

# ARMITA PLAZA

Final Development Plan  
West Olentangy & Lincoln Street  
Powell, Ohio

June 8, 2016





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## **FINAL 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 614-569-2844

### **(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" Final 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", including proposed Parking Analysis letter.

**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.

■ T H O M A S ■

**BEERY**

■ ARCHITECTS, INC. ■

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

■ T H O M A S ■

# BEERY

■ ARCHITECTS, INC. ■

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

57 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

Armita Plaza  
Final Development Plan Application  
ADJACENT PROPERTY OWNERS  
05/24/16



PARCEL-#31942602017513 SCHNETZLER LIMITED PARTNERSHIP 67 TRADITIONS WAY POWELL OH 43065	191 W OLENTANGY ST UNIT D 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	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 Cordi and Anthony C Cordi 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.**

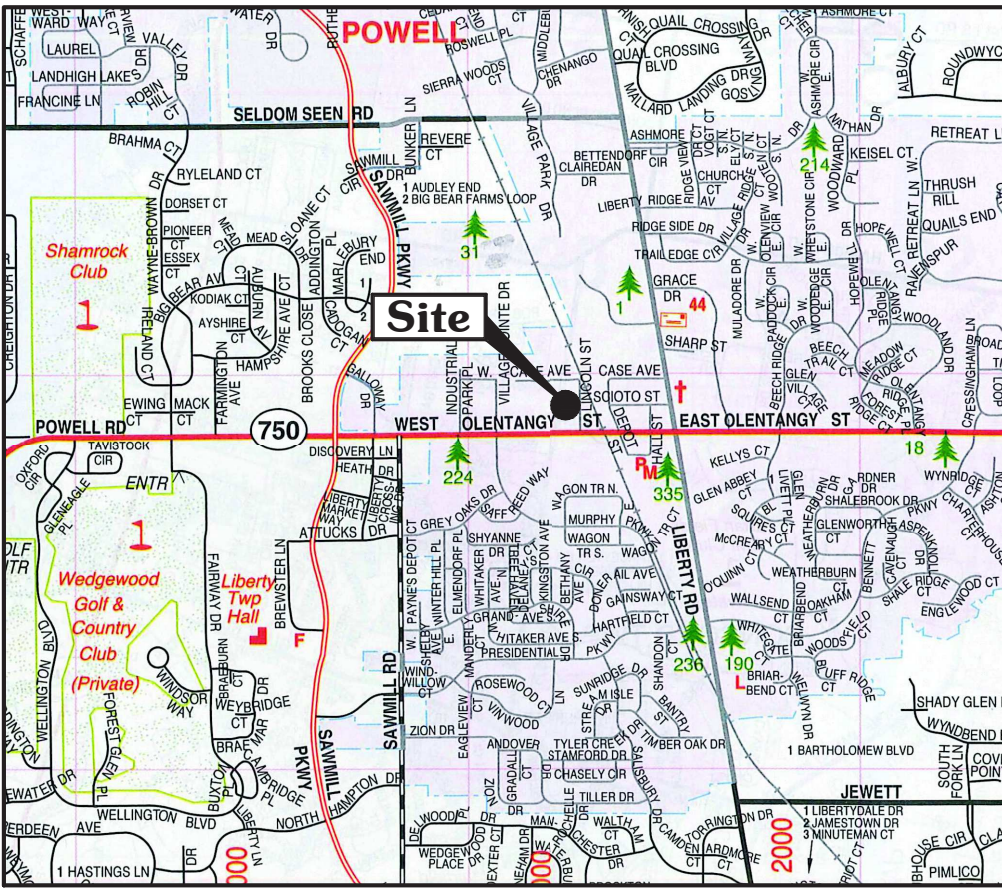
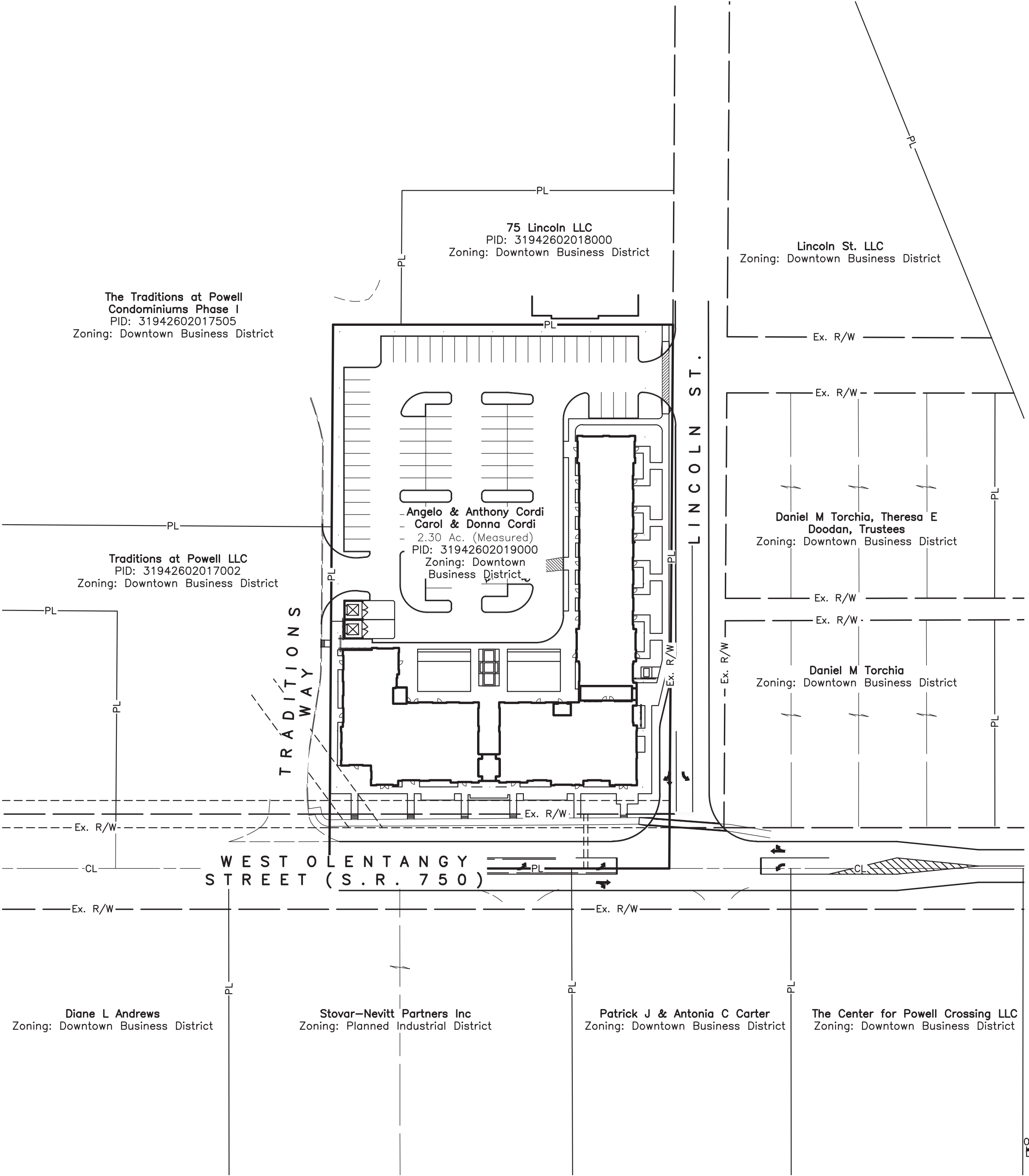
Owner/Developer Information:  
GARDEN PLAZA, LLC  
5500 DUBLIN RD.  
DUBLIN, OHIO 43017  
CONTACT: DR. ALI KHAKSARFARD  
PH: 614-390-1124  
EMAIL: zelzeleh2@hotmail.com

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

FINAL DEVELOPMENT PLAN  
ARMITA PLAZA  
CITY OF POWELL, DELAWARE COUNTY, OHIO  
2016



LOCATION MAP  
N.T.S.

SHEET INDEX

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
LAYOUT PLAN	3
UTILITY PLAN	4
GRADING PLAN	5

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):	1.969 Ac.
Post-Developed Pavious Paver Area:	0.191 Ac.
% of Lot Area Covered by Buildings:	21.3 %
Disturbed Area:	2.30 Ac.
Disturbed Area (R/W):	0.31± Ac.
Total Parking Spaces:	92 Spaces
Handicapped Parking Spaces:	4 Spaces

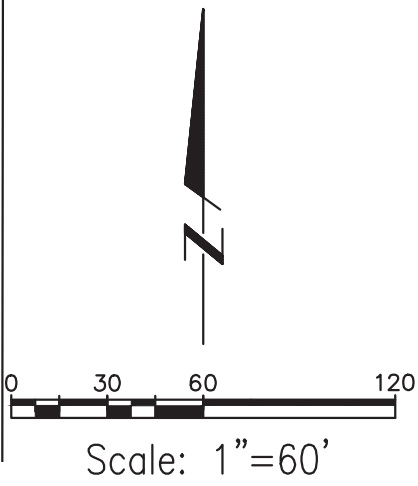


800-362-2764 or 8-1-1  
www.oups.org



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

VICINITY MAP  
Scale: 1"=60'



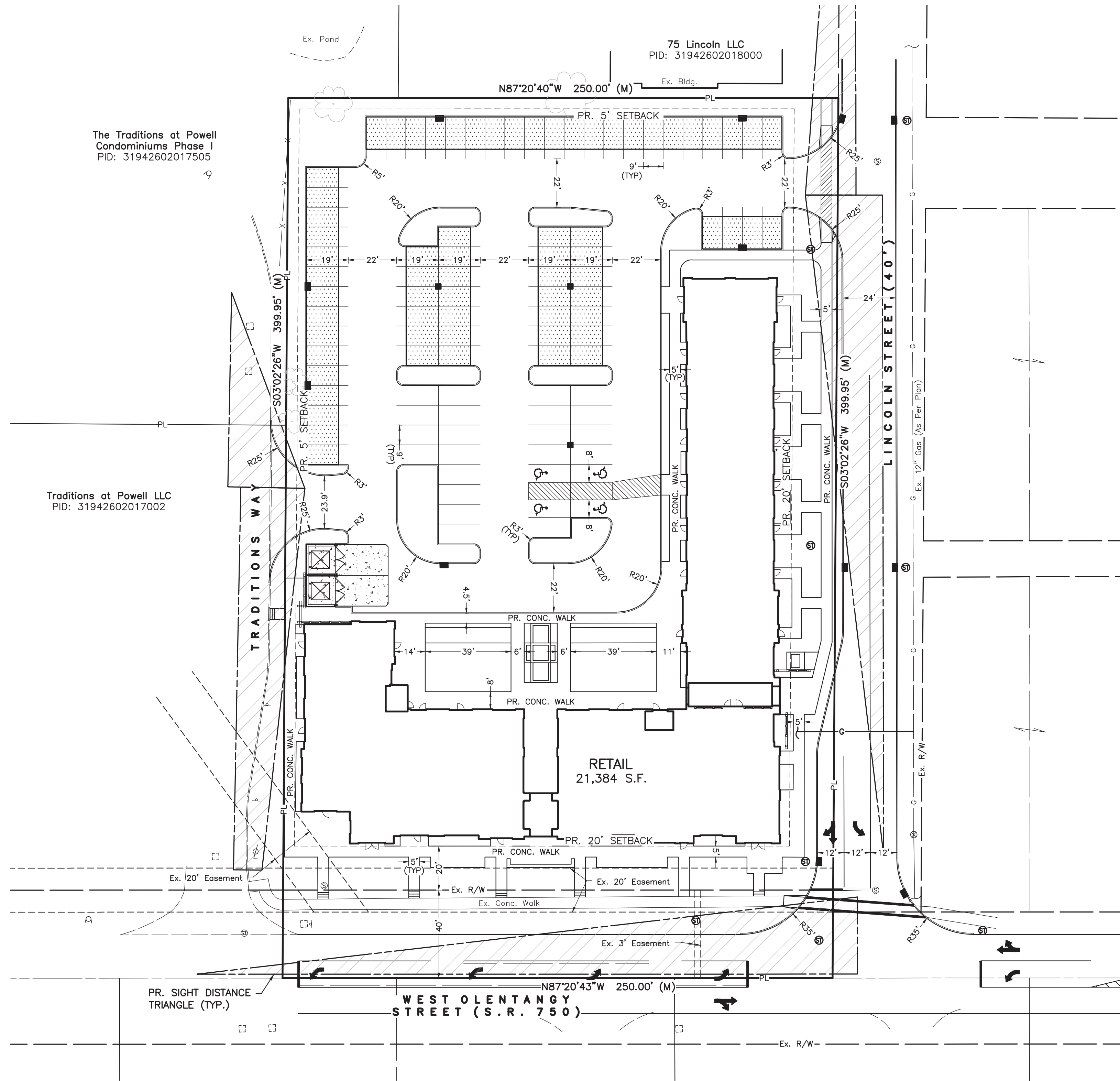
REVISIONS

NO.	DATE	DESCRIPTION	BY

SHEET NO.	OF
1	5

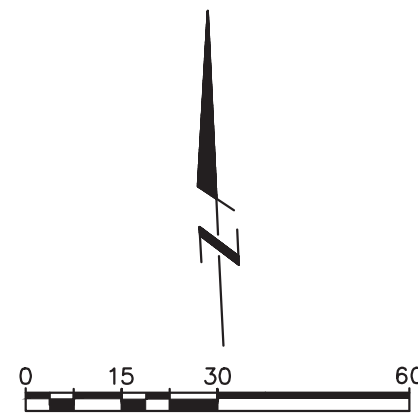


Drawing: M:\1097001\_PowellCommercialDevelopment\DWG\Production Drawings\Final Development Plan\Utility Plan.dwg Saved on: 05-23-16 08:37 Revised by: cpost -Ltscale: 1 -Plot scale: 1=1 MS/PS



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
  - 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
  - Prop. Yard Drain
  - Do Not Disturb
- NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

**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:	05/26/16

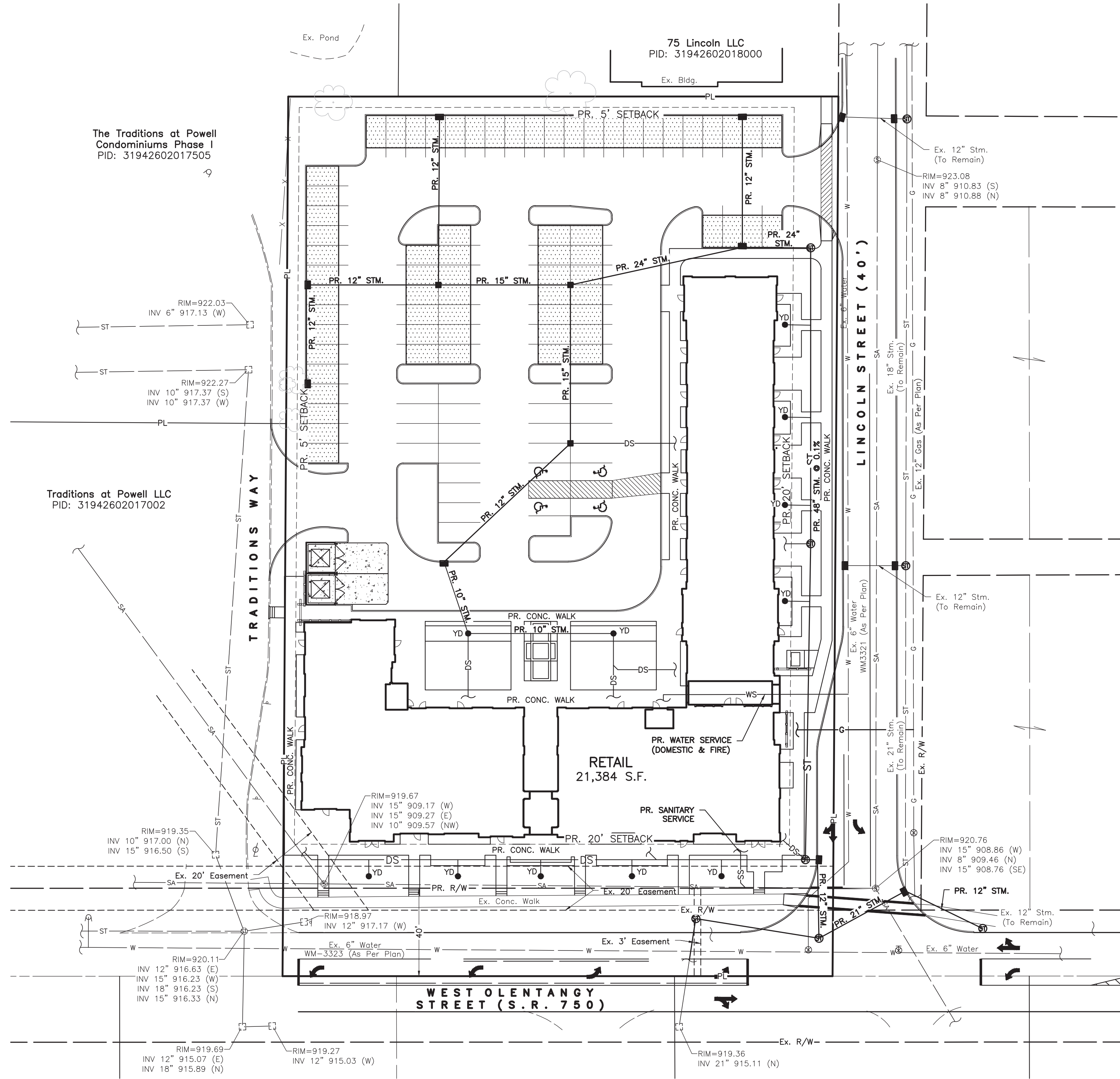
**LAYOUT PLAN**

SHEET NO.  
**3**

OF  
**5**

SCALE: <b>1" = 30'</b>	
SHEET NO. <b>3</b>	OF <b>5</b>

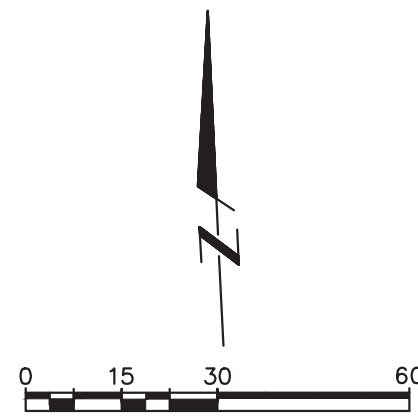
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LEGEND

- 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. (Domestic & Fire)
- Prop. Pervious Pavers/  
Underground Storage
- Prop. Conc. Pad
- Prop. Clean-out
- Prop. Yard Drain
- Do Not Disturb

NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC  
Consulting Civil Engineers and Surveyors

**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**

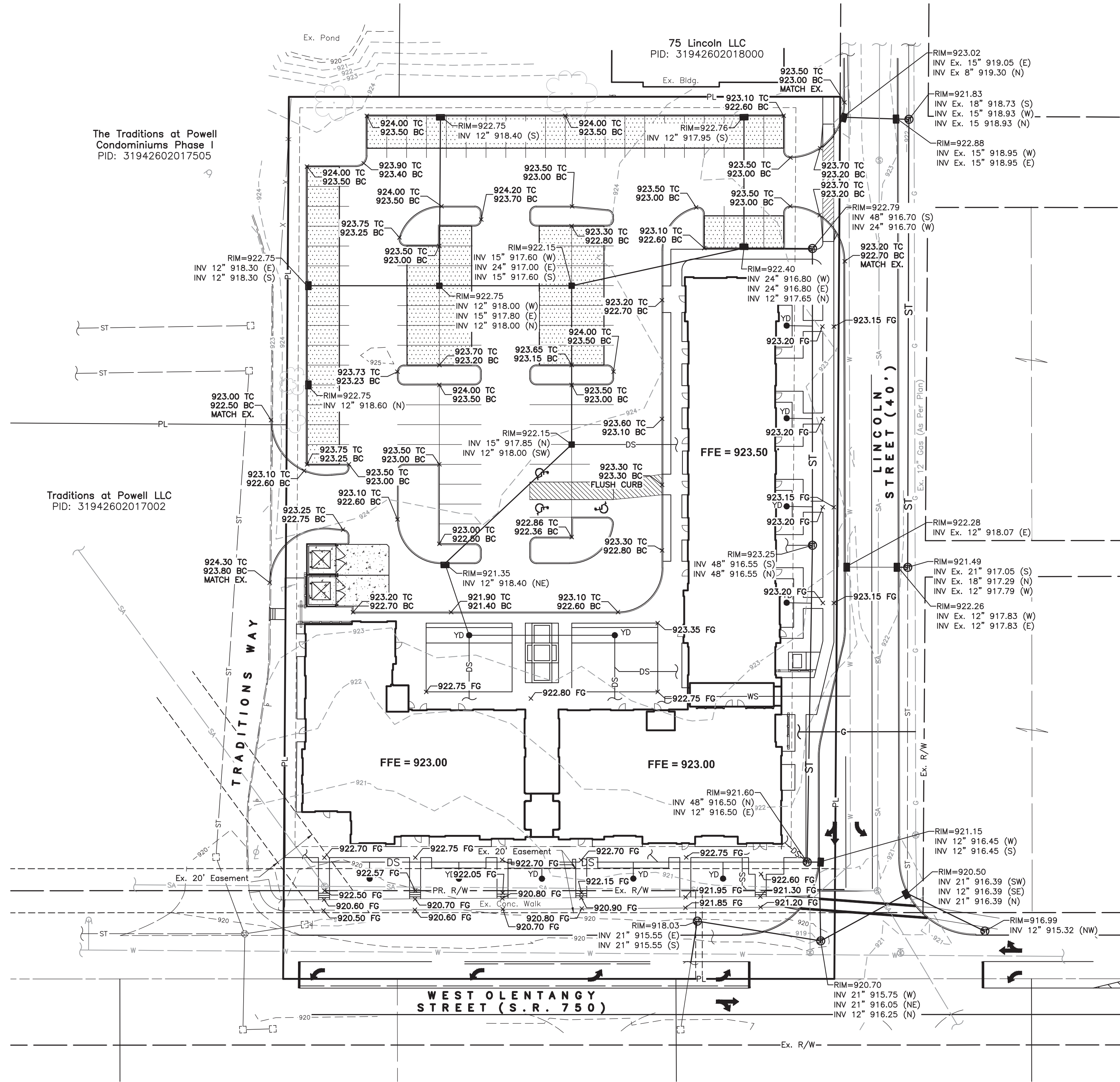
JOB NO.	1097.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	MEF
DATE:	05/26/16

**UTILITY PLAN**

SHEET NO.	OF
4	5

E.P. FERRIS & ASSOCIATES INC

M:\1097001\_PowellCommercialDevelopment\DWG\Production Drawings\Final Development Plan\Grading Plan.dwg --Grading LAST EDITED By:cpast ON 5/25/16



#### 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
  - UGT Ex. Underground Telephone
  - Ex. Gas
  - Ex. Storm
  - Ex. Sanitary
  - UGE Ex. Underground Electric
  - Ex. Overhead Electric
  - Prop. Catch Basin
  - Prop. Storm Manhole
  - Prop. Storm Sewer
  - Prop. Downspout Line
  - Prop. Sanitary
  - Prop. Sanitary Srv.
  - Prop. Water
  - Prop. Water Srv.
  - Prop. Concrete Walk/Drive
  - Prop. Clean-out
  - Do Not Disturb
  - Proposed Flood Route
  - Proposed Drainage Flow Directional Arrow
  - Proposed Spot Grade
  - Proposed Top of Curb Elevation
  - Proposed Bottom of Curb Elevation
  - Prop. Yard Drain
  - Do Not Disturb
- NOTE: (TBR) Shall mean to be removed.

REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

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www.EPFERRIS.com

CITY OF POWELL, DELAWARE COUNTY, OHIO

**ARMITA PLAZA**

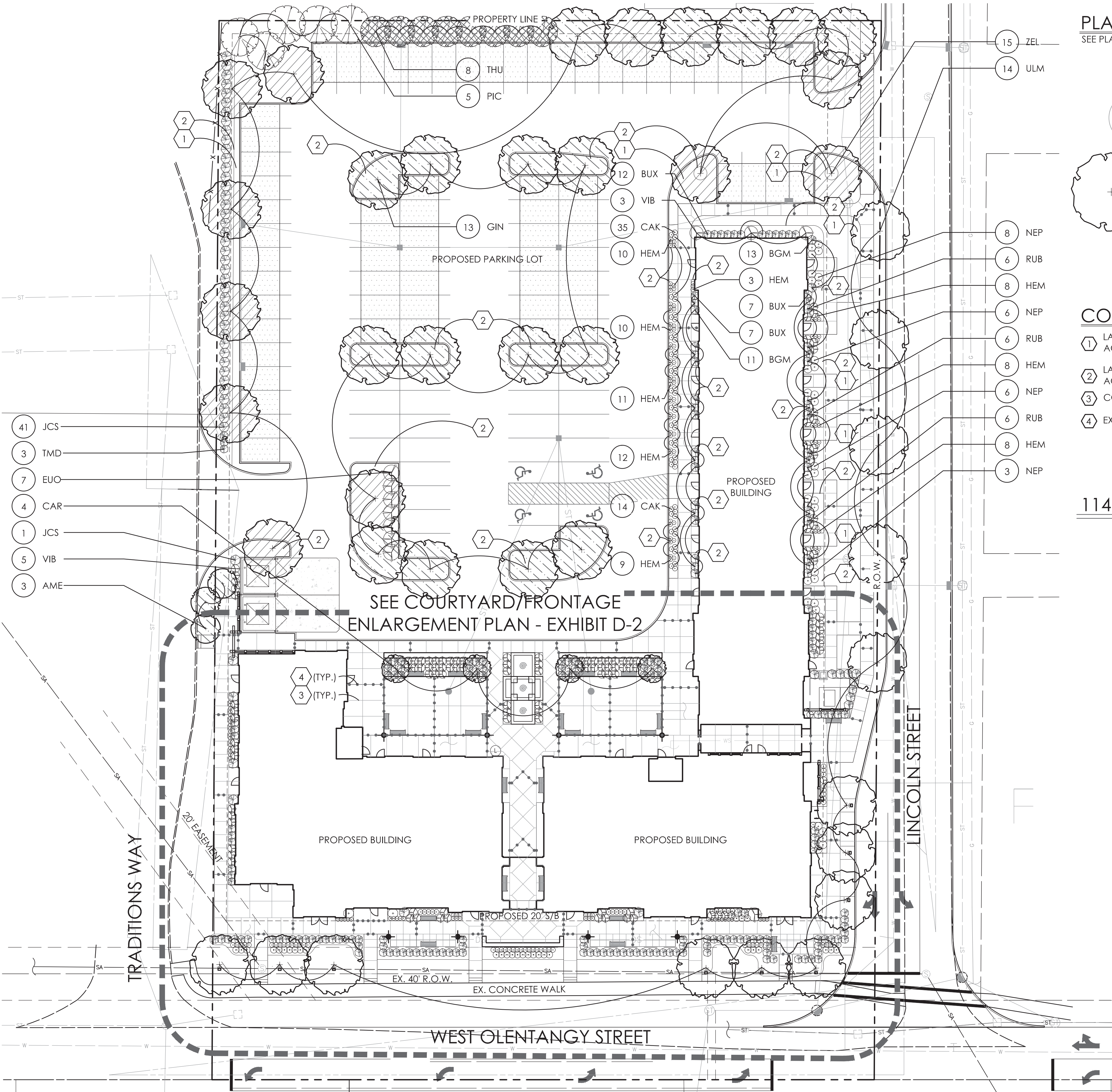
GARDEN PLAZA, LLC

JOB NO.	1097.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	MEF
DATE:	05/26/16

**GRADING PLAN**

SCALE:  
**1" = 30'**

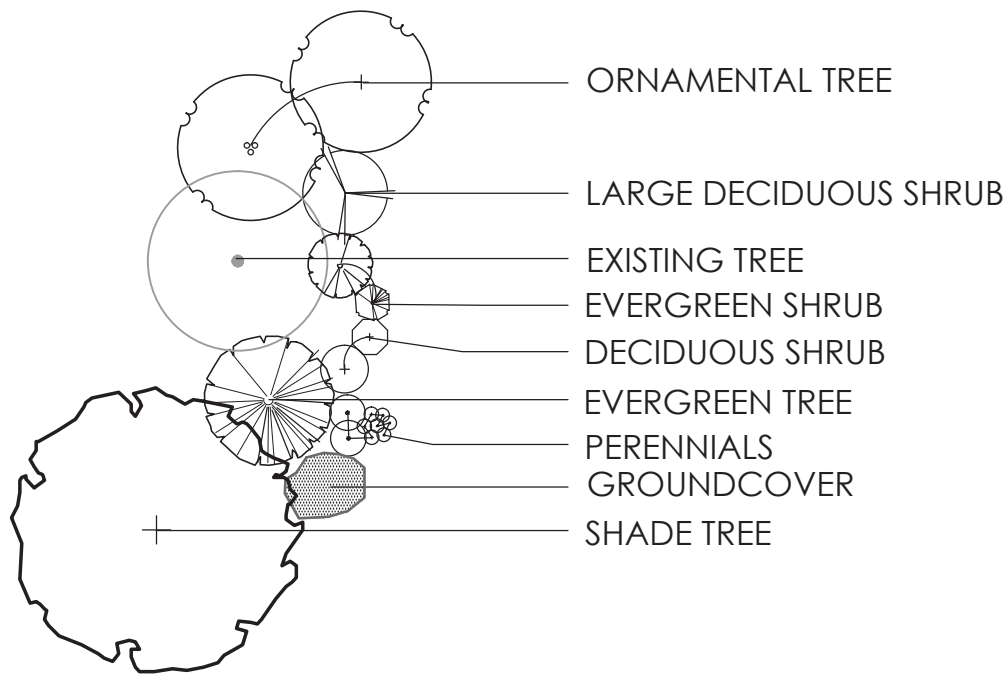
SHEET NO.	OF
5	5



OVERALL LANDSCAPE PLAN

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 CONTROL JOINT
- 4 EXPANSION JOINT

1145.32 BLDG. FOUNDATION REQ.'S

REQUIRED	PROPOSED
MINIMUM:	MINIMUM:
70% PLANTED	70% PLANTED
5 SHRUBS/40 L.F. PERIMETER (155)	156 SHRUBS FOR 1,179 L.F. PERIMETER
10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (300)	300 PERENNIALS OR ANNUALS FOR 1,179 L.F. PERIMETER

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
3	AME	AMELANCHIER x'ROBIN HILL'	ROBIN HILL SERVICEBERRY	3" CAL.	B&B	
4	CAR	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2.5" CAL.	B&B	
13	GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	
5	PIC	PICEA ABIES	NORWAY SPRUCE	5-6' HT.	B&B	
8	THU	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8' HT.	B&B	2.5" CAL. MIN.
14	ULM	ULMUS x'MORTON'	ACCOLADE ELM	3" CAL.	B&B	
15	ZEL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" CAL.	B&B	
SHRUBS						
24	BGM	BUXUS x'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HT.	B&B	PYRAMIDAL
26	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HT.	B&B	
7	EUO	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	24" HT.	B&B	
18	RUB	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	18" HT.	B&B	
42	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	4' HT.	B&B	
3	TMD	TAXUS x'MEDIA 'DENSIFORMIS'	DENSE YEW	24" HT.	B&B	
8	VIB	VIBURNUM xJUDDII	JUDD VIBURNUM	24" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
49	CAK	CALAMAGROSTIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	NO. 2	CONT.	
70	HEM	HEMEROCALLIS x'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
23	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

1145.29 REPLACEMENT TREES

REQUIRED	PROPOSED
31 TREES @ 1.5" CAL. FOR 31 MAJOR TREES 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

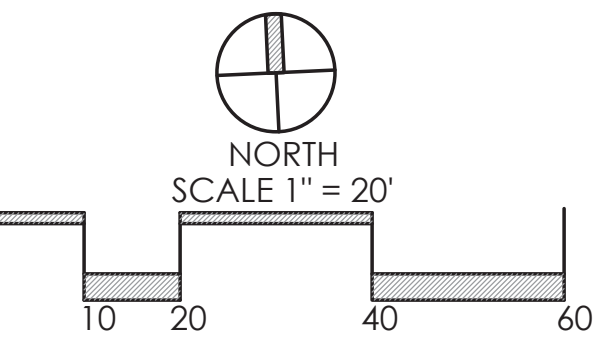
REQUIRED	PROPOSED
1 TREE/45' LF.	8 TREES FOR +/- 370 L.F. OF LINCOLN ST. FRONTAGE  6 TREES FOR +/- 250 L.F. OF WEST OLENTANGY ST. FRONTAGE

1145.30 MINIMUM REQ.'D TREES

REQUIRED	PROPOSED
MIN. OF 57 CALIPER INCHES FOR +/- 57,788 SQ. FT. OF COVERAGE	19 TREES @ 3" CAL. FOR 57 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

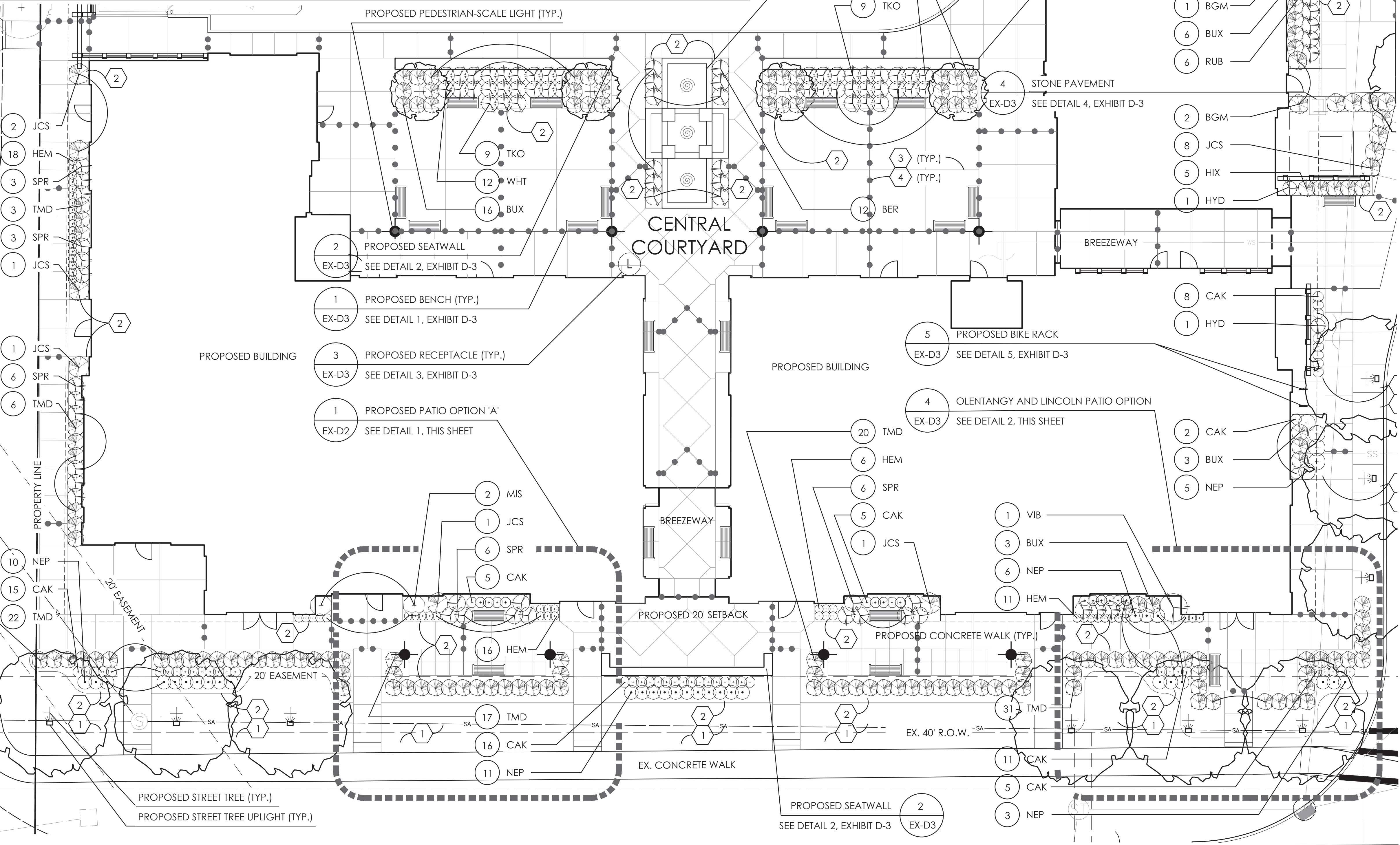
REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	12 TREES @ 3" CAL. FOR 92 SPACES *(18" ADDITIONAL TOWARDS 1145.29 REPLACEMENT REQ.'S)



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
12	BER	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	18" HT.	B&B	
3	BGM	BUXUS x'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HT.	B&B	PYRAMIDAL
44	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HT.	B&B	
2	HYD	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	24" HT.	B&B	TRAIN TO TRELLIS
6	RUB	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	18" HT.	B&B	
14	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	4' HT.	B&B	
18	TKO	ROSA x'RADTKO'	RED DOUBLE KNOCK OUT ROSE	18" HT.	B&B	
24	WHT	ROSA x'RADWHITE'	WHITE OUT ROSE	18" HT.	B&B	
24	SPR	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	18" HT.	B&B	
99	TMD	TAXUS xMEDIA 'DENISFORMIS'	DENSE YEW	24" HT.	B&B	
5	HIX	TAXUS xMEDIA 'HICKSII'	HICKS YEW	36" HT.	B&B	
1	VIB	VIBURNUM xJUDDII	JUDD VIBURNUM	24" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
67	CAK	CALAMAGROSTIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	NO.2	CONT.	
51	HEM	HEMEROCALLIS x'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
38	NEP	NEPETA x'FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	
2	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO. 2	CONT.	

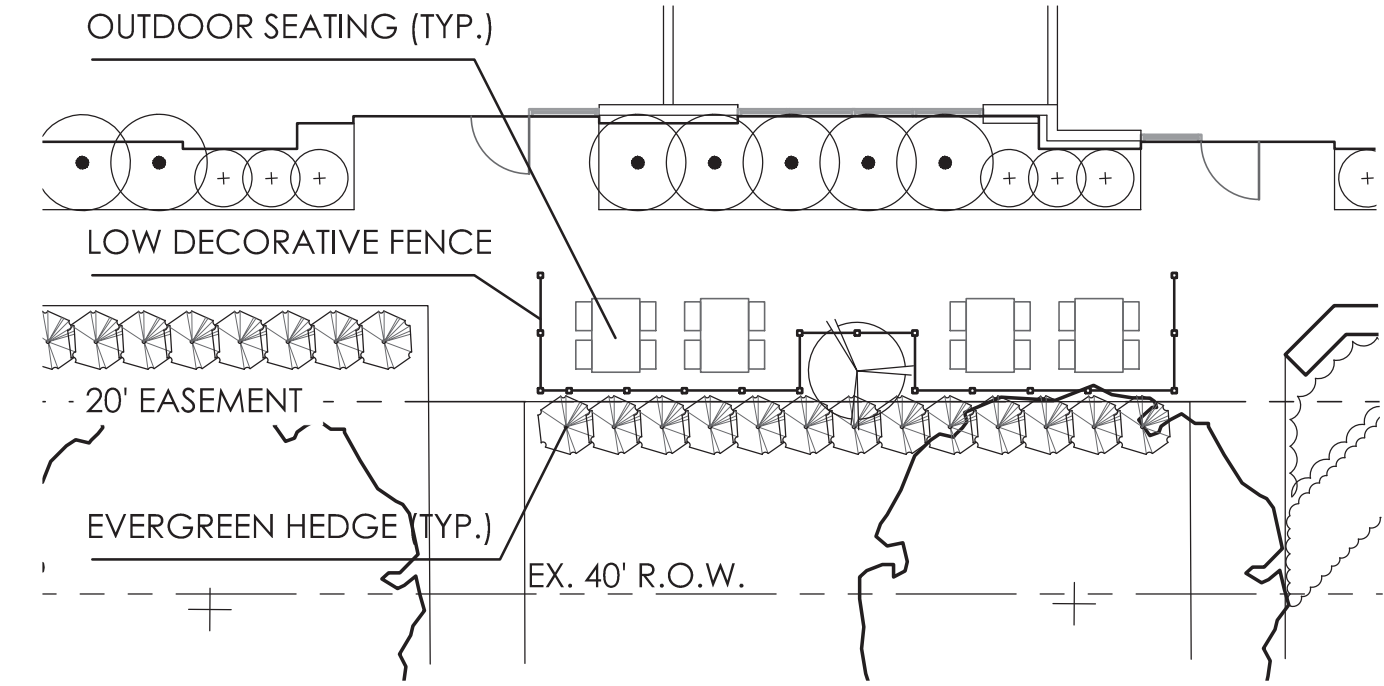
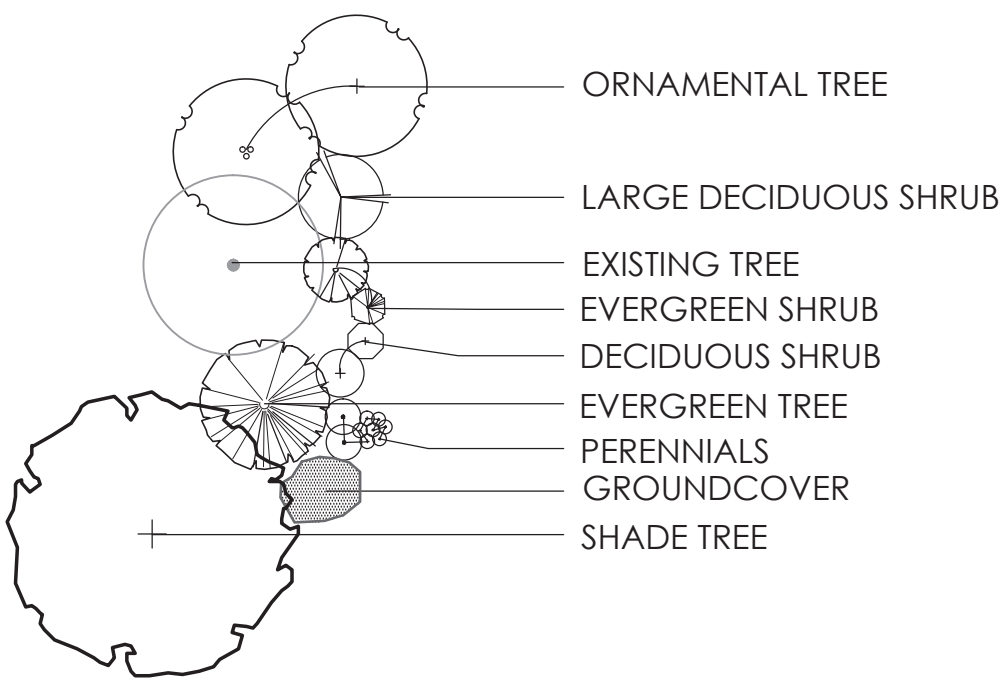


CONSTRUCTION NOTES:

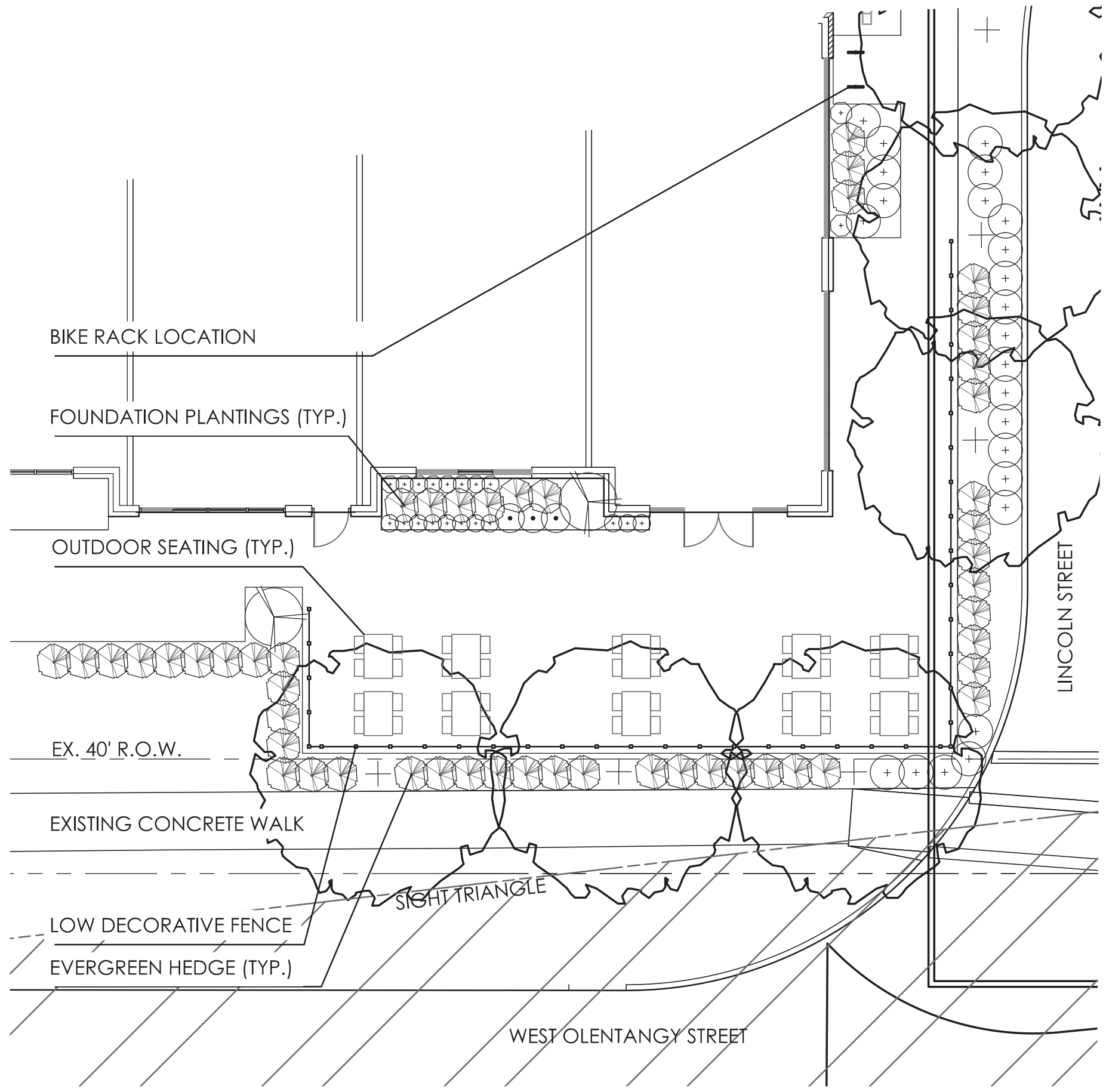
- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 CONTROL JOINT
- 4 EXPANSION JOINT

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



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

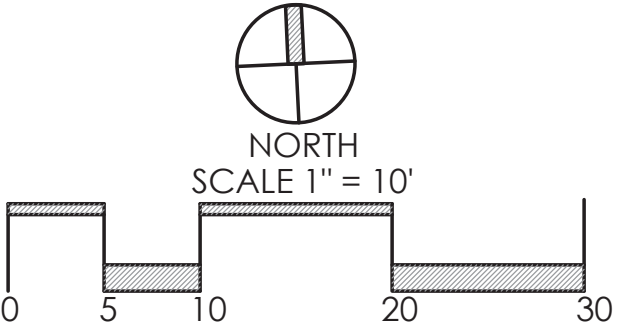


2 OLENTANGY AND LINCOLN PATIO OPTION  
1" = 10'

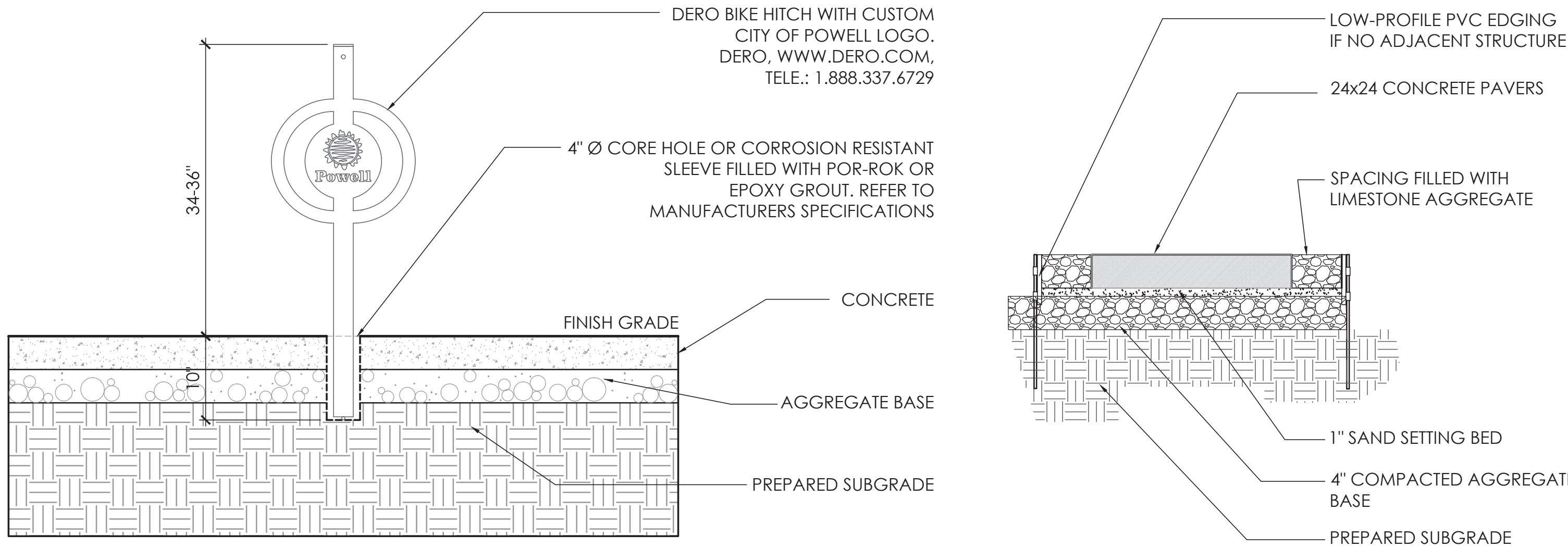
COURTYARD/FRONTAGE ENLARGEMENT PLAN

EXHIBIT D-2

ARMITA PLAZA  
PREPARED FOR THOMAS BEERY ARCHITECTS  
DATE: 5.26.16

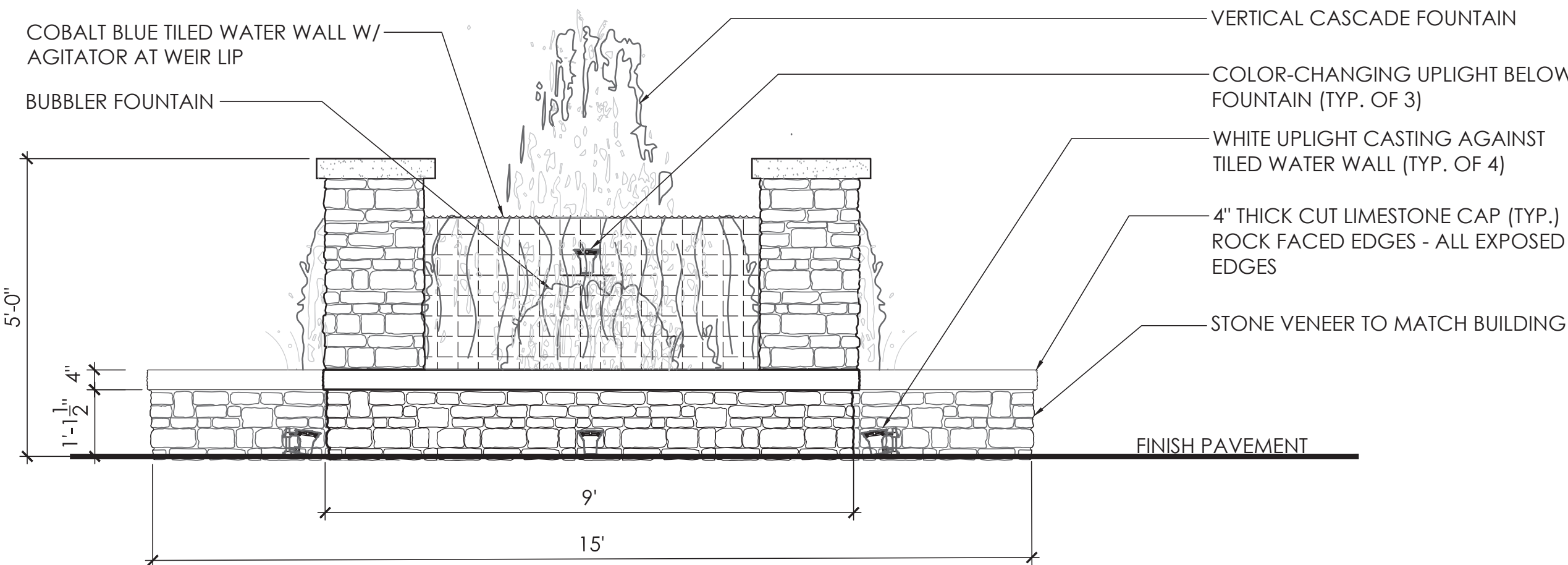


Faris Planning & Design  
LAND PLANNING LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 487-1964 www.farisplanninganddesign.com

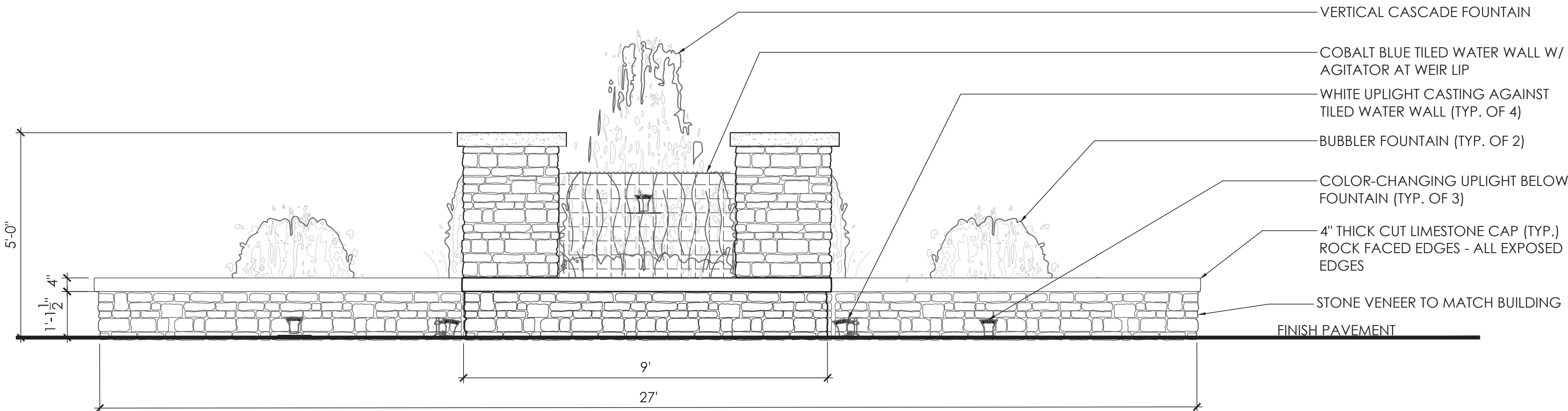


5 CITY OF POWELL TYPICAL BIKE HITCH  
N.T.S. - FINAL DETAIL T.B.D. BY FENCE CONTRACTOR

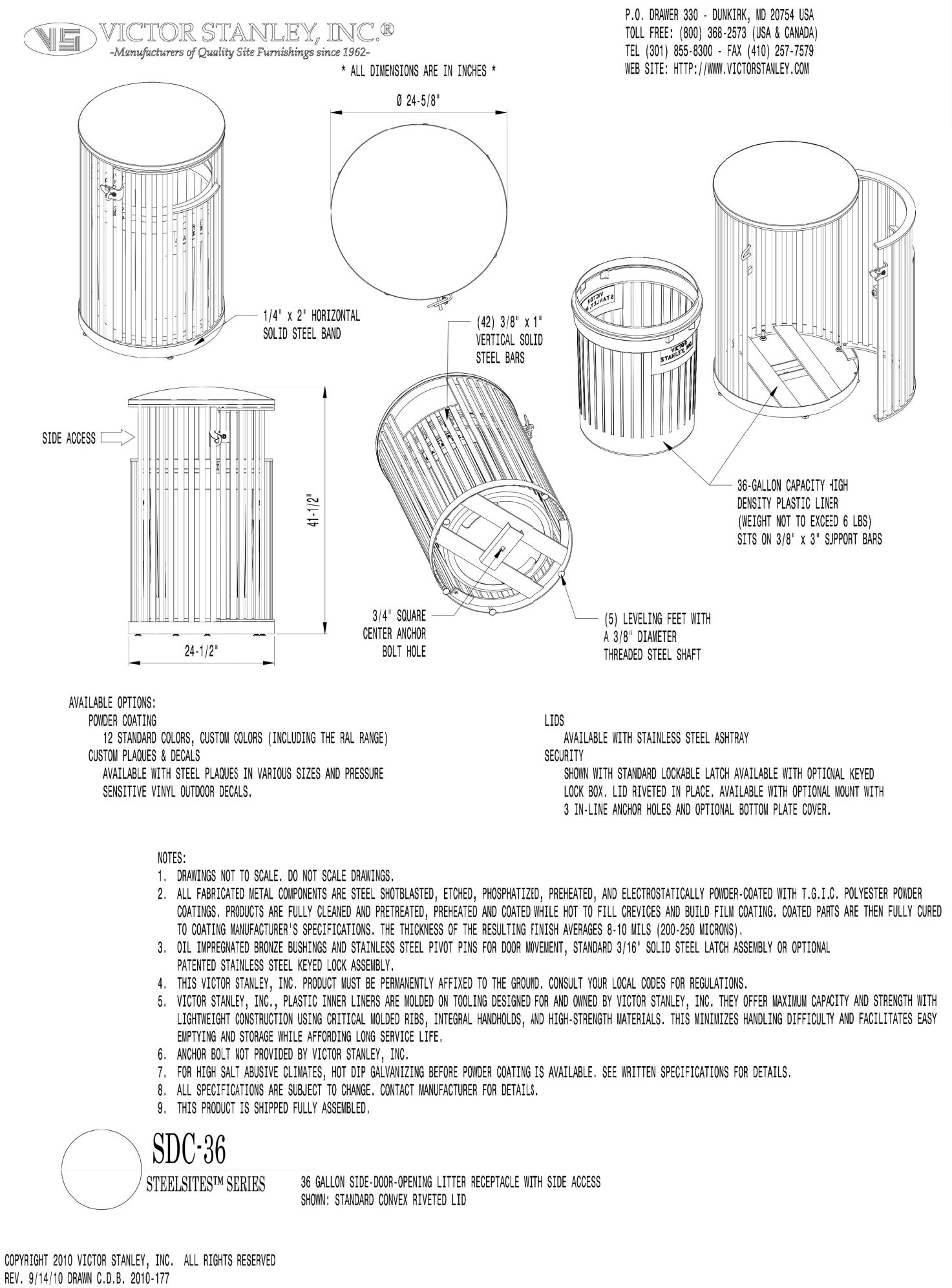
4 STONE PAVEMENT DETAIL  
N.T.S.



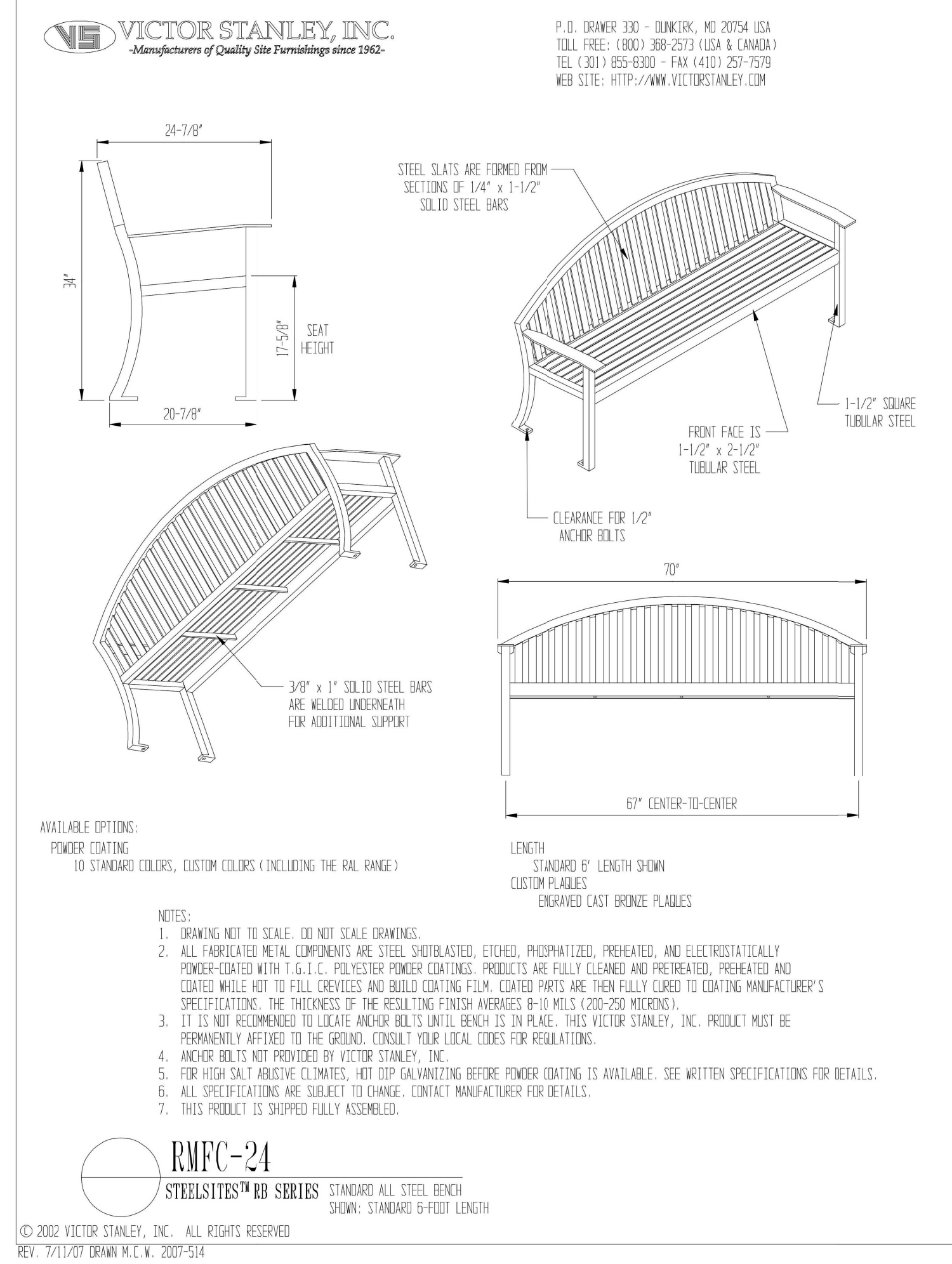
6 PLAZA FOUNTAIN - NORTH/SOUTH ELEVATION  
N.T.S.



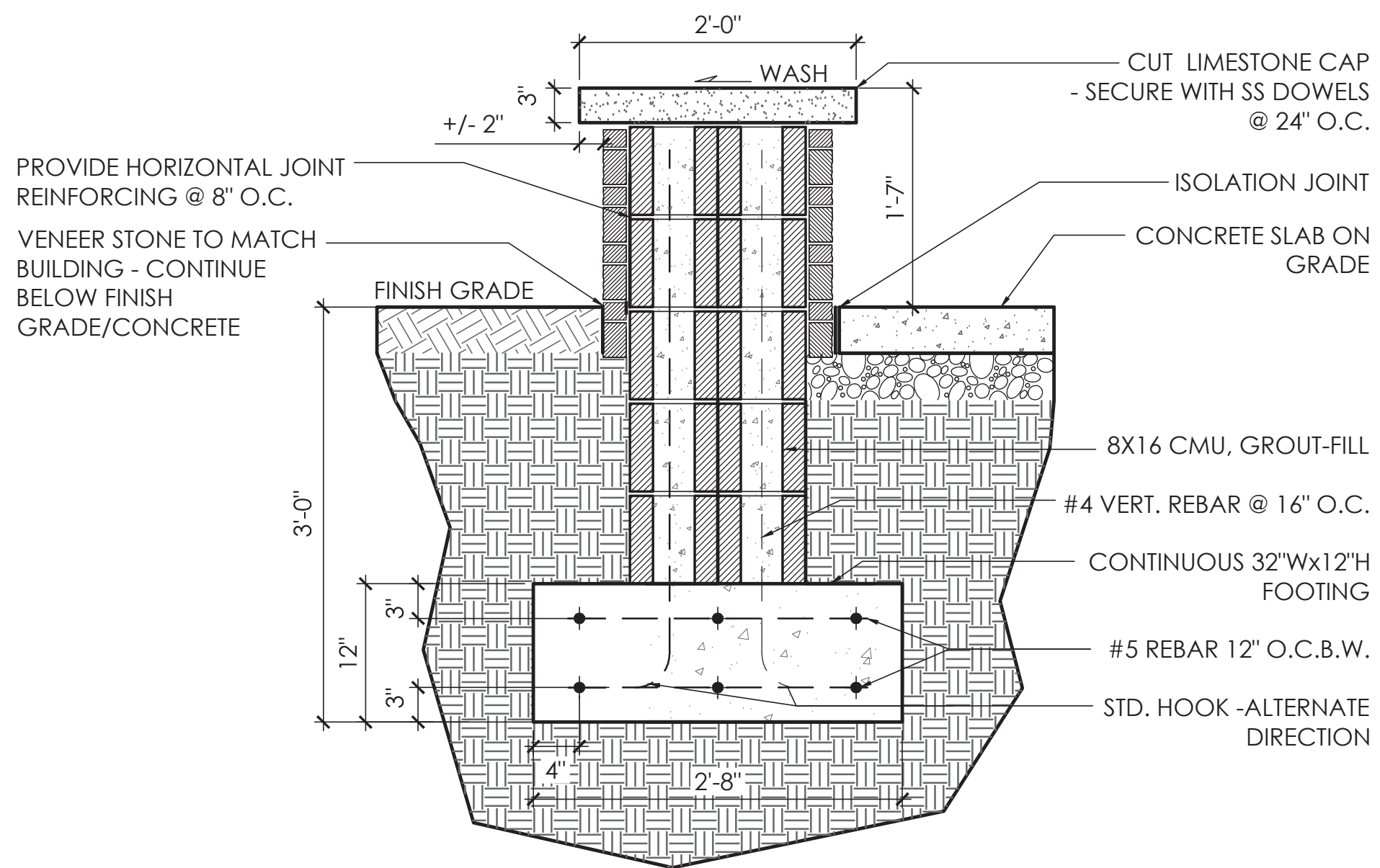
7 PLAZA FOUNTAIN - WEST/EAST ELEVATION  
N.T.S.



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



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



2 MASONRY SEATWALL DETAIL  
N.T.S.

07-1002P

## SITE AMENITIES

ARMITA PLAZA  
PREPARED FOR THOMAS BEERY ARCHITECTS  
DATE: 5.26.16

## EXHIBIT D-3

Faris Planning & Design

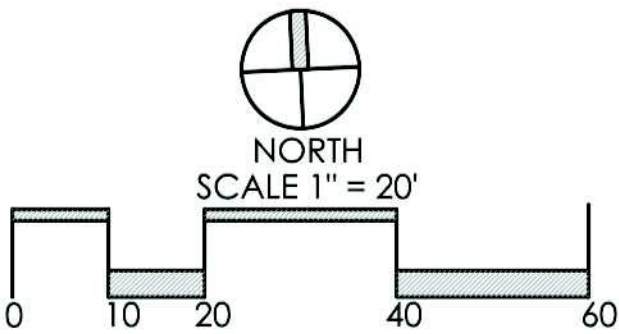
LAND PLANNING LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 487-1964 www.farisplanninganddesign.com



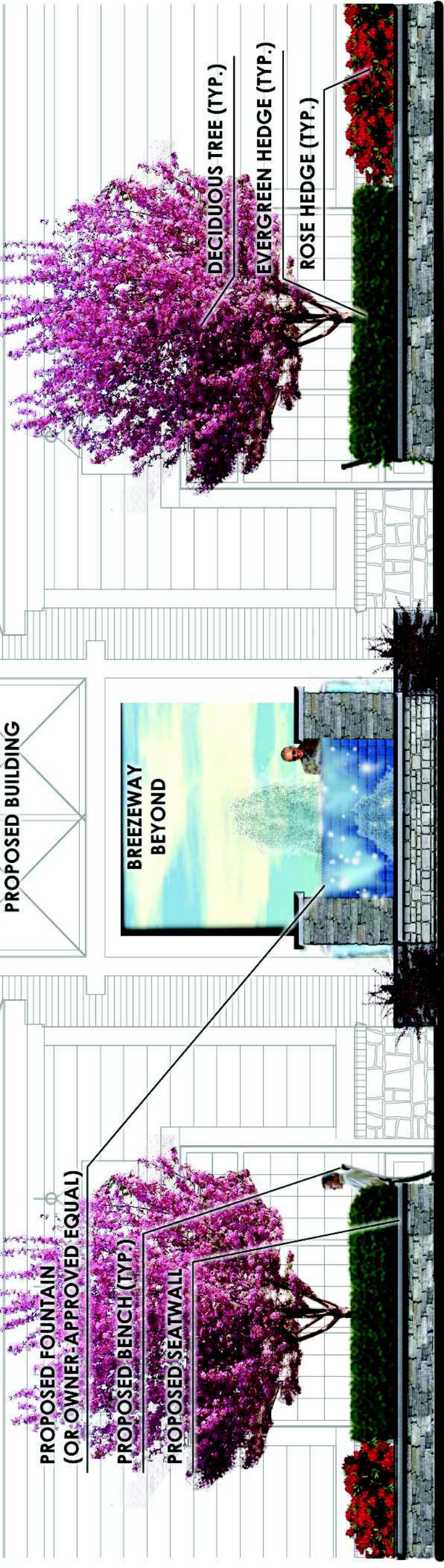
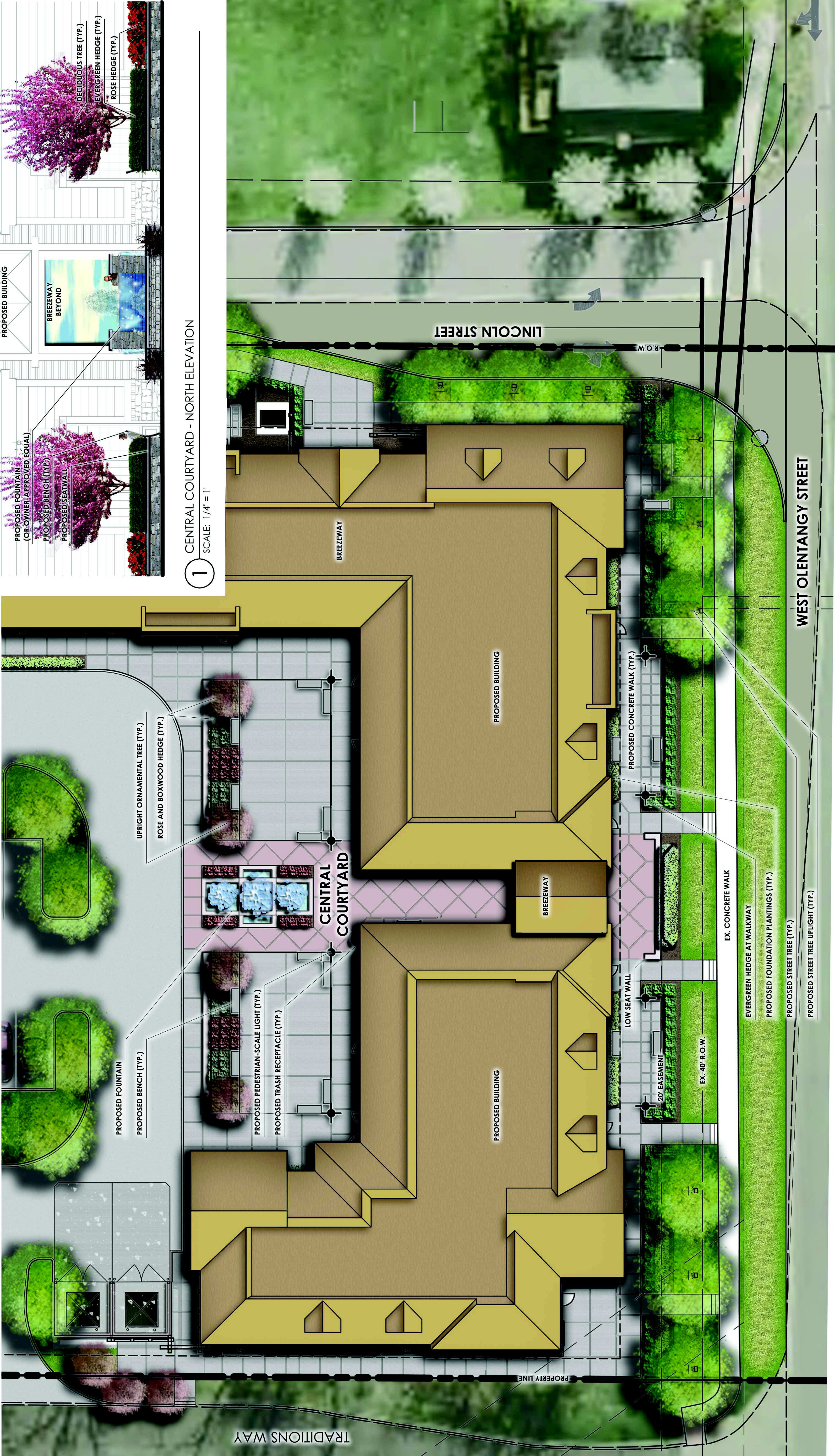
ILLUSTRATIVE PLAN

EXHIBIT D-4

ARMITA PLAZA  
PREPARED FOR THOMAS BEERY ARCHITECTS  
DATE: 5.26.16



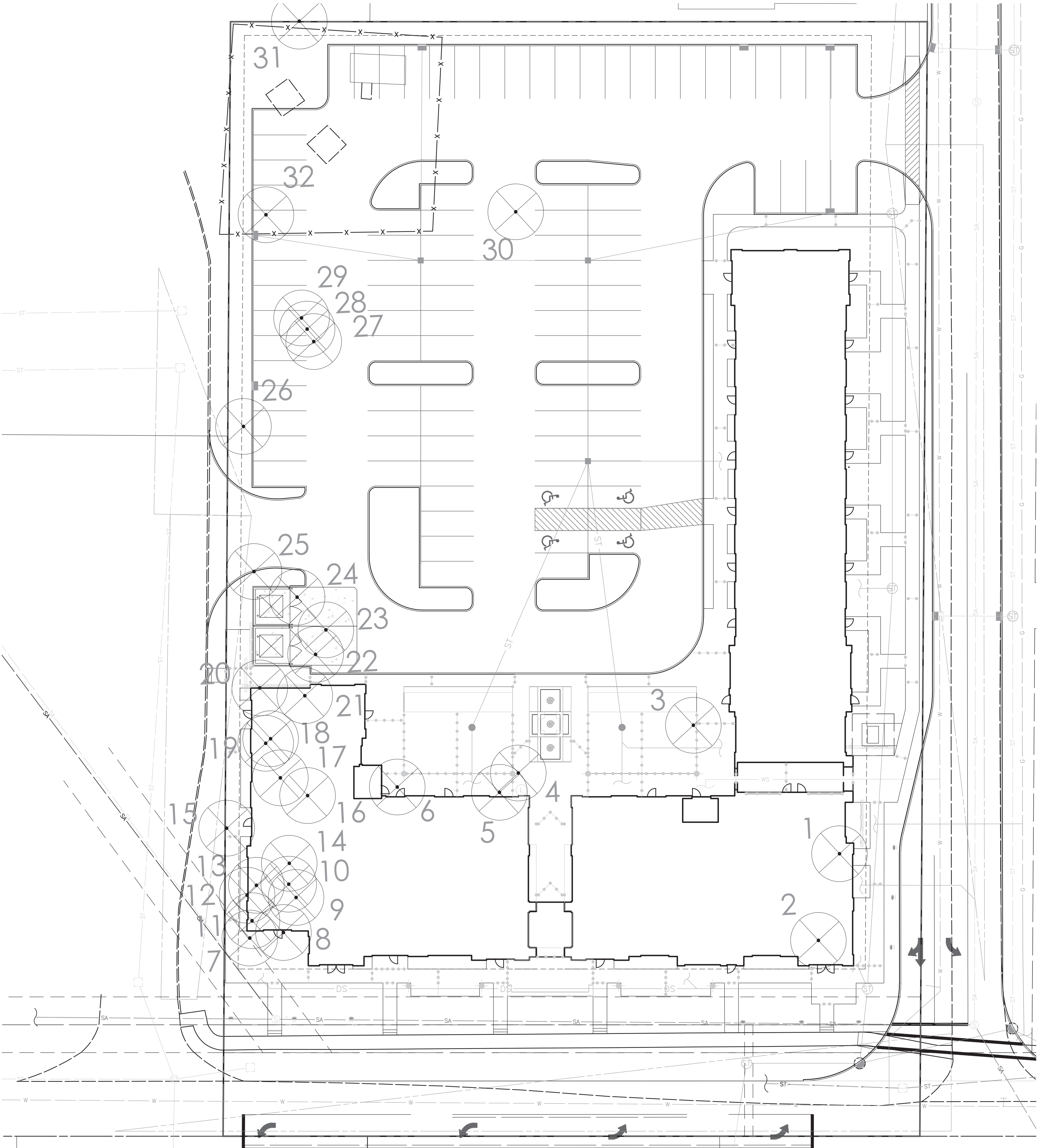
Faris Planning & Design  
LAND PLANNING      LANDSCAPE ARCHITECTURE  
243 N. 5th Street      Suite 401      Columbus, OH 43215  
p (614) 487-1964      www.farisplanninganddesign.com



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

COURTYARD/FRONTAGE ILLUSTRATIVE PLAN

EXHIBIT D-5



TREE PRESERVATION/REMOVAL PLAN

ARMITA PLAZA  
PREPARED FOR THOMAS BEERY ARCHITECTS  
DATE: 5.26.16

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



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'.

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

*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](http://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

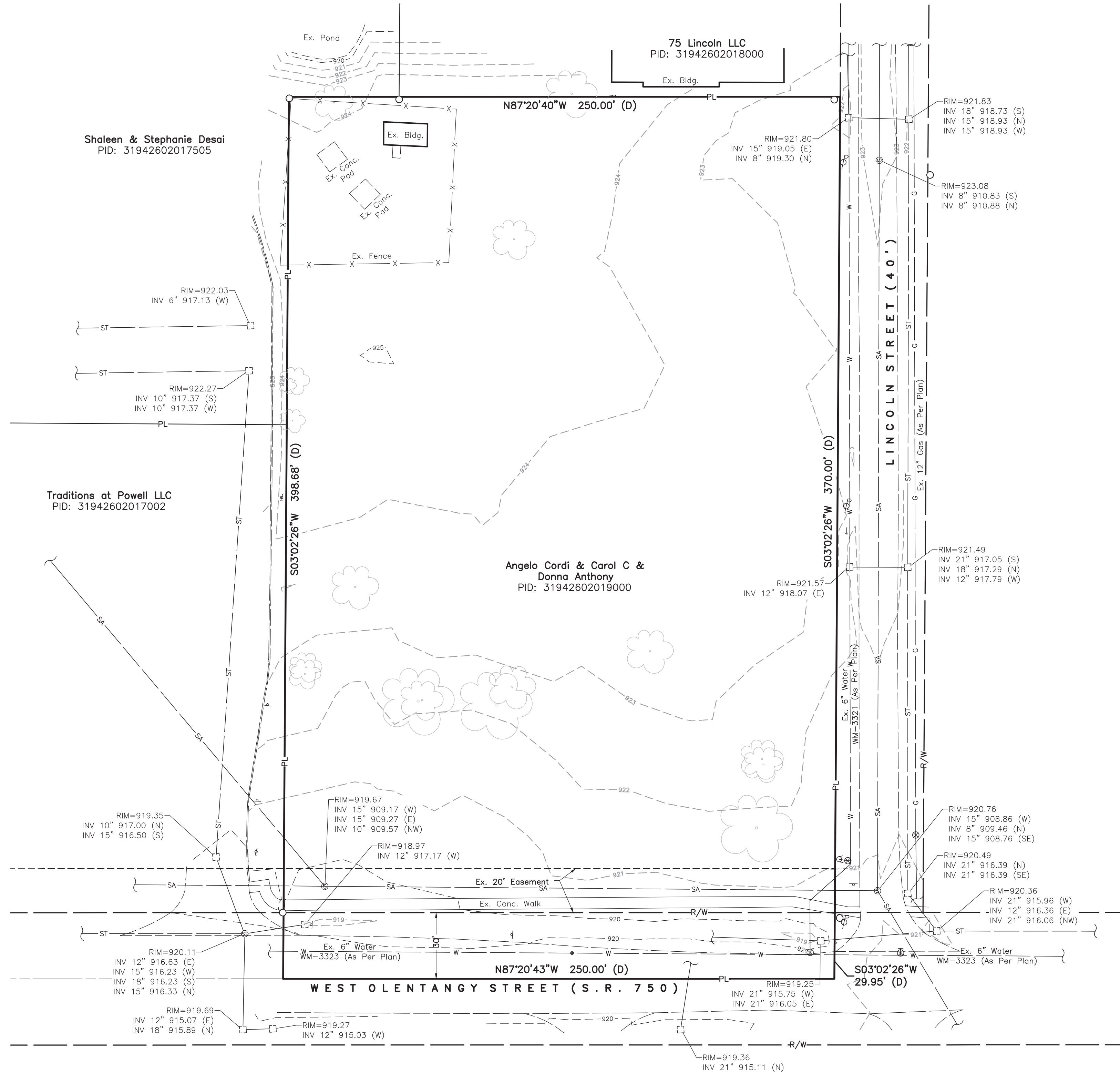
This site can be served from an existing 6-inch water line located on West Olentangy Street.

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

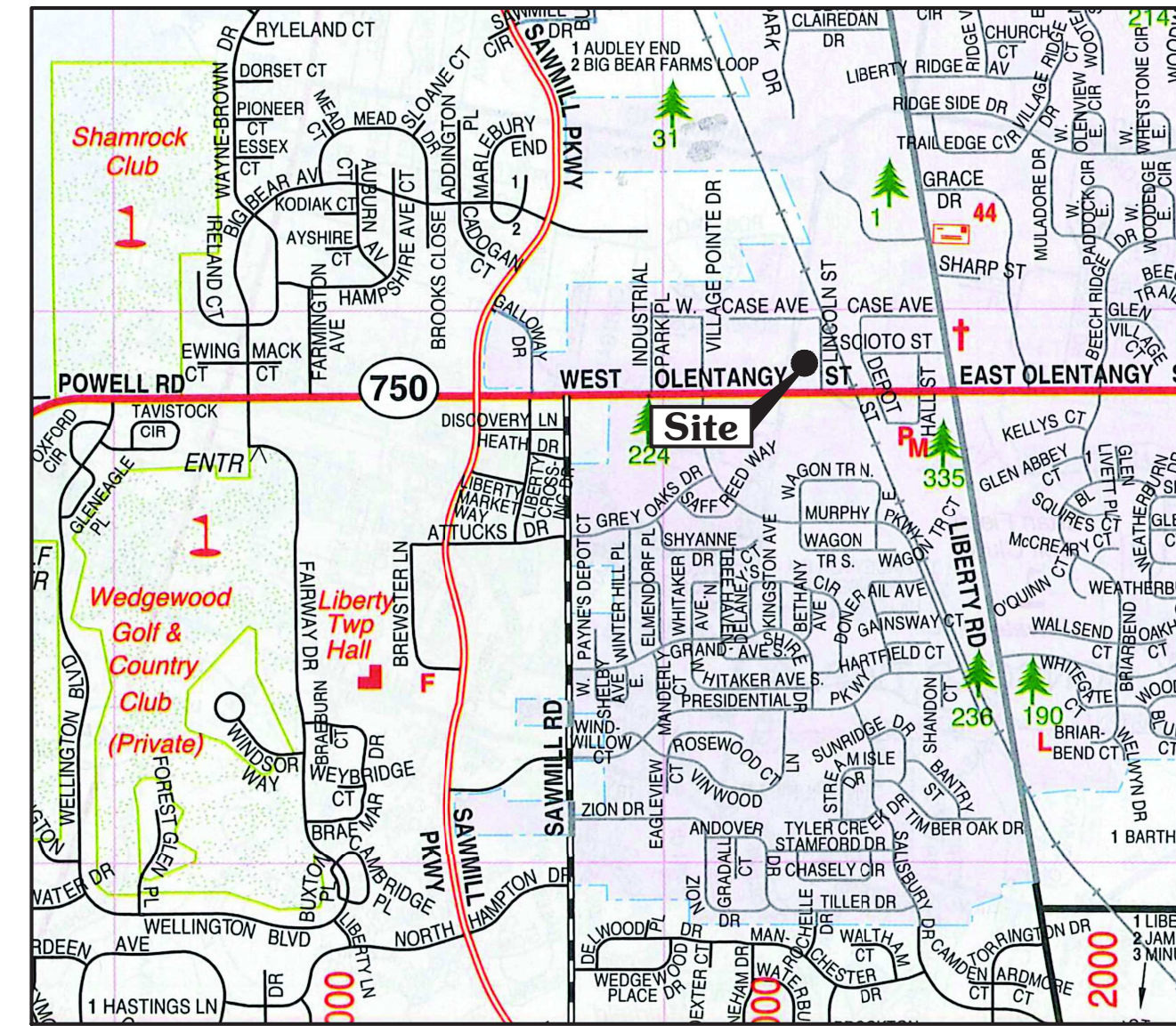
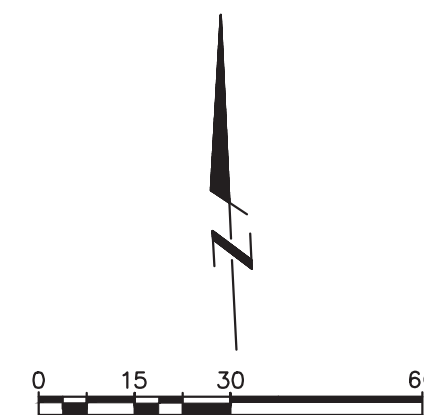
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LEGEND

- 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. 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.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

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: \_\_\_\_\_

DRAWN BY: ERM

CHECKED BY: CLP

APPROVED BY: \_\_\_\_\_

DATE: 02/26/16

**SITE LOCATION EXHIBIT**

SCALE:  
1" = 30'

SHEET NO. 1

OF 1

E.P. FERRIS & ASSOCIATES INC



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,

A handwritten signature in cursive script that reads "Mason Janczak".

Mason Janczak, P.E.  
Staff Engineer II

cc: Correspondence/project file

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,



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



## 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,

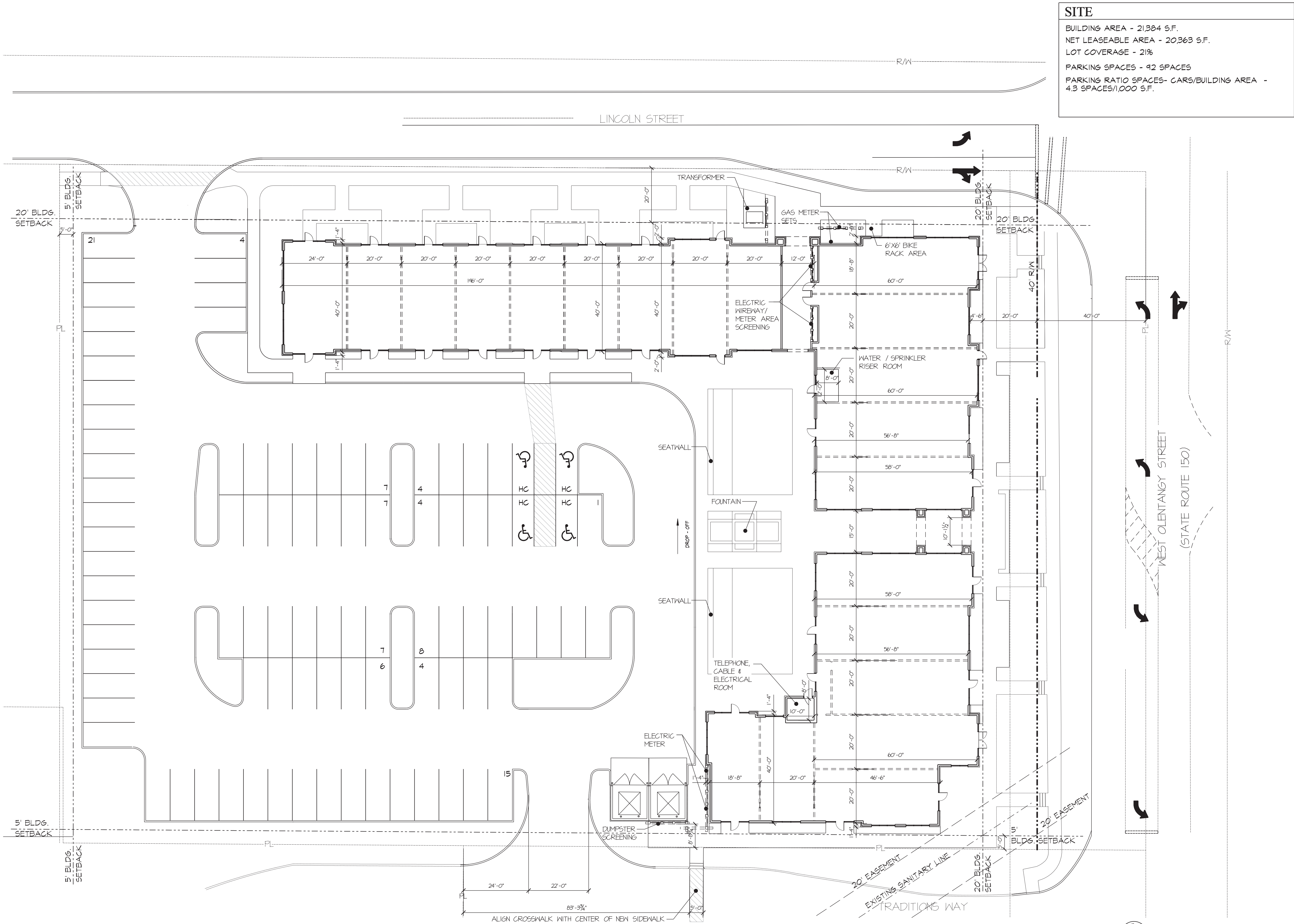
I have reviewed the revised site plans dated April 8, 2016 for the proposed Armita Plaza and find the turning radius and hydrant locations meet the intent of the Liberty Township Fire Code sections 503.2.4 and 507.5.1.

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



SITE
BUILDING AREA - 21384 S.F.
NET LEASEABLE AREA - 20363 S.F.
LOT COVERAGE - 21%
PARKING SPACES - 92 SPACES
PARKING RATIO SPACES- CARS/BUILDING AREA - 4.3 SPACES/1,000 S.F.

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

**THOMAS BERY**  
ARCHITECTS, INC.  
1800 NORTHWEST BLVD-STE 310-COLUMBUS, OHIO 43212  
614.569.2444 • FAX 614.569.2445

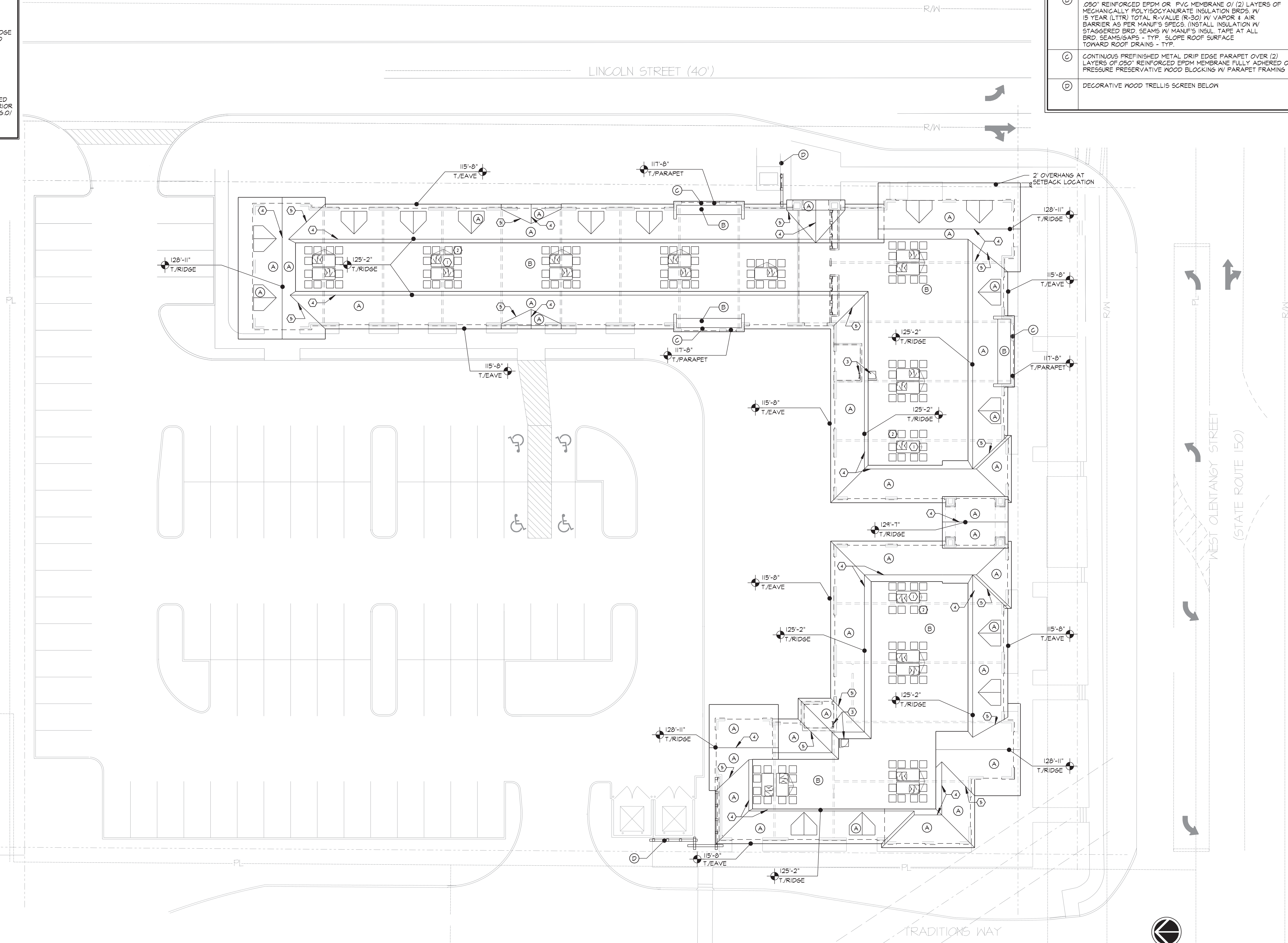
Issue:	PRELIMINARY	Date:	MAY 25, 2016
	PERMIT		
	CONSTRUCTION		
	REVISION		
Drawing Title:	PROPOSED PLAN		
Drawing Number:	A-1.1		
Job Number:	16104.00		

# ROOF PLAN CODED NOTES

- 1 ROOF TOP UNIT ON RAISED CURB - TYP.
- 2 30" SQ. NON-SKID MAINTENANCE FREE WALKWAY PROTECTIVE PAD -TYP.
- 3 ACCESS LADDER & HATCH / DOOR TO ROOF WELL
- 4 CONTINUOUS DIMENSIONAL SHINGLED RIDGE VENT W/ (2) LAYERS OF FULLY ADHERED GRADE ICE & WATERSHIELD O/ 5/8" EXTERIOR PRESSURE PRESERVATIVE PLYWOOD SHTG.O/ FRAMING/TRUSS INSTALLATION AS REQ'D PROVIDE NECESSARY GAP IN ROOF SHTG FOR VENTING PER MANUF'S SPECS
- 5 CONTINUOUS PREFINISHED METAL ROOF VALLEY W/ (2) LAYERS OF FULLY ADHERED GRADE ICE & WATERSHIELD O/ 5/8" EXTERIOR PRESSURE PRESERVATIVE PLYWOOD SHTG.O/ FRAMING/TRUSS INSTALLATION AS REQ'D

# ROOF PLAN LEGEND

- |     |   |
|-----|---|
| (A) | DIMENSIONAL ROOF SHINGLES O/ #30LB. ROOFING PAPER ON 5/8" EXTERIOR GRADE PLYWOOD SHTG. ON ROOF FRAMING & TRUSSES 24" O.C. TYPICAL.  |
| (B) | ROOF SYS. ASSEMBLY W/ MECHANICALLY FASTENED .050" REINFORCED EPDM OR PVC MEMBRANE O/ (2) LAYERS OF MECHANICALLY POLYISOCYANURATE INSULATION BRDS. W/ 15 YEAR (L.T.R) TOTAL R-VALUE (R-50) W/ VAPOR & AIR BARRIER AS PER MANUF'S SPECS (INSTALL INSULATION W/ STAGGERED BRD. SEAMS W/ MANUF'S INSUL. TAPE AT ALL BRD. SEAMS/GAPS - TYP. SLOPE ROOF SURFACE TOWARD ROOF DRAINS - TYP. |
| (C) | CONTINUOUS PREFINISHED METAL DRIP EDGE PARAPET OVER (2) LAYERS OF .050" REINFORCED EPDM MEMBRANE FULLY ADHERED O/ PRESSURE PRESERVATIVE WOOD BLOCKING W/ PARAPET FRAMING  |
| (D) | DECORATIVE WOOD TRELLIS SCREEN BELOW  |



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ARMITA PLAZA  
WEST OLENTANGY STREET  
POWELL, OHIO 43065

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

Date: MAY 25, 2016

Issue: PRELIMINARY

PERMIT

CONSTRUCTION

REVISION

Drawing Title:

ROOF PLAN

Drawing Number:

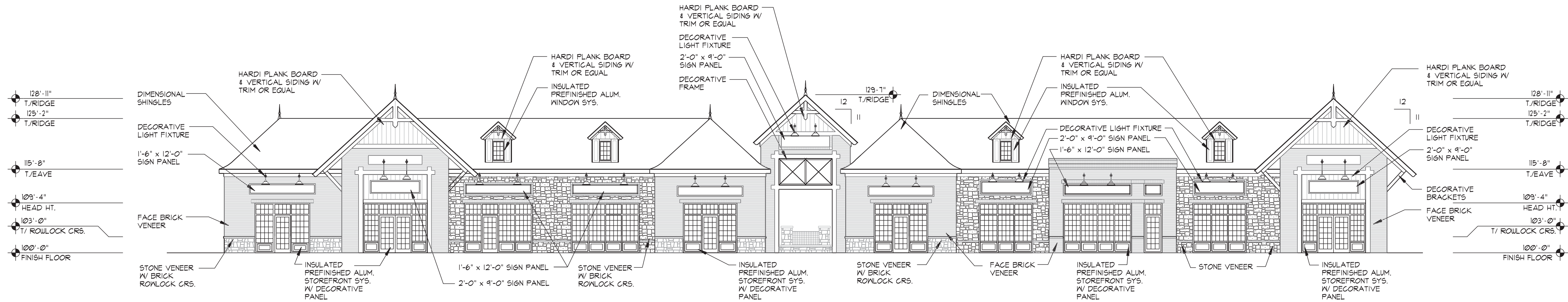
A-1.2

Job Number:

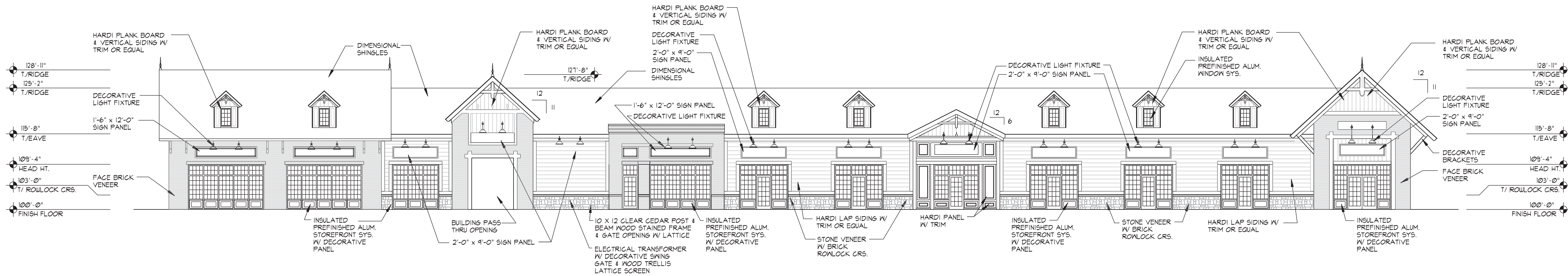
16104.00



A PLAN  
SCALE: 1/16" = 1'-0"



**A** SOUTH ELEVATION - WEST OLENTANGY STREET  
SCALE: 3/32" = 1'-0"



**B** EAST ELEVATION - LINCOLN STREET  
SCALE: 3/32" = 1'-0"

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ARMITA PLAZA  
WEST OLENTANGY STREET  
POWELL, OHIO 43065

■ T H O M A S ■  
**BEERY**  
■ ARCHITECTS, INC. ■  
1800 NORTHWEST BLVD-STE 310-COLUMBUS, OHIO 43212  
614.569.2844 • FAX 614.569.2845

Date: MAY 25, 2016

Issue: PRELIMINARY  
PERMIT  
CONSTRUCTION  
REVISION

Drawing Title:  
**PROPOSED  
ELEVATIONS**

Drawing Number:  
**A-2.1**

Job Number:  
**16104.00**

ARMITA PLAZA  
WEST OLENTANGY STREET  
POWELL, OHIO 43065

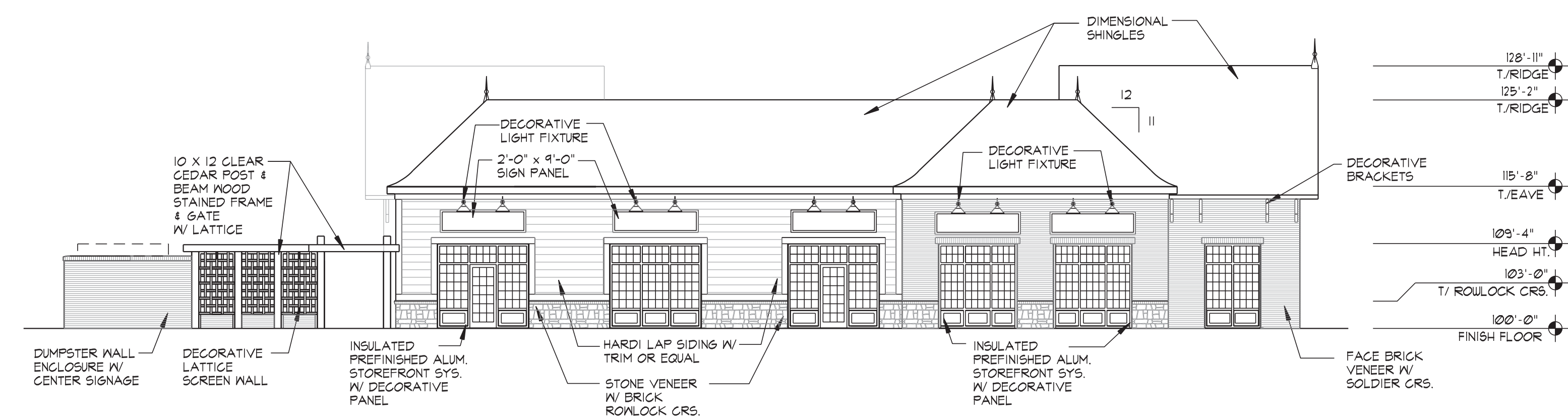
THOMAS  
**BEERY**  
ARCHITECTS, INC.  
1800 NORTHWEST BLVD-STE 310-COLUMBUS, OHIO 43212  
614.569.2844 • FAX 614.569.2845

Date: MAY 25, 2016

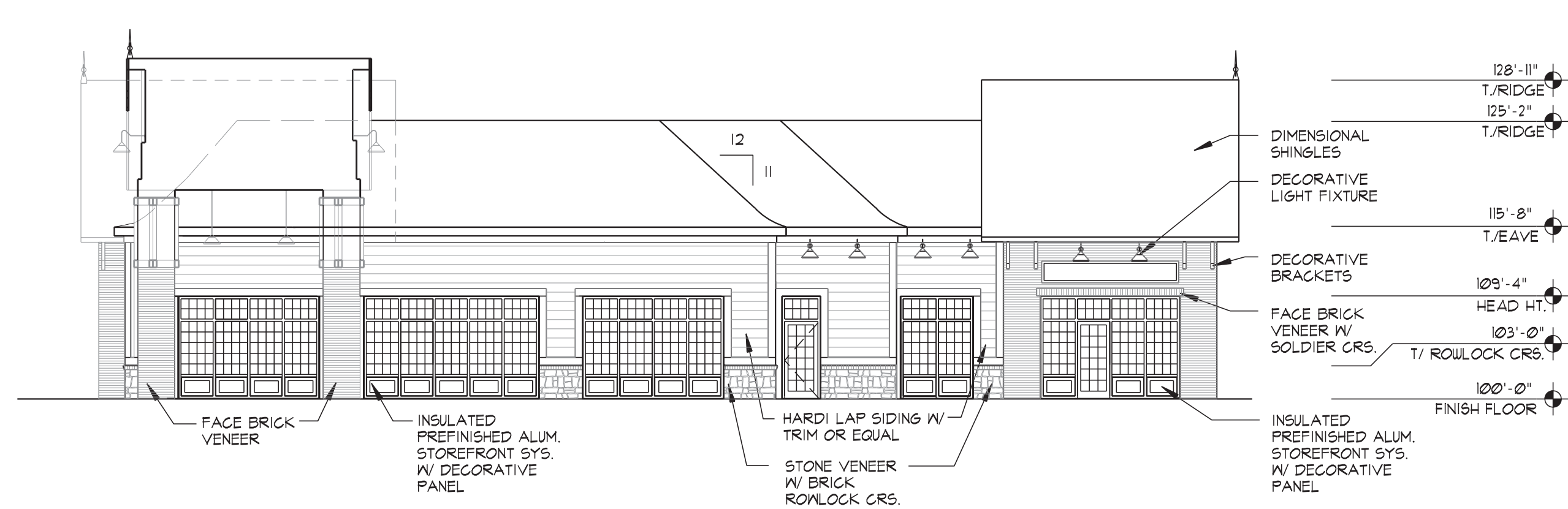
Issue: PRELIMINARY  
PERMIT  
CONSTRUCTION  
REVISION

Drawing Title:  
**PROPOSED ELEVATIONS**

Drawing Number:  
**A-2.2**  
Job Number:  
16104.00



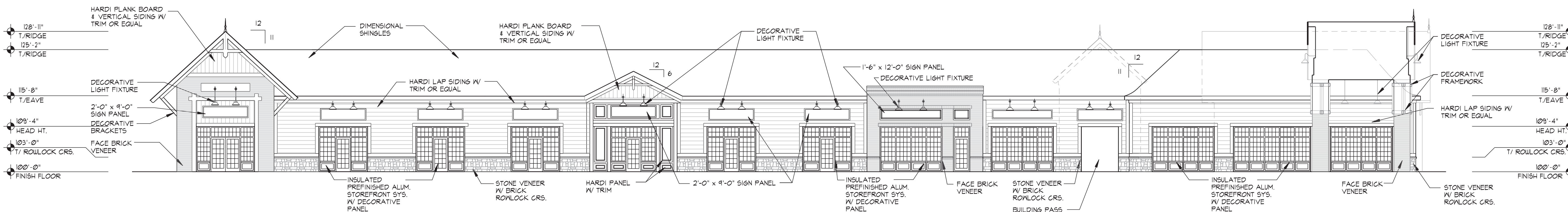
**B** WEST ELEVATION  
SCALE: 3/32" = 1'-0"



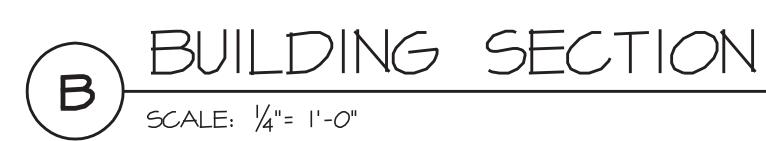
**A** EAST COURT ELEVATION - BREEZEWAY  
SCALE: 3/32" = 1'-0"



**C** NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



**D** WEST ELEVATION - BREEZEWAY  
SCALE: 3/32" = 1'-0"



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WEST OLENTANGY STREET  
POWELL, OHIO 43065

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

Date: MAY 25, 2016

## PRELIMINARY

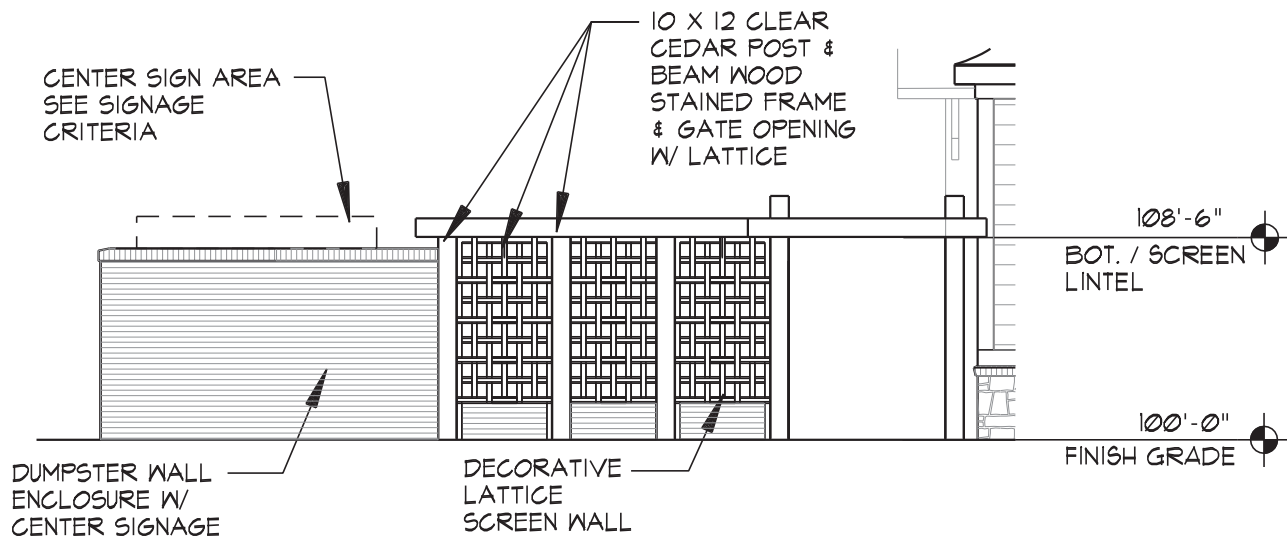
PERMIT
CONSTRUCTION
REVISION

Drawing Title:  
**BUILDING SECTION  
PARTIAL PLAN &  
ELEVATION**

Drawing Number:

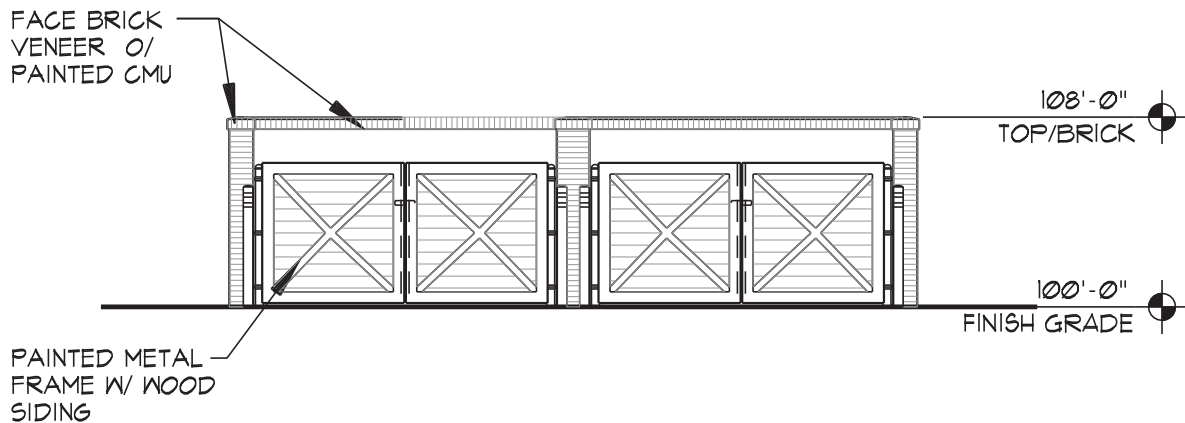
## A-3.1

Job Number: 16104.00



## A DUMPSTER ENCLOSURE - WEST

SCALE:  $\frac{1}{8}" = 1'-0"$



## B DUMPSTER ENCLOSURE - EAST

SCALE:  $\frac{1}{8}" = 1'-0"$

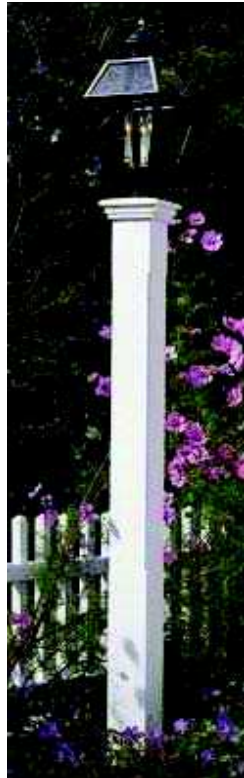
<p>■ T H O M A S ■</p> <p><b>BEERY</b></p> <p>■ ARCHITECTS, INC. ■</p> <p>1890 NORTHWEST BLVD • SUITE 310 • COLUMBUS, OHIO 43212 614.569.2844 • FAX 614.569.2845</p>	<p><b>ARMITA PLAZA</b></p> <p>WEST OLENTANGY STREET POWELL, OHIO 43065</p>	<p>REF. DWG.:</p> <p>JOB NO: 16104.00</p> <p>DATE: 24 MAY 2016</p> <p>SHEET NO: <b>SDA-1</b></p>
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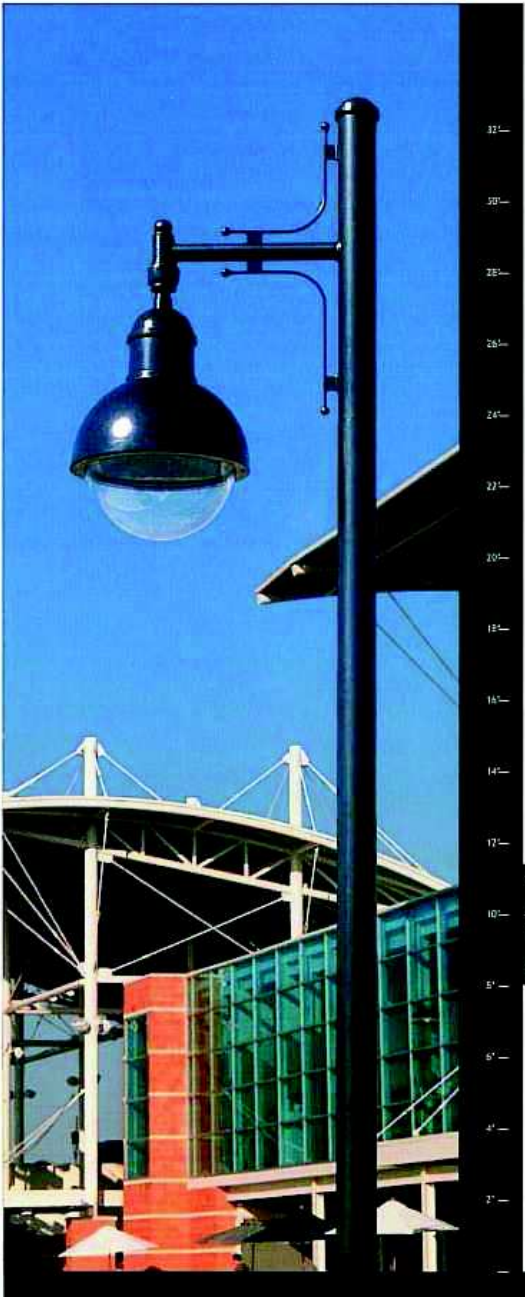
■ T H O M A S ■

**BEERY**

■ ARCHITECTS, INC. ■

SITE & BUILDING LIGHTING FIXTURES






32'  
30'  
28'  
26'  
24'  
22'  
20'  
18'  
16'  
14'  
12'  
10'  
8'  
6'  
4'  
2'

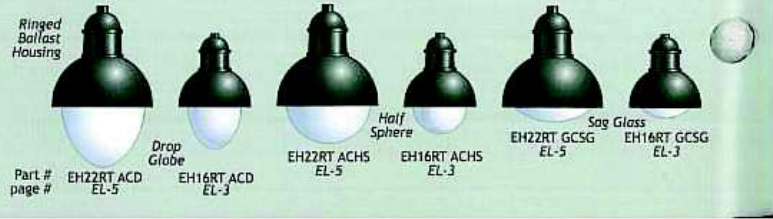
### HANOVER SERIES

Pendant Luminares



EAC5/2 EA-6  
EH22RT GCF EL-5  
EAC5/1 EA-6  
EH22RT GCF EL-5  
EAC4/1 EA-5  
EH16RT GCF EL-3  
EAC4WB EA-5  
EH16RT GCF EL-3  
Part # EPAX 14 54 EP-1  
Part # EPSX 20 55 EP-9  
Part # EPSX 26 55S7 EP-13

Hanover Luminaire Styles



Ringed Ballast Housing  
Drop Globe  
Half Sphere  
Sag Glass

Part # EH22RT ACD EL-5  
Part # EH16RT ACD EL-3  
EH22RT ACHS EL-5  
EH16RT ACHS EL-3  
EH22RT GCSG EL-5  
EH16RT GCSG EL-3

**EUROTIQUE®**  
Architectural Lighting

page 1

# 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

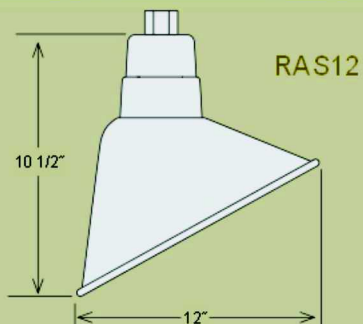


**RAS12-WH**  
Shade Only.  
Shown with optional  
RGN15-WH Goose Neck

### EASY TO ORDER:

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

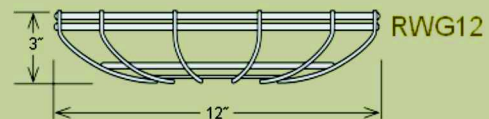
### Angle Shades



**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

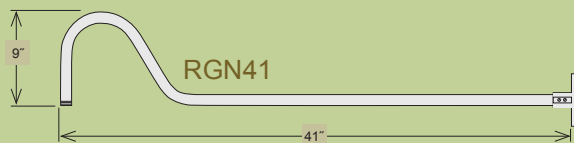
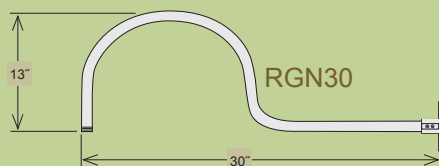
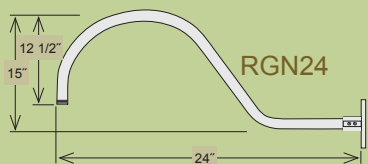
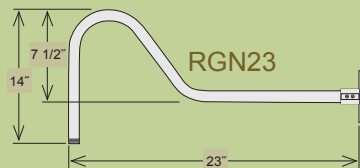
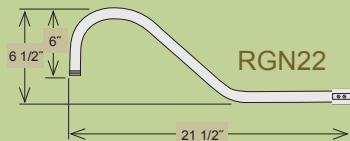
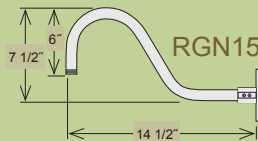
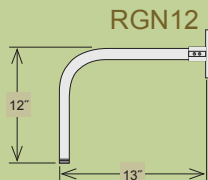


**RWG12**

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

Seaside Collection  
Seaside 1 Light Outdoor Pendant in Olde Brick  
2713OB (Olde Brick)

Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Qty: \_\_\_\_\_  
Comments: \_\_\_\_\_



Ordering Information

Product ID	2713OB
Finish	Olde Brick
Available Finishes	NI, OB
Collection	Seaside Collection

Dimensions

Base Backplate	5.00 DIA
Chain/Stem Length	72.00"
Weight	2.50 LBS

Specifications

Material	Steel
Shade Description	STEEL

Electrical

Voltage	120V
Lead Wire Length	36.00"

Qualifications

Safety Rated	Damp
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	150W
Socket Wire	105
Socket Type	Medium
Lamp Type	A19

Dimensions

Height	13.25"
Overall Height	88.00"
Width	16.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	150W		
No	Hybrid	CFL	30-52W		



## **ARMITA PLAZA - PARKING ANALYSIS**

The following Parking Analysis is in response to the Preliminary Plan Staff report dated April 27, 2016 concerning the Armita Plaza Development Plan. The Tenant makeup is not determined at this time. Therefore, this estimate is speculative and it re-states the same assumptions listed in the preliminary analysis breakdown of the building's Tenant mix as specifically stated in the Preliminary Plan Staff report dated April 27, 2016.

### **TENANT MAKE-UP:**

**Retail** uses - (1149.07(b) (20)): Retail stores and all other types of business or commercial uses: Five (5) spaces plus one (1) for each 400 square feet of floor area.

Assuming 8 retail stores 8 stores \* 5 spaces required per store = 40 spaces  
Assuming 11,000 square feet (from traffic study) of retail space =  $11,000/400 = 27.5$  spaces  
Total spaces reduced by 50% for building in the downtown =  $(40+28)/2 = 68 \Rightarrow$  **34 Spaces.**

**Office** uses, administrative, business and professional (1149.07(b) (18)):  
One (1) for each 200 square feet of floor area.

5,500 square foot estimate provided by traffic study  
 $5,500 \text{ square feet (Dentist office)}/200 = 27.5$   
Spaces / 2 (50% reduction for downtown district) =  $27.5/2 = 13.75 \sim$  **14 Spaces.**

**Dine-in restaurants** (1149.07(b) (8)): Twenty-five (25) spaces, or one (1) for each three (3) seats, plus one (1) for each two (2) employees, whichever is the larger.

5,500 square feet (traffic study) with 60% available for seating = 3,300 square feet for dining  
Assume 15 square feet per patron for full service dining =  $3,300/15 = 220$  people/seats.  
 $220 \text{ seats}/3 = 73$  spaces  
Assume 20 employees = 10 spaces  
Spaces / 2 (50% reduction for downtown district) =  $(73+10)/2 = 41.5 \sim$  **42 Spaces.**

Based on the above analysis, the minimum required parking is 90 spaces. Total parking currently shown on site is 92 spaces providing 2 more than required.



## **ARMITA PLAZA – Building Materials**

### **Building Exterior Wall Materials:**

#### **A. Brick :**

Manufacturer - Glen Gery Brick - Marseilles Collection - “Monet” modular size 3 5/8” x 2 1/4” x 7 5/8” brick or equal.

#### **B. Pre-manufactured Stone Veneer :**

Manufacturer – Ply Gem Stone – Shadow LedgeStone - “PA Lime #8046” ashlar pattern with mortared joints or equal.

#### **C. Hardiepanel Vertical Siding with Trim board :**

Manufacturer –James Hardie – 5/16” thick Hardiepanel vertical siding with 5/4” thick Hardie Trim boards - painted cement board / exterior grade sheathing or equal.

#### **Paint colors:**

1. Vertical Siding – Benjamin Moore HC-650 – “Grenadier Pond” paint color.
2. Decorative Trim – Benjamin Moore HC-70 – “Van Buren Brown” paint color.

#### **D. Storefront & Window Systems :**

Manufacturer – Kawneer Company –

Storefronts - Prefinished Aluminum insulated storefront system - Trifab™ VersaGlaze™ #451/451T Framing System in “Medium Bronze #28” Permanodic™ anodized finish or equal.

Windows - Prefinished Aluminum insulated out-swinging window system - #8225TL Iso Lock Thermal window System in “Medium Bronze #28” Permanodic™ anodized finish or equal.

#### **E. Sign Lighting :**

Millennium Lighting #RAS12-ABR large 10 1/2 x 12” inches goose neck Light fixture in Architectural Bronze finish or equal.

### **Building Roof Materials:**

#### **A. Dimensional Roof Shingle :**

Manufacturer - CertainTeed - Landmark Pro/Architect 80 (AR) series “Burnt Sienna” dimensions roof shingle or equal.

#### **B. Prefinished Metal Coping:**

Manufacturer – Dimensional Metals Incorporated – 24 GA.-Gavalume Kynar 500 finish “Burgundy” prefinished metal coping at parapet locations or equal.

# Armita Plaza Signage Criteria

## Signage and Graphics

All of the following signage standards shall apply to the shopping center to be built on West Olentangy St. Powell, Ohio 43065.

### **Types of Signs:**

#### **A. Building Signs**

Permitted building sign types – Externally-lit, single-sided/wall mounted tenant sign graphics located on the front & back facades of the building unless noted otherwise.

#### **B. Plaza Identification Signs at Breezeway towers**

Center sign graphics facing south, north & east. Signs are externally lit, with non-illuminated wall mounted Center identification graphic.

#### **C. Plaza Identification Signs at dumpster enclosure**

Center sign graphics facing west. Non-illuminated individual channel letters mounted on top of dumpster wall enclosure.

### **Sign Type Restrictions and Requirements**

1. Tenants and /or tenant's sign contractor are responsible for submitting Sign applications, paying fees and obtaining all permits from the city of Powell at their own expense.
2. All tenant copy and color to be approved by Landlord prior to sign manufacturing and installation.
3. The sign contractor is required to provide documentation to the landlord verifying that contractor/installer is registered by the city of Powell.
4. No alteration of the exterior lighting systems will be permitted without written consent of the Landlord.
5. The Tenant will be invoiced by the Landlord for sign submittal review. (sign drawings & information). The invoice must be paid in full prior to Tenant's first day opening for business.
6. Sign submittal must indicate the use of rustproof fasteners with a watertight seal at attachment hole locations anchoring sign to the building's exterior framing & exterior grade substrate sheathing 5/8" thick min.
7. Upon store closing and /or vacating property, tenant must remove sign(s) repair holes and replace/install sign back panels. Prep & install back panel ready for future tenant's graphic.
8. Tenant Address signs - Centered directly above entry door(s). Tenant address numbers to be 6 inches high maximum, "Beige" vinyl letters in Benguiat lettering style.

- D. Sign Number and Location.** All signs shall be architecturally integrated into the building façade as per the city of Powell approved Final Development Plan drawings. Tenants occupying space within the building shall have the right to install one wall-mounted sign on the front façade and one wall-mounted sign on the back façade. If corner tenant, the tenant may have a third sign

location on the exposed building façade (One Sign per storefront as per approved finalized plan). Each sign to have a backer panel signage with one type of the three border profiles (no more than one profile selection for each tenant) and formed plastic lettering as indicated within the city of Powell approved Signage Criteria package.

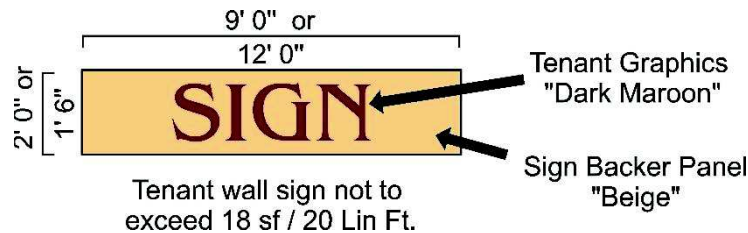
## 1. Mounting Height.

No tenant wall sign shall be permitted to exceed 15' in height to the top of the sign measured from established finished grade.

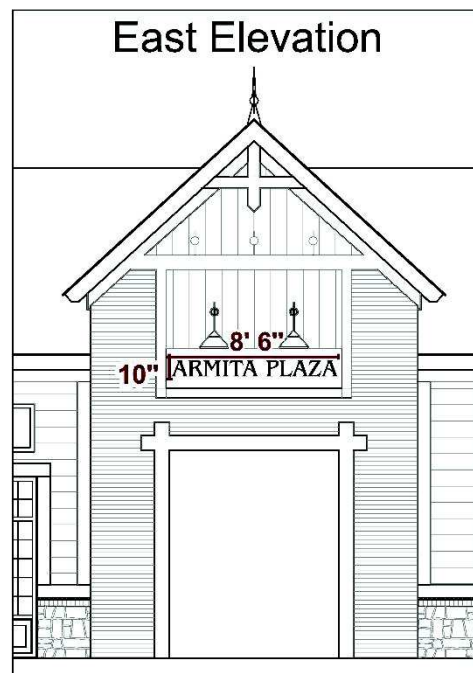
Center / Breeze Way Signage - No center sign shall be permitted to exceed 22'-0" in height to top of sign measured from established finished grade.

## 2. Sign Types:

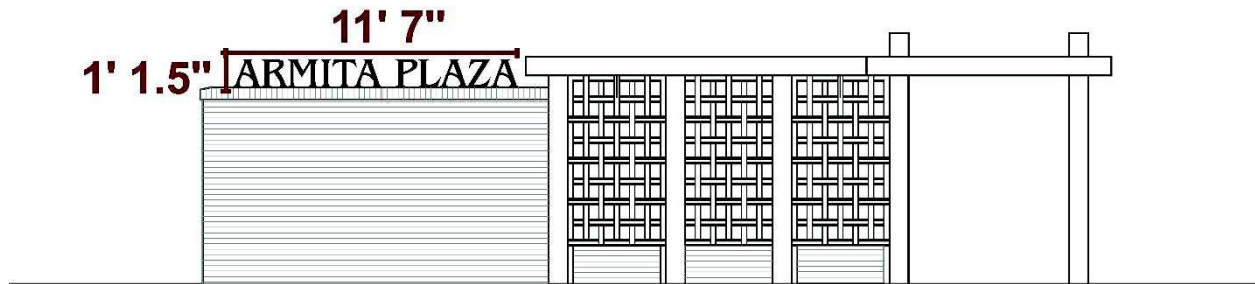
- a. Building Signs: Externally lit single-sided wall mounted tenant sign.



- b. Plaza Identification Signs at Breezeway towers: Externally lit non illuminated "Dark Maroon" formed plastic letters in the standard Benguiat font to be fastened to backer panel with pin mount method. Clear Silicone EMI 5005 to be used as a bonding agent



- c. Plaza ID Signs: Externally Lit non illuminated “Dark Maroon” channel letters in the Benguiat font to be installed on top of the dumpster enclosure as shown below.

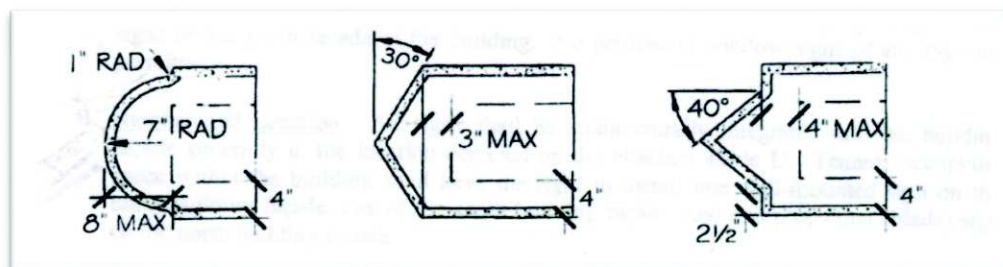


**E. Design and Fabrication.** The following standards must be adhered to:

**1. Wall-mounted Tenant Sign Backer Panels**

- a. *Maximum area and height.* Each Tenant Wall sign will not exceed 18sf/20 lineal feet of exposed building façade signs to be placed within provided sign panel location as indicated on the city of Powell approved Final Development Plan.
- b. *Additional Specifications:*
  - i. Sign Backer Panel = Single Faced, 1.5” thick high density urethane foam with field routed +/- ½” deep into background. A 2” wide perimeter border shall remain proud of field.
  - ii. Installation = Sign backer panel to be installed flush to the wall with 5/16” Galvanized or stainless steel lag anchors. No mounting hardware shall be visible on sign face.
  - iii. Manufacturer of Sign Backer panel – High density urethane foam/ Cellulose Acetate Butyrate formed plastic C.A.B. #4660 “Beige” -as per Gemini Incorporated
- c. *Approved Signage Backer Panel Shapes.* The Shape of the wall-mounted sign backer on the front and back facades of the building shall be in a rectangular shape and shall have matching ends containing one of the following border profiles.

**APPROVED BORDER PROFILES FOR WALL-MOUNTED TENANT SIGN BACKER PANELS**

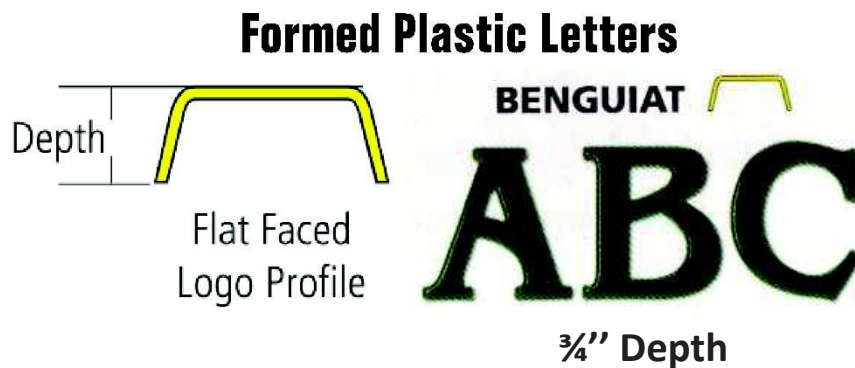


- d. Signage installer is responsible for design & meeting applicable codes for signage anchoring. All signage fasteners must be concealed from view & protect the exterior

building materials completely. All anchorage fastener/bolt penetrations to be sealed with EMI 5005 silicon sealants, caulked & sealed at the exterior building surface to prevent water, wind etc. penetrations. Sign installers will replace all damaged building materials caused from their sign installation. All sign backer panels must be securely fastened into 5/8" min. exterior grade plywood or approved substrate sheathing with water resistive EMI 5005 silicone & wall stud framing at 16" o.c. or equivalent.

## 2. Lettering, logos and secondary Images

- a. Lettering, logos & secondary images affixed over 18 sf area of the sign backer panel. The actual signage text/logo shall consist of surface mounted, formed plastic lettering (containing the name of the business operation). The height and placement of all sign lettering must comply with the requirements specified in the city of Powell approved Final Development Plan Armita Plaza Signage Criteria. Exceptions: font logos that are trademarked or registered.



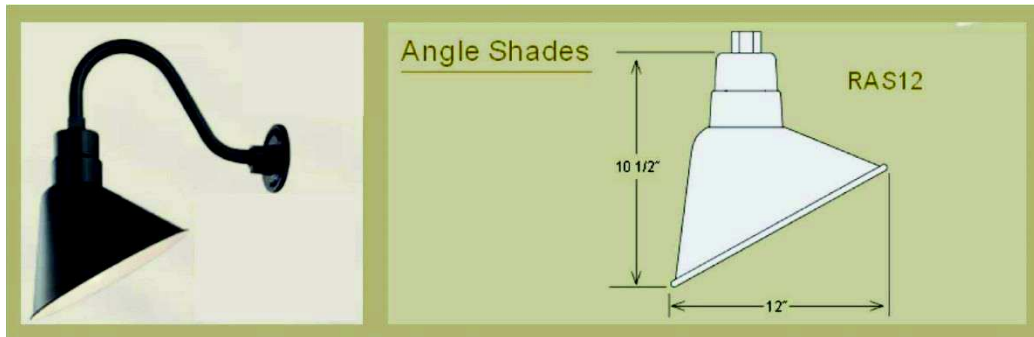
- b. All letters/logos to be fastened to backer panel with pin mount method. Clear Silicon EMI 5005 to be used as a bonding agent. All letter signage fasteners must be concealed from view & protect the exterior building materials completely. All letter fastener/pin mount penetrations to be caulked & sealed where penetrating the exterior building surface to prevent water, wind etc. penetrations. Sign installers will replace all damaged building materials caused from their sign installation. All letters must be securely fastened into backer panels and 5/8" min. exterior grade plywood or approved substrate sheathing with water resistive EMI 5005 silicone and wall stud framing at 16" o.c. or equivalent.
- c. Logos and Secondary Images are permitted in accordance with the city of Powell approved Final Development Plan Armita Plaza Signage Criteria and the Powell Sign Code.

## 3. Materials, Manufacturer & Color.

- a. Background color for all signs shall match color of Cellulose Acetate Butyrate formed plastic C.A.B. #4660 "Beige" -as per Gemini Incorporated.
- b. Letter color #2280 "Dark Maroon" for all signs (except copyrighted logo/trademarked signage) is to be Cellulose Acetate Butyrate formed plastic C.A.B. #2280 "Dark Maroon" -as per Gemini Incorporated.

#### 4. Sign Illumination

Wall mounted signs shall be illuminated with goose neck lighting, as shown below.



#### 5. Similar Sign Examples

### Accurate Criteria Artists Renditions



# 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*

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**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.

**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 with 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