



**CITY OF POWELL**  
**PLANNING AND ZONING COMMISSION (P&Z)**  
**SKETCH PLAN REVIEW APPLICATION**

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$400.00**

**Applicant:** Kohr, Royer, Griffith

Address/City/State/Zip: 1480 Dublin Rd, Columbus, OH 43215

Email Address: emorton@krge.com

Phone No: (614) 255-4380 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Owner:** Woodcutter Home LLC & Annlee Investment Company

Address/City/State/Zip: 1480 Dublin Rd, Columbus, OH 43215

Email Address: emorton@krge.com

Phone No: (614) 255-4380 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** Civil & Environmental Consultants

Address/City/State/Zip: 250 W. Old Wilson Bridge Suite 250, Worthington, OH 43085

Email Address: mreeves@cecinc.com

Phone No: (614) 310-2073 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** Woodcutter Drive, Powell, OH 43065

Lot Number/Subdivision: Golf Village Self Storage Lot 2 Existing Use: Vacant Proposed Use: Office


Reason for Administrative Review (attach necessary documents): \_\_\_\_\_

**Checklist:**

- ☐ Sketch Plan requirements set forth in Section 1109.06
- ☐ 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.
- ☐ Attach **5 copies** containing all drawings, text, any other items, and application.
- ☐ Attach the required fee - \$400.00

**(See Over)**

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.

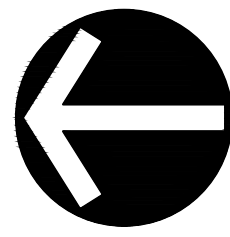
Signature of Applicant:  Date: 6/25/17

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)

SKETCH PLAN FOR  
**WOODCUTTER DRIVE OFFICES**  
JUNE 2017



NORTH  
SCALE IN FEET

0 20 40



NORTH

HOME RD

VILLAGE CLUB DR

WOODCUTTER DR

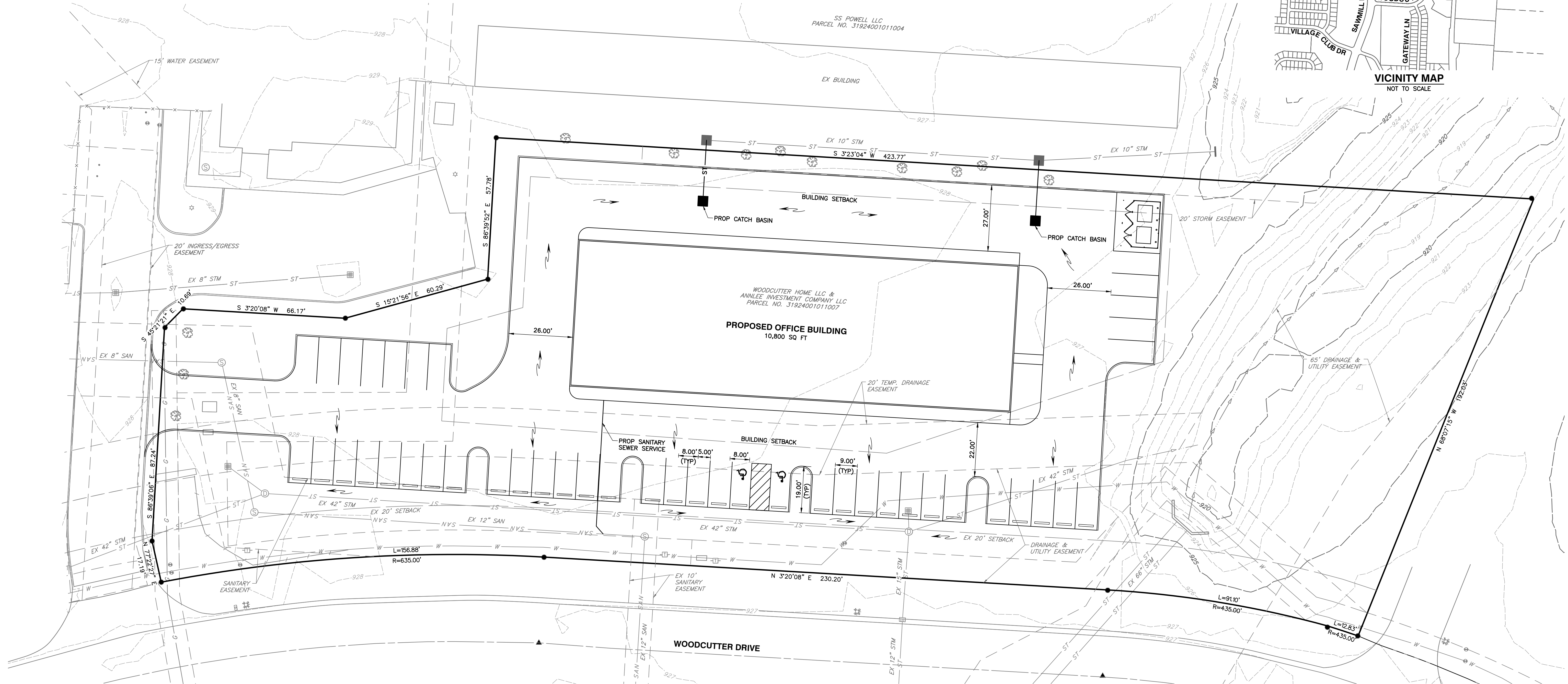
GATEWAY LN

SANMILL PKWY

SITE

VICINITY MAP

NOT TO SCALE



**SITE DATA**

TOTAL SITE AREA:	1.86 AC
PROPOSED BUILDING AREA:	10,800 SQ. FT.
TOTAL REQUIRED PARKING:	27 (1 PER 400 SQ. FT.)
REQUIRED ADA ACCESSIBLE PARKING:	2 (1 VAN ACCESSIBLE SPACE)
TOTAL PROVIDED PARKING:	44 (1 PER 250 SQ. FT.)
PROVIDED ADA ACCESSIBLE PARKING:	2 (1 VAN ACCESSIBLE SPACE)

**REFERENCES**

- EXISTING TOPOGRAPHIC IS BASED ON FIELD RUN SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC ON 5/23/2017.
- PARCEL INFORMATION PROVIDED BY DELAWARE COUNTY AUDITOR, ACCESSED 6/08/2017.

**SITE PLAN**

SCALE: 1"=20'

**NOTE**

STORMWATER MANAGEMENT FOR THIS PROJECT SITE HAS BEEN PROVIDED BY THE GOLF VILLAGE SECURITY SELF STORAGE DETENTION BASIN IN THE SOUTHEAST CORNER OF THE ADJACENT SITE.

**OWNER/DEVELOPER**

WOODCUTTER HOME LLC & ANNLEE INVESTMENT COMPANY LLC  
1480 DUBLIN ROAD  
COLUMBUS, OHIO 43215  
PHONE: (614) 255-4375  
CONTACT: ERIC MORTON  
EMAIL: emorton@krgre.com

**ENGINEER/SURVEYOR**

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
250 OLD WILSON BRIDGE ROAD, SUITE 250  
WORTHINGTON, OHIO 43085  
PHONE: (614) 540-6633  
CONTACT: MIKE REEVES  
EMAIL: mreeves@cecinc.com



**Civil & Environmental Consultants, Inc.**

250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085

614-540-6633 · 888-598-6808

www.cecinc.com

KOHR ROYER GRIFFITH - WOODCUTTER DRIVE OFFICES

SKETCH PLAN

CITY OF POWELL, DELAWARE COUNTY, OHIO

SITE PLAN

DATE: JUNE 2017	DRAWN BY: WDF	DRAWING NO.:
DWG SCALE: AS NOTED	CHECKED BY: MCR	
PROJECT NO: 160-039		
APPROVED BY:	DRAFT	SHEET 1 OF 1

**SP01**

P:\2016\160-039-CADD\DWG\Civil-SitePlan.dwg (C:\01-SitePlan.dwg) L:\2017\160-039-CADD\DWG\Civil-SitePlan.dwg (C:\01-SitePlan.dwg) - LP: 6/21/2017 4:35 PM

ZONING DISTRICT: PLANNED COMMERCIAL DISTRICT  
GOLF VILLAGE SUBDIVISION SUB-AREA F

TOTAL SITE AREA: 81,065 S.F.  
1.861 ACRES

REQUIRED BUILDING SETBACKS:  
MIN. SIDE YARD = 25'-0"  
MIN. FRONT YARD = 60'-0"  
MIN. REAR YARD = 30'-0"

REQUIRED PAVEMENT SETBACK: MIN. 10'-0"

PARKING CALCULATIONS BY USE PER SECTION 1149:  
MIN. PARKING FOR OFFICE USE: 1/250 S.F. = 44 SPACES  
PROPOSED PARKING = 44 SPACES



site plan

$$1^{\circ}=30'-0''$$

## A New Building At

A New Building At  
**WoodCutter Offices**

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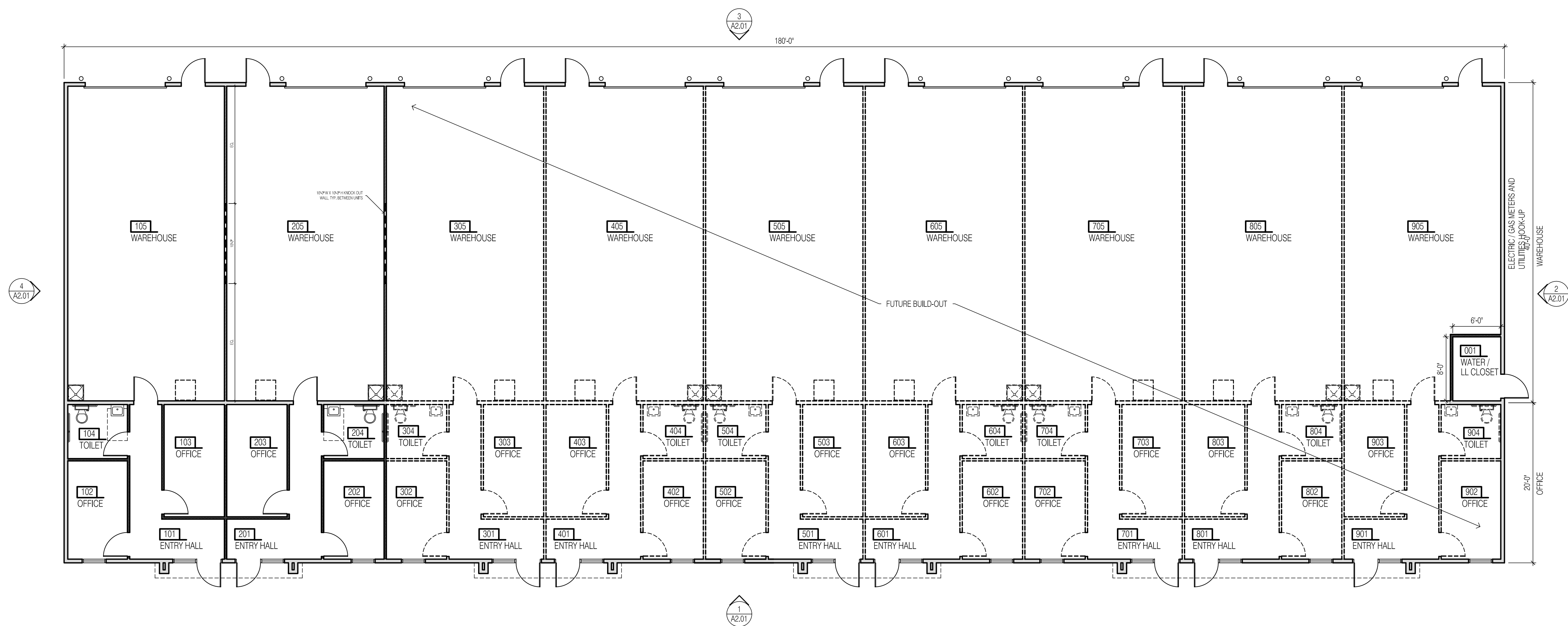
Powell

**CARNEY•RANKER**  
**ARCHITECTS LTD**  
5925 Wilcox Place, Suite E Dublin, OH 43016  
Ph. 614-792-1000 Fax 614-792-1001  
mail@carneyranker.com

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CRA Proj. No.: 17-085  
 Drawn by: AWN  
 Checked By: JTC  
 Date: 3/28/17  
 Revisions

# SP.01

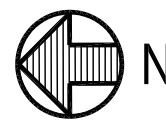
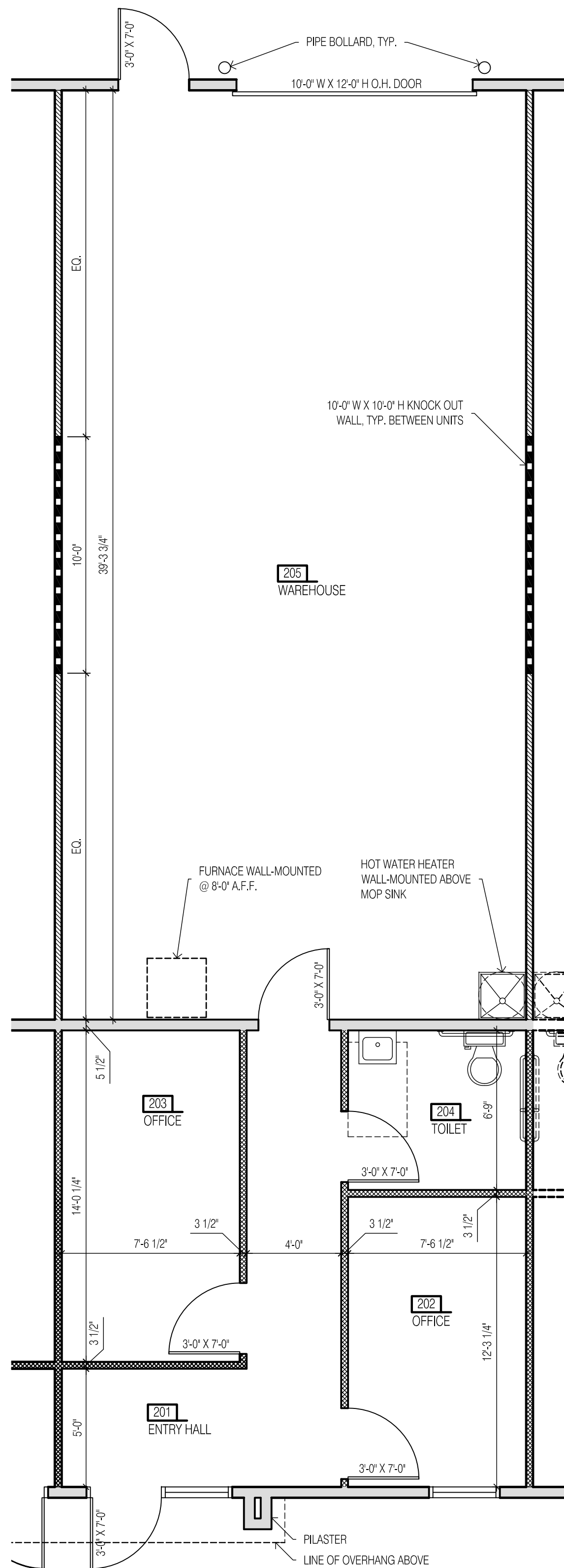


WALL TYPES LEGEND	
	2x4 WOOD STUD SEPARATION WALL
	2x4 WOOD STUD PARTITION WALL
	2x4 WOOD STUD 'KNOCK-OUT' WALL
	2x6 WOOD STUD INSULATED WALL
	FUTURE WALLS / BUILD-OUT



overall building plan

1/8"=1'-0"



enlarged typical unit plan

1/4"=1'-0"

## A New Building At WoodCutter Offices

Powell

CRA Proj. No.: 17-085  
Drawn by: AWN  
Checked By: JTC  
Date: 3/28/17  
Revisions

# A1.01

