



Board of Zoning Appeals
Board Meeting

Minutes

April 5, 2023
5:30 PM

VIDEO BROADCASTING & RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

Attendee Name	Title	Status
Michael Percy	Chairman	Present
Susie L. Simpson	Member	Present
William Smith	Member	Present
Otho Eyster	Alt. Member	Excused
Tonya Boucher	Member	Present
Kate Aryanata	Alt. Member	Present
Cynthia Cunningham	Vice-Chairman	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Mike Hillier; Rebecca Green; Don Carr; Shane Heald; Jessica Horstkotte; Bill Cashman; Reg Ebright

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Feb 1, 2023 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cynthia Cunningham, Vice-Chairman
SECONDER:	Susie L. Simpson, Member
AYES:	Percy, Simpson, Smith, Boucher, Aryanata, Cunningham
EXCUSED:	Eyster

BZA FILES

- 2023-BZA-05 : 1002 Coshocton AVE - Variance for Accessory Structure Size

Cunningham abstained from the case.

Heald (sworn in) explained they were in front of the BZA a couple of months back and receive a Conditional Use Permit for storage units behind their retail center on Coshocton AVE. They are requesting a variance for size for a 14-unit structure measuring 30' x 84' which is a little over the 35% allowance for accessory structures.

Percy explained the acceptable accessory structure size is 35% and they are looking for 55%. Percy asked for clarification, if a different size was requested in the original ask. Blankenhorn confirmed that was correct. Percy noted the current request is approximately 1,100 sf smaller than the first request.

There was no other testimony.

Blankenhorn read the staff report: April 4, 2023 Case: 2023-BZA-05 1002 Coshocton AVE Parcel # 66-06206.000 Building 36, LLC requests a variance for accessory structure size to construct a Mini-Storage building behind their retail store. Building 36, LLC was granted a Conditional Use Permit for Mini-Storage Units on December 7, 2022. The original request was for a 30' x 120' = 3,600 sf building. The requested size was denied. Supplementary District Regulations §1173.06(a) restricts accessory structures to 35% or less of the gross floor area of the principal use or structure. - Primary Structure: 4,536 sf x 35% = 1,587.60 sf - Proposed Accessory Structure: 30' x 84' = 2,520 sf (55.55556%) §1167.03 Development Standards of the GB District allows 90% coverage of the lot with structures and pavement. The proposed siting meets the Development Standards of the District for side and rear setbacks.

Simpson made a motion to accept the request as presented.

RESULT:	DENIED [2 TO 3]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Percy, Aryanata
NAYS:	Simpson, Smith, Boucher
ABSTAIN:	Cunningham
EXCUSED:	Eyster

- 2023-BZA-06 : 1630 Coshocton AVE - Variance for Signage

Percy explained this request would likely be broken down into separate votes for the individual sign requests. Green (sworn in) explained Petco is trying to open its new store here and would like to put some signage up. She presented background information for the request. Petco is a farm and home animal pet store. It is a little different branding than other commercial areas. She explained the Coshocton AVE area as a very robust retail area with many signs. Her understanding is that the sign code has become more restrictive. The first Petco sign is the front façade wall sign that just says Petco. Her understanding is that it is allowed under the code. The second sign on the front façade is a vinyl overlay placed directly onto the wall. It is the logo for Petco. It is the dog and cat. Surveys for Petco indicate there is a great confusion amongst consumers between PetSmart and Petco. The one identifier that separates that confusion is the dog and cat logo. She stated the logo is not illuminated. She reemphasized that it is directly placed on the wall of the front of the building. Most of the graphic area of the logo is the bare wall. 70% is bare wall, 30% is the blue and red lines that show the logo. The next sign in the package is a side wall sign that she understands is allowed. The fourth sign is a ground sign, a pole sign.

Percy clarified the sign renderings indicate the dog and cat logo is illuminated. Green said it is not internally illuminated. It is externally illuminated with gooseneck lighting.

Percy recommended the logo sign be one request, then the pole sign, and the 3rd variance would only be required if the first two pass.

Carr (sworn in) thanked the Board. He spoke about the code being recently reviewed and updated by City Council. He then explained City Council's role as the legislative body that develops the codes. He named members of council involved in the revisions. He doesn't think there were a lot of major changes made to the code, not downsizing the demand made of retailers. He read the purpose and intent of the sign chapter.

Percy interjected to explain the Board of Zoning Appeals is to review the Code and if appropriate, make revisions for specific cases. If the Code was never to be altered, there wouldn't be a Board of Zoning Appeals. Testimony should be about the specific requests for variance.

Carr believes the 25' tall pole sign request is excessive. He believes signage should be limited on the front of

the building.

Blankenhorn read the staff report: April 4, 2023 Case: 2023-BZA-06 1630 Coshocton AVE Parcel # 66-09757.002 Zack Cowan of Zoning Resources requests for PC-Mount Vernon OH-1-UT LLC variances for signage for a new Petco retail store. General Business sign regulations allow for 1 wall sign for each 40' of building, not to exceed 4, including a free-standing sign and a wall sign. Walls signs should not exceed 1 square foot per lineal foot of building face, up to 120 sf each. Ground signs on lots more than 60' wide are limited to monument style signs up to 40 sf and up to 8' tall to the top of the sign. The subject lot is 175' wide. A sign package proposal was submitted for 4 signs total, for the 110' wide x 128' deep structure, including a front center Petco channel letters sign measuring 53.41 sf (approvable); a front left vinyl sign/"mural" measuring 194.2 sf; a side Petco channel letters sign measuring 26.48 sf (approvable); and a 50 sf, 25' tall pole sign. The proposed 194.2 sf sign does not meet the Code's definition of a mural. The Zoning Code defines a mural as: a graphic or artwork applied to the exterior of a building by painting, fresco, or mosaic, for the purposes of decoration or artistic expression depicting a scene or event of natural, social, cultural, or historic significance. All proposed murals shall be submitted to the Municipal Planning Commission for review and approval. The four signs cited in the BZA application predate the current zoning code. It appears the code in the early 90's restricted the height of pole signs 60 square feet and up to 15 feet tall. Walmart received a variance for a 30' tall pole sign in 1993. Aldi received a variance for a 76 sf, 28' tall pole sign in 1994. Records were not located for the Subway or Marathon signs.

Green spoke of the front vinyl sign as the one factor that keeps the two companies from being confused, Petco and Petsmart. They put a lot of stock in that particular sign. The site plan of the property shows the building sets a little farther away from Coshocton than the neighbors, which they believes justifies them having additional signage. She believes the uphill grade makes it harder to see.

Percy called for a motion on the front vinyl sign. Cunningham made a motion to approve the front vinyl sign as presented. The motion was seconded by Aryanata.

Smith asked if his 2018 copy of the sign code is the most current. Blankenhorn said yes. Smith asked if the new code has been passed. Blankenhorn said no. Smith asked if it is still in the works, to which Blankenhorn said yes. Smith asked if it is anticipated that there will be any changes to the new code in terms of sign size. Blankenhorn explained that section hasn't been reached in the revision process. She further stated, since 2018 there has been very few variance requests and of those that have been received, very few have been approved. The Code seems to be working well. Broeren said he generally agrees with Blankenhorn. The signage size regulations are working pretty well. There are whole parts of the sign code that are going to get removed as there are very archaic regulations such as time frames for election signs which is not constitutional and not enforced currently. There will be changes to the sign code, but he doesn't expect changes to the size regulations.

Simpson asked Green if she was willing to reduce the size of the mural. Green said they would consider that, though she would need additional outside instruction. She said she would have to come back. Percy said if the current request is denied, they may revise the request and resubmit.

Roll call vote - all votes were no.

The second request was for a 40 sf, 25' tall pole sign.

Green pointed out there are many taller signs across the street from the Petco site. Percy explained the sign code was revised to specifically avoid all pole signs. Broeren said that dates to the mid 90's. Percy said the signs that are out there would not get approved today. Green said she has authority to reduce the height to 10'. Green showed a rendering of a 10' tall pole sign on her computer. It had two poles. The sign face is the same size as the original request, 40 sf.

Broeren asked Green if they would be willing to do a solid base instead of two poles. Green said she did not have instruction on that.

Percy called for a motion on the requested pole sign. Cunningham made a motion to accept the 25' tall pole sign at 40 sf. Simpson seconded.

Percy said he would like to stay at the monument signs at 40 sf. He doesn't like pole signs in the community. He thinks monument signs are much more attractive for the community and reinforces the standards they are

trying to enforce in the community.

There was no further discussion. After a roll call vote, all votes were no, the request was denied.

RESULT:	DENIED [0 TO 6]
NAYS:	Percy, Simpson, Smith, Boucher, Aryanata, Cunningham
EXCUSED:	Eyster

- 2023-BZA-07 : 503 W High ST - Variances for Setbacks and Parking Count

Percy and Simpson abstained from the case. Boucher chaired the case.

Horstkotte (sworn) is an architect working with the Knox County Commissioners on their project to develop a transit facility at High Street and Norton Street. Horstkotte distributed printouts that visually support the requested variances. There are requests for parking setbacks as well as parking space count. The site plan was developed with the relationship with the historic Baltimore and Ohio Rail Station to the west. That irregularly shaped parcel places the building further from High Street. They tried to maintain a setback for the newly planned building to respect the visibility of the Depot from High Street. They also worked to align the access drive that is required programmatically for the KAT facility. Parking is then planned for the north side of the new building. Exhibits B & C indicate the proposed parking and how it interfaces with the current requirements and what variances are requested. They are proposing a surface lot with a 0" setback from the north right of way. The right of way is into that site, such that it is a few feet south of the sidewalk. A zero setback still allows for greenspace between the sidewalk and the paved area. The proposed parking lot is also over the setback requirement on the west side of the parcel, to try to maximize the number of parking spaces. There is also a small encroachment for the building on the west side, by approximately 3'. Exhibit C shows the parking count that is proposed. The use requires 23 spaces and they are able to provide 20. They don't anticipate the assembly use to be concurrent with the business use so that parking demand at any given time would be less than the required count.

Hillier (sworn in) asked if the 20 proposed parking spaces are full size. He has no problem if a business thinks they need less parking spaces, as long as they are full size. Blankenhorn said she reviewed the plan and the stall sizes do meet code requirements. An adjustment had to be made to the handicap stall to bring it into compliance. Hillier said he thinks the setback on the West Chestnut Street side is very similar to the Service Center parking lot. He questioned whether the reduced setback would interfere with the line of site from Norton Street.

Blankenhorn read the staff report: April 4, 2023 Case: 2023-BZA-07 503 W High ST and 7 N Norton ST Parcels # 66-09538.001 and 66-09538.000 Jessica Horstkotte of MKC Architects requests for the Board of Knox County Commissioners variances to construct a facility for Knox Area Transit. The 2 subject lots have road frontage on all four sides, thus increasing the setbacks more than a standard single frontage lot. The street frontage requires a 20 feet side setback for structures and a 10 feet setback for paving on all sides, front and rear. A variance for the west side of the building along Brunswick AVE is requested for a setback measuring 14 feet. A parking lot is proposed on the north side of the structure along West Chestnut ST. A zero feet setback is proposed along the north property line. A 6" setback is requested along the west side property line fronting Brunswick AVE. It should be noted that a sidewalk is planned along the east side of the property outside of the right of way and on the private property. A variance for the total parking count is requested to allow for 20 spaces instead of 23. KAT is also

planning a second facility along West Chestnut ST where additional parking will be available less than 500 feet away. Overall, the proposed site development will reduce the amount of impervious coverage from that of the prior buildings and asphalt surfaces.

Broeren noted parking is one of the areas that will probably get a significant change in the new zoning code. It will move from a more formulaic regulation to a system where the user provides details of their needs and what will work for them.

Boucher called for a motion. Cunningham made motion to approve the building and parking setbacks and the

parking count, as requested. Smith seconded the motion.

Cunningham asked if all parking spaces are 10' wide. Broeren and Horstkotte said yes.

Boucher asked Horstkotte about the visibility questioned by Hillier. Horstkotte said due to the location of the right of way, it is actually set further in than other sides. Being up against the right of way still sets you back from the curb an amount that would be consistent with how it would be elsewhere where the right of way is closer to the sidewalk.

There was no further discussion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cynthia Cunningham, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Smith, Boucher, Aryanata, Cunningham
EXCUSED:	Eyster

ADJOURN

- Adjourn Motion

Simpson made a motion to adjourn the meeting, Boucher seconded and the meeting was adjourned at 6:16 PM



Board of Zoning Appeals Meeting: 04/05/23 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DEFEATED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3770)

DOC ID: 3770

**2023-BZA-05 : 1002 COSHOCTON AVE - VARIANCE FOR ACCESSORY
 STRUCTURE SIZE**

Item Number	2023-BZA-05
Site Address	1002 Coshocton AVE
Parcel Number	66-06206.000
Zoning District	GB
Presented By	Shane Heald, Building 36, LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1173.06 Supplementary District Regulation - General Requirements (accessory
 uses)

Request: 30' x 84' accessory structure to be used for mini-storage buildings.

COMMENTS - Current Meeting:

Cunningham abstained from the case.

Heald (sworn in) explained they were in front of the BZA a couple of months back and receive a Conditional Use Permit for storage units behind their retail center on Coshocton AVE. They are requesting a variance for size for a 14-unit structure measuring 30' x 84' which is a little over the 35% allowance for accessory structures.

Percy explained the acceptable accessory structure size is 35% and they are looking for 55%. Percy asked for clarification, if a different size was requested in the original ask. Blankenhorn confirmed that was correct. Percy noted the current request is approximately 1,100 sf smaller than the first request.

There was no other testimony.

Blankenhorn read the staff report: April 4, 2023 Case: 2023-BZA-05 1002 Coshocton AVE Parcel # 66-06206.000 Building 36, LLC requests a variance for accessory structure size to construct a Mini-Storage building behind their retail store. Building 36, LLC was granted a Conditional Use Permit for Mini-Storage Units on December 7, 2022. The original request was for a 30' x 120' = 3,600 sf building. The requested size was denied. Supplementary District Regulations §1173.06(a) restricts accessory structures to 35% or less of the gross floor area of the principal use or structure. - Primary Structure: 4,536 sf x 35% = 1,587.60 sf - Proposed Accessory Structure: 30' x 84' = 2,520 sf (55.55556%) §1167.03 Development Standards of the GB District

allows 90% coverage of the lot with structures and pavement. The proposed siting meets the Development Standards of the District for side and rear setbacks.

Simpson made a motion to accept the request as presented.

RESULT:	DENIED [2 TO 3]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Michael Percy, Kate Aryanata
NAYS:	Susie L. Simpson, William Smith, Tonya Boucher
ABSTAIN:	Cynthia Cunningham
EXCUSED:	Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Building 36, LLC, 1290 US Highway 42 N, Delaware OH 43015			
Agent's Name, Address and Phone Shane Heald 1290 US Highway 42N, Delaware, OH 43015			
Site Information			
Site Address 1002 Coshocton Ave		Legal Description 12 7 3 PT SE NE OF 25 1.017A	
Parcel Number 66-06206.000	Deed Volume and Page Number	Zoning District 447	
Existing use of property Retail		Proposed use of property Retail + Storage units	
Hearing Request			
Type of Hearing Requested ☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.			
Request: we received a conditional use permit a few months ago and are trying to get a variance for the size of our storage units.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 3/10/23		By:	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: 2023-BZA-05 Application (3770 : 2023-Bza-05)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

Stt 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

Stt 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

We received a conditional use to build storage units out back of our property and are looking for a variance on the size of the units we can build. This area is out of view by the road.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

We would like to build these to help maximize our investment in the property. Right now it's a large empty space that collects trash.

Stt 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

Stt 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

Stt 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

OWNERS WITHIN 300 FT

CLEARVIEW INVESTMENTS

875 S WASHINGTON ST MILLERSBURG OH 44654

CES CREDIT UNION INC

PO BOX 631 MOUNT VERNON OH 43050

LOWE'S HOME CENTERS INC

1000 LOWES BLVD MOORESVILLE NC 28117

REALTY INCOME CORPORATION

6920 POINTE INVERNESS WAY STE 301 FORT WAYNE IN 46804

R & J CAR CARE INC

875 S WASHINGTON ST MILLERSBURG OH 44654

NARAYAN INC

1000 COSHOCTON AVE MT VERNON OH 43050

ZSORG INVESTMENTS LLC

968 JAMES ST SYRACUSE NY 13203

KJR MT VERNON LLC

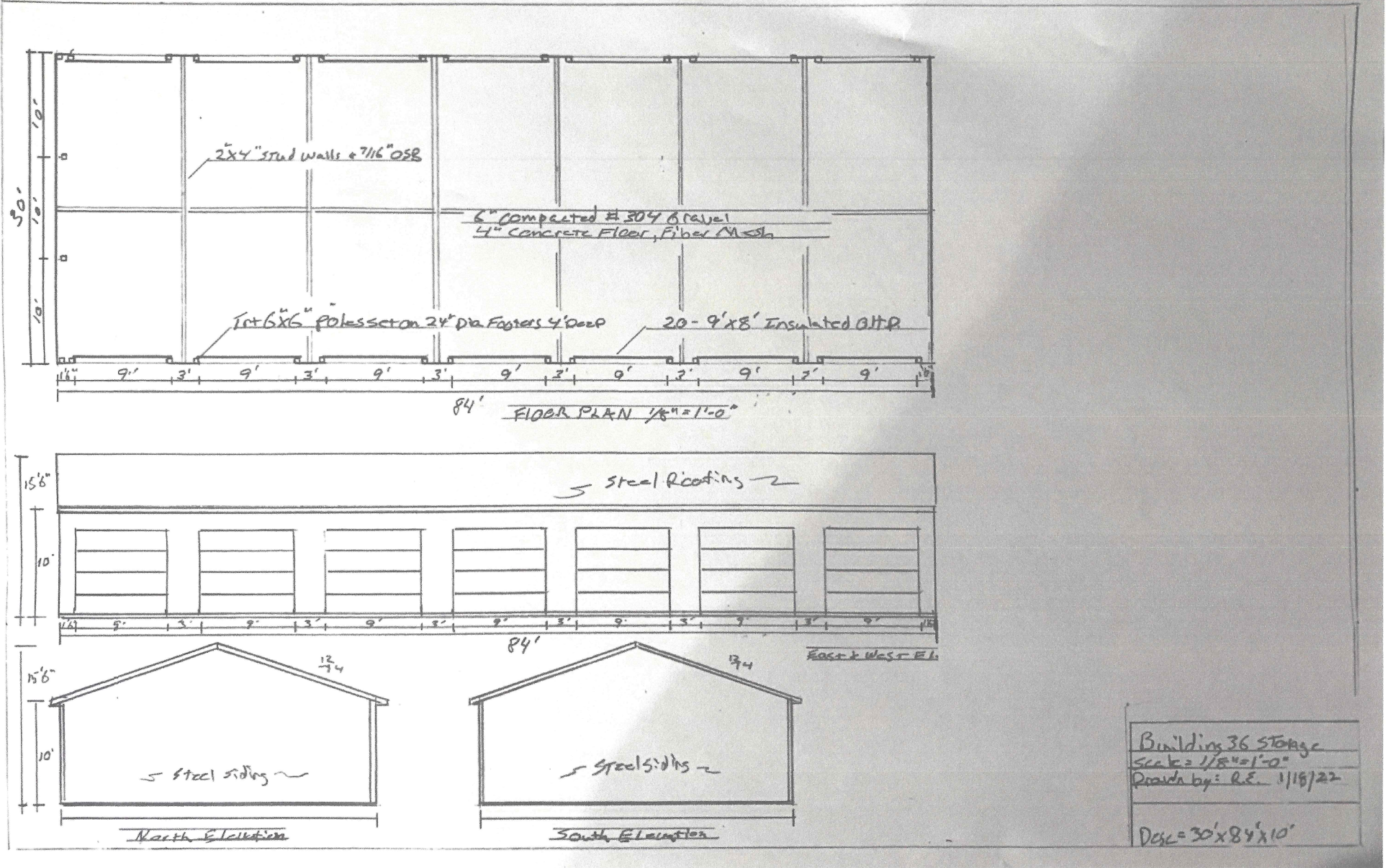
3900 PARK EAST DR #200 BEACHWOOD OH 44122

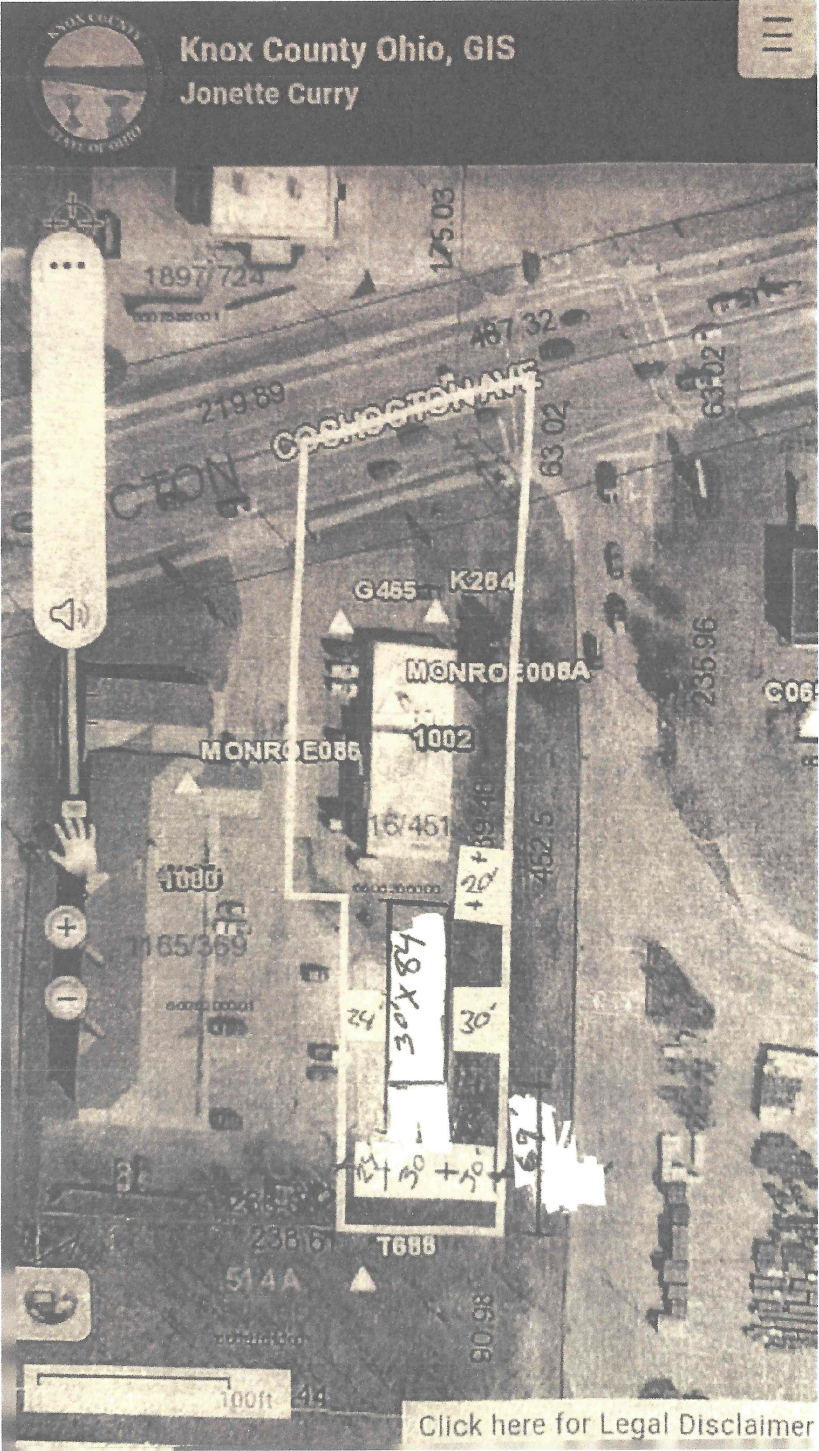
SRIRAM ASSETS LLC

605 SE 164TH AVE STE 105 VANCOUVER WA 98684

VALLEY ONE OWNER LLC; VALLEY TWO OWNER LLC; VALLEY THREE OWNER LLC

1829 E FRANKLIN ST STE 800F CHAPEL HILL NC 27514

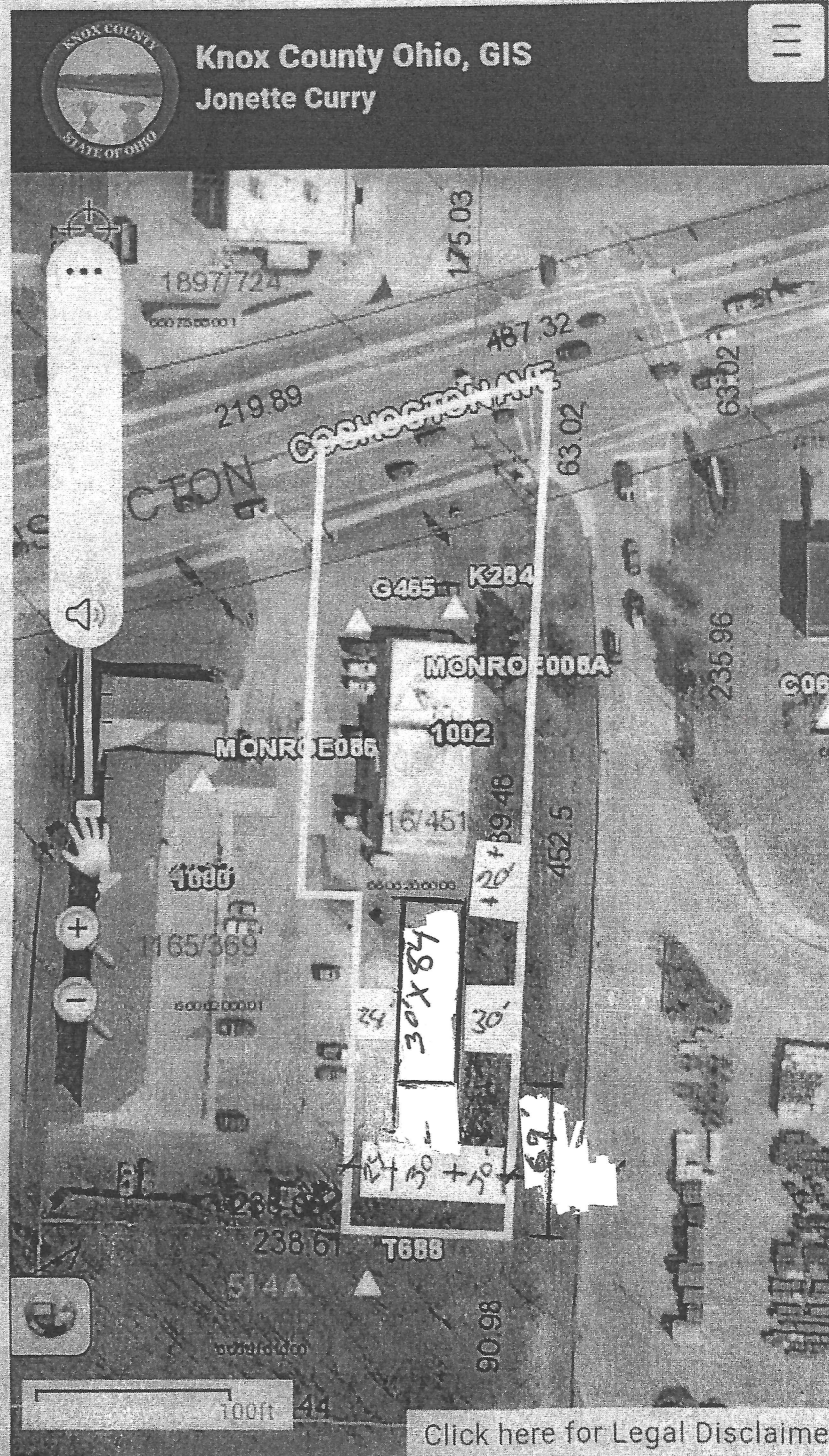




2:36 74°

59%

h.bhamaps.com



Attachment: 2023-BZA-05 Application (3770 : 2023-Bza-05)

1" = 85'



Board of Zoning Appeals Meeting: 04/05/23 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DEFEATED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3771)

DOC ID: 3771

2023-BZA-06 : 1630 COSHOCTON AVE - VARIANCE FOR SIGNAGE

Item Number	2023-BZA-06
Site Address	1630 Coshocton AVE
Parcel Number	66-09757.002
Zoning District	GB
Presented By	Zack Cowan, Zoning Resources for PC-Mount Vernon OH-1-UT LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1175 Signs Chapter
 1175 Schedule of Regulations

Request:

- Variance to install 2nd wall sign at 192.4 sf (on front)
- Variance to install a 25' tall pole sign at 40 sf
- Variance to allow 4 total signs (3 wall signs & 1 ground sign)

COMMENTS - Current Meeting:

Percy explained this request would likely be broken down into separate votes for the individual sign requests.

Green (sworn in) explained Petco is trying to open its new store here and would like to put some signage up. She presented background information for the request. Petco is a farm and home animal pet store. It is a little different branding than other commercial areas. She explained the Coshocton AVE area as a very robust retail area with many signs. Her understanding is that the sign code has become more restrictive. The first Petco sign is the front façade wall sign that just says Petco. Her understanding is that it is allowed under the code. The second sign on the front façade is a vinyl overlay placed directly onto the wall. It is the logo for Petco. It is the dog and cat. Surveys for Petco indicate there is a great confusion amongst consumers between PetSmart and Petco. The one identifier that separates that confusion is the dog and cat logo. She stated the logo is not illuminated. She reemphasized that it is directly placed on the wall of the front of the building. Most of the graphic area of the logo is the bare wall. 70% is bare wall, 30% is the blue and red lines that show the logo. The next sign in the package is a side wall sign that she understands is allowed. The fourth sign is a ground sign, a pole sign.

Percy clarified the sign renderings indicate the dog and cat logo is illuminated. Green said it is not internally illuminated. It is externally illuminated with gooseneck lighting.

Percy recommended the logo sign be one request, then the pole sign, and the 3rd variance would only be required if the first two pass.

Carr (sworn in) thanked the Board. He spoke about the code being recently reviewed and updated by City Council. He then explained City Council's role as the legislative body that develops the codes. He named members of council involved in the revisions. He doesn't think there were a lot of major changes made to the code, not downsizing the demand made of retailers. He read the purpose and intent of the sign chapter.

Percy interjected to explain the Board of Zoning Appeals is to review the Code and if appropriate, make revisions for specific cases. If the Code was never to be altered, there wouldn't be a Board of Zoning Appeals. Testimony should be about the specific requests for variance.

Carr believes the 25' tall pole sign request is excessive. He believes signage should be limited on the front of the building.

Blankenhorn read the staff report: April 4, 2023 Case: 2023-BZA-06 1630 Coshocton AVE Parcel # 66-09757.002 Zack Cowan of Zoning Resources requests for PC-Mount Vernon OH-1-UT LLC variances for signage for a new Petco retail store. General Business sign regulations allow for 1 wall sign for each 40' of building, not to exceed 4, including a free-standing sign and a wall sign. Wall signs should not exceed 1 square foot per lineal foot of building face, up to 120 sf each. Ground signs on lots more than 60' wide are limited to monument style signs up to 40 sf and up to 8' tall to the top of the sign. The subject lot is 175' wide. A sign package proposal was submitted for 4 signs total, for the 110' wide x 128' deep structure, including a front center Petco channel letters sign measuring 53.41 sf (approvable); a front left vinyl sign/"mural" measuring 194.2 sf; a side Petco channel letters sign measuring 26.48 sf (approvable); and a 50 sf, 25' tall pole sign. The proposed 194.2 sf sign does not meet the Code's definition of a mural. The Zoning Code defines a mural as: a graphic or artwork applied to the exterior of a building by painting, fresco, or mosaic, for the purposes of decoration or artistic expression depicting a scene or event of natural, social, cultural, or historic significance. All proposed murals shall be submitted to the Municipal Planning Commission for review and approval. The four signs cited in the BZA application predate the current zoning code. It appears the code in the early 90's restricted the height of pole signs 60 square feet and up to 15 feet tall. Walmart received a variance for a 30' tall pole sign in 1993. Aldi received a variance for a 76 sf, 28' tall pole sign in 1994. Records were not located for the Subway or Marathon signs.

Green spoke of the front vinyl sign as the one factor that keeps the two companies from being confused, Petco and Petsmart. They put a lot of stock in that particular sign. The site plan of the property shows the building sets a little farther away from Coshocton than the neighbors, which they believe justifies them having additional signage. She believes the uphill grade makes it harder to see.

Percy called for a motion on the front vinyl sign. Cunningham made a motion to approve the

front vinyl sign as presented. The motion was seconded by Aryanata.

Smith asked if his 2018 copy of the sign code is the most current. Blankenhorn said yes. Smith asked if the new code has been passed. Blankenhorn said no. Smith asked if it is still in the works, to which Blankenhorn said yes. Smith asked if it is anticipated that there will be any changes to the new code in terms of sign size. Blankenhorn explained that section hasn't been reached in the revision process. She further stated, since 2018 there has been very few variance requests and of those that have been received, very few have been approved. The Code seems to be working well. Broeren said he generally agrees with Blankenhorn. The signage size regulations are working pretty well. There are whole parts of the sign code that are going to get removed as there are very archaic regulations such as time frames for election signs which is not constitutional and not enforced currently. There will be changes to the sign code, but he doesn't expect changes to the size regulations.

Simpson asked Green if she was willing to reduce the size of the mural. Green said they would consider that, though she would need additional outside instruction. She said she would have to come back. Percy said if the current request is denied, they may revise the request and resubmit.

Roll call vote - all votes were no.

The second request was for a 40 sf, 25' tall pole sign.

Green pointed out there are many taller signs across the street from the Petco site. Percy explained the sign code was revised to specifically avoid all pole signs. Broeren said that dates to the mid 90's. Percy said the signs that are out there would not get approved today. Green said she has authority to reduce the height to 10'. Green showed a rendering of a 10' tall pole sign on her computer. It had two poles. The sign face is the same size as the original request, 40 sf.

Broeren asked Green if they would be willing to do a solid base instead of two poles. Green said she did not have instruction on that.

Percy called for a motion on the requested pole sign. Cunningham made a motion to accept the 25' tall pole sign at 40 sf. Simpson seconded.

Percy said he would like to stay at the monument signs at 40 sf. He doesn't like pole signs in the community. He thinks monument signs are much more attractive for the community and reinforces the standards they are trying to enforce in the community.

There was no further discussion. After a roll call vote, all votes were no, the request was denied.

RESULT:	DENIED [0 TO 6]
NAYS:	Percy, Simpson, Smith, Boucher, Aryanata, Cunningham
EXCUSED:	Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

PC-MOUNT VERNON OH-1-UT LLC - 4747 Williams Dr., Georgetown, TX 78633

Agent's Name, Address and Phone

Zack Cowan, Zoning Resources - 840 Gaylord Grove Rd., Cuyahoga Falls, OH 44221

Site Information

Site Address

1630 Coshocton Ave.

Legal Description

12 7 3 CENTER E PT NW SECT 24 1.694AC

Parcel Number

6609757002

Deed Volume and Page Number

1937/316

Zoning District

GB

Existing use of property

Retail

Proposed use of property

Hearing Request

Type of Hearing Requested

☒ Variance
Use

☐ Conditional Use

☐ Appeal of Decision

☐ Map Interpretation

☐ Substantially Similar

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

Variance to install a 2nd wall sign at 192.4 sq. ft.

Variance to install a 25 ft. tall pole sign at 40 sq. ft.

Variance to allow 4 total signs (3 wall signs & 1 ground sign)

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

3/10/2023

Date:

By: Zack Cowan

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$75.00

Date Paid

Receipt Number

Status of Board's Action

☐ Approved

☐ Denied

Attachment: 1630 Coshocton Variance Application (3771 : 2023-Bza-06)

Address: 1630 Coshocton
 Project: Petco Sign Variance
 Zoning: GB

Summary of Code Requirements

- Front building width of 110 feet allows for 110 sq. ft. of sign area and 3 signs.
- Pole signs are not permitted based on the lot width.
- Maximum pole sign height of 6 feet
- Maximum pole sign area of 20 sq. ft.

Proposed Signs

- 53.4 sq. ft. front center wall sign
- 194.2 sq. ft. front left wall sign
- 26.5 sq. ft. west side wall sign
- 40 sq. ft. pole sign (25 ft. height)

Narrative Statement

1. The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - a. *The proposal meets the general purpose of the code and will not be injurious or detrimental to the public welfare.*
2. The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.
 - a. *Does not apply*
3. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.
 - a. *The property is located on an arterial roadway with 5 lanes. In addition, the property is located on a slope with limited visibility from on-coming traffic which places the site at a disadvantage. The proposed signage will allow for increased visibility. The proposed 25-foot tall, 40sq. ft. pole sign is necessary, especially for traffic traveling west on route 36, to provide maximum visibility so drivers have sufficient time to turn into the site. In addition, several properties nearby including the Subway and Marathon gas station have pole signs in excess of 6ft in height and 20 sq. ft.*
4. There must be proof of hardship created by the strict application of this Zoning Ordinance. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions; it must result from the application of this Zoning Ordinance; it must be suffered directly by the property

in question; and evidence of variances granted under similar circumstances need not be considered.

- a. The zoning code provides limited accommodation for increased signage allowances. Compared to surrounding communities, a maximum 20 sq. ft. and 6 ft. sign height for pole signs is more restrictive. In addition, the code does not accommodate additional wall signage area.*
5. The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - a. The property could have beneficial use without the variances; however, the property will be disadvantaged as compared to its neighbors.*
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - a. The proposed signs will not impair supply of light, increase congestion, increase danger of fire or public safety, or diminish property values.*
7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.
 - a. Special privilege will not be conferred.*

Other Pole Signs Near Subject Property

1579 Coshocton Ave.



1616 Coshocton Ave.

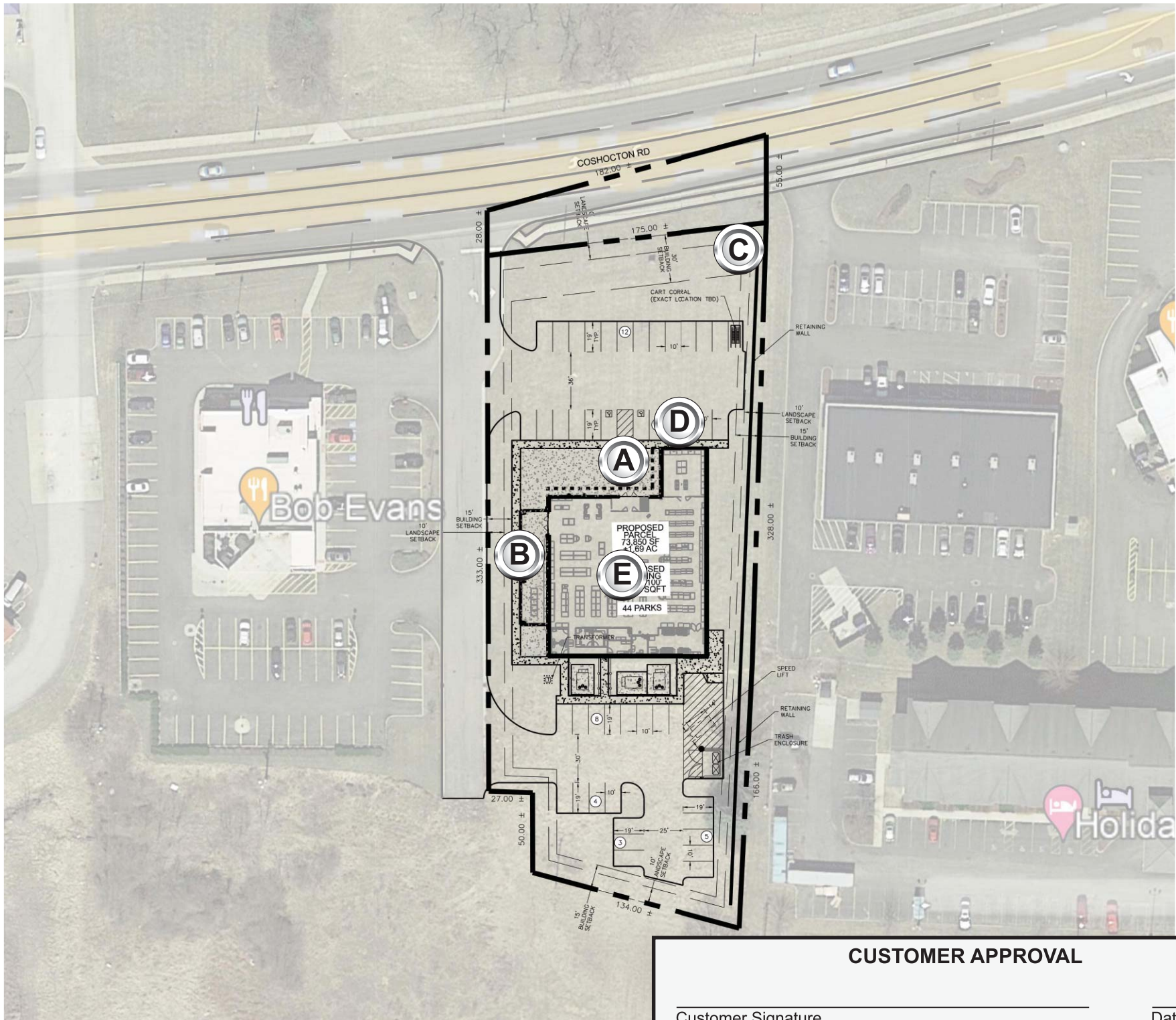


Attachment: 1630 Coshocton Variance Application (3771 : 2023-Bza-06)

Walmart & Aldi



SITE PLAN



SIGNAGE SPECIFICATIONS

- A



PROPOSED ILLUMINATED CHANNEL LETTERS
FRONT ELEVATION

B



PROPOSED ILLUMINATED CHANNEL LETTERS
SIDE ELEVATION

C



PROPOSED PYLON
NORTH ELEVATION

D



VINYL MURAL | STENCIL PATTERN
- | CODE / SIGNAGE PLAN | SQ. FT. |
|---|----------------|
| ALLOWABLE SQFT - NORTH ELEVATION | TO BE VERIFIED |
| PROPOSED petco + tagline SQFT - FRONT ELEVATION | 53.41 |
| PROPOSED petco SQFT - SIDE ELEVATION | 26.48 |
| PROPOSED D/F PYLON SQFT | 39.94 |
| TOTAL PROPOSED SQFT | 119.83 |
- COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144
- | | |
|------------------|--|
| Date: 06-27-2022 | Project Name: PETCO |
| Scale: NTS | Address: 1630 Coshocton Ave. Mount Vernon |
| Drawn: WA | City / State / Zip: Mount Vernon, OH 43050 |
| PM: MC | Notes: |
- This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.
- | No. | Designer | Date | Revision Notes |
|-----|----------|----------|----------------------|
| 1 | WA | 07-26-22 | Refer to Pathfinder. |
| 2 | HA | 09-19-22 | Refer to Pathfinder. |
| 3 | WA | 11-15-22 | Refer to Pathfinder. |
| 4 | WA | 12-2-22 | Refer to Pathfinder. |
| 5 | WA | 12-15-22 | Refer to Pathfinder. |
| 6 | WA | 01-10-23 | Refer to Pathfinder. |
- | No. | Designer | Date | Revision Notes |
|-----|----------|----------|---------------------------|
| 7 | ER | 01/13/23 | Add Sign E Suspended Sign |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
- DESIGN DRAWING 1 of 1

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 23
- 11 X 17 TEMPLATE VERSION 8.9
- Attachment: 14049589-Petco- Mount Vernon revised artwork (3771 : 2023-Bza-06)



COLOR SCHEDULE FOR LETTERS:

- Faces = 2406 LD Acrylic with applied 3M Dual-Color Film White 3635-210 perforated day/night vinyl digitally printed to match PMS 281C.
- 3M™ Scotchcal™ Matte Overlaminate 3660M
- Jewelrite Trimcap = Painted to match PMS 281C
- Returns = Painted to match PMS 281C
- Letter LED Illumination = GE White LED

A Proposed Channel Letters and Logo - Flush Mounted

Total SQ FT: 53.41

Scale: 3/8"=1'-0"

"petco": 5" deep channel letter with 3/16" Plaskolite Optix 2406LD (white) acrylic faces, decorated w/3M 3635-210 perf. Vinyl digitally printed to match PMS 281C navy | 3M™ Scotchcal™ Matte Overlaminate 3660M 1" Jewelrite trim cap and returns. Illuminated w/white GE 24 volt Tetra Max LEDs & energy efficient power supplies. Mounted flush o existing wall.

"THE HEALTH + WELLNESS CO." Tagline: 3" deep channel letters with Faces: 3/16" Plaskolite Optix 2406LD (white) acrylic faces navy. 1" Jewelrite trim cap and returns to match PMS 281C. Illuminated w/white GE 24 volt Tetra Max LEDs & energy efficient power supplies. Mountnted fluso existing wall.



A Proposed Condition

Scale: 3/32"=1'-0"

CUSTOMER APPROVAL

Customer Signature

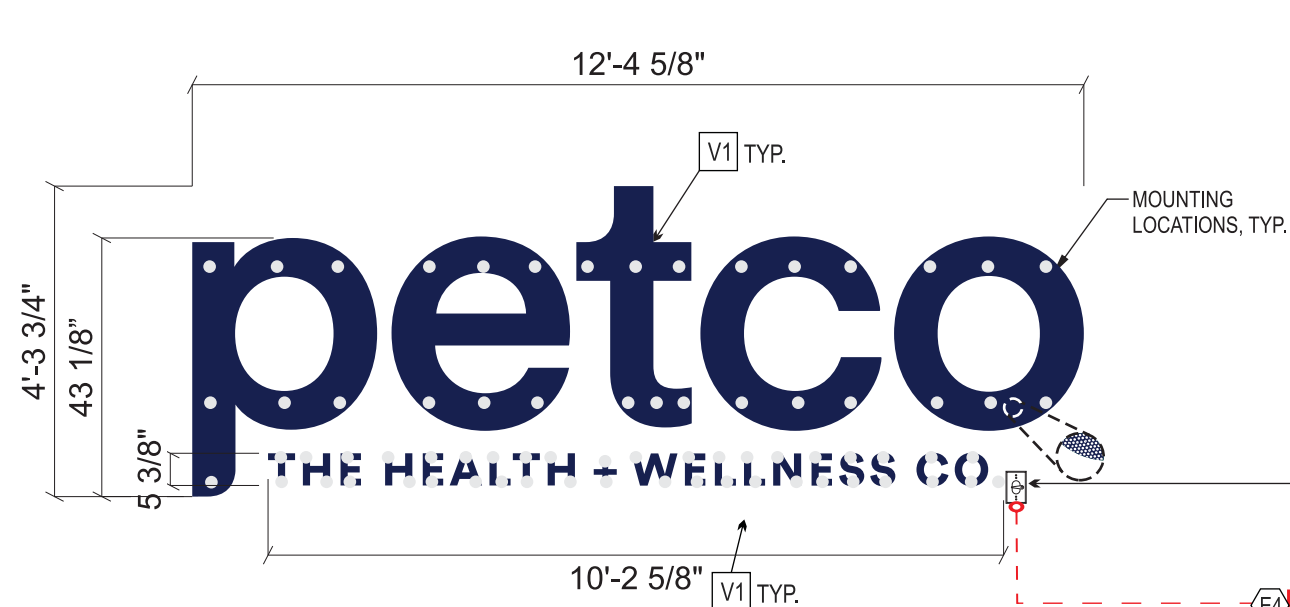
Date

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

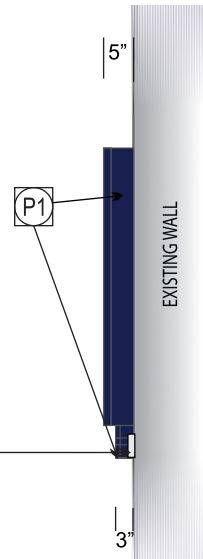
Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes	DESIGN DRAWING 2 of 2
1	WA	07-26-22	Refer to Pathfinder.	7	ER	01/13/23	Add Sign E Suspended Sign	Request Number:
2	HA	09-19-22	Refer to Pathfinder.	8				PRJ-PTCO-173171-R7
3	WA	11-15-22	Refer to Pathfinder.	9				Packet Pg. 24
4	WA	12-2-22	Refer to Pathfinder.	10				
5	WA	12-15-22	Refer to Pathfinder.	11				
6	WA	01-10-23	Refer to Pathfinder.	12				



Side View



COLOR SCHEDULE FOR LETTERS:

- Faces = 2406 LD Acrylic with applied 3M Dual-Color Film White 3635-210 perforated day/night vinyl digitally printed to match PMS 281C. 3M™ Scotchcal™ Matte Overlaminate 3660M
- Jewelrite Trimcap = Painted to match PMS 281C
- Returns = Painted to match PMS 281C
- Letter LED Illumination = GE White LED

- P1 PAINT COLORS E1 ELECTRICAL NOTES
- V1 VINYL COLORS F1 FABRICATION NOTES

A

Proposed Channel Letters and Logo - Flush Mounted

Total SQ FT: 53.41

Scale: 3/8"=1'-0"



Primary Circuit (120 VAC)	SKU	Description	Name	Quantity	
1.1 Amps	93098199	GEMX2471-W1S	MAX 71K (24V) Small	74 Modules	49 Ft
Sign Area	93053674	GEMS2471-W1	MS 71K (24V)	121 Modules	30 Ft
30.34 Sq Ft					
Total Module Watts		GEPS24-100U-GLX	100W - 24V (GLX)	1 Ea	
46.18 Watts		-	-		

A

LED Layout

NOTE:
IT IS THE INSTALLERS RESPONSIBILITY TO CONTACT THE ENGINEER OF RECORD IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THIS DRAWING

SIGN TO BE CONSTRUCTED TO NEC 600 STANDARD
SIGN TO BEAR UL LABEL

CUSTOMER APPROVAL

Customer Signature

Date

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.	7	ER	01/13/23	Add Sign E Suspended Sign
2	HA	09-19-22	Refer to Pathfinder.	8			
3	WA	11-15-22	Refer to Pathfinder.	9			
4	WA	12-2-22	Refer to Pathfinder.	10			
5	WA	12-15-22	Refer to Pathfinder.	11			
6	WA	01-10-23	Refer to Pathfinder.	12			

DESIGN DRAWING 3 of 3

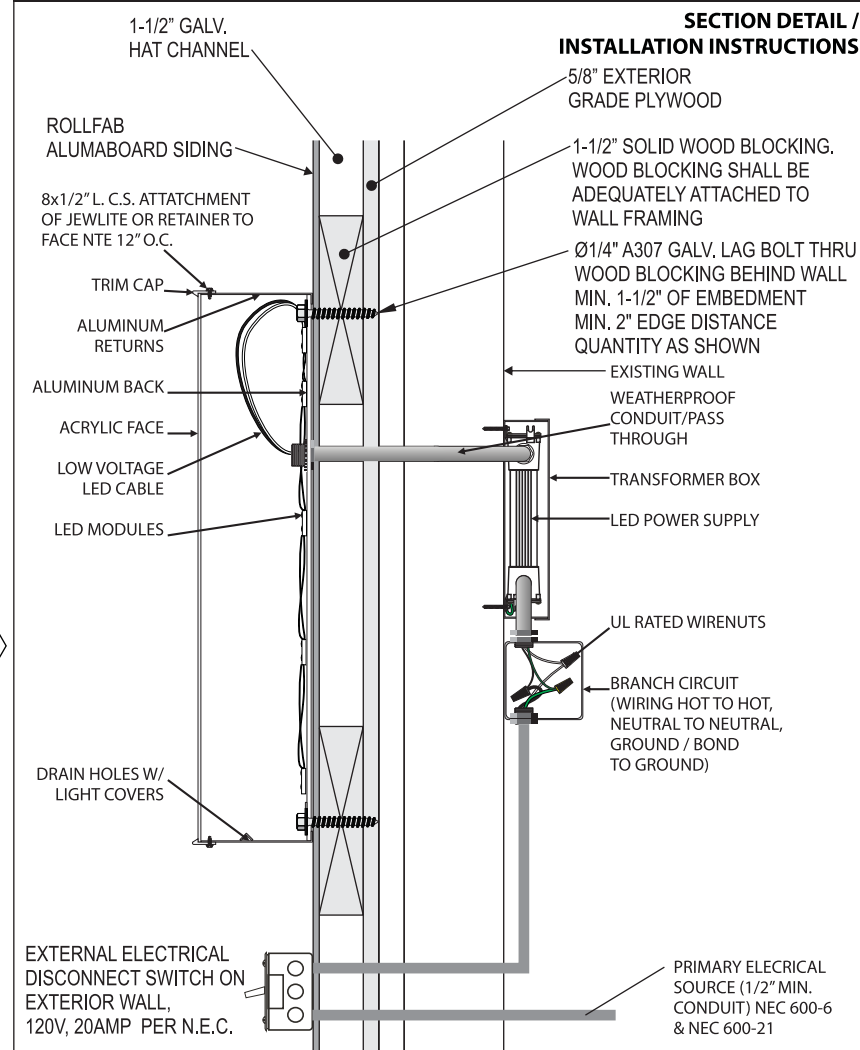
Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 25

11 X 17 TEMPLATE VERSION 8.9

REMOTE CHANNEL LETTERS



SECTION DETAIL / INSTALLATION INSTRUCTIONS

TOTAL SQFT = 85.51

PART # PETCL54&7-RML

ESTIMATE # 185594

MATERIAL FOR "PETCO" LED CHN. LETTERS

BACKS: .063" ALUMINUM
RETURNS: .050" PREFINISHED W/W ALUMINUM DEPTH: 5"
FACES: .177" PLASKOLITE 2406 LD WHITE ACRYLIC
TRIM CAP: 1" JEWELITE ROWS: 1
LED: GE 24 VOLT TETRA MAX

GRAPHICS: 3M VINYL

COLOR FOR "PETCO" LED CHN. LETTERS

FACES: PMS 281C BLUE
RETURNS INT: WHITE
RETURNS EXT: PMS 281C BLUE
TRIM CAP: PMS 281C BLUE
LED: WHITE

MATERIAL FOR SUBCOPY LED CHN. LETTERS

BACKS: .063" ALUMINUM
RETURNS: .040" PREFINISHED W/W ALUMINUM DEPTH: 3"
FACES: .177" PLASKOLITE 2406 LD WHITE ACRYLIC
TRIM CAP: 1" JEWELITE ROWS: 1
LED: GE minIMAX 71K (24 V)

GRAPHICS: 3M VINYL

COLOR FOR SUBCOPY LED CHN. LETTERS

FACES: PMS 281C BLUE
RETURNS INT: WHITE
RETURNS EXT: PMS 281C BLUE
TRIM CAP: PMS 281C BLUE
LED: WHITE

FONTS USED

1) CUSTOMER SUPPLIED

VINYL COLOR

1) "PETCO", SUBCOPY: 3635-210 WHITE PERF/DIGITALLY PRINTED 281C BLUE

PAINT COLOR

1) PMS 281C BLUE

ELECTRICAL NOTES

- 1) WEATHERPROOF DISCONNECT SWITCH
- 2) LEDs
- 3) LED POWER SUPPLIES
- 4) PRIMARY ELEC. 6" WHIP
- 5) SIGN IS WIRED AS IS ON SCHEMATIC FOR POWER SUPPLY



imagination at work

ELECTRICAL SPECIFICATIONS

LED MODULES= 195		110 VOLT INPUT		
GE TETRA TRANSFORMER	SECONDARY		AMP. INPUT	
	VOLTS	WATTS		
1 GEPS24-100U	24	100	1.1	
TOTAL				1.1
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED				

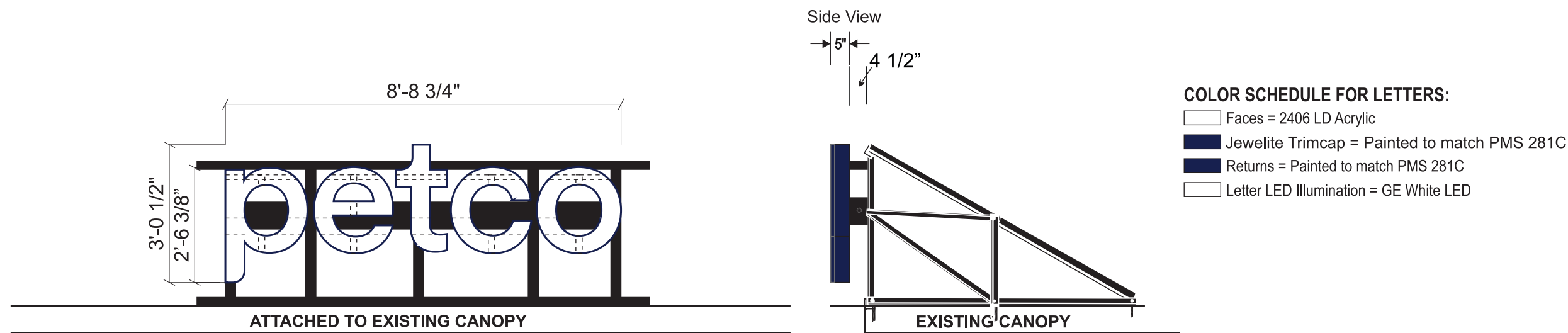
DESIGN PARAMETERS:
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. VULT WIND SPEED = 120 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE C

ENCON SERVICES, INC.
PO BOX 3613
APOLLO BEACH, FL 33572
813-655-3373
TEXAS COA-16502
ENCON@ME.COM



NATHAN P. PRESNELL, PE 11967
DATE SIGNED: 1/27/2022

Attachment: 14049589-Petco- Mount Vernon revised artwork (3771 : 2023-Bza-06)



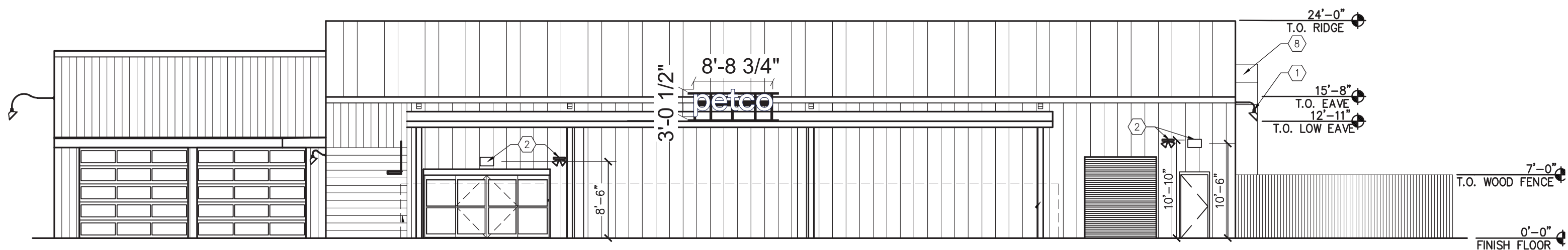
B

Proposed Channel Letters and Logo

“petco”: 5" deep channel letter with 3/16" Plaskolite Optix 2406LD (white) acrylic faces, 1" Jewelite trim cap and returns to be painted black. Illuminated w/white GE 24 volt Tetra Max LEDs & energy efficient power supplies. Mounted to existing canopy structure w/2" angle bracing as needed.

Total SQ FT: 26.48

Scale: 3/8"=1'-0"



B

Proposed Condition

Scale: 3/32"=1'-0"

CUSTOMER APPROVAL

Customer Signature

Date

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.
2	HA	09-19-22	Refer to Pathfinder.
3	WA	11-15-22	Refer to Pathfinder.
4	WA	12-2-22	Refer to Pathfinder.
5	WA	12-15-22	Refer to Pathfinder.
6	WA	01-10-23	Refer to Pathfinder.

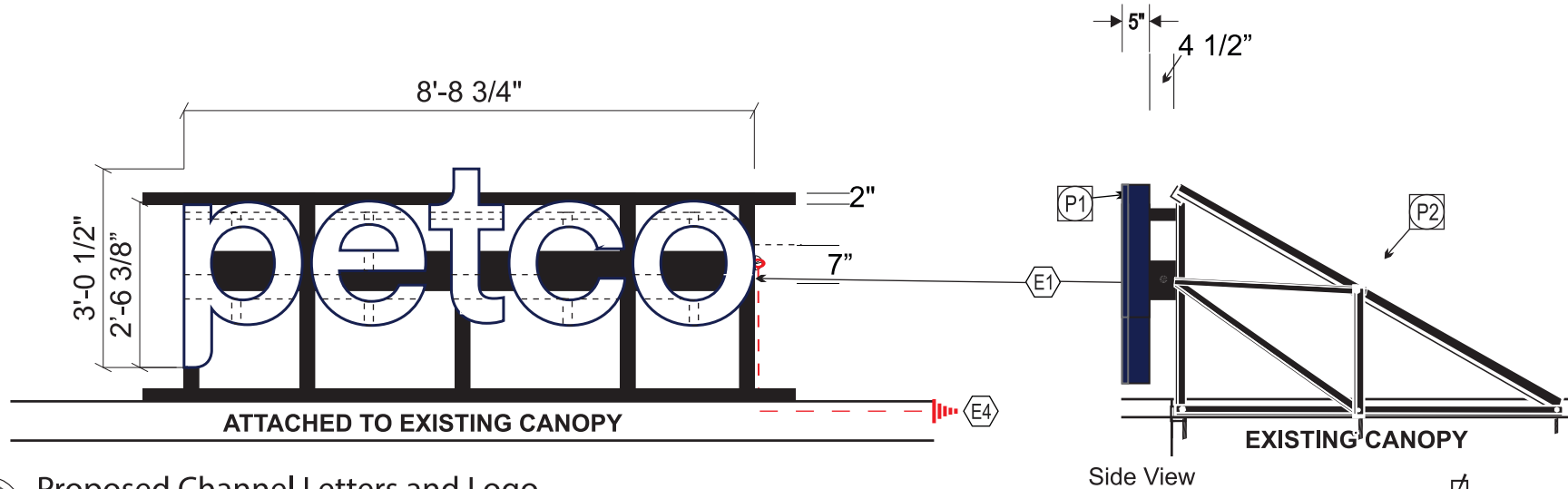
No.	Designer	Date	Revision Notes
7	ER	01/13/23	Add Sign E Suspended Sign
8			
9			
10			
11			
12			

DESIGN DRAWING 4 of 4

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 26

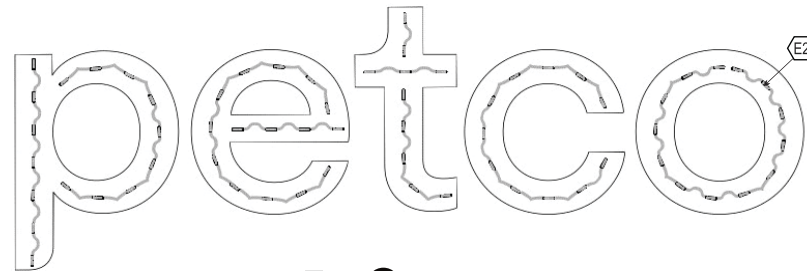


COLOR SCHEDULE FOR LETTERS:

- Faces = 2406 LD Acrylic
- Jewelite Trimcap = Painted to match PMS 281C
- Returns = Painted to match PMS 281C
- Letter LED Illumination = GE White LED

- P1 PAINT COLORS E1 ELECTRICAL NOTES
- V1 VINYL COLORS F1 FABRICATION NOTES

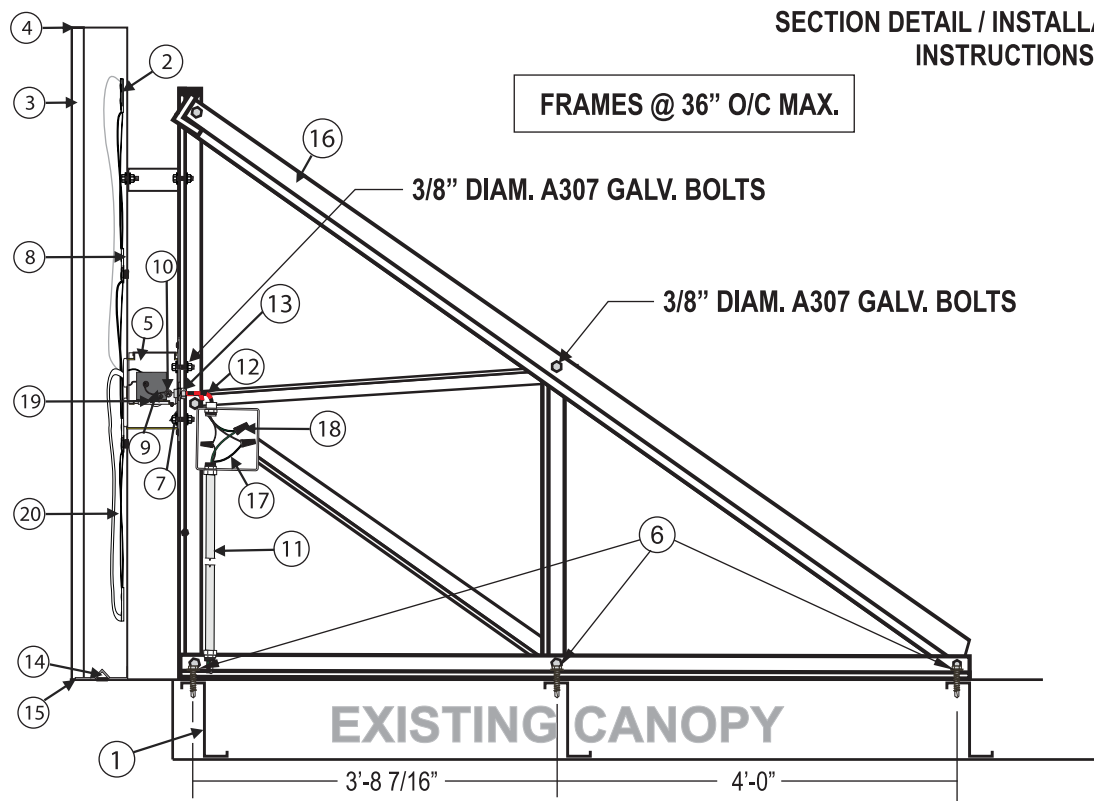
B Proposed Channel Letters and Logo



Primary Circuit (120 VAC)	SKU	Description	Name	Quantity	
1.1 Amps	93098199	GEMX2471-W1S	MAX 71K (24V) Small	65 Modules	43 Ft
Sign Area					
23.84 Sq Ft					
Total Module Watts		GEPS24-100U-GLX	100W - 24V (GLX)	1 Ea	
40.56 Watts					

NOTE:
IT IS THE INSTALLERS RESPONSIBILITY TO CONTACT THE ENGINEER OF RECORD
IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THIS DRAWING

LED CHANNEL LETTERS ON RACEWAY SLOPE / ANGLE MOUNT



- STEEL PURLIN - CANOPY ROOF
- ALUMINUM BACKS
- ACRYLIC FACES
- JEWELITE
- GROUNDLED CONTINUOUS EXTRUDED RACEWAY 4 1/2" X 7"
- (30) 1/4-20 HILTI KWIK-FLEX SELF-DRILL SCREW W/ KWIK-COTE CORROSION RESISTANT FINISH OR EQUAL SELF-DRILL SCREW THRU 2"X2"X3/16" ALUM. ANGLE ROOF BRACKETS INTO MIN. 16 GA STEEL PURLIN (6 PER BRACKET IN PAIRS @ EACH PURLIN)
- MOUNTING TABS / POINTS
- 12V LED UNITS
- LED POWER SUPPLY IN ENCLOSURE
- ELECTRICAL DISCONNECT SWITCH
- PRIMARY ELECTRICAL SOURCE NEC 600-6 & 600-21
- WEATHERPROOF CONDUIT PASS-THROUGH
- 1/2" WEATHERPROOF CONNECTOR
- DRAIN HOLES W/ LIGHT COVERS IF OUTDOORS
- FACE ATTACHED TO LETTER WITH #8 SCREW 1/2" L. NTE 12" O.C.
- ALUM. ANGLE ROOF BRACKETS
- BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND / BOND TO GROUND)
- U.L. RATED WIRE NUTS
- .090" ALUMINUM SHELF FOR HEAT DISSIPATION AND GROUND FAULT PROTECTION (MIN. 1/2" CLEARANCE)
- LOW VOLTAGE LED WIRING

SIGN TO BE CONSTRUCTED TO NEC 600 STANDARD
SIGN TO BEAR UL LABEL
SIGN TO HAVE ELECTRICAL DISCONNECT ON THE EXTERIOR

SIGN WEIGHT SHALL BE 400LBS MAX.

USE: GRADE 6061-T6 ALUMINUM ANGLE

DESIGN PARAMETERS:
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. VULT WIND SPEED = 120 MPH
2. RISK CATEGORY II
3. WIND EXPOSURE C

ENCON SERVICES, INC.
PO BOX 3613
APOLLO BEACH, FL 33572
813-655-3373
TEXAS COA-16502
ENCON@ME.COM



NATHAN P. PRESNELL, PE 119667
DATE SIGNED: 1/27/2022

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

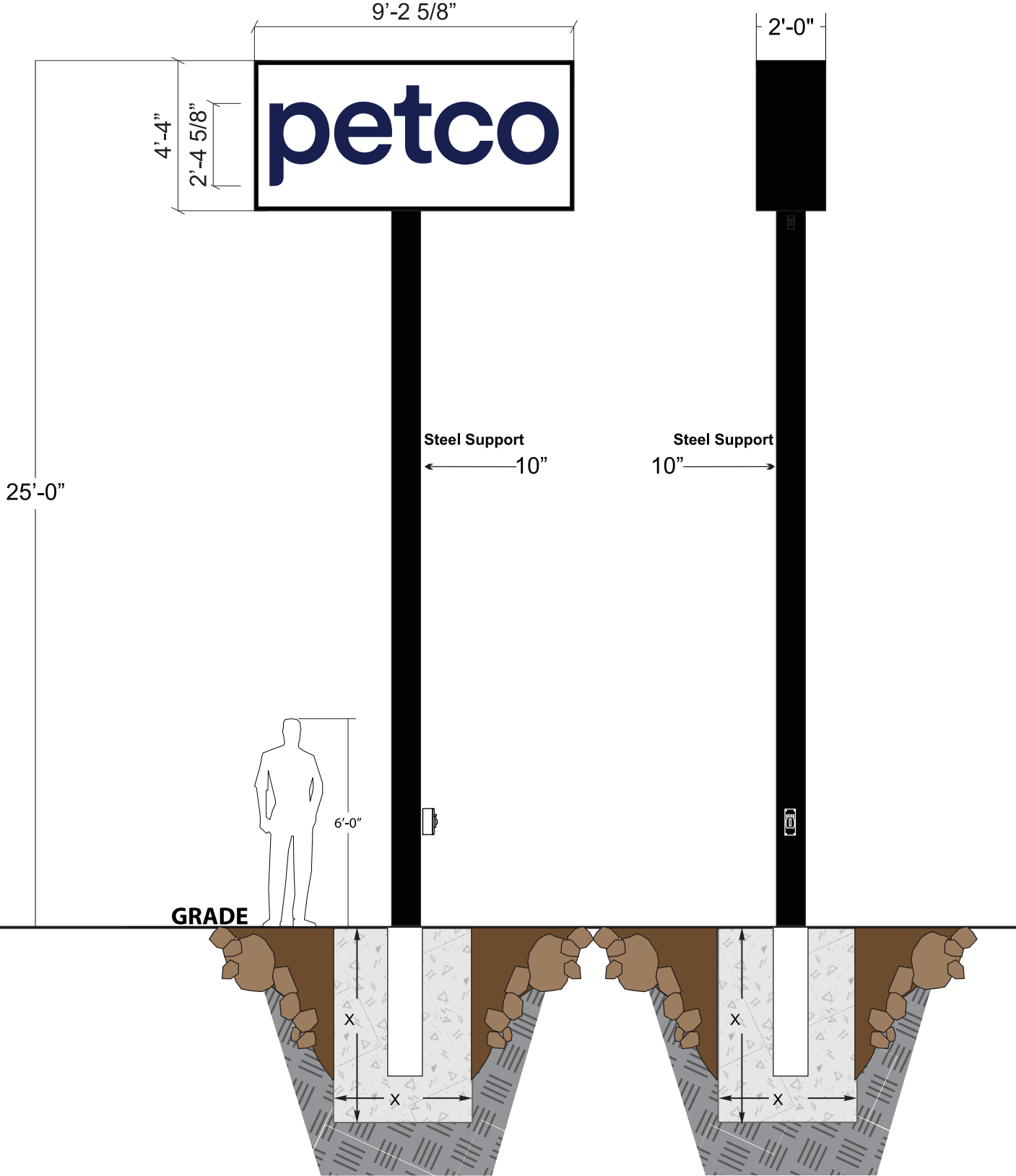
No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.	7	ER	01/13/23	Add Sign E Suspended Sign
2	HA	09-19-22	Refer to Pathfinder.	8			
3	WA	11-15-22	Refer to Pathfinder.	9			
4	WA	12-2-22	Refer to Pathfinder.	10			
5	WA	12-15-22	Refer to Pathfinder.	11			
6	WA	01-10-23	Refer to Pathfinder.	12			

DESIGN DRAWING 5 of 5

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 27



COLOR SCHEDULE:

3M 3630-36 Translucent Vinyl Blue

Paint (Black)



Double Sided Pylon

TOTAL SQ.FT.: 39.94

Aluminum double sided sign cabinet. Flex face decorated with 3M vinyl.

Steel pole structure painted black Self contained white LED energy efficient power supplies.

SCALE: 1/4" = 1'-0"

CUSTOMER APPROVAL

Customer Signature

Date

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.
2	HA	09-19-22	Refer to Pathfinder.
3	WA	11-15-22	Refer to Pathfinder.
4	WA	12-2-22	Refer to Pathfinder.
5	WA	12-15-22	Refer to Pathfinder.
6	WA	01-10-23	Refer to Pathfinder.

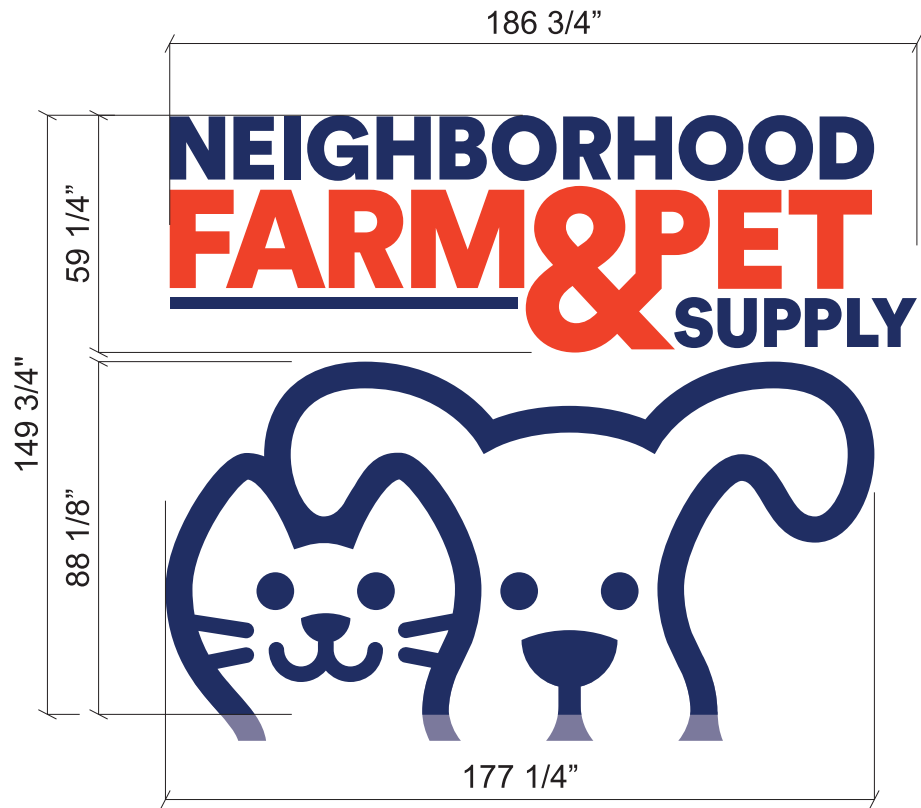
No.	Designer	Date	Revision Notes
7	ER	01/13/23	Add Sign E Suspended Sign
8			
9			
10			
11			
12			

DESIGN DRAWING 6 of 6

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 28



GENERAL SPECIFICATIONS:

SHIPLAP WOOD PANEL TO BE PAINTED WITH VINYL MURAL
STENCIL PAINT COLOR TO MATCH ARTWORK PROVIDED.

PAINT COLOR TO MATCH:

PANTONE WARM RED C - APPROVAL NEED
PANTONE 281 C - APPROVAL NEED

EXACT MANUFACTURING SPECIFICATIONS
TO BE DETERMINED BY ENGINEERING DEPT.

FRONT VIEW @ VINYL MURAL | STENCIL PATTERN

Scale: 1/4"=1'-0"

NOTE:
SHIPLAP WOOD PANEL TO BE PAINTED
WITH VINYL MURAL | STENCIL PAINT COLOR TO MATCH
ARTWORK PROVIDED



D Proposed Condition

Scale: 3/32"=1'-0"

CUSTOMER APPROVAL

Customer Signature

Date

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.
2	HA	09-19-22	Refer to Pathfinder.
3	WA	11-15-22	Refer to Pathfinder.
4	WA	12-2-22	Refer to Pathfinder.
5	WA	12-15-22	Refer to Pathfinder.
6	WA	01-10-23	Refer to Pathfinder.

No.	Designer	Date	Revision Notes
7	ER	01/13/23	Add Sign E Suspended Sign
8			
9			
10			
11			
12			

DESIGN DRAWING 7 of 7

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 29



Board of Zoning Appeals Meeting: 04/05/23 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

ADOPTED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3772)

DOC ID: 3772

2023-BZA-07 : 503 W HIGH ST - VARIANCES FOR SETBACKS AND PARKING COUNT

Item Number 2023-BZA-07
 Site Address 503 W High ST
 Parcel Number 66-09538.001 & 66-09538.000
 Zoning District GB
 Presented By

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1167.03 Development Standards for Free-Standing Use on Individual Lots (GB)
 1174.05 Required Number of Parking Spaces by Use

Request: We are requesting variances on this site for the overall parking count and the paving setbacks on the north and west boundaries of the site. Additionally, a variance is requested for the west side building setback.

COMMENTS - Current Meeting:

Percy and Simpson abstained from the case. Boucher chaired the case.

Horstkotte (sworn) is an architect working with the Knox County Commissioners on their project to develop a transit facility at High Street and Norton Street. Horstkotte distributed printouts that visually support the requested variances. There are requests for parking setbacks as well as parking space count. The site plan was developed with the relationship with the historic Baltimore and Ohio Rail Station to the west. That irregularly shaped parcel places the building further from High Street. They tried to maintain a setback for the newly planned building to respect the visibility of the Depot from High Street. They also worked to align the access drive that is required programmatically for the KAT facility. Parking is then planned for the north side of the new building. Exhibits B & C indicate the proposed parking and how it interfaces with the current requirements and what variances are requested. They are proposing a surface lot with a 0" setback from the north right of way. The right of way is into that site, such that it is a few feet south of the sidewalk. A zero setback still allows for greenspace between the sidewalk and the paved area. The proposed parking lot is also over the setback requirement on the west side of the parcel, to try to maximize the number of parking spaces. There is also a small encroachment for the building on the west side, by approximately 3'. Exhibit C shows the parking count that is proposed. The use requires 23 spaces and they are able to provide 20. They don't anticipate the assembly use to be concurrent

with the business use so that parking demand at any given time would be less than the required count.

Hillier (sworn in) asked if the 20 proposed parking spaces are full size. He has no problem if a business thinks they need less parking spaces, as long as they are full size. Blankenhorn said she reviewed the plan and the stall sizes do meet code requirements. An adjustment had to be made to the handicap stall to bring it into compliance. Hillier said he thinks the setback on the West Chestnut Street side is very similar to the Service Center parking lot. He questioned whether the reduced setback would interfere with the line of site from Norton Street.

Blankenhorn read the staff report: April 4, 2023 Case: 2023-BZA-07 503 W High ST and 7 N Norton ST Parcels # 66-09538.001 and 66-09538.000 Jessica Horstkotte of MKC Architects requests for the Board of Knox County Commissioners variances to construct a facility for Knox Area Transit. The 2 subject lots have road frontage on all four sides, thus increasing the setbacks more than a standard single frontage lot. The street frontage requires a 20 feet side setback for structures and a 10 feet setback for paving on all sides, front and rear. A variance for the west side of the building along Brunswick AVE is requested for a setback measuring 14 feet. A parking lot is proposed on the north side of the structure along West Chestnut ST. A zero feet setback is proposed along the north property line. A 6" setback is requested along the west side property line fronting Brunswick AVE. It should be noted that a sidewalk is planned along the east side of the property outside of the right of way and on the private property. A variance for the total parking count is requested to allow for 20 spaces instead of 23. KAT is also planning a second facility along West Chestnut ST where additional parking will be available less than 500 feet away. Overall, the proposed site development will reduce the amount of impervious coverage from that of the prior buildings and asphalt surfaces.

Broeren noted parking is one of the areas that will probably get a significant change in the new zoning code. It will move from a more formulaic regulation to a system where the user provides details of their needs and what will work for them.

Boucher called for a motion. Cunningham made motion to approve the building and parking setbacks and the parking count, as requested. Smith seconded the motion.

Cunningham asked if all parking spaces are 10' wide. Broeren and Horstkotte said yes.

Boucher asked Horstkotte about the visibility questioned by Hillier. Horstkotte said due to the location of the right of way, it is actually set further in than other sides. Being up against the right of way still sets you back from the curb an amount that would be consistent with how it would be elsewhere where the right of way is closer to the sidewalk.

There was no further discussion.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Cynthia Cunningham, Vice-Chairman
SECONDER: William Smith, Member
AYES: Percy, Simpson, Smith, Boucher, Aryanata, Cunningham
EXCUSED: Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Board of Knox County Commissioners; 117 E High St. Mount Vernon, OH 43050; (740) 393-6703

Agent's Name, Address and Phone

MKC Architects (Jessica Horstkotte); 161 N 4th St. Columbus, OH 43215; (740) 879-4628

Site Information

Site Address

503 High St. W & 7 Norton St. N

Legal Description

LOTS 1 2 & PT 3 WORLEY ADDN .568AC; WORLEY LOTS 1 2 3 & 4 .41AC

Parcel Number

66-09538.000 - 001

Deed Volume and Page Number

Zoning District

GB

Existing use of property

VACANT

Proposed use of property

Knox Area Transit Operations Center

Hearing Request

Type of Hearing Requested

☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

We are requesting variances on this site for the overall parking count and the paving setbacks on the north and west boundaries of the site.

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

03.14.2023

Date:

By:

Jessica Horstkotte

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$75.00

Date Paid

Receipt Number

Status of Board's Action

☐ Approved

☐ Denied

Attachment: bza_application (3772 : 2023-Bza-07)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

 X 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

 X 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

As the placement of the building and site fixtures were established on this site, the primary consideration was how they related to the City of Mt. Vernon building to the West at 507 W High Street.

Due to the irregular shaped lot that is cut off by the railway on the west side, the neighboring City building is set back from the road considerably. Our building is also set back considerably from High Street to maximize visibility of the City building from W High Street. Additionally, the transit center requires a drive in front of the building to allow for passenger pick up and drop off. This drive connecting N Norton Street and Brunswick Ave was set to align with the southern curb cut of the parking area on the City lot to the west, creating a preferred traffic intersection.

With these site relationships in mind, the area available to the north of our proposed building is limited in size. To maximize the available parking we propose building the parking area out to the limits of the right of way – essentially creating a 0' setback. The right of way along W Chestnut is 66' and is set 15' beyond the established curb. Due to the location of the right of way on the site, this still allows for a 5' planting strip between the curb and the sidewalk, and between the sidewalk and the parking area. If we were to follow the setback as currently prescribed in the zoning code we would need to reduce the number of parking spots, provide parking in the front of the building, or shift the site and building elements to the south by 10', offsetting the alignment of the curb cuts at Brunswick Ave.

With the space available we are able to fit 20 parking spaces, 3 short of the required 23 parking spaces. The use of the building has both business and assembly spaces, however their uses will occur non-concurrently. Parking calculations per the zoning code require 15 parking spots for the business use & 8 parking spots for the assembly use. During business hours, the assembly space will function primarily to support the business function as a meeting and training room for employees. Only after business hours would the assembly space be open for community use. At those hours, the employee parking spaces in the rear will clear out allowing ample spaces for meetings in the assembly space.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

See above

 X 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

 X 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

 X 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Knox Area Transit Facility

503 W. High St. Mount Vernon, OH 43050



Knox County Comissioners
117 E. High St. #161
Mount Vernon, OH 43050



161 North 4th Street
Columbus, OH 43215
614.775.7084
www.mkc-arch.com



ARCHITECT OF RECORD
JESSICA S. HORSTKOTTE - 201
EXPIRATION DATE: 12-31-202

ISSUED: 03.07
MKC PROJECT: 2

Knox Area Transit Facility
503 W. High St.
Mount Vernon, OH 43050

Knox County Comissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

INDEX TO DRAWINGS

GENERAL

*G000 COVER SHEET
*G030 SITE PLAN

CIVIL

C010 CIVIL COVER SHEET
C110 CIVIL GENERAL NOTES
C200 CIVIL DETAILS
C310 TOPOGRAPHIC SURVEY
C311 SITE PREPARATION & DEMOLITION PLAN
C410 CIVIL SITE PLAN
C510 SITE GRADING & UTILITY PLAN
C511 SITE SPOT GRADES PLAN
C610 STORM PLAN & PROFILES

LANDSCAPE

L0-1 OVERALL SITE LAYOUT PLAN
L0-2 SITE LAYOUT ENLARGEMENTS
L0-3 LANDSCAPE DETAILS
L0-4 BOLLARD PLACEMENT
LP-1 LANDSCAPE PLAN

STRUCTURAL

S-001 GENERAL STRUCTURE INFORMATION
S-101 FOUNDATION PLAN
S-102 ROOF FRAMING PLAN
S-201 COLUMN SCHEDULE
S-301 FOUNDATION DETAILS
S-401 FRAMING DETAILS
S-402 FRAMING DETAILS

ARCHITECTURAL

A200 EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS

SITE LOCATION



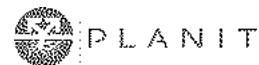
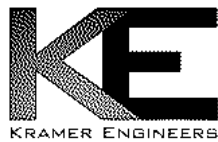
CONSULTANTS

MEP
KRAMER ENGINEERS
384 OAK ST.
COLUMBUS, OH 43215
CONTACT: BRETT KRAMER
E: BKRAMER@KRAMERENGINEERS.COM
T: 614.233.6911 EXT. 1005

CIVIL
KRAMER ENGINEERS
384 OAK ST.
COLUMBUS, OH 43215
CONTACT: MATT DICKEN
E: MDICKEN@KRAMERENGINEERS.COM
T: 614.233.6911 EXT. 1003

LANDSCAPE
PLANT STUDIOS
503 WILSON BRIDGE RD.
SUITE 314
CONTACT: ANDY ENGLISH
E: AENGLISH@PLANTSTUDIOS.COM
T: 614.463.1442

STRUCTURAL
JEZERINAC GEERS & ASSOCIATES
5640 FRANTZ RD.
DUBLIN, OH 43017
CONTACT: ANDY HEIGLEY
E: AHEIGLEY@JGAENG.COM
T: 614.768.0266 EXT. 7032



THIS DRAWING SHALL NOT BE REPRODUCED, PUBLISHED, STORED IN AN ELECTRONIC RETRIEVAL SYSTEM, OR USED IN ANY WAY WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT © MKC ARCHITECTS

E
D
C
B
A

W CHESTNUT ST.

BRUNSWICK AVE.

N NORTON ST.

WEST HIGH ST.

GENERAL NOTES - SITE PLAN

1. SEE CIVIL DRAWINGS & LANDSCAPE DRAWINGS FOR DETAILS & EXTENTS OF SITE ELEMENTS
2. SEE LANDSCAPE DRAWINGS FOR TREES, PLANTINGS, & EXTERIOR FURNISHINGS
3. SEE ELECTRICAL DRAWINGS FOR FULL EXTENT OF POWER & LIGHTING REQUIREMENTS
4. FIELD VERIFY EXISTING CONDITIONS & NOTIFY ARCHITECT OF ANY CONFLICTS WITH PROPOSED WORK SHOWN IN THE CONSTRUCTION DOCUMENTS

ZONING INFORMATION

SITE ZONING:	GB
PROPOSED USE:	PUBLIC TRANSIT OPERATIONS FACILITY
BUILDING FOOTPRINT:	8,080 SF
LOT AREA:	0.979 ACRES
BUILT AREA:	0.65 ACRES
LOT COVERAGE (%):	66%
MAX ALLOWABLE LOT COVERAGE:	90%
MAX BUILDING HEIGHT:	35'-0"
ACTUAL BUILDING HEIGHT:	30'-0"



161 North 66 Street
Cincinnati, OH 45216
513.635.7564

www.mkcarch.com

CONSULTANTS



Knox Area Transit Facility

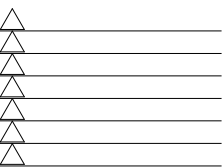
Knox County Comissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)



ARCHITECT OF RECORD
JESSICA S. HORSTKOTTE - 2018
EXPIRATION DATE: 12-31-2022

SUBMITTED: 03.01.2023



^G030

SITE PLAN

MKC PROJECT: 22-013

PERMIT SET



161 NORTH 4TH STREET
COLUMBUS, OH 43215
603.673.7594

WWW.MKCAO.COM

CONSULTANTS

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERS

394 OAK STREET
COLUMBUS, OH 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911



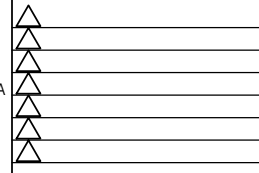
Knox Area Transit Facility

Knox County Commissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

PERMIT SET

SUBMITTED: 3/14/23

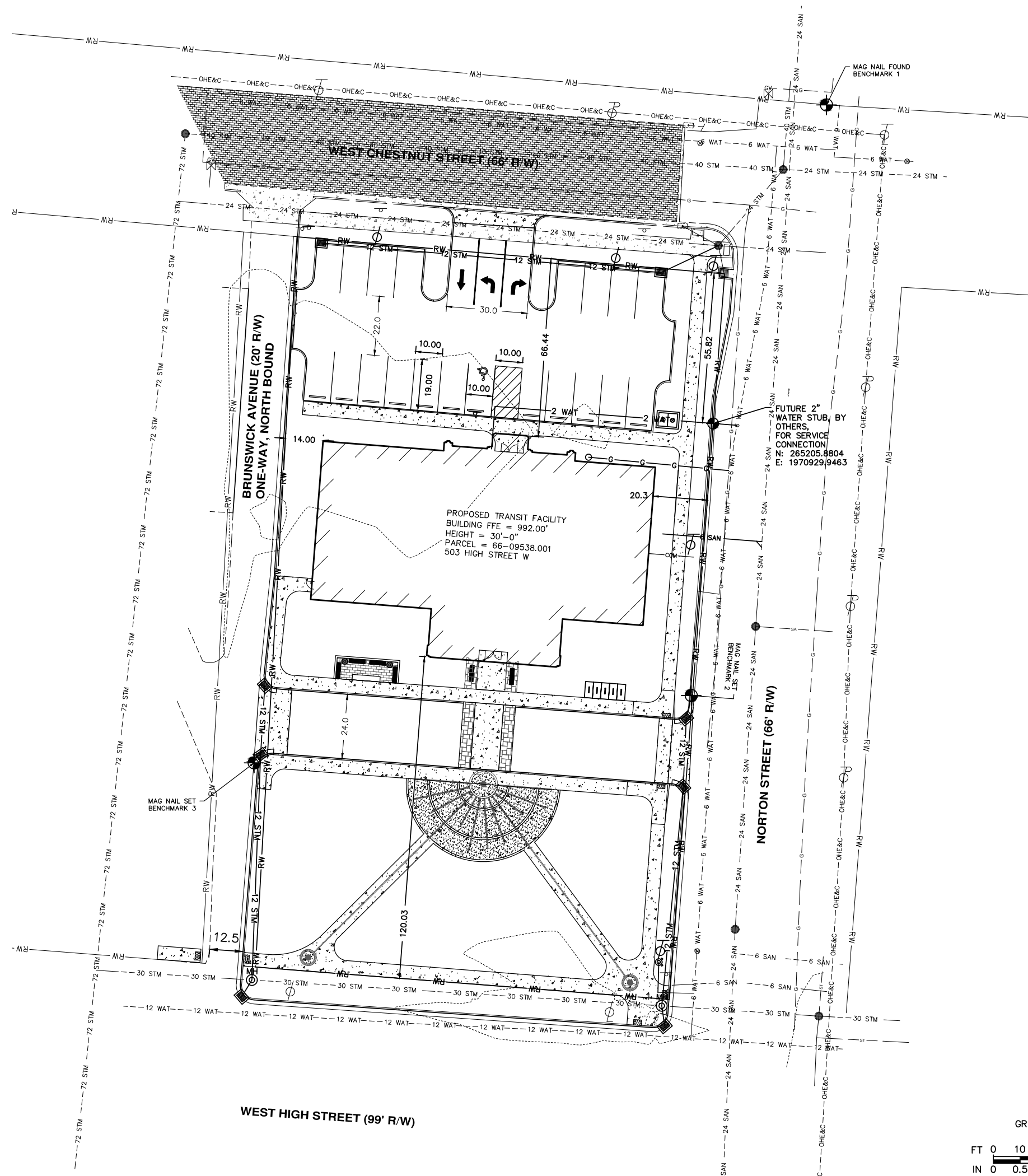


C010

CIVIL TITLE SHEET

MKC PROJECT: 22-013

CITY OF MOUNT VERNON, OHIO KNOX COUNTY TRANSIT FACILITY 503 WEST HIGH STREET SITE PERMIT PLAN



RELEVANT SITE PERMITS	
STORMWATER:	TBD
WATER SERVICE:	2023-032
WASTEWATER TAP:	2023-033
SITE ZONING:	2023-048

<u>SETBACK SUMMARY</u>		
	STRUCTURAL SETBACK	PAVEMENT SETBACK
FRONT	30'	10'
SIDE	15'	10'
REAR	15'	10'

BENCHMARKS
ELEVATIONS ARE BASED OFF OF NAVD 88 DATUM.
HORIZONTAL DATUM = OHIO STATE PLANE COORDINATES,
NORTH ZONE, US SURVEY FOOT
REFERENCING OHIO DEPARTMENT OF TRANSPORTATION
VIRTUAL REFERENCE STATIONS, ESTABLISHED FROM A
GLOBAL POSITIONING SURVEY PERFORMED BY GANDEE
HEYDINGER GROUP, CONDUCTED ON AUGUST 24, 2022.

- SITE BM-1** (OFF PAGE, SEE SURVEY, SHEET C300)
MAG NAIL FOUND ON THE NORTHERLY RIGHT OF WAY OF
WEST CHESTNUT STREET IN THE CENTER OF NORTON
STREET
ELEVATION = 990.53
- SITE BM-2**
MAG NAIL SET ALONG THE WEST LINE OF NORTON
STREET, 27 FEET SOUTHEAST OF A TELEPHONE POLE.
ELEVATION = 989.93
- SITE BM-3**
MAG NAIL SET ALONG THE EAST SIDE OF BRUNSWICK
AVENUE, 82 FEET NORTH OF THE NORTH LINE OF WEST
HIGH STREET.
ELEVATION = 990.61

**GRADES AND ELEVATIONS PROVIDED BY NOTED
PROFESSIONAL SURVEYOR. CIVIL PLANS INCLUDE GRADES
BASED ON THE TOPO SURVEY. CONTRACTOR TO FIELD
VERIFY ALL BENCH MARK/REFERENCED PINS ON THESE
PLANS MATCH THEIR FIELD MEASUREMENTS. CONTACT THE
ENGINEER AND SURVEYOR IF ANY DISCREPANCIES ARE
ENCOUNTERED, PRIOR TO PROCEEDING FURTHER.
*CONTRACTOR TO FIELD VERIFY ALL DEPTHS AND
LOCATIONS OF EXISTING UTILITIES.**

SITE DATA
TOTAL SITE AREA = 0.979 AC
TOTAL DISTURBED AREA = 0.979 AC
PRE-DEVELOPED IMPERVIOUS = 0.964 AC
POST-DEVELOPMENT IMPERVIOUS = 0.608 AC
CHANGE IN IMPERVIOUS AREA = -37%

FEMA FIRM, 39083C018BD, 07/07/09, ZONE "X", OUTSIDE 500-YR FLOOD

REQUIRED PARKING CALCULATIONS
BUSINESS USE AREA: 3000 SF
● 1 STALL/200SF = 15 STALLS
ASSEMBLY USE AREA: 5050 SF
● 1 STALL/8 SEATS, WITH 40 SEATS = 5 STALLS
TOTAL = 20 STALLS

PROPOSED PARKING
REGULAR = 19
ADA: STD/VAN/TOTAL = 0/1/1
TOTAL = 20

STANDARD STALL DIMENSION: 10'x19'
ADA STALL DIMENSION: 10'x19'
ADA LOADING ZONING: 10'x19'
AISLE WIDTH MIN: 22'

LOCAL ENGINEER APPROVAL

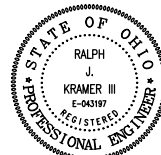
THE SIGNATURES BELOW ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE
AND LOCATION OF THE PROPOSED IMPROVEMENT. ALL TECHNICAL DETAILS REMAIN THE
RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

CITY ENGINEER _____ DATE _____

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THE
PROJECT AND THAT ALL OF THE MINIMUM STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS
GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE
PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING
PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES
HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERS

394 OAK STREET
COLUMBUS, OH 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911



Ralph J. Kramer
Registered Engineer

3/14/2023
Date

PROJECT SCOPE OF WORK

PROPOSED BUILDING FOR KNOX TRANSIT, INCLUDING CONSTRUCTION OF
ASPHALT LOT AND INSTALLATION OF PROPOSED UTILITIES, INCLUDING,
STORMWATER MANAGEMENT FACILITIES, SANITARY AND DOMESTIC WATER
SERVICE.

OWNER & SITE CONTACT

COMPANY: BOARD OF KNOX COUNTY COMMISSIONERS
ADDRESS: 117 E HIGH ST #161
MOUNT VERNON, OHIO 4050
CONTACT: JASON BOOTH
740.393.6703
EMAIL: jasonbooth@co.knox.oh.us

DESIGN PROFESSIONAL / CIVIL ENGINEER

COMPANY NAME: KRAMER ENGINEERS
PROFESSIONAL ENGINEER: RALPH KRAMER, III
LICENCE No.: E-043197
ADDRESS: 394 OAK ST,
COLUMBUS, OH 43215
614.233.6911
PHONE: jfunk@kramerengineers.com
EMAIL:

3/14/2023
Date

PERMIT SET



161 North 4th Street
Columbus, OH 43215
603.673.7594
www.mkcpa.com

CONSULTANTS

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS

394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911



Knox Area Transit Facility

Knox County Commissioners

503 W High St.

Attachment: 22-013_KAT Transit Center Zoning Package_Ir (3772 : 2023-Bza-07)

PERMIT SET

SUBMITTED: 3/14/23

C200

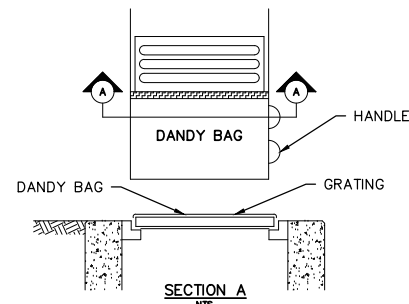
CIVIL DETAILS

MKC PROJECT: 22-013

Packet Pg. 39

Table 6.3.2 Minimum criteria for Silt Fence Fabric (5001, 2002)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	1X10 ⁻² sec ⁻¹	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355



INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK, TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

INSPECTION: INSPECTION BY THE CONTRACTOR IS REQUIRED AFTER EACH RAIN EVENT.

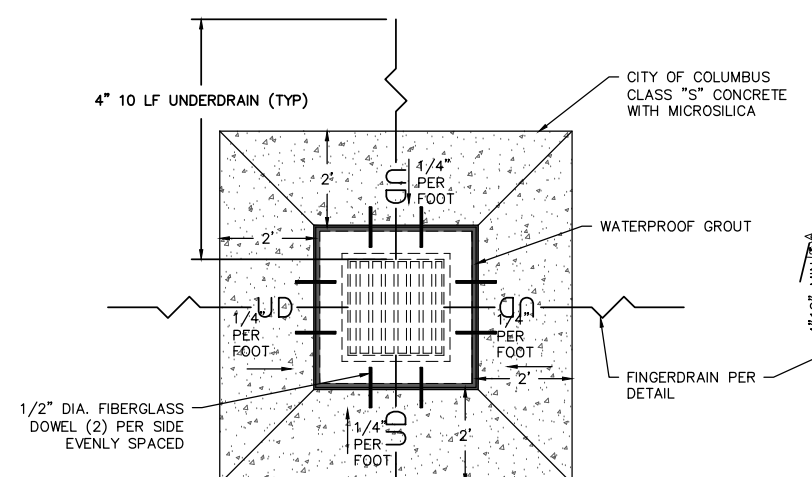
MAINTENANCE: AFTER SILT HAS DRIED, CONTRACTOR TO REMOVE SILT FROM THE SURFACE OF DANDY BAG WITH BROOM.

INSTALL DANDY BAG EROSION CONTROL FILTER BY DANDY PRODUCTS. GROVE CITY, OHIO, OR EQUAL.

DANDY BAGS MUST BE PLACED ON:
ALL PROPOSED AND EXISTING CATCH BASINS LOCATED ON THE PROPERTY AND ALL CATCH BASINS IMMEDIATELY DOWN STREAM OF THE SITE, INCLUDING BUT NOT LIMITED TO: EXISTING STRUCTURE 10, 4 & 2 AND PROPOSED STRUCTURES 1-6. REFERENCE THE SITE PREPARATION PLAN AND MASTER DRAINAGE PLAN FOR MORE INFORMATION.

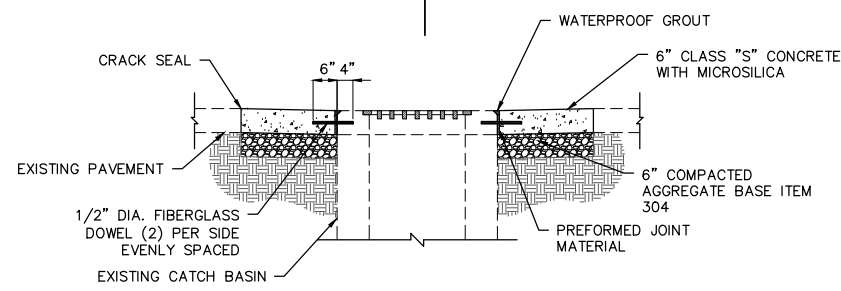
TYPICAL DANDY BAG DETAIL

N.T.S.



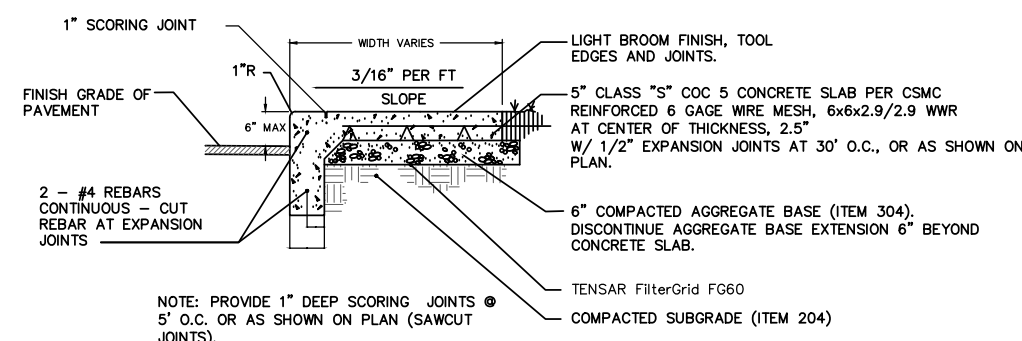
UNDERDRAIN IN PAVEMENT DETAIL

N.T.S.



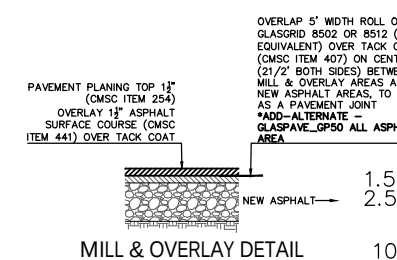
CONCRETE APRON FOR CATCH BASIN - WITH DOWEL JOINTS

N.T.S.



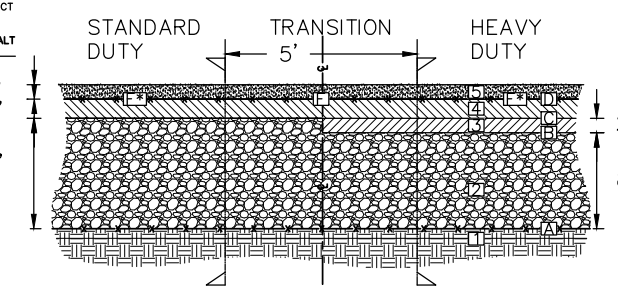
TYPICAL CONCRETE CURB & WALK

N.T.S.



MILL & OVERLAY DETAIL

N.T.S.

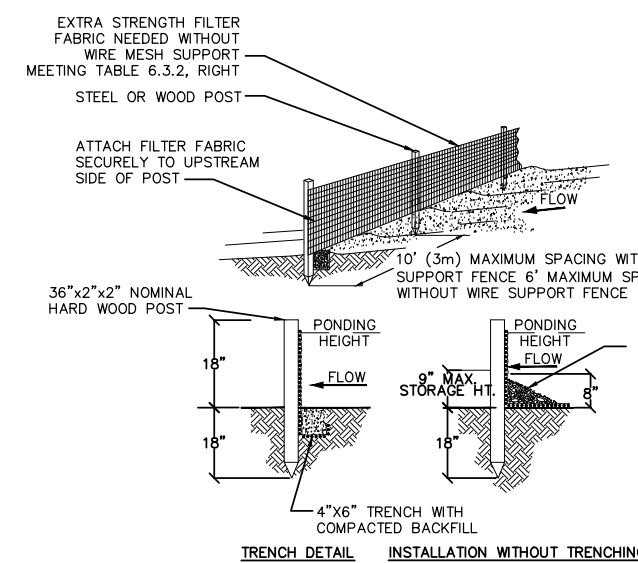


PAVEMENT DETAIL

N.T.S.

NOTES:

COURSE THICKNESS SHOWN IS COMPACTED THICKNESS



TYPICAL SILT FENCE DETAIL

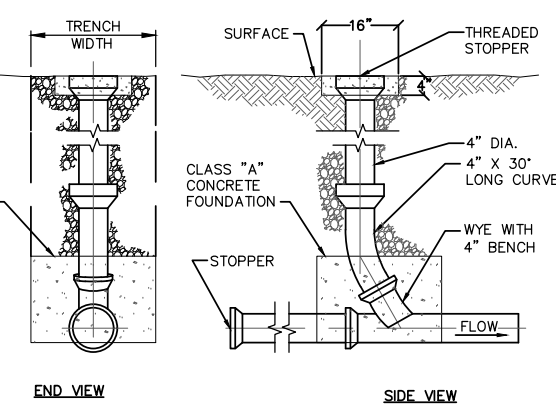
N.T.S.

NOTES:

- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- STRAW WATTLES OR COMPOST ROLLS SHALL HAVE TO BE A MINIMUM OF 12" IN DIAMETER, PER CEPA STANDARD.
- THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. STRAW WATTLES OR COMPOST ROLLS SHALL HAVE TO BE A MINIMUM OF 12 INCHES IN DIAMETER NOW (CEPA).
- THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE AND NOW APPROVED FOR USE.
- ENDS OF SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDING BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE FABRIC. A MINIMUM OF 8 INCHES OF GEOTEXTILE FABRIC MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP PRIOR TO DRIVING INTO THE GROUND.
- FENCE POSTS SHALL BE HARDWOOD POSTS OF A SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS THAT WILL WEAKEN THE POSTS.

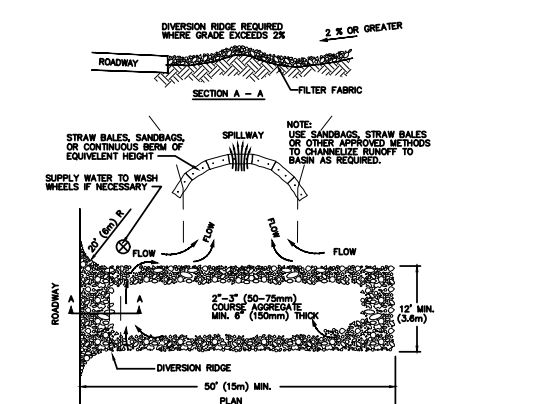
TYPICAL SILT FENCE DETAIL

N.T.S.



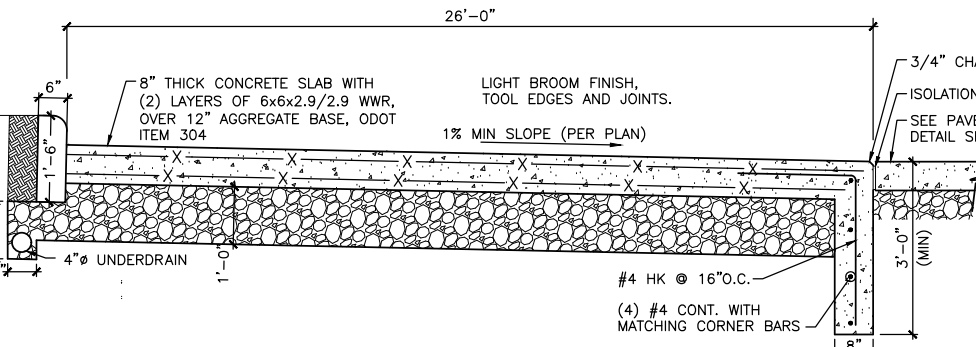
CLEANOUT DETAIL

N.T.S.



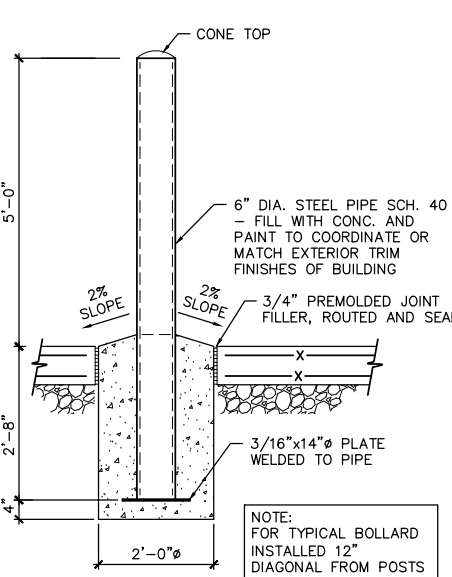
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

N.T.S.



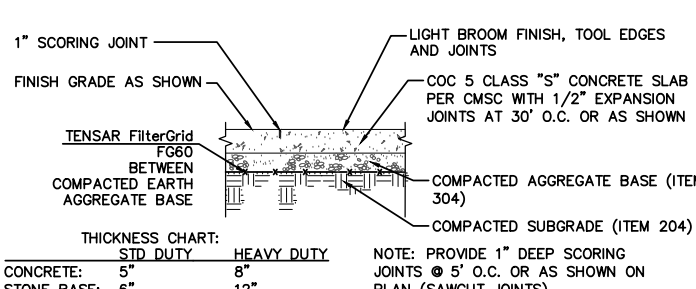
TYPICAL CONCRETE DUMPSTER PAD DETAIL

N.T.S.



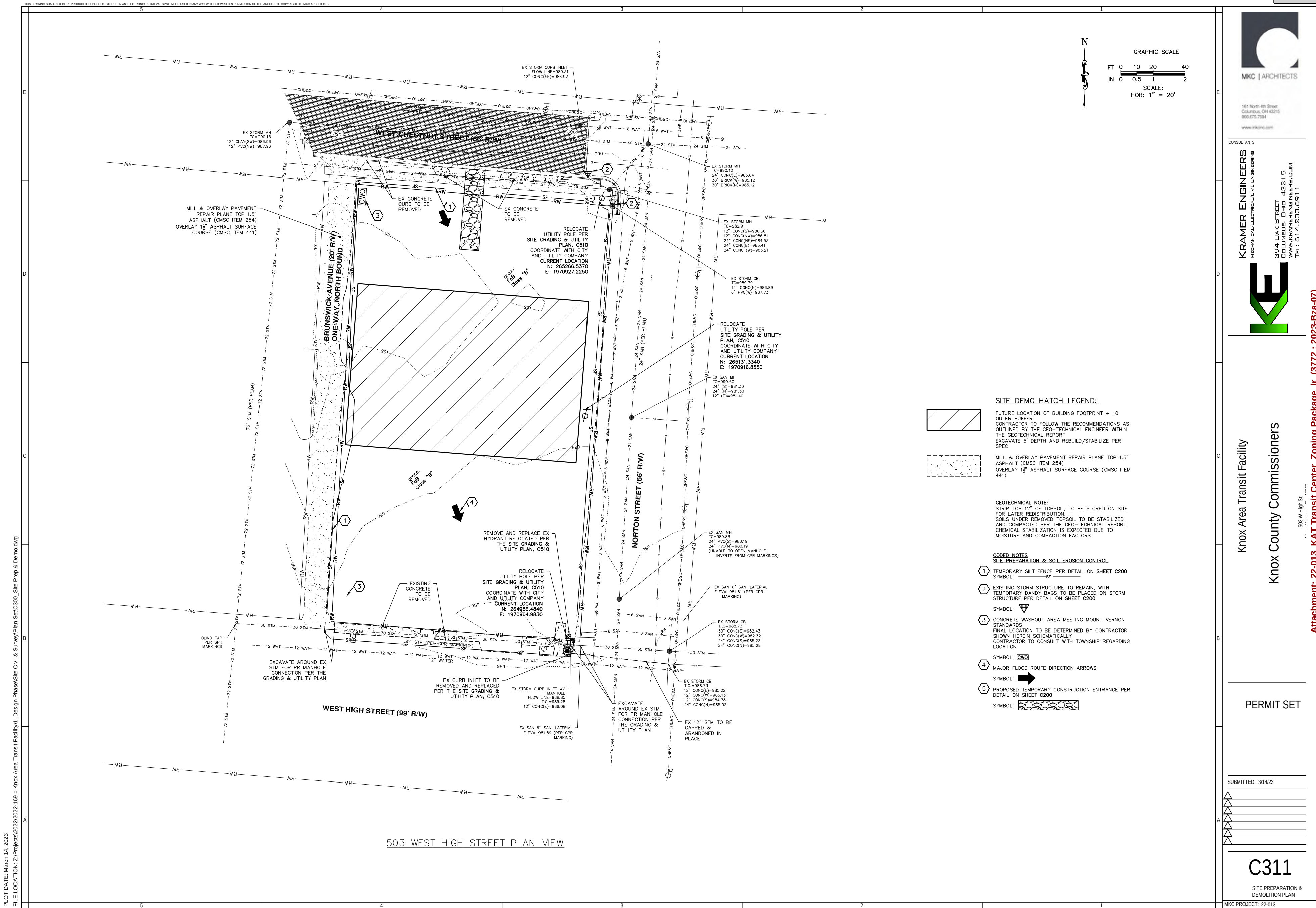
TYPICAL BOLLARD DETAIL

N.T.S.



TYPICAL CONCRETE & WALK

N.T.S.



PLOT DATE: March 14, 2023
FILE LOCATION: Z:\Projects\2022\2022-169 - Knox Area Transit Facility\1. Design Phase\Site Civil & Survey\Plan Set\C300_Site Prep & Demo.dwg

Knox Area Transit Facility
Knox County Commissioners

PERMIT SET

SUBMITTED: 3/14/23

C311

SITE PREPARATION &
DEMOLITION PLAN

MKC PROJECT: 22-013



161 North 4th Street
COLUMBUS, OH 43215
603.673.7594

www.mkcinc.com

CONSULTANTS

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING

394 OAK STREET
COLUMBUS, OH 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911



Knox Area Transit Facility

Knox County Commissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

503 W High St.

PERMIT SET

SUBMITTED: 3/14/23

C410

CIVIL SITE PLAN

MKC PROJECT: 22-013

Packet Pg. 42



GRAPHIC SCALE
FT 0 10 20 40
IN 0 0.5 1 2
SCALE:
HOR: 1" = 20'

SITE HATCH LEGEND:



PROPOSED HEAVY DUTY PAVEMENT
SECTION PER DETAIL ON SHEET C200



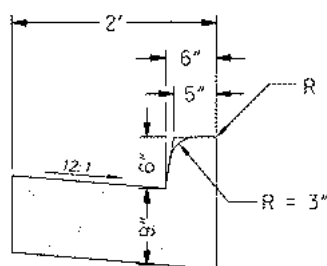
MILL & OVERLAY PAVEMENT REPAIR
PLANE TOP 1.5" ASPHALT (CMSC ITEM 254)
OVERLAY 1 1/2" ASPHALT SURFACE COURSE
(CMSC ITEM 441)

CODED NOTES

- A1 8" NON-REINFORCED CONCRETE ACCESS DRIVE PER ITEM 452, AND DETAIL ON SHEET C200
- A2 PROPOSED HEAVY PAVEMENT SECTION, TO BE INSTALLED IN ALL DRIVE ISLES AND STANDARD DUTY IS ALLOWABLE IN PARKING STALLS, AS DETAILED ON SHEET C200
- A3 MILL & OVERLAY PAVEMENT REPAIR PLANE TOP 1.5" ASPHALT (CMSC ITEM 254) & OVERLAY 1 1/2" ASPHALT SURFACE COURSE (CMSC ITEM 441)
- B1 PROPOSED NEW HYDRANT LOCATION, TOTAL ONE (1)
- B2 PROPOSED NEW UTILITY LOCATION, TOTAL THREE (3)
CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND CITY OF MOUNT VERNON
- C1 CONCRETE CURB & WALK PER DETAIL ON SHEET C200
ALL PROPOSED CONCRETE SIDEWALKS AND ADA PATHS SHALL BE ADA COMPLIANT, HAVING A MAXIMUM GROSS SLOPE OF 1.56%
- C2 ASPHALT & TOP OF CONCRETE FLUSH
(RAISED ASPHALT)
- C3 GRADUALLY EXPOSE CURB FROM 0" REVEAL AT ADA RAMP, TO FULL 6" REVEAL
- D1 STRAIGHT 18" CURB PER CITY OF COLUMBUS STANDARD DRAWING (COC STD DWG) NO. 2000 OR EQUAL
THIS IS REQUIRED FOR ALL CURB ISLANDS AND AT THE PERIMETER - ALL GRASS AND ASPHALT SEPERATED BY CURB
NOTE: CURB UNDERDRAINS ARE REQUIRED
CONTRACTOR TO CONNECT UNDERDRAINS TO NEAREST STORM STRUCTURE
- D2 TYPE 2 MODIFIED CURB & GUTTER TO BE USED IN CITY RIGHT-OF-WAY PER DETAIL, THIS SHEET
- D3 PRECAST CAR BLOCK INSTALLED PER DETAIL ON SHEET C200, TYP.
- E1 PROPOSED LANDSCAPING ELEMENTS ARE PER THE LANDSCAPING PLAN, SHOWN HERE FOR REFERENCE, ONLY (TYP.)
- E2 PROPOSED DECORATIVE CONCRETE SCORING AND DESIGN IS PER THE LANDSCAPING PLAN, SHOWN HERE FOR REFERENCE, ONLY (TYP.)
- E3 PR GREEN STRIP, REPLACING DEMOLISHED CONCRETE DRIVE
- E4 PROPOSED "U" SHAPED BICYCLE PARKING PER LANDSCAPING PLAN, SHOWN HERE FOR REFERENCE ONLY
- E5 PROPOSED BENCHES PER LANDSCAPING PLAN, SHOWN HERE FOR REFERENCE ONLY

SETBACK SUMMARY (PER 1167.03 DEVELOPMENT STANDARDS)

	STRUCTURAL SETBACK	PAVEMENT SETBACK
FRONT	30'	10'
SIDE	15'	10'
REAR	15'	10'



COMBINATION CURB AND GUTTER,
TYPE 2, AS PER PLAN

503 WEST HIGH STREET PLAN VIEW

WEST HIGH STREET (99' R/W)

NORTON STREET (66' R/W)

BRUNSWICK AVENUE (28' R/W)
ONE-WAY NORTH BOUND

WEST CHESTNUT STREET (66' R/W)

PROPOSED TRANSIT FACILITY
BUILDING FTE = 992.00'
HEIGHT = 30'-0"
PARCEL = 66-09538.001
503 HIGH STREET W

NEW LOCATION
N: 265264.3998
E: 1970930.0323
~4' SOUTHEAST

NEW LOCATION
N: 265160.7069
E: 1970921.5515
~30' NORTHEAST

NEW LOCATION
N: 265009.5956
E: 1970910.2639
~24' NORTHEAST

NEW LOCATION
N: 265005.5374
E: 1970909.6769



161 North 4th Street
COLUMBUS, OH 43215
603.675.7594

www.mkcplc.com

CONSULTANTS

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERS

394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911



Knox Area Transit Facility

Knox County Commissioners

Attachment: 22-013 KAT Transit Center Zoning Package_Ir (3772 : 2023-Bza-07)

503 W High St.



GRAPHIC SCALE

10 20 40
0.5 1 2

SCALE:
HOR: 1" = 20'

BENCHMARKS

ELEVATIONS ARE BASED OFF OF NAVD 88 DATUM, REFERENCING OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATIONS, ESTABLISHED FROM A GLOBAL POSITIONING SURVEY PERFORMED BY GANDEE HEYDINGER GROUP, CONDUCTED ON AUGUST 24, 2022.

SITE BM-1 (OFF PAGE, SEE SURVEY, SHEET C300)

MAG NAIL FOUND ON THE NORTHERLY RIGHT OF WAY OF WEST CHESTNUT STREET IN THE CENTER OF NORTON STREET
ELEVATION = 990.53

SITE BM-2

MAG NAIL SET ALONG THE WEST LINE OF NORTON STREET, 27 FEET SOUTHEAST OF A TELEPHONE POLE.
ELEVATION = 989.93

SITE BM-3

MAG NAIL SET ALONG THE EAST SIDE OF BRUNSWICK AVENUE, 82 FEET NORTH OF THE NORTH LINE OF WEST HIGH STREET.
ELEVATION = 990.61

UTILITY NOTES

SEVERAL STORM AND SANITARY LINE WERE LOCATED UTILIZING GROUND PENETRATING RADAR (GPR) MARKINGS FOUND ON-SITE AT THE TIME OF SURVEY. GPR MARKINGS WERE NOT PART OF THIS SURVEY AND ARE ASSOCIATED WITH AN UNRELATED PROJECT. COMMUNICATION WITH MT. VERNON MAY ALLOW FURTHER BACKGROUND RELATED TO THE MARKINGS, OR ACCESS TO THE GPR REPORTS PRODUCED WHEN THE MARKINGS WERE PERFORMED.

CODED NOTES

- (A) PROPOSED STORM SEWER NETWORK
REFERENCE THE STORM SEWER PROFILE SHEET, C600 FOR MORE DETAILS
- (A2) PR MANHOLE TO BE INSTALLED OVER EXISTING 30" STORM SEWER
- (B) PROPOSED NEW HYDRANT LOCATION, TOTAL ONE (1)
- (B2) PROPOSED NEW UTILITY LOCATION, TOTAL THREE (3)
CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND CITY OF MOUNT VERNON
- (C) CONCRETE CURB & WALK PER DETAIL ON SHEET C200
ALL PROPOSED CONCRETE SIDEWALKS AND ADA PATHS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.56%
- (C2) ASPHALT & TOP OF CONCRETE FLUSH
(RAISED ASPHALT)
- (C3) GRADUALLY EXPOSE CURB FROM 0" REVEAL AT ADA RAMP, TO FULL 6" REVEAL
- (D) STRAIGHT 18" CURB PER CITY OF COLUMBUS STANDARD DRAWING (COC STD DWG) No. 2000 OR EQUAL
CURB UNDERDRAINS ARE REQUIRED
CONTRACTOR TO CONNECT UNDERDRAINS TO NEAREST STORM STRUCTURE
- (D2) TYPE 2 MODIFIED CURB & GUTTER TO BE USED IN CITY RIGHT-OF-WAY PER DETAIL, THIS SHEET
- (E) PROPOSED 8" UNDERDRAINS FOR BUILDING DOWNSPOUTS WITH CLEANOUT (c.o.) INSTALLED AT ALL BENDS & CONNECTIONS
- (F) PROPOSED SANITARY SERVICE
STARTING INVERT SHALL BE NO LESS THAN 4' BELOW THE FINISHED GRADE AT A MIN SLOPE OF 2.08%
WYE INTO EXISTING 8" SANITARY SERVICE PER STD DETAIL AA-S160
EXISTING MAIN ELEVATION IS ~981.5'
- (G) PROPOSED 2" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH NEW 1.5" METER INSIDE PROPOSED 5'x7' METER VAULT, PER DETAIL, THIS SHEET.
BACKFLOW PREVENTION IS INSIDE THE BUILDING PER THE PLUMBING PLANS
*BUILDING WILL NOT HAVE FIRE SUPPRESSION SYSTEM
*A NEW WATER MAIN REPLACEMENT ALONG NORTON IS EXPECTED TO BE CONSTRUCTED IN THE YEAR 2023. PART OF THE MAIN REPLACEMENT IS TO INSTALL A NEW 2" SERVICE STUB-OUT, WITH CURB-STOP BOX, FOR A NEW SERVICE CONNECTION FOR THIS SITE. CONTRACTOR TO COORDINATE CONNECTION / WATER MAIN WORK WITH CITY OF MOUNT VERNON.
- (H) PROPOSED GAS SERVICE LINE - DESIGNED, PERMITTED AND INSTALLED BY UTILITY COMPANY
SHOWN HEREIN FOR REFERENCE ONLY
- (I) PROPOSED UNDERGROUND ELECTRIC SERVICE, INSIDE 4" CONDUIT
INSTALL PER SITE ELECTRICAL PLAN, SHOWN HERE FOR REFERENCE ONLY
- (J) PROPOSED UNDERGROUND COMMUNICATIONS SERVICE, INSIDE 2" CONDUIT
INSTALL PER SITE ELECTRICAL PLAN, SHOWN HERE FOR REFERENCE ONLY
- (K) PROPOSED LIGHT POLE PER SITE LIGHTING PLAN, SHOWN HERE FOR REFERENCE, ONLY

CODED NOTES

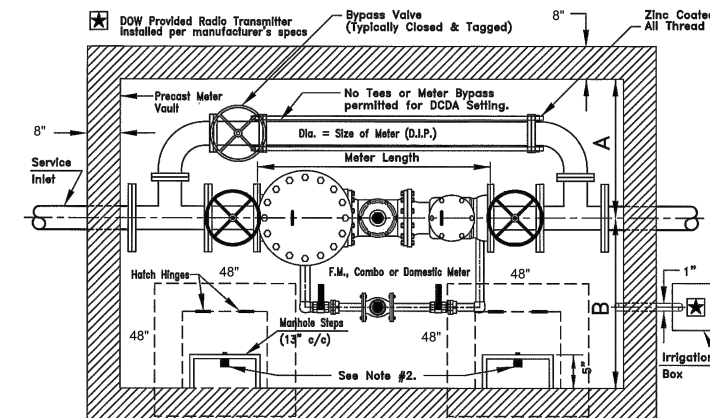
SITE PREPARATION & SOIL EROSION CONTROL

- (1) TEMPORARY SILT FENCE PER DETAIL ON SHEET C200
SYMBOL:
- (2) TEMPORARY DANDY BAGS TO BE PLACED ON STORM STRUCTURE PER DETAIL ON SHEET C200
SYMBOL:
- (3) CONCRETE WASHOUT AREA MEETING MOUNT VERNON STANDARDS
FINAL LOCATION TO BE DETERMINED BY CONTRACTOR, SHOWN HEREIN SCHEMATICALLY
SYMBOL:
- (4) MAJOR FLOOD ROUTE DIRECTION ARROWS
SYMBOL:
- (5) CONSTRUCT PROPOSED CONCRETE APRON AROUND EXISTING CATCH BASIN, PER DETAIL ON SHEET C200

SITE UTILITY NOTES

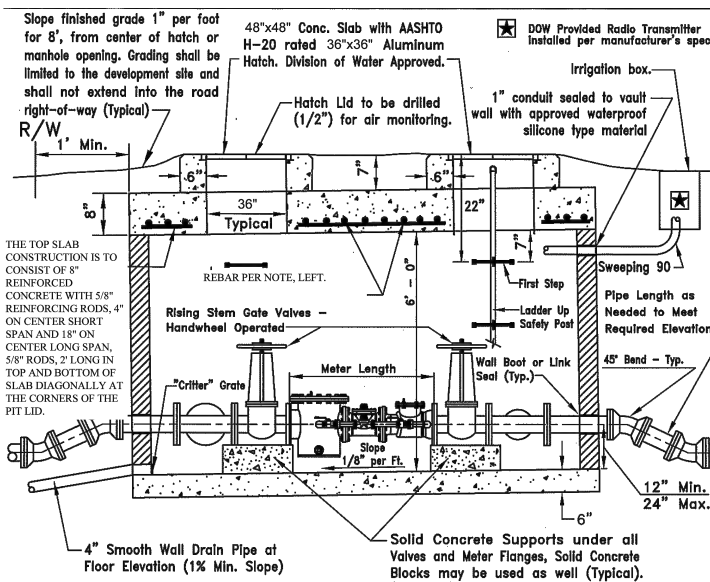
BUILDING PERIMETER DRAINS ARE NOT SHOWN/APART ON ANY CIVIL DRAWINGS. REFER TO THE FOUNDATION PLANS IF APPLICABLE
CONNECT DIRECTLY INTO STORM SEWER WITH "WYE" PER COC STD DWG AA-S160, IF APPLICABLE. FINAL CONNECTION LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR - CONTRACTOR TO SUBMIT LOCATION TO ENGINEER

GRANULAR BACKFILL OR CONTROLLED FLOWABLE FILL, ONLY, OVER WOVEN GEO-FABRIC SHALL BE USED FOR ALL UTILITY TRENCHES

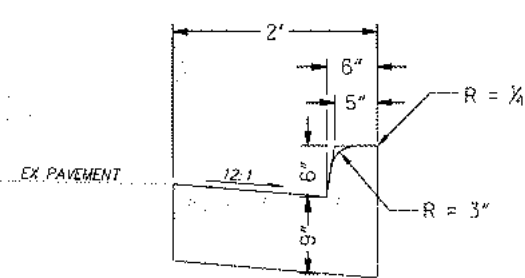


Size		Inside Vault Dimension		Meter Length*			Min. Wall Clearance	
Main Meter	F.M./ Combo	Length	Width	F.M./Combo	Domestic	DCDA	A	B
1.5"		7'-0"	5'-0"		1'-5"		2'-6"	2'-6"

* DCDA shall be A.S.S.E. #1048 Approved and length will vary by manufacturer.
Meter length includes meter and spool piece.
Dimensions shown are face to face. Allowances must be provided for the thickness of the gauglets to be used.
An approved above ground enclosure may be used for DCDA's and RPA's only.
No connections are permitted between the R/W Service Valve and the Meter, R/W Service Valve shall be placed 1'-0" from the structure of the proposed or existing sidewalk/curb path, or 2'-0" inside the right-of-way or easement line when no sidewalk/curb path is present or proposed.

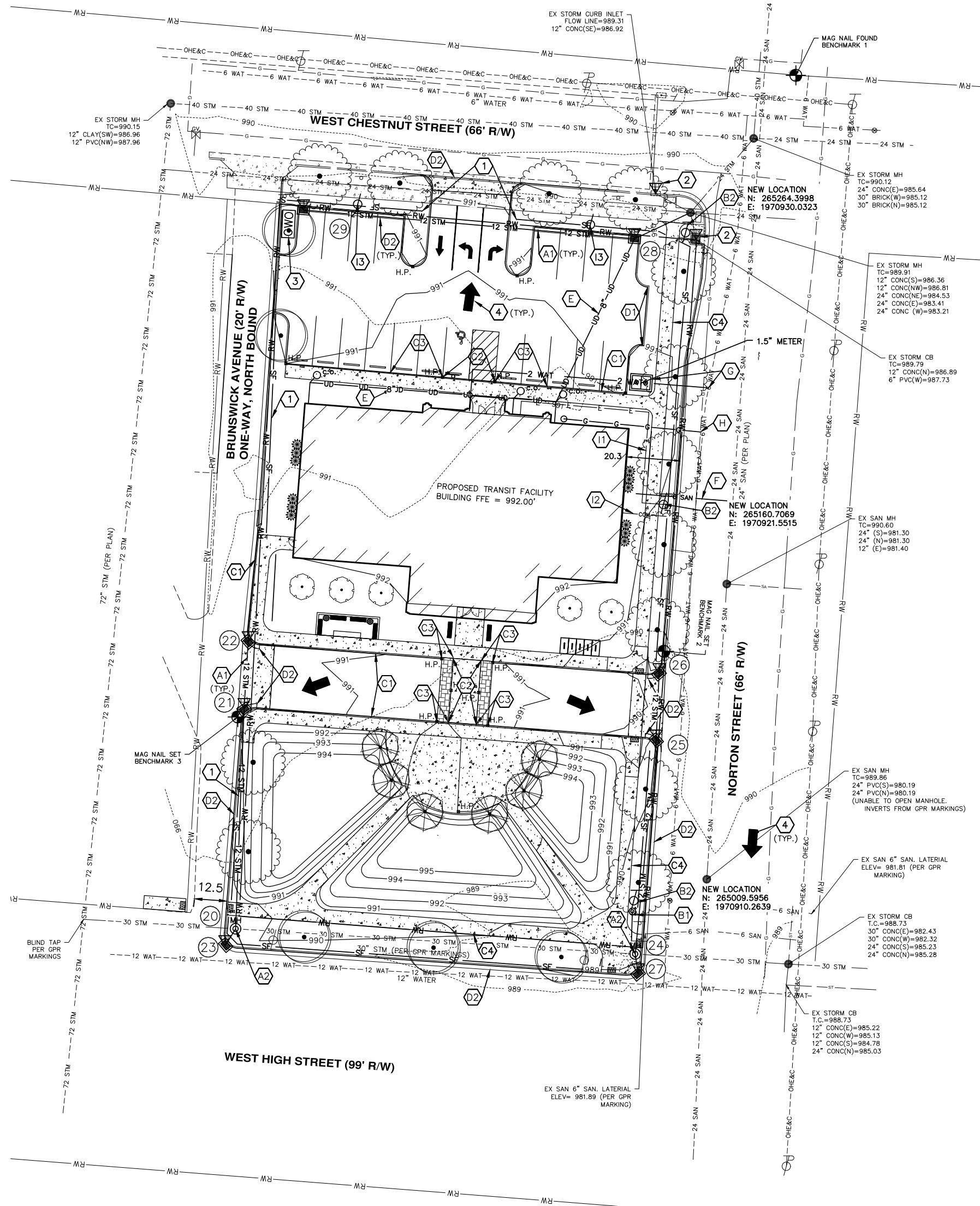


WATER METER VAULT DETAIL



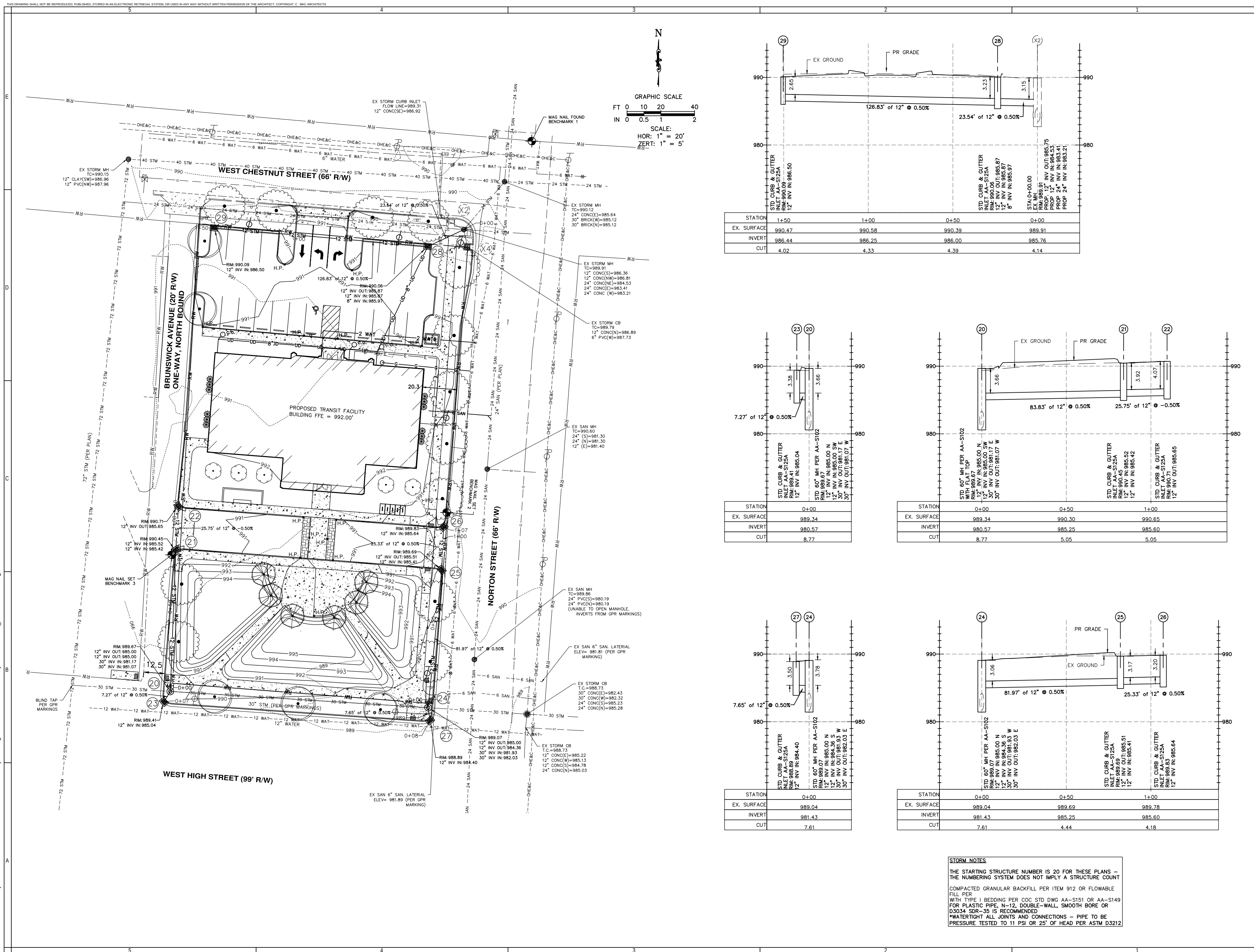
COMBINATION CURB AND GUTTER, TYPE 2, AS PER PLAN

503 WEST HIGH STREET PLAN VIEW



PLOT DATE: March 14, 2023

FILE LOCATION: Z:\Projects\2022\2022-169 = Knox Area Transit Facility\1. Design Phase\Site Civil & Survey\Plan Set\C600_Storm Profiles.dwg



161 North 4th Street
COLUMBUS, OH 43215
800.675.7594
www.mkcpa.com

CONSULTANTS

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERS

394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911



Knox Area Transit Facility
Knox County Commissioners

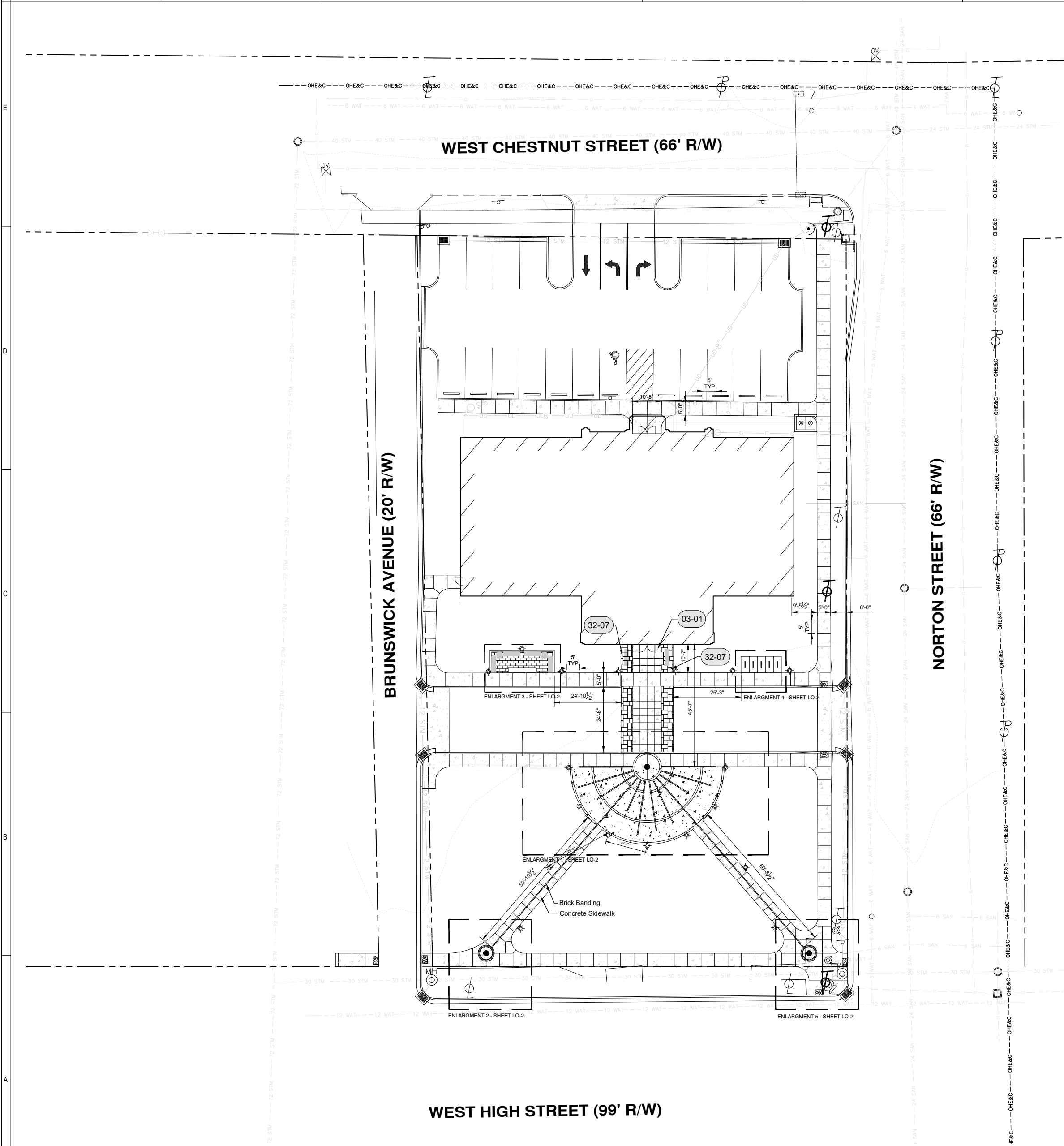
PERMIT SET

SUBMITTED: 3/14/23

C610

STORM PLAN & PROFILES
TRANSIT CENTER

MKC PROJECT: 22-013



GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C., AND EXPANSION JOINTS AT 30' O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL	03 CONCRETE DESCRIPTION	QTY	DETAIL
03-01	4" THICK BROOM FINISH CONCRETE.		
03-02	4" THICK SAND BLAST FINISH CONCRETE.		
03-03	SAW CUT CONTROL JOINT TYP.		
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-01	READING ROCK HALFMARK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED. CHARCOAL COLOR	6/L0-3	
32-02	24" DIA. CAST IRON COUNTY SEAL, NEENAH FOUNDARY.		
32-03	READING ROCK HALFMARK PAVER 2 3/8" THICK CONCRETE PAVER, CONCRETE BASE, MORTARED IN PLACE. CHARCOAL COLOR.	7/L0-3	
32-04	6" BENCH, MAGLIN MODEL - MBE-0300-00003		
32-05	TRASH RECEPTICLE, MAGLIN MODEL - MTR-020000011		
32-06	DIRECT BURIAL BIKE RACK, MAGLIN MODEL - MB4-0100-00001		
32-07	READING ROCK HALFMARK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED. CHARCOAL COLOR	5/L0-3	



161 North 4th Street
Columbus, OH 43215
606.675.7594
www.mkcplc.com

CONSULTANTS



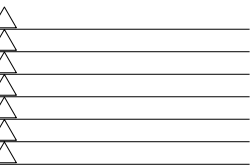
Community Transit Center

Knox County Comissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

503 W. High St.
Mount Vernon, OH 43054

SUBMITTED: 03.01.2023



L0-1

OVERALL SITE LAYOUT PLAN

MKC PROJECT: 22-013



161 North 4th Street
Columbus, OH 43215
(606) 753-7584
www.mkcplc.com

CONSULTANTS



Community Transit Center
Knox County Commissioners

Attachment: 22-013 KAT Transit Center Zoning Package_Ir (3772 : 2023-Bza-07)

503 W. High St.
Mount Vernon, OH 43040

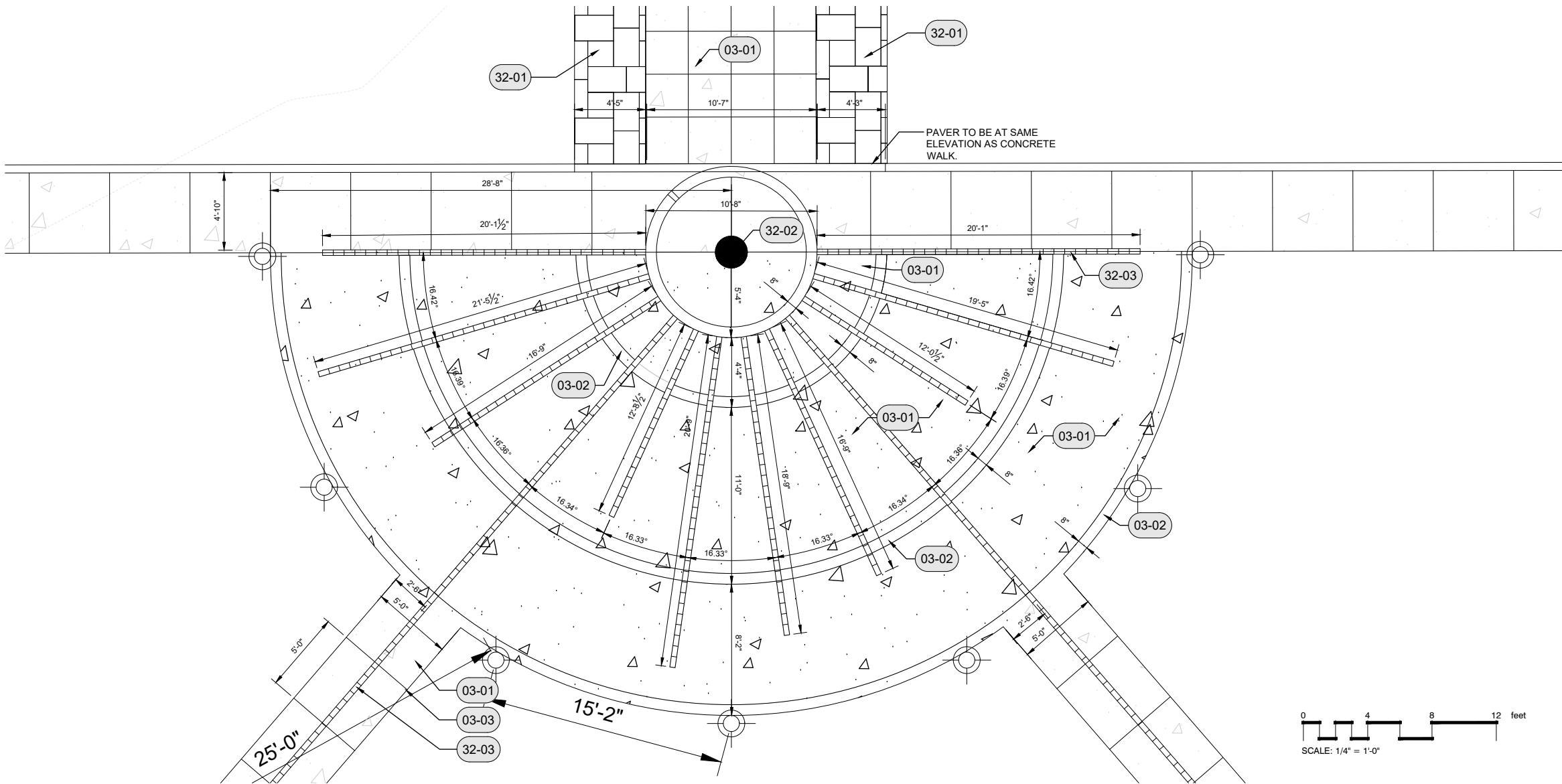
SUBMITTED: 03.01.2023

L0-2

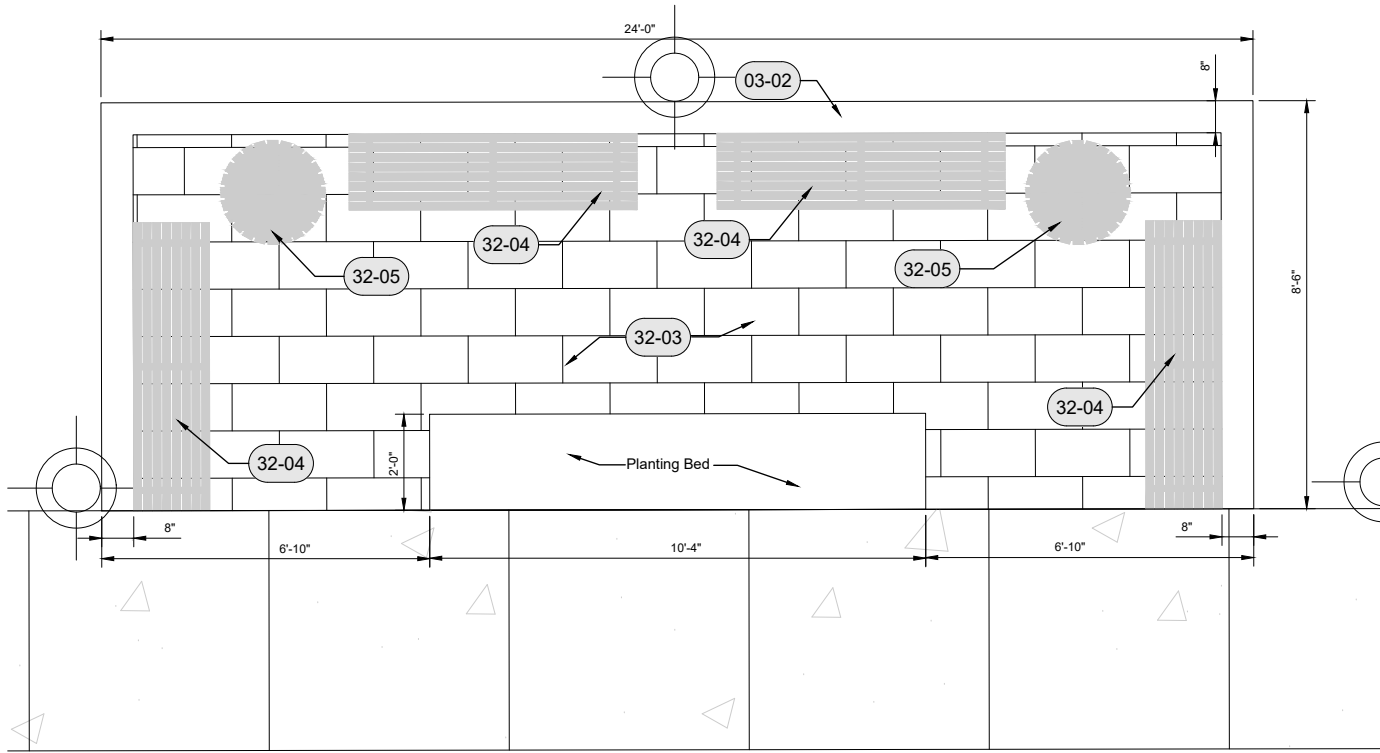
SITE LAYOUT ENLARGMENTS

MKC PROJECT: 22-013

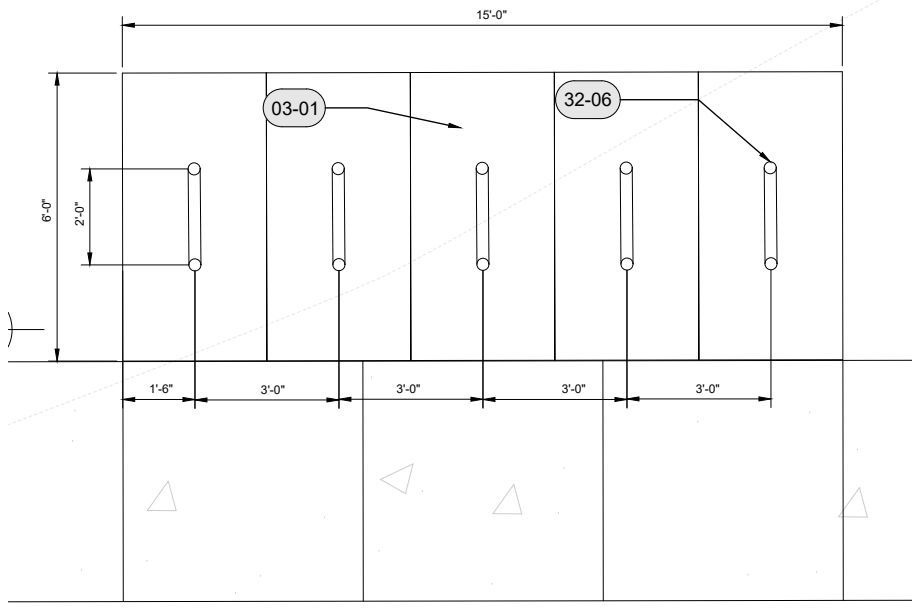
Construction Documents



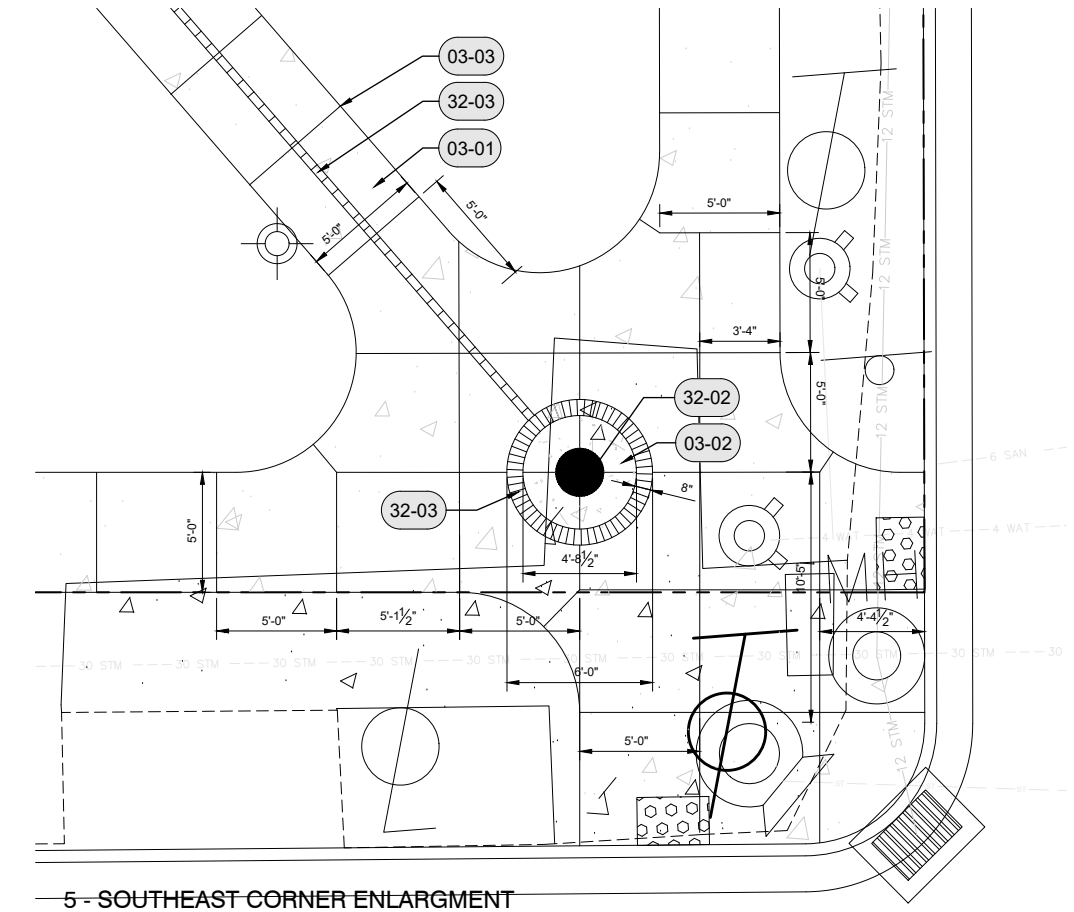
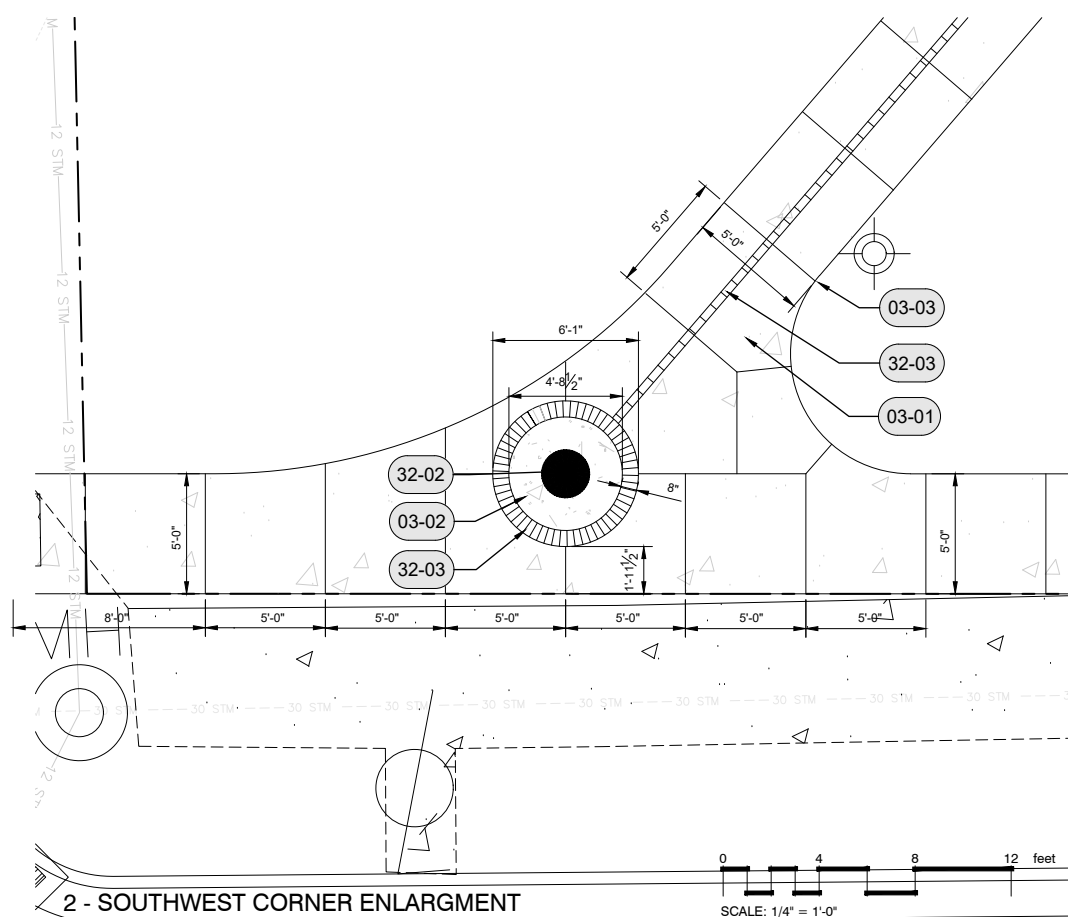
1 - MAIN PLAZA ENLARGMENT



3 - BUILDING SEATING AREA ENLARGMENT



4 - BICYCLE RACK ENLARGMENT



REFERENCE NOTES SCHEDULE

SYMBOL	03 CONCRETE DESCRIPTION	QTY	DETAIL
(03-01)	4" THICK BROOM FINISH CONCRETE.		
(03-02)	4" THICK SAND BLAST FINISH CONCRETE.		
(03-03)	SAW CUT CONTROL JOINT TYP.		
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
(32-01)	READING ROCK HALFMARK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED, CHARCOAL COLOR	6/L0-3	
(32-02)	24" DIA. CAST IRON COUNTY SEAL, NEENAH FOUNDRY.		
(32-03)	READING ROCK HALFMARK PAVER 2 3/8" THICK CONCRETE PAVER, CONCRETE BASE, MORTARED IN PLACE, CHARCOAL COLOR.	7/L0-3	
(32-04)	6" BENCH, MAGLIN MODEL - MBE-0300-00003		
(32-05)	TRASH RECEPTACLE, MAGLIN MODEL - MTR-020000011		
(32-06)	DIRECT BURIAL BIKE RACK, MAGLIN MODEL - MB4-0100-00001		
(32-07)	READING ROCK HALFMARK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED, CHARCOAL COLOR	5/L0-3	



1611 North 4th Street
Columbus, OH 43215
604.675.7594
www.mkcinfo.com

CONSULTANTS



Community Transit Center
Knox County Comissioners

503 W. High St.
Murray, KY 40341

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

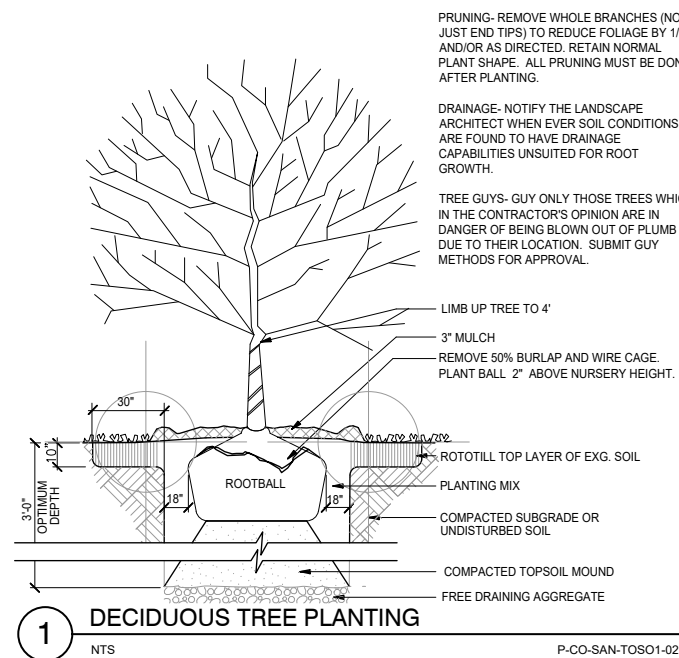
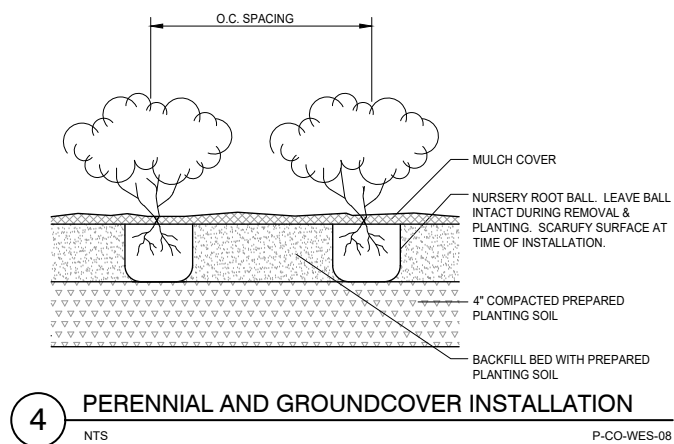
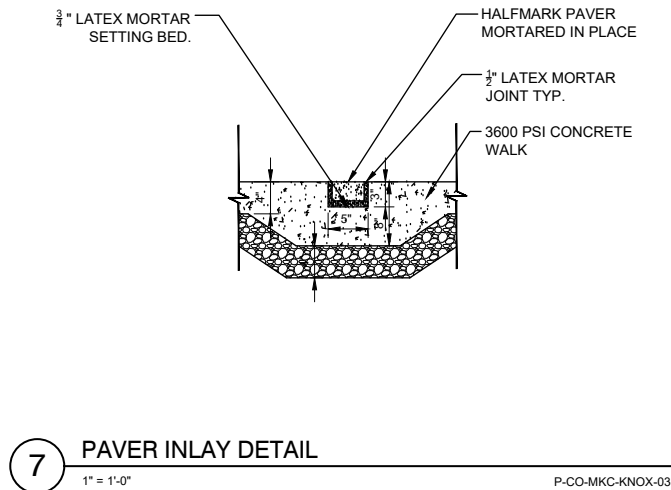
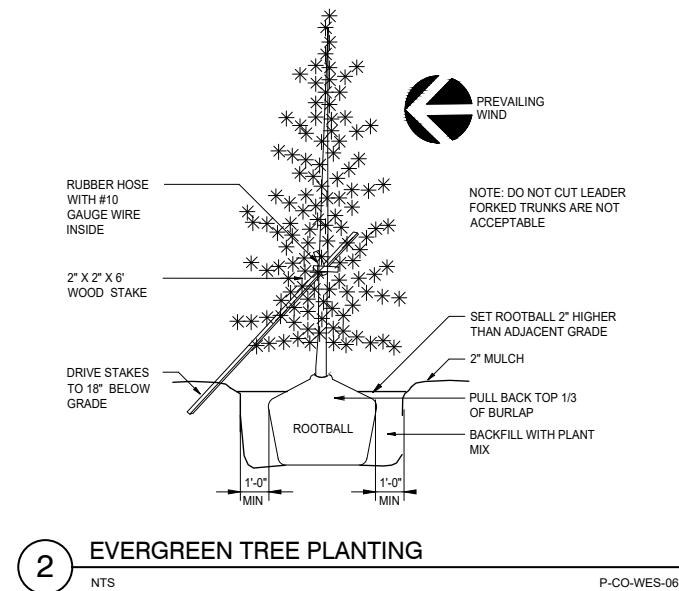
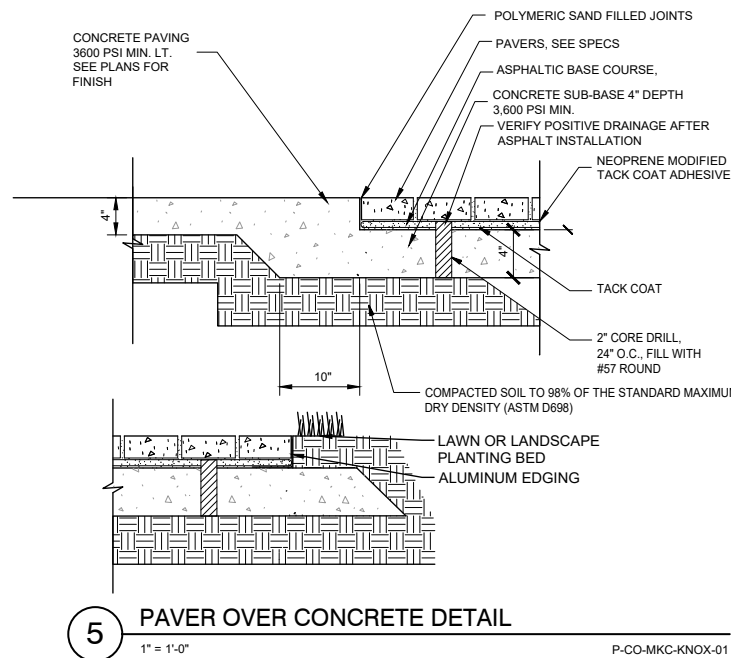
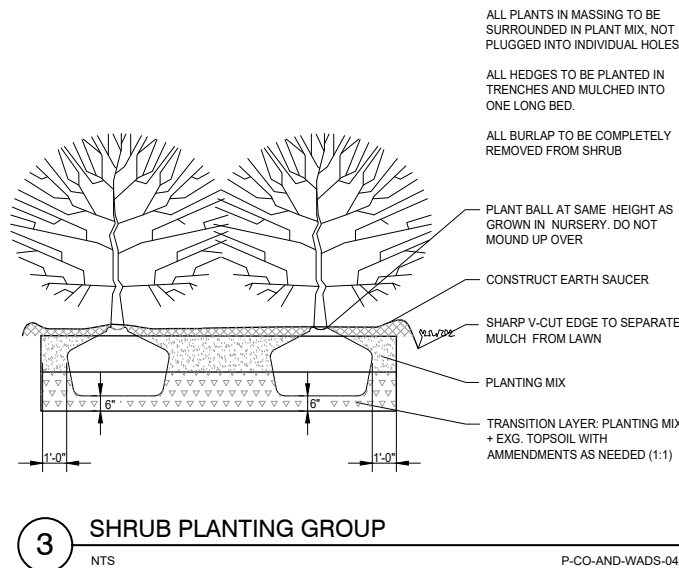
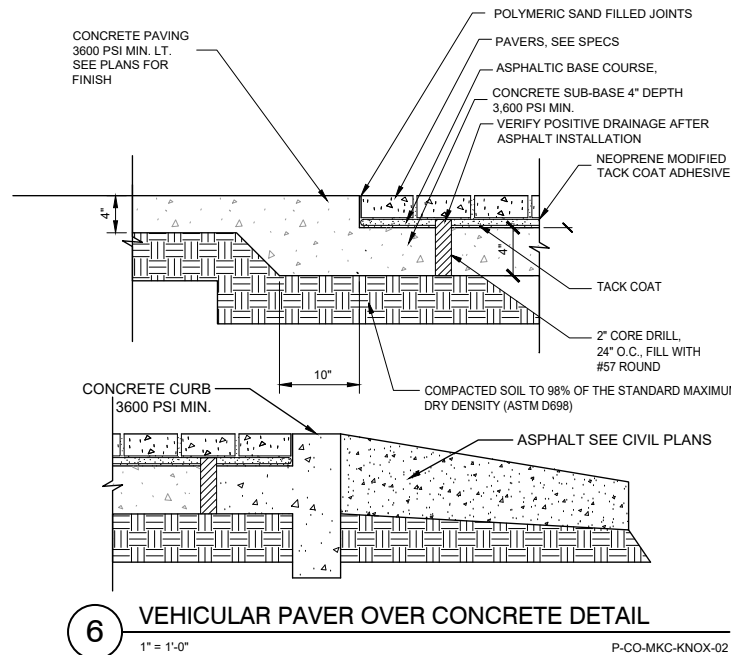
SUBMITTED: 03.01.2023

LO-3

LANDSCAPE DETAILS

MKC PROJECT: 22-013

Construction Documents





161 North 4th Street
Columbus, OH 43215
(606) 725-7394
www.mkcinfo.com

CONSULTANTS



Community Transit Center
Knox County Comissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

503 W. High St.
Mount Vernon, OH 43054

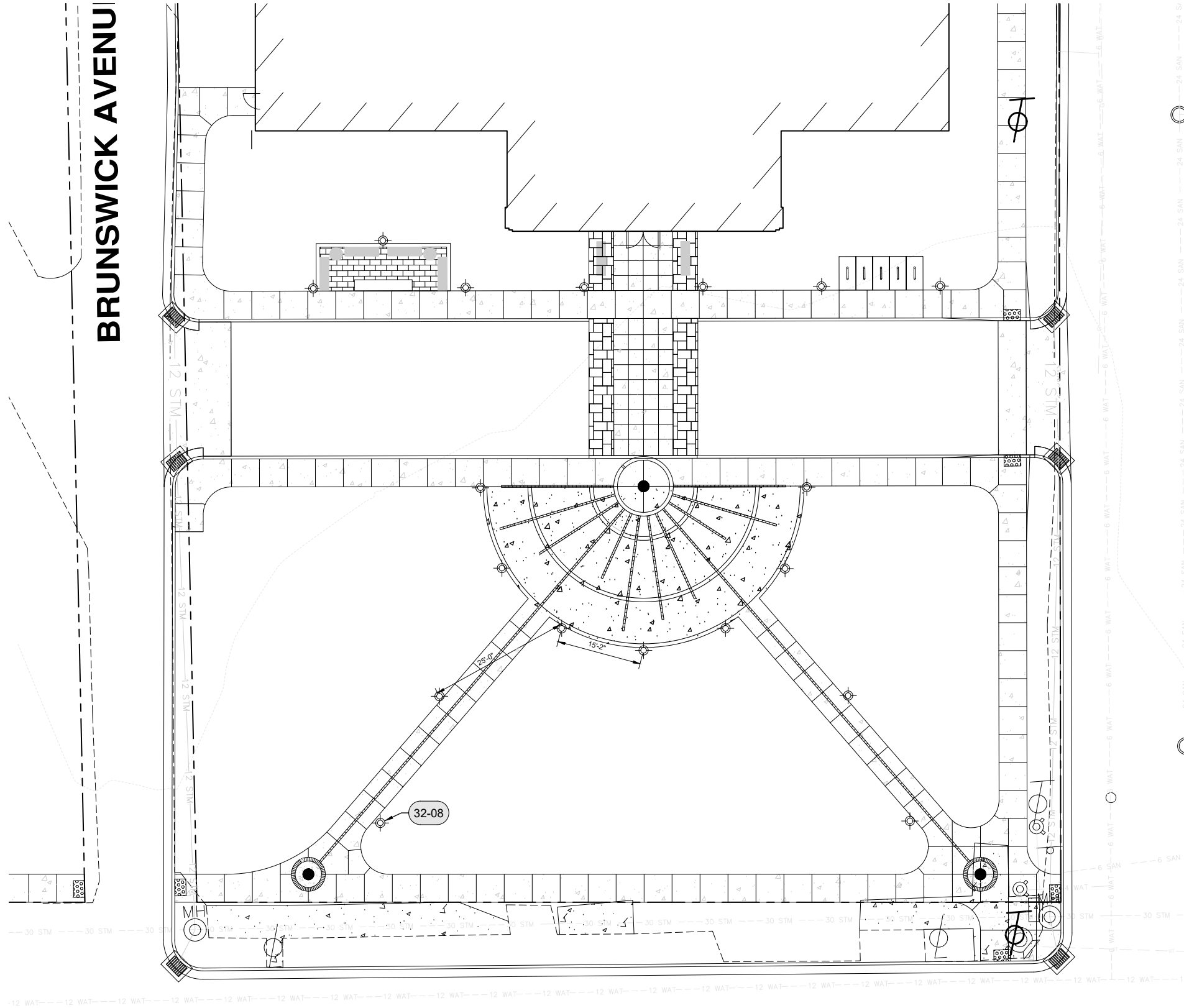
SUBMITTED: 03.01.2023

LO-4

BOLLARD PLACEMENT

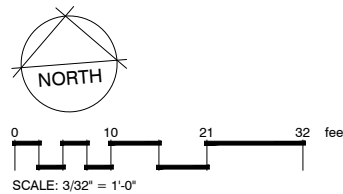
MKC PROJECT: 22-013

Construction Documents



32 EXTERIOR IMPROVEMENTS SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
32-01	READING ROCK HALFMARK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED. CHARCOAL COLOR	6/LO-3	
32-02	24" DIA. CAST IRON COUNTY SEAL, NEENAH FOUNDRY.		
32-03	READING ROCK HALFMARK PAVER 2 3/8" THICK CONCRETE PAVER, CONCRETE BASE, MORTARED IN PLACE. CHARCOAL COLOR.	7/LO-3	
32-04	6' BENCH, MAGLIN MODEL - MBE-0300-00003		
32-05	TRASH RECEPTICLE, MAGLIN MODEL - MTR-020000011		
32-06	DIRECT BURIAL BIKE RACK, MAGLIN MODEL - MB4-0100-00001		
32-07	READING ROCK HALFMARK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED. CHARCOAL COLOR	5/LO-3	
32-08	LITHONIA LIGHTING. D-SERIES LED BOLLARD.		





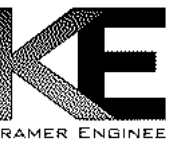
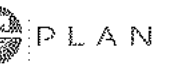
TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	JM	12	Moonglow Juniper / Juniperus scopulorum 'Moonglow'	B & B		6'-7' HT.
	PA2	6	Okame Flowering Cherry / Prunus x 'Okame'	B & B		2"Cal
	QP	5	Green Pillar® Pin Oak / Quercus palustris 'Pringreen'	B & B		2"Cal
	TB	13	Boulevard American Linden / Tilia americana 'Boulevard'	B & B		3"Cal
	UF	7	Frontier Elm / Ulmus carpinifolia x parvifolia 'Frontier'	B & B		3"Cal
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	BG	26	Green Velvet Boxwood / Buxus x 'Green Velvet'	24" HT MIN		
	CK	49	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	CLUMP No. 2 Cont.		
	CL	20	Lowfast Bearberry Cotoneaster / Cotoneaster dammeri 'Lowfast'	No. 3 Cont.		
	JP	72	Kallay Compact Pfitzer Juniper / Juniperus chinensis 'Kallays Compact'	24" SP		
	PA	20	Russian Sage / Perovskia atriplicifolia	CLUMP No. 2 Cont.		
	VC	8	Cayuga Koreanspice Viburnum / Viburnum carlesii 'Cayuga'	5 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	EC2	29	Purple-leaf Wintercreeper / Euonymus fortunei 'Colorata'	Flat P.P.		12" o.c.
	LR	225	Royal Purple Lilyturf / Liriope muscari 'Royal Purple'	4" pot		12" o.c.
	TH2	15,244 sf	Drought Tolerant Fescue Blend / Turf Hydroseed	SEED MIX		

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY, PLANT-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z66.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6". ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 8-10 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSSES SHALL HAVE A MINIMUM 3" DEEP SHREDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



161 North 66 Street
Columbus, OH 43215
614.452.7564
www.mkcarch.com

CONSULTANTS

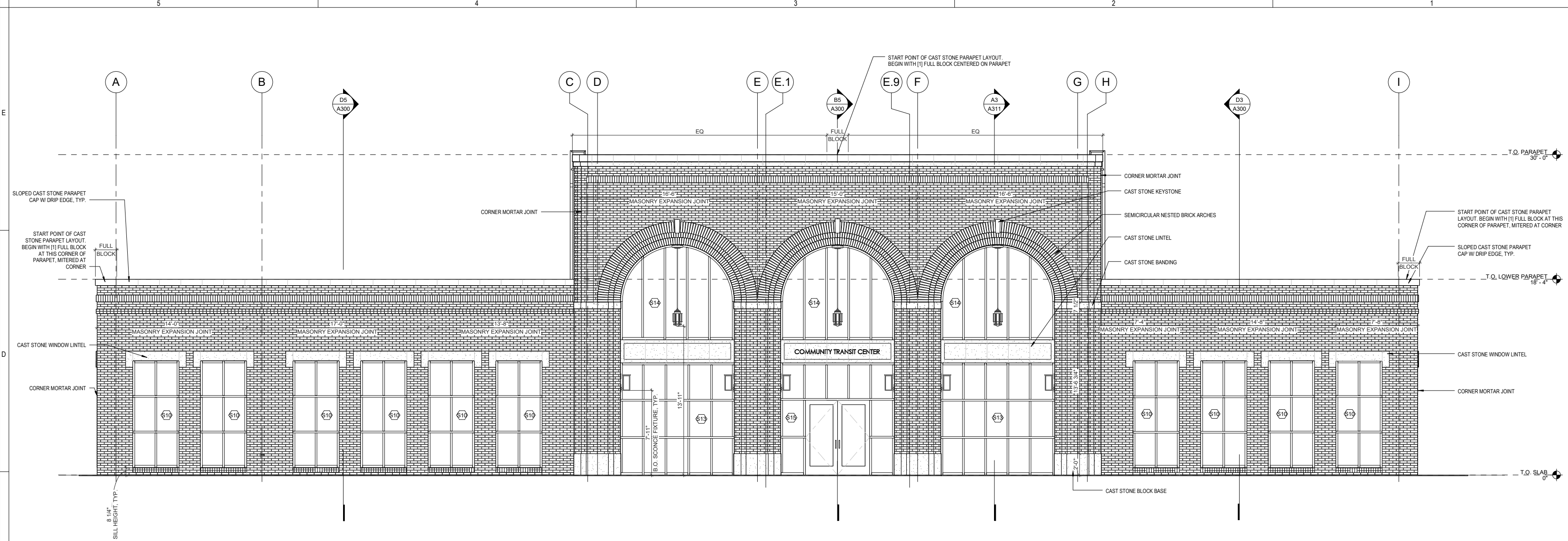


Knox Area Transit Facility

Knox County Commissioners

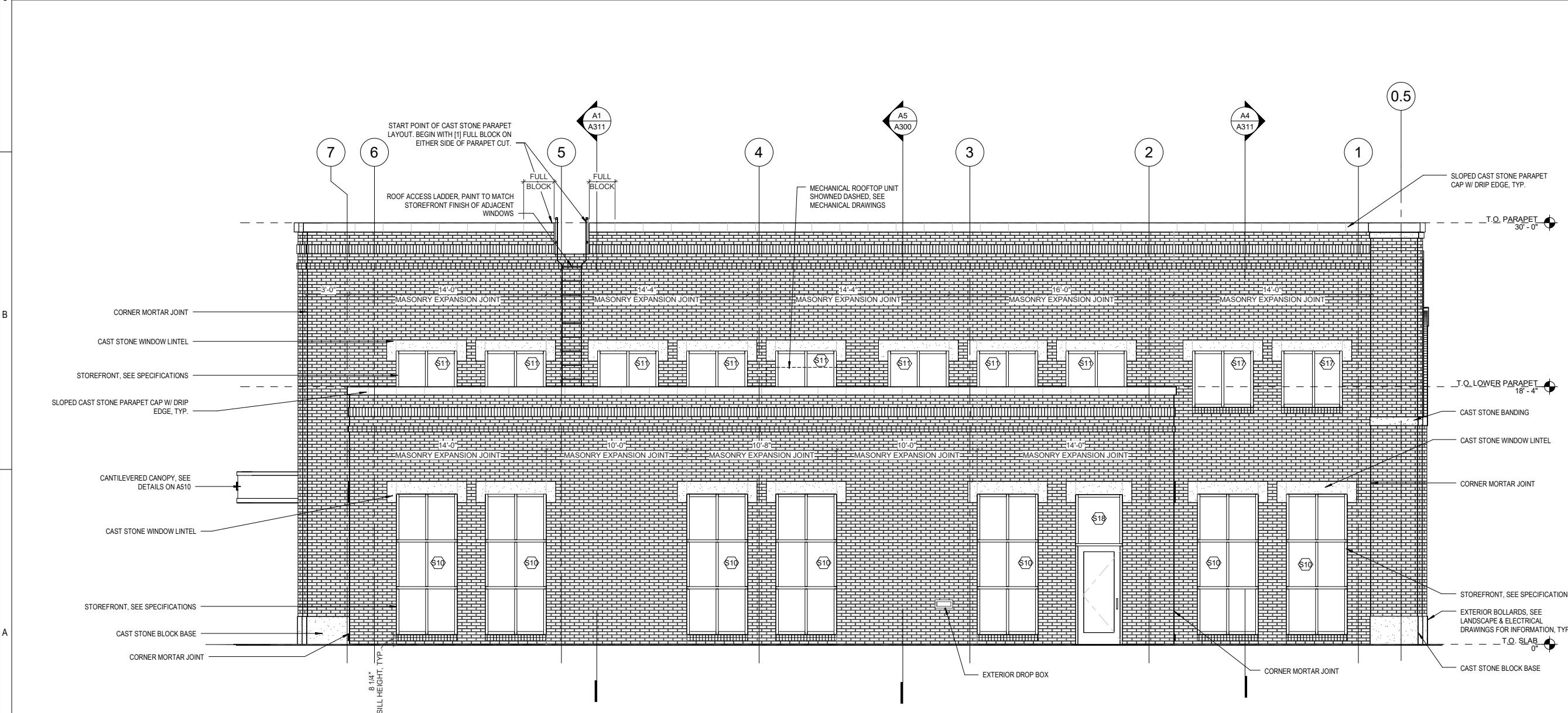
Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)

THIS DRAWING SHALL NOT BE REPRODUCED, PUBLISHED, STORED IN AN ELECTRONIC RETRIEVAL SYSTEM, OR USED IN ANY WAY WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT © MKC ARCHITECTS



D5 | EXTERIOR - SOUTH

A200 SCALE: 1/4" = 1'-0"



B3 | EXTERIOR - WEST

A200 SCALE: 1/4" = 1'-0"

LEGEND - EXTERIOR ELEVATIONS

- STANDARD FACE BRICK - RUNNING BOND
- STANDARD FACE BRICK - STACK BOND
- STANDARD FACE BRICK - HEADER/STACK BOND
- STANDARD FACE BRICK - SOLDIER COURSE
- SILL BRICK - SINGLE COURSE
- STANDARD FACE BRICK - HERRINGBONE PATTERN
- RADIAL BRICK
- CAST STONE BLOCK
- STOREFRONT TAG, REFER TO A610 FOR DIMENSIONS

GENERAL NOTES - EXTERIOR ELEVATIONS

1. ALL DIMENSIONS MUST BE FIELD VERIFIED AND COORDINATED BETWEEN ARCHITECTURAL DRAWINGS AND MASONRY LAYOUT DRAWINGS.
2. REFER TO OPENING SCHEDULE ON SHEET A600 FOR DOOR INFORMATION.
3. REFER TO STOREFRONT DETAIL SHEET A610 & A611 FOR STOREFRONT DETAILS.
4. ALL EXPOSED BRICK FACES TO BE FINISHED.



ARCHITECT OF RECORD
JESSICA S. HORSTKOTTE - 2018
EXPIRATION DATE: 12-31-2022

SUBMITTED: 03.01.2023



A200

EXTERIOR ELEVATIONS

MKC PROJECT: 22-013

PERMIT SET

Packet Pg. 51



161 North 66 Street
Columbus, OH 43215
614.437.7154
www.mkc-arch.com

CONSULTANTS



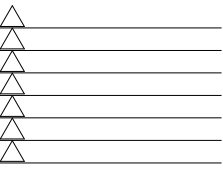
Knox Area Transit Facility
Knox County Commissioners

Attachment: 22-013_KAT Transit Center_Zoning Package_Ir (3772 : 2023-Bza-07)



ARCHITECT OF RECORD
JESSICA S. HORSTKOTTE - 2018
EXPIRATION DATE: 12-31-2022

SUBMITTED: 03.01.2023



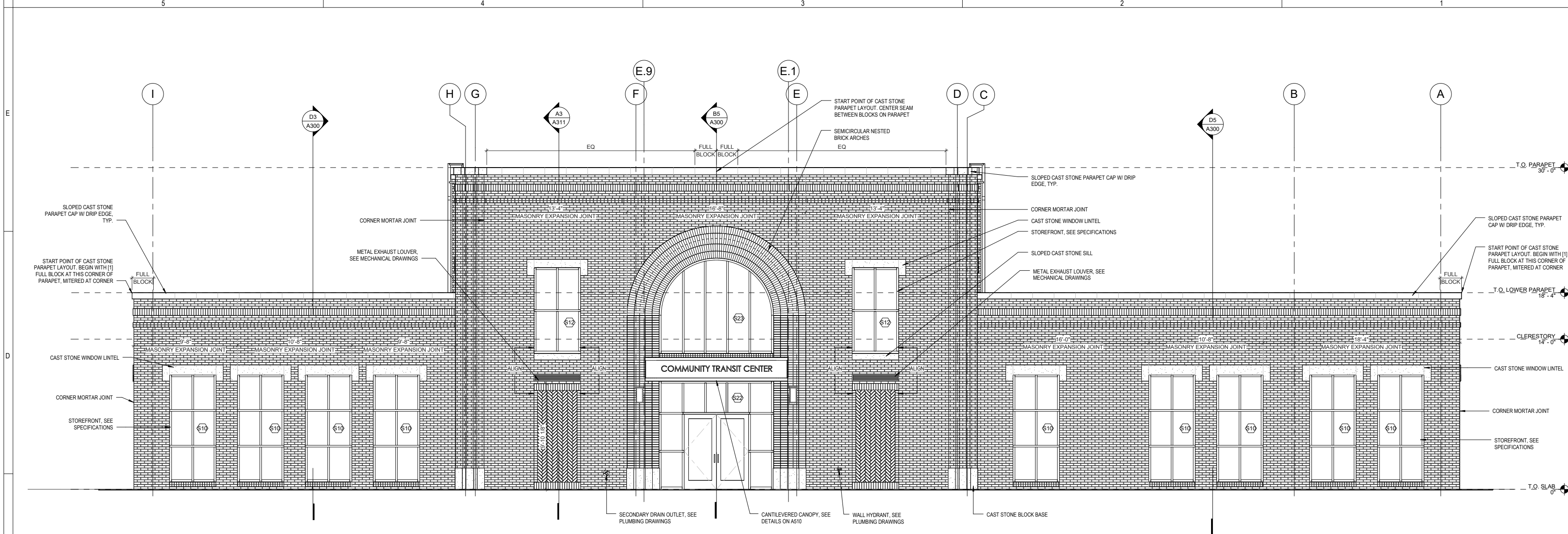
A201

EXTERIOR ELEVATIONS

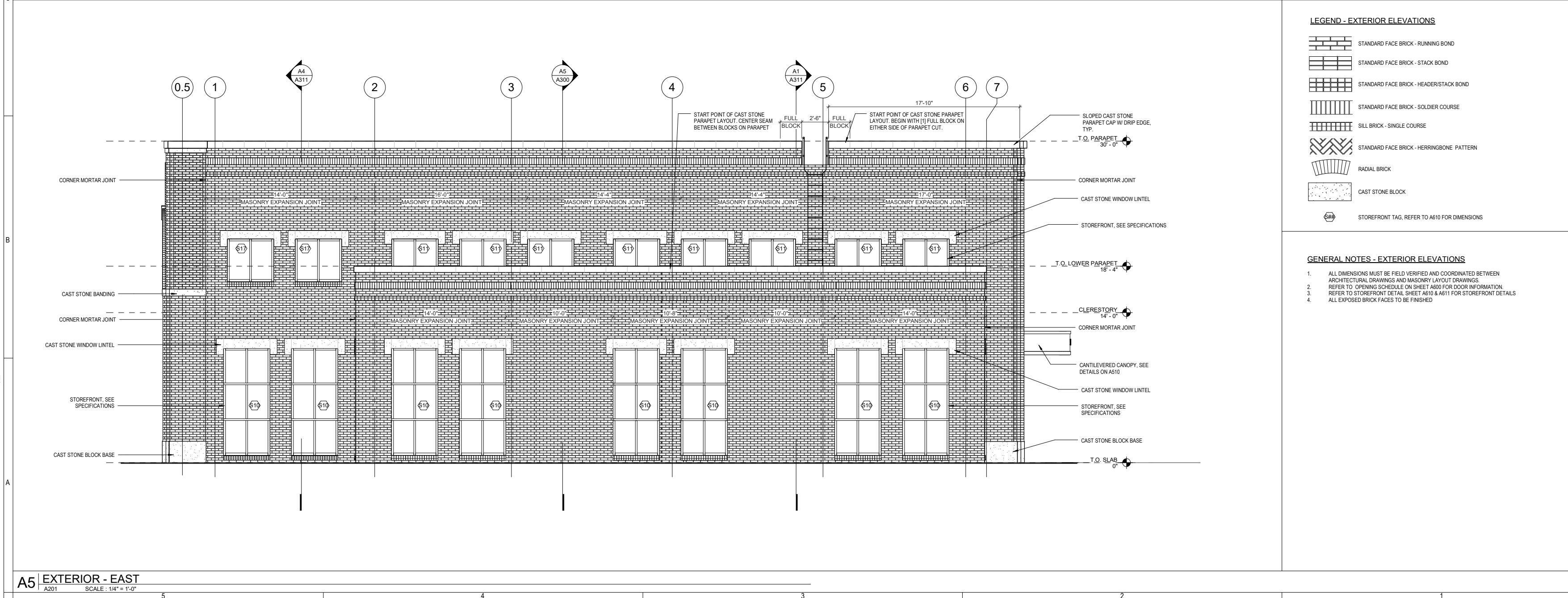
MKC PROJECT: 22-013

Packet Pg. 52

THIS DRAWING SHALL NOT BE REPRODUCED, PUBLISHED, STORED IN AN ELECTRONIC RETRIEVAL SYSTEM, OR USED IN ANY WAY WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT © MKC ARCHITECTS



C5 EXTERIOR - NORTH
A201 SCALE: 1/4" = 1'-0"



A5 EXTERIOR - EAST
A201 SCALE: 1/4" = 1'-0"

LEGEND - EXTERIOR ELEVATIONS

- STANDARD FACE BRICK - RUNNING BOND
- STANDARD FACE BRICK - STACK BOND
- STANDARD FACE BRICK - HEADER/STACK BOND
- STANDARD FACE BRICK - SOLDIER COURSE
- SILL BRICK - SINGLE COURSE
- STANDARD FACE BRICK - HERRINGBONE PATTERN
- RADIAL BRICK
- CAST STONE BLOCK
- STOREFRONT TAG, REFER TO A610 FOR DIMENSIONS

GENERAL NOTES - EXTERIOR ELEVATIONS

- ALL DIMENSIONS MUST BE FIELD VERIFIED AND COORDINATED BETWEEN ARCHITECTURAL DRAWINGS AND MASONRY LAYOUT DRAWINGS.
- REFER TO OPENING SCHEDULE ON SHEET A600 FOR DOOR INFORMATION.
- REFER TO STOREFRONT DETAIL SHEET A610 & A611 FOR STOREFRONT DETAILS
- ALL EXPOSED BRICK FACES TO BE FINISHED

PERMIT SET