



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

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



VICINITY MAP

NOT TO SCALE

1

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: $3 \text{ SPACES}/1,000 \text{ SF} = 10,608/1,000 = 10.6*3 = 32 \text{ SPACES}$

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%

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

	=	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

SITE KEYNOTES

1. EXISTING PAVEMENT TO BE REMOVED.
2. PAVEMENT MARKING INCLUDING PARKING SPACES TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
3. EXISTING SIDEWALK TO BE REMOVED.
4. INTEGRAL CONCRETE CURB/SIDEWALK.
5. ASPHALT PAVEMENT.
6. STANDARD CATCH BASIN.
7. 12'X50' LOADING ZONE PER SECTION 1905.
8. 18" STRAIGHT CONCRETE CURB (TYP).
9. EXISTING 12" STORM TO BE REMOVED.
10. EXISTING CURB TO BE REMOVED
11. OVERHEAD DOOR (TYP).
12. EXISTING FENCE TO BE REMOVED.
13. PROPOSED FENCE TO MATCH AND CONNECT WITH EXISTING FENCE AND HAVE 100% OPACITY.
14. EXISTING TREES TO BE REMOVED.
15. EXISTING PAVEMENT MARKINGS & PARKING SPOTS TO BE REMOVED.
16. BOLLARD TO BE INSTALLED.
17. INSTALL COMMON BOXWOOD BUSH (TYP) PER SECTION 2006.01 & 2006.04 OF GENOA TOWNSHIP ZONING RESOLUTION.
18. EXISTING DUMPSTER TO REMAIN.
19. 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 SHALL COMPLY WITH GENOA TOWNSHIP ZONING ORDINANCES 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 AGREE TO, WHICH HAVE SPECIFIC REQUIREMENTS, SHALL NOT 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.

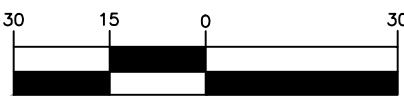
SCREENING ALONG THE ENTIRE PROPERTY LINE WITH FENCING, MOUNDING AND/OR LANDSCAPING IS NOT NECESSARY FOR THE FOLLOWING REASONS.

1. THE PROPERTY LINE CURRENTLY HAS MOUNDING AND LANDSCAPING THAT PROVIDE SCREENING.
2. AN EXISTING UTILITY EASEMENT ALONG THE PROPERTY LINE PREVENTS INSTALLING TREES, FENCING AND SIGNIFICANT LANDSCAPING.
3. 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.



GRAPHIC SCALE


$$1'' = 30'$$

**HARRIS
AUTOMOTIVE**
6319 MAXTOWN RD
GENOA TOWNSHIP

11-12-24 FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN AMENDMENT

1 OF 1

SD PROJECT NO. 4948

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