



CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
SUBDIVISION WITHOUT PLAT REVIEW APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$100

Applicant: GOLF VILLAGE SELF STORAGE
Address/City/State/Zip: 6257 SPRINGDALE RD CIN OH 45247
Email Address: RJKWC @ AOL.COM
Phone No: 513-741-1400 **Cell Phone No:** 513-383-0119 **Fax No:** 513-741-4479
Property Owner: GOLF VILLAGE SELF STORAGE
Address/City/State/Zip: 6257 SPRINGDALE RD CIN OH 45247
Email Address: RJKWC @ AOL.COM
Phone No: 513-741-1400 **Cell Phone No:** 513-383-0119 **Fax No:** 513-741-4479
Property Address: 7533 WOODCUTTER DR POWELL OH
Parcel Number(s)/Subdivision: 319-240-01-011-004 43065

FARM LOT 2, SECTION 2, TOWNSHIP 3 NORTH RANGE 19 WEST
VOLUME 292, PAGE 933 DELAWARE COUNTY

Checklist:

- ☒ Plat plan requirements as set forth by the Zoning Administrator.
- ☒ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☒ Attach **15 plat plans** containing all drawings, text, any other items, and application.
- ☒ Attach the required fee - \$100.

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: _____

Date: _____

Office Use

Received

Office Use

AMT _____

TYPE/DATE _____

RECEIPT # _____

PAYOR _____

Payment: _____

GOLF VILLAGE SELF STORAGE, LTD. POWELL, OHIO LOT SPLIT

GENERAL WARRANTY DEED ORV 0292, PAGE 0933
EXHIBIT "B"

MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR GOLF VILLAGE SUBDIVISION
ORV 76, PAGE 1894, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

"IN ALL NON-RESIDENTIAL DEVELOPMENT PHASES, ALL BUILDING, LANDSCAPING, AND SITE DEVELOPMENT PLANS, INCLUDING PLANS BOTH FOR INITIAL DEVELOPMENT AND CONSTRUCTION, AND SUBSEQUENT MODIFICATIONS THERE TO, SHALL BE SUBMITTED TO THE DECLARANT ("TRIANGLE PROPERTIES, INC.") FOR ITS INDEPENDENT REVIEW AND APPROVAL, WHICH MAY BE GRANTED OR DENIED IN DECLARANT'S SOLE DISCRETION.

THE DECLARANT, THE GRANTOR HEREIN, SPECIFICALLY IMPOSES THE FOLLOWING RESTRICTIONS AND CONDITIONS, AND BY ACCEPTING DELIVERY OF THIS DEED, THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AGREE TO BE BOUND BY SAID RESTRICTIONS AND CONDITIONS. THE ACCEPTANCE BY GRANTEE OF THESE RESTRICTIONS AND CONDITIONS DOES NOT IN ANY WAY LIMIT THE DECLARANT'S OVERALL APPROVAL RIGHTS AS PROVIDED FOR IN THE ABOVE REFERENCE DECLARATION.

1. COLOR SELECTION: PROVIDE HUES/SHADES THAT ARE ACCEPTABLE. WILL ALLOW ACCENT COLORS OF BRIGHTER HUES, BUT SHOULD LIMIT THE AMOUNT OF ACCESS COLORS.
2. ARCHITECTURAL TREATMENT OF FACADES FACING HOME ROAD AND WOODCUTTER, FACADES SHOULD INCORPORATE SOME FORM OF ARTICULATION TO ESTABLISH CHARACTER AND INTEREST. DEFINED AMOUNTS OF ARTICULATION WILL BE REQUIRED, SUCH AS OFFSETS, WINDOW SPACING AND SETBACKS, ACCENT BANDS, ETC.
3. DEFINITION OF BUILDING ENTRIES: PROVIDE FOR THE USE OF PORTICOS, AWNINGS, ACCENT COLORS, LIGHTING, OR OTHER FORMS OF ARCHITECTURAL EXPRESSION TO IDENTIFY BUILDING ENTRIES AT THE MAIN FACADE.
4. USE OF MATERIALS: MATERIAL TYPES SHOULD BE COMPATIBLE WITH SURROUNDING USES. GOLF VILLAGE LIMESTONE (SYNTHETIC), LAP BOARD SIDING, EITHER WOOD OR CEMENTITIOUS FIBER BOARD SUCH AS HARDI PLANK, AND STUCCO ARE GENERALLY ACCEPTABLE MATERIALS.
5. GARAGE DOORS: THOSE VISIBLE FROM HOME ROAD OR WOODCUTTER SHOULD BE ARCHITECTURALLY TREATED (PANELED), ETC.). THE TURF CENTER OFF WOODCUTTER IS A GOOD EXAMPLE OF GARAGE DOOR TREATMENT ACCEPTABLE FOR VISIBLE DOORS.
6. ROOFING MASSING: IF ROOFS HAVE A SLOPE, THEN SLOPE SHOULD BE 6:12 OR GREATER, AND BE COMPOSED OF DARK COLORED ASPHALT SHINGLE OR STANDING SEAM METAL ROOF. FLAT ROOFS ARE ACCEPTABLE, BUT ADDRESS THE USE OF PARAPETS AND REQUIREMENTS FOR HEIGHTS, AND CAPPING OF THE PARAPETS.
7. MECHANICAL UNITS: ROOF TOP MECHANICALS SHOULD BE SCREENED FROM VIEW FROM HOME ROAD AND WOODCUTTER DRIVE, AS WELL AS ANY OTHER PUBLIC STREETS. ADDRESS WHAT TYPE OF SCREEN IS APPROPRIATE (METAL OR SIMILAR MATERIAL TO BUILDING, OR RAISED PARAPET). GROUND MOUNTED MECHANICAL UNITS LIKEWISE SHALL BE SCREENED FROM PUBLIC VIEW. ADDRESS WHAT TYPE OF SCREEN IS APPROPRIATE (LANDSCAPE, FENCE, MASONRY WALL).
8. SERVICE/DUMPSTER AREAS: LIMIT LOCATION OF THESE AREAS TO SIDE OR REAR YARDS. SHOULD NOT BE LOCATED ADJACENT HOME ROAD OR WOODCUTTER DRIVE. ADDRESS SCREENING (LANDSCAPE, FENCES, WALLS AND OPACITY OF SUCH SCREENING).
9. SITE LIGHTING: AN APPROVED FIXTURE AND FIXTURE COLOR SHALL BE INCORPORATED THROUGHOUT THE INDUSTRIAL SITES. ALLOW FOR VARYING HEIGHTS, BUT DO NOT EXCEED 25'-30" HEIGHT.
10. BUILDING SIGNAGE: DEVELOP CONSISTENT THEME/LOCATION FOR BUILDING IDENTIFICATION SIGNAGE, TYPE OF LIGHTING, AND ADDRESS LOCATION, STYLE, ETC.
11. DETENTION AREAS: IF EXPOSED TO HOME ROAD OR WOODCUTTER ROAD, DETENTION AREAS NEED HEADWALLS AND ENDWALLS CONCEALED OR VENEERED WITH GV LIMESTONE.
12. OUTSIDE STORAGE OF MATERIALS: LIMIT MATERIAL STORAGE TO SIDE AND REAR YARDS, DEFINE METHODS OF SCREENING.
13. FENCING: THE TYPES OF FENCING, HEIGHTS, AND COLORS MUST BE ACCEPTABLE. LIMIT CHAIN LINK TO AREAS NOT VISIBLE FROM WOODCUTTER OR HOME ROAD, UNLESS CONCEALED BY APPROVE LANDSCAPING. CHAIN LINK SHOULD BE VINYL COATED IN DARK GREEN OR BLACK.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE SOUTHERLY PROPERTY LINE N 68° 04' 35" W AS RECORDED IN DEED BOOK 232, PAGE 933 AND AMENDED IN DEED BOOK 952, PAGE 659 AT THE DELAWARE COUNTY RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

EASEMENTS OF RECORD ARE SHOWN AS PER A TITLE SEARCH BY MW TITLE AGENCY (FIRST AMERICAN TITLE INSURANCE COMPANY),
10101 ALLIANCE ROAD, SUITE 220
CINCINNATI, OHIO 45242
PH. (513) 322-8812

THE SURVEYOR ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS THEREOF.

EASEMENTS AND RESTRICTIONS SET FORTH IN PLAT CABINET 3, PAGE 103 OF THE DELAWARE COUNTY, OHIO RECORDS.

EASEMENT IN FAVOR OF DEL-CO WEST WATER COMPANY AS SET FORTH IN DEED BOOK 362, PAGE 472, DELAWARE COUNTY RECORDS.

COLUMBIA GAS, INC., DEED BOOK 662, PAGE 639

COLUMBUS SOUTHERN POWER COMPANY, OFFICIAL RECORD VOLUME 182, PAGE 1392

COLUMBUS SOUTHERN POWER COMPANY, OFFICIAL RECORD VOLUME 486, PAGE 321

DEL-CO WATER COMPANY, OFFICIAL RECORD VOLUME 518, PAGE 150, A PORTION OF WHICH WAS VACATED BY ORV 535, PAGE 492

COLUMBIA GAS OF OHIO, ORV 587, PAGE 688

COLUMBUS SOUTHERN POWER COMPANY, ORV 602, PAGE 742

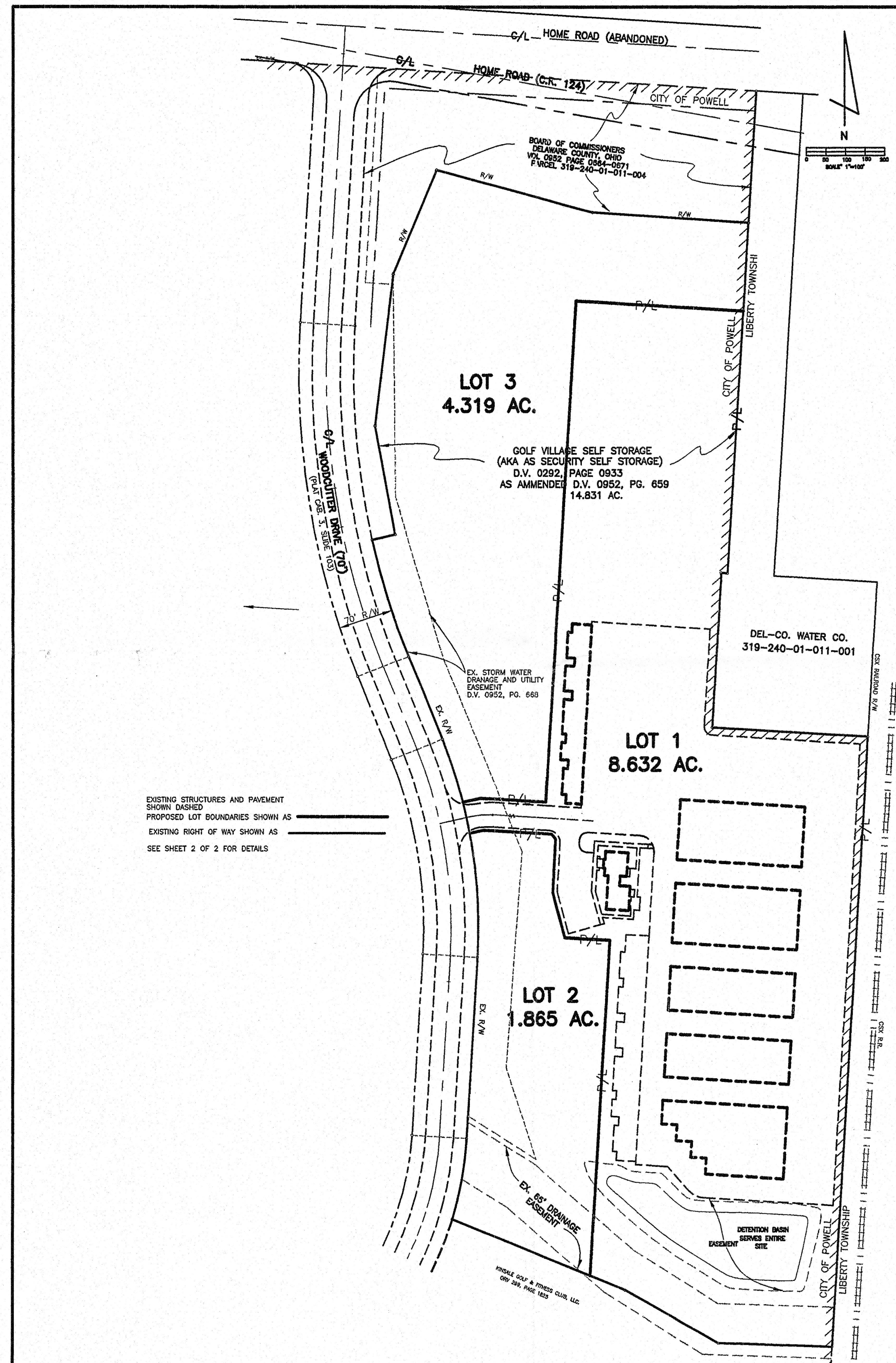
DEL-CO WATER COMPANY, ORV 834, PAGE 497

COLUMBUS SOUTHERN POWER COMPANY, ORV 951, PAGE 101

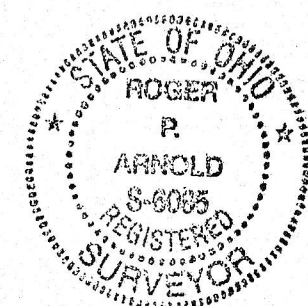
COMMON ACCESS EASEMENT ASSOCIATED WITH THIS LOT SPLIT PLAT, SEE DETAIL SHEET 2 OF 2

SANITARY SEWER EASEMENT ASSOCIATED WITH THIS LOT SPLIT PLAT, SEE DETAIL, SHEET 2 OF 2

NOTE: THE FOLLOWING EASEMENTS IDENTIFIED IN THE FIRST AMERICAN INSURANCE COMPANY TITLE COMMITMENT WERE DETERMINED TO BE OFF THE PREMISES OF THIS PARCEL:
ITEM 24 EASEMENT TO DEL-CO WATER COMPANY, D.B. 362, PG. 472.
ITEM 26 EASEMENT TO COLUMBUS SOUTHERN POWER CO., OR 182, PG. 1392.
ITEM 31 EASEMENT TO COLUMBIA GAS OF OHIO, OR 587, PG. 688.
ITEM 32 EASEMENT TO COLUMBUS SOUTHERN POWER CO., OR 602, PG. 742.



THIS SITE LIES IN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD LIMITS, AS SHOWN IN FIRM COMMUNITY PANEL NO. 39041C0229 K, DATED 4-16-2009, CITY OF COLUMBUS, OHIO.



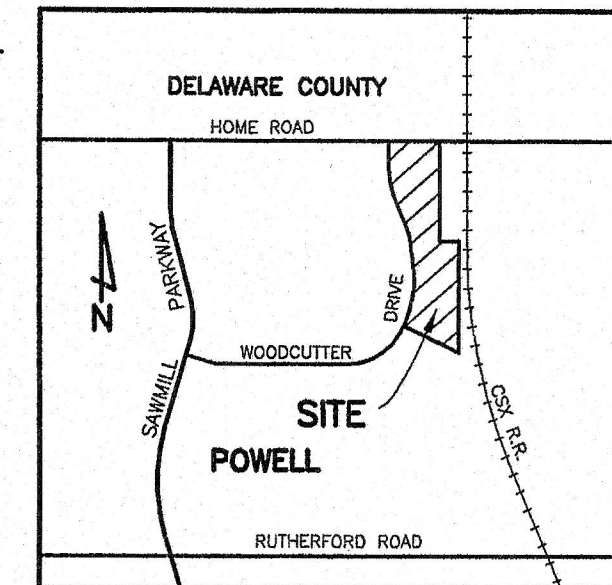
I HEREBY CERTIFY THAT THE ABOVE PREMISES HAVE BEEN SURVEYED BY ME OR UNDER MY DIRECTION, THAT I HAVE PREPARED THIS PLAT, AND THAT THIS PLAT IS CORRECT. MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ALONG CURVES ARE CHORD MEASUREMENTS. EXISTING IRON PINS FOUND ARE INDICATED BY THE SYMBOL PERMANENT MONUMENTS (1" O.D. IRON PINS) PLACED TO IDENTIFY THIS LOT SPLIT ARE INDICATED BY THE SYMBOL ALL 1" O.D. IRON PINS ARE WITH YELLOW PLASTIC CAPS INSCRIBED 6085.

By: 4/8/15
REGISTERED SURVEYOR NO. DATE

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOT 2, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, AND PART OF RECORD 17.014 ACRE PARCEL CONVEYED TO GOLF VILLAGE SELF STORAGE, LTD., AS RECORDED IN OFFICIAL RECORD VOLUME 292, PAGE 933 IN THE RECORDS OF DELAWARE COUNTY, BEING A PARCEL OF LAND LYING ON THE RIGHT SIDE OF THE CENTERLINE OF RIGHT-OF-WAY AND CONSTRUCTION OF DEL-CR124-4.11 (HOME ROAD).

GOLF VILLAGE SELF STORAGE
7533 WOODCUTTER DRIVE
319-240-01-011-004
(AKA AS SECURITY SELF STORAGE)
D.V. 0292, PAGE 0933
AS AMENDED D.V. 0952, PG. 659
14.631 AC.

IT IS PROPOSED THAT THE CURRENT GOLF VILLAGE SELF STORAGE BE SPLIT INTO THREE SEPARATE PARCELS, WITH CERTAIN COMMON EASEMENTS TO ALLOW SEPARATE DEVELOPMENTS AS MAY OCCUR IN THE FUTURE. LOT ONE IS PARTIALLY DEVELOPED AND STRUCTURES AND PAVEMENT ARE SHOWN WITH ASSOCIATED UTILITIES. ALL LOTS FRONT ON THE PUBLIC STREET WOODCUTTER DRIVE, AS FOUND ON THE PLAT OF SAME IN PLAT CABINET 3 SLIDE 103, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
LOT 1 8.632 AC. (PARTIALLY DEVELOPED)
LOT 2 1.865 AC. (UNDEVELOPED)
LOT 3 4.319 AC. (UNDEVELOPED)
TOTAL AREA INVOLVED 14.816 AC.



LOCATION MAP
NO SCALE

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOT 2, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, AND PART OF RECORD 17.014 ACRE PARCEL CONVEYED TO GOLF VILLAGE SELF STORAGE, LTD., AS RECORDED IN OFFICIAL RECORD VOLUME 292, PAGE 933 IN THE RECORDS OF DELAWARE COUNTY, BEING A PARCEL OF LAND LYING ON THE RIGHT SIDE OF THE CENTERLINE OF RIGHT-OF-WAY AND CONSTRUCTION OF DEL-CR124-4.11 (HOME ROAD).

THE UNDERSIGNED, MR. ROBERT J. KRUMDIECK, MANAGING MEMBER OF GOLF VILLAGE SELF STORAGE, LTD., OWNERS OF THE LANDS PLATTED HEREIN AND DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE LOTS 1, 2 AND 3 AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES FOR COMMON USE THE EASEMENTS SHOWN, AS APPLICABLE, AND NOT HERETOFORE DEDICATED TO SERVE EACH INDIVIDUAL LOT.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, AND THE CABLE TELEVISION INDUSTRY, BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

IN WITNESS WHEREOF, ROBERT J. KRUMDIECK, MANAGING MEMBER FOR GOLF VILLAGE SELF STORAGE, LTD., OWNERS OF THE LANDS PLATTED HEREON HAS HEREUNTO SET HIS HAND THIS 28 DAY OF April, 2015.

WITNESSES:

OWNERS

GOLF VILLAGE SELF STORAGE, LTD.
ROBERT J. KRUMDIECK, MANAGING MEMBER

STATE OF OHIO: S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED who acknowledges the signing of the foregoing instrument to be his free and voluntary act and deed, and the VOLUNTARY CORPORATE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL 28 April 2015

MY COMMISSION EXPIRES 4

NOTARY PUBLIC, STATE OF OHIO



LISA M. WHARTON
Attorney at Law
Notary Public, State of Ohio
My Commission Expires No Expiration
Date, Section 147.03 O.R.C.

APPROVED BY THE CITY OF POWELL PLANNING AND ZONING COMMISSION

APPROVED THIS ____ DAY OF ____, 2015

DAVID BEIZ, DIRECTOR OF DEVELOPMENT

APPROVED THIS ____ DAY OF ____, 2015

ROBERT E. RICE, DIRECTOR OF ENGINEERING

APPROVED THIS ____ DAY OF ____, 2015

APPROVED AND ACCEPTED BY ORDINANCE NO. ____ PASSED THE ____ DAY OF ____, 2015 BY THE COUNCIL OF THE CITY OF POWELL, OHIO, WHEREIN, SUBJECT TO THIS PLAT BEING PROPERLY RECORDED, THE EASEMENTS GRANTED HEREIN, INCLUDING SEWER AND UTILITY EASEMENTS AND A COMMON ACCESS EASEMENT DEDICATED HEREON ARE ACCEPTED.

CITY CLERK, POWELL, OHIO

TRANSFERRED THIS ____ DAY OF ____, 2015

AUDITOR, DELAWARE COUNTY, OHIO

DEPUTY AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF ____, 2015, AT ____ M.

RECORDED THIS ____ DAY OF ____, 2015, IN PLAT CABINET, ____ SLIDE ____

FEE ____ FILE NO. ____ RECORDER, DELAWARE COUNTY, OHIO

DEPUTY RECORDER, DELAWARE COUNTY, OHIO

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10101 ALLIANCE ROAD, SUITE 220
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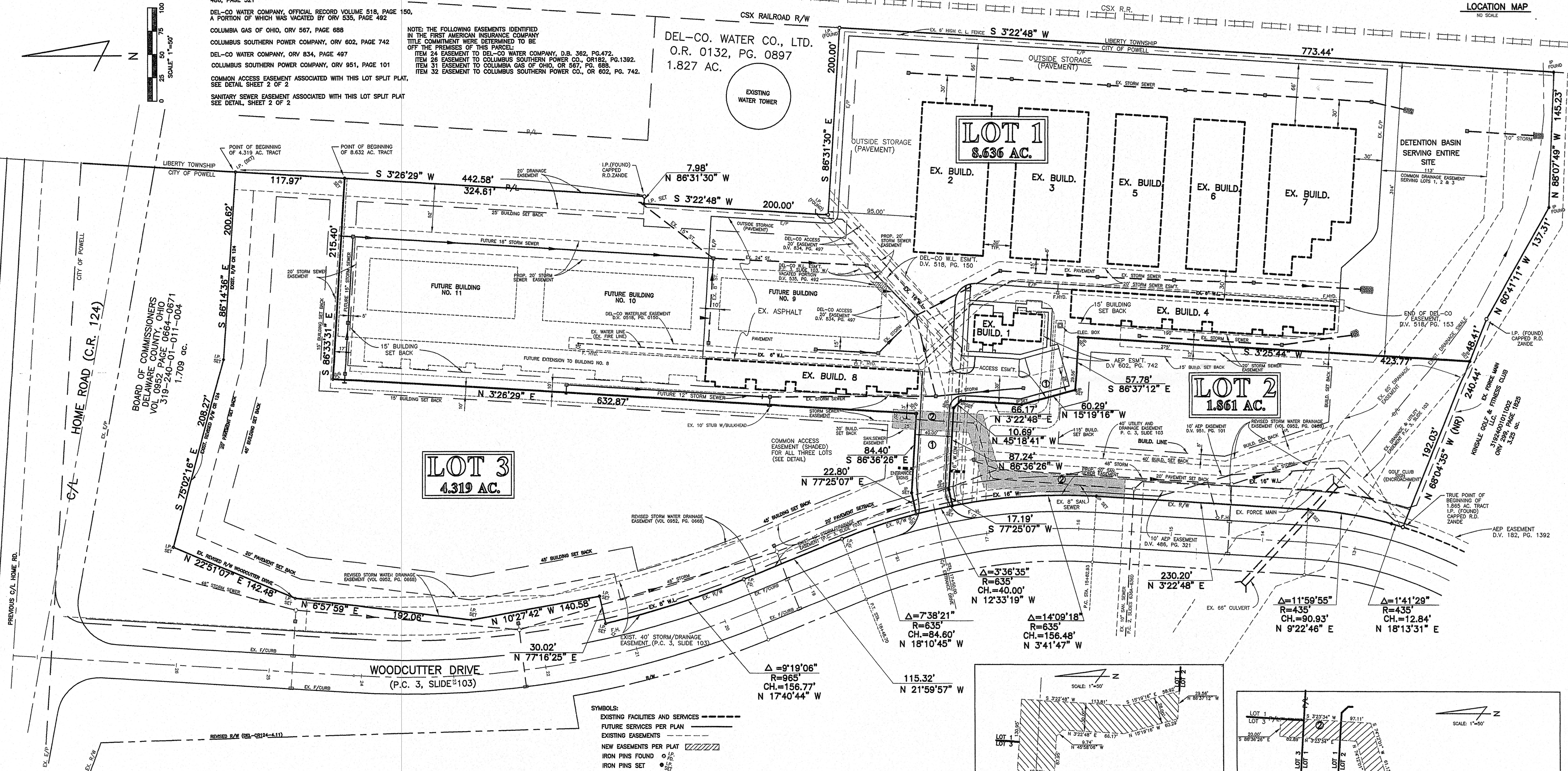
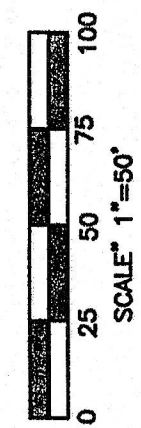
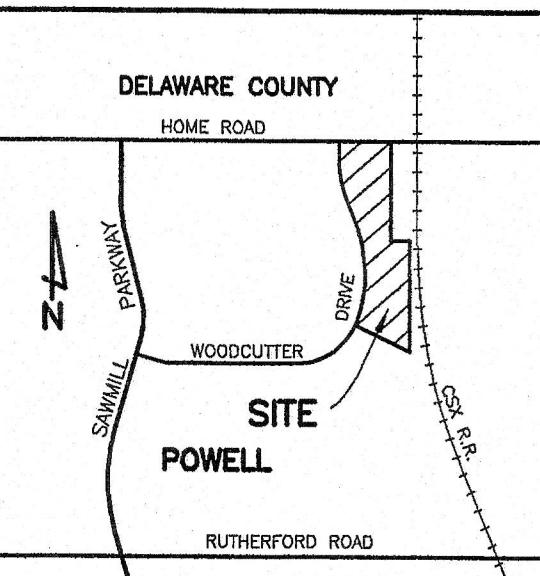
GOLF VILLAGE SELF STORAGE, LTD. POWELL, OHIO

LOT SPLIT WITH "AS BUILT" CONDITIONS
AND FUTURE SERVICES SHOWN

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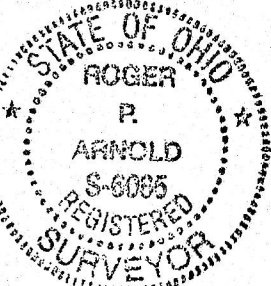
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(AKA AS SECURITY SELF STORAGE)
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AS AMENDED D.V. 0952, PG. 659
14.831 AC.
14.816 AC. (FIELD SURVEY)



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BY: *Roger P. Arnold* 4/8/15
REGISTERED SURVEYOR NO. DATE

