GREAT IMPRESSIONS SIGNS AND DESIGNS
YOUR ONE STOP SIGN SHOP!
614.428.8250

11/27/2012

Dublin ART Members

Posh! Nail Company is opening a new location at "The Shoppes at River Ridge"

Included in this application is a layout for a single exterior wall sign permitted under section 163.065 H 6 c 1 of the Bridge Street Sign Code Regulations.

The wall sign being requested will be placed on the North Elevation of the building at 4465 West Dublin-Granville Rd. This building is also known as building F as identified by the attached Site Plan. The sign will be a LED illuminated flush mounted reverse channel letters totaling 30 square feet as the BSC allows 1/2 square feet per lineal foot of building frontage.

Please give me a call at (614) 428-8250 if you have any questions.

Thank you for your time.

Sincerely,

Mike Lyons
Signage Consultant

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3800 Agler Rd. Columbus OH 43219
www.greatimpressions.org
O: 614.428.8250
F: 614.428.8255

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

PLEASE CHECK THE TYPE OF REVIEW

- ☐ West Innovation Districts (Zoning Code Sections 153.037 - 153.043)
- ☑ Bridge Street Corridor Districts (Zoning Code Sections 153.057- 153.066)
- ☐ Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- ☐ Basic Plan Review
- ☑ Minor Project
- ☐ Development Plan Review
- ☐ Site Plan Review
- ☐ Waiver Review
- ☐ Master Sign Plan
- ☐ Open Space Fee-in-Lieu
- ☐ Parking Plan
- ☐ City Council Appeal
- ☐ Administrative Departure

Wireless Applications

- ☐ New Tower
- ☐ Co-Location
- ☐ Alternative Structure
- ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals**, or **Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☒ Other: SIGNAGE INSTALLATION

SUBMISSION REQUIREMENTS

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 4437 W. DUBLIN GRANVILLE RD.	
Tax ID/Parcel Number(s): 273008269	Parcel Size(s) in Acres: 14.04
Existing Land Use/Development: SHOPPING CENTER	Zoning District: CC / BSC

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): MR/TSARR Owner LLC, a DE limited liability company	
Mailing Address: 1691 Michigan Avenue, Suite 215 Miami Beach, FL 33139	
Daytime Telephone: (305) 531-2426	Fax: (305) 531-2428
Email or Alternate Contact Information: RPerez@mastcapital.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

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III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Steve Nguyen - Posh! Nail Company	
Mailing Address: 6453 N. Hamilton Rd. Westerville, Ohio 43081	
Daytime Telephone: 812-568-9358	Fax:
Email or Alternate Contact Information: sirviet@yahoo.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) Mike Lyons - Great Impressions Signs	
Mailing Address: 3800 Agler Rd. Columbus, Ohio 43219	
Daytime Telephone: 614-428-8250	Fax: 614-428-8255
Email or Alternate Contact Information: mike@greatimpressions.org	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, X Camilo Miguel, Jr. on behalf of the **owner**, hereby authorize Michael D. Lyons to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: MR/TSARR Owner LLC A Delaware limited liability company By: MC/TSARR MM LLC, Its Managing Member X Authorized Representative	Date: 11/29/12

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Michael D. Lyons, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative: Michael D. Lyons	Date: 11/28/12

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Michael D. Lyons, the **owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative: Michael D. Lyons	Date: 11/28/12

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 28 day of November

State of Ohio

County of Franklin

(Notary Public Signature)

NOTARIAL SEAL STATE OF OHIO

Robyn D. Harp

Robyn D. Harp
Notary Public, State of Ohio
My Commission Expires 09-09-2014

City of Dublin

MINOR PROJECT REVIEW CHECKLIST

MINOR PROJECT OVERVIEW

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications meet the requirements of Chapter 153 of the Dublin Code of Ordinances.

PLEASE CHECK THE MINOR PROJECT TYPE

Refer to Zoning Code Section 153.066(G):

- ☐ Single-family detached building
- ☐ Multiple-family/single-family attached buildings (eight dwelling units or fewer)
- ☐ Non-residential structures 10,000 square feet or less
- ☐ Principal structure additions of less than 10,000 square feet or 25%, whichever is less
- ☐ Exterior modifications involving not more than 25% of the total façade area of the structure
- ☐ Signs, landscaping, parking, and other site improvements without a principal structure
- ☐ Accessory structures and uses
- ☐ Modifications to an Existing Structure
- ☐ Master Sign Plan
- ☐ Parking Plan

I. GENERAL APPLICATION REQUIREMENTS

☐	Completed original **application form** and **fee**
☐	**Project Description** (generally outline the project)
☐	General **description of conformance** to the Bridge Street Corridor Vision Report, Zoning Code Sections 153.057 - 153.065, and any approved Development Plans and/or Site Plans, where applicable
☐	**List of proposed Site Plan Waivers and/or Administrative Departures** (if known). If applicable, attach a **Site Plan Waiver** or **Administrative Departure Request Form**.

II. MINOR PROJECT PLAN:

All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted including the following information. If Planning and Zoning Commission or Architectural Review Board review is required, additional copies of materials may be requested. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Site Plan Elements	
☐	Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
☐	Proposed site plan, including project area and dimensions, area of approved Development Plan and/or Site Plan with which the project is associated, and proposed vehicular and pedestrian lot and block access configurations

Site Development	
A. Use	**No change of use proposed** ☐
☐	List the proposed uses (refer to §153.059), number of dwelling units, and square footage of each use. Identify whether any use specific standards apply (refer to §153.059(C)).
B. Open Space	**No open spaces proposed/required** ☐
☐	Required open space computation and method(s) of provision identified on the plans (refer to §153.064)
☐	Open Space Types proposed (refer to §153.064(F))
☐	Request for fee-in-lieu application Yes ☐ No ☐ If yes, attach an **Open Space Fee in Lieu Request** form
☐	For each Open Space Type, identify the total acreage and dimensions (refer to §153.064(G)(1)(a)); percentage perimeter of each Open Space Type along buildings and rights-of-way; percentage of impervious and semi-pervious surfaces; and any plans for proposed improvements, including structures, water features, site amenities, etc. Provide specification sheets for all pre-fabricated site amenities, and elevations and material specifications for all other site improvements.
C. Parking and Loading	**No changes to parking/loading proposed** ☐
☐	Required parking computation (vehicular and bicycle) based on the proposed mix of uses (refer to § 153.065(B))
☐	Parking location and layout, including all on-site, off-site, on-street and accessible vehicular spaces, and all bicycle parking
☐	Required loading space computation (refer to § 153.065(B)(7)) and location and layout of all loading facilities
☐	Parking plan proposed Yes ☐ No ☐ If yes, provide a description and demonstration of all proposed Adjustments to Required Vehicle Parking (refer to § 153.065(B)(2)(b)), including a Demonstration of Parking Need, and evidence of any shared parking arrangements or agreements

II. MINOR PROJECT PLAN, CONTINUED

Site Development, Continued	
D. Landscaping and Tree Preservation	**No changes to existing landscaping proposed** ☐
i	Tree survey, including location, sizes, and types of existing trees 6 inches or greater in diameter, measured at 3½ feet off the ground, and the general location of all other existing plant materials, with an identification of materials to be removed and materials to be preserved, including any landmark trees identified on the property
ii	Tree preservation plan (refer to §153.065(D)(9))
iii	Landscape plan, including calculations showing required landscaping, and location and type of all proposed shrubs, trees, and other live plant material (refer to §153.065(D)). Indicate the proposed perimeter landscape buffering, if applicable (refer to §153.065(D)(4)), proposed surface parking and circulation area landscape treatments (refer to §153.065(D)(5)), Required Building Zone treatment (refer to §153.065(D)(6)), and all building foundation landscaping (refer to §153.065(D)(7)). Indicate any landscape areas specifically dedicated for stormwater management purposes.
iv	Planting list for proposed landscape materials with caliper size or height of material, method of installation, dates of plant installation, botanical and common names, and quantity
v	Landscape maintenance plan and schedule including contact information of the party responsible for maintenance
vi	Street trees (refer to §153.065(D)(3)), including type, locations, and method of installation
E. Signs	**No signs proposed** ☐
i	Number of proposed signs and proposed locations, including any potential ground signs or building-mounted signs. Provide elevations indicating all proposed and/or potential building-mounted signs and any other proposed signs (refer to §153.066(H))
ii	Sign design and lighting, including dimensions for all sign copy, logos, and secondary text and/or images, colors, and material specifications
iii	Master sign plan proposed Yes ☐ No ☐ If yes, include, at a minimum, all proposed locations, types, number, heights, and sizes of signs, indicated on scaled plans and/or building elevation drawings, proposed materials, colors, types of illumination, and fabrication details (refer to §153.065(H)(2)(c)6). Include a statement addressing the Master Sign Plan criteria, and identify any proposed departures from the sign regulations of §153.065(H)
F. Site Management	**No site modifications proposed** ☐
i	Dumpster location(s), including elevations and construction details, and waste removal plan including frequency and type of removal
ii	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))
iii	Site lighting plan (refer to §153.065(F)), including locations of all site, building, and pedestrian lighting, and pole and light fixture specification sheets

Access and Circulation	Not Applicable ☐
i	Proposed driveways (show all driveways and intersections within 250 feet of the site) and all vehicular circulation areas. Include sight visibility triangle measurements and curb radii for all driveways and parking lot islands.
ii	Traffic regulatory signs and pavement markings
iii	Designation of fire lanes
iv	Location, width and materials for proposed sidewalks and non-motorized paths within the site, rights of way, or easements

Grading and Utilities	Not Applicable ☐
i	Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection
ii	Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes
iii	Location(s) of sanitary sewers, existing and proposed
iv	Location(s) and size(s) of existing and proposed water mains, well sites, water service and fire hydrants
v	Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G))
vi	Location(s) of transformers and utility boxes

II. MINOR PROJECT PLAN, CONTINUED

Building Types and Architecture	Not Applicable ☐
i	List and identify on the plans the building type(s) proposed (refer to §153.062). For each building type, complete and attach an **Individual Building Type Requirement Table**.
ii	The proposal involves an Existing Structure (refer to §153.062(B)(2)) Yes☐ No☐ If yes, provide the original gross floor area of the Existing Structure, any proposed expansions to the Existing Structure (percentage and square footage), and/or a description of any proposed exterior architectural modifications (including percentage of modifications to the original building façades)
iii	Roof plans (refer to §153.062(D)), including slopes of pitched roofs and parapet height where applicable
iv	Building sections indicating story height (refer to §153.062(N)(2))
v	Building façade elevations for all sides, dimensioned and drawn at an appropriate scale. Include all proposed vents, gutters, downspouts, air conditioning units, and utility elements.
vi	Building materials and colors labeled on all building elevations, including material specifications (refer to §153.062(E)). Identify the percentage of each type of material on each elevation, and the percentage used on the overall building.
vii	Conceptual building floor plans
viii	Provision of architectural details and material specification sheets (as appropriate), including building entrance design, mid-building pedestrianways, windows, shutters, awnings, canopies, balconies, porches, stoops, chimneys, vehicular canopies, etc. (refer to §153.062 for general building type requirements)
ix	Terminal vista treatments (if applicable) (refer to §153.062(J))
x	Method of meeting building variety requirements (if applicable) (refer to §153.062(K))

III. MINOR PROJECT REVIEW CRITERIA:

The Administrative Review Team shall review the application for a Minor Project and approve, deny, or approve with conditions, based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. The decision on the Minor Project shall be provided not more than 14 days from the filing of the Minor Project Review application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Minor Projects (Site Plans)	
(a)	The Site Plan shall be substantially similar to the approved Basic Plan;
(b)	If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
(c)	The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
(d)	The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
(e)	The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
(f)	The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
(g)	The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
(h)	Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
(i)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
(j)	The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.

Exhibit A

The Property

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19 United States Military Lands, being all of the 14.831 acre tract conveyed to MDT Real Estate Management Limited Partnership, an Ohio limited partnership (1/2 Interest) by deed of record in Instrument Number 200007060133519, Dorothy Thomas (1/4 Interest) by deed of record in Deed Book 2968, Page 137 and National City Bank, fka BancOhio National Bank, Trustee (1/4 Interest) by deed of record in Official Record 7681 B11 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at a monument in the centerline intersection of U.S. Route 161 (Dublin-Granville Road) and Dale Drive, also being in the north line of a 2.519 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 199911150285244,;

Thence North 86° 41' 19" West, a distance of 303.98 feet, with the centerline of said U.S. Route 161 and the north line of said 2.519 acre tract, to a point at the northwest corner of said 2.519 acre tract; also being the northeasterly corner of the remainder of an original 2.37 acre tract conveyed to Wendy's International, Inc., by deed of record in Deed Book 3443, page 321;

Thence South 03° 18' 41" West, a distance of 40.00 feet, with the westerly line of said 2.519 acre tract, to an iron pin set at the TRUE POINT OF BEGINNING, at the southeasterly corner of said 2.519 acre tract;

Thence with the lines common to said 14.831 and 2.519 acre tracts the following courses and distances:

South 86° 41' 19" East, a distance of 24.94 feet, to an iron pin set;

South 76° 23' 01" East, a distance of 111.80 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 114.04 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears South 41° 41' 50" East a distance of 35.36 feet, to an iron pin set;

South 03° 18' 41" West, a distance of 175.00 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 60.00 feet, to an iron pin set;

North 03° 18' 41" East, a distance of 20.50 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears North 48° 18' 10" East, a distance of 35.36 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 1.00 feet, to an iron pin set;

with a curve to the left having a radius of 124.50 feet, an arc length of 128.57 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 32" East, a distance of 122.93 feet, to an iron pin set;

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North 34° 08' 31" East, a distance of 23.29 feet, to an iron pin set;

with a curve to the right having a radius of 75.50 feet, an arc length of 77.97 feet, a central angle of 59° 10' 10" , and chord that bears North 63° 43' 36" East, a distance of 74.55 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 450.39 feet, to a 5/8" Rebar Found (capped "WOOLPERT") in the westerly line of "Wood Hill Condominium", a plat of record in Condominium Plat Book 32, Page 14;

Thence South 03° 12' 32" West, a distance of 574.02 feet, with the westerly line of said "Wood Hill Condominium", to a 5/8" Rebar Found (capped "J+J SURVEYING") at the northeasterly corner of a 3.866 acre tract conveyed to RiverPark Group, LLC, a Delaware limited liability company by deed of record in Instrument Number 199912020298524;

Thence North 86° 56' 13" West, a total distance of 1140.28 feet, passing a 5/8" Rebar Found at a distance of 704.23 and passing a 5/8" Rebar Found (capped "J+J SURVEYING") at a distance of 1091.68 feet, with the northerly line of said 3.866 acre and a 0.760 acre tract conveyed to RiverPark Group, LLC, a Delaware limited liability company by deed of record in Instrument Number 199912020298524, to a magnetic nail set in the centerline of U.S. Route 33 (Riverside Drive);

Thence North 18° 16' 19" West, a distance of 401.58 feet, with the centerline of said U.S. Route 33, to a magnetic nail set;

Thence South 86° 54' 23" East, a total distance of 292.93 feet, passing a 5/8" Rebar Found (capped "J+J SURVEYING") at a distance of 52.70 feet and a 5/8" Rebar Found at a distance of 57.62 feet with the extension of the southerly line of the remainder of said original said 2.37 acre tract, to a 3/4" iron pipe found, at the southeasterly corner of the remainder of said 2.37 acre tract;

Thence North 03° 18' 41" East, a distance of 261.41 feet, with the easterly line of the remainder of said 2.37 acre tract to the TRUE POINT OF BEGINNING. Containing 14.731 acres, more or less, of which 0.426 acre lies with the existing right of way of U.S. Route 33.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19, United States Military Lands, being part of the 14.831 acre tract conveyed to MDT Real Estate Management Limited Partnership, an Ohio limited partnership (1/2 interest) by deed of record in Instrument Number 200007060133519, Dorothy Thomas (1/4 interest) by deed of record in Deed Book 2968, Page 137 and National City Bank, fka Bancohio National Bank, Trustee (1/4 interest) by deed of record in Official Record 7681 B11 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at a 3/4 inch iron pin found in a monument box found in the centerline intersection of State Route 161 (Dublin-Granville Road) and Dale Drive, being in the north line of a 2.159 acre tract conveyed to the City of Dublin by deed of record in Instrument Number 199911150285244;

thence North 86° 41' 19" West, a distance of 303.98 feet, with the centerline of U.S. Route 161 and the north line of said 2.159 acre tract, to a point at the northwest corner of said 2.159 acre tract, being the northeasterly corner of the 2.37 acre tract conveyed to Wendy's International, Inc. by deed of record in

Deed Book 3443, page 321;

thence South 03° 18' 41" West, a distance of 301.42 feet, with the westerly line of said 2.159 acre tract, and a westerly line of said 14.831 acre tract, to a 3/4" iron pipe found;

thence North 86° 54' 23" West, a distance of 212.39 feet, with a northerly line of said 14.831 acre tract, to an iron pin set at the TRUE POINT OF BEGINNING;

thence South 18° 16' 19" East, a distance of 401.53 feet, across said 14.831 acre tract, to an iron pin set in the line common to said 14.831 acre tract and the 0.760 acre tract conveyed to Riverpark Group, LLC by deed of record in Instrument Number 199912020298524;

thence North 86° 56' 13" West, a distance of 80.53 feet, (passing a 5/8" rebar capped "J+J Surveying" found at 31.92 feet) with the northerly lines of said 0.760 acre tract and the 0.216 acre tract conveyed to the City of Dublin by deed of record in Official Record 22899 G08, to a magnetic nail set at the southeasterly corner of said 14.831 acre tract, being in the centerline of Riverside Drive (U.S. Route 33);

thence North 18° 16' 19" West, a distance of 401.58 feet, with said centerline, to a magnetic nail set in the southerly line of said 2.37 acre tract, being a northwesterly corner of said 14.831 acre tract;

thence South 86° 54' 23" East, a distance of 80.53 feet, (passing a 5/8" rebar capped "J+J Surveying" found at 52.70 feet and a 5/8" rebar found at 57.62 feet) with a line common to said 14.831 and 2.37 acre tracts, to the TRUE POINT OF BEGINNING, containing 0.691 acre of land, more or less, of which 0.426 acre lies within the existing right of way of U.S. Route 33.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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.

Bearings shown hereon are based on the centerline bearing for State Route 161, South 86° 41' 19" East as delineated in the ODOT Plans Fra-161-4.77 for State Route 161 dated December 11, 1998.

Parcel Nos.: 273-008269-80 and 273-008269-90
Also known as: 6439 Riverside Drive, Dublin, Ohio 43017

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EXISTING STATE ROUTE 161 - DUBLIN GRANVILLE ROAD (4 LANE ROAD)

EXISTING WENDY'S RESTAURANT

Future Restaurant 8,000 s.f.

PATIO

EXISTING DALE DRIVE

Site signage has been previously approved. No changes are being requested.

EXISTING SHARP DRIVE

EXISTING SHARP DRIVE

Bldg. GH

Bldg. F

Building A

Future restaurants will adere to the same standards set forth in this proposal. They will be applied for under separate tenant permits.

Future Restaurant 8,500 s.f.

EXISTING RIVERSIDE DRIVE (4 LANE)

Building C

Building B

Retail:
Building A - 32,993 s.f.
Building B - 18,260 s.f.
Building C - 22,569 s.f.
Building F - 6,300 s.f.
Building GH - 6,764 s.f.
Total - 86,886 s.f.

Restaurant:
Building D - 8,500 s.f.
Building E - 8,000 s.f.
Total - 16,500 s.f.

Scale: 1" = 40'

All frontage calculations are assumptions based on lease information. All signage will be permitted and approved by tenants.

SITE PLAN

The Shoppes at River Ridge

Dublin, Ohio

BIRD HOUK collaborative

Group

POSH! NAIL COMPANY SITE PLAN

4465 W. DUBLIN-GRANVILLE RD. DUBLIN 43017
PARCEL ID -273008269

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SIGN WILL BE MOUNTED ON NORTH FACE OF BUILDING HERE

Due To The Printing Process Or Computer Monitors, Colors In Proof May Not Be 100% Accurate

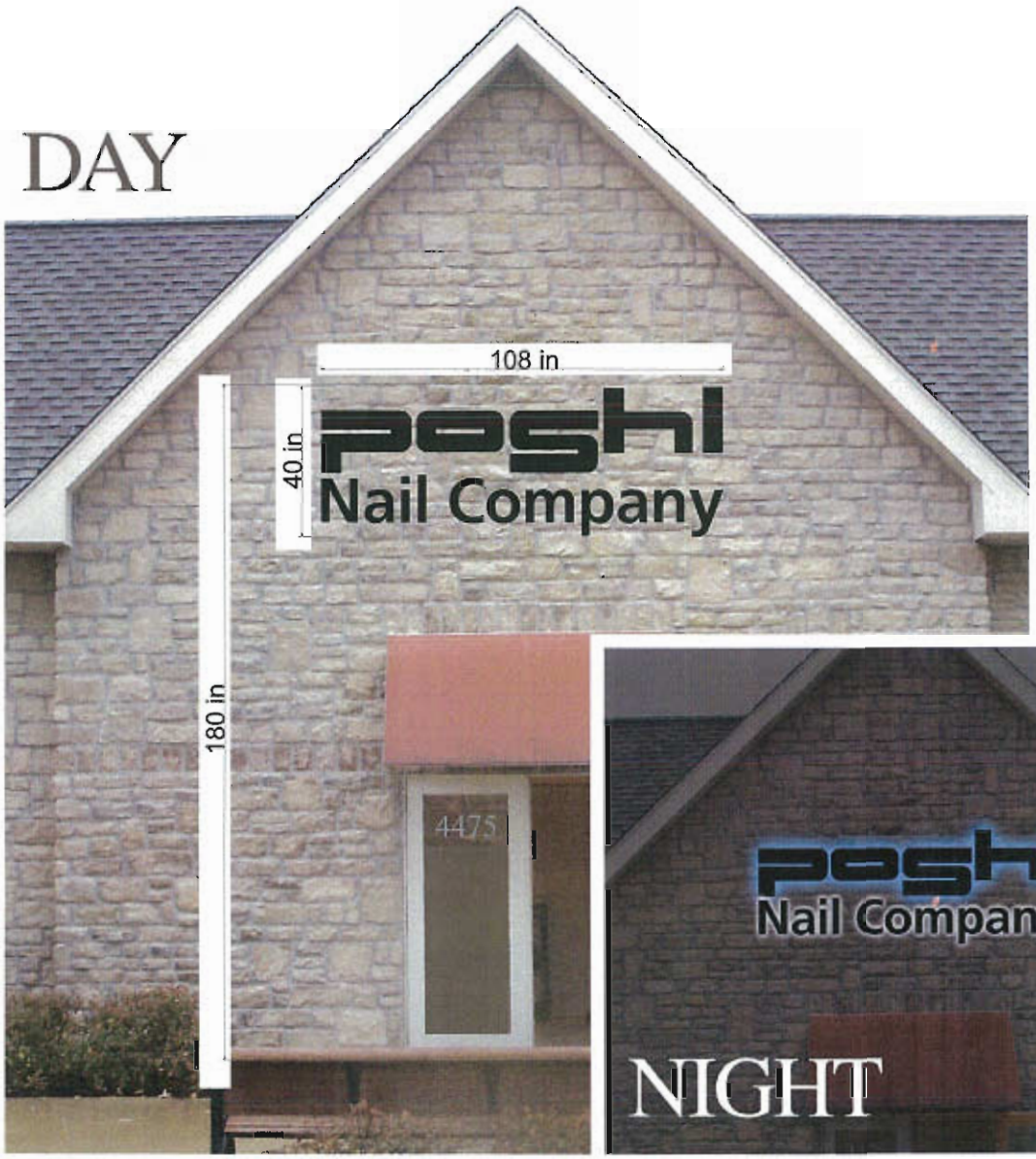
GREAT IMPRESSIONS SIGNS AND DESIGNS
YOUR ONE STOP SIGN SHOP!
(614)428-8250

This drawing is original work, carefully prepared for your consideration by Great Impressions Signs and Designs Inc. Rights to said drawing will remain the property of Great Impressions unless transferred in writing.

We reserve the right to be the sole fabricator of any sign we have designed and to display our work or images of our work for portfolio purposes. All drawings showing our trademark are our intellectual property and may not be copied, reproduced or forwarded to others by any means without our express permission. In cases where a logo, artwork, or other elements are provided by you to us, you warrant that the subject matter is not copyrighted by a third party or that you have been granted permission to use the copyrighted material on your sign. To support these warranties, you agree to indemnify us in any legal action connected with copyright infringement involving the work produced.

In addition, we will not be held responsible for undetected errors on a final design drawing that has been approved by you. Alterations requested by you after a final design drawing has been approved may incur additional charges.

Designer: Rich Fisher
Sales Rep: Mike Lyons
Presented: 11/27/12
Work Order ID: TBD



TOP: 17" TALL LED ILLUMINATED REVERSE CHANNEL LETTERS.

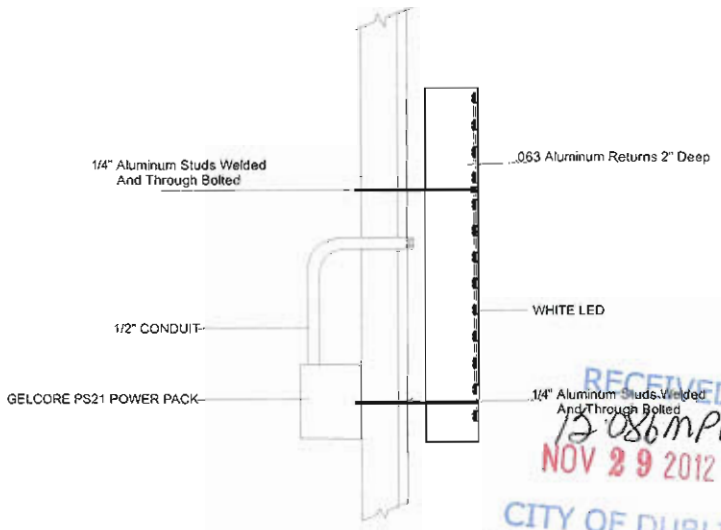
BOTTOM: 12" TALL LED ILLUMINATED REVERSE CHANNEL LETTERS.

BOTH SETS WILL HAVE 2" RETURNS.

OVERALL DIMENSIONS OF SIGN: 108" W X 40" H.

TOP OF SIGN WILL BE NO MORE THAN 15 FT. FROM GRADE.

TYPICAL LED REVERSE CHANNEL LETTER INSTALLATION



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EAST ELEVATION

NORTH ELEVATION

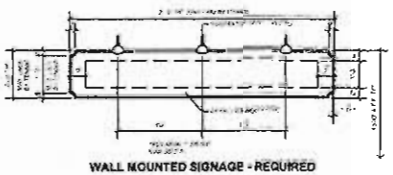
WEST ELEVATION

SOUTH ELEVATION

BUILDING G

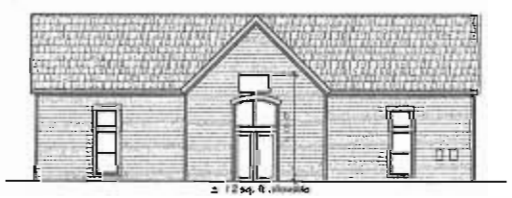
EAST ELEVATION

NORTH ELEVATION

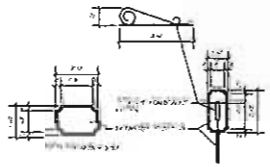


WALL MOUNTED SIGNAGE - REQUIRED

WEST ELEVATION



SOUTH ELEVATION



WALL MOUNTED BRACKET SIGNAGE- OPTIONAL

Note: Signage shown is not intended to be representative of actual signage. All frontage calculations are assumptions based on lease information. All signage will be permitted and approved by tenants.

BUILDING F

PROPOSED SIGNAGE ELEVATIONS

2 Group

The Shoppes at River Ridge

Dublin, Ohio

BIRD HOUK collaborative