

**Owner/Developer Information:**  
GARDEN PLAZA, LLC  
5500 DUBLIN RD.  
DUBLIN, OHIO 43017  
CONTACT: DR. ALI KHAKSARFARD  
PH: 614-390-1124  
EMAIL: zelzeleh2@hotmail.com

**Architect Information:**  
THOMAS BEERY ARCHITECTS, INC.  
1890 NORTHWEST BLVD. SUITE 310  
COLUMBUS, OHIO 43212  
CONTACT: DARRELL PAPPA  
PH: 614-221-9433  
EMAIL: dpappa@beeryarch.com

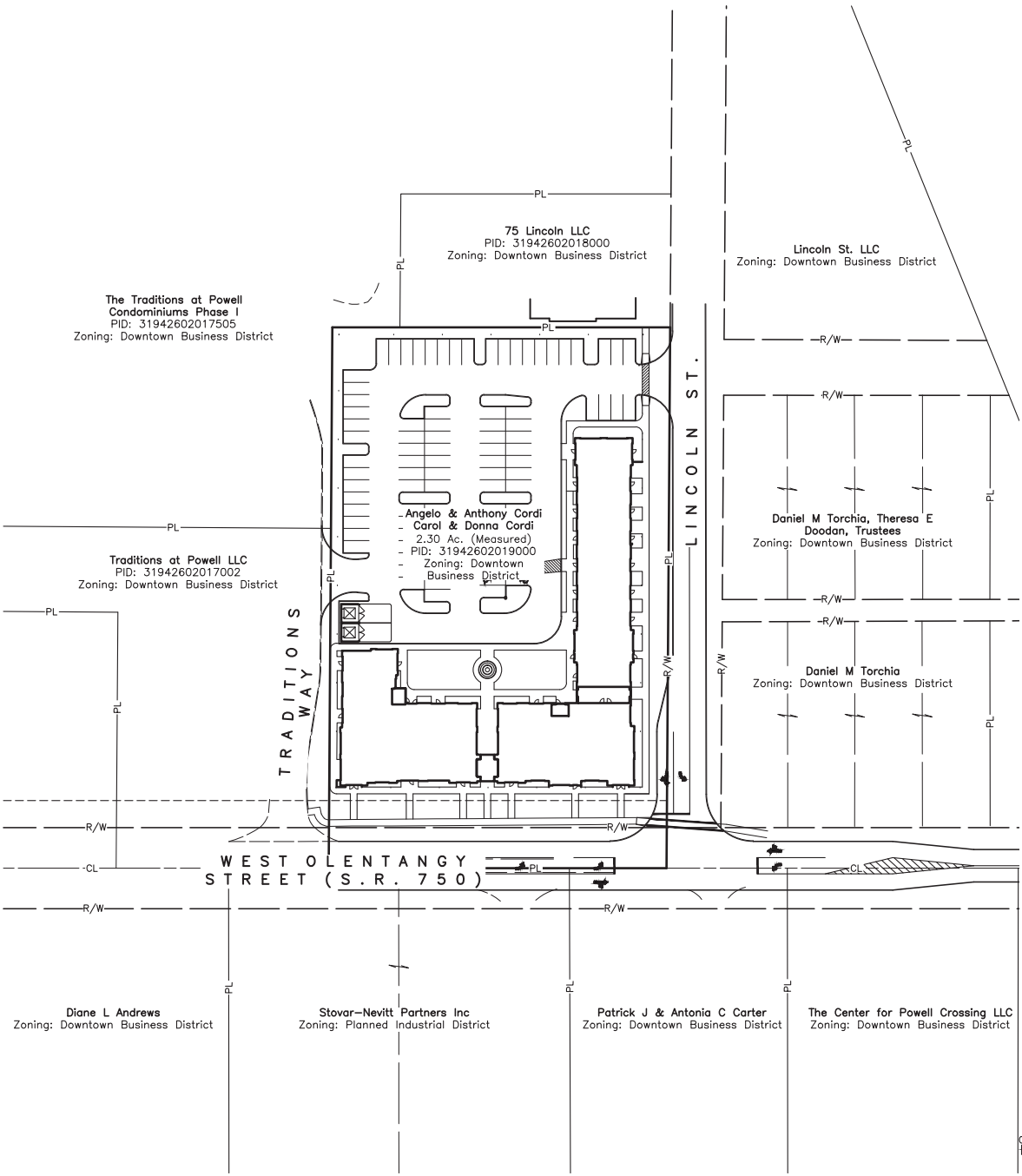
**Landscape Architect Information:**  
FARIS PLANNING & DESIGN, LLC  
243 N. FIFTH STREET, SUITE 401  
COLUMBUS, OHIO 43215  
CONTACT: TODD FARIS  
PH: 614-487-1964  
EMAIL: tfaris@farisplanninganddesign.com

**Civil Engineer Information:**  
E.P. FERRIS & ASSOCIATES  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
CONTACTS: SEAN GILLILAN, P.E.  
PH: 614-299-2999  
FAX: 614-299-2992  
EMAIL: sgillilan@epferris.com

PRELIMINARY PLAN  
**ARMITA PLAZA**  
CITY OF POWELL, DELAWARE COUNTY, OHIO  
2016



LOCATION MAP  
N.T.S.

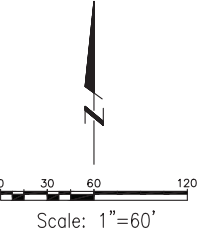


**SHEET INDEX**

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
SITE UTILITY PLAN	4

**SITE DATA TABLE:**

Total Site Area:	2.30 Ac.
Pre-Developed Impervious Area (Including R/W):	0.127 Ac.
Post-Developed Impervious Area (Including R/W):	1.765 Ac.
Post-Developed Pervious Paver Area:	0.194 Ac.
% of Lot Area Covered by Buildings:	21.6 %
Disturbed Area:	2.30 Ac.
Disturbed Area (R/W):	0.31± Ac.
Total Parking Spaces:	92 Spaces
Handicapped Parking Spaces:	4 Spaces



VICINITY MAP  
Scale: 1"=60'

REVISIONS

NO.	DATE	DESCRIPTION	BY

SHEET NO.	OF
1	4

DATE: 04/11/16

Drawing: M:\007001\_Powell\Commercial\Development\DWG\Production Drawings\Title.dwg Saved on: 04-07-16 08:55 Revised by: cpost -L:Scale: 1"=60' Plot scale 1"=150' P/S



CONTACT:  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

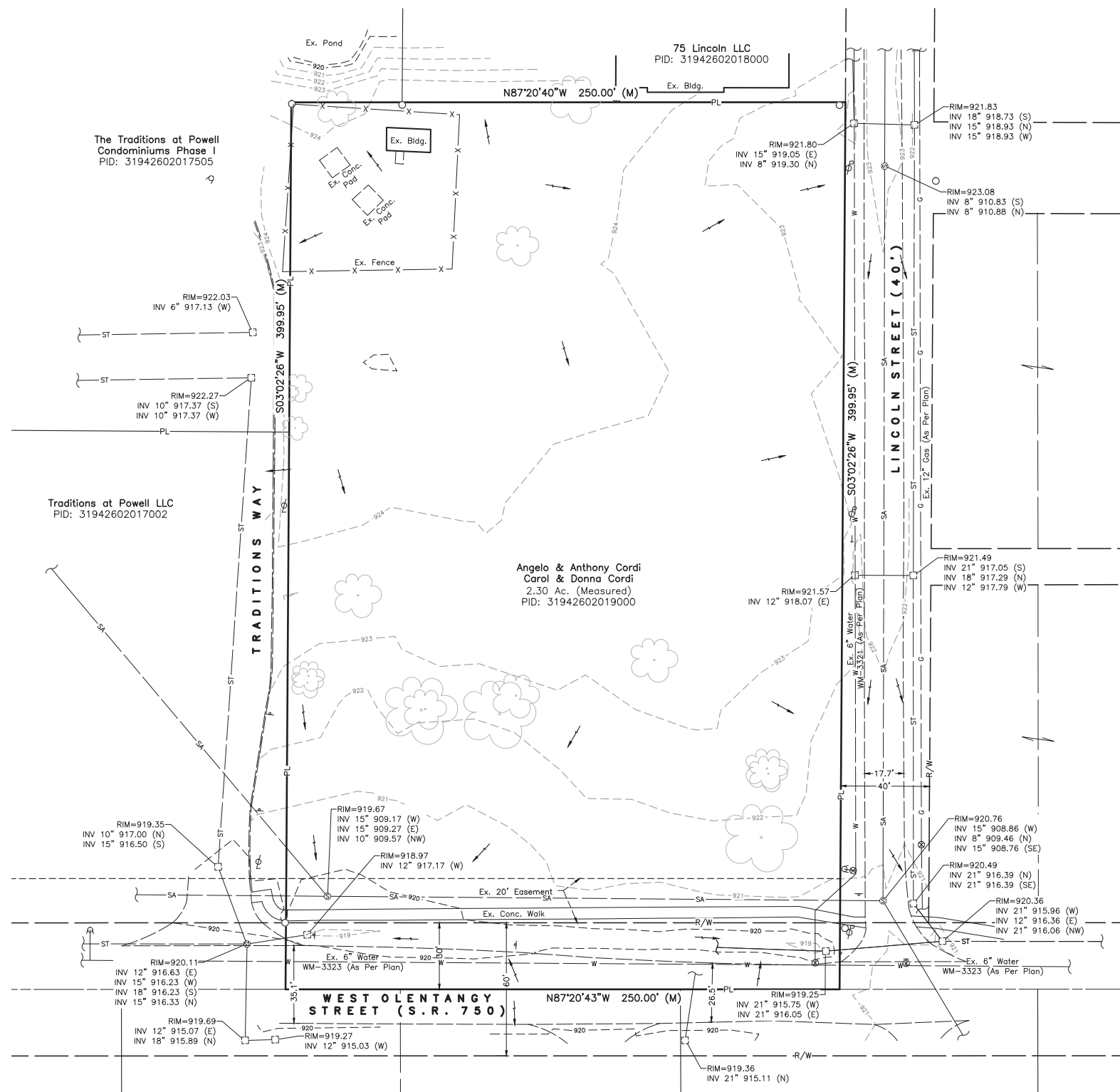


REGISTERED ENGINEER

DATE

PROJECT 1097.001

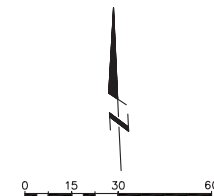
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# LEGEND

- Ex. Fire Hydrant
- Ex. Pull Box
- Ex. Tree
- Ex. Catch Basin
- Ex. Sanitary Manhole
- Ex. Storm Manhole
- Ex. Storm Curb Inlet
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Gas Service Valve
- Ex. Underground Tele. Pedestal
- Ex. Water Service Valve
- Ex. Sign
- Ex. Fence
- Ex. Water Line
- Ex. Water Service
- Ex. Underground Telephone
- Ex. Gas
- Ex. Storm
- Ex. Sanitary
- Ex. Underground Electric
- Ex. Overhead Electric
- Ex. Drainage Flow Directional Arrow

NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK.



CONTACT:  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
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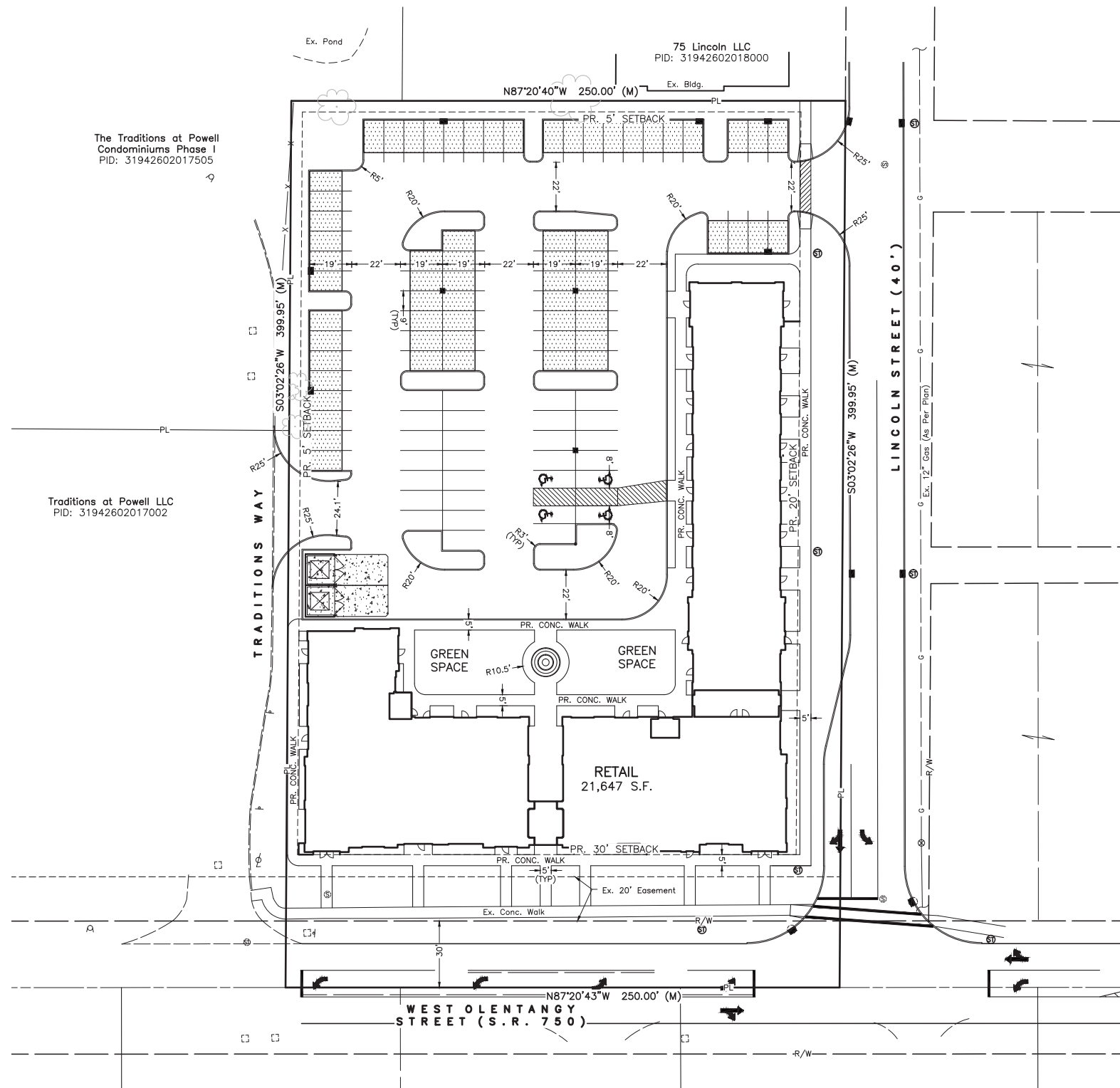
CITY OF POWELL, DELAWARE COUNTY, OHIO  
**ARMITA PLAZA**  
GARDEN PLAZA, LLC

JOB NO.	1097.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	MEF
DATE:	04/11/16

## EXISTING CONDITIONS

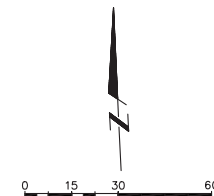
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SHEET NO.	2
OF	4

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#### LEGEND

- Ex. Fire Hydrant
  - Ex. Pull Box
  - Ex. Tree
  - Ex. Catch Basin
  - Ex. Sanitary Manhole
  - Ex. Storm Manhole
  - Ex. Storm Curb Inlet
  - Ex. Utility Pole
  - Ex. Light Pole
  - Ex. Gas Service Valve
  - Ex. Underground Tele. Pedestal
  - Ex. Water Service Valve
  - Ex. Sign
  - Ex. Fence
  - Ex. Water Line
  - Ex. Water Service
  - Ex. Underground Telephone
  - Ex. Gas
  - Ex. Storm
  - Ex. Sanitary
  - Ex. Underground Electric
  - Ex. Overhead Electric
  - Prop. Catch Basin
  - Prop. Storm Manhole
  - Prop. Storm Sewer
  - Prop. Downspout Line
  - Prop. Sanitary
  - Prop. Sanitary Svc.
  - Prop. Water
  - Prop. Water Svc.
  - Prop. Pervious Pavers/Underground Storage
  - Prop. Conc. Pad
  - Prop. Clean-out
  - Do Not Disturb
- NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK.



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880 KING AVENUE  
COLUMBUS, OHIO 43212  
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(614) 299-2992 (Fax)  
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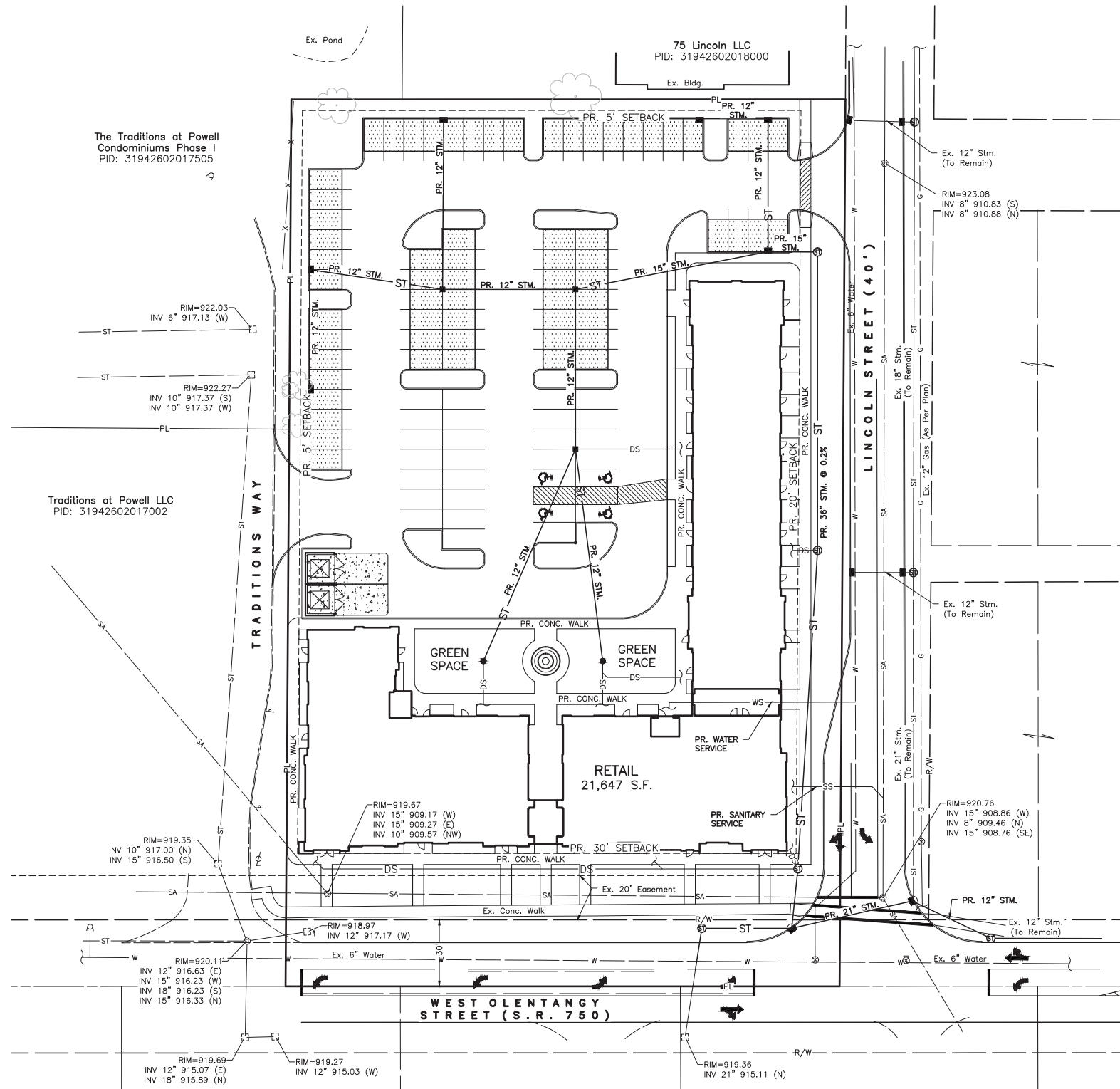
CITY OF POWELL, DELAWARE COUNTY, OHIO  
**ARMITA PLAZA**  
GARDEN PLAZA, LLC

JOB NO.	1097.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	MEF
DATE:	04/11/16

SCALE: 1" = 30'	
SHEET NO. 3	OF 4

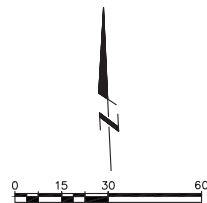
#### SITE LAYOUT PLAN

Drawing: M:\097001\_PowellCommercialDevelopment\DWG\Production Drawings\Utility Planning Saved on: 04-06-16 08:25 Revised by: apost -L\scale: 1 -Plot scale 1"=1 MS/PS



LEGEND

- Ex. Fire Hydrant
  - Ex. Pull Box
  - Ex. Tree
  - Ex. Catch Basin
  - Ex. Sanitary Manhole
  - Ex. Storm Manhole
  - Ex. Storm Curb Inlet
  - Ex. Utility Pole
  - Ex. Light Pole
  - Ex. Gas Service Valve
  - Ex. Underground Tele. Pedestal
  - Ex. Water Service Valve
  - Ex. Sign
  - Ex. Fence
  - Ex. Water Line
  - Ex. Water Service
  - Ex. Underground Telephone
  - Ex. Gas
  - Ex. Storm
  - Ex. Sanitary
  - Ex. Underground Electric
  - Ex. Overhead Electric
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  - Prop. Storm Manhole
  - Prop. Storm Sewer
  - Prop. Downspout Line
  - Prop. Sanitary
  - Prop. Sanitary Svc.
  - Prop. Water
  - Prop. Water Svc.
  - Prop. Pervious Pavers/Underground Storage
  - Prop. Conc. Pad
  - Prop. Clean-out
  - Do Not Disturb
- NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK.



CONTACT:  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

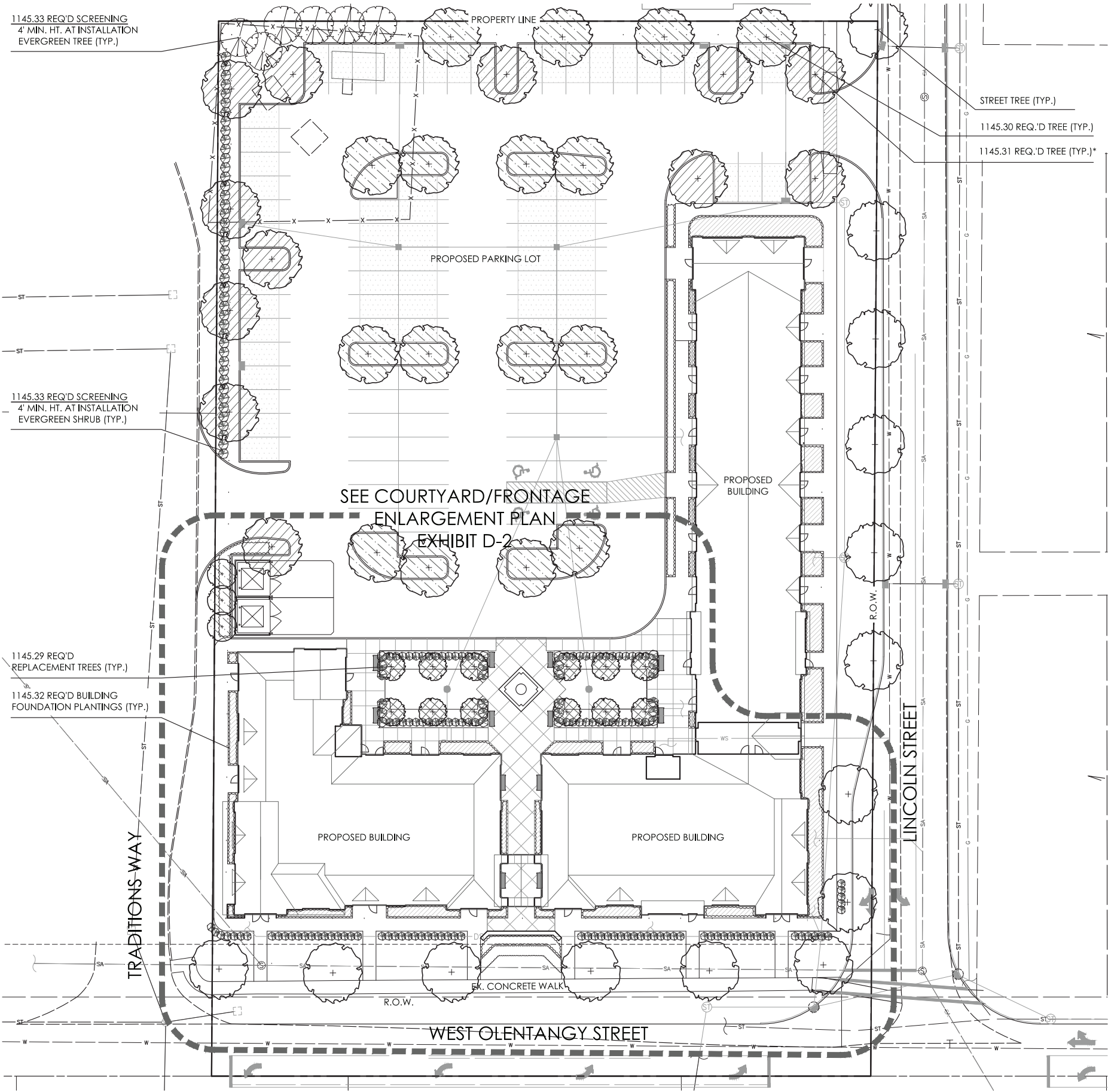
CITY OF POWELL, DELAWARE COUNTY, OHIO  
**ARMITA PLAZA**  
GARDEN PLAZA, LLC

JOB NO.	1097.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	MEF
DATE:	04/11/16

SCALE: 1" = 30'	
SHEET NO. 4	OF 4

UTILITY PLAN

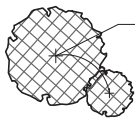




# CONCEPTUAL LANDSCAPE PLAN

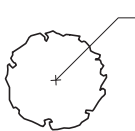
**ARMITA PLAZA**  
 PREPARED FOR THOMAS BEERY ARCHITECTS  
 DATE: 4.11.16

## 1145.29 REPLACEMENT TREES



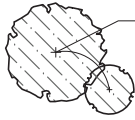
REQUIRED	PROPOSED
31 TREE @ 1.5" CAL. FOR 31 MAJOR TREE REMOVED (SEE EXHIBIT E FOR EXISTING TREES)	12 TREES @ 2.5" CAL. * (+ 18" OF ADDITIONAL PARKING LOT REQ. CAL. FOR 31 MAJOR TREE REMOVED)

## STREET TREE REQUIREMENTS



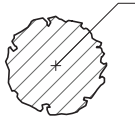
REQUIRED	PROPOSED
1 TREE/45' LF.	8 TREES FOR +/- 370 L.F. OF LINCOLN ST. FRONTAGE  6 TREES FOR +/- 250 L.F. OF WEST OLENTANGY ST. FRONTAGE

## 1145.30 MINIMUM REQ.'D TREES



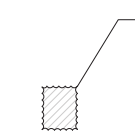
REQUIRED	PROPOSED
MIN. OF 57 CALIPER INCHES FOR +/- 58,280 SQ. FT. OF COVERAGE	19 TREES @ 3" CAL. FOR 57 TOTAL CALIPER INCHES

## 1145.31 PARKING AREA TREE REQ.'S



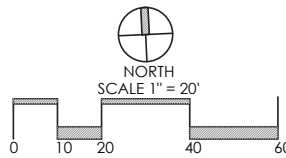
REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	12 TREES @ 3" CAL. FOR 92 SPACES *(18" ADDITIONAL TOWARDS 1145.29 REPLACEMENT REQ.'S)

## 1145.32 BLDG. FOUNDATION REQ.'S

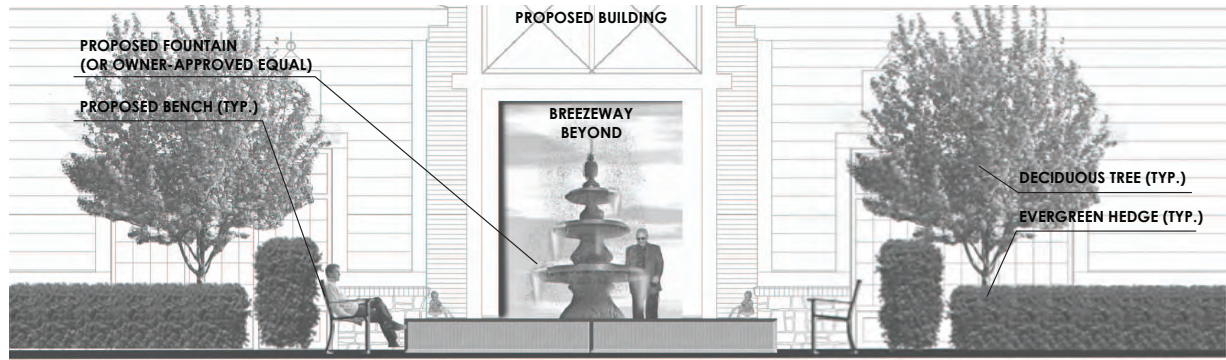


REQUIRED	PROPOSED
MINIMUM: 70% PLANTED  5 SHRUBS/40 L.F. PERIMETER  10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER	MINIMUM: 70% PLANTED  142 SHRUBS FOR 1,135 L.F. PERIMETER  284 PERENNIALS OR ANNUALS FOR 1,135 L.F. PERIMETER

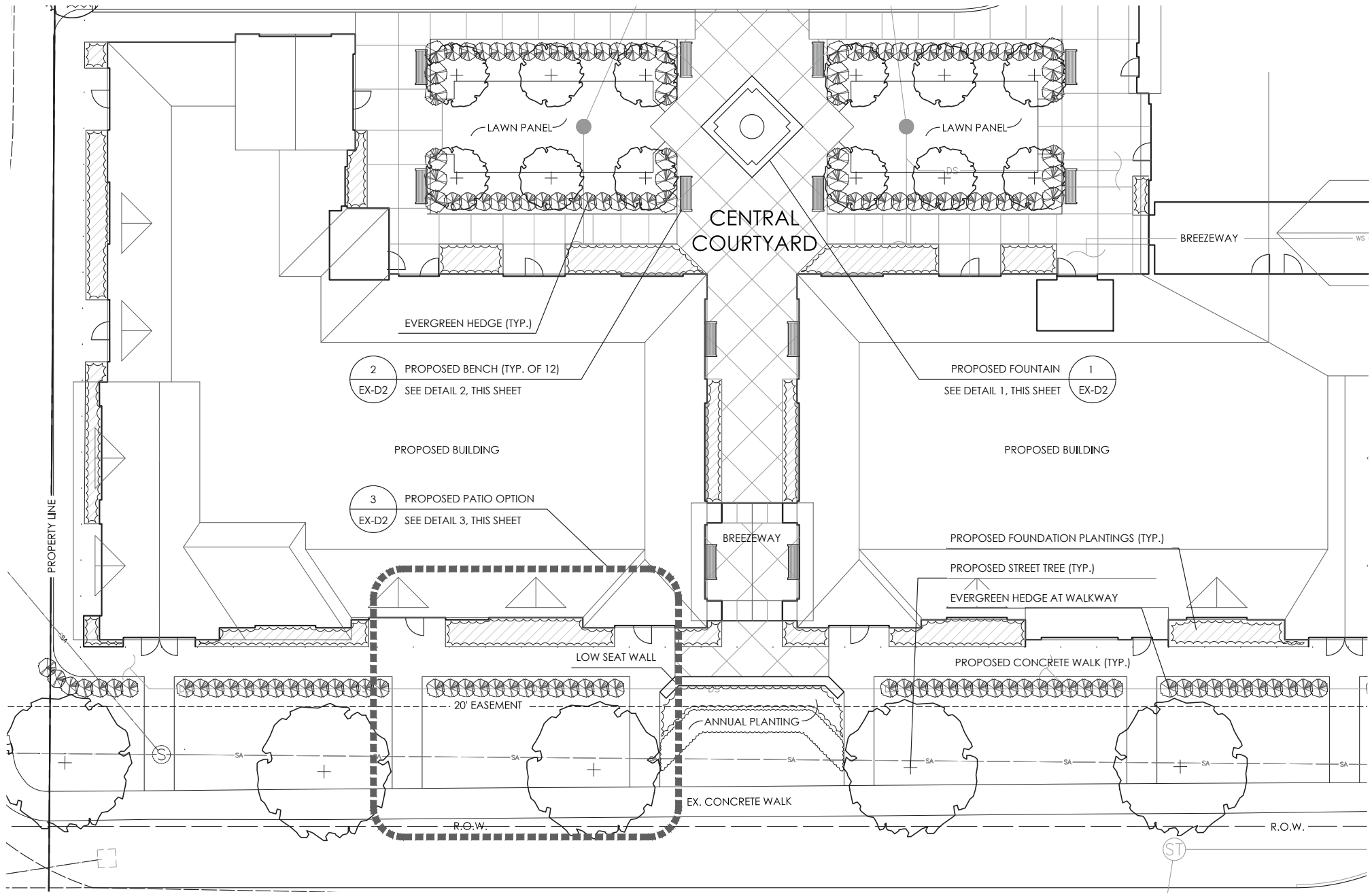
# EXHIBIT D-1



**Faris Planning & Design**  
 LAND PLANNING      LANDSCAPE ARCHITECTURE  
 243 N. 5th Street Suite 401 Columbus, OH 43215  
 p (614) 487-1964      www.farisplanninganddesign.com

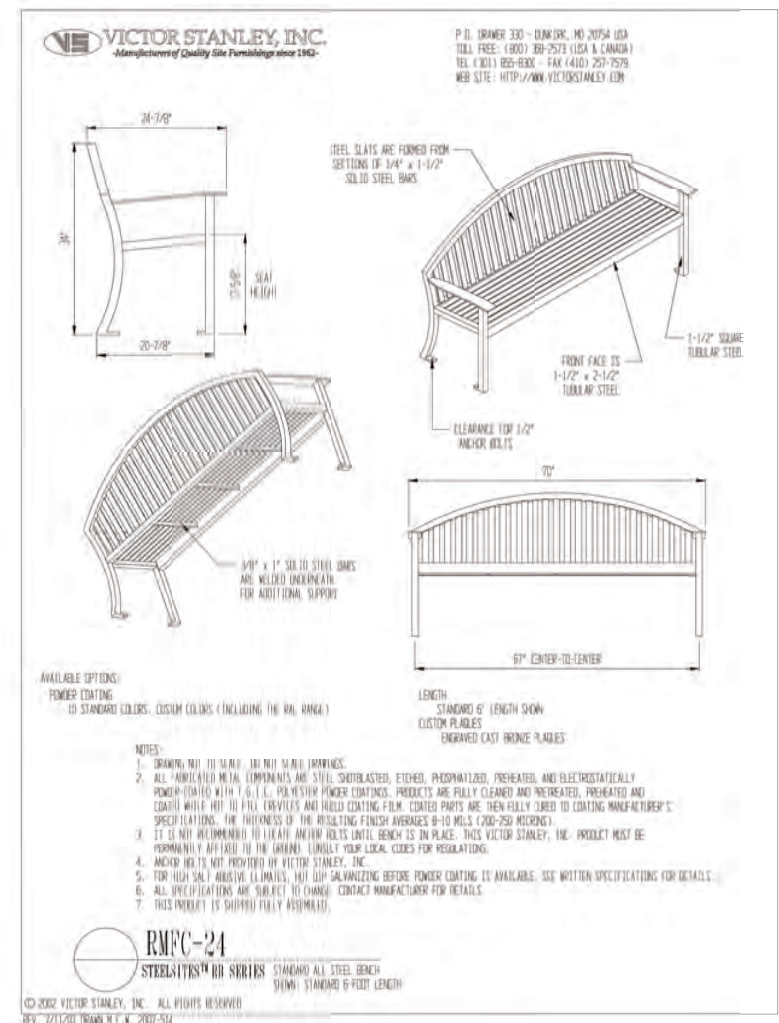


1 CENTRAL COURTYARD - NORTH ELEVATION  
SCALE: 1/4" = 1'

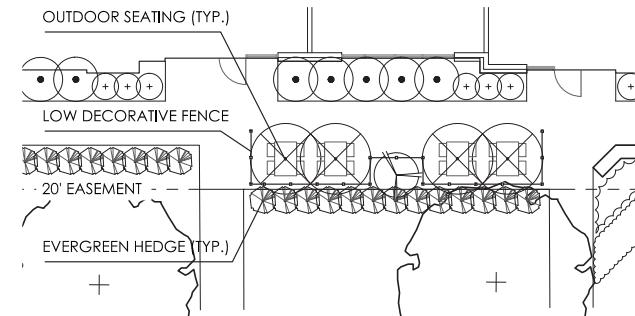


COURTYARD/FRONTAGE ENLARGEMENT PLAN

**ARMITA PLAZA**  
PREPARED FOR THOMAS BEERY ARCHITECTS  
DATE: 4.11.16

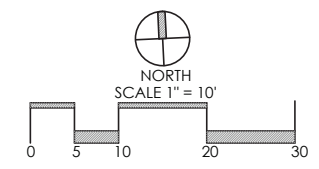


2 PROPOSED BENCH (OR OWNER-APPROVED EQUAL)  
SCALE: N.T.S.



3 PATIO OPTION (TYP. DIAGRAM)  
1" = 10'

EXHIBIT D-2



**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 487-1964 www.farisplanninganddesign.com





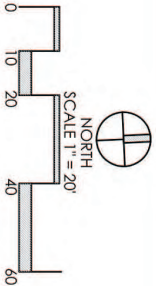
ILLUSTRATIVE PLAN

EXHIBIT D-3

ARMITA PLAZA

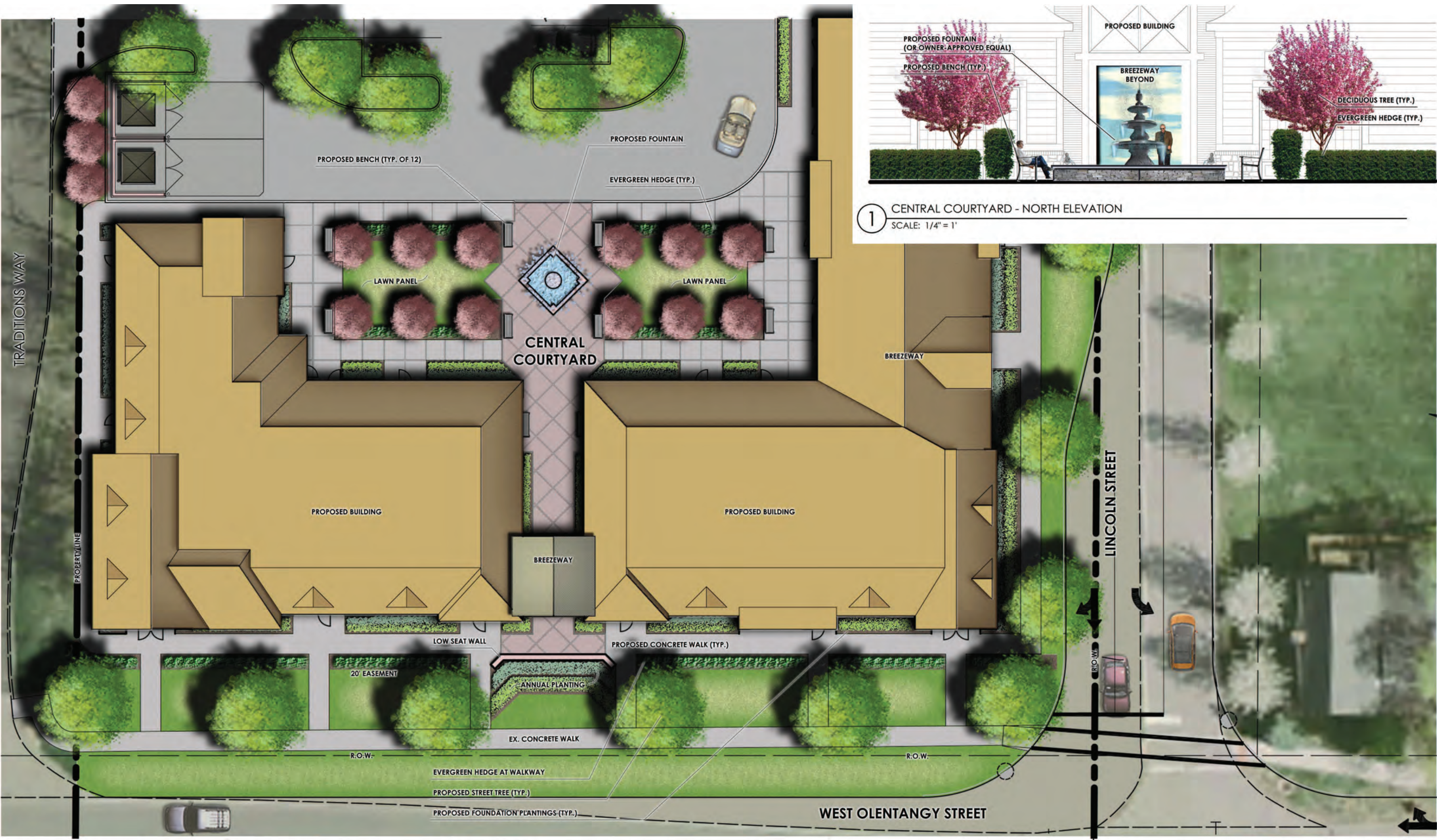
PREPARED FOR THOMAS BERRY ARCHITECTS

DATE: 4.11.16



**Faris Planning & Design**  
LAND PLANNING  
243 N. 5th Street  
P (614) 487-1964  
Suite 401  
Columbus, OH 43215  
www.farispplanninganddesign.com





COURTYARD/FRONTAGE ILLUSTRATIVE PLAN

EXHIBIT D-4

**ARMITA PLAZA**  
 PREPARED FOR THOMAS BEERY ARCHITECTS  
 DATE: 4.11.16

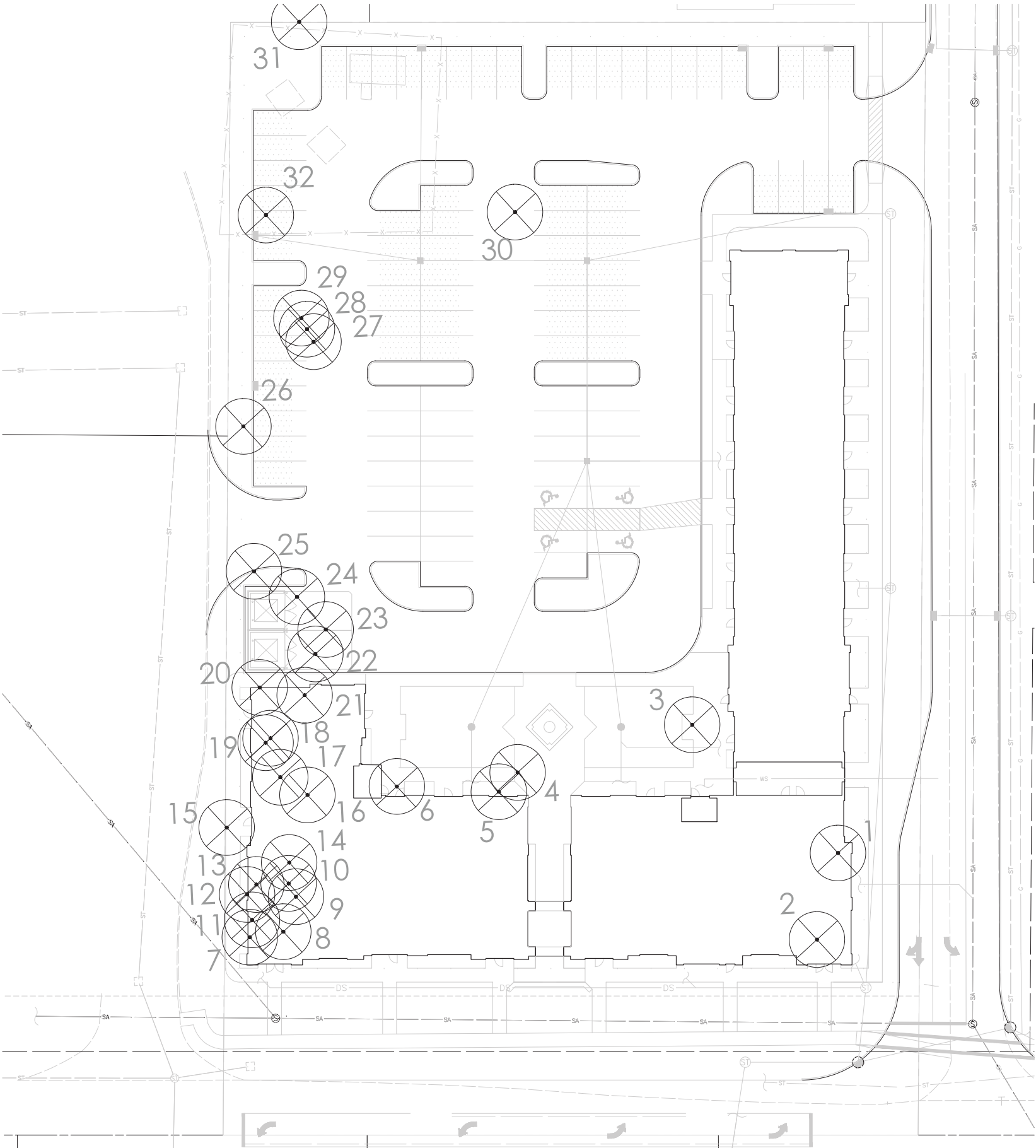
NORTH  
SCALE 1" = 10'

**Faris Planning & Design**

LAND PLANNING  
 243 N. 5th Street  
 p (614) 487-1964

LANDSCAPE ARCHITECTURE  
 Suite 401  
 Columbus, OH 43215  
[www.farisplanninganddesign.com](http://www.farisplanninganddesign.com)






TREE PRESERVATION/REMOVAL PLAN

ARMITA PLAZA  
PREPARED FOR THOMAS BEERY ARCHITECTS  
DATE: 4.11.16

EXISTING TREES				
Powell Road and Lincoln Street - Powell, OH				
TREE NUMBER	SIZE	SPECIES	CONDITION	STATUS
1	42	MAPLE	FAIR	REMOVE
2	34	MAPLE	GOOD	REMOVE
3	32	MAPLE	POOR	REMOVE
4	22	WALNUT	GOOD	REMOVE
5	34	WALNUT	GOOD	REMOVE
6	39	MAPLE	FAIR	REMOVE
7	13	WALNUT	GOOD	REMOVE
8	11	REDBUD	GOOD	REMOVE
9	6	REDBUD	GOOD	REMOVE
10	10	REDBUD	FAIR	REMOVE
11	18	MAPLE	FAIR	REMOVE
12	8	REDBUD	GOOD	REMOVE
13	18	OSAGE ORANGE	FAIR	REMOVE
14	10	REDBUD	FAIR	REMOVE
15	9	REDBUD	GOOD	REMOVE
16	6	REDBUD	GOOD	REMOVE
17	8	REDBUD	GOOD	REMOVE
18	20	OAK	GOOD	REMOVE
19	16	OAK	GOOD	REMOVE
20	10	CHERRY	FAIR	REMOVE
21	7	HICKORY	GOOD	REMOVE
22	7	ELM	FAIR	REMOVE
23	24	MAPLE	GOOD	REMOVE
24	6	ELM	FAIR	REMOVE
25	6	APPLE	FAIR	REMOVE
26	14	ELM	FAIR	REMOVE
27	6	COTTONWOOD	GOOD	REMOVE
28	11	COTTONWOOD	GOOD	REMOVE
29	9	COTTONWOOD	GOOD	REMOVE
30	23	ASH	POOR	REMOVE
31	16	ELM	FAIR	REMOVE
32	9	ELM	FAIR	REMOVE
REPLACEMENT CALCULATIONS			TREES REMOVED	REPLACEMENTS REQ'D
MAJOR TREES				
≥ 6" (replace 1 for 1 removed, D.N.I. Ash)			31	31
TOTAL REPLACEMENTS REQUIRED				31

PLANT KEY

#  EXISTING TREE


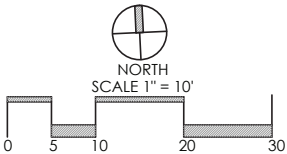
#  EXISTING TREE TO BE REMOVED

EXHIBIT E

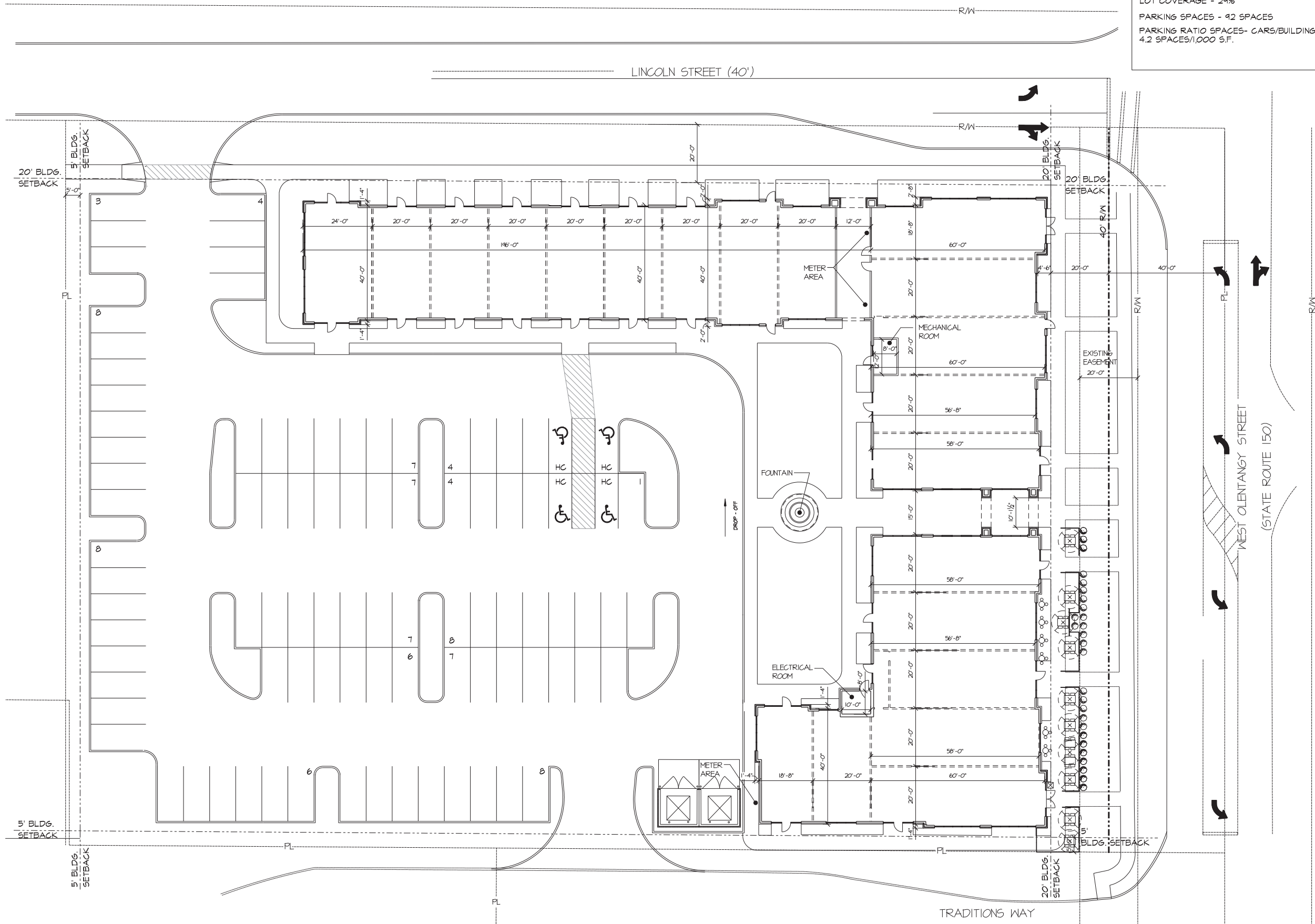


Faris Planning & Design

LAND PLANNING      LANDSCAPE ARCHITECTURE

243 N. 5th Street      Suite 401      Columbus, OH 43215  
p (614) 487-1964      www.farisplanninganddesign.com





**SITE**

BUILDING AREA - 21,647 S.F.  
GROSS LEASEABLE AREA - 20,679 S.F.  
LOT COVERAGE - 29%  
PARKING SPACES - 92 SPACES  
PARKING RATIO SPACES- CARS/BUILDING AREA -  
4.2 SPACES/1,000 S.F.

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Thomas Beery Architects, Inc.

**ARMITA PLAZA**  
WEST OLENTANGY STREET  
POWELL, OHIO 43065

**THOMAS**  
**BEERY**  
ARCHITECTS, INC.  
1890 NORTHWEST BLVD-STE 310-COLUMBUS, OHIO 43212  
614.569.2844 • FAX 614.569.2845

Date: APRIL 11, 2016

Issue: PRELIMINARY

Drawing Title:

PROPOSED PLAN

Drawing Number:

**A-1.1**

Job Number:  
**16104.00**

PERMIT  
CONSTRUCTION  
REVISION

**A** PLAN  
SCALE: 1/8" = 1'-0"





ARMITA PLAZA  
WEST OLENTANGY STREET  
POWELL, OHIO 43065

THOMAS  
**BEERY**  
ARCHITECTS, INC.  
1899 NORTHWEST BLVD-STE 310-COLUMBUS, OHIO 43212  
614.569.2844 • FAX 614.569.2845

Date: APRIL 11, 2016

Issue: PRELIMINARY

PERMIT

CONSTRUCTION

REVISION

Drawing Title:

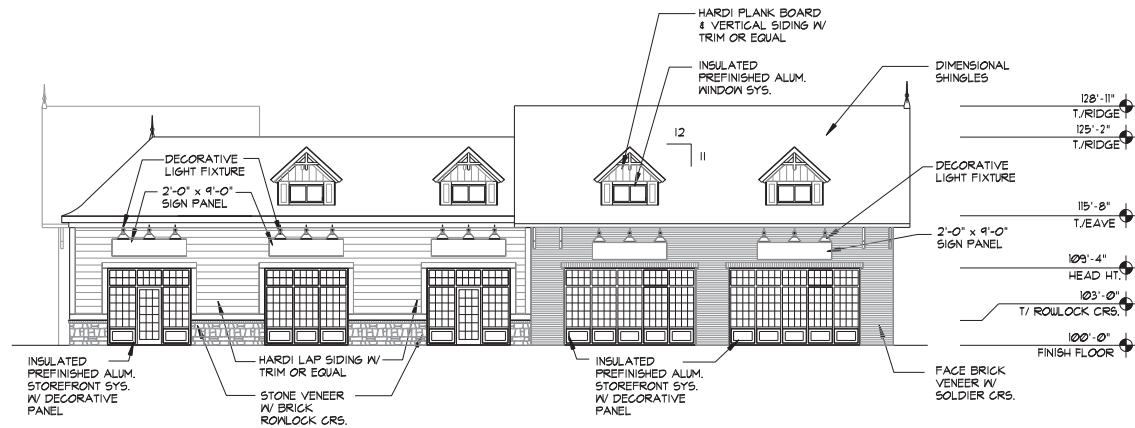
PROPOSED  
ELEVATIONS

Drawing Number:

A-2.1

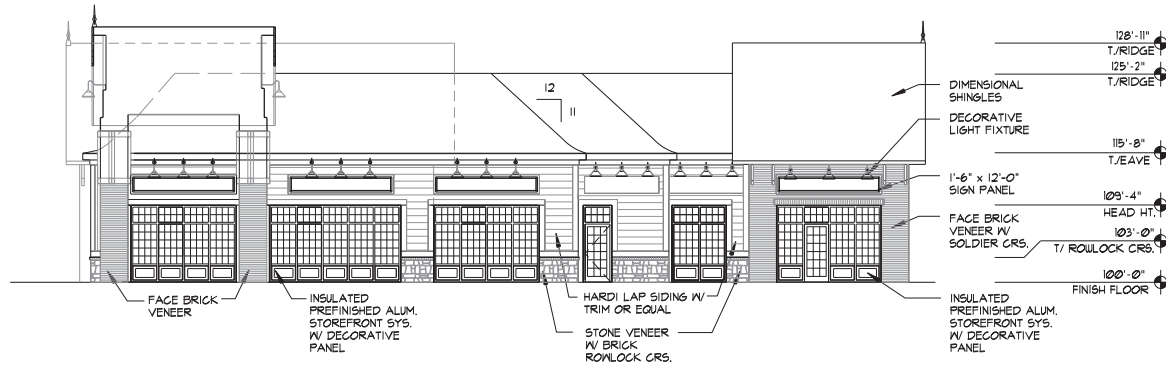
Job Number:

16104.00



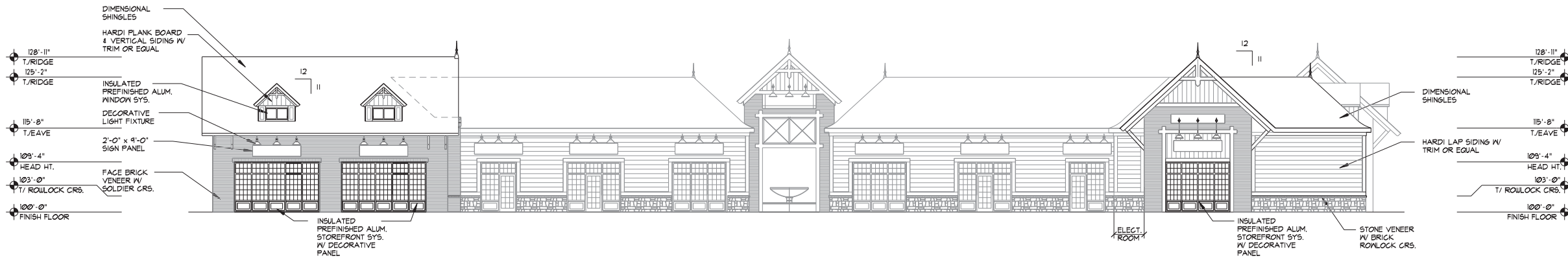
C WEST ELEVATION

SCALE: 3/32" = 1'-0"



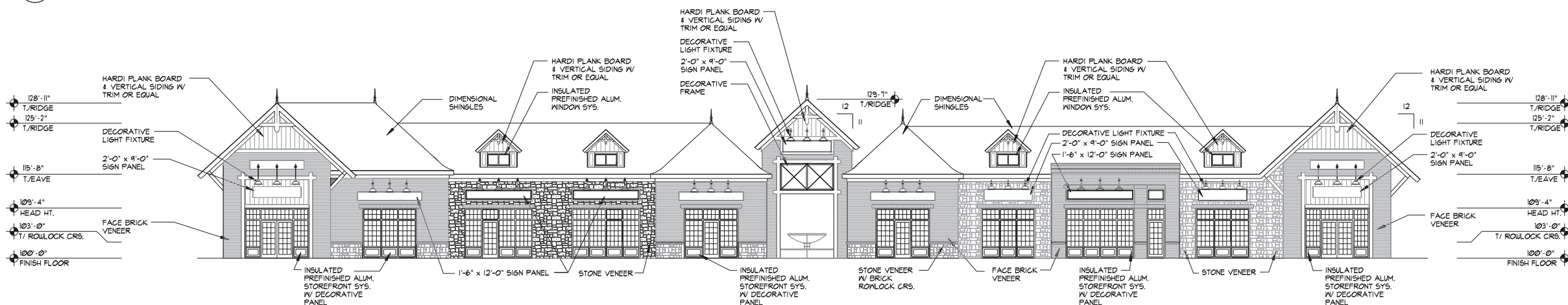
A EAST COURT ELEVATION - BREEZEWAY

SCALE: 3/32" = 1'-0"



B NORTH ELEVATION

SCALE: 3/32" = 1'-0"



A SOUTH ELEVATION

SCALE: 3/32" = 1'-0"





Job Number: 16104.00





# ARMITA PLAZA

Preliminary Development Plan  
West Olentangy & Lincoln Street  
Powell, Ohio

April 27, 2016







## **TABLE OF CONTENTS**

### **Preliminary Development Plan Application**

- City of Powell - Application

### **Development Plan text**

- Planned District Development Plans -Preliminary Development Plan Application

### **EXHIBITS**

- Exhibit "A" – Adjacent Property Owners
- Exhibit "B" – Legal Description of site
- Exhibit "C" – Existing Conditions, Preliminary Development & Utility Plans
- Exhibit "D" – Conceptual Landscape Plans and Patio Layout sample
- Exhibit "E" – Tree Preservation / Tree Removal Plan
- Exhibit "F" – Utility Letters of Services
- Exhibit "G" – Building Plans, Elevations & Light Fixtures
- Exhibit "H" – Traffic Study
- Exhibit "I" – Remediation Report & Phase 1 ESA
- Exhibit "J" – Letter from Owner

**PRELIMINARY PLANNED DISTRICT DEVELOPMENT APPLICATION REQUIREMENTS &  
PROCEDURES FOR APPROVAL**

**(1) Name, address, and phone number of applicant.**

Dr. Ali Khaksarfard, DDS, 5500 Dublin Rd. Dublin, Ohio 43017  
614-390-1124.

**(2) Name, address, and phone number of registered surveyor,  
registered engineer and/or urban planner assisting in the preparation of the  
preliminary development plan.**

Civil Engineer

E.P. Ferris & Associates, Inc.,  
880 King Ave., Columbus, Oh 43212  
Phone 614-299-2999.

Land Planner/Landscape Architect

Faris Planning & Design, LLC, 243 N. Fifth Street, Suite 401,  
Columbus, Oh 43215  
Phone 614-487-1964.

Architect

Thomas Beery Architects Inc.  
1890 Northwest Boulevard, Suite 310,  
Columbus, Ohio 43212  
Phone 614-221-9433

**(3) A list containing the names and mailing addresses of all owners of  
property contiguous to, directly across the street from and within 250 feet of the  
property in question.**

- See Exhibit A for adjacent property owners.

**(4) Legal description of the property.**

- See Exhibit "B" for property legal description.

**(5) A description of present use(s) on and of the land.**

- Property currently vacant un-developed land.



**(6) Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.**

- To be submitted by City of Powell.

**7) A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.**

- See Exhibit "C" Preliminary Plans.

**(8) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:**

- See Exhibit "C".

**A. The property line definition and dimensions of the perimeter of the site;**

- See Exhibit "C".

**B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;**

- See Exhibit "C".

**C. The area of the site and its subareas in acres;**

- The site is 2.3 acres. There are no subareas.

**D. The topography of the site and abutting areas at no more than five (5) foot contour intervals;**

- See Exhibit "C".

**E. Existing surface drainageways and surface sheet flow patterns;**

- See Exhibit "C".

**F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six (6) percent;**

- Does not apply to this site.

**G. Existing vegetation on the site with the specific tree spots for all trees six (6) inches in diameter or greater, measured twenty-four (24) inches from the ground;**

- See Exhibit "E".

**H. Existing easements on the site with notations as to their type, extent, and nature;**

- See Exhibit "C".

**I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;**

- See Utility Service Letters and Utility Plan attached as Exhibit "C" & "F".

**J. Calculation of the maximum residential units permitted on the site under the terms of the Zoning Ordinance, including delineation of the subdistricts of the site upon which these calculations have been made;**

- No residential units. Item does not apply.

**K. A preliminary plan for the first, or next, phase of site development illustrating;**

**1. New street centerlines, right-of-ways, and street classification types;**

- See Exhibit "C".

**2. Names of existing and proposed streets;**

- See Exhibit "C".

**3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;**

- See Exhibits "C" & "G".

**4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**

- Does not apply.



**5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**

- See Exhibits "C" & "G".

**6. Common open areas, public lands, and natural scenic easements, including the area of each;**

- See Exhibits "C" & "G".

**7. Proposed landscape treatment of the site;**

- See Exhibit "D".

**8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;**

- See Exhibit "C".

**9. Provisions for accommodating surface drainage runoff;**

- See Exhibit "C".

**10. Proposed architectural design criteria;**

- See exhibit "G".

**11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;**

- See Exhibits "C" & "G".

**12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.**

-The project follows the direction of the 2004 Downtown Revitalization Plan& the 2015 Comprehensive Plan for Retail development at this location.

-The plan incorporates the direction given to the applicant by the planning and zoning director, as well as comments and suggestions by the Planning and Zoning Commission.

-Common Open space and tree preserve area shall be designated and arranged as shown on Exhibits "C" & "E".

**L. Projected development schedule by subareas of the entire planned development site, and for the first, or next phase of development, including land uses, public areas, natural and scenic reserves, streets, building, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.**

- See Owner letter Exhibit "J".

**M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.**

- See Exhibits "G" & "H".

**N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site.**

- Development is not anticipated to be developed in phases. See Exhibit "J".

**9) Evidences of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two (2) years.**

- See Owner letter Exhibit "J".

**(10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer.**

- See Owner letter Exhibit "J".

**(11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.**

- See Owner letter Exhibit "J".



**(12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.**

- Uses in the commercial areas will be those that are allowed under the Downtown Business District Standards, and will be a mixture of retail, restaurant, and office. See Owner letter Exhibit "J".

**(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.**

- See Owner letter Exhibit "J".

**(14) A fee as established by ordinance.**

- The fee will be submitted with this application.



## EXHIBIT - A

### ADJACENT PROPERTY OWNERS

#### NAMES & ADDRESSES OF PROPERTY OWNERS WITHIN 250' OF ARMITA PLAZA PROPERTY

PARCEL- #31942602018000  
75 LINCOLN LLC.  
75 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942602017537  
BARNES ERIC & MAGDALENA  
83 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942602017518  
CANTWELL J THOMAS & MARY  
D 72 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017509  
DAMIANI VICTORIA  
55 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017505  
DESAI SHALEEN & STEPHANIE  
52 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017506  
EEE INVESTMENTS LLC  
54 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017501  
FRASCARELLI MAI THI  
41 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017524  
HASHEM SHKOUKANI LLC  
86 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202010638  
ANDREWS DIANE L.  
24 MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL- #31942602017519  
BOSKER JAMES C  
74 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202003000  
CARTER PATRICK J & ANTONIA C  
173 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017509  
DAMIANI VICTORIA  
55 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017528  
DICKENS JACKIE LEE  
183 W CASE AVE  
POWELL OH 43065

PARCEL-#31942602017508  
FARRIS MATHEW L  
53 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017531  
GREENE VICKIE LYNN  
189 W CASE AVE  
POWELL OH 43065

PARCEL-#31942602017500  
KING TERRI L  
39 TRADITIONS WAY  
POWELL OH 43065

PARCEL- #31942602017515  
AUGUSTINE MARC N. 71  
TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017514  
CALABRO BRIAN A & ASHLEY  
M69 TRADITIONS WAY  
OH POWELL 43065

PARCEL-#31943202002000  
CENTER FOR POWELL CROSSING  
LLC THE -147 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31943202010637  
DAPOLITO CHRISTOPHER A  
18 MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL-#31942602017507  
EEE INVESTMENTS LLC  
56 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017502  
FRASCARELLI MAI THI  
43 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017526  
HAMILTON WHITNEY  
82 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017516  
KO KELLIE H  
68 TRADITIONS WAY  
POWELL OH 43065



ADJACENT PROPERTY OWNERS



PARCEL-#31942602017512  
KONIS PATRICIA L  
65 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017511  
LAMP DAVID L  
59 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017523  
LAVOIE DENIS E & KATHRYN J  
CO-TRUSTEES  
85 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017525  
LEMAY FRANK A & MARJA L  
84 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602001000  
LINCOLN ST LLC  
82 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942602001000  
LINCOLN ST LLC  
76 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942602017538  
MAIN JOHN THOMAS &  
MARION JOHN  
85 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942602017536  
MARCHAWALA SHILLU K  
81 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942602017539  
MCCARVILLE CHARLES C  
87 LINCOLN ST  
POWELL OH 43065

PARCEL-#31942603010000  
MIDWEST TECHNICAL  
ASSOCIATES LLC  
140 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942603001000  
MIDWEST TECHNICAL  
ASSOCIATES LLC

PARCEL-#31942602017527  
MLS9 INVESTMENTS LLC  
80 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202010631  
MUIR JAMES P & JUDITH K42  
MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL-#31942602002000  
MURRAY JEFF S & JEFF S  
TRUSTEE

PARCEL-#31942602017535  
NGUYEN MINH  
177 W CASE AVE  
POWELL OH 43065

PARCEL-#31942602017533  
NORDGREN ANN MARIE  
TRUSTEE  
173 W CASE AVE  
POWELL OH 43065

PARCEL-#31942602017534  
NORDGREN ANN MARIE  
TRUSTEE  
175 W CASE AVE  
POWELL OH 43065

PARCEL-#31942602017504  
PARKER ROBERT L & NANCY L 50  
TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202010630  
PETREK CURTISS R & JOYCE A  
37 MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL-#31942602017001  
PORTSIDE DEVELOPMENT LLC  
180 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017001  
PORTSIDE DEVELOPMENT LLC  
180 W OLENTANGY ST FLR 1  
POWELL OH 43065

PARCEL-#31942602017001  
PORTSIDE DEVELOPMENT LLC 180  
W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017517  
REED JAMES H III  
70 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202010632  
REIMUND MAURICE D & MARCI D  
48 MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL-#31942624903000  
RAILROAD RIGHT OF WAY

PARCEL-#31942602017510  
RUFFNER MELISSA A  
57 TRADITIONS WAY  
POWELL OH 43065

ADJACENT PROPERTY OWNERS



PARCEL-#31942602017513  
SCHNETZLER LIMITED  
PARTNERSHIP  
67 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942603006000  
TORCHIA DANIEL M  
162 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017530  
SMITH JANE G DORSEY  
187 W CASE AVE  
POWELL OH 43065

PARCEL-#31942603009000  
TORCHIA DANIEL M TRUSTEE  
THERESA E DOODAN TRUSTEE  
146 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017520  
SMITH MATTHEW P  
79 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017002  
TRADITIONS AT POWELL LLC  
178 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017503  
SNIDER JODEE L  
45 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31942602017002  
TRADITIONS AT POWELL LLC  
176 W OLENTANGY ST  
POWELL OH 43065

PARCEL-#31942602017529  
SPELLMAN JESSICA  
185 W CASE AVE  
POWELL OH 43065

PARCEL-#31943202010636  
VALENTA RODNEY J & KATHLEEN E  
12 MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL-#31943202004000  
STOVAR-NEVITT PARTNERS INC  
189 W OLENTANGY ST UNIT A-F  
POWELL OH 43065

PARCEL-#31942602017521  
VOLPE VICKI A  
81 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202004000  
STOVAR-NEVITT PARTNERS INC  
193 W OLENTANGY ST UNIT A-C  
POWELL OH 43065

PARCEL-#31943202010629  
WALLACE PATRICK J & JONES  
HAILEY D  
31 MURPHY'S VIEW PL  
POWELL OH 43065

PARCEL-#31943202004000  
STOVAR-NEVITT PARTNERS INC  
187 W OLENTANGY ST UNIT E;  
POWELL OH 43065  
PARCEL-#31943202005000  
STOVAR-NEVITT PARTNERS INC  
195 W OLENTANGY ST UNIT A;  
POWELL OH 43065

PARCEL-#31942602017522  
WARD ELIZABETH  
83 TRADITIONS WAY  
POWELL OH 43065

PARCEL-#31943202004000  
STOVAR-NEVITT PARTNERS INC  
191 W OLENTANGY ST UNIT D  
POWELL OH 43065

PARCEL-#31942602017532  
WARREN MICHAEL G  
171 W CASE AVE  
POWELL OH 43065

## 2.3 ACRE DESCRIPTION

Situate in the State of Ohio, County of Delaware, and in the City of Powell, being in United States Military Lands Farm Lot 31, Quarter Township 4, Township 3, Range 19, and being a 2.3 acre tract as conveyed to Angelo Codi and Anthony C Codi in Deed Volume 559, Page 81 and Carol and Donna Codi in Deed Volume 560, Page 343, all records being of the Recorder's Office, Delaware County, Ohio and being more particularly bounded and described as follows:

**BEGINNING** at the intersection of the West line of Lincoln Street with the center line of Olentangy Street;

Thence along the south line of said 2.3 acre tract and said centerline of Olentangy Street, North 87° 20' 43" West, 250.00 feet to the southwest corner of said 2.3 acre tract,

Thence along the west line of said 2.3 acre tract, North 03° 02' 26" East, 399.95 feet to the northwest corner of said 2.3 acre tract;

Thence along the north line of said 2.3 acre tract, South 87° 20' 40" East, 250.00 feet to the northeast corner of said 2.3 acre tract and the west line of said Lincoln Street;

Thence along the east line of said 2.3 acre tract and the west line of said Lincoln Street, South 03° 02' 26" West, 399.95 feet to the **POINT OF BEGINNING, CONTAINING 2.3 ACRES, MORE OR LESS.**





## Liberty Township Fire Department **Email Letter**

To: Michael Overstreet  
Email: [MOverstreet@epferris.com](mailto:MOverstreet@epferris.com)  
From: Lt. Tom Saunders  
Date: April 8, 2016  
Re: Armita Plaza

Mr. Overstreet,

I have reviewed the revised site plans dated April 8, 2016 for the proposed Armita Plaza and find the turning radius and hydrant locations meet the intent of the Liberty Township Fire Code sections 503.2.4 and 507.5.1.

If you have any questions regarding this review, please contact me at 740-938-2027

This review may be subject to additional zoning requirements.

Lt. Tom Saunders

Cc/file, zoning



New Business Team  
200 Civic Center Dr.  
Columbus, OH 43215

April 6, 2016

Michael Overstreet  
880 King Ave.  
Columbus, OH 43212

Re: Gas Availability for Armita Plaza/ West Olentangy St and Lincoln St. Powell, OH

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed commercial project. This letter is to confirm COH does have facilities along West Olentangy St. and Lincoln St. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Depending on the design of the facility we may still need to extend our main line to serve. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

**Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary**

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 800-440-6111 ext 3042 Monday-Friday, 8:00am to 4:00pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Sheeley".

Columbia Gas of Ohio a Nisource Company  
Adam Sheeley  
New Business Representative Sr.



DELAWARE COUNTY  
**DIVISION OF ENVIRONMENTAL SERVICES**  
REGIONAL SEWER DISTRICT • SOLID WASTE

TIFFANY A. JENKINS, P.E., DIRECTOR

April 5, 2016

E.P. Ferris & Associates, Inc.  
Attn: Michael J. Overstreet, P.E.  
880 King Ave.  
Columbus, OH 43212

Re: **Armita Plaza**  
West Olentangy Street, Powell OH, 43065  
Parcel #: 31942602019000

Dear Michael:

Pursuant to your request dated April 1<sup>st</sup>, 2016, for a sanitary sewer service capacity letter for the aforementioned parcel, we offer the following conditional sanitary sewer availability:

**Availability**

Sanitary sewer is available at the subject parcel. Availability means that new development on the subject parcel is permitted to connect to the County sewer system provided that there is sufficient capacity for the development, all requirements of the Sanitary Engineer's Office can be met, and the zoning expressly permits, and does not restrict the construction, use, operation, maintenance, repair, expansion, or replacement of all sanitary sewers, structures, and appurtenances.

**Capacity**

We understand that a total of 15.17 ERU (Equivalent Residential Units) are sought to be built based on the information provided by E.P. Ferris & Associates, Inc. on April 1<sup>st</sup>, 2016.

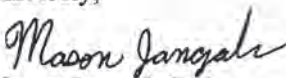
Capacity is available for these 15.17 ERU as of the date of this letter. **Capacity is not reserved** until such time that a subdivider's agreement is executed between the developer and the Board of Commissioners. Sewer capacity is dynamic and subject to decrease pending ongoing development.

**Sewer Location**

An existing 15" sanitary sewer is located across Southern end of the parcel. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed building.

If you have any questions, please feel free to contact me.

Sincerely,

  
Mason Janczak, P.E.  
Staff Engineer II

cc: Correspondence/project file



*Officers*

TIMOTHY D. McNAMARA  
*President*  
BRUCE A. BLACKSTON  
*Vice President*  
ROBERT W. JENKINS  
*Secretary*  
G. MICHAEL DICKEY  
*Treasurer*  
GLENN MARZLUF  
*General Manager/CEO*  
SHANE CLARK  
*Deputy General Manager*



6658 OLENTANGY RIVER ROAD  
DELAWARE, OHIO 43015  
www.delcowater.com  
Phone (740) 548-7746 • Fax (740) 548-6203

*Directors*

WILLIAM E. COLE  
DOUGLAS D. DAWSON  
DAVID A. BENDER  
J. MICHAEL SHEETS  
BRIAN P. COGHLAN  
PERRY K. TUDOR

April 1, 2016

Michael J. Overstreet, P.E.  
E.P. Ferris & Associates, Inc.  
880 King Ave.  
Columbus, Ohio 43212

RE: Water Availability  
Powell Commercial Development – West Olentangy Street

Via Email: MOverstreet@epferris.com

Dear Mr. Overstreet:

As requested, this is to inform you that Del-Co Water is able to provide water service to the site described below upon plan approval and payment of the required fees:

Proposed Land Use: Restaurant and retail center  
Location: Northwest corner of West Olentangy Street and Lincoln Street  
Acreage: ±2.3 acres

This site can be served from an existing 6-inch water line located on West Olentangy Street.

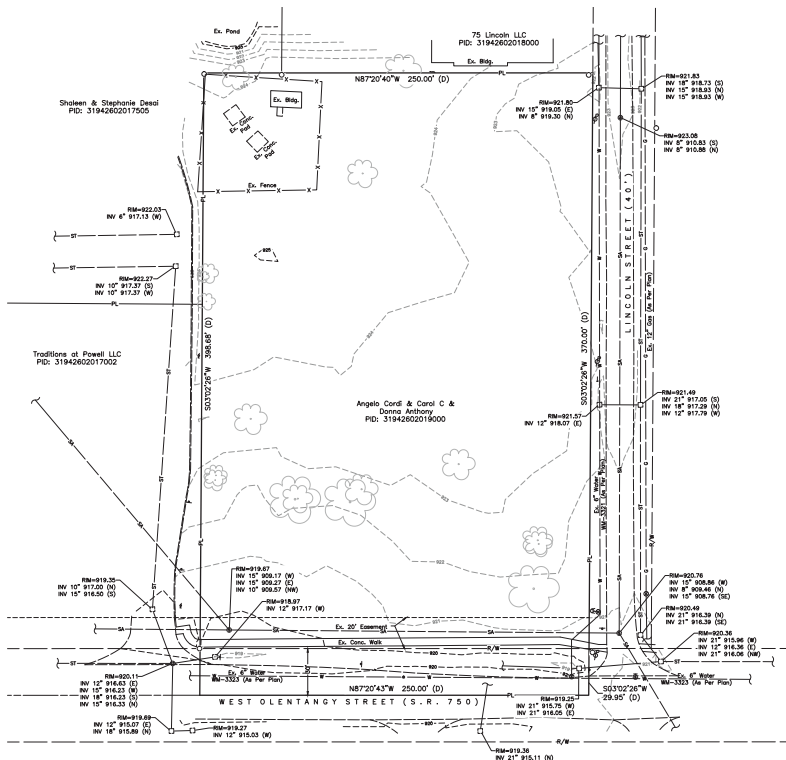
This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,  
DEL-CO WATER COMPANY, INC.

Shane F. Clark, P.E.  
Deputy General Manager

\\L:\001001\_PowellCommercialDevelopment\DWG\3194260217002.dwg Location: \\server\eng -update2 LAST EDITED: 02/26/16

E.P. FERRIS & ASSOCIATES INC



- LEGEND
- Ex. Fire Hydrant
  - Ex. Fuel Box
  - Ex. Tree
  - Ex. Catch Basin
  - Ex. Sanitary Manhole
  - Ex. Storm Manhole
  - Ex. Storm Curb Inlet
  - Ex. Utility Pole
  - Ex. Light Pole
  - Ex. Gas Service Valve
  - Ex. Underground Tele. Pedestal
  - Ex. Water Service Valve
  - Ex. Sign
  - Ex. Fence
  - Ex. Water Line
  - Ex. Water Service
  - Ex. Underground Telephone
  - Ex. Gas
  - Ex. Storm
  - Ex. Sanitary
  - Ex. Sanitary
  - Ex. Underground Electric
  - Ex. Overhead Electric
  - Prop. Catch Basin
  - Prop. Storm Manhole
  - Prop. Storm Sewer
  - Prop. Downspout Line
  - Prop. Sanitary
  - Prop. Sanitary Svc.
  - Prop. Water
  - Prop. Water Svc.
  - Prop. Concrete Walk/Drive
  - Prop. Clean-out
  - Do Not Disturb
  - Proposed Flood Route
  - Proposed Drainage Flow Directional Arrow
  - Prop. Construction Limits
- NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK



CONTACT:  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF POWELL, OHIO  
**POWELL COMMERCIAL DEVELOPMENT**  
GARDEN PROJECT LLC

JOB NO.	1097.01
DESIGNED BY:	
CHECKED BY:	CLP
APPROVED BY:	
DATE:	02/26/16

**SITE LOCATION EXHIBIT**

SCALE:	1" = 30'
SHEET NO.	OF
1	1



Armita Plaza  
Attn: Michael Overstreet

April 11, 2016

Dear Mr. Overstreet,

This letter is in regards to American Electric Power supplying service to Armita Plaza on West Olentangy St between Traditions Way and Lincoln St in Powell, Ohio

American Electric Power currently has three phase overhead distribution facilities on the south side of West Olentangy St. running east and west.

American Electric Power can provide standard facilities of adequate capacity, using standard construction practices, to facilities in this area. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

The above statement is based upon providing the most economical standard construction and presumes no special characteristics of the electric load or method of providing service.

Please contact me at (614) 883-6852 if any additional information is required.

Sincerely,

A handwritten signature in black ink that reads 'Travis L. Wheeler'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Travis L. Wheeler  
Customer Design  
American Electric Power





750 CANYON DR, STE 500  
COPPELL, TX 75019

April 5, 2016

Michael J. Overstreet, P.E.  
Design Engineer  
E.P. Ferris & Associates, Inc.  
880 King Ave.  
Columbus, OH 43212

**Re: Powell Commercial Development**

In concern of Time Warner Cable (TWC) facilities at the property located at W. Olentangy and Lincoln Street in Powell, OH, TWC has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,

Lisa N. Law  
Date Operations Manager  
West Region  
Time Warner Cable  
750 Canyon Drive  
Coppell, TX 75019

# R Series

## 12" Angle Shades

UL LISTED FOR WET LOCATIONS



**RAS12-SR**  
Shade Only.  
Shown with optional  
RGN15-SR Goose Neck



**RAS12-SG**  
Shade Only.  
Shown with optional  
RGN15-SG Goose Neck



**RAS12-SB**  
Shade Only.  
Shown with optional  
RGN15-SB Goose Neck



**RAS12-GA**  
Shade Only.  
Shown with optional  
RGN15-GA Goose Neck  
and RWG12-GA Wire Guard

Galvanized  
Finishes may be  
inconsistent



**RAS12-ABR**  
Shade Only.  
Shown with optional  
RGN15-ABR Goose Neck  
and RWG12-ABR Wire Guard

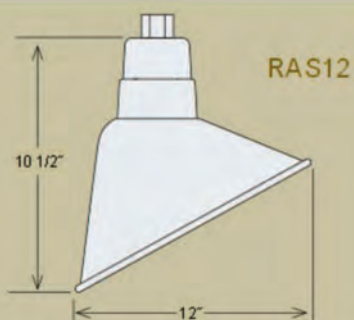


**RAS12-WH**  
Shade Only.  
Shown with optional  
RGN15-WH Goose Neck

### EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

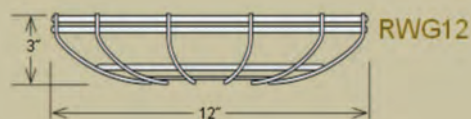
### Angle Shades



**RAS12**

ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS12-ABR	12"	Med. 200W A21	100"	Architectural Bronze
RAS12-GA	12"	Med. 200W A21	100"	Galvanized
RAS12-SB	12"	Med. 200W A21	100"	Satin Black
RAS12-SG	12"	Med. 200W A21	100"	Satin Green
RAS12-SR	12"	Med. 200W A21	100"	Satin Red
RAS12-WH	12"	Med. 200W A21	100"	White

### Wire Guards

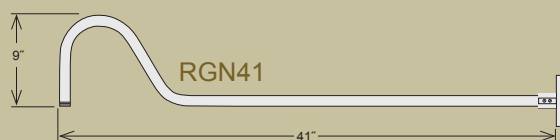
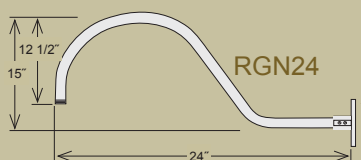
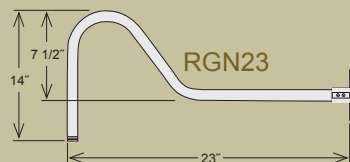
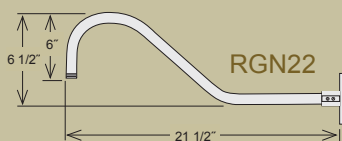
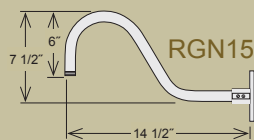
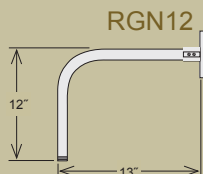
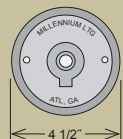


**RWG12**

ITEM #	WIDTH	FINISH
RWG12-ABR	12"	Architectural Bronze
RWG12-GA	12"	Galvanized
RWG12-SB	12"	Satin Black
RWG12-SG	12"	Satin Green
RWG12-SR	12"	Satin Red
RWG12-WH	12"	White

Goose Necks (Actual Photos Shown on Page 58)

Back Plate included  
with goose neck



ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White



# TRAFFIC IMPACT STUDY

Armita Plaza  
SR 750 (Olentangy Street)  
Powell, Ohio

Prepared by:  
E.P. Ferris & Associates, Inc.  
880 King Avenue  
Columbus, Ohio 43212  
(614) 299-2999  
[www.epferris.com](http://www.epferris.com)

April 8, 2016

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# Traffic Impact Study

## Armita Plaza

SR 750 (Olentangy Street)  
Powell, Ohio

Prepared under the direction of  
Heather L. Mackling, PE, PTOE

E.P. Ferris & Associates, Inc.  
880 King Avenue  
Columbus, Ohio 43212  
(614) 299-2999



*Heather L. Mackling*

---

Heather L. Mackling, PE, PTOE  
Reg. No. 66040

## **Executive Summary**

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The objectives of this study are to evaluate the possible effects of the Armita Plaza commercial development on adjacent roadways. The proposed project will develop an unused parcel into retail, office, and restaurant use.

The project will be located on the north side of SR 750 between Lincoln Street and Traditions Way. The site has access to SR 315 to the east and Sawmill Parkway to the west. The project will have full access drives to Lincoln Street and to Traditions Way. Figure 1, showing the study intersections, and a site map are included in the appendix.

This study will include discussion of the following:

- Analysis of background conditions (no-build scenario)
- Estimate of traffic generated by the development
- Distribution of development traffic onto surrounding roads
- Analysis of design conditions (opening day, ten year horizon, and twenty year horizon).
- Identification of required improvements needed to mitigate the impact of the development.

### **Summary:**

The site drives and adjacent intersections operate acceptably with year 2017 opening day conditions. In the 2027 and 2037 horizon years, SR 750 continues to operate well, but the Traditions Way and Lincoln Street sidestreets will experience increasing delay. Widening southbound Lincoln Street to provide a left turn lane and a through/right lane will help reduce delay for the sidestreet. An eastbound left turn lane on SR 750 to Lincoln Street will improve access to the site and reduce delay for SR 750.

The City of Powell should consider pursuing dedicated right-of-way for W. Case Street to make it a through street to Village Point Drive. This would provide access to a signalized intersection, which will also help reduce delay for the sidestreets adjacent to this project.

### **Recommendations (Developer):**

1. Provide an eastbound left turn lane with 50 feet of storage on SR 750 to Lincoln Street.
2. Widen southbound Lincoln Street to provide a left turn lane and a through/right lane.



**Purpose and Objectives:**

The objectives of this study are to evaluate the possible effects of the Armita Plaza commercial development on adjacent roadways. The proposed project will develop an unused parcel into retail, office, and restaurant use.

**Study Parameters:**

The study area and parameters were established in a February 25, 2016 meeting with City of Powell and documented in the final April 1, 2016 Memorandum of Understanding (MOU). The study horizon years are 2017 (estimated opening day), 2027 (ten year horizon), and 2037 (twenty year horizon).

Peak hours studied are the weekday AM and weekday PM.

**STUDY AREA:****Land Use:**

The site is currently undeveloped and the surrounding area is residential and commercial. The proposed development has street front commercial space. The proposed land uses for the Armita Plaza Commercial Development are:

- 5,500 s.f. High Turn-over (Sit-down) Restaurant
- 5,500 s.f. Medical-Dental Office Building
- 11,000 s.f. Specialty Retail

**Adjacent Roadways:**

Existing roadways have the following features:

**SR 750 (W. Olentangy St.)** is an uncurbed, 22' wide east-west roadway. In the development area, the speed limit is posted 25 mph for westbound traffic and 35 mph for eastbound traffic. This portion of SR 750 reflects a commercial development pattern, partially with large building setbacks and front parking lots and some areas with street front buildings and rear parking lots. There is a 5-foot sidewalk on both sides of SR 750 in the project area, transitioning to an asphalt leisure trail west of Traditions Way. SR 750 has access to Sawmill Parkway to the west and SR 315 to the east.

SR 750 is intersected by Murphy Parkway/Village Point Drive at a traffic signal, and by Traditions Way and Lincoln Street, which are unsignalized intersections. There are exclusive left turn lanes on SR 750 at Murphy Parkway and at Traditions Way.

**STUDY TRAFFIC VOLUMES:****General:**

E.P. Ferris & Associates, Inc. took turning movement counts at SR 750 at Murphy Parkway, SR 750 at Traditions Way, and SR 750 at Lincoln Street. Counts were conducted from 7-9 AM weekday and 3-6 PM weekday. Existing volume figures are included in the appendix.

**No-Build (Background) Traffic:**

The Murphy Parkway extension, currently under construction, is expected to change traffic distribution in the Powell area as it will provide an alternate route around the SR 750 and Liberty Street intersection. Volumes from the Downtown Powell Street and Alley Planning document were used for the SR 750 and Murphy Parkway intersection.

An exponential growth rate of 0.5% was used to project volumes to the horizon year to balance volumes at Traditions Way and Lincoln Street with the projected volumes at Murphy Parkway.

No-Build traffic also included other developing parcels in the area of this project. These are: Powell Crossing, a residential and retail complex on the south side of SR 750 at Lincoln Street, and office developments north of SR 750 on Lincoln Street. Office development was assumed to be in place by this project's opening day of 2017. The Powell Crossing development was assumed to be built by 2027, the ten-year horizon.

**Site Traffic:**

The site was modeled using the Institute of Transportation Engineers (ITE) Trip Generation rates and equations for Land Use 932 - High Turn-over (Sit-down) Restaurant, Land Use 720 - Medical-Dental Office Building, and Land Use 826 - Specialty Retail. Site generated volumes were adjusted for internal capture (movements between land uses on the same site) and passby traffic (traffic going to another destination that stops at the site).

**Table #1 – Site Trip Generation Summary**

Land Use	Size	AM Inbound	AM Outbound	PM Inbound	PM Outbound
932-High Turnover (Sit-down) Restaurant	5,500 s.f.	18	15	18	13
720-Medical Dental Office Building	5,500 s.f.	9	3	4	10
826-Specialty Retail	11,000 s.f.	36	39	13	17
<b>Total</b>		<b>63</b>	<b>57</b>	<b>35</b>	<b>40</b>

Site traffic trip generation calculations are included in the appendix.

**Distribution of Site Traffic:**

Traffic distribution was based on methods identified in "Transportation Impact Analyses for Site Development" published by the Institute of Transportation Engineers. Traffic distribution for the site generally followed the same patterns as the distribution used for the Powell Crossing development.

**Total Traffic:**

Total traffic is the sum of existing volumes multiplied by a growth factor, added to other off-site development, and added to site volumes. Figures in the appendix illustrate the Total Design volumes for the weekday AM and weekday PM hours.

**TRAFFIC ANALYSIS:**

**Turn Lane Lengths / Queue Analysis:**

Site traffic is expected to make eastbound left turns from SR 750 to Traditions Way and to Lincoln Street to access the site drives. There is an existing eastbound left turn lane on SR 750 at Traditions Way with 65 feet of storage. The eastbound left to Lincoln Street was evaluated with the procedure in ODOT's Location and Design Manual and met the requirement for installation of a turn lane.

Turn lane lengths were calculated using the methods in the Location and Design Manual using the highest of the 2037 Total Volumes AM or PM peak. Eastbound left turn storage to Traditions Way requires 50 feet, so the existing turn lane can handle the expected volume. The eastbound left turn volumes to Lincoln Street would require a turn lane with 50 feet of storage as well. The westbound left turn to the private drive opposite Traditions Way was also checked to determine if there would be conflicts with the eastbound left turn to Lincoln Street. Westbound requires 50 feet, eastbound requires 50 feet and there is 240 feet available between the two, so conflicts should not be an issue.

Turn lane warrants and length calculations are included in the appendix.

**Capacity Analysis:**

Level of service (LOS) and vehicle delay are the standards used to evaluate the operation of urban intersections during the daily peak traffic hours. Synchro software, published by Trafficware, was used for signalized capacity analysis. HCS 2010 developed by McTrans, was used to analyze unsignalized intersections. Both software packages are based on the latest Highway Capacity Manual published by the National Highway Research Board.

Most localities will accept LOS C as average operation, and LOS D during peak hours of operation with no individual movement being worse than LOS E.

**Table #2 – Level of Service Criteria**

Level of Service	Average Delay (sec/vehicle)	
	Unsignalized Intersections	Signalized Intersections
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

For the analysis, the default value of 0.92 was used for the peak hour factor. Southbound Lincoln Street is assumed to be improved to two outbound lanes. Both of the site drives are assumed to have one



**Traffic Impact Study**

outbound lane. Eastbound SR 750 is assumed to have a dedicated left turn lane to Lincoln Street. The SR 750 / Lincoln intersection is assumed to have a Powell Crossing drive as the northbound approach by the 2027 horizon year.

The following tables summarize the results of the capacity analysis.

**Table #3-Capacity Analysis Results, Opening Year 2017**

Intersection	Geometrics / Traffic Control	2017 AM		2017 PM	
		No-Build	Build	No-Build	Build
SR 750 & Murphy Pkwy / Village Point Dr.	SB-1 L, 1 T/R NB-1 L, 1 T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Signalized</i>	B/17.2	B/16.8	B/15.1	B/15.2
SR 750 & Traditions Way (SB) / private drive (NB)	SB-1 L/T/R NB-1 L/T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Unsignalized</i>	B/12.5 (SB) C/21.1 (NB)	B/14.2 (SB) C/24.5 (NB)	D/29.8 (SB) F/171.7 (NB)	D/34.8 (SB) F/232.0 (NB)
SR 750 & Lincoln St.	SB-1 L, 1 R EB-1 L, 1 T WB-1 T/R <i>Unsignalized</i>	C/16.0(SB)	C/22.7(SB)	C/23.4 (SB)	D/32.4 (SB)
Lincoln St. & Site Drive 1	SB-1 T/R NB-1 L/T EB-1 L/R <i>Unsignalized</i>		A/8.4 (EB)		A/8.4 (EB)
Traditions Way & Site Drive 2	SB-1 L/T NB-1 T/R WB-1 L/R <i>Unsignalized</i>		A/8.8 (WB)		A/9.5 (WB)

The site drives to Lincoln Street and Traditions Way have very low delay and LOS A. The SR 750 / Murphy Parkway intersection shows little effect from the additional traffic since site traffic is all through traffic and low volumes compared to the overall intersection volumes. The SR 750 / Lincoln Street intersection shows an increase in delay and a drop to LOS D with PM peak Build traffic, but it is still considered to be acceptable. The SR 750 / Traditions Way southbound approach has LOS D for both No-Build and Build PM peaks, which is considered acceptable operation. The northbound approach, which serves an existing private drive, has LOS F for both No-Build and Build PM peaks.

Table #4-Capacity Analysis Results, Ten Year Horizon 2027

Intersection	Geometrics / Traffic Control	2027 AM		2027 PM	
		No-Build	Build	No-Build	Build
SR 750 & Murphy Pkwy / Village Point Dr.	SB-1 L, 1 T/R NB-1 L, 1 T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Signalized</i>	B/16.6	B/16.3	B/17.5	B/18.1
SR 750 & Traditions Way (SB) / drive (NB)	SB-1 L/T/R NB-1 L/T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Unsignalized</i>	B/13.7 (SB) D/25.7 (NB)	C/16.1 (SB) D/30.9 (NB)	E/47.1 (SB) F/431.2 (NB)	F/61.9 (SB) F/552.2 (NB)
SR 750 & Lincoln St.	SB-1 L, 1 T/R NB-1 L, 1 T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Unsignalized</i>	C/18.2 (SB) D/32.5 (NB)	D/28.3 (SB) D/34.9 (NB)	D/30.5 (SB) F/67.5 (NB)	E/47.5 (SB) F/71.5 (NB)
Lincoln St. & Site Drive 1	SB-1 T/R NB-1 L/T EB-1 L/R <i>Unsignalized</i>		A/8.4 (EB)		A/8.4 (EB)
Traditions Way & Site Drive 2	SB-1 L/T NB-1 T/R WB-1 L/R <i>Unsignalized</i>		A/8.8 (WB)		A/9.5 (WB)

For the 2027 ten year horizon, the SR 750 / Murphy Parkway intersection and the site drives still operate well. The southbound approach of the SR 750 / Lincoln Street intersection shows an increase in delay and a drop to LOS E with PM peak Build traffic, but it is still considered to be acceptable. The northbound approach, which is the drive for the Powell Crossing development, operates at LOS F. The SR 750 / Traditions Way southbound approach drops to an unacceptable LOS F for the Build PM peak. The private drive northbound approach continues to operate at LOS F for both No-Build and Build PM peaks.

Table #5-Capacity Analysis Results, Twenty Year Horizon 2037

Intersection	Geometrics / Traffic Control	2037 AM		2037 PM	
		No-Build	Build	No-Build	Build
SR 750 & Murphy Pkwy / Village Point Dr.	SB-1 L, 1 T/R NB-1 L, 1 T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Signalized</i>	B/16.2	B/16.3	C/21.0	C/20.3
SR 750 & Traditions Way (SB) / drive (NB)	SB-1 L/T/R NB-1 L/T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Unsignalized</i>	B/14.1 (SB) D/27.5 (NB)	C/16.8 (SB) D/32.8 (NB)	F/55.1 (SB) F/535.1 (NB)	F/75.4 (SB) F/673.0 (NB)

**Traffic Impact Study**

Intersection	Geometrics / Traffic Control	2037 AM		2037 PM	
		No-Build	Build	No-Build	Build
SR 750 & Lincoln St.	SB-1 L, 1 T/R NB-1 L, 1 T/R EB-1 L, 1 T/R WB-1 L, 1 T/R <i>Unsignalized</i>	C/19.3 (SB) E/35.7 (NB)	D/30.8 (SB) E/38.5 (NB)	D/33.7 (SB) F/79.7 (NB)	F/54.5 (SB) F/85.2 (NB)
Lincoln St. & Site Drive 1	SB-1 T/R NB-1 L/T EB-1 L/R <i>Unsignalized</i>		A/8.4 (EB)		A/5.4 (EB)
Traditions Way & Site Drive 2	SB-1 L/T NB-1 T/R WB-1 L/R <i>Unsignalized</i>		A/8.8 (WB)		A/9.5 (WB)

For the 2037 twenty year horizon, the SR 750 / Murphy Parkway intersection and the site drives still operate well. The southbound approach of the SR 750 / Lincoln Street intersection drops to LOS F with PM peak Build traffic, and the northbound approach operates at LOS F. The SR 750 / Traditions Way southbound approach is LOS F for both the No-Build and Build PM peak. The private drive northbound approach continues to operate at LOS F during the PM peak.

In summary, the capacity analysis shows that the adjacent intersections will be able to handle site traffic with the opening day conditions. The private drive opposite Traditions Way experiences significant delay, but it is unrelated to the proposed site. In the 2027 and 2037 horizon years, SR 750 and Murphy Parkway and the site drives continue to operate well, but the unsignalized adjacent intersections show increasing delay for the sidestreets. An alternative traffic control such as signalization is not recommended since these intersections are close to the existing signal at Murphy Parkway. Both Lincoln Street and Traditions Way have access to Case Street. Case Street could potentially be dedicated through by year 2027 and connect to the signalized intersection of SR 750 and Murphy Parkway via Village Point Drive. This connection would provide an easier outlet for sidestreet vehicles wanting to go east on SR 750.

Widening the Lincoln Street southbound approach will allow for some separation of sidestreet movements and reduce delay for right turning vehicles. The addition of an eastbound left turn lane to Lincoln Street will improve access to the site and keep SR 750 moving at pre-development levels. The main purpose of this study is to assess the site's impact on SR 750, and SR 750 approaches operate at good levels even with the additional site traffic.

**Queue Analysis to Railroad Crossing:**

During the traffic counts, backups on SR 750 were observed during the train crossings. One backup was observed during the 8:00-9:00 AM period and three were observed in the 4:00-5:00 PM period. Some of these stoppages backed traffic from the railroad tracks to Traditions Way. All backups cleared in two to three minutes and flows went back to normal.



**Crash History:**

Crash history for years 2013-2015 was obtained from the ODOT GCAT website. The data included SR 750 from Murphy Parkway to Lincoln Street with 19 crashes over the study period. The predominant type and location of crash were rear-end crashes at Murphy Parkway and at Traditions Way. There were two angle crashes, and the rest were attributed to animal, parked vehicle, and sideswipe passing crashes. There does not appear to be a crash problem on SR 750 and the relatively small volume of additional vehicles are not expected to increase crashes.

Crash data for 2013-2015 is included in the appendix.

**Summary:**

The site drives and adjacent intersections operate acceptably with year 2017 opening day conditions. In the 2027 and 2037 horizon years, SR 750 continues to operate well, but the Traditions Way and Lincoln Street sidestreets will experience increasing delay. Widening southbound Lincoln Street to provide a left turn lane and a through/right lane will help reduce delay for the sidestreet. An eastbound left turn lane on SR 750 to Lincoln Street will improve access to the site and reduce delay for SR 750.

The City of Powell should consider pursuing dedicated right-of-way for W. Case Street to make it a through street to Village Point Drive. This would provide access to a signalized intersection, which will also help reduce delay for the sidestreets adjacent to this project.

**Recommendations (Developer):**

1. Provide an eastbound left turn lane with 50 feet of storage on SR 750 to Lincoln Street.
2. Widen southbound Lincoln Street to provide a left turn lane and a through/right lane.

**EASTON ENVIRONMENTAL ENGINEERING**  
**INCORPORATED**  
**CONSULTING ENGINEERS**

1372 GRANDVIEW AVE. SUITE 214  
COLUMBUS, OHIO 43212  
(614) 488-9994  
FAX (614) 488-9995

1042 STATE STREET  
VERMILION, OHIO 44089  
(216) 967-1623

September 18, 2002

Mr. Angelo Cordi  
2383 Queen Ann Street  
Columbus, Ohio 43235

RE: Remediation Report for 190 W. Olentangy Street,  
Powell, Ohio 43065

Dear Mr. Cordi:

Easton Environmental Engineering is pleased to provide you with a brief summary of the investigation findings at the above referenced site, documenting the remedial activities and conclusions of the investigation.

The investigation activities included the review and analysis of previously submitted reports, a site visit, a subsurface invasive investigation, subsurface sampling, and analyses. Easton Environmental Engineering has conducted this remediation in conformance with the scope and limitations of applicable ASTM and Ohio Administrative Code regulations.

Analyses of the soil samples indicated that there were detectable levels of contaminant constituents identified. Approximately 85 tons (55 yards) of contaminated soils were removed from and transported for final disposal to Scott Wrecking Company. Further investigations are not warranted at this site. Groundwater was not encountered.

If you have any questions about this information, please contact me at the Columbus telephone number of 614-488-9994. Thank you for selecting Easton Environmental Engineering.

Sincerely,  
**EASTON ENVIRONMENTAL ENGINEERING**



Gilbert B. Black  
Geotechnical Engineer

JAP/jap  
Enclosure



**RESOURCE INTERNATIONAL, INC.**

**ISO**

ISO 9001:2008  
Certified QMS

An ISO 9001:2008 QMS Certified Firm

November 24, 2015

Mr. Mohammad Khaksarfard  
United Concepts  
5500 Dublin Road  
Dublin, Ohio 43017

Re: Phase I Environmental Site Assessment (ESA)  
2.30-Acre Site  
W. Olentangy & Lincoln Streets, Powell, Ohio  
Rii Project #W-15-152

Dear Mr. Khaksarfard:

Resource International, Inc. (Rii) is submitting the Phase I Environmental Site Assessment (ESA) report for the 2.30-acre site located on West Olentangy Street and Lincoln Street in Powell, Ohio.

We sincerely appreciate this opportunity to provide our environmental services. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

**RESOURCE INTERNATIONAL, INC.**

Kristy Engel  
Environmental Project Manager

Enclosure: Phase I ESA Report

**Columbus Office**  
6350 Presidential Gateway  
Columbus, Ohio 43231  
Phone: 614.823.4949  
Fax: 614.823.4990

Planning

Engineering

Construction  
Management

Technology



## EXECUTIVE SUMMARY

Resource International, Inc. (Rii) has performed a Phase I ESA of the 2.30-acre parcel located at the northwest corner of the intersection of West Olentangy Street (State Route 750) and Lincoln Street, in Powell, Delaware County, Ohio in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

Based on historical source reviews of the current properties, Rii has determined that the Property has been residential or vacant land from prior to 1938 to present.

### ASTM SCOPE ITEMS

This assessment has revealed no evidence of *recognized environmental conditions (RECs)*, *controlled RECs*, and *historical RECs* in connection with the Property and project area with the exception of the following:

#### RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

This assessment has revealed **no evidence of recognized environmental conditions (RECs)** in connection with the Property.

#### CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

A controlled REC is an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. **No Controlled RECs associated with the Property were identified.**

#### HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

A historical REC is a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls. The following are considered as historical RECs:

- **Leaking Underground Storage Tank Sites** - There are four (4) **LUST sites** identified within 0.50-mile of the property. The current status of four (4) of the LUST sites is "No Further Action" (NFA) which means the site has been remediated or determined to be of no concern to the satisfaction of the Bureau of Underground Storage Tank Regulations (BUSTR). **Due to the sites receiving an NFA from the regulating authority, it is our opinion that these sites present a low risk to the Property.**





*Family Dental Care*  
1076 EAGLETON CENTER, UNIT C  
LONDON, OH 43140  
—  
TELEPHONE: (740) 852-7741  
FAX: (740) 852-7783

This letter is to inform the members of City of Powell that we have already secured the financial ability to purchase and develop this property thru Huntington Bank. Our plan is to start the development as soon as the project passes all the requirements by the City of Powell. We have already talked to contractors and engineering feasibility team to carry out this project as soon as the construction permit is available to them. I have provided all the information in the application correctly to the best of my knowledge.

The nature of this development will be mainly for small family oriented businesses such as restaurants, breakfast places, dental or doctor offices, gift shops, phone companies, coffee shops, retail stores such as bath and body works, bakery and kid's entertainment centers.

The estimated rent will be ranging from \$25-\$27 per square foot. This development will have no impact on any schools in Powell area since there will not be any residential component associated with this project. I strongly believe this development will have a great positive impact on the city of Powell considering the tax revenue generated by this center for the City of Powell.

I sincerely appreciate your time and efforts in assisting my team to develop this land and improve the liveliness of the city of Powell.

Respectfully yours,

A.Khaksar, DDS

■ T H O M A S ■

**BEERY**

■ ARCHITECTS, INC. ■

**SITE & BUILDING LIGHTING FIXTURES**



### HANOVER SERIES

Pendant Luminaires

Configuration	Arm	Luminaire	Pole	Part #
1	4"	EH16RT GCF EL-3	EPAX 14 54 EP-1	Part # page #
2	5"	EH22RT GCF EL-5	EPSX 20 55 EP-9	Part # page #
3	5"	EH22RT GCF EL-5	EPSX 26 5557 EP-13	Part # page #

**EUROTIQUE®**  
 Architectural Lighting

page 1

**Hanover Luminaire Styles**

 Ringed Ballast Housing Part # page # EH22RT ACD EL-5	 Drop Globe Part # page # EH16RT ACD EL-3	 Half Sphere Part # page # EH22RT ACHS EL-5	 Half Sphere Part # page # EH16RT ACHS EL-3	 Sag Glass Part # page # EH22RT GCSG EL-5	 Sag Glass Part # page # EH16RT GCSG EL-3
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