

MCKINLEY & FIRST
3199 E MCKINLEY AVENUE, FRESNO, CA 93703
LOCATION NUMBER: 385937

VERIZON WIRELESS EQUIPMENT ENGINEER: _____ SIGNATURE DATE	VERIZON WIRELESS REAL ESTATE: _____ SIGNATURE DATE
VERIZON WIRELESS CONSTRUCTION: _____ SIGNATURE DATE	VERIZON WIRELESS RF ENGINEER: _____ SIGNATURE DATE
PROPERTY OWNER: _____ SIGNATURE DATE	SAC WIRELESS – LEASING _____ SIGNATURE DATE
SAC WIRELESS – CONSTRUCTION _____ SIGNATURE DATE	SAC WIRELESS – ZONING _____ SIGNATURE DATE

PROJECT DESCRIPTION

A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (9) (P) VERIZON WIRELESS ANTENNAS ON (P) 60'-0" TALL MONOPINE
- (9) (P) RRR UNITS
- (4) (P) SURGE SUPPRESSORS (2 @ EQUIPMENT & 2 @ ANTENNAS)
- (P) VERIZON WIRELESS 30'-0"x18'-0" (540 SQ FT) LEASE AREA
- (1) (P) GPS ANTENNA
- (3) (P) HYBRID CABLES
- (1) (P) 200A GENERATOR RECEPTACLE

PROJECT INFORMATION

SITE NAME:	MCKINLEY & FIRST	SITE #:	385937
COUNTY:	FRESNO	JURISDICTION:	CITY OF FRESNO
APN:	446-274-18 (PARCEL A)	POWER:	PG&E
SITE ADDRESS:	3199 E MCKINLEY AVENUE FRESNO, CA 93703	FIBER:	T.B.D.
CURRENT ZONING:	CC - COMMUNITY COMMERCIAL		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	TC PROPERTY MANAGEMENT P.O. BOX 38 DAVIS, CA 95617 CONTACT: TED CALDWELL (530) 666-6577		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	SAC WIRELESS 8880 CAL CENTER DRIVE, STE 130 SACRAMENTO, CA 95826		
LEASING CONTACT:	ATTN: JOSEPH SHARP (916) 205-9305 JOSEPH.SHARP@SACW.COM		
ZONING CONTACT:	ATTN: JOSEPH SHARP (916) 205-9305 JOSEPH.SHARP@SACW.COM		
CONSTRUCTION CONTACT:	ATTN: RAMON MORENO (916) 751-8827 RAMON.MORENO@SACW.COM		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
TO: 3199 E MCKINLEY AVENUE, FRESNO, CA 93703

- | | |
|--|----------|
| 1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN | 0.2 MI |
| 2. TURN LEFT ONTO N WIGET LN | 0.3 MI |
| 3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD | 3.0 MI |
| 4. YGNACIO VALLEY RD BECOMES HILLSIDE AVE | 0.03 MI |
| 5. MERGE ONTO I-680 S VIA THE RAMP ON THE LEFT TOWARD SAN JOSE | 16.1 MI |
| 6. MERGE ONTO I-580 E VIA EXIT 30A | 20.5 MI |
| 7. KEEP LEFT TO TAKE I-205 E VIA EXIT 65 TOWARD TRACY / STOCKTON | 14.6 MI |
| 8. TAKE I-5 N | 1.0 MI |
| 9. MERGE ONTO CA-120 E VIA EXIT 461 TOWARD MANTECA / SONORA | 6.3 MI |
| 10. MERGE ONTO CA-99 S VIA EXIT 6 TOWARD MODESTO / FRESNO | 107.3 MI |
| 11. MERGE ONTO CA-180 E VIA EXIT 133B TOWARD KINGS CANYON | 2.6 MI |
| 12. MERGE ONTO CA-41 N VIA EXIT 59 TOWARD YOSEMITE | 0.9 MI |
| 13. TAKE THE MCKINLEY AVE EXIT, EXIT 129 | 0.3 MI |
| 14. TURN LEFT ONTO E MCKINLEY AVE | 0.6 MI |
| 15. MAKE A U-TURN AT N 6TH ST ONTO E MCKINLEY AVE | 0.4 MI |
| 16. 3199 E MCKINLEY AVE IS ON THE RIGHT | |

END AT: 3199 E MCKINLEY AVENUE, FRESNO, CA 93703

ESTIMATED TIME: 2 HOURS 53 MINUTES ESTIMATED DISTANCE: 174.11 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2015 INTERNATIONAL BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

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APPL NO. P19-00974 **EXHIBIT** T1 **DATE** 7/8/19

PROJ ENG.	DATE
------------------	-------------

TRAFFIC ENG. _____ **DATE** _____

COND. APPROVED BY _____

DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

**MCKINLEY
&
FIRST**

385937
3199 E MCKINLEY AVENUE
FRESNO, CA 93703



2/763 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



8445 Sierra College Blvd., Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

ENGINEERING AND DESIGN INC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. Copyright © 2008, STREAMLINE ENGINEERING AND DESIGN INC. ALL RIGHTS RESERVED.

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORESENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	02/07/19	CLIENT REV	J.S.
	02/25/19	CLIENT REV	C.C.
	03/28/19	CLIENT REV	D.G.
	04/08/19	CLINET REV	D.L.
	07/01/19	CITY COMM	C.C.
	07/05/19	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: —

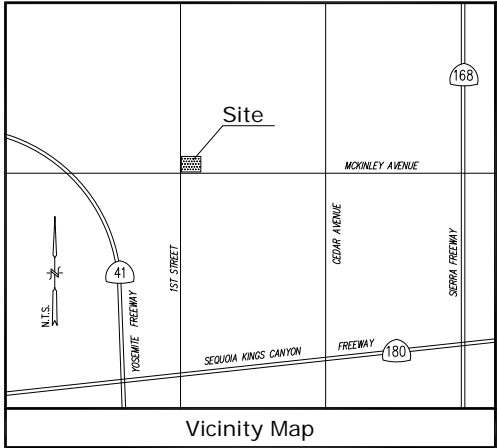
DATE: 07/05/19

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



Title Report #1

PREPARED BY: FIRST AMERICAN TITLE COMPANY
ORDER NO.: 1004-5062823
DATED: OCTOBER 30, 2018

Legal Description #1

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

A PORTION OF LOT 1653 OF THE MAP OF TRACT NO. 1102, MAYFAIR NO. 5, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 12, 1949 AS DOCUMENT NO. 33425, IN VOLUME 14 OF PLATS AT PAGE 65, FRESNO COUNTY RECORDS.

TOGETHER WITH A PORTION OF PERALTA WAY, AS SHOWN ON THE MAP OF SAID TRACT NO. 1102, NOW ABANDONED PER DOCUMENT NO. 35024, RECORDED MAY 25, 1967 IN BOOK 5442 AT PAGE 507, OFFICIAL RECORDS OF FRESNO COUNTY, ALL TOGETHER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1652 AS SHOWN ON THE MAP OF SAID TRACT NO. 1102; THENCE NORTH 00°07'00" WEST, PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF SAID LOT 1653, ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1652, A DISTANCE OF 47.96 FEET; THENCE SOUTH 89°50'00" WEST, PARALLEL WITH AND 47.96 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1653, A DISTANCE OF 286.14 FEET; THENCE NORTH 00°07'00" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 1653, A DISTANCE OF 165.45 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID PERALTA WAY, THENCE SOUTH 89°50'00" WEST, ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID PERALTA WAY, A DISTANCE OF 253.99 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH FIRST STREET AS SHOWN ON THE MAP OF SAID TRACT NO. 1102; THENCE NORTH 00°07'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH FIRST STREET, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PERALTA WAY, THENCE NORTH 89°50'00" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERALTA WAY, A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF LOT 1600 AS SHOWN ON THE MAP OF SAID TRACT NO. 1102, SAID POINT BEING ON THE WEST LINE OF SAID LOT 1653; THENCE NORTH 00°07'00" WEST, ALONG THE WEST LINE OF SAID LOT 1653, A DISTANCE OF 355.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1653; THENCE NORTH 89°50'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1653, A DISTANCE OF 174.15 FEET TO THE EAST CORNER ON THE NORTH LINE OF SAID LOT 1653; THENCE SOUTH 45°08'30" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1653, A DISTANCE OF 501.36 FEET TO THE NORTH CORNER ON THE EAST LINE OF SAID LOT 1653; THENCE SOUTH 00°07'00" EAST, ALONG THE EAST LINE OF SAID LOT 1653, A DISTANCE OF 238.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1653; THENCE SOUTH 89°50'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1653, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2010-04 SHOWN AS PARCEL A, RECORDED APRIL 1, 2011 AS INSTRUMENT NO. 2011-45448 OF OFFICIAL RECORDS.

Assessor's Parcel No.

446-274-18

Easements #1

6.- DOCUMENT ENTITLED "RECIPROCAL EASEMENTS AND RELATED AGREEMENTS" RECORDED SEPTEMBER 1, 2004 AS INST. NO. 04-196636, OFFICIAL RECORDS (CANNOT LOCATE FROM RECORD).

7. EASEMENT FOR PUBLIC UTILITIES RECORDED APRIL 12, 2010 AS INST. NO. 10-46922, OFFICIAL RECORDS (PLOTTED HEREON).

8. EASEMENT FOR PUBLIC SURFACE WATER DRAINAGE RECORDED APRIL 12, 2010 AS INST. NO. 10-46923, OFFICIAL RECORDS (PLOTTED HEREON).

9. EASEMENT FOR PUBLIC UTILITIES RECORDED JULY 5, 2011 AS INST. NO. 11-88569, OFFICIAL RECORDS (PLOTTED HEREON, APPROXIMATE LOCATION TAKEN FROM EXHIBIT).

10. EASEMENT FOR PUBLIC UTILITIES RECORDED AUGUST 5, 2014 AS INST. NO. 14-86349, OFFICIAL RECORDS (PLOTTED HEREON, APPROXIMATE LOCATION TAKEN FROM EXHIBIT).

Access & Utility Routes & Lease Area

AS SHOWN

Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 4, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P304", ELEVATION = 167.53 FEET (NAVD 88).

Date of Survey

JANUARY 21, 2016

Geographic Coordinates at Proposed Monopine

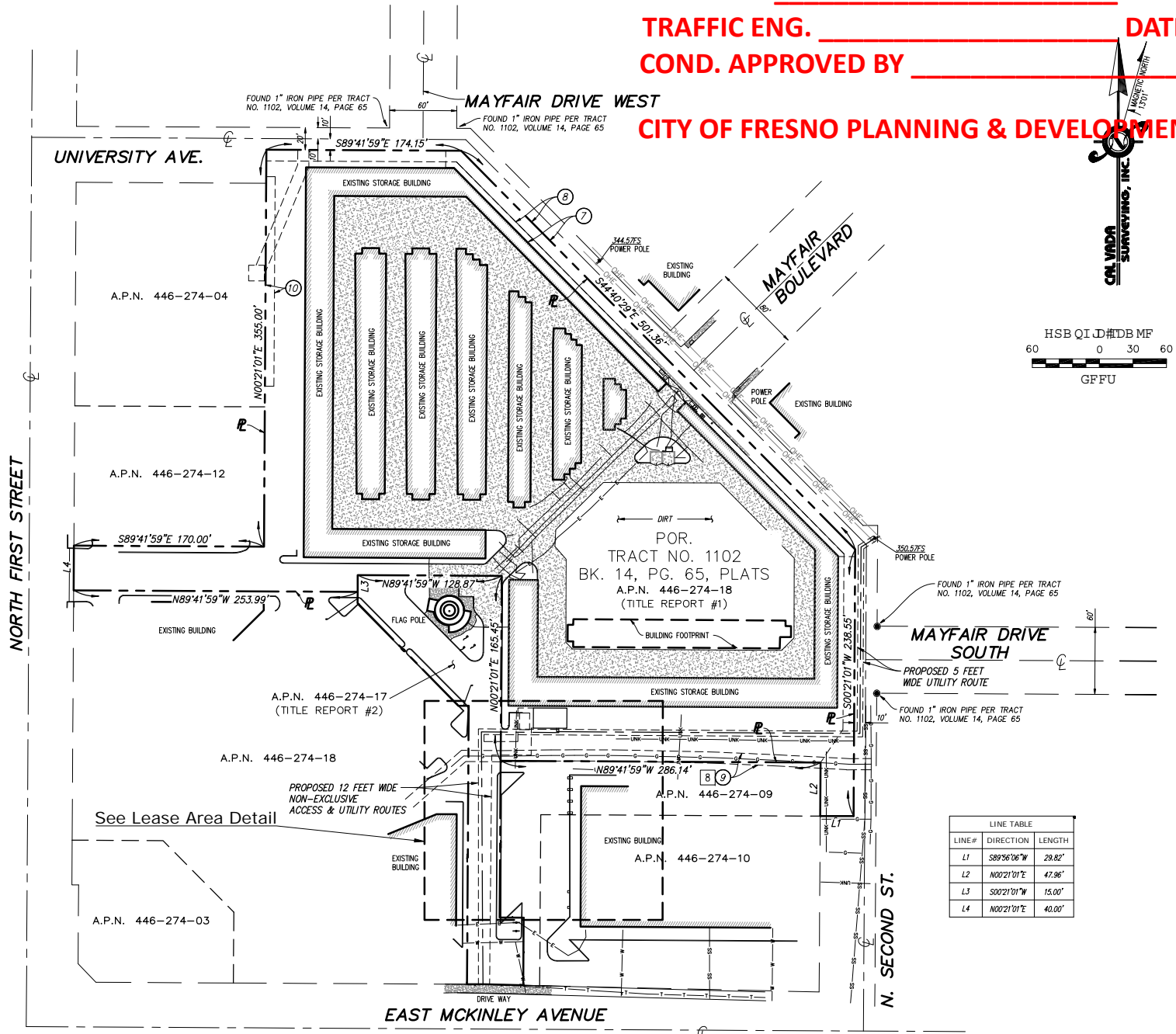
1983 DATUM: LATITUDE: 36° 45' 56.97"N LONGITUDE 119° 46' 15.29"W
ELEVATION = 305.5 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:

THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAVD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Boundary Detail

SCALE: 1"=60'



Title Report #2

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 5848376
DATED: DECEMBER 19, 2018

Legal Description #2

SEE SHEET C-2.

Assessor's Parcel No.

446-274-17

Easements #2

7. DOCUMENT ENTITLED "RECIPROCAL EASEMENTS AND RELATED AGREEMENTS" RECORDED SEPTEMBER 1, 2004 AS INST. NO. 04-196636, O.R. (CANNOT LOCATE FROM RECORD)

8. EASEMENT TO PACIFIC GAS & ELECTRIC CO. FOR PUBLIC UTILITIES RECORDED JULY 5, 2011 AS INST. NO. 11-88569, O.R. (PLOTTED HEREON, APPROXIMATE LOCATION TAKEN FROM EXHIBIT THEREIN)

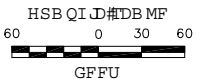
APPL NO. P19-00974 EXHIBIT T2 DATE 7/8/19

PROJ ENG. DATE

TRAFFIC ENG. DATE

COND. APPROVED BY DATE

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S89°56'06"W	28.82'
L2	N00°21'01"E	47.96'
L3	S00°21'01"W	15.00'
L4	N00°21'01"E	40.00'

Legend			
FS	FINISH SURFACE	●	GUARD POST
NG	NATURAL GROUND	TOP	TOP OF STRUCTURE
CL	CENTER LINE	CO	FIRE HYDRANT/FIRE
PL	PROPERTY LINE	TC	TOP OF CURB
WV	WATER VALVE	PL	PROPERTY LINE
CP	CONCRETE PAVEMENT	WF	WATER FAUCET
EP	EDGE OF PAVEMENT	ICV	IRRIGATION CONTROL VALVE
CL	CENTER LINE	PP	POWER POLE
FP	FLAG POLE	TW	TOP OF WALL
PT	PALM TREE	TR	TREE
R/W	RIGHT-OF-WAY	TL	TELECOM LINE
EL	ELECTRIC LINE	UL	UNKNOWN LINE
GL	GAS LINE	WL	WATER LINE
SL	SEWER LINE		

StreamLine Engineering

and Design, Inc.

8445 SIERRA COLLEGE BLVD.,
SUITE E, GRANITE BAY, CA 95746
Contact: Larry Houghtry Phone: 916-660-1930
E-Mail: larry@streamlineeng.com Fax: 915-660-1941

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

CONSULTANT

CAL VADA
SURVEYING, INC.

411 Santa Clara Ave., Suite 205, Fresno, CA 93703
Phone: 915-660-1990 Fax: 915-660-1941
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 18108

PREPARED FOR

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
CM	DATE
VZW CM	DATE
OWNER APPROVAL	DATE

PROJECT NO.

385937

PROJECT NAME

MCKINLEY & FIRST

3199 E MCKINLEY AVENUE,
FRESNO, CA 93703
FRESNO COUNTY

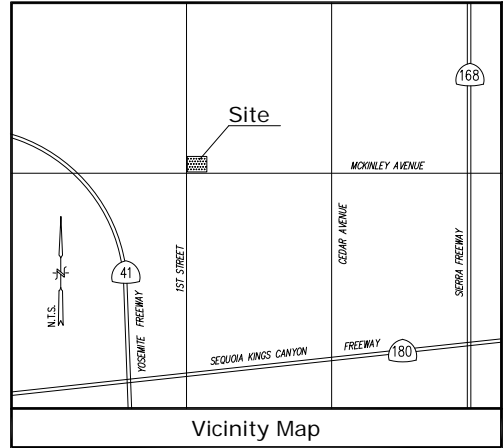
DATE	DESCRIPTION	BY
01/23/16	SUBMITTAL	BF
02/05/16	TITLE REPORT	RAS
03/21/16	FINAL	DC
05/10/18	CLIENT COMMENTS	SC
06/26/18	CLIENT COMMENTS	HP
10/22/18	ADDITIONAL TOPO	BO
11/30/18	NEW ZD'S & TITLE/FINAL	HP
12/27/18	NEW ZD'S	GBM
01/23/19	ADDITIONAL TITLE REPORT	RAS
02/26/19	UPDATED ZD'S	GBM
04/01/19	UPDATED ZD'S	HP

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 2



Title Report #2

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 5848376
DATE: DECEMBER 19, 2018

Legal Description #2

A PORTION OF LOTS 1630, 1631, AND 1653 OF THE MAP OF TRACT NO. 1102, MAYFAIR NO. 5, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 12, 1949 AS DOCUMENT NO. 33425, IN VOLUME 14 OF PLATS AT PAGE 65, FRESNO COUNTY RECORDS.

TOGETHER WITH A PORTION OF MAYFAIR DRIVE WEST, AS SHOWN ON THE MAP OF SAID TRACT NO. 1102, NOW ABANDONED PER DOCUMENT NO. 35024, RECORDED MAY 25, 1967 IN BOOK 5442 AT PAGE 507, OFFICIAL RECORDS OF FRESNO COUNTY, ALL TOGETHER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1652 AS SHOWN ON THE MAP OF SAID TRACT NO. 1102; THENCE NORTH 00°07'00" WEST, PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF SAID LOT 1653, ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1652, A DISTANCE OF 47.96 FEET; THENCE SOUTH 89°50'00" WEST, PARALLEL WITH AND 47.96 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1653, A DISTANCE OF 286.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'00" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 1653, A DISTANCE OF 140.21 FEET; THENCE NORTH 89°50'00" EAST, A DISTANCE OF 21.38 FEET TO A POINT BEING 14.76 FEET WEST OF THE EAST LINE OF SAID LOTS 1630 AND 1631; THENCE SOUTH 00°07'00" EAST, PARALLEL WITH AND 14.76 FEET WEST OF THE EAST LINE OF SAID LOTS 1630 AND 1631, A DISTANCE OF 60.37 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST MCKINLEY AVENUE AS DESCRIBED IN DEED OF EASEMENT RECORDED JUNE 23, 1983 AS DOCUMENT NO. 83055538, OFFICIAL RECORDS OF FRESNO COUNTY; THENCE NORTH 89°09'26" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST MCKINLEY AVENUE, A DISTANCE OF 35.24 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID MAYFAIR DRIVE WEST; THENCE SOUTH 89°50'00" WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST MCKINLEY AVENUE, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°07'00" WEST, PARALLEL WITH AND 15.00 FEET WEST OF THE CENTERLINE OF SAID MAYFAIR DRIVE WEST, A DISTANCE OF 249.06 FEET; THENCE SOUTH 89°50'00" WEST, A DISTANCE OF 9.39 FEET; THENCE NORTH 44°54'42" WEST, A DISTANCE OF 128.62 FEET TO A POINT ON THE MOST WESTERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL "C" IN GRANT DEED RECORDED SEPTEMBER 1, 2004, AS DOCUMENT NO. 2004 0196632, OFFICIAL RECORDS OF FRESNO COUNTY; THENCE NORTH 00°07'00" WEST, ALONG SAID MOST WESTERLY LINE, PARALLEL WITH THE WEST LINE OF SAID LOT 1653 A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE CENTERLINE OF PERALTA WAY, AS SHOWN ON THE MAP OF SAID TRACT NO. 1102, NOW ABANDONED PER DOCUMENT NO. 35024, RECORDED MAY 25, 1967 IN BOOK 5442 AT PAGE 507, OFFICIAL RECORDS OF FRESNO COUNTY; THENCE NORTH 89°50'00" EAST, ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID PERALTA WAY, A DISTANCE OF 128.67 FEET; THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 165.45 FEET TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2010-04 SHOWN AS PARCEL B, RECORDED APRIL 1, 2011 AS INSTRUMENT NO. 2011-45448 OF OFFICIAL RECORDS.

Assessor's Parcel No.

446-274-17

Easements #2

7. DOCUMENT ENTITLED "RECIPROCAL EASEMENTS AND RELATED AGREEMENTS" RECORDED SEPTEMBER 1, 2004 AS INST. NO. 04-196636, O.R. (CANNOT LOCATE FROM RECORD)

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Access & Utility Routes & Lease Area

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Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 4, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P304", ELEVATION = 167.53 FEET (NAVD 88).

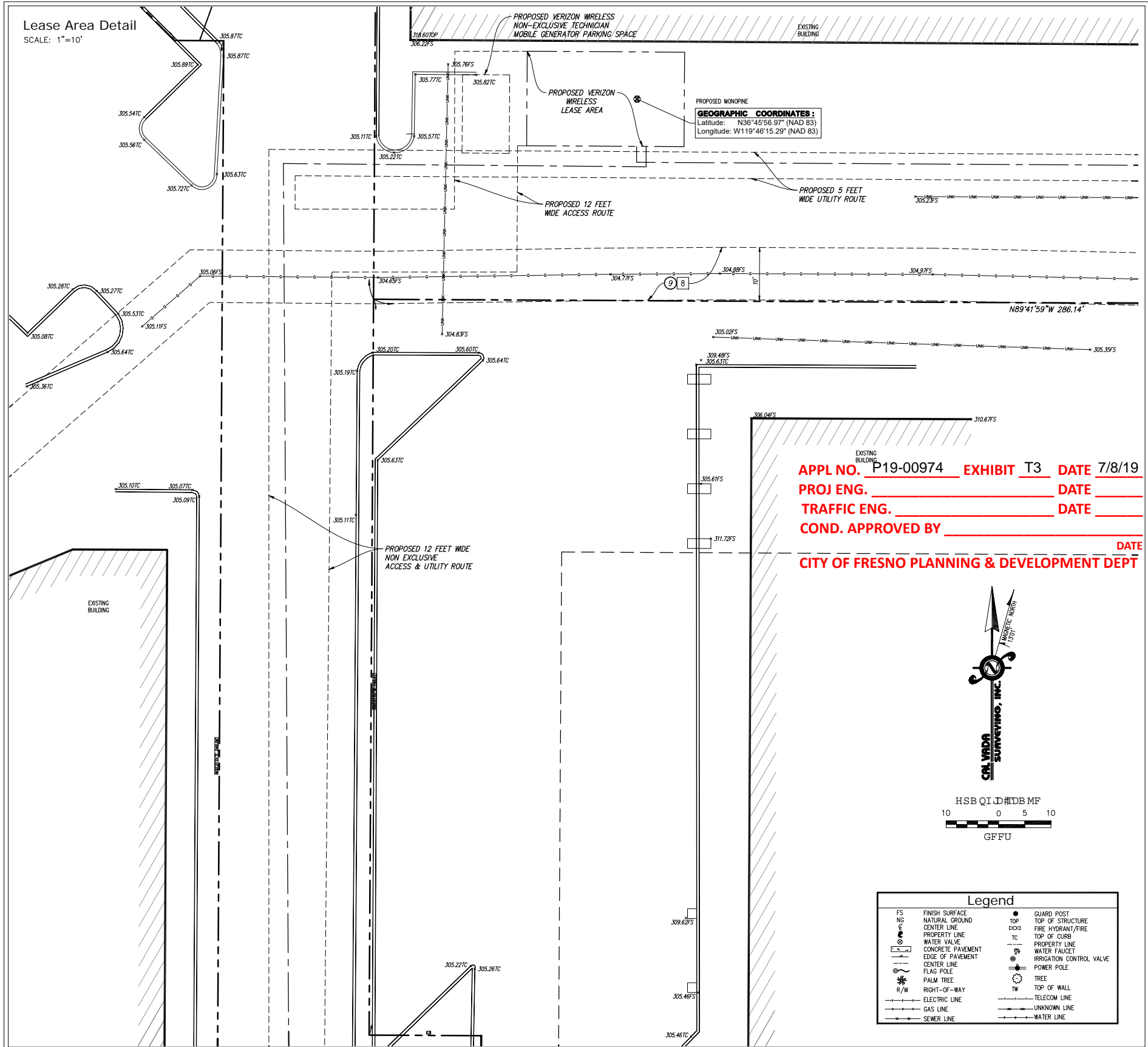
Date of Survey

JANUARY 21, 2016

Geographic Coordinates at Proposed Monopine

1983 DATUM: LATITUDE: 36° 45' 56.97"N LONGITUDE 119° 46' 15.29"W
ELEVATION = 305.8 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.



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CONSULTANT

CAL VADA SURVEYING, INC.

411 Santa Clara, Suite 205, Fresno, CA 93703
Phone: 815-280-9890 Fax: 815-280-9890
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 16108

PREPARED FOR

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

APPROVALS

R.F. DATE

SAC AND ZONING DATE

CM DATE

VZW CM DATE

OWNER APPROVAL DATE

PROJECT NO.

385937

PROJECT NAME

MCKINLEY & FIRST

3199 E MCKINLEY AVENUE,
FRESNO, CA 93703
FRESNO COUNTY

DATE	DESCRIPTION	BY
01/23/16	SUBMITTAL	BF
02/05/16	TITLE REPORT	RAS
03/21/16	FINAL	DC
05/10/18	CLIENT COMMENTS	SC
06/26/18	CLIENT COMMENTS	HP
10/22/18	ADDITIONAL TOPO	BO
11/30/18	NEW ZD'S & TITLE/FINAL	HP
12/27/18	NEW ZD'S	GBM
01/23/19	ADDITIONAL TITLE REPORT	RAS
02/26/19	UPDATED ZD'S	GBM
04/01/19	UPDATED ZD'S	HP

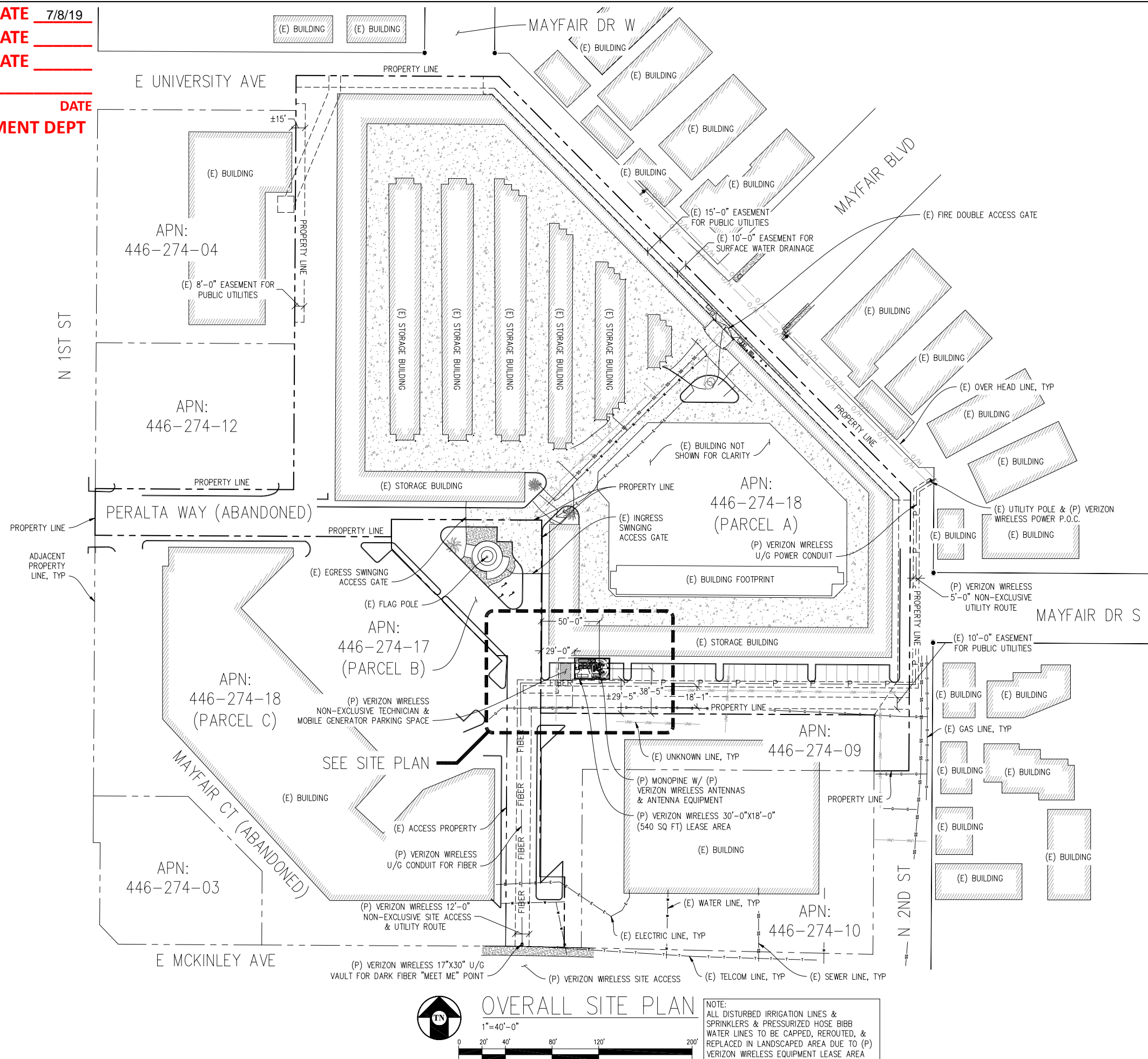
SHEET TITLE

TOPOGRAPHIC SURVEY

C-2

SHEET 2 OF 2

APPL NO. P19-00974 **EXHIBIT** A1 **DATE** 7/8/19
PROJ ENG. _____ **DATE** _____
TRAFFIC ENG. _____ **DATE** _____
COND. APPROVED BY _____ **DATE** _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



TRAFFIC CONTROL NOTES:

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
3. (2) TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

SEE A-2

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&
FIRST**

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E-Mail: larry@streamlineeng.com Fax: 916-680-1941

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S4469

ISSUE STATUS

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	02/07/19	CLIENT REV	J.S.
	02/25/19	CLIENT REV	C.C.
	03/28/19	CLIENT REV	D.G.
	04/08/19	CLINET REV	D.L.
	07/01/19	CITY COMM	C.C.
	07/05/19	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: —

DATE: 07/05/19

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

A-1

APPL NO. P19-00974 **EXHIBIT** A2 **DATE** 7/8/19
PROJ ENG. _____ **DATE** _____
TRAFFIC ENG. _____ **DATE** _____
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	02/07/19	CLIENT REV	J.
	02/25/19	CLIENT REV	C.
	03/28/19	CLIENT REV	D.
	04/08/19	CLINET REV	D.
	07/01/19	CITY COMM	C.
	07/05/19	CLIENT REV	C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: —

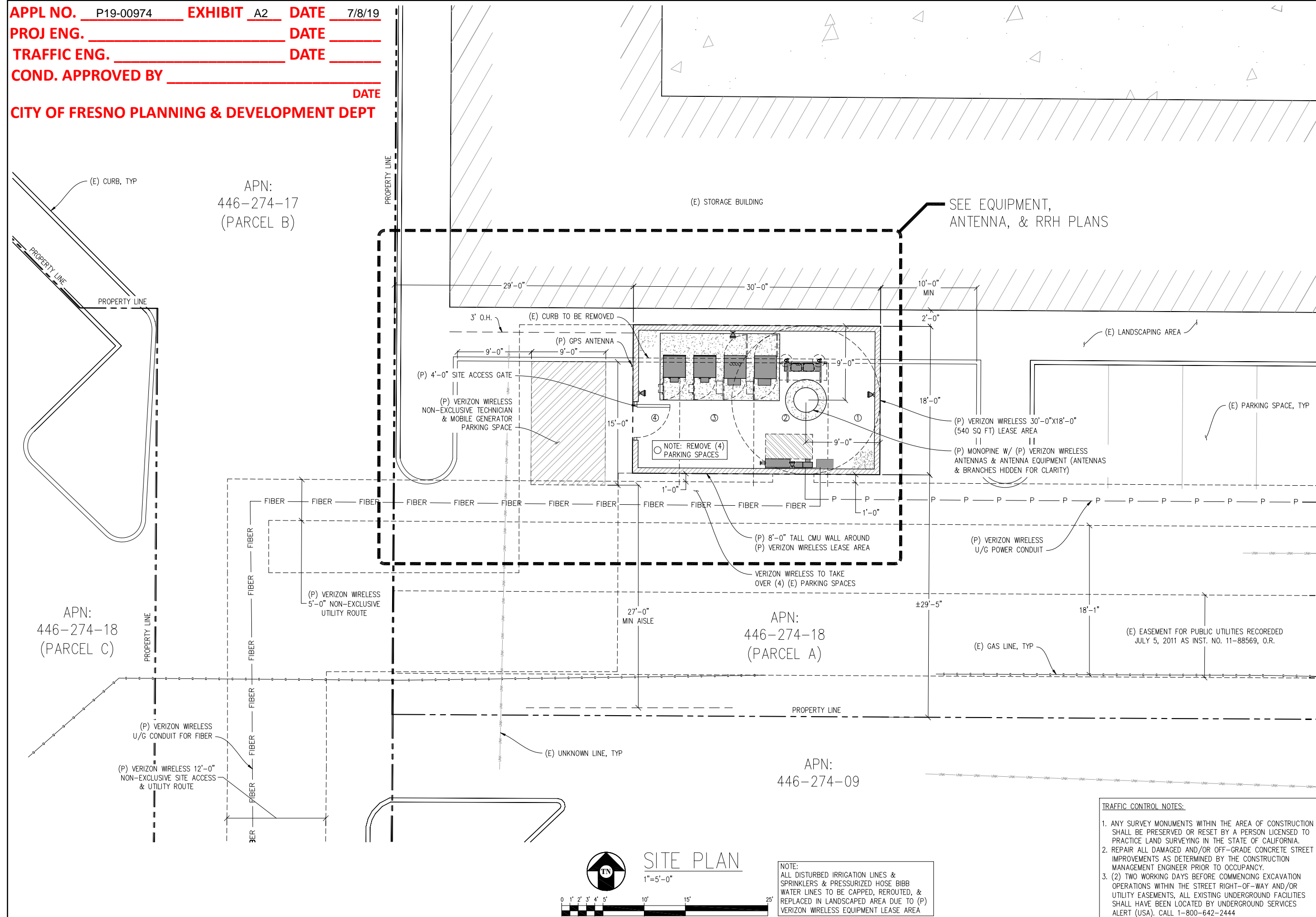
DATE: 07/05/19

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

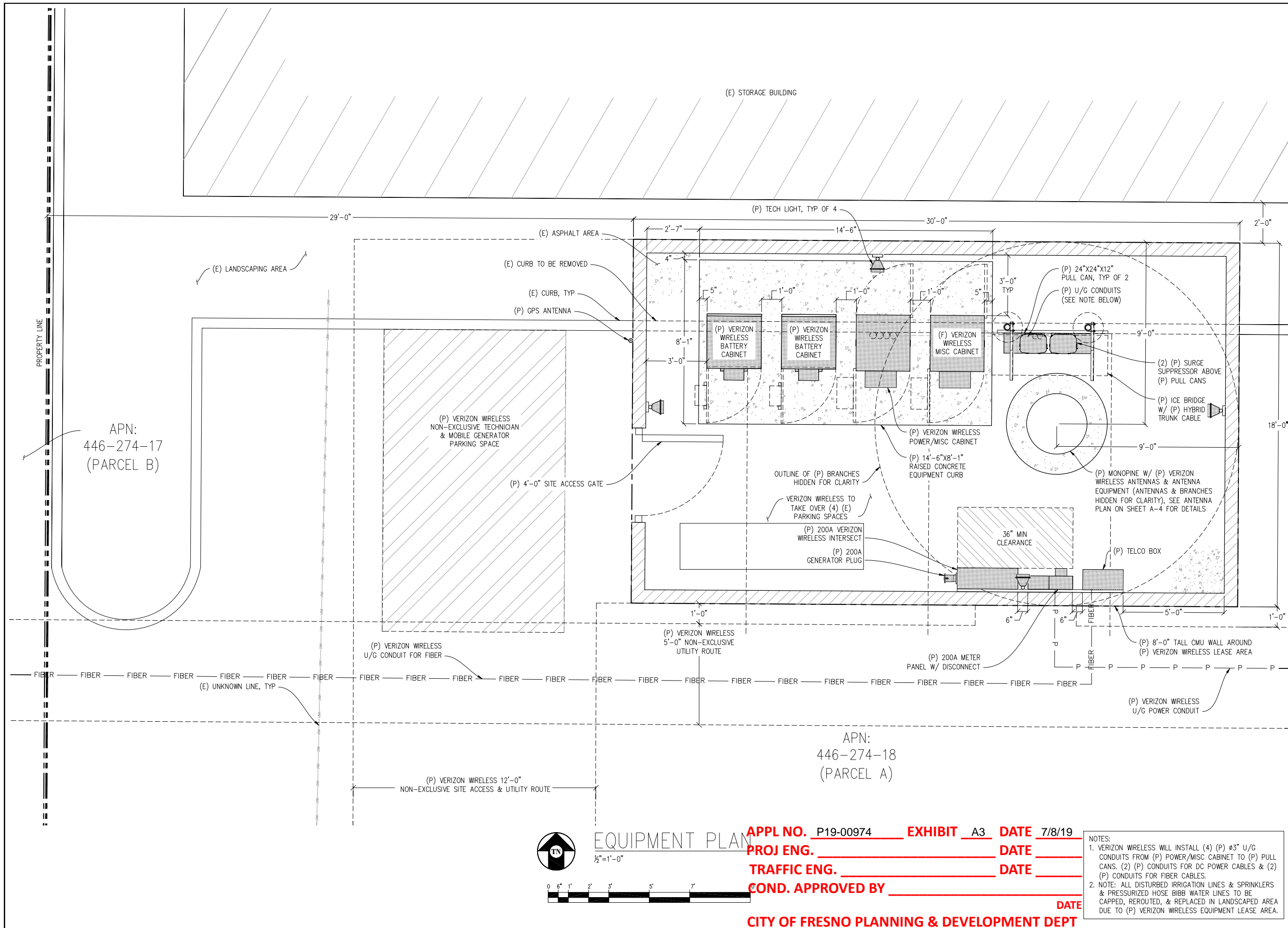
A-2



TRAFFIC CONTROL NOTES:

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
3. (2) TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

SEE A-1



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	07/01/19	CITY COMM	C.C.
	07/05/19	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 07/05/19

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-3

APPL NO. P19-00974

EXHIBIT A3

DATE 7/8/19

PROJ ENG.

DATE

TRAFFIC ENG.

DATE

COND. APPROVED BY

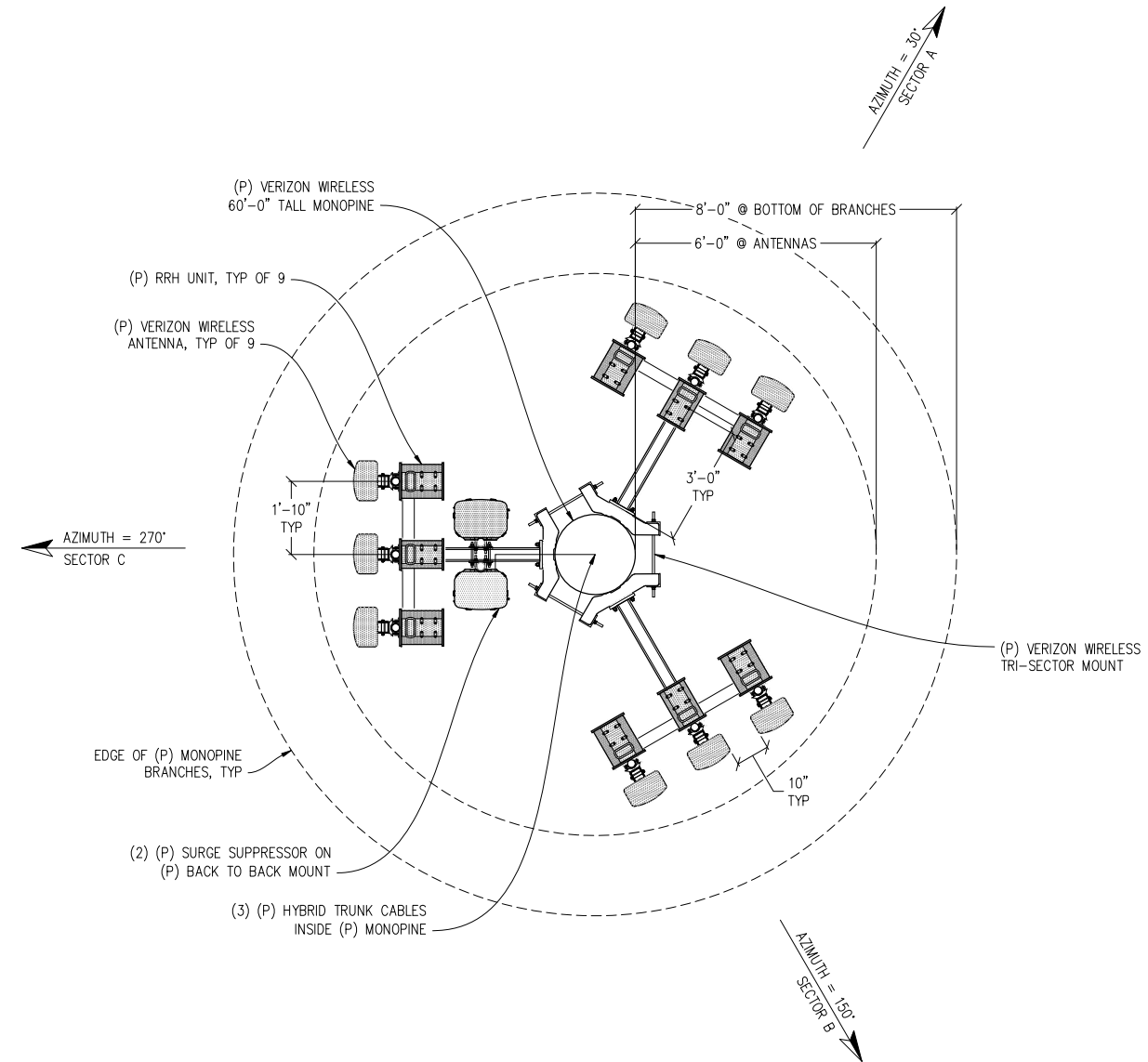
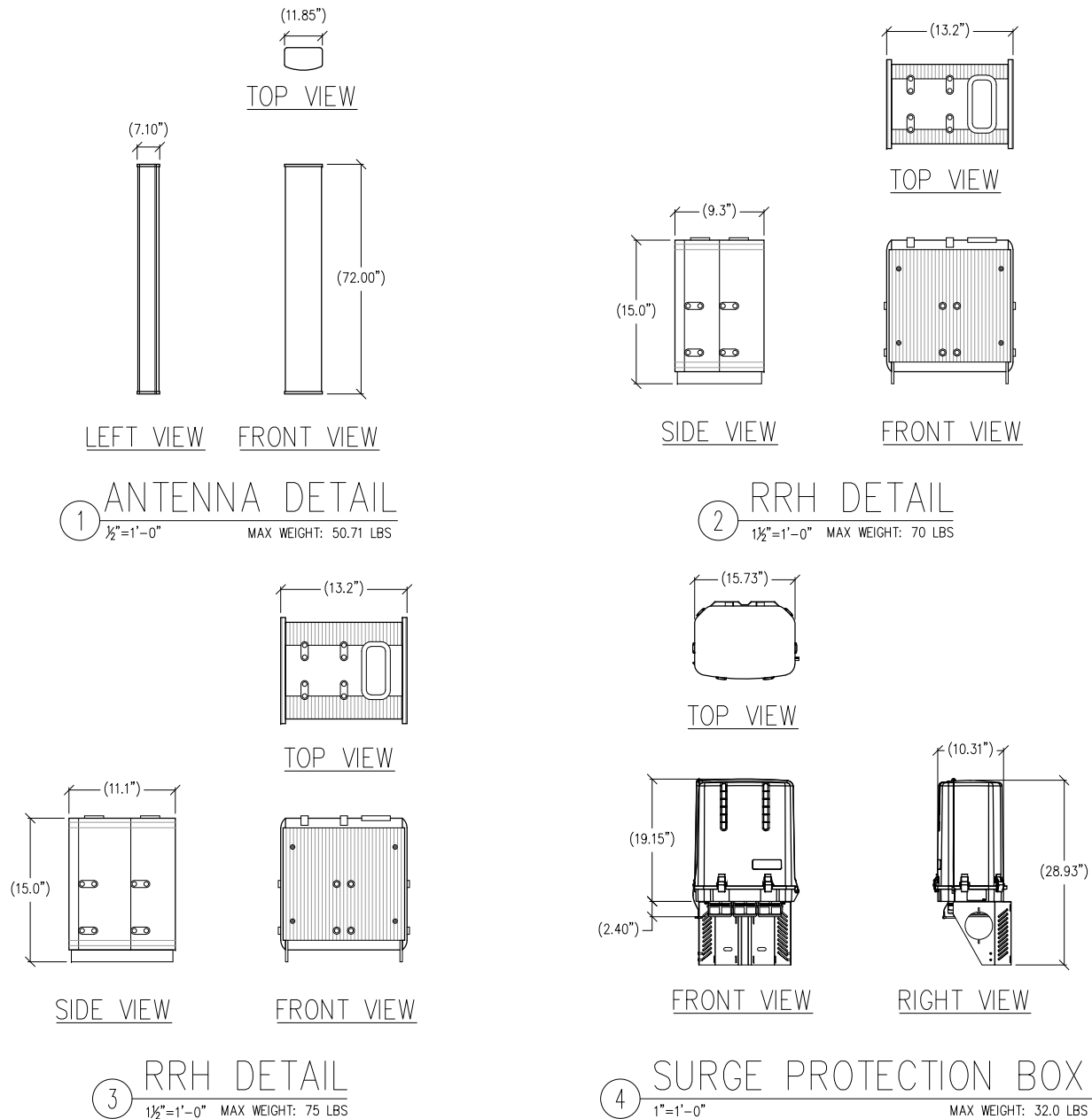
DATE

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NOTES:

1. VERIZON WIRELESS WILL INSTALL (4) (P) 3" U/G CONDUITS FROM (P) POWER/MISC CABINET TO (P) PULL CANS. (2) (P) CONDUITS FOR DC POWER CABLES & (2) (P) CONDUITS FOR FIBER CABLES.

2. NOTE: ALL DISTURBED IRRIGATION LINES & SPRINKLERS & PRESSURIZED HOSE BIBB WATER LINES TO BE CAPPED, REROUTED, & REPLACED IN LANDSCAPED AREA DUE TO (P) VERIZON WIRELESS EQUIPMENT LEASE AREA.



ANTENNA PLAN

1/2"=1'-0"

- NOTES:
1. ALL (P) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) VERIZON WIRELESS MONOPINE.
 2. ALL (P) ANTENNAS TO BE COVERED IN MONOPINE "SOCKS".
 3. ALL (P) ANTENNAS, & ANTENNA EQUIPMENT TO BE INSIDE (P) MONOPINE BRANCH RADIUS.
 4. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

APPL NO. P19-00974 EXHIBIT A4 DATE 7/8/19
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
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	04/08/19	CLINET REV	D.L.
	07/01/19	CITY COMM	C.C.
	07/05/19	CLIENT REV	C.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 07/05/19

SHEET TITLE:
ANTENNA PLAN
& DETAILS
SHEET NUMBER:
A-4

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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	07/05/19	CLIENT REV	C.C.

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	-
DATE:	07/05/19

ELEVATIONS

A-5



- NOTES:
1. ALL (P) VERIZON WIRELESS ANTENNAS, ANTENNA EQUIPMENT, ANTENNA MOUNTS & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE.
 2. ALL (P) ANTENNAS, ANTENNA MOUNTS, & ANTENNA EQUIPMENT TO FALL WITHIN THE (P) BRANCH RADIUS.
 5. NOTE: ALL DISTURBED IRRIGATION LINES & SPRINKLERS & PRESSURIZED HOSE BIBB WATER LINES TO BE CAPPED, REROUTED, & REPLACED IN LANDSCAPED AREA DUE TO (P) VERIZON WIRELESS EQUIPMENT LEASE AREA.



APPL NO. P19-00974 **EXHIBIT** E2 **DATE** 7/8/19
PROJ ENG. _____ **DATE** _____
TRAFFIC ENG. _____ **DATE** _____
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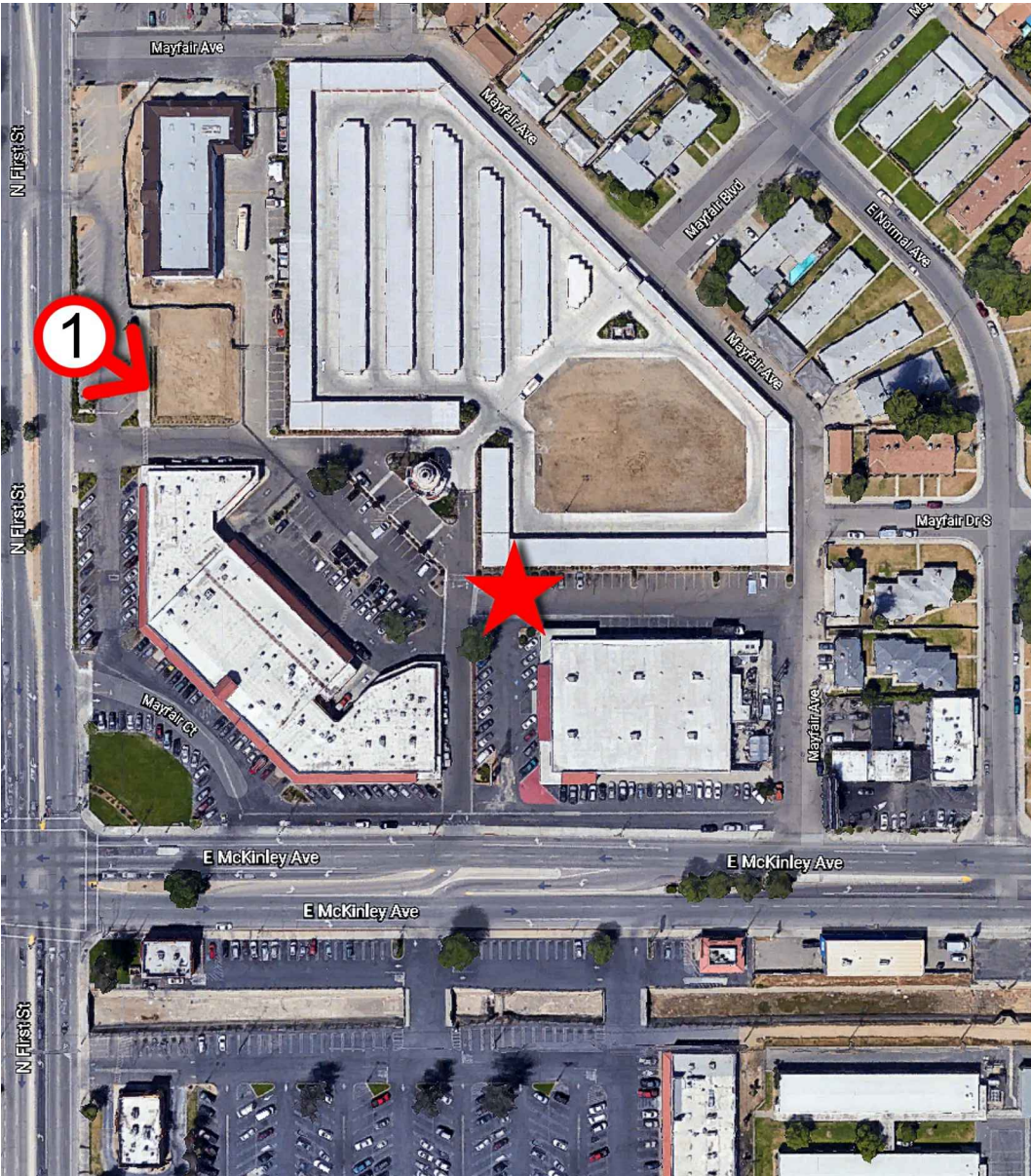
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	07/01/19	CITY COMM	C.C.
	07/05/19	CLIENT REV	C.C.
DRAWN BY:		C. CODY	
CHECKED BY:		J. GRAY	
APPROVED BY:		-	
DATE:		07/05/19	

SHEET TITLE:
DETAILS
SHEET NUMBER:
A-6



MCKINLEY & FIRST
LOCATION NUMBER: 385937
3199 E MCKINLEY AVENUE
FRESNO, CA 93703

PHOTOSIMULATION VIEWPOINT 1



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

EXISTING



PROPOSED



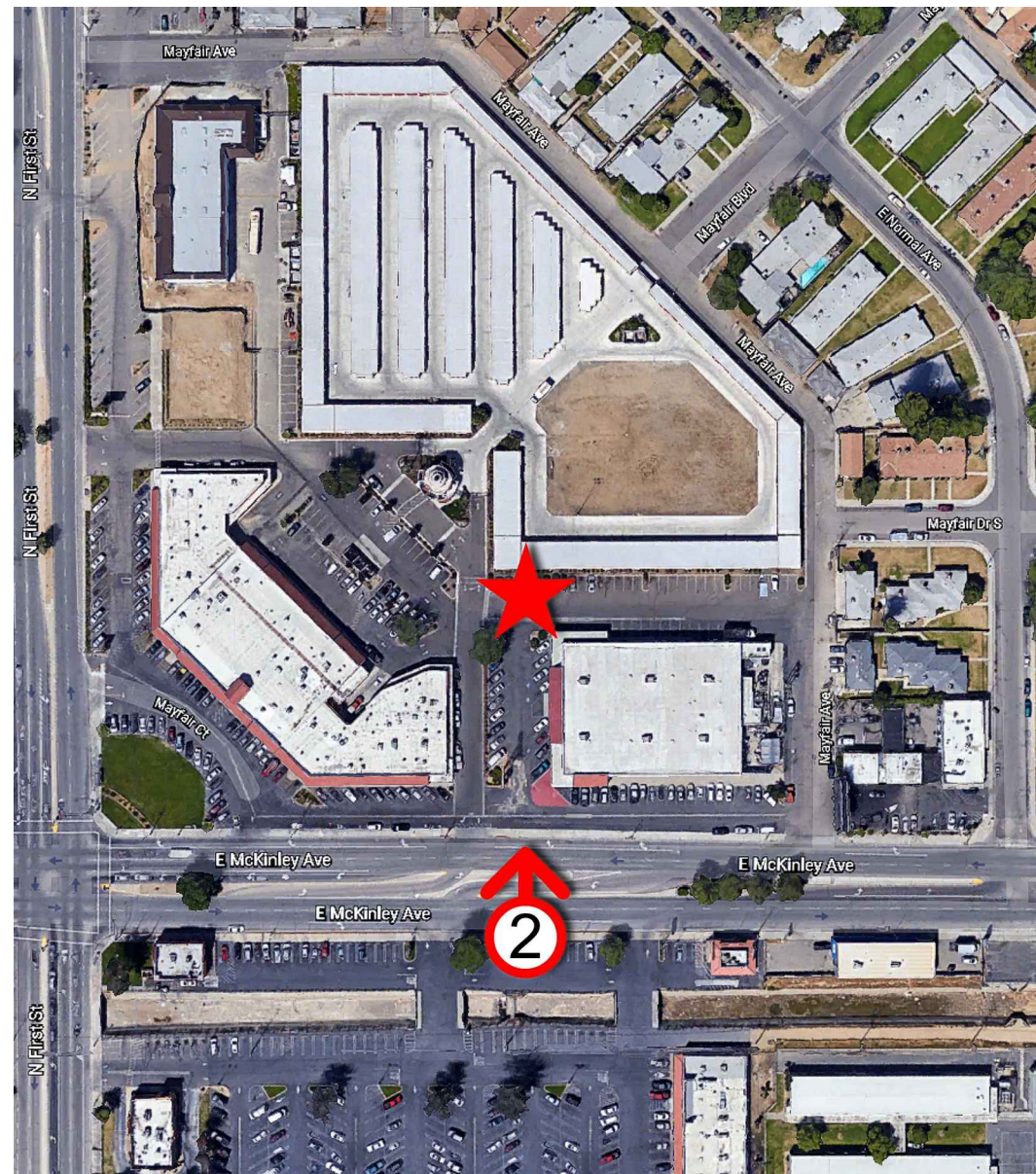


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FRESNO, CA 93703



SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com

PHOTOSIMULATION VIEWPOINT 2



EXISTING



PROPOSED



NOTE:
PROPOSED VERIZON WIRELESS
(4) EQUIPMENT CABINETS ON PROPOSED
CONCRETE PAD, (2) SURGE SUPPRESSORS
ON ICE BRIDGE, INTERSECT, METER AND
TELCO BOX WITHIN PROPOSED 18'-0" x 30'-0"
CMU WALL ENCLOSURE

PROPOSED VERIZON WIRELESS
(9) PANEL ANTENNAS,
(9) RRH UNITS AND
(2) SURGE SUPPRESSORS ON
PROPOSED 60'-0" TALL MONOPINE

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

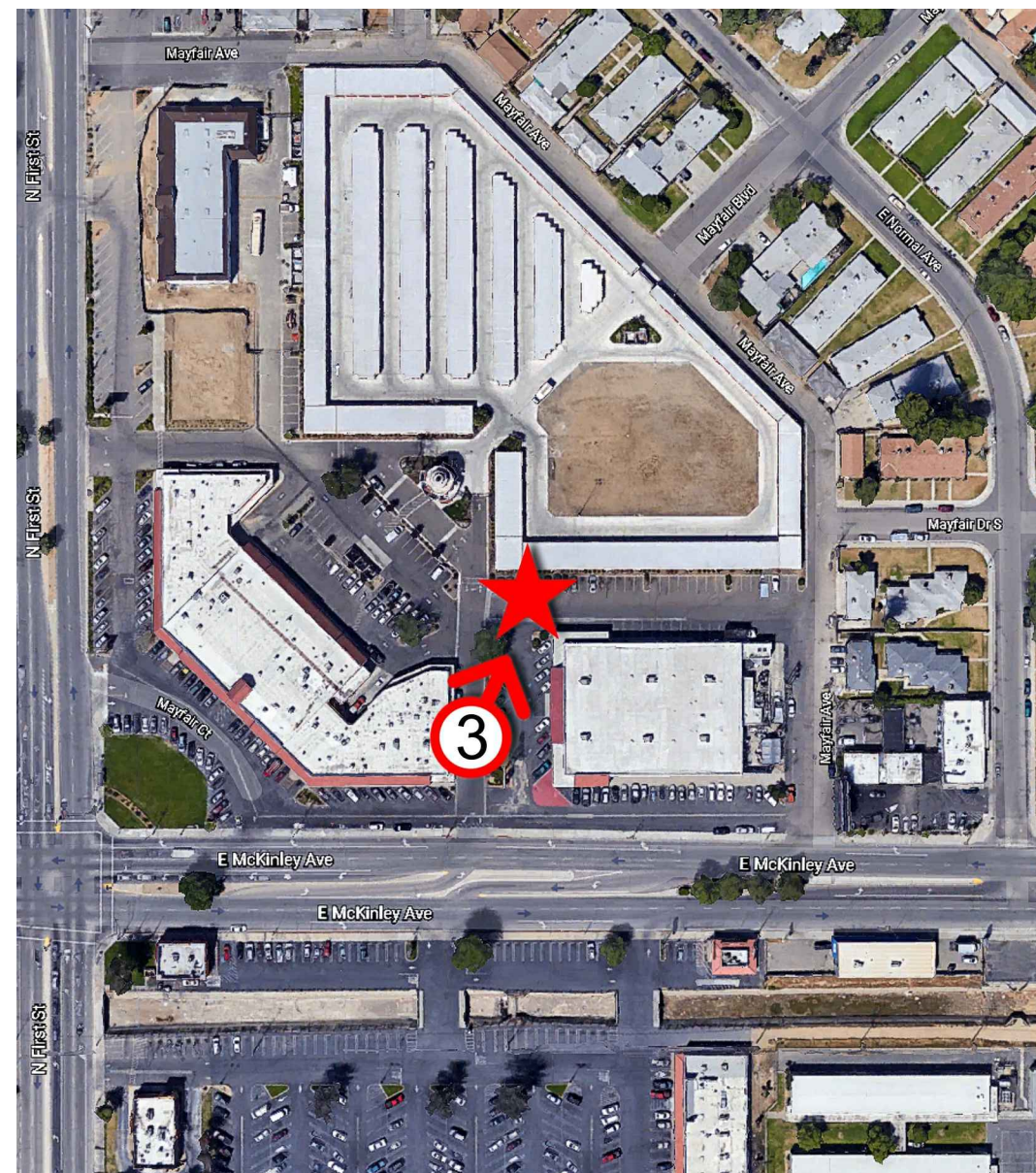


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PHOTOSIMULATION VIEWPOINT 3



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EXISTING



PROPOSED



NOTE:
PROPOSED VERIZON WIRELESS
(4) EQUIPMENT CABINETS ON PROPOSED
CONCRETE PAD, (2) SURGE SUPPRESSORS
ON ICE BRIDGE, INTERSECT, METER AND
TELCO BOX WITHIN PROPOSED 18'-0" x 30'-0"
CMU WALL ENCLOSURE

PROPOSED VERIZON WIRELESS
(9) PANEL ANTENNAS,
(9) RRH UNITS AND
(2) SURGE SUPPRESSORS ON
PROPOSED 60'-0" TALL MONOPINE