





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

Summary

Agenda Date:	March 12, 2020	Application ID:	SN 2020-02
Project:	Gatehouse at Pine Lake	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	SCG Atlas Gatehouse at Pine Lake LLC	Agent:	Oakhurst Signs
Location:	Generally located south of Pines Boulevard and west of 85 Avenue		
Existing Zoning:	R-6 (Hotel)	Existing Land Use:	Irregular Residential (12.0 du/acre)
Reference Applications:	SP 98-06, SP 96-11, SP 88-01		
Applicant Request:	Removal and replacement of 3 subdivision entrance signs.		
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

Gatehouse at Pine Lake Apartments, generally located south of Pines Boulevard and west of 85 Avenue, was approved in 1988 (SP 88-01). Site modifications were approved in 1996 via SP 96-11, addition of dumpster enclosure and 1998 via SP 98-06, addition of satellite dish.

SIGNAGE:

Currently Gatehouse has 3 residential subdivisions signs located on entryway features. Oakhurst Signs, agent, is requesting to remove and replace the 3 existing residential subdivision signs.

- One sign will be located at the northeast corner of the development. The sign will have 25.6 square feet of copy.
- Two signs will be located at the community entrance. Each sign will have 21.2 square feet of copy.
- All signs will be internally illuminated with routed letters and read, "Gatehouse at Pine Lake Apartments".
- The following colors are being proposed for the signs:
 - Main Body: SW 7079 (Ponder), SW 6441 (White Mint), SW 7055 (Enduring Bronze)
 - Accent: SW 7709 (Copper Pot), SW 7630 (Raisin)
 - Text: SW 6441 (White Mint), SW 9103 (Farro)
- The existing landscaping meets code requirements and will be restored to its original condition if damaged during construction.

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 Zoning Administrator (3/3/20)
Memo from Planning Division (3/3/20)
Memo from Zoning Administrator (2/18/20)
Memo from Planning Division (2/18/20)
Sign Plan
Subject Site Aerial Photo



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

Planning and Economic Development
Building -B, Third Floor
10100 Pines Boulevard
Pembroke Pines, FL 33026
Phone: (954) 435-6513
Fax: (954) 435-6546
<http://www.ppines.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 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: Cole Project Number: SN 2020-02
Date Submitted: 02/05/20 # Posted Signs Required: n/a Fees: \$ 757

SECTION 1-PROJECT INFORMATION:

Project Name: Gatehouse at Pinelake

Project Address: 8530 SW 1st st. Pembroke Pines FL 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 16 17 0020

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

Legal Description: THE WHARF 131-9 B PARCELS

Has 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: SCG Atlas Gatehouse at Pine Lake LLC

Owner's Address: 400 Galleria Parkway #1450 Atlanta GA 30339

Owner's Email Address: N/A

Owner's Phone: N/A Owner's Fax: N/A

Agent: Audrianna Seitz / oakhurst signs

Contact Person: Audrianna Seitz

Agent's Address: 12445 62nd st. N #305 Largo FL 33777

Agent's Email Address: Audrianna.Seitz@oakhurstsigns.com

Agent's Phone: 727.644.8915 Agent's Fax: N/A

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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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: _____

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)

Install 3 monuments:

Sign A counts as "2" = they are
flanking

Sign B is a corner ground sign.
NOT FLANKING

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.

Atulwani M. Seth 2.4.2020
Signature of Owner Date

Sworn and Subscribed before me this 4 day
of February, 20 20



_____ [Signature] 5/4/2020
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.

Atulwani M. Seth 2.4.2020
Signature of Agent Date

Sworn and Subscribed before me this 4 day
of February, 20 20



_____ [Signature] 5/4/2020
Fee Paid Signature of Notary Public My Commission Expires

MEMORANDUM

March 3, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2020-02 (Gatehouse @ Pine Lake Entry Signs)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 3, 2020
To: SN 2020-02 file
From: Cole Williams, Planner / Zoning Technician
Re: Gatehouse at Pine Lake

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 ADDRESSED

MEMORANDUM

February 18, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2020-02 (Gatehouse @ Pine Lake Entry Signs)

The following are my comments regarding the above Sign Plan:

1. Provide complete elevations showing new panels on the existing wall structures.
2. Are colors of walls or design of walls going to be changed/updated? If so, include details on new elevations.
3. Will there be any other site changes/updates? If so, provide all details.
Note: If additional changes are added new comments may be made and approval process may have to change.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 18, 2020
To: SN 2020-02 file
From: Cole Williams, Planner / Zoning Technician
Re: Gatehouse at Pine Lake

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

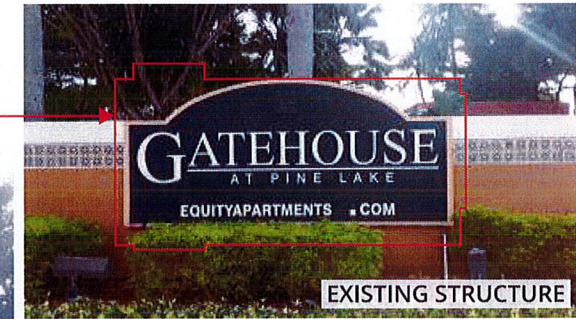
1. Clarify if any other changes are happening on site for example lighting or paint change.
2. Provide rendering of the signage on the structure.
3. Clarify if the existing structures will be modified.
4. Site plan provided is for a site in Plantation. Please provide a site plan for this site indicating where the signs will be located

SUBJECT SITE AERIAL PHOTO

Gatehouse at Pine Lake (SN 2020-02)



NEW REPLACEMENT PANEL OUTLINED IN RED

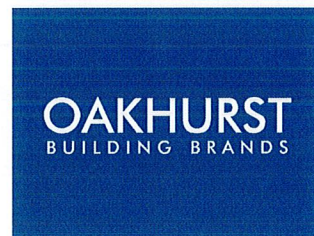


NO OTHER CHANGES WILL BE MADE TO PROPERTY. PAINT COLOR WILL STAY THE SAME

ELEVATION VIEW

A) MONUMENT PANEL REPLACEMENT - QTY: 1 (FLANKING - WEST SIDE)

SINGLE-SIDED, ILLUMINATED, ALUMINUM CABINET WITH PUSH THROUGH ACRYLIC LETTERS



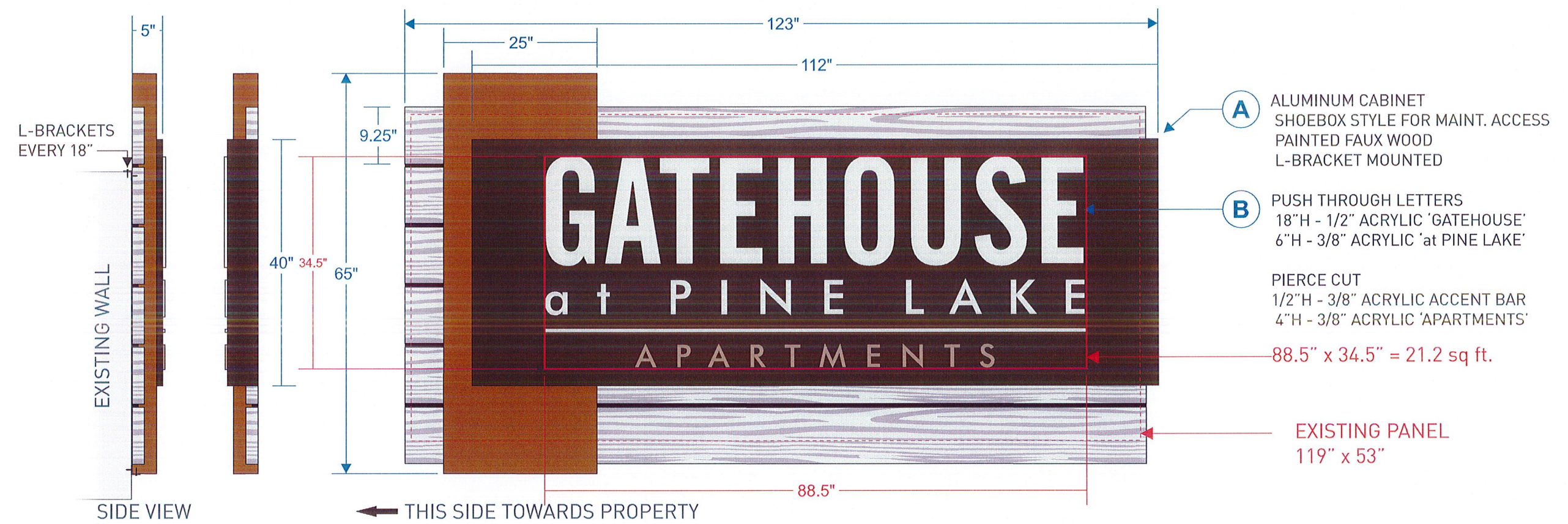
T: 727.532.8255
WWW.OAKHURSTSIGNS.COM
12445 62ND ST N SUITE 305, LARGO, FL 33773

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COMPANY: MILESTONE
PROPERTY: GATEHOUSE AT PINE LAKE
PROJECT: ENTRY PANELS

AM: SB
DESIGN: AA/JH
PM: MS

DATE: 03/02/2020
SCALE: 1/2" = 1'



SPECIFICATIONS

A) MONUMENT PANEL REPLACEMENT - QTY: 1 (FLANKING - WEST SIDE)
 SINGLE-SIDED, ILLUMINATED, ALUMINUM CABINET WITH PUSH THROUGH ACRYLIC LETTERS

CITY CODE: PEMBROKE PINES, FL (ZONE)
 MAX HEIGHT: 15' (180")
 MAX COPY: 32 SQ FT (21.2 SQ FT)

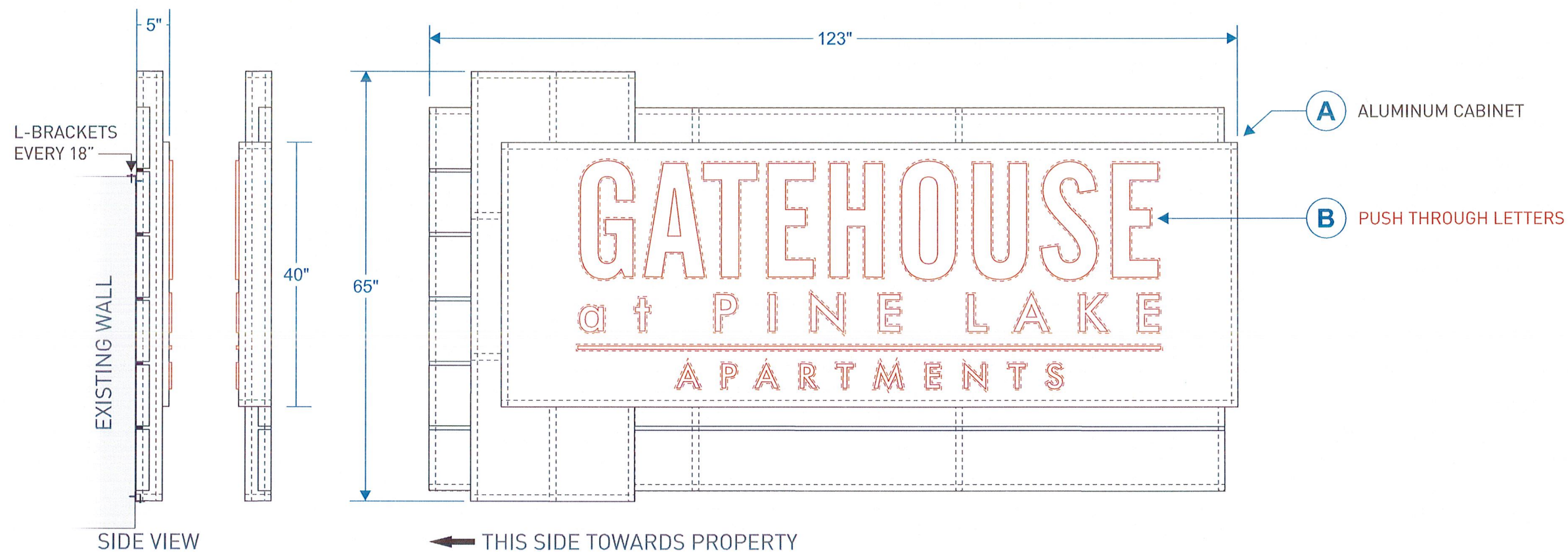


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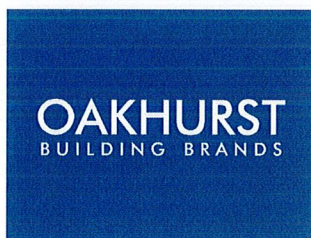
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PRODUCTION SPECIFICATIONS

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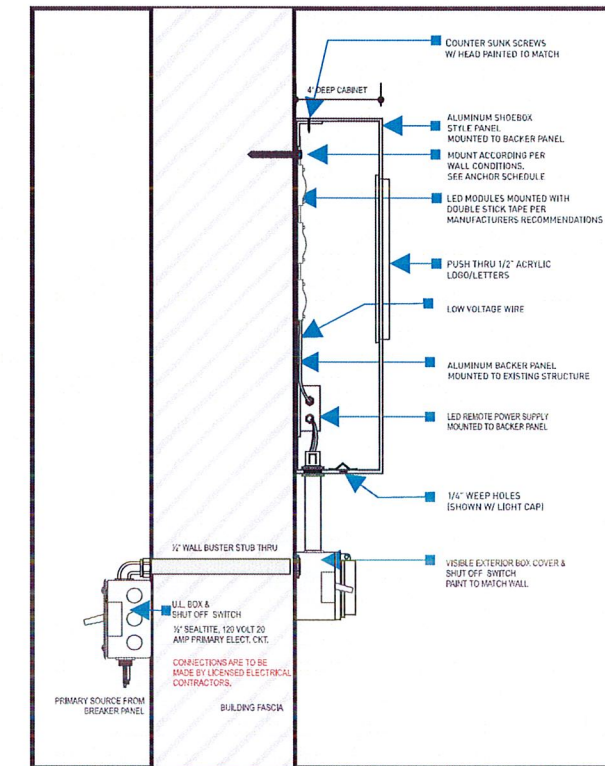
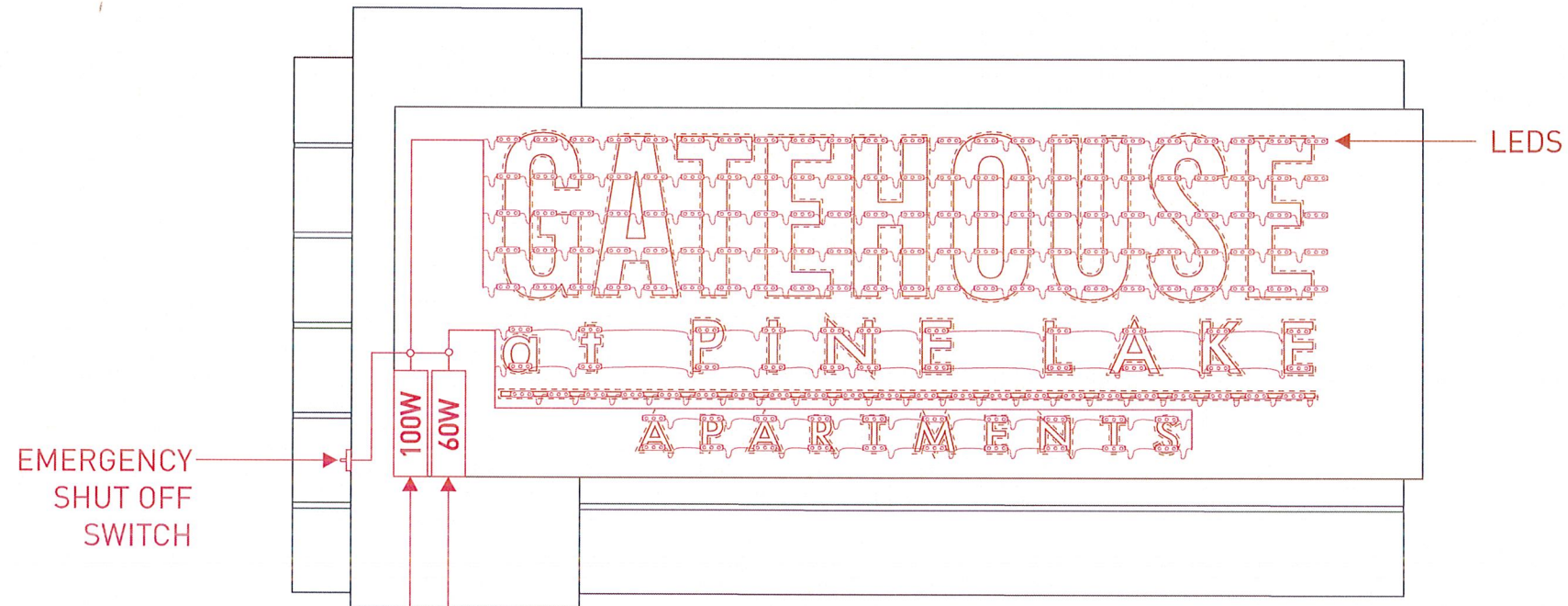
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DATE: 03/02/2020
SCALE: 1/2" = 1'



**ALUMINUM CABINET WITH ILLUMINATED
PUSH THROUGH LETTERS
(EMERGENCY CUT OFF SWITCH IN EXTERNAL BOX)**

	MODEL	WATT	LOAD
LED MODS (115)	P-3072	.72W	82.8W
POWER SUPPLY (1)	H100W - PPS277	100W	82.8%

	MODEL	WATT	LOAD
LED MODS (64)	P-3072	.72W	46.08W
POWER SUPPLY (1)	H100W - PPS277	60W	76.8%

LED SPECIFICATIONS

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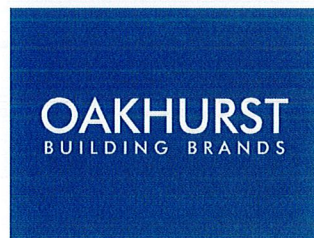


NO OTHER CHANGES WILL BE MADE TO PROPERTY. PAINT COLOR WILL STAY THE SAME

ELEVATION VIEW

A) MONUMENT PANEL REPLACEMENT - QTY: 1 (FLANKING - EAST SIDE)

SINGLE-SIDED, ILLUMINATED, ALUMINUM CABINET WITH PUSH THROUGH ACRYLIC LETTERS



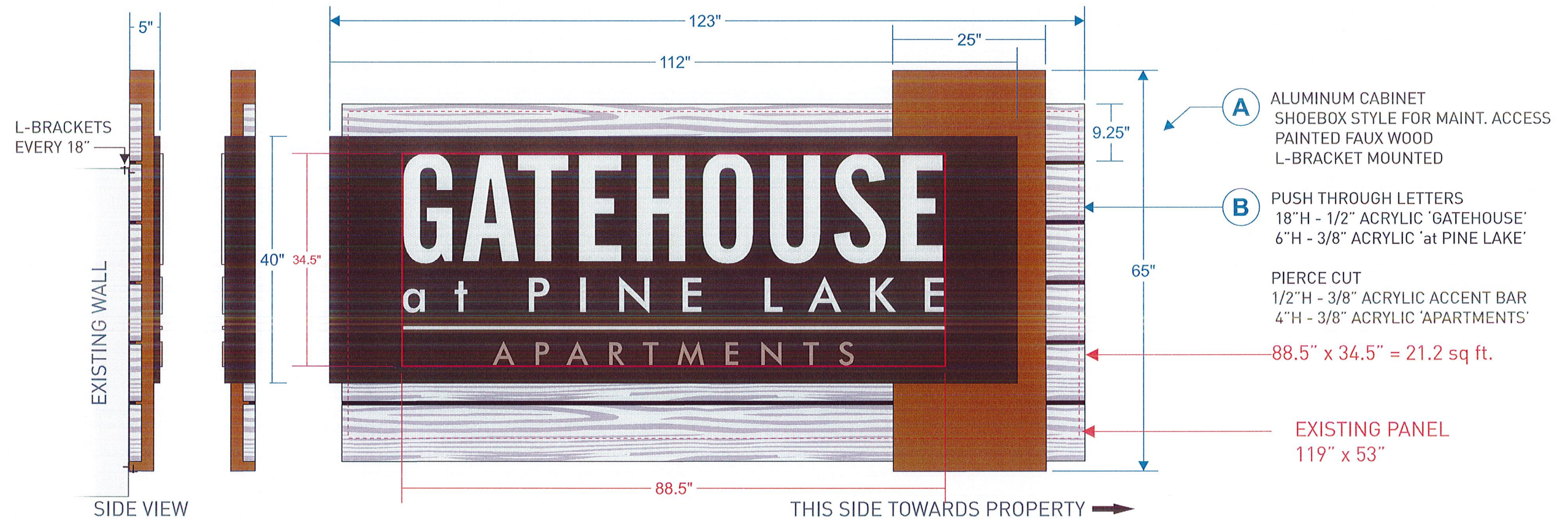
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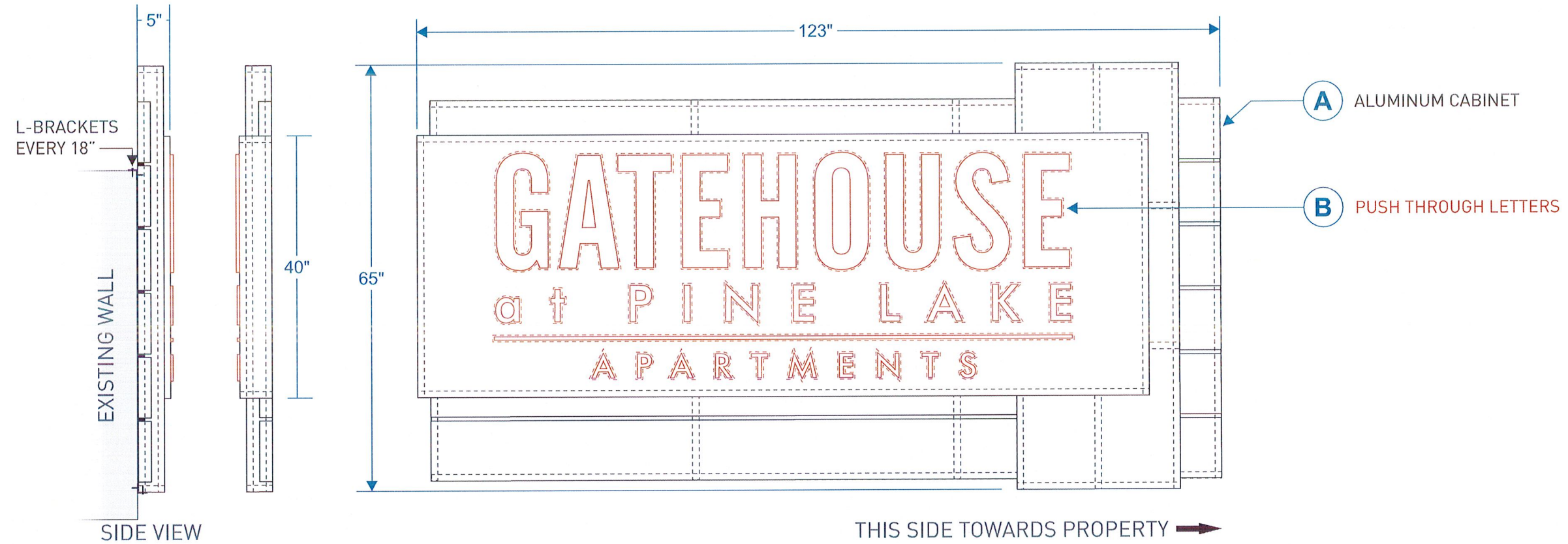


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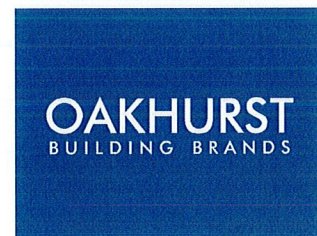
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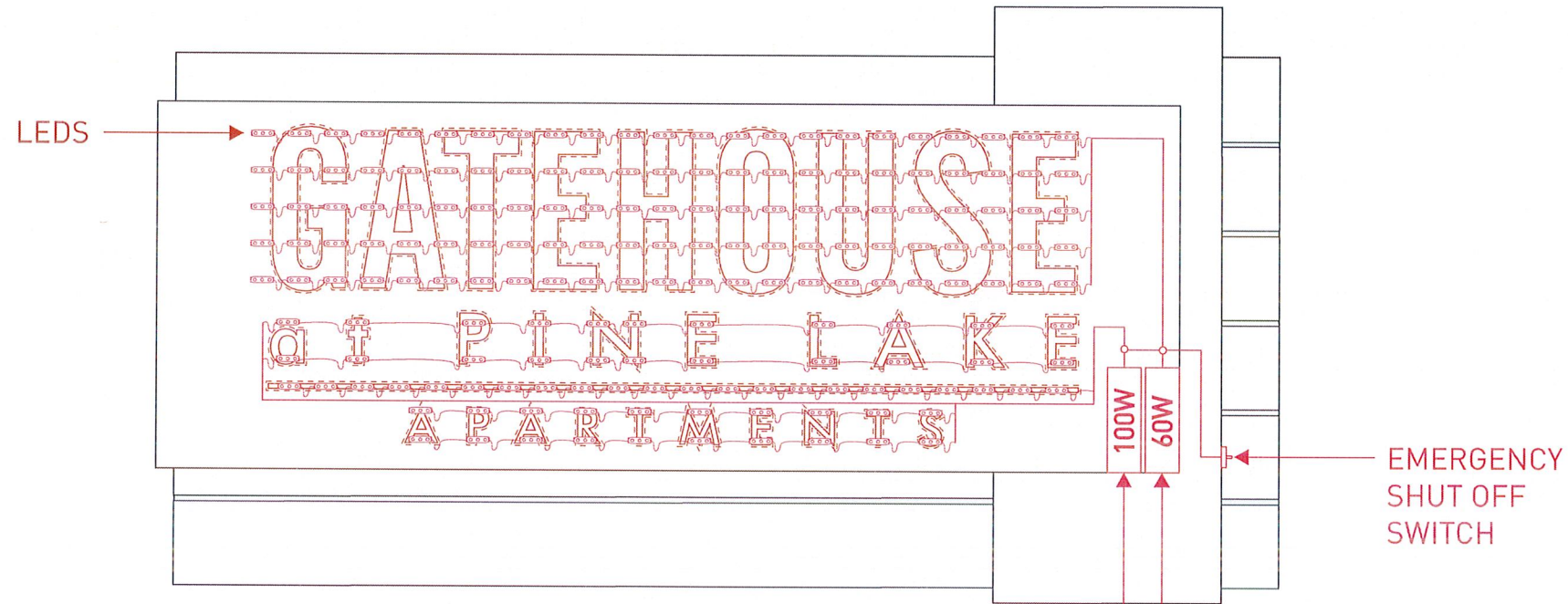


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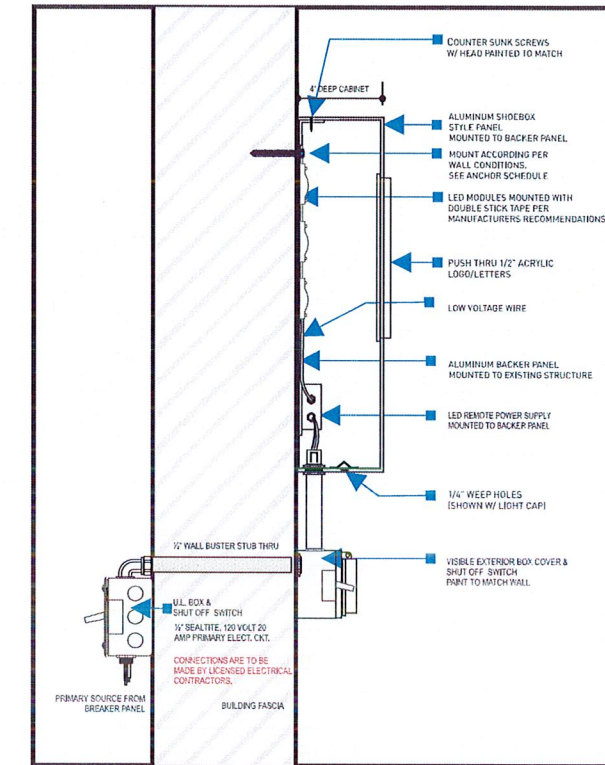
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DESIGN: AA/JH
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DATE: 03/02/2020
SCALE:



	MODEL	WATT	LOAD
LED MODS (115)	P-3072	.72W	82.8W
POWER SUPPLY (1)	H100W - PPS277	100W	82.8%

	MODEL	WATT	LOAD
LED MODS (64)	P-3072	.72W	46.08W
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(EMERGENCY CUT OFF SWITCH IN EXTERNAL BOX)**

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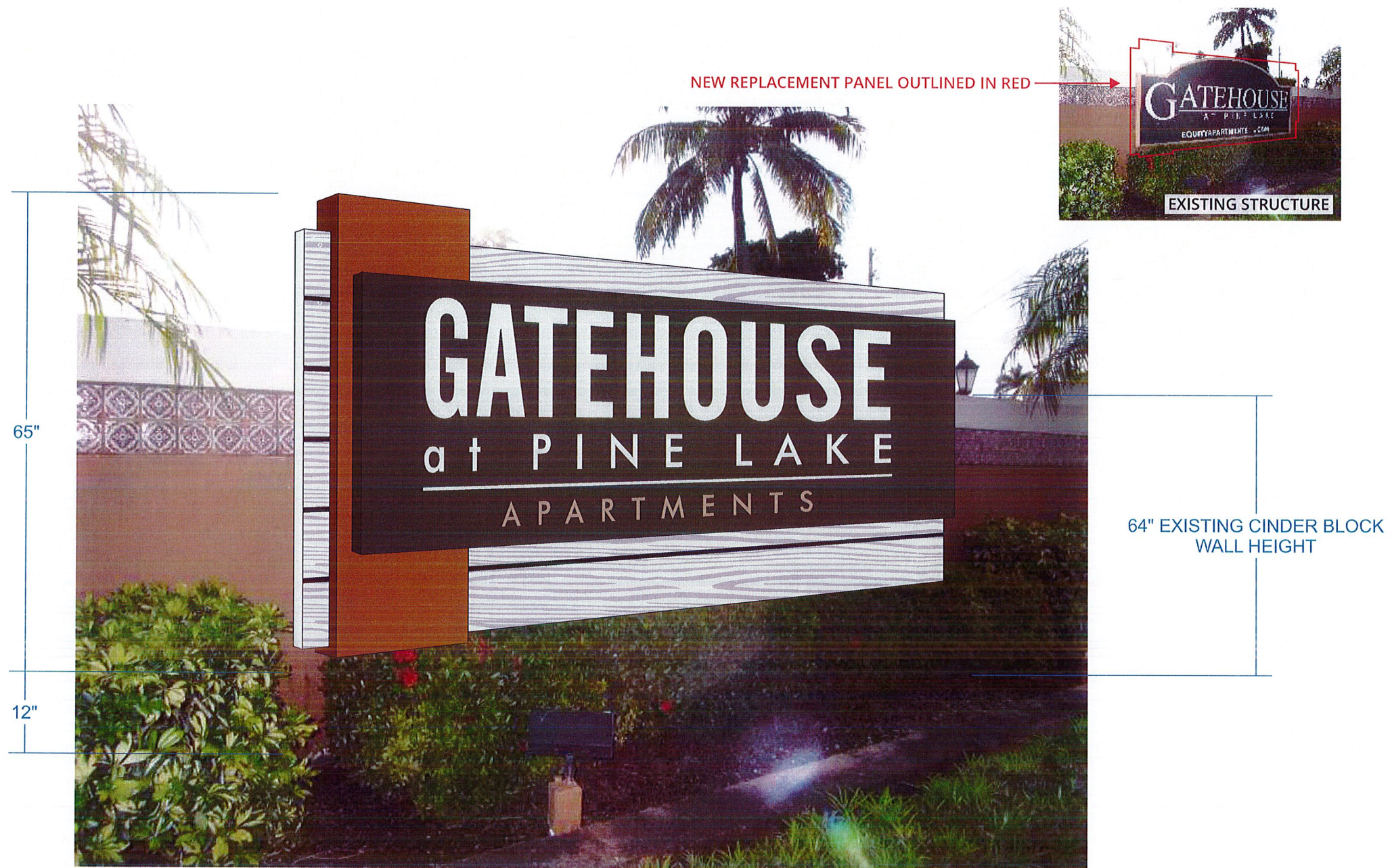
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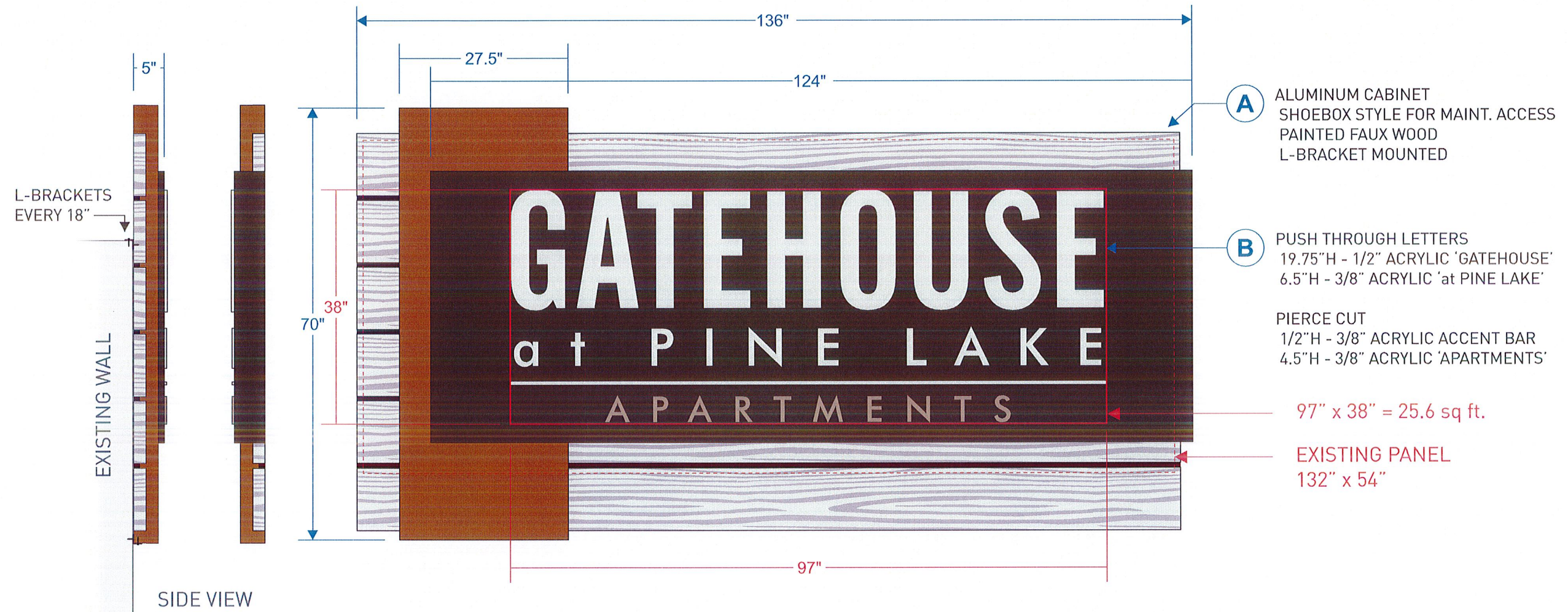


NO OTHER CHANGES WILL BE MADE TO PROPERTY. PAINT COLOR WILL STAY THE SAME

ELEVATION VIEW
 B) CORNER MONUMENT PANEL REPLACEMENT - QTY: 1
 SINGLE-SIDED, ILLUMINATED, ALUMINUM CABINET WITH PUSH THROUGH ACRYLIC LETTERS

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EXISTING PANEL SIGN TO BE REMOVED PRIOR TO INSTALL



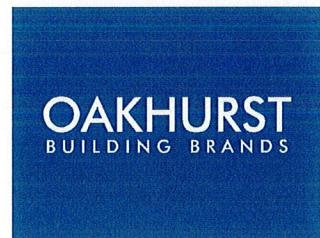
- A** ALUMINUM CABINET
SHOEBOX STYLE FOR MAINT. ACCESS
PAINTED FAUX WOOD
L-BRACKET MOUNTED
 - B** PUSH THROUGH LETTERS
19.75"H - 1/2" ACRYLIC 'GATEHOUSE'
6.5"H - 3/8" ACRYLIC 'at PINE LAKE'
- PIERCE CUT
 1/2"H - 3/8" ACRYLIC ACCENT BAR
 4.5"H - 3/8" ACRYLIC 'APARTMENTS'

97" x 38" = 25.6 sq ft.
 EXISTING PANEL
 132" x 54"

SPECIFICATIONS

B) CORNER MONUMENT PANEL REPLACEMENT - QTY: 1
 SINGLE-SIDED, ILLUMINATED, ALUMINUM CABINET WITH PUSH THROUGH ACRYLIC LETTERS

CITY CODE: PEMBROKE PINES, FL (ZONE)
 MAX HEIGHT: 15' (180")
 MAX COPY: 32 SQ FT (25.6 SQFT)

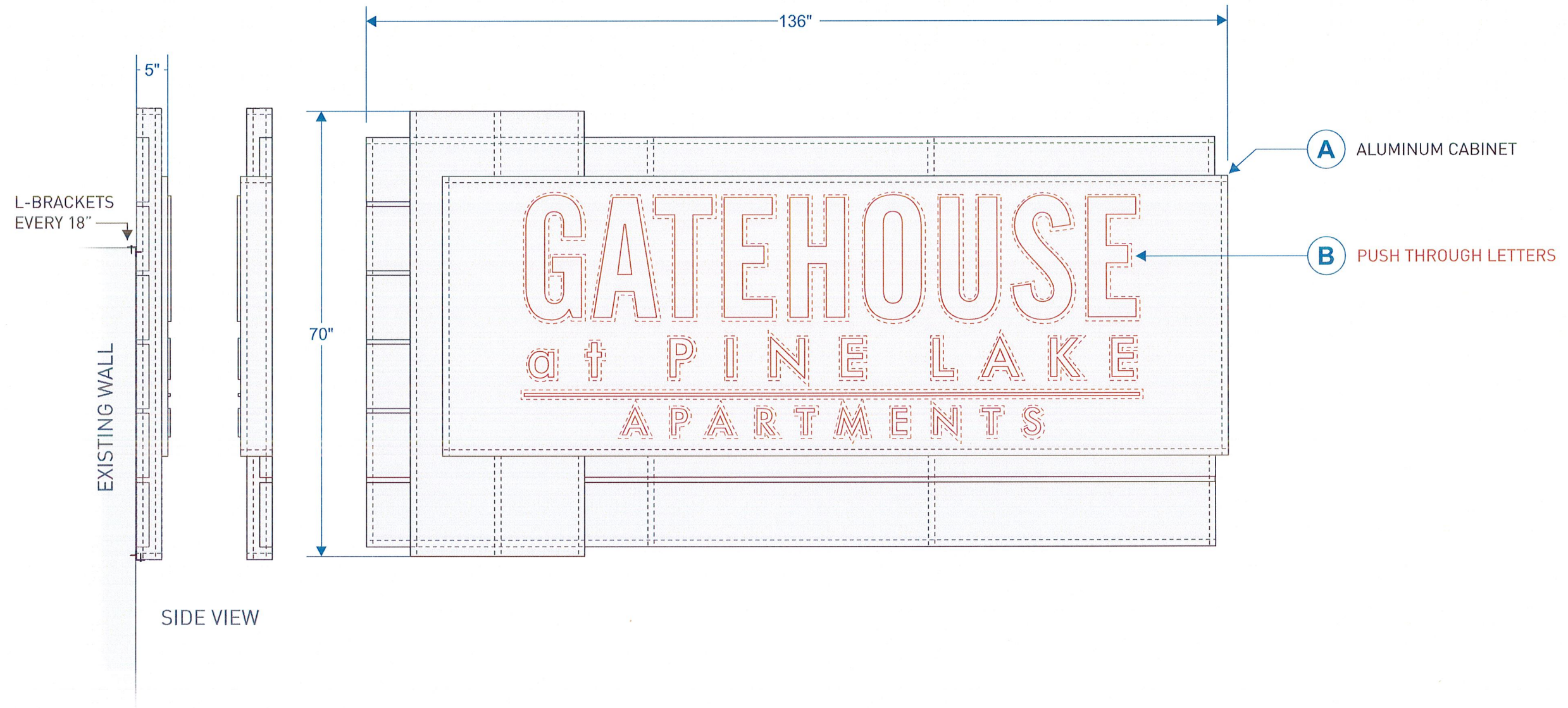


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 PM: MS

DATE: 03/02/2020
 SCALE: 1/2" = 1'



PRODUCTION SPECIFICATIONS

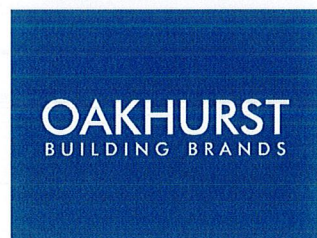
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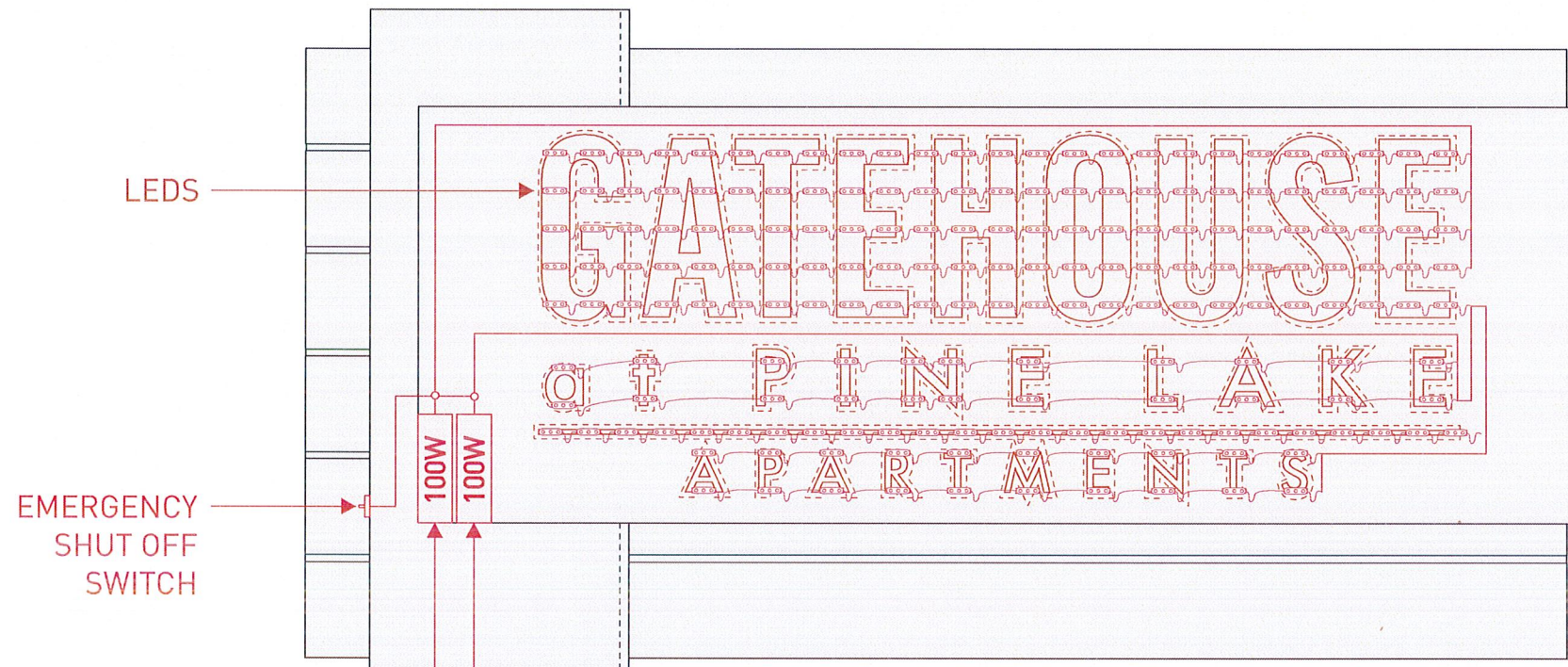
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SCALE:

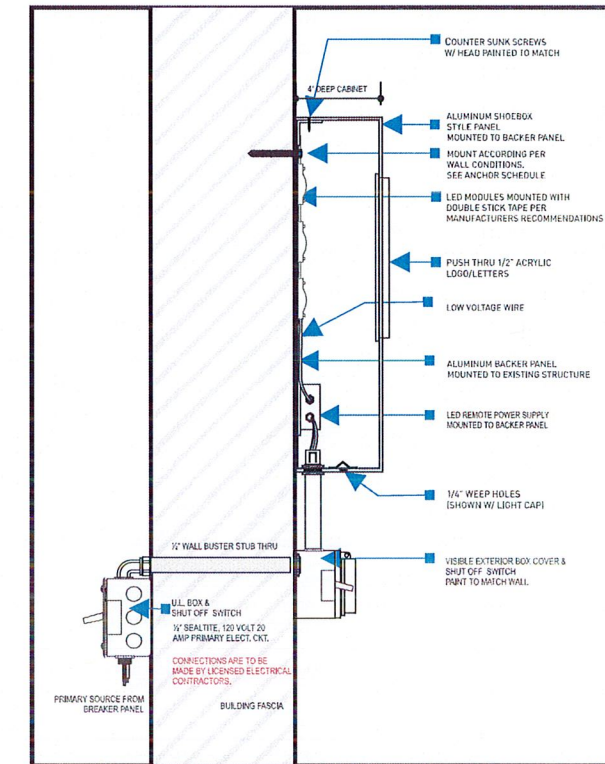
PAGE

11



	MODEL	WATT	LOAD
LED MODS (100)	P-3072	.72W	72W
POWER SUPPLY (1)	H100W - PPS277	100W	72%

	MODEL	WATT	LOAD
LED MODS (92)	P-3072	.72W	66.24W
POWER SUPPLY (1)	H100W - PPS277	100W	66.24%



ALUMINUM CABINET WITH ILLUMINATED PUSH THROUGH LETTERS (EMERGENCY CUT OFF SWITCH IN EXTERNAL BOX)

LED SPECIFICATIONS
 B) CORNER MONUMENT PANEL REPLACEMENT - QTY: 1
 SINGLE-SIDED, ILLUMINATED, ALUMINUM CABINET WITH PUSH THROUGH ACRYLIC LETTERS

CITY CODE: PEMBROKE PINES, FL (ZONE)
 MAX HEIGHT: 15' (180")
 MAX COPY: 32 SQ FT (25.6 SQFT)



T: 727.532.8255
 WWW.OAKHURSTSIGNS.COM
 12445 62ND ST N SUITE 305, LARGO, FL 33773

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COMPANY: MILESTONE
 PROPERTY: GATEHOUSE AT PINE LAKE
 PROJECT: ENTRY PANELS

AM: SB
 DESIGN: AA/JH
 PM: MS

DATE: 03/02/2020
 SCALE:

PAGE

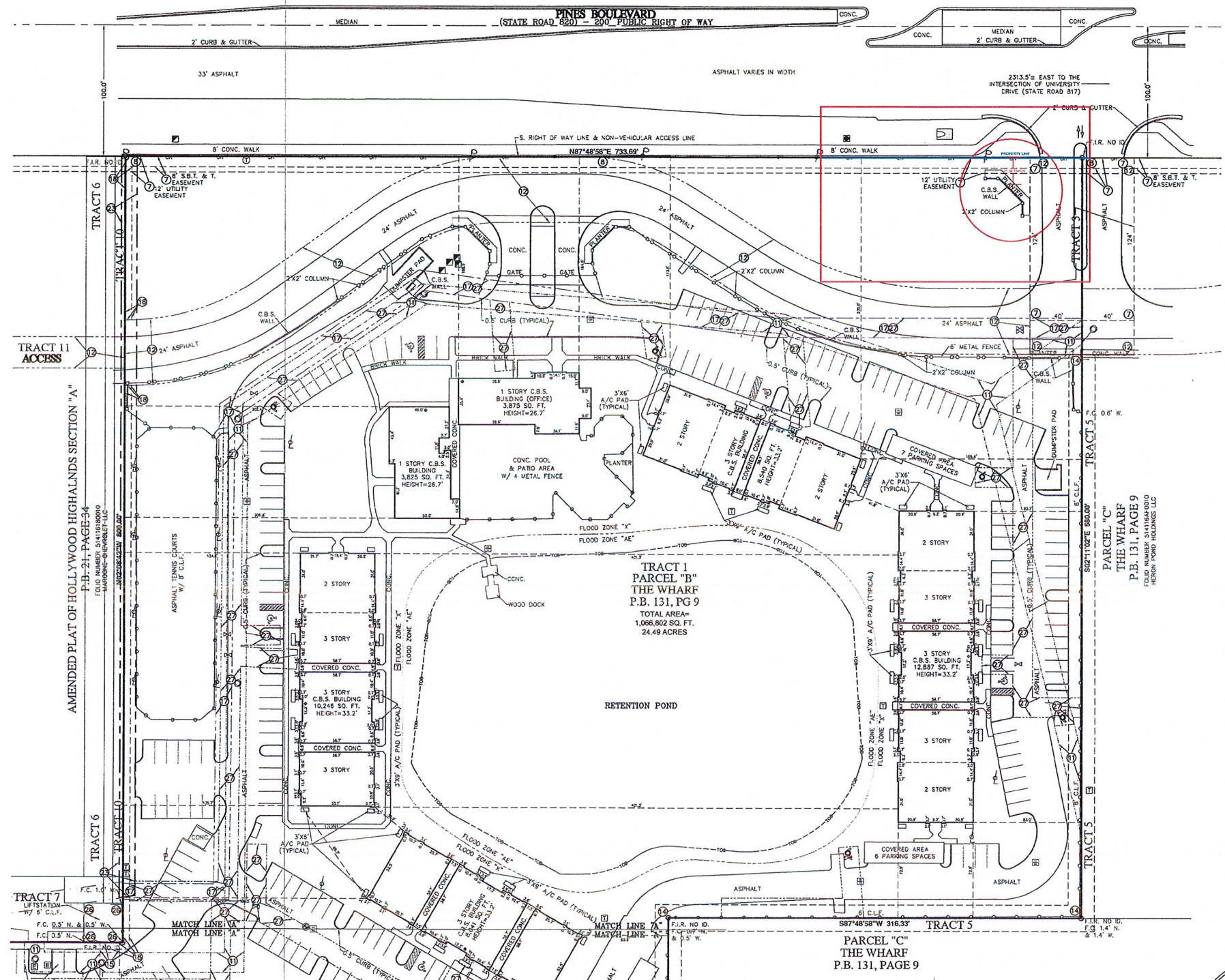
12

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | |
|--------|----------------------|--------|--------------------------|----------|--------------------------------------|
| P | POWER POLE | ⊠ | TRAFFIC SIGNAL BOX | ○ | SANITARY MANHOLE |
| L | LIGHT POLE | ⊙ | SIGNAL LIGHT POLE | ○ | CLEAN OUT |
| — | GUY WIRE | ⊕ | SIGNAL LIGHT | ⊕ | GAS MANHOLE |
| ⊕ | ELECTRIC MANHOLE | ⊕ | VAULT | ⊕ | GAS VALVE |
| ⊕ | ELECTRIC METER | ⊕ | SIGN (AS NOTED) | ⊕ | GAS METER |
| ⊕ | ELECTRIC VAULT | ⊕ | TOWER | ⊕ | HANDICAPPED PARKING |
| ⊕ | TRANSFORMER | ⊕ | MONITORING WELL | ⊕ | MITERED END SECTION |
| ⊕ | AIR CONDITIONER UNIT | ⊕ | FLAG POLE | ⊕ | BENCHMARK |
| ⊕ | TELEPHONE MANHOLE | ⊕ | WATER VALVE | ⊕ | RECORD |
| ⊕ | TELEPHONE PEDESTAL | ⊕ | FIRE HYDRANT | ⊕ | MEASURED |
| ⊕ | CABLE BOX | ⊕ | SIAMSESE FIRE HYDRANT | ⊕ | CALCULATED |
| ⊕ | STORM DRAIN MANHOLE | ⊕ | WATER MANHOLE | ⊕ | VOL VOLUME |
| ⊕ | STORM DRAIN INLET | ⊕ | BACKFLOW PREVENTER | ⊕ | PG PAGE |
| ⊕ | STORM PIPE | ⊕ | WATER METER | ⊕ | O.R. OFFICIAL RECORDS |
| ⊕ | GREASE TRAP | ⊕ | WELL HEAD | ⊕ | P.B. PLAT BOOK |
| S.I.R. | SET IRON ROD | ⊕ | POINT OF ACCESS | F.N.D. | FOUND NAIL & DISK |
| S.N.D. | SET NAIL & DISK | F.I.R. | FOUND IRON ROD | S.C.M. | SET CONCRETE MONUMENT |
| F.C. | FENCE CORNER | F.I.P. | FOUND IRON PIPE | F.C.M. | FOUND CONCRETE MONUMENT |
| P.C. | POINT OF CURVE | C.L.F. | CHAIN LINK FENCE | P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING | P.T. | POINT OF TANGENT | F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| B.F.P. | BACK-FLOW PREVENTER | C.B.S. | CONCRETE BLOCK STRUCTURE | ⊕ | LOCATION OF MEASURE HEIGHTS |
| OH | OVERHEAD WIRES | — | TOP OF BANK | | |

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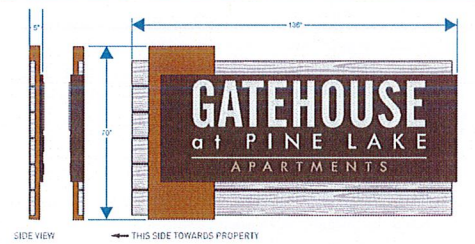
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
EQR 2015
DATE OF FIELD SURVEY: NOVEMBER 20, 2015
NETWORK PROJECT NO. 201503674-029 SHEET 2 OF 4

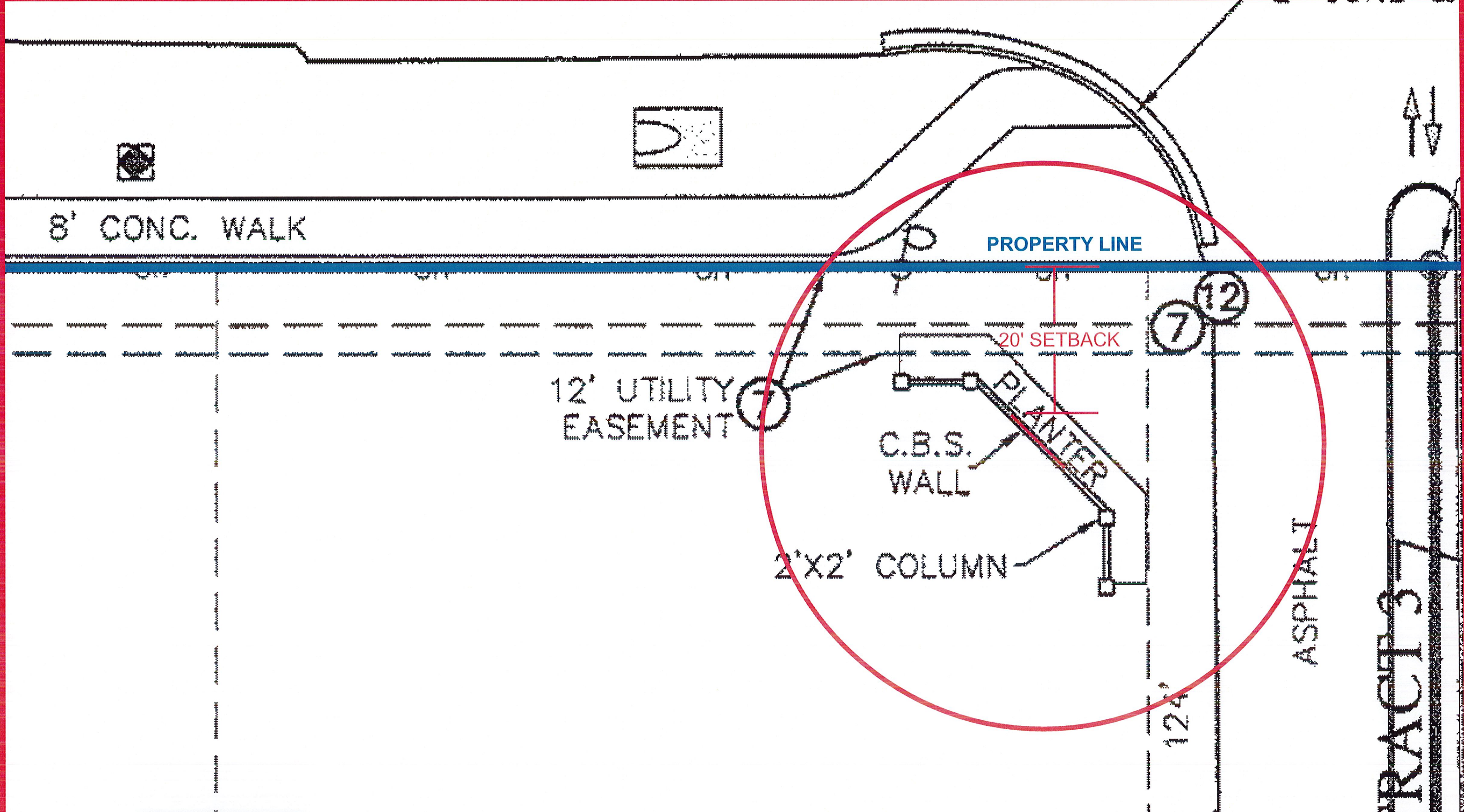


OAKHURST
BUILDING BRANDS

SCALE: 1" = 96'
8530 SW 1st ST.
PEMBROKE PINES, FL 33025

B) MONUMENT PANEL REPLACEMENT (CORNER)
136" x 70" x 5" - QTY 1
SINGLE-SIDED, LED PUSH THROUGH ACRYLIC
SETBACK MIN: N/A



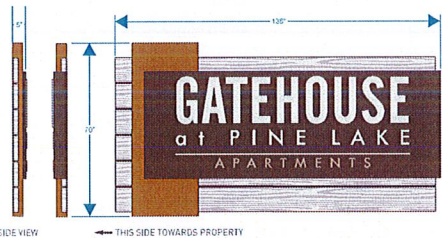


OAKHURST
BUILDING BRANDS

SCALE: 1" = 12'

8530 SW 1st ST.
PEMBROKE PINES, FL 33025

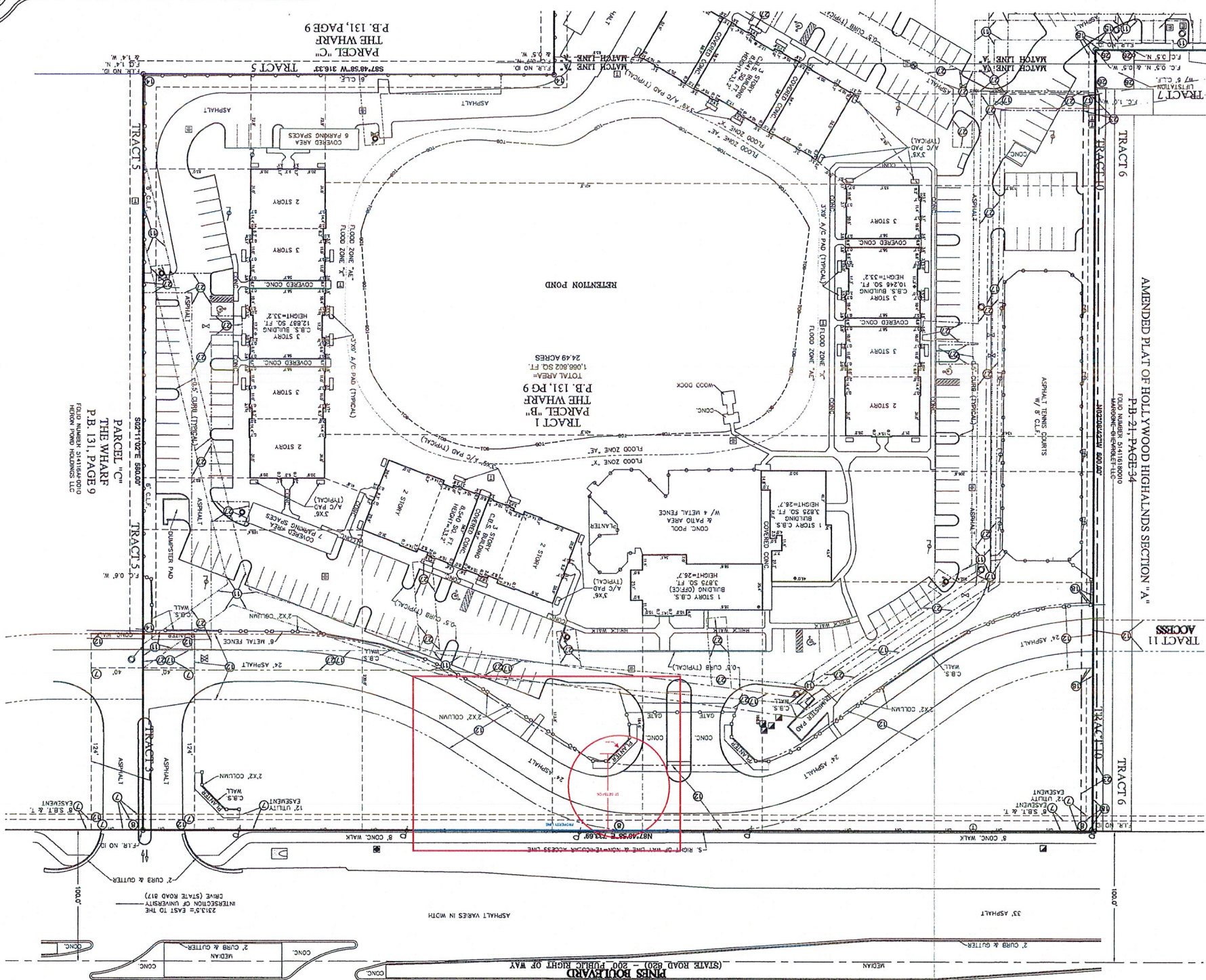
B) MONUMENT PANEL REPLACEMENT (CORNER)
136" x 70" x 5" - QTY 1
SINGLE-SIDED, LED PUSH THROUGH ACRYLIC
SETBACK MIN: N/A



TRACT 37

123" x 65" x 5" - QTY 1
SINGLE-SIDED, LED PUSH THROUGH ACRYLIC
SETBACK MIN: N/A

A) MONUMENT PANEL REPLACEMENT (FLANKING - EAST WALL)



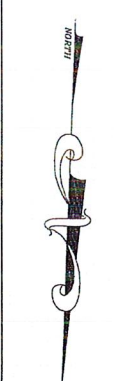
LEGEND OF SYMBOLS & ABBREVIATIONS

⊕	POWER POLE	⊕	TRAFFIC SIGNAL BOX
⊕	LIGHT POLE	⊕	CLEAN OUT
⊕	GUY WIRE	⊕	SIGNAL LIGHT
⊕	ELECTRIC MANHOLE	⊕	GAS MANHOLE
⊕	ELECTRIC METER	⊕	GAS VALVE
⊕	ELECTRIC METER (SIGN HAS NOTED)	⊕	GAS METER
⊕	ELECTRIC WALT	⊕	WALT
⊕	TRANSFORMER	⊕	MONITORING WELL
⊕	INTERED END SECTION	⊕	BENCHMARK
⊕	FLAS POLE	⊕	RECORD
⊕	TELEPHONE MANHOLE	⊕	PRE HYDRANT
⊕	TELEPHONE PEDestal	⊕	MEASURED
⊕	CABLE BOX	⊕	SHAVERS FIRE HYDRANT
⊕	CLAYED	⊕	VOLUME
⊕	WATER MANHOLE	⊕	BACKFLOW PREVENTER
⊕	STORM DRAIN MANHOLE	⊕	STORM DRAIN INLET
⊕	WATER METER	⊕	OFFICIAL RECORDS
⊕	WELL HEAD	⊕	PLAT BOOK
⊕	POINT OF ACCESS	⊕	FOUND NAIL & DISK
⊕	SET NAIL & DISK	⊕	FOUND IRON ROD
⊕	FOUND IRON PIPE	⊕	SET CONCRETE
⊕	CHAIN LINK FENCE	⊕	MONUMENT
⊕	POINT OF BEGINNING	⊕	POINT OF TANGENT
⊕	CONCRETE BLOCK	⊕	POINT OF COMMENCEMENT
⊕	STRUCTURE	⊕	FLORA DEPARTMENT
⊕	BACKFLOW PREVENTER	⊕	FLORA DEPARTMENT
⊕	TOP OF BANK	⊕	MEASURE HEIGHTS

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EST. 1973

ALTA/CASM LAND TITLE SURVEY
PREPARED FOR:
EOR 2015
DATE OF FIELD SURVEY: NOVEMBER 20, 2015
NETWORK PROJECT NO. 201503874-029
SHEET 2 OF 4

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National Coordinators of ALTA/CASM Land Title Surveys
3550 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (330) 538-5371, Fax: (330) 955-5698 www.bockandclark.com

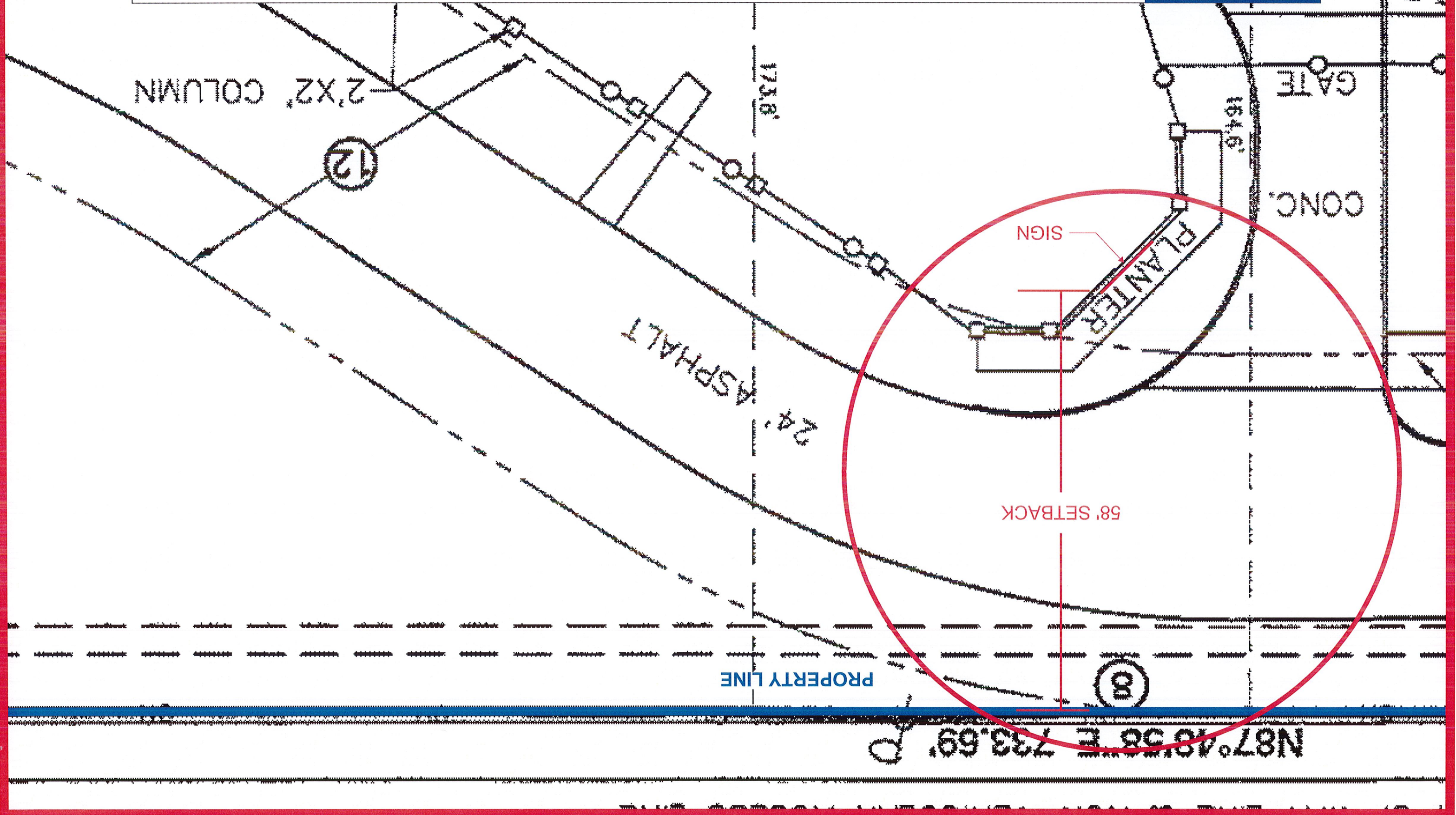


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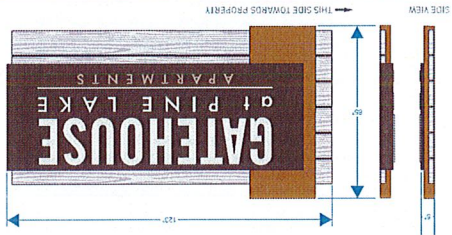
SCALE: 1" = 12'

A) MONUMENT PANEL REPLACEMENT (FLANKING - EAST WALL)
123" x 65" x 5" - QTY 1
SINGLE-SIDED, LED PUSH THROUGH ACRYLIC
SETBACK MIN: N/A



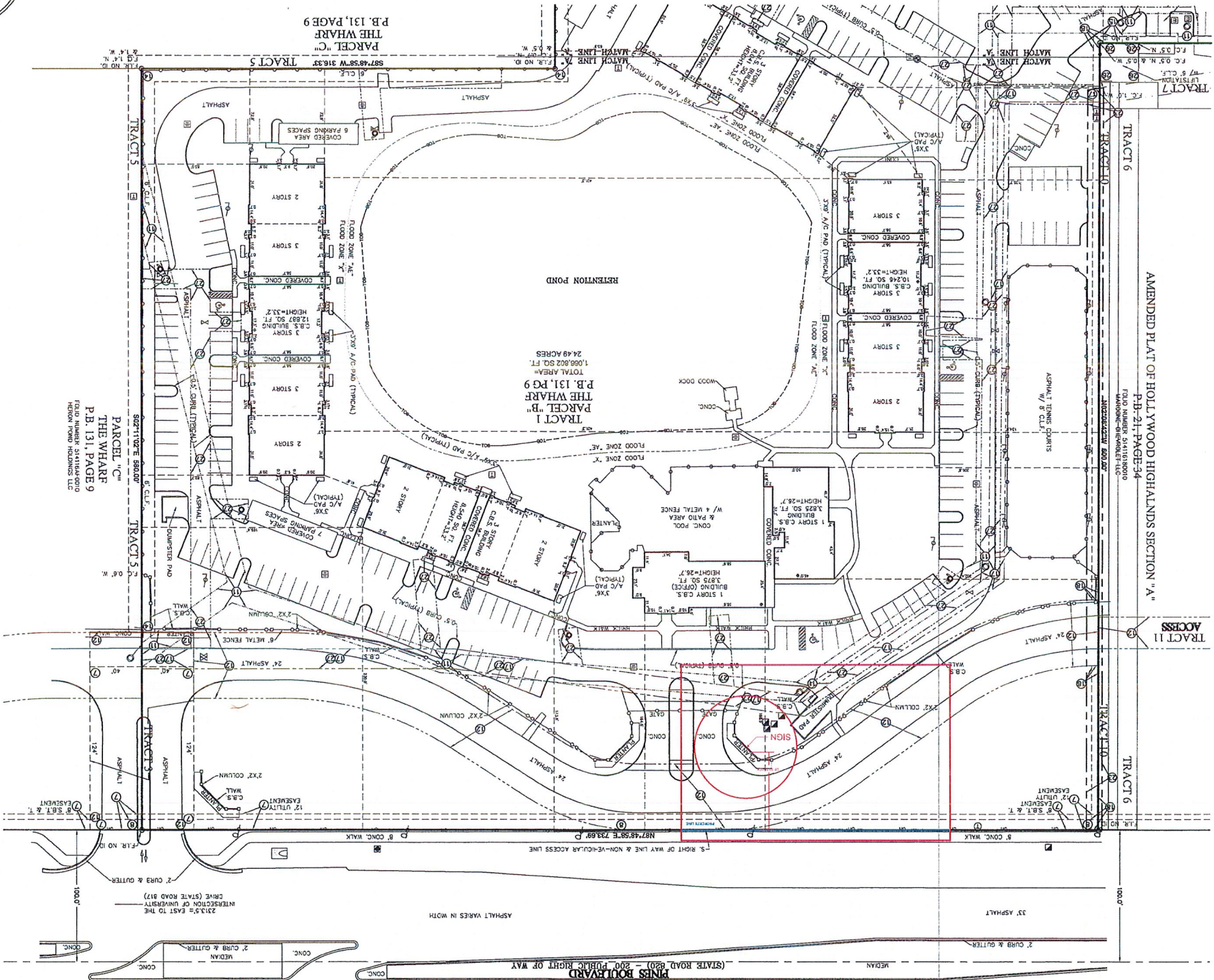
123" x 65" x 5" - QTY 1
SINGLE-SIDED, LED PUSH THROUGH ACRYLIC
SETBACK MIN: N/A

A) MONUMENT PANEL REPLACEMENT (FLANKING - WEST WALL)



ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
EOR 2015
DATE OF FIELD SURVEY: NOVEMBER 20, 2015
NETWORK PROJECT NO. 201509374-029
SHEET 2 OF 4

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National Coordinators of ALTA/ACSM Land Title Surveys
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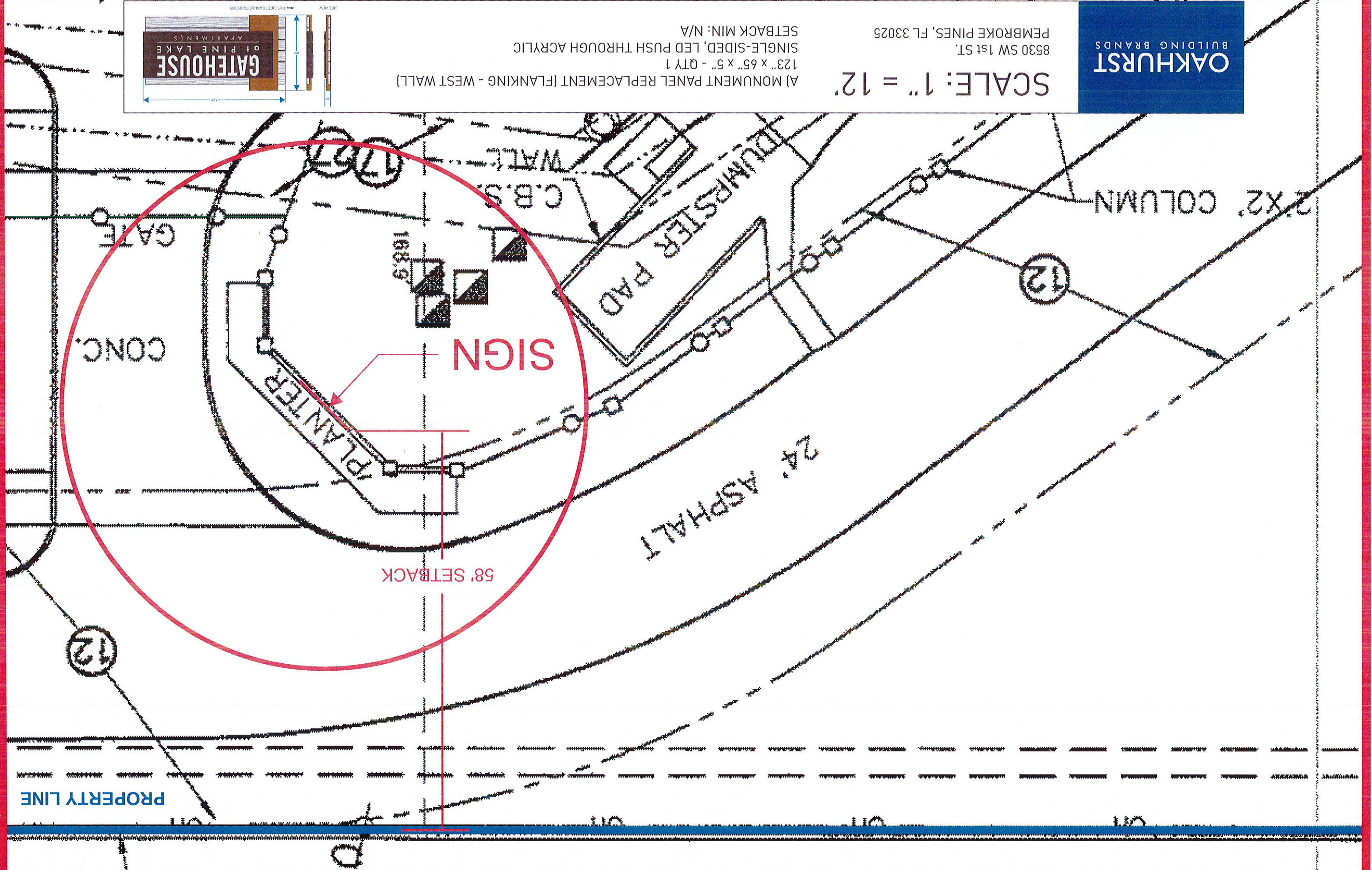


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LEGEND OF SYMBOLS & ABBREVIATIONS

⊕	POWER POLE	⊕	TRAFFIC SIGNAL BOX
⊕	LIGHT POLE	⊕	CLEAN OUT
⊕	SIGNAL LIGHT	⊕	GAS MANHOLE
⊕	ELECTRIC MANHOLE	⊕	VALVE
⊕	ELECTRIC METER	⊕	GAS VALVE
⊕	ELECTRIC METER SIGN (AS NOTED)	⊕	GAS METER
⊕	ELECTRIC MOUNT	⊕	HANDICAPPED PARKING
⊕	TOWER	⊕	MOUNTED END SECTION
⊕	TRANSFORMER	⊕	BENCHMARK
⊕	AIR CONDITIONER UNIT	⊕	FLAG POLE
⊕	TELEPHONE MANHOLE	⊕	WATER VALVE
⊕	TELEPHONE PESTAL	⊕	FIRE HYDRANT
⊕	MEASURED	⊕	CALCULATED
⊕	WATER MANHOLE	⊕	WATER MANHOLE
⊕	BACKFLOW PREVENTER	⊕	PAGE
⊕	STORM DRAIN MANHOLE	⊕	STORM DRAIN MANHOLE
⊕	WATER METER	⊕	OFFICIAL RECORDS
⊕	WELL HEAD	⊕	PLAT BOOK
⊕	POINT OF ACCESS	⊕	FOUND NAIL & DISK
⊕	FOUND IRON ROD	⊕	SET CONCRETE
⊕	FOUND IRON PIPE	⊕	MONUMENT
⊕	CHAIN LINK FENCE	⊕	FOUND CONCRETE
⊕	POINT OF TANGENT	⊕	POINT OF BEGINNING
⊕	POINT OF BEGINNING	⊕	CONCRETE BLOCK STRUCTURE
⊕	BACKFLOW PREVENTER	⊕	CONCRETE BLOCK STRUCTURE
⊕	LOCATION OF OPENHEAD MARKS	⊕	OH
⊕	TOP OF BANK	⊕	MEASURE HEIGHTS

A) MONUMENT PANEL REPLACEMENT (FLANKING - WEST WALL)
123" x 65" x 5" - QTY 1
SINGLE-SIDED, LED PUSH THROUGH ACRYLIC
SETBACK MIN: N/A



SIGN

58' SETBACK

PROPERTY LINE