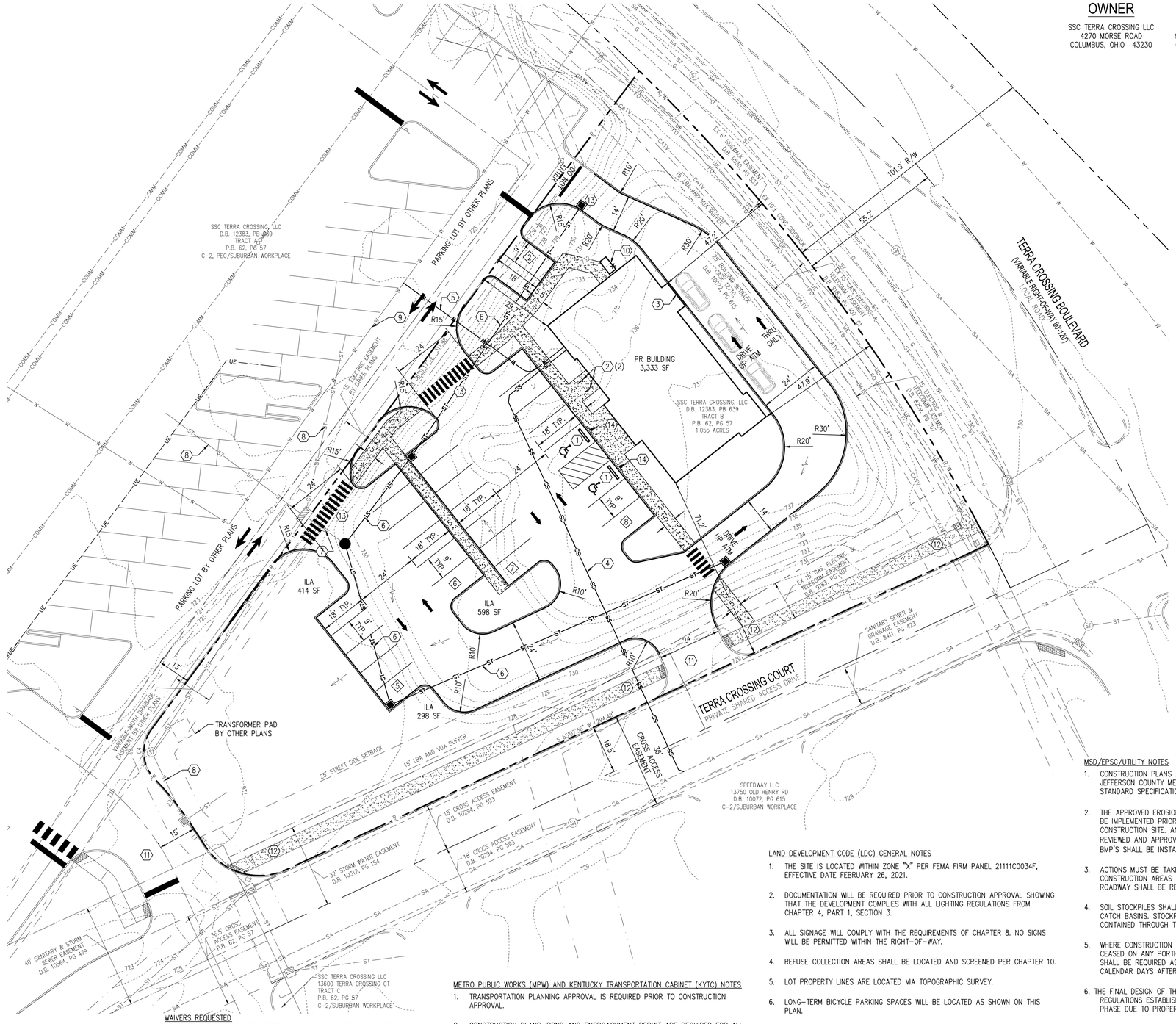


OWNER

SSC TERRA CROSSING LLC
4270 MORSE ROAD
COLUMBUS, OHIO 43230

DEVELOPER

FMS ARCHITECTS
995 WEST THIRD AVENUE
COLUMBUS, OHIO 43212

ENGINEER

MANNIK & SMITH GROUP
ASHLEY FOWLER
AFOWLER@MANNIKSMITHGROUP.COM
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215

LEGEND

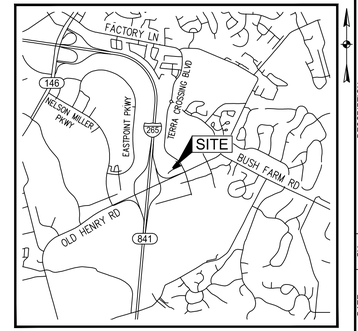
- PROPERTY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- EXISTING CONTOUR
- EXISTING GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING CABLE LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED PARKING COUNT
- CONCEPTUAL DRAINAGE FLOW
- PROPOSED CONCRETE SIDEWALK

CODED NOTES

1. PROPOSED ADA PARKING SPACE
2. PROPOSED SHORT TERM BICYCLE PARKING RACK
3. PROPOSED DRIVE-THRU ATM
4. PROPOSED 6" SANITARY SERVICE
5. PROPOSED 1 1/2" WATER SERVICE
6. PROPOSED CONCEPTUAL STORM
7. STORM STUB BY OTHER PLANS, CONNECTION TO EXISTING DETENTION SYSTEM
8. STORM SYSTEM BY OTHER PLANS
9. WATER MAIN BY OTHER PLANS
10. PROPOSED TRASH CONTAINER PAD AND ENCLOSURE
11. ASPHALT DRIVE ACCESS BY OTHER PLANS
12. 5' SIDEWALK BY OTHER PLANS
13. ASPHALT DRIVE ACCESS
14. PROPOSED ADA PARKING SIGN

SITE PLAN NOTES

1. DIMENSIONS ARE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
2. EXISTING TOPOGRAPHY BASED ON CURRENT SURVEY DURING ONGOING CONSTRUCTION ACTIVITIES. FUTURE SITE CONDITIONS MAY DIFFER FROM THOSE DEPICTED ON THIS PLAN.



VICINITY MAP

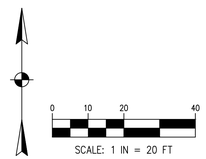
NOT TO SCALE

SITE DATA

TAX BLOCK/PARCEL ID:	398500120000
DEED BOOK/PAGES:	12383/639-643
SITE ADDRESS:	2410 TERRA CROSSING BLVD
SITE AREA:	1.055 AC/45,941 SF
EXISTING USE:	VACANT
PROPOSED USE:	BANK WITH DRIVE-THROUGH ATM
ZONING:	C-2 COMMERCIAL DISTRICT
SPECIAL ZONING:	NONE
FORM DISTRICT:	SUBURBAN WORKPLACE
ADJACENT ZONING:	C-2, PEC (NORTH), OR-3 (EAST), C-2 (SOUTH), C-2 (WEST)
ADJACENT FORM DISTRICT:	SUBURBAN WORKPLACE
TOTAL BUILDING FOOTPRINT:	3,333 SF
TOTAL BUILDING FLOOR AREA:	3,333 SF
MAX FLOOR AREA RATIO:	5.0
PROPOSED FLOOR AREA RATIO:	0.07
MAX BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	21.5'
SETBACKS REQUIRED:	
FRONT / STREET-SIDE / SIDE / REAR	
BUILDING 25' / 25' / NONE / NONE	
PARKING SPACES (SHOPPING SERVICE ORIENTED):	
MINIMUM (1 PER 500 SF):	7 SPACES
MAXIMUM (1 PER 200 SF):	17 SPACES
TOTAL SPACES PROVIDED:	28 SPACES
NON-ADA ACCESSIBLE SPACES:	26 SPACES
ADA ACCESSIBLE SPACES:	2 SPACES
STACKING SPACES REQUIRED:	3 SPACES
STACING SPACES PROVIDED:	3 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
LANDSCAPED BUFFER	15'
VEHICLE USE AREA	16,598 SF
VUA BUFFER	10'
ILA REQUIRED	1,245 SF (7.5%)
ILA PROVIDED	1,310 (7.9%)
EXISTING TREE CANOPY	0%
REQUIRED TREE CANOPY	16,079 SF (35%)
EXISTING TREE CANOPY PRESERVED	0%
STREET TREES REQUIRED	1 TYPE A TREE PER 50', OR 1 TYPE B PER 25', OR 1 TYPE C PER 20'

SITE DATA TABLE

TOTAL DISTURBED AREA (INCL. R/W):	45,941 SF
PRE-DEVELOPED IMPERVIOUS AREA:	641 SF
POST-DEVELOPED IMPERVIOUS AREA:	20,326 SF
NET INCREASE IN IMPERVIOUS AREA:	19,685 SF (42.8%)



CASE #: 22-DDP-0135
WM# 11925

WAIVERS REQUESTED

1. A WAIVER IS BEING REQUESTED OF LDC 9.1.3 TO PROVIDE MORE THAN THE MAXIMUM NUMBER OF PARKING SPACES AS CALCULATED PER TABLE 9.1.3B, SHOPPING (GOODS OR SERVICE-ORIENTED).
2. A WAIVER IS BEING REQUESTED OF LDC CHAPTER 10, PART 2 FOR A LANDSCAPE BUFFER AREA TO OVERLAP MORE THAN 50% OF A UTILITY EASEMENT.
3. A WAIVER IS BEING REQUESTED OF LDC SECTION 5.6.1.C.1 TO PROVIDE LESS THAN 50% CLEAR GLAZING ALONG THE FRONT FACADE OF THE PROPOSED BUILDING FACING TERRA CROSSING BLVD.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	700.00'	224.86'	S 36°24'46" E	223.89'	18°24'17"
C2	24.50'	34.97'	N 73°58'38" W	32.08'	81°46'51"
C3	114.50'	22.22'	N 38°38'39" W	22.19'	11°07'08"
C4	14.50'	20.43'	N 03°50'23" W	18.78'	80°43'40"

LINE	BEARING	DISTANCE
L1	N 33°05'05" W	9.99'

LAND DEVELOPMENT CODE (LDC) GENERAL NOTES

1. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA FIRM PANEL 21111C0034F, EFFECTIVE DATE FEBRUARY 26, 2021.
2. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
3. ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
4. REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
5. LOT PROPERTY LINES ARE LOCATED VIA TOPOGRAPHIC SURVEY.
6. LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED AS SHOWN ON THIS PLAN.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING THE ROADS AND NEIGHBORING PROPERTIES.
8. A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.9.
9. THE DEVELOPMENT LIES WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.

METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES

1. TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
5. KYTC WILL NOT PERMIT AN INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
7. ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

HEALTH DEPARTMENT NOTES

1. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES
2. MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES
3. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.

MSD/EPSC/UTILITY NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STAE, AND FEDERAL ORDINANCES.
2. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY AS CEASED.
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD, SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
8. DETENTION IS PROVIDED IN THE OFFSITE BASIN. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
9. MSD WATER QUALITY AND WATER QUANTITY REQUIREMENTS HAVE BEEN MET BY THE EXISTING WATER QUALITY UNIT AND ABOVE GROUND DETENTION BASIN.
10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN/APPROVAL.
11. MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
12. CONTRACTOR SHALL USE A COMMON TRENCH FOR UTILITIES WHERE APPLICABLE.

NO.	DESCRIPTION	DATE	BY
	PRELIMINARY NOT FOR CONSTRUCTION		

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 12/12/2022
PROJECT NO: F16300172
DRAWN BY: GLS
CHECKED BY: AAF

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
FMS ARCHITECTS
995 WEST THIRD AVENUE
COLUMBUS, OH 43212

OWNER:
SSC TERRA CROSSING LLC
4270 MORSE ROAD
COLUMBUS, OH 43230

DETAILED DISTRICT DEVELOPMENT PLAN FOR
JPMORGAN CHASE BANK
2410 TERRA CROSSING BLVD
LOUISVILLE, KY 40245

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Planning & Design
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