

Elise Schellin

From: Rocky Kambo
Sent: Monday, July 13, 2020 3:25 PM
To: 'generod@aol.com'
Cc: Elise Schellin
Subject: RE: Extension

Hi Gene,

I can't make the decision as a zoning administrator. I will need to bring you back before P&Z.

I can put you on the agenda for the August 12 meeting. Please confirm with me on July 31 that you would like to continue. I will also make a note but a reminder is helpful.

Rocky

From: generod@aol.com <generod@aol.com>
Sent: Monday, July 13, 2020 3:22 PM
To: Rocky Kambo <RKambo@cityofpowell.us>
Subject: Re: Extension

Hello Rocky,

I hope you are well.

As of March I had reason to believe that the Day Dream Inn would become a reality before my August deadline would arrive.

I had reorganized ownership of the property to include a commercial property developer as a partner.

And discussions were underway with several other interested parties to participate.

At the time of the Covid-19 lockdown all progress was postponed.

These conversations are now active again.

I am requesting that my approvals be extended till the end of this year.

I am sure I am not the only one to require this consideration.

And that it should be granted as a matter of course.

I don't have to tell you how disruptive these past few months have been.

And I am sure you have accommodated others in similar situations.

I am not eager to repeat my performance before the P&Z

And I ask you to grant the request as an administrator.

If you can't do this, then please put me on the agenda.

Gene

-----Original Message-----

From: Rocky Kambo <RKambo@cityofpowell.us>

To: 'generod@aol.com' <generod@aol.com>

Cc: David Betz <DBetz@cityofpowell.us>; Elise Schellin <ESchellin@cityofpowell.us>

Sent: Fri, Jun 26, 2020 12:18 pm

Subject: Extension

Hi Gene,

We received your voicemail requesting an extension.

Although we appreciate your circumstances, Staff would not support providing another extension. You do, however, have every right to go before P&Z if you wish.

At this point we would recommend the proposal be brought back through the entire review process. A lot has changed since this project was first approved.

Best,

Rocky

Rocky Kambo, AICP, GISP

Assistant Director of Development

47 Hall Street, Powell, Ohio 43065

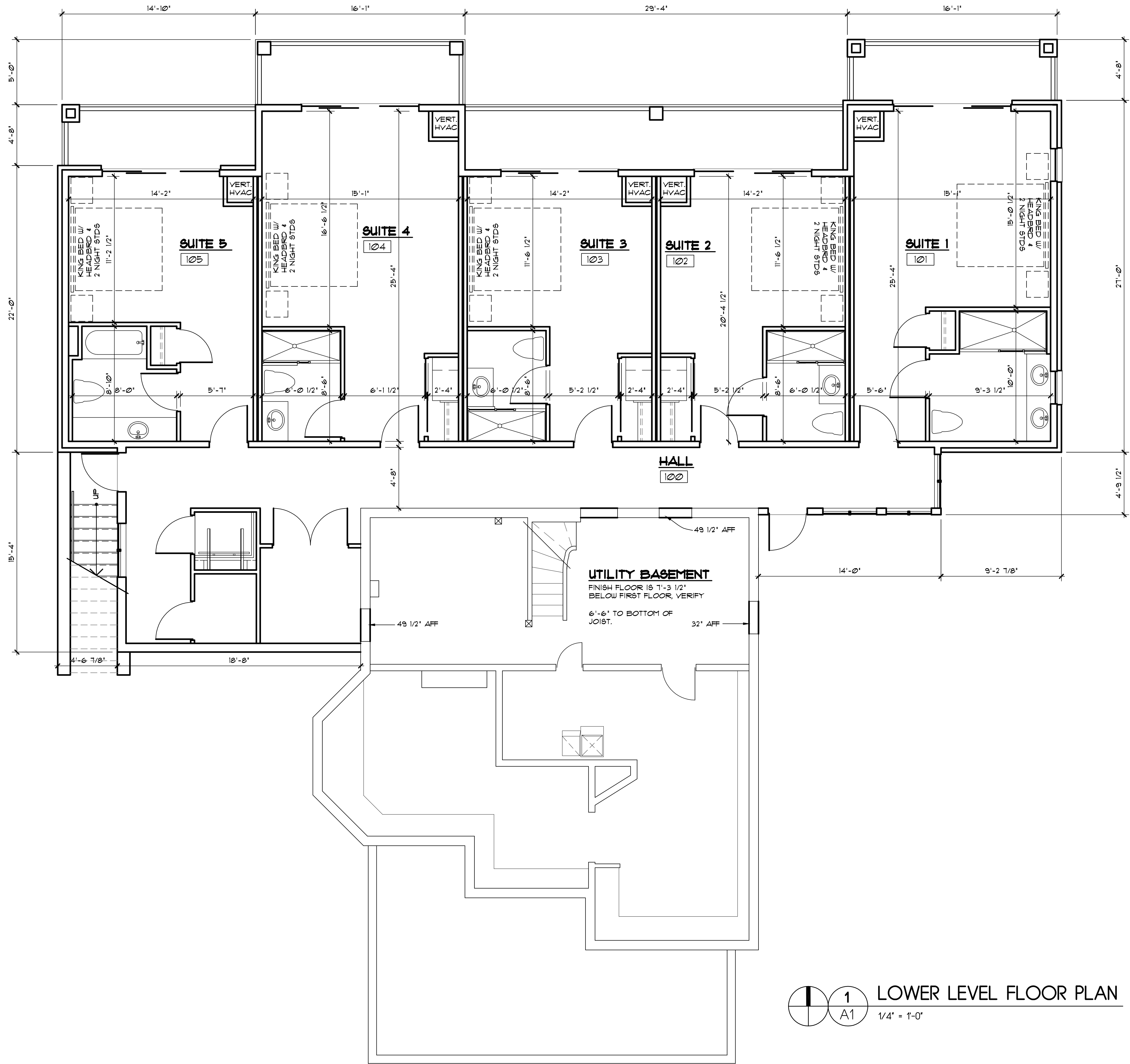
614.885.5380 | www.cityofpowell.us











LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

CLARKE ARCHITECTS, INC.
2433 Shillingham Ct.
Powell, Ohio 43065-9595
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com



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DATE: OCTOBER 27, 2014

REVISION DATES:

PROJECT:

THE DAY DREAM INN
80 EAST OLENTANGY STREET
POWELL, OHIO 43065

PROJECT NUMBER: CA201422

SHEET TITLE:

LOWER LEVEL FLOOR PLAN/ NOTES

SHEET NUMBER: **A1**

2433 Shillingham Ct.
Powell, Ohio 43065-9595
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com



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DATE: OCTOBER 27, 2014

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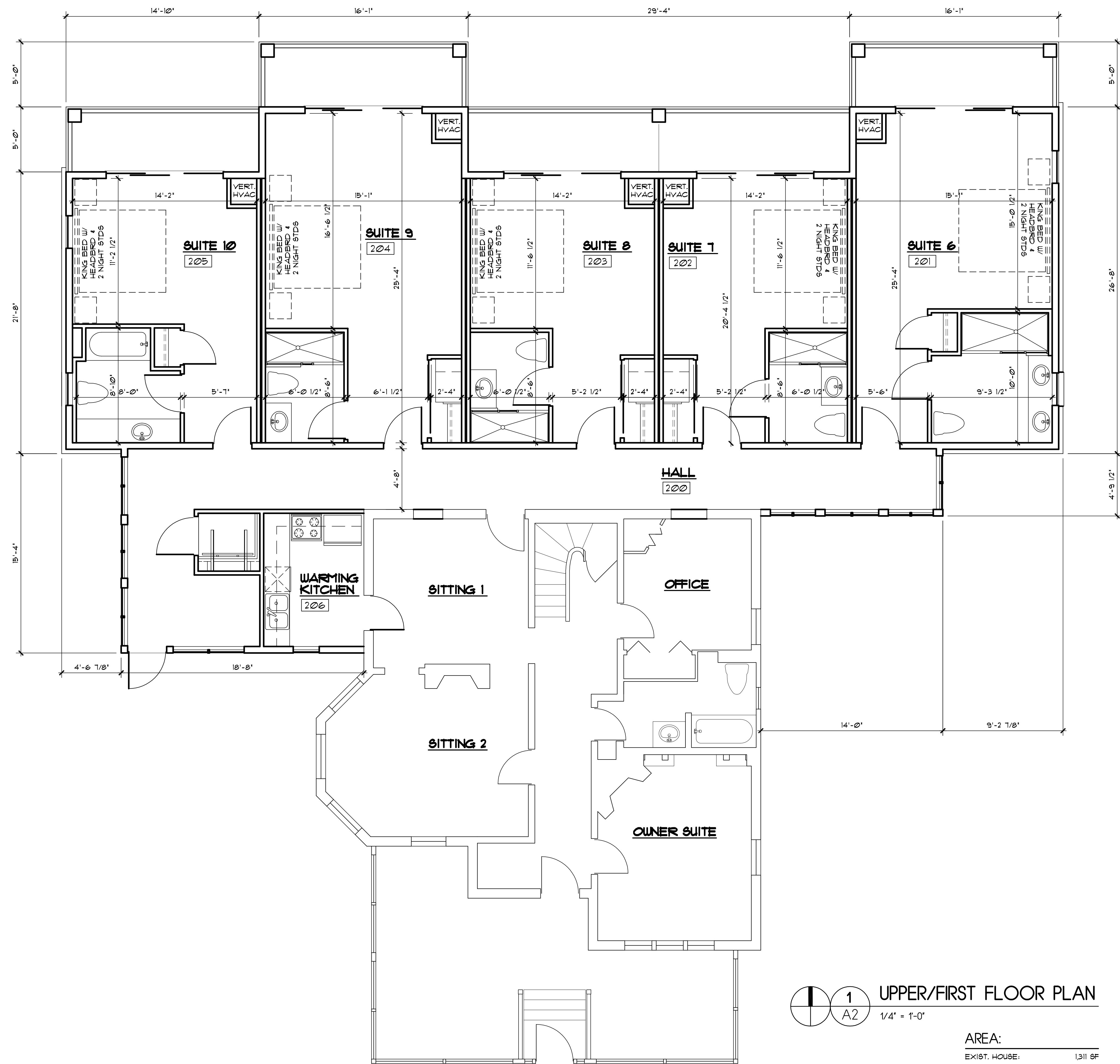
THE DAY DREAM INN
80 EAST OLENTANGY STREET
POWELL, OHIO 43065

PROJECT NUMBER: CAI201422

SHEET TITLE:

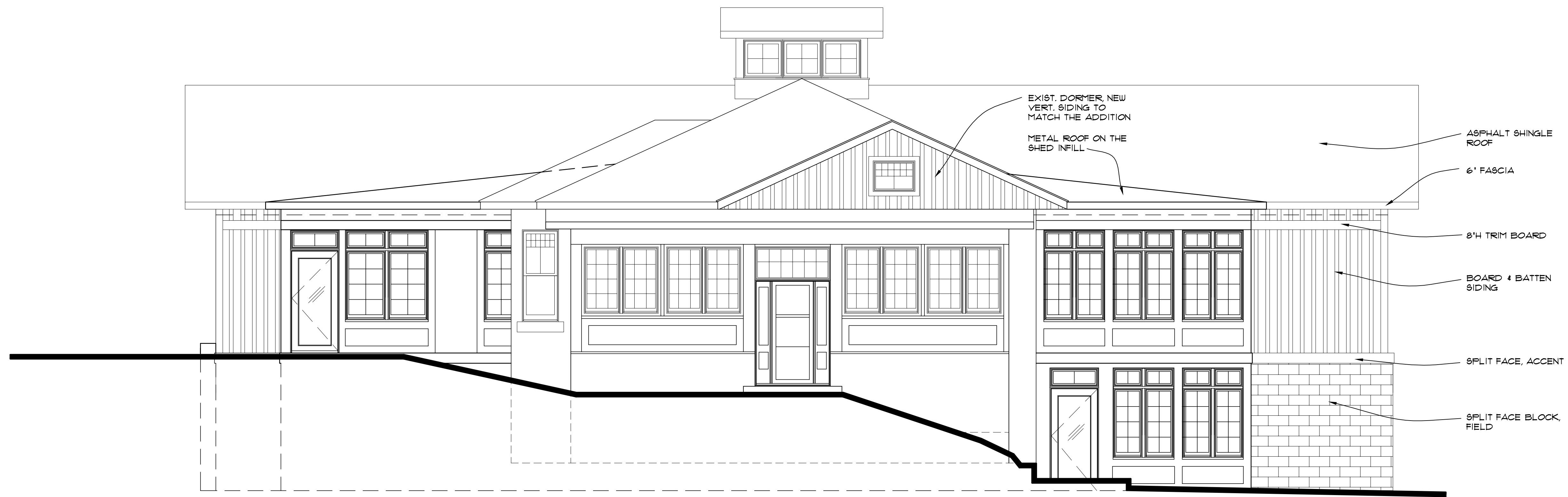
UPPER/FIRST FLOOR
PLAN/ NOTES

SHEET NUMBER: AZ

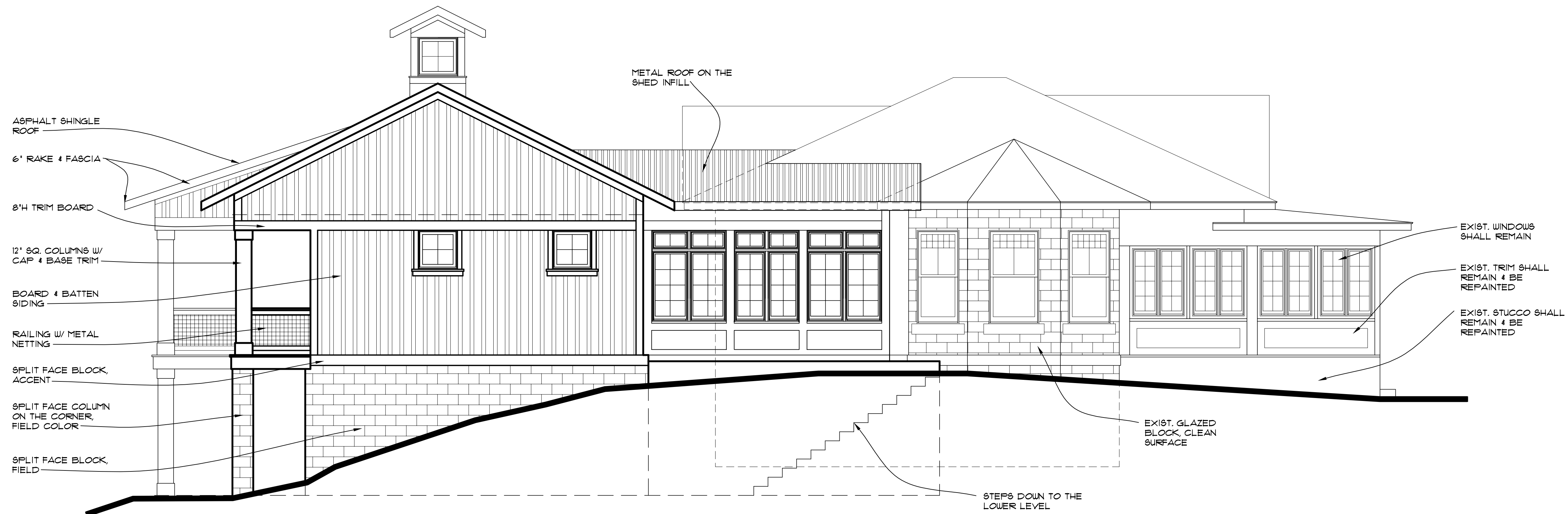


| | |
|---------------------|----------|
| AREA: | |
| EXIST. HOUSE: | 1,311 SF |
| NEW UPPER FLR AREA: | 2,295 SF |
| NEW LOWER FLR AREA: | 2,295 SF |
| TOTAL: | 5,901 SF |

JAMIE CLARKE \\CAI-2-PC\COMMERCIAL\THE DAY DREAM INN\A5-ELEV\DWG DATE: OCT 26, 2014 TIME: 7:28 PM



1 FRONT ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



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POWELL, OHIO 43065

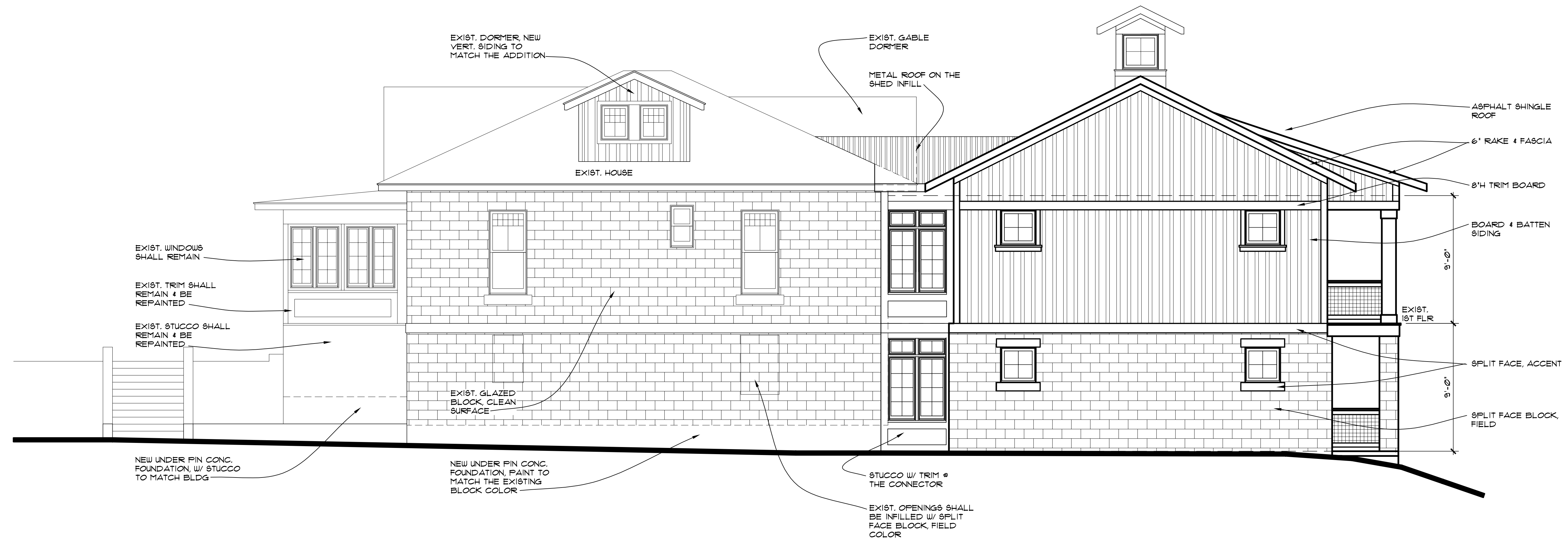
PROJECT NUMBER: CAI201422

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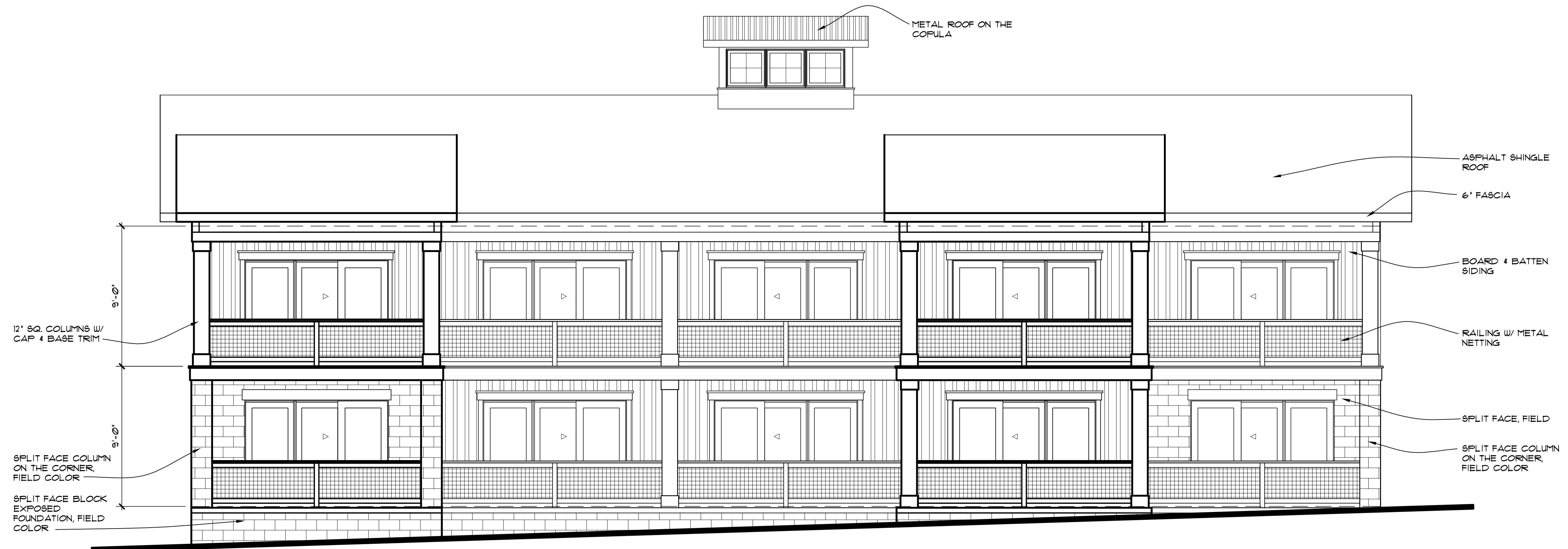
ELEVATIONS/NOTES

SHEET NUMBER:

A3



1 EAST ELEVATION
A4 1/4" = 1'-0"



2 NORTH ELEVATION
A4 1/4" = 1'-0"



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REVISION DATES:

PROJECT:

THE DAY DREAM INN
80 EAST OLENTANGY STREET
POWELL, OHIO 43065

PROJECT NUMBER: CA201422

SHEET TITLE:

ELEVATIONS/NOTES

SHEET NUMBER:

A4

POWELL LIBERTY
ASSOCIATES, LLC

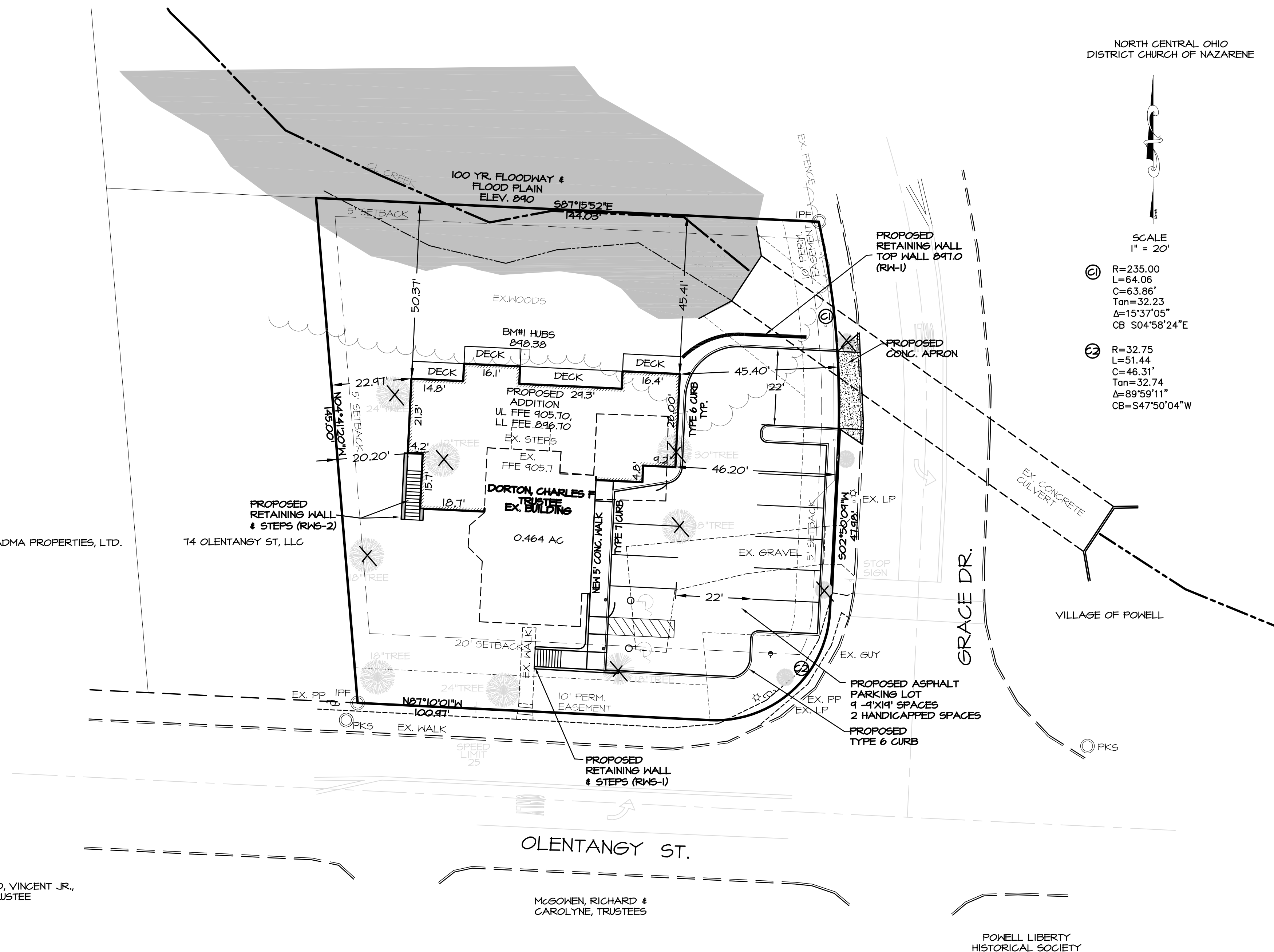
- ADMA PROPERTIES, LTD.

74 OLENTANGY ST, LLC

MARGELLO, VINCENT JR.,
TRUSTEE

McGOWEN, RICHARD &
CAROLYNE, TRUSTEES

POWELL LIBERTY
HISTORICAL SOCIETY



NORTH CENTRAL OHIO
DISTRICT CHURCH OF NAZARENE

SCALE
1" = 20'

(C1) R=235.00
 L=64.06
 C=63.86'
 Tan=32.23
 Δ=15°37'05"
 CB S04°58'24"E

② $R=32.75$
 $L=51.44$
 $C=46.31'$
 $\text{Tan}=32.74$
 $\Delta=89^{\circ}59'11''$
 $CB=S47^{\circ}50'04''W$

G G C
E N G I N E E R S

148 N HIGH STREET GAHANNA, OHIO 43230
PHONE: 614-471-7310 FAX: 614-471-7320
WWW.GGCENGINEERS.COM

REVISIONS

DAY DREAM INN DEVELOPMENT PLAN

CLIENT: **MR. GENE RODRIGUEZ**
ADDRESS: **80 EAST OLENTANGY STREET**
LOCATION: **POWELL, OHIO 43605**

SCALE:

$$1'' = 20'$$

| | | | |
|------------|------------|------------|-------------|
| DESIGN BY: | MPC | DWN BY: | MPC |
| CHK'D BY: | BW | APPV'D BY: | #### |

COPYRIGHT © #### GGC ENGINEERS, INC.

SITE PLAN

SHT#

1 OF 5

| | | |
|-------|-------|----------|
| PROJ# | 14078 | 10/22/14 |
|-------|-------|----------|

RWS-1
12" TREAD WIDTH, 7" RISER HEIGHT,
ELEV. 894.87 TO 896.10 - 14 TREADS

RETAINING WALL MATERIAL VERSALOK.
FINISH AS SELECTED BY OWNER.
FINAL DESIGN FOR CONSTRUCTION
TO BE PERFORMED BY REGISTERED PROFESSIONAL ENGINEER.

RWS-2
12" TREAD WIDTH, 7" RISER HEIGHT,
ELEV. 893.14 TO 897.89 - 9 TREADS

RETAINING WALL MATERIAL VERSALOK.
FINISH AS SELECTED BY OWNER.
FINAL DESIGN FOR CONSTRUCTION
TO BE PERFORMED BY REGISTERED PROFESSIONAL ENGINEER.

RW-1
ALLEN BLOCK RETAINING WALLS
AB FIELDSTONE HERITAGE SERIES, HICKORY FINISH
TOP OF WALL 897.00
BOTTOM WALL VARIES ELEV. 887.00 TO 894.00
SEE SHEET 5 OF 5 FOR DETAILS

POWELL LIBERTY
ASSOCIATES, LLC

ADMA PROPERTIES, LTD.

74 OLENTANGY ST, LLC

MARGELLO, VINCENT JR.,
TRUSTEE

McGOWEN, RICHARD &
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L=51.44
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Tan=32.74
Δ=89°59'11"
CB=S47°50'04"W

ADS RC-310 SERIES

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

6 Chambers/Row x 7.12' Long + 0.44' Row Adjustment = 43.16' Row Length +12.0" End Stone x 2 = 45.16' Base Length

11 Rows x 34.0" Wide + 6.0" Spacing x 10 + 12.0" Side Stone x 2 = 38.17' Base Width

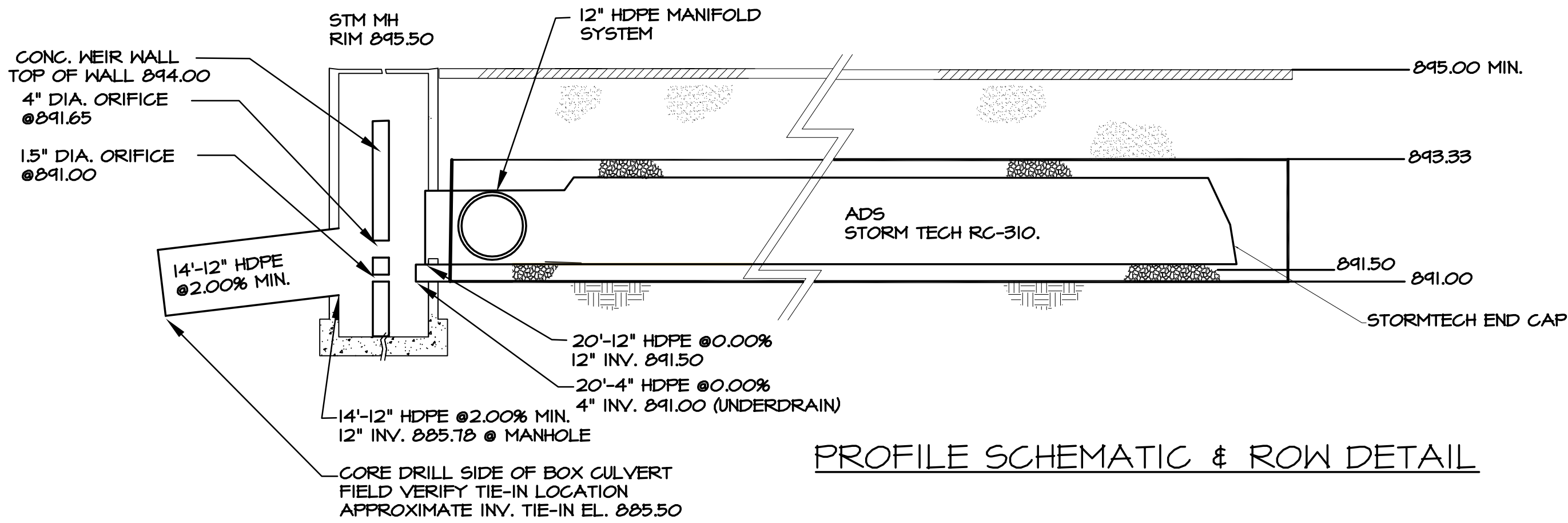
6.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.33' Field Height

66 Chambers x 14.7 cf + 0.44' Row Adjustment x 2.07 sf x 11 Rows = 983.0 cf Chamber Storage

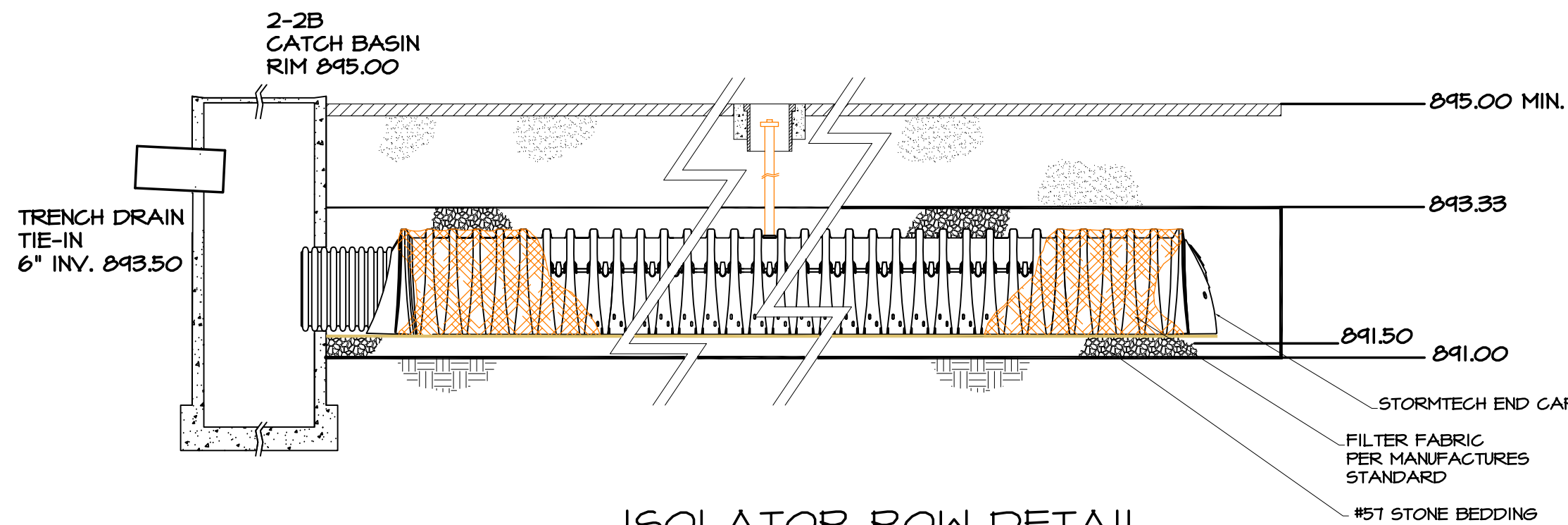
4,021.6 cf Field - 983.0 cf Chambers = 3,038.6 cf Stone x 40.0% Voids = 1,215.5 cf Stone Storage

Chamber Storage + Stone Storage = 2,198.4 cf = 0.050 af Overall Storage Efficiency = 54.7%

66 Chambers
148.9 cy Field
112.5 cy Stone



PROFILE SCHEMATIC & ROW DETAIL



ISOLATOR ROW DETAIL

REVISIONS

DAY DREAM INN DEVELOPMENT PLAN

MR. GENE RODRIGUEZ
ADDRESS: 80 EAST OLENTANGY STREET
LOCATION: POWELL, OHIO 43065

SCALE:

1"=20'

DESIGN BY: MPC DWN BY: MPC
CHK'D BY: BW APP'D BY: ###
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GRADING & STORM WATER MANAGEMENT PLAN

SHT#

2 OF 5

PROJ# 14078 10/22/14

POWELL LIBERTY
ASSOCIATES, LLC

ADMA PROPERTIES, LTD.

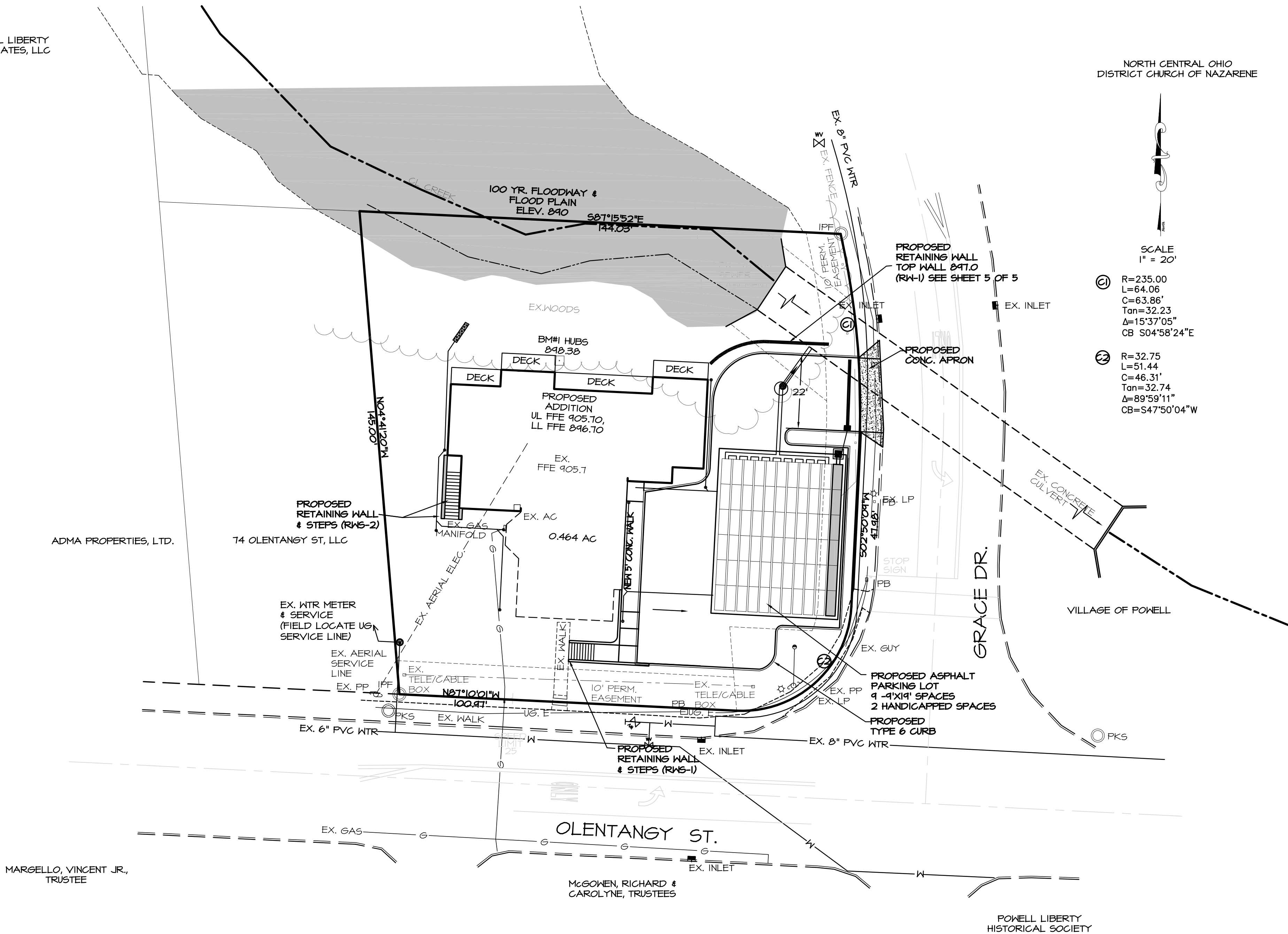
74 OLENTANGY ST, LLC

MARSELLO, VINCENT JR.,
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HISTORICAL SOCIETY

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② R=32.75
L=51.44
C=46.31'
Tan=32.74
Δ=89°59'11"
CB S47°50'04"W

CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS
TO THE EXISTING BUILDING AND COORDINATE WITH MEP DRAWINGS FOR THE
FINAL TYPE, SIZE AND CAPACITY OF SERVICE CONNECTIONS.

REVISIONS

DAY DREAM INN
DEVELOPMENT PLAN

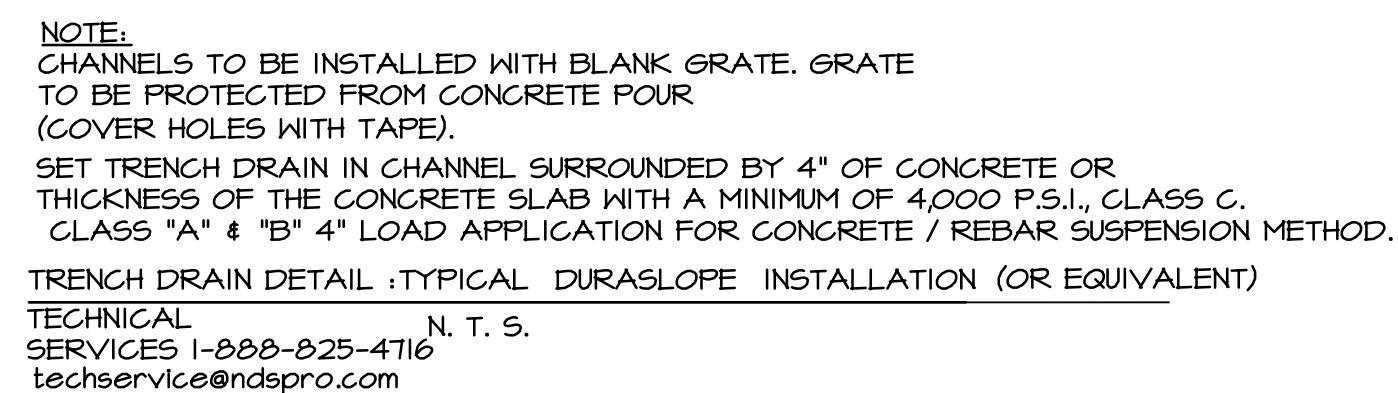
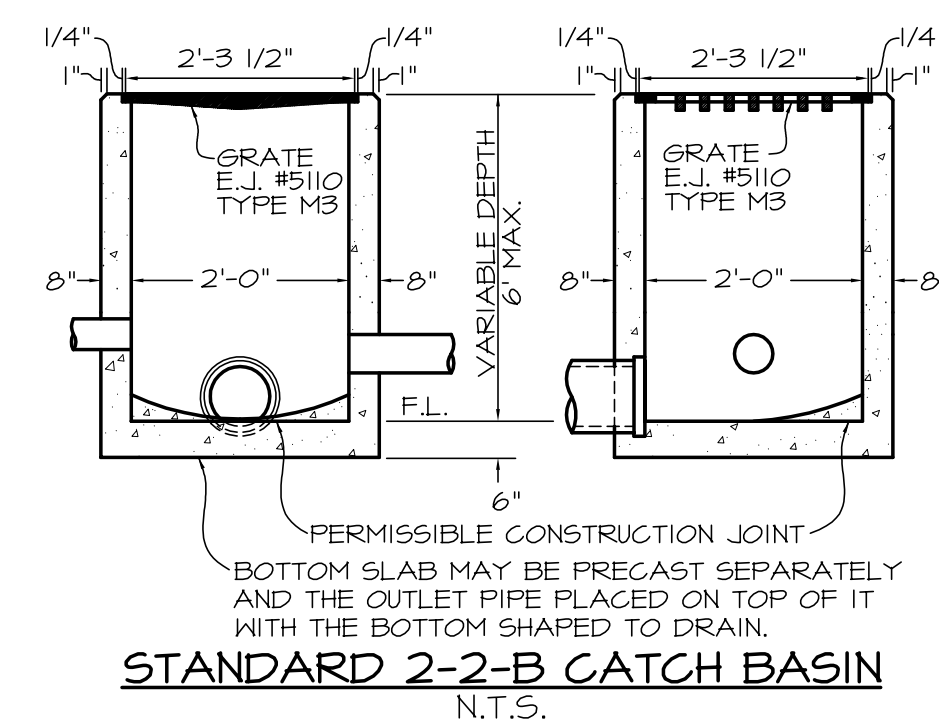
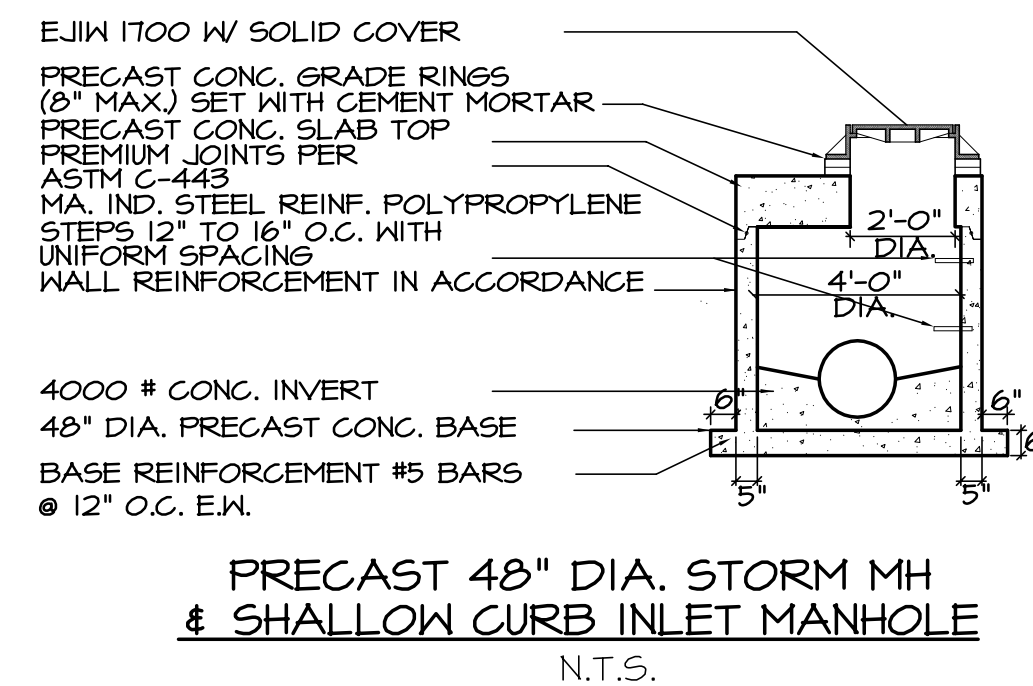
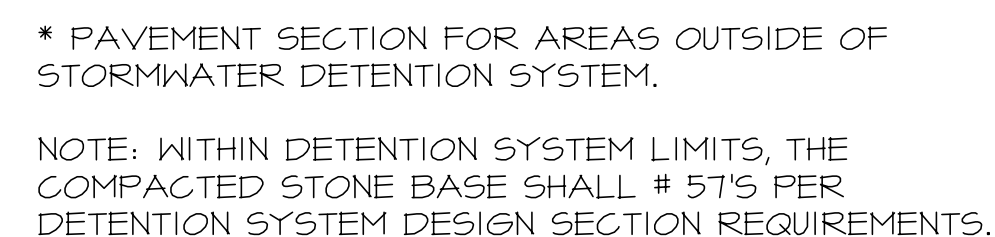
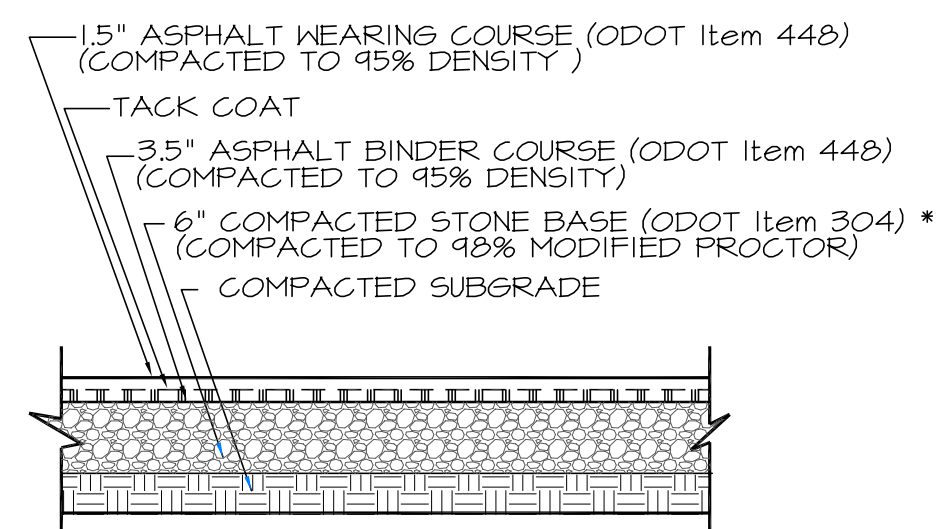
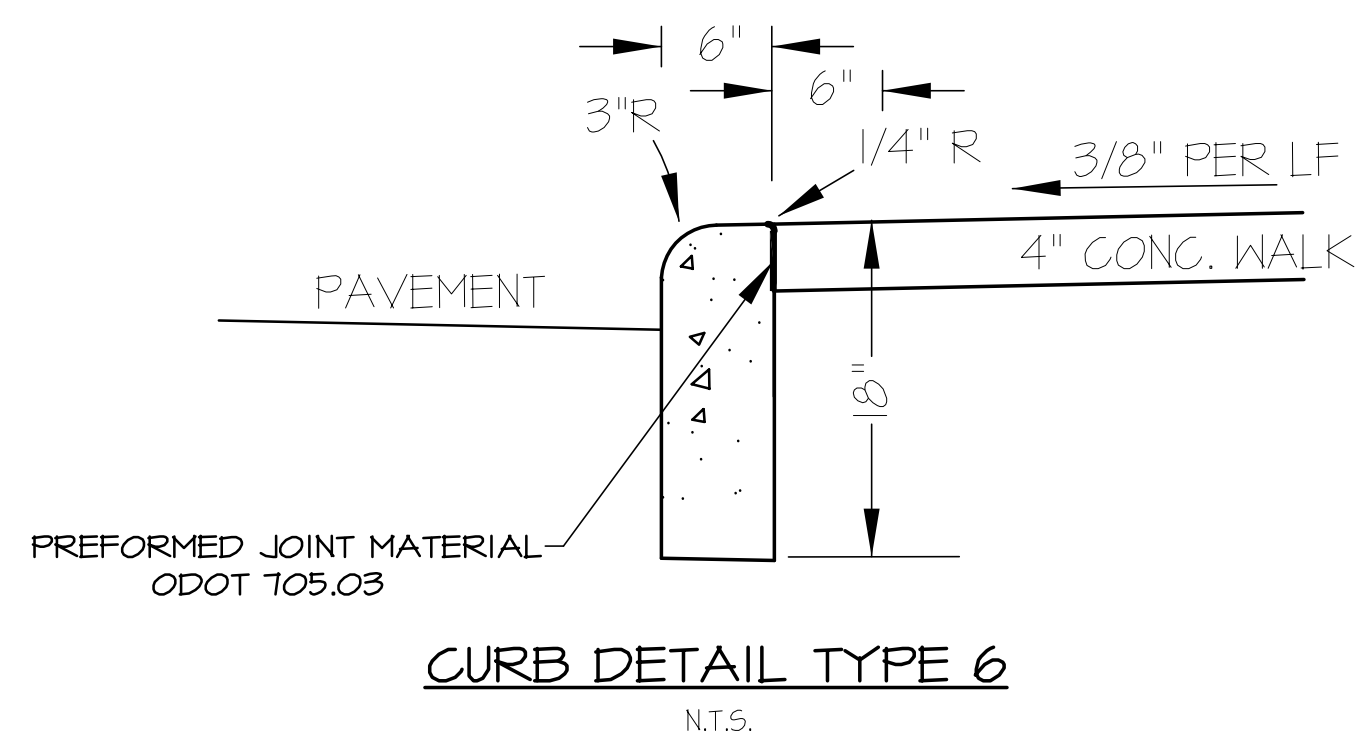
CLIENT: MR. GENE RODRIGUEZ
ADDRESS: 80 EAST OLENTANGY STREET
LOCATION: POWELL, OHIO 43605

| | | | |
|--------------------------------------|-----|-----------|------|
| SCALE: | | | |
| 1"=20' | | | |
| DESIGN BY: | MPC | DWN BY: | MPC |
| CHK'D BY: | BW | APP'D BY: | #### |
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UTILITY
PLAN

SHT#
3 OF 5

PROJ# 14078 10/22/14



RETAINING WALL (RW-I) NOTES:

Wall will be designed with a 6° setback.

Bearing pressures on the order of 2500 pounds per square foot may be used on silt, clay, or engineered fill.

A 2:1 slope shall be maintained between bottom of foundations and bottom of utility trenches.

Wall or continous footings should be stepped using a 2:1 slope between steps and a max step of 2 feet.

An active earth pressure coefficient of Ka=0.30 may be used.

A unit weight of retained soil of 140 pounds per cubic foot may be used.

A porous, freely draining, drained backfill should be placed immediately next to the wall.

A filter fabric and 18-inch clay cap should be placed over the top of the porous fill.

A surcharge load of 100 pounds per square foot could be considered for the Lowe's parking lot and the roadway.

A standard 23" ALLEN BLOCK FIELDSTONE, LONG ANCHORING unit, or approved equal, will be used for this wall.

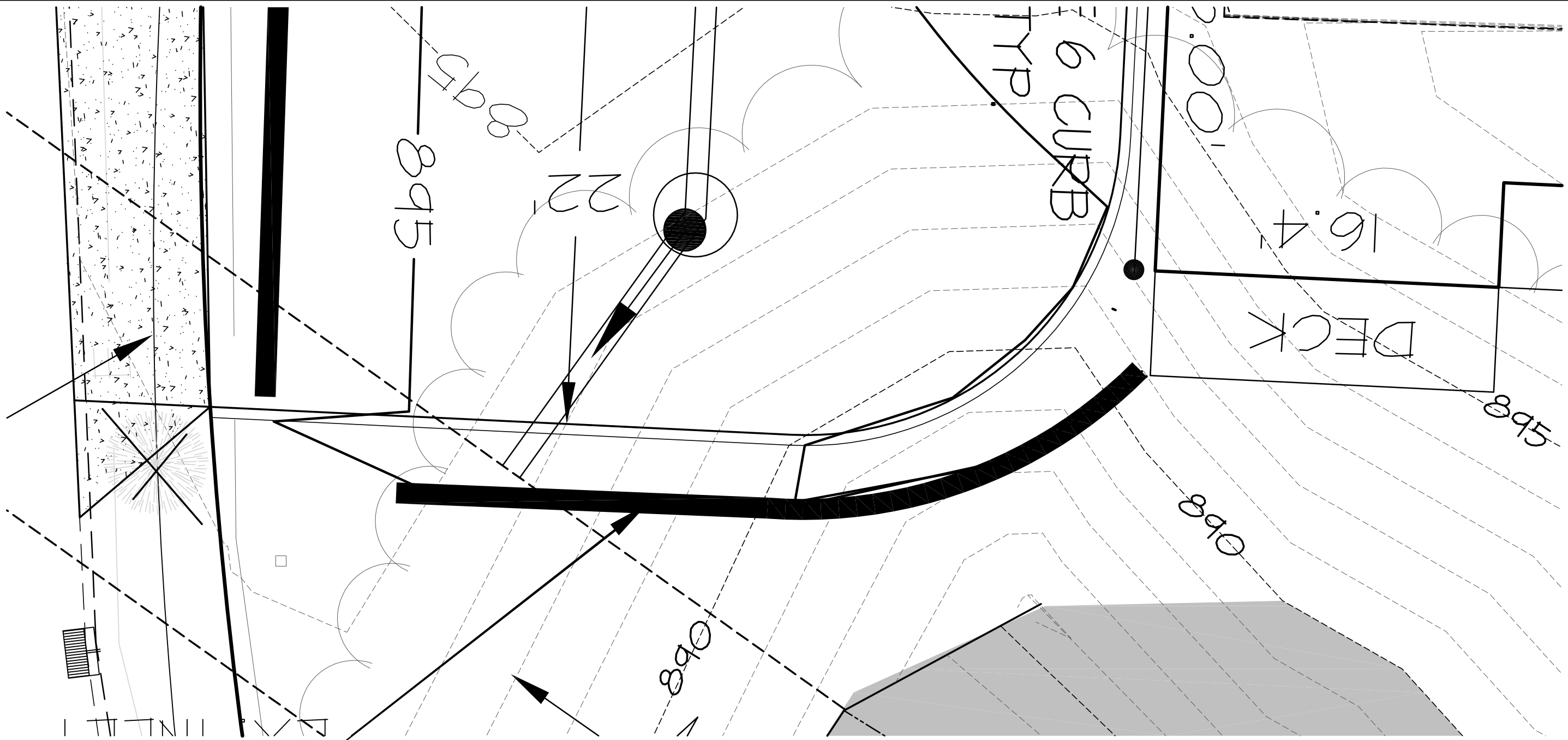
Drainage tile shall be provided at the limits of excavation and at the back of wall.

WALL CONDITION BASED ON 100 PSF SURCHARGE ABOVE THE WALL.

TOP GRID LAYER MUST EXTEND AN EXTRA 3FT.

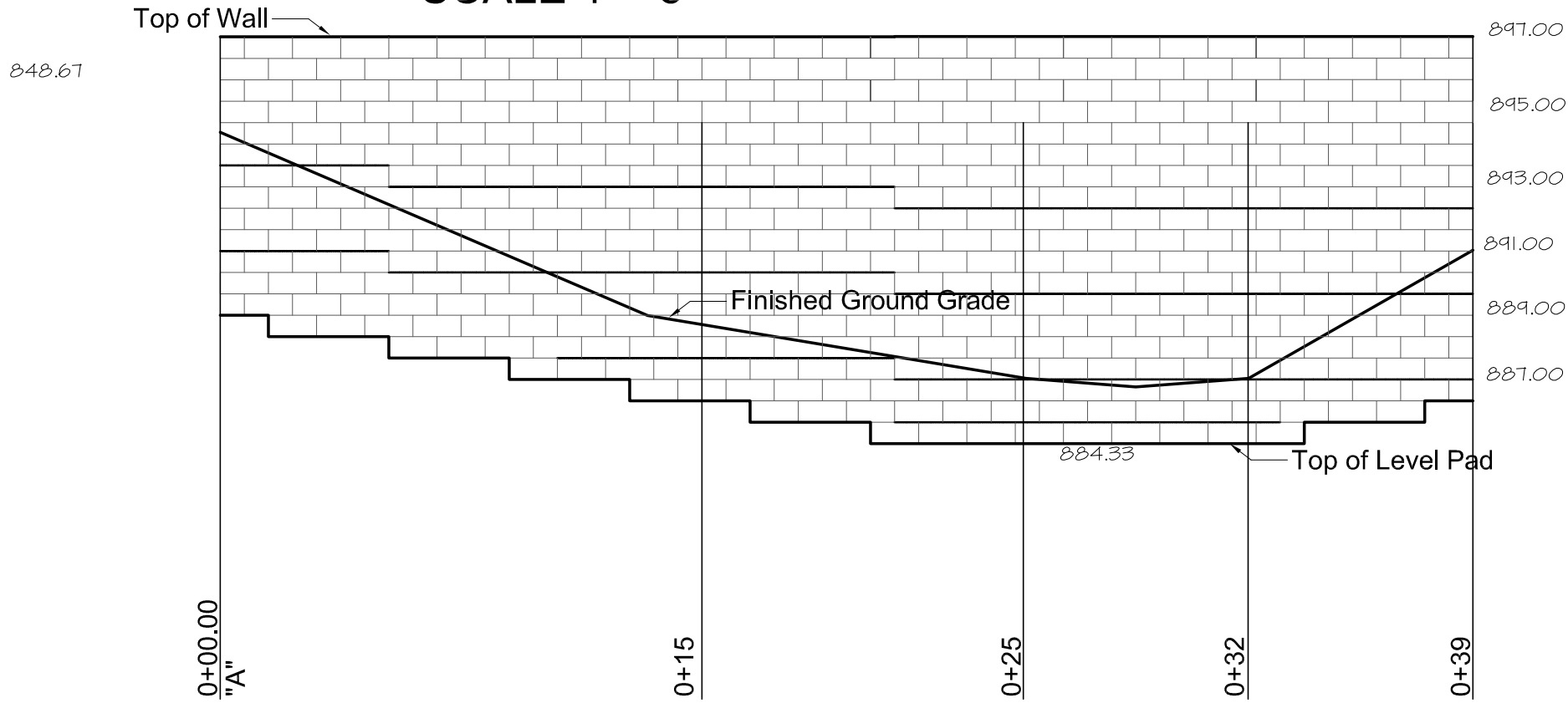
THE SURCHARGE LOADING ABOVE ASSUMES A SOLID SURFACE SUCH AS CONCRETE, ASPHALT, OR PAVERS HAVING A SUITABLE SUPPORTING SUBGRADE.

FINAL DESIGNS FOR CONSTRUCTION PURPOSES MUST BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER, USING THE ACTUAL FIELD CONDITIONS OF THE PROPOSED SITE.



RW-I TOP 897.0

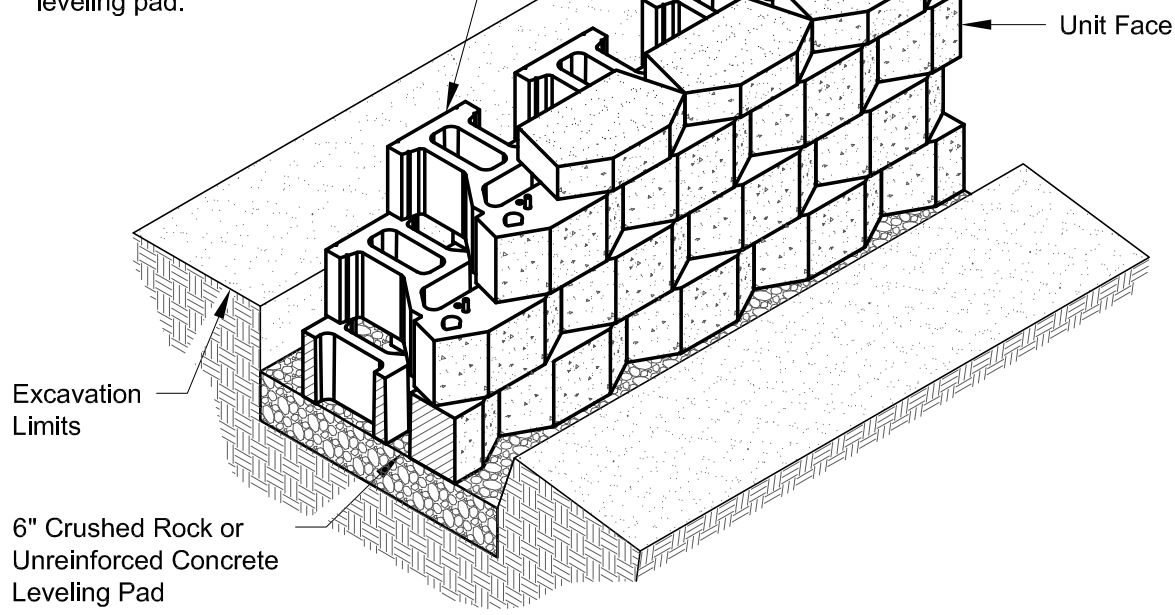
LOOKING SOUTH TOWARDS PROPOSED WALL
SCALE 1"= 5'



Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psiz unreinforced concrete

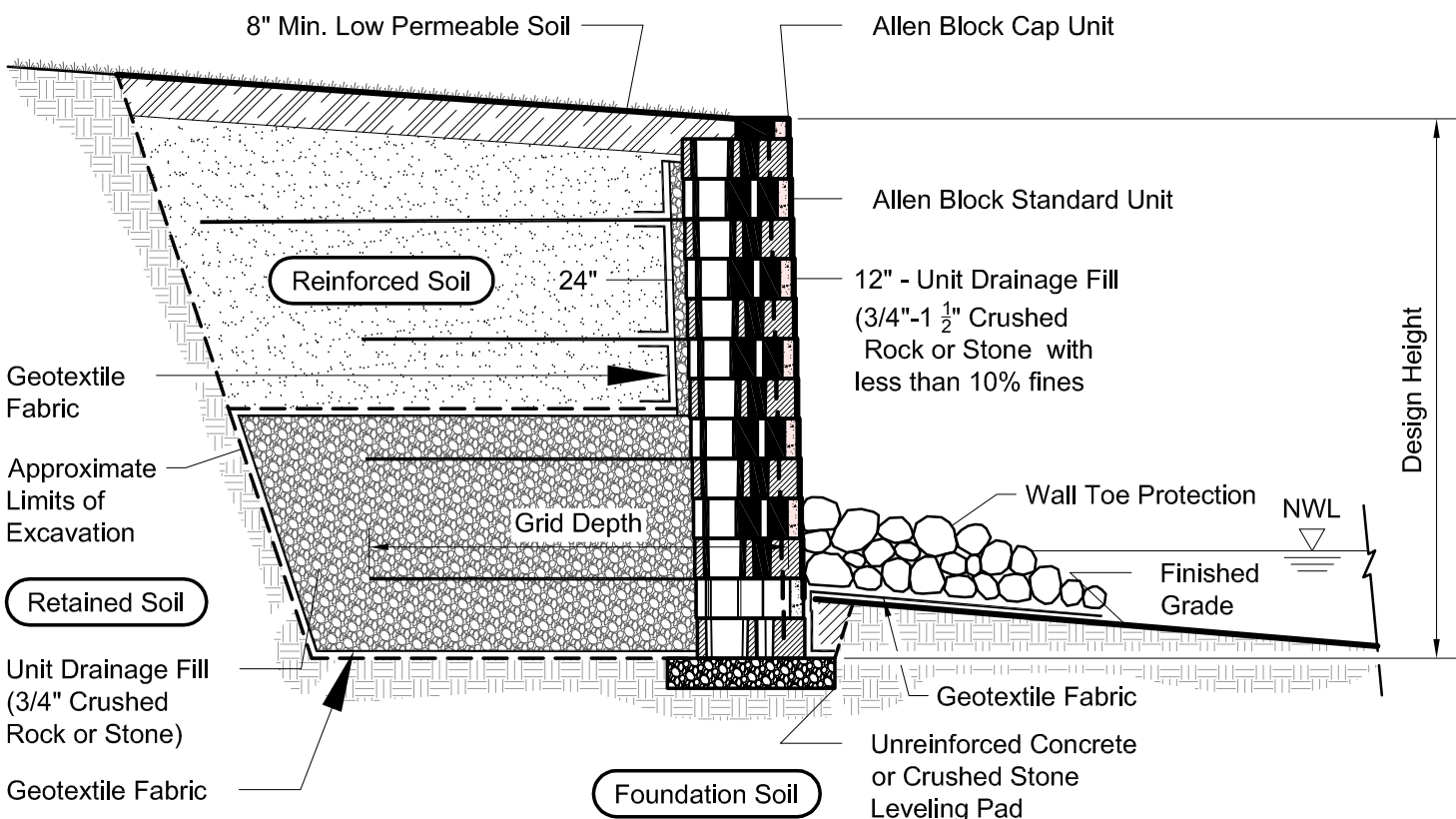
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.



Standard Unit/Base Pad Isometric Section View

*Dimensions & Weight May Vary by Region

| WALL HEIGHT FT. | BURIED BLOCK INCHES | # OF GRID LAYERS | GRID LENGTH FT. |
|-----------------|---------------------|------------------|-----------------|
| 3 | 6 | 2 | 3 |
| 4 | 6 | 3 | 3.5 |
| 5 | 6 | 4 | 4 |
| 6 | 6 | 5 | 5 |
| 7 | 7 | 6 | 5.5 |
| 8 | 8 | 7 | 6.5 |
| 9 | 9 | 7 | 7 |
| 10 | 10 | 8 | 7.5 |

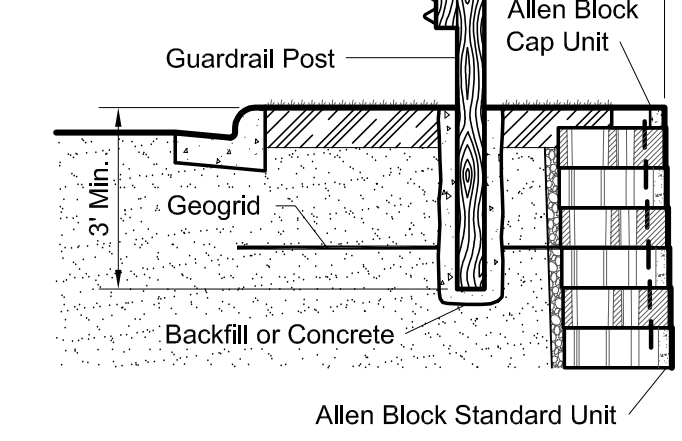


Typical Reinforced Water Wall Section

Standard Unit - Near Vertical Setback

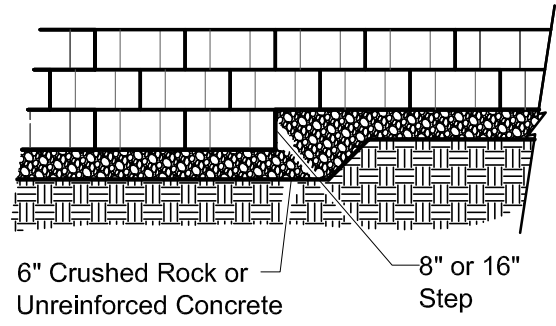
Note:

1. Auger through geogrid layers.
2. Backfill or concrete guardrail post in place.



Typical Guardrail Detail

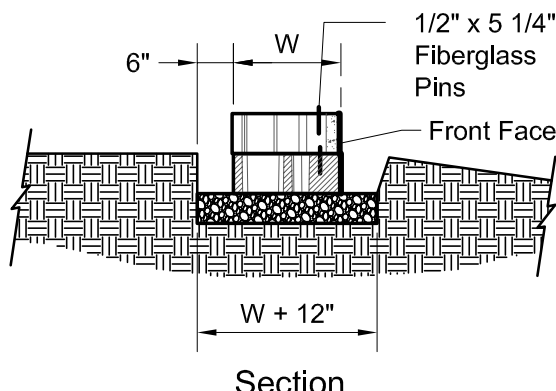
Standard Unit - Near Vertical Setback Shown



Elevation

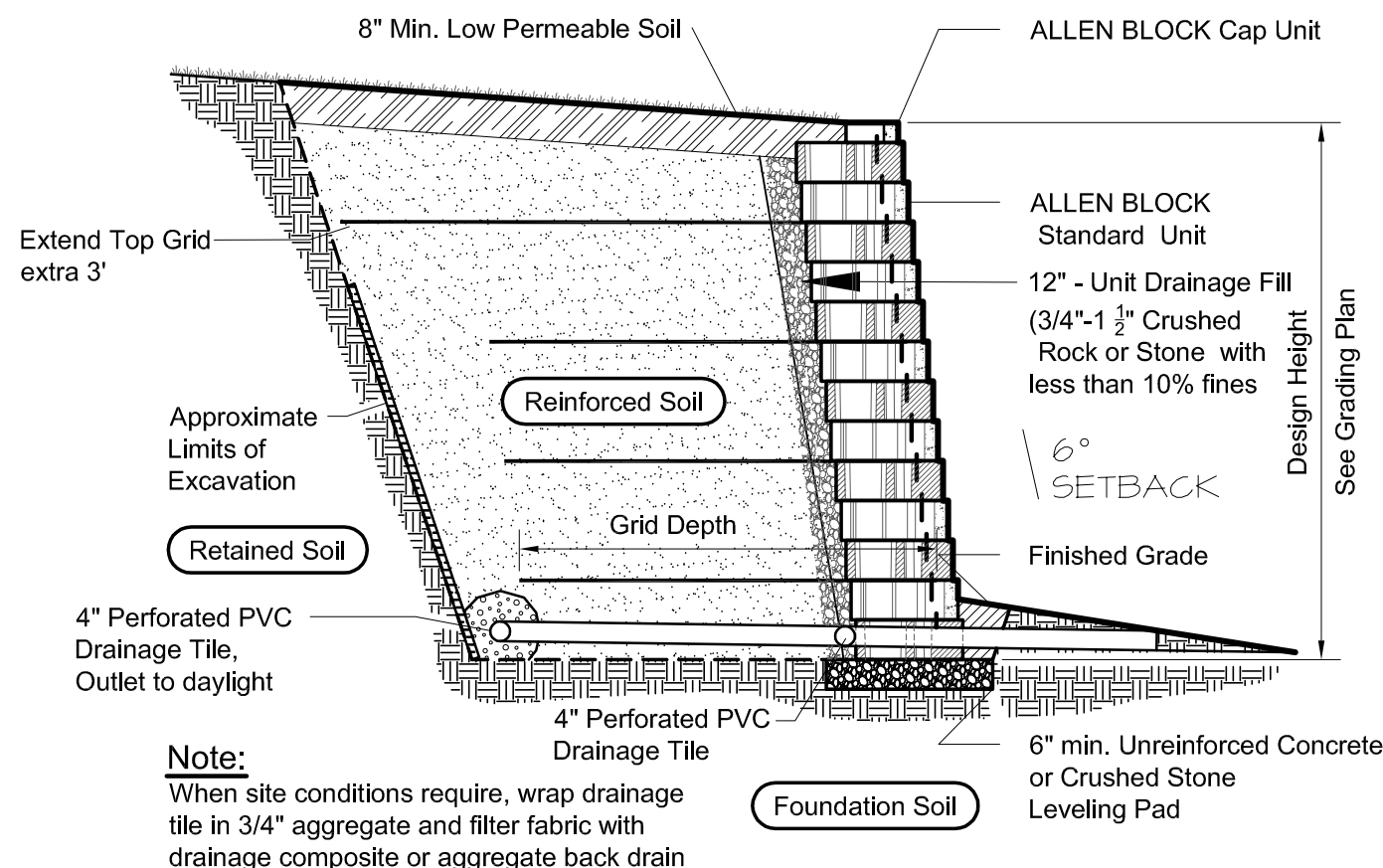
Note:

1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



Section

Leveling Pad Detail



Typical Reinforced Wall Section

Standard Unit - 5/8\"/>