



9

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: SAL DISANTO, PLANNER I *SD*
(480) 503-6759, SAL.DISANTO@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: AUGUST 2, 2023

SUBJECT: UP22-73 AT&T WCF AT PUBLIC STORAGE: REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR APPROXIMATELY 4.44 ACRES LOCATED AT THE SWC OF VAL VISTA DRIVE AND GERMANN ROAD TO PERMIT A WIRELESS COMMUNICATION FACILITY (70-FOOT-HIGH) IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD).

STRATEGIC INITIATIVE: Prosperous Community

Increase wireless communication coverage to deficient areas of the Town.

RECOMMENDED MOTION

Make the Findings of Fact and approve UP122-73 AT&T WCF Proposal at Public Storage: A Conditional Use Permit for approximately 4.44 acres located at SWC of Val Vista Drive and Germann Road to permit a Wireless Communication Facility (70-foot-high) in the General Commercial (GC) zoning district with a Planned Area Development (PAD)

APPLICANT

Company: Com-Ex Consultants, LLC

OWNER

Company: Public Storage

Name: Kevin Barlay
 Address: 40 W. Baseline Rd., Suite 115
 Tempe, AZ 85283
 Phone: 602-330-8911
 Email: kbarlay@comexconsultants.com

Name: Lori Kind
 Address: 4040 S. Val Vista Dr.
 Gilbert, AZ 85297
 Phone: 818-244-8080
 Email: lkind@publicstorage.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 18, 1984</i>	Town Council approved Ordinance No. 396 for annexation A84-06 to annex the approximate 80 acres site to the Town of Gilbert.
<i>January 16, 1985</i>	Town Council approved Z84-57 (Ordinance No. 419) rezoning the site from Maricopa County Rural-43 to Town of Gilbert RI-43.
<i>March 3, 2005</i>	Town Council adopted the Land Development Code by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Single Family-35 (SF-35) and Single Family-15 (SF-15).
<i>April 26, 2005</i>	A portion of this site was rezoned from Single Family-35 (SF-35) to Single Family-15 (SF-15) in zoning case Z05-03 for Avalon Estates.
<i>May 27, 2008</i>	Town Council approved GP07-06 (Resolution No. 2883) changing the land use classification to Community Commercial and Residential > 5-8 DU/Acre; and Z07-96 (Ordinance No. 2156) rezoning the site to Single Family-Detached (SF-D) and Community Commercial with a Planned Area Development (PAD) Overlay.
<i>August 19, 2010</i>	Town Council approved GP10-02 (Resolution No. 3030) Villages at Val Vista, changing the land use classification to approximately 50 acres of Residential > 3.5-5 DU/acre and 15 acres of Shopping Center (SC); and Z10-07 (Ordinance No. 2299) rezoning 49.8 acres of Single Family - Detached (SF-D) and 15.2 acres of Community Commercial (CC), with a Planned Area Development (PAD) overlay to 50 acres of Single Family - Detached (SF-D) and 15 acres of Shopping Center (SC) with a Planned Area Development (PAD) Overlay.
<i>June 3, 2015</i>	Planning Commission recommended approval for GP15-02 and Z15-04 Villages at Val Vista, a General Plan amendment to change the land use classification from

	Shopping Center to General Commercial and a rezoning from Shopping Center (SC) to General Commercial (GC) for 6 acres at the southwest corner of Val Vista Drive and Germann Road.
<i>June 25, 2015</i>	Town Council approved GP15-02 (Resolution No. 3805) and Z15-04 (Ordinance No. 2544) Villages at Val Vista, a General Plan amendment to change the land use classification from Shopping Center to General Commercial and a rezoning from Shopping Center (SC) to General Commercial (GC) for 6 acres at the southwest corner of Val Vista Drive and Germann Road.
<i>July 9, 2015</i>	Design Review Board approved DR15-11 on approximately 6.02 acres for Public Storage located at the southwest corner of Val Vista Drive and Germann Road.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial	Germann Road, then Vacant
South	General Commercial	Shopping Center (SC)	Arizona Ball Charter School
East	General Commercial and Residential > 2-3.5 DU/Acre	Shopping Center (SC) and Single Family -15 (SF-15)	Arizona Ball Charter School and Vacant
West	Residential > 3.5-5 DU/Acre	Single Family - Detached (SF-D)	Villages at Val Vista
Site	General Commercial	General Commercial (GC)	Public Storage

Project Data Table

Site Development Regulations	LDC Standard (GC)	Proposed
Maximum Height (ft.)	75'	70'
Minimum Setback, WCF Support Structure (ft.)		
Side (Nonresidential) - East	25'	55'

Side (Street) - North	20'	342'
Rear (Nonresidential) - South	20'	68'
Rear (Residential) - West	75' or 110% of the height of the structure if taller than 75'.	199'
Minimum Setback, Ground Equipment (ft.) Base Zoning District (GC).		
Side (Nonresidential) - East	25'	60'
Side (Street) - North	20'	342'
Rear (Nonresidential) - South	20'	56'
Rear (Residential) - West	75'	181'

DISCUSSION

The 4.44-acre subject site is located at the southwest corner of Val Vista Dr and Germann Rd. The parcel is currently in use by Public Storage Facility. The applicant proposes a new 70' tall monopole and wireless communication facility (WCF) situated at the western edge of the property, adjacent to South Granite Street and the Villages at Val Vista. Due to the Villages at Val Vista being designated for residential use in the General Plan, a 75' building setback is required for the monopole. The support structure and all associated ground mounted equipment shall follow the setbacks for the base zoning district, and the subject site is within General Commercial (GC) zoning district.

Proposed WCF Equipment

The proposed WCF will consist of three (3) Commscope Antennas (1 per sector), three (3) Nokia Antennas (1 per sector) and nine (9) Remote Radio Heads (RRH) mounted 66' above ground level. The antennas will be mounted approximately 6'6" from the central support structure and in three sectors (2 antennas per sector). There will be one 3-bay ground cabinet, a surge protector device and an emergency backup generator located adjacent to the WCF that are completely screened from view by a decorative screen cabinet, colored to match the existing Public Storage Facility.

FINDINGS

The Planning Commission is required to make seven findings in order to approve a Conditional Use Permit. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

- 1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The site is zoned General Commercial (GC) and is proposed to be placed on a site currently used by Public Storage with the WCF situated at the eastern edge of the property. The proposed WCF will have minimal impact on persons living or working in the area. The WCF support structure is over 100 feet from the closest existing residential uses to the east and west and there are no residentially designated land uses directly adjacent to the north, or south. The Single Family-15 (SF-15) zoning district does exist to the east, but the proposed WCF would be approximately 475' away from the zoning district.

The site will also not contribute to overall traffic conditions in the area as it will be unmanned and visited for periodic maintenance purposes only.

- 2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

The request for a Use Permit to locate a WCF meets the intent of the Town of Gilbert General Plan Chapter 2, Land Use and Growth Areas Element, providing for public and private infrastructure expansion. By allowing the installation of the WCF facility, service will be optimized and provide for the future needs of the area. The proposed 70' monopole/WCF will also be designed to allow for the co-location of other carriers.

- 3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.***

The proposal complies with General Commercial (GC) and WCF standards of the LDC. The WCF/monopole meets setback distance and height requirements required by the LDC, the WCF and associated equipment cabinet will be screened within the equipment enclosure. All other applicable requirements have been met and will be confirmed with final plans submittal, review and approval.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Access to the proposed WCF site is provided from an existing access drive off of Val Vista Drive. The proposed WCF will be unmanned and maintained by AT&T, requiring periodic visits by a technician to monitor and assure adequate operation of the facility. The monopole and associated WCF equipment far exceed the base district setback standards for the General Commercial (GC) zoning district and all associated WCF equipment will be located within an existing storage unit leaving very minimal visual impact to the surrounding users. The WCF will not create an adverse impact from dust, smoke, noise, odor, or glare from the use. The proposed 70' WCF complies with the Town of Gilbert's LDC standards for setback, height, visual appearance, and concealment as demonstrated by the provided materials, exhibits and details proposed by the applicant for the WCF.

Additional findings for WCF required by Section 6.4.4.C of the LDC, as follows:

A. The proposed WCF conforms with the requirements of the Land Development Code;

The application conforms to all requirements of section 5.8 of the LDC with respect to height and setback requirements as well as screening and aesthetics.

B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and

The applicant has conducted an inventory of existing wireless communication facilities within a two-mile radius of the project site. There are nine existing structures within the two-mile radius, but the applicant has noted an inability to co-locate on the existing poles due the following reasons:

- School district declined the allowance of additional ground space
- Property located too far north to meet coverage objectives
- Property located too far east to meet coverage objectives
- Property located too far south to meet coverage objectives
- Property located too far west to meet coverage objectives
- Property located too far southwest to meet coverage objectives

C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other

structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

The WCF and the associated support structure and equipment would be more than 100 feet from the closest existing residential use to the west, and over 250 feet to the south. There are not any residentially designated land uses within a reasonable distance to the north and east. The Single Family-15 (SF-15) zoning district does exist to the east, but the proposed WCF would be approximately 475' from the zoning district.

Additionally, the ground cabinet and associated equipment located adjacent to the monopole, are completely screened from view by a decorative screen cabinet painted to match the existing Public Storage. It is designed to be architecturally compatible with the existing building and associated equipment will be completely screened from public view.

Pursuant to the above analysis, Staff is of the opinion that the project meets the seven findings required for granting the modified Conditional Use Permit.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Section 6.2.6.

Staff has not received any comment from the public.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Make the Findings of Fact and approve UP22-73 AT&T WCF Proposal @ Public Storage: A Conditional Use Permit for approximately 4.44 acres located at SWC of Val Vista Drive and Germann Road to permit a Wireless Communication Facility (70-foot-high) in the General Commercial (GC) zoning district with a Planned Area Development (PAD)

1. The Project shall be in substantial conformance with the site plan and elevations/details shown on the exhibits provided under attachment number five.
2. Equipment cabinets shall not exceed 8' in height and equipment buildings shall not exceed 15' in height.
3. Decorative screen cabinets shall be architecturally integrated with colors and materials to match the existing Public Storage building.

Respectfully submitted,

Sal DiSanto

Sal DiSanto
Planner I

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Project Narrative
- 4) Aerial Photo
- 5) Proposed Site Plan and Elevations
- 6) Report on Alternatives

FINDINGS OF FACT
UP22-73, AT&T WCF PROPOSAL AT PUBLIC STORAGE

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

And the additional findings for WCF required by Section 6.4.4.C of the LDC, as follows:

- A. The proposed WCF conforms with the requirements of Section 5.8 of the Land Development Code;
- B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and
- C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

Notice of Public Hearing

UP22-73 AT&T WCF at Public Storage
Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, August 2, 2023* TIME: 6:00 PM

LOCATION: Municipal Building I
Council Chambers
50 East Civic Center Drive

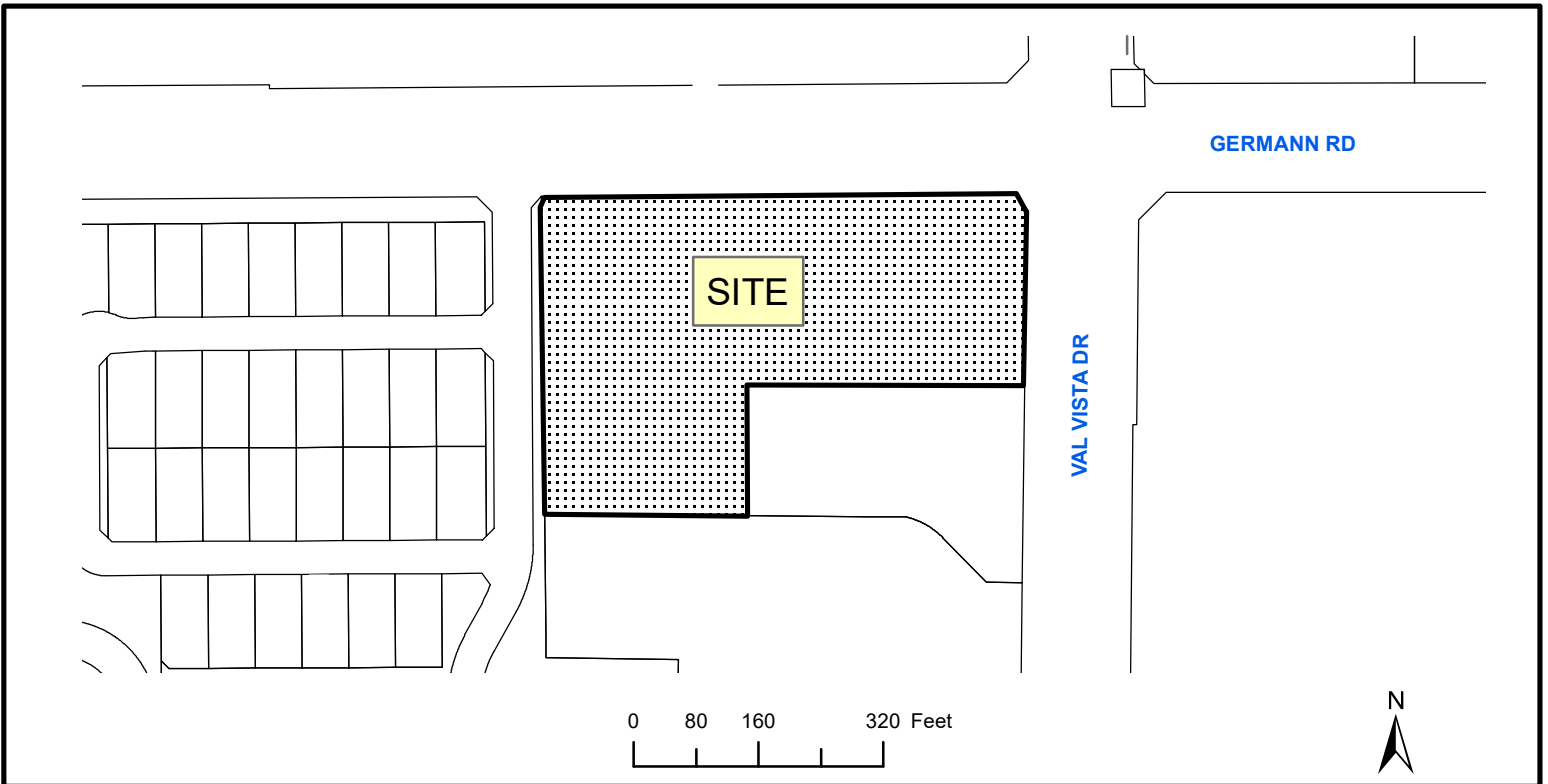
*Call Planning Division to verify date and time: (480) 503-6759

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

UP22-73 AT&T WCF AT PUBLIC STORAGE: Request to approve a Conditional Use Permit for approximately 4.44 acres located at the SWC of Val Vista Drive and Germann Road to permit a Wireless Communication Facility (75-foot-high) in the General Commercial (GC) zoning district with a Planned Area Development (PAD).

SITE LOCATION:



APPLICANT: Com-Ex Consultants LLC
CONTACT: Kevin Barlay
ADDRESS: 40 West Baseline RD Suite 115
Tempe, AZ 85283

TELEPHONE: (602) 330-8911
E-MAIL: kbarlay@comexconsultants.com

Narrative Report

Project Name: AT&T AZL01672
Site Location: 4040 S. Val Vista Dr., Gilbert AZ 85297
APN# 304-57-913
Submittal Date: November 16th, 2022

PURPOSE OF REQUEST

New Cingular Wireless PCS, LLC (aka AT&T) is requesting the Town of Gilbert's approval to construct an AT&T 70' monopine tower within the property owned by Public Storage. The coverage needed for surrounding residents, businesses and First Responder Network Authority (www.firstnet.gov) that will have dedicated communications for First Responders; Police, Firefighters and Emergency Medical Services. Once this is implemented, first responders will no longer rely on the same communication system used by consumers that can become congested if a crisis were to happen.

DESCRIPTION OF PROPOSAL

This proposal consists of:

Installation of AT&T's antennas on a new, 70' monopine, ground equipment and diesel emergency backup Generator within existing CMU block walled compound.

Current use of the property: Storage facility.

Following the initial construction of the tower mounted equipment, there will be minimal operations, employees on site. The site is unmanned, and vehicular traffic is minimal.

LOCATION AND ACCESSIBILITY

Access to the site is via S. Val Vista Dr.

CIRCULATION SYSTEM

Access into the facility is via paved parking lot, limited to technicians for regular monitoring and maintenance, approximately once a month.

DEVELOPMENT SCHEDULE

This modification is currently scheduled for July 2023

PUBLIC UTILITIES AND SERVICES

Water: N/A un-maned facility

Sewer: N/A un-maned facility

Electric: SRP

Telephone: Lumen

Police: Town of Gilbert

Fire: Town of Gilbert

Closing

The citizens of this portion of the Town of Gilbert 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. AT&T is committed to developing the best wireless system for the Citizens in this community while working cooperatively with Maricopa County.

Thank you in advance for your consideration.

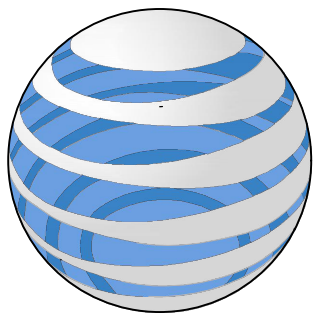
Kevin Barlay | Regional Vice President

40 West Baseline, Suite 115 | Tempe, AZ 85283

Office: (480) 245-5988 | Mobile: (602) 330-8911 | Fax: (480) 422-9100







AT&T

AZL01672
PUBLIC STORAGE AZL01672
FA CODE: 15456959
USID: 321207

4040 SOUTH VAL VISTA DRIVE
GILBERT, AZ 85297

PROJECT TEAM

CLIENT REPRESENTATIVE
 COMPANY: SMARTLINK GROUP
 ADDRESS: 8767 E. VIA DE VENTURA, SUITE 200
 CITY, STATE, ZIP: SCOTTSDALE, AZ 85258
 CONTACT: JOHN TISHUCK
 PHONE: (480) 262-6316
 E-MAIL: JOHN.TISHUCK@SMARTLINKGROUP.COM

PROJECT OWNER
 COMPANY: AT&T
 ADDRESS: 1355 WEST UNIVERSITY DRIVE
 CITY, STATE, ZIP: MESA, AZ 85201-5419
 CONTACT: ROBERT HOFFRICHTER
 AREA MANAGER,
 CONSTRUCTION & ENGINEERING
 AT&T MOBILITY: DSW
 PHONE: (480) 399-2834
 E-MAIL: RH1316@ATT.COM

ENGINEERING SERVICES
 COMPANY: COM-EX CONSULTANTS
 ADDRESS: 40 WEST BASELINE ROAD, SUITE 115
 CITY, STATE, ZIP: TEMPE, AZ 85283
 CONTACT: KEVIN BARLAY
 PHONE: (480) 245-5988

PROPERTY OWNER:
 COMPANY: PUBLIC STORAGE
 ADDRESS: 701 WESTERN AVENUE
 CITY, STATE, ZIP: GLENDALE, CA 91201
 CONTACT: KINDRA ROBERTS
 PHONE: (818) 294-9660

GENERAL NOTES

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

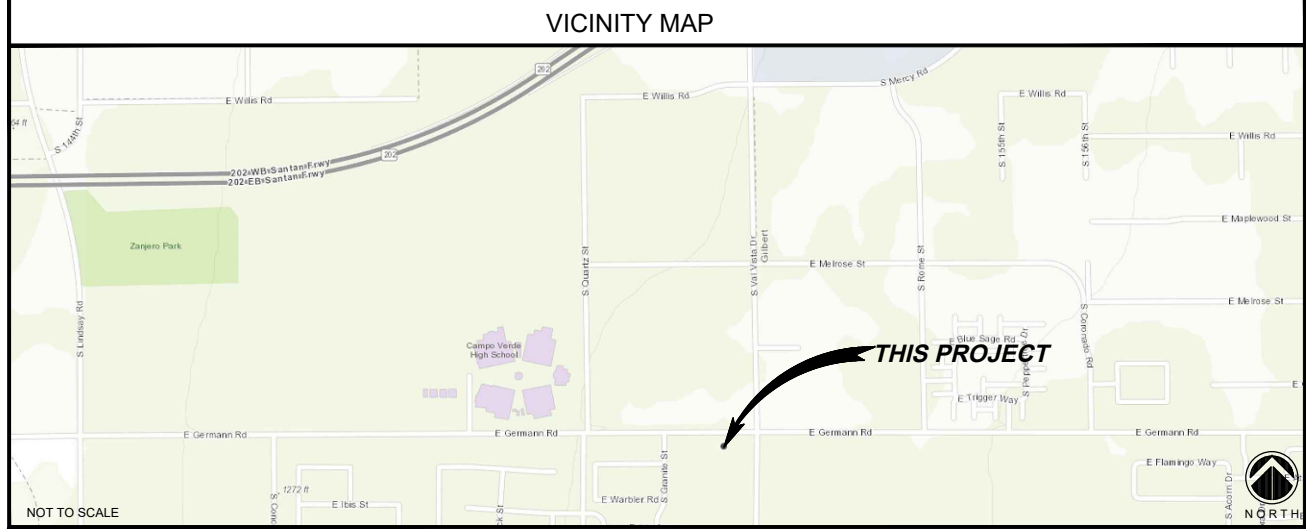
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

LATITUDE: 33° 16' 38.586" N (33.2773850°)
 LONGITUDE: 111° 45' 21.9204" W (-111.7560890°)
 LAT./LONG. TYPE: NAD 83
 GROUND ELEVATION: 1237.5' AMSL
 APN #: 304-57-913
 AREA OF CONSTRUCTION: 600 SQ. FT
 ZONING/JURISDICTION: CITY OF GILBERT
 CURRENT ZONING: GC
 EXISTING USE: UNMANNED TELECOMMUNICATIONS FACILITY
 COUNTY: MARICOPA COUNTY
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

UTILITY INFORMATION

TRANSPORT SOLUTION: (FIBER) LUMEN
 COMMERCIAL POWER PROVIDER: SALT RIVER PROJECT



DRIVING DIRECTIONS

FROM AT&T OFFICE AT 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419:
 HEAD WEST TOWARD N STANDAGE. TURN RIGHT ONTO N STANDAGE. TURN LEFT ONTO W UNIVERSITY DR. TURN LEFT ONTO S PRICE RD. TAKE THE RAMP ONTO AZ-101 LOOP S. TAKE EXIT 61C FOR ARIZONA 202 LOOP E AND MERGE. TAKE EXIT 42 FOR VAL VISTA DR. TURN RIGHT ONTO VAL VISTA DR. TURN RIGHT ONTO E GERMANN RD. TURN LEFT ONTO S GRANITE ST. DESTINATION WILL BE ON THE LEFT.

CODE COMPLIANCE

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
 ELECTRICAL CODE: 2020 NATIONAL ELECTRIC CODE
 LIGHTNING PROTECTION CODE: NFPA 780, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

RFDS NAME: AZL01672
 RFDS DATE: 06/27/2022
 REVISION: V1.00
 RFDS VERSION: 1.00
 RFDS ID: 5294912
 CREATED BY: KA053U DATE: 6/27/2022 1:25:43 PM
 UPDATED BY: KA053U DATE: 6/27/2022 2:02:32 PM

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	6
NUMBER OF TMA'S:	0
NUMBER OF RRH'S:	9
NUMBER OF FIBER/DC SQUIDS:	2
NUMBER OF DC SQUIDS:	0
NUMBER OF OPTICAL TRUNK CABLES:	2
NUMBER OF DC TRUNK CABLES:	6
NUMBER OF RF CABLES:	0

APPROVALS

AT&T (RF): _____ DATE: _____
 AT&T (CONST.): _____ DATE: _____
 AT&T (SAM): _____ DATE: _____
 LANDLORD: _____ DATE: _____
 LANDLORD: _____ DATE: _____

JURISDICTIONAL APPROVAL

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

TOWER SCOPE OF WORK:

- (1) NEW 70' MONOPOLE
- (1) NEW RMV5-2XX MOUNT
- (1) NEW COMMSCOPE ANTENNAS PER SECTOR, (3) SECTORS, (3) TOTAL
- (1) NEW NOKIA ANTENNAS PER SECTOR, (3) SECTORS, (3) TOTAL
- (9) NEW RRH'S, (3) PER SECTOR, (3) SECTORS
- (2) NEW FIBER/DC SURGE SUPPRESSORS (DC9-48-60-24-8C-EV)
- (2) NEW 24 PAIR FIBER TRUNK
- (6) NEW 6 AWG DC TRUNK CABLES

NEW EQUIPMENT ENCLOSURE AREA SCOPE OF WORK:

- (1) NEW INDOOR POWER PLANT AND (2) EXPANSION RACKS
- INSTALL (1) NEW SURGE PROTECTION DEVICE (SPD) (NEQ.53503)
- (1) NEW GPS ANTENNA ON WUC
- INSTALL NEW U.G. CONDUITS FROM MP TO SPD
- INSTALLATION OF A NEW 200A ELECTRICAL SERVICE
- INSTALLATION OF FIBER SERVICE

REV.	DATE	REVISION DESCRIPTION
G	06-19-23	CLIENT COMMENTS
F	06-15-23	CLIENT COMMENTS
E	04-14-23	CLIENT COMMENTS
D	02-16-23	JX COMMENTS
C	10-18-22	CLIENT COMMENTS
B	09-26-22	CLIENT COMMENTS

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES, ABBREVIATIONS, & LEGEND
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	ANTENNA LAYOUT AND CABLE CHART
Z-5	ELEVATION
Z-6	ELEVATION
D-1	DETAILS

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

8767 E. VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258

40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

REV.	DATE	REVISION DESCRIPTION
G	06-19-23	CLIENT COMMENTS
F	06-15-23	CLIENT COMMENTS
E	04-14-23	CLIENT COMMENTS
D	02-16-23	JX COMMENTS
C	10-18-22	CLIENT COMMENTS
B	09-26-22	CLIENT COMMENTS

PROJECT INFORMATION:

AZL01672
PUBLIC STORAGE AZL01672
FA CODE: 15456959
USID: 321207
4040 SOUTH VAL VISTA DRIVE
GILBERT, AZ 85297
MARICOPA COUNTY

DRAWN BY: **RN** CHECKED BY: **SEG**

SHEET TITLE: **TITLE SHEET**

SHEET NUMBER: **T-1** REV.: **G**



1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS
PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T
WIRELESS IS STRICTLY PROHIBITED



8767 E. VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

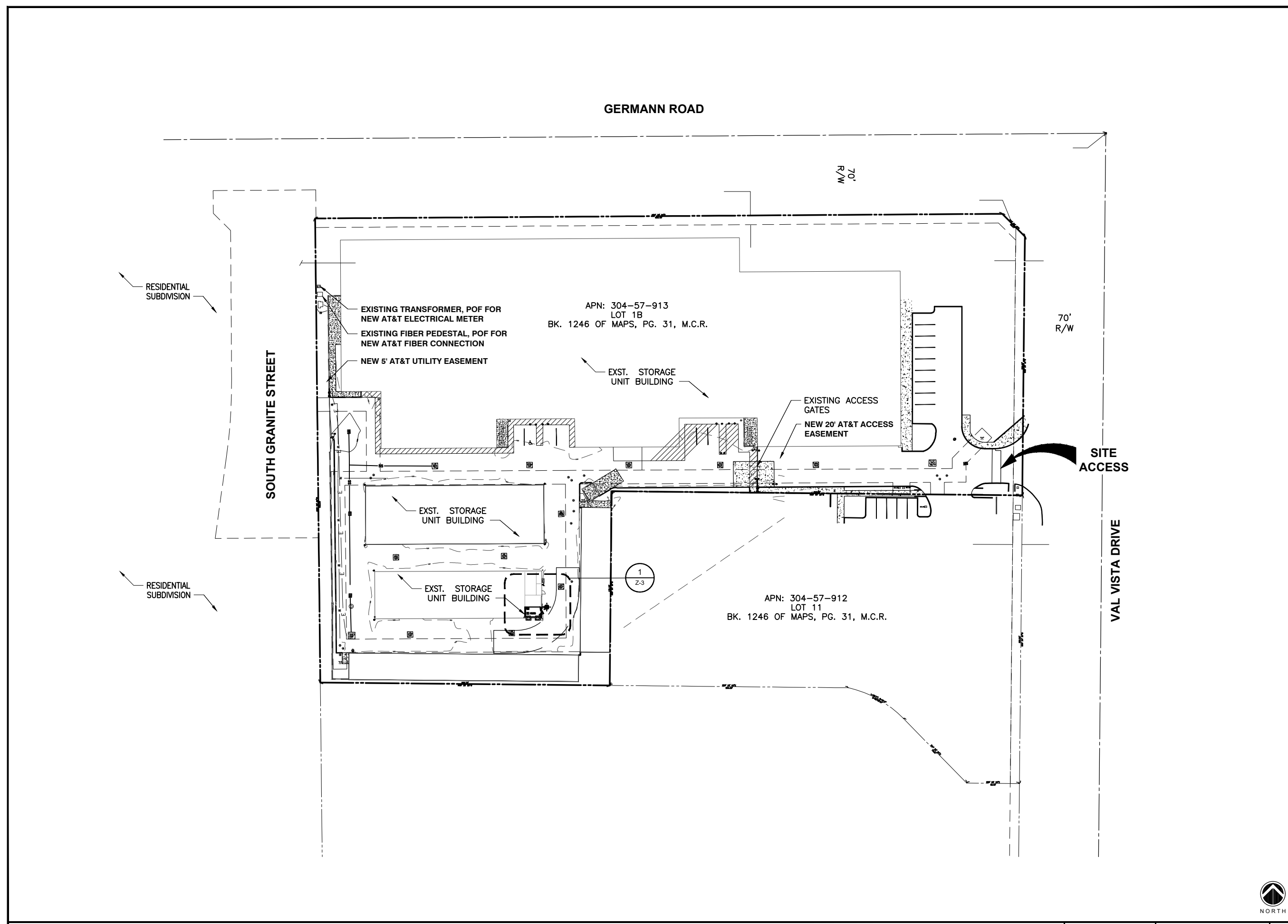
G	06-19-23	CLIENT COMMENTS
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REV.	DATE	REVISION DESCRIPTION

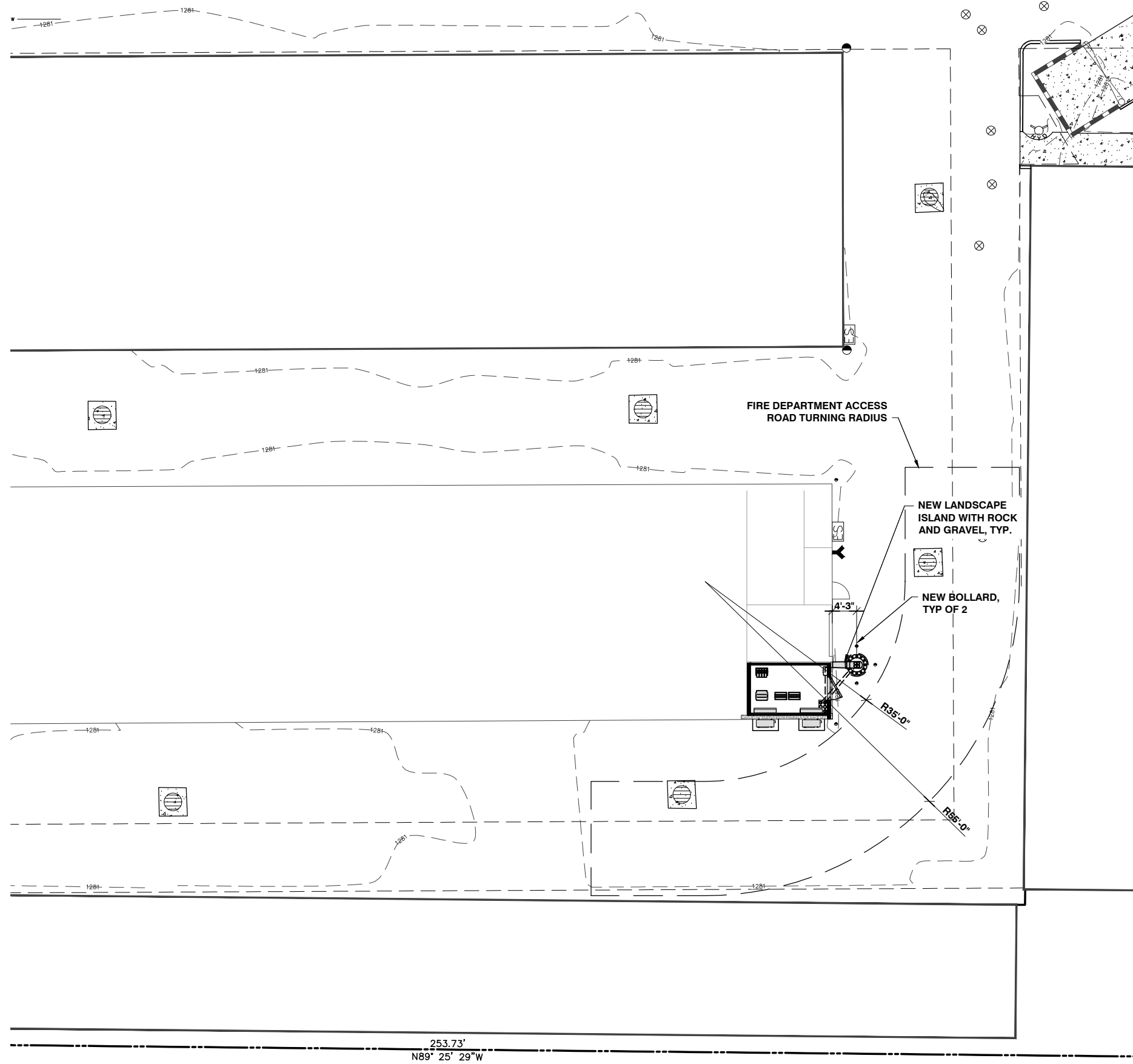
PROJECT INFORMATION:
AZL01672
 PUBLIC STORAGE AZL01672
 FA CODE: 15456959
 USID: 321207
 4040 SOUTH VAL VISTA DRIVE
 GILBERT, AZ 85297
 MARICOPA COUNTY

DRAWN BY:	CHECKED BY:
RN	SEG

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:	REV.:
Z-1	G





NOTE:
 • ALL EQUIPMENT AND ELECTRICAL WILL BE LOCATED IN COMPOUND.
 • EMERGENCY SIGNAGE WILL BE ON COMPOUND ENTRANCE AS WELL AS KEY BOX



1355 WEST UNIVERSITY DRIVE
 MESA, AZ 85201-5419

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8767 E. VIA DE VENTURA, SUITE 200
 SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
 TEMPE, AZ 85283

REV.	DATE	REVISION DESCRIPTION
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E	04-14-23	CLIENT COMMENTS
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C	10-18-22	CLIENT COMMENTS
B	09-26-22	CLIENT COMMENTS

PROJECT INFORMATION:
 AZL01672
 PUBLIC STORAGE AZL01672
 FA CODE: 15456959
 USID: 321207
 4040 SOUTH VAL VISTA DRIVE
 GILBERT, AZ 85297
 MARICOPA COUNTY

DRAWN BY: RN CHECKED BY: SEG

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER: Z-2 REV.: G





1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

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8767 E. VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

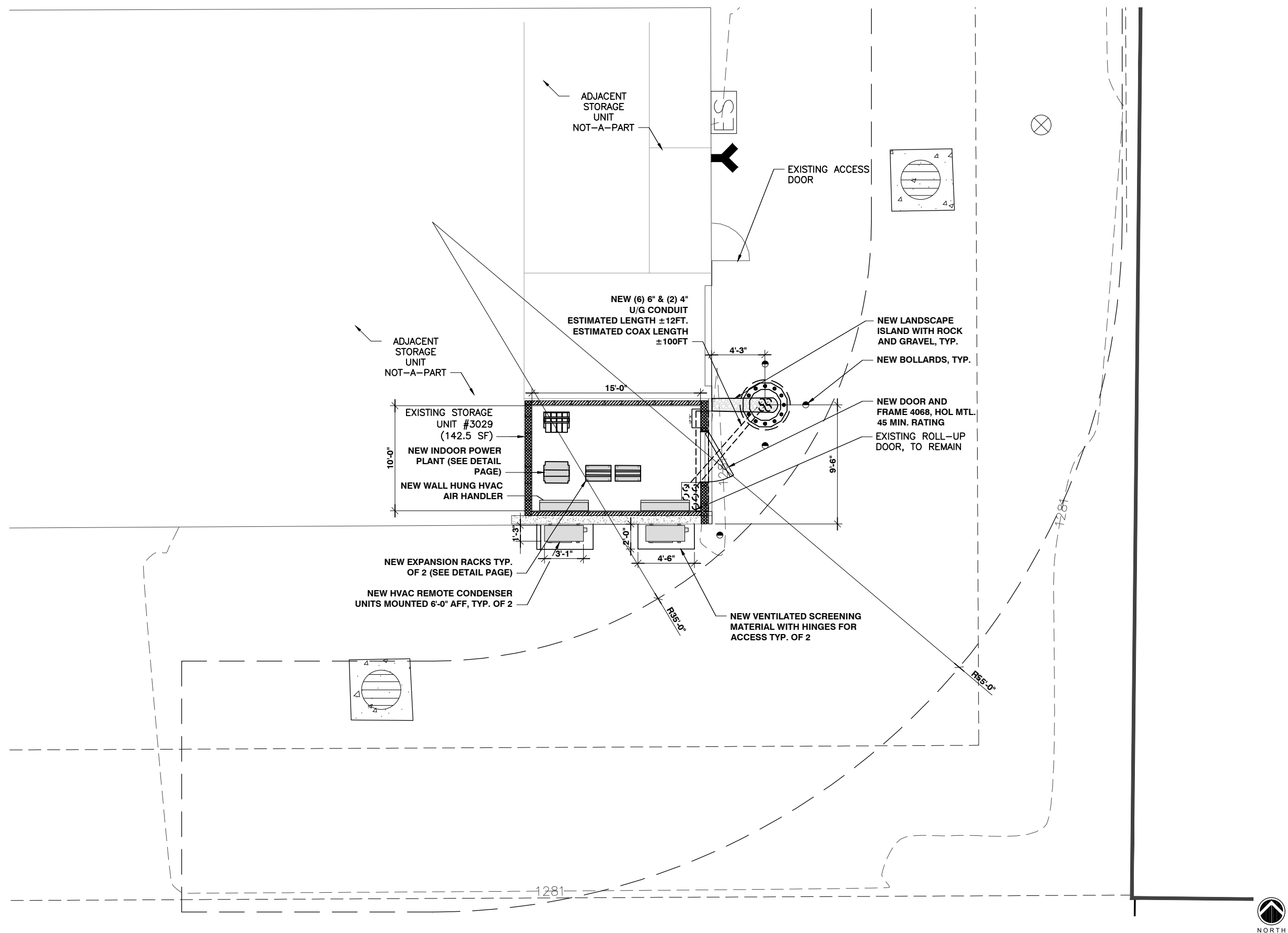
REV.	DATE	REVISION DESCRIPTION
G	06-19-23	CLIENT COMMENTS
F	06-15-23	CLIENT COMMENTS
E	04-14-23	CLIENT COMMENTS
D	02-16-23	JX COMMENTS
C	10-18-22	CLIENT COMMENTS
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PUBLIC STORAGE AZL01672
FA CODE: 15456959
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MARICOPA COUNTY

DRAWN BY: RN	CHECKED BY: SEG
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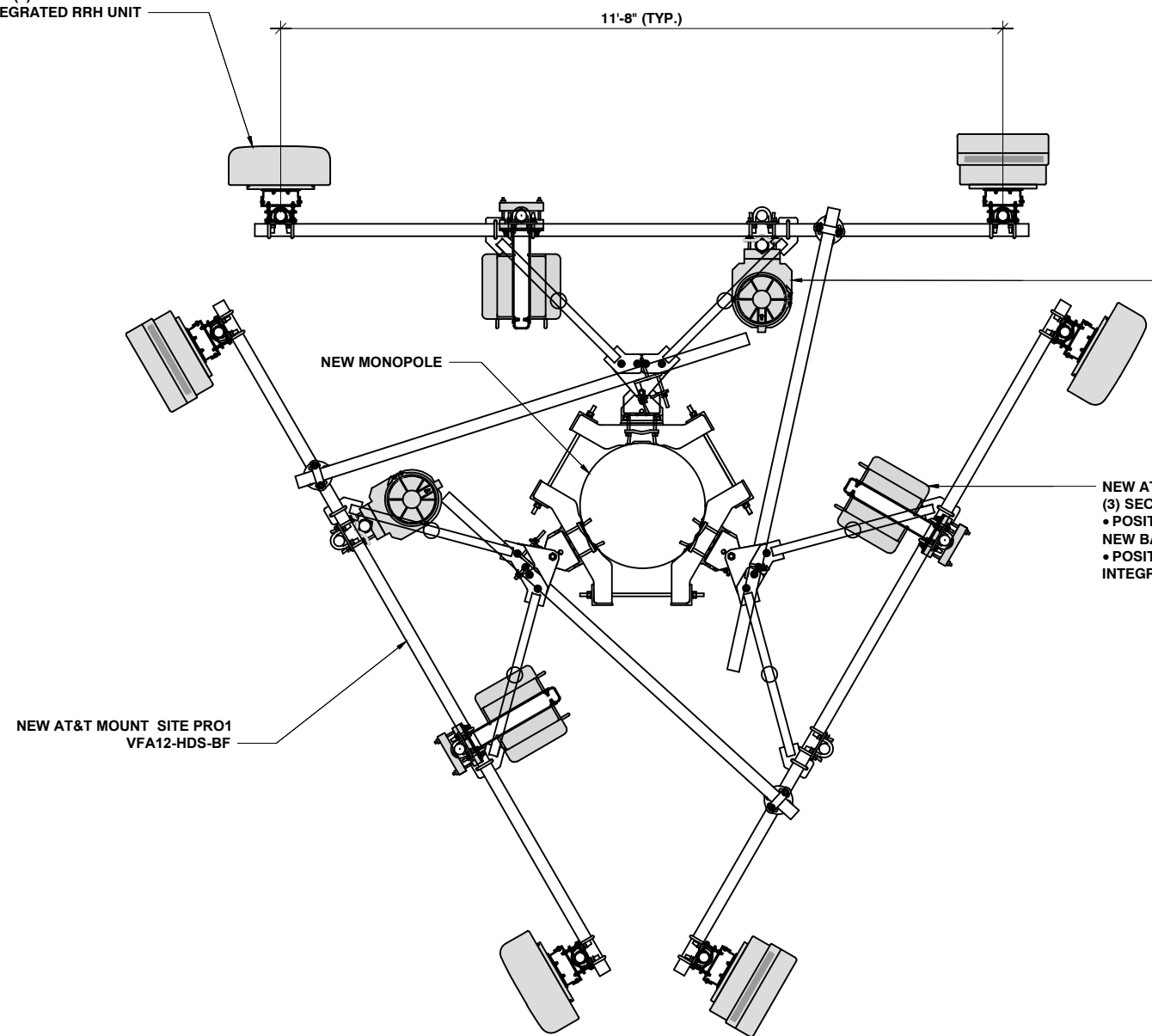
SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER: Z-3	REV.: G
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NOTE:
DIMENSIONS ARE SAME FOR ALL SECTORS

NEW AT&T ANTENNA ARRAY,
(2) ANTENNAS PER SECTOR,
(3) SECTORS, (6) TOTAL
POSITION 1 - (1) NEW ANTENNA
POSITION 2 - (2) NEW STACKED
ANTENNAS WITH INTEGRATED RRH UNIT



NEW AT&T RAYCAP SURGE
SUPPRESSORS
• (2) FIBER / DC9

NEW AT&T RRH UNITS, (3) PER SECTOR,
(3) SECTORS, (9) TOTAL
• POSITION 1 - (2) RRH UNIT MOUNTED TO
NEW BACK TO BACK MOUNT
• POSITION 2 - (2) NEW AT&T RRH UNITS
INTEGRATED WITH ANTENNAS

NEW AT&T MOUNT SITE PRO1
VFA12-HDS-BF

ANTENNA SCHEDULE				
	ANTENNA MODEL NUMBER	RAD CTR	AZIMUTH	RRH MODEL NUMBER
ALPHA SECTOR				
POSITION 1	NNH4-65C-R6-V3	66'	0°	AIRSCALE TRIBAND RRH 4T4R B12/14/29 370W AHLBBA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
POSITION 2	NOKIA-COMMSCOPE - AEQK SERIES NOKIA-COMMSCOPE - AEQU SERIES	66'	0°	INTEGRATED WITHIN AEQK SERIES ANTENNA INTEGRATED WITHIN AEQU SERIES ANTENNA
BETA SECTOR				
POSITION 1	NNH4-65C-R6-V3	66'	120°	AIRSCALE TRIBAND RRH 4T4R B12/14/29 370W AHLBBA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
POSITION 2	NOKIA-COMMSCOPE - AEQK SERIES NOKIA-COMMSCOPE - AEQU SERIES	66'	120°	INTEGRATED WITHIN AEQK SERIES ANTENNA INTEGRATED WITHIN AEQU SERIES ANTENNA
GAMMA SECTOR				
POSITION 1	NNH4-65C-R6-V3	66'	240°	AIRSCALE TRIBAND RRH 4T4R B12/14/29 370W AHLBBA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
POSITION 2	NOKIA-COMMSCOPE - AEQK SERIES NOKIA-COMMSCOPE - AEQU SERIES	66'	240°	INTEGRATED WITHIN AEQK SERIES ANTENNA INTEGRATED WITHIN AEQU SERIES ANTENNA



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MESA, AZ 85201-5419

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8767 E. VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

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PUBLIC STORAGE AZL01672
FA CODE: 15456959
USID: 321207
4040 SOUTH VAL VISTA DRIVE
GILBERT, AZ 85297
MARICOPA COUNTY

DRAWN BY: **RN** CHECKED BY: **SEG**

SHEET TITLE:
**ANTENNA LAYOUT
AND ANTENNA SCHEDULE**

SHEET NUMBER: **Z-4** REV.: **G**



NEW AT&T ANTENNA ARRAY,
 (2) ANTENNAS PER SECTOR,
 (3) SECTORS, (6) TOTAL
 POSITION 1 - (1) NEW ANTENNA
 POSITION 2 - (2) NEW STACKED
 ANTENNAS WITH INTEGRATED RRH UNIT

TOP OF NEW MONOPOLE AND AT&T ANTENNA ARRAY
 @ 70'-0" AGL

NEW AT&T ANTENNA ARRAY RAD CENTER
 @ 66'-0" AGL

NEW AT&T RAYCAP SURGE
 SUPPRESSORS
 (2) FIBER / DC

NEW AT&T RRH UNITS, (3) PER SECTOR,
 (3) SECTORS, (9) TOTAL
 • POSITION 1 - (2) RRH UNIT MOUNTED TO
 NEW BACK TO BACK MOUNT
 • POSITION 2 - (2) NEW AT&T RRH UNITS
 INTEGRATED WITH ANTENNAS

NEW AT&T MOUNT SITE PRO1 VFA12-HDS-BF

NEW MONOPOLE

EXISTING STORAGE
 UNIT #3029

NEW VENTILATED METAL SCREENING
 MATERIAL WITH HINGES FOR ACCESS
 TYP. OF 2
 (MASONRY) PERMA-CRETE 4-809;
 PERMA-CRETE 4-603
 SUNPROOF ACRYLIC SATIN 76-110XI

NEW HVAC REMOTE CONDENSER
 UNITS MOUNTED 6'-0" AFF, TYP. OF 2

EXISTING STORAGE
 BUILDING

NEW BOLLARDS, TYP.

FINISH GRADE
 @ 0'-0" AGL

DESIGN NOTE:
 THIS DRAWING IS INTENDED TO DEPICT THE
 GENERAL LOCATION AND HEIGHT OF THE
 PROPOSED ANTENNAS ON THE NEW TOWER.
 CONSTRUCTION SHALL NOT PROCEED UNTIL A
 STRUCTURAL ANALYSIS REPORT HAS BEEN
 COMPLETED BY A PROFESSIONAL ENGINEER
 REGISTERED IN THIS STATE, CONCLUDING THAT
 THE NEW TOWER IS STRUCTURALLY ADEQUATE
 TO RESIST THE PROPOSED LOADS.

NOTE:
 • PROPOSED STRUCTURE CAN ACCOMMODATE
 FUTURE CARRIERS.
 • EMERGENCY SIGNAGE WILL BE ON
 COMPOUND ENTRANCE AS WELL AS KEY BOX



1355 WEST UNIVERSITY DRIVE
 MESA, AZ 85201-5419

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 SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
 TEMPE, AZ 85283

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 PUBLIC STORAGE AZL01672
 FA CODE: 15456959
 USID: 321207
 4040 SOUTH VAL VISTA DRIVE
 GILBERT, AZ 85297
 MARICOPA COUNTY

DRAWN BY: RN CHECKED BY: SEG

SHEET TITLE:
 ELEVATION

SHEET NUMBER: Z-5 REV.: G

NEW EAST ELEVATION

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



1

NEW AT&T ANTENNA ARRAY,
 (2) ANTENNAS PER SECTOR,
 (3) SECTORS, (6) TOTAL
 POSITION 1 - (1) NEW ANTENNA
 POSITION 2 - (2) NEW STACKED
 ANTENNAS WITH INTEGRATED RRH UNIT

TOP OF NEW MONOPOLE AND AT&T ANTENNA ARRAY
 @ 70'-0" AGL

NEW AT&T ANTENNA ARRAY RAD CENTER
 @ 66'-0" AGL

NEW AT&T MOUNT SITE PRO1
 VFA12-HDS-BF

NEW AT&T RRH UNITS, (3) PER SECTOR,
 (3) SECTORS, (9) TOTAL
 • POSITION 1 - (2) RRH UNIT MOUNTED TO
 NEW BACK TO BACK MOUNT
 • POSITION 2 - (2) NEW AT&T RRH UNITS
 INTEGRATED WITH ANTENNAS

NEW AT&T RAYCAP SURGE
 SUPPRESSORS
 • (2) FIBER / DC

NEW MONOPOLE

EXISTING STORAGE
 BUILDING

NEW VENTILATED METAL SCREENING
 MATERIAL WITH HINGES FOR ACCESS
 TYP. OF 2
 (MASONRY) PERMA-CRETE 4-809;
 SUNPROOF ACRYLIC SATIN 76-110XI

NEW HVAC REMOTE CONDENSER
 UNITS MOUNTED 6'-0" AFF, TYP. OF 2

EXISTING STORAGE
 UNIT #3029

NEW BOLLARDS, TYP.

FINISH GRADE
 @ 0'-0" AGL

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NOTE:
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 • EMERGENCY SIGNAGE WILL BE ON
 COMPOUND ENTRANCE AS WELL AS KEY BOX



1355 WEST UNIVERSITY DRIVE
 MESA, AZ 85201-5419

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8767 E. VIA DE VENTURA, SUITE 200
 SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
 TEMPE, AZ 85283

REV.	DATE	REVISION DESCRIPTION
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 4040 SOUTH VAL VISTA DRIVE
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 MARICOPA COUNTY

DRAWN BY: RN CHECKED BY: SEG

SHEET TITLE:
 ELEVATION

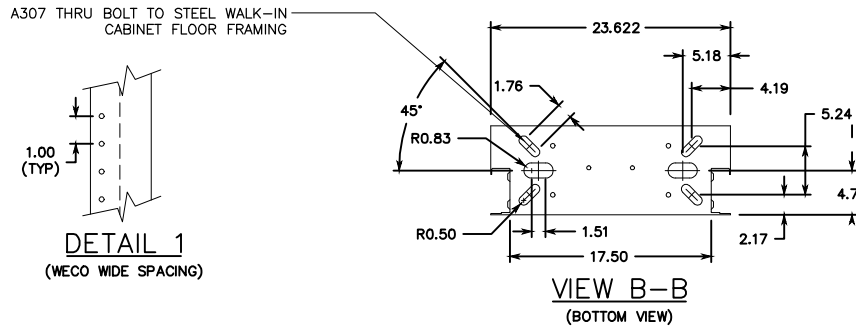
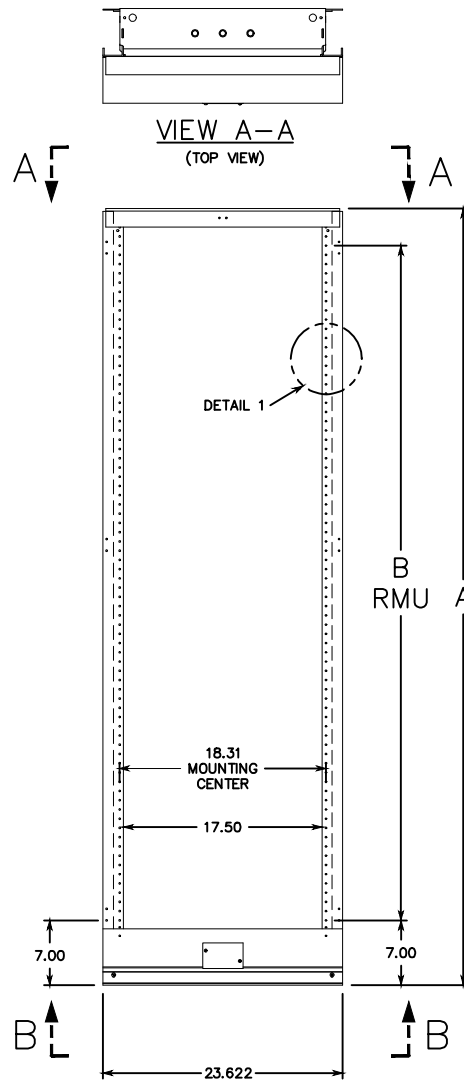
SHEET NUMBER: Z-6 REV.: G



- NOTES: (UNLESS OTHERWISE SPECIFIED)
- DIMENSIONS ARE IN INCHES
 - DIMENSIONS ARE FOR REFERENCE ONLY.
 - EQUIPPED WITH WRIST GROUND STRAP CONNECTION POINTS.
 - THIS RACK INCLUDES THE FOLLOWING:
 - JUNCTION HARDWARE KIT
 - SHIM KIT
 - STATIC KIT
 - V-BOLT KIT (INCLUDED ONLY WITH RACKS WITH TOP ANGLE)
 - 5' GUARD RAIL CVR W/ AC CUTOUT
 - RACKS GREATER THAN 8'-0" DO NOT BENEFIT FROM HAVING HEAVY GAUGE UPRIGHTS AND GUSSETS, AS THEY ARE ALSO SUPPORTED AT THE TOP DURING INSTALLATION. RACKS 7'-0" TO 8'-0" ARE FLOOR SUPPORTED ONLY.

PART NO	DIMENSIONS	
	A	B
KW204F*	108.00	49
KW205F*	138.00	64
KW221F*	84.00	37

* TELECT STANDARD
WEIGHT CAPACITY: 450lbs



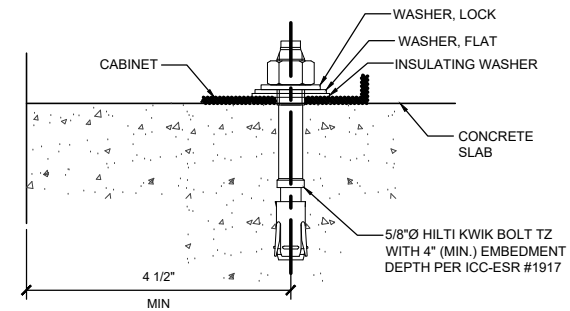
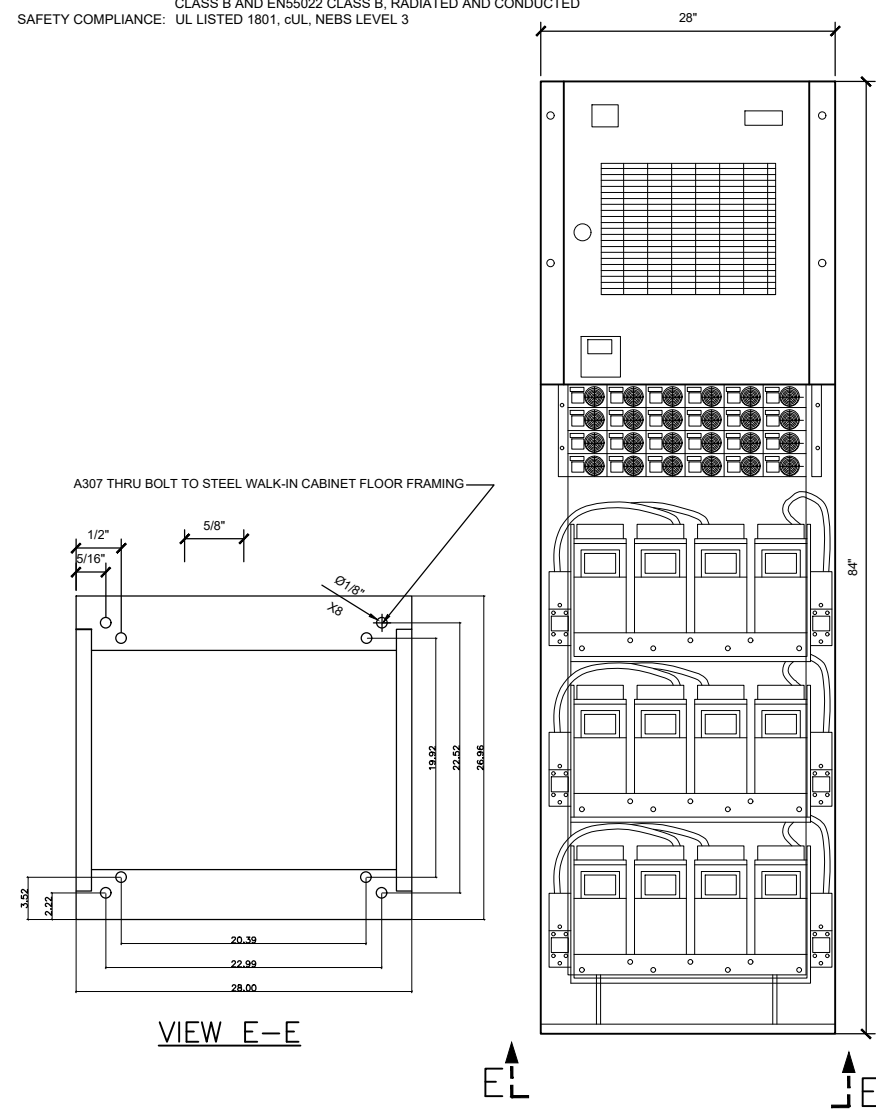
EMERSON NETSURE - 7100 POWER SYSTEM SYSTEM NEQ.19735

PHYSICAL CHARACTERISTICS:
 FRAMEWORK TYPE: RAIL-MOUNT (CAN BE MOUNTED IN AN ENCLOSURE OR RELAY RACK)
 MOUNTING WIDTH: 23 INCHES
 MOUNTING DEPTH: 20 INCHES, 9 INCH FRONT PROJECTION
 ACCESS: FRONT ACCESS FOR INSTALLATION, OPERATION AND MAINTENANCE

SYSTEM FEATURES:
 VOLTAGE NOMINAL: -48 VDC (-42.0 VDC TO -58.0 VDC RANGE)
 OUTPUT VOLTAGE: +24 VDC (+24.0 VDC TO +28.0 VDC RANGE)
 INPUT VOLTAGE: SINGLE PHASE: 208/240/277 VAC (277 VAC FOR 3500 W RECTIFIERS ONLY)
 THREE PHASE: 208 VAC OR 277/480 VAC (277/480 VAC FOR 3500 W RECTIFIERS ONLY)
 CONTROL: MICROPROCESSOR (NCU)

RATED OUTPUT CAPACITY:
 BAY, RECTIFIER/CONVERTER: 2500 AMPS (48VDC) AND 520 AMPS (24 VDC)
 BAY, DISTRIBUTION: 2000 AMPS (48VDC) AND 520 AMPS (24 VDC)
 RECTIFIER: 3500 W (R48-3500e3 OR R48-3500) OR 2000 W (R48-2000e3)
 SHELF: 438 AMPS (3500W RECTIFIERS) OR 250 AMPS (2000W RECTIFIERS)
 DISTRIBUTION PANEL: 600 AMPS

ENVIRONMENTAL:
 OPERATING TEMPERATURE: -40°F TO 104°F (-40°C TO 40°C)
 STORAGE: -40°F TO 185°F (-40°C TO 85°C)
 HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING
 VENTILATION: RECTIFIERS AND CONVERTERS ARE FAN-COOLED FRONT TO REAR
 EMI/RFI SUPPRESSION: CONFORMS TO FCC RULES PART 15, SUBPART B, CLASS B AND EN55022 CLASS B, RADIATED AND CONDUCTED
 SAFETY COMPLIANCE: UL LISTED 1801, cUL, NEBS LEVEL 3



1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

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SCOTTSDALE, AZ 85258



40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

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 MARICOPA COUNTY

DRAWN BY: RN
 CHECKED BY: SEG

SHEET TITLE:
 DETAILS

SHEET NUMBER: D-1
 REV.: G

TOWER INVENTORY WITHIN 2 MILES

Tower	Distance	Location	Height	Reason for not Colocating
SBA Tower	.4 miles away	3860 South Quartz Street	91.9'	located at HS. School District declined to allow lease of additional ground space
Exac Communications	1.0 mile away	Germann & Greenfield Rd	250'	property is too far east to meet coverage objective
Sun State Towers	1.0 mile away	Loop 202 E. Of Val Vista N. Of Germann	59.7'	property is too far north to meet coverage objective
SBA Monarch Tower	1.1 mile away	18412 S. Lindsay Road	69.9'	property is too far west to meet coverage objective
Crown Atlantic Tower	1.3 miles away	3808 S. Riata Street	105'	property is too far west to meet coverage objective
T-Mobile Tower	1.3 miles away	5021 S. Key Biscayne Dr.	105'	property is too far south to meet coverage objective
Crown Castles Tower	1.7 miles away	146th St S Of Appleby	78.7'	property is too far southwest to meet coverage objective
Sun State Towers	1.8 miles away	21205 South Lindsay Road	65'	property is too far south to meet coverage objective
Crown Atlantic Tower	2.0 miles away	20701 S 164th St	182.1'	property is too far south to meet coverage objective

Results Summary

100 towers and 140 antennas within a 3.0 mile radius of 4040 S Val Vista Dr, Gilbert, AZ 85297, United States.

Registered Towers

ID	Carrier/Owner	Distance
0	Sba Towers Ix, Llc	0.4 mi
1	Exac Communications Llc	1.0 mi
2	Sun State Towers, Llc.	1.0 mi
3	Sba Monarch Towers Iii, Llc	1.1 mi
4	Crown Atlantic Company Llc	1.3 mi
5	T-mobile	1.3 mi
6	Crown Castle Towers 06-2 Llc	1.7 mi
7	Ccatt Llc	1.7 mi
8	Sun State Towers, Llc.	1.8 mi
9	Crown Atlantic Company Llc	2.0 mi
10	Sun State Towers, Llc.	2.1 mi
11	Ccatt Llc	2.2 mi
12	Towercom Vii Llc	2.2 mi
13	AT&T	2.3 mi
14	Verizon	2.3 mi
15	Octagon Towers, Llc	2.7 mi
16	Ccatt Llc	2.8 mi
17	Verizon	2.8 mi

