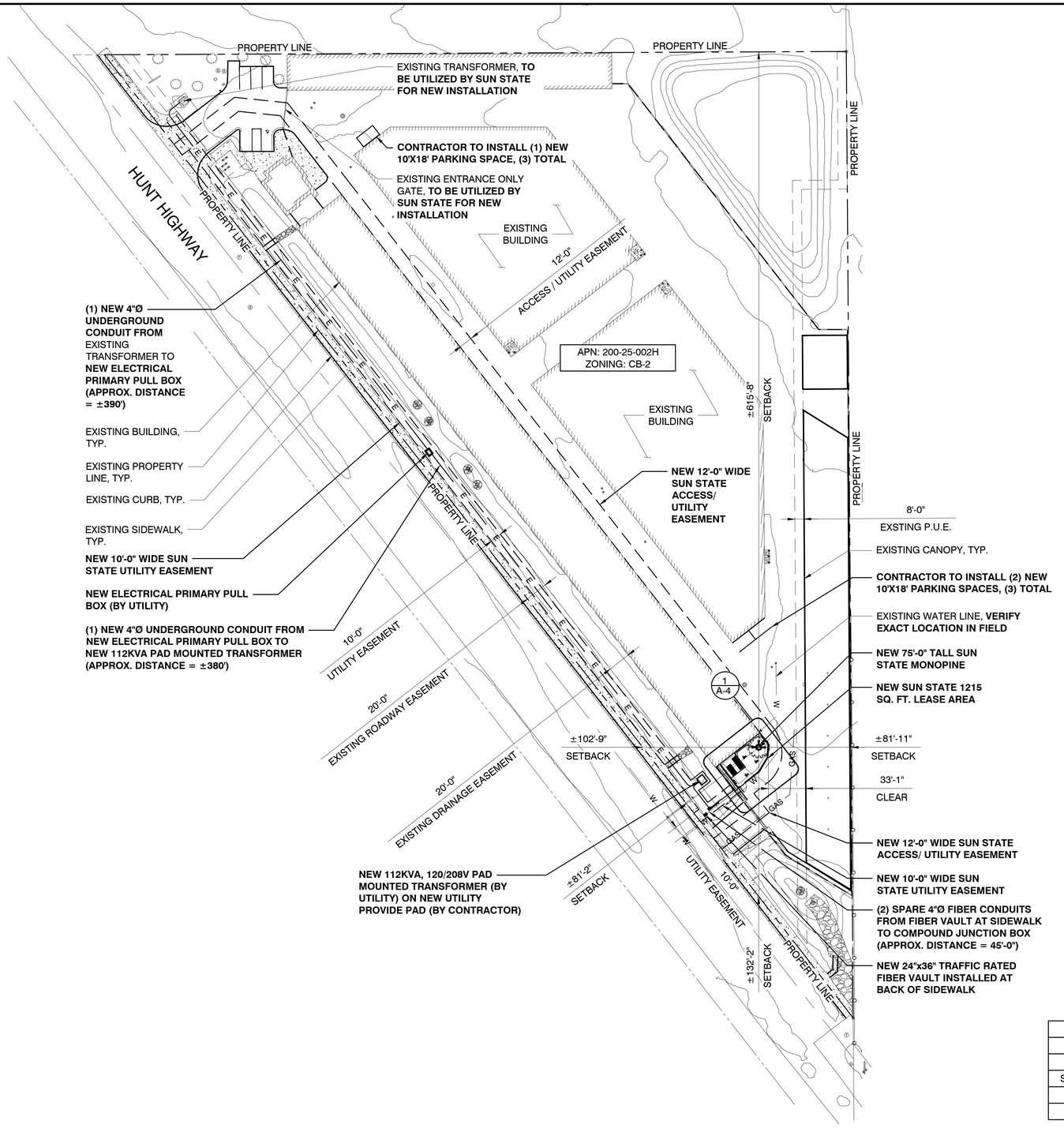
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J.
GRIM
09/04/24
ARIZONA, U.S.A.

EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403176	MG	MG

SHEET NO.:	SHEET NAME:
3 OF 3	LS-3



SETBACK TABLE	
NORTH	±615'-8"
SOUTH	±132'-2"
SOUTHWEST	±81'-2"
EAST	±81'-11"
WEST	±102'-9"

24"x36" SCALE: 1" = 50'
11"x17" SCALE: 1" = 100'

50' 25' 0' 50'

OVERALL SITE PLAN

1

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
KYLE A. FORTIN
68312
10/17/24
Date Signed
ARIZONA - U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

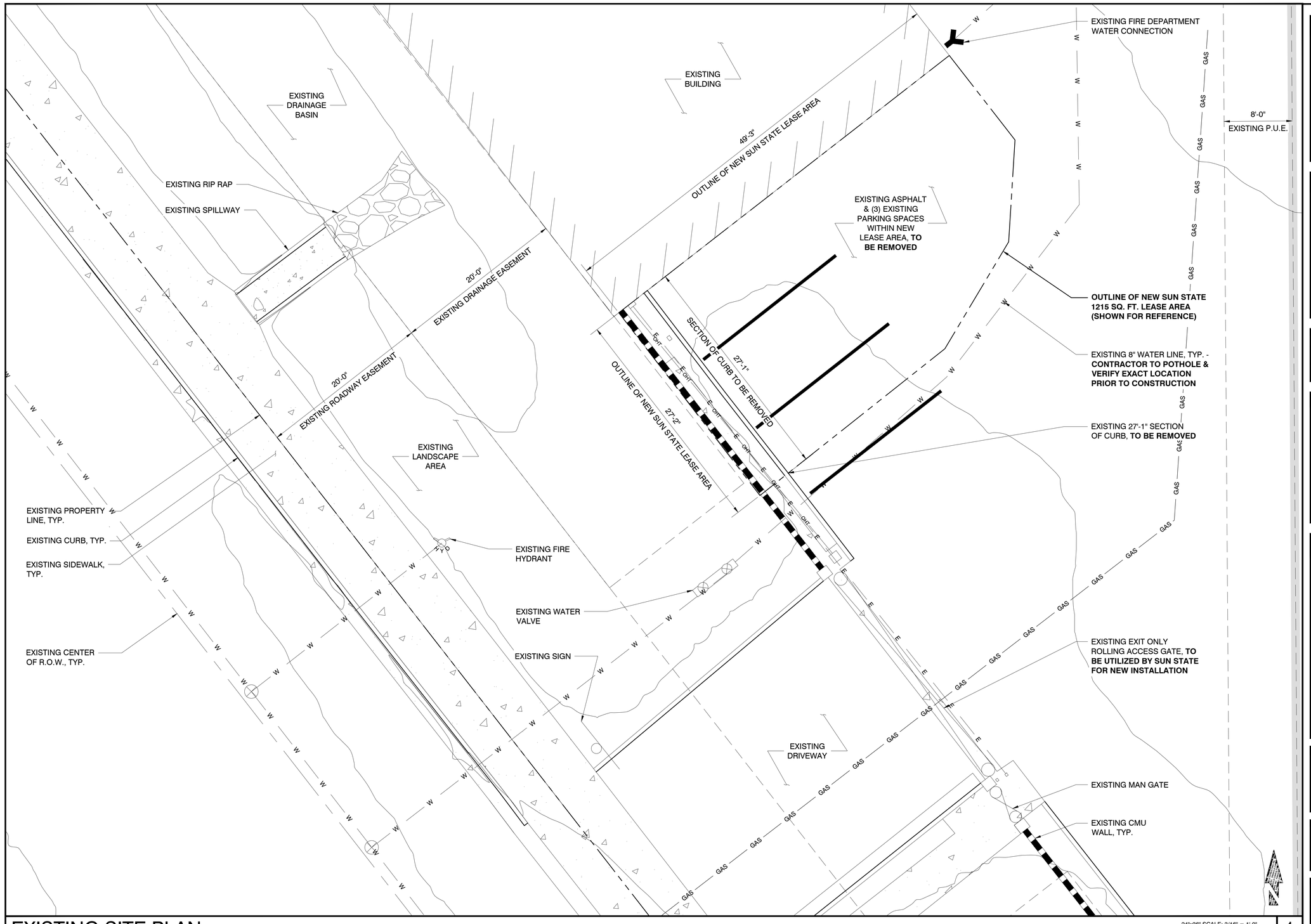
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1



EXISTING SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
KYLE A. FORTIN
55312
Date Signed 10/17/24
ARIZONA, U.S.A.

EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

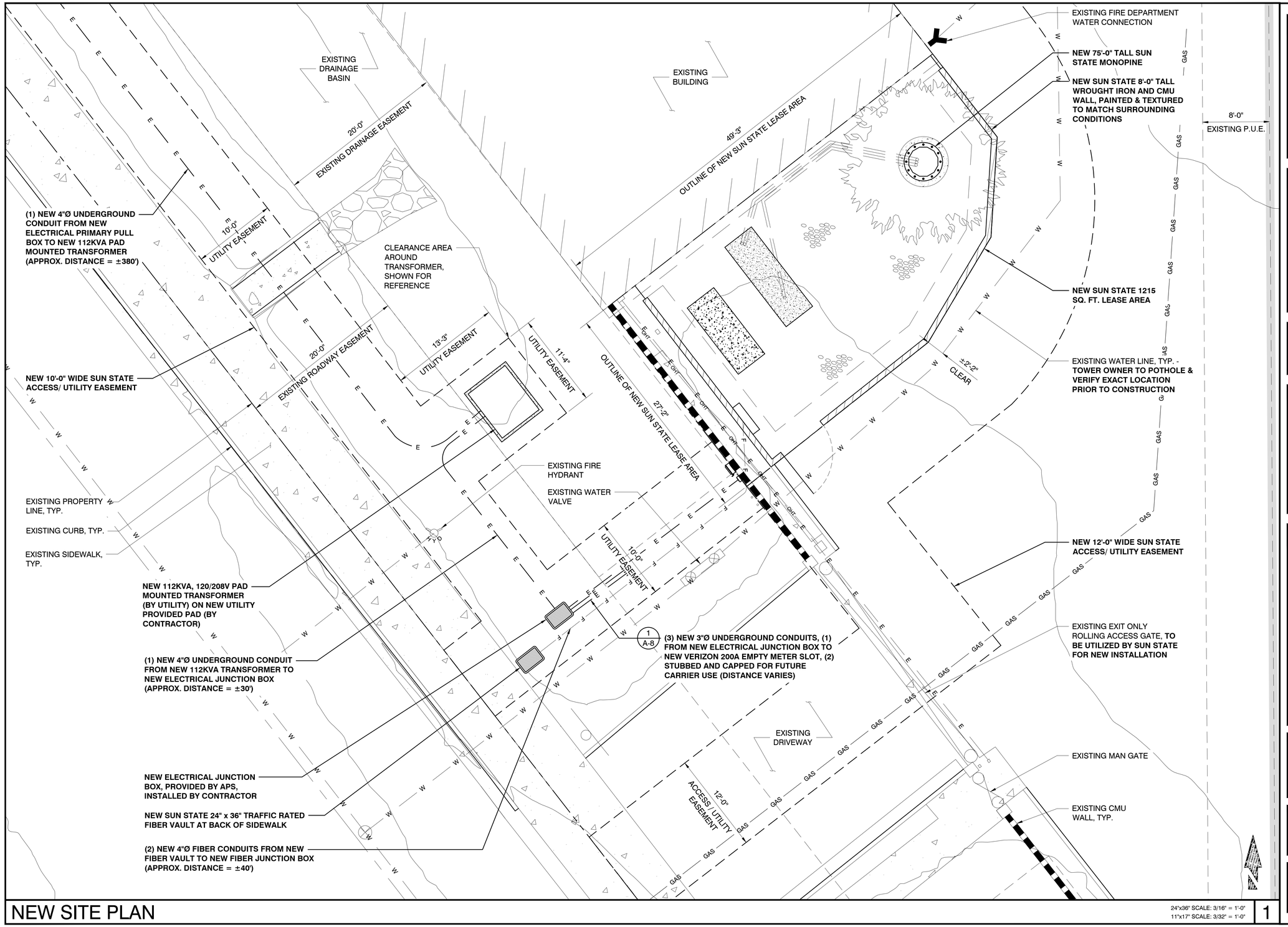
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER

A-2



NEW SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
65312
KYLE A. FORTIN
10/17/24
State Registered
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

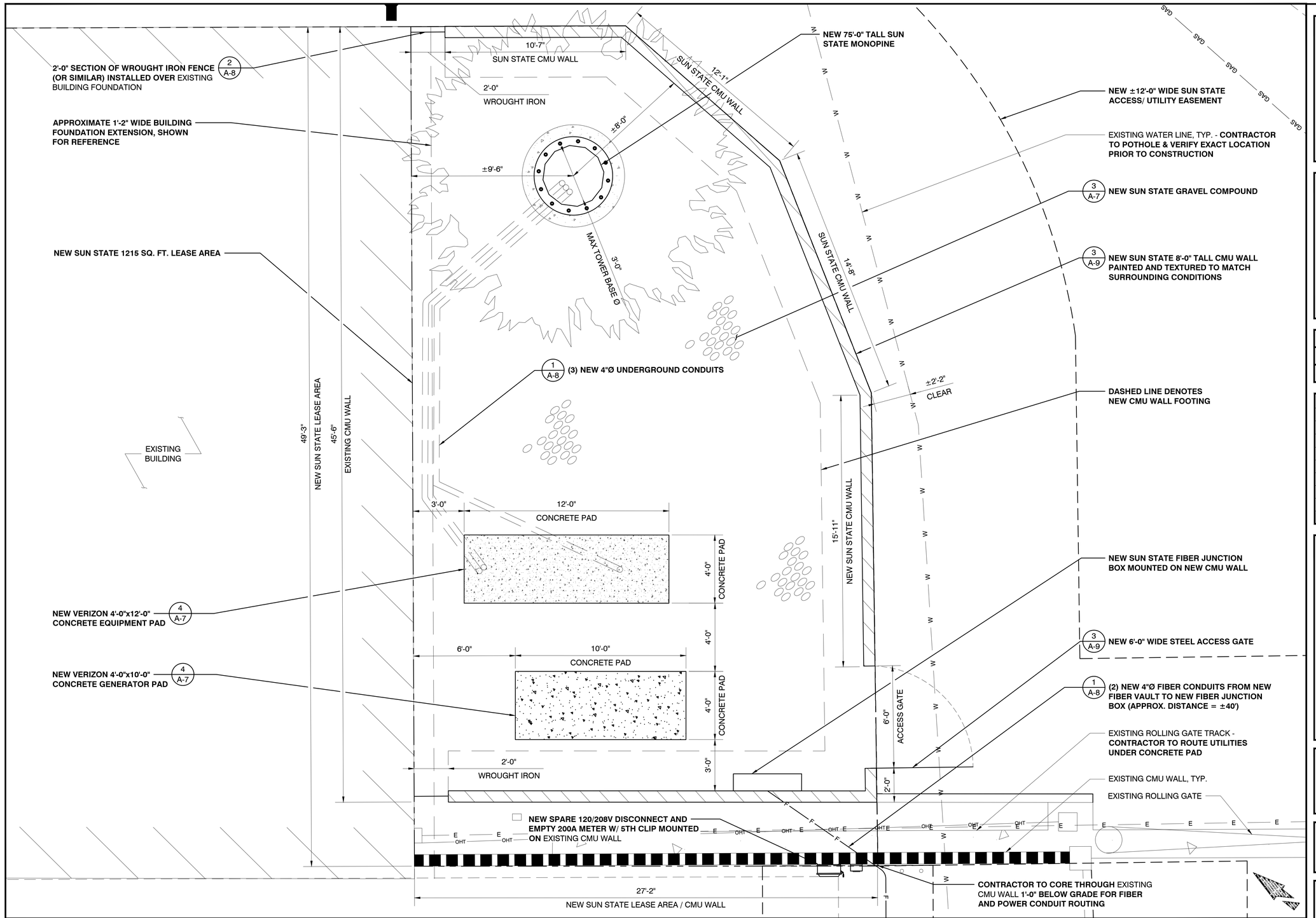
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

NEW SITE PLAN

SHEET NUMBER

A-3



ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
KYLE A. FORTIN
68312
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

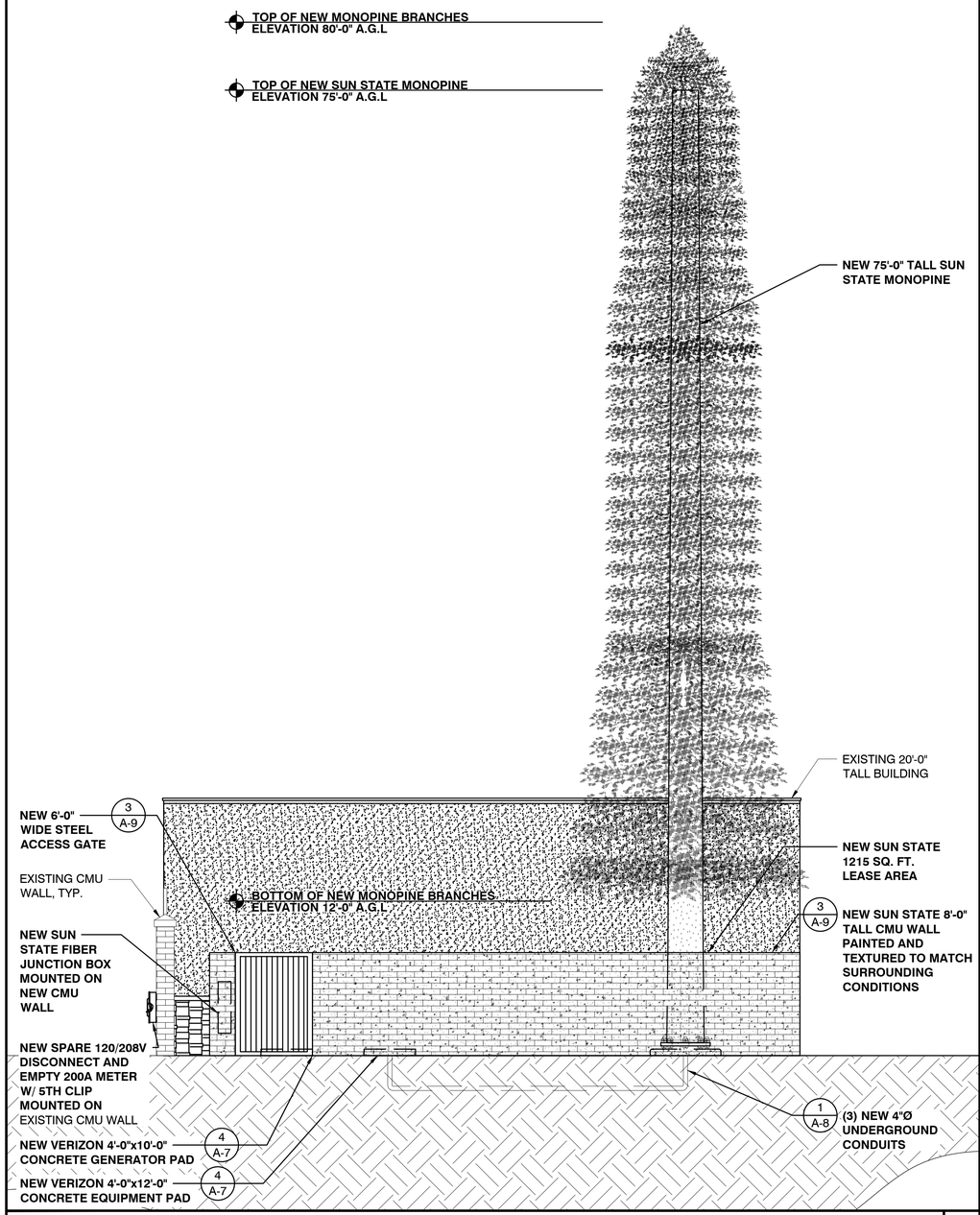
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-4

MONOPINE NOTE:
- MONOPINE BRANCHES DESIGN FOR MINIMUM 4.0 BRANCH DENSITY.
- TOWER BASE MAX DIAMETER TO BE 35"
- TOWER TOP DIAMETER TO BE 18"
- FAUX BARK INSTALLED UNTIL 2'-0" ABOVE BRANCHES

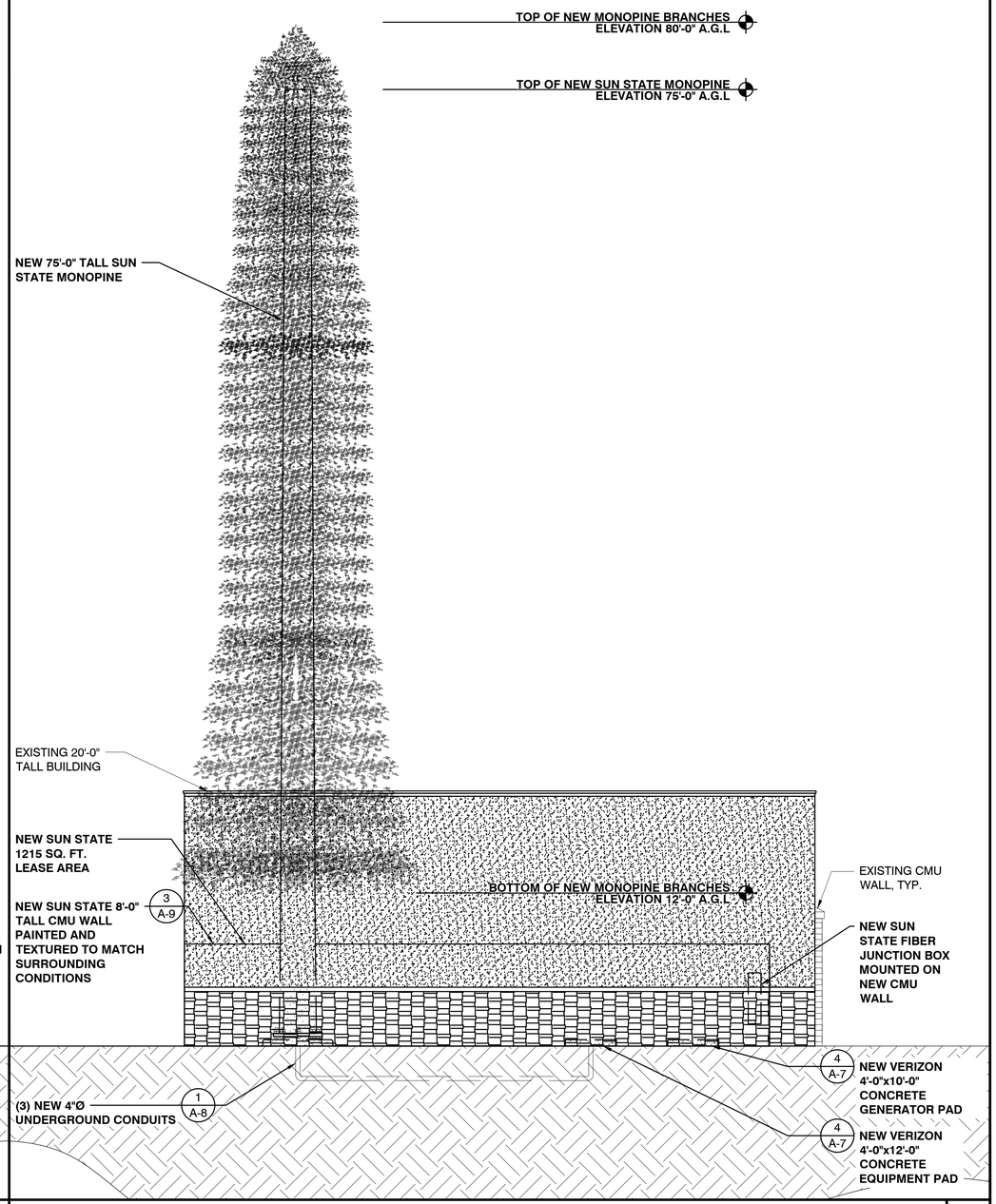


NEW SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

MONOPINE NOTE:
- MONOPINE BRANCHES DESIGN FOR MINIMUM 4.0 BRANCH DENSITY.
- TOWER BASE MAX DIAMETER TO BE 35"
- TOWER TOP DIAMETER TO BE 18"
- FAUX BARK INSTALLED UNTIL 2'-0" ABOVE BRANCHES



NEW NORTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

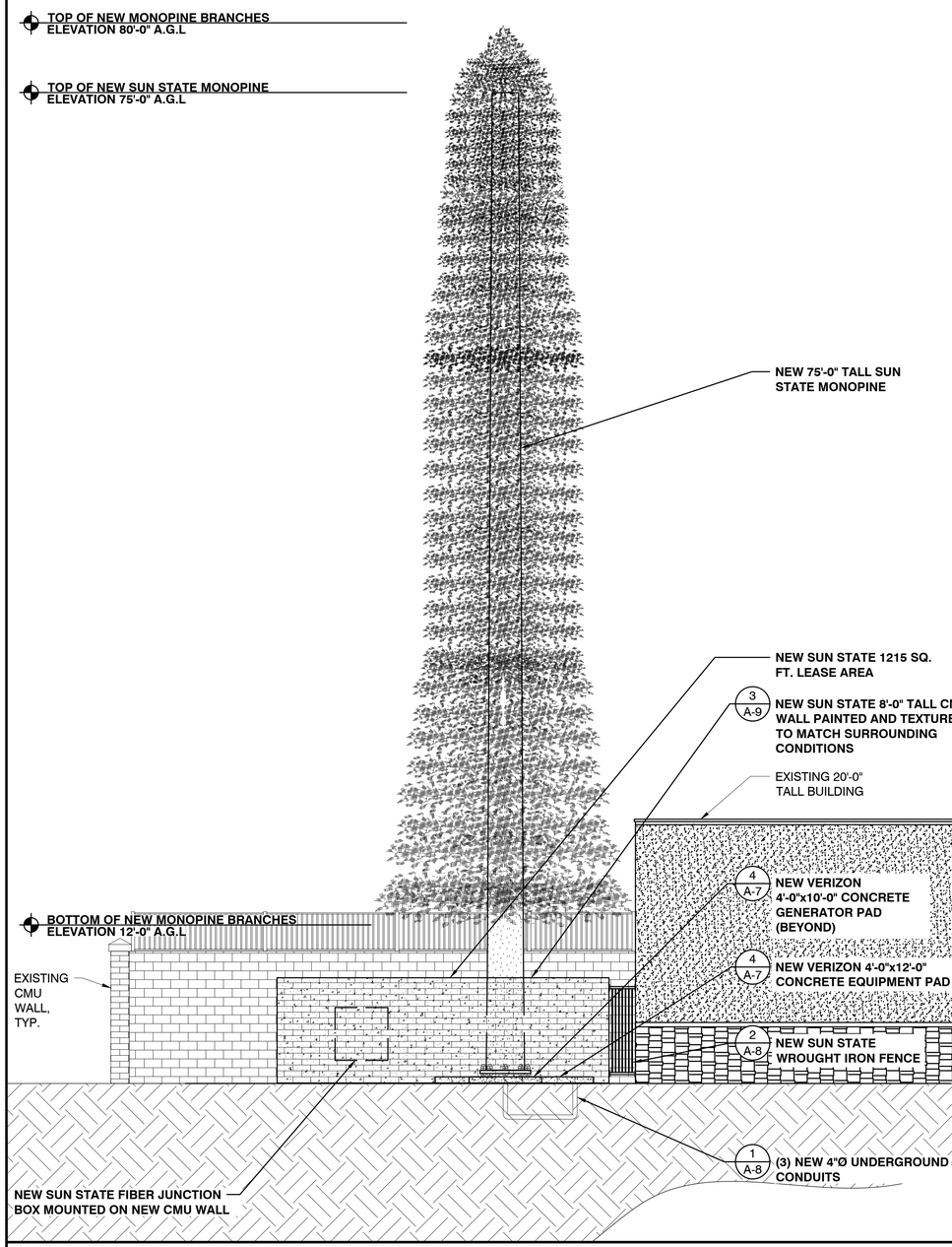
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

MONOPINE NOTE:
- MONOPINE BRANCHES DESIGN FOR MINIMUM 4.0 BRANCH DENSITY.
- TOWER BASE MAX DIAMETER TO BE 35"
- TOWER TOP DIAMETER TO BE 18"
- FAUX BARK INSTALLED UNTIL 2'-0" ABOVE BRANCHES

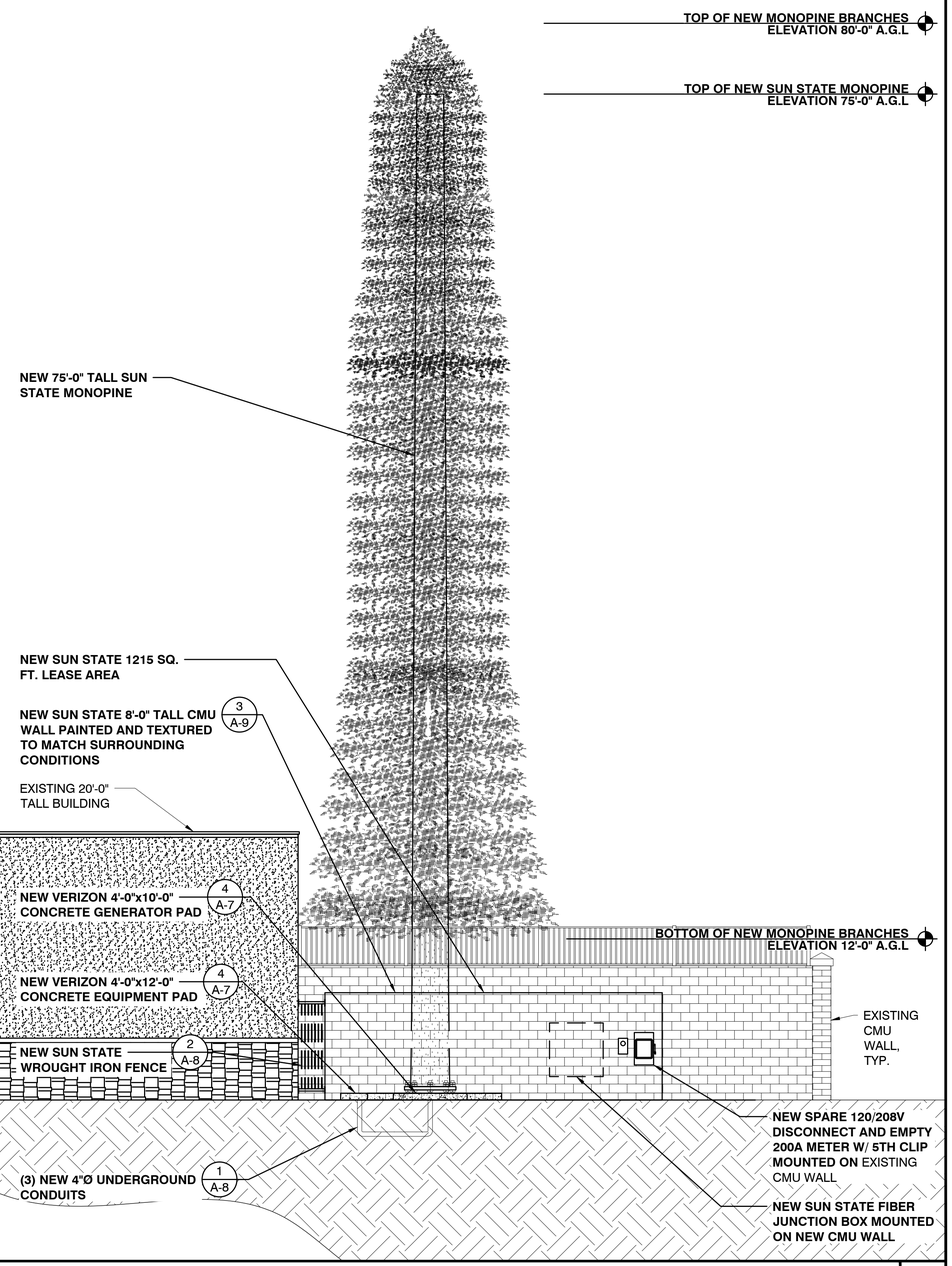


NEW NORTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

MONOPINE NOTE:
- MONOPINE BRANCHES DESIGN FOR MINIMUM 4.0 BRANCH DENSITY.
- TOWER BASE MAX DIAMETER TO BE 35"
- TOWER TOP DIAMETER TO BE 18"
- FAUX BARK INSTALLED UNTIL 2'-0" ABOVE BRANCHES



NEW SOUTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

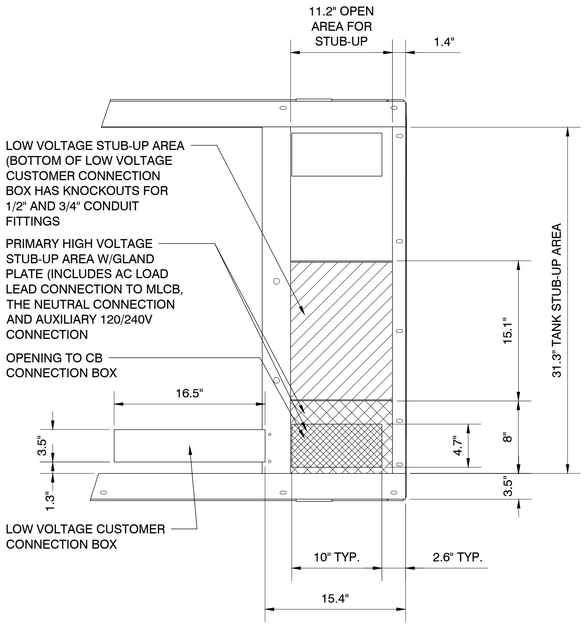
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-6

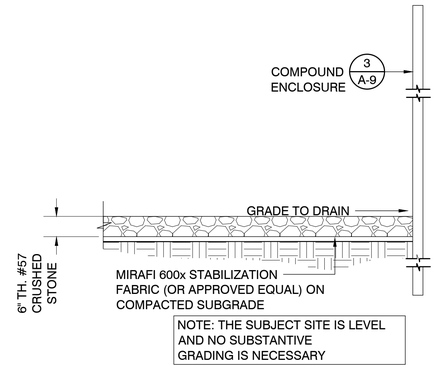


GENERATOR PAD STUB-UP DETAIL

SCALE: NTS | 1

NOT USED

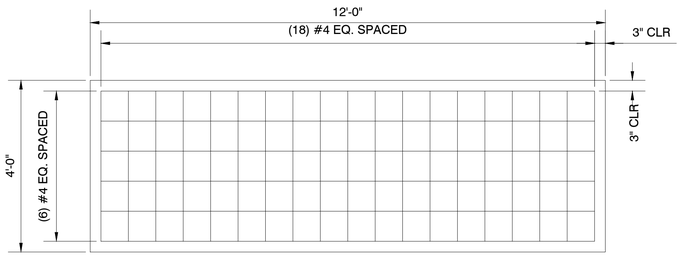
SCALE: NTS | 2



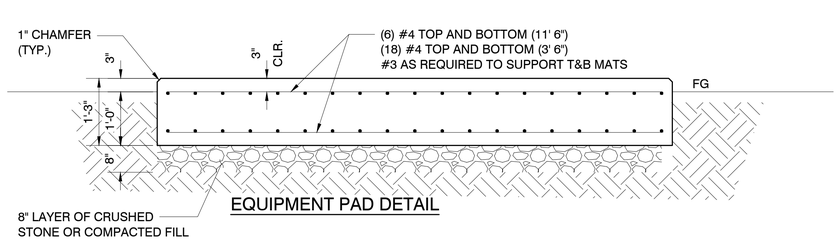
NOTE: THE SUBJECT SITE IS LEVEL AND NO SUBSTANTIVE GRADING IS NECESSARY

GRAVEL DETAIL

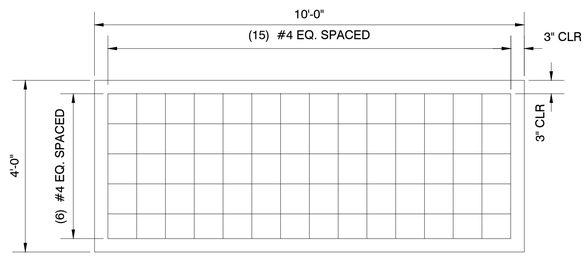
SCALE: NTS | 3

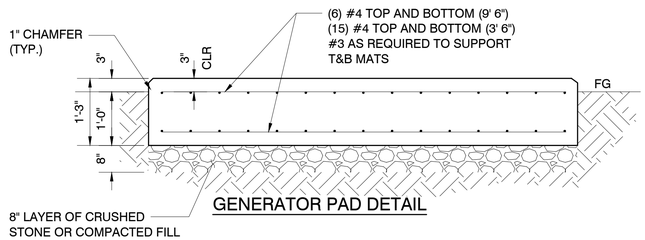


DESIGN APPLICABLE FOR BOTH CONCRETE PADS:
IBC PER GOVERNING CODE (SEE T-1), ACI-318
SOILS: IBC TABLE 1806.2 - MATERIAL CLASS 5
ALLOWABLE BEARING PRESSURE, Qs = 1500PSF
DL=16,000#
CONCRETE F'c = 2500PSI
TYPE V CEMENT, W/C < 0.5
REINFORCING A615 GR 60, F'y = 60KSI



EQUIPMENT PAD DETAIL





GENERATOR PAD DETAIL

EQUIPMENT PLATFORM DETAILS

SCALE: NTS | 4

PREPARED FOR:

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
66312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

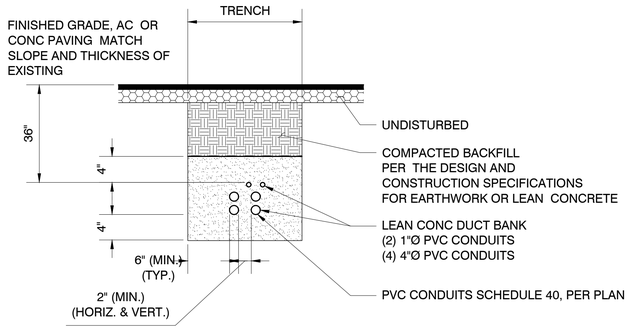
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

A-7



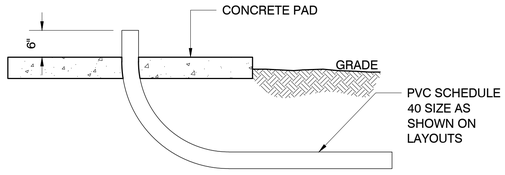
CABLE COAX CONDUIT DETAIL

NOTE:
TRENCH BACKFILL SHALL BE COMPACTED TO 90% PRIOR TO DRESS ROCK INSTALLATION

MATCH TO EXISTING OR FINISH TO NEW GRADES (SEE PLAN)

COAXIAL CABLE SIZE & MINIMUM BEND RADIUS IN 6" CONDUIT	
CABLE SIZE	MINIMUM BEND RADIUS
1/2"	10"
7/8"	18"
1-1/4"	22"
1-5/8"	28"

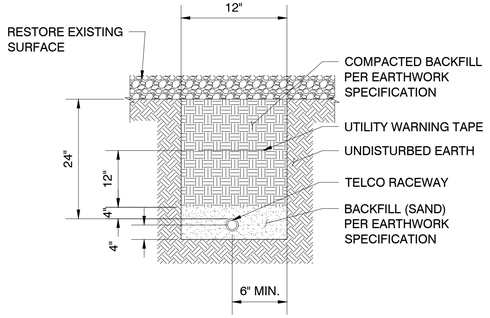
NOTE:
PROVIDE PROPER BENDING RADIUS FOR CONDUITS AS REQUIRED BY THE COAXIAL CABLE MFR.



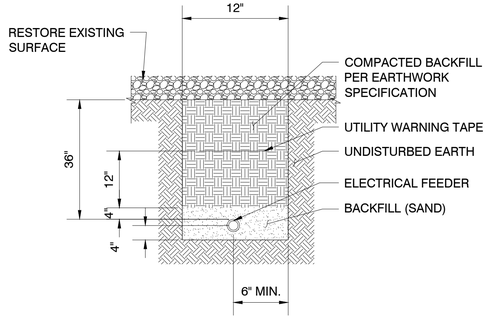
NOTE: RIGID STEEL CONDUIT MAY NOT BE USED WITH COAXIAL ANTENNA CABLE. USE PVC SCHEDULE 40 PIPE.

SITE SPECIFIC DETAIL - SEE PLANS TO DETERMINE IF STUB UP IS REQUIRED

UNDERGROUND CONDUIT STUB-UP



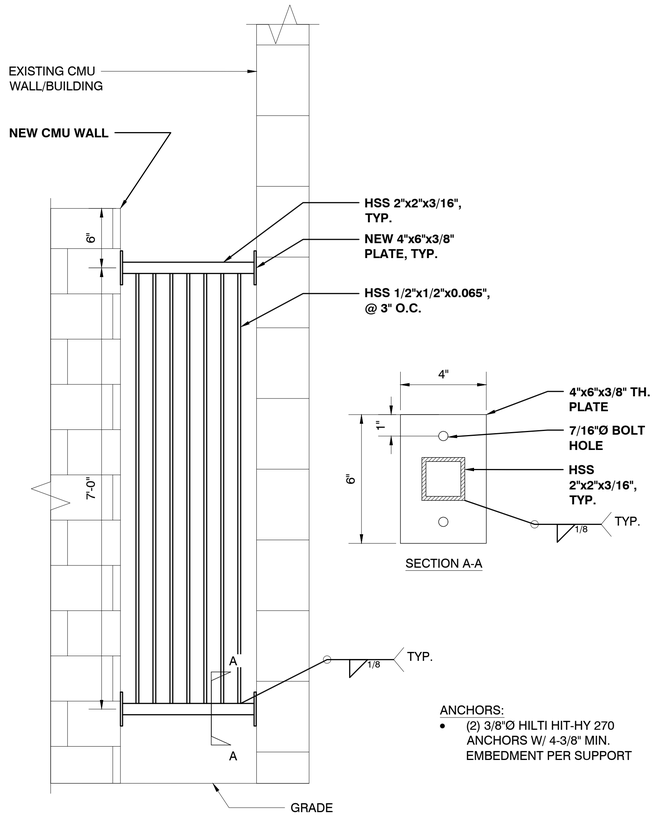
TELCO TRENCH DETAIL



ELECTRICAL TRENCH DETAIL

TRENCH DETAILS

SCALE: NTS 1



SECTION A-A

ANCHORS:
- (2) 3/8"Ø HILTI HIT-HY 270 ANCHORS W/ 4-3/8" MIN. EMBEDMENT PER SUPPORT

WROUGHT IRON DETAIL

SCALE: NTS 2

NOT USED

SCALE: NTS 3

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

A-8

MASONRY NOTES:

MASONRY WALL GENERAL NOTES

CODE:
2018 INTERNATIONAL BUILDING CODE

WIND:
102 MPH ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II)
EXPOSURE C

SEISMIC:
RISK CATEGORY II
SITE CLASS: D
SEISMIC DESIGN CATEGORY B
Ss = 0.210
S1 = 0.071

GEOTECHNICAL:
FOUNDATION DESIGN IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT NO. :24126021
BY ENGINEERED TOWER SOLUTIONS, PLLC
DATED MAY 8, 2024
ALLOWABLE BEARING PRESSURE = 3000PSF
AT 20" BELOW LOWEST ADJACENT FINISHED GRADE. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.

CONCRETE:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. VIBRATE REINFORCED CONCRETE DURING PLACEMENT.

DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL REINFORCING SHALL BE SECURELY TIED TO PREVENT MOVEMENT WHILE PLACING CONCRETE. WELDING OF REINFORCING IS NOT ALLOWED. LAP REINFORCING 48 BAR DIAMETERS (30" FOR #5, 24" FOR #4). BEND REINFORCING OR PROVIDE CORNER BARS WHERE FOOTING CHANGES DIRECTION.

MINIMUM CONCRETE COVER FOR REINFORCING STEEL CAST IN CONCRETE (UNO):
CAST AGAINST EARTH: 3"
PERMANENTLY EXPOSED TO EARTH OR WEATHER: 1 1/2" (#5 AND SMALLER)
2" (#6 AND LARGER)

MASONRY:
CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, LOAD BEARING WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA).

MORTAR SHALL CONFORM TO ASTM C-270, TYPE S.

FILL ALL REINFORCED CELLS WITH 2000 PSI GROUT OR GROUT CONFORMING TO ASTM C476. MAXIMUM GROUT POUR IS 5'-4" WITHOUT CLEANOUTS. MECHANICALLY CONSOLIDATE GROUT AFTER PLACEMENT AND RECONSOLIDATE AFTER APPROXIMATELY 5 MINUTES. SOLID GROUT ALL CELLS BELOW FINISHED GRADE

PROVIDE MASONRY CONTROL JOINTS AT 24' O.C. MAXIMUM WITH A MINIMUM WALL SEGMENT LENGTH OF 8'.

DEFORMED BAR REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. LAP 48 BAR DIAMETERS (30" FOR #5, 24" FOR #4).

VERTICAL REINFORCING SHALL BE #5, CENTERED IN CELL AT SPACING NOTED ON DRAWING OR AT 48" O.C. MINIMUM. PROVIDE VERTICAL BARS AT ALL WALL ENDS, CORNERS, INTERSECTIONS AND EACH SIDE OF CONTROL JOINTS. ALL VERTICAL BARS SHALL BE DOWELED INTO CONCRETE FOOTING WITH A MINIMUM 30" PROJECTION ABOVE TOP OF FOOTING.

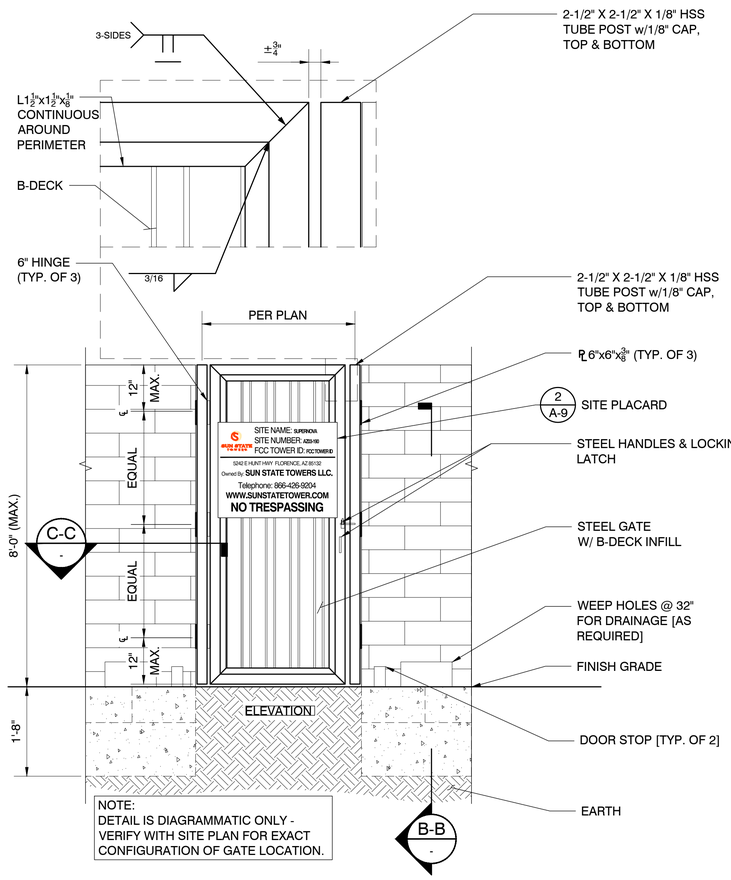
HORIZONTALLY REINFORCE WALLS WITH (1) #5 IN 8" DEEP SOLID GROUTED BOND BEAM AT TOP OF WALL. PROVIDE BENT CORNER BARS TO MATCH BOND BEAM REINFORCING AT ALL CORNERS. PROVIDE 9 GAUGE (W1.7) GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCING CONFORMING TO ASTM A951 AT 16" O.C. VERTICALLY MAXIMUM.

SPECIAL INSPECTIONS:
SPECIAL INSPECTIONS REQUIRED PER IBC CHAPTER 17 FOR THE FOLLOWING ITEMS:

CONCRETE:
- PERIODIC INSPECTION TO VERIFY FOUNDATION SIZE AND REINFORCING SIZE & PLACEMENT

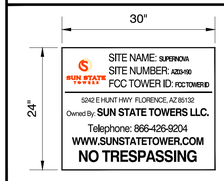
MASONRY:
- PERIODIC INSPECTION TO VERIFY CMU CONSTRUCTION AND REINFORCING SIZE & PLACEMENT
- CONTINUOUS INSPECTION DURING PLACEMENT OF GROUT

MASONRY NOTES | SCALE: NTS | 1

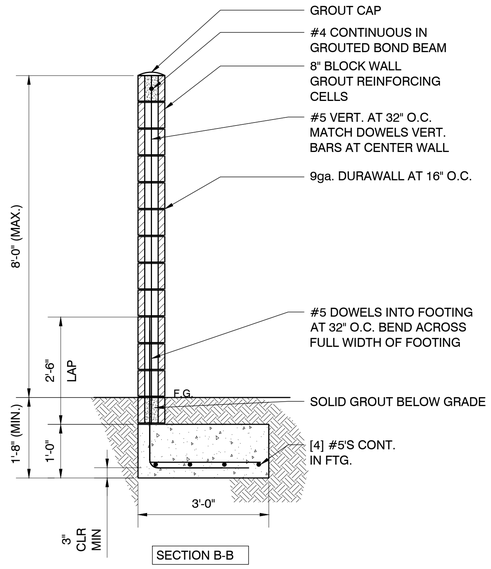


NOTE:
DETAIL IS DIAGRAMMATIC ONLY - VERIFY WITH SITE PLAN FOR EXACT CONFIGURATION OF GATE LOCATION.

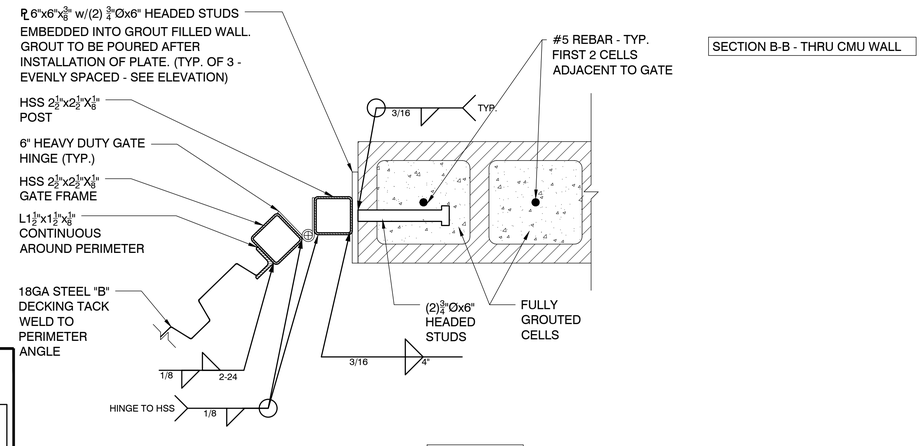
SIGN DETAIL | SCALE: NTS | 2



1 X DIGITAL PRINT APPLIED TO .080 ALUMINUM



SECTION B-B



SECTION C-C

SECTION B-B - THRU CMU WALL

COMPOUND ENCLOSURE DETAIL | SCALE: NTS | 3

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

Registered Professional Engineer (Civil) Certificate No. 68312 KYLE A. FORTIN 10/17/24 Date Signed ARIZONA, U.S.A.
EXPIRES: 03-31-2025

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

AZ03-190 SUPERNOVA
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
DETAILS

SHEET NUMBER
A-9

ELECTRICAL SPECIFICATIONS

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA & NBFU
8. CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
9. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS
10. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
12. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
13. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
14. USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE.
15. ALL CONDUCTORS SHALL BE COPPER.
16. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
17. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
18. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
19. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
20. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
21. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH IBC SECTION 714.
22. RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
23. WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.
24. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.
25. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
26. GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2.
27. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.
28. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL.
29. ALL MATERIALS SHALL BE U.L. LISTED.
30. CONDUIT:
    a. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
    b. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
    c. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
    d. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
31. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
32. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
33. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.

GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL INSTALLATION WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES, LAWS AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.
2. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS BID THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
3. ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR HIS REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIAL AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
4. ALL WORK TO BE EXECUTED IN WORKMANLIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
5. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
6. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS NOTED OTHERWISE AND COORDINATED WITH THE GENERAL CONTRACTOR.
7. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH CIVIL AND ARCHITECTURAL PLANS. THE REQUIREMENTS OF ALL EQUIPMENT ACTUALLY BEING INSTALLED SHALL BE VERIFIED PRIOR TO INSTALLING THE ELECTRICAL WORK.
8. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER TYPE "THWN" #12, & #10 SOLID, #8 AND LARGER STRANDED.
9. ON COMPLETION OF THE WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
10. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT AND CUSTOMER UPON COMPLETION OF THE JOB.
11. ELECTRICAL WORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED, INCLUDING BUT NOT LIMITED, TO COMPLETE ELECTRICAL SYSTEMS POWER AND LIGHTING, TELEPHONE CONDUIT SYSTEM, SIGNAL SYSTEMS, PANEL BOARD(S), CONTROL WIRING, GROUNDING, CONDUIT ONLY SYSTEMS, ETC., AS INDICATED ON ELECTRICAL DRAWINGS AND/OR REQUIRED BY GOVERNING CODES.
12. RACEWAYS SHALL BE: RIGID STEEL CONDUIT: HOT - DIP GALVANIZED HEAVY WALL AS MANUFACTURED BY REPUBLIC, TRIANGLE OR EQUAL, RIGID POLYVINYL CHLORIDE CONDUIT (PVC); HEAVY WALLS SCHEDULE 40 AS MANUFACTURED BY CARLON ELECTRICAL, VISQEEN OR EQUAL. ELECTRICAL METALLIC TUBING (EMT): ZINC-COATED THIN WALL AS MANUFACTURED BY TRIANGLE, REPUBLIC OR EQUAL.
13. FUSE TYPE SHALL BE BUSSMANN OR EQUAL FUSE.
14. PROVIDE ENGRAVED PLASTIC LABELS TO IDENTIFY ALL PANEL BOARDS, XFMRS., DISTRIBUTION PANELS, DISCONNECT SWITCHES, AND TRANSFER SWITCHES. LABELS SHALL READ IN THIS FASHION "A" 208Y/120V 3~, 4W, 225A, CKT. BKR OR FUSES TYPE AND SIZES.
15. E.C. SHALL VERIFY AND TEST GROUND TO SOURCE TO A MAXIMUM OF 5 OHMS. IF THE GROUND TEST DOES NOT ACHIEVE THE 5 OHMS OR LESS, E.C. SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY CONDUCTORS AND GROUND RODS TO ACHIEVE 5 OHMS MAXIMUM.
16. BEFORE SUBMITTING BID, VERIFY EXISTING SITE CONDITIONS, ELECTRICAL SERVICE REQUIREMENTS AND THE EXACT SERVING UTILITY POINTS OF CONNECTION.
17. THE ELECTRICAL CONTRACTOR (E.C.) SHALL FURNISH AND PAY FOR ALL PERMITS AND RELATED FEES.
18. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ELECTRICAL MATERIALS, EQUIPMENT AND WORK, SHOWN ON THESE PLANS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
19. E.C. SHALL FURNISH AND INSTALL ALL SWITCHES, CONDUITS, WIRES, BOXES, LIGHT FIXTURES (INCLUDING LAMPS), SERVICE DEVICES, RECEPTACLES, SWITCHBOARDS AND PANEL BOARDS, ETC. REQUIRED FOR A COMPLETE AND OPERATING ELECTRICAL SYSTEM.
20. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL/LOCATION INFORMATION RELATING TO THE ELECTRICAL DRAWINGS.
21. ELECTRICAL CONTRACTOR SHALL VERIFY VOLTAGES AND HORSEPOWER RATINGS OF ALL MECHANICAL EQUIPMENT.
22. PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND REQUIREMENTS ON THE JOB AND BY REFERENCE TO ARCHITECTURE, MECHANICAL AND EQUIPMENT SUPPLIERS DRAWINGS. SHOULD THERE BE ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH ANY WORK.
23. OUTLET AND JUNCTION BOXES SHALL BE SIZED PER CODE FOR THE QUANTITY OF WIRES THEY CONTAIN. SEE ARTICLE 370 OF N.E.C. PROVIDE ADDITIONAL BOXES AND EXTENSION RINGS AS REQUIRED.
24. ELECTRICAL CONTRACTOR SHALL COMPLY WITH CABLE BENDING RADIUS REQUIREMENTS PER CABLE MANUFACTURERS' S SPECIFICATION.
25. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY THE CONDITIONS OF INSTALLATION.
26. ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, FOR THE CONDITIONS OF THE INSTALLATION.
27. PLANS MAY INDICATE THE NUMBER OF PHASE NEUTRAL, AND GROUND CONDUCTORS WHERE MORE THAN THREE CONDUCTORS ARE TO BE INSTALLED IN A CONDUIT(THREE OR LESS CONDUCTORS ARE NOT SHOWN). ADDITIONAL CONDUCTORS REQUIRED FOR CONTROL SHALL BE INCLUDED EVEN IF NOT EXPLICITLY SHOWN.
28. WHERE SIZE IS NOT SHOWN ON THE DRAWINGS, CIRCUITS SHALL CONSIST OF #12 PHASE AND GROUNDED (NEUTRAL CONDUCTORS) AND A #12 CU GROUND IN A 3/4" CONDUIT.
29. UNLESS SPECIFICALLY NOTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL UTILIZATION EQUIPMENT SHOWN ON THE DRAWINGS. VERIFY THE TYPE OF FINAL CONNECTION AND PROVIDE APPROPRIATE WIRING METHOD.
30. PRIOR TO TRENCHING IN ANY AREA THE CONTRACTOR SHALL CONTACT ELECTRICAL, COMMUNICATIONS/DATA, CABLE T.V., GAS, AND WATER UTILITY PROVIDERS (BLUE STAKE) AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY AND OBSTACLES IN THE PATH OF TRENCHING (PRIOR TO COMMENCING WORK). DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
31. UTILITY COORDINATION
    a. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF DRAWINGS TO ELECTRICAL AND TELCO UTILITIES WITHIN ONE WEEK OF NOTICE TO PROCEED.
    b. THE CONTRACTOR SHALL NOT TRENCH OR INSTALL CONDUITS (ON THE UTILITY OR LOAD SIDE) TO THE S.E.S, THE UTILITY TRANSFORMER (PRIMARY OR SECONDARY), OR TO THE UTILITY CONNECTION POINT BEFORE RECEIVING A FINAL DESIGN FROM THE UTILITY.
    c. THE CONTRACTOR SHALL NOT INSTALL EQUIPMENT PADS FOR THE SES OR ANY UTILITY EQUIPMENT (TRANSFORMERS, SWITCHING CABINETS, ETC.) PRIOR TO RECEIPT OF FINAL PLANS FROM THE UTILITY.
    d. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR ADDITIONAL WORK REQUIRED TO MEET THE REQUIREMENTS OF THE UTILITY WHICH IS THE RESULT OF PROCEEDING PRIOR TO RECEIPT OF A FINAL UTILITY DESIGN.
32. SERIES RATING NOTES:TO ENSURE THAT EACH PROTECTIVE DEVICE WHICH IS DEPENDENT ON ANOTHER DEVICE WILL INTERRUPT THE AVAILABLE SHORT CIRCUIT AT THE LOCATION WHERE IT IS INSTALLED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
    a. SWITCHBOARD COMPONENTS, INCLUDING OVER CURRENT PROTECTIVE DEVICES, SHALL BE FULLY RATED FOR THE AVAILABLE FAULT CURRENT SHOWN.
    b. PROVIDE IDENTIFICATION AT THE ENCLOSURE OF PANEL BOARDS WHERE BREAKERS ARE APPLIEDIN SERIES COMBINATION, STATING: "CAUTION - SERIES RATED SYSTEM. _____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED." CONTRACTOR TO FILL IN BLANK WITH AVAILABLE FAULT CURRENT AS SHOWN ON THE SINGLE-LINE DIAGRAM.
    c. PER NEC ARTICLE 110-22 (2005). PROVIDE IDENTIFICATION AT EACH DISCONNECTING MEANS FEEDING DOWNSTREAM DEVICES APPLIED IN SERIES COMBINATION, STATING: "CAUTION - SERIES COMBINATION SYSTEM RATED _____AMPERES. IDENTIFIED REPLACEMENT COMPONENT REQUIRED." CONTRACTOR TO FILL IN BLANK WITH AVAILABLE FAULT CURRENT AS SHOWN ON THE SINGLE-LINE DIAGRAM.
    d. AIC RATING SHOWN AT PANEL BOARDS IS MINIMUM RATING FOR OVERCURRENT PROTECTIVE DEVICES. EACH DEVICE SHALL BE FULLY-RATED OR SERIES RATED WITH UPSTREAM DEVICE AT AFC AS SHOWN ON THE SINGLE-LINE DIAGRAM.
    e. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.
    f. THE TOTAL MOTOR LOAD CONNECTED BETWEEN SERIES RATED DEVICES DOES NOT EXCEED 1% OF THE INTERRUPTING RATING OF THE DOWNSTREAM DEVICE.

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

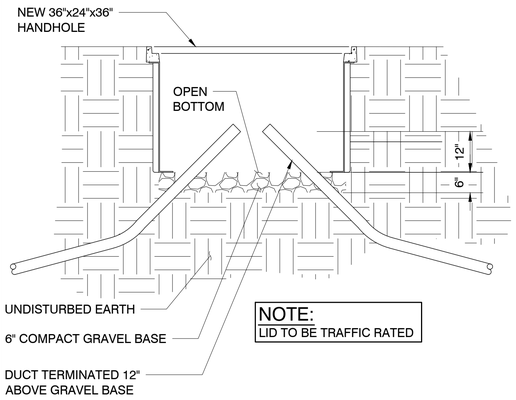
REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
85312
KYLE A.
FORTIN
Date Signed
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
ELECTRICAL NOTES

SHEET NUMBER
E-1



TELCO VAULT DETAIL

SCALE: NTS

1

NOT USED

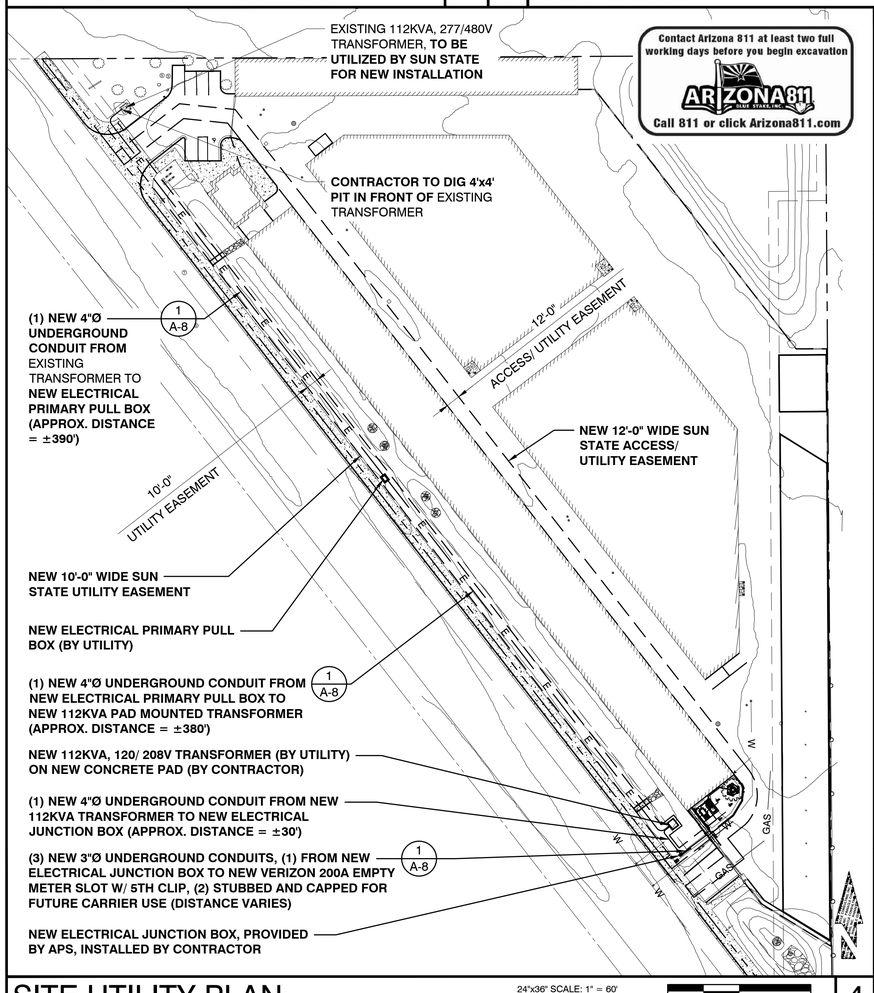
SCALE: NTS

2

ABBREVIATIONS

3

C.O.	= CONDUIT ONLY	G.C.	= GENERAL CONTRACTOR
EMT.	= ELEC. METALLIC TUBING (THIN WALL)	1P, 2P, & 3P	= SINGLE POLE, 2, & 3 POLE
PVC.	= SCHEDULE 40 PLASTIC CONDUIT	EGB	= EQUIPMENT GROUND BUS
GRC.	= GALVANIZED RIGID CONDUIT	MGB	= MAIN GROUND BUS
FIXT.	= FIXTURE	AFC	= AVAILABLE FAULT CURRENT
MTD.	= MOUNTED	CLF	= CURRENT LIMITING FUSE
W.A.	= WEATHERPROOF	AWG	= AMERICAN WIRE GAUGE
U.O.N.	= UNLESS OTHERWISE NOTED	BCW	= BARE COPPER WIRE
G. OR GRD.	= GROUND	GPS	= GLOBAL POSITIONING SYSTEM
N. OR NEUT.	= NEUTRAL	PCS	= PERSONAL COMMUNICATION SERVICE
A. OR AMP.	= AMPERE	PPC	= POWER PROTECTION CABINET
KW.	= KILOWATTS	RWY	= RACEWAY
W.	= WATTS	TYP.	= TYPICAL
LV.	= LOW VOLTAGE	RGS	= RIGID GALVANIZED STEEL
~	= PHASE	EMT	= ELECTRICAL METALLIC TUBING
DEF	= DUAL ELEMENT FUSES	DWG	= DRAWING
DIA	= DIAMETER	IGR	= INTERIOR GROUND RING (HALO)
H.P. OR HP	= HORSEPOWER	CCA	= ANTENNA CABLE COVER ASSEMBLY
XFMR	= TRANSFORMER	BTS	= BASE TRANSMISSION SYSTEM
C.A.	= CIRCUIT BREAKER	GEN	= GENERATOR
CKT.	= CIRCUIT	GR	= GROWTH
SW.	= SWITCH	BSCW	= BARE STRANDED COPPER WIRE
MTS	= MANUAL TRANSFORMER SWITCH	ISCW	= INSULATED STRANDED COPPER WIRE
F.A.	= FIRE ALARM		
RECPT.	= RECEPTACLE		
E.C.	= ELECTRIC CONTRACTOR		

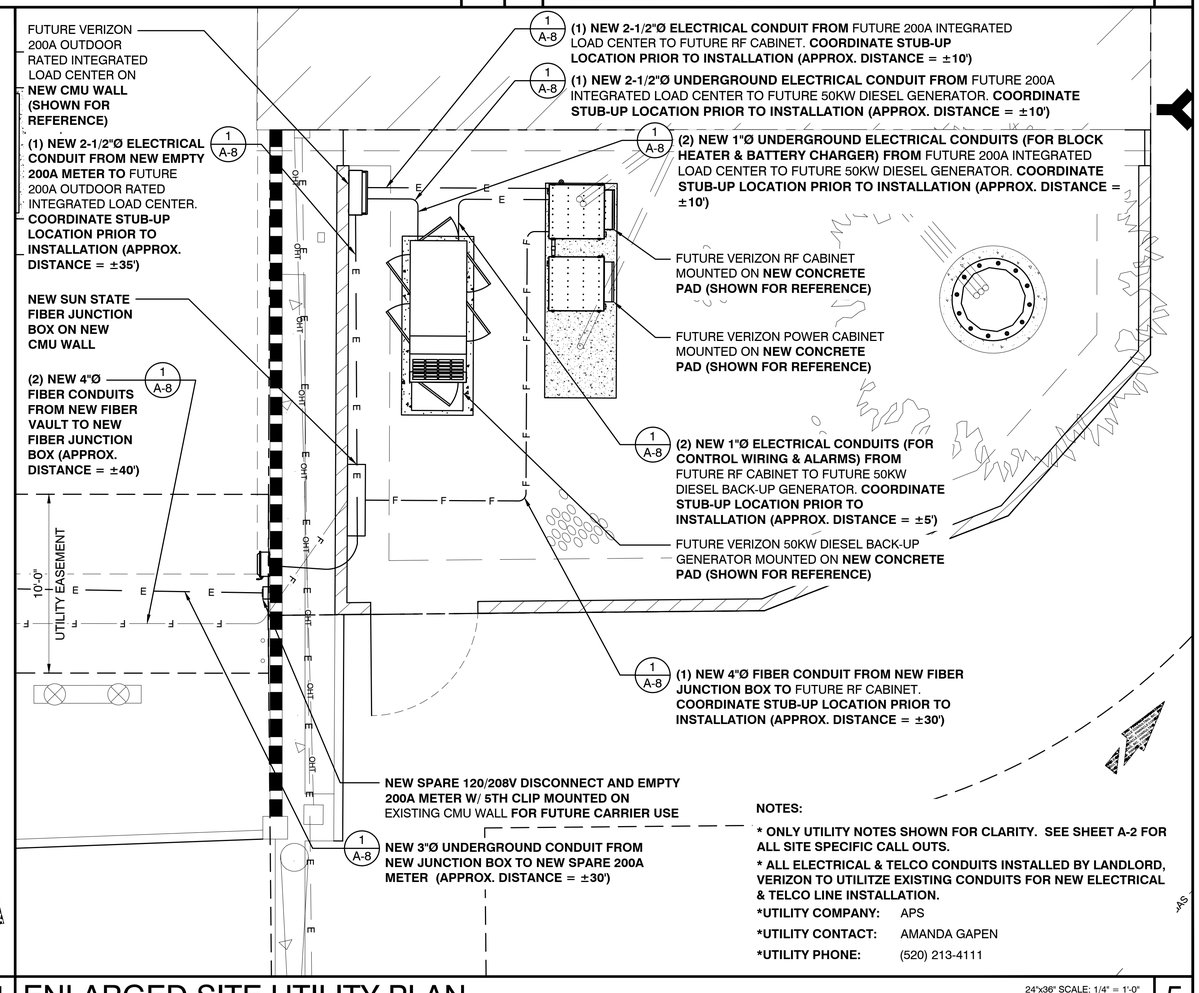


SITE UTILITY PLAN

24"x36" SCALE: 1" = 60'
11"x17" SCALE: 1" = 120'

60' 30' 0' 60'

4



NOTES:

* ONLY UTILITY NOTES SHOWN FOR CLARITY. SEE SHEET A-2 FOR ALL SITE SPECIFIC CALL OUTS.
* ALL ELECTRICAL & TELCO CONDUITS INSTALLED BY LANDLORD, VERIZON TO UTILITZE EXISTING CONDUITS FOR NEW ELECTRICAL & TELCO LINE INSTALLATION.

*UTILITY COMPANY: APS
*UTILITY CONTACT: AMANDA GAPEN
*UTILITY PHONE: (520) 213-4111

ENLARGED SITE UTILITY PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

5

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

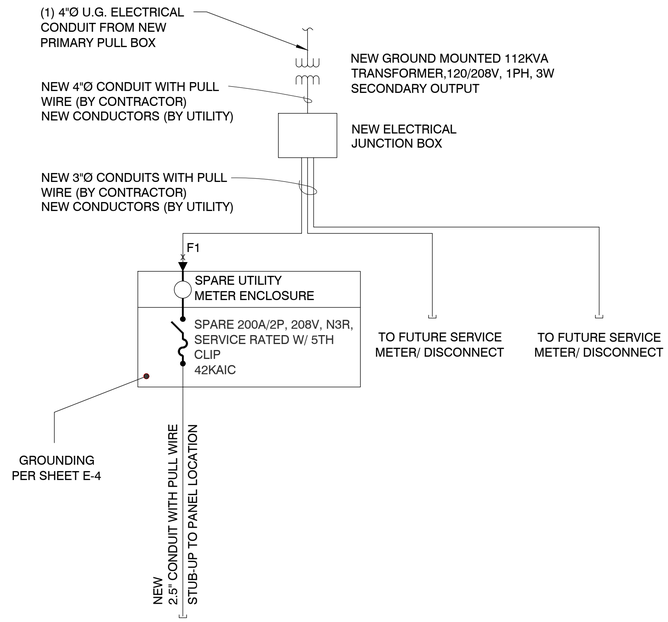
E-2

POWER COMPANY: APS

SUBMIT DRAWINGS TO UTILITY COMPANY REPRESENTATIVE AS REQUIRED IN THE GENERAL NOTES INCLUDED IN THE ELECTRICAL DRAWINGS. PRE CONSTRUCTION MEETING REQUIRED BEFORE ANY WORK BEGINS.

NOTE:
PRIOR TO RUNNING CONDUIT ROUTE, CONTRACTOR SHALL CONTACT THE VERIZON PROJECT MANAGER AND VERIFY THE EQUIPMENT CABINET LAYOUT CONFIGURATION AND ROUTE CONDUITS ACCORDINGLY.

NOTE:
PRE-CONSTRUCTION MEETING AND ELECTRICAL EASEMENT REQUIRED.



PROVIDE APPROVED ARC-FLASH HAZARD WARNING ON ALL REQUIRED ELECTRICAL EQUIPMENT PER NEC 110.16

WARNING

Electric Arc Flash Hazard
Will cause severe injury or death
Wear proper protective equipment before opening or performing diagnostic measurements while energized. (See NFPA 70E)

ELECTRICAL CONTRACTOR SHALL PROVIDE LABELING OF THE AVAILABLE FAULT CURRENT FOR EACH PANEL AS NOTED, PER NEC 110.24

ONE-LINE DIAGRAM

SCALE: NTS

1

FAULT CALCS

1-PHASE, LINE-TO-LINE SHORT CIRCUIT CALCULATIONS BASED ON THE "POINT-BY-POINT" METHOD

I sca = Isc x M M = 1/(1 + f) Cable: f = 2 x L x I / C x E Xfmr: f = Ip sc x Vp x %Z/100000 x KVA
Is (sca) = Vp/Vs x M x Is

where:

I sc = the available short-circuit current, in amperes, at the beginning of the circuit.
L = the length of circuit to the fault, in feet.
C = the constant from Table C for the type of conductors and circuit arrangement. For parallel runs, multiply "C" value by the number of conductors per phase.
E = Line-to-line voltage or Line-to-ground voltage, where applicable.
Ip = primary current, in amperes.
Vp = primary line-to-line voltage of transformer, in volts.
Vs = secondary line-to-line voltage of transformer, in volts.
%Z = impedance of transformer.
* Use row 'ca' for feeder cables; and row 'xf' for transformers.

Fault Point	*	Description	Source Isc (amps)	Wire / Cable Size	No. of cond. per phase	Type of conduit	"C" value	E (volts)	L (length) in feet	XFMR. KVA	XFMR. %Z	Vp (volts)	Vs (volts)	f	M	I sca (amps)
F1	ca	SERVICE ENTRANCE	26521.00											0.00	1.00	26521.00
	xf	(PER APS CHARTS)												0.00	1.00	0.00

Note: The above calculations neglected motor short-circuit contributions. If significant, motor short-circuit contribution may be added to the transformer secondary short-circuit current value. A practical estimate of motor contribution is to multiply the total motor load in amperes by 4. Lengths are for calculations only. DO NOT USE for cost estimating or take-off purposes.

2

PREPARED FOR:

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

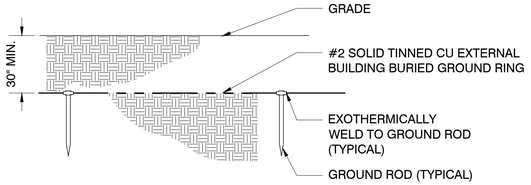
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
ONE-LINE DIAGRAM & FAULT CALC'S

SHEET NUMBER
E-3

GENERAL GROUNDING NOTES

1. ALL GROUNDING LEADS INSTALLED TO ENSURE A SMOOTH PATH TO COUNTERPOISE WITHOUT KINKS OR SHARP BENDS OR RETURN UPWARDS.
2. CONTRACTOR WILL UTILIZE THE "FALL OF POTENTIAL MEASUREMENT METHOD" PER NETA STANDARDS, UTILIZING THE AEMC-4500 MEASURING DEVICE OR APPROVED EQUAL. ALL GROUND TESTING TO BE PERFORMED BEFORE CONNECTING TO POWER UTILITY GROUND AND PRIOR TO ANY BACKFILL OF GROUNDING TRENCHES. ELECTRICAL CONTRACTOR WILL PROVIDE A MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE. CONTRACTOR WILL INSTALL THE MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE, CONTRACTOR WILL INSTALL THE MINIMUM NUMBER OF GROUND RODS INDICATED, SEE GROUNDING PLAN FOR APPROX. LOCATIONS. CONTRACTOR WILL INSTALL ADDITIONAL GROUNDING AS REQUIRED TO ACHIEVE 5 OHMS OR LESS TO GROUND.
3. IT IS THE INTENT THAT AT NO TIME ARE THE GROUND LEADS TO BE INSTALLED BELOW THE SURFACE OF THOSE ARES DESIGNATED FOR FUTURE DISASSOCIATED PADS OR SHELTERS.
4. THE CONTRACTOR WILL DOCUMENT MEGGER TEST RESULTS, REDLINE THE DRAWINGS FOR THE LOCATION OF ALL UNDERGROUND GROUNDING COMPONENTS AND PHOTOGRAPH WITH A DIGITAL CAMERA THE ENTIRE NEWLY INSTALLED GROUNDING SYSTEM PRIOR TO BACKFILL OF ANY OPEN TRENCHES.
5. ANY EXCEPTIONS TO THIS BASIC GROUNDING DESIGN GUIDELINE, ROUTING DESIGN, OR MODIFICATIONS, WILL BE DOCUMENTED AND DIMENSIONED BY THE WAY OF RED LINE DRAWINGS. IT THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ENSURE THE NEWLY INSTALLED GROUNDING SYSTEM MEETS THE INDUSTRY STANDARDS OF 5 OHMS OR LESS.



WIRE & CONDUIT

———	CONDUIT CONCEALED IN WALLS OR ABOVE CEILING W/ 2 #12, #12 GND, 3/4" C., UNLESS NOTED OTHERWISE.
- - - - - -	CONDUIT ROUTED UNDER FLOOR OR BELOW GRADE W/ 2 #12, #12 GRD, 3/4" C., UNLESS NOTED OTHERWISE.
——○	CONDUIT TURNING UP
——•	CONDUIT TURNING DOWN
	INDICATES A PHASE CONDUCTOR INDICATES A GROUNDED (NEUTRAL) CONDUCTOR INDICATES AN EQUIPMENT GROUNDING CONDUCTOR INDICATES AN ISOLATED GROUND CONDUCTOR (SAME SIZE AS EQUIPMENT GROUNDING CONDUCTOR)
	GROUND LEAD COILED ABOVE SLAB

ELECTRICAL SYMBOLS

	TEST WELL/GROUND ROD
⊗	GROUND ROD -
■	CADWELD CONNECTION
•	MECHANICAL CONNECTION
———	GROUNDING WIRE
	GROUND BAR
	SURGE SUPPRESSOR GROUND BAR
	FUSED DISCONNECT SWITCH
M	METER AND MAIN BREAKER
	MANUAL XFR SWITCH AND GEN. RECPT.
G•	GPS ANTENNA
TMG	TELCO BOARD
- - - - - - -	ELECTRICAL POWER
- - - - - - -	T-1 LINE
	SURFACE MOUNTED PANEL BOARD

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-190
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/17/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	KAF
1	05/31/24	ISSUED FOR PERMIT	M.G.
2	08/06/24	GENERATOR UPDATE	JC
3	08/13/24	UTILITY UPDATES	KAF
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ03-190 SUPERNOVA

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
GROUNDING PLAN AND GROUNDING DETAILS

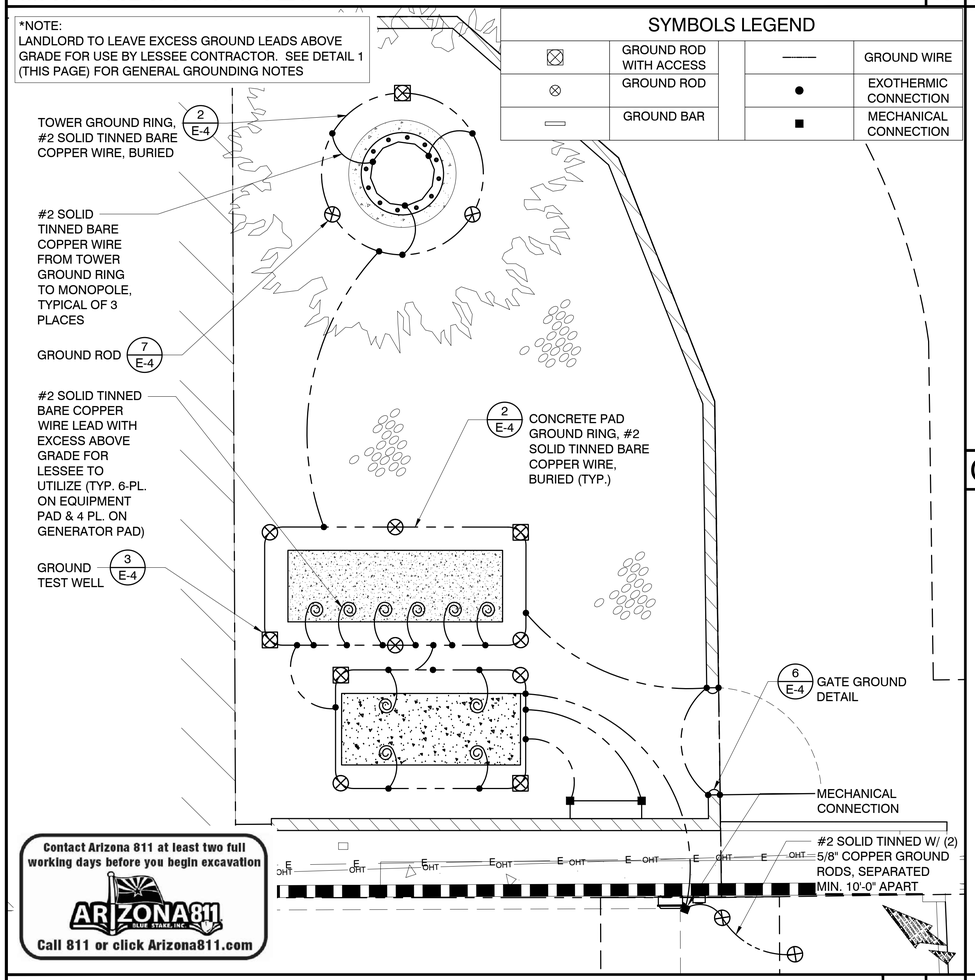
SHEET NUMBER
E-4

GROUNDING NOTES 1

*NOTE:
LANDLORD TO LEAVE EXCESS GROUND LEADS ABOVE GRADE FOR USE BY LESSEE CONTRACTOR. SEE DETAIL 1 (THIS PAGE) FOR GENERAL GROUNDING NOTES

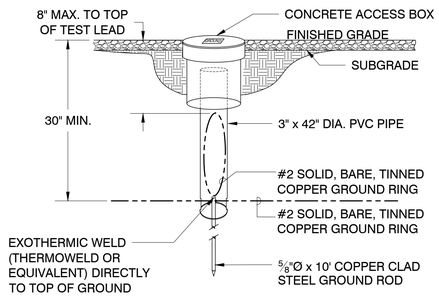
SYMBOLS LEGEND

⊠	GROUND ROD WITH ACCESS	———	GROUND WIRE
⊗	GROUND ROD	•	EXOTHERMIC CONNECTION
▭	GROUND BAR	■	MECHANICAL CONNECTION

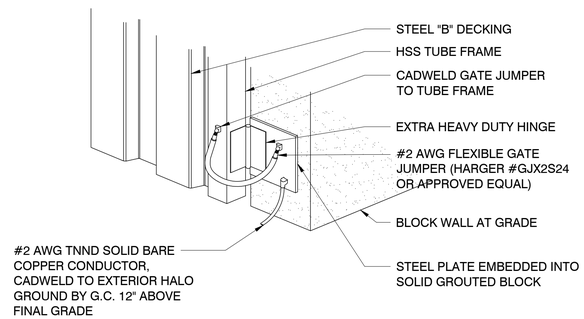


GROUNDING PLAN — SCALE: NTS — 5

EXTERIOR GROUND RING — SCALE: NTS — 2

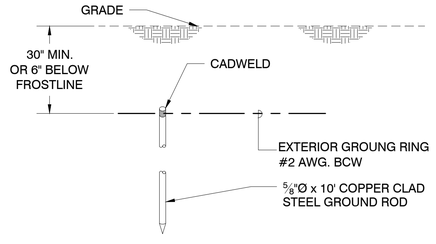


GROUND TEST WELL DETAIL — SCALE: NTS — 3



GATE GROUND DETAIL — SCALE: NTS — 6

SYMBOLS — 4



GROUND ROD DETAIL — SCALE: NTS — 7

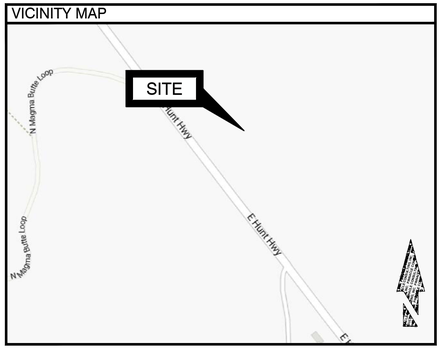
AZ5 OASIS GOLF CLUB

APN: 200-25-002H
5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SITE DIRECTIONS

DEPART 6955 W. MORELOS PL., CHANDLER, AZ. 85226, TURN LEFT ONTO S 56TH ST. TURN RIGHT ONTO W SUNDUST RD. ROAD NAME CHANGES TO W WILD HORSE PASS BLVD. TAKE THE RAMP ON THE LEFT AND FOLLOW SIGNS FOR I-10 EAST. AT EXIT 167, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR RIGGS RD. TURN LEFT ONTO E RIGGS RD TOWARD SUN LAKES. ROAD NAME CHANGES TO W RIGGS RD. KEEP STRAIGHT TO GET ONTO E RIGGS RD. TURN RIGHT ONTO S HIGLEY RD. KEEP STRAIGHT TO GET ONTO W. HUNT HWY. ROAD NAME CHANGES TO E. HUNT HWY. ARRIVE AT 5242 E. HUNT HWY.

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL [9] NEW PANEL ANTENNAS ON NEW ANTENNA MOUNT
- INSTALL [6] NEW REMOTE RADIO HEADS ON NEW ANTENNA MOUNT
- INSTALL [1] NEW OVP-12
- INSTALL NEW ANTENNA MOUNT PER TES REPORT #10252673, DATED 09/29/24 (UNDER SEPARATE COVER)
- INSTALL [2] NEW 6X12 HYBRID CABLES
- INSTALL NEW RF CABINET ON EXISTING CONCRETE PAD
- INSTALL NEW POWER CABINET ON EXISTING CONCRETE PAD
- INSTALL NEW GPS ANTENNA
- INSTALL NEW 50KW DIESEL BACK-UP GENERATOR W/ DIESEL ENHANCED ENCLOSURE ON EXISTING CONCRETE PAD
- INSTALL NEW ELECTRICAL SERVICE
- INSTALL NEW TELCO SERVICE

SHEET INDEX

T-1	PROJECT INFORMATION
GN-1	GENERAL NOTES
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY
A-1	OVERALL SITE PLAN
A-2	SITE PLAN
A-3	ENLARGED SITE PLAN AND ANTENNA PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	DETAILS
A-7	DETAILS
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL DETAILS
E-3	ONE-LINE DIAGRAM, PANEL SCHEDULE, FAULT CALCS
E-4	GROUNDING PLAN AND GROUNDING DETAILS

CONTACT INFORMATION

VERIZON WIRELESS
6955 W. MORELOS PL.
CHANDLER, AZ 85226
CONTACT: DAVID BUTTIKER
PHONE: [602] 228-0061

PROPERTY OWNER:
SEVILLE INVESTMENTS LLC
26 EXECUTIVE PARK, STE 290
IRVINE, CA 92614
CONTACT: DEBBIE JOHNSON
PHONE: [949] 404-4524

TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588 EXT. 214
SITE ID: AZ03-190
SITE NAME: SUPERNOVA

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: [480] 664-9588 ext. 230

ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

ZONING:	CB-2
PARCEL #:	200-25-002H
USE:	UNMANNED COMMUNICATIONS
NEW LEASE AREA:	256 SQ. FT
JURISDICTION:	PINAL COUNTY
GOVERNING CODES:	2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

COORDINATES

TOWER COORDINATES:		
LATITUDE	33.1003994°	33° 06' 01.438" N [NAD83]
LONGITUDE	-111.5080938°	-111° 30' 29.138" W [NAD83]
GROUND ELEVATION		1543.6' [NAVD88]
FIBER MMP (MEET ME POINT) COORDINATES:		
LATITUDE	33.1002361°	33° 06' 00.850" N [NAD83]
LONGITUDE	-111.5082483°	-111° 30' 29.694" W [NAD83]

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.
8. POST MODIFICATION INSPECTION REQUIRED PER TOWER ENGINEERING SOLUTIONS, LLC (T.E.S.) MOUNT ANALYSIS REPORT #10252673, DATED 09/29/24.

APPROVALS

[RF]: _____ DATE: _____

[CONST.]: _____ DATE: _____

[RE]: _____ DATE: _____

LANDLORD: _____ DATE: _____

PREPARED FOR:

verizon

6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA
1	05/23/24	ISSUED FOR PERMIT	M.G.
2	06/13/24	ISSUED FOR PERMIT	M.G.
3	08/06/24	ISSUED FOR PERMIT	JC
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
66312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ5 OASIS GOLF CLUB

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR - SUN STATE TOWERS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   OWNER - VERIZON WIRELESS
   OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. DELETED.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS REQUIRED.
10. THE SUBCONCTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OFF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED.ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25741-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES.
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS,UNLESS NOTED OTHERWISE
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH 3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER 2 IN.
   #5 AND SMALLER & WWF 1-1/2 IN.
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:
   SLAB AND WALL 3/4 IN.
   BEAMS AND COLUMNS 1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS-T18-0013" SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (2012 IBC 1705.3(3)) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;

   (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
   (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.

   FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST, TAKING THREE CYLINDERS FROM EACH TRUCK.

GROUNDING NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWS STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE SUBCONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTEFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE VERIZON WIRELESS SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

MASONRY NOTES:

1. MASONRY WALLS SHALL BE CONSTRUCTED OF 8" STANDARD HOLLOW CONCRETE MASONRY UNITS SHALL CONFORMING TO ASTM C90, GRADE N, TYPE 1, F'M = 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,800 PSI. GROUT SHALL BE 2,000 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 4'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0". CONTROL JOINTS REQUIRED IN ALL WALLS GREATER THAN 24'-0" IN LENGTH. SPACE CONTROL JOINTS AT 24'-0" MAXIMUM.

ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS)SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS..
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S)..
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILE TIE WRAPS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODS AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.

2a. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.

2b. AS AN ALTERNATIVE TO ITEM 2a. THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.

2c. AS AN ALTERNATIVE TO ITEMS 2a AND 2b PROOFROLL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND-OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL-GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.

3. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

SYMBOLS

- S/G — SOLID GROUND BUS BAR
- S/N — SOLID NEUTRAL BUS BAR
- SUPPLEMENTAL GROUND BAR
- 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- CHEMICAL GROUND ROD
- GROUND ROD
- DISCONNECT SWITCH
- (M) METER
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUNDING WIRE

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCEIVER STATION
(E)	EXISTING
NEW	NEW
MIN	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
CRGB	MASTER GROUND BAR (MASTER GROUND BAR)
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION

PREPARED FOR:

verizon

6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA
1	05/23/24	ISSUED FOR PERMIT	M.G.
2	06/13/24	ISSUED FOR PERMIT	M.G.
3	08/06/24	ISSUED FOR PERMIT	JC
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer, Civil
KYLE A. FORTIN
6312
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ5 OASIS GOLF CLUB

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1

LESSOR'S LEGAL DESCRIPTION

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

PARCEL 1 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006–007264 AND PARCEL 2 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006–007265 ALL RECORDS OF PINAL COUNTY, ARIZONA, BEING A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH CAP ACCEPTED AT THE NORTHEAST CORNER OF SAID PARCEL 2 FROM WHICH A FOUND REBAR WITH CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID PARCEL 2 THEREOF BEARS SOUTH 00°10'00" EAST, 892.02 FEET;

THENCE SOUTH 00°10'00" EAST, 855.84 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE AS SHOWN IN SPECIAL WARRANTY DEED FILED AS DOCUMENT NO. 2008–065676 RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 37°17'07" WEST, 1080.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF PARCEL 2;

THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 89°59'29" EAST, 656.96 FEET TO THE AFORESAID NORTHEAST CORNER OF SAID PARCEL 2 BEING THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO DOLLAR SELF STORAGE #23, LLC, AN ARIZONA LIMITED LIABILITY COMPANY FROM SEVILLE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THOMSON MANAGEMENT GROUP NV, LP, A NEVADA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED MARCH 18, 2021 AND RECORDED MAY 11, 2021 IN INSTRUMENT NO. 2021–058769.

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO, ORDER NO.: 5000003678 EFFECTIVE DATE: 01/03/24.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. 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.

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04021C0850E, DATED DECEMBER 4, 2007. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

BENCHMARK

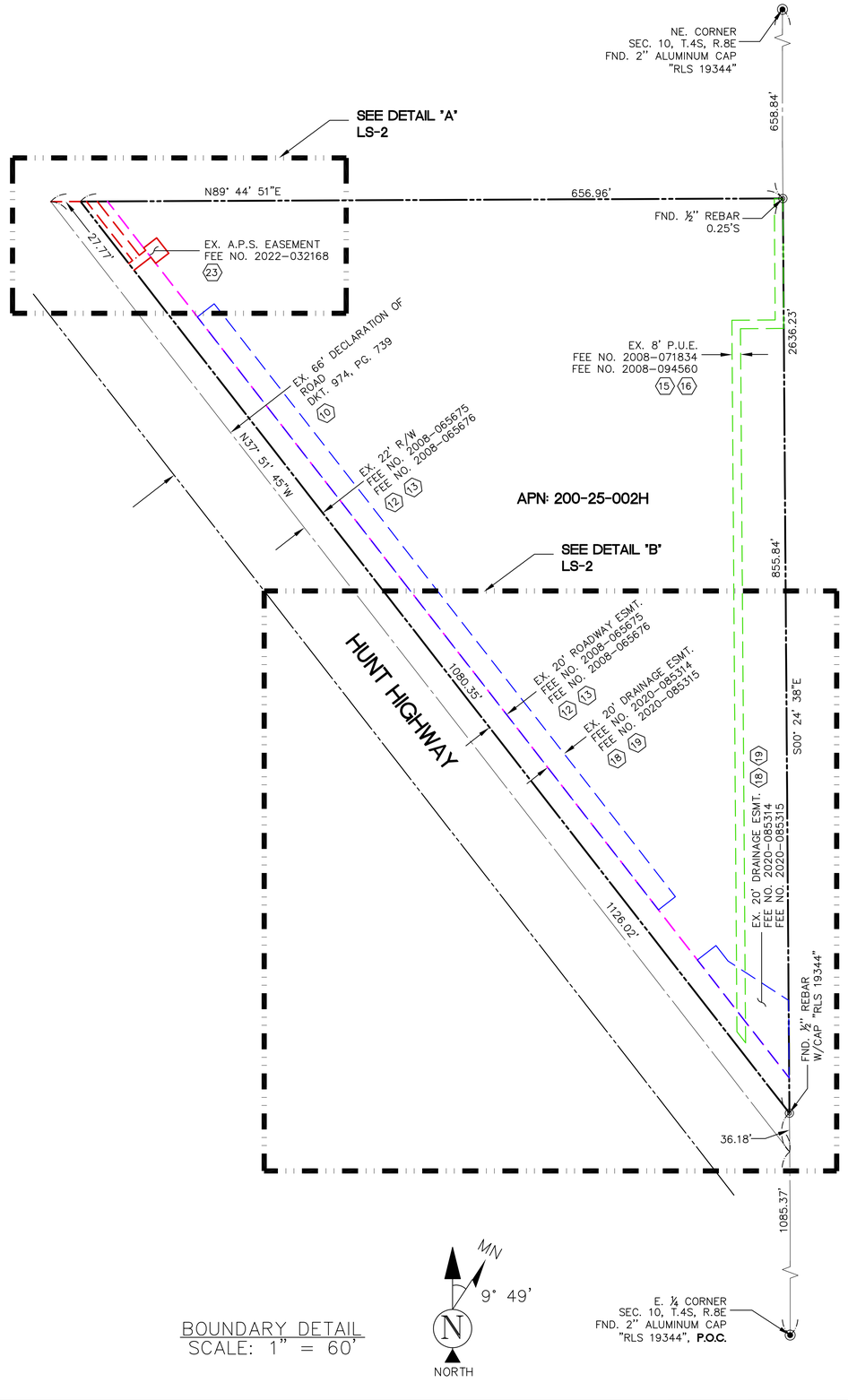
ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

BASIS OF BEARING

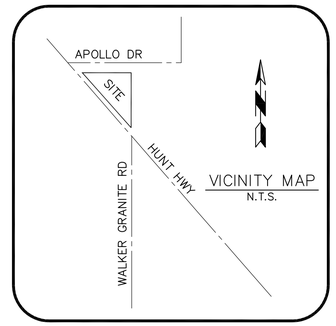
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 02/08/24.



BOUNDARY DETAIL
SCALE: 1" = 60'



TITLE REPORT SCHEDULE "B" ITEMS

8. DECLARATION OF ROAD RECORDED ON FEBRUARY 21, 1964 IN DEED BOOK 375, PAGE 572. **(DOES NOT AFFECT)**
9. DECLARATION OF ROAD RECORDED ON FEBRUARY 21, 1964 IN DEED BOOK 974, PAGE 728. **(DOES NOT AFFECT)**
10. DECLARATION OF ROAD RECORDED ON FEBRUARY 21, 1964 IN DEED BOOK 974, PAGE 739. **(AS SHOWN ON SURVEY)**
11. DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON JANUARY 17, 2006 IN INSTRUMENT NO. 2006–007263. **(BLANKET IN NATURE)**
12. RESOLUTION NO. 070908–RK RECORDED ON JULY 11, 2008 IN INSTRUMENT NO. 2008–065675. **(AS SHOWN ON SURVEY)**
13. RIGHT OF WAY IN FAVOR OF PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON JULY 11, 2008 IN INSTRUMENT NO. 2008–065676. **(AS SHOWN ON SURVEY)**
14. AGREEMENT TO DONATE REAL PROPERTY AND WAIVER OF APPRAISAL AND COMPENSATION DATED AUGUST 23, 2007, BY AND BETWEEN ROBERT KERLEY AND JOHN C. THOMSON AND ROBERT C. MISTER AND PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, RECORDED ON JULY 11, 2008 IN INSTRUMENT NO. 2008–065677. **(AS SHOWN ON SURVEY)**
15. UTILITY EASEMENT AGREEMENT IN FAVOR OF COXCOM, INC., A DELAWARE CORPORATION, OPERATING IN THE STATE OF ARIZONA UNDER THE TRADE NAME COX COMMUNICATIONS ARIZONA SET FORTH IN INSTRUMENT RECORDED ON JULY 30, 2008 IN INSTRUMENT NO. 2008–071834. **(AS SHOWN ON SURVEY)**
16. UTILITY EASEMENT AGREEMENT IN FAVOR OF THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 2, 2008 IN INSTRUMENT NO. 2008–094560. **(AS SHOWN ON SURVEY)**
17. RESOLUTION NO. 1431–14 RECORDED ON APRIL 9, 2014 IN INSTRUMENT NO. 2014–020510. **(BLANKET IN NATURE)**
18. DRAINAGE EASEMENT IN FAVOR OF PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA SET FORTH IN INSTRUMENT RECORDED ON AUGUST 27, 2020 IN INSTRUMENT NO. 2020–085314. **(AS SHOWN ON SURVEY)**
19. RESOLUTION NO. 082620–R020–015 RECORDED ON AUGUST 27, 2020 IN INSTRUMENT NO. 2020–085315. **(AS SHOWN ON SURVEY)**
20. MATTERS AS SHOWN AND NOTED ON SURVEY RECORDED IN INSTRUMENT NO. 2021–007373. **(AS SHOWN ON SURVEY)**
21. CONSTRUCTION DEED OF TRUST AND FIXTURE FILING FROM DOLLAR SELF STORAGE #23, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, GRANTOR(S), TO STEWART TITLE GUARANTY COMPANY, TRUSTEE(S), IN FAVOR OF FARMERS AND MERCHANTS BANK OF LONG BEACH, DATED MAY 6, 2021, AND RECORDED MAY 11, 2021 IN INSTRUMENT NO. 2021–058771, IN THE ORIGINAL AMOUNT OF $7,400,000.00; RE–RECORDED ON AUGUST 22, 2023 IN INSTRUMENT NO. 2023–061983. **(BLANKET IN NATURE)**
22. UCC/FINANCING STATEMENT BETWEEN DOLLAR SELF STORAGE 23, LLC, DEBTOR (S), AND FARMERS AND MERCHANTS BANK OF LONG BEACH, CREDITOR, FILED ON AUGUST 22, 2023, IN THE OFFICIAL RECORDS AS INSTRUMENT NO. 2023–061984. **(AS SHOWN ON SURVEY)**
23. UTILITY EASEMENT IN FAVOR OF ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MARCH 17, 2022 IN INSTRUMENT NO. 2022–032168. **(AS SHOWN ON SURVEY)**

SUN STATE
TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ03–190
SUPERNOVA

SITE ADDRESS:
5242 E. HUNT HWY
FLORENCE, AZ 85132

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	02/09/24	SUBMITTAL 1
2	MG	03/01/24	FINAL SUBMITTAL
3	MG	05/13/24	REVISION
4	MG	09/04/24	REVISION

TERRAMARK
LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103–163
PEORIA, AZ 85383
P. 480–440–1748
F. 623–777–1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J.
GRIM
Date signed 09/04/24
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403176	MG	MG

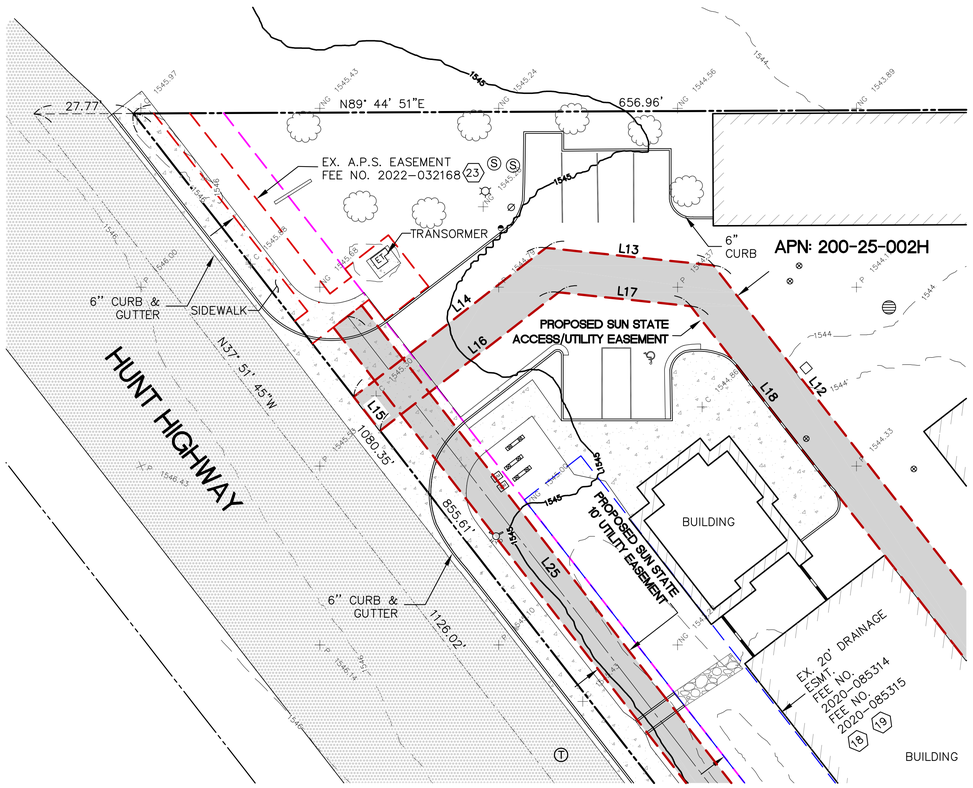
SHEET NO.:	SHEET NAME:
1 OF 3	LS–1

LEGEND

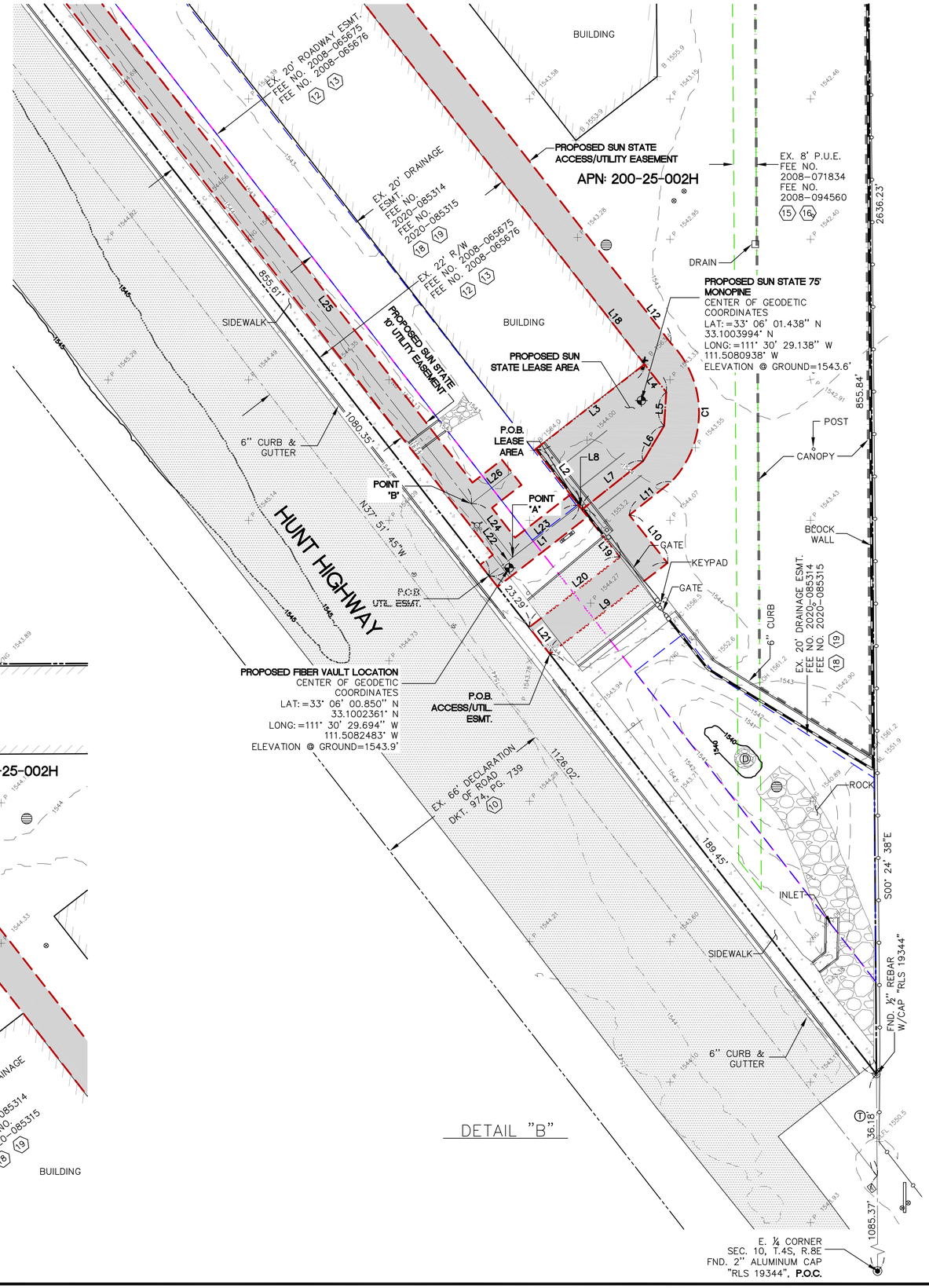
- FOUND 2" ALUMINUM CAP AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE MANHOLE
- FIRE DEPT. CONNECTION
- WATER VALVE
- FIRE HYDRANT
- WM — WATER METER
- BACKFLOW PREVENTER
- WATER MARKER
- STORM MANHOLE
- DRY WELL
- ELECTRIC TRANSFORMER
- LIGHT POST
- TREE (TYP)
- SIGN
- BOLLARD
- DISABLED PARKING SPACE
- BREAKLINE
- POSITION OF GEODETIC COORDINATES
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- FND — FOUND
- EX — EXISTING
- NG — NATURAL GRADE
- P — PAVEMENT GRADE
- C — CONCRETE GRADE
- B — TOP OF BUILDING
- C.L.F. — CHAIN LINK FENCE
- FNC — TOP OF FENCE
- OH — TOP OF OVERHANG
- WL — TOP OF WALL
- P.U.E. — PUBLIC UTILITY EASEMENT
- R/W — RIGHT-OF-WAY
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- LEASE LINE
- TIE-LINE
- CHAIN LINK FENCE
- PAVED AREA
- ROCK AREA
- CONCRETE AREA

MN 9° 49' N NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



DETAIL "A"



DETAIL "B"

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ03-190
SUPERNOVA

SITE ADDRESS:
5242 E. HUNT HWY
FLORENCE, AZ 85132

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	02/09/24	SUBMITTAL 1
2	MG	03/01/24	FINAL SUBMITTAL
3	MG	05/13/24	REVISION
4	MG	09/04/24	REVISION

TERRAMARK LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J. GRIM
09/04/24
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403176	MG	MG

SHEET NO.:	SHEET NAME:
2 OF 3	LS-2

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP "RLS 19344" AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH A FOUND ALUMINUM CAP "RLS 19344" AT THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 00° 24' 38" WEST, 2636.23 FEET;

THENCE NORTH 00° 24' 38" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1121.55 FEET TO A FOUND HALF INCH REBAR "RLS 19344" AND TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE NORTH 37° 51' 45" WEST, ALONG SAID RIGHT-OF-WAY LINE, 224.74 FEET;

THENCE NORTH 52° 08' 15" EAST, 40.61 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 37° 40' 47" WEST, 25.38 FEET;

THENCE NORTH 52° 05' 41" EAST, 49.24 FEET;

THENCE SOUTH 37° 51' 45" EAST, 12.58 FEET;

THENCE SOUTH 03° 34' 23" WEST, 12.00 FEET;

THENCE SOUTH 30° 48' 44" WEST, 14.64 FEET;

THENCE SOUTH 51° 33' 08" WEST, 27.75 FEET;

THENCE NORTH 37° 40' 47" WEST, 1.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,215 SQUARE FEET.

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP "RLS 19344" AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH A FOUND ALUMINUM CAP "RLS 19344" AT THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 00° 24' 38" WEST, 2636.23 FEET;

THENCE NORTH 00° 24' 38" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1121.55 FEET TO A FOUND HALF INCH REBAR "RLS 19344" AND TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE NORTH 37° 51' 45" WEST, ALONG SAID RIGHT-OF-WAY LINE, 189.45 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 52° 17' 38" EAST, 52.95 FEET;

THENCE NORTH 38° 26' 40" WEST, 21.79 FEET;

THENCE NORTH 51° 33' 20" EAST, 18.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.56 FEET AND A CHORD WHICH BEARS NORTH 00° 14' 00" WEST, 49.53 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 17' 14", AN ARC LENGTH OF 54.80 FEET;

THENCE NORTH 37° 51' 45" WEST, 696.80 FEET;

THENCE NORTH 84° 02' 03" WEST, 47.06 FEET;

THENCE SOUTH 52° 13' 19" WEST, 67.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE SOUTH 37° 51' 45" EAST, ALONG SAID RIGHT-OF-WAY LINE, 12.00 FEET;

THENCE NORTH 52° 13' 19" EAST, 63.14 FEET;

THENCE SOUTH 84° 02' 03" EAST, 37.13 FEET;

THENCE SOUTH 37° 51' 45" EAST, 704.63 FEET;

THENCE SOUTH 03° 34' 23" WEST, 12.00 FEET;

THENCE SOUTH 30° 48' 44" WEST, 14.64 FEET;

THENCE SOUTH 51° 33' 08" WEST, 27.75 FEET;

THENCE SOUTH 38° 26' 23" EAST, 21.64 FEET;

THENCE SOUTH 52° 17' 38" WEST, 40.82 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE SOUTH 37° 51' 45" EAST, ALONG SAID RIGHT-OF-WAY LINE, 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,299 SQUARE FEET.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.61'	N52° 08' 15"E
L2	25.38'	N37° 40' 47"W
L3	49.24'	N52° 05' 41"E
L4	12.58'	S37° 51' 45"E
L5	12.00'	S3° 34' 23"W
L6	14.64'	S30° 48' 44"W
L7	27.75'	S51° 33' 08"W
L8	1.77'	N37° 40' 47"W
L9	52.95'	N52° 17' 38"E
L10	21.79'	N38° 26' 40"W
L11	18.96'	N51° 33' 20"E
L12	696.80'	N37° 51' 45"W
L13	47.06'	N84° 02' 03"W
L14	67.98'	S52° 13' 19"W
L15	12.00'	S37° 51' 45"E
L16	63.14'	N52° 13' 19"E
L17	37.13'	S84° 02' 03"E
L18	704.63'	S37° 51' 45"E
L19	21.64'	S38° 26' 23"E
L20	40.82'	S52° 17' 38"W
L21	12.00'	S37° 51' 45"E
L22	10.65'	N52° 08' 15"E
L23	29.96'	N52° 08' 15"E
L24	24.10'	N37° 43' 46"W
L25	750.01'	N37° 43' 46"W
L26	18.29'	N52° 16' 14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	54.80'	35.56'	88°17'14"	N0° 14' 00"W	49.53'

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP "RLS 19344" AT THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH A FOUND ALUMINUM CAP "RLS 19344" AT THE NORTHEAST CORNER OF SECTION 10 BEARS NORTH 00° 24' 38" WEST, 2636.23 FEET;

THENCE NORTH 00° 24' 38" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1121.55 FEET TO A FOUND HALF INCH REBAR "RLS 19344" AND TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE NORTH 37° 51' 45" WEST, ALONG SAID RIGHT-OF-WAY LINE, 224.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE CENTERLINE OF A 10.00 FOOT WIDE STRIP OF LAND;

THENCE NORTH 52° 08' 15" EAST, 10.65 FEET TO A POINT HEREON REFERRED TO AS POINT "A";

THENCE CONTINUING NORTH 52° 08' 15" EAST, 29.96 FEET TO THE POINT OF TERMINUS. AND;

BEGINNING AT SAID POINT "A";

THENCE NORTH 37° 43' 46" WEST, 24.10 FEET TO A POINT HEREON REFERRED TO AS POINT "B";

THENCE CONTINUING NORTH 37° 43' 46" WEST, 750.01 FEET TO THE POINT OF TERMINUS. AND;

BEGINNING AT SAID POINT "B", SAID POINT BEING THE CENTERLINE OF A 11.34 FOOT WIDE STRIP OF LAND;

THENCE NORTH 52° 16' 14" EAST, 18.29 FEET TO THE POINT OF TERMINUS.

SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED RESPECTIVELY IN ORDER TO PROVIDE A CONTIGUOUS EASEMENT THROUGHOUT.

CONTAINS 8,248 SQUARE FEET.

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ03-190
SUPERNOVA

SITE ADDRESS:
5242 E. HUNT HWY
FLORENCE, AZ 85132

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	02/09/24	SUBMITTAL 1
2	MG	03/01/24	FINAL SUBMITTAL
3	MG	05/13/24	REVISION
4	MG	09/04/24	REVISION

TERRAMARK LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

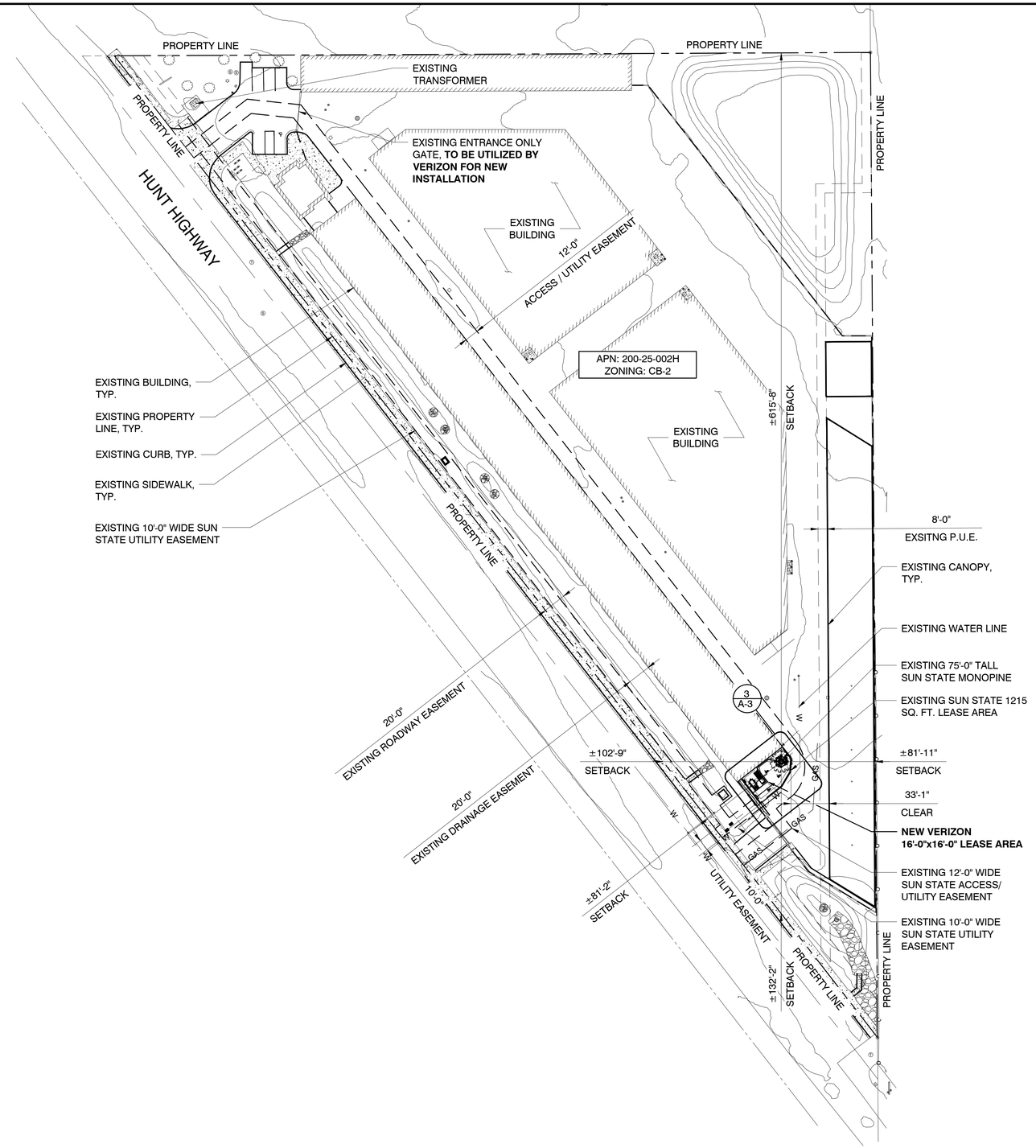
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J.
GRIM
09/04/24
ARIZONA, U.S.A.

EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403176	MG	MG

SHEET NO.:	SHEET NAME:
3 OF 3	LS-3



SETBACK TABLE	
NORTH	±615'-8"
SOUTH	±132'-2"
SOUTHWEST	±81'-2"
EAST	±81'-11"
WEST	±102'-9"

OVERALL SITE PLAN

24"x36" SCALE: 1" = 50'
11"x17" SCALE: 1" = 100'
50' 25' 0' 50'

1

PREPARED FOR:

verizon

6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA
1	05/23/24	ISSUED FOR PERMIT	M.G.
2	06/13/24	ISSUED FOR PERMIT	M.G.
3	08/06/24	ISSUED FOR PERMIT	JC
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.

EXPIRES: 03-31-2025

AZ5 OASIS GOLF CLUB

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1

NOTE:
ANTENNAS AND ANTENNA MOUNTS NOT SHOWN FOR CLARITY

EXISTING DRAINAGE BASIN

EXISTING BUILDING

EXISTING SUN STATE LEASE AREA

49'-3"

HFLX

HFDX

20'-0"
EXISTING DRAINAGE EASEMENT

20'-0"
EXISTING ROADWAY EASEMENT

10'-0"
UTILITY EASEMENT

EXISTING 112KVA, 120/208V PAD MOUNTED TRANSFORMER

EXISTING 10'-0" WIDE SUN STATE UTILITY EASEMENT

EXISTING SUN STATE LEASE AREA

27'-2"

E OHT

EXISTING FIRE DEPARTMENT WATER CONNECTION

EXISTING 75'-0" TALL SUN STATE MONOPINE

EXISTING SUN STATE 8'-0" TALL PAINTED & TEXTURED CMU WALL

8'-0"
EXISTING P.U.E.

EXISTING SUN STATE 1215 SQ. FT. LEASE AREA

EXISTING WATER LINE, TYP.

NEW VERIZON 16'-0"x16'-0" LEASE AREA

EXISTING 12'-0" WIDE SUN STATE ACCESS/ UTILITY EASEMENT

EXISTING EXIT ONLY ROLLING ACCESS GATE, **TO BE UTILIZED BY VERIZON FOR NEW INSTALLATION**

EXISTING MAN GATE

EXISTING CMU WALL, TYP.

EXISTING DRIVEWAY

12'-0"
ACCESS / UTILITY EASEMENT

EXISTING PROPERTY LINE, TYP.

EXISTING CURB, TYP.

EXISTING SIDEWALK, TYP.

EXISTING CENTER OF R.O.W., TYP.

(2) EXISTING 4"Ø FIBER CONDUITS FROM EXISTING FIBER VAULT TO EXISTING FIBER JUNCTION BOX, **VERIZON TO UTILIZE (1) SPARE CONDUIT FOR NEW FIBER INSTALLATION** (APPROX. DISTANCE = ±40')

EXISTING SUN STATE 24" x 36" TRAFFIC RATED FIBER VAULT AT BACK OF SIDEWALK, **VERIZON TO UTILIZE FOR NEW FIBER INSTALLATION**

EXISTING WATER VALVE

UTILITY EASEMENT 10'-0"

SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR:

verizon

6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA
1	05/23/24	ISSUED FOR PERMIT	M.G.
2	06/13/24	ISSUED FOR PERMIT	M.G.
3	08/06/24	ISSUED FOR PERMIT	JC
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
Date Signed 10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ5 OASIS GOLF CLUB

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

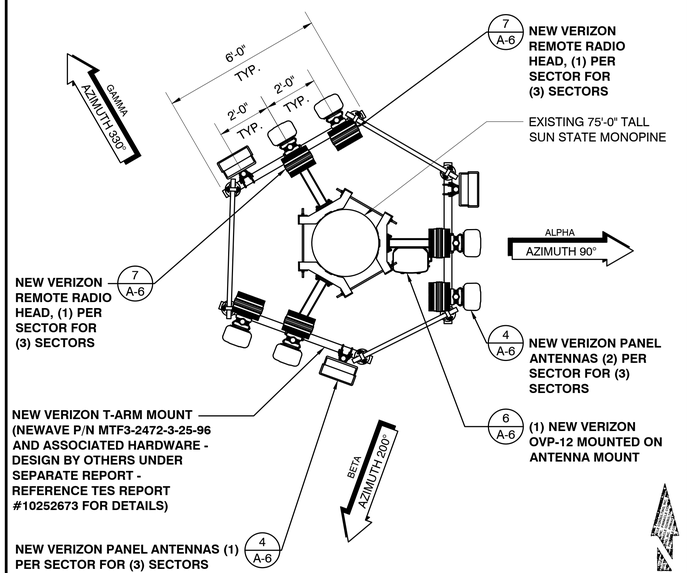
A-2

NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	90°	±95'	2	1 1/4"Ø	6X12 HYBRID CABLE
BETA	200°				
GAMMA	330°				

*NOTE:
- ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS

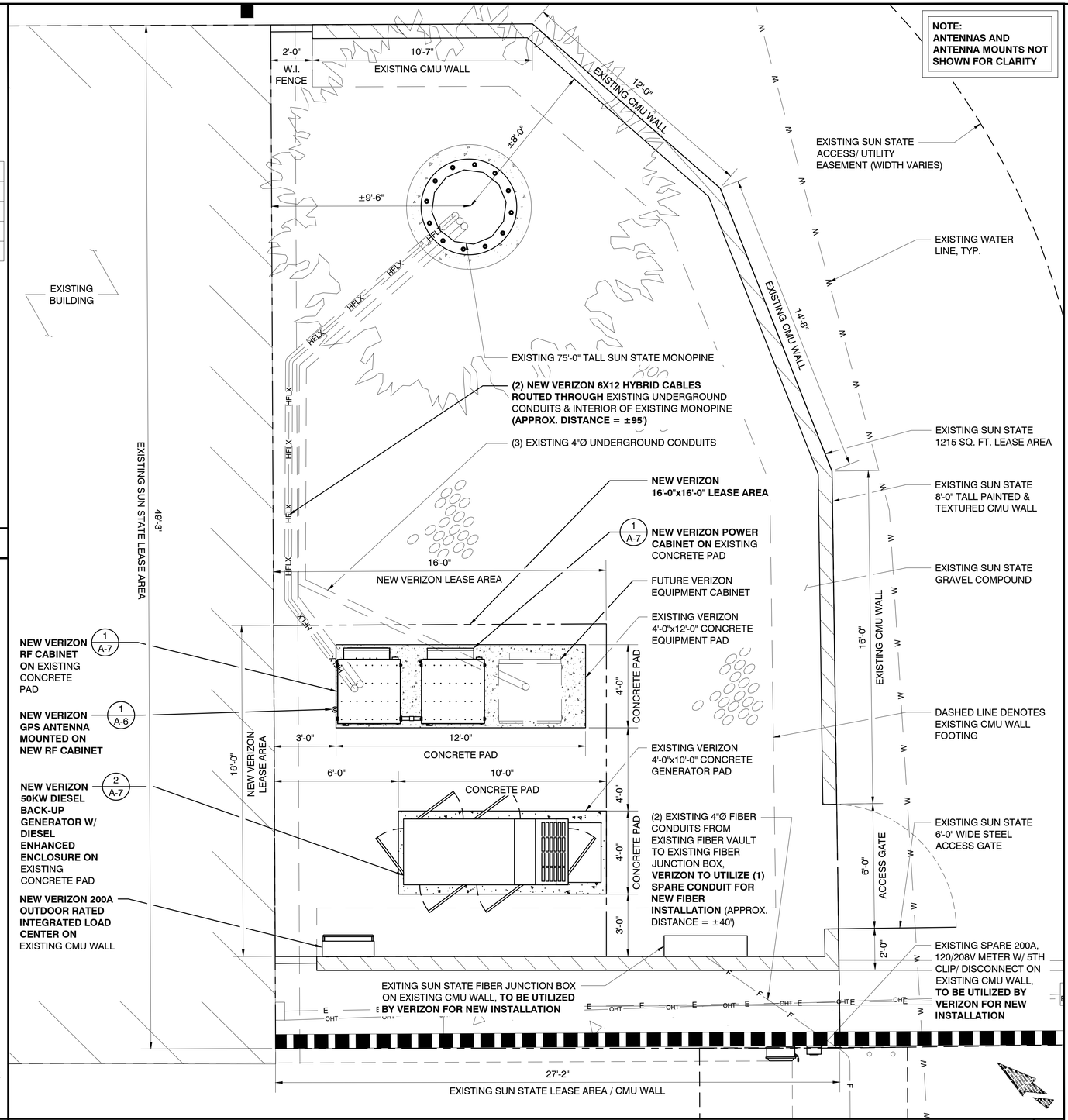
CABLING DETAIL 1

NOTE:
MONOPINE BRANCHES NOT SHOWN FOR CLARITY.



ANTENNA PLAN 2

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



ENLARGED SITE PLAN 3

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR:

verizon

6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA
1	05/23/24	ISSUED FOR PERMIT	M.G.
2	06/13/24	ISSUED FOR PERMIT	M.G.
3	08/06/24	ISSUED FOR PERMIT	JC
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

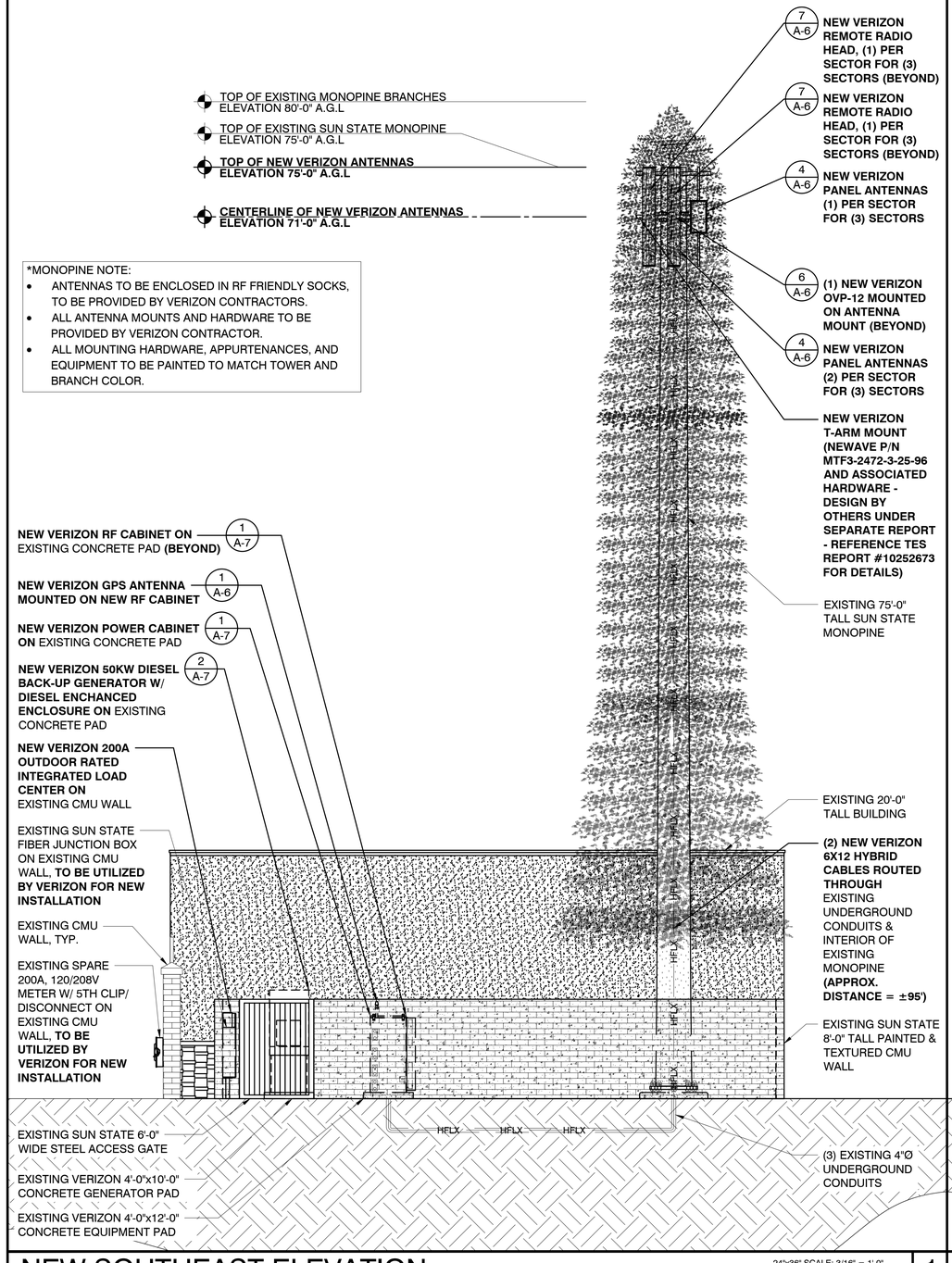
Registered Professional Engineer (Civil)
68312
KYLE A. FORTIN
10/17/24
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ5 OASIS GOLF CLUB

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER
A-3

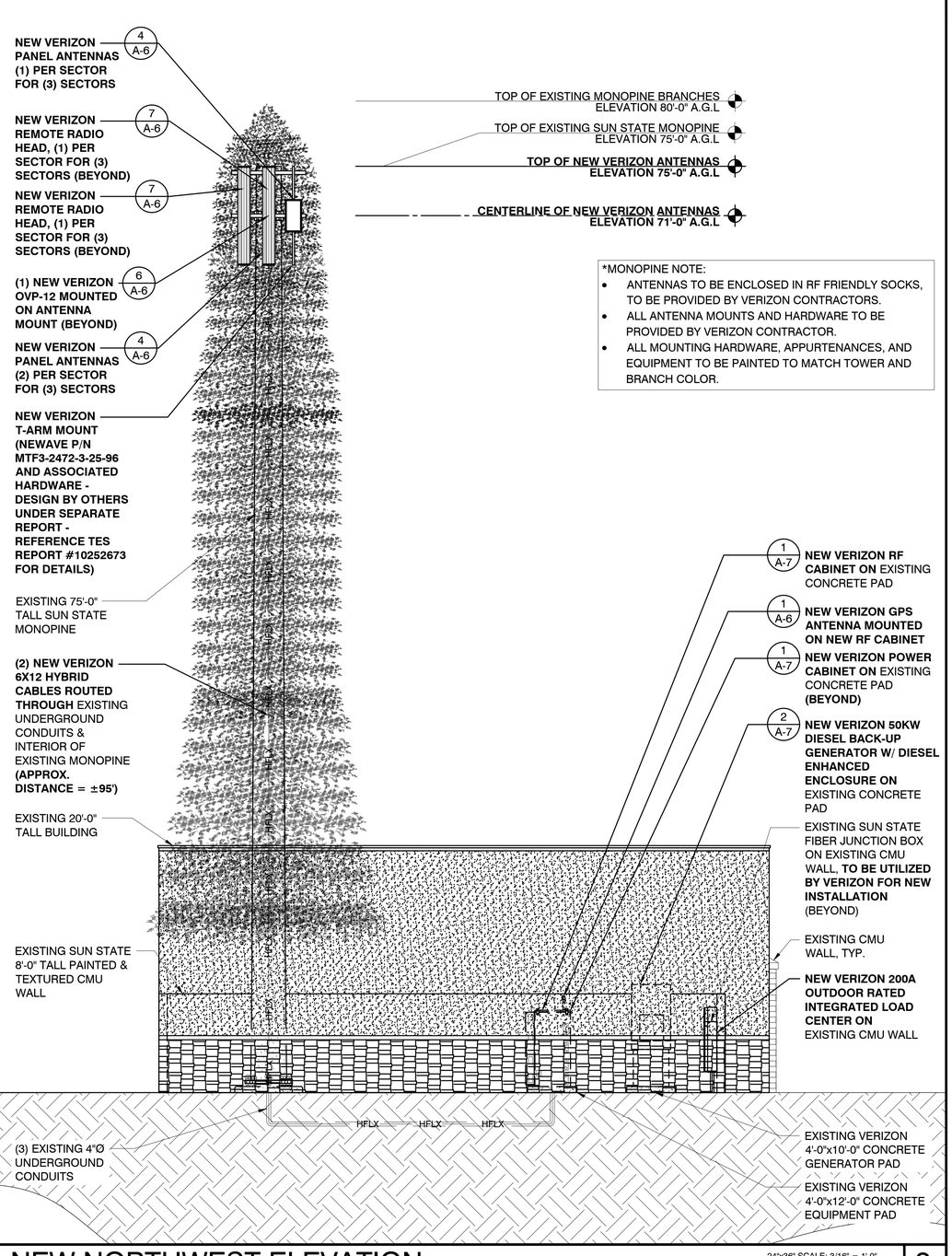


*MONOPINE NOTE:
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCKS, TO BE PROVIDED BY VERIZON CONTRACTORS.
- ALL ANTENNA MOUNTS AND HARDWARE TO BE PROVIDED BY VERIZON CONTRACTOR.
- ALL MOUNTING HARDWARE, APPURTENANCES, AND EQUIPMENT TO BE PAINTED TO MATCH TOWER AND BRANCH COLOR.

NEW SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1



*MONOPINE NOTE:
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCKS, TO BE PROVIDED BY VERIZON CONTRACTORS.
- ALL ANTENNA MOUNTS AND HARDWARE TO BE PROVIDED BY VERIZON CONTRACTOR.
- ALL MOUNTING HARDWARE, APPURTENANCES, AND EQUIPMENT TO BE PAINTED TO MATCH TOWER AND BRANCH COLOR.

NEW NORTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:
verizon
6955 W. MORELOS PL., CHANDLER, AZ 85226
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ5 OASIS GOLF CLUB
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/22/24	ISSUED FOR REVIEW	M.G.
0	05/13/24	ISSUED FOR PERMIT	CDA
1	05/23/24	ISSUED FOR PERMIT	M.G.
2	06/13/24	ISSUED FOR PERMIT	M.G.
3	08/06/24	ISSUED FOR PERMIT	JC
4	09/30/24	ISSUED FOR PERMIT	CDA
5	10/16/24	ISSUED FOR PERMIT	CS

Registered Professional Engineer (Civil)
Certificate No.
95312
KYLE A. FORTIN
Date Signed
10/17/24
ARIZONA, U.S.A.
EXPIRES: 03-31-2025

AZ5 OASIS GOLF CLUB

5242 E HUNT HWY
FLORENCE, AZ 85132
PINAL COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4