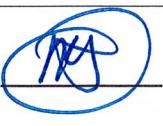




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 27, 2019	Application ID:	SN 2019-04
Project:	Arbor Green	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Jessica Almeida	Agent:	Brooke Walker
Location:	Generally located east of Hiatus Road and south of Taft Street		
Existing Zoning:	R-4 (Apartment)	Existing Land Use:	Medium (10-16 du/acre)
Reference Applications:	SP 76-1		
Applicant Request:	One double-sided residential subdivision sign		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Planning Administrator: 	

Project Description / Background

Brooker Walker, agent, is requesting to remove and install a residential subdivision sign generally located east of Hiatus Road and south of Taft Street. The sign will be located at the entrance of the subdivision along Taft Street and will be placed in the existing sign location.

Arbor Green was approved in 1976 (SP 76-1). Staff was unable to identify other applications in relation to Arbor Green.

SIGNAGE:

The 9'-1 3/4" tall sign will include 23.5 square feet of copy reading "ARBOR GREEN AT PEMBROKE LAKES" in gray copy. Additionally, there will be a gray tree emblem located above the text. The sign will be illuminated via ground lighting which will be shielded by the existing landscaping. The existing landscaping around the existing sign meets code requirements and will be restored to its original condition if damage during construction.

The following colors and materials are being proposed for the sign:

- Main Body: (Rock Ridge Multicolor Slate Legerstone)
- Accents: (SW 7072 Online)
- Sign Background: (MP 55690 Forrest Green)
- Sign Border: (MP 23446 Country Red)
- Text: (SW 7072 Online)

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed: Unified Development Application

Memo from Engineering Division (6/10/19)

Memo from Zoning Administrator (6/10/19)

Memo from Landscape Division (6/10/19)

Memo from Planning Division (6/10/19)

Memo from Engineering Division (5/8/19)

Memo from Fire Prevention (5/7/19)

Memo from Zoning Administrator (5/7/19)

Memo from Landscape Division (5/6/19)

Memo from Planning Division (5/1/19)

Sign Plan

Subject Site Aerial Photo



City of Pembroke Pines
Planning and Economic Development Department
Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.pplines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ *Planner:* _____

Indicate the type of application you are applying for:

<input type="checkbox"/> Appeal*	<input checked="" type="checkbox"/> Sign Plan
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Delegation Request	<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> DRI*	<input type="checkbox"/> Special Exception*
<input type="checkbox"/> DRI Amendment (NOPC)*	<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Flexibility Allocation	<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Interpretation*	<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Land Use Plan Map Amendment*	<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Zoning Exception*
<input type="checkbox"/> Plat*	<input type="checkbox"/> Deed Restriction

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Colen Project #: PRJ 20 n/a Application #: SN209-04

Date Submitted: 04/25/19 Posted Signs Required: (n/a) Fees: \$ 743

SECTION 1-PROJECT INFORMATION:Project Name: Arbor GreenProject Address: E Sandpiper CircleLocation / Shopping Center: Arbor Green

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 D7 02 0001

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: _____

See AttachedHas this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Jessica Almeida

Owner's Address: 1941 NW 150th Ave, Pembroke Pines, FL 33028

Owner's Email Address: jetticma8@hotmail.com

Owner's Phone: 954-830-1702 Owner's Fax: _____

Agent: Graphplex Signs

Contact Person: Brooke Walker

Agent's Address: 3830 N. 38th Ter.

Agent's Email Address: brooke@graphplex.com

Agent's Phone: 954-920-0905 Agent's Fax: 954-920-0906

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Digitized by srujanika@gmail.com

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use:

Requested County Land Use:

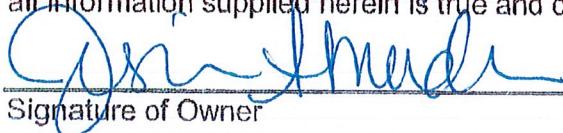
SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

We would like to install new exterior signage to replace the existing signage.

SECTION 7 - PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

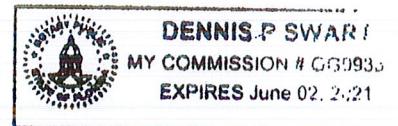


Signature of Owner

2/1/19

Date

Sworn and Subscribed before me this 14 day
of February, 20 19



Fee Paid

Signature of Notary Public

My Commission Expires



06/02/21

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.



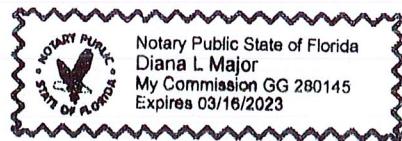
Signature of Agent

1/31/19

Date

Sworn and Subscribed before me this 20 day

of March, 20 19



Fee Paid

Signature of Notary Public

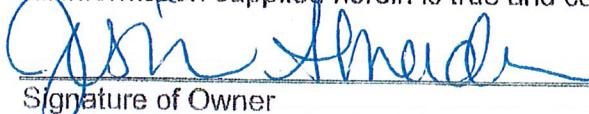
My Commission Expires



SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

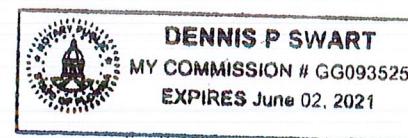


Signature of Owner



Date

Sworn and Subscribed before me this 11th day
of February, 20 19



Fee Paid

Signature of Notary Public

My Commission Expires

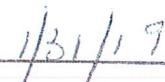


AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

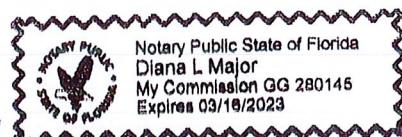


Signature of Agent



Date

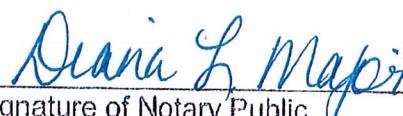
Sworn and Subscribed before me this 20th day
of March, 20 19



Fee Paid

Signature of Notary Public

My Commission Expires



**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



June 10, 2019

PROJECT: ARBOR GREEN MONUMENT SIGN REPLACEMENT

PROJECT: SN 2019-04

To: Cole Williams, Planner

Planner/Zoning Technician, Planning and Economic Development Department

From: John L. England, P.E.

**Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATIONS:

The Environmental Services/Engineering Division's DRC 'Comments' for the proposed project have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

MEMORANDUM

June 10, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-04 (Arbor Green Subdivision Sign)

All of my comments regarding the above Sign Plan have been satisfied.

MEMORANDUM

June 10th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-04) Arbor Green

The City of Pembroke Pines Planning Division has conducted a landscape review for Arbor Green as per documents provided. The following items need to be addressed prior to this project being found in compliance:

All comments have been addressed at this time.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 10, 2019
To: SN 2019-04 file
From: Cole Williams, Planner / Zoning Technician
Re: Arbor Green

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN
ADRESSED**

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



May 8, 2019

PROJECT: ARBOR GREEN MONUMENT SIGN REPLACEMENT

PROJECT: SN 2019-04

To: Cole Williams, Planning/Zoning Technician
Planning and Economic Development Department

**From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

COMMENTS/RECOMMENDATIONS:

1. Provide confirmation that proper Sight Distance (Site Triangle) for vehicles exiting the entrance drive and turning onto Taft Street will be met based upon the proposed site location/placement of the proposed Monument Sign relative to the existing 'Stop Bar' location.

The engineer must clearly designate on a plan to scale that the minimum required Sight Distance ("Site Line/Limit of Clear Site") per FDOT design criteria, Standard Index No. 546, for both a Passenger Vehicle (P) and Single Unit Vehicle (SU) will be met/provided based upon the proposed site location/placement and design size/configuration of the proposed Monument Sign.

Submit a ‘Site Distance Plan’ drawn to scale depicting the aforementioned required Site Distance (“Site Line/Limit of Clear Site”) information per the FDOT design criteria/index noted.

2. An Engineering Construction Permit and/or Building Permit is required for installation/construction of the proposed Entry Monument Sign Replacement. Note that submittal of appropriate signed and sealed plans and details will be required for review and processing of the required Engineering Construction Permit by the Environmental Services/Engineering Division.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Michael Testagrossa, Prevention Captain

(954) 499-9560

PROJECT NAME: Arbor Green

REFERENCE #: SN 2019 -04

DATE REVIEWED: 05/07/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNs REGARDING THE SITE PLAN REVIEW.

NOTE: Replacing the existing entrance monument sign.

MEMORANDUM

May 7, 2019, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-04 (Arbor Green Subdivision Sign)

The following are my comments regarding the above Sign Plan:

1. Are any other changes/additions to way finding signs, direction signs, interior information signs, etc. being considered? If so, provide all details with this submittal.
2. Provide all color names, color numbers, materials, finishes, etc. on elevation of sign.
3. Provide overall height of sign to top of arch.
4. Show landscaping that will be installed as final screening.
5. Will there be any ground lighting? If so, provide details of fixtures and how they will be screened.

Please contact me with any questions.

MEMORANDUM

May 6th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-04) Arbor Green

The City of Pembroke Pines Planning Division has conducted a landscape review for Arbor Green as per documents provided. The following items need to be addressed prior to this project being found in compliance:

1. Please provide landscape plans if any modifications will be done to the landscape design. If no modifications will be made to the landscape design please assure all landscape material damaged during construction will be replaced.
2. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 1, 2019

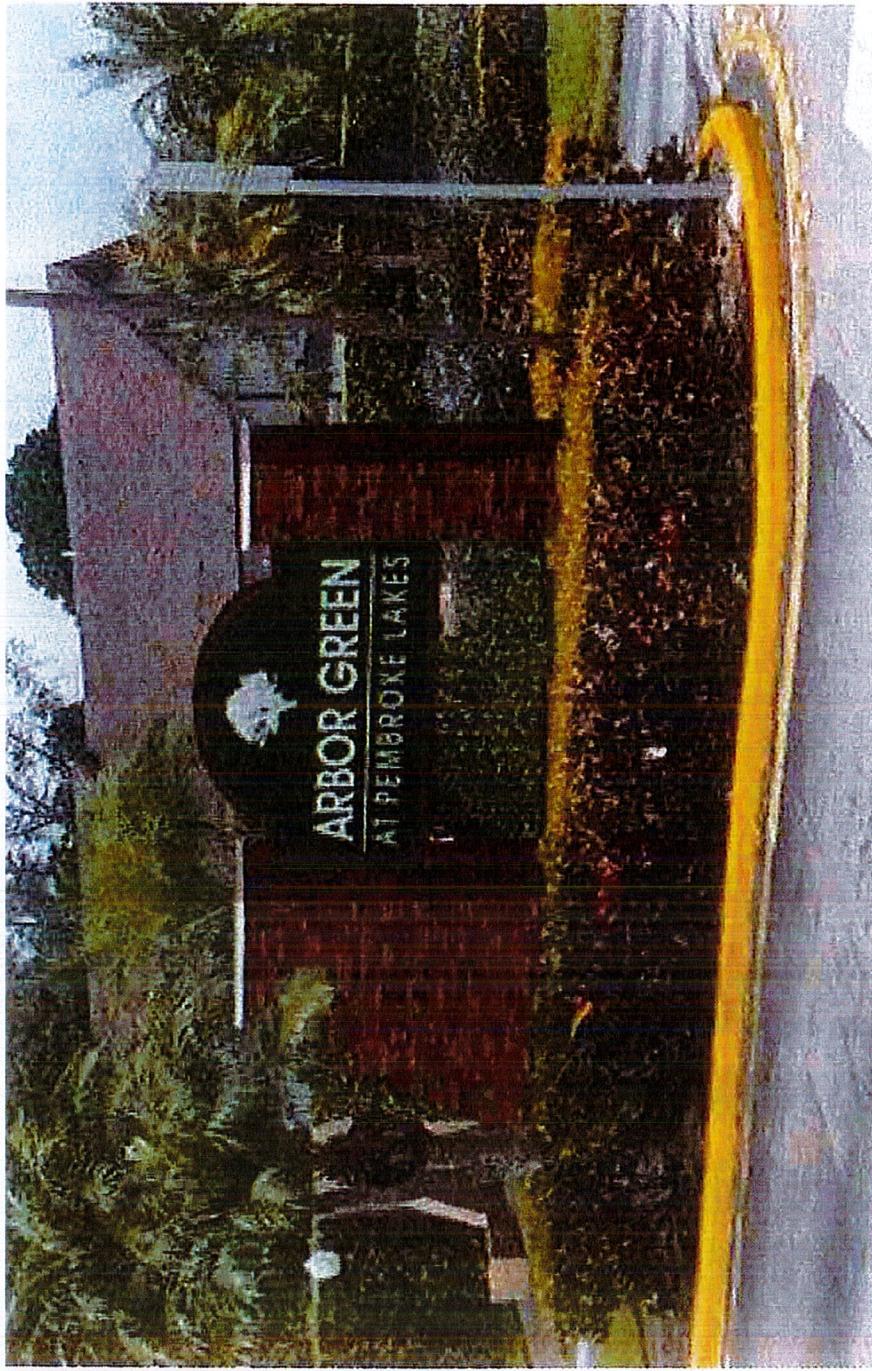
To: SN 2019-04 file

From: Cole Williams, Planner / Zoning Technician

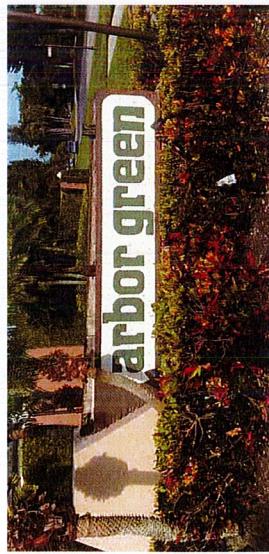
Re: Arbor Green

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Is any other work being done to the site?
2. Label the colors and materials to be used on the sign.
3. Provide material board with all paint chips and stone materials to be used.
4. Revise the square footage calculations to be an outline of the sign feature.
5. Is the sign illuminated by ground lighting? If so, provide details of the fixtures. Be advised that ground lighting must be shielded by landscaping. Color temperature of the lighting shall not exceed 3,000K.
6. Is the landscaping being modified around the base of the sign? If so, provide details of the landscaping to be placed around the sign. At minimum the landscaping must be installed at 24" in height with a 12" spread.



1 ELEVATION: NEW MONUMENT SIGN
Scale: nts



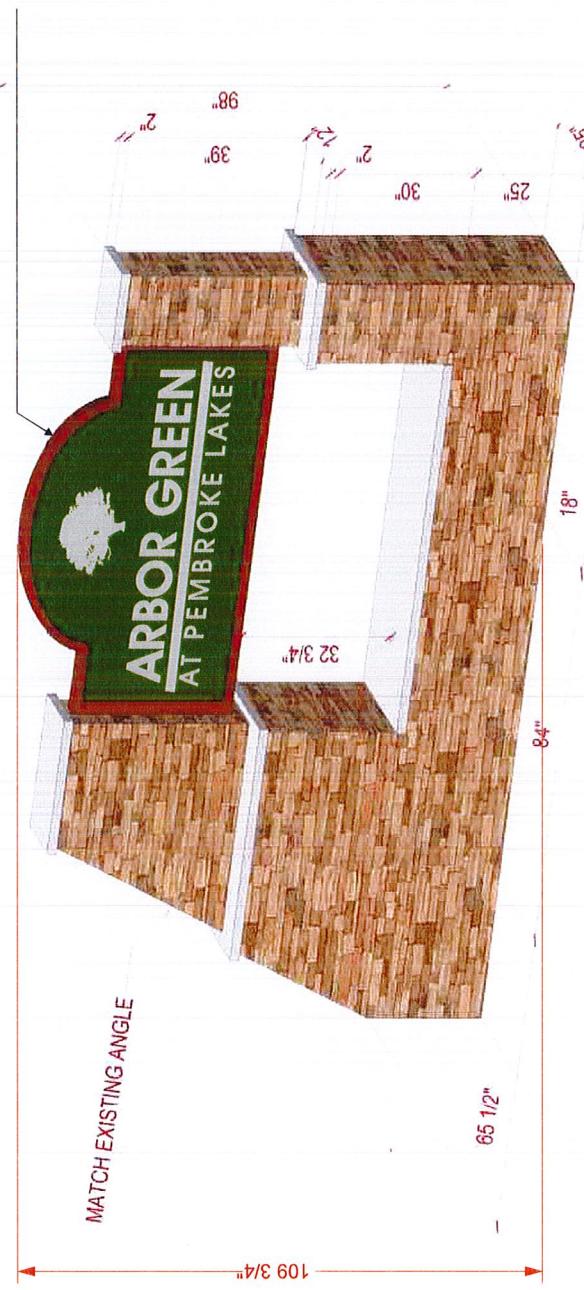
Existing Sign to be removed.
Existing LED Ground lighting to remain.

NOTE: LIGHTING WILL BE SCREENED BY LANDSCAPING

 GRAPHPLEX SIGNS Sign Design & Manufacture 2630 North 28th Terrace • Hollywood, Florida 33020 954.920.0905 www.grapplex.com	CLIENT: Arbor Green	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____	DATE: _____	DRAWN BY: RL
	PROJECT: New monument sign	<input type="checkbox"/> APPROVED AS NOTED BY: _____	DATE: _____	SALES: Mike Quintana
	ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida			
	SIGN TYPE: _____			PAGE #: 1
	QUANTITY: _____			
	THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.			FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019

AG - Concept Revision 180830.3.3

ADDED CAPS
ADDED INTERMEDIATE CAPS
RAISED 3 1/2" CLEARANCE TO SIGN
LIGHTER AND LARGER LEDGE STONE
SIGN BORDER TO MATCH DARKEST LEDGE STONE



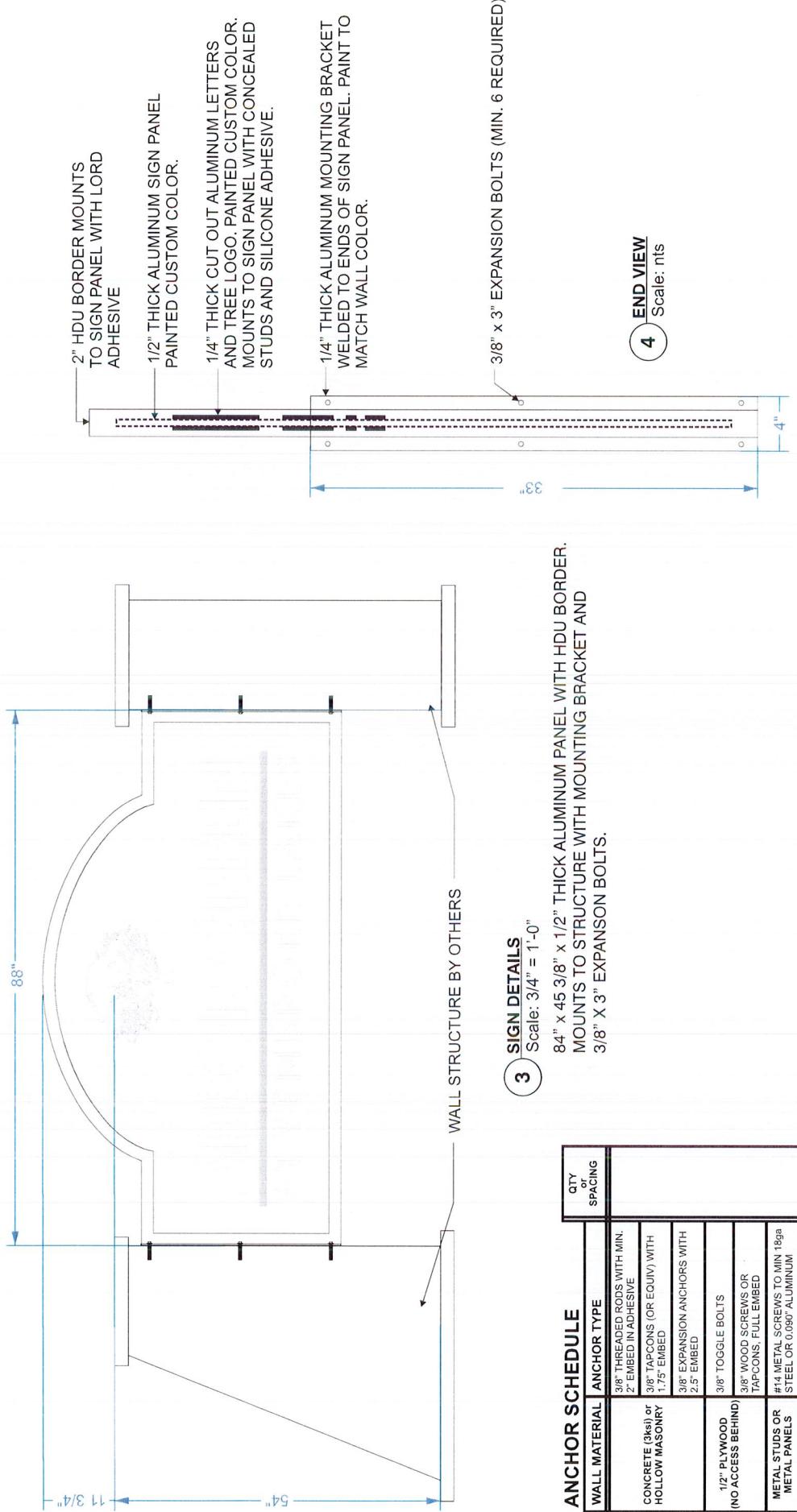
SIGN PANELS: Sign is double-sided
88" x 49 3/8" x 1/2" THICK ALUMINUM PANELS WITH HDU BORDER.
MOUNTS TO STRUCTURE WITH 3/8" X 3" EXPANSION BOLTS.
(MIN 4 REQUIRED)

Sign Panel = 23.5 sf

Total structure: 127.6 sf

2 ELEVATION: NEW MONUMENT SIGN
Scale: nts

 GRAPHPLEX SIGN'S 954.920.0905 www.graphplex.com Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020	CLIENT: Arbor Green	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____	DATE: _____	DRAWN BY: RL
	PROJECT: New monument sign	<input type="checkbox"/> APPROVED AS NOTED BY: _____	DATE: _____	SALES: Mike Quintana
	ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida			
	SIGN TYPE: MONUMENT			PAGE#: 2
	QUANTITY: 1			
	THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.			DATE: 3/1/2019 (5/15) (5/22) (5/23) (6/10)
				FILE NAME: Arbor Green/Arbor Green Monument Sign-STRUCTURAL 6-10-2019



GRAPHPLEX SIGN MANUFACTURE	CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____	DRAWN BY: RL SALES: Mike Quintana
THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.		DATE: 3/1/2019 (5/15/19/22/6/10) FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019 PAGE #: 3	



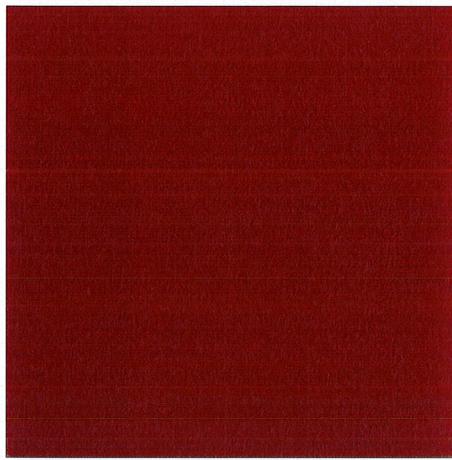
5 EXISTING LANDSCAPING

Scale: nts

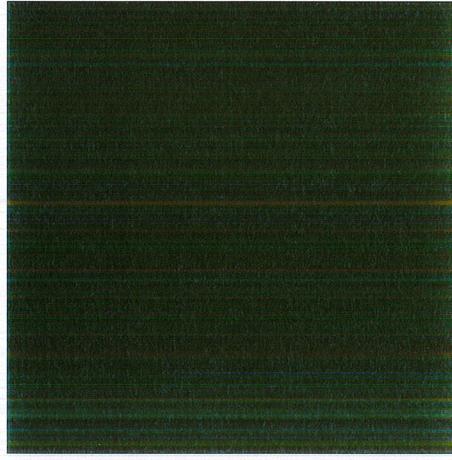
Landscape is existing and in good condition. Any plants/landscaping damaged during installation will be replaced with same.

Irrigation is existing and any irrigation damaged during installation will be replaced with same.

 GRAPHPLEX S I G N S 954.920.0905 www.graphplex.com Sign Design & Manufacture 2830 North 7th Terrace • Hollywood, Florida 33020	CLIENT: Arbor Green	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____	DATE: _____	DRAWN BY: RL
	PROJECT: New monument sign	<input type="checkbox"/> APPROVED AS NOTED BY: _____	DATE: _____	SALES: Mike Quintana
	ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida			
	LANDSCAPING	DATE: 3/1/2019 (5/15)(5/22)(6/10)	FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019	PAGE#: 4



Sign Border
Matthews Mp23446
Country Red



Sign Background
Matthews MP55690
Forrest Green

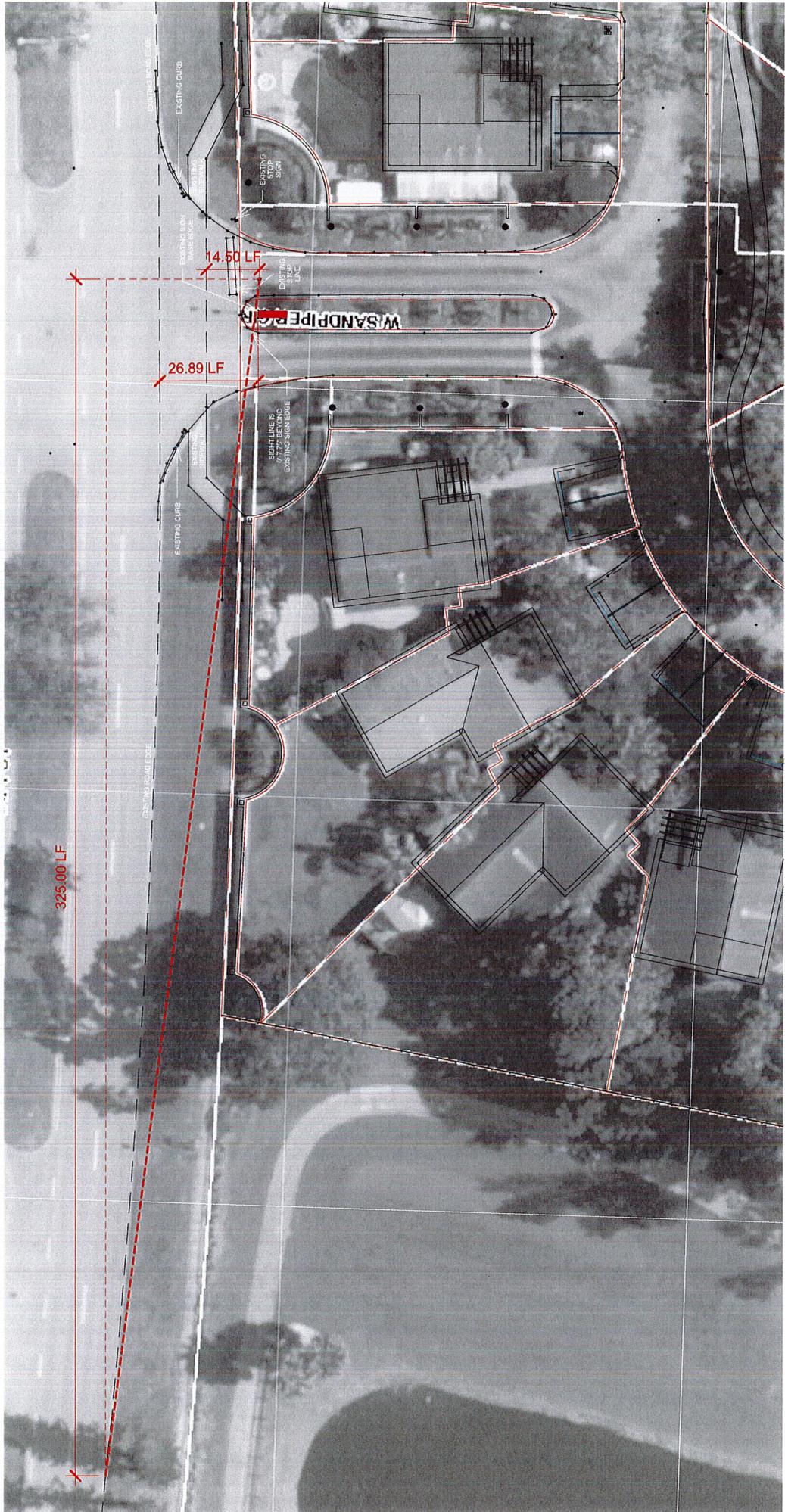


Sign Base, Caps &
Sign Copy
SW 7072 Online



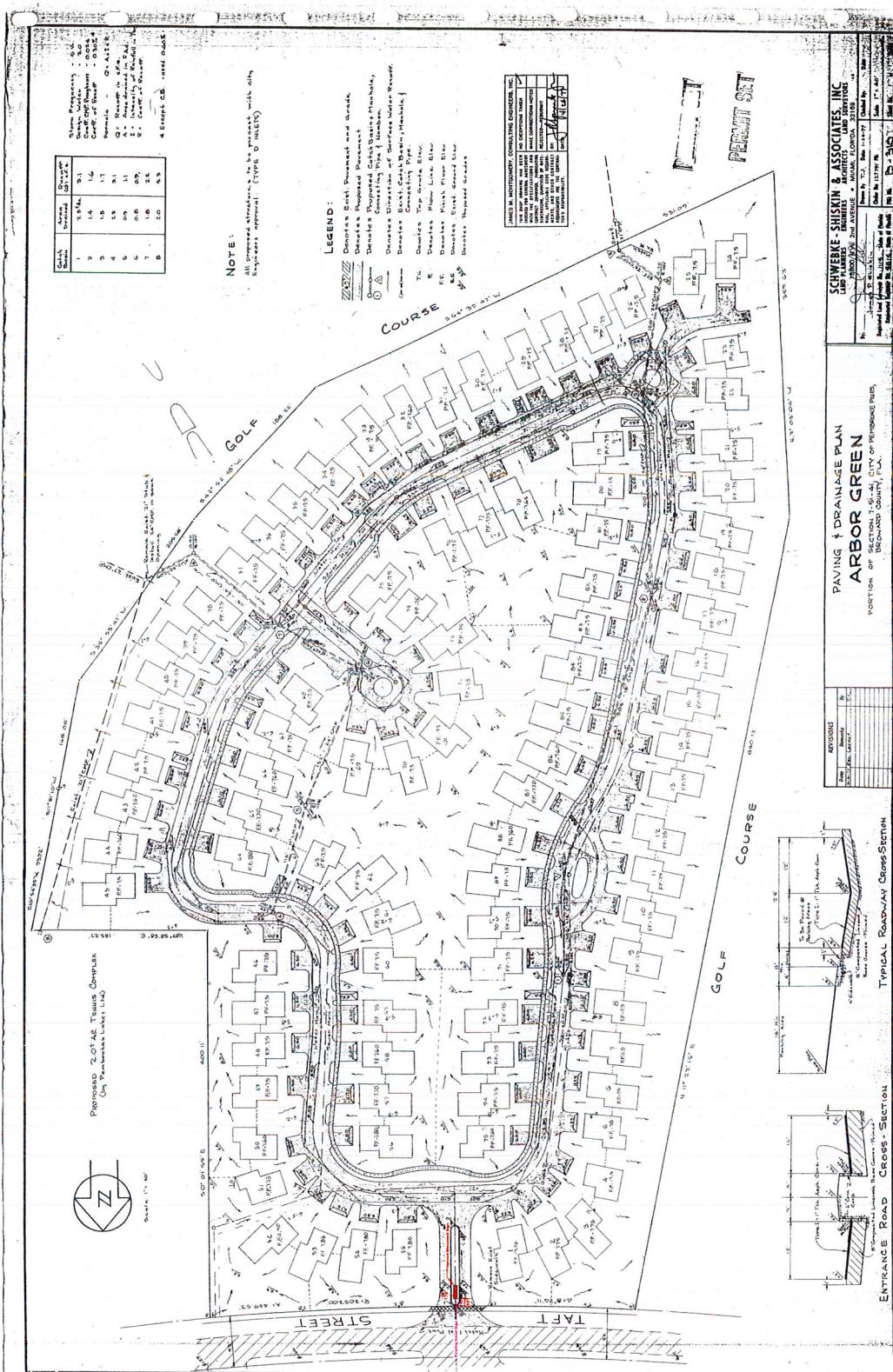
Sign Base
Rock Ridge
Multicolor Slate
Legerstone

 GRAPHPLEX SIGNNS <small>Sign Design & Manufacture</small> <small>2830 Nartin 28th terrace, Hollywood, Florida 33020</small> <small>954.920.0905</small> <small>www.graphplex.com</small>	CLIENT: Arbor Green	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____	DATE: _____	DRAWN BY: RL
	PROJECT: New monument sign	<input type="checkbox"/> APPROVED AS NOTED BY: _____	DATE: _____	SALES: Mike Quintana
	ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida			
	FINISHES	DATE: 3/1/2019(5/15)(5/22)(6/10) FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019		
	<small>THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.</small>			
	PAGE#: 5			



GRAPHPLEX	CLIENT: Arbor Green	DATE: _____
S I G N S	PROJECT: New monument sign	DRAWN BY: RL
954.920.0905	ADDRESS: E. Sandpipe Circle, Pembroke Lakes, Florida	SALES: Mike Quintana
Sign Design & Manufacture		
2830 North 28th Terrace		
Hollywood, Florida 33020		
SITE PLAN/SURVEY		
DATE: 3/1/2019 (5/15/5/22) (6/10)		
FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019		
THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.		

PAGE# 6



SITE PLAN/SURVEY

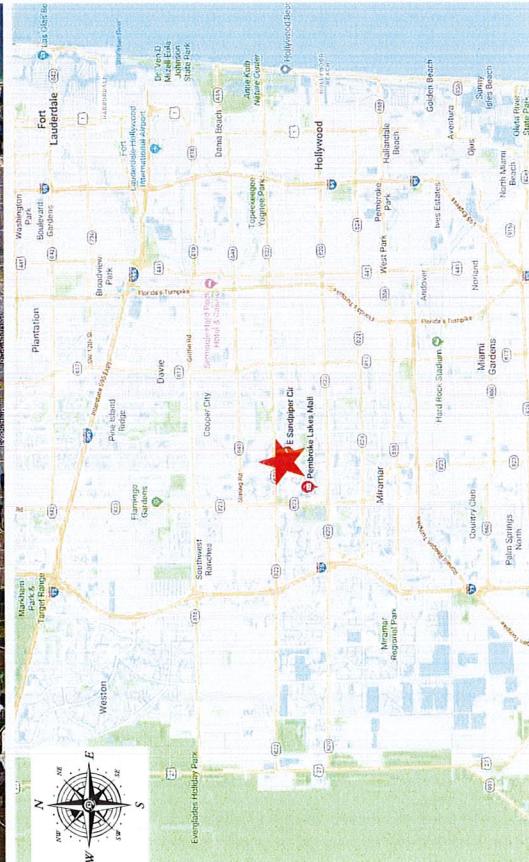
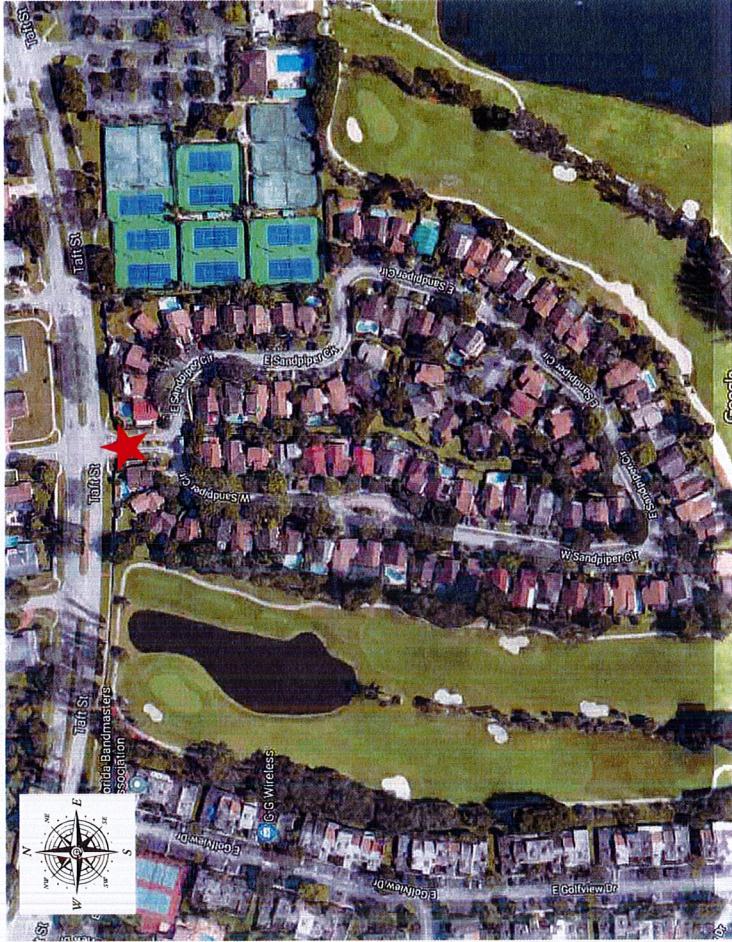
CLIENT: Arbor Green
PROJECT: New monument sign
ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida

GRAPHPLEX	APPROVED AS SUBMITTED BY: _____	DRAWN BY: RL
SIGNNS	APPROVED AS NOTED BY: _____	SALES: Mike Quintana
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Client: ARBOR GREEN
 Location: Taft Street & E. Sandpiper Circle
 Pembroke Lakes, Florida

ELEVATION: NORTH

Proposed sign location



GRAPHPLEX S I G N S 954.920.0905 www.graphplex.com Sign Design & Manufacture 2330 North 23rd Terrace • Hollywood, Florida 33020		CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida SIGN TYPE: QUANTITY:	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____	DATE: _____ <input type="checkbox"/> DRAWN BY: RL DATE: _____ SALES: Mike Quintana
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