

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
- 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: SIGNAGE INSTALLATION
- 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): <u>4335 W. DUBLIN - GRANVILLE RD</u>	
Tax ID/Parcel Number(s): <u>273008269</u>	Parcel Size(s) in Acres: <u>13.96</u>
Existing Land Use/Development: <u>SHOPPING CTR.</u>	Zoning District: <u>BSC COMMERCIAL</u>

- 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): <u>MR/TSARR OWNER LLC</u>	
Mailing Address: <u>1691 MICHIGAN AVE STE 215</u> <u>MIAMI BEACH FL 33139</u>	
Daytime Telephone: <u>305 531 2426</u>	Fax: <u>305 531 2425</u>
Email or Alternate Contact Information: <u>bgago@mastcapital.com</u>	

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>CHRISTINE POPE - BIVALVE'S EDGE PEDIATRICS, INC.</u>	
Mailing Address: <u>100 N HIGH ST. SUITE A DUBLIN, OH 43017</u>	
Daytime Telephone: <u>614-889-7772 X113</u>	Fax: <u>614-764-0843</u>
Email or Alternate Contact Information: <u>CPOPE@BEKIDS.COM</u>	

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

Name: (Individual or Organization) <u>JON ANDREWS - SIGN-A-RAMA POWELL</u>	
Mailing Address: <u>9985 SAWMILL PKWY POWELL, OH 43065</u>	
Daytime Telephone: <u>614-932-7005</u>	Fax: <u>614-932-7006</u>
Email or Alternate Contact Information: <u>JON@SIGNARAMAPOWELL.COM</u>	

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

I, Camilo Miguel, Jr. on behalf of _____, the **owner**, hereby authorize Jon Andrews / Sign-A-Rama Powell 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: By: <u>MC/SARR MM LLC, its Managing Member</u>	Date: <u>4/16/14</u>
By: <u>[Signature]</u> Authorized Representative	<u>4/17/14</u> <u>JAP</u>

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, JONATHAN ANDREWS, 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: <u>[Signature]</u>	Date: <u>4/17/14</u>
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, JONATHAN ANDREWS, 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: <u>[Signature]</u>	Date: <u>4/17/14</u>
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Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 17TH day of APRIL, 2014, at FRANKLIN, Ohio.

State of OHIO
County of FRANKLIN

JEFFREY A. HANEY
Notary Public, State of Ohio
My Comm. Expires Aug. 8, 2016



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 $86^{\circ} 41' 19''$ 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 $03^{\circ} 18' 41''$ 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 $86^{\circ} 41' 19''$ East, a distance of 24.94 feet, to an iron pin set;

South $76^{\circ} 23' 01''$ East, a distance of 111.80 feet, to an iron pin set;

South $86^{\circ} 41' 19''$ 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 $90^{\circ} 00' 00''$, and chord that bears South $41^{\circ} 41' 50''$ East a distance of 35.36 feet, to an iron pin set;

South $03^{\circ} 18' 41''$ West, a distance of 175.00 feet, to an iron pin set;

South $86^{\circ} 41' 19''$ East, a distance of 60.00 feet, to an iron pin set;

North $03^{\circ} 18' 41''$ 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 $90^{\circ} 00' 00''$, and chord that bears North $48^{\circ} 18' 10''$ East, a distance of 35.36 feet, to an iron pin set;

South $86^{\circ} 41' 19''$ 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 $59^{\circ} 10' 10''$, and chord that bears North $63^{\circ} 43' 32''$ East, a distance of 122.93 feet, to an iron pin set;

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

Date: 4-10-14
Job Name: River's Edge Pediatrics, Inc.
Location: 4335 W. Dublin-Granville Rd.

SITE PLAN

Sheet 1 of 4



Sign will be mounted on
West face of Building
HERE



Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, Sign-A-Rama reserves the right to charge for work and/or materials already ordered.

9985 Sawmill Parkway * Powell, OH 43065 * 614-932-7005 FAX 614-932-7006 * craig@signaramapowell.com

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Please sign and fax back to: 614-932-7006

Approved

Approved w/ changes

Date: 4-10-14
Job Name: River's Edge Pediatrics, Inc.
Location: 4335 W. Dublin-Granville Rd.

ELEVATION DRAWING

Sheet 2 of 4



West Elevation
20 Sq. Ft. Sign Mounted 9'9" From Grade to Top of Sign



West Elevation - Full View (not to scale)
Total Building Frontage >=40'

Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, Sign-A-Rama reserves the right to charge for work and/or materials already ordered.

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Please sign and fax back to: 614-932-7006

Approved X

Approved w/ changes X

Date: 4-10-14

Job Name: River's Edge Pediatrics, Inc.

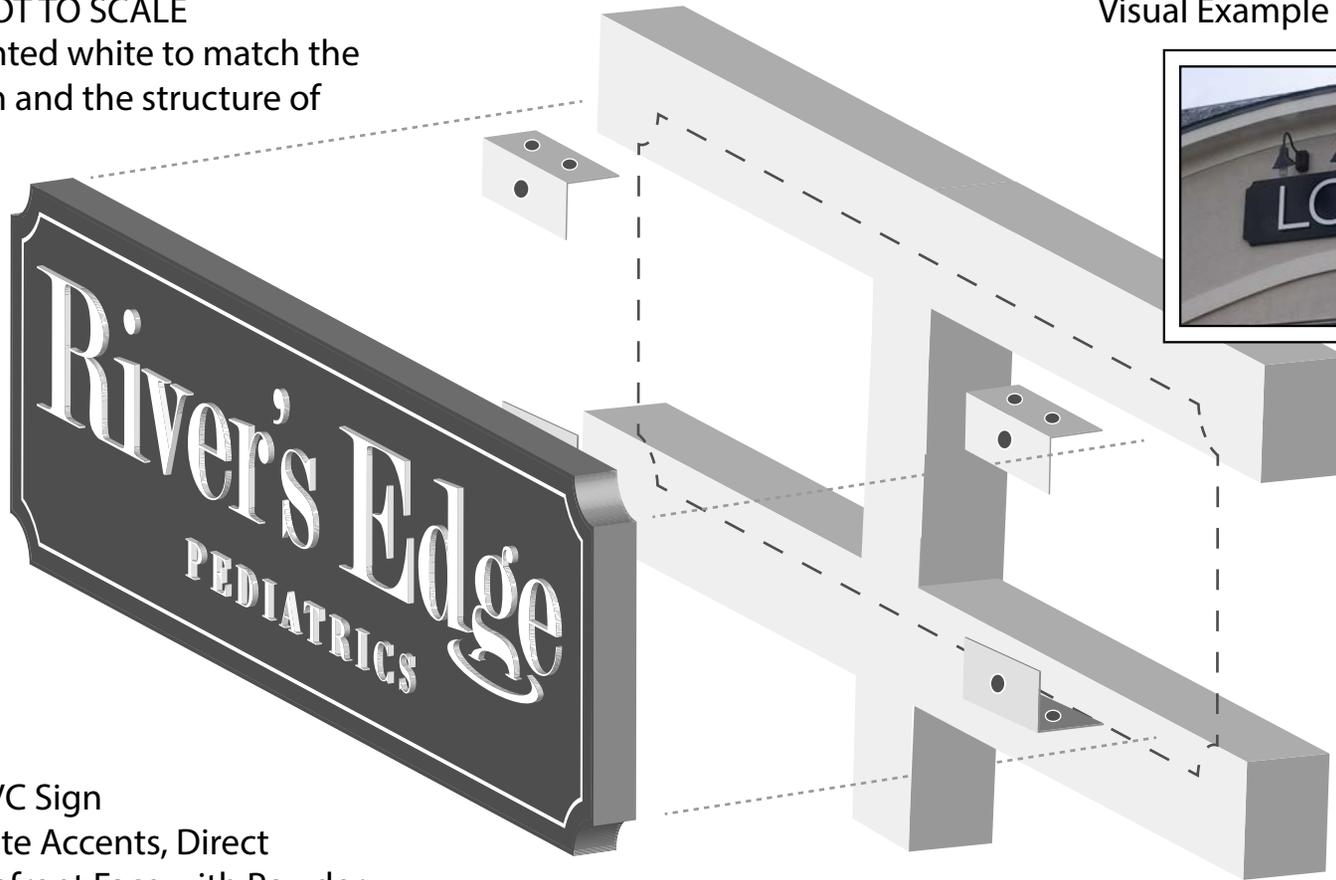
Location: 4335 W. Dublin-Granville Rd.

SIGN CONSTRUCTION DRAWING

Sheet 2 of 4

Visual Example of Gooseneck Lights

*DRAWING NOT TO SCALE
** Brackets painted white to match the back of the sign and the structure of the building



1" V-Groove PVC Sign
Black with White Accents, Direct Mount to Storefront Face with Powder Coated .080 Aluminum Brackets.

Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, Sign-A-Rama reserves the right to charge for work and/or materials already ordered.

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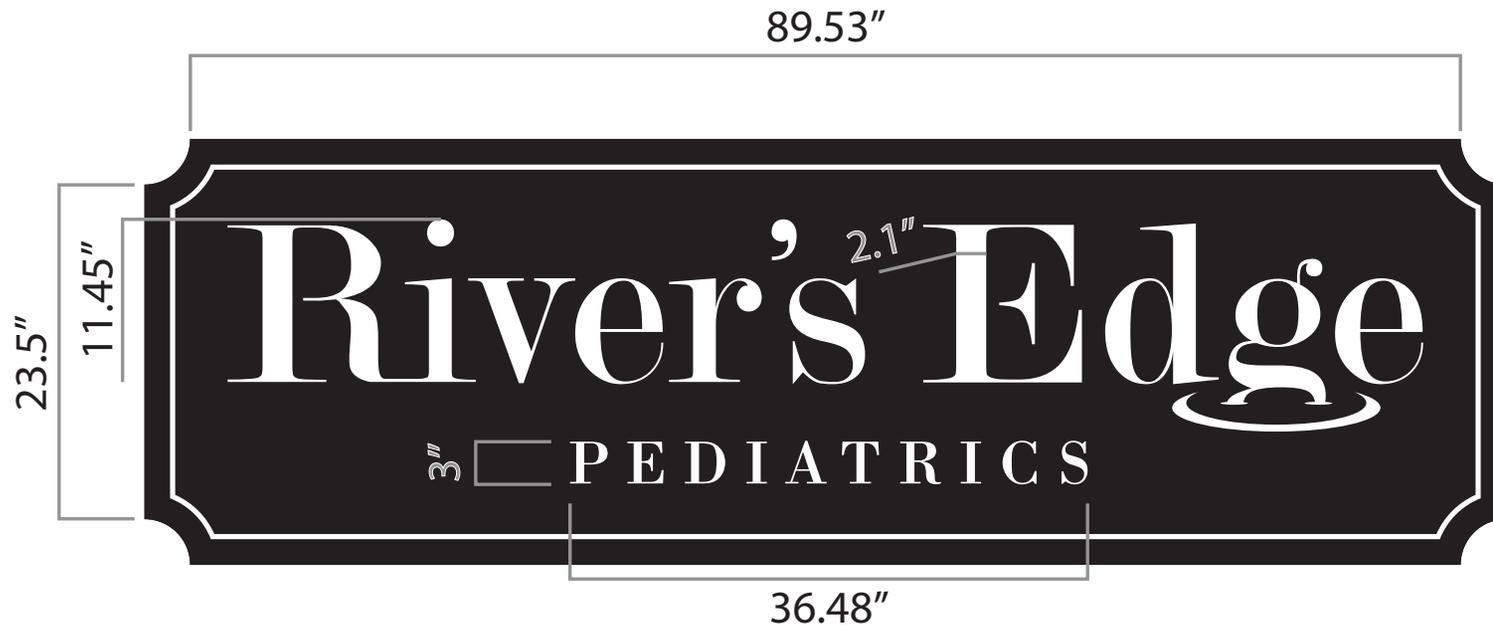
Approved X

Approved w/ changes X

Date: 4-10-14
Job Name: River's Edge Pediatrics, Inc.
Location: 4335 W. Dublin-Granville Rd.

SCALED SIGN DRAWING
Sheet 3 of 4

Overall Dimensions: 96"w x 30"h x1"d



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Approved

Approved w/ changes

SIGN LIGHTS



A807/49/E1/49/SWL



A810/62/E1/62



A812/41/E11/41/GR12/43



2A807/42/E18A/42

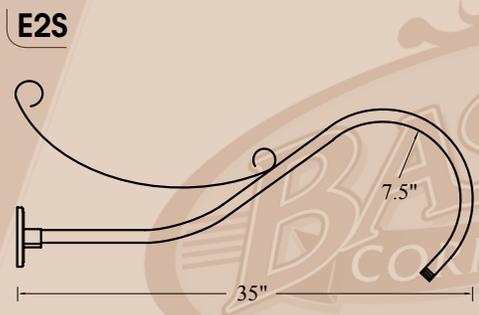
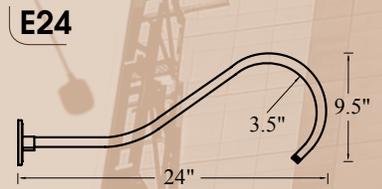
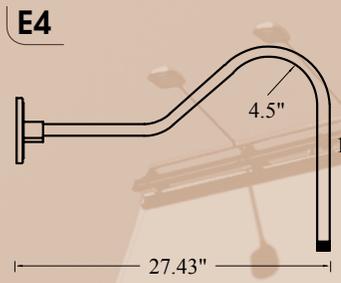
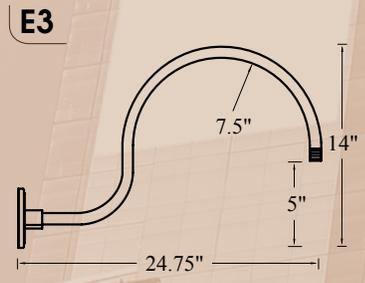
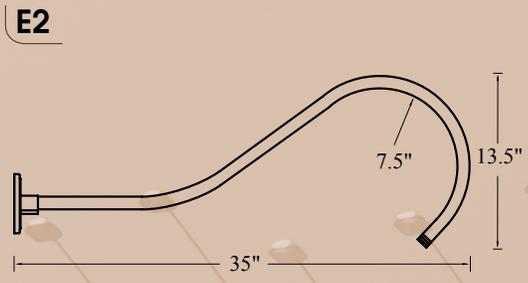
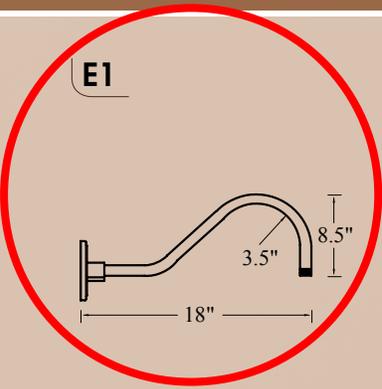


A814/50/E4/50

Model #	Color	Mounting Source	Light Source			LED	Options	Globes	Accessories
			INC	CF	HID (MH & HPS)				
A807	40, 41, 42,	E1, E2, E2S, E3,	100W	26W*	35, 50W*	10W	SMSWL**-Small Swivel	CL3-Clear 3"	GRXX-Grills
A810	43, 44, 45	E3A, E4, E4A, E5,	150W	26, 32 or 42W*	35, 50, 70, 100W*	10W	LGSWL-Large Swivel	CLT3-Clear Tempered***	GU1-Guard 100W
A812	46, 48, 49,	E6, E7, E8, E9,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	TRB-Turnbuckle & Cable	FR3-Frosted 3"	GU2-Guard 200W
A814	50, 51, 52,	E10, E11, E12,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	CBC-Back Plate Cover	FRT3-Frosted Tempered***	
	53, 54, 55,	E13, E18A, E19,					SQ-Square Backplate	PR3-Prismatic 3"	
	57, 58, 59,	E20, E21, E22,						PRT3-Prismatic Tempered***	
	60, 61, 62,	E23, E24, E25							
	63								

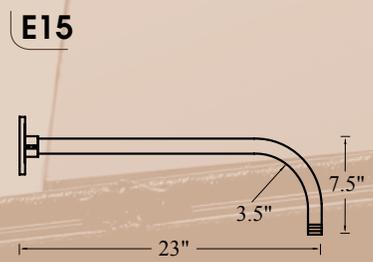
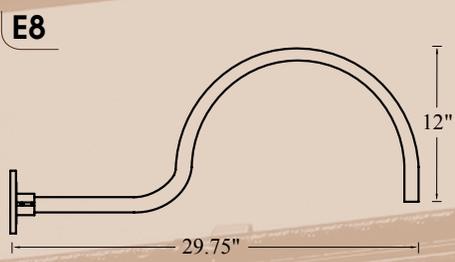
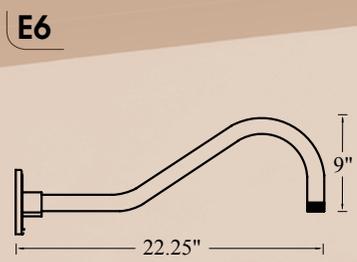
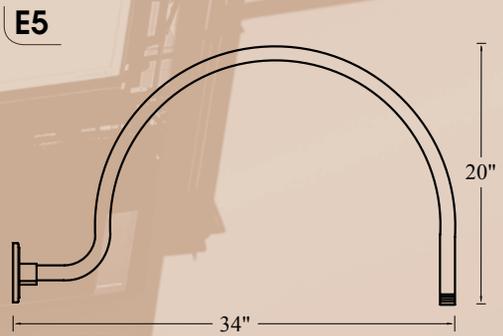
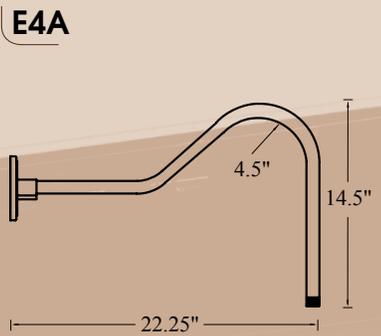
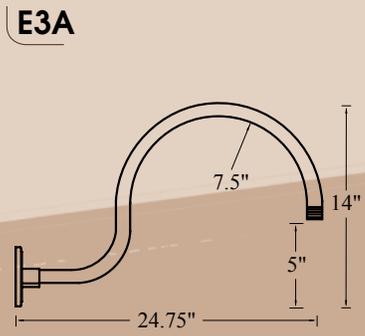
* See back cover for remote ballasts
 ** Available only on A807
 *** For use with HID

1/2" ARM EXTENSIONS



Baselite will take your sketch and fabricate a custom arm extension to meet your needs.

3/4" ARM EXTENSIONS



BALLASTS

Weathertight CF Wall Mount

- Designed for outdoor use or wet locations
- Allows starting operation down to 20° C

Catalog #	Lamp	Distance to Lamp
CFWTM	26W, 32W or 42W PLT	15'

Weathertight Outdoor Remote Ballast - HID

- Dual Voltage
- High Power Factor
- Minimum distance between ballasts are 12"
- Powdercoat Finish
- KO's are for 1/2" fittings

Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
WOR/50HPS 120/277	50WHPHPS	S68	35'	-40°F or -40°C
WOR/70HPS 120/277	70WHPHPS	S62	35'	-40°F or -40°C
WOR/100HPS 120/277	100WHPHPS	S54	35'	-40°F or -40°C
WOR/50MH 120/277	50WMMH	M110	15'	-20°F or -30°C
WOR/70MH 120/277	70WMMH	M98	15'	-20°F or -30°C
WOR/100MH 120/277	100WMMH	M90	20'	-20°F or -30°C
WOR/150MH 120/277	150WMMH	M102	10'	-20°F or -30°C

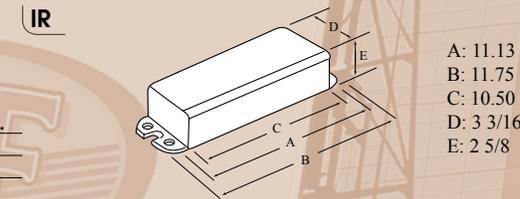
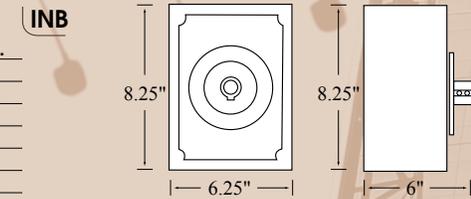
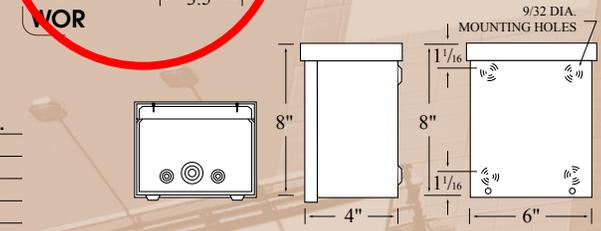
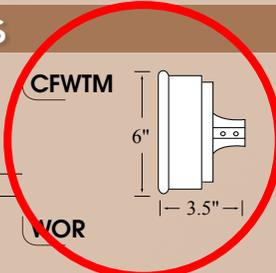
Integral Ballasts - HID

Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
INB/50HPS 120/277	50WHPHPS	S68	35'	-40°F or -40°C
INB/70HPS 120/277	70WHPHPS	S62	35'	-40°F or -40°C
INB/100HPS 120/277	100WHPHPS	S54	35'	-40°F or -40°C
INB/50MH 120/277	50WMMH	M110	15'	-20°F or -30°C
INB/70MH 120/277	70WMMH	M98	15'	-20°F or -30°C
INB/100MH 120/277	100WMMH	M90	20'	-20°F or -30°C
INB/150MH 120/277	150WMMH	M102	10'	-20°F or -30°C

Indoor Remote Ballast/F-Can

- Dual Voltage
- Automatic resetting thermal protector
- Supplied with splice box
- Potted for minimal ballast noise
- High Power Factor

Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
IR/50HPS 120/277	50WHPHPS	S68	15'	-40°F or -40°C
IR/70HPS 120/277	70WHPHPS	S62	7'	-40°F or -40°C
IR/100HPS 120/277	100WHPHPS	S54	15'	-40°F or -40°C
IR/50MH 120/277	50WMMH	M110	10'	-20°F or -30°C
IR/70MH 120/277	70WMMH	M98	20'	-20°F or -30°C
IR/100MH 120/277	100WMMH	M90	15'	-20°F or -30°C
IR/150MH 120/277	150WMMH	M102	10'	-20°F or -30°C



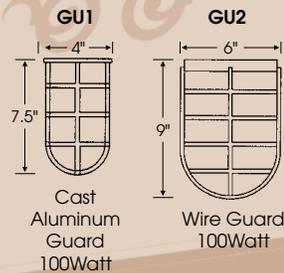
ACCESSORIES

Wire Grills

Catalog #	Description
GR7	7" Wire Grill
GR8	8" Wire Grill
GR10	10" Wire Grill
GR12	12" Wire Grill
GR14	14" Wire Grill
GR18	18" Wire Grill



Guards



Glass Options

Catalog #	Description	Catalog #	Description
CL3	3" Clear	PR3	3" Prismatic
CL4	4" Clear	PR4	4" Prismatic
FR3	3" Frosted	BL3	3" Blue
FR4	4" Frosted	BL4	4" Blue
RE3	3" Red	GR3	3" Green
RE4	4" Red	GR4	4" Green
AH3	3" Amber Hyde		
AH4	4" Amber Hyde		

FINISHES



Tel: (909) 444-2776 ■ Fax: (877) 999-1955
 Toll Free: (877) 999-1990
 Website: www.baselite.com
 E-mail: sales@baselite.com