RESOLUTION NO. 03-2016

Authorizing an Amendment to the Final Development Plan for 350 West Wilson Bridge Road and Authorizing Variances (Trivium Worthington LLC).

WHEREAS, Trivium Worthington LLC has submitted a request for an amendment to the Final Development Plan for 350 West Wilson Bridge Road; and,

WHEREAS, Sections 1175.02 (f) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on December 10, 2015 and approval has been recommended by the Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the amendment to the approved Final Development Plan to renovate the site at 350 West Wilson Bridge Road as per Case No. ADP 10-15, Drawings No. ADP 10-15 dated November 25, 2015 attached hereto as Exhibit “A” be approved.

SECTION 2. That there be and hereby are granted variances from Code Section 1170.02(j)(1), 1170.05(a), 1170.05(b), 1170.05(e), 1171.01(a)(1), 1175.02(c)(1) and 1175.02(c)(2) to allow a joint identification sign that will exceed the maximum of three businesses per sign, to allow for the signage to exceed the maximum area of 100 square feet per business on a building, to allow for more than one wall-mounted sign per business, to allow for more than two free standing signs per development that exceed a maximum total area of 60 square feet, to allow for the reduction in the parking space area below 171 square feet, to allow for the height of the building to exceed 45 feet in height and to allow for mechanical equipment to be less than 30 feet from the side property line.

SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted January 4, 2016

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council
GENERAL PLANTING NOTES:

1. All planting areas are designated by a landscape architect and approved by the landscape architect prior to installation.
2. All planting operations shall adhere to the American Association of Highway Standards.
3. Plant locations and sizes shall be marked with a garden marker and approved by the landscape architect prior to installation.
4. The planting beds shall be divided into a minimum of three clearly defined planting areas.
5. All planting beds shall be filled to a minimum depth of 12".
6. All planting beds shall be fertilized with 15-15-15 of approved material.
7. Sodding / sodding by landscape contractor.
8. The location and size of the existing underground utilities are shown in an approximate layout only and are not set in stone.
9. All underground utilities shall be protected prior to sodding to prevent damage to the existing and new sodding.
10. All planting beds shall be fertilized with 15-15-15 of approved material.

CONSTRUCTION NOTES:

- MAIN AREA: PROVIDE PROPER DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA: PROVIDE PROPER DRAINAGE ACROSS ALL SURFACES.
- PIPE DRAINING: SUITABLE FOR PIPE DRAINAGE.
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PLANT KEY TYPICALS:

- ORNAMENTAL TREE
- LARGE DECORATIVE SHRUB
- EXISTING TREE
- EXISTING SHRUB
- DECORATIVE SHRUB
- EXISTING TREE
- FERTILE TREE
- SHADE TREE

PLANT LIST:

- Acer rubrum (Red Maple)
- Acer saccharinum (Silver Maple)
- Acer negundo (Boxelder)
- Betula nigra (Black Birch)
- Carpinus caroliniana (American Hornbeam)
- Crataegus ( Hawthorn)
- Fraxinus americana (Eastern Redbud)
- Juglans nigra (Black walnut)
- Liriodendron tulipifera (White Tulip Poplar)
- Prunus serrulata (Cherry)
- Robinia pseudoacacia (False Acacia)
- Ulmus americana (American Elm)
- Zelkova serrata (Japanese Zelkova)

NOTES:

- All areas to be planted by the owner. Not in urban landscape details.
Illuminated Channel Letters on Panel

VERIFI ALL MEASUREMENTS & DIMENSIONS PRIOR TO PRODUCTION

Exhibit "A"

COLORS: CENTRAL OHIO & GROUP: PMS 299
UROLOGY: PMS 998
TRACER & RETURNS: WHITE

1/2" ACRYLIC FACES HELD IN WITH TRIM CAP RETAINERS.

ILLUMINATION VIA INTERNAL 5/8 LOW VOLTAGE LED ARRAYS.

LETTERS ARE MOUNTED TO ALUMINUM PANEL, PANEL BOLTED TO STEEL STANCHIONS WITH 1/4" DIA. X 1-1/2" CORROSIVE RESISTANT HARDWARE.

STANCHIONS MADE FROM 1-1/2" STEEL ANGLE AND ARE SECURED TO CEILING BRACES THR THRU ROOF TRUSSES (VERIF), WITH 1/4" DIA. X 1/2" GALVANIZED ALL-THREAD FASTENERS (12) PER STANCHION.

STANCHIONS EQUALLY SPACED ACROSS BACK OF SIGN PANEL.

REMOTE ELECTRICAL AND POWER SOURCES. ELECTRICAL POWER BROUGHT TO SITE BY OTHERS.
S.F. Monument/Tenant Sign with Illuminated Graphics

ALUMINUM CLAD CABINET CONSTRUCTION, ASSEMBLED OVER WELDED ALUMA FRAMEWORK.

TENANT PANELS ARE 3/16" THICK TRANSLUCENT WHITE ACRYLIC WITH OPAQUE BLACK VINYL APPLIED FIRST SURFACE. TENANT INFO NEEDED TO EXPOSE WHITE LETTERING.

'ADDRESS' GRAPHICS ARE ROUTED THRU FACE PLATE & BACKED UP WITH 1/8" THICK CLEAR PUSH-THRU ACRYLIC. EDGES ARE POLISHED & OPAQUE VINYL IS APPLIED TO THE FACE.

SHAPES ARE HALO-ILLUMINATED WITH LED LIGHT CLUSTERS POSITIONED INSIDE CABINET FOR OPTIMUM LIGHT. LIGHT EMITS FROM BEHIND AND AROUND PERIMETER OF SIGNS TO CREATE SOFT HALO GLOW.

LED'S ARE POWERED BY PROTECTED POWER UNITS HOUSED INSIDE CABINET.

PRIMARY 120 V ELECTRIC FEED IS BROUGHT TO SITE BY OTHERS.

SIGN IS MOUNTED TO 5/8" O.D. x 20" STEEL SUPPORT PIPE. PIPE IS SET IN CONCRETE FOUNDATION 7" x 5" x 6" DEEP.

MASONRY WORK (BY OTHERS)

COLORS: TBD - COLOR SPECIES REQUIRED FROM CLIENT
CABINET - SHADES OF GRAY TO MATCH BLDG. COLORS
HALO GLOW - SOFT WHITE
TENANT PANELS - BLACK, 3M 9775-12

SCALE: 1" ON 1/8" DRAWING MATERIAL: 60# PAPER
CHANGEABLE TENANT PANEL CABINET

12" DEEP CABINET

LIGHT EMITTING DIODES

TENANT PANELS 3/16" TRANSLUX WHITE ACRYLIC WITH OPAQUE UPRIGHT APPLIED TO FACE

PAINT INSIDE OF CABINET & SUPPORTS WHITE
STAIN SUPPORT POLE
REMOTE POWER SUPPLY CONVERTER, POWER CONVERTED TO 12 VOLT DC
120 AC FEED (BY OTHERS)

1" x 1" ALUM. ANGLE, ACCESS TO PANELS, BURIED WITH CONCRETE SCREWS

ILLUMINATED ADDRESS CABINET

16" DEEP CABINET

PAINT INSIDE OF CABINET & SUPPORTS WHITE
STAIN SUPPORT POLE

REMOTE POWER SUPPLY CONVERTER, POWER CONVERTED TO 12 VOLT DC
120 AC FEED (BY OTHERS)

CLEAR PUSH-THRU ACRYLIC TO 1/4" POLISHED EDGES & OPAQUE GRAPHICS APPLIED TO FACE

SCALE 3/4" = 1'

S.F. Monument/Tenant Sign with Illuminated Graphics
(Lighting Details)
S.F. Changeable Tenant Monument Sign
External Illumination

- 0.09" thick aluminum clad construction over 3/16" x 1-1/2" x 1-1/2" welded steel framework.
- Address numbers - 0.12" thick computer routed acrylic with smooth finished edges. Numbers are concealed stud mounted with silicone adhesive into pre-drilled bores.
- Changeable tenant panels - constructed from 0.08" thick aluminum and are pin mounted with 3/8" all-thread and acorn nuts.

High performance vinyl tenant info.

Sign cabinet securely mounted to core-filled masonry base with 1/2" x 6" x 6" lags & shields into poly-filled pre-drilled bores.

Block base covered with sunset rockestone.

Core-filled masonry base and concrete footer by others.

Colors:
- Cabinet border, returns, back, reveal & tenant panels: Mag/Durangoic bronze
- Cabinet face: Textured Clear
- Address numbers: Durangoic bronze
- Tenant panel copy: Valte PB, 3M 4725-10