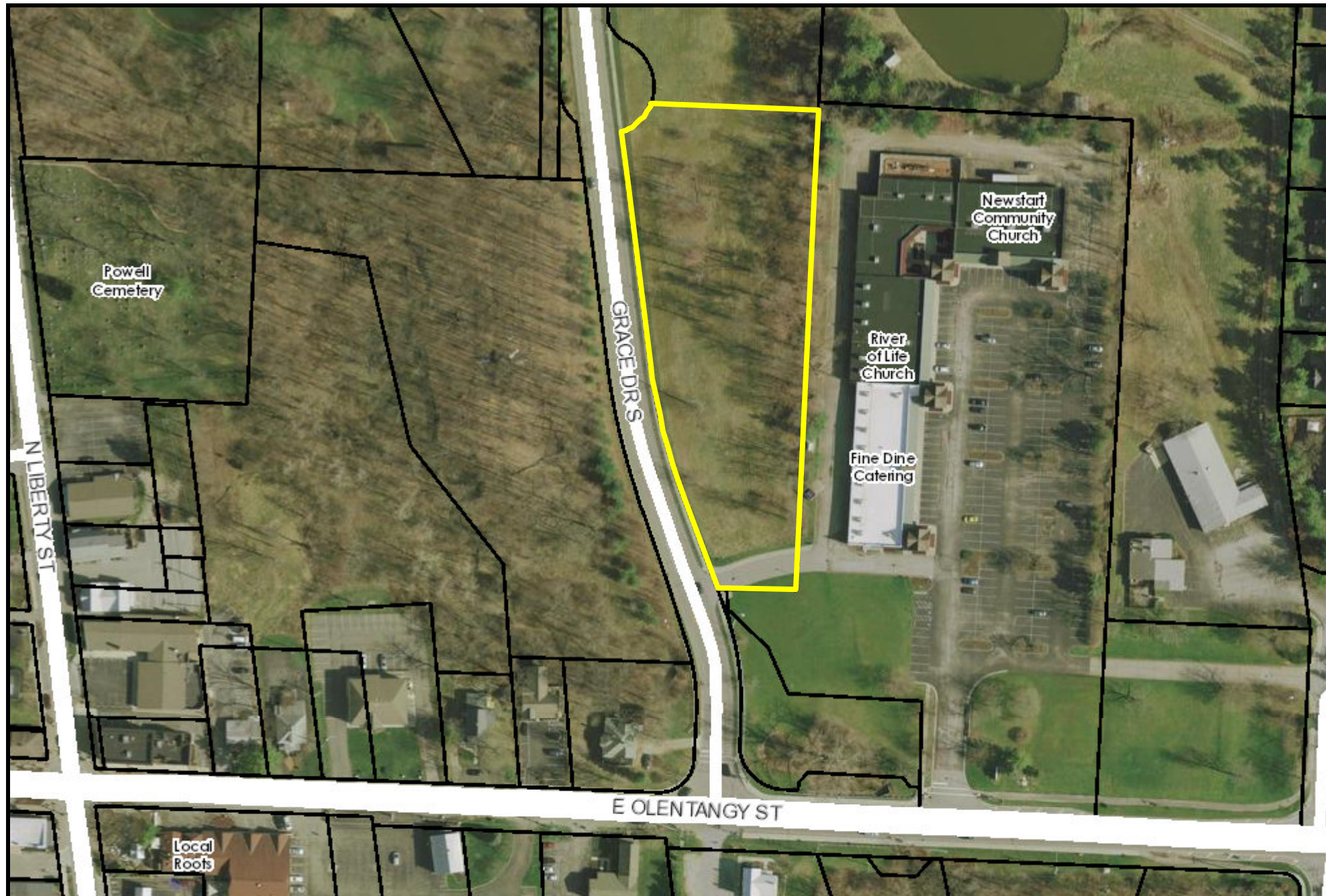


110 Grace Drive – Preliminary Plan Submittal (section 1143.11(c))

1. Chris Bradley – 6760 Colt Court Dublin, OH 43017
2. Dan Hanes – Columbus Architectural Studio – 614.370.7413
Bryan Lundgren – Osborn Engineering
3. Adjoining property owners
 - a. 90 Grace Drive LLC (Cochran Electric – Bill Cochran)
 - b. North Central Ohio District Church of the Nazarene (retail center)
 - c. Village of Powell Ohio
4. Legal Description - Enclosed
5. The site is currently undeveloped with the exception of an access road on the southern portion.
6. Ordinance per Staff
7. Vicinity map – Enclosed
8. Preliminary Development Plan Drawing – Enclosed along with renderings and floorplans. Also enclosed in the Excel workbook are residential calculations, site statistics and parking calculations. The development will be done in phases expected to take 12-18 months from ground-breaking:
 - a. Site work completion
 - b. Parking
 - c. Residential buildings
 - d. Commercial building – user dependent – may be done simultaneous with the residential construction or later (market driven)
9. The applicant has control of the subject Property as a result of the enclosed contract with the current land owner (O'Reilly Brothers Ltd). The Closing is subject to the Village of Powell's approval of the developer's plan. Signature pages enclosed.
10. N/A
11. The applicant represents the information provided is true and correct to the best of its knowledge.
12. The general character and nature of the development is to make a high quality and timeless impression along Grace Drive. This project will feature 2-story residential and single story commercial with massing for appropriate height with substantial greenspace and landscaping. The developer plans to be at or above the highest quality of units in the City to appeal to a higher end consumer seeking a unique location walkable to downtown Powell. The cost of the 25 units is expected to exceed \$4,000,000 and the commercial building will cost as much as \$200 per sf. In exchange for the high quality the developer expects to ask for top of the market rents on both the residential units (on average \$1.50 per sf or \$1,170 per month) and commercial space (\$15.00 per square foot net if office use).
13. The developer expects the residential dwellings to appeal to some young professionals but in particular to "empty nesters". Therefore, as consistent with studies of typical urban and "surban" residential development, the impact on the schools from an enrollment basis is anticipated to be minimal.

However, the additional property tax dollars generated for the city and school district will be meaningful.

The high-end nature of the residential portion of the project will attract higher household income residents (with more disposable income) to support (walk to) the existing retail in the downtown area. The commercial portion of the development will provide a great opportunity to increase the payroll volume in the downtown district. While any development can generate an increase in traffic, the overall impact from this project will be minimal due to its mixed use nature and reasonable density level. The nature of the residential traffic patterns and trip counts will be significantly less than a commercial only plan. Additionally, given the site's adjacency (walkability) to the downtown commercial area and the targeting of "empty nesters", who may be less likely to have a daily commute, the plan is responsible as it relates to traffic. Finally, the addition of the traffic light at the corner of Grace Drive and Powell Road will benefit the site.



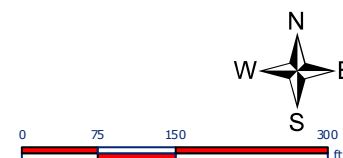
110 Grace Drive Vicinity Map

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
 Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
 Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
 Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
 Prepared by: Delaware County Auditor's GIS Office



Delaware County Auditor
 George Kaitsa

Printed on 9/11/2017



SITE DATA

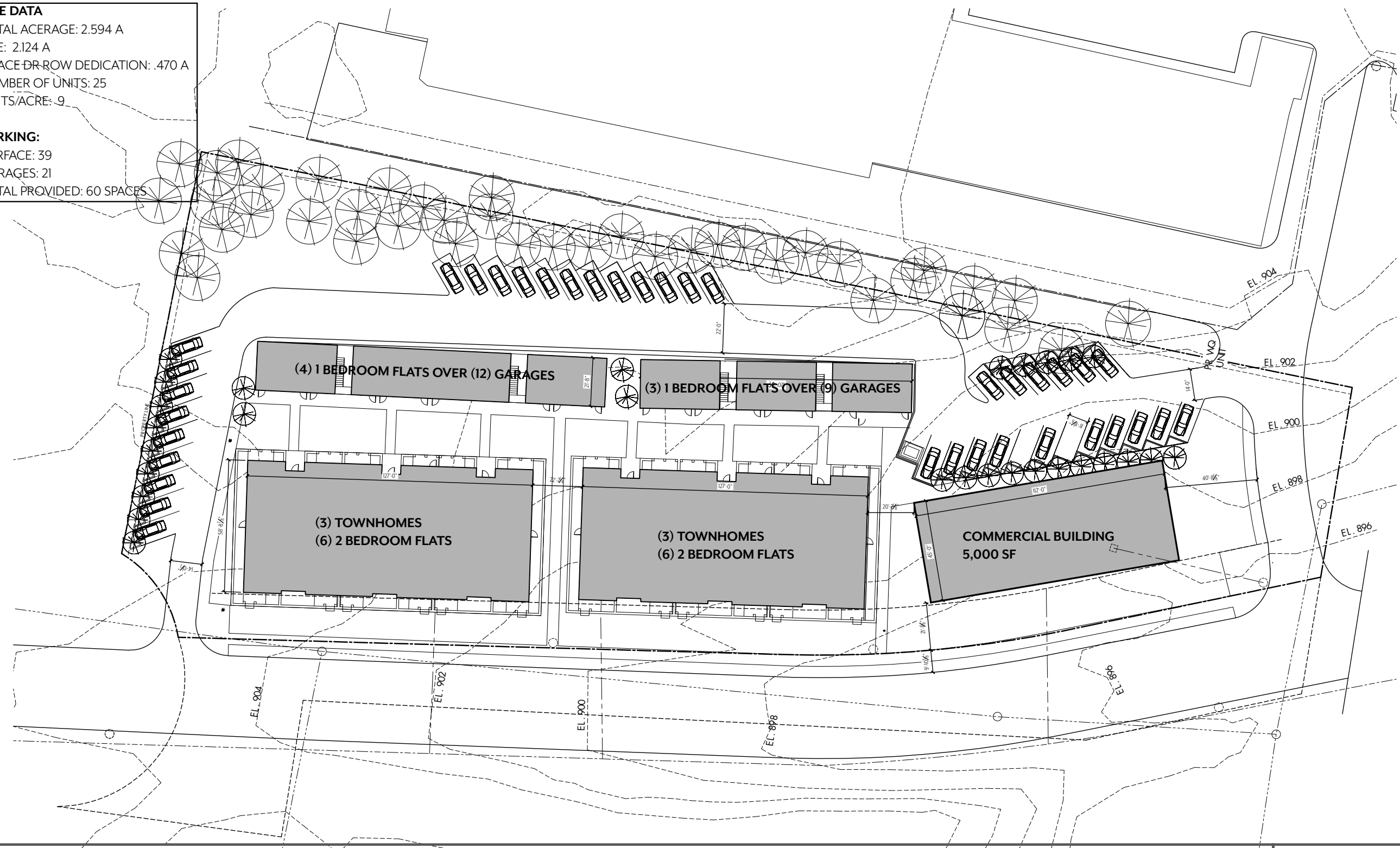
TOTAL ACERAGE: 2.594 A
SITE: 2.124 A
GRACE DR ROW DEDICATION: .470 A
NUMBER OF UNITS: 25
UNITS/ACRE: 9

PARKING:

SURFACE: 39
GARAGES: 21
TOTAL PROVIDED: 60 SPACES

PARKING:

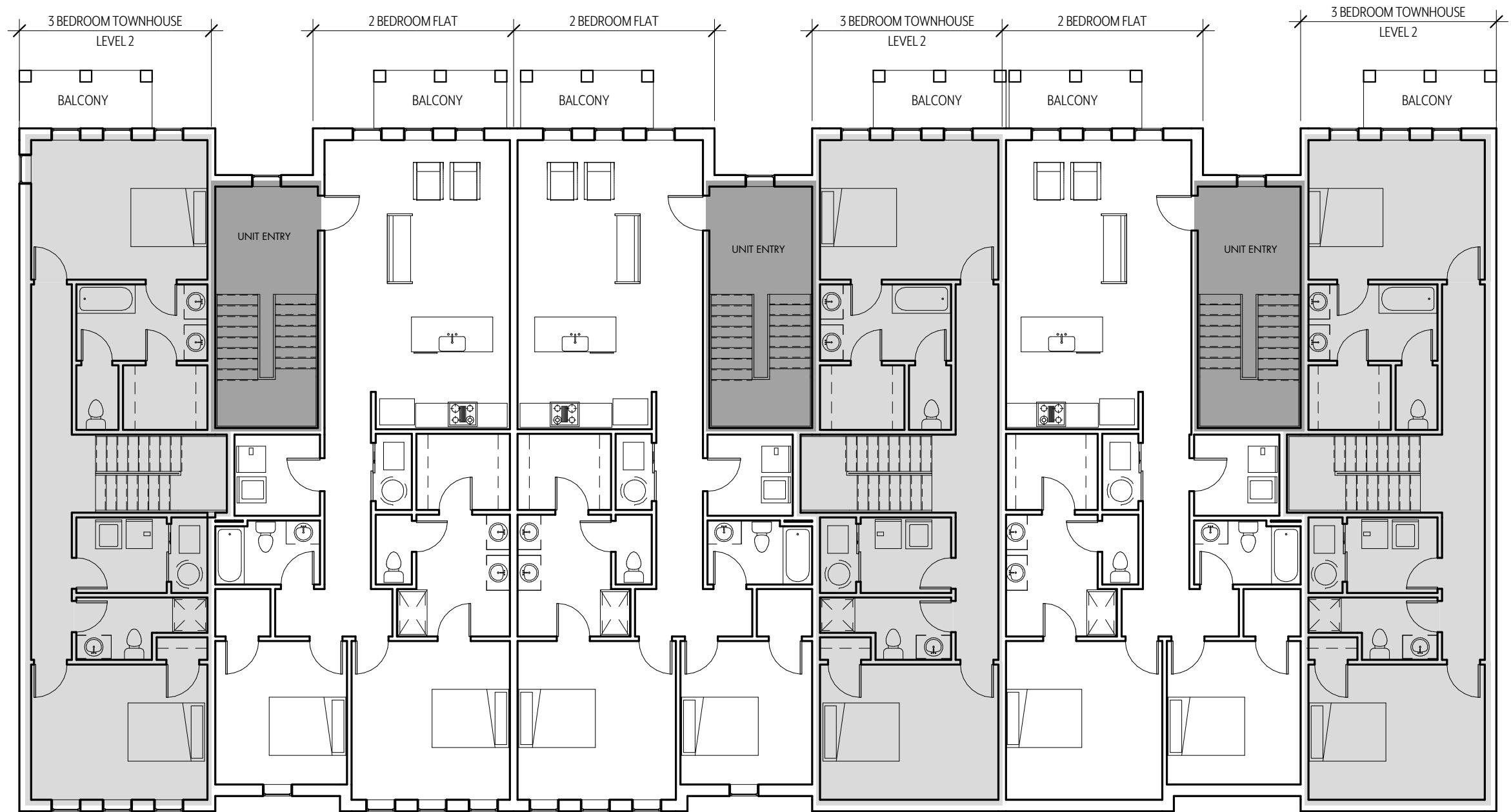
SURFACE: 39
GARAGES: 21
TOTAL PROVIDED: 60 SPACES

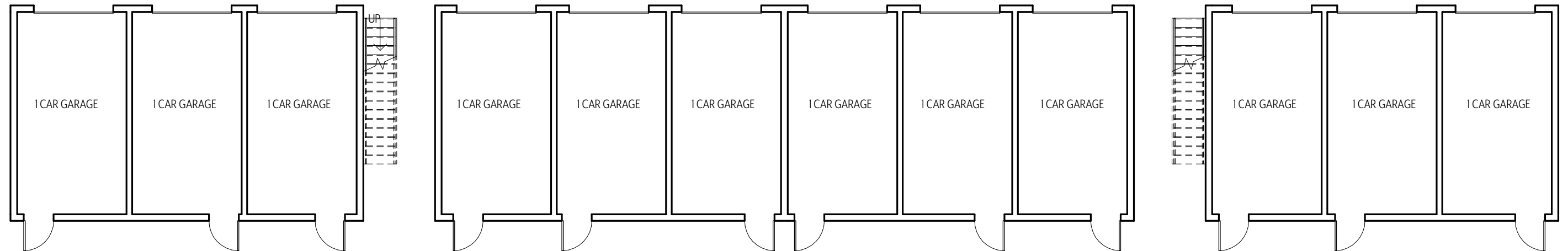
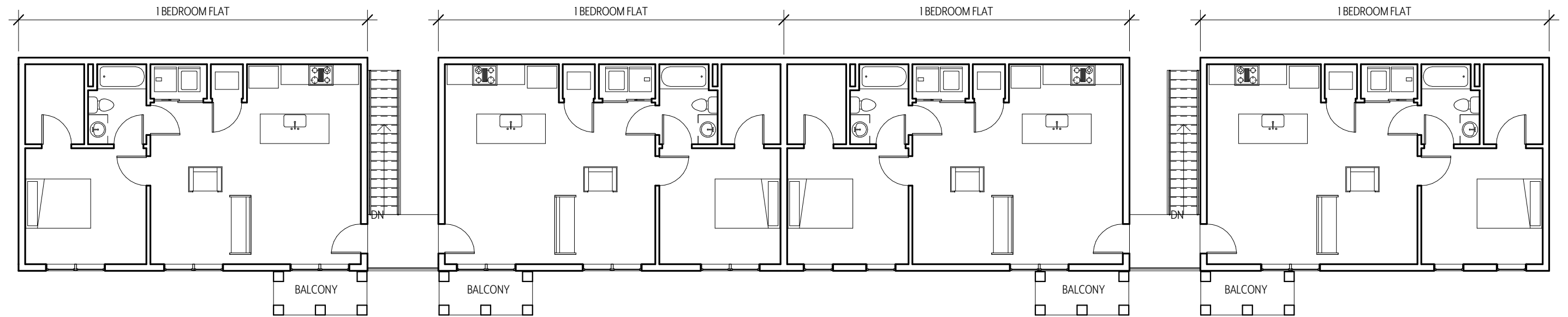


PROJECT TITLE:
FLATS AT OLD POWELL
110 GRACE DRIVE
POWELL, OHIO 43065

A.I









EAST ELEVATION (GARDEN SIDE)



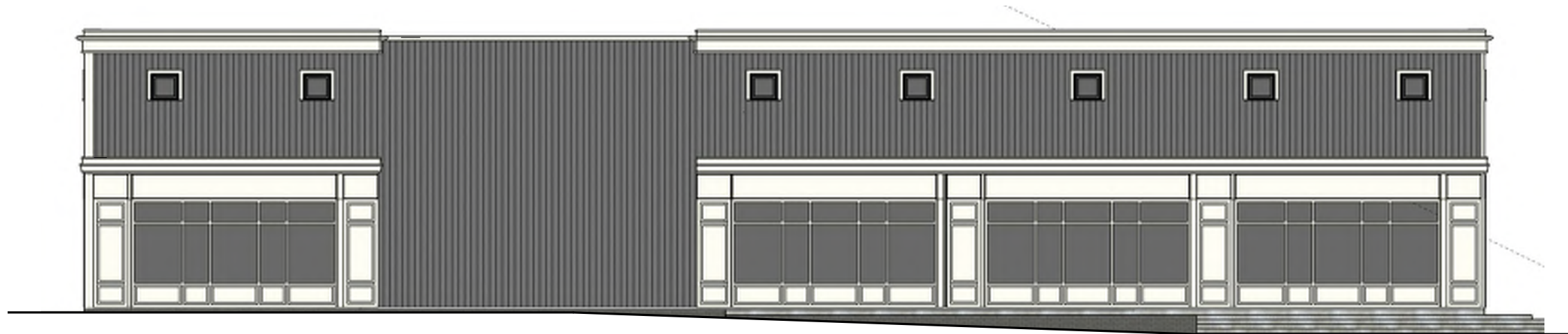
WEST ELEVATION (GRACE DRIVE)



WEST ELEVATION (GARDEN SIDE)



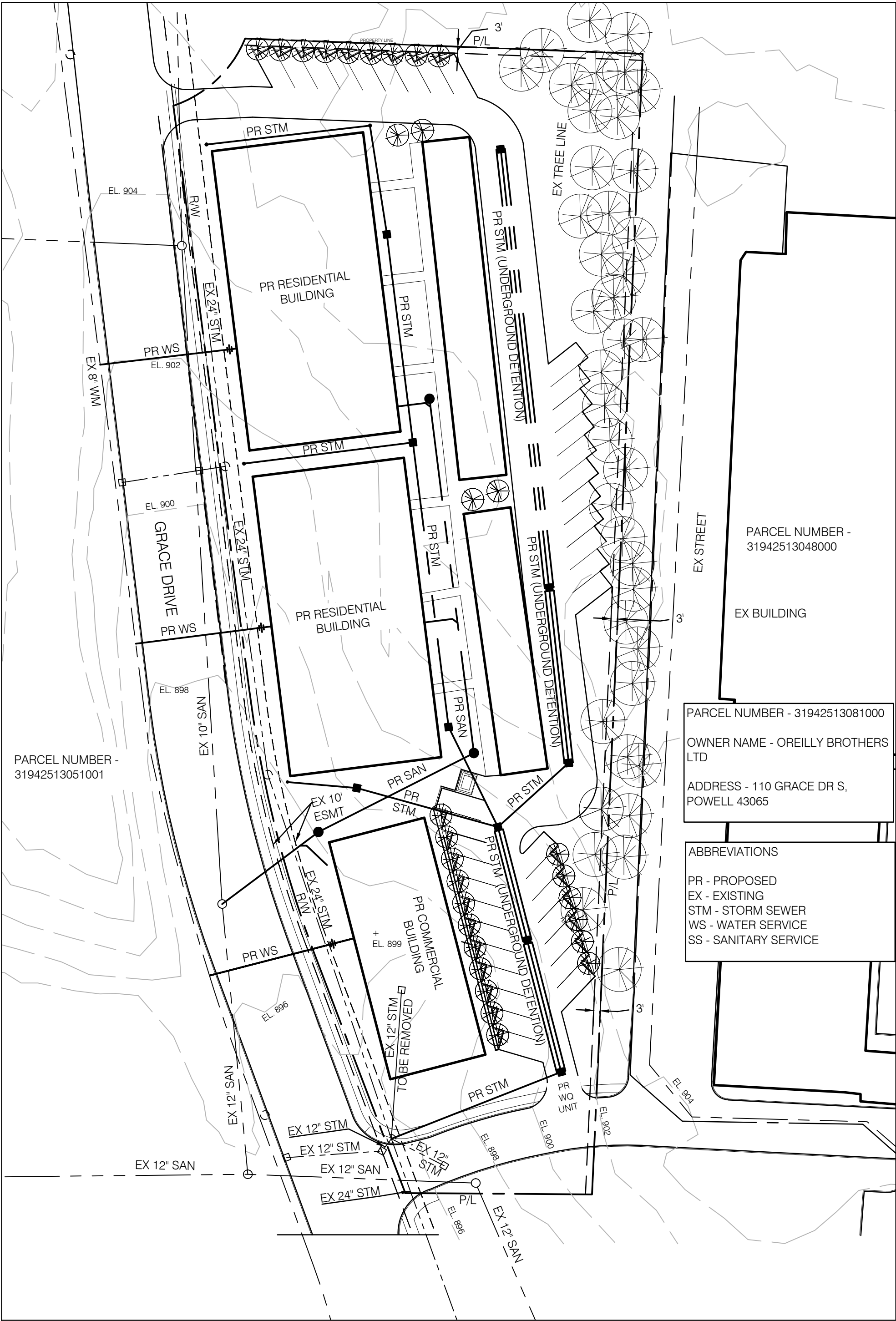
EAST ELEVATION (GARAGE SIDE)



WEST ELEVATION (GRACE DRIVE - EAST ELEVATION SIMILAR)



SOUTH ELEVATION (NORTH ELEVATION SIMILAR)



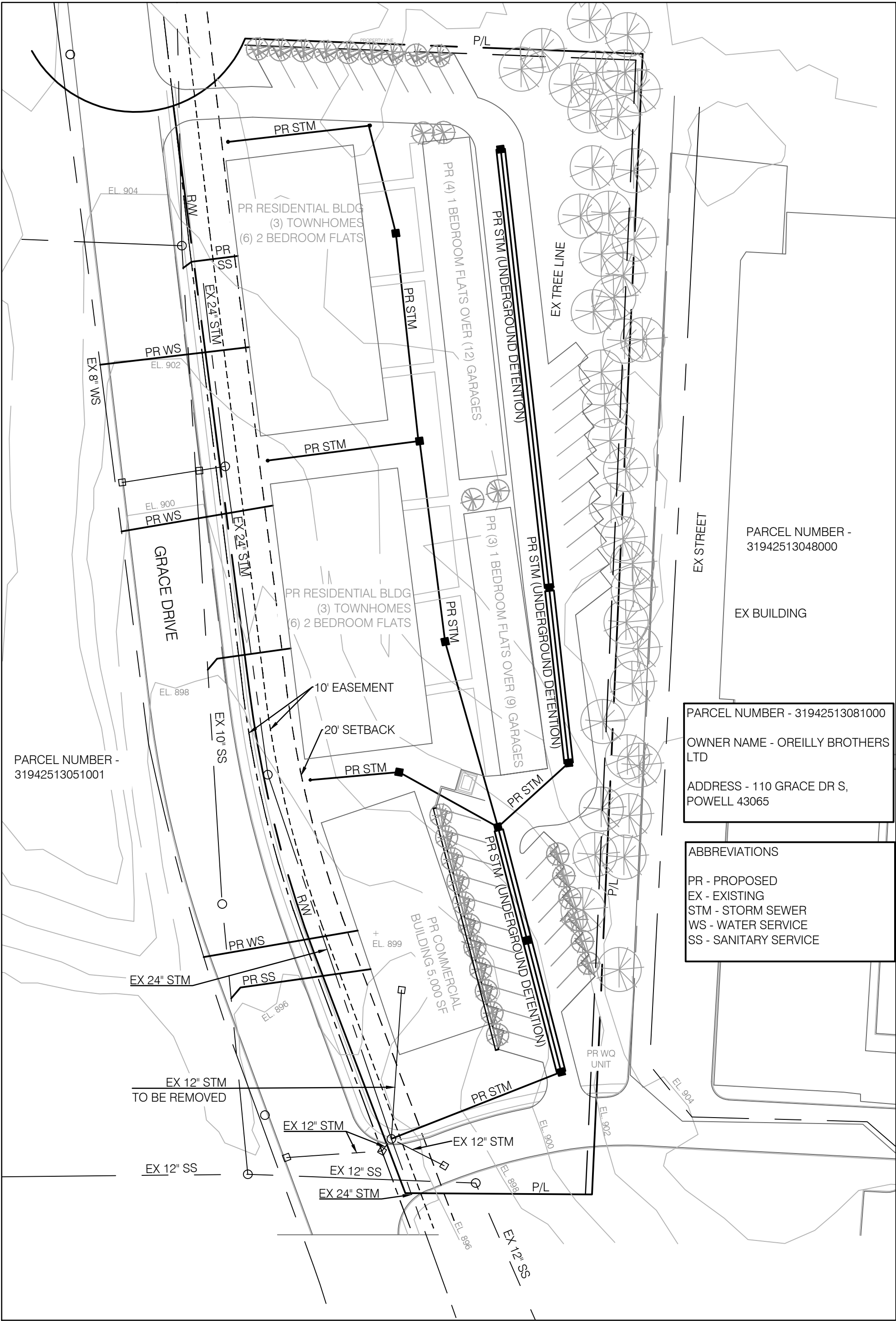
PARCEL NUMBER -
31942513051001

PARCEL NUMBER -
31942513048000

PARCEL NUMBER - 31942513081000
OWNER NAME - OREILLY BROTHERS LTD
ADDRESS - 110 GRACE DR S,
POWELL 43065

ABBREVIATIONS
PR - PROPOSED
EX - EXISTING
STM - STORM SEWER
WS - WATER SERVICE
SS - SANITARY SERVICE





PARCEL NUMBER -
31942513048000

EX BUILDING

PARCEL NUMBER - 31942513081000

OWNER NAME - OREILLY BROTHERS LTD

ADDRESS - 110 GRACE DR S,
POWELL 43065

ABBREVIATIONS

PR - PROPOSED
EX - EXISTING
STM - STORM SEWER
WS - WATER SERVICE
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OVERVIEW:

The following is a conceptual design narrative for the preliminary sanitary sewer design for the Flats at Powell development project. The project is a mix use of residential buildings and a commercial building in the City of Powell, Ohio located along the east side of Grace Drive north of route 750.

SANITARY

A. Existing Sanitary

1. There is an existing sanitary sewer along Grace Drive flowing in a southerly direction towards route 750. The sanitary sewer size ranges from 10" in diameter to 12".

B. Proposed Sanitary

1. A new sanitary line is being proposed to serve the site and will connect to existing sanitary manhole designated letter "F" on the Grace Drive Extension construction documents where the existing sanitary sewer transitions from a 10" diameter sewer to 12" allowing for additional sewer capacity.

Site Stats

<u>Use</u>	<u>Qty</u>	<u>SF</u>
1BR Flat	7	694
2BR Flat	12	1,182
3 BR Townhome	<u>6</u>	<u>1,700</u>
Total/Average	25	1,170
Commercial Building	1	5,000
Garage Parking Spaces	21	
Surface Parking Spaces	39	

Residential Calculation

<u>Parcel</u>	<u>Acreage</u>
110 Grace Drive	2.097
Grace Drive extension land	0.474
Former Grace Drive excess ROW	<u>0.103</u>
Total Acreage	2.674
Units/Acre	9.00
Total Units (round up if partial unit)	25

Fiscal Impact**Property Tax**

<u>Residential</u>	
per unit	\$ 3,750
Ttl Residential	\$ 93,750
<u>Commercial</u>	\$ 26,250
Total Annual	\$ 120,000

Income Tax

<u>Commercial</u>	
SF	5,000
# of employees per 1,000 sf	4
Average Salary	\$ 50,000
Annual Payroll Potential	\$1,000,000

Parking Analysis

<u>Site Plan Uses</u>	<u>Units/SF</u>
3 BR Units	6
2 BR Units	12
1 BR Units	7
Commercial SF	5000

Per Plan

Surface	39
Garage	<u>21</u>
Total	60

Code - per code

	<u>Spaces</u>	<u>Metric</u>	<u>Required</u>
Commercial	0.5	per 200 sf	13
Residential	1.5	per unit	<u>38</u>
	Total		50

Actual - M-F Daytime Peak

	<u>Spaces</u>	<u>Metric</u>	<u>Total Required</u>
Commercial	0.8	per 200 sf	20
Residential (@ 40% useage)	0.6	per unit	<u>15</u>
	Total		35

Actual - Weekend/Eve peak

	<u>Spaces</u>	<u>Metric</u>	<u>Total Required</u>
Commercial (assumes office use)	0.5	per 200 sf	13
Residential	1.5	per unit	<u>38</u>
	Total		50

Site Stats

<u>Use</u>	<u>Qty</u>	<u>SF</u>
1BR Flat	7	694
2BR Flat	12	1,182
3 BR Townhome	<u>6</u>	<u>1,700</u>
Total/Average	25	1,170
Commercial Building	1	5,000
Garage Parking Spaces	21	
Surface Parking Spaces	39	

Residential Calculation

<u>Parcel</u>	<u>Acreage</u>
Site	2.124
Grace Drive extension land	0.474
Total Acreage	2.598
Units/Acre	9.00
Total Units (round up if partial unit)	24

Fiscal Impact**Property Tax**

<u>Residential</u>	
per unit	\$ 3,750
Ttl Residential	\$ 93,750
<u>Commercial</u>	\$ 26,250
Total Annual	\$ 120,000

Income Tax

<u>Commercial</u>	
SF	5,000
# of employees per 1,000 sf	4
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