

Building Application Summary

Butler County, Ohio

Accela Permitting System

BCBO

Application #: BLD-CT15-05111

Owner:

BARRINGTON COTTAGE REALTY LTD

Site Address: 7200 HERITAGE SPRING DR

390 WARDS CORNER RD

Parcel(s): D2010009000019

LOVELAND OH 45140-1306

Application Type: Commercial / New / Footer Foundation Shell and TF

Description of Work: FTR/FND/SHELL/TF- CLARITY POINTE

Applications Status: IN PROGRESS

Applicant
HERITAGE DEVELOPMENT PARTNERS
RONALD WINTZINDER
2865 HAMPTON COVE WAY SE

Contractor
MILLER-VALENTINE GROUP
MIKE GLEN
9349 WATERSTONE BLVD

Occupant
CLARITY POINTE

OH

RECEIVED
DEC 07 2015
BY:

release d 12/10/15
per drga received
on 12/3/15 via email

DESIGN PROF
LINDELL H SHERRILL
5200 AVALON BOULEVARD
ALPHARETTA GA 30009

Application Specific Information:

Permit For: NEW BUILDING

Subdivision Name:

Electric: Yes

Lot #:

Electric Company: DUKE ENERGY

S. T. R.

Basement:

Township: LIBERTY

Full Basement:

Corporation: NA

Material:

Application Date: 12/08/2015

Material If Other:

Sewage Disposal: Public

Deck:

Water Supply: Public

Bedrooms:

Heat Type: Electric

Height: 1

Building Description: 323 Hospitals/ Institutional

Deck:

First Floor:

Porch:

Second Floor:

Garage:

Basement:

Other:

Total Living Area:

Total Addtl Area:

see LC15-01228

FINAL PLANNED UNIT DEVELOPMENT (P.U.D.) CLARITY POINTE MEMORY CARE

ASSISTED LIVING FACILITY & IMPROVEMENTS

SECTION 7, TOWN 3, RANGE 3, LIBERTY TOWNSHIP BUTLER COUNTY, OHIO 45044

RECEIVED

DEC 04 2015

LIBERTY TOWNSHIP
ZONING OFFICE

APPROVED

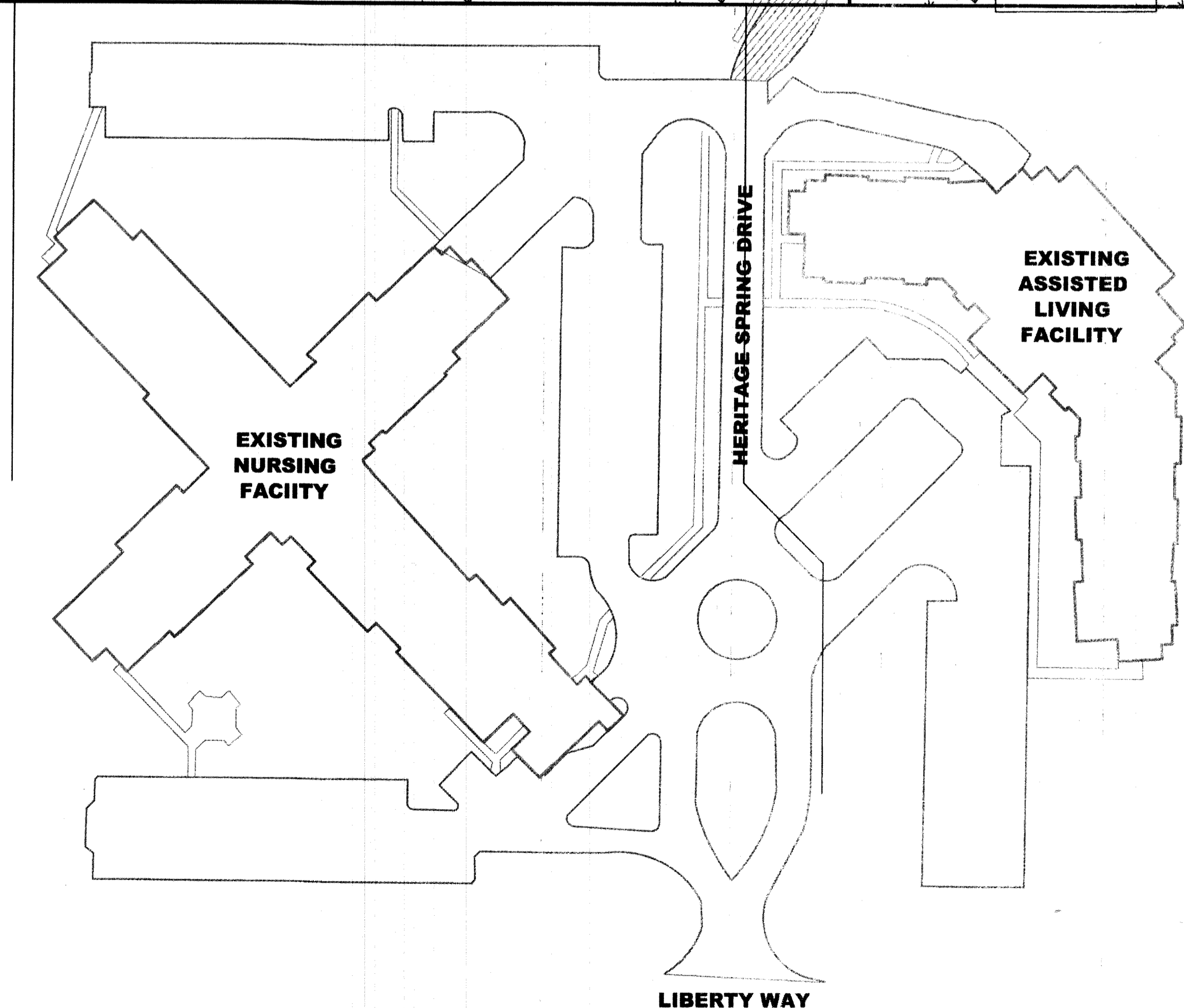
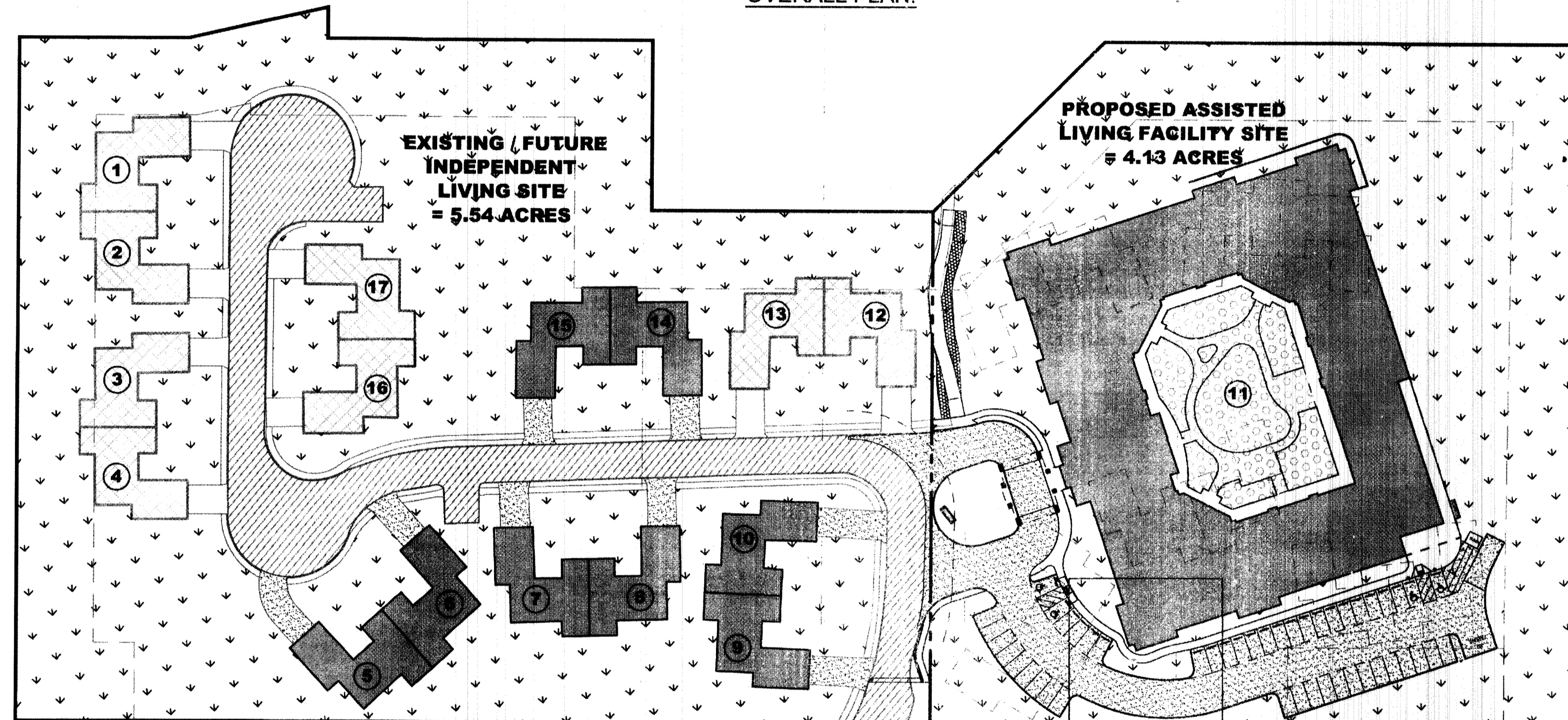
LIBERTY TOWNSHIP ZONING

DATE 12/15 BY [Signature]

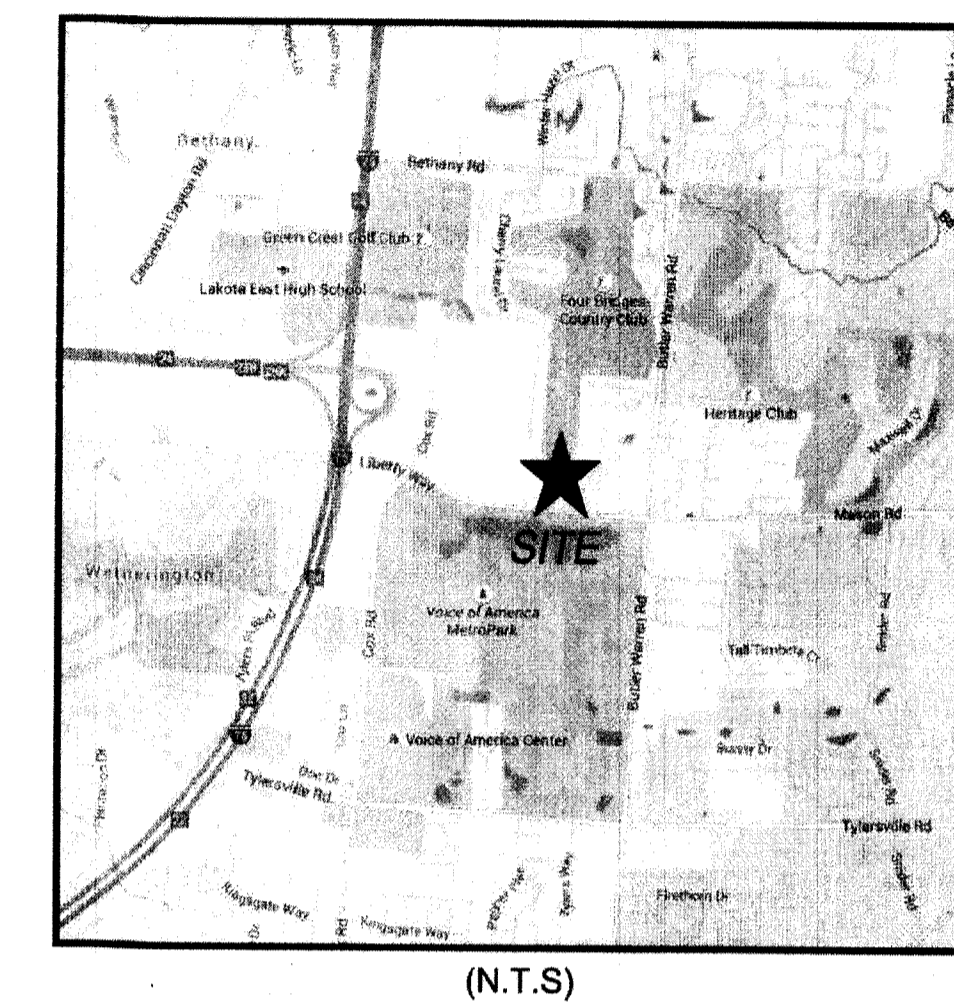


CIVIL ENGINEERING | www.kleingers.com
SURVEYING | 6305 Centre Park Dr.
LANDSCAPE ARCHITECTURE | West Chester, OH 45069
513.779.7851

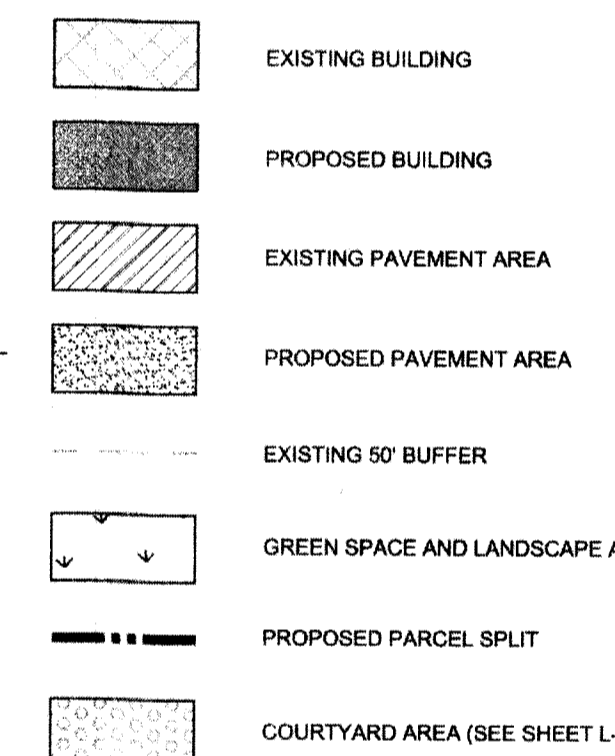
OVERALL PLAN:



P.U.D. VICINITY MAP:



P.U.D. BUILDING LEGEND:



SHEET INDEX	
PAGE	TITLE
C000	TITLE SHEET
C100	GENERAL NOTES AND DETAILS
C101	GENERAL NOTES AND DETAILS
C110	SURVEY BASEMAP
C120	DEMOLITION PLAN
C130	LOCATION PLAN
C140	UTILITY PLAN
C141	STORM SEWER PROFILES
C142	STORM SEWER PROFILES
C143	SANITARY SEWER PROFILES
C150	GRADING AND EROSION CONTROL PLAN
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L100	LANDSCAPE PLAN
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L200	LANDSCAPE DETAILS
L300	IRRIGATION ZONE PLAN
A201A	EXTERIOR ELEVATIONS
A201B	BUILDING ELEVATIONS & SIGNAGE
A201C	RENDERINGS
A201D	DUMPSTER ENCLOSURE DETAILS
1 OF 1	PHOTOMETRIC LIGHTING PLAN
L-3	COURTYARD LANDSCAPE PLAN

PUD MODIFICATION DATA:

APPROVED: CONSISTED OF 13 - TWO FAMILY BUILDINGS WITH CONCRETE DRIVEWAYS, ASPHALT DRIVES, CONCRETE WALK, AND ASSOCIATED UTILITIES TO SERVE.

MODIFICATION: 5 - TWO FAMILY BUILDINGS, CONCRETE DRIVEWAYS, AND THE DRIVES AND UTILITIES ASSOCIATED HAVE BEEN REMOVED FROM THE UNIT DEVELOPMENT. THIS HAS BEEN REPLACED BY 1 - ONE STORY MEMORY CARE FACILITY, AND ASSOCIATED PARKING, DRIVES, WALK, AND UTILITIES TO SERVE.

ZONING INFORMATION:

ZONE: R-PUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT

EXISTING USE: TWO-FAMILY RESIDENTIAL

FUTURE USE: TWO-FAMILY & ADULT GROUP HOME (LARGE RESIDENTIAL)

PARKING CALCULATION INFORMATION:

REQUIRED: 66 BEDS x 1 SPACE PER 3 BEDS = 22 SPACES REQUIRED

PROVIDED: PROPOSED SPACES PROVIDED = 42 SPACES
HANDICAP SPACES PROVIDED = 04 SPACES
46 SPACES PROVIDED

AREA CALCULATION DATA:

BUILDING AREA: 8 - TWO FAMILY BUILDINGS 42,520 SF
1 - PROP. MEMORY CARE BLDG 41,394 SF
TOTAL BUILDING AREA = 86,810 SF (20.6% SITE)

PAVED AREAS: 16 - CONCRETE DRIVES 9,379 SF
ASPHALT DRIVES 34,180 SF
46 PARKING SPACES 7,978 SF
SIDEWALK COVERAGE 14,366 SF
TOTAL PAVED AREA = 65,903 SF (15.6% SITE)

PERVIOUS AREAS: GRASS & LANDSCAPE AREA = 268,592 SF (63.8% SITE)

DEVELOPER & DESIGN TEAM INFORMATION:

OWNER: BARRINGTON COTTAGES REALTY, LTD
390 WARDS CORNER ROAD
LOVELAND, OHIO 45140
CONTACT: DAVID EPPERS
PHONE: (513) 943-4000

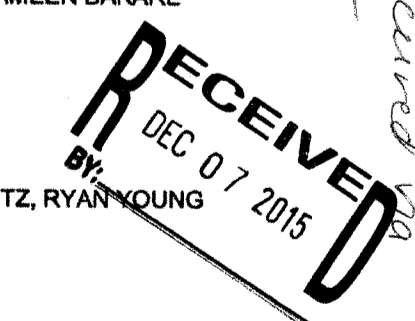
DEVELOPER: HERITAGE DEVELOPMENT PARTNERS, LLC
2865 HAMPTON COVE WAY
HAMPTON COVE, ALABAMA 35763
CONTACT: ROLAND G. WINTZINGER
PHONE: (256) 509-3554

ARCHITECT: WAKEFIELD BEASLEY & ASSOCIATES
5200 AVALON BOULEVARD
BUILDING 5
ATLANTA, GEORGIA 30009
PHONE: (770) 209-9393

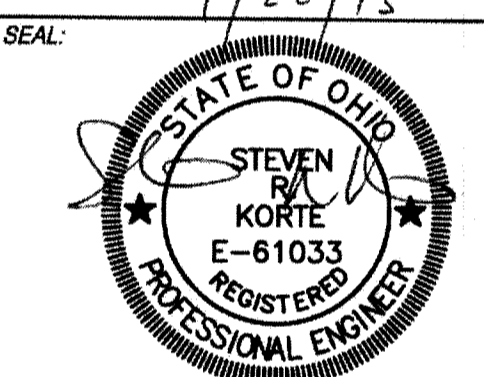
SITE ENGINEER: THE KLEINGERS GROUP
6305 CENTRE PARK DRIVE
WEST CHESTER, OH 45069
CONTACT: STEVE KORTE, AMEEN BAKARÉ
PHONE: (513) 779-7851

LANDSCAPING: THE KLEINGERS GROUP
652 MAIN STREET
CINCINNATI, OH 45202
CONTACT: LYNNE NISCHWITZ, RYAN YOUNG
PHONE: (513) 779-7851

SURVEYING: THE KLEINGERS GROUP
6305 CENTRE PARK DRIVE
WEST CHESTER, OH 45069
CONTACT: RANDY WOLFE
PHONE: (513) 779-7851



see updated set received 12/10/15
e-mail on 12/10/15



NO.	DATE	DESCRIPTION
1	8/12/2015	PRELIMINARY P.U.D. - MAJOR MOD.
2	8/14/2015	FINAL P.U.D.

REVIEWED
BY
LIBERTY TOWNSHIP FIRE DEPARTMENT
DATE 11-30-15 BY [Signature]

FINAL P.U.D.
CLARITY POINTE
MEMORY CARE
SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO: 150275.000

DATE: 8/14/15

SCALE: 1" = 60'
0 30 60 120

SHEET NAME:

TITLE SHEET

SHEET NO.

C000

ON SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF BUTLER COUNTY
PARTMENT OF TRANSPORTATION STANDARDS.

IN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL

PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT
SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
NPDES PERMIT.

THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS,
WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH
OF LIBERTY TOWNSHIP AND BUTLER COUNTY. WHEN IN CONFLICT, THE TOWNSHIP REQUIREMENTS

TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND

TREES AND VEGETATION. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO
UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK,
Y STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS
FIG, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TO
BE LEFT STANDING.

ARE FINISHED GRADE ELEVATIONS.

ATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
ON SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE &
RIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL
TABLE TO THE GEOTECHNICAL ENGINEER.

T SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

ONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY
ES AND SPECIFICATIONS.
BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO
OR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED
LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.

TINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.

EMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY BUTLER COUNTY AND THE

REAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL
IN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH
SPECIFICATIONS ARE SUPPLIED USE STATE OF OHIO SPECIFICATIONS ITEM 659.

SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE

ONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED
D PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.

ARE ODOT TYPES UNLESS OTHERWISE INDICATED.

LED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM
YETHYLENE PER ODOT ITEM 707.33 OR CONTECH ULTRA FLO ALUMINIZED CORRUGATED METAL,
STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02
TO BE INSTALLED PER ODOT ITEM 611, TYPE A.

ENSIONS ARE SHOWN TO THE FACE OF CURB, OTHERWISE DIMENSIONS ARE SHOWN TO THE

PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF 1, 4" PERFORATED UNDERDRAIN EXTENDING 10
IN IN THE UPHILL DIRECTION. SEE DETAIL THIS PAGE.

AVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.

DOWNSPOUTS & ROOF DRAINS, COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
BE 8" UNLESS OTHERWISE NOTED.

BE 8" PVC-SDR 35 OR APPROVED EQUAL (CONFORMING TO BUTLER COUNTY WATER & SEWER
REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1.00%) UNLESS OTHERWISE
SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A
CE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS ALL

BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT
VE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW

BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE.
BLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE
STRUCTURE, UNLESS OTHERWISE NOTED.

ON DRAINS AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE

VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER
THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY
TO THE DESIGN INTENT.

ORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES:
CTION SERVICES (OUPS), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES
AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.

CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH

RE & REPLACE PAVEMENT AS SPECIFIED.

PLACES ARE 9' BY 18'.

ING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

BE 5" THICK OVER 5" COMPACTED GRAVEL WITH CONTROL JOINTS EQUALLY SPACED AT NO MORE
ANSON JOINTS AT NO MORE THAN 30' ON CENTER. ALL SIDEWALKS ARE TO BE BROOM FINISHED.

INGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE
PERMAN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY
VER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF
ALL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS
FROM SEWER AS POSSIBLE.

MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET
STATE OF OHIO SPECIFICATION ITEM 611.

ALL BE EXTENDED TO AT LEAST TEN (10) FEET BEYOND THE PROPERTY / RIGHT-OF-WAY LIEN OR TO
ENT WHICHEVER IS GREATER.

IALS AND INSTALLATION AS PER BUTLER COUNTY ENVIRONMENTAL SERVICES SPECIFICATIONS.

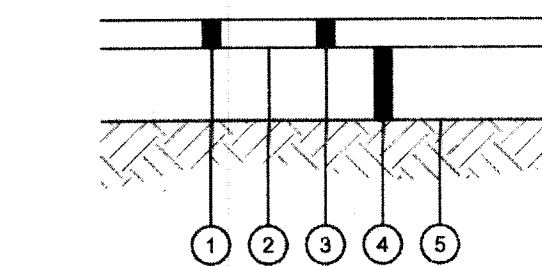
PVC, SDR-35 & 26 PIPE; SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE. SECTION 3410 FOR

ERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF
SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION AND THE
SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT
THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY
WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID
SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT, WHICH WILL BE KEPT ON
THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.

MENT OF ENVIRONMETAL SERVICES DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE
REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE FEET OF THE CENTER LINE OF ANY
OR WATER MAIN.

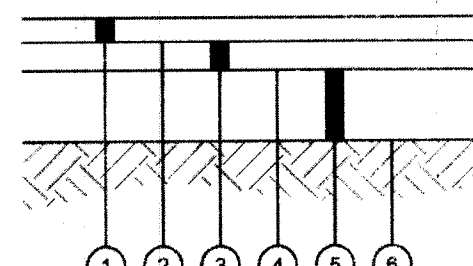
TERIALS SHALL BE AT LEAST 4 FEET BELOW A PROPOSED BASEMENT FLOOR ELEVATION AT THE
TO SEWER MAIN, AND SHALL NOT EXCEED A DEPTH OF 12 FEET BELOW FINISH GRADE AT THE END OF
HT-OF-WAY UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY.

ALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC
CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY
ER TO MAINTAIN THE CONNECTION TO THE SEWER SHALL BE ANY PIPING THAT EXTENDS OUT FROM
THE SEWER MAIN.



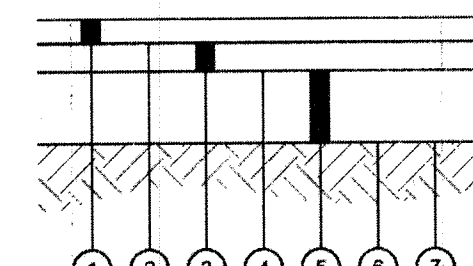
- 1 1/2" ODOT ITEM 254 PAVEMENT PLANING, ASPHALT CONCRETE
- ODOT ITEM 407 TACK COAT
- 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
- EXISTING PAVEMENT SECTION
- EXISTING SUBGRADE

ASPHALT PAVEMENT
PLANING AND OVERLAY DETAIL
N.T.S.



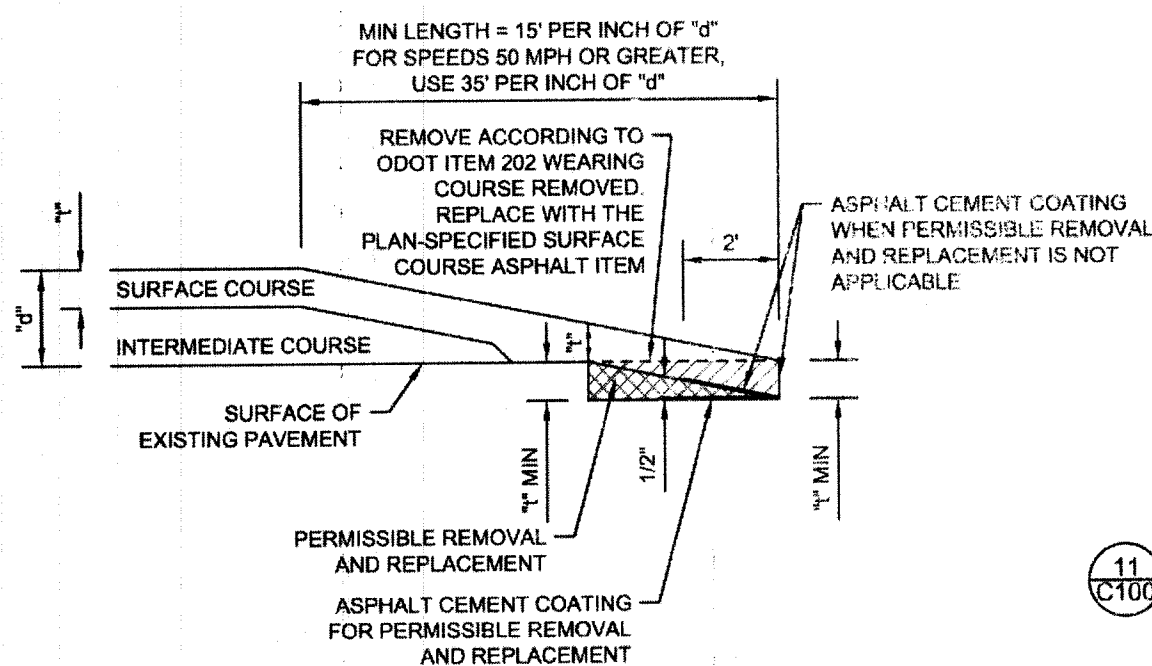
- 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
- ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
- ODOT ITEM 408 PRIME COAT, APPLIED AT 0.10 GAL/SY
- 8" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

STANDARD DUTY
ASPHALT PAVEMENT DETAIL
N.T.S.

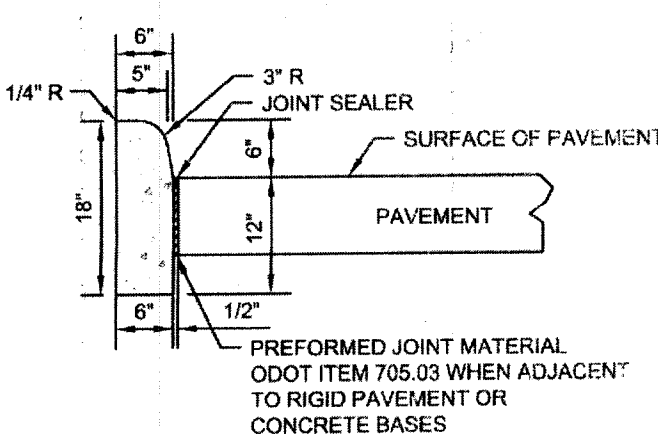


- 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
- ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 4" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
- ODOT ITEM 408 PRIME COAT, APPLIED AT 0.10 GAL/SY
- 8" ODOT ITEM 304 AGGREGATE BASE
- WOVEN GEOTEXTILE FABRIC, ODOT ITEM 712.09 TYPE D
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

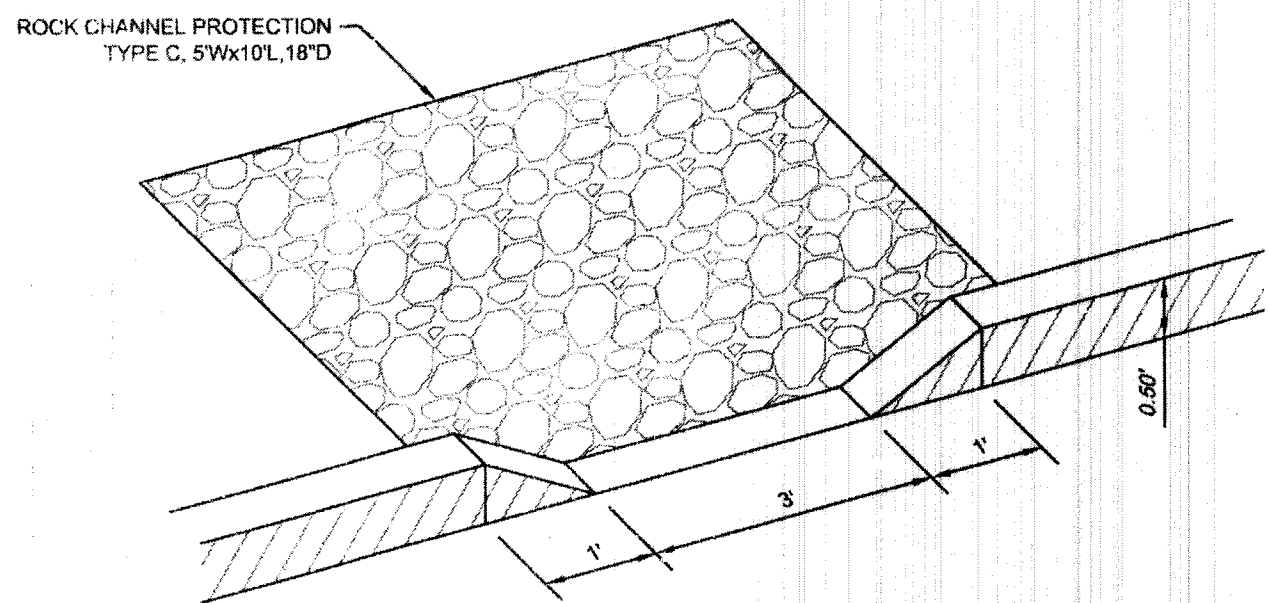
HEAVY DUTY
ASPHALT PAVEMENT DETAIL
N.T.S.



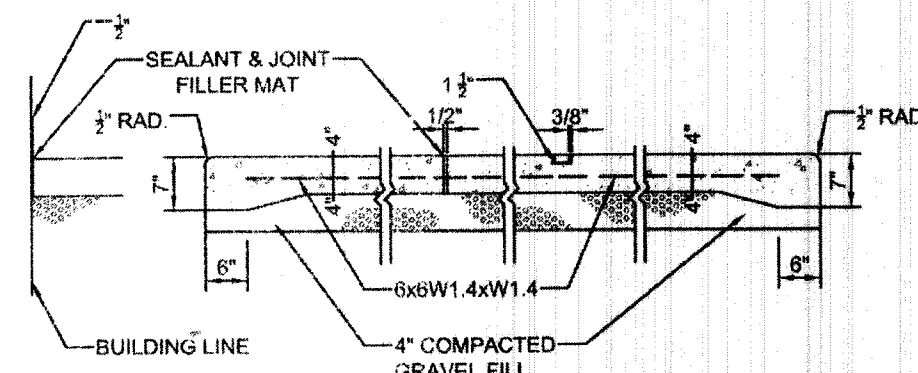
ASPHALT PAVING
BUTT JOINT DETAIL
N.T.S.



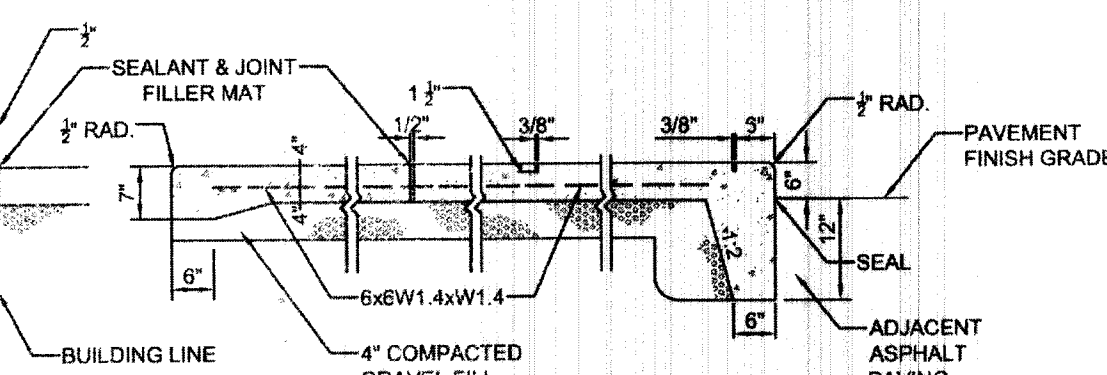
BARRIER CURB DETAIL
N.T.S.



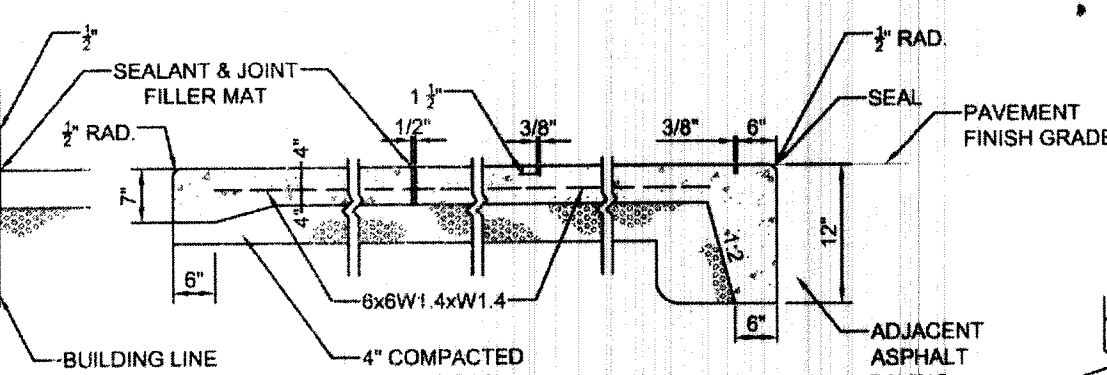
DRAINAGE CURB CUT DETAIL
N.T.S.



EXTERIOR CONCRETE
SLAB WALK DETAIL
N.T.S.



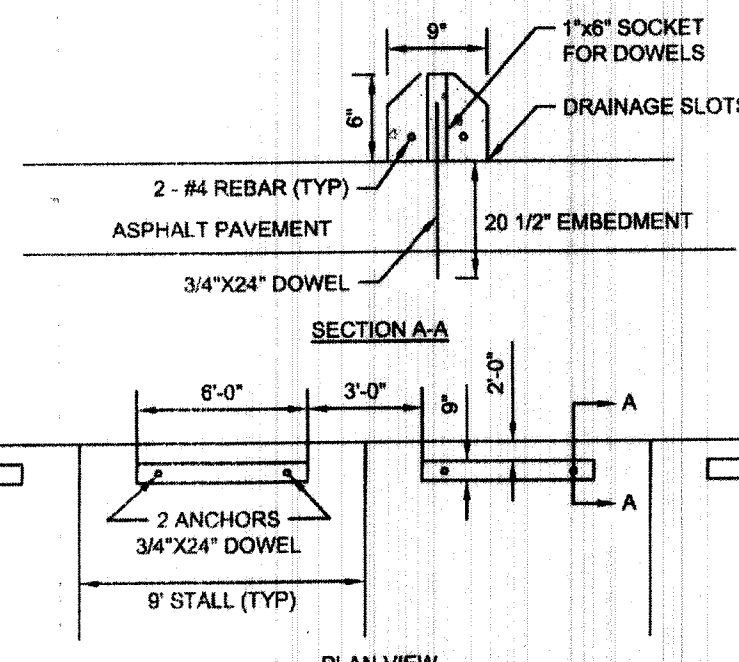
EXTERIOR CONCRETE SLAB WALK
WITH INTEGRAL CURB DETAIL
N.T.S.



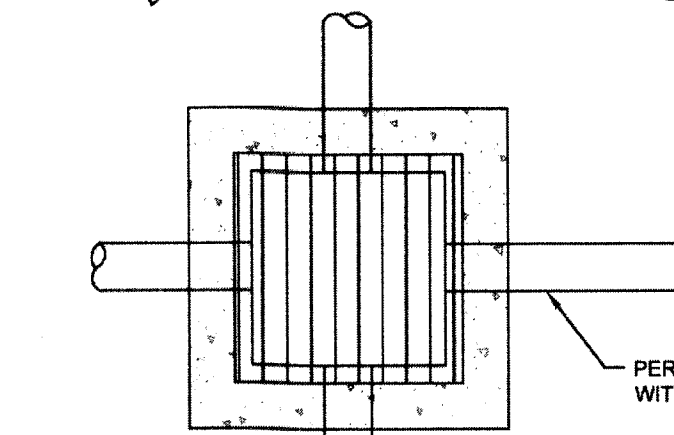
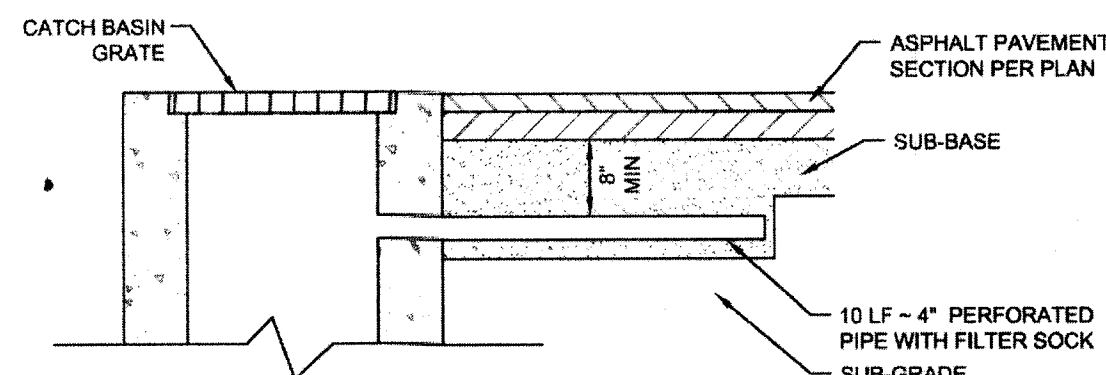
EXTERIOR CONCRETE SLAB WALK
WITH FLUSH CURB DETAIL
N.T.S.

- NOTES:
- INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
 - INSTALL CONTROL JOINTS AT 6' OC MAXIMUM AND AT 6" BEHIND INTEGRAL CURB. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED, SAWED JOINTS ARE NOT PERMITTED.
 - WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
 - WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
 - JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

EXTERIOR CONCRETE SLAB WALK NOTES
N.T.S.

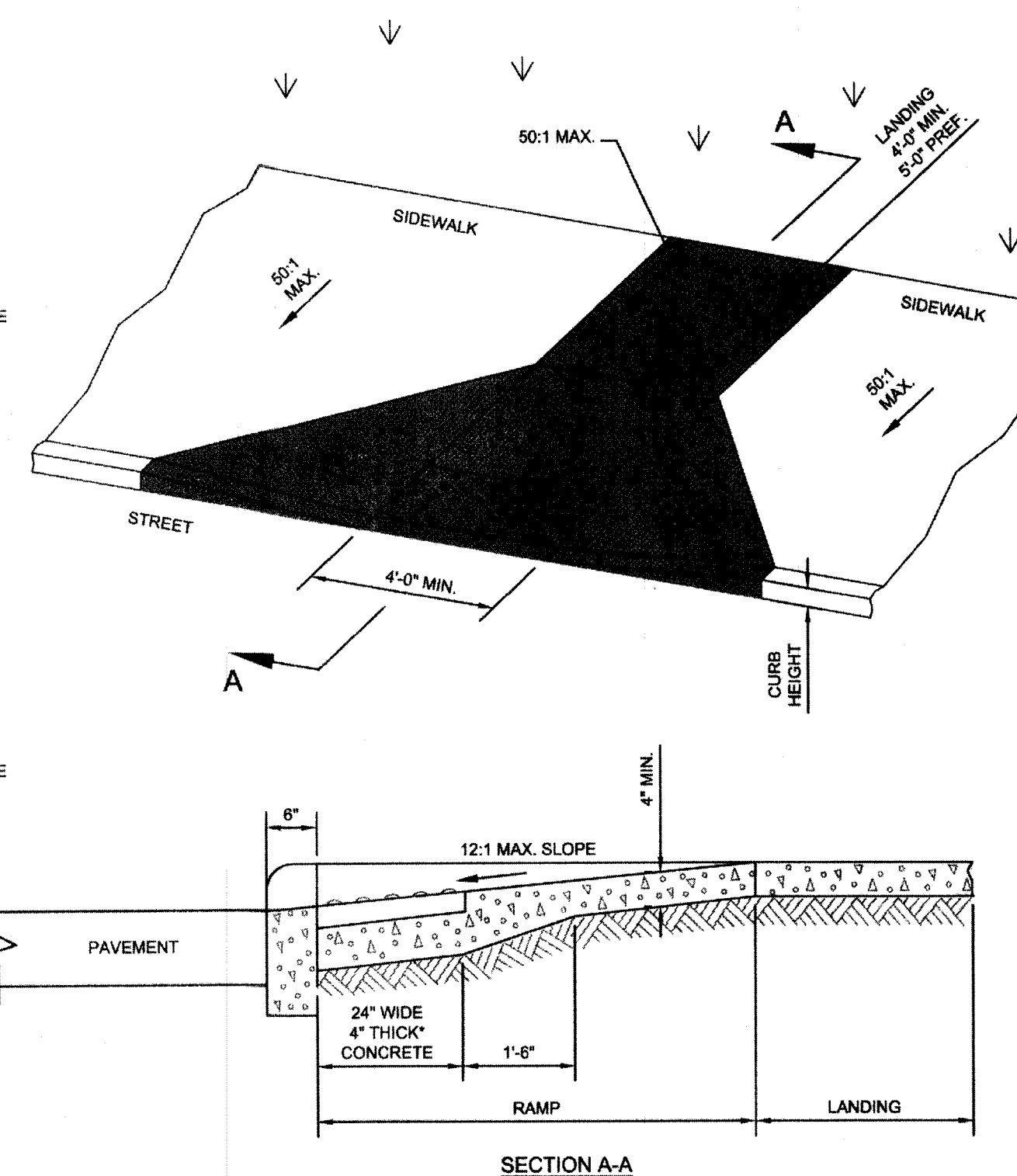


PRECAST CONCRETE
WHEEL STOP DETAIL
N.T.S.

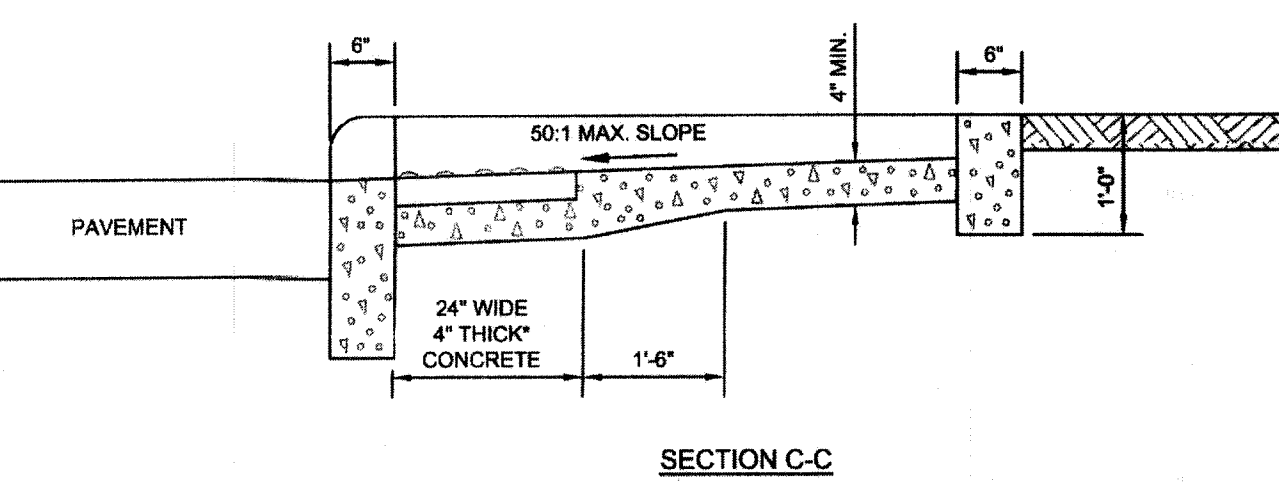
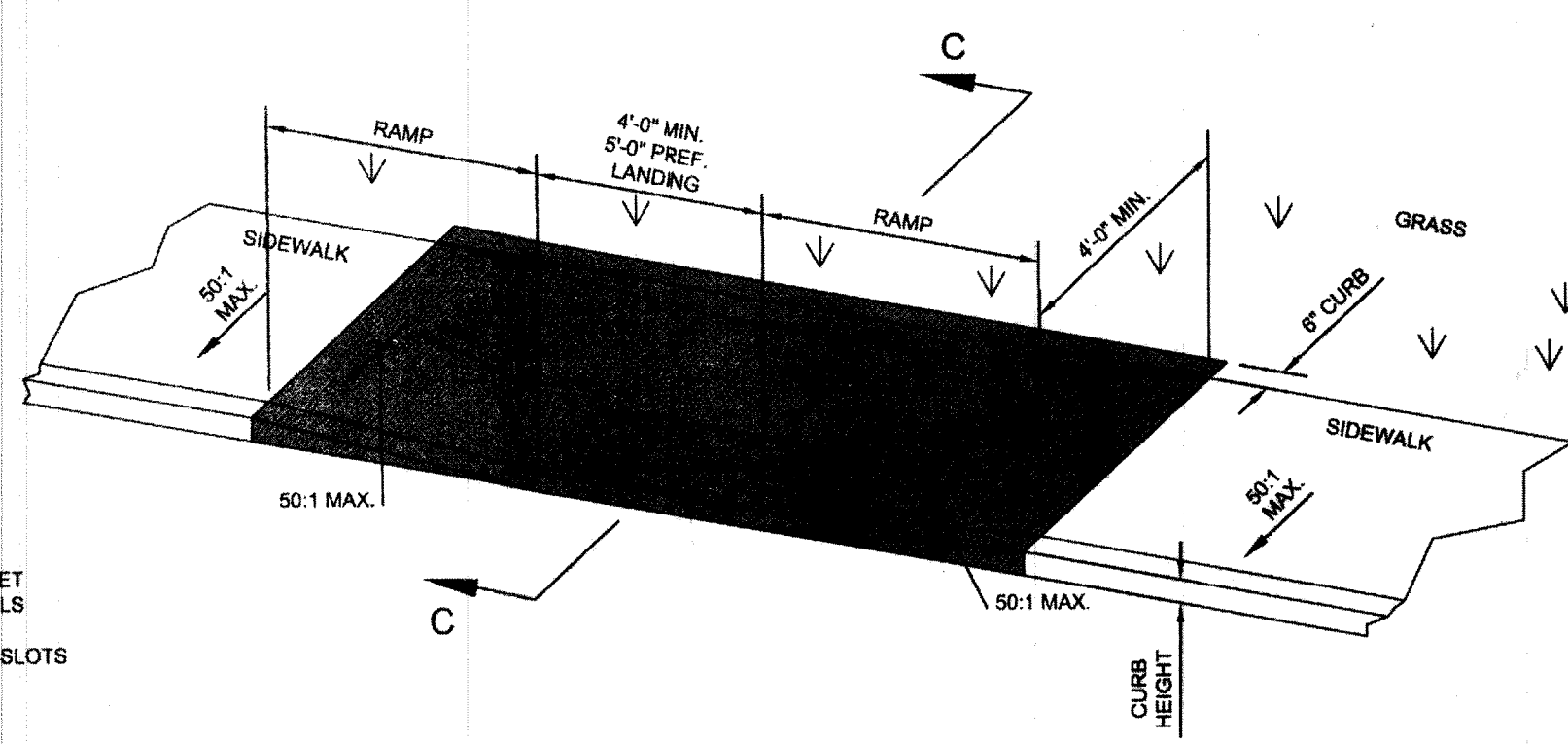


NOTE:
INSTALL FINGER DRAINS AT ALL CATCH BASINS IN PAVEMENT

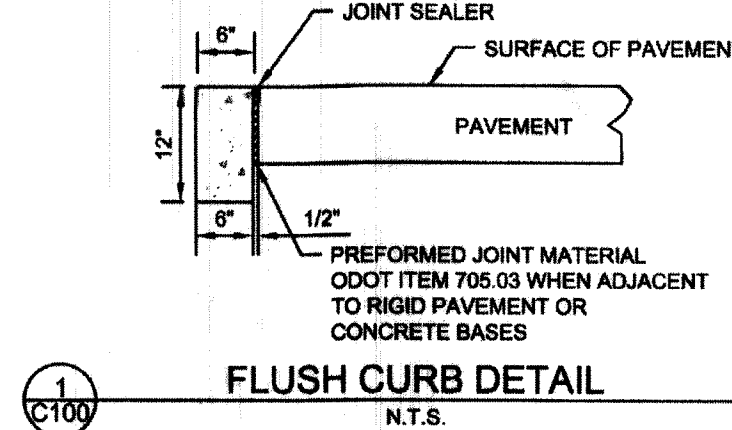
FINGER DRAIN DETAIL
N.T.S.



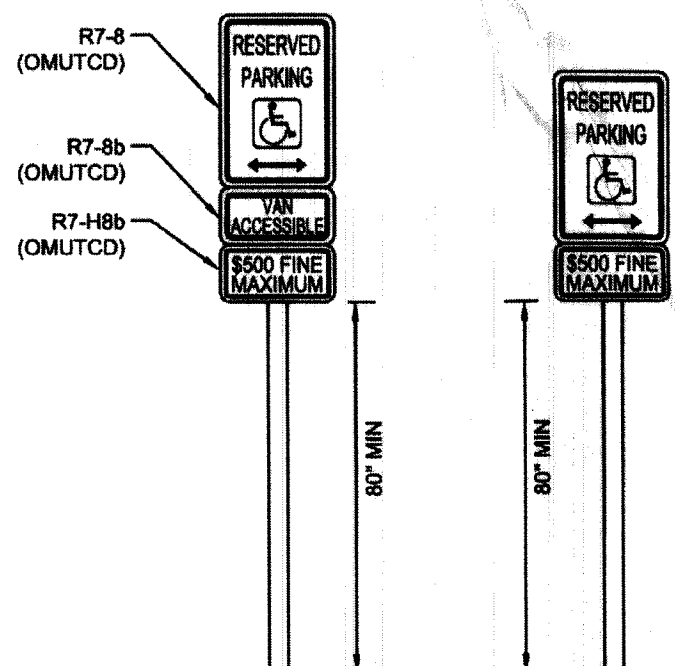
CURB RAMP DETAIL - PERPENDICULAR WITH FLARED SIDES
N.T.S.



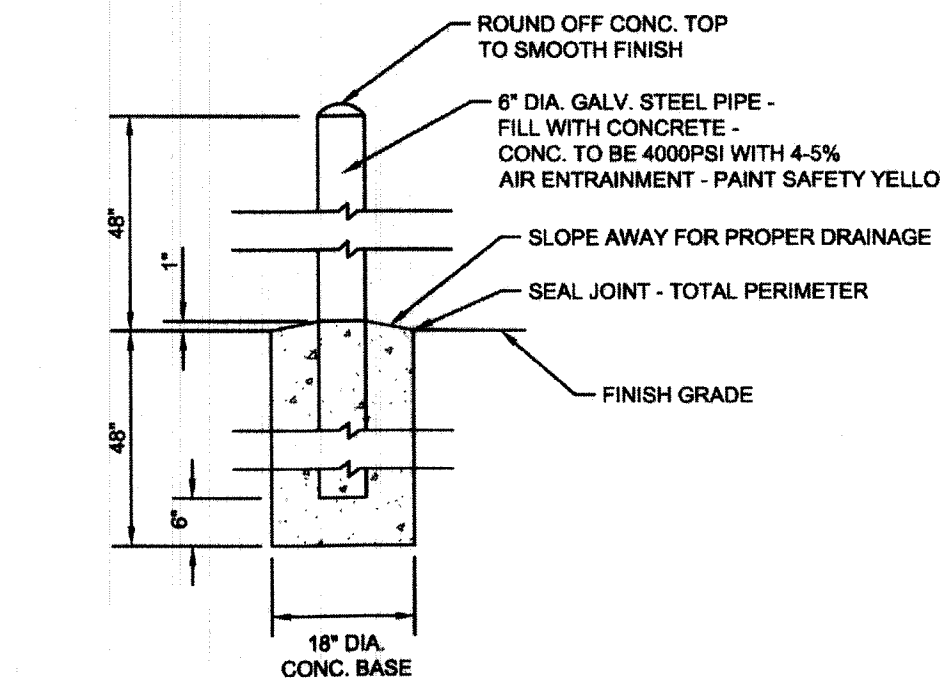
CURB RAMP DETAIL - DOUBLE SIDED PARALLEL
N.T.S.



FLUSH CURB DETAIL
N.T.S.



ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

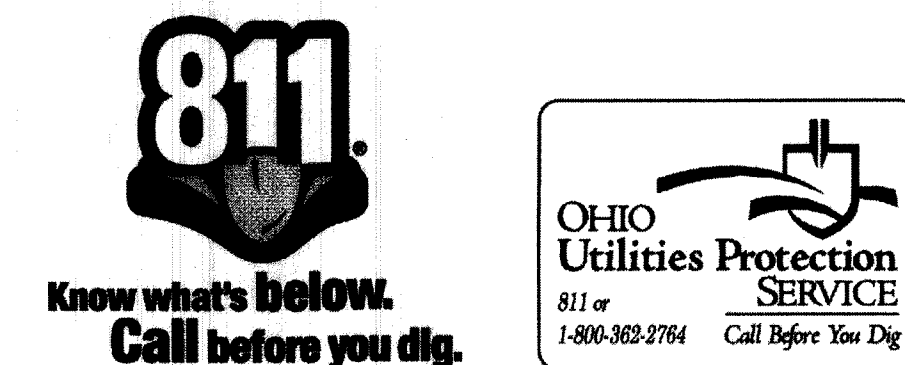


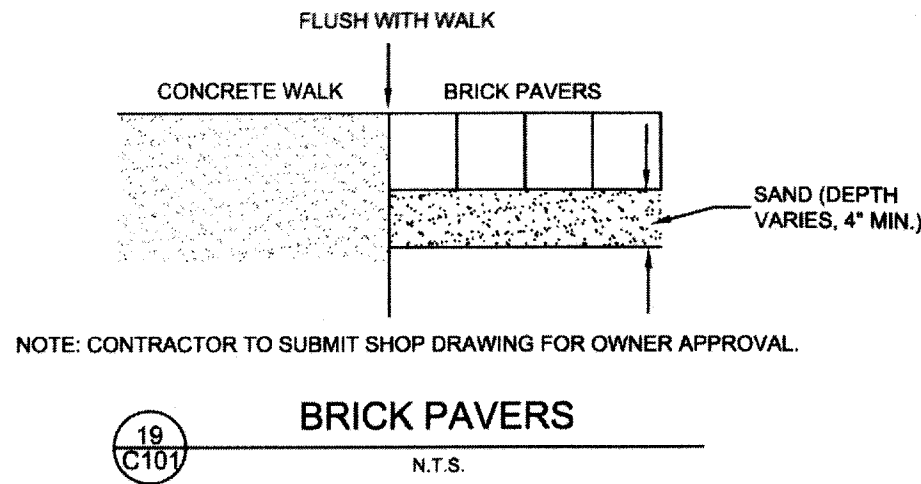
PIPE BOLLARD DETAIL
N.T.S.

- NOTES:
- WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC.
 - THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.
 - THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING.
 - THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.
 - RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. WITH A 50:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE.
 - DETECTABLE WARNINGS: INSTALL DETECTABLE WARNINGS ON EACH CURB RAMP WITH APPROVED MATERIALS AS SHOWN IN SEPARATE DETAIL. INSTALL THESE PROPRIETY PRODUCTS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DRAINAGE: CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP SLOPES. VERTICAL CHANGE IN LEVEL EXCEEDING 1/8" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.
 - SURFACE TEXTURE: TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.
 - JOINTS: PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A 1/2" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.

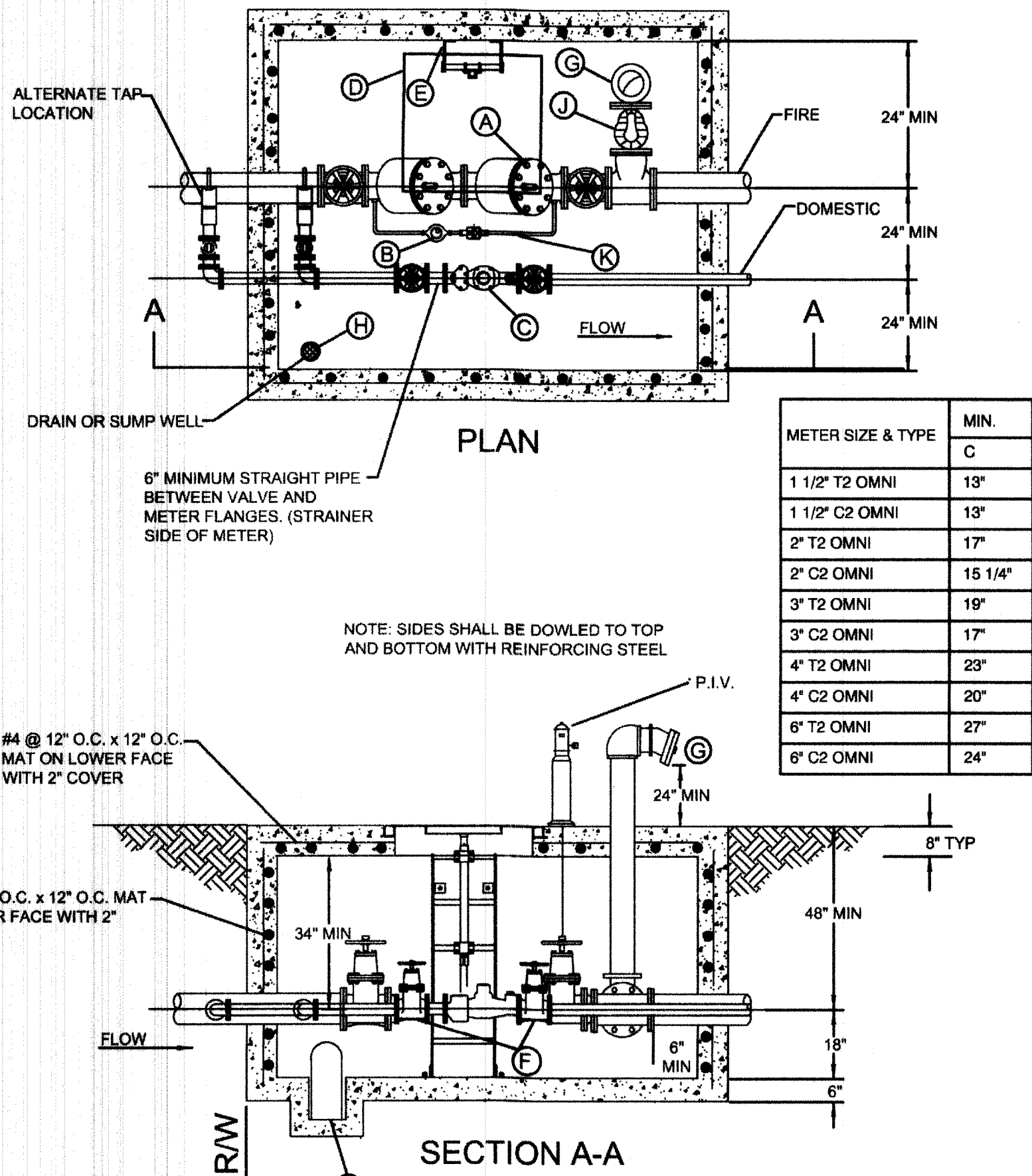
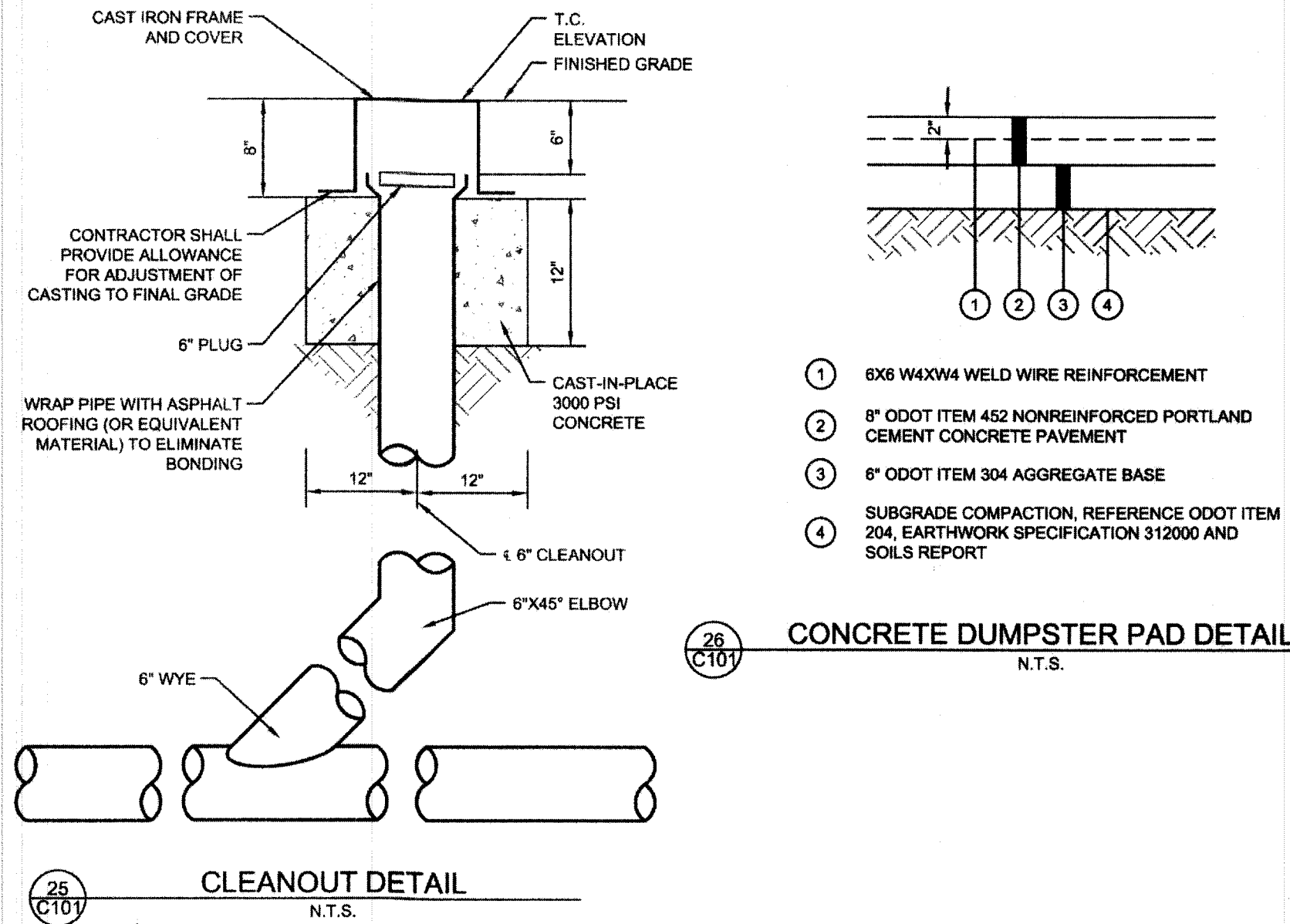
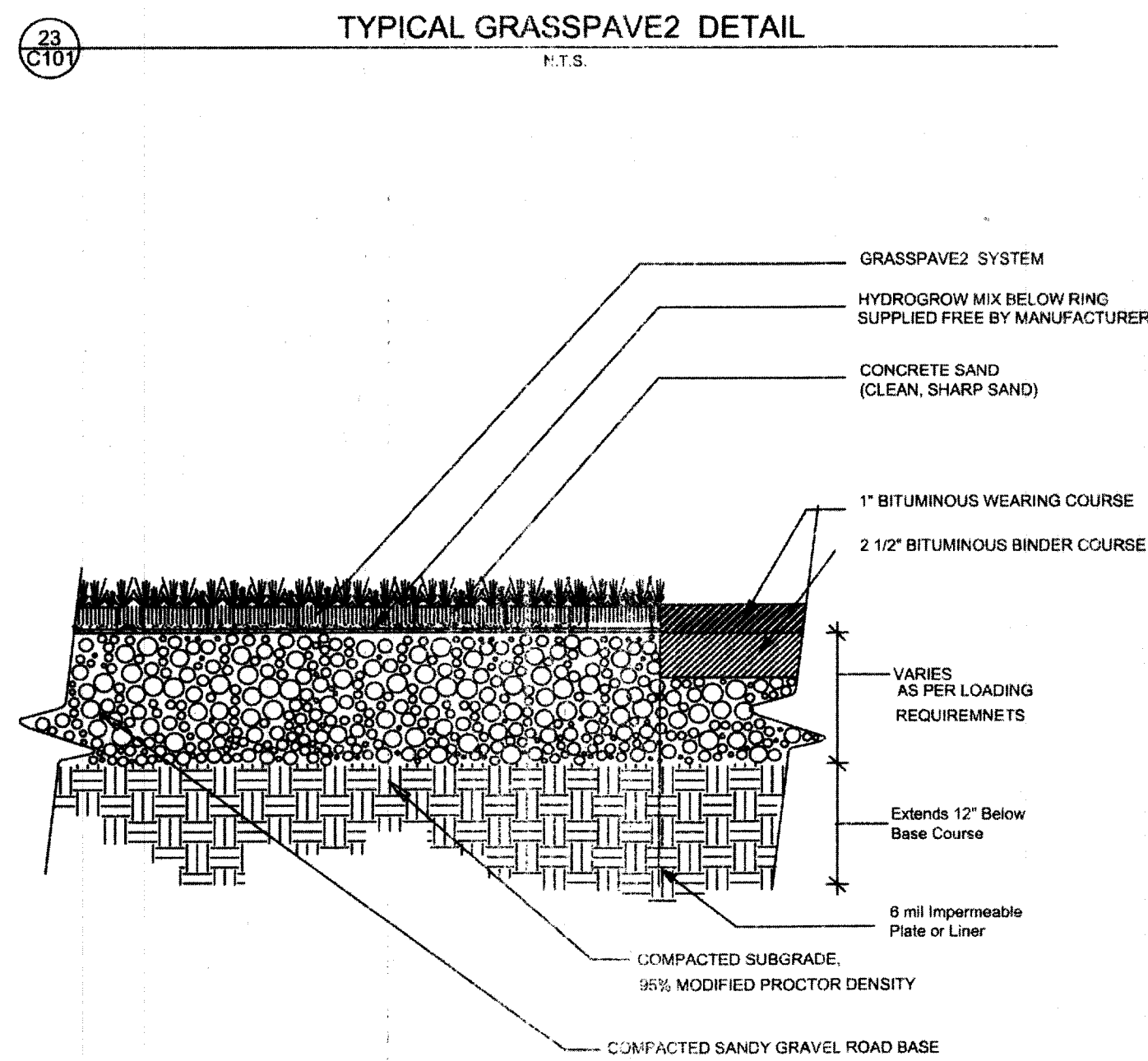
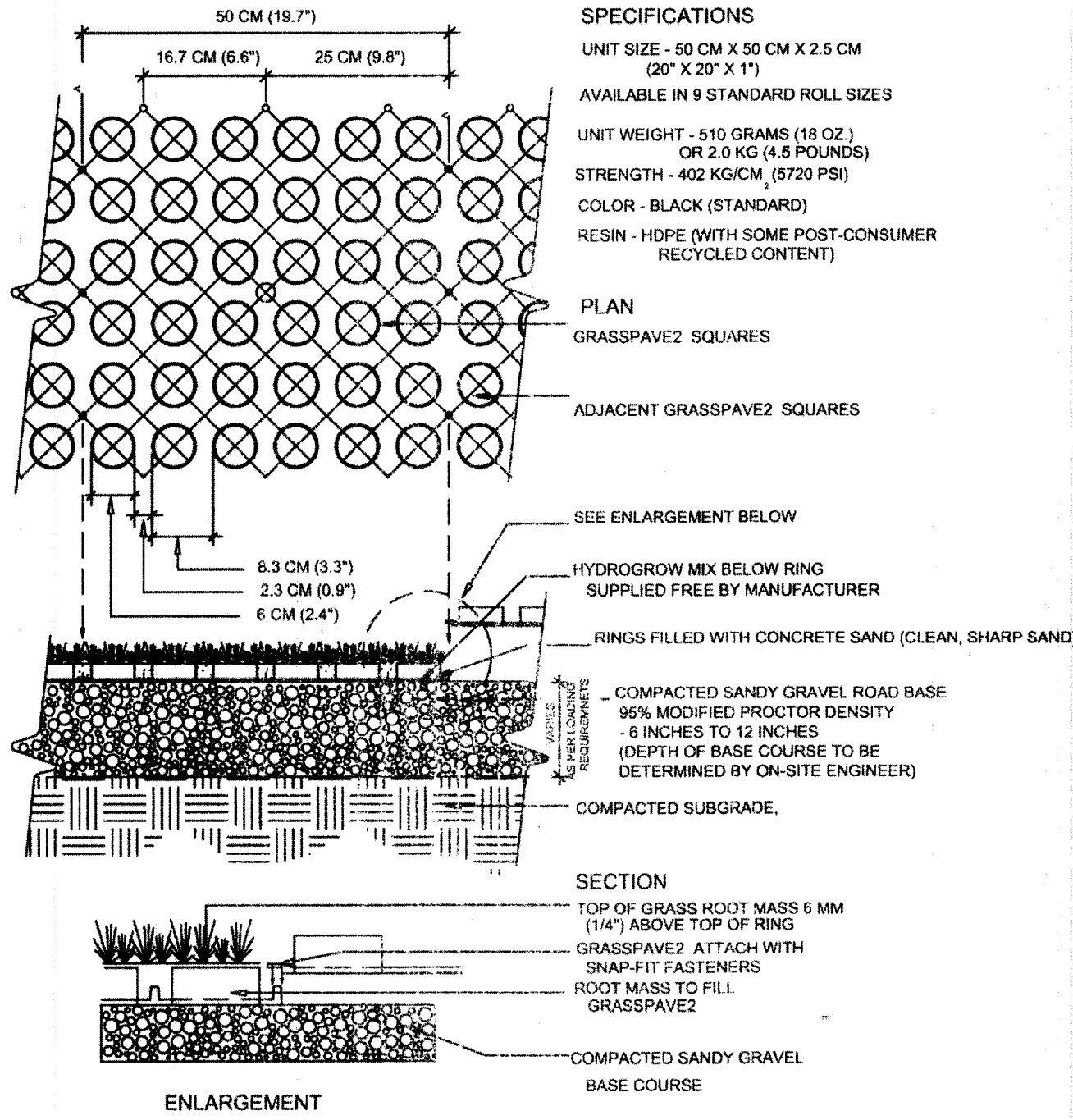
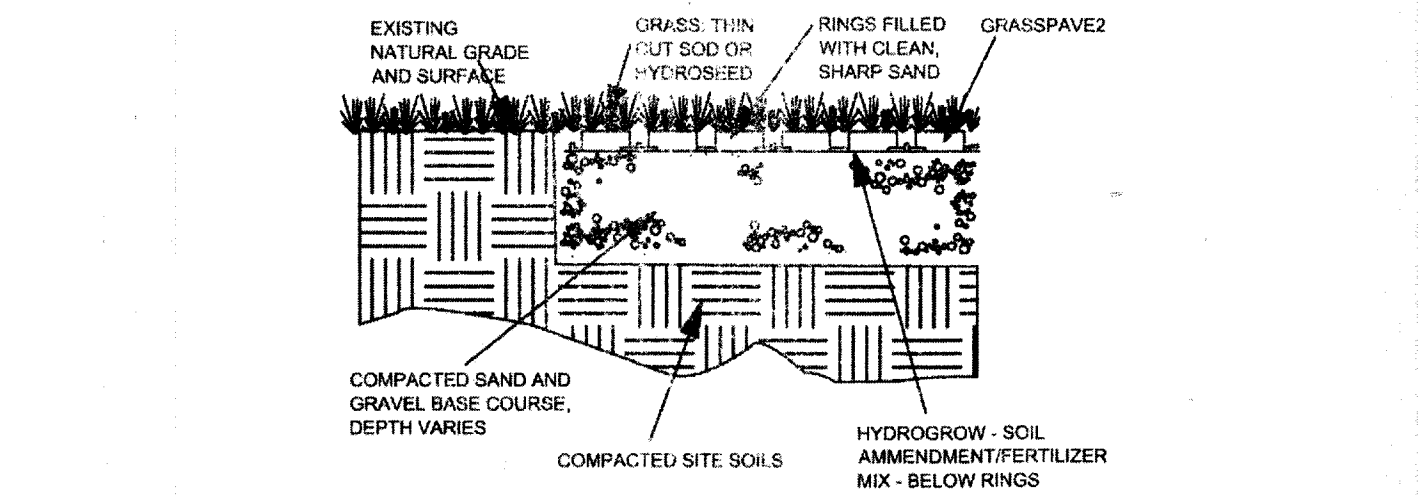
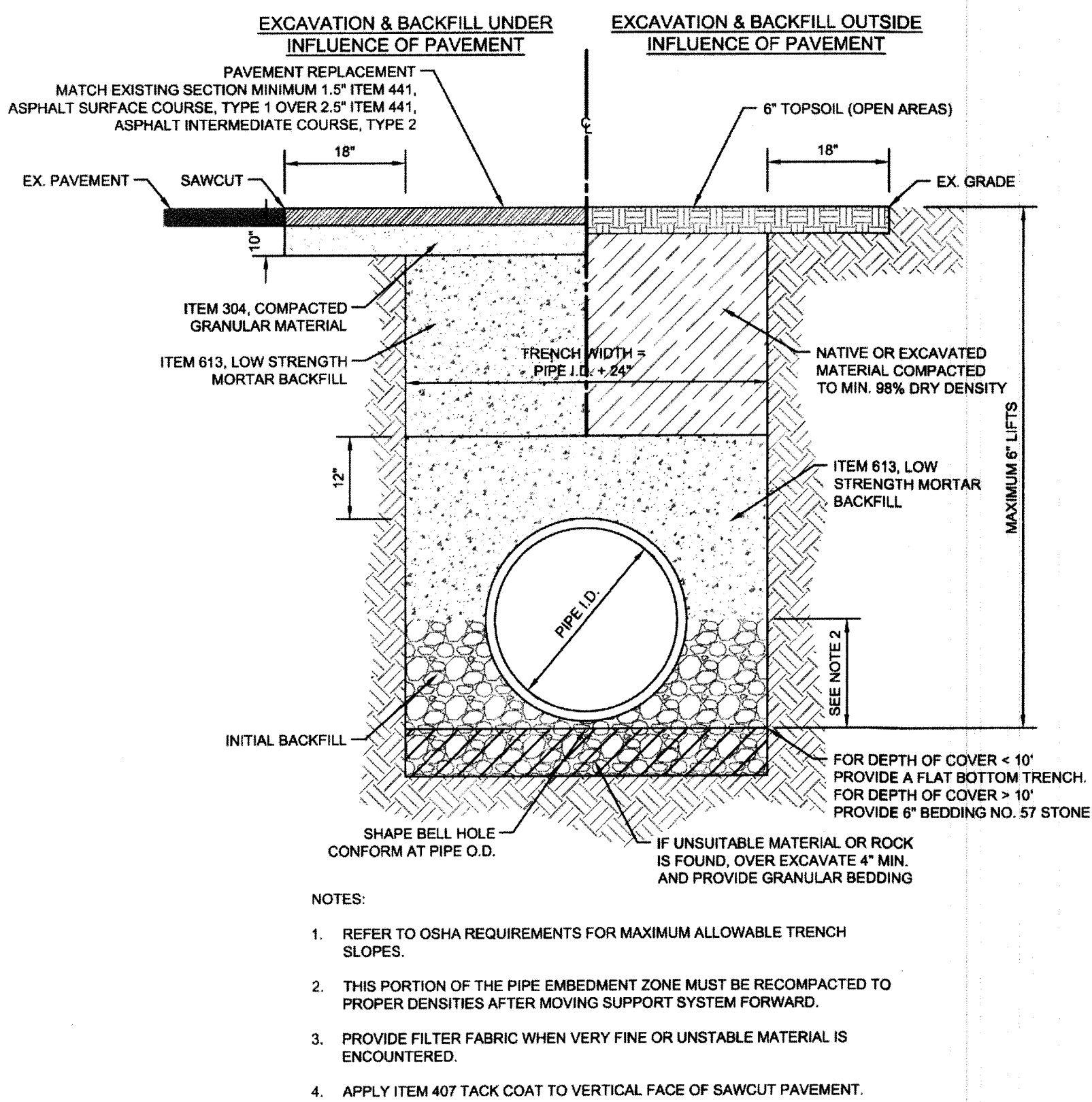
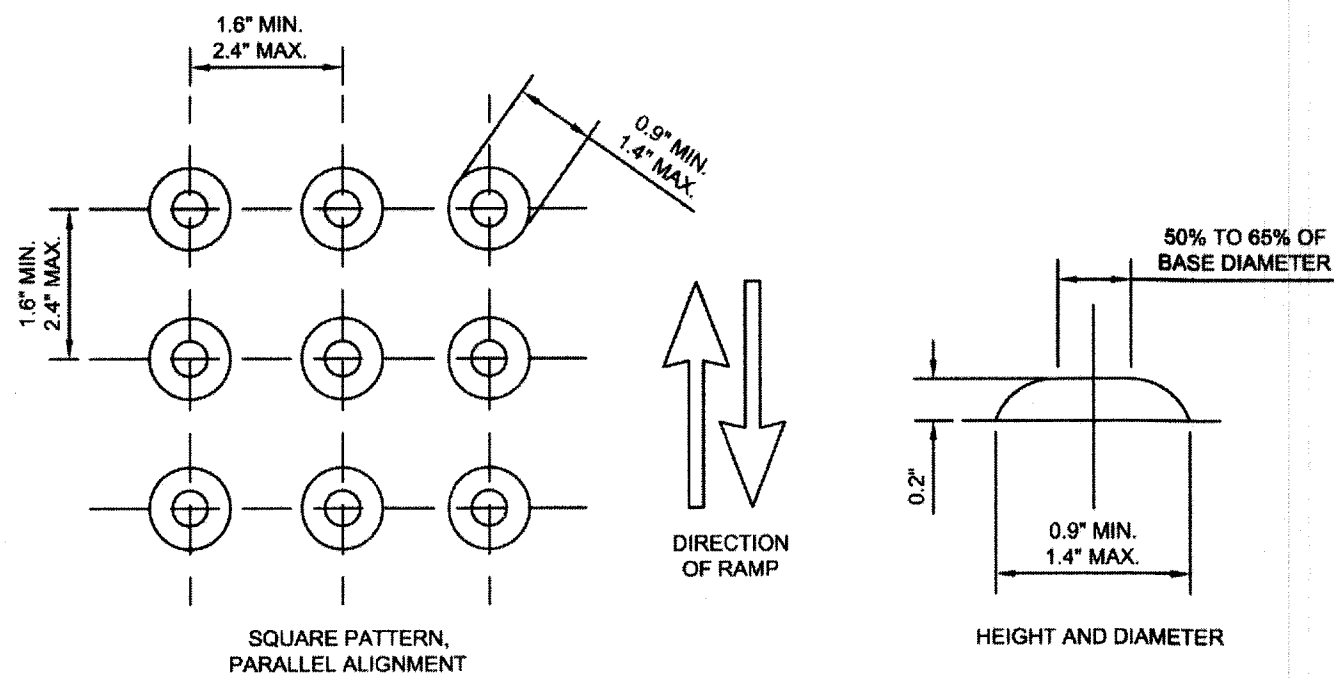
*WHERE POSSIBLE, POUR RAMP AREA INTEGRAL WITH THE CURB, OTHERWISE USE 6" THICK WALK.

CURB RAMP DETAIL - GENERAL NOTES
N.T.S.





- NOTES:
- GENERAL
1. DETECTABLE WARNINGS ARE A DISTINCTIVE SURFACE PATTERN OF TRUNCATED DOMES WHICH ARE DETECTABLE BY CANE OR UNDERFOOT TO ALERT PEOPLE WITH VISION IMPAIRMENTS OF THEIR APPROACH TO STREETS AND HAZARDOUS DROP-OFFS.
- PLACEMENT
2. DETECTABLE WARNINGS ARE TO BE INSTALLED AT ANY LOCATION WHERE PEDESTRIANS MIGHT CROSS PATHS WITH VEHICULAR TRAFFIC LANES, SUCH AS THE BASE OF CURB RAMPS OR AT BLENDED CURBS. A 24" STRIP OF DOMES IS TO BE INSTALLED FOR THE FULL WIDTH OF THE RAMP OR WALK.
 3. THE DEPTH OF CONCRETE UNDERNEATH DETECTABLE WARNING PRODUCTS SHALL BE A MINIMUM OF 4".
- PRODUCTS & COLORS
4. COLOR OF THE DETECTABLE WARNINGS SHOULD CONTRAST WITH SURROUNDING CONCRETE WALK AND RAMP. BLACK IS NOT AN ACCEPTABLE COLOR. APPROVED PRODUCTS AND GUIDANCE ON COLOR MAY BE FOUND ON THE ODOT OFFICE OF ROADWAY ENGINEERING SERVICE'S DETECTABLE WARNINGS APPROVED LIST. INSTALL PRODUCTS AS PER MANUFACTURER'S PRINTED INSTRUCTIONS.



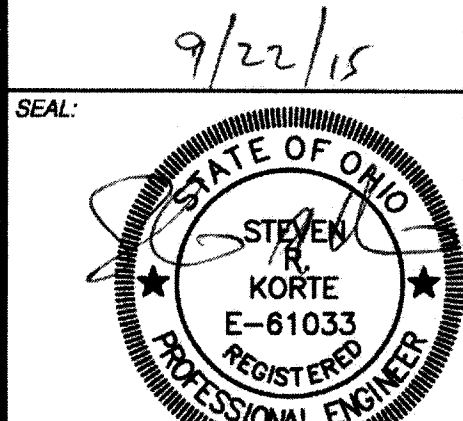
OMNI METER INSTALLATION INSTRUCTIONS

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.

BUTLER COUNTY WATER METER PIT (DETAIL 5200) DUAL SERVICE SETTING WITH BACKFLOW DEVICE

- A) FIRE SERVICE BACKFLOW PREVENTION DEVICE: WATTS #709-DCDA, AMES #3000 DCDA, OR EQUAL.
- B) BY-PASS METER (3/4" 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 #W153836, 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.



NO.	DATE	DESCRIPTION
1	6/12/2015	PRELIMINARY P.U.D. - MAJOR MOD.
2	8/14/2015	FINAL P.U.D.

FINAL P.U.D. CLARITY POINTE MEMORY CARE SECTION 7, TOWN 3, RANGE 3 LIBERTY TOWNSHIP BUTLER COUNTY, OHIO FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

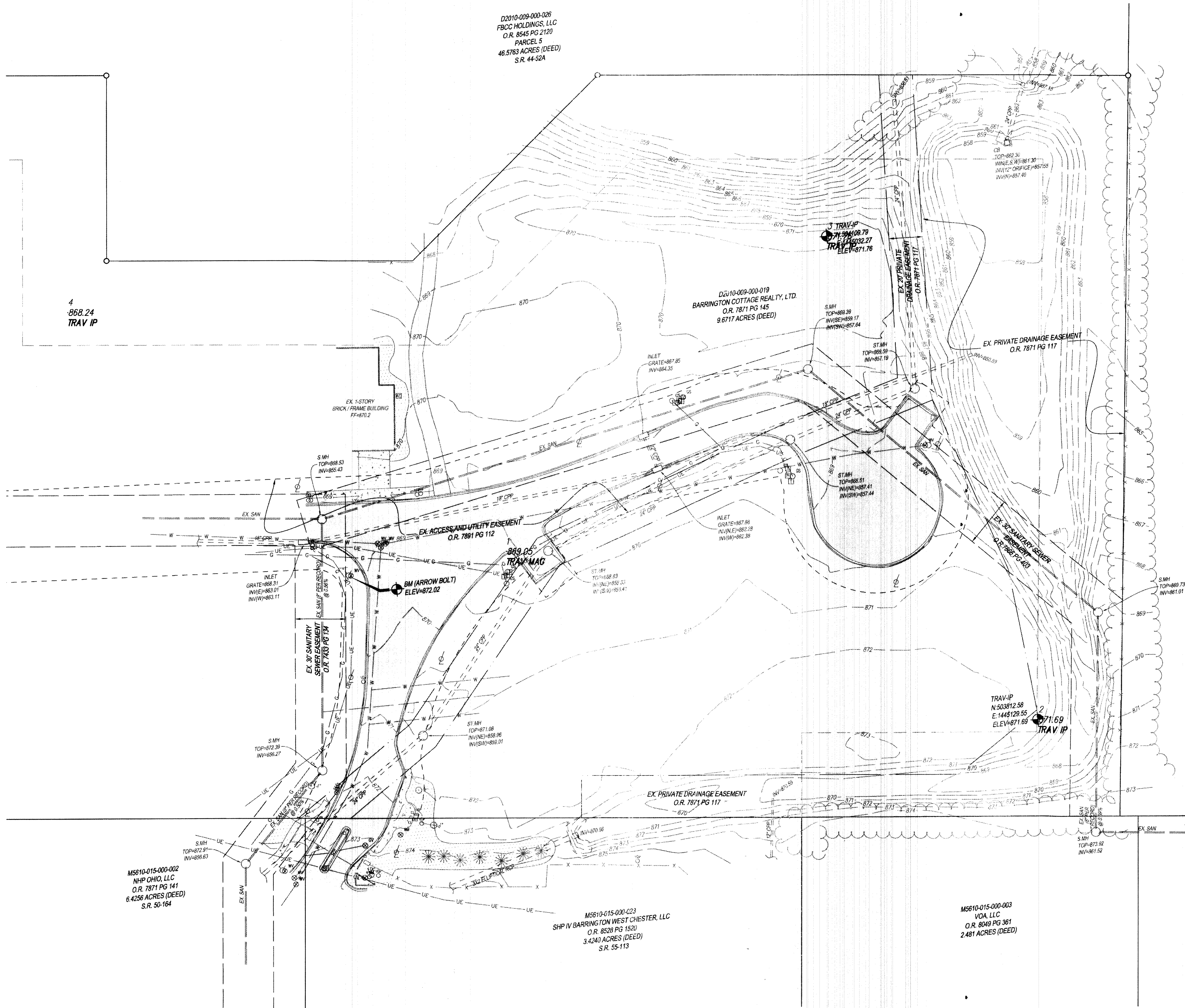
PROJECT NO:	150275.000
DATE:	8/14/15
SCALE:	

SHEET NAME:

GENERAL NOTES & DETAILS

SHEET NO.

C101



SURVEY BASEMAP LEGEND:

- LEGEND**
- 5/8" IRON PIN SET
 - IRON PIN FOUND (SIZE AS NOTED)
 - AIR CONDITIONING UNIT
 - ELECTRIC BOX
 - LIGHT POLE
 - PULL BOX
 - PHONE BOX
 - CATCH BASIN
 - INLET
 - MANHOLE
 - CLEANOUT
 - FIRE DEPARTMENT CONNECTOR
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - POST INDICATOR VALVE
 - WATER METER
 - WATER VALVE
 - FENCE POST
 - MAIL BOX
 - SIGN - SINGLE POST
 - GAS SERVICE
 - GAS VALVE
 - TREE - DECIDUOUS
 - TREE - CONIFEROUS
 - TREE LINE
 - FENCE LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - GAS LINE
 - WATER LINE
 - STORM SEWER
 - SANITARY SEWER
 - ASPHALT
 - CONCRETE
 - LANDSCAPE

SURVEY BASEMAP NOTES:

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL AND VERTICAL DATUMS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM-SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM (VRS) (NAD 83) (NAVD 88)
5. SITE BENCHMARKS AS SHOWN HEREON.

LIBERTY TOWNSHIP
SECTION 7, TOWN 3, RANGE 3
SECTION 12, TOWN 3, RANGE 3
WEST CHESTER TOWNSHIP

M5610-015-000-004
DUKE ENERGY OHIO, INC.
O.R. 7969 PG 1739
2.895 ACRES (DEED)
S.R. 51-158

M5610-015-000-003
VOA, LLC
O.R. 8049 PG 361
2.481 ACRES (DEED)
S.R. 51-158

M5610-015-000-023
SHP IV BARRINGTON WEST CHESTER, LLC
O.R. 8528 PG 1520
3.4240 ACRES (DEED)
S.R. 55-113

M5610-015-000-002
NHP OHIO, LLC
O.R. 8771 PG 141
6.4256 ACRES (DEED)
S.R. 30-164



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SEAL:



NO.	DATE	DESCRIPTION
1	8/12/2015	PRELIMINARY P.U.D. - MAJOR MOD.
2	8/14/2015	FINAL P.U.D.

FINAL P.U.D.
CLARITY POINTE
MEMORY CARE

SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO: 150275.000

DATE: 8/14/15

SCALE: 1" = 30'

0 15 30 60

SHEET NAME:

SURVEY BASEMAP

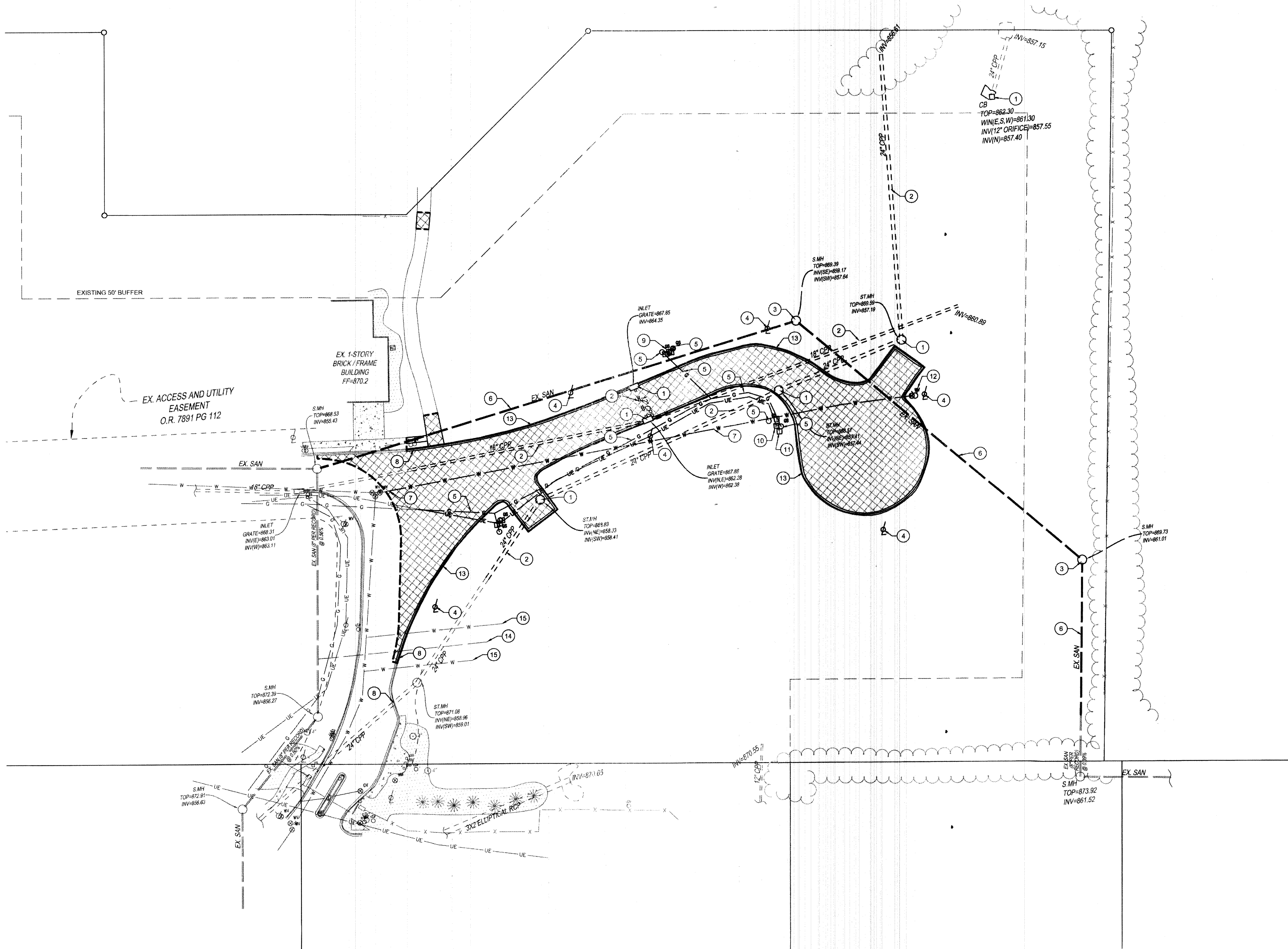
SHEET NO:

C110



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DEMOLITION PLAN LEGEND

- REMOVE EXISTING CONCRETE TO FULL DEPTH
- REMOVE EXISTING ASPHALT PAVEMENT TO FULL DEPTH
- REMOVE EXISTING LANDSCAPING
- SAWCUT PAVEMENT EDGE. CONTRACTOR IS TO SAWCUT EXISTING PAVEMENT IN NEAT, STRAIGHT LINES TO CREATE A CLEAN BUTT JOINT. COAT EDGE OF EXISTING PAVEMENT WITH TACK COAT PRIOR TO PLACING AND COVER JOINT WITH SEALANT.

DEMO KEY NOTES:

1. REMOVE EXISTING STORM STRUCTURE
2. REMOVE EXISTING STORM PIPE TO EXTENTS SHOW.
3. REMOVE EXISTING SANITARY MANHOLE.
4. REMOVE EXISTING LIGHT POLE AND ASSOCIATED FOUNDATION.
5. REMOVE EXISTING GAS SERVICE.
6. REMOVE EXISTING SANITARY PIPE.
7. REMOVE EXISTING WATER SERVICE AND CAP FOR FUTURE USE PER BUTLER COUNTY STANDARDS.
8. REMOVE EXISTING CONCRETE CURB TO NEAREST JOINT.
9. REMOVE EXISTING ELECTRIC SERVICE / BOX.
10. REMOVE EXISTING TRANSFORMER AND EXISTING PAD COMPLETE. COORDINATE WITH DEVELOPER REGARDING DISPOSAL.
11. REMOVE EXISTING TELECOMMUNICATIONS SERVICE / BOX.
12. REMOVE EXISTING FIRE HYDRANT AND STORE FOR REUSE.
13. REMOVE EXISTING CONCRETE CURB AND GUTTER.
14. CAP EXISTING SANITARY SERVICE LINES AND ABANDON IN PLACE PER BUTLER COUNTY STANDARDS.
15. CAP EXISTING WATER SERVICE LINES AND ABANDON IN PLACE PER BUTLER COUNTY STANDARDS.

DEMOLITION NOTES:

1. CONTRACTOR TO COORDINATE ALL ELECTRICAL, CABLE, TELECOMMUNICATION, AND GAS SERVICE REMOVAL WITH PROVIDER/OWNER BEFORE UTILITY DEMOLITION IS TO BEGIN. REMOVE SERVICE PER PROVIDER'S STANDARDS.
2. CONTRACTOR TO COORDINATE DOMESTIC / FIRE WATER REMOVAL WITH BUTLER COUNTY WATER AND SEWER DEPARTMENT BEFORE UTILITY DEMOLITION IS TO BEGIN. REMOVE SERVICE/TAP PER BUTLER COUNTY'S STANDARDS.
3. CONTRACTOR TO COORDINATE SEWER TAP REMOVAL WITH BUTLER COUNTY WATER AND SEWER DEPARTMENT BEFORE UTILITY DEMOLITION IS TO BEGIN. REMOVE TAP PER BUTLER COUNTY'S STANDARDS.
4. ANY EXCAVATIONS COMPLETED FROM THE DEMOLITION OF EXISTING BUILDING, FOUNDATIONS, BASEMENT, DRIVES, AND UTILITIES SHALL BE GRADED TO MEET EXISTING GRADE AT 3:1 MAXIMUM. ANY DEPRESSIONS SHALL BE GRADED TO DRAIN. CONTRACTOR TO COMPACT FILLS WITH APPROVED STRUCTURAL FILL PER GEOTECHNICAL ENGINEER'S REQUIREMENTS.
5. REFER TO EARTHWORK SPECIFICATIONS FOR BACKFILL AND COMPACTION STANDARD.

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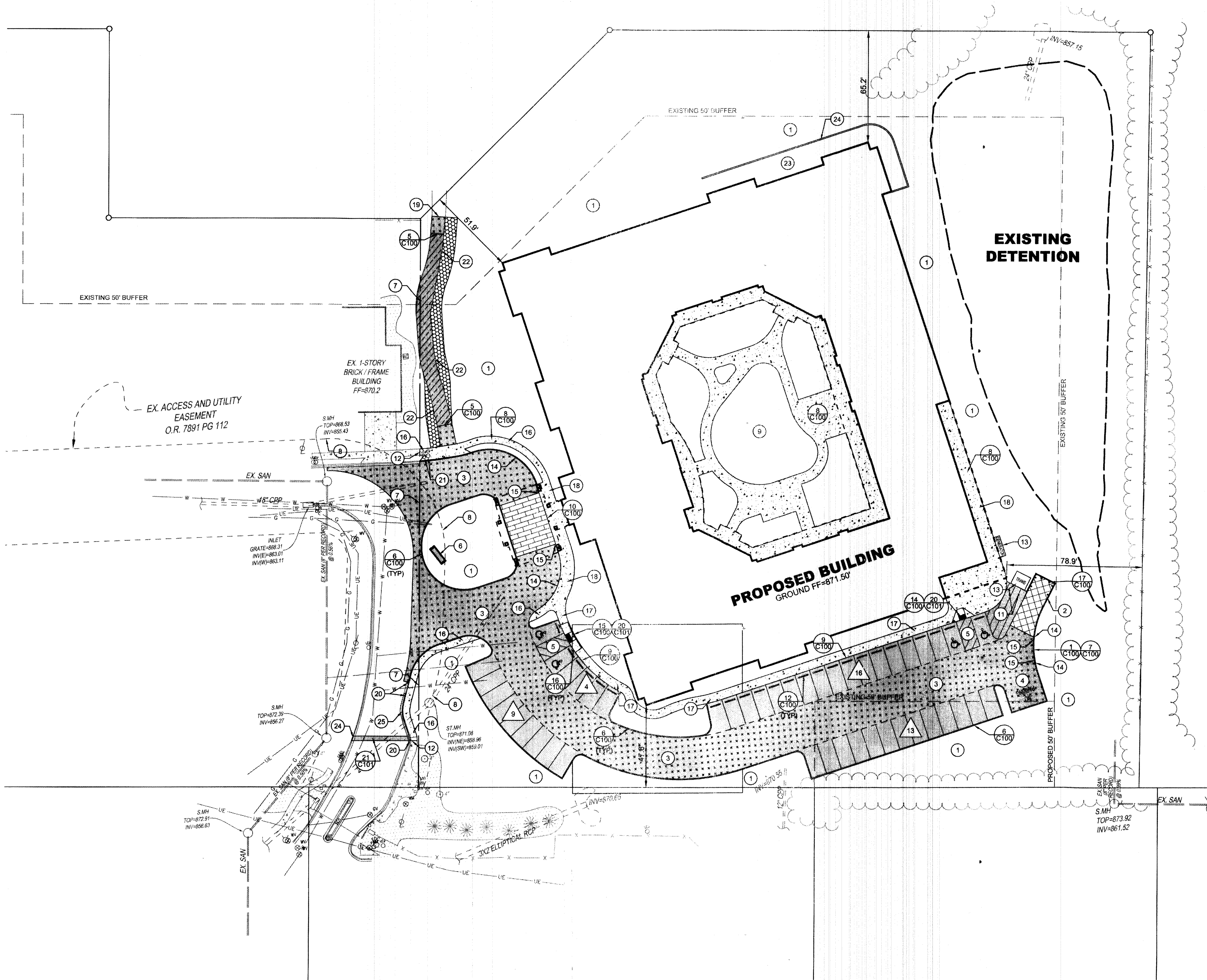
9/22/15
SEAL:
NO. DATE DESCRIPTION
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2 8/14/2015 FINAL P.U.D.

FINAL P.U.D.
CLARITY POINTE
MEMORY CARE
SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC
PROJECT NO: 150275.000
DATE: 8/14/15
SCALE: 1" = 30'
SHEET NAME:
DEMOLITION PLAN
SHEET NO:
C120

811
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OHIO
Utilities Protection
SERVICE
811 or 1-800-362-2764
Call Before You Dig



LOCATION PLAN LEGEND:

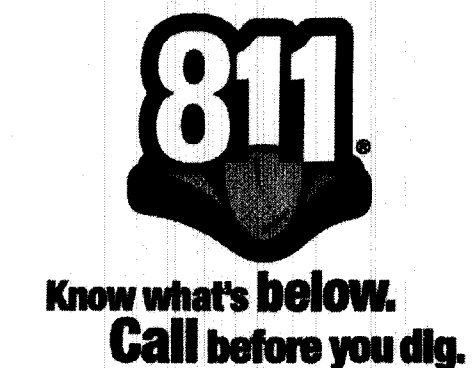
- 3 C100 STANDARD DUTY ASPHALT
- 4 C100 HEAVY DUTY ASPHALT
- 26 C100 CONCRETE DUMPSTER PAD
- 8 C100 CONCRETE WALK
 - * WALK WITH INTEGRAL CURB SEE DETAIL 9/C100
 - * WALK FLUSH WITH PAVEMENT SEE DETAIL 10/C100
- 19 C100 BRICK PAVERS
- 23 C100 GRASSPAVE2 POROUS PAVERS
- 2 C100 1-1/2" ASPHALT OVERLAY
- DENOTES TRANSITION BETWEEN ASPHALT PAVEMENT
- 14 PARKING SPACE TOTAL

LOCATION KEY NOTES:

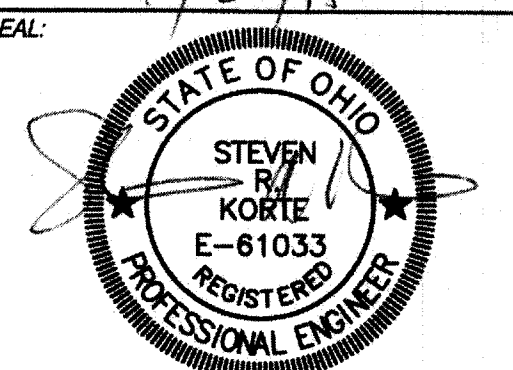
- 1 PROPOSED GRASS OR LANDSCAPE AREA. REFER TO LANDSCAPE PLAN SHEETS FOR PLANTING DETAILS.
- 2 PROPOSED DUMPSTER ENCLOSURE. BOLLARD SPACING SHOWN FOR REFERENCE. SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
- 3 24' DRIVE AISLE.
- 4 21' WIDE TURNAROUND.
- 5 TWO HANDICAP SPACES AT 9'x18' WITH 9' WIDE VAN ACCESSIBLE ACCESS AISLE.
- 6 PROPOSED ENTRANCE SIGN. REFER TO ARCHITECTURAL PLANS FOR SIGN DETAILS.
- 7 APPROXIMATELY LOCATION OF FUTURE LOT LINE SPLIT.
- 8 APPROXIMATE LOCATION OF FUTURE ACCESS AND UTILITY EASEMENT ADJUSTMENT.
- 9 PROPOSED COURTYARD AREA. FOR DETAILS SEE ARCHITECT PLANS.
- 10 NOT USED.
- 11 TRANSFORMER BOLLARD SPACING SHOWN FOR REFERENCE. CONTRACTOR TO REFER TO DUKE ENERGY STANDARDS FOR EQUIPMENT PROTECTION AND CONCRETE BOLLARD PLACEMENT.
- 12 CONNECT PROPOSED WALK TO EXISTING WALK AND MATCH EXISTING ELEVATION.
- 13 TRANSFORMER / GENERATOR PAD. PAD DIMENSIONS AND CONCRETE SECTION SHALL BE DESIGN TO MEET ELECTRICAL MANUFACTURER'S REQUIREMENTS.
- 14 BEGIN 6" CURB / WALK REVEAL.
- 15 BEGIN FLUSH CURB / WALK.
- 16 4' WIDTH CONCRETE WALK.
- 17 5' WIDTH CONCRETE WALK.
- 18 6' WIDTH CONCRETE WALK.
- 19 MATCH PROPOSED ASPHALT TO EXISTING ASPHALT ELEVATION. IF STRAIGHT JOINT DOES NOT EXISTING SAWCUT EXISTING PAVEMENT EDGE WHERE IT MEETS PROPOSED PAVEMENT TO CREATE A STRAIGHT JOINT. APPLY ODOT ITEM 407 TACK COAT TO VERTICAL FACE OF SAWCUT PRIOR TO PLACEMENT OF PROPOSED PAVEMENT AND COVER THE JOINT WITH SEALANT PER ODOT SPECIFICATION 702.13.
- 20 MATCH PROPOSED CURB TO EXISTING CURB.
- 21 RAISE EXISTING IRRIGATION CONTROL VALVE COVER TO PROPOSED GRADE. SEE GRADING PLAN SHEET C150 FOR DETAILS.
- 22 INSTALL POROUS PAVERS TO BE FLUSH WITH PROPOSED ASPHALT PAVEMENT ELEVATION. SEE SHEET C150 FOR DETAILS.
- 23 PROPOSED EMERGENCY EGRESS.
- 24 PROPOSED WALL TO BE DESIGNED BY OTHERS. SHOWN FOR REFERENCE ONLY. CONTRACTOR TO INSTALL ALLAN BLOCK WALL WITH RAILING OR APPROVED EQUAL. FOR ELEVATION DETAILS SEE GRADING PLAN SHEET C150.
- 25 REMOVE CURB TO CLOSEST JOINT AND REPLACE WITH FULL HEIGHT CURB AND GUTTER PER BUTLER COUNTY STANDARDS.

LOCATION GENERAL NOTES:

- A. DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL STANDARD PARKING SPACES ARE 9' x 18'.



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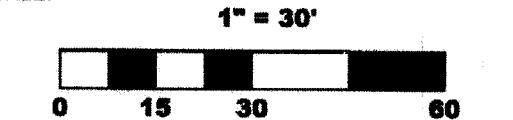
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FINAL P.U.D.
CLARITY POINTE
MEMORY CARE
SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO: 150275.000

DATE: 8/14/15

SCALE: 1" = 30'

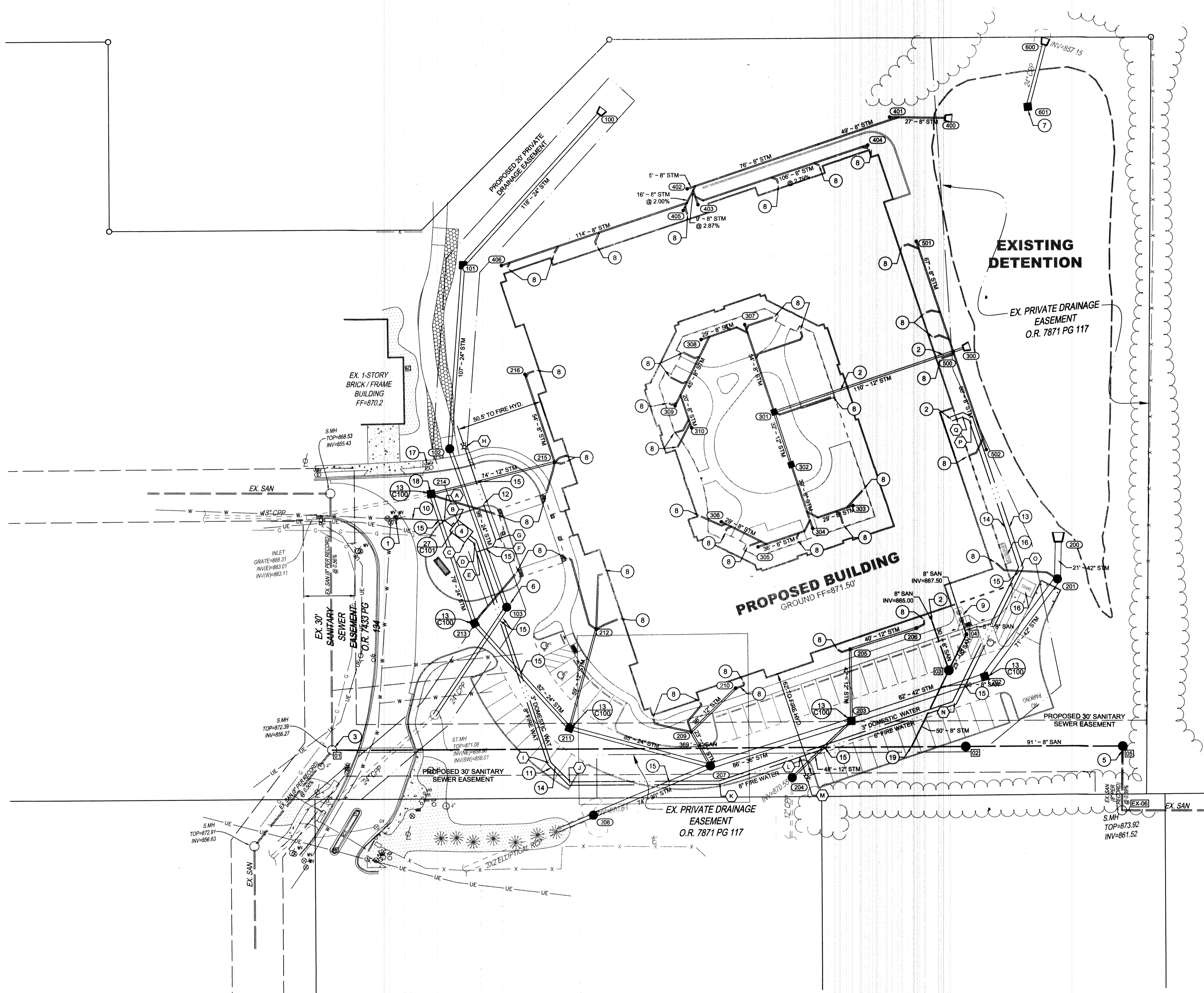


SHEET NAME:

LOCATION PLAN

SHEET NO.

C130



UTILITY PLAN LEGEND:

- 123 STORM SEWER STRUCTURE
- 88 SANITARY SEWER STRUCTURE
- A WATER APPURTANCE NOTE
- 8 UTILITY KEY NOTE

UTILITY KEY NOTES:

- CONNECT TO PROPOSED WATER WITH NEW TAP, VALVE, AND BRANCH PER BUTLER COUNTY STANDARDS.
- PROPOSED STORM PIPE TO BE DUCTILE IRON BENEATH BUILDING AND AT LEAST 10' OUTSIDE OF THE BUILDING IN EACH DIRECTION.
- CONNECT TO EXISTING SANITARY MANHOLE. CORE DRILL PER BUTLER COUNTY STANDARDS.
- WATER METER PIT PER BUTLER COUNTY STANDARDS.
- CONNECT TO EXISTING SANITARY WITH NEW MANHOLE PER BUTLER COUNTY STANDARDS.
- CONNECT TO EXISTING STORM WITH NEW STORM MANHOLE.
- INSTALL NEW CB OUTLET STRUCTURE TO EX 24" STORM.
- CONNECT ROOF STORM TO 8" DOWNSPOUT LEADER AS SHOWN. 8" STM INV = 867.50'. REFER TO ARCHITECTURAL & MECHANICAL PLANS FOR DOWNSPOUT AND ROOF DRAIN DETAILS.
- SEE MECHANICAL PLANS FOR GREASE INTERCEPTOR DETAILS.
- 51 LF OF 8" DUCTILE IRON PIPE WATER LINE TO WATER METER.
- 294 LF OF 8" DUCTILE IRON PIPE FIRE SERVICE.
- 70 LF OF 8" DUCTILE IRON PIPE FIRE SERVICE.
- 291 LF OF 8" DUCTILE IRON PIPE FIRE SERVICE.
- 575 LF OF 3" DUCTILE IRON PIPE DOMESTIC SERVICE.
- CONTRACTOR TO DIP PROPOSED WATERLINE UNDERNEATH STORM SEWER AND MAINTAIN 18" OF CLEARANCE FROM BOTTOM OF STORM PIPE TO TOP OF WATER PIPE.
- REFER TO ELECTRICAL PLANS FOR GENERATOR AND TRANSFORMER DETAILS.
- ADJUST IRRIGATION CONTROL VALVE LIDS TO PROPOSED GRADE. SEE GRADING PLAN SHEET C160 FOR PROPOSED ELEVATION DETAIL.
- CONNECT TO EXISTING STORM SEWER WITH NEW CATCH BASIN.
- CONNECT TO PROPOSED SANITARY MAIN WITH WYE PER BUTLER COUNTY STANDARDS.

WATER APPURTENANCE NOTES:

A	8" 45.0° BEND
B	WATER METER PIT NORTH CORNER
C	WATER METER PIT NORTH CORNER
D	3" 33.75° BEND
E	8" 33.75° BEND
F	8" x 8" x 6" TEE
G	6" 45.00° BEND
H	6" 45.00° BEND
I	FIRE HYDRANT & W.V. ASSEMBLY
J	3" 22.50° TOTAL BEND
K	8" 22.50° TOTAL BEND
L	3" 45.00° TOTAL BEND
M	8" 45.00° TOTAL BEND
N	3" 22.50° BEND
O	8" 22.50° BEND
P	8" x 8" x 6" TEE
Q	FIRE HYDRANT & W.V. ASSEMBLY
R	3" 45.00° BEND
S	6" 45.00° BEND
T	3" 45.00° BEND
U	6" 45.00° BEND
V	3" 45.00° BEND
W	6" 45.00° BEND
X	3" 45.00° BEND
Y	6" 45.00° BEND
Z	3" 45.00° BEND

UTILITY GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES BEFORE CONSTRUCTION.



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**CLARITY POINTE
MEMORY CARE**
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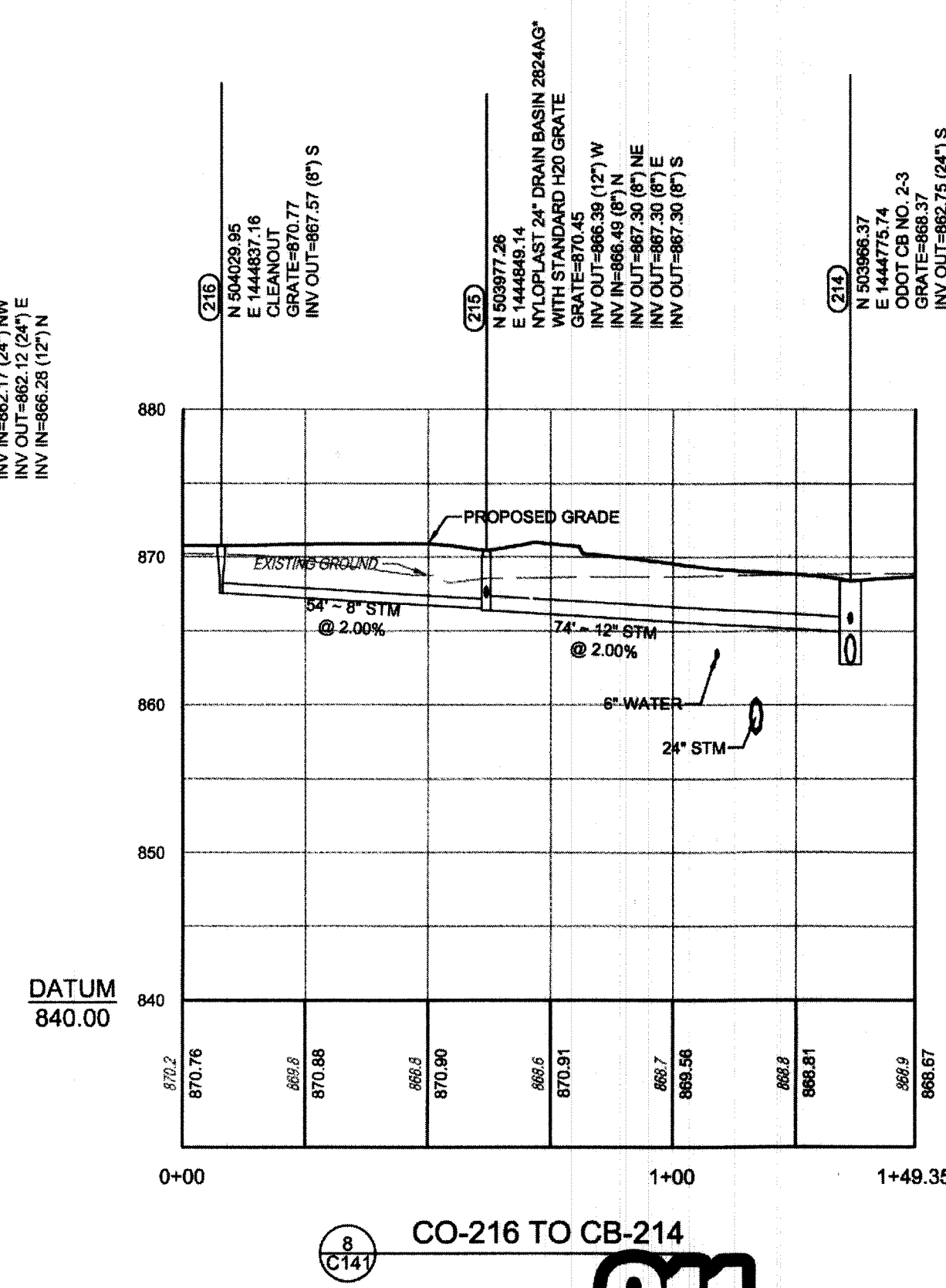
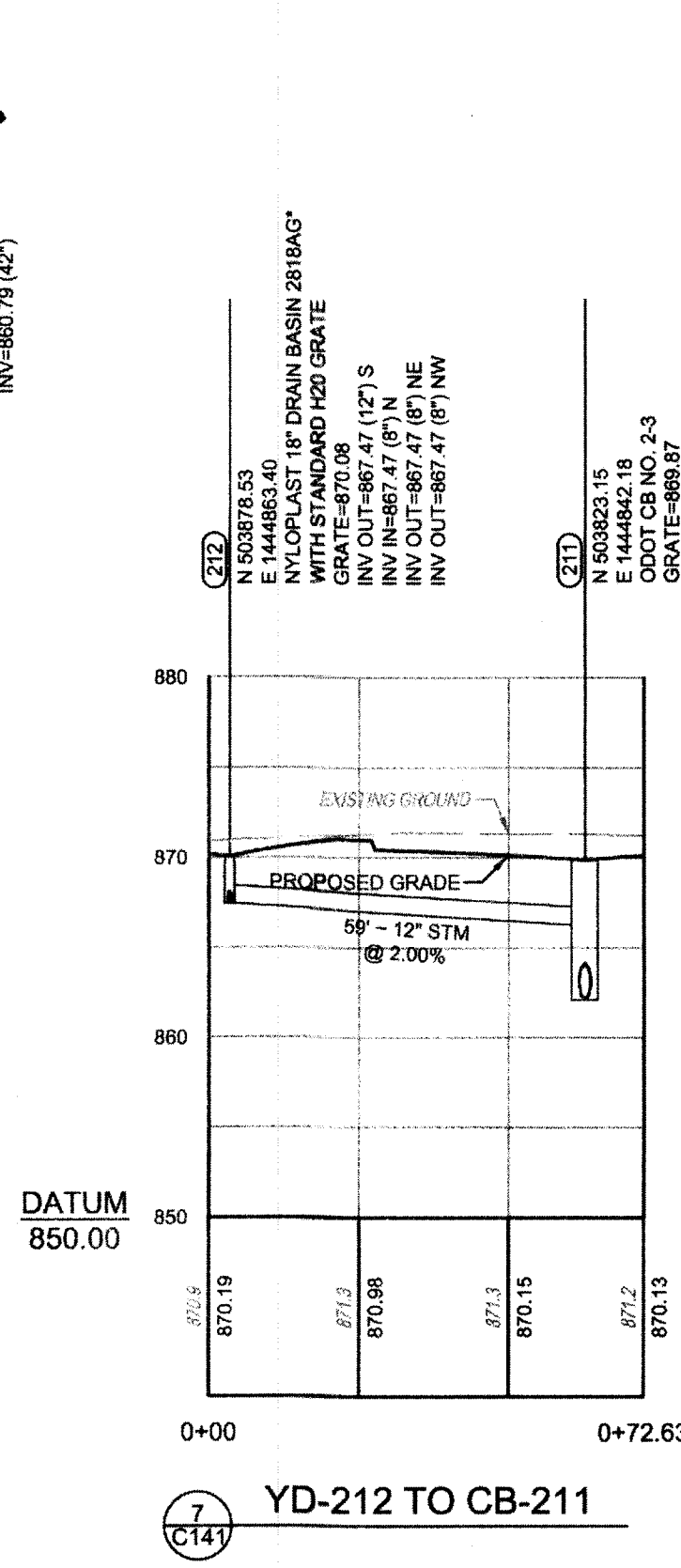
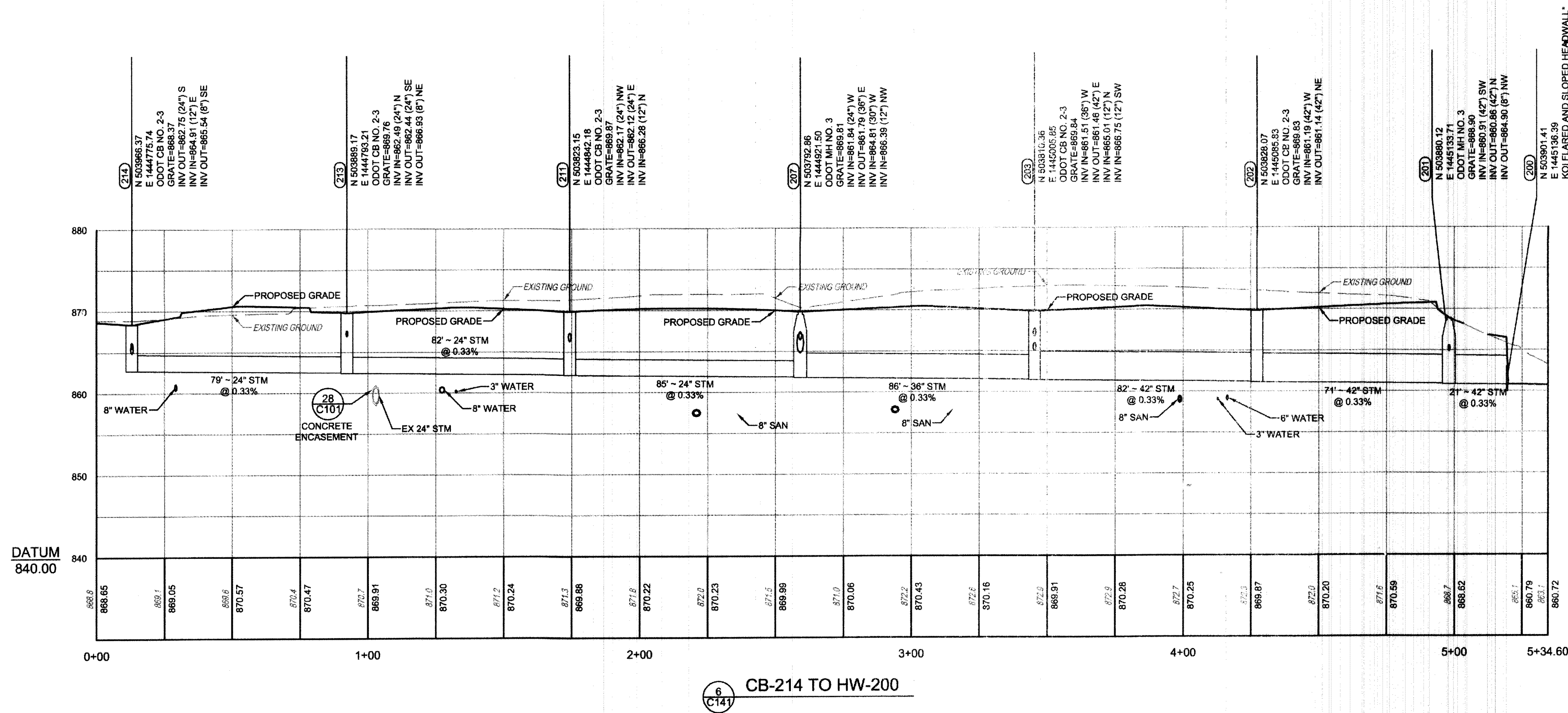
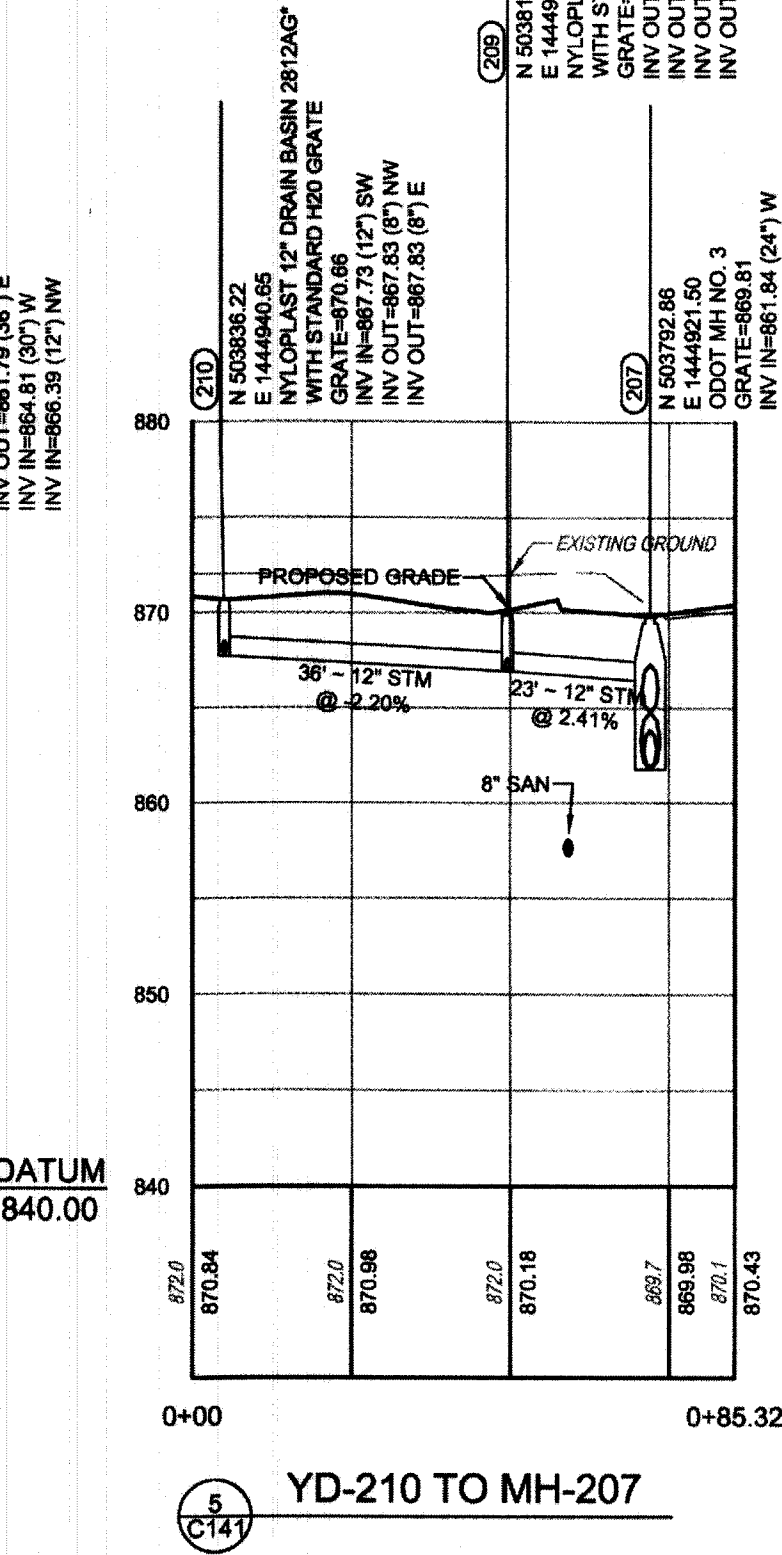
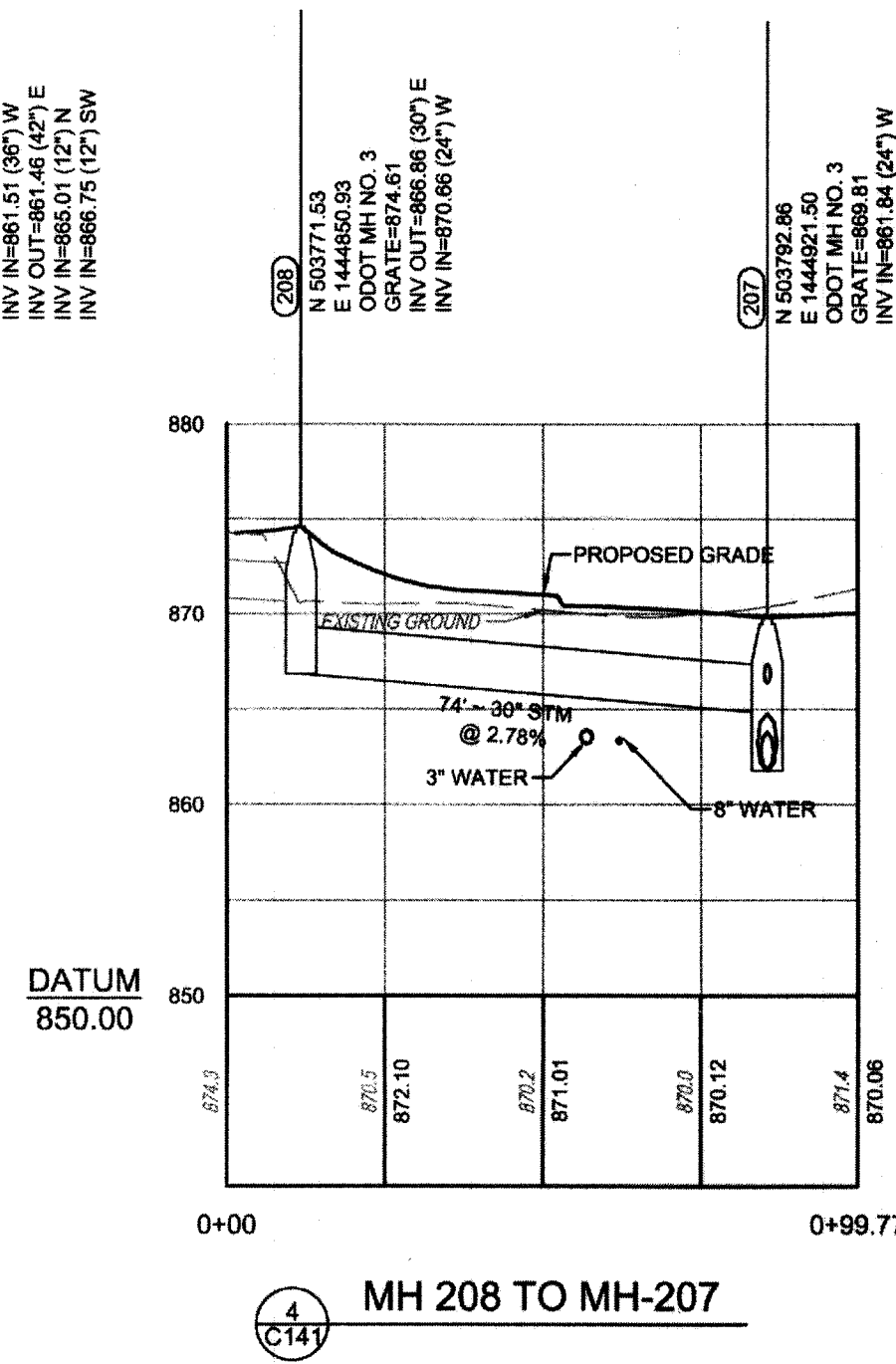
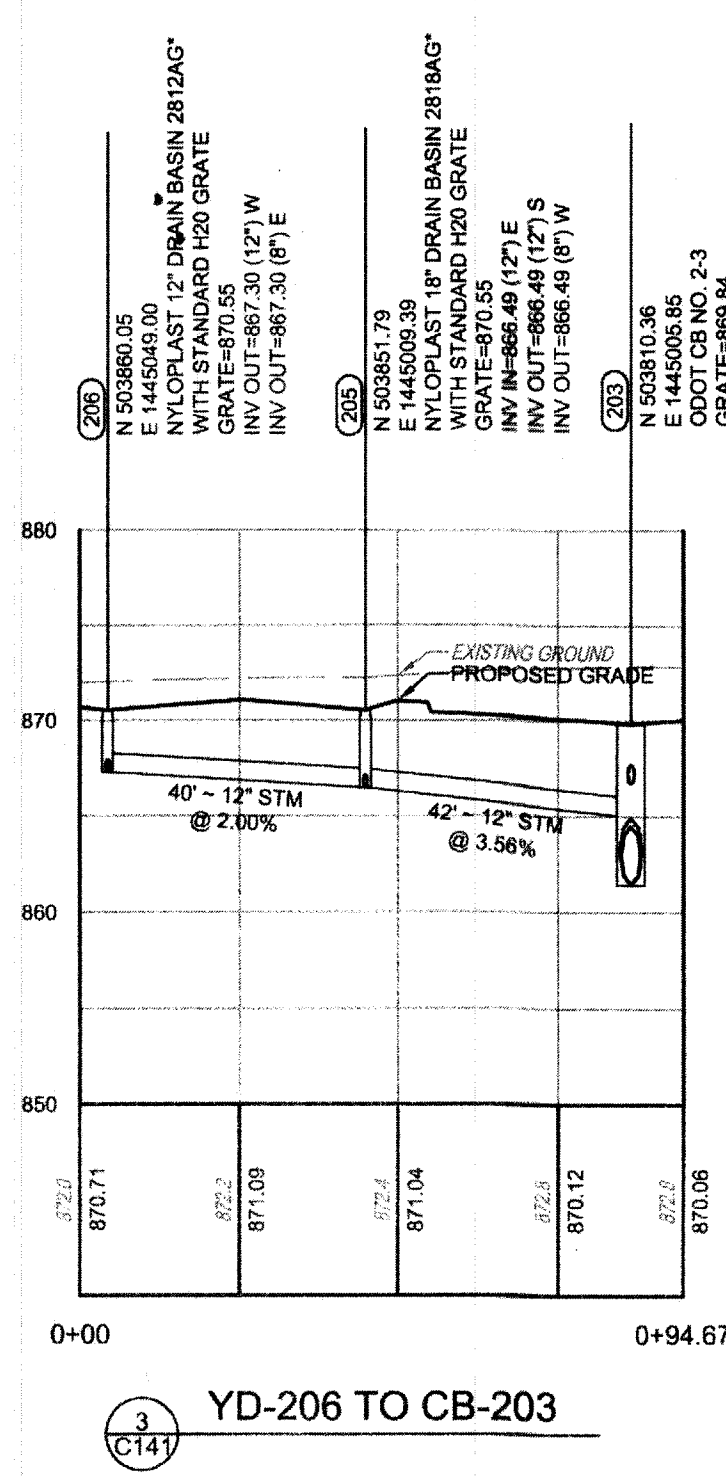
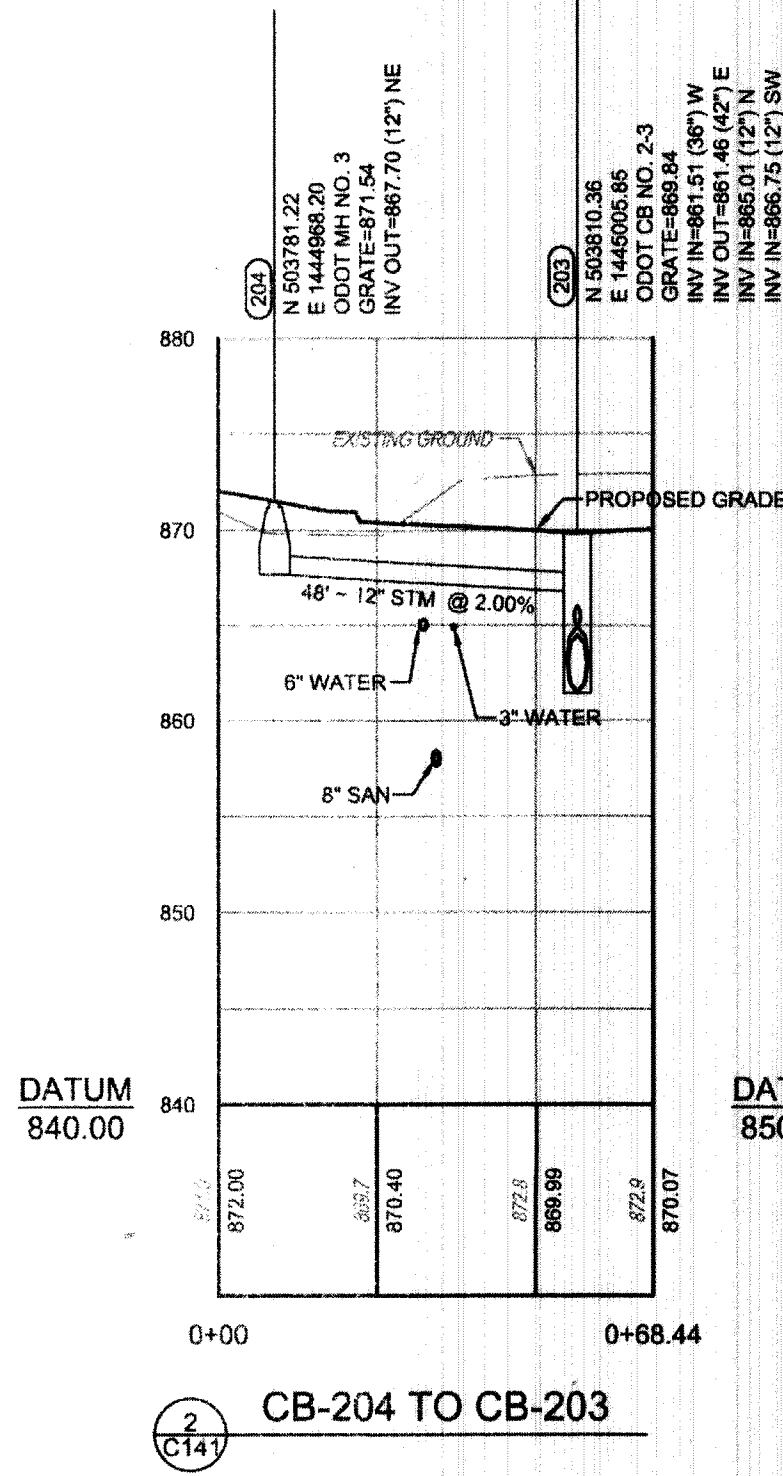
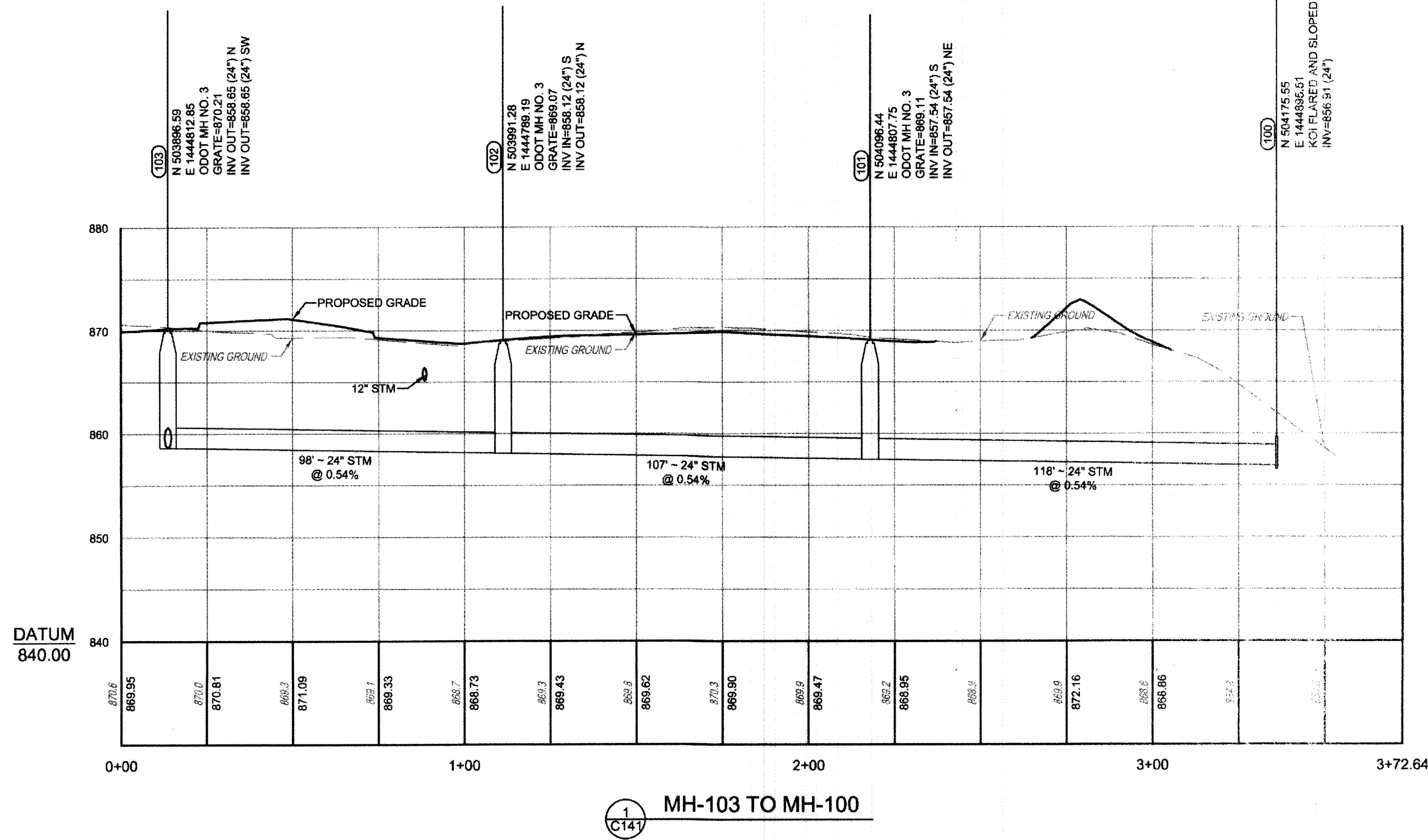
PROJECT NO: 150275.000
DATE: 8/14/15

SCALE:
1" = 30'
0 15 30 60

SHEET NAME:

UTILITY PLAN

SHEET NO.
C140



*OR APPROVED EQUAL



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

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6305 Centre Park Dr. West Chester, OH 45389 513.779.7851

SEAL: 9/22/15

NO.	DATE	DESCRIPTION
1	6/12/2015	PRELIMINARY P.U.D. - MAJOR MOD.
2	8/14/2015	FINAL P.U.D.

FINAL P.U.D.

CLARITY POINTE MEMORY CARE

SECTION 7, TOWN 3, RANGE 3

LIBERTY TOWNSHIP

BUTLER COUNTY, OHIO

FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO: 150275.000

DATE: 8/14/15

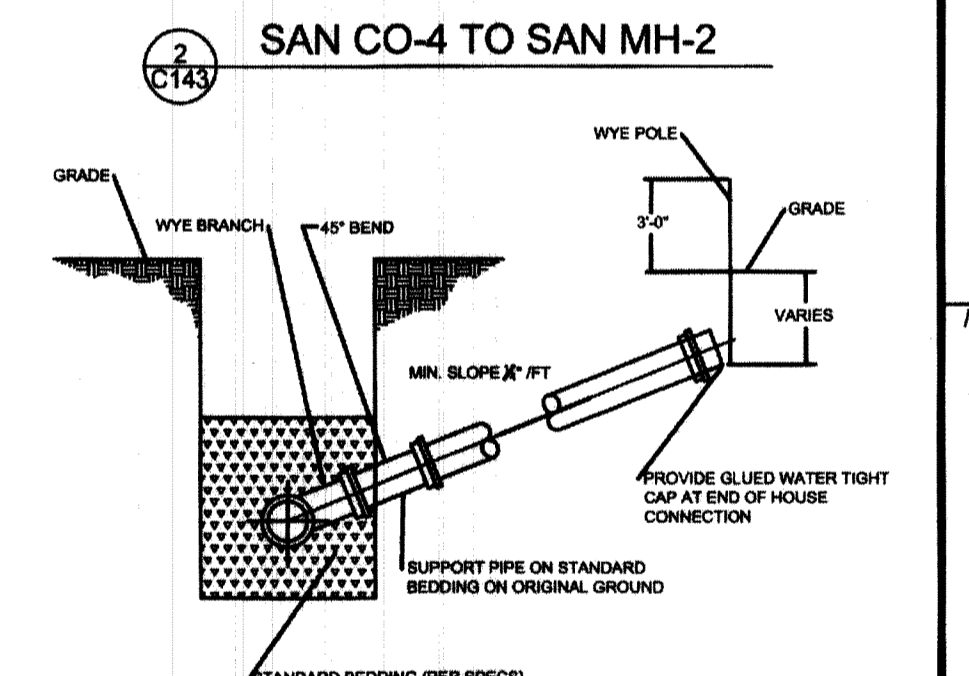
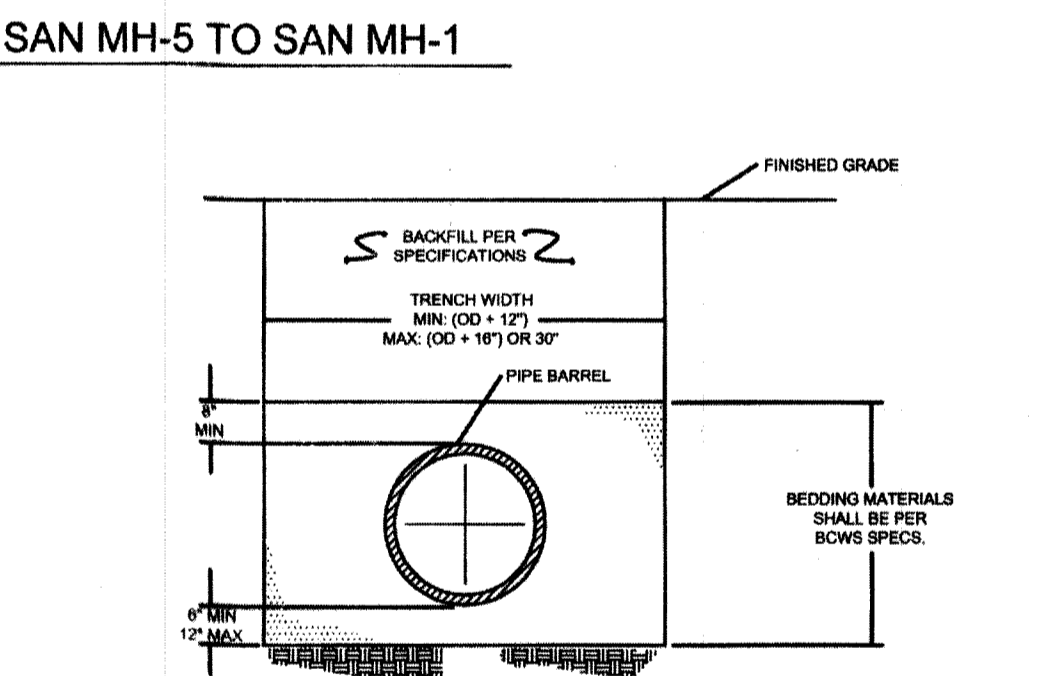
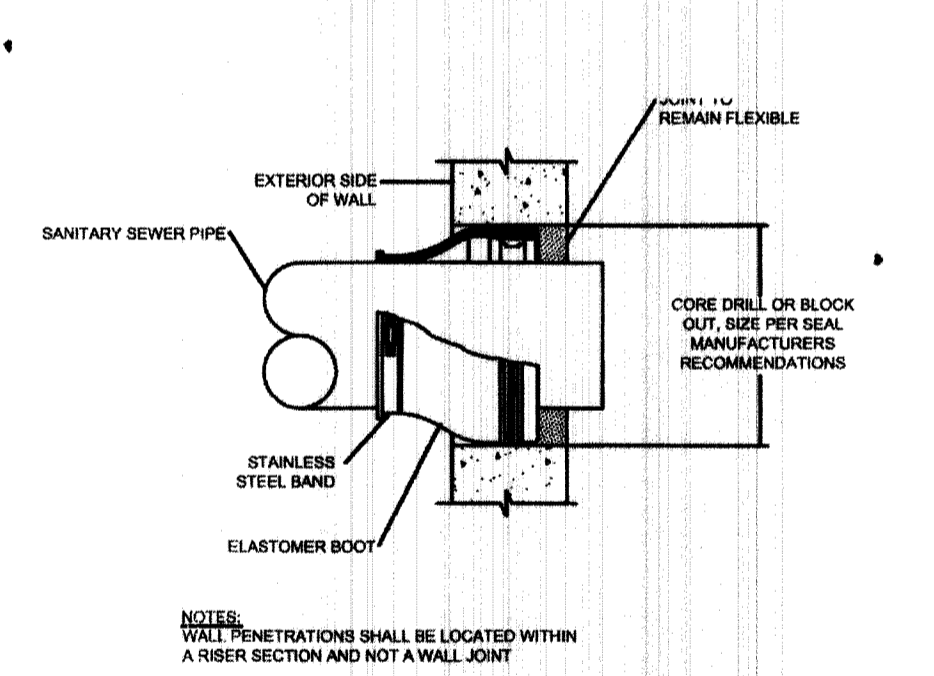
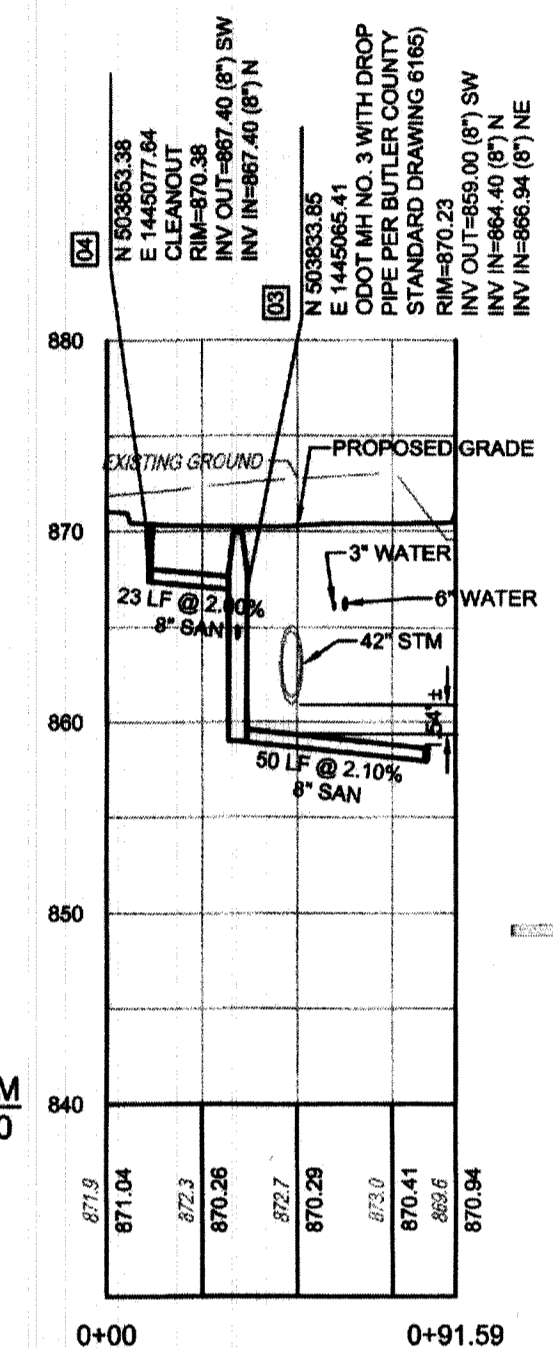
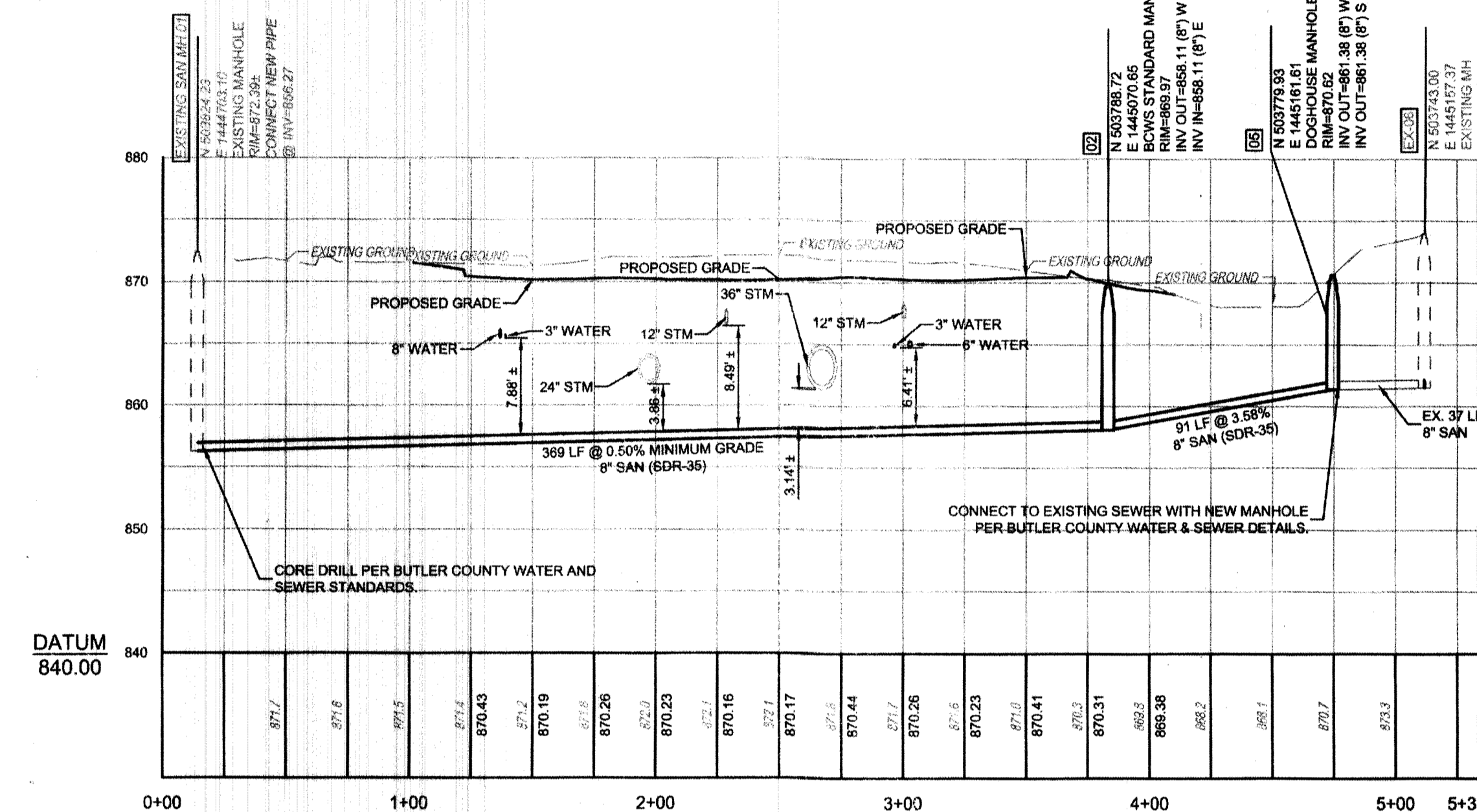
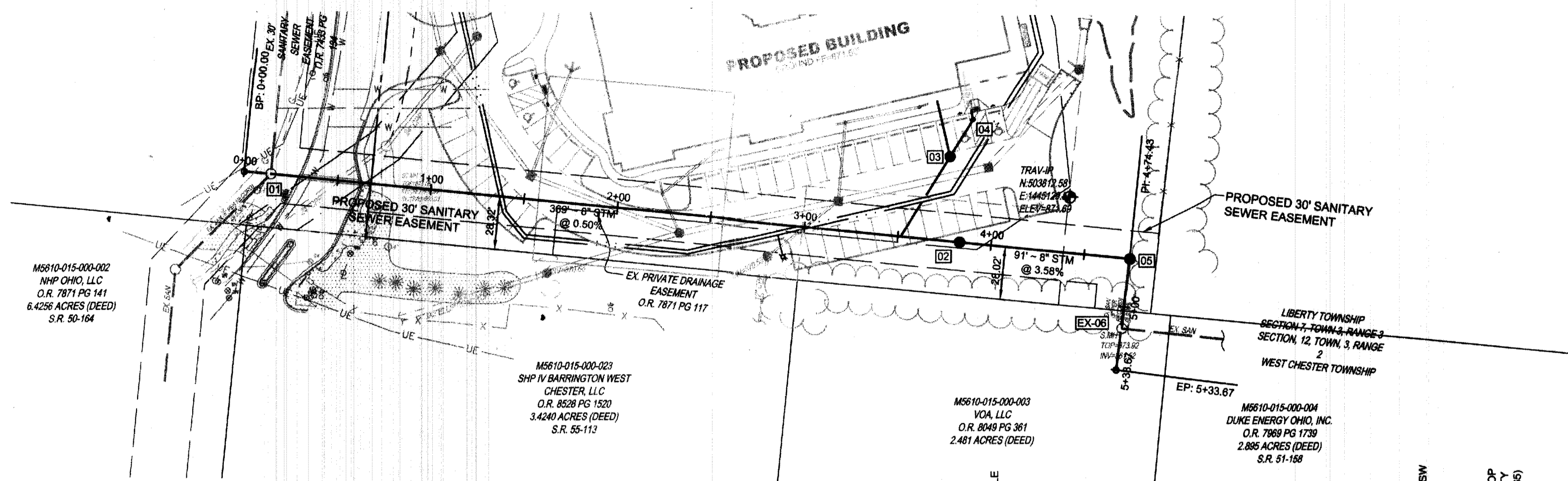
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0 15 30 60

SHEET NAME: STORM SEWER PROFILES

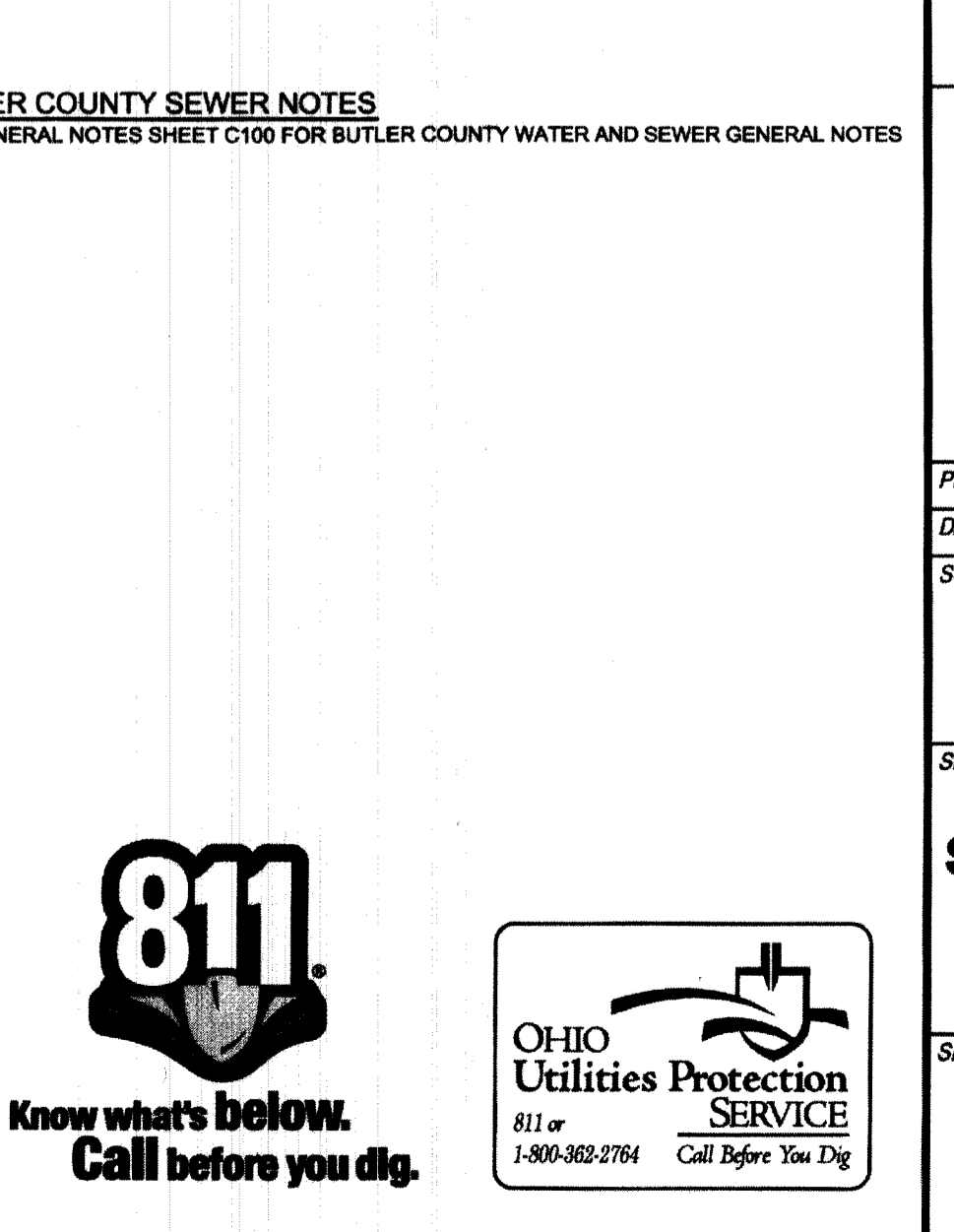
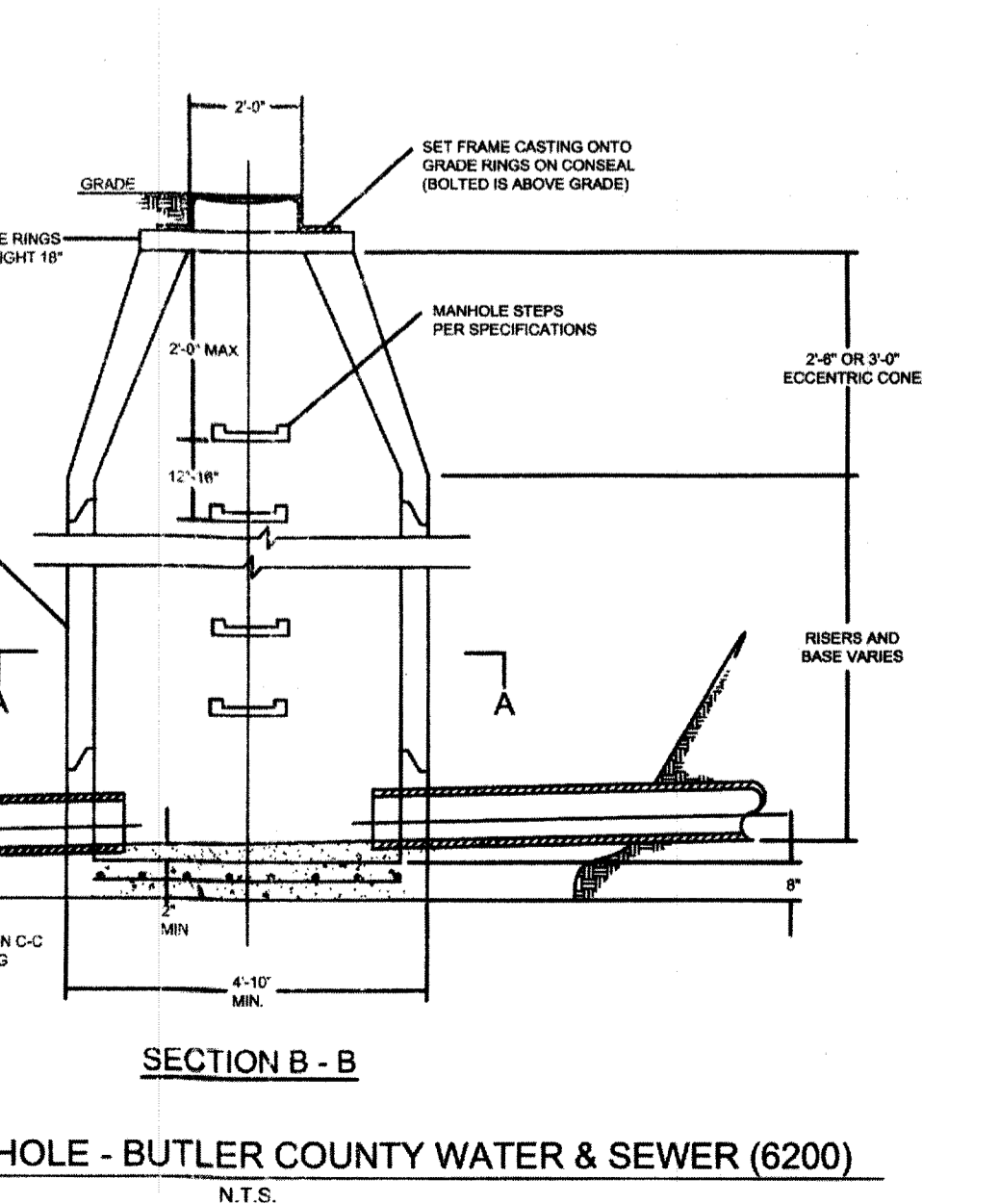
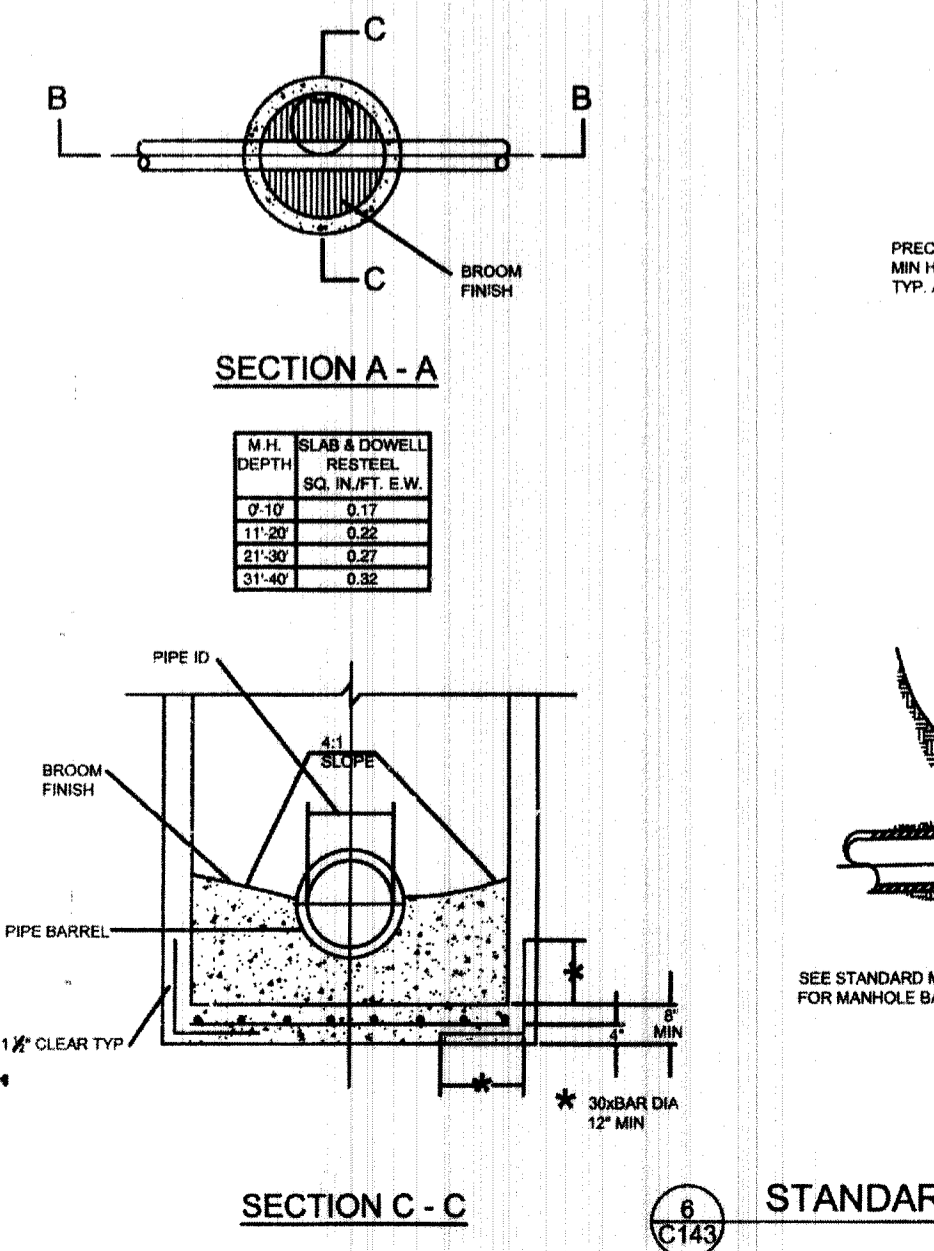
SHEET NO. C141



1 SAN MH-5 TO SAN MH-1
C143

2 SAN CO-4 TO SAN MH-2
C143

3 HOUSE CONNECTION FOR SHALLOW SEWER
C143



4 CONNECTION TO EXISTING MANHOLE BUTLER COUNTY WATER & SEWER (6150)
C143

5 TYPICAL TRENCH DETAIL SEWER INSTALLATION BUTLER COUNTY WATER & SEWER (6270)
C143

6 BUTLER COUNTY SEWER NOTES
C143

THE KLEINGERS GROUP

CONV. ENGINEERING www.kleingers.com
SURVEYING 6305 Centre Park Dr.
LANDSCAPE ARCHITECTURE West Chester, OH 45069
513.779.7851

9/22/15

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FINAL P.U.D.
CLARITY POINTE
MEMORY CARE

SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

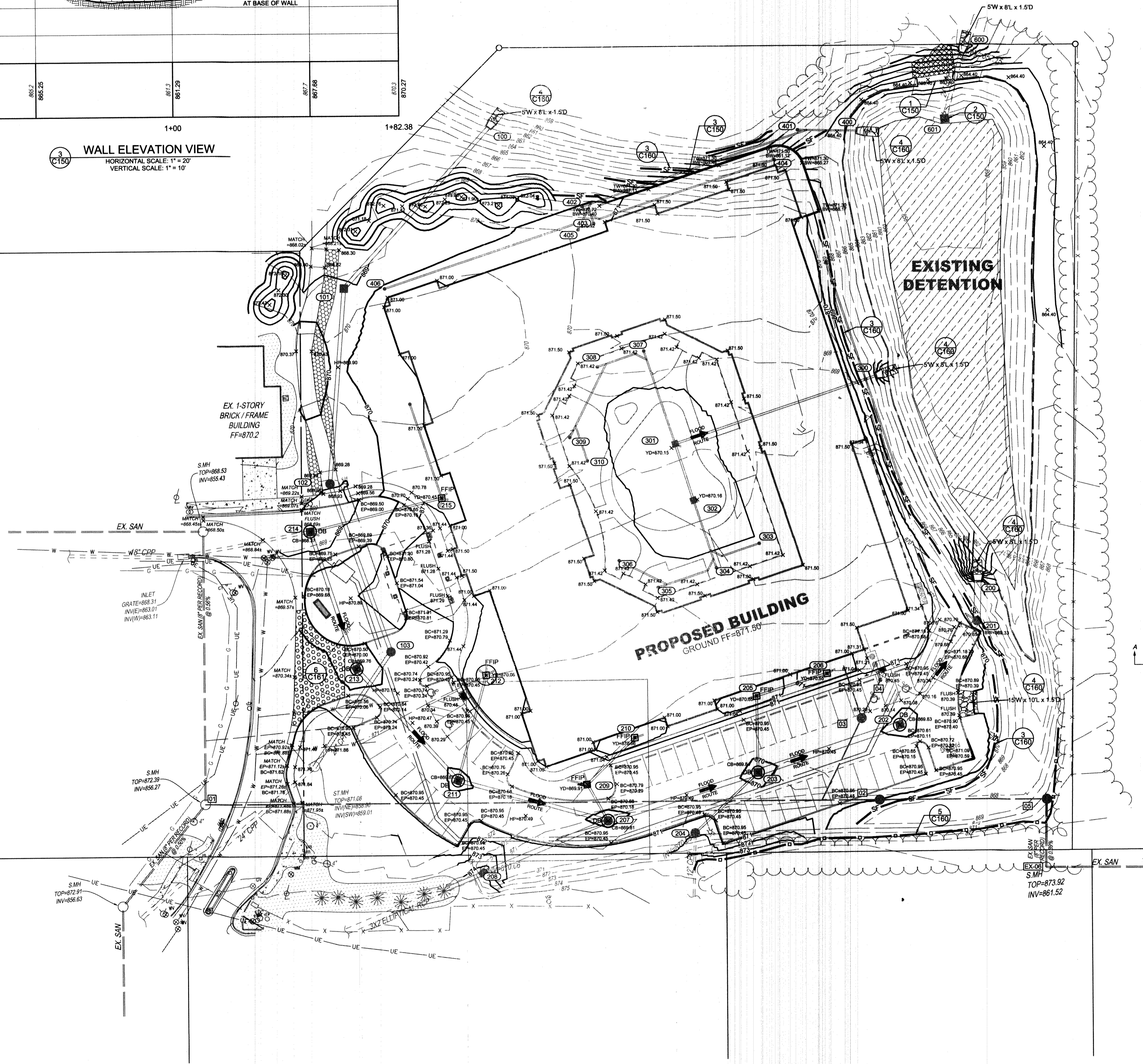
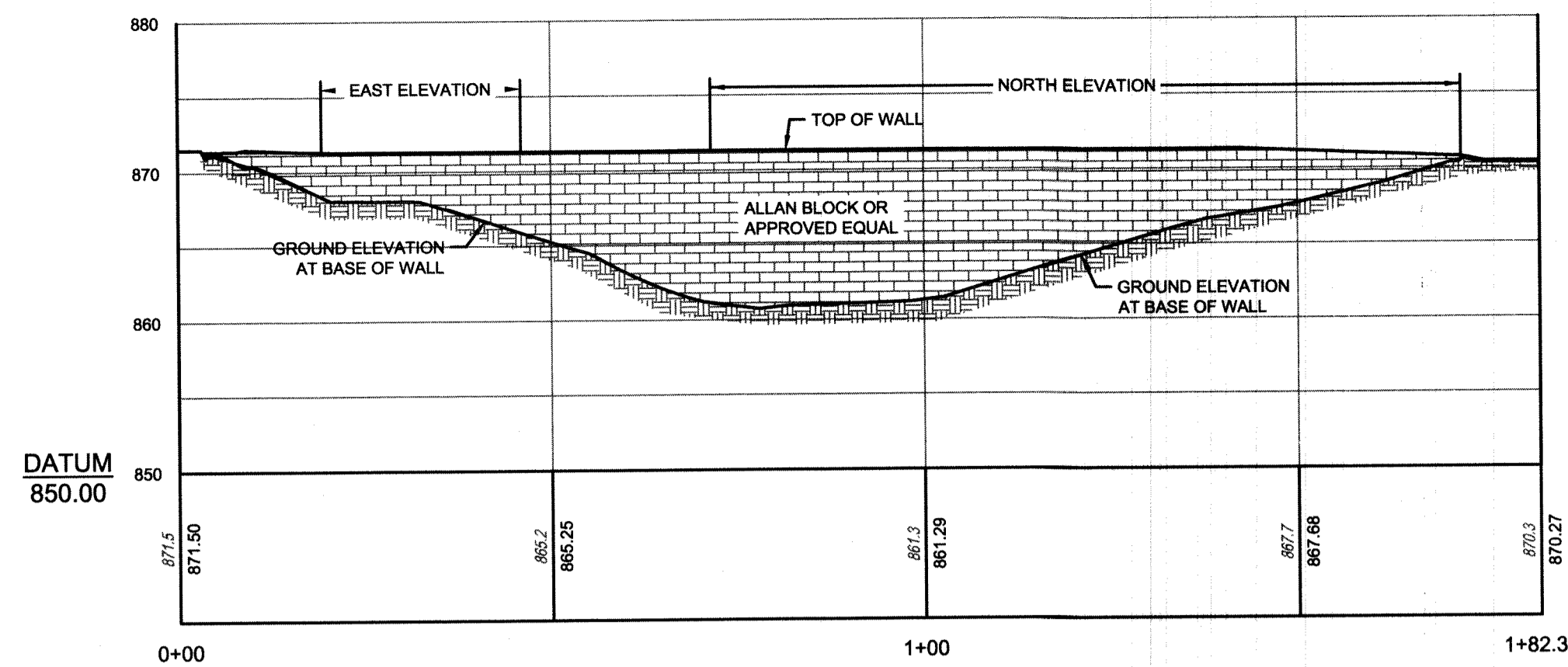
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DATE: 8/14/15
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SHEET NAME:
SANITARY SEWER
PROFILES

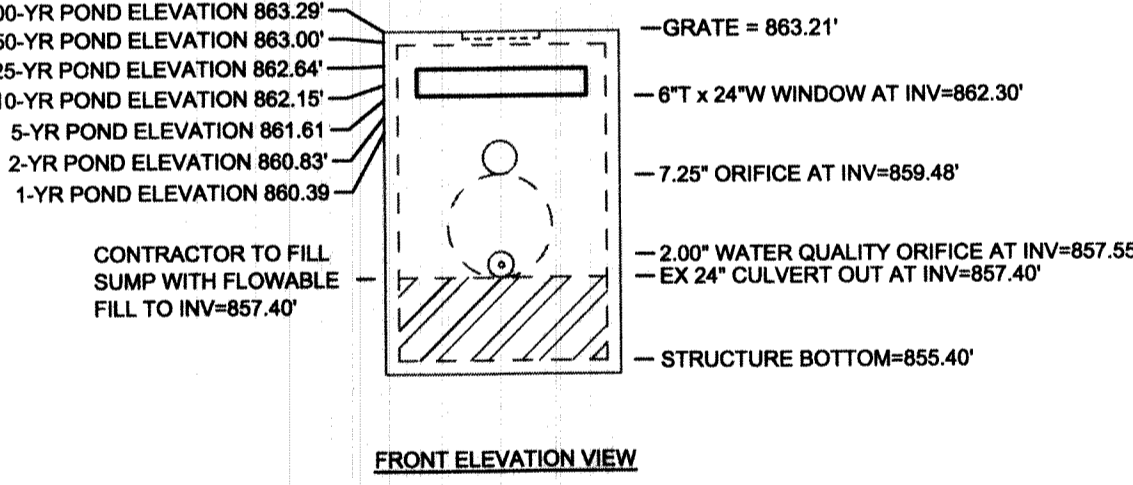
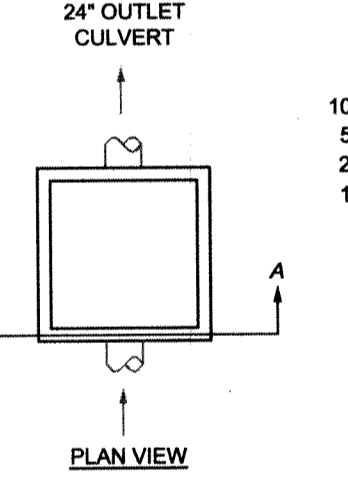
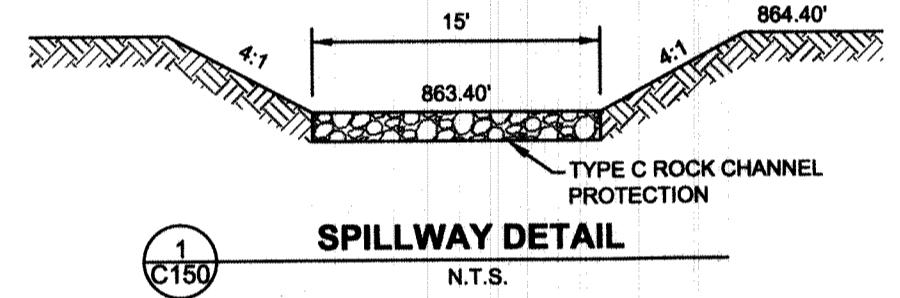
SHEET NO.
C143

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OHIO
Utilities Protection
SERVICE
811 or
1-800-362-2764 Call Before You Dig



- GRADING PLAN LEGEND:**
- DB DANDY BAG SEE DETAIL
 - FFIP FILTER FABRIC INLET PROTECTION
 - SF SILT FENCE
 - ODOT ROCK CHANNEL PROTECTION
 - TREE PROTECTION
 - CONSTRUCTION ENTRANCE
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - FLOOD ROUTE ARROW (IN PIPE)
 - FLOOD ROUTE ARROW (OVERLAND)
 - BACK OF CURB
 - BOTTOM & TOP OF WALL
 - EDGE OF PAVEMENT
 - DRAINAGE DIRECTION
 - DO NOT DISTURB BOTTOM OF DETENTION BASIN
 - ODOT TYPE-C 670 TEMPORARY EROSION CONTROL MATTING



DETENTION CONTROL STRUCTURE (CB-601)
N.T.S.

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SEAL: **STATE OF OHIO**
STEVEN R. KORTE
REGISTERED PROFESSIONAL ENGINEER
E-61033

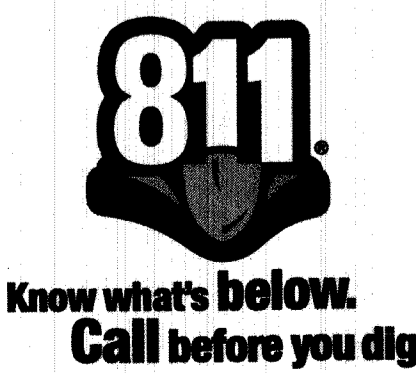
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FINAL P.U.D.
CLARITY POINTE MEMORY CARE
SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO: 150275.000
DATE: 8/14/15
SCALE: 1" = 30'
0 15 30 60

GRADING AND EROSION CONTROL PLAN

SHEET NO. **C150**



1. DESCRIPTION OF CONSTRUCTION:

SITE RESTORATION AS A RESULT OF THE CONSTRUCTION OF A NEW MEMORY HEALTHCARE FACILITY IN LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO. SITE WORK INCLUDES THE CONSTRUCTION OF ASPHALT PAVEMENT, CURB AND WALK, WATER LINE, STORM SEWER, AND SANITARY SEWER. SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, GRADING, AND THE PREPARATION FOR FINAL SEEDING.

2. AREA AFFECTED BY CONSTRUCTION:

AREA AFFECTED IS 4.00 ACRES

3. EXISTING SOIL DATA:

SOIL SYMBOL	SOIL DESCRIPTION
FcB	FINCASTLE SILT LOAM, 2 TO 6 PERCENT SLOPES
Msc2	MIAMIAN-RUSSELL SILT LOAM, 6 TO 12 PERCENT SLOPES, MODERATELY ERODED

4. RECEIVING WATERS:

UNNAMED TRIBUTARY TO LITTLE MUDDY CREEK.

5. POTENTIAL POLLUTION SOURCES:

THE MAIN POLLUTION SOURCE WOULD BE FROM THE SOIL DISTURBING ACTIVITIES EXPLAINED IN ITEM #1

6. RUNOFF COEFFICIENTS:

POST: C=0.90 FOR BUILDINGS AND PAVEMENT, C=0.30 FOR PERVIOUS AREAS

7. PROJECT SCHEDULE AND SEQUENCE:

BEGIN: TO BE DETERMINED
END: TO BE DETERMINED

- INSTALL EROSION CONTROL MEASURES
- GRADE THE SITE AND STOCKPILE TOPSOIL, MINIMIZING THE DISTURBANCE OF EXISTING VEGETATION
- STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA
- INSTALL UTILITIES, STORM SEWER
- COMPLETE FINAL PAVING
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING

G. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITES ARE STABILIZED, REMOVE EROSION CONTROL MEASURES AND RESEED ANY AREAS DISTURBED BY THEIR REMOVAL

8. CONTROL MEASURES FOR STORM WATER RUNOFF, EROSION AND SEDIMENT:

STABILIZATION OF DENUDED AREAS AND SOIL STOCKPILES

PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION WILL ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR MORE THAN 45 DAYS. APPLICABLE PRACTICES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. SOIL STABILIZATION MEASURES WILL BE SELECTED TO BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE. SOIL STOCKPILES WILL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.

ESTABLISHMENT OF PERMANENT VEGETATION

A PERMANENT VEGETATIVE COVER WILL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION WILL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE SEVERE WEATHER CONDITIONS. (SEE VEGETATIVE PRACTICES - ITEM 10)

PROTECTION OF ADJACENT PROPERTIES

PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE, BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.

TIMING AND STABILIZATION OF SEDIMENT TRAPPING MEASURES

SEDIMENT BASINS, DIVERSIONS, SEDIMENT TRAPS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE WILL BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS WILL BE SEEDED AND MULCHED AFTER INSTALLATION.

SEDIMENT BASINS
STORMWATER RUNOFF CONTAINING DAMAGING AMOUNTS OF SEDIMENT SHALL PASS THROUGH A SEDIMENT BASIN OR OTHER SUITABLE SEDIMENT TRAPPING FACILITY.

CUT AND FILL SLOPES

CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

STORMWATER MANAGEMENT

CONCENTRATED STORMWATER RUNOFF LEAVING THE SITE WILL BE DISCHARGED DIRECTLY INTO A WELL DEFINED ADEQUATELY PROTECTED NATURAL OR MAN-MADE OFF-SITE RECEIVING CHANNEL OR PIPE. IF NO OFF-SITE CHANNEL OR PIPE EXISTS, THE STORMWATER WILL BE DETAINED ON-SITE IN A SUITABLE RETENTION/DETENTION FACILITY.

STORM SEWER INLET PROTECTION

ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION WILL BE PROTECTED SO THAT SEDIMENT AND OPEN WATER WILL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

WORKING IN OR CROSSING WATERCOURSES

CONSTRUCTION VEHICLES WILL BE KEPT OUT OF WATERCOURSES WHENEVER POSSIBLE. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS WILL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. THE CHANNEL (INCLUDING BED AND BANKS) WILL ALWAYS BE RE-STABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED. WHERE A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING WILL BE PROVIDED.

DISPOSITION OF TEMPORARY MEASURES

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE DISPOSED OF AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT EROSION AND SEDIMENTATION.

MAINTENANCE

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

I.e. STORM INLET PROTECTION

STORM INLET STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND INLET REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE INLET PROTECTION SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL MORE THAN A 2" BUILD UP OF SEDIMENT REMAIN AROUND THE INLET PROTECTION.

I.e. FILTER STRIPS

A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.

I.e. SILT FENCES AND FILTER BARRIERS

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

I.e. STRAW BALE BARRIERS

STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

9. CONSTRUCTION CONTROL PRACTICES:

SILT FENCES (SF) SEE SILT FENCE DETAIL

MATERIAL: SYNTHETIC FILTER FABRIC SHALL BE A SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS.

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75 PERCENT (MIN.)
TENSILE STRENGTH AT 20% (MAX.) ELONGATION	EXTRA STRENGTH 50 lbs/in. in. (MIN.)
STANDARD STRENGTH	30 lbs/in. in. (MIN.)
FLOW RATE	0.3 gal./sq. ft./min. (MIN.)

* REQUIREMENTS REDUCED BY 50% AFTER 6 MONTHS OF INSTALLATION.

SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE OF ZERO DEGREES TO 120 DEGREES F.

BURLAP SHALL BE 10 OUNCES PER SQ. YD. OF FABRIC. POSTS FOR SILT FENCES SHALL BE EITHER 2" X 2" WOOD OR STEEL WITH A MIN. LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROTECTIONS FOR FASTENING WIRE TO THEM. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MIN. OF 42 INCHES IN HEIGHT, A MIN. OF 14 GA. AND SHALL HAVE A MAX. MESH SPACING OF 6 INCHES.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRE TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

FENCE POST SPACING SHALL NOT EXCEED 6 FEET. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRE DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS APPLYING.

DANDY BAG (DB)

(SEE DETAIL THIS SHEET)

10. VEGETATIVE PRACTICES:

SEEDING MIXTURE AND SITE SUITABILITY CHART

SEEDING MIXTURE1 RATE lbs/acre WET2 WELL DRAINED3

1. Alfalfa/	10	.
or Red Clover	10	.
plus		
Timothy	4	.
or Orchardgrass	6	.
or Bromegrass	6	.
2. Ladino Clover/	12	.
plus		
Timothy	4	.
or Orchardgrass	6	.
or Bromegrass	8	.
3. Tall Fescue	40	.
4. Reed Canarygrass	15	.
plus		
Tall Fescue	10	.

1) ALL PERMANENT SEEDING SHALL BE COMPLETED BETWEEN APRIL 1 TO MAY 15, OR AUGUST 15 TO SEPTEMBER 30. IF AN ALTERNATE SEEDING TIME IS NECESSARY, FOLLOW THE SPECIFICATIONS CONTAINED IN CRITICAL AREA PLANTING - DORMANT SEEDING FOR METHODS, TIMING AND RATE ADJUSTMENTS.

2) INCLUDES SITES WHICH ARE EXCESSIVELY WET ONLY A PORTION OF THE GROWING SEASON.

3) INCLUDES SITES WHICH ARE WELL DRAINED WITH TILE; ALSO NATURALLY WELL DRAINED AND DROUGHTY SITES.

4) MIXTURES 1 AND 2 ARE MORE DESIRABLE FOR WILDLIFE HABITAT.

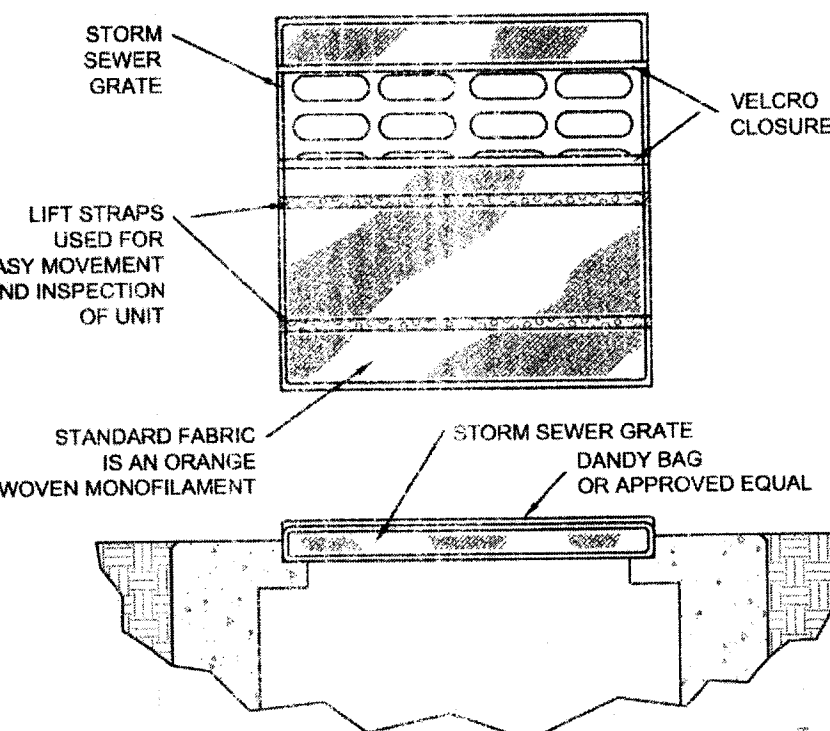
GRASS SELECTION AND ESTABLISHMENT:

A. TALL FESCUE-SEED AT A RATE OF 40 LBS./ACRE (1 LB./100 SQ. FT.) AND MULCH WITH STRAW AT A RATE OF 2 TONS PER ACRE (80 LBS./1000 SQ. FT.). ESTABLISH BETWEEN APRIL 1 TO MARCH 15 OR AUGUST 1 TO SEPTEMBER 30. COVER THE SEED 1/4-1/2 INCH BY RAKE OR SIMILAR TOOL. THIS IS THE MOST WIDELY USED AND BEST ADAPTED GRASS FOR STREAMBANK SEEDINGS. ITS HAS GOOD TOLERANCE TO WET SOILS AND FLOODING. IT IS ALSO WELL ADAPTED TO WELL DRAINED SOILS.

B. REED CANARYGRASS (PHALARIS ARUNDINACEA) PLUS TALL FESCUE-SEED THE REED CANARYGRASS AT A RATE OF 15 LBS./ACRE (1 LB./1000 SQ. FT.) PLUS 10 LBS./ACRE (1 LB./1000 SQ. FT.) OF TALL FESCUE. MULCH WITH STRAW AT A RATE OF 2 TONS/ACRE (80 LBS./1000 SQ. FT.). THIS MIXTURE SHOULD ONLY BE SEEDING FROM MARCH 1 TO MAY 15, OR AUGUST 15 TO SEPTEMBER 30. COVER THE SEED 1/4-1/2 INCH BY RAKING OR SIMILAR TOOL. THIS MIXTURE IS ADAPTABLE TO SOILS THAT ARE VERY WET AS WELL AS WELL DRAINED SOIL CONDITIONS. REED CANARYGRASS CAN WITHSTAND EXTENDED PERIODS OF FLOODING. IT IS EXCELLENT FOR EROSION CONTROL. REED CANARYGRASS CAN ALSO BE ESTABLISHED BY SOO STRIPS, USING RHIZOMES, OR FRESHLY CUT CULMS. THE LOCAL CONSERVATION SERVICE OFFICE CAN PROVIDE THE SPECIFIC DETAILS REQUIRED TO USE ONE OF THE ALTERNATIVE ESTABLISHMENT METHODS.

11. FINAL SITE STABILIZATION

FINAL SITE STABILIZATION IS CONSIDERED ACHIEVED ONCE ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES ARE REMOVED AND DISPOSED OF AND ALL TRAPPED SEDIMENT HAS BEEN PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.



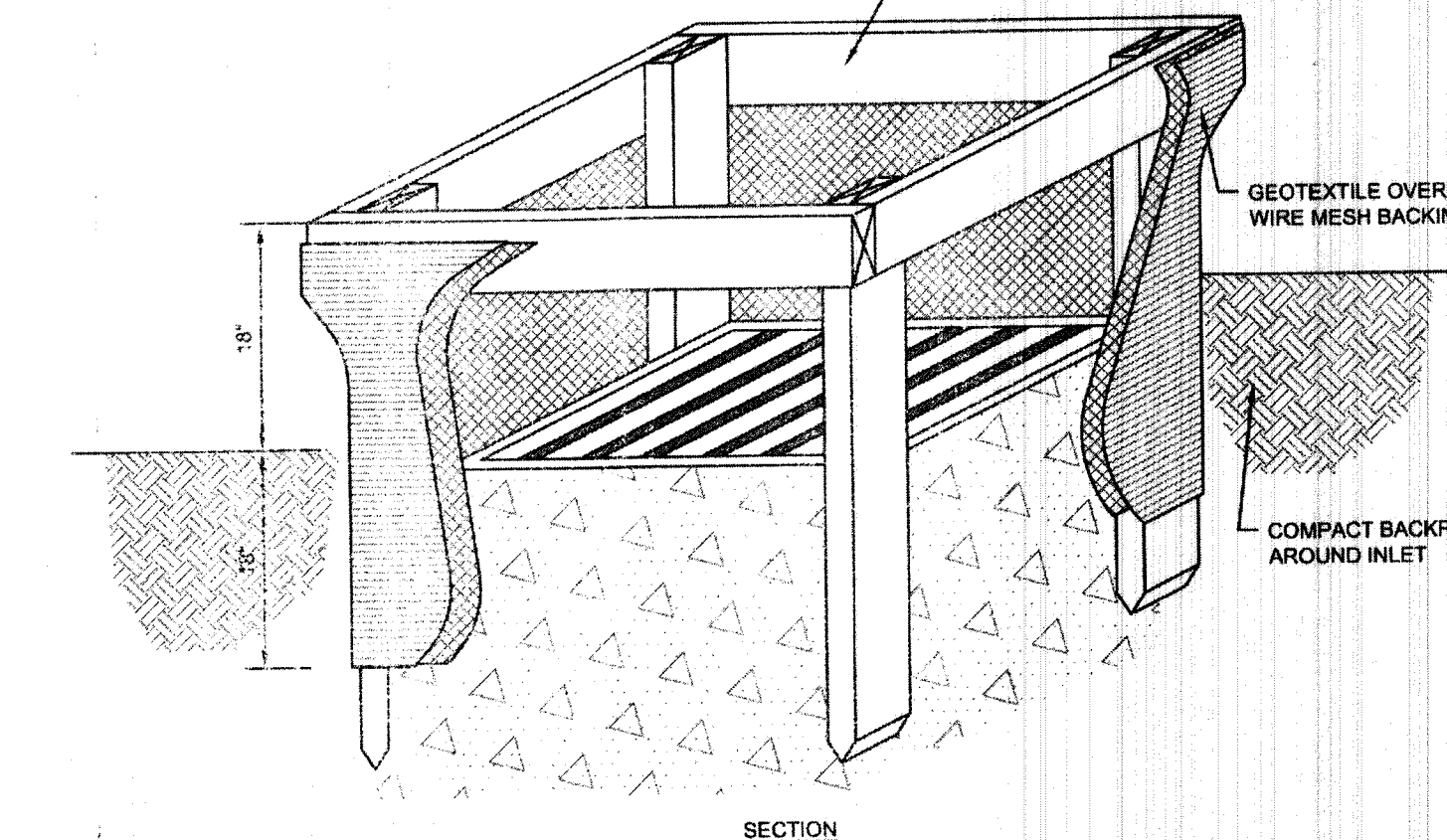
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.95 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4833	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/M (GAL/MIN/FT²)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC¹	2.1

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRADE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE UPRIGHT DEVICES EXTEND FROM LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE. PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS: REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

DANDY BAG DETAIL

N.T.S.



NOTES:

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
- THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18 INCHES.
- THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDING WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
- WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND 12 INCHES ABOVE THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

MAINTENANCE:

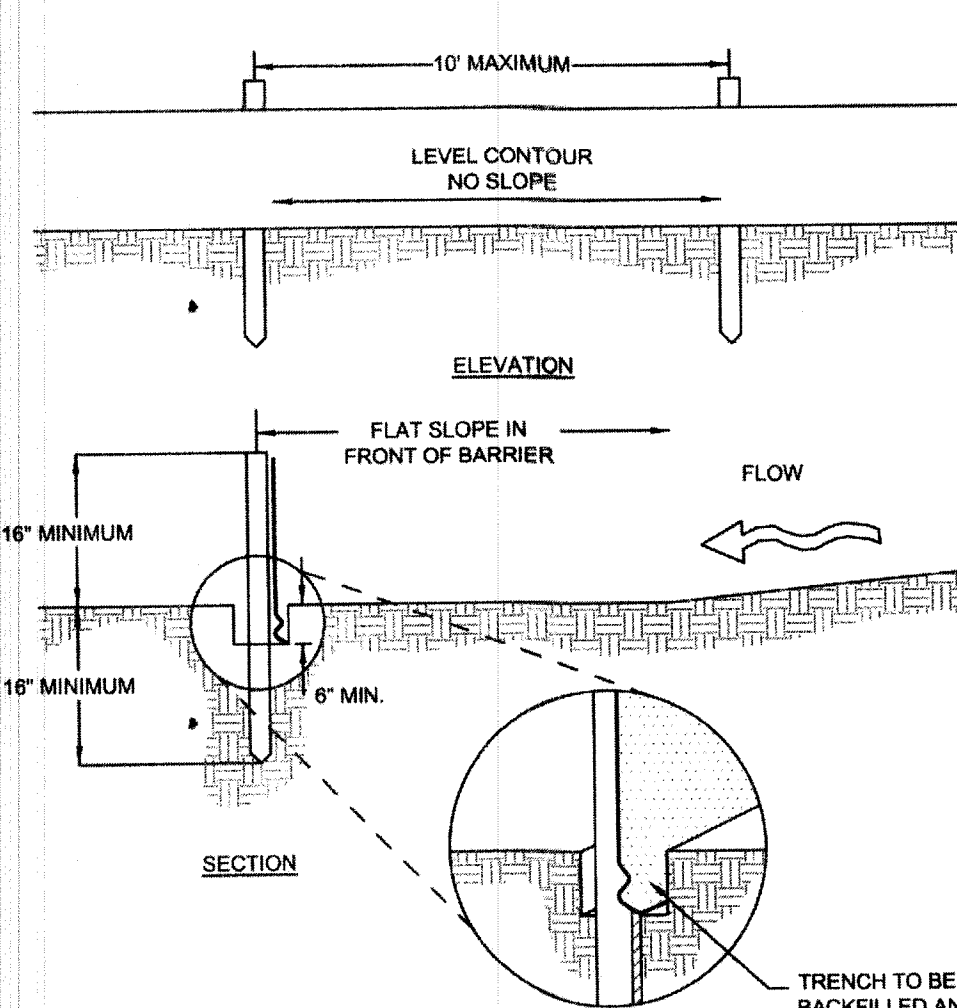
EFFECTIVE STORM DRAIN INLET PROTECTION COLLECTS SEDIMENT AND THEREFORE MUST BE CLEARED REGULARLY TO PREVENT CLOGGING AND SUBSEQUENT FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. SEDIMENT BARRIERS THAT SAG, FALL OVER, OR ARE NOT PROPERLY VESSELED, MUST BE PROMPTLY REPAIRED OR REPLACED.

INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. AREAS WHERE THERE IS ACTIVE TRAFFIC SHALL BE INSPECTED DAILY. REPAIRS SHALL BE MADE AS NEEDED TO ASSURE THE PRACTICE IS PERFORMING AS INTENDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION IS ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT IS STABLE AND NOT SUBJECT TO EROSION.

ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, ALL FILTER MATERIAL AND COLLECTED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED.

GEOTEXTILE INLET PROTECTION DETAIL

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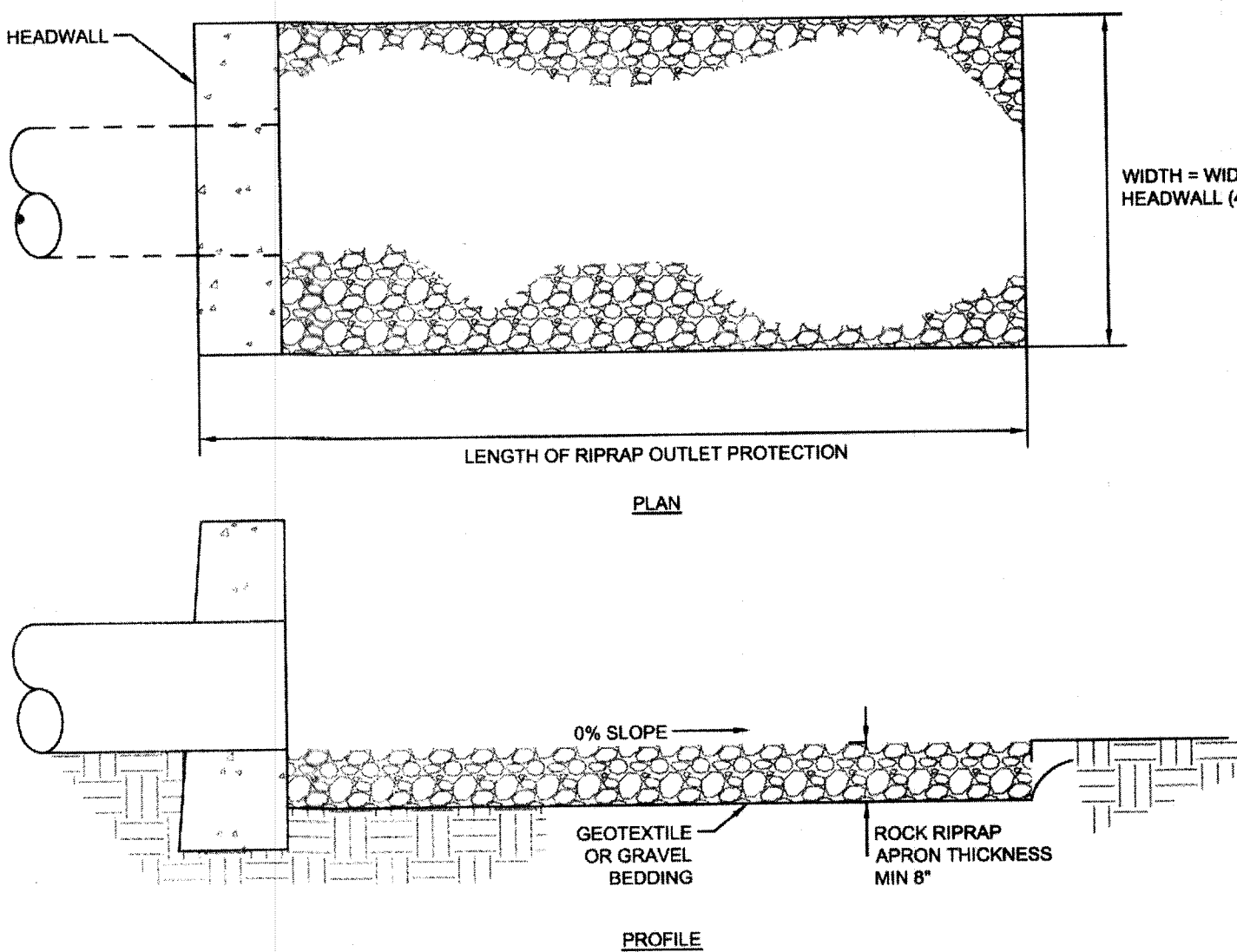


NOTES:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE, AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH OUT A MINIMUM OF 8 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN OVERLAP PRIOR TO DRIVING INTO THE GROUND.

SILT FENCE DETAIL

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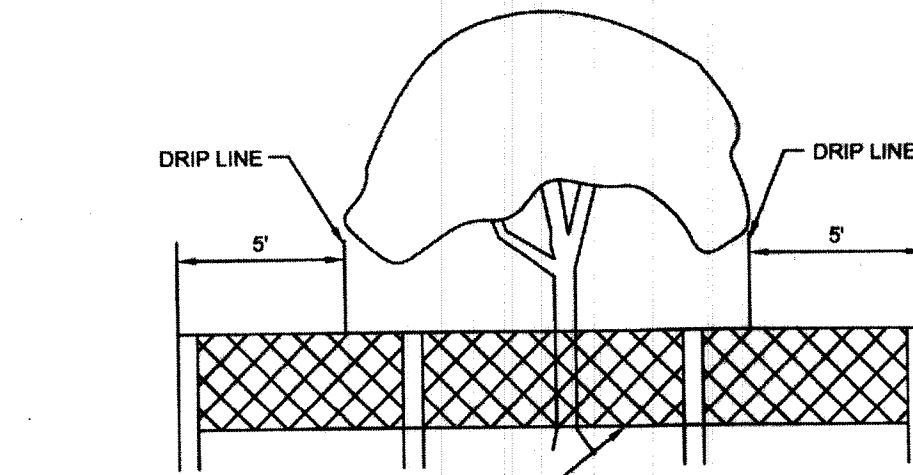


NOTES:

- SUBGRADE FOR THE FILTER OR BEDDING AND RIPRAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOO, LOOSE ROCK, OR OTHER MATERIAL.
- RIRAP SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
- GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTEAM STRIP.
- GRAVEL BEDDING SHALL BE 0007 NO. 67'S OR 57'S UNLESS SHOWN DIFFERENTLY ON THE DRAWINGS.
- RIRAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
- RIRAP SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE DEGRADATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING RIPRAP NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.
- CONSTRUCTION SHALL BE SEQUENCED SO THAT OUTLET PROTECTION IS PLACED AND FUNCTIONAL WHEN THE STORM DRAIN, CULVERT, OR OPEN CHANNEL ABOVE IT BECOMES OPERATIONAL.
- ALL DISTURBED AREAS WILL BE VEGETATED AS SOON AS PRACTICAL.

ROCK OUTLET PROTECTION DETAIL

N.T.S.



NOTES:

- PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE, PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
- TREE AND NATURAL PRESERVATION AREA SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS.
- FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH SNOW FENCE.
- FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
- IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
- NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEDIMENT.
- WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIP LINE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
- WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIP LINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
- MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIP LINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIP LINE OF TREES.
- ROOTS 2 INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
- SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
- ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.

TREE PROTECTION DETAIL

N.T.S.

CRITERIA FOR SILT FENCE MATERIALS

- FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
- SILT FENCE FABRIC - SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (533 N)	ASTM D 4632
MAXIMUM ELONGATION AT 80 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4833
APPARENT OPENING SIZE	<0.54 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM D 4355

THE KLEINGERS GROUP

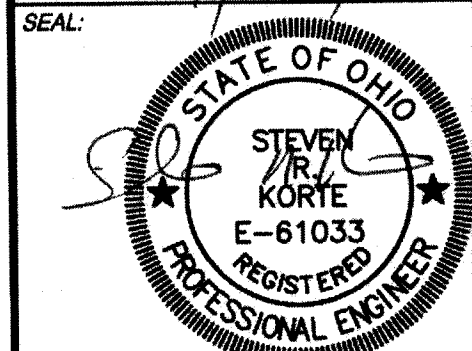
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

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West Chester, OH 45069
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9/22/15

SEAL:



NO.	DATE	DESCRIPTION
1	8/12/2015	PRELIMINARY P.U.D. - MAJOR MOD
2	8/14/2015	FINAL P.U.D.

FINAL P.U.D.
CLARITY POINT
MEMORY CARE

SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO: 150275.000

DATE: 8/14/15

SCALE:

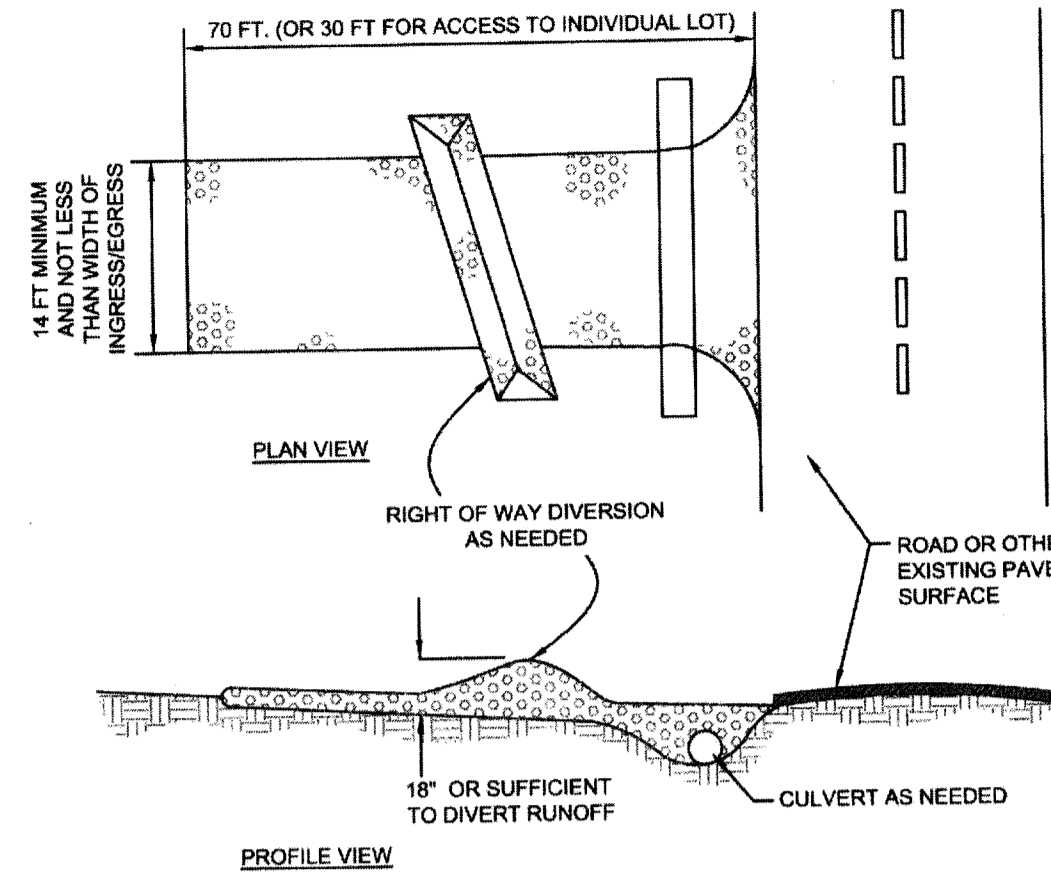
SHEET NAME:

EROSION
CONTROL NOTES
AND DETAILS

SHEET NO.

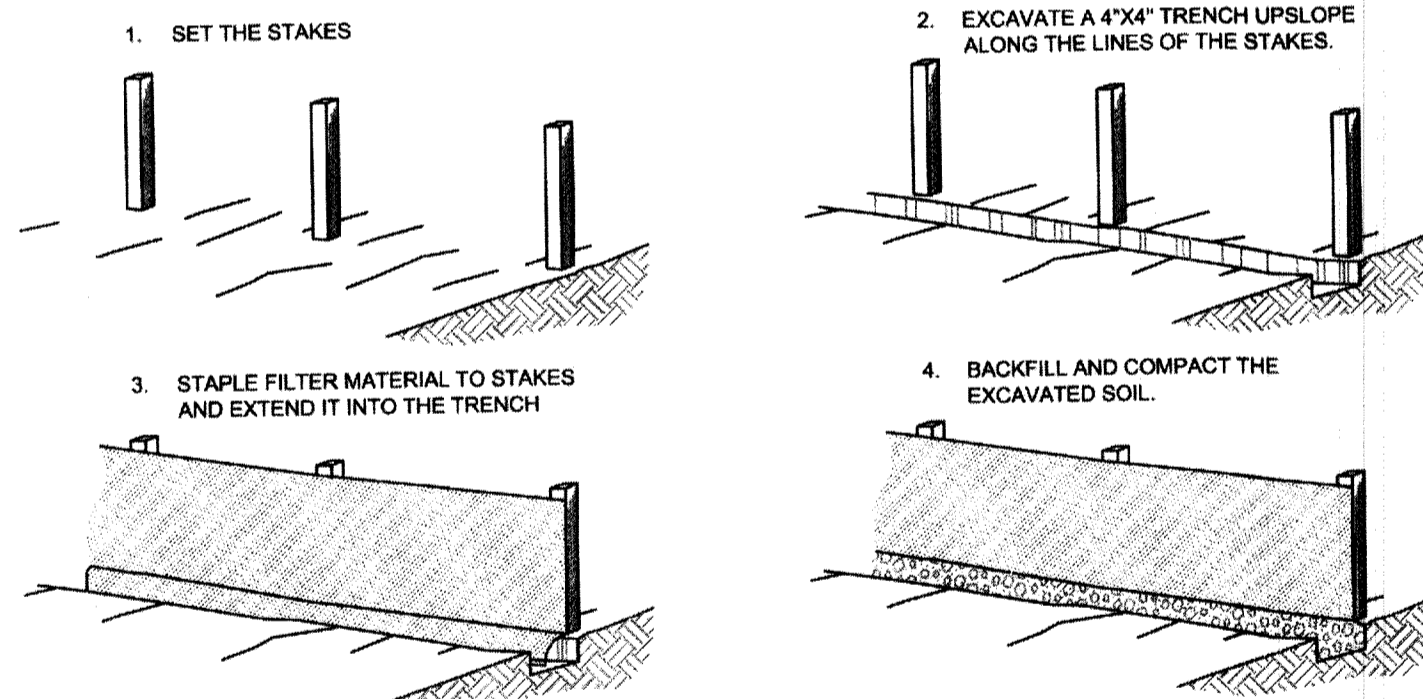
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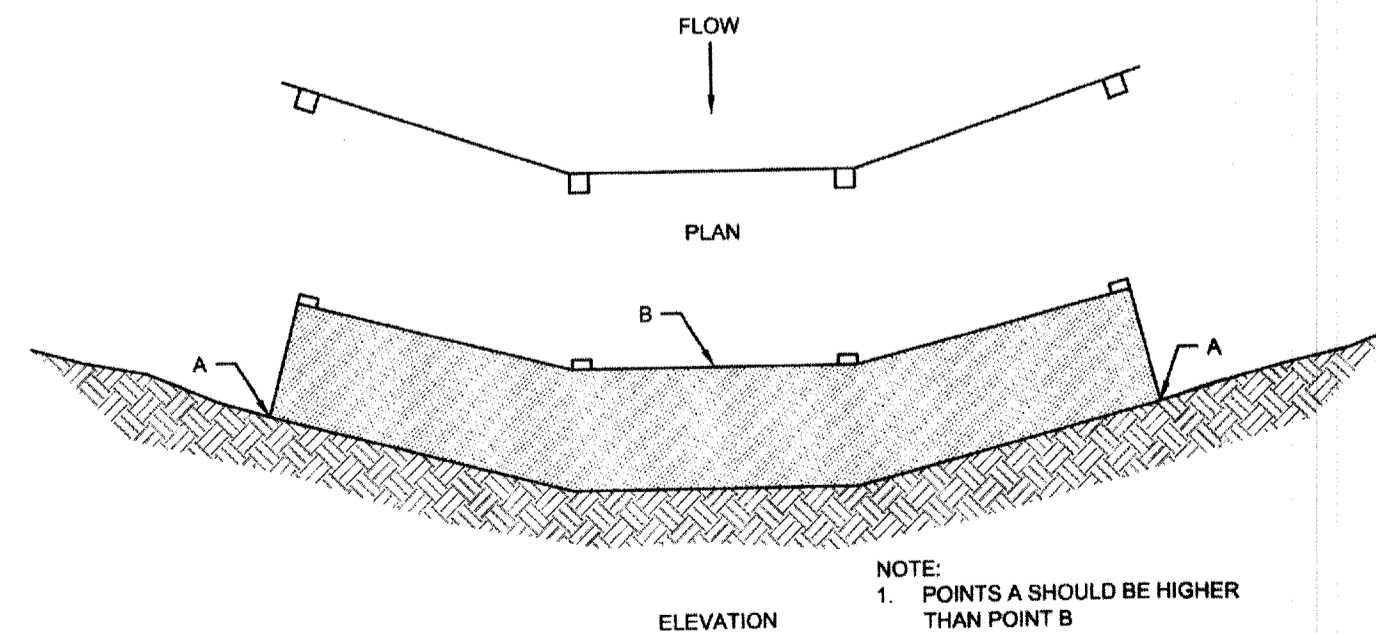


- NOTES:
- STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
 - THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 - WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
MINIMUM TENSILE STRENGTH..... 200 LBS
MINIMUM PUNCTURE STRENGTH..... 80 LBS
MINIMUM TEAR STRENGTH..... 50 LBS
MINIMUM BURST STRENGTH..... 320 PSI
MINIMUM ELONGATION..... 20%
EQUVALENT OPENING SIZE..... EOST 0.08MM
PERMITTIVITY..... 1X10⁻¹⁰ CM/SEC
 - TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
 - CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 - 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.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. 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.
 - 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.
 - REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

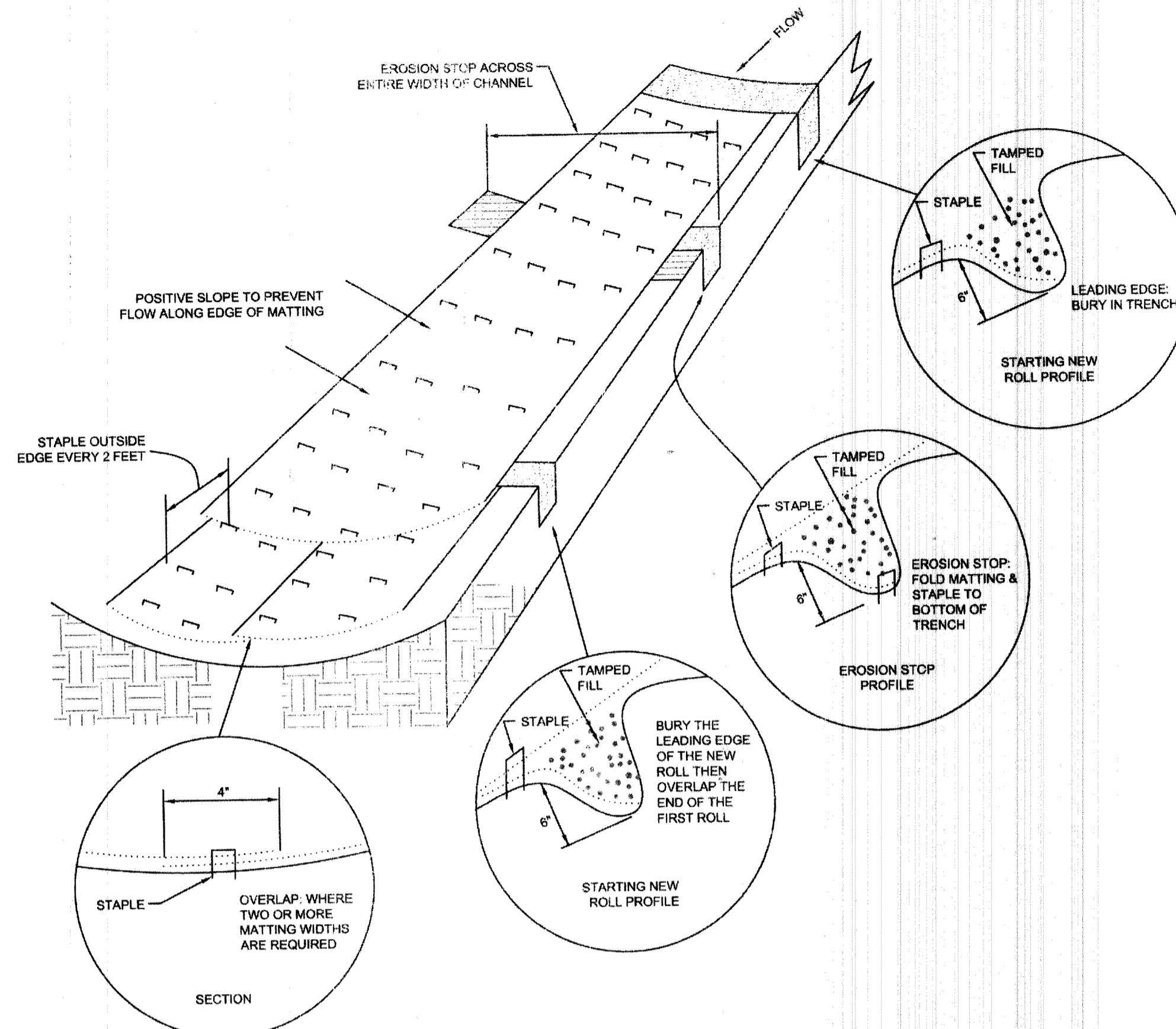
CONSTRUCTION ENTRANCE DETAIL
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CONSTRUCTION OF A FILTER BARRIER

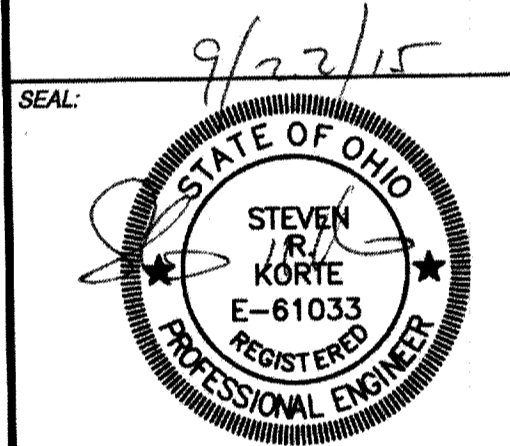


FILTER BARRIER DETAIL
N.T.S.



- NOTES:
- CHANNELSLOPE SOIL PREPARATION GRADE AND COMPACT AREA OF INSTALLATION. PREPARING SEEDBED BY LOOSENING 2\"/>
 - CHANNELSLOPE SEEDING APPLY SEED TO SOIL SURFACE PRIOR TO INSTALLATION. ALL CHECK SLOTS, ANCHOR TRENCHES, AND OTHER DISTURBED AREAS MUST BE RESEED. REFER TO THE PERMANENT SEEDING SPECIFICATION FOR SEEDING RECOMMENDATIONS.
 - SLOPE INSTALLATION
 - EXCAVATE TOP AND BOTTOM TRENCHES (12\"/>
 - IF INTERMITTENT EROSION CHECK SLOTS ARE REQUIRED, INSTALL RECP IN 6\"/>
 - UNROLL RECP DOWN SLOPE WITH ADJACENT ROLLS OVERLAPPED A MINIMUM OF 3\"/>
 - OVERLAP ROLL ENDS A MINIMUM OF 12\"/>
 - INSTALL RECP IN BOTTOM ANCHOR TRENCH (12\"/>
 - CHANNEL INSTALLATION
 - EXCAVATE INITIAL ANCHOR TRENCH (12\"/>
 - EXCAVATE INTERMITTENT CHECK SLOTS (6\"/>
 - EXCAVATE LONGITUDINAL CHANNEL ANCHOR SLOTS (4\"/>
 - INSTALL RECP IN INITIAL ANCHOR TRENCH (DOWNSTREAM) ANCHOR EVERY 12\"/>
 - ROLL OUT RECP BEGINNING IN THE CENTER OF THE CHANNEL TOWARD THE INTERMITTENT CHECK SLOT. DO NOT PULL TAUGHT. UNROLL ADJACENT ROLLS UPSTREAM WITH A 3\"/>
 - AT TOP OF CHANNEL SIDE SLOPES INSTALL RECP IN THE LONGITUDINAL ANCHOR SLOTS, ANCHOR EVERY 18\"/>
 - INSTALL RECP IN INTERMITTENT CHECK SLOTS. LAY INTO TRENCH AND SECURE WITH ANCHORS EVERY 12\"/>
 - OVERLAP ROLL ENDS A MINIMUM OF 12\"/>
 - INSTALL UPSTREAM END IN A TERMINAL ANCHOR TRENCH (12\"/>
 - COMPLETE ANCHORING THROUGHOUT CHANNEL AT 2.5 PER SQUARE YARD USING SUITABLE GROUND ANCHORING DEVICES (U SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, PLASTIC STAKES, AND TRIANGULAR WOODEN STAKES). ANCHORS SHOULD BE OF SUFFICIENT LENGTH TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED IN LOOSE SANDY OR GRAVELLY SOILS.
 - MAINTENANCE
 - ALL RECPs SHOULD BE INSPECTED REGULARLY AFTER INSTALLATION, ESPECIALLY AFTER STORMS TO CHECK FOR EROSION OR UNDERMINING OF THE PRODUCT. MAKE NEEDED REPAIRS IMMEDIATELY, ADDRESSING RILLS OR GULLIES THAT HAVE DEVELOPED PRIOR TO REPLACING THE RECP. IN THE CASE EROSION REPAIRS, ASSURE THAT SUBSEQUENT RUNOFF ACROSS THE AREA IS DISPERSED OR ADEQUATELY SPREAD.

TEMPORARY ROLLED EROSION CONTROL MATTING DETAIL
N.T.S.



NO.	DATE	DESCRIPTION
1	6/12/2015	PRELIMINARY P.U.D. - MAJOR MOD.
2	8/14/2015	FINAL P.U.D.

FINAL P.U.D.
CLARITY POINTE
MEMORY CARE

SECTION 7, TOWN 3, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
FOR: HERITAGE DEVELOPMENT PARTNERS, LLC

PROJECT NO:	150275.000
DATE:	8/14/15
SCALE:	

EROSION
CONTROL NOTES
AND DETAILS

SHEET NO.
C161

