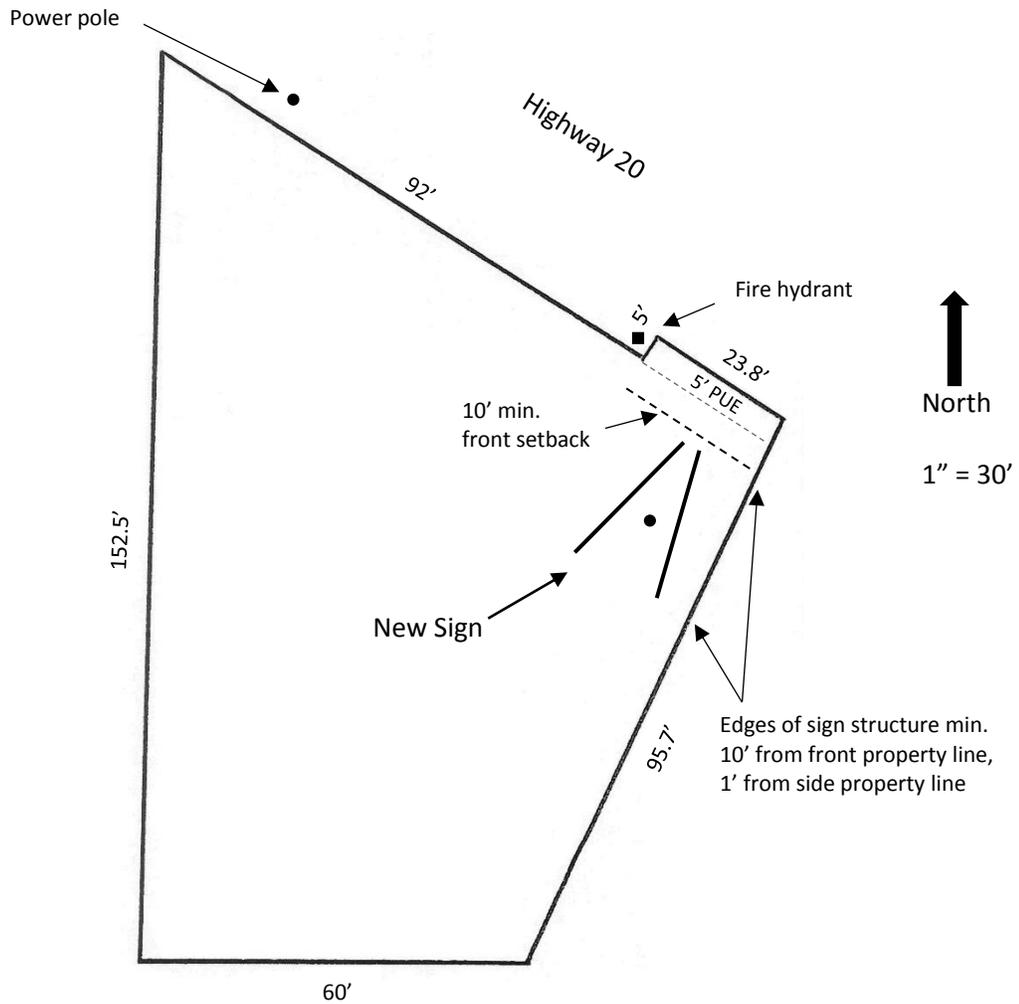


Site Plan – New Outdoor Advertising Sign



Notes:

- Property is vacant and generally level – slight slope down to SW
- 10' front yard setback, no side yard setback (1' proposed)
- 10' minimum separation from power lines along frontage
- Avoid all underground facilities and utilities
- New sign is 10' x 30', double-sided "V" build, 22' OAH
- Two LED light fixtures per face, shielded and directed down
- Faux stone veneer on column
- Single steel column set in a concrete footing
- New overhead electrical service from existing power pole



Owner: Larry and Frances Montgomery
 Location: 2325 E. State Highway 20, Nice
 APN: 004-055-37 Size: 0.2 acres
 Zoning: C3-DR – Service Commercial w/Design Review
 Prepared by: Greg Redeker, AICP, Stott Outdoor Advertising
gredeker@stottoutdoor.com (530) 717-2705 5/12/17