

P:\310-000\313-772-CADD\dwg\c200 - Sketch Plan\313772-C200-SKETCH PLAN-6.dwg(14/01/11) LS(8/26/2021 - addendum) - LF 8/27/2021 8:17 AM

### SITE DATA

OWNER— MARGAD LLC  
ADDRESS— BUNKER LN  
PARCEL— 31942302001006  
AREA— ±2.25 ACRES  
ZONING— PLANNED COMMERCIAL DISTRICT

MINIMUM BUILDING SETBACKS  
FRONT— 60 FEET  
SIDE— 25 FEET  
REAR— 30 FEET

MINIMUM STREET FRONTAGE— 160 FEET

MAXIMUM LOT COVERAGE— 20%

MAXIMUM BLDG HEIGHT— 35FT

#### PROPOSED PARCEL 1

AREA— ±1.32 ACRES  
USE— DAYCARE  
PARKING REQUIRED— 36 SPACES  
PARKING PROVIDED— 52 SPACES

#### PROPOSED PARCEL 2

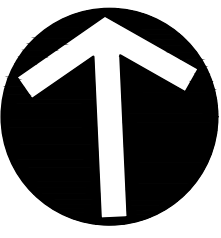
AREA— ±0.93 ACRES  
USE— RETAIL  
PARKING REQUIRED— 19 SPACES  
PROVIDED REQUIRED— 30 SPACES

### UTILITIES

SANITARY— SITE TO BE SERVED BY AN EXISTING 8" SANITARY SEWER ON SITE  
WATER— SITE TO BE SERVED BY AN EXISTING 8" WATER MAIN ON SITE  
STORM— STORMWATER MANAGEMENT FOR THE SITE HAS BEEN ACCOUNTED FOR WITHIN THE POWELL-GRAND DEVELOPMENT

### REFERENCE

- BOUNDARY DATA PER COUNTY GIS DATA.
- TOPOGRAPHY PER OGRIPS DATA.
- UTILITIES PER RECORD PLANS.



SCALE IN FEET  
0 30 60

### PARCEL 1- REQUIRED PARKING

(E)EDUCATIONAL INSTITUTION (PUBLIC, PAROCHIAL, OR PRIVATE) USES.

(4)CHILD CARE CENTERS, NURSERY SCHOOLS AND SIMILAR USES: FOUR FOR EACH CLASSROOM.

9 CLASSROOMS X 4 PARKING STALLS PER CLASSROOM = 36 PARKING SPACES

### PROVIDED PARKING

52 SPACES (INCLUDES 2 H.C. SPACES)

PARKING STALL SIZE— 9'x19'

DRIVE AISLE WIDTH— 22'

### PARCEL 2- REQUIRED PARKING

(B)BUSINESS RELATED USES.

(20)RETAIL STORES AND ALL OTHER TYPES OF BUSINESS OR COMMERCIAL USES: FIVE SPACES PLUS ONE FOR EACH 400 SQUARE FEET OF FLOOR AREA.

5 PARKING STALLS + 1 PARKING STALL PER 400 SQUARE FEET X 5,500 SQUARE FEET = 19 PARKING SPACES

### PROVIDED PARKING

30 SPACES (INCLUDES 2 H.C. SPACES)

PARKING STALL SIZE— 9'x19'

DRIVE AISLE WIDTH— 22'

### OWNER

MARGAD LLC  
3967 PRESIDENTIAL PKWY  
POWELL, OH 43065

### DEVELOPER

TJ ELITE PROPERTIES, LLC  
9012 FM 1976 SUITE 203  
CONVERSE, TEXAS 78109  
TROY LOTT  
210-387-0774  
TROYLOTT17@GMAIL.COM

### ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
250 OLD WILSON BRIDGE RD. SUITE 250  
WORTHINGTON, OH 43085  
BRIAN BURKHART  
614-315-7172  
BBURKHART@CECINC.COM

### REVISION RECORD

NO	DATE	DESCRIPTION

**CEC**  
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**TJ ELITE PROPERTIES LLC**  
**IVYBROOK ACADEMY**  
**CITY OF POWELL**  
**DELAWARE COUNTY, OHIO**

### SKETCH PLAN

DATE:	AUGUST 2021	DRAWN BY:	AB
DWG SCALE:	1"=30'	CHECKED BY:	DH
PROJECT NO.	313-772	APPROVED BY:	BB

DRAWING NO.:  
**C200**

SHEET 1 OF 1









THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF HIS PROJECT BY OTHERS WITHOUT RAD'S PRIOR WRITTEN CONSENT. ANY UNAUTHORIZED USE OF THESE INSTRUMENTS OF SERVICE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RAD. RAD MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.



Revisions		
#	Date	Description

DRAWING TITLE

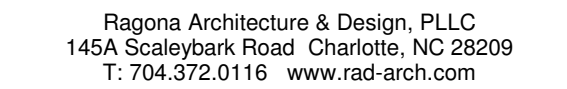
# EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER

# A303







THESE DOCUMENTS ("INSTRUMENTS OF SERVICE") WERE PREPARED BY RAGONA ARCHITECTURE & DESIGN, LLC (RAD) AND THEIR CONSULTANTS SPECIFICALLY FOR THE REFERENCED PROJECT AND ARE NOT INTENDED FOR ANY OTHER USE. RAD RETAINS ALL COMMON LAW, STATUTORY AND OR OTHER RESERVED RIGHTS, INCLUDING BUT NOT LIMITED TO COPYRIGHTS.

THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF HIS PROJECT BY OTHERS WITHOUT RAD'S PRIOR WRITTEN CONSENT. ANY UNAUTHORIZED USE OF THESE INSTRUMENTS OF SERVICE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RAD. RAD MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.



Revisions		
#	Date	Description

Project Number: 20007  
Issued for: PROTOTYPE  
Issue Date: 11/11/20

# DRAWING TITLE

## RENDERINGS

SHEET NUMBER  
**G601**





**PROTOTYPE**  
**11/11/2020**

THESE DOCUMENTS ("INSTRUMENTS OF SERVICE") WERE PREPARED BY RAGONA ARCHITECTURE & DESIGN, PLLC (RAD) AND THEIR CONSULTANTS SPECIFICALLY FOR THE REFERENCED PROJECT AND ARE NOT INTENDED FOR ANY OTHER USE. RAD RETAINS ALL COMMON LAW, STATUTORY AND OR OTHER RESERVED RIGHTS, INCLUDING BUT NOT LIMITED TO COPYRIGHTS.

THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT RAD'S PRIOR WRITTEN CONSENT. ANY UNAUTHORIZED USE OF THESE INSTRUMENTS OF SERVICE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RAD. RAD MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.

**IVYBROOK**  
**ACADEMY**  
HALF DAY PRE-SCHOOL

STREET ADDRESS  
CITY, STATE, ZIP  
COUNTY, STATE

Revisions		
#	Date	Description

Project Number: 20007  
Issued for: PROTOTYPE  
Issue Date: 11/11/20

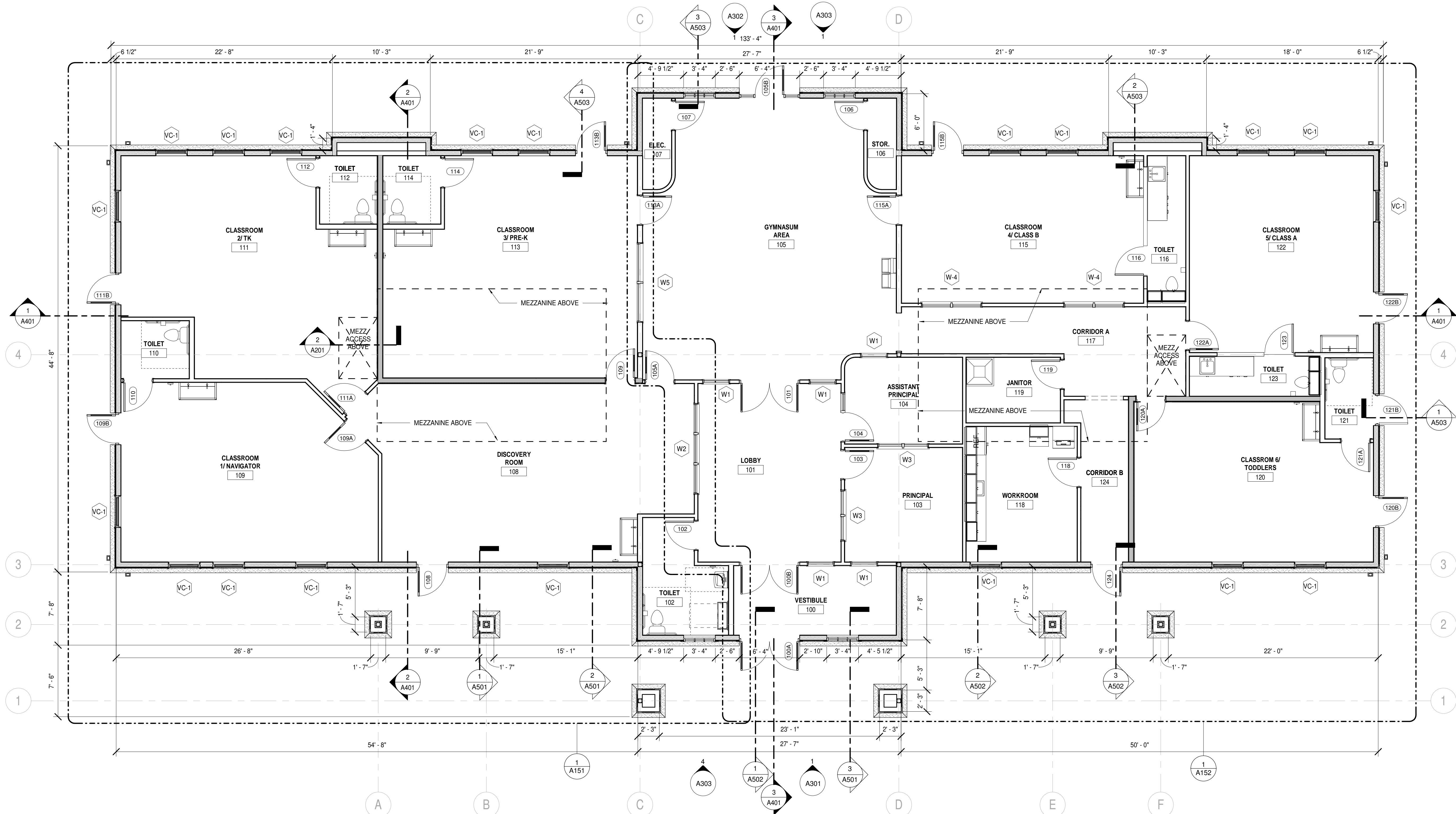
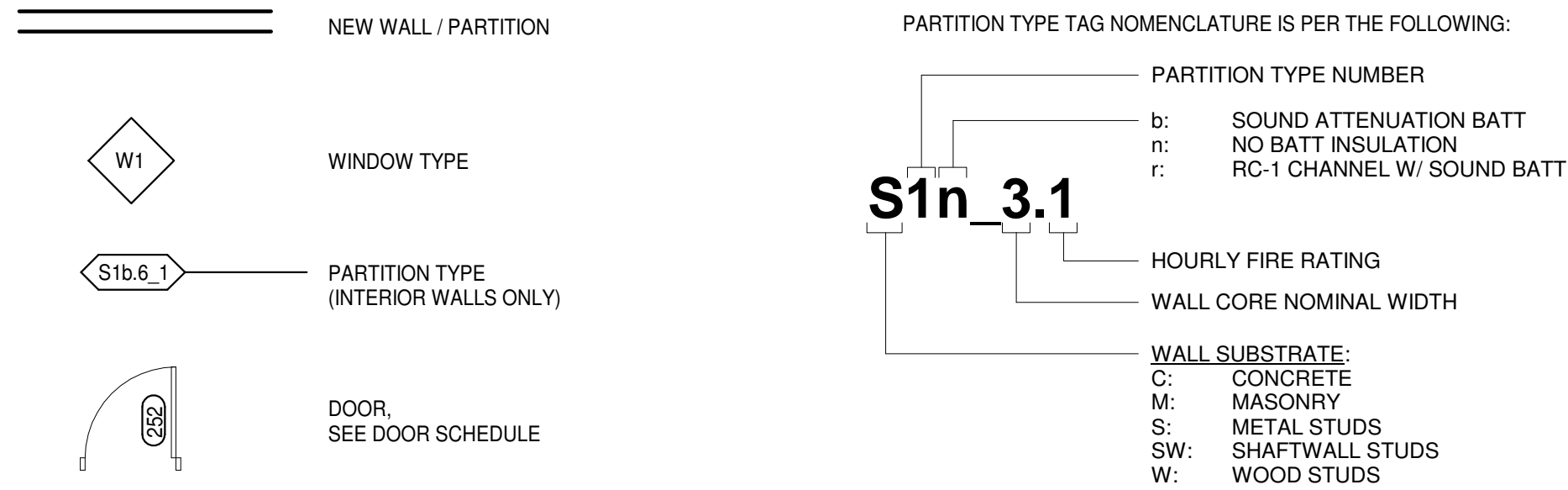
DRAWING TITLE  
**OVERALL FLOOR PLAN**

SHEET NUMBER  
**A101**

**FLOOR PLAN NOTES**

- SEE COVER SHEET FOR ABBREVIATIONS AND DRAWING LEGEND
- IF THERE IS CONFLICTING INFORMATION ON DOCUMENTS, CONTACT DESIGNER OR CLARIFICATION.
- SEE MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE REQUIRED FRT WOOD BLOCKING AT ALL WALL MOUNTED SHELVES, CABINETS, ETC.
- EDGE OF SLAB AT BUILDING PERIMETER ALIGNS WITH OUTSIDE FACE OF STUDS OR FACE, TYPICAL, UNLESS NOTED OTHERWISE
- SEE STRUCTURAL DRAWINGS FOR EDGE OF SLAB DETAILS, TYPICAL SEE STRUCTURAL FOR ADDITIONAL INFORMATION
- EXTERIOR DIMENSIONS ARE GIVEN TO THE FACE OF STUDS, EDGE OF SLAB, ROUGH OPENINGS UNLESS NOTED OTHERWISE.
- INTERIOR DIMENSIONS ARE FROM FINISH FACE OF WALLS

**FLOOR PLAN LEGEND**



**1 OVERALL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"