



March 7, 2016

Mr. Timothy Dawson
West Chester Township Community Development Department
9577 Beckett Road, Suite 100
West Chester, Ohio 45069

**RE: Final Development Plan Approval
WCP-Chesterwood Village / Carepointe FDP – 02-16-A**

Dear Tim:

This office has reviewed the requested revision to the final development plan listed above and has the following comments:

1. The grading plan is to be coordinated with existing pond improvements that are proposed by the West Chester Church of the Nazarene.

If you have any questions, please contact me at (513) 785-4142 or via email at barnest@bceo.org.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Barnes", written over a circular stamp or seal.

Teresa Barnes, P.E.
Design Engineer

cc: file

**West Chester Township, Butler County
Community Development Department**

February 19, 2016

REQUEST FOR COMMENTS

Hillandale Communities has submitted an application to the West Chester Township Community Development Department requesting a Final Development Plan approval for vacant parcel, south side of Chesterwood Blvd. This has been assigned case number **WCP – Chesterwood Village / Carepointe, FDP – 02-16-A** (according to the West Chester Township Community Development Department's filing system). The subject case is scheduled to be heard by the West Chester Township Zoning Commission on **March 21, 2016**.

Please return all comments to us by March 7, 2016.

Please submit any comments relevant to the case that may be included in the Community Development Department staff report. Your comments can be faxed or emailed to:

**Timothy Dawson
West Chester Township Community Development Department
9577 Beckett Road, Suite 100
West Chester, OH 45069
tdawson@westchesteroh.org
Fax: (513) 874-6804**

Thank you for your input.

- Rick Prinz, West Chester Township Fire Department
- Eric Pottenger, Butler County Engineer's Office
- Teresa Barnes, Butler County Engineer's Office
- District Administrator, Butler County Soil & Water Conservation District
- Constance Kepner, Butler County Environmental Services
- Brian Williamson, Butler County Health Department
- Tim Franck, West Chester Township Community Services Department
- Chief Herzog, West Chester Police Department
- Jim Fox, Butler County Building Department

RECEIVED
FEB 22 2016
BY: _____



Application for a Planned Unit Development

FINAL DEVELOPMENT PLAN

WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT
9577 BECKETT ROAD • SUITE 100 • WEST CHESTER, OHIO 45069-5014



A. APPLICANT INFORMATION
NAME: Hillandale Communities PHONE: (513) 777-1400
ADDRESS: 8073 Tylersville Road, West Chester, OH 45069
EMAIL: bdixon@hillandale.com
APPLICANT IS THE: [] PROPERTY OWNER [] LESSEE [] AGENT [X] OPTIONEE

Stamp: FEB 16 2016 DATE OF APPLICATION
Handwritten: CASE # WCP-Chesterwood / appropriate EDP-02-16-1

B. PLANNED UNIT DEVELOPMENT INFORMATION
TYPE OF PUD: [] C-PUD [X] R-PUD [] I-PUD [] SP-PUD
NAME OF PUD: West Chester Plaza
ORIGINAL DATE OF PUD APPROVAL: September 29, 1986

C. PROPERTY LOCATION INFORMATION
PROPERTY ADDRESS:
GENERAL LOCATION (IF NO ADDRESS): vacant parcel, S. side of Chesterwood Blvd
SECTION: 11 TOWN: 3 RANGE: 2
TYPE OF PROPERTY: [] COMMERCIAL [X] RESIDENTIAL [] OTHER

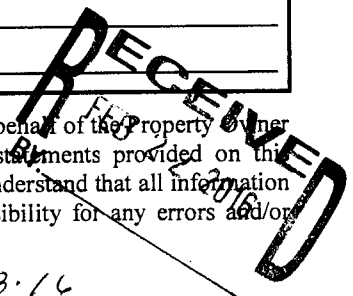
PAYMENT INFORMATION
FEE AMOUNT: \$250.00
RECEIPT #: 34539
RECEIVED BY: Bkwl

D. PARCEL & PROPERTY OWNER INFORMATION (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION)
1. PARCEL #: M 5610 .014 .000 .041
NAME: Chesterwood Cottages Real Estate II LTD PHONE: (513) 777-1400
ADDRESS: 8073 Tylersville Road, West Chester, Ohio 45069
2. PARCEL #: M 5610 .014 .000 .001
NAME: Pisgah Community Church of the Nazarene PHONE: () - -
ADDRESS: 7951 Tylersville Road, West Chester, Ohio 45069
3. PARCEL #: M - - - -
NAME: PHONE: () - -
ADDRESS:
4. PARCEL #: M - - - -
NAME: PHONE: () - -
ADDRESS:

E. DESCRIPTION OF REQUEST
Final Development Plan approval of a 1 and 2 story, 125 bed skilled nursing center.

As the Applicant, I do hereby agree that I am the Property Owner, or I am submitting this application on behalf of the Property Owner with their knowledge and understanding. Furthermore, I hereby certify that the information and statements provided on this application, drawings and specifications are true and correct to the best of my knowledge and belief. I understand that all information submitted with this application will be assumed to be correct and the Applicant shall assume responsibility for any errors and/or inaccuracies resulting in an improper application.

Applicant Signature: [Signature] Date: 2-3-16
Printed Name: Paul M. Dixon



Properties within 200 feet of the subject parcels:

M5620-442-000-020
MCP VOA I & III LLC
c/o Midland Atlantic
8044 Montgomery Road, Suite 710
Cincinnati, Ohio 45236

M5610-014-000-061
CFT Developments LLC
1683 Walnut Grove Ave.
Rosemead, CA 91770

M5610-014-000-034
Kohl's Illinois Inc.
PO Box 2148
Milwaukee, WI 53201

M5620-339-000-001
OTR/Midland Realty Holdings
c/o Property Tax Department
PO Box 790830
San Antonio, TX 78279

M5610-014-000-021
M5610-014-000-026
M5610-015-000-018
Trustees of Union Twp.
9113 Cincinnati Dayton Road
West Chester, Ohio 45069

M5610-014-000-022
M5610-014-000-025
Providence Bible Fellowship
7938 Cox Road
West Chester, Ohio 45069

M5620-211-000-059
Jackie & Patricia Merchant Tr.
4960 Woodhurst Dr.
Sarasota, FL 34243

M5620-211-000-060
Bessie D. Hubbert
7953 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-061
Samantha A. Tino
7943 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-062
Phillip M. & Jill R. Henry
7933 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-063
Yakup Sar
7923 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-064
Quynh Nguyen & Thuy Dinh
7913 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-065
Kuo Chung Mark Lee & Yi Chi H Lee
7903 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-066
Ann C. McMackin Tr
7893 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-067
Paul F. & Carol A. Albin
7883 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-068
Roche D. & Susan S. McGreevy
7873 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-069
Jawaad Rahman & Sufia Sultan
276 Bielby Rd.
Lawrenceburg, IN 47025

M5620-211-000-070
Aiman Abdel Jaber
7853 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-071
Daniel J. Pohl
7843 Spring Garden Ct.
West Chester, Ohio 45069

M5620-211-000-072
John H. & Nakkia A. Thomas
7833 Spring Garden Ct.
West Chester, Ohio 45069

M5620-212-000-034
Abdus Shamim & Tania Tabassum
7823 Spring Garden Ct.
West Chester, Ohio 45069

M5620-212-000-035
Tim & Judith A. Schuermann
7813 Spring Garden Ct.
West Chester, Ohio 45069

M5620-212-000-036
John & Ashley Muennich
7803 Spring Garden Ct.
West Chester, Ohio 45069

M5620-212-000-037
Tony & Priscilla LaFontaine
7793 Spring Garden Ct.
West Chester, Ohio 45069

M5610-014-000-030
Chesterwood Cottages Real Estate II Ltd
8073 Tylersville Road
West Chester, Ohio 45069

M5610-014-000-040
Chesterwood Cottages Real Estate Ltd
8073 Tylersville Road
West Chester, Ohio 45069

M5610-014-000-060
CHAP Properties Ltd
c/o Ashley Walters
65 E. State St., 16th Floor
Columbus, Ohio 43215

M5610-014-000-051
M5610-014-000-050
M5610-014-000-036
Chap Properties III Ltd
Attn: Mike Gruss
c/o Bellwether Real Estate Capital LLC
1360 E. 9th St., Suite 300
Cleveland, Ohio 44114

M5620-442-000-001
Chick Fil A Inc.
5200 Buffington Road
Atlanta, GA 30349

Storm Sewer Design

10 yr. Storm

Formulas Used:

Project: Chesterwood Addition
 Job No.: 15-0081

Designed By: MJL
 Reviewed By:
 Revisions:

Date: 02/16/16
 Date:
 Date:

Revisions:
 Revisions:
 Date:
 Date:

Bayer Becker Engineers

TOPOGRAPHY

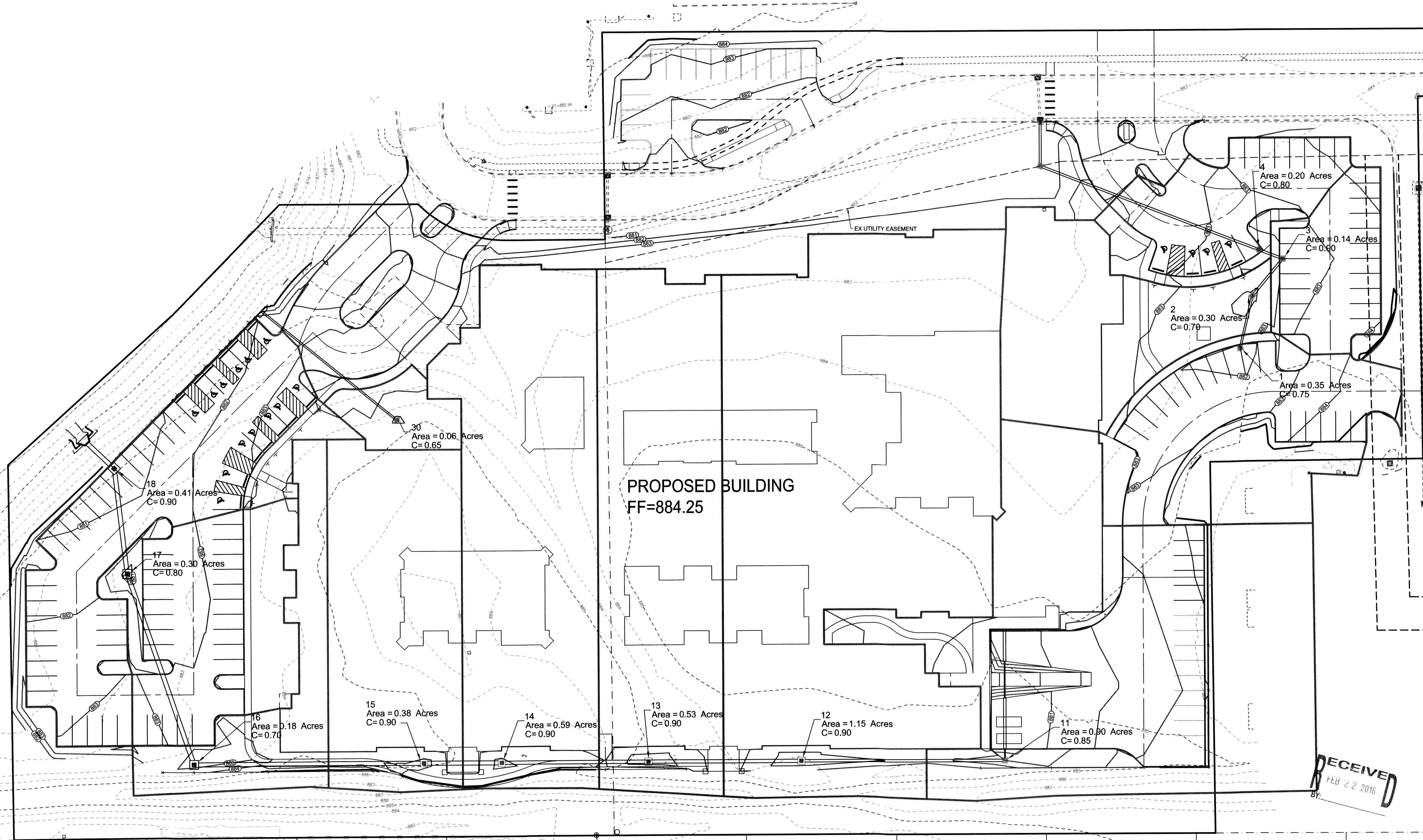
TIME

DESIGN

Street	From Structure	To Structure	Area No.	Area (acres)	"C" Area	Contributing Area	Composite C	T-inlet (min.)	T-upstr (min.)	T_c-conc. (min.)	Intensity (in./hr.)	Q _T (c.f.s.)	Pipe Size (inches)	"n"	Distance (ft.)	Slope (%)	Velocity (ft./sec)	Q _P (c.f.s.)	Flow Time (min.)	T/Grate	Inlet Invert	Outlet Invert
	1	2		0.35	0.75	0.35	0.75	10.00	10.00	10.00	5.15	1.35	12	0.015	32	0.50	2.78	2.18	0.19	882.00	878.39	878.23
	2	3		0.30	0.70	0.65	0.73	10.00	10.19	10.19	5.12	2.42	15	0.015	29	0.50	3.23	3.96	0.15	881.58	877.98	877.84
	3	4		0.14	0.90	0.79	0.76	10.00	10.34	10.34	5.10	3.05	15	0.015	16	0.50	3.23	3.96	0.08	882.32	877.84	877.77
	4	5		0.20	0.80	0.99	0.77	10.00	10.42	10.42	5.09	3.86	15	0.015	140	1.00	4.56	5.60	0.51	882.21	877.76	876.36
	5	6		0.00	0.40	0.99	0.77	10.00	10.94	10.94	5.01	3.80	15	0.015	27	0.50	3.23	3.96	0.14	882.49	876.29	876.16
	11	12		0.90	0.85	0.90	0.85	10.00	10.00	10.00	5.15	3.94	18	0.015	122	0.50	3.64	6.44	0.56	882.00	878.00	877.39
	12	13		1.15	0.90	2.05	0.88	10.00	10.56	10.56	5.07	9.12	24	0.015	92	0.50	4.41	13.86	0.35	882.00	876.89	876.43
	13	14		0.53	0.90	2.58	0.88	10.00	10.91	10.91	5.01	11.42	24	0.015	88	0.50	4.41	13.86	0.33	882.00	876.43	875.99
	14	15		0.59	0.90	3.17	0.89	10.00	11.24	11.24	4.97	13.94	30	0.015	47	0.50	5.12	25.14	0.15	882.50	875.49	875.26
	15	16		0.38	0.90	3.55	0.89	10.00	11.39	11.39	4.94	15.57	30	0.015	138	0.50	5.12	25.14	0.45	882.50	875.26	874.57
	16	17		0.18	0.70	3.73	0.88	10.00	11.84	11.84	4.88	15.99	30	0.015	121	0.50	5.12	25.14	0.39	882.50	874.57	873.96
	17	18		0.30	0.80	4.03	0.87	10.00	12.23	12.23	4.82	16.96	30	0.015	64	0.50	5.12	25.14	0.21	880.64	873.96	873.64
	18	19		0.41	0.90	4.44	0.88	10.00	12.44	12.44	4.80	18.63	30	0.015	36	0.50	5.12	25.14	0.12	880.31	873.64	873.46
	30	31		0.06	0.65	0.06	0.65	10.00	10.00	10.00	5.15	0.20	12	0.015	127	3.50	7.36	5.78	0.29	882.92	878.76	874.31



Plot time: Feb 16, 2016 - 10:05am
 Drawing name: C:\Temp\AcadSaves\AcPublish_9 108115-0081 CD.dwg - Layout Tab DR-1 Drainage



North arrow pointing up.

Basis of Bearing:
 State Plane NAD83 (2011)

Scale bar: 0, 30, 45 feet.
 SCALE: 1" = 30'

STATE OF OHIO
 MORK J. LACHNIET
 E-71746
 PROFESSIONAL ENGINEER
 2-16-16

Item	Date	Drawn	Chk	Revision Description
1	02-16-16	MJL		FINAL DEVELOPMENT PLAN
2				
3				
4				
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CAREPOINTE NURSING
 CHESTERWOOD BLVD
 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
 SECTION 11, TOWN 3, RANGE 2

DRAINAGE MAP

bayer becker
 www.bayerbecker.com
 6900 Tylerville Road, Suite A
 Mason, OH 45040 - 513.336.6600

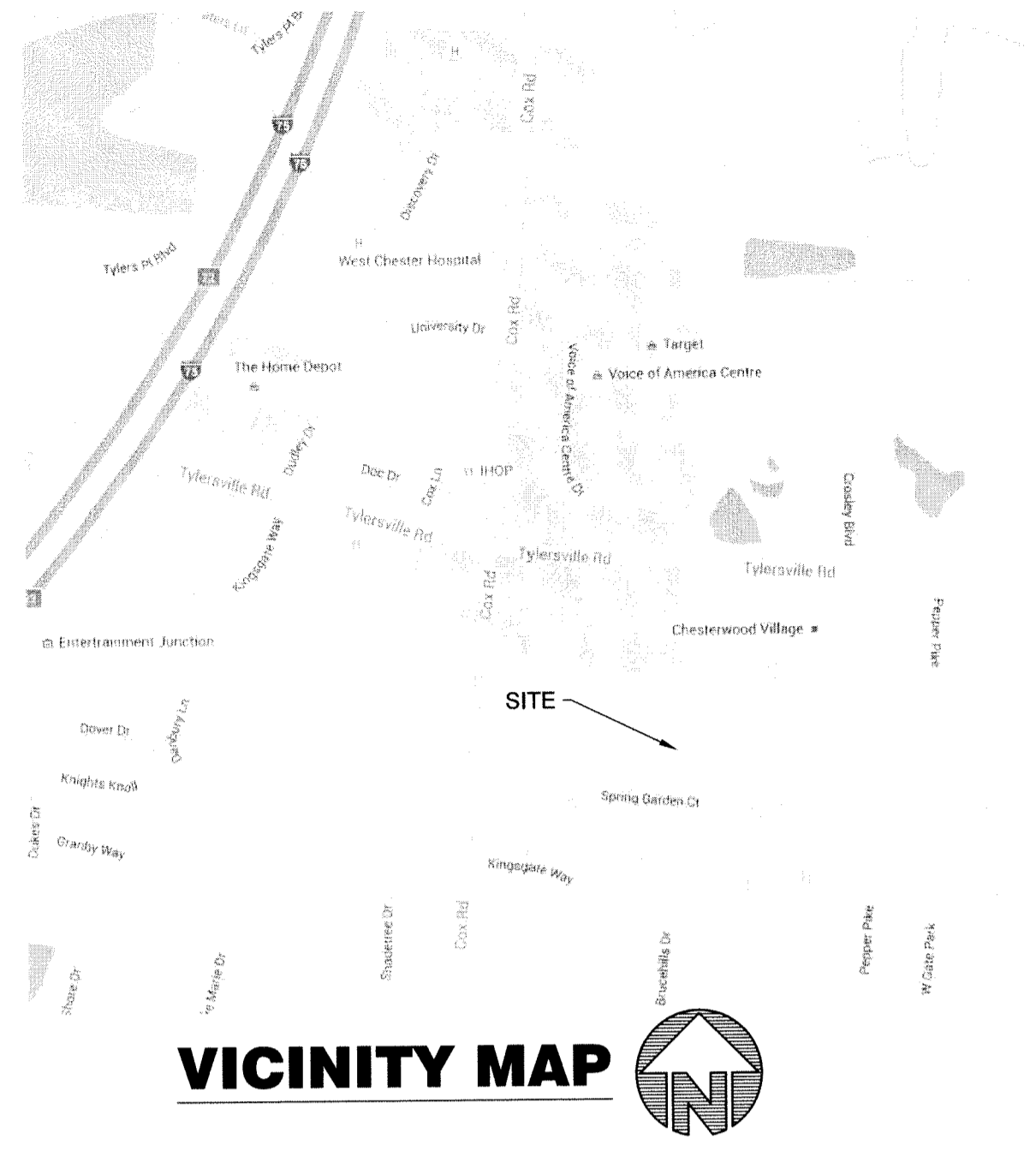
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 FEB 22 2016
 By: _____

Drawing: 15-0081 CD
 Drawn by: MJL
 Checked By:
 Issue Date: 02-16-16
 Sheet:

DR1

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CAREPOINTE NURSING

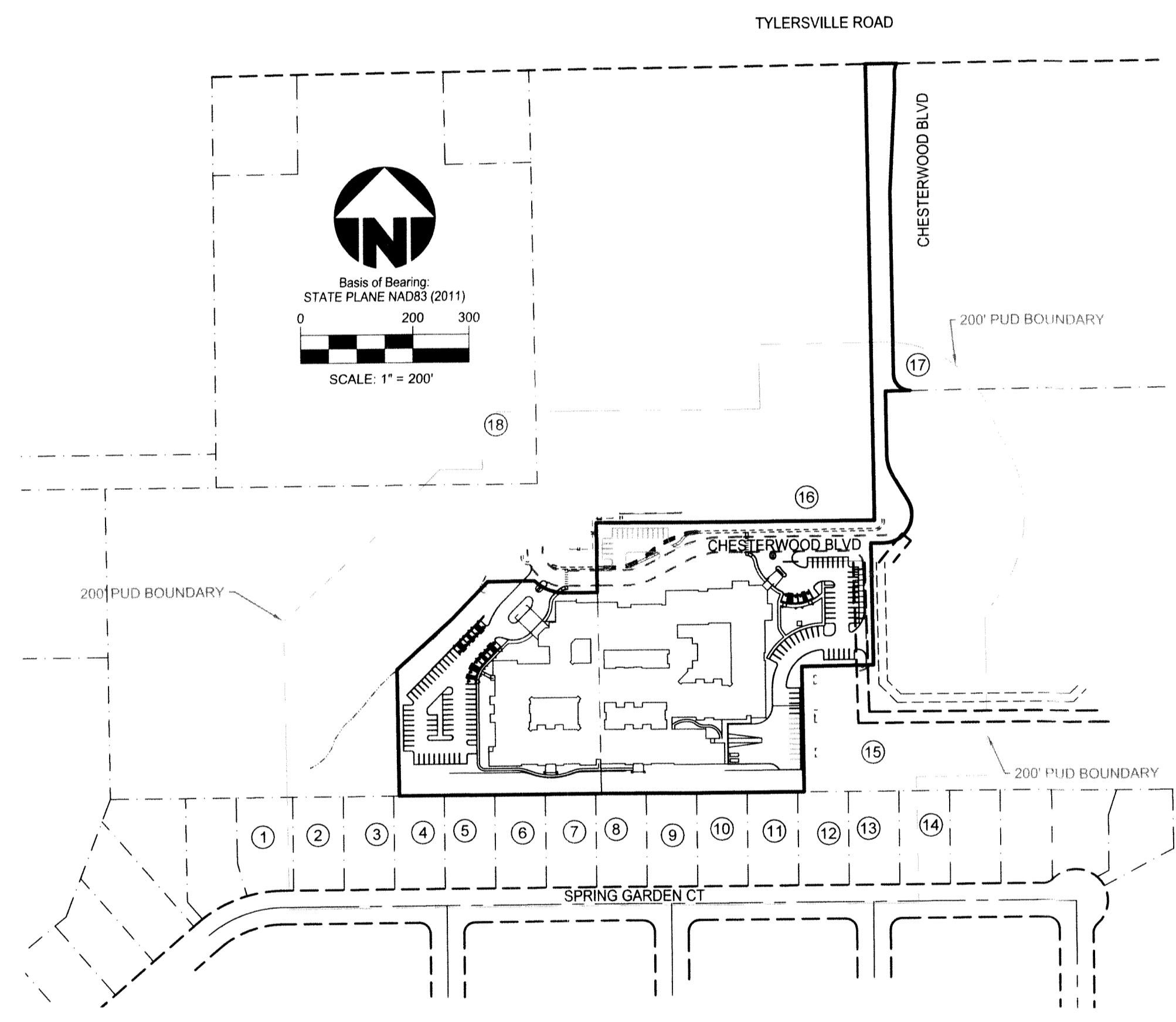


VICINITY MAP

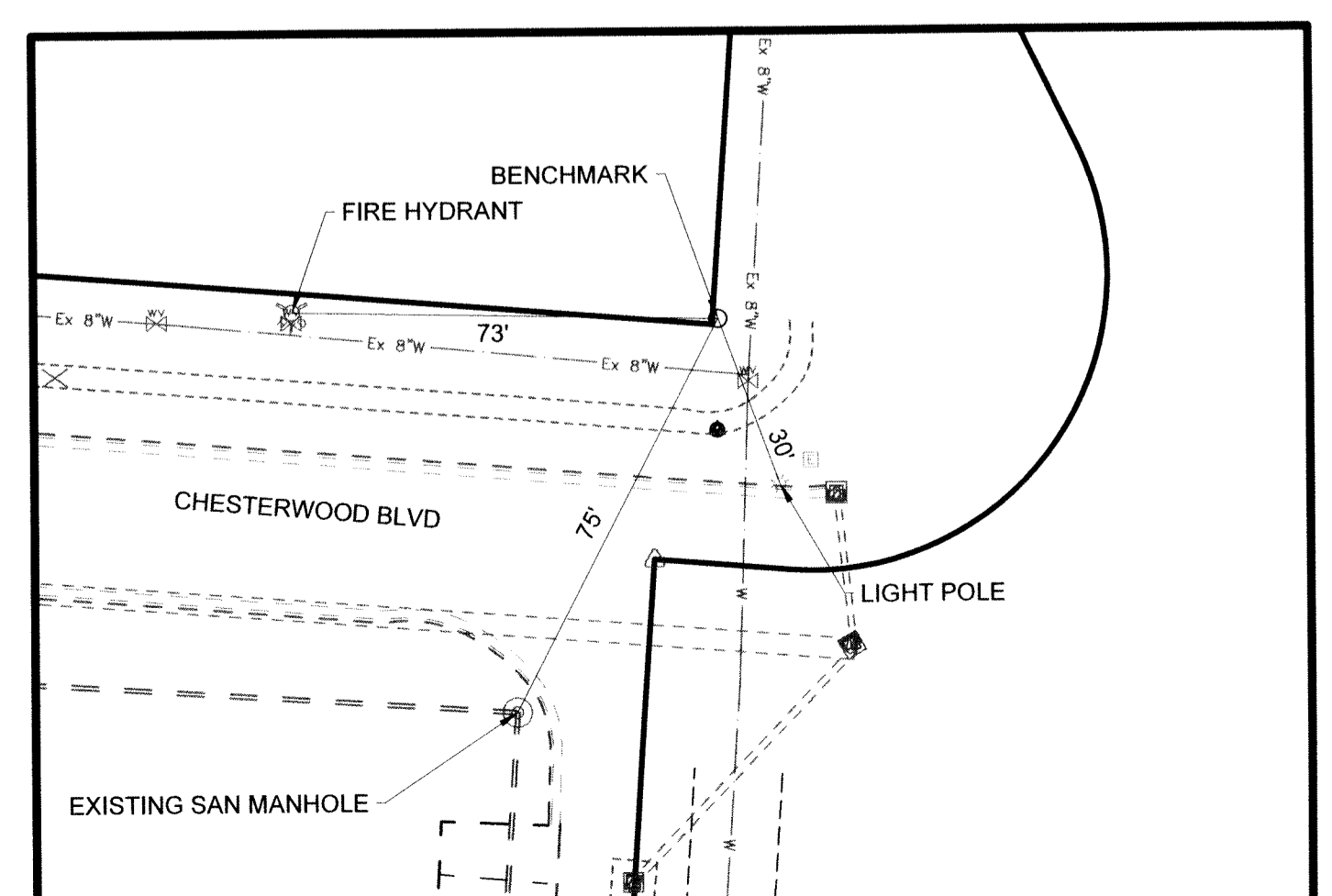
	SHEET NUM	FINAL DEV. PLAN
CIVIL TITLE SHEET	C1.0	02-16-16
GENERAL NOTES	C2.0	02-16-16
LAYOUT PLAN	C3.0	02-16-16
UTILITY PLAN	C4.0	02-16-16
UTILITY DETAILS	C4.1	02-16-16
GRADING PLAN	C5.0	02-16-16
EROSION DETAILS	C5.1	02-16-16

EXISTING	PROPOSED	DESCRIPTION
		BENCHMARK
		FENCE
		FLAG POLE
		HANDICAP SYMBOL
		MAILBOX
		SIGN
		SURVEY MONUMENTATION
		TRAFFIC BOX
		TRAFFIC SIGNAL POLE
		LANDSCAPING
		VEGETATION LINE
		CABLE MARKERS/STRUCTURES
		UNDERGROUND CABLE
		ANCHOR
		ELECTRICAL
		ELECTRICAL MANHOLE
		LIGHT POLE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		UTILITY POLE
		GAS LINE
		GAS METER
		GAS VALVE/MARKER
		CLEANOUT
		SANITARY LATERAL
		SANITARY MANHOLE
		SANITARY SEWER
		STORM STRUCTURES
		STORM SEWER
		TELEPHONE BOX
		TELEPHONE MANHOLE
		UNDERGROUND TELEPHONE
		FIRE HYDRANT
		WATER MAIN
		WATER MANHOLE
		WATER METER
		WATER SERVICE
		WATER VALVE

O.D.O.T. STANDARD CONSTRUCTION DRAWINGS			
DRAWING NO.	DATE	DRAWING NO.	DATE
BP-5.1	07-19-13	DM-1.1	01-18-13
BP-7.1	07-18-14	DM-1.2	01-18-13
CB-1.1	01-18-13	DM-4.4	07-20-12
CB-1.2	01-18-13		



BENCHMARK
 IRON PIN WEST NORTH OF INTERSECTION
 N= 5370.6531
 E= 6400.1885
 ELEV= 884.60



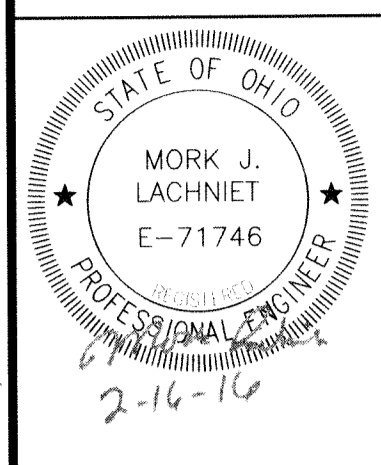
- YAKUP SAR
PARCEL#M5620211000063
- QUYNH NGUYEN & THUY DINH
PARCEL#M5620211000064
- KUO CHUNG MARK LEE & YI CHI H LEE
PARCEL#M5620211000065
- ANN C MCMACKIN Tr
PARCEL#M5620211000066
- PAUL F AND CAROL A ALBIN
PARCEL#M5620211000067
- ROCHE D & SUSAN S MCGREEVY
PARCEL#M5620211000068
- JAWAAD RAHMAN & SUFIA SULTAN
PARCEL#M5620211000069
- AIMAN ABDEL-JABER
PARCEL#M5620211000070
- DANIEL J POHL
PARCEL#M5620211000071
- JOHN H AND NAKKIA A THOMAS
PARCEL#M5620211000072
- ABDUS SHAMIM & TANIA TABASSUM
PARCEL#M5620212000034
- TIM AND JUDITH A SCHUERMANN
PARCEL#M5620212000035
- JOHN AND ASHLEY MUENNICH
PARCEL#M5620212000036
- TONY & PRISCILLA LAFONTAINE
PARCEL#M5620212000037
- CHESTERWOOD COTTAGES REAL ESTATE II LTD
PARCEL#M5610014000030
- WEST CHESTER CHURCH OF THE NAZARENE
PARCEL#M5610014000001
- CHESTERWOOD COTTAGES REAL ESTATE II LTD
PARCEL#M5610014000040
- KOHL'S ILLINOIS INC
PARCEL#M5610014000034

PROJECT DESCRIPTION
 CONSTRUCTION OF A SINGLE STORY SENIOR LIVING CENTER WITH ASSOCIATED UTILITIES AND PARKING. DETENTION IS PROVIDED ON THE LOT TO THE WEST.



Know what's below.
 Call before you dig.

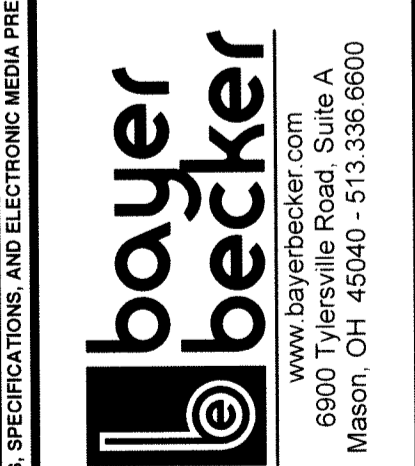
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



Item	Revision Description	Date	Drawn	Chk
1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
2				
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CAREPOINTE NURSING
 CHESTERWOOD BLVD
 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
 SECTION 11, TOWN 3, RANGE 2
 CIVIL TITLE SHEET

ABBREVIATION	DESCRIPTION
AC	ACRES
B/C	BACK OF CURB
CB	CATCH BASIN
E	EAST/EASTING
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
ICW	INTEGRAL CURB AND WALK
IP	IRON PIN
INV	INVERT
MH	MANHOLE
MED	MEDIUM
MON	MONUMENT
N	NORTH/NORTHING
PG	PERFORMANCE GRADE
R/W	RIGHT OF WAY
SAN	SANITARY
SF	SQUARE FEET
SL	SANITARY LATERAL
STM	STORM
TBR	TO BE REMOVED
T/GR	TOP OF GRATE
T/RIM	TOP OF RIM
TYP	TYPICAL
VOL	VOLUME
W	WATER
WM	WATER MAIN
WS	WATER SERVICE

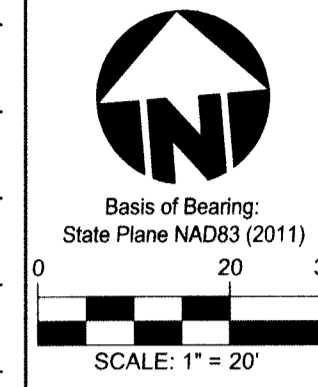
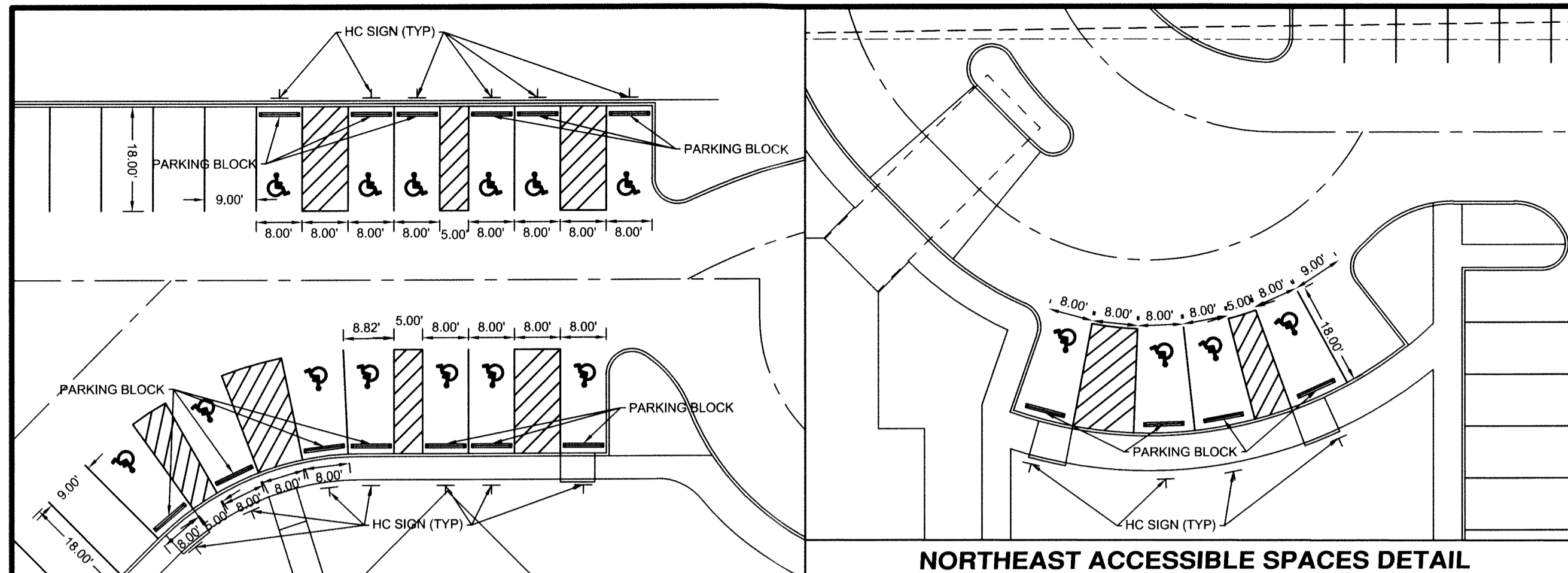


Received FEB 22 2016
 Drawing: 15-0081 CD
 Drawn by: MJL
 Checked by:
 Issue Date: 02-16-16
 Sheet: C1.0

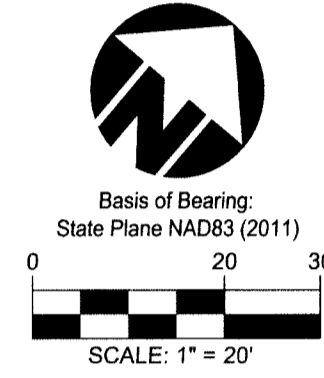
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Plot time: Feb 16, 2016 10:05am
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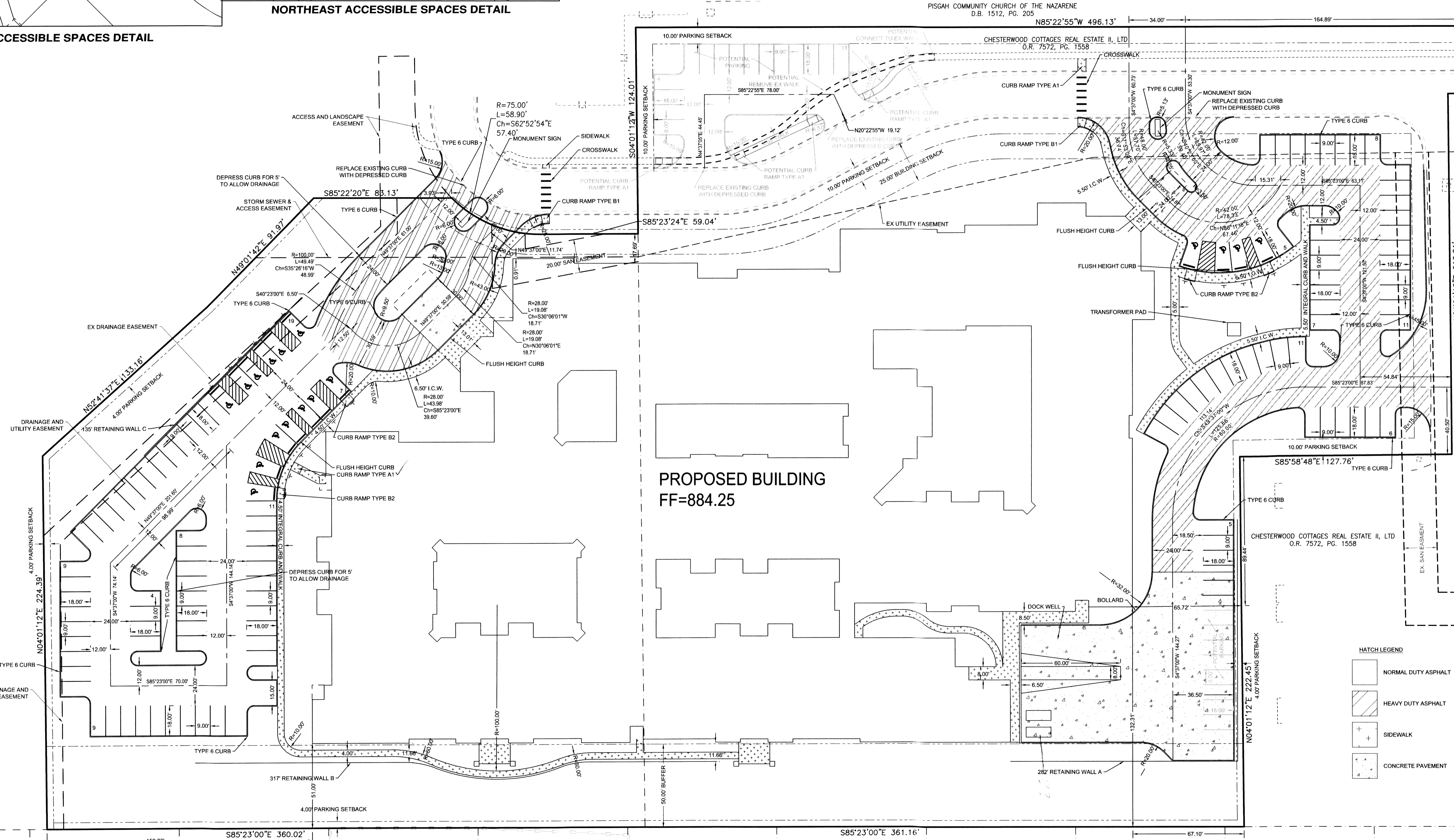
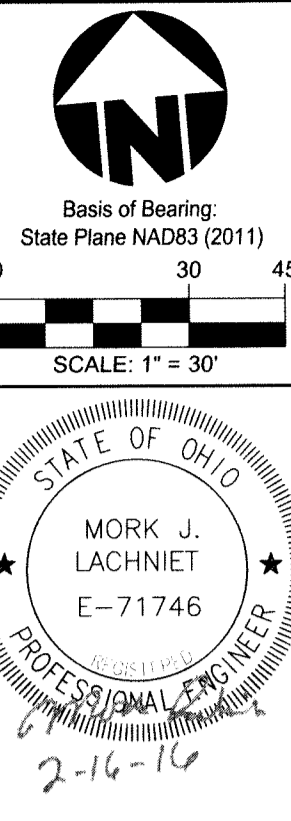


NORTHWEST ACCESSIBLE SPACES DETAIL



LOT COVERAGE		
LOCATION	AREA (Acres)	COVERAGE (%)
OVERALL SITE	7.54	
CHESTERWOOD BLVD	0.48	6%
BUILDING FOOTPRINT	2.37	31%
BUILDING COURTYARDS	0.51	7%
PROPOSED PAVEMENT	1.69	22%
PROPOSED SIDEWALKS	0.19	2%
LANDSCAPED AREAS	2.30	31%
OPEN SPACE (LANDSCAPE + COURTYARDS + SIDEWALKS)	3.00	40%

PARKING REQUIREMENTS			
LOCATION	RATIO	REQUIRED	PROVIDED + POTENTIAL
22,657 S.F. SKILLED NURSING	1 PER 500 S.F.	46	67
2,972 S.F. STAFF OFFICES	1 PER 100 S.F.	30	53+27 = 80
		76	120+27 = 147



HATCH LEGEND

	NORMAL DUTY ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK
	CONCRETE PAVEMENT

CAREPOINTE NURSING
 CHESTERWOOD BLVD
 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
 SECTION 11, TOWN 3, RANGE 2

bayer becker
 www.bayerbecker.com
 6800 Tyler/Sullivan Road, Suite A
 Mason, OH 45040 - 513.336.6500

Date	Drawn	CHK
02-16-16	MJL	NAL
02-16-16		
02-16-16		
02-16-16		
02-16-16		
02-16-16		
02-16-16		
02-16-16		

Item 1: FINAL DEVELOPMENT PLAN
 Item 2: NAL
 Item 3: NAL
 Item 4: NAL
 Item 5: NAL
 Item 6: NAL
 Item 7: NAL
 Item 8: NAL
 Item 9: NAL

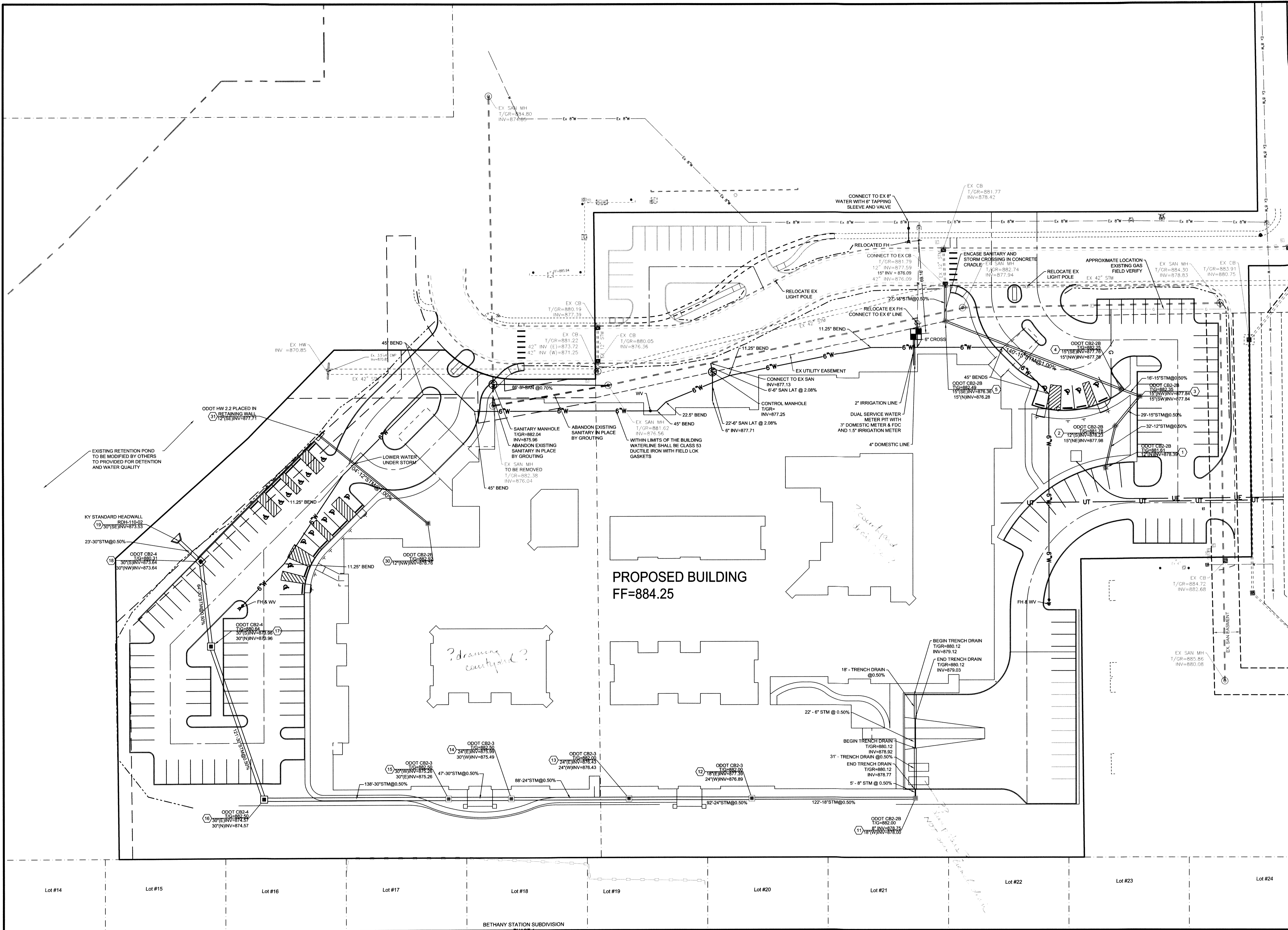
Revision Description

LAYOUT PLAN

15-0081 CD
 MJL
 02-16-16
 Sheet

C3.0

Plot time: Feb 16, 2016 - 10:05am
Drawing name: C:\Temp\Acad\Acad\Pub\15-0081_CD.dwg - Layout1.Tab: C4-0 Utility Plan



North arrow pointing up.

Basis of Bearing:
State Plane NAD83 (2011)

Scale: 1" = 30'

STATE OF OHIO
MORK J. LACHNIET
E-71746
PROFESSIONAL ENGINEER
2-16-16

Item	Revision Description	Date	Drawn	Chk
1	FINAL DEVELOPMENT PLAN	02/16/16		
2				
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CAREPOINTE NURSING
CHESTERWOOD BLVD
WEST CHESTER TOWNSHIP BUTLER COUNTY, OHIO
SECTION 11, TOWN 3, RANGE 2

bayer becker
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Mason, OH 45040 - 513.536.6600

Drawing: 15-0081_CD
Drawn by: MJL
Checked by:
Issue Date: 02-16-16
Sheet: **C4.0**

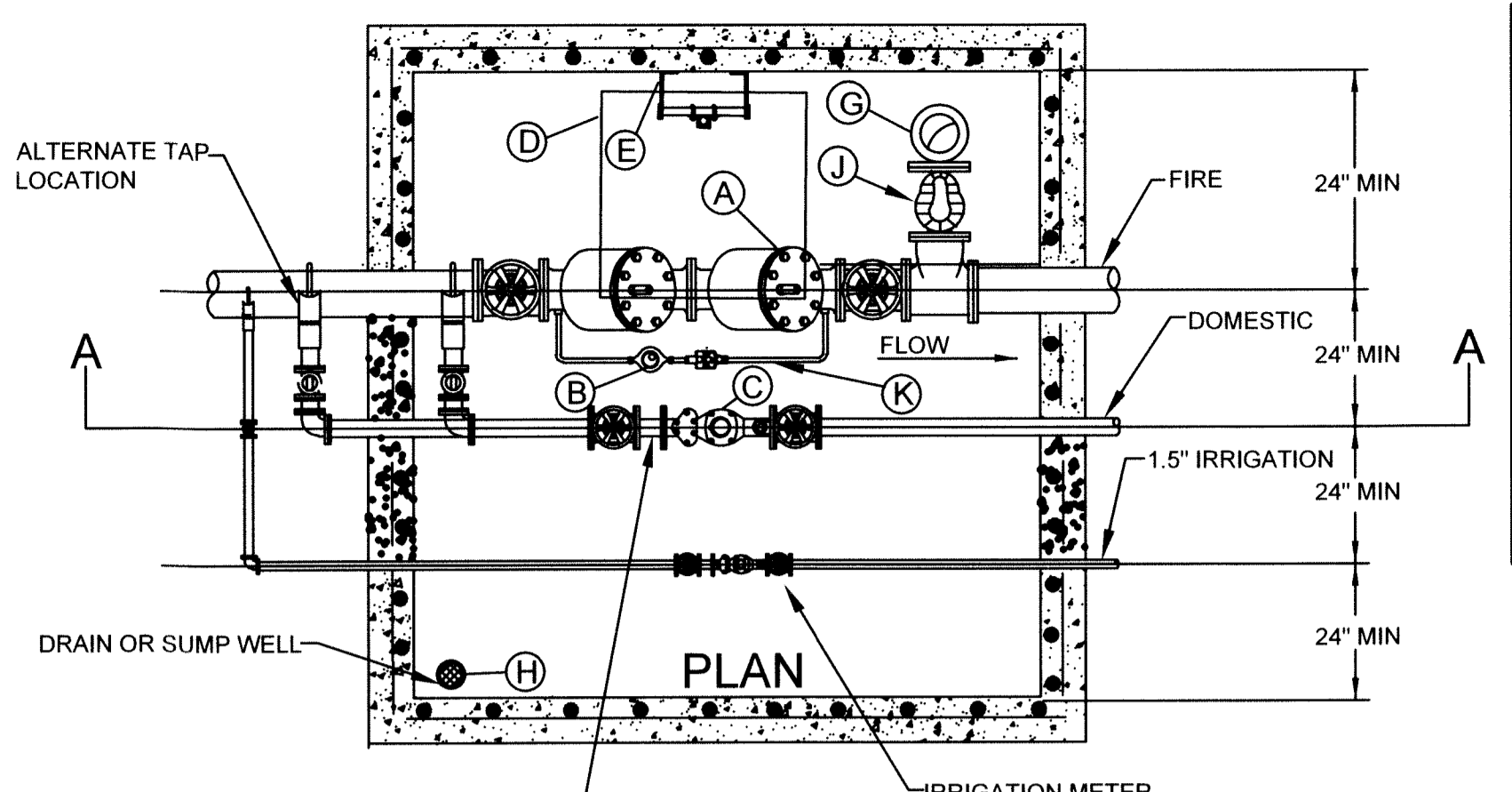
OMNI METER INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING SENSUS OMNI METERS WITH THE STRAINER, A MINIMUM OF 2 1/2 PIPE DIAMETERS OF STRAIGHT RUN OF PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER OR STRAINER FLANGES. FULL OPEN FLOW COMPONENTS MAY CONSIST OF: STRAIGHT PIPE, FULL OPEN GATE VALVES, BYPASS TEES AND CONCENTRIC REDUCERS (1 NOMINAL PIPE SIZE REDUCTION ONLY). FOR ALL OTHER INSTALLATION CONFIGURATIONS, A MINIMUM OF 5 PIPE DIAMETERS OF STRAIGHT RUN IS REQUIRED UPSTREAM.

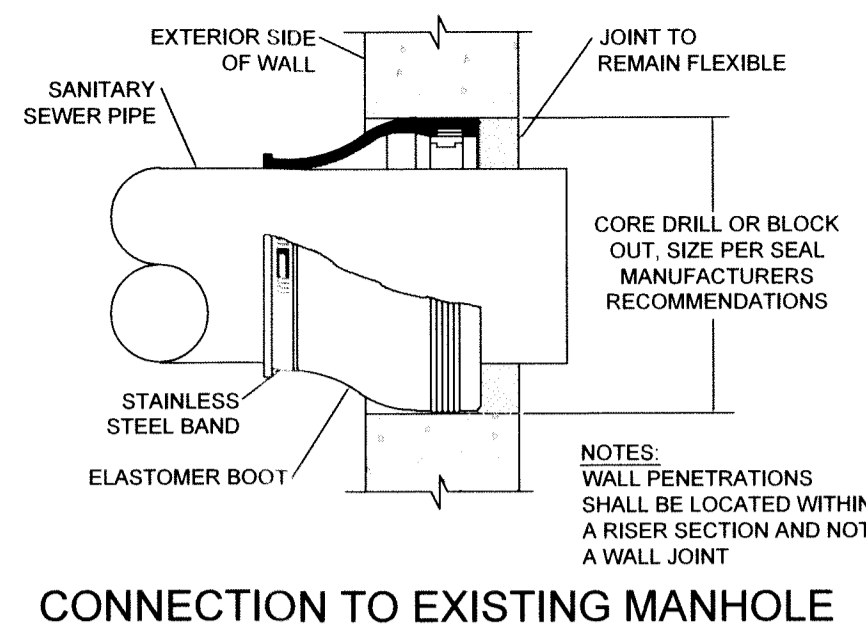
2. GATE VALVES LOCATED IMMEDIATELY UPSTREAM OR DOWNSTREAM ARE ACCEPTABLE, PROVIDED THEY ARE FULLY OPEN DURING METER SERVICE AND ARE NOT USED TO THROTTLE FLOW RATES THROUGH THE METER.

3. INSTALL NONCONCENTRIC REDUCERS, CHECK VALVES, BACKFLOW PREVENTERS, PRV (PRESSURE REDUCING VALVES), THROTTLING DEVICES, ALTITUDE VALVES NO CLOSER THAN 4 PIPE DIAMETERS DOWNSTREAM OF THE METER. ALWAYS AVOID PLACING ANY OF THESE DEVICES UPSTREAM OF ANY METER SINCE THE PLACEMENT WILL PUT THE METER IN A LOW PRESSURE ZONE THIS POSSIBLY CAUSING INCONSISTENT ACCURACY AND REDUCED LONGEVITY.

NOTE: OMNI METERS CAN BE INSTALLED VERTICALLY OR ROTATED ON THE BOLT PATTERN IN ANY ORIENTATION.

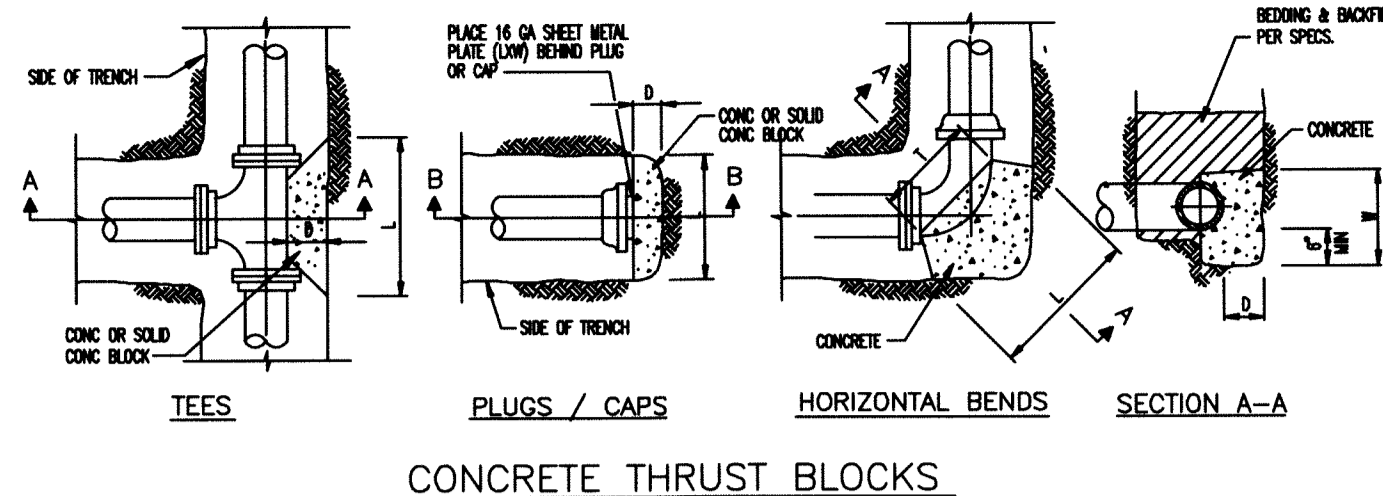


METER SIZE & TYPE	MIN.
1 1/2" T2 OMNI	13"
1 1/2" C2 OMNI	13"
2" T2 OMNI	17"
2" C2 OMNI	15 1/4"
3" T2 OMNI	19"
3" C2 OMNI	17"
4" T2 OMNI	23"
4" C2 OMNI	20"
6" T2 OMNI	27"
6" C2 OMNI	24"

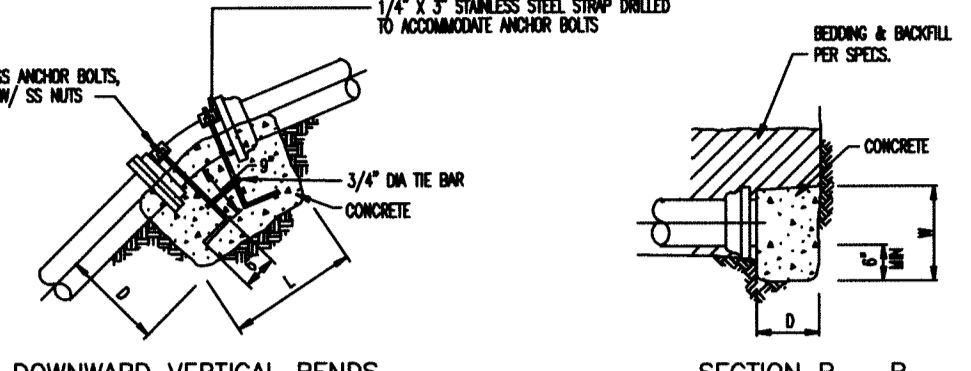


CONNECTION TO EXISTING MANHOLE

- THE CARRIER PIPE SHALL BE BRACED WITHIN THE CASING PIPE WITH STAINLESS STEEL CASING SPACERS THAT PLACE THE CARRIER PIPE IN A "RESTRAINED" POSITION TO PRECLUDE POSSIBLE FLOATATION WHILE PROVIDING 1/2-1" CLEARANCE BETWEEN THE TOP RUNNERS AND THE CASING PIPE.
- CASING SPACERS SHALL BE INSTALLED WITHIN ONE (1) FOOT OF EACH SIDE OF CARRIER PIPE JOINTS, WITHIN ONE (1) FOOT OF EACH END OF THE CASING PIPE AND ON 6 FOOT CENTERS THEREAFTER.
- THERE SHALL BE TWO (2) RUNNERS ON TOP AND TWO (2) RUNNERS ON BOTTOM OF CASING SPACER FOR CARRIER PIPE DIAMETERS OF 4-12" OR TWO (2) RUNNERS ON TOP AND FOUR (4) RUNNERS ON BOTTOM FOR CARRIER PIPE DIAMETERS OF 14-36". CASING SPACERS SHALL BE CASCADE WATERWORKS MODEL C-SS.
- AT EACH END OF THE CASING PIPE, THE CARRIER AND CASING PIPE SHALL BE WRAPPED WITH CASCADE WATERWORKS MODEL CCES END SEALS.



CONCRETE THRUST BLOCKS



CONCRETE ANCHOR BLOCKS

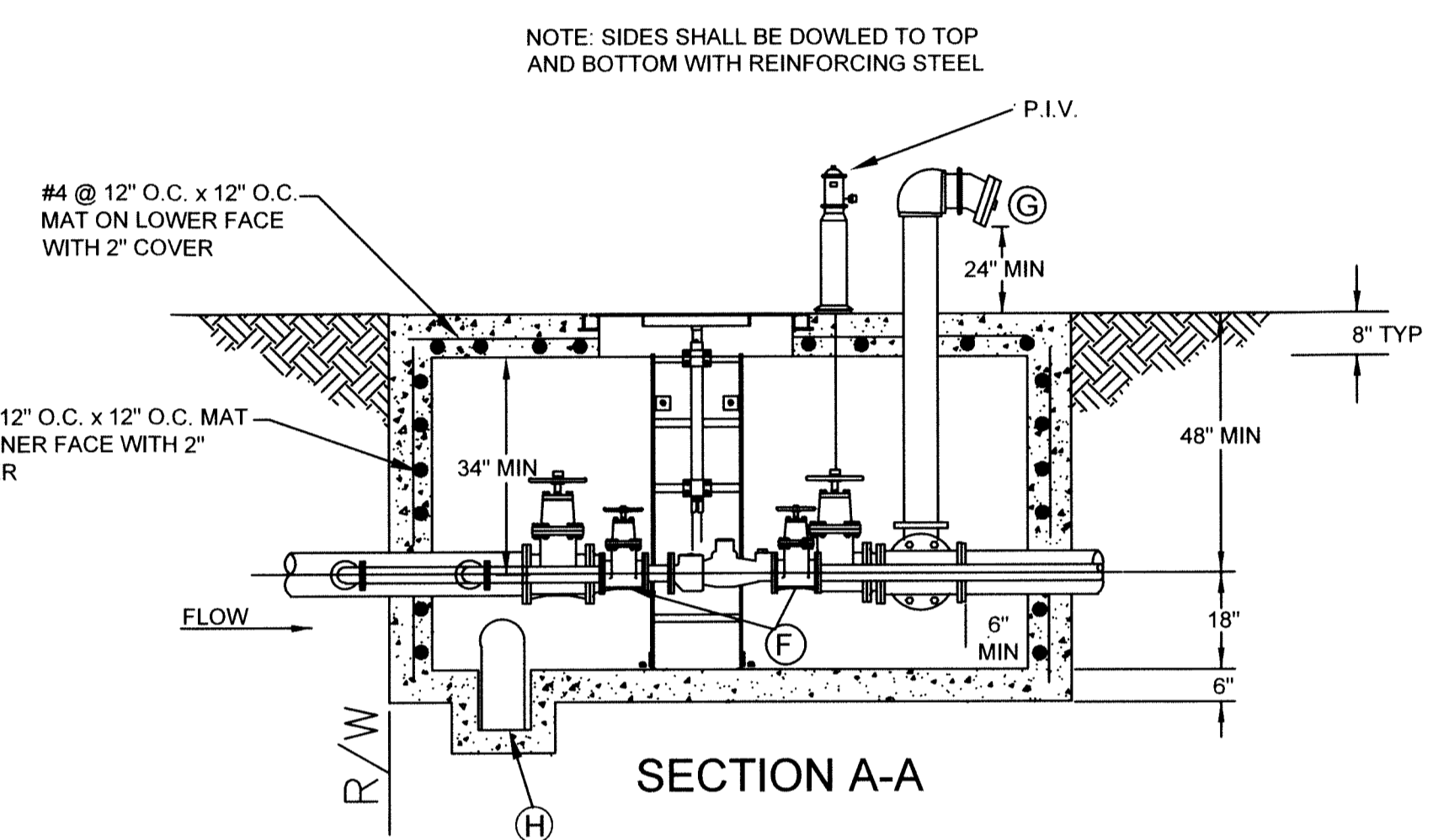
SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	6"	8"	8"	8"	8"	8"	10"	12"	14"	18"
L & W	20"	22"	24"	24"	32"	36"	40"	54"	78"	102"

SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	6"	8"	8"	8"	8"	8"	10"	12"	14"	18"
L	18"	20"	22"	24"	34"	40"	45"	58"	72"	96"
T	16"	18"	18"	20"	33"	37"	46"	62"	68"	84"
W	12"	14"	16"	18"	22"	26"	36"	48"	60"	78"

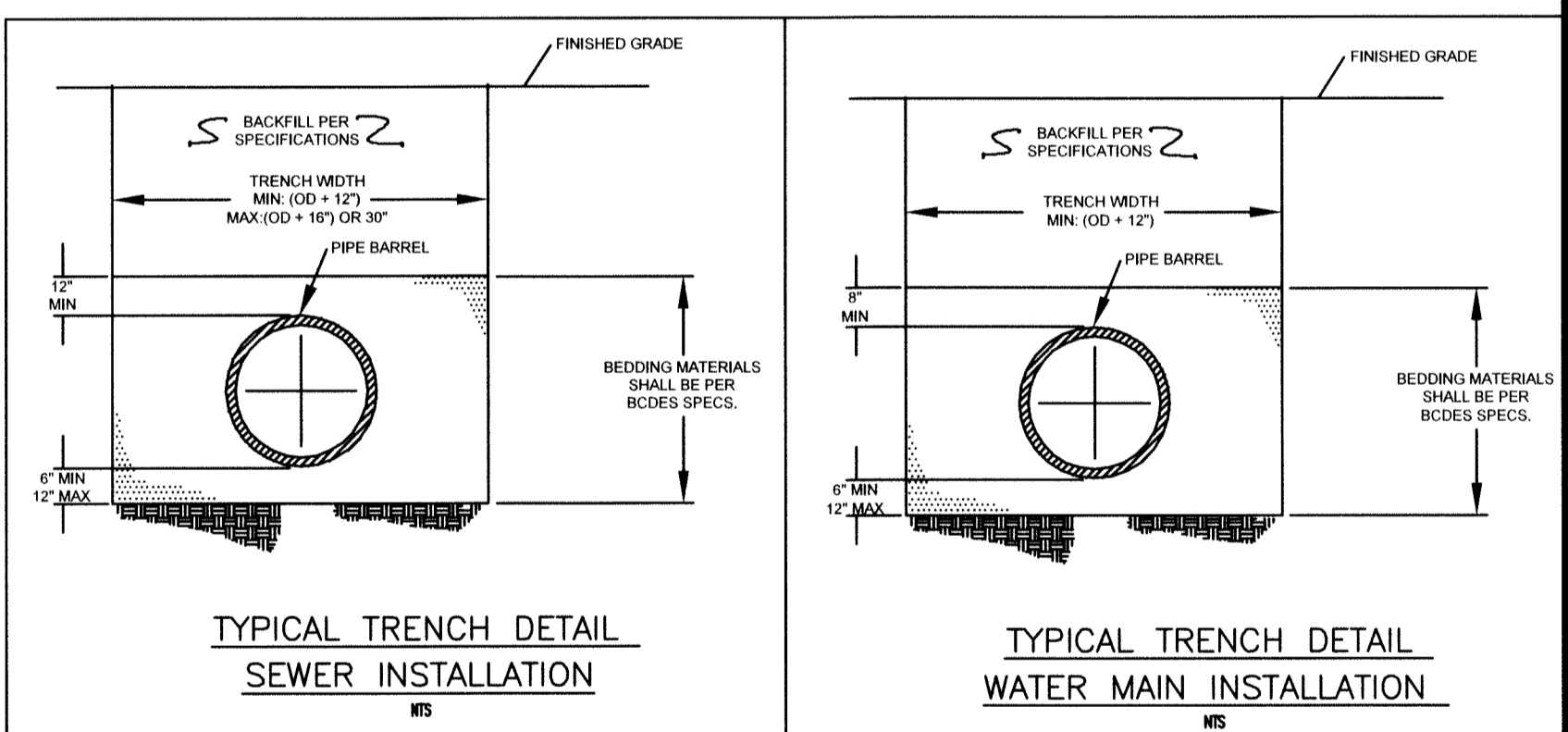
SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	6"	8"	8"	8"	8"	8"	10"	12"	14"	18"
L	24"	27"	30"	34"	48"	51"	78"	82"	144"	144"
T	16"	18"	20"	22"	36"	40"	44"	50"	56"	62"
W	12"	16"	20"	24"	28"	34"	40"	50"	60"	66"

- NOTES:
- ANCHORS TO BE FULL WIDTH OF TRENCH
 - DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE. CONC MUST BE PLACED AGAINST UNDISTURBED EARTH.
 - THESE ARE REPRESENTATIVE BLOCKING DIMENSIONS OTHER BENDS WILL ALSO NEED BLOCKING IF NOT UTILIZING RESTRAINED JOINTS.
 - ENCASE ALL JOINTS, BOLTS, & NUTS WITH POLYETHYLENE BEFORE PLACING CONCRETE.
 - CONCRETE TYPE AND STRENGTH PER SPECS.
 - ALL ANCHOR BOLTS, NUTS, AND STRAPS TO BE STAINLESS STEEL.
 - UPWARD VERTICAL BENDS TO HAVE THRUST BLOCKS WITH SAME DIMENSIONS AS FOR HORIZONTAL BENDS.
 - 11 1/4 DEGREE AND 22 1/2 DEGREE BENDS TO HAVE THRUST BLOCKS WITH SAME DIMENSIONS AS FOR 45 DEGREE BENDS.

- FIRE SERVICE BACKFLOW PREVENTION DEVICE: WATTS #709-DCCA, AMES #3000 DCCA, OR EQUAL.
- BY-PASS METER (3/4" OR 1" PURCHASED FROM BUTLER CO.). NOTE: BY-PASS LINE REQUIRES A BACKFLOW DEVICE SIMILAR TO THE WATTS #709.
- DOMESTIC METER FURNISHED BY BUTLER CO. NOTE: 3" AND LARGER METERS SHALL BE INSTALLED WITH FLANGED CLASS 53 DUCTILE IRON PIPE. 2" AND LESS SHALL BE "K" COPPER.
- LID: BILCO MODEL #J-4AL, OR HALLIDAY MODEL #W1S3636, OR APPROVED EQUAL.
- ALUMINUM LADDER: OSHA APPROVED HALLIDAY SERIES L-1B WITH SERIES L-1E SAFETY POST, OR APPROVED EQUAL.
- DOMESTIC INLET AND OUTLET CONNECTIONS SEE CHART ABOVE.
- 5" LOCKING STORTZ ON 30° ELBOW TURNED DOWN SECURED SIGN INDICATING "FIRE DEPT. CONNECTION" (FDC) WITH ADDRESS IT PROTECTS FIXED TO THE FDC FACING STREET.
- SUMP PUMP (REQUIRED IF GRAVITY DRAIN IS NOT POSSIBLE). EXTEND DISCHARGE PIPING AWAY FROM TOP OF VAULT.
- CHECK VALVE WITH AUTOMATIC BALL DRIP.
- CONTRACTOR/PLUMBER TO VERIFY LAYING LENGTH OF BACKFLOW DEVICE, VALVES, METERS ETC.

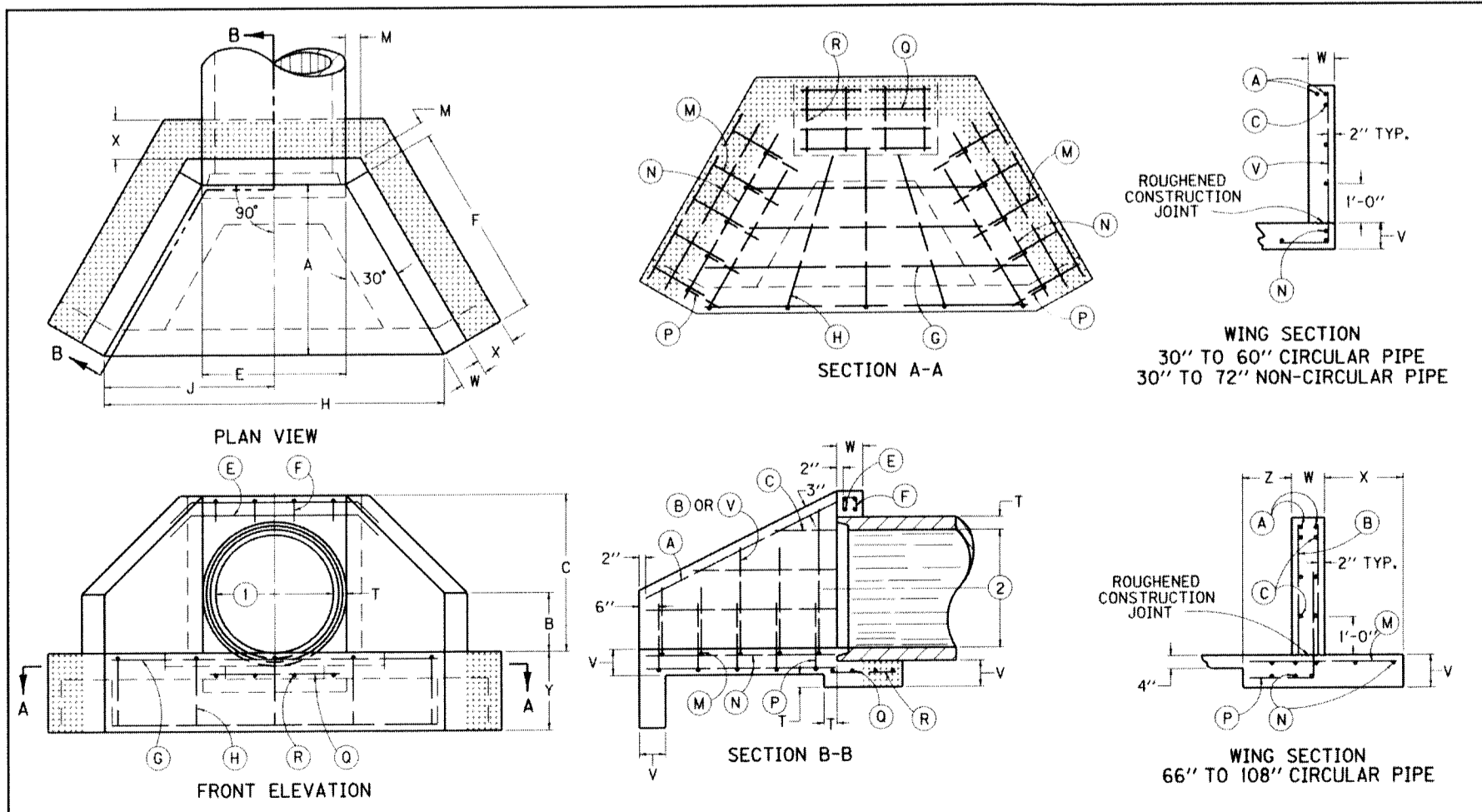


SECTION A-A



TYPICAL TRENCH DETAIL SEWER INSTALLATION

TYPICAL TRENCH DETAIL WATER MAIN INSTALLATION



DIMENSION	DIAMETER OF PIPE												DIMENSION		
	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"		102"	108"
A	3'-9"	4'-4"	4'-11"	5'-6"	6'-1"	6'-8"	7'-5"	8'-0"	8'-7"	9'-2"	9'-9"	10'-4"	10'-11"	11'-6"	A
B	1'-3"	1'-6"	1'-9"	2'-0"	2'-3"	2'-6"	2'-9"	3'-0"	3'-3"	3'-6"	3'-9"	4'-0"	4'-3"	4'-6"	B
C	3'-6"	4'-0"	4'-7"	5'-1"	5'-8"	6'-2"	7'-0"	7'-5"	8'-0"	8'-6"	9'-1"	9'-7"	10'-2"	10'-8"	C
E	3'-1"	3'-8"	4'-3"	4'-10"	5'-5"	6'-0"	6'-7"	7'-2"	7'-9"	8'-4"	8'-11"	9'-6"	10'-1"	10'-8"	E
F	4'-4"	5'-0"	5'-8"	6'-4"	7'-0"	7'-8"	8'-7"	9'-3"	9'-11"	10'-7"	11'-3"	11'-11"	12'-7"	13'-3"	F
H	7'-6"	8'-8"	10'-0"	11'-2"	12'-6"	13'-8"	15'-2"	16'-6"	17'-8"	19'-0"	20'-2"	21'-6"	24'-0"	24'-0"	H
J	3'-9"	4'-4"	5'-0"	5'-7"	6'-3"	6'-10"	7'-7"	8'-3"	8'-10"	9'-6"	10'-1"	10'-9"	11'-4"	12'-0"	J
M	0'-5"												M		
T	0'-3.5"	0'-4.0"	0'-4.5"	0'-5.0"	0'-5.5"	0'-6.0"	0'-6.5"	0'-7.0"	0'-7.5"	0'-8.0"	0'-8.5"	0'-9.0"	0'-9.5"	0'-10.0"	T
V	0'-8"												V		
W	0'-8"												W		
X	---												X		
Y	2'-0"												Y		
Z	---												Z		

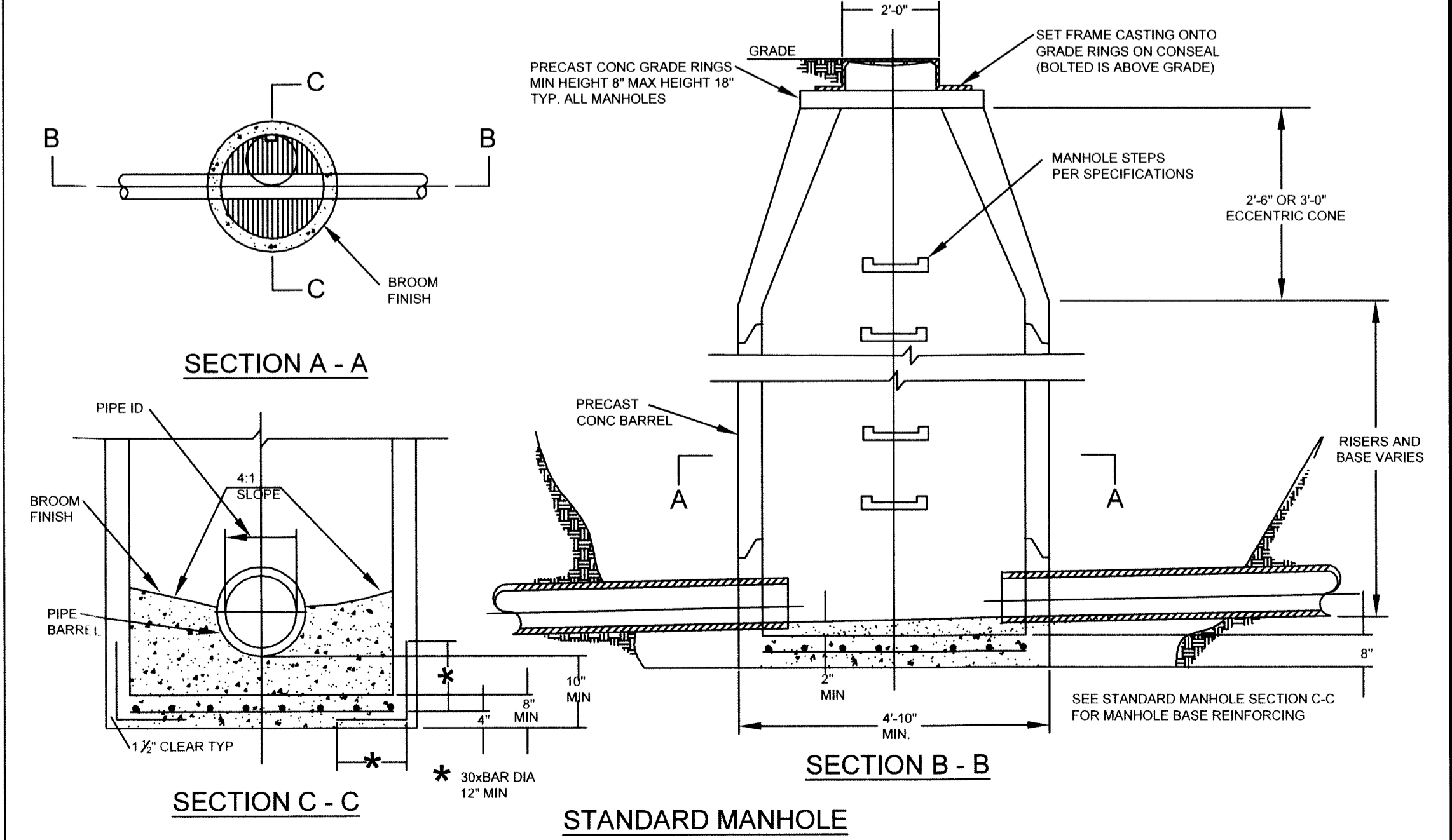
SILYD CONC HEADWALLS	3.36	4.30	5.35	6.53	7.82	9.22	10.76	12.43	14.25	16.13	18.07	20.07	22.13	24.25	26.43	28.67	30.97	33.33
LB'S STEEL HEADWALLS	281	363	430	496	583	687	812	951	1105	1275	1451	1633	1821	2015	2215	2421	2633	2851

DIMENSIONS AND QUANTITIES ARE BASED ON CONCRETE PIPE AND WILL VARY SLIGHTLY FOR CORRUGATED METAL PIPE.

USE WITH CUR. STD. DWG. RDH-110

KENTUCKY DEPARTMENT OF HIGHWAYS
DIMENSIONS & QUANTITIES
30" - 108" HEADWALLS
CIRCULAR PIPE
0° SKEW

STANDARD DRAWING NO. RDH-110-02
DATE: 12-23-93



STANDARD MANHOLE

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CAREPOINTE NURSING
 CHESTERWOOD BLVD
 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
 SECTION 11, TOWN 3, RANGE 2

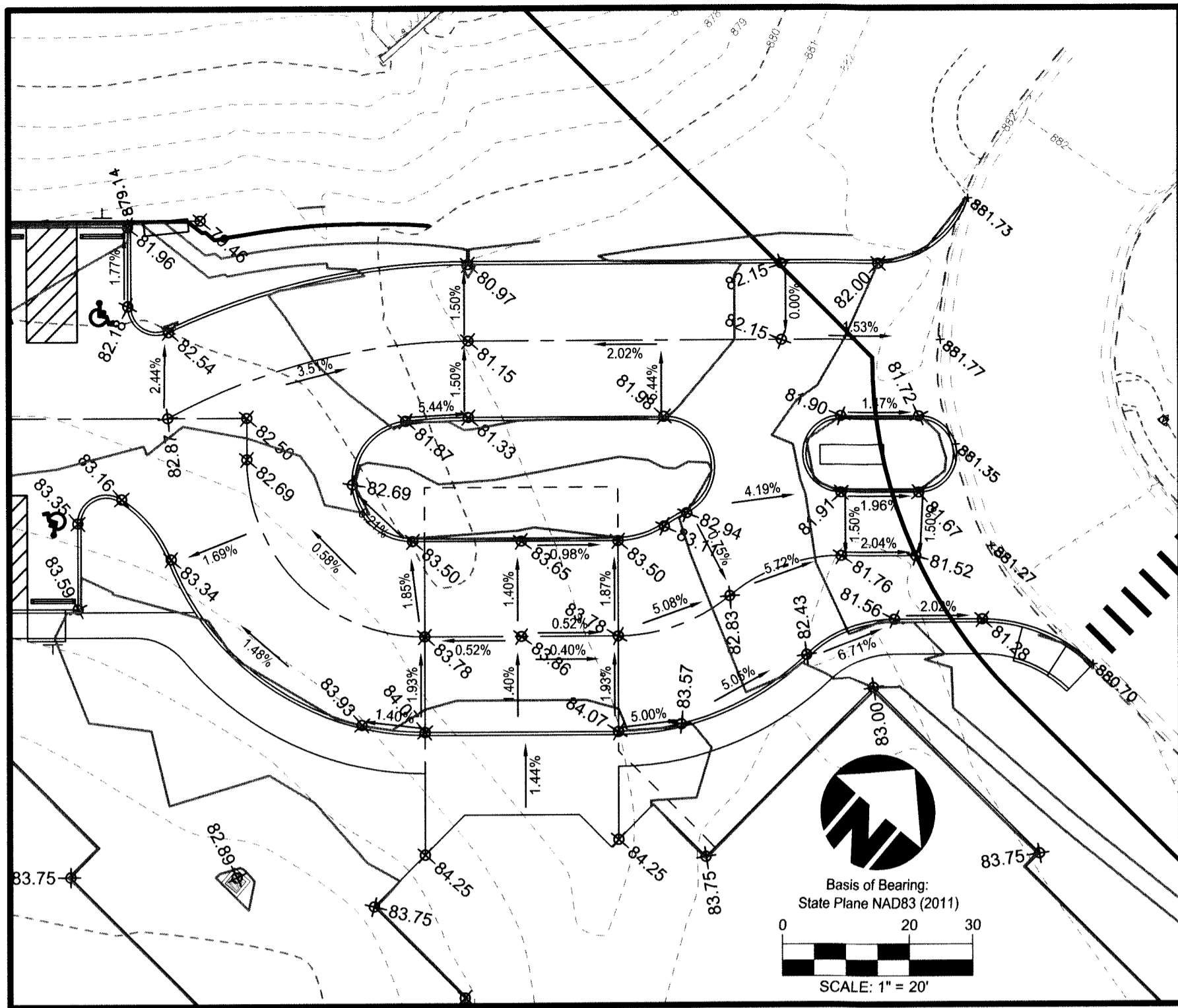
UTILITY DETAILS

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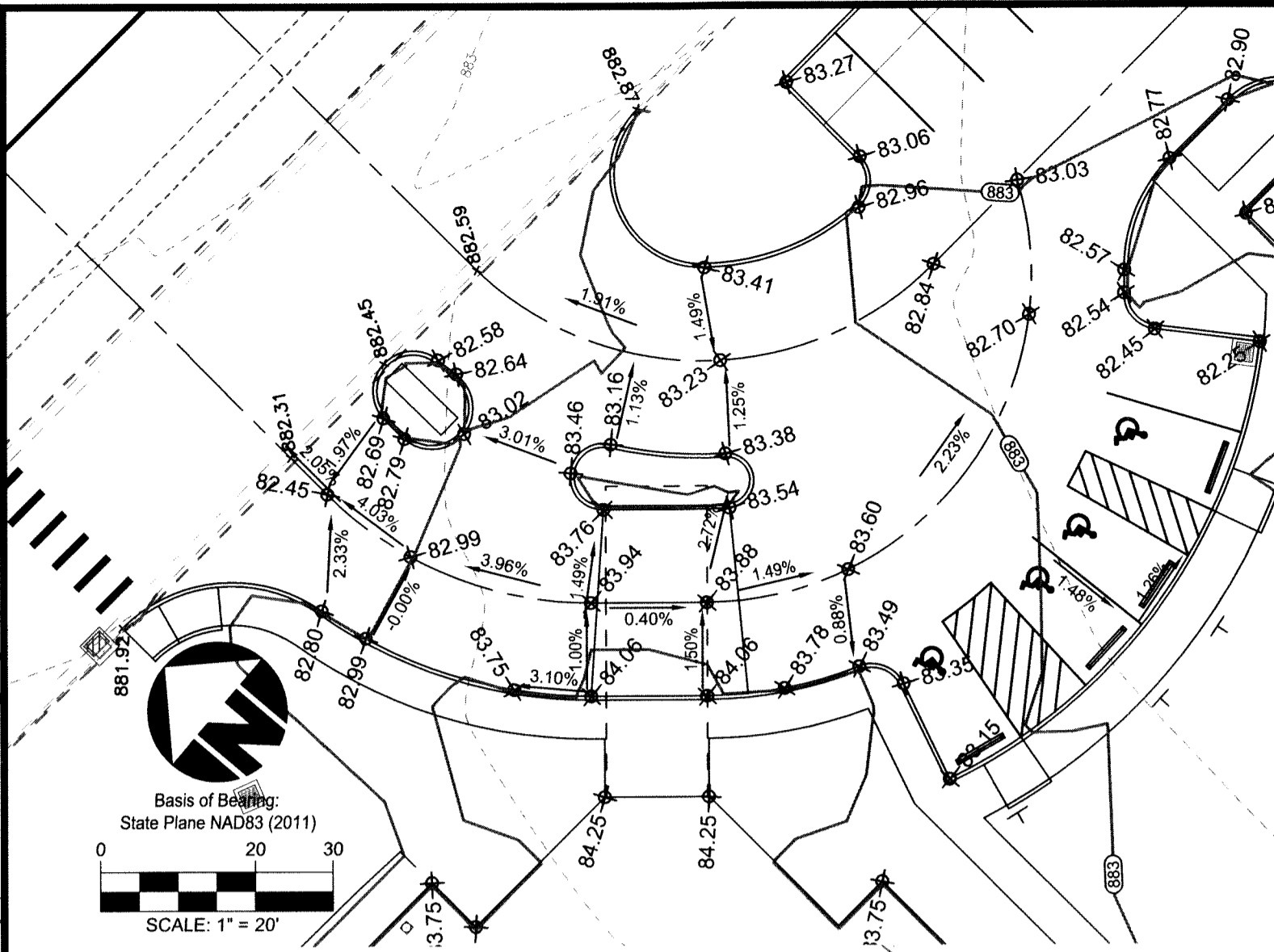
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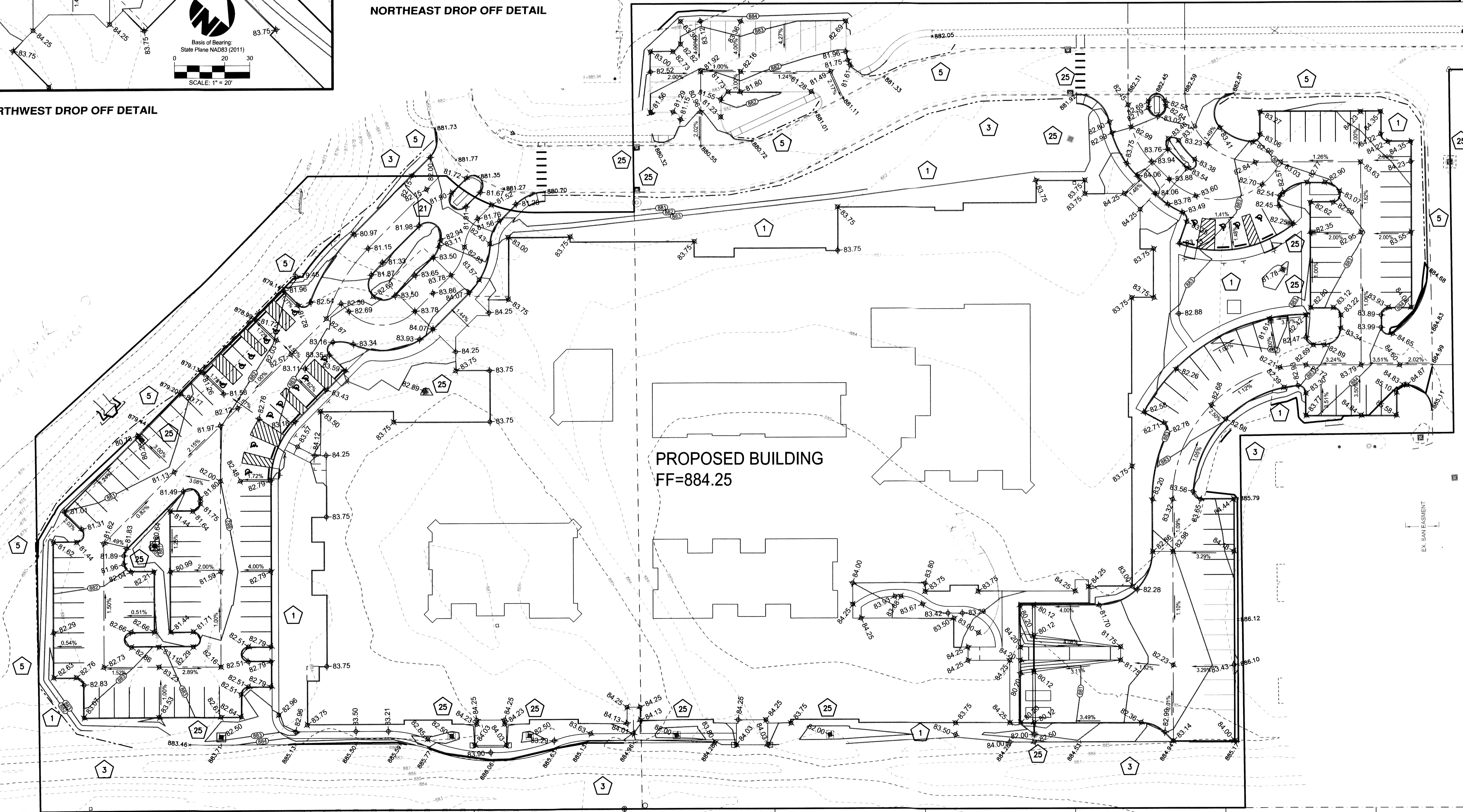
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NORTHWEST DROP OFF DETAIL



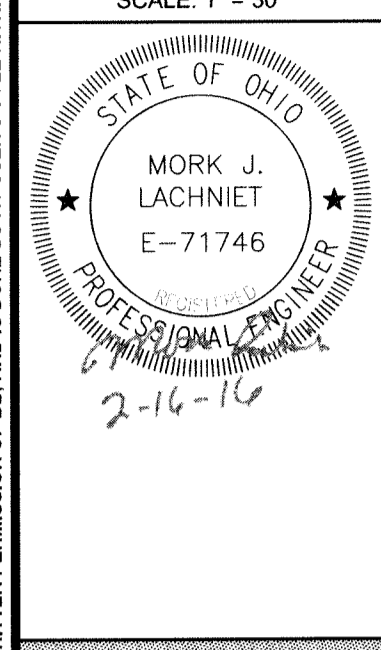
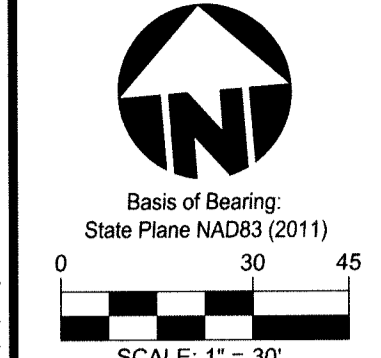
NORTHEAST DROP OFF DETAIL



PROPOSED BUILDING
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LEGEND

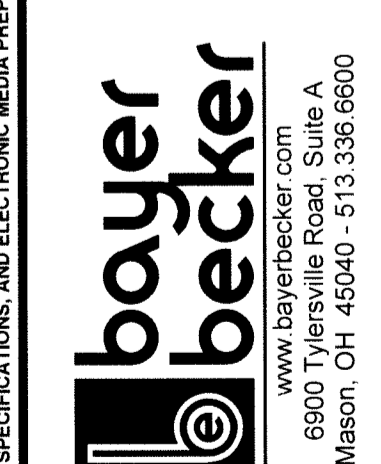
- 1 SEEDING & MULCHING
- 5 SILT FENCE
- 3 PRESERVE EXISTING
- 25 PRE-MANUFACTURED INLET COVER
- 21 CONSTRUCTION ENTRANCE



Item	Revision Description	Date	Drawn	Chk
1	FINAL DEVELOPMENT PLAN	02-16-16	JAL	
2				
3				
4				
5				
6				
7				
8				

CAREPOINTE NURSING
 CHESTERWOOD BLVD
 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
 SECTION 11, TOWN 5, RANGE 2

GRADING AND EROSION CONTROL PLAN



Drawing: 15-0081 CD
 Drawn by: M.J.L.
 Checked By:
 Issue Date: 02-16-16
 Sheet:

C5.0

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EROSION AND SEDIMENT CONTROLS

- A. THE PROJECT HAS BEEN DESIGNED TO CONTROL EROSION AND PREVENT DAMAGE TO OTHER PROPERTY. ALL STRIPPING, EARTHWORK, AND REGRADING SHALL BE PERFORMED TO MINIMIZE EROSION. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE. THE PROPOSED PLAN WILL ALLOW MOST ERODED MATERIALS TO BE RETAINED ON SITE.
- B. **VEGETATIVE PRACTICES**
 - 1. SUCH PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PHASING AND PROTECTION OF TREES. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN TWENTY-ONE (21) DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.
 - 2. ALL DISTURBED AREAS SHALL BE SEEDED AND STRAWED UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATIONS.
- C. **STRUCTURAL PRACTICES**

STRUCTURAL PRACTICES SHALL BE USED TO CONTROL EROSION AND TRAP SEDIMENT FROM ALL SITES REMAINING DISTURBED FOR MORE THAN FOURTEEN (14) DAYS.
- D. **TIMING**

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY. SEDIMENT PONDS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.
- E. **SEDIMENT BARRIERS**
 - 1. SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS SUCH AS SEDIMENT FENCES OR DIVERSIONS DIRECT RUNOFF TO SETTLING FACILITIES. SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.
- F. **MAINTENANCE & WASTE DISPOSAL**
 - 1. ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - 2. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. THE PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE AND APPLICABLE STATE OF LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
 - 3. EXCESS EXCAVATED MATERIAL IS TO BE DISPOSED OF ON SITE AS DIRECTED BY THE CONSTRUCTION MANAGER. EXCESS MATERIAL SHALL BE GRADED TO DRAIN.
 - 4. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES AS PER PLAN AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY AND THE OHIO E.P.A. THE EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE RAINWATER AND LAND DEVELOPMENT HANDBOOK PUBLISHED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES, CURRENT EDITION.
- G. **SEDIMENT CLEANUP**

BY THE END OF EACH WORK DAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE ROAD. BY THE END OF THE NEXT WORK DAY AFTER A STORM, CLEAN UP SOIL WASHED OFF-SITE, AND CHECK STRAW BALES AND SILT FENCE FOR DAMAGE OR SEDIMENT BUILDUP.
- H. **DOWNSPOUT EXTENDERS**

NOT REQUIRED, BUT HIGHLY RECOMMENDED. INSTALL AS SOON AS GUTTERS AND DOWNSPOUTS ARE COMPLETED. ROUTE WATER TO A GRASSED OR PAVED AREA. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
- I. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EXCAVATION OR AS SOON AS EXCAVATION IS COMPLETED OR SUSPENDED.
- J. SEED WITHIN 7 DAYS OF REACHING FINAL GRADE OR AS SOON AS POSSIBLE.
- K. SEE GRADING PLAN C5.0 FOR LOCATION OF EROSION CONTROL MEASURES

SWPPP NOTES

TYPE OF CONSTRUCTION ACTIVITY: CONSTRUCTION OF A 1 STORY SENIOR LIVING CENTER BUILDING

TOTAL SITE AREA: 7.54 ± ACRES

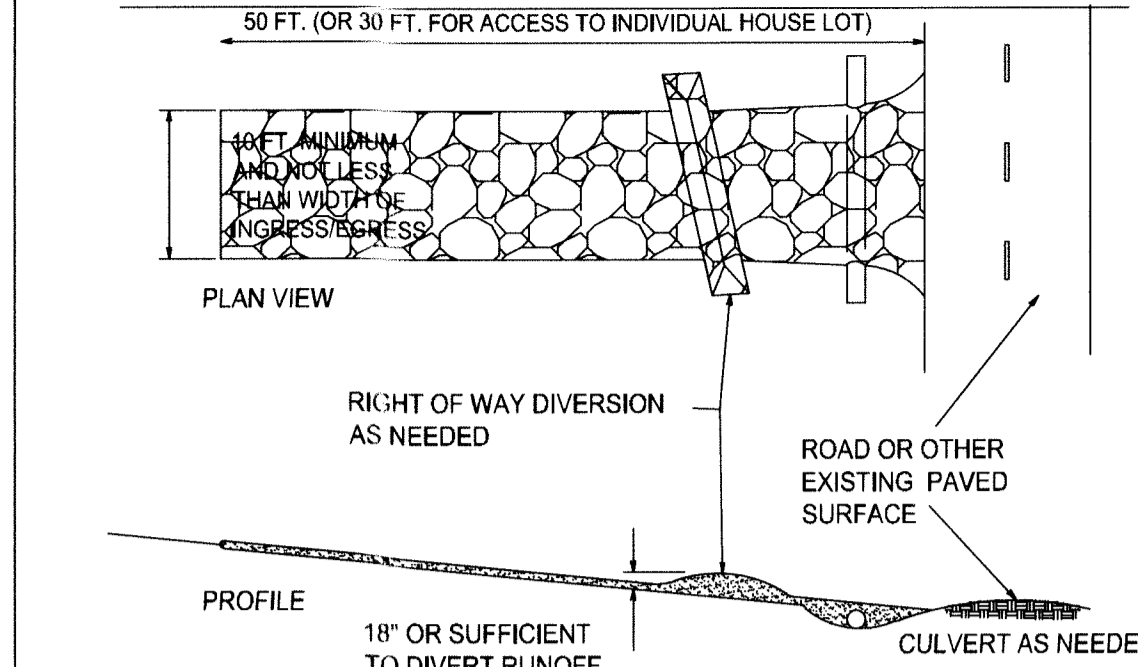
TOTAL DISTURBED AREA: 5.82 ± ACRES

RUNOFF COEFFICIENTS

PRE-CONSTRUCTION - 0.35
POST-CONSTRUCTION - 0.80

IMPERVIOUS AREA (%): 4.70 ACRES (81%)

21 CONSTRUCTION ENTRANCE



- 1. STONE SIZE - MINIMUM TWO-INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- 2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 50 FT. (EXCEPT ON SINGLE RESIDENCE LOTS WHERE A 30-FT. MINIMUM LENGTH APPLIES.
- 3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.
- 4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 10 FT. WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 5. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.
- 6. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
- 7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
- 8. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING. ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED.
- 9. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF THE SITE.

2 SODDING

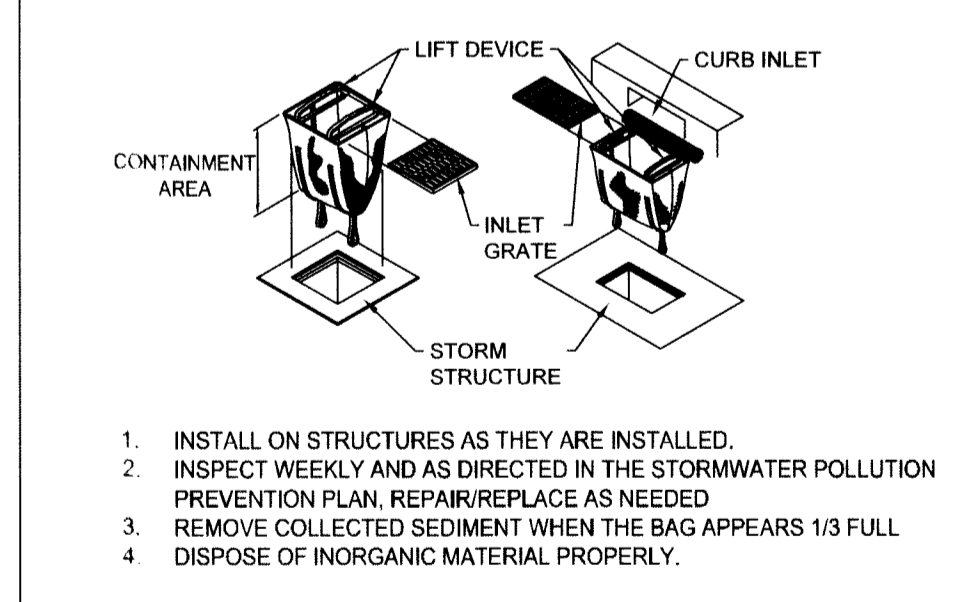
SPREAD 4 TO 6 INCHES OF TOPSOIL. FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10LB./1000 SQ. FT. OF 20-10-10 OR 10-10-10 FERTILIZER.) LIGHTLY WATER THE SOIL. LAY SOD. TAMP OR ROLL LIGHTLY. ON SLOPES, LAY SOD STARTING AT THE BOTTOM AND WORK TOWARD THE TOP. PEG EACH PIECE DOWN IN SEVERAL PLACES. INITIAL WATERING SHOULD WET SOIL 6 INCHES DEEP (OR UNTIL WATER STANDS 1 INCH DEEP IN A STRAIGHT-SIDED CONTAINER.) THEN WATER LIGHTLY EVERY DAY OR TWO FOR 2 WEEKS.

IF CONSTRUCTION IS COMPLETED AFTER OCTOBER 31, SEEDING OR SODDING MAY BE DELAYED. APPLYING MULCH OR TEMPORARY SEED (SUCH AS RYE OR WINTER WHEAT) IS RECOMMENDED IF WEATHER PERMITS. STRAW BALE OR SILT FENCES MUST BE MAINTAINED UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING MARCH 15- MAY 31.

3 PRESERVE EXISTING VEGETATION

WHEREVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION. PLACE PLASTIC MESH OR SNOW FENCE BARRIERS AROUND TREES TO PROTECT THE AREA BELOW THEIR BRANCHES.

25 MANUFACTURED INLET COVERS

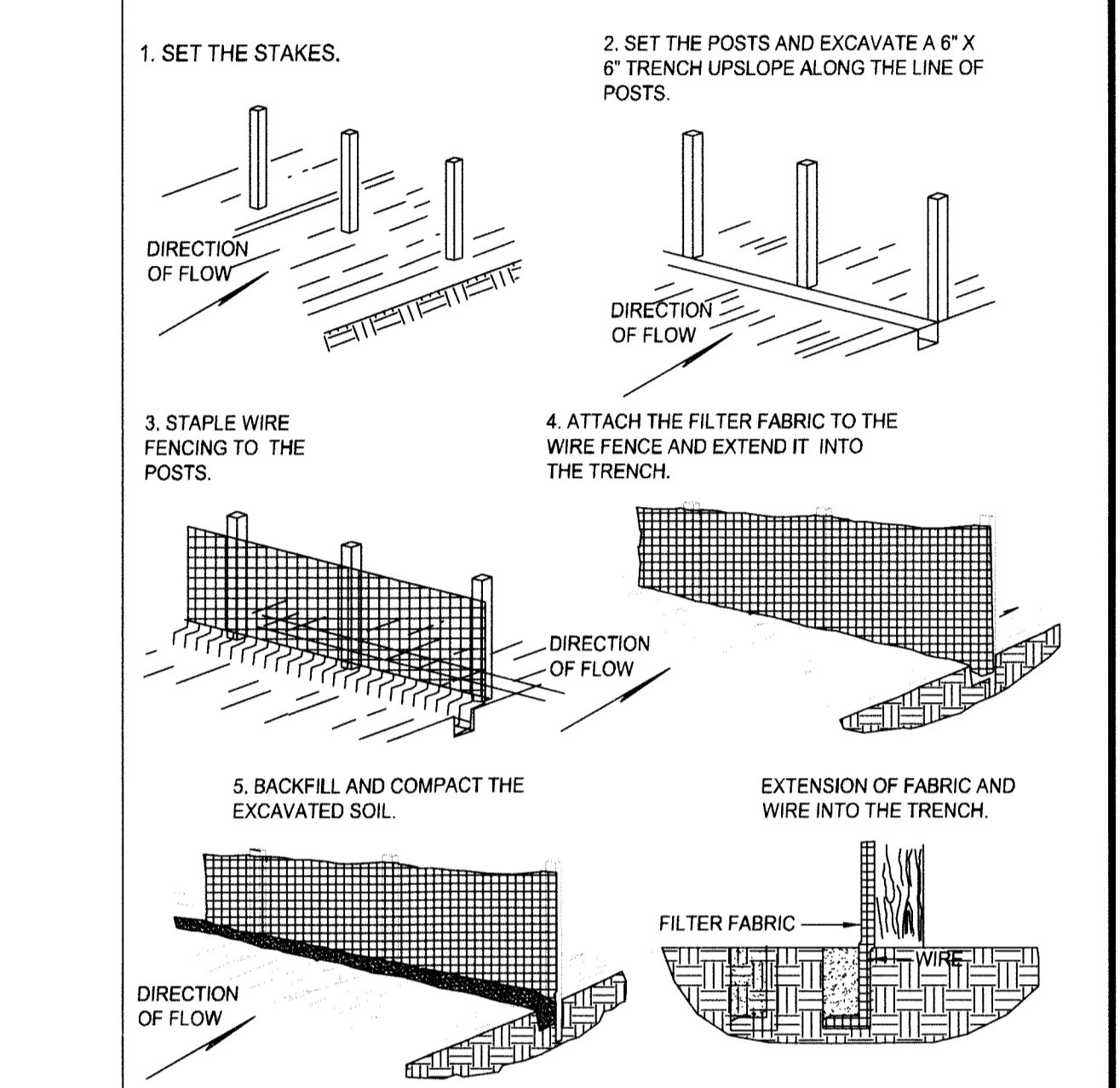


- 1. INSTALL ON STRUCTURES AS THEY ARE INSTALLED.
- 2. INSPECT WEEKLY AND AS DIRECTED IN THE STORMWATER POLLUTION PREVENTION PLAN, REPAIR/REPLACE AS NEEDED
- 3. REMOVE COLLECTED SEDIMENT WHEN THE BAG APPEARS 1/3 FULL
- 4. DISPOSE OF INORGANIC MATERIAL PROPERLY.

5 SILT FENCE

- INSTALLATION**
- 1. PUT UP BEFORE ANY OTHER WORK IS DONE.
 - 2. INSTALL ON DOWNSLOPE SIDE(S) OF SITE WITH ENDS EXTENDED UP SIDESLOPES A SHORT DISTANCE.
 - 3. PLACE PARALLEL TO THE CONTOUR OF THE LAND AND AT THE FLATTEST AREA AVAILABLE TO ALLOW WATER TO POND BEHIND FENCE.
 - 4. STAKE TO BE A MINIMUM OF 32 INCHES LONG
 - 5. MINIMUM HEIGHT SILT FENCE 16 INCHES ABOVE ORIGINAL GROUND SURFACE
 - 6. LEAVE NO GAPS BETWEEN SECTIONS OF SILT FENCE INSPECT AND REPAIR ONCE A WEEK AND AFTER EVERY 1/2 INCH RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE FENCE HEIGHT.
 - 7. MAXIMUM DISTANCE FROM TOE OF THE SLOPE, LEAVING AT LEAST 5' DISTANCE.
 - 8. STAKE ON DOWNHILL SIDE OF GEOTEXTILE WITH 8" OF CLOTH CLOTH BELOW THE GROUND SURFACE. EXCESS MATERIAL TO LAY ON THE BOTTOM OF 6" TRENCH
 - 9. ODOT TYPE "C" GEOTEXTILE FABRIC OR EQUAL
 - 10. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
- MATERIALS AND WORKMAN SHIP SHALL CONFORM TO ODOT ITEM 207, THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL, AND THE STORM WATER POLLUTION PREVENTION PLAN.

CONSTRUCTION OF A FILTER BARRIER



1 SEEDING AND MULCHING

SPREAD 4 TO 6 INCHES OF TOPSOIL. FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10 LB./1000 SQ. FT. OF 20-10-10 OR 10-10-10 FERTILIZER.) SEED WITH AN APPROPRIATE MIX FOR THE SITE (SEE TABLE.) RAKE LIGHTLY TO COVER SEED WITH 1/4" OF SOIL. ROLL LIGHTLY. MULCH WITH STRAW (70-90 LB. OR ONE BALE PER 1000 SQ. FT.) ANCHOR MULCH BY PUNCHING 2 INCHES INTO THE SOIL WITH A DULL, WEIGHTED DISK OR BY USING NETTING OR OTHER MEASURES ON STEEP SLOPES, OR WINDY AREAS. WATER GENTLY EVERY DAY OR TWO TO KEEP SOIL MOIST. LESS WATERING IS NEEDED ONCE GRASS IS 2 INCHES TALL.

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB./1,000 FT. ²	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
NOVEMBER 1 TO SPRING SEEDING	PERENNIAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED. PERMANENT SEEDING TO BE AS PER LANDSCAPING PLANS



Item	Final Development Plan	Revision Description	Date	Drawn	Checked
1			02-16-16		
2					
3					
4					
5					
6					
7					
8					
9					

CAREPOINTE NURSING

CHESTERWOOD BLVD
WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
SECTION 11, TOWN 3, RANGE 2



Drawing	15-0081 CD
Drawn by	MUL
Checked by	
Issue Date	02-16-16
Sheet	C5.1

CAREPOINTE NURSING FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO 45069

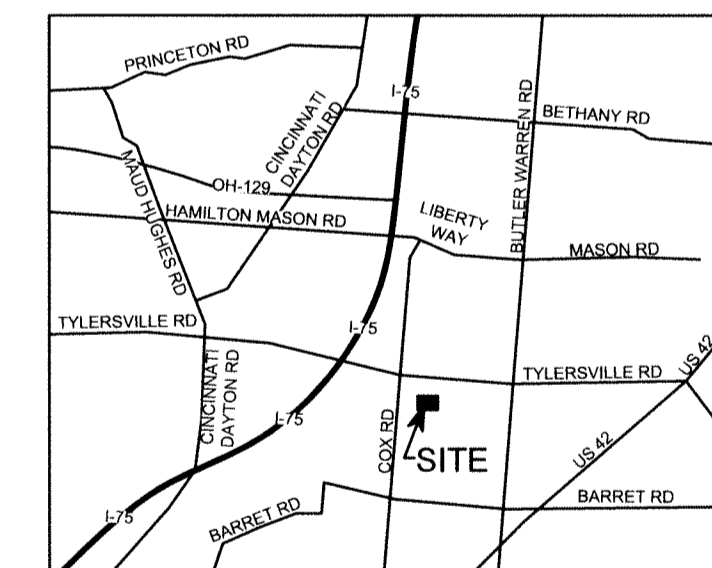
LIST OF DRAWINGS

NO.	SHEET	TITLE	NO.	SHEET	TITLE
1.	COVER	COVER SHEET			
2.	SP-1	SITE PLAN			
3.	SL-1	SITE LANDSCAPING PLAN			
4.	SL-2	SITE LANDSCAPING PLAN			
5.	SE-1	SITE ELECTRICAL PLAN			
6.	A1-1	OVERALL BUILDING PLANS			
7.	A6-1	BUILDING ELEVATIONS			
8.	A6-2	BUILDING ELEVATIONS			

OWNER: CHESTERWOOD COTTAGES REAL ESTATE II, LTD.
8073 TYLERSVILLE RD
WEST CHESTER, OH 45069

DESIGN ARCHITECT: KONTOGIANNIS & ASSOCIATES
400 SOUTH FIFTH ST, SUITE 400
COLUMBUS, OH 43215

CIVIL ENGINEER: BAYER BECKER
6900 TYLERSVILLE RD, SUITE A
MASON, OH 45040



VICINITY MAP

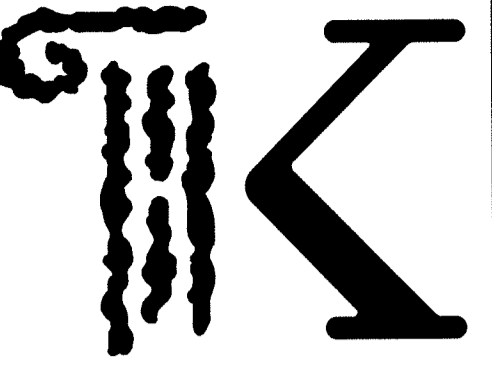
SCALE: N.T.S.

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ARCHITECTURE PLANNING DESIGN
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E-MAIL: architects@kontogiannis.com

FINAL DEVELOPMENT
PLAN 02/16/2016
BID SET
PERMIT SET
CONSTRUCTION SET
02/16/2015

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PROJECT:
CAREPOINTE NURSING
FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO

DRAWING TITLE:
SITE PLAN

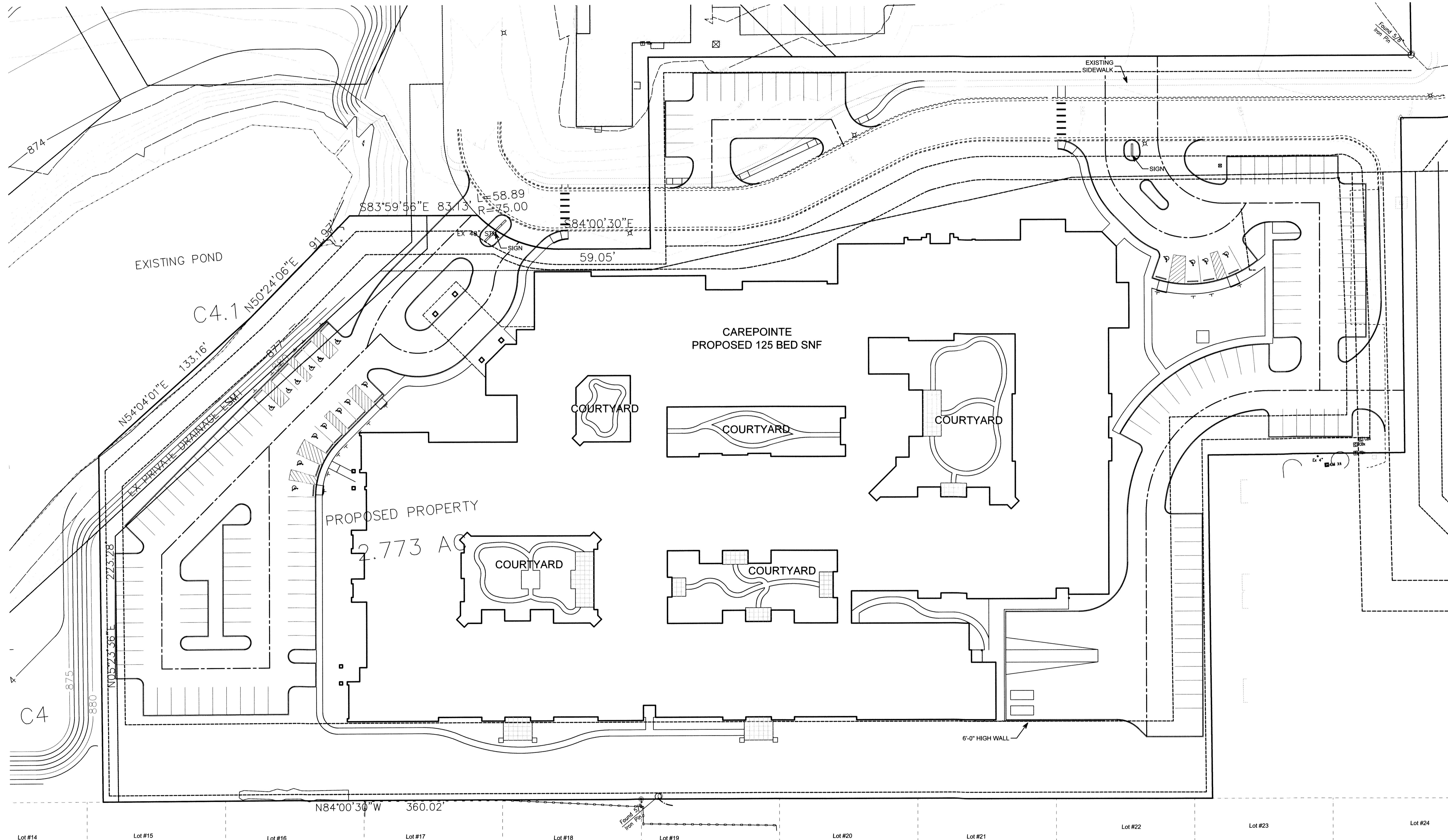
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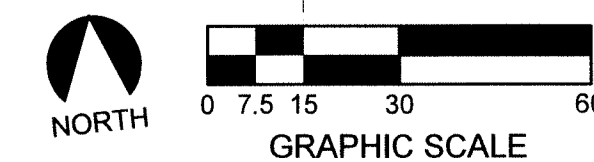
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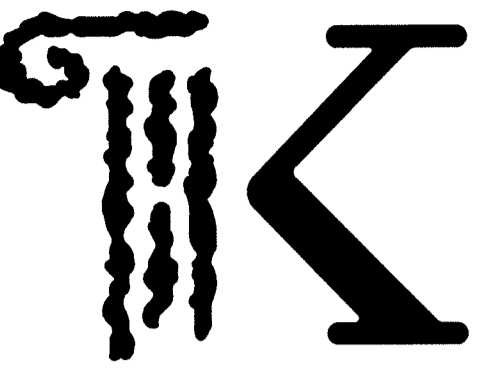
SP-1



SITE PLAN
SCALE: 1" = 30'



2/16/2016 10:32:46 AM, mhaman



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WEST CHESTER, OHIO

DRAWING TITLE:
SITELANDSCAPING PLAN

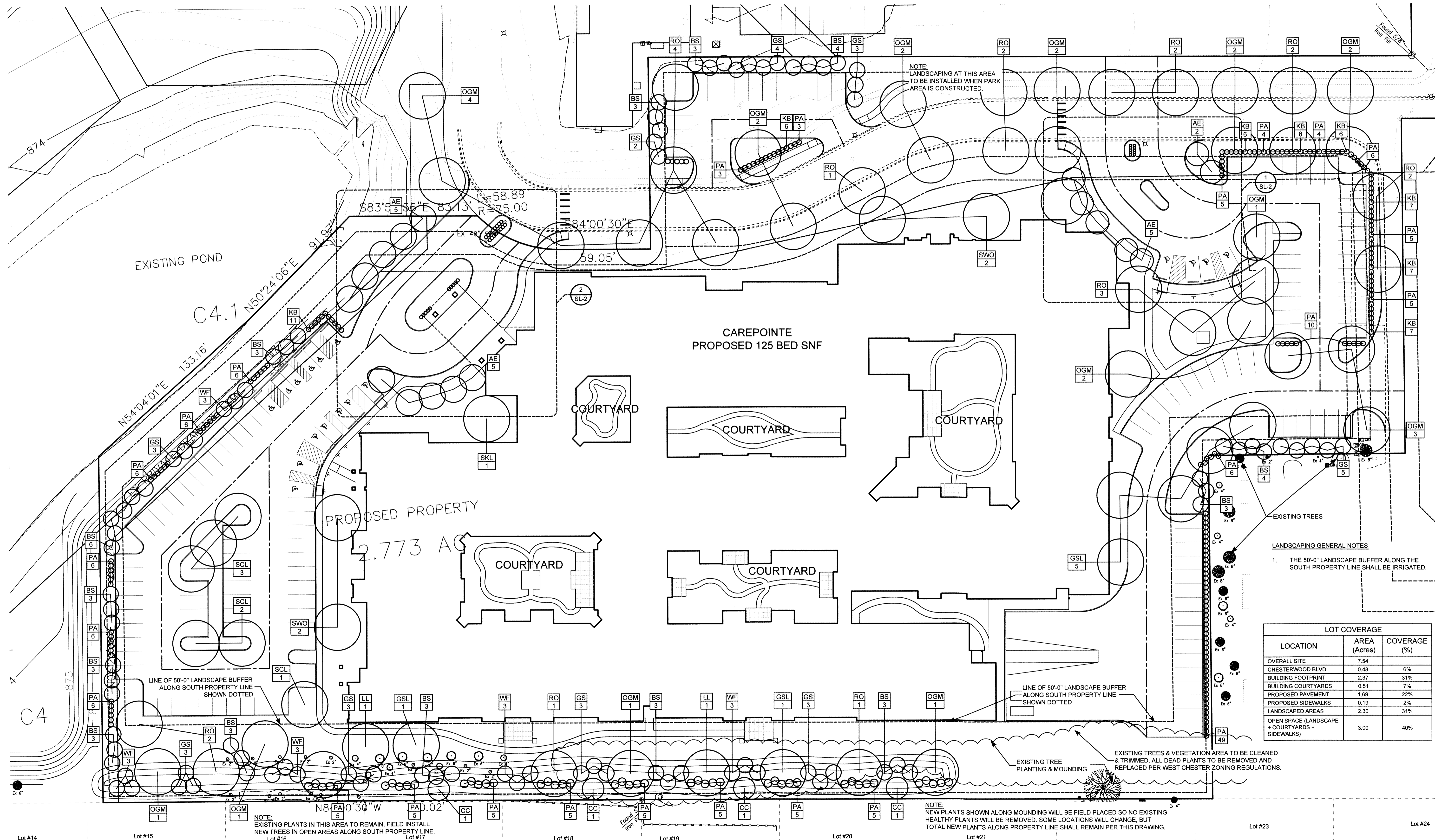
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SL-1

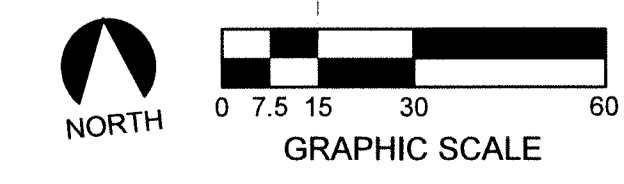


LANDSCAPING GENERAL NOTES
1. THE 50'-0" LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE SHALL BE IRRIGATED.

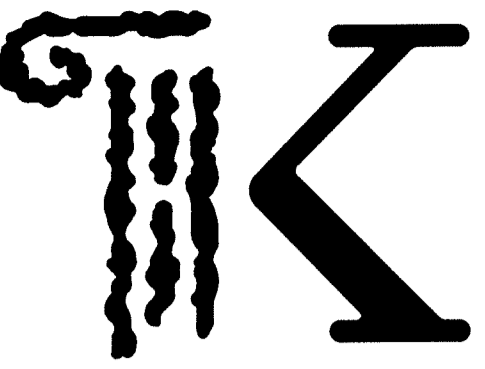
LOT COVERAGE		
LOCATION	AREA (Acres)	COVERAGE (%)
OVERALL SITE	7.54	
CHESTERWOOD BLVD	0.48	6%
BUILDING FOOTPRINT	2.37	31%
BUILDING COURTYARDS	0.51	7%
PROPOSED PAVEMENT	1.69	22%
PROPOSED SIDEWALKS	0.19	2%
LANDSCAPED AREAS	2.30	31%
OPEN SPACE (LANDSCAPE + COURTYARDS + SIDEWALKS)	3.00	40%

SITELANDSCAPING PLAN

SCALE: 1" = 30'



2/16/2016 11:17:57 AM ggestheimer



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PROJECT:

**CAREPOINTE
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FINAL DEVELOPMENT
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WEST CHESTER, OHIO

DRAWING TITLE:
**SITELANDSCAPING
PLAN**

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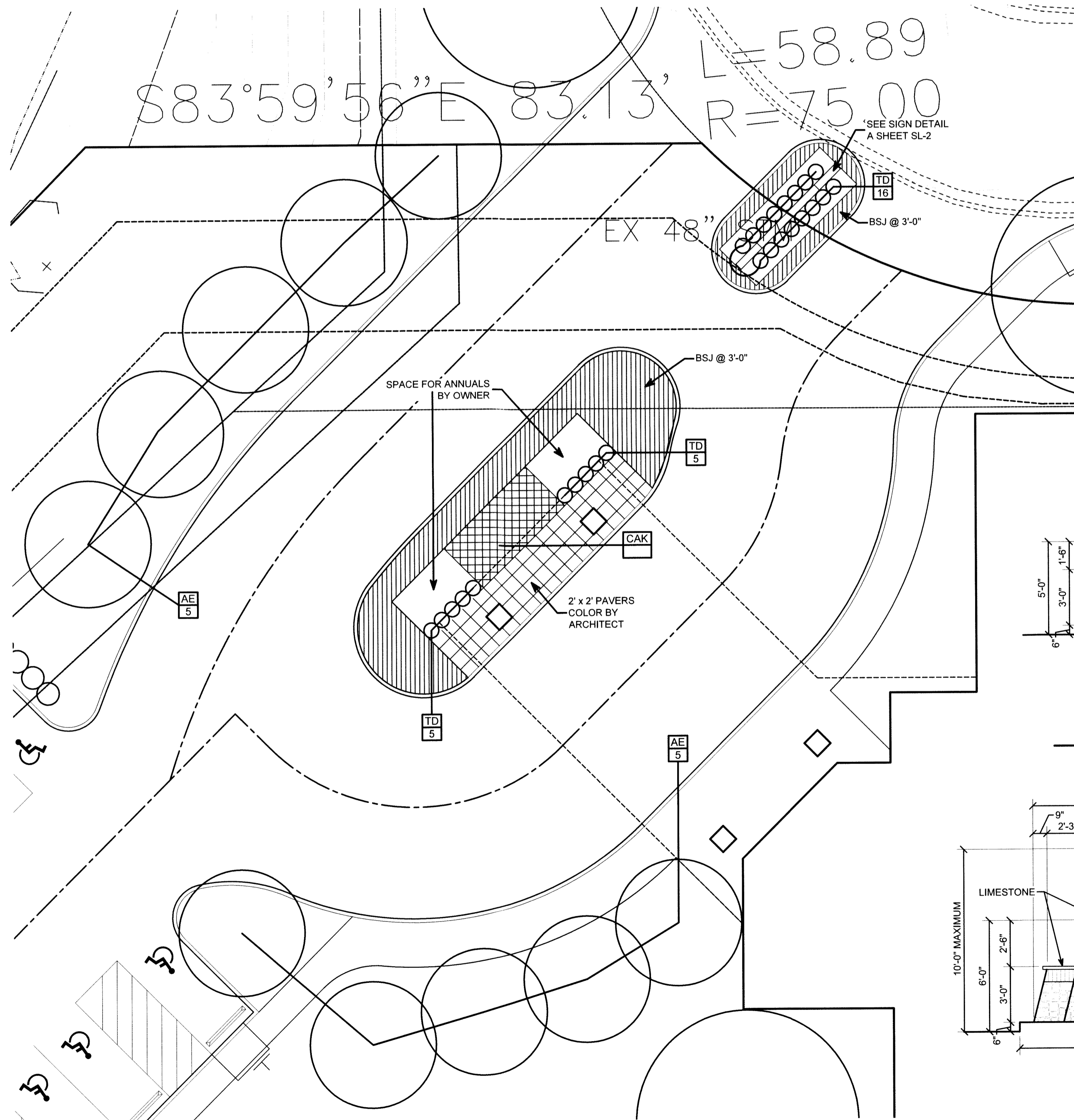
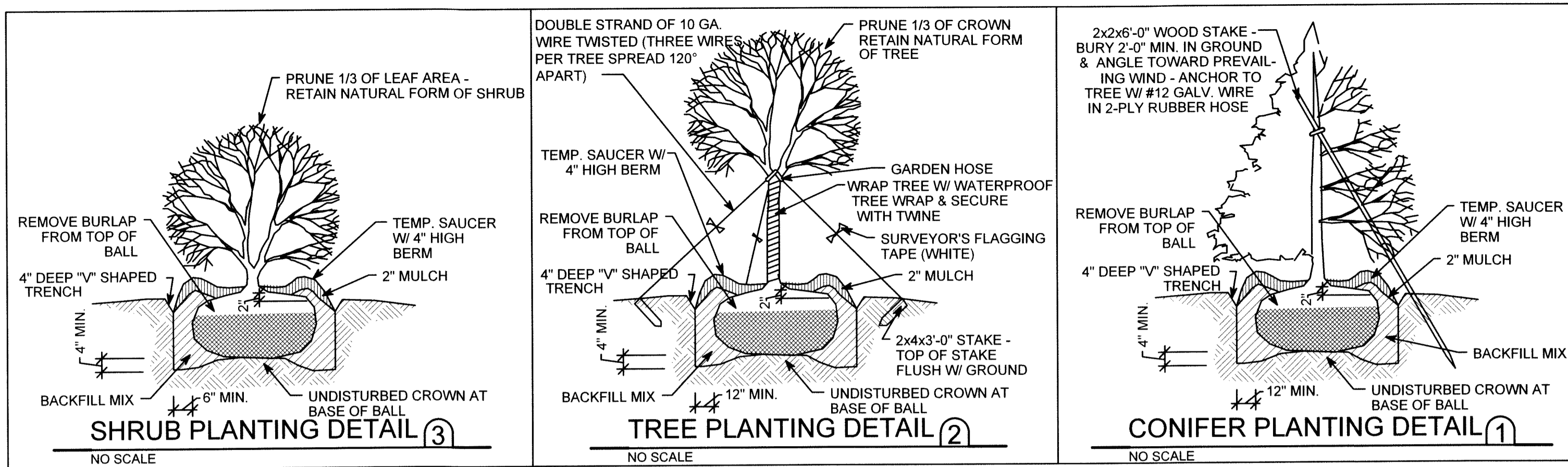
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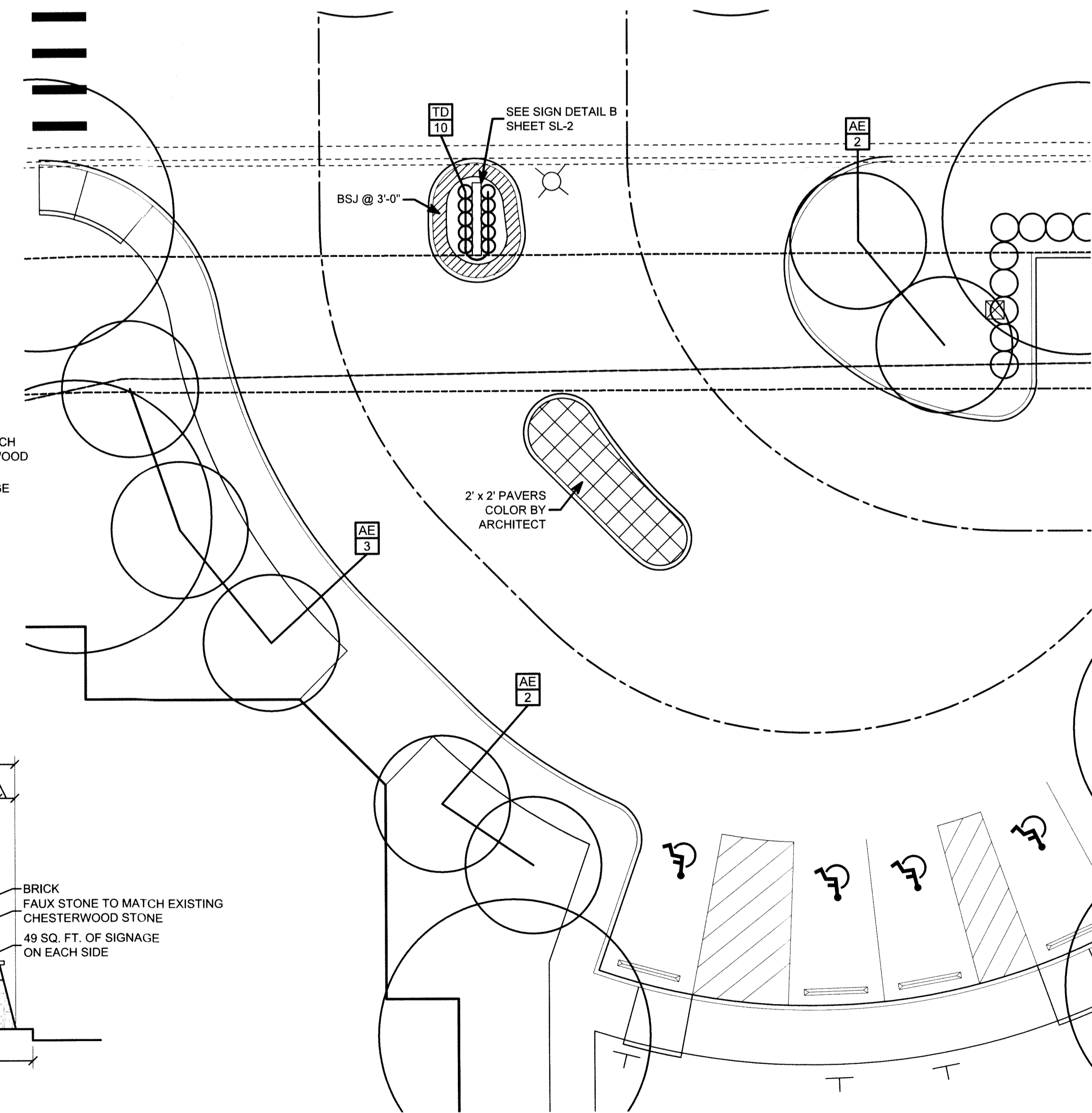
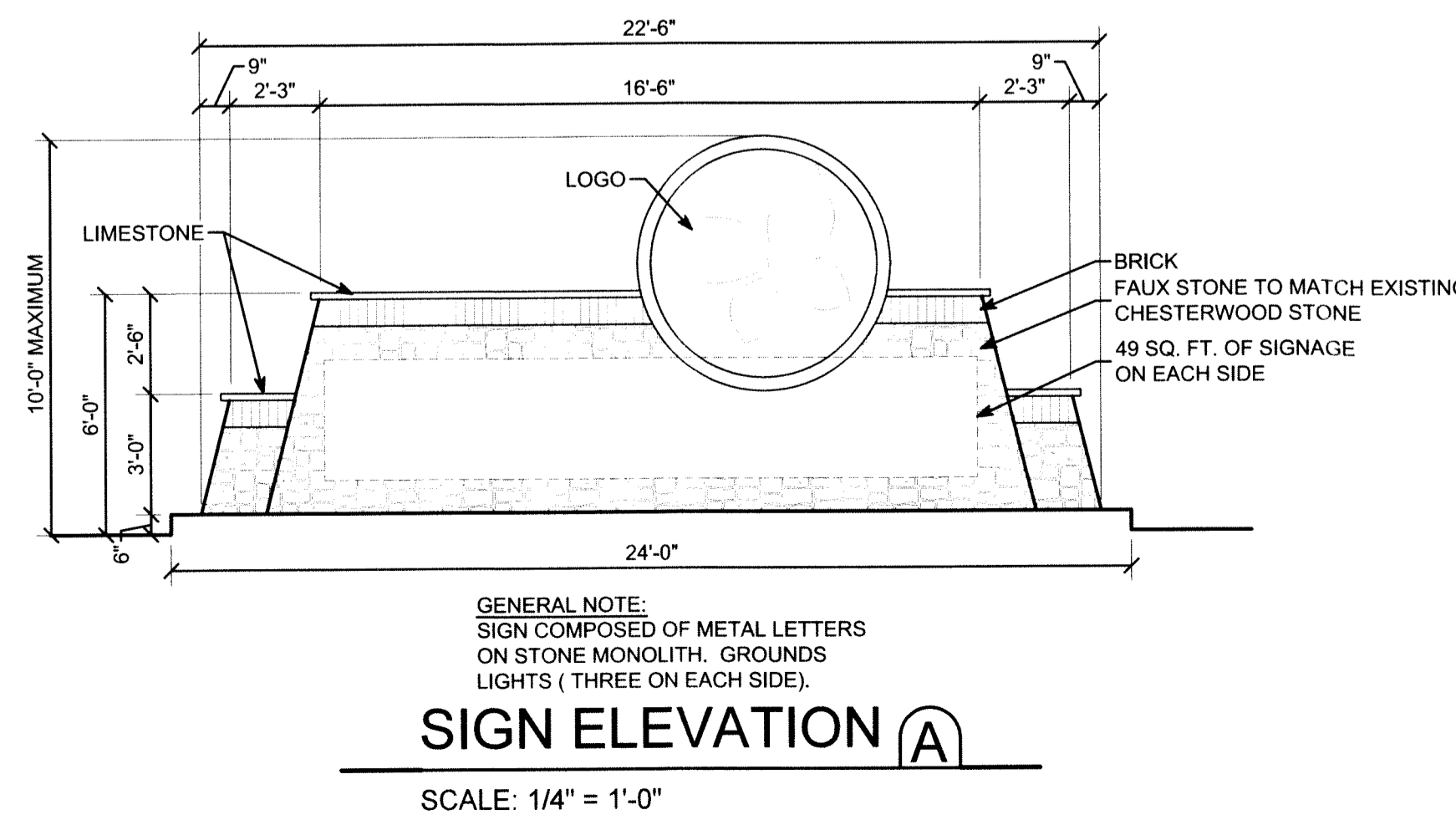
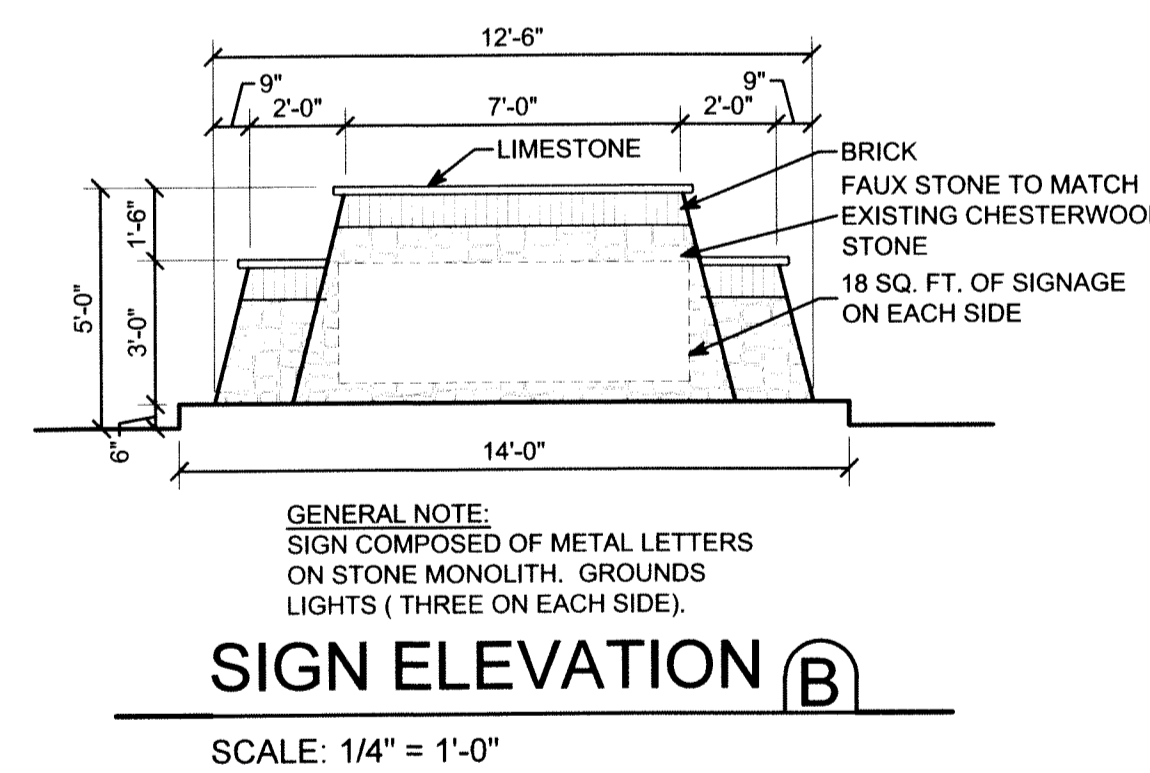
SL-2

PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
EVERGREEN TREES				
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-0" HIGH	B & B
WF	WHITE FIR	ABIES CONCOLOR	6'-0" HIGH	B & B
GS	GREEN SPRUCE	PICEA PUNGENS	6'-0" HIGH	B & B
ORNAMENTAL TREES				
AE	SPRING FLURRY SERVICE BERRY	AMELANCHIER LAEVIS	2 1/2" CAL.	B & B
MC	CORALBURST CRAB APPLE	MALLUS X 'CORALBURST'	1 1/2" CAL.	B & B
CC	CANADIAN RED CHOKE CHERRY	PRUNUS VIRGINIANA	1 1/2" CAL.	B & B
DECIDUOUS TREES				
ASB	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'	2 1/2" CAL.	B & B
ISL	IVORY SILK LILAC	SYRINGA RETICULATA	2 1/2" CAL.	B & B
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B
FE	FRONTIER ELM	ULMUS HYBRID 'FRONTIER'	2 1/2" CAL.	B & B
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'	2 1/2" CAL.	B & B
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)	2 1/2" CAL.	B & B
LL	LITTLE LEAF LINDEN	TILIA CORDATA	2 1/2" CAL.	B & B
SKL	SKYLINE LOCUST	ROBINA 'SKYLINE LOCUST'	2 1/2" CAL.	B & B
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'	2 1/2" CAL.	B & B
RO	RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B
SHRUBS				
BG	GLODE WINTER GEM BOXWOOD	BUXES MICROPHYLLA 'WINTER GEM'	24" HT.	B & B
CAK	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOESTER'	#2	CONT.
PH	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#2	CONT.
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA	18" MIN.	PLANT @ 3'-0" O.C.
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP	18" MIN.	
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" MIN.	
RB	BARBERRY	BERBERIS THUNBERGII ONE I CRIMSON	18" MIN.	
DB	DWARF BARBERRY	BERBERIS THUNBERGII CRIMSON PYGMY	18" MIN.	
BB	BURNING BUSH	EUONYMUS ALATA	18" MIN.	
HY	HOLLY	ILEX CARLISLE	18" MIN.	
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA	3'-0"	
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHUM AUTUMN	12" O.C.	
KB	KOREAN "WINTERGREEN" BOXWOOD	BUXES MICROPHYLLA KOREANA	24" MIN.	
TD	TAXUS CUSPIDATE	DENSIFORMIS	18" MIN.	
TC	TAXUS CUSPIDATE	CAPTATA	18" MIN.	
TH	TAXUS CUSPIDATE	HICKII	18" MIN.	
SMB	SMOKE BUSH	COTINUS COGGYGRIA	3'-4" HIGH	
PA	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	4'-0" HIGH	SPACE MAX. 36" O.C.
GROUND COVERS				
AN	SEASONAL ANNUALS	ANNUALS	#1, 12" O.C.	CONT.



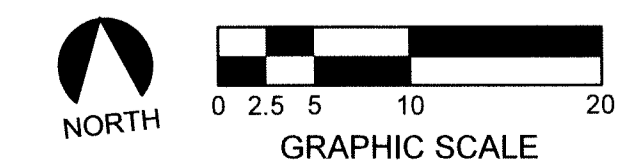
**ENLARGED SITE
LANDSCAPING PLAN ②**

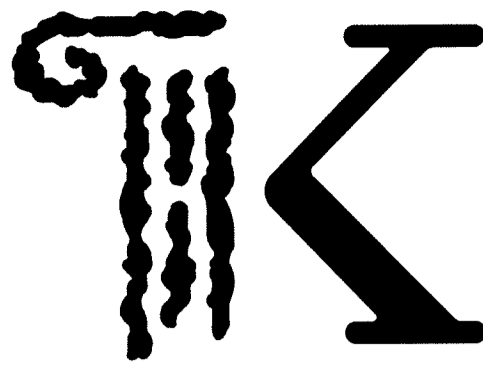
SCALE: 1" = 10'



**ENLARGED SITE
LANDSCAPING PLAN ①**

SCALE: 1" = 10'





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PROJECT:
CAREPOINTE NURSING
FINAL DEVELOPMENT
PLAN

WEST CHESTER, OHIO

DRAWING TITLE:
SITE ELECTRICAL PLAN

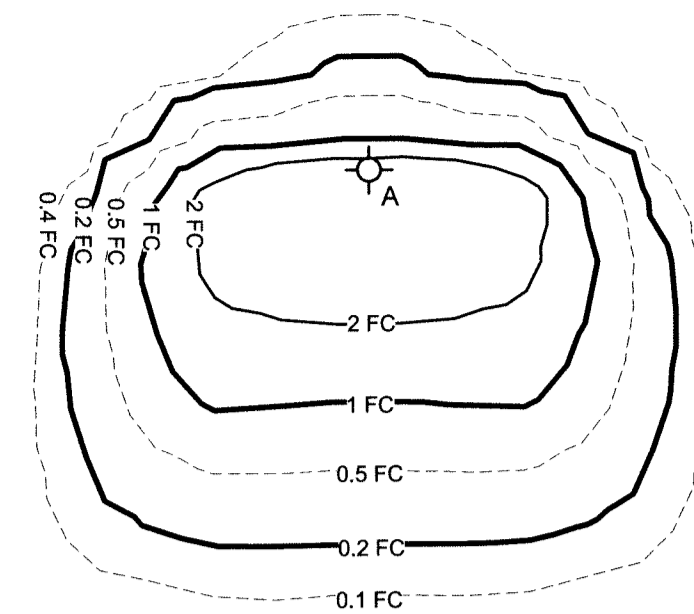
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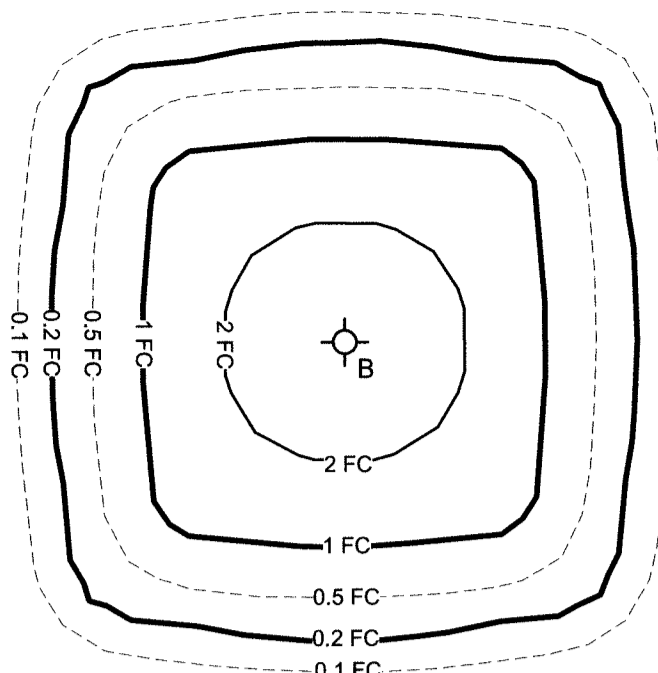
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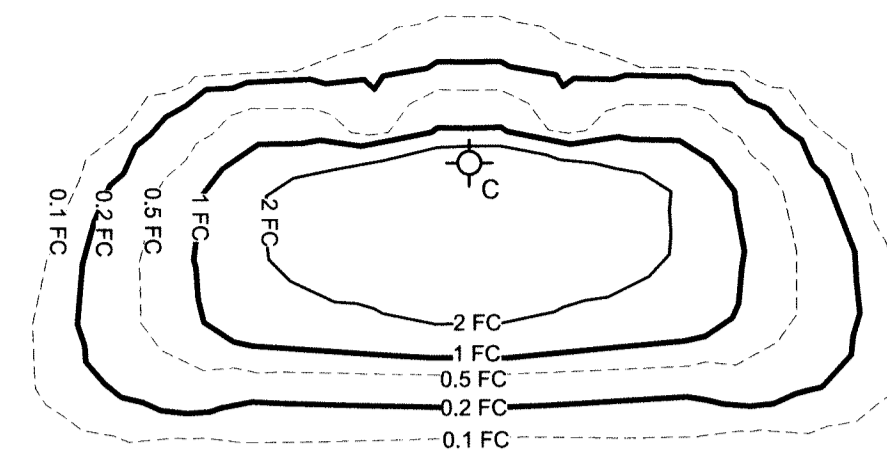
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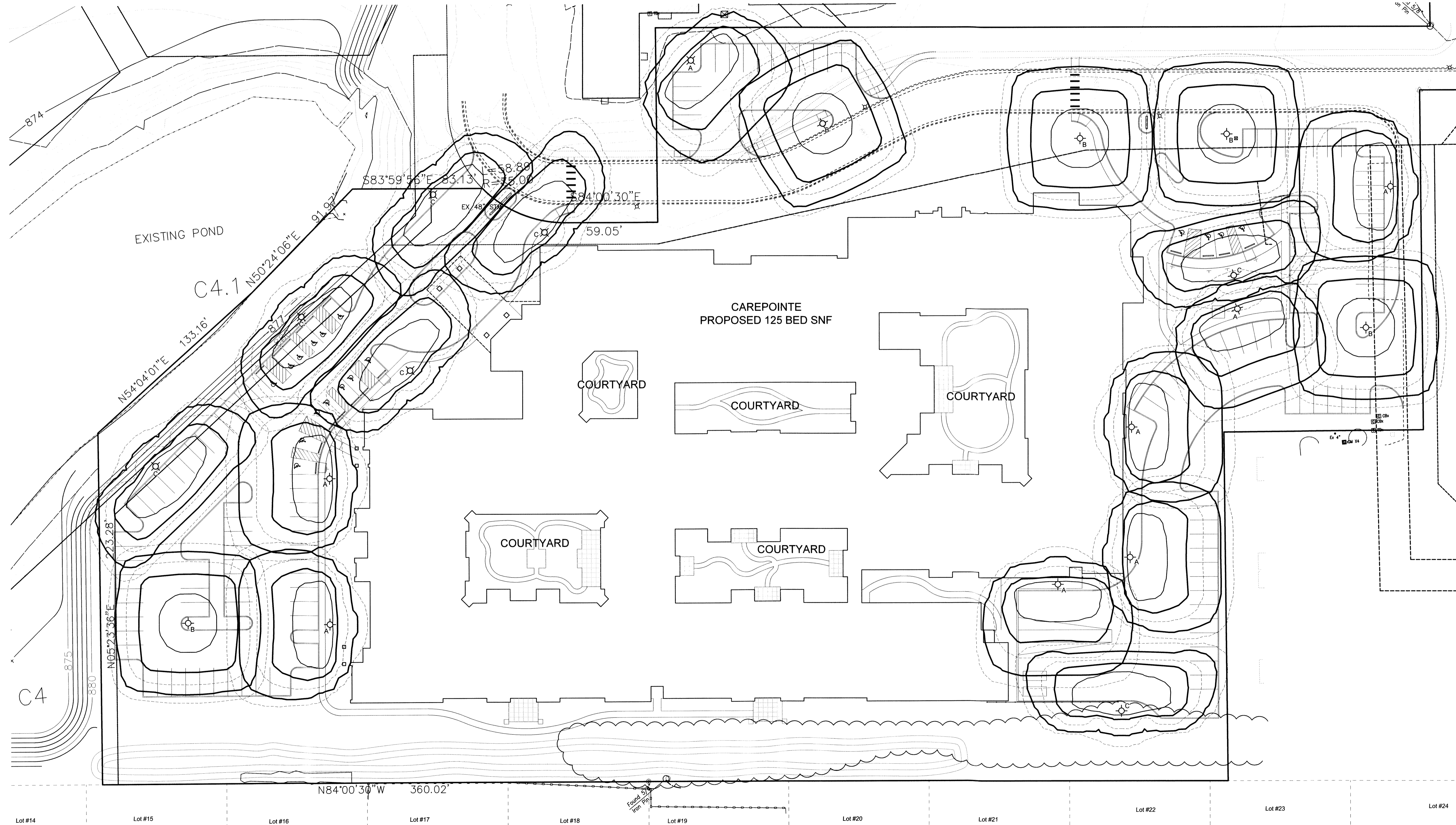
COOPER LIGHTING LUMINAIRE
GLEON-AE-02-LED-E1-SL4-7030
16 FT. POLE, 107W LED TYPE SL4 DISTRIBUTION



COOPER LIGHTING LUMINAIRE
GLEON-AE-02-LED-E1-SMQ-7030
16 FT. POLE, 107W LED TYPE "V" DISTRIBUTION

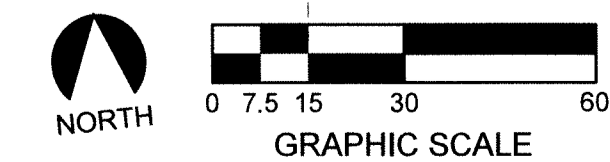


COOPER LIGHTING LUMINAIRE
GLEON-AE-02-LED-E1-SL3-7030
16 FT. POLE, 107W LED TYPE SL3 DISTRIBUTION

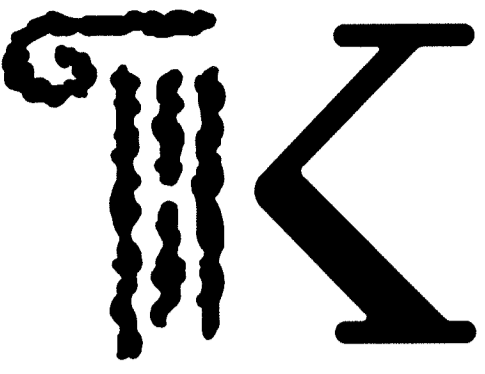


SITE ELECTRICAL PLAN

SCALE: 1" = 30'



2/16/2016 11:18:16 AM ggerstheimer



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PROJECT:

**CAREPOINTE
NURSING**
FINAL DEVELOPMENT
PLAN

WEST CHESTER, OHIO

DRAWING TITLE:
**OVERALL BUILDING
PLANS**

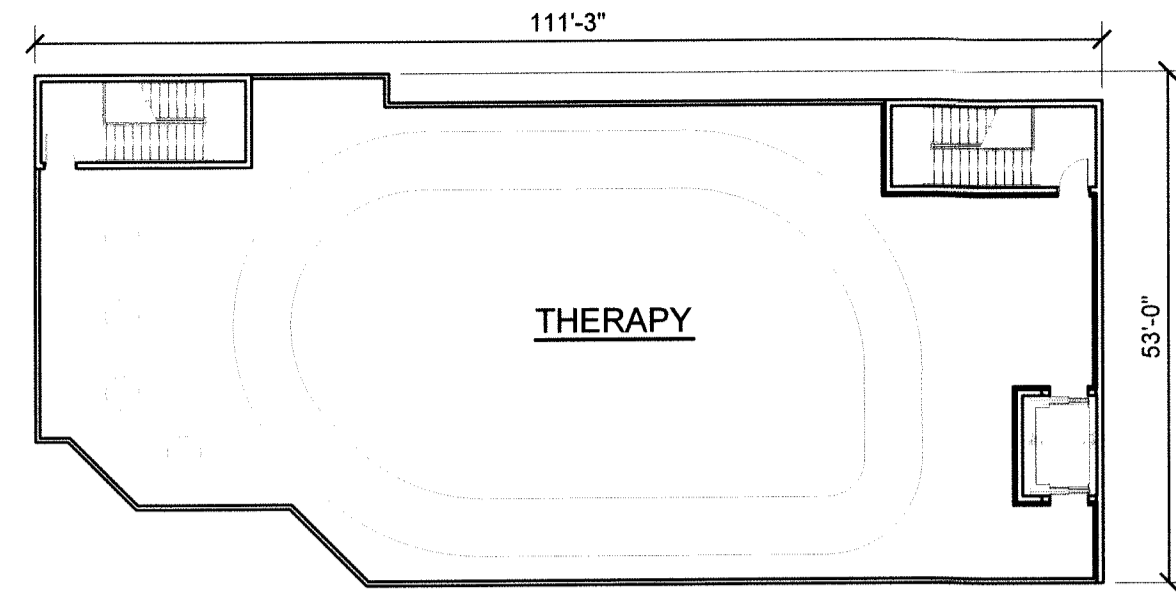
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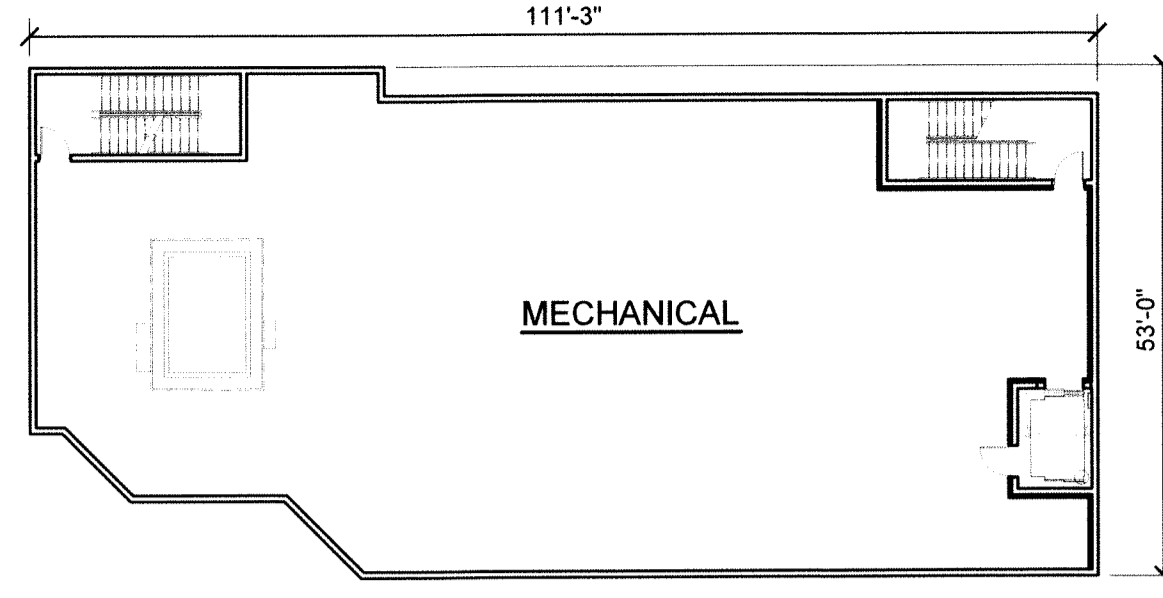
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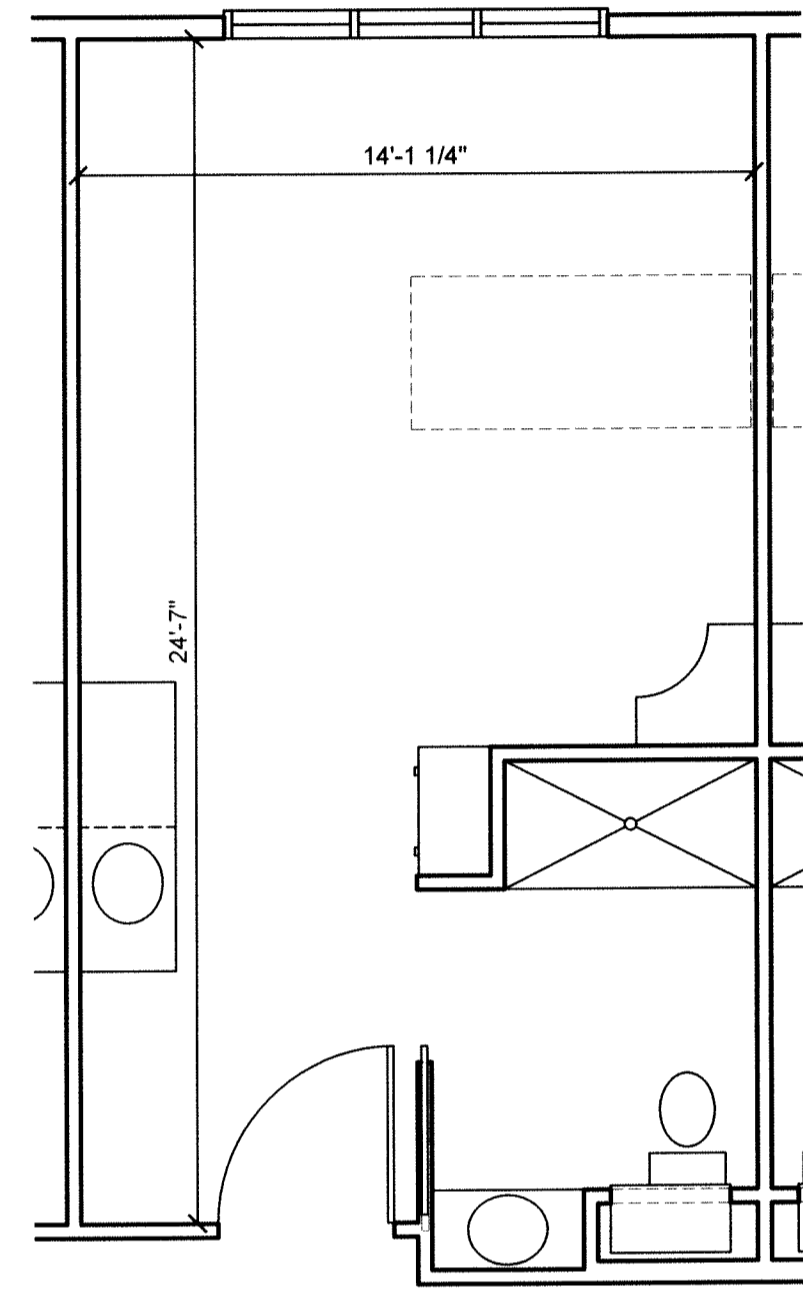
SECOND FLOOR PLAN

SCALE: 1" = 20'



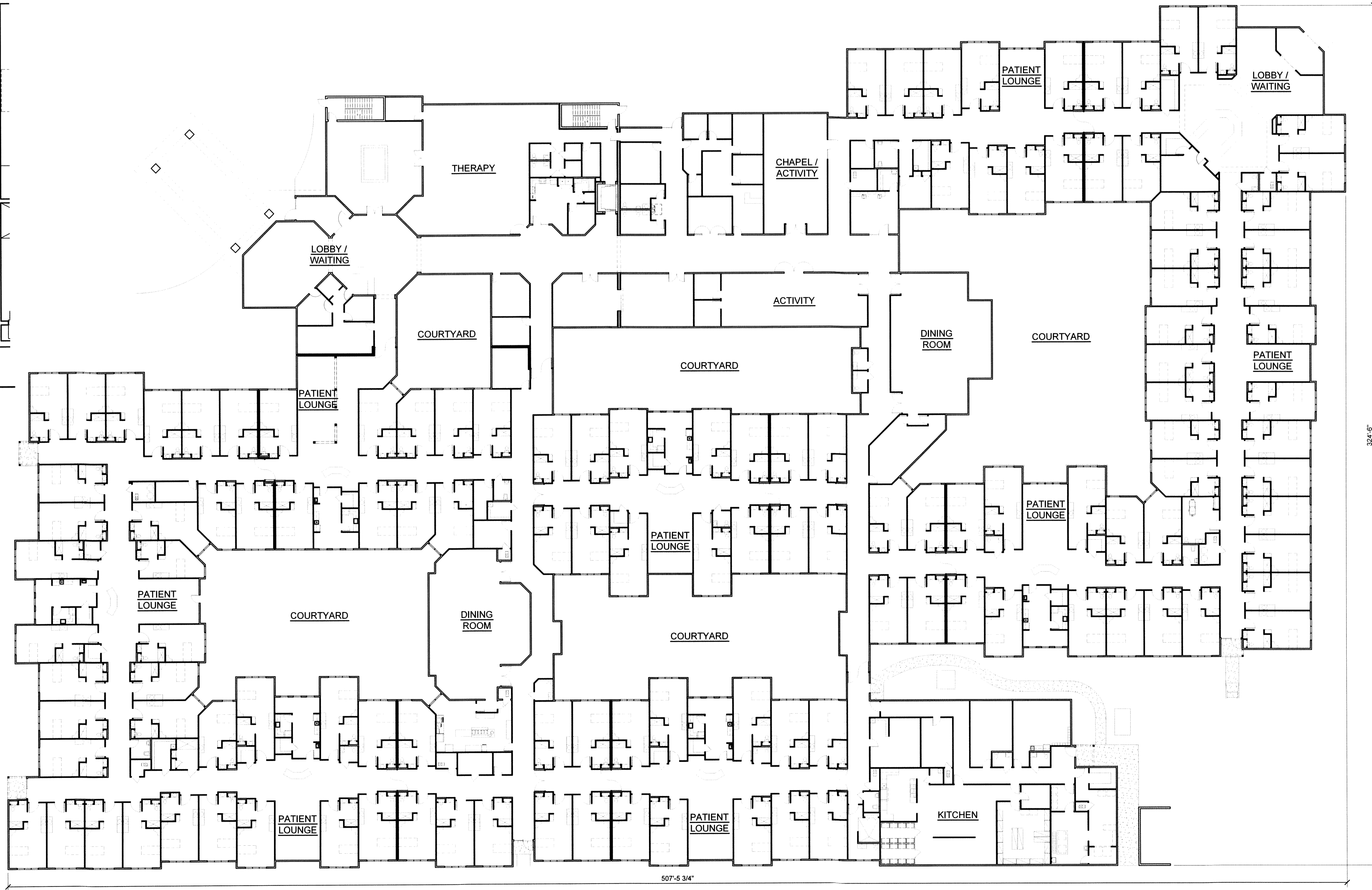
BASEMENT FLOOR PLAN

SCALE: 1" = 20'



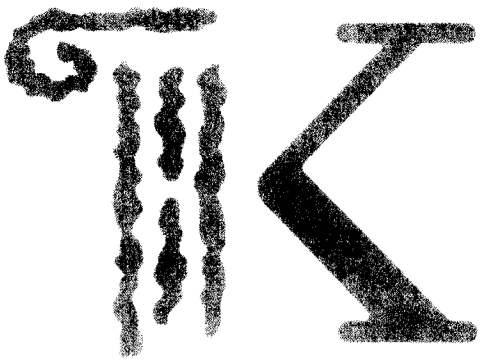
TYPICAL UNIT PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1" = 20'



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PROJECT

CAREPOINTE
NURSING

FINAL DEVELOPMENT
PLAN

WEST CHESTER, OHIO

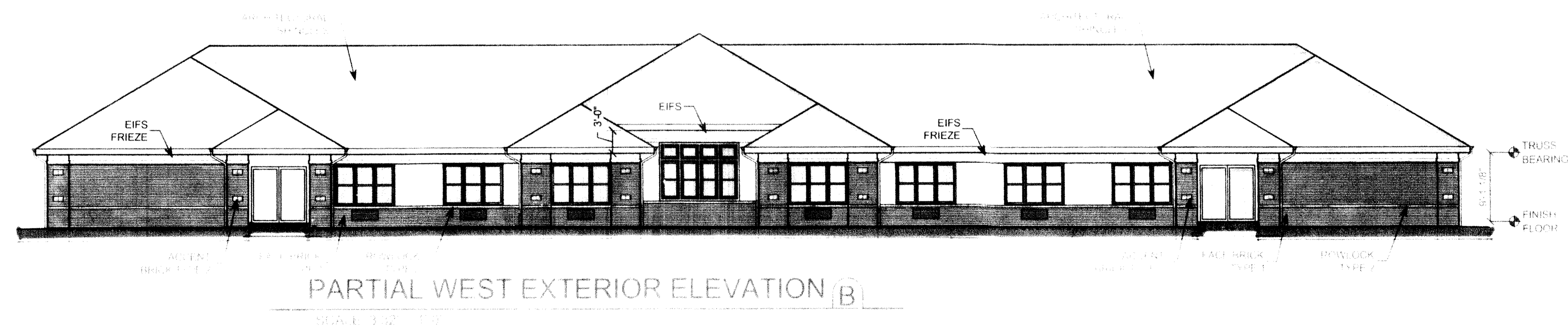
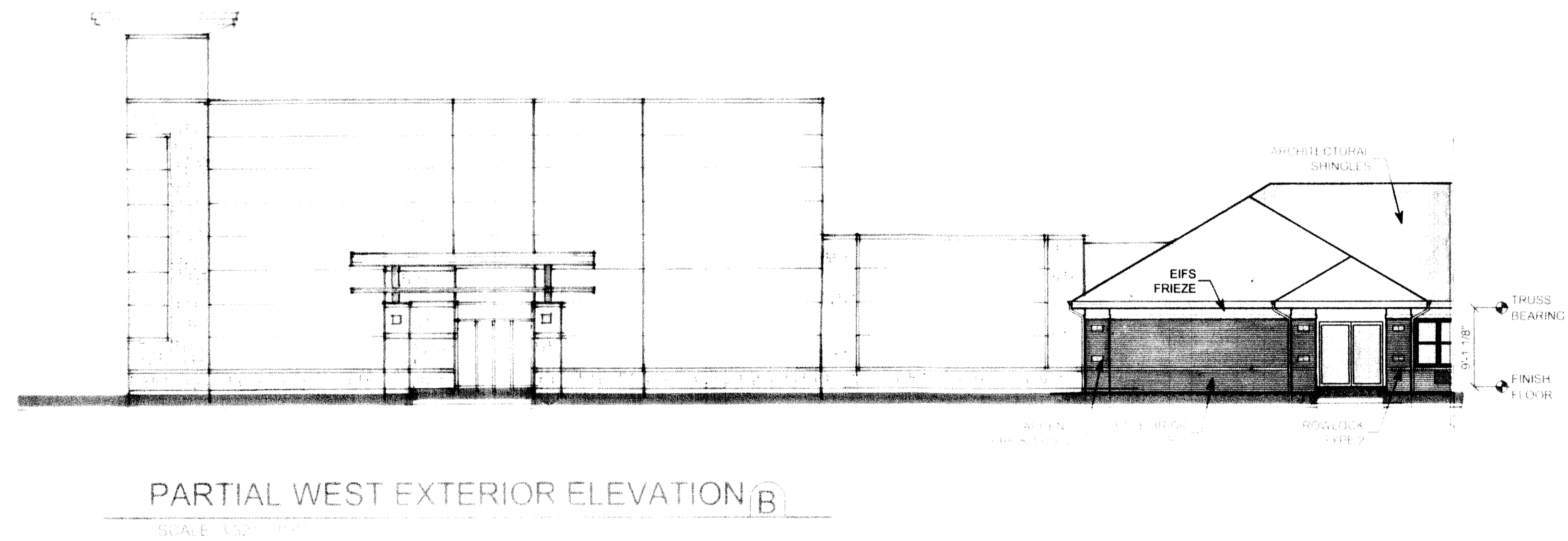
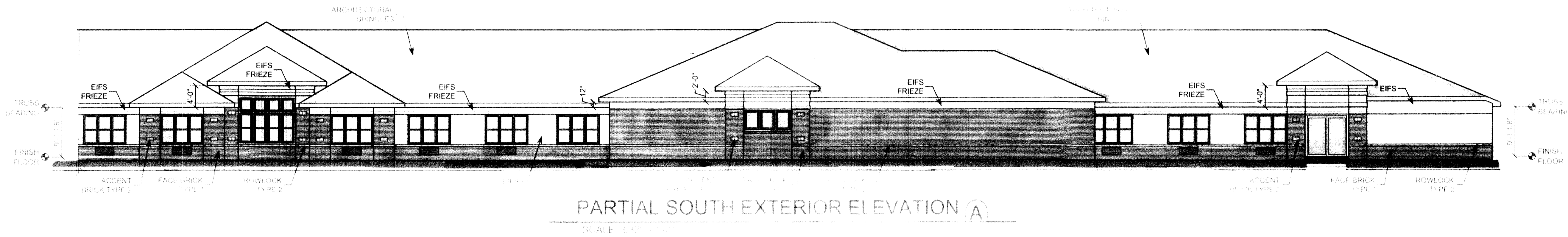
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EXTERIOR
ELEVATIONS

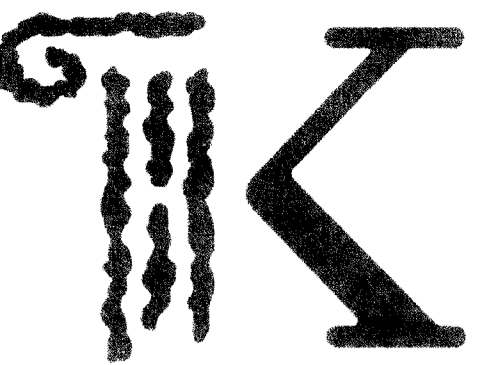
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FINAL DEVELOPMENT
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A6-1





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DRAWING TITLE:
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ELEVATIONS**

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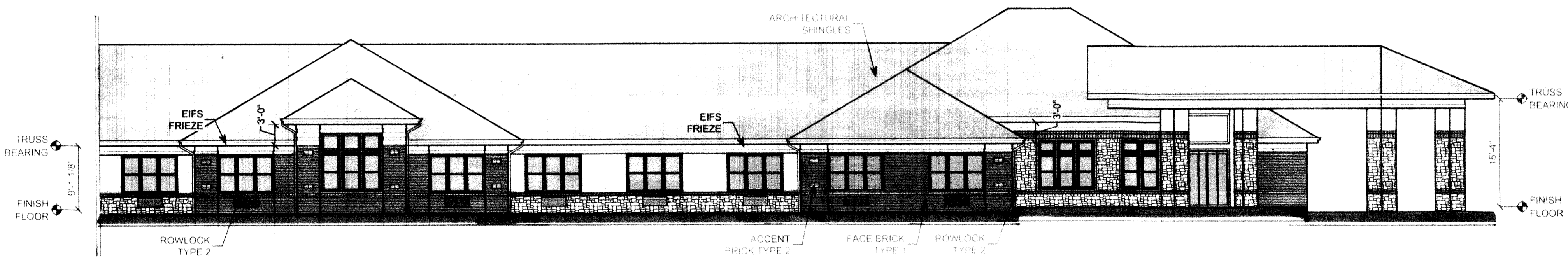
**FINAL DEVELOPMENT
PLAN 02/16/2016**

A6-2



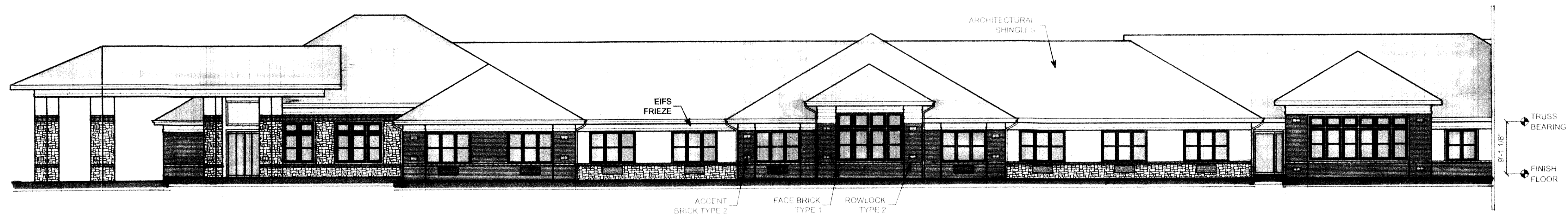
PARTIAL EAST EXTERIOR ELEVATION (C)

SCALE: 3/32" = 1'-0"



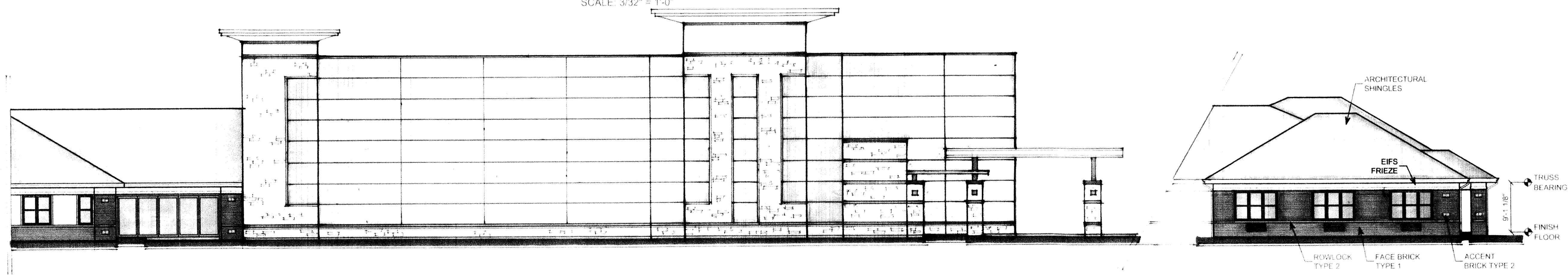
PARTIAL EAST EXTERIOR ELEVATION (C)

SCALE: 3/32" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION (D)

SCALE: 3/32" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION (D)

SCALE: 3/32" = 1'-0"