



Board of Zoning Appeals
Board Meeting

Agenda

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

MINUTES APPROVAL

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

BZA FILES

- 2023-BZA-05 : 1002 Coshocton AVE - Variance for Accessory Structure Size
- 2023-BZA-06 : 1630 Coshocton AVE - Variance for Signage
- 2023-BZA-07 : 503 W High ST - Variances for Setbacks and Parking Count

ADJOURN



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

SCHEDULED

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.



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: <i>Shane Heald</i>	
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

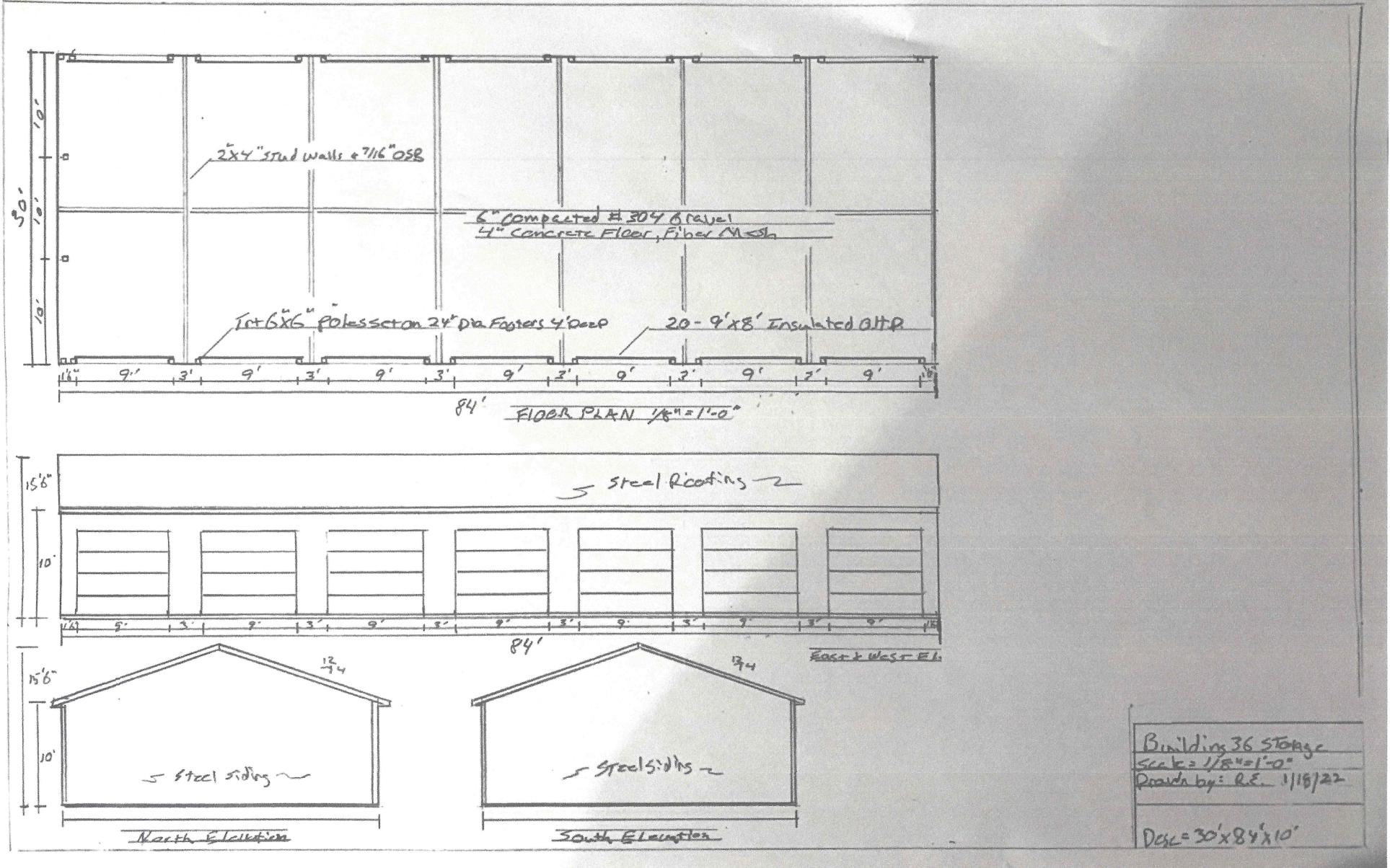
3900 PARK EAST DR #200 BEACHWOOD OH 44122

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





59%



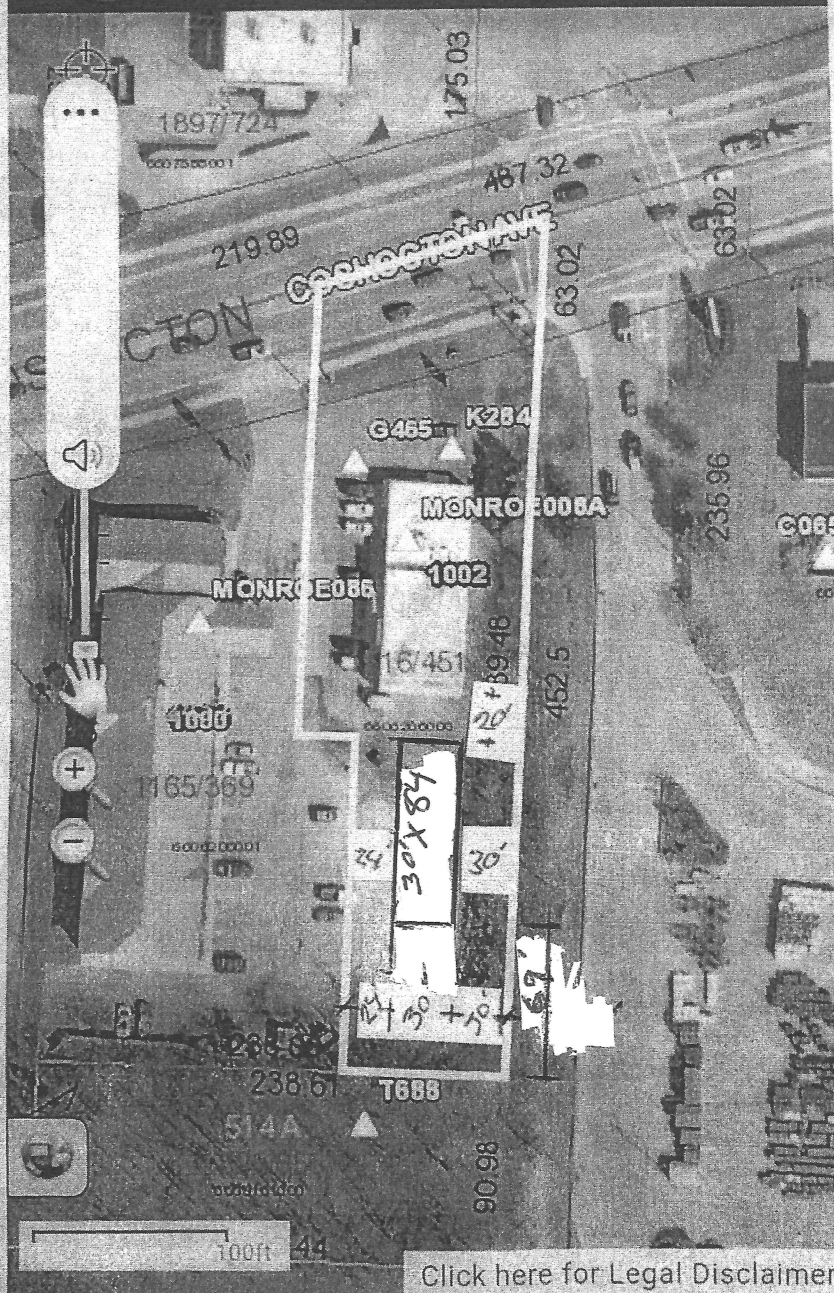
 h.bhamaps.com



10



Knox County Ohio, GIS
Jonette Curry



[Click here for Legal Disclaimer](#)



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

SCHEDULED

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)



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 ☐ 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:

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.

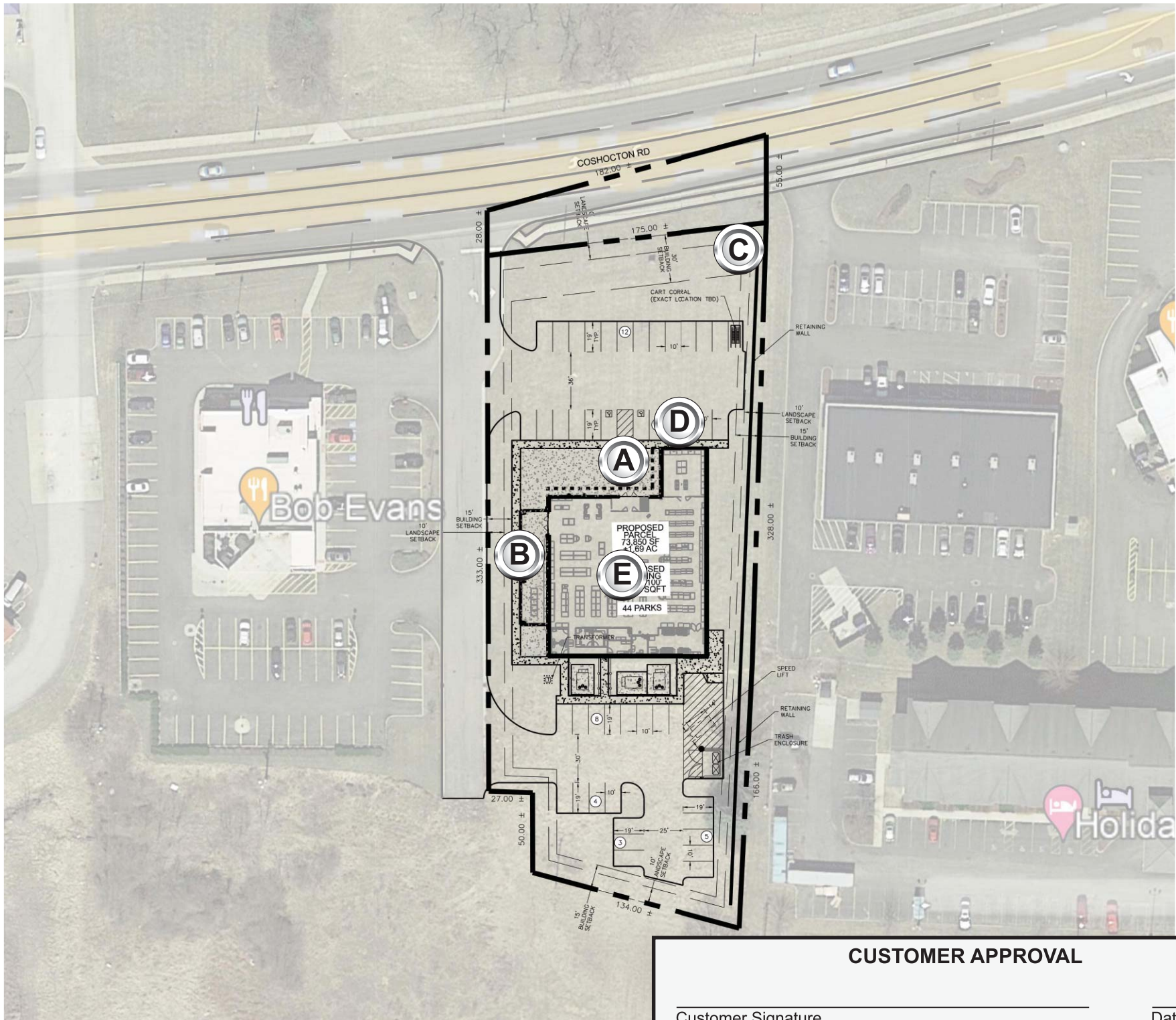


Attachment: 1630 Coshocton Variance Application (3771 : 2023-Bza-06)

Walmart & Aldi



SITE PLAN



CUSTOMER APPROVAL

Customer Signature _____ Date _____

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



- 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 Overlamine 3660M
 - Jewelite Trimcap = Painted to match PMS 281C
 - Returns = Painted to match PMS 281C
 - Letter LED Illumination = GE White LED

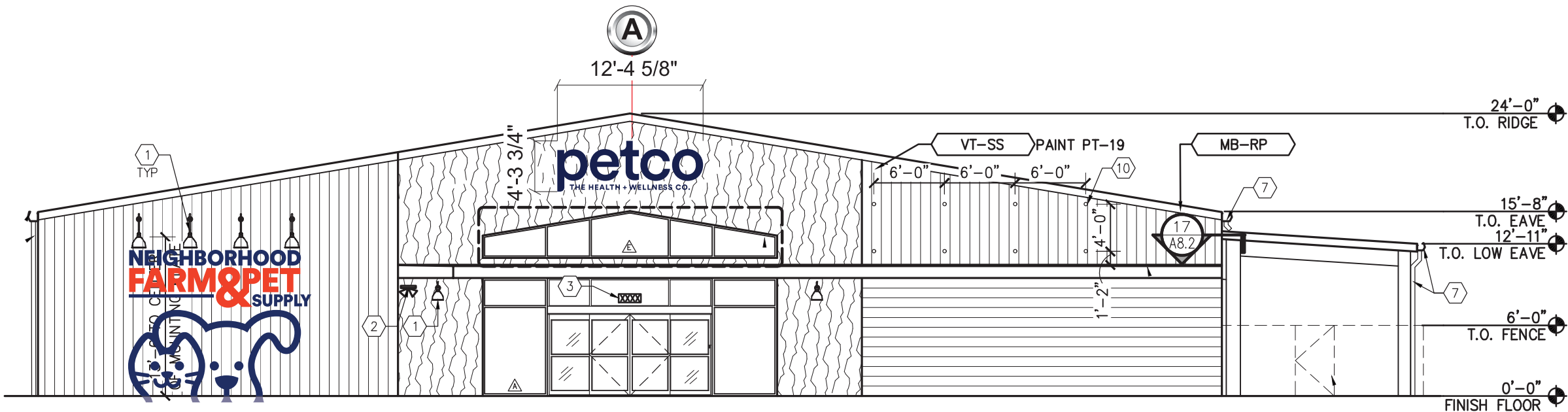
A

Proposed Channel Letters and Logo - Flush Mounted

Total SQ FT: 53.41

"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 Overlamine 3660M 1" Jewelite 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" Jewelite 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:

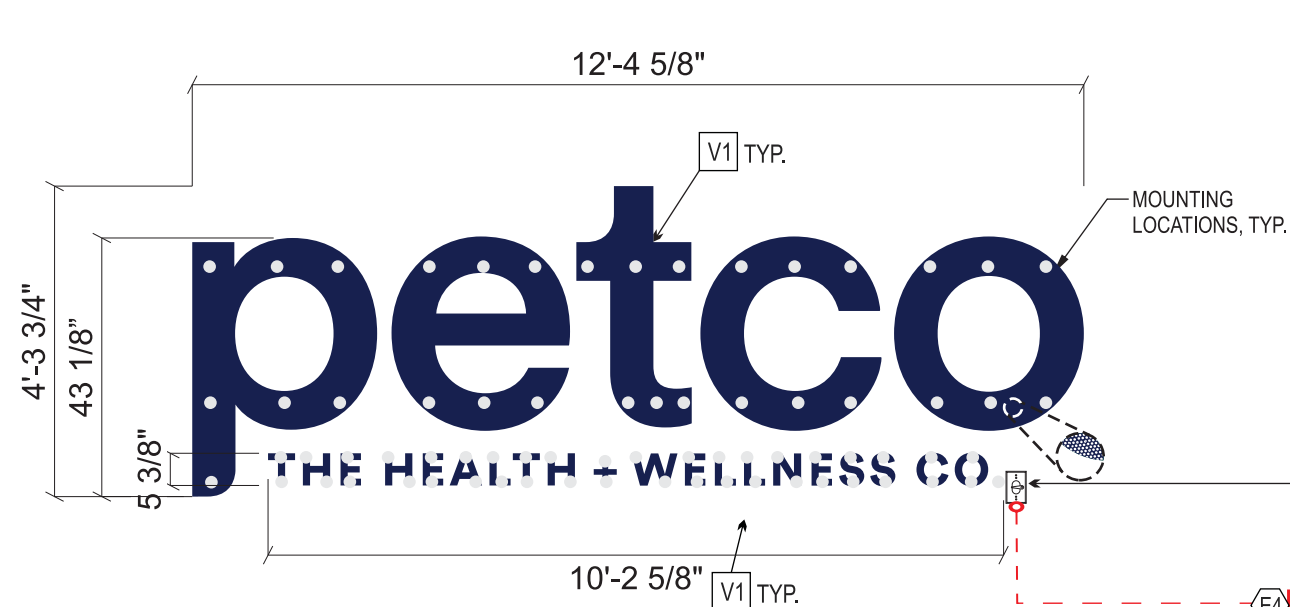
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No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.
2	HA	09-19-22	Refer to Pathfinder.
3	WA	11-15-22	Refer to Pathfinder.
4	WA	12-2-22	Refer to Pathfinder.
5	WA	12-15-22	Refer to Pathfinder.
6	WA	01-10-23	Refer to Pathfinder.

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

DESIGN DRAWING 2 of 2

Request Number:
PRJ-PTCO-173171-R7



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
- 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

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		-	-		

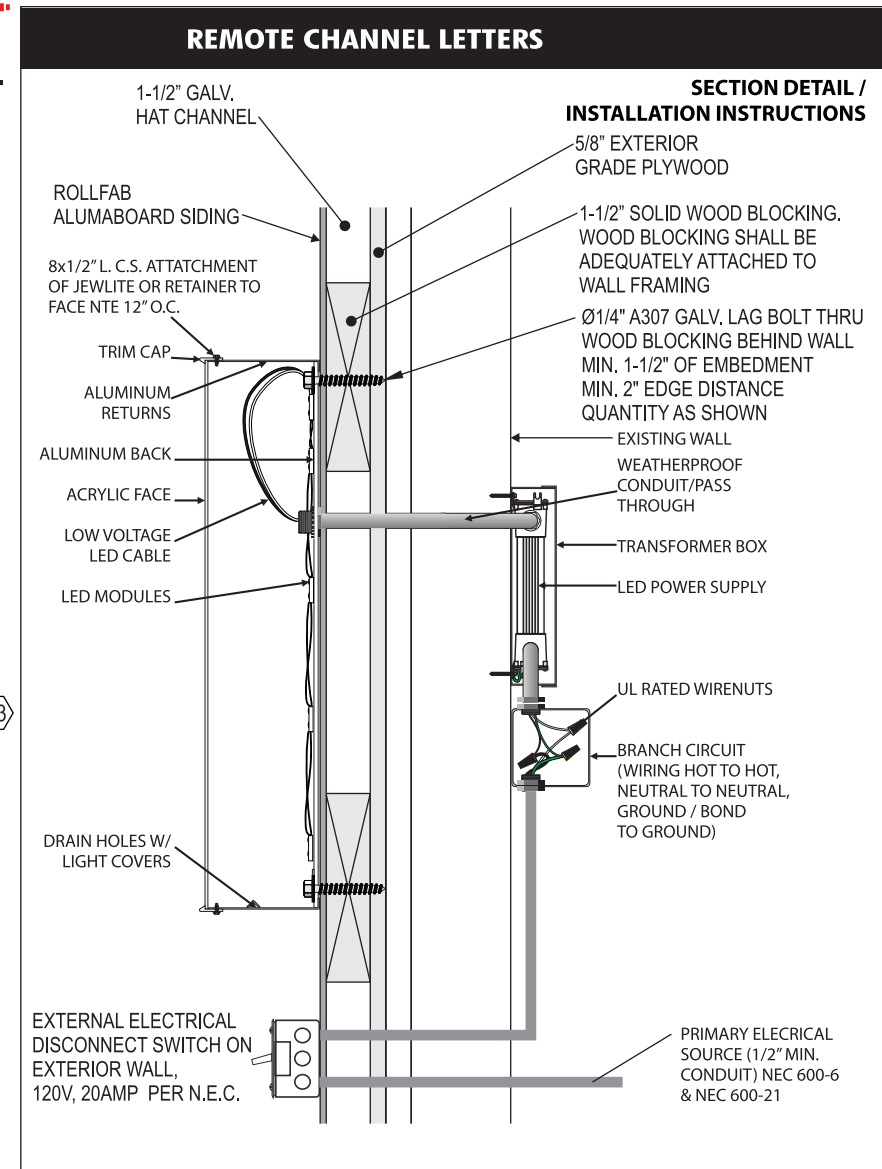
A LED Layout E5

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 _____



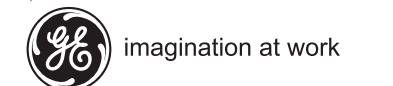
TOTAL SQFT = 85.51	
PART # PETCL54&7-RML	
ESTIMATE # 185594	
MATERIAL FOR "PETCO" LED CHN. LETTERS	
BACKS:	.063" ALUMINUM
RETURNS:	.050" PREFINISHED W/W ALUMINUM DEPTH: 5"
FACES:	.177" PLASKOLITE 2406 LD WHITE ACRYLIC
TRIM CAP:	1" JEWELITE ROWS: 1
L.E.D.:	GE 24 VOLT TETRA MAX

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
L.E.D.:	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
L.E.D.:	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
L.E.D.:	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	



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

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

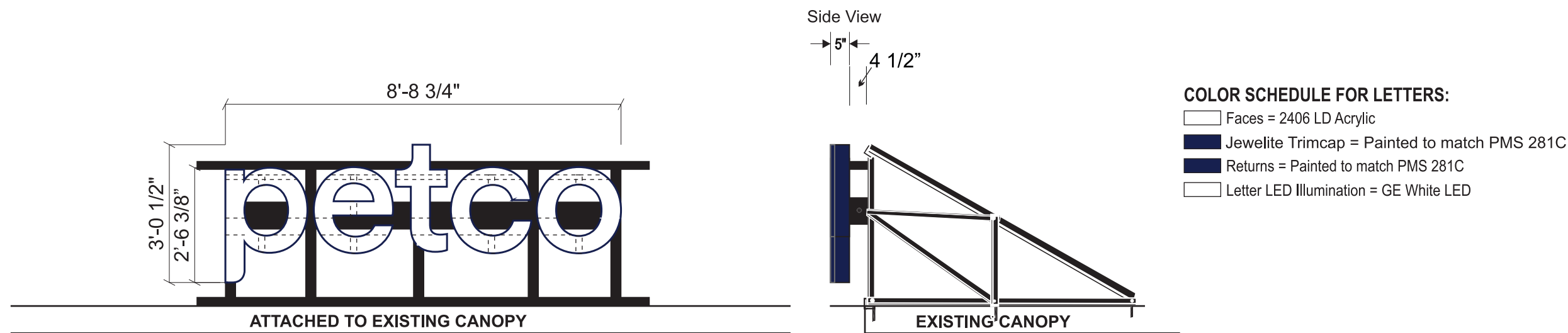
Date: 06-27-2022	Project Name: PETCO
Scale: NTS	Address: 1630 Coshocton Ave. Mount Vernon
Drawn: WA	City / State / Zip: Mount Vernon, OH 43050
PM: MC	Notes:

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
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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



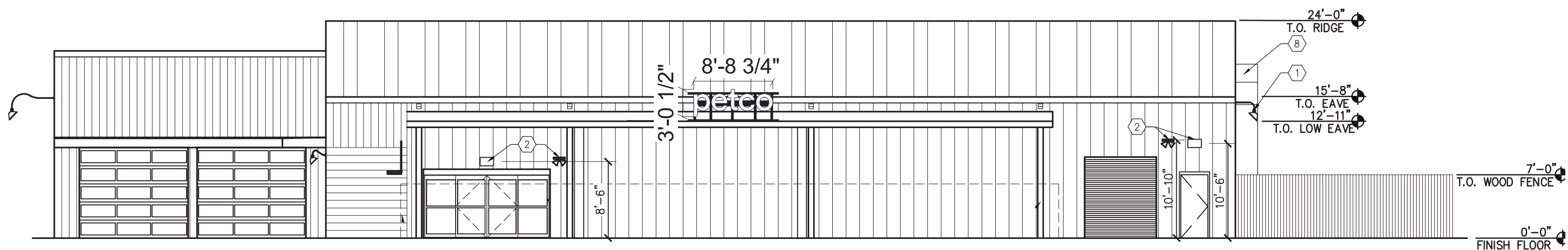
B

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:

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6	WA	01-10-23	Refer to Pathfinder.

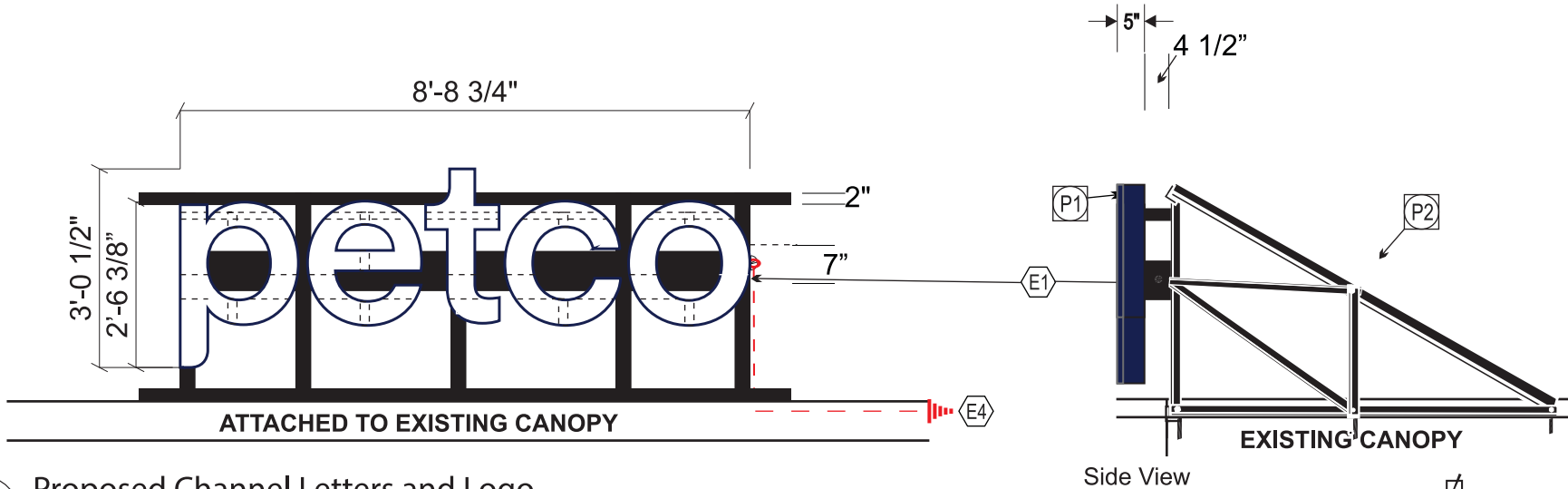
No.	Designer	Date	Revision Notes
7	ER	01/13/23	Add Sign E Suspended Sign
8			
9			
10			
11			
12			

DESIGN DRAWING 4 of 4

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 18

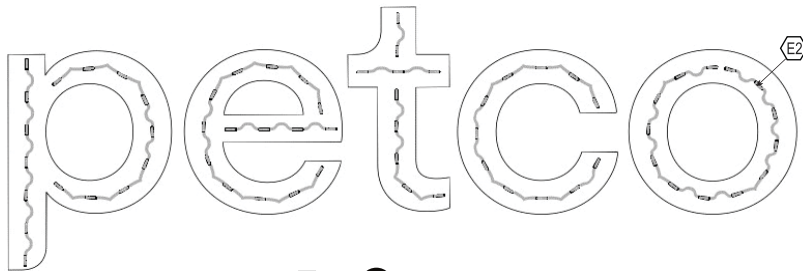


COLOR SCHEDULE FOR LETTERS:

- 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

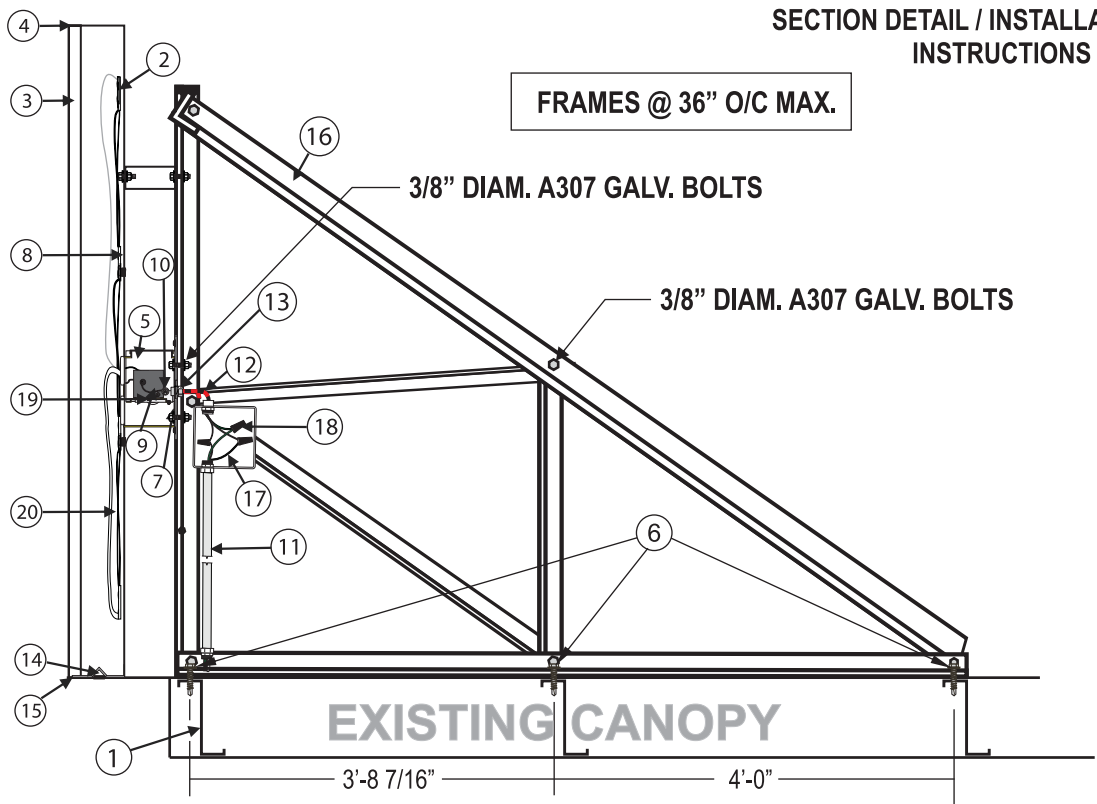


LED Layout E5 UL LISTED

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

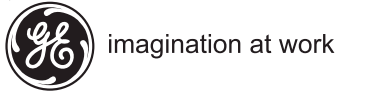
TOTAL SQFT = 69.04
PART # PETCL48RWL-MNT1
ESTIMATE # 187485
MATERIAL FOR LED CHN. LETTERS
BACKS: .063" ALUMINUM B/W PREFIN
RETURNS: .050" PREFINISHED W/W ALUMINUM DEPTH: 5"
BRACING/FRAMING: 2"X 2"X 3/16" ALUMINUM ANGLE
FACES: .177" PLASKOLITE 7328 LD WHITE ACRYLIC
TRIM CAP: 1"JEWELITE ROWS: 1
RACEWAYS: 4.5"X 7" EXTRUDED
L.E.D.: GE 24 VOLT TETRA MAX

COLOR FOR LED CHN. LETTERS
FACES: WHITE
RETURNS INT: WHITE
RETURNS EXT: PMS 281C BLUE
TRIM CAP: PMS 281C BLUE
L.E.D.: WHITE

FONTS USED
1) CUSTOMER SUPPLIED

PAINT COLOR
1) RETAINERS - PMS 281C BLUE
2) RACEWAY BRACING, FRAMING & SUPPORT HARDWARE - BLACK

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



ELECTRICAL SPECIFICATIONS				
LED MODULES= 65	110 VOLT INPUT			
GE TETRA TRANSFORMER	SECONDARY			AMP.
	VOLTS	WATTS	INPUT	
1 GEPS24-100U	24	100	1.1	
TOTAL				1.1
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED				



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.

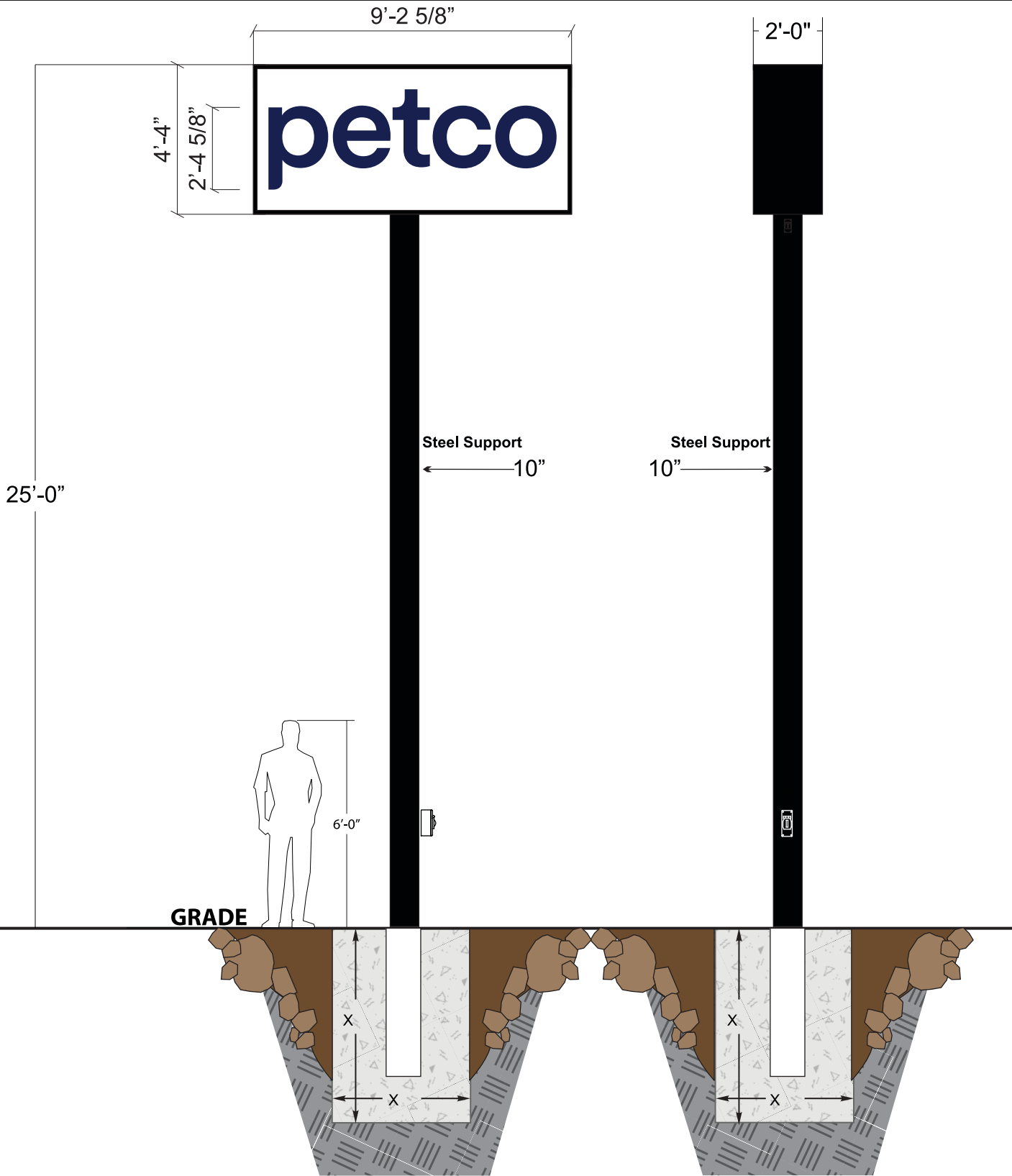
No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.	7	ER	01/13/23	Add Sign E Suspended Sign
2	HA	09-19-22	Refer to Pathfinder.	8			
3	WA	11-15-22	Refer to Pathfinder.	9			
4	WA	12-2-22	Refer to Pathfinder.	10			
5	WA	12-15-22	Refer to Pathfinder.	11		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

DESIGN DRAWING 5 of 5

Request Number:

PRJ-PTCO-173171-R7

Packet Pg. 19



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:

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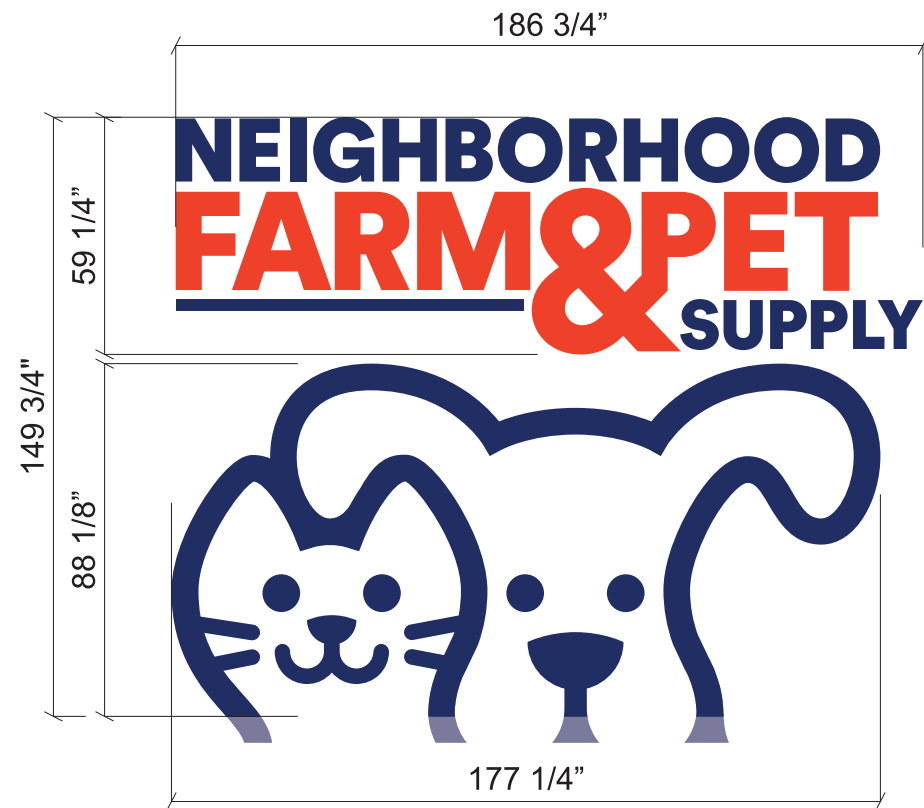
No.	Designer	Date	Revision Notes
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2	HA	09-19-22	Refer to Pathfinder.
3	WA	11-15-22	Refer to Pathfinder.
4	WA	12-2-22	Refer to Pathfinder.
5	WA	12-15-22	Refer to Pathfinder.
6	WA	01-10-23	Refer to Pathfinder.

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



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:

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No.	Designer	Date	Revision Notes
1	WA	07-26-22	Refer to Pathfinder.
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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. 21



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

SCHEDULED

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.



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
C611 SITE SPOT GRADES PLAN
C610 STORM PLAN & PROFILES

LANDSCAPE

LO-1 OVERALL SITE LAYOUT PLAN
LO-2 SITE LAYOUT ENLARGEMENTS
LO-3 LANDSCAPE DETAILS
LO-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



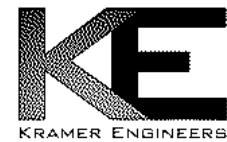
CONSULTANTS

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



PERMIT SET

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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

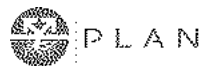
SITE ZONING:	GB
PROPOSED USE:	PUBLIC TRANSIT OPERATIONS FACILITY
BUILDING FOOTPRINT:	8,080 SF
LOT AREA:	0.979 ACRES
BUILT AREA:	0.65 ACRES
LOT COVERAGE (%):	66%
MAX ALLOWABLE LOT COVERAGE:	90%
MAX BUILDING HEIGHT:	35'-0"
ACTUAL BUILDING HEIGHT:	30'-0"



161 North 66 Street
Columbus, OH 43215
614.455.7564

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.mkcinc.com

CONSULTANTS

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERS

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



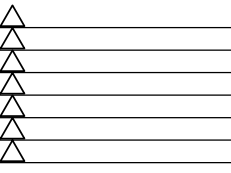
Knox Area Transit Facility

Knox County Commissioners

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

PERMIT SET

SUBMITTED: 3/14/23

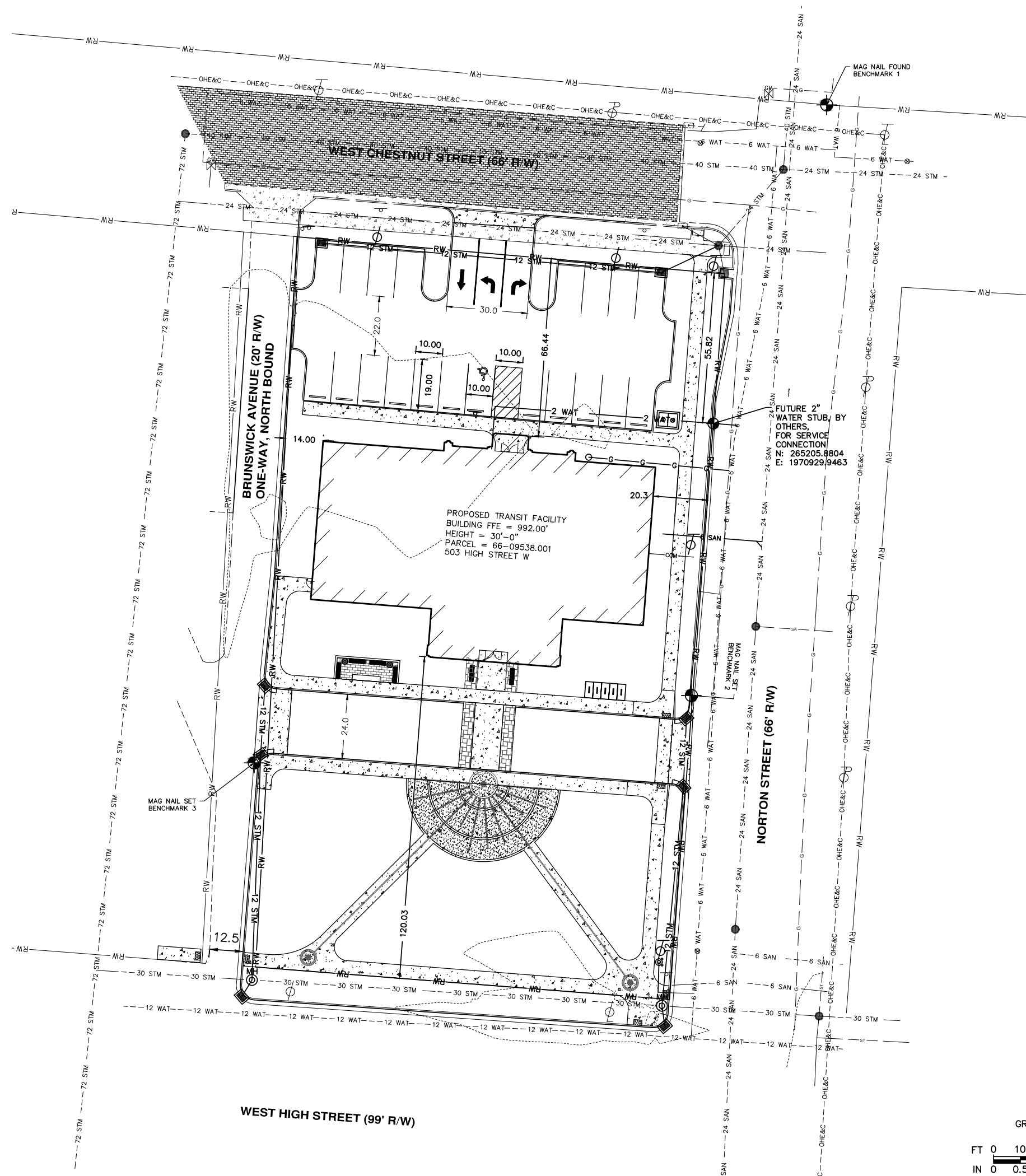


C010

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

SETBACK SUMMARY	
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'

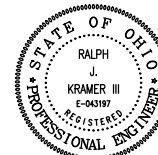
LOCAL ENGINEER APPROVAL

THE SIGNATURES BELOW ON THIS PLAN SIGNIFIES 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 No. _____ Date 3/14/2023

INDEX OF DRAWINGS		
SHEET NAME	PAGE	PAGE No.
TITLE SHEET.....	C010	/ 1
SITE CIVIL GENERAL NOTES.....	C110	/ 2
GENERAL SITE DETAILS.....	C200	/ 3
EXISTING SITE TOPOGRAPHIC SURVEY.....	C310	/ 4
SITE PREPARATION & DEMOLITION PLAN.....	C311	/ 5
SITE CIVIL PLAN.....	C410	/ 6
SITE GRADING & UTILITY PLAN.....	C510	/ 7
SITE GRADING SPOT ELEVATIONS DETAIL.....	C511	/ 8
STORM SEWER PLAN & PROFILE.....	C610	/ 9

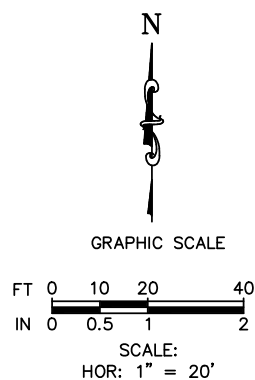
PROJECT SCOPE OF WORK
PROPOSED BUILDING FOR KNOX TRANSIT, INCLUDING CONSTRUCTION OF
ASPHALT LOT AND INSTALLATION OF PROPOSED UTILITIES, INCLUDING,
STORMWATER MANAGEMENT FACILITIES, SANITARY AND DOMESTIC WATER
SERVICE.

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:





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

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

503 W High St.

PERMIT SET

SUBMITTED: 3/14/23

C200

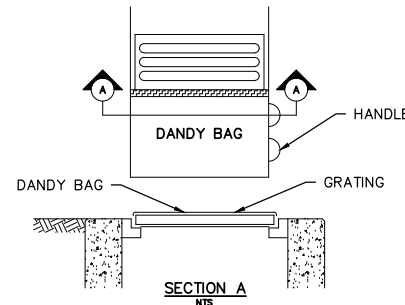
CIVIL DETAILS

MKC PROJECT: 22-013

Packet Pg. 29

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

SECTION A
N.T.S.

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.

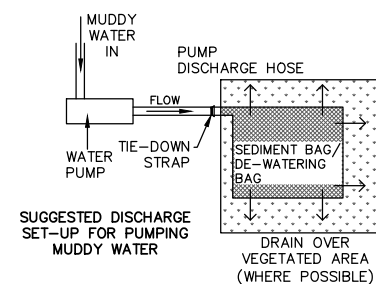
INSPECTION: INSPECTION BY THE CONTRACTOR IS REQUIRED AFTER EACH RAIN EVENT.

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.

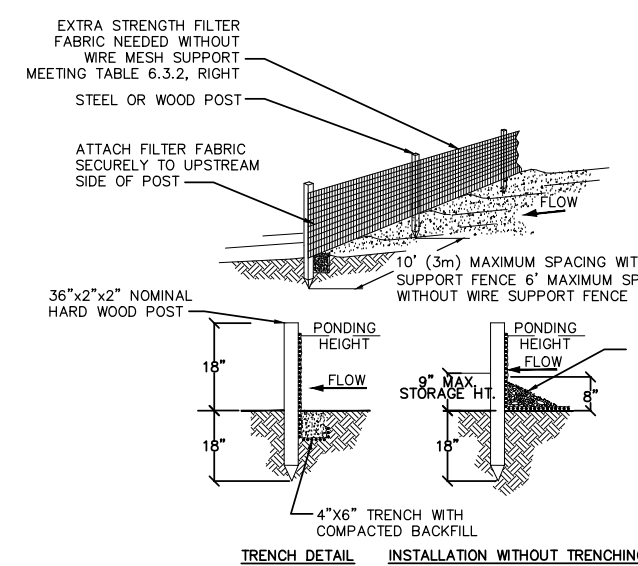
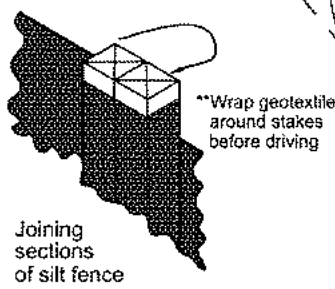
TYPICAL DANDY BAG DETAIL
N.T.S.

THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR RECEIVING STREAM IS A VIOLATION OF THE OHIO EPA AND CITY REGULATION.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NO THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

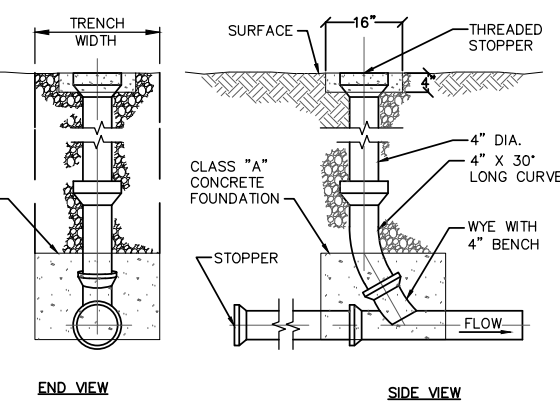
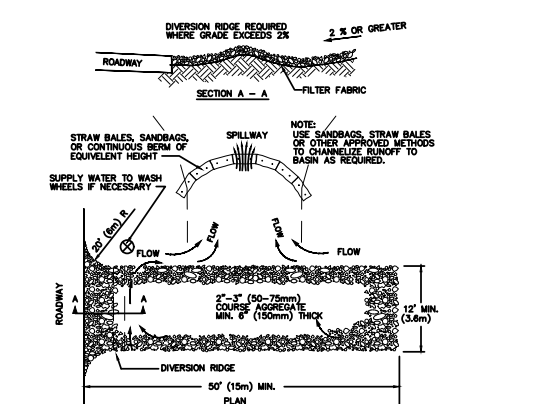
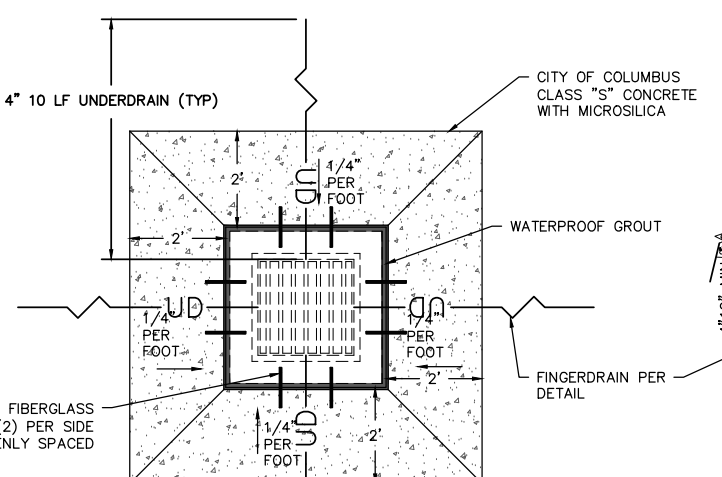
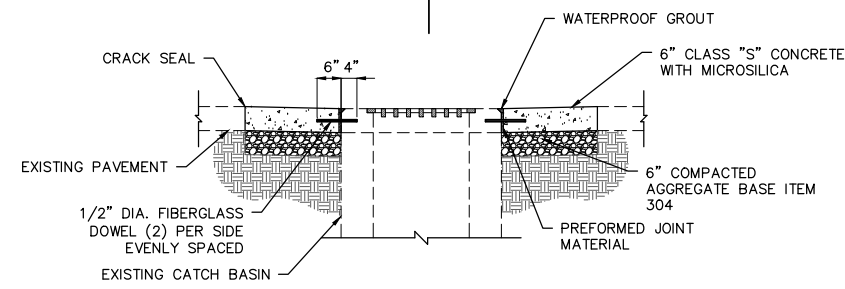
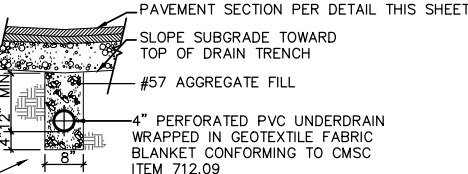
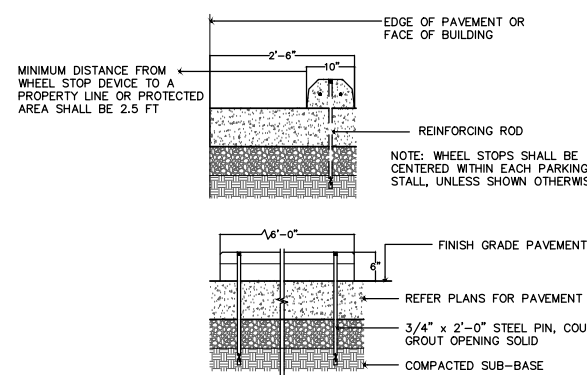
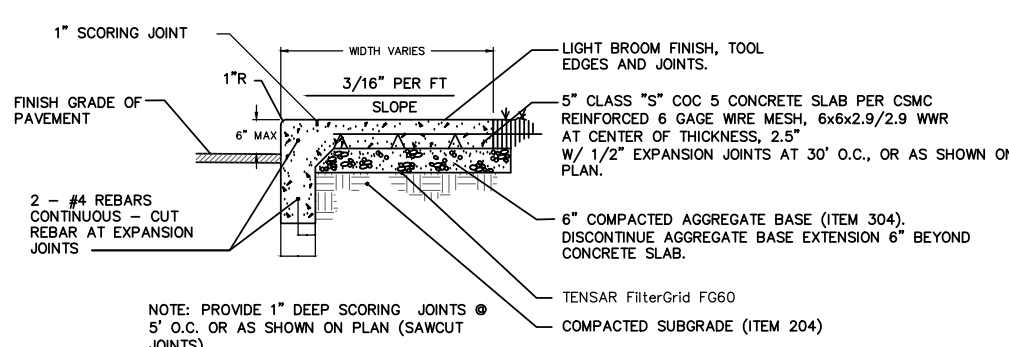
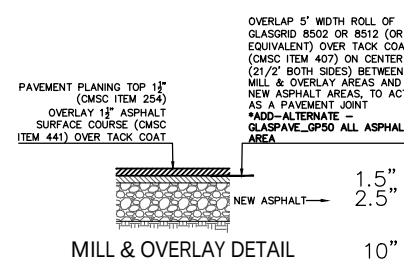
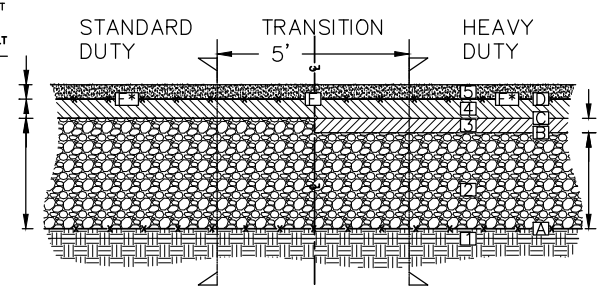
DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURE'S RECOMMENDATIONS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL BELOW OF A TYPICAL SEDIMENT BAG INSTALLATION.

ANY NEW OR EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITIES SHALL HAVE THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

TYPICAL DEWATERING BAG DETAIL
N.T.S.TRENCH DETAIL INSTALLATION WITHOUT TRENCHING
N.T.S.Joining sections of silt fence
N.T.S.

NOTES:

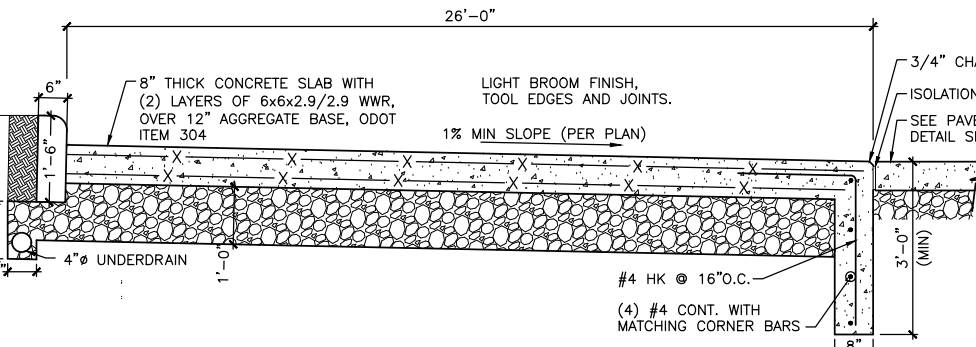
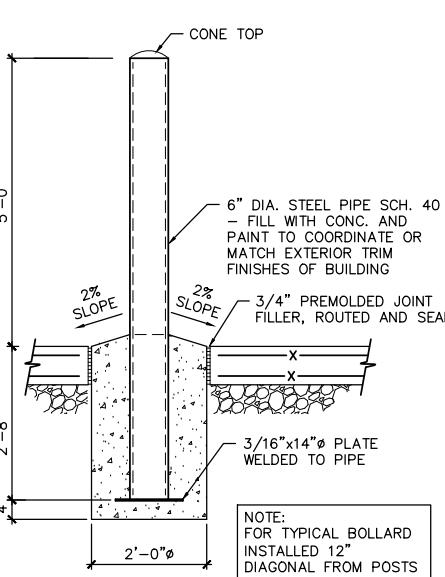
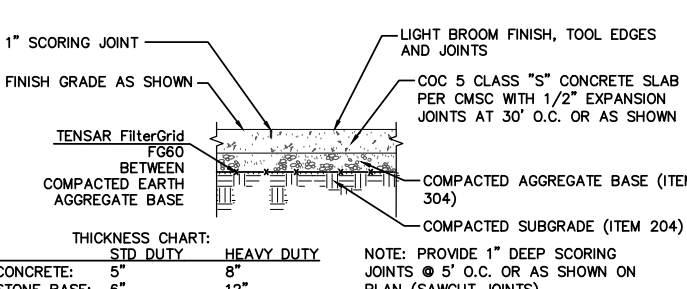
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE 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 DANDY BAG DETAIL
N.T.S.CONCRETE APRON FOR CATCH BASIN - WITH DOWEL JOINTS
N.T.S.UNDERDRAIN IN PAVEMENT DETAIL
N.T.S.PRECAST CONCRETE CAR BLOCKS ANCHORING DETAIL
N.T.S.TYPICAL CONCRETE CURB & WALK
N.T.S.MILL & OVERLAY DETAIL
N.T.S.PAVEMENT DETAIL
N.T.S.

- CONTRACTOR TO REFERENCE THE PROVIDED GEO-TECHNICAL REPORT FOR FURTHER RECOMMENDATIONS, INSTRUCTIONS AND BEST MANAGEMENT PRACTICES TO ACHIEVE DESIRED SOIL STABILIZATION SPECIFICATIONS. BELOW IS THE ENGINEER'S SUMMARY OF THE TREATMENTS REQUIRED, AS OUTLINED BY THE GEO-TECHNICAL ENGINEER. THIS IS APPLICABLE FOR ALL AREAS WHERE FUTURE STRUCTURES, ASPHALT PARKING AREAS, WALKS, AND PADS ARE TO BE CONSTRUCTED:
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FUTURE DISTRIBUTION ON THE SITE. ANY EXCESS SOILS SHALL FIRST BE REDISTRIBUTED ON SITE.
 - IT IS RECOMMENDED THAT WIDE TRACK EQUIPMENT BE USED FOR EARTHWORK ACTIVITIES IN LIEU OF RUBBER TIRES, DUE TO MOISTURE CONTENT OF THE SOIL.
 - COMPACT MINIMUM 12" OF SOIL SUB-GRADES TO 98% COMPACTION OF DRY DENSITY. IN ORDER TO ACHIEVE THE DESIRED COMPACTION, CHEMICAL STABILIZATION SHOULD BE ANTICIPATED, IF COMPACTION CANNOT BE ACHIEVED BY OTHER MEANS.
 - AN ON-SITE GEOTECHNICAL ENGINEER, PROVIDED BY THE OWNER, SHALL PERFORM SOIL TESTING TO VERIFY FULL COMPACTION IS ACHIEVED. IF COMPACTION DOES NOT BECOME MET (DUE TO WEATHER) COMPACTION AND TESTING IS REQUIRED TO START OVER. CONTRACTOR IS TO COORDINATE ALL COMPACTION ACTIVITIES WITH GEO-TECHNICAL ENGINEER.
 - MAX LIFTS FOR SOILS, AND GRAVEL IS 8". EACH LIFT IS TO BE COMPACTED TO 98% AND TESTED AND VERIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER, BEFORE ADDITIONAL LIFTS CAN BE INSTALLED.

LIFT	DESCRIPTION	STD	HVY
[5]	ASPHALT SURFACE COURSE (CMSC ITEM 441)	1.5"	1.5"
[6]	GlasGrid-GG8502 (OR 8512) TO BRIDGE STD & HVY TREATMENTS	NA	NA
[7]	ADD-ALTERNATE No. 1: CONTINUE GlasGrid-GG8502 OVER BOTH STD & HVY TREATMENTS IN ALL PAVED AREAS TO REDUCE LONG TERM MAINTENANCE	NA	NA
[4]	TACK COAT (CMSC ITEM 407) BETWEEN LIFTS APPLIED AT 0.05 GAL/SDY FOLLOW MANUFACTURER'S SPEC FOR APPLICATION OVER GlasGrid, IF APPLICABLE.	NA	NA
[3]	ASPHALT INTERMEDIATE COURSE (CMSC/ODOT ITEM 441)	2.5"	2.5"
[2]	TACK COAT (CMSC ITEM 407) BETWEEN LIFTS APPLIED AT 0.05 GAL/SDY	NA	NA
[1]	ASPHALT INTERMEDIATE COURSE (CMSC/ODOT ITEM 441)	0"	2"
[8]	PRIME COAT SURFACE OF AGGREGATE BASE (CMSC ITEM 408)	NA	NA
[9]	COMPACTED AGGREGATE BASE CMSC/ODOT ITEM 304	10"	8"
[10]	TENSAR FilterGrid FG60 (OR TENSAR INTERAX GRID NX750) BETWEEN COMPACTED EARTH AGGREGATE BASE	NA	NA
[11]	FULLY COMPACTED 12" EARTH SUBGRADE PER CMSC ITEM 204 AND GEO-TECHNICAL REPORT, WHICH IS CONSIDERED A PART OF THIS PLAN	NA	NA

NOTES: COURSE THICKNESS SHOWN IS COMPACTED THICKNESS

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

C:\Users\ahaydinger\Group\GHD Survey - General\22-104-22-RSA-MT Vernon\DWG\22-104-22 Survey - 503 High St.dwg Layout1 Oct 27, 2022 3:12:20pm Ahaydinger

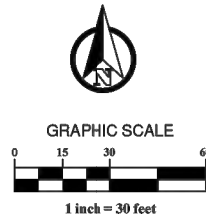
BENCHMARKS
ELEVATIONS ARE BASED OFF OF NAVD 88 DATUM, REFERENCING OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATIONS, ESTABLISHED FROM A GLOBAL POSITIONING SURVEY PERFORMED BY GANDEE HEYDINGER GROUP, CONDUCTED ON AUGUST 24, 2022.

SITE BM-1
MAG NAIL FOUND ON THE NORTHERLY RIGHT OF WAY OF WEST CHESTNUT STREET IN THE CENTER OF NORTON STREET
ELEVATION = 990.52

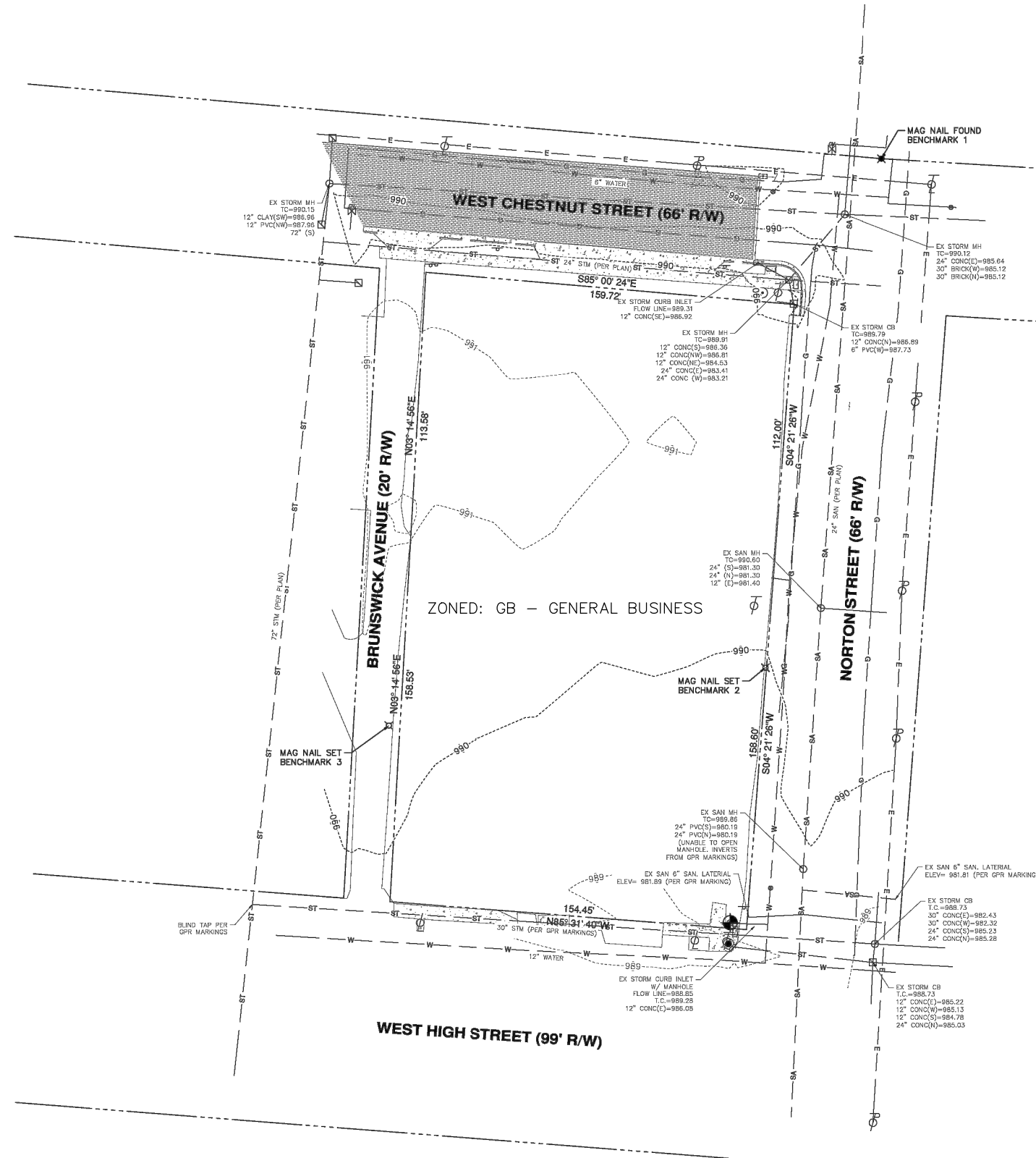
SITE BM-2
MAG NAIL SET ALONG THE WEST LINE OF NORTON STREET, 27 FEET SOUTHEAST OF A TELEPHONE POLE.
ELEVATION = 989.93

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 = 990.51

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.

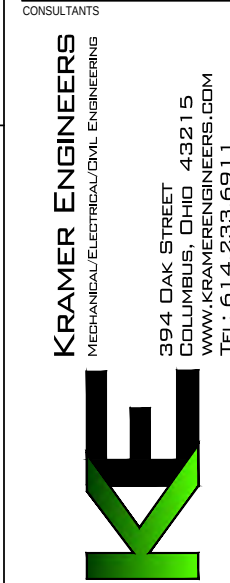


ROBERT L. GRIFFIN, PS 7204 DATE: 10/14/2022



503 WEST HIGH STREET PLAN VIEW

PLAN PREPARED BY: KRAMER ENGINEERS 394 DAK STREET COLUMBUS, OH 43215 TEL: 614.233.6911		CITY OF MOUNT VERNON, KNOX COUNTY, OHIO 503 HIGH STREET MOUNT VERNON, OHIO 43050 PID: 6609538000 & 6609538001 EXISTING CONDITION PLAN	
REVISION DESCRIPTION INITIAL CLIENT DELIVERY UPDATED UTILITY INFO		NO. DATE A 10/31/22 B 10/27/22	
Date: 10/27/2022 Scale: AS SHOWN		Drawn By: MC Checked By: AH/RG	
Project Number: 22-104-22		Drawing Number	
SHEET NUMBER			



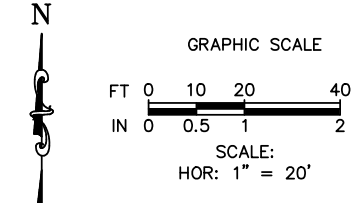
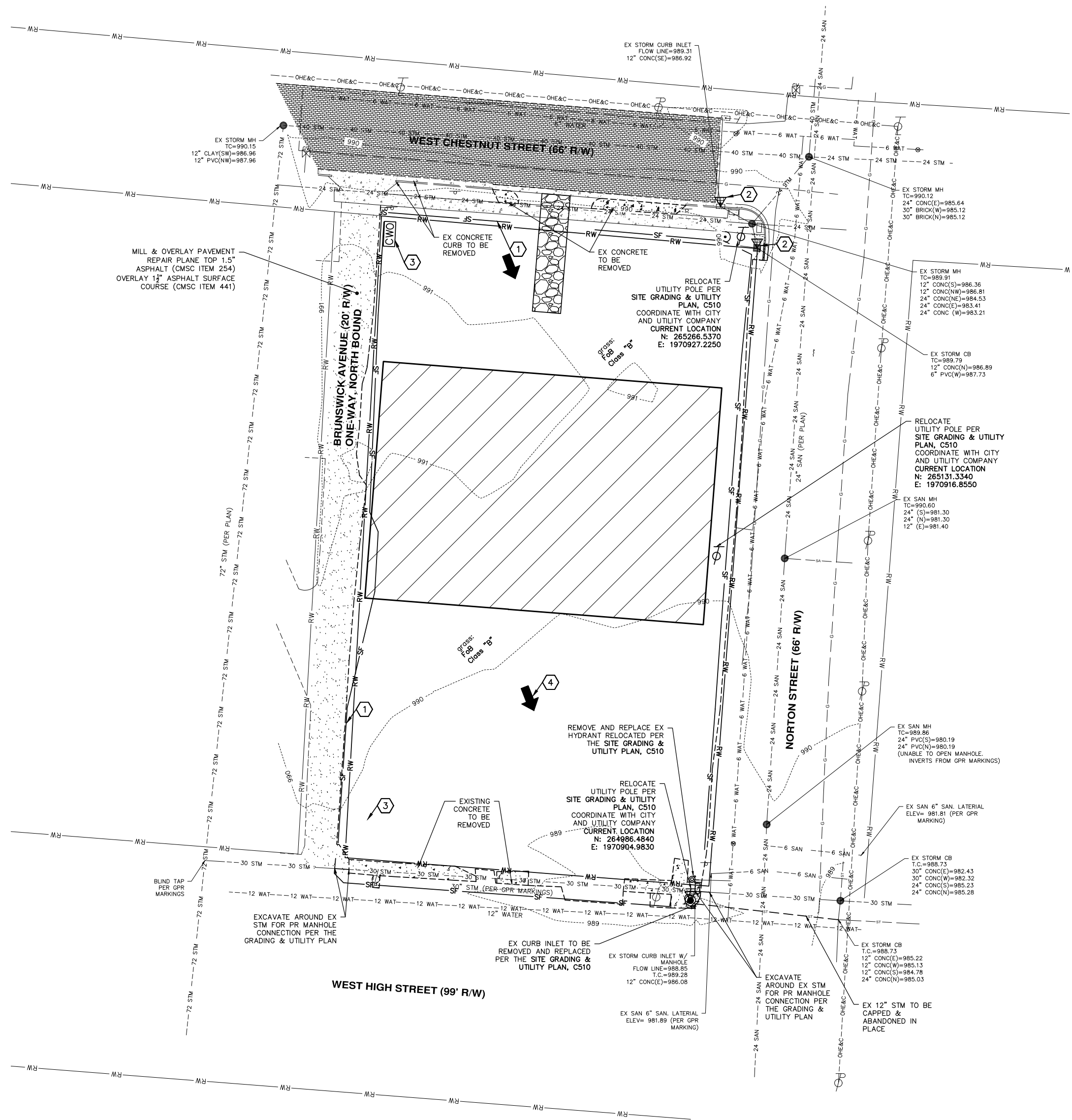
Knox Area Transit Facility
Knox County Commissioners

PERMIT SET

SUBMITTED: 3/14/23
C310
TOPOGRAPHIC SURVEY
503 HIGH ST
MKC PROJECT: 22-013

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- SITE DEMO HATCH LEGEND:**
- FUTURE LOCATION OF BUILDING FOOTPRINT + 10' OUTER BUFFER. CONTRACTOR TO FOLLOW THE RECOMMENDATIONS AS OUTLINED BY THE GEO-TECHNICAL ENGINEER WITHIN THE GEOTECHNICAL REPORT. EXCAVATE 5' DEPTH AND REBUILD/STABILIZE PER SPEC.
 - MILL & OVERLAY PAVEMENT REPAIR PLANE TOP 1.5" ASPHALT (CMSC ITEM 254). OVERLAY 1 1/2" ASPHALT SURFACE COURSE (CMSC ITEM 441).

GEOTECHNICAL NOTE:
STRIP TOP 12" OF TOPSOIL, TO BE STORED ON SITE FOR LATER REDISTRIBUTION.
SOILS UNDER REMOVED TOPSOIL TO BE STABILIZED AND COMPACTED PER THE GEO-TECHNICAL REPORT. CHEMICAL STABILIZATION IS EXPECTED DUE TO MOISTURE AND COMPACTION FACTORS.

CODED NOTES
SITE PREPARATION & SOIL EROSION CONTROL

- 1 TEMPORARY SILT FENCE PER DETAIL ON SHEET C200
SYMBOL:
- 2 EXISTING STORM STRUCTURE TO REMAIN, WITH 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. CONTRACTOR TO CONSULT WITH TOWNSHIP REGARDING LOCATION.
SYMBOL:
- 4 MAJOR FLOOD ROUTE DIRECTION ARROWS
SYMBOL:
- 5 PROPOSED TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C200
SYMBOL:

503 WEST HIGH STREET PLAN VIEW



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SUBMITTED: 3/14/23



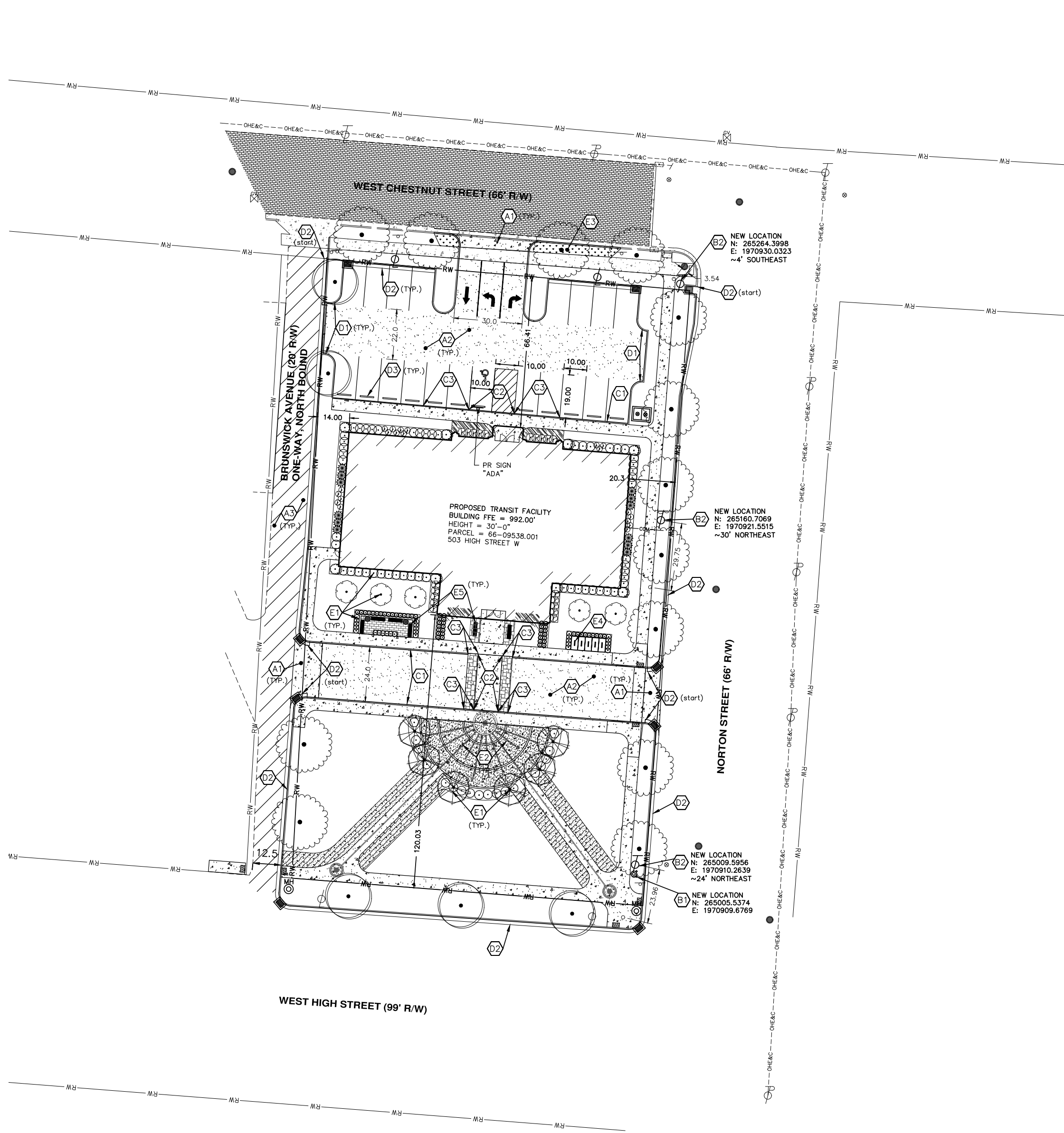
C311

SITE PREPARATION & DEMOLITION PLAN

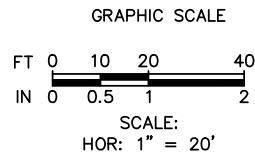
MKC PROJECT: 22-013

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503 WEST HIGH STREET PLAN VIEW



SITE HATCH LEGEND:



PROPOSED HEAVY DUTY PAVEMENT
SECTION PER DETAIL ON SHEET C200



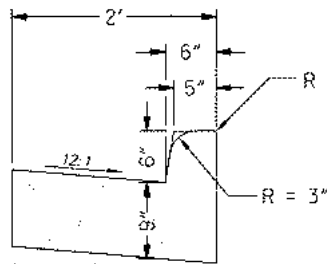
MILL & OVERLAY PAVEMENT REPAIR PLANE TOP 1.5" ASPHALT (CMSC ITEM 254)
OVERLAY 1 1/2" ASPHALT SURFACE COURSE (CMSC ITEM 441)

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



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Knox Area Transit Facility

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

PERMIT SET

SUBMITTED: 3/14/23

C410

CIVIL SITE PLAN

MKC PROJECT: 22-013

PERMIT SET



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Knox Area Transit Facility

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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

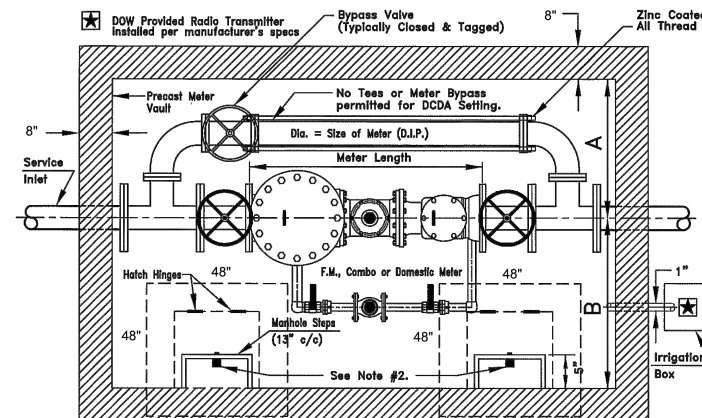
SITE PREPARATION & SOIL EROSION CONTROL

- (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

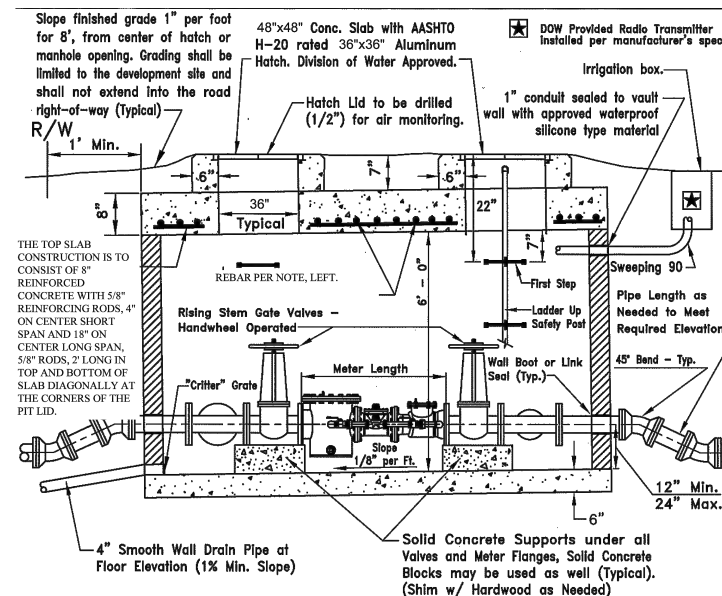
BUILDING PERIMETER DRAINS ARE NOT SHOWN/APART ON ANY CIVIL DRAWINGS. REFER TO THE FOUNDATION PLANS IF APPLICABLE
CONNECT DIRECTLY INTO STORM SEWER WITH "WYE" PER COC STD DWG AA-S160, IF APPLICABLE. FINAL CONNECTION LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR - CONTRACTOR TO SUBMIT LOCATION TO ENGINEER

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

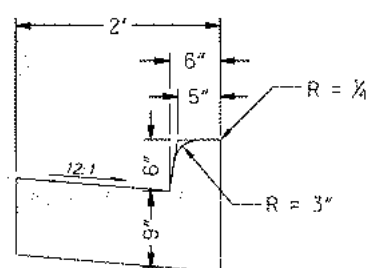


Size		Inside Vault Dimension		Meter Length*			Min. Wall Clearance	
Main Meter	F.M./ Combo	Length	Width	F.M./Combo	Domestic	DCDA	A	B
1.5"		7'-0"	5'-0"		1'-5"		2'-6"	2'-6"

* 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.

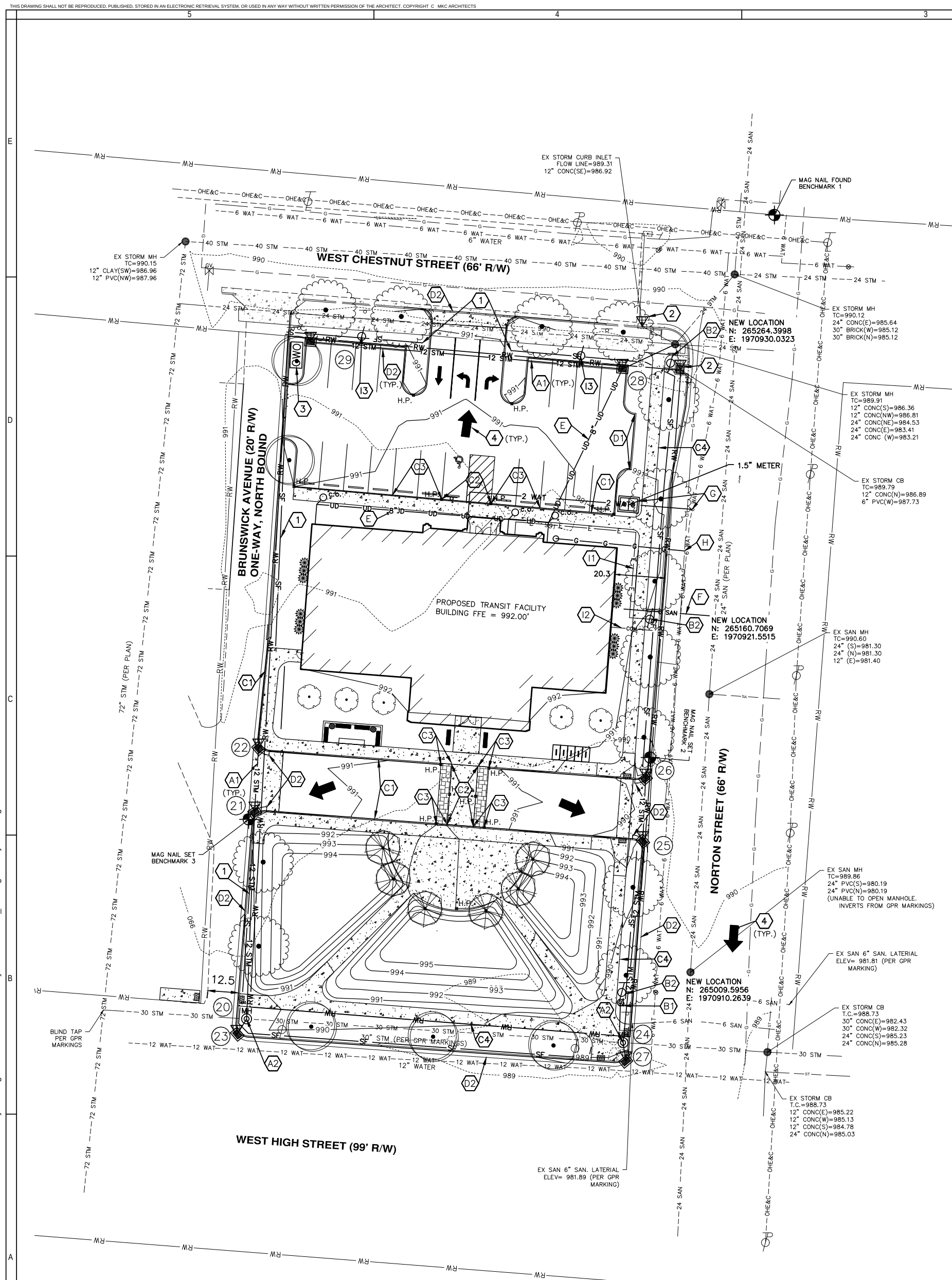


G WATER METER VAULT DETAIL



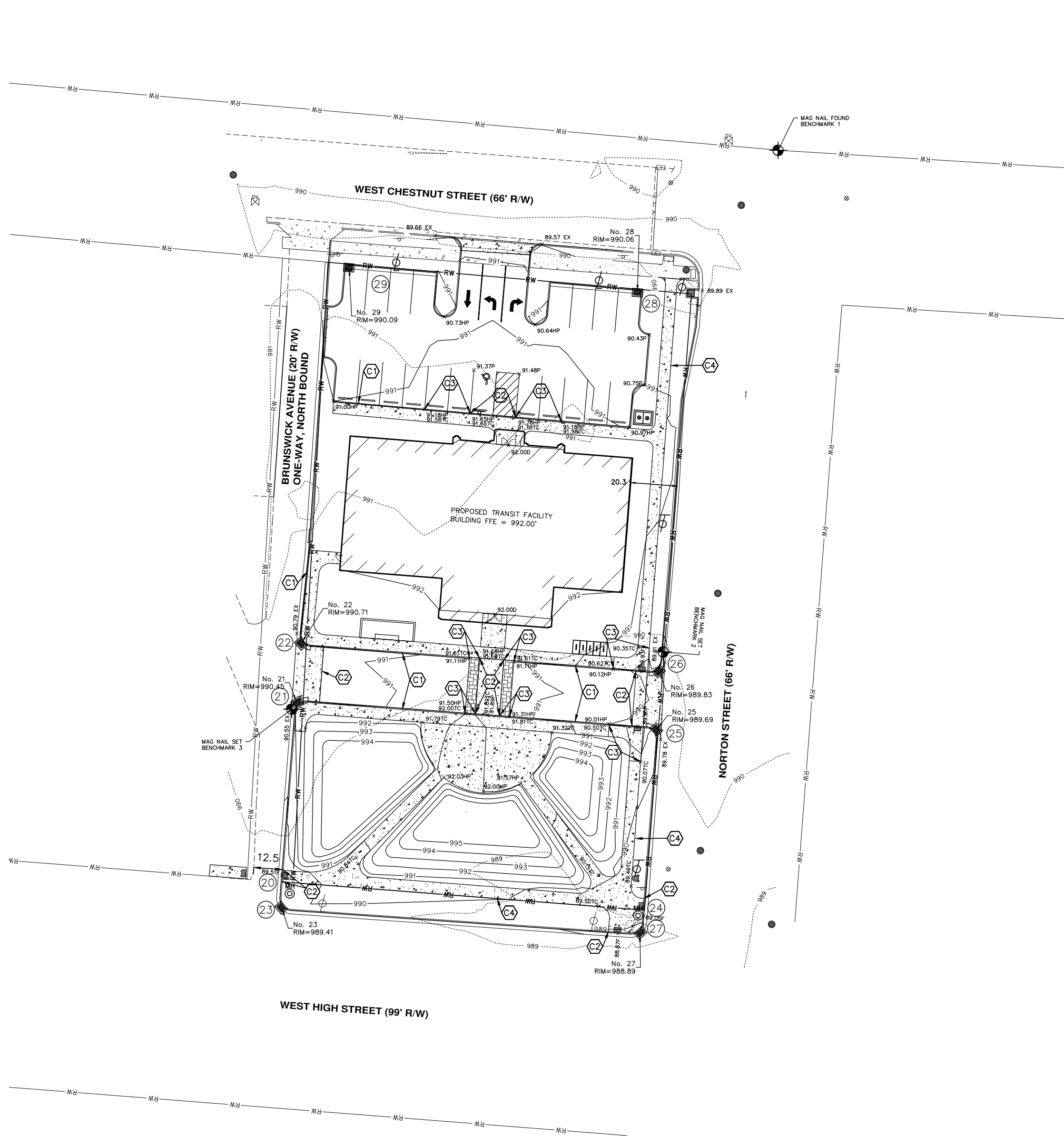
COMBINATION CURB AND GUTTER, TYPE 2, AS PER PLAN

503 WEST HIGH STREET PLAN VIEW



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PLOT DATE: March 14, 2023
FILE LOCATION: Z:\Projects\2022\2022-169 = Knox Area Transit Facility\1. Design Phase\Site Civil & Survey\Plan Set\C501_Spot Grades.dwg



503 WEST HIGH STREET PLAN VIEW

BENCHMARKS
ELEVATIONS ARE BASED OFF OF NAVD 88 DATUM, REFERENCING OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATIONS, ESTABLISHED FROM A GLOBAL POSITIONING SURVEY PREFORMED 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

C1 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

C4 STANDARD DUTY CONCRETE SIDEWALK PER DETAIL ON SHEET C200

SPOT SHOT ELEVATION ABBREVIATIONS

EX = EXISTING GROUND TO MATCH PROPOSED GRADE
P = PROPOSED GRADE OF ASPHALT PAVEMENT (BOTTOM OF CURB)
TC = TOP OF CONCRETE WALK OR TOP OF CURB
F = ASPHALT FLUSH WITH TOP OF CONCRETE, TC = P
HP = HIGH POINT
D = DOOR ELEVATION

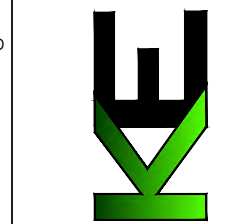


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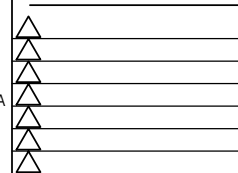
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COLUMBUS, OHIO 43215
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Knox Area Transit Facility
Knox County Commissioners

PERMIT SET

SUBMITTED: 3/14/23



C511
SITE SPOT GRADES PLAN
TRANSIT CENTER
MKC PROJECT: 22-013



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Knox Area Transit Facility

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

503 W High St.

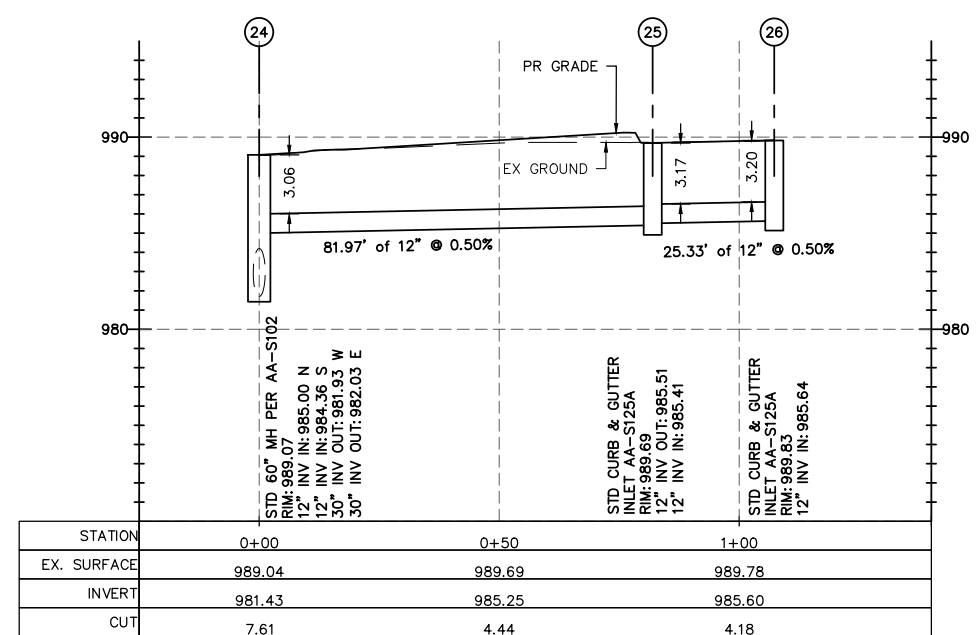
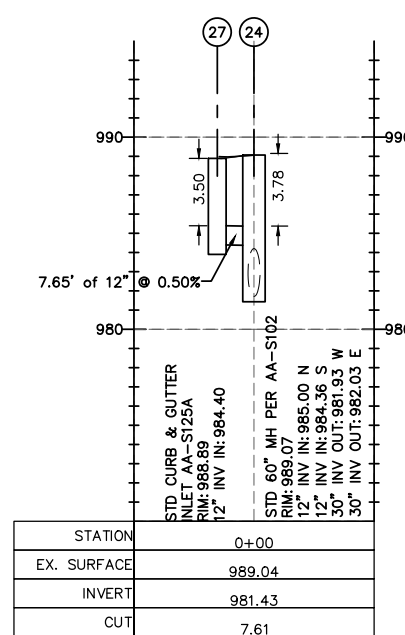
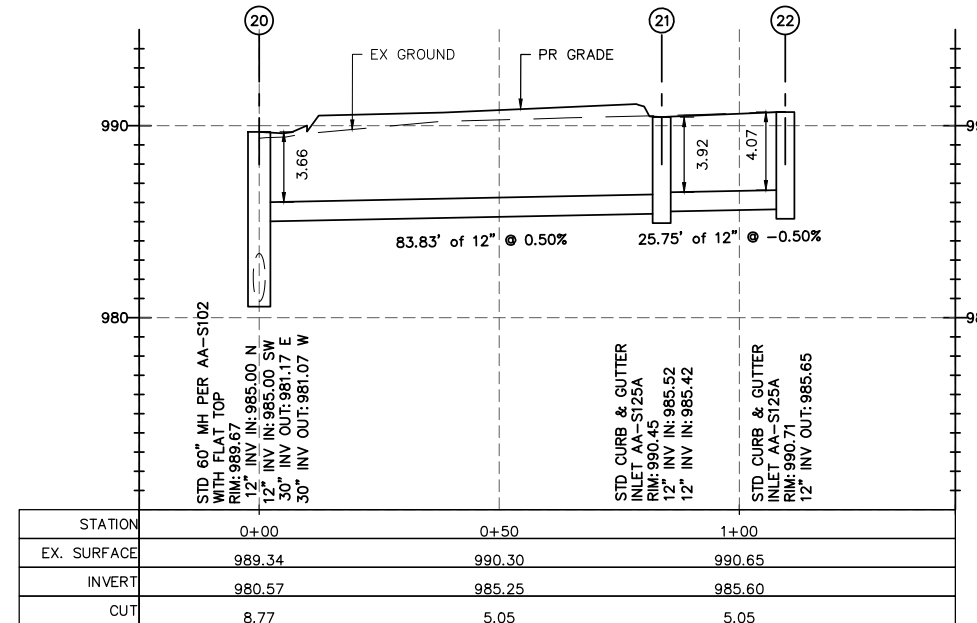
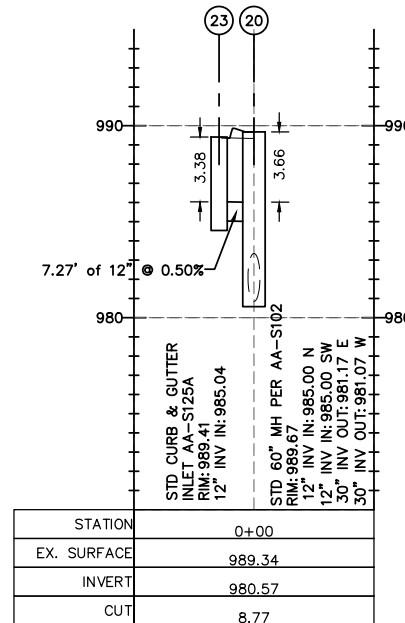
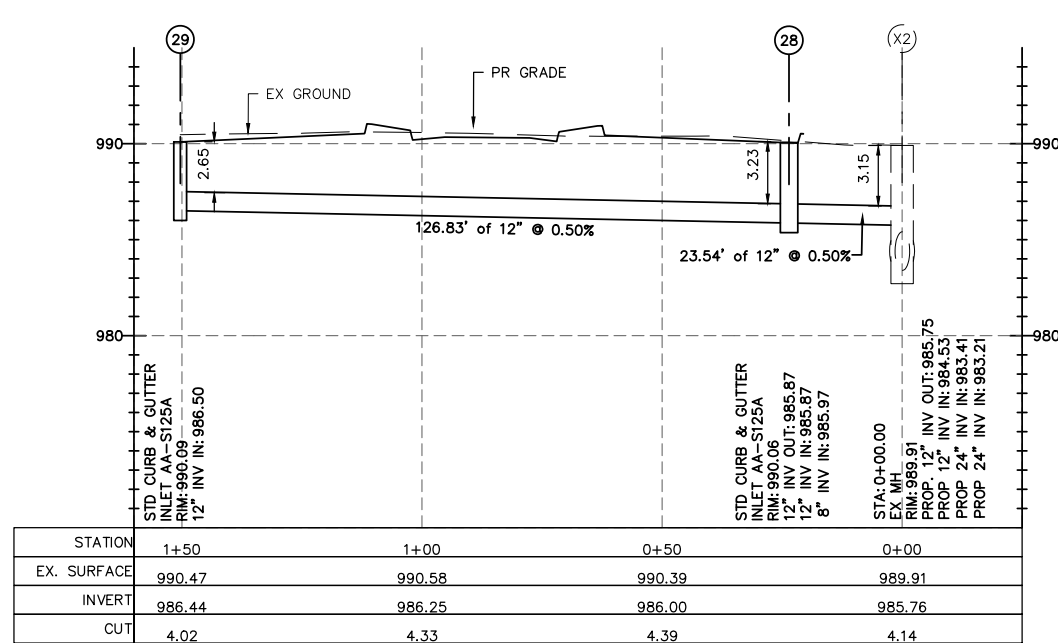
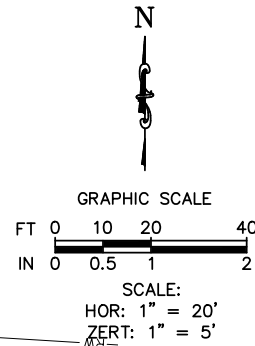
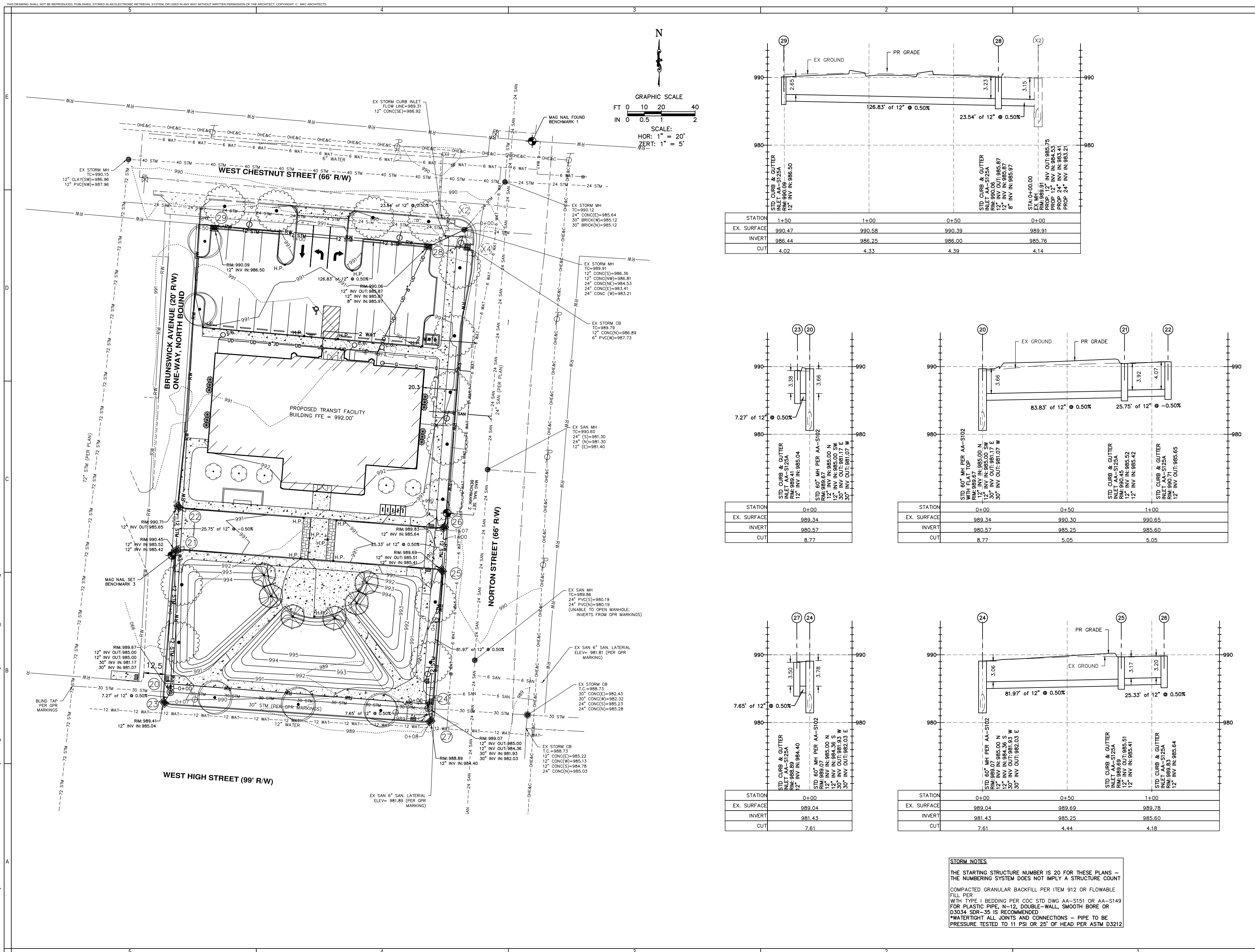
PERMIT SET

SUBMITTED: 3/14/23

C610

STORM PLAN & PROFILES
TRANSIT CENTER

MKC PROJECT: 22-013



STORM NOTES

THE STARTING STRUCTURE NUMBER IS 20 FOR THESE PLANS - THE NUMBERING SYSTEM DOES NOT IMPLY A STRUCTURE COUNT

COMPACTED GRANULAR BACKFILL PER ITEM 912 OR FLOWABLE FILL PER

WITH TYPE I BEDDING PER COC STD DWG AA-S151 OR AA-S149 FOR PLASTIC PIPE, N-12, DOUBLE-WALL, SMOOTH BORE OR D3034 SDR-35 IS RECOMMENDED

*WATERTIGHT ALL JOINTS AND CONNECTIONS - PIPE TO BE PRESSURE TESTED TO 11 PSI OR 25' OF HEAD PER ASTM D3212



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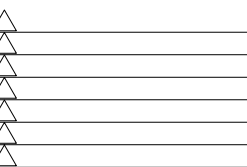


Community Transit Center
Knox County Comissioners

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503 W. High St.
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SUBMITTED: 03.01.2023



L0-1

OVERALL SITE LAYOUT PLAN

MKC PROJECT: 22-013

Construction Documents

GENERAL NOTES:

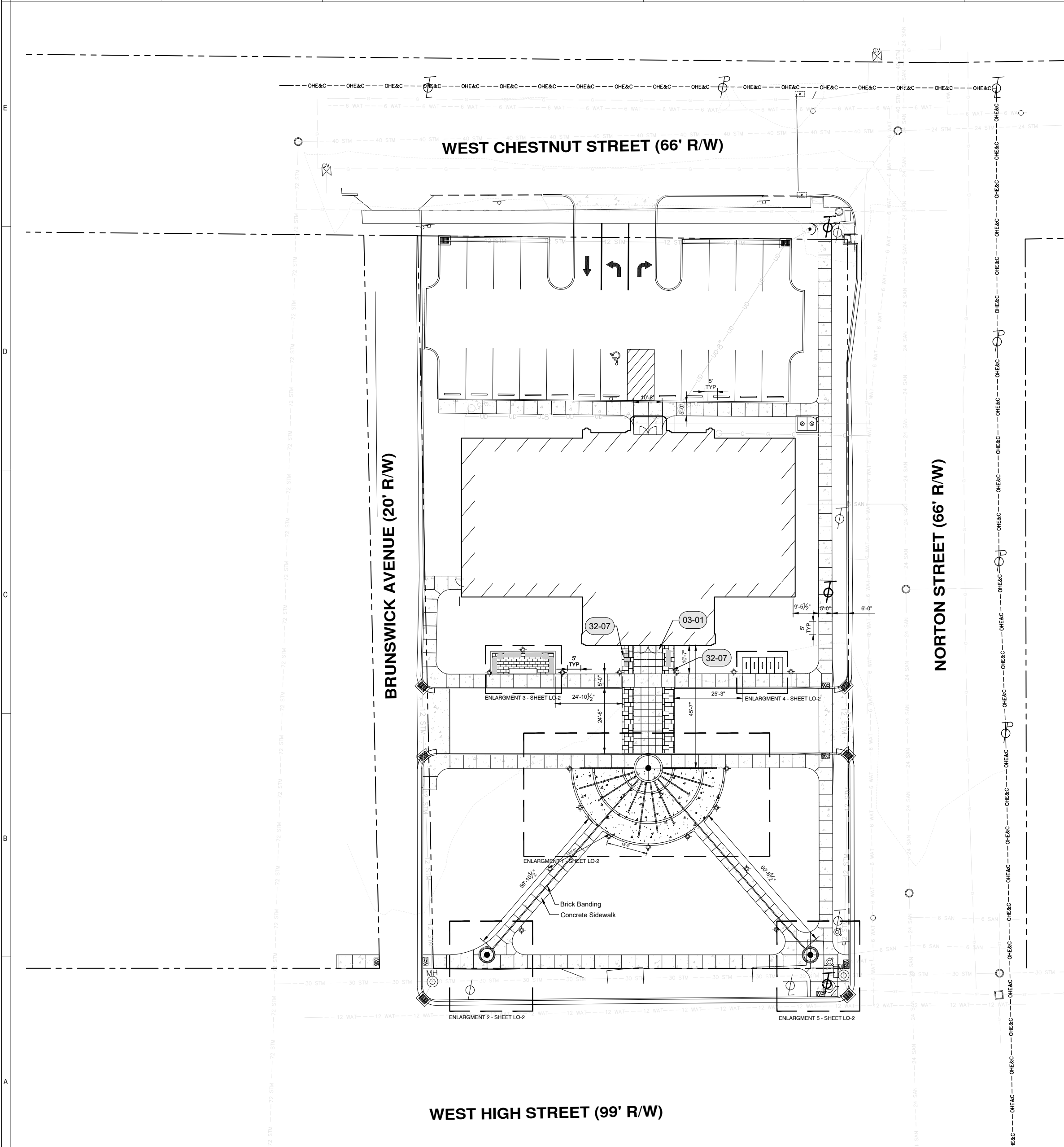
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL 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.

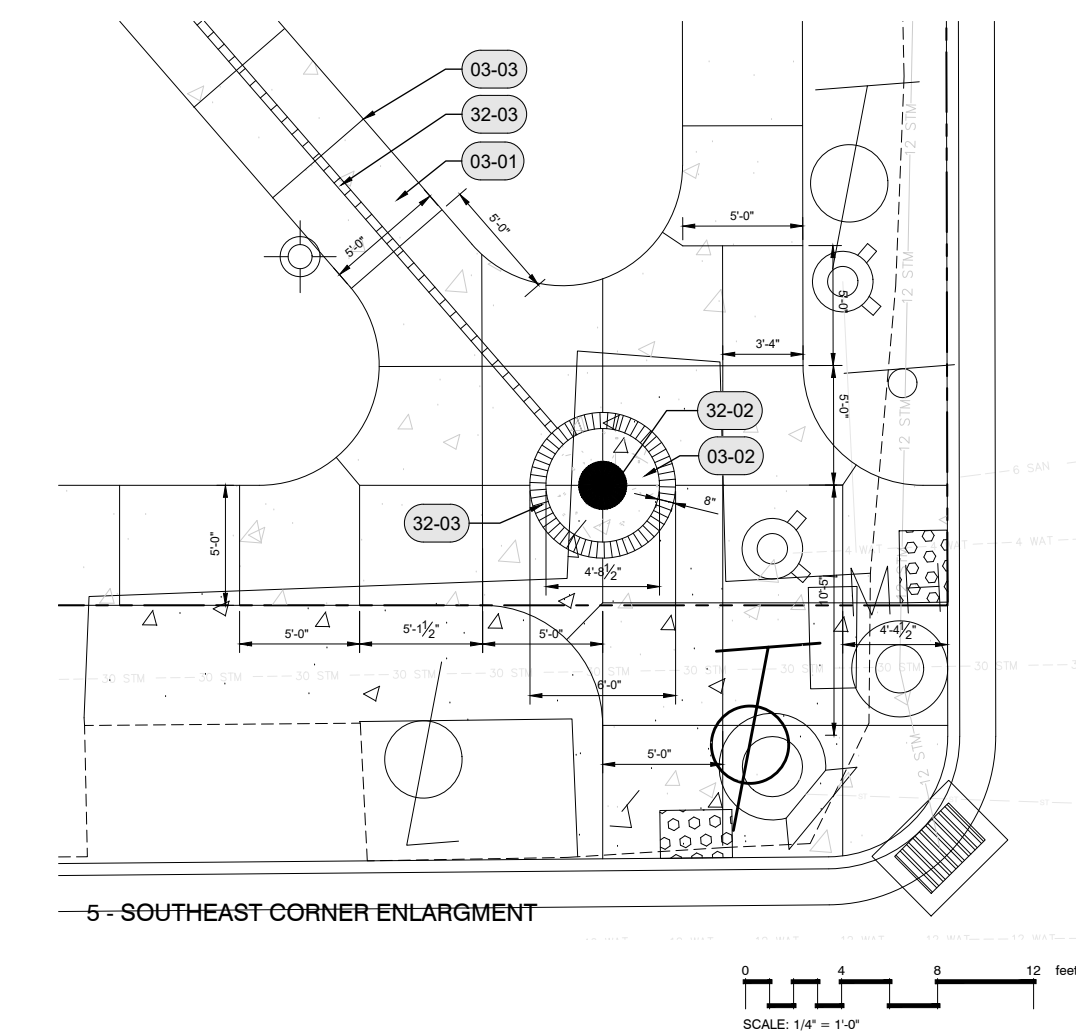
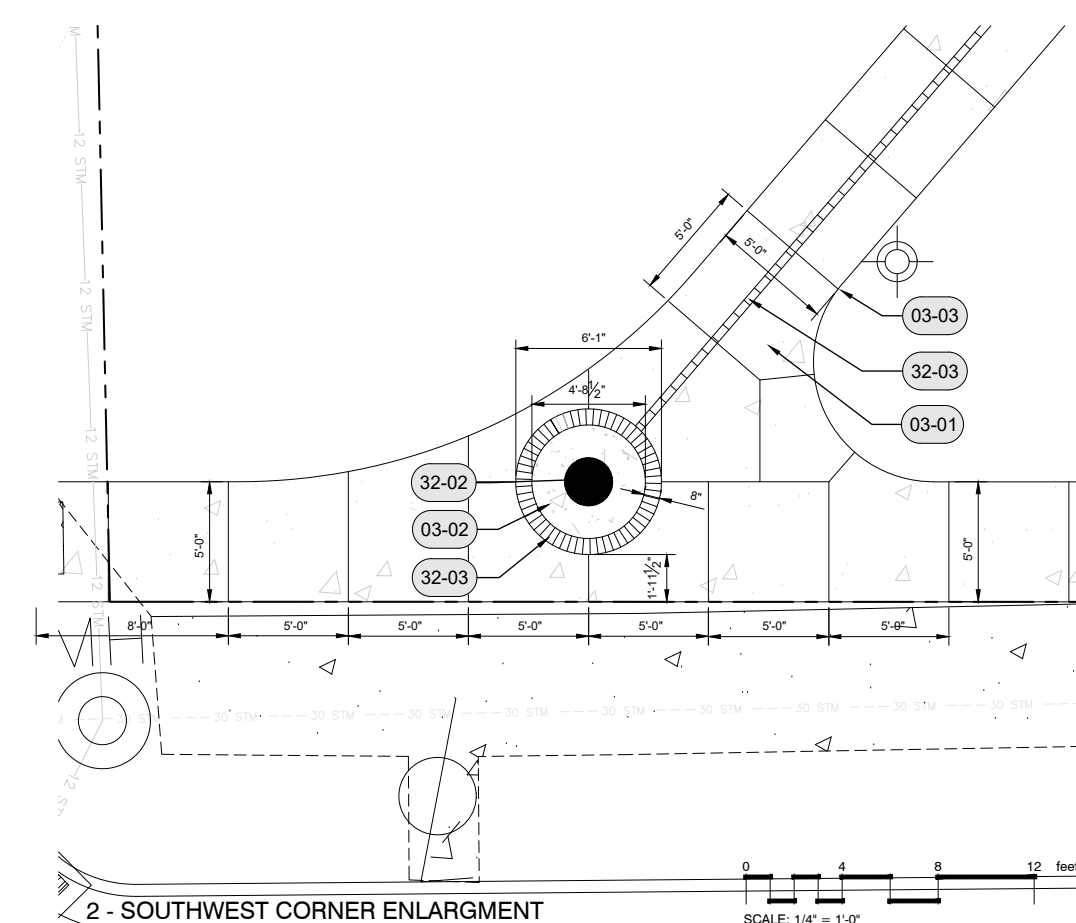
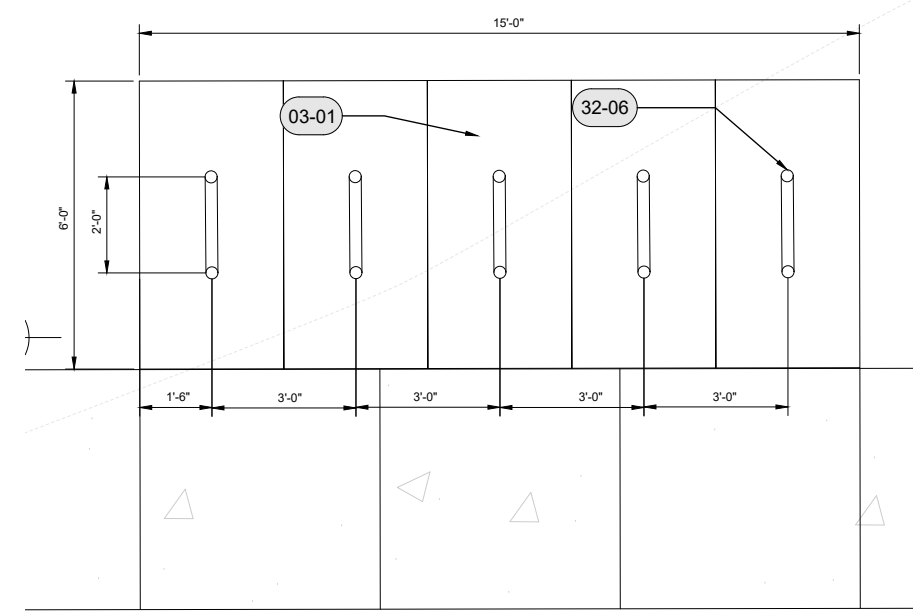
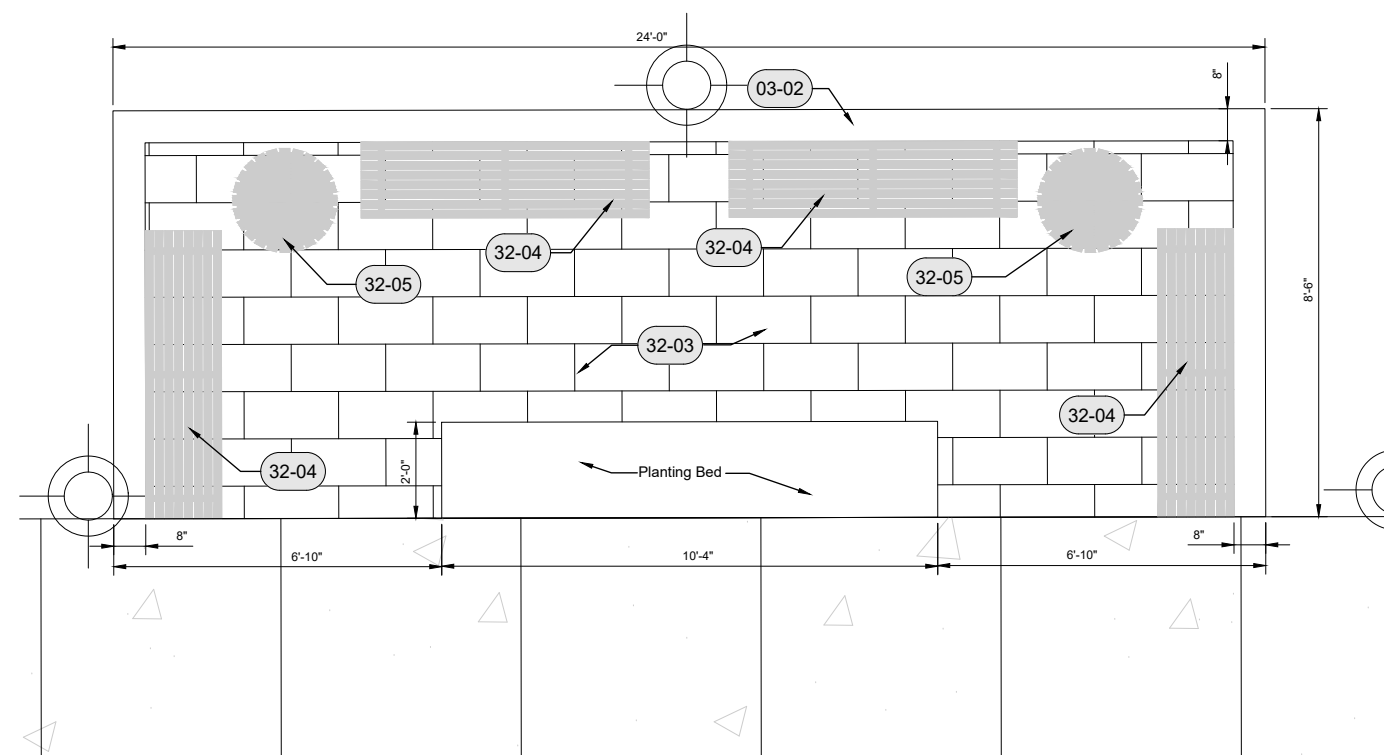
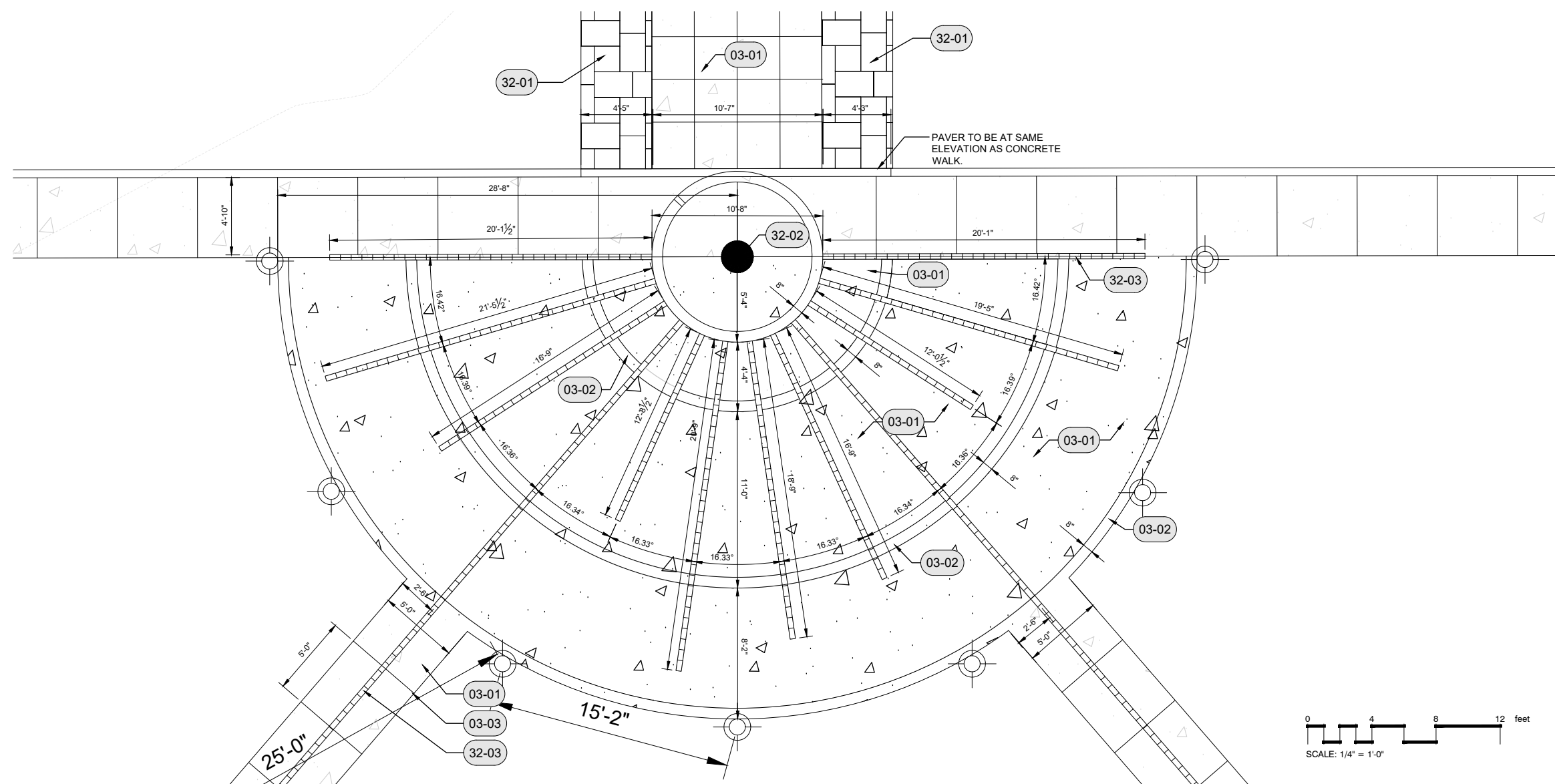
REFERENCE NOTES SCHEDULE

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/ILO-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/ILO-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/ILO-3	



0 16 32 48 feet
SCALE: 1" = 16'





REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(03-01)	4" THICK BROOM FINISH CONCRETE.		
(03-02)	4" THICK SAND BLAST FINISH CONCRETE.		
(03-03)	SAW CUT CONTROL JOINT TYP.		
<u>SYMBOL</u>	<u>32 EXTERIOR IMPROVEMENTS</u> <u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(32-01)	READING ROCK HALF MAIRK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED. CHARCOAL COLOR		6/L-0-3
(32-02)	24" DIA. CAST IRON COUNTY SEAL, NEENAH FOUNDRY.		
(32-03)	READING ROCK HALF MAIRK PAVER 2 3/8" THICK CONCRETE PAVER, CONCRETE BASE, MORTARED IN PLACE. CHARCOAL COLOR.		7/L-0-3
(32-04)	6" BENCH, MAGLIN MODEL - MBE-0300-00003		
(32-05)	TRASH RECEPTACLE, MAGLIN MODEL - MTR-020000001		
(32-06)	DIRECT BURIAL BIKE RACK, MAGLIN MODEL - MB4-0100-00001		
(32-07)	READING ROCK HALF MAIRK 3 1/8" THICK PAVER, CONCRETE BASE, BITUMINOUS SETTING BED. CHARCOAL COLOR		5/L-0-3



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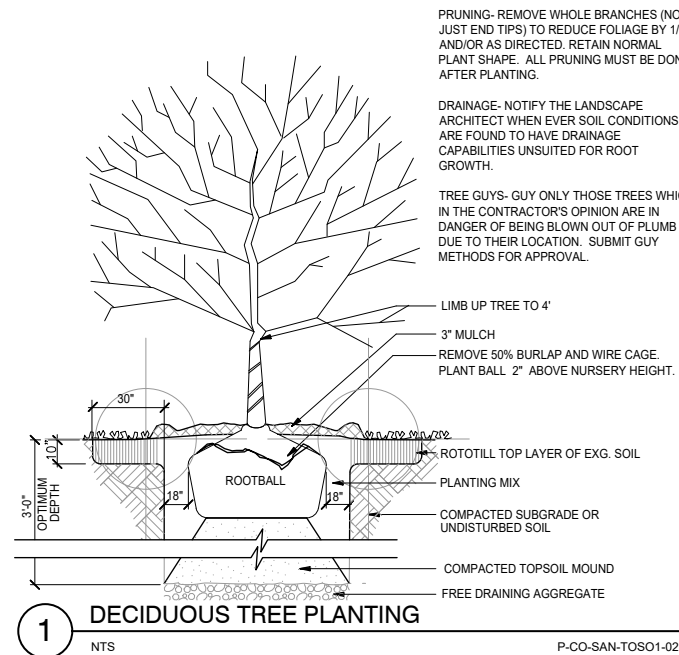
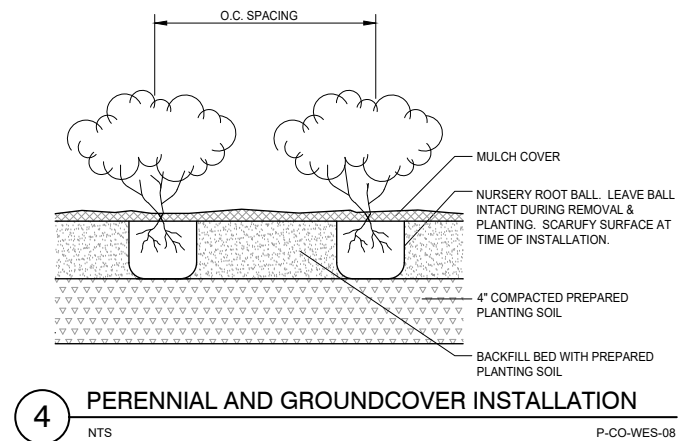
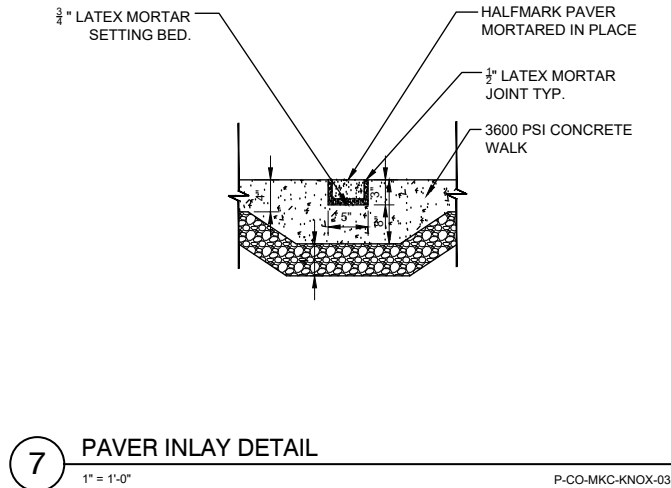
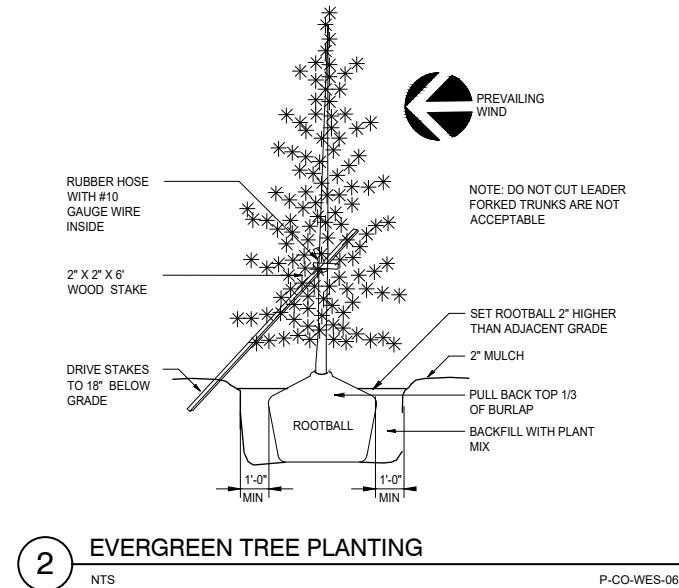
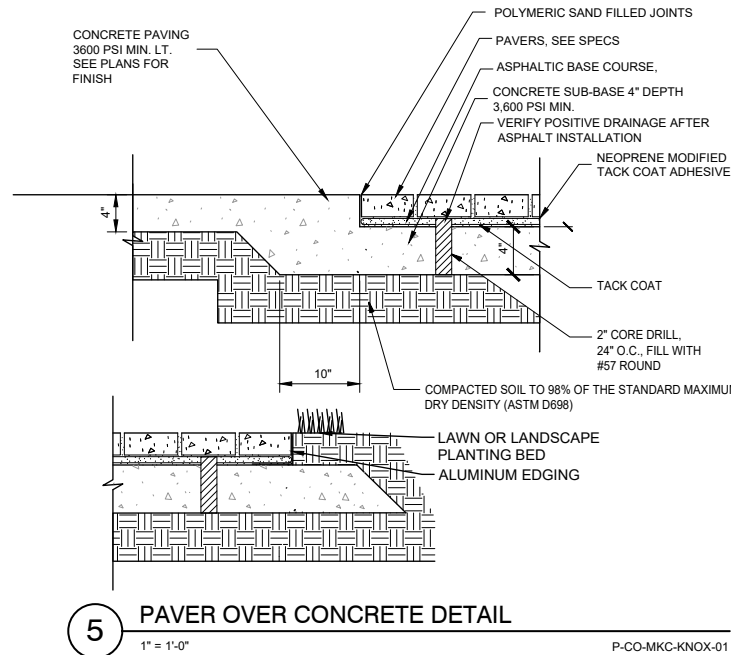
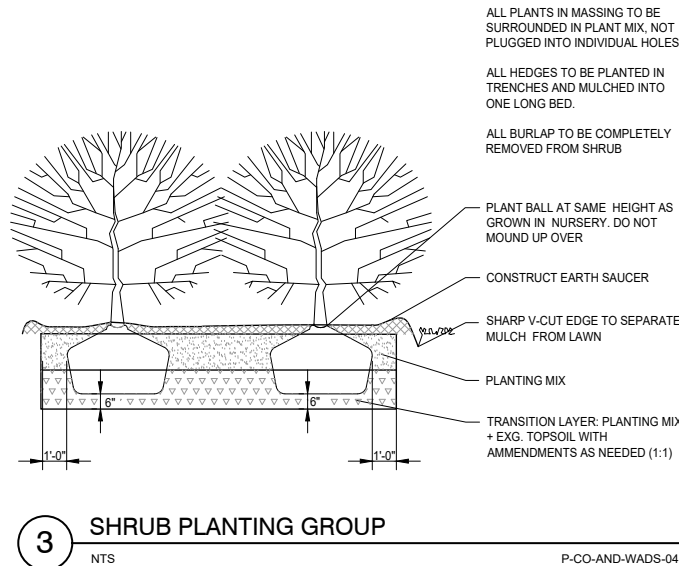
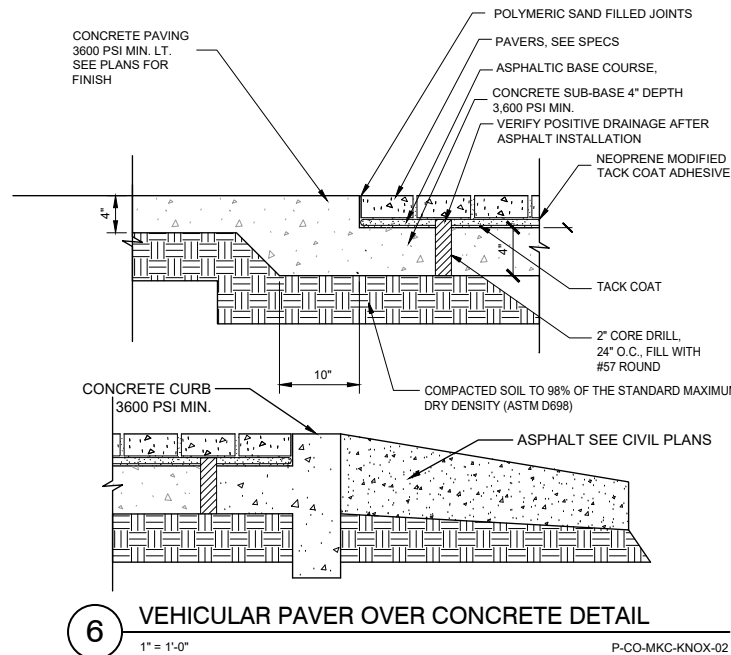
SUBMITTED: 03.01.2023

LO-3

LANDSCAPE DETAILS

MKC PROJECT: 22-013

Construction Documents





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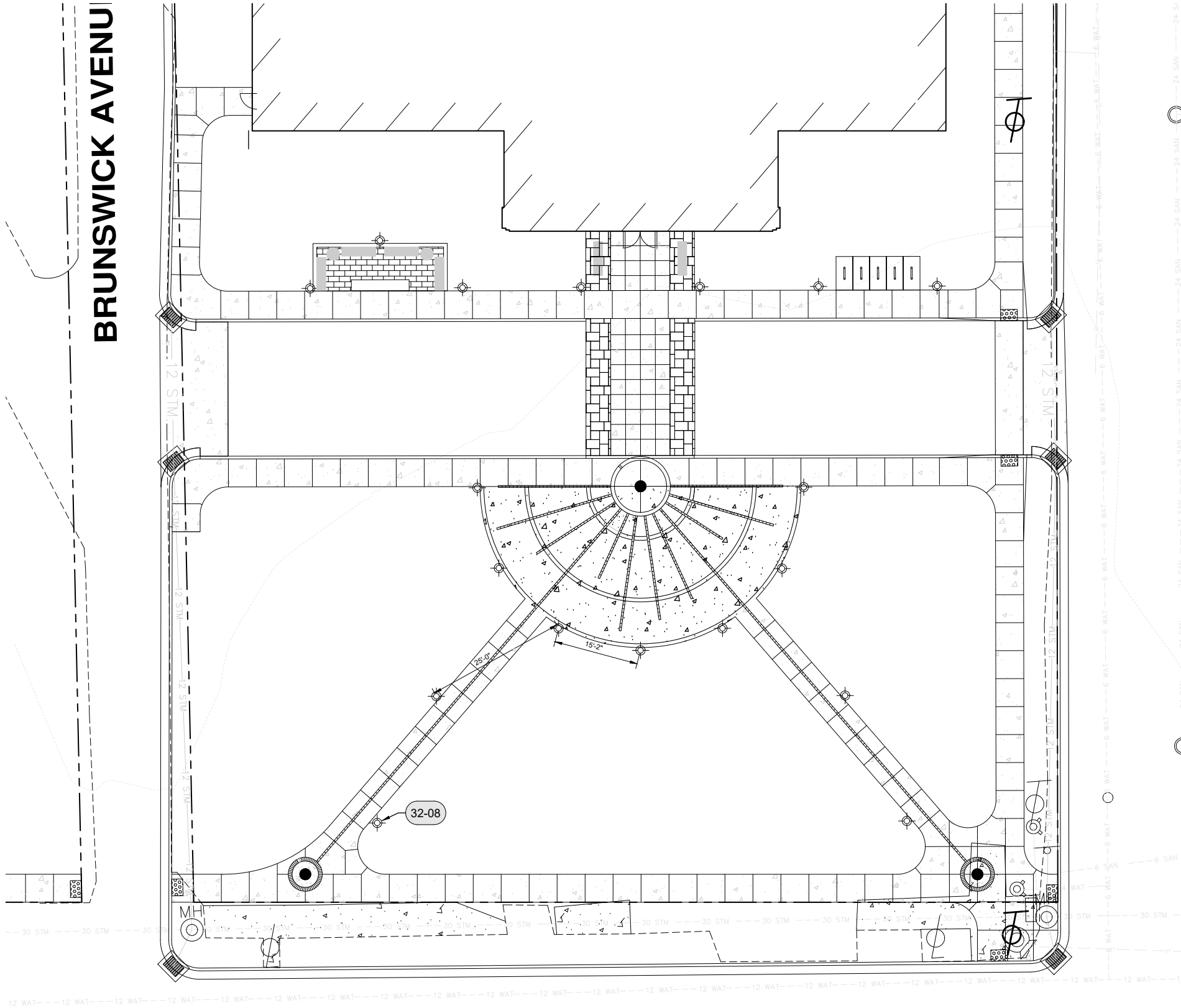
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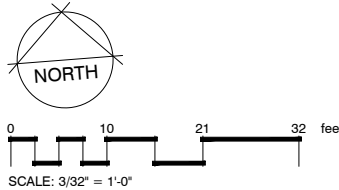
LO-4
BOLLARD PLACEMENT

MKC PROJECT: 22-013



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.		



GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-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-Z60.1-1-2004) 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.
11. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 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 BASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MARK 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.

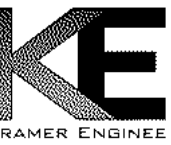
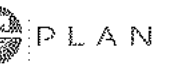
Community Transit Center
Knox County Comissioners

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



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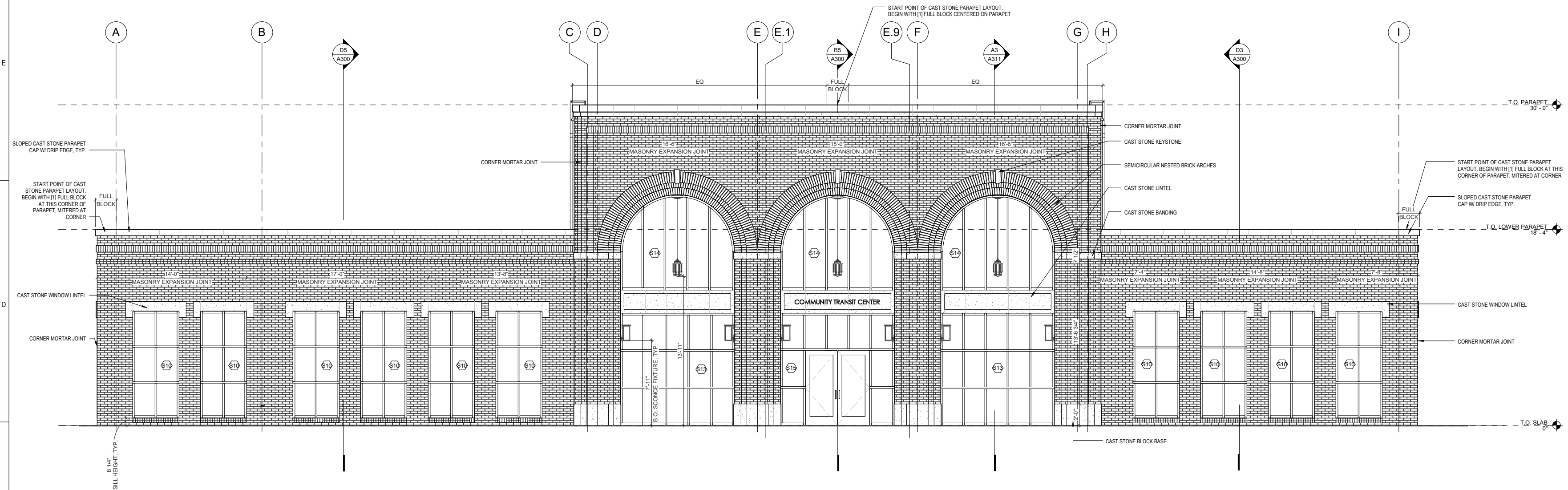


Knox Area Transit Facility

Knox County Commissioners

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

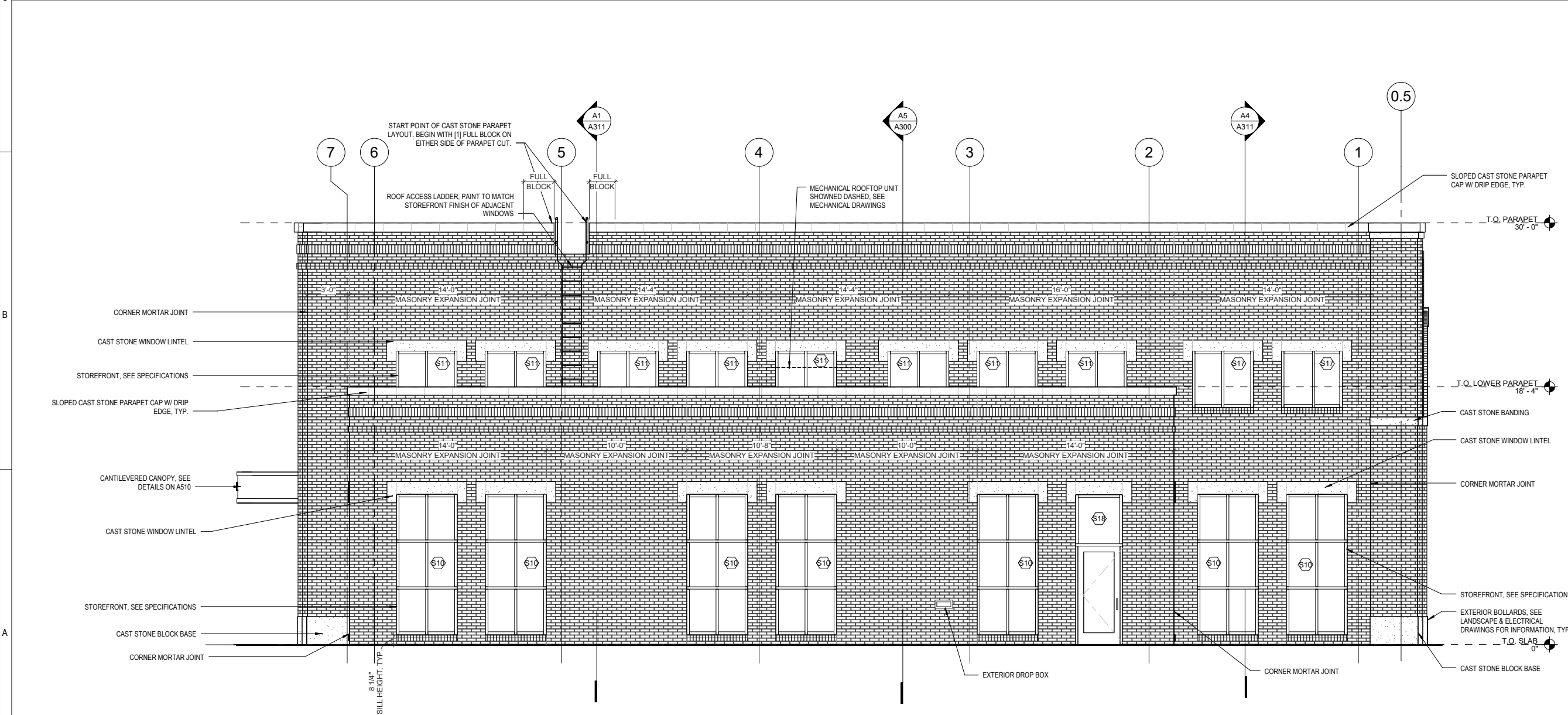
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D5 EXTERIOR - SOUTH

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

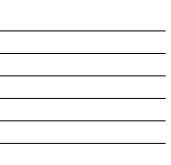
GENERAL NOTES - EXTERIOR ELEVATIONS

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

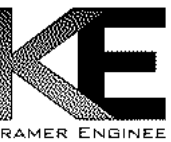
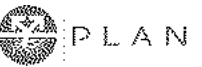
Packet Pg. 41



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Knox Area Transit Facility

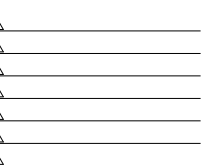
Knox County Commissioners

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



ARCHITECT OF RECORD
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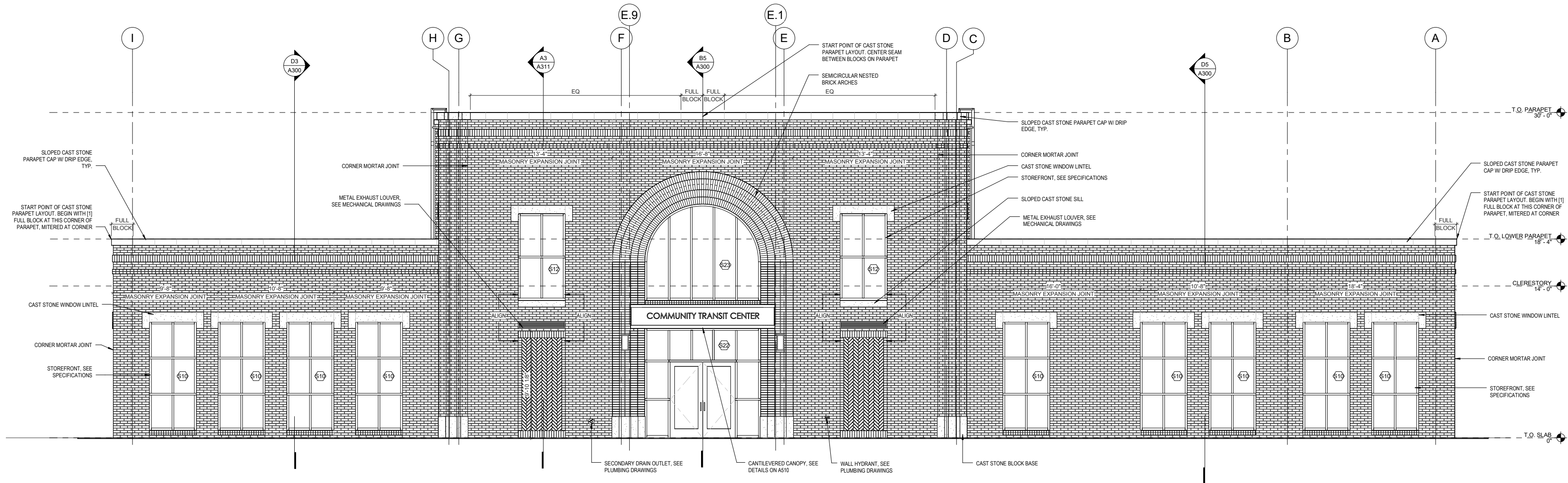
A201

EXTERIOR ELEVATIONS

MKC PROJECT: 22-013

Packet Pg. 42

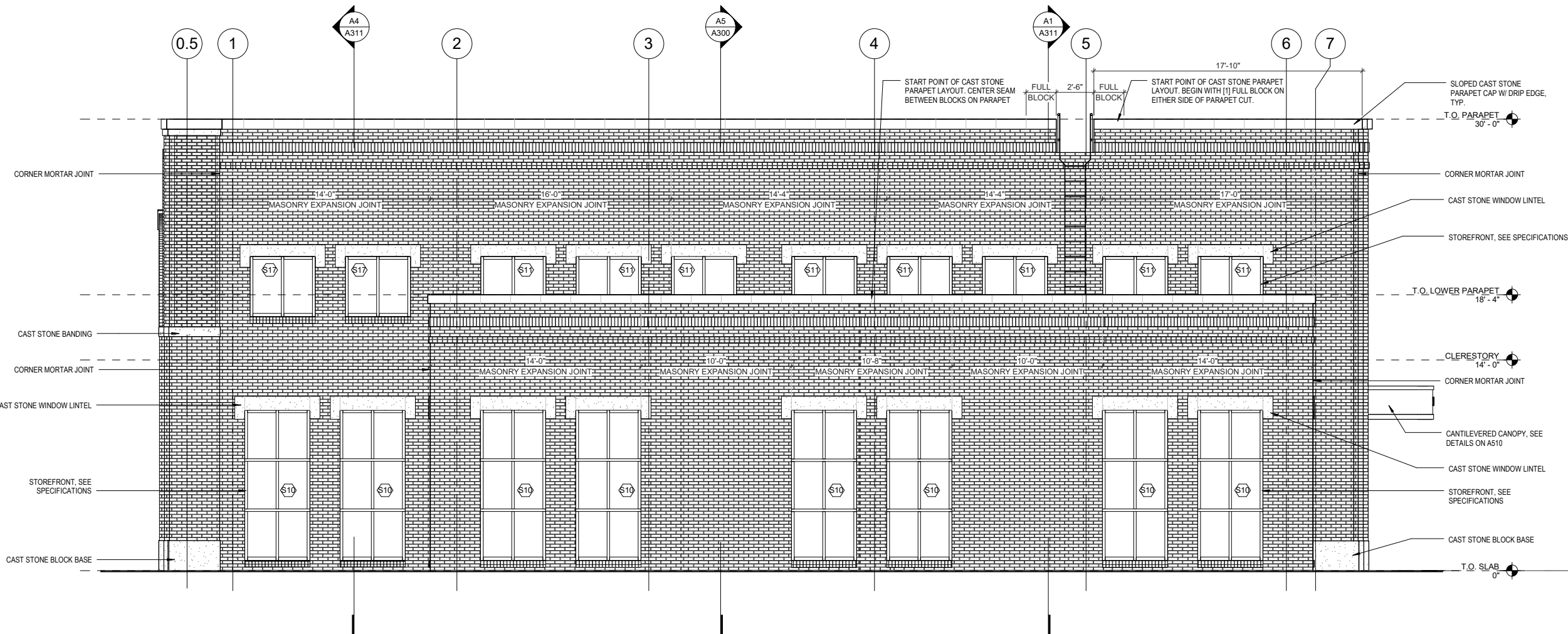
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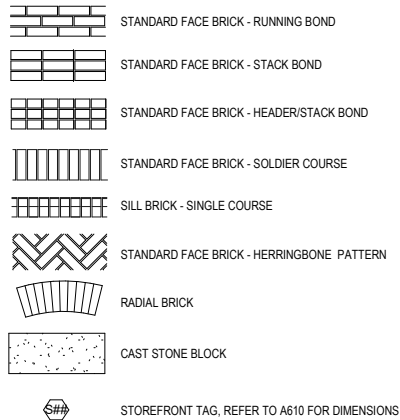
C5 | EXTERIOR - NORTH

A201

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



LEGEND - EXTERIOR ELEVATIONS



GENERAL NOTES - EXTERIOR ELEVATIONS

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4. ALL EXPOSED BRICK FACES TO BE FINISHED

A5 | EXTERIOR - EAST

A201

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

PERMIT SET