Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

OFFICE USE ONLY

Application Number: 11320-00366
Date Received: 7/7/11
Commission/Group: Rocky Fork
Existing Zoning: CPD Application Accepted by: D. Reiss Fee: $1,900.00
Comments: 9/20/11

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe We are requesting the allowance of internally illuminated menu boards and pre sell boards and also a road sign as originally submitted. Pursuant to CPD zoning text Z05-035 - these signs are not in compliance. The manu boards because they are internally illuminated and are not monument style, the pre sell boards because they are internally illuminated and the road sign because it is monument style not post/pole mounted

LOCATION

1. Certified Address Number and Street Name 5421 New Albany Rd., West (McDonald's)
   City New Albany State OH Zip 43054
   Parcel Number (only one required) 010-289804-00

APPLICANT

2. Name Kessler Sign Company
3. Address 2669 National Rd., PO Box 785 City/State Zanesville, OH Zip 43702
4. Phone # 800-686-1870 Fax # 740-453-5301 Email rodger@kesslersignco.com

PROPERTY OWNER(S)

2. Name New Albany Company
3. Address 5906 E. Dublin Granville Rd. City/State New Albany, OH Zip 43054
4. Phone # 614-939-8000 Fax # Email

☐ **Check here if listing additional property owners on a separate page.**

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Rodger Kessler, Vice President of Kessler Sign Company, as Agent for McDonald's Corporation
9. Address 2669 National Rd., PO Box 785 City/State Zanesville, OH Zip 43702
10. Phone # 800-686-1870 Fax # 740-453-5301 Email rodger@kesslersignco.com

SIGNATURES

11. Applicant Signature Rodger Kessler
12. Property Owner Signature Tom Ruby
13. Attorney / Agent Signature Rodger Kessler

If you have any questions regarding this information, please call: (614) 645-4522

Revised 2/03/11

11320-00366
5421 New Albany Road, W.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

One Stop Shop Zoning Report Date: Mon Jul 11 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 5421 NEWALBANY RD W COLUMBUS OH 43054
Mailing Address: 8000 WALTON PKWY STE 120
NEWALBANY OH 43054

Owner: NEWALBANY COMPANY LLC
Parcel Number: 010289804

ZONING INFORMATION

Zoning: Z05-035, Commercial, CPD
effective 4/3/2006, Height District H-60
Council Variance: N/A
Board of Zoning Adjustment (BZA): N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

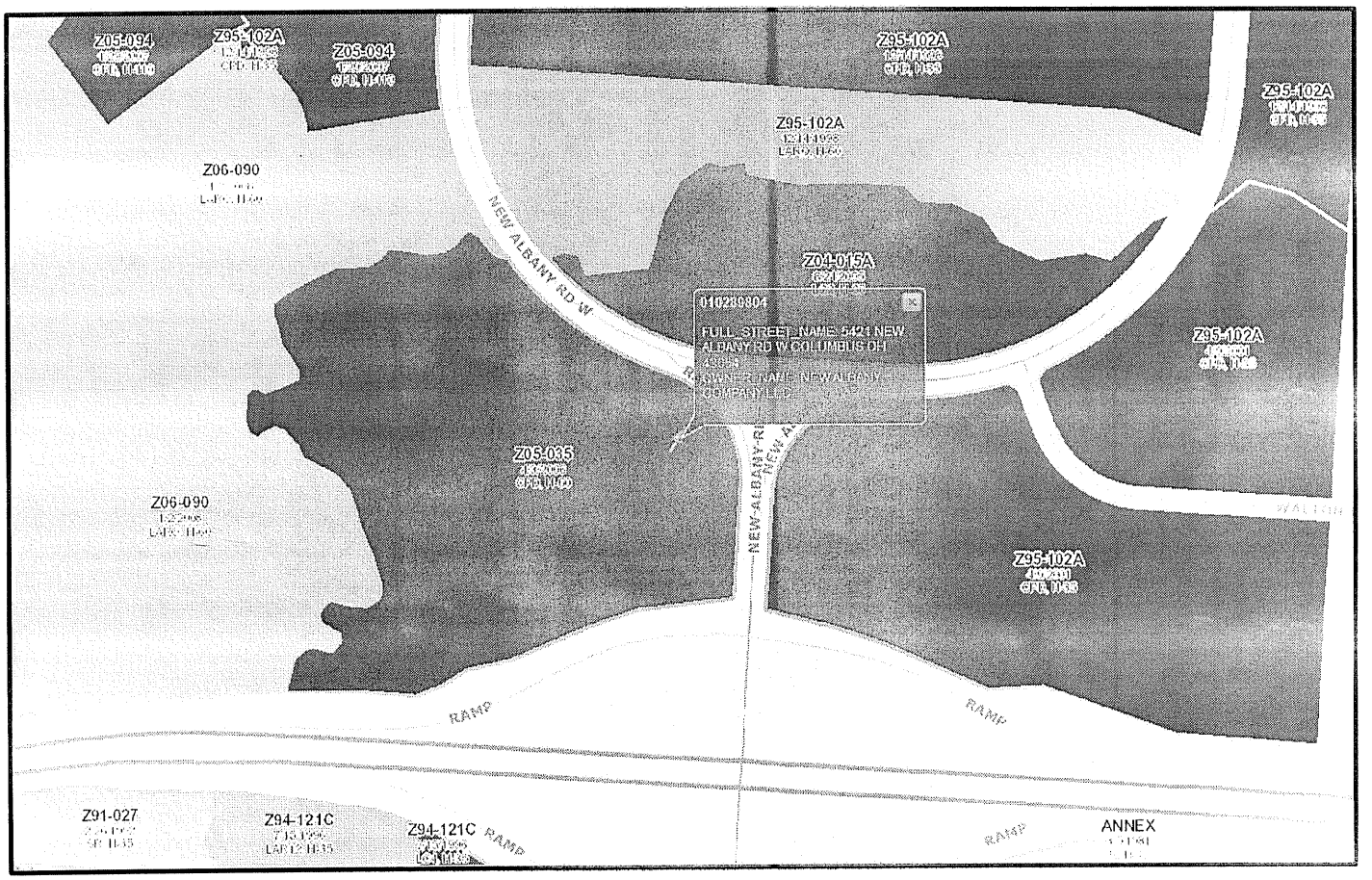
Historical District: N/A

Historical Site: No
Overlay: N/A
Flood Zone: OUT
Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A



Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION # 11320-00366

5421 New Albany Road, W.

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:

1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.

C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

Regarding the menu boards and presell boards, it is necessary for the menu boards and pre sell boards to be internally illuminated so that they can be read at night. These menu boards and pre sell boards are designed to be tools to make the traffic flow less confusing and allow for faster, better service to the customer. These are not designed as "signs" to be seen by the road or to advertise products, simply to inform the customer of their choices. These would in no way effect the flow of the main road traffic. Regarding the road sign, the design, as we submitted, is very similar to the other signs in the area and is externally illuminated. We believe that upon review of the design, the committee will agree that the sign acceptable.

Signature of Applicant Robyn Cooke Date 7-7-11

DEVELOPMENT PLAN – ZONING TEXT
PROPOSED DISTRICTS: CPD
PROPERTY ADDRESS: 5475 New Albany Road East
OWNER: The New Albany Company, LLC
APPLICANT: Same as owner
DATE OF TEXT: 3/10/06
APPLICATION NUMBER: Z05–035

1. INTRODUCTION:

The subject site was Subarea 2 in Z95–102 which zoned a large tract of land between the New Albany Expressway and Central College Road in 1998. For continuity with the prior application this Subarea is still referred to Subarea 2 in this new application. The applicant needs to modify the development to reflect new use and proposed development pattern.

Subarea 2 CPD

Subarea 2 because of its location along the New Albany Expressway may be characterized by office, commercial and hotel development

2. PERMITTED USES:

1. The following uses shall be permitted within Subarea 2. Those uses permitted under Chapter 3356, C–4, Commercial District of the Columbus City Code and gas sales and/or car wash.

2. Excepting therefrom:

a. Automobile salesroom
b. Billboards
c. Bowling alley
d. Commercial radio transmitting or television station and appurtenances
e. Electric substation
f. Funeral parlor
g. Motion picture theater
h. Motor vehicle sales or leasing
i. New or used car lot
j. Public parking for pay
k. Stable

3. The northwest quadrant shall consist of inline retail and/or outparcels; the southwest quadrant shall consist of the main retail center and up to three outlots. The parking field for the main retail center may extend into the outparcel area, and the northwest quadrant.

3. DEVELOPMENT STANDARDS:

Except as otherwise noted above and therein, the applicable development standards of Chapter 3356 shall apply to Subarea 2.

A. Density, Height, Lot and/or Setback commitments.

1. Minimum setback from New Albany Expressway shall be 40 ft. for parking, loading and maneuvering areas, 100 ft. for retail center building (excluding drive thru window structure) and 50 ft. for all outparcel buildings. Minimum setback from New Albany Road and New Albany Road West shall be 50 ft. for all buildings and 25 ft. for parking, loading and maneuvering areas.

2. Minimum setback along the main full access entry driveway off of New Albany Road West shall be 15 feet for parking, loading and maneuvering areas and 40 feet for buildings. (Setback measured from back of curb)

3. Lot coverage for building and paved areas shall not exceed seventy percent of the total subarea.

4. Height district shall be 60 ft.; buildings in outlots shall have a maximum height of 35 feet except that architectural elements (i.e. cupolas, catwalks and chimneys) may extend to 38 feet in height.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. The curbcuts for the site are shown on the submitted CPD site data plan; any modification to the curbcuts shall be subject to review and approval of the City's Transportation Division.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Landscaping within the 25 ft. parking setback along New Albany Road and New Albany Road West shall contain a 3 ft. –5 ft. high continuously uniform shrubbery screen and/or mound along with a white horse fence. Trees shall be planted within the 25 ft. setback in a hedge row manner per the following standards: 4 deciduous shade trees and 3 multi–stem ornamental trees per 100 foot of frontage.

2. Landscaping within the New Albany Expressway 40 ft. parking setback shall be based on the following standard:

a. Existing trees shall be preserved.

b. There shall be a 3 ft. –4 ft. high continuously uniform shrubbery screen and/or mound along with a white horse fence within the 40' New Albany Expressway parking setback. The shrubbery screen shall be located along the edge of parking lots toward the Expressway right–of–way.

c. New trees shall be planted within the parking setback and in a hedge row manner approximately 30' behind the Expressway right–of–way per the following standards: 6 shade trees and 4 multi–stem ornamental trees shall be planted per 100 lineal feet.

3. A street tree row shall be established along all publicly dedicated rights–of–way (other than New Albany Expressway) containing one tree for every 30' of road frontage. Such trees shall be those specified in the Columbus Street Program guidelines from the City of Columbus Forester and located a minimum 1 foot from edge of right–of–way unless the City of Columbus approves planting these trees within the right–of–way. Minimum tree size at installation shall be 2 ½" caliper.

4. One tree shall be planted for every six parking spaces. Trees shall be planted in islands at least five feet wide. At least 5% of the vehicular use area (i.e. parking lot excluding the perimeter circulation drive exterior to the parking lot) shall be landscaped (including trees).

5. All loading docks shall be screened from off–site view to a minimum height of six (6) feet by either landscaping, fencing, walls or buildings used individually or in combination thereof.

6. The property owner shall grant a conservation easement as shown on the submitted CPD site data plan to the City of Columbus along the banks of the Sugar Run Creek subject to retaining its right to cross the easement area with streets, utility lines and to install a leisure path.

7. Unless otherwise specified minimum size of all trees shall be 2.5 in. caliper for deciduous, 6 ft. high for evergreens, and 1.5 in. caliper for ornamental trees. Any mounding shall have a maximum 3:1 slope with landscaping.

8. The landscaping required in this section shall count toward satisfying the landscaping requirements of Chapter 3342 of the Columbus City Code.

9. All trees and landscaping shall be well maintained. Dead items, weather permitting shall be replaced within six months.

10. The area east of the creek within the Subarea as shown on the submitted CPD site data plan as open space shall be subject to a conservation easement granted to the City of Columbus. The property owner retains the right to cross that easement area with utility lines and leisure trail.

11. The developers shall install a sidewalk along New Albany Road West from the 161 Bypass to the north edge of the subarea.

12. Subject to the approval of the Recreation and Parks Department the developer shall install a walking path through the open space connecting the sidewalk along New Albany Road West with the internal pedestrian walkway system within the visual corridor described in item G4 below.

13. Bike racks shall be provided within the visual corridor described in item G4 in connection with the proposed walking path.

14. Landscape plans for individual developments within the subarea shall be reviewed by a registered designer or architect selected by the developer.

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external lighting shall be cutoff type fixtures (down–lighting), and shall provide no light spillage to off–site parcels. However, buildings and landscaping at entry locations may be uplit or downlit provided that landscaping lighting does not spill over into the public right–of–way. Any wall mounted lighting shall be shielded to create a cut–off type fixture. In the service area adjacent to the conservation corridor the level of outdoor lighting shall be consistent throughout the service area to avoid hot spots. The outdoor light level in the service area shall be minimize subject to maintaining a sufficient level of lighting to provide adequate security in that area.

2. All external outdoor lighting fixtures within a given area shall be from the same or similar manufacturer's type to insure compatibility.

3. Parking lot lighting standards shall not exceed 30 feet in height for the retail center and 28 feet for any outparcel.

4. The lighting fixture under the canopy of a gas use shall not extend beyond the surface of the canopy.

5. All new or relocated utility lines shall be installed underground.

6. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence that is consistent with the building's architecture. No ice/soda machines shall be permitted outside of a structure.

7. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view from ground level by wall, fence or landscape material utilizing the same material or character of the building.

8. Outdoor displays in front of a store shall be limited in area so that there is at least a five foot wide sidewalk adjacent to the outdoor displays. No outdoor sales area shall be permitted in the parking lot. The gas station shall be permitted outdoor display area in front of the kiosk, not to exceed an area measuring twelve (12) feet in depth and eight (8) feet in width with a 4' x 4' area at the ends of each of the pump islands. The maximum height for any outside storage areas shall be four (4) feet. The outdoor display area shall contain only those items normally and customarily sold by a convenience store and other seasonal items and products, including but not limited to, firewood, mulch, flowers, Christmas wreaths.

E. Graphics and Signage commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Codes, as it applies to the C–4, Commercial District . Any variance to the sign requirements of the code or in this CPD text shall be submitted to the Columbus Graphics Commission.

2. Entry features may be established within the subarea and may contain signage. Minimum setback for entry features shall be 5 feet from right–of–way line. In no case, shall entry features interfere with maintaining safe clear sight distances at intersections. Depending on the final form of the entry features, appropriate variances from the Columbus City Code may be required.

3. No signs shall be painted directly on the surface of any building, wall, or fence. No wall murals shall be allowed.

4. If site signage is illuminated, the signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be directed toward the sign and shall not cause visibility problems for motorists or adjacent property owners.

5. All free–standing signs shall be monument style; any sign for a outparcel user shall not exceed 10 feet in height. Landscaping shall be installed around the base of any free standing sign.

6. No signage or neon lighting shall be permitted on the gas canopy of the gas sation located adjacent to New Albany Road. Signage on the gas pumps shall be limited to those items required by federal or state law. Window signage for the gas user's building shall not exceed 50 square feet.

F. Tree Preservation.

Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

G. Architectural Standards – Commercial

1. Retail center shall be sited with the longest and/or more predominant building facade parallel to a major street.

2. The north facade of the retail center in the southwest quadrant shall not extend beyond 750 feet from the southwest corner of the Subarea 2 (measured at east side of open space line at the expressway).

3. A maximum of three outparcels are permitted within the southwest quadrant.

4. The southern most building facade in the northwest quadrant shall be no closer than 120 feet to north facade of the northern most building in the southwest quadrant. This separation shall preserve a visual corridor to the open space area.

5. Buildings that are developed on outparcels shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations.

6. Building materials shall be limited to the following: brick, precast, natural and cultured stone, E.I.F.S. (Exterior Insulated Finish Systems), glass, and masonry block as described below. Wood and metal shall be allowed as accent features. Each building facade shall be at a minimum 50 percent brick or precast. Synthetic materials shall be permitted above the ground story and allowed on the ground story only as accent features (i.e. engaged columns, pediments, cornices, etc.). Tinted glass shall be permitted, reflective or mirrored glass shall be prohibited. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finish entirely of glass are also prohibited except that the rear elevation of a non outparcel building located in the southwest quadrant may be finished in masonry block; the color of which shall match the predominate color of that building.

7. Pitched, flat, or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet and/or a means of screening all rooftop mechanical equipment. All rooftop screens must be consistent and harmonious to the building's facade and character.

8. Poured concrete exterior walls are prohibited.

9. The canopy columns shall be faced with the same dominant building material contained in the gas user's building.

H. CPD Criteria

a) NATURAL ENVIRONMENT The site is undeveloped and adjacent to the New Albany Expressway and New Albany Road.

b) EXISTING LAND USES To the North new corporate headquarters; to the east across New Albany Road, office development; to the south New Albany Expressway and to the west undeveloped ground zoned L–ARO.

c) TRANSPORTATION AND CIRCULATION This site has access to New Albany Road and New Albany Road West.

d) VISUAL FORM OF THE DEVELOPMENT See development text.

e) VIEW AND VISIBILITY In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of the motorists and pedestrians.

f) PROPOSED DEVELOPMENT Commercial

g) EMISSIONS No adverse affects from emissions shall result from the proposed development.

h) BEHAVIOR PATTERNS The proposed development will serve the existing residential population and office.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

11320-00366

5421 New Albany Road. W.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
FINAL SITE COMPLIANCE PLAN
FOR
NEW ALBANY MARKET
McDONALD'S
PLAN VIEW, DEVELOPMENT TEXT & DETAILS

McDONALD'S USA, LLC

MARK	DATE	DESCRIPTION
REVISIONS		

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: March, 2011
SCALE: 1" = 20'
JOB NO.: 20110122
SHEET: 2/2

VICINITY MAP
NO SCALE

BENCH MARKS

SOURCE BENCH MARK, Elevation obtained using Topcon RTK GPS equipment and Ohio Department of Transportation CORS/VRS Network, NAVD 1988.

B.M. #1 ~Southwest corner of concrete base of light pole, on SW side of the existing lane connecting New Albany Road West to New Albany Road, 90'± E. of a fire hydrant.
ELEV=1003.45

B.M. #2 ~ Bolt on fire hydrant, in New Albany Market parking lot, located 62'± south of the trash area for the Get-Go Gas Station and 18' west of the McDonald's lot line.
ELEV=1002.63

NOTES

1. This drawing was prepared in reliance on Chicago Title Insurance Company, Order No. 38100141 dated November 3, 2010.

2. Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.

3. According to F.E.M.A. Flood Insurance Rate Map, Number 39049C0202K, effective date June 17th, 2008, for Community No. 390170, this property is in a zone "X" area determined to be outside the 0.2% annual chance flood area.

4. Add 900 to all spot elevations to obtain NAVD 88 elevations.

1.020 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 14, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of that original 79.298 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 12576B15, Official Record 21256E01, and Instrument Number 199811120289607 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at the centerline intersection of New Albany Road West, of record in Plat Book 103, Pages 32-33, with New Albany Road and New Albany Road East, of record in Plat Book 92, Pages 60-61;

thence South 03° 34' 19" West, with the centerline of said New Albany Road, a distance of 193.35 feet to a point;

thence North 86° 25' 41" West, across the right-of-way of said New Albany Road, a distance of 79.66 feet to an iron pin set on the arc of a curve in the westerly right-of-way line of said New Albany Road, the TRUE POINT OF BEGINNING;

thence South 59° 06' 27" West, across said 79.298 acre tract, a distance of 116.56 feet to an iron pin set;

thence South 41° 28' 32" West, continuing across said 79.298 acre tract, a distance of 70.81 feet to an iron pin set;

thence South 77° 22' 13" West, continuing across said 79.298 acre tract, a distance of 151.92 feet to a magnetic nail set on the arc of a curve in the easterly line of that 11.040 acre tract conveyed to New Albany Associates, L.P. by deed of record in Instrument Number 200611010219141;

thence with the easterly line of said 11.040 acre tract, with said curve to the left, having a central angle of 14° 17' 16", a radius of 260.00 feet, an arc length of 64.84 feet and a chord bearing and distance of North 19° 03' 56" West, 64.67 feet to a magnetic nail set at the southerly corner of that 1.241 acre tract conveyed to JPMorgan Chase Bank, National Association by deed of record in Instrument Number 200608020151787;

thence North 41° 28' 32" East, with the southeasterly line of said 1.241 acre tract, a distance of 306.80 feet to an iron pin set on the arc of a curve in the southerly right-of-way line of said New Albany Road West;

thence with said southerly right-of-way line, with the arc of said curve to the right, having a central angle of 31° 06' 29", a radius of 342.70 feet, an arc length 186.07 feet and a chord bearing and distance of South 37° 58' 29" East, 183.79 feet to the TRUE POINT OF BEGINNING, containing 1.020 acres more or less, out of Parcel Number 010-285204.

Subject 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 are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control of bearings was from coordinates of monuments Frank 5574 and Frank 5113, with Central College Road having a bearing of South 88° 09' 36" East, established by Franklin County Engineering Department, using Global Positioning System procedures and equipment.

TO: Chicago Title Insurance Company, McDonald's USA, LLC a Delaware Limited Liability Company, McDonald's Real Estate Company, a Delaware Corporation and McDonald's Corporation, a Delaware Corporation;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE DURING NOVEMBER 2010 IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15 and 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, and NSPS, AND IN AFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THERIN.

SITE ENGINEERING, INC.

By________________________
Professional Surveyor No. 7039

Any information or data on this drawing is not intended to be suitable for reuse by any person, firm or corporation or any others on extensions of this project or for any use on any other project. Any reuse without written verification and adaption by the Engineer, Architect or Surveyor for the specific purpose intended will be at the users sole risk and without liability or legal exposure to the Engineer, Architect or Surveyor.

REV.:	DATE:	DESCRIPTION:	BY:

SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors
7453 East Main Street
Reynoldsburg, OH 43068
Phone: (614) 759-9900
Fax: (614) 759-9902
eMail: [illegible]

McDonald's
COLUMBUS, OHIO
ALTA/ACSM LAND TITLE SURVEY

DATE:	NOV 2010
SCALE:	1"=20'
DRAWN BY:	S.E.I.
CHECKED BY:	M.A.H.
JOB NO.:	3586
SHEET:	1/1

S:\PROJECTS 2006\3586\3586alta.dwg ~~~ Dec 21, 2010 2:57pm ~~~

11320-00366

5421 New Albany Road, W.

City of Columbus
Address Plat

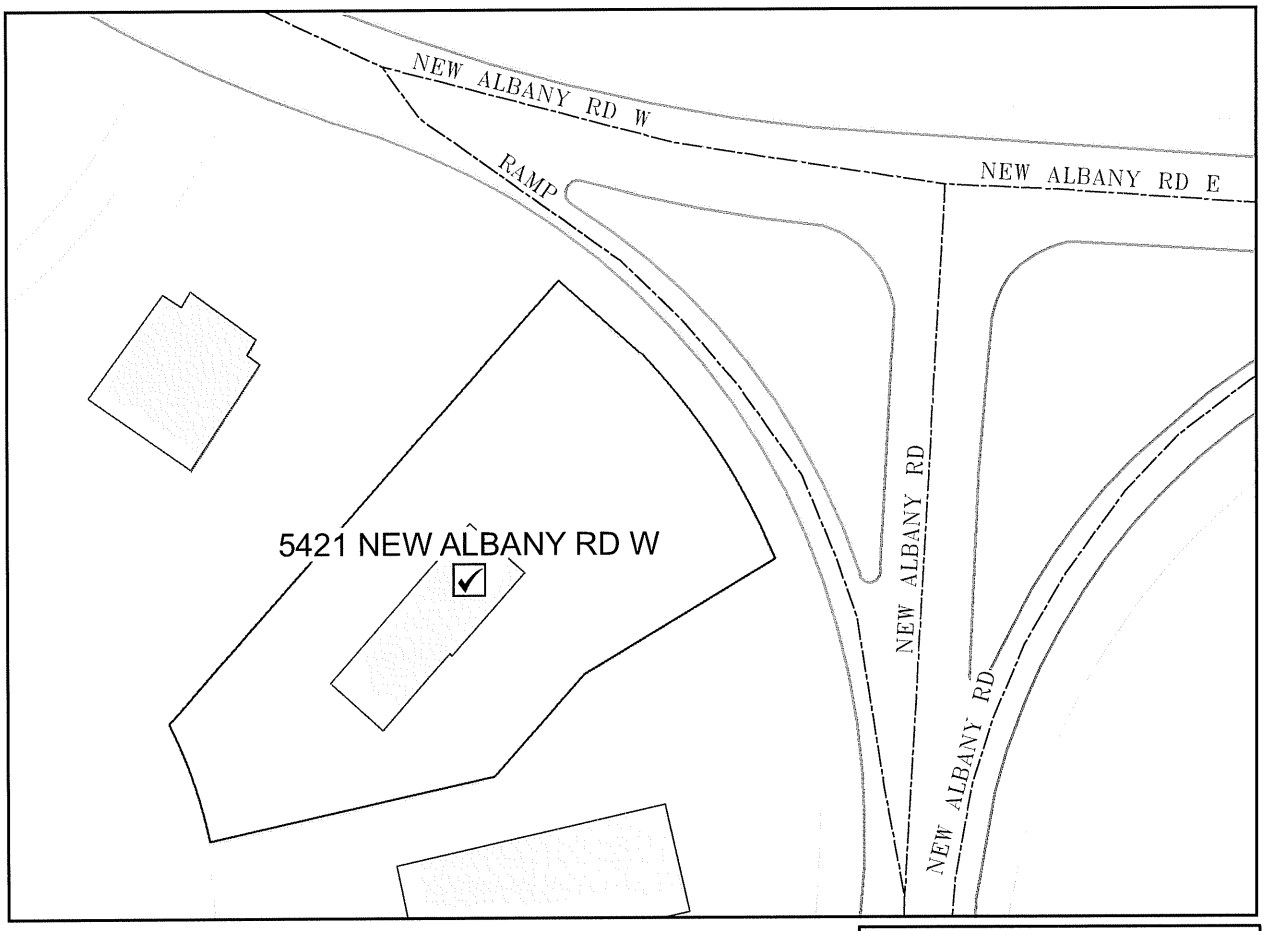
CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 010289804
House Number: 5421
Lot Number: N/A
Work Done: NEW

Project Name: MCDONALD'S
Street Name: NEW ALBANY RD W
Subdivision: N/A
Complex: NEW ALBANY MARKET

Owner: NEW ALBANY COMPANY LLC
Request By: EMHT
Issued By: Louis O. McCann **Date: 3/18/2011**



SCALE: 1 inch = 100 feet

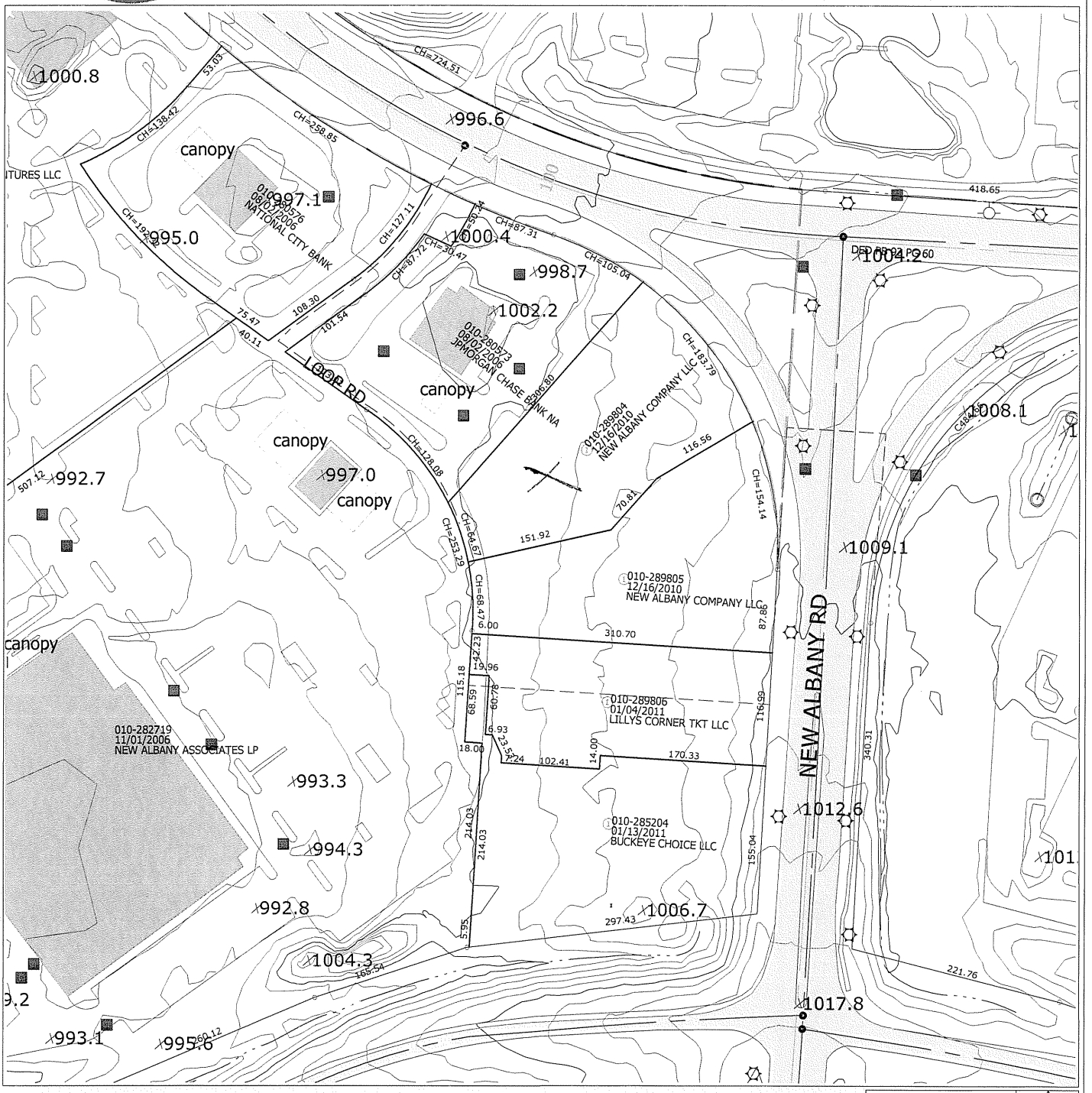
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 1307044

printed: 3/18/2011 - 3:13:36 PM - O:\MAPROOM\ADDRESS IMAGES\NOS

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 7/7/11**



Disclaimer

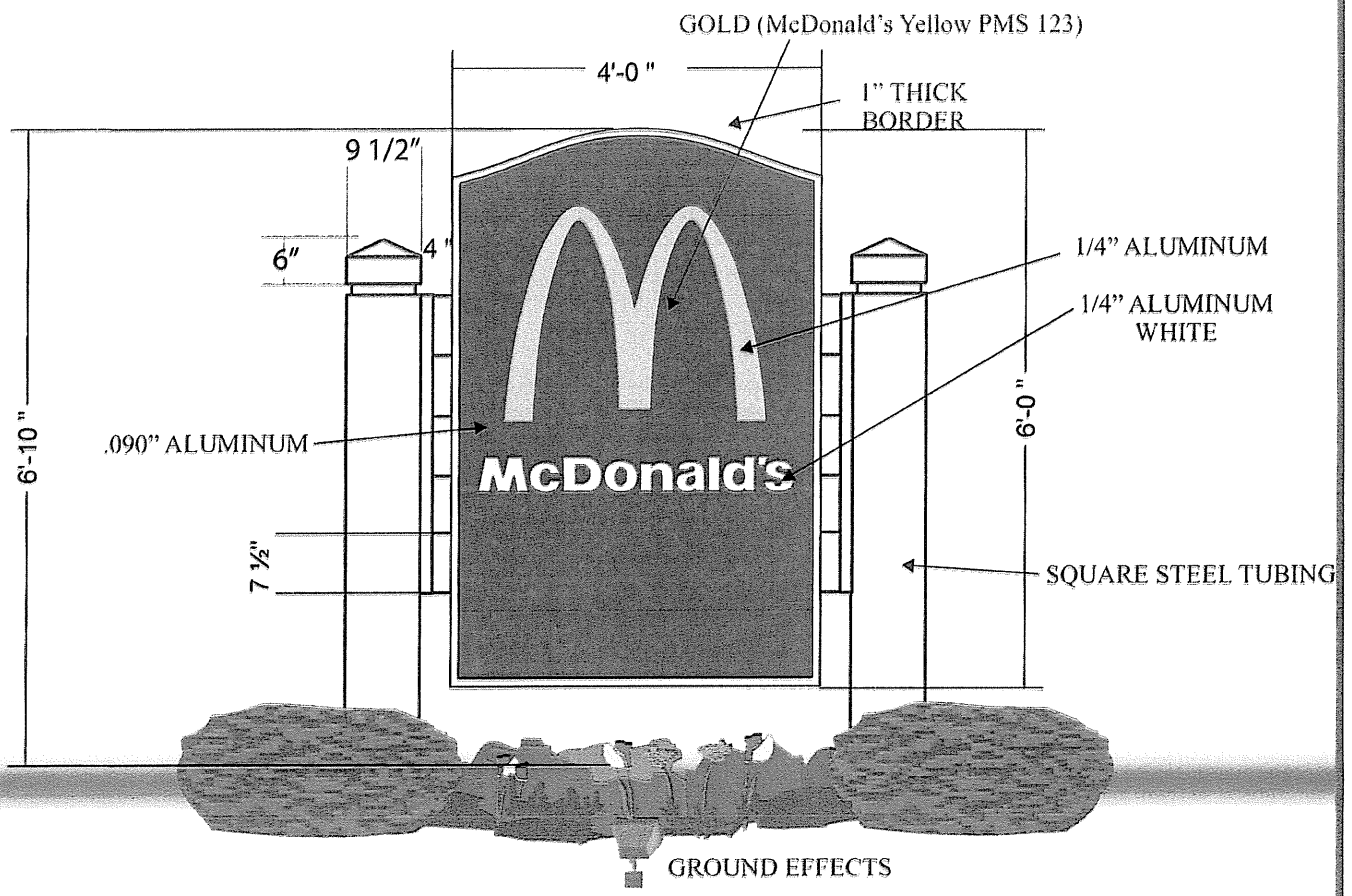
This map is prepared for the real property inventory within this county. It is survey plats, and other public records and data. Users of this map are notifi information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the Please notify the Franklin County GIS Division of any discrepancies.

11320-00366

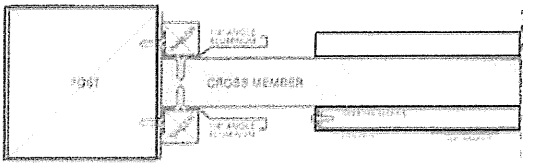
5421 New Albany Road, W.

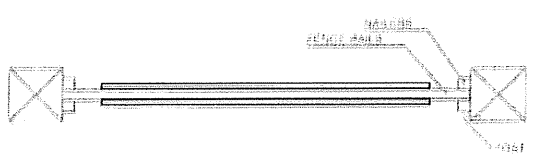
11320-00366

5421 New Albany Road, W.



NEW D/F .090 ALUMINUM SIGN
EXTERNALLY LIT W/ STEEL TUBING
& AUGURED FOUNDATION





SIGN A *(national city side at the RI/RO)*

- NEW ALBANY BLUE (LOW SHEEN) CREATIVE PAINTS (JEREMY SYNAL) - 614-263-5437
- WHITE
- PMS 123

Client: McDonalds
Location: New Albany Market
Client Approval:

Saved as "McDonalds_New_Albany_Market"

REVISED: 5-11-11

Total Area	Design No.
Circuits	Date 3/11/11
Voltage	Drawn by Jared
Scale ½" = 1'	Salesman Rodger

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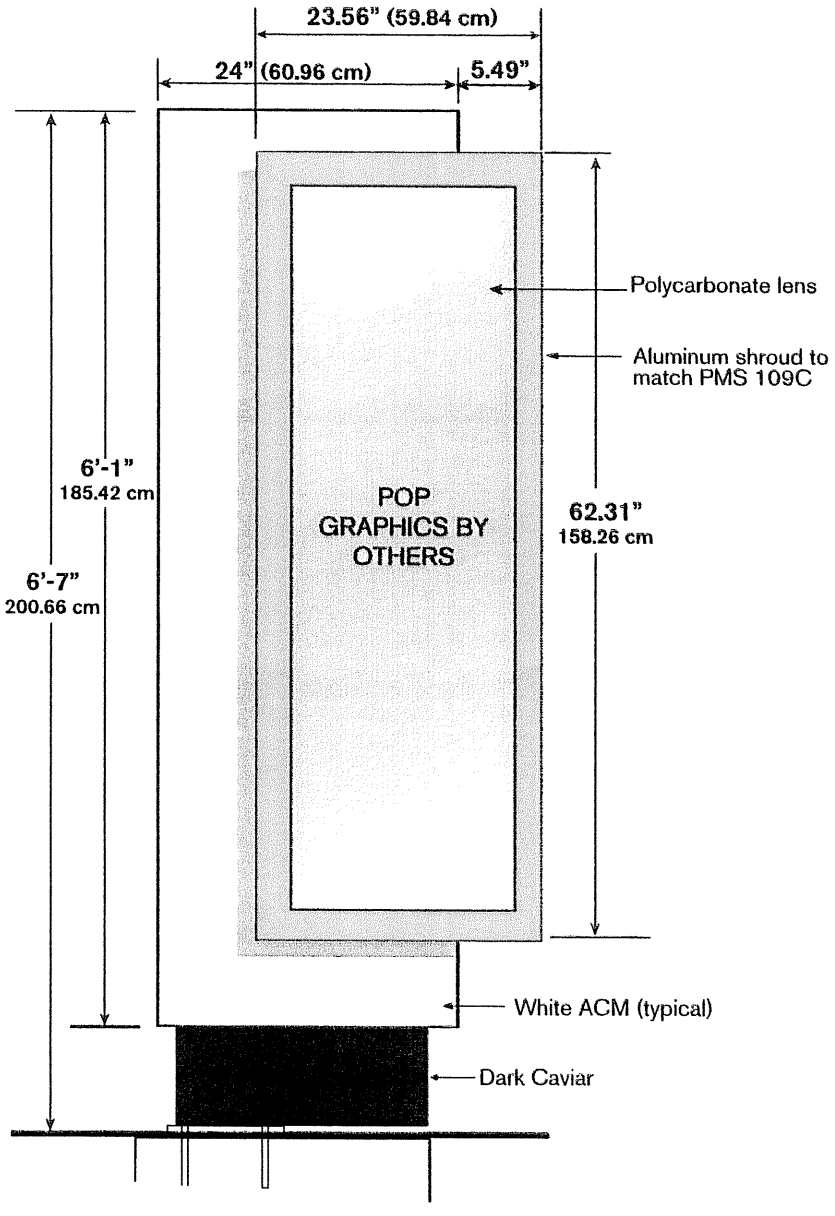
THE KESSLER DESIGN GROUP
3000 NATIONAL ROAD
PO BOX 0785
ZANESVILLE, OHIO 43701-0785
1-800-686-1370

Presell Board

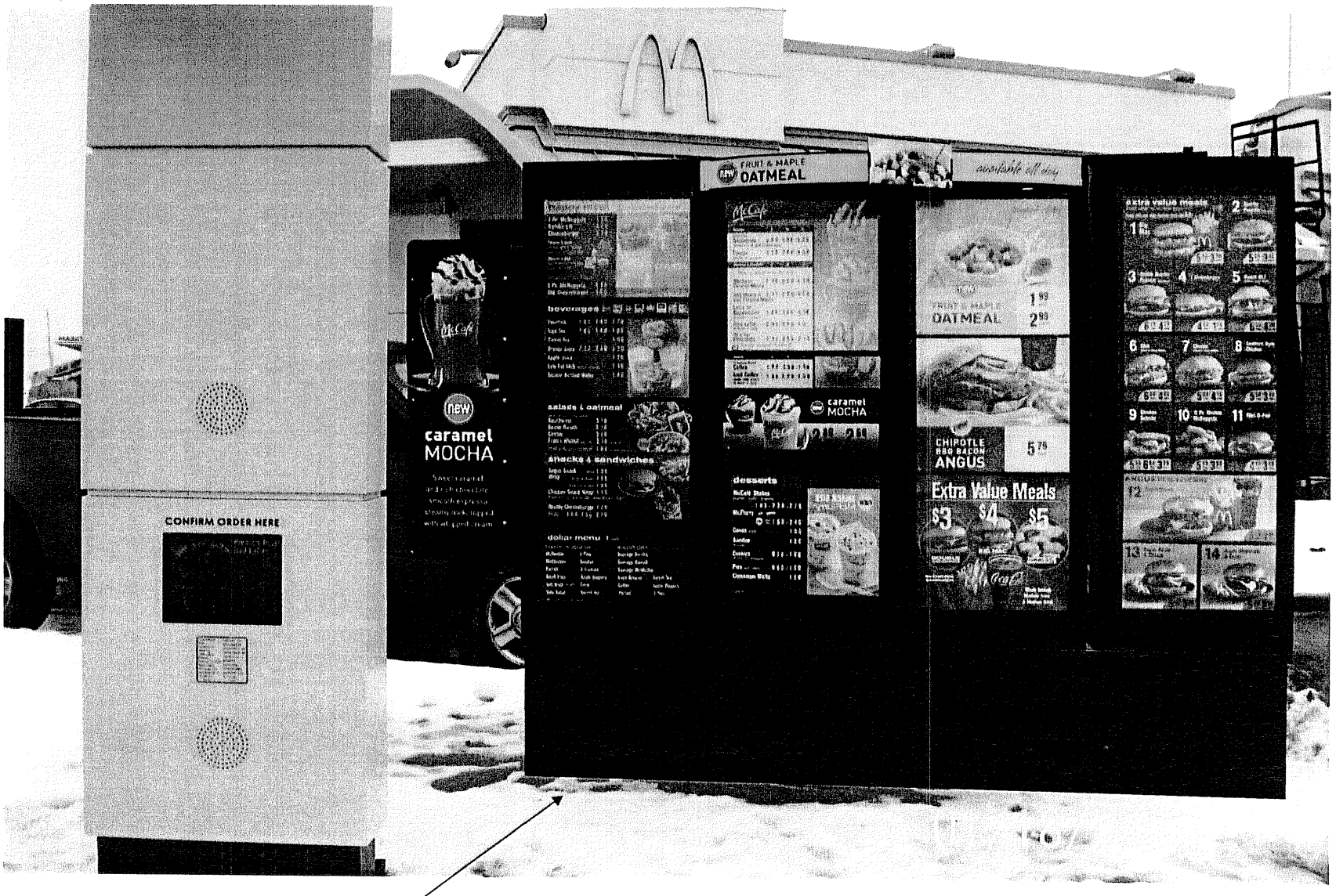
Everbrite
Identity Systems Division



Illumination:	(2) F60T12 CW/HO
Electrical:	1.82 amps @120V 60 Hz
Ballast:	Fulham Workhorse 7
Ship Weight:	200 lbs.
Other:	

11320-00366

5421 New Albany Road, W.



ALUMINUM SHROUD COVER

NEW ALUMINUM SHROUD COVER FOR MENU BOARD

11320-00366
5421 New Albany Road, W.

Client	McDonalds
Location	New Albany Market
Client Approval	

Saved as "McDonalds_New_Albany_Market"

Total Area	Design No.
Circuits	Date 5/13/11
Voltage	Drawn by Jared
Scale ½" = 1'	Salesman Rodger

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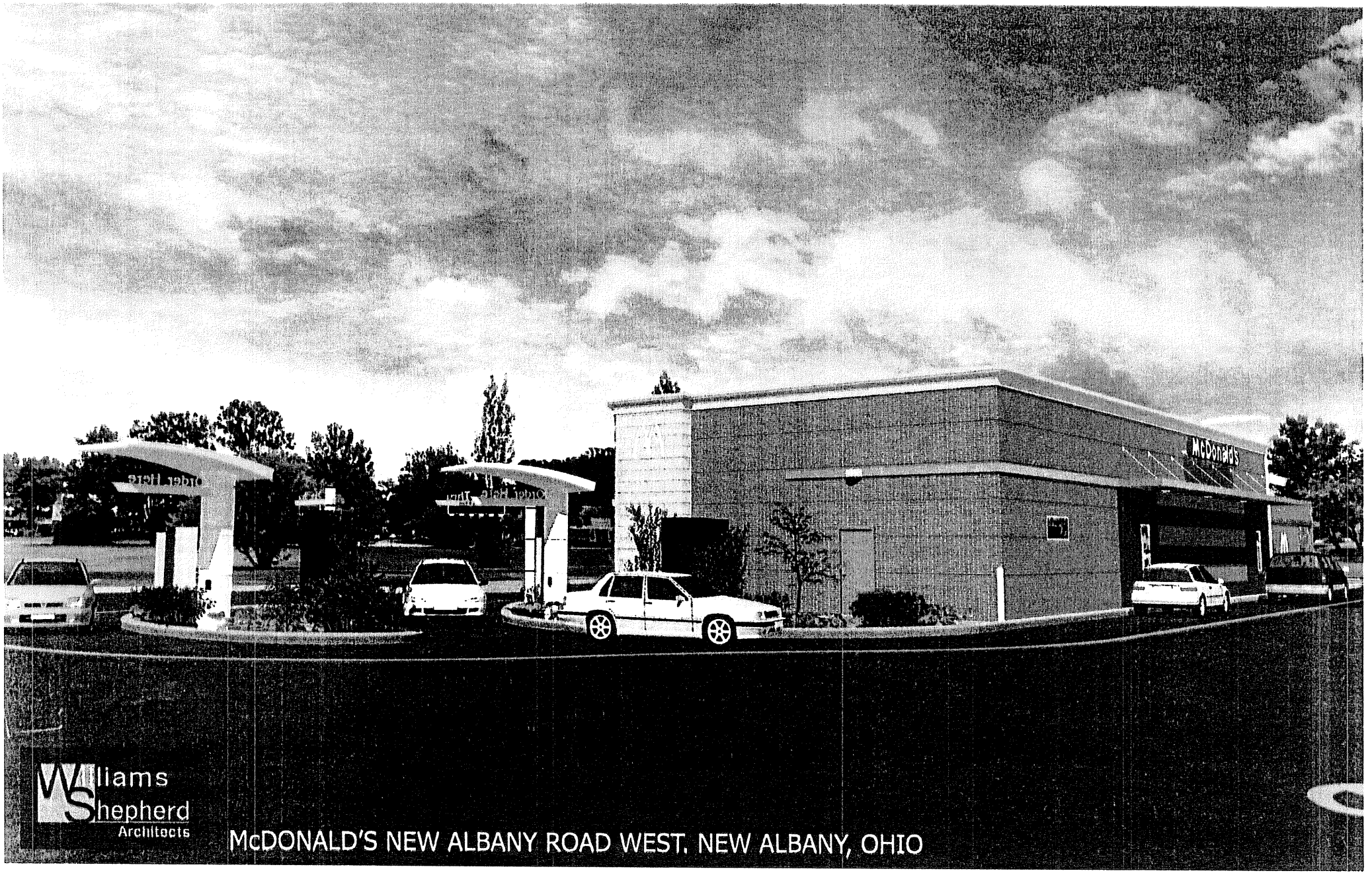
ZANESVILLE, OHIO 43701-0785
1-800-686-1870

Graphics Plan

11320-00366

5421 New Albany Road, W.



Williams Shepherd Architects

McDONALD'S NEW ALBANY ROAD WEST, NEW ALBANY, OHIO

Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do no'

APPLICATION **11320-00366**
5421 New Albany Road, W.

STATE OF OHIO
COUNTY OF ~~FRANKLIN~~ Muskingum

Being first duly cautioned and sworn (NAME) Rodger Kessler
Of (COMPLETE ADDRESS) 2269 National Rd Zanesville OH 43702 (PO Box 785)
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
McDonald's Corporation	2 Easton Oval, Ste 200, Columbus, OH 43219
New Albany Company	5906 E. Dublin Granville Rd., New Albany, OH 43054

SIGNATURE OF AFFIANT Rodger Kessler

Subscribed to me in my presence and before me this 7th day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC Jessica J Grant

My Commission Expires: 7-18-2012

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2012