

<u>DEVELOPER:</u>	<u>ENGINEER:</u>
BLUE SKY CAR WASH	CESO, INC.
441 KEISEL CT.	2800 CORPORATE EXCHANGE DR., SUITE 160
POWELL, OH 43065	COLUMBUS, OH 43231
CONTACT: BARRY NUTTER	CONTACT: JEFF TIBBITTS
PHONE: 614.580.1014	PHONE: 614.794.7080
EMAIL: BARRYNUTTER1@YAHOO.COM	EMAIL: TIBBITTS@CESOINC.COM

<u>PROPERTY DATA:</u>	
PARCEL OWNER:	WEDGEWOOD LIMITED PARTNERSHIP 1
PARCEL ID:	319-344-05-010-007
ADDRESS:	10688 SAWMILL PKWY., POWELL, OH 43065
PROPERTY AREA:	0.922 ACRES
FEMA FLOODPLAIN DESIGNATION:	ZONE X (MAP # 39041C0239K; REV. 04.16.2009)
ZONING:	LIBERTY TOWNSHIP PLANNED COMMERCIAL I
EXISTING USE:	VACANT LOT
PROPOSED USE:	CAR WASH

SETBACKS:	REQUIRED/PERMITTED	PROPOSED
BUILDING FRONTAGE -	75' (SAWMILL PKWY)	124'
BUILDING SIDEYARD -	N/A	30'
BUILDING REAR -	N/A	30'
PARKING FRONTAGE -	75' (SAWMILL PKWY)	75'
PARKING SIDEYARD -	N/A	1'
PARKING REAR -	N/A	32'
SIGNAGE -	N/A	N/A
BUILDING/SITE DIMENSIONS:	REQUIRED/PERMITTED	PROPOSED
MAX. BUILDING HEIGHT -	35'	22'
BUILDING COVERAGE -	N/A	11%
IMPERVIOUS COVERAGE -	70%	68%
OPEN SPACE -	30%	32%
PARKING:	REQUIRED/PERMITTED	PROPOSED
TOTAL SPACES -	4 SPACES*	8 SPACES
ADA SPACES -	1 SPACE	1 SPACE
*PARKING CALCULATION: LIBERTY TWP ZONING RESOLUTION, 11/18/15 USE = COMMERCIAL (UN-SPECIFIED IN ZONING RESOLUTION); ASSUMED REQUIREMENT 1 SPACE FOR EACH EMPLOYEE 1 SPACE X (4 EMPLOYEES) = 4 SPACES		

[illegible]

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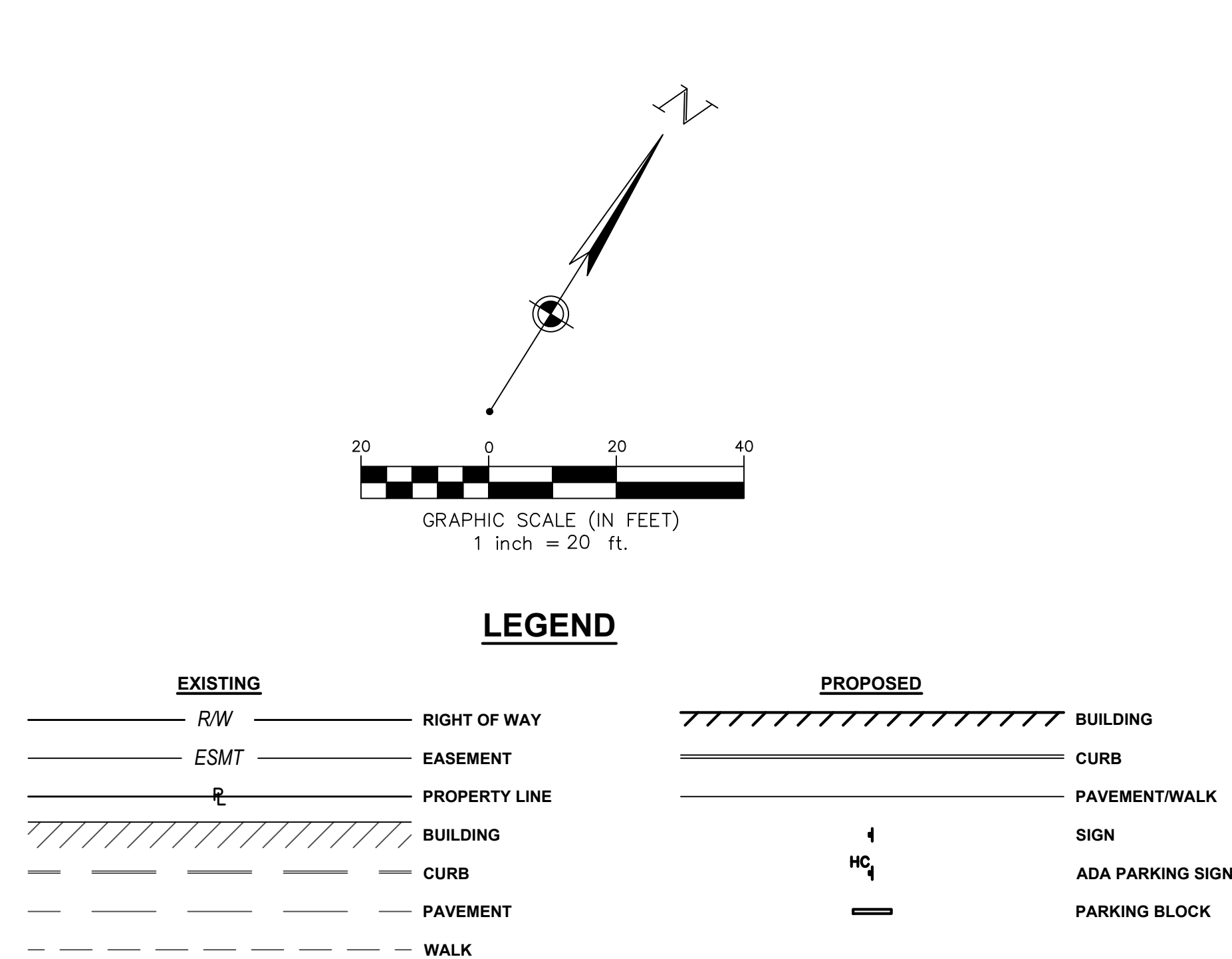
ZONING SITE PLAN



BLUE SKY CAR WASH

OHIO

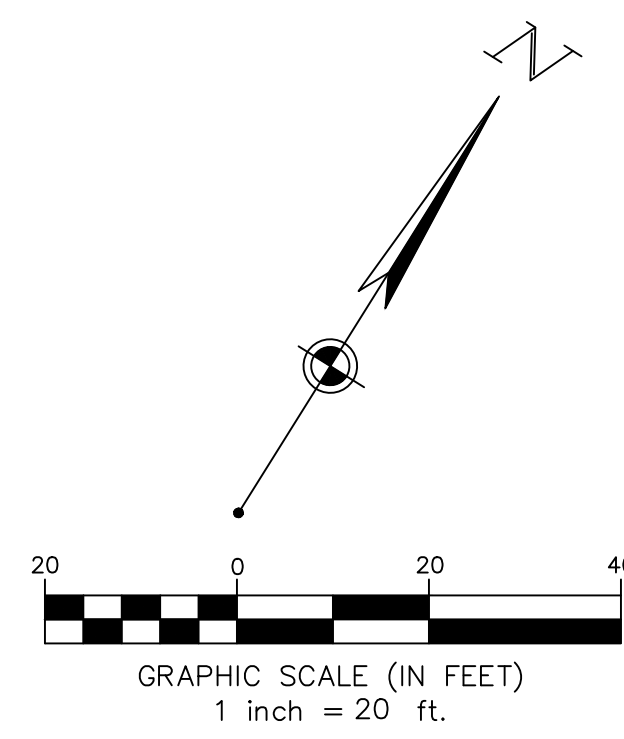
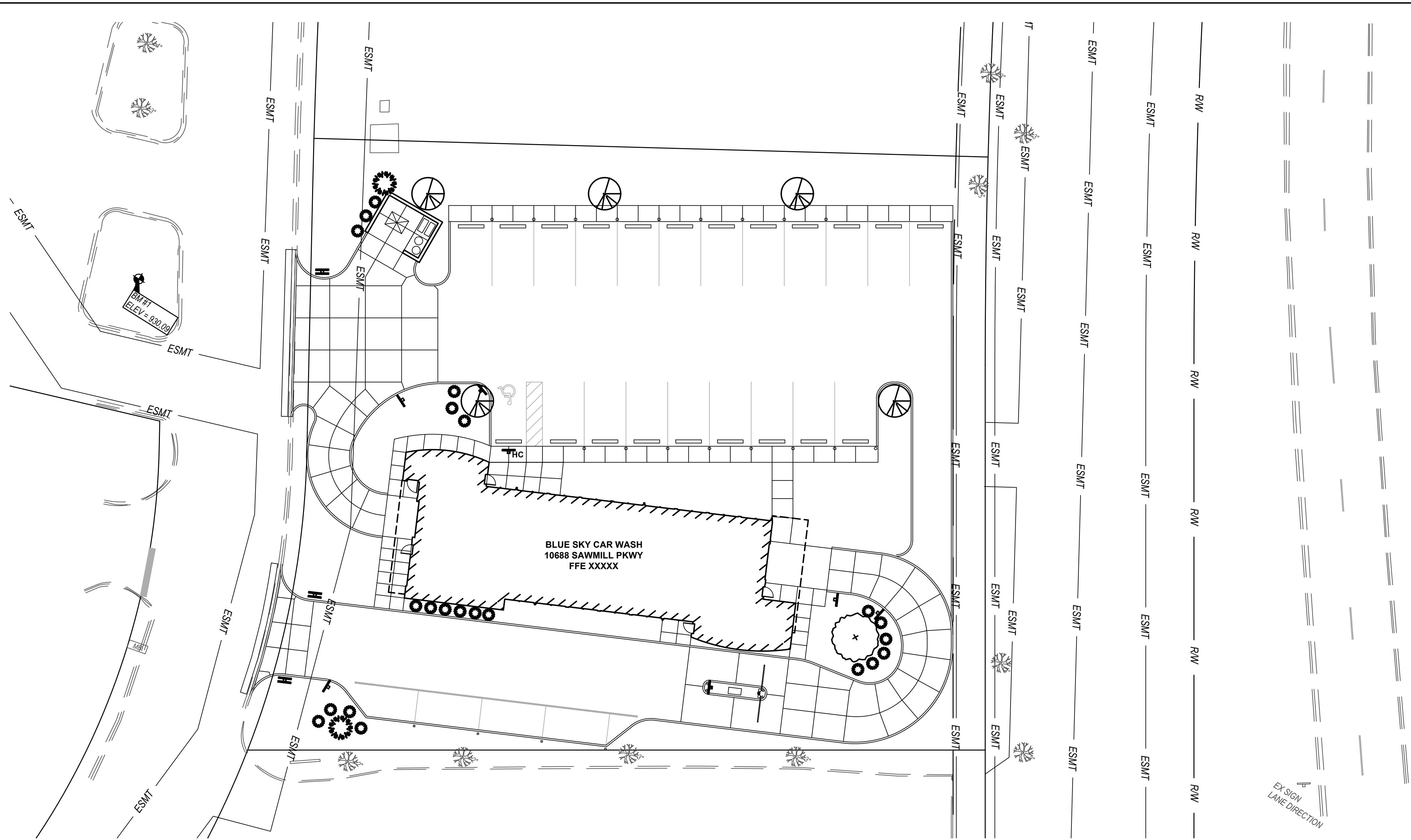
CITY OF POWELL

ISSUE: P&Z ADMIN. REVIEW	
DATE: 03.30.2016	
JOB NO.:	752185
DESIGN:	JRM
DRAWN:	JRM
CHECKED:	JAT
SHEET NO. C-0.1	



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	5	SE4	SINGLE	1.000	1-EANA_E4540_____	123	10370	B2-U0-G2
	2	D3E4	2 @ 90 DEGREES	1.000	2-EANA_E4540_____	246	20740	B2-U0-G2

<div style="text-align: center;"> <h1>LIGHTING PLAN</h1> </div>		<div style="text-align: center;"> <h1>BLUE SKY CAR WASH</h1> </div>		<div style="text-align: center;"> <h1>CITY OF POWELL</h1> </div>		<div style="text-align: center;"> <h1>OHIO</h1> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <p>ISSUE:</p> <p>P&Z ADMIN. REVIEW</p> </div> <div> <p>DATE:</p> <p>03.30.2016</p> </div> </div>							
<p>JOB NO.:</p> <p>752185</p>		<p>DESIGN:</p> <p>LEA</p>		<p>DRAWN:</p> <p>JRM</p>		<p>CHECKED:</p> <p>JAT</p>	
<div style="text-align: center;"> <p>SHEET NO.</p> <p>C-2.1</p> </div>							

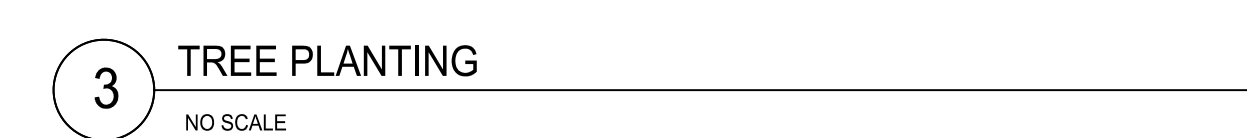
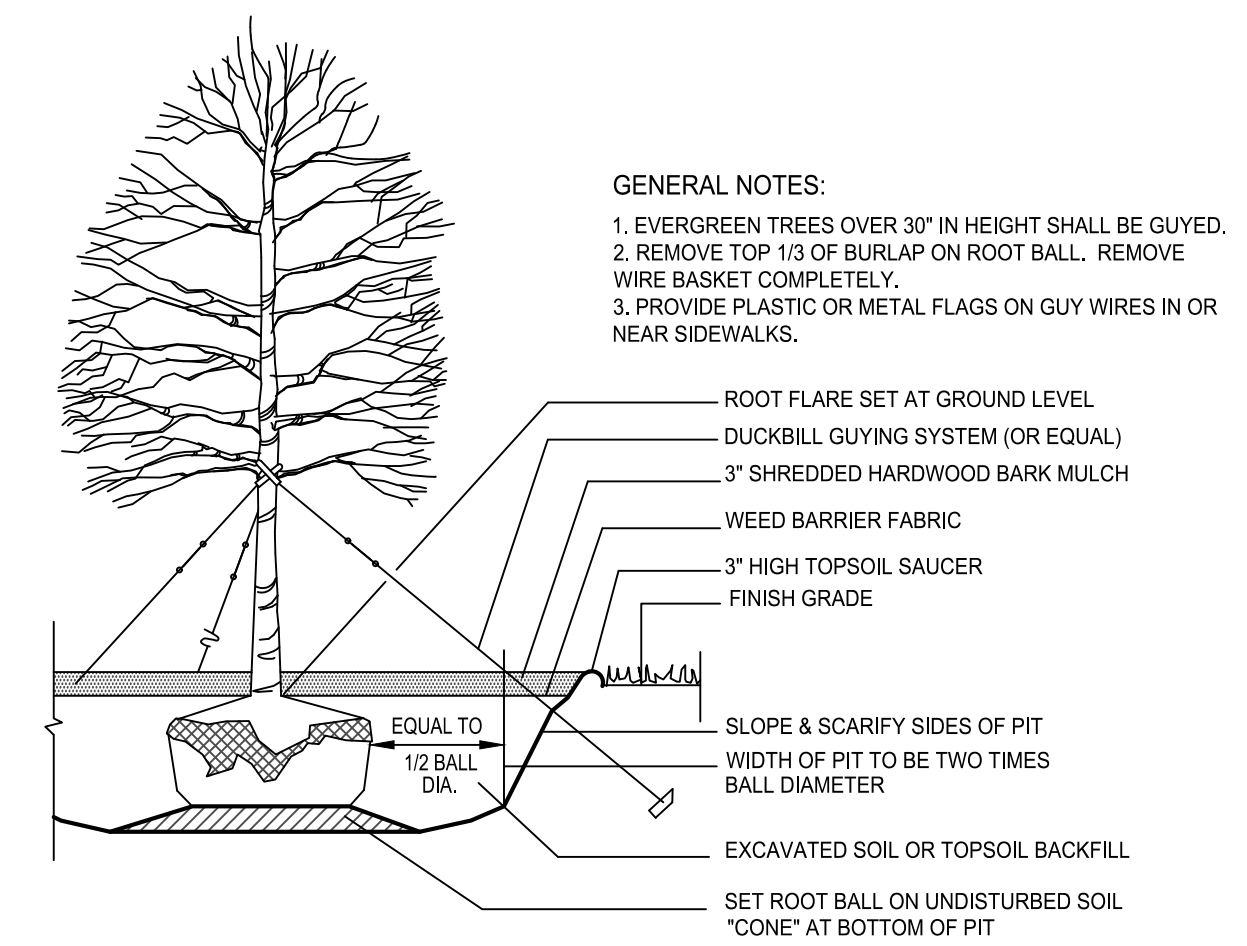
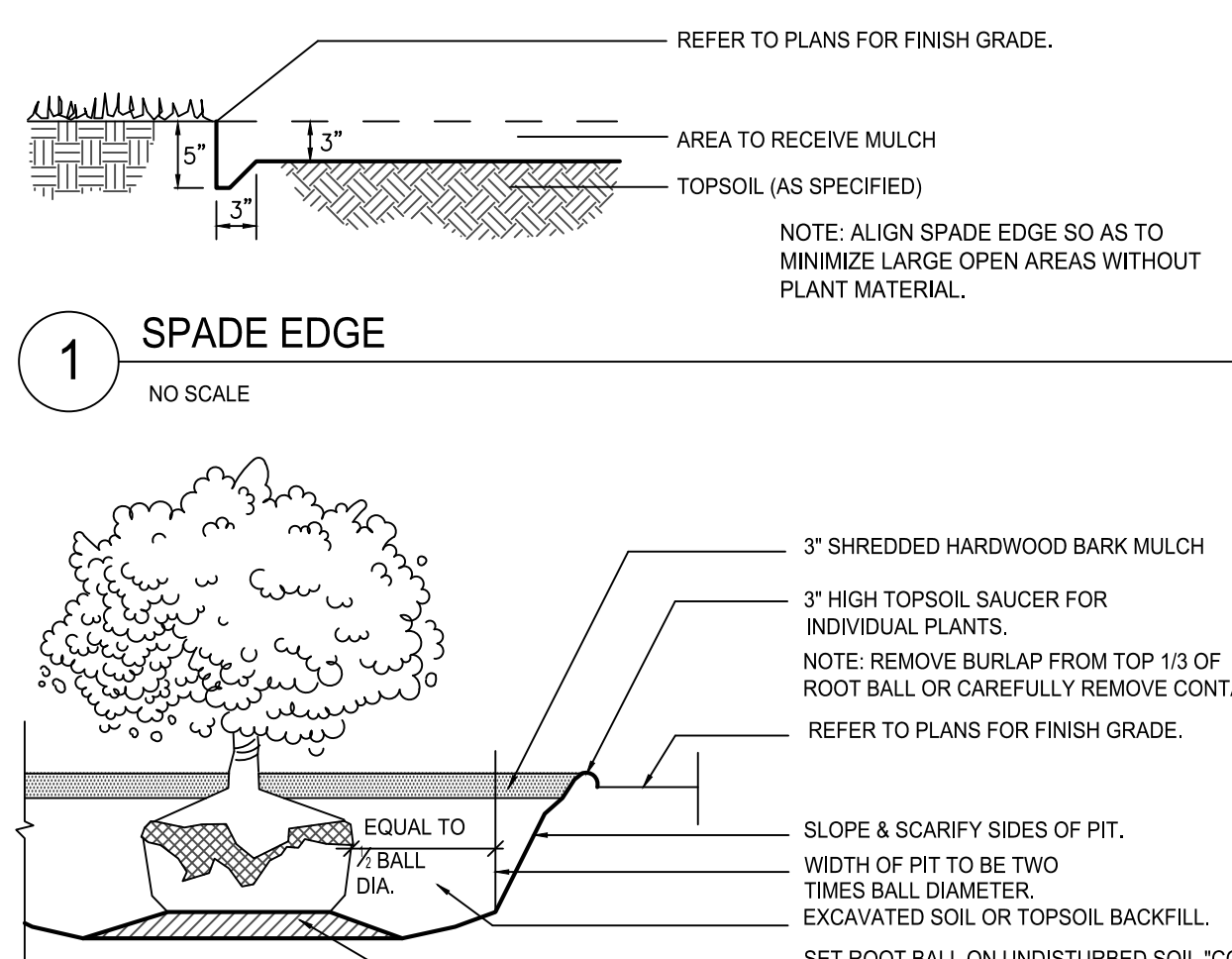


EXISTING		PROPOSED	
	R/W		BUILDING
	ESMT		CURB
	PROPERTY LINE		PAVEMENT/WALK
	BUILDING		SCORING
	CURB		SIGN
	PAVEMENT		ADA PARKING SIGN
	WALK		PARKING BLOCK
			SB - SHRUB (SPECIES TBD)
			SHT - SHADE TREE (SPECIES TBD)
			OT - ORNAMENTAL (SPECIES TBD)

- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE NORTHERN NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER/CONSTRUCTION MANAGER. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE MUNICIPALITY AND OWNER.
 - ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTH AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
 - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 - FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.

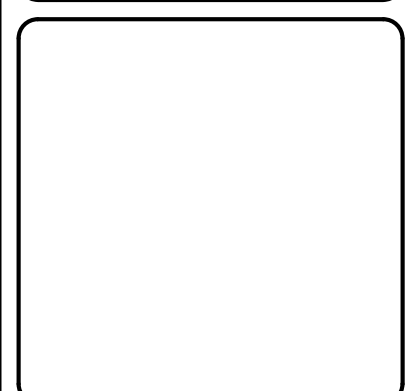
- SEEDING NOTES:**
- REFER TO STORM WATER POLLUTION PREVENTION PLANS (SWPPP) FOR TEMPORARY AND PERMANENT SEEDING DETAILS.

- IRRIGATION NOTES:**
- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATIONS SYSTEM. THE GC SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE GC SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.



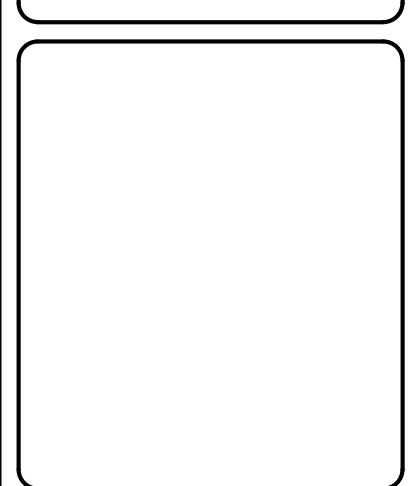
FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

REVISIONS		DESCRIPTION
NO.	DATE	





CREATION TO COMPLETION
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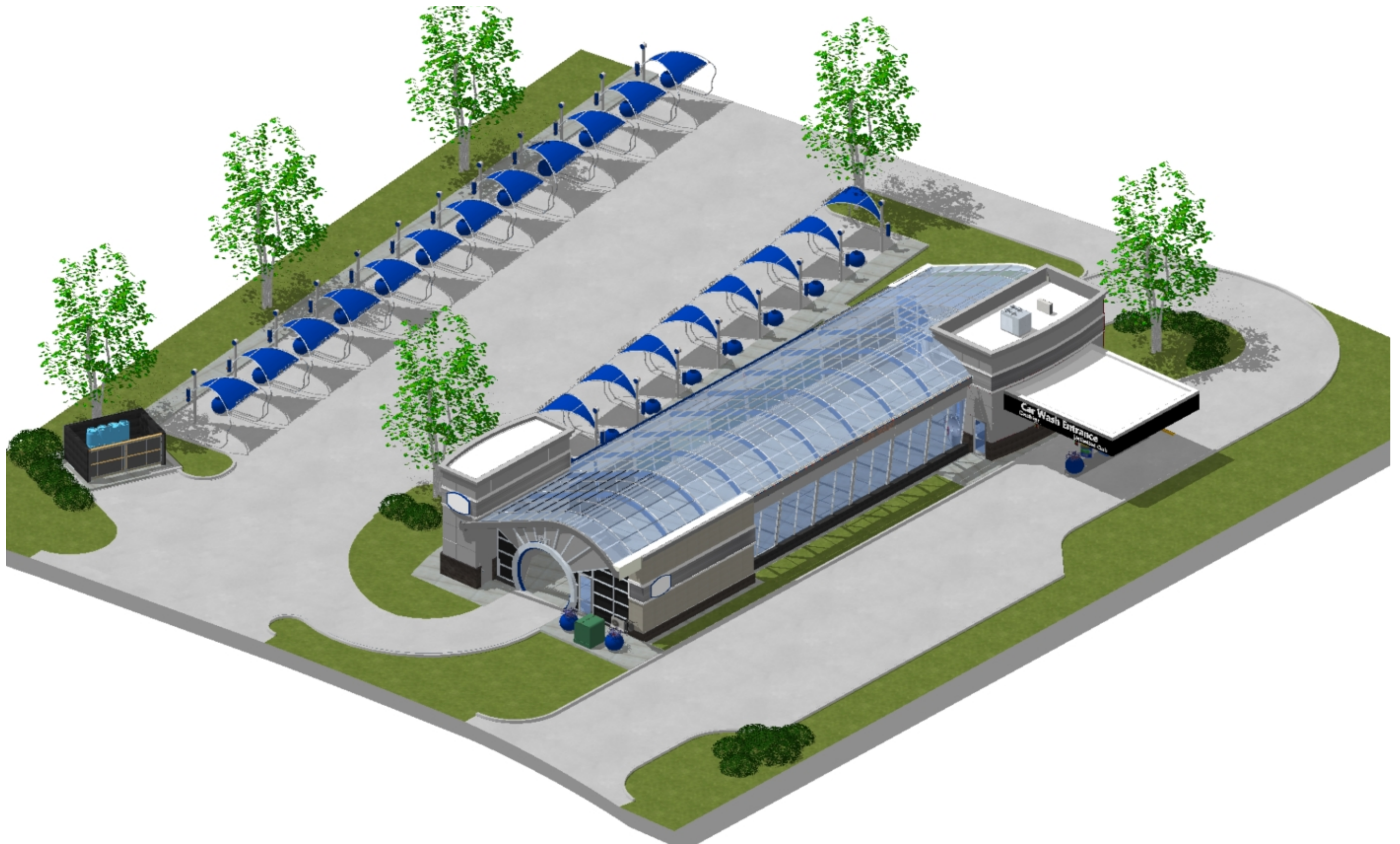
LANDSCAPE PLAN

BLUE SKY CAR WASH

CITY OF POWELL

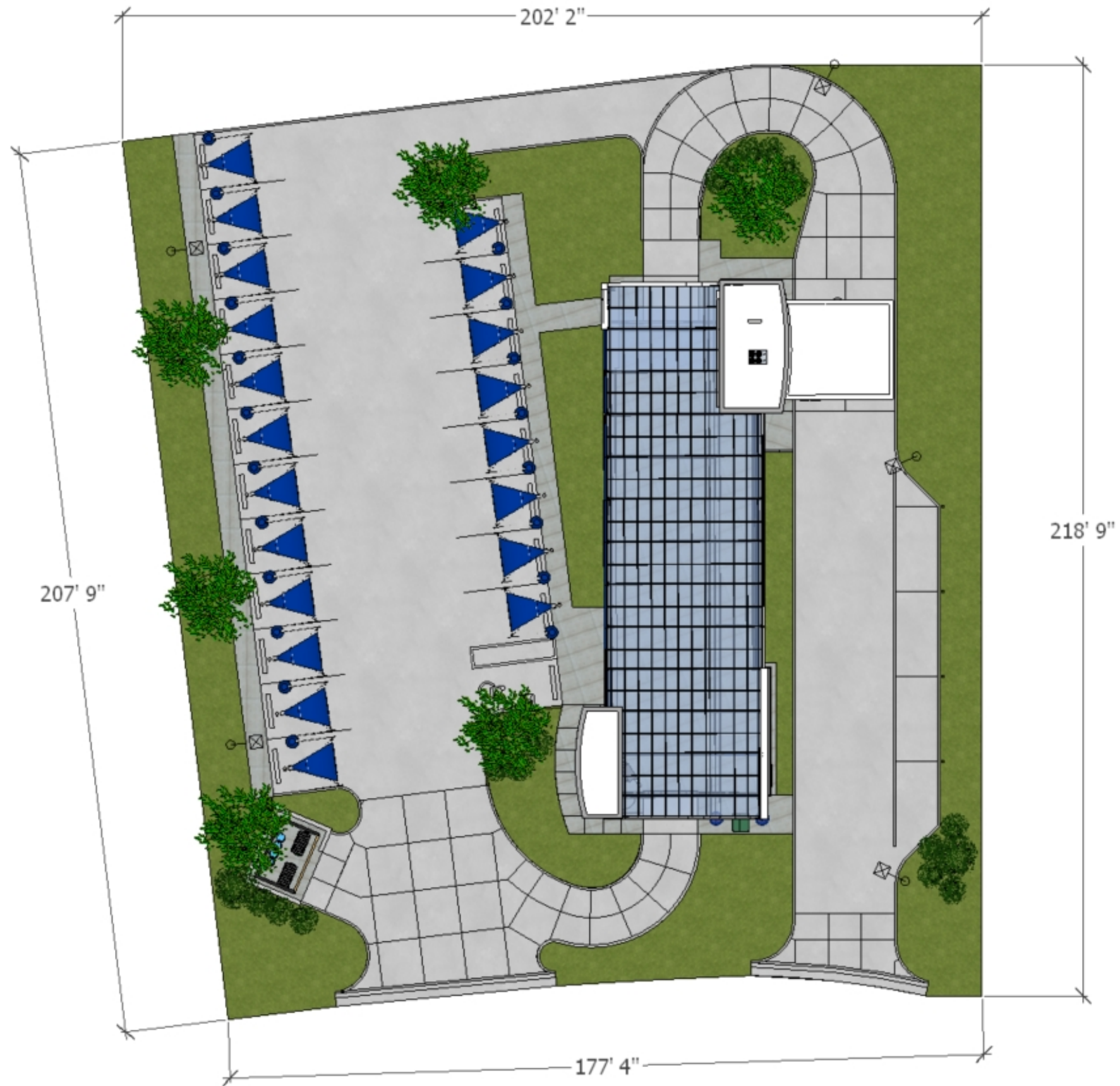
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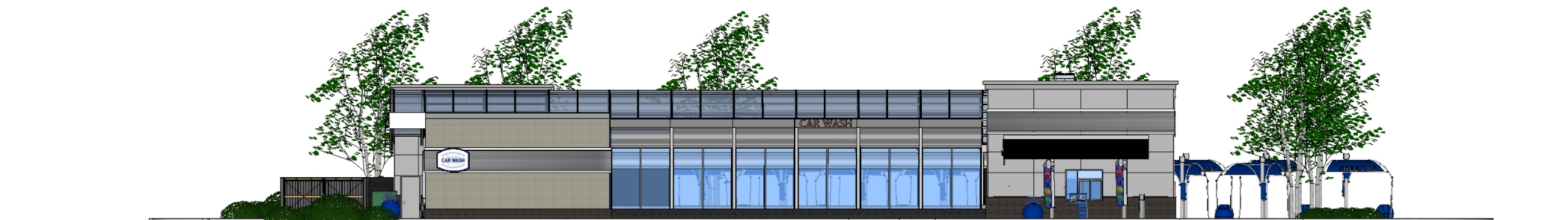
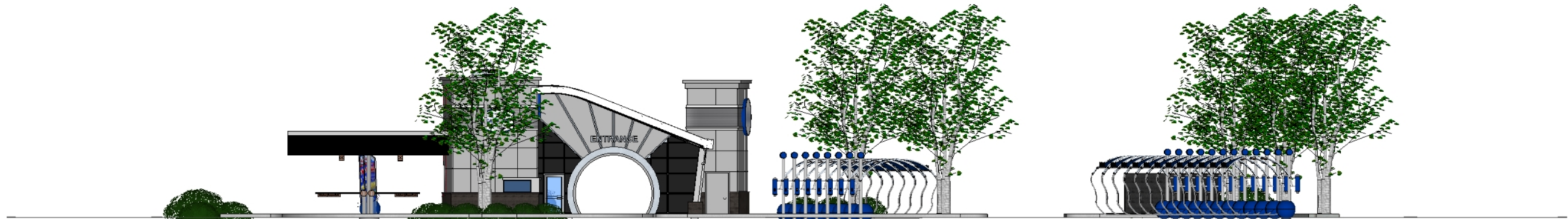
BARRY NUTTER
CAR WASH
BLUE SKY 2.4





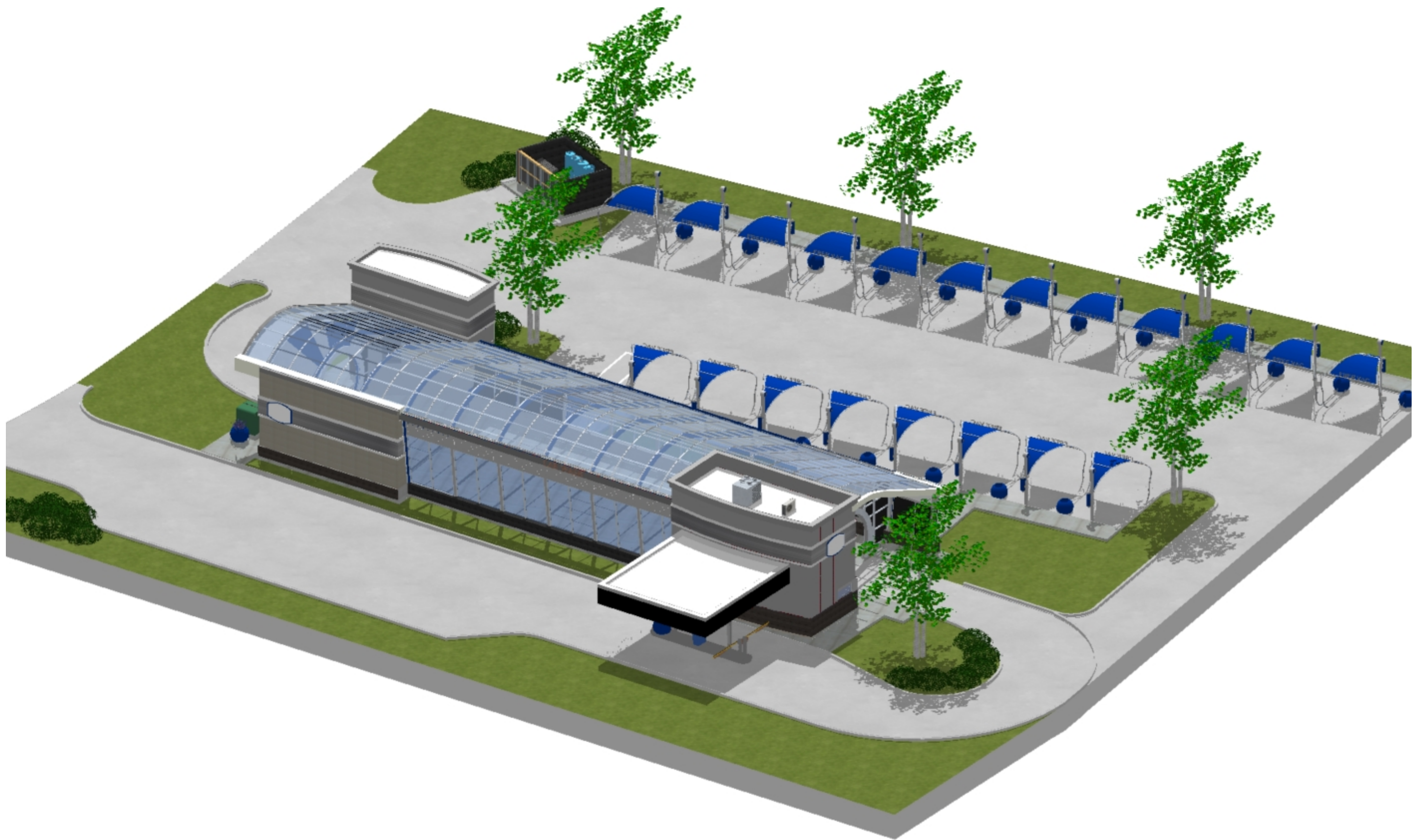
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BLUE SKY 2.4





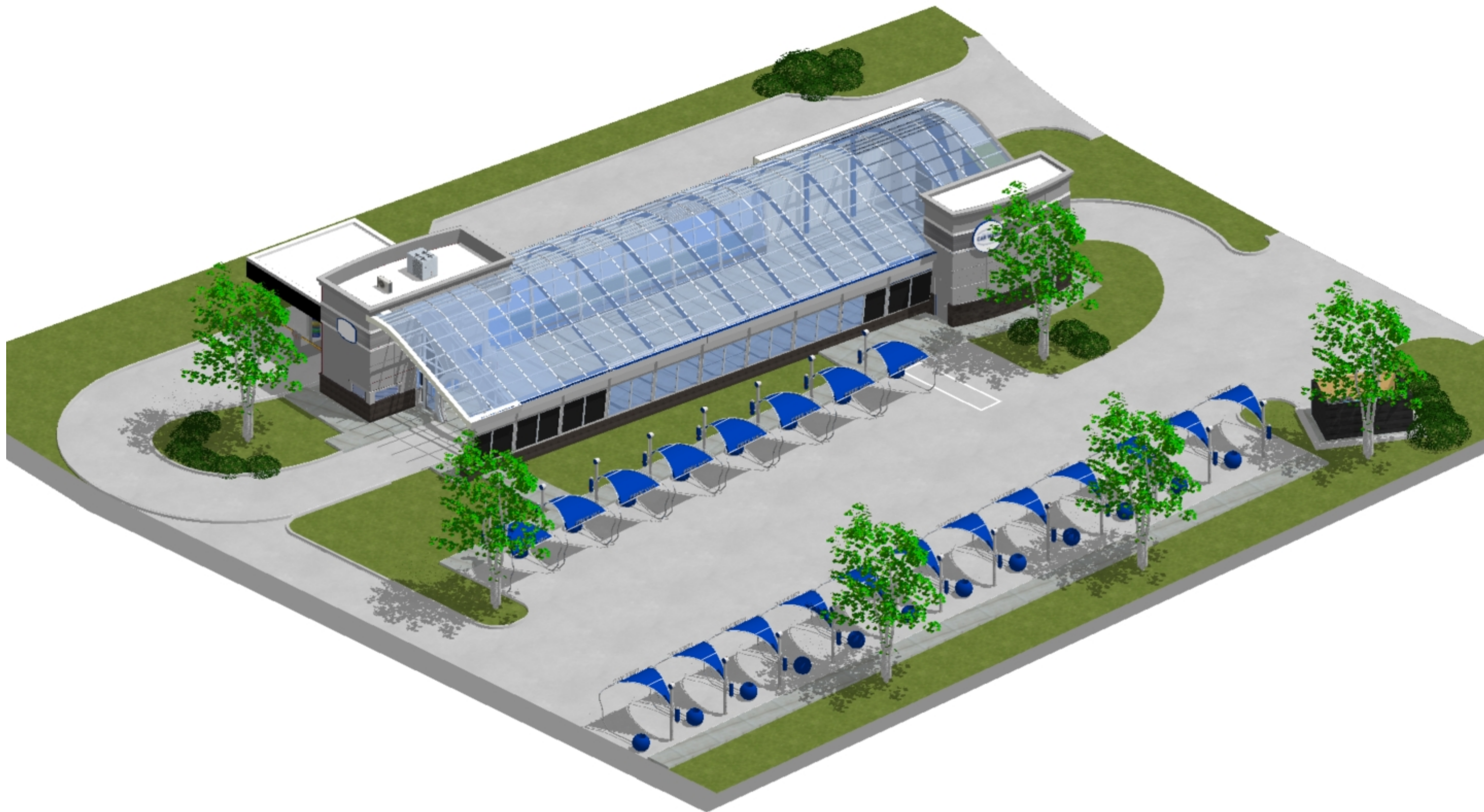
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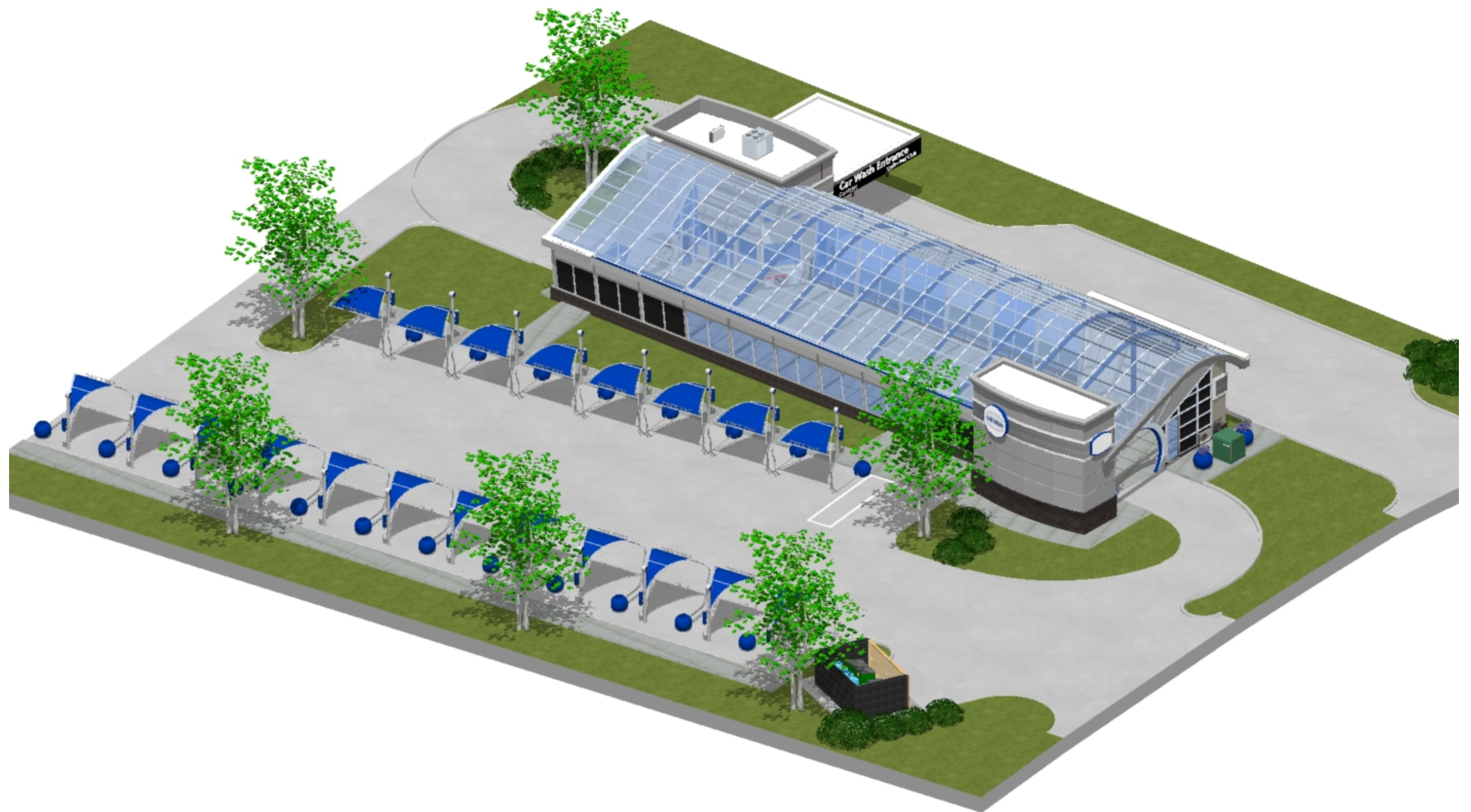
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