



ARCHITECTURE & LANDSCAPE COMMITTEE
APPLICATION FOR EXTERIOR IMPROVEMENTS/CHANGES

Continued -- For office use only

NEIGHBORHOOD: Henley

LOT #: 3

HOMEOWNER: James & Maureen Hager

ADDRESS: 6932 Cumberland Terrace

SUBMITTAL SUBJECT: Emergency generator installation: right side of home.

AC COMMENTS:

Dear James & Maureen Hager:

Your recent submittal to the Architectural Committee was reviewed on 11/20/2020. The application is **Approved** with the following stipulations:

Generator to be screened with a 10-gallon hedge form style landscape material (planted on 24" centers) that have the capacity to screen the equipment.

ALC Submissions to be delivered to:
The Architectural Committee

8301 The Park Boulevard
University Park, FL 34201
Or by email to ac@upcai-fl.com

<p>For Official Use Only</p> <p>UPCAI Architectural Committee</p> <p>Submission reviewed on <u>11/20/2020</u></p> <p>APPROVED - <i>lee</i></p>
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Issued in accordance with Article 12 of
Declaration of Covenants, Conditions and
Restrictions for University Park

Form Date: February 8, 2017



ARCHITECTURAL COMMITTEE
APPLICATION FOR EXTERIOR IMPROVEMENTS/CHANGES
SINGLE FAMILY HOMES

In accordance with the Declaration of Covenants, Conditions and Restrictions for University Park, I hereby submit this request for consideration:

DATE: 8/17/2020 REVIEW FEE: \$ 250
NEIGHBORHOOD: Henley LOT #: HE-03
HOMEOWNER: James & Maureen Hager HOME BUILDER: Nohl Crest
ADDRESS: 1932 Cumberland Terrace, Bradenton, FL 34201
PHONE #: 508-654-0728 E-MAIL: Maureenhager@comcast.net

Every submission **MUST** include the following: **3 PHOTOS** taken from different angles showing existing areas where the work is proposed. These can be submitted as hard copies or emailed to ac@upcai-fl.com. **REVIEW FEE** (see below for details). For landscape changes a **PLAN** or **SKETCH** of the proposed work is required. For **REPAINTING** a **full height sample** of the body color must be applied to the front of the home together with trim colors and be visible from the street. Brochures or sample materials will facilitate approval. **All Applicants should review the AC CRITERIA sheets on the website www.upcai-fl.com**

Requested Work:

Install a 22kw Air Cooled generator with 1-200
AMP SER ATS on a 4 inch pad and natural
gas hookup to generator.

Schedule of Fees - January 1, 2018

Each application must include a check in the amount of the appropriate fee, made payable to UPCAI. If you are unsure as to the applicable amount, please contact the Committee at ac@upcai-fl.com for information. The following schedule of review fees is issued as a guide. Each submittal is reviewed and assessed independently (additional fees may apply). The review fee is subject to change and the schedule updated.

New Home Submittals (fee dependent on neighborhood) \$750.00 - \$1,200.00
Application to Rebuild a Home in Entirety or Substantially (fee dependent on neighborhood) \$750.00 - \$1,200.00
Application for Major Remodeling or Home Extensions (2nd story bonus rooms or adding rooms) \$300.00-\$500.00
Application for Structural Additions (extending garages, adding pool and deck changes) \$150.00

Application to install following items: Satellite/Antenna/Dish, Invisible Dog Fence, Coach Lights, Geothermal or Heat Pump Installation; External Generator; Hurricane Shutters; Solar Panels for pool or home, Solar Film to Windows; Repaint House and/or Accent Colors (doors, shutters, etc); Screen, Enclose or Extend Lanai; Landscape Additions (fountains, statuary, landscape lighting, dog runs, etc.); Changes to Landscape Plan or Lake Bank Retaining Walls or Stabilizing Treatment and all other applications \$25.00







97100353



SCALE 1" = 40'

NOT PLATTED

N.01°26'26"E. 80.01'

15' WIDE PRIVATE DRAINAGE EASEMENT
15' WIDE LANDSCAPE BUFFER EASEMENT

NEW 22KW GENERATOR
18" FROM WALL
5.42' FROM SPL

Curve Number 1
Radius= 205.00'
Delta= 07°30'28"
Arc= 28.86'

N.89°34'00"W. 193.55'

LOT 3

N.89°34'00"W. 226.54'

BASE OF BEARINGS

LOT 2

Curve Number 2
Radius= 90.00'
Delta= 38°50'33"
Arc= 61.02'

PLATTED RIGHT OF WAY LINE

2' WIDE CONCRETE CURB

NOTES: BEARINGS AND DISTANCES SHOWN HEREON DO NOT VARY FROM RECORDED DISTANCES UNLESS OTHERWISE INDICATED.

THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES UNDERGROUND FOUNDATIONS OR ANY OTHER PERTINENT ATTRIBUTES TO SUBJECT PROPERTY (IF ANY) NOT ABSTRACTED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

BEARINGS SHOWN HEREON ARE BASED ON A LINE IDENTIFIED ON THIS SKETCH.

SUBJECT LAND LIES IN ZONE(S) "X" AS PER THE FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 120153 0365 C, LAST REVISED 07 15 1992

THIS SKETCH REPRESENTS A...

BOUNDARY SURVEY OF:
LOT 3, HENLEY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 76 THROUGH 84,
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ALL BEING AND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST.

(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD)

I, KENNETH R. PALMER, HEREBY CERTIFY THAT THIS SKETCH OR THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 61C17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
CYRUX ENGINEERING, INC. LB 86894

Kenneth R. Palmer
KENNETH R. PALMER, PSM
STATE OF FLORIDA
LICENSE NUMBER 4661

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

- SET 5/8" IRON ROD PLS #4681
- FOUND IRON ROD
- FOUND 4"x4" CONC. MONUMENT
- FOUND IRON PIPE
- ⊙ FOUND P.K. NAIL & DISC
- (M) MEASURED DATA
- (P) RECORD DATA
- LB LICENSED BUSINESS
- PLS PROFESSIONAL LAND SURVEYOR

DATE OF SURVEY	10-31-87	CERTIFIED TO:	12-18-87 ADD POOL DECK
DATE OF SKETCH	09-15-87	FOR THE	12-21-87 B.O.D. SPOT
JOB No. 241-010-87	FB. 14	BY: K. PALMER, PSM	01-30-88 CHANGE LINE
	Pg. 84	ATTORNEY: THE HENLEY FIRM INC.	04-30-88 FINAL SURVEY



CYRUX ENGINEERING, INC.
Engineers & Surveyors
5857 Whitfield Avenue
Sarasota, Fla 34243



(941) 358-8812 (ph) • (941) 358-8800 (fax)