

Date _____



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/21/2019

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1508551563

Election District: 15

Owner Name(s): RAP MIDDLE RIVER MD LLC

PDM #:

Address: C/O RITE AID #2207 P O BOX 3165

Zoning District(s): BL

HARRISBURG, PA 17105

Premise Address: 6 CARROLL ISLAND RD

Elevation Range: 0ft - 16ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues												Initial & Date
	Growth Tier 1: Served by public sewer and inside URDL												
Planning Jefferson Building Room 101 Phone: 410-887-3211	Bowleys Quarters-Back River Neck Area	X											
DEPS-Dev. Coord. Jefferson Building 4th Floor Phone: 410-887-3733	Chesapeake Bay Critical Area	X		X	X	X	X	X	X	X			
	100 Year Flood Zone	X		X	X	X		X	X	X			
	Possible Flood Hazard - Water Body Present	X		X	X	X		X	X	X			
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Chesapeake Bay Critical Area	X						X		X			
	100 Year Flood Zone	X						X		X			
	Possible Flood Hazard - Water Body Present	X						X		X			
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Bowleys Quarters-Back River Neck Area	X						X					OK To File
	100 Year Flood Zone	X	X	X	X	X		X	X			X	OK To File
	Possible Flood Hazard - Water Body Present	X	X	X	X	X		X	X			X	OK To File
	InFill Lot Review	X											OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Bowleys Quarters-Back River Neck Area	X											
	Martin State Airport Zoning Area	X		X	X		X	X	X	X			
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X	X			X	X			
	Possible Flood Hazard - Water Body Present	X	X	X	X	X			X	X			

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R

Store 19149
6 Carroll Island Rd
Baltimore, MD

MVP

Job #:7034523 6-3-19



DESIGN DATE: 4-24-19
PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

Site Identification

Aerial

A1 **A2** 21'-2 1/2" Channel Letterset

B 16" Pharmacy Channel Letterset

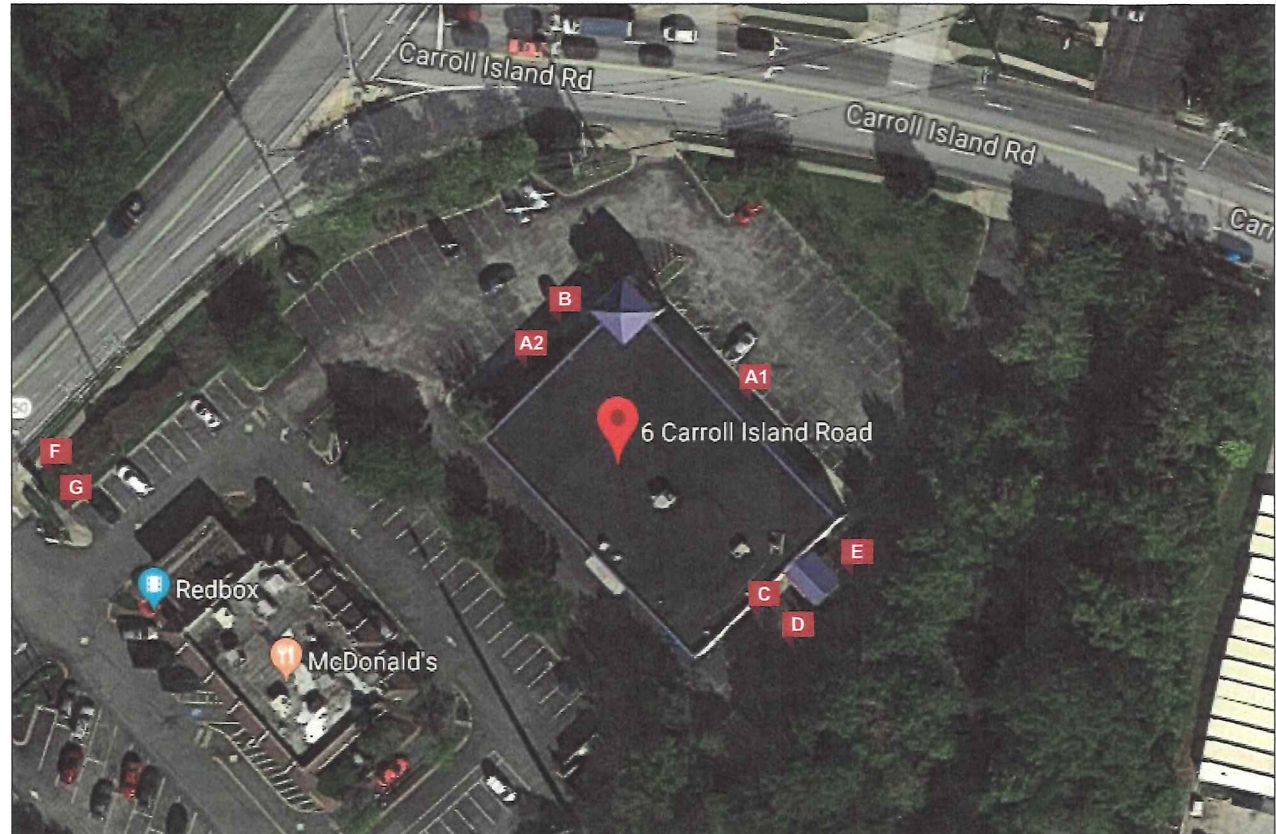
C 12" Drive Thru Channel Letterset

D 5" x 4'-0" Clearance Plaque

E 12" Exit Flat Cut Out Letterset

F 7'-0" x 7'-0" Face Replacement

G 7'-0" x 5'-1" Reader Board



Store 19149
6 Carroll Island Rd
Baltimore, MD

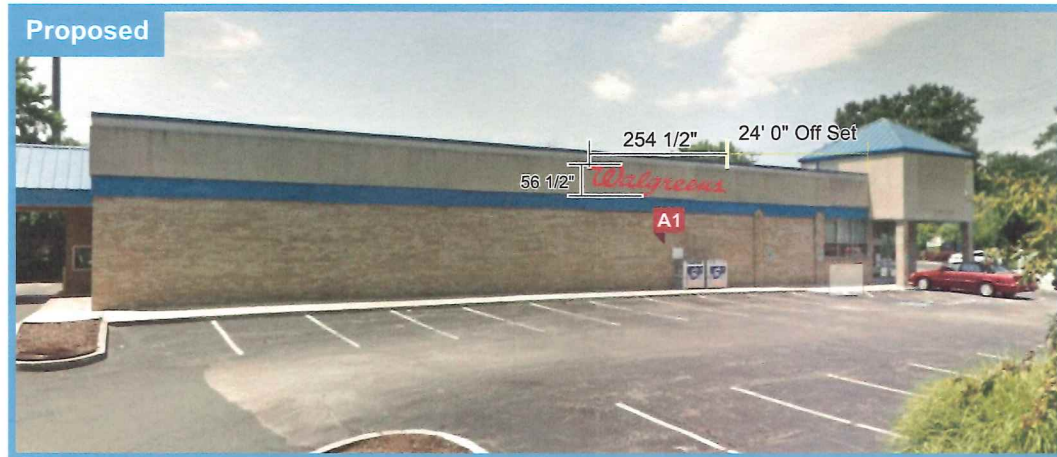
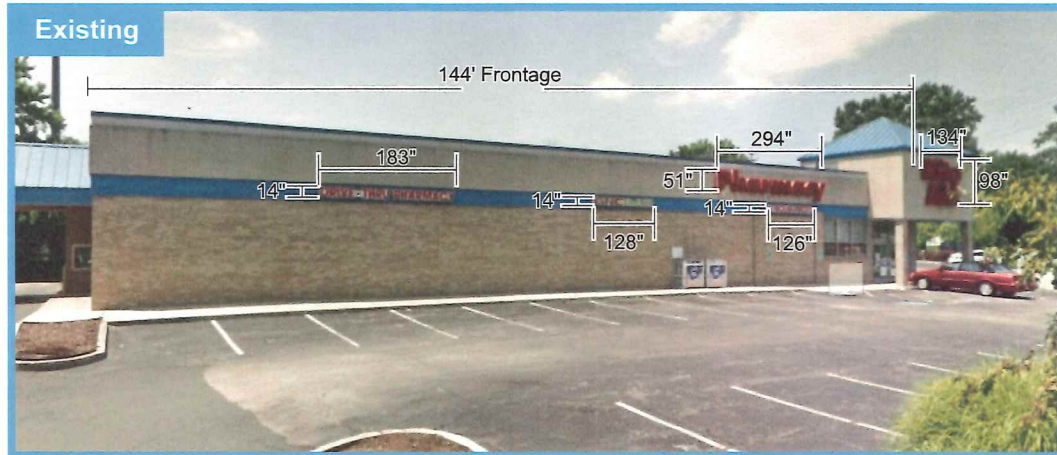
REVISIONS:	▲ Power wash elevations	SJV	5-23-19	▲
	▲ Reduced # of signs	SJV	5-28-19	▲
		SJV	5-30-19	▲
		SJV	6-3-19	▲

 **South Water Signs**
934 N Church tel: 630.333.4900
Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification Front Elevation



Removed Sign Sq.ft. - 237.8 Total
 New Sign Sq.ft. - 113.06
 Code Allowed Sq.ft. - 288

Lightly power wash entire elevation

Store 19149
 6 Carroll Island Rd
 Baltimore, MD

REVISIONS	▲ Power wash elevations	SJV	5-23-19	▲	
	▲ Reduced # of signs	SJV	5-28-19	▲	
		SJV	5-29-19	▲	
		SJV	6-3-19	▲	

 **South Water Signs**
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification

Side Elevation



Removed Sign Sq.ft. - 237.8 Total
 New Sign Sq.ft. - 113.06
 Code Allowed Sq.ft. - 210

Lightly power wash entire elevation

Store 19149
 6 Carroll Island Rd
 Baltimore, MD

REVISIONS	▲ Power wash elevations	SJV	5-23-19	▲	
	▲ Reduced # of signs	SJV	5-28-19	▲	
	▲	SJV	5-30-19	▲	
	▲	SJV	6-3-19	▲	


South Water Signs
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification Rear Elevation



Removed Sign Sq.ft. - 0
 New Sign Sq.ft. - 0
 Code Allowed Sq.ft. -

Store 19149
 6 Carroll Island Rd
 Baltimore, MD

REVISIONS:	▲ Power wash elevations	SJV	5-23-19	▲	
	▲ Reduced # of signs	SJV	5-28-19	▲	
		SJV	5-30-19	▲	
		SJV	6-3-19	▲	

 **South Water Signs**
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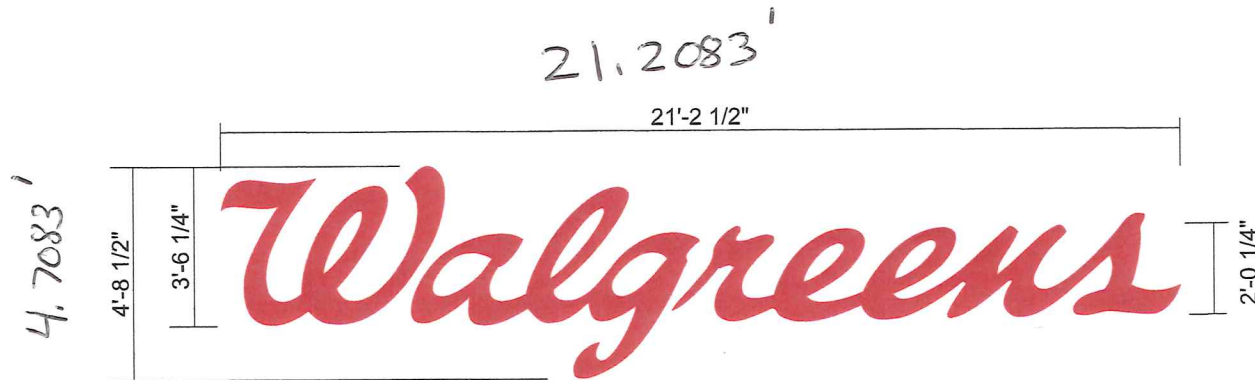


DESIGN DATE: 4-24-19
PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

Site Identification

Channel Letters

A1 A2 21'-2 1/2" Channel Letterset



LETTER LAYOUT

Scale: 3/8" = 1'-0"

99.86 SF

All letters to have a minimum of 3 weep holes. One of the 3 holes to be as close as possible to the letters' back.

Store 19149
6 Carroll Island Rd
Baltimore, MD

REVISIONS:	△ Power wash elevations	SJV	5-23-19	△	
	△ Reduced # of signs	SJV	5-28-19	△	
	△	SJV	5-30-19	△	
	△	SJV	6-3-19	△	

 South Water Signs
934 N Church tel: 630.333.4900
Elmhurst, IL 60126 fax: 630.333.4915

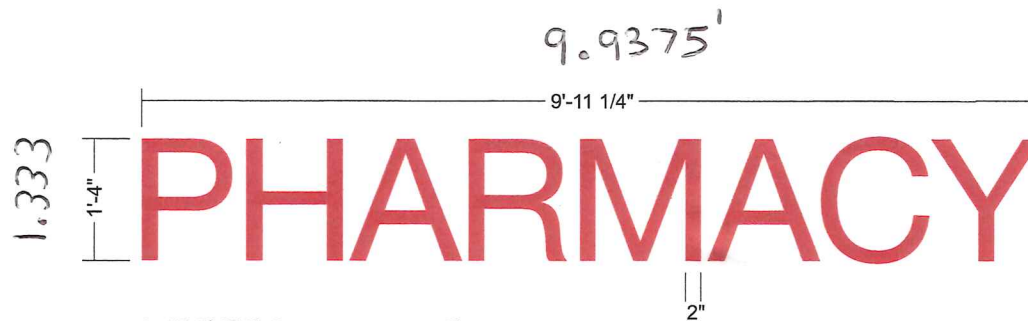


DESIGN DATE: 4-24-19
PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

Site Identification
Channel Letters

B

16" Pharmacy Channel Letterset



LETTER LAYOUT

Scale: 3/4" = 1'-0"

13.2 SF

All letters to have a minimum of 3 weep holes. One of the 3 holes to be as close as possible to the letters' back.

Store 19149
6 Carroll Island Rd
Baltimore, MD

REVISION:	△ Power wash elevations	SJV	5-23-19	△	
	△ Reduced # of signs	SJV	5-28-19	△	
	△	SJV	5-30-19	△	
	△	SJV	6-3-19	△	

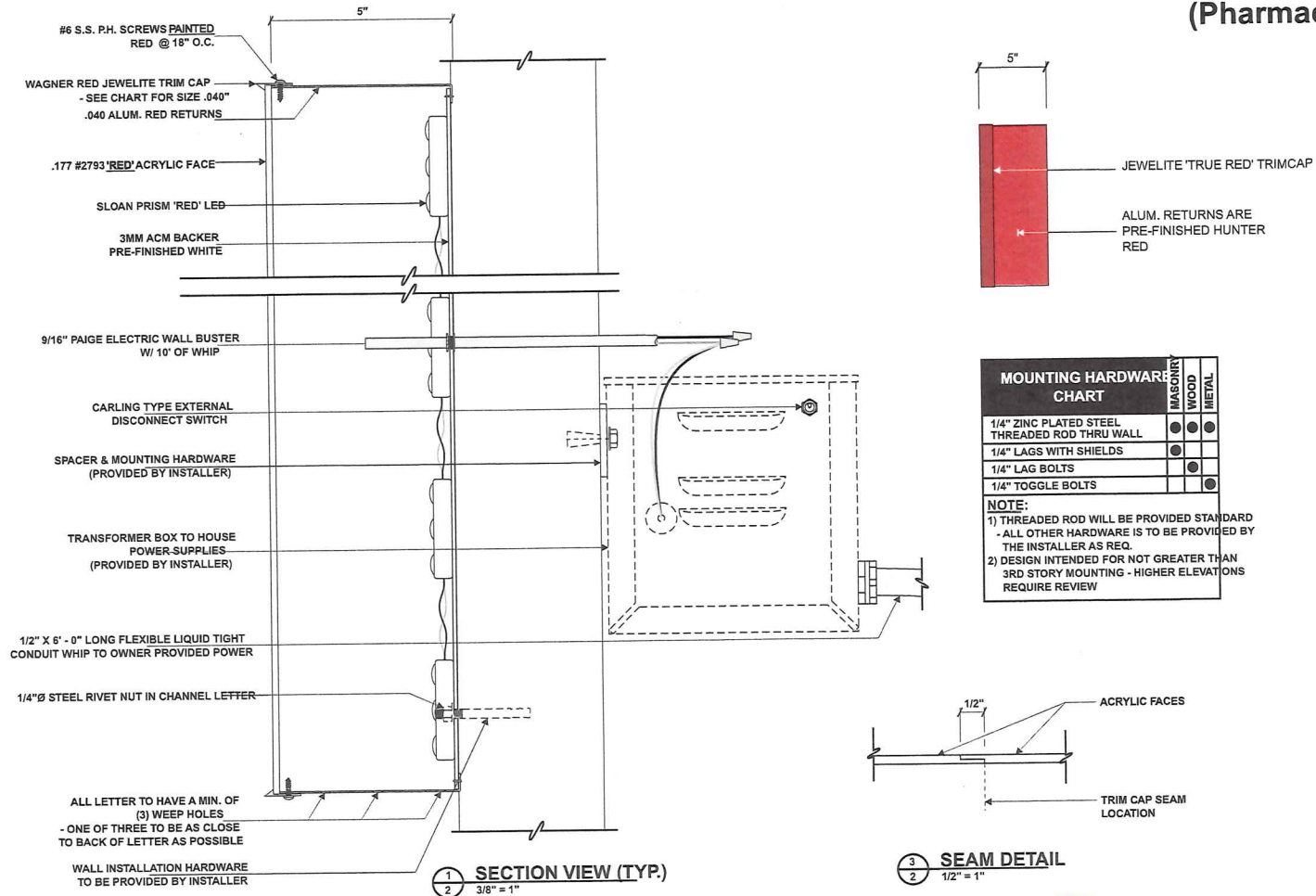
 South Water Signs
934 N Church tel: 630.333.4900
Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification

Mounting Detail (Pharmacy Letters)



Store 19149
 6 Carroll Island Rd
 Baltimore, MD

REVISIONS:	▲ Power wash elevations	SJV	5-23-19	▲
	▲ Reduced # of signs	SJV	5-28-19	▲
	▲	SJV	5-30-19	▲
	▲	SJV	6-3-19	▲

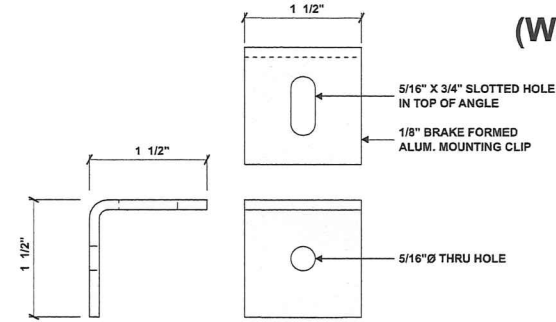
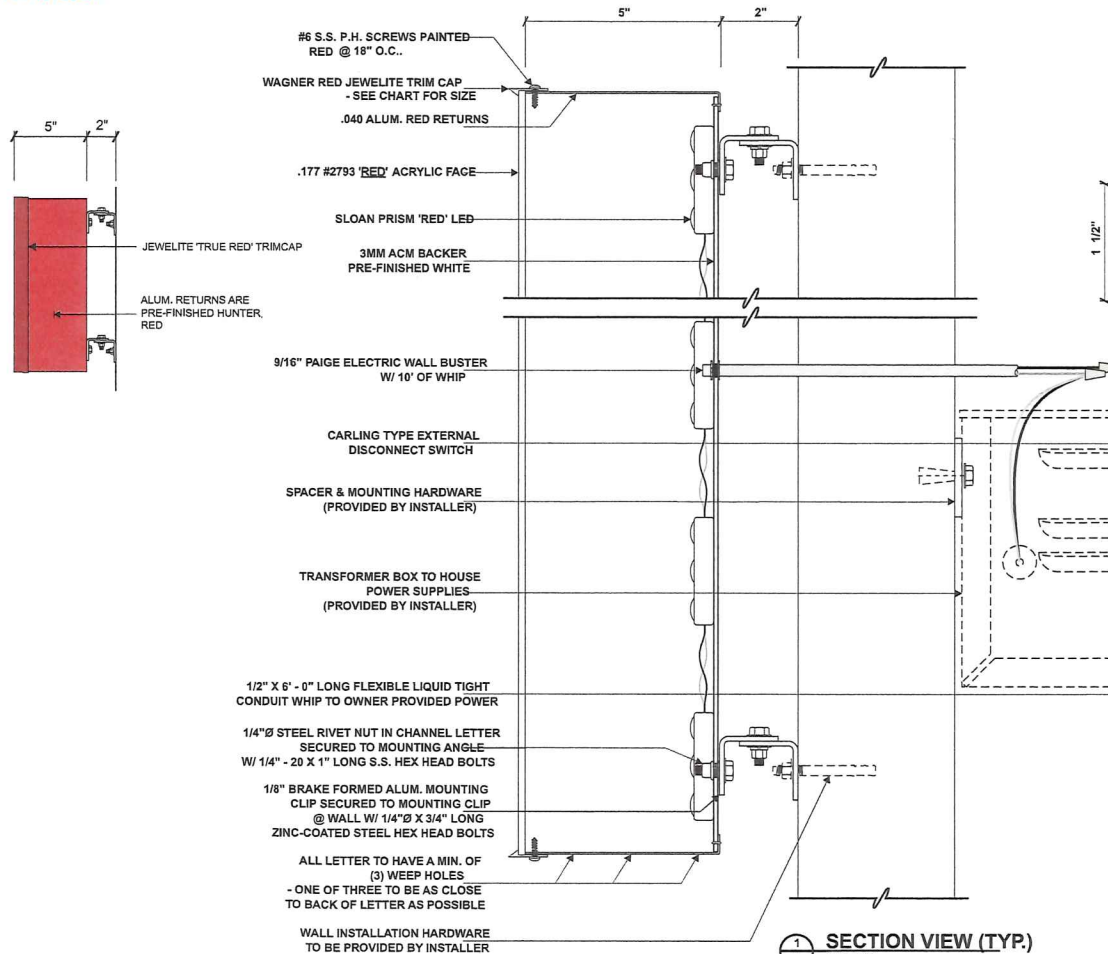
 **South Water Signs**
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification

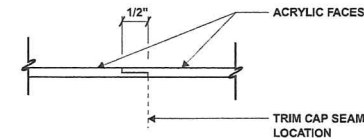
Mounting Detail (Walgreens Letters)



2 MOUNTING CLIP DETAIL
3/4" = 1"

MOUNTING HARDWARE CHART		MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL		●	●	●
1/4" LAGS WITH SHIELDS		●		
1/4" LAG BOLTS				●
1/4" TOGGLE BOLTS				●

NOTE:
 1) THREADED ROD WILL BE PROVIDED STANDARD
 - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.
 2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW



3 SEAM DETAIL
1/2" = 1"

Store 19149
 6 Carroll Island Rd
 Baltimore, MD

REVISIONS:	▲ Power wash elevations	SJV	5-23-19	▲
	▲ Reduced # of signs	SJV	5-28-19	▲
		SJV	5-30-19	
		SJV	6-3-19	

 **South Water Signs**
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification

Drive Thru Elevation



Removed Sign Sq.ft. - 17.72 Total
 New Sign Sq.ft. - 19.11
 Code Allowed Sq.ft. -

Store 19149
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REVISIONS:	▲ Power wash elevations	SJV	5-23-19	▲	
	▲ Reduced # of signs	SJV	5-28-19	▲	
	▲	SJV	5-30-19	▲	
	▲	SJV	6-3-19	▲	

 **South Water Signs**
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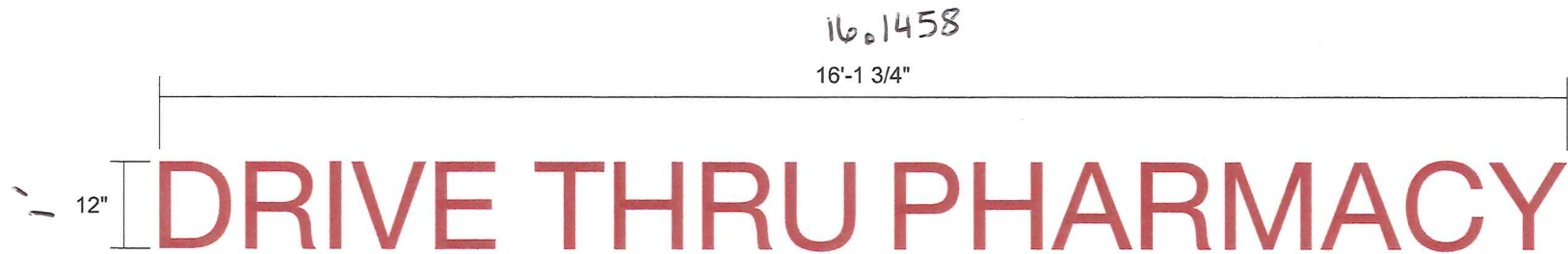


DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification
 Channel Letters/Plaque

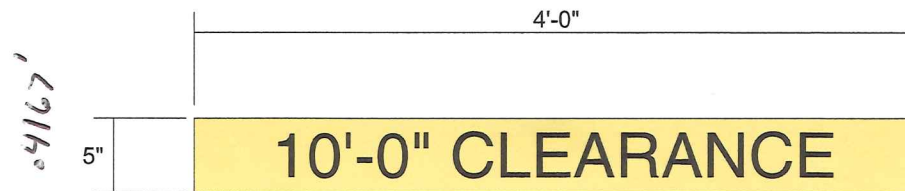
C 12" Drive Thru Channel Letterset

D 5" x 4'-0" Clearance Plaque



LETTER LAYOUT

Scale: 3/4" = 1'-0"
 16.13 SF



Scale: 1 1/2" = 1'-0"
 1.67 SF

.063" Thick Aluminum Panel with hemmed edges
 Face to be yellow with 3" high black Helvetica Medium capital letter copy.
 Background surface coating to be 3M Scotchlite reflective film, Yellow #580-71.
 Flush Mounted to Fascia

Store 19149
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REVISIONS	△	Power wash elevations	SJV	5-23-19	△	
	△	Reduced # of signs	SJV	5-28-19	△	
	△		SJV	5-30-19	△	
	△		SJV	6-3-19	△	

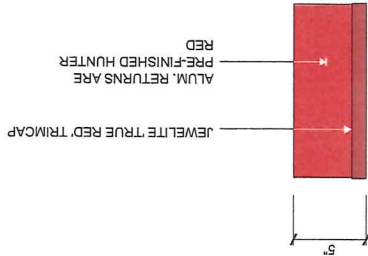
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PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

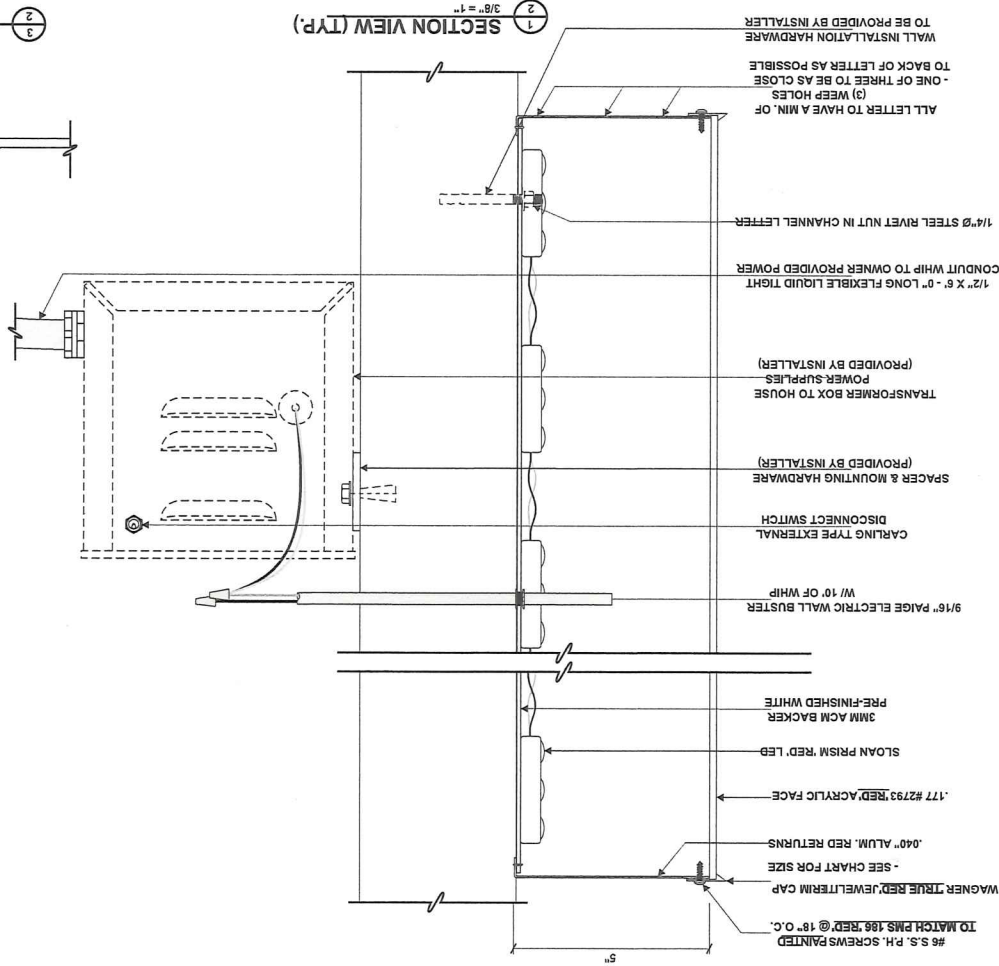
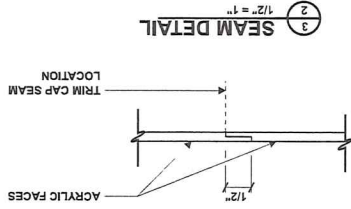
Site Identification

Mounting Detail (D/T Pharmacy Letters)



MOUNTING HARDWARE CHART			
	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●
1/4" LAGS WITH SHIELDS	●	●	●
1/4" LAG BOLTS	●	●	●
1/4" TOGGLE BOLTS	●	●	●

NOTE:
1) THREADED ROD WILL BE PROVIDED STANDARD BY THE INSTALLER AS REQ.
2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW



REVISIONS	
▲ Power wash elevations	SJV 5-23-19
▲ Reduced # of signs	SJV 5-28-19
	SJV 5-30-19
	SJV 6-3-19

South Water Signs
934 N Church
Elmhurst, IL 60126
tel: 630.333.4900 fax: 630.333.4915



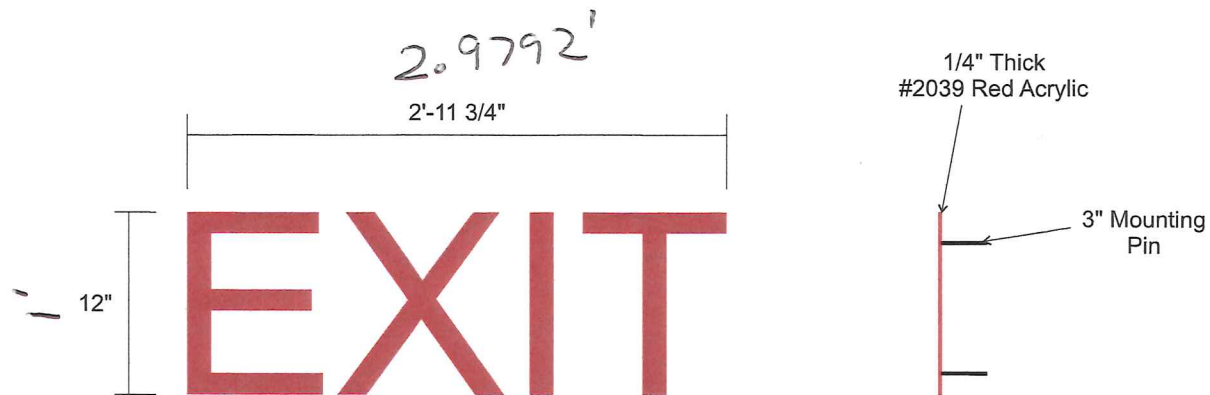
Store 19149
6 Carroll Island Rd
Baltimore, MD

DESIGN DATE: 4-24-19
PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

Site Identification

FCO Letters

E 12" Exit Flat Cut Out Letterset



Scale: 1 1/2" = 1'
2.98 SF

1/4" Thick Flat Cut Out #2039 Red Acrylic Pin Flush Mounted to Fascia

Store 19149
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REVISION:	▲ Power wash elevations	SJV	5-23-19	▲	
	▲ Reduced # of signs	SJV	5-28-19	▲	
	▲	SJV	5-30-19	▲	
	▲	SJV	6-3-19	▲	

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DESIGN DATE: 4-24-19
PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

Site Identification

SIGN ID



Store 19149
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REVISIONS:	▲ Power wash elevations	SJV	5-23-19	▲	
	▲ Reduced # of signs	SJV	5-28-19	▲	
	▲	SJV	5-30-19	▲	
	▲	SJV	6-3-19	▲	

 South Water Signs
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DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification Face Replacement

F 7'-0" x 7'-0" Face Replacement



Backer Type
☐ Upper portion: 3M #3630-53 "Cardinal Red" script Walgreens copy. Background to remain white.

Backer Type
☐ Lower portion: White helvetica neue roman 55 copy. Background to be 3M #3630-8057 Walgreens "well blue" surface applied vinyl.

Store 19149
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 Baltimore, MD

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	▲ Reduced # of signs	SJV	5-28-19	▲	
	▲	SJV	5-30-19	▲	
	▲	SJV	6-3-19	▲	

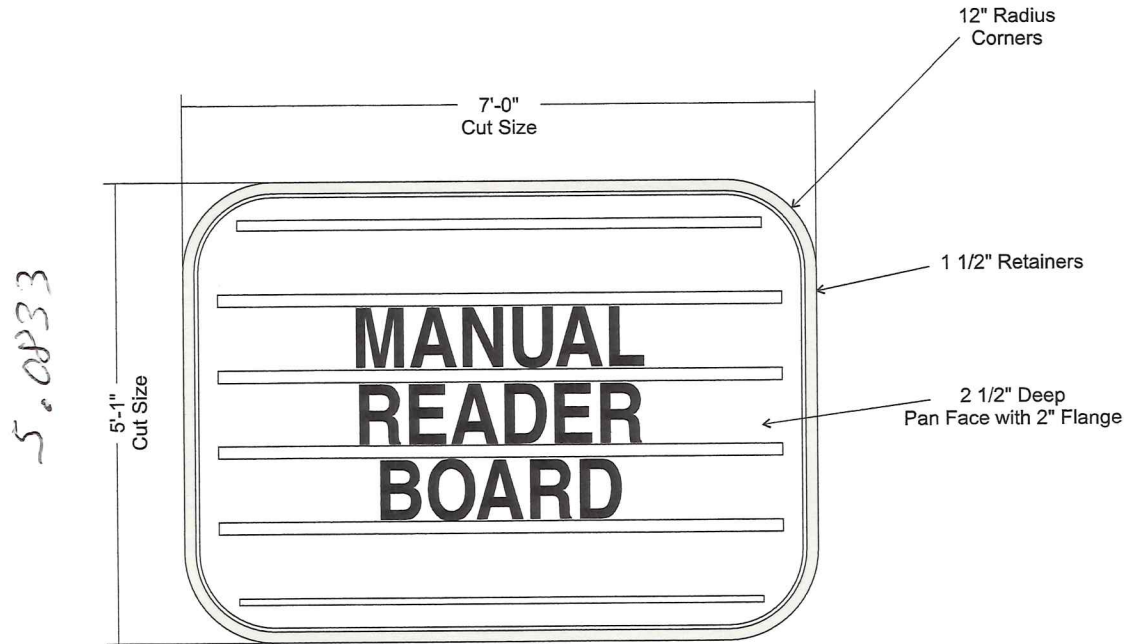
 **South Water Signs**
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DESIGN DATE: 4-24-19
 PROJECT MANAGER: Chelsea Oshita
 DESIGNER: SJV
 JOB NUMBER #: 7034523
 APPROVED BY:

Site Identification
Reader Board

G 7'-0" x 5'-1" Reader Board



Reader Board
 Scale: 3/4" = 1'
 35.58 SF
 Qty: (2) Req.

Reader board to be refaced with 8" Wagner Zip-Change Track
 New SBI 8" on 9" font kit to be included

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	▲	SJV	5-30-19	▲	
	▲	SJV	6-3-19	▲	

 **South Water Signs**
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PROJECT MANAGER: Chelsea Oshita
DESIGNER: SJV
JOB NUMBER #: 7034523
APPROVED BY:

Site Identification	Code
---------------------	------

Pre-Permit Sign Info Expedite The Diehl	
Property ID: <u>7934521-HS-4</u> Address: <u>6 Carroll Island Road</u> City, ST Zip <u>Baltimore, MD 21220</u>	Completion Date: <u>4/28/2019</u>
Zoning & Permits	
1. Zoning Classification: <u>BL</u> - Business Local Zoning District, this code check follows the provisions of the sign code for Baltimore County as it pertains to signs on properties within BL zoning districts. 2. Jurisdiction: City of: <u>MIA</u> or County of <u>Jeffrey Mathew, Acting Director</u> 3. Zoning / Code Enforcement Contact: <u>Zoning Office (410-487-3391)</u> 4. Alternate Contact and Title: <u>The Jefferson Building, Suite 101</u> <u>105 West Chesapeake Avenue</u> <u>Towson, Maryland 21204</u> 5. Contact's Address: <u>410-487-3211</u> 6. Contact's City, State and Zip <u>410-487-4882</u> 7. Contact's Telephone Number: <u>sign@mcgill-planning.com</u> 8. Contact's Fax Number: <u>2-2 weeks</u> 9. Contact's email address: <u>Design Review, or Architectural Review required?</u> 10. Permit Time Frame: Yes ☐ No ☐ Not Indicated. ☐ 11. Is site plan approval, Design Review, or Architectural Review required? 12. Documents Required: <u>3 to 5</u> # of Sets Scaled Plot plan ☐ Building elevations ☐ Stress analysis ☐ Electrical Permit ☐ Installation drawings ☐ Legal description ☐ Sealed engineering drawings ☐ UL Rating Number ☐ Sign drawings ☐ Photo of existing ☐ Property Manager's Approval ☐	
Note: <u>Special approval is required for electronic message board sign types.</u>	
Not Allowed ☒	
Freestanding Signs (Pylon, Monument) 1. Allowable Square Footage: A. Formula for allowable square footage: <u>75 square feet; 100 square feet if premises has more than 300 feet of frontage</u> B. Maximum Square Footage allowed: <u>See above.</u> C. Per Sign Face: <u>See above.</u> D. Allowable Height: <u>20 feet</u> E. Is the square footage calculated by face size or cabinet size? Face ☐ Cabinet ☐ Subject to review. F. Is the sign structure included in the regulated size? Yes ☐ No ☐ 2. Are Pylon signs allowed? Yes ☐ No ☐ <u>Not prohibited by code.</u> 3. Number of freestanding signs allowed: <u>One per frontage.</u> Cannot create hazardous obstructions of any kind or project over ROW. 4. Clearance from Grade to Sign or minimum visibility requirement below pylon: 5. Setback Requirements (Specify if from Property line or ROW for each): [Within a single premise, no freestanding sign may be erected within 100 feet of another freestanding sign having an area larger than eight square feet. [On the same side of a highway, no freestanding sign identification sign may be erected within 100 feet and no enterprise sign may be erected within 25 feet of a residential zone. [See below for setback bonuses. A. Front: <u>See above.</u> B. Side: <u>On a corner lot in any residential zone, no planting, fence, wall, building or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines or by projections of a side street to their point of intersection, and on the third side by a straight line connecting points on said lot lines (or their projections) at each of which points is 25 feet distant from the point of intersection. At the intersection of a street and an alley, the dimension corresponding to the 25 feet noted above shall be 15 feet and ten feet at the intersection of two alleys. Poles, signs, the dimension corresponding to the 25 feet noted above shall be 15 feet and ten feet and any other obstruction to vision within the meaning of this section.</u> C. Triangle: <u>See above.</u>	

6. Illumination restrictions:
Routed faces only ☐ No Red, yellow or green faces near traffic light ☒ X

See "Additional Notes" at the end of this code check for further information about illumination prohibitions.

Other: Signs cannot resemble or imitate traffic control-devices or signs.

7. Color, Material, or Design restrictions: (Explain)

8. Is additional square footage allowed for longer setback? Yes ☐ No ☐ If Yes, explain
(The maximum area for any freestanding sign permitted in Section 450.4 may be increased relative to the setback from a right-of-way of the nearest highway on which a premises has frontage.)
(1) Five percent if the setback is at least ten feet.
(2) Ten percent if the setback is at least 20 feet.
(3) Twenty percent if the setback is 50 feet or more from the right-of-way.

EMD (Electronic Message Board) Not Allowed ☒

1. Readerboard sign types allowed: ☐ Manual ☐ LED ☐ Both
Is repositioning changeable copy sign may be erected only as an integral part of an advance permitted endorsement or port identification sign. Up to 50 percent of the framed sign area of a portable endorsement or port identification sign may be devoted to changeable copy.

2. Lighting Color Restrictions: ☐ Green ☐ Amber/Yellow ☐ Full Color ☐ No Color Restriction
However, no sign is permitted to resemble or imitate a valid controlling device or sign.

3. Operating Restrictions: ☐ No Restrictions ☐ No Scrolling ☐ No Flashing ☐ Time-Temp Required
☐ Community Message Required Other (Explain)

Frequency: 1 times per 15
☐ Not Stipulated ☐ Minute(s) ☐ Hour(s) ☐ Day ☐ Second(s)

Animation: ☐ No graphics or moving messages ☐ No Logos ☐ Other (explain)
☐ No animation/moving pictures at all ☐ No Restrictions

Animated signs require special exception approval by the Baltimore County Zoning Commission.

4. Is 24-hour operation of LED readerboard allowed? ☐ Yes ☐ No ☐ With Restrictions (explain)
Subject to review and approval by code.

5. Are EMB's operated in other zoning classifications? ☐ Yes ☐ No

6. Are there EMB's in this jurisdiction currently? ☐ Yes ☐ No If so, who has them? (CVS, Walgreen, etc.)

Changeable copy signs are permitted in the C.R. District outside the urban rural demonstration zone or its historic districts.
(Electronic changeable copy signs are not permitted within 250 feet of national scenic byways as designated by the United States Department of Transportation.)

Attached Signs (Wall Signs) Not Allowed ☒

1. Allowable Square Footage:
A. Formula for allowable square footages:
B. Maximum Square Footage allowed:
C. Per Sign Face:
D. How is script sign area calculated?

Total length of the wall to which the signs are attached.
Twice the number permitted: Three, no more than two each facade
No individual sign can exceed 150 sq ft.
See above.

See "Additional Notes" at the end of this code check for "Sign Area Measurement Standards."
(Maximum height of rectangular billboards shall be based on geometric shape, or explain other method).

E. Allowable square footage per building face / elevation:
Primary Elevation: See above.
Secondary Elevation: See above.
Side: See above.
Rear: See above.

No part of a wall-mounted sign may extend above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached, or be placed on the walls or screening enclosing elevator, air conditioning or similar utility mechanisms which project above the eaves or parapet. No part of a sign erected on a mansard may extend more than four feet from its surface, project beyond the vertical plane of the facade or serve at the base of the mansard, or extend above the facade or beyond either side of the face of the mansard.

2. Maximum letter height:

Are Flush-mounted lighted letters allowed? Yes ☐ No ☐

4. Is there a restriction for lighted signs facing residential? Yes ☐ No ☐ If Yes, explain
(No entrance sign may be erected within 25 feet of a residential zone. Cannot cast glare into traffic, neighboring properties, or residential zones/districts.)

5. Illumination restrictions:
Routed faces only ☐ No Red, yellow or green faces near traffic light ☒ X
Other: Cannot be illuminated when the business is not open.

6. Color, Material, or Design restrictions: (Explain)

(No part of a wall-mounted sign other than lighting fixtures may project more than 18 inches from the wall to which it is attached.)

7. Is mounting detail or Engineering required? Yes ☐ No ☐

[illegible]

Store 19149
6 Carroll Island Rd
Baltimore, MD

REVISIONS:	DESCRIPTION	DATE	BY
1	Power wash elevations	SJV	5-23-19
2	Reduced # of signs	SJV	5-28-19
3		SJV	5-30-19
4		SJV	6-3-19



South Water Signs
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