

Drawing name: K:\CIB_LDE\190066008_Rockford_McVernon_Civil\2 Design\CAD PlanSheets\Zoning Exhibit\Cover Sheet.dwg Layout1 Feb 11, 2022, 11:26am by: Anthony Wong

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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

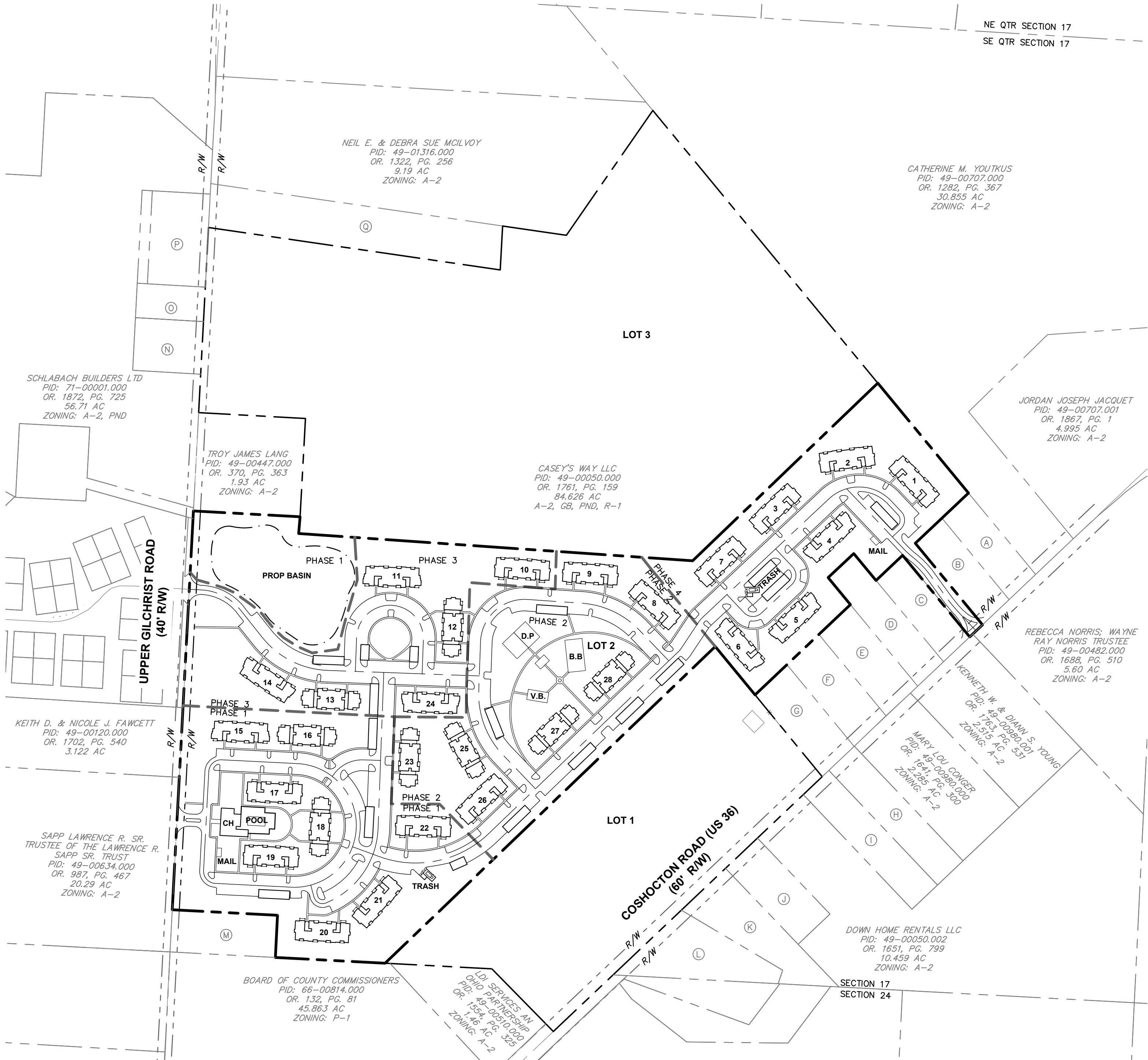
M STEVEN D. LAUGHREY
PID: 49-00069.000
OR. 1185, PG. 818
0.82 AC
ZONING: A-2

N CAYLA M. SLAUGHTER & JAMES K STULKA II
PID: 49-00270.000
OR. 1896, PG. 178
0.68 AC
ZONING: A-2

O KATHY L. LESTER
PID: 49-00289.000
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

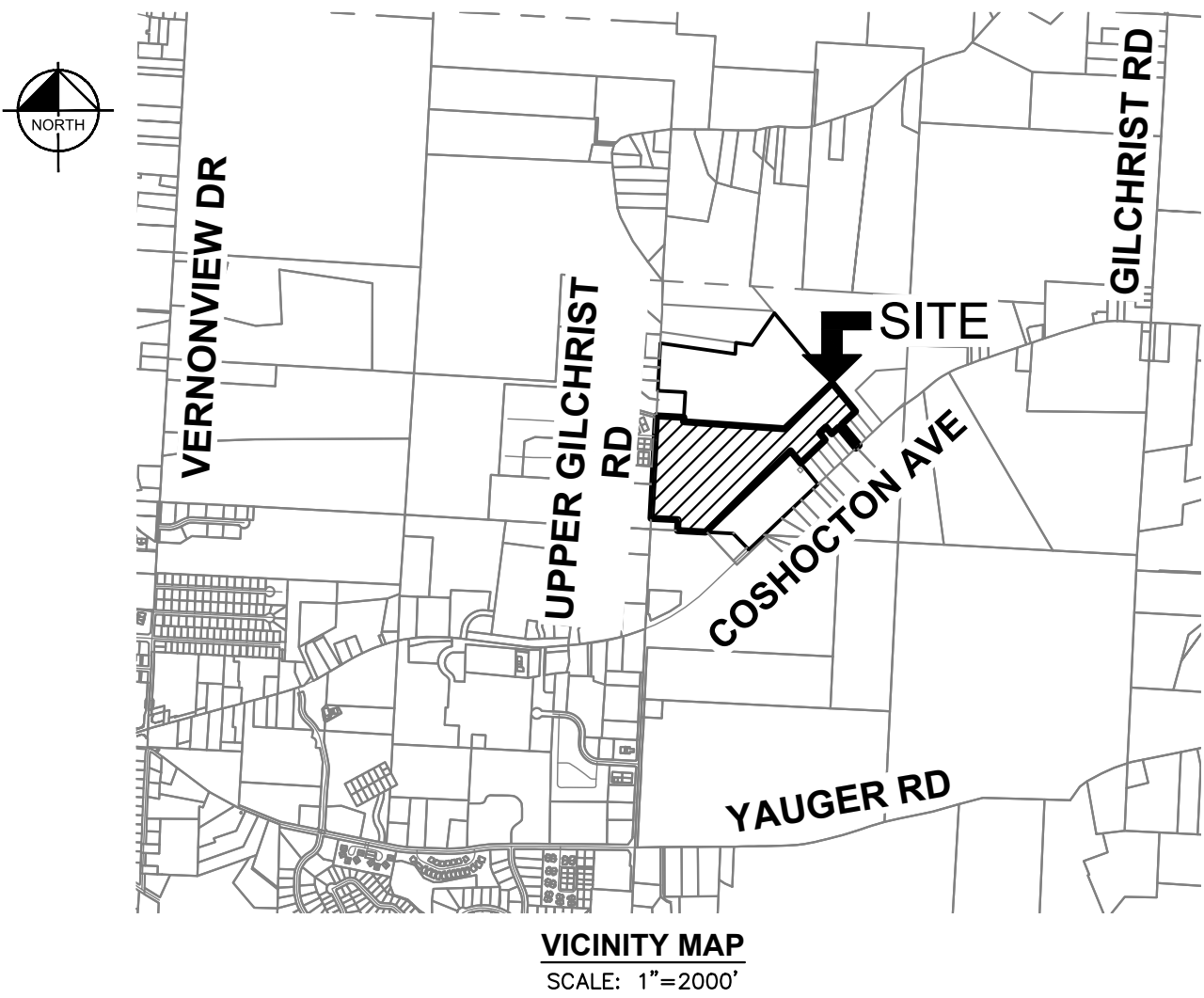
Q NEIL E. & DEBRA SUE MCILVOY
PID: 49-00439.000
OR. 400, PG. 19
2.41 AC
ZONING: A-2



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



VICINITY MAP
SCALE: 1"=2000'

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

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CURRENT OWNER

CASEY'S WAY LLC
1909 ROUNDWYCK LN
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REVISIONS		DATE	BY	APR DATE	APR BY
No.					
COVER SHEET					
PARKVIEW APARTMENTS COSHOCTON AVENUE (US 36) MT. VERNON, OH 43060					
ORIGINAL ISSUE: 02/10/2022 KHA PROJECT NO. 190066008 SHEET NUMBER 1					

Kimley»Horn

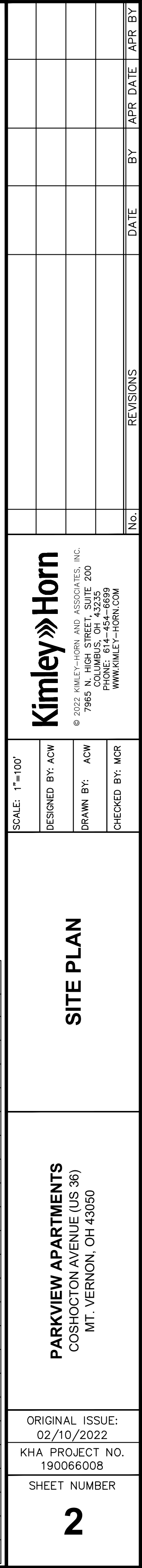
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SCALE: AS NOTED

DESIGNED BY: ACW

DRAWN BY: ACW

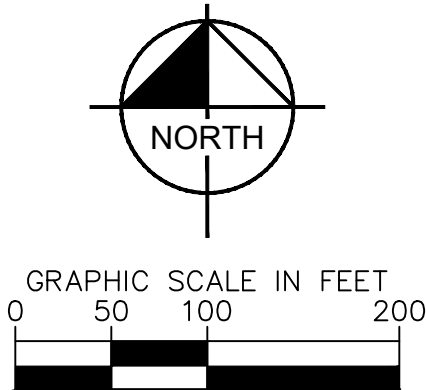
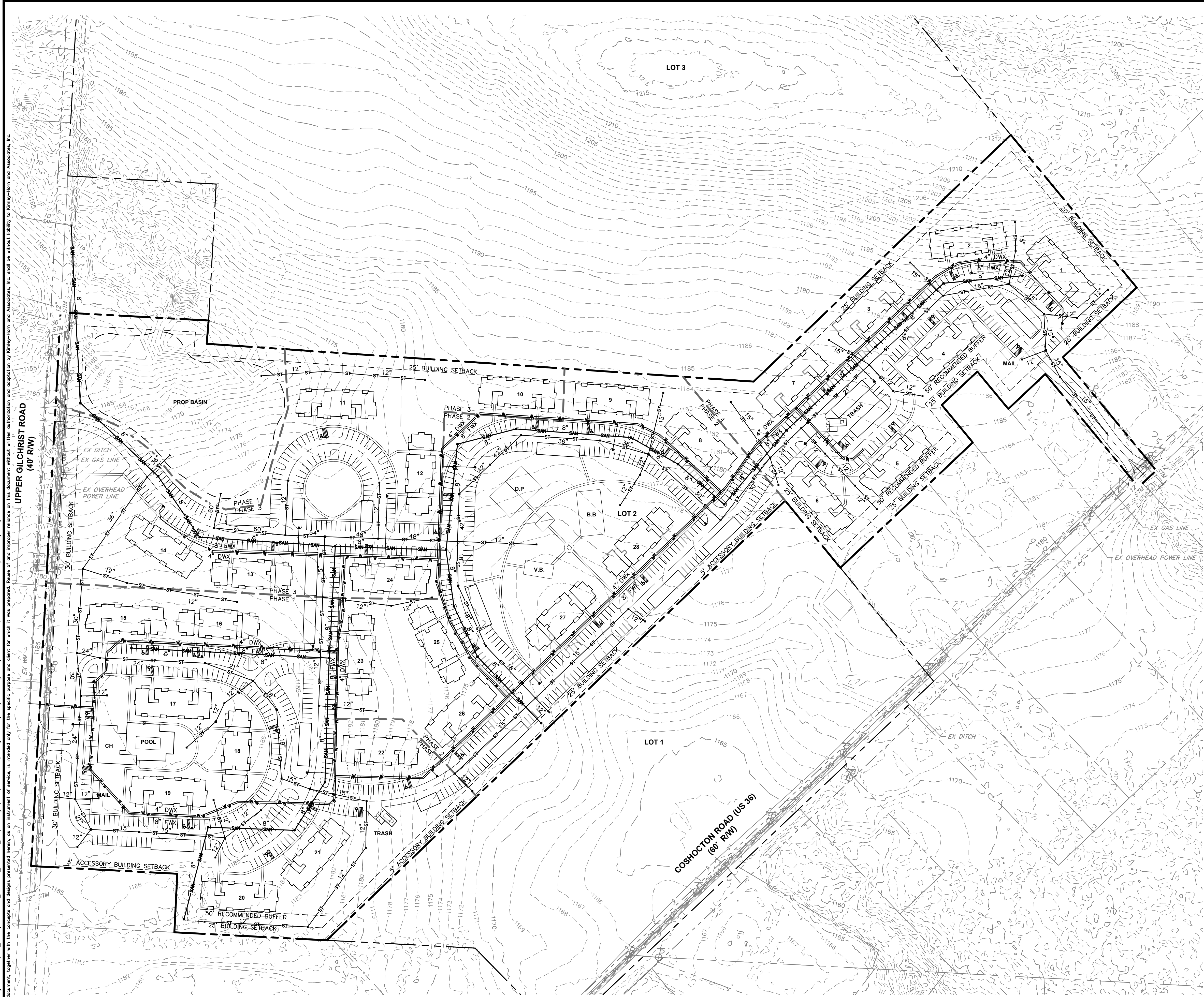
CHECKED BY: MCR



LINE TABLE		
LINE	LENGTH	BEARING
L15	154.93	N86°02'21.46"W
L16	121.34	N43°48'53.29"W
L17	745.48	S46°11'06.71"W
L18	132.60	S43°48'53.29"E
L19	492.25	S46°49'04.50"W
L20	69.81	S43°10'55.50"E
L21	119.78	N46°49'04.50"E
L22	70.50	N43°10'55.50"E
L23	235.73	N43°28'18.48"W
L24	33.00	N46°31'41.52"E
L25	42.71	N43°28'18.48"W
L26	80.81	S36°03'33.36"E
L27	67.03	S43°28'18.48"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	126.95'	S62°42'58"E	123.19'	48°29'26"	67.56'
C2	250.00'	215.69'	S63°11'12"E	209.06'	49°25'54"	115.07'
C3	95.00'	298.45'	N87°54'09"W	190.00'	180°00'00"	INFINITY'
C4	100.00'	95.15'	S64°50'19"W	91.60'	54°31'05"	51.52'
C5	176.00'	552.92'	N2°52'48"E	352.00'	180°00'00"	INFINITY'
C6	35.00'	54.88'	S47°57'43"W	49.43'	89°50'08"	34.90'
C7	35.00'	55.08'	S42°02'17"E	49.57'	90°09'52"	35.10'
C8	25.00'	42.21'	S63°38'28"E	37.37'	96°44'25"	28.13'
C9	238.00'	198.62'	N44°04'50"E	192.91'	47°48'58"	105.51'
C10	237.96'	71.83'	N11°31'37"E	71.56'	17°17'44"	36.19'
C11	300.00'	335.04'	N78°10'44"E	317.90'	63°59'14"	187.41'
C12	250.00'	200.33'	S20°51'31"E	195.01'	45°54'44"	105.89'
C13	125.00'	200.41'	S48°01'45"W	179.63'	91°51'48"	129.13'
C14	250.00'	184.24'	N64°55'37"W	180.10'	42°13'28"	96.53'
C15	75.00'	16.49'	N39°53'16"E	16.45'	12°35'41"	8.28'
C16	75.00'	17.31'	S40°12'15"W	17.28'	13°13'38"	8.70'
C17	35.00'	54.98'	S88°10'55"E	49.50'	90°00'00"	35.00'
C18	35.00'	54.98'	N1°49'05"E	49.50'	90°00'00"	35.00'
C19	125.00'	195.72'	N88°19'37"W	176.33'	89°42'37"	124.37'
C20	35.00'	54.98'	N1°31'42"E	49.50'	90°00'00"	35.00'
C21	250.00'	36.78'	S47°41'10"E	36.74'	8°25'43"	18.42'
C22	250.00'	69.12'	S43°58'47"E	68.90'	15°50'28"	34.78'
C23	450.00'	58.22'	S39°45'56"E	58.18'	7°24'45"	29.15'

Drawing name: K:\CIE_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	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 CALHOUN STREET, SUITE 200 COLUMBUS, OH 43229 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	No. _____ REVISIONS DATE BY APR DATE BY APR
UTILITY PLAN		
PARKVIEW APARTMENTS COSHOCTON AVENUE (US 36) MT. VERNON, OH 43050		
ORIGINAL ISSUE: 02/10/2022 KHA PROJECT NO. 190066008 SHEET NUMBER 4		