

COUGHLIN'S CROSSING

CITY OF DELAWARE, OHIO

COMPREHENSIVE SIGN PLAN - *Preliminary Plan Review*

September 28, 2016

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GOUGHLIN'S CROSSING

CITY OF DELAWARE, OHIO

COMPREHENSIVE SIGN TEXT

- a) Entry Features and Signs. A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c), this text, and the Final Development Plan. A Comprehensive Sign Plan shall be submitted for review and approval with this text or prior to or concurrent with the First Final Development Plan. All signs in the Sub-Area shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements. Unless noted below, all signs shall meet the current Zoning Code.
- i) All Signs. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area and the Gateways and Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are preferred. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. Rear illumination creates a soft glow or halo behind the letter. Changeable copy and changeable face signs are prohibited except for gas pricing signs as approved with the Final Development Plan. Businesses located within a business shall not be permitted any free-standing signs and shall be limited to one non-illuminated wall sign not exceeding 2 square feet in area located in a sign band. No building shall have more than 2 such signs. Signs shall not be allowed to fall into disrepair as determined by the city. If signs are found to be in disrepair the City order them removed, modified, or improved and the then owner of the property is required to comply with any such order within 30 days.

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COMPREHENSIVE SIGN TEXT

- ii) Freestanding Signs. Except for development identification and directional signs, freestanding signs are prohibited. Development identification signs shall be of the highest quality and design and serve as part of overall entry features to the Development. Development identification signs may only be provided at areas depicted on the comprehensive sign plan. No more than 2 primary Development identification Signs shall be allowed. Primary Development identification signs shall not exceed 20 ft. in height and must be located adjacent to US 23. Any single development identification sign may be permitted to include up to 5 accessory tenant panel signs as approved on the comprehensive sign plan. Additionally, 2 (two) secondary monument ground signs, which shall not exceed 9 ft. in height (including a stone base), are to be located adjacent to US 23 and the Meeker Way site entrances; 2 (two) tertiary monument ground signs, which shall not exceed 5 ft. in height (including a stone base), and shall not include tenant panels, are to be allowed along Stratford Rd at site entrances in conformance with the Gateway and Corridor Plan.
- iii) Wall Signs. As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign no larger than 2 sq. ft. in area may be granted administratively. Except along US 23 and Meeker Way, no primary signs shall be permitted facing a residential district or use. Reverse channel letters signs, as previously defined, and gooseneck down lighting are preferred.
- iv) Other Signs. A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code. Temporary grand opening signage is allowed for up to 30 days (initial opening of the business) and shall not include streamers, balloons, spinners, other air activated devices, billboards, search lights, flag (or blade flag) signs, flutter flag, or other temporary or permanent signs or attraction devices shall be permitted.
- v) Prohibited Signs. Streamers, balloons (inflatable or hard plastic), spinners, any air-activated devices, billboards, search lights, flag (or blade flag) other devices prohibited within the Zoning Code of the City of Delaware, cardboard signs, sandwich board type signs, or other attraction devices shall be prohibited.
- vi) Existing Billboards: All existing billboards are to be removed with development of the site.

SIGNAGE LEGEND

- P** PRIMARY DEVELOPMENT SIGN
QUANTITY: 02
- S** SECONDARY DEVELOPMENT SIGN
QUANTITY: 02
- T** TERTIARY DEVELOPMENT SIGN
QUANTITY: 02

SITE SIGN LOCATION PLAN
NOT TO SCALE

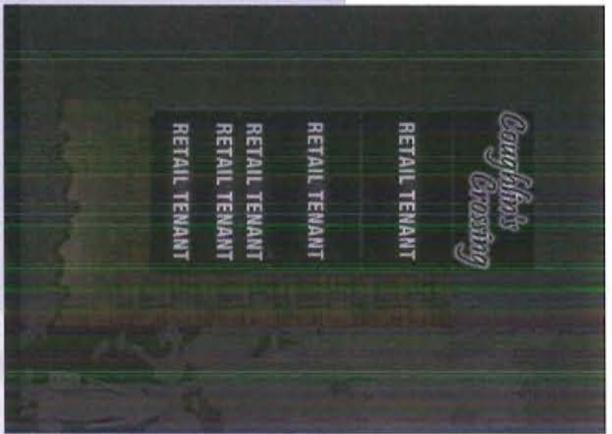


COUGHLIN'S CROSSING

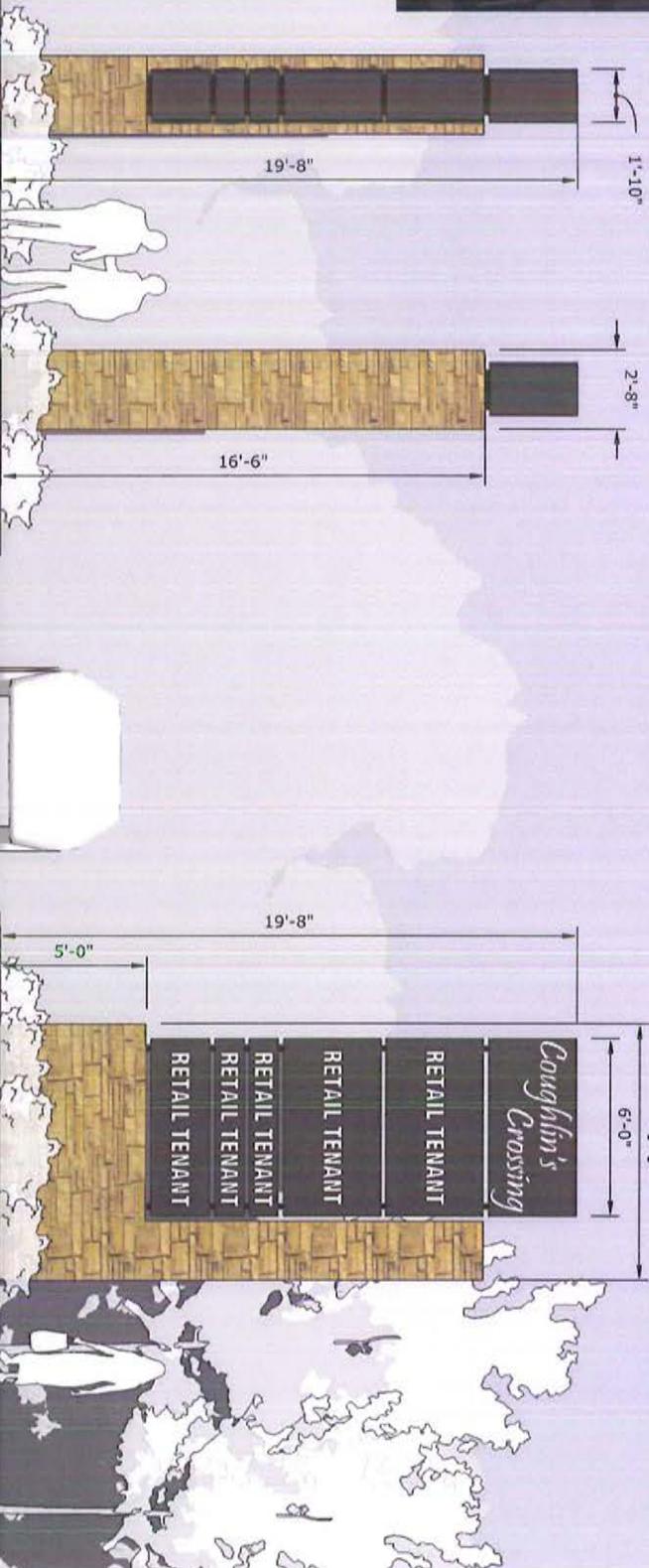
SIGNAGE PACKAGE
SEPTEMBER 28, 2016



Drawings are for design intent only. Not for production.



NIGHT VIEW
 Coughlin's Crossing - Pin Mounted, Reverse Lit Halo Glow
 Retail Tenant Storage - Internally Illuminated

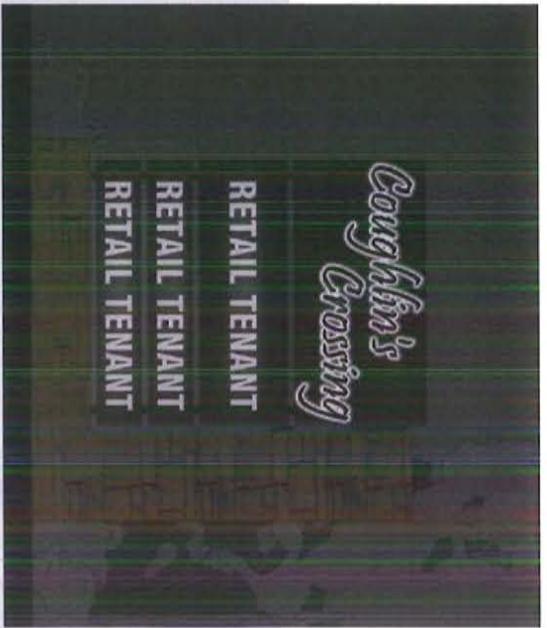


SIDE VIEWS

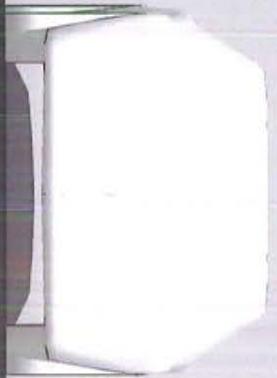
PRIMARY DEVELOPMENT SIGN (QTY 02)
 SCALE: 1/4" = 1'-0"

COUGHLIN'S CROSSING
 SIGNAGE PACKAGE
 SEPTEMBER 28, 2016

MANNIK SMITH GROUP | **archhall**
 ARCHITECTURAL, PLANNING
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NIGHT VIEW
 Coughlin's Crossing - Pin Mounted, Reverse Lit Halo Glow
 Retail Tenant Signage - Internally Illuminated

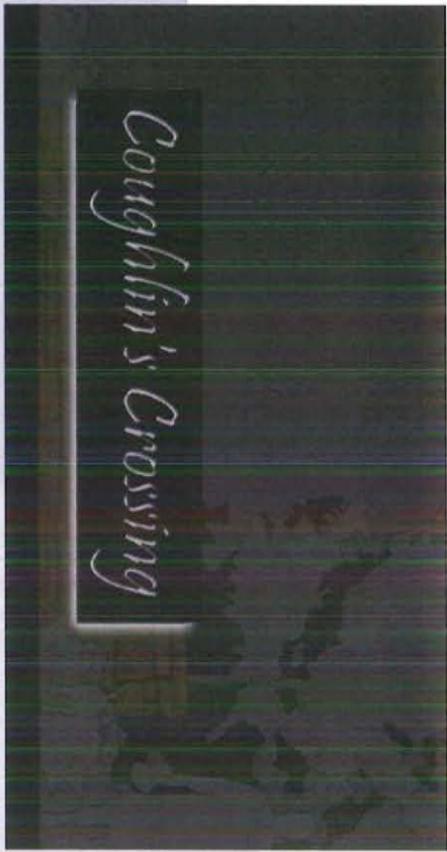


SECONDARY DEVELOPMENT SIGN (QTY 02)
 SCALE: 1/2" = 1'-0"

COUGHLIN'S CROSSING
 SIGNAGE PACKAGE
 SEPTEMBER 28, 2015



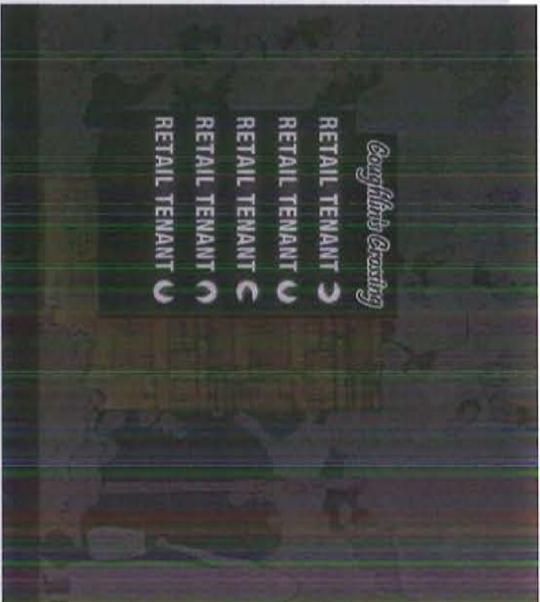
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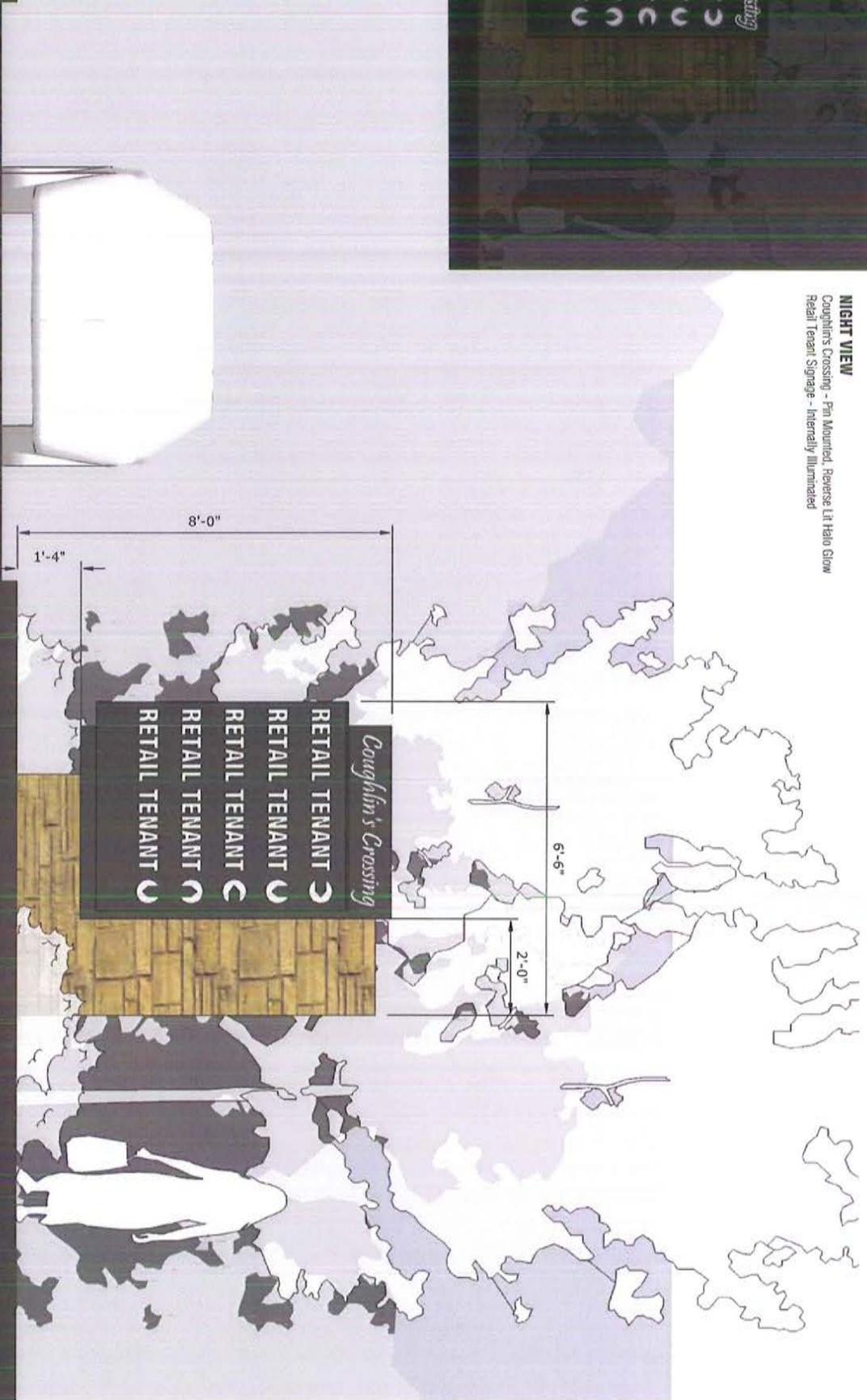
NIGHT VIEW
Coughlin's Crossing - Laser Cut Void, Back-Lit



TERTIARY DEVELOPMENT SIGN (QTY 02)
SCALE: 1/2" = 1'-0"



NIGHT VIEW
 Coughlin's Crossing - Pin Mounted, Reverse Lit Halo Glow
 Retail Tenant Signage - Internally Illuminated



DIRECTIONAL / WAYFINDING SIGN (QTY 180)
 SCALE: 1/2" = 1'-0"

COUGHLIN'S CROSSING
 SIGNAGE PACKAGE
 SEPTEMBER 28, 2016



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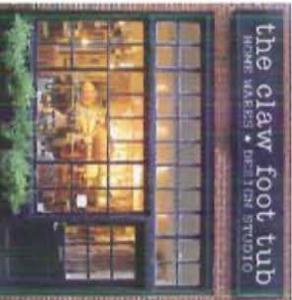
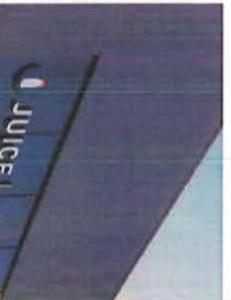
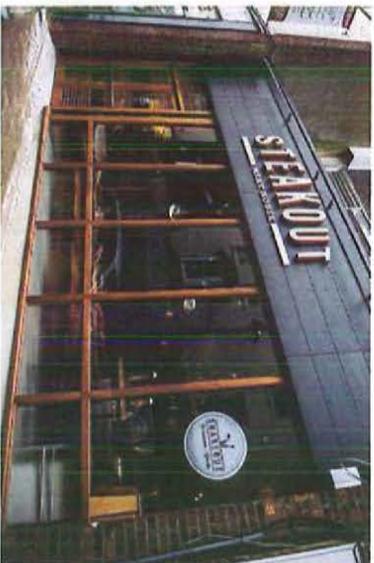
WALL SIGNS

Definitions + General Guidelines

Wall Signs: As a result of the limitations placed on free-standing signs, flexibility shall be allowed for wall sign area. Wall signs shall be integrated into the overall design of the building to which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign (a sign band area). Only one wall sign is permitted per primary tenant per frontage of a public or private street except that there shall be no more than 2 such signs per primary tenant per building. In addition, one ancillary or directional sign no larger than 2 sq. ft. in area may be granted administratively. Except along US 23 and Meeker Way, no primary signs shall be permitted facing a residential district or use. Reverse channel letters signs, as previously defined, and gooseneck down lighting are preferred.

WALL SIGNS

Signs mounted to building in parallel form. Respect and add to the architecture and scale of the building. Consistency with store design and concept.



COUGHLIN'S CROSSING

SHOULDER PACKAGE
SEPTEMBER 28, 2016



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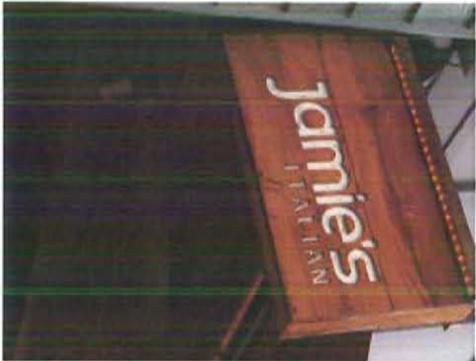
WALL SIGNS

Definitions + General Guidelines

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PROJECTING SIGNS

Signs attached to building in perpendicular form. Respect and add to the architecture and scale of the building. To be mounted out of reach of pedestrians.



COUGHLIN'S CROSSING

SHILOH PLACE
SEPTEMBER 28, 2016



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ARCHITECTURAL PLANNING
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WALL SIGNS

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CANOPY SIGNS

Signs attached to architectural canopies of building. Can consist of store names, simple graphics, or addresses.



COUGHLIN'S CROSSING

SIGNAGE PACKAGE
SEPTEMBER 23, 2016



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ARCHITECTURAL CONSULTANTS
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SIGNAGE LIGHTING

Definitions + General Guidelines

Signage lighting engages and add to the character and feel of the building environment. Illumination of the sign, in addition to the building environment, should complement to the design of the signage element, should complement and accentuate the architecture of the building on which it is located. All supports and hardware shall complement the architecture as well.

EXTERNAL LIGHTING



INDIRECT LIGHTING



INTERNAL LIGHTING



COUGHLIN'S CROSSING

SIGNAGE PACKAGE
SEPTEMBER 28, 2016



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