



NOTES

APN: 303-062-10

OWNER: ARTHUR IMIRIAN AND VARDUI IMIRIAN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST; DANIEL IMIRIAN AND NATALIE IMIRIAN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORTS BY: FISTR AMERICAN TITLE COMPANY, FILE NO. 5585378, DATED NOVEMBER 3, 2017. WITHIN SAID TITLE REPORT THERE ARE SEVEN (7) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT, AND NONE (0) CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060048, PANEL NO. 1560H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 50' 35.49" N. NAD 83  
LONG. 119° 47' 19.67" W. NAD 83  
ELEV. 351.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 35 AND 36, INCLUSIVE, IN BLOCK 35 OF THE TOWNSITE OF PINEDALE, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9 PAGES 92 AND 93 OF PLATS, FRESNO COUNTY RECORDS.

APN: 303-062-10

EASEMENT(S) PER TITLE REPORT:

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 28, 1923 AS BOOK 303, PAGE 226 OF OFFICIAL RECORDS.

\*\*\* PLOTTED AS SHOWN HEREON \*\*\*

APPL NO. P18-02742 EXHIBIT C-1 DATE 10/30/2018

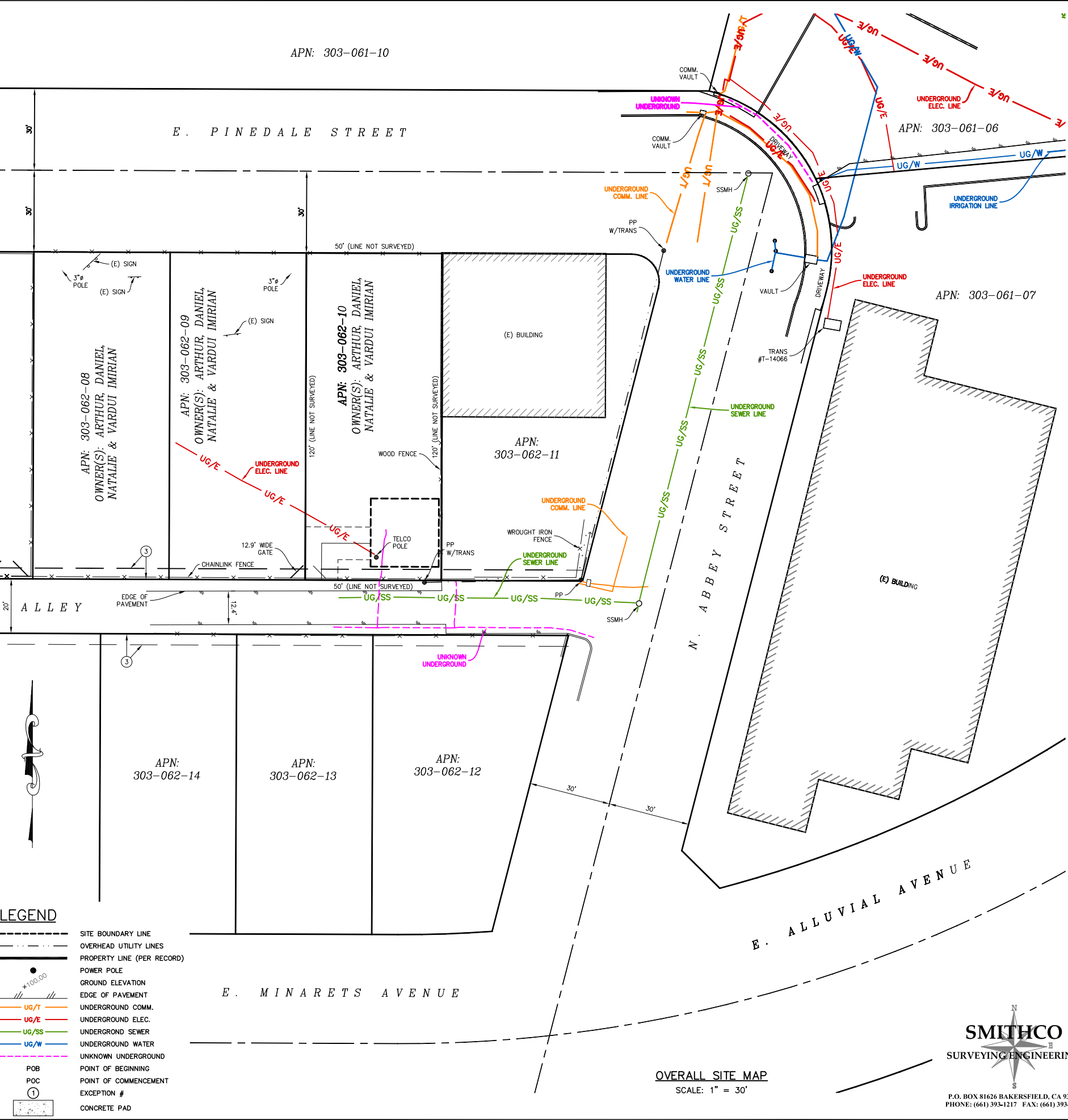
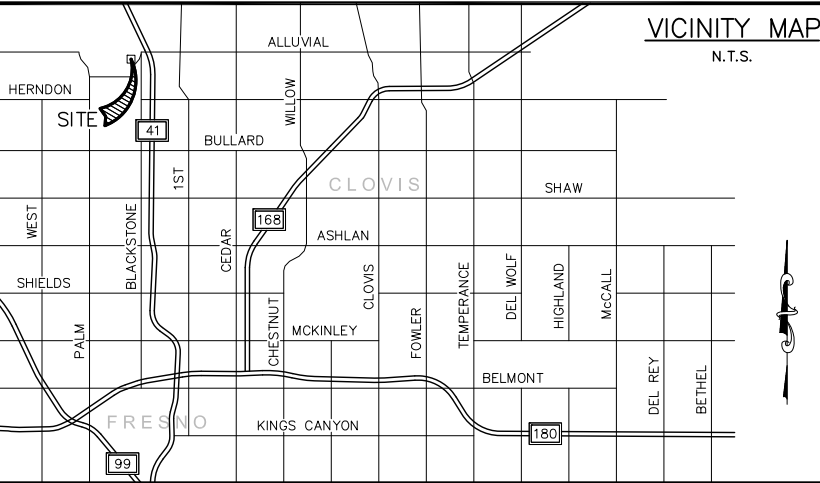
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

COND. APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/29/17	PRELIMINARY	SL
1	12/04/17	LEASE/ESMNTS	SL
2	10/30/18	REDLINES	SL

SMITHCO JOB NO.: 82-909



5015 SHOREHAM PL, SUITE 150  
SAN DIEGO, CA 92122  
www.sacw.com  
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

PRELIMINARY

419071  
ABBY &  
SPRUCE

75 E. PINEDALE AVE.  
FRESNO, CA 93650

FRESNO COUNTY

SHEET TITLE:  
SITE SURVEY  
FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 00°13'03" E, ALONG THE WEST LINE OF SAID LESSOR'S PROPERTY, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID WEST LINE, N 89°46'57" W, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

COURSE 1) THENCE CONTINUING N 89°46'57" W, A DISTANCE OF 25.00 FEET;  
COURSE 2) THENCE N 00°13'03" E, A DISTANCE OF 8.53 FEET TO POINT 'A';  
COURSE 3) THENCE CONTINUING N 00°13'03" E, A DISTANCE OF 16.47 FEET;  
COURSE 4) THENCE S 89°46'57" E, A DISTANCE OF 25.00 FEET;  
COURSE 5) THENCE S 00°13'03" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET, MORE OR LESS.

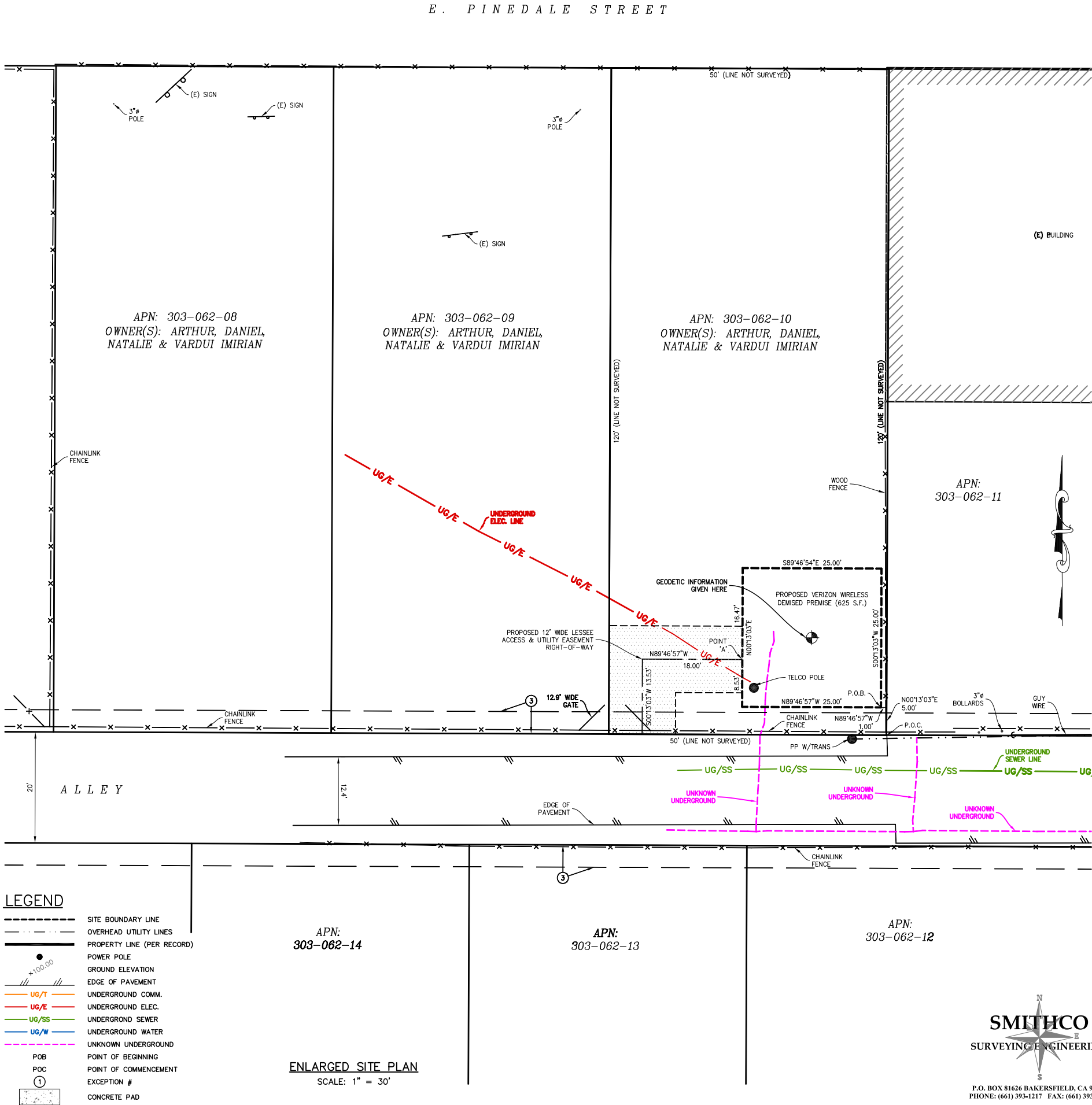
PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 89°46'57" W, A DISTANCE OF 18.00 FEET;  
COURSE 2) THENCE S 00°13'03" W, A DISTANCE OF 13.53 FEET TO THE SOUTH LINE OF THE LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

APPL NO. P18-02742 EXHIBIT C-2 DATE 10/30/2018  
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



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1	12/04/17	LEASE/ESMNTS	SL
2	10/30/18	REDLINES	SL

SMITHCO JOB NO.: 82-909



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2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

PRELIMINARY

419071  
ABBY &  
SPRUCE

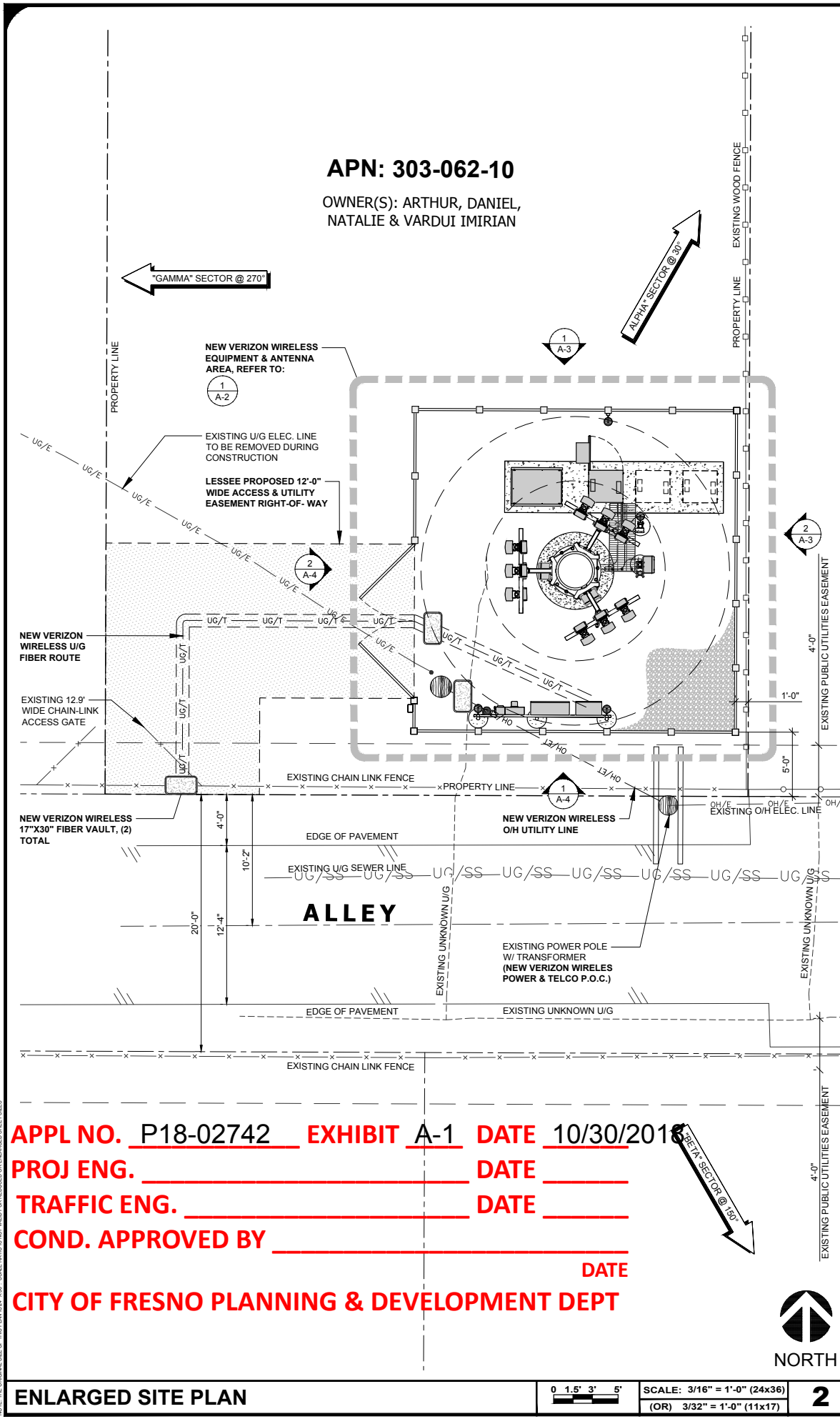
75 E. PINEDALE AVE.  
FRESNO, CA 93650

FRESNO COUNTY

SHEET TITLE:  
SITE SURVEY  
FOR EXAMINATION ONLY

C-2





APPL NO. P18-02742 EXHIBIT A-1 DATE 10/30/2018

PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

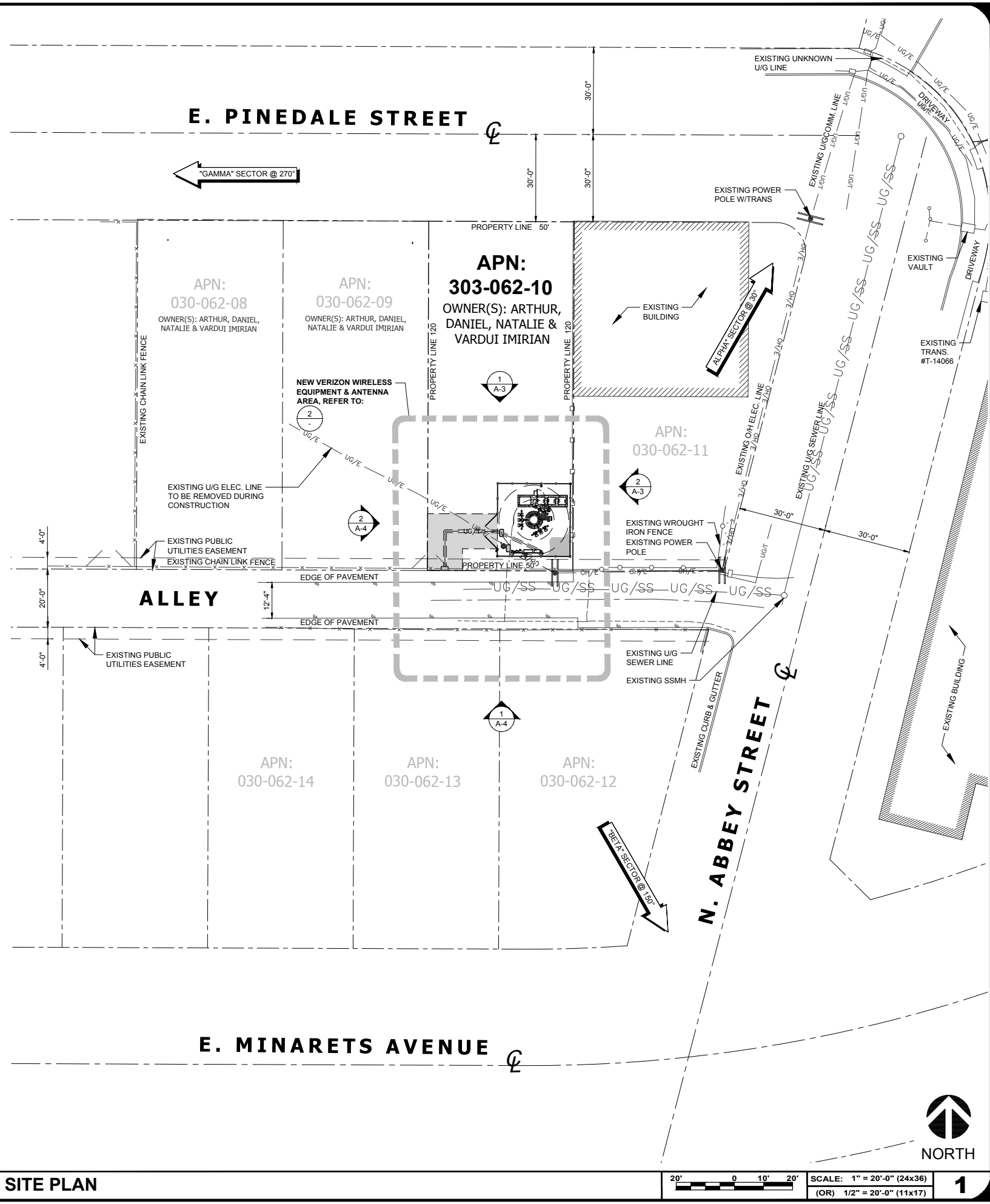
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

ENLARGED SITE PLAN

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

2



SITE PLAN

SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17)

1

### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA

**SAC WIRELESS**  
SAC AE DESIGN GROUP, INC.  
5015 SHOREHAM PLACE, STE. 150  
SAN DIEGO, CA 92122  
WWW.SACW.COM  
619.736.3766

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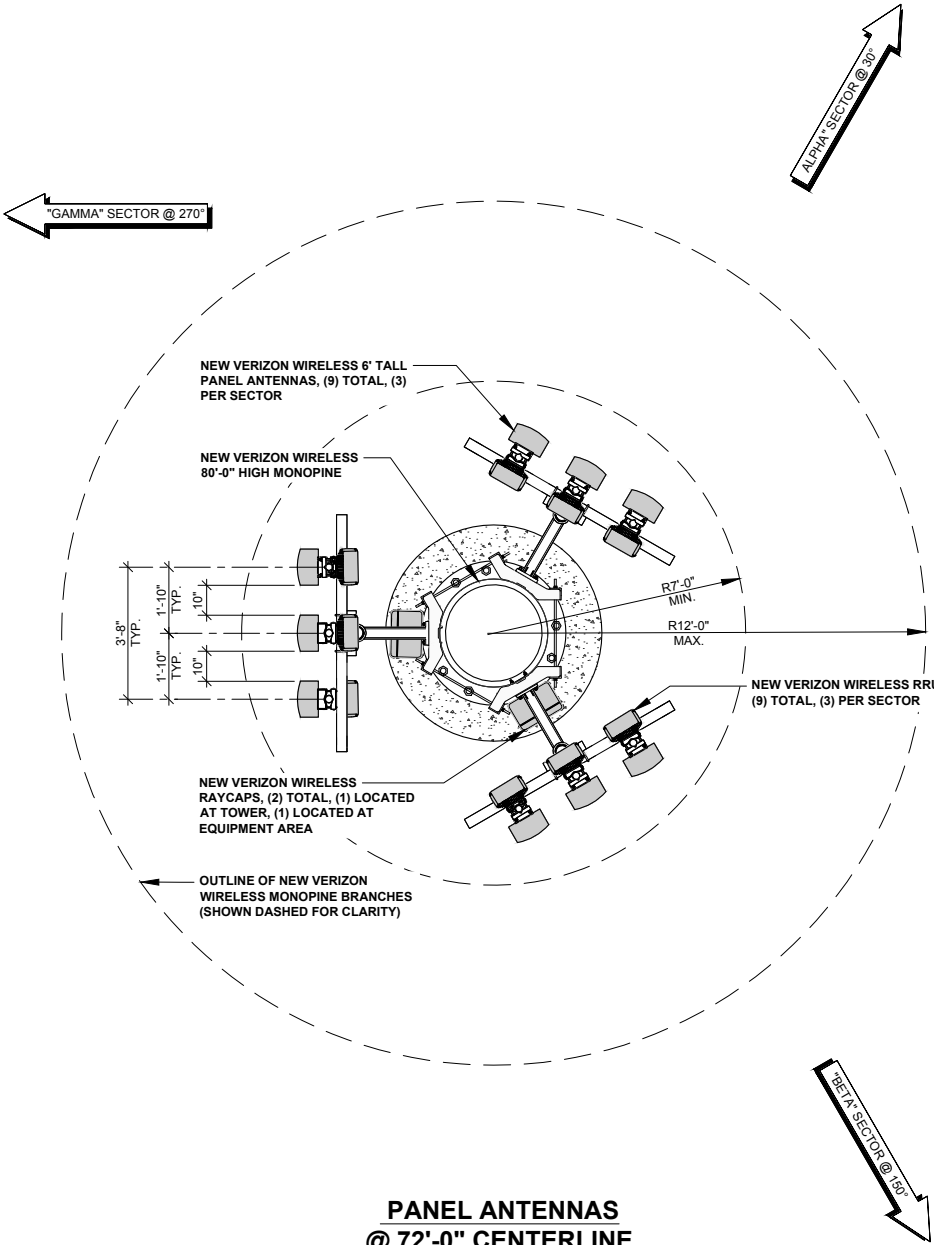
**verizon**  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**ABBY & SPRUCE**  
PSL# 419071  
75 E. PINEDALE AVE.  
FRESNO, CA 93650

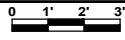
SHEET TITLE:  
**SITE PLAN**

**A-1**

APPL NO. P18-02742 EXHIBIT A-2 DATE 10/30/2018  
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



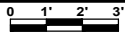
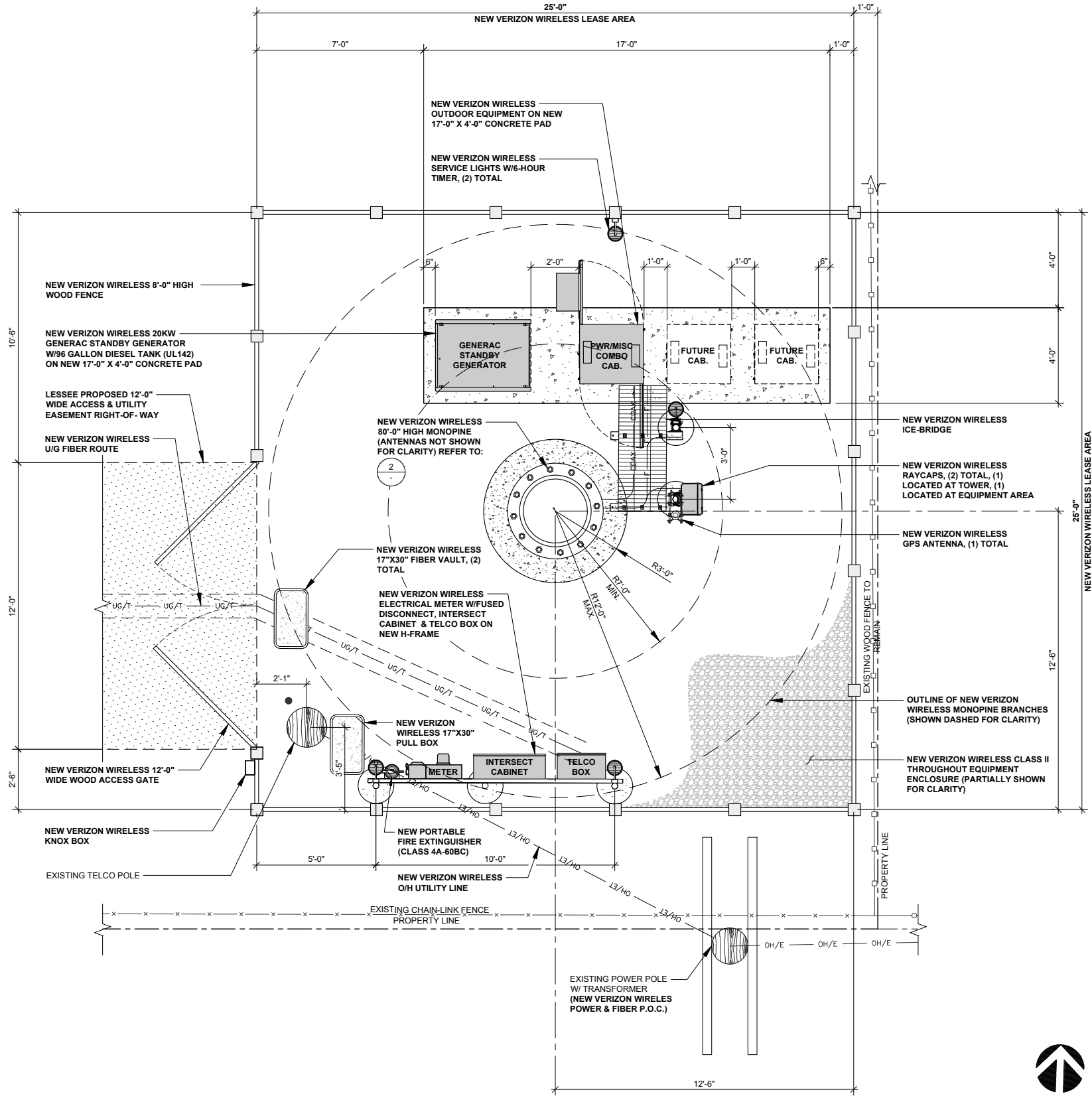
PANEL ANTENNA LAYOUT



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

2

EQUIPMENT LAYOUT



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

1

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4	10/30/18	100% ZONING	FA



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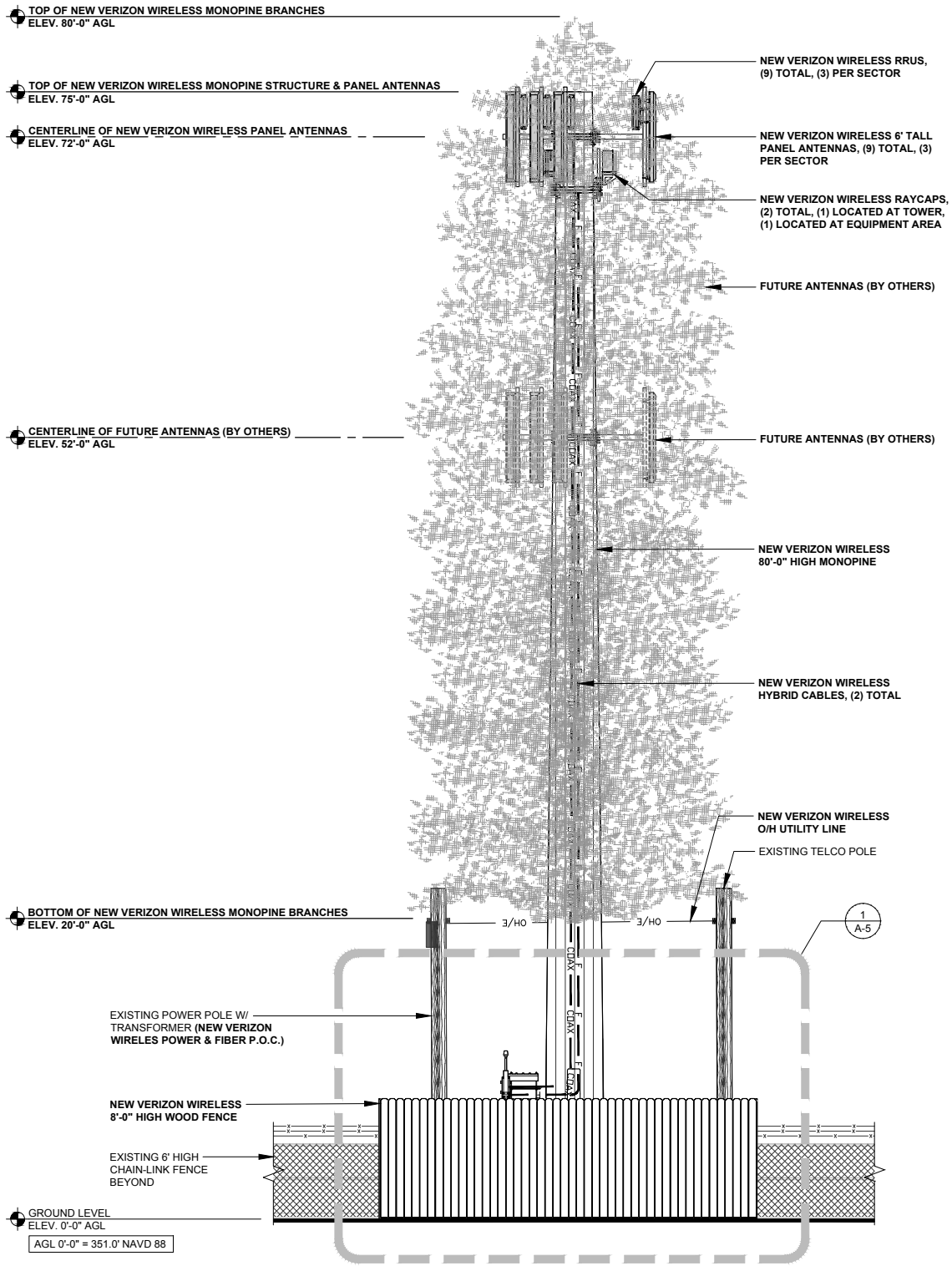
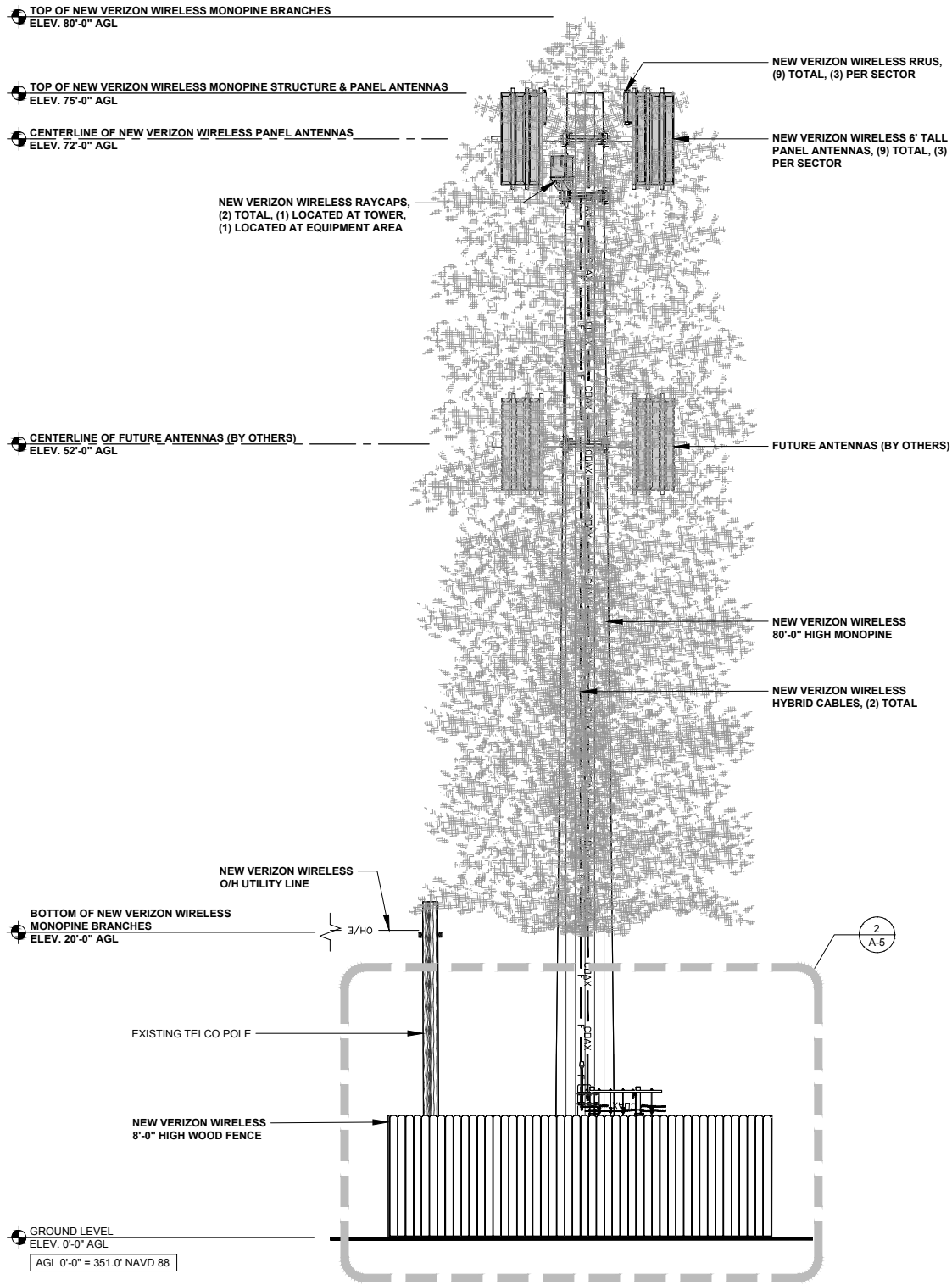
SHEET TITLE:  
EQUIPMENT &  
ANTENNA LAYOUTS

A-2



APPL NO. P18-02742 EXHIBIT A-3 DATE 10/30/2018  
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

NOTE:  
NEW VERIZON WIRELESS ANTENNAS  
COVERED WITH ANTENNA SOCKS AND  
ALL OTHER EQUIPMENT ON TOWER  
PAINTED TO MATCH MONOPINE



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ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.  
FRESNO, CA 93650

SHEET TITLE:  
NORTH & EAST  
ELEVATIONS

A-3

EAST ELEVATION

0 1.5' 3' 5'

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

2

NORTH ELEVATION

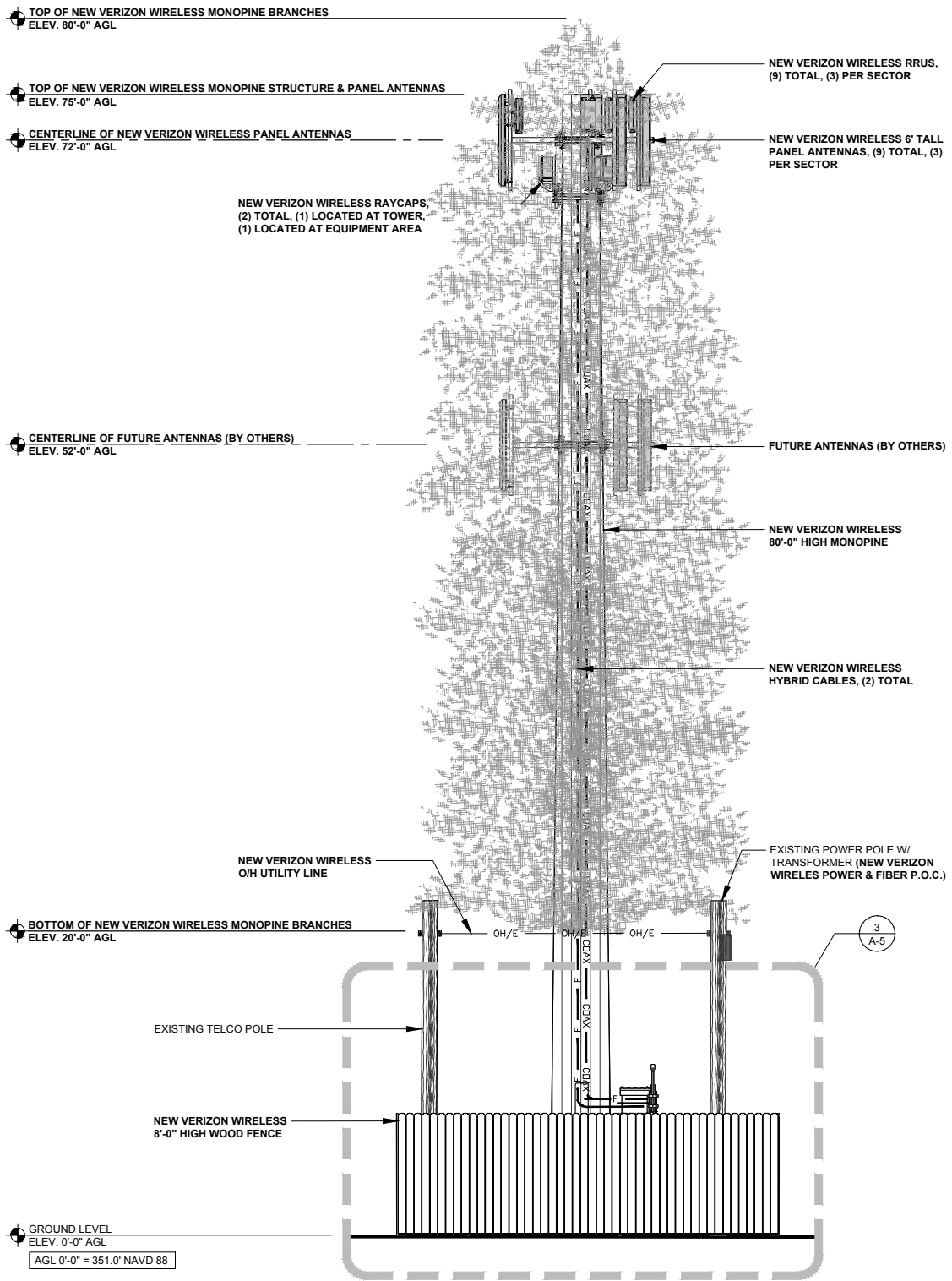
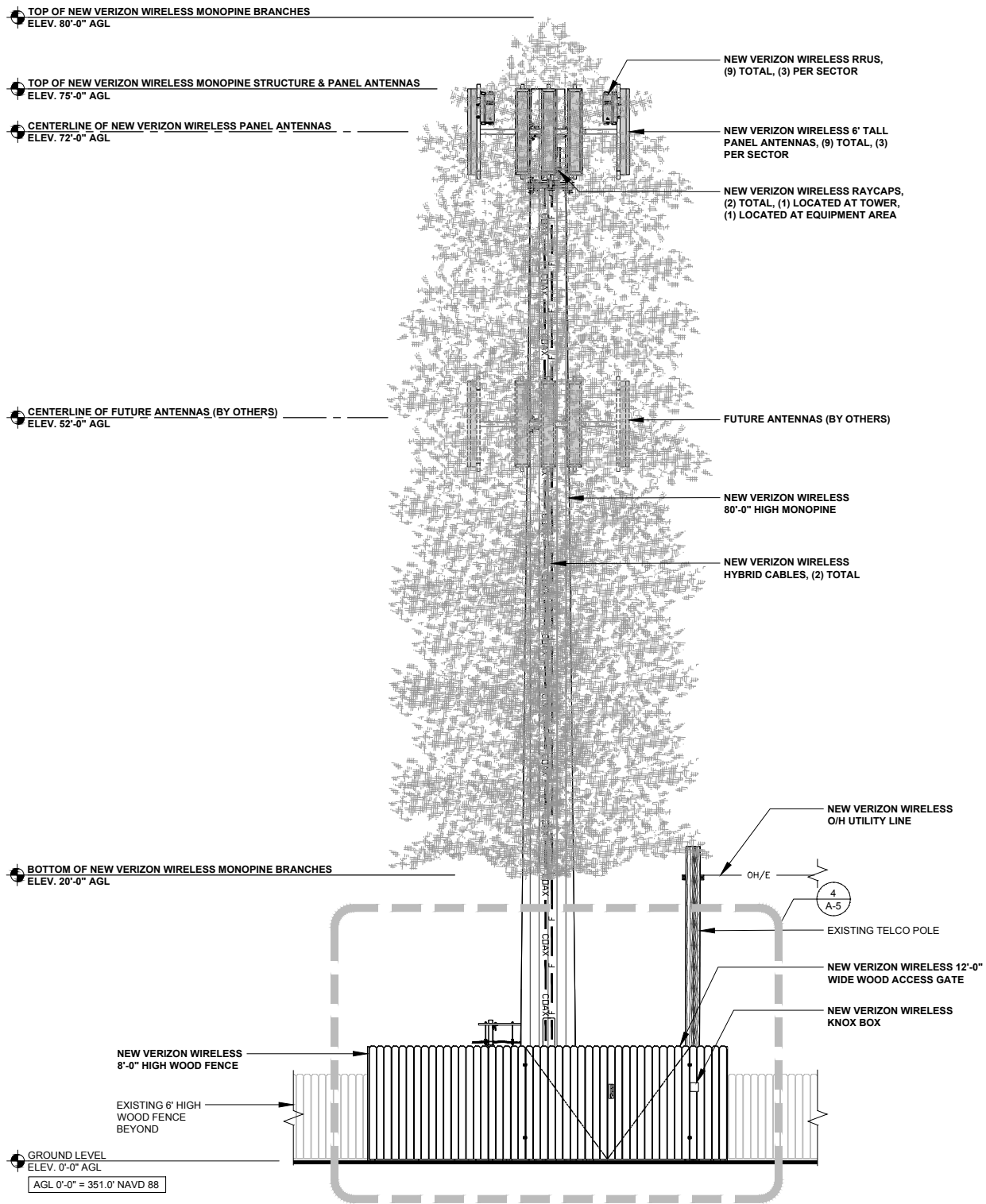
0 1.5' 3' 5'

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

1

APPL NO. P18-02742 EXHIBIT A-4 DATE 10/30/2018  
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

NOTE:  
NEW VERIZON WIRELESS ANTENNAS  
COVERED WITH ANTENNA SOCKS AND  
ALL OTHER EQUIPMENT ON TOWER  
PAINTED TO MATCH MONOPINE



#### ISSUE STATUS

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0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



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ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.  
FRESNO, CA 93650

SHEET TITLE:  
SOUTH & WEST  
ELEVATIONS

A-4

WEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)

(OR) 3/32" = 1'-0" (11x17)

2

SOUTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)

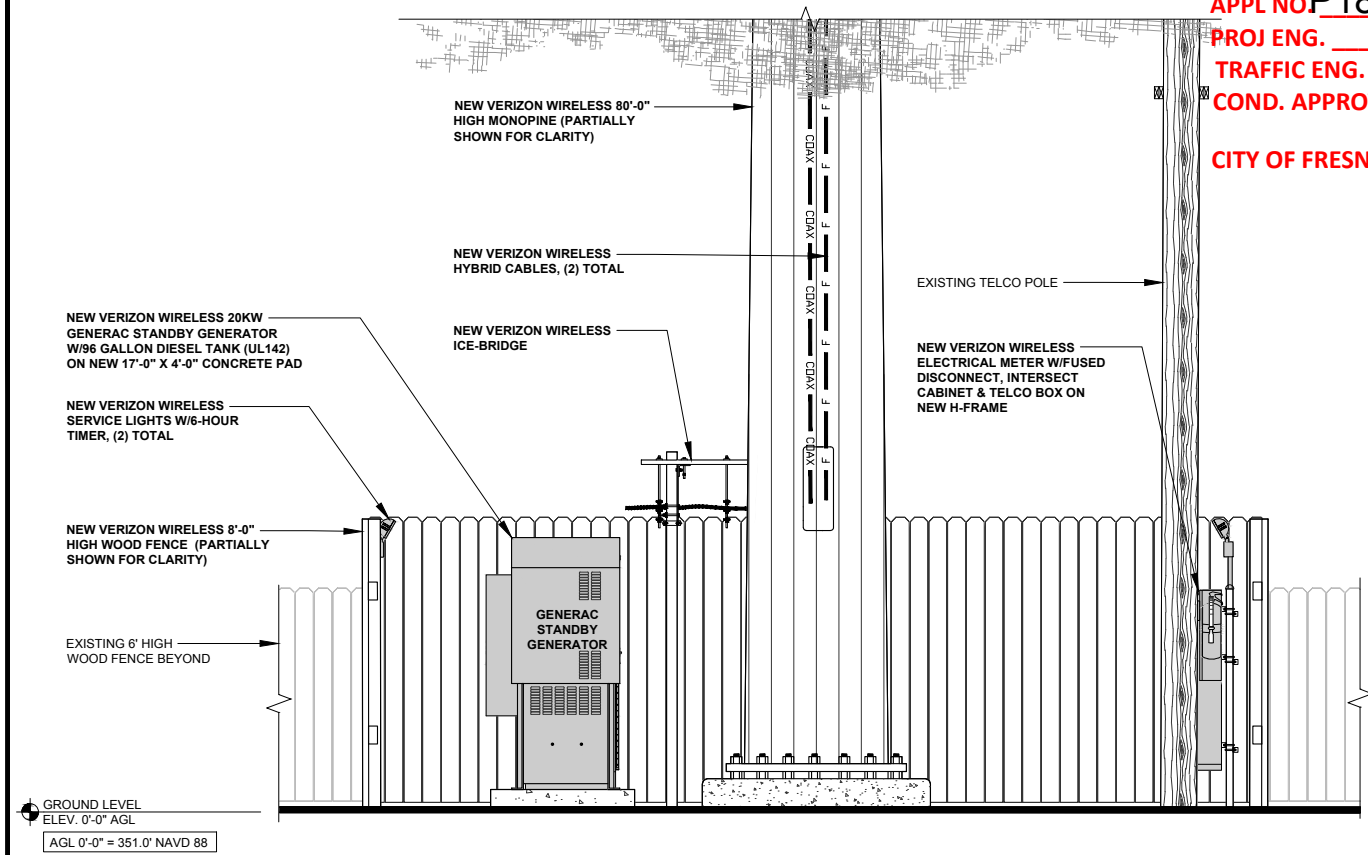
(OR) 3/32" = 1'-0" (11x17)

1

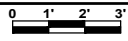


APPL NO. P18-02742 EXHIBIT A-5 DATE 10/30/2018

PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
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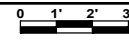
WEST EQUIPMENT ELEVATION



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

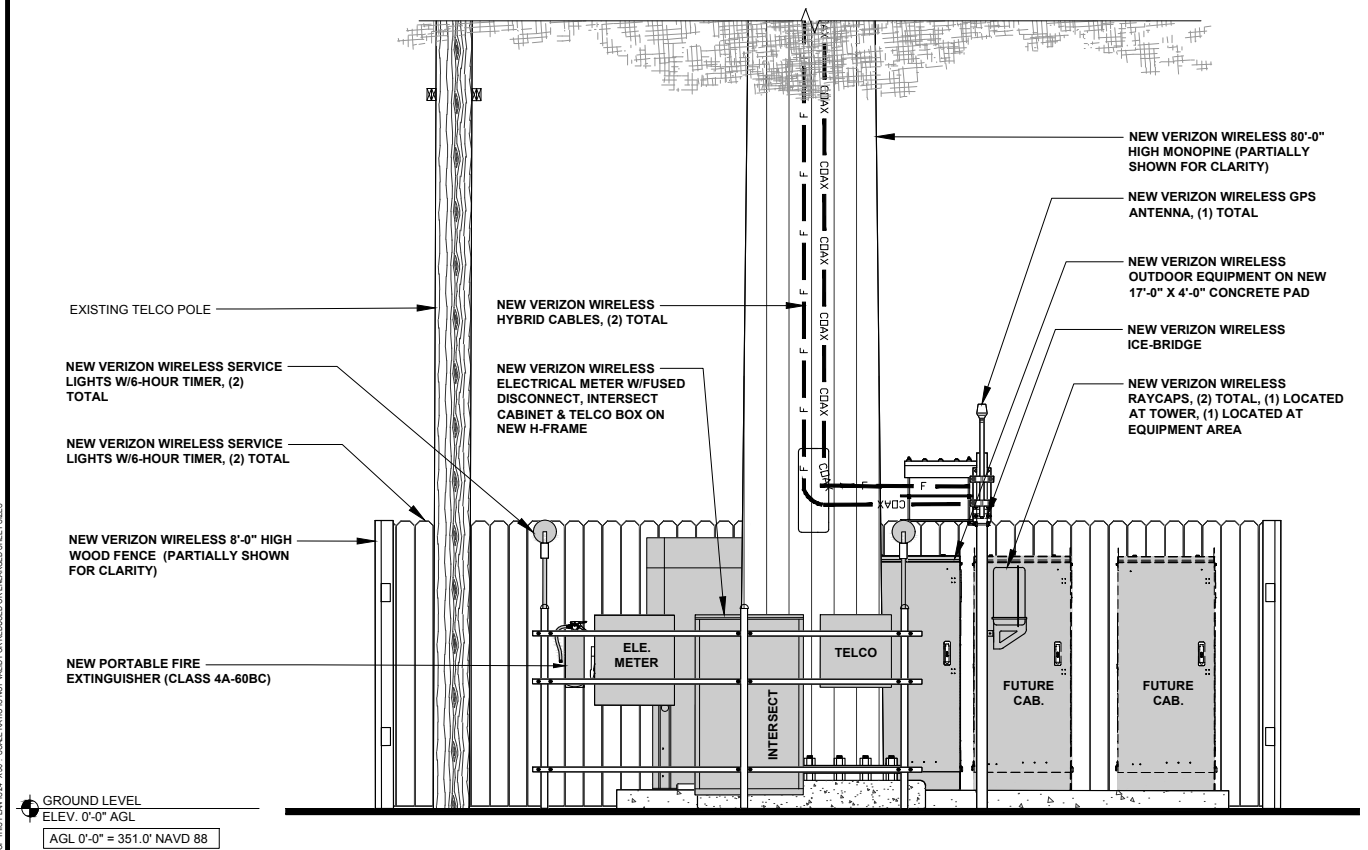
4

EAST EQUIPMENT ELEVATION

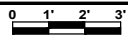


SCALE: 3/8" = 1'-0" (24x36)  
(OR) 3/16" = 1'-0" (11x17)

2



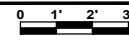
SOUTH EQUIPMENT ELEVATION



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

3

NORTH EQUIPMENT ELEVATION



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

1

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SHEET TITLE:  
EQUIPMENT  
ELEVATIONS

A-5