

VICINITY MAP
NOT TO SCALE



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
- FL = FLOWLINE

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

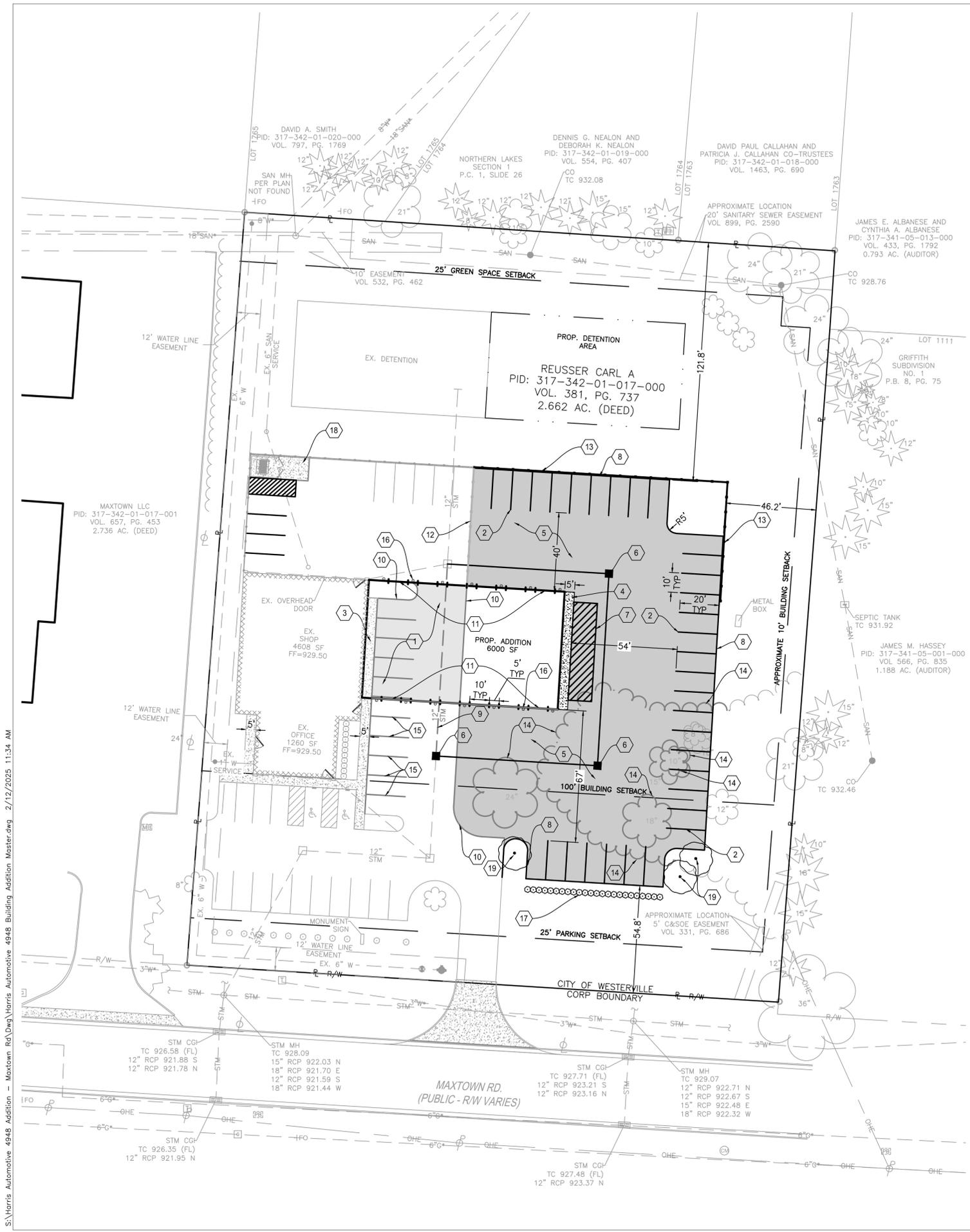
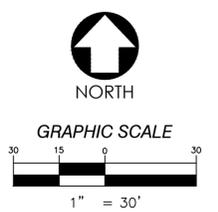
TOTAL SITE AREA: 2.662 AC.

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**
- 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.
 - PROP. TREE.

- MISC. NOTES**
- 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.

- DIVERGENCES**
- 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.

HARRIS AUTOMOTIVE
6319 MAXTOWN RD
GENOA TOWNSHIP

S:\Harris Automotive 4948 Addition - Maxtown Rd\Drawings\Harris Automotive 4948 Building Addition Master.dwg 2/12/2025 11:34 AM