

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

#### Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- 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
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: \_\_\_\_\_
- Rezoning

### 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): 6505 Dublin Center Dr.

Tax ID/Parcel Number(s): Parcel ID: 273-010406-00	Parcel Size(s) in Acres: 2.133 Acres
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Existing Land Use/Development: [430] Restaurant/Bar	Zoning District: BSC Sawmill Center
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- 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): Janet Zachrich	
Mailing Address: 3283 Foxcroft Dr. Lewis Center, OH 43035	
Daytime Telephone: 614.885.6355	Fax:
Email or Alternate Contact Information:	

### 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:	

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

Name: (Individual or Organization) <u>Philip O. Wince Jr., AIA</u>	
Mailing Address: <u>1466 Manning Parkway, Powell, OH 43065</u>	
Daytime Telephone: <u>614.785.0505</u>	Fax: <u>614.785.0202</u>
Email or Alternate Contact Information: <u>bwince@daviswince.com</u>	

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

Name: (Individual or Organization) <u>Philip O. Wince Jr, AIA</u>	
Mailing Address: <u>1466 Manning Parkway, Powell, OH 43065</u>	
Daytime Telephone: <u>614.785.0505</u>	Fax: <u>617.785.0202</u>
Email or Alternate Contact Information: <u>bwince@daviswince.com</u>	

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

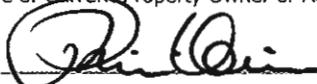
I, <u>Janet Zachrich</u> , the <b>owner</b> , hereby authorize <u>Philip O. Wince Jr.</u> to act as a <b>representative(s)</b> in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the original Authorization for Owner's Applicant(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, _____, the <b>owner</b> or <b>authorized representative</b> , 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:	Date:

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

I, <u>Philip O. Wince Jr.</u> , the <b>owner</b> or <b>authorized representative</b> , 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: 	Date: <u>2/21/2013</u>

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

Subscribed and sworn to before me this 2<sup>nd</sup> day of February, 2013

State of Ohio

County of Delaware

(Notary Public Seal)

**Pamela S. Landolfo**  
Notary Public, State of Ohio  
My Commission Expires 12-18-2013  




CITY OF DUBLIN

Land Use and  
Long Range Planning  
5800 Sher-Rings Road  
Dublin, Ohio 43016-1236  
Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input checked="" type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input checked="" type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6505 DUBLIN CENTER DRIVE	
Tax ID/Parcel Number(s): PARCEL ID: 273-010406-00	Parcel Size(s) (Acres): 2.133 ACRES
Existing Land Use/Development: [430] RESTAURANT / BAR	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: UNCHANGED - [430] RESTAURANT
Total acres affected by application: THIS PARCEL ONLY - 2.133 ACRES

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): JANET ZACHRICH	
Mailing Address: (Street, City, State, Zip Code) 3283 FOXCROFT DR LEWIS CENTER, OH 43035	
Daytime Telephone: 614.885.6355	Fax:
Email or Alternate Contact Information:	

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: <u>PHILIP O. WINCE JR., AIA</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>DAVIS WINCE ARCHITECTURE</u>	
Mailing Address: (Street, City, State, Zip Code) <u>1466 MANNING PARKWAY POWELL, OH 43065</u>	
Daytime Telephone: <u>614.785.0505</u>	Fax: <u>614.785.0202</u>
Email or Alternate Contact Information: <u>bwince@daviswince.com</u>	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Janet Zechrich</u> , the owner, hereby authorize <u>PHILIP O. WINCE JR.</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date: <u>10/4/10</u>

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 4th day of October, 20 10  
 State of OHIO  
 County of Delaware  
 Notary Public Pamela S. Landolfo  
 Pamela S. Landolfo  
 Notary Public, State of Ohio  
 My Commission Expires 12-18-2013

**VII. 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 visit, photograph and post a notice on the property described in this application.

I, <u>PHILIP O. WINCE JR.</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative:	Date: <u>10/4/10</u>

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Janet Zachech, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative: [Signature] Date: 10/4/10

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

I PHILIP O. WINE JR., 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 applicant or authorized representative: [Signature] Date: 10/4/10

Subscribed and sworn to before me this 4th day of October, 20 10  
 State of OHIO  
 County of Delaware Notary Public [Signature]

**Pamela S. Landolfo**  
 Notary Public, State of Ohio  
 My Commission Expires 12-18-2013

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

# 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

<input checked="" type="checkbox"/>	Completed original <b>application form</b> and <b>fee</b>
<input checked="" type="checkbox"/>	<b>Project Description</b> (generally outline the project)
<input checked="" type="checkbox"/>	General <b>description of conformance</b> 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
<input checked="" type="checkbox"/>	<b>List of proposed Site Plan Waivers and/or Administrative Departures</b> (if known). If applicable, attach a <b>Site Plan Waiver</b> or <b>Administrative Departure Request Form</b> .

**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

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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	
<b>D. Landscaping and Tree Preservation</b> <span style="float: right;"><b>No changes to existing landscaping proposed</b> <input checked="" type="checkbox"/></span>	
<input type="checkbox"/> 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
<input type="checkbox"/> ii	Tree preservation plan (refer to §153.065(D)(9))
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> v	Landscape maintenance plan and schedule including contact information of the party responsible for maintenance
<input type="checkbox"/> vi	Street trees (refer to §153.065(D)(3)), including type, locations, and method of installation
<b>E. Signs</b> <span style="float: right;"><b>No signs proposed</b> <input type="checkbox"/></span>	
<input checked="" type="checkbox"/> 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))
<input type="checkbox"/> ii	Sign design and lighting, including dimensions for all sign copy, logos, and secondary text and/or images, colors, and material specifications
<input type="checkbox"/> iii	Master sign plan proposed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)
<b>F. Site Management</b> <span style="float: right;"><b>No site modifications proposed</b> <input checked="" type="checkbox"/></span>	
<input type="checkbox"/> i	Dumpster location(s), including elevations and construction details, and waste removal plan including frequency and type of removal
<input type="checkbox"/> ii	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))
<input type="checkbox"/> 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
<b>Access and Circulation</b> <span style="float: right;"><b>Not Applicable</b> <input checked="" type="checkbox"/></span>	
<input type="checkbox"/> 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.
<input type="checkbox"/> ii	Traffic regulatory signs and pavement markings
<input type="checkbox"/> iii	Designation of fire lanes
<input type="checkbox"/> iv	Location, width and materials for proposed sidewalks and non-motorized paths within the site, rights of way, or easements
<b>Grading and Utilities</b> <span style="float: right;"><b>Not Applicable</b> <input checked="" type="checkbox"/></span>	
<input type="checkbox"/> i	Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection
<input type="checkbox"/> ii	Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes
<input type="checkbox"/> iii	Location(s) of sanitary sewers, existing and proposed
<input type="checkbox"/> iv	Location(s) and size(s) of existing and proposed water mains, well sites, water service and fire hydrants
<input type="checkbox"/> v	Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G))
<input type="checkbox"/> vi	Location(s) of transformers and utility boxes

## II. MINOR PROJECT PLAN, CONTINUED

Building Types and Architecture		Not Applicable <input checked="" type="checkbox"/>
<input type="checkbox"/>	List and identify on the plans the building type(s) proposed (refer to §153.062). For each building type, complete and attach an <b>Individual Building Type Requirement Table</b> .	
<input type="checkbox"/>	The proposal involves an Existing Structure (refer to §153.062(B)(2)) Yes <input type="checkbox"/> No <input type="checkbox"/> 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)	
<input type="checkbox"/>	Roof plans (refer to §153.062(D)), including slopes of pitched roofs and parapet height where applicable	
<input type="checkbox"/>	Building sections indicating story height (refer to §153.062(N)(2))	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	Conceptual building floor plans	
<input type="checkbox"/>	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)	
<input type="checkbox"/>	Terminal vista treatments (if applicable) (refer to §153.062(J))	
<input type="checkbox"/>	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.

February 12, 2013

**MINOR PROJECT REVIEW APPLICATION**

**APPLICATION STATEMENT**

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**Owner:** Mellow Mushroom Pizza Bakers  
**Address:** 6505 Dublin Center Dr.  
Dublin, OH  
**Parcel ID:** 273-010406-00

**I. Proposed Ground Sign Description**

**Signage:** The ground sign proposed under this application will serve to increase visibility to the current Mellow Mushroom Pizza Bakers restaurant. The sign will be located at the southeastern corner of the property nearest the intersection of Dublin Center Rd. and Dublin-Grandville Rd.

As an improvement, the sign has been designed with appropriate rigor to the context and will properly serve as a non-distracting indicator of the restaurants location. It should also be noted that the sign has been designed within the original planning and zoning codes and approved variances. All aspects of the proposed design are within the City of Dublin Zoning Code Regulations and Ordinances and are in accordance with the Bridge Street Corridor Development Code. Further, the proposed improvement enhances the existing architectural character of the building thereby improving the value of the property asset.

**II. General Description of Conformance to the BSC Vision Report**

**Location:** The proposed ground sign improvement has been designed to be a minimum of 8ft. from the property setback in an effort to maintain a street presence while not becoming a distraction to vehicular traffic.

**Size & Area:** The proposed sign does not exceed the maximum size (24 sq. ft.) and height (8ft.) established by the Bridge Street Corridor Vision report.

**Design & Lighting:** The proposed improvement has been designed to incorporate (3) colors – red, black, and white – while incorporating the Mellow Mushroom unique corporate logo. In addition, the sign is to be constructed on a 2’ brick wall to both adopt from the architectural character of the existing building and the rich history of the City of Dublin. This brick wall will further serve to conceal the foundation of the sign.

Finally, the proposed ground sign has been designed to use a combination of halo and internally illuminated channel lighting to create a unique, but lively and visible atmosphere. The construction of the lighting will leave no raceways, conduit, or piping exposed to view.

**END OF APPLICATION STATEMENT**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Parcel I:**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 3, Township 2, Range 19, United States Military Lands and being 24.75 acres out of Reserve "C" of that plat entitled "Dublin City Center" of record in Plat Book 69, Pages 18 through 20, all references being to records of the Recorder's Office, Franklin County, Ohio, and being described as follows:

Beginning, for reference, at an iron pin set in the northerly right-of-way line of West Dublin-Granville Road (S.R. 161) being in the easterly line of that 0.6899 acre tract as conveyed to James M. and Lois N. Harkness by deed of record in Deed Book 1875, Page 276, said iron pin being the southwesterly corner of said Reserve "C":

thence southeasterly, along said right-of-way line, being along the arc of a curve to the right (Delta 100° 56' 31", Radius = 2002.50 feet), a chord bearing and distance of South 81° 10' 48" East, 38185 feet to an iron pin set at the True Point of Beginning for the tract herein intended to be described;

thence crossing said Reserve "C", the following courses and distances:

Northeasterly, along the arc of a curve to the right (Delta = 37° 45' 56", Radius 51.50 feet), a chord bearing and distance of North 09° 17' 15" East, 33.33 feet to an iron pin set at a point of tangency;

North 28° 10' 13" East, a distance of 196.98 feet to an iron pin set at a point of curvature of a curve to the right;

Northeasterly, along the arc of said curve (Delta 81° 19' 35", Radius = 36.50 feet), a chord bearing and distance of North 66° 50' 01" East, 21.50 feet to an iron pin set at a point of tangency;

South 70° 30' 12" East, a distance of 11.14 feet to an iron pin set at a point of curvature of a curve to the left;

Southeasterly, along the arc of said curve (Delta = 16° 55' 43", Radius = 268.50 feet), a chord bearing and distance of South 78° 58' 03" East, 79.04 feet to an iron pin set at a point of tangency;

South 87° 25' 55" East, a distance of 75.39 feet to an iron pin set at a point of curvature of a curve to the right;

Southeasterly, along the arc of said curve (Delta = 10° 15' 57", Radius = 166.50 feet), a chord bearing and distance of South 82° 17' 57" East, 29.79 feet to an iron pin set at a point of tangency;

South 77° 09' 58" East, a distance of 38.14 feet to an iron pin set at a point of curvature of a curve to the left;

Southeasterly, along the arc of said curve (Delta = 9° 44' 30", Radius 371.40 feet), a chord bearing and distance of South 82° 02' 13" East, 63.07 feet to an iron pin set at a point of tangency;

South 86° 54' 28" East a distance of 12.30 feet to an iron pin set at a point of curvature of a curve to the right; and

Southeasterly, along the arc of said curve (Delta = 26° 37' 16", Radius 36.60 feet), a chord bearing and distance of South 73° 35' 50" East, 16.85 feet to an iron pin set in the proposed westerly right-of-way line of Dublin Center Drive;

thence southwestery, being along said proposed right-of-way line, being 18.00 feet westerly from and parallel to said existing right-of-way line, and being along the arc of a curve to the right (Delta 16° 14' 39", Radius = 952.00 feet), a chord bearing and distance of South 37° 57' 54" West, 269.00 feet to an iron pin set at a point of compound curvature;

thence southwestery, continuing along said proposed right-of-way line, being along the arc of said curve (Delta = 87° 36' 53", Radius = 35.00 feet), a chord bearing and distance of South 69° 53' 43" West 48.46 feet to an iron pin set in said northerly right-of-way line of West Dublin-Granville Road;

thence northwesterly, being along said right-of-way line, and being along the arc of a curve to the left (Delta =  $9^{\circ} 23' 15''$ , Radius = 2002.50 feet), a chord bearing said distance of North  $70^{\circ} 39' 55''$  West, 326.89 feet to the True Point of Beginning and containing 2.175 acres of land, more or less.

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

Bearings are based on the same meridian as the bearings shown on the plat entitled "Dublin City Center" of record in Plat Book 69, Pages 18 through 20, in which the westerly line of Reserve "C" has a bearing of North  $02^{\circ} 34' 05''$  East, Recorder's Office, Franklin County, Ohio.

And excepting therefrom that portion of the parcel taken by the Ohio Department Of Transportation for the widening of Route 161 as further described below:

Situate in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, City of Dublin, County of Franklin, State of Ohio, and being a 0.042 acre tract out of a 2.175 acre tract as conveyed to Benchmark Development Corp. by deed of record in Instrument No. 200006220123640 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at the intersection of the centerline of SR. 161 with the centerline of David Road (60 feet wide), said point being at Station 48+4770;

thence along said centerline of S.R. 161 and the southerly line of a 0.689 acre tract (Second Parcel) as conveyed to James M. and Lois N. Harkness by deed of record in Deed Book 1875, Page 276 South eighty-six degrees forty-one minutes nineteen seconds East ( $S 86^{\circ} 41' 19'' E$ ) for two hundred thirty and  $82/100$  feet (230.82') to a point of curvature (SR. 161 Station 50+78.52);

thence continuing along said centerline of said S.R. 161 on a curve to the right with a radius of one thousand nine hundred forty-six and  $50/100$  feet (194650') for an arc distance of three hundred seventy-two and  $62/100$  feet (372.62'), chord bearing South eighty-one degrees twelve minutes sixteen seconds East ( $S 81^{\circ} 12' 16'' E$ ) for three hundred seventy-two and  $05/100$  feet (372.05'), delta angle of said curve being ten degrees fifty-eight minutes five seconds ( $10^{\circ} 25' 05''$ ) to a point (SR. 161 Station 54+51.14);

thence leaving said centerline North fourteen degrees sixteen minutes forty-six seconds East ( $N 14^{\circ} 16' 46'' E$ ) for fifty-six and  $00/100$  feet (56.00') to a point being the southwest corner of said 2.175 acre tract and in the north right-of-way line of SR. 161 (SR. 161 Station 54+51.14 56.00 feet left), also being the TRUE PLACE OF BEGINNING of the herein described tract;

thence along the west line of said 2.175 acre tract on a curve to the right with a radius of fifty-one and  $50/100$  feet (51.50') for an arc distance of four and  $83/100$  feet (4.83'), chord bearing North six degrees fifty-seven minutes thirty-six seconds West ( $N 06^{\circ} 57' 36'' W$ ) for four and  $83/100$  feet (4.83'), delta angle of said curve being five degrees twenty-two minutes twenty-one seconds ( $5^{\circ} 22' 20''$ ) to a point on the proposed north right-of-way line of SR. 161 (SR. 161 Station 54+49.44, 60.50 feet left);

thence across said 2.175 acre tract the following two (2) courses:

1.) on a curve to the right with a radius of two thousand seven and  $00/100$  feet (200700') for an arc distance of two hundred fifty-seven and  $85/100$  feet (257.85'), chord bearing South seventy-two degrees five minutes twenty-four seconds East ( $S 72^{\circ} 05' 24'' E$ ) for two hundred fifty-seven and  $66/100$  feet (257.66'), delta angle of said curve being seven degrees twenty-one minutes thirty-nine seconds ( $7^{\circ} 21' 39''$ ) to a point (S.R. 161 Station 57+00.00, 60.50 feet left);

2.) South seventy-one degrees eighteen minutes fifty-four seconds East ( $S 71^{\circ} 18' 54'' E$ ) for ninety-nine and  $92/100$  feet (99.92') to a point (SR. 161 57+95.98, 68.04 feet left);

thence along said east line of said 2.175 acre tract and the west right-of-way line of said Dublin Center Drive on a curve to the right with a radius of thirty-five and  $00/100$  feet (35.00') for an arc distance of twenty-nine and  $76/100$  feet (29.71'), chord bearing South eighty-nine degrees twenty-two minutes six seconds West ( $S 89^{\circ} 22' 06'' W$ ) for

twenty-eight and 82/100 feet (28.82'), delta angle of said curve being forty-eight degrees thirty-seven minutes forty-four seconds (48° 37' 44") to a point being a southeasterly corner of said 2.175 acre tract and the intersection of the west right-of-way line of Dublin Center Drive and the north right-of-way line of S.R. 161 (S.R. 161 Station 57+70.60, 56.00 feet left);

thence along the south line of said 2.175 acre tract and the north right-of-way line of said S.R. 161 on a curve to the left with a radius of two thousand two and 50/100 feet (2002.50) for an arc distance of three hundred twenty-eight and 66/100 feet (328.66'), chord bearing North seventy-two degrees one minute seven seconds West (N 71° 01' 07" W) for three hundred twenty-eight and 29/100 feet (328.29'), delta angle of said curve being nine degrees twenty-four minutes thirteen seconds (9° 24' 13") to the TRUE POINT OF BEGINNING, containing zero and 042/1000 (0.042) acres, more or less.

It is understood that the above contains a total of 0.042 of an acre more or less.

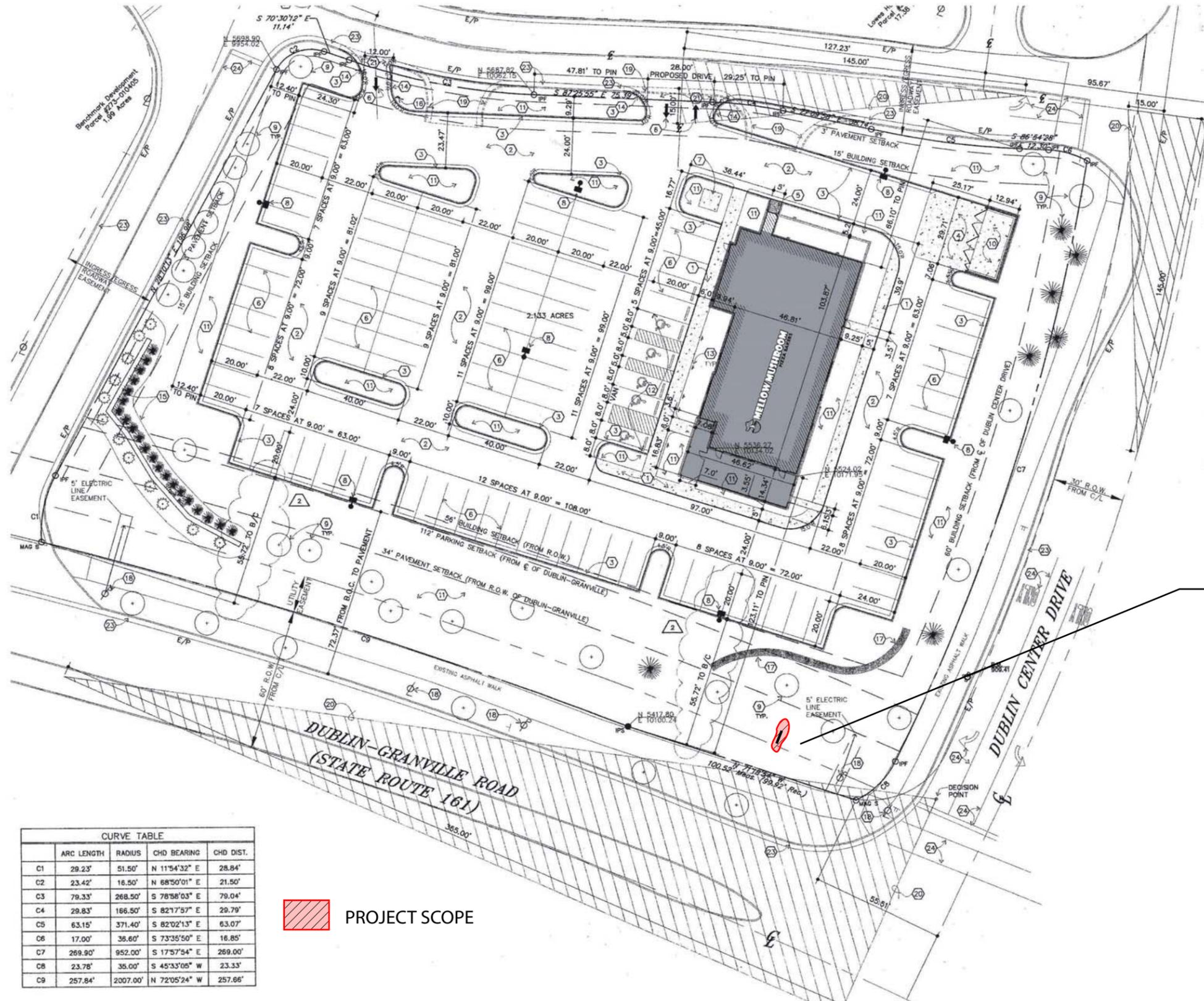
Bearings were transferred by a field traverse originating on Franklin County Control Monuments "FRANK73" and "FRANK 173", and are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983:

This description is based on a survey of S.R. 161, made by Woolpert L.L.P., Columbus, Ohio, for the State of Ohio in 1999, under the direct supervision of Steven W. Newell, Ohio Registered Surveyor No. 7212.

Said stations being the station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Parcel II:

The beneficial rights of ingress and egress as disclosed in Public Access Roadway Easement by and between Lowe's Home Centers, Inc., a North Carolina corporation and the City of Dublin, Ohio, a municipal corporation recorded in Instrument No. 199905180126000, Franklin County records.; and also in Instrument No. 200006220123642, Franklin County records

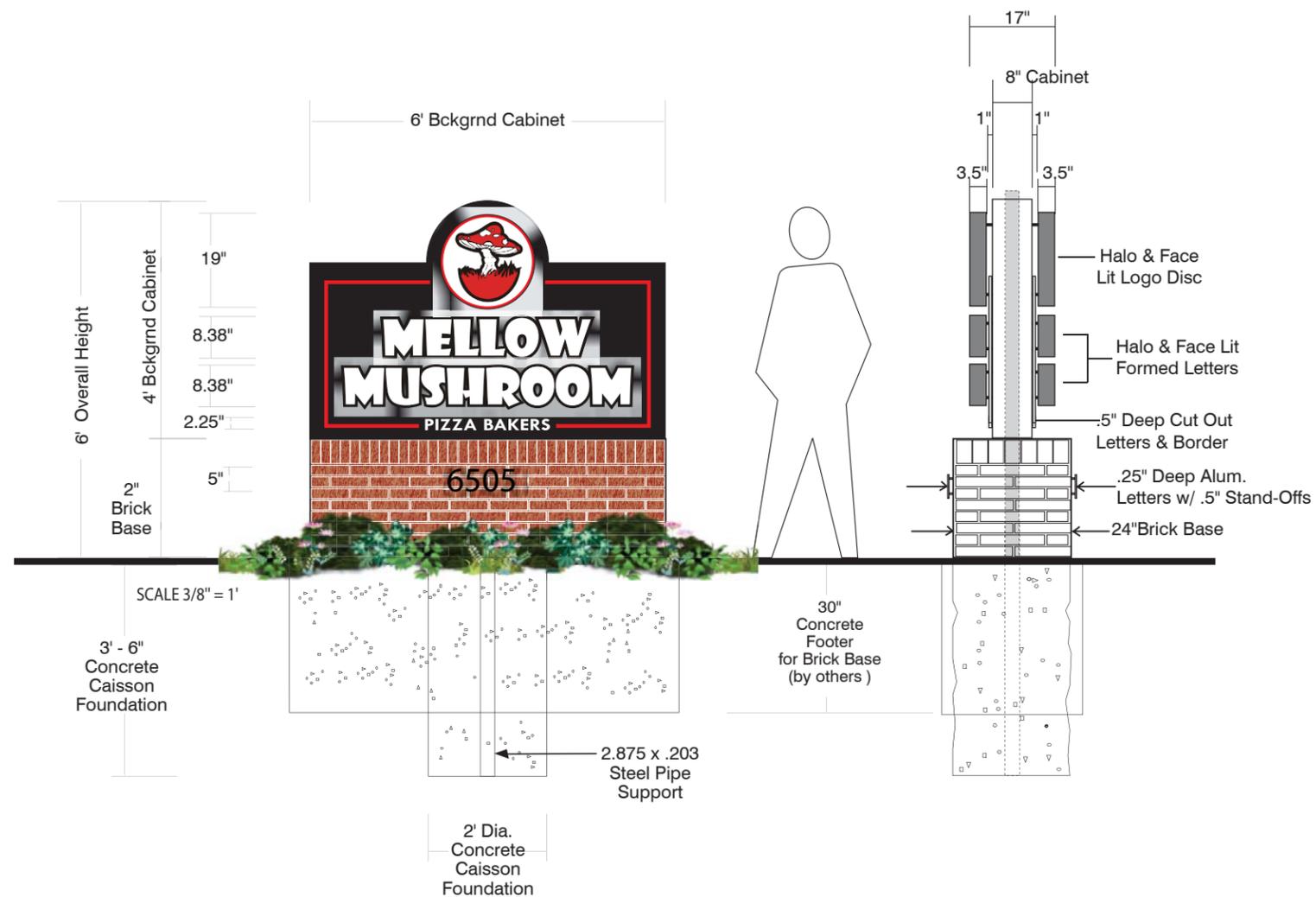


PROPOSED GROUND SIGN LOCATION

CURVE TABLE				
	ARC LENGTH	RADIUS	CHD BEARING	CHD DIST.
C1	29.23'	51.50'	N 11°54'32" E	28.84'
C2	23.42'	16.50'	N 68°50'01" E	21.50'
C3	79.33'	268.50'	S 78°58'03" E	79.04'
C4	29.83'	166.50'	S 82°17'57" E	29.79'
C5	63.15'	371.40'	S 82°02'13" E	63.07'
C6	17.00'	36.60'	S 73°35'50" E	16.85'
C7	269.90'	952.00'	S 17°57'54" E	269.00'
C8	23.78'	35.00'	S 45°33'09" W	23.33'
C9	257.84'	2007.00'	N 72°05'24" W	257.86'

 PROJECT SCOPE





**ILLUMINATED D.F. GROUND SIGN**  
 GRAPHICS AREA = 24 SQ.FT.      MAX HEIGHT = 8 FT.

**TECHNICAL INFORMATION**

ALUMINUM FORMED BACKGROUND CABINET, FORMED OVER WELDED STEEL FRAMEWORK.

LOGO DISCS - CHANNEL FORMED SHAPE WITH ALUMINUM BACK & RETURNS. 3" DEEP. TRANSLUCENT ACRYLIC FACE HELD IN WITH TRIMCAP RETAINERS. TRANSLUCENT VINYL GRAPHIC APPLIED TO FACE. ENTIRE FACE IS ILLUMINATED WITH LED LIGHT CLUSTERS HOUSED INSIDE. ADDITIONAL HALO ILLUMINATION EMITS FROM BEHIND. CHANNLED SHAPES ARE PIN MOUNTED TO BACKGROUND CABINET.

MELLOW MUSHROOM LETTERS - ALUMINUM FORMED LETTER SHAPES. 3" DEEP; FACE LIT LETTERS, ILLUMINATED WITH LED LIGHT CLUSTERS HOUSED INSIDE. ADDITIONAL HALO ILLUMINATION EMITS FROM BEHIND. LETTERS ARE PIN MOUNTED TO BACKGROUND CABINET.

PIZZA BAKERY & DIMENSIONAL BORDER - .5" THICK. INDIVIDUALLY CUT OUT & MOUNTED FLUSH TO BACKGROUND CABINET.

ADDRESS NUMBERS - .25" THICK ALUMINUM. INDIVIDUALLY CUT OUT & PIN MOUNTED TO BACKGROUND CABINET WITH .5" LONG STAND-OFFS.

BACKGROUND CABINET SECURED TO 2.875 X .203 STEEL CENTER PIPE. PIPE IS SET INTO CONCRETE CAISSON FOUNDATION - 2' DIA. X 3' - 6" DEEP.

MASONRY BRICK BASE - BUILT TO MATCH OR COMPLIMENT BUILDING STYLE. BASE & FOOTER BY OTHERS.

**COLORS**

- BACKGROUND CABINET - BLACK, OVERALL.
- LOGO - BLACK, WHITE, RED, AS SHOWN. RED EDGE BORDER. WHITE BACKGROUND BLACK TRIMCAP & RETURNS.
- MELLOW MUSHROOM - WHITE FACES WITH BLACK EDGE BORDERS. BLACK TRIMCAP & RETURNS.
- HALO ILLUMINATION - SOFT WHITE.
- PIZZA BAKERY - WHITE.
- ADDRESS - BLACK.
- DIMENSIONAL INLINE BORDER - RED.
- BRICK BASE - BRICK TO MATCH OR COMPLIMENT BUILDING. (BASE & CONCRETE FOOTER BY OTHERS)