

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

DRAWING SET

■	011.24.2017	preliminary
□		check
□		bid
□		permit
□		construction

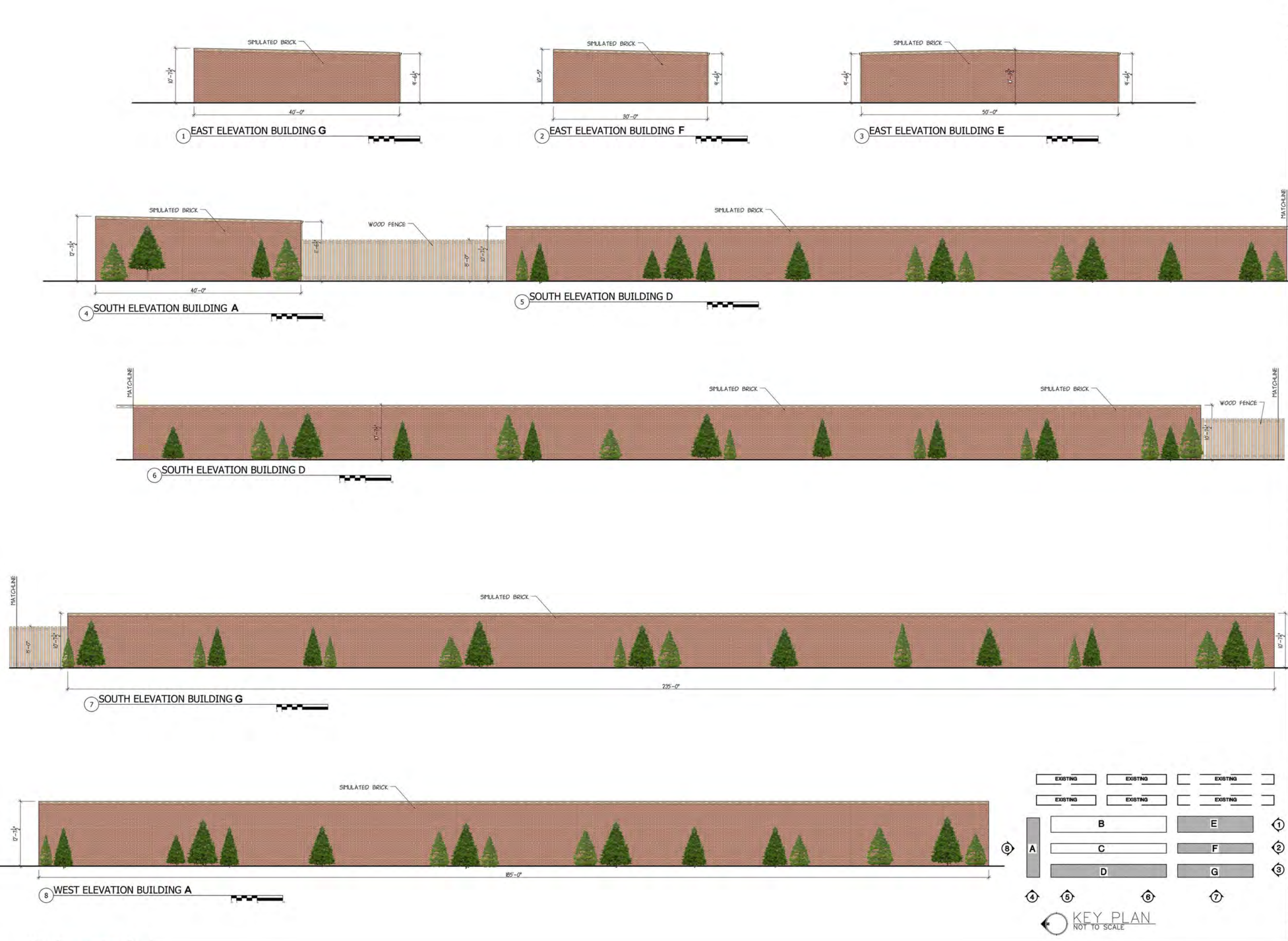
REVISIONS

△	
△	
△	
△	
△	
△	
△	
△	

SEAL

PROJECT NUMBER 017-005
SHEET TITLE
SHEET NUMBER

© COPYRIGHT 2017 ARCHITECTURAL ALLIANCE



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

Ruth C. Albers
Official Rec. 635, Pg. 94
Auditor Parcel No. 31931505004540

Velma E Brehm, Trustee
Official Rec. 621, Pg. 55
Auditor Parcel No. 31942602010519

Fred Fitzgerald Ohio Apartments LLC
Official Rec. 756, Pg. 2616
Auditor Parcel No. 31942602010000
5.26 Ac.

Olentangy Local Schools
Board of Education
Auditor Parcel No. 31942602007000
7.11 Ac.

B&D Property Services LLC
Official Rec. 671, Pg. 1251
Auditor Parcel No. 31942602023500

Robert Joyce & Margaret Ann Ashwill
Official Rec. 1421, Pg. 1189
Auditor Parcel No. 319315050004518

Tic Tac Toe LLC
Official Rec. 689, Pg. 1310
Auditor Parcel No. 31942602031000
3.93 Ac.

Rutherford Funeral
Home INC
Official Rec. 529,
Pg. 510
Auditor Parcel No. 31942602029000
3.32 Ac.

D-S Investments of Powell LLC
Official Rec. 1287, Pg. 642
Auditor Parcel No. 31942602026000
2.40 Ac.

Tract 1
Powell Road Self Storage
Official Rec. 915, Pg. 830
Auditor Parcel No. 319-426-02-025-000
2.150 Ac.

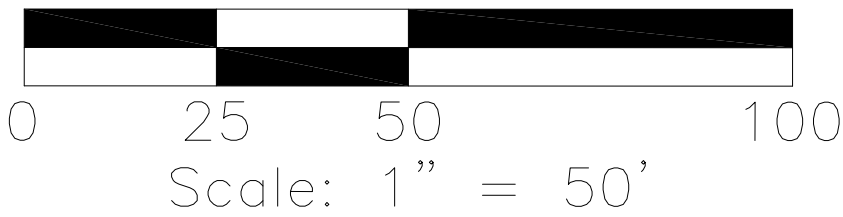
Tract 2
Powell Road Self Storage
Official Rec. 915, Pg. 830
Auditor Parcel No. 319-426-02-025-000
4.247 Ac.

LEGEND

- △ Railroad spike found
- Cornerpost found
- ⊙ 3/4" Iron pipe found
- Point
- ⊠ Stone found
- 5/8" Iron pin found
- ⊗ Sanitary Manhole
- ⊕ Light pole
- ⊗ Fire hydrant
- Site property line
- - - - - Edge of Road or Drive
- W — Water line
- — x — x — x — x — x — ○ Fence

NOTE :
The bearing system for this plat is based
on evidence found on the ——— line of
Section — and bears — ° — — — — —
and is for the determination of angles only.

Industrial Parkway (60')

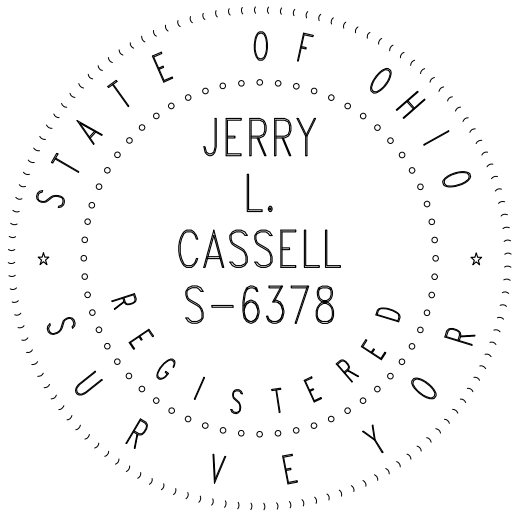


FOR: Crossing Waters

BY: Jerry Cassell

DATE: 02/27/2017

PROJ. NO.: DE010917

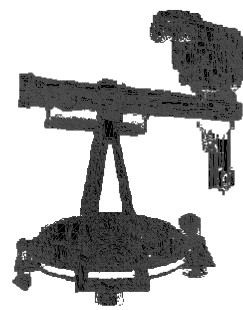


I hereby certify that this plat was prepared from an actual
field survey of the premises in _____ of 20 _____
and from existing public records and that said plat correctly
depicts the limits of the parcel to be conveyed.
This certification was made by me on this ____ day of _____
, 20 ____.

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.

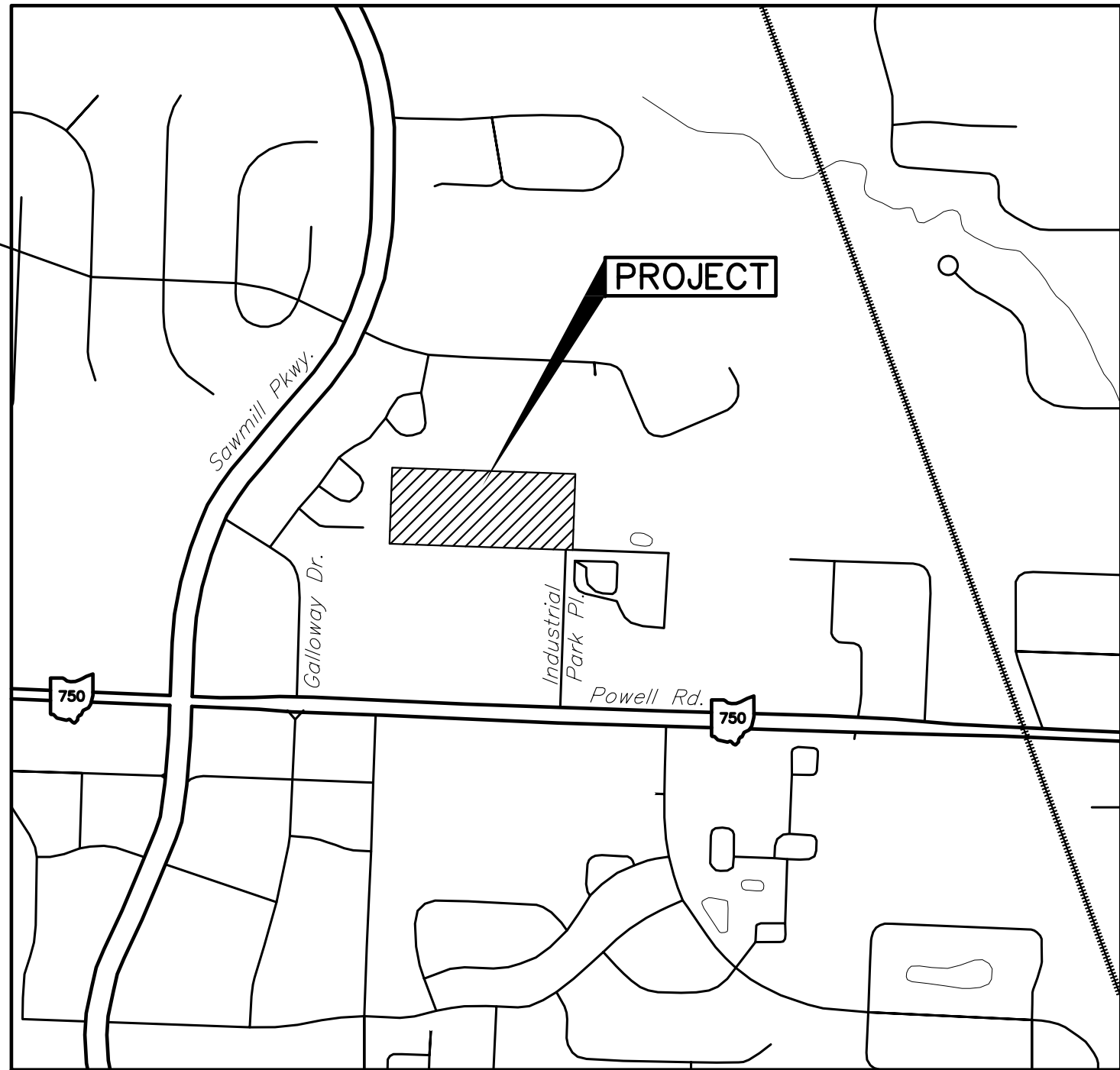


CASELL &
ASSOCIATES, LLC
PROFESSIONAL
LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024

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

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

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764 or 811

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

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



REGISTERED ENGINEER

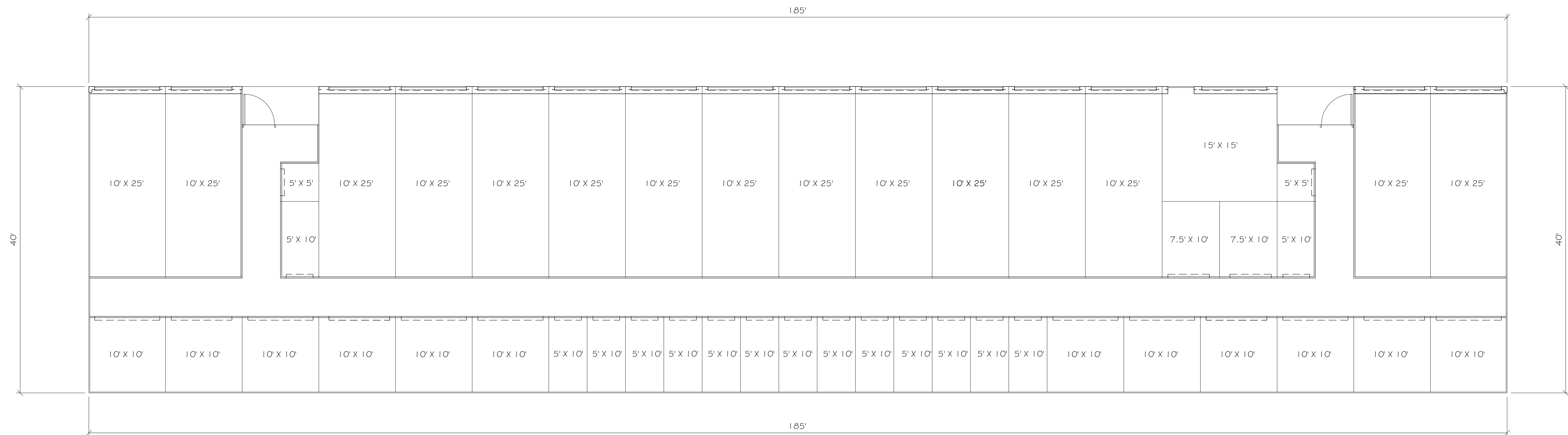
DATE

PLAN PREPARED BY:

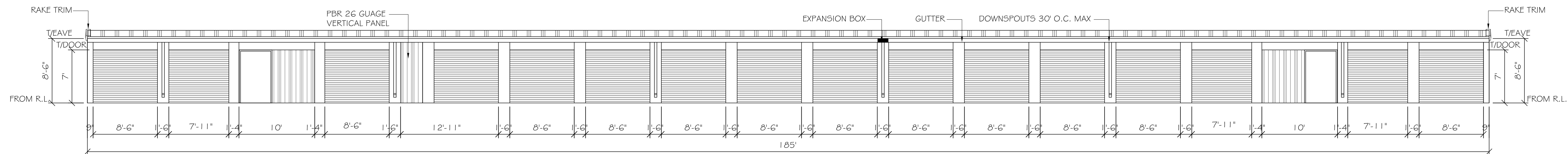
**CROSSING
WATERS**
ENGINEERING, INC.

P.O. Box 27
260 S. Main St., Suite A
Sugar Grove, Ohio 43155
(740) 746-0260
www.crossingwaterseng.com

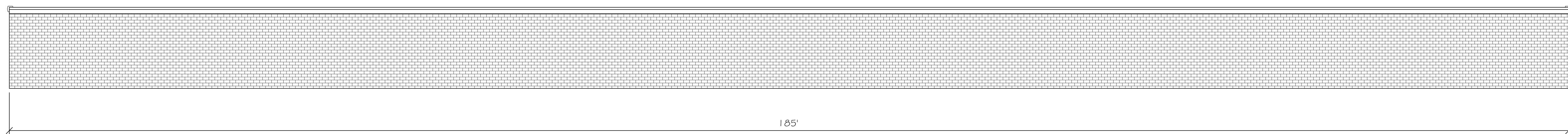
NO.	REVISION	BY	DATE	RECORDS DEPARTMENT



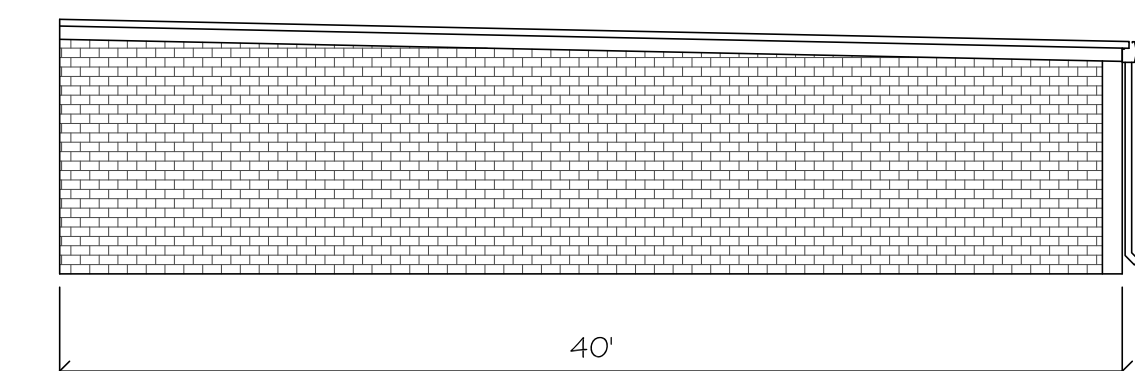
STRUCTURE A
7,400 SQFT.



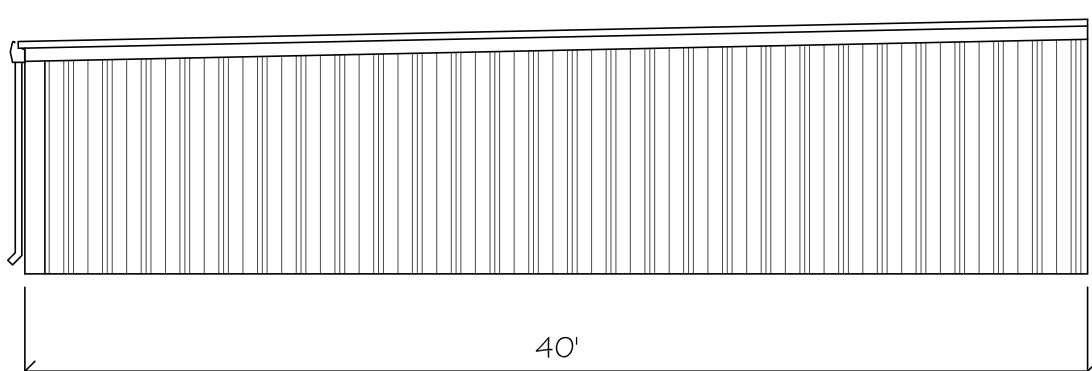
BUILDING A EAST ELEVATION



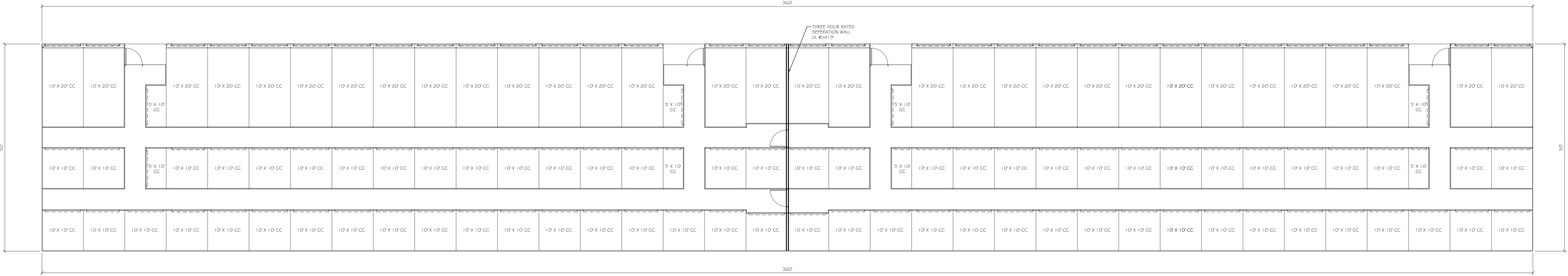
BUILDING A WEST ELEVATION



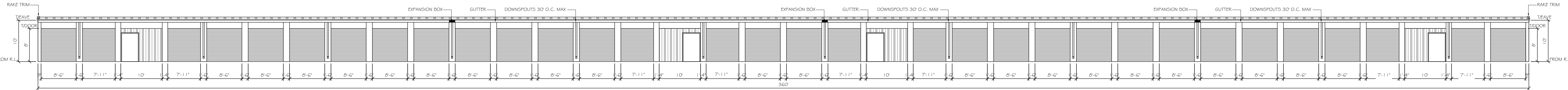
BUILDING D SOUTH ELEVATION



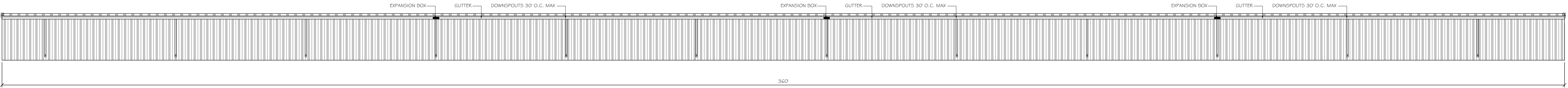
BUILDING D NORTH ELEVATION



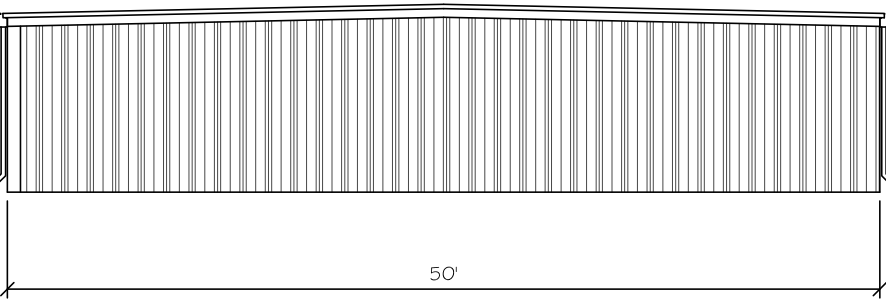
STRUCTURE B
14,400 SQFT.



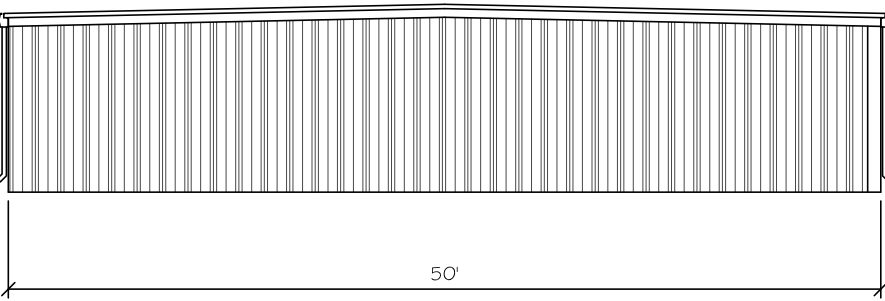
BUILDING B NORTH ELEVATION



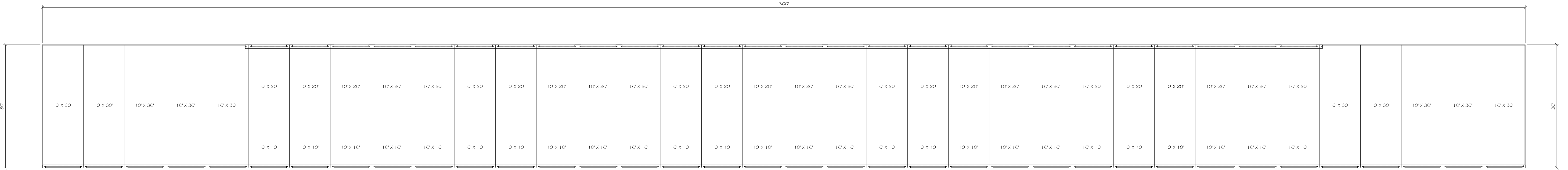
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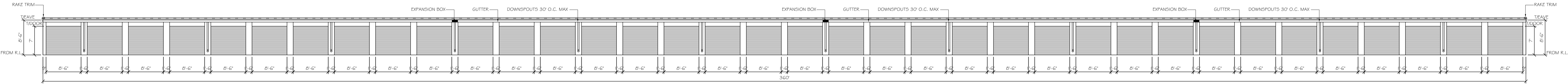
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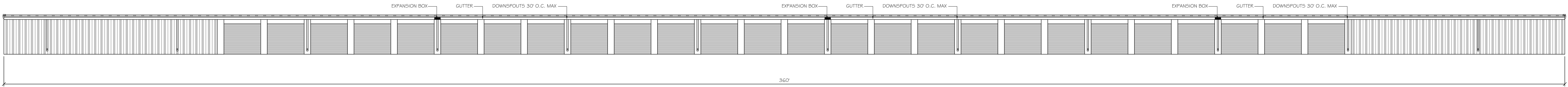
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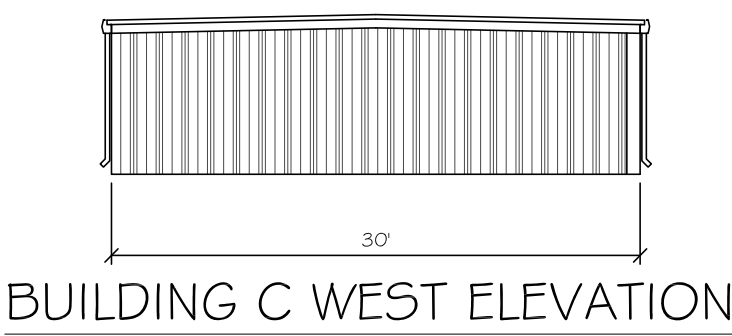
STRUCTURE C
10,800 SQFT.



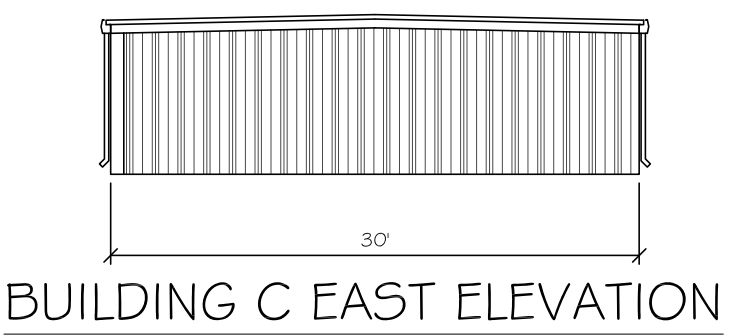
BUILDING C NORTH ELEVATION



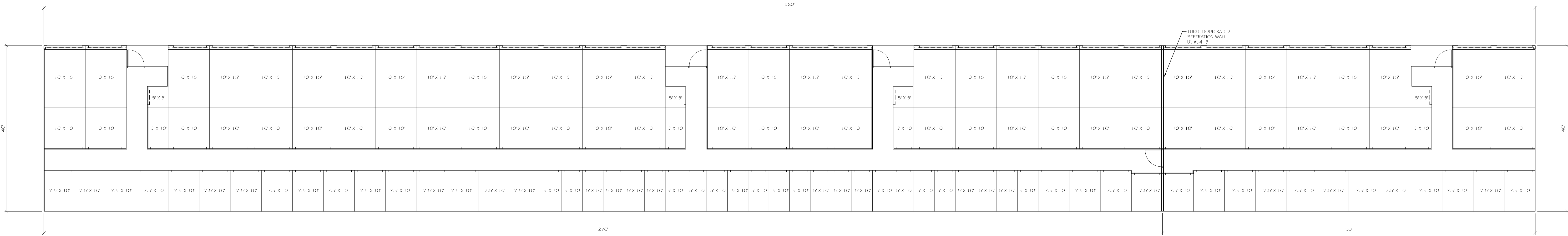
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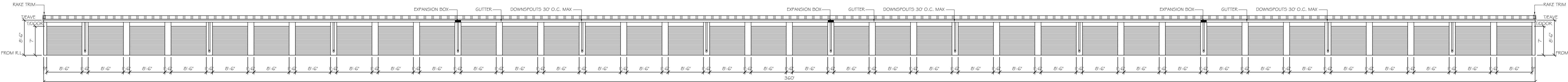
BUILDING C WEST ELEVATION



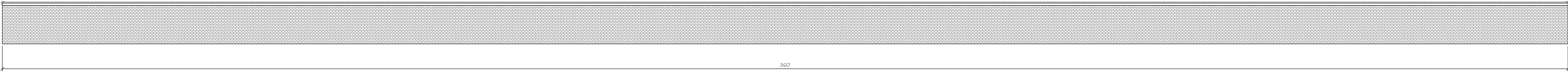
BUILDING C EAST ELEVATION



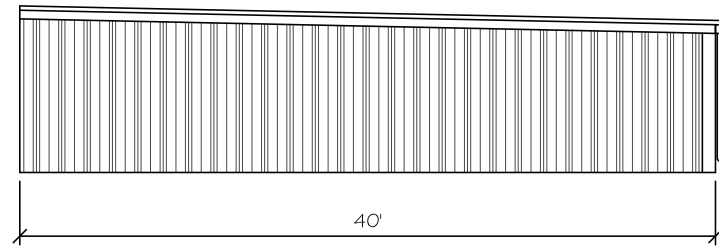
STRUCTURE D
14,400 SQFT.



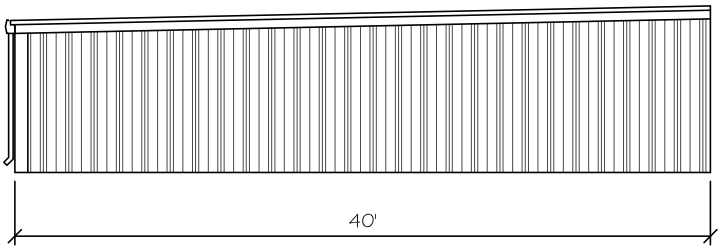
BUILDING D NORTH ELEVATION



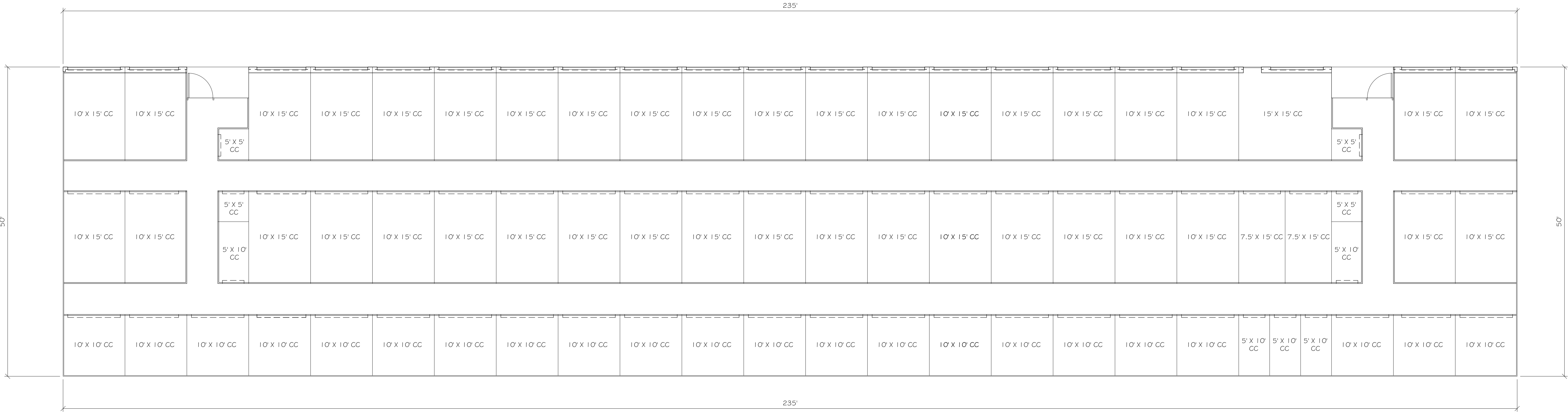
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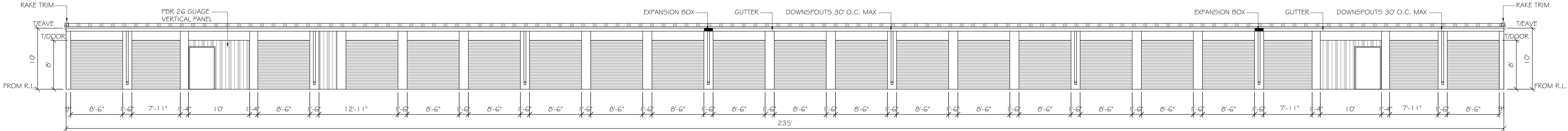
BUILDING D EAST ELEVATION



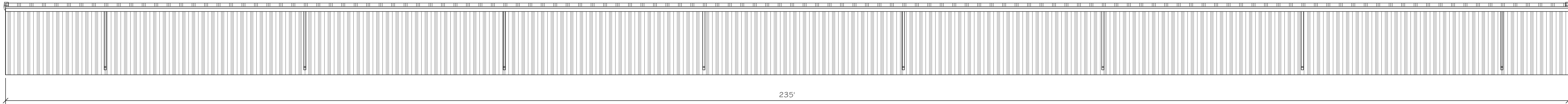
BUILDING D WEST ELEVATION



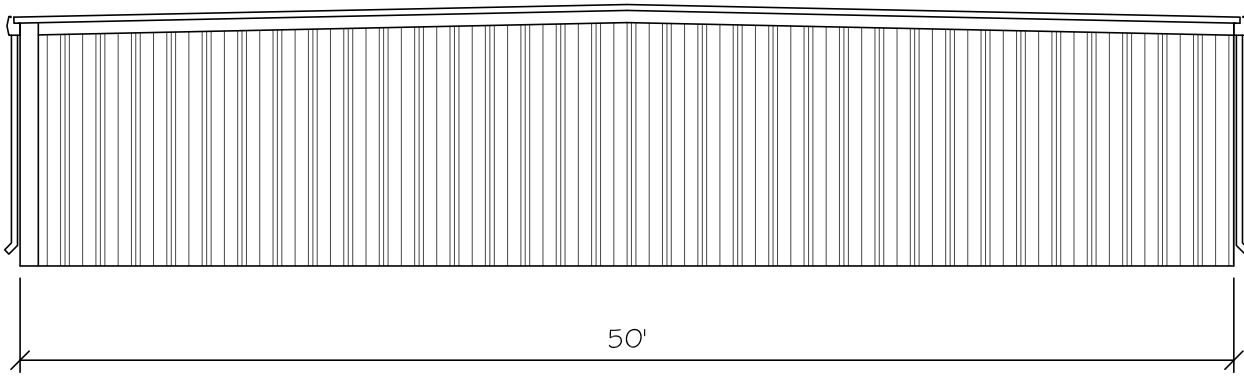
STRUCTURE E
11,750 SQFT.



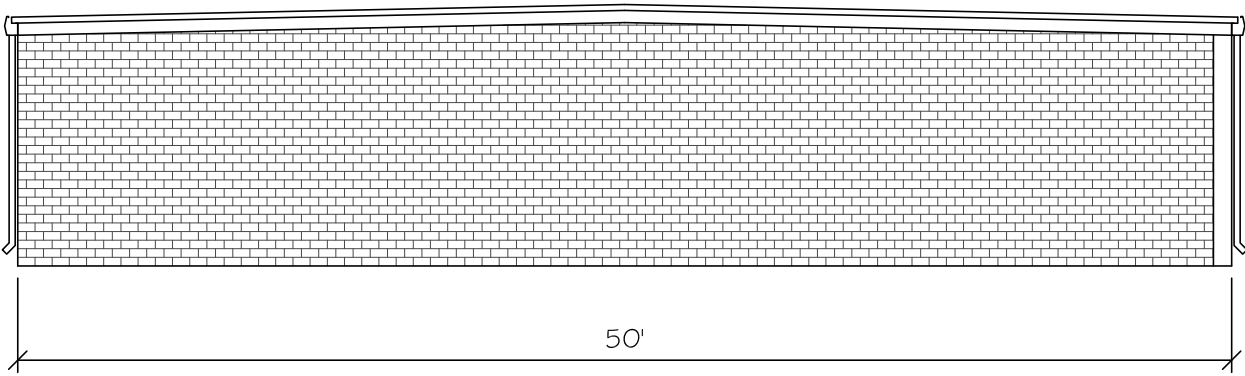
BUILDING E NORTH ELEVATION



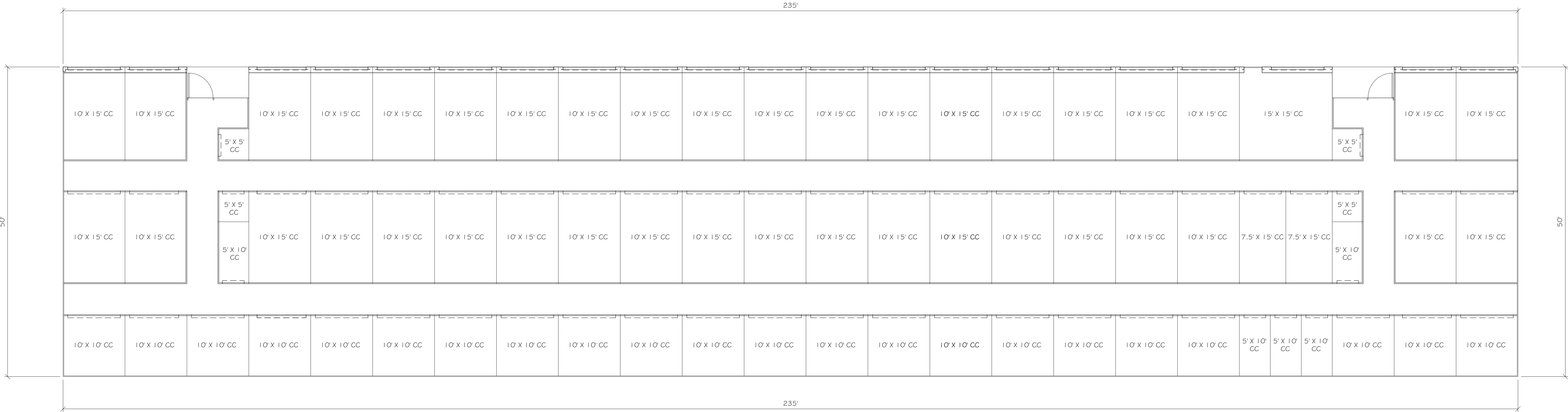
BUILDING E SOUTH ELEVATION



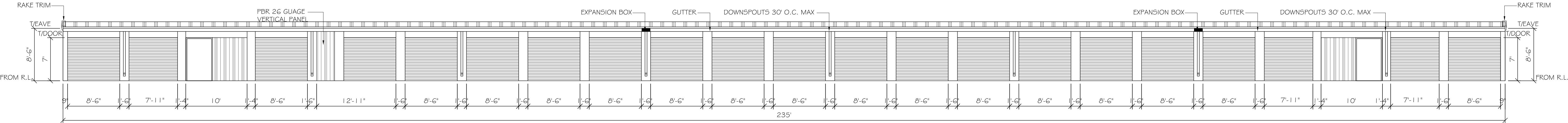
BUILDING E WEST ELEVATION



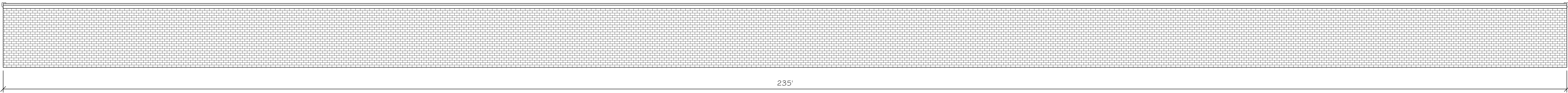
BUILDING E EAST ELEVATION



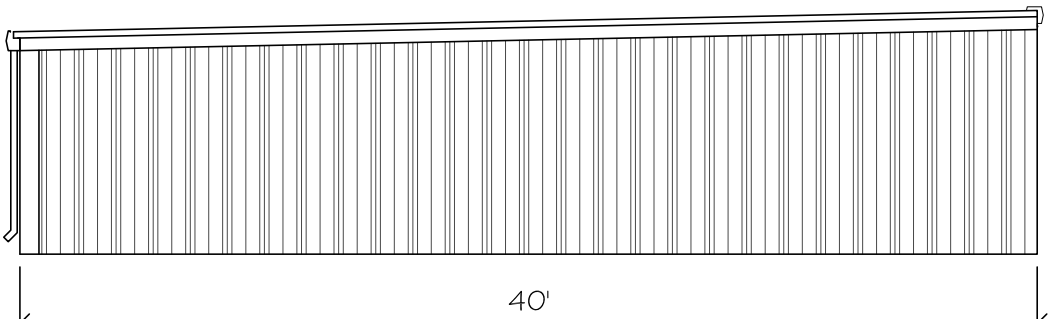
STRUCTURE G
11,750 SQFT.



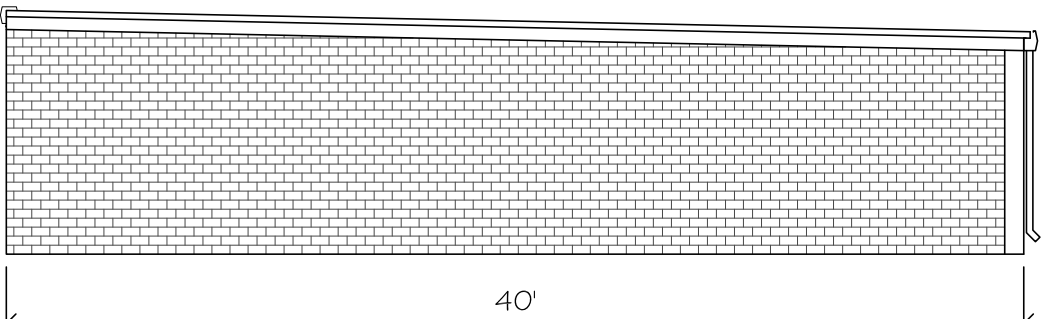
BUILDING G NORTH ELEVATION



BUILDING G SOUTH ELEVATION



BUILDING G WEST ELEVATION



BUILDING G EAST ELEVATION

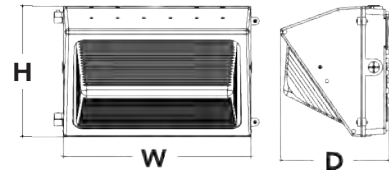


TWR1 LED
LED Wall Luminaire



Specifications

Width: 12-15/16"
(32.9 cm)
Height: 9"
(22.9 cm)
Depth: 7-1/2"
(19 cm)
Weight: 11.95 lbs
(5.42kg)



Catalog Number
Notes
Type

(On the Tab top of mouse over the page to see all interactive elements)

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

Series	Performance Package	Color Temperature	Voltage	Controls	Finish
TWR1 LED					
1	2,500 lumens	40K 4000K*	120VOLT	No controls	(blank)
2	3,600 lumens	50K 5000K*	FE1	120VOLT photo control	(blank)
3	4,900 lumens				

- NOTES
- * Correlated color temperature (CCT) shown is nominal per ANSI C78, 1973/88.
 - 120VOLT driver operates on any line voltage from 120-277V (50/60Hz).
 - Photo control not available with 4000K.

FEATURES & SPECIFICATIONS

INTENDED USE
The TWR1 LED conforms traditional wall pack design with high-output LEDs to provide an energy-efficient, low-maintenance LED wall pack suitable for replacing up to 320W MH fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR1 LED is ideal for outdoor applications such as canopies, loading areas, driveways, etc.

CONSTRUCTION
Rugged cast aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a urethane gasket to inhibit the entrance of external contaminants. 120VOLT driver operates on any line voltage from 120-277V (50/60Hz). TWR1 LED 1 has door large protection. TWR1 LED 2 and 3 have 120V protection. Rated for outdoor installation, 40°C maximum ambient.

OPTICS
High-performance LEDs maintain up to 80% of light output at 100,000 hours of service life (L80/100,000 hours). Prismatic glass lens designed for superior lighting distribution, uniformity and future spacing. See Lighting Facts label and photometry reports for specific future performance.

INSTALLATION
Suggested cast aluminum mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of several 1/2" threaded conduit entry hubs.

LISTINGS
UL listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with ENEC, IEC and UL standards.

Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified. Note: TWR1 LED 1 4000K/5000K/5000K qualified only for 120V applications.

WARRANTY
Limited warranty. Full warranty terms located at www.designlights.org/CustomerResources/terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
68	68	TWR1_LED_3_50K_MVOLT	SINGLE	N.A.	1,000

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPts	illumance	Pc	0.79	14.7	0.0

PHOTOMETRIC – PLAN
scale: 1" = 30'-0"



DRAWN BY: DATE
FA 02/20/2017

COLE ELLIS
POWELL EXPANSION

THE RABCO CORPORATION
1041 CROWN PARK CIRCLE • WINTER GARDEN, FL 34787
800/969-0220 • CB CUL7783 • Fax: 407/877-9065



PHOTO PL.
E-1

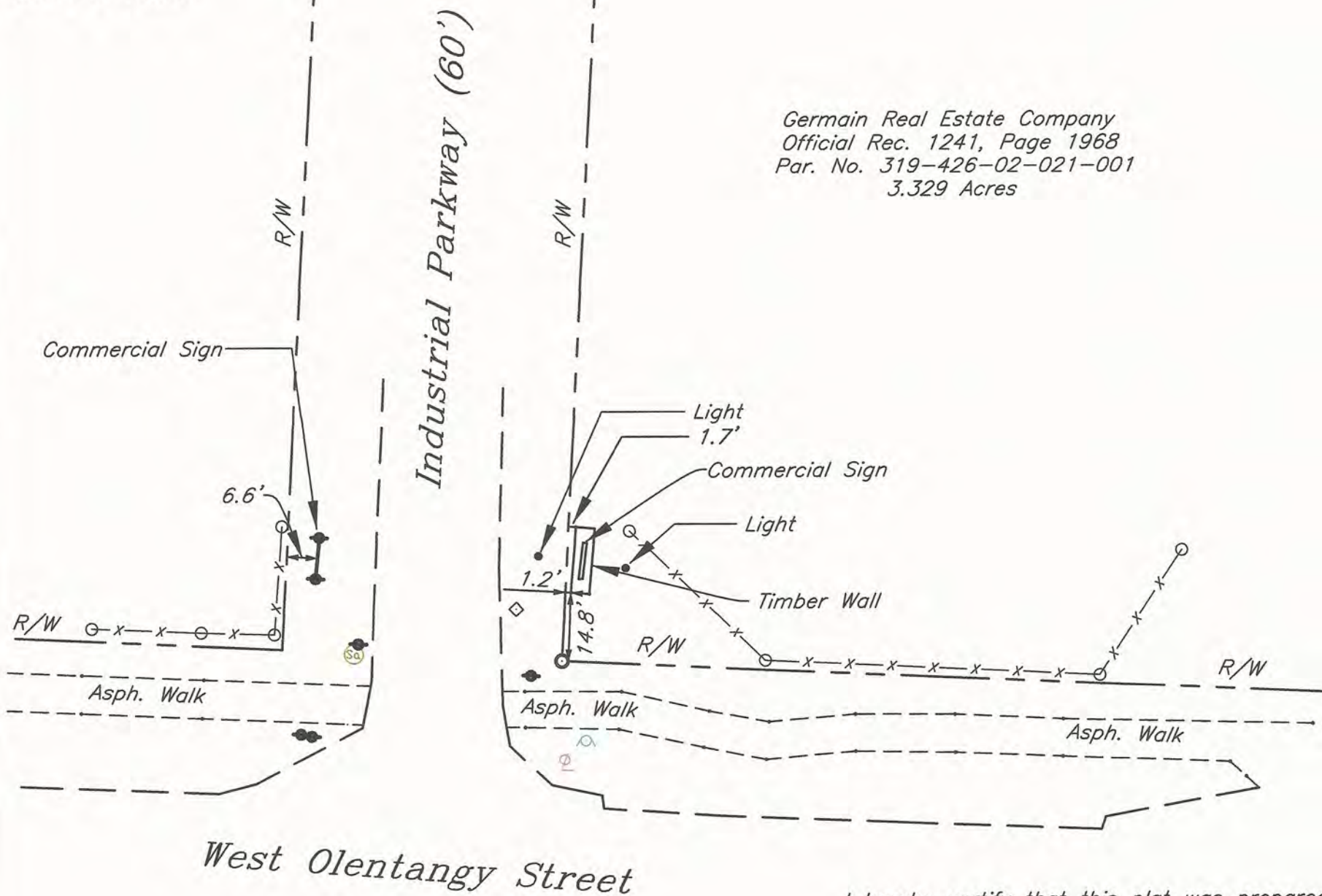


REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

LEGEND

- 3/4" iron pipe found with plastic ID cap inscribed "SANDS DECKER"
- Right of way line
- Edge of Road or Drive
- Board Fence
- Sanitary Manhole
- Light pole
- Fire hydrant
- Gas Line Marker
- Road Signs

Germain Real Estate Company
Official Rec. 1241, Page 1968
Par. No. 319-426-02-021-001
3.329 Acres



I hereby certify that this plat was prepared from an actual field survey of the premises in Jan. of 2017 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 26th day of Jan., 2017.

Jerry L. Cassell
Jerry L. Cassell
Ohio Professional Surveyor No. 6378



PLAT OF SURVEY

Situated in the State of Ohio, County of Delaware, City of Powell, and being part of Farm Lot 31, Section 4 (Quarter Township 4), Township 3 North, Range 19 West, United States Military Lands.

FOR: Cole Ellis
BY: Jerry Cassell
DATE: 1/25/17
PROJ. NO.: DE010917



CASSELL &
ASSOCIATES, LLC
PROFESSIONAL
LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024

A

64 SQ.FT. PER SIDE, MAX SIGN CABINET.

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

FLAT ALUMINUM FACE PANELS WITH ROUTED THRU GRAPHICS
GRAPHICS ARE BACKED UP WITH TRANSLUCENT ACRYLIC &
ILLUMINATED WITH LED LIGHT CLUSTERS POSITIONED FOR
OPTIMUM LIGHT.
FACE BACKGROUND IS OPAQUE WITH ILLUMINATED GRAPHICS

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 4.5" OD x .237 STEEL CENTER PIPE.
PIPE RUNS THRU CABINET & BRICK BASE INTO CONCRETE
SLAB FOUNDATION - 2' X 4' X 4' DEEP.

LANDSCAPING BY OTHERS.
LANDSCAPE AREA = 2x FACE AREA OF SIGN CABINET
(128 SQ.FT. OVERALL)

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

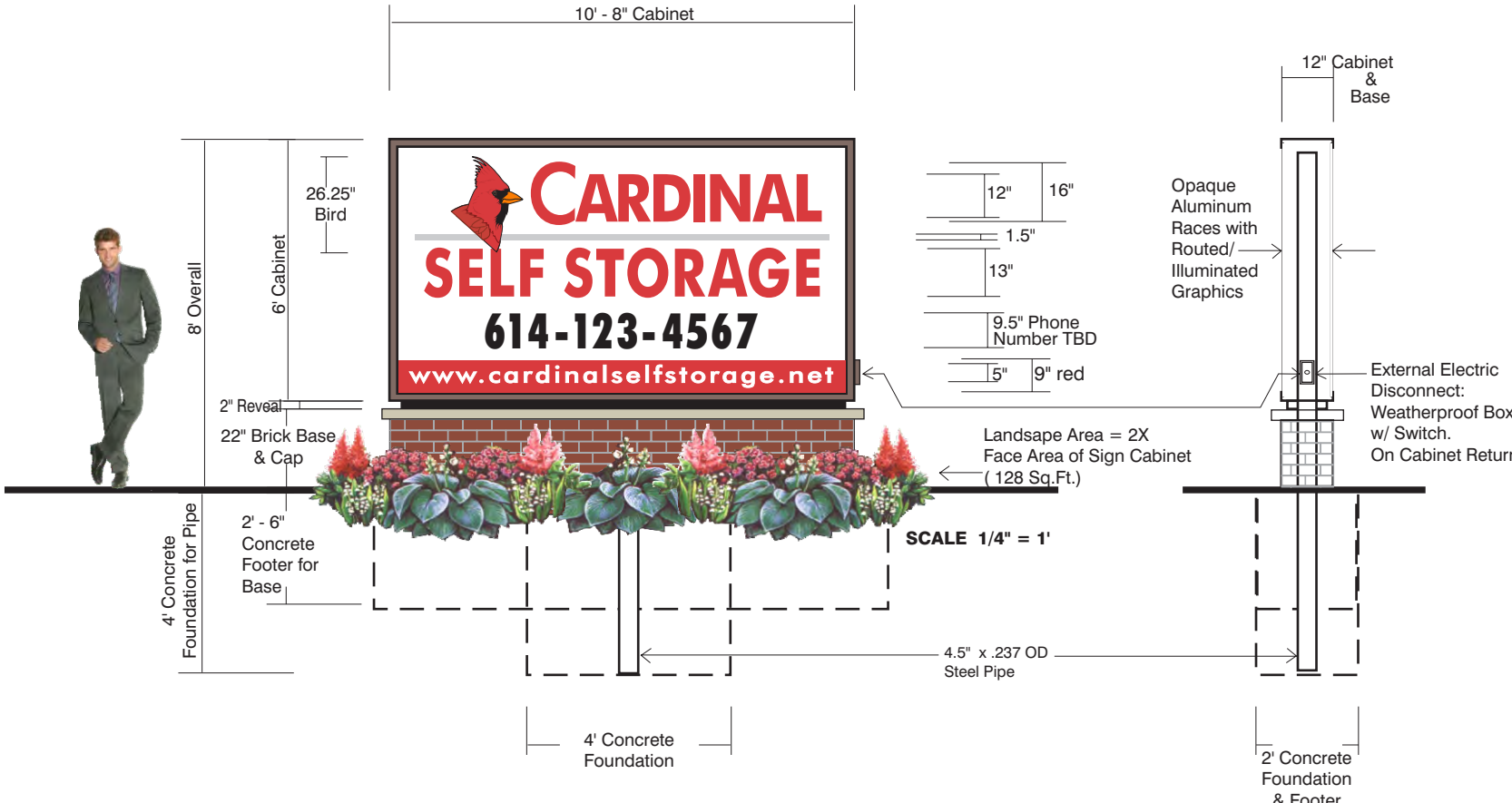
"SELF STORAGE" - BRIGHT RED

PHONE NUMBER - BLACK/ WHITE TRANSITION ACRYLIC.

WEBSITE - OPAQUE RED BACKGROUND BAND WITH WHITE TEXT.

REVEAL - BLACK.

BRICK BASE - MATCH COLOR & STYLE OF BUILDING MATERIALS



Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 7/8/09 Transfer Tax Paid 0/EX
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
 Delaware County Auditor By AWilder

200900023258
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER, RECORDER
 07-08-2009 AT 11:30 am.
 DEED 36.00
 OR Book 915 Page 830 - 832

200900023258
 PROFESSIONAL ADVANTAGE INC
 7792 OLENTANGY RIVER
 COLUMBUS OH 43235

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, Powell Road Self Storage by James C. Scartz, President, For valuable consideration paid grants with general warranty covenants to **Powell Road Self Storage**, whose tax mailing address is:

72 Industrial Park Place, Powell, OH 43065

the following REAL PROPERTY :

See legal description attached hereto and made a part hereof

Parcel Number: 319-426-02-025-000

Commonly Known as: 72 Industrial Park Place, Powell, OH 43065

The purpose of this deed is to clarify and correct the record as to a purported building setback line/easement area around the entire perimeter of Parcel #2 – 2.150 acre, as shown on survey prepared by Frank Celio, of Scioto Land Surveying Service, Inc., dated March 13, 1987 and attached to deed filed in Deed Volume 490, page 727, recorded July 23, 1987, Recorder's Office, Delaware County, Ohio. The purported building setback line/easement area was added to the survey by the surveyor, Frank Celio, apparantly under the assumption that it would someday be needed, however, said building setback line/easement area has never been used or relied upon, nor has it ever been officially granted or conveyed to anyone in the public records of Delaware County, OH. Therefore, said building setback line/easement area appearing in the aforesaid instrument is not applicable to subject premises and is considered a scrivener's error.

This conveyance is subject to: 1) the lien of any installments of real estate taxes and assessments, if any not due and payable as of the date hereof, 2) restrictions, easements, conditions and reservations of record, 3) and zoning ordinances.

Prior Instrument Reference: Deed Book 550, page 329, filed October 7, 1992 at 8:43 a.m. and Deed Book 550, page 331, filed October 7, 1992 at 8:45 a.m., Recorder's Office, Delaware County, Ohio.

EXECUTED BY James C. Scartz, President of Powell Road Self Storage, this 8th day of July, 2009

POWELL ROAD SELF STORAGE

By James C. Scartz
 James C. Scartz, President



CHERYLL A. ZAISER
 Notary Public, State of Ohio
 My Commission Expires December 7, 2013

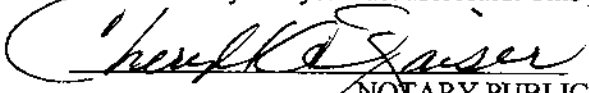
Continued on page 2

STATE OF OHIO

COUNTY OF FRANKLIN SS

BE IT REMEMBERED, That on this 2nd day of July, 2009, before me, a Notary Public in and for said county personally appeared James C. Scartz, President of Powell Road Self Storage, the Grantor(s) in the foregoing deed, who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid. This 2nd day of July, 2009


NOTARY PUBLIC

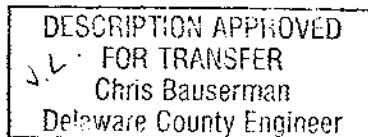
This instrument was prepared by:
Under the direction of the owner.



CHERYLL A. ZAISER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 7, 2013

Return to:

Professional Advisors, Inc.
7700 Glenway Drive East, Ste. R
Columbus, OH 43235

**Parcel 1:**

Situated in the Village of Powell (now known as the City of Powell), County of Delaware, State of Ohio, being part of Farm Lot 32 in Section 4, Township 3, Range 19 of the United States Military Lands, being part of an original 12.011 acre tract now or formerly owned by S. and D. Investments, as described in Deed Book 441, page 651 and being more particularly described as follows:

Beginning at a railroad spike found at the northwest corner of Industrial Park Place Subdivision, as delineated in Plat Book 19, page 74;

Thence North 05 deg. 08' 00" East, a distance of 100.22 feet to a point;

Thence North 85 deg. 22' 00" West, a distance of 550.74 feet to a point;

Thence North 04 deg. 38' 00" East, a distance of 142.79 feet to a point, being on the North line of the said 12.011 acre tract;

Thence South 85 deg. 27' 45" East, along the said North line of the 12.11 acre tract, a distance of 612.00 feet to an iron pipe found, being the Northwest corner of a 3.351 acre tract now or formerly owned by S. & D. Investments, as described in Deed book 486, page 110;

Thence South 05 deg. 08' 00" West, along the West line of the said 3.351 acre tract, a distance of 244.57 feet to an iron pipe found, being a northeasterly corner of the said Industrial Park Place Subdivision;

Thence North 84 deg. 52' 00" West, along the North line of the said Industrial Park Place Subdivision, a distance of 60.00 feet to the point of beginning.

Containing 2.150 acres, more or less.

Parcel 2:

Situated in the State of Ohio, County of Delaware, Village of Powell (now know as the City of Powell), being part of Farm Lot 32, in Section 4, Township 3, Range 19, of the United States Military Lands, being part of an original 12.011 acre tract now or formerly owned by S. and D. Investments, as described in Deed book 441, page 651, and being more particularly described as follows:

Commencing at a railroad spike found at the Southwest corner of Industrial Park Place Subdivision, as delineated in Plat Book 19, page 74;

Thence North 05 deg. 08' 00" East, along the West line of said subdivision, a distance of 703.16 feet to a point, being the Northeast corner of a 2.859 acre tract now or formerly owned by S. and D. Investments, as described in Deed book 409, page 194, also being the South line of said Farm Lot 32, said point also being the true point of beginning of the following described tract;

Thence North 85 deg. 22' 00" West, along the said South line of Farm Lot 32, a distance of 759.04 feet to an iron pipe found, being the Southwest corner of the said 12.011 acre tract;

Thence North 04 deg. 28' 48" East, along the West line of the said 12.011 acre tract, a distance of 346.25 feet to a cornerpost found, being the Northwest corner of the said 12.011 acre tract;

Thence South 85 deg. 27' 45" East, along the North line of the said 12.011 acre tract, a distance of 211.00 feet to a point;

Thence South 04 deg. 38' 00" West, a distance of 142.79 feet to a point;

Thence South 85 deg. 22' 00" East, a distance of 550.74 feet to a point;

Thence South 05 deg. 08' 00" West, a distance of 203.82 feet to the true point of beginning;

Containing 4.247 acres, more or less.



















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