

Powell Grand

Presentation
11/17/2015

City of Powell, Ohio

Prepared For:

SCHOTTENSTEIN
REAL ESTATE GROUP

MARGELLO
DEVELOPMENT CO.

Prepared By:



CONTEXT MAP





CONTEXT MAP



BIRDSEYE LOOKING EAST



BIRDSEYE LOOKING WEST



KEY:

1

Mail / Utility / Compactor

2

Clubhouse

3

Patio / Entertainment Space

4

Pool

5

Putting Green

6

Community Garden

7

Dog Park

8

Gazebo

9

Bocce Ball

10

Pickleball

SITE DATA

Total Site Area:

+/- 39.0 ac

Public ROW:

+/- 1.13 ac

Net Site Area:

+/- 37.87 ac

Subareas A,B,C,D-1,D-2:

+/- 33.02 ac

Multifamily Residential

• Building A:

4 BLDG.

Large Senior 1 and 2 Bedroom Suites

with Elevators, and Individual Garages:

120 Units

Parking Provided:

278 spaces

(2.3 sp/du)

• Building B:

15 BLDG.

2 and 3 Bedroom Ranch Homes

with 2-Car Garages:

60 Units

Parking Provided:

248 spaces

(4 sp/du)

• Building C:

16 BLDG.

2 and 3 Bedroom 2 Story

Townhomes with 1 Car Garages:

128 Units

Parking Provided:

327 spaces

(2.5 sp/du)

Total Units:

308 Units

Density (Net Site Area):

+/- 8.1 du/ac

Parking Required (3 spaces/1 unit):

924 spaces

Parking Provided:

+/- 936 spaces

*Parking provided includes garage spaces, driveway stacking spaces, and surface parking spaces.

Open Space

Open Space Required:

+/- 7.56 ac (20%)

Open Space Provided:

+/- 10.89 ac (29%)

Subareas E-1&E-2

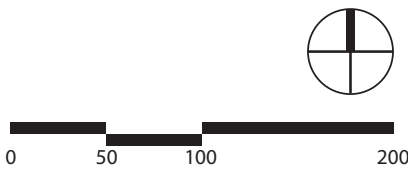
Commerical

Outparcels (2 Lots):

+/- 4.86 ac

- Pursuant to the requirements of City of Powell Zoning Code section 1145.29, (c) and (d), existing trees within the development footprint will be surveyed and trees that are unable to be preserved will be replaced per code.
- This property has been used for agriculture historically, therefore no natural watercourses traverse the site within the property boundaries. The headwater for Bartholomew Run is located at the southeast corner of the project and will be the discharge point for the site. A storm water basin will be located near this location to provide erosion and sediment control during construction and storm water quantity and quality control post a construction. The two man-made watercourses crossing the site will be filled and piped as part of the development process.

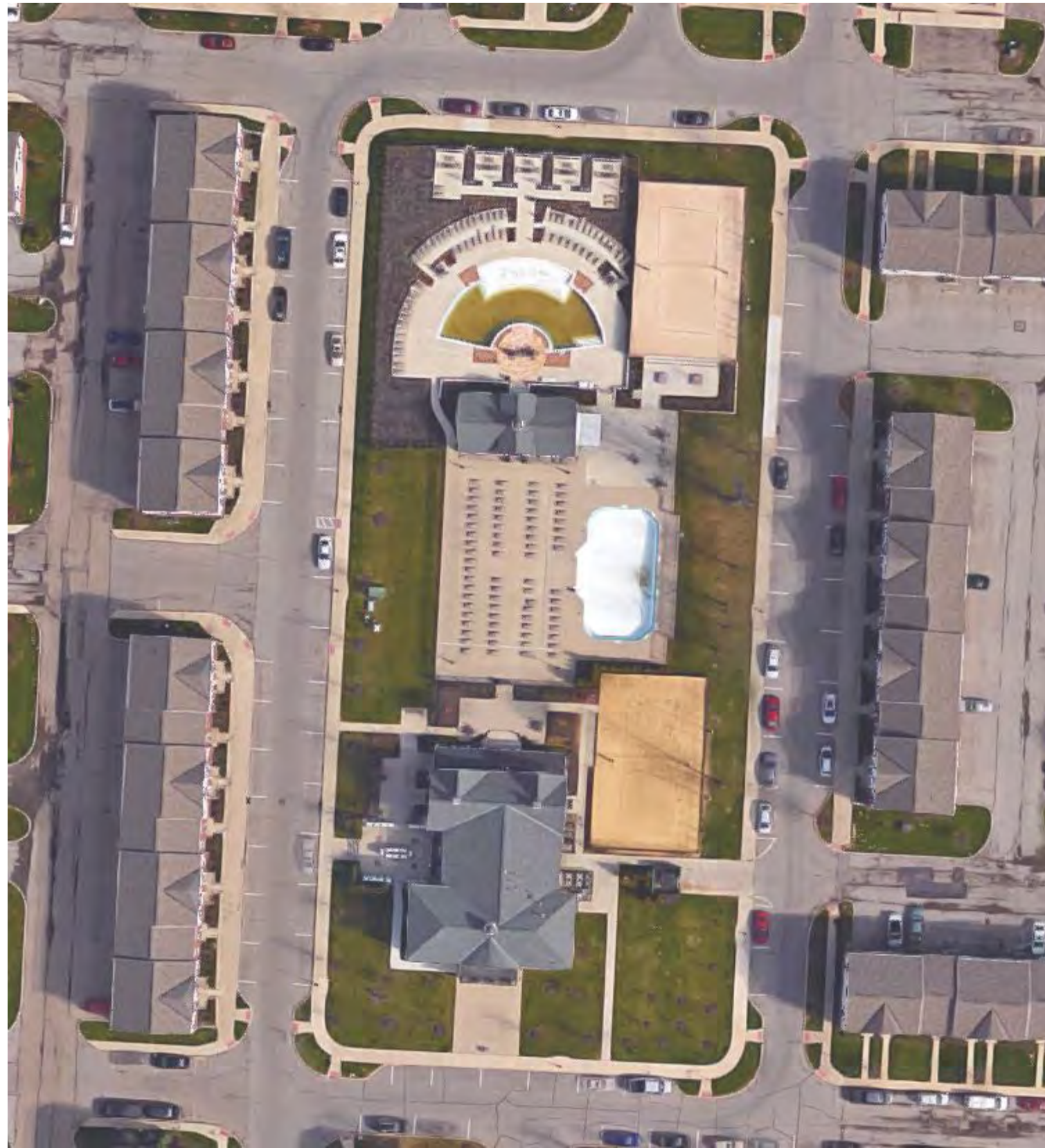
* Desired Sign Locations





Units: +/- 667

Garages: +/- 35%



AMENITIES

1. Public Bar and Restaurant with Sports/ Live Music

2. Pool with Outdoor Bar

3. Beach Volleyball

4. Fitness Club
“Trendy Classes”

5. Resident Events
Dance Classes, Ski Trips, Music, Comedy

6. +/- 38% with 1st floor living



Units: 308

**Garages: 77% with Garages
22% with 2-car Garages**



POWELL GRAND AMENITIES

- 1. Clubhouse/Social Gathering Space**
- 2. Card Room**
- 3. Pool and Lounge Areas**
- 4. Putting Green**
- 5. Bocce Ball**
- 6. Community Gardens**
- 7. Dog Park**



CLUBHOUSE POOL



PUTTING GREEN



BOCCE BALL



PICKLEBALL



TRELLIS



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with Elevators, and Individual Garages: 120 Units
Parking Provided: 278 spaces
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with 2-Car Garages: 60 Units
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2 and 3 Bedroom 2 Story
Townhomes with 1 Car Garages: 128 Units
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Total Units: 308 Units
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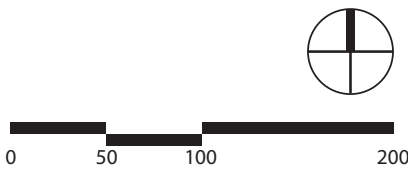
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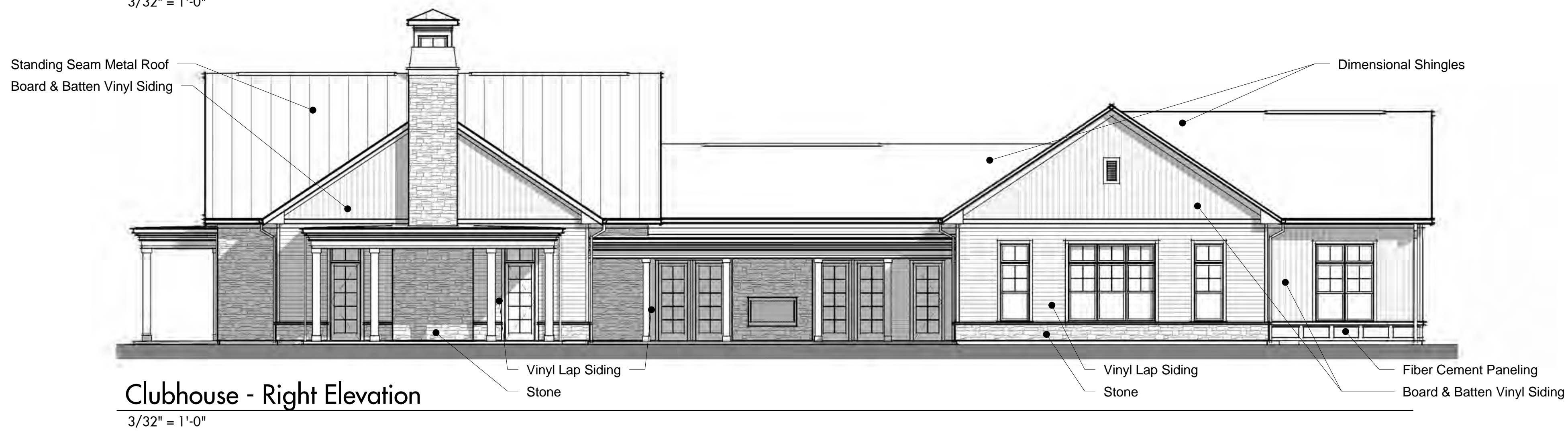
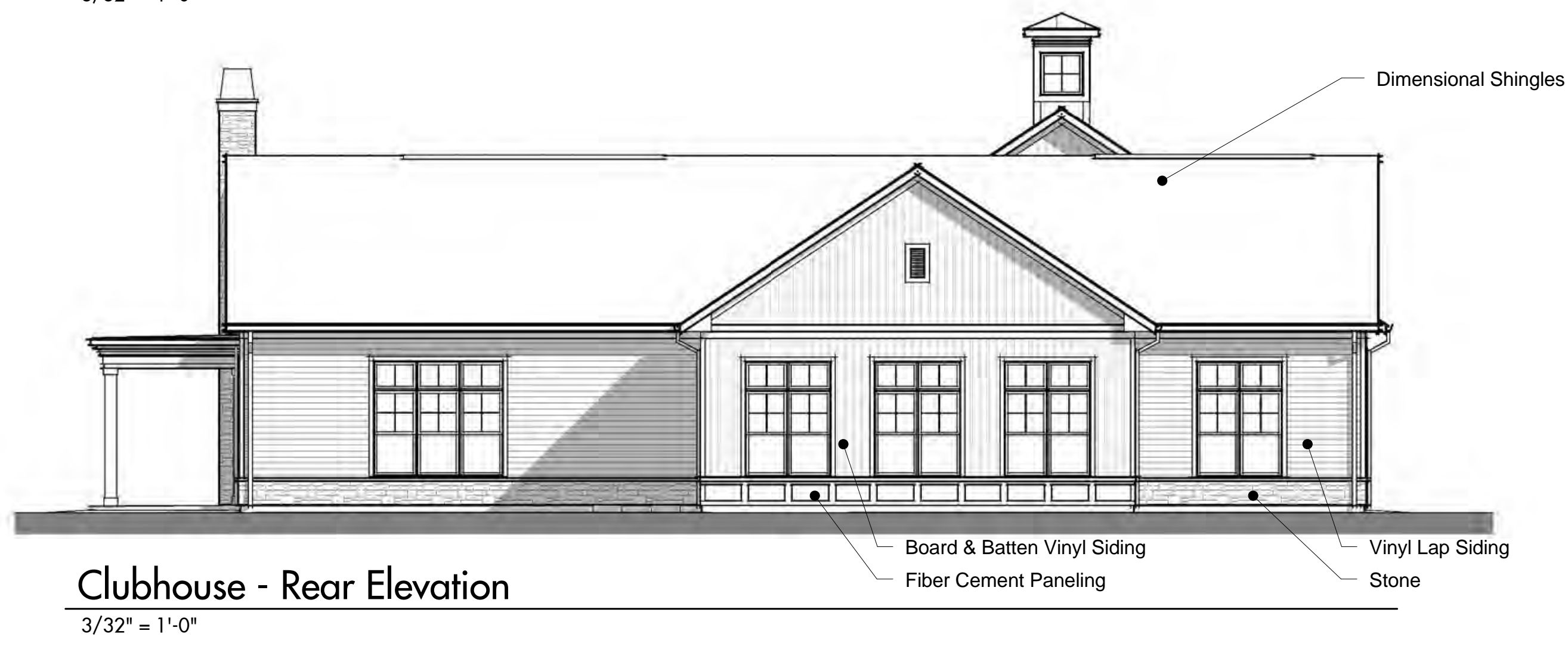
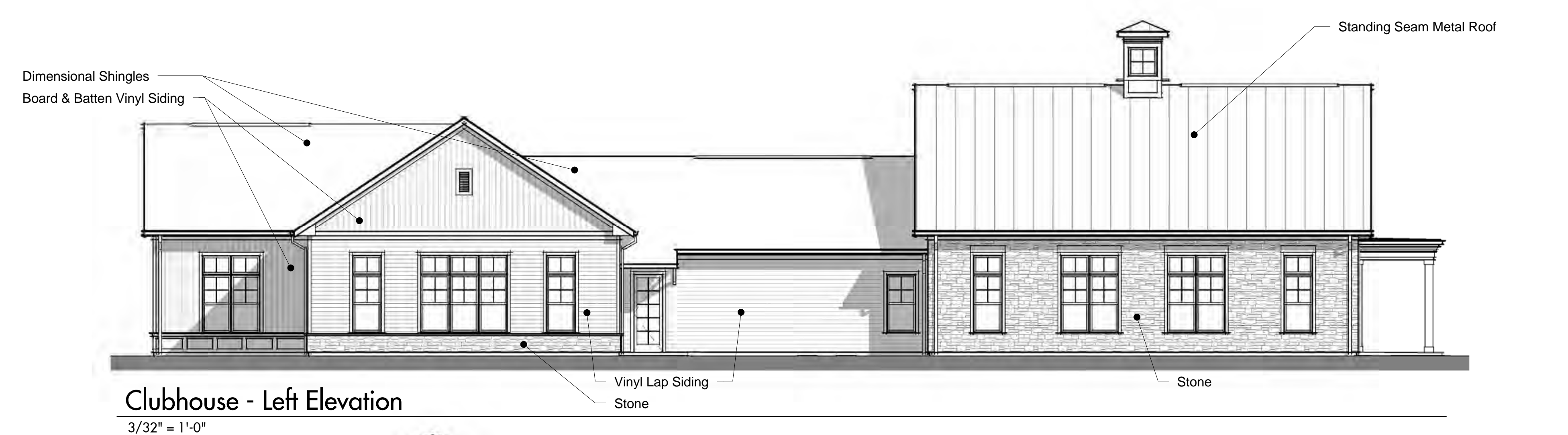
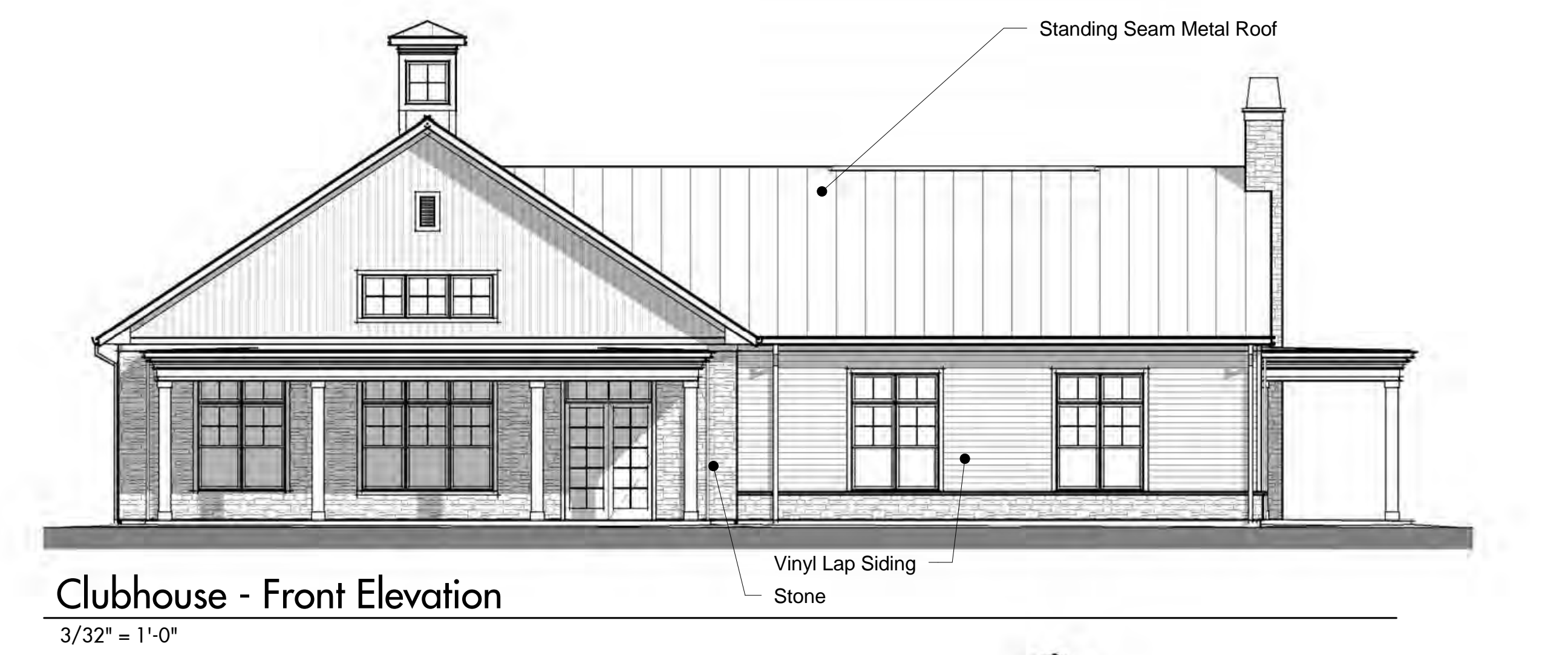
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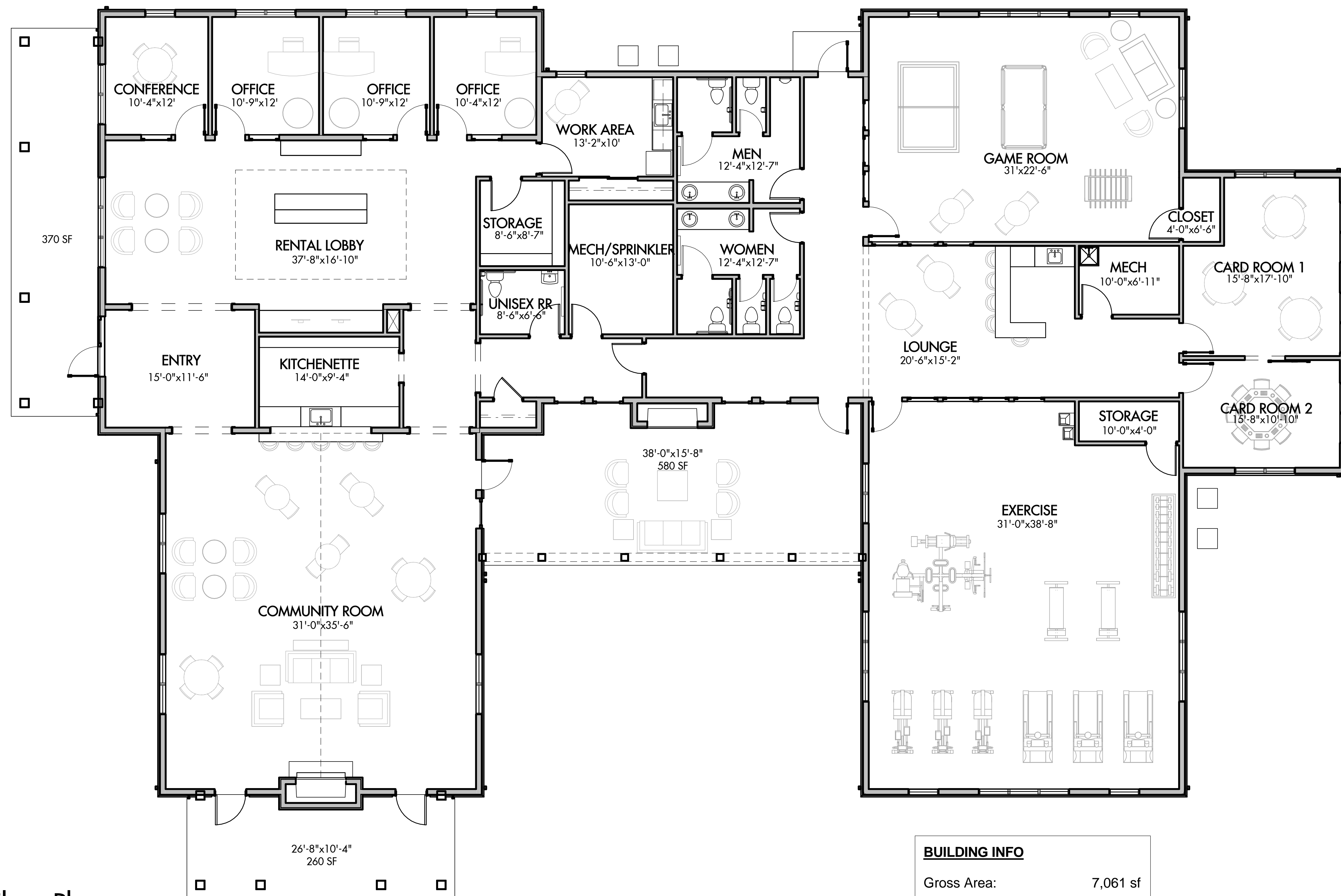
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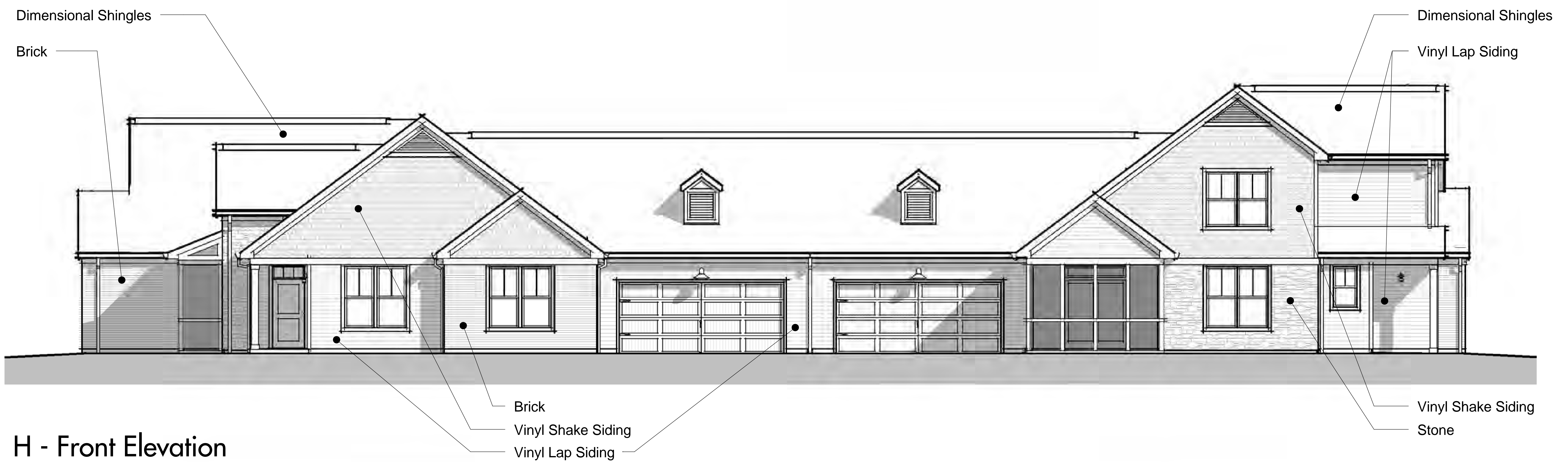


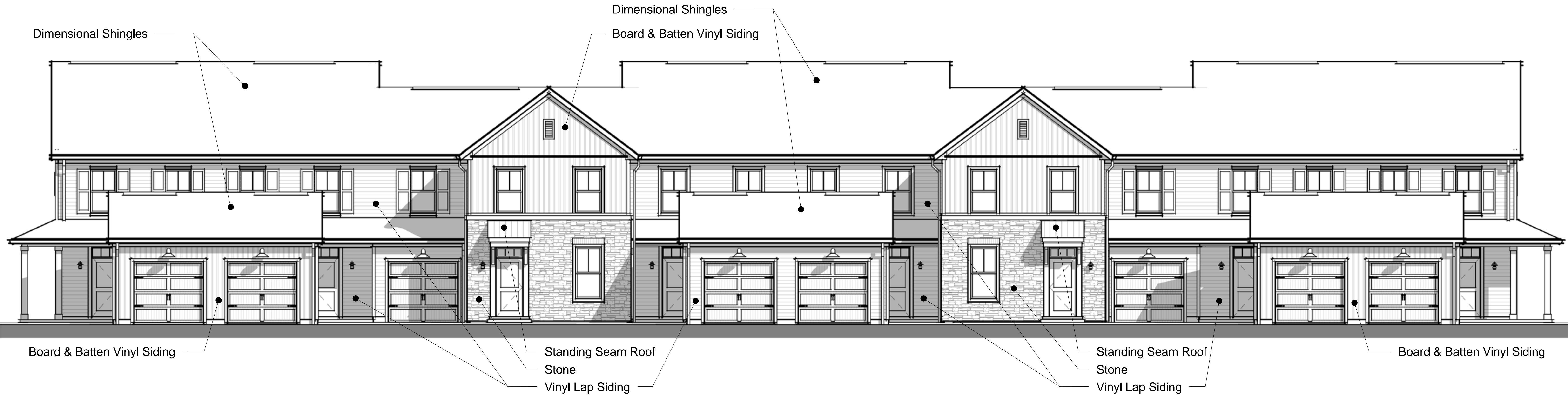
Clubhouse Floor Plan
 3/32" = 1'-0"

BUILDING INFO	
Gross Area:	7,061 sf
Building Height:	33'-6"

EXHIBIT I







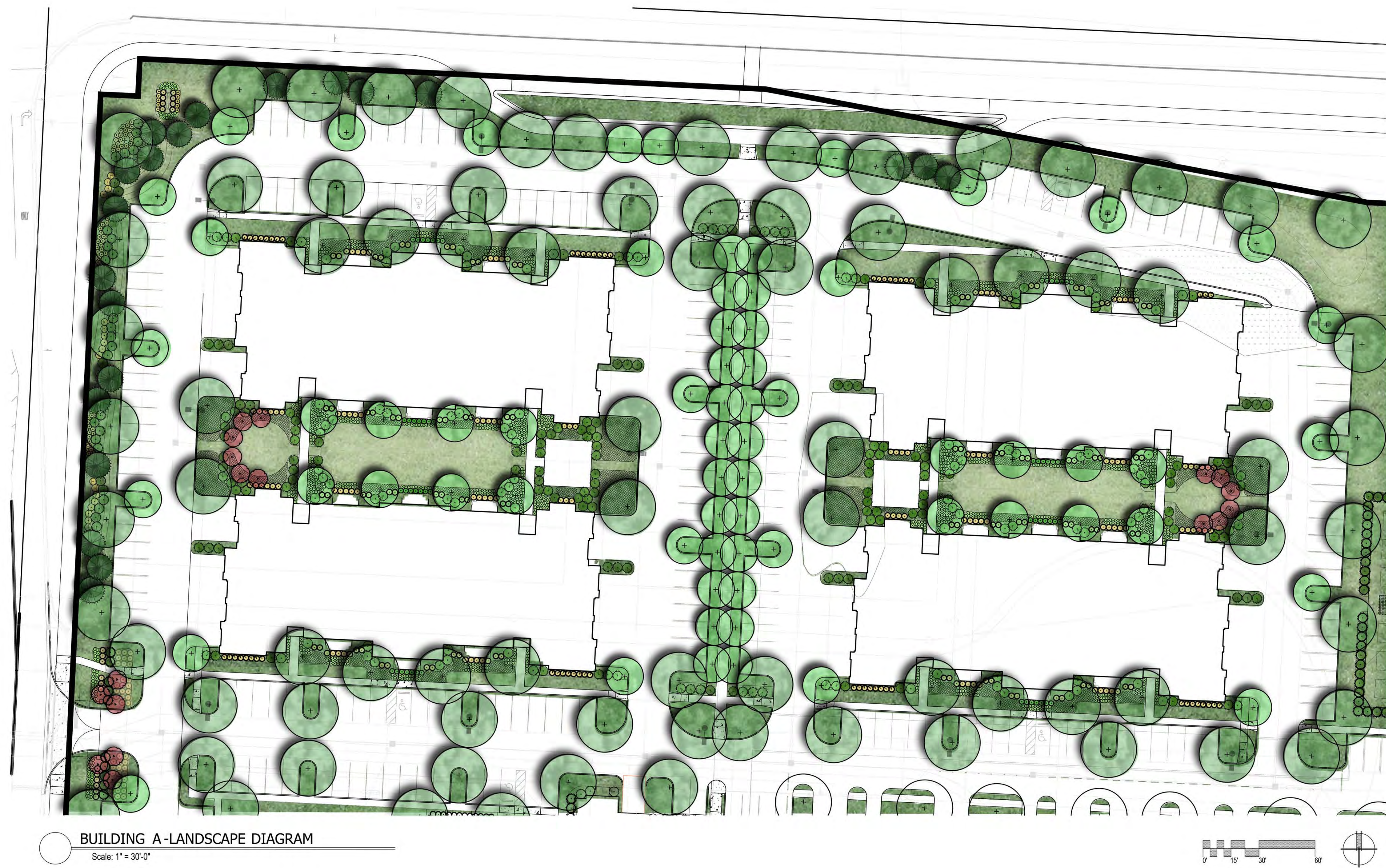
R - Front Elevation



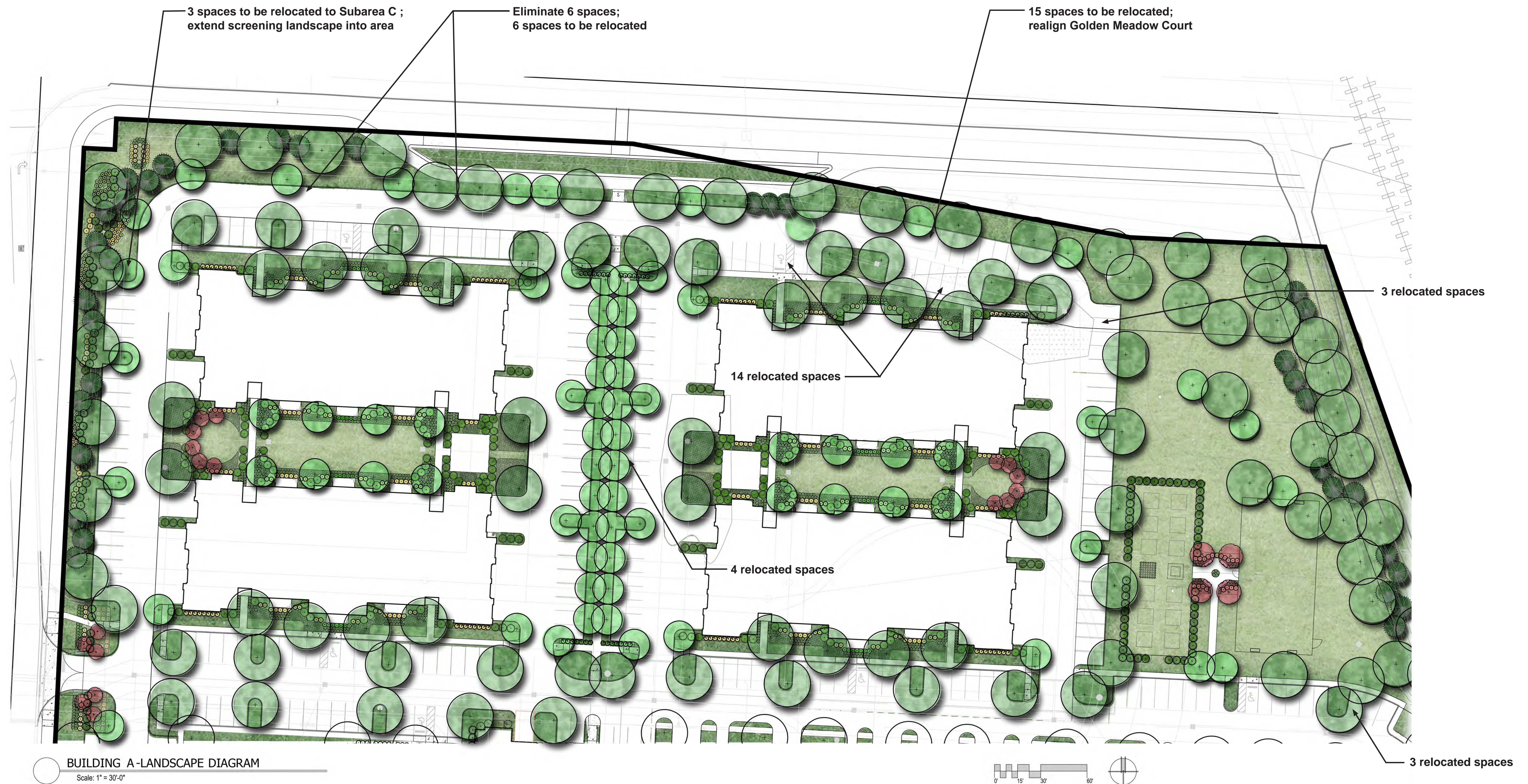
REVEAL
VISUALS

POWELL GRAND
RESORT LIVING





SUBMITTED PLAN



PLAN WITH PARKING REVISIONS

Spaces removed:	6 spaces
Spaces relocated:	24 spaces
Total spaces removed and/or relocated from roadway frontage :	30 spaces