

RESOLUTION NO. CR-48-04

A RESOLUTION TO AMEND THE DEVELOPMENT PLAN FOR PARKWAY CENTRE SOUTH LOCATED SOUTH OF STRINGTOWN ROAD AND EAST OF INTERSTATE I-71 FOR SIGNAGE

WHEREAS, on September 02, 2003, Council repealed and replaced the Development Plan for Parkway Centre South, by Resolution No. CR-66-03; and

WHEREAS, on December 1, 2003, Council approved an Amendment to this Resolution to include Development Standards Text for all Out-Parcels within the Parkway Centre South retail development; and

WHEREAS, on June 22, 2004, the Planning Commission recommended approval of an amendment to this Development Plan for signage, with the following stipulations:

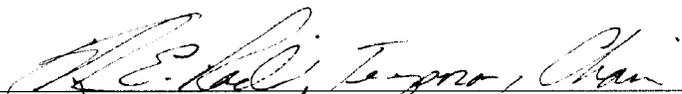
1. Big box corporate logo signs are approved as submitted;
2. Additional signage to be located on the west facing and south facing walls and use shall be limited to the tenant of that corner space;
3. Signage for smaller tenants including corner tenants shall consist of:
  - a. White channel lettering;
  - b. No exposed raceway;
  - c. Neon (by name) backing, however there shall be no exposed neon incorporated into the package;
  - d. Maximum length shall be 80% of the frontage, but not to exceed 32 feet;
  - e. Maximum height shall not exceed 36 inches;
  - f. All Font styles to be as consistent as possible.

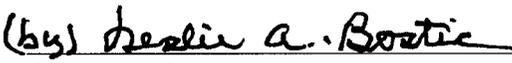
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the amendment to the Development Plan, approved by Resolution CR-66-03 and amended by Resolution CR-82-03, for Parkway Centre South to include signage as shown on the attached sheets, and contingent upon the stipulations set by Planning Commission, and the following stipulation:

1. Lettering for all tenants shall be white, channel.

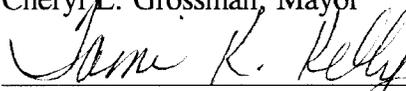
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

  
\_\_\_\_\_  
William E. Saxton, President of Council

*(by)*   
\_\_\_\_\_  
Cheryl L. Grossman, Mayor

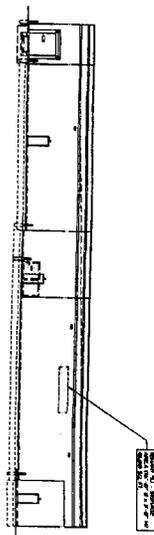
Passed: 7-6-04  
Effective: 7-6-04

Attest:

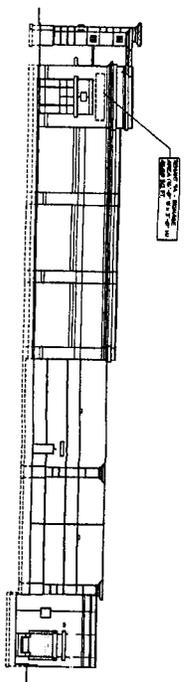
  
\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

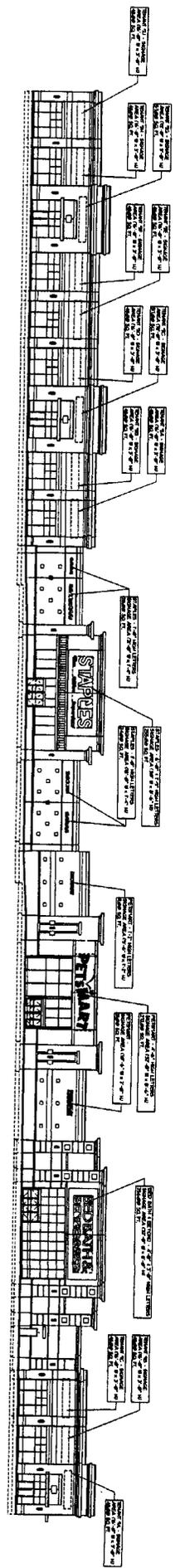
  
\_\_\_\_\_  
Thomas R. Clark, Director of Law



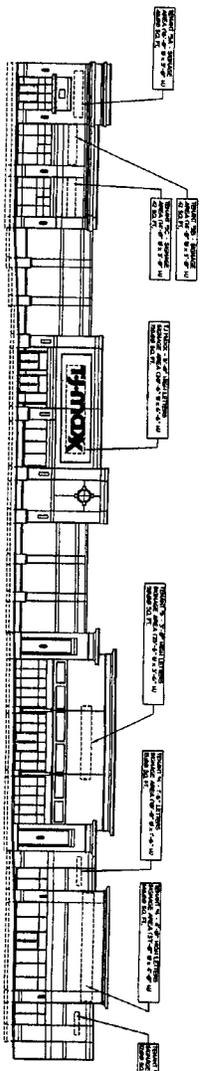
② SOUTH BUILDING ELEVATION



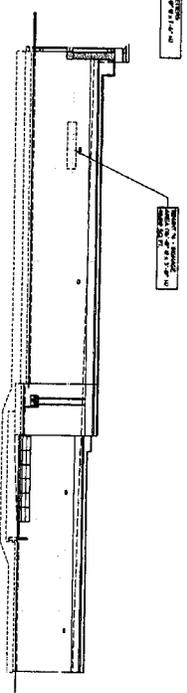
③ NORTH BUILDING ELEVATION



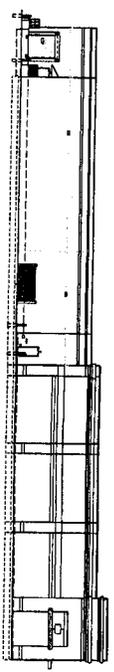
④ EAST BUILDING ELEVATION



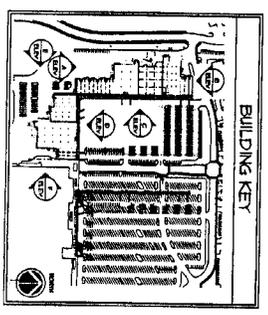
⑤ NORTH BUILDING ELEVATION



⑥ WEST BUILDING ELEVATION



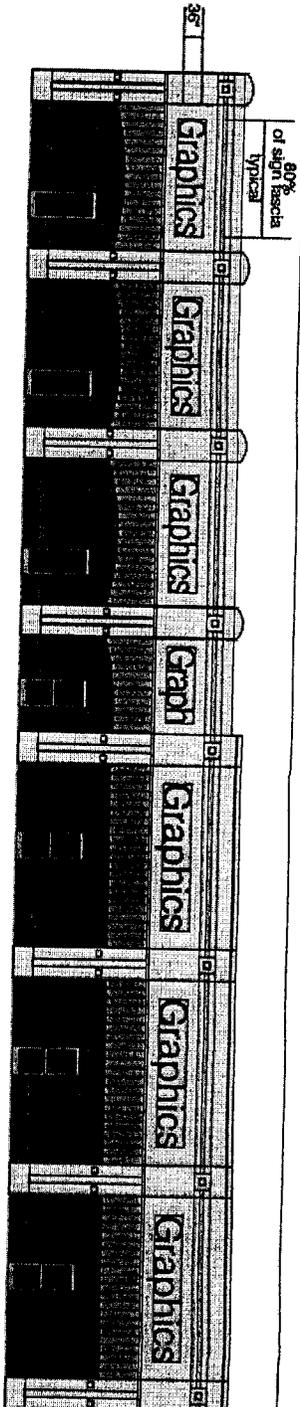
⑦ EAST BUILDING ELEVATION



FORD & ASSOCIATES  
ARCHITECTS

Parkway Centre South  
Tower Garage  
Grove City, Ohio  
June 24, 2004

CR-48-04  
Attachment  
CONTINENTAL  
REAL ESTATE  
COMPANIES



Individually Fabricated Neon Illuminated Letters

**Specifications**

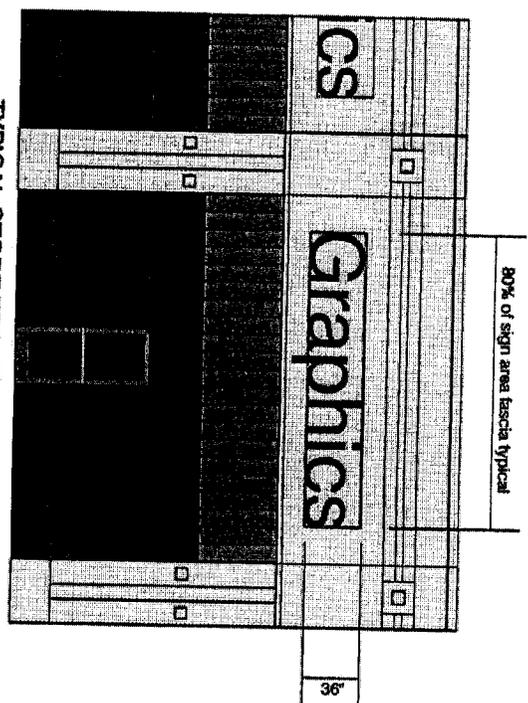
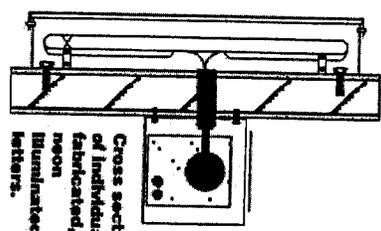
- LETTER BODIES = CUSTOM FABRICATED .063" ALUMINUM W/ 5" DEEP RETURNS
- LETTER FACES = .125" ACRYLIC W/ 1" TRIMCAP EDGE RETAINERS
- ILLUMINATION = 13MM/30MA NEON TUBING W/ REMOTE POWER TRANSFORMERS LOCATED IN METAL BOXES BEHIND WALL
- INSTALLATION = LETTERS 1/4" SHIM MOUNTED TO WALL W/ 1/4" HILT STYLE EXPANDING ANCHORS DRIVEN INTO WALL STRUCTURE

**Colors**

- LETTER FACES = WHITE
- LETTER RETURNS = PTM WALL COLOR
- TRIMCAP = PTM WALL COLOR
- NEON COLOR = WHITE

**Sign Dimensions**

- Maximum Length = 80% of leased business front's sign area
- Maximum Height = 36" (normal lower case descenders are exempt)



TYPICAL STORE FRONT ~ 1/8 SCALE

**APPROVED**

Client \_\_\_\_\_ Date \_\_\_\_\_  
 Landlord \_\_\_\_\_ Date \_\_\_\_\_  
 Signcom Sales \_\_\_\_\_ Date \_\_\_\_\_  
 Remarks: \_\_\_\_\_

CR-48-04  
Attachment

**SIGNCOM, INC.** • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9899 • FAX: 614-228-4326

**signcom**  
Design • Fabrication • Erection • Service

PROJECT NAME PARKWAY CENTRE SOUTH REVISION \_\_\_\_\_  
 LOCATION GROVE CITY STATE OHIO SALES BMS DATE 6/17/2004  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ DESIGN LEE SCALE NOTED  
 \_\_\_\_\_ STATE \_\_\_\_\_ SIZE 14 PROJECT # 04-295