

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Marketshare, Inc, 2001 Tarole Court, Milpitas, CA, 95628</u>		
OWNER <u>See Project Information Below</u>		
PLANS BY <u>Marketshare, Inc, 2001 Tarole Court, Milpitas, CA, 95628</u>		
FILING DATE	ENVIR. DET.	REPORT BY
<u>October 26, 1992</u>	<u>Deemed not a project</u>	<u>SLY</u>
ASSESSOR'S PCL. NO. <u>A) 117-170-032, B) 117-181-018, C) 117-182-001, D) 117-084-025, E) 117-181-032</u>		

- APPLICATION:**
- A. Site A (West of Bruceville Road and 210 feet south of Wyndham Drive)**
Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 6.43± vacant acres in the Office-Business, Planned Unit Development (O-B)(PUD) zone.

 - B. Site B (Northwest corner of Cosumnes River College Drive and Timberlake Way)**
Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 5.55± vacant acres in the Office-Business (O-B) zone.

 - C. Site C (Southeast corner of Cosumnes River College Drive and Bruceville Road)**
Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 13.85± vacant acres in the Multi-Family- Review (R-2B-R) zone.

 - D. Site D (8085 Center Parkway)**
Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 0.13± developed acres in the Standard Single Family (R-1) zone.

 - E. Site E (Northwest corner of Bruceville Road and Alpine Frost)**
Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 7.34± vacant acres in the Office-Business, Planned Unit Development (O-B)(PUD) zone.

- LOCATION:**
- Site A:** West of Bruceville Road and 210 feet south of Wyndham Drive
 - Site B:** Northwest corner of Cosumnes River College Drive and Timberlake Way
 - Site C:** Southeast corner of Cosumnes River College Drive and Bruceville Road
 - Site D:** 8085 Center Parkway
 - Site E:** Northwest corner of Bruceville Road and Alpine Frost

1803

PROPOSAL: The applicant is requesting the necessary entitlements to locate five off-site signs for a new subdivision on five separate sites in order to enable prospective buyers to locate the new subdivision.

PROJECT INFORMATION:

1. Site A:

Owner: John Whisenhunt, 1629 13th Avenue Sacramento, CA 95819

General Plan Designation: Community Neighborhood Commercial and Offices
1986 South Sacramento
Community Plan Designation: Office
Existing Zoning of Site: O-B(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; O-B(PUD)
South: Vacant; R-1
East: Highway 99 and Office; H(PUD)
West: Vacant and Residential; R-2 and R-1

Property Dimensions: Irregular
Property Area: 6.43 ± acres
Square Footage of Sign: 32 square feet
Height of Sign: 8 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

2. Site B:

Owner: Dean Unger, 700 Alhambra Boulevard, Sacramento, CA 95624

General Plan Designation: Community Neighborhood Commercial and Offices
1986 South Sacramento
Community Plan Designation: Office (Cosumnes River College Special Study Area)
Existing Zoning of Site: O-B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; HC-R
East: Highway 99;
West: Vacant; O-B

APPLC. NO. P92-286

1804

Property Dimensions: Irregular
Property Area: 5.55 \pm acres
Square Footage of Sign: 32 square feet
Height of Sign: 8 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

3. Site C:

Owner: Dr. Galbreath and John Whisenhunt, 3811 Florin Road, Sacramento, CA 95823

General Plan Designation: Medium Density Residential (16-29 du/na)
1986 South Sacramento
Community Plan Designation: General Commercial (Cosumnes River College Special Study Area)
Existing Zoning of Site: C-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; O-B
South: Vacant; R-2B-R
East: Vacant; HC-R
West: College; A

Property Dimensions: Irregular
Property Area: 13.85 \pm acres
Square Footage of Sign: 32 square feet
Height of Sign: 8 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

4. Site D:

Owner: Doug Wong, 8085 Center Parkway, Sacramento, CA 95823

General Plan Designation: Low Density Residential (4-15 du/na)
1986 South Sacramento
Community Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family Residence; R-1
South: Single Family Residence; R-1

East: Single Family Residence; R-1
West: Single Family Residence; R-1

Property Dimensions: 50 feet x 110 feet
Property Area: 0.13± acres
Square Footage of Sign: 16 square feet
Height of Sign: 8 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

5. Site E:

Owner: Valley Health Care Corp., 7500 Timberlake Way, Sacramento, CA 95823

General Plan Designation: Public/Quasi-Public, Misc.
1986 South Sacramento

Community Plan Designation: Office (Cosumnes River College Special Study Area)
Existing Zoning of Site: O-B(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; H(PUD)
South: Vacant; A
East: Vacant; O-B-R
West: Vacant; R-1

Property Dimensions: Irregular
Property Area: 7.34± acres
Square Footage of Sign: 128 square feet
Height of Sign: 15 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

1. Site A:

The subject site is an irregularly shaped vacant corner lot totaling 6.34± acres in the Office Building, Planned Unit Development (O-B)(PUD) zone (see Exhibit A). The General Plan designates the subject site as Community Neighborhood Commercial and Offices and the 1986 South Sacramento Community Plan designates the site as Office. The surrounding land use and

zoning for the subject site are vacant, zoned (O-B)(PUD) to the north; vacant, zoned Standard Single Family (R-1) to the south; Highway 99 and office zoned, Hospital (H)(PUD) to the east; and vacant and residential, zoned Multi-Family (R-2) and (R-1) to the west.

2. Site B:

The subject site is an irregularly shaped vacant corner lot totaling 5.55± acres in the Office Building (O-B) zone (see Exhibit B). The General Plan designates the subject site as Community Neighborhood Commercial and Offices. The 1986 South Sacramento Community Plan designates the site as Office and located within the Cosumnes River College Special Study Area. The surrounding land use and zoning for the subject site are vacant, zoned Agricultural (A) to the north; vacant, zoned Highway Commercial-Review (H-C-R) to the south; Highway 99 to the east; and vacant, zoned (O-B) to the west.

3. Site C:

The subject site is an irregularly shaped vacant corner lot totaling 13.85± acres in the Limited Commercial (C-1) zone (see Exhibit C). The General Plan designates the subject site as Medium Density Residential (16-29 du/na). The 1986 South Sacramento Community Plan designates the site as General Commercial and located within the Cosumnes River College Special Study Area. The surrounding land use and zoning for the subject site are vacant, zoned (O-B) to the north; vacant, zoned (H-C-R) to the south; vacant, zoned (H-C-R) to the east; and Cosumnes River College, zoned (A) to the west.

4. Site D:

The subject site is a 50 foot x 110 foot corner lot totaling 0.13± acres in the Standard Single Family (R-1) zone (see Exhibit D). The site is developed with a single family residence. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are single family residences, zoned (R-1) to the north, south, east, and west.

5. Site E:

The subject site is an irregularly shaped vacant corner lot totaling 7.34± acres in the Office Building, Planned Unit Development (O-B)(PUD) zone (see Exhibit E). The General Plan designates the subject site as Public/Quasi-Public-Miscellaneous. The 1986 South Sacramento Community Plan designates the site as Office and located within the Cosumnes River College Special Study Area. The surrounding land use and zoning for the subject site are vacant, zoned (H)(PUD) to the north; vacant, zoned (A) to the south; vacant, zoned (O-B-R) to the east; and vacant, zoned (R-1) to the west.

B. Applicant's Proposal

The applicant is proposing to locate five signs for a subdivision on five separate off-site parcels. Three signs will be 31.5 square feet in area and eight feet high (see Exhibits F and G). The

fourth proposed sign will be 16 square feet in area and eight feet high (see Exhibit H). The fifth proposed sign is a regional sign that has a four foot by eight foot panel as part of an eight foot by 16 foot sign that is 15 feet high (see Exhibit I). The signs are to help prospective buyers to locate the new subdivision for Calton Homes located west of Bruceville Road and east of Grandstaff Drive . The Sign Ordinance requires a Planning Director's Special Permit for off-site subdivision signs.

C. Staff Analysis

1. Sites A, B, and C

Staff has no objections to the applicant's request for these three vacant sites. The proposed locations for the three separate signs are not in any right-of-way or setback area. The proposed signs will meet the size requirements established in the Sign Ordinance for off-site subdivision signs (See Exhibit F). The signs will be eight feet high and 4.5 feet by seven feet in size for a total of 31.5 square feet of sign area. Each sign will have single 22 inch wide and six foot deep concrete footing to provide support. The signs will be made of wood and provide directions and marketing identification for a nearby subdivision. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal.

2. Site D

Staff strongly objects to the applicant's request for this site. The proposed site location is in the front yard of an existing single family residence. The area is an older established residential neighborhood. Additionally, the sign is proposed to be located in the front and street side yard setback areas. The proposed site plan also does not indicate the two trees located in the approximate area of the proposed sign. The proposed sign would be eight feet high and four foot by four foot in size for a total area of 16 square feet. The recent Sign Ordinance amendment permitted off-site subdivision signs to be located in any zone with a Planning Director's Special Permit; however, the intent behind the amendment regarding residentially zoned property was for vacant lots near the proposed subdivision. There has not been a sign permit authorized for an off-site subdivision sign to be located on an established residential lot in a subdivision totally unrelated and geographically removed from the proposed subdivision the sign is advertising. Staff finds the other four signs to be adequate to identify the proposed subdivision. Staff, therefore, recommends the Special Permit for this site be denied.

3. Site E

Staff has no objections to the applicant's request for this vacant site. The proposed location for the proposed regional sign is not in any right-of-way or setback area. The proposed sign will meet the size requirements established in the Sign Ordinance for a regional off-site subdivision sign. The sign will be 15 feet high and eight feet by 16 feet in size for a total of 128 square feet of sign area. The sign will have four panels for future subdivision identification. The applicant proposes to use one of the four foot by eight foot panels as part of this off-site sign package application. The sign will have three 20 inch wide and five foot deep concrete footings to provide support. The sign will be made of wood and provide directions and marketing identification for a nearby subdivision. All adjacent property owners have been notified of the

applicant's request and staff has not received any objections to the proposal.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

A. Site A (West of Bruceville Road and 210 feet south of Wyndham Drive)

Approve the Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 6.43 \pm vacant acres in the (O-B)(PUD) zone subject to the conditions and based upon the findings of fact which follow.

B. Site B (Northwest corner of Cosumnes River College Drive and Timberlake Way)

Approve the Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 5.55 \pm vacant acres in the (O-B) zone subject to the conditions and based upon the findings of fact which follow.

C. Site C (Southeast corner of Cosumnes River College Drive and Bruceville Road)

Approve the Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 13.85 \pm vacant acres in the (R-2B-R) zone subject to the conditions and based upon the findings of fact which follow.

D. Site D (8085 Center Parkway)

Deny the Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 0.13 \pm developed acres in the (R-1) zone based upon the findings of fact which follow.

E. Site E (Northwest corner of Bruceville Road and Alpine Frost)

Approve the Planning Director's Special Permit to locate one off-site subdivision sign on one parcel totaling 7.34 \pm vacant acres in the (O-B)(PUD) zone subject to the conditions and based upon the findings of fact which follow.

Conditions for Sites A, B, C, and E:

1. Size and location of the signs shall conform to the plans submitted.
2. The applicant shall obtain all necessary sign permits prior to erecting the signs.
3. The Special Permit for the four off-site signs will expire two (2) years from the date of approval. At the end of the two years the signs shall be removed.

Findings of Fact for Sites A, B, C, and E:

1. The proposed project, as conditioned, is based upon sound principles of land use in that
 - a. off-site subdivision marketing signs are permitted in any zone with a Planning Director's Special Permit; and
 - b. the signs are located on vacant properties without impact on the surrounding uses.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the signs are not located within any required setback area or public right-of-way;
 - b. the signs will be securely anchored in the ground with a minimum of a five foot concrete footings; and
 - c. the signs will be compatible with other directional signs in the area.
3. The project is consistent with the General Plan and the 1986 South Sacramento Community Plan designations for each subject site. Subdivision directional signs are allowed in any zone subject to Planning Director Special Permit approval.

Findings of Fact for Site D:

1. The proposed project, as conditioned, is not based upon sound principles of land use in that off-site subdivision marketing signs located on a developed single family lot are an incompatible use for an established single family development.
2. The project will be detrimental to the public health, safety, and welfare and will result in a nuisance in that:
 - a. the sign is proposed to be located within the front and street side yard setback area; and
 - b. the sign is not compatible with the surrounding area in that there are no other off-site subdivision marketing signs located on established single family residential lots.

Report Prepared By:

Sandra L. Yope
Sandra L. Yope
Assistant Planner

16 Nov 92
Date

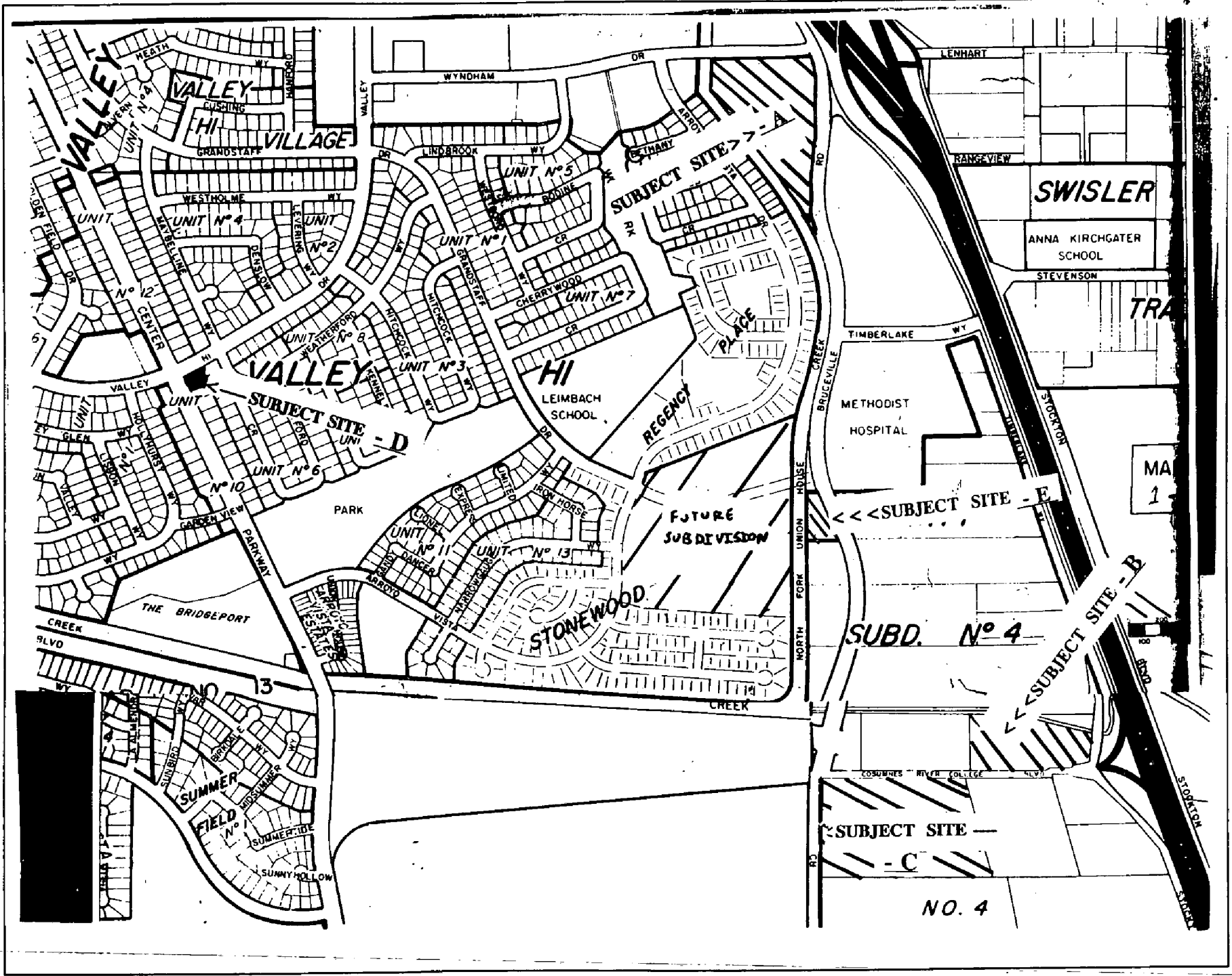
Recommendation Approved By:

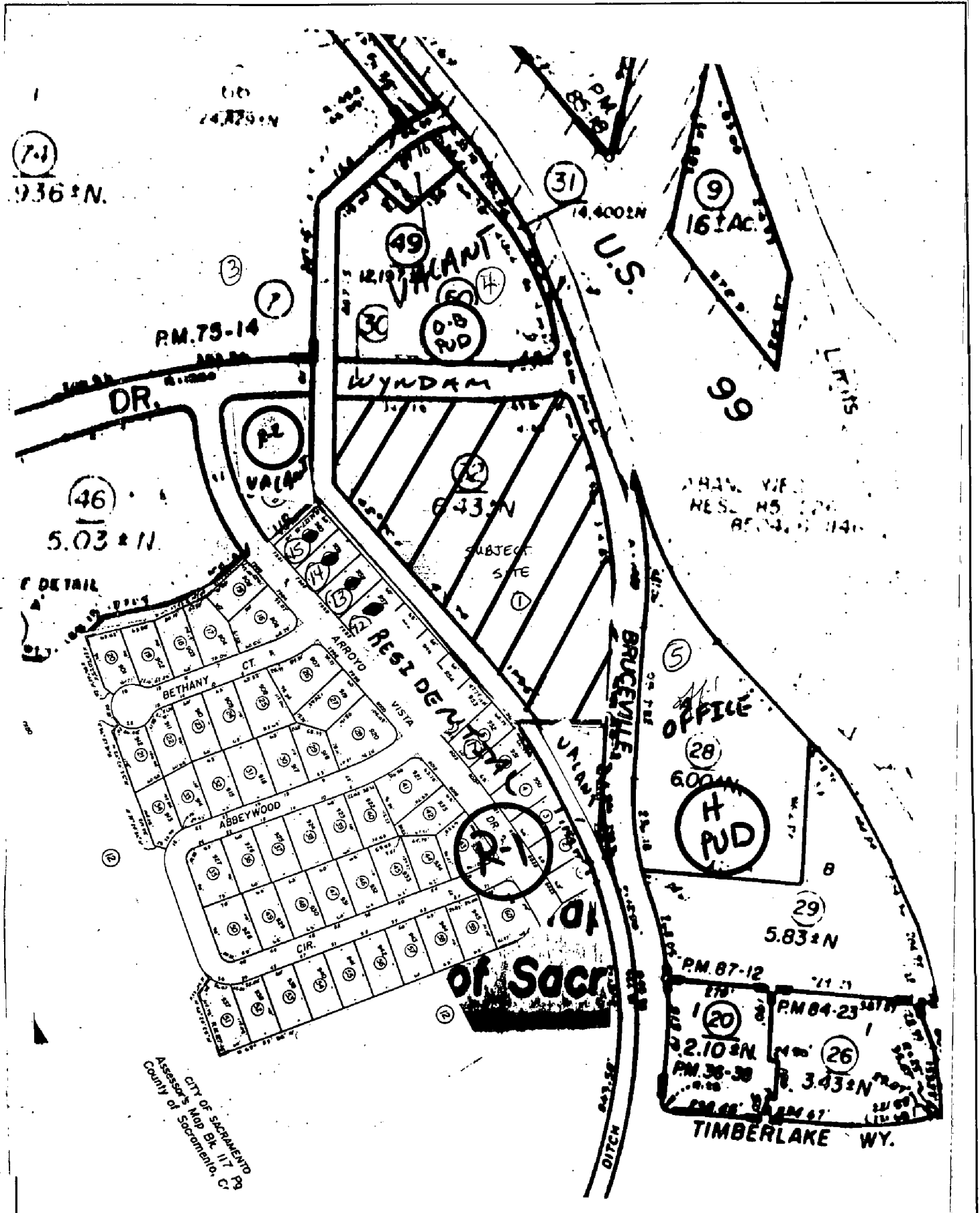
Gary Stonehouse
Gary Stonehouse
Planning Director

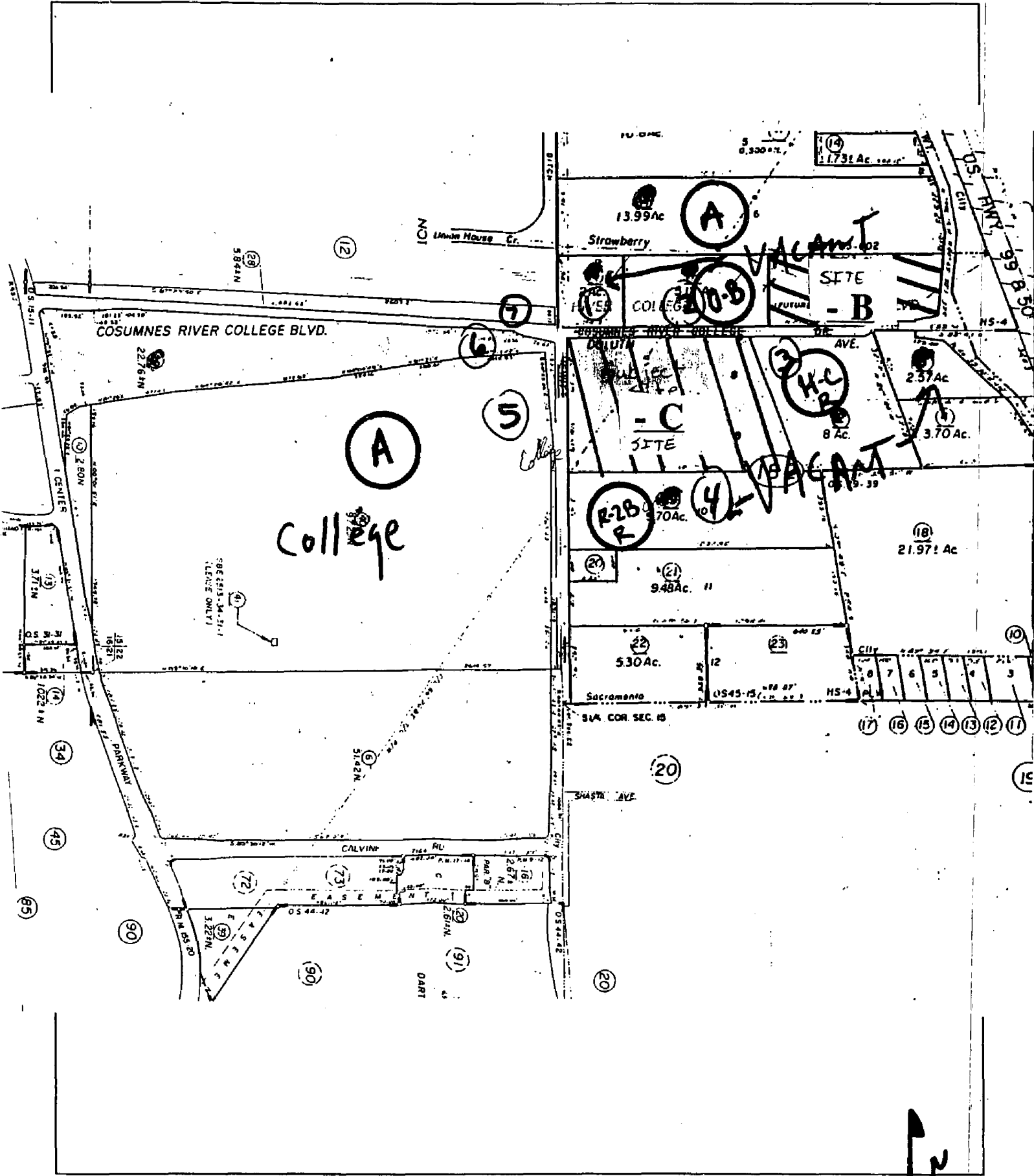
November 16, 1992
Date

VICINITY MAP

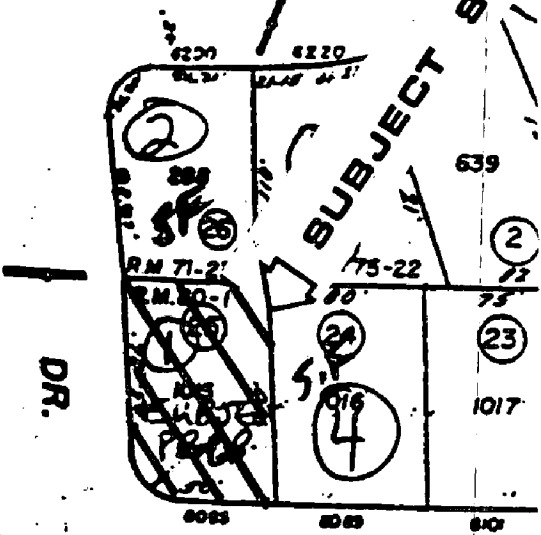
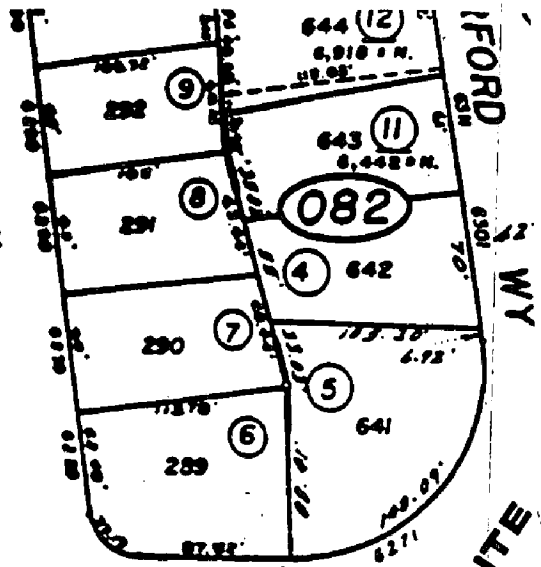
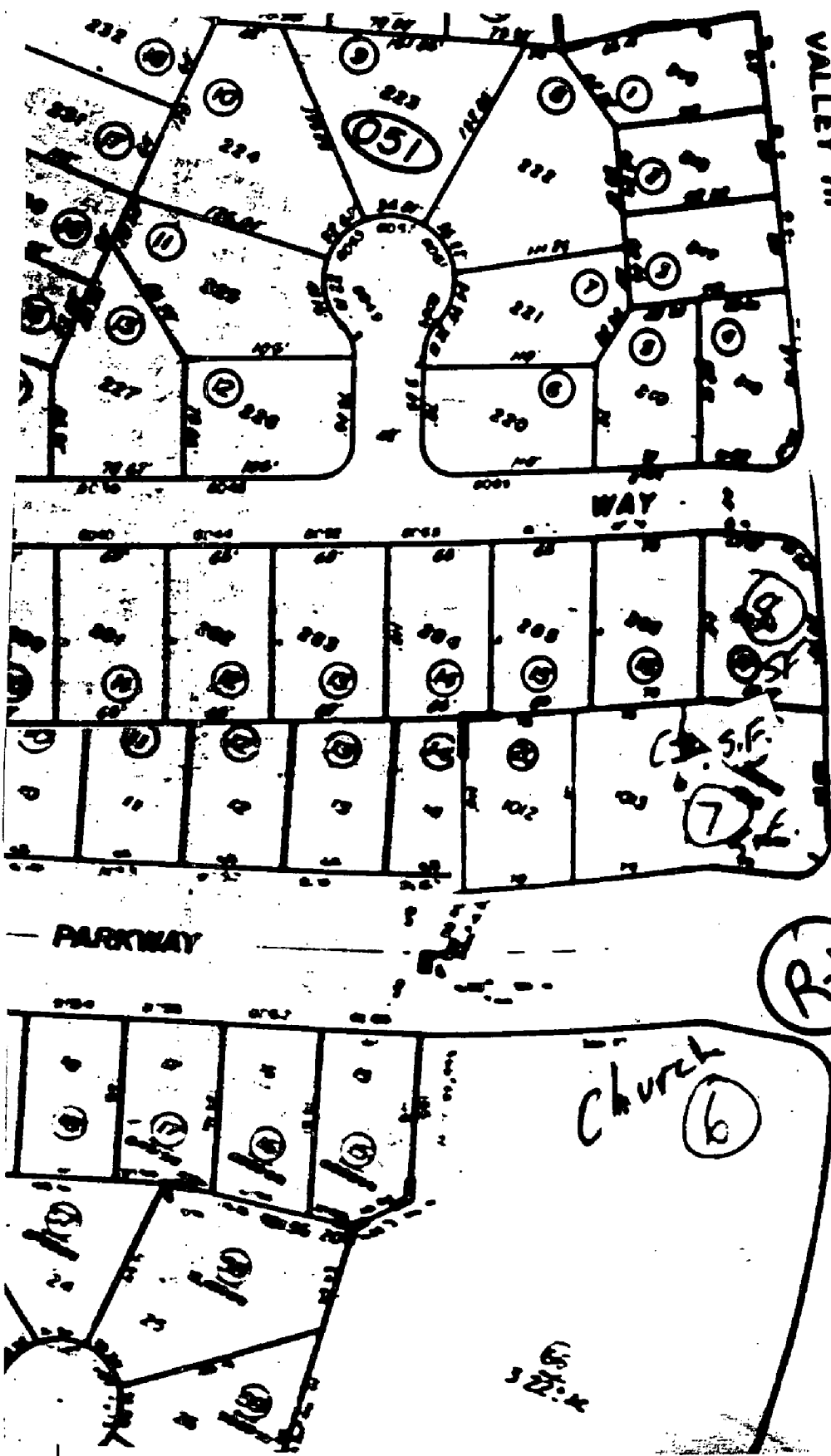
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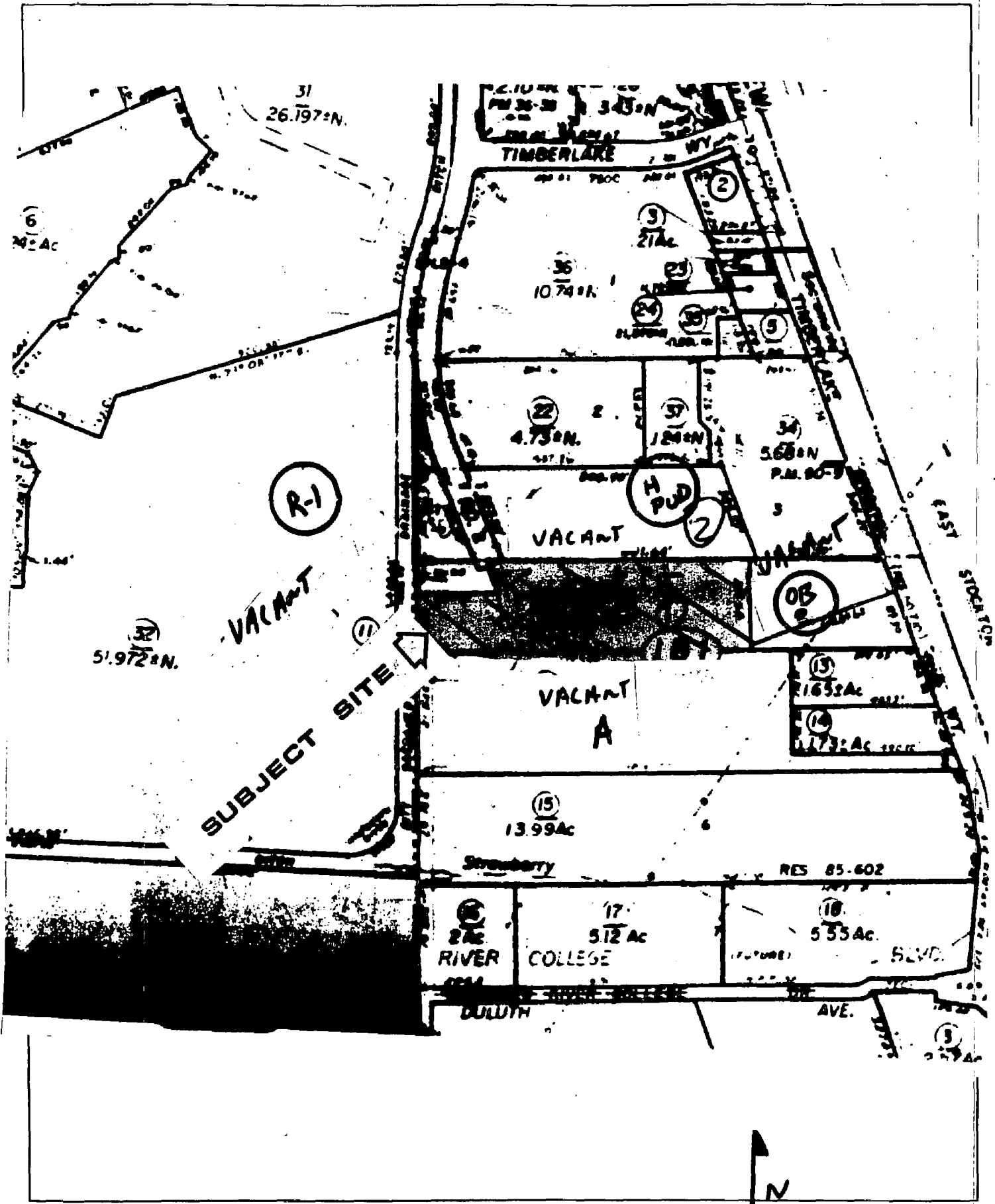




LAND USE & ZONING MAP - SITES B & C



Pg. 22 (9-29-64)
 Pg. 1 (8-5-66)
 I, Pg. 23 (6-10-63)

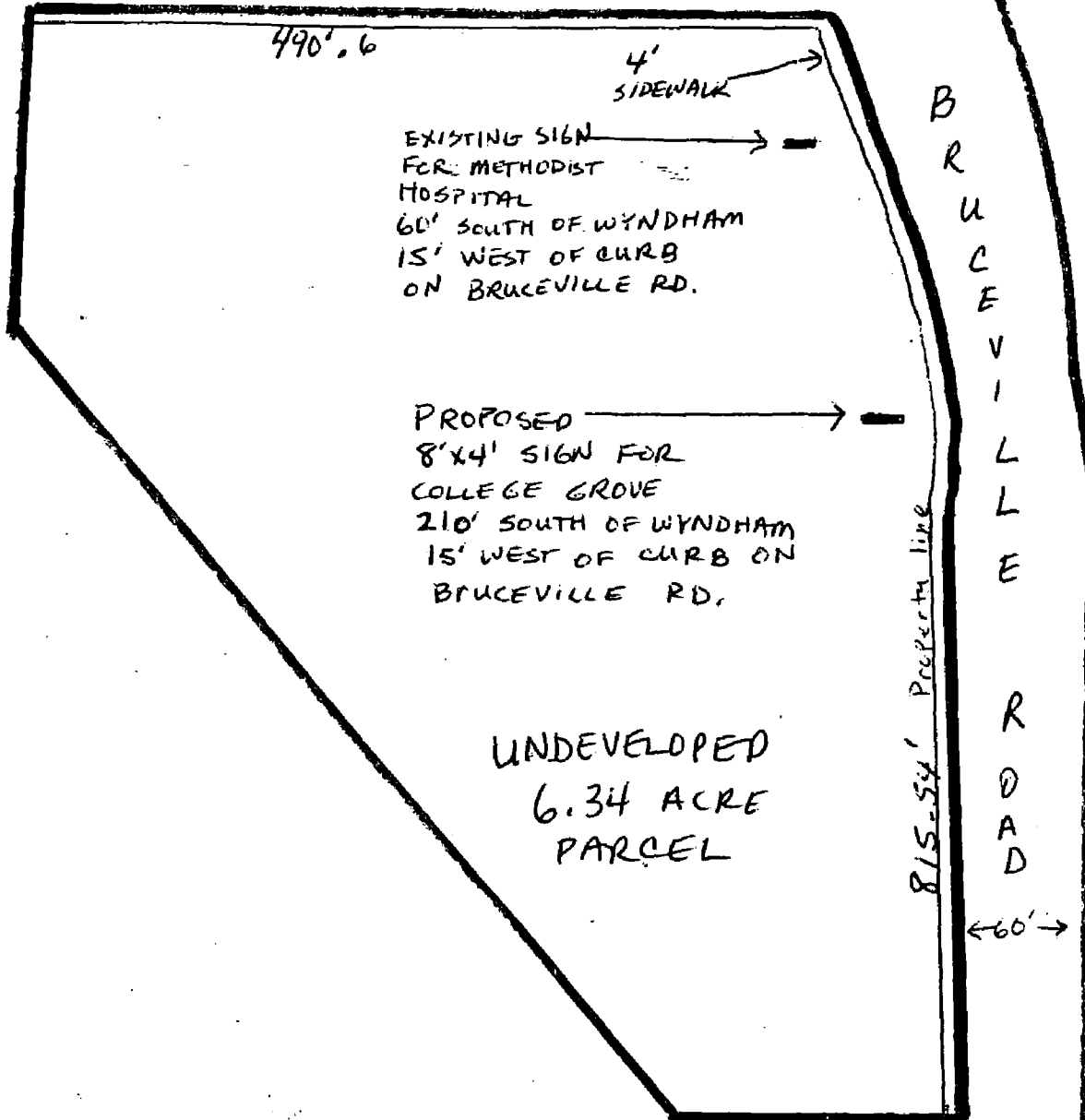


LAND USE & ZONING MAP - SITES E

1916

EXHIBIT - A

WYNDHAM



HWY
99

B
R
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C
E
V
I
L
L
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O
A
D

UNDEVELOPED
6.34 ACRE
PARCEL

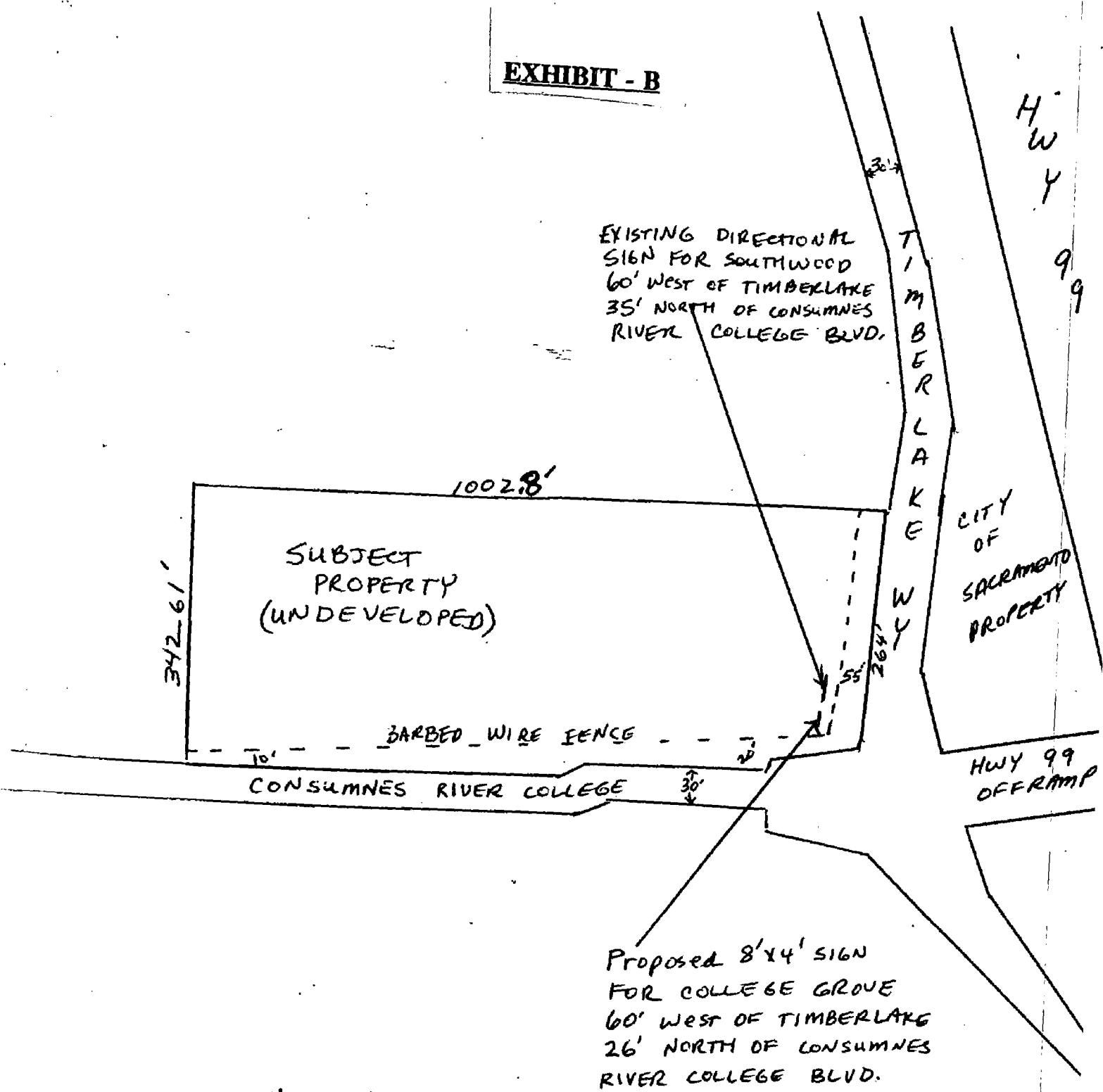
SITE PLAN
SIGN # 1



APPROX.
SCALE
1" = 100'

APN # 117-170-032

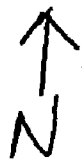
EXHIBIT - B



SIGN # 2

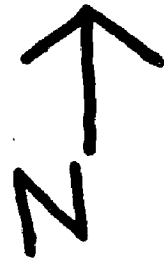
APPROX. SCALE
1" = 200'

APN# 117-181-18

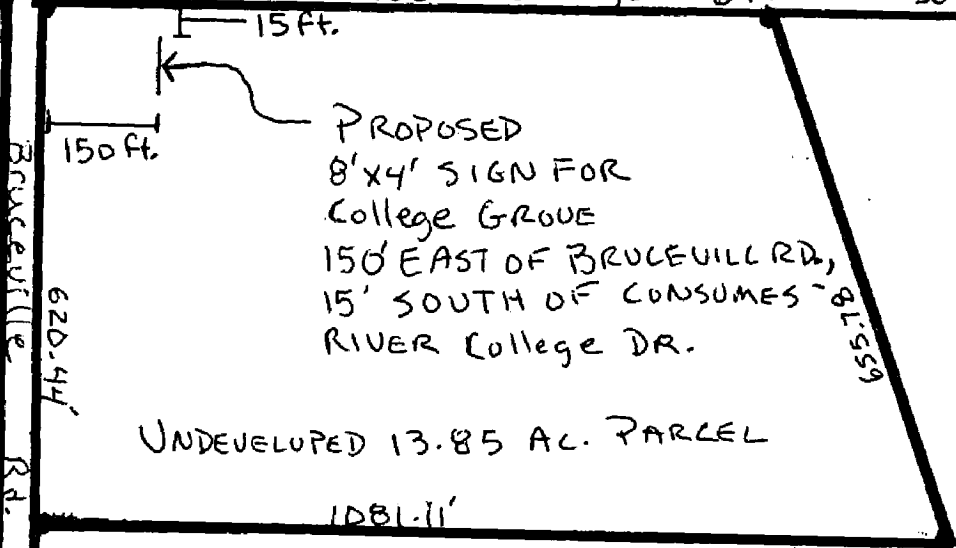


1818

EXHIBIT - C



Consumes River College Dr. 30'



Bruceville Rd.

09

SITE PLAN
SIGN # 3

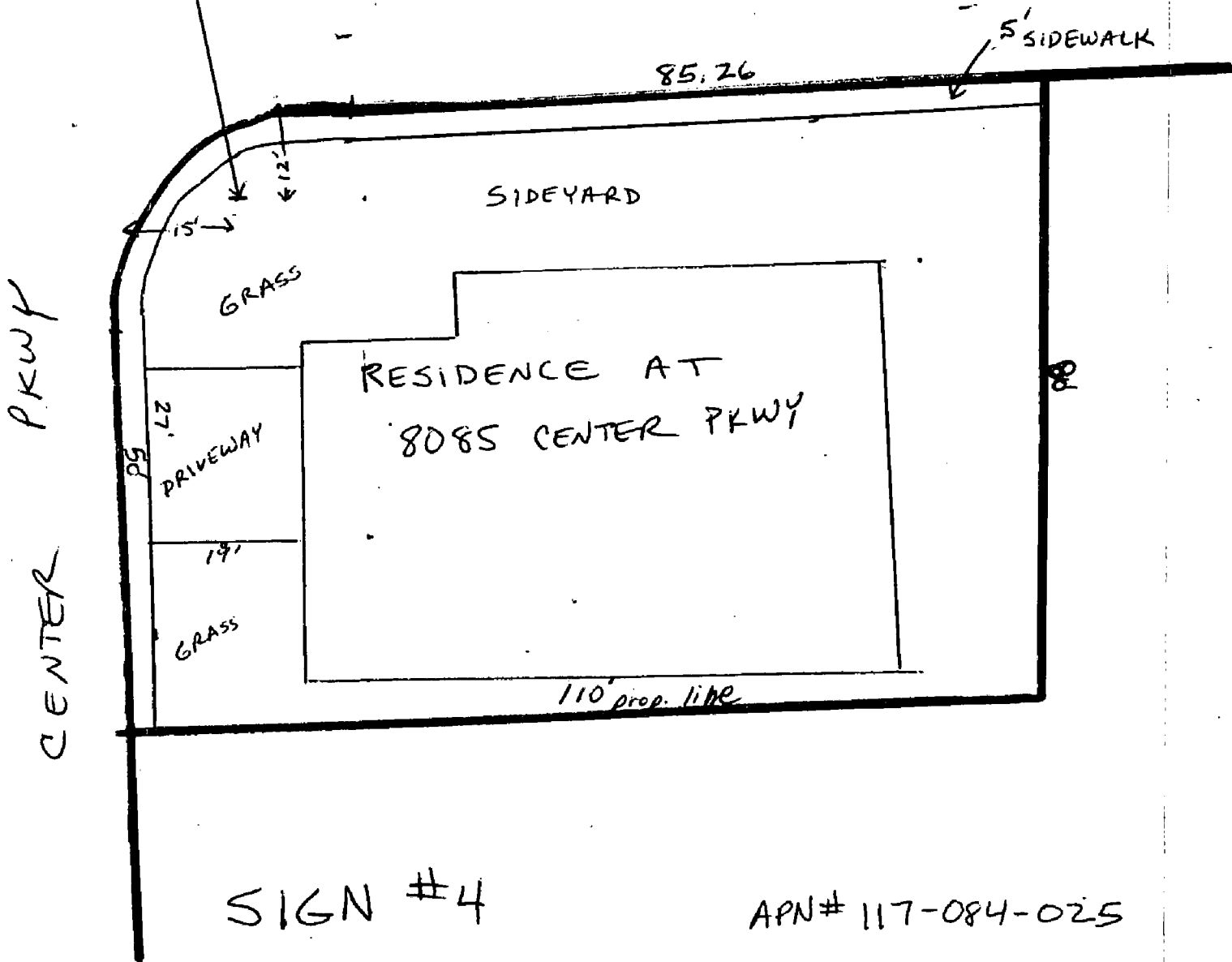
APN: 117 0182 001

2010

EXHIBIT - D

Proposed 4'x4' SIGN
FOR COLLEGE GROVE
12' SOUTH OF VALLEY HI
15' EAST OF CENTER PKWY

VALLEY HI DRIVE



APPROX. SCALE

1" = 20'



1829

EXHIBIT E

PROPOSED
8' X 16' RESIGN N FOR
COLLEGE GARAGE
40' NORTH OF ALPINE FROST
AND 25' WEST OF
BRUCEVILLE RD.

75' ALPINE FROST (NEW)

DRAINAGE

DITCH

DRAINAGE

145'

200'

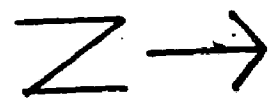
225'

25'

BRUCEVILLE RD.

(NEW)

75'



SITE PLAN
SIGN # 5

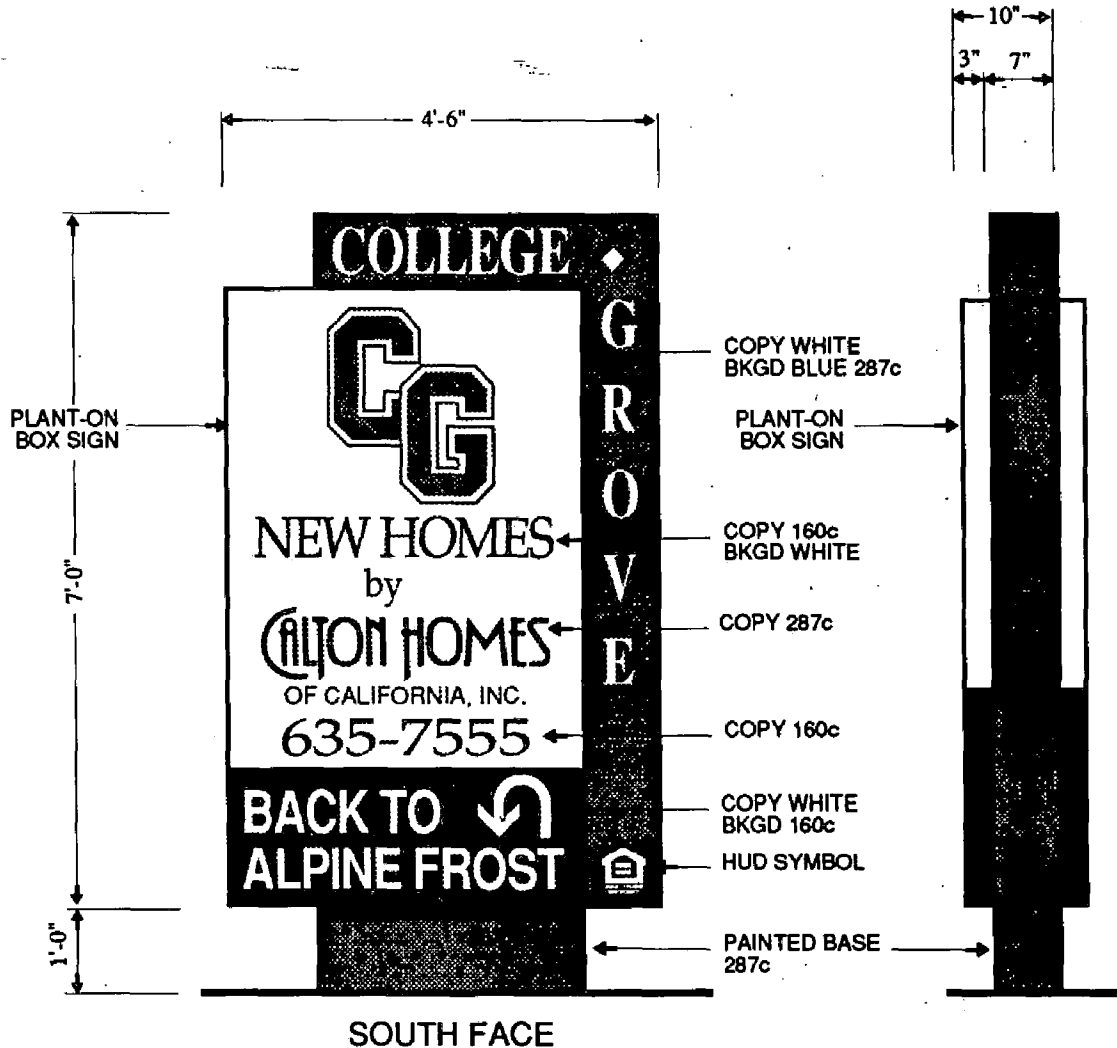
APN = 117-181-032

0.1" = 100'

Off-Site: Sign 1 South Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



Sign Elevation

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

Double Face Fabricated Box Sign w/ Plant-On Box Sign

1837



Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0577 FAX (408) 262-9328

Project: COLLEGE GROVE

Client: CALTON HOMES

Date: 7-9-92

Page: 2 of 12

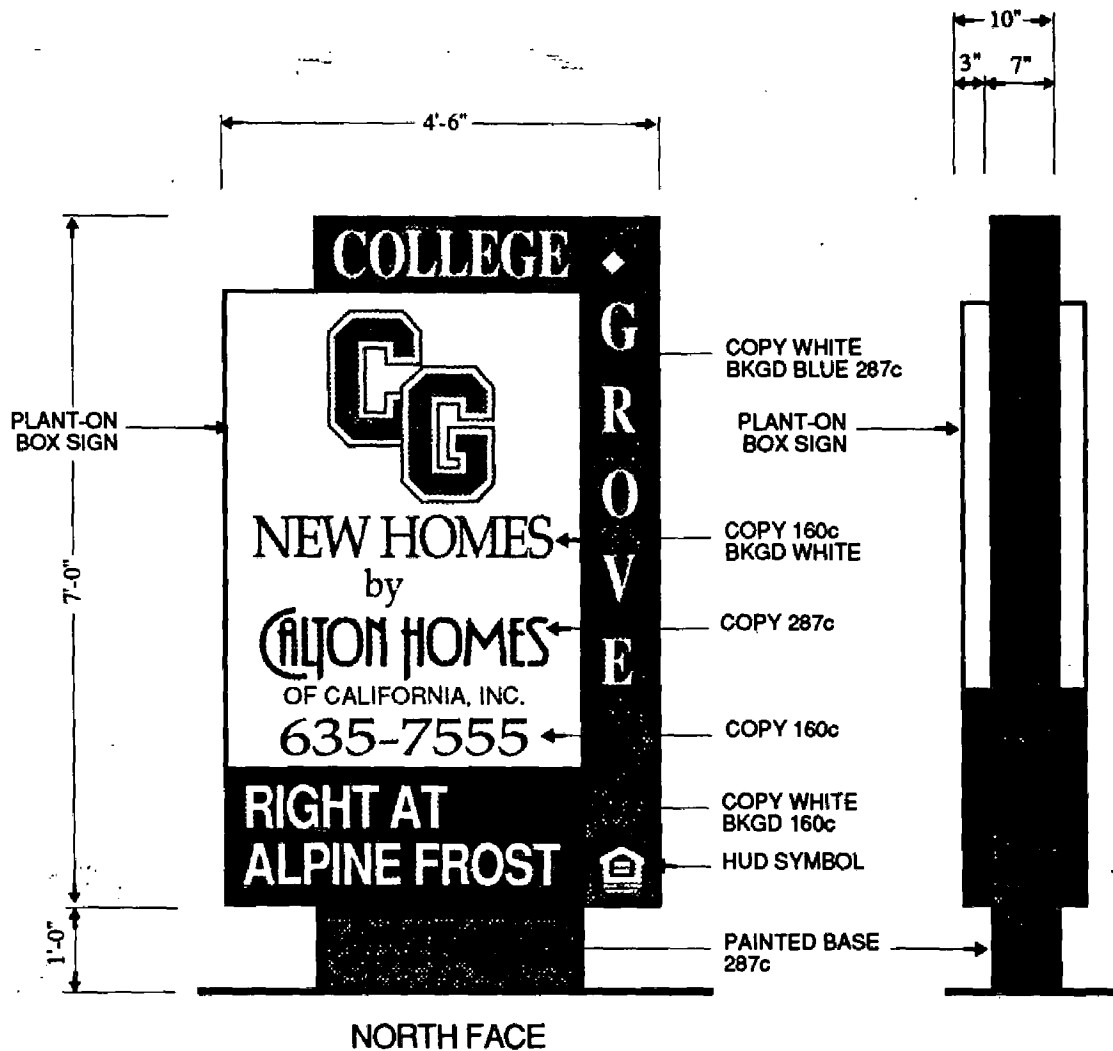
Revise: 10-19-92

Job: 92-5137

Off-Site: Sign 1 North Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



Sign Elevation

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

Double Face Fabricated Box Sign w/ Plant-On Box Sign

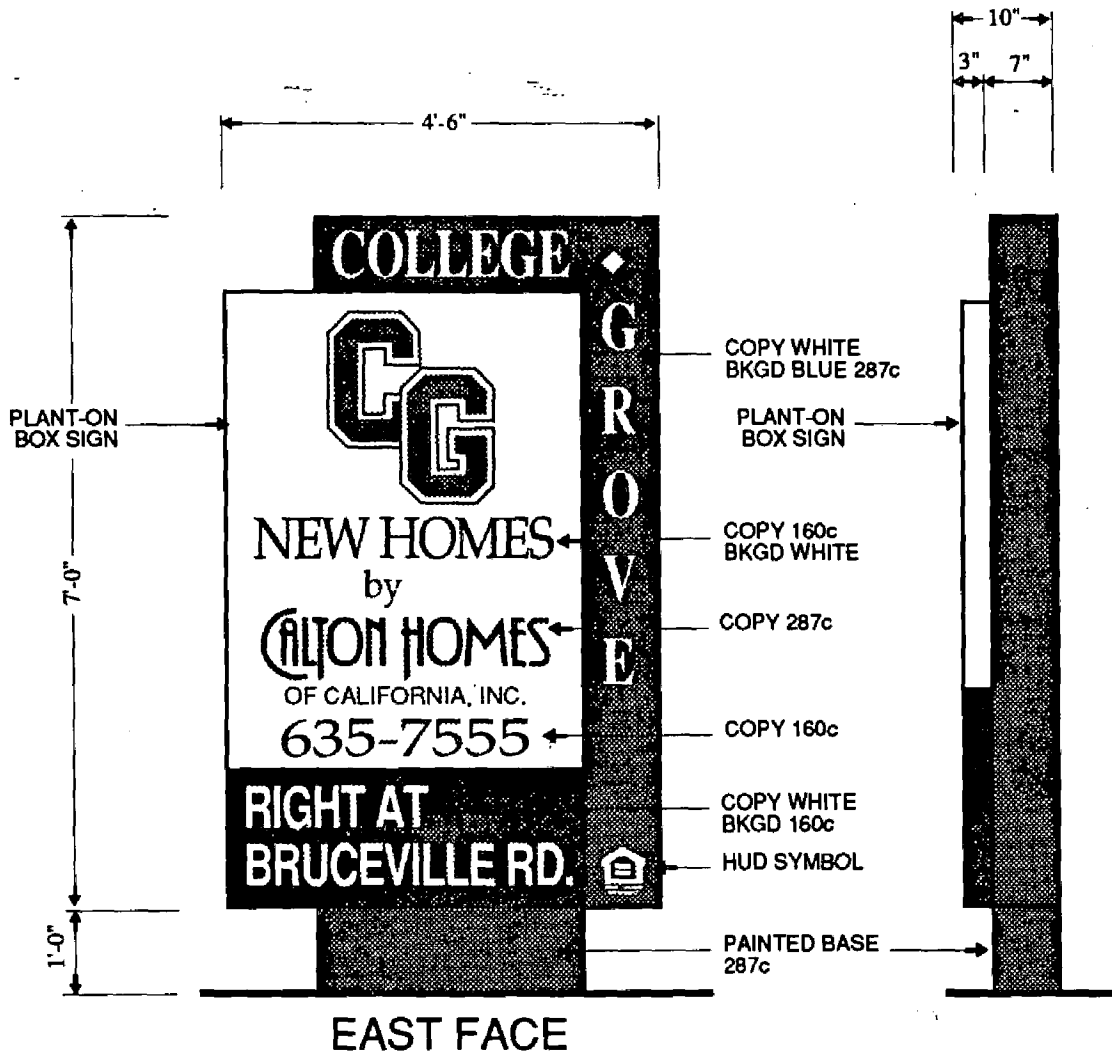
1823

Project: COLLEGE GROVE	
Client: CALTON HOMES	
Date: 7-9-92	Page: 1 of 12
Revise: 10-19-92	Job: 92-5137

Off-Site: Sign 2

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



Sign Elevation

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

S/F Fabricated Double Box MDO Plywood Sign

1023



Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: COLLEGE GROVE

Client: CALTON HOMES

Date: 7-9-92

Page: 3 of 12

Revise: 10-19-92

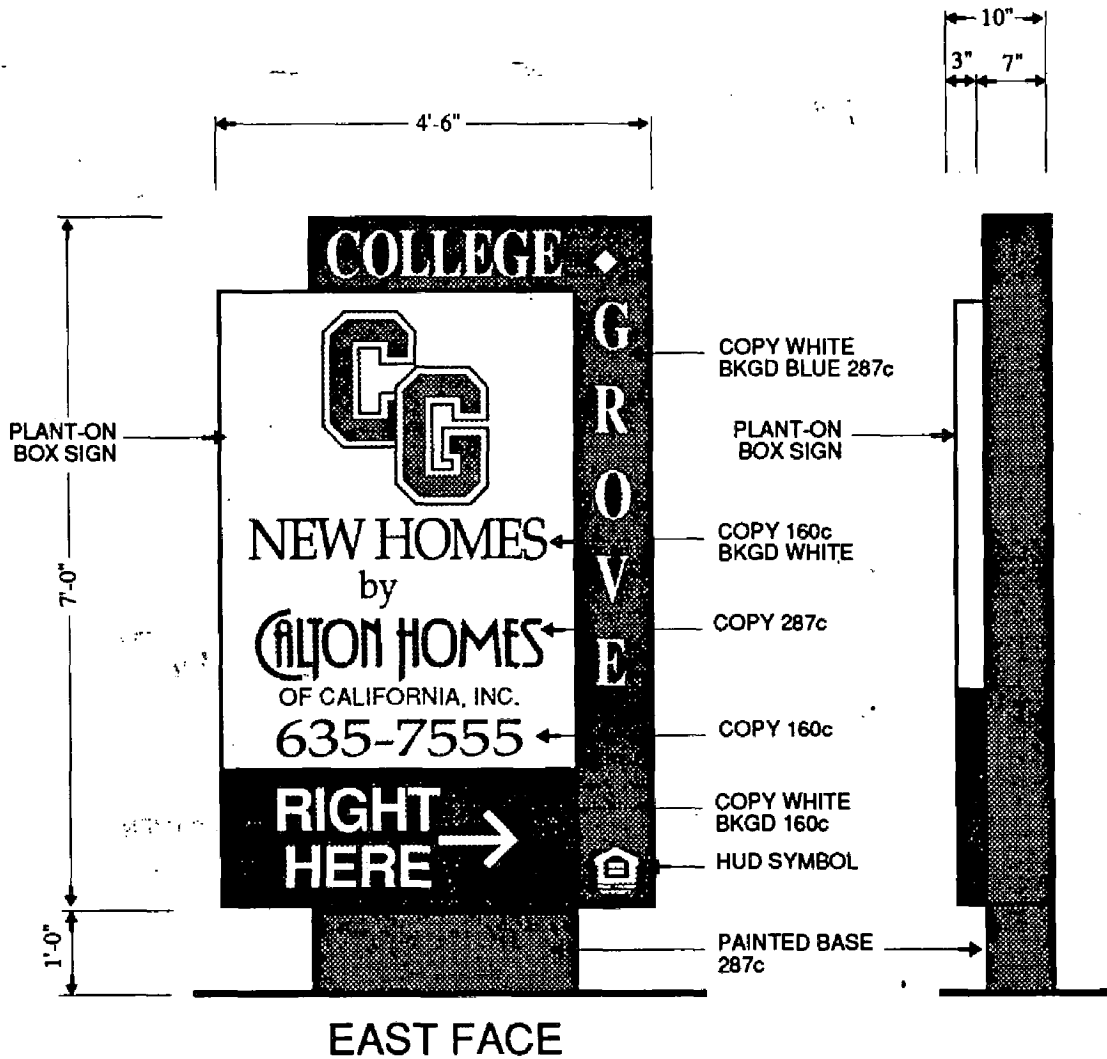
Job: 92-5137

EXHIBIT F

Off-Site: Sign 3

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



Sign Elevation

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

S/F Fabricated Double Box MDO Plywood Sign

1825



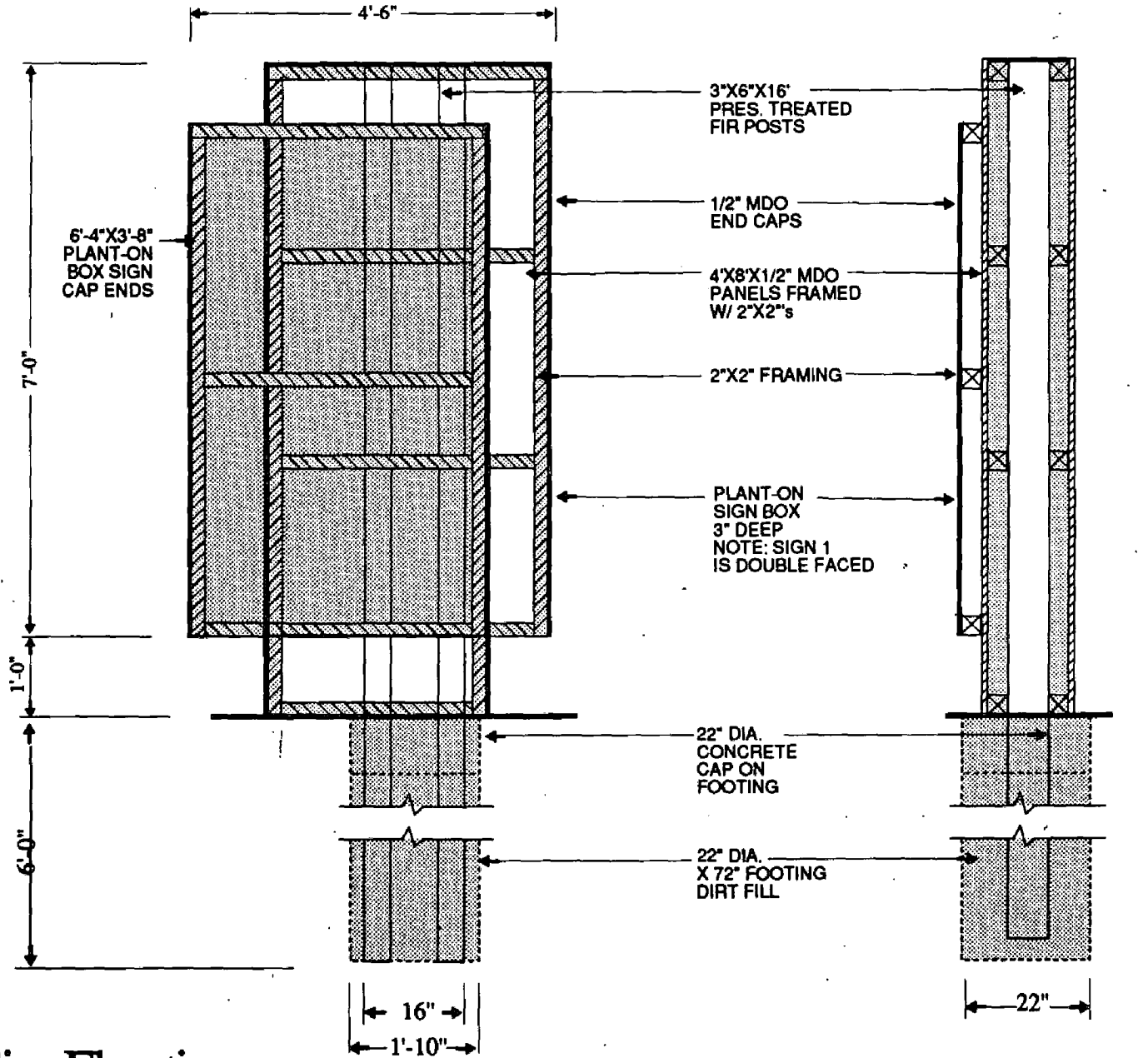
Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project:	COLLEGE GROVE	
Client:	CALTON HOMES	
Date:	7-9-92	Page: 4 of 12
Revise:	10-19-92	Job: 92-5137

Sign 1, 2 & 3 : Structure Details

EXHIBIT G



Sign Elevation

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

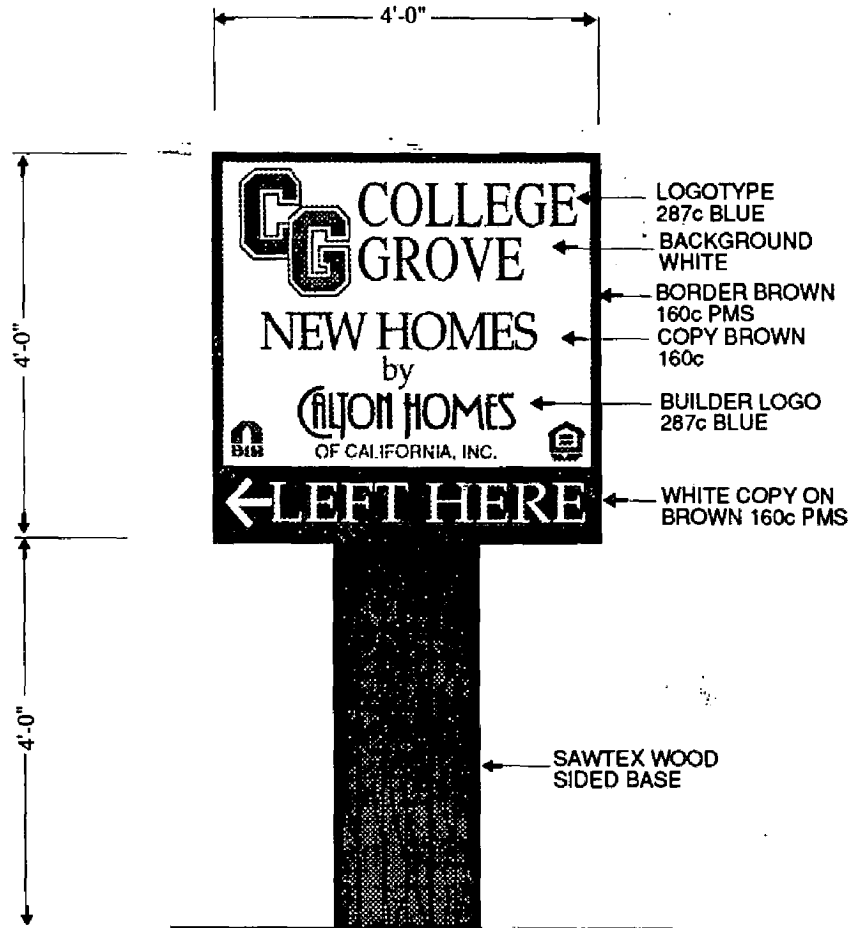
Project: SIGNS 1, 2, & 3 STRUCTURAL
Client: College Grove/Calton
Date: 10-19-92
Page: 5 of 12
Job: 92-5137
Revise:

Marketshare Inc.
 2001 TAROB COURT, MILPITAS, CA 95035
 (408) 262-0677 FAX (408) 262-9328

Off-Site: Sign 4 North Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



NORTH FACE

Sign Elevation

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

Double Faced Painted MDO Plywood Sign mounted on sawtex sided base as shown.

P92 286



Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

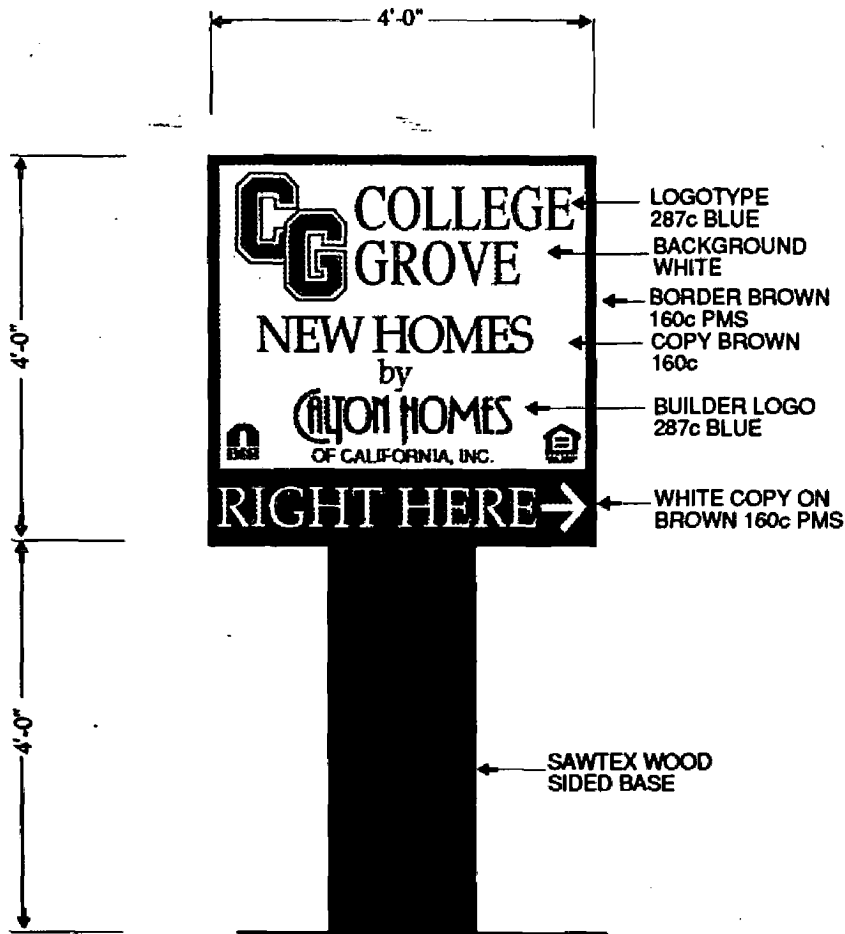
Project: 4'X4'W OFF-SITE SIGN	
Client: CALTON	
Date: 10-16-92	Page: 6 of 12
Revise:	Job: 92-5137

EXHIBIT H

Off-Site: Sign 4 South Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



SOUTH FACE

Sign Elevation

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

Double Faced Painted MDO Plywood Sign mounted on sawtex sided base as shown.

1828

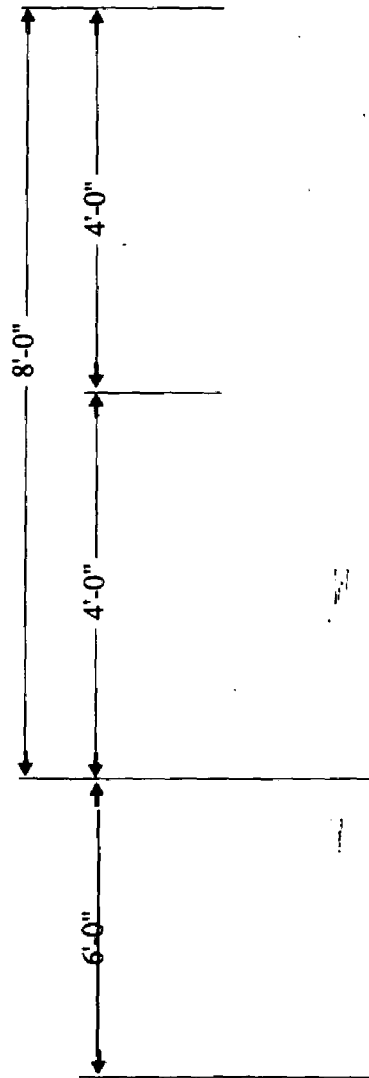


Marketshare Inc.

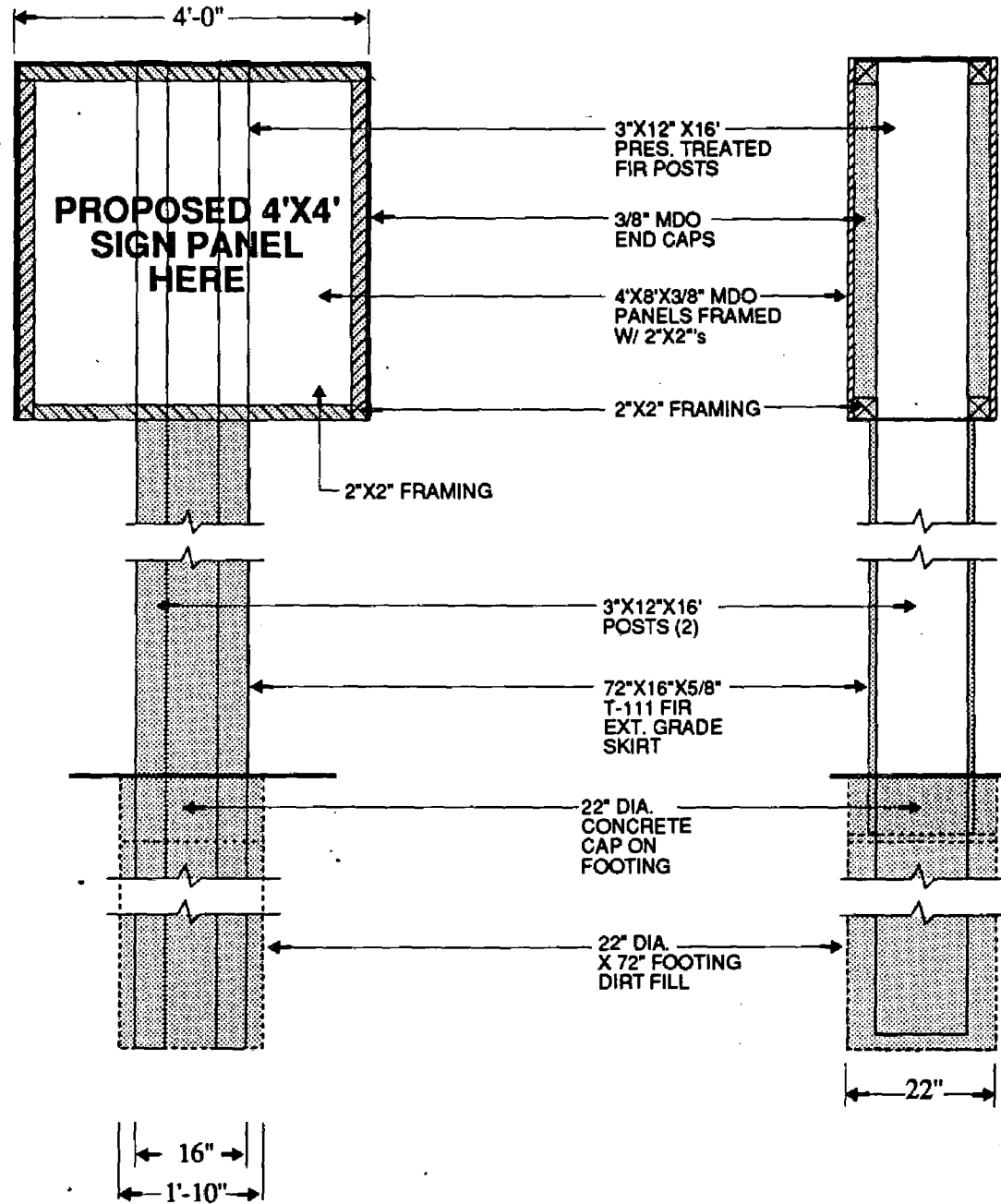
2074 TARBEE COURT, MILPITAS, CA 95035
408 262-0877 FAX 408 262-0828

Project: 4'X4'W OFF-SITE SIGN	
Client: CALTON	
Date: 10-16-92	Page: 7 of 12
Revise:	Job: 92-5137

Sign 4: Structure Details



Sign Elevation



1829

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

Project: 4'X4' OFF-SITE SIGN
Client: College Grove/Calton
Date: 10-19-92
Page: 8 of 12
Job: 92-5137
Revise:

Marketshare Inc.
 2001 TAROS COURT, MILPITAS, CA 95035
 (408) 262-0677 FAX (408) 262-9328

Sign 5:Face Elevation

North Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



NORTH FACE

Sign Elevation

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

Painted MDO Plywood Sign Panel for placement onto new 8'x16' Regional Off-Site Directional Structure.



Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: 4'x8' Sign Panel	
Client: College Grove/Calton	
Date: 10-19-92	Page: 10 of 12
Revise:	Job: 92-5137

Sign 5:Face Elevation

South Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



SOUTH FACE

Sign Elevation

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

Painted MDO Plywood Sign Panel for placement onto new 8'x16' Regional Off-Site Directional Structure.



Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

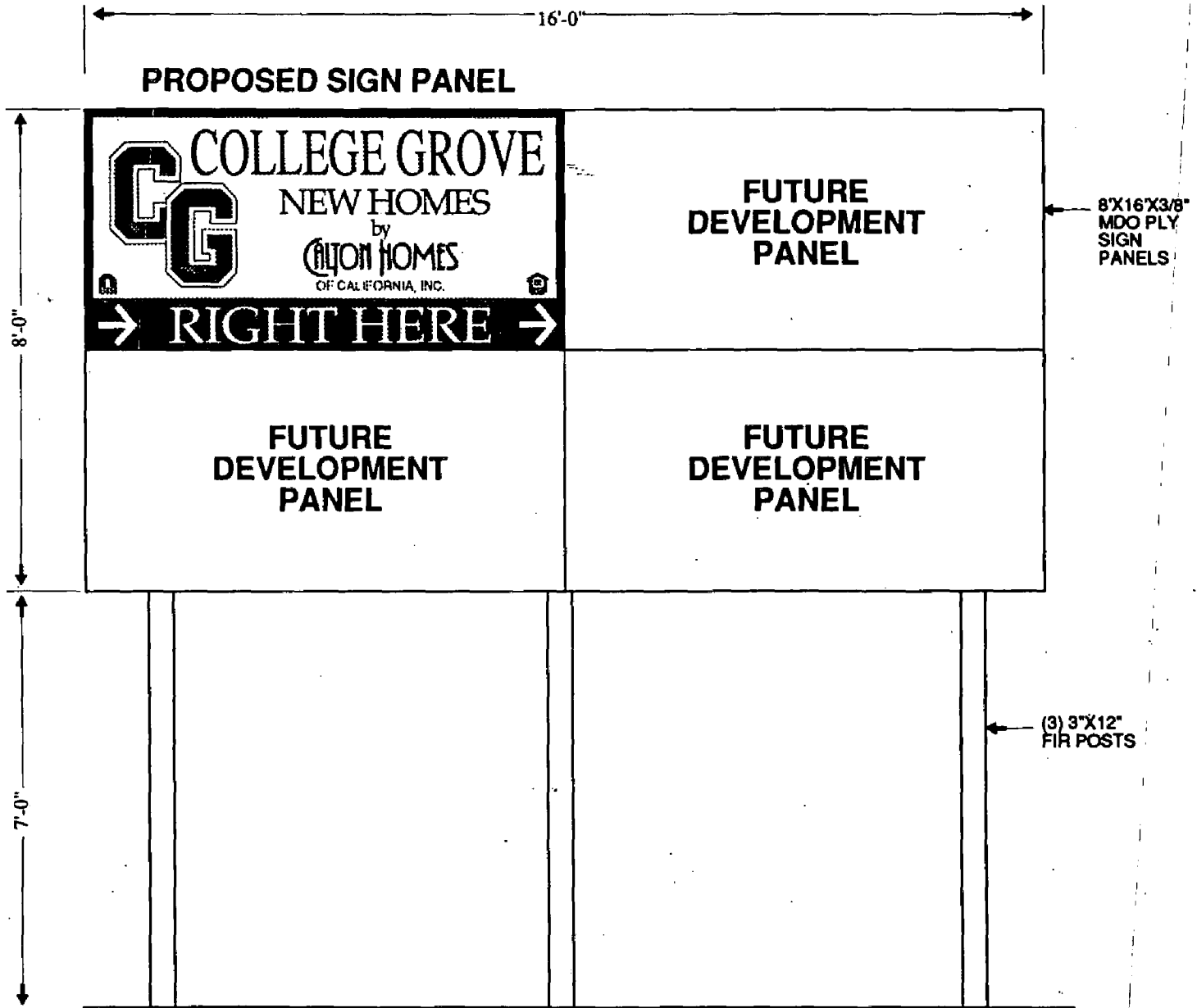
Project: 4'x8' Sign Panel	
Client: College Grove/Calton	
Date: 10-19-92	Page: 11 of 12
Revise:	Job: 92-5137

EXHIBIT I

Off-Site: Sign 5

Regional Sign Structure

Note: Colors Represented are an approximation only. Refer to PMS Color Chips and Marketshare Standards for accurate representations.



Sign Elevation

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

8' X 16' Painted MDO. Plywood Sign mounted on (3) 4"x6" Posts.

1832



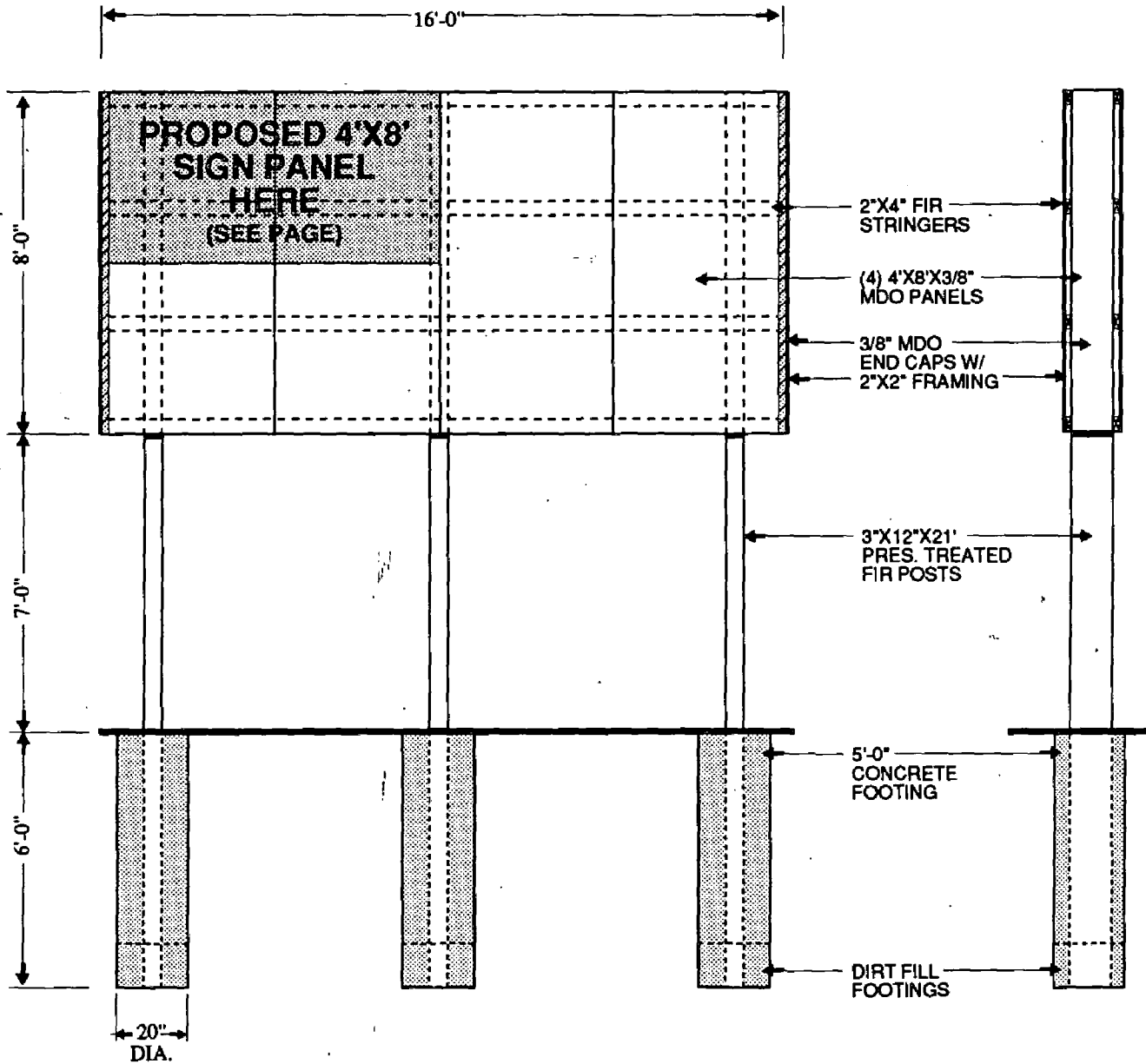
Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: 8'X16' W/ 4'x8' Sign Panel	
Client: College Grove/Calton	
Date: 10-19-92	Page: 9 of 12
Revise:	Job: 92-5137

Sign 5: Structure Details

EXHIBIT J



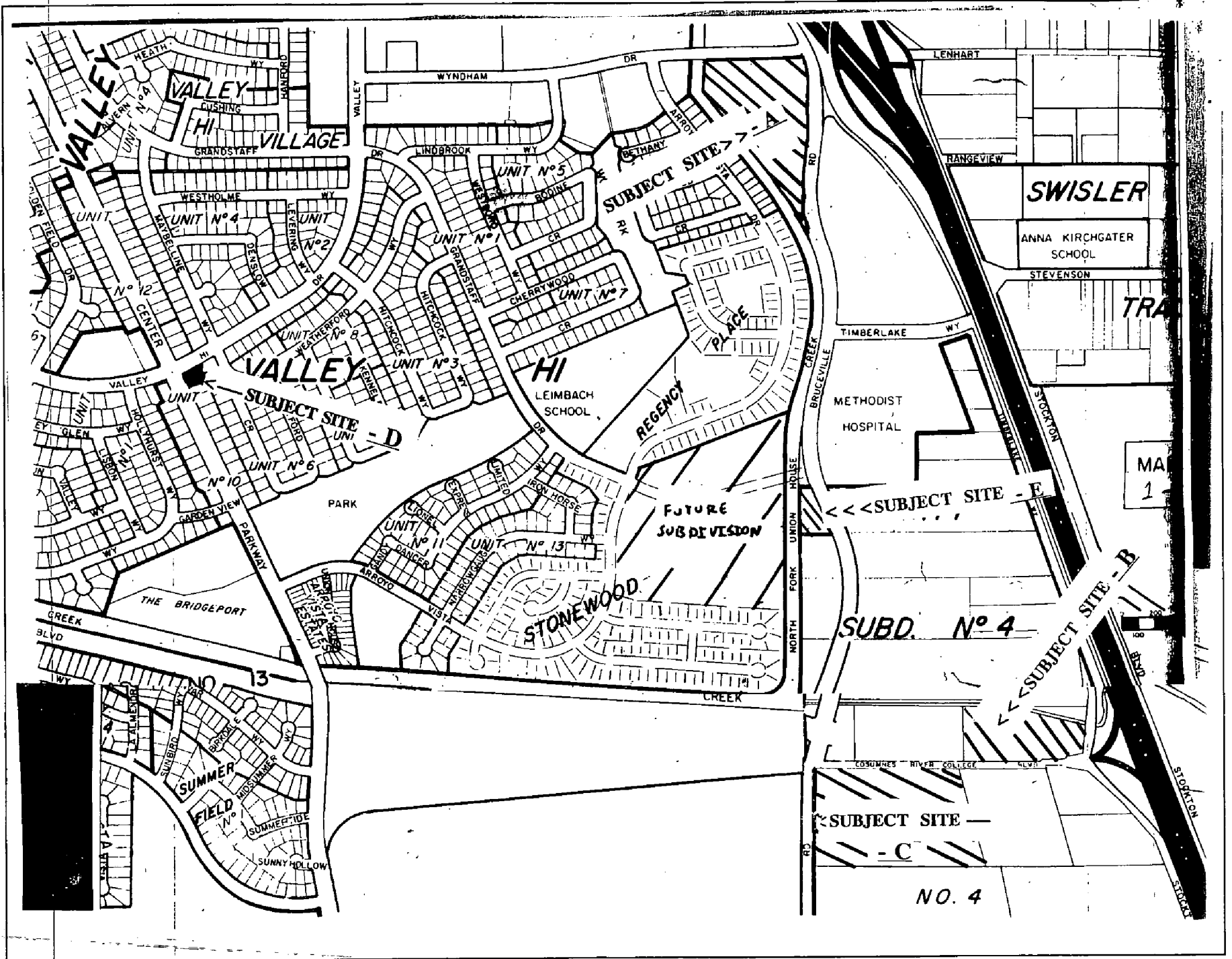
Sign Elevation

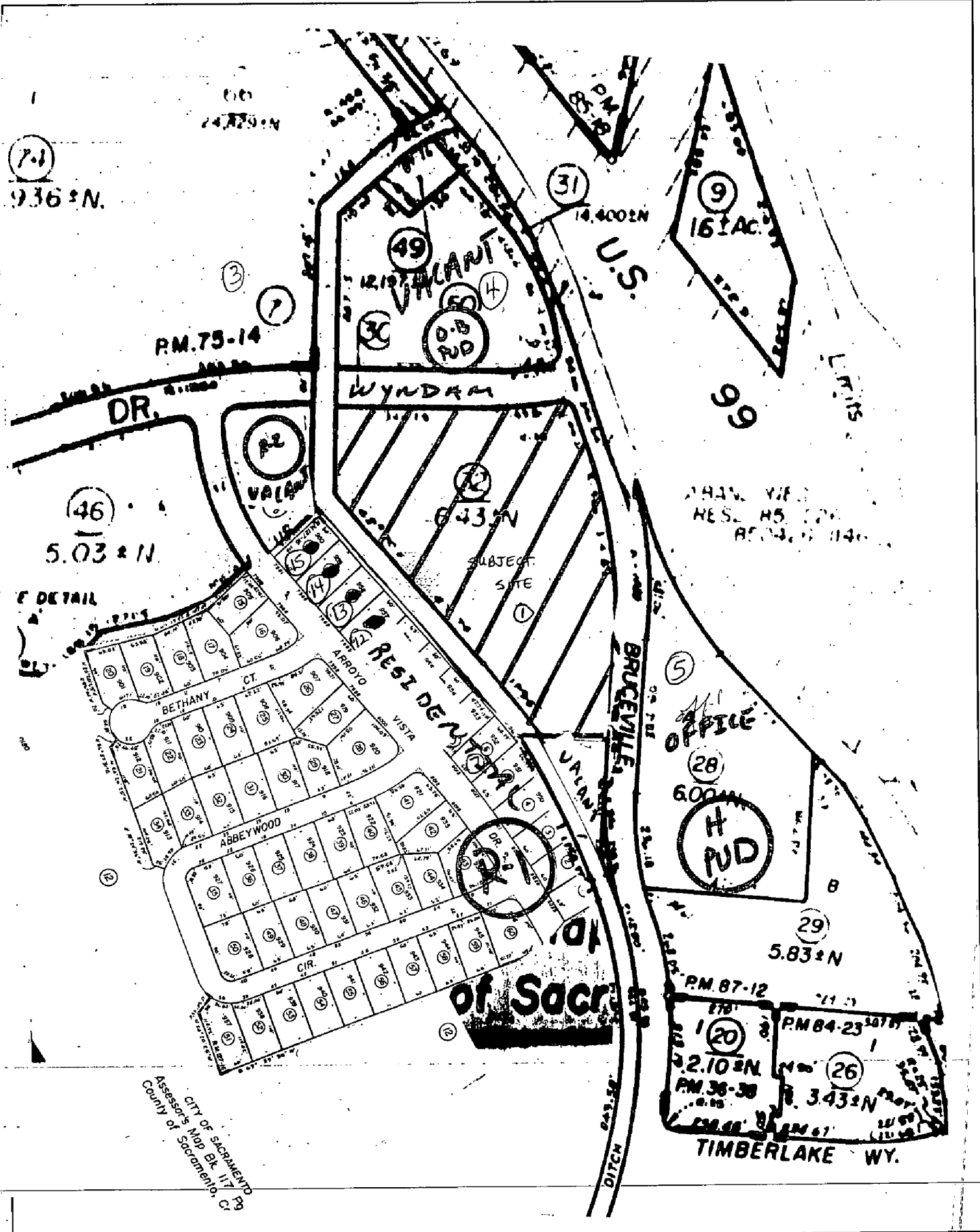
Scale: 1/4" = 1'-0"

Project: 8'X16' REGIONAL SIGN
Client: College Grove/Calton
Date: 10-19-92
Page: 12 of 12
Job: 92-5137

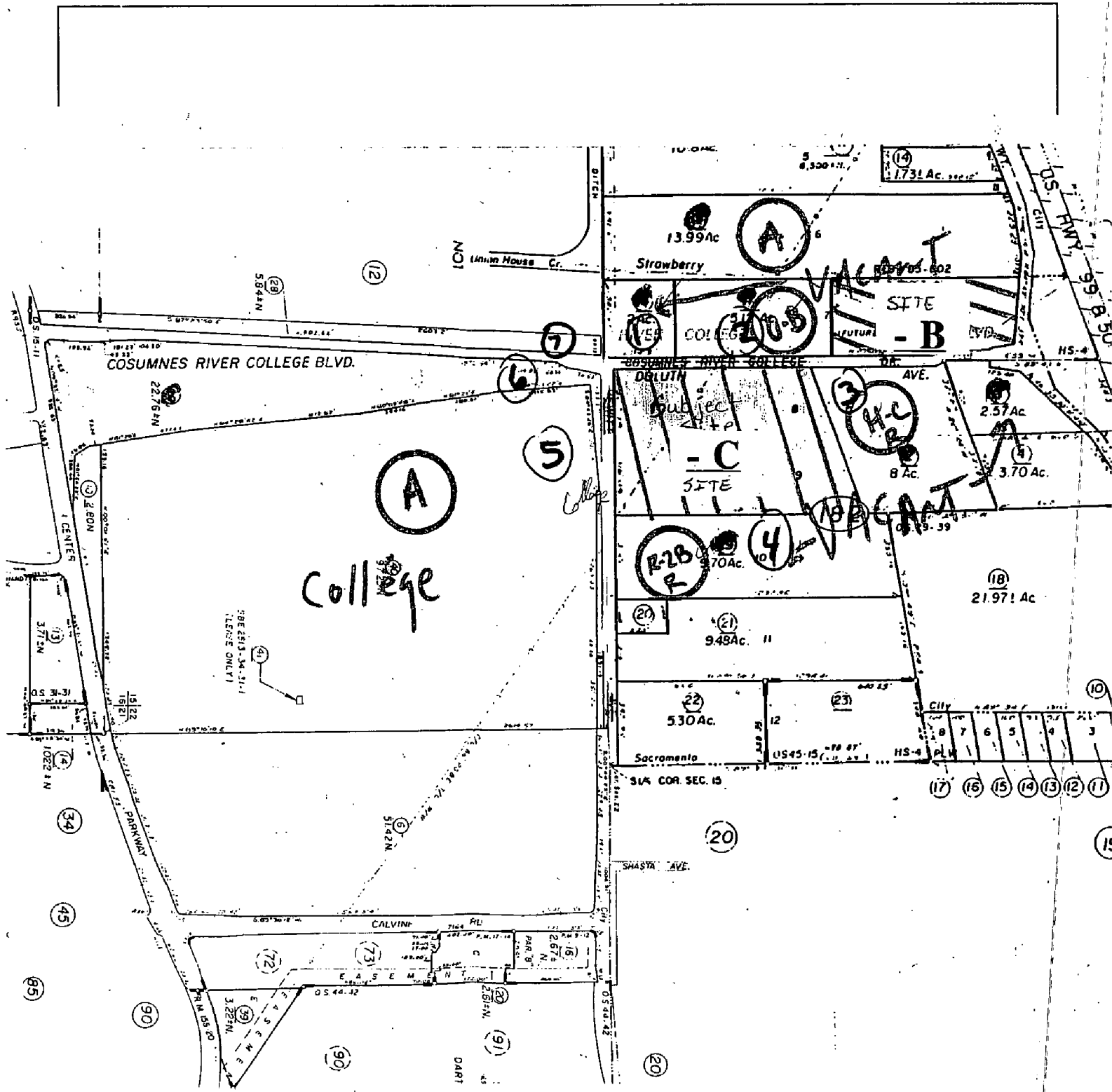
Marketshare Inc.
 2001 TAROB COURT, MILPITAS, CA 95035
 (408) 262-0677 FAX (408) 262-9328

VICINITY MAP



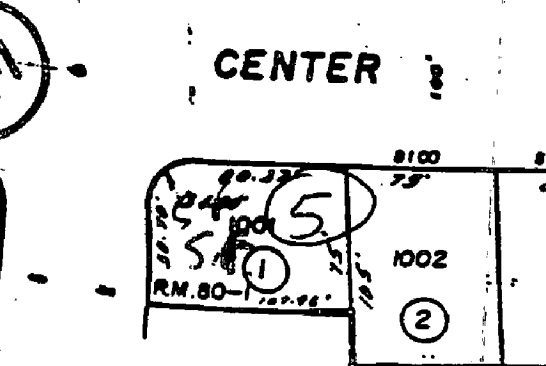
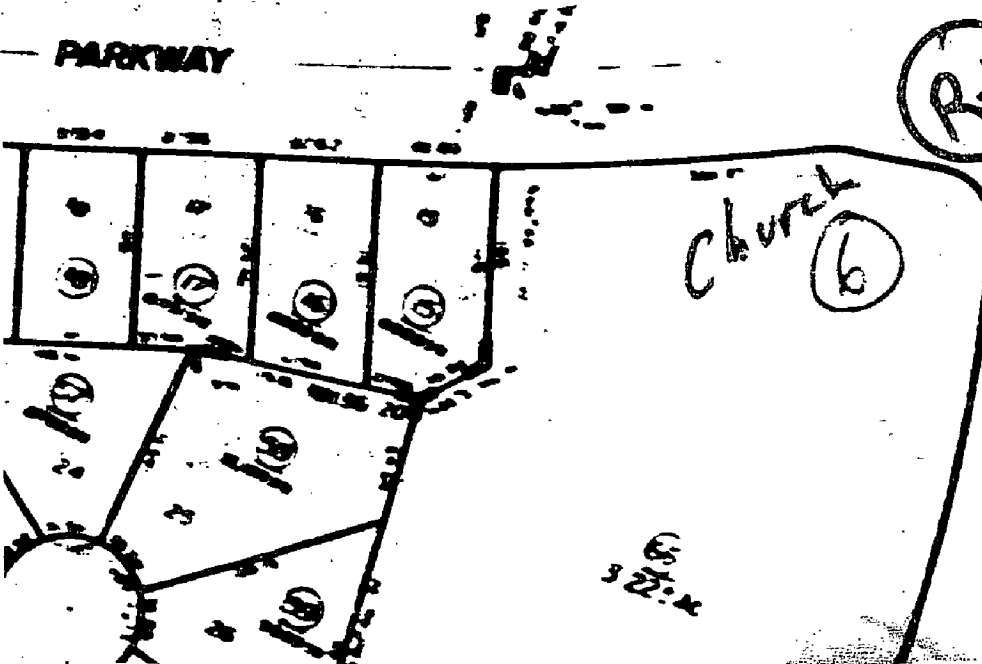
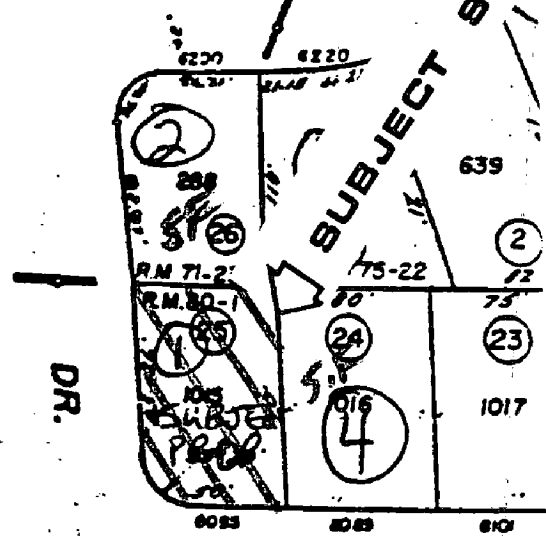
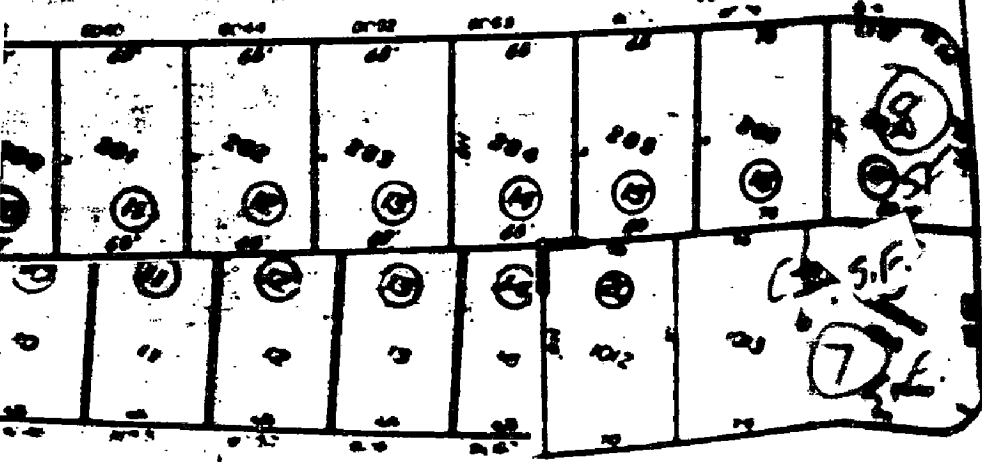
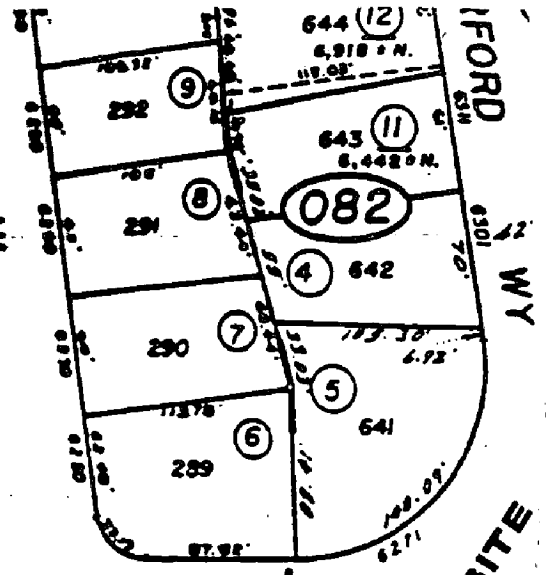
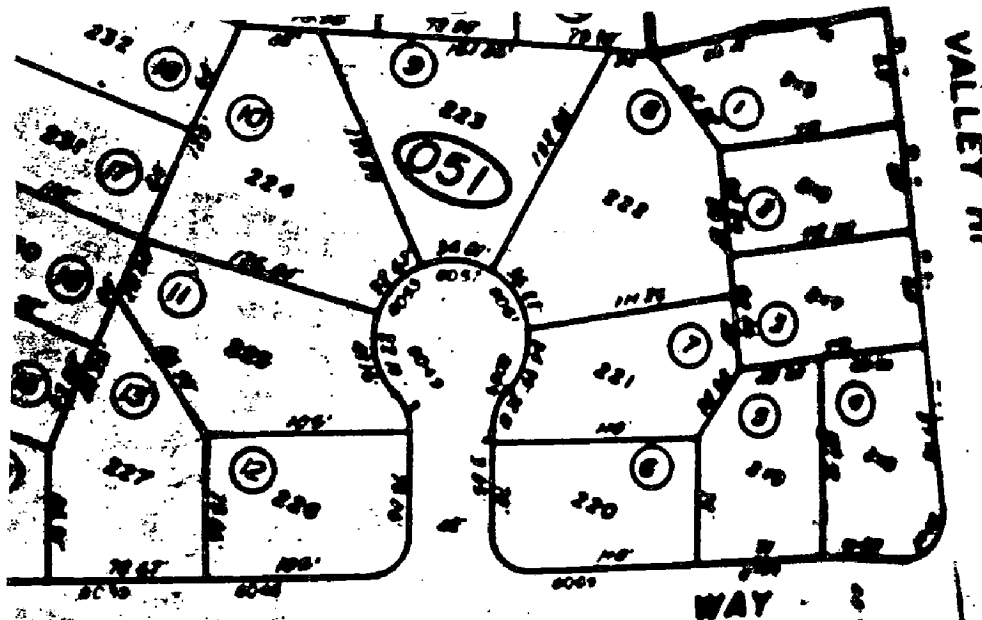


LAND USE & ZONING MAP - SITE A 1813



LAND USE & ZONING MAP - SITES B & C

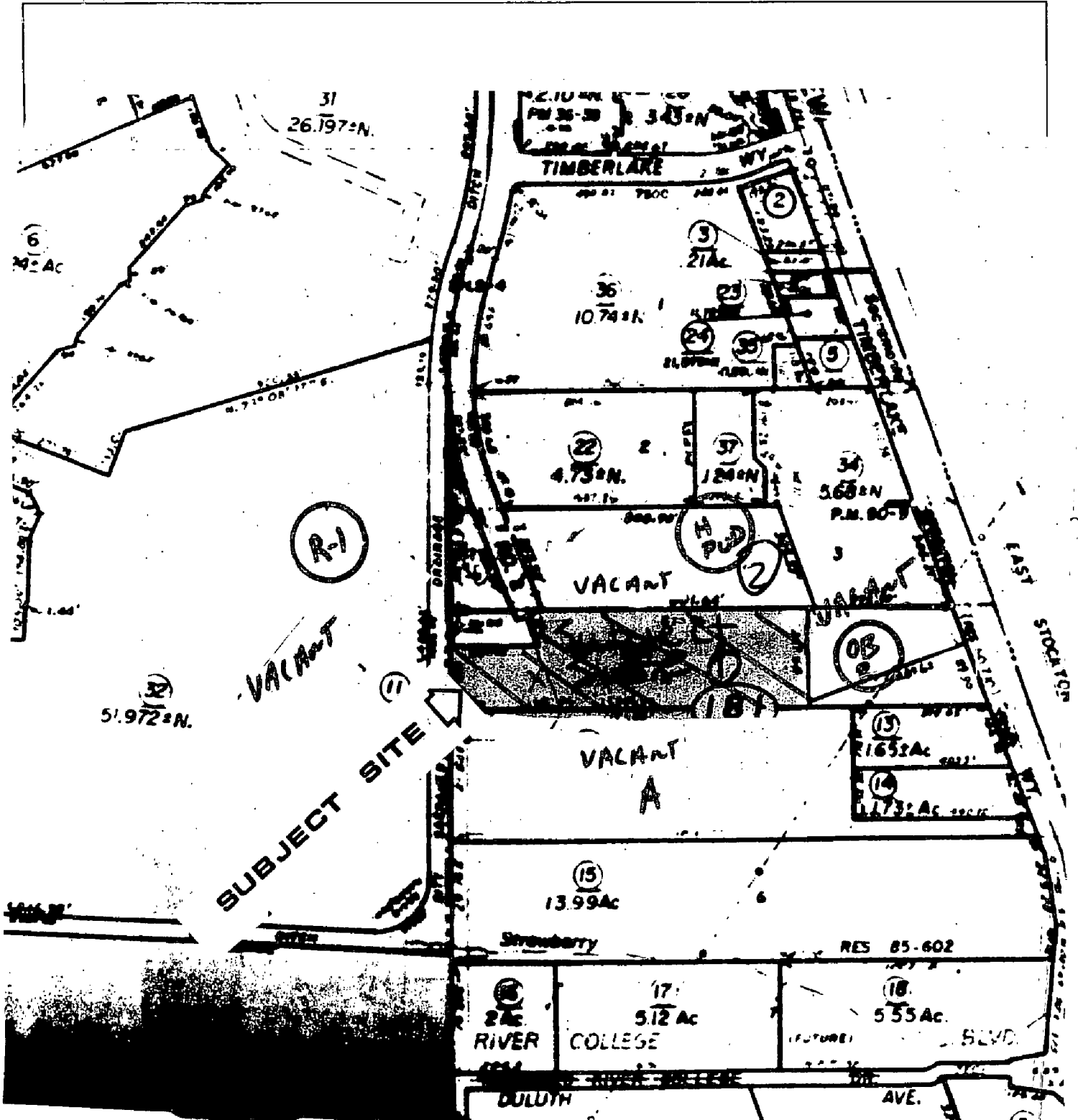
1814



Pg. 22 (9-29-64)
 Pg. 1 (8-5-66)
 I, Pg. 23 (6-10-63)

LAND USE & ZONING MAP - SITES D

1915

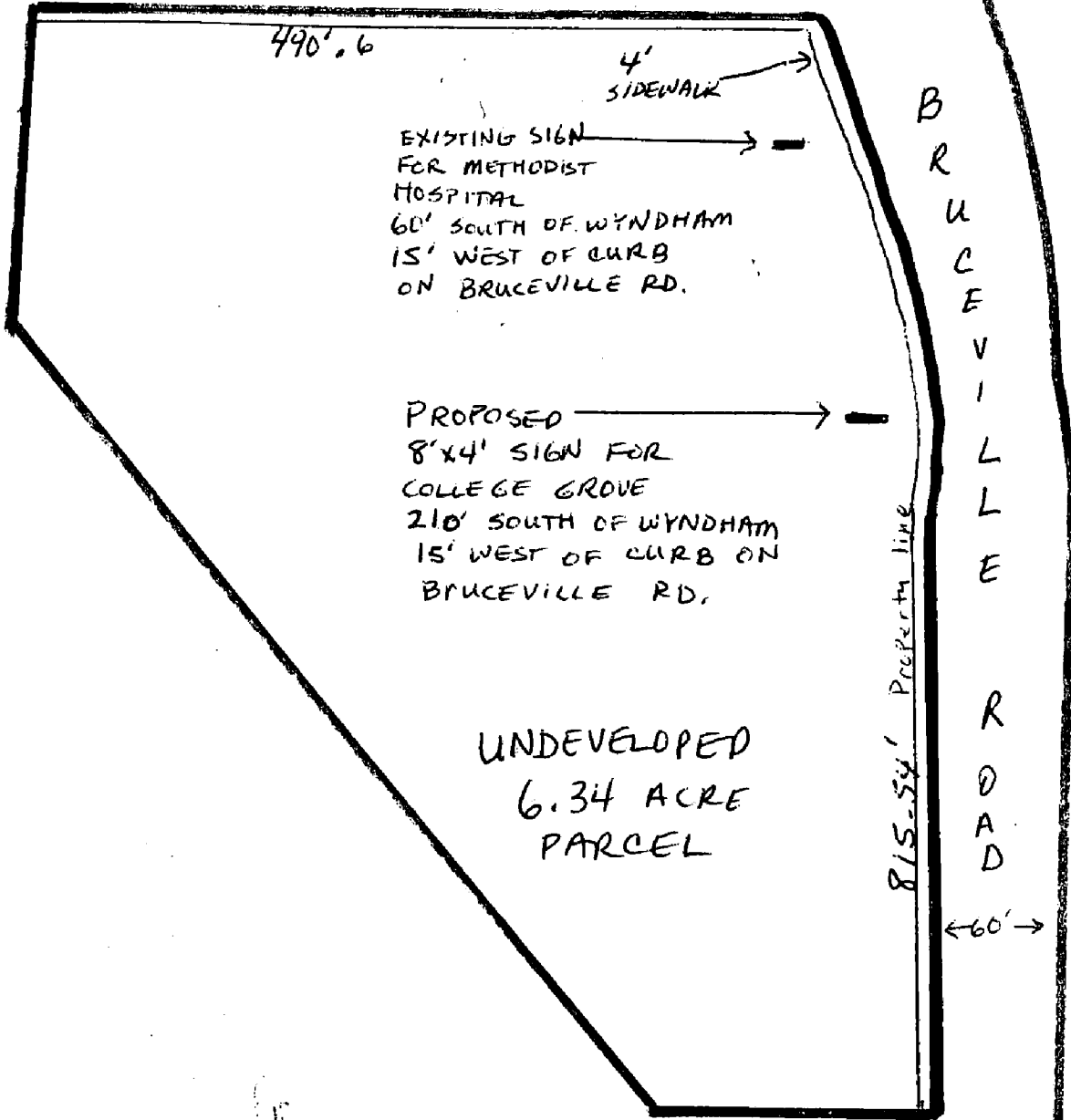


LAND USE & ZONING MAP - SITES E

1916

EXHIBIT - A

WYNDHAM



HWY
99

SITE PLAN
SIGN # 1



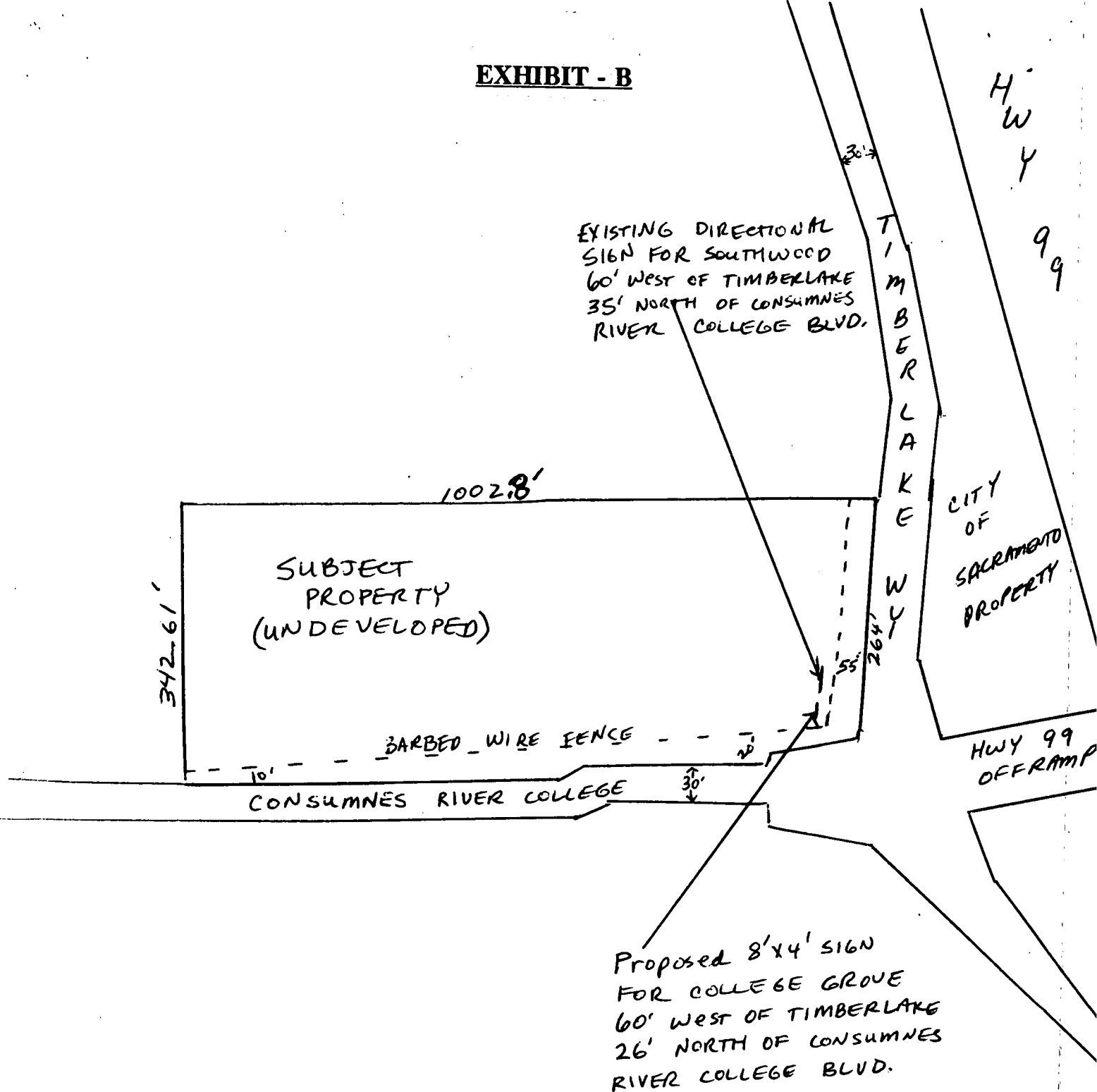
APPROX.
SCALE

1" = 100'

APN # 117-170-032

1917

EXHIBIT - B



SIGN # 2

APPROX. SCALE
1" = 200'

APN # 117-181-18

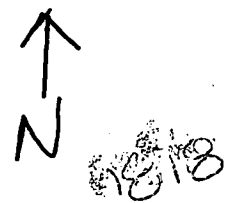
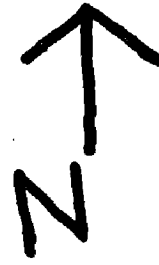


EXHIBIT - C



Consumes River College Dr. 30'

Bruceville Rd.

620.44'

150 ft.

15 ft.

PROPOSED
8'x4' SIGN FOR
College GROVE
150' EAST OF BRUCEVILLE RD,
15' SOUTH OF CONSUMES RIVER
College DR.

81.559

UNDEVELOPED 13.85 AC. PARCEL

1081.11'

.09

SITE PLAN
SIGN # 3

APN: 117 0182 001

1819

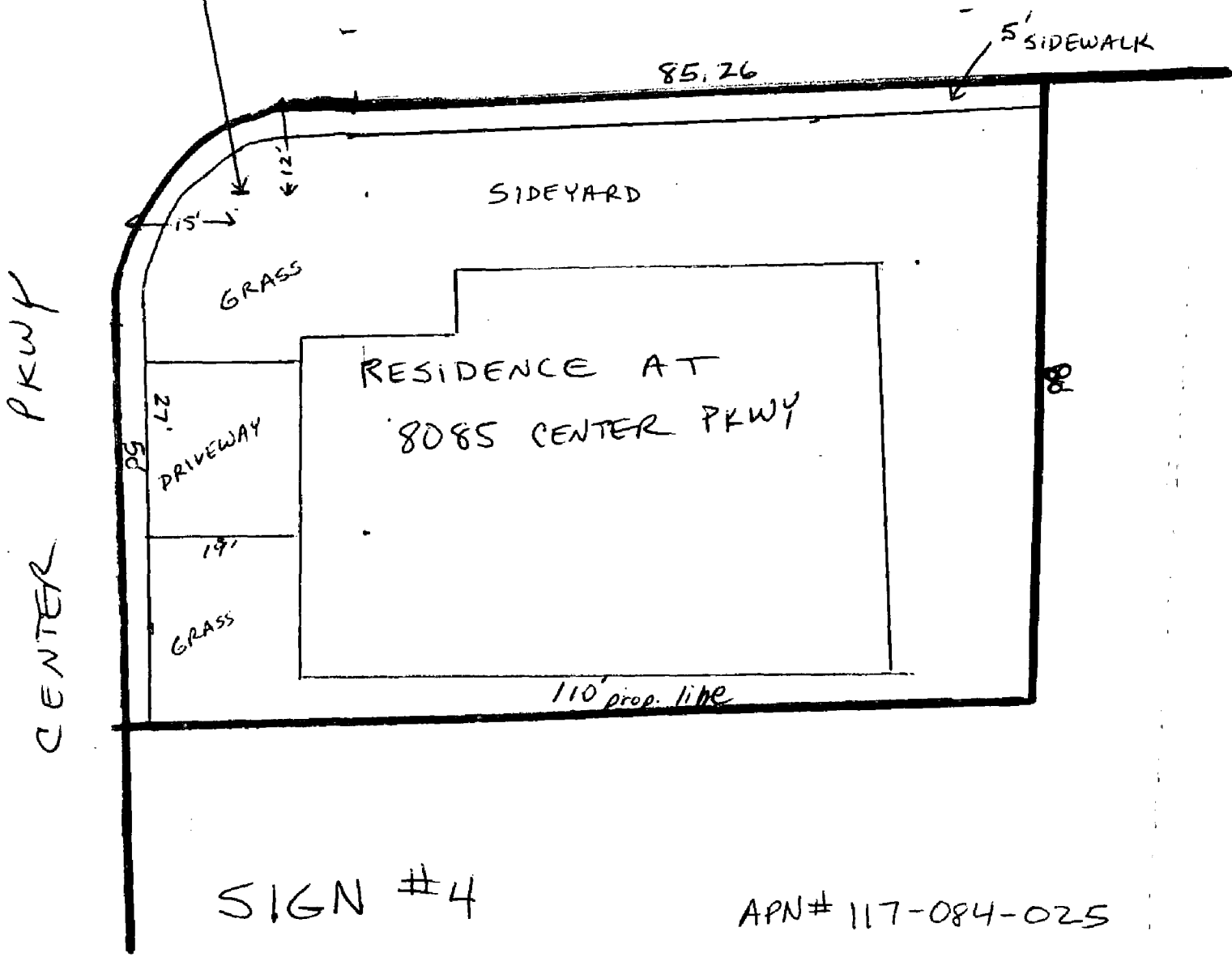
Approx. scale
1" = 200'

P92-286

EXHIBIT - D

Proposed 4'x4' SIGN
FOR COLLEGE GROVE
12' SOUTH OF VALLEY HI
15' EAST OF CENTER PKWY

VALLEY HI DRIVE

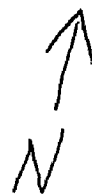


SIGN #4

APN# 117-084-025

APPROX. SCALE

1" = 20'



117-084-025

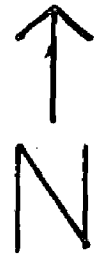
EXHIBIT E

PROPOSED
8' X 16' SIGN FOR
COLLEGE GROVE
40' NORTH OF ALPINE FROST
AND 25' WEST OF
BRUCEVILLE RD.

DRAINAGE

DITCH

BRUCEVILLE RD.



200'

25'

225'

145'

40'

(NEW)

75'

ALPINE FROST (NEW)

DRAINAGE

75'

SITE PLAN
SIGN # 5

APN = 117-181-032

Approx Scale: 1" = 100'

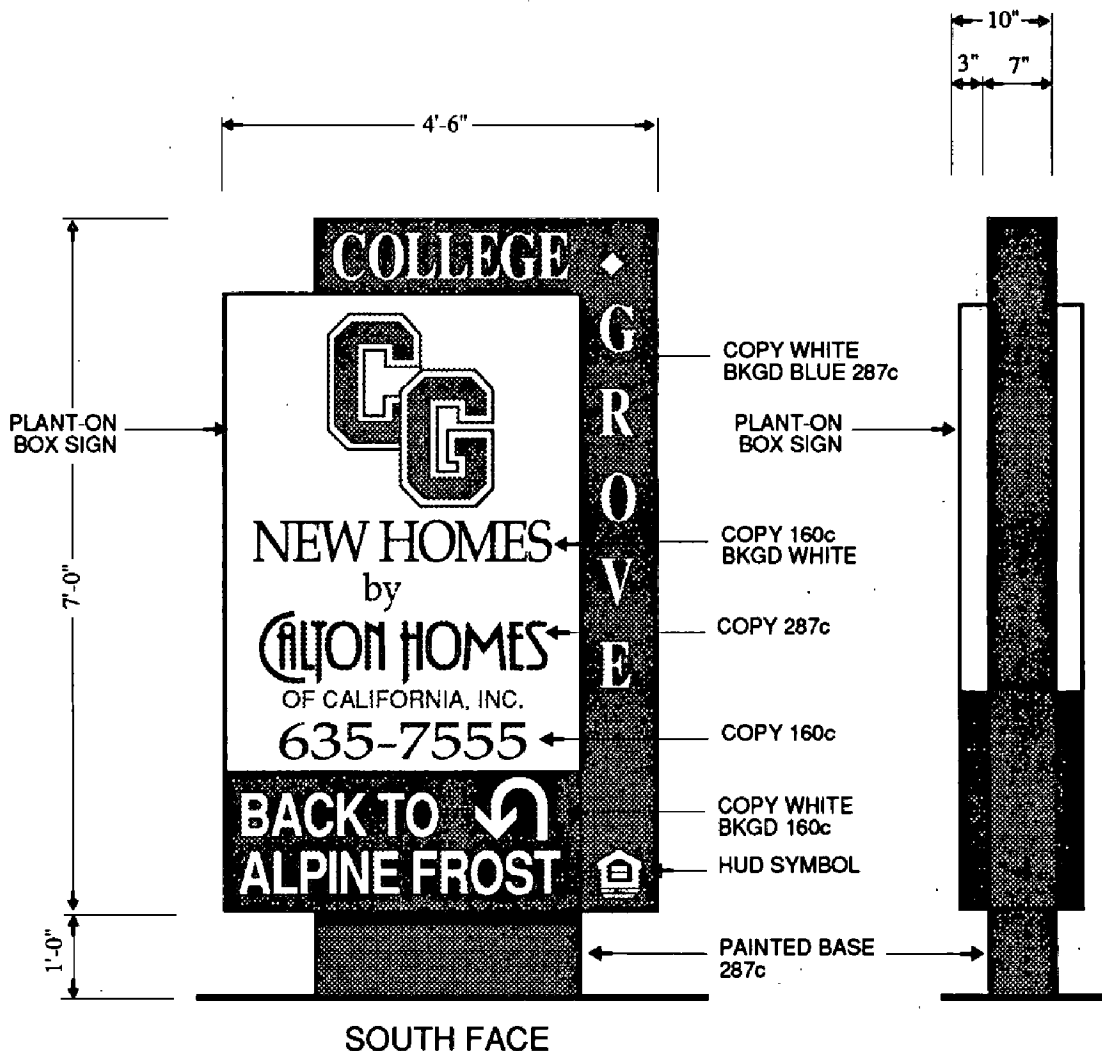
192-286

Off-Site: Sign 1

South Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



Sign Elevation

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

Double Face Fabricated Box Sign w/ Plant-On Box Sign



Marketshare Inc.

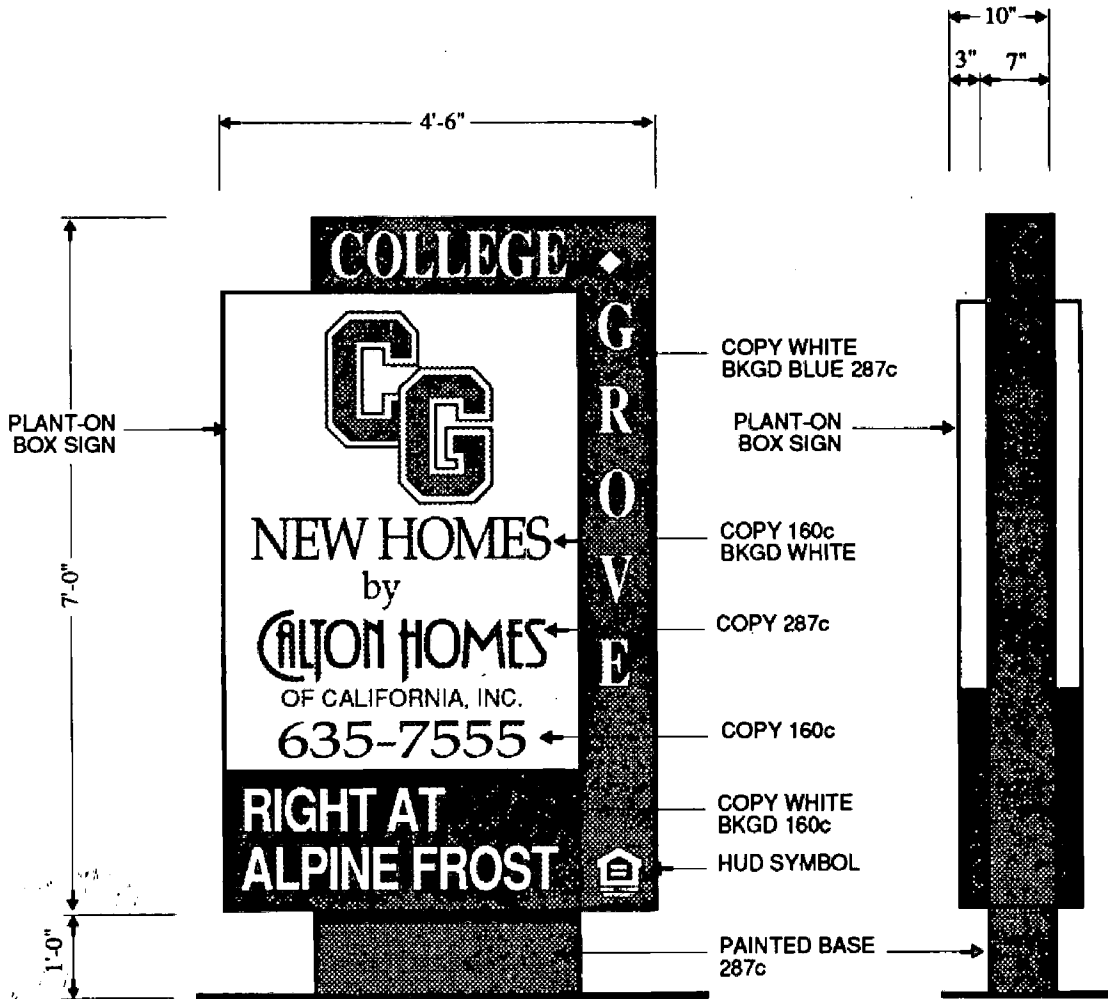
2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: COLLEGE GROVE	
Client: CALTON HOMES	
Date: 7-9-92	Page: 2 of 12
Revise: 10-19-92	Job: 92-5137

Off-Site: Sign 1 North Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



NORTH FACE

Sign Elevation

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

Double Face Fabricated Box Sign w/ Plant-On Box Sign



Marketshare Inc.

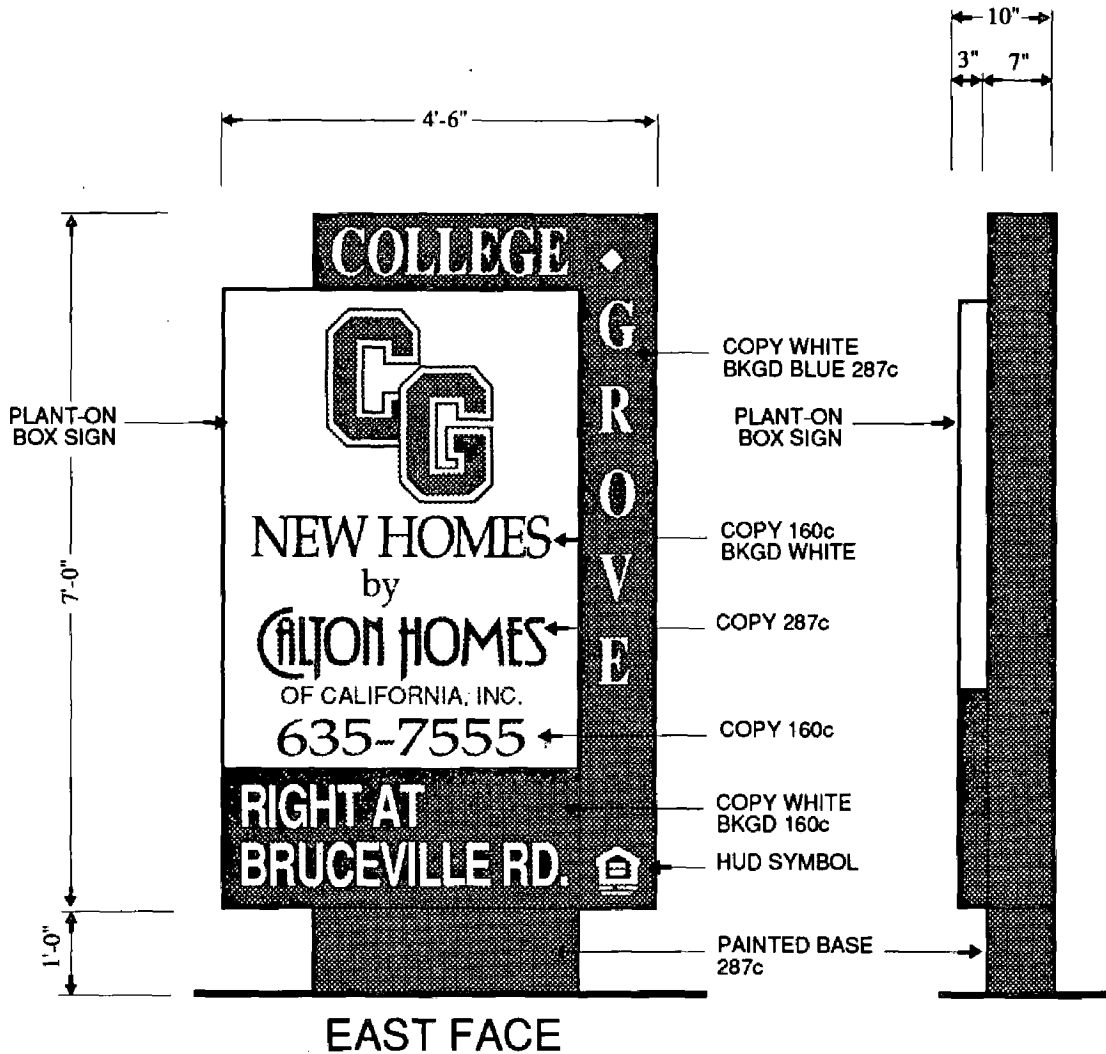
2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: COLLEGE GROVE	
Client: CALTON HOMES	
Date: 7-9-92	Page: 1 of 12
Revise: 10-19-92	Job: 92-5137

Off-Site: Sign 2

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



Sign Elevation

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

S/F Fabricated Double Box MDO Plywood Sign

1023



Marketshare Inc.

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(408) 262-0677 FAX (408) 262-9328

Project: COLLEGE GROVE

Client: CALTON HOMES

Date: 7-9-92

Page: 3 of 12

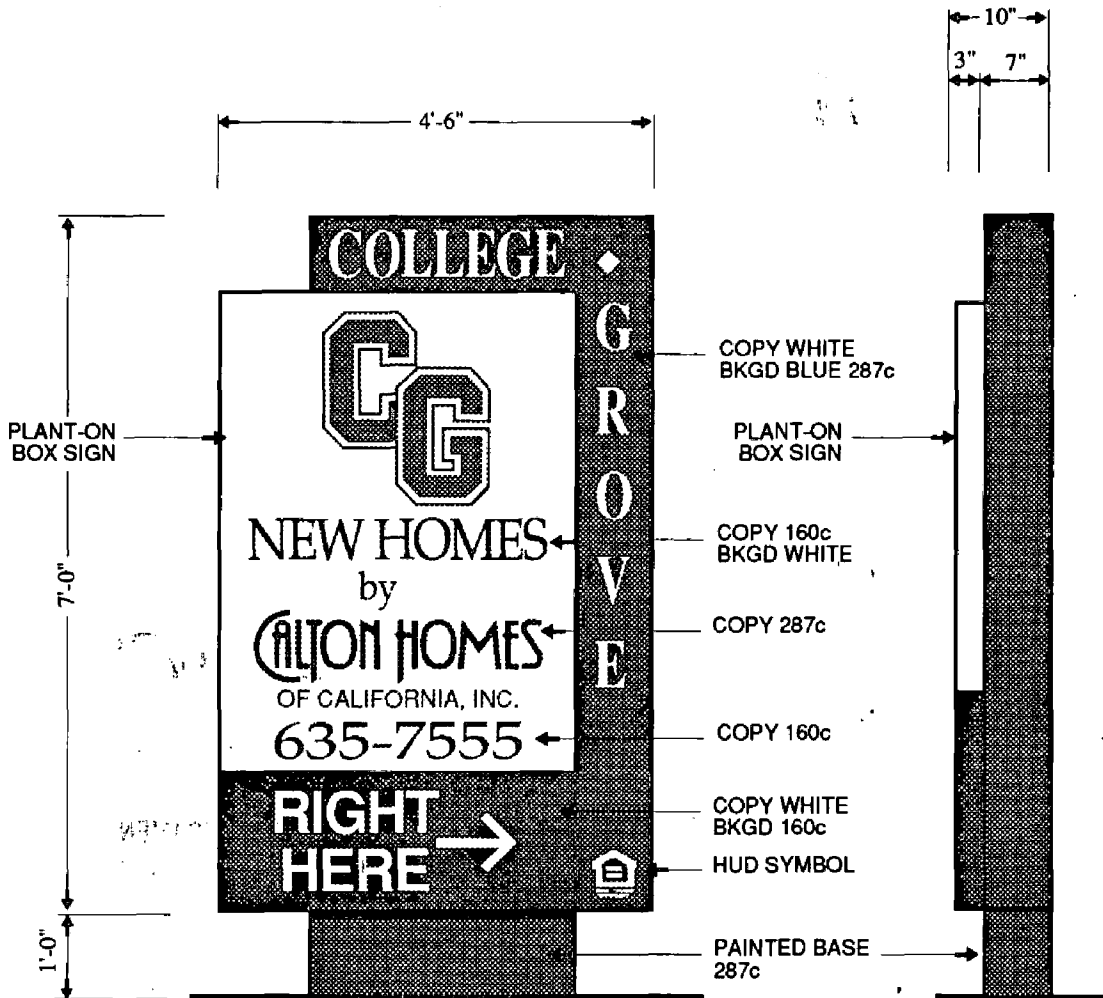
Revise: 10-19-92

Job: 92-5137

Off-Site: Sign 3

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



EAST FACE

Sign Elevation

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

S/F Fabricated Double Box MDO Plywood Sign



Marketshare Inc.

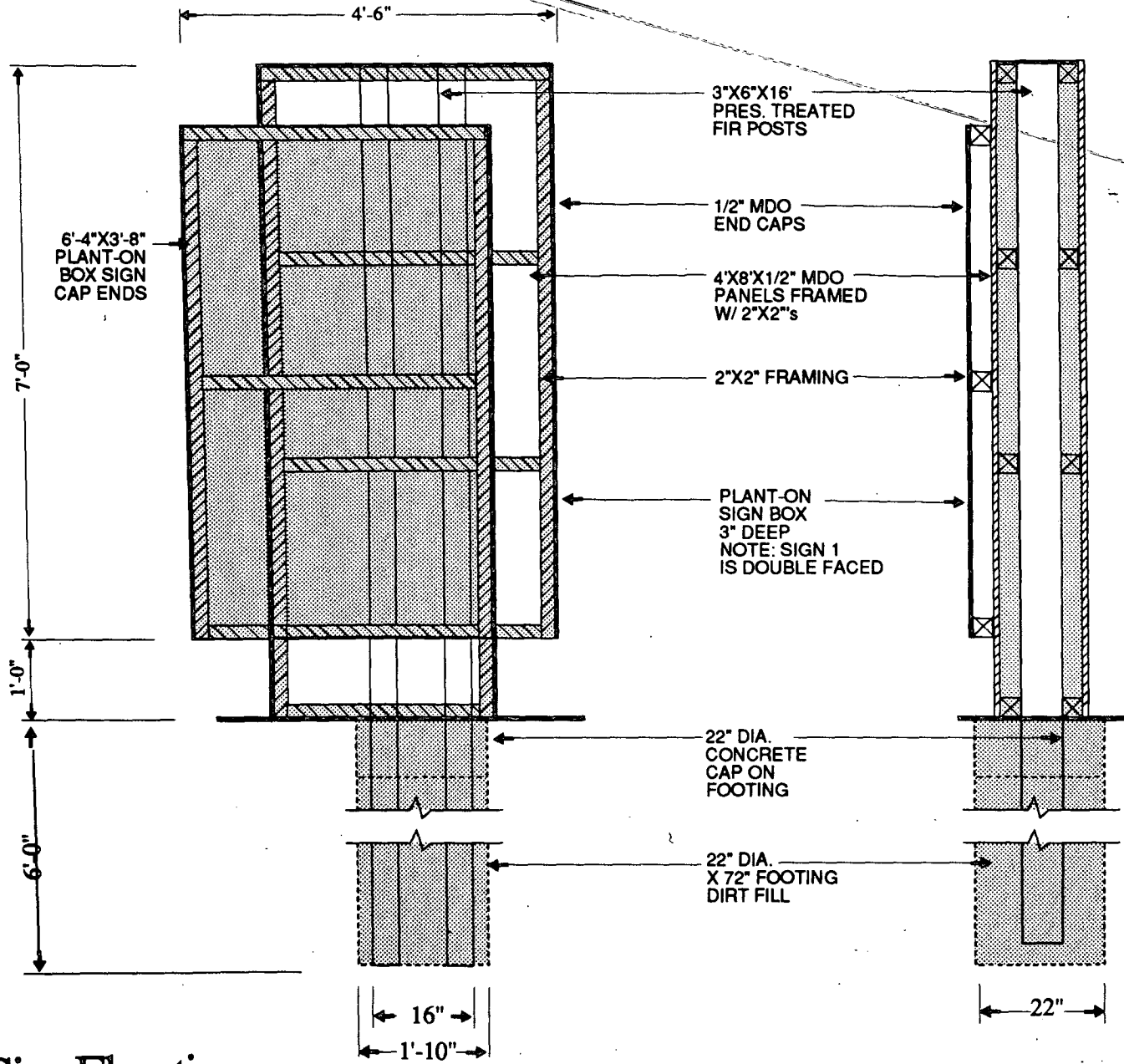
2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: COLLEGE GROVE	
Client: CALTON HOMES	
Date: 7-9-92	Page: 4 of 12
Revise: 10-19-92	Job: 92-5137

892-286

EXHIBIT G

Sign 1, 2 & 3 : Structure Details



Sign Elevation

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

Project: SIGNS 1, 2, & 3 STRUCTURAL
Client: College Grove/Calton
Date: 10-19-92
Page: 5 of 12
Job: 92-5137

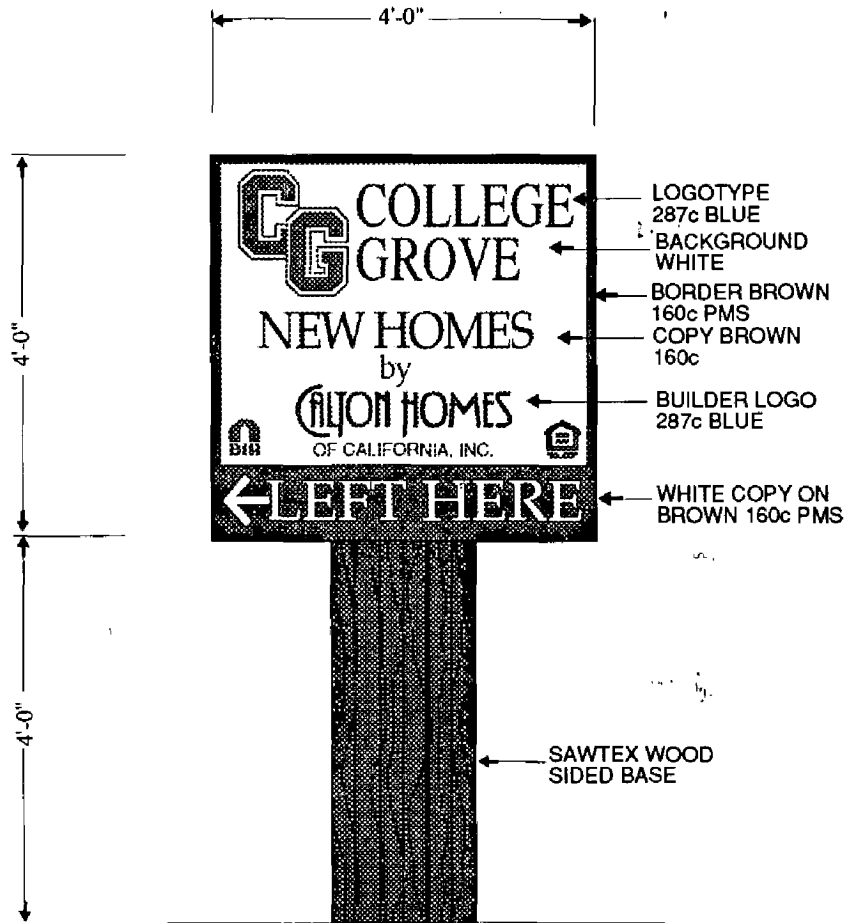
Marketshare Inc.
 2001 TAROB COURT, MILLPITAS, CA 95035
 (408) 262-0677 FAX (408) 262-9328

192-286

Off-Site: Sign 4 North Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



NORTH FACE

Sign Elevation

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

Double Faced Painted MDO Plywood Sign mounted on sawtex sided base as shown.

192 286



Marketshare Inc.

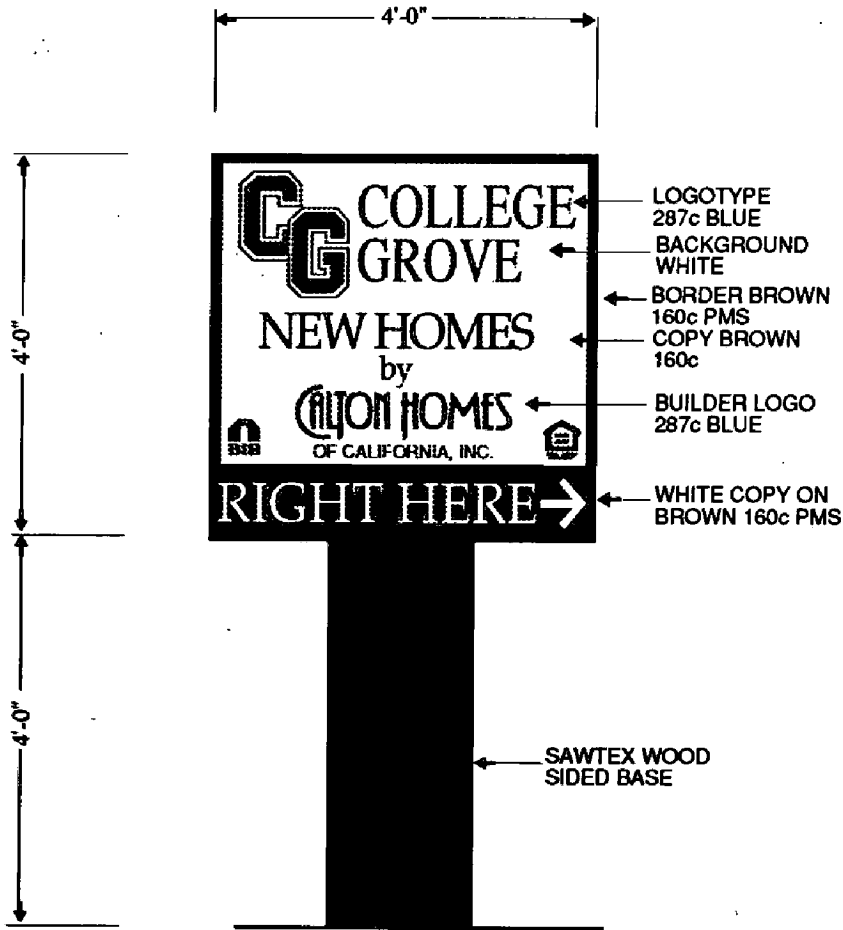
2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: 4'X4'W OFF-SITE SIGN	
Client: CALTON	
Date: 10-16-92	Page: 6 of 12
Revise:	Job: 92-5137

Off-Site: Sign 4 South Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.




SOUTH FACE

Sign Elevation

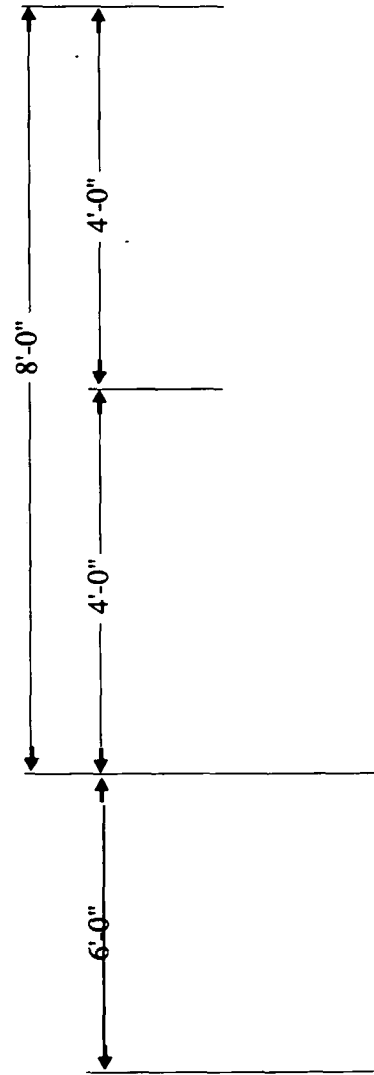
Scale: 1/2" = 1'-0"

Double Faced Painted MDO Plywood Sign mounted on sawtex sided base as shown.

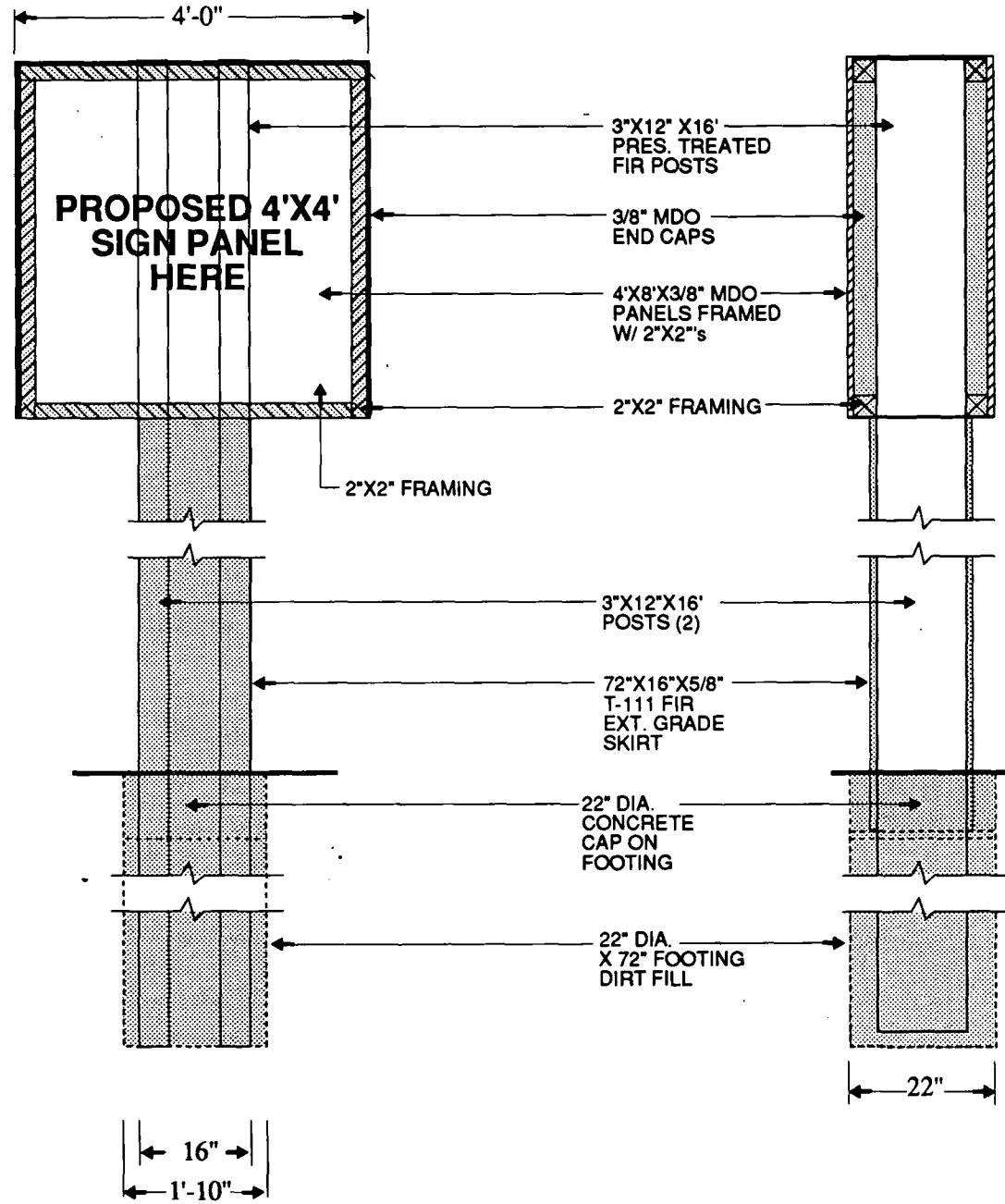
828

 Marketshare Inc. 2331 TAROB COURT, MILPITAS, CA 95035 (408) 262-0677 FAX (408) 262-9328	Project: 4'X4'W OFF-SITE SIGN	
	Client: CALTON	
	Date: 10-16-92	Page: 7 of 12
	Revise:	Job: 92-5137

Sign 4: Structure Details



Sign Elevation



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

10/20

Project: 4'X4' OFF-SITE SIGN
Client: College Grove/Calton
Date: 10-19-92
Page: 8 of 12
Job: 92-5137

Marketshare Inc.
 2001 TAROB COURT, MILPITAS, CA 95035
 (408) 262-0677 FAX (408) 262-9328

Sign 5:Face Elevation

North Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.




NORTH FACE

Sign Elevation

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

Painted MDO Plywood Sign Panel for placement onto new 8'x16' Regional Off-Site Directional Structure.

 Marketshare Inc. 2001 TAROB COURT, MILPITAS, CA 95035 (408) 262-0677 FAX (408) 262-9328	Project: 4'x8' Sign Panel	
	Client: College Grove/Calton	
	Date: 10-19-92	Page: 10 of 12
	Revise:	Job: 92-5137

Sign 5:Face Elevation

South Face

Note: Logo shown for placement only,
Camera Ready Art required prior to production.

Note: Colors Represented
are an approximation only,
Refer to PMS Color Chips
and Marketshare Standards
for accurate representations.



SOUTH FACE

Sign Elevation

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

Painted MDO Plywood Sign Panel for placement onto new 8'x16' Regional Off-Site Directional Structure.



Marketshare Inc.

2001 TAROB COURT, MILPITAS, CA 95035
(408) 262-0677 FAX (408) 262-9328

Project: 4'x8' Sign Panel

Client: College Grove/Calton

Date: 10-19-92

Page: 11 of 12

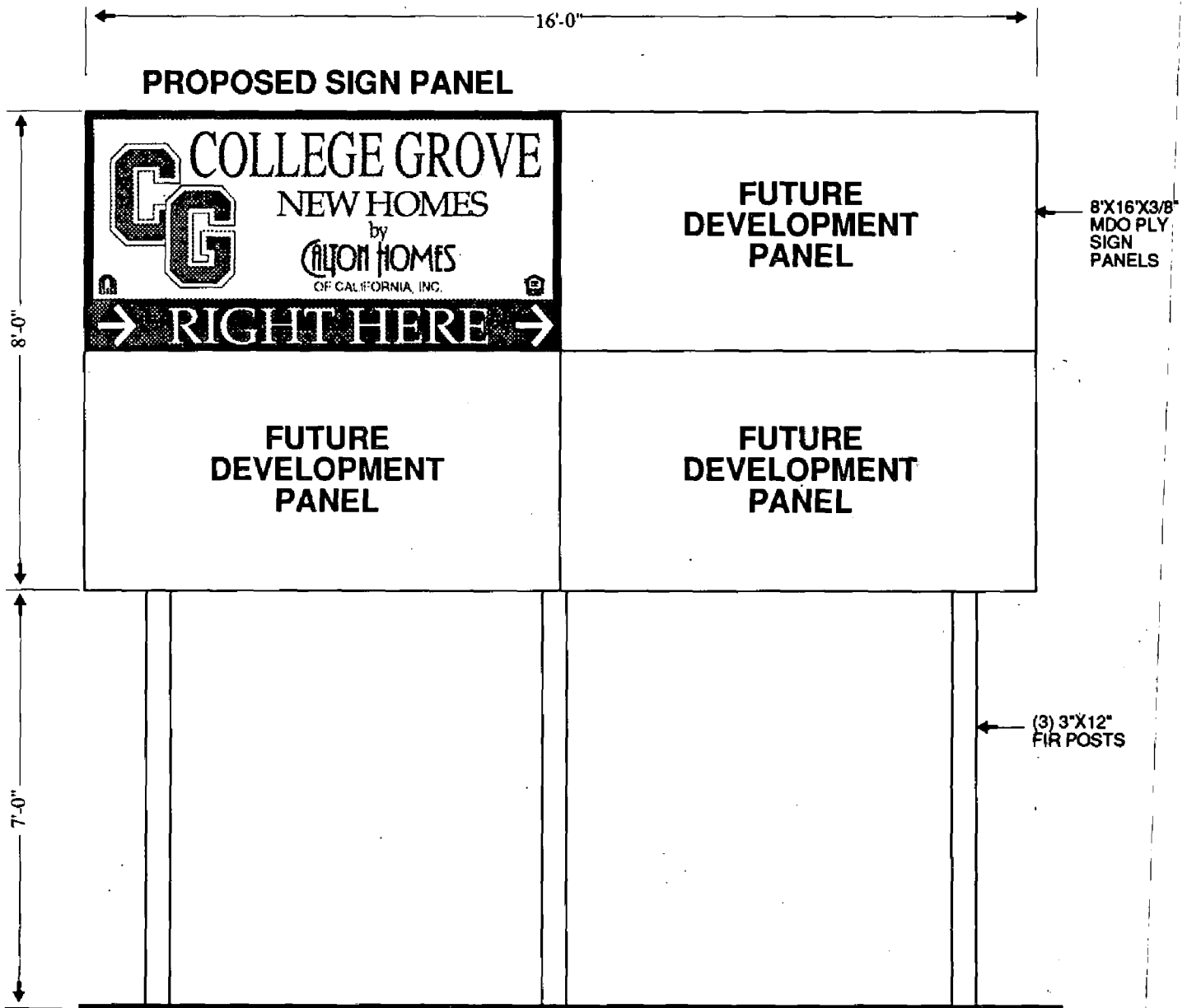
Revise:

Job: 92-5137

Off-Site: Sign 5

Regional Sign Structure

Note: Colors Represented are an approximation only, Refer to PMS Color Chips and Marketshare Standards for accurate representations.




Sign Elevation

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

8' X 16' Painted MDO. Plywood Sign mounted on (3) 4"x6" Posts.

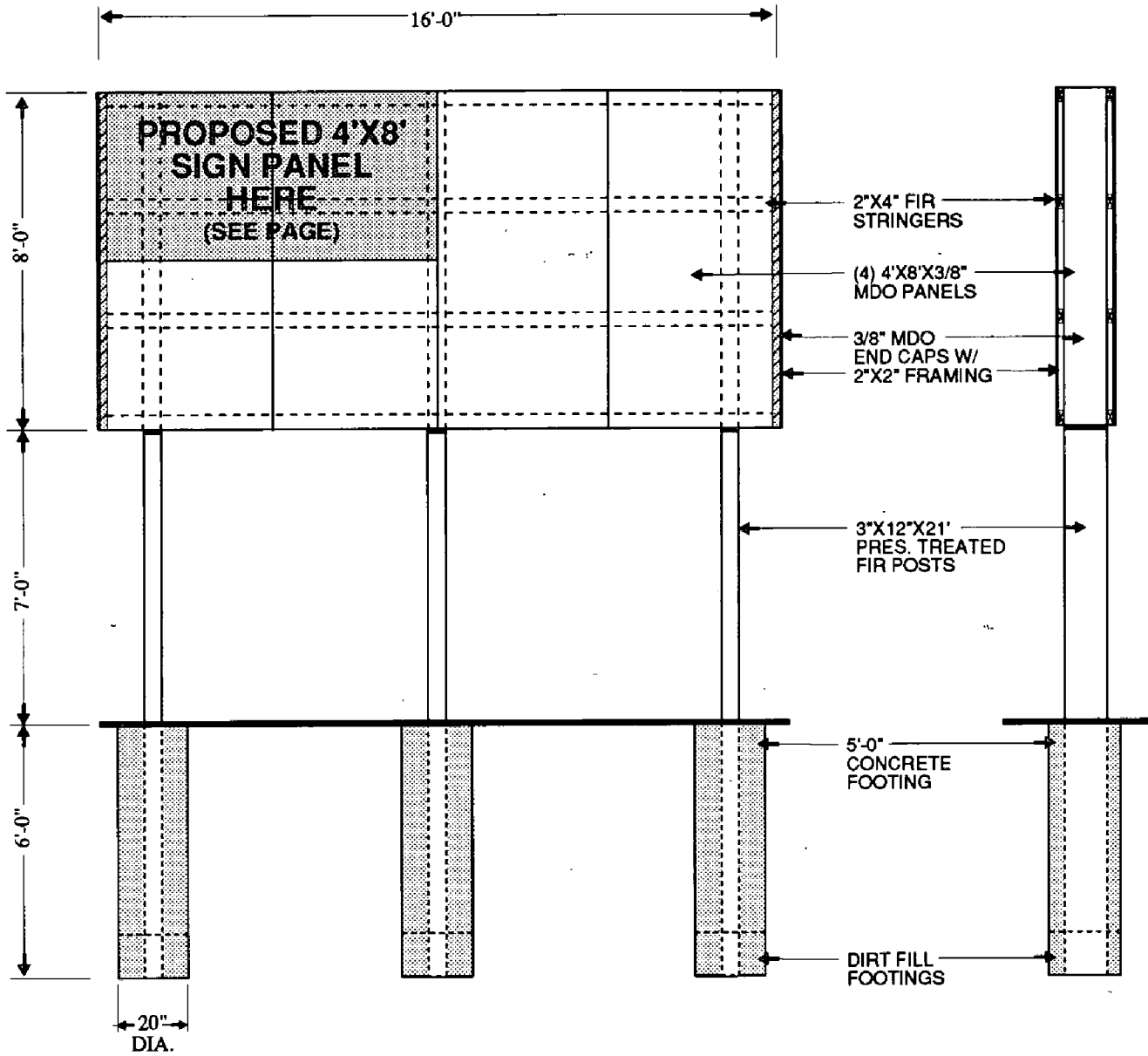
1832

 <p>Marketshare Inc. 2001 TAROB COURT, MILPITAS, CA 95035 (408) 262-0677 FAX (408) 262-9328</p>	Project: 8'X16' W/ 4'x8' Sign Panel	
	Client: College Grove/Calton	
	Date: 10-19-92	Page: 9 of 12
	Revise:	Job: 92-5137

192-286

Sign 5: Structure Details

EXHIBIT J



Sign Elevation

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

Project: 8'X16' REGIONAL SIGN
Client: College Grove/Calton
Date: 10-19-92
Revise:
Page: 12 of 12
Job: 92-5137

Marketshare Inc.
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92-286