

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

USE VARIANCE FINDINGS & DECISION

Applicant: BG REAGAN / SCOTT STEVE Phone #: 315-921-4330

Address: 3838 WEST ROAD Fee: 150⁰⁰

Property Owner: ROYAL NISSAN / SUBARU

Appeals Concerns Property at the following address: 3901-3911 NYS ROUTE 281 - WEST ROAD

Tax Map Number: 86-17-01-02-111

Zoning District Classification: B-3

Use for which Variance is requested: SIGNAGE

Applicable Section of Zoning Code: 178-113, 178-111B, 178-2C (TSS) ~~178-2B~~
^{TABLE 2}

Signature:  Date: 9/7/18

TEST: No Use Variance will be granted without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. The following test must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit.

1. Has the Applicant demonstrated that the Applicant cannot realize a reasonable return, and that the lack of return is substantial and has been demonstrated by competent financial evidence?
Yes _____ No _____

Proof: _____

2. Has the Applicant demonstrated that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood?
Yes _____ No _____

Proof: _____

Use Variance Findings & Decision

3. Has the Applicant demonstrated that the requested use variance, if granted, will not alter the essential character of the neighborhood? Yes _____ No _____

Proof: _____

4. Has the Applicant demonstrated that the alleged hardship has not been self-created? Yes _____ No _____

Proof: _____

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after reviewing the above four proofs, finds:

That the applicant has failed to prove unnecessary hardship through the application of the four tests required by the state statutes.

That the applicant has proven unnecessary hardship through the application of the four tests required by the state statutes. In finding such hardship, the ZBA shall grant a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

(USE) _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: ROVAL NISSAN/SUBARU							
Project Location (describe, and attach a location map): 3901-3911 NYS ROUTE 281 (WEST ROAD)							
Brief Description of Proposed Action: SIGNAGE							
Name of Applicant or Sponsor: DUG REAGAN/SCOTT STEUB		Telephone: 315-921-4330					
		E-Mail: SSTEUB@TWCNY.RL.COM					
Address: 3838 WEST ROAD							
City/PO: CORTELAND		State: NY	Zip Code: 13045				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		3.2 acres					
b. Total acreage to be physically disturbed?		— acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.2 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING DETENTION POND</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Scott Steig</u>	Date: <u>9/7/18</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Royal Nissan/Subaru

SIGNAGE PROPOSAL

Please accept this document as summary for Use Variance application for property located at 3901-3911 NYS Route 281 known as West Road for September 2018 ZBA meeting for Town Of Cortlandville. Tax parcel # 86-17-01-02.111.

The use on this parcel was built as a car dealership and has maintained, at least a portion, for that use. While Nissan/Subaru wishes to relocate from its current site, just south, as to allow for a more reasonable customer access and as well as a larger area for service and sales. We are making a significant investment as to create an appealing building to help improve Cortlandville.

Both Nissan and Subaru have specific requirements for Royal to become a Preferred Dealer. Below is a listing of the signs specific to each dealer. As you will notice we will need a variance for the 2 pylon signs based on location to property line and quantity. Our intent is to keep signs located in grass areas as to not impede drive through traffic and to line up with other signs located through the 281 corridor. Most signs are closer as to the recent road widening and sidewalk installation which has created some of the hardship.

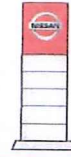
Also, as most signs are illuminated we will also be seeking permission with the understanding that lights will be turned on and off one hour prior to opening and closing.

Lastly, as the building lineal footage is 172' we will have 145 square feet of signage attached to the front façade. Nothing on sides and or rear of building.

Thank you for your consideration.

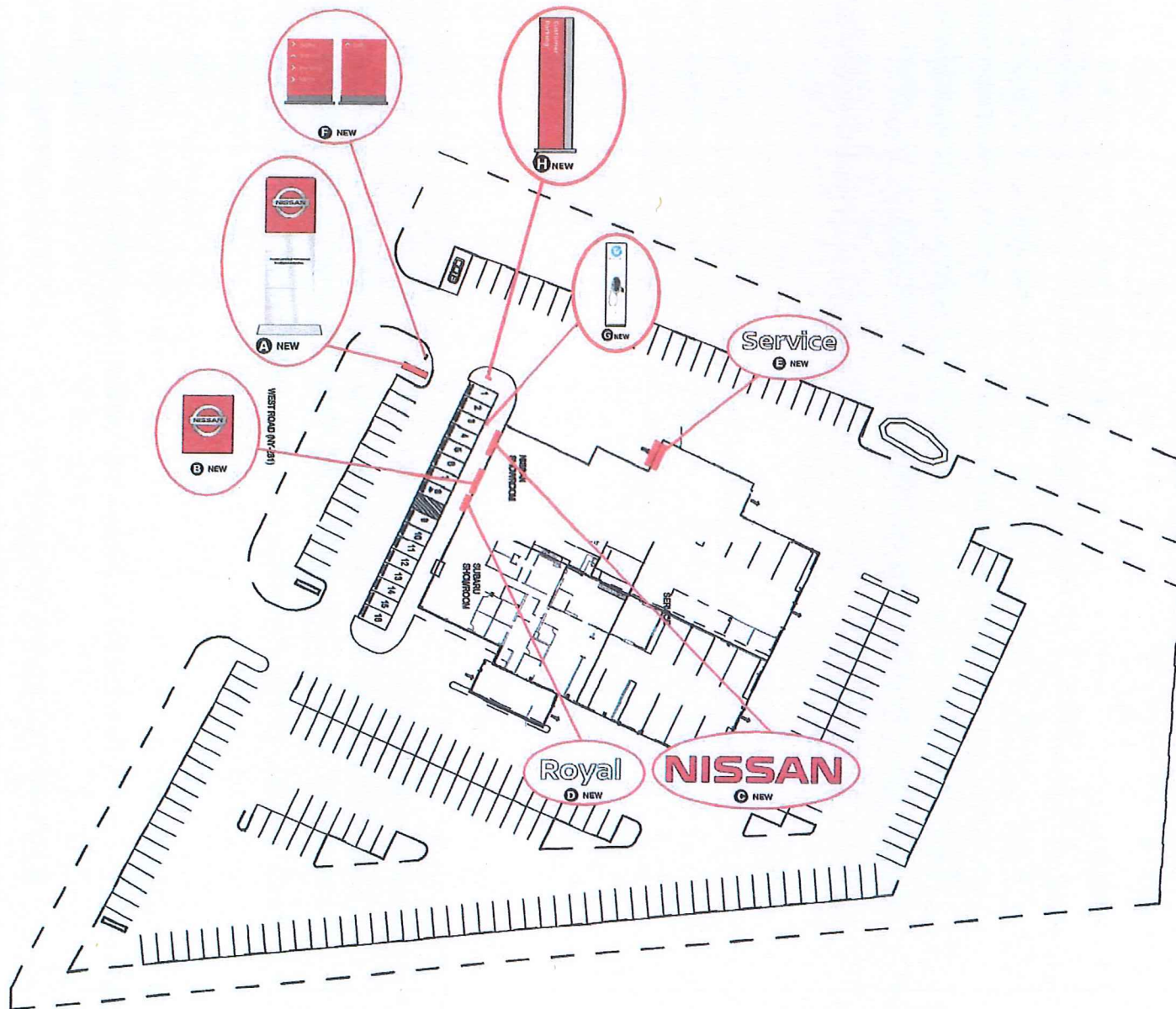
Identification	Square Footage	Sign Type	Location	Sign length/width	Sign Height
Nissan					
A	69	Pylon	10' Property line to center	7' 9-3/8"	25' 0"
B	43	Tablet	Building	4' 7"	6' 11"
C	17.35	Letters	Building	10' 11-1/2"	1' 7"
D	9.71	Letters	Building	4' 10-1/4"	1' 2"
E	9.17	Letters	Building	6' 9-9/16"	1' 2"
F	6.07	Directional	16' Property line to center	3' 0"	3' 0"
G	7.1	Chg. station	58' Property line to center	1' 3-3/4"	5' 4"
H	16	Directional	48' Property line to center	2' 0"	8' 0"
Subaru					
NO1	90.5	Pylon	11' Property line to center	13' 1"	30' 0"
NO2	15.6	Oval Logo	Building	5' 2-1/2"	3' 0"
NO3	34.2	Letters	Building	17' 1-1/4"	2' 0"
NO4	15.6	Letters	Building	10' 4"	1' 6"

NISSAN NORTH AMERICA Dealer Presentation Package



1. SITE PLAN

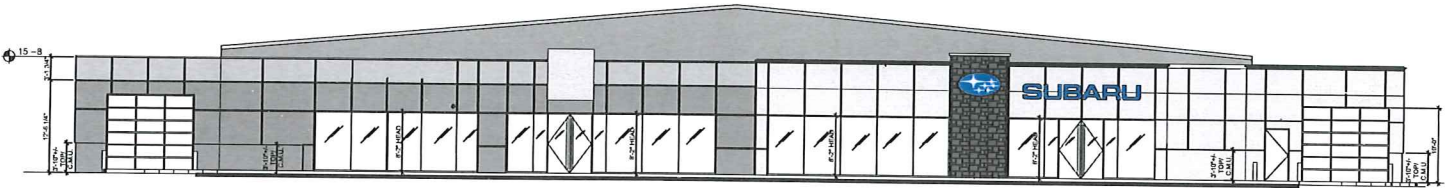
The following provides a visual representation of the prepared schedule:



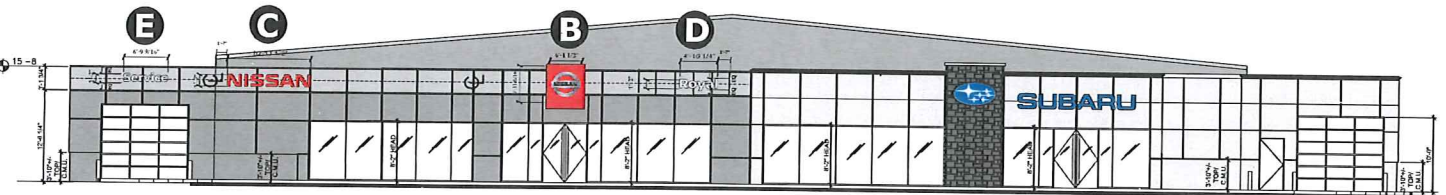
NISSAN NORTH AMERICA Dealer Presentation Package



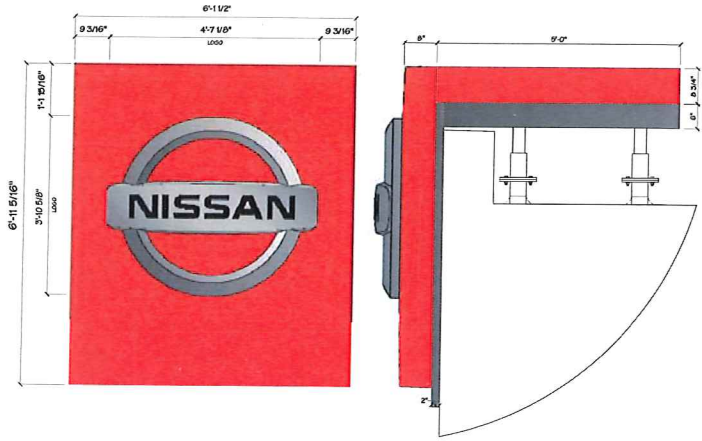
2. SCHEDULE OF SIGNS Site Before



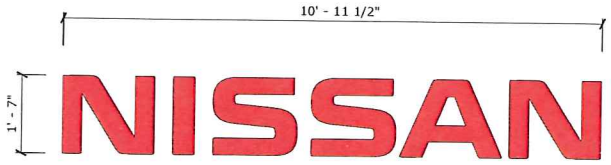
Proposed Signage



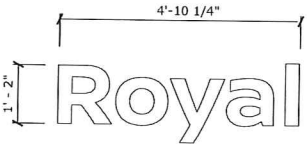
Proposed Signs



B 43 SF Nissan Tablet
43 SF Nissan Tablet (Total of 1) 43 sq. ft.
NEW



C 19" Nissan Word Mark
19" Nissan (Total of 1) 17.35 sq.ft.
NEW



D 14" Dealer Name Letters
14" Dealer Name (Total of 1) 9.71 sq.ft.
NEW

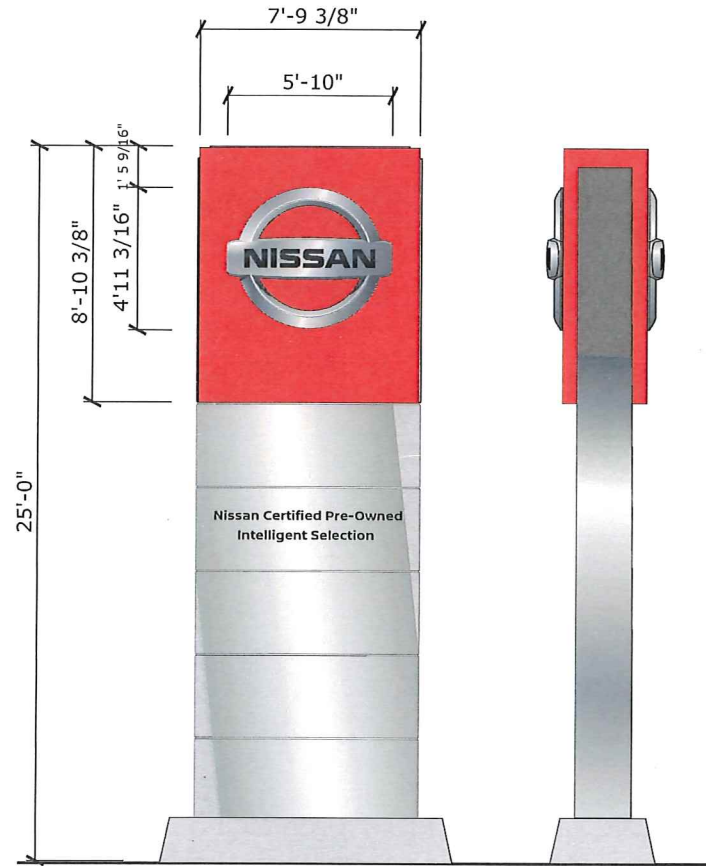


E 14" Service Letters
14" Service (Total of 1) 9.17 sq.ft.
NEW

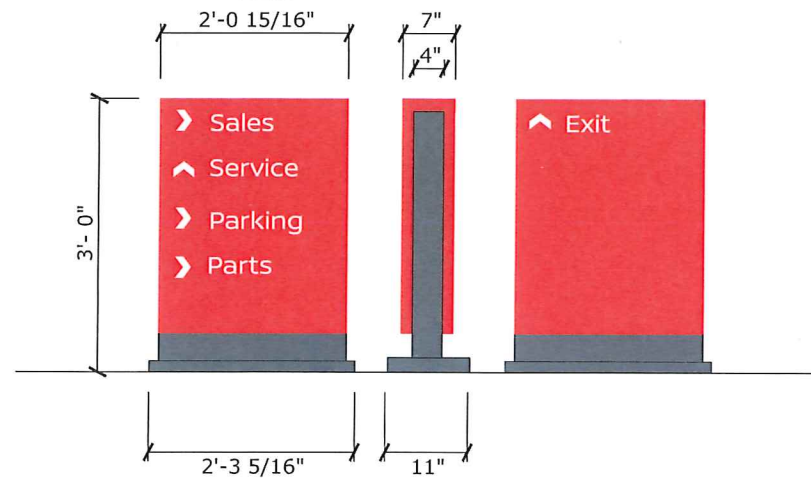
NISSAN NORTH AMERICA Dealer Presentation Package



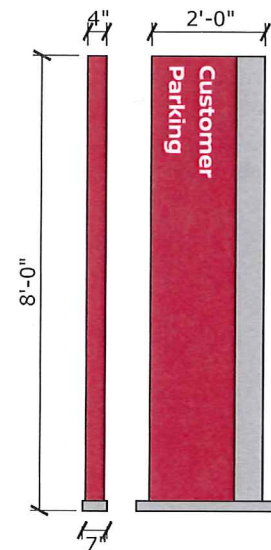
2. SCHEDULE OF SIGNS (CONTINUED)



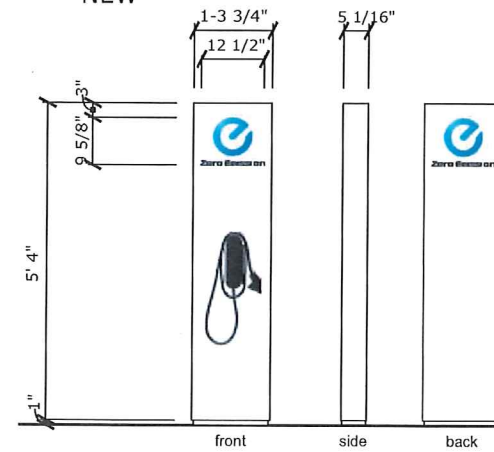
A P69 Pylon
69 sq.ft. Vinyl
Lettering on Both
Sides (Total of 1)
NEW



F DG-3 Ground Directional
6.07 sq.ft. (Total of 1)
NEW



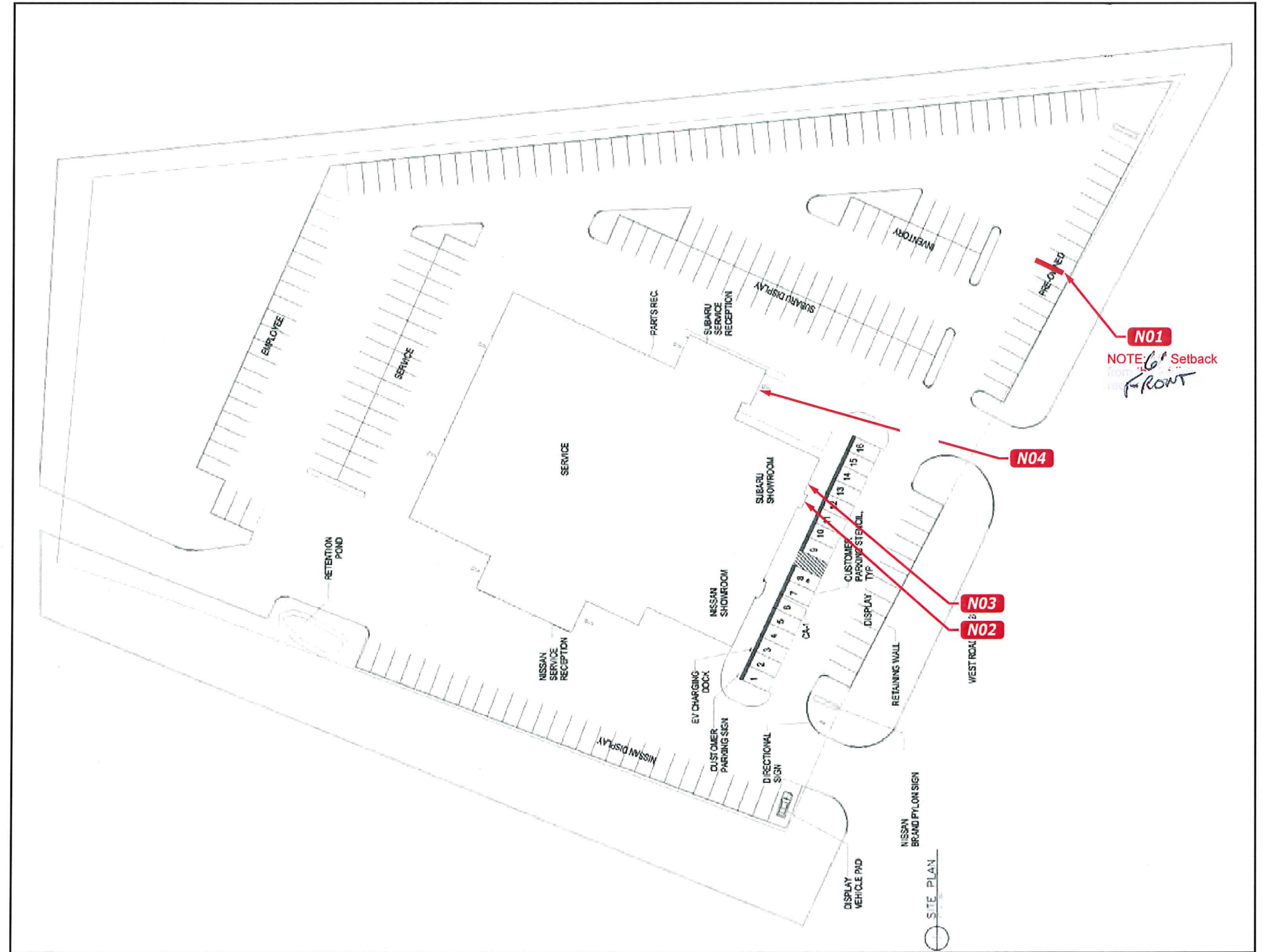
H CP-8 - Customer Parking Sign
16 sq.ft. (Total of 1)
NEW



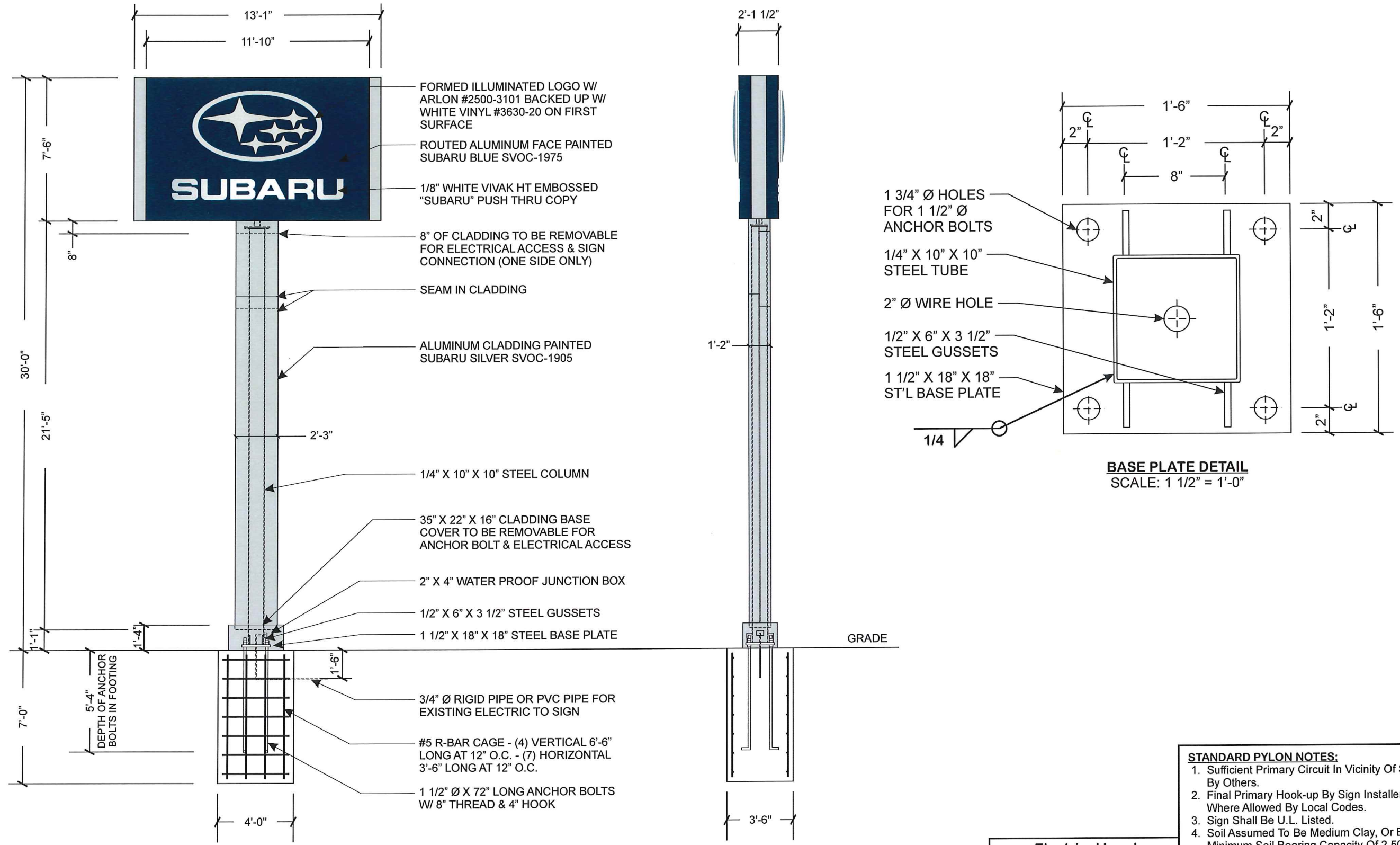
G EV - Charging Doc Station
7.10 sq.ft. (Total of 1)
NEW

SIGN INVENTORY

SITE:	SUB02138.1 Royal Subaru	
SIGN	PAGE	PROPOSED SIGN
N01	2	P90 Pylon
N02	3	36" Chrome Logo
N03	3	24" "SUBARU" Channel Letters
N04	3	18" "SERVICE" Channel Letters



PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	AFR	DATE	06.05.18	DATE	06.06.18	REVISION Change the placement of the pylon on the site plan Updated to show new front elevation	BY	RJW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02138.1 Royal Subaru		DWG NUM	B78622		DATE	07.06.18		BY	JHH	
		3901 West Road Cortland, NY 13045		SHEET	1							



Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

SIDE ELEVATION
SCALE: 3/16" = 1'-0"

Electrical Load
6.82 Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

- STANDARD PYLON NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Soil Assumed To Be Medium Clay, Or Better, With Minimum Soil Bearing Capacity Of 2,500 PSF.
 5. Concrete 2,500 PSI @ 28 Days.
 6. Reinforcing Steel Shall Be ASTM A615 GR-40.
 7. Structural Steel Shall Be ASTM A36.
 8. All Welds Shall Conform To A.W.S Standards.



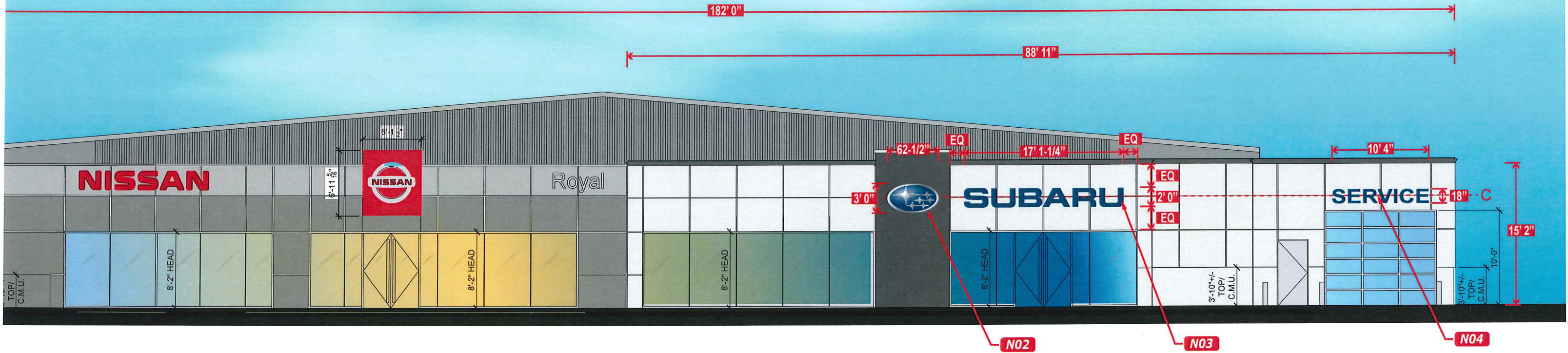
TITLE	Subaru	DWG BY	AFR
ADDRESS	SUB02138.1 Royal Subaru 3901 West Road Cortland, NY 13045	DATE	06.05.18
		DWG NUM	B78622
		SHEET	2

DATE	06.06.18	REVISION		BY	
DATE	07.06.18	REVISION	Change the placement of the pylon on the site plan	BY	RJW
			Updated to show new front elevation		JHH

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

- N02 36" Illum Logo - 36"h x 62-1/2"w (15.6 Sq Ft)
- N03 24" Illum Blue Channel Letters "SUBARU" - 17' 1-1/4" OAL (34.2 Sq Ft)
- N04 18" Illum Blue Channel Letters "SERVICE" - 10' 4" OAL (15.5 Sq Ft)


NOTE: Nissan Side of Building Done by Others



East Elevation

Scale: 1/8" = 1' 0"

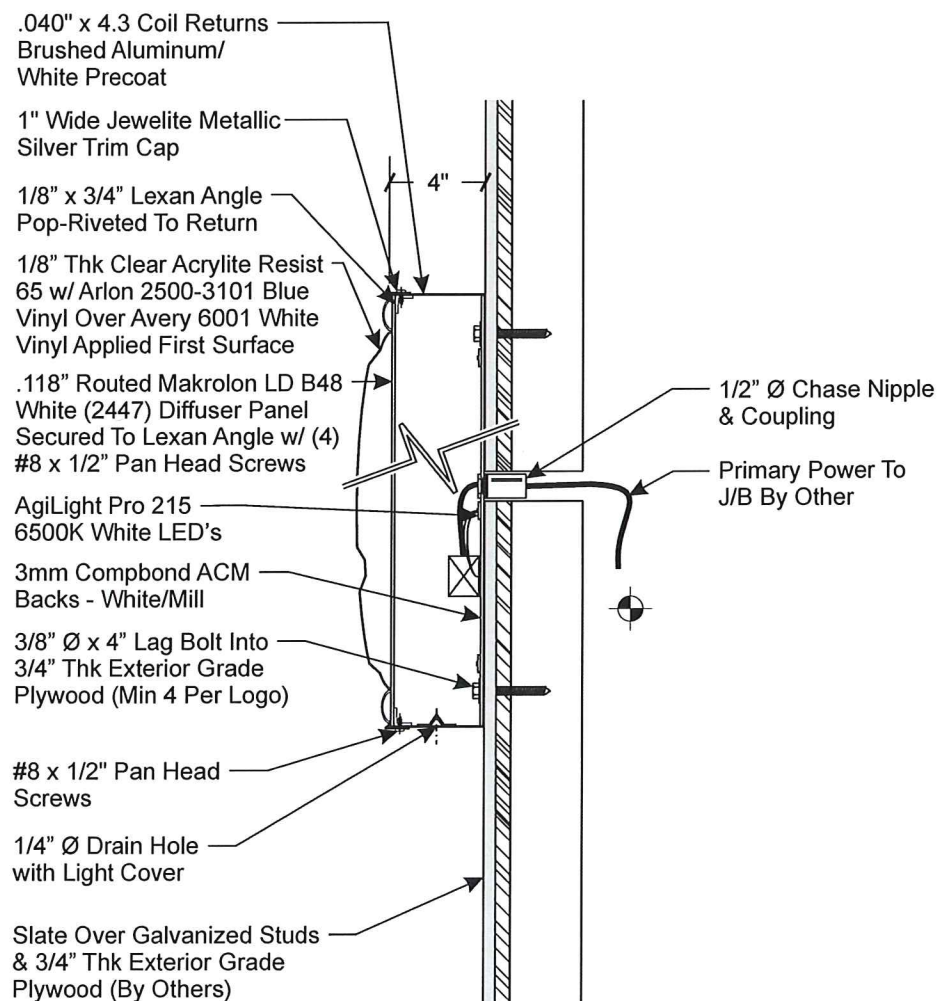
ALL SIGNS RENDERED PROPORTIONALLY TO THE ELEVATIONS

 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	TITLE Subaru	DWG BY AFR	DATE 06.05.18	DATE 06.06.18	REVISION Change the placement of the pylon on the site plan	BY RJW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.	
	ADDRESS SUB02138.1 Royal Subaru 3901 West Road Cortland, NY 13045		DWG NUM B78622		07.06.18	Updated to show new front elevation		JHH
			SHEET 3					

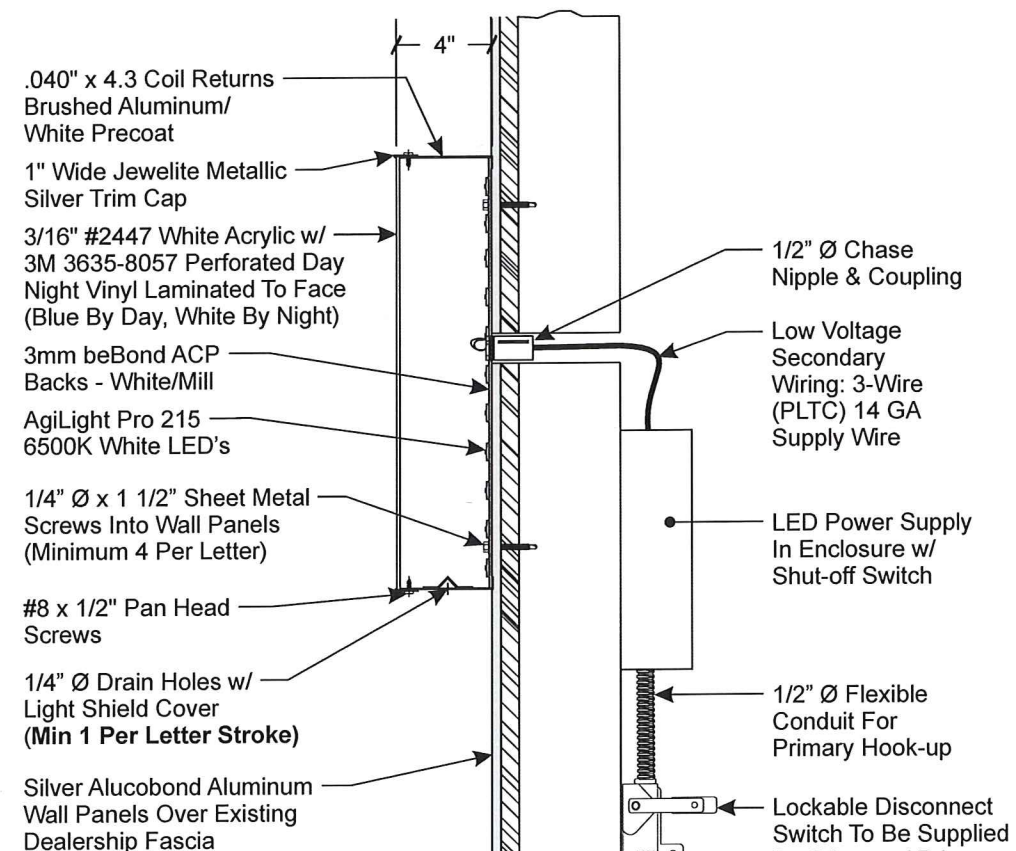


N02 - 36" ILLUM LOGO
Scale: 1/2" = 1'-0"

N03 - 24" ILLUM CHANNEL LETTERS
Scale: 1/2" = 1'-0"



LOGO CROSS SECTION
SCALE: 1 1/2" = 1'-0"



LETTER CROSS SECTION
SCALE: 1 1/2" = 1'-0"

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

- STANDARD WALL SIGN NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.

- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.
 6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.



TITLE	Subaru	DWG BY	AFR	DATE	06.05.18
ADDRESS	SUB02138.1 Royal Subaru 3901 West Road Cortland, NY 13045	DWG NUM	B78622	DATE	06.06.18 07.06.18
		SHEET	4	REVISION	Change the placement of the pylon on the site planRJW Updated to show new front elevationJHH

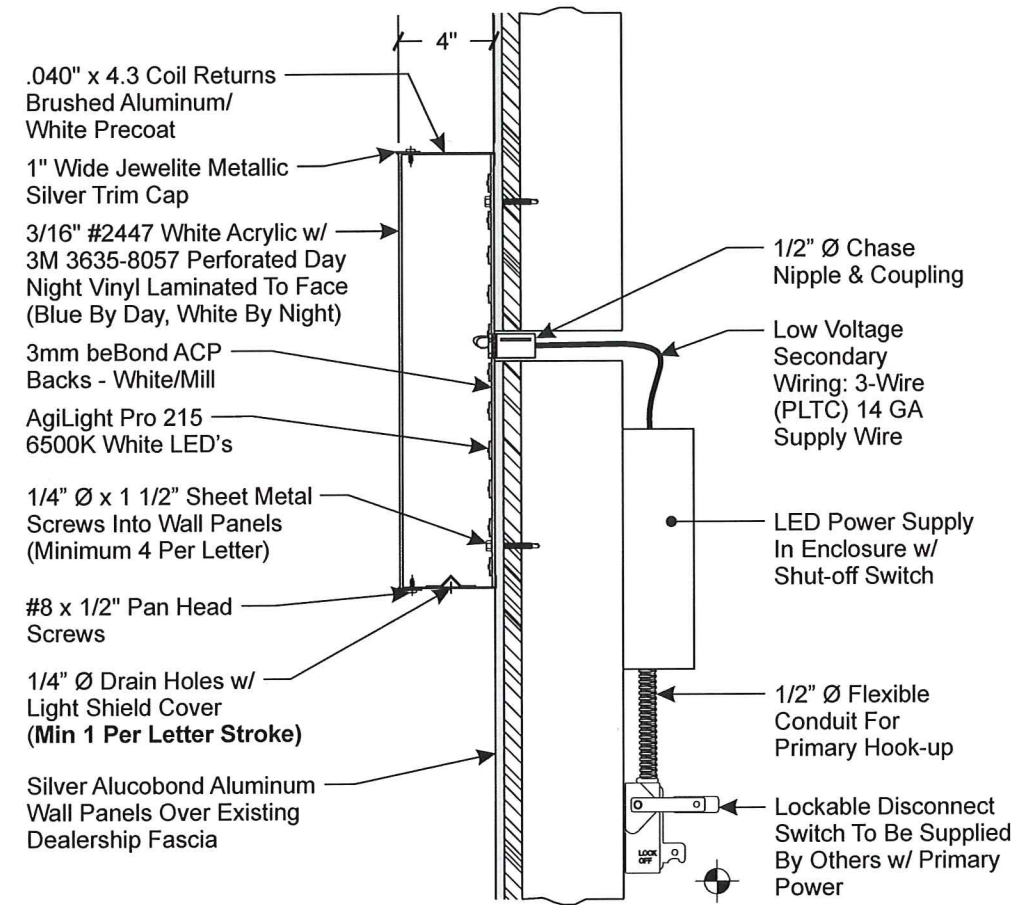
BY
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

10' 4"

18"

SERVICE


N04 - 18" ILLUM CHANNEL LETTER
Scale: 1/2" = 1'0"



STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring And Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	AFR	DATE	06.05.18	DATE	06.06.18	REVISION	Change the placement of the pylon on the site plan	BY	RJW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02138.1 Royal Subaru		DWG NUM	B78622		DATE	07.06.18	REVISION	Updated to show new front elevation	BY	JHH	
		3901 West Road Cortland, NY 13045		SHEET	5								