



**CORRIDOR DEVELOPMENT DISTRICT (CDD)
SIGN APPLICATION**
(Code Section 153.115)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/IDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

NOTE: Applicants are highly encouraged to contact the Land Use and Long Range Planning for assistance and to discuss the Corridor Development District signage process prior to submitting a formal application.

I. PROPERTY INFORMATION: This section must be completed.

Property Address: 3900 STONERIDGE LANE	
Tax ID/Parcel Number(s): 273 009146-00	Parcel Size: (Acres) 3.513
Existing Land Use Development: (680) CHARTERED EXMPT (HOSP. HMO FOR AGED, ETC)	
Proposed Land Use Development: SAME - NO CHANGE	
Existing Zoning District: CDD-S	

II. CORRIDOR DEVELOPMENT DISTRICT SIGNAGE APPLICATION STATEMENT: Please attach additional sheets if necessary.

State briefly how the proposed sign relates to the existing and potential future elements listed in §153.115(D)(2)(g, h):

It is intended to facilitate the change to an existing outdoor sign (both location and sign face/copy), the addition of a new on-site traffic directional sign at the 3900 Stoneridge Lane, and the installation of an awning at the entranceway to Endoscopy. In an effort to make the location more accessible and identifiable to patients, delivery vehicles, and emergency services, it is necessary to make these changes.

The addition of new and relocated signs will make it possible for individuals to identify the site or medical center location from Dublin Center Drive, and Stoneridge Lane. Therefore, it is necessary to install one (1) new on-site directional sign at the corner entrance on Dublin Center Drive across from the existing Gordon Food Service sign. Also, move the sign that is now located at the corner of Dublin Center Drive and Stoneridge Lane—atop the hill, for better visibility. Another sign, which is located on Stoneridge Lane, West of the fore mentioned sign, will not move but the face/copy will be updated. A patient protective awning (color - toasty beige) shall be installed at the entranceway to the Stoneridge Endoscopy Center whereas one never existed. Enclosed are plans for the awning

The on-site directional sign has zero set back and would be no greater than four square feet, 36" high, rectangular in shape and be only two color (black & white). The sign would read "3900 Stoneridge Lane Next Right (or arrow).

The enclosed plans offer two suggested relocations to the existing sign. The first is the preferred location, which is located on the corner of the intersections of Dublin Center Drive and Stoneridge Lane. The centerline is 32' thus enabling the sign to be located 8' from the edge of the road. At this point, the sign would reduce its current overall height by approximately two to three feet. The second option would be to take the centerline from Dublin Center Drive (32') from leading edge, and over (North) 8' from the existing sign. At this point, the sign would reduce its current overall height by approximately two to three feet.

RECEIVED

Created 06-13-05

NOV 26 2008
08-110 AFDP/CDD
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

THE OTHER SIGN ON SITE DIRECTIONAL
 " 3900 STONERIDGE LANE
 NEXT RIGHT "

III. **SIGNAGE INFORMATION:** This section must be completed.

Sign Location/Address: 3900 STONERIDGE LANE	
Sign Copy/Message: OSU LOGO, WHICH INCLUDES MEDICAL CENTER OSU MEDICAL SERVICES AT STONERIDGE 3900 STONERIDGE LANE "	
Sign Contractor: COLUMBUS SIGN CO.	Telephone: 614-252-3133
Mailing Address: 1515 E. FIFTH AVE. COLUMBUS, OH 43219	
Sign Type: <input checked="" type="checkbox"/> Monument/ Ground <input type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Entry Feature <input type="checkbox"/> Other AND OTHER	
Permit Type: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REPLACEMENT <input checked="" type="checkbox"/> OTHER	Size of Sign Face: HEIGHT 31 3/4" X WIDTH 75 3/4" = 16.7 SQ.FT. IN AREA
Setback from ROW: 8'	Lot Frontage: 821.36'
Building Frontage:	Width of Tenant Space:
Height to Top of Sign from Grade:	Sign Colors: (1) BLACK & WHITE (2) (3)
Sign Illumination: <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> NONE *AN OPAQUE BACKGROUND IS REQUIRED ON ALL SIGNS	

IV. **PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit large (24x36) and small (11x17) sets of plans. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY
- FOURTEEN (14) COPIES OF A TAX PARCEL ID indicating property owners and parcel numbers for all parcels within 500 feet of the site.
- FOURTEEN (14) COPIES OF A SCALED, SITE/STAKING PLAN SHOWING all existing signs, their size and height, all proposed signs, their size and height; all streets, property lines and buildings on the site. Please dimension all setbacks for monument/ground signs.
- FOURTEEN (14) COPIES OF SCALED AND DIMENSIONED LANDSCAPE PLAN(S) for all ground signs, listing the type, size, and quantity of all plants. See Section 153.158(D) – Landscaping of the Codified Ordinances of the City of Dublin, Ohio.Landscaping Plan.
- FOURTEEN (14) SCALED AND DIMENSIONED SIGN ELEVATION DRAWINGS of all proposed signs with applicable foundation/attachment details required by the Building Code. Scaled and dimensioned building elevations are required for all wall, window, canopy, and projecting signs.

V. **CONTIGUOUS PROPERTY OWNERS:** Please attach additional sheets if necessary.

It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. List all neighboring property owners within **150 feet** of the perimeter of the property based on the County Auditor's current tax list. Electronic copies of lists are encouraged.

PROPERTY OWNER (not Mortgage Company or Tax Service)	MAILING ADDRESS	CITY/ STATE/ ZIP CODE
PID: 273-009195 GFS MERGER III LLC	3901 W. DUBLIN GRANVILLE ROAD	DUBLIN, OH 43017
PID: 273-009148 OHIO HEALTHCARE FEDERAL	3995 W. DUBLIN GRANVILLE ROAD	DUBLIN, OH 43017
PID: 273-008279 GERMAIN PROPERTIES OF	3885 W. DUBLIN GRANVILLE ROAD	DUBLIN, OH 43017
PID: 273-008360 DUBLIN CHRISTIAN CHURCH	2900 MARTIN ROAD	DUBLIN, OH 43017
PID: 273-008272 ITALIA HOMES INC.	3895-905 STONERIDGE LANE	DUBLIN, OH 43017
PID: 273-009323 PID: 273-008296 STONERIDGE MEDICAL OFFICE	4105 STONERIDGE LANE	DUBLIN, OH 43017
PID: 273-009149 LEX INVESTMENTS	W. DUBLIN - GRANVILLE RD	DUBLIN, OH 43017
PID: 273-009147 ARSON RENTS INC	W. DUBLIN - GRANVILLE RD	DUBLIN, OH 43017

VI. **PROPERTY OWNER:** This section must be completed.

Current Property Owner: DEPARTMENT OF MEDICINE FOUNDATION INC.	
Mailing Address: (Street, City, State, Zip Code) OSU INTERNAL MEDICINE LLC 3900 STONERIDGE LANE; DUBLIN, OH 43017	
Daytime Telephone: 614-462-4663	Fax: 614-366-9338
Email or Alternate Contact Information: GARTH.DAHDAT@OSUMC.EDU	

VII. **REPRESENTATIVE(S) OF OWNER:** Please complete if applicable. Attach additional sheets for multiple representatives.

Representative: (Tenant, Architect, Designer, Contractor, etc.) GARTH DAHDAT	
Mailing Address: (Street, City, State, Zip Code) 3900 STONERIDGE LANE - SUITE C DUBLIN OH 43017	
Daytime Telephone: 614-366-0489	Fax: 614-366-9339
Email or Alternate Contact Information: GARTH.DAHDAT@OSUMC.EDU	
Who is the PRIMARY CONTACT PERSON for this application? GARTH DAHDAT	

VIII. **AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application.

The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

IX. AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S): Please complete, if applicable. This section must be notarized.

I, SUSAN HART, the owner, hereby authorize GARTH DANDAH to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Susan Hart Date: 11/25/08

Subscribed and sworn to before me this 25th day of November, 20 08

State of Ohio
County of Franklin

Notary Public Jane Pierce



JANE PIERCE
Notary Public, State of Ohio
My Commission Expires 10-27-2013

X. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, SUSAN HART, or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Owner or Authorized Representative: Susan Hart Date: 11/25/08

Subscribed and sworn to before me this 25th day of November, 20 08

State of Ohio
County of Franklin

Notary Public Jane Pierce



JANE PIERCE
Notary Public, State of Ohio
My Commission Expires 10-27-2013

NOTE: THE PRIMARY CONTACT PERSON WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT FROM THE CITY OF COLUMBUS. My Commission Expires 10-27-2013

FOR OFFICE USE ONLY:			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Distance from Nearest Intersection:		FEET.	N, S, E, W (Circle) from Nearest Intersection
Nearest Intersection:		AND	

Joseph W. Testa, Franklin County Auditor*generated on 11/10/2008 1:53:40 PM EST***Summary**

Parcel ID	Address	Index Order	Card
273-009146-00	3900 STONERIDGE LN	Street Address	1 of 1

Owner Information

Call 614-462-4663 if incorrect

DEPT OF MEDICINE
FOUNDATION INC**Tax Bill Mailing Information****Mail Changes Only - [Click Here](#)**

OSU INTERNAL MEDICINE LLC

3900 STONERIDGE LN
DUBLIN OH 43017**Value Information****Market Land Value** 841,600**Agricultural Value** 0**Market Impr. Value** 2,658,400**Market Total Value** 3,500,000**Legal Description**

JALL INVESTMENTS

PROPERTIES

LOT 2 3.513AC.

273-N098AAAA -004-00

Sales Data**Sale Amount** \$0**# of Parcels****Conveyance #****Exempt #****Building Data****Year Built** 1993**Tax Dist**

273 CITY OF DUBLIN-WASH TWP-DUBLIN CSD

School Dist

2513 DUBLIN CSD

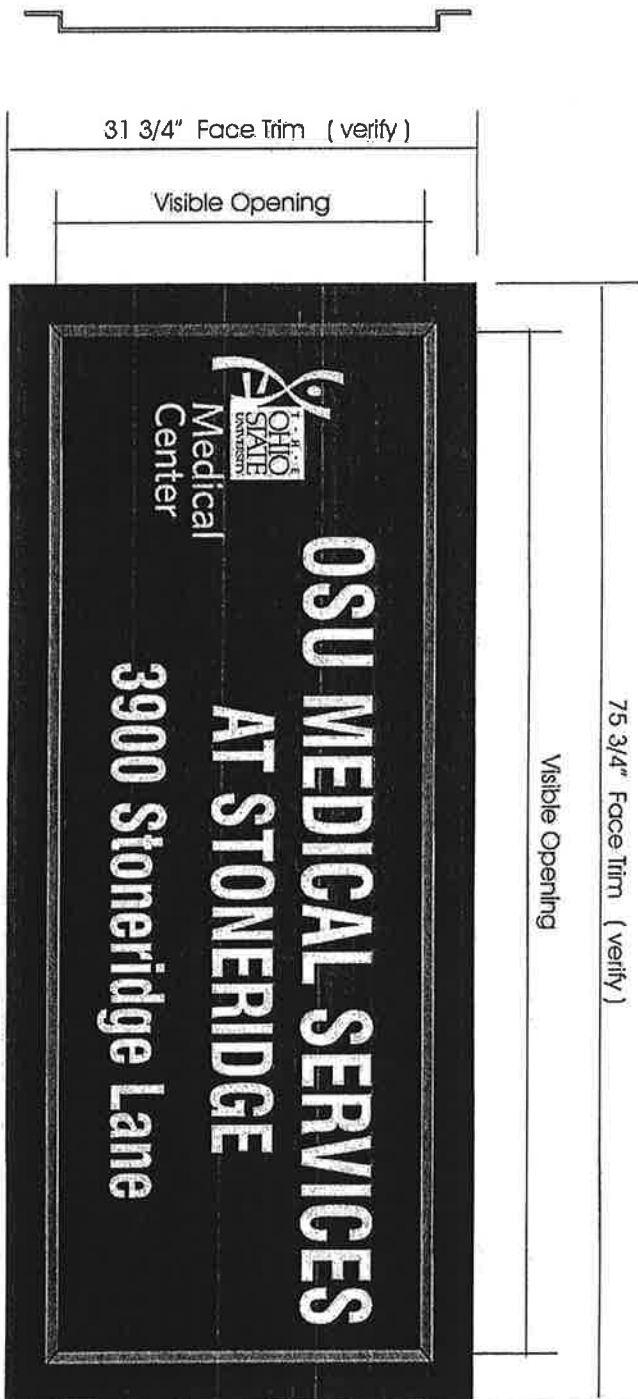
Land Use

[680] CHARTIB EXMPT (HOSP, HOMES FOR AGED, ETC

Neighborhood 00103**Board of Revision** No**Homestead** No**2.5% Reduction** No**Assessments** No**CDQ Year****2007 Annual Taxes** \$0.00**2007 Total Taxes Paid** \$0.00

Data updated on 11/07/2008

273-009147	AARON RENTS INC	DUBLIN GRANVILLE RD
273-009146	DEPT OF MEDICINE FOUNDATION INC	3900 STONERIDGE LN
273-008279	GERMAIN PROPERTIES OF COLUMBUS INC	3885 W DUBLIN GRANVILLE RD
273-009145	GFS MERGER III LLC	3901 W DUBLIN GRANVILLE RD
273-008272	ITALIA HOMES INC	3895 -905 STONERIDGE LN
273-009149	LEX INVESTMENTS	W DUBLIN GRANVILLE RD
273-009148	OHIO HEALTHCARE FEDERAL CREDIT UNION	3995 W DUBLIN GRANVILLE RD
273-009323	STONERIDGE MEDICAL OFFICE CENTER LLC	4105 STONERIDGE LN
273-008296	STONERIDGE MEDICAL OFFICE CENTER LLC	4015 -059 DUBLIN GRANVILLE RD



EXISTING DOUBLE FACE SIGN
Existing Faces will be Replaced

REPLACEMENT FACES ONLY - Scale: 1"

- * Qty=(2) Replacement Faces Only
(one for each side of double face cabinet)
- * Pan Formed Polycarbonate Faces
- * Paint Decorated Copy, No Embossed Copy
- * Font Style: Helvetica (Match Existing)
- * Copy Color: Illuminated White
- * Background Color: Opaque Dark Bronze
- * Face Bevel/ Flange Color: Opaque Dk Bronze
- * Face Trim: _____ "H" x _____ "W"
- * Flange Size: _____
- * Retainer Size: _____
- * Tenant Copy (Various TBD)
- Computer Cut Vinyl Copy
- Font Style: Helvetica Condensed
- Text Color: Black
- Bkgrnd Color: Translucent White
- * OSU Chromosome Icon
- Translucent Red PMS # 200
- Translucent White Outline

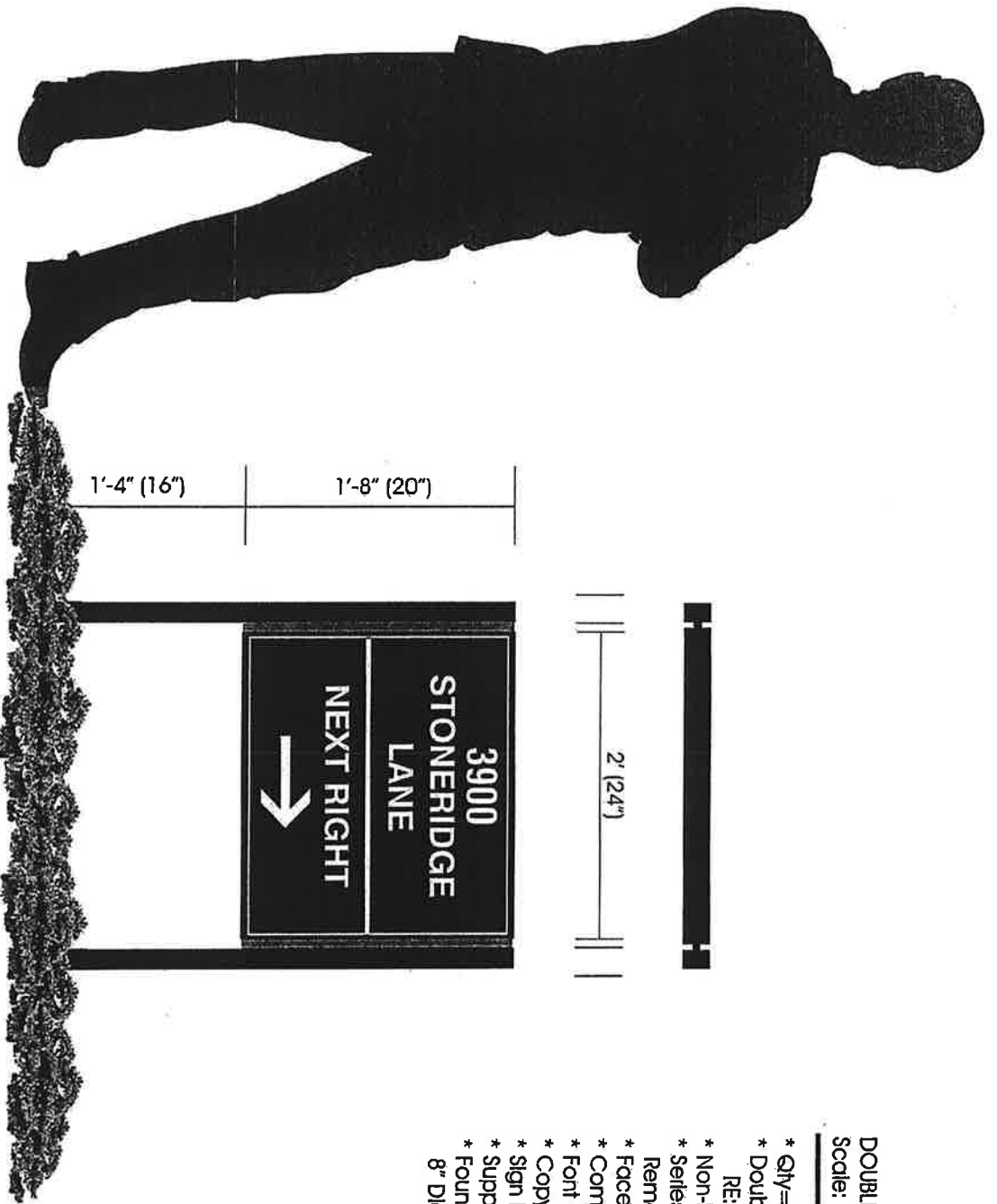
OPTION "E"
Replacement Faces Only
Lawn Monument

1515 E. Fifth Ave., Columbus, OH, 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: 10/07/08 11:00 Scale: JA
 Re/vised: _____ Salesperson: LK
 U/L Required: YES NO Drawn By: _____

Client: Stoneridge Medicine
 Stoneridge Ln, Dublin Date: 10/07/08
 Dwg: 280845 pg7





DOUBLE FACE CHARLESTON TYPE SIGN
 Scale: 1"

- * Qty=(1)
- * Double Face Charleston Series #225 sign
 RE: 3900 Stoneridge Lane
- * Non-Illuminated
- * Series #225 Frame with Reveal and Removable Aluminum Faces
- * Faces: Flat 1/8" Thick Aluminum
- * Computer Cut Vinyl Copy
- * Font Style: Helvetica
- * Copy Color: White
- * Sign Frame & Posts Color: Black
- * Support Posts: Series #225SP
- * Foundation: Posts Anchored in Concrete 8" Dia x 36" Dp Concrete (each)

Qty=(1) D/F
 Medical Specialties

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: 04/10/08 2:30

U/L Required: YES NO

Scale: JA
 Salesperson: LK
 Drawn By:

Client: Stoneridge Medicine
 Stoneridge LN, Dublin

Date: 03/23/08

Dwg: _____





Joseph W. Testa
Auditor, Franklin County, Ohio

Geographic Information System

PID: 273-009146
Dept Of Medicine
3900 Stoneridge Ln
Dublin, OH 43017

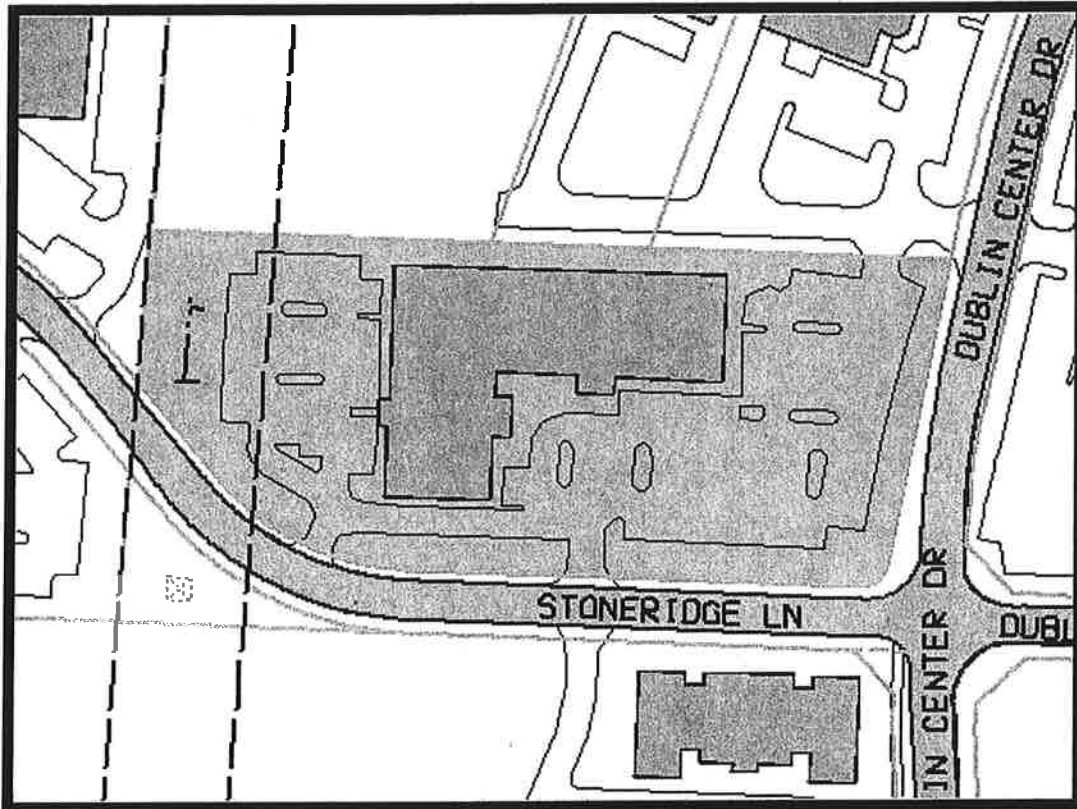


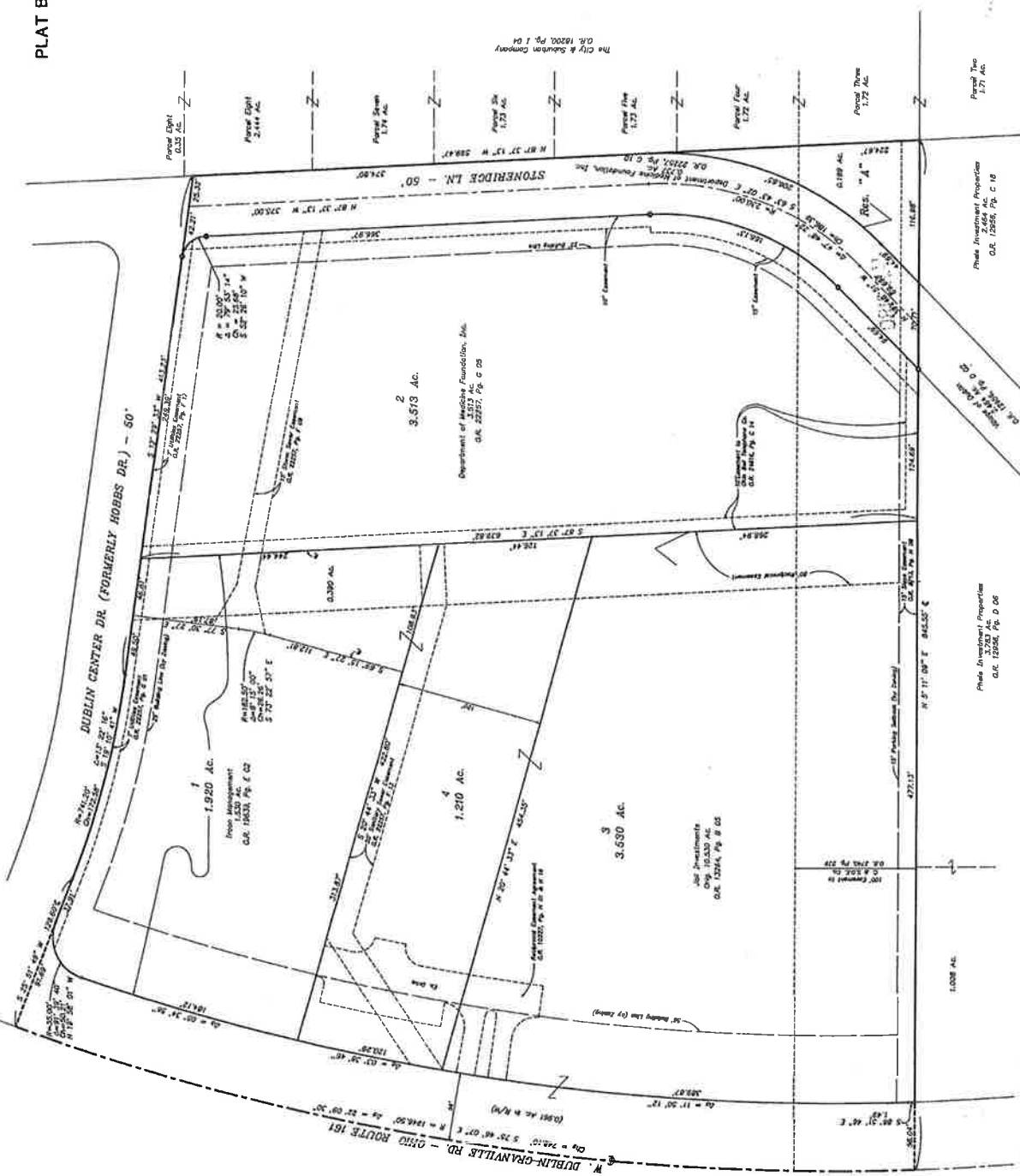
Image Date: Mon Nov 3 14:07:01 2008

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

JALL INVESTMENTS PROPERTIES

PLAT BOOK 80 PAGE 2



ORIGINAL

JALL INVESTMENTS PROPERTIES
PAGE 2 OF 2

JALL INVESTMENTS PROPERTIES

PLAT BOOK 80 PAGE 1

Approved this 10th day of May 1984
 Bethrie S. Kardava
 City Engineer, City of Dublin, Ohio

Approved this 10th day of May 1984
 Joseph J. B. Clark
 Director of Public Works, City of Dublin, Ohio

Approved this 11th day of May 1984
 Joseph J. B. Clark
 Director of Public Works, City of Dublin, Ohio

The attached plat was approved on the 11th day of May 1984, at the City of Dublin, Ohio, and is hereby approved for the City of Dublin, Ohio. The City of Dublin, Ohio, hereby certifies that the plat is correct and that the same is in accordance with the laws of the State of Ohio.

Witness my hand and the seal of the City of Dublin, Ohio, this 11th day of May 1984.
 Joseph J. B. Clark
 Director of Public Works, City of Dublin, Ohio

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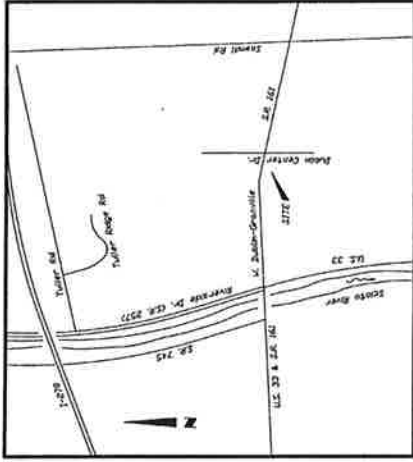
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 Joseph J. B. Clark
 Director of Public Works, City of Dublin, Ohio



LOCATION MAP
 NO SCALE

Surveyed and Plotted By
 C.F. BIRD & R.J. BULL, INC.
 Consulting Engineers & Surveyors
 2100 North High Street
 Worthington, Ohio 43082

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. The plat is correct in accordance with the laws of the State of Ohio. The plat is correct in accordance with the laws of the State of Ohio. The plat is correct in accordance with the laws of the State of Ohio.

Witness my hand and the seal of the City of Dublin, Ohio, this 11th day of May 1984.
 Joseph J. B. Clark
 Director of Public Works, City of Dublin, Ohio



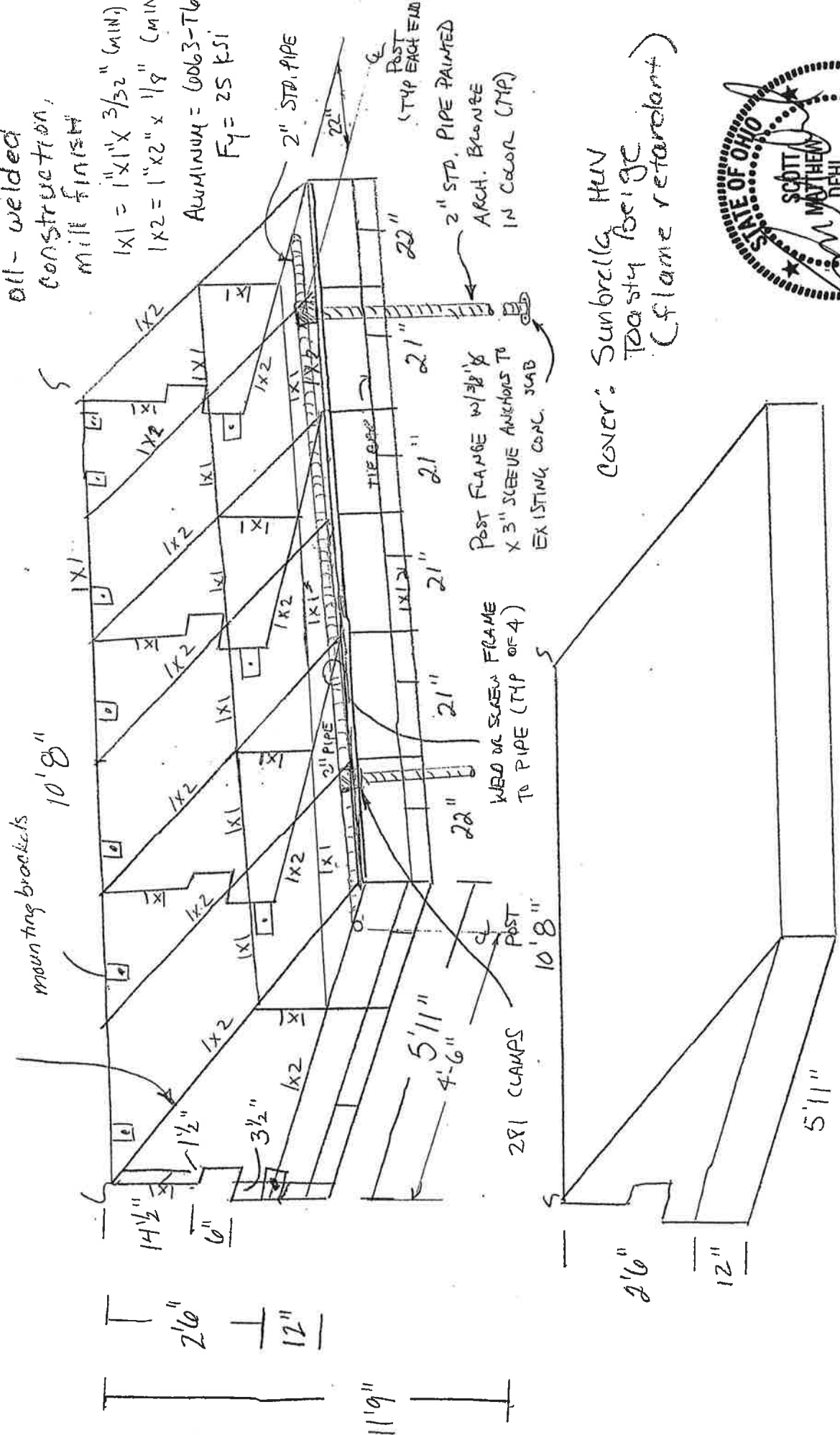
ORIGINAL

Stonebridge Enclosure
 Duesler SA

TRUSS FRAME (TOP OF A)

Frame: 1X1, 1X2 ALUM,
 all-welded
 construction,
 mill finish

1X1 = 1" x 1" x 3/32" (MIN)
 1X2 = 1" x 2" x 1/8" (MIN)
 ALUMINUM = 6063-T6
 F_y = 25 ksi



COVER: Sunbrella HUV
 Teasty beige
 (Flame retardant)

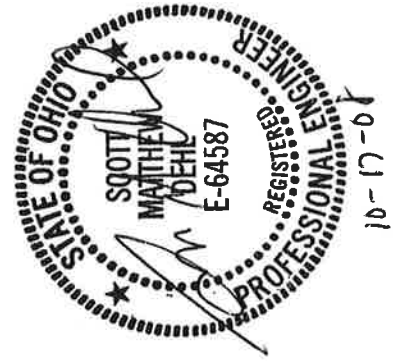
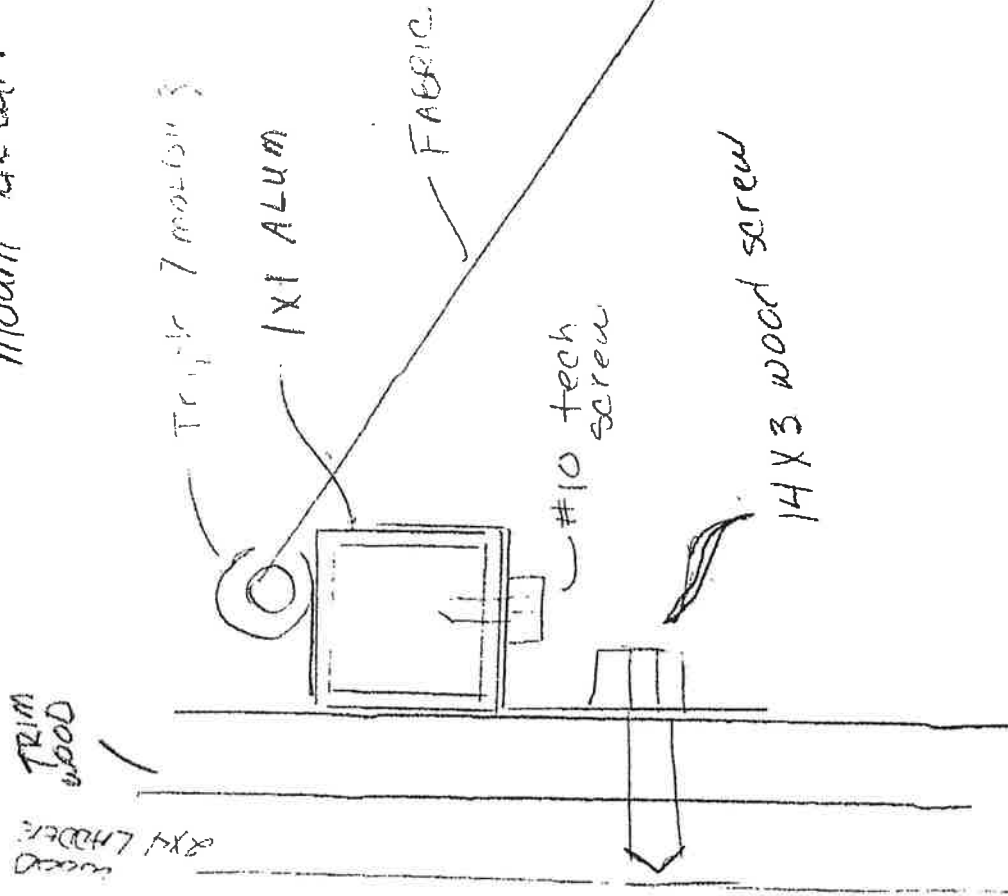


16-0-0-10

DESIGNED IN STRICT ADHERENCE TO
 CHAPTER 16 OF THE 2007 OBC
 WIND SPEED = 90 MPH (3-SEC GUST)
 GROUND SNOW LOAD = 25 PSF
 ROOF SNOW LOAD = 20 PSF
 ROOF LIVE LOAD = 5 PSF

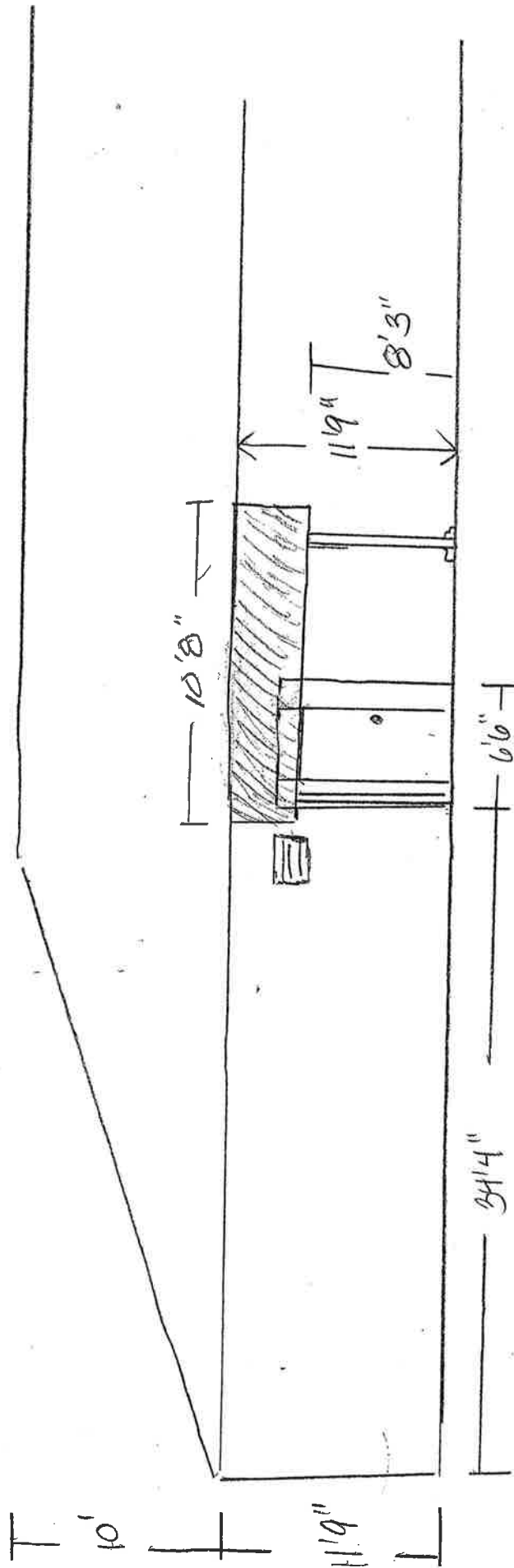
Stoneridge Endoscopy

Mount detail



ENDOSEOPY
3900 Stoneridge Lane
Dublin

West Elevation





CITY OF DUBLIN.

Review Services
5800 Shier-Rings Road
Dublin, OH 43016-1288

Phone: 614-410-4800
Fax: 614-718-4346
www.dublin.oh.us

October 30, 2008

Ms. Jennifer Little
Capital City Awning
577 N. Fourth Street
Columbus, OH 43215

Re: Endoscopy Entry Awning - 3900 Stoneridge Lane
Permit Application #08-201077

Dear Ms. Little:

Plans submitted on October 23, 2008, for the proposed awning for the Endoscopy practice located at 3900 Stoneridge Lane have been reviewed for **zoning compliance** and are being returned to your attention for revision. The purpose of this letter is to summarize all revisions required for **zoning compliance** only. Please review the contents of this letter with all plan review comments indicated on the plan set labeled "Z/E." All revisions must be coordinated with any applicable plan review comments made separately by the Division of Building Standards, the Office of the City Engineer, and/or the Washington Township Fire Department.

The medical office site is zoned PUD Planned Unit Development and is located in a special overlay zoning district called the Corridor Development District or "CDD." Any modifications to the exterior of the building or the site must first be reviewed and approved by the City of Dublin Planning and Zoning Commission. Subject to the approval of the Planning Commission these plans may then be resubmitted to the Division of Building Standards for building permit review. Please call Land Use and Long Range Planning at (614) 410-4600 and ask to speak to a planner if you would like to have additional information concerning the required Planning Commission review process.

Inquiries were made recently about possible changes to the existing ground signs for this location. Sign changes also require the Planning Commission review before sign permits can be issued. Please consider consolidating the awning and sign modifications into one application when seeking Planning Commission review and approval. Please call me at (614) 410-4664 if you have any questions or comments concerning this review.

Sincerely,

Dave Marshall
Development Review Specialist

DM/df

S/Review Services/Dave/2008/ Endoscopy Entry Awning 103008

Applicant

CITY OF DUBLIN, OH

Review Services
5800 Shier-Rings Road
Dublin, OH 43016-1238

Phone: 614-410-4800
Fax: 614-718-4348
www.dublin.oh.us

October 30, 2008

UNIFIED RESPONSE LETTER (URL)

Ms. Jennifer Little
Capital City Awning
577 North 4th Street
Columbus, OH 43215

614
718-4348

Re: Dublin Permit Application #08-201077
Endoscopy Entry Awning – 3900 Stoneridge Lane

Dear Ms. Little:

The City of Dublin's Review Services Team has completed review of materials submitted October 23, 2008, for your request for a Commercial Permit. At this time, the overall review status is *disapproved* and the building permit is denied. The outcome of each review is as follows:

Ohio Building Code – approval
Dublin Fire Code – favorable
Site Engineering Standards – no review required
Zoning & Landscape – disapproval (plan review letter attached)

Note the Building Plan Review Letter is not a Building Permit.

Please provide a unified resubmittal responsive to the attached review letters consisting of three (3) updated and complete plan sets and the disapproved marked up check prints to our Building Permit Window, 5800 Shier-Rings Road.

To facilitate review of your resubmittal, a written description of your responses to the itemized plan review letter comments (and other plan changes you may propose) is requested and recommended.

I am available to handle general status and procedural questions. Technical questions pertaining to the plan review letters may be directed to the appropriate plan reviewer.

Sincerely,

Steve A. Snyder, P.E.
Review Services Coordinator

SAS/df

Attachments

