bayer becker
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June 2, 2006

REC'D JUN 08 2006

Ms. Teresa Barnes, P.E.
Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, Ohio 45011

RE: Chesterwood Village Assisted Living Addition
As Builts

Dear Teresa:

Enclosed please find 2 copies of the storm As Builts for the Chesterwood Village Assisted Living Addition. More specifically, we as built the yard drains in the courtyards and the catch basins that were added in the parking lot, in order to verify that positive drainage exists.

Please note that the as builts were performed on a different benchmark system than the original drawings.

Should you have any questions, please contact me.

Sincerely,

Etta M. Reed, P.E.

Cc: Greg Dixon

J:\2005jobs\05F055\05F055-001 Barnes 060602 As Builts.doc

Storm As Built's 10-20-03

ETTA M. REED E-61609 REGISTERED PROFESSIONAL ENGINEER

ACCESS DRIVE

40' ACCESS EASEMENT

N 09°17' W

S 05°27'45" W

R=99.00'
Delta=03°49'20"
T=3.30'
L=6.60'

REMOVE & REPLACE CURB

60' ACCESS AND UTILITY EASEMENT

323.47'

10' MIN

TAP AT WATER LINE

EX. F.H. TO REMAIN

Ex. CB 2-2-B
Top=890.50
Inv=885.61

14' of 12" @ 0.80%

CHESTERWOOD BOULEVARD

N 05°27'45" E

nmunity Church
arene
PG. 205

Ex. CB 2-2-B
Top=888.86
Inv.=886.61

Ex. CB 2-2-B
Top=890.00
Inv.=888.31

OVERHANG

Ex. Yard Drain
Top=892.00
Inv.=889.87

Ex. 12" Stm.

Ex. Ditch

Ex. Yard Drain
Top=892.00
Inv.=889.39

EXIST FINISHED FLOOR
ELEV.=893.55

Ex. 6" Stortz Line (from Siamese)

Ex. Siamese on wall screen

Ex.San.MH
Rim=893.45
Inv.=887.10

Ex. 18" Stm.

Ex. 8" San.

Ex. 12" stm.

Ex. HW
Inv=888.70

Ex. CB 2-2-B
Top=891.55
Inv.=887.25 (N)
Inv.=886.25 (S)

Ex. MH
Top=889.53
Inv=881.93

Ex. 16" Stm.

Ex San
to be removed

Ex Yard Drain
T\Gr=892.86
Inv=892.00

Ex Yard Drain
T\Gr=892.96
Inv=892.15

Ex. Yard Drain
Top=892.00
Inv.=888.15

Relocate
Light Pole

Ex Water Valve
to be removed

Ex Sprinkler Line & Heads
to be removed

Ex Sprinkler Head (Typ)

Remove & Relocate
Ex Light Pole to Prop Island

PROPOSED BUILDING
FF=893.55

Ex FF=893.55

Ex. Fence
to be removed

Ex. Ditch

Ex. CB 2-2-B
Top=889.79
Inv.=885.43

Remove & Relocate
Ex Light Pole

Ex San Lat
approx location

Ex. 4" W
Domestic Service
Ex. 24" Stm.

Ex. Fence to be reinstalled upon completion of construction

R=29.00'
Delta=89°50'22"
T=28.92'
L=45.47'

Ex. SAN. M.H.
RIM= 888.49
INV.= 880.51

EX. 8" SAN.

15' SANITARY SEWER EASEMENT

CHESTER COURT N 84°32'15" W 451.93'
(Private)

Ex Sprinkler Line & Heads
to be remain

Ex.San.MH
Rim=890.49
Inv.=882.79

Cut Ex. San.

8" W
Fire Service

Ex. 24" Stm.
to be removed

Ex Fire
Service Vault

EXISTING 4 UNIT BUILDING
FINISH GARAGE FLOOR= 889.50

EXISTING 4 UNIT BUILDING
FINISH GARAGE FLOOR= 888.70

EX. FINISH FLOOR= 890.00
EXISTING 4 UNIT BUILDING

6"S.L.

Ex. 8" San.

Ex. 12" Stm. @ 0.85%

Ex. 8" Stm.

Ex. 8" Stm.
to be removed

1.45% 100 Year Drainage Route

Ex. CB 2-2-B
Top=890.19
Ex.12"Inv=888.70
Ex.24"Inv=887.20
Prop12"Inv.=888.70 888.05

Ex. HW
Inv=888.92

Sawcut & Remove
Ex Pavt

27
Lower Water
Under Storm

EX. 8" VALVE
400+/-

CHESTNUT
HILL LANE

M.H.
8" SAN. SEWER
FIELD VERIFY

Ex. CB 2-2-B
Top=889.90± 887.90
8"Inv=887.04
Prop. 12"Inv.=887.04 888.14

Ex. 8" Stm.

Ex. F.H.

BENCHMARK
Top of Existing Sanitary MH
located approx 265' East from the
centerline intersection of Chesterwood
Boulevard & Chester Court
Elev=890.49

Retention Pond
Water Elevation =885.21

100 Year Drainage Route

Ex. 15" Stm. @ 0.98%
(approx location)

12" Stm.
(approx location)

Ex. CB 2-2-B (approx location)
T/Gr.=887.30±
Ex.15"Inv.=884.05
Prop. 12"=884.05 75

UTILITY PLAN

PLAT BOOK 31, PAGE 13

PEPPER PIKE SUBDIVISION
BLOCK "A"

1
22
21

578.98'

S 05°27'45" W

CHESTERWOOD BOULEVARD

N 05°27'45" E

EXIST FINISHED FLOOR
ELEV.=893.55

Ex. Island to Remain

Ex. Canopy to Remain

Ex. Parking to Remain

Type 6 Curb

Integral Curb & Walk

Ex. Walk to Remain

Pavement flush with brick pavers

R=2.50'

R=9.50'

4.00' Ramp

Sawcut Ex. Walk

Conc. Walk

Bench

Ex. Island to be removed

Integral Curb & Walk

Ramp

Slope to meet pavement

Plant Bed

Conc. Stoop

PROPOSED BUILDING
FF=893.55

Ex FF=893.55

Ex. Fence to be removed

Ex. Retaining Wall to Remain

Ex. Fence to be reinstalled upon completion of construction

15' SANITARY SEWER EASEMENT

CHESTER COURT N 84°32'15" W 451.93'
(Private)

Emergency Access Signs
(No Parking)

Ex. Brick Wall

Ex. Fire Lane to Remain

SITE PLAN

EROSION CONTROL LEGEND

1. SEEDING AND MULCHING
2. SEEDING
3. PRESERVING EXISTING VEGETATION
4. STRAW BALE
5. SILT FENCE
6. BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

"All sediment and erosion control measures must be visually inspected and the appropriate maintenance and repair actions taken whenever precipitation exceeds 1/2 inch in any 24 hour period."

2'-0" MIN.

3:1

TYPICAL DITCH SECTION

NOTE:
All Proposed elevation are at the top of pavement and or face of curb

CHESTERWOOD BOULEVARD

EXIST FINISHED FLOOR
ELEV.=893.55

PROPOSED BUILDING
FF=893.55

Ex FF=893.55

CHESTER COURT
(Private)

Ex. Brick Wall

GRADING PLAN

SCALE: 1" = 40'

0 40 80

bayer becker
engineers planners architects surveyors
700 Nimes Rd. Fairfield, OH 45014 513-892-8149

| NO. | REVISION | DATE |
|---|---|---|
| 1 | Per Butler County Comments | 5-02-03 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

CHESTERWOOD VILLAGE
ASSIST. LIVING ADDITION

WEST CHESTER TOWNSHIP, BUTLER COUNTY OHIO

SITE, UTILITY & GRADING PLAN

DRAWN BY: ELB
CHECKED BY: RWB
JOB NO.: 02167
FILE NAME: M02167.dwg
ISSUE DATE: 12/20/02

DRAWING NO:
C100