



October 17, 2018

Statement from Custom Sign Center, Inc for Local Cantina Restaurant

To: City of Grove City Planning Commission
Development Department - HPA

Local Cantina Restaurant and Custom Sign Center, Inc. (CSC) are proposing a 25.27 square foot internally illuminated wall sign to be placed on the Mill St side (South elevation) of the building designating entry side to the restaurant.

We are also proposing 3 non-illuminated 24 square foot wall signs parallel to Broadway (east elevation of the building). Two of the three signs are replacements for existing signs of the same style. The third identify sign is for the restaurant and is new.

Historically, the building has had as much as 72 square feet on the Broadway elevation and 32 square feet on the Mill St elevation. To date the site has approximately 84 square feet of existing sign. The addition of the proposed signage would bring the total to 125.27 square feet.

We believe this amount coordinates the signage for all tenants while preserving the historical spirit of the site, and we ask for approval.

Thank you.

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin and in the City of Grove City:

PARCEL I: Beginning at an iron pin in the center of Broadway (The Columbus and Harrisburg Turnpike) and at the Northeast corner of the property of A. L. and Sarah Nichols; thence with the said centerline North 34° East, 17 feet to the Southeast corner of William A. Haughn's lot; thence with said Haughn's lot line North 55° 32' West, 116.09 ft. to an iron pin; thence North 28° 8' West, 42 feet to an iron pin; thence North 34° East, 22.07 feet to an iron pipe; thence South 55° 32' East, 154 feet to an iron pin in the center of said Broadway; thence with the said centerline North 34° East, 96 ft. to an iron pin; thence North 55° 32' West, 399.04 ft. to an iron pin in the East line of an alley; thence with said East alley line South 34° 8' West, 155 ft. to an iron pipe at the Northwest corner of Charles Donaldson's Lot; thence South 55° 32' East, 398.08 feet to the point of beginning, containing 1.277 acres of land, More or less.

Parcel No.: 040-000070

PARCEL II: Beginning at an iron pin in the Centerline of The Columbus and Harrisburg Pike (Broadway) and about 17 feet north of the Northeast corner of the property of D.D. Davis (J.C. Rairigh) and the Southeast corner of the property of William A. Haughn, said pin being witnessed by the Southwest corner of C. Leube's Saloon Building, now the Grove City Oil Company, distance of 53.05 feet and by the Northeast corner of the said Davis Brick Building, distance of 72.55 feet; thence parallel with and about 17 feet North of the said Haughn's line North 55° 32' West, 116.90 ft. to an iron pin; thence North 28° 08' West, 42.00 ft. to an iron pin; thence North 34° 00' East, 22.70 ft. to an iron pin; witnessed by the Southeast corner of the Mill Office, distance of 31.20 feet and a square pin in a willow tree, North 31.20 feet; thence South 55° 32' East, 154.00 ft. to an iron pin in the centerline of said pike; thence with said centerline South 34° West, 42.00 feet to the point of beginning.

Parcel No.: 040-000466

PARCEL III: Being a part of Survey #1388 Virginia Military Lands, and part of Lot #2 of a subdivision made by order of the court, June 2, 1858, of Lots #8 and #9 of a subdivision made for George Washington by Frederick Cole, Surveyor of Franklin County, Ohio, of said Survey #1388 and being more fully described as follows, to-wit:

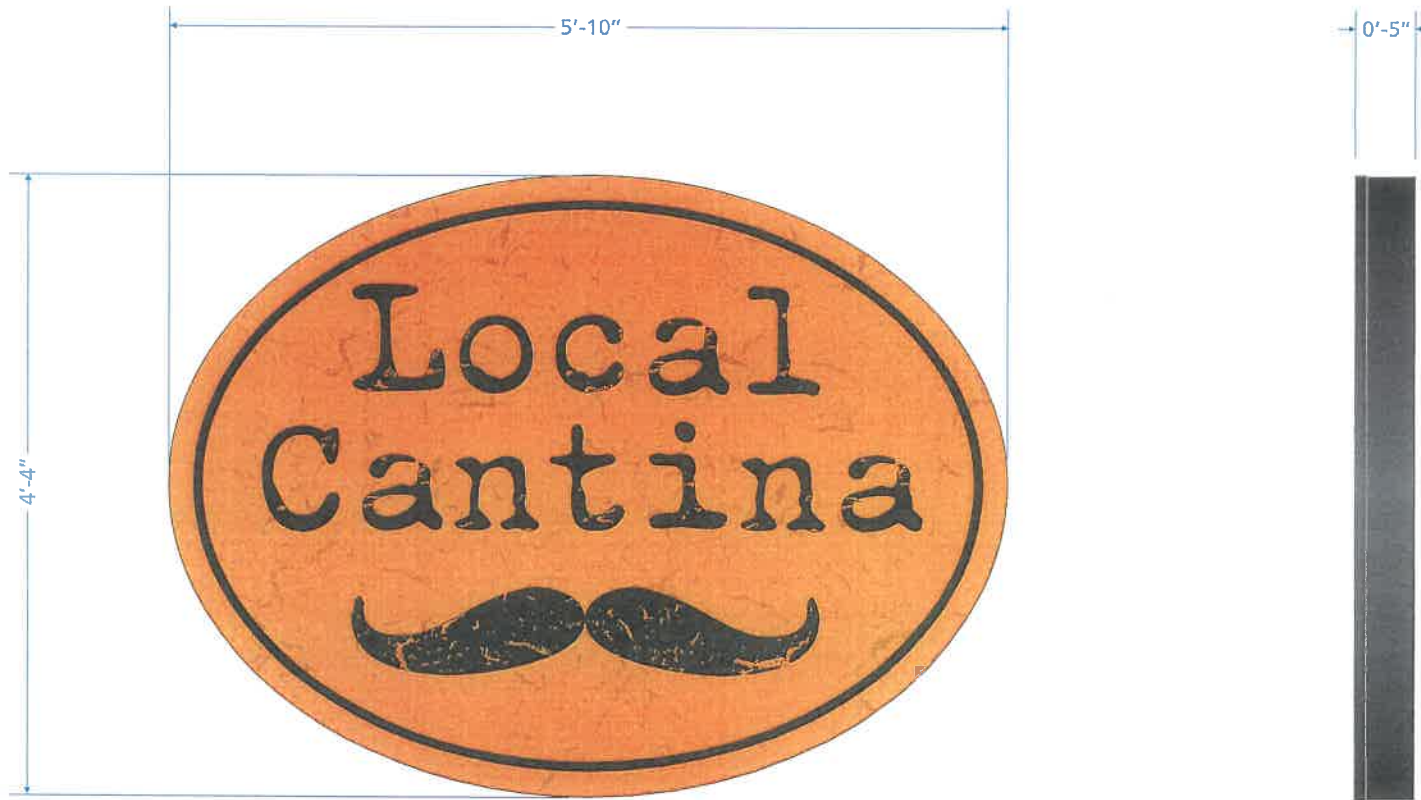
Beginning at a stake in the South line of former Schilling Lane; thence South 42 feet to an iron pin; thence East 215 feet to a steel post; thence North 42 ft. to south line of former Schilling Lane; thence West 215 feet to the place of beginning.

Parcel No.: 040-000552

PARCEL IV: Being Lot No. 18 in the George H. Gantz, et al., Addition to Grove City as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 116, Recorder's Office, Franklin County, Ohio together with any and all interest in the alley vacated by Ordinance C-47-75, City of Grove City Ordinances.

Parcel No.: 040-000479

MILL STREET MARKET 3937 Broadway Grove City, OH 43123



SIGN A - SF FLUSH WALL MOUNTED ILLUMINATED CHANNEL LOGO
25.27 SF

3/4"=1'

END VIEW



ALL WIRING MEETS NEC 2017 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT

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.

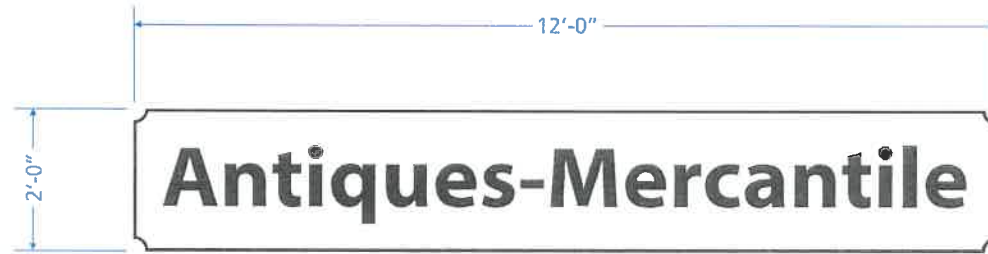
PATH Z:\Local Cantina\Grove City\Preliminary Drawings

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input type="checkbox"/> SINGLE FACE <input type="checkbox"/> ILLUMINATED <input type="checkbox"/> WALL	SF FLUSH WALL MOUNTED ILLUMINATED CHANNEL LOGO - ALUMINUM BACK WITH 5" DEEP .040 ALUMINUM RETURN PAINTED BLACK - 1/8" ACRYLIC FACE WITH DIGITALLY PRINTED GRAPHICS - OPAQUE BACKGROUND WITH PERFORATED BLACK FOR GRAPHICS - 1" BLACK TRIMCAP - LED ILLUMINATION	<input type="checkbox"/> DIGITAL PRINT <input type="checkbox"/> BLACK	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
FILENAME: Mill Street Market REV#6 SCALE: 3/4"=1' DATE: 8/16/18 REV.DATE: 10/18/18 DGNNR: DW SALES: ER		Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.		CUSTOMER: _____ LANDLORD: _____ DATE: _____ DATE: _____

custom SIGN Center, Inc. Full Service Sign Company
 3200 Valleyview Drive Columbus, OH 43204
 PH: 614-279-6700 FX: 614-279-7525

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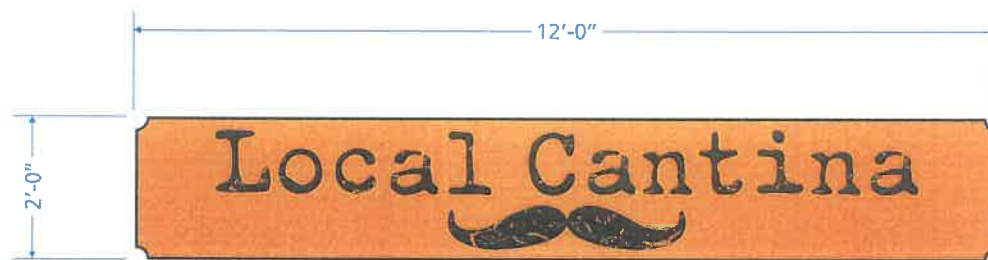
MILL STREET MARKET 3937 Broadway Grove City, OH 43123



SIGN B



SIGN C



SIGN D

SF NON-ILLUMINATED WALL SIGNS 3/8"=1'
24.00 SF EACH

PATH Z:\Local Cantina\Grove City\Preliminary Drawings

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input type="checkbox"/> SINGLE FACE <input type="checkbox"/> NON-ILLUM. <input type="checkbox"/> WALL	SF NON-ILLUMINATED WALL SIGNS - 1/2" CUT TO SHAPE DECORATED MDO	<input type="checkbox"/> WHITE <input type="checkbox"/> BLACK <input type="checkbox"/> ORANGE	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
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custom Full Service Sign Company
SIGN
Center, Inc.

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SIGN E - SF NON-ILLUMINATED SIGN FOR CANOPY 1/2" = 1'
14.00 SF



SIGN F - SF NON-ILLUMINATED WALL SIGN 1/2" = 1'
12.00 SF

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<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> NON-ILLUM. <input checked="" type="checkbox"/> WALL	SF NON-ILLUMINATED WALL SIGNS - 1/2" CUT TO SHAPE DECORATED MDO	<input type="checkbox"/> WHITE <input checked="" type="checkbox"/> BLACK <input checked="" type="checkbox"/> PMS 7555	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
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MILL STREET MARKET 3937 Broadway Grove City, OH 43123



3937 BROADWAY - SOUTHWEST ELEVATION NTS

PATH Z:\Local Cantina\Grove City\Preliminary Drawings

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> NON-ILLUM. <input type="checkbox"/> WALL	BUILDING ELEVATION - NOTE ADDITIONAL DRAWINGS FOR SIGN DETAILS	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
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3937 BROADWAY - SOUTHEAST ELEVATION NTS

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SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK		
<input type="checkbox"/> SINGLE FACE <input type="checkbox"/> NON-ILLUM. <input type="checkbox"/> WALL	BUILDING ELEVATION - NOTE ADDITIONAL DRAWINGS FOR SIGN DETAILS	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.	<p>custom Full Service Sign Company SIGN Center, Inc.</p> <p>3200 Valleyview Drive PH: 614-279-6700 Columbus, OH 43204 FX: 614-279-7525</p>	
FILENAME: Mill Street Market DATE: 8/16/18	REV#6 REV.DATE: 10/18/18 SCALE: NTS DGNR: DW SALES: ER	Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.			CUSTOMER: _____ DATE: _____	LANDLORD: _____ DATE: _____

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MILL STREET MARKET 3937 Broadway Grove City, OH 43123

SIGN E



3937 BROADWAY - SOUTHWEST ELEVATION NTS

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SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK	
<input type="checkbox"/> SINGLE FACE <input type="checkbox"/> NON-ILLUM. <input type="checkbox"/> WALL	BUILDING ELEVATION - NOTE ADDITIONAL DRAWINGS FOR SIGN DETAILS	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.	<p>custom SIGN Center, Inc. Full Service Sign Company</p> <p>3200 Valleyview Drive PH: 614-279-6700</p> <p>Columbus, OH 43204 FX: 614-279-7525</p> <p>This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2007 All rights reserved.</p>
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SIGN F

3937 BROADWAY - SOUTHWEST ELEVATION NTS

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SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input type="checkbox"/> SINGLE FACE <input type="checkbox"/> NON-ILLUM. <input type="checkbox"/> WALL	BUILDING ELEVATION - NOTE ADDITIONAL DRAWINGS FOR SIGN DETAILS	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
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MILL STREET MARKET 3937 Broadway Grove City, OH 43123



- SIGN F**
12.00 SF WALL SIGN
NON-ILLUMINATED
- SIGN E**
14.00 SF CANOPY SIGN
NON-ILLUMINATED
- SIGN A**
25.27 SF WALL SIGN
ILLUMINATED

- SIGN B**
24.00 SF WALL SIGN
NON-ILLUMINATED
- SIGN C**
24.00 SF WALL SIGN
NON-ILLUMINATED
- SIGN D**
24.00 SF WALL SIGN
NON-ILLUMINATED

C ORD
0-45,
3-45

SITE PLAN - 3937 BROADWAY NTS

PATH Z:\Local Cantina\Grove City\Preliminary Drawings

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> NON-ILLUM. <input checked="" type="checkbox"/> WALL	SITE PLAN - NOTE ADDITIONAL DRAWINGS FOR SIGN DETAILS	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> FACE TRIMS <input checked="" type="checkbox"/> FASCIA COLOR <input checked="" type="checkbox"/> RADIUS DIM. <input checked="" type="checkbox"/> BUILDING DIM. <input checked="" type="checkbox"/> FACADE ANGLE <input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
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