

**DEVELOPMENT NARRATIVE AND TEXT FOR FINAL DEVELOPMENT PLAN APPROVAL**  
**GATEWAY RETAIL LOCATED AT LONDON-GROVEPORT ROAD (S.R. 665) & MEADOW POND COURT**  
**GROVE CITY, OHIO**

1. Applicant: Meadow Pond Partners LLC
2. Owner: Ironwood Properties II, Ltd.
3. Project Narrative - The proposed project is the construction of a 11,248 s.f. retail center located on a 1.907 acres, with an asphalt parking lot having approximately 94 parking spaces (4 designated as handicapped), and a trash enclosure. The subject property is zoned PUD-C. The Applicant is currently processing three special use permit applications with the City (2 patio requests and 1 drive thru request). The location of this project is in the NEC of S.R. 665 and I-71 fronting to SR 665, west of the existing Arby's. The development is located in close proximity to the existing business / industrial park, the new hospital (under construction), as well as I-71 and numerous retail operations along S.R. 665. The drive thru proposed will be located on the east end of the building and will have stacking for 14+/- cars from the point of purchase and 8+/- car stacking from the ordering point. The drive thru lane is designed with a designated 12' lane together with a 9' by-pass lane. The two proposed patio's will be on the east and west end of the building and will be approximately 500 and 600 square feet in area. The building will be finished on four sides with a combination of brick, glass, EIFS, and block.
4. Development Text: To the extent necessary, the Applicant requests the following deviations from the current Zoning Text governing the subject property in order to successfully complete the project:
  - A. Deviation from the Zoning Code text permitting the trash enclosure to be within the building set back area as identified on the Final Development Plan for the project.
  - B. Deviation permitting parking spaces along the west and south sides of the property to be 162 s.f. (18' x 9'), in lieu of 180 s.f.
  - C. The style of exterior building signage for each user/tenant in the building to vary based on the user and its traditional signage, but shall otherwise be in compliance with the City's signage code.

## DESCRIPTION OF 1.907 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434, and being 1.907 acres of Lot 2B as the same is numbered and delineated upon the Plat "Gateway Business Park Resubdivision of Lot 2, dedication of Meadow Pond Court and Easements" of record in Plat Book 107, Page 8 and being a part of lands conveyed to Ironwood Properties II, LTD by deed of record in Official Record 32578E13 All references to records herein are those located in the Recorder's Office of Franklin County, Ohio, said 1.907 acres being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of London-Groveport Road (S.R. 665) and North Meadows Drive.

Thence **N 06 degrees 38 minutes 51 seconds E** a distance of **70.07 feet** with the centerline of North Meadows Drive to a point, said point being where the easterly extension of the northerly right of way line for London Groveport Road would intersect the centerline of North Meadows Drive;

Thence **N 83 degrees 31 minutes 49 seconds W** a distance **204.00 feet** with said right of way easterly extension and the northerly right of way line of London Groveport Road, the north line of Parcel 6-WD, being a 0.088 acre tract conveyed to the City of Grove City (*in fee simple*) of record in Instrument No. 200704060059951 as shown on Right of Way Plans FRA-71-6.09 on file at The Ohio Department of Transportation and the south line of Lot 2, as the same is numbered and delineated upon the Plat "Gateway Business Park" of record in Plat Book 86, Page 4 and being a 1.066 acre tract conveyed to OUR S. LTD by deed of record in Instrument No. 199911300296314 to an iron pin found with cap stamped "EMH&T" in the common corner of said Lot 2 and said Lot 2B, being also the common corner of said Parcel 6-WD and Parcel 9-WL2, being a 0.495 acre tract conveyed to the City of Grove City (*in fee simple*) of record in Instrument No.201202230025616 and the **TRUE POINT OF BEGINNING**;

Thence **N 83 degrees 31 minutes 49 seconds W** a distance **270.65 feet** continuing with said northerly right of way line of London Groveport Road, the north line of said Parcel 9-WL2, and the south line of Lot 2B, to a found monument with a disk;

Thence **N 52 degrees 44 minutes 54 seconds W** a distance of **83.83 feet** with the northerly right of way line of London Groveport Road, the northerly line of said Parcel 9-WL2 and the south line of said Lot 2B to an iron pin found with cap stamped "EMH&T";

Thence **N 74 degrees 01 minutes 38 seconds W** a distance of **12.05 feet** with the northerly right of way line of London Groveport Road, the northerly line of said Parcel 9-WL2 and the south line of said Lot 2B to an iron pin set

Thence **N 06 degrees 19 minutes 29 seconds E** a distance of **173.78 feet** across said Lot 2B to an iron pin set, being on a curve in the southerly right of way line of Meadows Pond Court (width varies), being also the north line of said Lot 2B;

Thence with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B with said curve to the left, being non tangent to the previous course and having as its elements a delta angle of  $47^{\circ}12'01''$ , a radius of 45.00 feet, an arc length of 37.07' and a **chord length of 36.03' with a chord bearing of N 72 degrees 43 minutes 29 seconds E** to an iron pin set at a point of reverse curvature;

Thence with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B with a curve to the right, having as its elements a delta angle of  $47^{\circ}12'01''$ , a radius of 25.00 feet, an arc length of 20.59' and a **chord length of 20.02' with a chord bearing of N 72 degrees 43 minutes 28 seconds E** to an iron pin set at the point of tangency;

Thence **S 83 degrees 40 minutes 31 seconds E** a distance of **304.50 feet** with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B to the northwesterly corner of said Lot 2 of the Plat "Gateway Business Park" of record in Plat Book 86, Page 4, same being the northeasterly corner of said Lot 2B;

Thence **S 06 degrees 39 minutes 43 seconds W** a distance of **242.01 feet** with the west line of said Lot 2 and the east line of said Lot 2B to the **TRUE POINT OF BEGINNING**; containing 1.907 acre of land, more or less.

The above described area contains a total of **1.907 acres** within Franklin County Auditor's Parcel Number 040-013250-00, which includes 0.000 acres in the present road occupied.

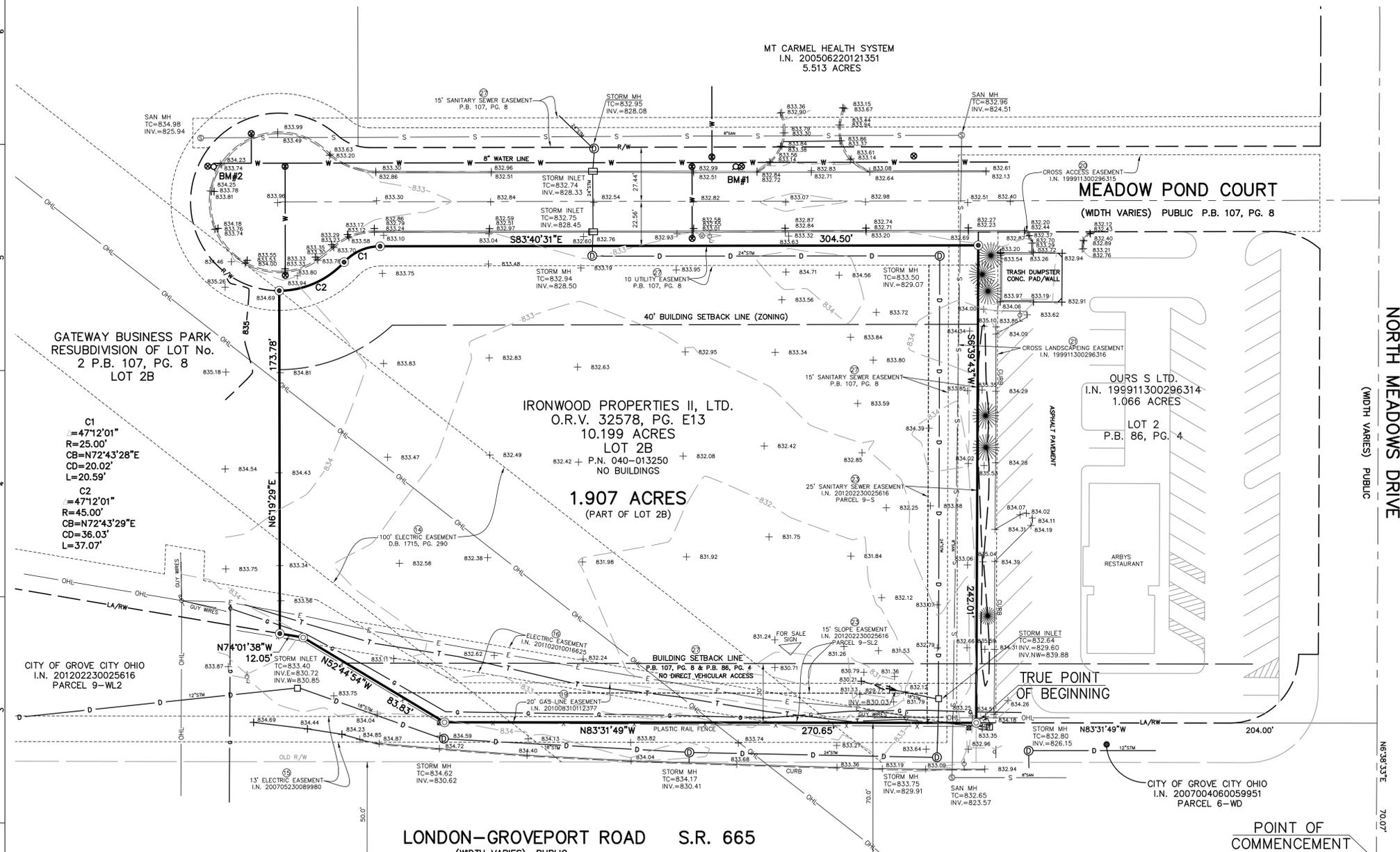
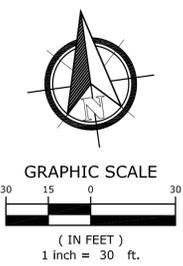
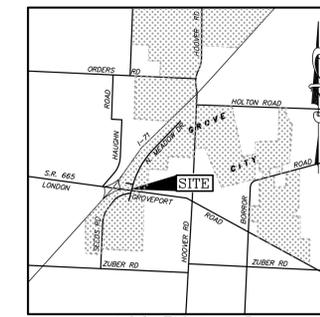
Grantor claims title by Instrument recorded in Official Record 32578E13, in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and established bearing of  $N 83^{\circ}31'49''$  W along the northerly right of way line of London Groveport Road.

This description was prepared from existing records and a field survey performed in August 2013.

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 1434



**DESCRIPTION (BY OTHERS)**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434, and being 1.907 acres of Lot 2B as the same is numbered and delineated upon the Plat "Gateway Business Park Resubdivision of Lot 2, dedication of Meadow Pond Court and Easements" of record in Plat Book 107, Page 8 and being a part of lands conveyed to Ironwood Properties II, LTD by deed of record in Official Record 32578E13 All references to records herein are those located in the Recorder's Office of Franklin County, Ohio, said 1.907 acres being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of London-Groveport Road (S.R. 665) and North Meadows Drive.

Thence N 06 degrees 38 minutes 51 seconds E a distance of 70.07 feet with the centerline of North Meadows Drive to a point, said point being where the easterly extension of the northerly right of way line for London Groveport Road would intersect the centerline of North Meadows Drive;

Thence N 83 degrees 31 minutes 49 seconds W a distance 204.00 feet with said right of way easterly extension and the northerly right of way line of London Groveport Road, the north line of Parcel 6-WD, being a 0.088 acre tract conveyed to the City of Grove City (in fee simple) of record in Instrument No. 200704060059951 as shown on Right of Way Plans FRA-71-6-09 on file at The Ohio Department of Transportation and the south line of Lot 2, as the same is numbered and delineated upon the Plat "Gateway Business Park" of record in Plat Book 86, Page 4 and being a 1.066 acre tract conveyed to OUR S. LTD by deed of record in Instrument No. 199911300296314 to an iron pin found with cap stamped "EMH&T" in the common corner of said Lot 2 and said Lot 2B, being also the common corner of said Parcel 6-WD and Parcel 9-WL2, being a 0.495 acre tract conveyed to the City of Grove City (in fee simple) of record in Instrument No.201202230025616 and the TRUE POINT OF BEGINNING;

Thence N 83 degrees 31 minutes 49 seconds W a distance 270.65 feet continuing with said northerly right of way line of London Groveport Road, the north line of said Parcel 9-WL2, and the south line of Lot 2B, to a found monument with a disk;

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Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and established bearing of N 83°31'49" W along the northerly right of way line of London Groveport Road.

**TITLE NOTES**

This survey was prepared with the benefit of the title commitment prepared by Esquire Title Services, Inc., File Number 15-14307 with an effective date of July 27, 2015.

The following items are from the Schedule B - Section II of said commitment:

Item 12) Easement of record in Deed Book 2880, Page 533 does not apply to subject property.

Item 13) Easement of record in Deed Book 1079, Page 319 does not apply to subject property it is located in present right-of-way of S.R. 665.

Item 14) Easement of record in Deed Book 1715, Page 290 does apply to subject property and is plotted.

Item 15) Easement of record in Instrument No. 200705230089980 does apply to subject property and is plotted.

Item 16) Easement of record in Instrument No. 201102010016625 does apply to subject property and is plotted.

Item 17) Easement of record in Deed Book 2095, Page 222 does not apply to subject property.

Item 18) Easement of record in Official Record Volume 7993, Page J08 does not apply to subject property it is located in present right-of-way of S.R. 665.

Item 19) Easement of record in Instrument No. 201008310112377 does apply to subject property and is plotted.

Item 20) Easement and Maintenance Agreement of record in Instrument No. 199911300296315 does not apply to subject property.

Item 21) Cross Landscaping Easement of record in Instrument No. 199911300296316 does apply to subject property and is plotted.

Item 22) Easement of record in Instrument No. 200506220121352 does not apply to subject property.

Item 23) Easements of record in Instrument No. 201202230025616 do apply to subject property and are plotted.

Item 24) Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument No. 199711060136178 do apply to subject property.

Item 26) Restrictions, reservations and conditions of record in Instrument No. 200506220121351 do apply to subject property.

Item 27) Building setbacks, utility easements and drainage easements of record in Plat Book 86, Page 4 and Plat Book 107, Page 8 do apply to subject property and are plotted.

Item 28) Easement of record in Instrument No. 199911300296317 does not apply to subject property.

**NOTES**

- Property is currently zoned: PUD-C Planned Unit Development Commercial.
- Subject property is located in Flood Zone "X" according to F.E.M.A. Map No. 39049C0404K, dated June 17, 2008.
- Subject property has access to Meadow Pond Court a publicly dedicated road. No direct vehicular access to London-Groveport Road.
- No identified wetlands are located on subject property.
- No cemetery located on subject property.
- No evidence of earthmoving or building construction on subject premises.
- No evidence of waste dump or landfill on subject premises.
- No evidence of recent street or sidewalk construction repairs.
- Apparent encroachments shown and noted.

**UTILITY NOTE**

OUPS REFERENCE No. A533800416

**LEGEND**

- STORM SEWER INLET
- W — WATERLINE
- S — SANITARY SEWER
- D — STORM SEWER
- G — GAS LINE
- T — TELEPHONE LINE
- OHL — OVERHEAD UTILITY LINES
- ⊕ FIRE HYDRANT
- ⊕ UTILITY BOX
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ SANITARY MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ IRON PIN FOUND
- ⊕ BRICK COLUMN
- ⊕ TELEPHONE BOX
- ⊕ MONUMENT BOX FOUND
- ⊕ IRON PIN SET (BY OTHERS)

**BENCH MARKS**

FRANKLIN COUNTY BENCH MARK No. PTSMO.5Y

ALUMINUM PLUG ON CONCRETE PLATFORM AT THE SOUTHEAST CORNER OF HOVER ROAD AND LONDON-GROVEPORT ROAD, 55 FEET EAST OF THE CENTERLINE OF HOVER ROAD AND 54.8 FEET SOUTHEAST OF A TRAFFIC SIGNAL POLE, 60 FEET SOUTHWEST OF A POWER POLE.

ELEV.=810.63 (NAVD88)

BM#1 CUT "X" ON SOUTHWEST BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MEADOW POND COURT 330 FEET WEST OF NORTH MEADOWS DRIVE.

ELEV.=835.34

BM#2 CUT "X" ON EAST BOLT OF FIRE HYDRANT LOCATED AT THE END OF MEADOW POND COURT 600 FEET WEST OF NORTH MEADOWS DRIVE

ELEV.=836.42

**CERTIFICATION**

To: FS Real Estate Development, LLC, an Ohio limited liability company, Northstar Ventures, LLC, First American Title Insurance Company and Esquire Title Services, Inc.

This is to certify that this plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(c), 7(c), 7(b)(1), 7(c), 8, 9, 11(c), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on January 4, 2016.

BY: David L. Chiesa  
Registered Surveyor No. 7740

Date: \_\_\_\_\_

**IBI GROUP**  
635 Brookside Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com

**IRONWOOD PROPERTIES II, LLC**  
MEADOW POND COURT  
GROVE CITY, OHIO

FIELD	DRAFT	CHECK
BS	DC	DC

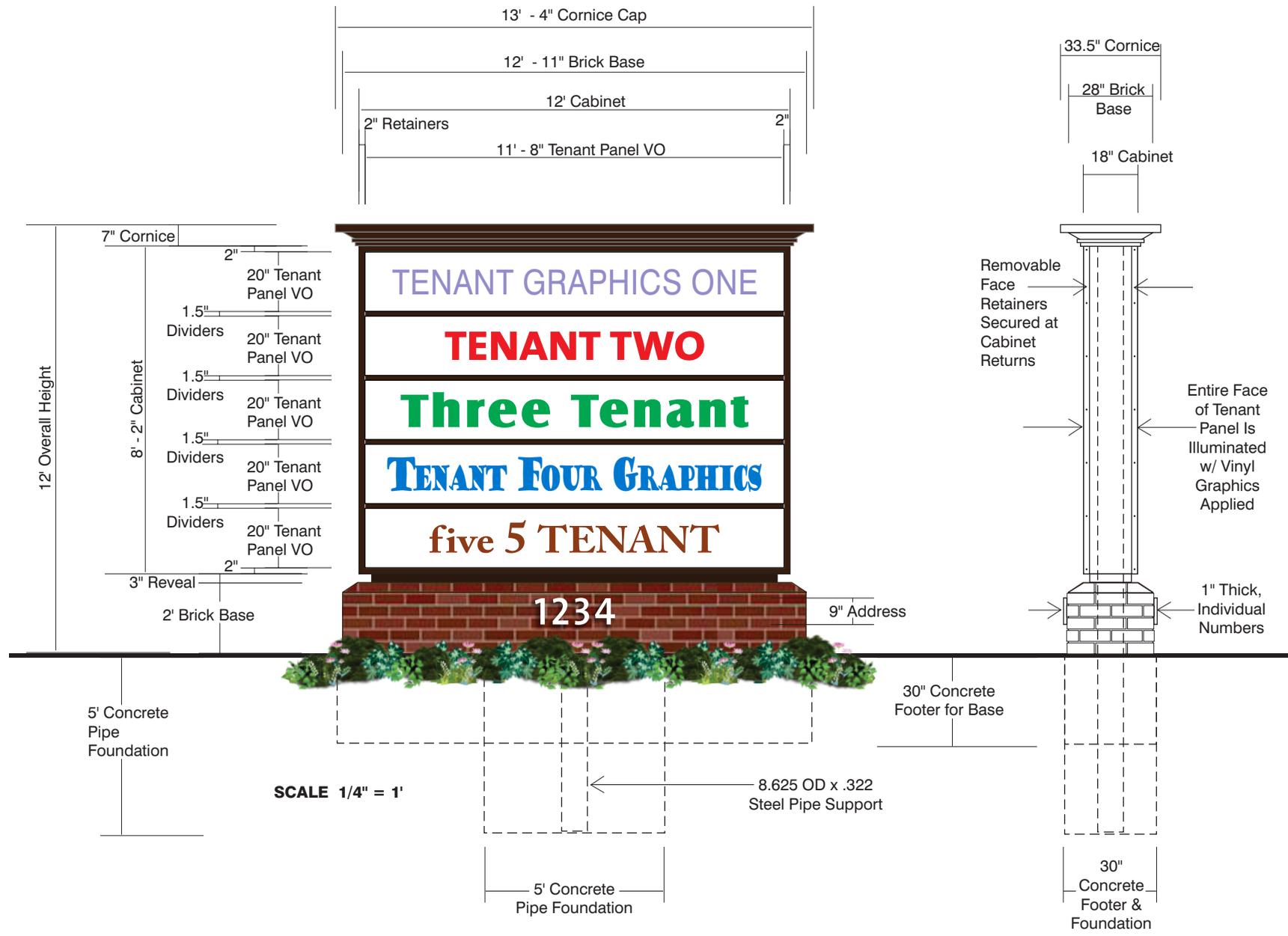
IBI GROUP NO.: 16-012

DATE: JANUARY 2016

SCALE: HORIZONTAL: 1"=30'  
VERTICAL:

SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY

SHEET NO.:



**1 Total—  
D.F. INTERNALLY ILLUMINATED  
TENANT SIGN**

ALUMINUM CONSTRUCTED CABINET, REVEAL & CORNICE CAP ASSEMBLED OVER WELDED FRAMEWORK

TENANT PANELS - EQUAL SIZED POLYCARBONATE PANELS WITH TRANSLUCENT ACRYLIC GRAPHICS APPLIED TO FIRST SURFACE. ENTIRE TENANT FACE IS ILLUMINATED.

TENANT PANELS ARE SECURED WITH REMOVABLE FACE RETAINERS & DIVIDERS. RETAINERS MOUNTED TO CABINET RETURNS.

ILLUMINATION WITH LED LIGHT GRIDS POSITIONED ON EACH SIDE FOR OPTIMUM LIGHT.

CABINET SECURED TO 8.625 OD x .322 STEEL PIPE SUPPORT. PIPE IS SET IN CONCRETE FOUNDATION 2' - 6" X 5' X 5'

ADDRESS NUMBERS - INDIVIDUALLY CUT OUT OF 1" THICK EXTIRA & MOUNTED FLUSH TO BRICK BASE WITH CONCEALED, THREADED BACK STUDS

BRICK BASE & SUBGRADE CONCRETE FOOTER BY OTHERS. COLOR & STYLE OF BRICK TO MATCH MASONRY AT SITE.

**COLORS**----- (VERIFY)----

TENANT CABINET - DARK DURANODIC BRONZE.

CORNICE CAP & REVEAL - DARK DURANODIC BRONZE.

RETAINERS & DIVIDERS - DARK DURANODIC BRONZE.

TENANT PANELS - WHITE BACKGROUND WITH VARIOUS COLORED GRAPHICS.

ADDRESS NUMBERS - WHITE.

BRICK BASE - MATCH OR COMPLIMENT BRICKWORK AT SITE ( VERIFY)

# Left & Right Elevation Criteria

ALL TENANT COPY AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH.

SIGNAGE ALLOWANCE IS NOT TO EXCEED A MAXIMUM OF 80% OF LEASED FRONTAGE.

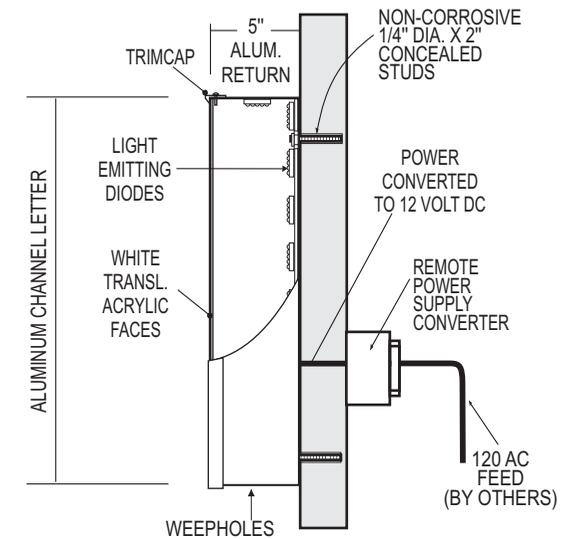
TENANT SIGNAGE LIMITS SHALL BE 36" IN HEIGHT. THE SIGNAGE AREA TO INCLUDE LIMITS OF UPPER AND LOWER CASE LETTERS. ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LOGOS ARE PERMITTED, BUT MUST RECEIVE WRITTEN APPROVAL FROM LANDLORD.

ALL SIGNS SHALL CONSIST OF INDIVIDUAL, LED ILLUMINATED CHANNEL LETTERS. SIGNAGE TO HAVE REMOTE POWER UNITS. LETTERS ARE STUD MOUNTED FLUSH TO STOREFRONT FASCIA.

CHANNEL LETTER FACES TO BE WHITE WITH DARK BRONZE TRIMCAP & RETURNS.

CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.



**VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION**



CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME GROVE CITY GATEWAY  
LOCATION \_\_\_\_\_  
CITY GROVE CITY STATE OHIO

REVISION 7-22-16

SALES BMS  
DESIGN RAF  
SIZE 14

DATE 5-19-16  
SCALE Noted  
PROJECT# 16298

## Front Elevation Criteria

ALL TENANT COPY AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH.

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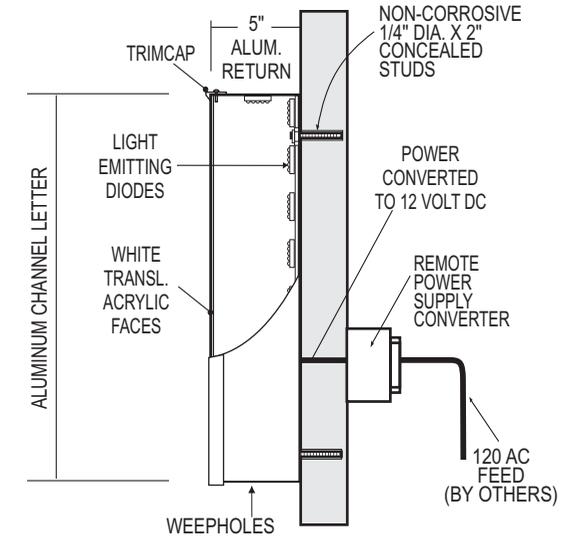
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CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.



Front Elevation  
Not To Scale

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PRODUCTION ART REQUIRED  
 Colors on Printed Documents May Vary

PROJECT NAME GROVE CITY GATEWAY  
 LOCATION \_\_\_\_\_  
 CITY GROVE CITY STATE OHIO

REVISION 7-22-16

SALES BMS  
 DESIGN RAF  
 SIZE 14

DATE 5-19-16  
 SCALE Noted  
 PROJECT# 16298

## Back Elevation Criteria

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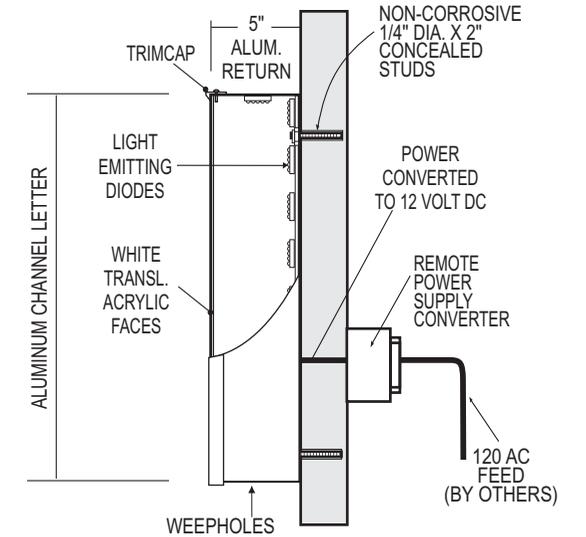
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Back Elevation  
Not To Scale

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