

FINAL DEVELOPMENT PLAN  
LINCOLN STREET  
CITY OF POWELL, DELAWARE COUNTY, OHIO  
MARCH 2015

GENERAL SUMMARY

SITE LOCATION:  
LINCOLN STREET  
POWELL, OH 43065

PARCEL:  
3194602001000

TOTAL ACREAGE:  
1.051 AC. ORIGINAL (INCLUDING LINCOLN ST. & SCIOTO ST. R/W)

FINAL LOT:  
1.051 AC. (45,781 S.F.) ORIGINAL  
- 0.126 AC. (5,507 S.F.) R/W LINCOLN ST.  
+ 0.091 AC. (3,977 S.F.) R/W SCIOTO ST.  
1.016 AC. (44,251 S.F.) TOTAL LOT.

CURRENT ZONING:  
DRB - DOWNTOWN BUSINESS DISTRICT

PRESENT USE:  
VACANT LAND

PROPOSED PROJECT DESCRIPTION:  
CONSTRUCTION OF 3 NEW OFFICE/WAREHOUSE BUILDINGS.

BUILDINGS:  
6,600 S.F. BUILDING #1  
2,100 S.F. BUILDING #2  
8,700 S.F. TOTAL

19.7% LOT COVERAGE

LAND AREA:  
EXISTING:  
0 S.F. IMPERVIOUS 0%  
44,251 S.F. PERVIOUS AREA 100%

PROPOSED:  
31,479 S.F. IMPERVIOUS AREA 71.1%  
12,772 S.F. PERVIOUS AREA 28.9%

SETBACKS:  
BUILDING & PARKING  
FRONT: 25'  
REAR: 5'  
SIDE: 5'

PARKING:  
CODE:  
1 PARKING SPACE FOR 200 S.F. OF OFFICE SPACE / 2  
+1 PARKING SPACE FOR EACH EMPLOYEE.  
PROVIDED:  
BUILDING #1: 2,435 S.F. OFFICE SPACE / 200 / 2 = 6 PARKING SPACES  
2 EMPLOYEES = 2 PARKING SPACES  
TOTAL = 8 PARKING SPACES

BUILDING #2: 644 S.F. OFFICE / 200 / 2 = 2 PARKING SPACES  
1 EMPLOYEE = 1 PARKING SPACE  
TOTAL = 3 PARKING SPACE

TOTAL = 11 PARKING SPACES

LEGAL DESCRIPTION

SITUATED IN THE CTY. OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, BEING OUT LOT NUMBER 1 AS RECORDED IN PLAT BOOK 2, PAGE 268, EXCEPTING A STRIP OF LAND 60 FEET WIDE OFF THE NROTH END OF SAID OUT LOT NUMBER 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LINCOLN STREET AND THE CENTERLINE OF SCIOTO STREET;

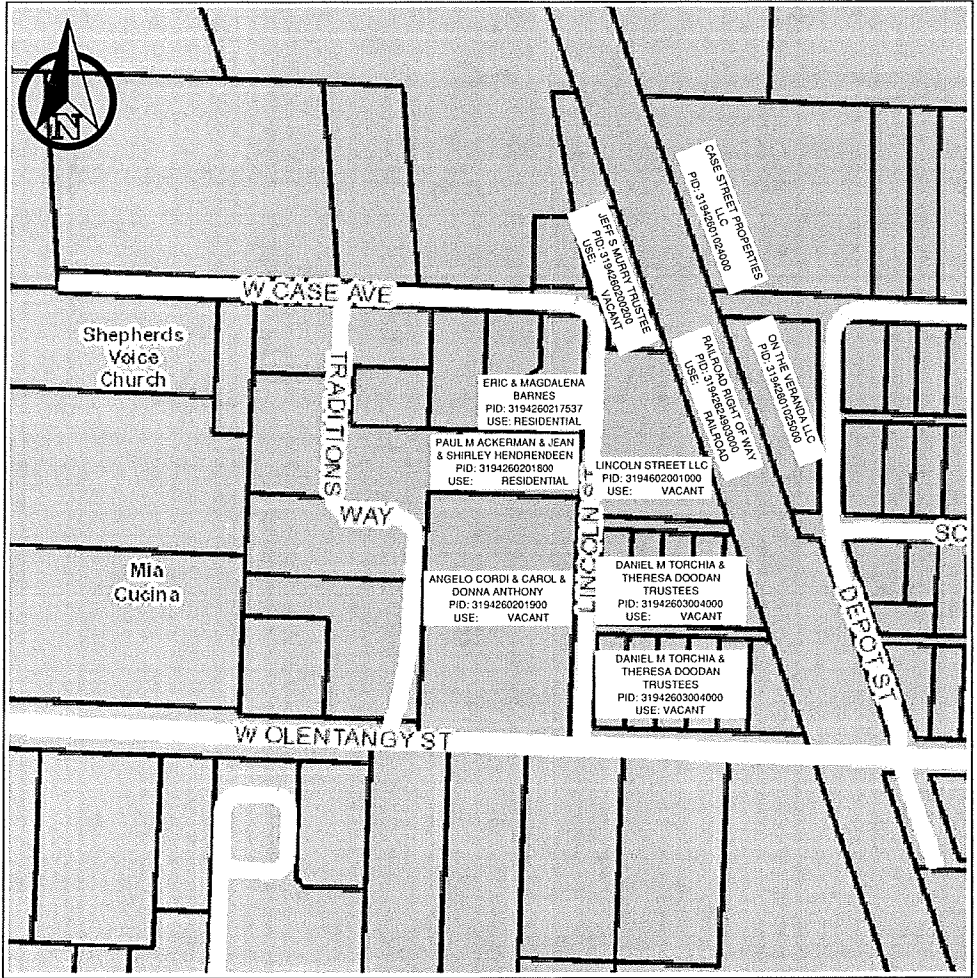
THENCE NORTH 07 DEG. 14' 02" EAST, ALONG THE SAID CENTERLINE OF LINCOLN STREET, A DISTANCE OF 275.20 FEET TO A POINT, BEING 60.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUTLOT NUMBER 1;

THENCE SOUTH 82 DEG. 38' 00" EAST, BEING 60.00 FEET FROM AND PARALLEL WITH THE NORTH LINE OF SAID OUTLOT NUMBER 1, (PASSING AN IRON PIPE FOUND AT 20.00 FEET) A TOTAL DISTANCE OF 110.45 FEET TO AN IRON PIPE FOUND, BEING ON THE WEST RIGHT OF WAY OF THE C&O RAILROAD,;

THENCE SOUTH 15 DEG. 03' 40" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE OF THE C&O RAILROAD, A DISTANCE OF 296.25 FEET TO AN IRON PIPE SET, BEING IN THE SAID CENTERLINE OF SCIOTO STREET. ALL IRON PINS SET ARE SET WITH A PLASTIC CAP MARKED "SLSS RS 6612";

THENCE NORTH 82 DEG. 58' 48" WEST, ALONG THE SAID CENTERLINE OF SCIOTO STREET (PASSING A IRON PIPE SET AT 202.84 FEET) AT A TOTAL DISTANCE OF 222.84 FEET TO THE PLACE OF BEGINNING;

CONTAINING 1.051 ACRES, MORE OR LESS, FOR LAST DEED OF RECORD SEE DEED BOOK 382, PAGE 697 AS RECORDED IN THE DELAWARE COUNTY RECORDER'S OFFICE; SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY, IF ANY, OF RECORD.



VICINITY MAP  
SCALE: N.T.S.

SHEET INDEX

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SECTION & AERIAL VIEWS	4
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53' TRAILER TRUCK EXHIBIT	6
LANDSCAPE PLAN	L1

OWNER/DEVELOPER

LINCOLN STREET, LLC  
BOX 1764  
POWELL, OH 43065  
SEAN SNYDER  
PHONE: 614-888-0625  
EMAIL: SEAN@CGSICORP.COM

ARCHITECT

CSR DESIGN CO.  
2970 RUTHERFORD ROAD  
POWELL, OH 43065  
CATHY RAMONDELLI  
PHONE: 614-309-6172  
EMAIL: CSRDESIGNCO@GMAIL.COM

ENGINEER

GANDEE HEYDINGER GROUP  
942 BROOKSEDGE BLVD.  
WESTERVILLE, OH 43081  
CHRIS WINKLE  
PHONE: 614-942-6042  
EMAIL: CWINKLE@GHGCIVIL.COM

CITY OF POWELL / DELAWARE COUNTY, OHIO  
TITLE SHEET  
LINCOLN STREET  
FOR  
LINCOLN STREET, LLC

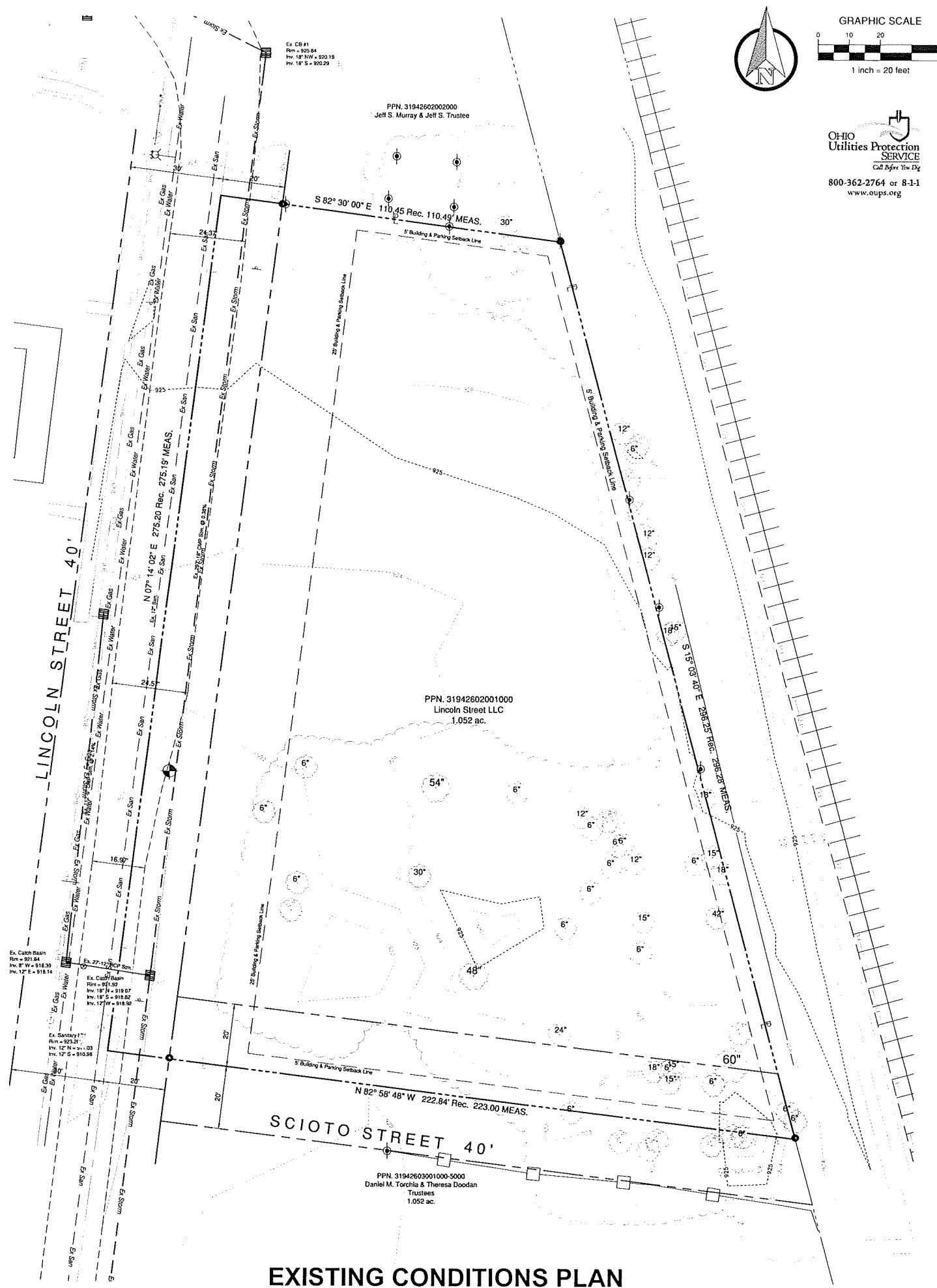
PLAN PREPARED BY:  
GHG  
Gandee Heydinger Group  
642 Brooksedge Blvd.  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

NO.	DATE	DESCRIPTION

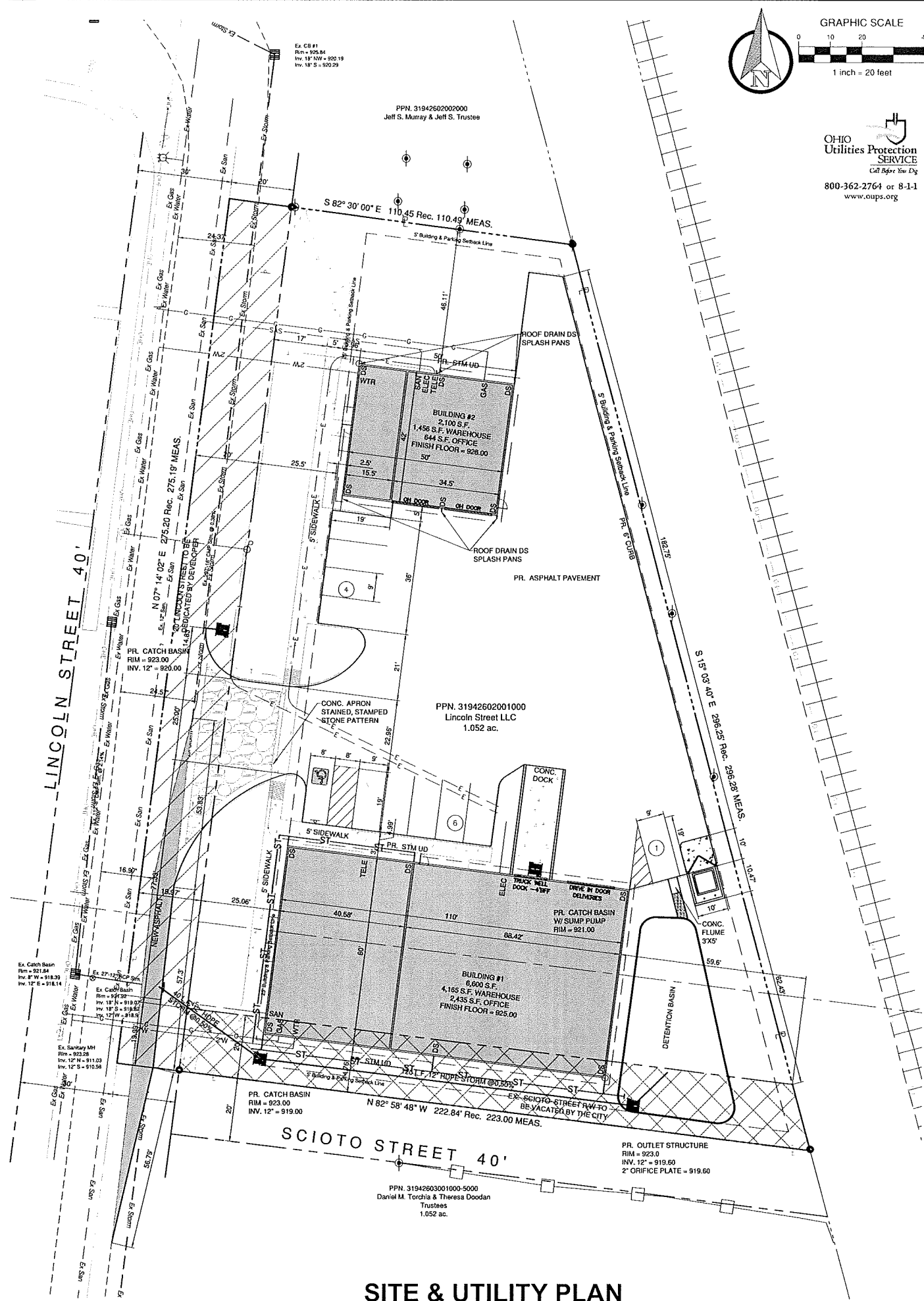
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Drawn By: CAW	Checked By: CAW
Project Number: 14-027-01	
Drawing Number: 1 / 6	



800-362-2764 or 8-1-1  
www.oups.org



EXISTING CONDITIONS PLAN



SITE & UTILITY PLAN

GRAPHIC SCALE  
0 10 20 40  
1 inch = 20 feet

OHIO  
Utilities Protection  
SERVICE  
Call Before You Dig  
800-362-2764 or 8-1-1  
www.oups.org

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PLAN PREPARED BY:  
**GHD**  
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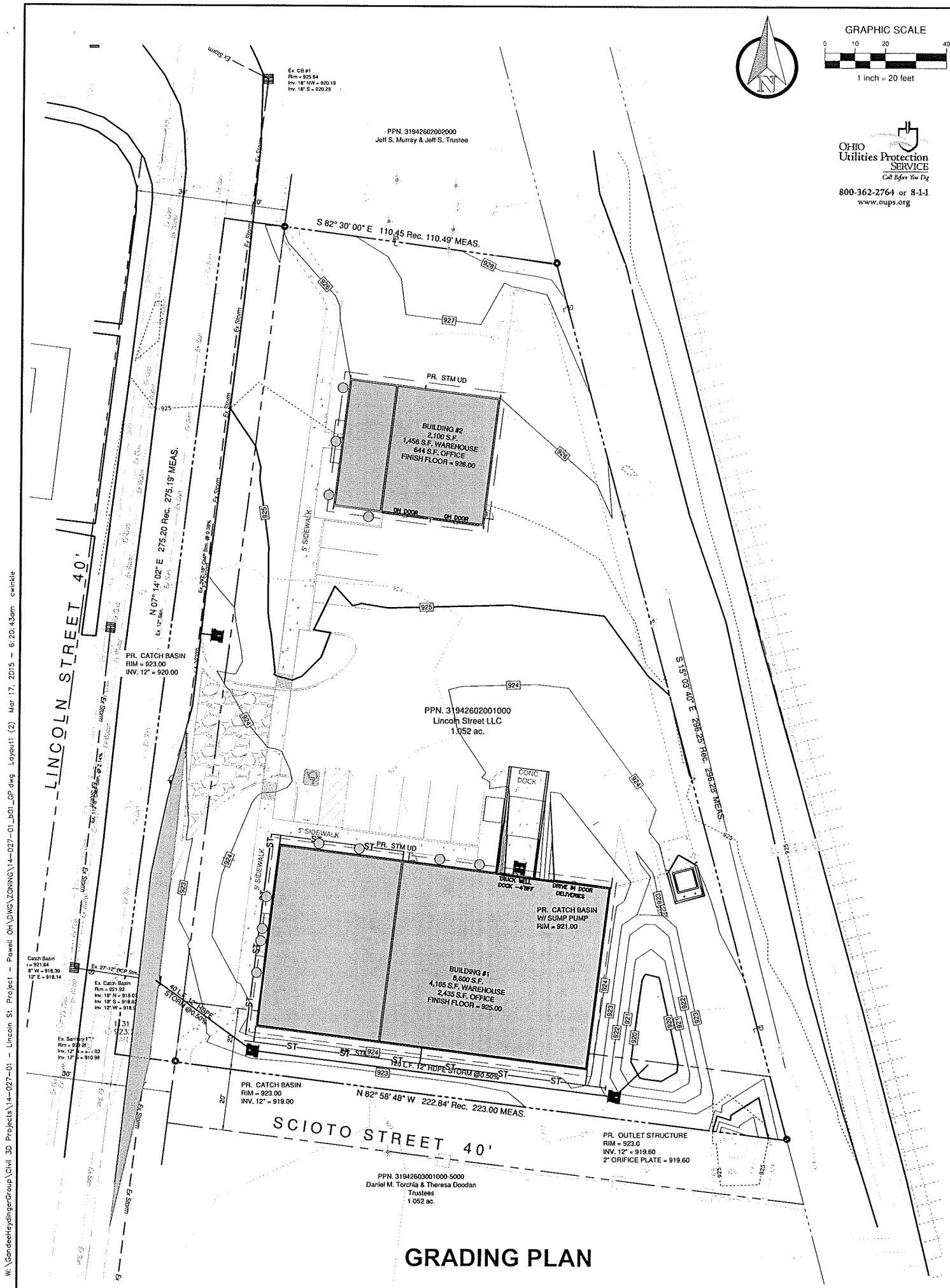
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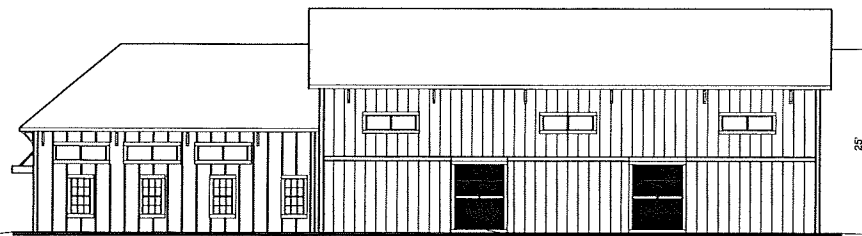
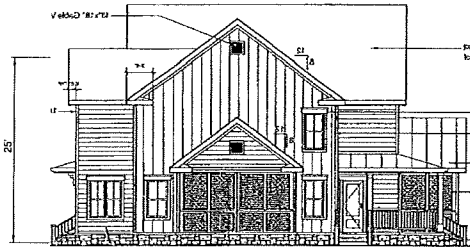
CITY OF POWELL / DELAWARE COUNTY, OHIO

EXISTING CONDITIONS, SITE & UTILITY PLAN

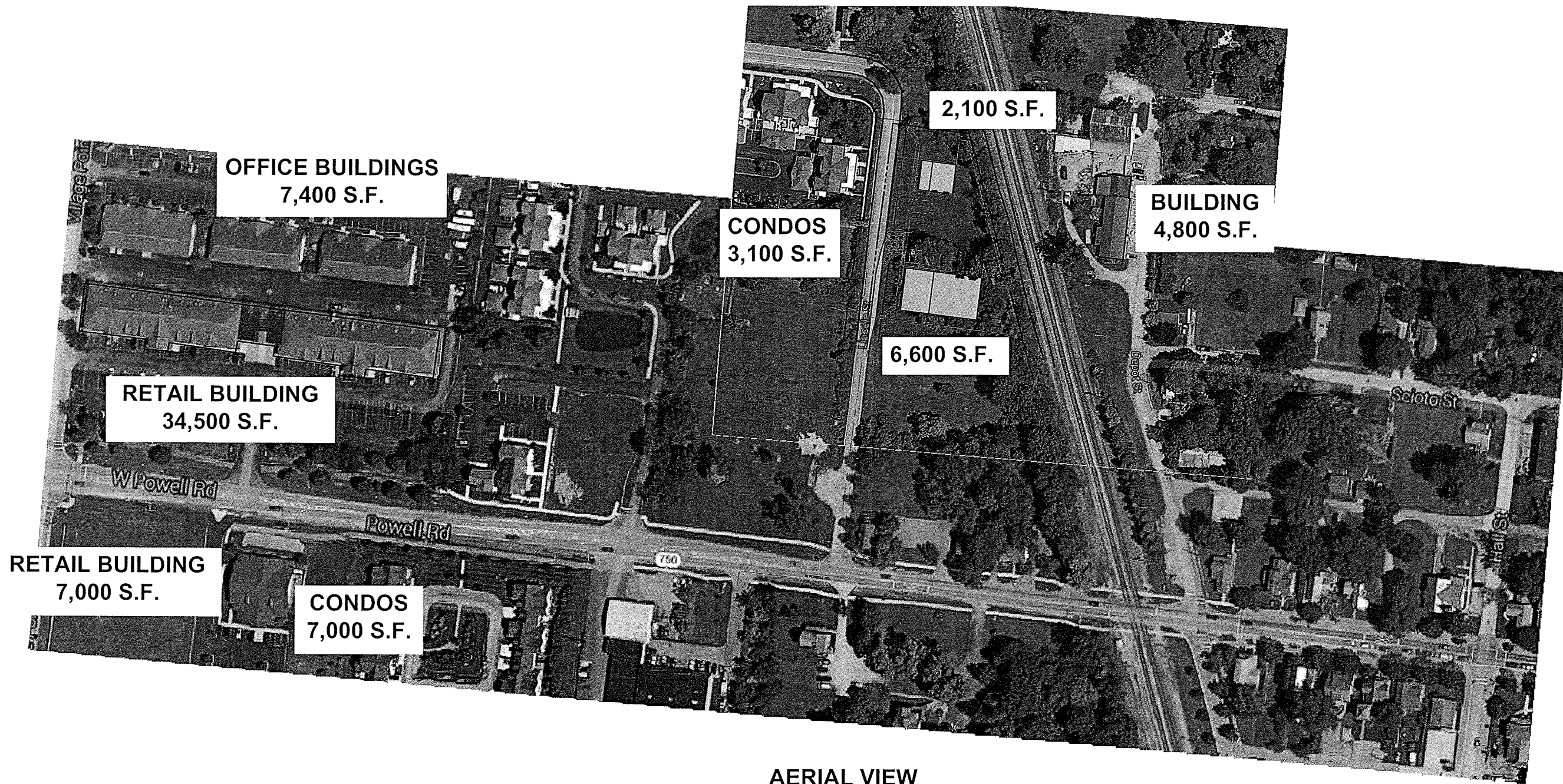
FOR  
LINCOLN STREET  
LINCOLN STREET, LLC







SECTION VIEW



AERIAL VIEW

CITY OF POWELL / DELAWARE COUNTY, OHIO  
**SECTION & AERIAL VIEWS**  
LINCOLN STREET  
FOR  
LINCOLN STREET, LLC

PLAN PREPARED BY:

**GHD**  
Gandee Heyding Group

642 Brookside Blvd.  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

NO.	DATE	DESCRIPTION

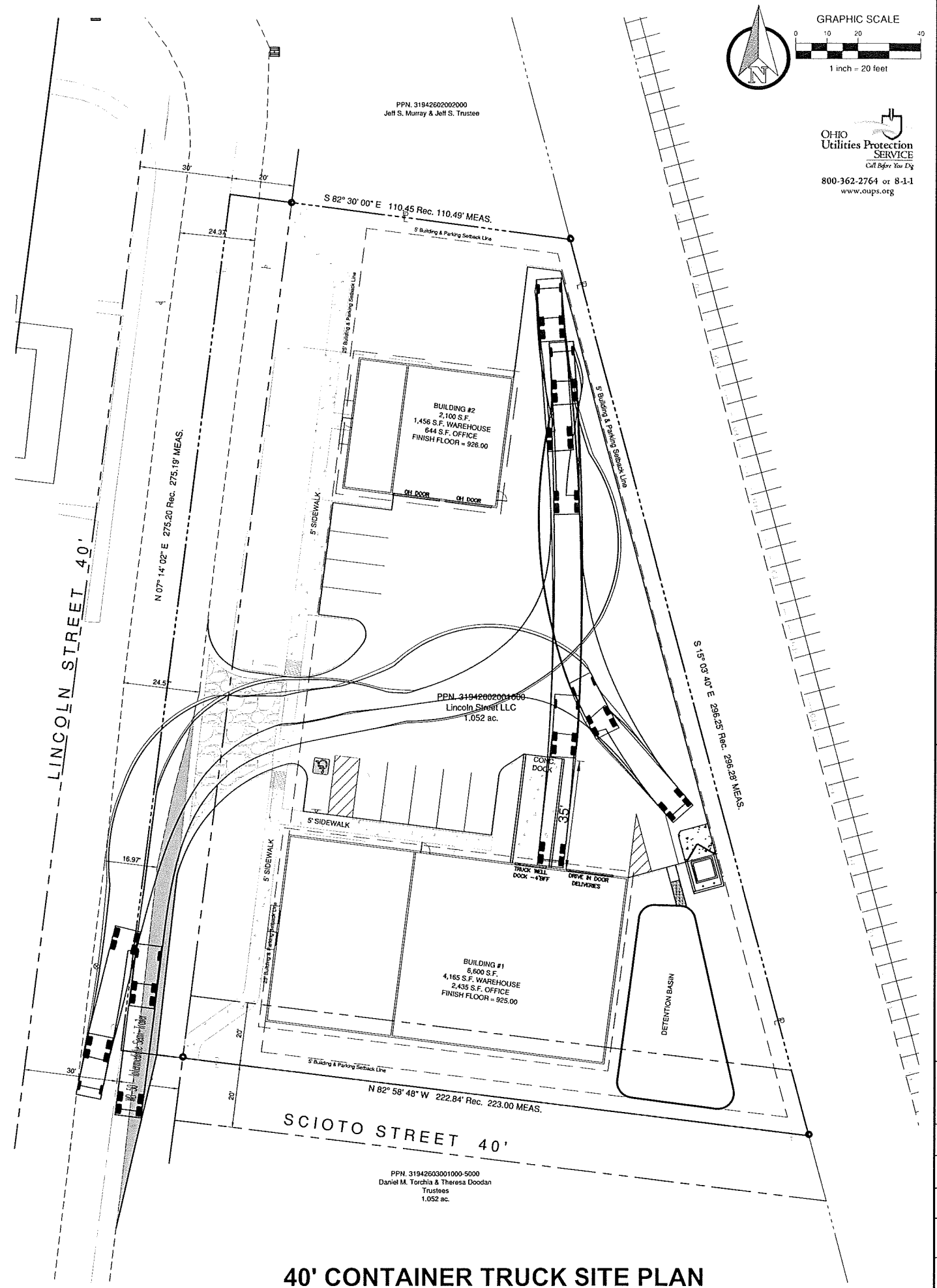
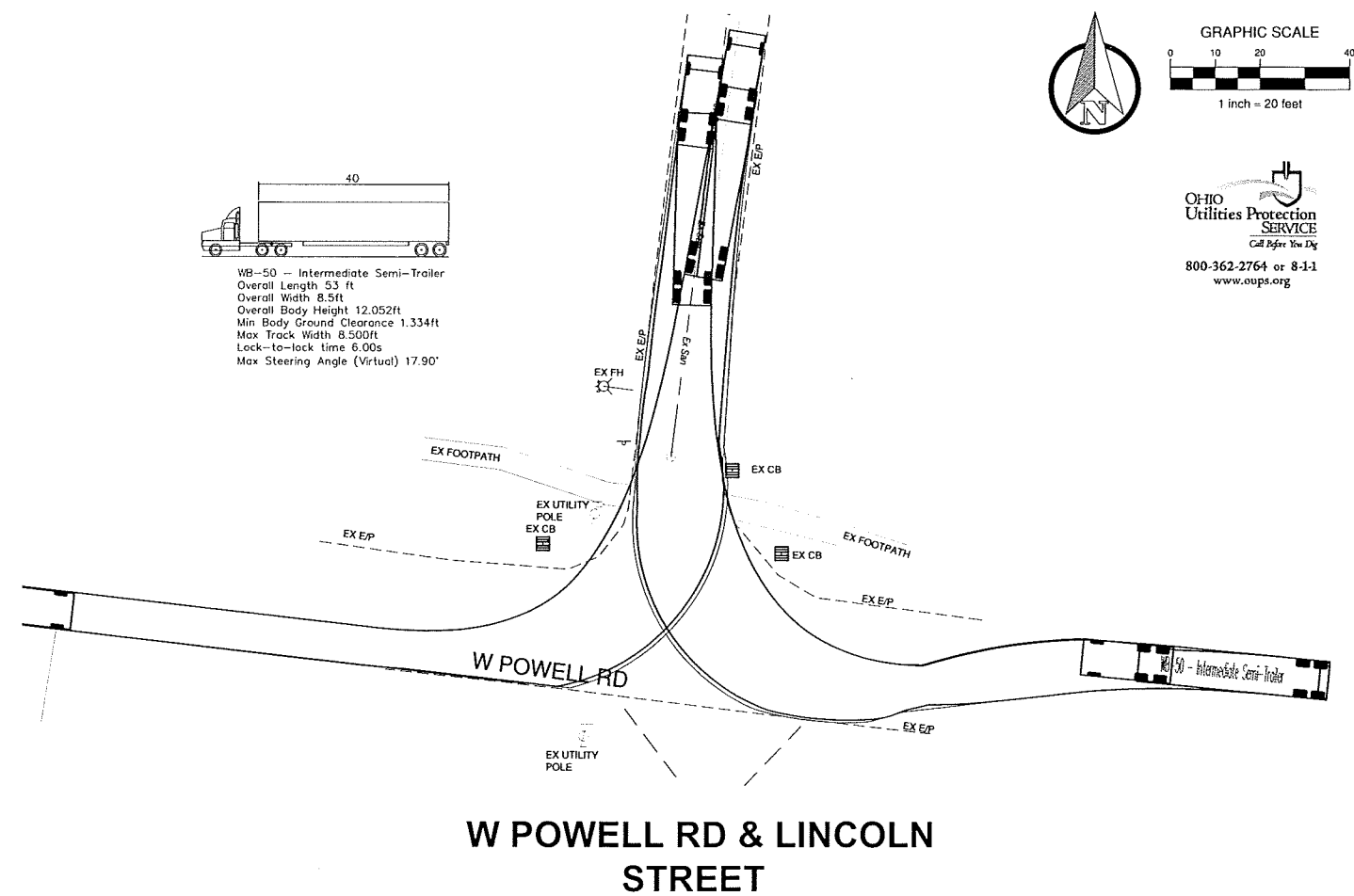
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Scale:

Drawn By: CAW  
Checked By: CAW

Project Number:  
14-027-01

Drawing Number:

4 / 6



40' CONTAINER TRUCK EXHIBIT  
LINCOLN STREET  
FOR  
LINCOLN STREET, LLC

AN PREPARED BY:

**GHD**  
Stanley Heydinger Group  
All Engineering & Energy Services

12 Brooksedge Blvd.  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

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ate: 3/16/15  
scale:

own By: CAW	Checked By: CAW
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Project Number:  
14-027-01

Drawing Number:

5 / 6





**53' TRAILER TRUCK EXHIBIT**  
CITY OF POWELL / DELAWARE COUNTY, OHIO  
**LINCOLN STREET**  
FOR  
**LINCOLN STREET, LLC**

PLAN PREPARED BY:

**GHD**  
Gander Heydt Group

642 Brooksedge Blvd.  
Westerville, OH 43081  
P: 614.942.6042  
F: 614.942.6041

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LANDSCAPE REQUIREMENTS

Replacement of Destroyed Trees.

(1) For every tree having a trunk diameter of six (6) inches or greater as measured twenty-four (24) inches from the ground level that is destroyed in the course of development or construction, new trees shall be planted on the subject site having a total trunk diameter of no less than six (6) inches as measured twenty-four (24) inches from the ground level. No single replacement planting shall have a trunk diameter of less than one-and-one half (1-1/2) inches as measured twenty-four (24) inches from the ground level.

Total trees removed = (28) 6" and over

Total replacement required = 168" as described

Total replacement provided = 168" (56) 3" cal. trees

Minimum Tree Requirements

All commercial structures, including commercial-related parking, loading and trash storage areas, and all industrial, warehouse, and storage uses and their associated parking, loading, and trash storage areas up to 20,000 square feet: 2" trunk diameter for every 2,000 square feet or fraction thereof, beginning with a minimum of 3" of total trunk diameter: 8,001 sf to 10,000 sf = 11" per 2,000sf

Total building area = 8,700 sf (8,300 / 2,000) \* 11"

Total required trees = equaling 48"

Total provided trees = (see below existing 108")

(b) No new tree plantings shall be required if existing trees to remain on the site after development, and the aggregate trunk sizes of such trees, meet or exceed the requirements as set forth above. The minimum tree trunk diameter as measured twenty-four (24) inches from the ground level for such existing trees remaining on the finished site shall be no less than one and one - half (1-1/2) inches.

Total ex. tree caliper inches to remain = 108" of cal.

Required Landscaping of Parking Areas

Every parking aisle that is bounded at an end by a traffic lane shall be terminated at such traffic lanes by such a "planting bay."

Planting bays provided with plantings

Required Landscaping around Building Foundations

At a minimum, at least seventy percent (70%) of the lineal footage around the perimeter of a structure shall be landscaped in this manner. Shrubs or hedges shall be grouped rather than spaced as single shrubs at regular distances. A minimum of five shrubs shall be planted in every forty (40) feet of lineal building perimeter. A minimum of ten (10) perennial or annual plants and/or flowers shall be planted in every forty (40) feet of lineal building perimeter.

Total building foundation (both buildings) = 520 lf

Total foundation planting required = (520 \* .7) = 364 lf

Total foundation planting provided = 364 lf

Total shrubs required = (364 / 40) \* 5 = 46

Total shrubs provided = 49

Total perennials required = (364 / 40) \* 10 = 92

Total perennials provided = 92

Screening

For trash containers and receptacles in commercial, office, and industrial districts for multi-family residential developments in any district, trash containers and refuse areas shall be adequately screened from sight by walls, fences, landscaping materials or an acceptable combination of these elements, provided that:

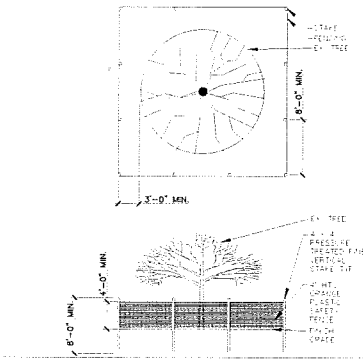
The height of such walls, fences or landscaping is no less than six (6) feet and the height of walls and fences does not exceed 10'

Screening provided by walled structure min. 6' height. See architectural plans.

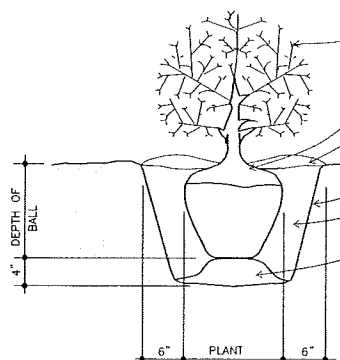
PLANTING SCHEDULE

SYMBOL	QUAN	BOTANICAL NAME COMMON NAME	SIZE CONDITION	COMMENTS
+	23	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL CONT	FALL BLOOM
×	38	CALAMAGROSTIS A. 'KARL FORESTER' KARL FORESTER FEATHER REED	1 GAL CONT	DENSE FULL CLUMP
○	26	HEMEROCALIS 'STELLA D'ORO' STELLA D'ORO DAYLILY	1 GAL CONT	PURPLE BLOOM
•	33	HOSTA FRANCES WILLIAMS FRANCES WILLIAMS HOSTA	1 GAL CONT	BLUE/YELLOW FOLIAGE
○	16	SPIREA X B. 'GOLD FLAME' GOLD FLAME SPIREA	18" HT/SPR CONT	YELLOW/ORANGE FOLIAGE
⊗	08	PRUNUS X CISTENA PURPLELEAF SANDCHERRY	48" HT/SP CONT	PINK FLOWERS
⊗	12	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	24" HT/SPR CONT	DENSE EVERGREEN FOLIAGE
○	13	TAXUS X M. DENSIFORMIS DENSE YEW	24" HT/SPR CONT	PLANTED 5' O.C.
○	11	CERCIS CANADENSIS EASTERN REDBUD	3" CAL B & B	6' CLEAR BELOW CANOPY.
○	21	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3" CAL B & B	6' CLEAR BELOW CANOPY.
○	17	GLEDTISIA TRI. L. 'IMPERIAL' IMPERIAL HONEYLOCUST	3" CAL B & B	6' CLEAR BELOW CANOPY.
○	07	ZELKOVA S. VAR. 'GREEN VASE' GREEN VASE ZELKOVA	3" CAL B & B	6' CLEAR BELOW CANOPY.
—		TREE PRESERVATION FENCING REQUIRED FOR NOTED TREES	4' HEIGHT B	SEE DETAIL BELOW

TREE PRESERVATION DETAIL



SHRUB PLANTING



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER INSTALLATION EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.

REMOVE CONTAINER, BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL.

ROOT CROWN TO BE AT 1"-2" ABOVE FINAL GRADE.

SCARIFY SIDES BEFORE PLANTING.

BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES.

TOPSOIL MIXTURE TAMPED FIRM OR UNDISTURBED SOIL TO PREVENT SETTLEMENT.

TREE PRESERVATION NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS, SO THAT ALL PROTECTED TREES SHALL BE PRESERVED.

B. TREE PROTECTION FENCING SHALL BE ORANGE PLASTIC SAFETY FENCE, MINIMUM OF 4' HEIGHT, SECURED WITH 4"x4" PRESSURE TREATED STAKES, INSTALLED 3' BEYOND THE EDGE OF THE ROOT ZONE, OR AS INDICATED ON THE PLAN.

C. FENCING SHALL REMAIN IN PLACE, AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.

D. APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED.

E. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES, AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.

F. DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.

G. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY OPERATING EQUIPMENT IN SUCH A WAY TO AVOID CONTACT WITH TREE TRUNKS, OR BRANCHES.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE CRITICAL ROOT ZONE AREA FROM MID-APRIL TO MID-OCTOBER AT A RATE OF 1 1/2" PER WEEK.

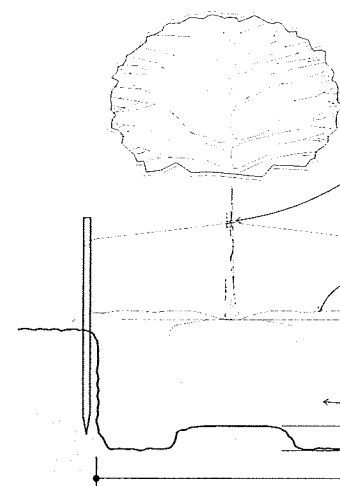
I. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREES.

J. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.

K. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.

L. ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.

TREE PLANTING



SELECTIVELY PRUNE ALL BROKEN OR DAMAGED BRANCHES IN SUCH A MANNER AS TO MAINTAIN THE NATURAL FORM OF THE TREE.

CONNECTION OF TREE TO STAKING MEANS SHALL BE APPROPRIATELY LOCATED AND NON BINDING

2" x 2" x 6' HARDWOOD STAKES (2) PER TREE PERPENDICULAR TO PREVAILING WINDS IN UNDISTURBED SOIL. MULCH, SEE PLANTING NOTES.

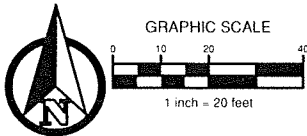
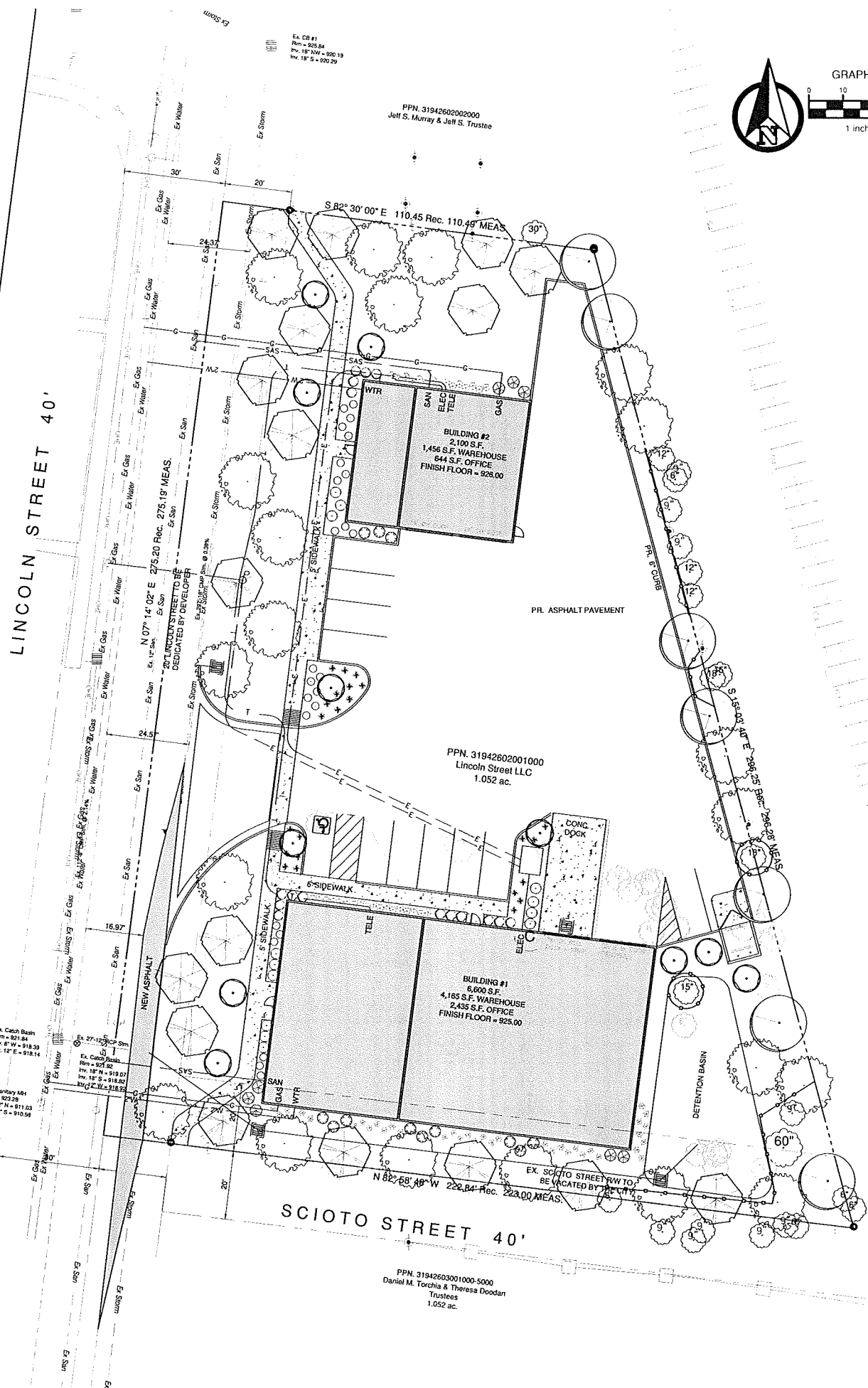
CONSTRUCT EARTH SAUCER WITH BERM. KEEP MULCH AWAY FROM TRUNK.

TOP OF ROOT BALL TO BE 1" TO 3" HIGHER THAN SURROUNDING GRADE. CUT TWINE AND PULL BURLAP BACK ON TOP 1/3 OF ROOT BALL.

BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES. PROVIDE COMMERCIAL FERTILIZER, APPLY PER MANUFACTURERS DIRECTIONS PLACE BACKFILL IN 8" LAYERS.

ROOT BALL TO SIT ON UNDISTURBED SOIL WITH REMAINDER OF HOLE TO BE EXCAVATED AN ADDITIONAL 3 INCHES.

CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.

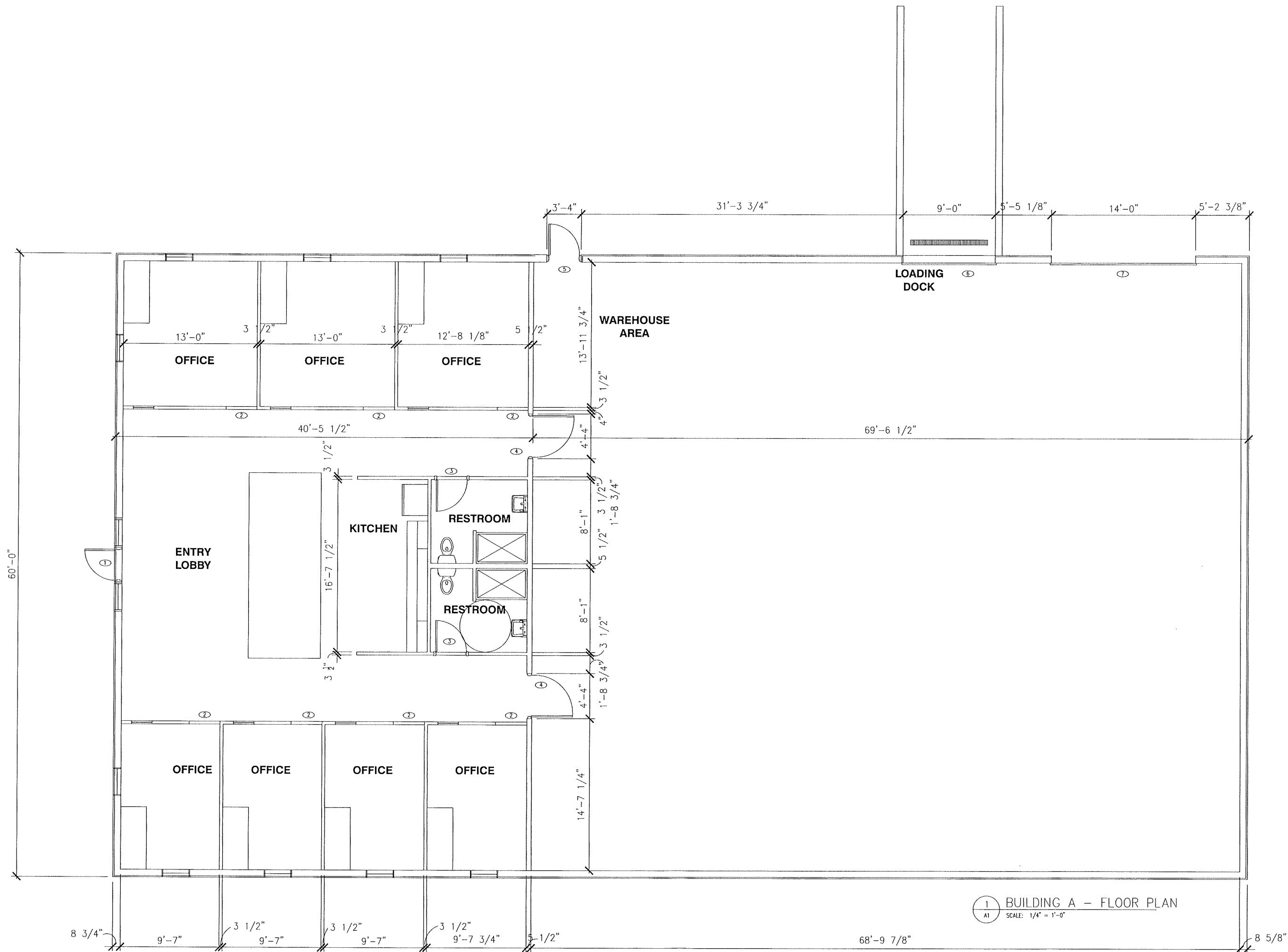


LANDSCAPE CONTINENTAL GROUP  
PLAN & NOTES  
NEQ LINCOLN ST & SCIOTO ST  
POWELL, OHIO

03-17-15

L-1

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1 BUILDING A - FLOOR PLAN  
A1 SCALE: 1/4" = 1'-0"

CSR DESIGN  
COMPANY  
2970 RUTHERFORD ROAD  
POWELL, OH 43017  
csrdesignco@gmail.com

LINCOLN STREET DEVELOPMENT

LINCOLN STREET, LLC  
POWELL, OHIO 43065

PRELIMINARY  
NOT FOR CONSTRUCTION

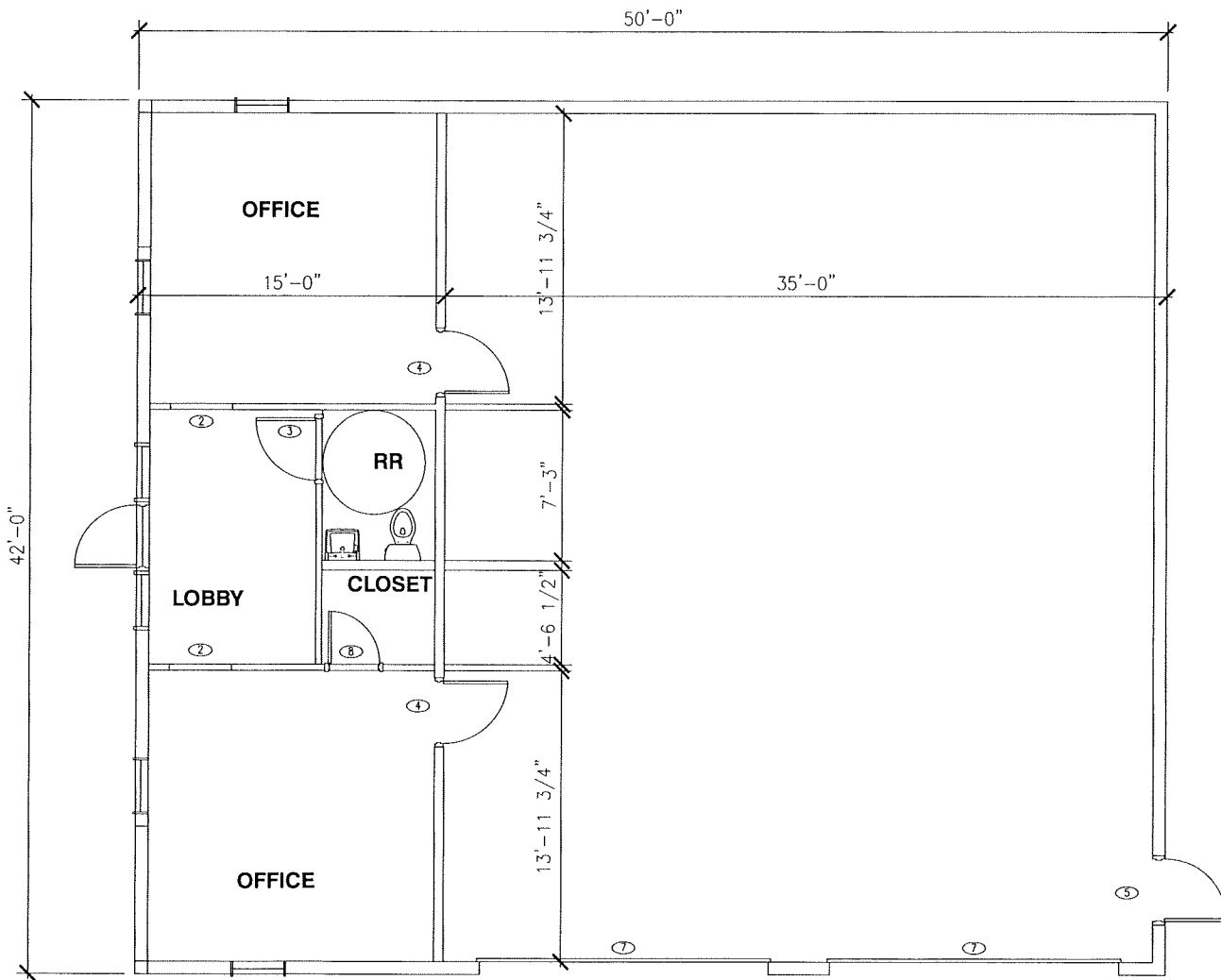
REVISION:

PROJECT NO: 14001  
ARCHITECT: CR  
DRAWN BY:

ISSUE: PROGRESS SET  
APRIL 15, 2015

SHEET NO:





1 BUILDING B - FLOOR PLAN  
A2 SCALE: 1/4" = 1'-0"

CSR DESIGN  
COMPANY  
2970 RUTHERFORD ROAD  
POWELL, OH 43017  
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LINCOLN STREET DEVELOPMENT

LINCOLN STREET, LLC  
POWELL, OHIO 43065

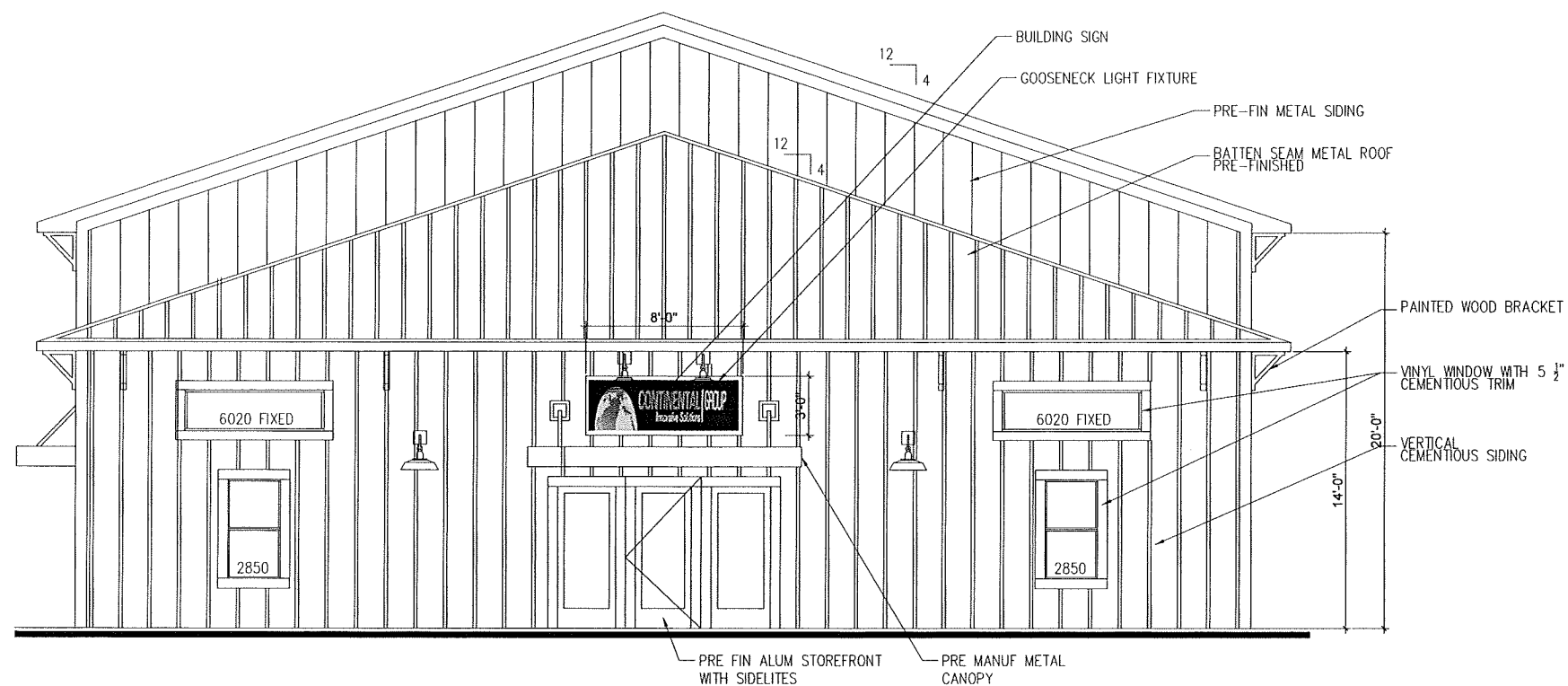
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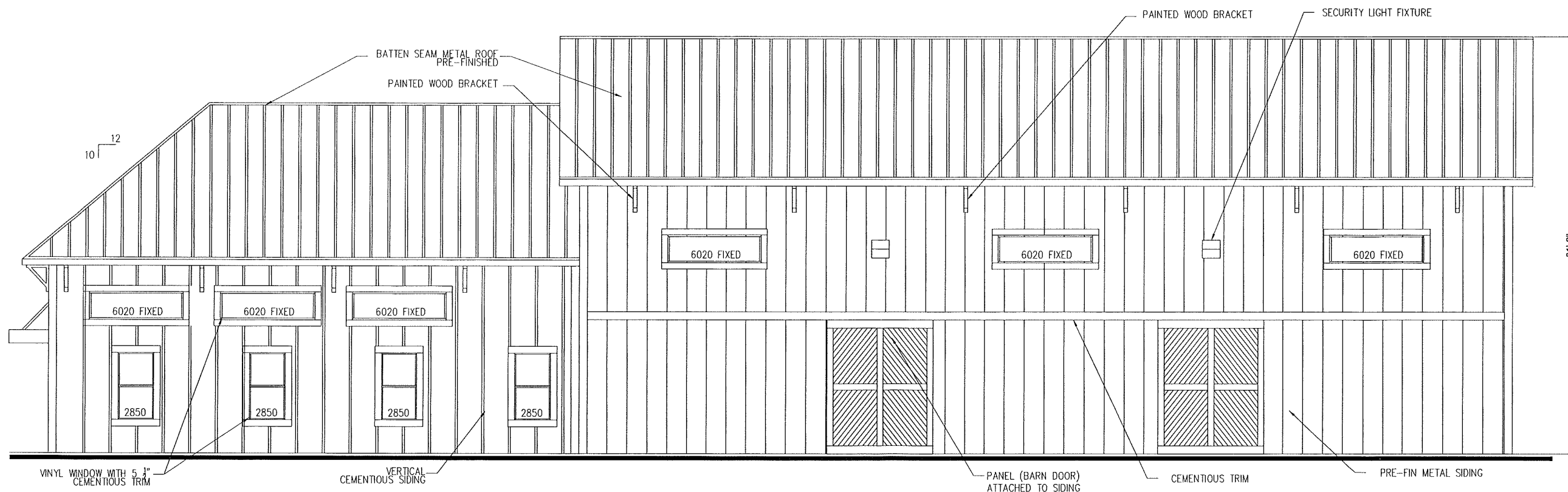
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ARCHITECT: CR  
DRAWN BY:

ISSUE: PROGRESS SET  
APRIL 15, 2015

SHEET NO:



2 BUILDING ELEVATION  
A1 SCALE: 1/4" = 1'-0"



1 BUILDING ELEVATION  
A1 SCALE: 1/4" = 1'-0"

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POWELL, OHIO 43065

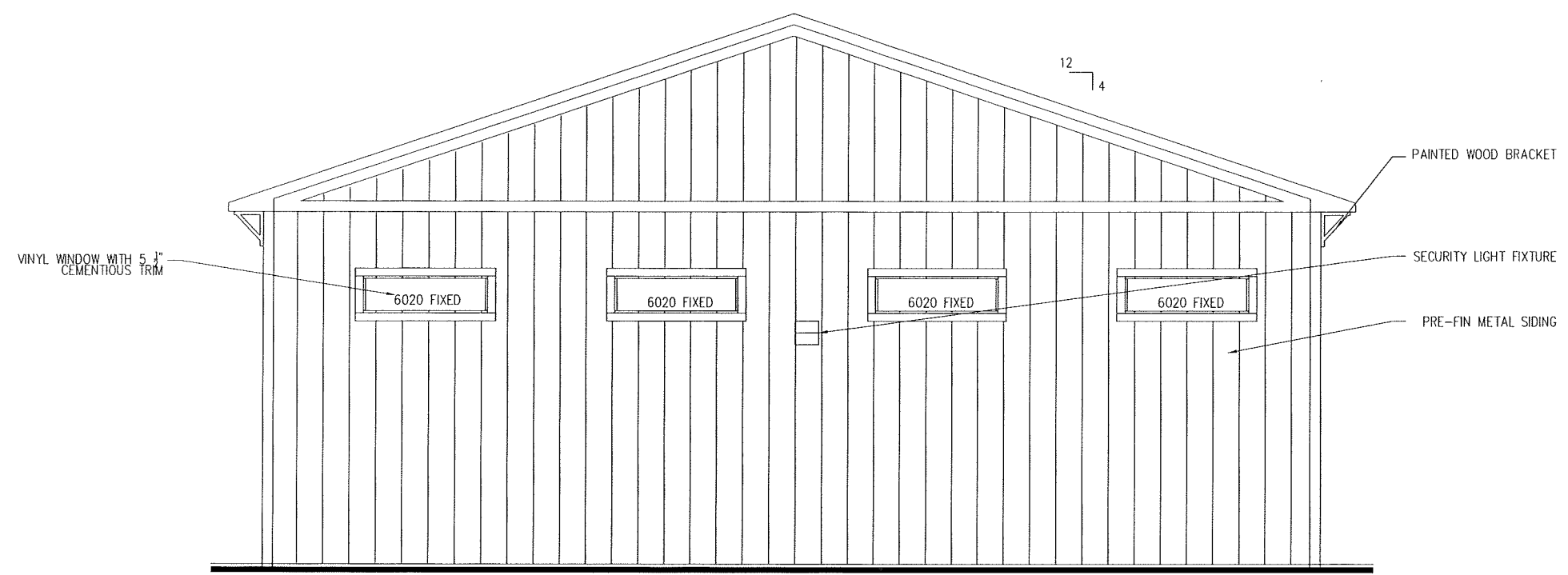
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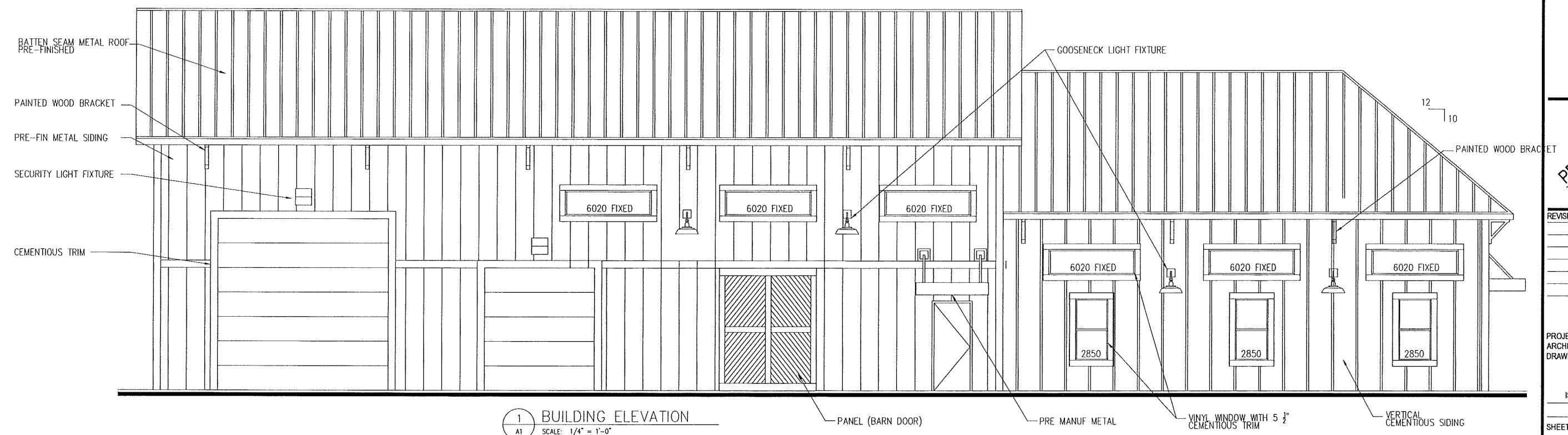
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ISSUE: PROGRESS SET  
APRIL 15, 2015

SHEET NO:



2 BUILDING ELEVATION  
A1 SCALE: 1/4" = 1'-0"



1 BUILDING ELEVATION  
A1 SCALE: 1/4" = 1'-0"



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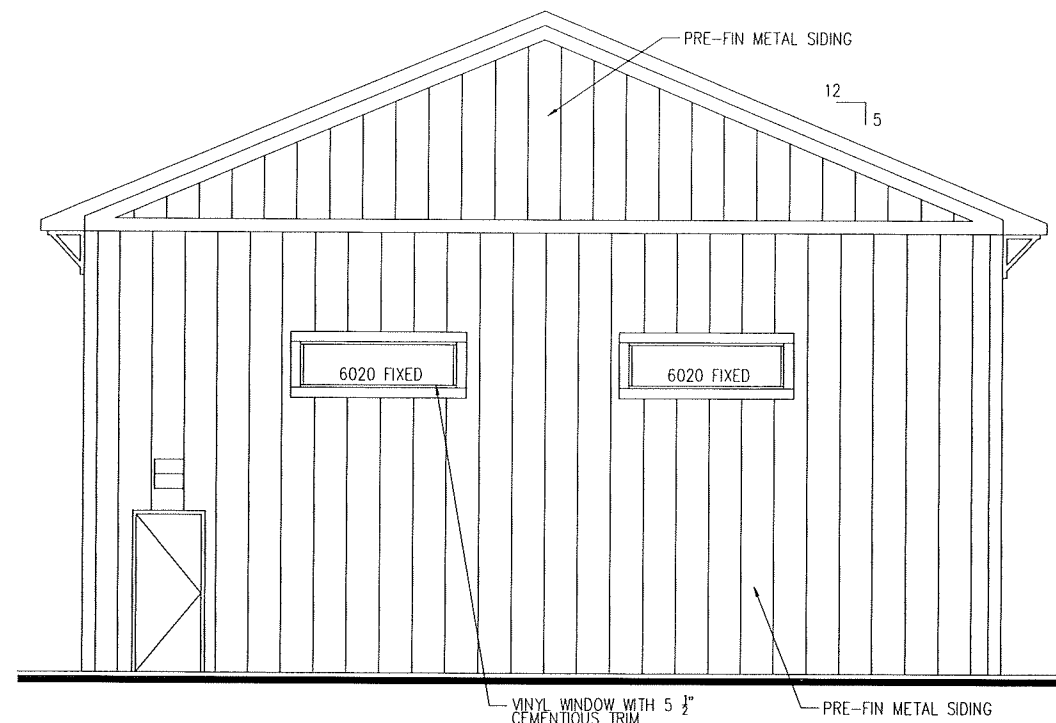
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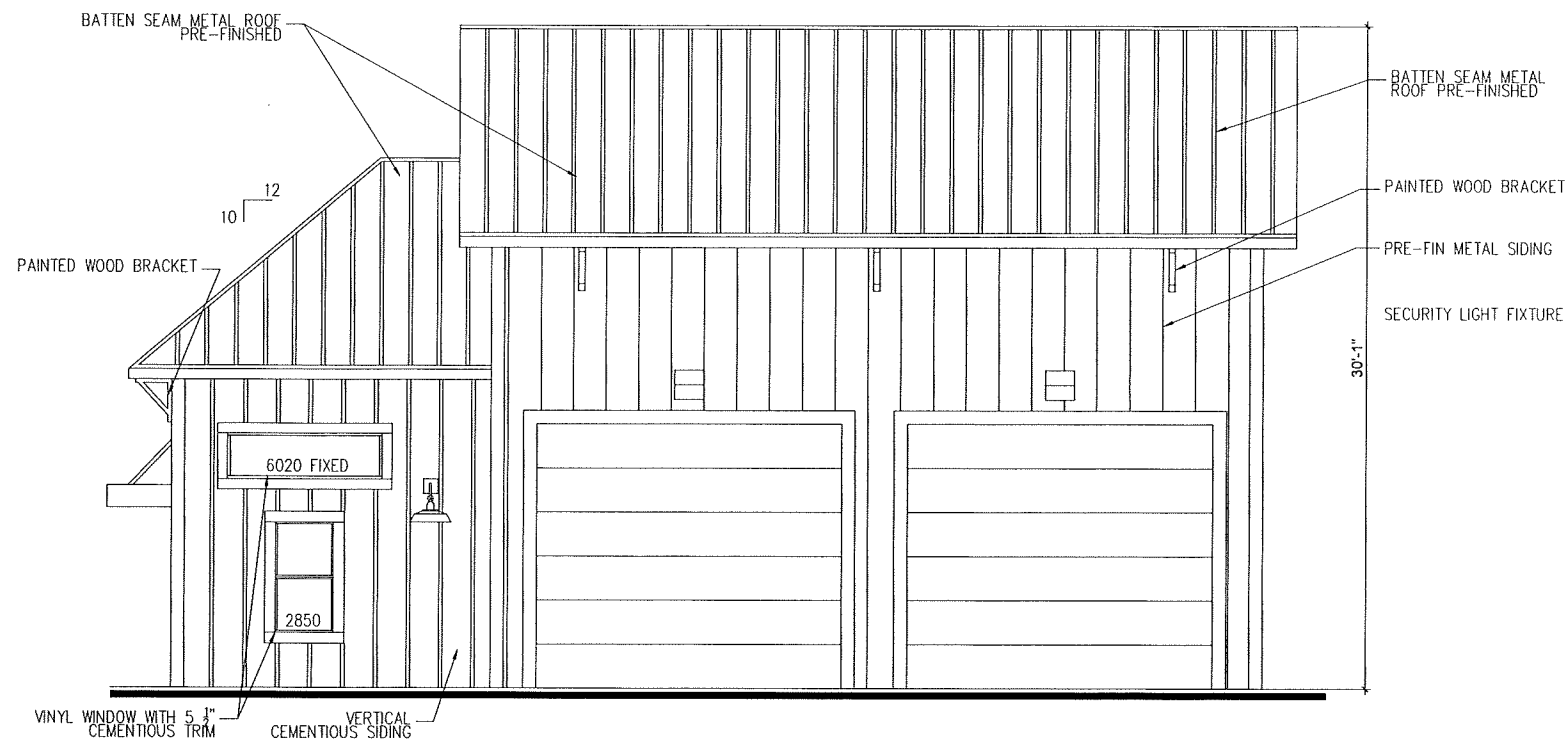
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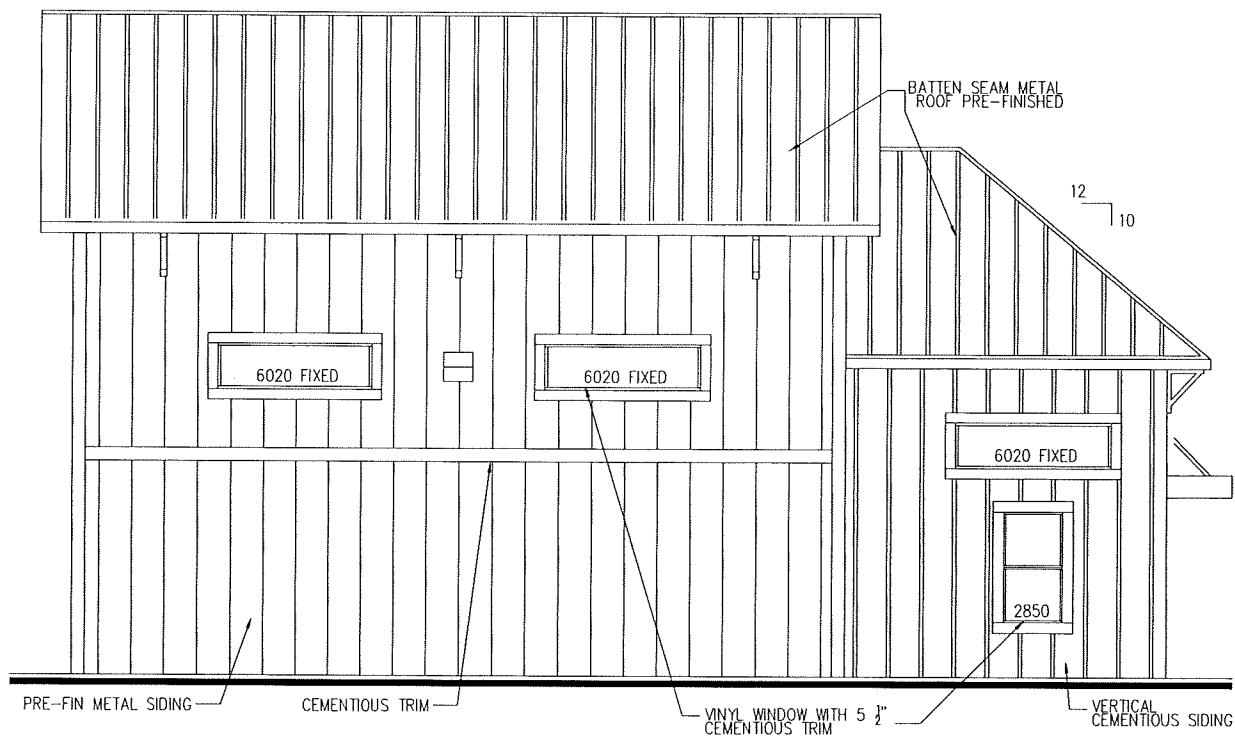
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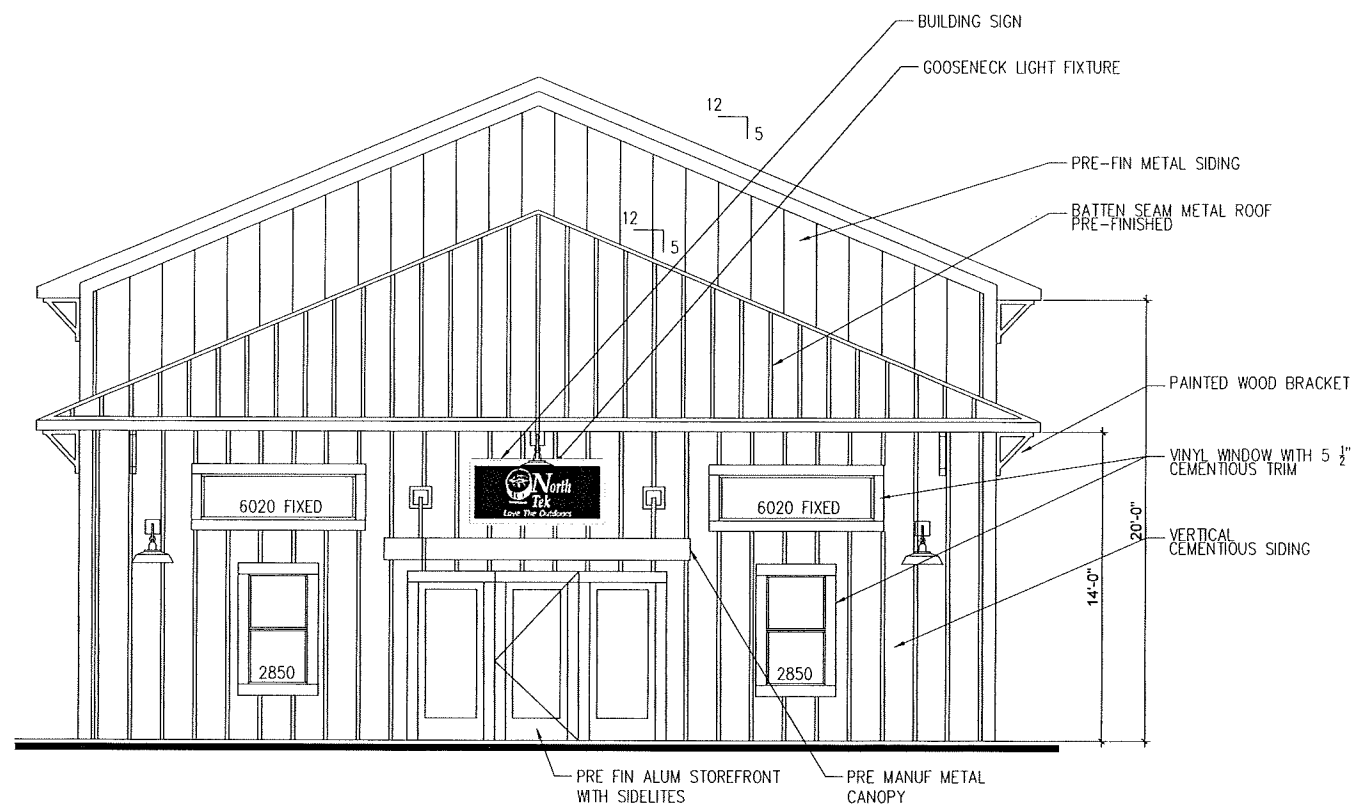
4 BUILDING ELEVATION  
A3 SCALE: 1/4" = 1'-0"



3 BUILDING ELEVATION  
A3 SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION  
A3 SCALE: 1/4" = 1'-0"



1 BUILDING ELEVATION  
A3 SCALE: 1/4" = 1'-0"