



AGENDA
ATHENS PLANNING COMMISSION
WEDNESDAY, APRIL 3, 2024 AT 12:00 PM

Streaming is available at www.ci.athens.oh.us/video

Establish Quorum and Administer Oath

Disposition of Minutes

- March 20, 2024

Cases

- Case #24-02 Grand Park Blvd. & Eden Pl. Rezoning Request

- Case #24-03 Changes to ACC
 - Subdivisions - 21.03.02, 21.03.03, 21.03.07
 - Minimum Allowable Lot Sizes - Title 21 Table 1 & Title 23 Table A

Communications

- Title 41 Review/Southeast Beverage Warehouse Addition

Reports

- Code Enforcement Director

- City Planner

Opportunity for citizens to speak about items not covered on agenda

Announcements & Other Business

- Next meeting: April 17, 2024

Adjournment

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

Athens City Planning Commission
Minutes of Regular Meeting
Wednesday, March 20, 2024, 12:00 p.m.

A regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on March 20, 2024.

Attendees: Alan Swank, Robert Delach

1. Call to Order

John Kotowski called the regular meeting of the Planning Commission to order at 12:01 p.m. and administered the oath to those in the audience intending to speak before the commission. Quorum established with four members present.

PLANNING COMMISSION MEMBERS:

Chris Knisely	Absent
John Kotowski, Chair	Present
Steve Patterson, Mayor	Present
Austin Phillips, Vice-Chair	Present
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Present
Meghan Jennings, City Planner	Present

2. Disposition of Minutes

Steve P. moved to approve the March 6, 2024 minutes. Andy S. seconded. Motion passed 3:1 (Austin P. abstained).

3. Cases

None

4. Communications

Suggested changes to ACC 21.03.02 and 21.03.07/Subdivisions

David Riggs/Summary:

- The Ohio Revised Code (ORC) directs the Planning Commission to approve subdivisions and lot splits in the city and within the 3-mile radius. To streamline the process, he and the planner are suggesting changes to Athens City Code (ACC) to be more in line with the less restrictive ORC requirements. He provided a draft of the suggested changes to ACC and reviewed them in more detail with the commission (draft attached for reference). The suggestions include instituting a 5-acre cutoff for review and not triggering a major subdivision requirement when access easements are created.

- Additionally, they suggest changes to address housing shortage issues in the city. He reviewed in more detail the recommended changes to ACC (as outlined on page 2 and 3 of the attachment). The suggested changes include modifying the minimum lot size (residential lots) which are found in Title 21 and Title 23.

Discussion points:

- Access easements are necessary for properties that do not have street access.
- Title 21 is the subdivision section of ACC and Title 23 is the zoning section of ACC.
- Subdivision regulations and minimum lot sizes have been antiquated in the city. The current minimum lot size (8000 sq ft) is gigantic for a city like Athens.
- The 2040 Comprehensive Plan document supports reducing the minimum lot size, especially in an R-1 zone.
- Addressing the housing need by making changes to ACC is past due.
- Consider changing the lot coverage as well, see what other communities are doing.
- In some cases, the smaller lots in Athens were grandfathered in.
- These changes would lighten the workload and save time for staff, Planning Commission, and City Council.

John Kotowski commented that this will come forward as a case at the next meeting.

Update - Grand Park Blvd. and Eden Pl. Rezoning Request

David Riggs/Summary:

- He had a conversation with the representative of the applicant. They should be ready to come to the commission on April 3rd. They are looking at ways to buffer the business and residential properties, and to shield the lights. (David R. has a surveyor working on a survey of encroachments into the public right of way.)
- Meghan J. confirmed receipt of an email (attached for reference) from the Far East Neighborhood Association (FENA) with concerns about this rezoning request. They are suggesting an R-3 zone.

Discussion points:

- Lighting is an issue. Creating a buffer with a solid fence was suggested.
- An evergreen hedge or solid fence was suggested to the applicant.
- The Planning Commission does not deal with encroachments to right of way. The Planning commission votes to recommend or not recommend a particular zoning change request. If this is recommended by the commission then it proceeds to City Council and they can approve or not approve.

Alan Swank/40 Townsend read the email from FENA and highlighted some of their concerns. His opinion regarding R-3 and multifamily housing: it would depend on the type of housing going in. Properly maintained multi-family housing would be a plus.

- The group discussed the setback requirements of different zones.

John Kotowski commented that this will come forward as a case at the next meeting.

5. **Reports from Director of Development & Code Enforcement and City Planner**

David Riggs/Code Enforcement Director

- There will be a Title 41 Site Plan Review (Kenny Drive) on the April 3rd meeting agenda.
- Lot split requests from OU for The Ridges have been coming into the office. He will update the commission on this at a future meeting.

Meghan Jennings/City Planner

- No updates to report

Steve P. commented that at Monday night's City Council meeting, Aaron Thomas spoke to council members about development and encouraging businesses to come to Athens. Steve P. thought his points were very good and wanted to note that redevelopment projects and plans are underway in the city, all in line with the 2040 Comprehensive Plan.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- Next meeting April 3, 2024.

8. **Adjournment**

The meeting adjourned at 12:36 p.m.

Planning Commission Members,

The county auditor does not review lot splits greater than 5.00 acres. Our city code does not have a 5.00-acre cutoff for review but this is allowed by ORC 711.131. Also, the ORC does not require a major subdivision when access easements are created, although our city code does. This may be overly restrictive.

I suggest changes to ACC 21.03.02 as follows to meet ORC requirements as follows:

21.03.02. - General procedure.

Before any land is subdivided the owner of the property, or their authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures:

- (A) Parcel split, minor subdivision, or similar development. **WHERE ALL OF THE PROPOSED LOTS FRONT ON A PUBLIC STREET AND ARE GREATER THAN 5.00 ACRES IN SIZE, THE PROPOSED DIVISION SHALL NOT BE CONSIDERED A SUBDIVISION UNDER THIS SECTION. ~~These~~ ALL OTHER PARCEL SPLITS, MINOR SUBDIVISIONS, OR SIMILAR DEVELOPMENTS LESS THAN 5.00 ACRES** shall be handled by planning commission and may require a plat of survey, a deed with a legal description, and fees. However, approval without a plat may be granted if the proposal meets all of the following conditions as noted in Section 21.03.03 below.
- (B) Platted subdivision, major subdivision, or similar development. These involve approval actions by the planning commission before plat signature by the planning commission chair. The approval process for a major development, whether a subdivision cluster development, or planned unit development (PUD), is essentially the same, and includes three principal steps: an optional sketch plan, a preliminary plan, and a final plat.

Along with:

21.03.07. - Outline of conditions for major subdivision.

A proposal involving any of the following shall be subject to major subdivision procedures:

- (A) More than five lots, any one of which is less than five acres, including the original tract.
- (B) Creation, widening or extension of a street ~~or access easement~~.
- (C) **CREATION OF AN ACCESS EASEMENT FOR TWO OR MORE LOTS.**
- (~~E~~**D**) Division or allocation of land as a utility or drainage easement.

21.03.03. - Requirements for minor subdivisions and similar developments.

(A) Submission requirements the application for minor subdivision shall include the following:

(12) PROPOSED ACCESS EASEMENT(S) MUST BE CLEARLY DIMENSIONED WITH FULLY DESCRIBED MAINTENANCE AGREEMENTS BETWEEN GRANTEE AND GRANTOR.

While planning commission is looking at changes to Title 21, staff suggests we also look at revising the minimum allowable lot sizes for development. This revision can help with the city's current housing shortage by allowing more efficient and dense development.

Title 21 Table 1

Minimum Lot Development Requirements: Residential

Type of Development	Public Water (Y/N)	Public Sewer (Y/N)	Curb and Gutter (Y/N)	Min. Lot Area (s.f.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Lot Side Yard (ft.)	Min. Lot Rear Yard (ft.)	Max. ¹ Height (ft./ stories)	Max. Lot Cover. (percent)
In County	Y	Y	Y	9,450	70	30	10/20	30	N/A	30
In County	Y	Y	N	20,000	90	30	10/20	30	N/A	30
In County	Y	N	Y	42,560	90	30	10/20	30	N/A	30
In County	Y	N	N	42,560	90	30	10/20	30	N/A	30
In County	N	N	N	42,560	90	30	10/20	30	N/A	30
In County	N	N	Y	42,560	90	30	10/20	30	N/A	30
In County	N	Y	N	20,000	90	30	10/20	30	N/A	30
In County	N	Y	Y	20,000	90	30	10/20	30	N/A	30
City R-1	Y	Y	Y	8,0004,500	6640	25	8/205/12	30 25	35/2½	3040
City R-1	Y	Y	N	20,000	66	25	8/20	30	35/2½	30
City R-2	Y	Y	Y	6,0004,500 OR 32,500/unit	5040	25	8/185/12	30 25	35/2½	3040
City R-2	Y	Y	N	20,000	50	25	8/18	30	35/2½	30
City R-3	Y	Y	Y	6,0004,500 OR 32,500/unit	6050	25	8/185/12	30 25	45/3½ ²	4050
City R-3	Y	Y	N	20,000	60	25	8/18	30	45/3½ ²	40

Title 23 Table A -- Schedule of Bulk Controls

Zone	Min. Lot (sq. ft.)	Min. Lot Area Per Dwelling Unit (sq. ft.)	Min. Lot Width	Max. Height (ft./story) ¹	Min. Front Yard (ft.)	Side Yard one/both (ft.)	Min. Rear Yard (ft.)	Max. Lot STRUCTURE Coverage (percent)	Total IMPERVIOUS Lot Coverage (percent)
R-1 ²	8,000 4,500	8,000 4,500	66 40	35/2.5	25	8/20 5/12	30 25	30 40	60
R-2 ² One Family Two Family	6,000 7,000 Same as R-1	6,000 7,000 Same as R-1	50 40	35/2.5	25	8/20 5/12	30 25	30 40	60
R-3 ² One/Two Family	Same as R-2	Same as R-2	Same as R-2	Same as R-2	Same as R- 2	Same as R-2	Same as R-2	Same as R-2	60
Apartment/ Rooming Houses	10,000 Same as R-2	1,250 Same as R-2	60 40	45/3½	25	8/20 5/12	40 25	40 50	60
Non- Residential and Mixed Uses	10,000 Same as R-2	1,250 Same as R-2	60 40	45/3½	25	8/20 5/12	40 25	40 50	60

Patricia Morris-Witmer

From: Patricia Morris-Witmer
Sent: Tuesday, March 5, 2024 8:16 AM
To: Andy Stone; Austin Phillips; Christine Knisely; John Kotowski; Steve Patterson
Cc: David Riggs; Meghan Jennings; Wendy Armstrong
Subject: Planning Commission Communication from Laughlin

Good morning,

The following was received by Heather Laughlin regarding concerns about the Grand Park Blvd rezoning request that is on tomorrow's agenda.

Thank you,
Patty

From: Heather Laughlin <heather.laughlin3@gmail.com>
Sent: Tuesday, March 5, 2024 6:18 AM
To: Patricia Morris-Witmer <pwitmer@ci.athens.oh.us>
Cc: David Riggs <driggs@ci.athens.oh.us>; Wendy Armstrong <warmstrong@ci.athens.oh.us>; Alan Swank <alanswank1@gmail.com>
Subject: Re: email addresses

73132726093__5A61F0D8-D878-4AED-B6F6-09DAFB9AE2BE.HEIC

Patty,

Please share my letter below and pictures with the planning commission.
I have also attached it in a Google Doc

Thank you-
Heather

March 5, 2024
Planning commission -

I am sharing concerns for the change in zoning for the lots on Grand Park Blvd. from residential to business behind the Don Wood Hyundai.
The work for a parking lot on this property was started several months ago, and is currently being used as such (prior to proper zoning).
I understand the right of way onto East State Street is a safety issue, but the safety and needs of the residents also need to be addressed and considered.

I grew up in the house at 8 Grand Park Blvd. My mother currently resides there and one day it is the hope that one of my children will raise their family there.

Some restrictions/guidelines/resident's input need to be in place.

-lighting- I have attached a picture I took this morning to show how bright it is.

New pole lights have been installed. They are very bright (it looks like daylight 24/7 at the end of Grand Park). If additional lights are to be installed they need to be facing away from the houses. These lights also need to be dimmed. They are very distracting to the neighboring houses.

-My understanding is to rezone the lot that would be considered 5 Grand Park. That is very close to the house at 7 Grand Park for lights and more congestion. This would work if the current grassy area that has been left on the lots to separate the lot from residents remains.

-Will there be additional turn in and outs from the parking lot onto Grand Park and Eden? This is a huge concern for safety and congestion for the residents. Residents at the lower end of Grand Park already have to deal with loud, racing and reckless cars speeding up the street all day from Don Wood and the business in the Chevy garage (4 Grand Park).

-Will fencing be installed to make a separation from business to residential?

While not ideal, I do think this can work-with the above considerations (and possibly more from other residents). I am not exactly sure how the logistics work between the planning commission and the zoning board? But the affected residents mentioned in the proposal need to be notified (they have not) and given an opportunity to provide their input. As I read this it is in the planning stages at your commission. I happened to find this as I regularly check city agendas in my role for FENA.

Thank you for your time. I will be sharing this information with residents to give them an opportunity to give input, as well as sharing at FENA Thursday.

The time of noon for this meeting conflicts with my work schedule, and I am unable to attend in person. I would like this letter read and considered at the meeting.

Heather Laughlin

Planning commission -

On Mon, Mar 4, 2024 at 12:16 PM Heather Laughlin <heather.laughlin3@gmail.com> wrote:

Yes, it is. I have a couple questions and concerns about an agenda item.
I am currently at work, but will share my email later this afternoon.

Thank you

On Mon, Mar 4, 2024 at 11:48 AM Patricia Morris-Witmer <pwitmer@ci.athens.oh.us> wrote:

Hi Heather,

Is this regarding something that is on the Planning Commission agenda for Wednesday? I have cc'd the Code Enforcement office for awareness.

Thank you,

Patricia Witmer

Grants Administrator

Prevailing Wage Coordinator

8 E. Washington St.

Athens, Ohio 45701

(740) 592-3338

From: Heather Laughlin <heather.laughlin3@gmail.com>

Sent: Monday, March 4, 2024 11:28 AM

To: Patricia Morris-Witmer <pwitmer@ci.athens.oh.us>

Subject: Re: email addresses

will do! thanks

It may be this evening, Will you have time if you do not receive it until tomorrow? to reach them prior to Wednesday's meeting.

On Mon, Mar 4, 2024 at 11:12 AM Patricia Morris-Witmer <pwitmer@ci.athens.oh.us> wrote:

Hi Heather,

Please email me and I will forward it to the commissioners.

Have a nice day,

Patricia Witmer

Grants Administrator

Prevailing Wage Coordinator

8 E. Washington St.

Athens, Ohio 45701

(740) 592-3338

From: Heather Laughlin <heather.laughlin3@gmail.com>

Sent: Monday, March 4, 2024 10:22 AM

To: Patricia Morris-Witmer <pwitmer@ci.athens.oh.us>

Subject: email addresses

Hi Patty,

Could you please provide me with the email addresses for the members of the planning commission? I need to email all of them regarding an upcoming agenda item.

Thank you,

Heather Laughlin



APPLICATION for ZONE CHANGE

CITY OF ATHENS, OHIO ATHENS CITY CODE TITLE 23.09

(For Office Use Only)

Permit # ZC24-000001

Date Rec'd 2/16/2024

*Applications must contain all of the following information. An incomplete application will not be processed.
\$100.00 Letter of Zone Change (single parcel) / \$200 Map Zone Change (multiple parcels)*

Parcel ID(s):	Present Use:	Present Zone:	Proposed Use:	Proposed Zone:
1. <u>See attached</u>				
2. _____				
3. _____				
4. _____ (attach additional parcels list to application as needed)				

Applicant	<u>Grand Town Eden LLC</u>	Phone # to call when processed	<u>740-593-3357</u>
Address	<u>c/o Mollica Gall Sloan & Sillery, 35 N. College St., PO Box 958, Athens, OH 45701</u>		
Property Owner (if other than applicant)	_____	Phone	_____
Address	_____		

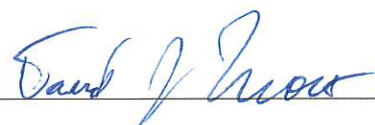
Property Owners contiguous to/across street from subject parcel:

Name:	Address:
1. <u>See attached</u>	_____
2. _____	_____
3. _____	_____
4. _____ (attach additional properties list to application as needed)	_____

Existing deed restrictions/encumbrances on subject property: See attached

Reason(s) for proposed amendment change: See attached

Describe how this proposed change relates to comprehensive plan: See attached

Owner/Agent Signature:  Date: 2/16/24

For Official Use Only

1. Code Enforcement Admin:

Comments: _____

Signature WAA Date: 2/16/2024

Supporting Documents ☒ Attached ☒ Fee Paid Amount \$ 200

2. Code Directors Review: ☐ Approve ☐ Refused ☐ Missing Documentation

Comments: _____

Signature: _____ Date: _____

3. Athens City Planner: ☐ Approved ☐ Refused ☐ Missing Documentation

Comments: _____

Signature: _____ Date: _____

4. Service Safety Director: ☐ Approved ☐ Refused ☐ Missing Documentation

Comments: _____

Signature: _____ Date: _____

5. Planning commission: ☐ Approved ☐ Refused

Comments: _____

Signature _____ Date: _____

6. City Council President: ☐ Approved ☐ Refused

Comments: _____

Signature _____ Date: _____

Parcels to be rezoned:

<u>Parcel ID</u>	<u>Present Use</u>	<u>Present Zone</u>	<u>Proposed Use</u>	<u>Proposed Zone</u>
A028350005800	Undeveloped	R2	Car dealership parking	B3
A028350005900	Undeveloped	R2	Car dealership parking	B3
A028350006500	Undeveloped	R2	Car dealership parking	B3
A028350006600	Undeveloped	R2	Car dealership parking	B3
A028350006700	Undeveloped	R2	Car dealership parking	B3

Property Owners contiguous to/across street from subject parcels:

<u>Owner and Mailing Address</u>	<u>Address located by parcels to be rezoned</u>
Daewoo Lee and Aeran Lee 7 Grand Park Blvd. Athens, OH 45701	Same
Jeng Fuh Cherng and Yang Fei Chiung 109 Coventry Lane Athens, OH 45701	10 Eden Place
David Thibeault 11 Eden Place Athens, OH 45701	Same
Judith D. Laughlin 8 Grand Park Blvd. Athens, OH 45701	Same
Antoinette Blair and William Blair 6 Grand Park Blvd. Athens, OH 45701	Same
Mithril Enterprises LLC 47 South Johnsonville Farmersville Rd. New Lebanon, OH 45345	1 Grand Park Blvd.
Good, Inc. PO Box 150 Athens, OH 45701	Two parcels behind 810 E. State St.
Jones Buick Oldsmobile Cadillac Co. 82 Columbus Circle Athens, OH 45701	One parcel behind 830 E. State St.

Existing deed restrictions/encumbrances on subject property: As to parcels A028350005800 and A028350005900 only, the addition/subdivision restrictions require a 25-foot setback for all structures and that foundations be at least 3.5 feet above East State Street level.

Reasons for proposed amendment change: Applicant and Don Wood Hyundai are under common ownership. Don Wood Hyundai is using a space too small for its current operations. The dealership specifically needs additional parking lot space for inventory. The proposed rezoning would allow Don Wood Hyundai to pave and use the rezoned parcels for parking (subject to all applicable provision of the Athens City Code).

Describe how this proposed change relates to the comprehensive plan: The proposed change would maintain commercial use along East State Street and residential use to the north; would increase motorist and pedestrian safety at the intersection of East State Street and Grand Park Boulevard, by providing alternate locations where Don Wood Hyundai could park vehicles further from the intersection; and would increase Don Wood Hyundai's ability to continue operating in its current location. The proposed change would also rezone the only remaining R2 parcels between U.S. 33 and Hope Drive, leaving only one large parcel at Hope Drive and owned by the City of Athens as R2. Additionally, because the proposed rezoning only involves undeveloped lots, no housing would be lost.

Ordinance No. _____

Passed: _____

Introduced by: _____

AN ORDINANCE REZONING PORTIONS OF GRAND PARK BOULEVARD AND EDEN PLACE FROM A R2 ZONE TO A B3 ZONE.

WHEREAS, on _____, the City Planning Commission recommended to rezone, from R2 to B3, portions of Grand Park Boulevard and Eden Place; and

WHEREAS, said rezoning would allow for the continued productive use of the adjacent commercial parcels, increase motorist and pedestrian safety at the intersection of East State Street and Grand Park Boulevard, and stabilize and encourage investment in the area; and

WHEREAS, Athens City Council has scheduled a public hearing on _____, in accordance with the Planning Commission's recommendation;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: Portions of Grand Park Boulevard and Eden Place are hereby rezoned from R2 to B3, described more particularly in the map attached hereto and incorporated herein by reference.

SECTION II: This Ordinance shall be in full force and effect at the earliest moment permitted by law upon its passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor

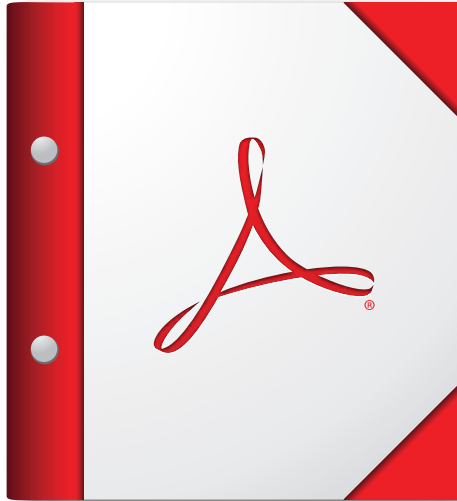
Lisa Eliaison is reviewing as to form. I expect her results the week of Feb. 19.

Rezone from existing R2 to B3

R1 (existing)



B3 (existing)



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

Planning Commission Members,

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21.03.07. - Outline of conditions for major subdivision.

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Title 21 Table 1

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In County	N	N	N	42,560	90	30	10/20	30	N/A	30
In County	N	N	Y	42,560	90	30	10/20	30	N/A	30
In County	N	Y	N	20,000	90	30	10/20	30	N/A	30
In County	N	Y	Y	20,000	90	30	10/20	30	N/A	30
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City R-1	Y	Y	N	20,000	66	25	8/20	30	35/2½	30
City R-2	Y	Y	Y	6,000 4,500 OR 32,500/unit	50 40	25	8/18 5/12	30 25	35/2½	30 40
City R-2	Y	Y	N	20,000	50	25	8/18	30	35/2½	30
City R-3	Y	Y	Y	6,000 4,500 OR 32,500/unit	60 50	25	8/18 5/12	30 25	45/3½ ²	40 50
City R-3	Y	Y	N	20,000	60	25	8/18	30	45/3½ ²	40

Title 23 Table A -- Schedule of Bulk Controls

Zone	Min. Lot (sq. ft.)	Min. Lot Area Per Dwelling Unit (sq. ft.)	Min. Lot Width	Max. Height (ft./story) ¹	Min. Front Yard (ft.)	Side Yard one/both (ft.)	Min. Rear Yard (ft.)	Max. Lot STRUCTURE Coverage (percent)	Total IMPERVIOUS Lot Coverage (percent)
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R-2 ² One Family Two Family	6,000 7,000 Same as R-1	6,000 7,000 Same as R-1	50 40	35/2.5	25	8/20 5/12	30 25	30 40	60
R-3 ² One/Two Family	Same as R-2	Same as R-2	Same as R-2	Same as R-2	Same as R- 2	Same as R-2	Same as R-2	Same as R-2	60
Apartment/ Rooming Houses	10,000 Same as R-2	1,250 Same as R-2	60 40	45/3½	25	8/20 5/12	40 25	40 50	60
Non- Residential and Mixed Uses	10,000 Same as R-2	1,250 Same as R-2	60 40	45/3½	25	8/20 5/12	40 25	40 50	60

MARK MONDO BUILDING & EXCAVATING

771 W UNION ST., ATHENS, OH 45701

BEVERAGE WAREHOUSE ADDITION



CIVIL
REGISTERED PE:



03/19/2024
DATE



11283 Emerson Avenue Phone: (304) 464-5305
Parkersburg, West Virginia 26104 Fax: (304) 464-4428

ISSUED FOR PERMIT
03/19/2024

UTILITIES:

UTILITY LOCATIONS SHOWN ARE A COMPIATION OF FIELD VERIFICATION, & UTILITY COMPANY LOCATION REVIEW. SPECIFIC CONSTRUCTION AREAS WITH UTILITY COMPANIES BEFORE CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS DRAWING AND LOCATIONS SHOWN MAY VARY GREATLY FROM ACTUAL LOCATION.

UTILITY CONFIRMATION #A402602286 REV: 00A

COORDINATES:

ELEVATIONS BASED UPON OPUS SOLUTION NAVD 1988
COORDINATES BASED UPON OPUS SOLUTION NAD83 OH STATE PLANE COORDINATES SOUTH ZONE

PHOTOGRAMMETRY:

BACKGROUND PHOTO OBTAINED FROM GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (GCRIP) DATA COLLECTED IN MARCH AND MAY OF 2007 OR 2014. PICKERING ASSOCIATED MAKES NO CLAIM AS TO THE ACCURACY OF THE DATA SHOWN. IMAGE TO BE USED ONLY FOR GENERAL ORIENTATION TO THE SUBJECT PROPERTY.

LIMITATIONS OF SURVEY:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION AND THEREFORE IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS AND IS SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

NO OPINION IS MADE OR EXPRESSED CONCERNING THE EXISTENCE OF WETLANDS, FLOOD HAZARDS, ENVIRONMENTAL CONDITIONS, HAZARDOUS MATERIALS, UTILITIES, OR ITEMS THAT MAY EFFECT THE USE OF PROPERTY SURVEYED.

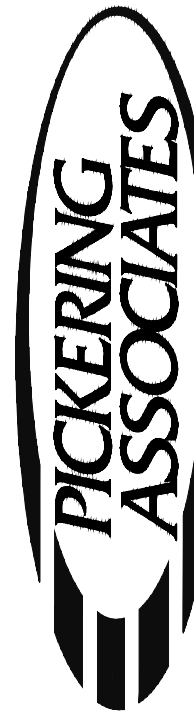
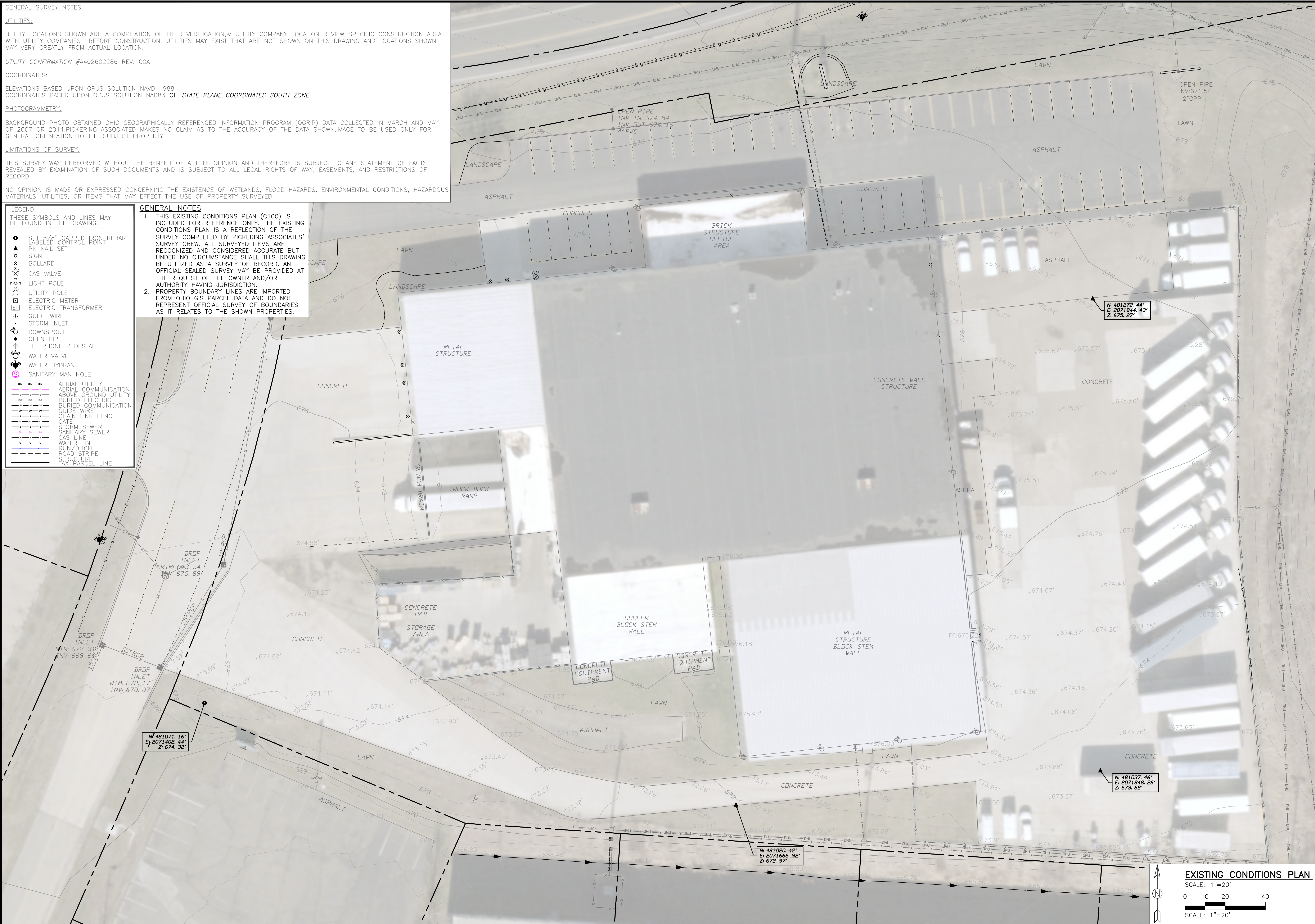
LEGEND

THESE SYMBOLS AND LINES MAY
BE FOUND IN THE DRAWING.

- | | |
|---|----------------------------|
|  | SET 5/8" CAPPED IRON REBAR |
|  | FIELD CONTROL POINT |
|  | PK NAIL SET |
|  | SIGN |
|  | BOLLARD |
|  | GAS VALVE |
|  | LIGHT POLE |
|  | UTILITY POLE |
|  | ELECTRIC METER |
|  | ELECTRIC TRANSFORMER |
|  | GUIDE WIRE |
|  | STORM INLET |
|  | DOWNSPOUT |
|  | OPEN PIPE |
|  | TELEPHONE PEDESTAL |
|  | WATER VALVE |
|  | WATER HYDRANT |
|  | SANITARY MAN HOLE |
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GENERAL NOTES

1. THIS EXISTING CONDITIONS PLAN (C100) IS INCLUDED FOR REFERENCE ONLY. THE EXISTING CONDITIONS PLAN IS A REFLECTION OF THE SURVEY COMPLETED BY PICKERING ASSOCIATES' SURVEY CREW. ALL SURVEYED ITEMS ARE RECOGNIZED AND CONSIDERED ACCURATE BUT UNDER NO CIRCUMSTANCE SHALL THIS DRAWING BE USED TO CONSIDER ANY OTHER RECORD OR AN OFFICIAL SEALED SURVEY MAY BE PROVIDED AT THE REQUEST OF THE OWNER AND/OR AUTHORITY HAVING JURISDICTION.
2. PROPERTY BOUNDARY LINES ARE IMPORTED FROM OHIO GIS PARCEL DATA AND DO NOT REPRESENT OFFICIAL SURVEY OF BOUNDARIES AS IT RELATES TO THE SHOWN PROPERTIES.



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[illegible]

Drawing Description
MARK MONDO BUILDING & EXCAVATING 771 W UNION ST., ATHENS, OH 45701
BEVERAGE WAREHOUSE ADDITION EXISTING CONDITIONS PLAN



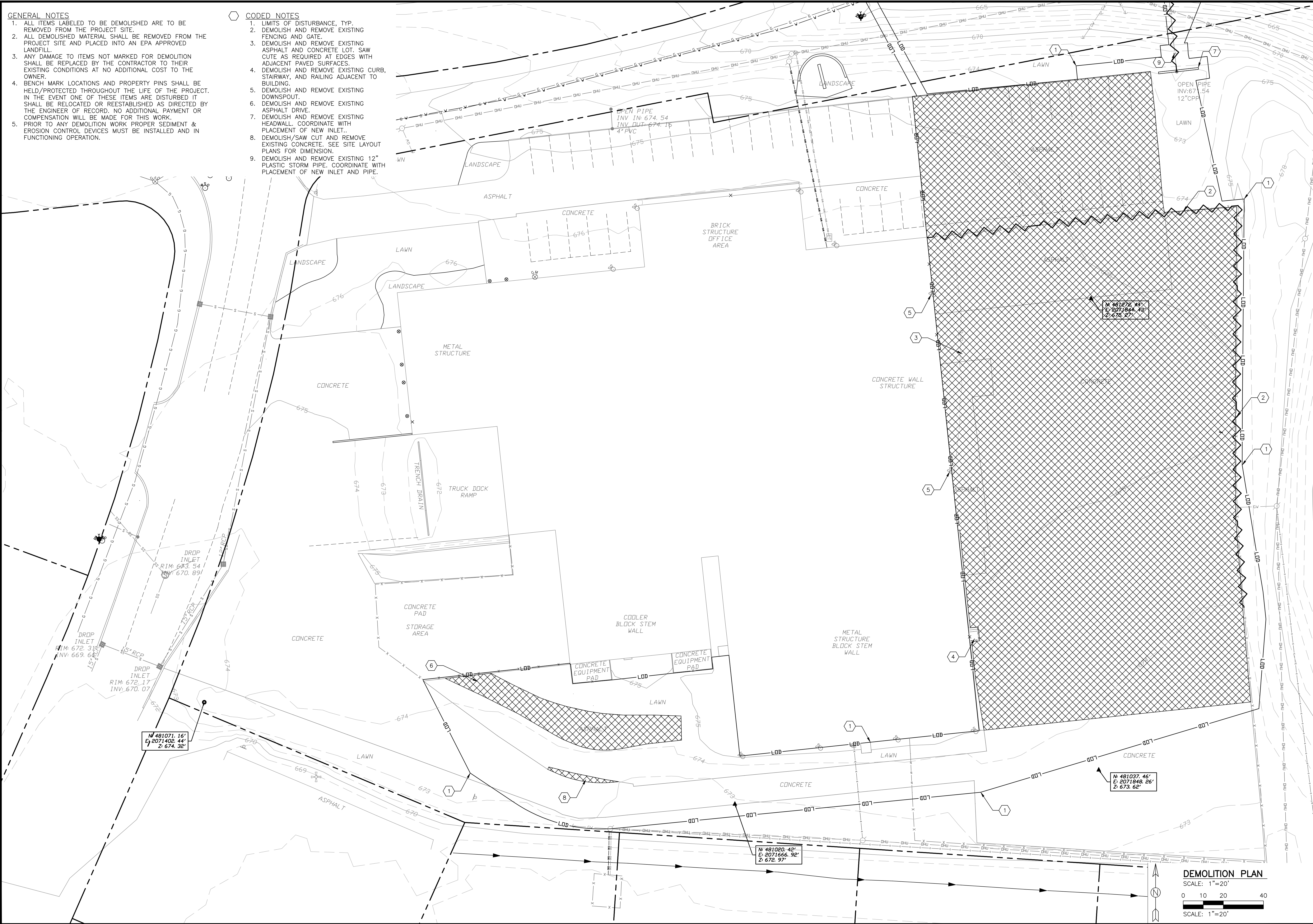
Project: 2232057
Designed By: RJD
Drawn By: RJD
Checked By: SLK
Scale: 1" = 20'
Plot Date: 3/19/24
Revision: 0
Drawing Number:

GENERAL NOTES

1. ALL ITEMS LABELED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE PROJECT SITE.
2. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE AND PLACED INTO AN EPA APPROVED LANDFILL.
3. ANY DAMAGE TO ITEMS NOT MARKED FOR DEMOLITION SHALL BE REPLACED BY THE CONTRACTOR TO THEIR EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
4. BENCH MARK LOCATIONS AND PROPERTY PINS SHALL BE HELD/PROTECTED THROUGHOUT THE LIFE OF THE PROJECT. IN THE EVENT ONE OF THESE ITEMS ARE DISTURBED IT SHALL BE RELOCATED OR REESTABLISHED AS DIRECTED BY THE ENGINEER OF RECORD. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE MADE FOR THIS WORK.
5. PRIOR TO ANY DEMOLITION WORK, PROPER SEDIMENT & EROSION CONTROL DEVICES MUST BE INSTALLED AND IN FUNCTIONING OPERATION.

CODED NOTES

1. LIMITS OF DISTURBANCE, TYP.
2. DEMOLISH AND REMOVE EXISTING FENCING AND GATE.
3. DEMOLISH AND REMOVE EXISTING ASPHALT AND CONCRETE LOT. SAW CUTS AS REQUIRED AT EDGES WITH ADJACENT PAVED SURFACES.
4. DEMOLISH AND REMOVE EXISTING CURB, STAIRWAY, AND RAILING ADJACENT TO BUILDING.
5. DEMOLISH AND REMOVE EXISTING DOWNSPOUT.
6. DEMOLISH AND REMOVE EXISTING ASPHALT DRIVE.
7. DEMOLISH AND REMOVE EXISTING HEADWALL. COORDINATE WITH PLACEMENT OF NEW INLET.
8. DEMOLISH/SAW CUT AND REMOVE EXISTING CONCRETE. SEE SITE LAYOUT PLANS FOR DIMENSION.
9. DEMOLISH AND REMOVE EXISTING 12" PLASTIC STORM PIPE. COORDINATE WITH PLACEMENT OF NEW INLET AND PIPE.



PICKERING ASSOCIATES

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Rev.	By	Date	Description
0	SLK	3/19/24	ISSUED FOR PERMIT

Drawing Description

MARK MONDO BUILDING & EXCAVATING

771 W UNION ST., ATHENS, OH 45701

BEVERAGE WAREHOUSE ADDITION

DEMOLITION PLAN

STATE OF OHIO

SPENCER LEE KIMBLE

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

Project: 2232057

Designed By: RJD

Drawn By: RJD

Checked By: SLK

Scale: 1" = 20'

Plot Date: 3/19/24

Revision: 0

Drawing Number: CD101

GENERAL NOTES:

- SITE DEVELOPMENT INFORMATION:

- [illegible]

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[illegible]

Drawing Description
MARK MONDO BUILDING & EXCAVATING 771 W UNION ST., ATHENS, OH 45701 BEVERAGE WAREHOUSE ADDITION SITE PLAN



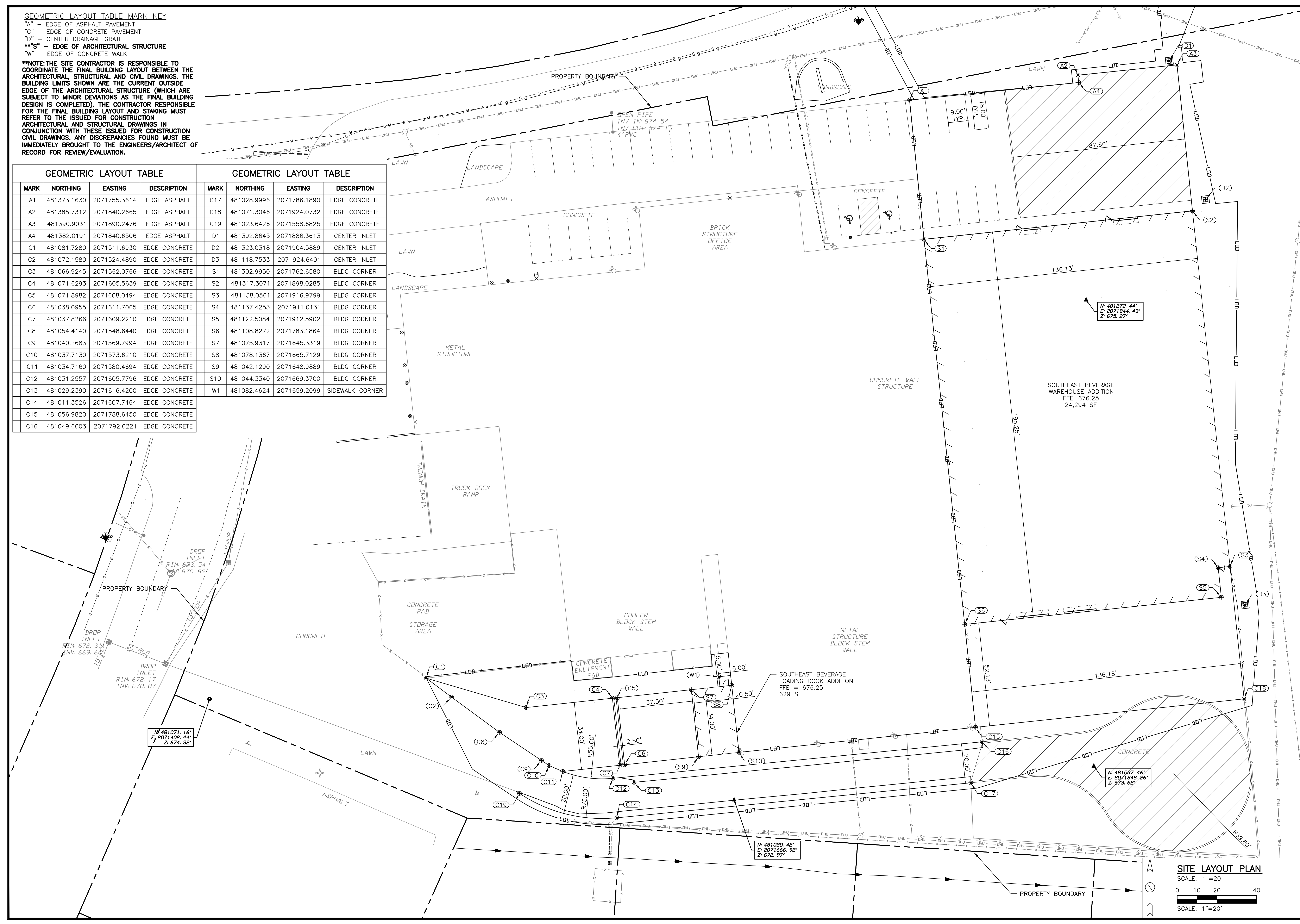
Revision: 0

C101

"A" - EDGE OF ASPHALT PAVEMENT
 "C" - EDGE OF CONCRETE PAVEMENT
 "D" - CENTER DRAINAGE GRATE
****S" - EDGE OF ARCHITECTURAL STRUCTURE**
 "W" - EDGE OF CONCRETE WALK

MARK	NORTHING	EASTING	DESCRIPTION
A1	481373.1630	2071755.3614	EDGE ASPHALT
A2	481385.7312	2071840.2665	EDGE ASPHALT
A3	481390.9031	2071890.2476	EDGE ASPHALT
A4	481382.0191	2071840.6506	EDGE ASPHALT
C1	481081.7280	2071511.6930	EDGE CONCRETE
C2	481072.1580	2071524.4890	EDGE CONCRETE
C3	481066.9245	2071562.0766	EDGE CONCRETE
C4	481071.6293	2071605.5369	EDGE CONCRETE
C5	481071.8982	2071608.0494	EDGE CONCRETE
C6	481038.0955	2071611.7065	EDGE CONCRETE
C7	481037.8266	2071609.2210	EDGE CONCRETE
C8	481054.4140	2071548.6440	EDGE CONCRETE
C9	481040.2683	2071569.7994	EDGE CONCRETE
C10	481037.7130	2071573.6210	EDGE CONCRETE
C11	481034.7160	2071580.4694	EDGE CONCRETE
C12	481031.2557	2071605.7796	EDGE CONCRETE
C13	481029.2390	2071616.4200	EDGE CONCRETE
C14	481011.3526	2071607.7464	EDGE CONCRETE
C15	481056.9820	2071788.6456	EDGE CONCRETE
C16	481049.6603	2071792.0221	EDGE CONCRETE

GEOMETRIC LAYOUT TABLE				GEOMETRIC LAYOUT TABLE			
MARK	NORTHING	EASTING	DESCRIPTION	MARK	NORTHING	EASTING	DESCRIPTION
A1	481373.1630	2071755.3614	EDGE ASPHALT	C17	481028.9996	2071786.1890	EDGE CONCRETE
A2	481385.7312	2071840.2665	EDGE ASPHALT	C18	481071.3046	2071924.0732	EDGE CONCRETE
A3	481390.9031	2071890.2476	EDGE ASPHALT	C19	481023.6426	2071558.6825	EDGE CONCRETE
A4	481382.0191	2071840.6506	EDGE ASPHALT	D1	481392.8645	2071886.3613	CENTER INLET
C1	481081.7280	2071511.6930	EDGE CONCRETE	D2	481323.0318	2071904.5889	CENTER INLET
C2	481072.1580	2071524.4890	EDGE CONCRETE	D3	481118.7533	2071924.6401	CENTER INLET
C3	481066.9245	2071562.0766	EDGE CONCRETE	S1	481302.9950	2071762.6580	BLDG CORNER
C4	481071.6293	2071605.5639	EDGE CONCRETE	S2	481317.3071	2071898.0285	BLDG CORNER
C5	481071.8982	2071608.0494	EDGE CONCRETE	S3	481138.0561	2071916.9799	BLDG CORNER
C6	481038.0955	2071611.7065	EDGE CONCRETE	S4	481137.4253	2071911.0131	BLDG CORNER
C7	481037.8266	2071609.2210	EDGE CONCRETE	S5	481122.5084	2071912.5902	BLDG CORNER
C8	481054.4140	2071548.6440	EDGE CONCRETE	S6	481108.8272	2071783.1864	BLDG CORNER
C9	481040.2683	2071569.7994	EDGE CONCRETE	S7	481075.9317	2071645.3319	BLDG CORNER
C10	481037.7130	2071573.6210	EDGE CONCRETE	S8	481078.1367	2071665.7129	BLDG CORNER
C11	481034.7160	2071580.4694	EDGE CONCRETE	S9	481042.1290	2071648.9889	BLDG CORNER
C12	481031.2557	2071605.7796	EDGE CONCRETE	S10	481044.3340	2071669.3700	BLDG CORNER
C13	481029.2390	2071616.4200	EDGE CONCRETE	W1	481082.4624	2071659.2099	SIDEWALK CORNER
C14	481011.3526	2071607.7464	EDGE CONCRETE				
C15	481056.9820	2071788.6450	EDGE CONCRETE				
C16	481049.6603	2071792.0221	EDGE CONCRETE				



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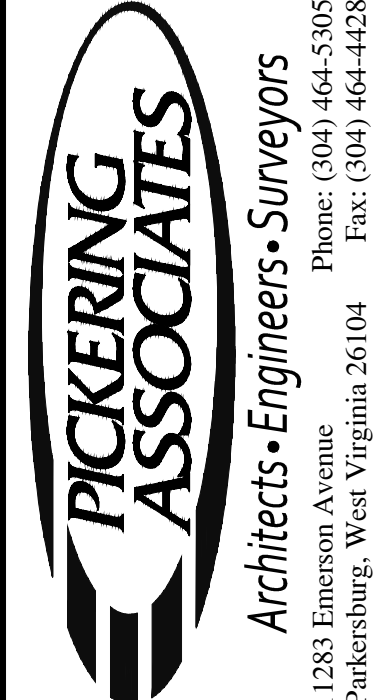
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Drawing Description
MARK MONDO BUILDING & EXCAVATING 771 W UNION ST., ATHENS, OH 45701 BEVERAGE WAREHOUSE ADDITION SITE LAYOUT



Project: 2232057
Designed By: RJD
Drawn By: RJD
Checked By: SLK
Scale: 1" = 20'
Plot Date: 3/19/24
Revision: 0
Drawing Number: C102

1. THE EXISTING SITE DRAINS TO THE SOUTHEAST (EXISTING DRAINAGE DITCH) AND NORTHEAST (EXISTING INLET PIPE) CORNER OF THE PROPERTY.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACES.
3. EXISTING DRAINAGE DITCHES ARE TO BE GRADING PURPOSES AS SHOWN ON THESE PLANS SHALL BE REMOVED FROM THE PROJECT SITE.
4. ALL CONTOURS REPRESENT TOP OF FINISHED SURFACE (I.E. TOP OF CONCRETE, TOP OF ASPHALT, TOP OF STONE, ETC).
5. THE FINAL TOP 6" OF SOIL NOT COVERED BY BUILDINGS OR PAVEMENT SHALL BE OF THE TYPE TO ADEQUATELY SUPPORT LAWN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE (NO STANDING WATER) IS ATTAINED THROUGHOUT AND UPON COMPLETION OF THE PROJECT.
7. THE SITE CONTRACTOR SHALL ENSURE THAT ALL SLOPES ARE SLOPED/GRADED PER ADA REQUIREMENTS. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION FOR REVIEW/EVALUATION.

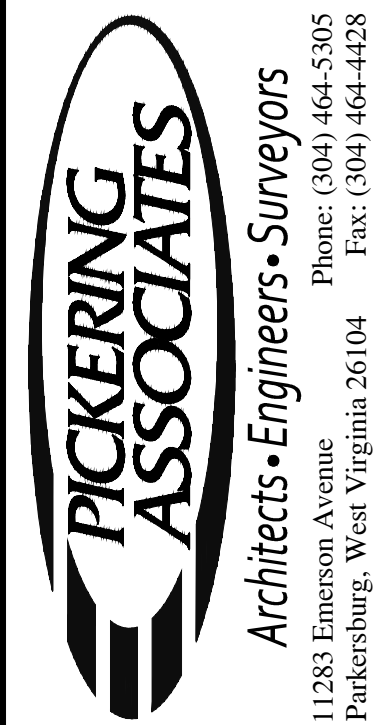
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Drawing Description
MARK MONDO BUILDING & EXCAVATING 771 W UNION ST., ATHENS, OH 45701
BEVERAGE WAREHOUSE ADDITION SITE GRADING PLAN



Project: 2232057
Designed By: RJD
Drawn By: RJD
Checked By: SLK
Scale: 1" = 20'
Plot Date: 3/19/24
Revision: 0
Drawing Number: C103

- NPDES SITE DESCRIPTION NOTES:
- 1.1. CONSTRUCTION ACTIVITY = CONSTRUCTION OF WAREHOUSE ADDITION AND LOADING DOCK AND ASSOCIATED INFRASTRUCTURE.
- 1.2. TOTAL SITE AREA = 4.769 ACRES
- 1.3. TOTAL DISTURBED AREA = 1.486 ACRES
- 1.4. RUNOFF COEFFICIENTS (WEIGHTED AVERAGE):
 - 1.4.1. PRE-CONSTRUCTION: 0.748
 - 1.4.2. POST-CONSTRUCTION: 0.759
- 1.5. PERCENT IMPERVIOUS AREA:
 - 1.5.1. PRE-CONSTRUCTION: 72.34%
 - 1.5.2. POST-CONSTRUCTION: 74.34%
2. PRIOR LAND USE = EXISTING LOT WITH STRUCTURE, CONCRETE, GRAVEL, AND GRASS
3. THE EXISTING SITE DRAINS TO THE SOUTHEAST (EXISTING DITCH) AND NORTHEAST (EXISTING INLET PIPE) CORNER OF THE PROPERTY.
4. PROPOSED CONSTRUCTION SEQUENCE:
 - 4.1. CLEAR AND GRUB APPROPRIATE AREAS TO BE DISTURBED (1 WEEK)
 - 4.2. INSTALL PERIMETER FILTER SEDIMENT CONTROLS PRIOR TO GRADING AND WITHIN 7 DAYS OF START OF GRUBBING (1 DAY)
 - 4.3. PROVIDE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION (1 DAY)
 - 4.4. CONSTRUCT CONSTRUCTION ENTRANCE (1 DAY)
 - 4.5. CONSTRUCT SITE UTILITIES AND STORM DRAINAGE LINES LOCATED BELOW EXISTING GRAD FROM MAIN LINES TO WITHIN 5' OF BUILDING OR AT FITTING PRIOR TO BUILDING ENTRY (2 WEEKS)
 - 4.6. CONSTRUCT FILL AND CUT AS SHOWN ON DRAWINGS (2 WEEKS)
 - 4.7. CONSTRUCT BUILDINGS, DRIVES, ETC AS SHOWN ON DRAWINGS (3 MONTHS)
 - 4.8. PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS (1 DAY)
 - 4.9. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AS CONTRIBUTING AREAS ARE STABILIZED (1 DAY)
5. SILT FENCE SHALL BE PLACED ON LOW-SIDE OF STOCK PILES, CUT AREAS, OR FILL AREAS TO HELP LIMIT SEDIMENT FROM BEING WASHED INTO EXISTING STREETS, LAWNS, DRAINAGE STRUCTURES, AND DRAINAGE WAYS. SECTION 6.3 (SILT FENCE) OF THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL SHALL BE REFERENCED FOR ADDITIONAL INFORMATION. SILT FENCE SHALL BE CONSTRUCTED, MANUFACTURED, AND MAINTAINED IN ACCORDANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL.
6. FILTER SOCKS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL (SECTION 6.6).
7. INLET PROTECTION SHALL BE PROVIDED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH SECTION 6.4 OF OHIO RAINWATER AND LAND DEVELOPMENT MANUAL.
8. CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL (SECTION 7.4). STONE SHALL BE ODOT #2 SIZE WITH 10" MINIMUM THICKNESS. CONSTRUCTION ENTRANCE SHALL HAVE GEOTEXTILE FABRIC IN ACCORDANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL.
9. THE CONTRACTOR SHALL APPLY FOR A SEPARATE NPDES PERMIT FOR ALL BORROW AND WASTE SITES. BORROW AND WASTE SITE CONSTRUCTION SPECIFICATIONS ARE BEYOND THE SCOPE OF THESE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK AT THESE SITES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE (NO STANDING WATER) IS ATTAINED THROUGHOUT AND UPON COMPLETION OF THE PROJECT.
11. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH ODOT AND ODNR STANDARD DETAILS. WHERE CONFLICTS ARE ENCOUNTERED, THE MOST STRINGENT REQUIREMENT SHALL CONTROL.
12. CEMENT TRUCK WASH-OUT AREAS SHALL BE SURROUNDED BY A EARTH DIKE AND BE LOCATED AWAY FROM DRAINAGE CHANNELS. THE DIKED AREA SHALL HOLD A VOLUME EQUAL TO 11% OF THE LARGEST TANK. WASHINGS MUST BE CONTAINED ON-SITE UNTIL THEY HARDEN. ALL REMAINING DEBRIS SHALL THEN BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
13. REFUELING, MAINTENANCE, AND STORAGE AREAS SHALL BE LOCATED WITHIN A DIKED AND IMPERVIOUS AREA. TOXIC WASTE AND SPILLAGE MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
14. CONSTRUCTION ENTRANCES MUST BE LOCATED WITHIN THE SITE PROPERTY LIMITS AND BE GRAVELED SUFFICIENTLY TO EFFECTIVELY MINIMIZE THE TRACKING OF SEDIMENTS FROM THE SITE. ENTRANCES AND RECEIVING ROADWAYS SHALL BE SWEEP/CLEANED AT FREQUENCY ACCEPTABLE TO THE ENGINEER AND THE AUTHORITY HAVING JURISDICTION.
15. WHERE POSSIBLE, LEAVE EXISTING VEGETATIVE STRIP ALONG PROPERTY PERIMETER.
16. APPROPRIATE CONSTRUCTION DUMPSTERS SHALL BE PROVIDED (EG. LEAK PROOF, COVERED) AS REQUIRED BY NPDES PERMIT.
17. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL CEASE AND BE DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR THEY ARE NO LONGER NEEDED.



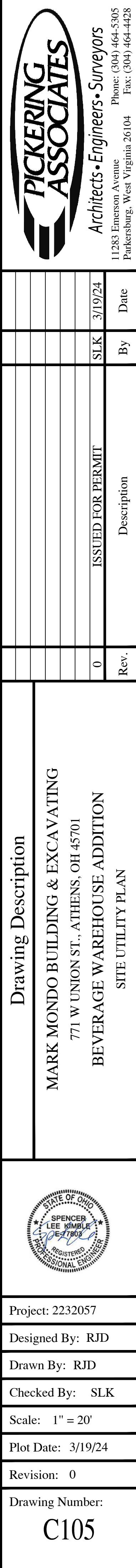
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Rev.			Description		By	Date

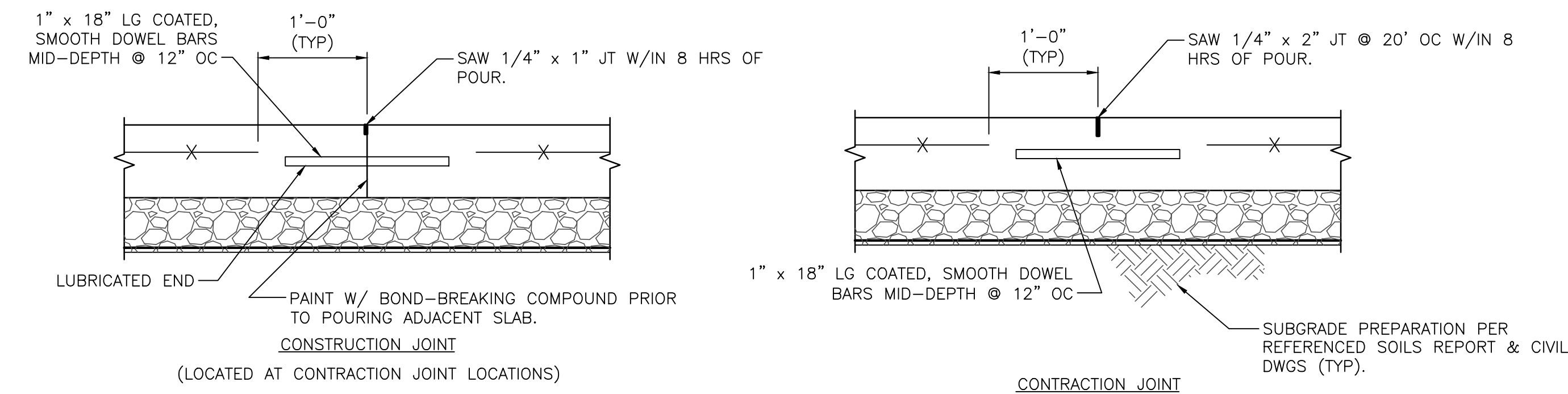
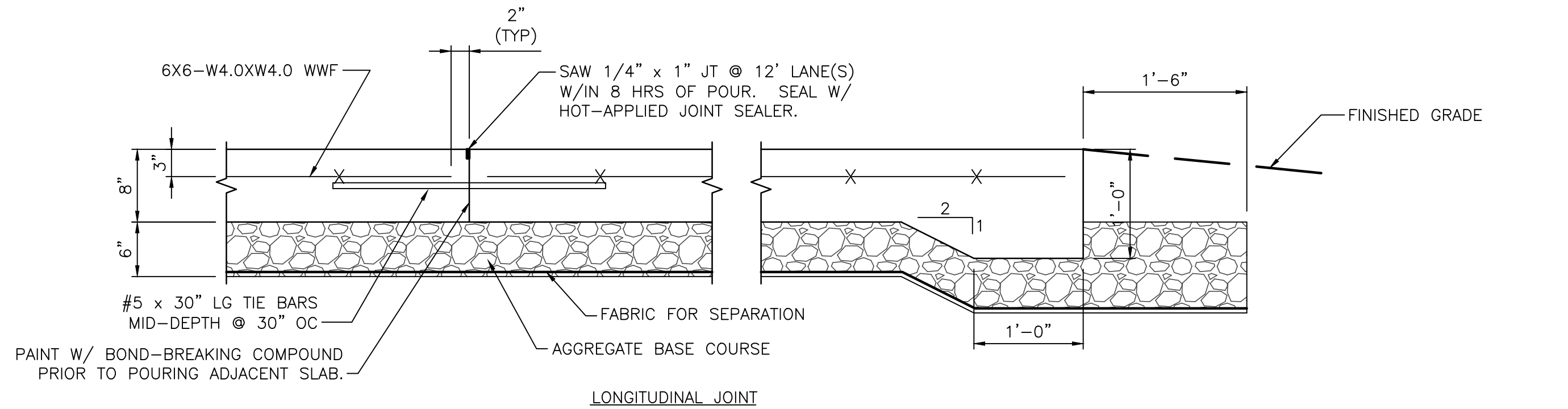
Drawing Description
MARK MONDO BUILDING & EXCAVATING 771 W UNION ST., ATHENS, OH 45701 BEVERAGE WAREHOUSE ADDITION SITE SEDIMENT AND EROSION CONTROL PLAN



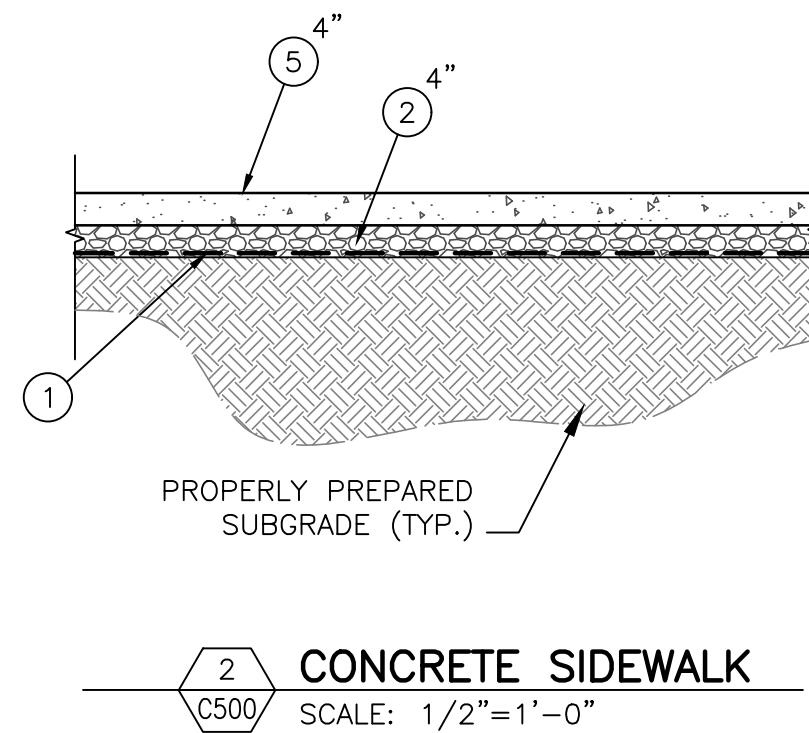
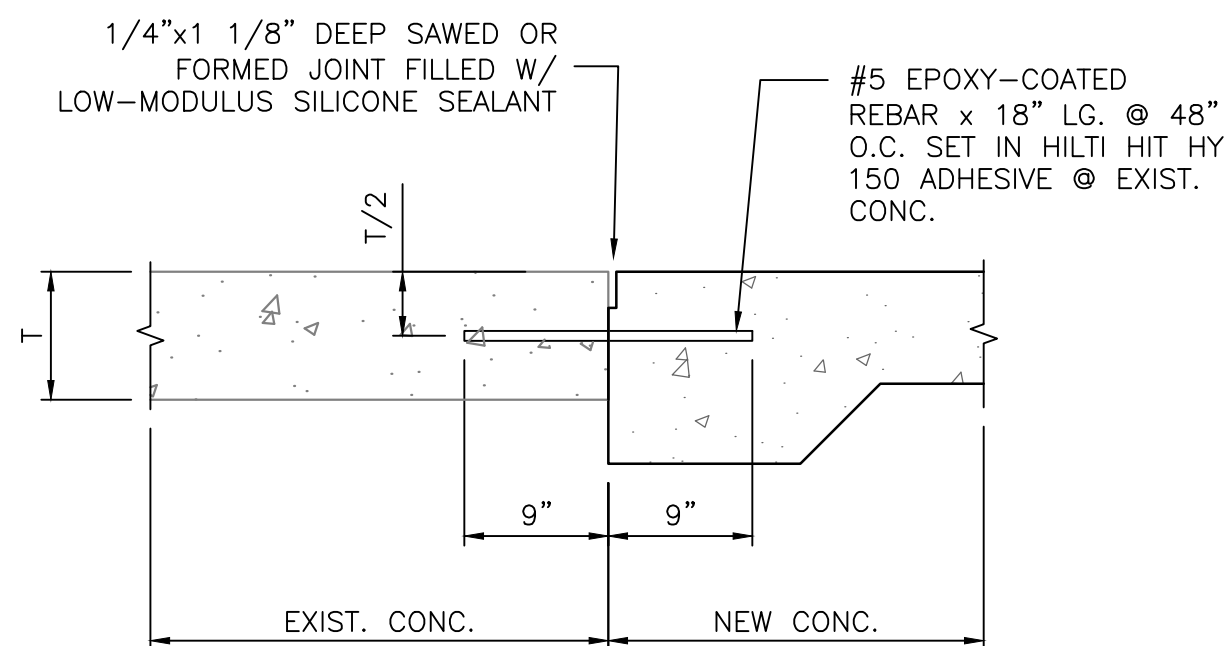
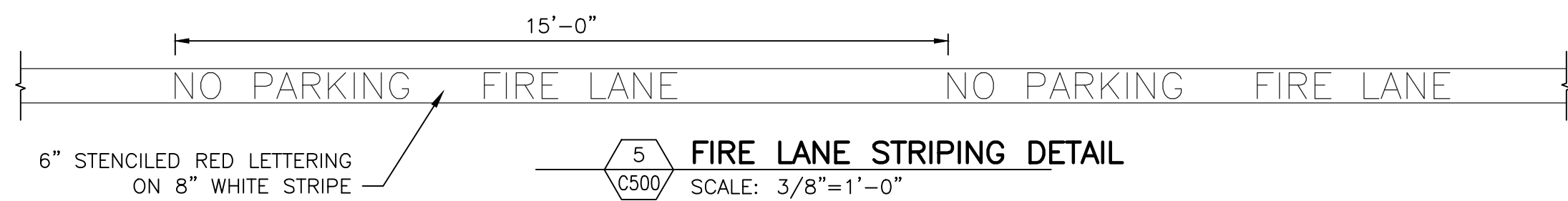
Project: 2232057
Designed By: RJD
Drawn By: RJD
Checked By: SLK
Scale: 1" = 20'
Plot Date: 3/19/24
Revision: 0
Drawing Number: C104

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UTILITIES WITHIN THE WORK AREA SHALL BE FIELD VERIFIED. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, PRELIMINARY PROTECTIVE MEASURES DURING CONSTRUCTION. CORRECTION OF ANY DAMAGE TO UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
2. UNLESS NOTED OTHERWISE, UTILITY DEPTHS THAT COULD POSE CONFLICTS WITH CONSTRUCTION SHALL BE FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION. DEPTHS SHALL BE RECORDED AND SUBMITTED TO THE ENGINEER FOR POSSIBLE RELOCATION/MODIFICATION DETERMINATION. ALL WORK ASSOCIATED WITH THE RELOCATION OF THESE QUESTIONABLE UTILITIES SHALL BE AS DIRECTED BY THE DEVELOPER (CHANGE ORDER AT TIME OF CONSTRUCTION). ALL ACTIVITIES, TIMING, AND DURATION OF THE UTILITY RELOCATIONS SHALL BE COORDINATED WITH THE OWNER AND THE UTILITY COMPANY INVOLVED.
3. ALL UTILITY CONSTRUCTION SHALL BE COORDINATED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY.
4. ALL WORK TO REMOVE/ADJUST ABANDONED SERVICE VALVE BOXES, METER PITS, AND VALVES TO ACCOMMODATE PROJECT FINISH GRADES SHALL BE COORDINATED WITH AND APPROVED BY THE RESPECTIVE UTILITY PROVIDER. ALL COSTS ASSOCIATED WITH CORRESPONDING WORK SHALL BE INCIDENTAL TO THE PROJECT BID. FINAL SERVICE METER, VALVE, PEDESTAL, AND TRANSFORMER LOCATIONS SHALL BE COORDINATED WITH UTILITY COMPANY AND OWNER. DESIGN AND LOCATION OF UTILITY PADS, SERVICE LINES, STAKEOUTS, ETC. SHALL BE COORDINATED WITH THE OWNER AND UTILITY PROVIDERS.
5. MINIMUM CLEARANCES AROUND AND BETWEEN ALL UTILITIES (MAIN AND SERVICE LINES) AND STORM SEWERS SHALL BE MAINTAINED IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS AND THE APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITY HAVING JURISDICTION. AT A MINIMUM, THE FOLLOWING CLEARANCES SHALL BE MAINTAINED: GAS-18", ELECTRIC WITHOUT CONCRETE-12", WATER OVER SANITARY-18", AND OTHER-6".
6. MAIN CAPACITY VERIFICATIONS ARE BEYOND THE SCOPE OF THESE PLANS, HAVE NOT BEEN CHECKED, AND SHOULD BE VERIFIED WITH THE RESPECTIVE UTILITY PROVIDER.
7. THE OWNER AND UTILITY PROVIDER SHALL BE CONSULTED AND COORDINATED WITH CONCERNING ALL WORK ASSOCIATED WITH PROPOSED UTILITIES, MODIFICATIONS/RELOCATIONS OF EXISTING UTILITIES, AND REMOVAL/ABANDONMENT OF EXISTING UTILITIES. ALL UTILITY CONSTRUCTION SHALL ACCOMMODATE PROJECT FINISH GRADES.
8. ROOF DOWNSPOUT CONNECTIONS SHALL BE COORDINATED WITH THE FINAL ARCHITECTURAL AND PLUMBING DRAWINGS. THE SITE CONTRACTOR SHALL ASSURE CONNECTIONS ARE PROVIDED TO THE MAIN STORM SEWER PIPING PRIOR TO ANY FINAL PAVING (ASPHALT/CONCRETE) OPERATIONS. SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR FINAL DOWNSPOUT DETAILS/LOCATIONS.

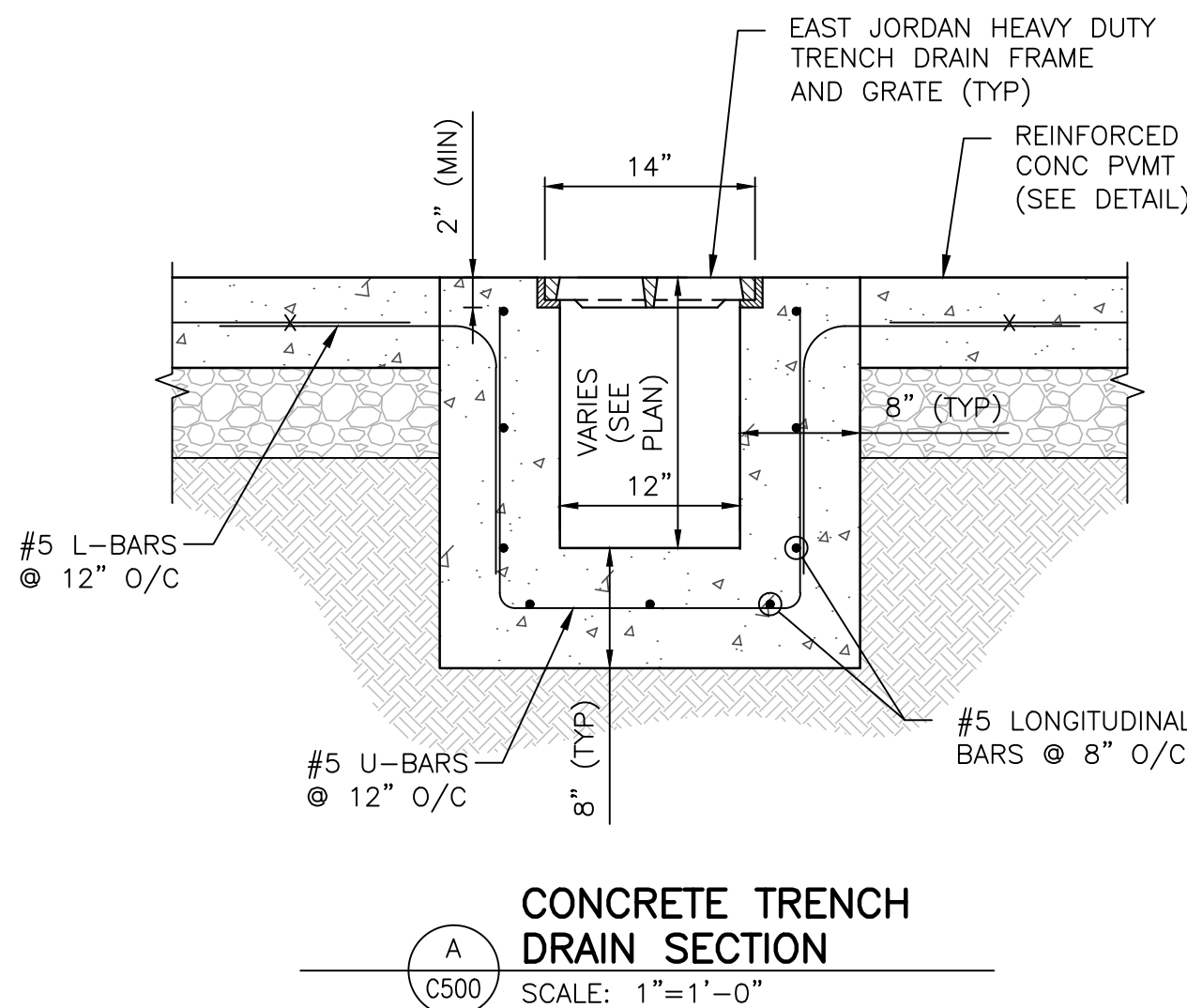
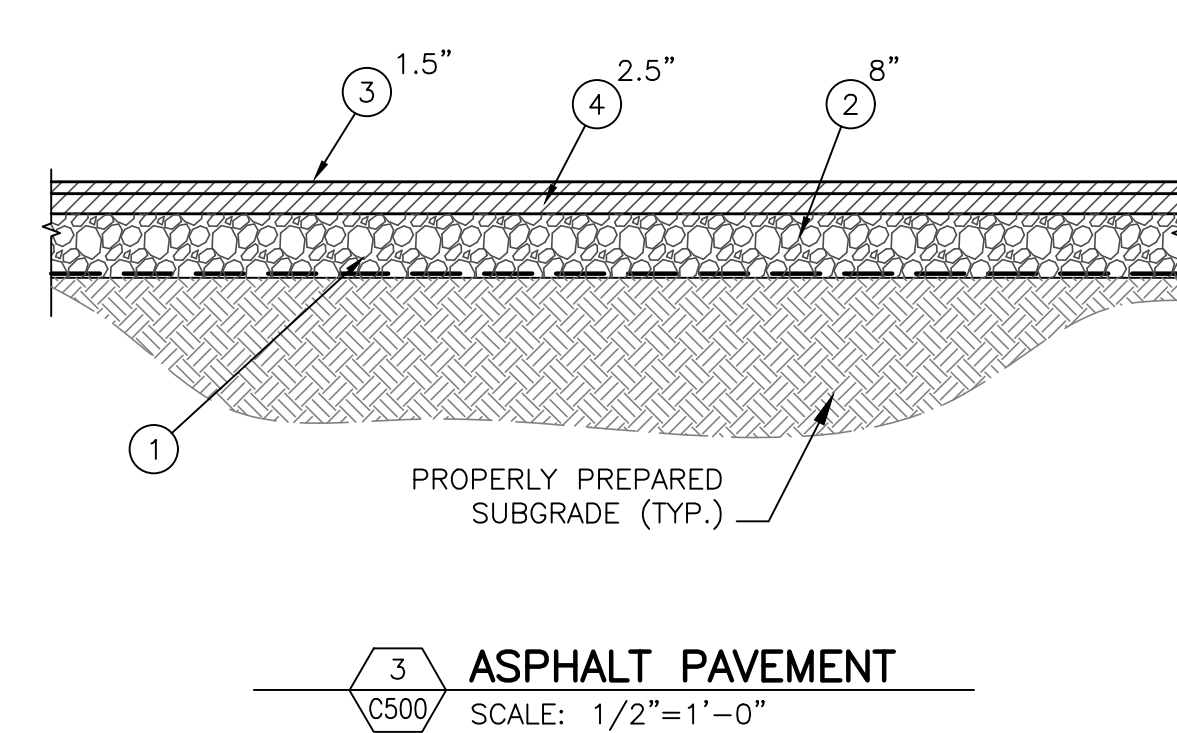




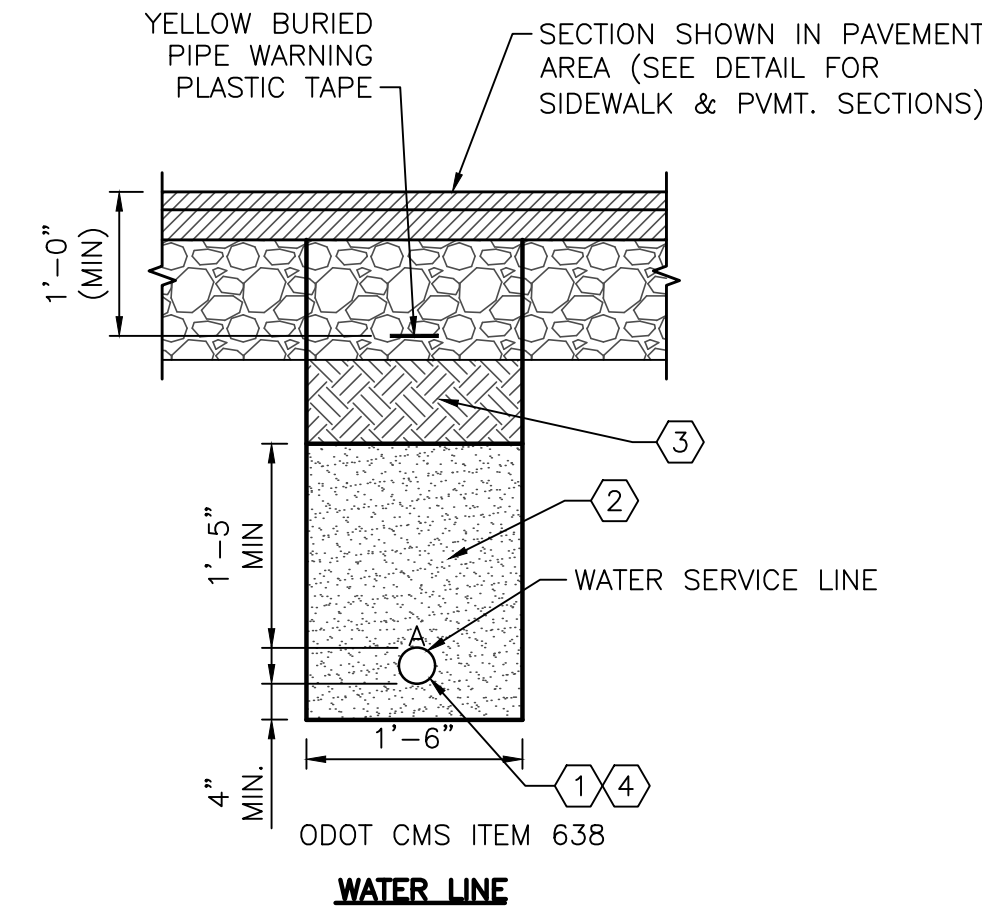
TYPICAL CONC PAVEMENT AND JOINT DETAILS
SCALE: 1"=1'-0"



- ① ITEM 207034-000 FABRIC FOR SEPARATION
- ② ITEM 307001-000 AGGREGATE BASE COURSE, CLASS 1
- ③ ITEM 401002-020 HOT-MIX ASPHALT WEARING COURSE, STONE OR GRAVEL, TYPE I
- ④ ITEM 401001-023 HOT-MIX ASPHALT BASE COURSE, STONE OR GRAVEL, TYPE II
- ⑤ ITEM 609001-001 4 INCH CONCRETE SIDEWALK



- 1. ALL CONCRETE SHALL BE 4000PSI COMPRESSIVE STRENGTH.



8" PE WATER PIPE, 36" MIN. COVER (SEE SECTION) (PROVIDE CONTINUOUS 12 GA COATED COPPER WIRE ABOVE WATER PIPE.)

CODING NOTES:

- 1. PROVIDE CLEAN COMPACTED SAND PIPE BEDDING (ODOT STRUCTURAL BACKFILL).
- 2. PROVIDE BACKFILL WITH GRAVEL OR SLAG NO LARGER THAN 3/4", CRUSHED RUN, OR COMPACTED CLEAN SAND (ODOT STRUCTURAL BACKFILL).
- 3. PROVIDE SUITABLE SOIL BACKFILL PLACED IN ACCORDANCE WITH ODOT CMS 638.03.
- 4. PROVIDE UNIFORM AND CONTINUOUS BEARING/SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND (ODOT TYPE 3 BEDDING). ALTERNATIVELY, PROVIDE COMPACTED CLEAN SAND PIPE BEDDING WHERE ROCK OR OTHER UNSUITABLE MATERIAL ENCOUNTERED.

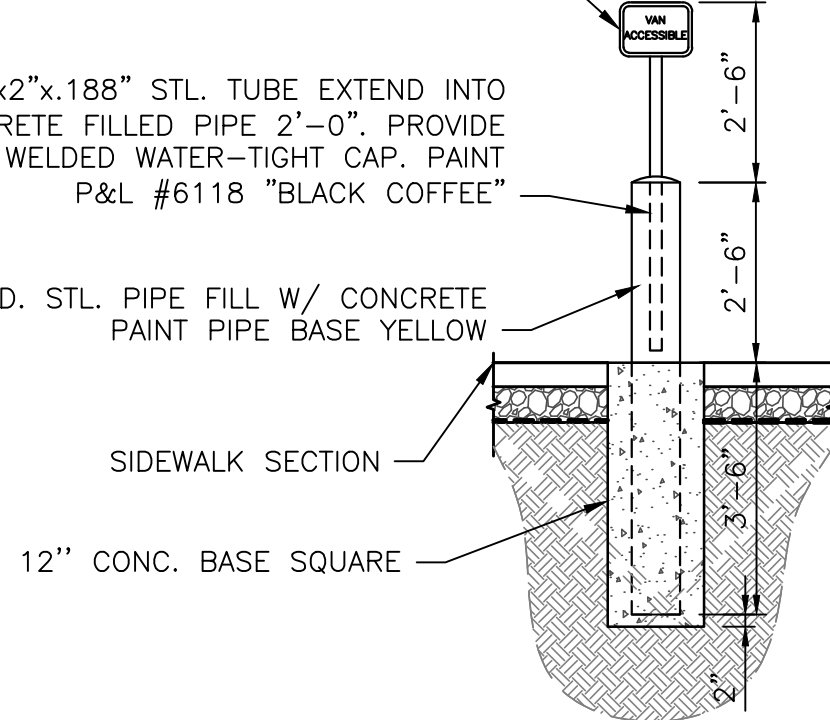
WATER UTILITY TRENCH
SCALE: NTS

STANDARD ALUM. HANDICAPPED PARKING SIGN R7-8. BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED NUTS, BOLTS, & WASHERS, WHERE REQUIRED

STANDARD ALUM. "VAN ACCESSIBLE" SIGN R7-8D. BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED NUTS, BOLTS, & WASHERS, WHERE REQUIRED

2"x2"x.188" STL. TUBE EXTEND INTO CONCRETE FILLED PIPE 2'-0". PROVIDE WELDED WATER-TIGHT CAP. PAINT P&L #6118 "BLACK COFFEE"

6" STD. STL. PIPE FILL W/ CONCRETE PAINT PIPE BASE YELLOW



HANDICAP PARKING SIGN DETAIL
SCALE: 3/8"=1'-0"

Rev.	By	Date	Description
0	SLK	3/19/24	ISSUED FOR PERMIT

Drawing Description
MARK MONDO BUILDING & EXCAVATING 771 W UNION ST., ATHENS, OH 45701 BEVERAGE WAREHOUSE ADDITION SECTIONS AND DETAILS



Project: 2232057
Designed By: RJD
Drawn By: RJD
Checked By: SLK
Scale: 1" = 20'
Plot Date: 3/19/24
Revision: 0
Drawing Number: C500