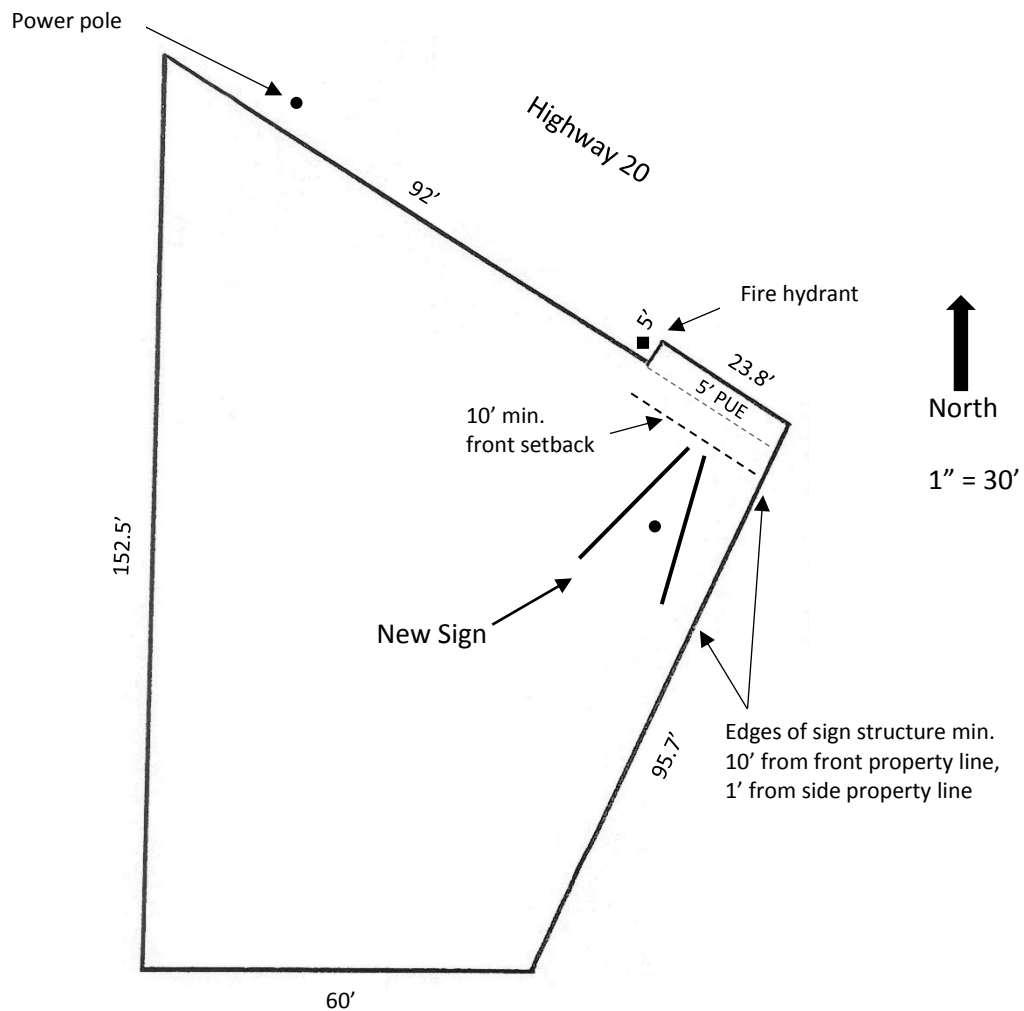


Site Plan – New Outdoor Advertising Sign



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
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