


**MEMO TO:** Honorable Mayor and Members of City Council

**FROM:** Terese M. Jones, City Clerk 

**DATE:** July 2, 2015

**SUBJECT:** Variance Request – Florida Power and Light Corporation

Florida Power and Light Corporation (Mr. Chris Demeter, representative) has submitted an application for the following variances:

- 1) allow an existing tower to encroach 171.25 feet into the 175-foot tower setback;
- 2) allow two existing tower anchors to encroach a maximum of 21.25 feet into the 25-foot rear building setback;
- 3) allow an existing metal building to encroach a maximum of 13.26 feet into the 25-foot rear setback; and,
- 4) allow an existing asphaltic parking area to encroach a maximum of 25.00 feet into the 25-foot rear parking setback.

The property is located west of and adjacent to Babcock Street, in the vicinity south of Malabar Road and east of Interstate 95, in IU (Institutional Use District) zoning, and contains 9.73 acres, more or less.

**Staff Findings:**

The Planning and Zoning Board must determine, based on the facts presented, to what degree, if any, of minimal relief is required to meet the needs of the variance being requested as required under Section 169.009 of the City of Palm Bay Code of Ordinances, and make recommendations to City Council for a final review.

**Planning and Zoning Board Recommendation:**

Approval of the request, by a vote of 3 to 2, with the condition that the applicant coordinate with staff on appropriate signage and screening for the tower.

The subject matter is scheduled for public hearing purposes at tonight's meeting. If you should have any questions, please advise.

/tjl  
Attachments

Case No. V-13-2015



Land Development Division  
120 Malabar Road  
Palm Bay, FL 32907  
321-733-3042  
Landdevelopment@palmbayflorida.org

## VARIANCE APPLICATION

This application must be completed, legible, and returned, with all enclosures referred to herein, to the Land Development Division, Palm Bay, Florida, prior to 5:00 p.m. on the first day of the month to be processed for consideration by the Planning and Zoning Board the following month. The application will then be referred to the Planning and Zoning Board for study and recommendation to the City Council. You or your representative are required to attend the meeting(s) and will be notified by mail of the date and time of the meeting(s). The Planning and Zoning Board holds their regular meeting the first Wednesday of every month at 7:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, unless otherwise stated.

1) NAME OF APPLICANT (Type or print) Dean J. Girard, Director of Corporate Real Estate  
ADDRESS 700 Universe Blvd. CRE/JB  
CITY Juno Beach STATE FL ZIP 33408  
PHONE # 561-691-7289 FAX # 561-691-2190  
E-MAIL ADDRESS dean.girard@fpl.com

2) COMPLETE LEGAL DESCRIPTION OF PROPERTY COVERED BY APPLICATION \_\_\_\_\_  
See attached Exhibit "A"

SECTION 4 TOWNSHIP 29 South RANGE 37 East

3) STREET ADDRESS OF PROPERTY COVERED BY APPLICATION: 6290 SE Babcock Street

4) SIZE OF AREA COVERED BY THIS APPLICATION (calculate acreage): +/- 9.73 acres

5) EXISTING ZONING CLASSIFICATION OF PROPERTY (ex.: RS-2, CC, etc.): IU, Institutional Use

6) ARE THERE ANY STRUCTURES ON THE PROPERTY NOW?:  YES  NO

7) HAS A VARIANCE APPLICATION PREVIOUSLY BEEN FILED FOR THIS PROPERTY?:  
 YES  NO

IF SO, STATE THE NATURE OF THE PREVIOUS APPLICATION, WHETHER THE REQUEST WAS APPROVED OR DENIED, AND DATE OF ACTION: \_\_\_\_\_

SEE ATTACHMENT "A"

8) DESCRIBE THE EXTENT OF THE VARIANCE REQUESTED AND THE INTENDED USE OF THE PROPERTY IF THE VARIANCE IS GRANTED (SPECIFY NUMBER OF INCHES/FEET ENCROACHING INTO SPECIFIC REQUIRED YARD SETBACK OR REQUIRED HEIGHT RESTRICTIONS): \_\_\_\_\_

SEE ATTACHMENT "A"



9) CITE THE APPLICABLE SECTION(S) OF THE ZONING ORDINANCE AND ITS REQUIREMENT FROM WHICH VARIANCE IS REQUESTED (ex.: 185.034(f)(7)):

SEE ATTACHMENT "A"

10) GIVE WRITTEN EXPLANATION(S) DEMONSTRATING HOW THE VARIANCE MEETS THE FOLLOWING CONDITIONS:

- (a) That special conditions and circumstances exist which are peculiar to the land, structures or buildings involved and which are not applicable to other lands, structures or buildings in the same land use category, zoning district, or situation.
- (b) That special conditions and circumstances referred to above do not result from the actions of the applicant.
- (c) That literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same land use category, zoning district, or situation under the terms of the development code, and would work unnecessary and undue hardship on the applicant.
- (d) That if granted, the variance is the minimum variance necessary to make possible the reasonable use of the land, building or structure.
- (e) That granting the variance requested will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings, or structures in the same land use category, zoning district, or situation.
- (f) That granting the requested variance will be in harmony with the general intent and purpose of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

SEE ATTACHMENT "A"

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**CITY OF PALM BAY, FLORIDA  
VARIANCE APPLICATION  
PAGE 3 OF 3**

11) EVIDENCE MUST BE PROVIDED TO CONSIDER VARIANCES BASED ON THE FOLLOWING CLAIMS:

\_\_\_\_\_ BERT J. HARRIS PRIVATE PROPERTY RIGHTS PROTECTION ACT, Chapter 95-181, Laws of Florida.  
Provide a copy of one of the following: \_\_\_\_\_ Special master appointed in accordance with the act.  
\_\_\_\_\_ Court order as described in the act.

\_\_\_\_\_ AMERICANS WITH DISABILITIES ACT. Cite the section of the act from which the variance request will provide relief: \_\_\_\_\_

12) THE FOLLOWING PROCEDURES AND ENCLOSURES ARE REQUIRED TO COMPLETE THIS APPLICATION:

\*\$300.00 Application Fee. Make check payable to "City of Palm Bay."

\_\_\_\_\_ A listing of legal descriptions of all properties within a 500 foot radius of the boundaries of the property covered by this application, together with the names and mailing addresses (including zip codes) of all respective property owners within the above referenced area. (This can be obtained from the Brevard County Planning and Zoning Department at 633-2060, or on the Internet at www.brevardpropertyappraiser.com) List shall be legible and the source of that information stated here: \_\_\_\_\_

\_\_\_\_\_ Sign(s) posted on the subject property. Refer to Section 51.07(C) of the Legislative Code for guidelines.

A site plan drawn to scale which shows all property and yard dimensions, its structures (if any) and the variance desired, including abutting highway or road boundaries. Submit in electronic or PDF format.

A survey prepared by a registered surveyor showing all property lines and structures.

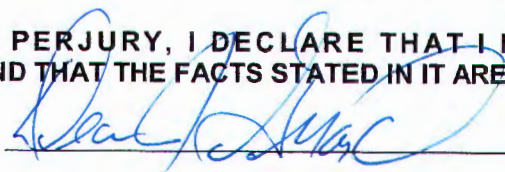
N/A WHERE PROPERTY IS NOT OWNED BY THE APPLICANT, A LETTER MUST BE ATTACHED GIVING THE NOTARIZED CONSENT OF THE OWNER FOR THE APPLICANT TO REQUEST THE VARIANCE.

IN ORDER TO DISCLOSE ALL PARTIES SEEKING THIS APPROVAL, COMPLETE THE ATTACHED DISCLOSURES OF OWNERSHIP INTERESTS FORMS FOR PROPERTY OWNERS AND/OR APPLICANTS IN REFERENCE TO RESOLUTION 2008-19.

I, THE UNDERSIGNED UNDERSTAND THAT THIS APPLICATION MUST BE COMPLETE AND ACCURATE BEFORE CONSIDERATION BY THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY, AND CERTIFY THAT ALL THE ANSWERS TO THE QUESTIONS IN SAID APPLICATION, AND ALL DATA AND MATTER ATTACHED TO AND MADE A PART OF SAID APPLICATION ARE HONEST AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING VARIANCE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.**

Signature of Applicant



Date

4/27/15

Printed Name of Applicant

Dean J. Girard, Director of Corporate Real Estate

\*NOTE: APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY



**Attachment "A"**

**Variance Application**

Below are additional information required for the same numbered sections of the Variance Application.

**8) Describe the Intent of the Variance Requested and the Intended Use of the property if the Variance is granted.**

FPL owns and utilizes a 9.73 acres site zoned IU, located on the west side of Babcock St. near Convair St., Palm Bay, Florida. The site currently has operations in two distinct portions. The substations, cell tower, and associated activity areas are located generally on the western portion of the site. There is an asphalt area generally in the northeast corner of the site that serves as an FPL service, maintenance, and staging area. FPL is proposing to create a separate lot and sell the asphalt area in the northeast quadrant (Sale Lot). We are requesting two (2) levels of variance. The first are permanent variances for the 6.60 acres of the Parcel that will be retained by FPL (FPL Remaining Lot) on the western portion of the site related to setbacks and buffers that would be created due to the sale lot. The second is a conditional or temporary variance for the 3.13 acres Sale Lot until such time as the use changes. The uses will remain the same until such time as the Sale Parcel is sold and is brought up to code consistent with the new use. The remaining western parcel will remain unchanged. A summary of the variances is below.

FPL Remaining Lot

Code	Summary of Requirement	Variance Proposed
186.07 (D)(1)	350' high tower required 175' setback	3.75' setback, or 171.25' variance (from concrete tower anchors)
185.047(F)(7)(b)	25' side building setback	3.75' building setback to tower anchors or 21.25' variance
186.07(E)(2)	10' LA side	0' in cell area and gravel access

Sale Lot

Code	Summary of Requirement	Variance Proposed
186.07 (D)(1)	350' high tower required 175' setback	3.75' setback, or 171.25' variance (from concrete tower anchors)
185.047(F)(7)(d)	25' rear building and parking setback	11' building setback and 0' parking setback
185.142(B)(2)	10' LA buffer and trees	0' LA buffer/ no trees
185.142 (B)(3)	Interior LA %	0% Interior LA

**9) Cite the applicable Sections of the Zoning Ordinance and its Requirement from which the variance is being requested.**

See table above

**10) Give written explanation(s) demonstrating how the variance meets the following conditions:**

- a) *That special conditions and circumstances exist which are peculiar to the land, structures or buildings involved and which are not applicable to other lands, structures, or buildings in the same land use category, zoning district, or situation.***

This site has a special condition in that the cell tower was built in 1994 and prior to the code requirement for the setback. In addition, the proximity of the asphalt and fenced off staging/service/maintenance area of the Sale Lot and the larger landscape areas (that average to over a 25' landscape buffer) separating it from the remaining FPL substations and drives (except for in the area of the tower) are a special condition that should preclude providing the code required landscaping on the FPL side. Due to the extensive tree buffers in the ROW, views from the street are obstructed to both sites. Once the property is sold and the use changes, the entire sale property will be required to be brought into code, but until such time FPL will continue to operate it as it currently does and since the use is not changing would not propose to change the buffers, etc.

- b) *That special conditions and circumstances referred above do not result from the actions of the applicant.***

Since the site was developed prior to 1983 before many of the codes requiring current buffers and setbacks, the applicant did not create the non-conformities. The sale of the property is driven by market conditions and to find a better use for property that is underutilized and no longer needed.

- c) *That literal interpretations and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same land use category, zoning district, or situation under the terms of the development code, and would work unnecessary and undue hardship on the applicant.***

Since the cell tower was constructed in 1994 prior to the code requiring the setbacks it would be an undue hardship to require the relocation or to reduce the saleable property. In addition, since the side landscape buffers average over 25' in width they provide a considerable buffer.

- d) *That if granted, the variance is the minimum variance necessary to make possible the reasonable use of the land, building or structure.***

Based on the location of the asphalt service area and fencing separating it off as a separate use area, this variance is asking for the minimum variance.

- e) *That granting the variance requested will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings, or structures in the same land use category, zoning district, or situation.***

Since cell towers constructed prior to April 1, 1998 are allowed by code as a non-conforming use if they do not meet current standards, there is no special privilege granted by this variance. In addition, due to the pre-existing buffers and setbacks surrounding the asphalt sale area and

overall IU zoning which would require a compatible use be constructed, there are no special privileges that would not be available to other properties with existing conditions.

***f) That granting the requested variance will be in harmony with the general intent and purpose of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.***

The IU property is situated in an industrial area. Since the sale lot will also be IU or LI, it will be purchased for a compatible use and would have to accept the cell tower and buffer conditions as part of the sale, or they would not purchase it. In addition, both properties are screened with a substantial buffer from Babcock Road, so activities there will be substantially screened from the public. For these reasons, internal setbacks and buffers are not injurious to the surrounding properties or public welfare and are in harmony with the intent of the code to protect those rights.





DATE: June 3, 2015  
CASE #: Case V-13-2015

*CITY OF PALM BAY*

# LAND DEVELOPMENT DIVISION STAFF REPORT

## APPLICATION

**PROPOSAL:** A request to allow an existing tower to encroach 171.25 feet into the 175 foot tower setback; two existing tower anchors to encroach a maximum of 21.25 feet into the 25 foot rear building setback; an existing metal building to encroach a maximum of 13.26 feet into the 25 foot rear setback, and an existing asphaltic parking area to encroach a maximum of 25 feet into the 25 foot rear parking setback in an IU, Institutional Use District as established in Sections 186.07(D)(1) and 185.047(F)(7)(d) of the Palm Bay Code of Ordinances.

**LOCATION:** A portion of Lot 17, Section 4, Township 29, Range 37, Brevard County, Florida, containing 9.73 acres, more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity north of Convair Street SE, specifically at 6250 Babcock Street SE.

**APPLICANT:** Florida Power and Light Corporation/ Mr. Chris Demeter of Kimley-Horn representing.

## SITE DATA

**PRESENT ZONING:** IU, Institutional Use zoning district

**ACREAGE:** 9.73 Acres +/-

**DENSITY:** N/A

**ADJACENT ZONING & LAND USE:** **N** -- LI, Light Industrial, w/ structures (Palm Bay Storage Inc.)  
**E** -- GC, General Commercial, w/ structures (Babcock Home Furnishings Inc.)  
**S** -- LI, Light Industrial, w/ structures (Dolphin Mini Storage Parking Lot)  
**W** -- LI, Light Industrial, vacant

**WATER & SEWER:** Water & Sewer service available & required

**TRAFFIC COUNTS:** not available

**FLOOD ZONE:** Zone "X" – area of minimum flood potential

**COMPLIANCE WITH THE COMPREHENSIVE PLAN:** Not Specifically Addressed



BACKGROUND:

1. The site is located at 6250 Babcock Street SE. The property contains 9.73 acres, more or less.
2. The property is zoned IU, Institutional Use. Surrounding zoning includes LI zoning to the north, south, and west- with GC, General Commercial zoning to the east.
3. The applicant is seeking a variance request to allow an existing tower to encroach 171.25 feet into the 175 foot tower setback; two existing tower anchors to encroach a maximum of 21.25 feet into the 25 foot rear building setback; an existing metal building to encroach a maximum of 13.26 feet into the 25 foot rear setback, and an existing asphaltic parking area to encroach a maximum of 25 feet into the 25 foot rear parking setback in an IU, Institutional Use District as established in Sections 186.07(D)(1) and 185.047(F)(7)(d) of the Palm Bay Code of Ordinances.

ANALYSIS:

1. Variances from the terms of the land development code may be granted when special conditions exist that would result in unnecessary hardship if the provisions of the land development code were enforced. However, a variance may not be granted when the public health and safety would be compromised as a result of the variance. An application must demonstrate that items 1 through 7 of Section 169.009 of the Code of Ordinances have been met. A review of these items is as follows.

Item 1 - "Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings or structures in the same land use category, zoning district or situation."

The proposal is to create a new property line on an already developed site. The proposed property line bisects between an existing 350' tall tower, concrete support structures, an existing asphalt parking lot, and existing metal structures already found on site; as a result of the proposal, a nonconformity is created in that the existing tower would not be able to meet a 175' setback from the new property line, and the existing buildings, tower anchors, and asphalt parking lot would not be able to meet the 25' setback for the IU district. The Board and Council must make a determination if there exists any special conditions or circumstances to consider with regard to this request.

Item 2 - "The special conditions and circumstances identified in Item 1 above are not the result of the actions of the applicant".

The special conditions and circumstances identified in item 1 may be a result of the actions of the applicant as the lot split creates the non-conformity for the existing tower, support structures, parking lot, and buildings found on site. The Board and City Council must determine if the request has a hardship that requires relief from the Code, or if the hardship is self-induced.



Item 3 – “Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same land use category, zoning district or situation under the terms of the land development code, and would work unnecessary and undue hardship on the applicant.”

Literal interpretation and enforcement of the code would not allow the applicant to split the property without first abating the non-conformities created- this would prove difficult and costly. The Board must ultimately decide if there exists a deprivation of rights with regard to the request.

Item 4 – “The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.”

City Council, after recommendation from the Planning and Zoning Board, will need to determine the minimum amount of relief, if any, that is required to make possible the reasonable use of the land, building or structure. It appears at minimum, the applicant would require 171.25' of relief from the 175' setback requirement for the existing tower height, and 21.25' of relief from the 25' rear setback for the existing tower support structures. The variance would also require 13.26' of relief for the existing metal building, and 25' of relief into the 25' rear setback for the existing asphalt parking lot on both the parent and sale tract of land as a result of the lot split.

Item 5 – “Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings or structures in the same land use category, zoning district or situation.”

Based on the circumstances that exist, granting the variance as requested would partially confer a special privilege that is denied to other lands, building or structures in the same district by allowing the relief from setback requirements. It should be noted however, that the proposed relief does not appear to have any health, safety, or traffic visibility issues for the surrounding properties; and it should also be noted that by allowing the lot split, it creates a condition whereby an otherwise underutilized property could be re-developed in the future with a more viable use.

Item 6 – “The Granting of the variance will be in harmony with the general intent and purpose of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.”

City Council will need to make a determination if the proposed use is in harmony with the general intent and purpose of the code. Should the Board wish to make considerations to City Council, items that may need to be addressed would be the screening at the base of the tower, which would be required under the current code of any tower in the IU district by means of semi- opaque screening materials such as landscaping and/or fencing, and the required warning signs to be placed at the base of the tower as required under the current code. As there does not exist the 10' of area at the perimeter of the tower to execute landscaping and/or fencing, the applicant would have to coordinate with city staff the amount and type of screening material and signage required.



Item 7 – “The variance represents a reasonable disposition of a claim brought under the Bert J. Harris Private Property Rights Protection Act, chapter 95-181, Laws of Florida, that a development order of the city has reasonably burdened the applicant’s property, based on the recommendations of the special master appointed in accordance with the act, or the order of a court as described in the act.

Staff has not received a claim made upon this property, with respect to the “Bert J. Harris Act,” or any development order, as indicated above. Therefore, Item 7 is not applicable to the variance request.

STAFF FINDINGS:

The Planning and Zoning Board must determine, based on the facts presented, to what degree, if any, of minimal relief is required to meet the needs of the variance being requested, as required under Section 169.009 of the City of Palm Bay Code of Ordinances and make recommendations to City Council for a final review. Under 59.05(A)(14) City of Palm Bay Code of Ordinances, “The quasi-judicial body shall direct the clerk or [city] attorney acting as the body’s legal counsel to prepare the necessary and appropriate written order in accordance with the purpose of the hearing and findings of the quasi-judicial body. Pursuant to Florida Statutes, in the event relief is denied to the applicant, the specific provision of statute or code that was deficient shall be stated for record.”



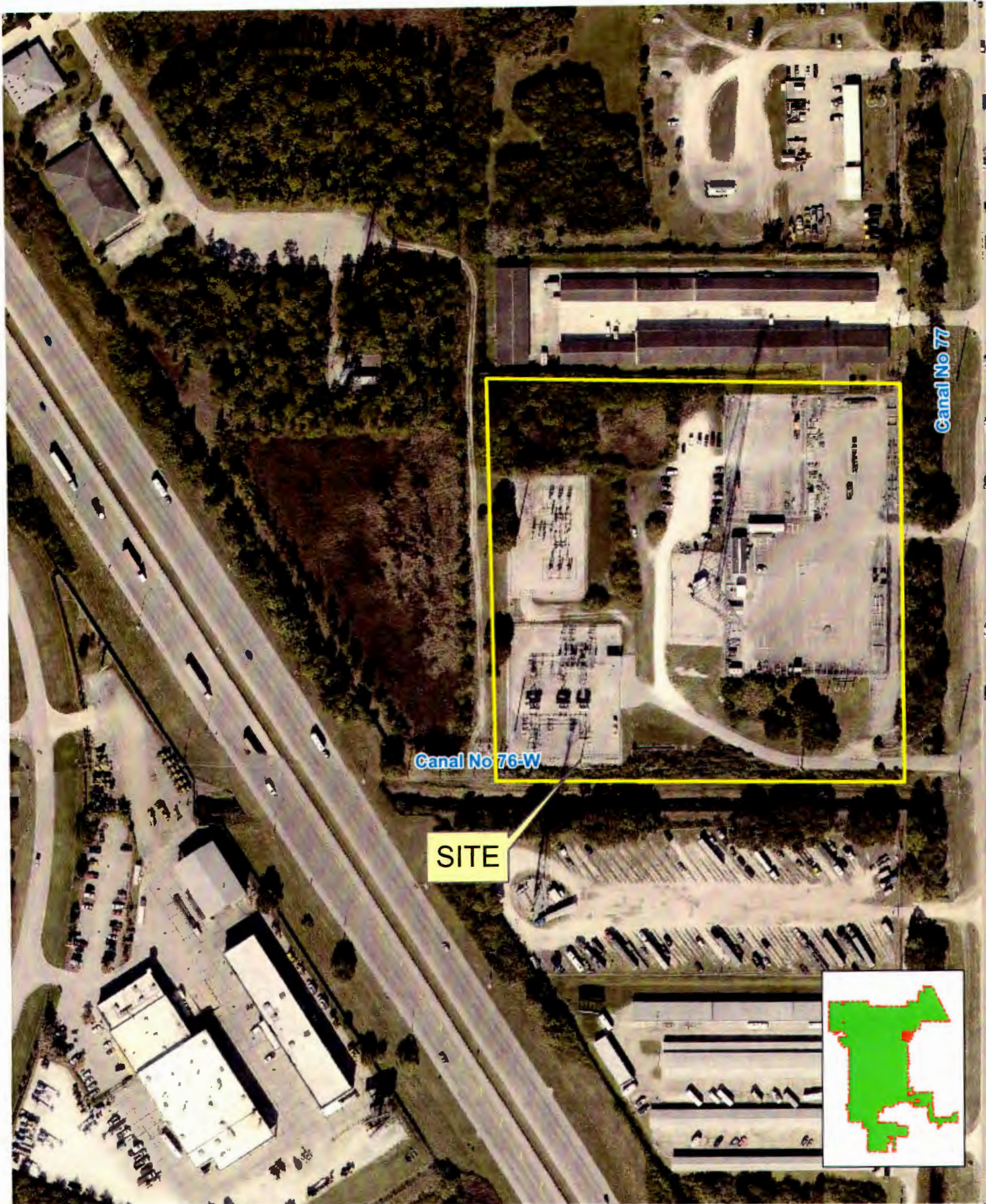
Map for illustrative purposes only. Not to be construed as binding or as a survey.  
 Map created by the Land Development Division



# CASE V-13-2015 ZONING MAP







Canal No 77

Canal No 76-W

SITE



Map for illustrative purposes only. Not to be construed as binding or as a survey.  
Map created by the Land Development Division

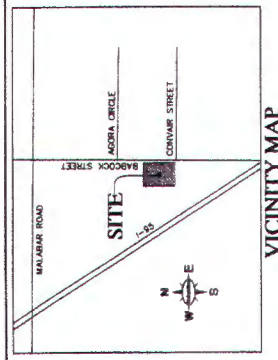


# CASE V-13-2015 AERIAL VIEW





**Kimley-Horn**  
 7015 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24TH STREET, SUITE 100  
 WINTER HAVEN, FLORIDA 33884  
 PHONE: 772-724-4100  
 FAX: 772-724-4101



**LEGAL DESCRIPTION**

LOT 17, EXCEPT THE NORTH HALF BEING FLORIDA INDIAN LAND COMPANY, IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

1. THE EXPECTED USE OF THE LAND, AS CLARIFIED BY THE BREVARD COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, IS COMMERCIAL USE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
2. THE LEGAL DESCRIPTION OF THIS SURVEY IS BASED ON THE LEGAL REPRESENTATIVE'S REPRESENTATION THAT THE SURVEY IS FOR THE NORTH AMERICAN DATUM OF 1983. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
3. THE LEGAL DESCRIPTION OF THIS SURVEY IS BASED ON THE LEGAL REPRESENTATIVE'S REPRESENTATION THAT THE SURVEY IS FOR THE NORTH AMERICAN DATUM OF 1983. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
4. BEARING AND DISTANCE ARE BASED ON GRID NORTH, MORE SPECIFICALLY, THE EAST LINE OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AND THE NORTH LINE OF TOWNSHIP 29 SOUTH.
5. THE PROPERTY IS A PART OF THE SURVEY OF THE NORTH AMERICAN DATUM OF 1983. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
6. THIS SURVEY IS BASED ON THE FIELD MEASUREMENTS MADE BY THE SURVEYOR ON OR SET ON MARCH 11, 2015.
7. THIS SURVEY WAS PERFORMED IN THE FIELD FROM MARCH 11, 2015, THROUGH APRIL 7, 2015. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
8. NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
9. THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND UTILITIES, UNDEVELOPED MINERAL RIGHTS, OR UNDERGROUND WATER RIGHTS. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
10. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
11. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
12. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
13. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT MIGHT AFFECT THIS SURVEY.
14. THIS SURVEY IS NOT INTENDED TO DETERMINE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
15. THIS SURVEY IS INTENDED TO BE VIEWED AT A SCALE OF 1"=50' OR SMALLER.

**ABBREVIATIONS**

CONC.	CONCRETE
ASPH.	ASPHALT
VEG.	VEGETATION
GRASS	GRASS
GRAVEL	GRAVEL
STONE	STONE
BRICK	BRICK
CLAY	CLAY
CEMENT	CEMENT
REBAR	REBAR
STEEL	STEEL
CORR.	CORROSION
WOOD	WOOD
PLASTER	PLASTER
PAINT	PAINT
GLASS	GLASS
IRON	IRON
COPPER	COPPER
ZINC	ZINC
LEAD	LEAD
ALUMINUM	ALUMINUM
NICKEL	NICKEL
CHROMIUM	CHROMIUM
MANGANESE	MANGANESE
COBALT	COBALT
NIOBIUM	NIOBIUM
MOLYBDENUM	MOLYBDENUM
TUNGSTEN	TUNGSTEN
ANTHRACITE	ANTHRACITE
BITUMINOUS	BITUMINOUS
LIGNERITE	LIGNERITE
Subbituminous	Subbituminous
ANTRACITE	ANTRACITE
COAL	COAL
IRON	IRON
COPPER	COPPER
ZINC	ZINC
LEAD	LEAD
ALUMINUM	ALUMINUM
NICKEL	NICKEL
CHROMIUM	CHROMIUM
MANGANESE	MANGANESE
COBALT	COBALT
NIOBIUM	NIOBIUM
MOLYBDENUM	MOLYBDENUM
TUNGSTEN	TUNGSTEN

**LEGEND OF SYMBOLS**

○	PROPERTY CORNER
●	ADJACENT PROPERTY CORNER
◊	CONCRETE
□	ASPHALT
▧	VEGETATION
▨	GRASS
▩	GRAVEL
▪	STONE
▫	BRICK
▬	CLAY
▭	CEMENT
▮	REBAR
▯	STEEL
▰	CORROSION
▱	WOOD
▲	PLASTER
△	PAINT
▴	GLASS
▵	IRON
▾	COPPER
▿	ZINC
◀	LEAD
▶	ALUMINUM
◁	NICKEL
▷	CHROMIUM
◂	MANGANESE
◃	COBALT
◄	NIOBIUM
◅	MOLYBDENUM
◆	TUNGSTEN

**REFERENCE DRAWINGS**

1. BOUNDARY SURVEY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED 04/17/15.

