Utilities Commission | April 6, 2021

Commission Meeting | Agenda | 8:30 AM

ZOOM TELECONFERENCE

Join Zoom Meeting https://us02web.zoom.us/j/85273423490
Meeting ID: 852 7342 3490 Passcode: 026573
Dial by phone +1 929 205 6099

CALL TO ORDER

MINUTES APPROVAL

- Utilities Commission - Commission Meeting - Mar 2, 2021 8:30 AM

ADJUSTMENT JOURNAL

March Adjustments Unavailable

NEW BUSINESS

505 W, Vine Street - Dan Gibson

Proposed Development Plan for Gilchrist Estates Subdivision

- Updated Proposed Development Plan

OLD BUSINESS

Westgate Trailer Park Reimbursement Agreement

Rules & Regulations

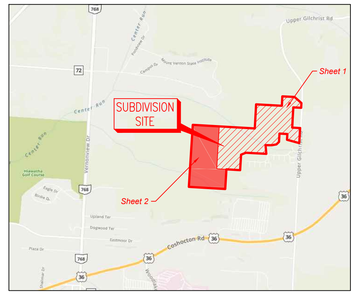
Water Rate Study

Pittsburgh Avenue Waterline

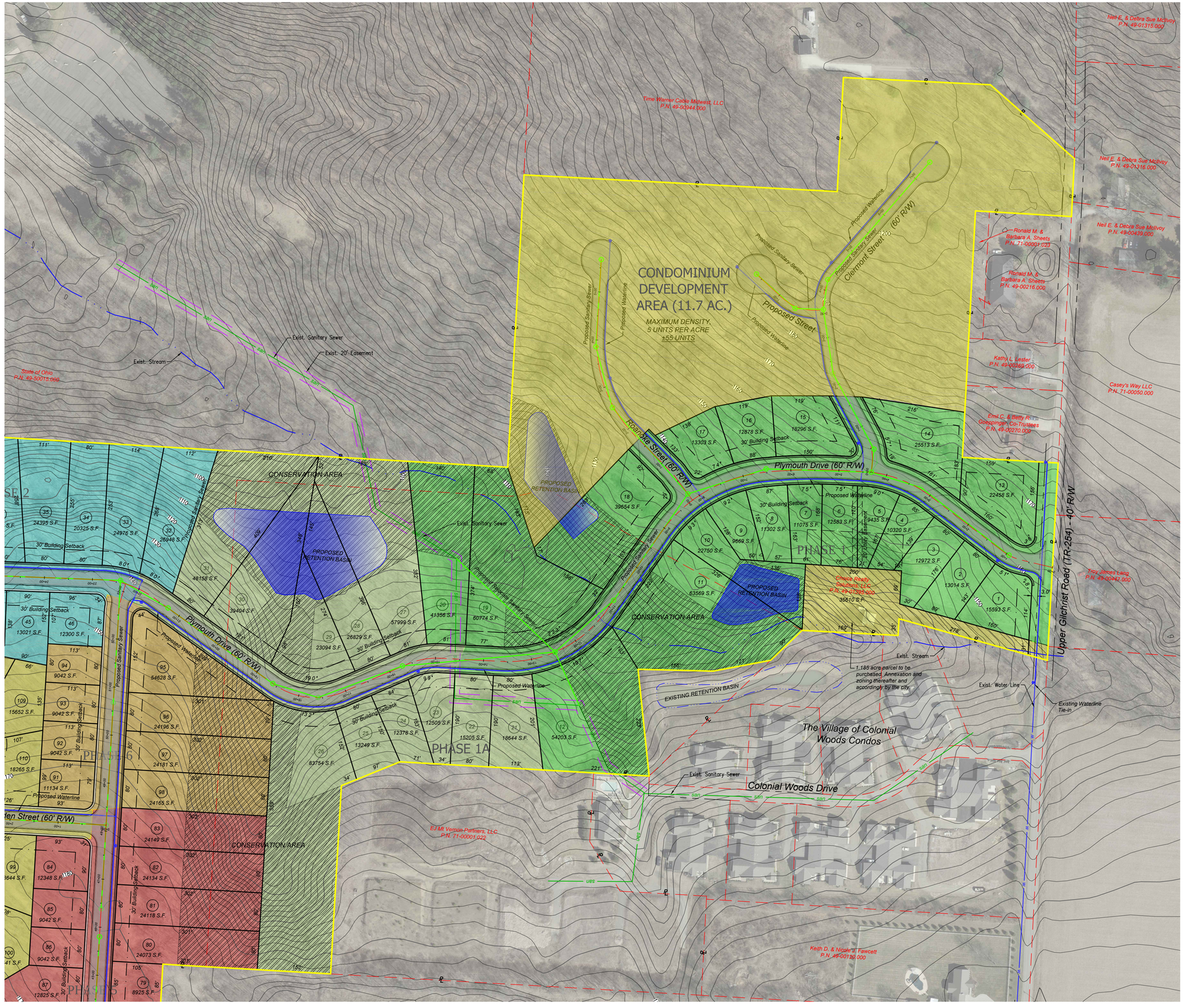
OTHER

ADJOURN

LOCATED IN SECTION 17, QUARTER TOWNSHIP 3,
TOWNSHIP 7, RANGE 12, UNITED STATES MILITARY LANDS,
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO



VICINITY MAP
Not to Scale



	PHASE 1 - LOT 1 THRU 20	*= 20 LOTS*
	PHASE 1A - LOT 21 THRU 31	*= 11 LOTS*
	PHASE 2 - LOT 33 THRU 46	*= 15 LOTS*
	PHASE 3 - LOT 47 THRU 59	*= 13 LOTS*
	PHASE 4 - LOT 60 THRU 73	*= 14 LOTS*
	PHASE 5 - LOT 73 THRU 90	*= 17 LOTS*
	PHASE 6 - LOT 91 THRU 98	*= 8 LOTS*
	PHASE 7 - LOT 99 THRU 110	*= 12 LOTS*
	SUBDIVISION BOUNDARY	*= 71.7 ACRES*
	CONSERVATION AREA	*- 15.6 ACRES*
	CONDOMINIUM DEVELOPMENT AREA	
	PROPOSED SANITARY SEWER	
	PROPOSED WATERLINE	
	PROPOSED UTILITY EASEMENT	

NUMBER OF LOTS IN SUBDIVISION = 110 LOTS
LENGTH OF STREET IN SUBDIVISION = 7,391 L.F.

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

MINIMUM SIDE YARD SETBACK: TEN FEET FOR PRINCIPAL BUILDINGS AND FIVE FEET FOR DETACHED ACCESSORY BUILDINGS.
MINIMUM REAR YARD SETBACK: THIRTY FEET; PROVIDED HOWEVER, THAT THE MINIMUM REAR YARD SHALL BE TWENTY-FIVE FEET FOR LOTS AFFECTED BY THE RADIUS OF CUL-DE-SAC TURNAROUND, AND SHALL BE FIVE FEET FOR ACCESSORY BUILDINGS.

OWNER / DEVELOPER:

Schlabach Builders
6678 State Route 241
Millersburg, Ohio 44654

Scale: 1 in . = 100 ft.
0' 100' 200' 300'
Graphic Scale

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK. BY	APP BY

ISSUE DATE 04/01/2021 | SCALE 1" = 100' | CTR INT. 2°
SURVEYED BY LDB | CHECKED BY | CCV
DRAWN BY | APPROVED BY | -

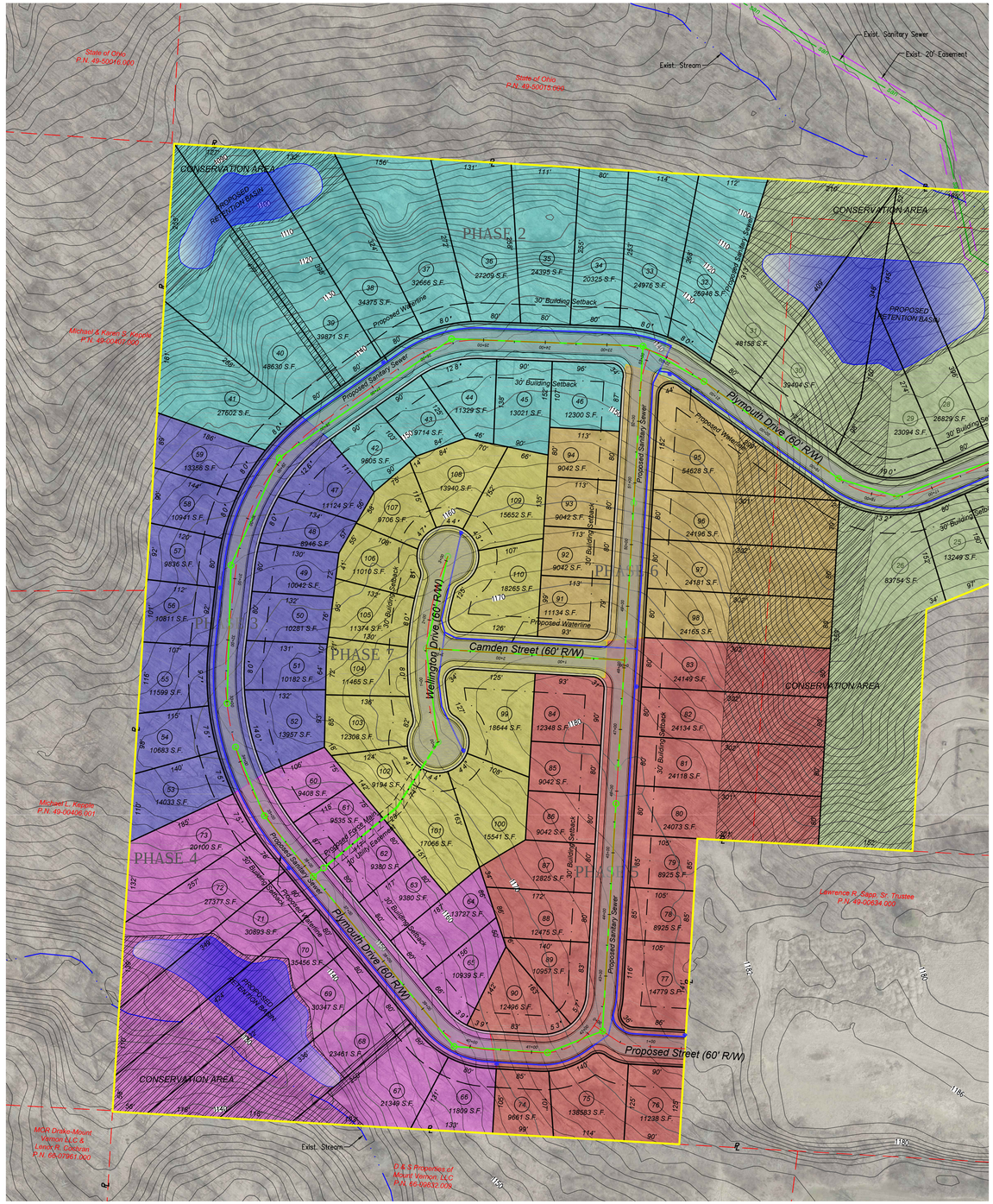
Communication: Updated Proposed Development Plan (Proposed Development Plan for Gilchrist Estates Subdivision)

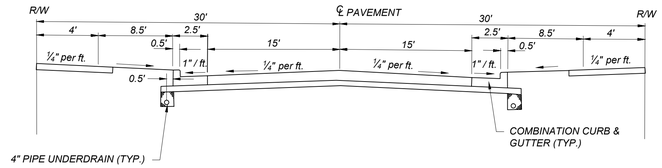
Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
175 RAY AVENUE, N.E.
NEW PHILADELPHIA, OH. 44663
Phone: (330) 364-5331
Fax: (330) 364-5333
e-mail: dei@dei-eng.com
Web: www.dei-eng.com

PROJECT: *GILCHRIST ESTATES SUBDIVISION*
UPPER GILCHRIST ROAD,
MOUNT VERNON, OHIO

SHEET TITLE: *PROPOSED DEVELOPMENT PLAN*

SHEET NO: 1 / 3





TYPICAL SECTION
Not to Scale

N
W E
S

Scale: 1 in . = 100 ft.

0' 100' 200' 300'

Graphic Scale

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Diversified Engineering Inc.
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NEW PHILADELPHIA, OH 44663
Phone: (330) 364-1831
Fax: (330) 364-1851
e-mail: dei@dei-eng.com
Web: www.dei-eng.com

Communication: Updated Proposed Development Plan (Proposed Development Plan for Gilchrist Estates Subdivision)

GILCHRIST ESTATES SUBDIVISION

PROJECT: *UPPER GILCHRIST ROAD, MOUNT VERNON, OHIO*

SHEET TITLE: *PROPOSED DEVELOPMENT PLAN*

SHEET NO: 2/3

GLICHRIST ESTATES SUBDIVISION

PROJECT:

UPPER GLICHRIST ROAD,
MOUNT VERNON, OHIO

SHEET TITLE:

PROPOSED DEVELOPMENT PLAN

SHEET NO: 3 / 3

Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
Phone: (330) 364-6531
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e-mail: dmbdiv@aol.com
Web: www.divengi.com
175 RAY AVENUE, NE
NEW PHILADELPHIA, OH 44663

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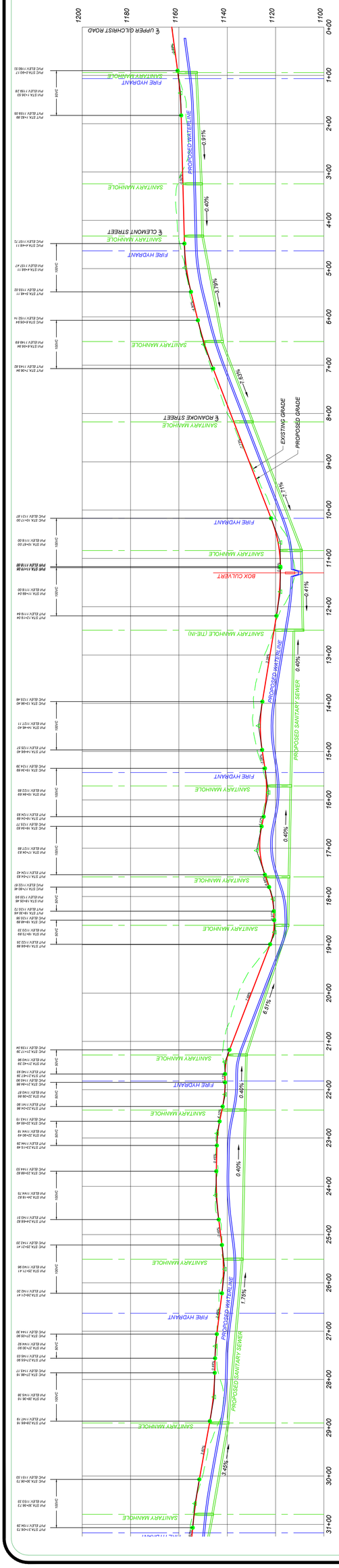
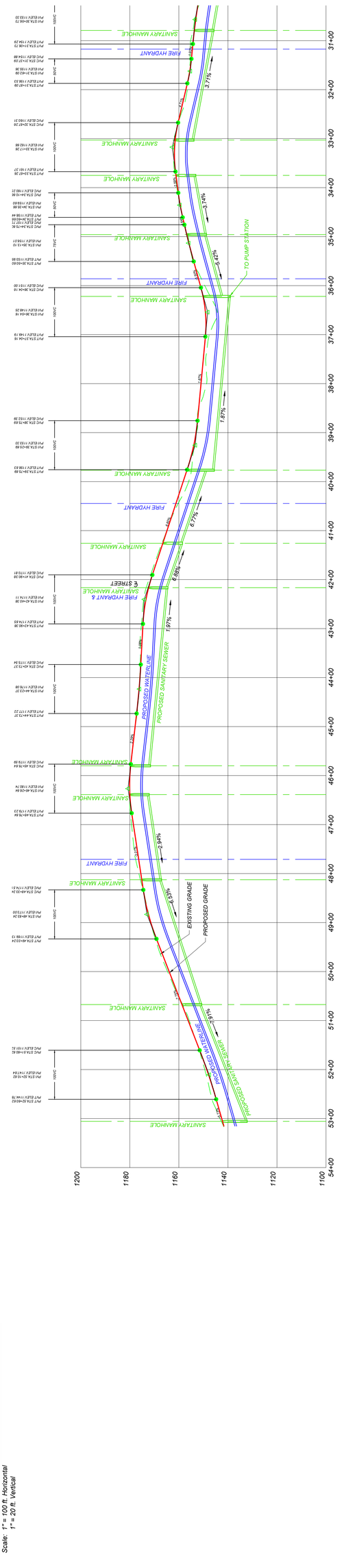
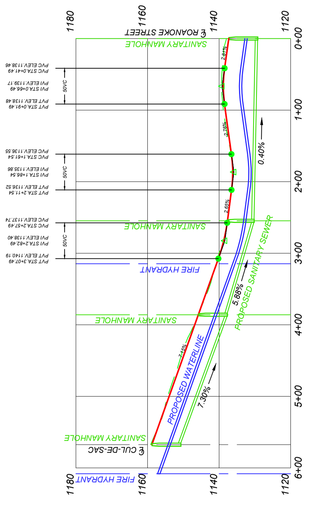


CENTERLINE OF VERNONDALE STREET PROFILE

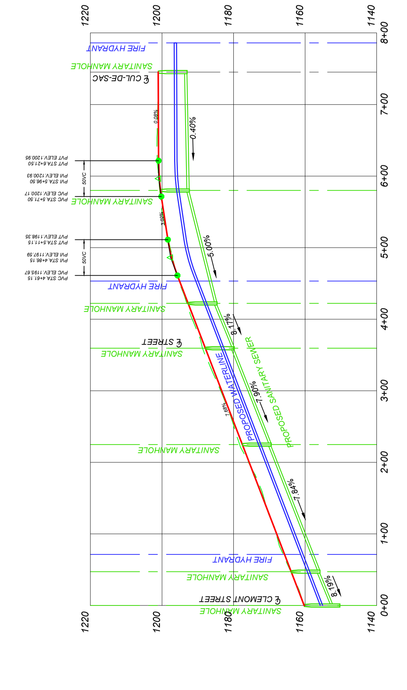
Scale: 1" = 100 ft. Horizontal
1" = 50 ft. Vertical





CENTERLINE OF ROANOKE STREET PROFILE

Scale: 1" = 100 ft. Horizontal
1" = 20 ft. Vertical



CENTERLINE OF CLEMONT STREET PROFILE

Scale: 1" = 100 ft. Horizontal
1" = 20 ft. Vertical

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