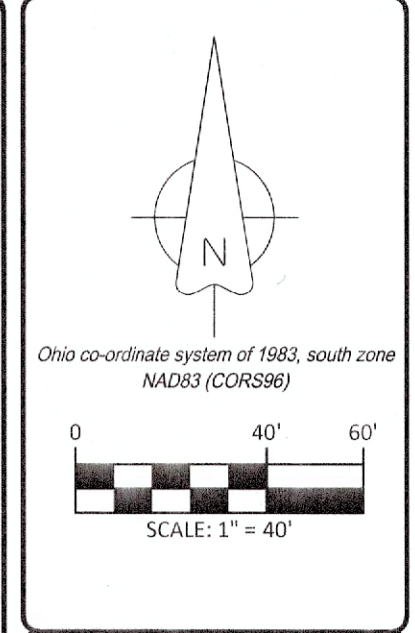


VICINITY MAP
SCALE: 1"=2000'



Item	Revision	Date	By	CHK
	Add legal description for Remainder of Parcels 2, 4, & 6 of Ch. 485, Pa. 68	11/27/2018	JDV	JDV

Item	Revision	Date	By	CHK

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 488 Erlanger Road • Erlanger, Kentucky 41018
 Ph (859) 727-3283 • Fax (859) 727-8432 • www.viox.com

Project No.:
 Date:
 Checked:
 Approval:
 Approval:
 Approval:
 Print Stamp: 11/27/2018 11:44 AM

NOTES

- LOCATION OF UTILITIES AND STRUCTURES, BOTH SURFACE AND SUB-SURFACE, ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT TIME OF THE SURVEY, AND ARE NOT NECESSARILY COMPLETE OR CORRECT. DURING CONSTRUCTION THE CONTRACTOR SHALL USE DILIGENCE IN PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SAME.
- ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY, ONLINE WETLANDS MAPPER, THE SURVEYED PARCEL CONTAINS WETLANDS. THE SUBJECT PARCEL CONTAINS WETLANDS R4SBC (RIVERINE, INTERMITTENT, STREAMBED, SEASONALLY FLOODED) AND PEM1A (PALUSTRINE, EMERGENT, PERSISTENT, TEMPORARY FLOODED) AS SHOWN HEREON BY SCALE FROM SAID MAPPER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 390900235C DATED DECEMBER 18, 2009, THE SURVEYED PARCEL CONTAINS SPECIAL FLOOD HAZARD AREA ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), OTHER FLOOD AREA ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD). THE LIMITS OF SAID FLOOD ZONES ARE SHOWN HEREON BY SCALE FROM SAID FIRM.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED.
- IT IS UNKNOWN IF THERE ARE ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
- THAT PORTION OF THE SURVEYED PARCEL THAT IS CURRENTLY TITLED TO EAST STATE STREET DEVELOPMENT IS LOCATED IN UNINCORPORATED ATHENS COUNTY AND HAS NO ZONING.

THAT PORTION OF THE SURVEYED PARCEL THAT IS CURRENTLY TITLED TO RENZELLI IS CURRENTLY ZONED M - INDUSTRIAL ZONE. THE FOLLOWING RESTRICTIONS ARE LISTED PER THE CITY OF ATHENS ZONING CODE TITLE 23, TABLE A:

MINIMUM FRONT YARD:	25 FEET
MINIMUM SIDE YARD:	NONE, EXCEPT WHEN ADJOINING AN R-ZONE, THEN NOT LESS THAN 25 FEET
MINIMUM REAR YARD:	NONE, EXCEPT WHEN ADJOINING AN R-ZONE, THEN NOT LESS THAN 25 FEET
MAXIMUM BUILDING HEIGHT:	REQUIRES INTERPRETATION
MAXIMUM LOT COVERAGE:	NONE LISTED
PARKING REQUIREMENTS:	REQUIRES INTERPRETATION

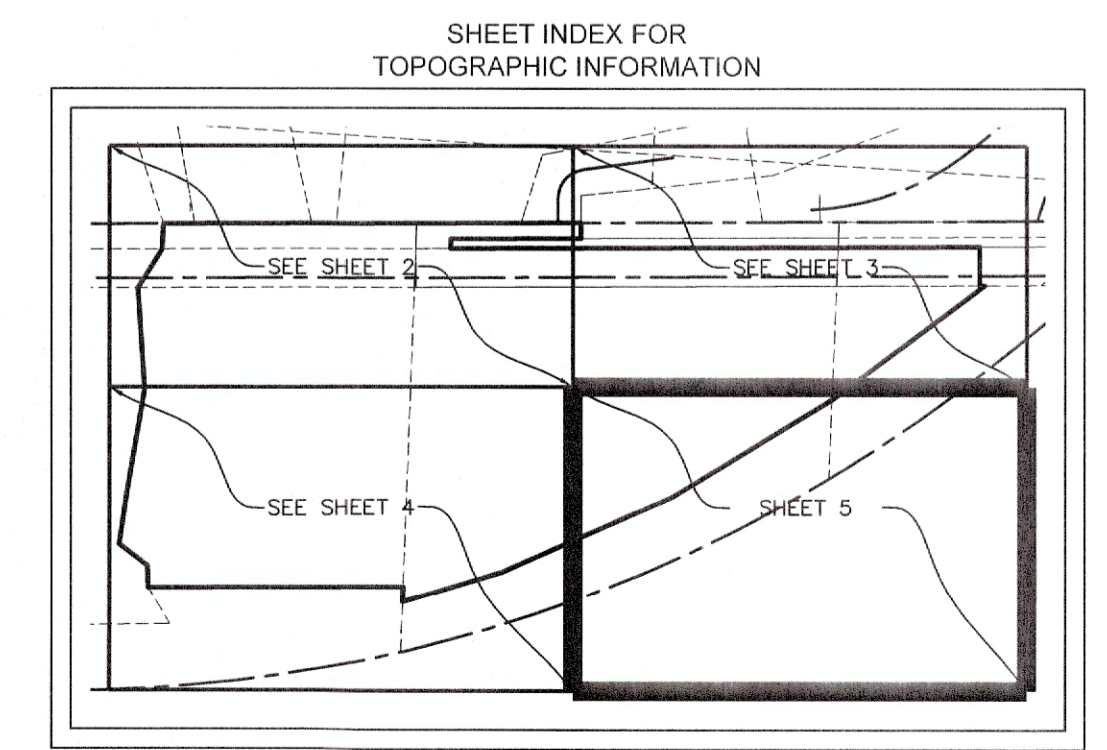
LEGEND

● BOLLARD	□ UTILITY PEDESTAL	—x—x—x—x—x— WOVEN WIRE FENCE LINE	B.G. BELOW GRADE
■ CATCH BASIN	+ GUY ANCHOR	—o—o—o—o—o— CHAINLINK FENCE LINE	INV INVERT
⊕ STORM MANHOLE	⊗ LIGHT POLE	—ou—ou—ou—ou—ou— OVERHEAD UTILITY LINE	RCP REINFORCED CONCRETE PIPE
— HEADWALL	○ POLE	—g—g—g—g—g— GAS LINE	VCP VITRIFIED CLAY PIPE
⊙ SANITARY MANHOLE	☁ DECIDUOUS TREE	—w—w—w—w—w— WATER LINE	HDPE HIGH DENSITY POLYETHYLENE PIPE
⊕ UTILITY VALVE	⊗ SIGN	—fo—fo—fo—fo—fo— FIBER OPTIC LINE	DIP DUCTILE IRON PIPE
⊕ FIRE HYDRANT		—fm—fm—fm—fm—fm— SANITARY SEWER FORCE MAIN	
⊕ WATER METER		—t—t—t—t—t— TREE LINE	

Horizontal & vertical control was established by real time kinematic GPS using the ODOT Virtual Reference Station Network.

Horizontal Control
 NAD 83 (CORS96)
 OHIO CO-ORDINATE SYSTEM OF 1983, SOUTH ZONE
 U.S. Feet

Vertical Control
 NAVD 88
 U.S. Feet



MENARD, INC.
 ALTA/NPS LAND TITLE SURVEY
 Fraction 24, Section 28, Township 5 North, Range 13 West
 CITY OF ATHENS, ATHENS COUNTY, OHIO

Sheet:
5 OF 5