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

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 ■ OPTIONEE

B. PLANNED UNIT DEVELOPMENT INFORMATION

TYPE OF PUD: ☐ C-PUD ■ R-PUD ☐ I-PUD ☐ SP-PUD

NAME OF PUD: West Chester Plaza

ORIGINAL DATE OF PUD APPROVAL: September 29, 1986

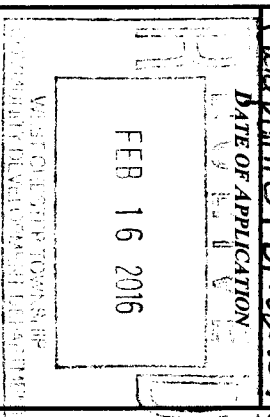
C. PROPERTY LOCATION INFORMATION

PROPERTY ADDRESS: _____

GENERAL LOCATION (IF NO ADDRESS): vacant parcel, S. side of Chesterwood Blvd

SECTION: 11 TOWN: 3 RANGE: 2

TYPE OF PROPERTY: ☐ COMMERCIAL ■ RESIDENTIAL ☐ OTHER



CASE # WLP-Chesterwood/ Campointe FDP-02-16

PAYMENT INFORMATION

FEE AMOUNT: $250.00

RECEIPT #: 34539

RECEIVED BY: BKW

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: _____ **Date:** 2·3·16

Printed Name: Brad M. Dixon

Submission Instructions and Requirements for a

FINAL DEVELOPMENT PLAN

ADJACENT PROPERTY OWNERS

ALL PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY SHALL BE LISTED. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE A COMPLETE AND ACCURATE LIST. THE COMMUNITY DEVELOPMENT DEPARTMENT WILL APPROPRIATELY NOTIFY THE ADJOINING PROPERTY OWNERS OF THE SCHEDULED PUBLIC HEARING.

PROPERTY OWNER	TAX MAILING ADDRESS	PARCEL #
See Attached Sheet		

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

Project: Chesterwood Addition
Job No.: 15-0081

Formulas Used:
Q_r = ACI
V_p = 1.486 R^(2/3) S^(1/2)/n
Q_p = A_p V_p

Bayer Becker Engineers

Designed By: MJL Date: 02/16/16
Reviewed By: Date:
Revisions: Date:

Revisions: Date:
Revisions: Date:
Revisions: Date:

LOCATION | **TOPOGRAPHY** | **TIME** Min. Tc= 10 | **DESIGN** Constant n value: 0.015

Street	From Structure	To Structure	Area No.	Area (acres)	"C"	Contributing Area	Composite C	T-inlet (min.)	T-upstr (min.)	T_c-conc. (min.)	Intensity (in./hr.)	Q_r (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	881.58	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	881.78	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

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

EX UTILITY EASEMENT

PROPOSED BUILDING
FF=884.25

4
Area = 0.20 Acres
C= 0.80

3
Area = 0.14 Acres
C= 0.90

2
Area = 0.30 Acres
C= 0.70

1
Area = 0.35 Acres
C= 0.75

30
Area = 0.06 Acres
C= 0.65

18
Area = 0.41 Acres
C= 0.90

17
Area = 0.30 Acres
C= 0.80

16
Area = 0.18 Acres
C= 0.70

15
Area = 0.38 Acres
C= 0.90

14
Area = 0.59 Acres
C= 0.90

13
Area = 0.53 Acres
C= 0.90

12
Area = 1.15 Acres
C= 0.90

11
Area = 0.90 Acres
C= 0.85

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

Item	Revision Description	Date	Dwn	Chk
1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
2				
3				
4				
5				
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9				

CAREPOINTE NURSING

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

DRAINAGE MAP

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

Drawing: 15-0081 CD
Drawn by: MJL
Checked By:
Issue Date: 02-16-16
Sheet: DR1

Plot time: Feb 16, 2016 - 10:05am
Drawing name: C:\Temp\AcadSaves\AcPublish_9108\15-0081 CD.dwg - Layout Tab: DR-1 Drainage

CAREPOINTE
NURSING

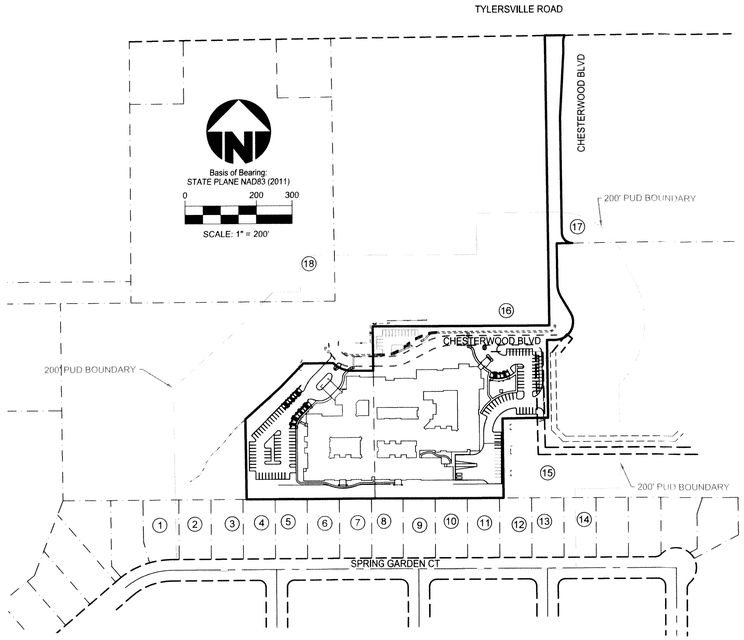
VICINITY MAP

	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

SYMBOL LEGEND

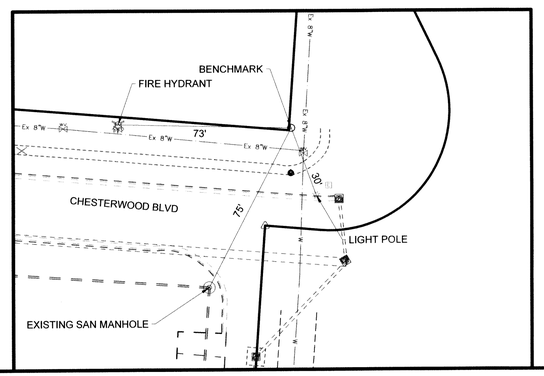
EXISTING	PROPOSED	DESCRIPTION
		BENCHMARK
		FENCE
		FLAG POLE
MB	MB	HANDICAP SYMBOL
		MAILBOX
		SIGN
		SURVEY MONUMENTATION
TB	TB	TRAFFIC BOX
		TRAFFIC SIGNAL POLE
		LANDSCAPING
		VEGETATION LINE
C	C	CABLE MARKERS/STRUCTURES
UC	UC	UNDERGROUND CABLE
		ANCHOR
E	E	ELECTRICAL
E		ELECTRICAL MANHOLE
		LIGHT POLE
OH	OHE	OVERHEAD ELECTRIC
UE	UE	UNDERGROUND ELECTRIC
		UTILITY POLE
G	G	GAS LINE
		GAS METER
G	G	GAS VALVE/MARKER
CO		CLEANOUT
SL	SL	SANITARY LATERAL
		SANITARY MANHOLE
S	S	SANITARY SEWER
		STORM STRUCTURES
EX 12" STM	12" STM	STORM SEWER
T	T	TELEPHONE BOX
T		TELEPHONE MANHOLE
UT	UT	UNDERGROUND TELEPHONE
		FIRE HYDRANT
W	W	WATER MAIN
W		WATER MANHOLE
W		WATER METER
W	WS	WATER SERVICE
WV		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		



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

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



PROJECT DESCRIPTION

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

811 Know what's **below.** **Call** before you dig.

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

ABBREVIATION LEGEND

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

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

Item	Revision Description	Date	Drwn	Chk
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CAREPOINTE NURSING
CHESTERWOOD BLVD
WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
SECTION 11, TOWN 3, RANGE 2

CIVIL TITLE SHEET

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

Drawing: 15-0081 CD
Drawn by: MJL
Checked By:
Issue Date: 02-16-16
Sheet: **C1.0**

Plot time: Feb 16, 2016 - 10:05am
Drawing name: C:\Temp\AcadSaves\AcPublish_9108\15-0081 CD.dwg - Layout Tab: C1.0 Title Sheet

GENERAL

A. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE GOVERNING AGENCIES. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.

C. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (OUPS) AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NOT MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.

D. CONTRACTOR SHALL REMOVE ALL TREES AND CLEAN ALL AREAS AS DETERMINED BY THE ENGINEER OR ARCHITECT TO PERFORM ALL GRADING AND UTILITY WORK IN ACCORDANCE WITH THE DRAWINGS, GENERAL NOTES, AND PROJECT SPECIFICATIONS.

E. ALL PAVEMENT DIMENSIONS AND NODES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL STRIPING DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

F. ALL STANDARD PARKING SPACES ARE A MINIMUM OF 9' BY 18'.

G. PARKING LOT STRIPING SHALL BE FOUR (4) INCHES WIDE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN; COLOR SHALL BE WHITE OR YELLOW TO MATCH ADJOINING CONSTRUCTION.

H. ALL SPOT ELEVATIONS XX.XX ARE TO THE TOP OF FINISHED PAVEMENT/GRADE UNLESS OTHERWISE NOTED. TOP OF CURB SHALL BE PER THE TYPICAL SECTION/DETAIL UNLESS NOTED ON THE LAYOUT PLAN.

I. PRIOR TO CONSTRUCTION OF THE EMBANKMENTS, THE SITE SHOULD BE STRIPPED OF ALL VEGETATION, TOPSOIL, AND OTHER ORGANIC MATERIAL IN EMBANKMENT AREAS.

J. EMBANKMENT MATERIAL SHOULD CONSIST OF PLASTIC CLAY MATERIALS, FREE OF ORGANIC MATTER, WHICH CLASSIFY AS CL ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM AND SHALL CONTAIN NO STONES WHOSE LARGEST DIMENSION EXCEEDS FOUR (4) INCHES.

K. BUILDING PAD PREPARATION SHALL BE MADE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

L. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL GRASS AREAS UNLESS SPECIFIED OTHERWISE IN THE LANDSCAPE DRAWINGS.

M. ALL SITE EXCAVATION AND EMBANKMENT TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND/OR THE PROJECT SPECIFICATIONS. WHEN IN CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

N. ANY AREAS THAT APPEAR AS FUTURE BUILDING OR PARKING LOTS SHALL BE GRADED TO DRAIN TO THE NEAREST SWALE, CATCH BASIN, OR OTHER DRAINAGE FEATURE OR PROVISIONS SHALL BE INSTALLED TO DRAIN THE AREAS TO THE NEAREST DRAINAGE FEATURE.

O. CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION AS REQUIRED BY THE OHIO E.P.A. FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNERS' REPRESENTATIVE.

P. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE APPLICABLE FORMS, MAPS, LOGS, LOCATIONS OF INSTALLED EROSION CONTROLS, ETC. CONTAINED IN THE SWP3 THROUGHOUT THE PROJECT. UPDATES TO THE SWP3 SHALL BE PROVIDED TO THE OWNER AND THE CIVIL ENGINEER ON A MONTHLY BASIS.

Q. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH BUTLER COUNTY REQUIREMENTS AND PAY ALL INSPECTION FEES.

R. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

S. ALL UTILITIES TYING INTO BUILDING ARE TO BE STUBBED 5 FT. FROM THE BUILDING FOR CONNECTION BY INTERIOR CONTRACTOR.

T. CONTRACTOR SHALL VERIFY THAT COORDINATES, IF USED, MATCH PLAN DIMENSIONS. WHEN IN CONFLICT, THE PLAN DIMENSIONS SHALL GOVERN OVER COORDINATES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

U. EXISTING EDGE OF PAVEMENT ABUTTING PROPOSED PAVEMENT SHALL BE SAWCUT AND SEALED WITH ITEM 407 TACK COAT PRIOR TO PLACEMENT OF ITEM 301 OR 448.

V. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

W. ALL STORM SEWER, SANITARY SEWER, WATER MAIN, WATER SERVICES AND UTILITY CROSSOVERS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE TOTALLY BACKFILLED WITH CONTROL DENSITY FILL UNDER THE PAVEMENT TO A DISTANCE OF 5 FT BEYOND THE BACK OF CURB FOR PAVEMENT CUT BY TRENCHING OPERATIONS.

X. ALL TRENCHES WITHIN THE RIGHT-OF-WAY AND 10' UTILITY EASEMENT SHALL BE COMPACTED AND BACKFILLED IN ACCORDANCE WITH ITEM 203 AND 603 IN THE STATE SPECIFICATIONS FOR TRENCHING OPERATIONS COMPLETED PRIOR TO PLACING PAVEMENT.

Y. ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATERMAIN PIPE, SANITARY SEWER PIPE, WATER VALVES AND MANHOLE FRAMES AND COVERS, ETC., WILL REMAIN UNDER SPECIFICATIONS OF THE UTILITY SERVING THE AREA. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUTLER COUNTY ENGINEER.

Z. CONTRACTOR AND OWNER SHALL VERIFY AND ACCEPT ALL QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.

AA. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

STORM SEWER
BUTLER COUNTY ENGINEERS OFFICE
1921 FAIRGROVE AVENUE
HAMILTON, OHIO 45011-1965
513-867-5744

SANITARY SEWER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OHIO 45011-2759
513-887-3066

WATER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OHIO 45011-2759
513-887-3066

TELEPHONE
CINCINNATI BELL
201 E. FOURTH STREET
MAIL LOCATION 103-1175
CINCINNATI, OHIO 45202
513-565-7043

ELECTRIC
DUKE ENERGY
139 E. FOURTH ST. ROOM 467-A
P.O. BOX 960
CINCINNATI, OHIO 45202

GAS
DUKE ENERGY
139 E. FOURTH ST. ROOM 460-A
P.O. BOX 960
CINCINNATI, OHIO 45202

STORM SEWERS

A. ALL WORK AND MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND BUTLER COUNTY SPECIFICATIONS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

B. STORM SEWER PIPES DESIGNATED AS "STM." SHALL MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING:

1. NON-REINFORCED CONCRETE PIPE PER ODOT SPECIFICATION 706.01
2. REINFORCED CONCRETE CIRCULAR PIPE PER ODOT SPECIFICATION 706.02
3. REINFORCED CONCRETE ELLIPTICAL CULVERT, STORM DRAIN, AND SEWER PIPE PER ODOT SPECIFICATION 706.04
4. ALUMINIZED CORRUGATED STEEL SPIRAL RIB CONDUITS PER ODOT SPECIFICATION 707.12
5. CORRUGATED POLYETHYLENE SMOOTH LINED PIPE PER ODOT SPECIFICATION 707.33
6. POLYVINYL CHLORIDE PROFILE WALL PIPE PER ODOT SPECIFICATION 707.43

C. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.

D. ALL CATCH BASINS SHALL BE EQUIPPED WITH HEAVY DUTY, BICYCLE SAFE GRATES CAPABLE OF CARRYING AN HS-25 LOADING.

E. ANY EXISTING STORM SEWER CUT IN EXCAVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM SEWER SYSTEM.

F. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF TWO FOUR (4) INCH PERFORATED UNDERDRAINS EXTENDING TEN (10) LINEAR FEET FROM THE CATCH BASIN. UNDERDRAINS SHALL BE PLACED ONE ON EACH SIDE OF THE STORM SEWER AND AS NEAR TO PERPENDICULAR TO THE STORM SEWER AS IS PRACTICAL WITHOUT INTERFERING WITH STORM PIPES SHOWN ON THE PLANS.

G. AS THE INSTALLATION OF THE STORM SEWER PROGRESSES, EROSION CONTROL MEASURES SHALL BE PLACED AT INLET AND OUTLET OF SEWERS TO CONTROL THE SILT

H. SUMP LINE CONDUITS ARE TO BE SDR 35, ARMCO 2000, OR EQUIVALENT.

I. ALL JOINTS SHALL BE SOIL SEAL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS.

J. STORM WATER AND EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.

K. DEFLECTION TESTING FOR STORM SEWERS AND CULVERTS

15% OF ALL STORM SEWERS SHALL BE TESTED FOR DEFLECTION WITHIN THIRTY DAYS AFTER THEY ARE COMPLETE. BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE WILL DETERMINE WHAT 15% SHALL BE TESTED. IF ANY STORM SEWER IN THE ORIGINAL 15% IS FOUND OUT OF COMPLIANCE, DEFLECTION TESTS WILL BE REQUIRED ON 100% OF THE REMAINING STORM SEWER. A VERTICAL RING DEFLECTION GREATER THAN 5% WILL NOT BE ALLOWED. THIS DEFLECTION IS DEFINED AS 5% REDUCTION IN THE VERTICAL BASE OR AVERAGE INSIDE DIAMETER. THE METHOD OF TESTING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. IF RIGID BALLS OR MANDRELS ARE USED TO TEST PIPE DEFLECTION, NO MECHANICAL PULLING DEVICES SHALL BE USED. THE DEFLECTION TEST MAY BE CONDUCTED WITH A NINE PRONG MANDREL, A BALL OR A CYLINDER OR ANOTHER MANNER ACCEPTABLE TO THE BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE TESTING WILL BE ACCOMPLISHED FROM MANHOLE TO MANHOLE OR CATCH BASIN TO CATCH BASIN, FOLLOWING THE COMPLETE FLUSHING OF THE LINE. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT REQUIRED TO COMPLETE THE DEFLECTION TESTING. THE DEFLECTION TEST SHALL BE WITNESSED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. ANY SECTION OF PIPE THAT FAILS TO MEET THE AFOREMENTIONED REQUIREMENTS SHALL BE REROUNDED BY A PROCEDURE ACCEPTABLE TO THE COUNTY OR BE EXCAVATED AND EITHER BE RELAYED OR REPLACED, AND RE-TESTED UNTIL THE REQUIREMENTS ARE MET.

SANITARY SEWERS

A. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF BUTLER COUNTY WATER AND SEWER DEPARTMENT. WHEN IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL PREVAIL.

B. ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

C. SANITARY CONNECTIONS TO EXISTING MANHOLES (IF APPLICABLE) MUST BE CORE DRILLED AND RUBBER GASKET INSTALLED.

D. ALL SANITARY MANHOLES, PIPES, AND LATERALS CONSTRUCTED WITH THIS PROJECT SHALL BE PRIVATELY OWNED.

E. NO BUILDING SHALL BE CONNECTED TO A SEWER LATERAL UNTIL THE BUILDING IS UNDER ROOF.

F. SANITARY SHALL BE A MINIMUM OF SDR 35 FOR DEPTHS LESS THAN 16 FEET AND SDR 26 FOR DEPTHS GREATER THAN OR EQUAL TO 16 FEET.

G. ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE BUTLER COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.

H. SANITARY SEWER MATERIALS AND INSTALLATION TO BE AS PER BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES SPECIFICATIONS, USING SECTION 3110 FOR PVC SDR-35 & 26 PIPE; SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE; SECTION 3410 FOR MANHOLES.

I. CROSSINGS:
WHENEVER A SANITARY SEWER AND WATER MAIN MUST CROSS, THE SEWER SHALL BE AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES MEASURED BETWEEN THE OUTSIDE PIPE WALLS, BELOW THE BOTTOM OF THE WATER MAIN. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION, THE WATER MAIN SHALL BE RELOCATED OR THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:

1. A SEWER PASSING OVER OR UNDER THE WATER MAIN SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN.
2. THE SEWER CROSSING SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
3. WHERE A WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

J. PROVIDE THE BUTLER COUNTY ENGINEER'S OFFICE WITH A FORTY-EIGHT (48) HOUR NOTICE PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING SANITARY INSTALLATION BY CALLING (513) 785-4145.

ELECTRIC SERVICES

A. ELECTRIC SERVICE SHALL MEET THE REQUIREMENTS OF THE UTILITY PROVIDER.

B. ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH THE EXISTING MANHOLES OR WATER MAIN APPURTENANCES.

C. ELECTRIC CONDUITS SHALL CONSIST OF PVC SCHEDULE 40 NEMA RATED CONDUITS MEETING THE REQUIREMENTS OF THE ELECTRIC SERVICE PROVIDER.

D. ELECTRIC MANHOLES IF NECESSARY TO BE DESIGNED BY AND CONSTRUCTED IN ACCORDANCE WITH DUKE ENERGY REQUIREMENTS.

WATER MAINS

A. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF BUTLER COUNTY WATER AND SEWER. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.

B. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.

C. FIRE DEPARTMENT CONNECTION (STORTZ CONNECTION) SHALL BE WITHIN 50 FT. OF A PUBLIC FIRE HYDRANT OR A FIRE HYDRANT OFF OF THE MAIN BETWEEN THE PUBLIC MAIN AND THE METER PIT.

D. FIRE DEPARTMENT CONNECTION LINE SHALL TIE INTO THE FIRE SUPPRESSION SYSTEM ON THE BUILDING SIDE OF THE PUMP IF A PUMP IS INSTALLED.

E. NO PART OF ANY FIRE HYDRANT SETTING SHALL BE CLOSER THAN FIVE (5) FEET FROM ANY INLET, DRIVEWAY, PARKING LOT, UTILITY POLE, OR GUY WIRE ANCHOR.

F. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.

G. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.

H. ALL WATER MAIN VALVES SHALL HAVE A MINIMUM DEPTH OF 2.5 FT. AND MAXIMUM DEPTH OF 4.0 FT. FROM PROPOSED GRADE TO THE TOP OF THE VALVE OPERATING NUT.

I. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL OR EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.

J. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

K. ALL PUBLIC WATER MAINS SHALL BE CLASS 53 DUCTILE IRON AND PROVIDED WITH THRUST BLOCKING AT ALL TEES AND HORIZONTAL AND VERTICAL BENDS WHETHER SHOWN ON THE PLAN VIEW OR NOT. PRIVATE MAINS SHALL ALSO BE PROVIDED WITH THRUST BLOCKING AS DESCRIBED ABOVE. THRUST BLOCKING SHALL MEET THE REQUIREMENTS OF THE GOVERNING AGENCY.

L. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE C900 DR18 FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.

M. SERVICE PIPING THREE (3) INCHES AND LARGER SHALL BE AWWA C-151, CLASS 53 DUCTILE IRON, MEETING THE REQUIREMENTS OF THE GOVERNING AGENCY.

N. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.

1. FITTINGS SHALL BE COMPRESSION STYLE FOR CTS TUBING, CONSULT GOVERNING AGENCY FOR A LISTING OF ACCEPTABLE MANUFACTURERS AND PRODUCTS.
2. COUPLINGS WITH SET SCREWS OR GRIP RINGS WILL NOT BE ACCEPTABLE.
3. WATER SERVICE TUBING SHALL BE BEDDED SIX (6) INCHES ABOVE AND BELOW WITH SAND OR OTHER NON-COMPACTIBLE MATERIAL APPROVED BY THE GOVERNING AGENCY.

O. ALL WATER METER PITS SHALL CONFORM TO THE MATERIALS AND SPECIFICATIONS OF THE GOVERNING AGENCY.

P. THE FOLLOWING ITEMS ARE TO BE APPROVED BY THE FIRE DEPARTMENT:

1. INSTALLATION OF ALL UNDERGROUND FIRE SUPPRESSION LINES ARE TO BE INSPECTED BY THE FIRE DEPARTMENT; INSTALLERS ARE REQUIRED TO BE LICENSED BY THE OHIO FIRE MARSHALL.
2. WATER SUPPLY AND CONNECTIONS TO THE SUPPLY.
3. FD CONNECTION HOSE CONNECTION THREADS (CAPS ALSO REQUIRED)
4. TYPE, ARRANGEMENT, LOCATION, IDENTIFICATION, THREADS, PROTECTION OF ALL HYDRANTS
5. HYDROSTATIC TESTING OF UNDERGROUND SYSTEMS; FIRE DEPT. MUST BE CALLED TO WITNESS TESTING; PROVIDE COPY OF CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND SYSTEM. AMOUNT OF PIPE LEAKAGE TO BE ACCEPTABLE TO FIRE DEPT.
6. FLUSHING OF UNDERGROUND SYSTEM TO BE WITNESSED BY FIRE DEPT.
HYDRANT OPERATING TEST TO BE WITNESSED BY FIRE DEPT.
UNDERGROUND PIPING INSTALLATION METHODS AND PROCEDURES.

GAS FACILITIES AND SERVICES

A. FOR GAS ENGINEERING NOTIFICATION, AGREEMENTS AND OFFICIAL CORRESPONDENCE RELATED TO DUKE ENERGY, ADDRESS TO:
DUKE ENERGY
GAS ENGINEERING DEPARTMENT
P.O. BOX 960, ROOM 460 ANNEX
CINCINNATI, OH 45273-9598

B. THE GAS MAIN INFORMATION PROVIDED SHOWS THE APPROXIMATE LOCATIONS AND DEPTHS OF COVER AND IS PROVIDED TO COMPLY WITH STATUTORY REGULATIONS. THIS INFORMATION SHOULD BE USED ONLY FOR PLANNING, NOT CONSTRUCTION.

C. ALL GAS MAIN DEPTHS OF COVER IF NOTED ARE APPROXIMATE DEPTHS OF COVER RECORDED AT THE TIME OF INSTALLATION. ANY RESULTING GRADE CHANGES SINCE THE TIME OF THE MAIN INSTALLATION WILL CAUSE THE EXISTING DEPTHS OF COVER TO BE DIFFERENT. EXTREME CARE MUST BE TAKEN TO ENSURE SAFE EXCAVATION WHEN APPROACHING KNOWN OR SUSPECTED GAS FACILITIES.

D. GAS SERVICE SHALL MEET THE REQUIREMENTS OF THE UTILITY PROVIDER.

E. GAS SERVICE SHALL BE POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF ASTM D-2513 AND THE PLASTIC PIPE INSTITUTE PE 2406 FOR MEDIUM DENSITY PIPE.

F. ALL GAS SERVICES WERE INSTALLED AT A MINIMUM OF 1'-6" OF COVER. SEE NOTE C. ABOVE.

G. FOR ADDITIONAL GAS FACILITY RECORD INFORMATION, CALL (513) 287-3636.

H. GAS FACILITIES ARE TO BE KEPT IN SERVICE AT ALL TIMES.

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO GAS FACILITIES DURING OR AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION. ALL DAMAGE TO GAS FACILITIES REQUIRING ADJUSTMENTS, RELOCATIONS AND/OR REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

J. THE CONTRACTOR SHALL SHEET AND SHORE ALL EXCAVATIONS AS REQUIRED TO CONTINUOUSLY SUPPORT GAS FACILITIES WITHIN THE ZONE OF INFLUENCE (AS DETERMINED BY THE NATURAL ANGLE OF REPOSE OF THE SOIL).

K. CROSSING BURIED GAS FACILITIES WITH HEAVY CONSTRUCTION EQUIPMENT MAY CAUSE DAMAGE TO THE GAS FACILITIES. CONTACT THE GAS ENGINEERING DEPARTMENT FOR DETAILS ON HOW TO PROTECT THE GAS FACILITIES FROM DAMAGE.

L. THE CONTRACTOR SHALL NOT BACKFILL EXPOSED GAS FACILITIES UNTIL THE UTILITY HAS INSPECTED ITS FACILITIES AND PERFORMED ANY MAINTENANCE AND/OR ADJUSTMENTS THAT MAY BE REQUIRED.

M. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING ANY DAMAGE TO EXISTING GAS FACILITIES. THIS INCLUDES PROTECTION OF COATINGS AND WRAPPINGS ON STEEL GAS MAINS. IT ALSO INCLUDES ANY DAMAGE WHICH MAY HAVE OCCURRED TO PLASTIC GAS MAINS, SUCH AS CRIMPS OR GOUGES.

N. BLASTING OR OTHER CONSTRUCTION PROCEDURES WHICH MAY TRANSMIT LOADS OR VIBRATIONS IN THE VICINITY OF GAS FACILITIES MUST BE APPROVED BY THE GAS ENGINEERING DEPARTMENT. A BLASTING PLAN, IDENTIFYING ALL PERTINENT INFORMATION, MUST BE SUBMITTED IN WRITING BY A BLASTING EXPERT PRIOR TO ANY WORK.

TELEPHONE

A. TELEPHONE CONDUITS, WHETHER SHOWN IN THESE PLANS OR NOT, SHALL MEET THE FOLLOWING REQUIREMENTS.

B. TELEPHONE CONDUITS SHALL BE PVC SCH. 40 PRIVATELY OWNED (PO) CONDUITS, FOR TELEPHONE COMPANY USE, FROM THE PROPOSED BACK BOARD LOCATION TO THE POINT OF CONNECTION BY THE UTILITY PROVIDER. CONDUITS SHALL MEET THE REQUIREMENTS OF TELEPHONE SERVICE PROVIDER.

C. TERMINATE UNDERGROUND CONDUIT AT DESIGNATED LOCATION WITH A MINIMUM COVER OF 24 INCHES AND MAXIMUM COVER OF 36 INCHES.

D. WRAP THE END OF THE CONDUIT WITH A SUITABLE MATERIAL TO PREVENT CLOGGING UNTIL THE CABLE IS PLACED. TELEPHONE SERVICE PROVIDER WILL MAKE CONNECTION AT THIS POINT.

E. FLAG OR IDENTIFY THE END OF THE CONDUIT IN ORDER TO DESIGNATE THE POINT OF CONNECTION BETWEEN TELEPHONE SERVICE PROVIDER AND ENTRANCE CONDUIT.

F. POWER OR OTHER FOREIGN CONDUIT MUST BE SEPARATED FROM TELEPHONE CONDUIT BY A MINIMUM OF 12" OF EARTH OR 3" OF CONCRETE.

G. CONDUIT MUST BE PLACED AT A MINIMUM DEPTH OF 24" AND A MAXIMUM OF 36".

H. PROVIDE A 200# TEST PULL LINE IN CONDUIT.

I. ALL BENDS MUST BE LONG, SWEEPING BENDS WITH A RADIUS NOT LESS THAN TEN TIMES THE INTERNAL DIAMETER OF CONDUIT. WITH A MAXIMUM OF 180 DEGREES OF BENDS BETWEEN PULLING POINTS. WHEN 180 DEGREES OF BENDS ARE REQUIRED, A PULL BOX WILL BE REQUIRED.

J. CONDUIT ENTERING FROM BELOW GRADE POINT MUST EXTEND 4" ABOVE FINISHED FLOOR.

K. PROVIDE A 3/4" PLYWOOD BACKBOARD FOR TELEPHONE COMPANY USE. DIMENSIONS TO BE PROVIDED BY THE SERVICE PROVIDER. BACKBOARD SHALL BE PAINTED ON ALL SIDES WITH TWO COATS OF NONCONDUCTIVE, FIRE-RETARDANT PAINT OR FIRE RETARDANT VIRGIN PLYWOOD IS ALSO ACCEPTABLE.

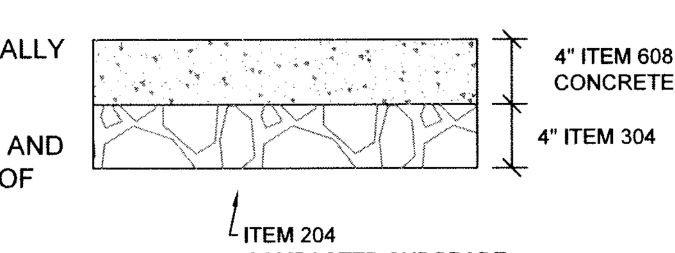
L. PROVIDE A 110 VOLT 20 AMP DUPLEX OUTLET ON THE BACKBOARD.

M. PROVIDE AT THE BACKGROUND LOCATION, A COILED INSULATED #6 GROUND WIRE CONNECTED TO THE ELECTRIC SERVICE GROUND, FOR THE PROPER GROUNDING OF TELEPHONE COMPANY CABLES, TERMINALS, AND EQUIPMENT.

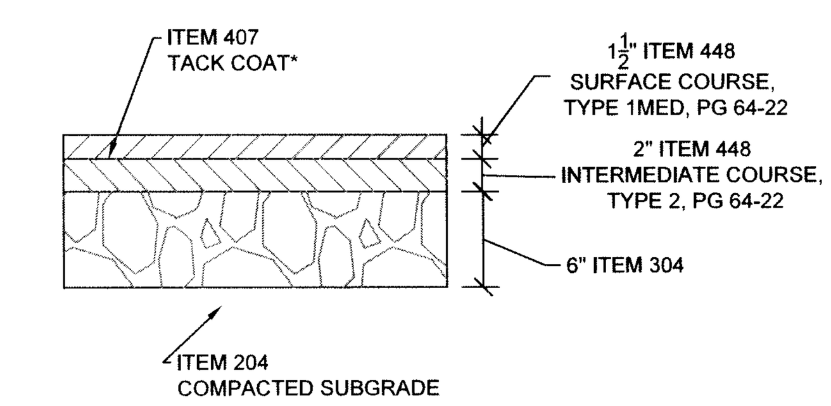
N. TERMINATION SPACE SHALL BE CONTINUALLY ACCESSIBLE, WELL-LIT, AND ENVIRONMENTALLY CLEAN.

O. TERMINATION SPACE MUST CONTAIN A 20 AMP DUPLEX GROUNDED OUTLET FOR TESTING AND MAINTENANCE AND SHALL HAVE A MINIMUM MAINTENANCE AREA OF 36 INCHES IN FRONT OF ALL TELEPHONE BOARDS.

P. CONDUIT MUST EXTEND 4" ABOVE FINAL GRADE AT THE CONNECTION TO THE UTILITY POLE.

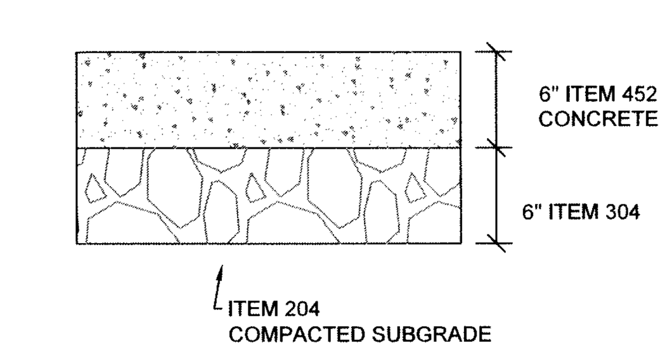


SIDEWALK

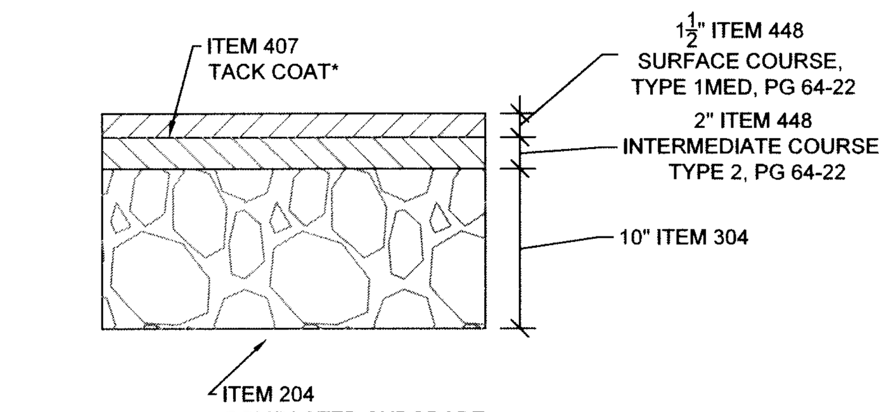


NORMAL DUTY ASPHALT

* ITEM 407 TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS WHEN PAVEMENT HAS BEEN SUBJECTED TO TRAFFIC BEFORE UPPER LAYERS OF ASPHALT ARE PLACED. APPLICATION RATE TO BE A MINIMUM OF 0.100 GAL/SQ YD.

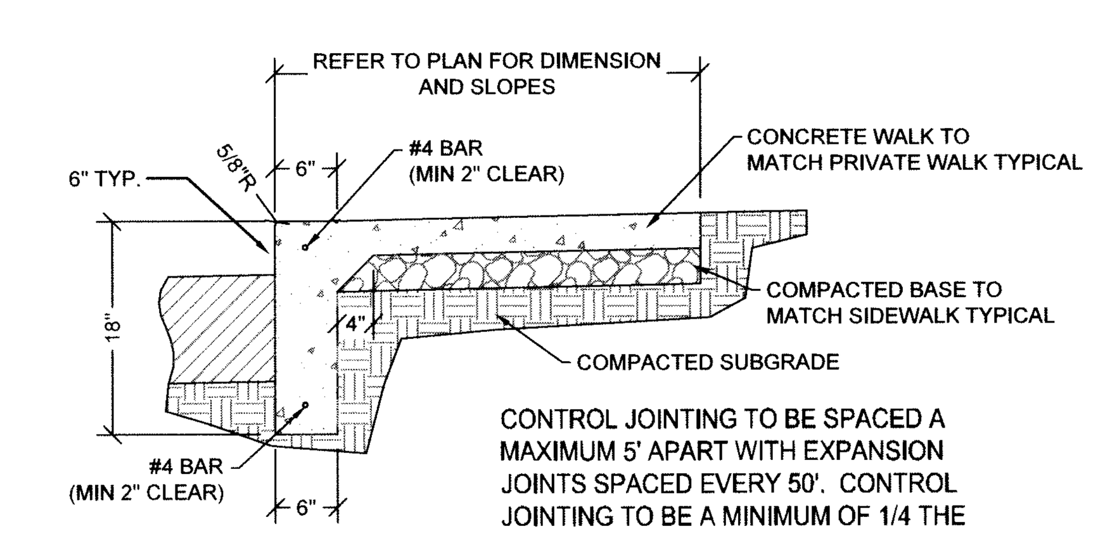


CONCRETE PAVEMENT

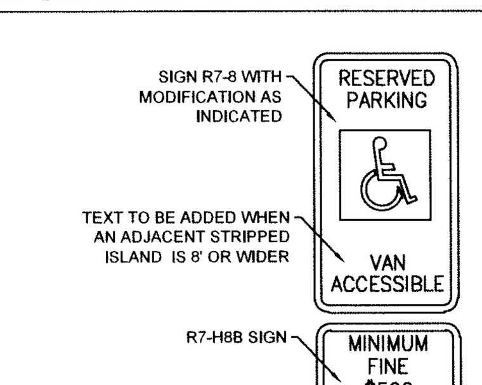


HEAVY DUTY ASPHALT

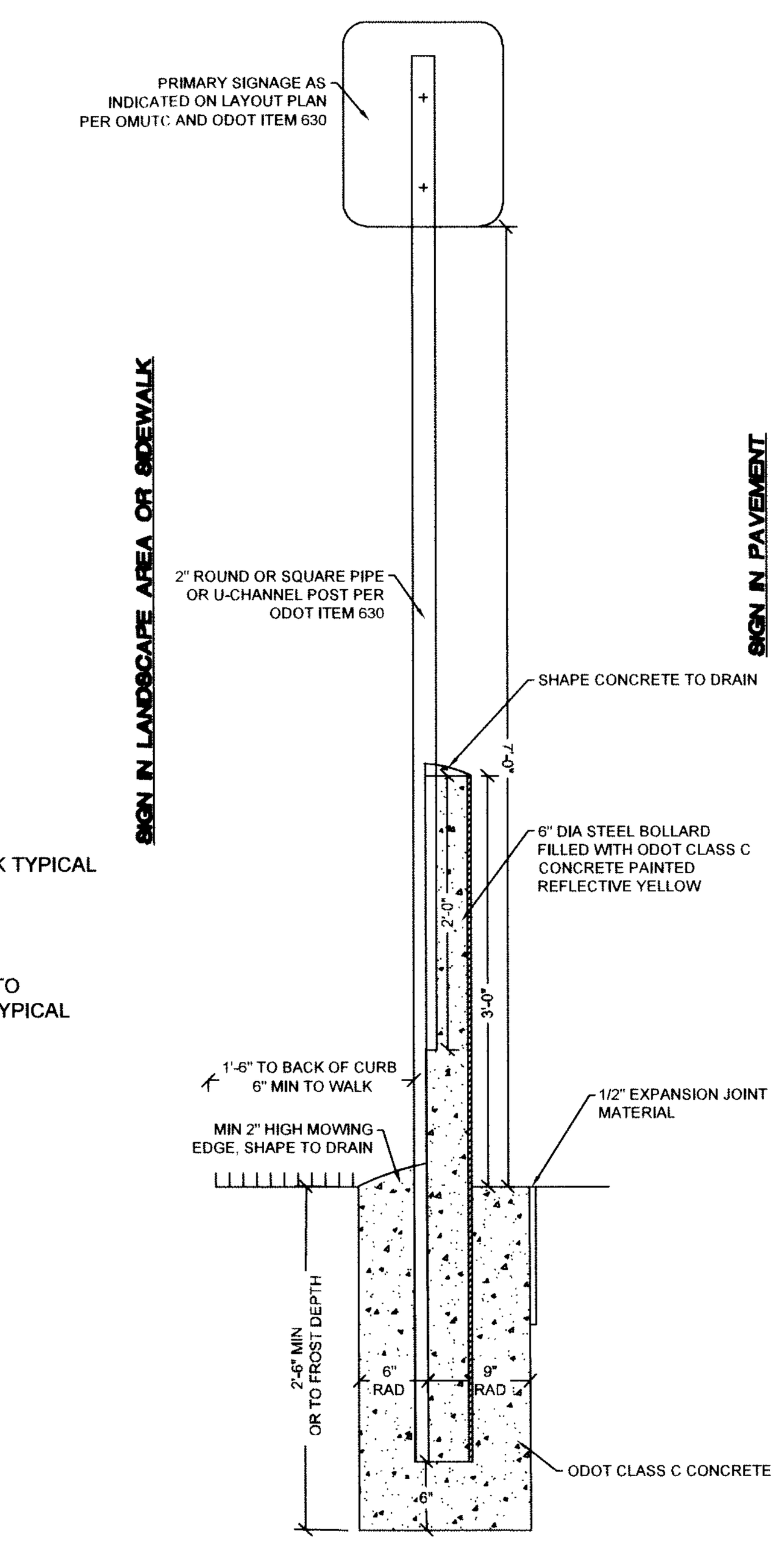
* ITEM 407 TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS WHEN PAVEMENT HAS BEEN SUBJECTED TO TRAFFIC BEFORE UPPER LAYERS OF ASPHALT ARE PLACED. APPLICATION RATE TO BE A MINIMUM OF 0.100 GAL/SQ YD.



INTEGRAL CURB AND WALK



TYPICAL HANDICAP SIGNAGE



TYPICAL SIGNAGE

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

Item	Revision Description	Date	Drwn:	Chk:
1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
2				
3				
4				
5				
6				
7				
8				
9				

CAREPOINTE NURSING

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

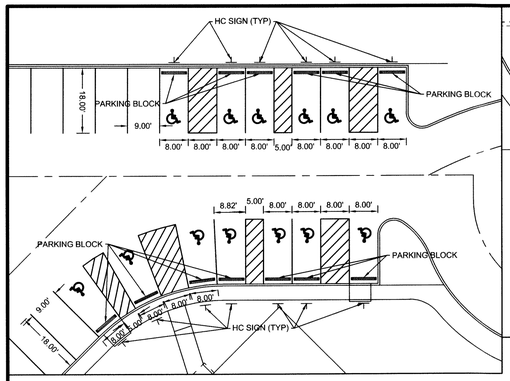
GENERAL NOTES

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

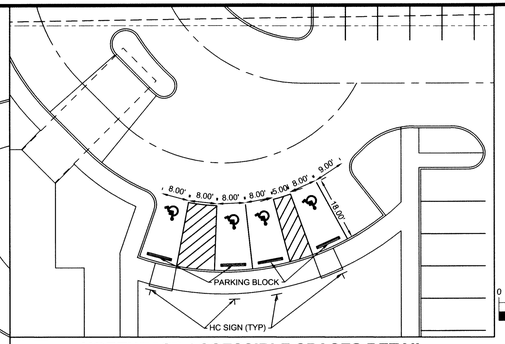
Drawing: 15-0081 CD
Drawn by: MJL
Checked By:
Issue Date: 02-16-16
Sheet: C2.0

Plot time: Feb 16, 2016 - 10:05am
Drawing name: C:\Temp\AcadSaves\AcPublish_9108\15-0081 CD.dwg - Layout Tab: C2-0 General Notes

NORTHWEST ACCESSIBLE SPACES DETAIL



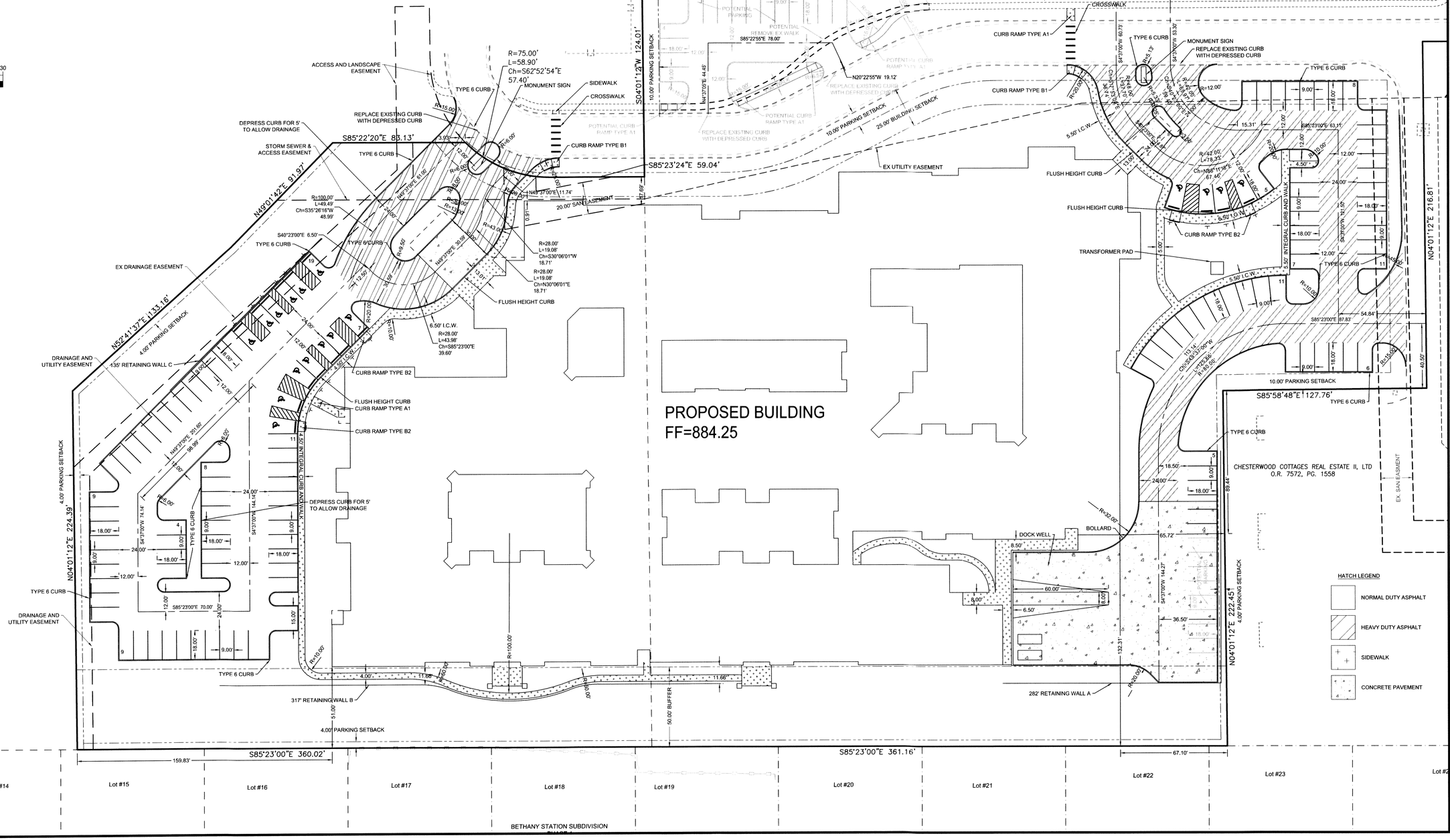
NORTHEAST ACCESSIBLE SPACES DETAIL



Basis of Bearing:
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

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



Basis of Bearing:
State Plane NAD83 (2011)
0 30 45
SCALE: 1" = 30'

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

Item	Revision Description	Date	Drwn	Chk
1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
2				
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5				
6				
7				
8				
9				

CAREPOINTE NURSING

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

LAYOUT PLAN

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www.bayerbecker.com
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Drawing: 15-0081 CD
Drawn by: MJL
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Issue Date: 02-16-16
Sheet: **C3.0**

Plot time: Feb 16, 2016 - 10:05am
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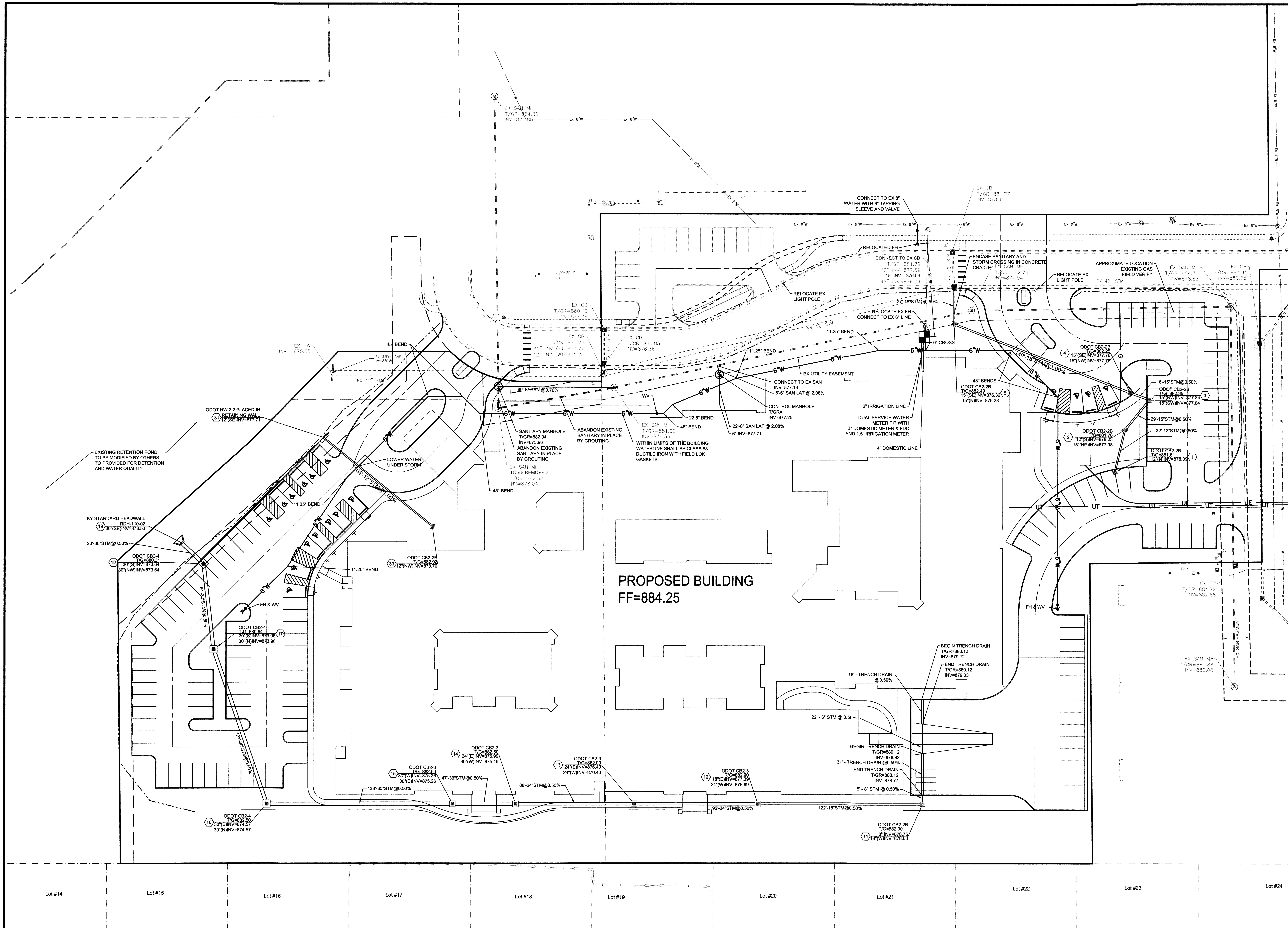

Plot time: Feb 16, 2016 - 10:05am
Drawing name: C:\Temp\AcadSaves\AcPublish_9108\15-0081 CD.dwg - Layout Tab: C4-0 Utility Plan

Item	Revision Description	Date	Drwn	Chk
1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
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CAREPOINTE NURSING

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

UTILITY PLAN

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OMNI METER INSTALLATION INSTRUCTIONS

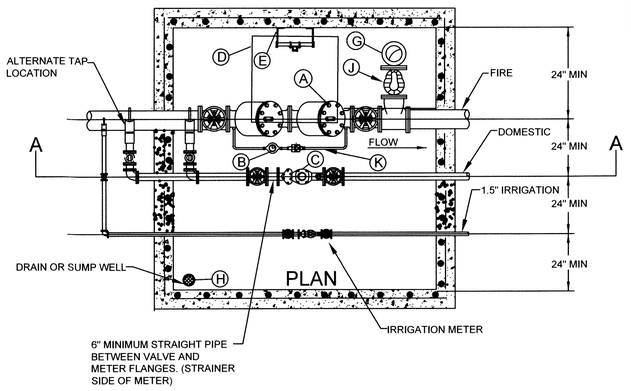
1. WHEN INSTALLING SENSUS OMNI METERS WITH THE STRAINER, A MINIMUM OF 2 1/2 PIPE DIAMETERS OF STRAIGHT RUN OF PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER OR STRAINER FLANGES. FULL OPEN FLOW COMPONENTS MAY CONSIST OF: STRAIGHT PIPE, FULL OPEN GATE VALVES, BYPASS 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 THUS POSSIBLY CAUSING INCONSISTENT ACCURACY AND REDUCED LONGEVITY.

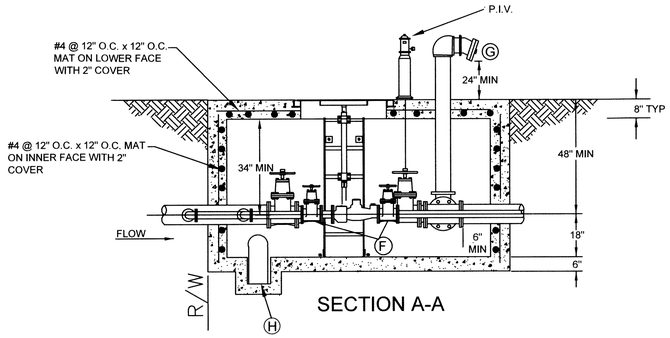
NOTE: OMNI METERS CAN BE INSTALLED VERTICALLY OR ROTATED ON THE BOLT PATTERN IN ANY ORIENTATION.

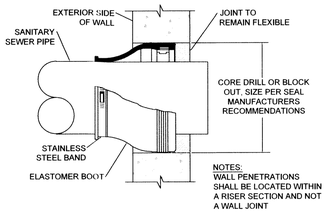
A) FIRE SERVICE BACKFLOW PREVENTION DEVICE: WATTS #709-DCDA, AMES #3000 DCDA, OR EQUAL.
B) BY-PASS METER (¾" OR 1" PURCHASED FROM BUTLER CO.). NOTE: BY-PASS LINE REQUIRES A BACKFLOW DEVICE SIMILAR TO THE WATTS #709.
C) DOMESTIC METER FURNISHED BY BUTLER CO. NOTE: 3" AND LARGER METERS SHALL BE INSTALLED WITH FLANGED CLASS 53 DUCTILE IRON PIPE. 2" AND LESS SHALL BE "K" COPPER.
D) LID: BILCO MODEL #J-4AL, OR HALLIDAY MODEL #W1S3636, OR APPROVED EQUAL.
E) ALUMINUM LADDER: OSHA APPROVED HALLIDAY SERIES L-1B WITH SERIES L-1E SAFETY POST, OR APPROVED EQUAL.
F) DOMESTIC INLET AND OUTLET CONNECTIONS SEE CHART ABOVE.
G) 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.
H) SUMP PUMP (REQUIRED IF GRAVITY DRAIN IS NOT POSSIBLE). EXTEND DISCHARGE PIPING AWAY FROM TOP OF VAULT.
J) CHECK VALVE WITH AUTOMATIC BALL DRIP.
K) CONTRACTOR/ PLUMBER TO VERIFY LAYING LENGTH OF BACKFLOW DEVICE, VALVES, METERS ETC.



METER SIZE & TYPE	MIN. C
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"

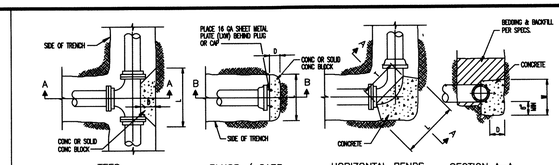
NOTE: SIDES SHALL BE DOWLED TO TOP AND BOTTOM WITH REINFORCING STEEL





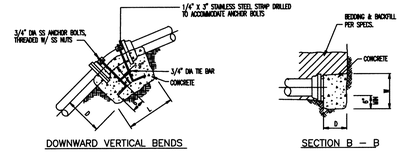
CONNECTION TO EXISTING MANHOLE

1) 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.
2) 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.
3) 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 CSS.
4) 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

NTS



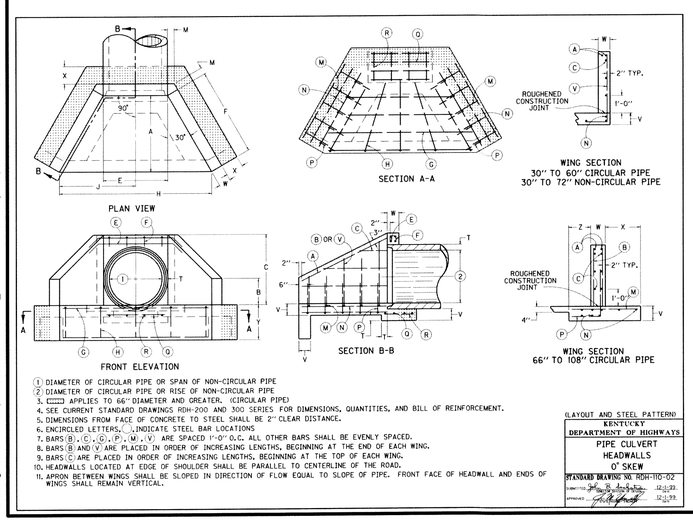
CONCRETE ANCHOR BLOCKS

NTS

PLUGS, CAPS & TEES									
SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	6"	6"	6"	6"	10"	12"	14"	18"	24"	30"
L & W	20"	22"	24"	24"	32"	36"	40"	54"	76"	102"
45° EIGHTH BENDS										
SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	6"	6"	6"	6"	6"	8"	8"	10"	12"	16"
L	18"	20"	22"	24"	34"	40"	45"	58"	72"	98"
T	16"	16"	18"	18"	28"	33"	37"	46"	52"	58"
W	12"	14"	16"	18"	22"	25"	28"	36"	48"	76"
90° QUARTER BENDS										
SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	8"	10"	12"	12"	16"	20"	20"	24"	26"	
L	24"	27"	30"	34"	48"	51"	54"	78"	92"	144"
T	16"	18"	20"	22"	36"	40"	44"	50"	56"	62"
W	12"	16"	20"	24"	28"	34"	40"	50"	66"	96"

VERTICAL BEND & STRAIGHT PIPE										
SIZE	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
D	15"	15"	18"	18"	21"	21"	24"	24"	32"	38"
L	24"	24"	30"	30"	36"	36"	36"	42"	56"	68"

NOTES:
1. ANCHORS TO BE FULL WIDTH OF TRENCH
2. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE. CONC MUST BE PLACED AGAINST UNDISTURBED EARTH.
3. THESE ARE REPRESENTATIVE BLOCKING DIMENSIONS OTHER BENDS WILL ALSO NEED BLOCKING IF NOT UTILIZING RESTRAINED JOINTS.
4. ENCASE ALL JOINTS, BOLTS, & NUTS WITH POLYETHEYLENE BEFORE PLACING CONCRETE
5. CONCRETE TYPE AND STRENGTH PER SPECS.
6. ALL ANCHOR BOLTS, NUTS, AND STRAPS TO BE STAINLESS STEEL.
7. UPWARD VERTICAL BENDS TO HAVE THRUST BLOCKS WITH SAME DIMENSIONS AS FOR HORIZONTAL BENDS.
8. 11 1/4 DEGREE AND 22 1/2 DEGREE BENDS TO HAVE THRUST BLOCKS WITH SAME DIMENSIONS AS FOR 45 DEGREE BENDS.



1. DIAMETER OF CIRCULAR PIPE OR SPAN OF NON-CIRCULAR PIPE
2. DIAMETER OF CIRCULAR PIPE OR RISE OF NON-CIRCULAR PIPE
3. ▭ APPLIES TO 66" DIAMETER AND GREATER. (CIRCULAR PIPE)
4. SEE CURRENT STANDARD DRAWINGS RDH-200 AND 300 SERIES FOR DIMENSIONS, QUANTITIES, AND BILL OF REINFORCEMENT.
5. DIMENSIONS FROM FACE OF CONCRETE TO STEEL SHALL BE 2" CLEAR DISTANCE.
6. ENCIRCLED LETTERS, ( ), INDICATE STEEL BAR LOCATIONS
7. BARS (B), (C), (G), (P), (M), (V) ARE SPACED 1'-0" O.C. ALL OTHER BARS SHALL BE EVENLY SPACED.
8. BARS (B) AND (V) ARE PLACED IN ORDER OF INCREASING LENGTHS, BEGINNING AT THE END OF EACH WING.
9. BARS (C) ARE PLACED IN ORDER OF INCREASING LENGTHS, BEGINNING AT THE TOP OF EACH WING.
10. HEADWALLS LOCATED AT EDGE OF SHOULDER SHALL BE PARALLEL TO CENTERLINE OF THE ROAD.
11. APRON BETWEEN WINGS SHALL BE SLOPED IN DIRECTION OF FLOW EQUAL TO SLOPE OF PIPE. FRONT FACE OF HEADWALL AND ENDS OF WINGS SHALL REMAIN VERTICAL.

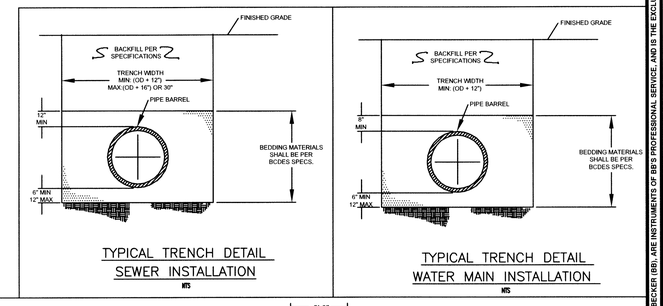
(LAYOUT AND STEEL PATTERN)
KENTUCKY DEPARTMENT OF HIGHWAYS
PIPE CULVERT HEADWALLS 0° SKEW
STANDARD DRAWING NO. RDH-110-02
SUBMITTED: 12-21-93
APPROVED: 12-21-93

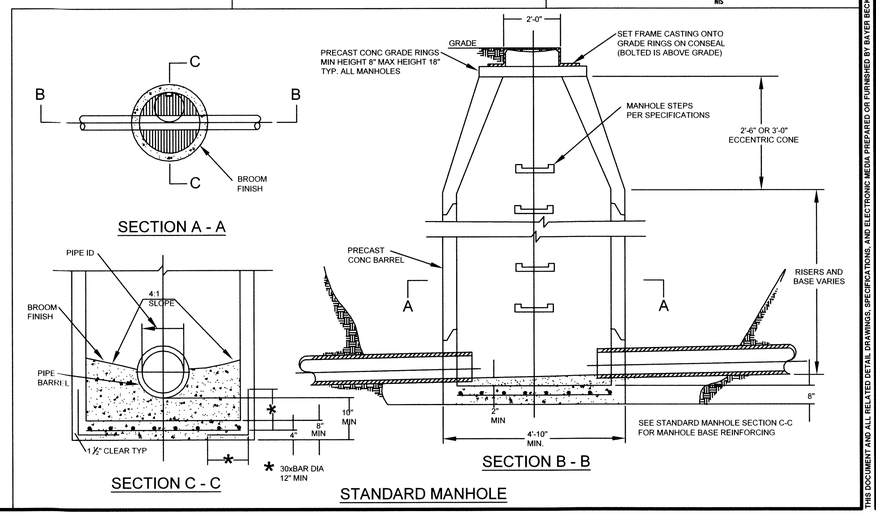
DIMENSION	DIAMETER OF PIPE													DIMENSION
	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	
A	3'-9"	4'-4"	4'-11"	5'-6"	6'-1"	6'-8"	7'-5"	8'-0"	8'-7"	9'-2"	9'-9"	10'-4"	10'-11"	11'-6"	A
B	1'-3"	1'-6"	1'-9"	2'-0"	2'-3"	2'-6"	2'-9"	3'-0"	3'-3"	3'-6"	3'-9"	4'-0"	4'-3"	4'-6"	B
C	3'-6"	4'-0"	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"	22'-8"	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"						0'-6"								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"						1'-0"								V
W	0'-8"						0'-10"								W
X	----						2'-0"				2'-6"				X
Y	2'-0"						2'-6"				3'-0"				Y
Z	----						1'-3"				1'-9"				Z
CU.YDS. CONC. 1 HEADWALLS	3.36	4.30	5.35	6.53	7.82	9.22	18.76	20.95	23.25	25.67	31.48	34.31	37.25	40.32	CU.YDS. CONC. 2 HEADWALLS
LBS. STEEL 1 HEADWALLS	281	363	430	496	583	687	1320	1571	1815	2043	2451	2753	3050	3379	LBS. STEEL 2 HEADWALLS

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-210-03
SUBMITTED: 12-21-93
APPROVED: 12-21-93





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1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
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STATE OF OHIO
MORK J. LACHNIET
E-71746
PROFESSIONAL ENGINEER
2-16-16

CAREPOINTE NURSING

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

UTILITY DETAILS

bayer becker
www.bayerbecker.com
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Mason, OH 45040 - 513.336.6600

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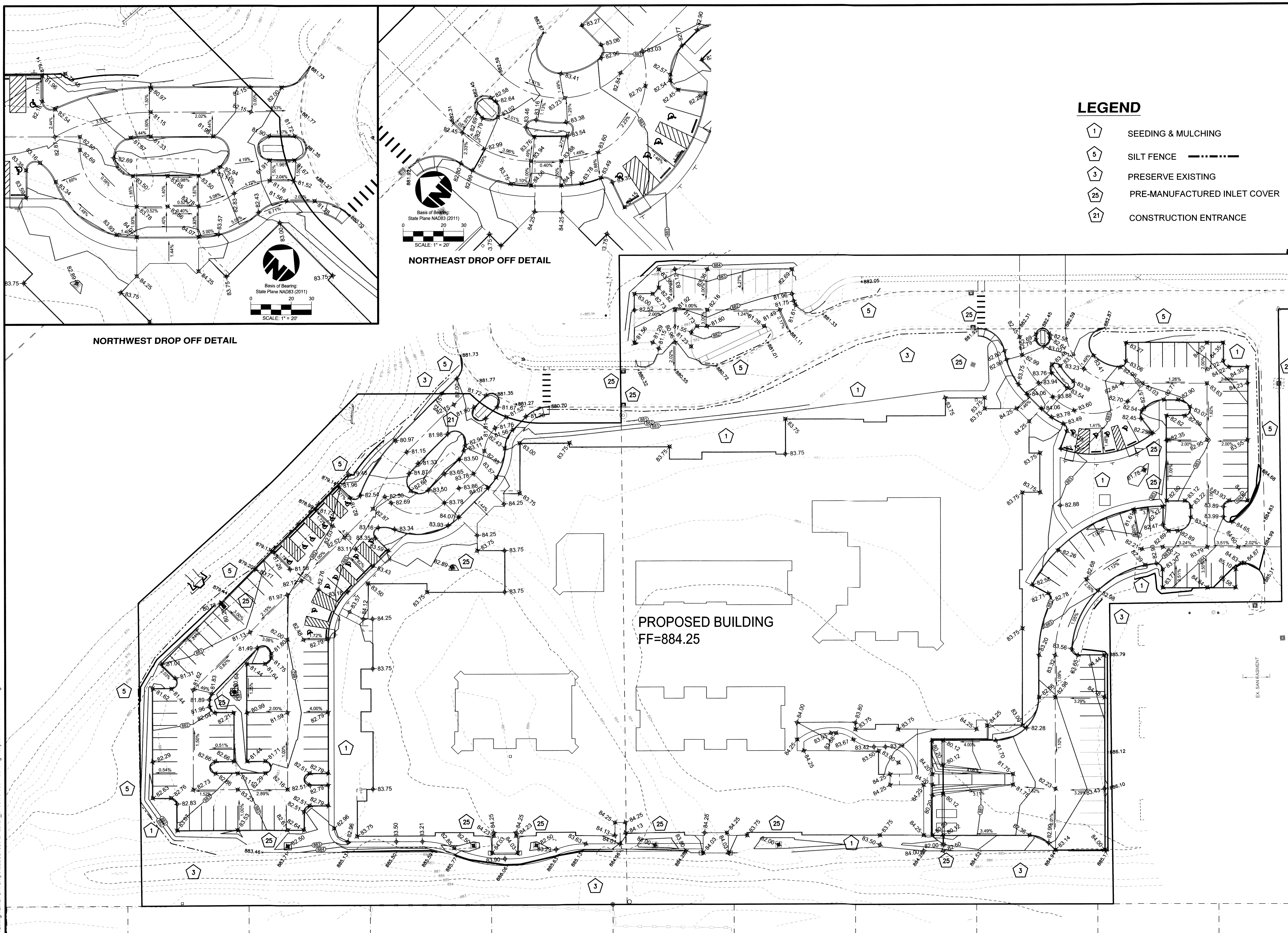

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

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

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CAREPOINTE NURSING

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

GRADING AND EROSION CONTROL PLAN

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Drawing: 15-0081 CD
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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

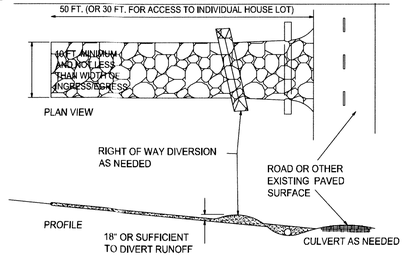
TOTAL DISTURBED AREA: 5.82 ± ACRES

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 AND PREVENT OFF-SITE TRACKING. 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

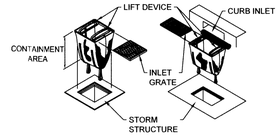
SPREAD 4 TO 6 INCHES OF TOPSOIL.
FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10LB./1000 SQ. FT. OF 20-10-10 OR 10-10-10 FERTILIZER.)
LIGHTLY WATER THE SOIL.
LAY SOD. TAMP OR ROLL LIGHTLY.
ON SLOPES, LAY SOD STARTING AT THE BOTTOM AND WORK TOWARD THE TOP. PEG EACH PIECE DOWN IN SEVERAL PLACES.
INITIAL 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.

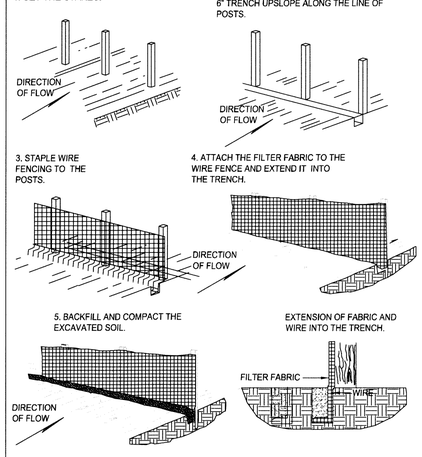
5 SILT FENCE

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 TALL FESCUE ANNUAL RYEGRASS	3 1 1	4 BUSHEL 40 LB. 40 LB.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB. 40 LB. 40 LB.
AUGUST 16 TO NOVEMBER 1	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB. 40 LB.
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB. 40 LB.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB. 40 LB. 40 LB.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

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

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

Item	Revision Description	Date	Drwn	Chk
1	FINAL DEVELOPMENT PLAN	02-16-16	MJL	
2				
3				
4				
5				
6				
7				
8				
9				

CAREPOINTE NURSING

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

EROSION DETAILS

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

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

Plot time: Feb 16, 2016 - 10:05am
Drawing name: C:\Temp\AcadSaves\AcPublish_9108\15-0081 CD.dwg - Layout Tab: C5-1 SWPPP

CAREPOINTE NURSING

FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO 45069

LIST OF DRAWINGS

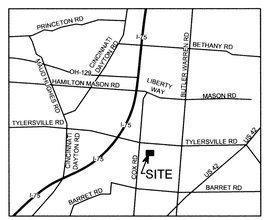
NO.	SHEET	TITLE
1.	COVER	COVER SHEET
2.	SP-1	SITE PLAN
3.	SL-1	SITE LANDSCAPING PLAN
4.	SL-2	SITE LANDSCAPING PLAN
5.	SE-1	SITE ELECTRICAL PLAN
6.	A1-1	OVERALL BUILDING PLANS
7.	A6-1	BUILDING ELEVATIONS
8.	A6-2	BUILDING ELEVATIONS

NO.	SHEET	TITLE

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.

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
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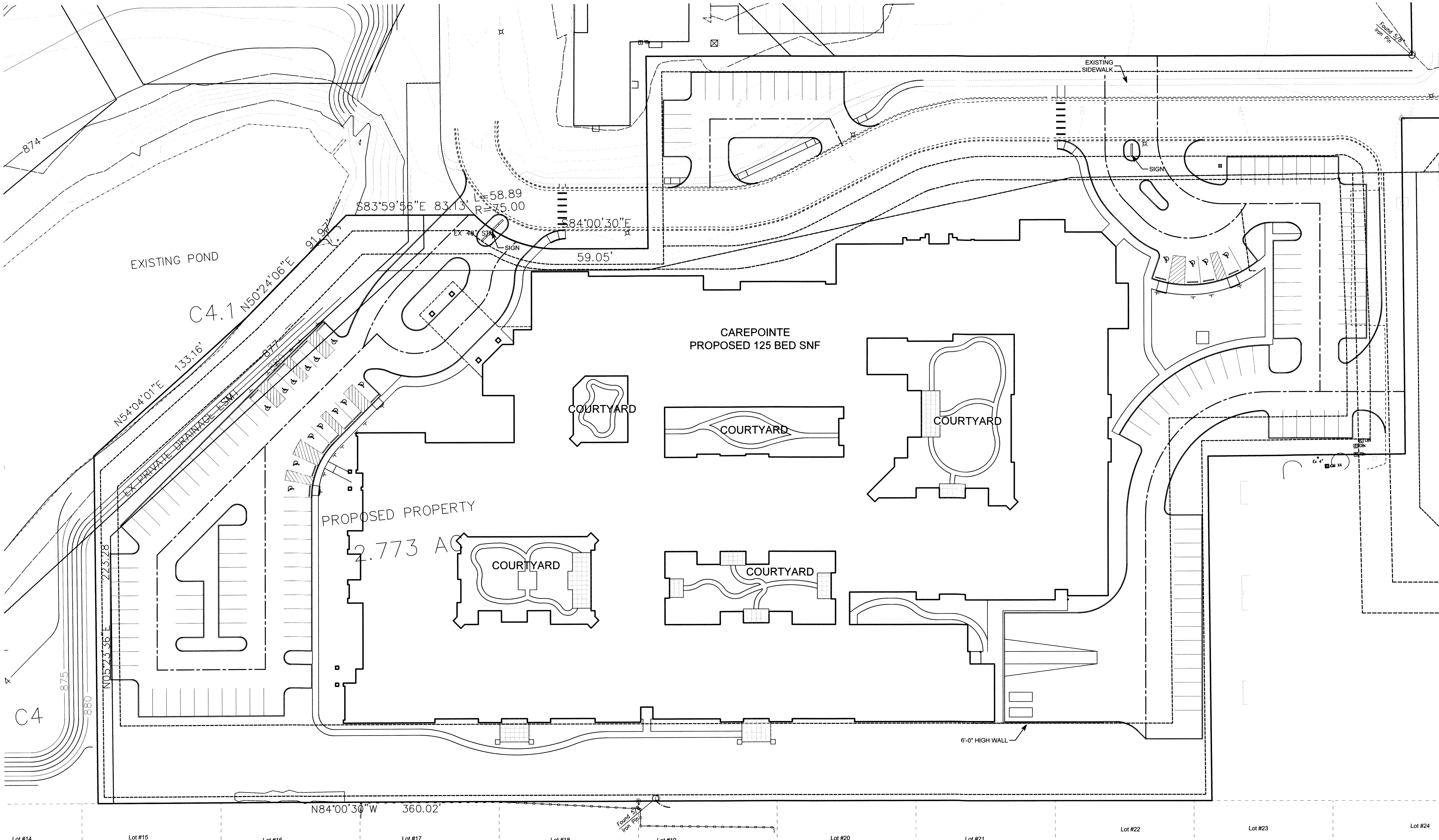
COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

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

02/16/2015

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2017



SITE PLAN

SCALE: 1" = 30'

NORTH

0 7.5 15 30 60
GRAPHIC SCALE

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

KONTOGIANNIS & ASSOCIATES

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PROJECT:

CAREPOINTE NURSING

FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO

DRAWING TITLE:

SITE PLAN

DATE: 02/16/2016
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2017

■ FINAL DEVELOPMENT PLAN 02/16/2016
BID SET
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CONSTRUCTION SET

SP-1

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& ASSOCIATES

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PROJECT:

CAREPOINTE NURSING

FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO

DRAWING TITLE:

SITELANDSCAPING PLAN

DATE: 02/16/2016
REVISED:

NOTE:
LANDSCAPING AT THIS AREA TO BE INSTALLED WHEN PARK AREA IS CONSTRUCTED.

CAREPOINTE
PROPOSED 125 BED SNF

EXISTING POND

PROPOSED PROPERTY
2.773 AC

COURTYARD

LINE OF 50'-0" LANDSCAPE BUFFER ALONG SOUTH PROPERTY LINE SHOWN DOTTED

EXISTING TREES

EXISTING TREE PLANTING & MOUNDING

EXISTING TREES & VEGETATION AREA TO BE CLEANED & TRIMMED. ALL DEAD PLANTS TO BE REMOVED AND REPLACED PER WEST CHESTER ZONING REGULATIONS.

NOTE:
EXISTING PLANTS IN THIS AREA TO REMAIN. FIELD INSTALL NEW TREES IN OPEN AREAS ALONG SOUTH PROPERTY LINE.

NOTE:
NEW PLANTS SHOWN ALONG MOUNDING WILL BE FIELD PLACED SO NO EXISTING HEALTHY PLANTS WILL BE REMOVED. SOME LOCATIONS WILL CHANGE, BUT TOTAL NEW PLANTS ALONG PROPERTY LINE SHALL REMAIN PER THIS DRAWING.

Lot #14 Lot #15 Lot #16 Lot #17 Lot #18 Lot #19 Lot #20 Lot #21 Lot #23 Lot #24

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%

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

SITE LANDSCAPING PLAN

SCALE: 1" = 30'

NORTH

0 7.5 15 30 60
GRAPHIC SCALE

SL-1

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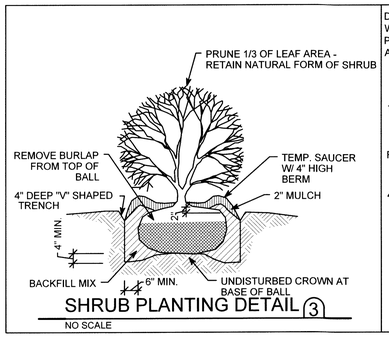
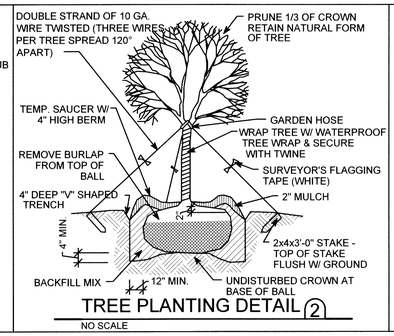


SHRUB PLANTING DETAIL (3)

NO SCALE



TREE PLANTING DETAIL (2)

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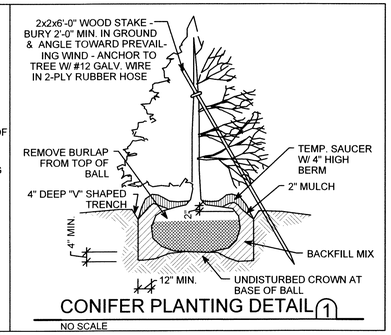

CONIFER PLANTING DETAIL (1)

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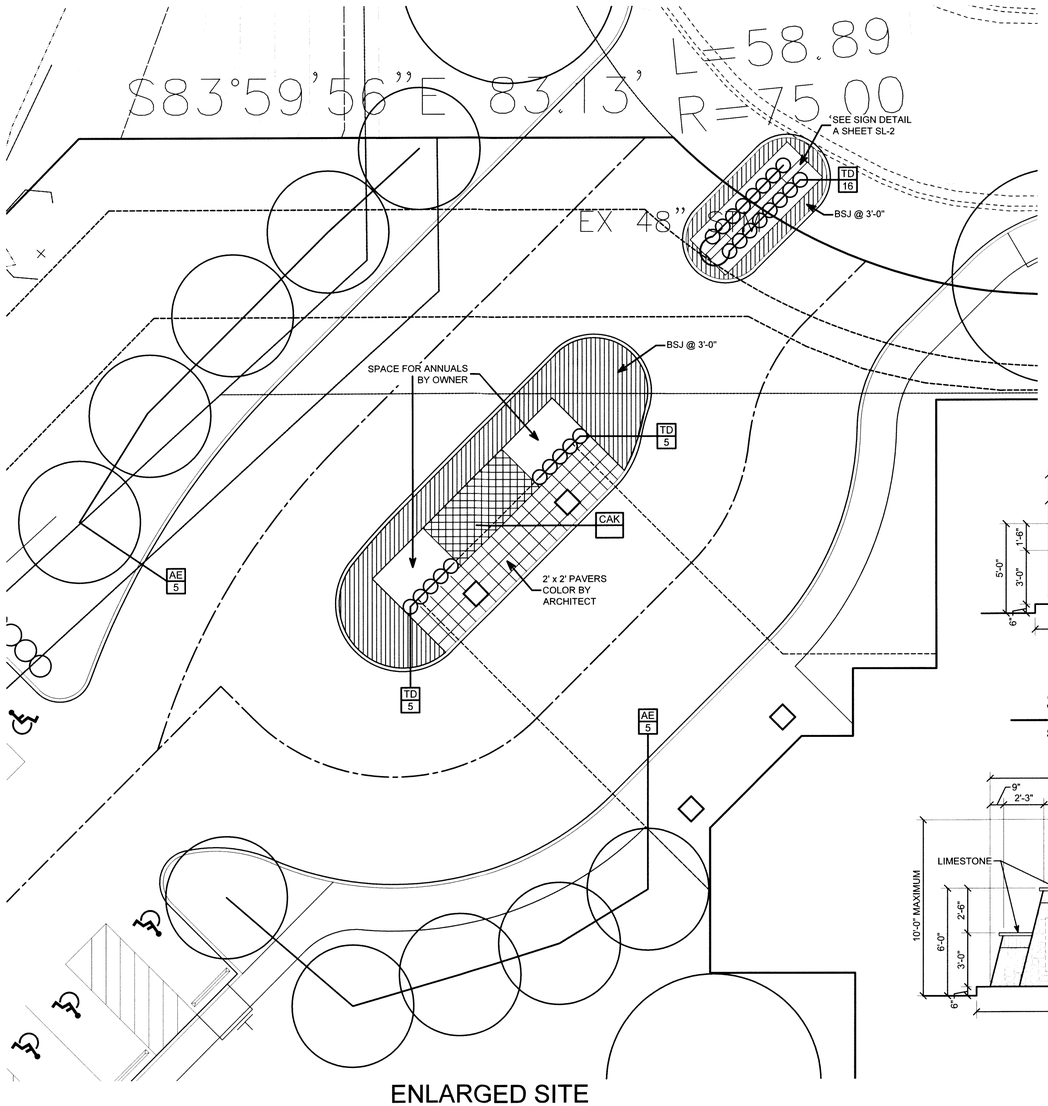
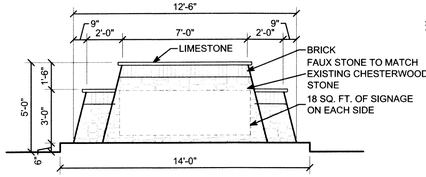


ENLARGED SITE LANDSCAPING PLAN (2)

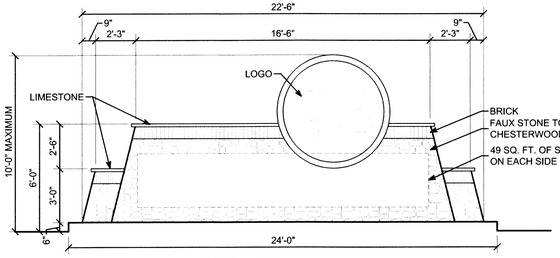
SCALE: 1" = 10'



GENERAL NOTE:
SIGN COMPOSED OF METAL LETTERS ON STONE MONOLITH. GROUNDS LIGHTS (THREE ON EACH SIDE).

SIGN ELEVATION (B)

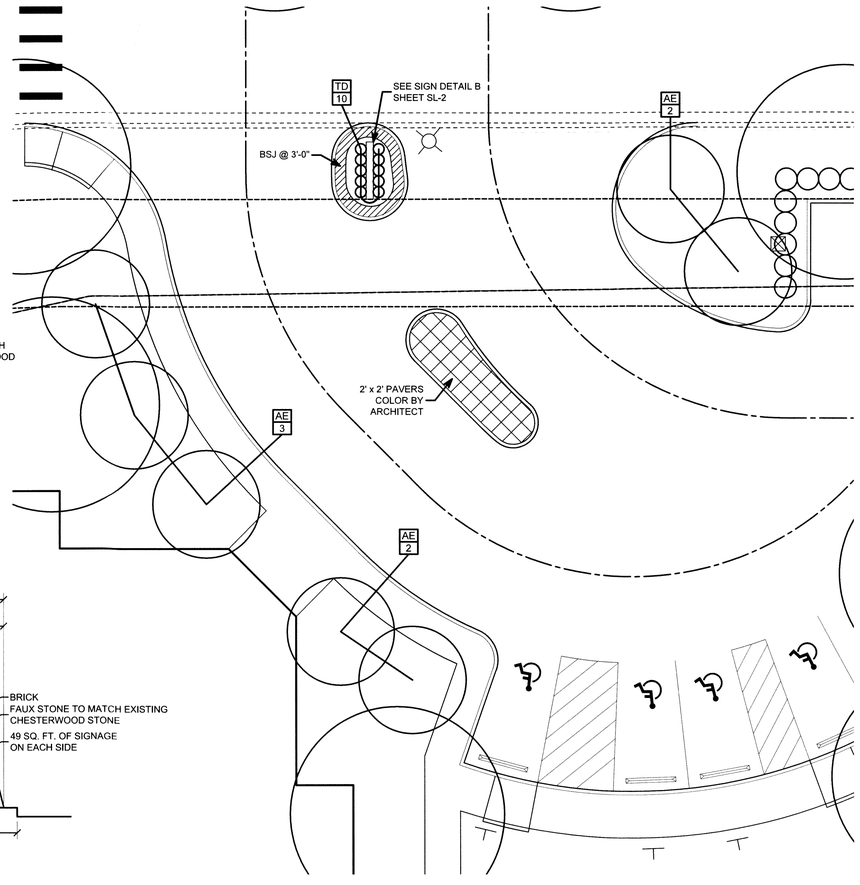
SCALE: 1/4" = 1'-0"



GENERAL NOTE:
SIGN COMPOSED OF METAL LETTERS ON STONE MONOLITH. GROUNDS LIGHTS (THREE ON EACH SIDE).

SIGN ELEVATION (A)

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



ENLARGED SITE LANDSCAPING PLAN (1)

SCALE: 1" = 10'

NORTH

0 2.5 5 10 20

GRAPHIC SCALE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICL 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	MALUS 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	QUERCES 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 THUNBERGI ONE I CRIMSON	18" MIN.	
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY	18" MIN.	
BB	BURNING BUSH	EUONYMUS ALATA	18" MIN.	
HY	HOLLY	ILEX CARLISLE	18" MIN.	
PLSC	PURPLE SANDCHERRY	PRUNHS CISTENA	3'-0"	
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN	12" O.C.	
KB	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA	24" MIN.	
TD	TAXUS CUSPIDATE	DENSIFORMIS	18" MIN.	
TC	TAXUS CUSPIDATE	CAPITATA	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.

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PROJECT:

CAREPOINTE NURSING

FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO

DRAWING TITLE:

SITELANDSCAPING PLAN

DATE: 02/16/2016
REVISED:

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

SL-2

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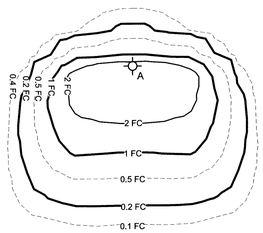
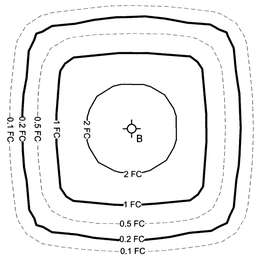


COOPER LIGHTING LUMINAIRE
GLEON-AE-02-LED-E1-SL4-7030
16 FT. POLE, 107W LED TYPE SL4 DISTRIBUTION



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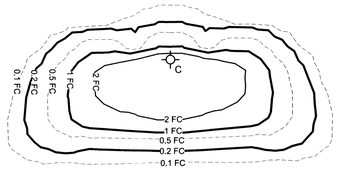
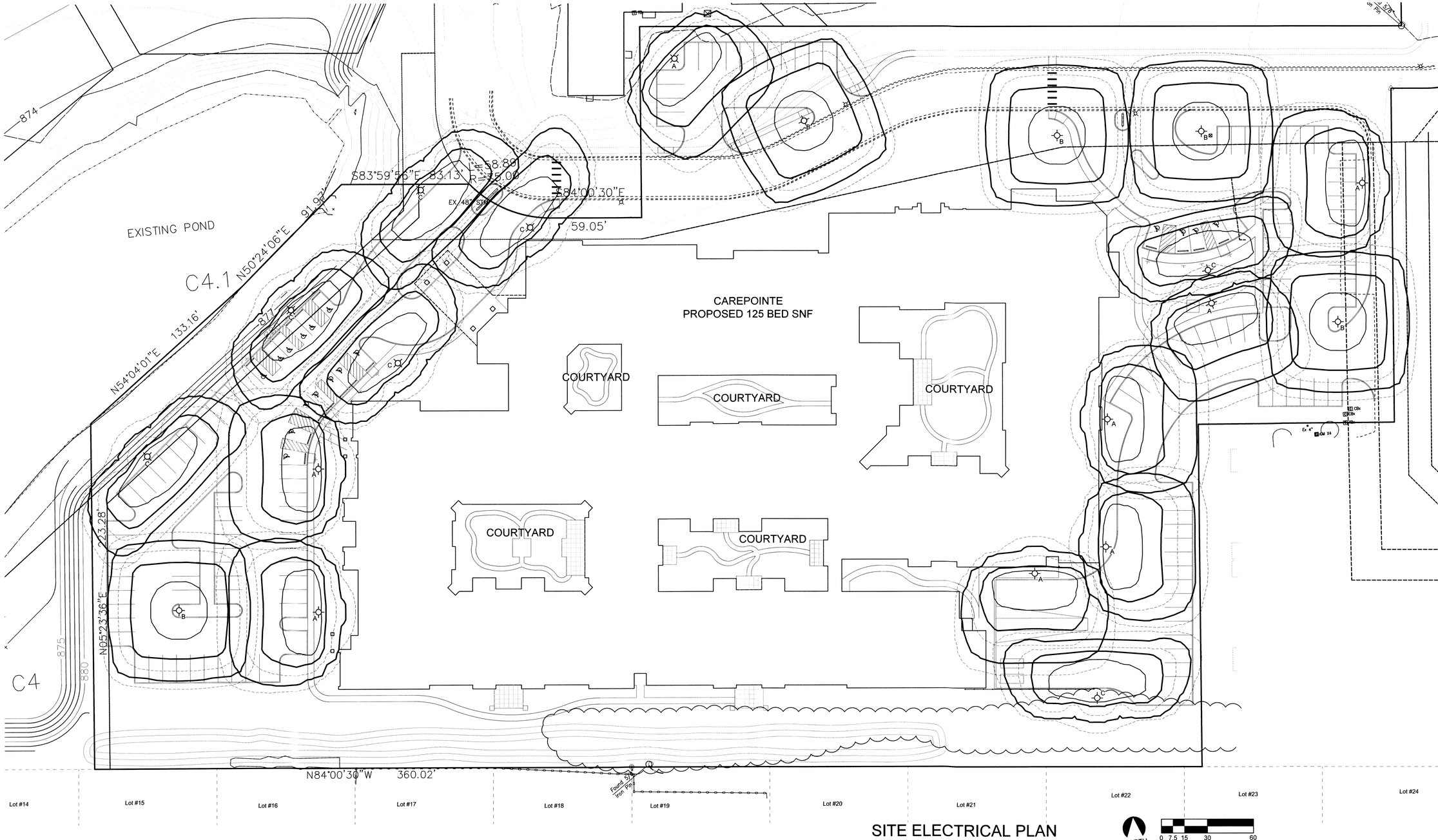


COOPER LIGHTING LUMINAIRE
GLEON-AE-02-LED-E1-SL3-7030
16 FT. POLE, 107W LED TYPE SL3 DISTRIBUTION



SITE ELECTRICAL PLAN

SCALE: 1" = 30'

NORTH

GRAPHIC SCALE 0 7.5 15 30 60

KONTOGIANNIS & ASSOCIATES

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PROJECT:

CAREPOINTE NURSING

FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO

DRAWING TITLE:

SITE ELECTRICAL PLAN

DATE: 02/16/2016
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2017

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

SE-1

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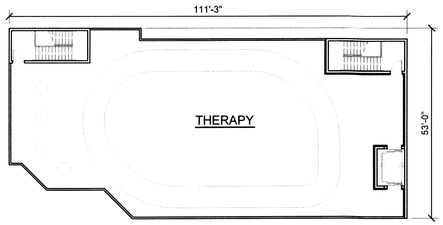
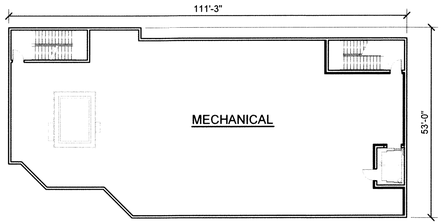


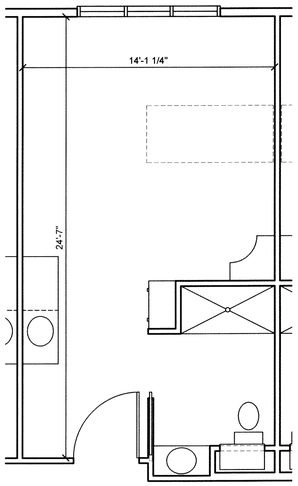
SECOND FLOOR PLAN

SCALE: 1" = 20'



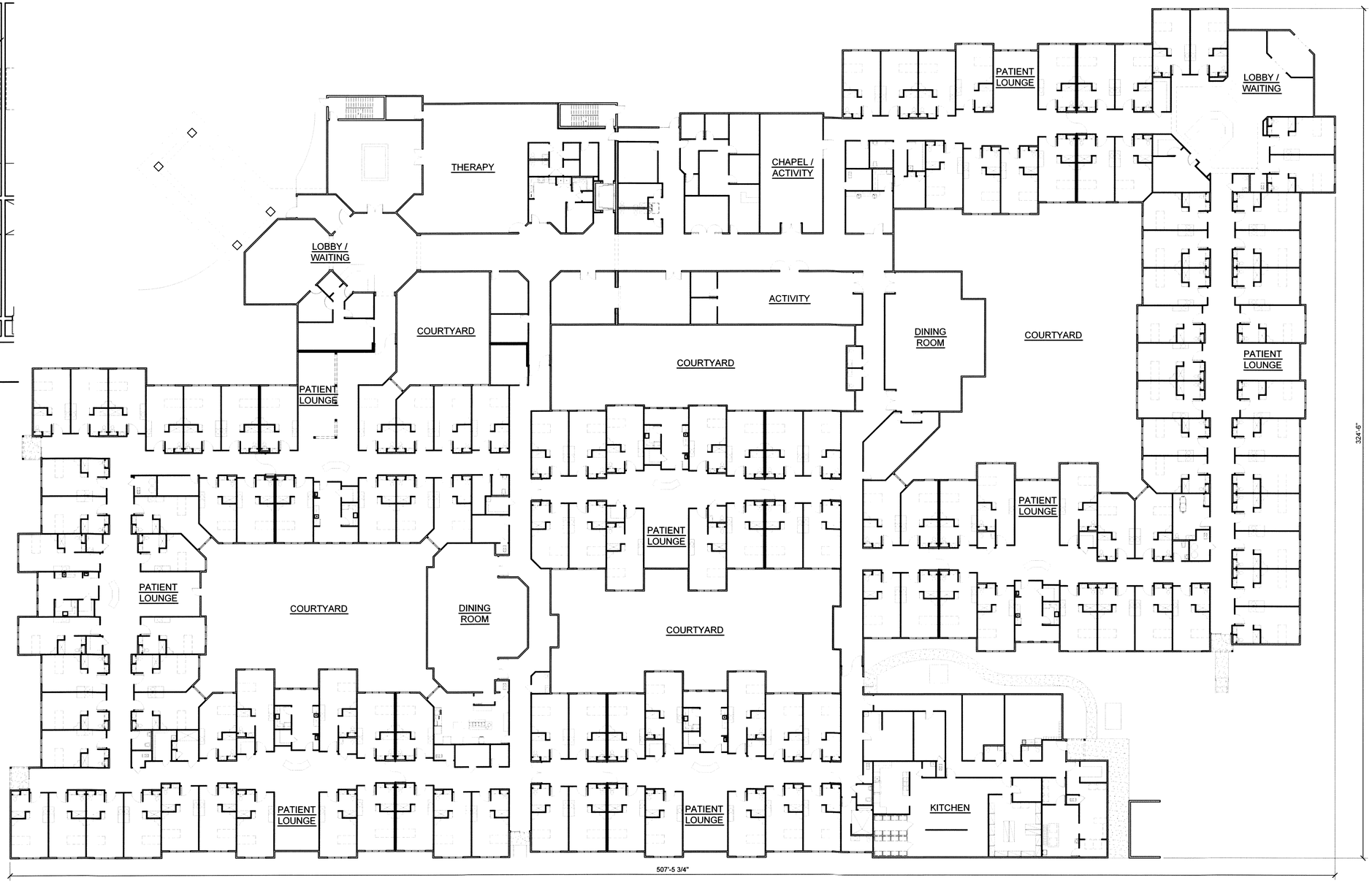
BASEMENT FLOOR PLAN

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

DRAWING TITLE:

OVERALL BUILDING PLANS

DATE: 02/16/2016
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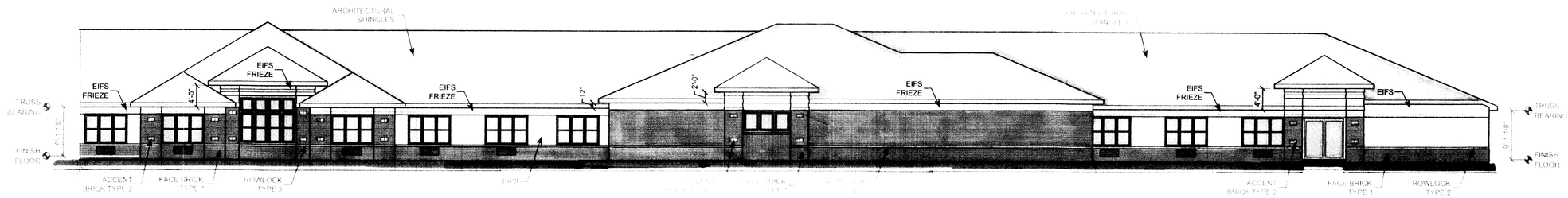
- FINAL DEVELOPMENT PLAN 02/16/2016
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A1-1

2/16/2016 10:32:05 AM, mhaman

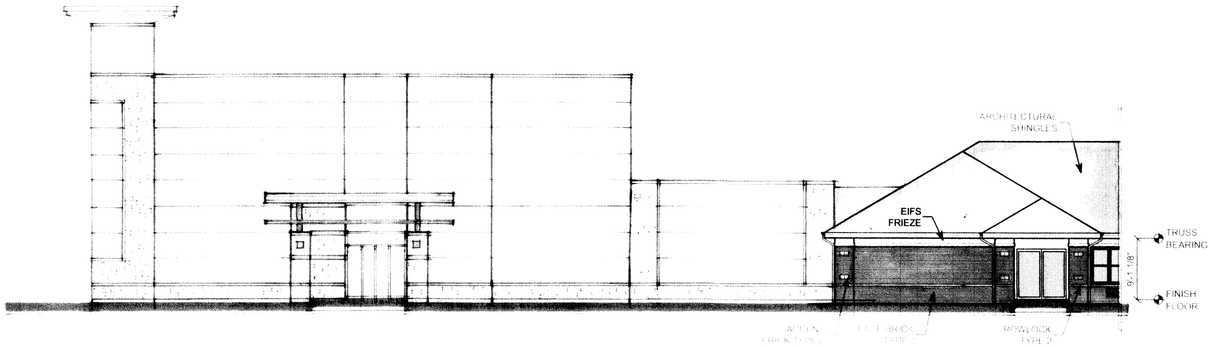
PARTIAL SOUTH EXTERIOR ELEVATION (A)

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



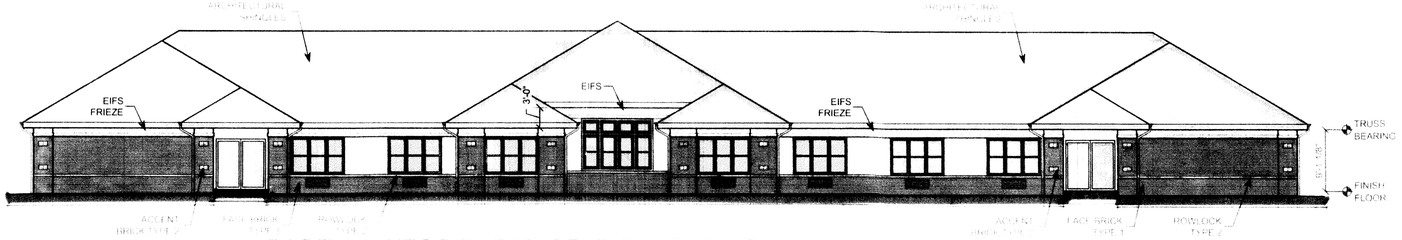
PARTIAL SOUTH EXTERIOR ELEVATION (A)

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



PARTIAL WEST EXTERIOR ELEVATION (B)

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



PARTIAL WEST EXTERIOR ELEVATION (B)

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

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FINAL DEVELOPMENT PLAN

WEST CHESTER, OHIO

DRAWING TITLE:

EXTERIOR ELEVATIONS

DATE: 02/16/2016
REVISED:

FINAL DEVELOPMENT PLAN 02/16/2016

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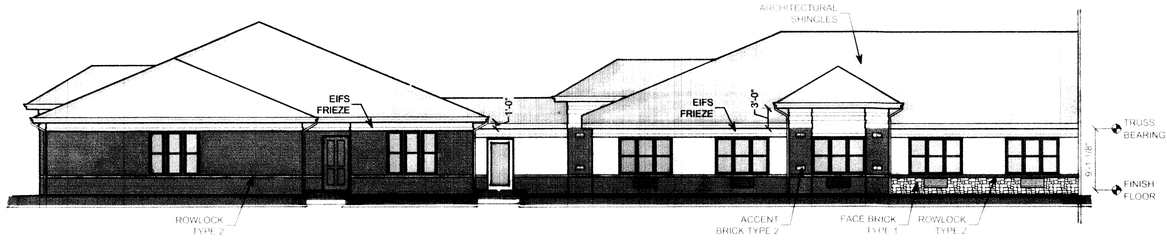
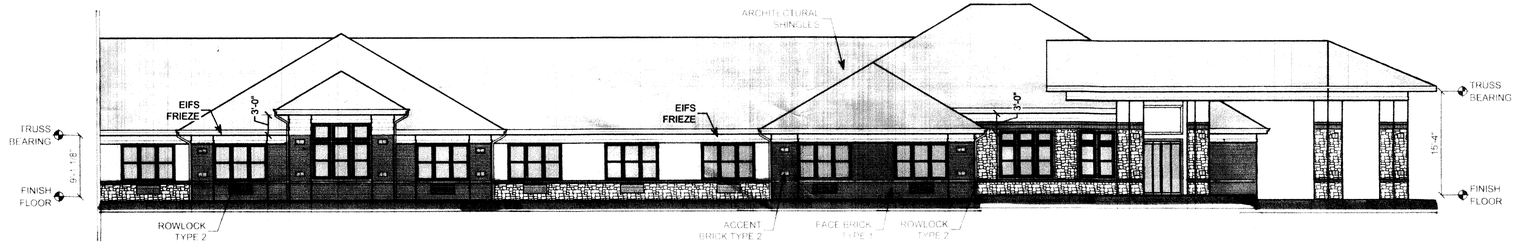


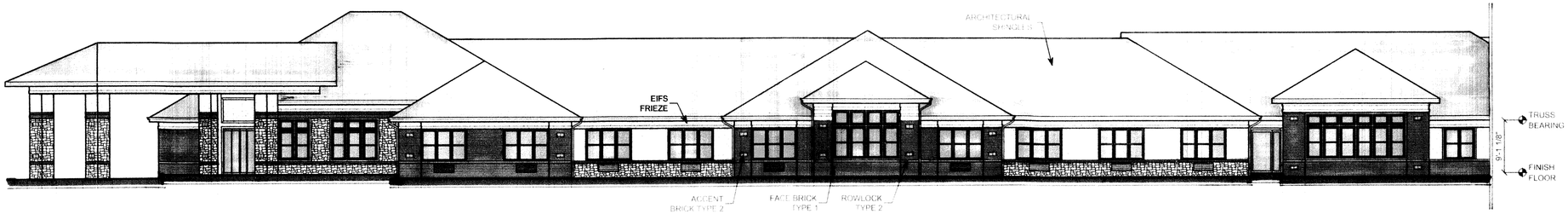
PARTIAL EAST EXTERIOR ELEVATION (C)

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



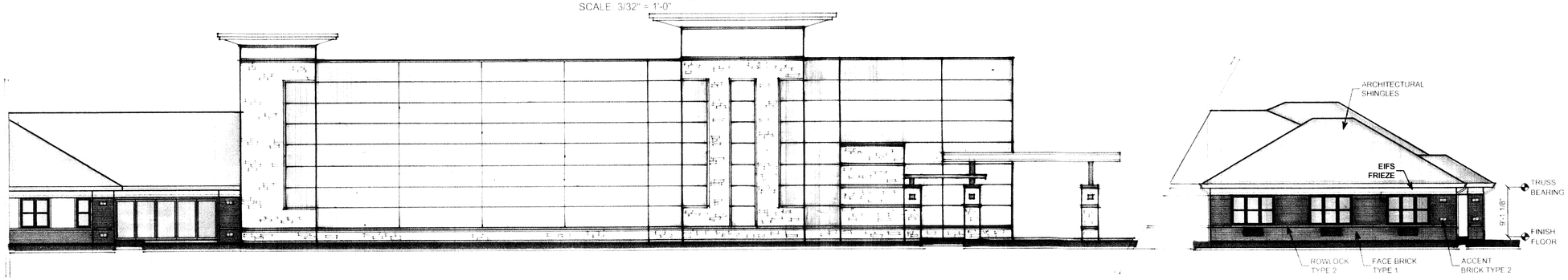
PARTIAL EAST EXTERIOR ELEVATION (C)

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"

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2/15/2016 7:51:01 PM mhaman