



RECEIVED
AUG 13 2014

APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or

APPLICATION FOR FINAL PLAN APPROVAL

IN UNINCORPORATED AREAS ONLY

[LDC Section 34-380 or 34-1037]

COMMUNITY DEVELOPMENT

Project Name: Estero Oaks MPD

Current Zoning: MPD

- ☒ Amendment to a PD or PUD to allow: 1 additional deviation that has become necessary during the site development permitting under the current development order (DOS2014-00047).
- ☐ Final Plan Approval for: _____

1. **Name of Applicant:** Estero Three Oaks Partners, LLC

Address: 24880 Burnt Pine Drive, Suite 8

City, State, Zip: Bonita Springs, FL 34134

Phone Number: 239-992-5529

E-mail Address: ndewhirst@oakbrookco.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**

☒ Applicant is the sole owner of the property. [34-201; 34-204]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202; 34-204]

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**

a. **Company Name:** Banks Engineering

Contact Person: Thomas R. Lehnert, Jr.

Address: 10511 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: (239) 939-5490

Email: TLehnert@bankseng.com

b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202; 34-204]

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**

Name: Estero Three Oaks Partners, LLC

Address: 24880 Burnt Pine Drive, Suite 8

City, State, Zip: Bonita Springs, FL 34134

Phone Number: 239-992-5529

E-mail: ndewhirst@oakbrookco.com

5. **Disclosure of Interest [34-201; 34-204]:**

☒ Attach Disclosure of Interest Form. [34-201; 34-204]

6. **STRAP Number(s) [34-204]:**

22-46-25-00-01001.1020; .102A; .102B & .102C

7. **Street Address of Property:** N/A

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

ADD2014-00151

8. Legal Description:

- ☒ Legal description (metes and bounds) and sealed sketch of the legal description. [34-204]
☐ A Boundary survey, tied to the state plane coordinate system. [34-202; 34-204] N/A
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. ([Click here](#) to see an example of a legal description with no metes and bounds.) [34-204]

9. Lee Plan (Future Land Use) Designation [34-204]: UN

10. Original Project Name: Koreshan 36

11. Original Rezoning Resolution Number: Z-94-010

12. Subsequent Zoning Action Resolution/Case Numbers (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

Z-14-011

ADD2003-00158

COP2007-00136

13. Development Order Numbers (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

DOS2014-00047 - Under Review

DOS2003-00093 - Approved

14. Written Narrative: Provide a written narrative statement explaining exactly what is proposed.

15. Deviations: If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s}) and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. [34-373]

16. Planning Community or Community Plan Area*: South Fort Myers

*If in Caloosahatchee Shores [33-1482], Captiva [33-1612], Estero [33-64], Lehigh Acres [33-1401], North Fort Myers [33-1532], or Page Park [33-1203,] attach meeting summary from informational meeting.

17. Approved Master Concept Plan (MCP): Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". [34-204; 34-373]

18. Proposed Final Plan (for Final Plan Approval applications only): Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. [34-204]

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	<u>Affidavit of Authorization</u> Form [34-204; 34-202]
☐	<u>Additional Agents</u> [34-204; 34-202]
☐	Multiple Owners List (if applicable) [34-201; 34-204]
☒	<u>Disclosure of Interest</u> Form [34-204; 34-201]
☒	Legal description [34-202, 34-204]
☒	Legal description (metes and bounds), sealed sketch of legal description, and Boundary Survey [34-202, 34-204]
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. (Click here to see an example of a legal description with no metes and bounds.)
☒	Previous Zoning Actions (if applicable)
☒	DO Numbers (if applicable)
☒	Narrative of Request [34-204]
☒	Schedule of Deviations (if applicable) [34-373]
☐	Meeting Summary (if applicable) [34-204]
☒	MCP and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☐	Proposed Final Plan including deviations keyed to the plan (24"x36") [34-204]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Ned W. Dewhirst (name), as Vice President of Oakbrook Properties, Inc. - Manager (owner/title) of Estero Three Oaks Partners, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Ned W. Dewhirst
Signature

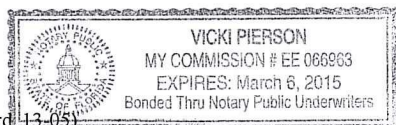
8/6/14
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug. 6, 2014 (date) by Ned Dewhirst (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Vicki Pierson
Signature of Notary Public

(Updated 05/2013 – thru Ord. 13-05)

S:\Jobs\16xx\1634U\Documents\Zoning\Administrative Amendment-Gates & Turn Around\1634U-AffidavitofAuthorization.doc

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Ned E. Dewhirst, Vice President of Oakbrook Properties, Inc. - Manager of Estero Three Oaks Partners, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 22-46-25-00-01001.1020; .102A; .102B & .102C and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

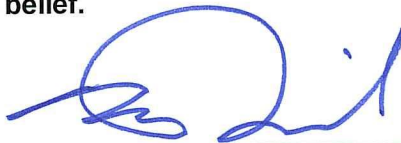
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

Ned E. Dewhirst, Vice President of Oakbrook Properties,
Inc. - Manager of Estero Three Oaks Partners, LLC
Print Name

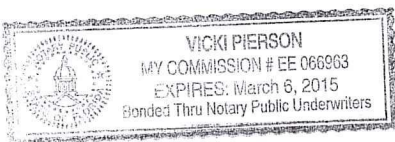
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

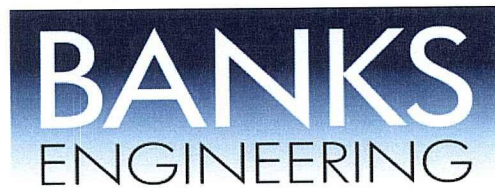
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on
Aug. 6, 2014 (date) by Ned Dewhirst (name of
person providing oath or affirmation), who is personally known to me or who has produced
_____ (type of identification) as identification.

STAMP/SEAL


Signature of Notary Public





Professional Engineers, Planners & Land Surveyors

ESTERO OAKS MPD

Schedule of Deviations and Written Justification

Existing Approved Deviation (1) seeks relief from the LDC §§ 34-2020(a)(3) and 34-2020(b) requirement to provide two parking spaces per multiple-family dwelling unit *plus* an additional 10% to accommodate guest parking in a common lot *in addition to* 4 parking spaces per 1,000 square feet of indoor recreation facilities for a total of 668, to allow a 5% reduction in the number of required parking spaces. The total number of parking spaces to be provided pursuant to this deviation is 616, which represents a 32 space reduction from the code requirement.

No change is requested for this existing approved deviation.

Existing Approved Deviation (2) seeks relief from the LDC § 10-285(a) requirement to provide a 660-foot intersection separation for arterial roads, to allow separations of 600 and 635 feet on Estero Parkway. One of the proposed driveways will be 600 feet from Three Oaks Parkway right-of-way (ROW) and 635 feet from an existing driveway on the site.

No change is requested for this existing approved deviation.

Existing Approved Deviation (3) seeks relief from the LDC § 30-153(2) requirement to provide one ground mounted subdivision identification sign along any street, to allow signs shown on the MCP's Schematic Identification and Directional Signage Plan (Exhibit C: MCP Sheet L-9).

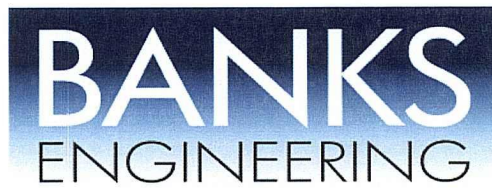
No change is requested for this existing approved deviation.

Deviation (4) is requested from LDC Section 34-1748(5) requirement for a paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book current addition, must be provided on the ingress side of the gate or gatehouse.

JUSTIFICATION: Entrance will be signed "Resident Only" and "Do Not Enter". Turn-arounds are provided at the other two entrances to the multi-family development. This deviation is requested to accommodate the secondary nature and minimum traffic associated with the access point. The applicant proposes a condition that, as part of the local development order approval, the developer shall provide signage stating that this secondary access is limited for use by residents only and direct all other traffic to please use the main entrance. The requested deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare.

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
 Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
 Engineering License No. EB 6469 • Surveying License No. LB 6690



Professional Engineers, Planners & Land Surveyors

ESTERO OAKS MPD

WRITTEN NARRATIVE

Proposed is an administrative amendment to the Estero Oaks MPD (Z-14-011) to request 1 additional deviation that has become necessary during the site development permitting under the current development order (DOS2014-00047). There are three (3) existing approved deviations. New deviation request 4 is regarding the requirement of a paved truck turn-around at the southwesterly entrance to the proposed multi-family development. Please see attached schedule of deviations and written justification.

The proposed amendment does not increase the height, density or intensity within the development; does not decrease buffers or open space required by the LDC and previous zoning conditions; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact surrounding land uses.

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS

FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690

10511 SIX MILE CYPRESS PARKWAY - SUITE 101

FORT MYERS, FLORIDA 33912

(239) 939-5490

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 22, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOTES:

SUBJECT TO EASEMENTS, RESTRICTIONS,
RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE
COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83
(CORS), WHEREIN THE SOUTH LINE OF THE
SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF SECTION 22
BEARS S 88°38'20" W. THE STATION IS THE
ANTENNA REFERENCE POINT OF THE GPS ANTENNA
BASED AT PAGE FIELD. THE STATION IS A GPS
CONTINUOUSLY OPERATING REFERENCE STATION
DESIGNATION - FORT MYERS CORS ARP.
HORIZONTAL VALUES WERE ESTABLISHED AND
ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN
MARCH 2004. THE HORIZONTAL VALUES WERE
ESTABLISHED BY GPS OBSERVATIONS. THE SCALE
FACTOR IS 0.999946512.

LEGEND:

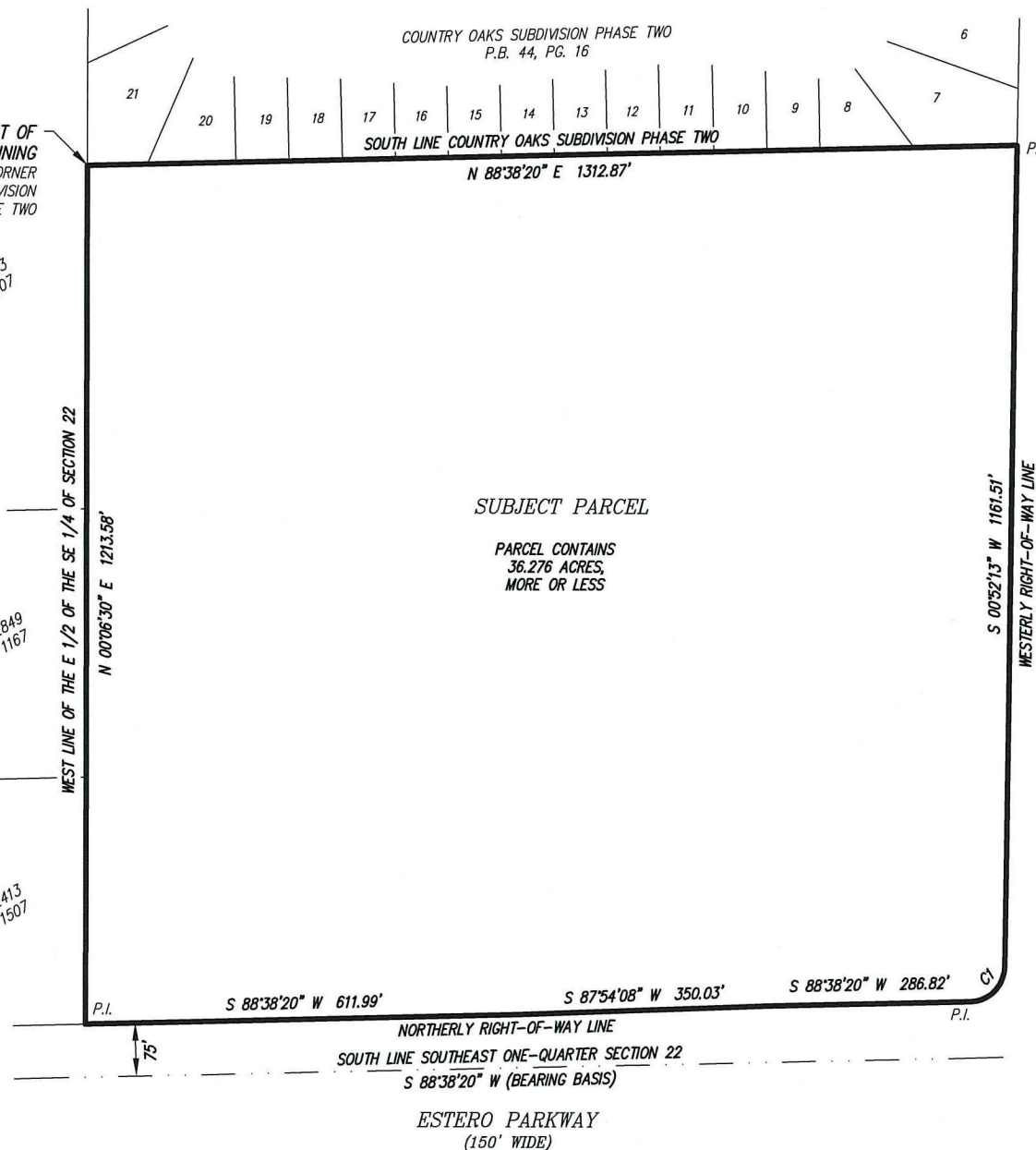
C1 INDICATES CURVE 1 OF THE CURVE TABLE
I.N. INDICATES INSTRUMENT NUMBER
O.R. INDICATES OFFICIAL RECORDS BOOK
PG. INDICATES PAGE NUMBER
P.B. INDICATES PLAT BOOK
P.I. INDICATES POINT OF INTERSECTION
CORS INDICATES CONTINUOUSLY OPERATION REFERENCE STATION
20 INDICATES LOT NUMBER

POINT OF
BEGINNING
SOUTHWEST CORNER
COUNTRY OAKS SUBDIVISION
PHASE TWO

O.R. 2413
PG. 1507

O.R. 2849
PG. 1167

O.R. 2413
PG. 1507



LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF
FLORIDA, COUNTY OF LEE, LYING IN SECTION 22, TOWNSHIP
46 SOUTH, RANGE 25 EAST, BEING ALL OF PARCEL 1 AS
DESCRIBED IN INSTRUMENT NUMBER 2009000306100, OF THE
PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER
BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COUNTRY OAKS
SUBDIVISION PHASE TWO AS RECORDED IN PLAT BOOK 44,
PAGE 15 OF THE PUBLIC RECORDS OF SAID LEE COUNTY;
THENCE N 88°38'20" E ALONG THE SOUTH LINE OF SAID
COUNTRY OAKS SUBDIVISION PHASE TWO FOR 1,312.87 FEET
TO THE SOUTHEAST CORNER OF SAID COUNTRY OAKS
SUBDIVISION PHASE TWO AND AN INTERSECTION WITH THE
WEST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (100.00
FEET WIDE); THENCE S 00°52'13" W ALONG SAID WEST LINE
FOR 1,161.51 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE AND THE NORTH LINE
OF ESTERO PARKWAY (WIDTH VARIES) THROUGH A CENTRAL
ANGLE OF 87°46'07" FOR 76.59 FEET; THENCE S 88°38'20" W
ALONG SAID NORTH LINE FOR 286.82 FEET; THENCE S
87°54'08" W ALONG SAID NORTH LINE FOR 350.03 FEET;
THENCE S 88°38'20" W ALONG SAID NORTH LINE FOR 611.99
FEET TO AN INTERSECTION WITH THE WEST LINE OF THE
EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION
22; THENCE N 00°06'30" E ALONG SAID WEST LINE FOR
1,213.58 FEET TO THE POINT OF BEGINNING.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	87°46'07"	76.59'	69.32'	S 44°45'17" W

PREPARED 08-06-2014
SHEET 1 OF 1

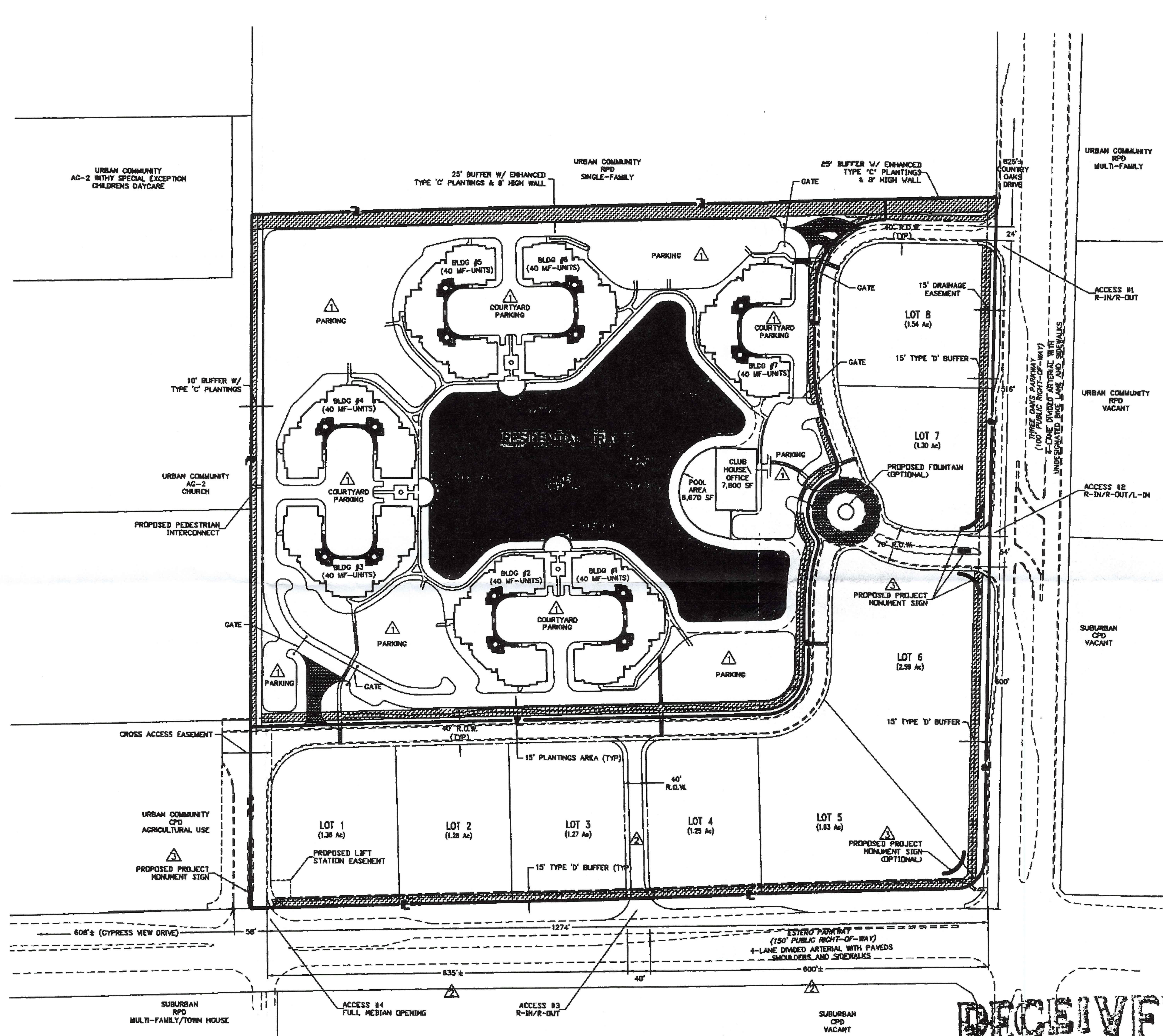


1" = 250'

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

- DATE SIGNED 08-23-2014
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGEND:

- = BUFFER
- = LAKE
- = DEVIATION #/X LOCATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL	= 20.9 AC±
LAKE	= 4.07 AC±
PARKING/ ROADS	= 7.25 AC±
BUILDINGS	= 3.28 AC±
OPEN SPACE/ PEDESTRIAN WALKS/ POOL AREA	= 6.29 AC±
COMMERCIAL PARCELS	= 12.4 AC±
ROAD RIGHT OF WAY	= 3.0 AC±
AREA TOTAL	= 38.3 AC±

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED		
RESIDENTIAL (NET OF LAKE):	16.83 x 40%	= 6.73 AC
COMMERCIAL:	12.40 x 30%	= 3.72 AC
LAKE (RESIDENTIAL):	0.58 x 4.07 x 40%	= 0.94 AC
LAKE (COMMERCIAL):	0.42 x 4.07 x 30%	= 0.51 AC
ROAD R-O-W (RESIDENTIAL):	0.58 x 3.00 x 40%	= 0.70 AC
ROAD R-O-W (COMMERCIAL):	0.42 x 3.00 x 30%	= 0.38 AC
TOTAL OPEN SPACE REQUIRED		= 12.98 AC
OPEN SPACE PROVIDED		
RESIDENTIAL OPEN SPACE/PUBLIC USE		= 6.29 AC (SEE NOTE)
COMMERCIAL OPEN SPACE (LOTS 1-8 @ 21%)		= 2.63 AC
LAKE (25% OF REQUIRED)		= 3.25 AC
ROAD R-O-W		= 0.81 AC
TOTAL OPEN SPACE PROVIDED		= 12.98 AC
NOTE: INCLUDES 13% IMPERVIOUS WALKS AND POOL AREA.		

PROPOSED DEVELOPMENT INTENSITY:

RESIDENTIAL TRACT = 280 MULTI-FAMILY UNITS
COMMERCIAL (LOTS 1-8) = 130,000 S.F. RETAIL/OFFICE

RESIDENTIAL PARKING CALCULATION:

PARKING REQUIRED:
280 MF UNITS X 2 SPACES / UNIT = 560 SPACES
7800 SF AMENITY X 4 SPACES/1000 SF = 32 SPACES
10% GUEST PARKING = 56 SPACES
TOTAL REQUIRED = 648 SPACES

PARKING PROVIDED:
648 SPACES LESS 5% FOR PARKING REDUCTION DEVIATION #1
TOTAL PROVIDED = 616 SPACES

Approved as Exhibit 6
MCP Page 1 of 4
Resolution # Z-14-011

RECEIVED
FEB 19 2014

COMMUNITY DEVELOPMENT

DCI 2013-00020

NO.	DATE	REVISION DESCRIPTION	BY
2	12-12-2014	REVISED PER ENVIRONMENTAL COMMENTS	LRI
1	11-26-2014	REVISED PER FIRST SUFFICIENCY COMMENTS	LRI

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10111 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 836-5400 FAX: (239) 836-2823
ENGINEERING LICENSE # CE 8466
SURVEY LICENSE # LS 18900
WWW.BANKSENG.COM

MASTER CONCEPT PLAN ESTERO OAKS MPD LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/25/2013	1634U	_MCP		SDJ		1"=100'	1