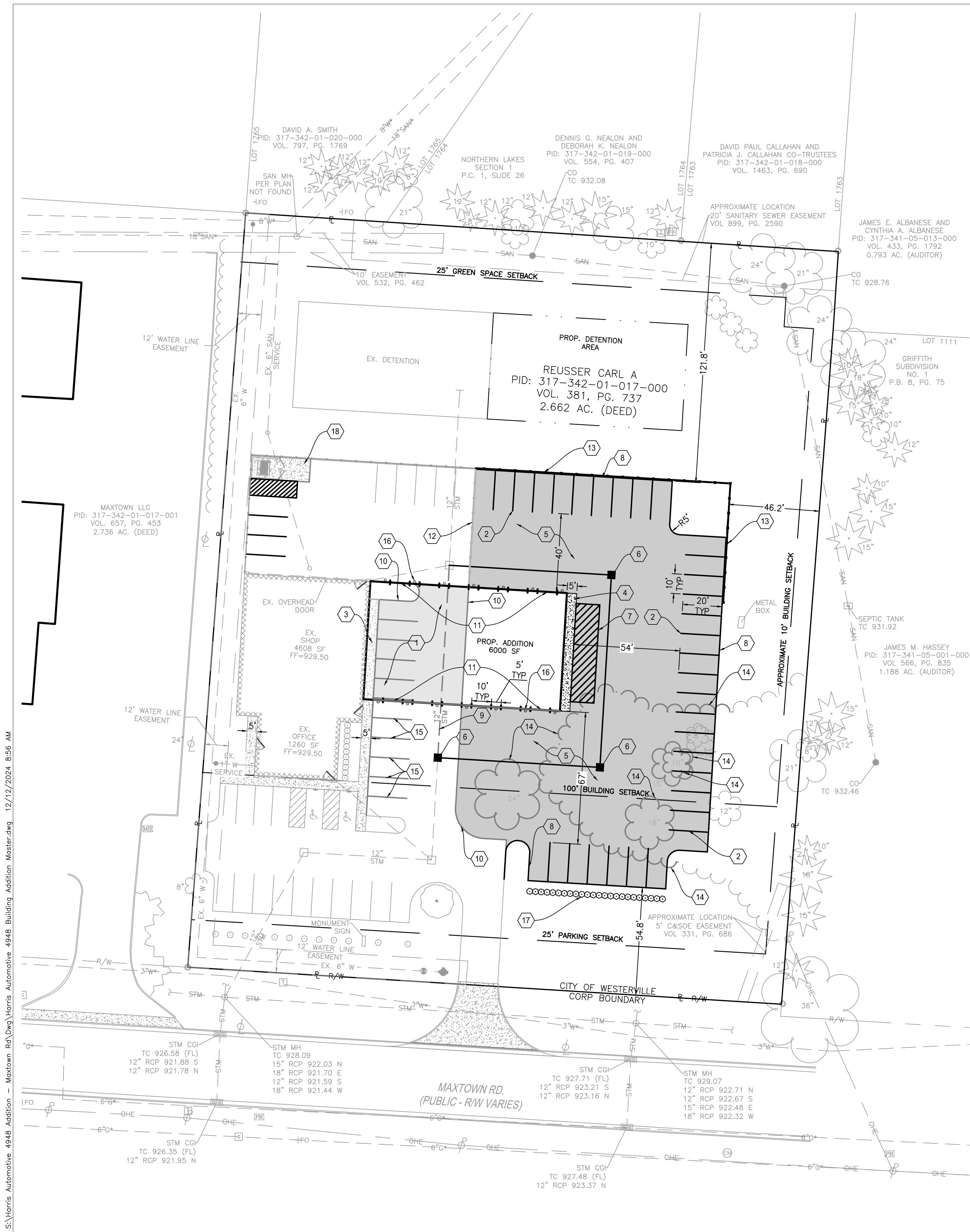
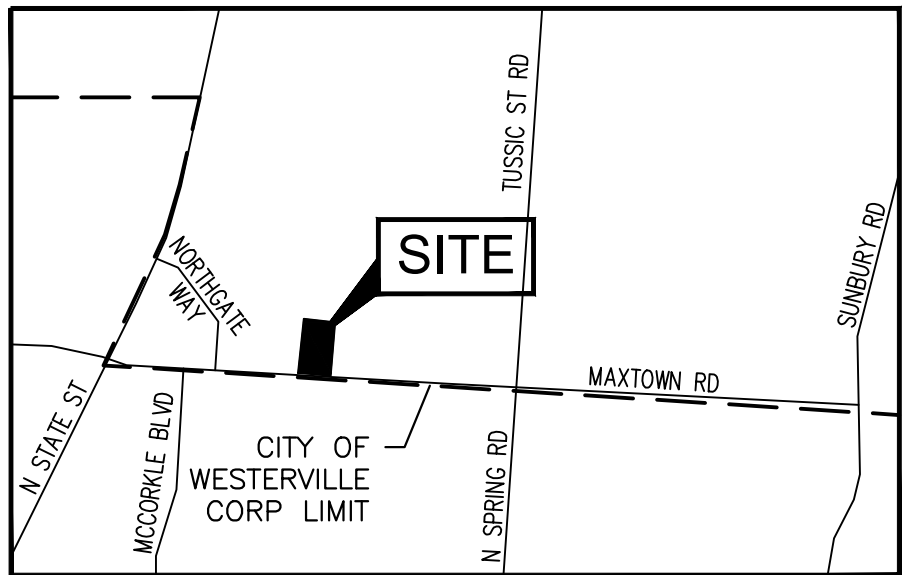


S:\Harris Automotive 4948 Addition - Maxtown Rd\DWG\Harris Automotive 4948 Building Addition Master.dwg 12/12/2024 8:56 AM



LEGEND	
	= PROPERTY LINE
	= EASEMENT LINE
	= R/W = RIGHT-OF-WAY
	= STM = STORM LINE
	= SAN = SANITARY SEWER
	= W = WATER LINE
	= G = GAS LINE
	= OHE = OVERHEAD ELECTRIC LINE
	= LANDSCAPE EDGE
	= TREE/BRUSH LINE
	= MANHOLE
	= CURB & GUTTER INLET
	= CLEANOUT
	= SEPTIC TANK
	= GAS MARKER
	= FIBER OPTIC MARKER
	= COMMUNICATIONS MANHOLE
	= TELEPHONE PEDESTAL
	= LIGHT POLE
	= POWER POLE
	= HVAC UNIT
	= PULL BOX
	= MAIL BOX
	= CONIFEROUS TREE
	= DECIDUOUS TREE
	= BENCHMARK
	= IRON PIN FOUND
	= EXISTING CONCRETE
	= PROPOSED CONCRETE
	= ASPHALT DEMOLITION
	= PROPOSED ASPHALT

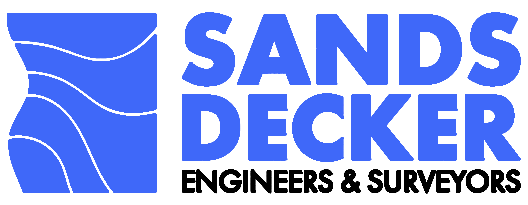
ABBREVIATIONS	
RCP	= REINFORCED CONCRETE PIPE
W	= WATER
SAN	= SANITARY
STM	= STORM
OHE	= OVERHEAD ELECTRIC
G	= GAS
CGI	= CURB & GUTTER INLET
MH	= MANHOLE
CO	= CLEANOUT
TC	= TOP OF CASTING
FL	= FLOWLINE



VICINITY MAP
NOT TO SCALE

SITE DATA	
OWNER/DEVELOPER:	HARRIS AUTOMOTIVE 6175 MAXTOWN RD WESTERVILLE, OH 43082 614-891-4773 PH
CIVIL ENGINEER:	SANDS DECKER CPS, LLC 1495 OLD HENDERSON ROAD COLUMBUS, OHIO 43220 614-459-6992 PH 614-459-6987 FAX
CERTIFIED ADDRESS:	6319 MAXTOWN ROAD WESTERVILLE, OHIO
PARCEL ID NUMBER:	317-342-01-017-000
ZONING:	PID-PLANNED INDUSTRIAL DISTRICT
PARKING REQUIRED:	3 SPACES/1,000 SF = 10,608/1,000 = 10.6*3 = 32 SPACES
PARKING PROVIDED:	58 SPACES INCLUDING 2 ADA SPACES
FLOOD DATA:	AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. PANEL NO. 39049C0202K EFFECTIVE SEPTMEBER 19, 2007
BUILDING HEIGHT	24'-0" AS MEASURED IN SECTION 402 OF GENOA TOWNSHIP ZONING RESOLUTION
BUILDING S.F.	10,608 SF
TOTAL SITE AREA:	2.662 AC.
TOTAL DISTURBED AREA:	0.756 AC. (32,914 SF)
IMPERVIOUS AREA:	PRE - 0.658 AC. (28,676 SF) POST - 1.105 AC. (48,131 SF)
PERCENT PERVIOUS:	58.49%
PERCENT IMPERVIOUS:	41.51%

SITE KEYNOTES	MISC. NOTES	DIVERGENCES
- EXISTING PAVEMENT TO BE REMOVED. - PAVEMENT MARKING INCLUDING PARKING SPACES TO BE PLACED AS SHOWN PER ITEMS 641 & 642. - EXISTING SIDEWALK TO BE REMOVED. - INTEGRAL CONCRETE CURB/SIDEWALK. - ASPHALT PAVEMENT. - STANDARD CATCH BASIN. 12'X50' LOADING ZONE PER SECTION 1905. 18" STRAIGHT CONCRETE CURB (TYP). - EXISTING 12" STORM TO BE REMOVED. - EXISTING CURB TO BE REMOVED - OVERHEAD DOOR (TYP). - EXISTING FENCE TO BE REMOVED. - PROPOSED FENCE TO MATCH AND CONNECT WITH EXISTING FENCE AND HAVE 100% OPACITY. - EXISTING TREES TO BE REMOVED. - EXISTING PAVEMENT MARKINGS & PARKING SPOTS TO BE REMOVED. - BOLLARD TO BE INSTALLED. - INSTALL COMMON BOXWOOD BUSH (TYP) PER SECTION 2006.01 & 2006.04 OF GENOA TOWNSHIP ZONING RESOLUTION. - EXISTING DUMPSTER TO REMAIN.	- ALL ITEM NUMBERS REFER TO THE 2012 CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED. - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED. - THE PROPOSED PROJECT WILL COMPLY WITH GENOA TOWNSHIP ZONING SECTIONS 1306 INDUSTRIAL OPERATION STANDARDS; 1307.02 AND 1307.03 PROHIBITED USE RESTRICTIONS; 1610 OUTDOOR STORAGE AND WASTE DISPOSAL STANDARDS; 1903.07 PARKING LOT RESTRICTIONS. - APPLICABLE ZONING STANDARDS WHICH ARE NOT SPECIFICALLY LISTED, ACKNOWLEDGE, OR AGREED TO, WHETHER SPECIFIED ABOVE OR NOT, STILL WILL BE APPLICABLE AND ENFORCEABLE. - ROOF: BLACK, OFFICE SIDING: PEWTER GRAY, SHOP SIDING: ASH GRAY, FACE OF OUTSIDE CORNERS/TRIM/DOORS/DOWNSPOUTS: WHITE.	APPLICANT WAS GRANTED THE DIVERGENCES FROM THE ZONING COMMISSION FOR SECTIONS 1303.09.B, 1306.07 AND SECTION 1303.03 ALL THREE SECTIONS ARE RELATED TO SCREENING OF ADJACENT RESIDENTIAL ALONG THE ENTIRE 300' NORTHERN PROPERTY LINE AND A 39' SECTION ON THE NORTHEAST CORNER. SCREENING ALONG THE ENTIRE PROPERTY LINE WITH FENCING, MOUNDING AND/OR LANDSCAPING IS NOT NECESSARY FOR THE FOLLOWING REASONS. - THE PROPERTY LINE CURRENTLY HAS MOUNDING AND LANDSCAPING THAT PROVIDE SCREENING. - AN EXISTING UTILITY EASEMENT ALONG THE PROPERTY LINE PREVENTS INSTALLING TREES, FENCING AND SIGNIFICANT LANDSCAPING. - THE APPLICANT IS INSTALLING BOARD-ON-BOARD FENCING ALONG THE PERIMETER OF THE PARKING AREA TO PROVIDE 100 OPACITY SCREENING. ADDITIONAL MOUNDING WILL BE PROVIDED AT THE NORTHEAST CORNER INCLUDING THREE TREES.

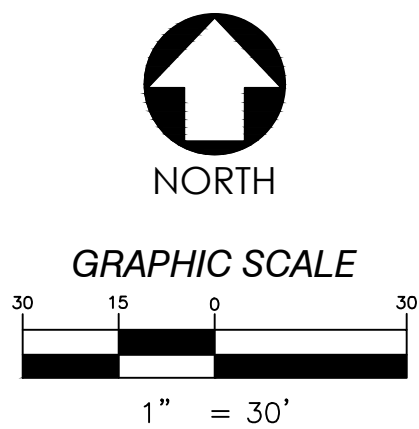


OFFICES

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Zanesville, Ohio 43701
740-450-1640



**HARRIS
AUTOMOTIVE**
6319 MAXTOWN RD
GENOA TOWNSHIP

11-12-24 FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN
AMENDMENT

1 OF 1

SD PROJECT NO. 4948