



June 9, 2026

Sam Gudiño
Public Safety Towers, LLC

Phone: (760)612-9949
E-mail: s.gudino@pstctowers.com

Subject: PSTC Parking Study – Chandler, Arizona
Southeast Corner of Ray Road and McClintock Drive



A handwritten signature in black ink that reads 'Melissa Gende'.

Dear Mr. Gudiño,

Y2K Engineering has been retained to provide traffic engineering services for the above-referenced project, located on the southeast corner of Ray Road and McClintock Drive in Chandler, Arizona. This report has been revised from a previous submittal. The responses to comments received on the previous study are provided in **Attachment A**.

The new development is proposed on predeveloped land. The project proposes new communication towers and associated supporting infrastructure on the project site which will result in the removal of three existing parking spaces. The existing development includes a shopping center, bowling alley, and a tire retail store. **Figure 1** shows the vicinity of the project and **Figure 2** shows the project site.

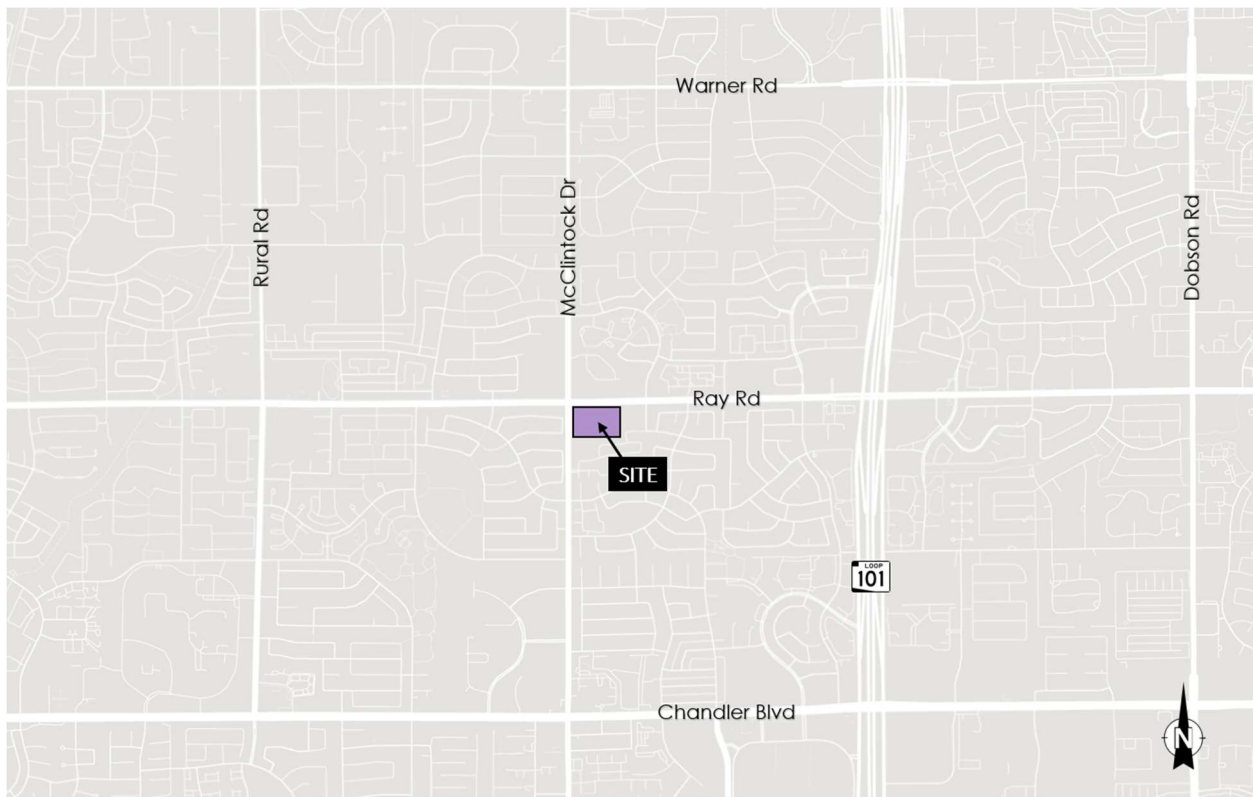


Figure 1: Vicinity Map



1921 S. Alma School Rd, Ste 204 \ Mesa, AZ 85210



480.696.1701



info@y2keng.com

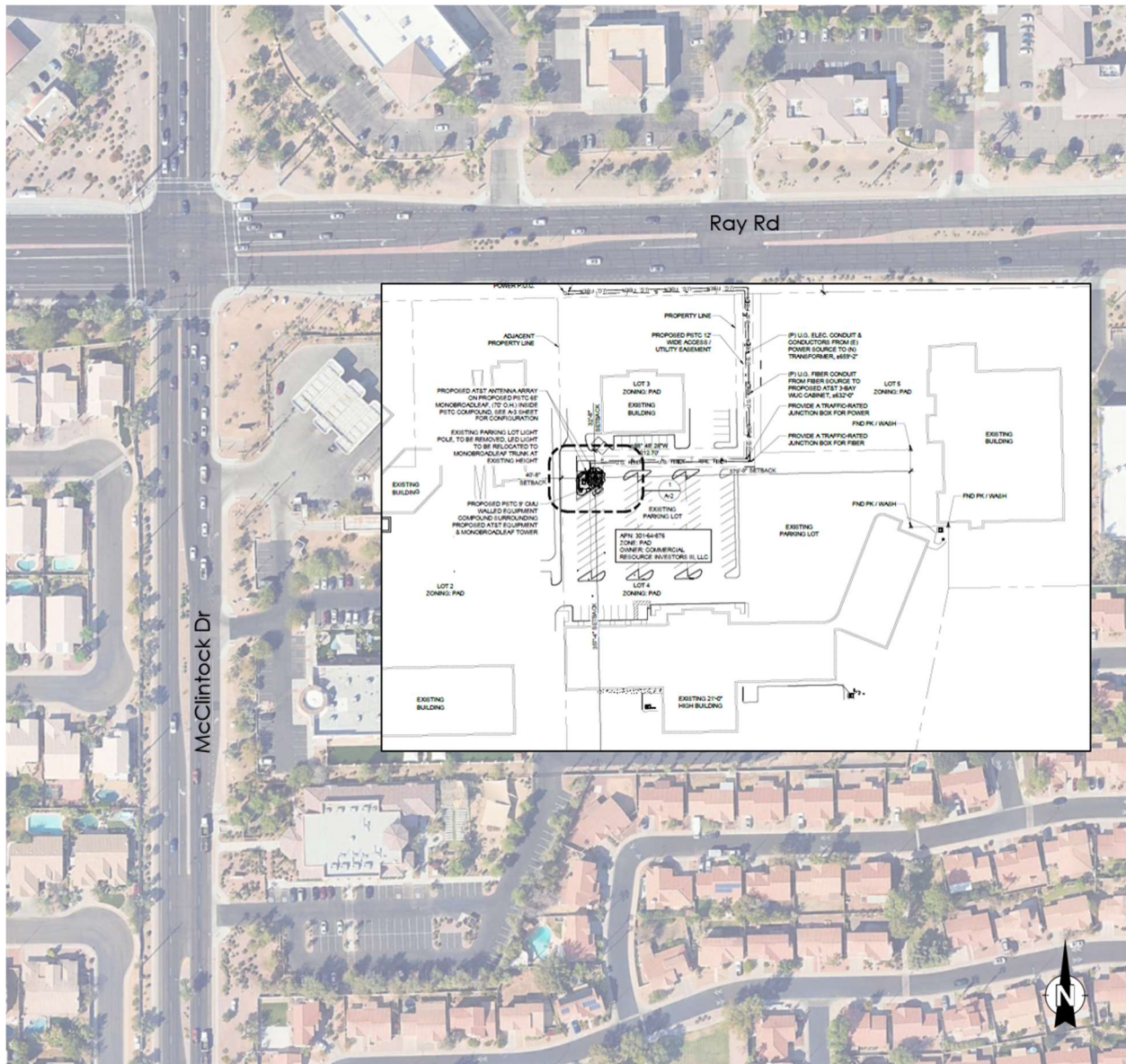


Figure 2: Project Site

PROPOSED SITE

The proposed development will be constructed on an existing developed parcel. The current parcel includes a shopping center, bowling alley, and a tire retail store. The new development proposes new communication towers and supporting infrastructure located on the northwest side of the existing parking lot. **Figure 3** and **Figure 4** shows the location of the proposed tower and supporting infrastructure and the impacted parking spaces are highlighted in **Figure 5**.

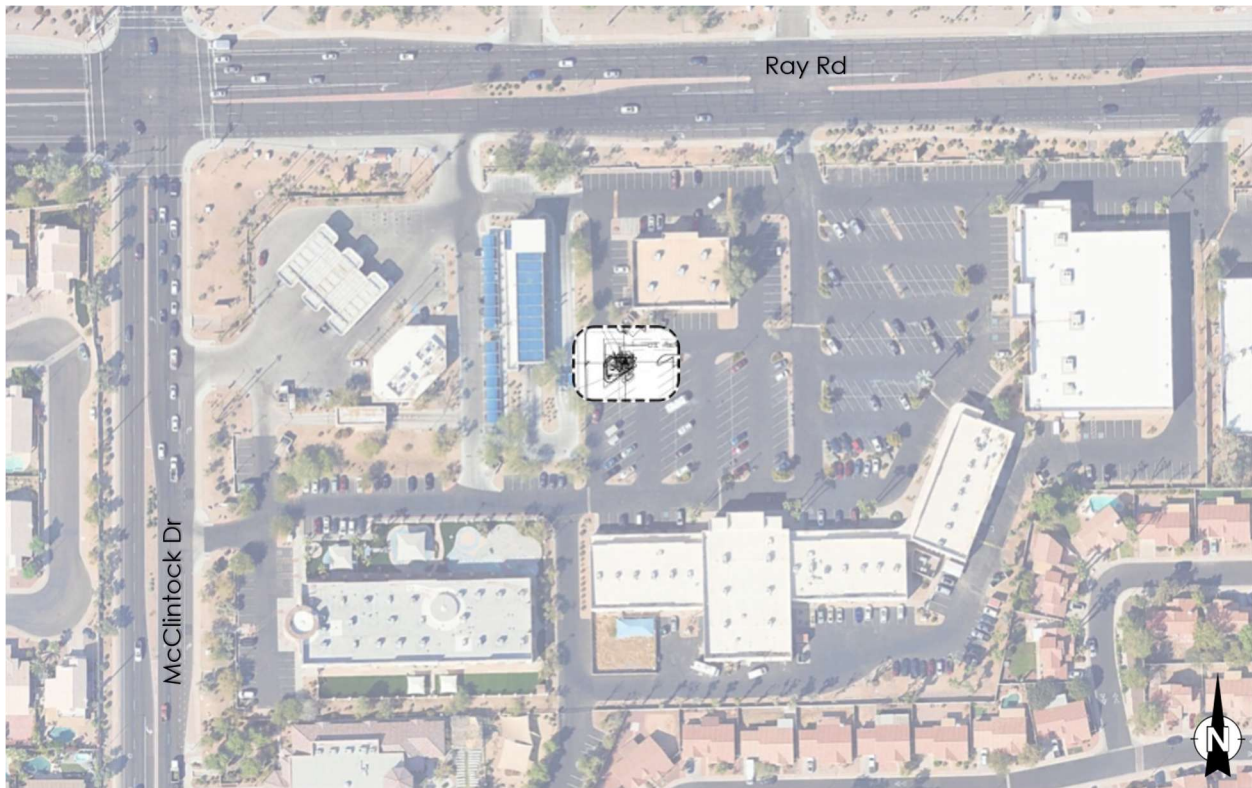


Figure 3: Site Impact Area



Figure 4: Site Impact Area - Closeup



Figure 5: Project Site, Parking Removal Highlighted

EXISTING PARKING

A survey of existing off-street parking at the existing development was conducted based on aerial imagery. There are three existing developments that use the parking in the area of this study. The existing developments include a 35,989 square foot shopping center, a 7,000 square foot tire retail store, and a bowling alley with 40 lanes. These existing developments currently provide a total of 372 existing parking spaces.

PARKING EVALUATION

CALCULATED PARKING REQUIREMENTS

Parking requirements were calculated for the existing development using the parking requirements in the City of Chandler Ordinance 35-1804. **Table 1** summarizes the square footage of the existing developments, per documents accessed through the Maricopa County Assessor website, provided in **Attachment B**, and the required parking spaces for each. Parking for a bowling alley is determined by the number of lanes in the facility therefore number of lanes per the AMF McRay Plaza Lanes website¹, is reported for that building instead of square footage. Existing parking is shown on the site plan in **Attachment C**.

¹ <https://www.amf.com/location/amf-mc-ray-plaza-lanes> (accessed February 18, 2026)

Table 1: Summary of Calculated Parking Requirements per City of Chandler Ordinance 35-1800

Unit	Size	Parking Land Use	Parking Ratio	Recommended Parking Spaces
Bowling Alley	40 Lanes	Bowling Alley	4/Lane	160
Shopping Plaza	35,989 SF	Shopping Center (<10 acres)	5.5/1,000 SF	198
Tire Store	7,000 SF	Retail Sales	1/250 SF	28
Total				386 Spaces

Based on City of Chandler parking requirements, 386 parking spaces are required for the existing development. Considering the recommended number of spaces exceeds the provided parking supply (372 spaces), the parking requirements are not met in the existing conditions according to the City of Chandler standards.

PARKING REDUCTION PER CITY OF CHANDLER ORDINANCE

City of Chandler Ordinance 35-1807 provides guidance to determine when parking reductions may be allowed to encourage more efficient use of parking. The shared parking reduction methodology outlined in 35-1807 is intended to accommodate mixed-use developments or multiple nonresidential uses that operate at different peak times from one another. A Shared Parking Calculations Table is provided in Section 35-1807d and details the expected use of parking spaces for each type of development per day of the week and time of day. For the purposes of this analysis, the proposed bowling alley is classified under the “cinema/theater, and live entertainment” land use category in the Shared Parking Calculations Table, and the strip retail plaza and tire store are classified under the “retail” category.

Table 2 summarizes the results of the calculations for the existing development based on the Shared Parking Calculations Table found in Section 35-1807d.

Table 2: Summary of Calculated Parking Requirements per Section 35-1807 Parking Reduction

			Time of Use					
			Weekdays			Weekends		
Unit	General Land Use Classification	Recommended Parking Spaces Per City of Chandler	12:00 am - 7:00 am	7:00 am - 6:00 pm	6:00 pm - 12:00 am	12:00 am - 7:00 am	7:00 am - 6:00 pm	6:00 pm - 12:00 am
Bowling Alley	Cinema/Theater, and Live Entertainment	160	0%	70%	100%	5%	70%	100%
			0	112	160	8	112	160
Shopping Plaza	Retail	198	0%	100%	80%	0%	100%	60%
			0	198	158	0	198	119
Tire Store	Retail	28	0%	100%	80%	0%	100%	60%
			0	28	22	0	28	17
Total Spaces			0	338	341	8	338	296

Based on the parking reduction calculations summarized in the table above, the peak parking demand is expected to occur during the weekday evening period from 6:00 p.m. to 12:00 a.m., with an estimated demand of 341 parking spaces.

SUMMARY

The City of Chandler requires a minimum of 386 parking spaces for the existing development per parking rates provided in Ordinance 35-1804. Ordinance 35-1807 provides that parking requirements may be reduced based on a parking demand study performed utilizing the City’s approved Shared Parking



methodology where multiple nonresidential uses that operate at different peak times are expected to use the parking spaces. Utilizing the Shared Parking methodology, the required number of parking spaces may be reduced to 341 parking spaces while still adequately serving the development.

The development currently provides 372 parking spaces. The proposed communication tower and associated infrastructure would remove three existing parking spaces, leaving 369 parking spaces to serve the development. Per the parking calculations described above, 341 parking spaces are the minimum required to adequately serve the development. The removal of three parking spaces will still provide 28 excess parking spaces when compared to the minimum required parking per City of Chandler Ordinances.

CONCLUSIONS

- The proposed development on the southeast corner of Ray Road and McClintock Drive proposes new communication towers and supporting infrastructure.
- The proposed development will remove three existing parking spaces.
- The existing site includes 372 parking spaces. The proposed development would reduce available parking to 369 parking spaces.
- Based on City of Chandler parking requirements, 386 parking spaces are required for the existing development to obtain an efficient parking capacity. However, when applying the Shared Parking methodology, the minimum required parking is 341 parking spaces.
- The proposed 369 remaining parking spaces, after the removal of three spaces for the new communication towers, are anticipated to meet the parking needs of the site based on the shared parking reduction detailed in the City of Chandler Ordinance 35-1807.

We appreciate the opportunity to prepare this study. Should you have any questions, please feel free to contact me by email at mgende@y2keng.com.

Sincerely,

A handwritten signature in black ink that reads 'Melissa Gende'.

Melissa Gende, PE, PTOE, RSP₁
Project Manager, Traffic Studies Lead

Attachments

ATTACHMENT A: RESPONSE TO COMMENTS

COMMENT RESPONSES

1st Review

Project:	26-020 PSTC Chandler Parking Study		
Project Location	Southeast Corner of Ray Road and McClintock Drive	Prepared by	Y2K Engineering
Agency	City of Chandler	Date of Report	3/9/2026
Reviewed By	Taylor Manemann	Responses by	Melissa Gende
Date	4/22/2026	Date of Responses	5/6/2026

A = WILL COMPLY

B = CONSULTANT / APPLICANT TO EVALUATE

C = AGENCY TO EVALUATE

D = REVIEW TEAM RECOMMENDS NO FURTHER ACTION

No	Agency	Page #	Comment By	Comment	Disposition	Comment Addressed By	Response / Comment
1	COC	4	Taylor Manemann	For the purpose of the required parking, the Bowling Alley may use a 5.5/1000 parking calculation if it would result in less required parking. If parking at 4 spaces/lane provides less required parking then you can continue to use that ratio instead.	D	MG	Thank you! We used this and it reduced bowling alley parking required from 160 to 159 (28,820 sf) so we decided to leave the 160 since they were so close.
2	COC	4	Taylor Manemann	Provide additional justification for parking reduction through a shared parking evaluation based on time of use. Since there is already an existing deficiency and this reduction will be increasing that deficiency, additional justification is required. Please see zoning code section 35-1807.d for reference.	A	MG	Parking Reduction Methodology and calculations added to report per section 35-1087 and Shared Parking Reduction Table provided in 35-1807d.
3	COC	5	Taylor Manemann	Clarify which parking spaces are being looked at to get to this provided number. Provide a plan clearly outlining these spaces	A	MG	Additional figure (Figure 3) added to provide clarity

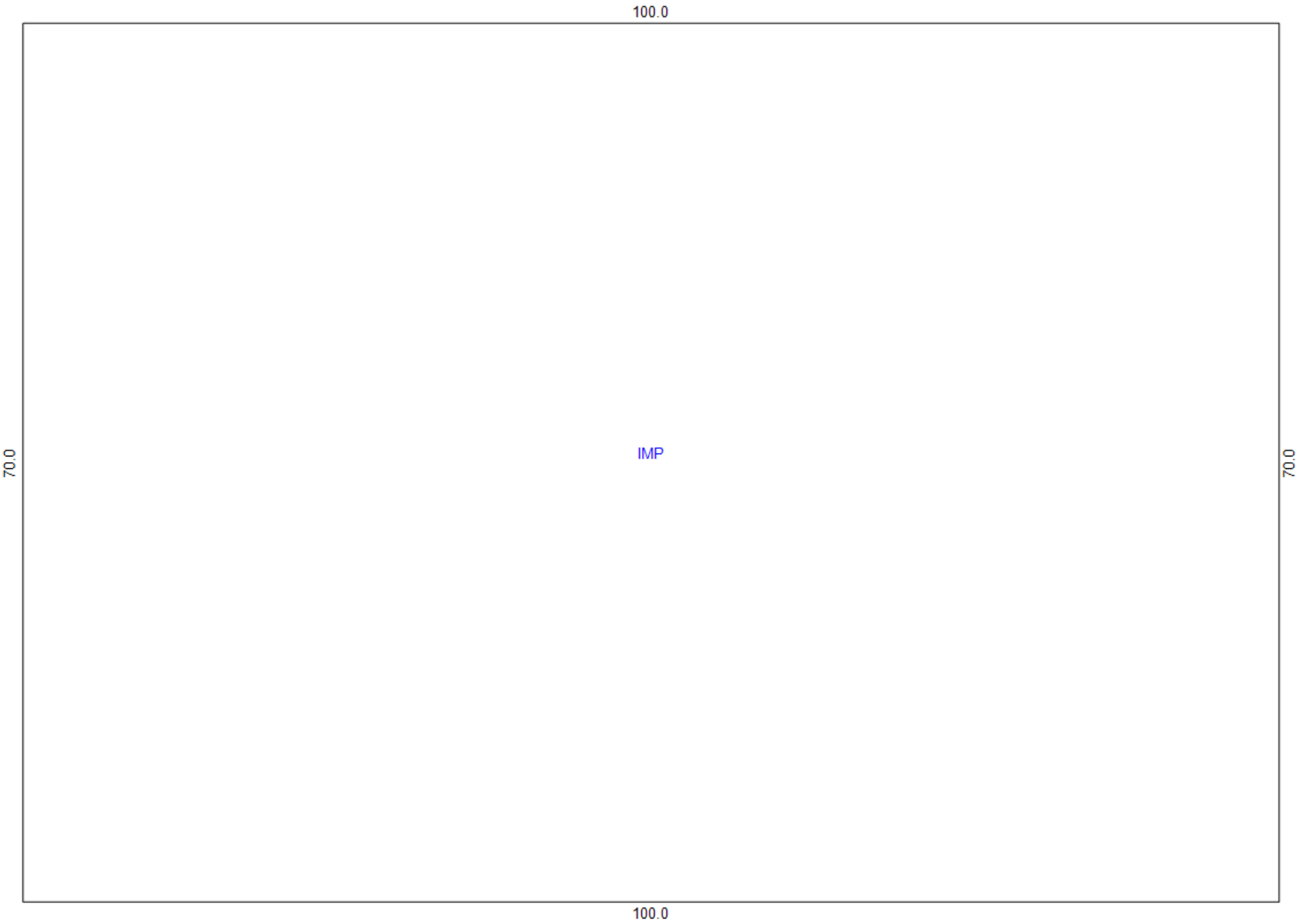


ATTACHMENT B: EXISTING BUILDING DIMENSIONS



Eddie Cook
Maricopa County Assessor

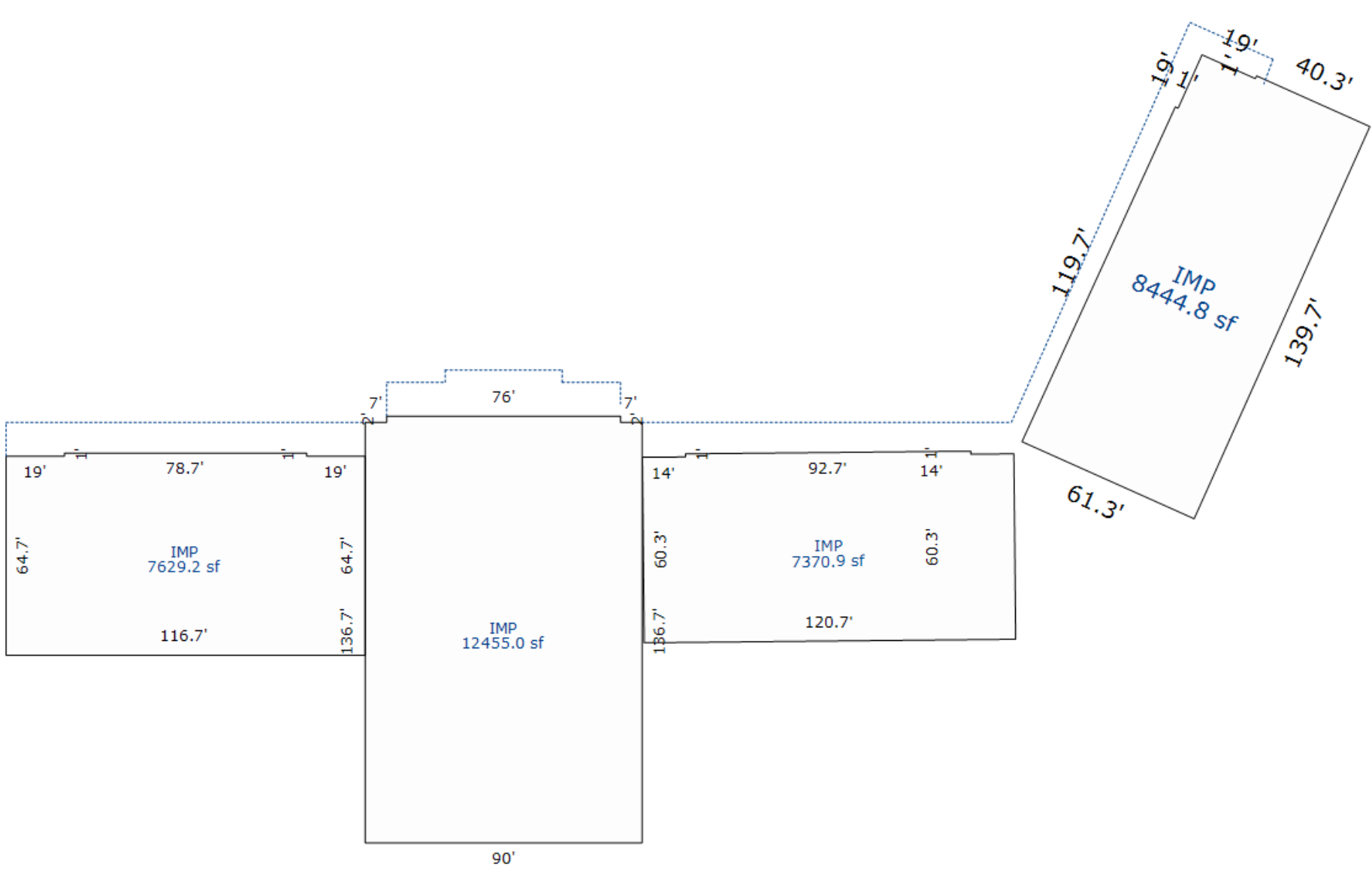
Sketch Viewer: 301-64-875 | Page: 1





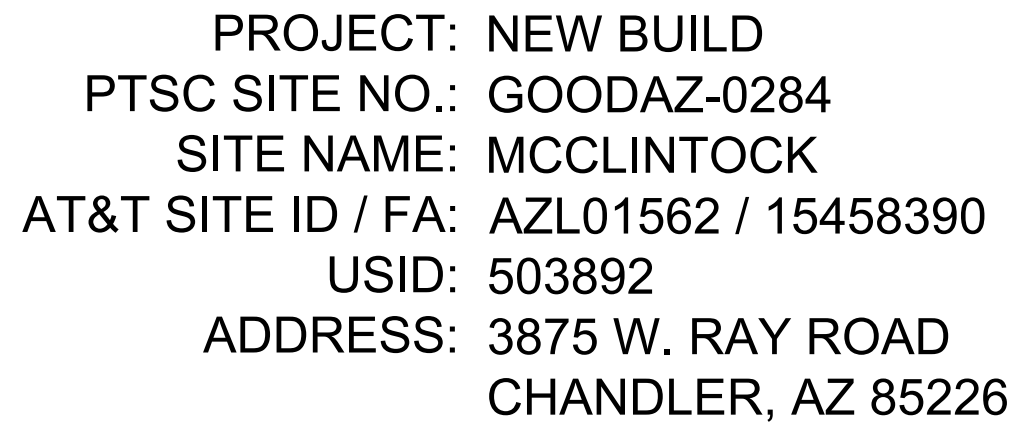
Eddie Cook
Maricopa County Assessor

Sketch Viewer: 301-64-876 | Page: 1



ATTACHMENT C: SITE PLAN

CONSULTANT TEAM	
CLIENT REPRESENTATIVE PUBLIC SAFETY TOWERS COMPANY 701 PALOMAR AIRPORT RD #160 CARLSBAD, CA 92011 CONTACT: SAM GUDINO PHONE: (760) 612-9949	EMAIL: S.GUDINO@PSTCTOWERS.COM
PROJECT OWNER AT&T MOBILITY 1355 W. UNIVERSITY DRIVE MESA, AZ 85201 CONTACT: DR. ANIL CHERUVU PHONE: (602) 625-3973	EMAIL: ac7856@ATT.COM
PROPERTY OWNER COMMERCIAL RESOURCE INVESTORS III, LLC 3855 W. RAY ROAD, #3 CHANDLER, AZ 85226	
A&E CONSULTANT TEAM YOUNG DESIGN CORP. LLC. 10245 E. VIA LINDA SCOTTSDALE, AZ 85258 CONTACT: MATT YOUNG PHONE: (480) 451-9608	EMAIL: MATT.YOUNG@YDCCOFFICE.COM
CONTACT: CHRISTIAN JESPERSON PHONE: (480) 235-2729	EMAIL: CHRISTIAN.JESPERSON@YDCCOFFICE.COM
TOWER OWNER PUBLIC SAFETY TOWERS COMPANY 701 PALOMAR AIRPORT RD #160 CARLSBAD, CA 92011 CONTACT: SAM GUDINO PHONE: (760) 612-9949	EMAIL: S.GUDINO@PSTCTOWERS.COM



IWM JOB #9: WSANM0039627

APPROVALS	
AT&T (RF): _____	DATE: _____
AT&T (CONST.): _____	DATE: _____
AT&T (S.A.): _____	DATE: _____
LANDLORD: _____	DATE: _____

PROJECT DESCRIPTION

GROUND SCOPE

INSTALL A NEW UL LISTED WALK-UP CABINET (W.U.C.) & BACK-UP GENERATOR SUPPORTED BY CONCRETE SLABS WITHIN A NEW CMU WALLED COMPOUND TO INCLUDE THE FOLLOWING:

- (1) NEW [CEG.54298] VERTIV, F2020030,..., UL LISTED VERTIV WUC 3-BAY WALK-UP CABINET (W.U.C.) - ON NEW CONCRETE SLAB
- (1) NEW [NEQ.20574] POLAR POWER, INC. 8220-100-D-20-03-V,...,48 VDC; 20KW; DC GENERATOR; HORIZONTAL ENCLOSURE W/ 54 GALLON FUEL TANK WITH OPV ON NEW CONCRETE SLAB
- (1) NEW GPS ANTENNA MOUNTED TO WUC PIPE
- (6) NEW U.G. 4" PVC CONDUIT RUNS FROM WUC SPD BOX TO TOWER
- (2) NEW AT&T SCHD 40 PVC 2" Ø U.G. CONDUIT W/ (3) 1.25 Ø INNERDUCTS FROM CARRIER FIBER VAULT TO WUC
- (2) 2" CONDUITS W/ (2) 40s PER CONDUIT FOR WIRING & (1) 1" CONDUIT W/ (3) CAT6s FOR GENERATOR ALARM
- NEW VERTIV DC50 SPD MOUNTED TO WUC
- NEW 600AMP METER SERVICE W/ 200AMP METER SOCKET FOR AT&T
- NEW U.G. CONDUITS FOR ELECTRICAL SERVICE
- NEW FIBER SITE VAULT
- NEW GROUND RING

TOWER SCOPE

BY AT&T:

- NEW 65'-0" AT&T MONOBROADLEAF TOWER (70' OVERALL HEIGHT)
- (1) NEW AT&T APPROVED ANTENNA MOUNTS
- (3) NEW COMMSCOPE NNH4-85C-R4 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON AIR 6472 B77G / B77M ANTENNAS, (1) PER SECTOR
- (3) NEW COMMSCOPE NNH4-85C-R6-V4 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON 4478 B12A, (1) PER SECTOR
- (3) NEW ERICSSON 4890 B25/B66, (1) PER SECTOR
- (3) NEW ERICSSON 4494 B14/B29, (1) PER SECTOR
- (2) 24-PAIR FIBER 36SM TRUNK CABLES, (1) PER SQUID
- (4) #6 AWG DC PWRT-606-S POWER TRUNK CABLES, (2) PER SQUID
- (2) NEW RAYCAP DC9-48-60-24-8C-EV DC SQUIDS

ELECTRICAL SCOPE

- (1) 15A BREAKERS FOR SIAD
- (2) 20A BREAKER FOR GEN 3 / GEN 4 BBU
- (3) 25A BREAKERS FOR B12A RHHs
- (3) 40A BREAKERS FOR INTEGRATED RADIOS
- (3) 50A BREAKERS FOR B14/B29 RHHs
- (3) 50A BREAKERS FOR B25/B66 RHHs
- (2) 60A BREAKERS FOR FUSE PANEL
- INSTALL (8) NEW MARATHON M12V/180FTX BATTERIES
- WUC CABINET HAS NO HVAC. 6KW 512 DC PLANT W/ DC-POWERED HEAT EXCHANGERS ARE INSTALLED IN EACH BAY
- EMERSON 7100 -48VDC POWER PLANT OUTFITTED WITH (10) HE 2kW -48VDC RECTIFIERS, 58VDC CONVERTERS

THESE PLANS HAVE BEEN DEVELOPED FOR A NEW TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY AT&T IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY AT&T.

GENERAL NOTES

CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK. OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT. UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR, (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT. AT&T GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS. DO NOT SCALE DRAWINGS
--

DRIVING DIRECTIONS

DIRECTIONS:

DEPARTING FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ
85201-5419. GET ON AZ-101 LOOP S IN TEMPE FROM W. UNIVERSITY DR.
FOLLOW AZ-101 LOOP S TO N. PRICE RD IN CHANDLER. TAKE EXIT 59 FROM
AZ-101 LOOP S. TAKE W. RAY RD TO YOUR DESTINATION.

JURISDICTIONAL APPROVAL	

VICINITY MAP

CALL 811 or (800) 782-5348
WWW.ARIZONA811.COM

CONTRACTOR TO CALL TO VERIFY
UTILITIES AT LEAST TWO WORKING
DAYS PRIOR TO DIGGING

SITE INFORMATION	
PROPERTY OWNER:	COMMERCIAL RESOURCE INVESTORS III, LLC 3855 W. RAY RD. #3 CHANDLER, AZ 85226
APPLICANT:	PUBLIC SAFETY TOWERS COMPANY 701 PALOMAR AIRPORT RD #160 CARLSBAD, CA 92011 CONTACT: SAM GUDINO PHONE: (760) 612-9949 EMAIL: S.GUDINO@PSTCTOWERS.COM
TOWER TYPE:	MONOBROADLEAF
SITE TYPE:	WIRELESS COMMUNICATIONS FACILITY
APN:	301-64-876
LATITUDE	33° 19' 09.396" N 33.319277°
LONGITUDE	111° 54' 34.393" W -111.909554°
EXISTING ELEVATION:	±1179.5'
EXISTING ZONING:	PAD
CONSTRUCTION TYPE:	V-B
PROPOSED LEASE AREA:	756.42 SQ FT. (PSTC LEASE AREA)
PROPOSED OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
EXISTING OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
JURISDICTION:	CITY OF CHANDLER
ELECTRICAL PROVIDER:	SRP
FIBER PROVIDER:	COX

APPLICABLE CODES

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.

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2024
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2023
3. LIGHTNING PROTECTION CODE: NFPA 780-2017, LIGHTNING PROTECTION CODE
4. EIA/ITIA 222G

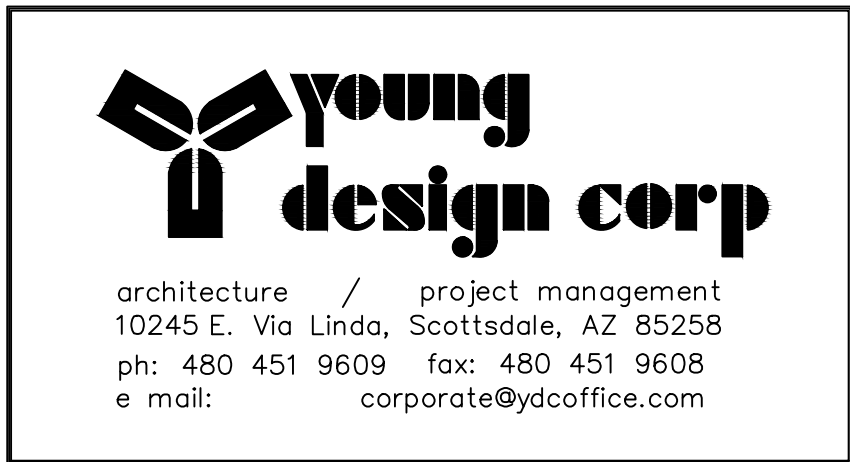
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA SUMMARY

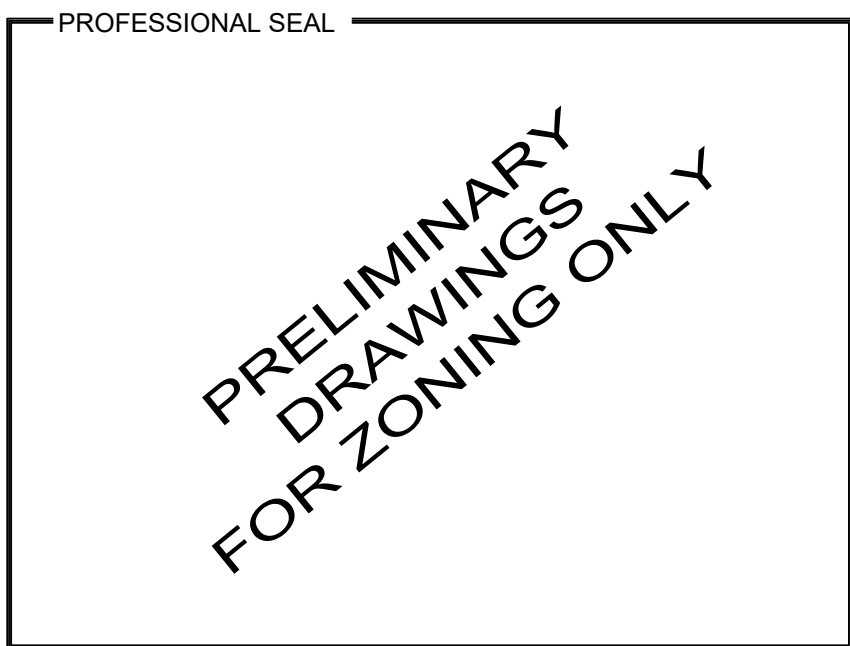
ISSUANCE PACKAGE BASED ON RF DATA SHEET
 RFDS NAME: GOODAZ-0284_RFDS_Prelim_2026-04-24.pdf
 RFDS ID: RFDS-24510
 VERSION: 1.0
 RFDS DATE: 14/03/2024 UPDATED BY ac7856 ON 24/04/2026

SUMMARY OF EQUIPMENT:

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	9
NUMBER OF RRHS:	9
NUMBER OF FIBER OPTIC CABLES (JUMPERS) ..	1
NUMBER OF FIBER/DC SQUIDS:	2
NUMBER OF FIBER TRUNK CABLES	2
NUMBER OF DC TRUNK CABLES	4

[illegible]

PROJECT: NEW BUILD
PTSC SITE NO.: GOODAZ-0284
SITE NAME: MCCLINTOCK
AT&T SITE ID / FA: AZL01562 / 15458390
USID: 503892
ADDRESS: 3875 W. RAY ROAD
CHANDLER, AZ 85226
COUNTY: MARICOPA COUNTY



YDC-11352

TITLE SHEET

T-1

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. 04013C2710L DATED 10/16/2013.

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.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 188 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 07/02/25.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED U.S. TITLE SOLUTIONS, ORDER NO.: UST81269 EFFECTIVE DATE: 09/23/2025.
- 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.

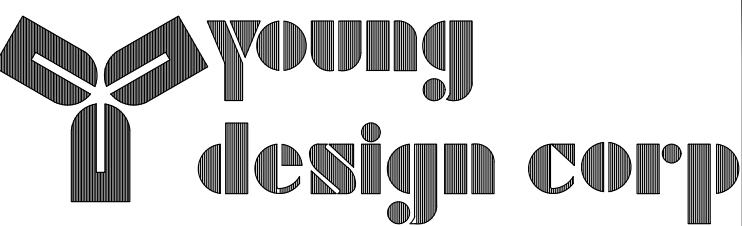
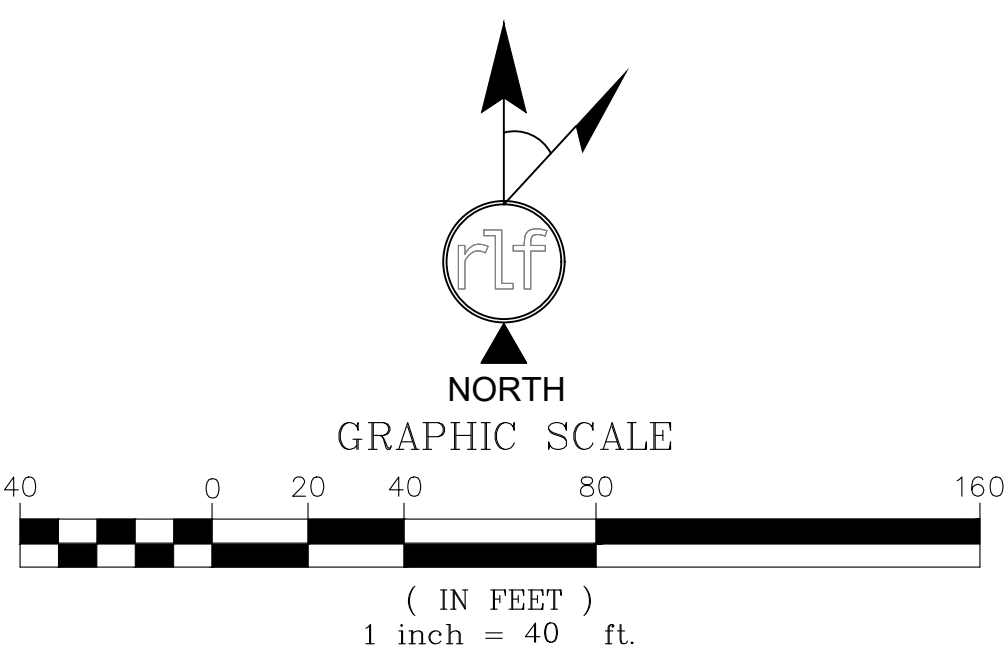
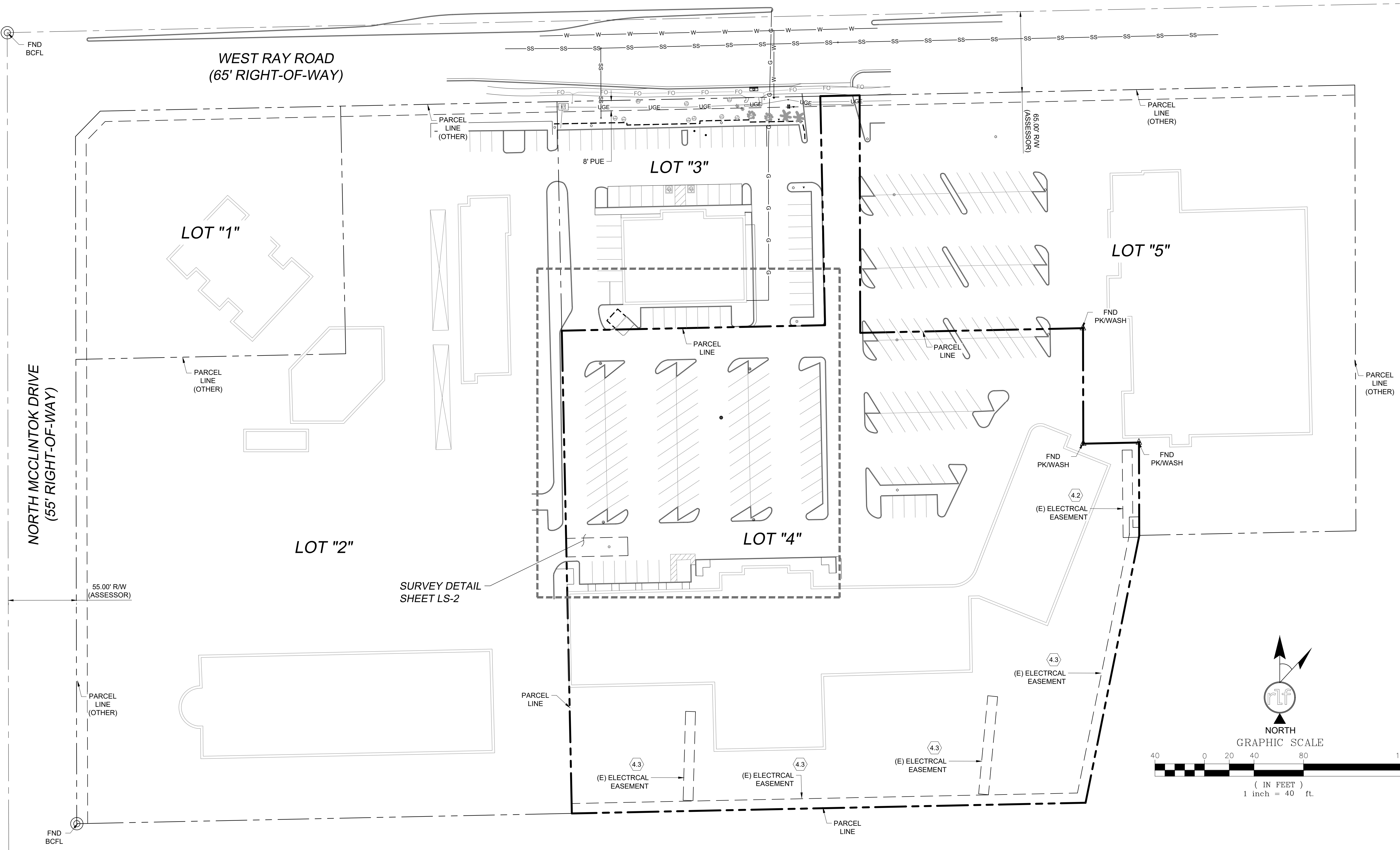
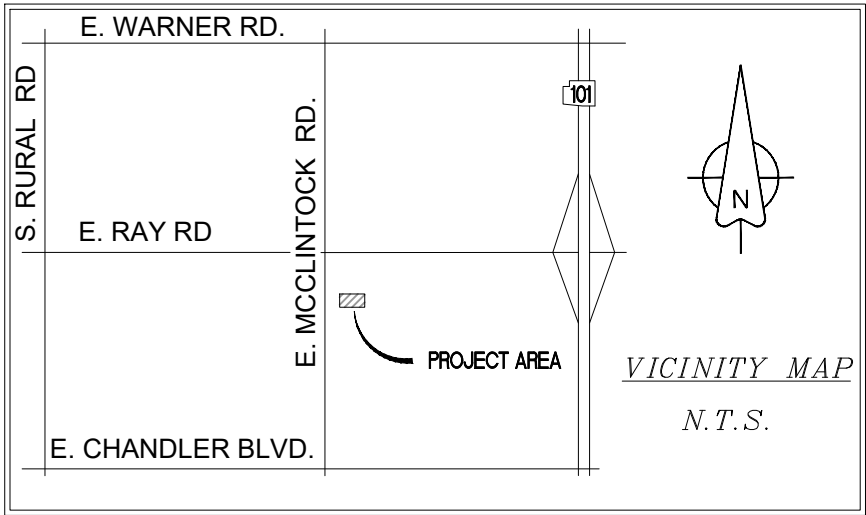
LESSOR'S LEGAL DESCRIPTION

LOT 4, RAY & MCCLINTOCK PLAZA, ACCORDING TO BOOK 327 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS

- 4.1 EASEMENT BY COMMERCIAL RESOURCE INVESTORS III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY TO TUTOR SOUTH TEMPE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DATED APRIL 23, 2007, RECORDED APRIL 24, 2007, IN INSTRUMENT NO: 2007-0475189. NOTES: SEWER
- 4.2 EASEMENT BY RAY & MCCLINTOCK ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, DATED FEBRUARY 14, 1994, RECORDED MARCH 01, 1994, IN INSTRUMENT NO: 94-0170395. NOTES: UNDERGROUND ELECTRICAL
- 4.3 EASEMENT BY RAY & MCCLINTOCK ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, ITS SUCCESSORS AND ASSIGNS, DATED JUNE 13, 1991, RECORDED JUNE 21, 1991, IN INSTRUMENT NO: 91-286026. NOTES: UNDERGROUND ELECTRICAL CONDUIT

ITEMS 1 THRU 3, 4.4 - 4.10, 5.1 - 6.2 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS		
1	09/26/25	TITLE REVIEW
0	07/11/25	PRELIMINARY
NO.	DATE	DESCRIPTION



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

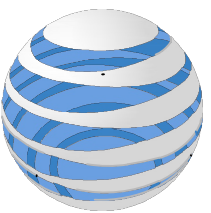
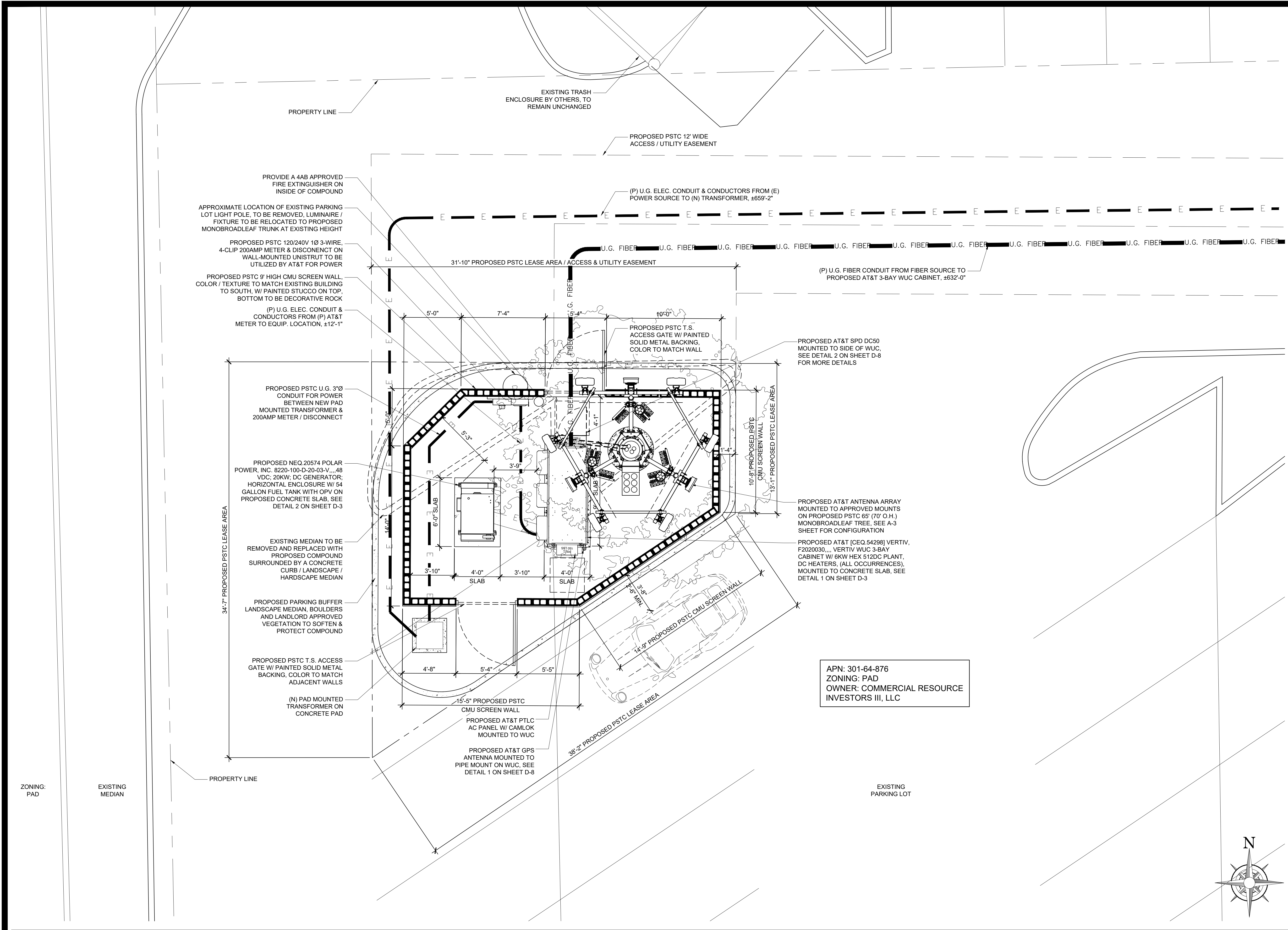
PROJECT No.
2500544
SITE NAME:
GOODAZ0284

SITE ADDRESS:
3875 W. RAY RD.
CHANDLER, AZ 85226

SHEET TITLE:
SURVEY BOUNDARY

SHEET NO.
LS-1
REVISION:

A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings at 12, 0, 6, 12, 24, and 48. The text "(IN FEET)" is centered below the scale bar, and "1 inch = 12 ft." is written below that.



AT&T

1355 W. UNIVERSITY DRIVE
MESA, AZ 85201



701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011



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PROJECT: NEW BUILD
PTSC SITE NO.: GOODAZ-0284
SITE NAME: MCCLINTOCK
AT&T SITE ID / FA: AZL01562 / 15458390
USID: 503892
ADDRESS: 3875 W. RAY ROAD
CHANDLER, AZ 85226
COUNTY: MARICOPA COUNTY

△				
△				
△				
D	5/1/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY
DRAWINGS
FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

ENLARGED COMPOUND
SITE PLAN

SHEET NUMBER

A-2

NNH4-65C-R6-V3

PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	200

Electrical Specifications, BASTA

Frequency Band, MHz	698-806	806-896	1695-1880	1850-1990	1920-2180	2300-2360
Gain by all Beam Tilts, average, dBi	15.2	15.6	16.2	16.7	16.9	17.5
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.7	±0.7	±0.7	±0.7
Gain by Beam Tilt, average, dBi	0° 14.9 5° 15.2 10° 15.2	0° 15.2 5° 15.6 10° 15.6	0° 16.0 5° 16.2 10° 16.2	0° 16.4 5° 16.7 10° 16.7	0° 16.5 5° 17.0 10° 16.9	0° 17.0 5° 17.6 10° 17.5
Beamwidth, Horizontal Tolerance, degrees	±2.4	±2.8	±3.9	±2.3	±2.8	±3.3
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.4	±0.4	±0.5	±0.2
USLS, beampeak to 20° above beampeak, dB	17	16	15	16	16	17
Front-to-Back Total Power at 180° ± 30°, dB	23	23	30	32	29	28
CPR at Boresight, dB	23	24	18	21	21	17
CPR at Sector, dB	9	7	10	11	10	9

Mechanical Specifications

Effective Projective Area (EPA), frontal	0.9 m² 9.688 ft²
Effective Projective Area (EPA), lateral	0.31 m² 3.337 ft²
Mechanical Tilt Range	0°-10°
Wind Loading @ Velocity, frontal	954.0 N @ 150 km/h (214.5 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	331.0 N @ 150 km/h (74.4 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	1,235.0 N @ 150 km/h (277.6 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	785.0 N @ 150 km/h (176.5 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h (150 mph)

Packaging and Weights

Width, packed	565 mm 22.244 in
Depth, packed	309 mm 12.165 in
Length, packed	2625 mm 103.347 in

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COMMScope

NNH4-65C-R6-V3

Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)

Dimensions

Width	498 mm 19.606 in
Depth	197 mm 7.756 in
Length	2438 mm 95.984 in
Net Weight, without mounting kit	40.5 kg 89.287 lb

Array Layout

Array	Freq (MHz)	Conns	RET (MRET)	AISG RET UID
R1	698-896	1-2	1	CPxxxxxxxxxxxxxxxxmm.1
R2	698-896	3-4	2	CPxxxxxxxxxxxxxxxxmm.2
Y1	1695-2360	5-6	3	CPxxxxxxxxxxxxxxxxmm.3
Y2	1695-2360	7-8	4	CPxxxxxxxxxxxxxxxxmm.4
Y3	1695-2360	9-10	5	CPxxxxxxxxxxxxxxxxmm.5
Y4	1695-2360	11-12	6	CPxxxxxxxxxxxxxxxxmm.6

Port Configuration

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COMMScope

ANTENNA DETAILS

N.T.S.

4

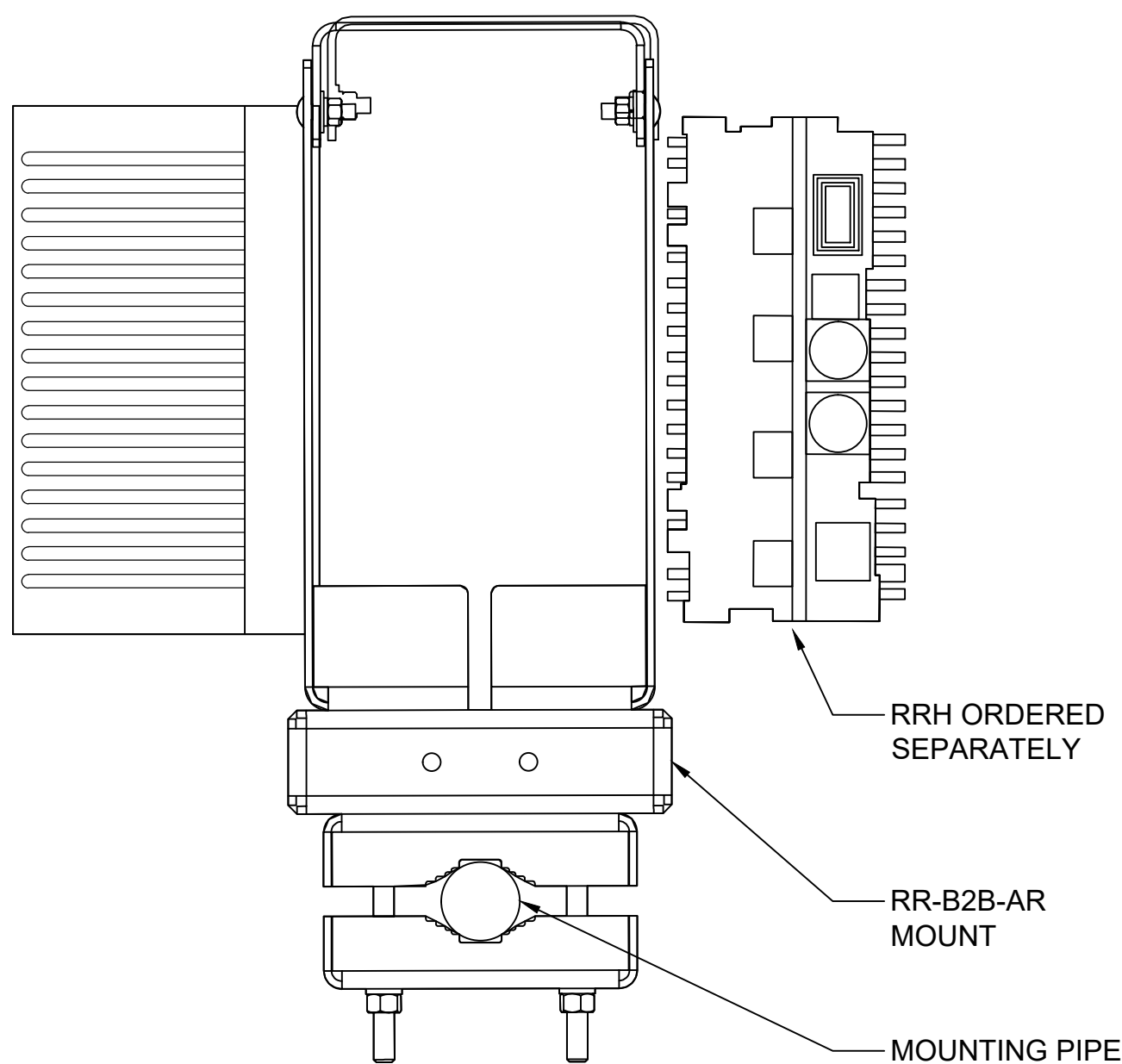
ANTENNA LAYOUT

N.T.S.

2

COMMScope RR-B2B-AR	
TOTAL WEIGHT (UNFINISHED)	36 LBS (16.329 Kg)
ROUND LEGS	2-3/8" DIA TO 3-1/2" DIA

ALL HARDWARE TO BE TORQUED TO 35 FT-LBS



BACK TO BACK MOUNT DETAIL

N.T.S.

3

ANTENNA CONFIGURATION TABLE

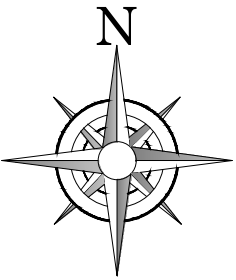
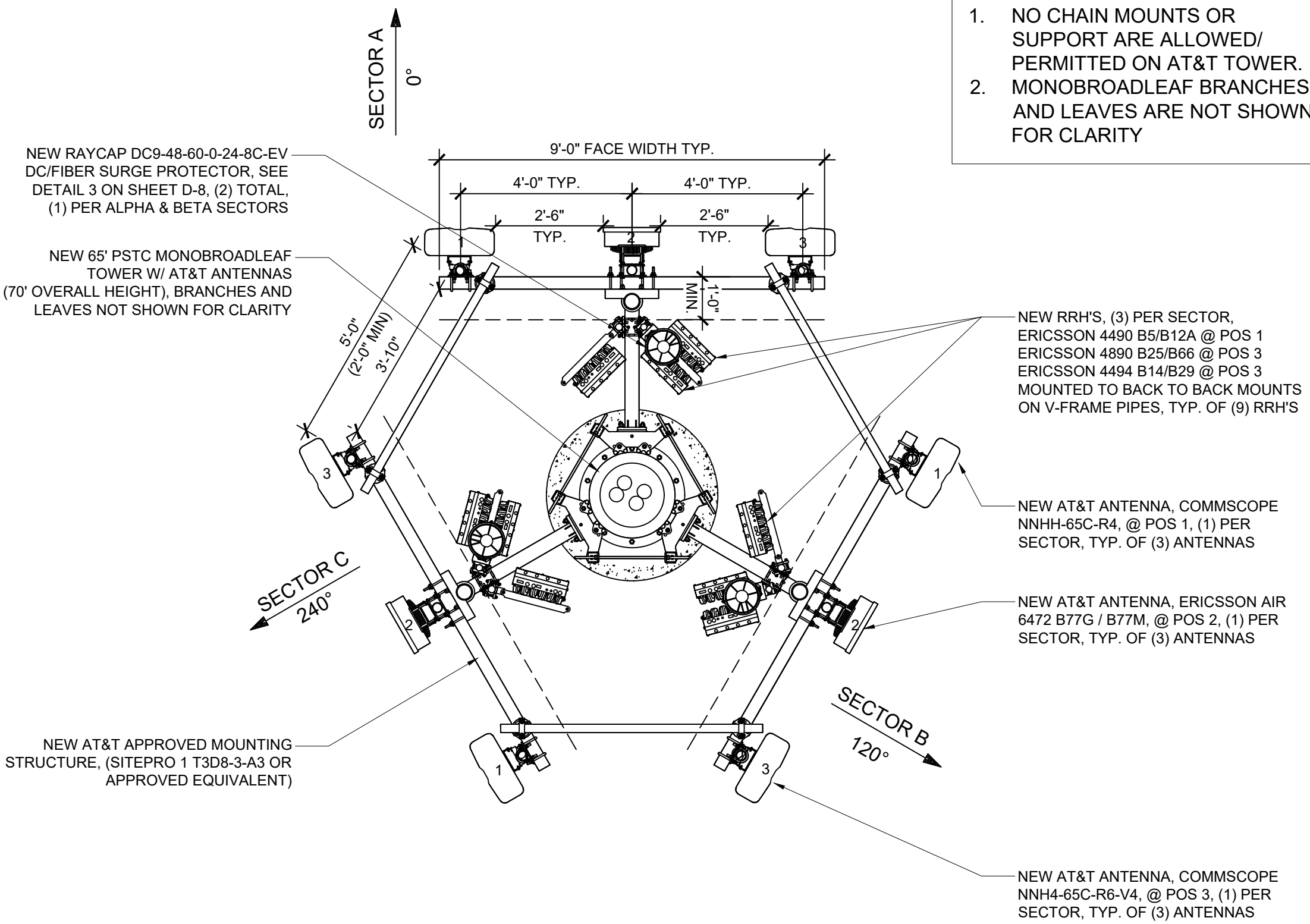
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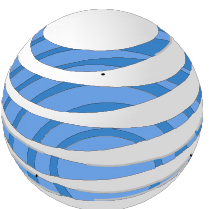
1

NEW ANTENNA CONFIGURATION TABLE					
	POSITION (# OR N/A)	1	2	-	3
SECTOR A	ANTENNA	(N) COMMScope NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMScope NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	0°	0°		0°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A	-		ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
SECTOR B	ANTENNA	(N) COMMScope NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMScope NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	120°	120°		120°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A	-		ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
SECTOR C	ANTENNA	(N) COMMScope NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMScope NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	240°	240°		240°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A	-		ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29

NOTES: #

- NO CHAIN MOUNTS OR SUPPORT ARE ALLOWED/ PERMITTED ON AT&T TOWER.
- MONOBROADLEAF BRANCHES AND LEAVES ARE NOT SHOWN FOR CLARITY





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PROJECT: NEW BUILD
PTSC SITE NO.: GOODAZ-0284
SITE NAME: MCCLINTOCK
AT&T SITE ID / FA: AZL01562 / 15458390
USID: 503892
ADDRESS: 3875 W. RAY ROAD
CHANDLER, AZ 85226
COUNTY: MARICOPA COUNTY

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B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

YDC PROJECT NUMBER

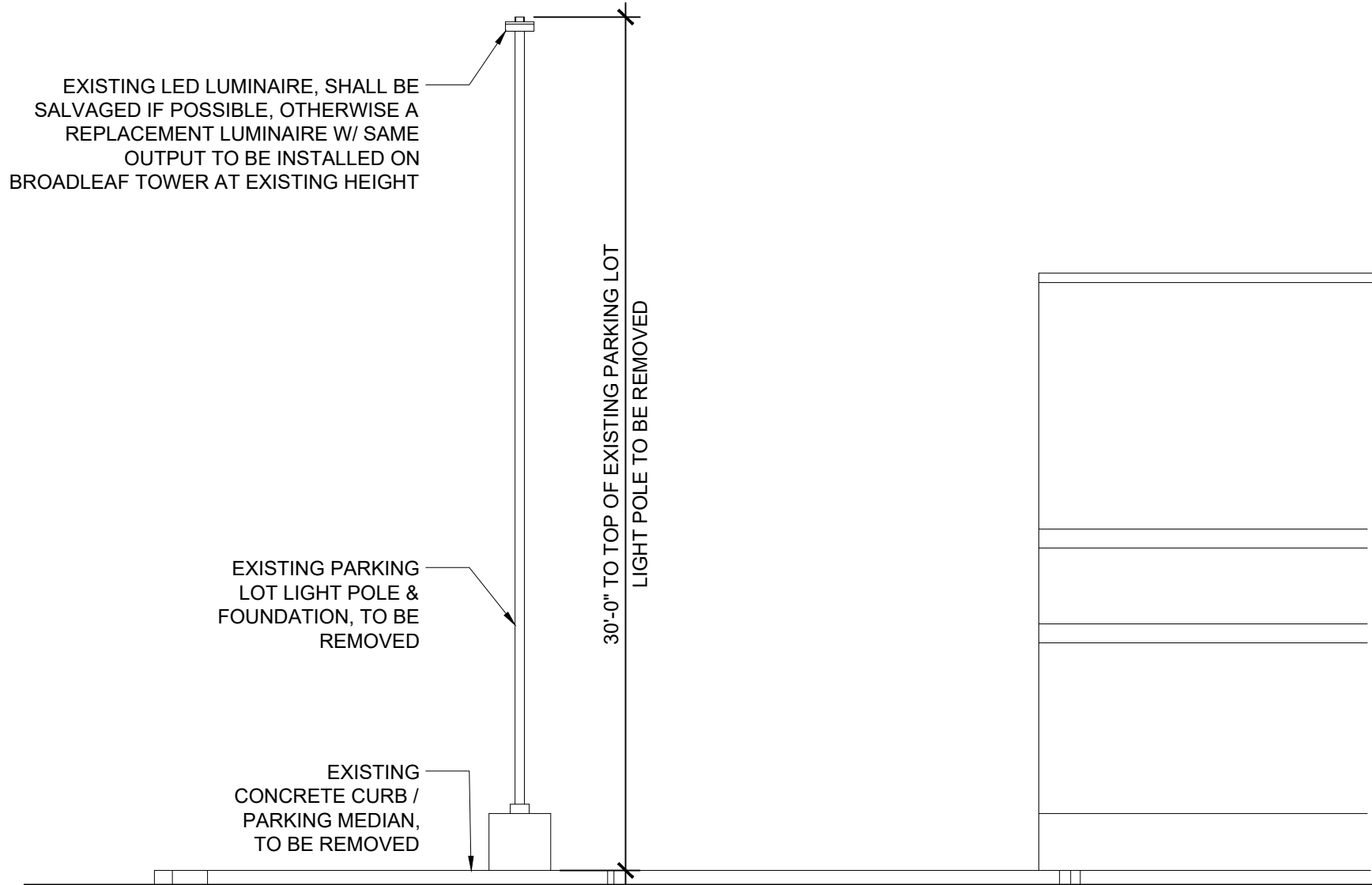
YDC-11352

SHEET TITLE

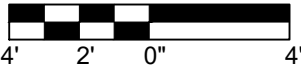
ANTENNA LAYOUT & DETAILS

SHEET NUMBER

A-3

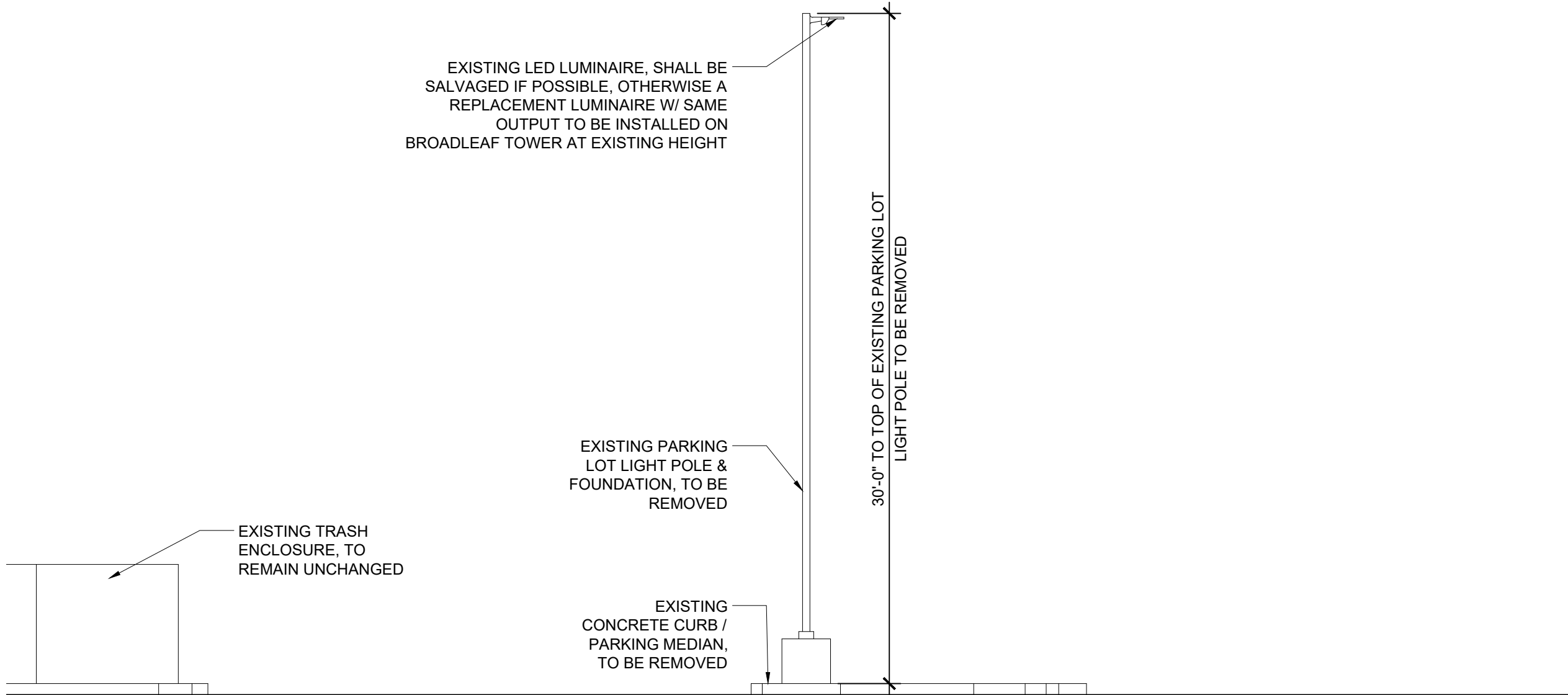


22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



2

EXISTING WEST ELEVATION



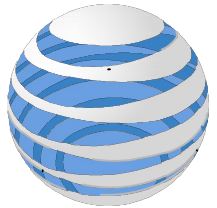
22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1

NOTE:

NO CHAIN MOUNTS OR SUPPORT ARE ALLOWED/ PERMITTED ON AT&T TOWER.



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	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY
DRAWINGS
FOR ZONING ONLY

YDC PROJECT NUMBER

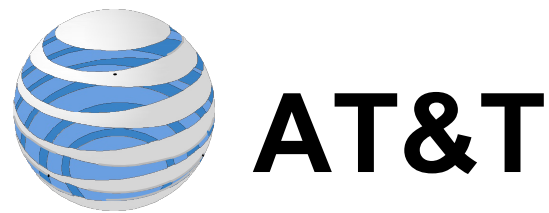
YDC-11352

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A-3.1



1355 W. UNIVERSITY DRIVE
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A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY
DRAWINGS
FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

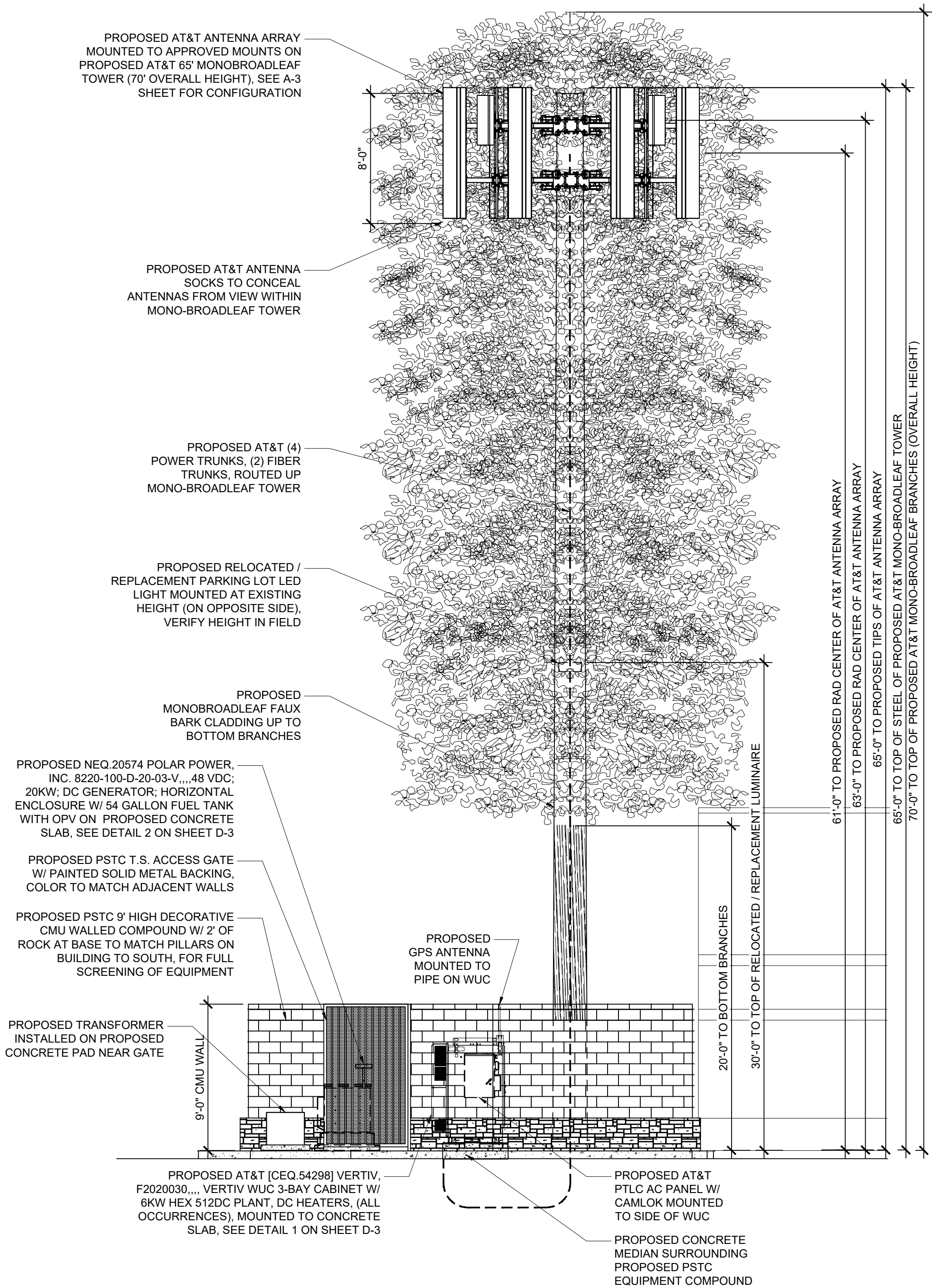
ELEVATIONS

SHEET NUMBER

A-4

NOTE:

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ALLOWED/ PERMITTED ON AT&T TOWER.



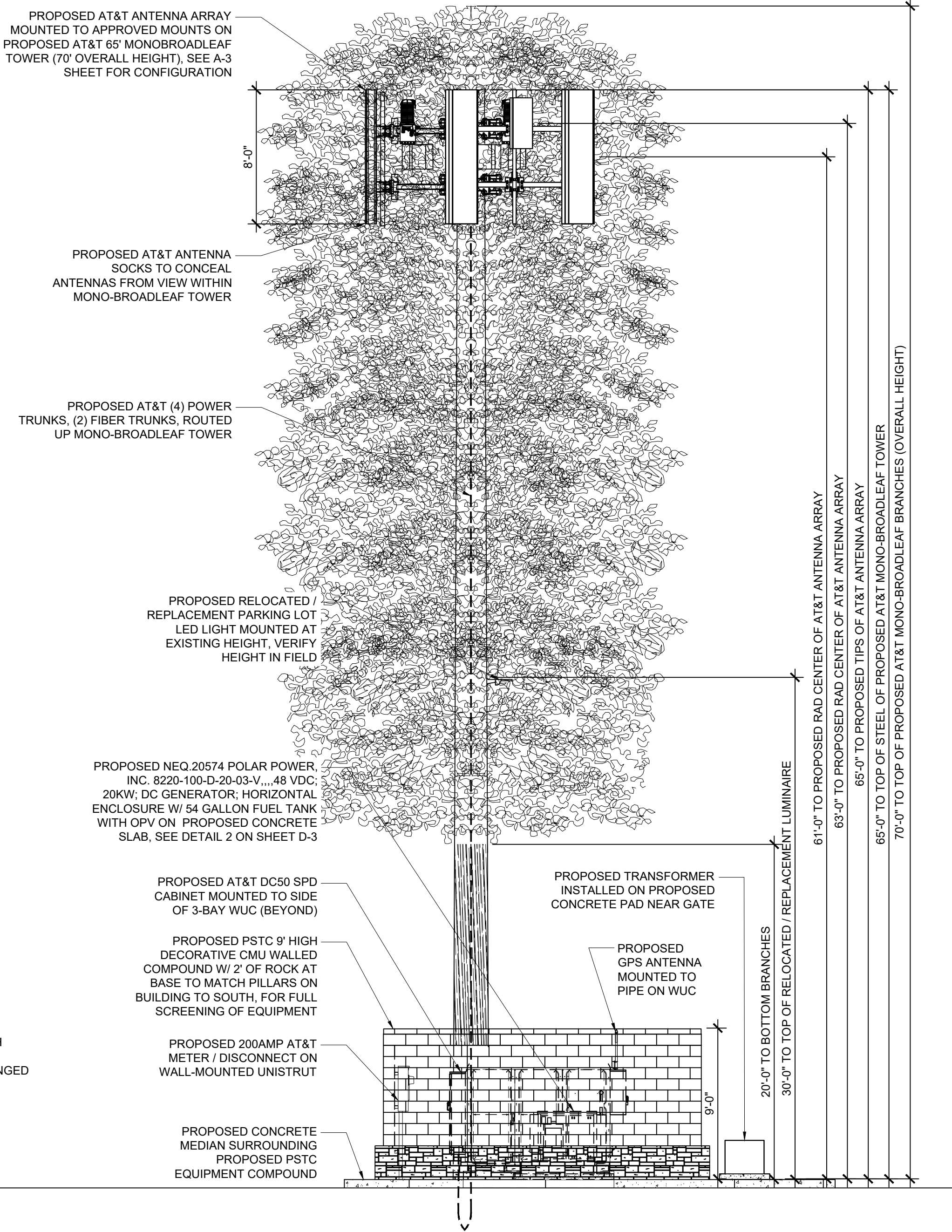
NEW SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

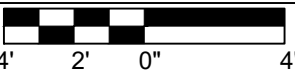


2

NEW WEST ELEVATION



22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1