

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 SATTER 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 extent 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.

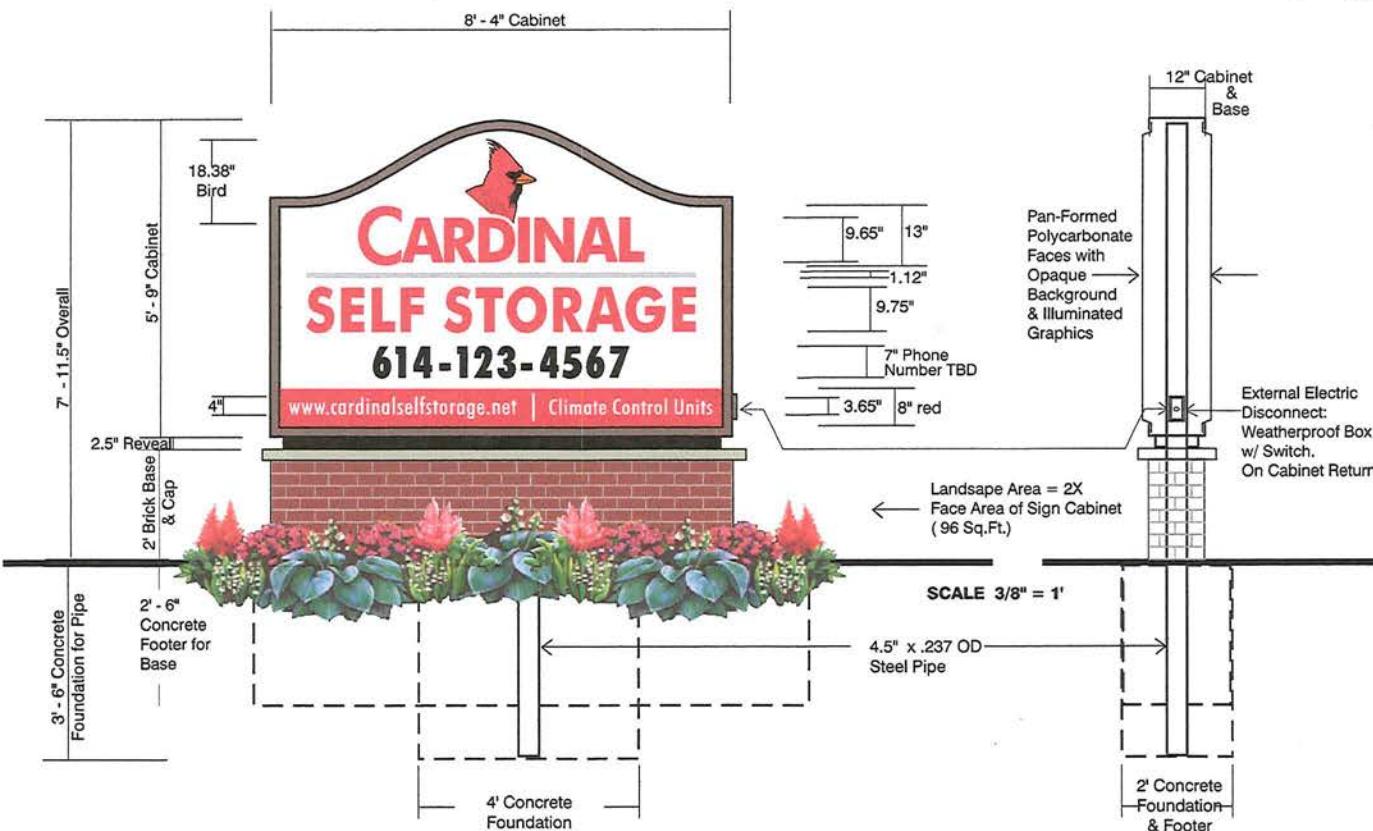
The applicant is an experienced self storage developer and manager. The rent structure of the self storage units varies substantially due to size, location and climate control. The rent structures also vary significantly as seasons change.

- 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

48 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 4.5" OD x .237 STEEL CENTER PIPE. PIPE RUNS THRU CABINET & BRICK BASE INTO CONCRETE SLAB FOUNDATION - 2' X 4' X 3' - 6" DEEP.

LANDSCAPING BY OTHERS.
LANDSCAPE AREA = 2x FACE AREA OF SIGN CABINET (96 SQ.FT. OVERALL)

BRICK BASE & SUBGRADE FOOTER BY OTHERS.

COLORS
CABINET RETAINERS & RETURNS - DARK BROWN.

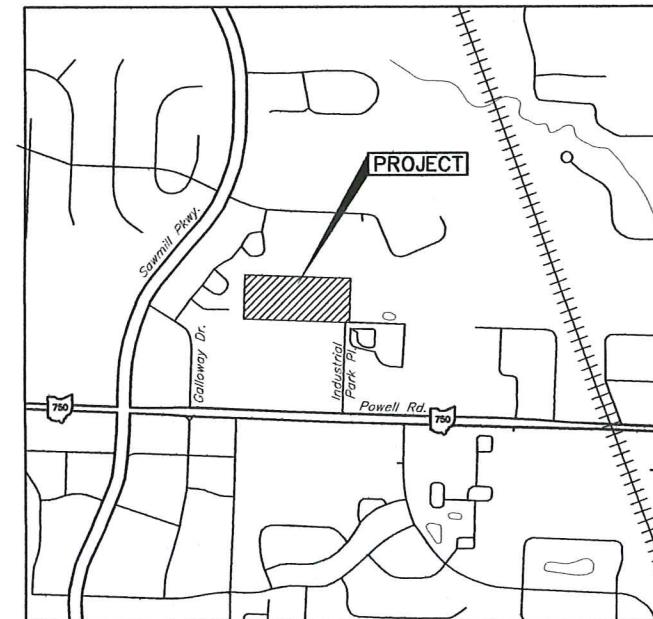
FACE BACKGROUND - OPAQUE WHITE.
BIRD/CARDINAL LOGO - BRIGHT RED WITH BLACK & WHITE DETAILS.

'CARDINAL' - BRIGHT RED
UNDERLINE - MEDIUM GREY
'SELF STORAGE' - BRIGHT RED
PHONE NUMBER - BLACK/WHITE TRANSITION ACRYLIC.
WEBSITE, 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

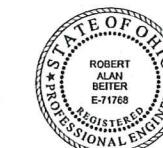
- 1 TITLE SHEET
- 2 EXISTING SITE
- 3 PROPOSED SITE PLAN
- 4 EXISTING PLAT OF SURVEY
- 5 EXISTING SITE PLAT OF SURVEY
- 6 PROPOSED STRUCTURE "A"
- 7 PROPOSED STRUCTURE "B"
- 8 PROPOSED STRUCTURE "C"
- 9 PROPOSED STRUCTURE "D"
- 10 PROPOSED STRUCTURE "E"
- 11 PROPOSED STRUCTURE "F"
- 12 PROPOSED STRUCTURE "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: COLEGELLIUS@GMAIL.COM



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



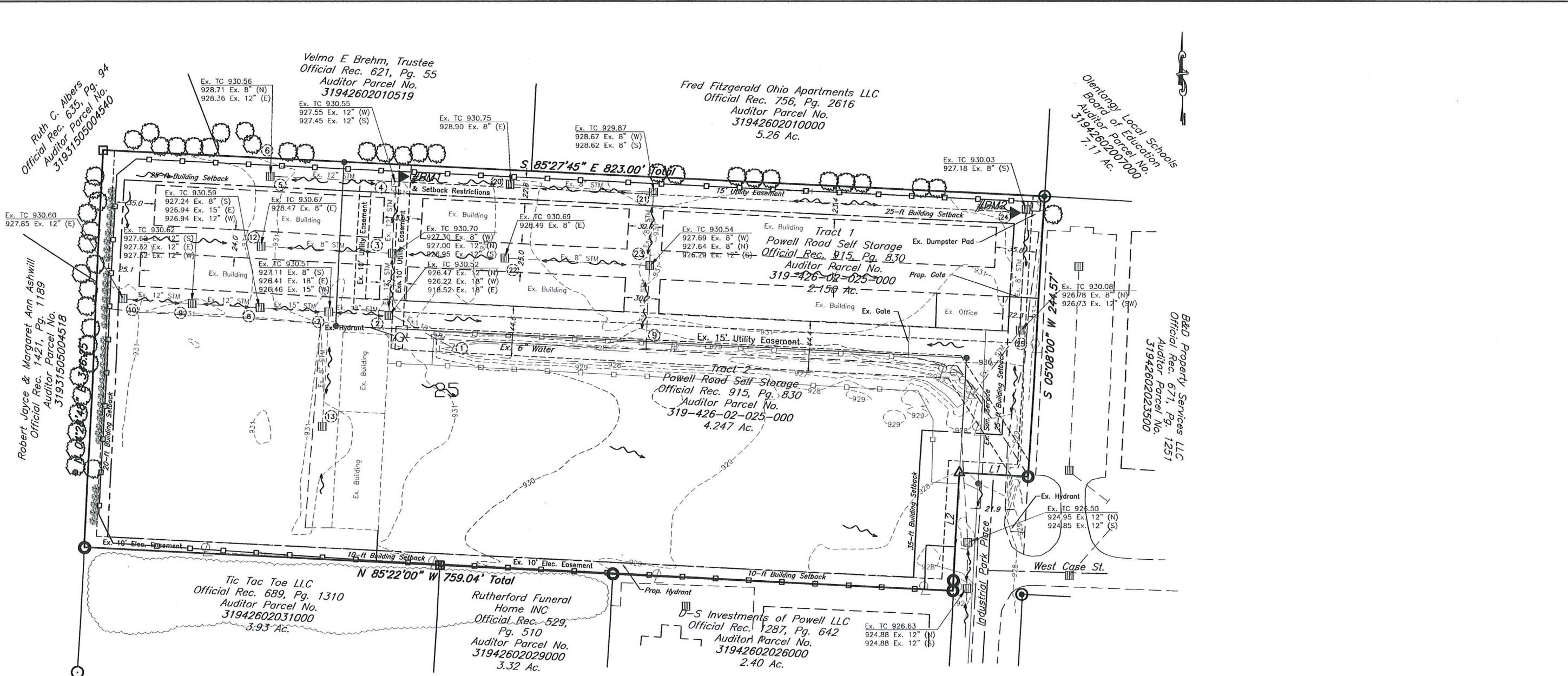
REGISTERED ENGINEER

[Handwritten signature]
DATE 04/02/17

PLAN PREPARED BY:
**CROSSING
WATERS**
ENGINEERING, INC.

P.O. Box 27
260 S. Main St., Suite A
Sugar Grove, Ohio 43115
(740) 46-0250
www.crossingwaterseng.com

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Line Data		
No.	Bearing	Distance
L1	N 045° 13' 35" W	60.00'
L2	S 045° 13' 35" E	100.00'

[View Details](#)



PLAN PREPARED BY:

P.O. Box 27
260 S. Main St., Suite A
Sugar Grove, Ohio 43155
(740) 746-0250
www.cdsseminars.com

The logo for Cassell & Associates, LLC consists of a stylized surveying instrument, specifically a theodolite or total station, positioned to the left of the company name. The instrument has a circular base, a vertical column, and a horizontal arm with a telescope. To the right of the icon, the text "CASSELL & ASSOCIATES, LLC" is written in a bold, serif font. Below the company name, the words "PROFESSIONAL LAND SURVEYING" are written in a smaller, all-caps, sans-serif font.

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 660-0024

WATER ENGINEERING, INC.

SINGWATERS ENGINEERING, INC.
P.O. BOX 27, 260 S. MAIN ST., SUITE A

GAR GROVE, OHIO 43155 (740) 746-0250

CARDINAL SELF STORAGE - POWELL

**72 INDUSTRIAL PARK PLACE
POWELL, DELAWARE COUNTY, OHIO**

EXISTING SITE LAYOUT

JOB NO.: CW-16020

SAT SCALE: 1" = 40'

BY: RAB DATE: 03/01/2017

BY: RAB SHEET: 2 OF 14

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

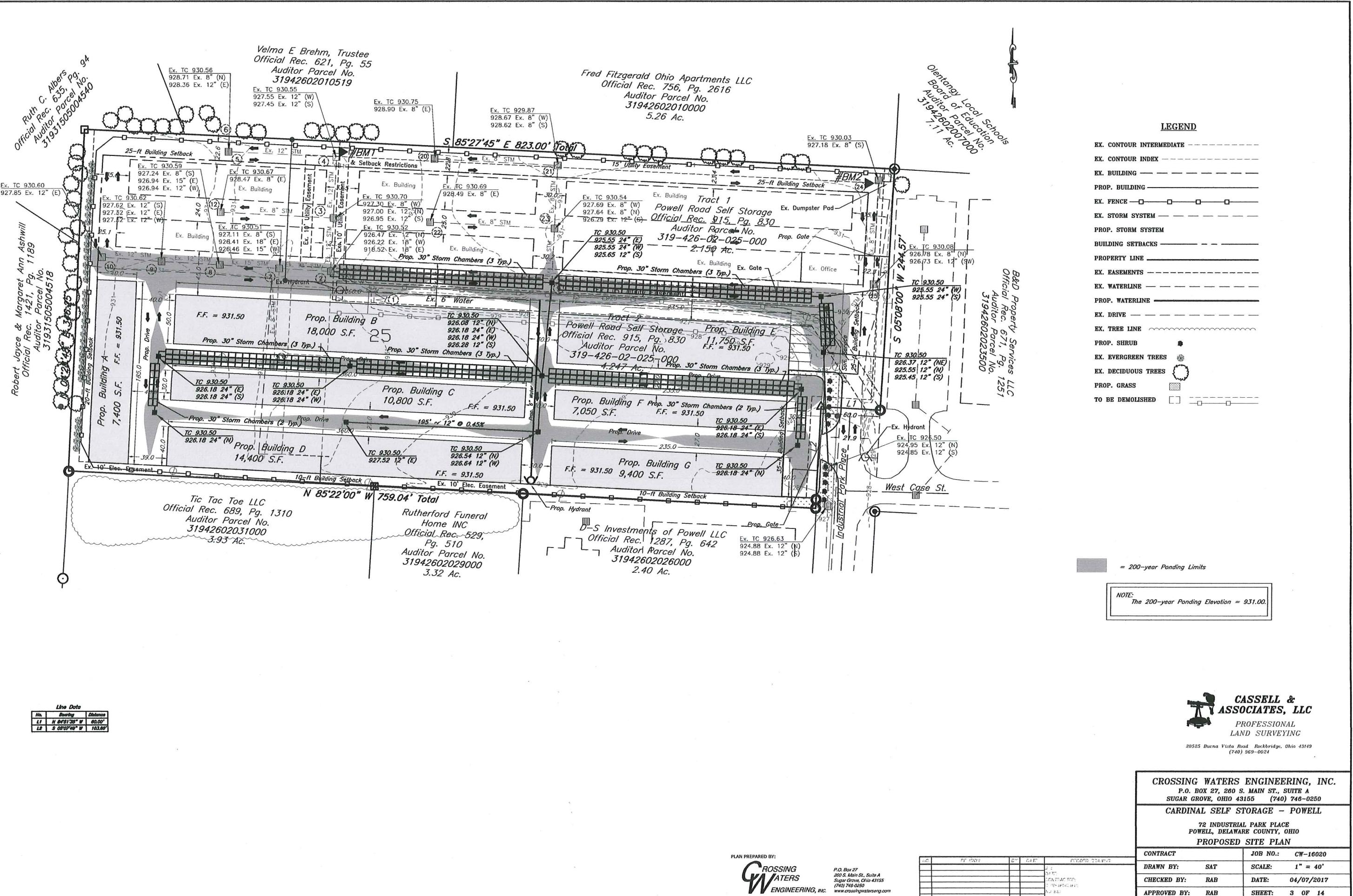
POWELL, DELAWARE COUNTY, OHIO
EXISTING SITE LAYOUT

EXISTING SITE LAYOUT

CONTRACT **JOB NO.:** CW-16020
DRAWN BY: GAT **SCALE:** 1" = 10'

DRAWN BY:	SAT	SCALE:	1 = 40
CHECKED BY:	DAD	DATE:	02/21/2017

CHECKED BY: RAB DATE: 03/01/2017
APPROVED BY: RAB



R E F E R E N C E S :
 Tax Maps
 Previous Surveys
 Deeds as Noted

Ruth C. Abbers Pg. 94
 Official Rec. 635, Pg. 55
 Auditor Parcel No.
 31931505004540

Robert Jayce & Margaret Ann Ashwill
 Official Rec. 1421, Pg. 1189
 Auditor Parcel No. 31931505004518

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

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.

Industrial Parkway (60')

N O T E :
 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.

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

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

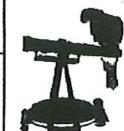
LEGEND

- △ 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 — Fence

0 25 50 100
 Scale: 1" = 50'

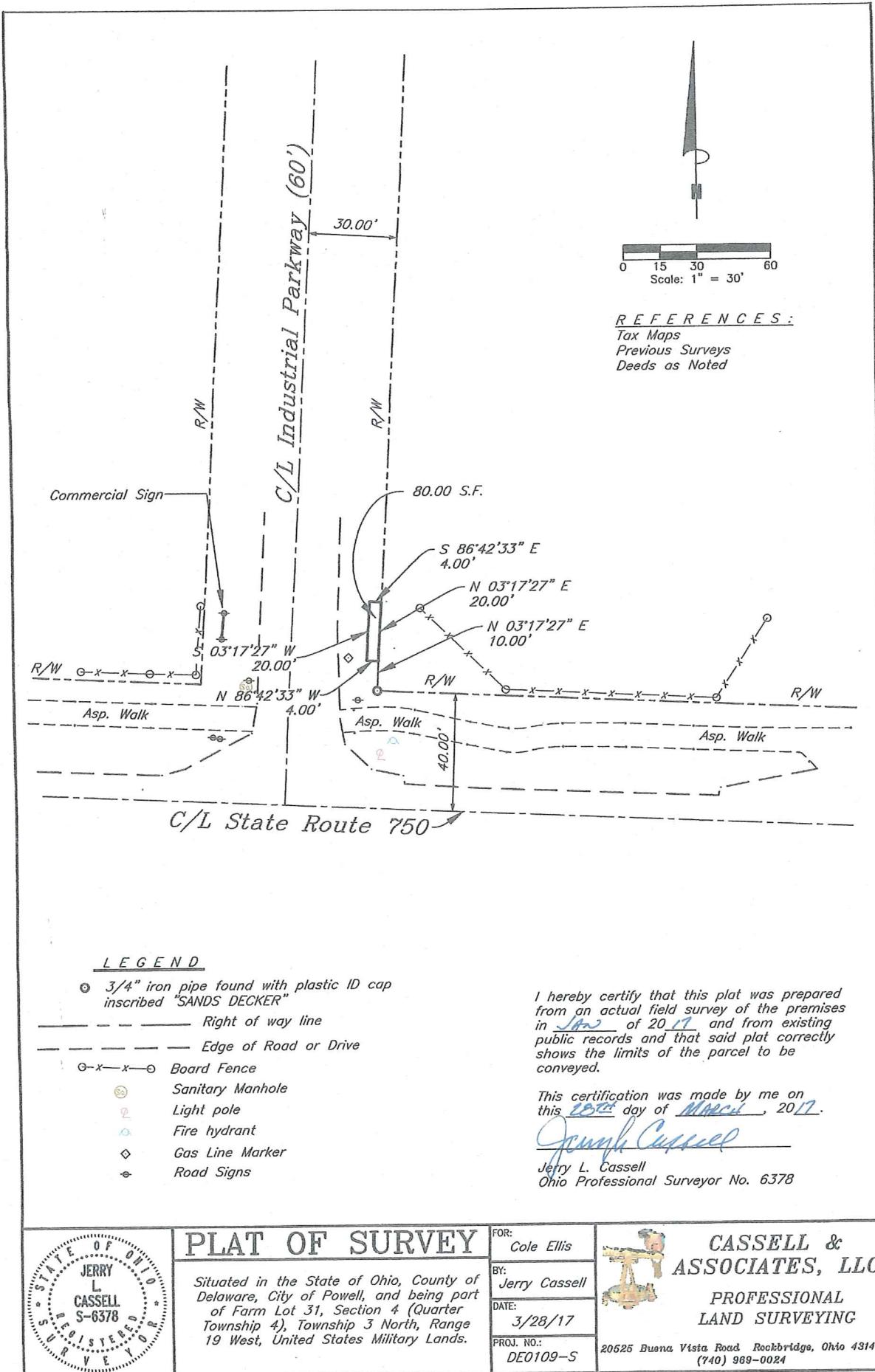
PLAT OF SURVEY

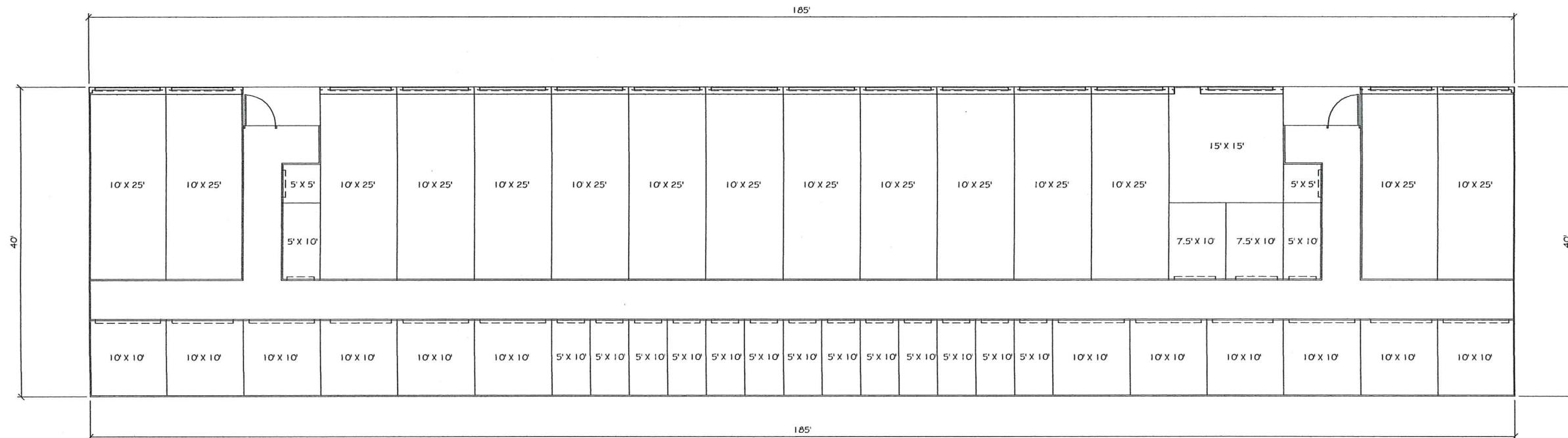
Situated in the State of Ohio, County of Delaware, City of Powell being all of a parcel of land conveyed to Powell Road Self Storage as recorded in Official Record 915, Page 830 and being further located in part of Farm Lot 32 in Section 4, Township 3, Range 19 of the United States Military Lands.



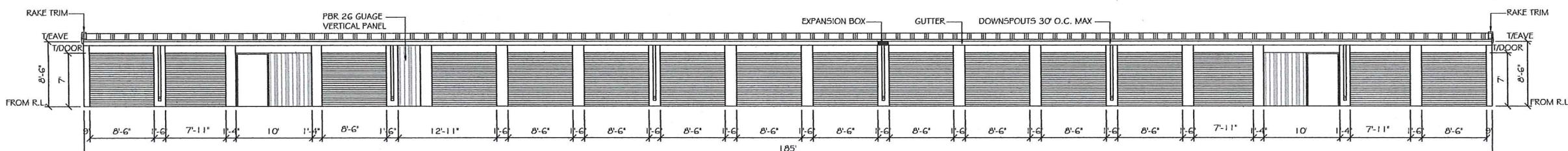
CASSELL &
 ASSOCIATES, LLC
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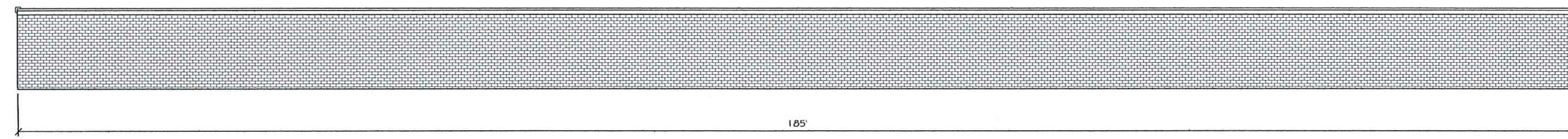




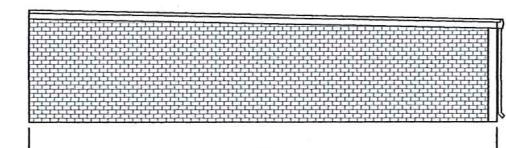
STRUCTURE A
7,400 SQFT.



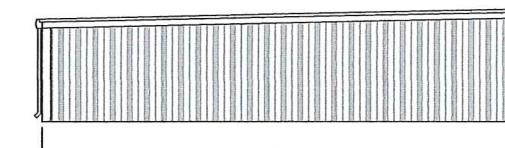
BUILDING A EAST ELEVATION



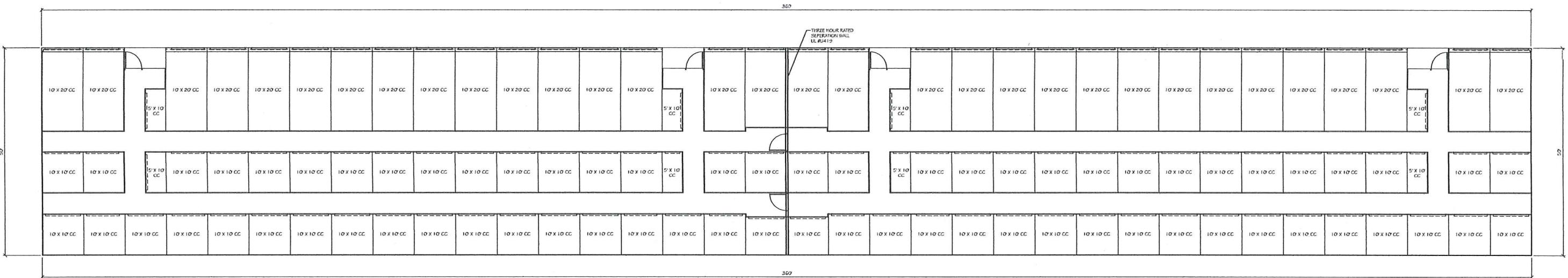
BUILDING A WEST ELEVATION



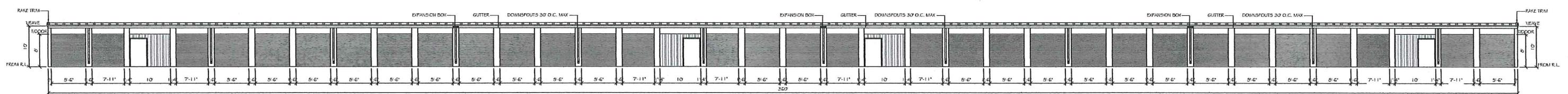
BUILDING D SOUTH ELEVATION



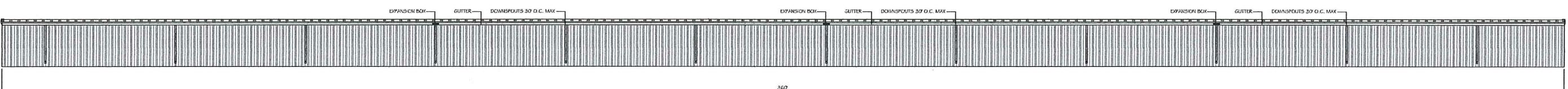
BUILDING D NORTH ELEVATION



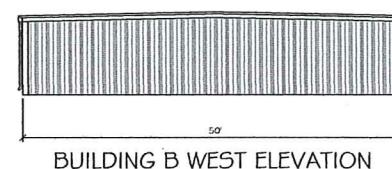
STRUCTURE B
14,400 SQFT.



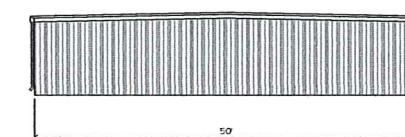
BUILDING B NORTH ELEVATION



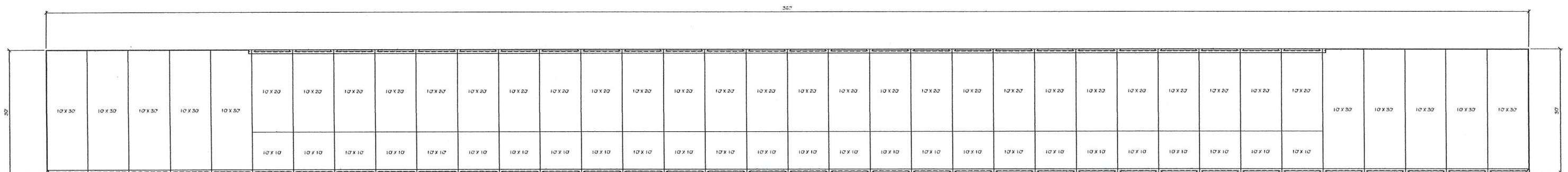
BUILDING B SOUTH ELEVATION



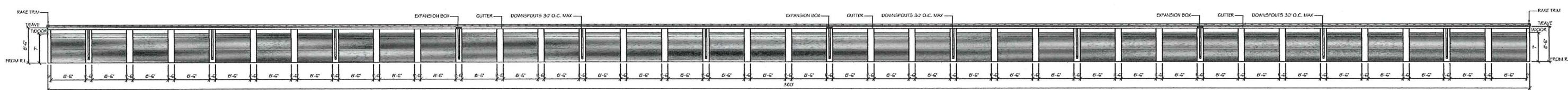
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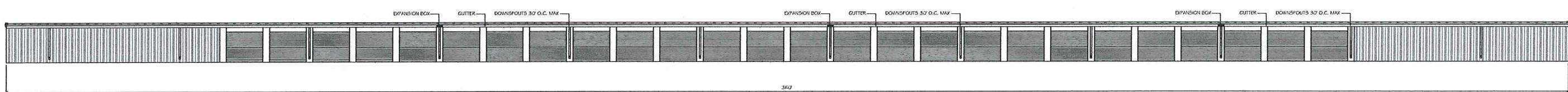
BUILDING B EAST ELEVATION



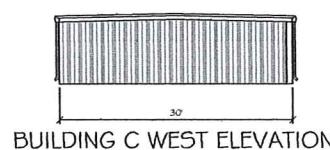
STRUCTURE C
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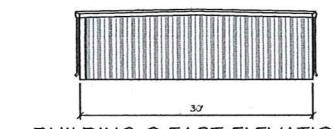
BUILDING C NORTH ELEVATION



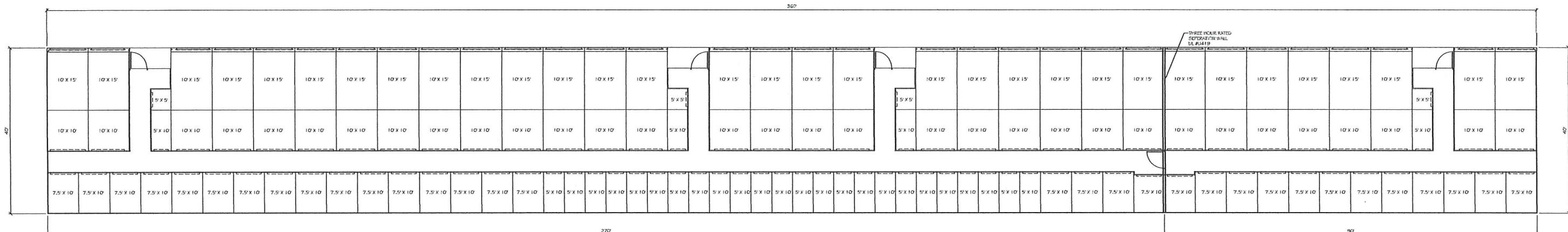
BUILDING C SOUTH ELEVATION



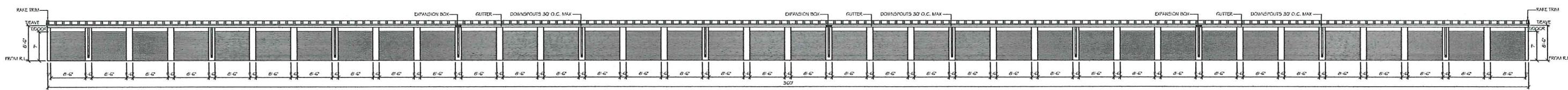
BUILDING C WEST ELEVATION



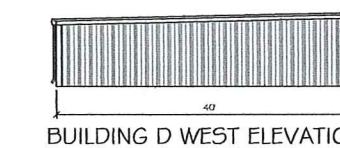
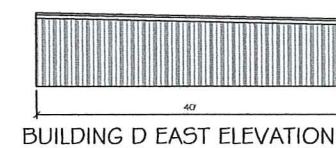
BUILDING C EAST ELEVATION

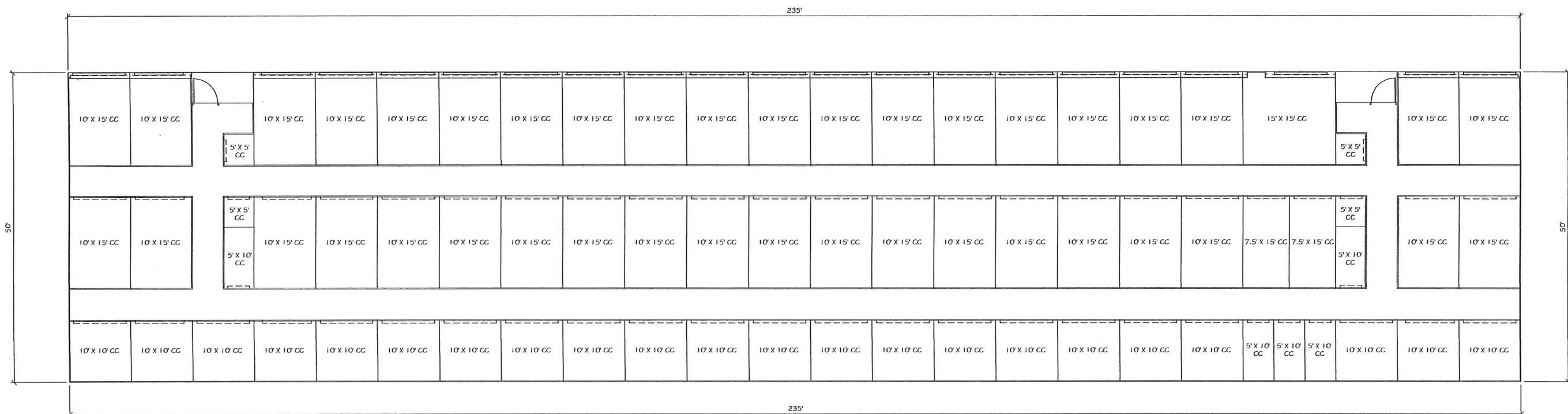


STRUCTURE D
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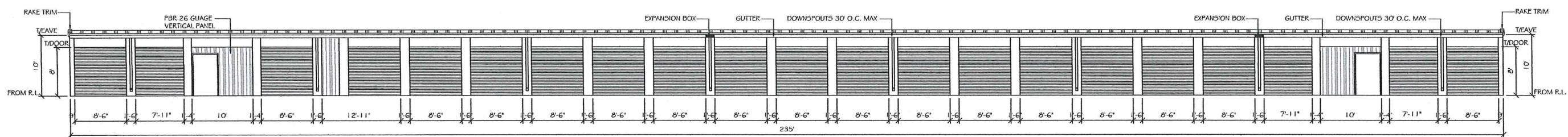


BUILDING D SOUTH ELEVATION

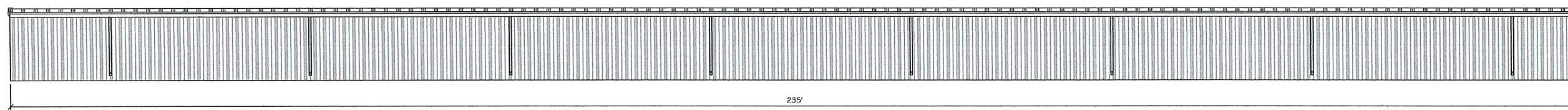




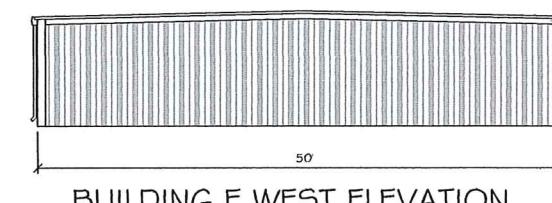
STRUCTURE E
11,750 SQFT.



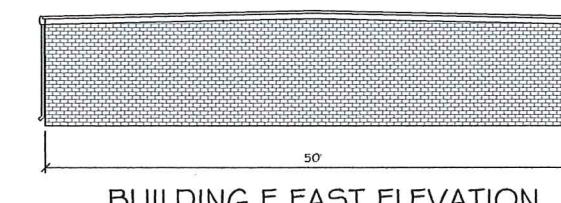
BUILDING E NORTH ELEVATION



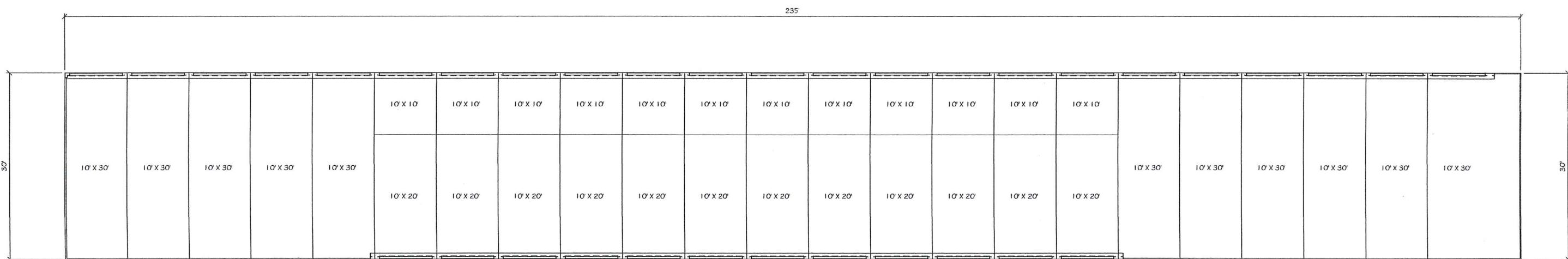
BUILDING E SOUTH ELEVATION



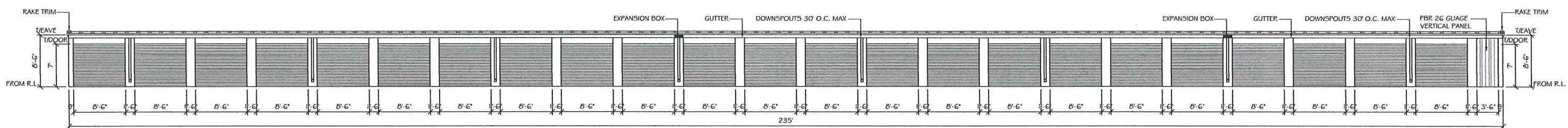
BUILDING E WEST ELEVATION



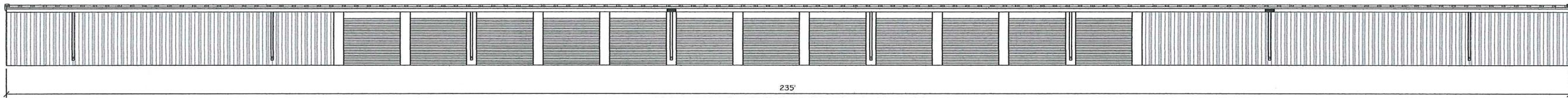
BUILDING E EAST ELEVATION



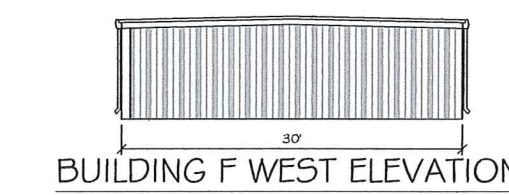
**STRUCTURE F
7,050 SQFT.**



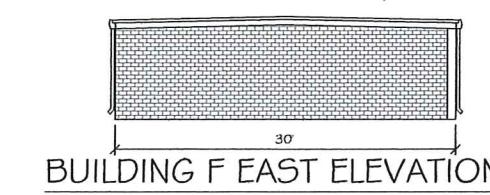
BUILDING F NORTH ELEVATION



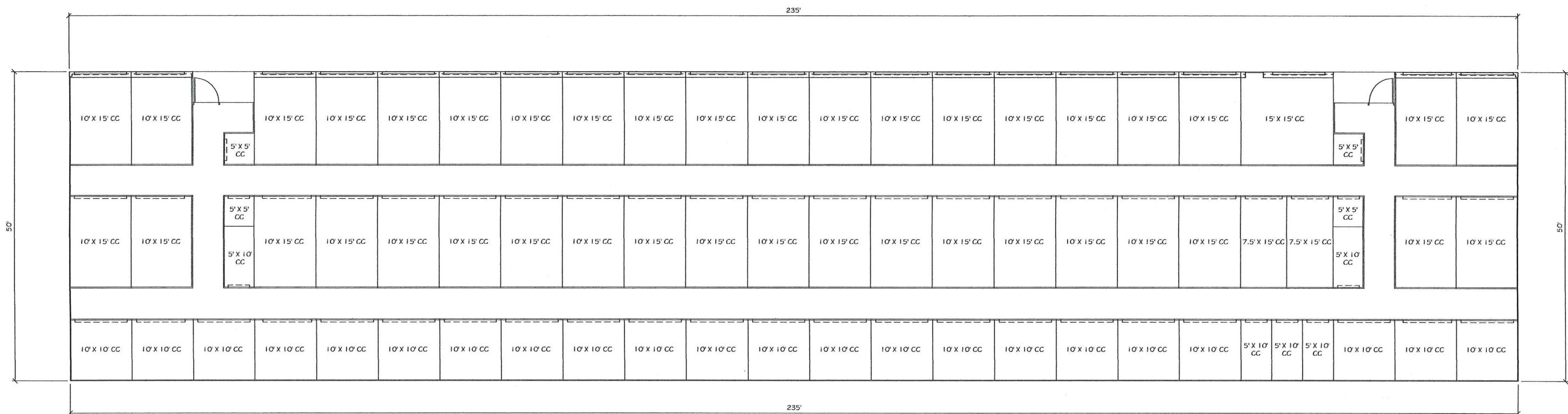
BUILDING F SOUTH ELEVATION



BUILDING F WEST ELEVATION

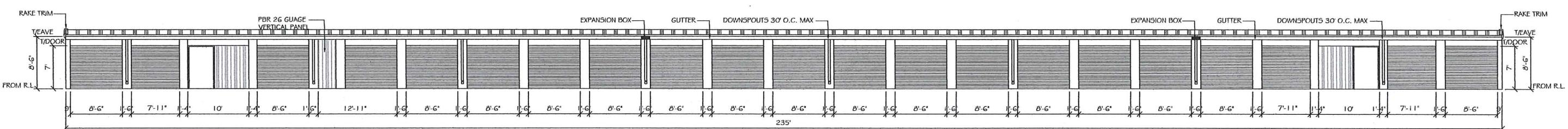


BUILDING F EAST ELEVATION

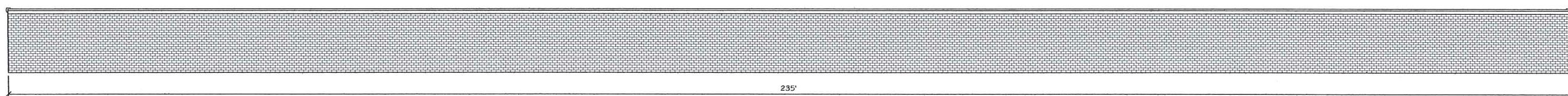


STRUCTURE G

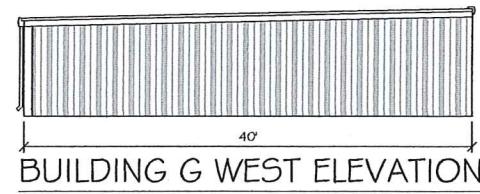
11,750 SQFT.



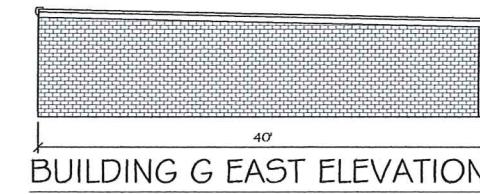
BUILDING G NORTH ELEVATION



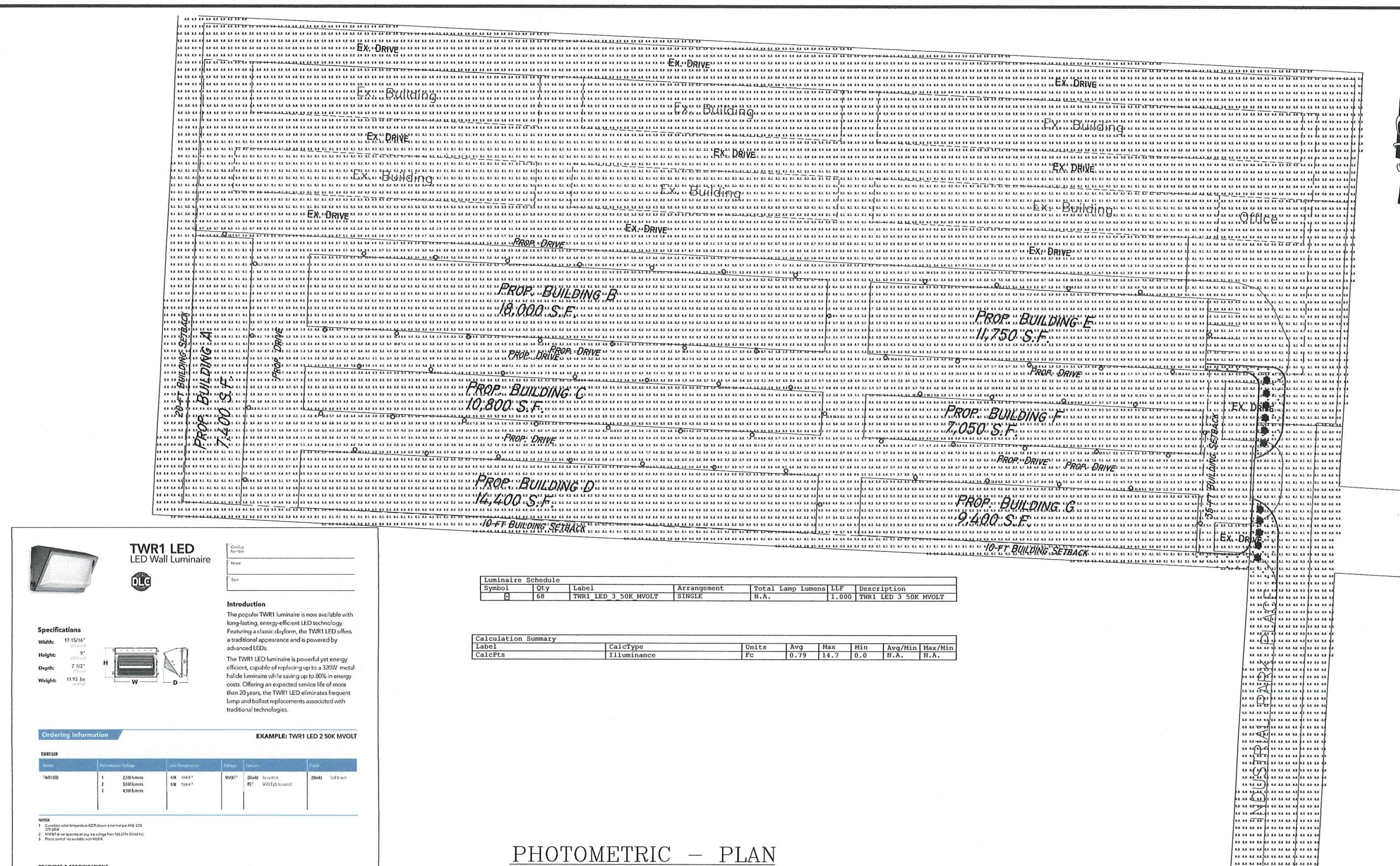
BUILDING G SOUTH ELEVATION



BUILDING G WEST ELEVATION



BUILDING G EAST ELEVATION



DRAWN BY:	DATE
FA	02/20/2017

COLE ELLIS
POWELL EXPANSION



PHOTO PL.

BY: DATE 02/20/2017

THE RABCO CORPORATION
1041 CROWN PARK CIRCLE • WINTER GARDEN, FL 34787
800/989-0220 • CB COL/7785 • FAX: 407/877-9865

E-1



TWR1 LED
LED Wall Luminaire



Specifications

Width:	12-15/16" (324-3)
Height:	9" (224-3)
Depth:	7 1/2" (191-3)
Weight:	11.95 lbs (5.42 kg)

Catalog Number	
Names	
Type	

Introduction

The popular TWR1 luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic downform, 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

TW1 LED

Series	Performance Package	Color Temperature	Voltage	Comments	Stock
TWRI11	1	2,500 lumens	40K - 4000K	MVOLT ²	(Blank) In stock, Mvolt pilot control
	2	3,500 lumens	50K - 5000K		
	3	4,500 lumens			

NOTES

1. Correlated color temperature (CCT) shown is nominal per ANSI C78.377-2008.
2. 1MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Maximum ambient operating temperature is 40°C.

FEATURES & SPECIFICATIONS

INTERROGATION
The EDR-1000 features a built-in logic probe designed to highlight output EDUs to provide an energy audit. It can also be used as a logic probe to identify up to 120V AC faults. The probe is a standard 4mm banana plug and allows for replacing any portion of your building's wall-pads. PART# 1000-101 is required for logic probe applications, or contact us for more information and pricing details.

INSTALLATION
The EDR-1000 mounting device has four feet from ground. Housing is vinyl-coated and has mounting holes every six inches. By others, or for others, using a tiny bit of common sense, it can be mounted on a 1/2" threaded metal stand-offs.

LISTINGS
UL and CSA. UL is for safety standards for wet locations. Tested in accordance with UL 1459, CSA is for safety standards for dry locations.

CONSTRU
P-9295 C

is ranged on the ice so door strings out of the way during race lot on any service. Castings are sealed with a zinc plating to prevent the entrance of marine elements. MyOval driver electronics have one long lifetime of 20 years. IP67 LED has 6VDC power protection. Two LED 2 and 3 are 10W rated for outdoor installations, -40°C minimum ambient.

OPTICS High-performance LEDs maintain up to 87% of light output at 100,000 hours of service.¹⁵

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

LITHONIA
LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone 800.279.8041 • Fax: 770.918.1207 •
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HOTOMETRIC = PLAN

scale: 1" = 30'-0"

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

