



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

# ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**MEETING DATE:** February 10, 2026

**REGARDING:** Napier and 8 Mile Road #50-22-31-104-013 & 50-22-31-104-014 (PZ26-0001)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Chamberlin Crossing

#### **Variance Type**

Sign Variance

#### **Property Characteristics**

Zoning District: This property is zoned Residential Acreage(R-A)

Location: north of Park Place Drive, east of Napier Road

Parcel #: 50-22-31-104-013 & 50-22-31-104-014

#### **Request**

The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-1(7) for two, nonconforming monument ground signs which do not meet the design standards per the definition of a "ground sign" in that they do not contain a monument base and have support poles visible.

### II. STAFF COMMENTS:

*The applicant is seeking sign variances for two nonconforming monument ground signs placed at either side of the entrance to Chamberlin Crossing off Napier Road.*

*These signs have been installed without the required base materials, and the structural posts are exposed.*

*There is an open code enforcement on the property for not obtaining proper sign permits and constructing this non-conforming sign configuration.*

**III. RECOMMENDATION:**

**The Zoning Board of Appeals may take one of the following actions:**

I move that we grant the variance in Case No. PZ26-0001 sought by \_\_\_\_\_,  
for \_\_\_\_\_ because Petitioner has shown practical difficulty including  
\_\_\_\_\_ requiring \_\_\_\_\_ on the basis of any of the following:

- a. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created including \_\_\_\_\_.
- b. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because \_\_\_\_\_.
- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project \_\_\_\_\_.
- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because \_\_\_\_\_.
- e. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because \_\_\_\_\_.

The variance granted is subject to:

- 1. \_\_\_\_\_.
- 2. \_\_\_\_\_.
- 3. \_\_\_\_\_.
- 4. \_\_\_\_\_.

**Zoning Board of Appeals**

Chamberlin Crossing

Case # PZ26-0001

February 10, 2026

Page 3 of 3

I move that we **deny** the variance in Case No. **PZ26-0001** sought by \_\_\_\_\_,  
for \_\_\_\_\_ because Petitioner has not shown  
practical difficulty because: \_\_\_\_\_

- a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.
- b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.
- c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.
- d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.
- e. The grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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(248) 347-0415 Phone  
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www.cityofnovi.org

## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JAN 05 2026

CITY OF NOVI  
COMMUNITY DEVELOPMENT

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>		Application Fee: <u>\$440.00</u>	
PROJECT NAME / SUBDIVISION <u>Chamberlin Crossing Subdivision Entrance Signs</u>		Meeting Date: <u>2/10/26</u>	
ADDRESS <u>North and South Entrance Signs</u>		ZBA Case #: <u>PZ 26-0001</u>	
LOT/SIUTE/SPACE #			
SIDWELL # <u>50-22- 31-104-013 and -014</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>Napier and Ten Mile 8 mile</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>			
NAME <u>Chamberlin Crossing HOA</u>			
ORGANIZATION/COMPANY <u>51209 Chamberlin Ct</u>		FAX NO.	
ADDRESS		CITY <u>Northville</u>	STATE <u>MI</u>
		ZIP CODE <u>48167</u>	
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME		CELL PHONE NO.	
		TELEPHONE NO.	
		FAX NO.	
ADDRESS		CITY	STATE
		ZIP CODE	
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH			
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section _____ Variance requested <u>monument sign variance</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275			
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" type="checkbox"/> Signs \$330 <input checked="" type="checkbox"/> (With Violation) \$440			
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660			
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
<input type="checkbox"/> Dimensioned Drawings and Plans <input type="checkbox"/> Existing & proposed distance to adjacent property lines			
<input type="checkbox"/> Site/Plot Plan <input type="checkbox"/> Location of existing & proposed signs, if applicable			
<input type="checkbox"/> Existing or proposed buildings or addition on the property <input type="checkbox"/> Floor plans & elevations			
<input type="checkbox"/> Number & location of all on-site parking, if applicable <input type="checkbox"/> Any other information relevant to the Variance application			



## ZONING BOARD OF APPEALS APPLICATION

### V. VARIANCE

#### A. VARIANCE (S) REQUESTED

☐ DIMENSIONAL ☐ USE ☒ SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

#### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

#### C. ORDINANCE

##### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

#### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☒ SIGNAGE  
☐ ACCESSORY BUILDING ☐ USE ☐ OTHER \_\_\_\_\_

### VI. APPLICANT & PROPERTY SIGNATURES

#### A. APPLICANT

Applicant Signature

Date

#### B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

### VII. FOR OFFICIAL USE ONLY

#### DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



## Community Development Department

45175 Ten Mile Road  
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## REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

### Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

☒ Not Applicable

☐ Applicable

If applicable, describe below:

*and/or*

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

☒ Not Applicable

☐ Applicable

If applicable, describe below:

*and/or*

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

☒ Not Applicable

☐ Applicable

If applicable, describe below:



- d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

☒ Not Applicable

☐ Applicable

If applicable, describe below:

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

☐ Not Applicable

☒ Applicable

If applicable, describe below:

Signs are of first class aesthetic design and premium materials. Signs were supported with full drawings. Signs, because of elevation and to minimize disturbance, were placed on steel square stock posts mechanically fastened to concrete footings.

## Standard #2. Limit Use of Property.

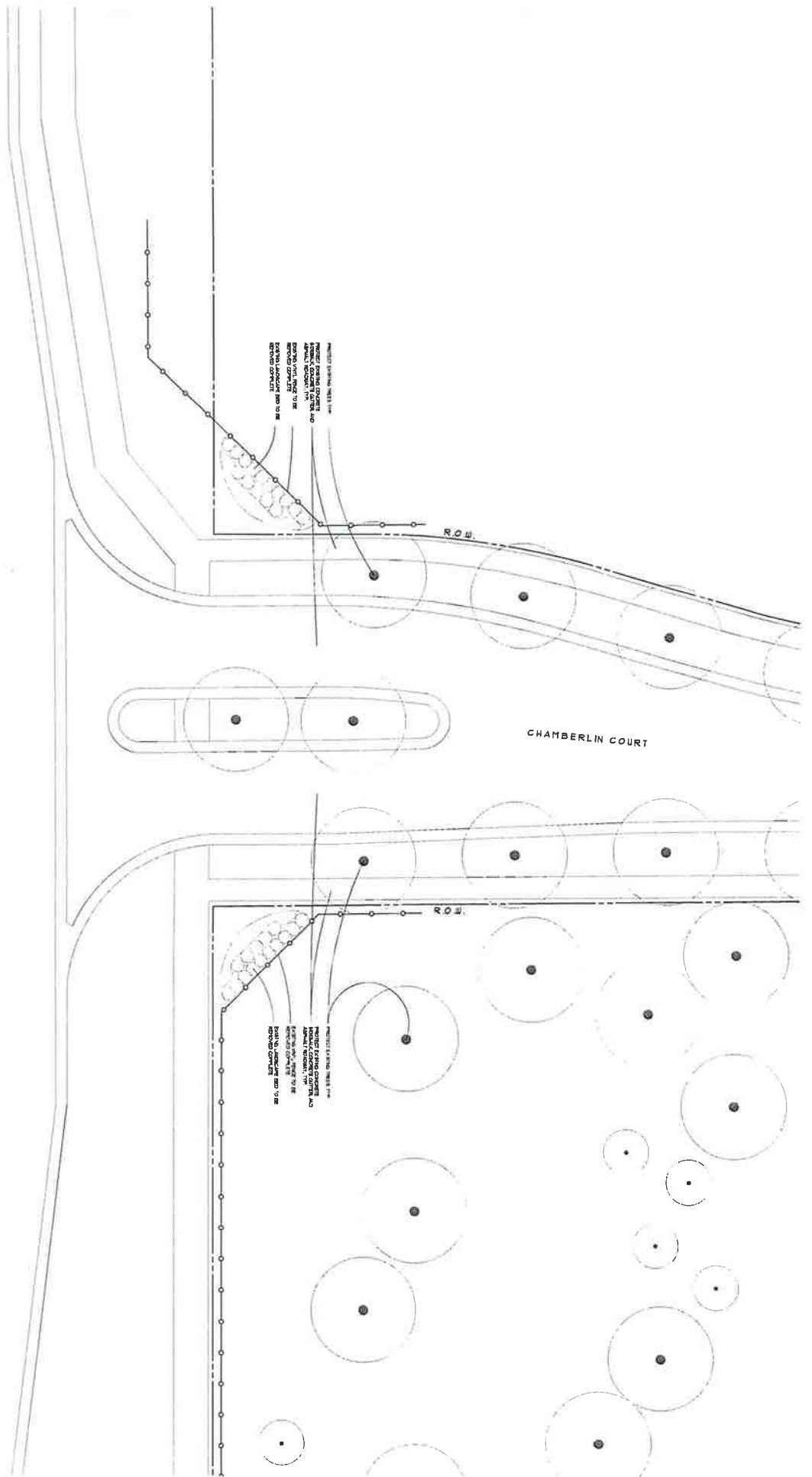
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

The signs were already installed and HOA would suffer great prejudice if ordered to remove based on a technicality. Balance of harms warrants keeping signs in place, especially where they are aesthetically pleasing and constructed robustly. The signs enhance and do not detract from entrance and are nicer than surrounding area signs. The signs are a benefit to the community.

## Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

For the reasons stated above the use and structure is not incompatible with the surrounding properties. The signs meet all other requirements except post versus monument and are otherwise in the spirit of the code. Substantial justice will be done by granting the variance because the signs enhance property values and the community and it would be a hardship to remove, only to reinstall on a different mounting system. Because of the plantings surrounding the signs, it is not even evident to passersby that the sign is post construction versus monument.



CHAMBERLIN CROSSINGS -  
 HOA FRONT LANDSCAPE  
 UPRISE LANDSCAPE & CONSTRUCTION, LLC  
 DESIGN & CONSTRUCTION PLAN  
 03/20/2017

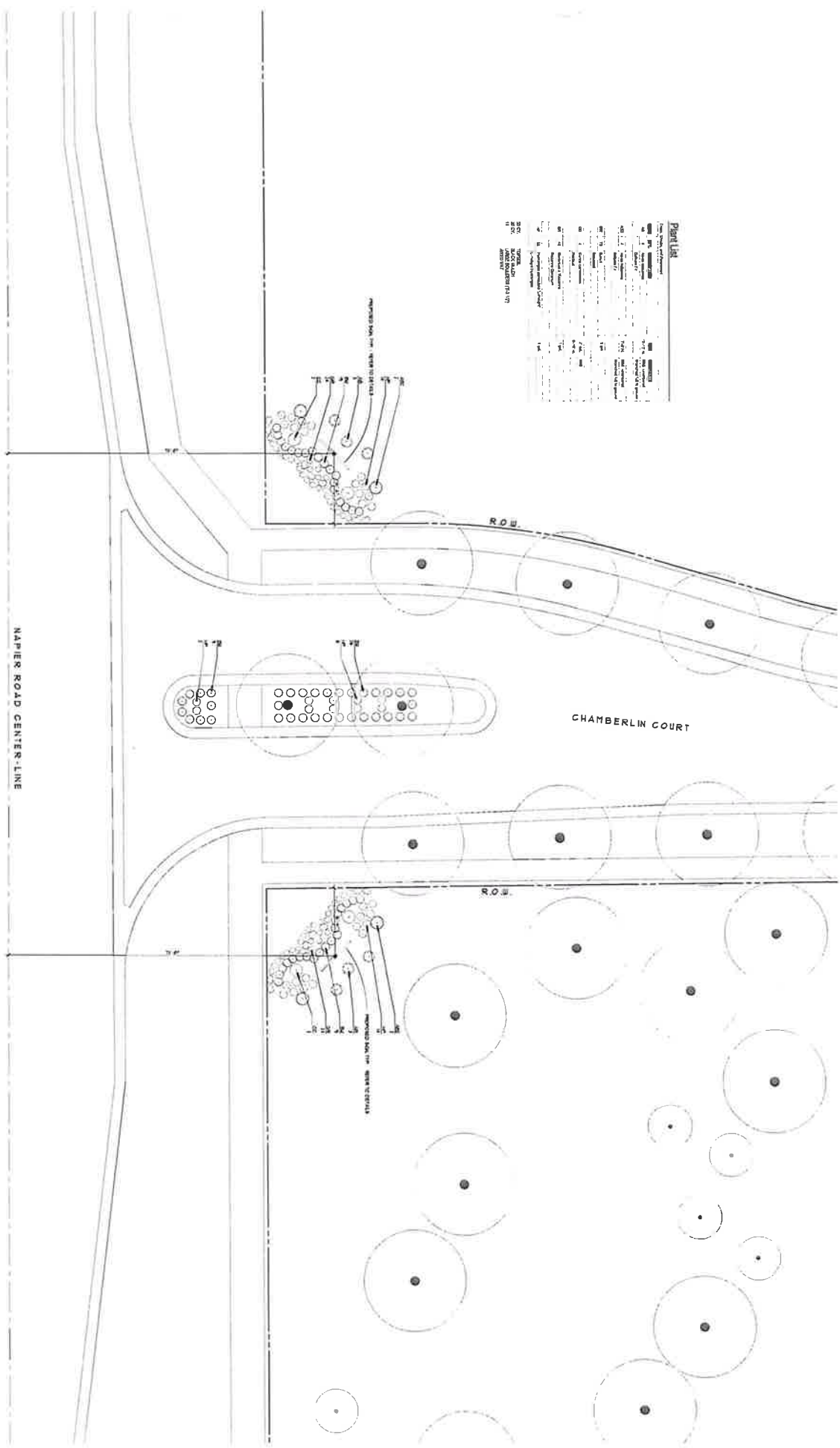






**Part 10**

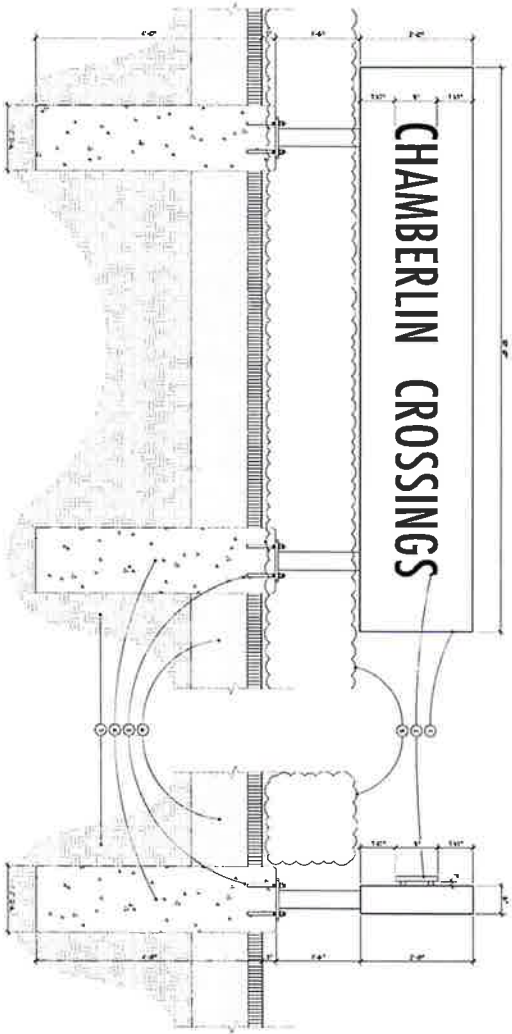
Item	Description	Quantity	Unit	Price
10-1	Planting of 1" Caliper White Flowering Dogwood	1	each	150.00
10-2	Planting of 1" Caliper Red Flowering Dogwood	1	each	150.00
10-3	Planting of 1" Caliper Yellow Flowering Dogwood	1	each	150.00
10-4	Planting of 1" Caliper Green Flowering Dogwood	1	each	150.00
10-5	Planting of 1" Caliper Purple Flowering Dogwood	1	each	150.00
10-6	Planting of 1" Caliper Orange Flowering Dogwood	1	each	150.00
10-7	Planting of 1" Caliper Pink Flowering Dogwood	1	each	150.00
10-8	Planting of 1" Caliper Blue Flowering Dogwood	1	each	150.00
10-9	Planting of 1" Caliper Black Flowering Dogwood	1	each	150.00
10-10	Planting of 1" Caliper Silver Flowering Dogwood	1	each	150.00
10-11	Planting of 1" Caliper Gold Flowering Dogwood	1	each	150.00
10-12	Planting of 1" Caliper Bronze Flowering Dogwood	1	each	150.00
10-13	Planting of 1" Caliper Copper Flowering Dogwood	1	each	150.00
10-14	Planting of 1" Caliper Iron Flowering Dogwood	1	each	150.00
10-15	Planting of 1" Caliper Steel Flowering Dogwood	1	each	150.00
10-16	Planting of 1" Caliper Nickel Flowering Dogwood	1	each	150.00
10-17	Planting of 1" Caliper Tin Flowering Dogwood	1	each	150.00
10-18	Planting of 1" Caliper Lead Flowering Dogwood	1	each	150.00
10-19	Planting of 1" Caliper Zinc Flowering Dogwood	1	each	150.00
10-20	Planting of 1" Caliper Aluminum Flowering Dogwood	1	each	150.00
10-21	Planting of 1" Caliper Magnesium Flowering Dogwood	1	each	150.00
10-22	Planting of 1" Caliper Silicon Flowering Dogwood	1	each	150.00
10-23	Planting of 1" Caliper Phosphorus Flowering Dogwood	1	each	150.00
10-24	Planting of 1" Caliper Potassium Flowering Dogwood	1	each	150.00
10-25	Planting of 1" Caliper Calcium Flowering Dogwood	1	each	150.00
10-26	Planting of 1" Caliper Sodium Flowering Dogwood	1	each	150.00
10-27	Planting of 1" Caliper Chlorine Flowering Dogwood	1	each	150.00
10-28	Planting of 1" Caliper Sulfur Flowering Dogwood	1	each	150.00
10-29	Planting of 1" Caliper Nitrogen Flowering Dogwood	1	each	150.00
10-30	Planting of 1" Caliper Oxygen Flowering Dogwood	1	each	150.00
10-31	Planting of 1" Caliper Hydrogen Flowering Dogwood	1	each	150.00
10-32	Planting of 1" Caliper Helium Flowering Dogwood	1	each	150.00
10-33	Planting of 1" Caliper Neon Flowering Dogwood	1	each	150.00
10-34	Planting of 1" Caliper Argon Flowering Dogwood	1	each	150.00
10-35	Planting of 1" Caliper Krypton Flowering Dogwood	1	each	150.00
10-36	Planting of 1" Caliper Xenon Flowering Dogwood	1	each	150.00
10-37	Planting of 1" Caliper Radon Flowering Dogwood	1	each	150.00
10-38	Planting of 1" Caliper Francium Flowering Dogwood	1	each	150.00
10-39	Planting of 1" Caliper Radium Flowering Dogwood	1	each	150.00
10-40	Planting of 1" Caliper Actinium Flowering Dogwood	1	each	150.00
10-41	Planting of 1" Caliper Thorium Flowering Dogwood	1	each	150.00
10-42	Planting of 1" Caliper Protactinium Flowering Dogwood	1	each	150.00
10-43	Planting of 1" Caliper Uranium Flowering Dogwood	1	each	150.00
10-44	Planting of 1" Caliper Neptunium Flowering Dogwood	1	each	150.00
10-45	Planting of 1" Caliper Plutonium Flowering Dogwood	1	each	150.00
10-46	Planting of 1" Caliper Americium Flowering Dogwood	1	each	150.00
10-47	Planting of 1" Caliper Curium Flowering Dogwood	1	each	150.00
10-48	Planting of 1" Caliper Berkelium Flowering Dogwood	1	each	150.00
10-49	Planting of 1" Caliper Californium Flowering Dogwood	1	each	150.00
10-50	Planting of 1" Caliper Einsteinium Flowering Dogwood	1	each	150.00
10-51	Planting of 1" Caliper Fermium Flowering Dogwood	1	each	150.00
10-52	Planting of 1" Caliper Mendelevium Flowering Dogwood	1	each	150.00
10-53	Planting of 1" Caliper Nobelium Flowering Dogwood	1	each	150.00
10-54	Planting of 1" Caliper Lawrencium Flowering Dogwood	1	each	150.00
10-55	Planting of 1" Caliper Rutherfordium Flowering Dogwood	1	each	150.00
10-56	Planting of 1" Caliper Dubnium Flowering Dogwood	1	each	150.00
10-57	Planting of 1" Caliper Seaborgium Flowering Dogwood	1	each	150.00
10-58	Planting of 1" Caliper Bohrium Flowering Dogwood	1	each	150.00
10-59	Planting of 1" Caliper Hassium Flowering Dogwood	1	each	150.00
10-60	Planting of 1" Caliper Meitnerium Flowering Dogwood	1	each	150.00
10-61	Planting of 1" Caliper Darmstadtium Flowering Dogwood	1	each	150.00
10-62	Planting of 1" Caliper Roentgenium Flowering Dogwood	1	each	150.00
10-63	Planting of 1" Caliper Copernicium Flowering Dogwood	1	each	150.00
10-64	Planting of 1" Caliper Dubnium Flowering Dogwood	1	each	150.00
10-65	Planting of 1" Caliper Seaborgium Flowering Dogwood	1	each	150.00
10-66	Planting of 1" Caliper Bohrium Flowering Dogwood	1	each	150.00
10-67	Planting of 1" Caliper Hassium Flowering Dogwood	1	each	150.00
10-68	Planting of 1" Caliper Meitnerium Flowering Dogwood	1	each	150.00
10-69	Planting of 1" Caliper Darmstadtium Flowering Dogwood	1	each	150.00
10-70	Planting of 1" Caliper Roentgenium Flowering Dogwood	1	each	150.00
10-71	Planting of 1" Caliper Copernicium Flowering Dogwood	1	each	150.00
10-72	Planting of 1" Caliper Dubnium Flowering Dogwood	1	each	150.00
10-73	Planting of 1" Caliper Seaborgium Flowering Dogwood	1	each	150.00
10-74	Planting of 1" Caliper Bohrium Flowering Dogwood	1	each	150.00
10-75	Planting of 1" Caliper Hassium Flowering Dogwood	1	each	150.00
10-76	Planting of 1" Caliper Meitnerium Flowering Dogwood	1	each	150.00
10-77	Planting of 1" Caliper Darmstadtium Flowering Dogwood	1	each	150.00
10-78	Planting of 1" Caliper Roentgenium Flowering Dogwood	1	each	150.00
10-79	Planting of 1" Caliper Copernicium Flowering Dogwood	1	each	150.00
10-80	Planting of 1" Caliper Dubnium Flowering Dogwood	1	each	150.00
10-81	Planting of 1" Caliper Seaborgium Flowering Dogwood	1	each	150.00
10-82	Planting of 1" Caliper Bohrium Flowering Dogwood	1	each	150.00
10-83	Planting of 1" Caliper Hassium Flowering Dogwood	1	each	150.00
10-84	Planting of 1" Caliper Meitnerium Flowering Dogwood	1	each	150.00
10-85	Planting of 1" Caliper Darmstadtium Flowering Dogwood	1	each	150.00
10-86	Planting of 1" Caliper Roentgenium Flowering Dogwood	1	each	150.00
10-87	Planting of 1" Caliper Copernicium Flowering Dogwood	1	each	150.00
10-88	Planting of 1" Caliper Dubnium Flowering Dogwood	1	each	150.00
10-89	Planting of 1" Caliper Seaborgium Flowering Dogwood	1	each	150.00
10-90	Planting of 1" Caliper Bohrium Flowering Dogwood	1	each	150.00
10-91	Planting of 1" Caliper Hassium Flowering Dogwood	1	each	150.00
10-92	Planting of 1" Caliper Meitnerium Flowering Dogwood	1	each	150.00
10-93	Planting of 1" Caliper Darmstadtium Flowering Dogwood	1	each	150.00
10-94	Planting of 1" Caliper Roentgenium Flowering Dogwood	1	each	150.00
10-95	Planting of 1" Caliper Copernicium Flowering Dogwood	1	each	150.00
10-96	Planting of 1" Caliper Dubnium Flowering Dogwood	1	each	150.00
10-97	Planting of 1" Caliper Seaborgium Flowering Dogwood	1	each	150.00
10-98	Planting of 1" Caliper Bohrium Flowering Dogwood	1	each	150.00
10-99	Planting of 1" Caliper Hassium Flowering Dogwood	1	each	150.00
10-100	Planting of 1" Caliper Meitnerium Flowering Dogwood	1	each	150.00



CHAMBERLIN CROSSINGS -  
 HOA FRONT LANDSCAPE  
 UPRISE LANDSCAPE & CONSTRUCTION, LLC  
 LANDSCAPE PLAN  
 SCALE: 1"=10'  
 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



2 Sign Rendering  
SCALE: 1" = 1'-0"



1. MOUNTING POST, 1/2" DIA. (SEE DETAIL)
2. MOUNTING BASE, 1'-0" DIA. (SEE DETAIL)
3. SIGN FACE, 1'-0" DIA. (SEE DETAIL)
4. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)
5. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)
6. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)
7. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)
8. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)
9. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)
10. SIGN MOUNTING BRACKET, 1'-0" DIA. (SEE DETAIL)

1 Sign Panel and Footing Detail  
SCALE: 1" = 1'-0"

FRONT VIEW

SIDE VIEW

CHAMBERLIN CROSSINGS -  
HOA FRONT LANDSCAPE  
UPRISE LANDSCAPE & CONSTRUCTION, LLC  
SIGN DETAILS  
2/20/2017 2:05