

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, December 11, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the October 9, 2018 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #18:3503 Applied Imaging
Public Hearing
Property Address: 5555 Glenwood Hills Pkwy SE
Requested Action: The applicant is requesting a variance that would allow a sign
closer to the road than permitted.**
- ARTICLE 7. Any other business.**
- ARTICLE 8. Adjournment.**

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. *Close public hearing*
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
 - a. *Table the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions*
 - e. *Recommendation to Township Board*

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, October 9, 2018
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, McDonald, Mead, Milliken and Pennington
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member McDonald to approve the Agenda. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the July 10, 2018 Meeting.

Motion was made by Member Pennington to approve the Minutes of July 10, 2018. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #18:3487 Thomas DeMeester
Public Hearing

Property Address: 9478 Grand River Dr

Requested Action: The Applicant is requesting a variance that would allow the property owner to construct an accessory building on the property before a new home is built.

Director Peterson stated the property is 12 acres. The township rules state that the house is 50% completed before an accessory building is built. Similar plans have been approved if the home is to be constructed in a timely manner. The standards that the township use to grant a variance are some exceptional circumstances involved regarding the property and a result of actions of the applicant, with a minimum amount to the variance and would not be injurious to the neighborhood and that it is specific to that property.

Director Peterson recommends approving the variance with the following conditions:

1. Have the home built to the 50% stage in a year; and
2. Provide a bond of at least \$10,000 that we would hold until the 50% mark that would be cashed and used to remove the accessory building if needed.

Director Peterson did receive a call from a neighbor who did not have any objections.

Chairman Berra invited the Applicant to come forward.

Kelly Koster from Nederveld came forward representing Mr. DeMeester. Mr. DeMeester is planning on building a custom home and accessory building. To limit the construction traffic the accessory building and home would have materials delivered at the same time for efficiency. The building will be used for storage and a woodshop.

Motion was made by Member Mead to open Public Hearing. Supported by Member McDonald. Motion carried 5 to 0.

No one came forward.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance to allow the property owner to construct an accessory building on the property before a new home is built with the staff's conditions. Supported by Member Pennington. Motion carried 5 to 0.

**ARTICLE 7. Case #18:3488 Stephan Van Lente
Public Hearing**

Property Address: 7667 Cascade Rd

Requested Action: The Applicant is requesting a variance to place an accessory building in the front yard and to allow the building to be placed closer to the side property line than the required 10 ft.

Director Peterson stated that the building is 400 sq. ft so it would require a building permit but no other approvals but the exception would be that the building be 8 ½ ft from the property line instead of 10 ft due to a foundation already poured. This applicant applied for the same variance in 1986. This would be the first approval with a side yard variance.

Director Peterson recommends approving the variance with the following conditions:

1. Approve the request for the building in the front: and
2. Deny the request for 8 ½ ft side yard exception.

Chairman Berra invited the Applicant to come forward.

Mr. Van Lente stated the concrete slab is not the reason he wants the 8 ½ ft side variance. He had it poured the same distance from the property line as his house is and this area makes the most sense for the topography. It will be 100 ft from the neighbor.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

No one came forward.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the building in the front and deny the 8 ½ ft side setback. Supported by Member Pennington. Motion carried 5 to 0.

ARTICLE 8. Any other business.

There was a special group of visitors from Boy Scout Troop 290 at the meeting. Three boys had questions for the Zoning Board.

1. Mitchell Ramsey asked about the recycling programs that the township has. Director Peterson stated that the township offers a few programs such as a clean up day and we partner with Kent County for hazardous waste disposal day.
2. Nathan Palmer was concerned about the speed limit in residential areas. Director Peterson explained that residential areas are 25mph already and the way a speed limit is established on roads is through the Kent County Sherriff monitoring vehicle traffic speeds and establishing a median speed.
3. Sam Zaruba wondered what the community can do to end the industrial waste flowing into the Grand River. Director Peterson stated that there is a piece of the Grand River in Cascade Township and you might have heard that in the past the airport did not hold their deicing chemicals and by partnering with the State of Michigan and the DEQ the airport changed the way they held runoff. The best thing you as an individual can do is get involved in something that concerns you.

Reminder from Director Peterson to check out the Master Plan Survey and the Community Design Meeting held at Cascade Christian church on October 16.

ARTICLE 9. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Pennington. Motion carried 5 to 0. Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Valerie Milliken, Secretary

STAFF REPORT

TO: Cascade Township Zoning Board of Appeals
FROM: Steve Peterson, Community Development Director
REPORT DATE: December 4, 2018
MEETING DATE: December 11, 2018
CASE: #18-3503 / Applied Imaging

GENERAL INFORMATION

**STATUS
OF APPLICANT:** Owner

REQUESTED ACTION: The applicant is seeking a variance to allow a sign closer to the road than permitted.

**EXISTING ZONING OF
SUBJECT PARCEL:** PUD 41

GENERAL LOCATION: Corner of Kraft and Glenwood Hills Pkwy

PARCEL SIZE: Approximately 2 Acres

**EXISTING LAND USE
ON THE PARCEL:** Office

**ADJACENT AREA
LAND USES:** Office

**ZONING ON ADJOINING
PARCELS:** PUD, TI

STAFF COMMENTS:

- 1) The applicant is requesting a variance to install a new ground sign along Kraft Ave.
- 2) The sign is proposed to be located 40 feet from Kraft Ave road and 0 feet from the Kraft Ave ROW and 10 feet from the Glenwood Hills ROW and 35 feet from Glenwood Hills road row.
- 3) We have recently adopted new rules for sign placement in the industrial area. What used to require a 25-foot setback from the row now it only requires a 25-foot setback form the road no closer than 5 feet to the row.
- 4) The PUD Ordinance requires a 20-foot ROW setback. This requires a variance from Both Kraft and Glenwood Hills.
- 5) The current PUD was written in 1986 and followed the previous sign ordinance. As matter of fact it reduced the setback from the “normal” 25 feet to 20 feet.
- 6) One of the reasons we made changes to the sign ordinance recently was to deal with the large amount of ROW particularly in the commercial and industrial areas. Kraft ave at this location has a 150 ROW and Glenwood Hills has an 86-foot ROW. If the standard ROW of 66 feet existed a variance would not be needed.
- 7) A closer look at the area reveals that the ROW on Kraft Ave is reduced to 66 feet just to the south of the applicant’s property.
- 8) If we followed our current sign rules only the 0 setback from Kraft Ave would need a variance.
- 9) The change in the rules was largely due to address issues like this in the industrial area where there is wide row, to form some consistency with other types of setbacks and to recognize a number of similar variances that were granted.
- 10) We did recently grant a couple of variances on 36th that allowed the signs to be 5 feet from the ROW. That section of 36th st had a 100 foot row.
- 11) The proposed sign is 5 feet 6 inches tall and 38 sq ft feet in size. The PUD Ordinance limits the sign to 32 sq ft. it appears that with more accurate measurement of sign area that the sign may be under 32 sq ft.

12) According to Section 9.07 of the Sign Ordinance, a variance may be granted by the Zoning Board of Appeals where the literal application of the Ordinance would create a GENUINE hardship for the sign user and the following criteria are met. Before the Zoning Board of Appeals reaches a decision they shall consider the following findings of fact:

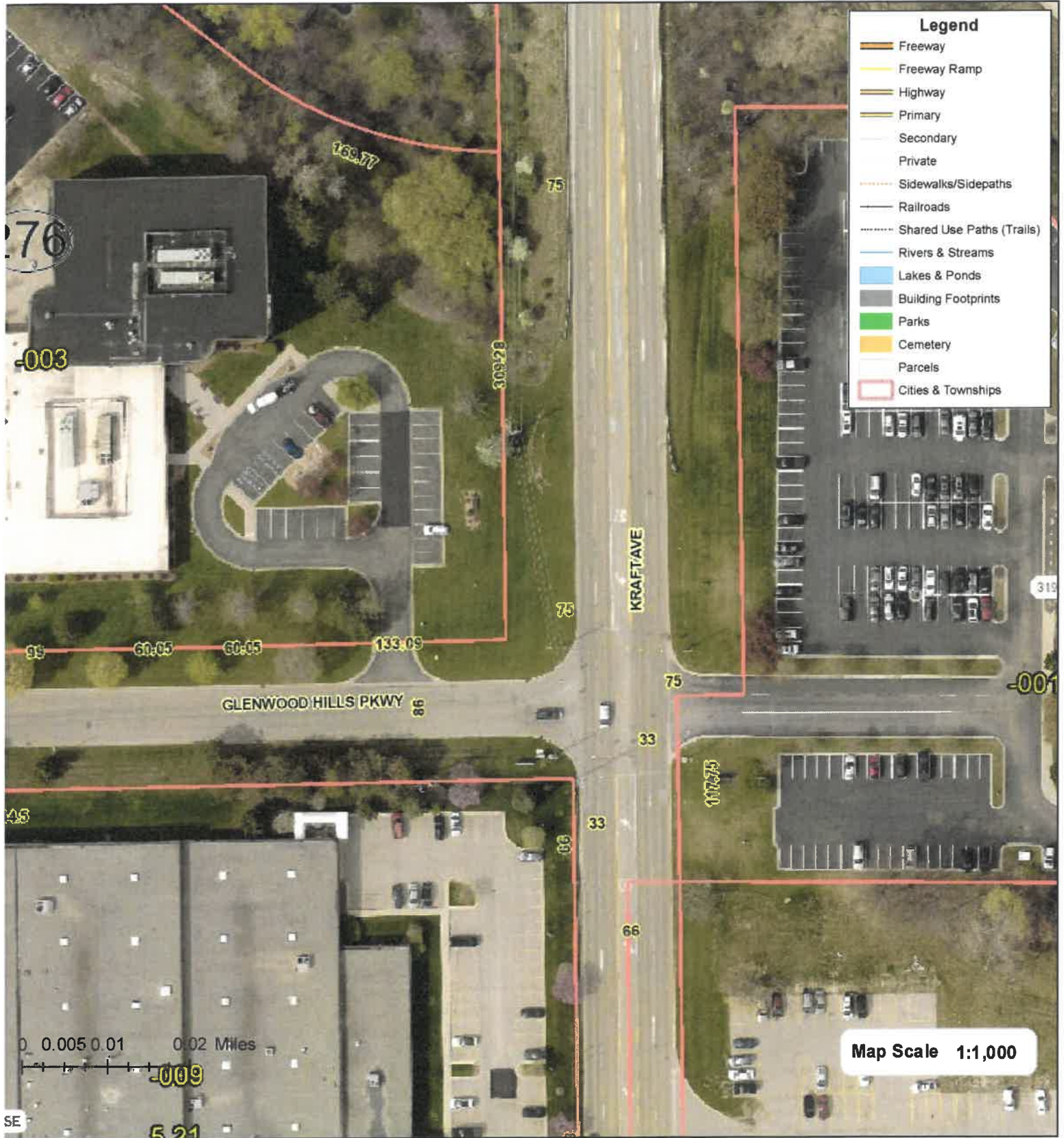
Findings of Fact	Staff Comments
The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.	The sign would not seem to be a detriment to other property in the area.
The hardship created by a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply generally to other properties in the Township.	The wide ROW is really what presents the problem, in addition to our relatively small allowances for height and size of industrial signs. We have not granted a 0 foot setback before.
The granting of the variance would not be contrary to the general purposes of this Ordinance or set an adverse precedent.	Given the changes that we have made recently to the sign ordinance, this application is meeting the intent of that ordinance

RECOMMENDATION

Staff would recommend that the variance be Approved with the condition that the sign area is no more than 32 sq ft.

Attachments: Application w/attachments

TITLE



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November 2, 2018

SignArt Inc.
5757 E. Cork Street
Kalamazoo, MI 49048

269.381.3012
800.422.3030
FAX 269.381.0999



www.signartinc.com

Cascade Charter Township
Zoning Board of Appeals
2865 Thornhills SE
Grand Rapids, MI 49546

Re: Applied Imaging – 5555 Glenwood Hills Parkway SE

Dear Zoning Board of Appeals:

Please find enclosed planning & zoning application, sign designs, photos and \$500.00 fee for the property referenced above.

Since 2016, 5555 Glenwood Hills Parkway has been headquarters to Applied Imaging with locations in eleven cities across the state. Visitors have consistently complained, particularly those traveling to the site from the north, the difficulty in identifying Applied Imaging upon arrival. On behalf of Applied Imaging, SignArt, Inc. requests a sign variance to install a new monument sign with a 0' 0" setback from the Kraft Avenue right-of-way and 10' 0" setback and the Glenwood Hills right-of-way per the provided sign specifications and site plan provided. Practical difficulty/hardship being the unusual 150' 0" right-of-way and foliage within the right-of-way that places the existing conforming sign out of a driver's line of site. The proposed new monument sign is a reasonable solution to improve visitor wayfinding in a safe manner and will not negatively affect the township or others.

Feel free to contact me should you need any further information. Thank you for your consideration.

Best regards,

Steve VanderSloot
SignArt, Inc.

Enclosures



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Steve VanderSloot
Address: 5757 E Cork Street
City & Zip Code Kalamazoo, MI 49001
Telephone: (269) 216-5831
Email Address: svandersloot@signartinc.com

OWNER: * (if different from Applicant)
Name: Applied Imaging
Address: 5555 Glenwood Hills Parkway SE
City & Zip Code: Cascade Township, 49546
Telephone: (800) 521-0983
Email Address: lkatsul@appliedimaging.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. – Rezoning * |
| <input type="checkbox"/> P.U.D. – Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input checked="" type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

*** Requires an initial submission of 5 copies of the completed site plan**

BRIEFLY DESCRIBE YOUR REQUEST:**

To replace existing monument sign with new, installed with a 0' 0" setback from the Kraft Avenue right-of-way/property line and 10' 0" setback from the Glenwood Hills right-of-way/property line.

(Use Attachments if Necessary)**

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 41-50-18-024-429

ADDRESS OF PROPERTY: 5555 Glenwood Hills Parkway SE, Cascade Township

PRESENT USE OF THE PROPERTY: Office

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

<hr/>	<hr/>
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SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Owner – Print or Type Name
(*If different from Applicant)

Steve VanderSloot

Applicant – Print or Type Name

* _____
Owner's Signature & Date
(*If different from Applicant)



Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU









CASCADE CHARTER TOWNSHIP
Kent County, Michigan
ORDINANCE NO. 5/1986
Glenwood Hills Office Park PUD

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE, ZONING MAP, AND LAND USE MAP TO ESTABLISH THE
GLENWOOD HILLS OFFICE PARK PLANNED UNIT DEVELOPMENT.

THE CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1.

That the application of WW Engineering and Science Group for the Planned Unit Development as recommended by the Cascade Township Planning Commission on September 2, 1986 be and the same is hereby approved and Zoning Map, Land Use Map, and Township Zoning Ordinance No. 2, of 1978 as amended, are hereby amended so as to incorporate said Planning Commission recommendation.

Section 2.

Legal description of said Planned Unit Development includes:

That part of the NE ¼, Section 18, T6N, R10W, Cascade Township, Kent county, Michigan, described as: BEGINNING at a point on the East line of Section 18, which is N1 degree 46'38"W 66.0 feet from the E ¼ corner of Section 18; thence S 88 degrees 09'47"W 1332.29 feet along a line which is 66 feet North of and parallel with the South line of said NE ¼; thence N 1 degree 42'58"W 1637.05 feet along the West line of the E ½ of said NE ¼; thence S 85 degrees 06'45"E 370.73 feet along the Southerly line of Highway I-96 R.O.W.; thence S 47 degrees 05'25"E 1353.55 feet along said Southerly line; thence S 1 degree 46'38"E 640.77 feet along the East line of Section 18 to the place of beginning. Subject to an easement for highway R.O.W. described as: BEGINNING at a point on the east line of Section 18, which is N 1 degree 46'38"W 66.0 feet from the E ¼ corner; thence S 88 degrees 09'47"W 33.0 feet; thence N 1 degree 46'38"W 51.78 feet; thence S 88 degrees 13'22"W 42.0 feet; thence N 1 degree 46'38"W 663.20 feet; thence S 47 degrees 05'25"E 105.49 feet; thence S 1 degree 46'48"E 640.77 feet along the East line of Section 18 to the place of beginning. This parcel contains 37.25 Acres, not including easements for highway R.O.W.

Section 3.

General Provisions: The following provisions shall hereby apply to the above described Planned Unit Development in addition to those provisions outlined in Section 13.11 of the Cascade Charter Township Zoning Ordinance No. 2., as amended through August 28, 1984.

Section 3.1

Permitted Uses: In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
- B. Professional offices, such as for doctors, dentists, lawyers, architects, engineers, and accountants.
- C. Medical and dental laboratories and clinics.
- D. Radio and television station, not including towers and antennas.
- E. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearse, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six feet in height.
- F. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.
- G. Banks, credit unions, savings and loan institutions, including drive-in facilities.

Section 3.2

Development Standards:

- A. There shall be a maximum number of nine lots to be platted and developed in general accord with the approved Master Development Plan. No more than one principal building may be erected on each parcel.
- B. There shall be provided a private cul-de-sac or other suitable means of maneuvering area for emergency vehicles at a common access point to Lots 1 A and 1 B.
- C. Drainage and Flood Plain: A 40 foot drainage and easement across the property shall be maintained in open condition or as modified and approved by the Kent County Drain Commission. No structures shall be erected below the elevation of 725.0 feet. No fill shall be placed below existing contour elevation 720, except that minor encroachments may be offset by balancing cuts.
- D. Ingress and Egress: Driveway openings onto the public and private streets shall not be permitted at an interval of less than 200 feet. In the case of Lots 4 A (Lot 5#2) and 4B (Lot 4 of #1) and 4 B (Lot 4 #1) and 5 A (Lot 3 #1) where it would not be possible to maintain the 200 foot spacing if the lots are developed separately, joint access will be required. Joint access is required

between lot 1 A (Lots 6 and 7 Glenwood #2) and 1 B to provide for required emergency vehicle maneuvering area.

Main access to the development shall be provided as shown on the approved Master Development Plan by a public road built to County Road Commission standards and include appropriate tapers for ingress and egress to and from Kraft Avenue as determined by the Kent County Road Commission.

E. The required yard and area regulations are as follows:

1. Front Yard: The minimum distance from any building to the right of way line shall be 50 feet. No vehicle parking shall be permitted within the first 10 feet thereof along public R.O.W. No vehicle parking shall be provided within the first 20 feet thereof along the private R.O.W.
2. Side Yard: The minimum distance from any building to the side property line shall be 25 feet. The first 10 feet as measured from the side property line shall be permanently landscaped.
3. Rear Yard: The minimum rear yard area for lots lying adjacent to the I-96 Expressway shall be 25 feet. All of which shall include berming and suitable permanent landscape plantings.
 - The minimum rear yard area for lots abutting the I-1 zone shall be 35 feet. All of which shall be devoted to permanent landscape area.
 - The minimum rear yard for all other lots shall be fifty feet. A minimum of 20% thereof shall be permanently landscaped and maintained.

F. Height: No buildings shall exceed three stories in height.

G. The required parking ratios shall be as follows:

- zero (0) square feet of parking for each square foot of internal garage or mechanical area.
- One (1) square feet of parking for each square foot of lab, print shop and storage area.
- Two (2) square feet of parking for each square foot of office area including conference rooms, reception area and miscellaneous areas.

H. Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

I. Signs: The following exterior signs shall be permitted:

- a. One wall sign on each main building, provided that the sign surface does not exceed 100 square feet.
- b. One business sign for each building, provided that the sign surface does not

exceed 32 square feet and provided that it is located a minimum of 20 feet from the public or private street R.O.W.

c. Directional signs not to exceed 4 square feet.

J. All existing structures located on the property as described including buildings and signs shall be removed from the property and are hereby made a condition of final plat approval of the proposed Glenwood Hills Office Park.

Section 4.

Staging: Development as outlined above is conditioned upon the approval of a Final Plat in accordance with the State Plat Act. Approval of individual site plans is further subject to the provisions of Chapters 17 and 18 of the Cascade Charter Township Zoning Ordinance No. 2, of 1978 as amended.

Section 5.

Subject to the Approved Master Development Plan, Case #458A.

Section 6.

Effective Date: This ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade.

The foregoing ordinance was offered by Board Member Ellinger, supported by Board Member Hansen. The roll call vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Ellinger, Hansen, Henning, Rowland

NAYS: None

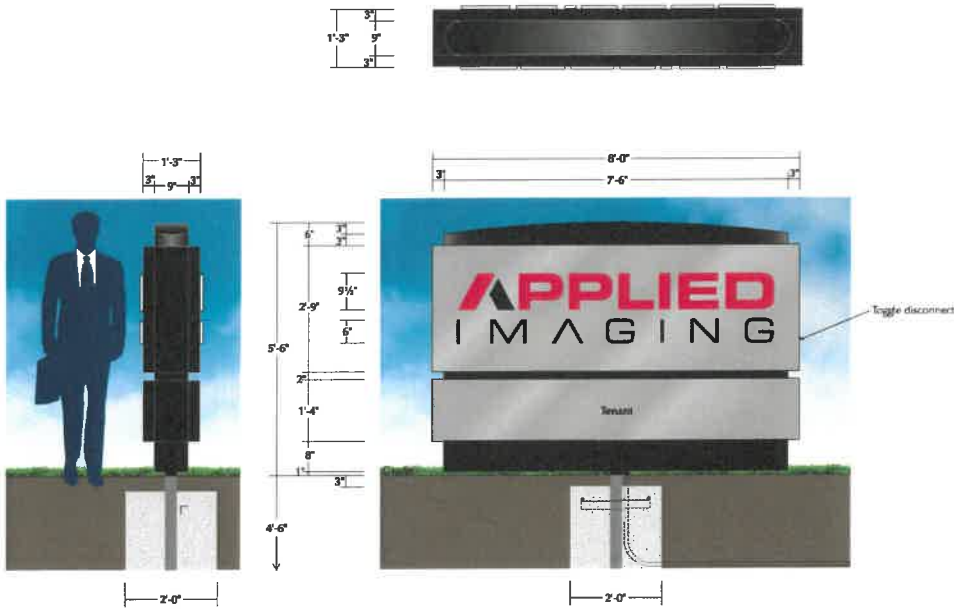
ABSENT: None

Brenda J. Henning, Clerk
Cascade Charter Township

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 1st day of October, 1986.

Brenda J. Henning, Clerk
Cascade Charter Township



Sign #1 — Double Faced Illuminated Monument Sign

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



Double Faced Illuminated Monument Sign

Cap/Embellishment
 Custom fabricated .100 aluminum.
 Paint with CripCard EFX semi-gloss enamel.

I.D. Sign Cabinet
 S.A. Double filler with 13/4" retainers.
 2" Aluminum reveals.
 Paint with CripCard EFX semi-gloss enamel.

Faces
 Precision routed .100 aluminum backed with 3/4" white push-thru acrylic.
 Laminate with .040 bright clear anodized aluminum.
 Applied pressure sensitive vinyl.

Electrical/Illumination
 White LEDs powered by low voltage power supplies.
 Toggle disconnect.
 1" Rigid electrical conduit.
 1/2" PVC conduit with 8 gauge ground wire.

Cladding
 .100 Aluminum
 Laminate with .040 bright clear anodized aluminum.
 8" Aluminum reveal.
 Paint with CripCard EFX semi-gloss enamel.

Support/Foundation
 3" x 3" x .250" Steel support tube.
 9" x 1'-2" x 1" Steel base plate.
 2'-0" x 4'-6" Deep augered concrete footing.
 Top 3" back filled with soil.



Night Time View

Square Footage	
Sign #1	4'-0" x 8'-0" = 38.00 sq ft.

ELECTRIC SIGN
 This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code, unless other applicable local codes. This includes proper grounding and bonding of the sign.



Sign #2 — Existing Illuminated Channel Letters

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



Existing Illuminated Channel Letters

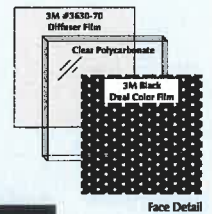
Construction
5" Deep, .040 aluminum returns
.050 Aluminum backs.
Paint with GripGuard EPX semi-gloss enamel.

'Applied' Faces
Flat translucent red polycarbonate.
1" Jewelite trim.

'Imaging' Faces
Flat translucent clear polycarbonate
Diffuser film applied to second surface.
Dual color film applied to first surface.
1" Jewelite trim.

Electrical/Illumination
Red/white LEDs powered by low voltage power supplies.

Raceway
4' x 6' Aluminum mounted to exterior facade.



Night Time View

Square Footage
Sign #2 4'-0" x 18'-3" = 73.00 Sq Ft



This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code unless other applicable local codes. This includes proper grounding and bonding of the sign.



Site Plan

Scale: None



Notes: