

# PHASE 3 NEW BUILDINGS

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DATE: MARCH 24, 2015

REVISION DATES:

PROJECT:

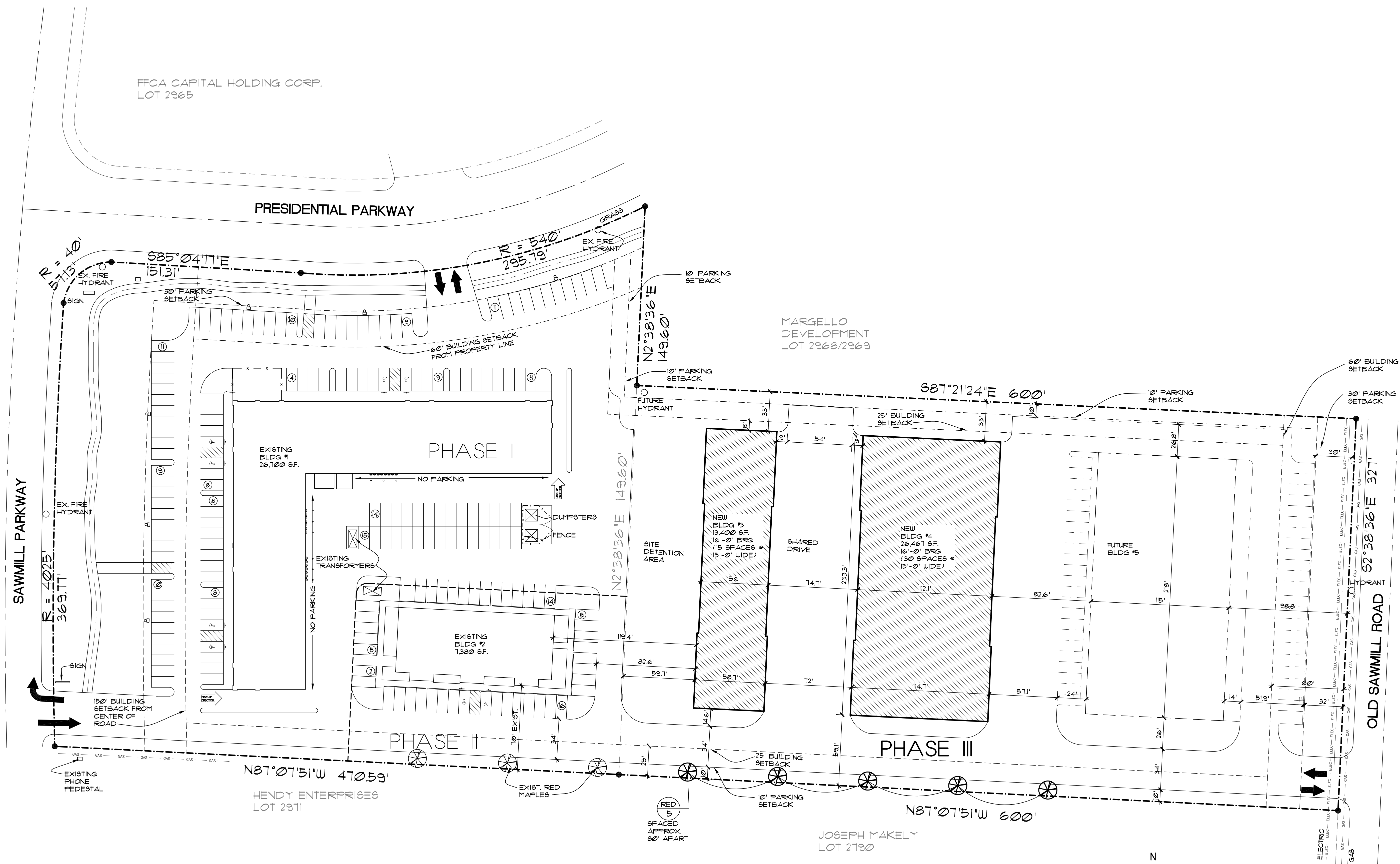
**MARGELLO DEVELOPMENT**  
PRESIDENTIAL POINTE  
PHASE 3  
XX SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: CA205

SHEET TITLE:

**ARCHITECTURAL  
SITE PLAN**

SHEET NUMBER:



**PLANTING SPECIFICATIONS:**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
RED	RED MAPLE	ACER RUBRUM	2' CAL.

**LANDSCAPE NOTES:**

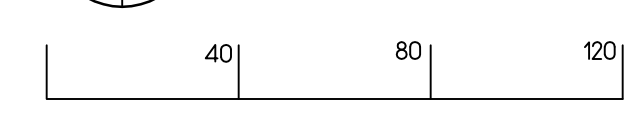
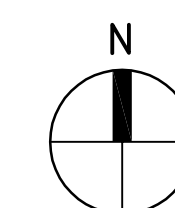
- TREES SHALL BE SUBSTITUTED AS LONG AS THE TREES HAVE THE COMPARABLE SIZE & GROWTH RATE
- COORDINATE ALL TREES W/ THE UNDERGROUND UTILITIES BEFORE INSTALLATION

**SITE NOTES:**

- ALL ELECTRICAL RUNS IN PHASE I & II ARE FROM THE EXISTING TRANSFORMER UNDERGROUND TO THE ELECTRICAL METERS ON THE BACK OF THE BUILDINGS
- ALL DUMPSTERS SHALL HAVE A 6'-0" H FENCE AROUND THEM W/ A SWING GATE
- SEE THE EARLIER APPROVED ENGINEERING SITE UTILITY PLAN FOR ALL UTILITY LOCATIONS TO THE SITE
- PROVIDE ASPHALT RAMP ON TO SIDEWALK @ EVERY HANDICAP STRIPPED LOCATION AS REQ'D PER ADDAG
- ALL PARKING, SIDEWALKS & FINISH GRADES SHALL ALIGN. SEE THE CIVIL ENGINEERING DRAWINGS.
- ALL SIDEWALK CROSS SLOPE SHALL BE LESS THEN OR EQUAL TO 2% MAX.

**SETBACKS:**

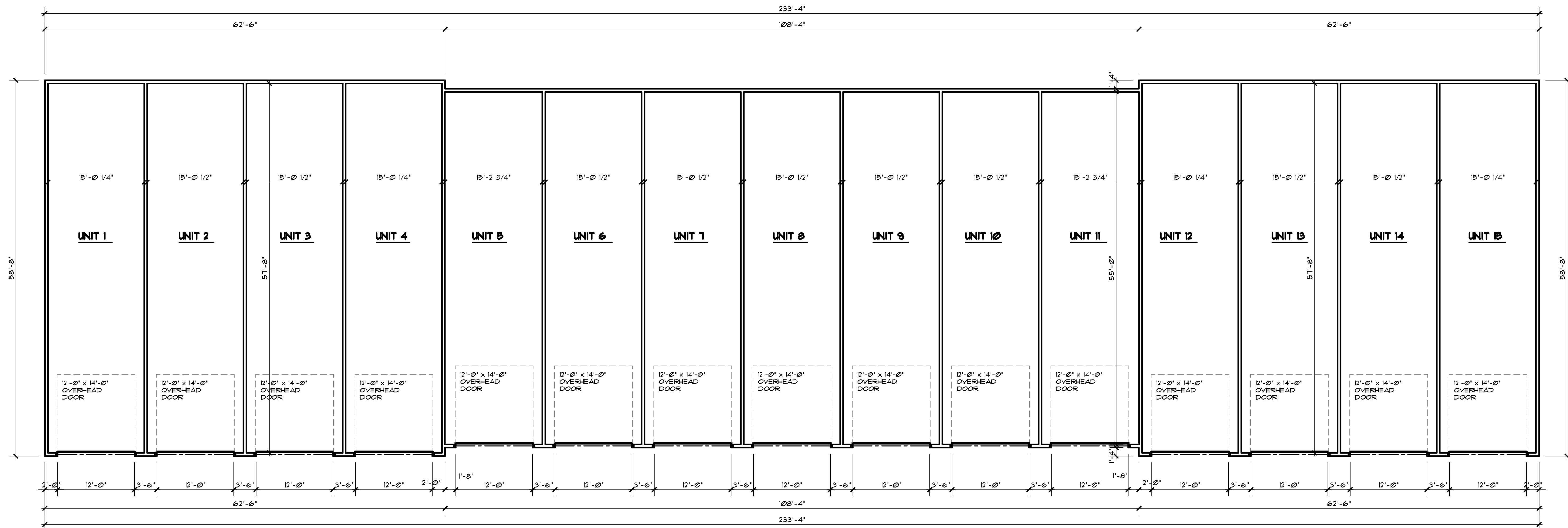
	REQUIRED	ACTUAL
FRONT BUILDING SETBACK (SAWMILL PARKWAY)	15'	192.3'
FRONT PAVEMENT SETBACK (SAWMILL PARKWAY)	15'	75'
FRONT BUILDING SETBACK (OLD SAWMILL RD)	60'	92.8'
FRONT PAVEMENT SETBACK (OLD SAWMILL RD)	30'	31'
SIDE BUILDING SETBACK (PRESIDENTIAL PARKWAY)	60'	107.1'
SIDE PAVEMENT SETBACK (PRESIDENTIAL PARKWAY)	30'	30'
SIDE BUILDING SETBACK (NORTH)	25'	33'
SIDE PAVEMENT SETBACK (NORTH)	10'	10'
SIDE BUILDING SETBACK (SOUTH)	25'	59.1'
SIDE PAVEMENT SETBACK (SOUTH)	10'	10'
BUILDING SEPARATION:	50'	86.9'/60'



Site Plan



C:\NAME CLARKE D:\Z PROJECT RECORDS\COMMERCIAL-RECORDS\MARGELLO DEVELOPMENT\RESIDENTIAL-POINTE WAREHOUSE BLDGS\A2-BLDG\PLANNING DATE: MAR 23, 2015 TIME: 5:19 PM



# PHASE 3 NEW BUILDINGS

**BUILDING 3 PLAN**  
1/8" = 1'-0"

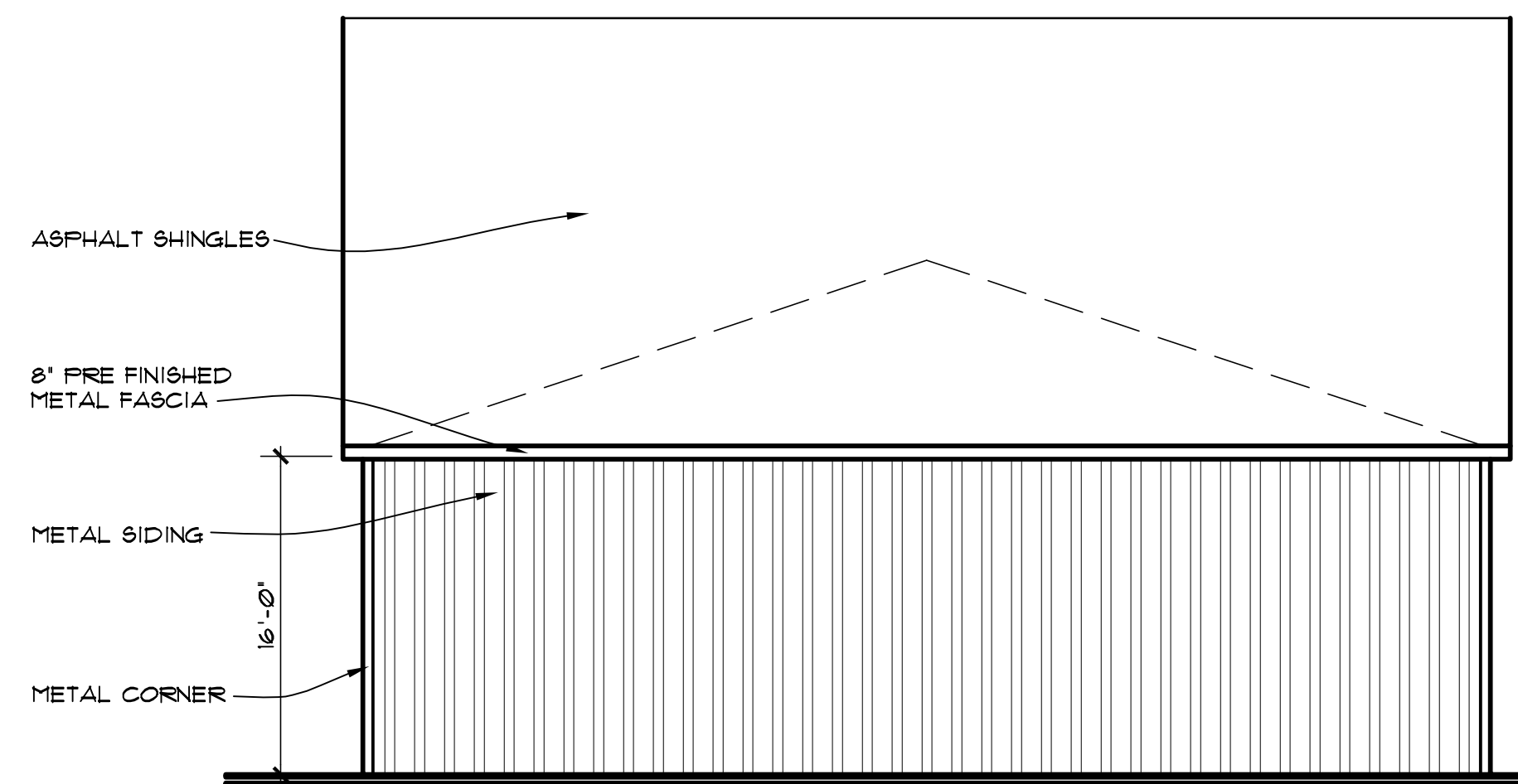
AREA: \_\_\_\_\_  
BUILDING: 13,400 SF

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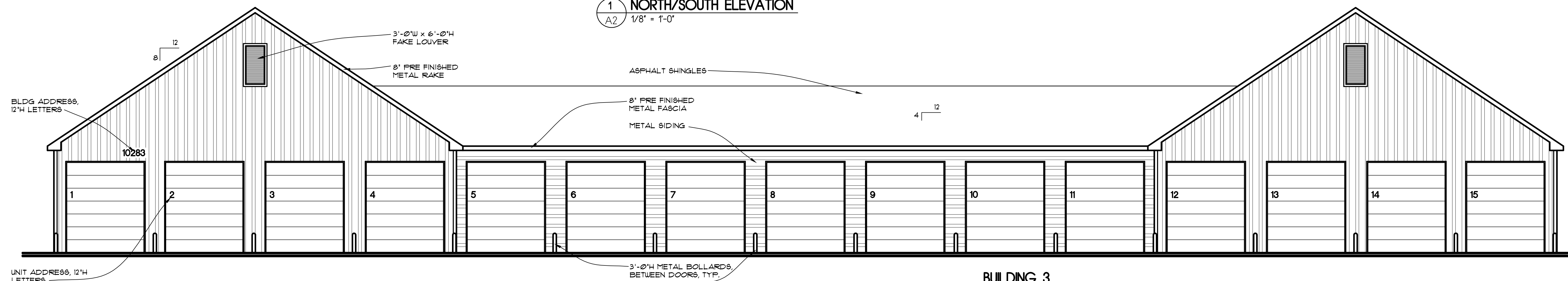
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RESIDENTIAL-POINTE  
PHASE 3  
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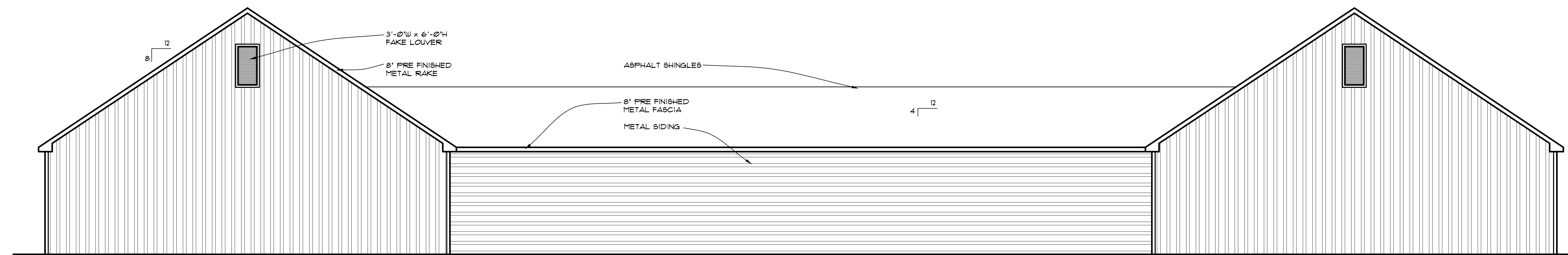
SHEET TITLE:  
**BUILDING 3 PLAN**  
SHEET NUMBER: A1



**BUILDING 3**  
**1 NORTH/SOUTH ELEVATION**  
A2 1/8" = 1'-0"



**BUILDING 3**  
**2 EAST ELEVATION**  
A2 1/8" = 1'-0"



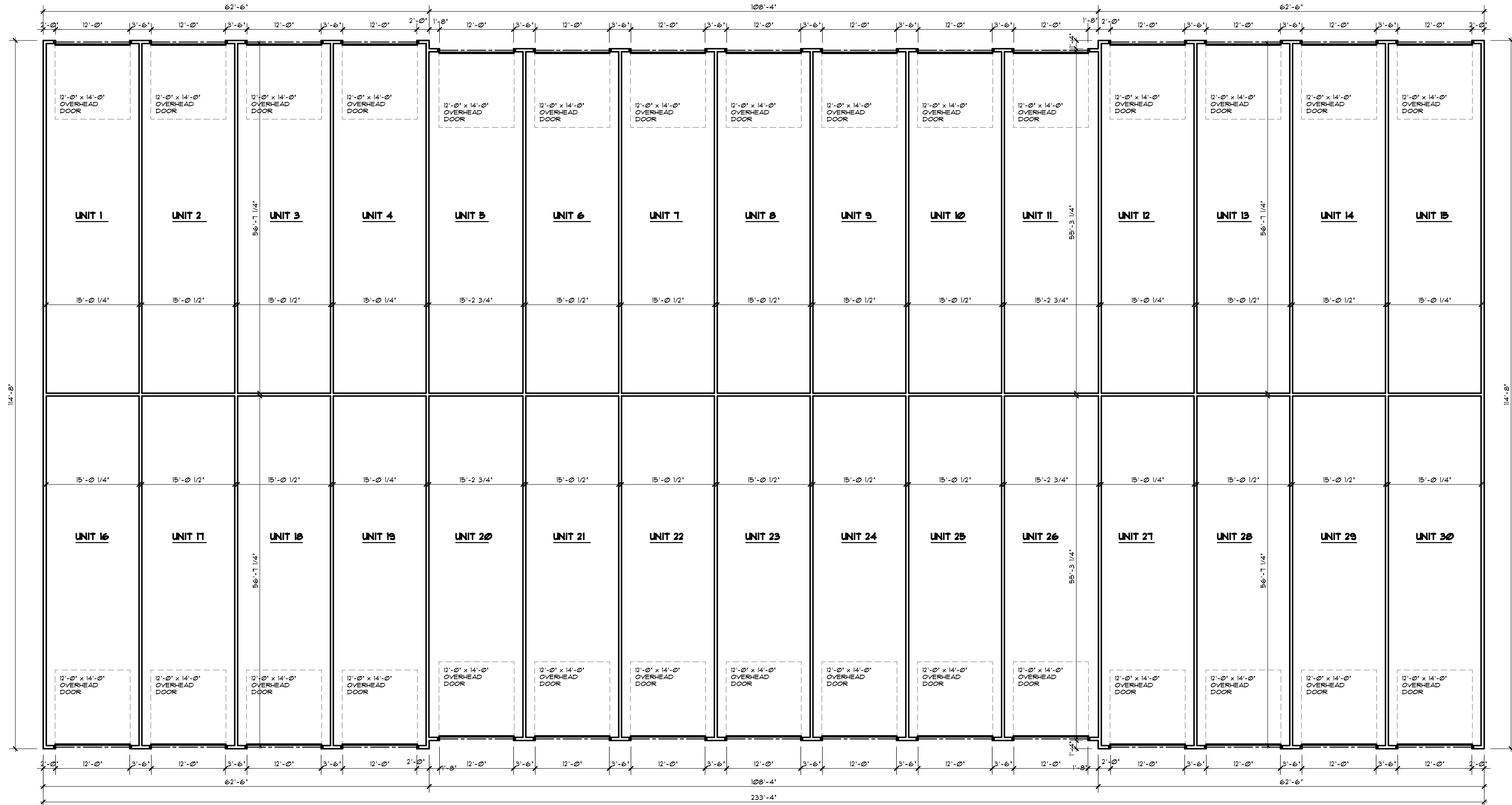
**BUILDING 3**  
**3 WEST ELEVATION**  
A2 1/8" = 1'-0"

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SHEET TITLE: **BUILDING 3 ELEVATIONS**  
SHEET NUMBER: **A2**



**PHASE 3  
NEW BUILDINGS**

**BUILDING 4 PLAN**  
1/8" = 1'-0"

AREA:  
BUILDING: 26,467 SF

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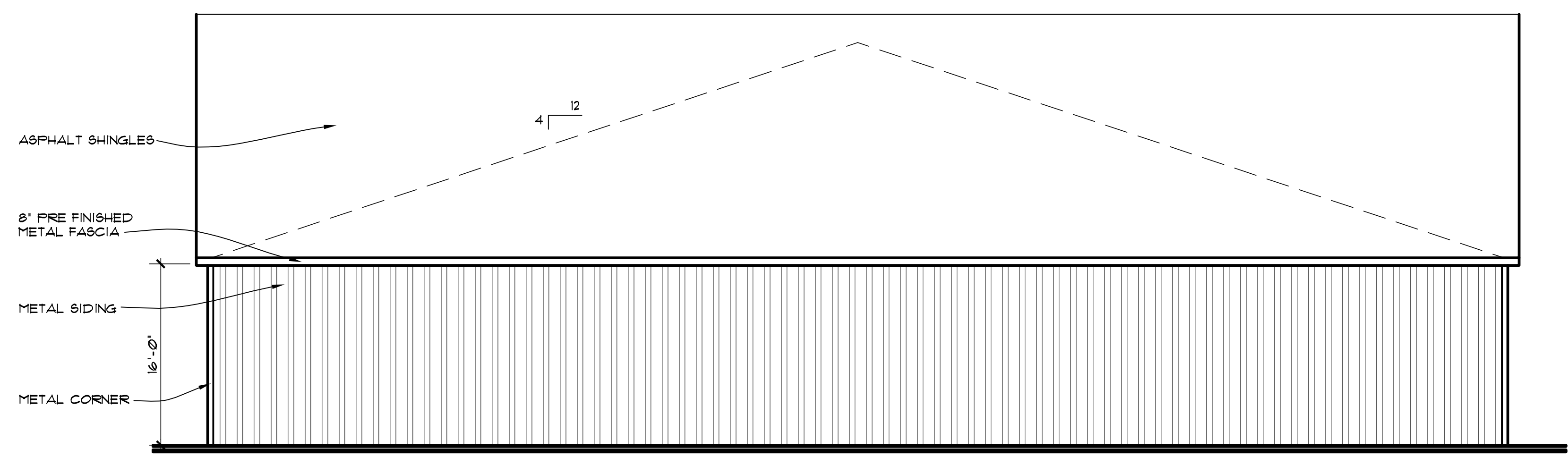
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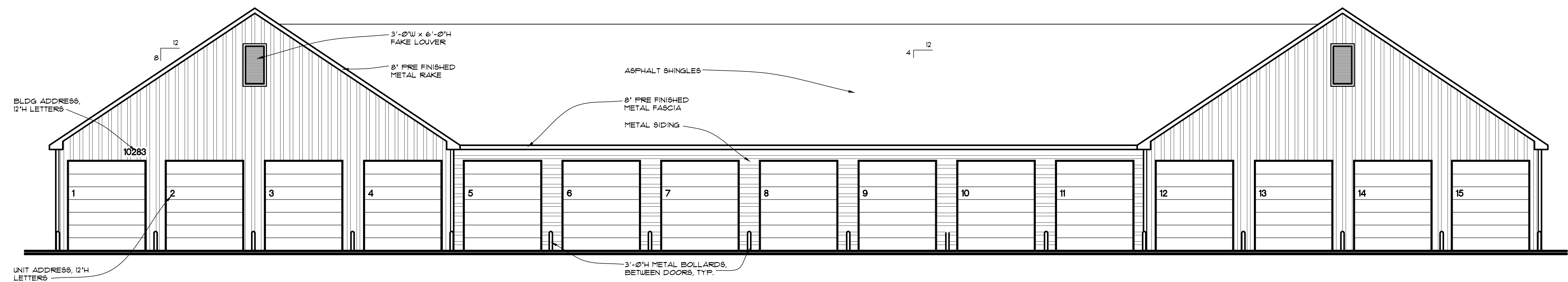
SHEET TITLE:  
**BUILDING 4 PLAN**

SHEET NUMBER:

PHASE 3  
NEW BUILDINGS



**BUILDING 4**  
1 NORTH/SOUTH ELEVATION  
A4 1/8" = 1'-0"



**BUILDING 4**  
2 EAST/WEST ELEVATION  
A4 1/8" = 1'-0"

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SHEET TITLE: BUILDING 4 ELEVATIONS  
SHEET NUMBER: A4