



Municipal Planning Commission

March 10, 2022

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Feb 10, 2022 4:00 PM

MPC ITEMS

- 2022-MPC-11 : Upper Gilchrist RD Parcel #:71-00001.000 Preliminary Plat Revision
- 2022-MPC-13 : 17795 Coshocton Road Parcel #71-00050.000 - Zoning Amendment to R-3

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 03/10/22 4:00 PM

Dept: **Municipal Planning Commission**

Category: N/A

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

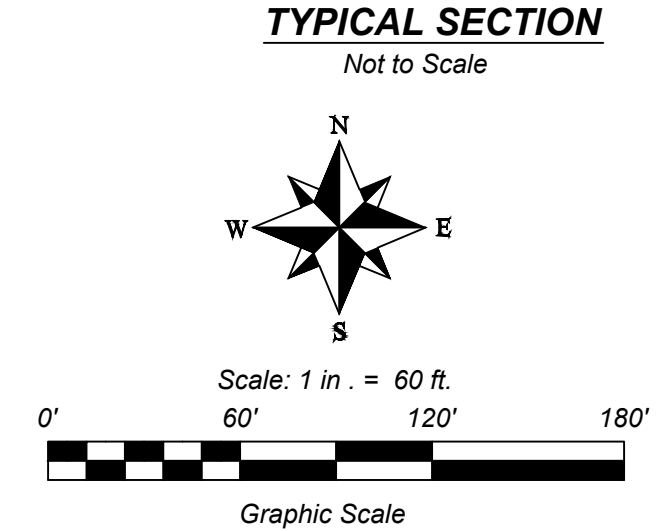
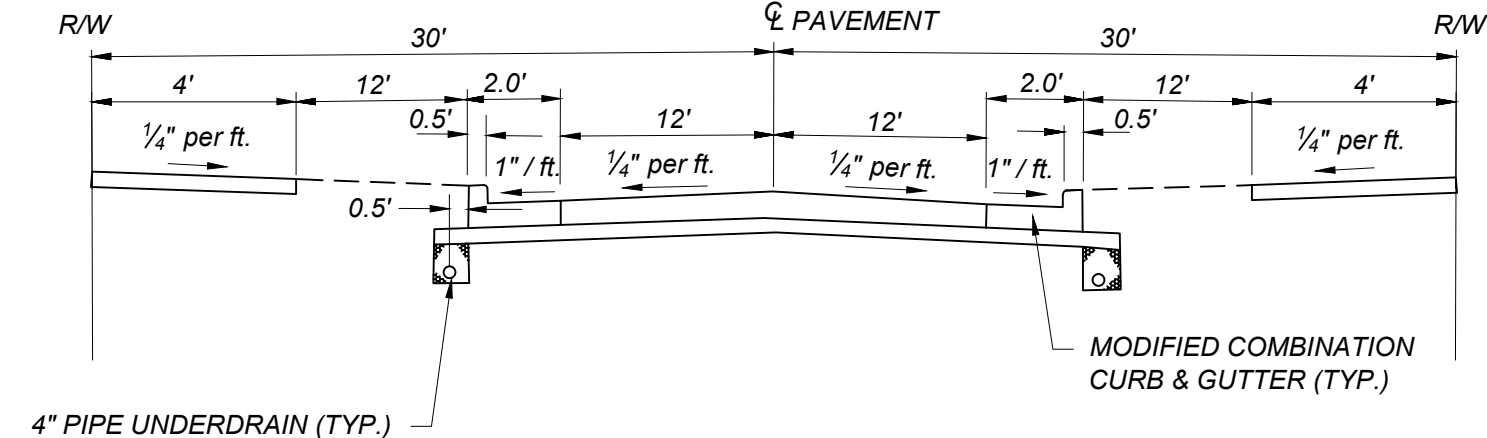
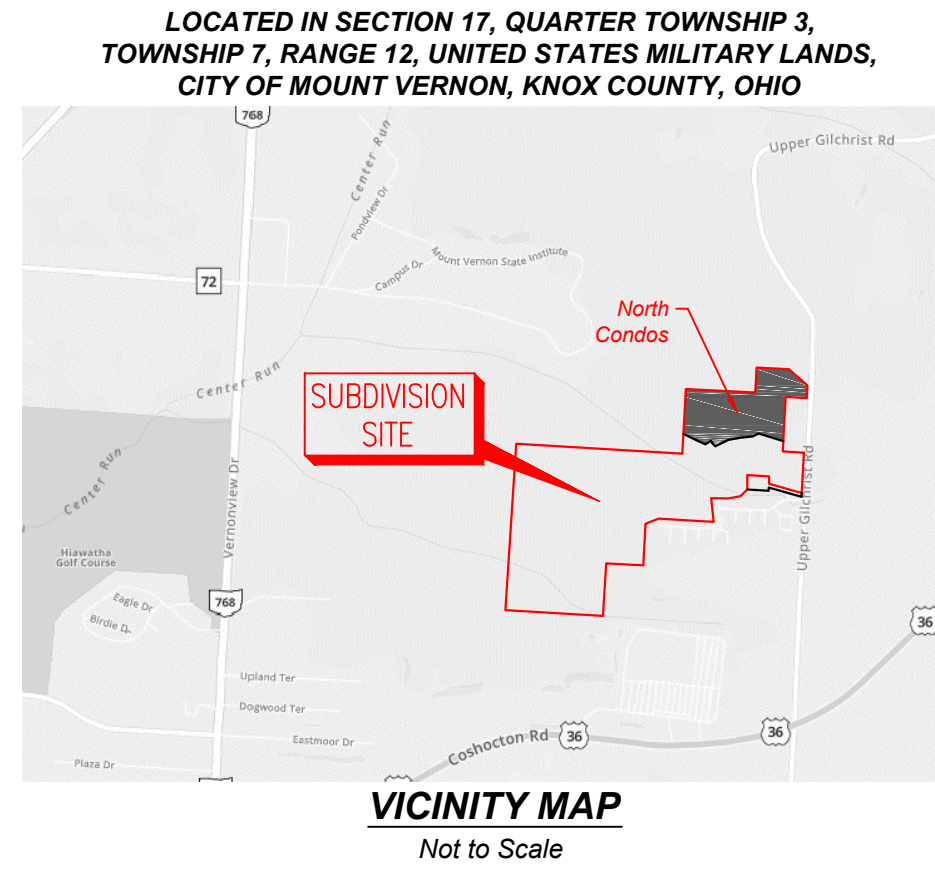
MPC ITEM (ID # 3511)

DOC ID: 3511

**2022-MPC-11 : UPPER GILCHRIST RD PARCEL #:71-00001.000 PRELIMINARY PLAT
 REVISION**

Per Codified Ordinance 1135.03 a Preliminary Plat (Revision) has been submitted for review by the Municipal Planning Commission.

Description of Request: Schlabach Builders had the roadway design revised in the North Condos area to meet City Standards. This change will allow the streets to be dedicated to the City and not maintained by the owners association.



- LEGEND
- PROP. PHASE 1 AREA - (RESIDENTIAL - 16.55 ACRES)
- PROP. PHASE SOUTH CONDOS - (CONDOS - 1.33 ACRES)
- PROP. PHASE NORTH CONDOS (CONDOS - 12.15 ACRES)
- CONSERVATION AREA
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STREET
- PROPOSED CONDOMINIUM AREA
- PROPOSED LANDSCAPED AREA
- FUTURE PARK AREA
- PROPOSED UTILITY EASEMENT

OWNER / DEVELOPER: Schlabach Builders, Ltd. 6678 State Route 241 Millersburg, Ohio 44654

ENGINEER / SURVEYOR: Diversified Engineering, Inc. 175 Ray Ave. NE New Philadelphia, Ohio 44663

ACREAGE IN NORTH CONDOMINIUM DEVELOPMENT: 12.15 ACRES
MAXIMUM DENSITY = 5 UNITS PER ACRE
OF UNITS (NORTH CONDOMINIUM DEVELOPMENT) = 60 UNITS
ZONED = PND

NO UNDERGROUND MINING OPERATIONS.

NOT IN FLOOD ZONE.

TRASH COLLECTION SYSTEMS:
1) RESIDENTIAL SINGLE FAMILY HOMES / CONDOMINIUM DEVELOPMENT AREA
- INDIVIDUAL WASTE COLLECTION CONTAINERS
- HOMEOWNERS RESPONSIBILITY

ENGINEER: THIS PLATTING AND THE REQUIRED IMPROVEMENTS COMPLETED AND/OR PROPOSED, ARE HEREBY APPROVED

MT. VERNON CITY DATE

CITY PLANNING COMMISSION: THE PLANNING COMMISSION OF THE CITY OF MOUNT VERNON, OHIO HEREBY APPROVES THIS PLATTING AS SHOWN HEREON

CHAIRMAN DATE

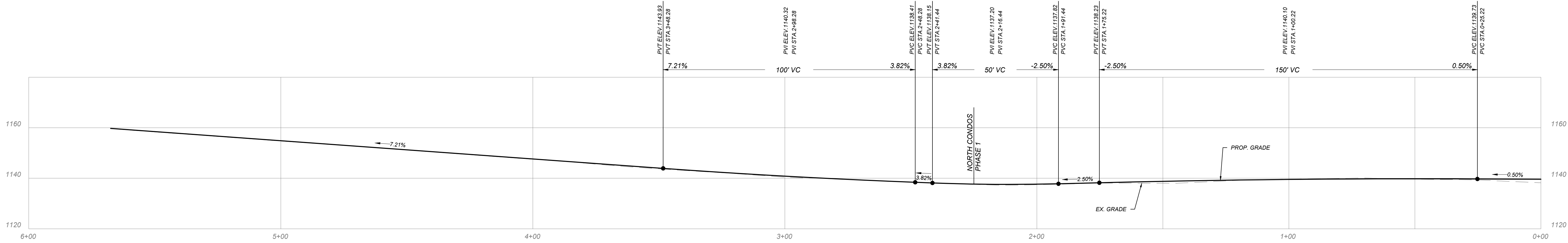
REFERENCE: PROPOSED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF GILCHRIST ESTATE SUBDIVISION - CONDO'S PROVIDED BY SCHLABACH BUILDERS, LTD.

ISSUE DATE	1/29/2022	SCALE	1" = 80'	CTR. INT.	2'
SURVEYED BY	DEI	CHECKED BY	CCV		
DRAWN BY	ARC	APPROVED BY	CCV		
REV	DATE	DESCRIPTION			
	2/10/2022	CITY APPROVAL			

Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
175 RAY AVENUE, N.E.
NEW PHILADELPHIA, OH 44663
Phone: (330) 364-5831
email: info@div-eng.com
www.div-eng.com

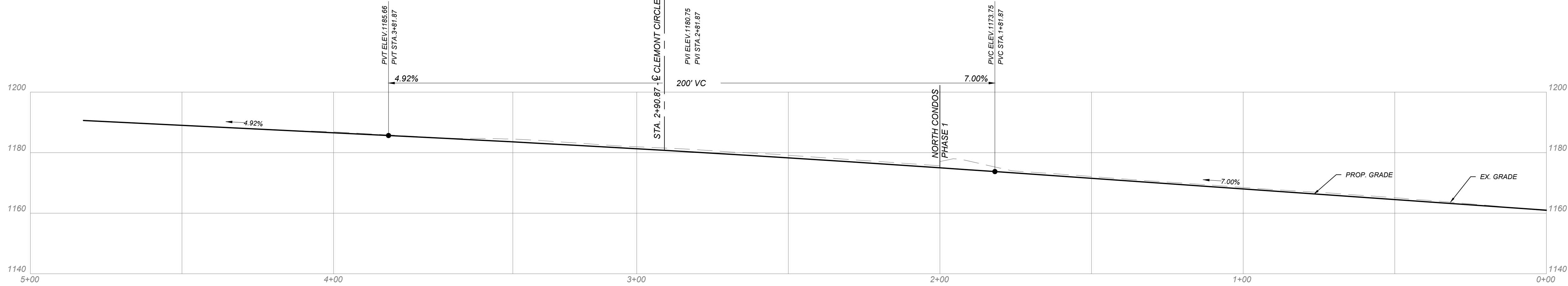
GILCHRIST ESTATES SUBDIVISION
PRELIMINARY PLAT FOR NORTH CONDOS
COMBINED SITE PLAN

SHEET NO:
1/4
JOB NO:
ENG-1715



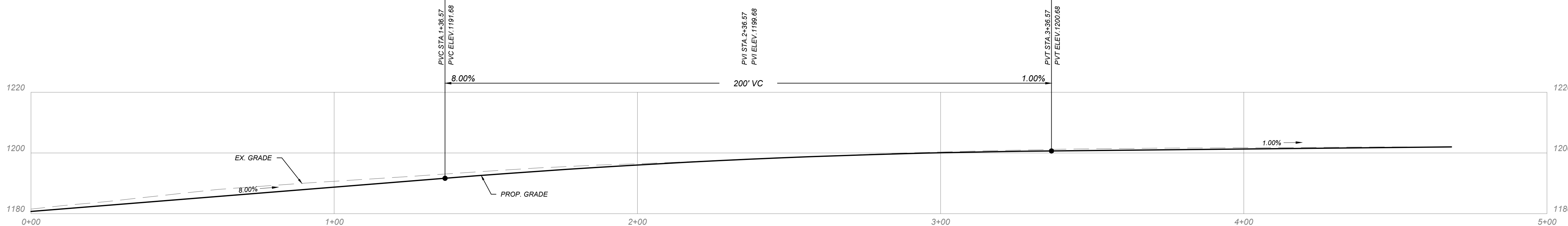
ROANOKE STREET - ROAD PROFILE STA 0+00 - STA 6+00

SCALE: 1" = 20', H & V



CLERMONT STREET PROFILE - STA 0+00 : STA 5+00

SCALE: 1" = 20', H & V



CLERMONT CIRCLE - ROAD PROFILE - STA 0+00 : STA 5+00

SCALE: 1" = 20', H & V

ISSUE DATE	1/28/2022	SCALE	AS NOTED	CTR. INT.	2'
SURVEYED BY	DEI	CHECKED BY	CCV		
DRAWN BY	ARC	APPROVED BY			
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY

Diversified Engineering Inc.

CONSULTING ENGINEERS & ARCHITECTS

175 RAY AVENUE, N.E.

NEW PHILADELPHIA, OH 44663

Phone: (330) 364-5831

email: info@dei-eng.com

Web: www.dei-eng.com

GILCHRIST ESTATES SUBDIVISION

PRELIMINARY PLAT FOR NORTH CONDOS

ROAD PROFILES

SHEET NO:

2/4

JOB NO:

ENG-1715



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 03/10/22 4:00 PM

Dept: Municipal Planning Commission

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3512)

DOC ID: 3512

**2022-MPC-13 : 17795 COSHOCTON ROAD PARCEL #71-00050.000 - ZONING AMENDMENT
 TO R-3**

Per Codified Ordinance Chapter 1156 an Application for Zoning Amendment has been filed for review by the Municipal Planning Commission.

Description of Request: Corey Theuerkauf of Rockford Homes, serving as the Agent for the property owner is requesting to apply R-3 Multiple Family zoning to 38.501 acres of the 84.285.

The property currently has 3 zoning designations: R-1 (59.285 acres); PND (13 acres) & GB (12 acres) as applied by Ordinance 2014-20



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone Casey's Way LLC, 1909 Roundwyck Ln. Powell, Ohio 43065			
Agent's Name, Address and Phone Corey Theuerkauf, 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240, (614) 785-0015			
<i>Site Information</i>			
Site Address 17795 Coshocton Road	Legal Description Meets & Bounds		
Parcel Number 7100050000	Deed Volume and Page Number OR 1761, pg 159-160		
<i>Use of Property</i>			
Present Use Agriculture	Present Zoning District R-1 & PND		
Proposed Use Multi-Family Apartments	Proposed Zoning District R-3		
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 1. The proposed amending ordinance, approved as to form by the City Law Director. 2. A statement of the reason(s) for the proposed amendment. 3. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 4. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case. 5. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 6. The \$150.00 filing fee as established by ordinance.			
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: _____ By: _____			
<i>Filing Information</i>			
Filing Date	Fee deposit \$150.00	Date Paid	Receipt Number

This form revised 3-9-2006

Attachment: Rezoning application (3512 : 2022-Mpc-13)

Supplement to Application for Zoning Amendment

Owner: Casey's Way LLC
Agent: Rockford Homes Inc, Corey Theuerkauf VP land
Site Address: 17795 Coshocton Road, Mount Vernon, Ohio 43050

Statement of Reason for the Proposed Amendment

The subject property was annexed from Monroe Township to the City of Mount Vernon by Ordinance 2014-20. The parent parcel has three zoning classifications GB, R-1 & PND. It is our intent to rezone only a portion of the site per the meets and bounds description included in this packet. The zoning classification we request to rezone to is R-3 under the City Ordinances, to allow for market rate multi-family apartments.

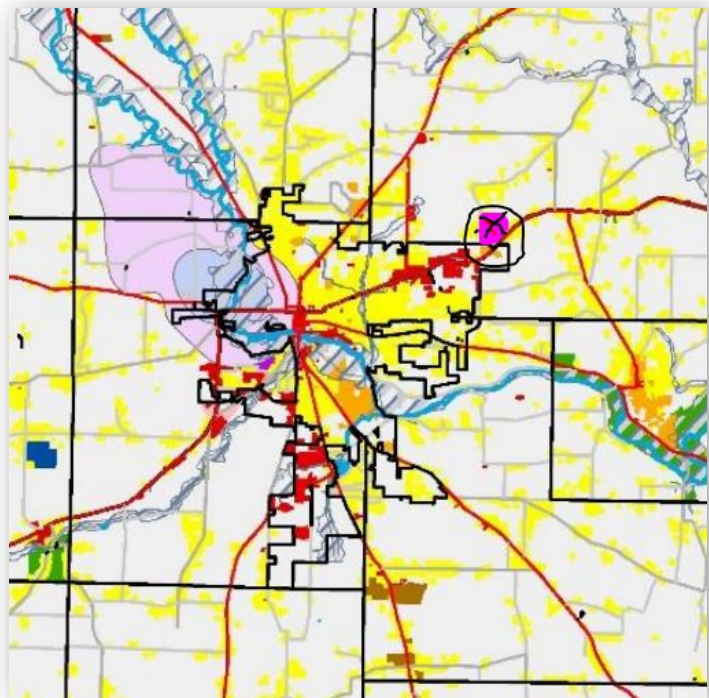
Attachment: Supplement to Application for Zoning Amendment (3512 : 2022-Mpc-13)

Supplement to Application for Zoning Amendment

Owner: Casey's Way LLC
 Agent: Rockford Homes Inc, Corey Theuerkauf VP land
 Site Address: 17795 Coshocton Road, Mount Vernon, Ohio 43050

Statement of Proposed Amendment Relation to Comprehensive Plan

The subject property was annexed from Monroe Township to the City of Mount Vernon by Ordinance 2014-20. The parent parcel has three zoning classifications GB, R-1 & PND. It is our intent to rezone only a portion of the site per the meets and bounds description included in this packet. The zoning classification we request to rezone to is R-3 under the City Ordinances, to allow for market rate multi-family apartments. The land uses surrounding the site are A-2 single-family residential, PND multi-family condominium, GB General Business and P-1 Public and Semipublic District. Per the comprehensive land use plan (updated 2018) this area was contemplated as agriculture. As indicated above there are multiple zoning classifications that surround this parcel. The site is generally at the eastern terminus of the commercial corridor and will provide a transitional use from the General Business uses to an R-3 residential use.



SITUATED IN THE STATE OF OHIO, COUNTY OF KNOX, TOWNSHIP OF MONROE,
AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, THE
NORTHEAST QUARTER SECTION 24, TOWNSHIP 7, RANGE 12.
UNITED STATES MILITARY LANDS

LEGEND

- ① I.P.F. 5/8" REBAR WITH CAP "TRACEY MILLS" FOUND
- I.P.F. 5/8" REBAR FOUND
- ⊙ P.F. 5/8" IRON PIPE FOUND (UNLESS NOTED)
- ⊙ M.N.F. MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND

PROPERTY LINE - SUBJECT PROPERTY
PROPERTY LINE ADJOINERS - EXISTING
SECTION LINE OR VMS LINE - EXISTING



[Signature]
JEREMY L. VAN OSTRAN PS 8283

SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 12-28-21
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. NORTH SYSTEM, NSRS2011, GEOID12A.

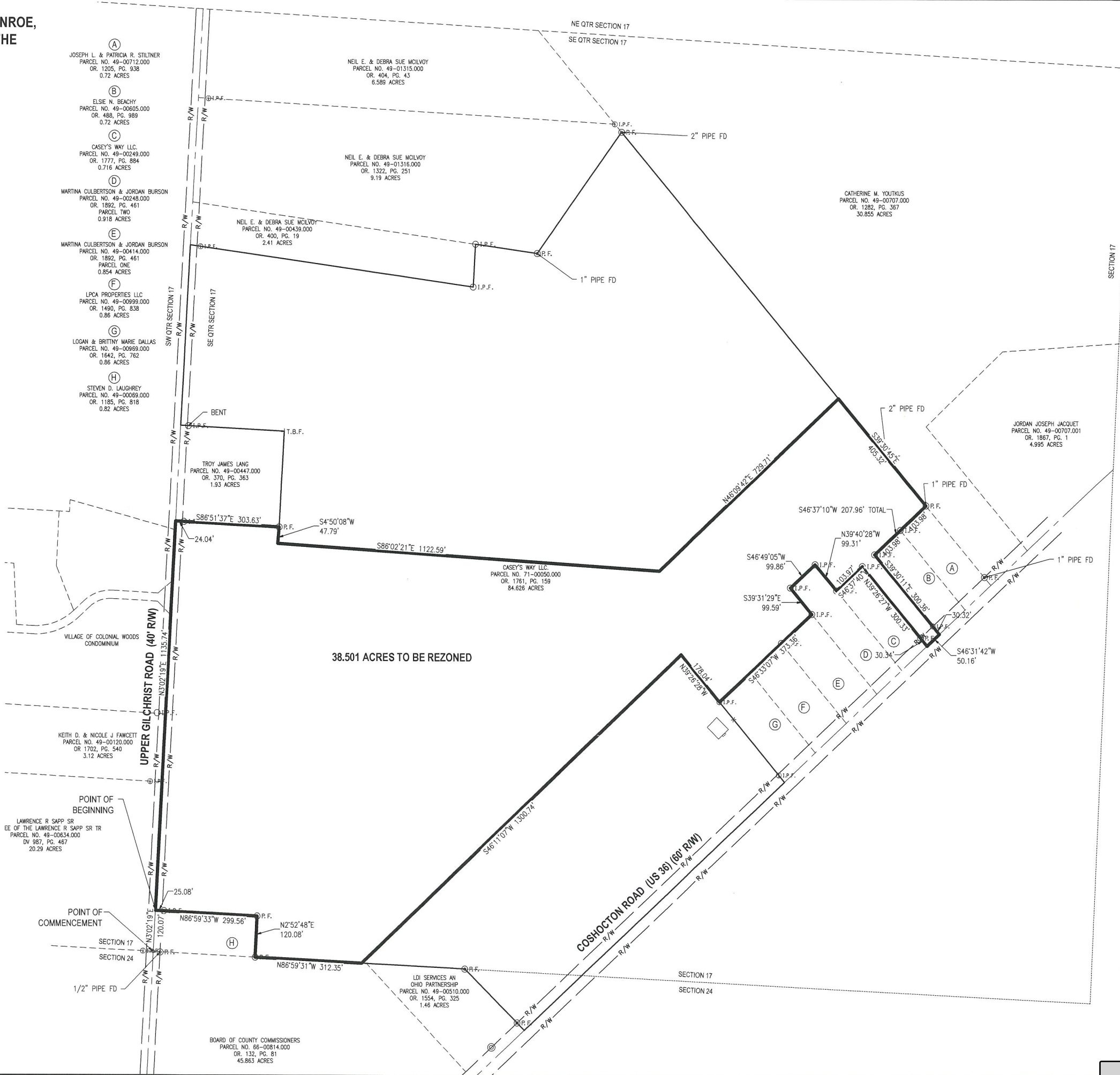
BENCHMARKS:

AS PER THE TOPOGRAPHIC SURVEY PREPARED BY HULL THE CONTRACTOR AND/OR HIS SURVEYOR SHALL BE RESPONSIBLE TO CROSS CHECK ALL CONTROL FOR DISTURBANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

CONTROL POINTS

BASIS OF BEARING: TRUE NORTH, BASED ON OBSERVATIONS, GPS DATA COLLECTED WITH TRIMBLE R8 UNIT VRS CORRECTION ON OHIO STATE PLANE NORTH ZONE COORDINATE SYSTEM, NSRS 2011, NAVD 1988, GEOID 12A.

FIRM COMMUNITY PANEL No.: 39083C01950
FLOOD ZONE: X
EFFECTIVE DATE: 07/07/2009



3.2.d			
N			
0 20 40 HORIZONTAL SCALE IN FEET			
NO.	PLAN	ISSUE/REVISION	DATE
	REV. BY	DATE	
	DRAWN	DATE	
	CHECKED	DATE	
	DATE		02/10/2022

HULL & ASSOCIATES, LLC
99 Grant Street
Cincinnati, OH 45202
Phone: (513) 344-5451
Fax: (513) 344-5451
www.hulland.com

HULL
Environment / Energy / Infrastructure

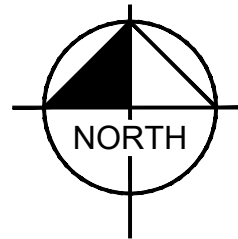
KIMLEY-HORN AND ASSOC., INC.
MONROE TOWNSHIP, KNOX COUNTY, OHIO
REZONING BOUNDARY

JOB NUMBER:
KMY002

10F1

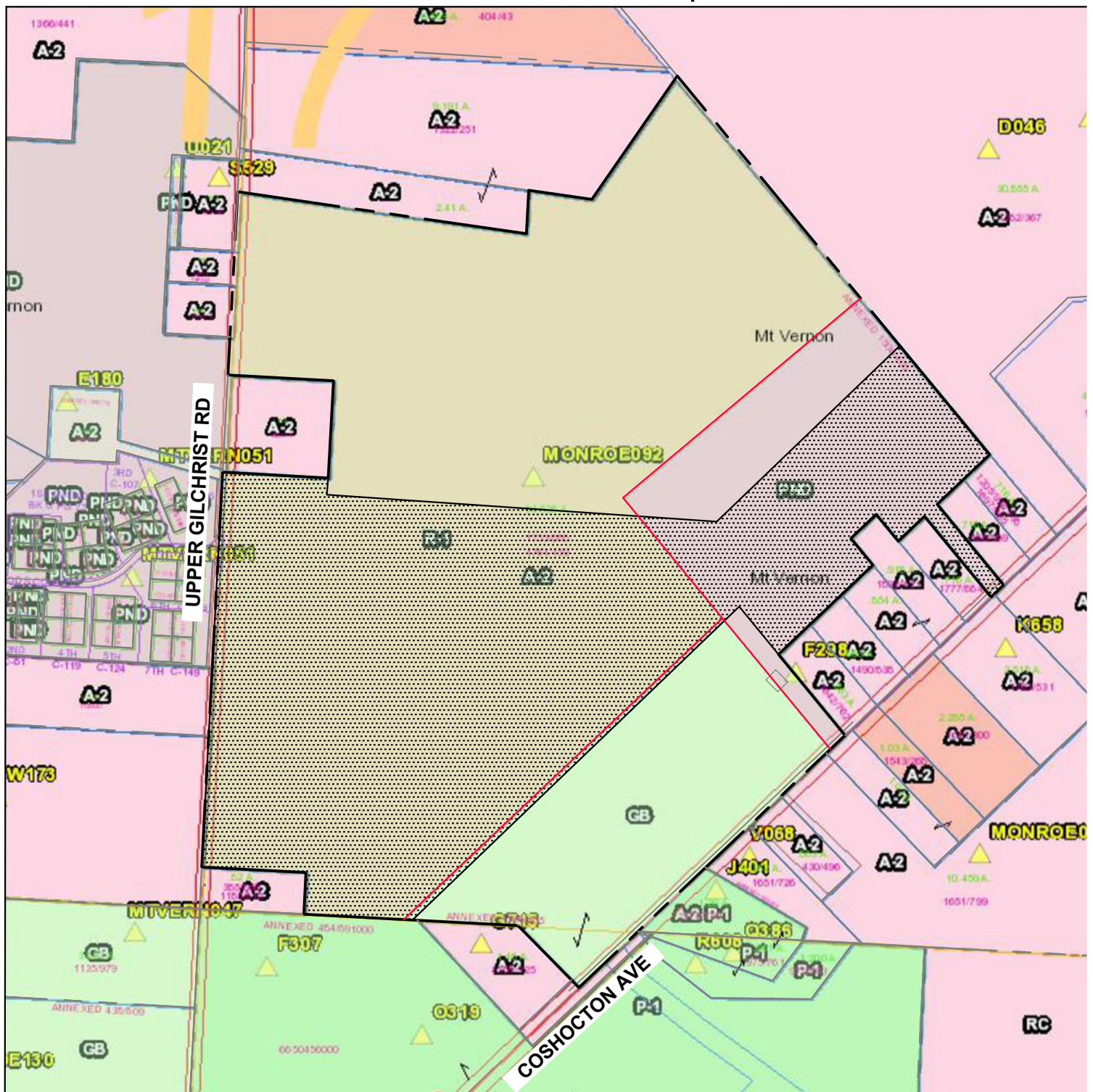
Packet Pg. 9

Attachment: 2022-02-10 KMY002 zoning exhibit (3512 : 2022-Mpc-13)



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 200, 400, and 800 feet. Below the line, there are alternating black and white rectangular blocks. The first block is black and spans from 0 to 200 feet. The second block is white and spans from 200 to 400 feet. The third block is black and spans from 400 to 800 feet.



VICINITY MAP

SCALE: 1"=400'

SHEET
NUMBER

1
OF 1

EXISTING ZONING MAP

PARKVIEW APARTMENTS
COSHOCOTON AVENUE (US 36)
MT. VERNON, OH 43050

Kimley»Horn
Packet Pg. 10

Packet Pg. 10

Attachment: Existing Zoning Map (3512 : 2022-Mpc-13)



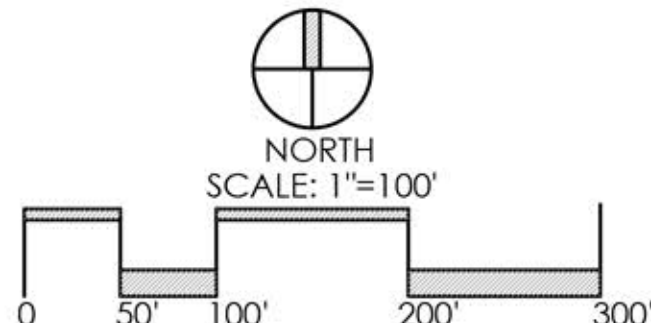
SITE DATA - TOTAL

TOTAL ACRES	± 38.5 ACRES
NET ACRES (LESS ±3.5AC ROW AND POND)	± 35 ACRES
TOTAL UNITS	496 UNITS
2 BED	332 (67%)
1 BED	164 (33%)
SURFACE PARKING	871
GARAGE PARKING	124
TOTAL PARKING	999
PARKING SPACES PER UNIT	± 2.02 S/U

ILLUSTRATIVE PLAN

PARKVIEW APARTMENTS

PREPARED FOR ROCKFORD HOMES
DATE: 2.17.2022



Drawing name: K:\CIB_LDE\190066008_Rockford_McVernon_Civil_V2 Design\CAD PlanSheets\Zoning Exhibit\Cover Sheet.dwg Layout1 Feb 11, 2022, 11:26am by: Anthony Wong
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	UTILITY PLAN

SITE STATISTICS

CURRENT ZONING: A-2, PND, R-1
TOTAL SITE AREA: ± 38.50 AC
NET SITE AREA: ± 35.00 AC
TOTAL NUMBER OF UNITS: 496
GROSS DENSITY: 12.88 UNITS/AC
SURFACE PARKING: 876
GARAGE PARKING: 124
TOTAL PARKING: 1000

EXISTING PARCEL INFORMATION

- A** JOSEPH L. & PATRICIA R. STILTNER
PID: 49-00712.000
OR. 1205, PG. 936, 938
0.716 AC
ZONING: A-2

B ELISIE N. BEACHY
PID: 49-00089.000
OR. 488, PG. 989
0.716 AC
ZONING: A-2

C CASEY'S WAY LLC
PID: 49-00249.000
OR. 1777, PH. 884
0.716 AC
ZONING: A-2

D MARTINA CULBERTSON & JORDAN BURSON
PID: 49-00248.000
OR. 1892, PG. 461
PARCEL TWO
0.918 AC
ZONING: A-2

E MARTINA CULBERTSON & JORDAN BURSON
PID: 49-00414.000
OR. 1892, PG. 461
PARCEL ONE
0.854 AC
ZONING: A-2

F LPCA PROPERTIES LLC
PID: 49-00999.000
OR. 1490, PG. 838
0.863 AC
ZONING: A-2

G LOGAN & BRITTNY MARRIE DALLAS
PID: 49-00969.000
OR. 1672, PG. 762
0.863 AC
ZONING: A-2

H RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00185.000
OR. 1543, PG. 268
1.03 AC
ZONING: A-2
- I** RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00186.000
OR. 1543, PG. 268
1.03 AC
ZONING: A-2

J JAMES A. GATES
PID: 49-00069.000
OR. 430, PG. 496
0.863 AC
ZONING: A-2

K DEGE LLC
PID: 49-00050.001
OR. 1541, PG. 726
1.162 AC
ZONING: A-2

L HOSPICE OF KNOX COUNTY
PID: 71-00003.000
OR. 975, PG. 759
1.20 AC
ZONING: P-1

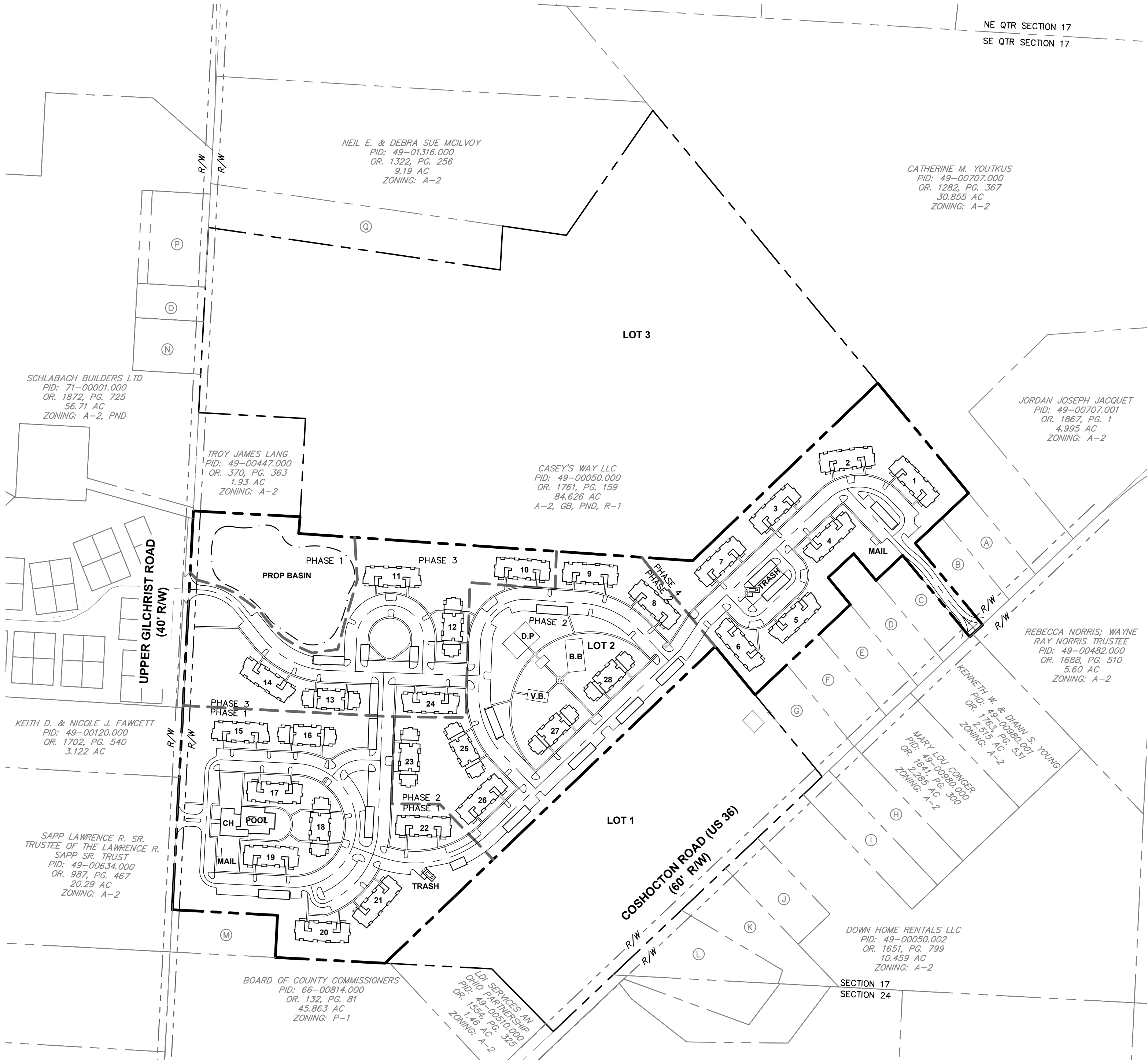
M STEVEN D. LAUGHREY
PID: 49-00069.000
OR. 1185, PG. 818
0.82 AC
ZONING: A-2

N CAYLA M. SLAUGHTER & JAMES K STULKA II
PID: 49-00270.000
OR. 1696, PG. 178
0.68 AC
ZONING: A-2

O KATHY L. LESTER
PID: 49-00269.000
OR. 387, PG. 341
0.46 AC
ZONING: A-2

P RONALD M. & BARBARA A. SHEETS
PID: 49-00216.000
OR. 1373, PG. 845
1.04 AC
ZONING: A-2

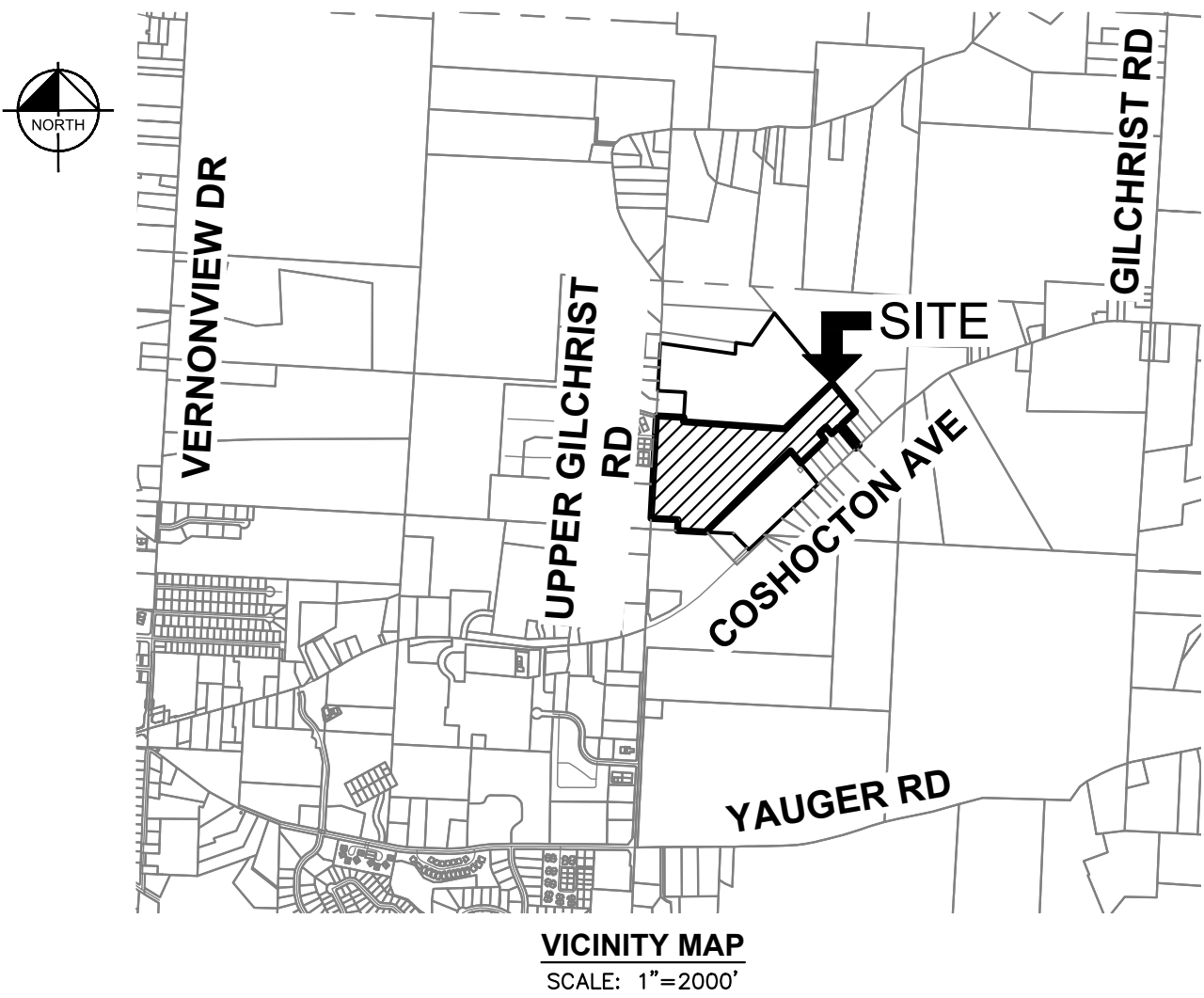
Q NEIL E. & DEBRA SUE MCILVOY
PID: 49-00439.000
OR. 400, PG. 19
2.41 AC
ZONING: A-2



INDEX MAP
SCALE: 1"=200'

PRELIMINARY PLAT FOR PARKVIEW APARTMENTS

SITUATED IN THE STATE OF OHIO, KNOX COUNTY, TOWNSHIP OF MONROE,
AND BEING A PART OF THE SE QUARTER OF SECTION 17 AND NE QUARTER OF
SECTION 24, TOWNSHIP 7, RANGE 12, UNITED STATES MILITARY LANDS



FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
(OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39083C01950, WHICH
BEARS AN EFFECTIVE DATE OF 07/07/2009.

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
(614) 472-8546
MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

SURVEYOR

VERDANTAS
59 GRANT STREET
NEWARK, OH 43055
(740) 344-5451
JVANOSTRAN@VERDANTAS.COM
CONTACT: JEREMY VAN OSTRAN

DEVELOPER

ROCKFORD HOMES
999 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
(614) 785-0015
CTHEUERKAUF@ROCKFORDHOMES.NET
CONTACT: COREY THEUERKAUF

CURRENT OWNER

CASEY'S WAY LLC
1909 ROUNDWYCK LN
POWELL, OH 43065

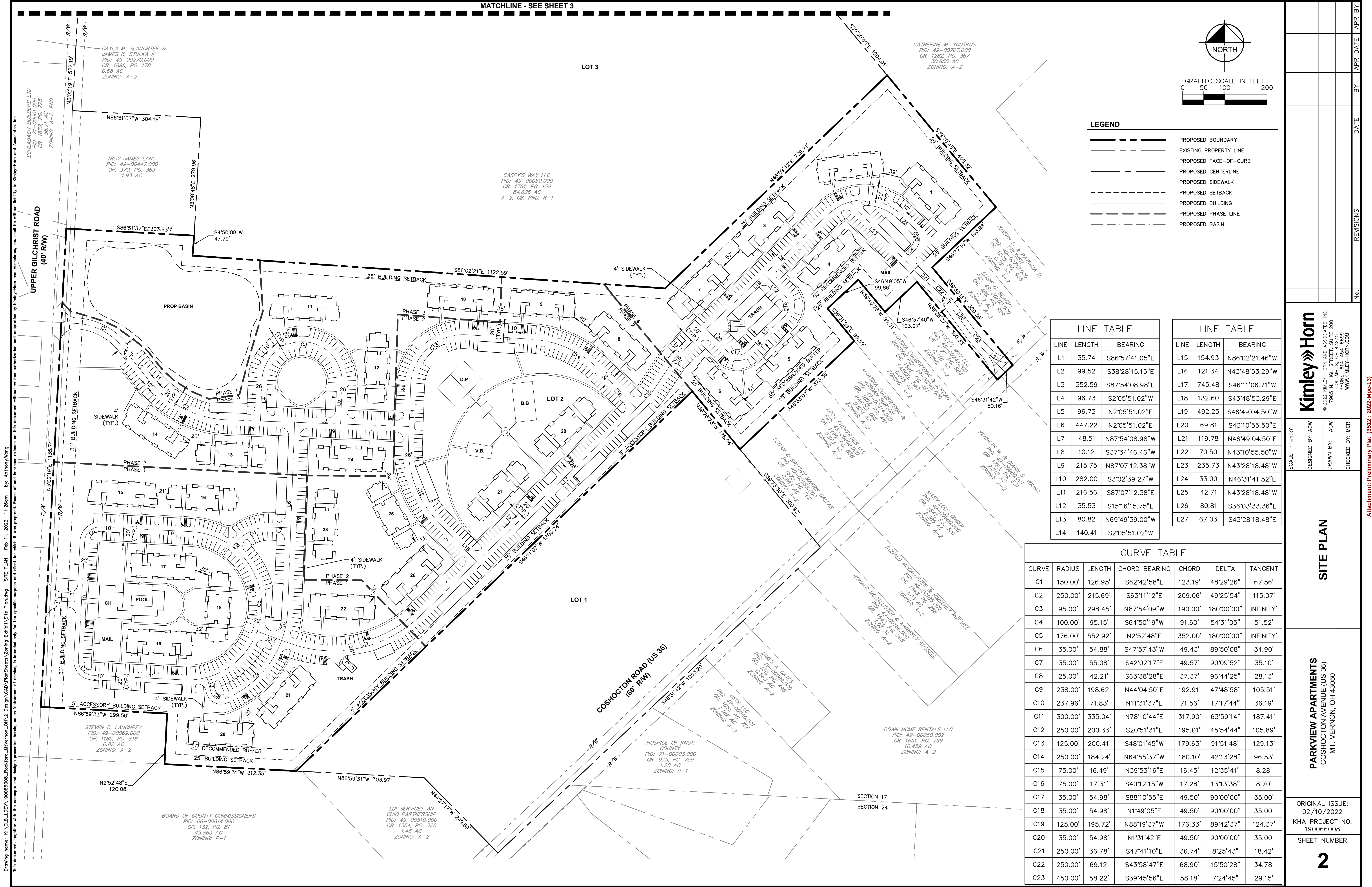
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-434-6699
WWW.KIMLEY-HORN.COM

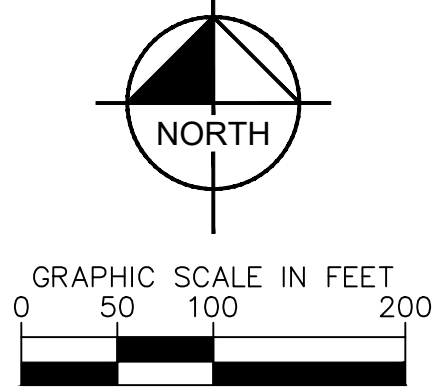
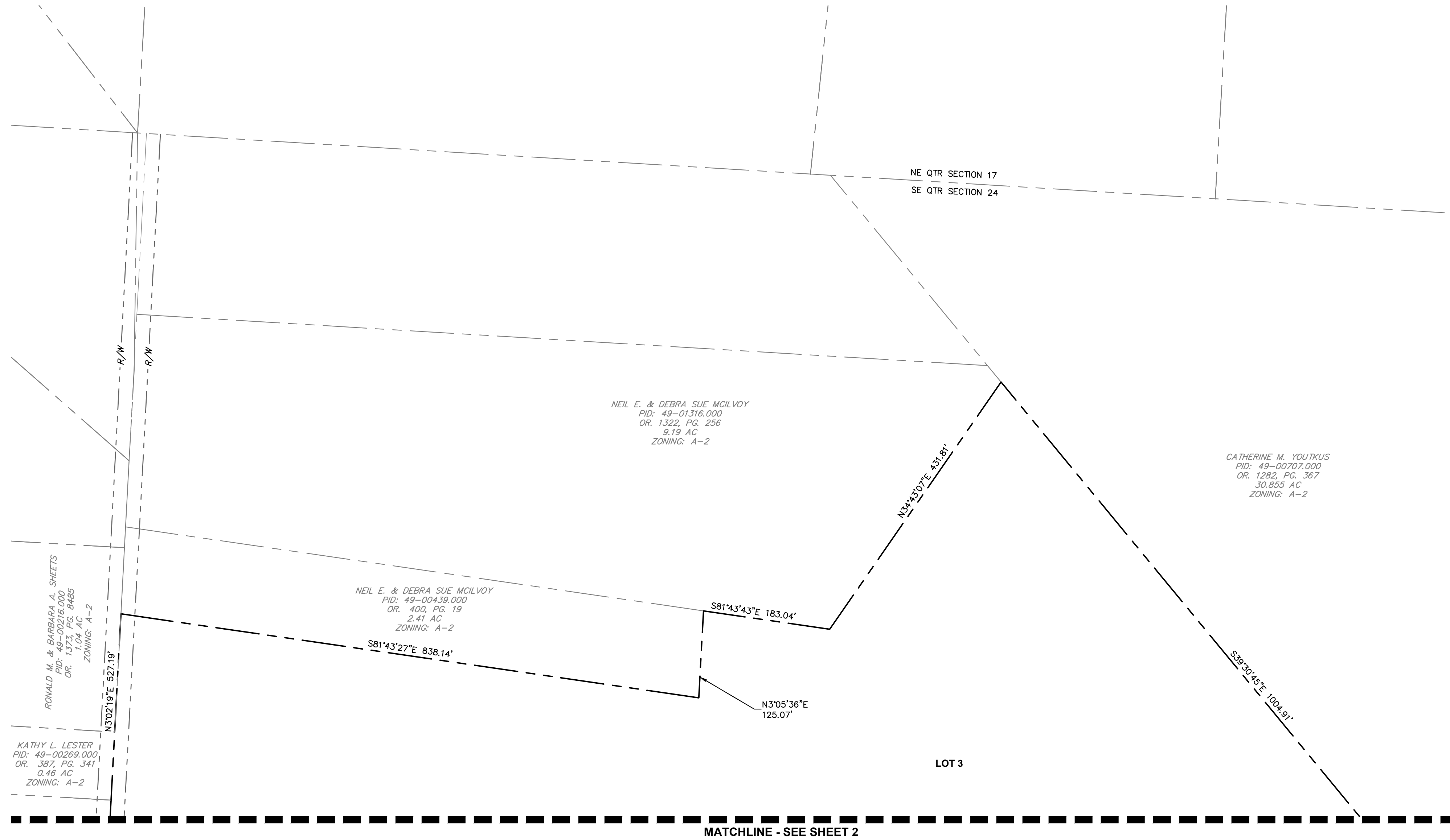
COVER SHEET

PARKVIEW APARTMENTS
COSHOCTON AVENUE (US 36)
MT. VERNON, OH 43060

ORIGINAL ISSUE:
02/10/2022
KHA PROJECT NO.
190066008
SHEET NUMBER

1



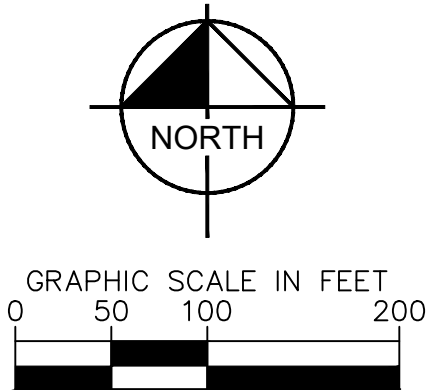
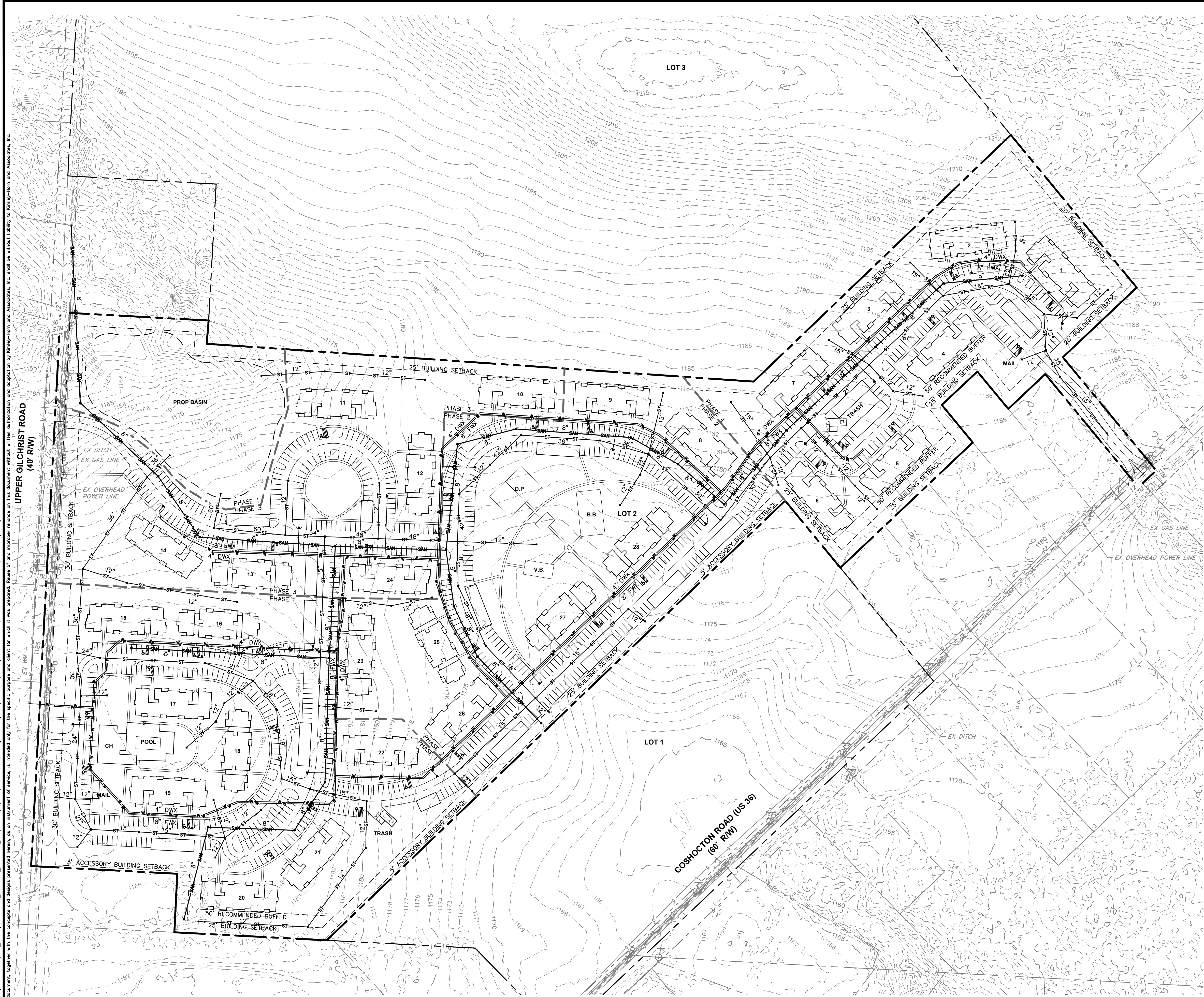


LEGEND	
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED FACE-OF-CURB
	PROPOSED CENTERLINE
	PROPOSED SIDEWALK
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED PHASE LINE
	PROPOSED BASIN

PARKVIEW APARTMENTS COSHOCTON AVENUE (US 36) MT. VERNON, OH 43050		SITE PLAN		SCALE: 1"=100'		 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 KIMLEY-HORN DRIVE, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6999 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														</	
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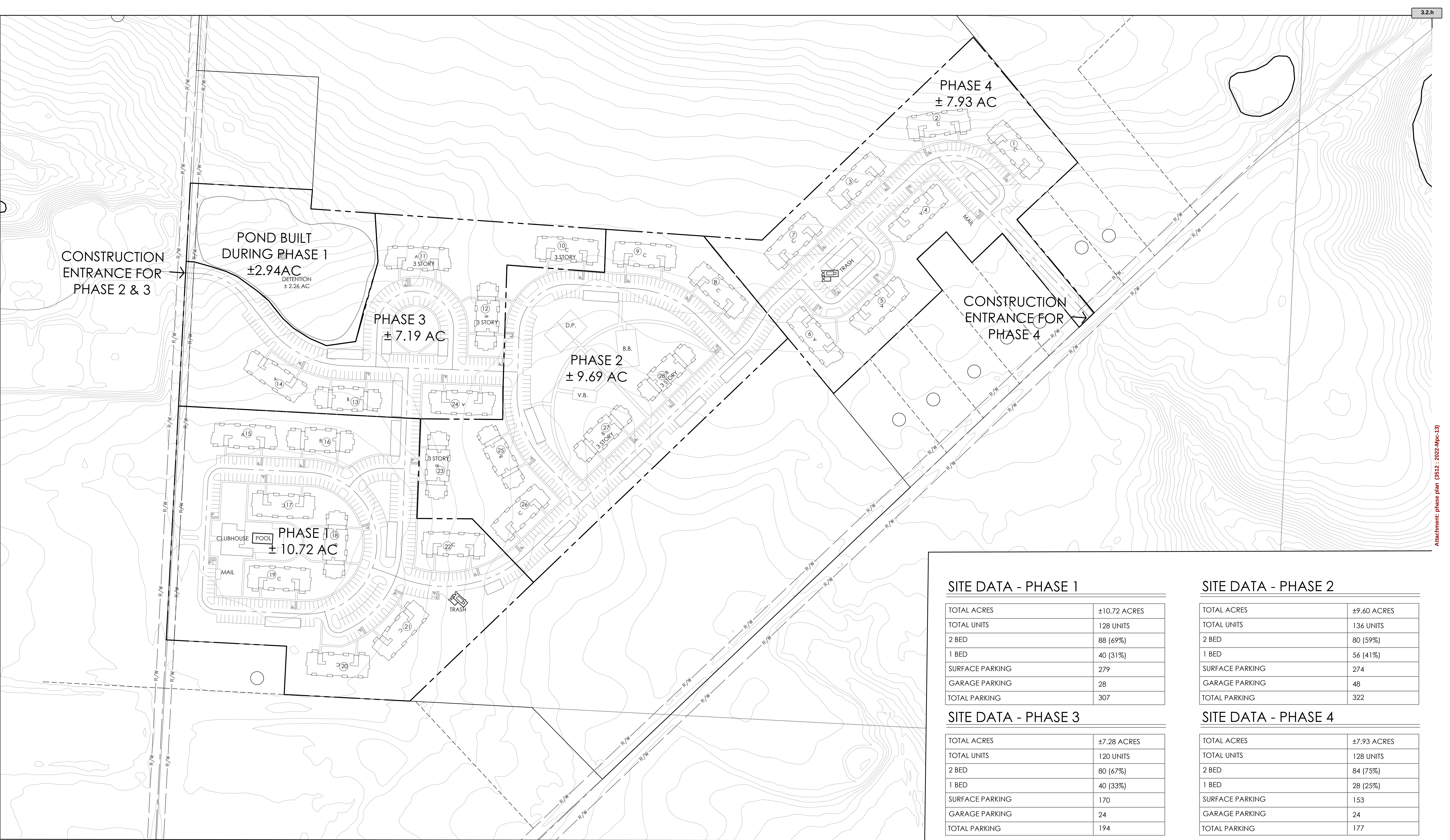
Attachment: Preliminary Plat (3512 : 2022-Mpc-13)

Drawing name: K:\CIB_LDE\190066008_Rockford_MtVernon_Oh\2 Design\CAD PlanSheets\Zoning Exhibit\Utility Plan.dwg Layout11 Feb 11, 2022 11:26am by: AnthonyWong
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LEGEND	
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED PHASE LINE
	EXISTING DITCH
	EXISTING GAS LINE
	EXISTING OVERHEAD LINE
	EXISTING POWER POLE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING FIRE HYDRANT
	PROPOSED FACE-OF-CURB
	PROPOSED CENTERLINE
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED BASIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATERLINE
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED FIRE HYDRANT

SCALE: 1"=100'		DESIGNED BY: ACW		DRAWN BY: ACW		CHECKED BY: MCR	
PARKVIEW APARTMENTS COSHOCTON AVENUE (US 36) MT. VERNON, OH 43050		UTILITY PLAN		ORIGINAL ISSUE: 02/10/2022 KHA PROJECT NO. 190066008		SHEET NUMBER 4	
Kimley»Horn		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 CALHOUN STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM		No.		Revisions	
3.2.g		DATE		BY		APR DATE	
Attachment: Preliminary Plat (3512 : 2022-Mpc-13)		APR BY		APR DATE		APR BY	



PRELIMINARY PHASING PLAN

MOUNT VERNON MF

PREPARED FOR ROCKFORD HOMES
DATE: 2.1.2022

SITE DATA - PHASE 1

TOTAL ACRES	±10.72 ACRES
TOTAL UNITS	128 UNITS
2 BED	88 (69%)
1 BED	40 (31%)
SURFACE PARKING	279
GARAGE PARKING	28
TOTAL PARKING	307

SITE DATA - PHASE 2

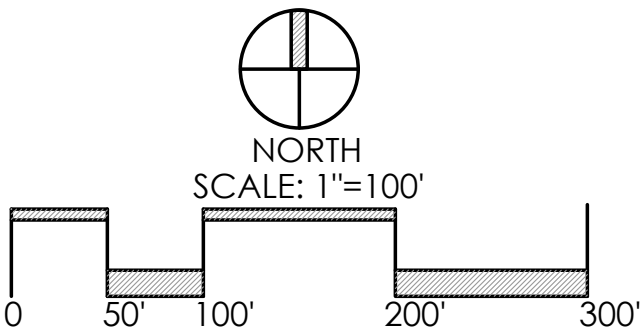
TOTAL ACRES	±9.60 ACRES
TOTAL UNITS	136 UNITS
2 BED	80 (59%)
1 BED	56 (41%)
SURFACE PARKING	274
GARAGE PARKING	48
TOTAL PARKING	322

SITE DATA - PHASE 3

TOTAL ACRES	±7.28 ACRES
TOTAL UNITS	120 UNITS
2 BED	80 (67%)
1 BED	40 (33%)
SURFACE PARKING	170
GARAGE PARKING	24
TOTAL PARKING	194

SITE DATA - PHASE 4

TOTAL ACRES	±7.93 ACRES
TOTAL UNITS	128 UNITS
2 BED	84 (75%)
1 BED	28 (25%)
SURFACE PARKING	153
GARAGE PARKING	24
TOTAL PARKING	177



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