



TUC RAM

APN: 220-08-4660 / N/A
11167 N ORACLE RD
ORO VALLEY, AZ 85737
PIMA COUNTY

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR [EAST].
TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD.
TURN LEFT ONTO S KYRENE RD. TURN RIGHT ONTO W ELLIOT RD. TAKE
RAMP LEFT FOR I-10 E. AT EXIT 240, TAKE RAMP RIGHT FOR TANGERINE
RD TOWARD ORO VALLEY. TURN LEFT ONTO W TANGERINE RD. KEEP
STRAIGHT ONTO E TANGERINE RD. TURN RIGHT ONTO AZ-77 S / N
ORACLE RD. ARRIVE AT 11167 N ORACLE RD.

VICINITY MAP

SITE

PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL PROPOSED 70'-0" TEP UTILITY POLE (BY UTILITY)
- INSTALL PROPOSED 15'-0"x15'-0"x8'-0" CMU WALL
- INSTALL PROPOSED 4'-0"x10'-0" CONCRETE PAD
- INSTALL (2) PROPOSED OUTDOOR RATED EQUIPMENT CABINETS
- INSTALL (3) PROPOSED UNDERGROUND CONDUITS
- INSTALL PROPOSED DOG HOUSE
- INSTALL PROPOSED ANTENNA MOUNTING FRAME
- INSTALL (6) PROPOSED ANTENNAS
- INSTALL (6) PROPOSED REMOTE RADIO HEADS
- INSTALL PROPOSED 12-PORT OVP AT ANTENNA LEVEL
- INSTALL (2) PROPOSED HYBRID CABLES
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: MICHAEL HOFFMAN
PHONE: [602] 510-0061

PROPERTY OWNER:
OK-AZ HOLDINGS LLC
501 NW GRAND BLVD
OKLAHOMA CITY, OK 73118

TOWER OWNER:
TUCSON ELECTRIC POWER
88 E BROADWAY BLVD
TUCSON, AZ 85701
CONTACT: DANNY MADRIL
PHONE: (520) 661-9460

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
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: PAD / R.O.W.
PARCEL #: 220-08-4660 / N/A
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 260 SQ. FT
JURISDICTION: TOWN OF ORO VALLEY
GOVERNING CODES: 2012 IBC, 2012 IFC, 2012 IMC,
2011 NEC

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

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:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: TUC RAM

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	10/18/19	90% ZONING	M.G.
0	04/09/20	FINAL ZONING	M.G.

**FINAL
FOR ZONING
ONLY**

TUC RAM

11167 N ORACLE RD
ORO VALLEY, AZ 85737
PIMA COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

LEGEND

⊙	ALUMINUM CAP FLUSH	APN	ASSESSORS PARCEL NUMBER
⚙	PK/WASHER	CAB	CABINET
Ⓜ	ELECTRICAL PULL BOX	CS	CONCRETE SURFACE
Ⓜ	ELECTRIC MANHOLE	D/W	DRIVEWAY
Ⓜ	ELECTRIC CABINET	INV	INVERT
Ⓜ	FIBER PEDESTAL	NG	NATURAL GRADE
Ⓜ	POWER POLE	PV	ASPHALT
Ⓜ	LIGHT POST	SL	STREET LIGHT
Ⓜ	GAS VALVE	R/W	RIGHT OF WAY
Ⓜ	GAS MARKER	TBC	TOP OF CURB
Ⓜ	WATER VALVE	TW	TOP OF WALL
Ⓜ	WATER METER	VLT	VAULT
Ⓜ	BACKFLOW PREVENTER	~ ~	BREAKLINE
Ⓜ	IRRIGATION CONTROL VALVE	X-5280.00 NG	SPOT ELEVATION
Ⓜ	DECIDUOUS TREE	2	SCHEDULE B HEX
Ⓜ	SIGN		
Ⓜ	POSITION OF GEODETIC COORDINATES		
---	PROPERTY LINE		
---	PROPERTY LINE (OTHER)		
---	MONUMENT LINE		
---	EASEMENT LINE		
X-X	WIRE OR BARBED WIRE FENCE		
OHE-OHE	OVERHEAD ELECTRIC LINE		
UGE-UGE	U/G ELECTRIC LINE		
FO-FO-FO	U/G FIBER OPTIC LINE		
G-G-G	U/G GAS LINE		
W-W-W	WATER LINE		

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE CO., ORDER NO.: 21800324 EFFECTIVE DATE: 01/23/2018.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/19/2018.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04019C1090L DATED 06/16/2011.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

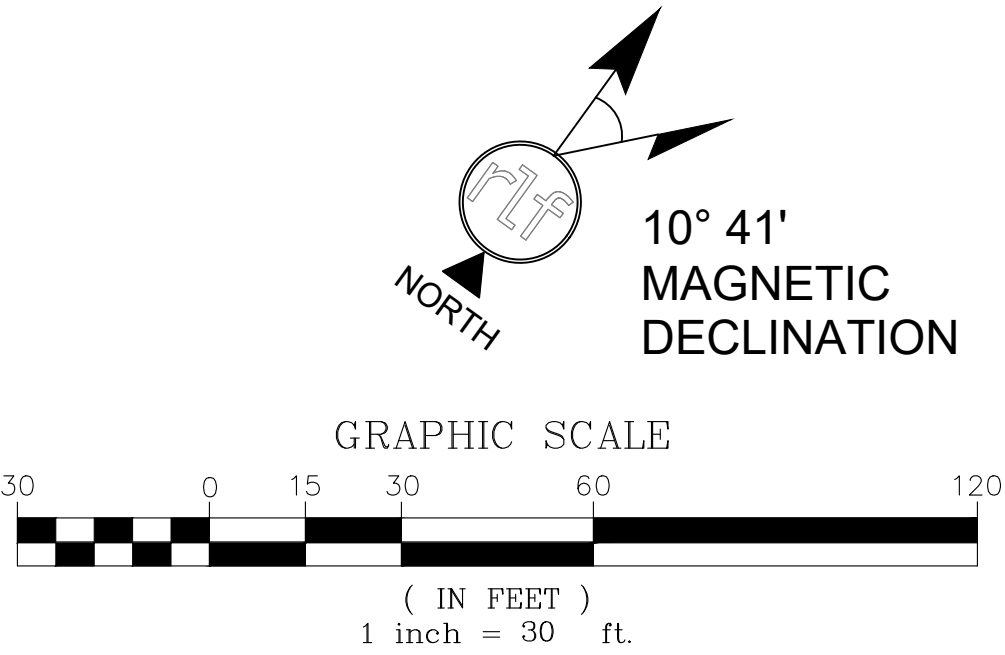
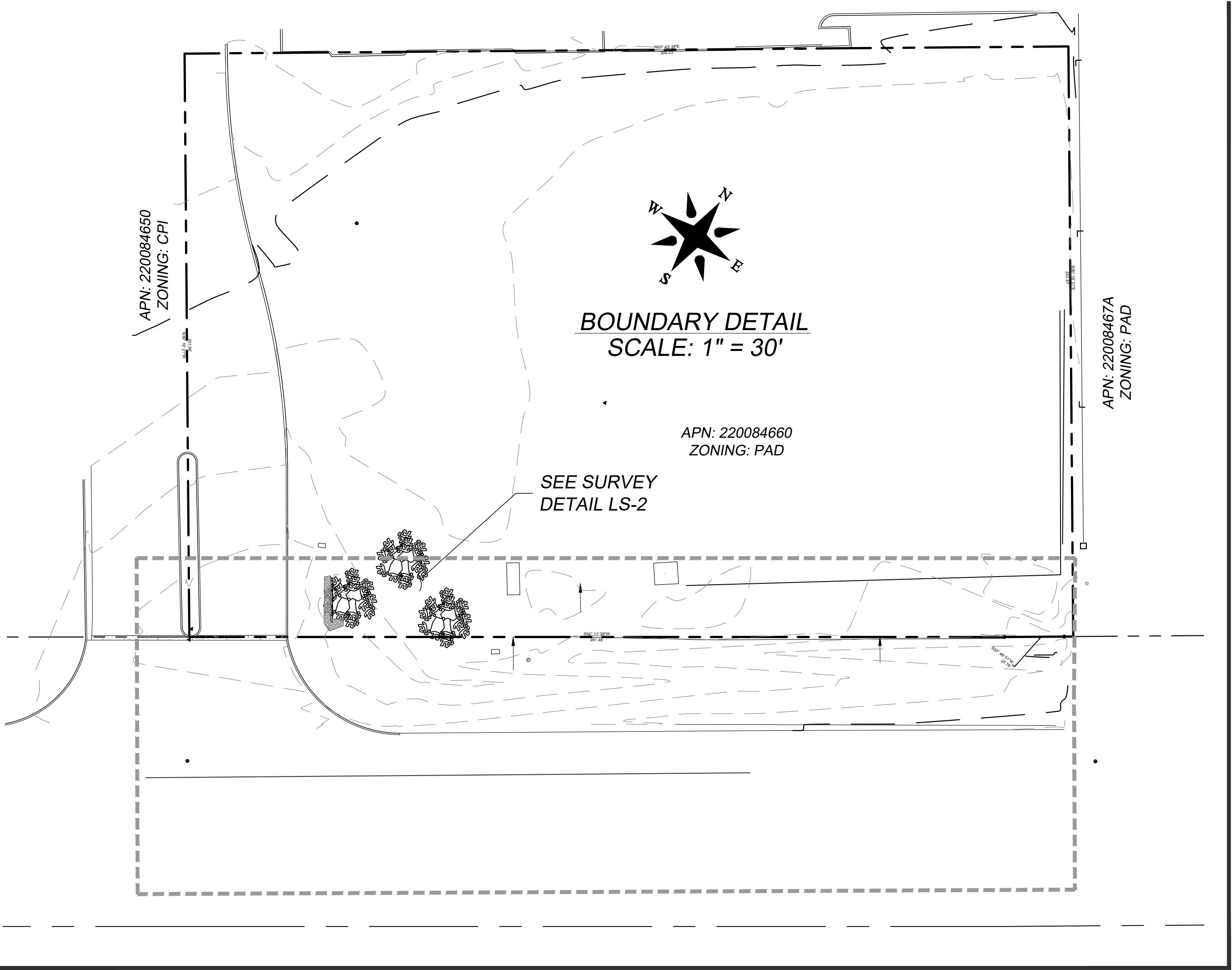
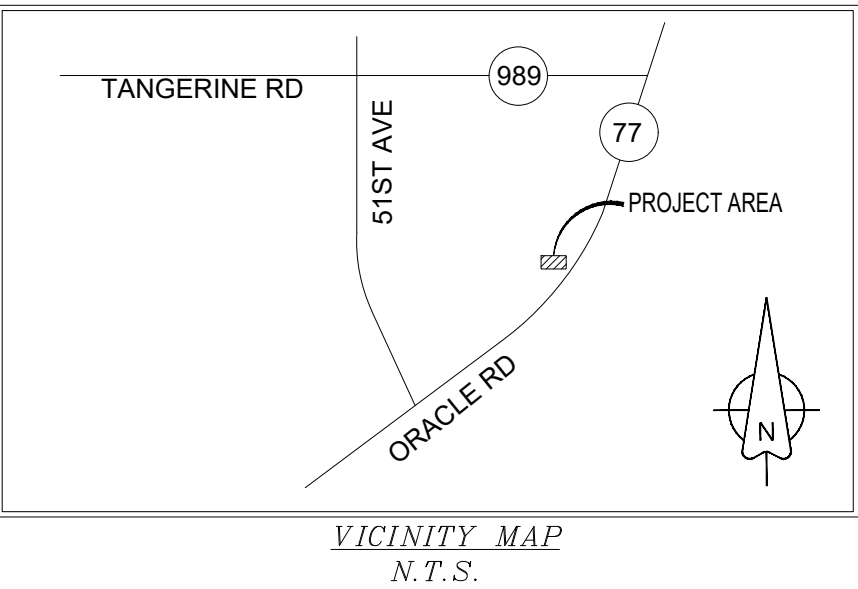
LESSOR'S LEGAL DESCRIPTION

LOT 4, OF STEAM PUMP VILLAGE PHASE 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 95

SCHEDULE B EXCEPTIONS

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 64 OF MAPS, PAGE 29, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 64 OF MAPS, PAGE 95, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- AN EASEMENT FOR PUBLIC UTILITIES AND ALL MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 13817, PAGE 3194 OF OFFICIAL RECORDS.
- AN EASEMENT FOR GAS LINES AND ALL MATTERS AS SET FORTH THEREIN, RECORDED IN DOCKET 13832, PAGE 808 OF OFFICIAL RECORDS.

ITEMS 1-2, 5-9 AND 12-13 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE.. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
2	09/13/19	ADDTL. TOPO
1	02/22/18	PRELIMINARY
NO.	DATE	DESCRIPTION

RLF
CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-0183



REUSE OF DOCUMENT
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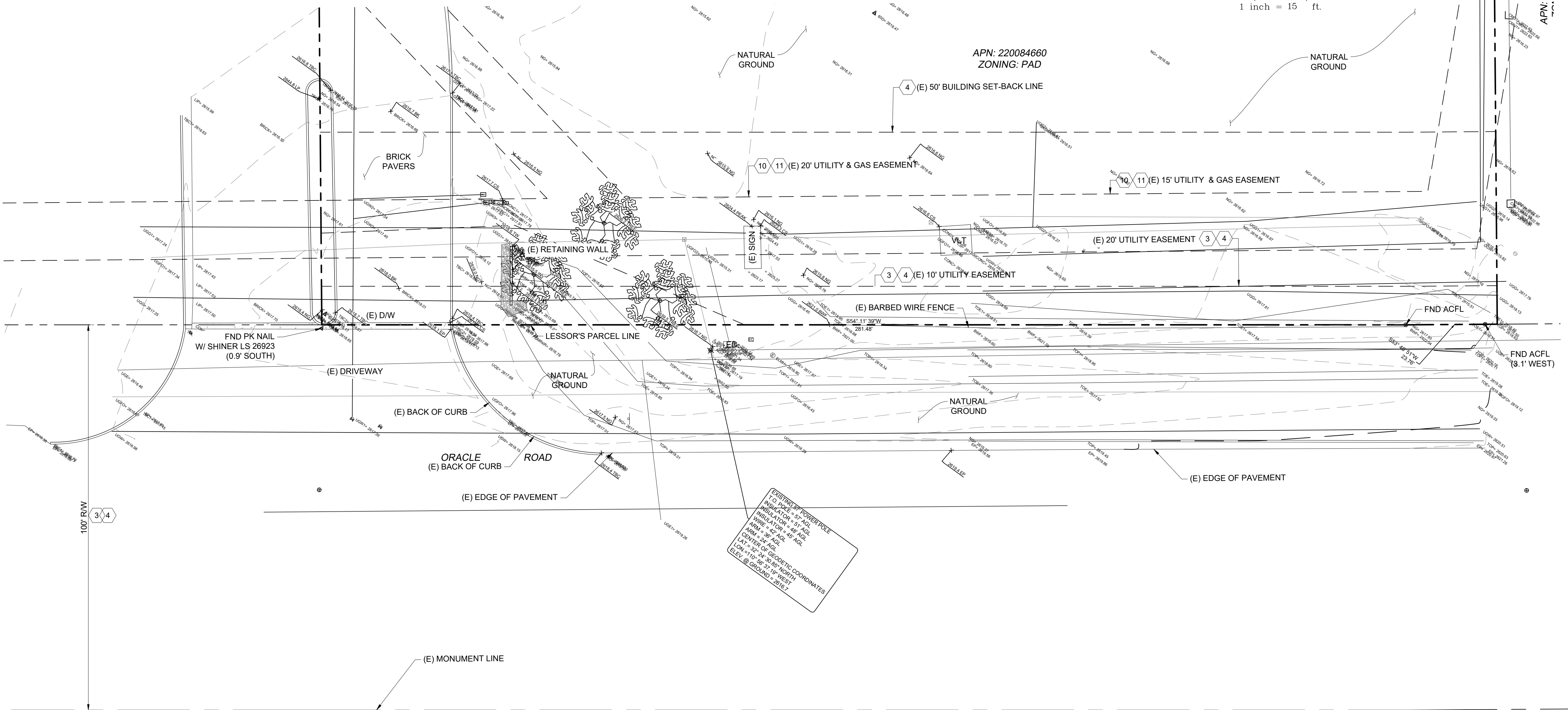
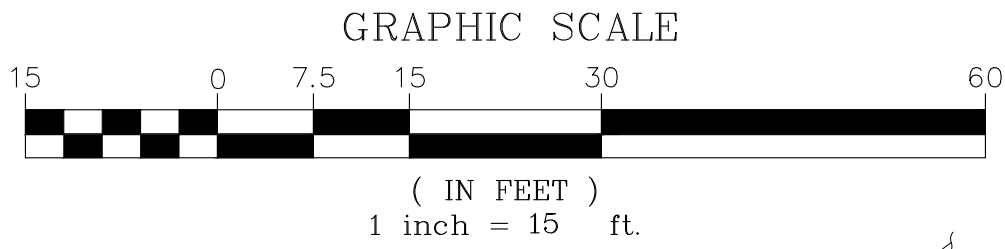
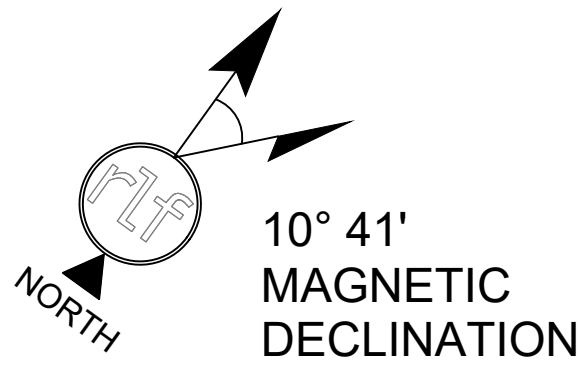
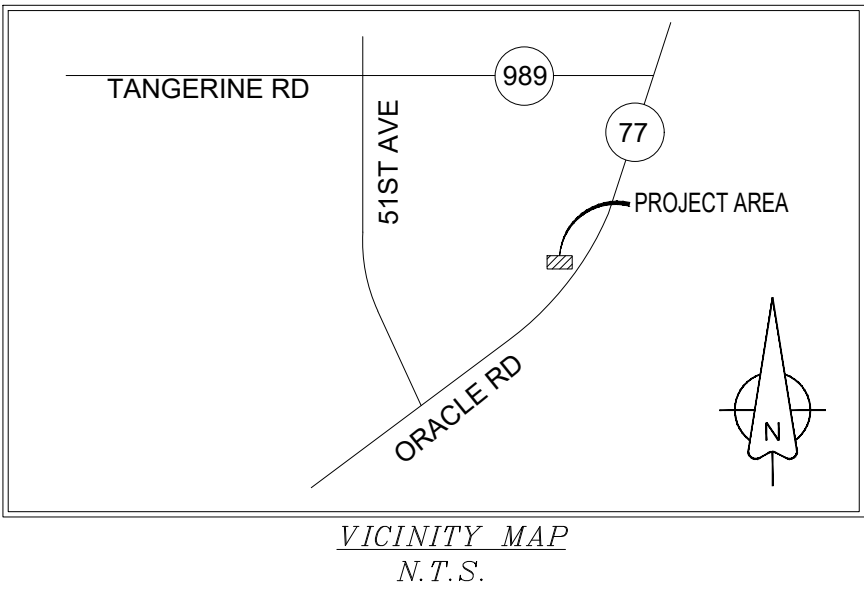
PROJECT No.
10008555
SITE NAME:
TUC RAM
SITE ADDRESS:
**11167 N ORACLE ROAD
ORO VALLEY, AZ 85737**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-1	REVISION:
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LEGEND

⊙	ALUMINUM CAP FLUSH	APN	ASSESSORS PARCEL NUMBER
△	PK/WASHER	CAB	CABINET
⊞	ELECTRICAL PULL BOX	CS	CONCRETE SURFACE
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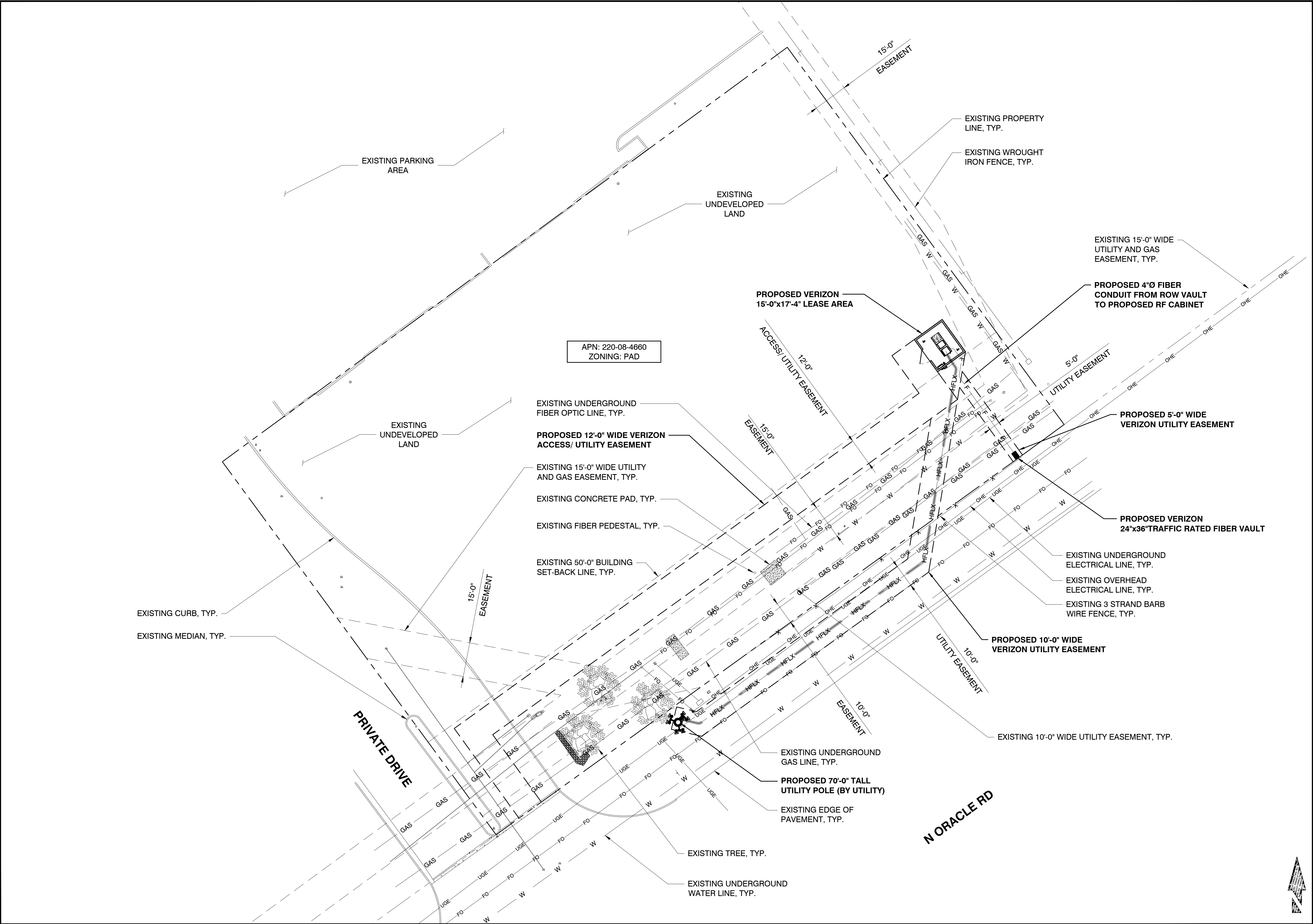
PROJECT No.
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SITE ADDRESS:
**11167 N ORACLE ROAD
ORO VALLEY, AZ 85737**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-2	REVISION:
--------------------------	-----------



OVERALL SITE PLAN

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	TUC RAM
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	10/18/19	90% ZONING	M.G.
0	04/09/20	FINAL ZONING	M.G.

FINAL
FOR ZONING
ONLY

TUC RAM

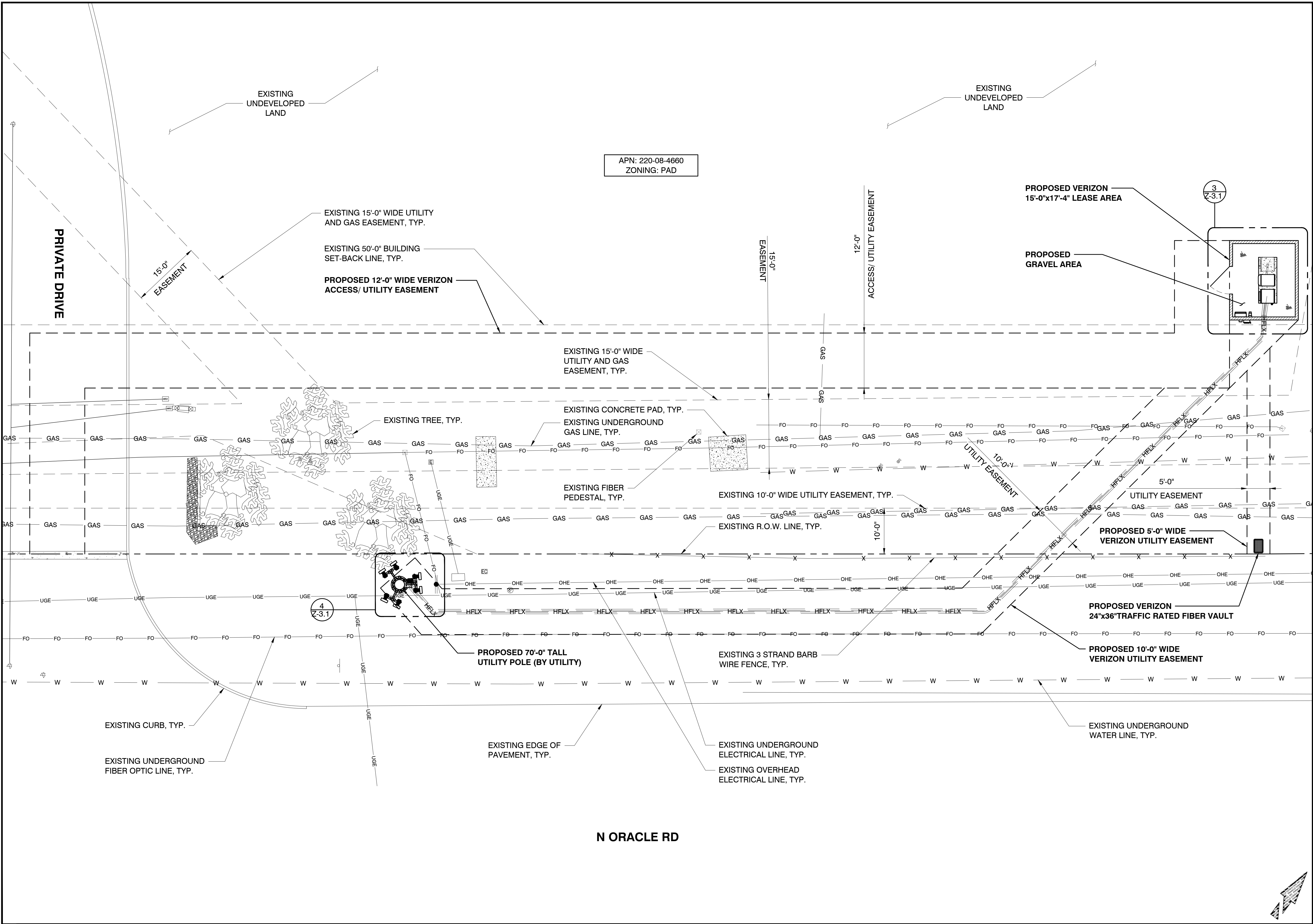
11167 N ORACLE RD
ORO VALLEY, AZ 85737
PIMA COUNTY

SHEET TITLE

OVERALL SITE PLAN

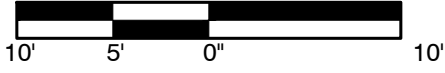
SHEET NUMBER

Z-1



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'



1

PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
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Construction - Project Management - Site Development

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GILBERT, AZ 85233

PROJECT NO:	TUC RAM
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CHECKED BY:	KF

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TUC RAM

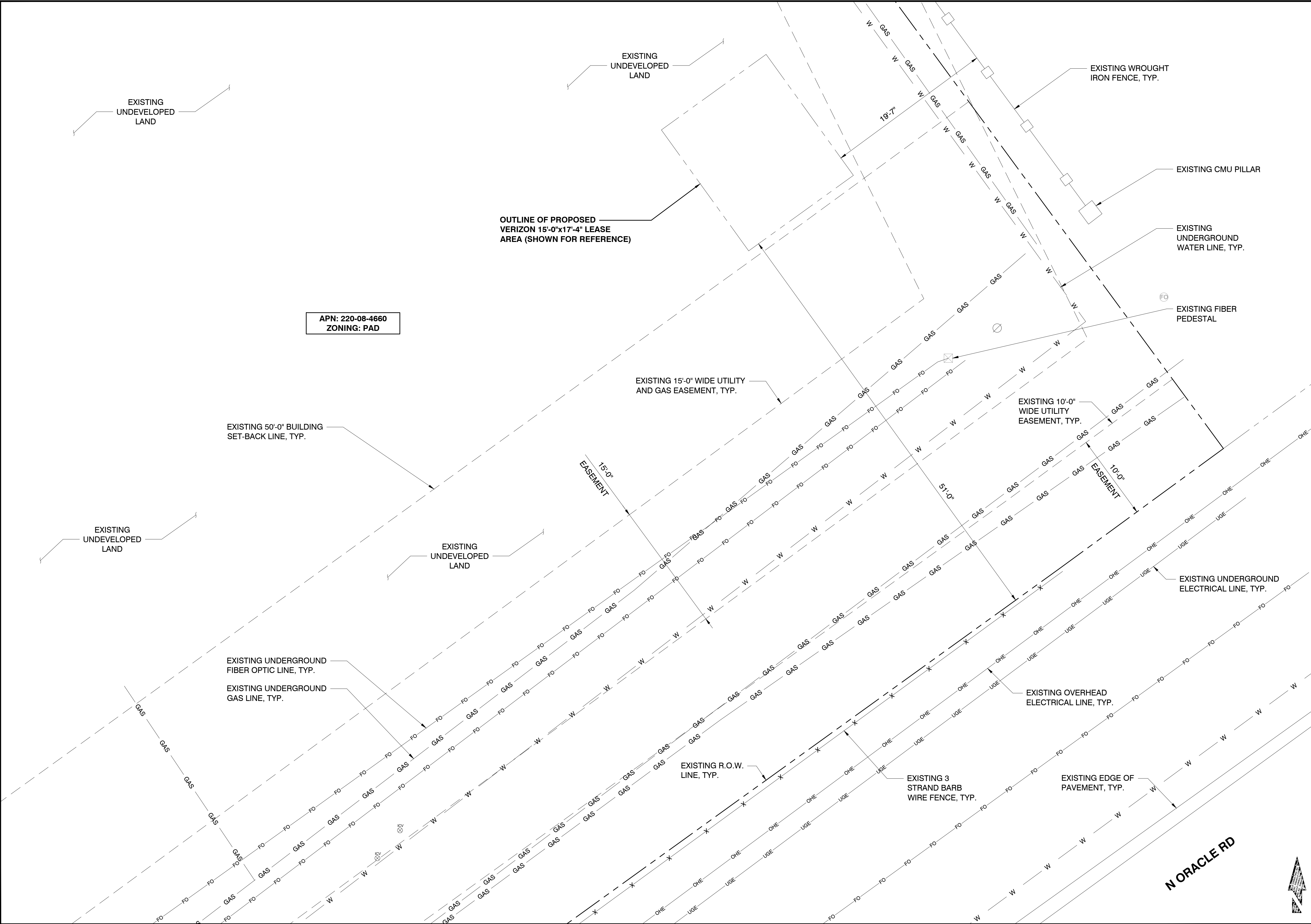
11167 N ORACLE RD
ORO VALLEY, AZ 85737
PIMA COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2



EXISTING ENLARGED SITE PLAN

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

PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

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CONSULTING, INC.

Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	TUC RAM
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TUC RAM

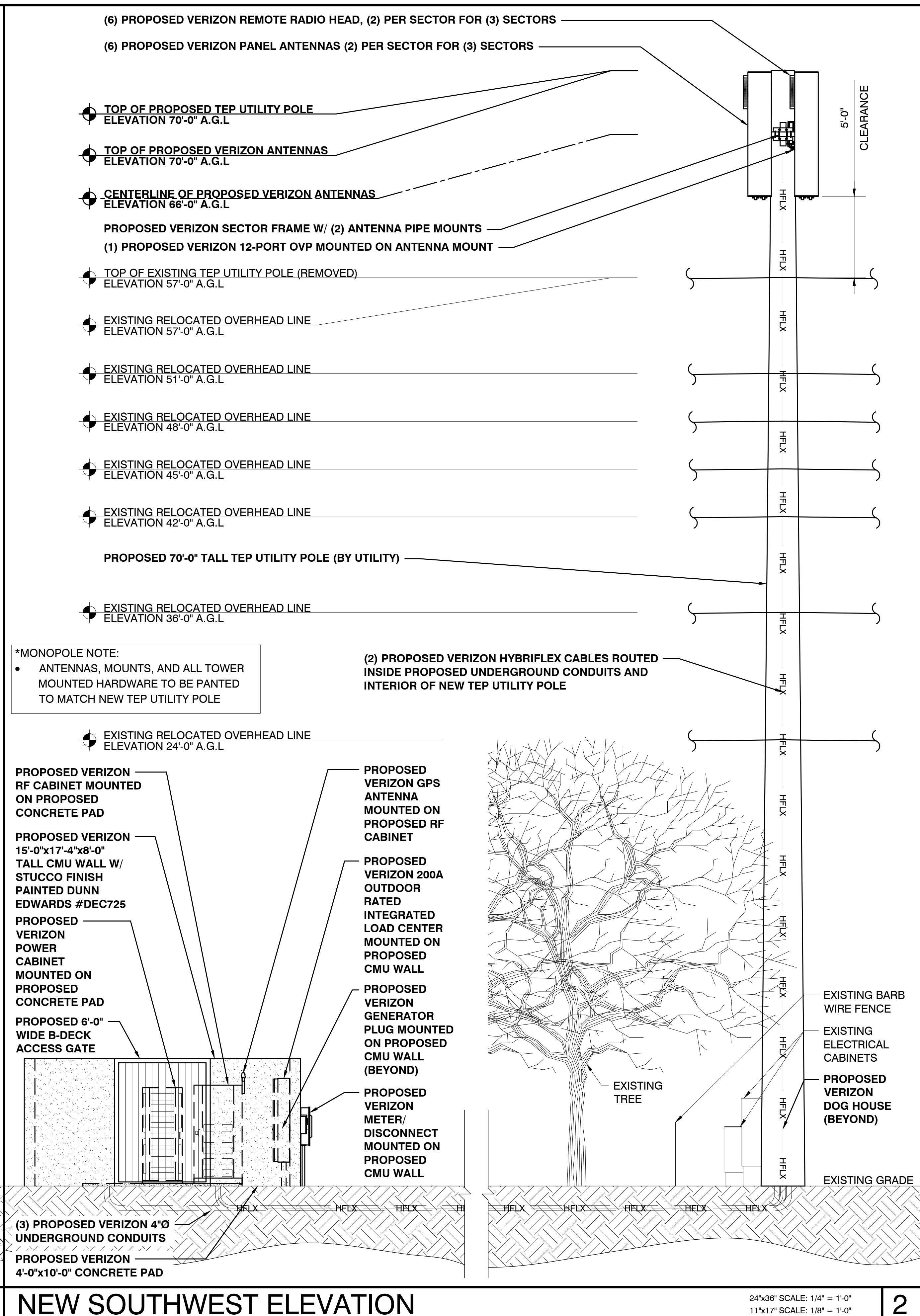
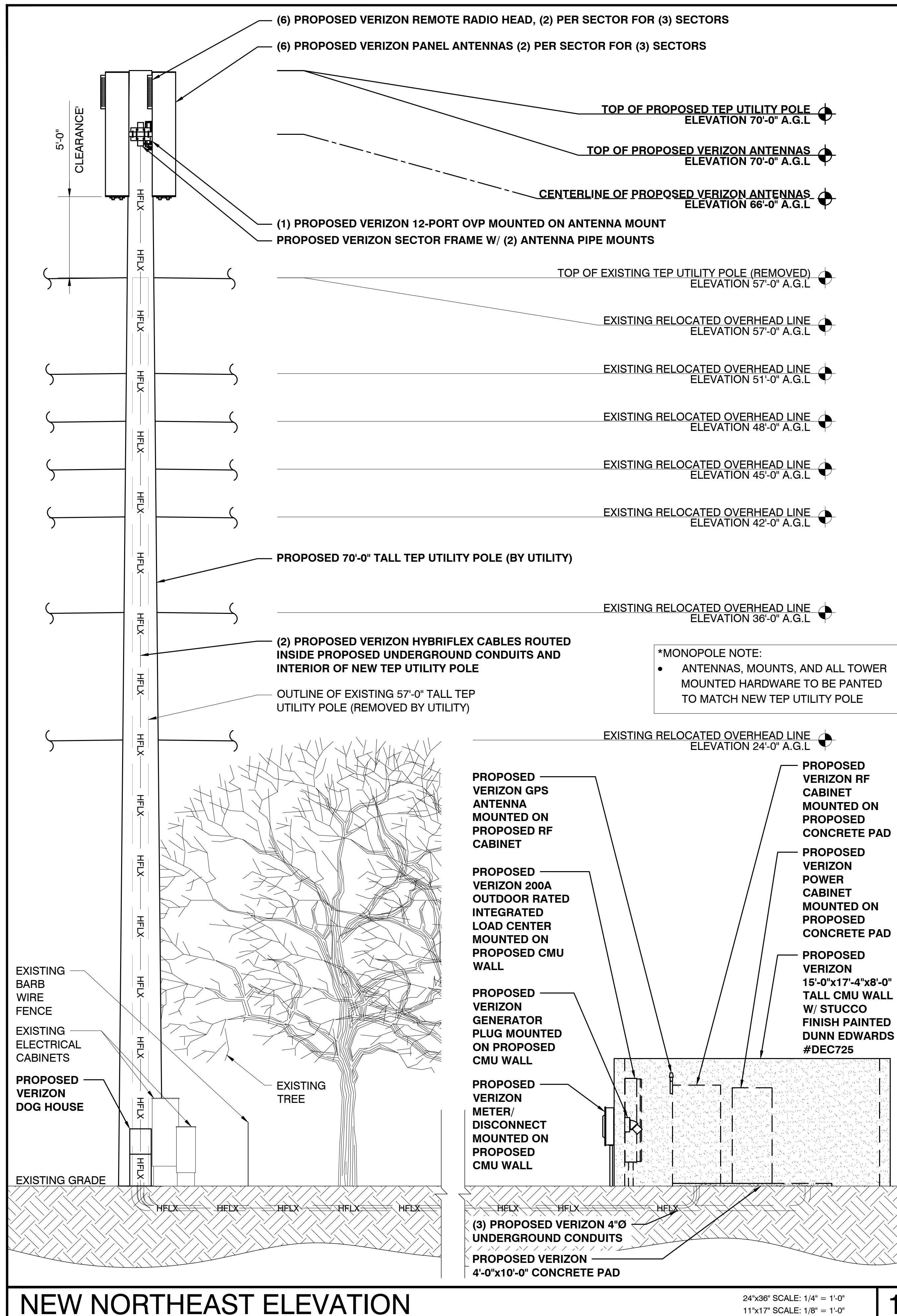
11167 N ORACLE RD
ORO VALLEY, AZ 85737
PIMA COUNTY

SHEET TITLE

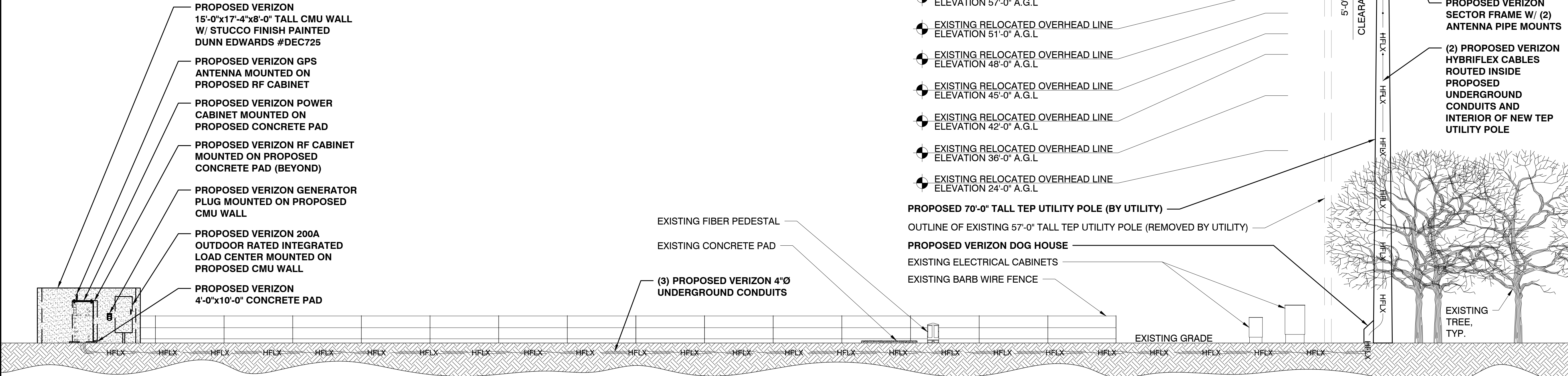
EXISTING ENLARGED SITE
PLAN & TOWER PLAN

SHEET NUMBER

Z-3

[illegible]

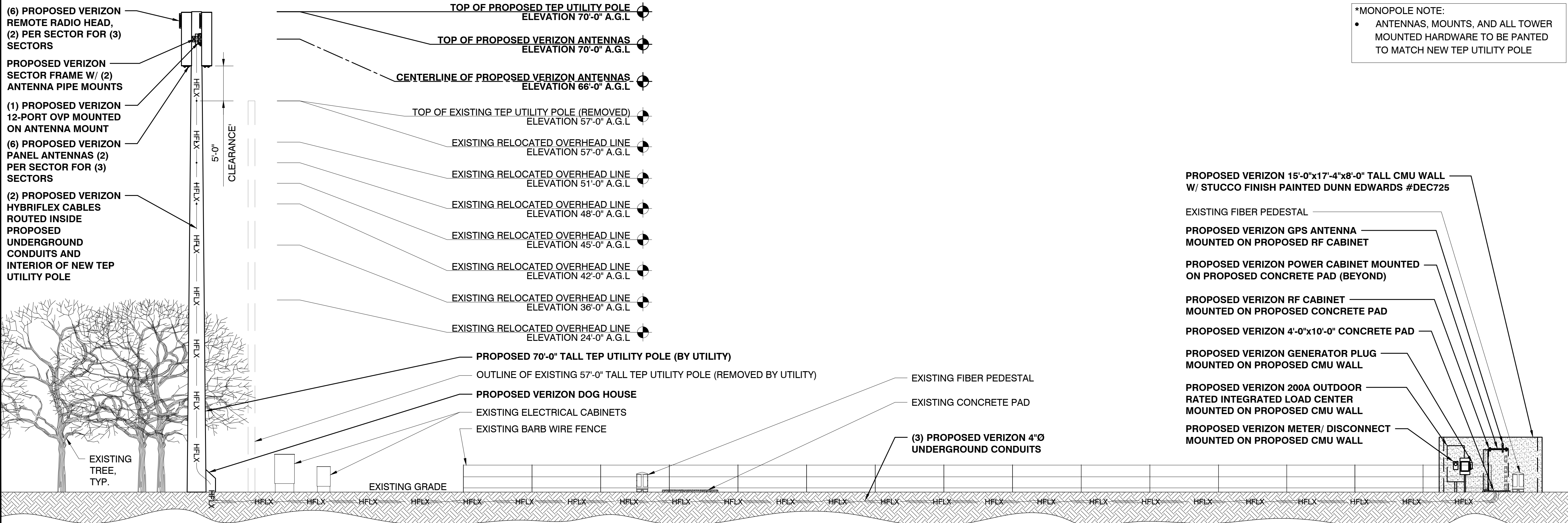
*MONOPOLE NOTE:
• ANTENNAS, MOUNTS, AND ALL TOWER MOUNTED HARDWARE TO BE PANTED TO MATCH NEW TEP UTILITY POLE



NEW NORTHWEST ELEVATION

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

1



NEW SOUTHEAST ELEVATION

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

2

PREPARED FOR:

verizon

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PIMA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-5