

Received by  
City of Grove City  
11-15-18

**BROADWAY STATION  
PROJECTING IDENTIFICATION SIGN  
3443 PARK ST**

**THIS REQUEST IS TO APPEAL TO THE HISTORICAL PRESERVATION AREA COMMITTEE TO ALLOW A PROJECTING IDENTIFICATION SIGN MOUNTED TO THE EAST END OF THE NORTH ELEVATION, THUS PROVIDING SOME VEHICULAR VISIBILITY TO THE COMPLEX. CURRENTLY THE COMPLEX IS SERVED BY A SMALL WALL MOUNTED ENTRY SIGN LOCATED ADJACENT TO THE LEASING OFFICE ENTRANCE, WHICH OFFERS VISIBILITY ONLY TO PEDESTRIAN TRAFFIC, AND IS OFTEN OBSCURED BY MOTOR VEHICLES.**

**THE DESIGN INTENT IS IN THEME WITH THE BRANDING OF THE COMPLEX AND PROVIDES FOR AN ATTRACTIVE, FUNCTIONALLY SIZED GRAPHIC, THAT IS IN SCALE WITH THE BUILDING MASS.**

**WHILE CODE ALLOWS FOR A 4 SQ FT SIGN TO IDENTIFY USES WITHIN THE "HPA", WE FEEL THE SCALE, PLACEMENT AND OVERALL DESIGN DOES JUSTICE TO THE SIZE OF THE PROJECT AND PROVIDES FOR THE NEEDED IDENTIFICATION, TO DOUBLE AS AN IMPORTANT WAYFINDING TOOL.**

**THE REQUEST IS TO ALLOW AN OVERALL SIZE OF 22.50 SQ FT, TO PROJECT NO MORE THAN 36" OFF THE FAÇADE, AND CONTAIN CONCEALED LED ILLUMINATION WITHIN THE CABINET, THUS ALLOWING LIGHT TO PASS THRU ONLY THE ROUTED GRAPHIC AREA, PREVENTING UNNECESSARY LIGHT POLLUTION.**

**THERE HAVE BEEN NUMEROUS COMPLAINTS FROM PROSPECTS TRYING TO LOCATE THE FACILITY AND ITS MAIN ENTRANCE, HENCE THE ADDITION OF THIS FUNCTIONAL SIGN, PLACED ON THE MAIN BUILDING WILL OFFER BETTER GUIDANCE AND IDENTIFICATION.**

## EXHIBIT "A"

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## LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being part of Lots 1-13, inclusive, of that subdivision entitled "Jos. Buchholtz's Addition" of record in Plat Book 5, Page 244, being part of those tracts conveyed to The City of Grove City by deeds of record in Instrument Number 200108130186816, Instrument Number 200302100041687 and Official Record 34083G17 (see Instrument Number 201511180183001), and that 0.643 acre tract conveyed to City of Grove City of record in Instrument Number 201511130161386, being also part of those certain former 20' alleys as shown on said subdivision and vacated by Ordinance Nos. C-19-61 and C-70-15 of record in Instrument Number 201511180163002 (0.213 acre), (all deed and plat references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

*Beginning, for reference*, at a magnetic nail set, at the centerline intersection of Broadway (U.S. Route 62, State Route 3, 99 feet wide, dedicated in Plat Book 5, Page 244) and Park Street (66 feet wide);

thence North 55° 46' 41" West, with the centerline of said Park Street, 204.42 feet;

thence South 34° 13' 19" West, across said Park Street, 33.00 feet to a magnetic nail set in the northerly line of said Lot 1, the same being the southerly right-of-way line of said Park Street, the most east corner of said 0.643 acre tract and the most north corner of that 0.578 acre tract conveyed to City of Grove City of record in Instrument Number 201511190163811, the *True Point of Beginning*;

thence South 34° 13' 19" West, across Lots 1, 2 and 3 of said "Jos. Buchholtz's Addition" and along the common line to said 0.643 acre and 0.578 acre tracts, 209.47 feet to an iron pin set in the northerly right-of-way line of Grove City Road (50 feet wide), the southerly line of said Lot 3, the same being a common corner to said 0.643 acre and 0.578 acre tracts;

thence North 87° 25' 43" West, with said northerly right-of-way line, (passing iron pins set at 129.71 feet and 152.79 feet) 484.28 feet to an iron pin set in the easterly line of that tract conveyed to Baltimore and Ohio Railway aka CSX Transportations Inc. of record in Official Record 13276A14, Official Record 13276B15 and Official Record 13283G13 (see also Right-of-Way and Track Map of the Baltimore and Ohio Railroad Company, Ohio Division, Columbus Branch, Station 3273+60 to Station 3379+20, V. 144.1/32, June 30, 1918), being the northwest corner of that 0.040 acre tract conveyed to City of Grove City of record in Instrument Number 201511190163807;

thence North 32° 38' 48" East, with said easterly railroad line, 463.76 feet to a magnetic nail found in said southerly right-of-way line, being the most west corner of that 0.045 acre tract conveyed to City of Grove City of record in Instrument Number 201511190163807;

thence South 55° 46' 41" East, with said southerly right-of-way line, (passing 3/4 inch iron pins at 60.37 feet, 106.97 feet, 152.06 feet, 197.01 feet, 242.06 feet and 286.67 feet, and an iron pin set at 306.39 feet) 425.00 feet to the *True Point of Beginning*.

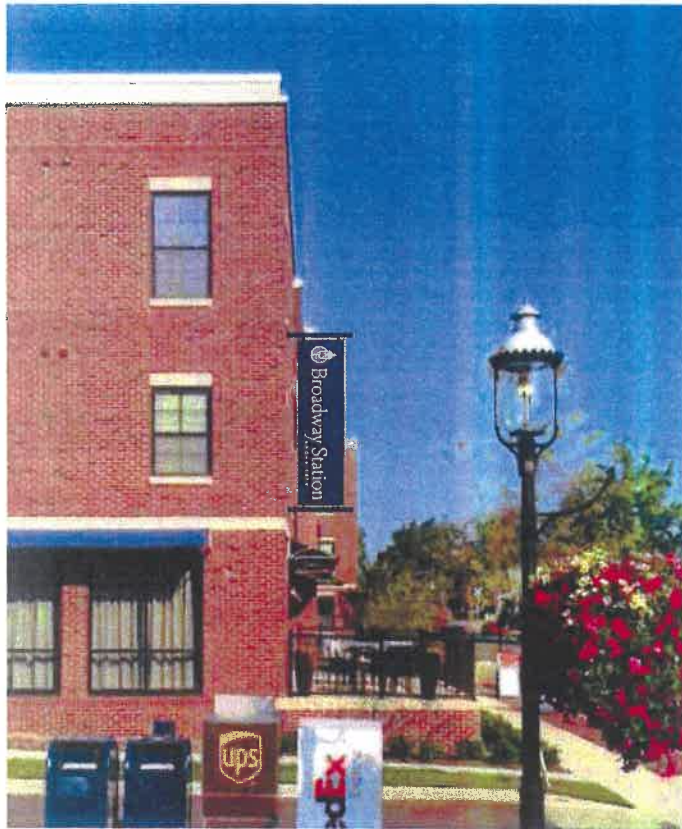
Containing 3.253 acres, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A portion of the centerline of Grove City Road, having a bearing of South 87° 25' 43" East between Broadway and Front Street, is designated as the "basis of bearing" for this survey.

This description was prepared using documents of record, prior plats of survey and observed evidence from an actual

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SCALE 1/8" = 1'



SCALE 1/2" = 1'  
22.50 SQ. FT.

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

INTERNAL ILLUMINATION

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

PRODUCTION ART REQUIRED  
*Colors on Printed Documents May Vary*

PROJECT NAME BROADWAY STATION  
LOCATION \_\_\_\_\_  
CITY GROVE CITY STATE OHIO

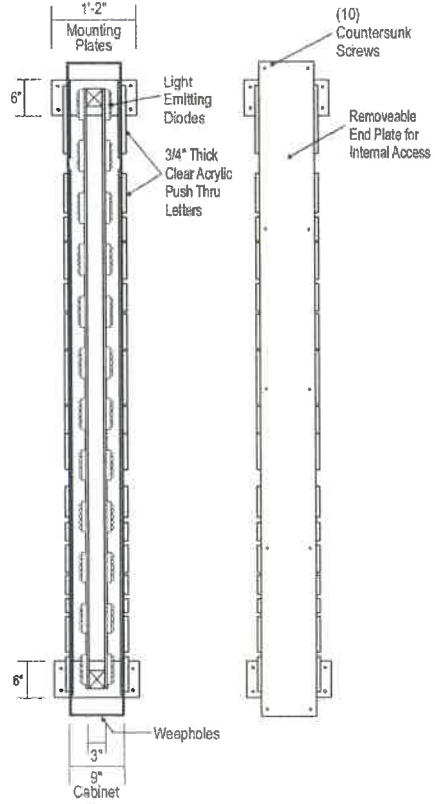
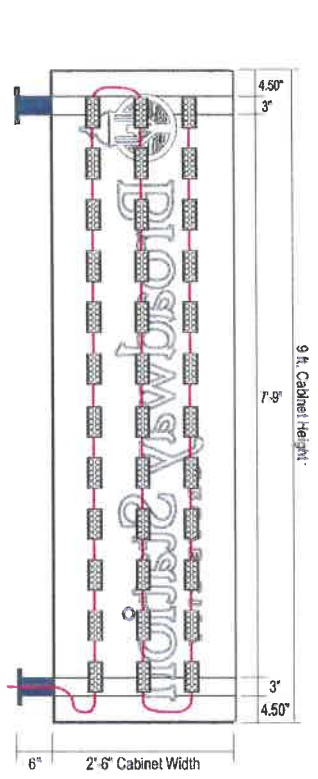
REVISION 6-20-18 6-22-18

SALES BMS  
DESIGN RAF  
SIZE 14

DATE 8-22-17  
SCALE Noted  
PROJECT# 17432



SCALE 1/2" = 1'  
22.50 SQ. FT.



**(1) D.F. Internally Illuminated Blade Sign**

.080" ALUMINUM CONSTRUCTION OVER WELDED ALUMINUM FRAMEWORK. CABINET DIMENSIONS: 30" WIDE x 9" TALL x 9" DEEP.

1/2" THICK, ROUTED, CLEAR ACRYLIC PUSH THRU LETTERS AND LOGO WITH SMOOTH FINISHED EDGES.

CABINET MOUNTING SUPPORTS ARE (2) 3" x 3" x 36" EXTRUDED ALUMINUM TUBES THRU WELDED TO 6" x 14" x 1/4" THICK ALUMINUM PLATES.

INSTALLATION - (4) 3/8" x 6" HILTI EXPANSION ANCHORS PER MOUNTING PLATE INTO PRE DRILLED BORES.

PUSH THRU GRAPHICS ARE INTERNALLY ILLUMINATED WITH LIGHT EMITTING DIODES (LED) CLUSTERS HOUSED INSIDE CABINET.

PRIMARY ELECTRIC POWER FEED BROUGHT TO SITE BY OTHERS.

REMOTE ELECTRIC & POWER SUPPLY.

WIRING FEEDS THRU BOTTOM POST, INTO CABINET TO LED'S.

REMOVABLE ACCESS PANEL SECURED WITH (10) COUNTERSUNK SCREWS, EVENLY SPACED.

**COLORS:**  
CABINET AND MOUNTING HARDWARE - DARK BLUE, PMS #281  
PUSH THRU COPY & LOGO FACES - TRANSL. WHITE, 3630-20

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	CLIENT APPROVAL _____	DATE _____	<input checked="" type="checkbox"/> PRODUCTION ART REQUIRED <small>Colors on Printed Documents May Vary</small>	PROJECT NAME <u>BROADWAY STATION</u>	REVISION <u>6-22-18</u>	SALES <u>BMS</u>	DATE <u>8-22-17</u>
	_____	_____		LOCATION _____ CITY <u>GROVE CITY</u> STATE <u>OHIO</u>	DESIGN <u>BAF</u>	SCALE <u>Noted</u>	PROJECT# <u>17432</u>



Received by  
City of Grove City  
11-15-18



2011 riverside drive  
suite 300  
columbus, ohio 43221  
614.827.6000

THE CITY OF GROVE CITY HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE CITY OF GROVE CITY ORDINANCES AND HAS ISSUED THIS PERMIT. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FEDERAL, STATE AND LOCAL PERMITS AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL AFFECTED PARTIES.

NOT FOR  
CONSTRUCTION

PROJECT

Broadway & Park  
Apartment Homes  
Grove City, Oh. 43123

PREPARED FOR

The Pizzuti Companies  
The Offices at the Joseph  
628 North High Street  
Suite 500  
Columbus, Ohio 43215  
614-280-4055

SHEET TITLE

SITE PLAN

SHEET INFORMATION

PROJECT NO: 15007  
SCALE: AS NOTED  
ISSUED FOR: BID & PERMIT SET  
DATE: 08-09-18  
REVISIONS:

SHEET NUMBER

C-100

**LEGEND**

PROPOSED

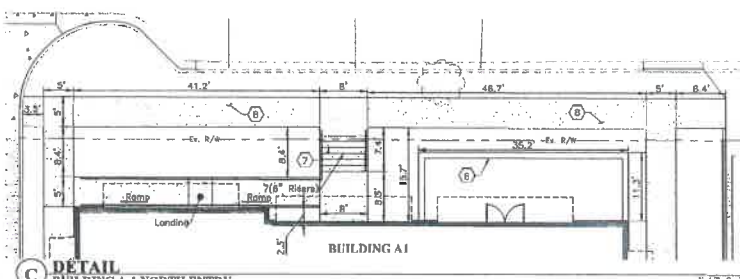
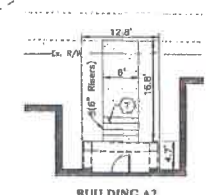
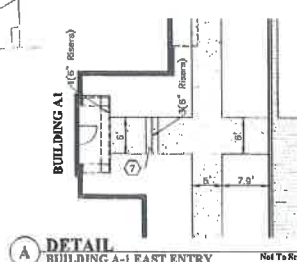
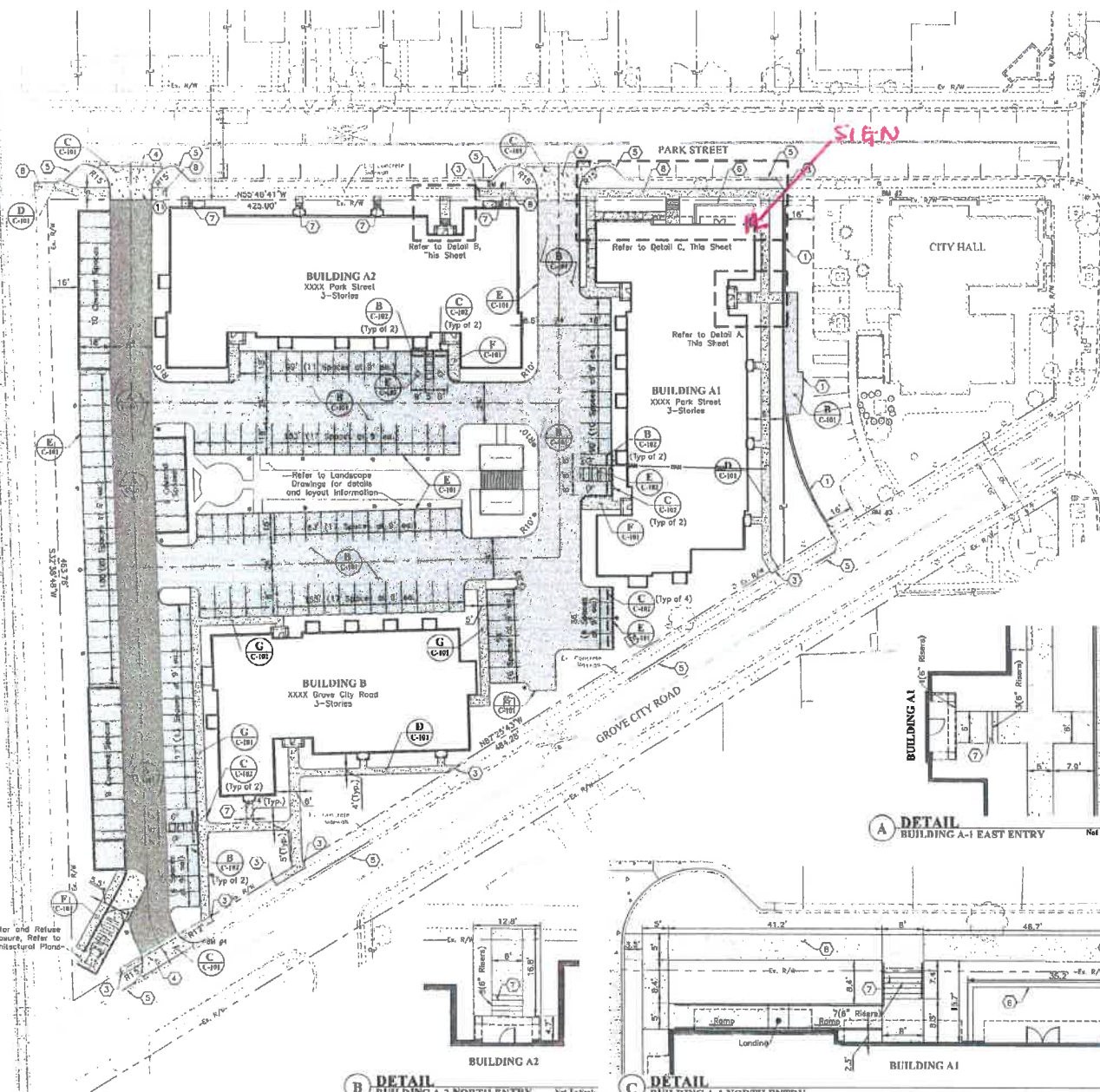
	Curb (C/C-101)
	Sidewalk/Curb Ramp (C/C-101)
	Concrete Sidewalk (B/C-101)
	Concrete Pavement (C/C-101)
	Light Duty Asphalt Pavement (B/C-101)
	Heavy Duty Asphalt Pavement (A/C-101)
	Detectable Warning Plate
	Sign (C/C-102)
	Concrete Parking Block (B/C-102)
	ADA Symbol (C/C-102)

**GENERAL NOTES**

- All dimensions and coordinates within parking lot pavement are given from back of curb. All other dimensions and coordinates are given from back of curb or edge of sidewalk/pavement.
- All radii on curb and sidewalk are five (5) feet unless noted otherwise.
- Building corner coordinates are for general building layout and orientation only. Refer to Architectural and Structural drawings for complete building layout.
- Add \$50,000 for materials and 1,801,000 for install to obtain NAD83 Ohio South Zone survey coordinates.
- All parking lot striping shall be 4-inch white striping in accordance with CMSC Item 642. Traffic Paint without glass beads.
- Not Used
- Coordinate work points with architectural plans.
- Refer to Architectural Site Plan for Concrete Jointing Patterns.
- Provide tack coat per CMSC Item 457 prior to paving 1 1/2" overlay in milled area.
- Install surface course asphalt in one operation to eliminate joints between asphalt sections and repair evening stations.

**CODED NOTES**

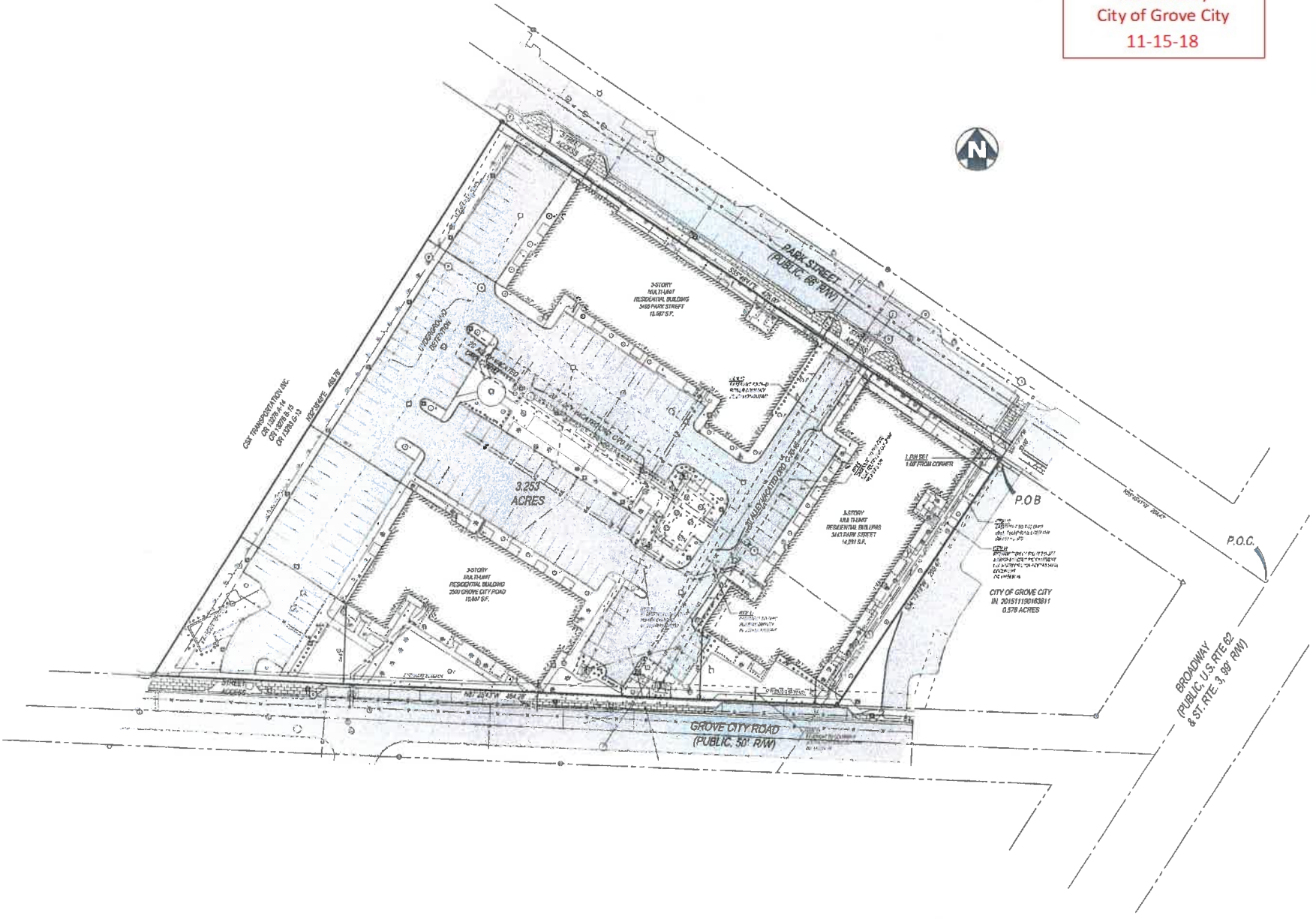
- Provide crack sealing per CMSC Item 423 between surface course of new asphalt pavement and existing asphalt pavement.
- Provide 1-1/4" asphalt surface course overlay per CMSC Item 448 and Tack Coat per CMSC Item 407.
- Match existing and provide 3" Expansion joint where new concrete abuts existing.
- Concrete Driveway per City of Columbus Sid. Dwg. 2993, modified with 15' curb radius.
- Combination Curb & Gutter per Grove City Sid. Dwg. C-CC-378 Refer to demolition work on sheet C-004.
- Retaining Wall. Refer to Landscape Drawings.
- Concrete slope per F/C-102 Refer to Grading Details (sheets C-201 and C-202) for situation information.
- Concrete sidewalk per Grove City Sid. Dwg. C-CC-46A.



Prepared By: **EMHT**  
 Project Number: 15007-1148  
 Drawn By: JR  
 Design By: TP  
 Checked By: RJ

2. All dimensions and coordinates within parking lot pavement are given from back of curb. All other dimensions and coordinates are given from back of curb or edge of sidewalk/pavement.  
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SCALE: 1" = 10'-0"  
 REVISIONS: SEE SHEET 1 FOR ADDITIONS TO NOTES

**BROADWAY STATION APARTMENTS**  
 U.S.R.L. 4282  
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

PROJECT NO: 170001.000  
 DATE: 10/28/17  
 SCALE: 1" = 10'-0"  
 SHEET NAME:

**ALTA/NSPS LAND TITLE SURVEY**

SHEET NO: **2 OF 2**



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DEC 31 2018

GC PLANNING COMMISSION

DAYLIGHT APPEARANCE

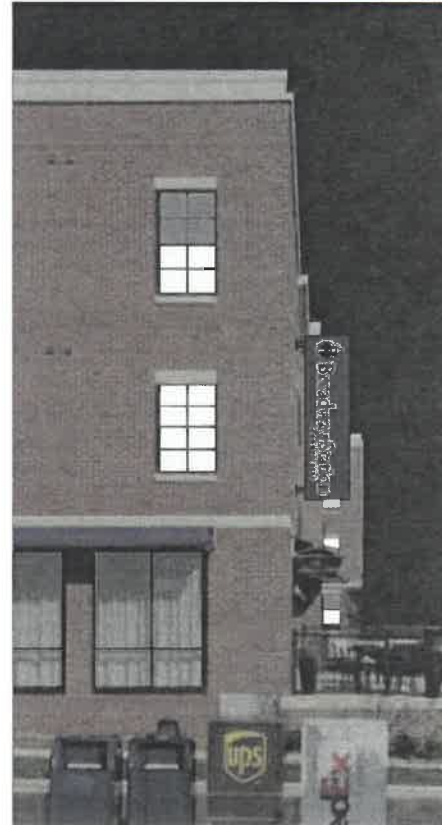


SCALE 1/8" = 1'



SCALE 1/2" = 1'  
22.50 SQ. FT.

APPROXIMATE APPEARANCE AT NIGHT



SCALE 1/8" = 1'

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PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME BROADWAY STATION  
LOCATION \_\_\_\_\_  
CITY GROVE CITY STATE OHIO

REVISION 6-20-18 6-22-18  
12-17-18

SALES BMS  
DESIGN BAF  
SIZE 14

DATE 8-22-17  
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PROJECT# 17432

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DEC 31 2018

GC PLANNING COMMISSION

B

**SOUTHEAST CORNER OF BUILDING**

Corner Wrapping Cabinet with Reverse Channel, Halo Illuminated Letters on Both Sides

Cabinet Color to Match Light Colored Building Facade. Letters are Black or Dark Charcoal Grey. Halo Illumination is Blue.



PAGE 1

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PRODUCTION ART REQUIRED  
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PROJECT NAME THE QUINN  
LOCATION ELFORD DEVELOPMENT  
CITY GRANDVIEW STATE \_\_\_\_\_

REVISION 11-15-17  
2-28-18  
6-25-18

SALES BMS  
DESIGN KD  
SIZE 14

DATE 6-15-17  
SCALE Noted  
PROJECT# 17332