

# CAREPOINTE SENIOR RESIDENCES

## PRELIMINARY SITE DEVELOPMENT PLAN

### WEST CHESTER, OHIO 45069

#### LIST OF DRAWINGS

NO.	SHEET	TITLE
1.	COVER	COVER SHEET
2.	PZC-1	PRELIMINARY ZONING / CONCEPT SHEET
3.	LS-1	LOT SPLIT SHEET
4.	ESE-1	EXISTING SITE ENGINEERING SHEET
5.	ZAP-1	ZONING AND AERIAL PHOTOGRAPH SHEET

#### PRELIMINARY SITE AREA DATA

TOTAL ACREAGE	7.937 ACRES	345,750 SQ.FT.
TOTAL UNITS	166	
DENSITY	20.91 OR 21 UNITS/ACRE	

#### PRELIMINARY LOT COVERAGE DATA

NEW BUILDINGS	44,100 SQ.FT.
NET PROP. PARKING, DRIVES & WALKS	50,755 SQ.FT.
TOTAL COVERAGE	94,855 SQ.FT.
TOTAL LOT / NET SITE AREA	345,750 SQ.FT.
LOT COVERAGE PERCENTAGE	27.43 %

#### PRELIMINARY PARKING DATA

	REQUIRED SPACES	PROVIDED SPACES
SENIOR HOUSING RESIDENCES	MULTI FAMILY	SURFACE PARKING - 74
TOTAL	2 UNITS X 165 = 332	COVERED PARKING - 112
	332	186

(VARIANCE FOR SENIOR HOUSING PARKING TO BE APPLIED FOR)

#### BUILDING DATA

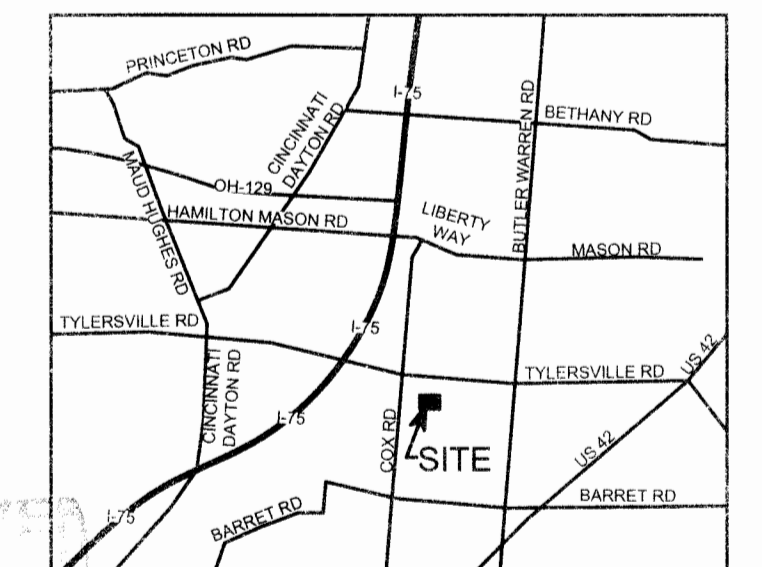
SENIOR HOUSING RESIDENCES/PROPOSED	BUILDING FLOOR AREA/FLOOR
1. PARKING & COMMUNITY BLDG & BLDG FLOOR AREA	44,100 SQ.FT.
2. SECOND FLOOR	37,950 SQ.FT.
3. THIRD FLOOR	37,950 SQ.FT.
4. FOURTH FLOOR	37,950 SQ.FT.
5. FIFTH FLOOR	37,950 SQ.FT.
TOTAL	195,900 SQ.FT.

PRESENT OWNER: PISGAH COMMUNITY CHURCH OF THE NAZARENE  
7951 TYLERSVILLE ROAD  
WEST CHESTER, OH 45069

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

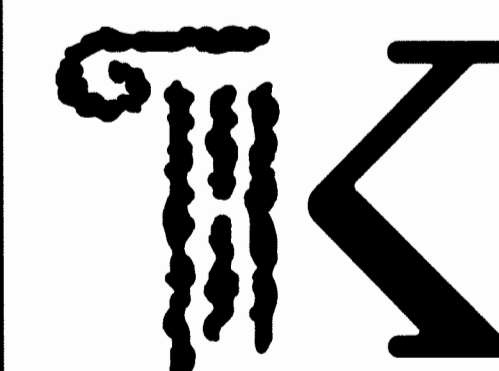
CIVIL ENGINEER: BAYER BECKER  
6900 TYLERSVILLE RD, SUITE A  
MASON, OH 45040

APPLICANT: BRENT DIXON  
8073 TYLERSVILLE RD  
WEST CHESTER, OH 45069



VICINITY MAP

SCALE: N.T.S.



**KONGOIANNIS & ASSOCIATES**  
ARCHITECTURE PLANNING DESIGN  
400 SOUTH FIFTH STREET SUITE 400  
COLUMBUS, OHIO 43215-5492  
PHONE: 614-224-2083 FAX: 614-224-4736  
E-MAIL: architects@kontogiannis.com

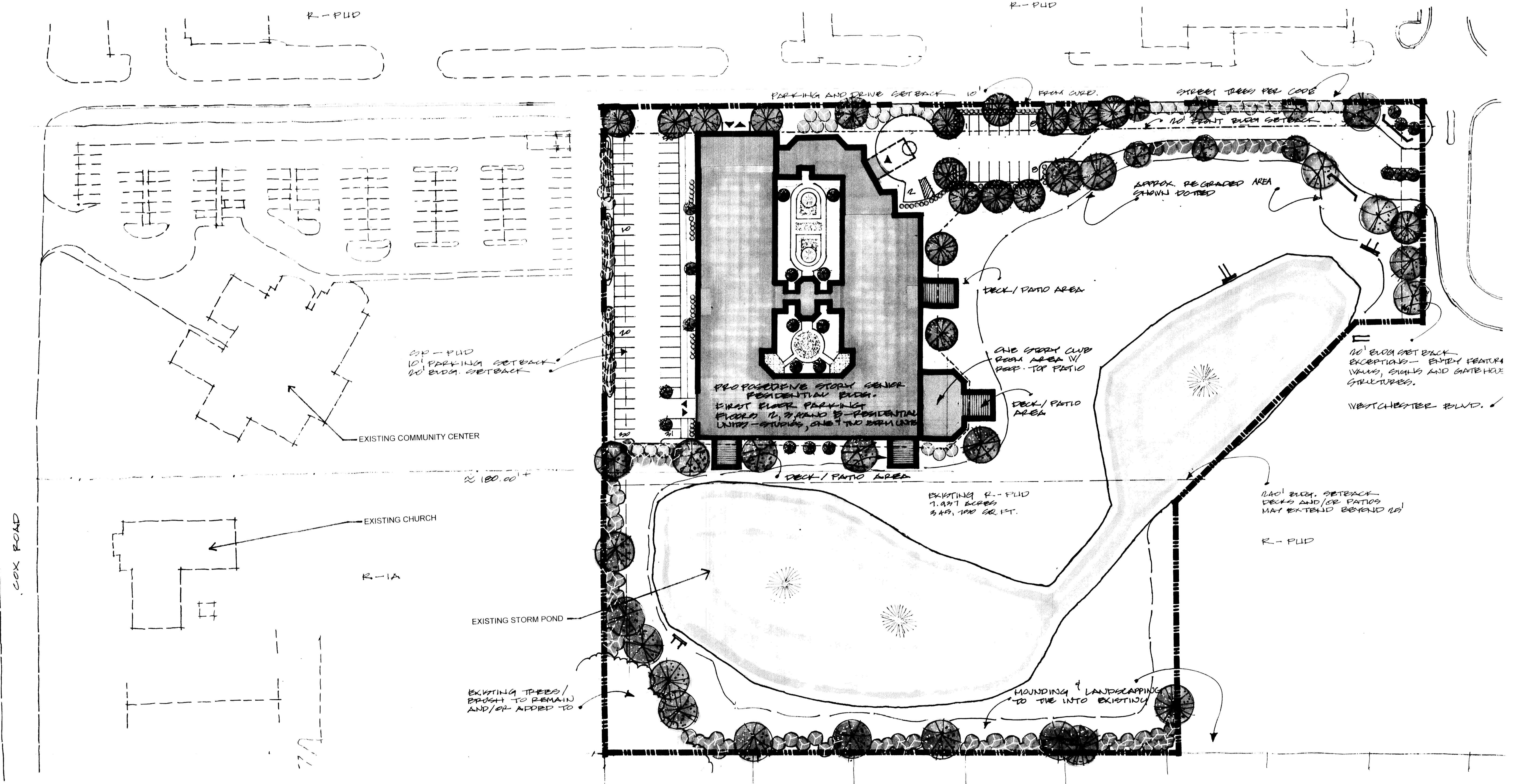
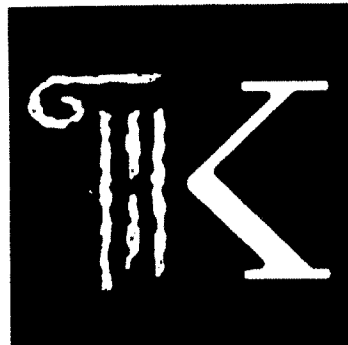
ZONING SET  
 BID SET  
 PERMIT SET  
 CONSTRUCTION SET

11/15/2016



GEORGE J. KONGOIANNIS LICENSE #3784  
EXPIRATION DATE 12/31/2017  
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**CAREPOINTE SENIOR HOUSING**

SCALE: 1" = 40.00' WESTCHESTER, OHIO

11/15/2014 NORTH  
 PRELIMINARY DEVELOPMENT PLAN

R-1A BETHANY STATION SUBDIVISION PHASE I

**PZC-1**

**BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS**

SURVEY VOLUME 27, PG. 51

LINE TABLE		
LINE	LENGTH	BEARING
L1		NOT USED
L2		NOT USED
L3		NOT USED
L4		NOT USED
L5	13.80'	S05°23'36"W
L6	230.38'	N84°01'33"W
L7	50.01'	N50°23'03"E
L8	10.00'	N84°01'33"W
L9	50.11'	S84°02'55"E
L10	22.34'	S05°23'36"W
L11	276.57'	S53°15'31"W
L12	169.17'	S05°23'36"W
L13	12.83'	N50°37'12"E
L14	10.00'	S39°22'48"E
L15	10.81'	S50°37'12"W
L16	51.28'	N84°04'47"W
L17	173.47'	S05°23'36"W
L18	40.11'	N84°02'55"W
L19	24.25'	N50°33'13"E
L20	42.63'	N05°33'13"E
L21	41.96'	N39°26'47"W
L22	100.72'	N05°33'13"E
L23	53.26'	N50°33'13"E
L24	53.53'	N84°13'34"E
L25	36.42'	N61°43'34"E
L26	32.88'	N49°00'22"E
L27	16.67'	S05°23'36"W
L28	86.49'	S85°41'38"W
L29	36.85'	N05°23'36"E
L30	8.45'	S05°23'36"W
L31	45.92'	N85°41'38"E
L32	20.00'	S84°01'33"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C1	NOT USED				
C2	38.36'	75.00'	29°18'29"	N69°22'19"W	37.95'
C3	10.21'	75.00'	7°48'01"	N50°49'04"W	10.20'
C4	20.61'	75.00'	15°44'36"	S71°24'12"E	20.54'

**LOT SPLIT OF PISGAH COMMUNITY CHURCH OF THE NAZARENE LANDS**

SITUATED IN SECTION 11, TOWN 3, RANGE 2 WEST CHESTER TOWNSHIP BUTLER COUNTY, OHIO

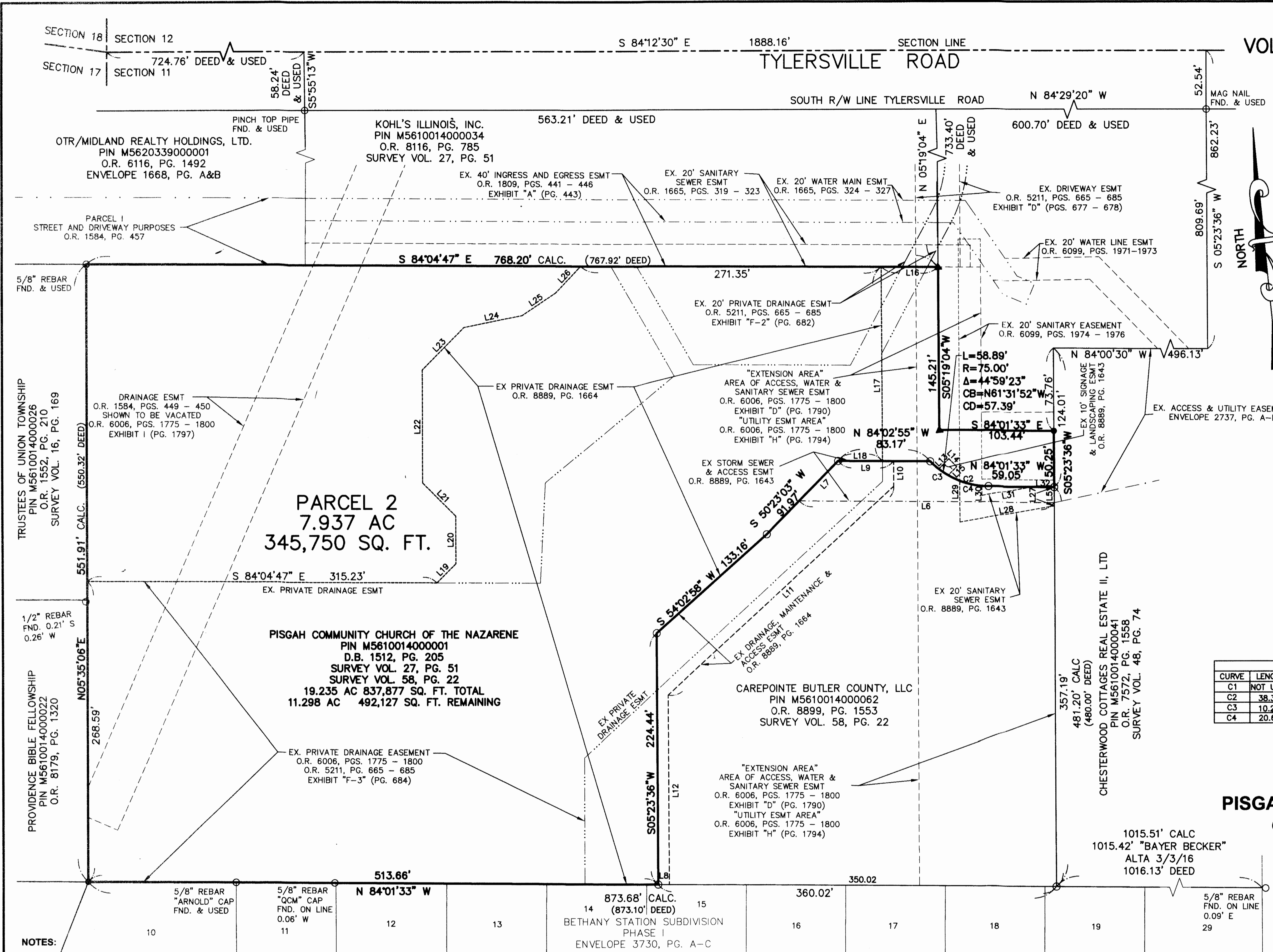
PREPARED BY

*Evans*  
**CivilPro Engineers, LLC**  
Consulting Engineers & Surveyors

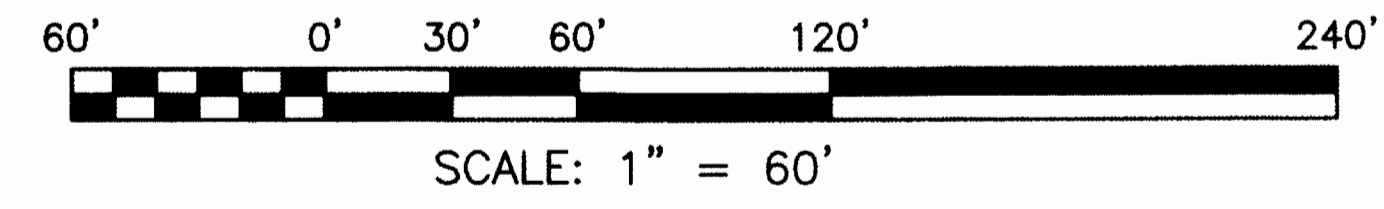
4700 Duke Drive, Suite 100  
Mason, Ohio 45040  
(513) 398-1728

DATE: 7/22/2016

JOB NO. W00521



- NOTES:**
- OCCUPATION IN GENERAL FITS SURVEY.
  - THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN.
  - ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - DOCUMENTS USED: AS SHOWN.
  - x — x — DENOTES WIRE FENCE GENERALLY ALONG LINE
  - DENOTES 5/8" IRON PIN W/CAP SET UNLESS OTHERWISE NOTED.
  - DENOTES 5/8" IRON PIN W/CAP SET PREVIOUSLY UNLESS OTHERWISE NOTED.
  - ▲ DENOTES MAG NAIL SET UNLESS OTHERWISE NOTED.



JOSEPH F. CHARLSON, SURVEYOR NO. 8003 DATE:

THIS PLAT IS A TRUE AND ACCURATE RESULT OF A FIELD SURVEY MADE UNDER MY DIRECTION AND ALL MONUMENTATION HAS BEEN FOUND OR SET AS SHOWN.

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**NOTES**

ESTABLISH VEGETATION ON ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL AND N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION PERIOD.

APPROVED INLET PROTECTION DEVICES TO BE PLACED AT POND OUTLET STRUCTURE.

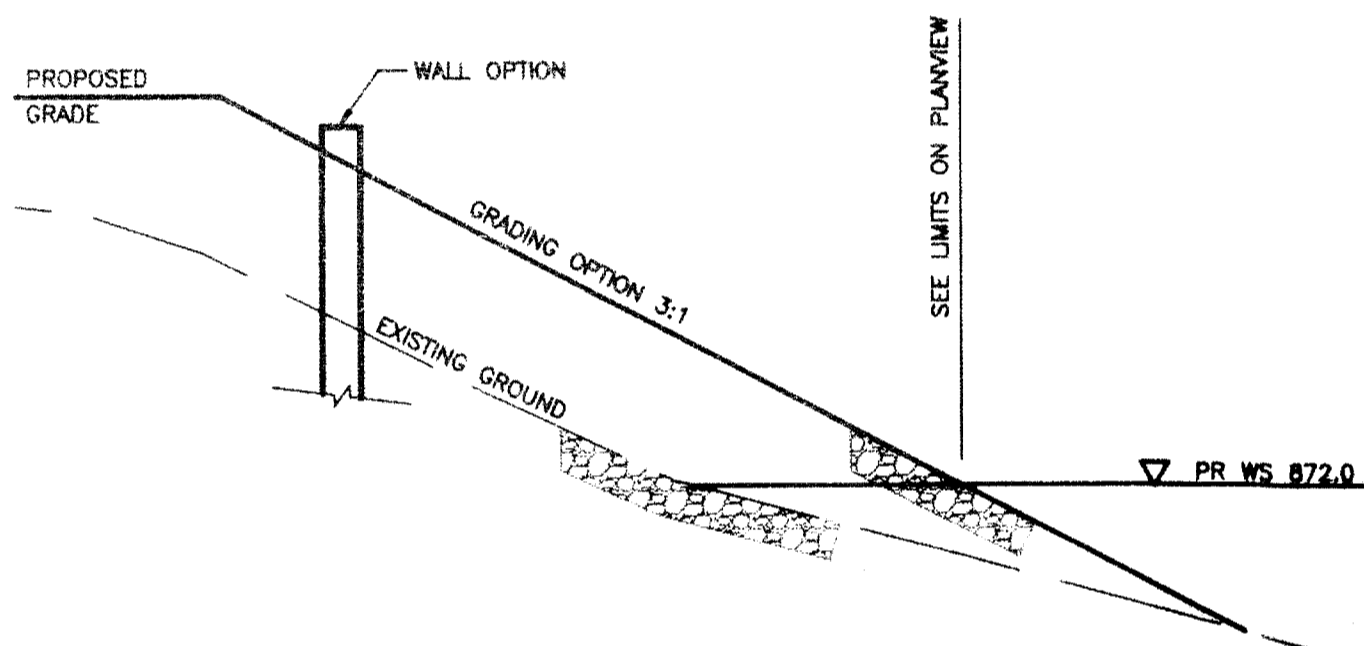
EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE.

PONDING OR LOW UNDRAINABLE AREAS CREATED BY CONSTRUCTION ARE TO BE ELIMINATED BY FILLING AND REGRADING.

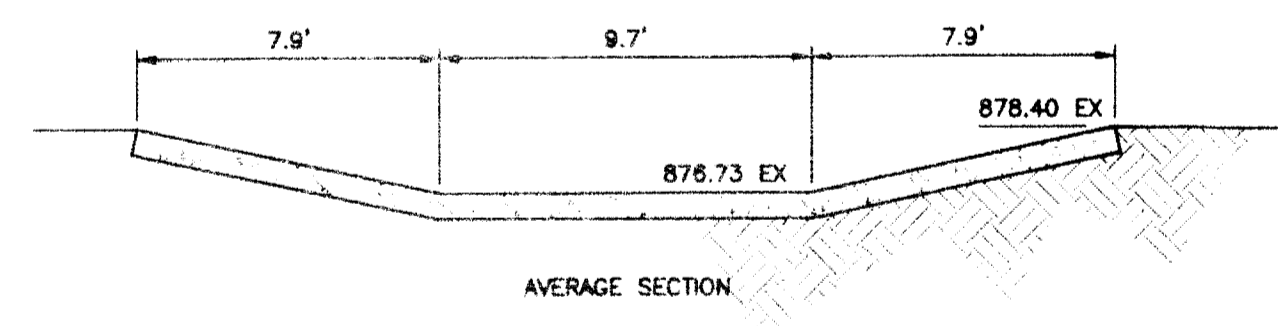
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY UTILITIES.

**KEY NOTES**

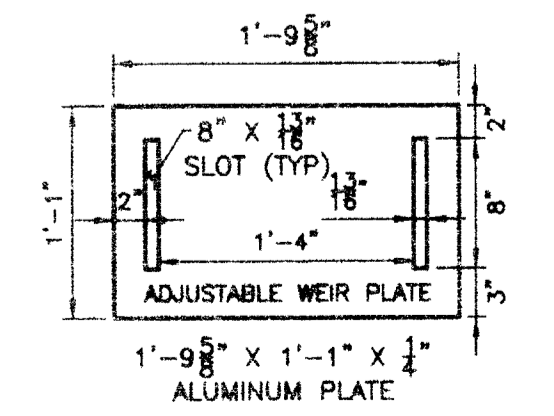
- ① POSSIBLE FUTURE WALL BY OTHERS - FUTURE BUYER OF THE 2.4 ACRE PARCEL MAY DESIRE TO CONSTRUCT A WALL OR CHOOSE TO GRADE GENERALLY AS SHOWN IN THE "GRADING OPTION" EXHIBIT. PROPER DESIGN, COMPACTION AND TESTING OF WALL OR FILL SLOPE IS REQUIRED PRIOR TO AND DURING CONSTRUCTION. THE MORE RESTRICTIVE GRADING OPTION HAS BEEN UTILIZED IN STORMWATER COMPUTATIONS.
  - ② GRADING BEYOND THE LIMITS OF THE DAYLIGHT OF THE CUT SLOPE MAY BE COORDINATED WITH OWNER TO PLACE EXCAVATED MATERIAL. THE LIMITS OF THE STORMWATER MANAGEMENT STUDY HAS ASSUMED THE CONTOURS ABOVE THE DAYLIGHT AS SHOWN. THEREFORE GRADING MAY OR MAY NOT OCCUR ABOVE AND BEYOND THE DAYLIGHT WITHOUT COMPROMISING THE STUDY COMPUTATION OUTFLOW RESULTS.
- PROPER PREPARATION OF THE AREA TO RECEIVE FILL WILL BE REQUIRED FOR THE FUTURE INTENDED PURPOSE OF THE AREA. THEREFORE STRIPPING AND COMPACTION MAY BE REQUIRED. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.



**GRADING OPTION DETAIL**  
N.T.S.



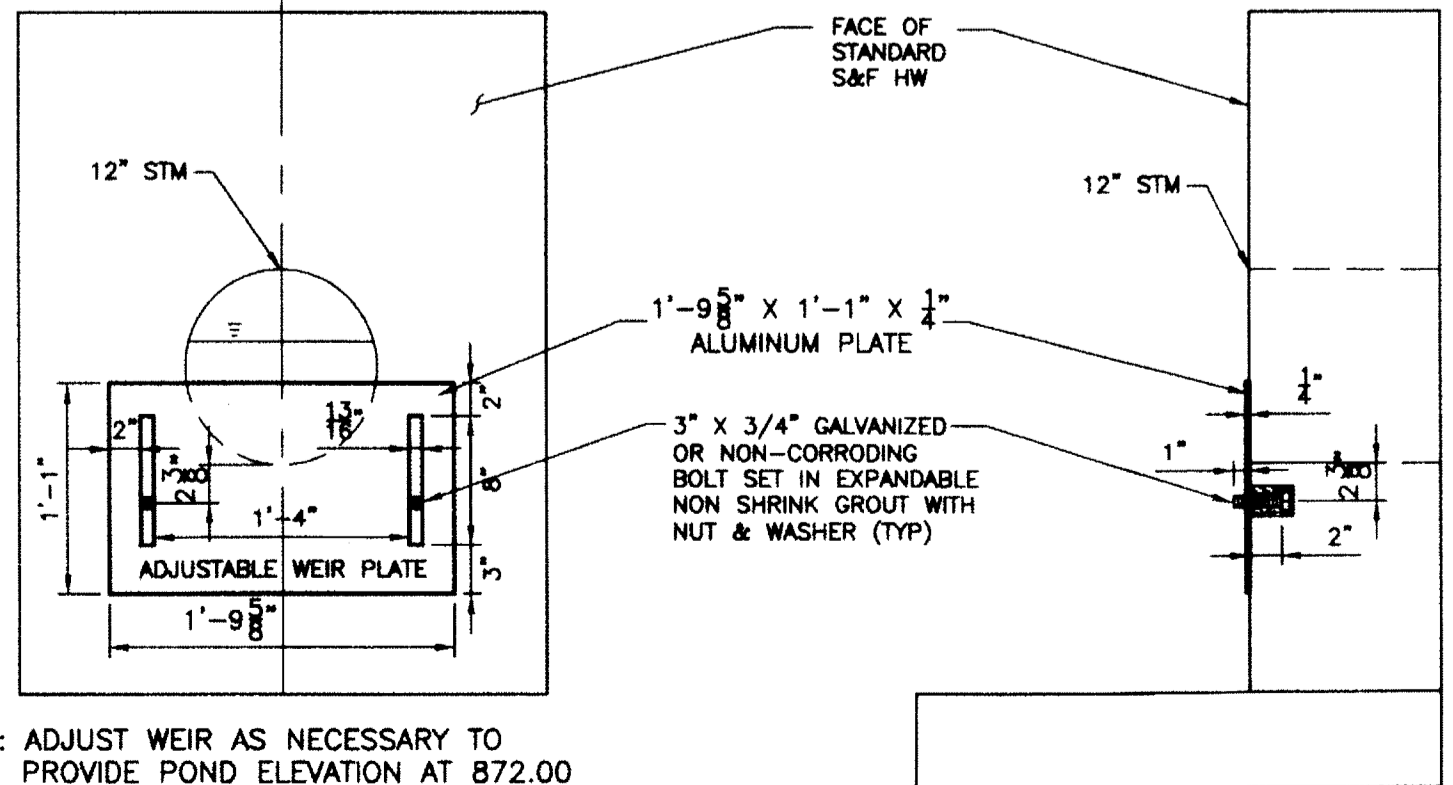
**EXISTING CONCRETE SPILLWAY DETAIL**  
N.T.S.



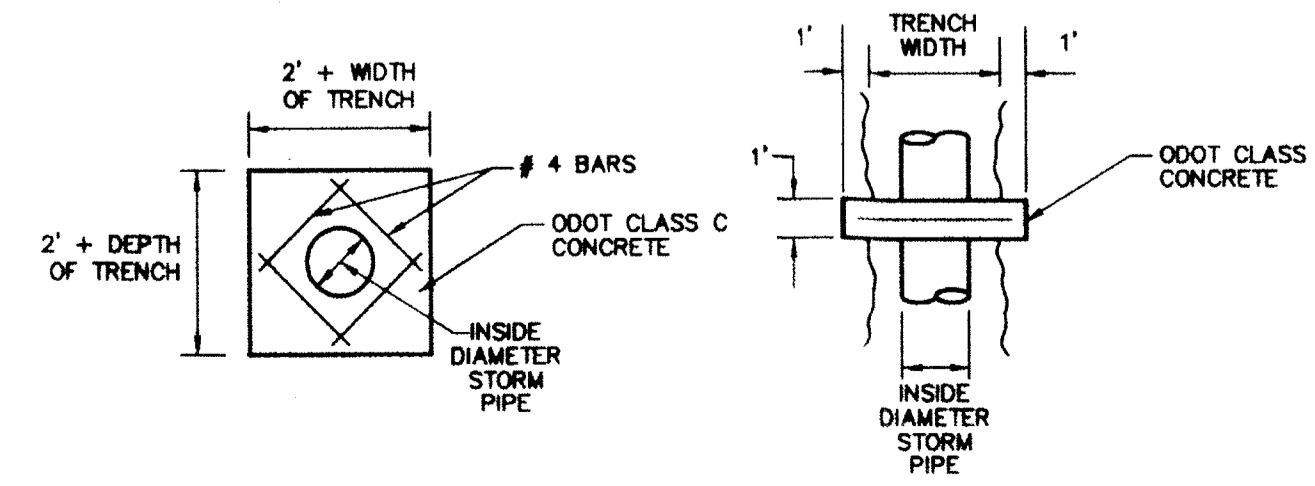
BASE FLOW = 872.00  
TOP WEIR = 871.79  
(ADJUSTABLE)  
INV 12" = 871.37

TOP OF HEADWALL SLAB = 869.11

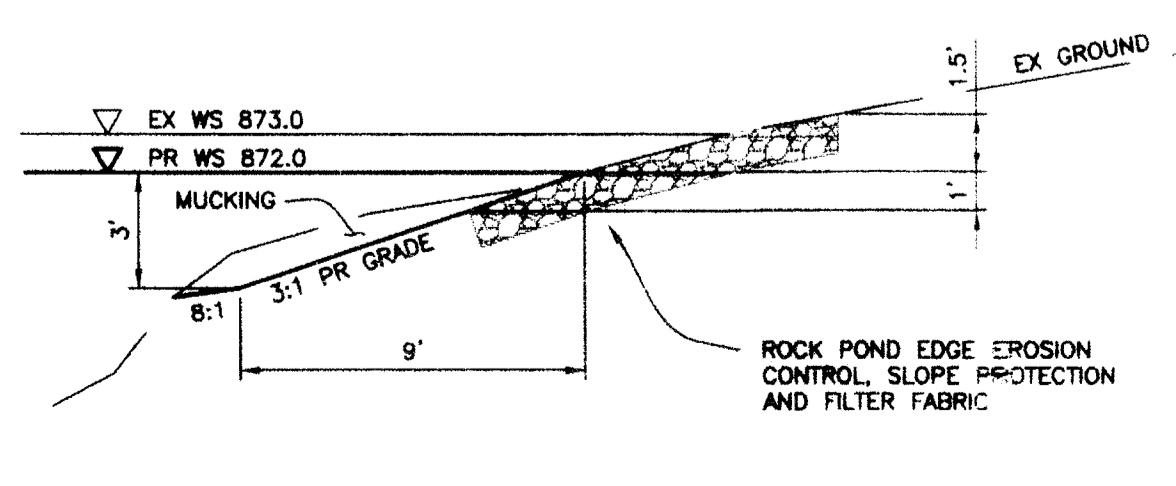
NOTE: ADJUST WEIR AS NECESSARY TO PROVIDE POND ELEVATION AT 872.00



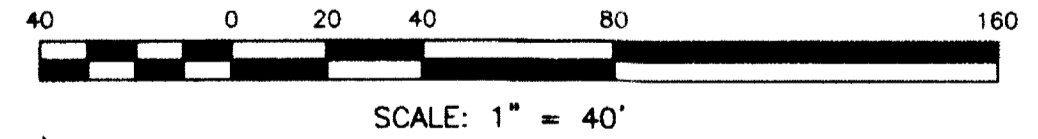
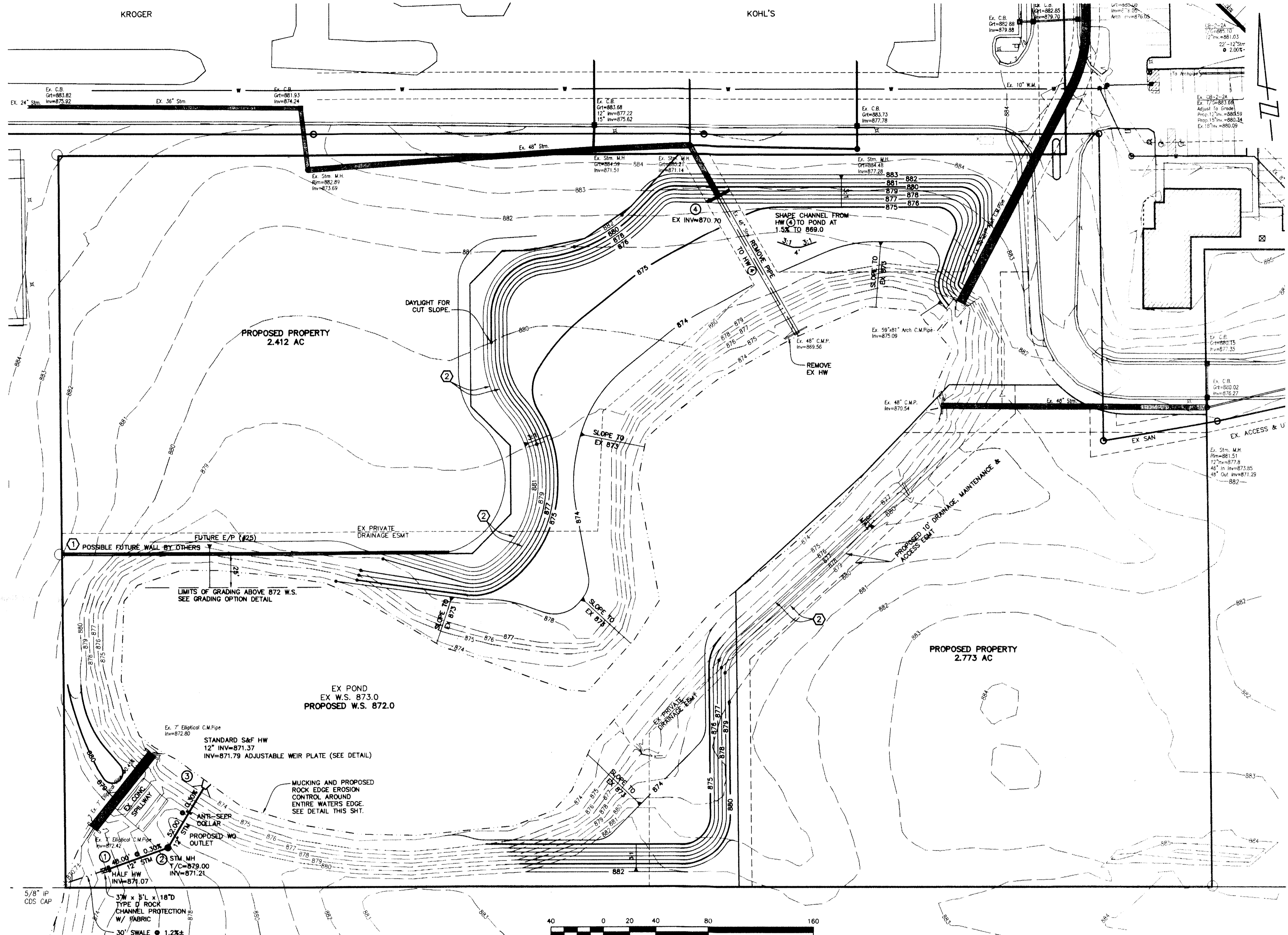
**ORIFICE PLATE DETAIL**  
N.T.S.



**ANTI-SEEP COLLAR DETAIL**  
N.T.S.



**WATERS EDGE DETAIL**  
N.T.S.



NO.	DATE	DESCRIPTION
1	2/25/16	AS SHOWN

**RETENTION POND PLAN**

WEST CHESTER CHURCH OF THE NAZARENE

7961 TYLERVILLE ROAD  
WEST CHESTER TOWNSHIP  
BUTLER COUNTY, OHIO 45669

**CivilPro Engineers, LLC**  
Consulting Engineers & Surveyors  
4700 Duke Drive, Suite 100  
Mason, Ohio 45040  
(513) 398-1728



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CALL 811 OR 1-800-352-2764  
TWO WORKING DAYS BEFORE YOU DIG  
NON-MEMBERS MUST BE CALLED DIRECTLY

**ESE-1**



11/12/2016

Google Maps

Google Maps



<https://www.google.com/maps/@39.3417148,-84.3637453,14.86z/data=!3m1!1e3>

ZAP-1