

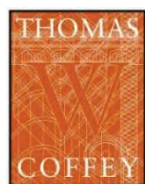
176 & 178 W. OLENTANGY STREET

Preliminary Development Plan Submittal Powell, Ohio

April 26, 2016



Planning
Urban Design
Landscape Architecture



ARCHITECTURE
& DESIGN, LLC

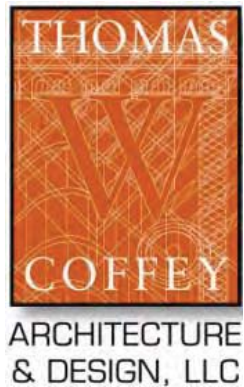




Table of Contents



Planning
Urban Design
Landscape Architecture



Application

Legal Description

Surrounding Property Owners

Development Plan Text

Plans:

L1.1 Preliminary Development Plan

L2.1 - 2.3 Landscape Plans

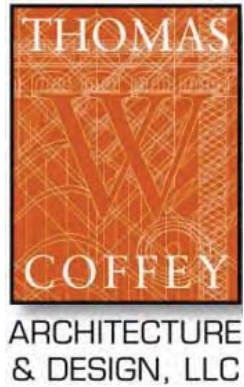
L3.1 Illustrative Site Plan

C1.0 - 1.1 Existing Site Survey & Utility Plan

A1.1 - 1.5 Architectural Plans, Elevations and Bird's Eye Perspective



Planning
Urban Design
Landscape Architecture



CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z)

PRELIMINARY DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00 + \$60.00 per acre

Applicant: Transform Construction, LLC (Joshua Weir)

Address/City/State/Zip: 1171 Chesapeake Avenue, Columbus, OH 43212

Email Address: joshua@transformgc.com

Phone No: 614.291.7799 Cell Phone No: 614.565.8888 Fax No: 614.754.5065

Property Owner: Traditions at Powell, LLC

Address/City/State/Zip: 470 Olde Worthington Road, Suite 101, Westerville, OH 43082

Email Address:

Phone No: 614.540.2400 Cell Phone No: Fax No:

Architect/Designer for Applicant: See Attached

Address/City/State/Zip:

Email Address:

Phone No: Cell Phone No: Fax No:

Property Address: 176 & 178 West Olentangy Street, Powell, OH 43065

Lot Number/Subdivision: Subarea B Existing Use: Vacant (DB) Proposed Use: Mixed Use (DB)

Reason for Administrative Review (attach necessary documents): Proposed mixed-use commercial development with an approximate 4,000 sq. ft. restaurant and attached approximate 1,250 sq. ft. patio; and approximate 4,800 sq. ft. retail center and associated parking.

Checklist:

- ☒ Preliminary Plan requirements set forth in Section 1143.11(c).
- ☒ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☒ 15 copies of all drawings, text, any other items, and application.
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD.
- ☒ Attach the required fee - \$400.00 + \$60.00 per acre.

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant:

Date:

Office Use

Received

Office Use

AMT

TYPE/DATE

RECEIPT #

PAYOR

Payment

EXHIBIT A

Revised May 23, 2005
September 24, 2004

DESCRIPTION OF A 0.999 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WEST OLENTANGY STREET AND EAST OF SAWMILL ROAD IN THE, CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO

Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, containing 0.999 acre of land, more or less, said 0.999 acre being out of that 5.942 acre tract of land described in the deed to Traditions at Powell, LLC, of record in Official Record 587, Page 1188 and in Official Record 587, Page 1191, Recorder's Office, Delaware County, Ohio, said 0.999 acre being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of West Olentangy Street (60 feet in width), also called State Route 750 and Sawmill Road (80 feet in width), said point also being the southwesterly corner of Farm Lot 31 in the west line of Section 4; thence S87°18'05"E, with the centerline of that West Olentangy Street and with the southerly line of that 3.659 acre tract of land described in the deed to Victorian Community Developers, of record in Official Record Volume 7, Page 2558, Recorder's Office, Delaware County, Ohio, a distance of 1848.03 feet to a railroad spike found at the southeasterly corner of said 3.659 acre tract, the same being the southwesterly corner of said 5.942 acre tract; thence N03°05'04"E, with the easterly line of said 3.659 acre tract and with the westerly line of said 5.942 acre tract, a distance of 190.28 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, N03°05'04"E, with the easterly line of said 3.659 acre tract and with the westerly line of said 5.942 acre tract, a distance of 63.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S86°54'55"E, a distance of 294.50 feet to a 3/4-inch (I.D.) iron pipe set in the westerly line of that 2.300 acre tract of land described in the deed to Angelo and Carol Cordi and Anthony and Donna Cordi, of record in Deed Book Volume 560, Page 343, Recorder's Office, Delaware County, Ohio, the same being in the easterly line of said 5.942 acre tract;

Thence S03°05'04"W, with the easterly line of said 5.942 acre tract and with the westerly line of said 2.300 acre tract, a distance of 221.29 feet to a 3/4-inch (I.D.) iron pipe found in the northerly right-of-way of said West Olentangy Street;

Thence N87°18'05"W, with the northerly right-of-way of said West Olentangy Street, a distance of 157.27 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N03°05'04"E, a distance of 159.35 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N86°54'55"W, a distance of 137.23 feet to the true point of beginning and containing 0.999 acre of land, more or less.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☐ Municipal Approval Required
☒ Delaware County Engineer

04027409

Revised May 23, 2005

September 24, 2004

DESCRIPTION OF A 0.999 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF
WEST OLENTANGY STREET AND EAST OF SAWMILL ROAD IN THE, - (CONT'D) -

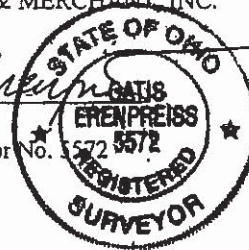
Subject to all rights-of-way, easements and restrictions, if any, of previous record.

The bearings referred to in the above description are based on the bearing of S87°18'05"E
for the centerline of Powell Road as established by Delaware County GPS Control Points 97-
017, 97-038 and 97-055.

We hereby state that the above description was prepared from an actual field survey of
the premises conducted by Bauer, Davidson & Merchant, Inc. in July of 2004.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By Gatis Erenpreiss
Gatis Erenpreiss
Professional Surveyor No. 572 5572



Approved by City of Powell
Planning and Zoning Commission.
No subdivision plat required.
David M. Betz 03/07/07
David M. Betz, Director of Development

EXHIBIT A

TOGETHER WITH ALL EASEMENTS AS SET FORTH IN "DECLARATION OF INGRESS-EGRESS EASEMENTS, AND PROVISION FOR THE GENERAL MAINTENANCE OF COMMON AREAS, STREETS, AND UTILITY SERVICES", OF RECORD IN O.R. VOLUME 620, PAGE 234 AND ALL EASEMENTS AS SET FORTH IN "FIRST AMENDMENT TO THE DECLARATION OF INGRESS-EGRESS EASEMENTS, AND PROVISION FOR THE GENERAL MAINTENANCE OF COMMON AREA, STREETS, AND UTILITY SERVICES BY TRADITIONS AT POWELL, LLC", OF RECORD IN O.R. VOLUME 635, PAGE 587.

TOGETHER WITH NON-EXCLUSIVE SIDEWALK EASEMENTS AS SET FORTH IN "DECLARATION OF SIDEWALK MAINTENANCE AND EASEMENTS", OF RECORD IN O.R. VOLUME 635, PAGE 599, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

TOGETHER WITH EASEMENT FOR THE PURPOSE OF CONSTRUCTING OPERATING, MAINTAINING, RENEWING, RECONSTRUCTING AND/OR REPLACING A SANITARY SEWER LINE TOGETHER WITH APPURTENANTS THERETO, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT AREA, OF RECORD IN OFFICIAL RECORDS VOLUME 587, PAGE 411, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BAUER, DAVIDSON & MERCHANT, INC.

CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH WESTERVILLE, OHIO 43081

PHONE: 614-846-3393

FAX: 614-846-4575

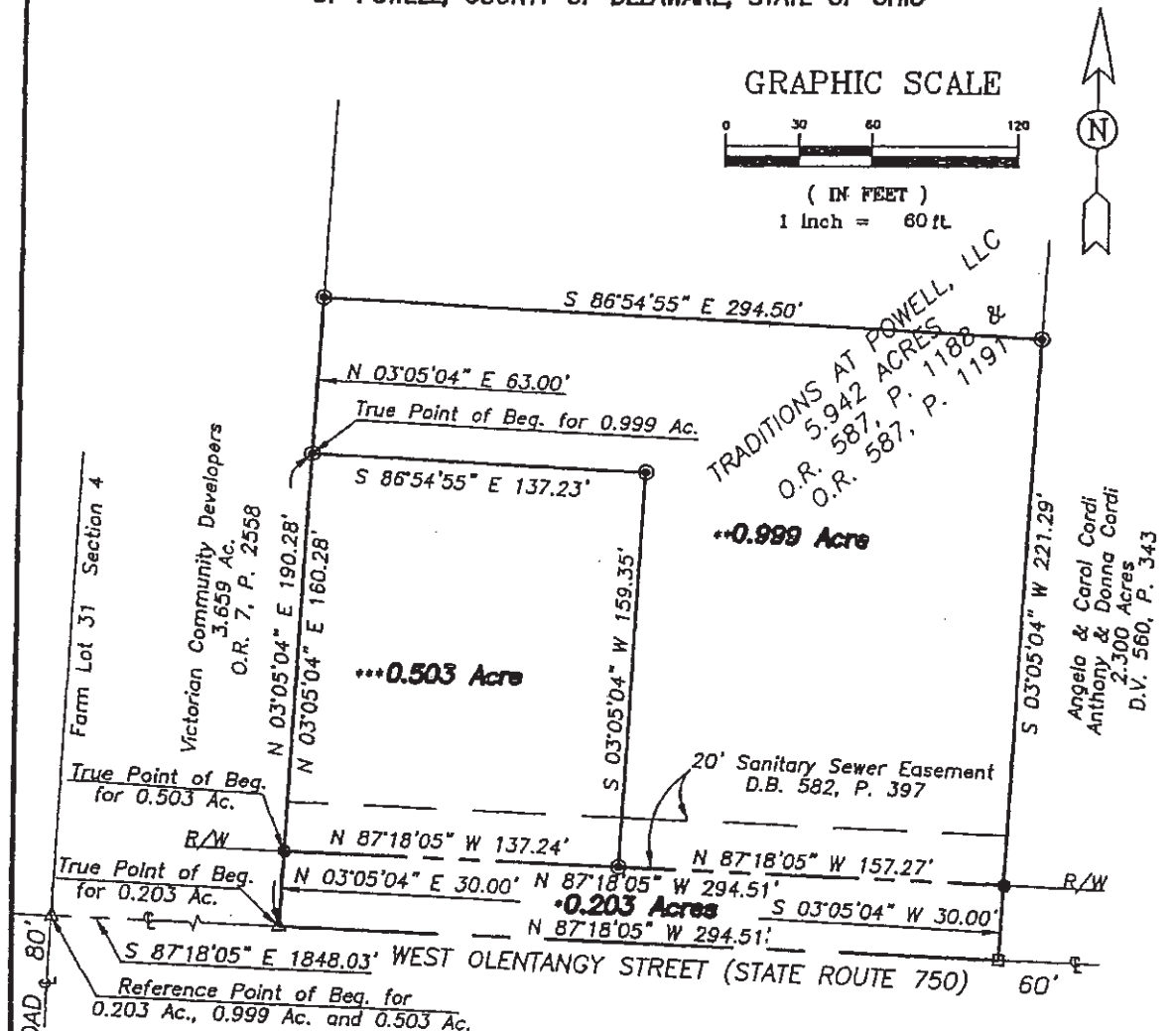
SURVEY MAP OF A 0.203 ACRE, 0.999 ACRE AND A 0.503 ACRE TRACTS OF LAND LOCATED ON THE NORTH SIDE OF WEST OLENTANGY STREET AND EAST OF SAWMILL ROAD, IN THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



FOR INFORMATIONAL PURPOSES ONLY

* Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, containing 0.203 acre of land, more or less, said 0.203 acre of land being out of that 5.942 acre tract of land described in the deed to Traditions at Powell, LLC of record in Official Record 587, Page 1188 and in Official Record 587, Page 1191, Recorder's Office, Delaware County, Ohio.

** Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, containing 0.999 acre of land, more or less, said 0.999 acre of land being out of that 5.942 acre tract of land described in the deed to Traditions at Powell, LLC of record in Official Record 587, Page 1188 and in Official Record 587, Page 1191, Recorder's Office, Delaware County, Ohio.

*** Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, containing 0.503 acre of land, more or less, said 0.503 acre of land being out of that 5.942 acre tract of land described in the deed to Traditions at Powell, LLC of record in Official Record 587, Page 1188 and in Official Record 587, Page 1191, Recorder's Office, Delaware County, Ohio.

We hereby state that the above map was prepared from information obtained by an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in September of 2004.

The bearings on this map are based on the bearing of S87°18'05"E for the centerline of Powell Road as established by the Delaware County GPS Control Points 97-017, 97-038 and 97-055.

LEGEND

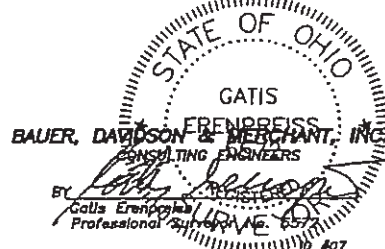
- ⊙ = 3/4-Inch (I.D.) Iron Pipe Set
- = 3/4-Inch (I.D.) Iron Pipe Found
- = Nag Nail Found
- △ = Rail Road Spike Found
- = 5/8-Inch (I.D.) Iron Pipe Found

Revised: October 27, 2004

Revised: May 23, 2005

SCALE: 1"=60'
 SEPTEMBER 24, 2004
 ORDER NO. 274-04

DWG 04\27404\2744surplot2.dwg



H:\DWG 04\27404\2744surplot2.dwg 5/23/2005 12:06:09 PM EDT

VINCENT MARGELLO
330 OLENTANGY ST
POWELL OH 43065

10 VILLAGE POINTE LLC
10 VILLAGE POINTE DR
POWELL OH 43065

VILLAGE LLC
218 OLENTANGY ST
POWELL OH 43065

PORTSIDE DEVELOPMENT LLC
180 OLENTANGY ST
POWELL OH 43065

TRADITIONS AT POWELL
176 OLENTANGY ST
POWELL OH 43065

TERRI KING
39 TRADITIONS WAY
POWELL OH 43065

MAI THI FRASCARELLI
41 TRADITIONS WAY
POWELL OH 43065

MAI THI FRASCARELLI
43 TRADITIONS WAY
POWELL OH 43065

JODEE SNIDER
45 TRADITIONS WAY
POWELL OH 43065

ROBERT & NANCY PARKER
50 TRADITIONS WAY
POWELL OH 43065

STEPHANIE & SHALEEN DESAI
52 TRADITIONS WAY
POWELL OH 43065

EEE INVESTMENTS LLC
54 TRADITIONS WAY
POWELL OH 43065

EEE INVESTMENTS LLC
56 TRADITIONS WAY
POWELL OH 43065

MATHEW FARRIS
53 TRADITIONS WAY
POWELL OH 43065

VICTORIA DAMIANI
55 TRADITIONS WAY
POWELL OH 43065

MELISSA RUFFNER
57 TRADITIONS WAY
POWELL OH 43065

DAVID LAMP
59 TRADITIONS WAY
POWELL OH 43065

PATRICIA KONIS
65 TRADITIONS WAY
POWELL OH 43065

SCHNETZLER LIMITED
PARTNERSHIP
67 TRADITIONS WAY
POWELL OH 43065

BRIAN & ASHLEY CALABRO
69 TRADITIONS WAY
POWELL OH 43065

MARC AUGUSTINE
71 TRADITIONS WAY
POWELL OH 43065

KELLIE KO
68 TRADITIONS WAY
POWELL OH 43065

JAMES REED
70 TRADITIONS WAY
POWELL OH 43065

THOMAS & MARY CANTWELL
72 TRADITIONS WAY
POWELL OH 43065

JAMES BOSKER
74 TRADITIONS WAY
POWELL OH 43065

MATTHEW SMITH
79 TRADITIONS WAY
POWELL OH 43065

VICKI VOLPE
81 TRADITIONS WAY
POWELL OH 43065

ELIZABEHT WARD
83 TRADITIONS WAY
POWELL OH 43065

DENIS & KATHRYN LAVOIE
85 TRADITIONS WAY
POWELL OH 43065

SHKOUKANI HASHEM LLC
86 TRADITIONS WAY
POWELL OH 43065

FRANK & MARJA LEMAY
84 TRADITIONS WAY
POWELL OH 43065

WHITNEY HAMILTON
82 TRADITIONS WAY
POWELL OH 43065

MLS9 INVESTMENTS LLC
80 TRADITIONS WAY
POWELL OH 43065

JACKIE DICKENS
183 CASE AVE
POWELL OH 43065

JESSICA SPELLMAN
185 CASE AVE
POWELL OH 43065

DORSEY JANE SMITH
187 CASE AVE
POWELL OH 43065

VICKIE GREENE
189 CASE AVE
POWELL OH 43065

75 LINCOLN LLC
75 LINCOLN ST
POWELL OH 43065

DONNA & ANTHONY CORID
12949 GORSUCH ROAD
GALENA, OH 43021

PATRICK & ANTONIA CARTER
173 OLENTANGY ST
POWELL OH 43065

STOVAR-NEVITT PARTNERS
INC
187 OLENTANGY ST
POWELL OH 43065

STOVAR-NEVITT PARTNERS
INC
195 OLENTANGY ST
POWELL OH 43065

PATRICK WALLACE & HAILEY
JONES
31 MURPHY'S VIEW PL
POWELL OH 43065

CURTISS & JOYCE PETREK
37 MURPHY'S VIEW PL
POWELL OH 43065

JAMES & JUDITH MUIR
42 MURPHY'S VIEW PL
POWELL OH 43065

MAURICE & MARCI REIMUND
48 MURPHY'S VIEW PL
POWELL OH 43065

RODNEY & KATHLEEN
VALENTA
12 MURPHY'S VIEW PL
POWELL OH 43065

CHRISTOPHER DAPOLITO
18 MURPHY'S VIEW PL
POWELL OH 43065

DIANE ANDREWS
24 MURPHY'S VIEW PL
POWELL OH 43065

DONALD & CHRISTINE
HAFTMAN
11 MURPHY'S VIEW PL
POWELL OH 43065

DONALD & FRANCES
ELDREDGE
19 MURPHY'S VIEW PL
POWELL OH 43065

JUDYTH LEDOUX
27 MURPHY'S VIEW PL
POWELL OH 43065

ROBERT RINDOS
35 MURPHY'S VIEW PL
POWELL OH 43065

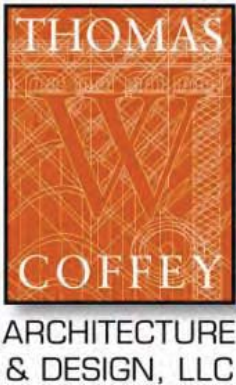


Preliminary Planned District Development Plan Application Requirements and Procedures for Approval

1143.11 Procedures for Approval of Planned District Development Plans



Planning
Urban Design
Landscape Architecture



(c) Preliminary Planned District Development Plan Application Requirements.

An application for preliminary Planned District Development Plan approval shall be filed with the Zoning Administrator by the owner of the property for which a planned District development is proposed. At a minimum, the application shall contain the following information, which shall be filed in fifteen (15) copies. Where any of this information is missing or incomplete, the Zoning Administrator shall so notify the applicant and no additional actions need be taken until such missing material is provided.

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

Transform Construction LLC, 1171 Chesapeake Avenue, Columbus, OH 43212; Joshua Weir, 614.291.7799

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

Planning/Landscape Architecture
POD Design

Todd Foley, Principal
100 Northwoods Blvd, Suite A
Columbus, OH 43235
614.360.3055

Architecture
Thomas Coffey Architect
Thomas Coffey, AIA
365 Shale Ridge Court
Powell, OH 43065
614.562.2273

Civil Engineering
Sands Decker CPS
Jason Stevens, Project Manager
1495 Old Henderson Road
Columbus, OH 43220
614.459.6992



- (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 attached list of property owners



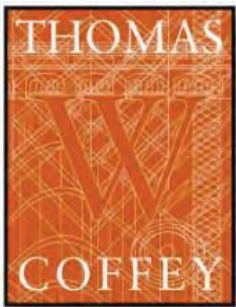
Planning
Urban Design
Landscape Architecture

- (4) Legal description of the property

See attached legal description

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

Property is currently vacant undeveloped land. Access drive exists on site to service adjacent office building.



ARCHITECTURE
& DESIGN, LLC

- (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 questions, 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 the City of Powell staff.

- (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 L1.1 Preliminary Development Plan

- (8) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:
 - A. The property line definition and dimensions of the perimeter of the site

See L1.1 Preliminary Development Plan & C1.1 Utility Plan





- B. Rights-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 L1.1 Preliminary Development Plan & C1.1 Utility Plan



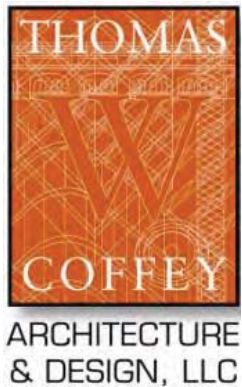
Planning
Urban Design
Landscape Architecture

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

The site area is one (1) acre. There are no subareas.

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

See C1.0 Existing Site Survey



- E. Existing surface drainageways and surface sheet flow patterns

See C1.0 Existing Site Survey & C1.1 Utility Plan

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

See C1.0 Existing Site Survey & C1.1 Utility Plan

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

See C1.0 Existing Site Survey & L2.3 Tree Removal/Preservation Plan

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

See C1.0 Existing Site Survey



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

See C1.0 Existing Site Survey & C1.1 Utility Plan

- J. Calculation of the maximum residential units permitted on the site under the terms of the this Zoning Ordinance, including



delineation of the subdistricts of the site upon which these calculations have been made

N/A – No residential units are proposed for this development.



Planning
Urban Design
Landscape Architecture

K. A preliminary plan for the first or next phase of development illustrating:

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

See L1.1 Preliminary Development Plan & C1.1 Utility Plan

2. Names of existing and proposed streets

See L1.1 Preliminary Development Plan & C1.1 Utility Plan

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 L1.1 Preliminary Development Plan & C1.1 Utility Plan

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

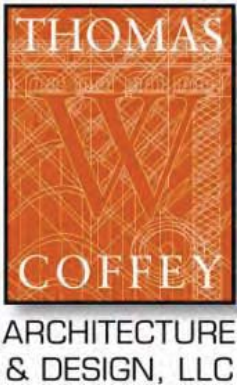
N/A – No Subareas are planned for this development.

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

See L1.1 Preliminary Development Plan & A1.1- 1.2 Architectural Plans

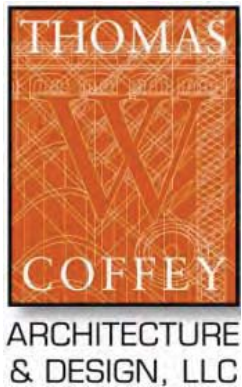
6. Common open areas, public lands, and natural scenic easements, including the area of each

See L1.1 Preliminary Development Plan





Planning
Urban Design
Landscape Architecture



7. Proposed landscape treatment of the site

See L2.1-2.3 Landscape Plans

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 C1.1 Utility Plan

9. Provisions for accommodating surface drainage runoff

See C1.1 Utility Plan

10. Proposed architectural design criteria

See A1.1- 1.5 Architectural Plans

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 L1.1 Preliminary Development Plan

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

This application is in conformance with the principals of the comprehensive plan (Mixed Use Village Center) and the visioning for the type of development that was intended for the subject site. The plans also incorporate feedback from both city staff and the Planning Commission from Sketch Plan Review.

L. Projected development schedule by subareas of the entire planned development site, and for the first, or next phase of

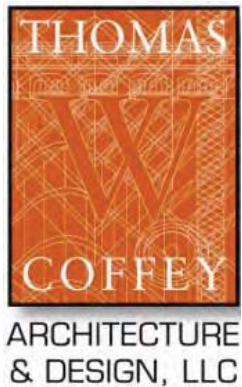


development, including land uses, public areas, natural and scenic reserves, streets, buildings, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable



Planning
Urban Design
Landscape Architecture

Pending approval with City of Powell, construction would begin September 2016 with anticipated completion being March 2017. Both buildings would be constructed simultaneously.



- 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

A traffic study for the subject site and adjacent office building as well as the Traditions at Powell was submitted with the original Rezoning/FDP in 2008. The required improvements to W. Olentangy Street were completed at the time of the construction of the Traditions at Powell. No further required improvements have been identified at this time or are anticipated.



- 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 calculate 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.

- (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

The developer has secured private funding source to implement its plans and has the financial means to purchase and subsequently



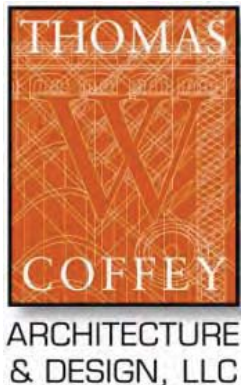
construct the two proposed buildings and associated site details. The subject property is under contract contingent upon zoning approval. Pending approval from the City of Powell, the developer will formally purchase the property and continue with the necessary approvals/permits.



Planning
Urban Design
Landscape Architecture

- (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

The developer has secured private funding source to implement its plans and has the financial means to purchase and subsequently construct the two proposed buildings and associated site details.



- (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

The applicant confirms that all the information provided in this true and correct to the best of their knowledge.

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

The proposed commercial uses for the two buildings will be in conformance with those permitted under the Downtown Business District Standards. Anticipated users will be a restaurant and a mix of general retail.

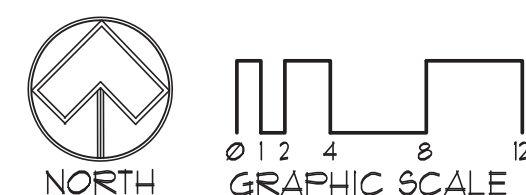


- (13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission

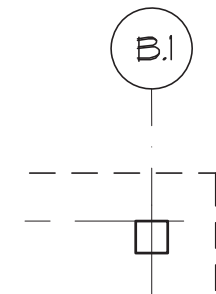
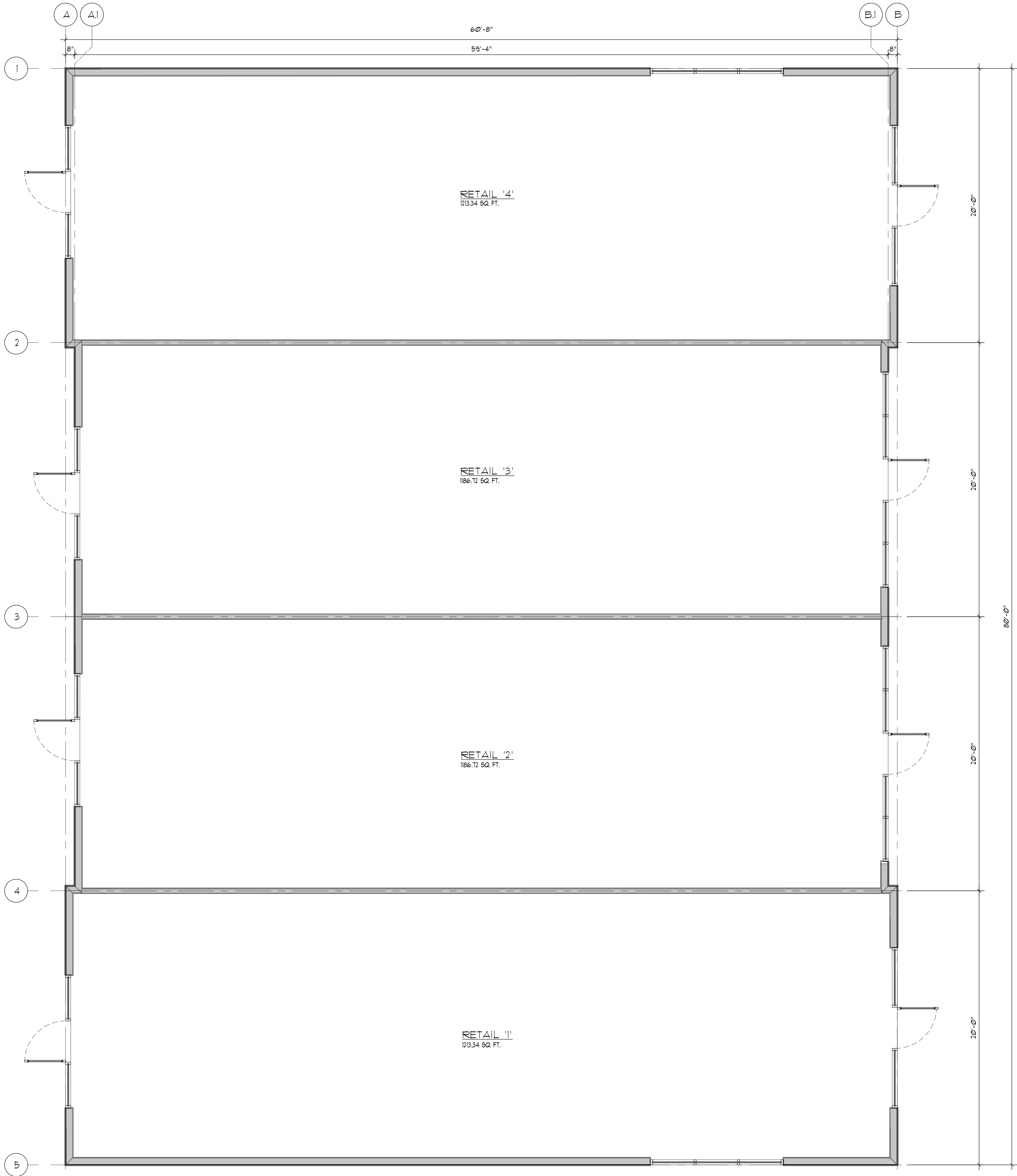
The uses proposed will not impact the schools in the Powell area given no residential uses proposed. The necessary traffic related infrastructure improvements have already been performed so no additional impact will result from the construction of this development.

- (14) A fee as established by ordinance

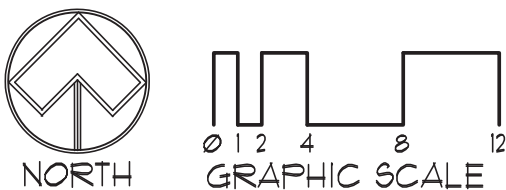
A fee of \$460.00 has been submitted with this application for Preliminary Development Plan Approval.



JOB # 0516

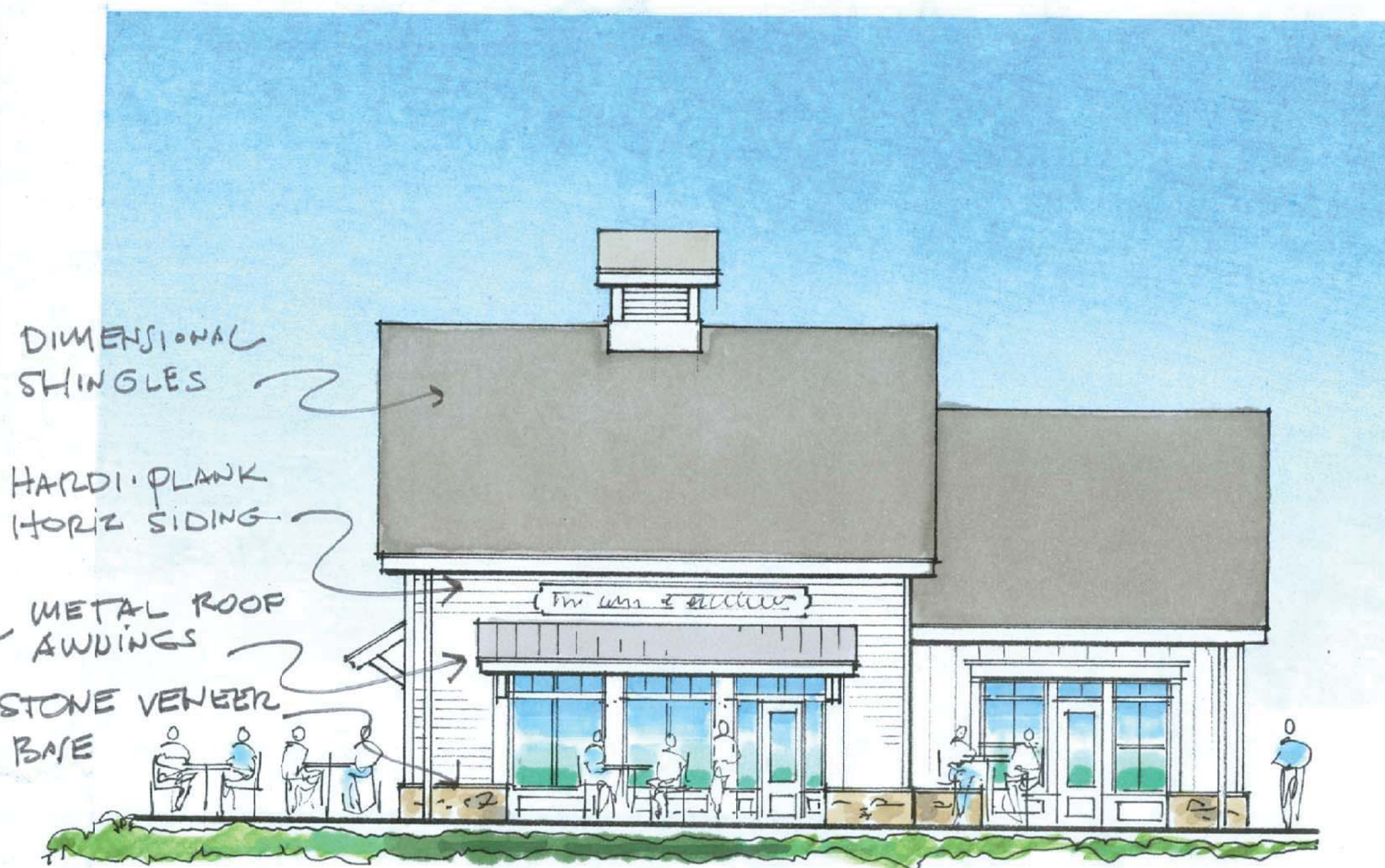


SHELL FLOOR PLAN BUILDING 1B
SCALE: 1/4" = 1'-0" 4800 SQ. FT.

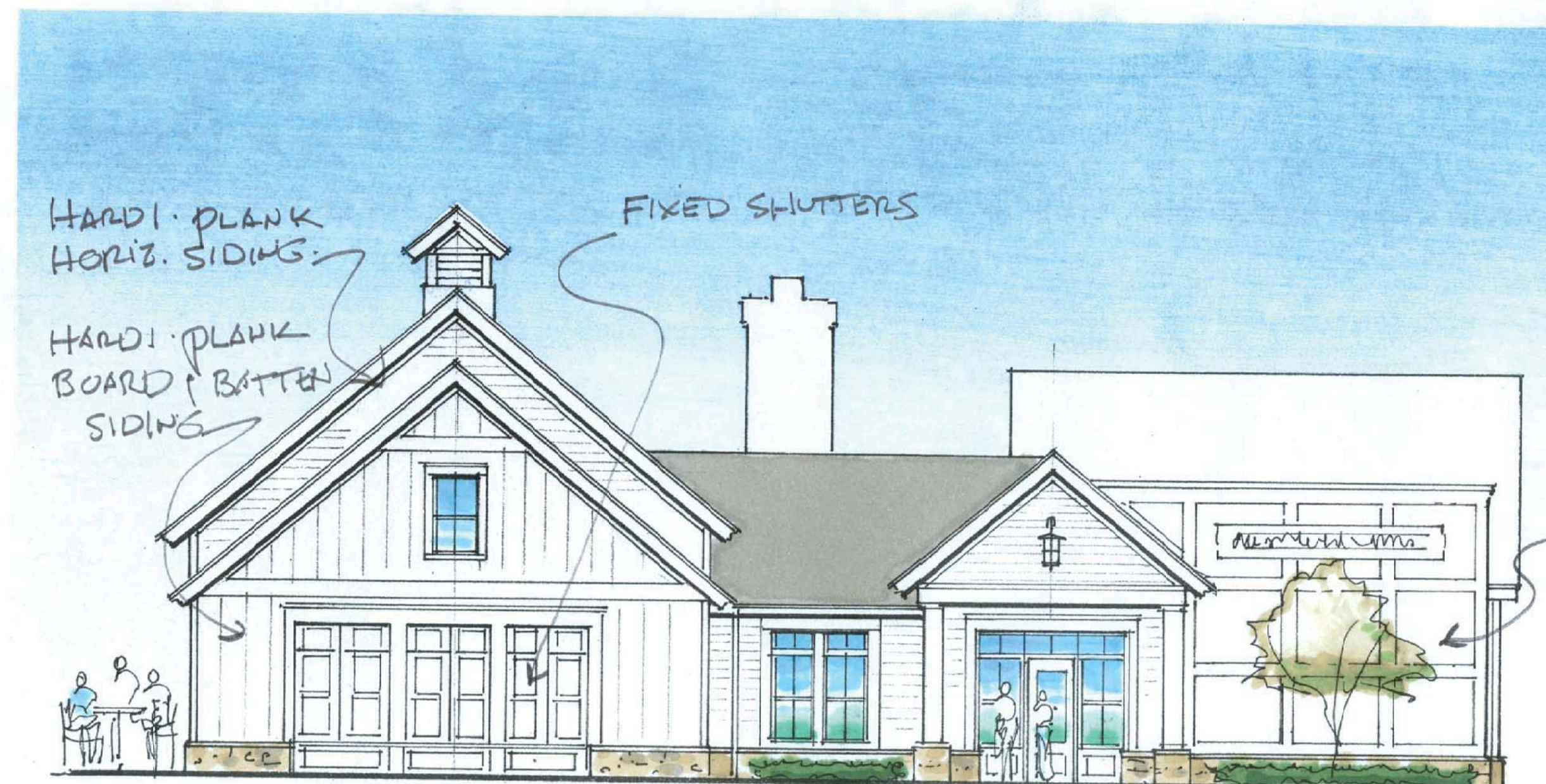




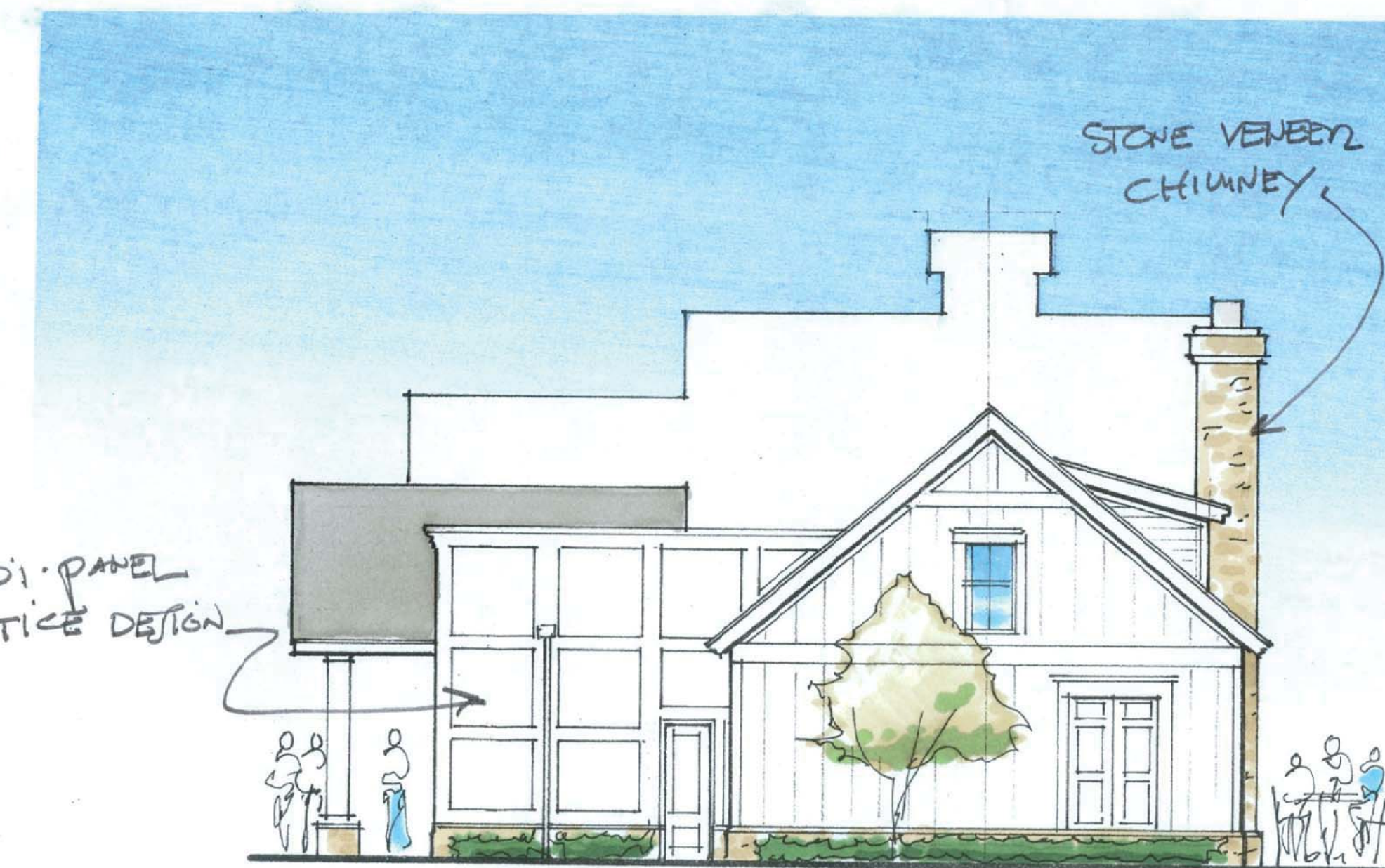
BUILDING A SOUTH ELEVATION



BUILDING A EAST ELEVATION

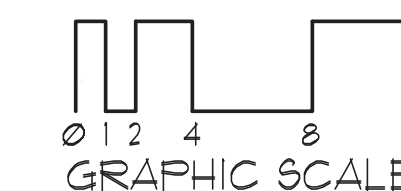


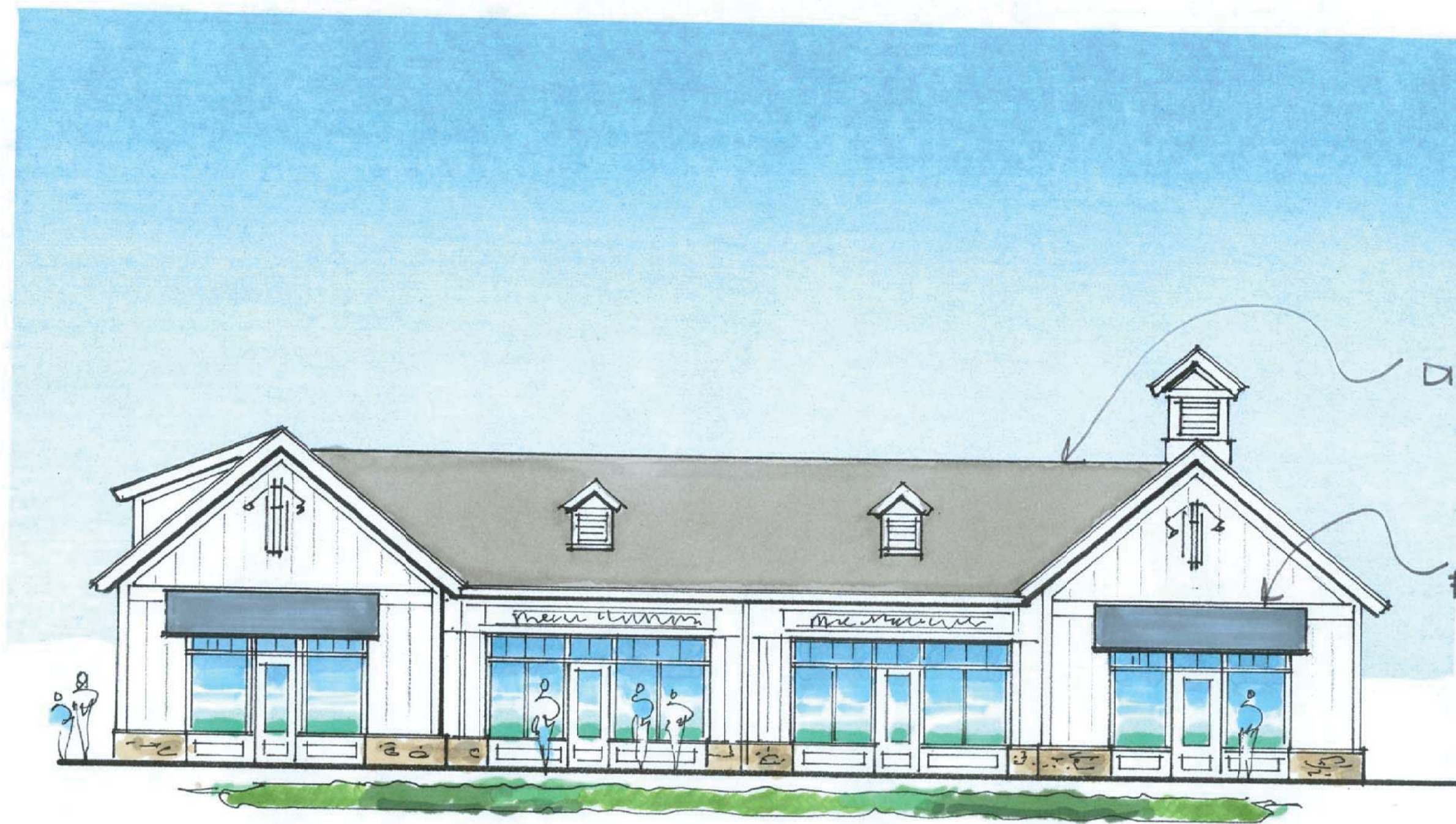
BUILDING A NORTH ELEVATION



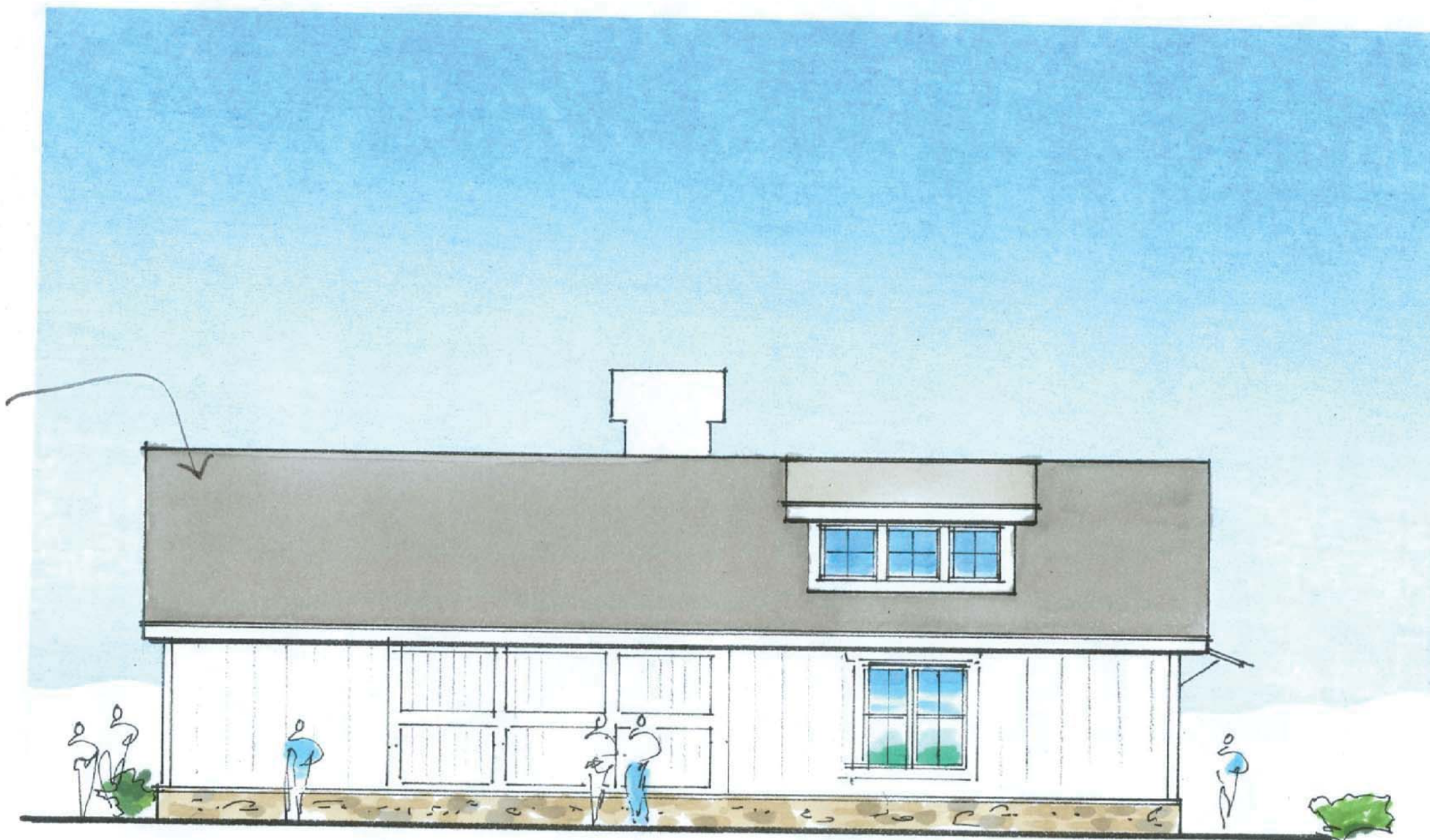
BUILDING A WEST ELEVATION

BUILDING 'A' EXTERIOR ELEVATIONS

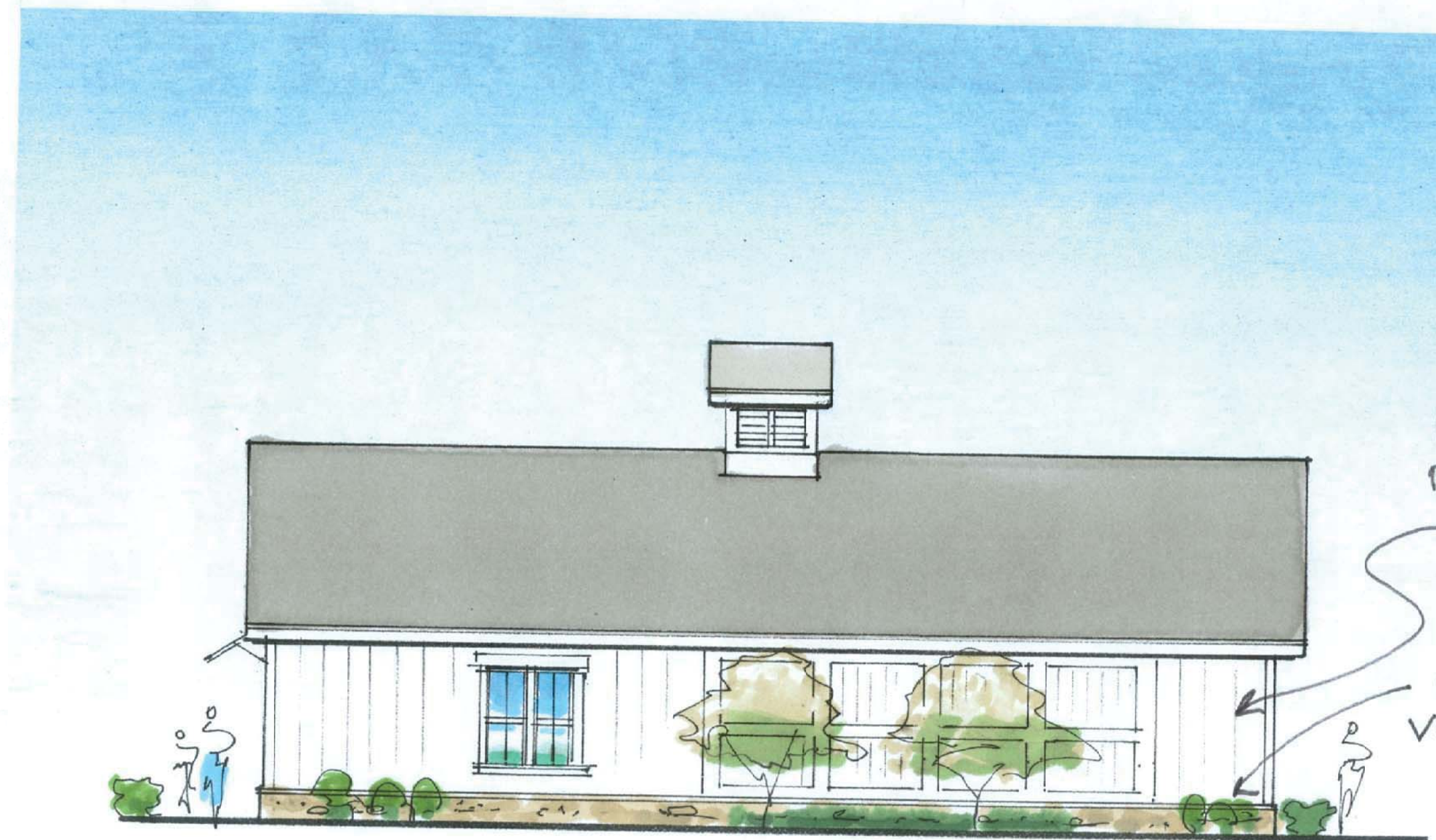




BUILDING B EAST ELEVATION



BUILDING B SOUTH ELEVATION

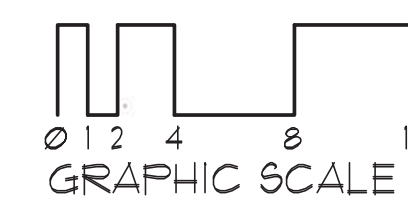


BUILDING B NORTH ELEVATION



BUILDING B WEST ELEVATION

BUILDING 'B' EXTERIOR ELEVATIONS





THOMAS W. COFFEY, LICENSE 109119
EXPIRATION DATE 12/31/2017

Project Architect:
THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: tom@TWCarchitecture.com



Project Engineer:

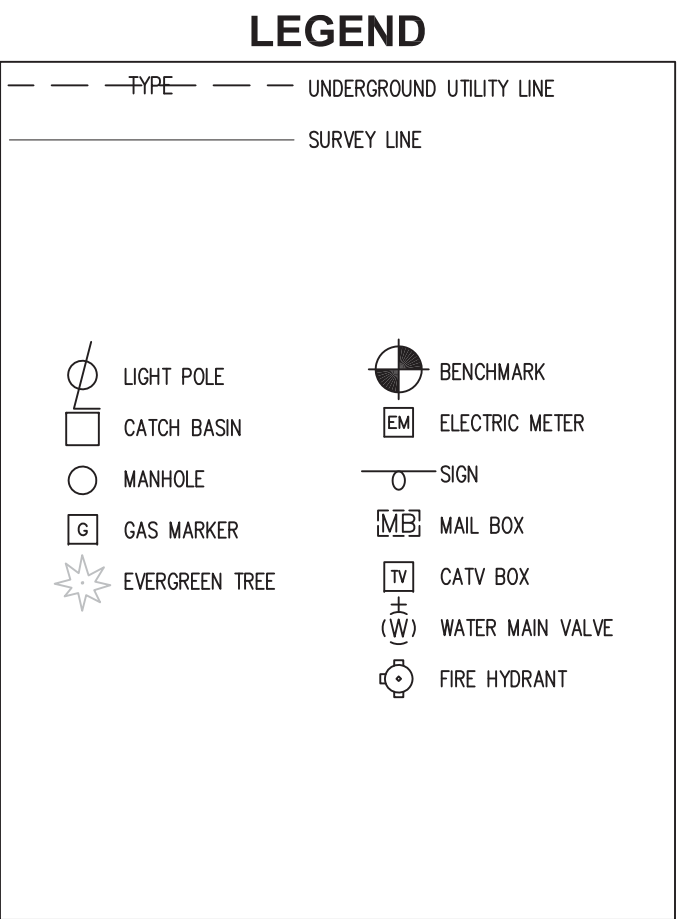
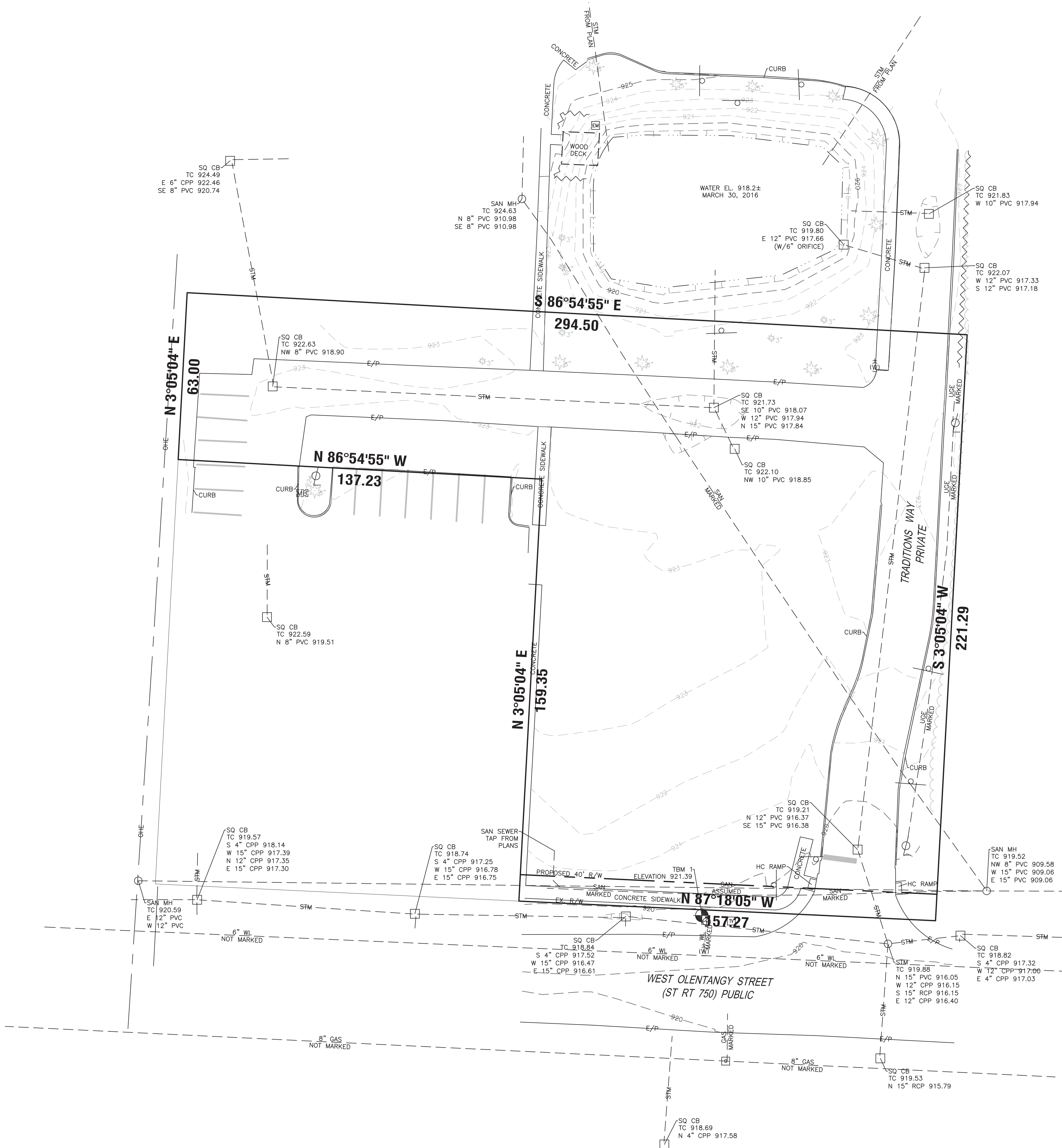
Birds Eye Perspective For:
W. OLENTANGY ST. PROJECT

176 & 178 W. Olentangy Street
Powell, OH, 43065

- ☒ TOPOGRAPHIC SURVEY: 4/08/16
- ☒ PRELIMINARY REVIEW: 4/20/16
- ☒ P & Z SUBMITTAL: 4/26/16
- ☐ CLIENT APPROVAL:
- ☐ BUDGET PRICING:
- ☐ PERMIT REVIEW:
- ☐ BIDDING:
- ☐ CONSTRUCTION:
- ☐ REVISIONS:

A | 5

JOB # 0516



Know what's below.
Call before you dig.

BENCHMARK INFORMATION

SOURCE BENCHMARK:
US ARMY CORPS DESIGNATION: SHANNAHAN
ELEVATION 971.13 NAVD88

TBM 1
ELEVATION 921.39
NORTH BOLT OF TOP FLANGE OF FIRE HYDRANT LOCATED
ON THE NORTH SIDE OF WEST OLENTANGY STREET
APPROXIMATELY 55 FEET WEST OF THE CENTERLINE OF
TRADITIONS WAY.

ABBREVIATIONS USED:

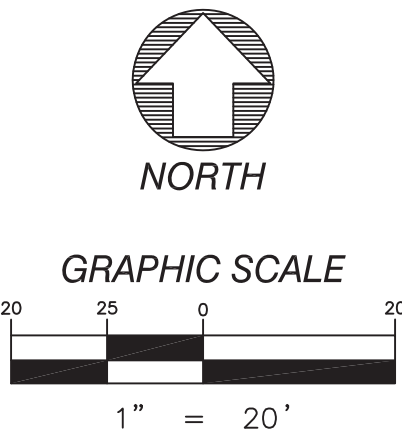
OHE OVERHEAD ELECTRIC
UGE UNDERGROUND ELECTRIC
E/P EDGE OF PAVEMENT
SAN SANITARY SEWER
STM STORM SEWER
WL WATER LINE

NOTE:

THIS IS NOT A BOUNDARY SURVEY. DEEDS AND EASEMENTS
WERE NOT PROVIDED. NO EASEMENT SEARCH WAS PERFORMED BY
SANDS DECKER CPS.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING
UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER
INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY
THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT
REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR
ACCURATE.

AMERICAN POWER & LIGHT	1-888-850-0098
COLUMBIA GAS OF OHIO	1-800-344-4077
HEIDI ZACHER	1-614-818-2107
AEP COLUMBUS SOUTERN POWER	1-800-277-2177
BRENT GATES	1-614-883-6802
DEL-CO WATER	1-740-548-7746
DELAWARE COUNTY SEWER DISTRICT	1-740-833-2240
CONSOLIDATED ELECTRIC COOP	1-740-363-2641
AT&T OHIO	1-800-660-1000
CITY OF POWELL	1-614-885-5380
TIME WARNER CABLE	1-866-849-1945



THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/2017

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: tom@TWCarchitecture.com

Project Engineer:

SANDS DECKER CPS
ENGINEERS & SURVEYORS

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

W. OLENTANGY ST. PROJECT

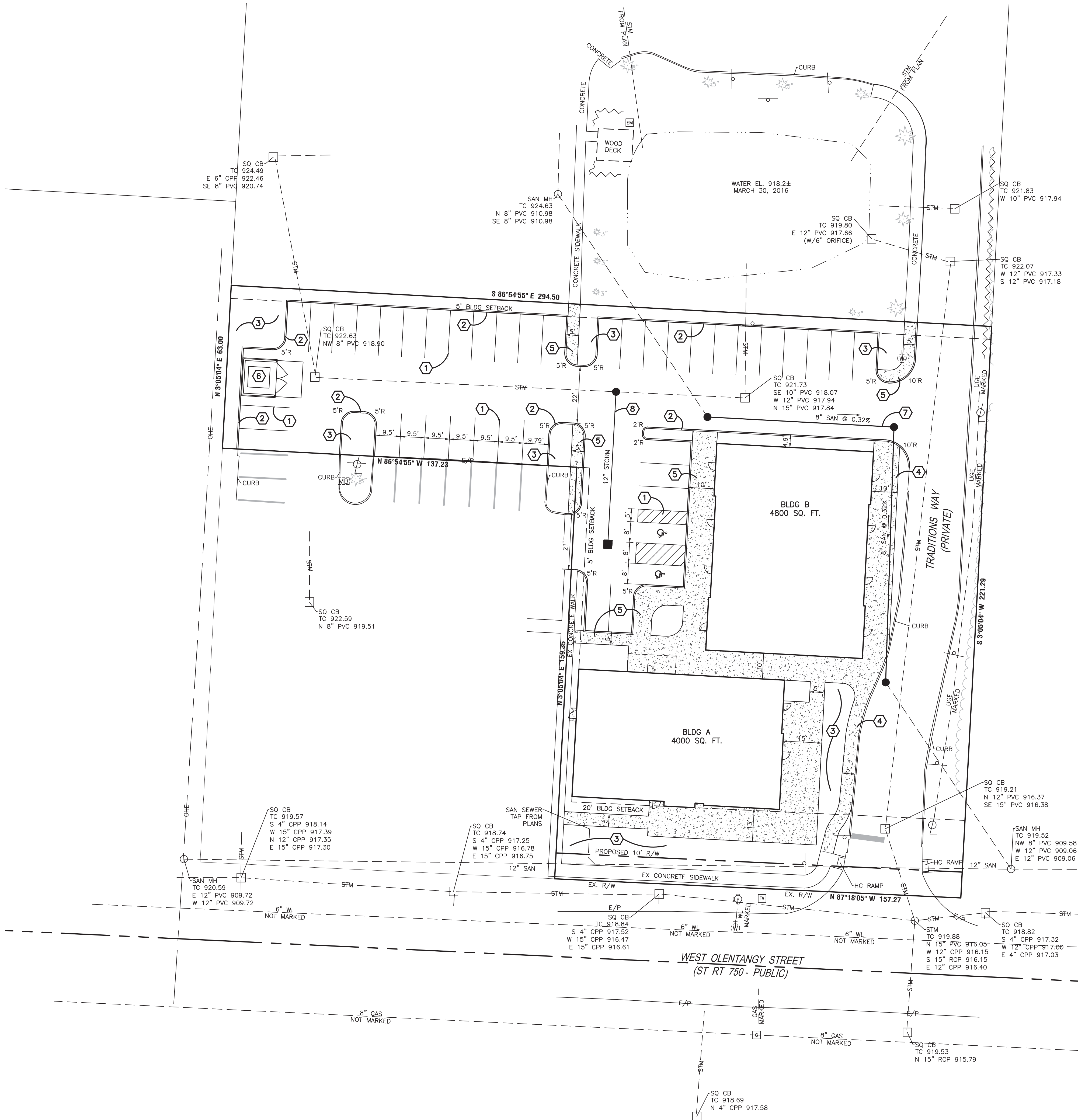
176 & 178 W. Olentangy Street
Powell, OH. 43065

- TOPOGRAPHIC SURVEY: 4/08/16
- ☒ PRELIMINARY:
 - ☐ PRELIMINARY:
 - ☐ CLIENT APPROVAL:
 - ☐ BUDGET PRICING :
 - ☐ PERMIT REVIEW:
 - ☐ BIDDING:
 - ☐ CONSTRUCTION:

☐ REVISIONS:

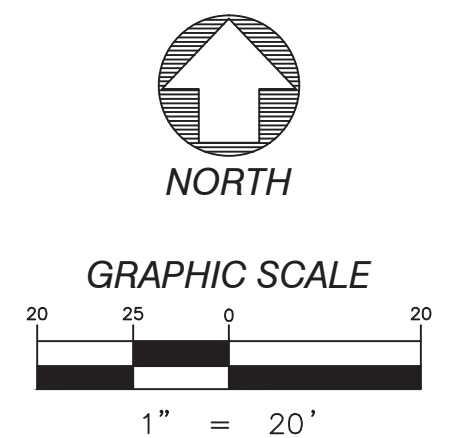
C=I.O

TOPOGRAPHIC SURVEY
JOB # 0516



- SITE PLAN KEYNOTES**
1. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
 2. STRAIGHT 18" CONCRETE CURB.
 3. LANDSCAPE AREA. REFERENCE LANDSCAPE PLAN FOR DETAILS.
 4. CONCRETE SIDEWALK.
 5. INTEGRAL CURB & WALK.
 6. PROPOSED DUMPSTER.
 7. PROPOSED SANITARY SEWER.
 8. PROPOSED STORM SEWER.

- MISC. SITE NOTES**
- DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 - ALL PARKING SPACES ARE 9' x 19' UNLESS INDICATED OTHERWISE.
 - ADA VAN ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE & LOCAL REQUIREMENTS.
 - ALL DISTURBED AREAS SHALL BE SEED & MULCHED.



THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/2017

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: tom@TWCarchitecture.com

Project Engineer:

SANDS DECKER CPS
ENGINEERS/SURVEYORS

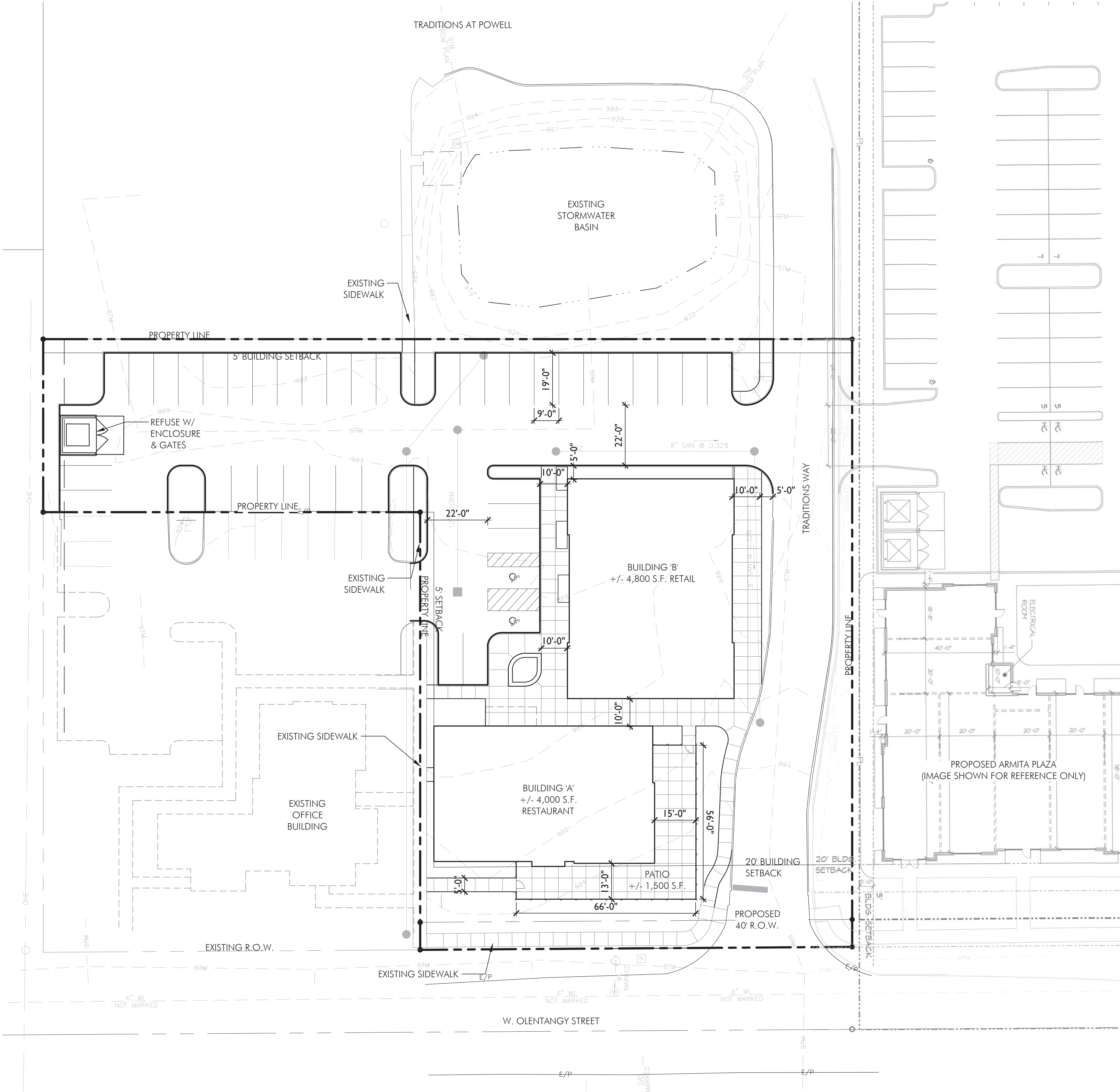
1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

W. OLENTANGY ST. PROJECT

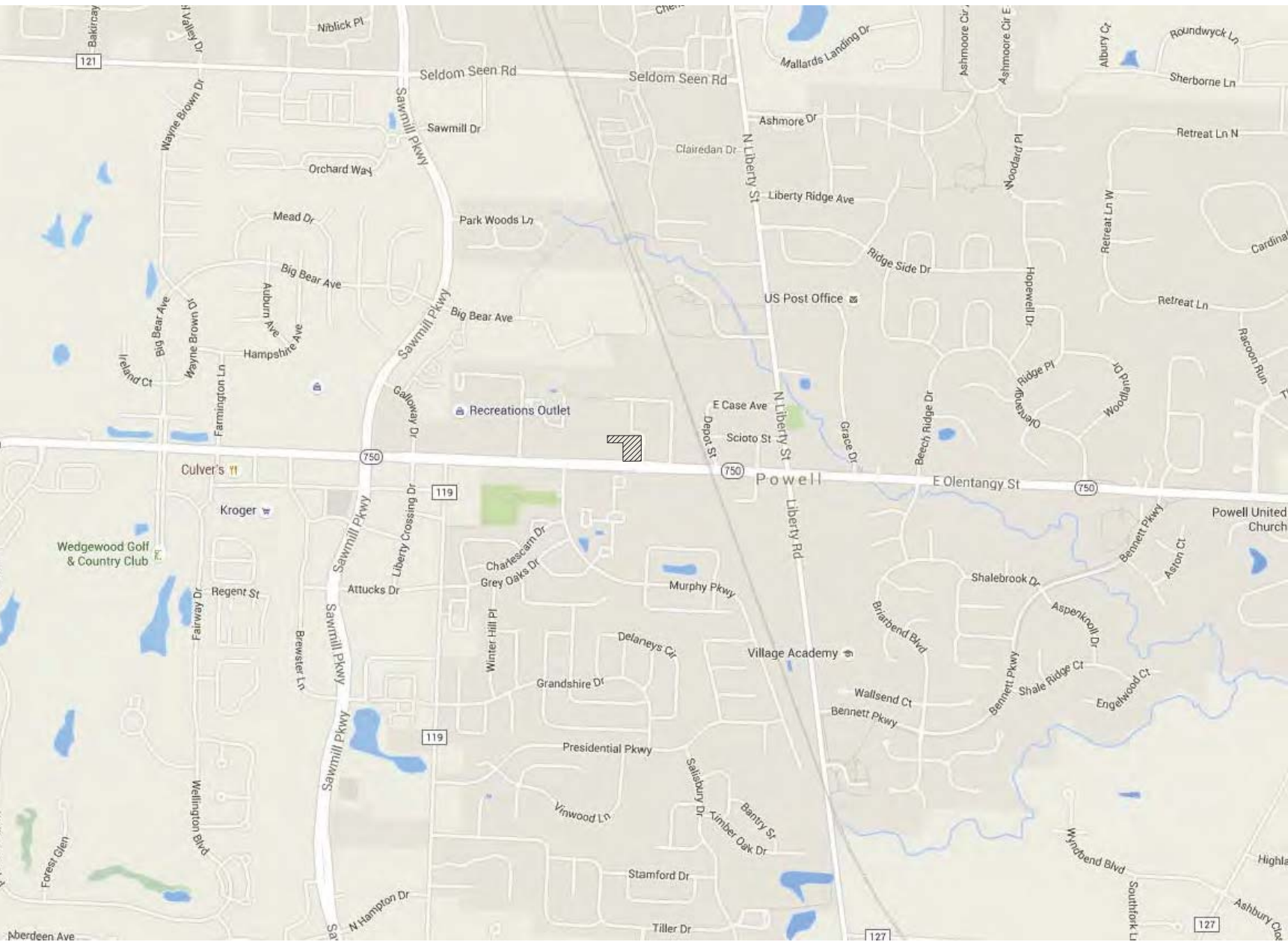
176 & 178 W. Olentangy Street
Powell, OH. 43065

- ☐ TOPOGRAPHIC SURVEY: 4/08/16
- ☐ PRELIMINARY REVIEW: 4/20/16
- ☒ PNZ PRELIMINARY: 4/26/16
- ☐ CLIENT APPROVAL:
- ☐ BUDGET PRICING:
- ☐ PERMIT REVIEW:
- ☐ BIDDING:
- ☐ CONSTRUCTION:

☐ REVISIONS:



Preliminary Development Plan
SCALE: 1" = 20'



VICINITY MAP
N.T.S

SITE DATA:

ACREAGE:	+/- 1 AC
ZONING:	DOWNTOWN BUSINESS DISTRICT (DB)
BUILDING A:	+/- 4,000 SF RESTAURANT +/- 1,500 SF PATIO
BUILDING B:	+/- 4,800 SF RETAIL
TOTAL LOT COVERAGE	20% (20% MAXIMUM REQUIRED)
PARKING REQUIRED:	42 (A = 25 + B = 17)
PARKING PROVIDED:	40

DEVELOPER:

TRANSFORMER CONSTRUCTION, LLC
1171 CHESAPEAKE AVENUE
COLUMBUS, OH 43212

CONTACT: JOSHUA WEIR
PHONE: 614.291.7799
EMAIL: JOSHUA@TRANSFORMGC.COM

PLANNING:

POD DESIGN, LLC
100 NORTHWOODS BLVD
SUITE A
COLUMBUS, OH 43235

CONTACT: TODD FOLEY, PRINCIPAL
PHONE: 614.360.3055
EMAIL: TFOLEY@PODDDESIGN.NET

ARCHITECT:

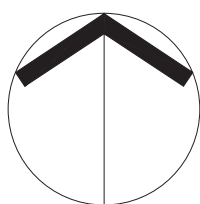
THOMAS COFFEY ARCHITECT
365 SHALE RIDGE COURT
POWELL, OH 43065

CONTACT: TOM COFFEY
PHONE: 614.562.2273
EMAIL: TOM@TWCARCHITECTURE.COM

CIVIL ENGINEER:

SANDS DECKER CPC
1495 OLD HENDERSON RD.
COLUMBUS, OH 43220

CONTACT: JASON STEVENS
PHONE: 614.459.6992
EMAIL: JSTEVENS@SANDSDECKERCPS.COM



Project Architect:

THOMAS W. COFFEY ARCHITECT
365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: tom@TWCarchitecture.com

Planning & Landscape Architecture:

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
108 E Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066
PODDesign.net



PRELIMINARY DEVELOPMENT PLAN FOR:

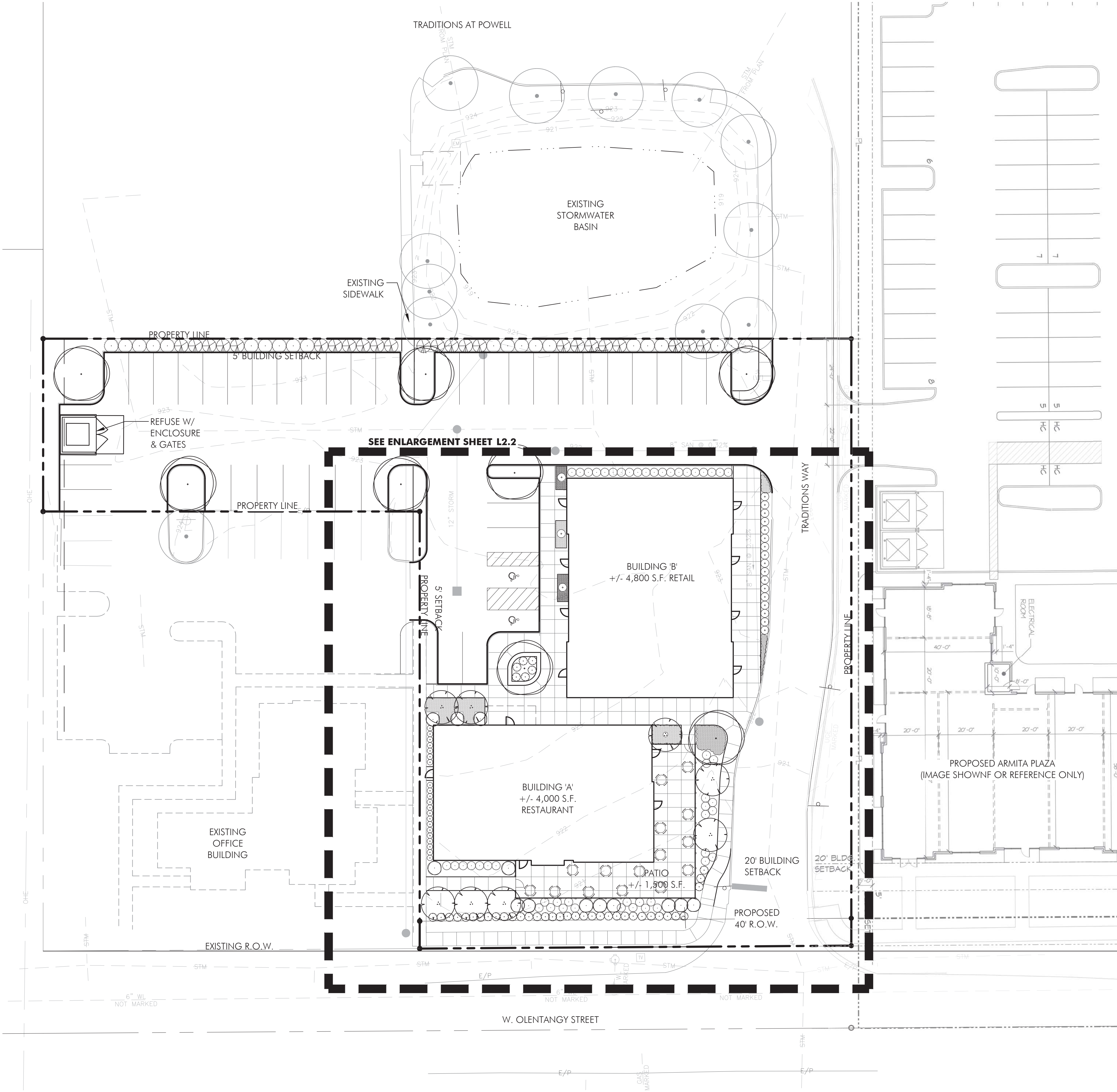
W. OLENTANGY ST. PROJECT
175 & 178 W. Olentangy Street
Powell, OH. 43065

TOPOGRAPHIC SURVEY:	4/08/16
PRELIMINARY:	4/20/16
P & Z SUBMITTAL:	4/26/16
CLIENT APPROVAL:	
BUDGET PRICING:	
PERMIT REVIEW:	
BIDDING:	
CONSTRUCTION:	

REVISIONS:



JTS • MDS



Preliminary Landscape Plan
SCALE: 1" = 20'

KEY

- DECIDUOUS SHADE TREE - 3" CALIPER
- DECIDUOUS ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- MEDIUM DECIDUOUS SHRUB
- EVERGREEN SHRUB
- LARGE ORNAMENTAL GRASS
- PERENNIAL

LANDSCAPE REQUIREMENTS:

1145.30(2)
FOR ALL NEW CONSTRUCTION OR LAND DEVELOPMENT FOR WHICH A BUILDING PERMIT AND OR A ZONING CERTIFICATE IS REQUIRED THERE SHALL BE TREES PROVIDED FOR WITHIN THE STRUCTURE RELATED PROPERTY LOT LINES

REQUIRED:	11" TOTAL TREE TRUNK DIAMETER
PROVIDED:	21" TOTAL - 3 TREES AT 3" DIAMETER EACH + 8 TREES AT 1.5" DIAMETER EACH (10" TO BE APPLIED TOWARDS REQUIRED REPLACEMENT TREES)

1145.31
THERE SHALL BE NO LESS THAN ONE DECIDUOUS TREE OF 1.5" DIAMETER OR MORE FOR EVERY 8 PARKING SPACES OR PORTION THEREOF.

TREES REQUIRED:	5
TREES PROVIDED:	5

1145.32
AT LEAST 70% OF THE LINEAL FOOTAGE AROUND THE PERIMETER OF A STRUCTURE SHALL BE LANDSCAPED. SHRUBS OR HEDGES SHALL BE GROUPED RATHER THAN SPACED AS SINGLE SHRUBS AT REGULAR DISTANCES. A MINIMUM OF 5 SHRUBS SHALL BE PLANTED IN EVERY 40' OF LINEAL BUILDING PERIMETER. A MINIMUM OF 10 PERENNIAL OR ANNUAL PLANTS SHALL BE PLANTED IN EVERY 40' OF LINEAL BUILDING PERIMETER.

BUILDING 'A'	
SHRUBS REQUIRED:	32.5
SHRUBS PROVIDED:	80
PERENNIALS REQUIRED:	65
PERENNIALS PROVIDED:	75

BUILDING 'B'	
SHRUBS REQUIRED:	35
SHRUBS PROVIDED:	40
PERENNIALS REQUIRED:	70
PERENNIALS PROVIDED:	80

1145.33
SCREENING SHALL BE PROVIDED FOR ANY PERMITTED NON-RESIDENTIAL USES WHICH ABUT ANY RESIDENTIAL DISTRICT. SCREENING MAY CONSIST OF DENSE VEGETATIVE PLANTING WITH A MINIMUM HEIGHT OF 4' AT PLANTING AND A MATURE HEIGHT OF AT LEAST 5.5' HIGH IN ORDER TO ACCOMPLISH THE DESIRED SCREENING EFFECT.

PROVIDED: HEDGE ROW EVERGREEN AND ORNAMENTAL GRASS

Project Architect:
THOMAS W. COFFEY ARCHITECT
365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: tom@TKArchitecture.com

Planning & Landscape Architecture:
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
Cincinnati
108 E Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066
PODdesign.net

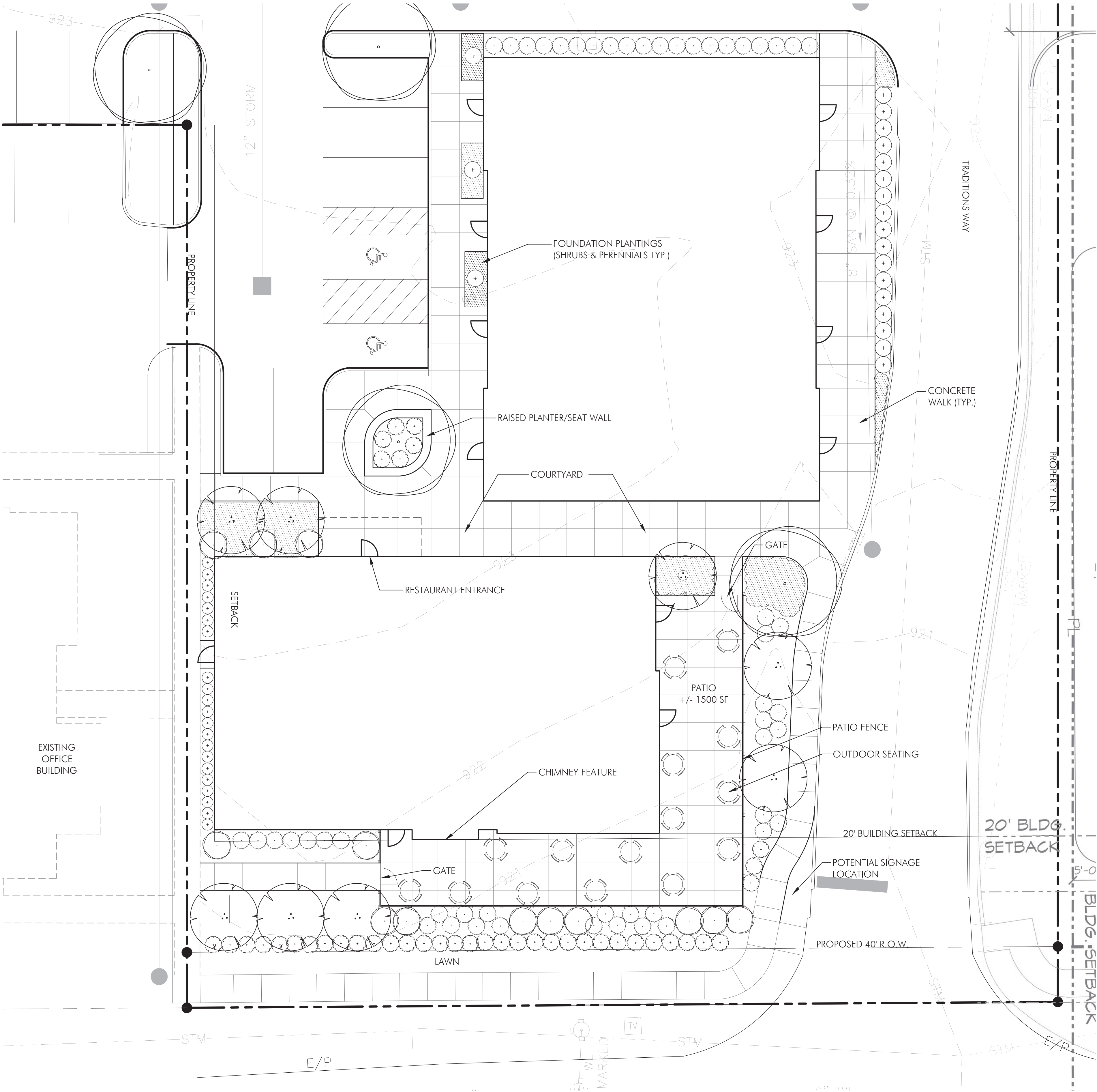
PRELIMINARY LANDSCAPE PLAN FOR:
W. OLENTANGY ST. PROJECT
175 & 178 W. Olentangy Street
Powell, OH. 43065

TOPOGRAPHIC SURVEY:	4/08/16
PRELIMINARY:	4/20/16
P & Z SUBMITTAL:	4/26/16
CLIENT APPROVAL:	
BUDGET PRICING :	
PERMIT REVIEW:	
BIDDING:	
CONSTRUCTION:	

REVISIONS:

L2.1

JTB • M225



- KEY**
- DECIDUOUS SHADE TREE - 3" CALIPER
 - DECIDUOUS ORNAMENTAL TREE
 - LARGE DECIDUOUS SHRUB
 - MEDIUM DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - LARGE ORNAMENTAL GRASS
 - PERENNIAL

Preliminary Landscape Plan Enlargements
SCALE: 1" = 10'



Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: tom@TKArchitecture.com

Planning & Landscape Architecture:

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
108 E Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

POD design

PODdesign.net

PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS FOR:

W. OLENTANGY ST. PROJECT

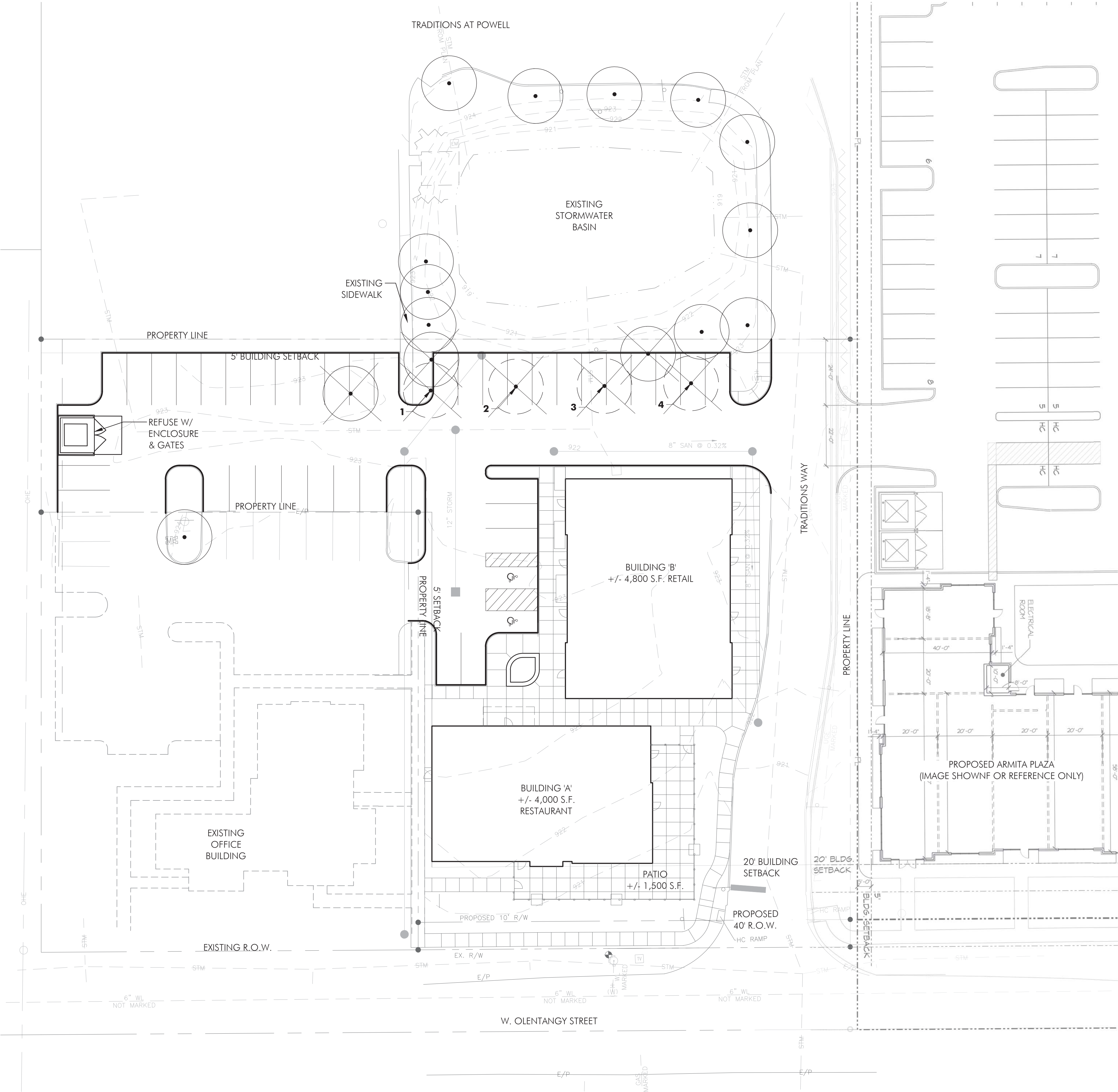
175 & 178 W. Olentangy Street
Powell, OH. 43065

TOPOGRAPHIC SURVEY:	4/08/16
PRELIMINARY:	4/20/16
P & Z SUBMITTAL:	4/26/16
CLIENT APPROVAL:	
BUDGET PRICING:	
PERMIT REVIEW:	
BIDDING:	
CONSTRUCTION:	

REVISIONS:

L2.2

JTB • MCB



Tree Removal-Replacement Plan
SCALE: 1" = 20'

KEY

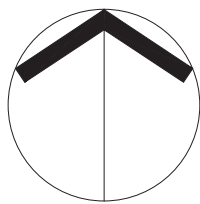
- EXISTING TREE TO BE REMOVED - CALIPER LESS THAN 6"
- EXISTING TREE TO BE REPLACED - CALIPER AT LEAST 6"
- EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS:

1145.29
FOR EVERY TREE HAVING A TRUNK DIAMETER OF SIX (6) INCHES OR GREATER 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. NO SINGLE REPLACEMENT PLANTING SHALL HAVE A TRUNK DIAMETER OF LESS THAN ONE-AND-ONE HALF (1-1/2) INCHES

EXISTING TREES				
TREE #	SIZE	SPECIES	CONDITION	STATUS
1	6"	MAPLE	GOOD	REMOVED
2	6"	MAPLE	GOOD	REMOVED
3	6"	MAPLE	GOOD	REMOVED
4	6"	MAPLE	GOOD	REMOVED

TREES REMOVED: 4 TREES
REPLACEMENT REQUIRED: 4 TREES (1.5" MINIMUM PER TREE)



Project Architect:
THOMAS W. COFFEY ARCHITECT
365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: ton@TKCarchitecture.com

Planning & Landscape Architecture:
Columbus
100 Norwalks Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
Cincinnati
108 E Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066
POD design
PODdesign.net

TREE REMOVAL-REPLACEMENT PLAN FOR:
W. OLENTANGY ST. PROJECT
175 & 178 W. Olentangy Street
Powell, OH. 43065

TOPOGRAPHIC SURVEY: 4/08/16

PRELIMINARY: 4/20/16

P & Z SUBMITTAL: 4/26/16

CLIENT APPROVAL:

BUDGET PRICING :

PERMIT REVIEW:

BIDDING:

CONSTRUCTION:

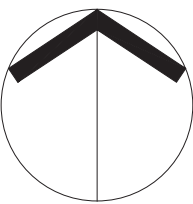
REVISIONS:

L2.3
JTB • MCB



- KEY**
- A** EXISTING PARKING LOT
 - B** REFUSE
 - C** EXISTING SIDEWALK
 - D** PROPOSED SIDEWALK (TYP.)
 - E** RESTAURANT PATIO
 - F** ACCESS DRIVE ALIGNMENT WITH ARMITA
 - G** PLANTING AREA

Illustrative Landscape Plan
SCALE: 1" = 20'



ILLUSTRATIVE LANDSCAPE PLAN FOR:

W. OLENTANGY ST. PROJECT
175 & 178 W. Olentangy Street
Powell, OH. 43065

TOPOGRAPHIC SURVEY: 4/08/16
PRELIMINARY: 4/20/16
P & Z SUBMITTAL: 4/26/16
CLIENT APPROVAL:
BUDGET PRICING :
PERMIT REVIEW:
BIDDING:
CONSTRUCTION:

REVISIONS:

Planning & Landscape Architecture:

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.225.3399

POD design

Cincinnati
108 E Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT
POWELL, OHIO 43065
614-562-2273 E-MAIL: ton@TKArchitecture.com

L3.1

JTB • MCB