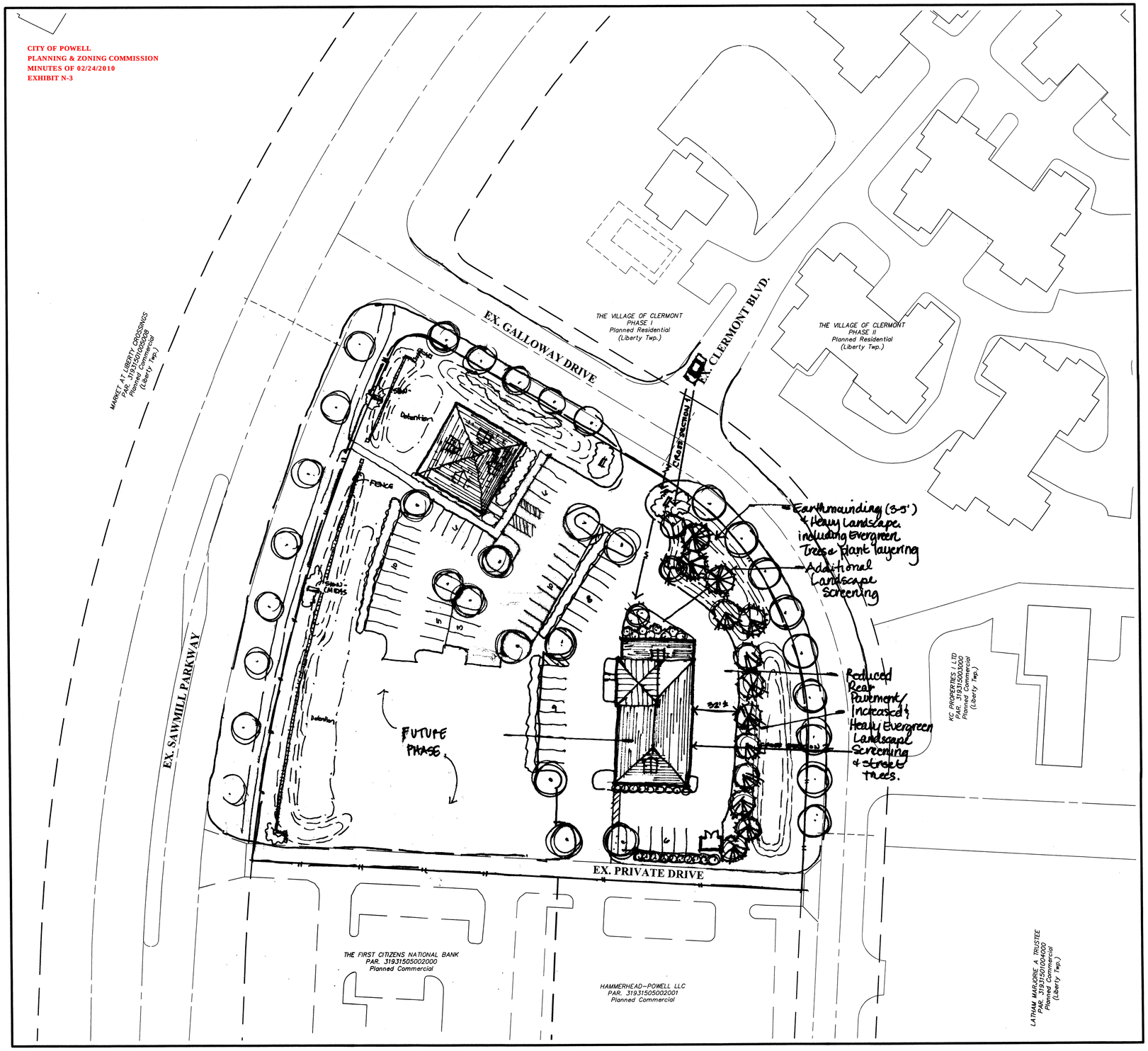
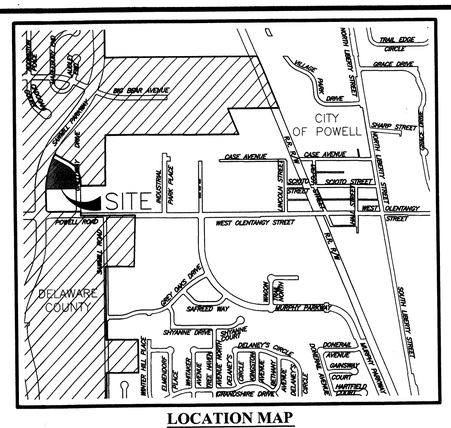
CITY OF POWELL
PLANNING & ZONING COMMISSION
MINUTES OF 02/24/2010
EXHIBIT N-3



GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet



LOCATION MAP

No Scale

Site Data: Concept A

Phase I: Midas

Site Area	+/- 1.1 ac
Building	+/- 6,000 sf
Parking Req.	+/- 21 sps
Parking Provided	+/- 23 sps

Phase II: Office

Site Area	+/- 0.95 ac
Building	+/- 3,600 sf
Parking Req.	+/- 18 sps
Parking Provided	+/- 40 sps

Pro's

1. Midas is destination use, situated to rear of site, leaving most valuable parcels along Sawmill frontage.
2. Midas doors oriented away from neighbors.
3. Revised entry into Midas allows for more extensive landscape.
4. Office oriented closest to neighbors, more desirable use for the NW corner of site.

Con's

1. Midas is closer to neighbors than if located in SW corner of site.

REVISIONS

MARK	DATE	DESCRIPTION

APPLICANT
Arthur H. Katz & Calvin Katz
Real Estate Partnership
Att: Randy Katz
1101 Monroe Street
Toledo, Ohio 43624
419-243-7281

CITY OF POWELL, DELAWARE COUNTY, OHIO
CONCEPT PLAN
FOR

MIDAS AUTO SERVICE CENTER
CONCEPT A, PHASE II

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 17, 2010

SCALE
As Noted

JOB NO.
20091378

SHEET
2/4