



SITE NAME: VIEWPOINT PARK



SITE PHOTO

SHEET INDEX

- T-1 PROJECT INFORMATION AND DATA
- LS-1 SITE SURVEY
- Z-1 SITE PLAN
- Z-2 ENLARGED SITE PLAN
- Z-3 PROJECT ELEVATIONS

CLIENT

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

OWNER

CITY OF PRESCOTT VALLEY
7501 E. CIVIC CIRCLE
PRESCOTT VALLEY, AZ. 86314
CONTACT: RICK NYE
PHONE: (602) 712-9900

SITE ACQUISITION

RELIANT LAND SERVICES
7201 E. CAMELBACK RD. #310
SCOTTSDALE, AZ 85251
CONTACT: REG DESTREE
PHONE: (602) 349-6930

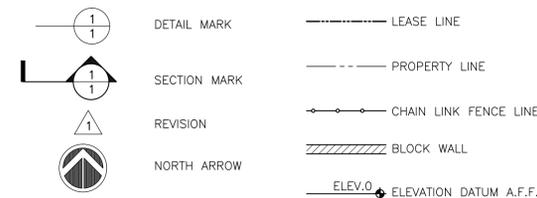
DESIGNER

BK DESIGN INC.
3100 N. 3RD AVE, SUITE 100
PHOENIX, AZ 85013
CONTACT: ROBERT ONTIVEROS
PHONE: (602) 499-5867

SURVEYOR

RLF CONSULTING, LLC
1214 N. STADEM DR.
TEMPE, AZ 85281
CONTACT: RYAN FIDLER
PHONE: (480) 510-3668

SYMBOLS



PROJECT DATA

LESSEE: VERIZON WIRELESS

ZONING: PL
APN: 103-42-783B
JURISDICTION: PRESCOTT VALLEY
BUILDING CODES: 2006 IBC
2005 NEC
2006 IMC

LEASE AREA: 720 SQ. FT.
BUILDING AREA: 230 SQ. FT.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED PREMANUFACTURED EQUIPMENT BUILDING WITHIN A PROPOSED SCREENED COMPOUND AND NEW ANTENNAS MOUNTED TO A PROPOSED LIGHT POLE.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

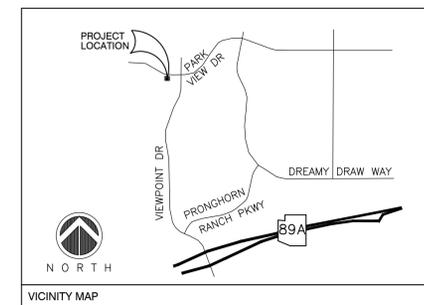
EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

PROJECT UTILITIES

- POWER COMPANY: APS
PHONE: (928) 474-2204
- TELEPHONE COMPANY: QWEST
PHONE: (928) 468-8995

SITE DIRECTIONS

FROM 126 W. GEMINI DR., TEMPE — TRAVEL SOUTH ON ASH AVE. TO GUADALUPE AND TURN WEST. TRAVEL ON GUADALUPE RD. TO KYRENE RD. AND TURN NORTH. CONTINUE ON KYRENE RD. TO BASELINE RD. AND TURN WEST. TRAVEL WEST ON BASELINE RD. TO I-10 TOWARDS PHOENIX. CONTINUE ON I-10 TO INTERSTATE 17 NORTH — TRAVEL ON I-17 FOR APPROX 60 MILES TO HWY 69 WEST (PRESCOTT) — CONTINUE ON HWY 69 — APPROX. 2 MILES AFTER THE TOWN OF DEWEY — TURN RIGHT (NORTHBOUND) ON FAIN RD. TRAVEL TO HWY 89A AND TRAVEL WEST TO VIEWPOINT DR. EXIT NORTH ON VIEWPOINT DR. TO PARK VIEW DR. TURN LEFT, SITE WILL LOCATED AT VIEWPOINT PARK.



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE., STE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER	DRWN BY	CHKD BY
13023	RO	BK

REVISIONS		
	06.26.14	ISSUE TO CLIENT
	07.28.14	ISSUE FOR SUBMITTAL
	03.17.15	CITY COMMENTS

SITE NAME

VIEWPOINT PARK

SITE ADDRESS

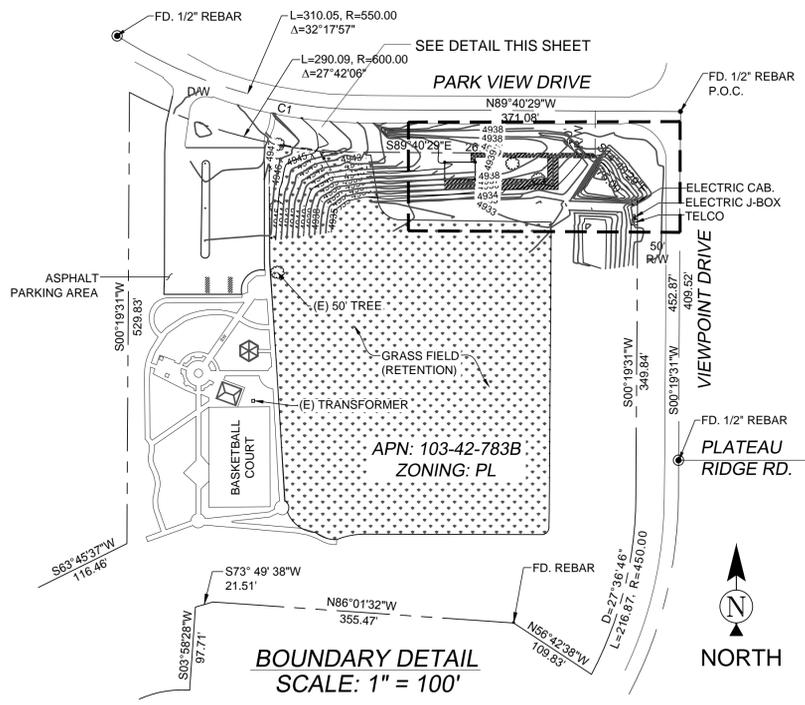
7510 N. VIEWPOINT DR.
PRESCOTT VALLEY, AZ 86314

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

T-1

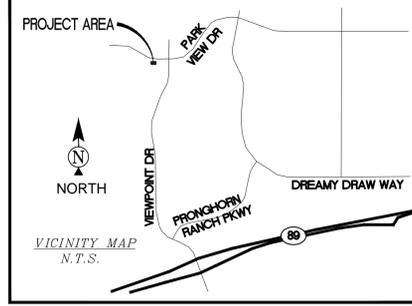


PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 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 02/17/14.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21400780 EFFECTIVE DATE: 01/31/2014.
- 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.



POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 39' 07.120" NORTH (NAD83)
 LONGITUDE 112° 20' 13.987" WEST (NAD83)
 ELEVATION @ GROUND= 4939.3' (NAVD88)

LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND AS NOTED
- POWER POLE
- BREAKLINE
- POSITION OF GEODETIC COORDINATES
- NATURAL GRADE
- TOP OF BUILDING
- RIGHT OF WAY
- ASPHALT
- ACCESS DRIVEWAY
- TOP OF SLOPE
- TOE OF SLOPE
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- EXISTING
- FOUND
- SPOT ELEVATION
- BOUNDARY LINE
- BOUNDARY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- CHAIN LINK FENCE

LINE TABLE

LINE	LENGTH	BEARING
L1	100.53	N89° 40' 29"W
L2	52.50	S0° 19' 31"W
L6	20.00	S0° 00' 00"E
L7	36.00	N90° 00' 00"W
L8	20.00	N0° 00' 00"E
L9	33.50	N90° 00' 00"E
L11	33.92	S0° 00' 00"E
L12	127.76	N90° 00' 00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	232.34'	550.00'	24° 12' 12"	N77° 34' 23"W	230.61'
C2	123.05'	602.50'	11° 42' 05"	S83° 49' 28"E	122.83'

LESSOR'S LEGAL DESCRIPTION
 VIEWPOINT PARK, AS DEDICATED ON REVISIONARY PLAT OF TRACT B OF PARKRIDGE AT THE VIEWPOINT, RECORDED IN BOOK 47 OF MAPS AND PLATS, PAGE 79, RECORDS OF YAVAPAI COUNTY, ARIZONA

EXCEPTING THEREFROM THAT PORTION CONVEYED IN BOOK 4172 OF OFFICIAL RECORDS, PAGE 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 291, REVERSIONARY PLAT OF LOT 291 OF THE VIEWPOINT UNIT SIX AMENDED, AS RECORDED IN BOOK 41 OF MAPS AND PLATS AT PAGE 25, COUNTY RECORDER'S OFFICE, MARKED WITH A FOUND ONE HALF INCH REBAR, L.S. 23383; THENCE SOUTH 29°00'01" WEST (BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), ALONG THE NORTHWESTERLY LINE OF SAID LOT 291, 102.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 291 AND A FOUND ONE HALF INCH REBAR, L.S. 16558; THENCE NORTH 57°07'12" WEST, 19.50 FEET; THENCE NORTH 39°52'19" EAST, 103.15 FEET TO THE TRUE POINT OF BEGINNING.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT NO. 1 LEGAL DESCRIPTION
 A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF VIEWPOINT PARK, AS DEDICATED ON REVISIONARY PLAT OF TRACT B OF PARKRIDGE AT THE VIEWPOINT, RECORDED IN BOOK 47 OF MAPS AND PLATS, PAGE 79, RECORDS OF YAVAPAI COUNTY, ARIZONA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND HALF INCH REBAR AT THE CENTERLINE INTERSECTION OF PARK VIEW DRIVE AND VIEWPOINT DRIVE FROM WHICH A FOUND HALF INCH REBAR AT THE CENTERLINE INTERSECTION OF VIEWPOINT DRIVE AND PLATEAU RIDGE ROAD BEARS SOUTH 00°19'31" WEST, 409.52 FEET; THENCE NORTH 89°40'29" WEST ALONG THE CENTERLINE OF PARK VIEW DRIVE, 100.53 FEET; THENCE SOUTH 00°19'31" WEST, 52.50 FEET; TO THE POINT OF BEGINNING.

THENCE NORTH 89°40'29" WEST, 143.76 FEET; THENCE SOUTH 00°00'00" EAST, 8.45 FEET TO THE POINT OF TERMINUS.

PROPOSED LESSEE ACCESS/UTILITY EASEMENT NO. 2 LEGAL DESCRIPTION
 A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF VIEWPOINT PARK, AS DEDICATED ON REVISIONARY PLAT OF TRACT B OF PARKRIDGE AT THE VIEWPOINT, RECORDED IN BOOK 47 OF MAPS AND PLATS, PAGE 79, RECORDS OF YAVAPAI COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

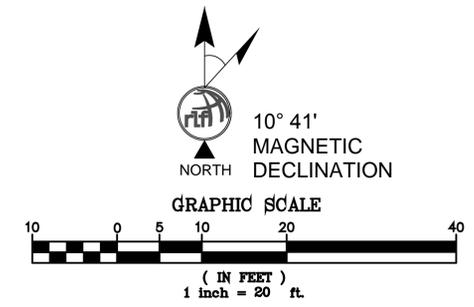
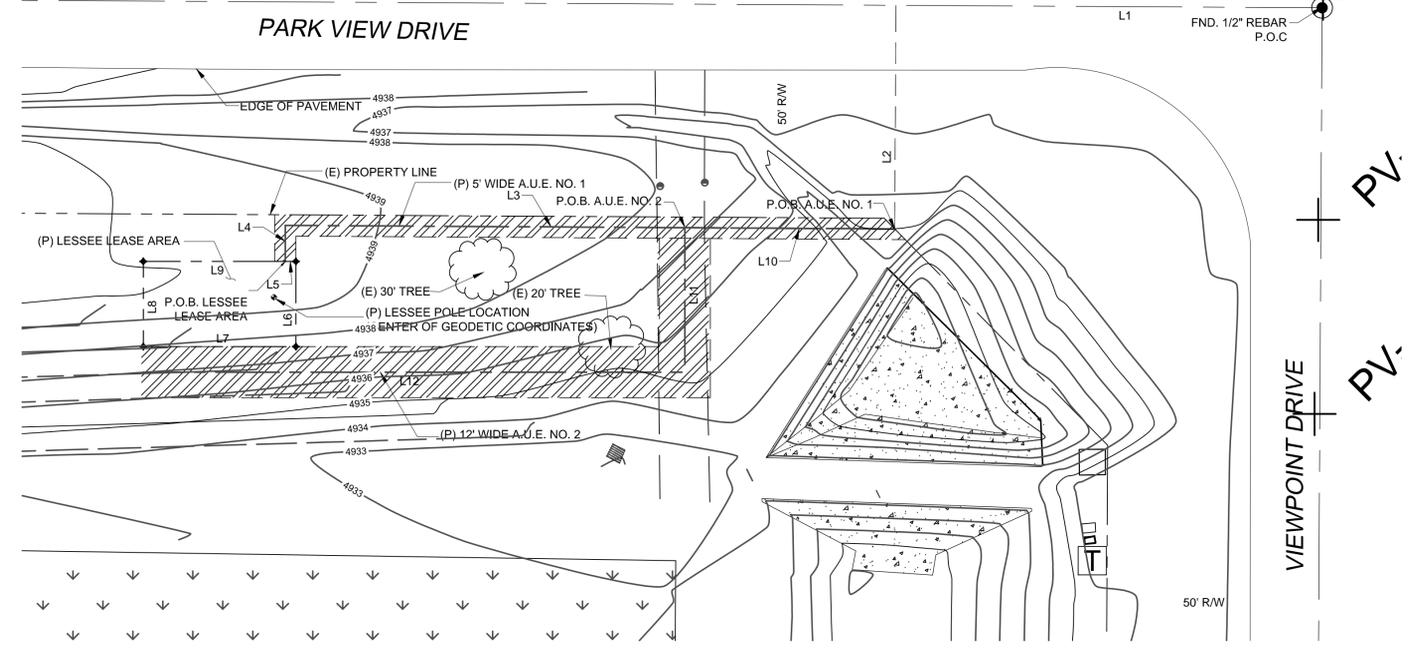
COMMENCING AT A FOUND HALF INCH REBAR AT THE CENTERLINE INTERSECTION OF PARK VIEW DRIVE AND VIEWPOINT DRIVE FROM WHICH A FOUND HALF INCH REBAR AT THE CENTERLINE INTERSECTION OF VIEWPOINT DRIVE AND PLATEAU RIDGE ROAD BEARS SOUTH 00°19'31" WEST, 409.52 FEET; THENCE NORTH 89°40'29" WEST ALONG THE CENTERLINE OF PARK VIEW DRIVE, 100.53 FEET; THENCE SOUTH 00°19'31" WEST, 52.50 FEET; THENCE NORTH 89°40'29" WEST, 49.50 FEET; TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 33.92 FEET; THENCE NORTH 90°00'00" WEST, 127.76 FEET TO THE POINT OF TERMINUS

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION
 A PARCEL OF LAND BEING A PORTION OF VIEWPOINT PARK, AS DEDICATED ON REVISIONARY PLAT OF TRACT B OF PARKRIDGE AT THE VIEWPOINT, RECORDED IN BOOK 47 OF MAPS AND PLATS, PAGE 79, RECORDS OF YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND HALF INCH REBAR AT THE CENTERLINE INTERSECTION OF PARK VIEW DRIVE AND VIEWPOINT DRIVE FROM WHICH A FOUND HALF INCH REBAR AT THE CENTERLINE INTERSECTION OF VIEWPOINT DRIVE AND PLATEAU RIDGE ROAD BEARS SOUTH 00°19'31" WEST, 409.52 FEET; THENCE NORTH 89°40'29" WEST ALONG THE CENTERLINE OF PARK VIEW DRIVE, 100.53 FEET; THENCE SOUTH 00°19'31" WEST, 52.50 FEET; THENCE NORTH 89°40'29" WEST, 143.76 FEET; THENCE SOUTH 00°00'00" EAST, 8.45 FEET; TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" EAST, 2.50 FEET; THENCE SOUTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" WEST, 36.00 FEET; THENCE NORTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" EAST, 33.50 FEET TO THE POINT OF BEGINNING.



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.

FIELD BY:	CAP
DRAWN BY:	ABM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	06/30/14	FINAL SURVEY
2	02/28/14	FINAL SURVEY
1	02/20/14	PRELIM SURVEY

PROJECT No.
09001483

SITE NAME:
VIEWPOINT PARK

SITE ADDRESS:
7510 N. VIEWPOINT DR.
PRESCOTT VALLEY, AZ 86314

SHEET TITLE:
SITE SURVEY

SHEET NO. LS-1	REVISION:
--------------------------	------------------

FOUND IRON ROD
CENTERLINE OF
PARK VIEW DR

CENTERLINE OF PROPOSED LESSEE
12'-0" WIDE ACCESS/UTILITY EASEMENT;
SEE SITE SURVEY FOR LEGAL DESCRIPTION

SETBACK FROM POLE TO RESIDENTIAL	
NORTH	208'-2"
EAST	531'-8"

L=290.09,
R=600.00
Δ=27°42'06"

PROPOSED LESSEE 36'-0" x
20'-0" LEASE AREA / 8'-0"
HIGH CMU SCREEN WALL

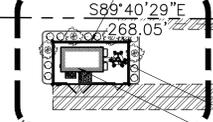
CENTERLINE OF PROPOSED LESSEE
5'-0" WIDE UTILITY EASEMENT; SEE SITE
SURVEY FOR LEGAL DESCRIPTION

PARK VIEW DRIVE

FOUND IRON ROD IN HANDHOLE
INTERSECTION OF PARK VIEW DR
AND ROBERT ROAD

LIMITS OF LESSORS
PROPERTY

50'-0"
ROW



EXISTING ELECTRIC SWITCH

EXISTING ELECTRIC JUNCTION BOX

EXISTING TELCO

PROPOSED LESSEE 60'-0" HIGH MONOPOLE

PROPOSED LESSEE STATE APPROVED
11'-6" x 25'-5" PREFABRICATED
EQUIPMENT SHELTER

1
Z-2



3100 N. 3RD AVE., STE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

THESE DRAWINGS ARE COPYWRITTEN
AND THE PROPERTY OF BK DESIGN
INC. AND PRODUCED SOLELY FOR THE
USE OF OUR CLIENT. ANY
REPRODUCTION OR USE OF THE
INFORMATION CONTAINED WITHIN SAID
DRAWINGS IS PROHIBITED WITHOUT
WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER	DRWN BY	CHKD BY
13023	RO	BK

REVISIONS		
△	06.26.14	ISSUE TO CLIENT
△	07.28.14	ISSUE FOR SUBMITTAL
△	03.17.15	CITY COMMENTS

EDGE OF EXISTING
SIDEWALK

S00°19'31"W
529.83'

APN: 103-42-783B
ZONING: PL

50'-0"
ROW

S00°19'31"W
349.84'

VIEWPOINT DRIVE

EXISTING TREE
(TYP.)

EXISTING OVERHANG

EXISTING BUILDING

EXISTING TRANSFORMER

EXISTING SOCCER FIELD

EXISTING
BASKETBALL
COURT

LIMITS OF LESSORS
PROPERTY

S63°45'37"W
116.46'

N86°01'32"W
355.47'

FOUND IRON REBAR

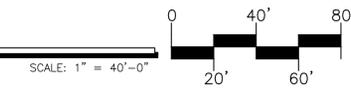
N56°42'38"W
109.83'

LIMITS OF
LESSORS
PROPERTY



1
Z-1

SITE PLAN



SITE NAME

VIEWPOINT PARK

SITE ADDRESS

7510 N. VIEWPOINT DR.
PRESCOTT VALLEY, AZ 86314

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE., STE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER	DRWN BY	CHKD BY
13023	RO	BK

REVISIONS		
△	08.28.14	ISSUE TO CLIENT
△	07.28.14	ISSUE FOR SUBMITTAL
△	03.17.15	CITY COMMENTS

SITE NAME

VIEWPOINT PARK

SITE ADDRESS

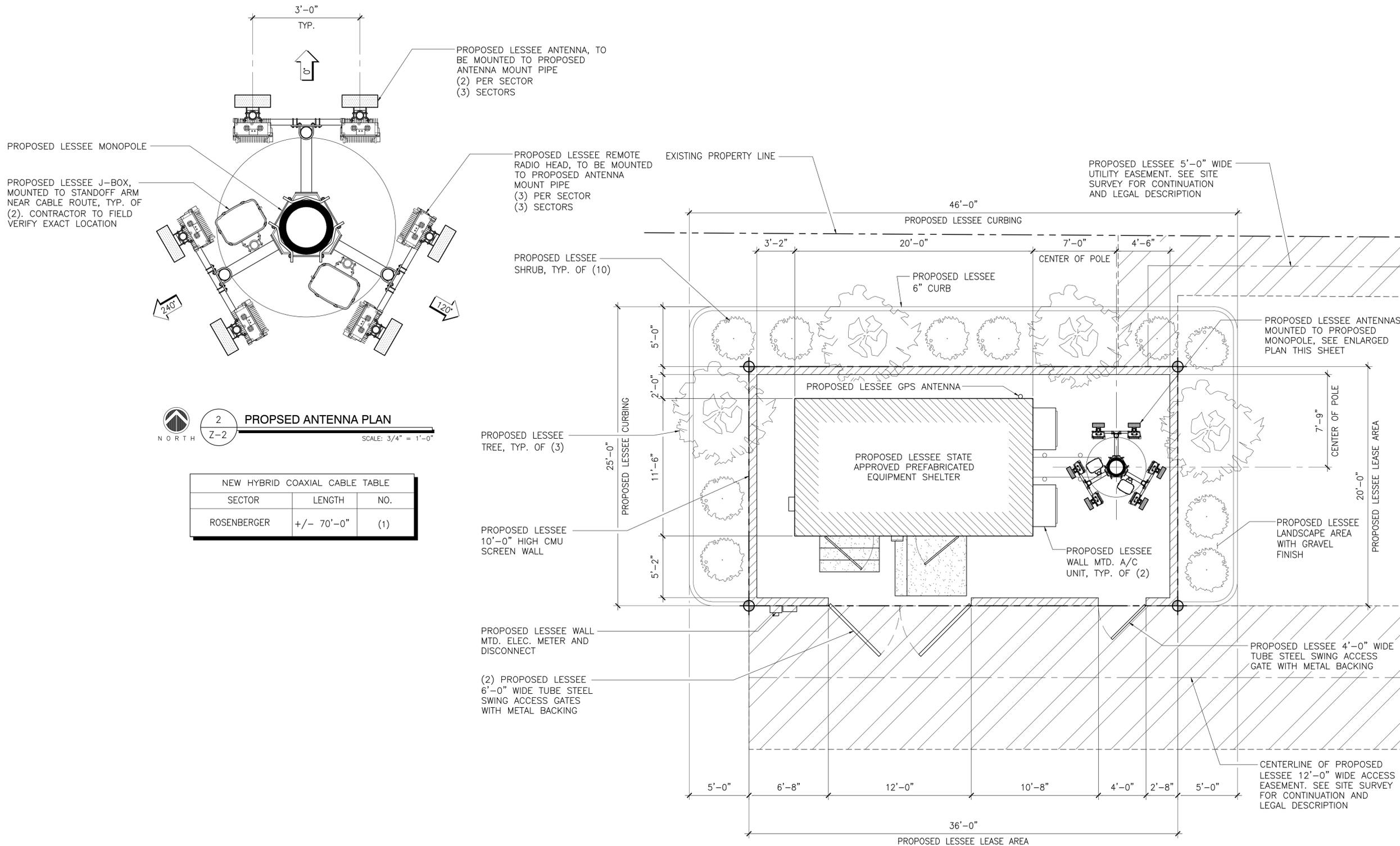
7510 N. VIEWPOINT DR.
PRESCOTT VALLEY, AZ 86314

SHEET TITLE

ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER

Z-2



INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE., STE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

THESE DRAWINGS ARE COPYRIGHTED AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER	DRWN BY	CHKD BY
13023	RO	BK

REVISIONS		
△	06.26.14	ISSUE TO CLIENT
△	07.28.14	ISSUE FOR SUBMITTAL
△	03.17.15	CITY COMMENTS

SITE NAME

VIEWPOINT PARK

SITE ADDRESS

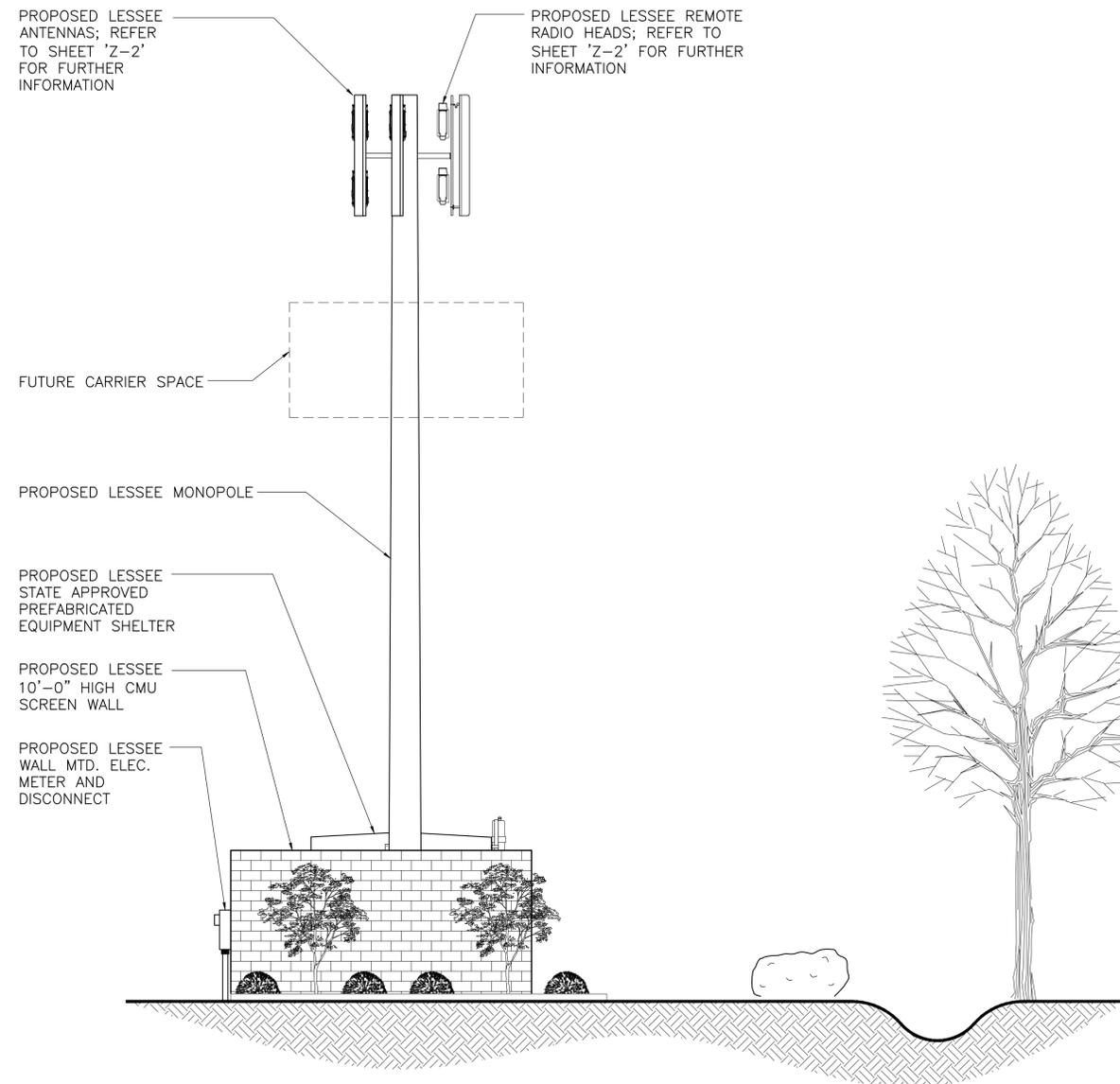
7510 N. VIEWPOINT DR.
PRESCOTT VALLEY, AZ 86314

SHEET TITLE

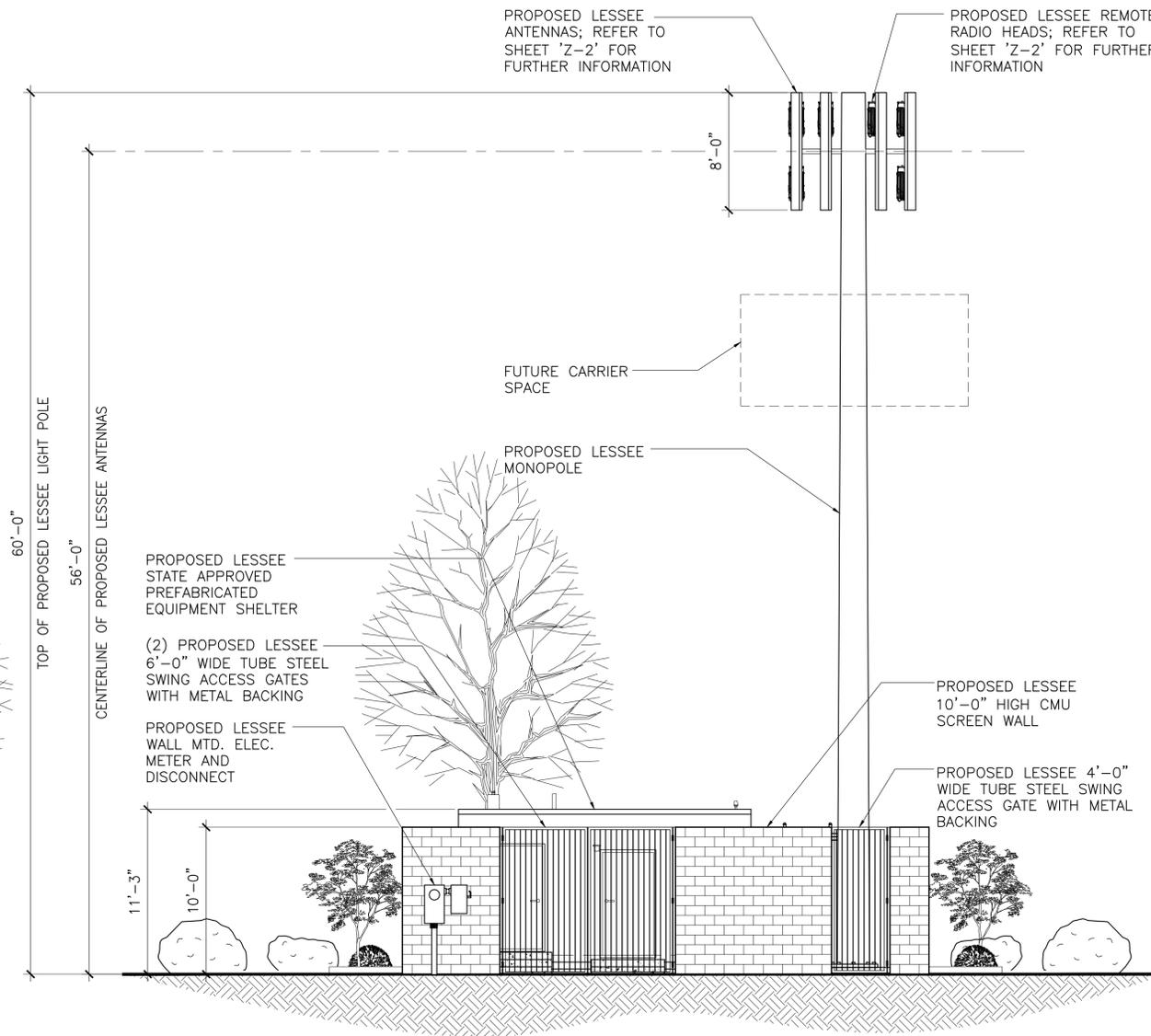
PROJECT ELEVATIONS

SHEET NUMBER

Z-3



1 EAST ELEVATION
Z-3
SCALE: 3/16" = 1'-0"
0 2' 4' 10'
1' 3' 5'



1 SOUTH ELEVATION
Z-3
SCALE: 3/16" = 1'-0"
0 2' 4' 10'
1' 3' 5'