

FINAL DEVELOPMENT PLAN
ZONING TEXT FOR PLANNED RESIDENTIAL DISTRICT
DEVELOPMENT IN THE CITY OF POWELL

**POWELL SELF STORAGE TO BECOME
CARDINAL SELF STORAGE POWELL LLC**

4-11-2017

1. Name, address, and phone number of applicant.

COLE ELLIS
PRESIDENT
THE ELLIS COMPANY LTD
1301 DUBLIN RD STE 200
COLUMBUS, OHIO 43215
614-469-822
colegellis@gmail.com

2. Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the final development plan.

Landscape Architect

ROB BEITER
CROSSING WATERS ENGINEERING
260 SOUTH MAIN ST STE A
SUGAR GROVE, OHIO 43155
740-603-2272
RBEITER@CROSSINGWATERSENG.COM

Civil Engineer

ROB BEITER
CROSSING WATERS ENGINEERING
260 SOUTH MAIN ST STE A
SUGAR GROVE, OHIO 43155
740-603-2272
RBEITER@CROSSINGWATERSENG.COM

Attorney

JOE MILLER
VORYS SATER SEYMOUR AND PEASE LLP
52 E. GAY ST
COLUMBUS, OHIO 43212
614-464-6233
jmiller@vorys.com

- 3. A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 ft. of the property in question.**

List previously submitted by applicant for predevelopment meeting. Property owners within 250 ft, contiguous owners and directly across the street were notified by the City of Powell for predevelopment meeting.

- 4. Legal description of the property.**

Previously submitted by applicant for predevelopment meeting.

- 5. A description of present use(s) on and of the land.**

The property is a operational self storage facility containing five self storage buildings, and boat/ RV parking. The property is zoned Planned Industrial District (PI).

- 6. Draft of proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.**

To be submitted by City of Powell.

- 7. A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extend deemed necessary by the Zoning Inspector, but no less than 250 ft. beyond the limits of the proposed Planned District Development Plan.**

Previously submitted by applicant for predevelopment meeting

8. A preliminary/final development plan at a scale approved by the Zoning Administrator, illustrating:

A. The property line definition and dimensions of the perimeter of the site;

Previously submitted by applicant for predevelopment meeting. The Preliminary Development Plan was approved by Planning Commission on 03-22-2017.

B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;

See survey submitted by applicant for predevelopment meeting. There are no changes proposed to alter streets in any way.

C. The area of the site and its subareas in acres;

Total site is 6.42 acres.

D. The topography of the site and abutting areas at no more than five (5) foot contour intervals;

See attached survey.

E. Existing surface drainage ways and surface sheet flow patterns;

See attached survey

F. Flood plan areas, ravine-bottom areas, and areas of ground slope in excess of six (6) percent;

Not applicable.

G. Existing vegetation on the site with the specific tree spots for all trees six (6) inches in diameter or greater, measured twenty-four (24) inches from the ground;

A tree study has not been requested by the City of Powell.

H. Existing easements on the site with notations as to their type, extent, and nature;

There are easements granted to Del Co Water and Columbus Southern Electric Company. See attached survey.

- I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;**

See attached survey.

- J. Calculation of the maximum residential units permitted on the site under the terms of the Zoning Ordinance, including delineation of the subdistricts of the site upon which these calculations have been made;**

Not applicable.

- K. A preliminary plan (now final development plan) for the first, or next, phase of the development illustrating:**

- 1. New street centerlines, rights-of-ways, and street classification types;**

Not applicable.

- 2. Names of existing and proposed streets;**

Not applicable.

- 3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;**

See attached survey and previously submitted site plans.

- 4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**

Not applicable.

- 5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**

See previously submitted site plan.

- 6. Common open areas, public lands, and natural scenic easements, including the area of each;**

Not applicable.

7. Proposed landscape treatment of the site;

See attached site plan with landscape in front of new proposed buildings.

8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;

The site is currently served by all utilities; see previously submitted site plan.

9. Provisions for accommodating surface drainage runoff;

See attached survey and topographical map.

10. Proposed architectural design criteria;

The exterior walls facing adjacent owners has been proposed as Nichiha simulated brick. The City of Powell's architect advised one building be all metal and not brick, due to lack of visibility from adjacent owners.

11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;

Not applicable.

12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the Comprehensive Plan and indicating that all requirements of this Zoning Ordinance and the Comprehensive Plan have been met in this preliminary plan and will be met in final development.

The site development statistics were submitted and approved at the predevelopment meeting.

Lot Coverage

The total including new and existing buildings is 123,185 SF or 44.2% lot coverage. There is 0.478 acres of greenspace.

Lot Frontage

The lot has 161.7 feet of frontage on Industrial Park Place, being 60 feet on the north and 101.7 on the west of Industrial Park Place.

L. Projected development schedule and phasing.

Construction will commence as soon as possible and not be phased.
Total construction time shall be 6-8 months.

M. Overall Traffic Scheme.

Self storage is a very low density use. Traffic patterns will not be significantly altered.

N. Detailed phasing plans.

Not applicable.

9. Evidences of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two (2) years.

The Applicant has an executed contract from the Sellers and has the financial ability to perform the project.

10. Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer.

At this time, there are no public service facilities located on the property, therefore no bond is necessary.

11. Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.

The Applicant has reviewed the included information in the Final Development Plan submittal and believes it to be true and correct to the best of its knowledge.

12. A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.

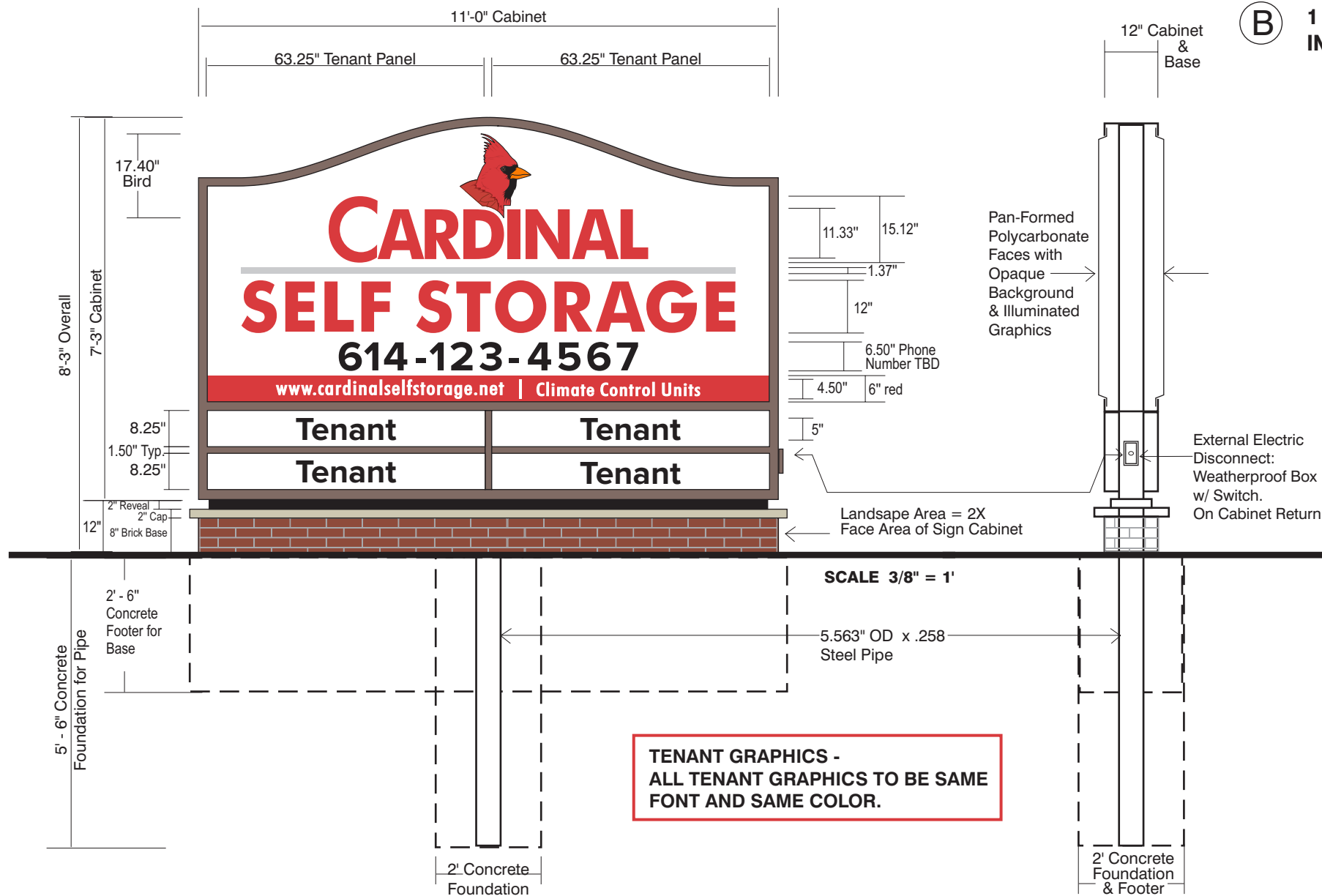
The applicant is an experienced self storage developer and manager. The rent structure of the self storage units varies substantially due to size, location and climate control. The rent structures also vary significantly as seasons change.

- 13. A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.**

The project will have little or no change from the current impact. The use does not stress infrastructure, schools, police and emergency authorities.

- 14. A fee as established by ordinance.**

The fee has been submitted with this application.



B

1 TOTAL- INTERNALLY ILLUMINATED, DOUBLE FACE SIGN

**79.75 SQ.FT. PER SIDE, MAX SIGN CABINET.
8' MAX HEIGHT**

ALUMINUM CABINET CONSTRUCTED OVER WELDED STEEL FRAMEWORK. RETAINER EDGE AT 2". 12" DEEP

PAN-FORMED POLYCARBONATE FACES; FLAT TOP, 2" DEEP. FACE BACKGROUND IS OPAQUE WITH ILLUMINATED GRAPHICS. GRAPHICS ILLUMINATED WITH LED LIGHT CLUSTERS POSITIONED FOR OPTIMUM LIGHT

120 AC FEED BROUGHT TO SITE BY OTHERS. ELECTRIC RUNS THRU SUPPORT PIPE, INTO CABINET.

CABINET RETURN FITTED WITH EXTERNAL ELECTRIC DISCONNECT; WEATHERPROOF BOX WITH SWITCH

CABINET SUPPORTED BY 5.563" OD x .258 STEEL CENTER PIPE. PIPE RUNS THRU CABINET & BRICK BASE INTO CONCRETE SLAB FOUNDATION - 2' X 2' X 5' - 6" DEEP.

LANDSCAPING BY OTHERS.
LANDSCAPE AREA = 2x FACE AREA OF SIGN CABINET

BRICK BASE & SUBGRADE FOOTER BY OTHERS.

COLORS-----
CABINET RETAINERS & RETURNS - DARK BROWN.

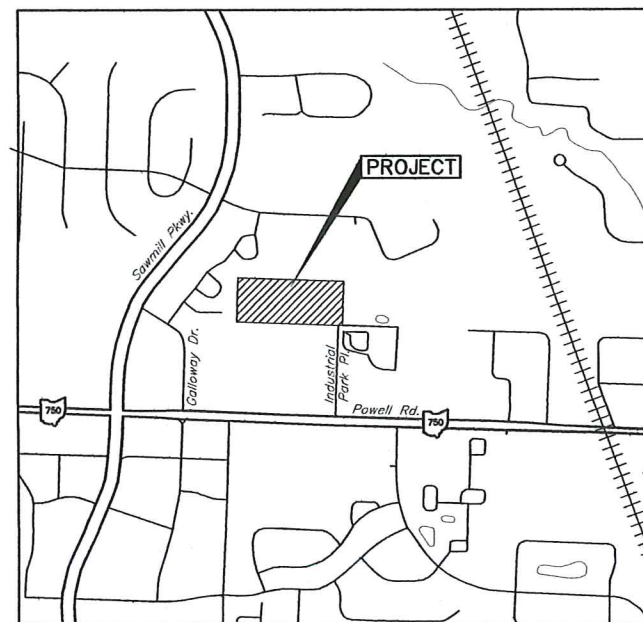
FACE BACKGROUND - OPAQUE WHITE.
BIRD/CARDINAL LOGO - BRIGHT RED WITH BLACK & WHITE DETAILS.

"CARDINAL" - BRIGHT RED
UNDERLINE - MEDIUM GREY
"SELF STORAGE" - BRIGHT RED
PHONE NUMBER - BLACK/ WHITE TRANSITION ACRYLIC.
WEBSITE, ETC - OPAQUE RED BACKGROUND BAND WITH WHITE TEXT.
REVEAL - BLACK.

BRICK BASE - MATCH COLOR & STYLE OF BUILDING MATERIALS

CARDINAL SELF STORAGE POWELL SITE IMPROVEMENT PLAN

72 INDUSTRIAL PARK PLACE
POWELL, DELAWARE COUNTY, OHIO
2017



VICINITY MAP
Not to Scale

SITE DATA:

Parcel ID: 319-426-02-025-000
Certified Street Address: 72 INDUSTRIAL PARK PLACE
Total Site Area: 6.397 Acres

Flood Note:
The subject site lies within the limits of Flood Zone "X" as shown on the Flood Insurance Rate Map for Delaware County, Ohio.
Map Numbers:
39041C0237K, April 16, 2009

SITE BENCHMARKS

BM#1

Bench Mark No. 1
"Mag-Nail" Set in the Existing Asphalt by the
Northeast Corner of Existing Storm Structure #4
Northing: 787732.48 Easting: 1804351.36
NAVD 88 Datum Elevation: 931.20

BM#2

Bench Mark No. 2
"Mag-Nail" Set in the Existing Asphalt, Approx. 7-ft
West of Existing Storm Structure #24
Northing: 787700.88 Easting: 1804884.70
NAVD 88 Datum Elevation: 930.36

SHEET INDEX

- 1 TITLE SHEET
- 2 EXISTING SITE
- 3 PROPOSED SITE PLAN
- 4 EXISTING PLAT OF SURVEY
- 5 EXISTING SIGN PLAT OF SURVEY
- 6 PROPOSED STRUCTURE "A"
- 7 PROPOSED STRUCTURE "B"
- 8 PROPOSED STRUCTURE "C"
- 9 PROPOSED STRUCTURE "D"
- 10 PROPOSED STRUCTURE "E"
- 11 PROPOSED STRUCTURE "F"
- 12 PROPOSED STRUCTURE "G"
- 13 PHOTOMETRIC PLAN
- 14 EXTERIOR ELEVATION RENDERINGS



OWNER/DEVELOPER
CARDINAL SELF STORAGE POWELL, LLC
1301 DUBLIN ROAD, SUITE 200
COLUMBUS, OHIO 43214
PHONE: (614) 469-8222
FAX: (614) 469-8227
EMAIL: COLEGELLIS@GMAIL.COM



CASSELL &
ASSOCIATES, LLC
PROFESSIONAL
LAND SURVEYING
20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024



Robert Alan Better
REGISTERED ENGINEER

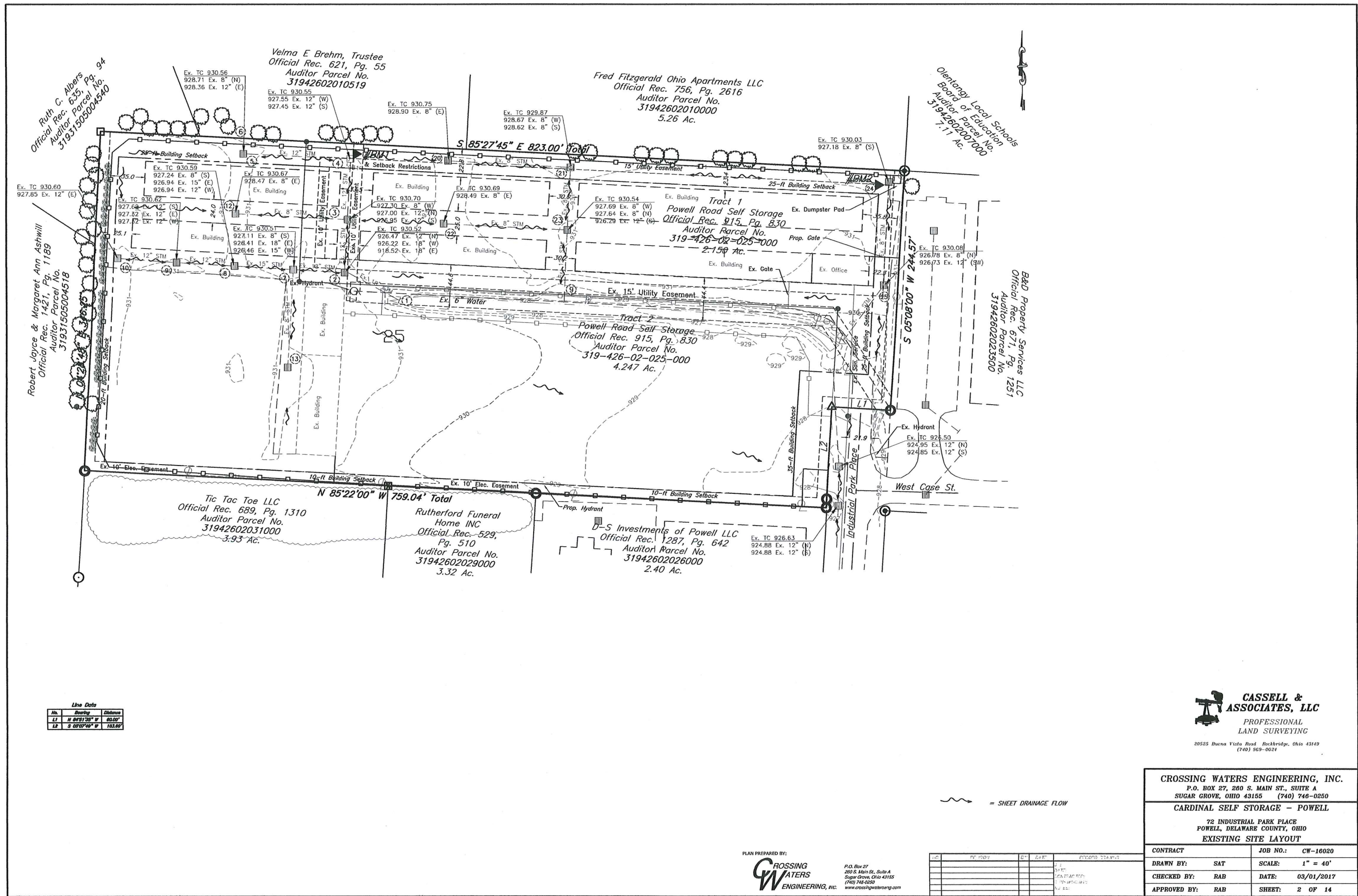
DATE
04/02/14

PLAN PREPARED BY:

CROSSING
WATERS
ENGINEERING, INC.

P.O. Box 37
250 S. Main St., Suite A
Sugar Grove, Ohio 43155
(740) 746-6250
www.crossingwaterseng.com

NO.	REVISION	DATE	PROPOSED CHANGES



Line Data		
Line	Bearing	Distance
L1	N 89°13'35" W	60.00'
L2	S 89°07'40" W	163.60'

CASELL & ASSOCIATES, LLC
PROFESSIONAL
LAND SURVEYING

20525 Duena Vista Road, Rockbridge, Ohio 43149
(740) 969-6024

CROSSING WATERS ENGINEERING, INC.

P.O. BOX 27, 280 S. MAIN ST., SUITE A
SUGAR GROVE, OHIO 43155 (740) 746-0250

CARDINAL SELF STORAGE - POWELL

72 INDUSTRIAL PARK PLACE
POWELL, DELAWARE COUNTY, OHIO
EXISTING SITE LAYOUT

CONTRACT	JOB NO.:	CW-16020
DRAWN BY:	SAT	SCALE: 1" = 40'
CHECKED BY:	RAB	DATE: 03/01/2017
APPROVED BY:	RAB	SHEET: 2 OF 14

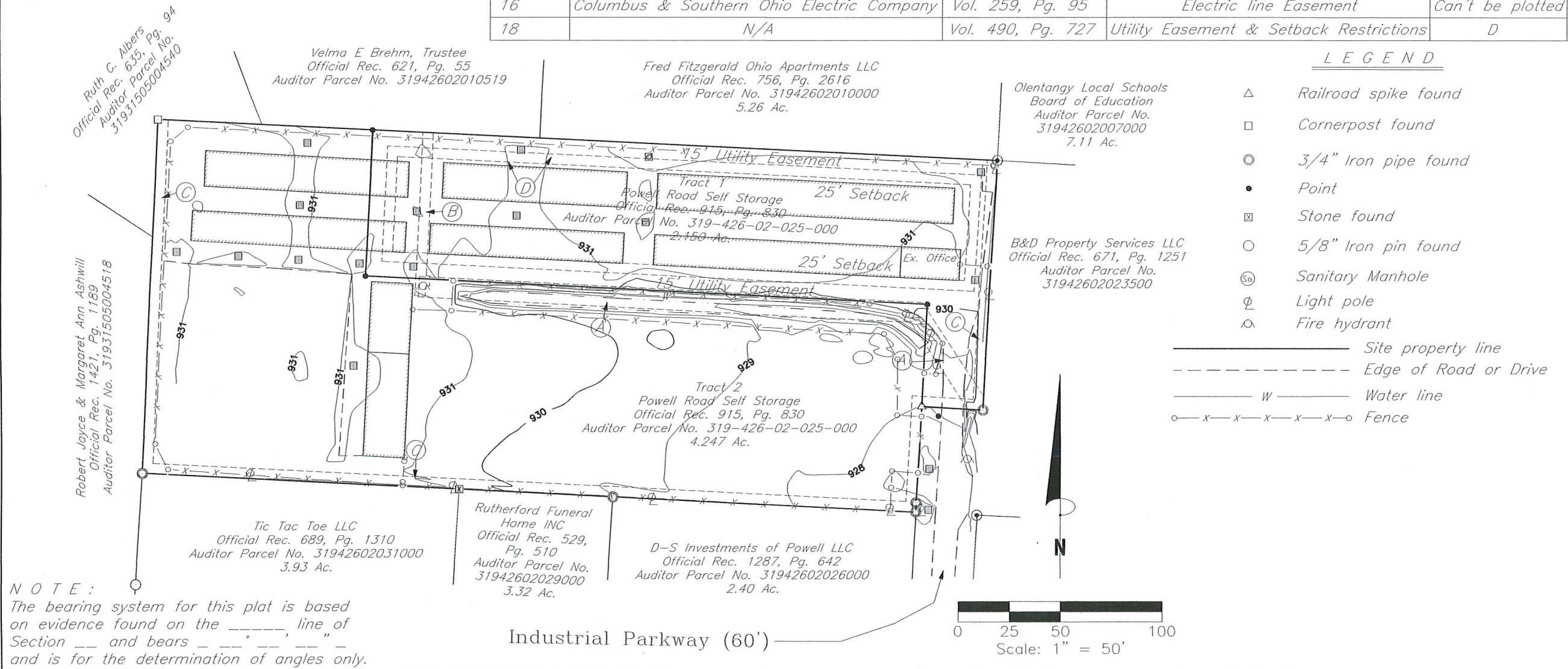
PLAN PREPARED BY:

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Sugar Grove, Ohio 43155
(740) 746-0250
www.crossingwaterseng.com

DATE	BY	REVISION
03/01/2017	SAT	EXISTING SITE LAYOUT

REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

Item No.	Owner	Record	Type	Symbol
12	Delco Water Co. Inc.	Vol. 492, Pg. 292	Water line Easement	Can't be plotted
13	Delco Water Co. Inc.	Vol. 601, Pg. 711	Water line Easement	A
14	Delco Water Co. Inc.	Vol. 608, Pg. 124	Water line Easement	B
15	Columbus Southern Power Company	Vol. 493, Pg. 749	Electric line Easement	C
16	Columbus & Southern Ohio Electric Company	Vol. 259, Pg. 95	Electric line Easement	Can't be plotted
18	N/A	Vol. 490, Pg. 727	Utility Easement & Setback Restrictions	D



FOR: Crossing Waters

BY: Jerry Cassell

DATE: 02/27/2017

PROJ. NO.: DE010917




I hereby certify that this plat was prepared from an actual field survey of the premises in _____ of 20 _____ and from existing public records and that said plat correctly depicts the limits of the parcel to be conveyed.

This certification was made by me on this _____ day of _____, 20 _____.

Jerry L. Cassell
Ohio Professional Surveyor No. 6378

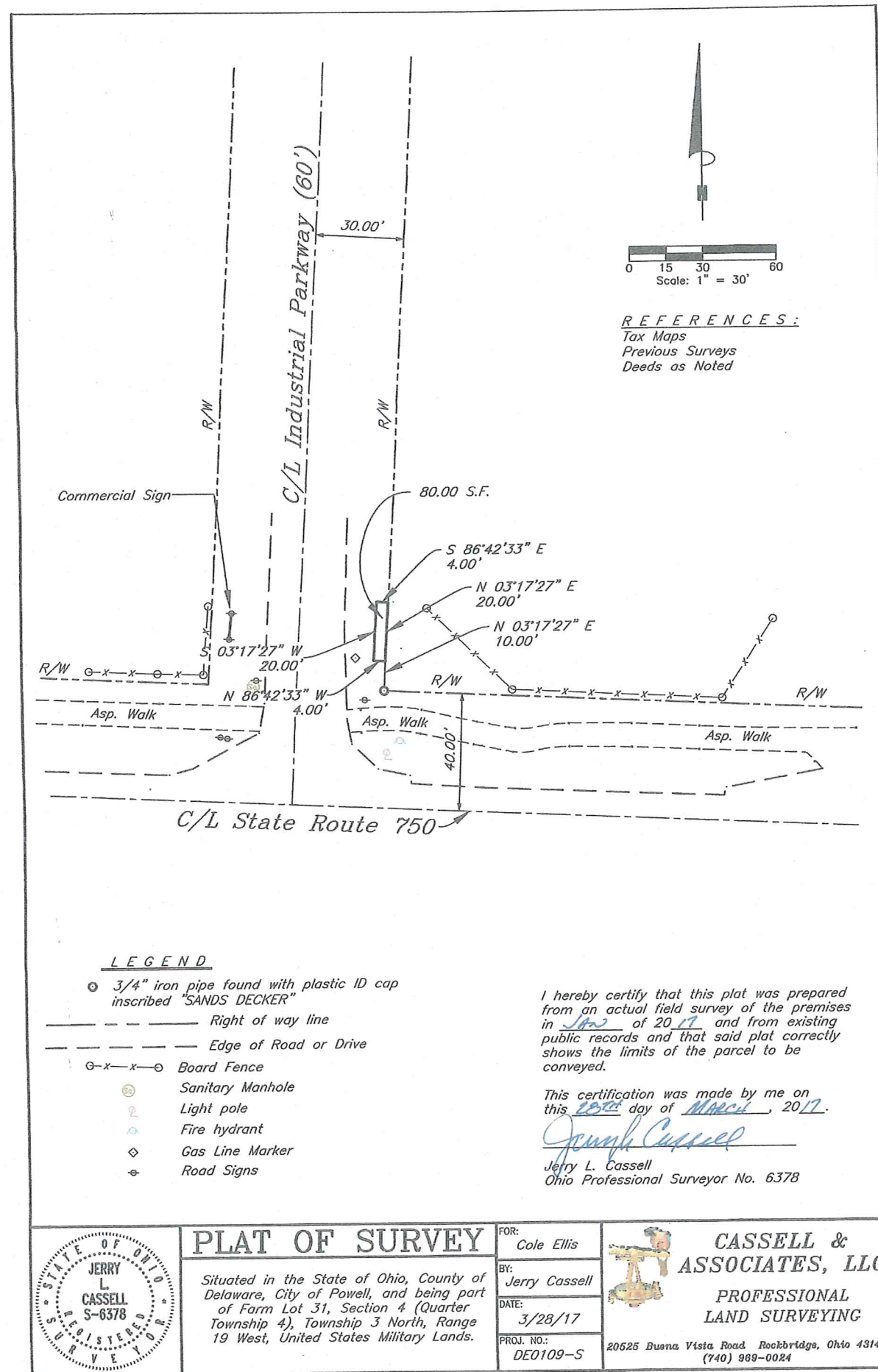
PLAT OF SURVEY

Situated in the State of Ohio, County of Delaware, City of Powell being all of a parcel of land conveyed to Powell Road Self Storage as recorded in Official Record 915, Page 830 and being further located in part of Farm Lot 32 in Section 4, Township 3, Range 19 of the United States Military Lands.

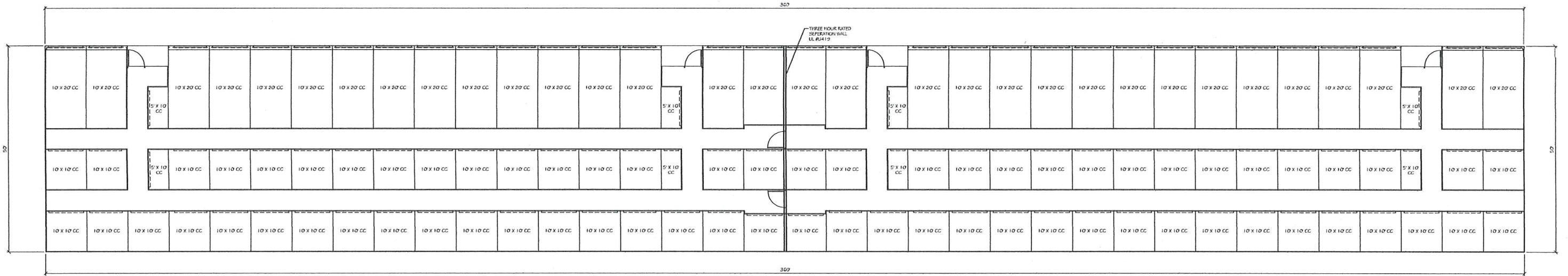


CASSELL & ASSOCIATES, LLC
PROFESSIONAL
LAND SURVEYING

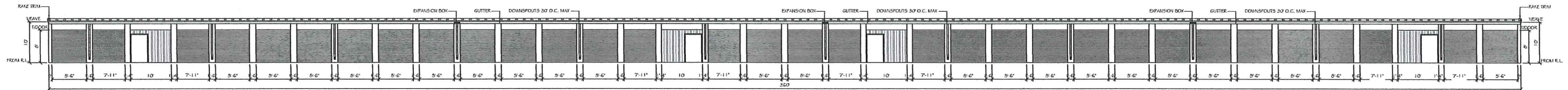
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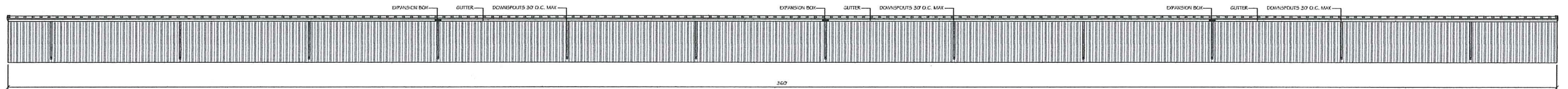




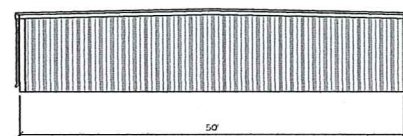
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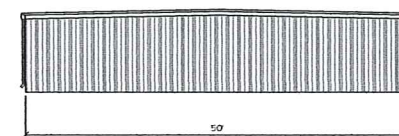
BUILDING B NORTH ELEVATION



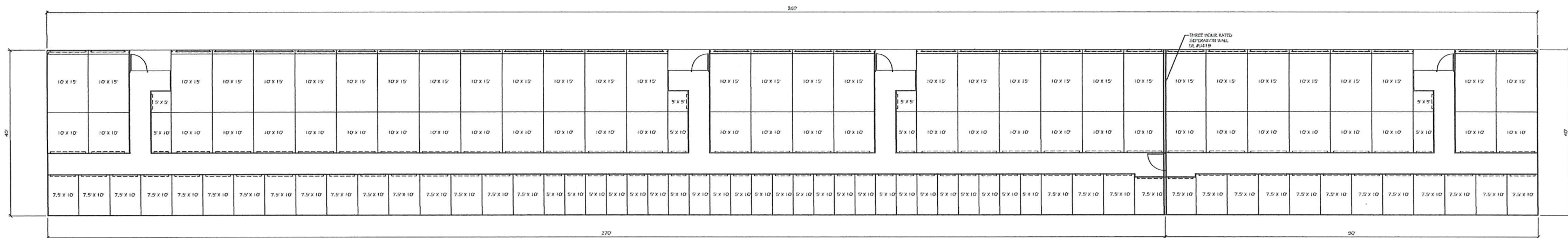
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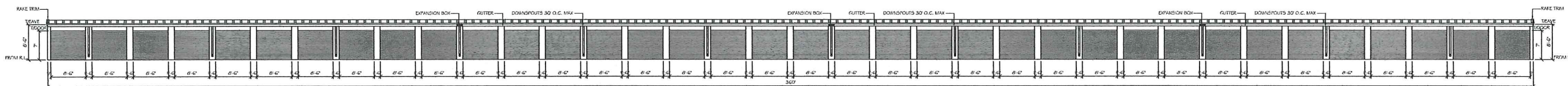
BUILDING B WEST ELEVATION



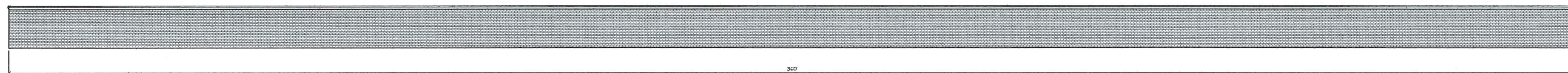
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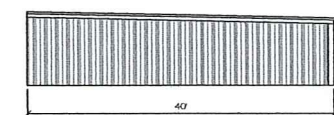
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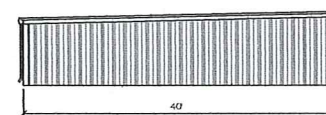
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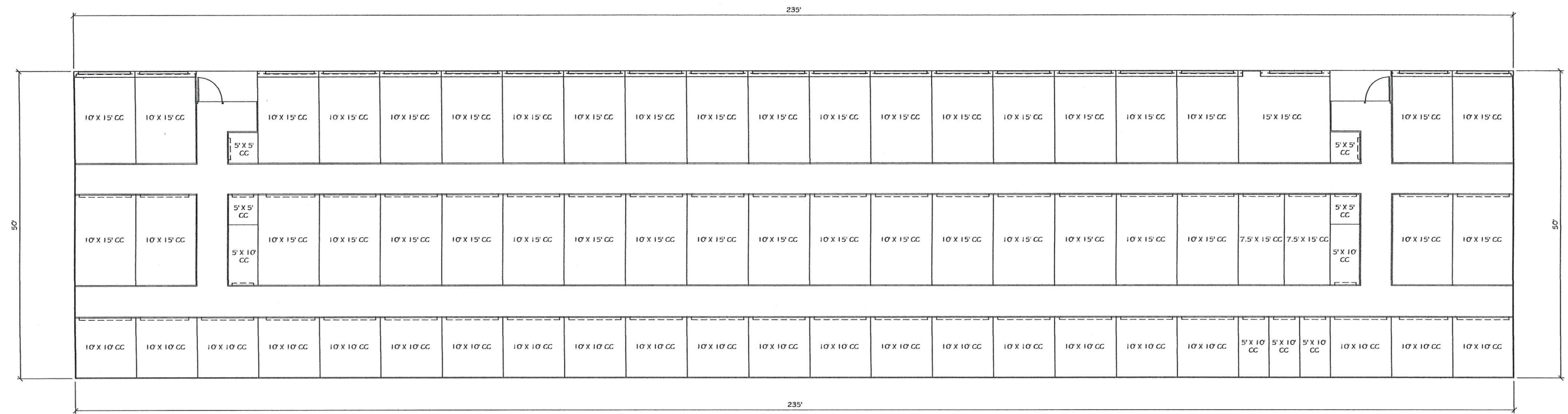
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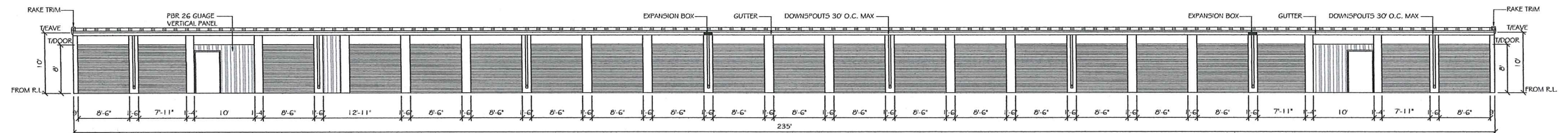
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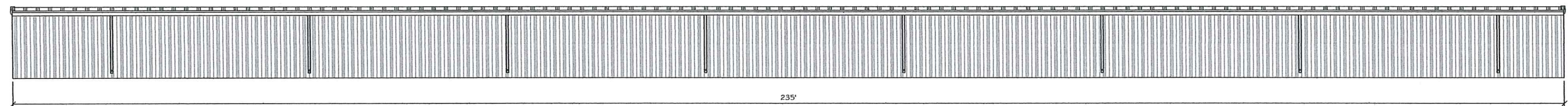
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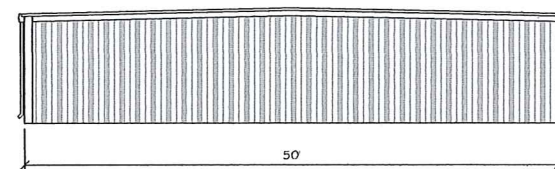
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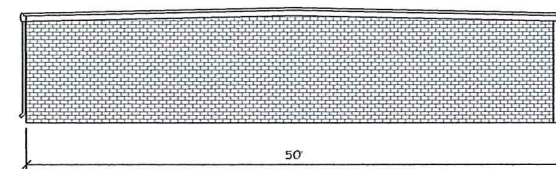
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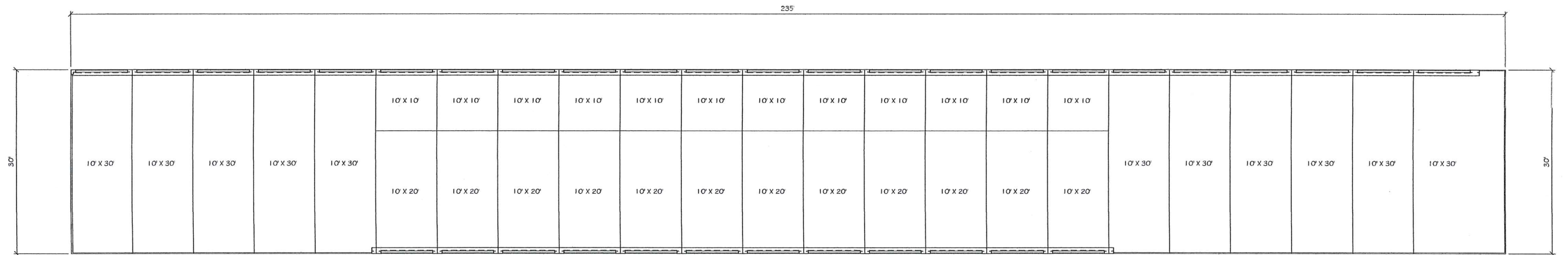
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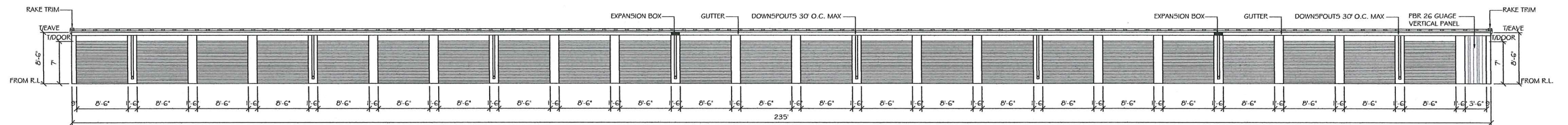
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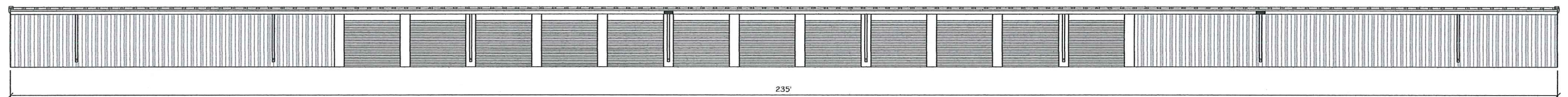
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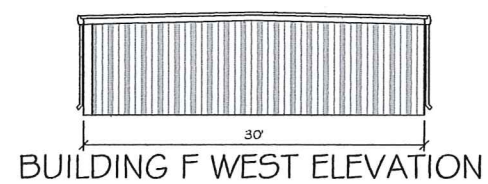
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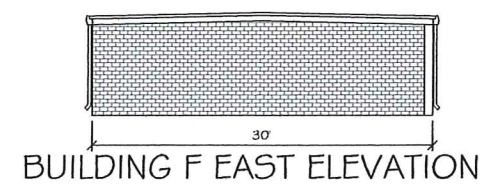
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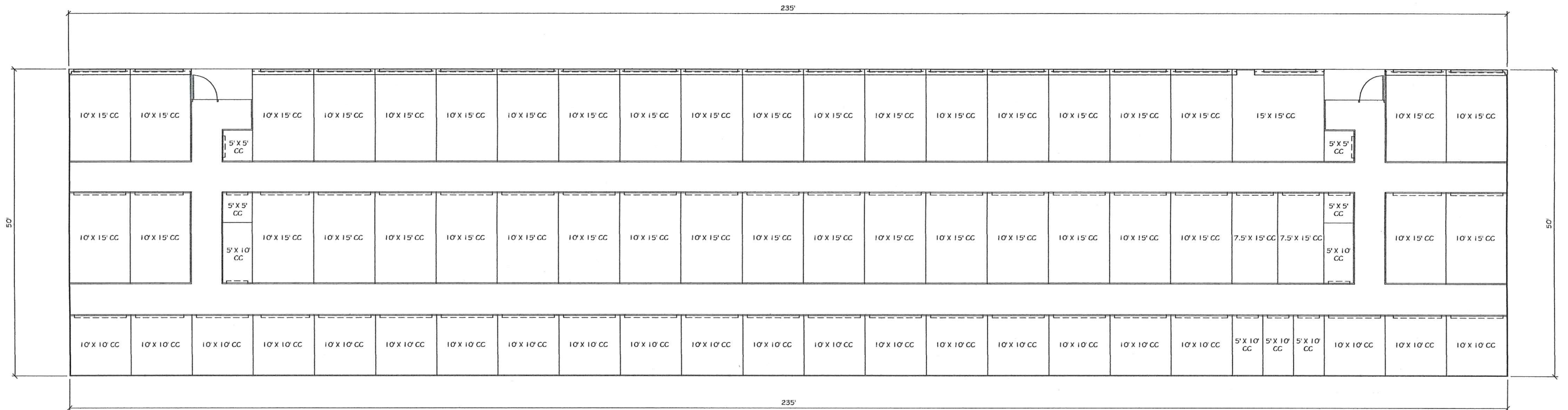
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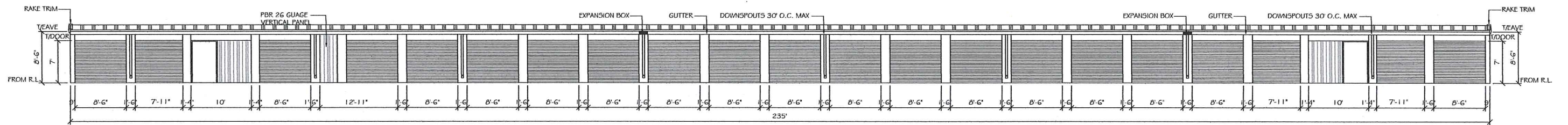
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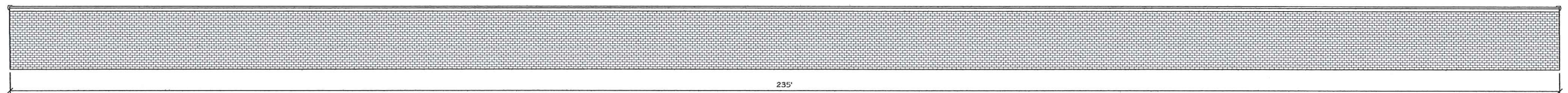
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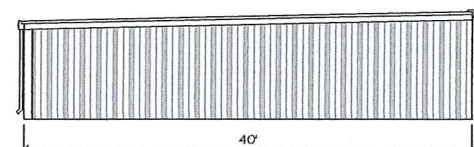
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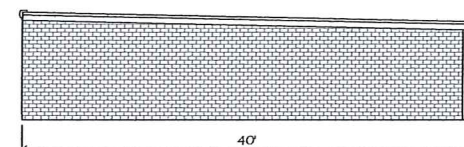
BUILDING G NORTH ELEVATION



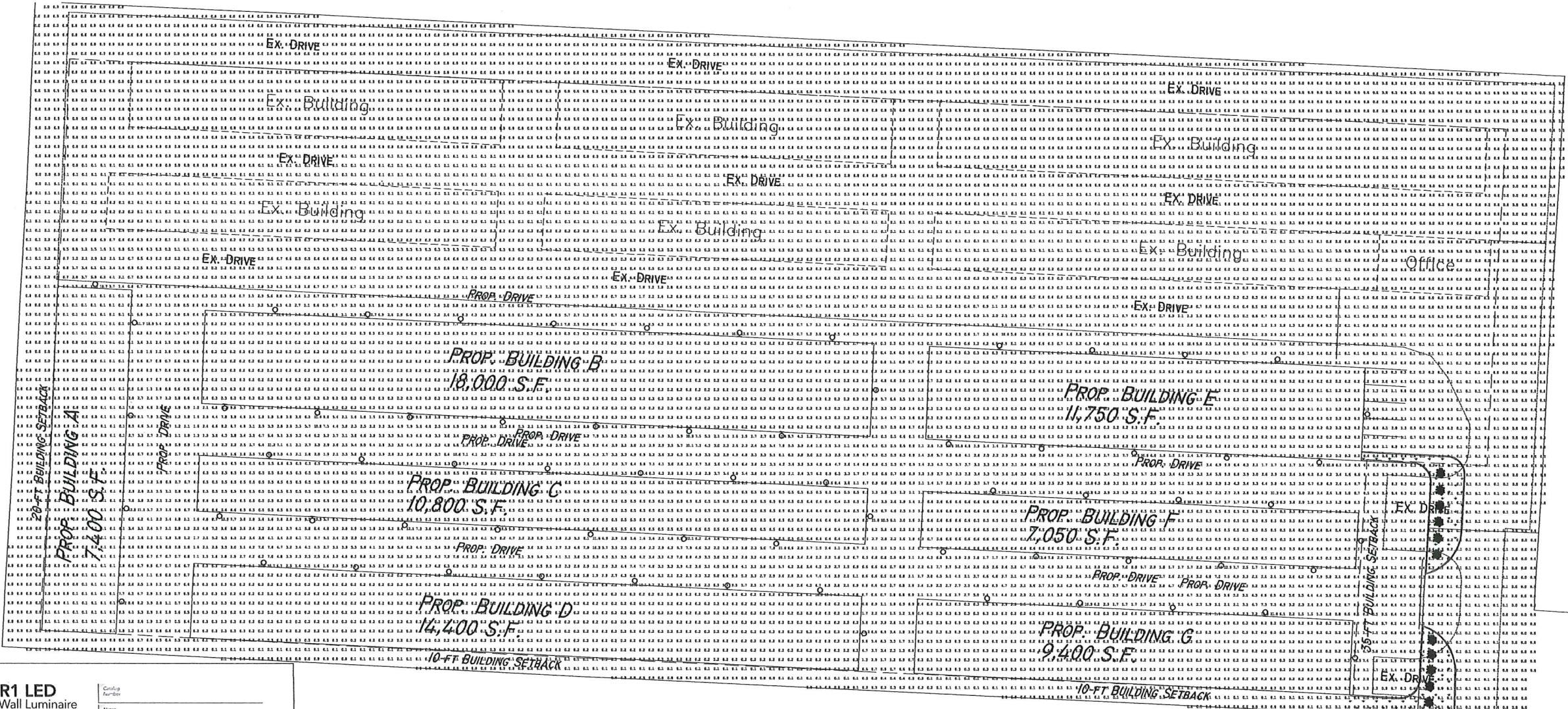
BUILDING G SOUTH ELEVATION



BUILDING G WEST ELEVATION



BUILDING G EAST ELEVATION

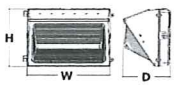


TWR1 LED
LED Wall Luminaire



Specifications

Width: 12-15 1/4"
Height: 9"
Depth: 7 1/2"
Weight: 11.95 lbs



Catalog Number
Name
Type

Introduction

The popular TWR1 Luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayform, the TWR1 LED offers a traditional appearance and is powered by advanced LEDs.

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 320W metal halide luminaire while saving up to 80% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information

EXAMPLE: TWR1 LED 2 50K MVOLT

Series	Performance Package	Lumens	Color Temperature	Voltage	Current	Power	Beam Angle	Mounting
TWR1 LED	1	2,500 lumens	40K	50VAC	0.04A	2.0W	30°	Surface
	2	1,600 lumens	50K	50VAC	0.03A	1.5W	30°	Surface
	3	4,900 lumens	50K	50VAC	0.09A	4.5W	30°	Surface

- NOTES
1. Correlated color temperature (CCT) shown is nominal per ANSI, CIE, and IESNA standards.
 2. MVOLT is not applicable to any line voltage from 120-277V/50/60 Hz.
 3. Power control not available with 4000K.

FEATURES & SPECIFICATIONS

INTENDED USE
The TWR1 LED combines traditional and modern design with high output LEDs to provide an energy-efficient, long-lasting luminaire for outdoor lighting applications. The luminaire is designed for use in a variety of outdoor settings, including parking lots, walkways, and building exteriors.

CONSTRUCTION
The TWR1 LED luminaire is constructed from die-cast aluminum, providing a durable and long-lasting fixture. The luminaire is designed to withstand harsh weather conditions and is suitable for use in a variety of outdoor environments.

OPTICS
The TWR1 LED luminaire features a classic dayform design, which provides a traditional appearance. The luminaire is designed to provide a wide beam angle, ensuring that the area being lit is well-illuminated.

INSTALLATION
The TWR1 LED luminaire is designed for easy installation. The luminaire is mounted to a wall or ceiling using the provided mounting hardware. The luminaire is designed to be installed in a variety of outdoor settings, including parking lots, walkways, and building exteriors.

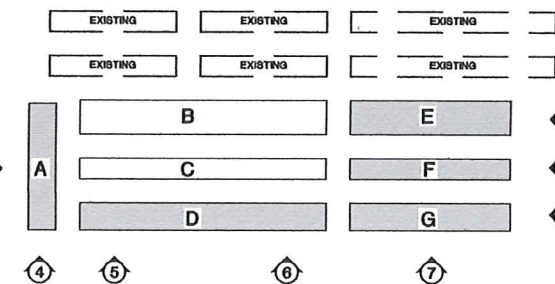
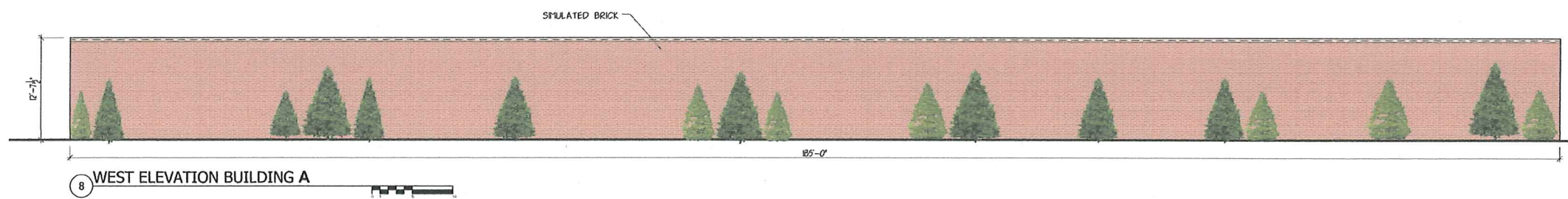
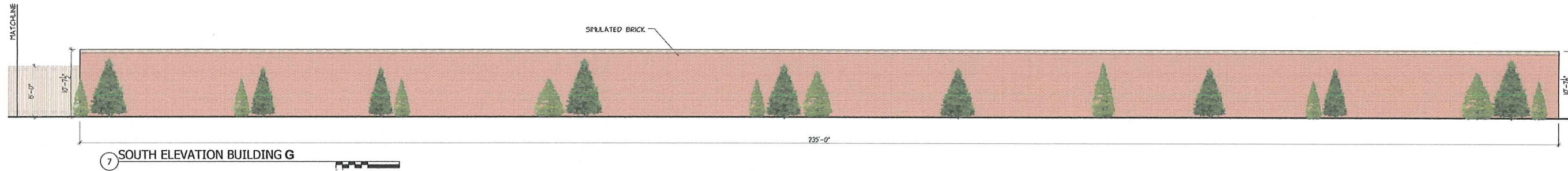
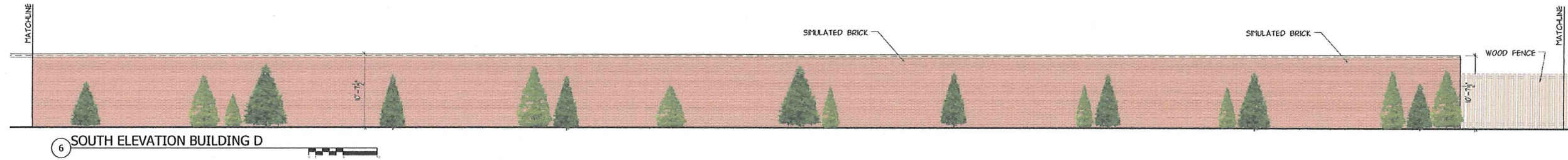
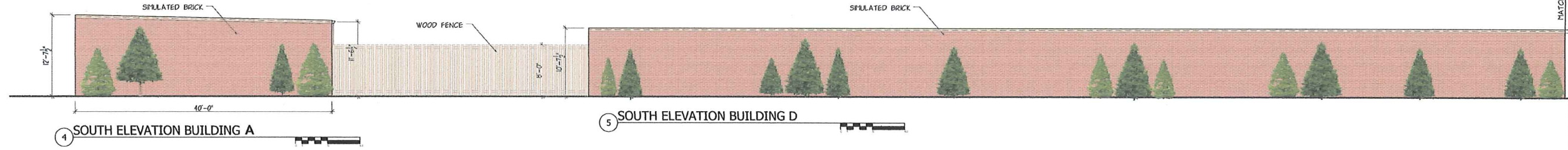
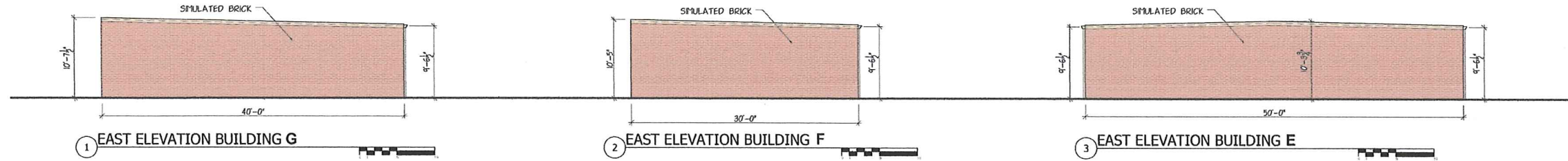
LISTINGS
The TWR1 LED luminaire is listed by UL, ETL, and other recognized testing laboratories. The luminaire is designed to meet or exceed all applicable safety and performance standards.

WARRANTY
The TWR1 LED luminaire is covered by a limited warranty. The warranty covers the luminaire against defects in materials and workmanship for a period of five years.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
C	68	TWR1 LED 3 50K MVOLT	SINGLE	N.A.	1.000	TWR1 LED 3 50K MVOLT

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
CalcPts	Illuminance	Fc	0.79	14.7	0.0	N.A. N.A.

PHOTOMETRIC - PLAN
scale: 1" = 30'-0"



**CARDINAL SELF STORAGE
POWELL**
72 INDUSTRIAL PARK PLACE, POWELL, OH 43065

DRAWING SET

<input type="checkbox"/>	01 24 2017	preliminary
<input type="checkbox"/>		check
<input type="checkbox"/>		bid
<input type="checkbox"/>		permit
<input type="checkbox"/>		construction

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	

SEAL

PROJECT NUMBER 017-005

SHEET TITLE

SHEET NUMBER