

MASTER SIGN PLAN APPLICATION

PROPERTY INFORMATION		
Project/Property Address: Crescent At Central Park (680 Buckles Court)		Project Name/Business Name: Gahanna MOB
Parcel #: Lot 2	Zoning: <i>(see Map)</i> SCPD	Acreage: 3.85

PLAN SPECIFICATIONS
Description of Sign Plan: The purpose of this signage criteria is to provide guidelines for the size, location, and installation of exterior signage for available tenant locations as presented here. This criteria establishes regulations to accommodate each entity that will occupy the building in a manner to provide neat and orderly appearance for the building. This criteria comprises the minimum standards Tenants must meet in order

APPLICANT INFORMATION	
Applicant Name <i>(Primary Contact):</i> Sean Alley	Applicant Address: 10840 Fancher Road, Westerville OH 43081
Applicant E-mail: info@prosignstudio.com	Applicant Phone: 614-499-7549
Business Name <i>(if applicable):</i> Prosign Studio	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Todd Kimling	423-498-5480 todd.kimling@noondevelopment.com
Property Owner Name: <i>(if different from Applicant)</i> Gahanna MOB, LLC	Property Owner Contact Information (phone no./email): See above

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: **Sean Alley** Digitally signed by Sean Alley
Date: 2023.07.21 10:20:49 -04'00' Date: **7/19/23**

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. DR-0348-2023

RECEIVED: KAW
DATE: 08-10-23

PAID: 200.00
DATE: 08-10-23

**Updated
Apr 2022**

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

GAHANNA MOB, LLC TODD KIMLING
(property owner name printed)


(property owner signature)

7/20/23
(date)

Subscribed and sworn to before me on this 20 day of July, 2023.

State of Tennessee County of Hamilton

Notary Public Signature: Lynn E. Seeger



Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Notary Public Signature: _____

MATERIAL LIST			
<i>NOT REQUIRED FOR DEMOLITION</i>			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade			
Facade			
Facade			
Awnings			
Lighting			
Roofing			
Trim			
Other (please specify)	Signs - Channel Letters .050 aluminum backs, .040 aluminum returns, acrylic faces with jewelite trim and internal LED modules	Various - depending on branding/logos for tenant	Various - depending on branding/logos for tenant
Other (please specify)			
Other (please specify)			

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

Gahanna MOB Exterior Signage

Crescent at Central Park Development
680 Buckles Court, Gahanna OH 43230

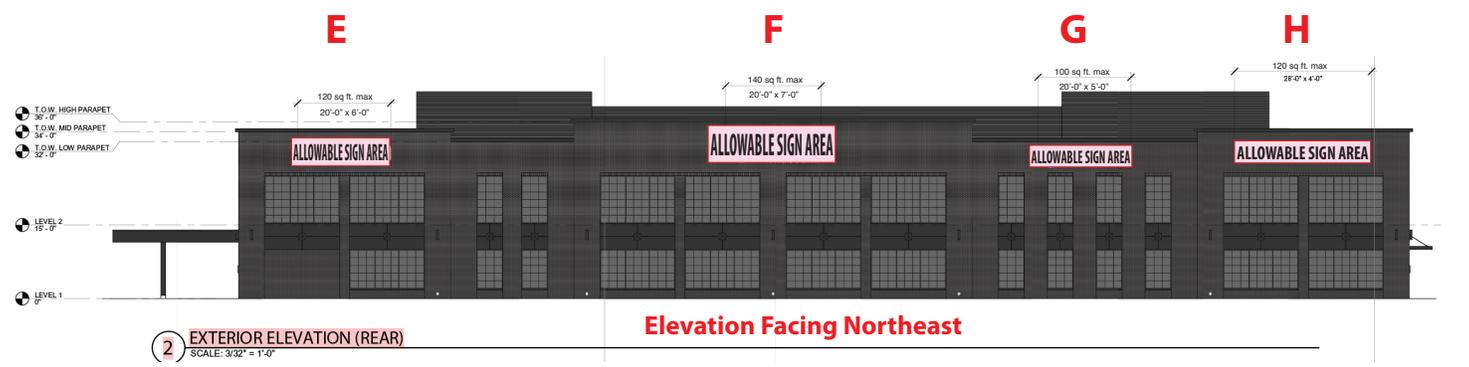
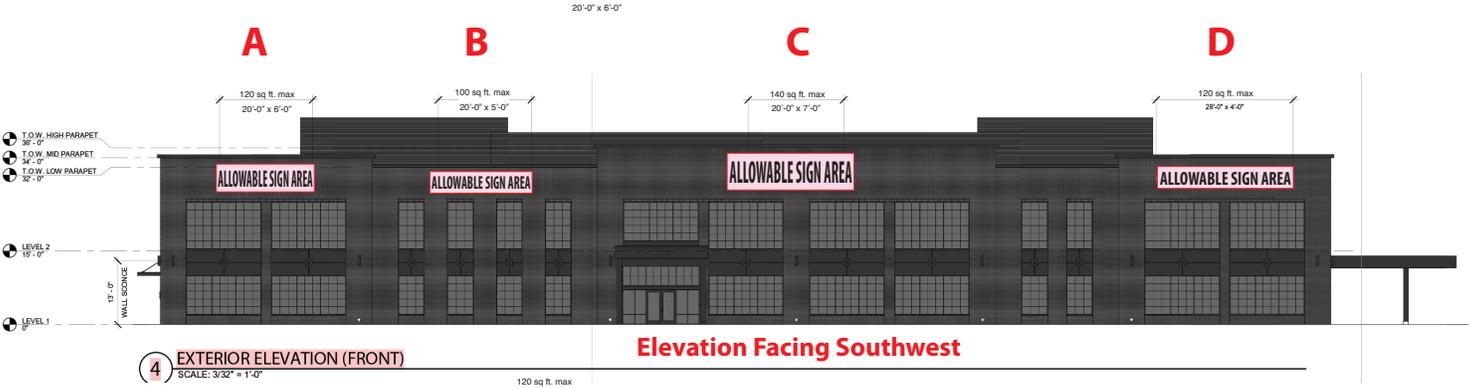
Gahanna MOB Signage Criteria

The purpose of this signage criteria is to provide guidelines for the size, location, and installation of exterior signage for available tenant locations as presented here. This criteria establishes regulations to accommodate each entity that will occupy the building in a manner to provide neat and orderly appearance for the building. This criteria comprises the minimum standards Tenants must meet in order to obtain the Landlord's approval for signage.

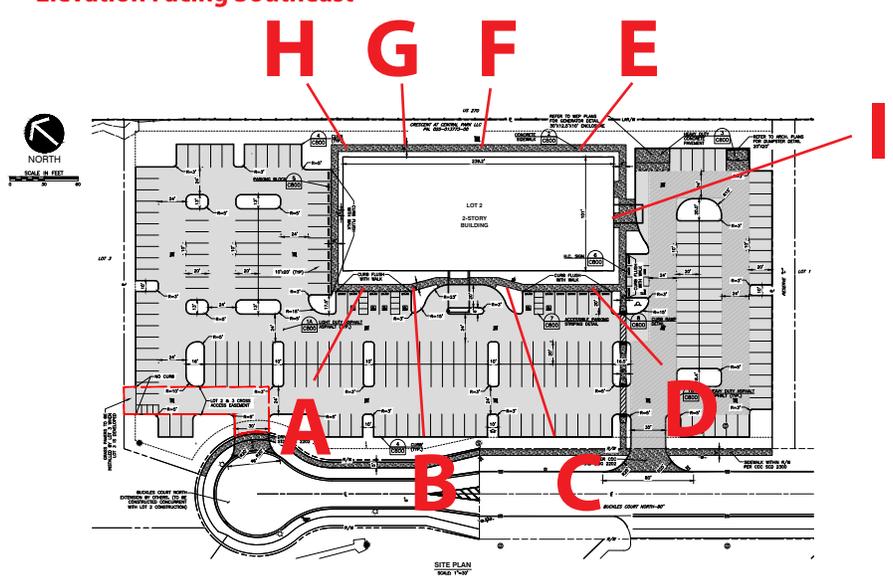
A. General Signage Requirements

1. Each Tenant shall follow the signage standards set forth by the City of Gahanna's Planning Commission and City of Gahanna Zoning Code.
2. Each Tenant shall apply for and receive a Sign Permit from the City of Gahanna following the signage standards set forth by the City of Gahanna's Planning Commission, City of Gahanna Zoning Code, and the Gahanna MOB Signage Criteria. (Landlord approval is required prior to applying for a sign permit.)
3. All cost associated with Tenant signage are the sole responsibility of the Tenant, including the cost of fabricating, electrifying, lighting and maintenance of the signage. In the event Landlord installs the lighting or any other portion of the signage, the Tenant shall reimburse the Landlord for Tenant's share of the sign costs including fabricating, installing, and electrifying such signage.
4. The sign manufacturer shop drawings showing sign construction and installation including mounting devices, shall be submitted to the Landlord for approval prior to sign fabrication.
5. Any City of Gahanna applications, hearing and fees shall be the responsibility and at the expense of the Tenant and the Tenant's signage contractor.
6. The signage contractor utilized by Tenant must be approved by Landlord.
7. The power requirements for each individual Tenant's sign shall be no more than 600 Watts. If additional power is required, then it shall be the sole responsibility of the Tenant to provide additional power from Tenant's electric service to that sign including the cost of electrifying and installation of additional equipment.
8. Each Tenant shall be granted signs in the allowable areas shown with the following signage standards set forth by the City of Gahanna's Planning Commission, City of Gahanna Zoning Code, and the Gahanna MOB Signage Criteria. If the Tenant has more than one façade where a sign could be installed, the additional sign shall be allowed solely at the discretion of Landlord in only those locations designated herein.
9. PROHIBITED SIGN TYPES
 - a. Boxed/Cabinet Signs (other than potential logo cabinets)
 - b. Cloth, paper, cardboard or vinyl banners
 - c. Moving or rotating signs
 - d. Sign painted directly on the exterior surface
 - e. Window signs of any kind (posters, static cling, etc.)

Allowable Sign Areas - A, B, C, D, E, F, G, H, and I



- Individual LED Illuminated Channel Letters
- Aluminum Letters - Translucent Acrylic
- Faces with trimcap retainers
- Flush or Raceway mounted
- Facelit or reverse halo illuminated



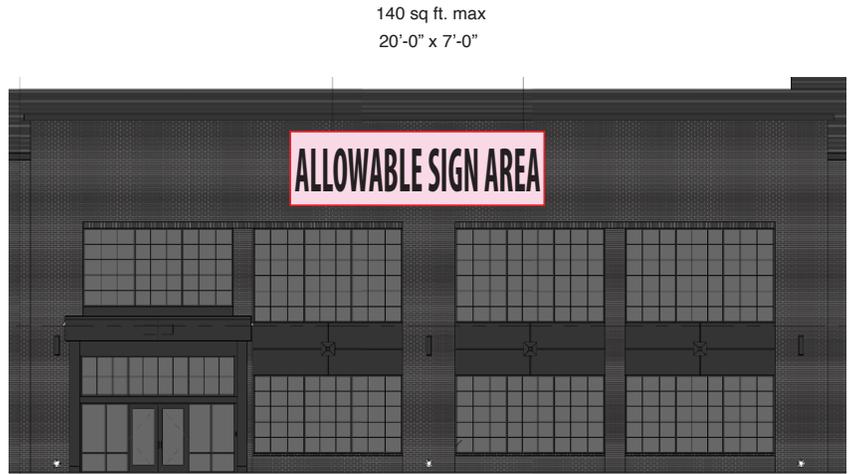
Allowable Sign Areas - A, B, C, D, FRONT ELEVATION

A



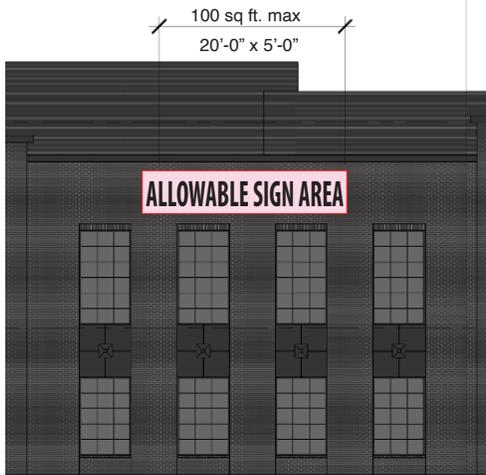
Elevation Facing Southwest

C



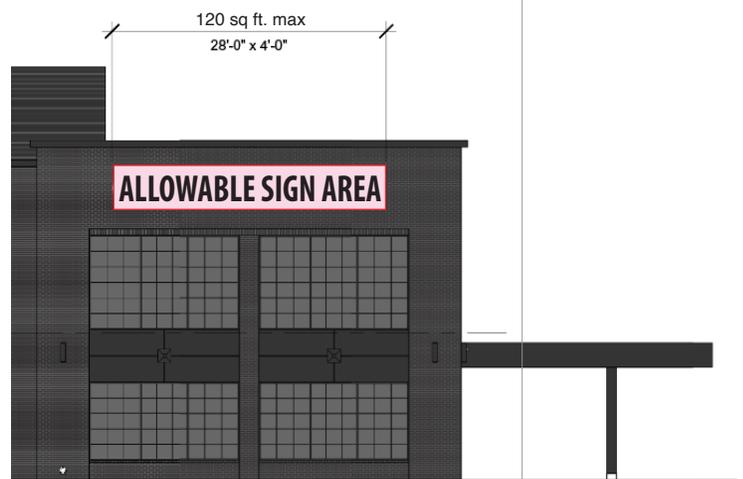
Elevation Facing Southwest

B

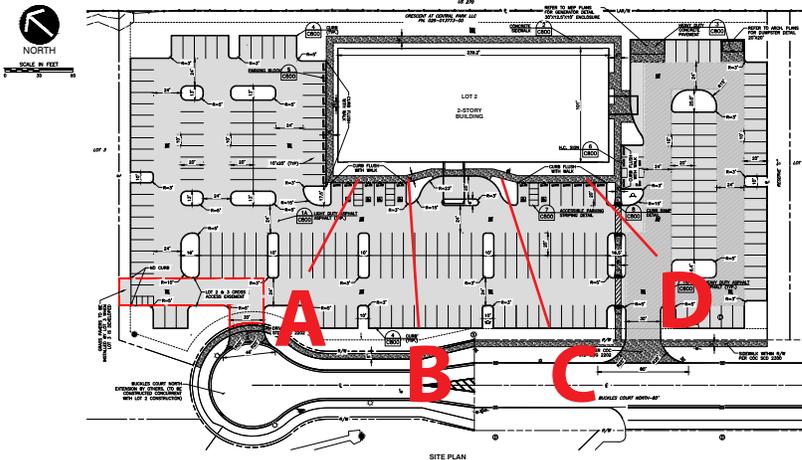


Elevation Facing Southwest

D



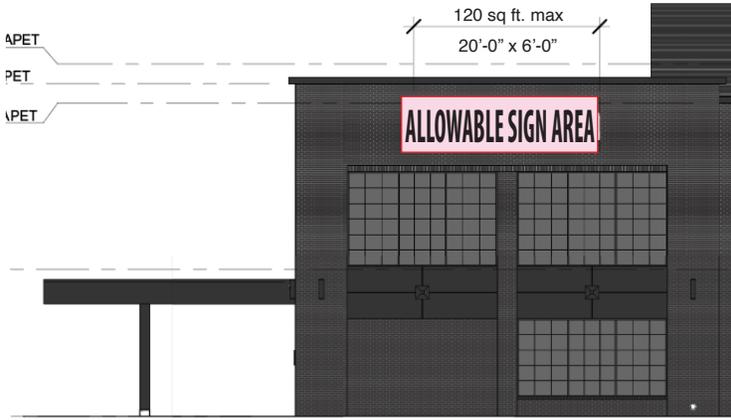
Elevation Facing Southwest



- Individual LED Illuminated Channel Letters
- Aluminum Letters - Translucent Acrylic
- Faces with trimcap retainers
- Flush or Raceway mounted
- Facelit or reverse halo Illuminated

Allowable Sign Areas - E, F, G, H, REAR ELEVATION

E



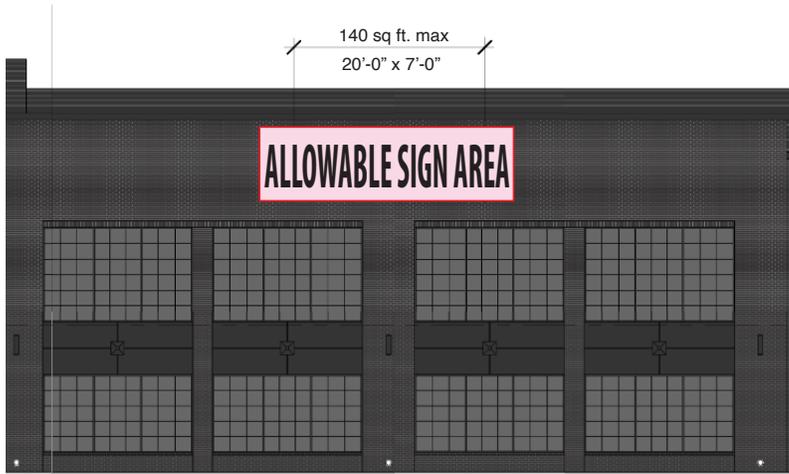
Elevation Facing Northeast

G



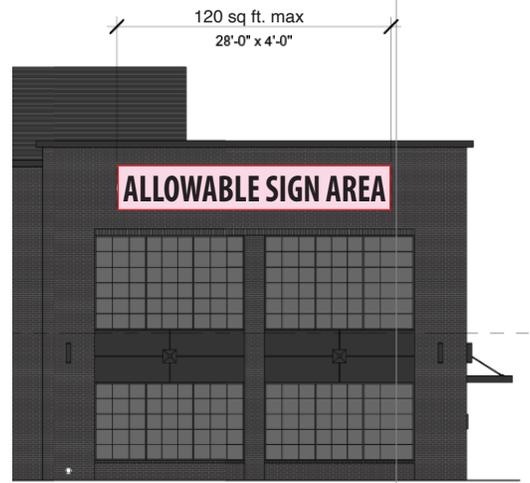
Elevation Facing Northeast

F



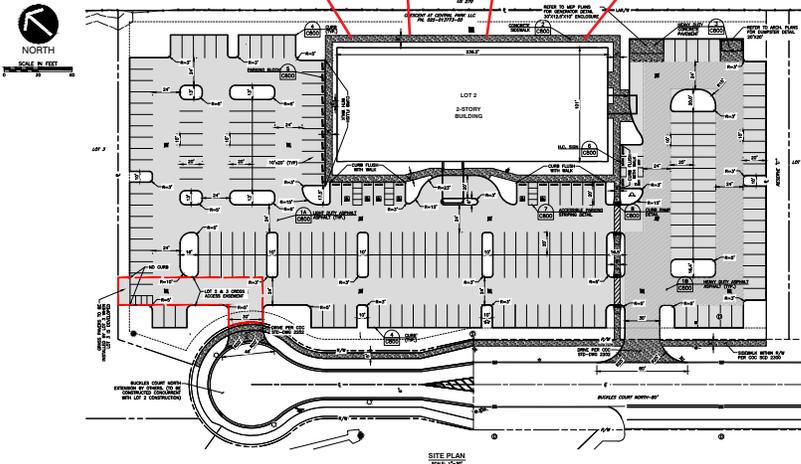
Elevation Facing Northeast

H



Elevation Facing Northeast

H G F E



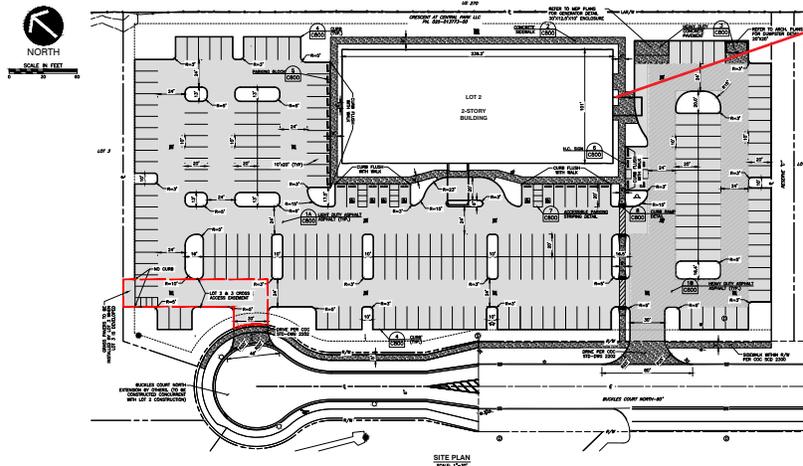
- Individual LED Illuminated Channel Letters
- Aluminum Letters - Translucent Acrylic
- Faces with trimcap retainers
- Flush or Raceway mounted
- Facelit or reverse halo Illuminated

Allowable Sign Areas - I, RIGHT ELEVATION



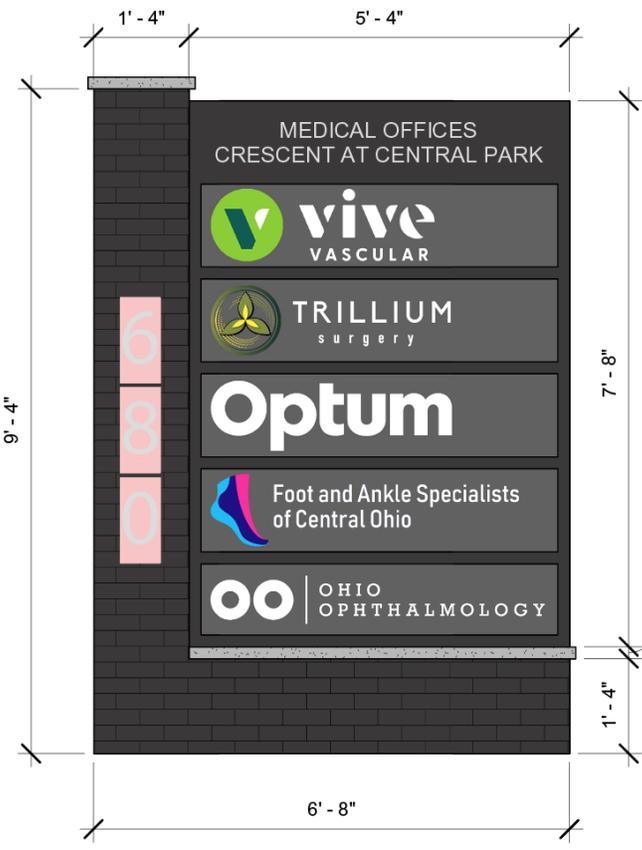
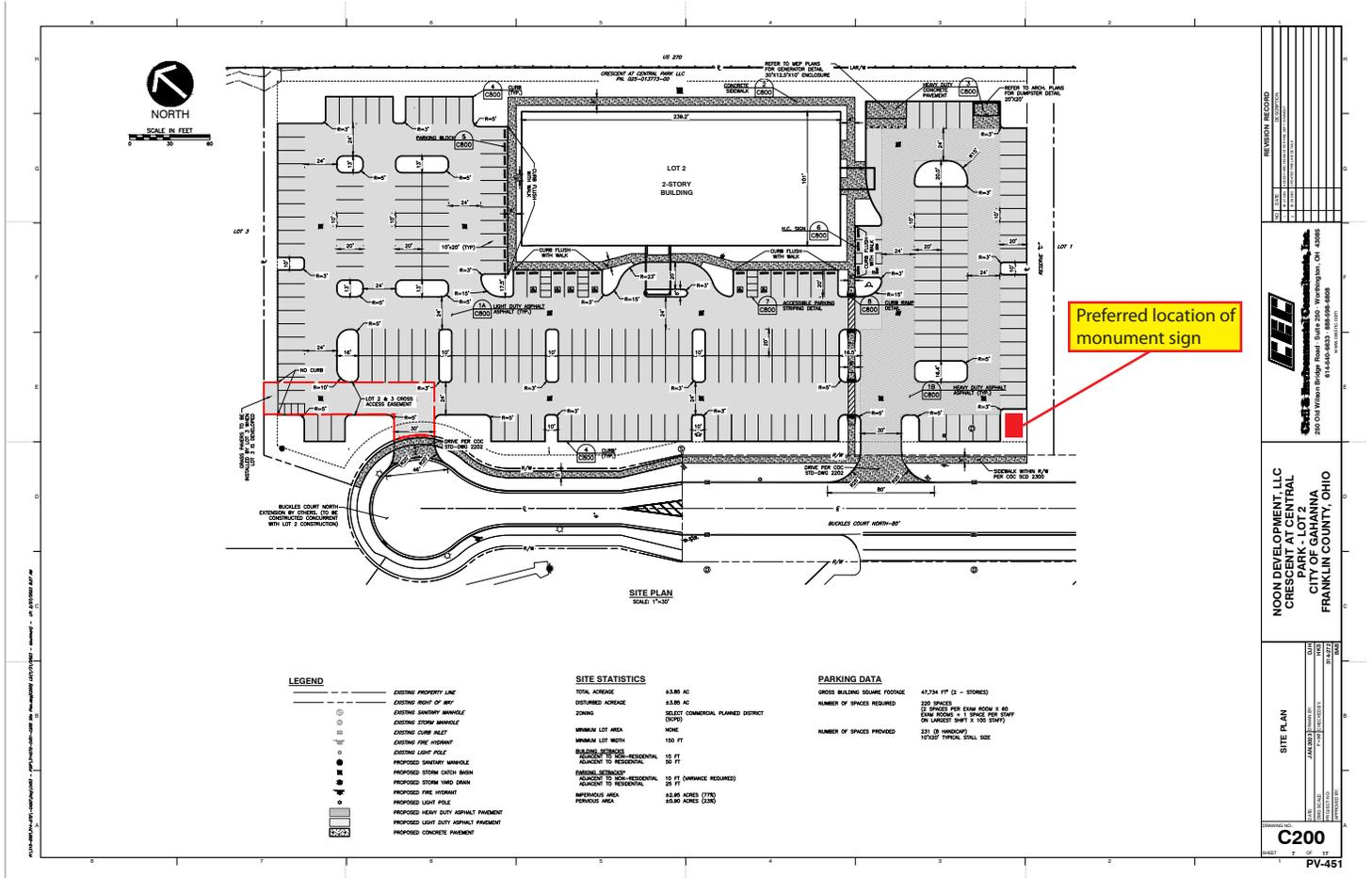
1 EXTERIOR ELEVATION (RIGHT)
SCALE: 3/32" = 1'-0"

Elevation Facing Southeast



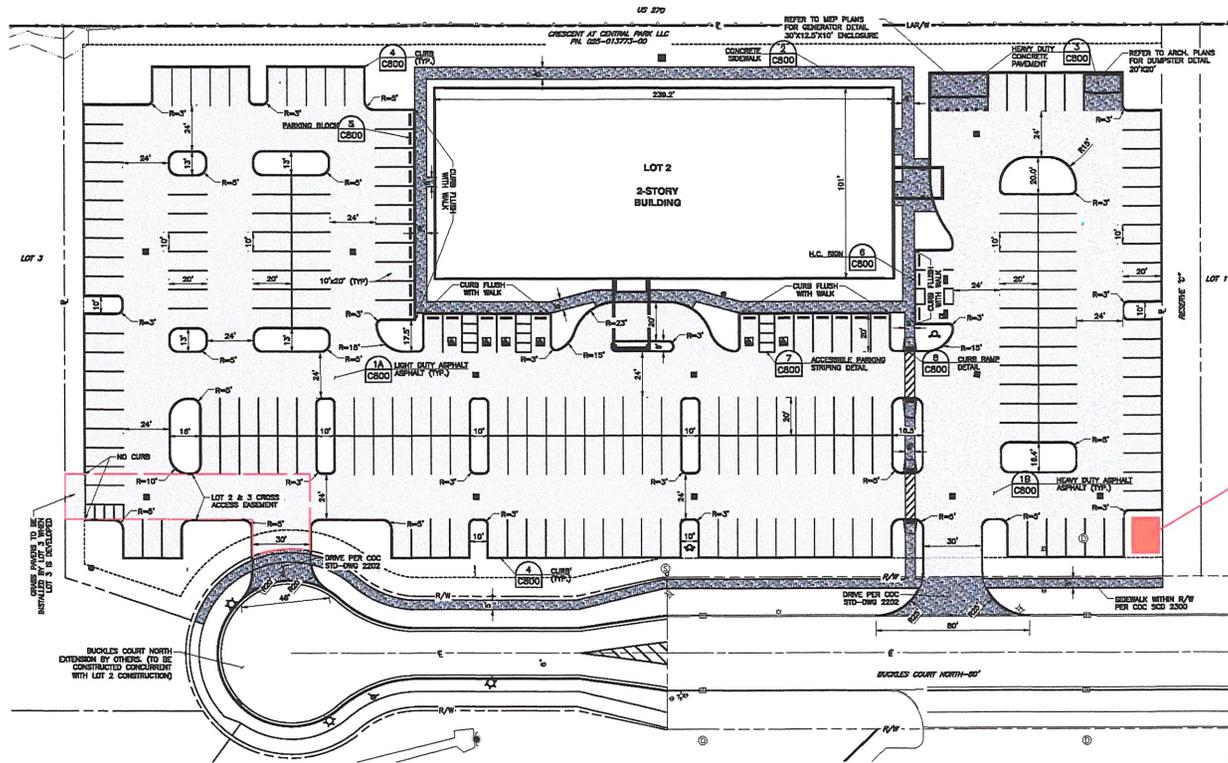
- Individual LED Illuminated Channel Letters
- Aluminum Letters - Translucent Acrylic
- Faces with trimcap retainers
- Flush or Raceway mounted
- Facelit or reverse halo Illuminated

Allowable Sign Areas - MONUMENT SIGN



- Internally Illuminated multi-tenant sign cabinet
- Company Name or Logo only -
- no additional text (phone/website, etc.)
- Individual translucent faces
- 5 available spaces
- Max Height 9' - 4" x 6' - 8"
- Masonry Foundation

3 MONUMENT SIGN
SCALE: 1/2" = 1'-0"



SITE PLAN
SCALE 1"=30'

LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING SANITARY MANHOLE
- - - EXISTING STORM MANHOLE
- - - EXISTING CURB INLET
- - - EXISTING FIRE HYDRANT
- - - EXISTING LIGHT POLE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM YARD DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SITE STATISTICS

TOTAL ACREAGE	53.85 AC
DISTURBED ACREAGE	53.85 AC
ZONING	SUBJECT COMMERCIAL PLANNED DISTRICT (SCPD)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
BUILDING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	50 FT
PARKING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT (VARIANCE REQUIRED)
ADJACENT TO RESIDENTIAL	25 FT
SUPERVISOR AREA	52.84 ACRES (725)
PERVIOUS AREA	30.96 ACRES (336)

PARKING DATA

GROSS BUILDING SQUARE FOOTAGE	47,734 FT ² (2 - STOREYS)
NUMBER OF SPACES REQUIRED	220 SPACES
	(2 SPACES PER DEAM ROOM X 60 DEAM ROOMS + 1 SPACE PER STAFF ON LARGEST SHIFT X 100 STAFF)
NUMBER OF SPACES PROVIDED	231 (5 HANDICAP)
	10'x20' TYPICAL STALL SIZE

Preferred location of monument sign

NO.	DATE	DESCRIPTION
1	04/15/2020	ISSUED FOR PERMIT REVIEW
2	04/15/2020	ISSUED FOR PERMIT REVIEW

CEL
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6433 • 614-598-8000
www.cele.com

NOON DEVELOPMENT, LLC
CRESCENT AT CENTRAL PARK - LOT 2
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

SITE PLAN	
DATE	04/15/2020
DESIGNER	JANIS WALKER
CHECKER	JANIS WALKER
PROJECT NO.	314-272
APPROVED BY:	

DRAWING NO: **C200**
SHEET 7 OF 17

Kelly Wicker

From: Info <info@prosignstudio.com>
Sent: Friday, August 18, 2023 9:35 AM
To: Kelly Wicker; todd.kimling@noondevelopment.com
Subject: Re: Comment Letter for MSP
Attachments: GahannaMOBMasterPlan copy.pdf

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly,

Attached is a revised plan with the changes made as requested and stated below;

Planning (614) 342-4025

1. The MSP must address window signage, whether or not its permitted. If permitted, it could either default to Code requirements or have requirements specific to this MSP.
2. Will the ground sign be included with this MSP? If not, it must meet default Code requirements for monument signs. The sign currently exceeds the maximum height, which is 8 ft. You will either need to revise the sign or add ground sign specifications to the MSP to allow for a greater height than 8 ft.
3. Please state in the MSP that landlord approval is required prior to applying for a sign permit with the City. The permanent sign permit application requires proof of landlord approval for tenant signage.
4. On the exterior elevations, please label each elevation by cardinal direction.
5. Please include a site plan that notes the location of each wall sign/tenant space.

1. Window signage has been addressed on page 1 – included in prohibited sign types.
2. We have included placement and details for the monument sign with ground specifications to allow the height as designed. (Page 6)
3. We have included that landlord approval is required prior to applying for a sign permit in line 2 on page 1.
4. All exterior elevations have been labeled in the direction they face.
5. Site plans have been added to clearly label placement for each wall sign for each elevation.

Please let us know if anything else is needed at this time.

Thank you.

--

Sean Alley

President

10840 Fancher Road
Westerville, OH 43081
Office: 614-499-7549

www.prosignstudio.com





August 25, 2023

ProSign Studio
10840 Fancher Rd
Westerville, OH 43082

RE: Project 680 Buckles Ct N Design Review/C of A

Dear ProSign Studio:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Planning (614) 342-4025

1. Informational Comment: All previous comments have been addressed. Please note that the existing permit for the monument sign cannot be issued until the MSP is approved by Planning Commission.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator