

BCEO



BUTLER COUNTY
ENGINEER'S OFFICE

DEAN C. FOSTER, P.E., P.S.
BUTLER COUNTY ENGINEER

August 14, 2000

Mr. Jim Fox
Building & Zoning
Butler County Administrative Center
130 High Street
Hamilton, Ohio 45011

**RE: CHESTERWOOD VILLAGE
8073 TYLERSVILLE ROAD
WEST CHESTER TOWNSHIP**

Dear Jim:

This office has reviewed the above referenced site plan dated 7/28/00 and has found it to be acceptable. This plan is subject to any field determined revisions which may be necessary.

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

Sincerely,

Amy Bastian
Design Engineer

/alb

Application Date 08/08/2000

County of Butler

DEPARTMENT of BUILDING and ZONING
BUTLER COUNTY ADMINISTRATIVE BUILDING
130 High Street • Hamilton, Ohio 45011
Phone 887-3204 or 3205

This is not a
Building Permit

BOARD OF COMMISSIONERS

PERMIT NO. 20002228

FEES

Heating and Cooling	0.00
Building and Zoning	<u>0.00</u>
Total Fee	0.00

VALUATION

Heating and Cooling	0.00
Building	<u>0.00</u>
Total Valuation	0.00

OWNER SECTION

Name CHESTERWOOD VILLAGE
Address 8079 TYLERSVILLE ROAD
City, State WEST CHESTER OH

Phone No. (513) 777-1400
Fax No. (513) 777-4249
Zip Code 45069

BUILDER SECTION

Name DIXON HOME CONSTRUCTION
Address 8079 TYLERSVILLE ROAD
City, State WEST CHESTER OH

Phone No. (513) 777-1400
Fax No. (513) 777-4249
Zip Code 45069

CONSTRUCTION SECTION

Lot No. Subdivision
Parcel ID M5610-014.000-036 Section 11
Address 8079 TYLERSVILLE ROAD
City, State WEST CHESTER, OH
Permit For ADDITION TO NURSING HOME
Usage Type Business

Township WEST CHEST
Zoning
Zip Code 45069
Height ONE

Bldg. Size

Exterior Material BRICK AND VINYL # of Bedrooms Deck N
Basement Heat Sewage Disposal Public Water Supply Public

APPROVAL SECTION

Issued Health Release Plans Received 08/07/2000 Plans Approved Airport Zoning
Zoning Approved 08/07/2000 Engineer Approved Flood Approval

Do hereby covenant and agree to comply with all provisions of the laws, and ordinances of Butler County, Ohio, pertaining to same, and to construct this building according to the plans and specifications, as approved by the Butler County Building Inspector. This permit is revocable, when or if terms or conditions under which it was granted, have been violated.

Deeds and/or Subdivision Restrictions may be violated. IT IS YOUR RESPONSIBILITY FOR THEIR COMPLIANCE.

Date _____ Signature of Applicant _____ By _____

Building and Zoning Inspector

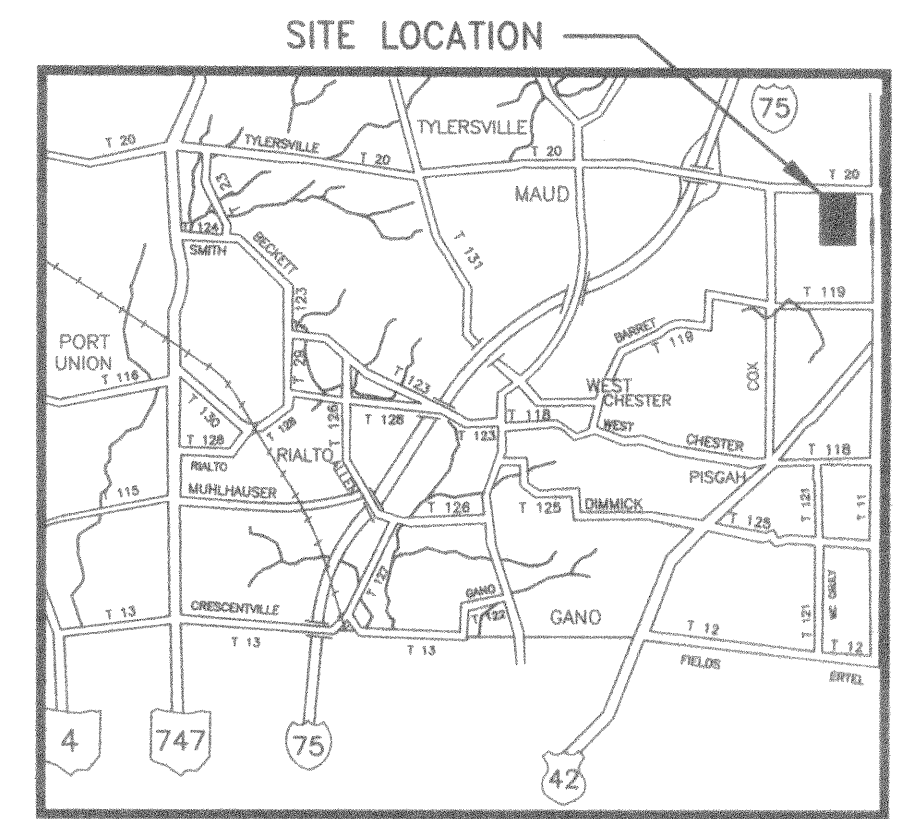
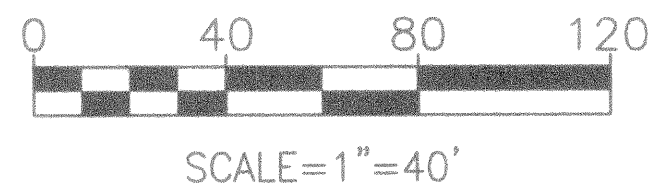
BUILDING CODE REQUIRES
CALLS FOR THESE INSPECTIONS
PHONE 887-3204 OR 3205

Comments:

Copy to:

1. BUILDING & ZONING OFFICE
2. AUDITOR'S OFFICE
3. APPLICANT
4. INSPECTION

Footer _____
 Foundation _____
 Framing _____
 Insulation _____
 Final _____



VICINITY MAP
SCALE=N.T.S.

GENERAL NOTES

- Item numbers refer to the Ohio Department of Transportation construction and material specifications, and all construction work shall be done according to said specifications of Butler County requirements and standards for subdivisions. When in conflict, the County requirements shall prevail.
- 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.
- 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.
- Developer shall be responsible for the installation of conduits for the full width of the public right-of-way at a depth of 36" for use by the electric, telephone and cable TV services. The location of the lines shall be coordinated with utility companies by the developer.
- All electrical transformers shall be located so that they do not interfere with the existing manholes or water main appurtenances.
- Water main materials, valves, fire hydrants, fittings and appurtenances and installation to be as per Butler County specifications using Class 53 Ductile Iron as per AWWA C-151 with 4' minimum cover.
- Sanitary sewer materials and installation to be as per Butler County specifications, using ABS 8" pipe, as per ASTM D-2751 with joint specification as per ASTM D-3212, using ABS composite 8" pipe, as per ASTM D-2680 with joint specifications as per ASTM D-2235.
- Minimum 10" horizontal, 18" vertical separation between Water Main and Sanitary and/or Storm Sewer.
- Storm sewer pipe to be A.D.S. N-12 plastic or equal unless otherwise noted on plans. Bedding to be first class. All sewers to be installed as per Butler County specifications.
- Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.
- All buildings to be served by the public sewer system shall be constructed so as to provide a minimum of four feet (4') of vertical separation between the public sanitary sewer, at the point of connection, and the lowest building level served by a gravity sewer connection. In addition, said building level shall be at least one foot (1') above the lowest point of free-overflow (non-sealed manhole cover) upstream of any treatment facility or wastewater pumping facility that receives the discharge from said building. Said minimum service levels shall be recorded on the "As Built" plans for the development which will be kept on file in the office of the Butler County Sanitary Engineer.
- Butler County Water and Sewer Department does not accept any responsibility for the relocation, repair, or replacement of any other utility installed within five (5) feet of the center line of any sanitary sewer main or water main.
- 18" Minimum vertical clearance to be maintained between water, storm and sanitary sewers at crossovers.
- Lower water services as needed to avoid conflicts with storm with a 4' min. cover.
- Location of all existing utilities to be determined in the field prior to work beginning.
- Building fire protection system shall be per architect and building official. The shop drawings for the fire protection system (including the sprinkler pit) shall be submitted for approval of the building official before construction. All water mains shall be installed in accordance with NFPA 24, American Water Works Association and Butler Co. Water & Sewer Department Standards and specifications. The sprinkler system (including valve pit) and the fire department connection shall meet the requirements of the Union Twp. Fire Department.
- All recommendations in the geotechnical report shall be followed, and geotechnical inspection is required.
- Besides meeting all local requirements, all construction and materials shall meet applicable state and federal requirements including OSHA requirements.
- All recommendation in "Rain Water and Land Development", second Edition, shall be followed by the contractor.
- A silt fence shall be placed down hill of all ground to be disturbed before any work begins.
- Contractor shall obtain or verify that all permits have been obtained.

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
Call 1-800-362-2764
UNITED UTILITY
PROTECTION SERVICE
NON MEMBERS
MUST BE CALLED DIRECTLY

OWNER/DEVELOPER
Chesterwood Village, Inc.
4195 Hamilton Mason Road
Indian Springs, Ohio 45011

BENCHMARK
TOP OF CONC. MONUMENT #833 AT S.E. CORNER
OF MCGINNIS PARK, COX RD. ELEV. = 882.78

- Gross Paving
- Part 1 - General
- Gross paving shall be installed for the purposes of a firelane along the east side of existing care center.
- Part 2 - Product
- Grosspave2 as manufactured by Invisible Structures, Inc. or approved equal
14704-D East 33rd Place
Aurora, Colorado 80011
800-233-1510
Fax (303) 344-2232
- Unit size: 20"x20"x1" (.5m x .5m x 2.5cm)
Unit Weight: 18oz. (510 Grams)
- Part 3 Execution
- Installation**
- Prepare Porous Base
Excavate depth of base course as determined by engineer, place and compact sandy gravel base course material. To ensure the base is porous, run a hose and check that the water blows into the base and drains away. Add subsurface drainage as necessary to low spots.
 - Apply Hydrowax Mix
Apply this fertilizer and soil polymer mix over the base by hand or use a small fertilizer spreader set at 5 lbs. per 1000 ft² (2kg per 100m²) for sod, double for seeded base. After raking lightly to distribute the mix vertically, re-compact the base. Do not put topsoil between sandy gravel base and grasspave2 units.
 - Lay Grasspave2 Units
Place Grasspave2 Units with rings up directly over the sandy gravel base. Use posts and rings provided to interlock units. Units can be shaped easily with a pruning shears or knife.
 - Seed or sod Grasspave2 Units
For seeding fill top of rings with clean sharp sand, then seed and mulch (hydro-mulch material is best).
For thin sod fill rings with clean sharp sand, then lay thin (13mm) Sod over area.
 - Irrigate, Fertilize, Maintain
After installation, protect the grass from traffic until its root system is well established. Then, simply maintain the grass paving as you would a grass lawn.

SEDIMENTATION CONTROL NOTES

The project has been designed to control erosion and prevent damage to other property. All stripping, earthwork, and grading shall be performed to minimize erosion. Natural vegetation shall be retained wherever possible. The proposed plan will allow almost all eroded materials to be retained on site.

All areas disturbed by the construction of the roadways, ditches and sedimentation basins shall be seeded. Payment will be by the number of square yards disturbed as per the grading plan.

METHOD

Straw bales are to be utilized to create temporary dams to catch the silt. These are to be installed at points where the flow is concentrated.

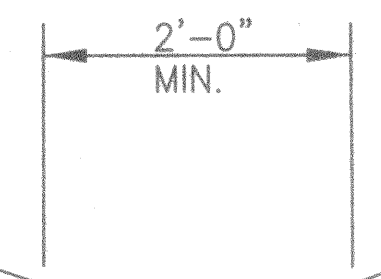
Surface water is to be directed into these temporary silt basins by means of temporary swales and ditches.

As the installation of the storm sewer progress, straw bales are to be placed at the inlet and outlet of sewers to control the silt.

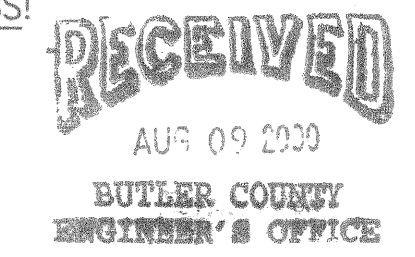
Payment for the above shall be included in Items Excavation, Embankment.

NOTE:

DITCHING ALONG THE EXISTING LANDSCAPED MOUNDING AND IN BETWEEN EXISTING COTTAGES AND MOUNDING SHALL BE PROPERLY GRADED AS TO INSURE NO PONDING AND TO HAVE POSITIVE RUNOFF AWAY FROM THE BUILDINGS! THIS MUST BE STRICTLY ADHERED TO!



TYPICAL DITCH SECTION



EROSION CONTROL LEGEND

- ▲ SEEDING AND MULCHING
- ▲ SEEDING
- ▲ PRESERVING EXISTING VEGETATION
- ▲ STRAW BALE
- ▲ SILT FENCE
- ▲ SOIL PILES
- ▲ TEMPORARY STREAM CROSSING
- ▲ GRAVEL CURB INLET SEDIMENT FILTER
- ▲ BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
- ▲ CABIONS
- ▲ STRAW BALE DROP INLET SEDIMENT FILTER
- ▲ SOD DROP INLET SEDIMENT FILTER
- ▲ GRAVEL & WIRE MESH DROP INLET SEDIMENT FILTER
- ▲ BLOCK & GRAVEL CURB INLET SEDIMENT FILTER
- ▲ SEDIMENT BASINS & DAMS
- ▲ DIKES & SLOPE PROTECTION
- ▲ ROLLED GRAVEL CURB INLET SED. FILTER (SEE SOIL EROSION & SEDIMENTATION CONTROL DETAIL SHEET) SHEET 6

"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."

JUL 31 2000

engineers planners surveyors

bayer becker engineers

120 BELLEVUE DR. LARENSBURG N. 4705-1912
812-537-9064

CHESTERWOOD HEALTHCARE FACILITY
UNION TOWNSHIP BUTLER COUNTY OHIO
TYLERSVILLE ROAD

SITE AND UTILITY PLAN

NO.	DESCRIPTION	ITEM
1		
2		
3		
4		
5		
6		
7		

AutoCAD Drawing Name: M00090.DWG
Date: 7/28/00

Site Plan 8-14-00

D:\12000\100090\M00090.DWG Fri Jul 28 15:36:09 2000