VILLAGE OF MOKENA

REQUEST FOR PROPOSALS

FOR THE REDEVELOPMENT OF PROPERTY LOCATED AT
19747 WOLF ROAD

SUMMARY

This Request for Proposals (RFP) seeks developer proposals for the redevelopment of 1.3 acres owned by the Village of Mokena.

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OVERVIEW

This Request for Proposals (RFP) seeks developer proposals for the redevelopment of 1.3 acres owned by the Village of Mokena and located adjacent to the Front Street Metra station. The Mokena Village Board seeks to enter into a redevelopment agreement with a qualified developer, and may or may not do so based on the responses to this RFP that are received. This RFP is not an offer or a contract and the terms of any redevelopment agreement shall be negotiated between the Village and any developer selected by the Village in its sole discretion.

The first portion of this document presents the characteristics of the site, its context, and general information related to its development potential. The information presented shall not be treated as inclusive of all data available, but shall be considered a reasonable attempt to expose the reader to key elements of existing master plans, codes, policies and preferences related directly or indirectly to the subject site.

The second half of this document outlines the roles of interested parties, minimum submission requirements, and the complete selection process. The purpose of this is to establish the decision process that the Village will undertake to consider the most suitable party to develop the property in accordance with the Village Board's desire.

The Village of Mokena reserves the right, at its sole discretion, to reject any or all responses, or parts of responses, to waive technicalities or irregularities, or to cancel, revise, or extend this RFP. This RFP does not obligate the Village of Mokena to accept any response or submission or to negotiate any agreement with any responder.

RESOURCES

Documents discussed herein can be found on the Village's website: www.mokena.org

CONTACT INFORMATION

Kirk Zoellner, Assistant Village Administrator
Mokena Village Hall
11004 Carpenter Street
Mokena, IL 60448
E-mail: kzoellner@mokena.org
Phone: (708) 479-3900

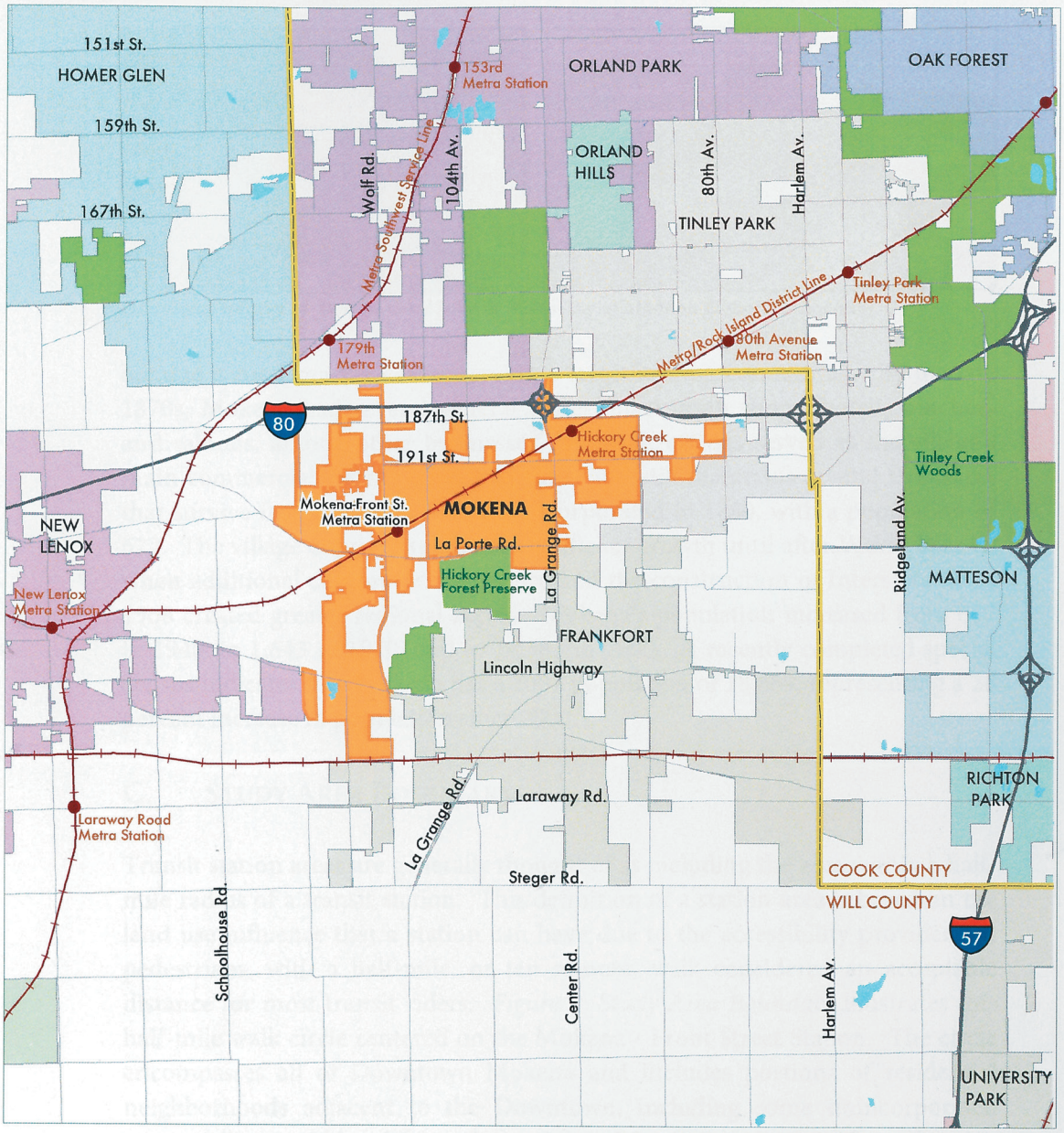
Deliver Completed and Sealed Submission Packages no later than 12:00pm (noon) CST on Friday, December 18, 2015, to:

Office of the Village Clerk
Mokena Village Hall
11004 Carpenter Street
Mokena, IL 60448

LOCATION AND DEMOGRAPHICS

The Village of Mokena is located in Will County, approximately 35 miles southwest of the Chicago Loop. According to the Chicago Metropolitan Agency for Planning (CMAP), Will County is one the fastest growing collar counties, with a 2014 population of 695,438 that is estimated to reach 1,076,469 by 2030. Due to its location in Will County, its proximity to Interstates 80 and 355, and the amount of available land, Mokena is expected to grow substantially from its current population estimate of 19,000 to an estimated 23,000 by 2030. The Village wishes to capitalize on this growth by determining TOD opportunities that will help create a more vibrant Downtown environment. **Figure 1: Location Map highlights Mokena's location relative to adjacent communities, highways and commuter rail lines.**

FIGURE 1: LOCATION MAP



Data Sources: U.S. Census 2000 and the Chicago Metropolitan Agency for Planning's (CMAP) Digital Map of the Region, 1999

0 1 2 Miles

N

BACKGROUND

The Village of Mokena seeks proposals from the development community to purchase and improve a vacant 1.3 acre parcel located next to the Front Street Metra station. The Village purchased this property – commonly known as the Therafin Site - in order to facilitate compatible development in the area. At this time, the Village wishes to see the parcel transition into a mixed or multiple use development.

SITE SUMMARY	
Address	19747 Wolf Road
Pin #	19-09-08-318-011-0000
Pin #	19-09-08-318-012-0000
Combined Area	1.29+/- Acres
Current Use	Vacant/Commuter Parking
Current Zoning	Industrial

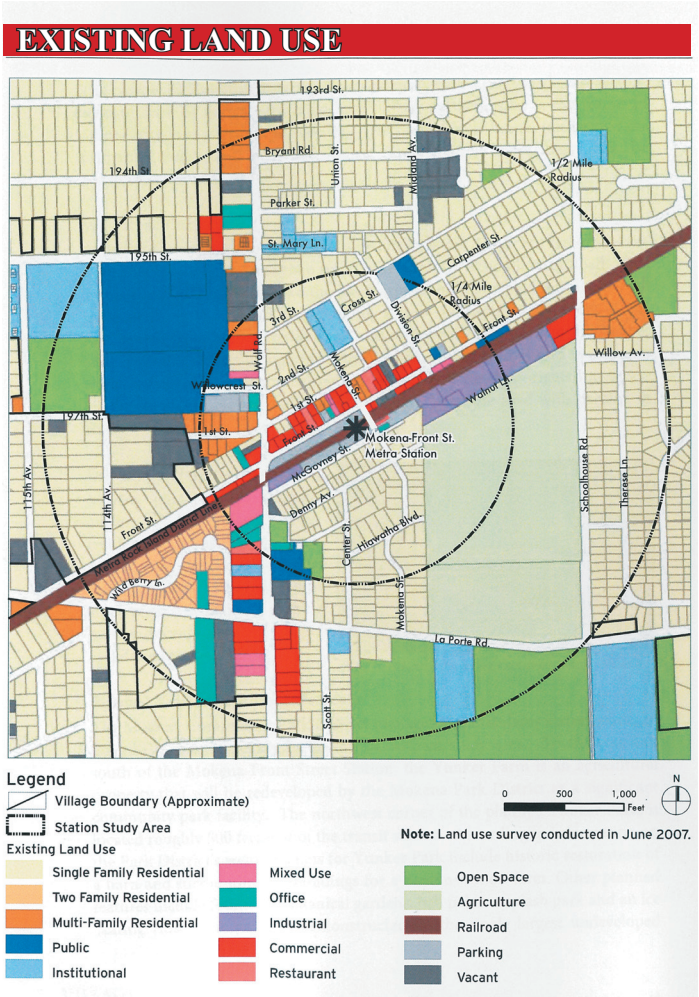
PAST PLANNING

In 2008, the Village adopted a Downtown Station Area Plan to create a vision for future development in the Downtown Area.

The Chicago region contains one of the largest commuter rail systems in the U.S.; Metra operates on over 1,200 miles of track and serves 239 stations along eleven rail service lines. Many communities have recognized train service as an economic development asset and created transit-oriented development (TOD) plans to spur new growth and increase transit use. The Village of Mokena conducted a study to identify new development and redevelopment opportunities near the Mokena-Front Street Station in Downtown Mokena, as well as transit infrastructure improvements.

DEMOGRAPHICS

• 2014 Est. Population	19,000
• 2030 Population Projection	23,000
• Median Household Income	$100,000+/-
• Median Home Price	$300,000+/-
• College Education	35.9%
• Home Ownership	92%+/-
• Trade Area Population	78,569



CONTEXT

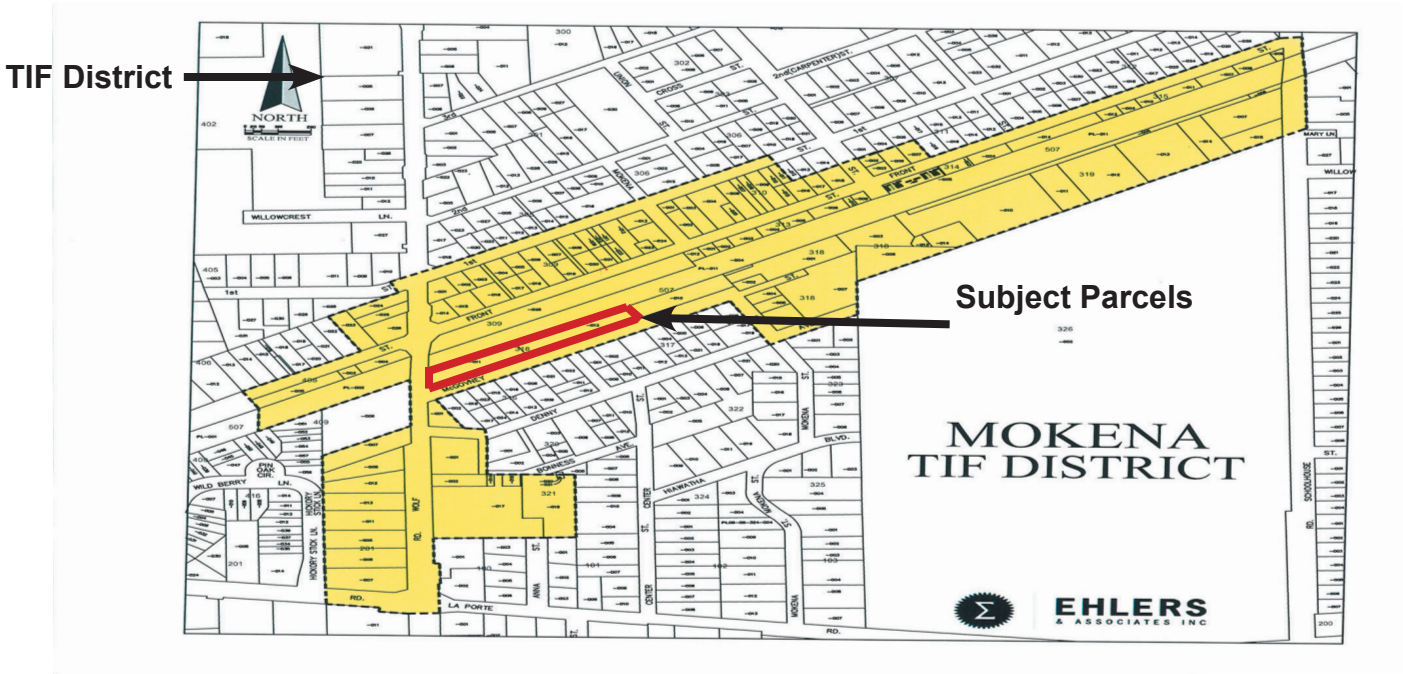
The project site is located within our downtown core and provides a distinct opportunity to capitalize on commuter and pedestrian oriented housing markets. Existing assets in the immediate vicinity include Metra's Rock Island Line, historic homes, and an established mixed-use corridor.

CURRENT ZONING

The project site is located at the northeast corner of Wolf Road and McGovney Street and is currently zoned I-1 Light Industrial. The Village Board desires this parcel to be developed in general conformance with the 2008 Downtown Station Area Plan, requiring the parcel to be rezoned.

TIF DISTRICT

The project site is located within the Downtown Tax Increment Financing (TIF) District (see below) which covers approximately 53 acres and expires in 2030



VISION

The Downtown Vision and Development Principles represent a concise yet thorough statement of the Village of Mokena's aspirations for future enhancement and redevelopment of the Downtown area. The Vision describes the desired future of the Downtown moving forward, drawing from community and Steering Committee input and building upon established Downtown assets. The Development Principles include concepts and ideas that have guided the development of two Alternative Concepts by delineating key policies with regard to land use, access and circulation, and urban design. The Alternative Concepts have been assessed with regard to how well they achieve the aspirations represented by the Development Principles, as discussed later.

A. A VISION FOR DOWNTOWN MOKENA

Residents both old and new are frequent visitors to Downtown Mokena, a vibrant and attractive activity center for the Village. Anchored by Metra's Mokena Front Street Station, the Downtown provides a varied mix of retail and restaurant destinations, in addition to professional and commercial services, in a cohesive and pedestrian friendly environment. Surrounded by high quality residential neighborhoods and strong institutions, Downtown Mokena offers a variety of living styles for residents convenient to transit and shopping, including condominiums above storefronts in the Downtown core.

The Downtown is a well-defined and unique environment in Mokena, maintaining the community's historic character while integrating newer commercial and residential opportunities. Infill development in the Downtown core blends with attractive older facades, while new residential and commercial developments at the periphery provide an effective transition to adjacent neighborhoods.

B. KEY DOWNTOWN DEVELOPMENT PRINCIPLES

1. Mixed use development should be accommodated in the core of the Downtown, in locations where increased building height can be effectively buffered from adjacent neighborhoods.
2. New residential development should include both upper-floor and residential units in the Downtown core and additional housing opportunities surrounding the Downtown core, both of which will benefit from nearby transit and provide support to local businesses.
3. The Downtown should have clearly defined extents, beyond which single-family neighborhoods are enhanced and buffered from Downtown-related activity.
4. Commuter parking should be located in areas convenient to the station, where off-peak use of the lots can be maximized, and where commuter walking patterns will encourage patronage of local businesses.
5. Shared parking facilities should be readily accessible and convenient, yet screened from view with structures, landscaping and/or ornamental fencing.
6. During all phases of the Downtown redevelopment process, commuter parking capacity should remain at current levels, at a minimum, to avoid inconveniencing current commuters. To the extent feasible, additional commuter parking capacity to address expected growth in Metra ridership demand should be accommodated.
7. The Mokena Front Street Station should serve as a visual anchor and activity hub for the Downtown, facilitating transit ridership and encouraging commuters to linger in the area or return at other times.
8. Design standards should be maintained for new mixed-use, commercial and multi-family development to ensure compatibility with existing structures and a cohesive Downtown environment.

DOWNTOWN REDEVELOPMENT CONCEPTS

Based on the Vision and Development Principles presented previously and further described in the attached 2008 Downtown Station Area Plan, two alternative concepts have been developed for Downtown Mokena. "Concept A" assumes that the Mokena Front Street Station remains in its existing location.

CONCEPT A

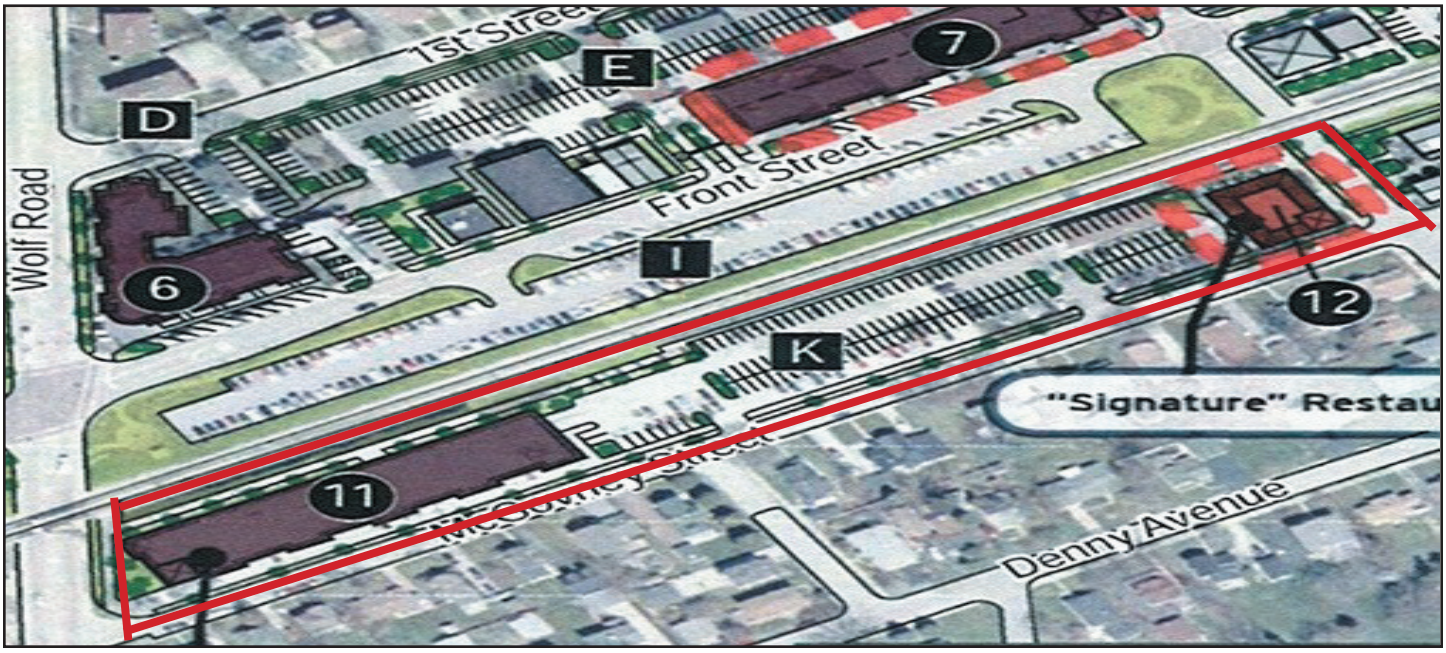
Building and Use	Commercial SF	Residential DU
Building 1 (4 Story Mixed)	9,000	24
Building 2 (4 Story Mixed)	9,000	24
Building 3 (1 Story "Signature" Restaurant)	8,500	--
Building 4 (4 Story Mixed)	10,500	27
Buildings 5 (3 Story Townhomes)	--	20
Building 6 (4 Story Mixed)	11,500	30
Building 7 (3 Story Mixed)	18,000	28
Building 8 (2 Story Mixed)	2,600	2
Building 9 (2 Story Mixed)	2,600	2
Building 10 (2 Story Mixed)	2,600	2
Building 11 (1 Story "Signature" Restaurant)	6,600	--
Building 12 (3 Story Mixed)	8,000	16
Buildings 13 (4 Story Residential)	--	80
Buildings 14 (3 Story Townhomes)	--	35
Building 15 (4 Story Residential)	--	72
Buildings 16 (3 Story Townhomes)	--	18

Concept A Lot K Parking Estimates					
Unaffected Commuter Spaces	Replacement Commuter Spaces	New Commuter Spaces	Total Commuter Spaces	Total Commercial Spaces	Lot Total
46	0	65	111	36	147

"Concept B" considers the potential relocation of the Mokena Front Street Station to a site further east, aligned with Division Street.

CONCEPT B

Building and Use	Commercial SF	Residential DU
Building 1 (4 Story Mixed)	9,000	24
Building 2 (4 Story Mixed)	9,000	24
Building 3 (1 Story "Signature" Restaurant)	8,500	--
Building 4 (4 Story Mixed)	10,500	27
Buildings 5 (3 Story Townhomes)	--	20
Building 6 (4 Story Mixed)	11,500	30
Building 7 (3 Story Mixed)	18,000	28
Building 8 (2 Story Mixed)	2,600	2
Building 9 (2 Story Mixed)	2,600	2
Building 10 (2 Story Mixed)	2,600	2
Building 11 (3 Story Mixed, including potential ground floor restaurant)	8,000	28
Building 12 (1 Story "Signature" Restaurant)	5,000	--
Building 13 (2 Story Commercial, including Metra Station facilities on ground floor)	13,500	--
Buildings 14 (3 Story Townhomes)	--	18
Building 15 (4 Story Residential)	--	80
Buildings 16 (4 Story Residential)	--	80



Concept B Lot K Parking Estimates					
Unaffected Commuter Spaces	Replacement Commuter Spaces	New Commuter Spaces	Total Commuter Spaces	Total Commercial Spaces	Lot Total
46	0	86	132	54	186

UTILITIES AND INFRASTRUCTURE

The developer shall be responsible for improvements both on the project site and within the abutting rights-of-way, including all utilities and infrastructure above and under ground. The Village shall determine the scope of required off-site improvements as well as TIF eligibility, based upon the nature of the development scheme proposed. The following topics provide minimum expectations for the project.

Public Streets

The developer shall be responsible for improving McGovney Street to a full urban design including curb and gutters (from Wolf Road to Mokena Street) as determined by the Village and based on proposed development specifics.

Pedestrian Access

The developer shall install pedestrian related improvements as determined by the Village.

Parkway Landscaping

The developer shall improve the parkway around the entire perimeter of the block to include trees planted no greater than 40' apart and placed in either tree grates or mulch. The use of loose stone, rock or gravel is prohibited in the parkways.

Street Lights

The developer shall install decorative light fixtures similar to other lights in the Downtown around the southern perimeter of the property abutting the street with a maximum average spacing (per block face) of 60' on center.

Stormwater

The Village shall determine the need of regional stormwater upgrades based upon the unique development scheme proposed.

Parking

The developer shall construct permanent commuter parking facilities along with parking to serve mixed use development scenarios.

Looking north from southwest corner of property

Looking west from east end of property

Utilities and Infrastructure

The developer shall be responsible for any changes that need to be made to the existing utilities and infrastructure in the area (i.e. water, sewer) needed to service their unique development scheme. All existing overhead utilities will be relocated underground.

- Project Limits
- Existing Water Main (6")
- Existing Sanitary Sewer (8")
- Existing Storm Sewer (6")

SIMILARITIES IN CONCEPTS A & B

Concept Similarities

Both concepts A & B include similarities that would be compatible under either scenario. These similarities include the following:

- New structures to be constructed west of the Hacker Street intersection.
- Mixed use buildings up to three stories are included in both concepts
- Some form of non-residential uses are part of both concepts.
- Commuter parking spaces are maintained and enhanced to permanency.
- Non-commuter parking is added to serve mixed use development.

Additional Development Expectations

- Residential units shall be owner-occupied with restrictive covenants preventing rentals.
- Residential units will be in the following range.
    - Single bedroom - 1,200+/- sq. ft.
    - Multiple bedrooms - 1,400+/- sq. ft.
- Mixed use buildings up to three stories are preferred but four stories will potentially be considered.
- If a separate commercial structure is proposed (Concept A) a separate residential-only component will be viewed favorably, but no higher than three stories in height.

Available financial tools for consideration:

- The subject property is included in a Village of Mokena TIF District.
    - The goal is to encourage private investment in the Downtown area generally consistent with the vision outlined in the Downtown Station Area Plan (Downtown Plan) adopted by the Board in December, 2008.
    - Redevelopment within the district is to be driven primarily by private investment rather than by public investment.
- The Village owns the subject parcel and will consider the merits of any development when and if a development agreement including purchase price is negotiated.
- Other financial considerations include negotiable development fees and terms.

REQUEST DELINEATION

A. General Roles and Responsibilities

It is expected that a single developer will be selected to be responsible for implementing the project; however, this may be subject to change depending upon evaluation of the responses to the Village's Request for Proposals (RFPs) and developer desires.

- The Village anticipates working closely and cooperatively with the developer; however, the Village does not currently anticipate entering into any other formal relationship with the developer other than possible redevelopment agreements.
- The Village and developer shall be responsible for their own resources.
- The Village's role and intent is to act as the current owner of the site only until such time as the developer acquires

the site. Based on the requirement to provide permanent commuter parking, the property may be purchased in parts, depending upon the unique characteristics of the proposal.

The Village may also assist with necessary approvals, economic incentives, and the development agreement with the selected developer.

The Village may retain various consultants to assist the Village with certain aspects of the project. The Village may, at certain times, designate certain consultants to act as agents of the Village; however, the Village would expressly define this in writing prior to such occurrence. At no time will a Village consultant have unilateral authority to direct or approve any aspects of the project on the Village's behalf.

Development Agreement, and Zoning Entitlements: The development agreement will contain provisions governing all aspects of the project, including, but not limited to land conveyance, development and zoning approvals, developer and Village obligations, security requirements, infrastructure improvements, letters of credit, construction schedule and possible development incentives. Due to the constrained nature of the property, it is anticipated that the decision to approve or not approve any development agreement rests solely with the Village and this RFP does not require or obligate the Village to enter into any development or other agreement.

Environmental Studies: A Phase I Environmental site assessment has been conducted on the site and is available upon request to the Village.

Proposal Expectations

The Village is seeking qualified developers that have successful experience with developments of the contemplated scope in conjunction with the physical and economic conditions of urbanized, downtown areas similar to that of Mokena. Consequently, the Village is undertaking this Request to help ensure that subsequent discussions regarding a specific proposal are conducted with a developer that the Village feels possesses the requisite successful past experience, creativity and financial capability to ensure a successful development.

Each prospective developer is asked to attend an informational meeting hosted by the Village prior to submitting proposals; however this is not required. Questions from potential development teams may be addressed to Village Staff or their consultants at this meeting. Questions and responses from the meeting will be summarized in writing and made available to all potential development teams who received the RFP.

B. Selection Process

The Village or its consultants may at their discretion, contact references and industry sources, investigate previous projects and current commitments, interview some or all of the development teams and consider any other information in their evaluation of the responses. The selection of a qualified developer (if any is made) shall be in the sole discretion of the Village.

The Village reserves the right to request clarification or additional information from respondents and to request that respondents make presentations to elected officials or staff of the Village. Evaluation criteria include, but are not limited to the following:

The submission must include:

- A concept design of the proposed development with a site plan, proposed architectural treatments, parking plan, density, height, etc.
- Potential uses and (if possible) users.
- A detailed project pro-forma including land and building costs and projected soft costs.

• The developer's financial information, including any requested direct or indirect Village subsidy. The land value/purchase price should be clearly outlined, including cost, structure of deal and legal entity.

REQUEST FOR PROPOSAL DELINEATION

Submission Quantity and Format

A. Ten (10) collated sets of Proposals shall be submitted and organized generally as follows:

i. **Cover Letter**

ii. **Understanding of Request**
This section shall summarize the prospective developer's understanding of the request and requirements, including site analysis and understanding of the community and neighborhood. The developer may add any additional information to help the Village determine if a developer is qualified.

iii. **Developer's Relevant Qualifications and Experience**
The prospective developer must demonstrate experience with facilitating successful projects of similar contemplated scope and quality. The relevant qualifications submissions must be a part of and fit into the response but outside of this requirement the prospective developer can determine the format. A short project synopsis addressing the scope, budget schedule and reference contact may be provided.

iv. **Developer/Team Description**

A. Legal name of the proposed development entity.

B. Proposed form/structure of the proposed development entity (e.g., corporation, partnership, limited liability corporation (LLC), individual, joint venture, not-for-profit, etc.)

C. Date established to include constituent firms/partners/team members if a joint venture (JV) is proposed.

v. **Organizational Structure and Capacity**

vi. **Summary Statement**

vii. **Financial Information (under sealed cover)**

viii. **Project Pro-forma**

B. Required financial information and project pro-forma shall be included in a separate but attached sealed envelope clearly identifying the prospective developer.

C. There is not a minimum or maximum page limitation but proposal statements should be kept directly relevant and succinct.

D. Prospective developers are urged to attend an informational meeting prior to submitting their proposals.

Questions and responses from this meeting will be summarized in writing and made available on its website.

TIMELINE

• RFP Distributed to Developers	October 16, 2015
• Developer Meeting	November 16, 2015
• Proposal Deadline	December 18, 2015
• Preliminary Review of Prospects	January 18, 2016
• Board Review of Proposal	February 15, 2016

Attached: Exhibit A - Alta Survey

Exhibit A

EXACTA ILLINOIS SURVEYORS, INC.

FIELD WORK DATE: 12/19/2014 REVISION DATES: (REV 1 12/17/2014) (REV 1 12/17/2014)

Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

PROPERTY ADDRESS	SURVEY NUMBER
19747 S WOLF ROAD MOKENA, ILLINOIS 60448	1411.2908

PROPERTY PHOTO

LOCATION MAP

CLIENT ORDER NUMBER:	DATE: 12/17/2014

BUYER: Village of Mokena

SELLER:

CERTIFIED TO:

VILLAGE OF MOKENA, FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF SAID QUARTER WITH THE NORTHERLY LINE OF SAID SOUTH STREET AS ORIGINALLY RECORDED, THENCE NORTHEASTERLY 750 FEET ALONG THE NORTHERLY LINE OF SAID SOUTH STREET, THENCE NORTHWESTERLY 81.37 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE AND TO A POINT WHICH IS 38.83 FEET SOUTHEASTERLY FROM THE CENTER LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S NORTHERLY MAIN TRACK, THENCE SOUTHWESTERLY 705.66 FEET PARALLEL WITH AND 38.83 FEET EQUIDISTANT FROM SAID RAILROAD TRACK CENTERLINE TO A POINT ON THE WEST LINE OF SAID QUARTER, THENCE SOUTH 92.54 FEET ALONG SAID WEST LINE AND TO THE POINT OF BEGINNING, AND EXCEPTING THE WEST 30 FEET OF THE AFORE DESCRIBED PARCEL LYING ADJACENT TO THE WEST LINE OF SAID QUARTER, IN WILL COUNTY, ILLINOIS.

POINTS OF INTEREST

NONE VISIBLE

FLOOD INFORMATION

FIRM PANEL NUMBER: 17197C0145H EFFECTIVE DATE: 08/19/2008 ZONE: X

SURVEY NOTES

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.

TRUST!

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

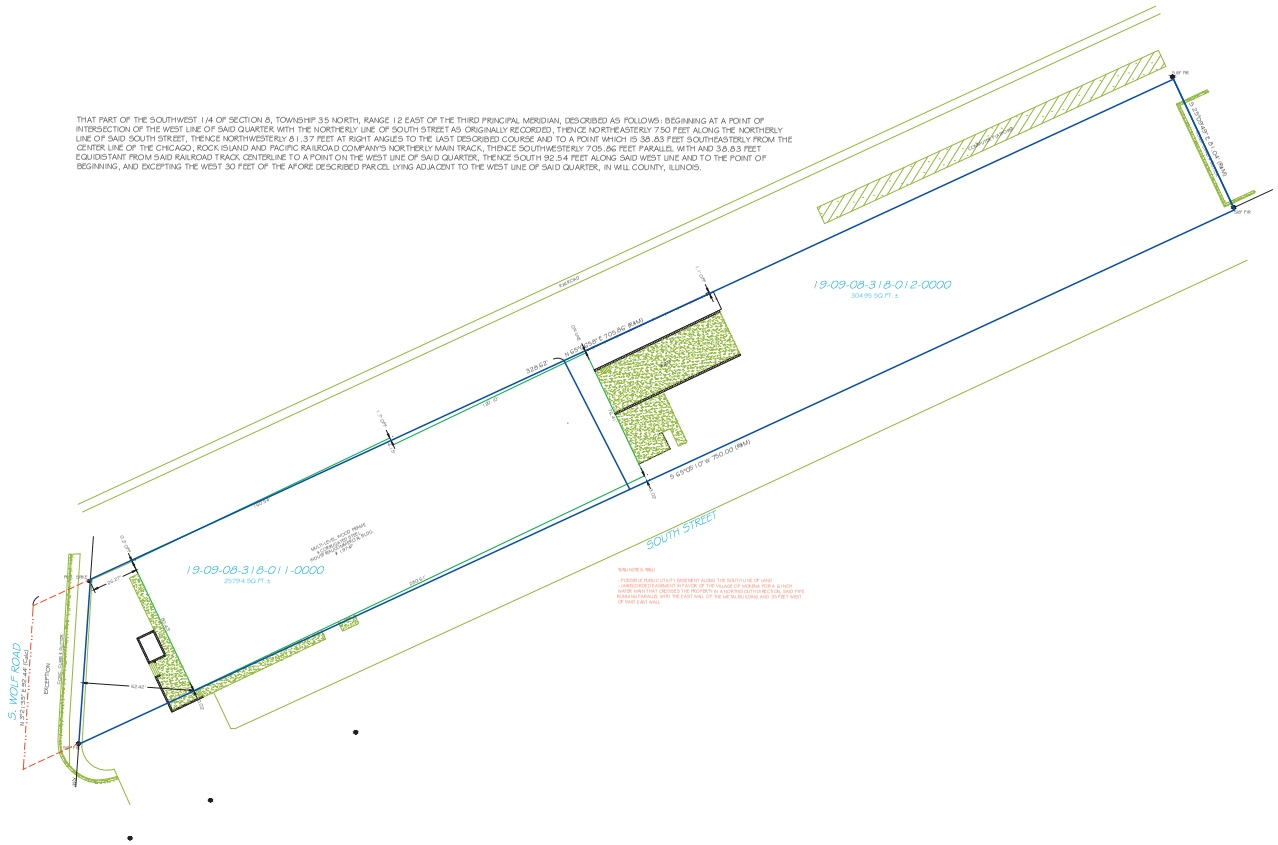
LB # 184005763

EXACTA ILLINOIS SURVEYORS

1730 Park Street - Suite 204
Naperville, IL 60563

Phone 866.735.1916
Fax 866.744.2882
www.exactachicago.com

1411.2908
ALTA/ACSM LAND TITLE SURVEY
WILL COUNTY



TO: VILLAGE OF MOKENA, FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS AND ACSM IN 2011 AND INCLUDES ITEMS 1, 2, 4, 7A, 8, 9, 11 A, 13, 14 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 15, 2014 DATED THIS 17TH DAY OF DECEMBER 2014.

Kenneth Hannes

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3-403
LICENSE EXPIRES 11/30/2015 ©
EXACTA LAND SURVEYORS (2497163)

NOTE: THIS SURVEY WAS PREPARED USING INFORMATION PROVIDED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCI-4001-2016 WITH AN EFFECTIVE DATE OF NOVEMBER 26, 2014

KENNETH A. HANNES
035-003403
PROFESSIONAL LAND SURVEYOR
NORRIS, IL
STATE OF ILLINOIS

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SURVEYOR'S LEGEND

BOUNDARY LINE
STRUCTURE
CONCRETE BLOCK WALL
CHAIN LINK or WIRE FENCE
WOOD FENCE
IRON FENCE
EASEMENT
EDGE OF WATER
WOOD
CONCRETE
ASPHALT
BRICK or TILE
WATER
COVERED AREA

	BENCH MARK
CALC. & FND.	CALCULATED POINT
Δ	CENTRAL ANGLE or DELTA
▲	CONTROL POINT
■	CONCRETE MONUMENT
	CATCH BASIN
	ELEVATION
	FIRE HYDRANT
Ⓢ	SANITARY MANHOLE
Ⓓ	DRAINAGE MANHOLE
	TREE
	UTILITY POLE
Ⓦ	WELL
	COMMON OWNERSHIP
AC	AIR CONDITIONING
B.R.	BEARING REFERENCE
BLK.	BLOCK
B.C.	BLOCK CORNER
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
BW	BAYROW WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
CB.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
C.V.A.	CONCRETE VALLEY GUTTER
COL	CORNER LINE
CS	CONCRETE SLAB
CP	COVERED PORCH
CSW	CONCRETE SIDEWALK
COR.	CORNER
(D)	DEED
DW	DRIVEWAY
D.Y.	DRAIN FIELD
EUB	ELECTRIC UTILITY BOX
ENCL.	ENCLOSURE
ENT.	ENTRANCE
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
FL	FENCE LINE
FP	FENCE POST
(F)	FIELD
F.F.	FINISHED FLOOR
FFL	FLORIDA POWER & LIGHT
FDH	FOUND DRILL HOLE
FPC	FOUND IRON PIPE & CAP
FRC	FOUND IRON ROD & CAP
FR	FOUND IRON ROD
FP	FOUND IRON PIPE
FCM	FND. CONCRETE MONUMENT
FN	FOUND NAIL
FND	FOUND NAIL & DISC
FND.	FOUND
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
INT.	INTERSECTION
IR	IRON ROD
IP	IRON PIPE
L	LENGTH
LBF	LICENSE # - BUSINESS
LSF	LICENSE # - SURVEYOR
L.P.	LIGHT POLE
MH	MANHOLE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.H.L.	OVERHEAD LINE
O.R.B.	OFFICIAL RECORD BOOK
OH.	OVERHANG
O/A	OVERALL
OR	OFFICE
PRN	PINDER-KALION MAIL
PRM	PROFESSIONAL SURVEYOR AND MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
(P)	PLAT
PE	POOL EQUIPMENT
PLT	PLANTER
PP	PINCHED PIPE
P.B.	PLAT BOOK
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS or RADIAL
(R)	RECORD
REF.	REFERENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SIDH	SET DRILL HOLE
SEW.	SEWER
S.F.	SQU- RE FEET
SIRC	SET IRON ROD & CAP
SN	SET NAIL
SNND	SET NAIL & DISC
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
S.W.	SIDEWALL
TEL.	TEL. PHONE PACILIT E:
T.O.S.	TOP OF SHAE.
TX	TRANSFORMER
TYP.	TYPICAL
WC	WITNESS CORNER
WF	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
U.P.	UTILITY POLE
V.F.	VINYL FENCE
SEP.	SEPTIC TANK
A.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
I.E.E.E.	INGRESS/EGRESS ESMT.
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT