GROVE CITY SKILLED NURSING CARE CENTER

SUBURBAN GROVE CITY, LLC

Control Number: 201207300034

SEPTEMBER 17, 2012

In conjunction with this submittal, the Owner requests approval to permit the Proposed Skilled Nursing Care Facility as an "Other use as approved by the Planning Commission" (Per 1135.14g) in the Meadow Grove Estates PUD-R Use District.

PROJECT NARRATIVE

SITE DEVELOPMENT AND CONTEXT:

- The Proposed project is the design and construction of a New 99 Bed Skilled Care Nursing Facility of approximately 66,485 square feet to be located on a 9.66 acre site at the southeast intersection of Buckeye Parkway and the proposed Blue Star Drive in Grove City, Ohio.
- The site is currently classified as Use District PUD-R. The proposed use, Skilled Nursing Care Facility, will not require any change in the Use District PUD-R designation for the property in accordance with an "Other use as approved by the Planning Commission" (Per 1135.14g) in the Meadow Grove Estates PUD-R Use District. It is the Owner's belief that the proposed Skilled Care Nursing Facility, which shall serve as the residence for the 99 residents that it will support, does fit well within the context of the residential fabric identified and approved as "other use" in conjunction with the PUD-R Use District.
- The proposed Skilled Nursing Care Facility will be constructed on a 9.66 acre site that is currently a large open field. The building will be set back from the surrounding roadways to provide large areas of landscaped green space surrounding the building. The landscaping will maintain various plant materials with various heights that will add visual depth to the site and soften the built environment. Parking lots will be screened with landscaping, and landscaped islands will break up and soften the areas of pavement. The property is situated among single family and multi-family residential developments with buildings that feature exterior building components of stone, brick, and siding in natural earth tones. The proposed Skilled Nursing Care Facility will feature similar building materials of stone and siding in natural earth tones with white accent

trim. The building will be a single story structure similar in height or less than the surrounding structures. The design of the building includes multiple roof forms and projections as well as the use of a variety of stone and siding materials to reduce the large expanses of the building into smaller masses and forms more representative of the surrounding building fabric. The entire building will sit on a cultured stone base and stone watertable. The wall surfaces above the stone watertable will be comprised of either cultured stone or horizontal siding. An 8" white frieze board will be continuous under truss bearing below the soffit. The gable ends of the building will maintain cultured stone and vinyl "shake" materials. White aluminum doors and frames will define the building entrances. Windows will be white metal clad wood with white grilles and grey tinted glass. The windows will be flanked by vinyl shutters. Building fascias and gutters will be white metal surfaces. Dimensional asphalt shingles in "Brownwood" color will be used on the roof surfaces.

- The current contract and closing for the sale and transfer of the property is contingent upon receiving Planning Commission and Zoning approval of the property for the proposed Skilled Nursing Care Facility. Suburban Grove City, LLC is also awaiting final approval of the Certificate of Need by the Ohio Department of Health. It is anticipated that Planning Commission and Zoning approvals will be received by the end of September to facilitate the closing on the sale of the property before the contract expires in December. This will also coincide with an expected approval of the Certificate of Need in December. Final preparation of Construction Documents for Ohio Building Code Plan Approval is expected to begin in December, and actual on-site construction of the building, parking, and utilities is expected to begin in the Spring of 2013 with an expected completion date of Spring 2014.
- Rockford Homes, the original owner of the property, shall be responsible for all roadway design, approval, and construction of Blue Star Drive. All approval documentation will be provided by Rockford Homes separate of this documentation. However, it is expected that the development of Blue Star Drive will be concurrent with the on-site development of the Skilled Care Nursing Facility.

BUILDING CONSTRUCTION:

- The building will be constructed as a single story protected wood frame structure on a poured in place concrete slab on grade.
- The entire building will by fully sprinklered and monitored by an automatic fire alarm system.
- The building will be designed and constructed in accordance with the Ohio Building Code, Ohio Mechanical Code, Ohio Plumbing Code, National Electric Code, NFPA 101 Life Safety Code, NFPA 99, and Ohio Department of Health Regulations.
- The building will meet and exceed Model Energy Code requirements, and will maintain R19 wall insulating properties, R38 roof insulating properties, Double pane low "E"

glazing, thermally broken door and window frames, and energy recovery features such as high efficiency light fixtures, occupancy sensors on lights in service spaces, timers on hot water re-circulating systems, heat recovery wheels to capture waste heat from exhausted building systems, low flow plumbing fixtures, and high efficiency mechanical systems.

- Exterior materials will include a combination of cultured stone, and horizontal double 4"vinyl siding and vinyl "shake" siding. The materials will be selected for durability and to enhance the exterior aesthetics of the building and create a residential character that is warm and welcoming. The cultured stone base and watertable will extend around the entire perimeter of the building. The cultured stone will extend to truss bearing elevation on several of the gable ends to create additional visual interest. In lieu of extending the cultured stone full height on the gable ends, the building will maintain vinyl "shake siding in the areas of the gables to facilitate added visual interest through a variety of building material colors and textures. It is our opinion that the area of the gable ends of the building represents such a large surface area that complete veneer of them in cultured stone will result in increasing the appearance of the building mass. In combining the use of the cultured stone and vinyl "shakes", the surface of the wall is reduced in appearance through the variety of materials.
- An integration of a variety of building forms and massing, and a variety of roof forms, gables, and slopes will reduce the overall visual impact and scale of the building and will create a more residential scale and enhance the residential character of the building.
- Exterior ground mounted mechanical condensing units will be screened with "soft" landscaping materials.
- Six feet high cultured stone enclosures with white vinyl gates will screen dumpsters and the emergency generator.
- Interior finishes will be selected for durability and sanitary characteristics, and to enhance a residential character and warm feel for the interior spaces of the building.
- Fresh air and ventilation air will be managed by several zoned mechanical units located in mechanical rooms throughout the building to reduce sheet metal duct sizes and lengths. This will also offer redundancy of systems and prevent catastrophic failure of building systems.
- Individual electric heat pumps located in each resident room will provide individualized heating and cooling control and comfort for each resident in their private room.

FUNCTIONAL PROGRAM:

- The New Skilled Care Nursing Facility will accommodate 99 residents in all new private rooms with integral individual Showers and Toilets.
- The resident rooms will be arranged in multiple wings of approximately 15 rooms each and the rooms will be clustered around an Activity Lounge and Exterior Porch located in each wing.

- The resident rooms will be fully furnished and will provide opportunities for personalization of the space with nooks and shelving for personal items and pictures. Since the facility will be fully furnished, there are no plans to accommodate or store resident's belongings beyond those articles that would be used to decorate and personalize their individual rooms. The resident rooms are designed to accommodate personal wheelchairs, walkers, and other medical appliances when not in use.
- Two (2) large Nurse Stations and nursing support spaces are centrally located at the convergence of the resident wings, and smaller nurse charting stations with support spaces are located throughout each of the resident wings to maintain staff in closer proximity to residents to provide more immediate personal care and response to their needs.
- Common Dining Rooms will accommodate resident's dining needs and have been arranged as a number of smaller spaces to accommodate a more intimate setting. Private Dining facilities are planned to accommodate family gatherings and special occasions.
- A minimum of four (4) Central Bathing Rooms will accommodate specialized bathing needs in large roll-in showers and bathing units.
- A large Physical and Occupational Therapy space will accommodate residents therapy needs during their stay at the facility, prepare them for a return to their homes, and accommodate their outpatient therapy needs after their release.
- A Salon will provide additional personal care for residents.
- An Exam & Treatment Room will accommodate physician visits with residents in a private specialized setting.
- The Administrative Offices are arranged around the Main Entrance Lobby and offer quick and easy access to residents and their families.
- The facility will maintain a full Kitchen to accommodate dietary needs.
- A Central Laundry is also provided to support internal care of linens and garments.
- A large Entrance Canopy and Front Porch welcome residents, families, and visitors and provides covered vehicular access at times of inclement weather.
- Exterior Porches at the Main Entrance and immediately adjacent to the Dining Rooms and Activity Lounges and Outdoor Patios and Gardens offer opportunities for residents to enjoy outdoor activities during periods of nice weather.
- Visitor parking is arranged around the Entrance Canopy at the front of the building.
- A separate exterior entrance and dedicated parking is provided at the Physical and Occupational Therapy space to accommodate outpatient visitors.
- Staff parking and services access is provided at the rear of the building screening it from public access.

ROCKFORD HOMES

999 Polaris Parkway · Suite 200
Columbus, OH 43240
614.785.0015 · office
614.785.9181 · fax
www.RockfordHomes.net

City of Grove City
4035 Broadway
Grove City, Ohio 43123
Attn. Mr. Chuck Boso

September 14, 2012

Re: Meadow Grove Est.
Section 4

Provider Services
5710 Wooster Pk., Suite 212
Cincinnati, Ohio 45227
Attn. Chris Inerso

Dear Sirs,

Rockford Homes, Inc. will engineer and install Blue Star Drive through Section 4 east of Buckeye Parkway on the northern frontage of 9.37 acres Provider Services is in contract to purchase. Construction will be completed during the proposed building construction to provide permanent access to the site.

Sincerely,

Donald R. Wick
Executive Vice President

PROPOSED

NEW 99 BED LONG TERM CARE SKILLED NURSING FACILITY

CONTROL NUMBER 201207300034

SUBURBAN GROVE CITY LLC

BLUE STAR DRIVE

GROVE CITY

OHIO

mkc ASSOCIATES, INC.
■ ARCHITECTURE
■ ENGINEERING
■ PLANNING
104 FAIR AVENUE NE
NEW PHILADELPHIA, OHIO 44663
PHONE : 330-364-8871
FAX: 330-343-3075
COLUMBUS
MANSFIELD
NEW PHILADELPHIA
www.mkcinc.com

Krock Esser Engineering, Inc.
Providing "KEE" Solutions
Providing "KEE" Solutions
6138 Riverview Road, Suite B
Peninsula, Ohio 44264
PH: (330) 657-2145
Fax: (330) 657-2146

PROPOSED

NEW
99 BED
LONG TERM
CARE SKILLED
NURSING
FACILITY

SUBURBAN GROVE CITY LLC

5710 WOOSTER PIKE
SUITE 122
CINCINNATI, OHIO 45227

BLUE STAR DRIVE

GROVE CITY
OHIO

PROJECT ARCHITECT:

BRIAN BAUER — DATE 09-17-12

SITE ENGINEERING:

SCOTT BICKLEY — DATE 9/17/12

SUBMITTED :

SEPTEMBER 17, 2012

JOB NO.

12-MKT-097

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12-47T TOPOGRAPHIC SURVEY
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C103 GRADING PLAN
C104 SITE DETAILS
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C106 SITE DETAILS
L1.00 PLANTING PLAN
L2.00 PLANTING PLAN AND DETAILS
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ARCHITECTURAL

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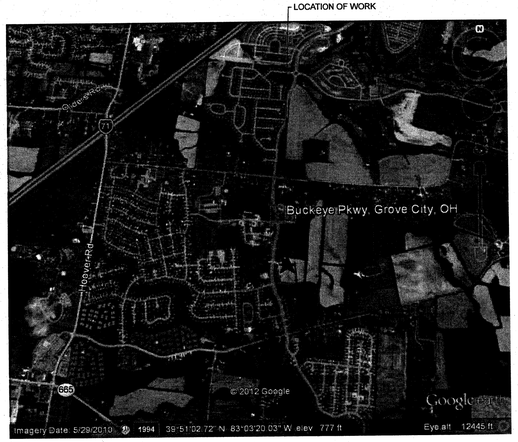
SITE LOCATION

LOCATION OF WORK



SITE DATA

SITE AREA:	420,461.51 S.F. 9.65 ACRES	
UTILITIES:	SEWER: WATER: STORM:	CITY OF GROVE CITY CITY OF COLUMBUS OFF-SITE RETENTION
EX. USE DISTRICT:	PUD - R	
PROP. USE DISTRICT:	PUD - R	
PROPOSED BUILDING SETBACKS:	FRONT YARD REAR YARD SIDE YARD	30' 30' 30'
PROPOSED PARKING SETBACKS:	FRONT YARD REAR YARD SIDE YARD	15' 15' 15'
NUMBER OF PARKING SPACES: (9'x20' STALL TYP.)	PARKING SPACES HANDICAP TOTAL PROVIDED	= 171 = 6 = 177
ALLOWABLE HEIGHT:		1 ST/35'-0"
ACTUAL HEIGHT:		1 ST/24'-0"±
OCCUPANCY CLASSIFICATION:		I-2
TYPE OF CONSTRUCTION (FULLY SPRINKLERED):		5A
ACTUAL AREA:		= 66,485 SF

APPROVALS:

CITY ADMINISTRATOR — DATE

SERVICE DIRECTOR — DATE

REVIEW FOR THE CITY OF GROVE CITY — DATE

JACKSON TOWNSHIP FIRE DEPARTMENT — DATE

CIVIL ENGINEER

STATE OF OHIO
SCOTT R. BICKLEY
E-71470
REGISTERED PROFESSIONAL ENGINEER

PROJECT ARCHITECT

STATE OF OHIO
BRIAN L. BAUER
9481
REGISTERED ARCHITECT

BOUNDARY SURVEY OF 9.660 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 6840, AND BEING A PART OF A 61.897 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC. IN INSTRUMENT NO. 200002140030367, FRANKLIN COUNTY RECORDERS OFFICE.

NOTES:

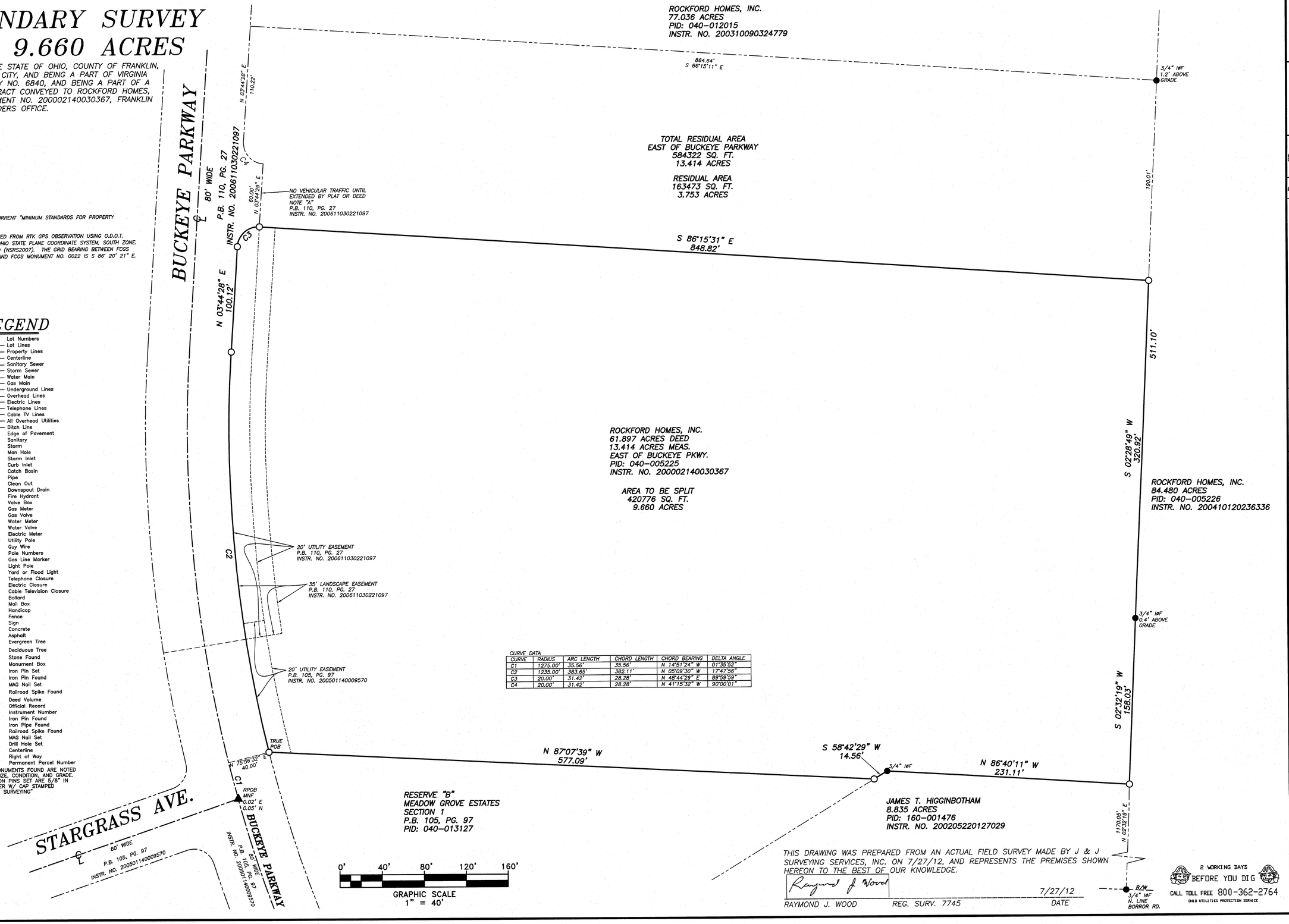
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

BEARINGS WERE OBTAINED FROM RTK GPS OBSERVATION USING O.D.O.T. CORS/VRS NETWORK, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. REFERENCE NAD83 AND (NSRS2007). THE GRID BEARING BETWEEN FCGS MONUMENT NO. 6634 AND FCGS MONUMENT NO. 0022 IS S 86° 20' 21" E.

LEGEND

1	Lot Numbers
—L—	Lot Lines
—P—	Property Lines
—C—	Centerline
—SAN—	Sanitary Sewer
—STM—	Storm Sewer
—W—	Water Main
—G—	Gas Main
—UG—	Underground Lines
—OH—	Overhead Lines
—E—	Electric Lines
—T—	Telephone Lines
—C—	Cable TV Lines
—A—	All Overhead Utilities
	Ditch Line
E/P	Edge of Pavement
SAN	Sanitary
STM	Storm
MH	Man Hole
	Storm Inlet
CI	Curb Inlet
CB	Catch Basin
	Pipe
CO	Clean Out
DSD	Downspout Drain
	Fire Hydrant
GV	Valve Box
GM	Gas Meter
GV	Gas Valve
WM	Water Meter
WV	Water Valve
EM	Electric Meter
	Utility Pole
	Guy Wire
	Pole Numbers
	Gas Line Marker
	Light Pole
	Yard or Flood Light
T	Telephone Closure
E	Electric Closure
C	Cable Television Closure
	Bollard
	Mail Box
	Handicap
	Fence
	Sign
CONC	Concrete
ASPH	Asphalt
	Evergreen Tree
	Deciduous Tree
	Stone Found
	Monument Box
	Iron Pin Set
	Iron Pin Found
	MAG Nail Set
	Railroad Spike Found
DV	Deed Volume
OR	Official Record
IN	Instrument Number
IPF	Iron Pin Found
I#F	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
DHS	Drill Hole Set
℄	Centerline
R/W	Right of Way
PPN	Permanent Parcel Number

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"



CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1275.00'	35.56'	35.56'	N 14°51'24" W	01°35'52"
C2	1235.00'	383.65'	382.11'	N 05°09'30" W	17°47'56"
C3	20.00'	31.42'	28.28'	N 48°44'29" E	89°59'59"
C4	20.00'	31.42'	28.28'	N 41°15'32" W	90°00'01"

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 7/27/12, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J Wood 7/27/12

RAYMOND J. WOOD REG. SURV. 7745 DATE

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO RAYMOND J WOOD 7745 REGISTERED PROFESSIONAL SURVEYOR

DATE	BY	REVISION

SCALE 1" = 40'
DATE 7/26/12
DRN RJW
CKD RJW
APVD RJW

BOUNDARY SURVEY OF 9.660 ACRES

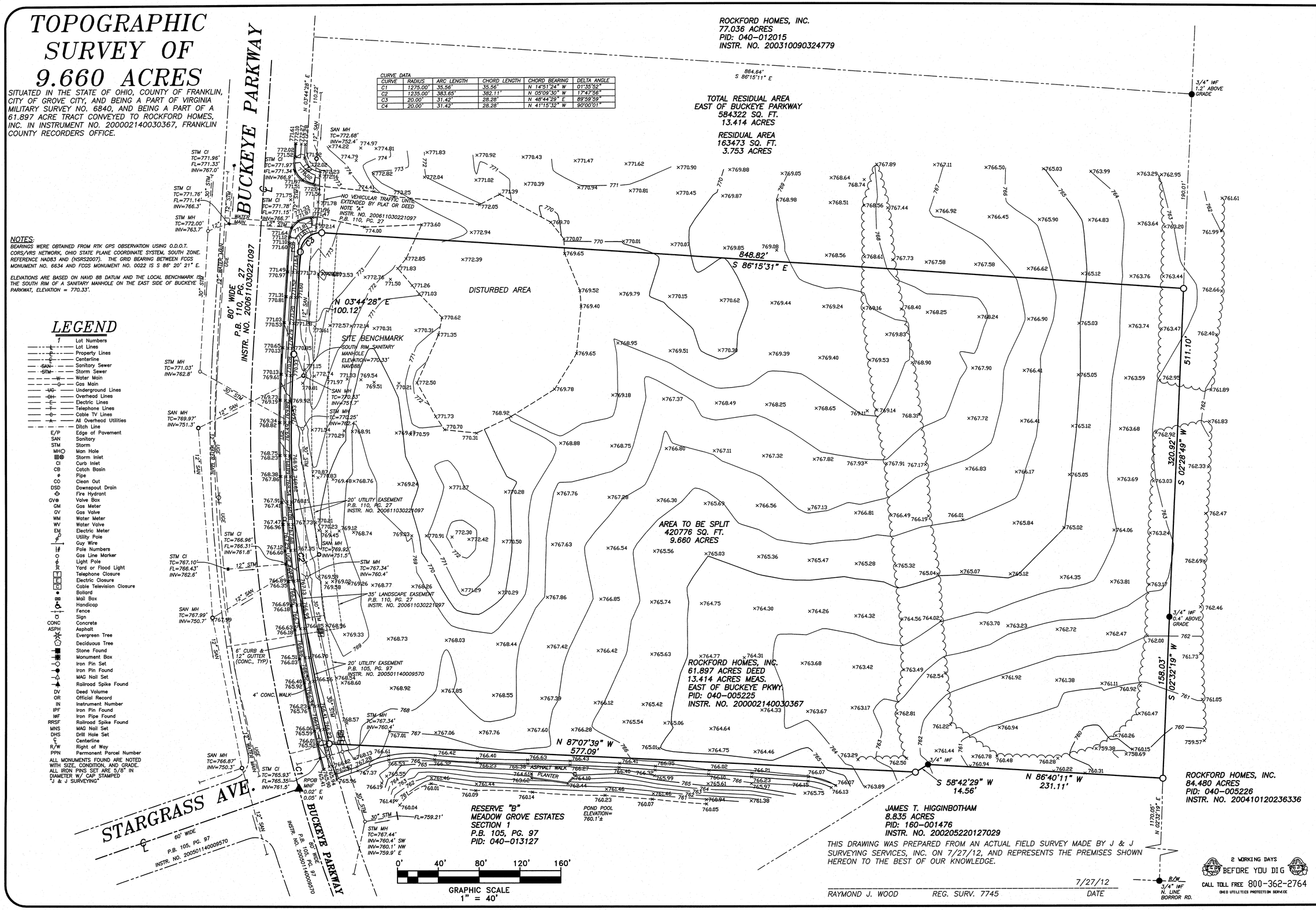
J. & J. SURVEYING SERVICES, INC.
6515 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132

© 2011 J. & J. SURVEYING SERVICES, INC.

JOB NUMBER 12-47B

TOPOGRAPHIC SURVEY OF 9.660 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 6840, AND BEING A PART OF A 61.897 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC. IN INSTRUMENT NO. 200002140030367, FRANKLIN COUNTY RECORDERS OFFICE.



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ELEVATIONS ARE BASED ON NAVD 88 DATUM AND THE LOCAL BENCHMARK IS THE SOUTH RIM OF A SANITARY MANHOLE ON THE EAST SIDE OF BUCKEYE PARKWAT, ELEVATION = 770.33'.

LEGEND

1	Lot Numbers
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P	Property Lines
C	Centerline
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G	Gas Main
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E	Electric Lines
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A	All Overhead Utilities
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E/P	Edge of Pavement
SAN	Sanitary
STM	Storm
MH	Man Hole
	Storm Inlet
CI	Curb Inlet
CB	Catch Basin
	Pipe
CO	Clean Out
DSD	Downspout Drain
	Fire Hydrant
GV	Valve Box
GM	Gas Meter
GV	Gas Valve
WM	Water Meter
WV	Water Valve
EM	Electric Meter
	Utility Pole
	Guy Wire
	Pole Numbers
	Gas Line Marker
	Light Pole
	Yard or Flood Light
T	Telephone Closure
E	Electric Closure
C	Cable Television Closure
	Bollard
	Mail Box
	Handicap
	Fence
	Sign
CONC	Concrete
ASPH	Asphalt
	Evergreen Tree
	Deciduous Tree
	Stone Found
	Monument Box
	Iron Pin Set
	Iron Pin Found
	MAG Nail Set
	Railroad Spike Found
DV	Deed Volume
OR	Official Record
IN	Instrument Number
IPF	Iron Pin Found
IMF	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
DHS	Drill Hole Set
C	Centerline
R/W	Right of Way
PPN	Permanent Parcel Number

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CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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RAYMOND J. WOOD REG. SURV. 7745 7/27/12 DATE

2 WORKING DAYS BEFORE YOU DIG
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OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO
RAYMOND J. WOOD
7745
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS	BY	DATE

SCALE	1" = 40'
DATE	8/26/12
DRN	RJW
CKD	RJW
APVD	RJW

TITLE: TOPOGRAPHIC SURVEY OF 9.660 ACRES

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REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132

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JOB NUMBER 12-47T

KEYNOTES

1. CONCRETE SIDEWALK/PAD, SEE DETAIL SHT. C104.
2. PROPOSED CONDENSING UNITS.
3. PAVEMENT MARKING TYP., SEE GEOMETRY NOTE 1 THIS SHT.
4. HANDICAP PARKING SIGN (VAN ACCESSIBLE), SEE DETAIL SHT. C104.
5. HANDICAP PARKING SIGN, SEE DETAIL SHT. C104.
6. HANDICAP RAMP, SEE DETAILS SHT. C104.
7. CONC. WHEELSTOP (TYP.), SEE DETAIL SHT. C104.
8. CONC. DRIVE APRON, SEE DETAIL SHT. C104.
9. ODOT TYPE 6 CONC. CURB, SEE DETAIL SHT. C104.
10. INTEGRAL CONC. CURB AND WALK, SEE DETAIL SHT. C104.
11. "STOP" SIGN, ODOT R1-1.
12. PROPOSED GENERATOR ENCLOSURE, SEE ARCH DWGS FOR SPECS AND DETAILS.
13. PROPOSED SIGN, SEE ARCH DWGS FOR SPECS AND DETAILS.
14. PROPOSED DUMPSTER ENCLOSURE, SEE ARCH DWGS FOR SPECS AND DETAILS.
15. PROPOSED 24" WHITE STOP BAR.

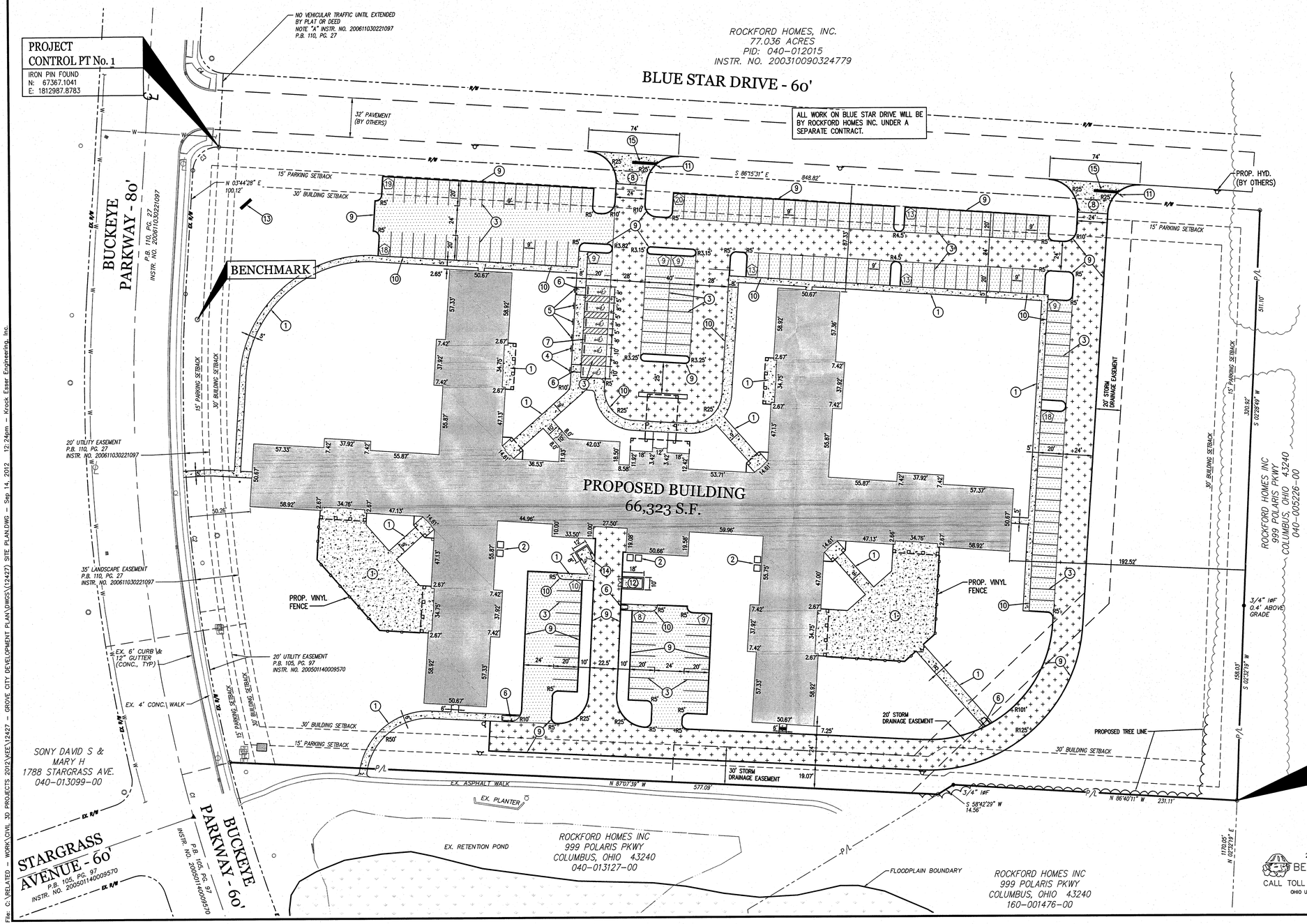
GENERAL NOTES

1. PAVEMENT MARKING SHALL BE INSTALLED PER ODOT 642, TYPE 1. THE PARKING STALL LINES SHALL BE WHITE AND FOUR (4) INCHES WIDE. THE NON-PARKING AREAS ADJACENT TO THE ADA STALLS SHALL BE FOUR (4) INCH WIDE LINES ALIGNED 45 DEGREES DIAGONAL TO ADJACENT PARKING STALL LINES. ADA SYMBOL AND ASSOCIATED STRIPING SHALL BE ODOT STANDARD AND BLUE IN COLOR.
2. ALL DIMENSIONS AND CURVE RADII ARE AT EDGE OF PAVEMENT OR FACE OF CURB WHERE APPLICABLE UNLESS NOTED OTHERWISE.
3. PROVIDE CONTROL JOINTS ON CURBS EVERY 10' MAX., AND AT P.C.'S AND P.T.'S. PROVIDE EXPANSION JOINTS EVERY 30' MAX.. FOR INTEGRAL CURBS AND WALKS, ALIGN CURB JOINTS WITH WALK JOINTS.
4. STOP SIGNS SHALL BE PRISMATIC SHEETING, TYPE III OR BETTER. SIGN POSTS & BACKS SHALL BE PAINTED BLACK.

NORTH

0 40 80

GRAPHIC SCALE
(IN FEET)



LEGEND

—E—	PROPERTY LINES
—℄—	CENTERLINE
—SAN—	SANITARY SEWER
— — —	STORM SEWER
—W—	WATER MAIN
—G—	GAS MAIN
—UG—	UNDERGROUND LINES
—OH—	OVERHEAD LINES
—E—	ELECTRIC LINES
—T—	TELEPHONE LINES
—C—	CABLE TV LINES
— — —	DITCH LINE
MH	MAN HOLE
SI	STORM INLET
CI	CURB INLET
CB	CATCH BASIN
	PIPE
CO	CLEAN OUT
	FIRE HYDRANT
GV	VALVE BOX
GM	GAS METER
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
	UTILITY POLE
	GUY WIRE
	GAS LINE MARKER
	LIGHT POLE
	YARD OR FLOOD LIGHT
T	TELEPHONE CLOSURE
E	ELECTRIC CLOSURE
C	CABLE TELEVISION CLOSURE
	FENCE
	SIGN
	MONUMENT BOX
	IRON PIN SET
	IRON PIN FOUND
	MAG NAIL SET
	EX. TREELINE

PROPOSED REGULAR DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHT. C104.

PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHT. C104.

PROPOSED CONCRETE PAVEMENT, SEE DETAIL ON SHT. C104.

FLOODPLAIN

SITE IS LOCATED WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE MAP, MAP #39049C0406K, EFFECTIVE 6/17/2008.

SITE DATA

SITE AREA:	420,461.51 S.F. 9.65 ACRES	
UTILITIES:	SEWER: WATER: STORM:	CITY OF GROVE CITY CITY OF COLUMBUS OFF-SITE RETENTION
EX. USE DISTRICT:	PUD – R	
PROP. USE DISTRICT:	PUD – R	
PROPOSED BUILDING SETBACKS:	FRONT YARD REAR YARD SIDE YARD	30' 30' 30'
PROPOSED PARKING SETBACKS:	FRONT YARD REAR YARD SIDE YARD	15' 15' 15'
NUMBER OF PARKING SPACES: (9'x20' STALL TYP.)	PARKING SPACES HANDICAP TOTAL PROVIDED	= 171 = 6 = 177
ALLOWABLE HEIGHT:		1 ST/50'-0"
ACTUAL HEIGHT:		1 ST/24'-0"±
OCCUPANCY CLASSIFICATION:		I-2
TYPE OF CONSTRUCTION (FULLY SPRINKLERED):		5A
ACTUAL AREA:		= 66,485 SF

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

Krock Esser Engineering, Inc.
Providing "KEE" Solutions
6138 Riverview Road, Suite B
Peninsula, Ohio 44264
PH: (330) 657-2145
Fax: (330) 657-2146

PRELIMINARY NOT FOR CONSTRUCTION

Scott R. Bickley, PE
Ohio Professional Engineer
#71470

Drawn By	RRC
Checked By	SRB
Project Number	12427

NOTICE
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DATES AND REVISIONS

New 99 Bed Long Term Care Skilled Nursing Facility

Grove City, OH

SITE PLAN

SHEET:
C101

File: G:\RELATED - WORK\CIVIL 3D PROJECTS 2012\KEE\12427 - GROVE CITY DEVELOPMENT PLAN\DWGS\(12427) SITE PLAN.DWG - Sep 14, 2012 12:24pm - Krock Esser Engineering, Inc.

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-1	ODOT HW-2.1 HEADWALL RIM = 762.75 INV IN = 760.25, 36" N
D-2	ODOT 2-4 CATCH BASIN RIM = 768.25 INV IN = 760.39, 36" E INV IN = 763.75, 12" N INV OUT = 760.39, 36" S
D-3	ODOT 2-4 CATCH BASIN RIM = 768.00 INV IN = 760.76, 36" NE INV OUT = 760.76, 36" W
D-4	ODOT 2-4 CATCH BASIN RIM = 768.00 INV IN = 760.96, 36" NE INV IN = 762.70, 12" NW INV OUT = 760.96, 36" SW
D-5	ODOT 2-4 CATCH BASIN RIM = 768.30 INV IN = 761.12, 36" NE INV OUT = 761.12, 36" SW
D-6	ODOT 2-4 CATCH BASIN RIM = 769.15 INV IN = 761.16, 36" N INV OUT = 761.16, 36" SW

Pipe Table			
NAME	SIZE	LENGTH	SLOPE
ST-1	36"	57.65'	0.24%
ST-2	36"	186.23'	0.20%
ST-3	36"	99.48'	0.20%
ST-4	36"	81.13'	0.20%
ST-5	36"	18.34'	0.22%
ST-6	36"	146.48'	0.33%

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-7	ODOT 2-4 CATCH BASIN RIM = 769.15 INV IN = 762.15, 30" NW INV IN = 762.12, 30" N INV OUT = 761.65, 36" S
D-8	ODOT 2-3 CATCH BASIN RIM = 768.00 INV IN = 762.68, 24" NW INV OUT = 762.18, 30" SE
D-9	ODOT 2-3 CATCH BASIN RIM = 768.00 INV IN = 763.60, 18" NW INV IN = 764.10, 12" NE INV OUT = 763.10, 24" SE
D-10	ODOT 2-2-B CATCH BASIN RIM = 770.10 INV IN = 764.35, 18" W INV OUT = 764.35, 18" SE
D-11	ODOT 2-2-B CATCH BASIN RIM = 770.00 INV IN = 765.00, 18" W INV IN = 765.50, 12" S INV OUT = 765.00, 18" E
D-12	ODOT 2-2-B CATCH BASIN RIM = 769.80 INV IN = 765.75, 15" W INV IN = 766.00, 12" S INV OUT = 765.50, 18" E

Pipe Table			
NAME	SIZE	LENGTH	SLOPE
ST-7	30"	14.13'	0.21%
ST-8	24"	88.90'	0.47%
ST-9	18"	107.29'	0.70%
ST-10	18"	112.95'	0.58%
ST-11	18"	63.71'	0.78%
ST-12	15"	77.46'	0.84%

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-13	ODOT 2-2-B CATCH BASIN RIM = 770.20 INV IN = 766.65, 12" W INV IN = 766.40, 15" SW INV OUT = 766.40, 15" E
D-14	ODOT 2-2-B CATCH BASIN RIM = 770.40 INV OUT = 767.40, 12" E
D-15	YARD INLET RIM = 769.75 INV OUT = 766.75, 15" NE
D-16	ODOT 2-2-B CATCH BASIN RIM = 769.80 INV OUT = 766.80, 12" N
D-17	YARD INLET RIM = 769.75 INV OUT = 766.75, 12" N
D-18	ODOT 2-2-B CATCH BASIN RIM = 768.85 INV OUT = 765.85, 12" SW

Pipe Table			
NAME	SIZE	LENGTH	SLOPE
ST-13	12"	115.00'	0.65%
ST-14	15"	55.00'	0.64%
ST-15	12"	51.36'	1.56%
ST-16	12"	40.00'	3.12%
ST-18	12"	58.93'	2.97%
ST-19	12"	55.00'	4.18%

Pipe Table			
NAME	SIZE	LENGTH	SLOPE
ST-20	12"	38.27'	3.92%
ST-21	12"	20.00'	3.75%
ST-29	30"	155.00'	-0.30%

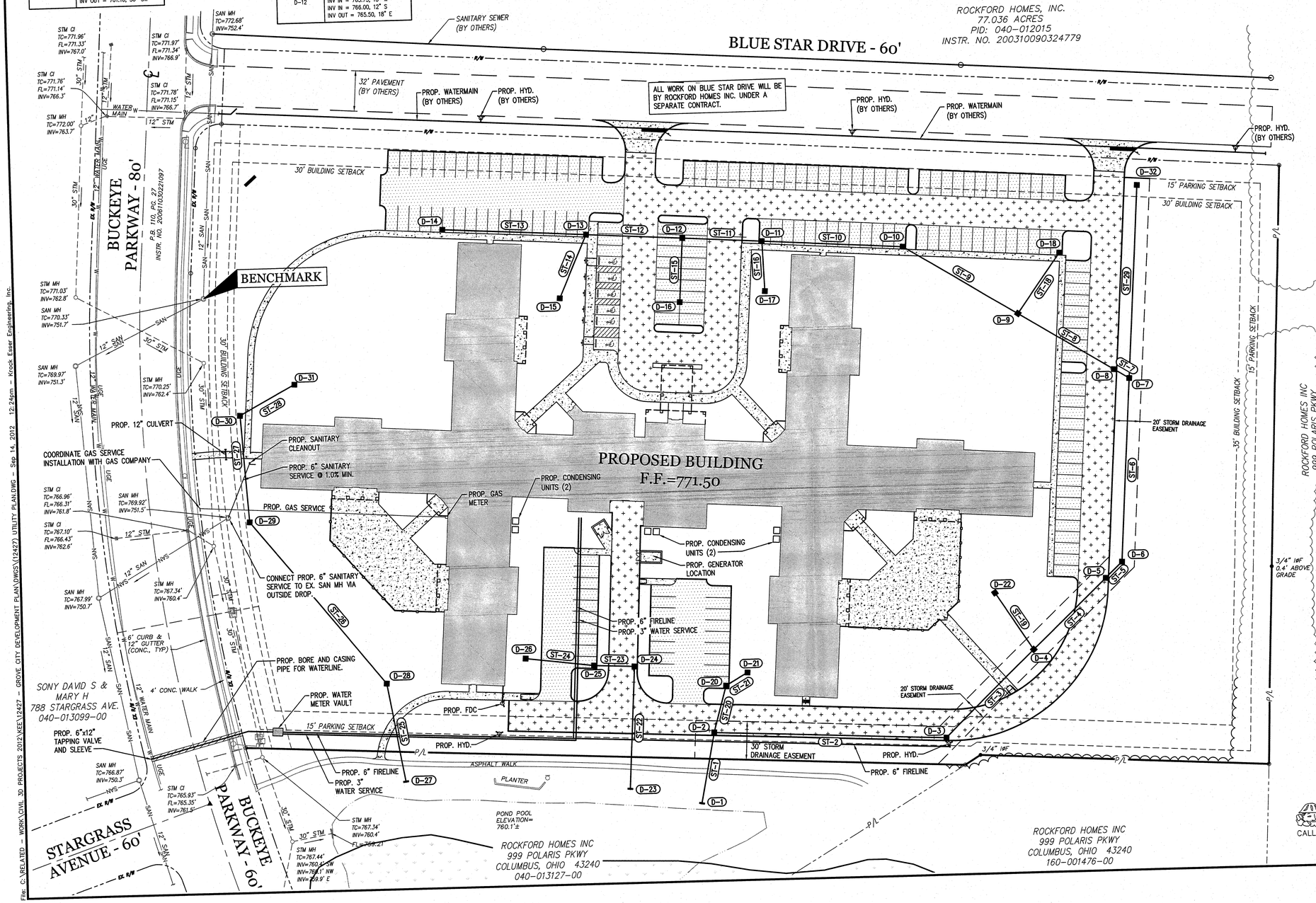
STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-20	ODOT 2-2-B CATCH BASIN RIM = 768.75 INV IN = 765.25, 12" NE INV OUT = 765.25, 12" S
D-21	ODOT 2-2-B CATCH BASIN RIM = 769.00 INV OUT = 766.00, 12" SW
D-22	YARD INLET RIM = 768.00 INV OUT = 765.00, 12" SE
D-32	ODOT 2-3 CATCH BASIN RIM = 765.15 INV OUT = 761.65, 30" S

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-23	ODOT HW-2.1 HEADWALL RIM = 766.09 INV IN = 765.09, 12" N
D-24	ODOT 2-2-B CATCH BASIN RIM = 769.50 INV IN = 766.07, 12" W INV OUT = 766.07, 12" S
D-25	ODOT 2-2-B CATCH BASIN RIM = 769.50 INV IN = 766.23, 12" W INV OUT = 766.23, 12" E
D-26	YARD INLET RIM = 769.50 INV OUT = 766.50, 12" E

Pipe Table			
NAME	SIZE	LENGTH	SLOPE
ST-22	12"	97.68'	1.00%
ST-23	12"	32.47'	0.49%
ST-24	12"	55.00'	0.49%

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-27	ODOT HW-2.1 HEADWALL RIM = 764.60 INV IN = 763.35, 15" N
D-28	YARD INLET RIM = 767.75 INV IN = 764.00, 12" NW INV OUT = 763.75, 15" S
D-29	YARD INLET RIM = 769.25 INV IN = 765.10, 12" N INV OUT = 765.10, 12" SE
D-30	YARD INLET RIM = 770.25 INV IN = 765.65, 12" NE INV OUT = 765.65, 12" S
D-31	YARD INLET RIM = 769.00 INV OUT = 766.00, 12" SW

Pipe Table			
NAME	SIZE	LENGTH	SLOPE
ST-25	15"	80.00'	0.50%
ST-26	12"	170.00'	0.65%
ST-27	12"	85.00'	0.65%
ST-28	12"	50.00'	0.70%



NORTH

0 40 80

GRAPHIC SCALE
(IN FEET)

LEGEND

- PROPERTY LINES
- CENTERLINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND LINES
- OVERHEAD LINES
- ELECTRIC LINES
- TELEPHONE LINES
- CABLE TV LINES
- DITCH LINE

- MAN HOLE
- STORM INLET
- CURB INLET
- CATCH BASIN
- PIPE
- CLEAN OUT
- FIRE HYDRANT
- VALVE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- GAS LINE MARKER
- LIGHT POLE
- YARD OR FLOOD LIGHT
- TELEPHONE CLOSURE
- ELECTRIC CLOSURE
- CABLE TELEVISION CLOSURE
- FENCE
- SIGN
- MONUMENT BOX
- IRON PIN SET
- IRON PIN FOUND
- MAG NAIL SET
- EX. TREELINE

BENCHMARK

SOUTH RIM SANITARY MANHOLE
ELEV. = 770.33 (NAVD88)
N: 673557.7185
E:1812969.6097

UTILITY NOTES

1. COORDINATE FINAL LOCATIONS OF ALL UTILITY CONNECTIONS INTO BUILDING WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS TO FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. SITE CONTRACTOR SHALL BRING ALL PROPOSED UTILITIES TO WITHIN 5 FEET OF BUILDING. BUILDING CONTRACTOR SHALL CONTINUE INTO BLDG.
5. FOR UTILITY NOTES AND DETAILS, SEE SHEETS C105-C106.
6. DRAINAGE FROM BLUE STAR DRIVE SHALL CONNECT TO STRUCTURE D-32. CONTRACTOR SHALL COORDINATE WITH THE BLUE STAR DRIVE CONTRACTOR AND CONSTRUCTION DOCUMENTS.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

Krock Esser Engineering, Inc.
Providing "KEE" Solutions
6138 Riverview Road, Suite B
Peninsula, Ohio 44264
PH: (330) 657-2145
Fax: (330) 657-2146

STATE OF OHIO
SCOTT R. BICKLEY
71470
PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

Scott R. Bickley, PE
Ohio Professional Engineer
#71470

Drawn By	RRC
Checked By	SRB
Project Number	12427

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DATES AND REVISIONS

New 99 Bed Long Term Care Skilled Nursing Facility

Grove City, OH

UTILITY PLAN

SHEET:
C102

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GRADING NOTES:

1. ALL EMBANKMENT UNDER PAVEMENTS AND STRUCTURES SHALL BE COMPACTED WITH SELECT SITE MATERIAL PER ODOT SPEC. 203.
2. CONTRACTOR SHALL STRIP ANY TOPSOIL AND STOCKPILE PRIOR TO SITE GRADING OPERATION.
3. MEET ALL EXISTING GRADES FLUSH.
4. ALL NEW GRADED AREAS SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE TO THE NEAREST DRAINAGE STRUCTURE OR OVERLAND SWALE.
5. SPOT GRADE ELEVATIONS REPRESENT TOP OF PAVEMENT ELEVATIONS.

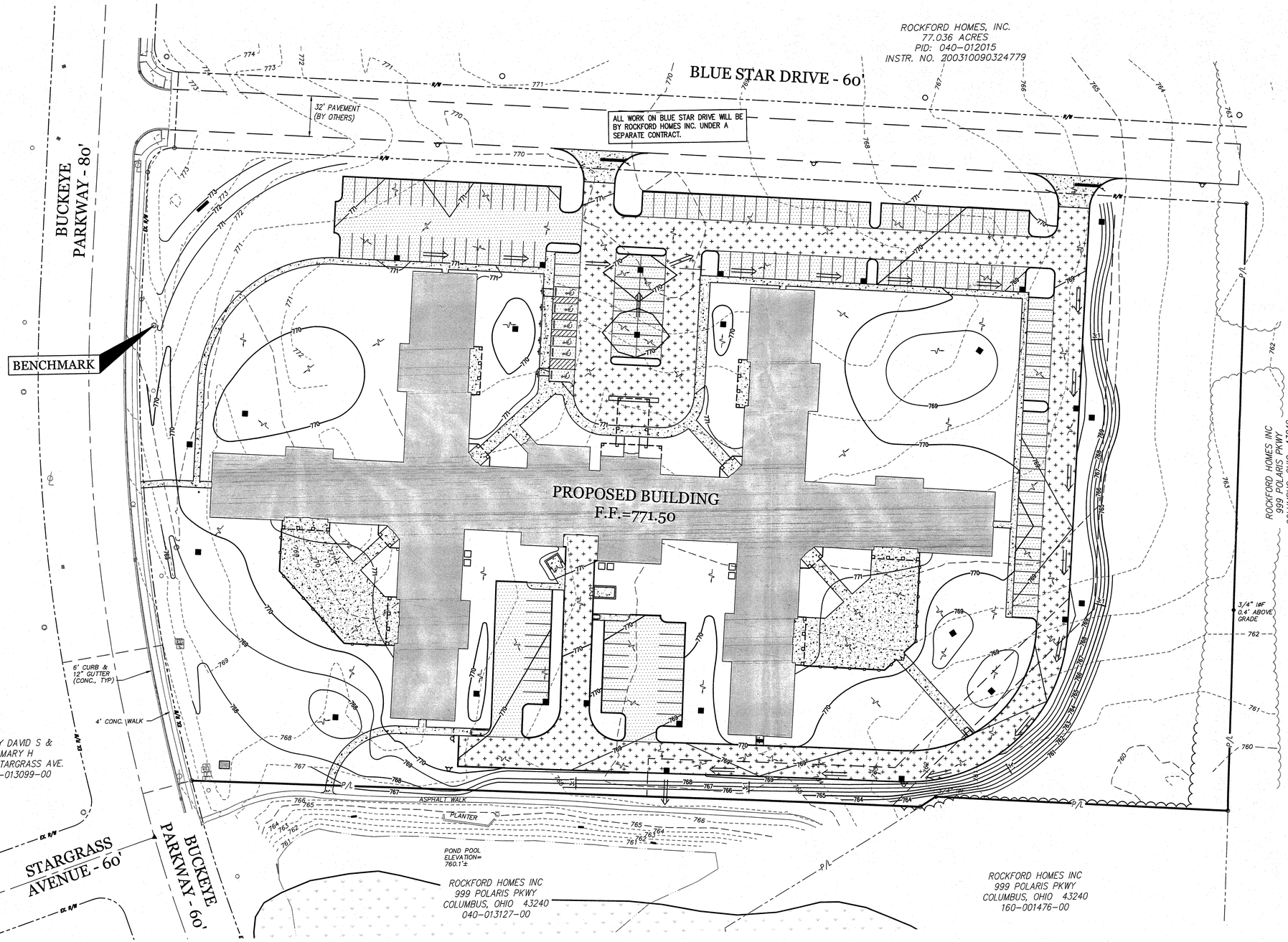
NORTH

0 40 80

GRAPHIC SCALE
(IN FEET)

LEGEND

PROPERTY LINES	
CENTERLINE	
SAN	SANITARY SEWER
	STORM SEWER
W	WATER MAIN
G	GAS MAIN
UG	UNDERGROUND LINES
OH	OVERHEAD LINES
E	ELECTRIC LINES
T	TELEPHONE LINES
C	CABLE TV LINES
	DITCH LINE
MH	MAN HOLE
	STORM INLET
CI	CURB INLET
CB	CATCH BASIN
	PIPE
CO	CLEAN OUT
	FIRE HYDRANT
GV	VALVE BOX
GM	GAS METER
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
	UTILITY POLE
	GUY WIRE
	GAS LINE MARKER
	LIGHT POLE
	YARD OR FLOOD LIGHT
T	TELEPHONE CLOSURE
E	ELECTRIC CLOSURE
C	CABLE TELEVISION CLOSURE
	FENCE
	SIGN
	MONUMENT BOX
	IRON PIN SET
	IRON PIN FOUND
	MAG NAIL SET
	EX. TREELINE
	100 YEAR FLOOD ROUTING



BENCHMARK

SOUTH RIM SANITARY MANHOLE
ELEV. = 770.33 (NAVD88)
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Drawn By	RRC
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DATES AND REVISIONS

New 99 Bed Long Term Care Skilled Nursing Facility

Grove City, OH

GRADING PLAN

SHEET:
C103

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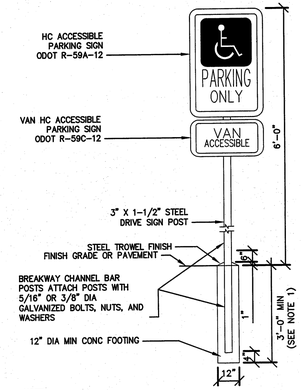
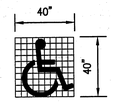


NOTE:
1. BOTTOM OF FOOTING TO BE 1'-0" BELOW FROST LINE. EXISTING UNDISTURBED GRADE, OR COMPACTED FINISH GRADE, WHICHEVER IS GREATER.

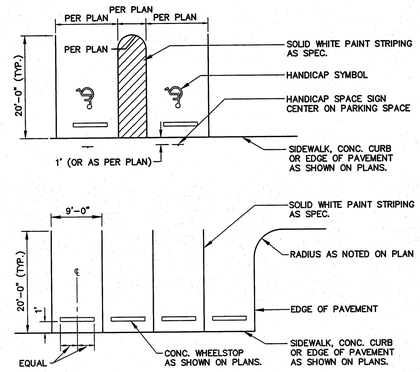
HANDICAP SIGN DETAIL

NOT TO SCALE



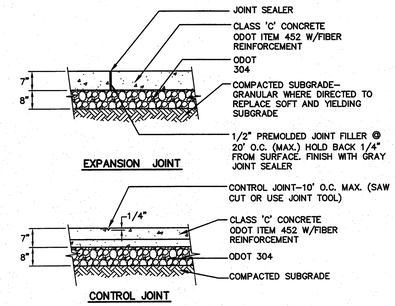
GRID FOR LAYOUT ONLY.
EACH SQUARE EQUALS 4" x 4".

INTERNATIONAL SYMBOL OF ACCESSIBILITY LAYOUT



PARKING DIMENSION PLANS (90° STALLS)

NOT TO SCALE

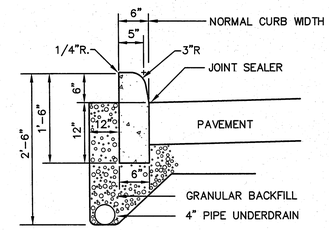


CONCRETE PAD/DOCK DETAIL

NOT TO SCALE

NOTES:
JOINTS:
ONE INCH EXPANSION JOINTS SHALL EXTEND UP TO THE TOP OF THE CURB AND SHALL BE CONSTRUCTED IN THE CURB AND GUTTER SECTION IN SUCH A MANNER THAT THE JOINT SEAL WILL EXTEND THE FULL WIDTH OF THE GUTTER AND INTO THE CURB FACE A SUFFICIENT DISTANCE TO SEAL THE JOINT TO AN ELEVATION OF AT LEAST ONE INCH ABOVE THE FLOW LINE OF THE GUTTER. DOWEL BARS SHALL BE USED IN THE CURB AND GUTTER SECTION AT EXPANSION JOINTS WHICH ARE IDENTICAL WITH THE JOINTS IN THE PAVEMENT. ALL JOINTS SHALL BE CONSTRUCTED PERPENDICULAR TO THE EDGE OF THE CURB AND TO THE SURFACE OF THE PAVEMENT.

TRANSVERSE EXPANSION JOINT MATERIAL SHALL MEET THE REQUIREMENTS OF ITEM 705.03.



TYPE 6

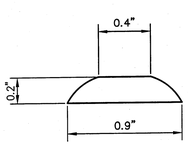
ODOT TYPE 6 CONCRETE CURB DETAIL

NOT TO SCALE

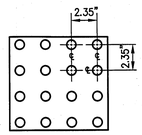
NOTE:
THE MATERIAL USED TO PROVIDE CONTRAST SHOULD BE AN INTEGRAL PART OF THE MATERIAL AND SHOULD CONTRAST BY AT LEAST 70%. CONTRAST IN PERCENT IS DETERMINED BY:

CONTRAST=[B1-B2/B1] x 100

WHERE B1=LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND BS=LRV OF THE DARKER AREA



SECTION OF DOME FROM A DETECTABLE WARNING. DRAWING SHOWS HEIGHT, TOP AND BOTTOM DIMENSIONS

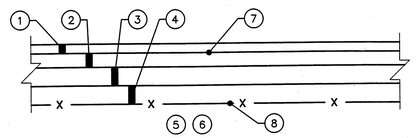


PLAN AND SECTION VIEWS OF DETECTABLE WARNING DOMES AND THEIR RELATIVE SPACING ON THE X AND Y AXIS

TRUNCATED DOME DETAIL

NOT TO SCALE

#	NORMAL DUTY	HEAVY DUTY	DESCRIPTION
1	1.5"	1.5"	ITEM 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1M
2	2"	3"	ITEM 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2M
3	0"	0"	ITEM 301 ASPHALT CONCRETE BASE
4	8"	10"	ITEM 304 AGGREGATE BASE
5	YES	YES	ITEM 204 PROOF ROLLING
6	YES	YES	ITEM 204 SUBGRADE COMPACTION
7	YES	YES	ITEM 407 TACK COAT, PG 64-22 (APPLIED @ 0.10 GAL./S.Y.)
8	NO	YES	ITEM 204 GEOGRID (TENSAR TX5 OR EQUIVALANT)

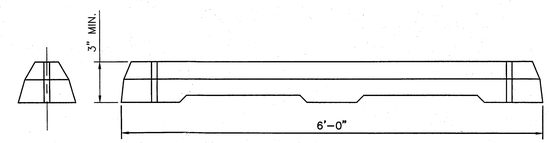


SECTION VIEW
NOT TO SCALE

ALL REQUIREMENTS OF THE ODOT BID ITEMS SHALL APPLY. THE UNIT PRICE BID FOR NORMAL, HEAVY, AND SUPER DUTY PAVEMENT ITEM SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN.

PAVEMENT SECTION DETAIL

NOT TO SCALE

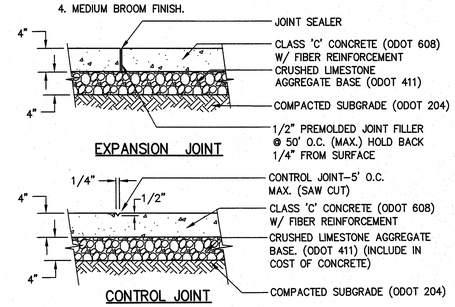


NOTE:
CONTRACTOR TO PIN WHEELSTOPS TO PARKING LOT. FOLLOW MANUFACTURER RECOMMENDATIONS FOR SIZE, TYPE AND INSTALLATION OF ANCHOR PINS.

CONCRETE WHEELSTOP DETAIL

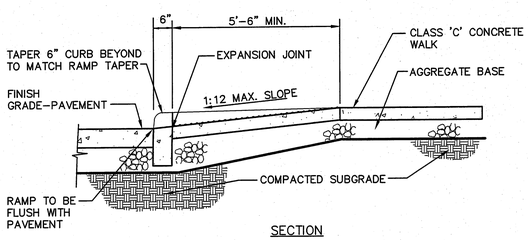
NOT TO SCALE

NOTES:
1. 1/2" EXPANSION JOINT-50' O.C. MAX. OR AS SHOWN ON DRAWINGS AT ALL CURBS, WALKS, WALLS AND OTHER FIXED OBJECTS.
2. CONTROL JOINT-5' O.C. MAX. OR AS SHOWN ON DRAWINGS.
3. CROSS SLOPE AT 1/4" PER FOOT MIN. TO DRAIN.
4. MEDIUM BROOM FINISH.

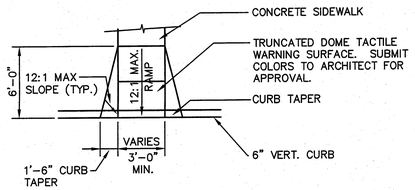


TYPICAL CONCRETE WALK/PAD DETAIL

NOT TO SCALE



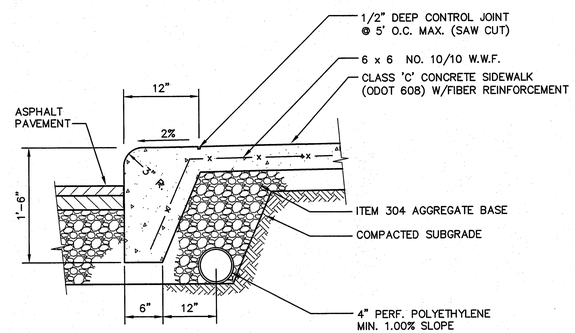
SECTION



TYPE 'B'

ACCESSIBLE RAMP DETAILS

NOT TO SCALE



INTEGRAL CURB AND WALK DETAIL

NOT TO SCALE

Krock Esser Engineering, Inc.
Providing "KEE" Solutions
6138 Riverview Road, Suite B
Peninsula, Ohio 44264
PH: (330) 657-2145
Fax: (330) 657-2146

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DATES AND REVISIONS

New 99 Bed Long Term Care Skilled Nursing Facility

Grove City, OH

SITE DETAILS

SHEET:
C104

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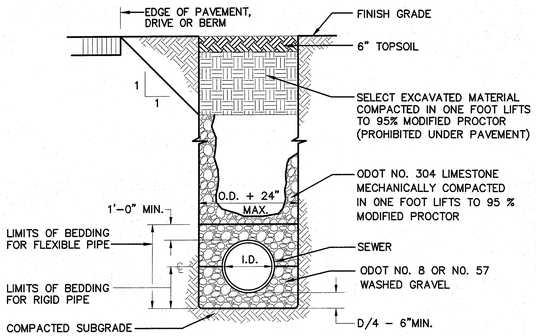
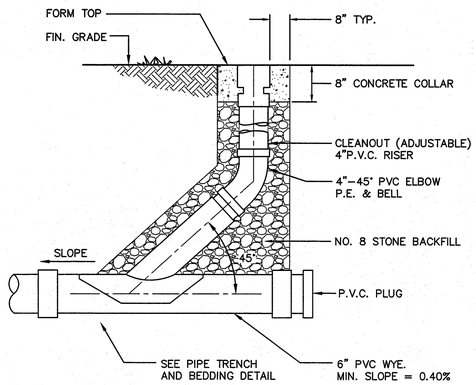


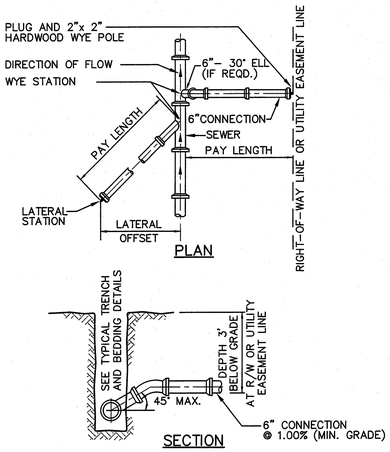
PIPE TRENCH AND BEDDING DETAILS

NOT TO SCALE



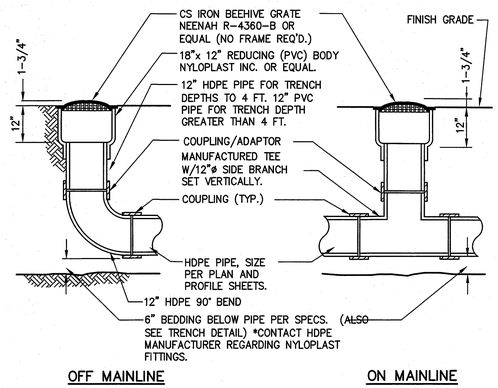
SANITARY CLEANOUT DETAIL

NOT TO SCALE



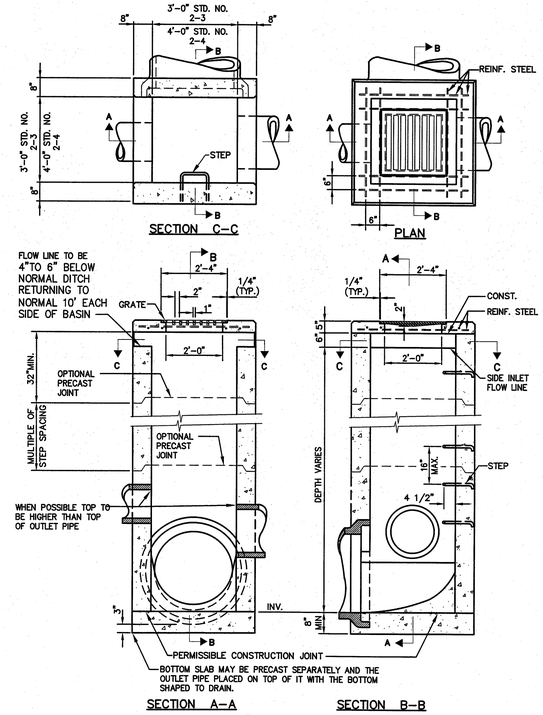
SANITARY LATERAL DETAIL

NOT TO SCALE



YARD INLET DETAIL

NOT TO SCALE



CATCH BASIN DETAIL (ODOT TYPE 2-3 & 2-4)

NOT TO SCALE

NOTES:
GRATING-THE DESIGN SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HEREON.

MINIMUM WEIGHT 120 POUNDS

BRICK, CONCRETE BLOCK OR CAST-IN-PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8 INCHES. PRECAST WALLS SHALL HAVE A NOMINAL THICKNESS OF 6 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

CONCRETE, CAST-IN-PLACE, TO BE CLASS-C. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 6% ±2% AIR VOID CONTENT IN THE HARDENED CONCRETE AND BE MARKED WITH THE CATCH BASIN NUMBERS.

REINFORCING IN THE TOP TO BE NO. 4 BAR. 6"CENTER TO CENTER. FOR STANDARD NO. 2-3 USE 8 BARS AND FOR STANDARD NO. 2-4 USE 12 BARS.

OPENINGS FOR PIPES SHALL BE O.D. +2" WHEN PREFABRICATED OR FIELD CUT.

LOCATION AND ELEVATION WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

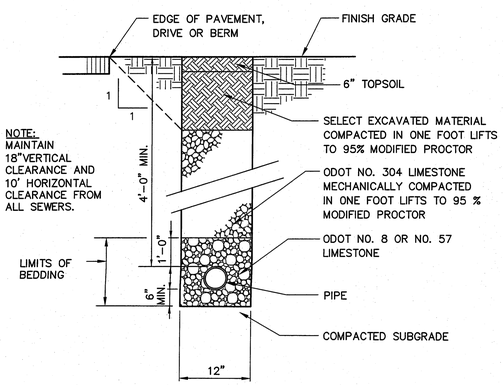
SIDE INLETS SHALL BE PROVIDED ONLY WHEN SPECIFIED ON THE PLANS.

STEPS SHALL BE PROVIDED WHERE THE DEPTH EXCEEDS 72" AND SHALL MEET THE REQUIREMENTS OF MH-1.

CATCH BASIN SIZE	OUTLET PIPE SIZE
2-3	12" TO 33"
2-4	36" TO 42"

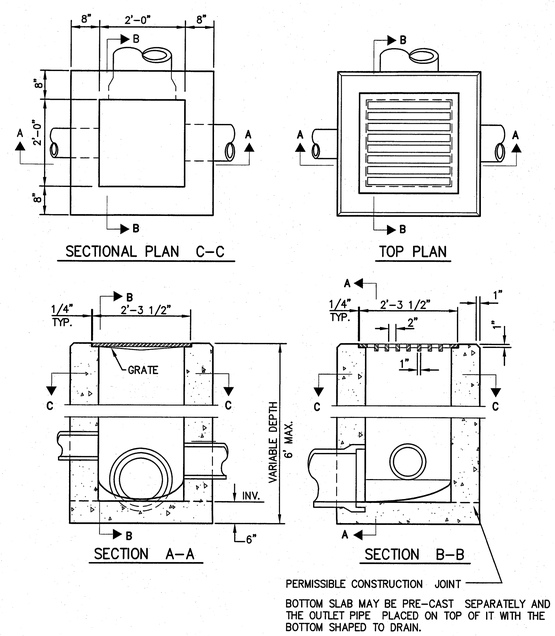
INLETS OVER 12 FEET IN DEPTH SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE. REINFORCED WITH NO. 4 BARS ON 12" CENTERS BOTH VERTICALLY AND HORIZONTALLY WITH 2"CLEARANCE FROM INSIDE WALL FACE.

GRATES SHALL BE ADA COMPLIANT.



WATER SERVICE TRENCH DETAIL

NOT TO SCALE



CATCH BASIN (ODOT CB 2-2-B) DETAIL

NOT TO SCALE

NOTES:
BRICK, CONCRETE BLOCK OR CAST-IN-PLACE WALLS HAVING A NOMINAL THICKNESS OF 8 INCHES. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

2-2-B GRATE ELEVATION TO BE PLACED 1 TO 2 INCHES BELOW PAVEMENT GRADE. CONCRETE, CAST-IN-PLACE, TO BE CLASS C. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF O.D.O.T. 706.13 WITH 6± 2% AIR VOID CONTENT IN THE HARDENED CONCRETE AND BE MARKED WITH CATCH BASIN NUMBER.

WEIGHT OF GRATE, MIN., 120 LBS.
WEIGHT OF FRAME, MIN., 40 LBS.

ALL GRATE EDGES TO BE ROUNDED 1/4" RADIUS

OPENINGS FOR PIPE SHALL BE MADE TO ACCOMMODATE THE TYPE(S) OF PIPES USED FOR THE PROJECT. LOCATION AND ELEVATION WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. GRATING AND FRAME - THE DESIGN SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HEREON.

GRATES SHALL BE ADA COMPLIANT.

Krock Esser Engineering, Inc.

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STATE OF OHIO SCOTT R. BICKLEY 71470 REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

Scott R. Bickley, PE
Ohio Professional Engineer
#71470

Drawn By	RRC
Checked By	SRB
Project Number	12427

NOTICE

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REVISIONS REFLECTED IN THESE DRAWINGS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, UNDERSTAND AND CONSTRUCT AS DESIGNED AND APPROVED BY THE REVIEW AGENCY.

DATES AND REVISIONS

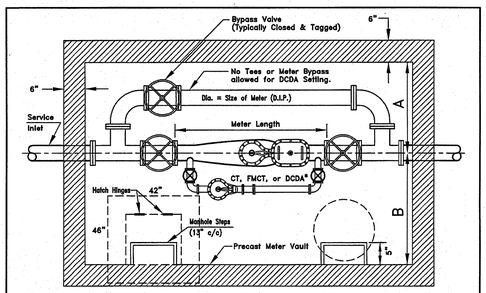
New 99 Bed Long Term Care Skilled Nursing Facility

Grove City, OH

SITE DETAILS

SHEET:
C105

File: C:\RELATED - WORK\CIVIL 3D PROJECTS 2012\KEE\12427 - GROVE CITY DEVELOPMENT PLAN\DWGS\(12427) SITE DETAILS.DWG - Sep 14, 2012 12:24pm - Krock Esser Engineering, Inc.



Size			Inside Vault Dimension		Meter Length				Min. Wall Clearance	
Main Meter	CT w/ FM	Disc w/DC	Length	Width	FM CT	DCDA	CT	Disc	A	B
2"			7'-0"	5'-0"			1'-5"		2'-6"	2'-6"
3"	2"	5/8"	8'-0"	5'-0"	2'-9"	*	2'-0"		2'-6"	2'-6"
4"	2"	5/8"	8'-0"	6'-0"	2'-9"	*	2'-5"		3'-0"	3'-0"
6"	3"	5/8"	10'-0"	8'-0"	3'-9"	*			4'-0"	4'-0"
8"	4"	5/8"	11'-0"	9'-0"	4'-5"	*			4'-6"	4'-6"
10"	6"	1"	15'-0"	10'-0"	5'-8"	*			5'-0"	5'-0"
10"x12"	6"		15'-0"	10'-0"	5'-9"				5'-0"	5'-0"

* DCDA shall be A.S.S.E. #1048 Approved and length will vary by manufacturer.

Dimensions shown are face to face. Allowances must be provided for the thickness of the gaskets to be used.

An approved above ground enclosure may be used for DCDA's and RPDA's Only.

No connections permitted between the Control Valve and the Meter. Control Valve shall be placed 1'-0" from the edge of the proposed or existing sidewalk, between the sidewalk and curb, or 2'-0" inside the right-of-way or easement line when no sidewalk is present or proposed.

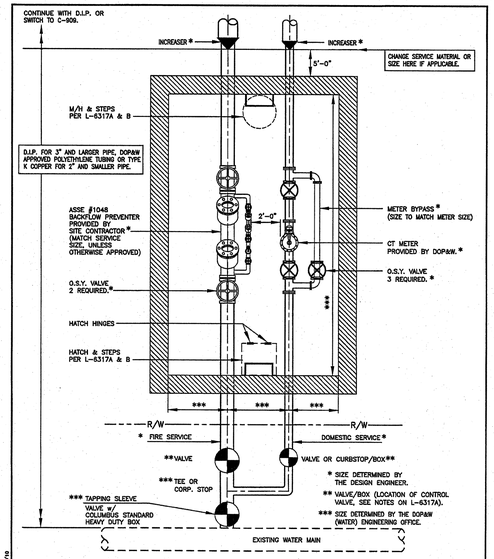
All Meter Vaults shall require Pre-approval by the DOP&W (Water) Distribution Engineering Office. The 6" wall thickness shown reflects approved Pre-cast Meter Vaults. Poured in place or solid block walls shall require additional approval.

L-6317A.dwg Revision Date: 9/28/10

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF POWER & WATER
APPROVED: 10/2/10
ADMINISTRATOR DATE

STANDARD DETAIL
METER VAULT SETTING PLAN VIEW
2" THRU 10" x 12" METERS

L-6317A



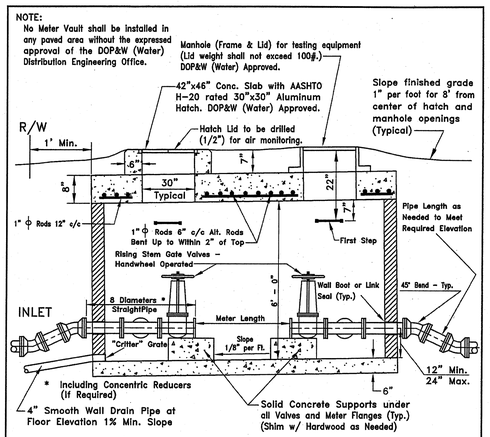
SEE DETAILS L-6317A AND L-6317B FOR VAULT DETAILS NOT SHOWN ON THIS DETAIL.

L-6317E.dwg Revision Date: 9/28/10

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF POWER & WATER
APPROVED: 10/2/10
ADMINISTRATOR DATE

STANDARD DETAIL
DUAL METER SETTING

L-6317E



No connections permitted between R/W control valve and meter.

All Valves 3" and larger shall be an outside screw and yoke assembly (O.S. & Y.).

The Vault Floor shall be a min. of 18" above the flow line of the Drainage Ditch or Storm Sewer.

Use of a Sump Pump in lieu of providing adequate drainage is not permitted. Where adequate drainage is not available or proves to be inadequate, a Sump Pump may be allowed, upon prior approval, by the DOP&W (Water). See Standard Detail L-9402.

L-6317B.dwg Revision Date: 9/28/10

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF POWER & WATER
APPROVED: 10/2/10
ADMINISTRATOR DATE

STANDARD DETAIL
METER VAULT SETTING SECTION VIEW
2" thru 10" x 12" METERS

L-6317B

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES

WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATION.

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 603 ITEM.

STORM SEWER SYSTEM

1. ALL STORM STRUCTURES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 604, CONSTRUCTED PER THE STANDARD DRAWING REFERENCED IN THE PLANS, OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE MATERIALS SHALL BE PRECAST CONCRETE ONLY.
2. ALL STORM GRATES SHALL BE "BICYCLE SAFE" AND "ADA COMPLIANT".
3. ALL STORM PIPES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 603, OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE STORM SEWER MATERIALS SHALL BE RCP (706.02), HDPE (707.33), OR PVC (707.42, 707.43).
4. ALL STORM SEWERS UNDER PAVEMENT SHALL BE ODOT TYPE B. ALL DRIVE PIPES SHALL BE ODOT TYPE D. ALL CULVERTS SHALL BE ODOT TYPE A.
5. ALL UNDERDRAINS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 605, OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE MATERIALS SHALL BE HDPE (707.31) OR PVC (707.41).
6. ALL ROOF DRAIN COLLECTORS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 605, OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE MATERIALS SHALL BE HDPE (707.33) OR PVC (707.45).
7. BACKFILL FOR ALL PIPES WITHIN THE INFLUENCE LINE OF THE PAVEMENT(STREET, DRIVEWAYS, SIDEWALKS, ETC.) SHALL BE FULL DEPTH COMPACTED GRANULAR EMBANKMENT MEETING THE REQUIREMENTS OF ODOT ITEM 603 OR ODOT ITEM 605, AS APPLICABLE. THE INFLUENCE LINE OF THE PAVEMENT IS DEFINED AS A LINE EXTENDING DOWNWARD AT A 45 DEGREE ANGLE FROM A POINT 2 FEET BEYOND THE PAVEMENT. COMPACTION AND TESTING REQUIREMENTS SHALL MEET THE ODOT SPECIFICATION.
8. ALL EXISTING PIPES, ROOF DRAINS, DRAIN TILES, SUMP PUMP CONNECTIONS, SPRING DRAINS, OR FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORM SEWER SYSTEM OR ROOF DRAIN COLLECTOR SYSTEM, AS DIRECTED BY THE ENGINEER.
9. ALL COSTS FOR THE WORK DESCRIBED ABOVE SHALL BE INCLUDED FOR PAYMENT WITH THE PRICE BID FOR THE VARIOUS CONTRACT ITEMS.

WATERLINE

1. WATER LINE SERVICE CONSTRUCTION SHALL TERMINATE AT 5'-0" FROM PROPOSED BUILDING FACE. BUILDING PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUATION TO THE UTILITY ROOM.
2. ALL WATER LINE INSTALLED SHALL HAVE A MINIMUM OF 4.5' OF COVER.
3. MAINTAIN A 12 INCH MINIMUM VERTICAL CLEARANCE FROM EDGE OF WATER LINE TO EDGE OF STORM SEWERS AND/OR INLET LEAD WHERE THEY CROSS.
4. MAINTAIN A 4 FOOT MINIMUM HORIZONTAL CLEARANCE FROM EDGE OF WATER LINE TO EDGE OF STORM SEWER.
5. MAINTAIN A 10 FOOT HORIZONTAL CLEARANCE FROM EDGE OF WATER LINE TO EDGE OF SANITARY SEWER.
6. MAINTAIN AN 18 INCH MINIMUM VERTICAL CLEARANCE FROM EDGE OF WATER LINE TO EDGE OF SANITARY SEWER WHERE THEY CROSS.
7. MAINTAIN A 12 INCH VERTICAL CLEARANCE FROM EDGE OF WATER LINE TO EDGE OF GAS/ELECTRIC.
8. MAINTAIN A 3 FOOT MINIMUM HORIZONTAL CLEARANCE FROM EDGE OF WATER LINE TO EDGE OF GAS/ELECTRIC.
9. FIRE PROTECTION SHALL COMPLY WITH NFPA 24, LATEST EDITION.

SANITARY SEWERS

1. ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
2. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
3. APPROVAL BY THE LOCAL GOVERNING AGENCY CONSTITUTES NEITHER EXPRESS NOR IMPLIED WARRANTIES AS TO THE FITNESS, ACCURACY OR SUFFICIENCY OF PLANS, DESIGNS OR SPECIFICATIONS.
4. ALL SANITARY SEWER LATERALS SHALL BE LAID AT NO LESS THAN 1 PERCENT.
5. ALL SANITARY SEWER LATERALS SHALL BE EXTENDED TO NO LESS THAN 5 FEET FROM THE BUILDING
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING SEWERAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE LOCAL STANDARDS OR GENERAL NEGLIGENCE.
7. THE OWNER (CONTRACTOR) MUST ALERT THE UTILITIES PROTECTION SERVICES AT 1-800-382-2764 AT LEAST 48 HOURS BEFORE ANY EXCAVATING HAS BEGUN.
8. ALL SEWER RUN DISTANCES GIVEN ARE FROM CENTERLINE TO CENTERLINE OF MANHOLES. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT THE CENTERLINE OF MANHOLE. SEWER GRADES ARE ESTABLISHED FROM CENTERLINE OF MANHOLE AND CARRIED THROUGH MANHOLE INVERT TO ASSURE FLOW THROUGH MANHOLE.
9. ALL UNDERGROUND LINES ENCOUNTERED BY CONSTRUCTION OF SANITARY SEWER SYSTEM ARE TO BE COMPLETELY RESTORED AT THE EXPENSE OF THE CONTRACTOR.
10. COSTS OF WYES AND STUBS TO BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF SANITARY SEWER.
11. COST OF ANY REQUIRED SHEETING OR DEWATERING NECESSARY FOR INSTALLATION OF SANITARY SEWER SHALL BE INCLUDED IN PRICE BID PER LINEAR FOOT OF RESPECTIVE ITEMS.
12. SLAG WILL NOT BE PERMITTED AS BEDDING FOR BACKFILL FOR ANY UTILITIES.

SANITARY SEWER SYSTEM

ALL REQUIREMENTS FOR CONSTRUCTION, INSPECTION, MATERIALS, TESTING, AND AS-BUILTS SHALL MEET THOSE PROVIDED BY THE LOCAL GOVERNING AGENCY. THE FOLLOWING GENERAL NOTES PROVIDE AN OUTLINE OF REQUIREMENTS FOR ANY WORK WITH THE SANITARY SEWER SYSTEM.

ALL SANITARY SEWERS (MAINS & LATERALS)
MATERIAL SPECIFICATION: ASTM D-3034, SDR 35
JOINT SPECIFICATION: ASTM D-3212
BEDDING CLASSIFICATION: ASTM D-2321, 1A GRANULAR, 100% PASS 3/4" SIEVE

SANITARY FORCE MAIN
MATERIAL SPECIFICATION: PVC(C900) OR DIP (CLASS 53); (200 PSI)
CONCRETE BLOCKING AND BENDING: SHALL MEET OR EXCEED WATER SPECIFICATIONS
BEDDING CLASSIFICATION: SHALL MEET OR EXCEED WATER SPECIFICATIONS

ALL SANITARY MANHOLES
TYPE: PRECAST CONCRETE
MATERIAL SPECIFICATION: ASTM C-478
JOINT SPECIFICATION: ASTM C-443
FLEXIBLE GASKET SPECIFICATION: ASTM C-923

TESTING (SEWER MAINS)
MANDREL TEST: THE CONTRACTOR SHALL MANDREL TEST ALL SANITARY SEWER PIPE FOR DEFLECTION A MINIMUM OF 60 DAYS AFTER INSTALLATION. PIPE DEFLECTION SHALL NOT EXCEED 5%.
LEAKAGE: HYDROSTATIC (MINIMUM 2' POSITIVE HEAD): INFILTRATION AND EXFILTRATION SHALL NOT EXCEED 100 GAL/INCH DIAMETER/MILE/DAY.
AIR TEST: ASTM F-1417

TESTING (MANHOLES)
DAMAGE: MANHOLES SHALL BE VISUALLY INSPECTED FOR DAMAGE PRIOR TO INSTALLATION WITH LIFT HOLES FILLED WITH NON-SHRINKING MORTAR. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM-C1244. HYDROSTATIC TESTING IS NOT PERMITTED.

WATERLINE/SANITARY SEWER CROSSINGS
SANITARY SEWERS AND WATERLINES SHALL MAINTAIN A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL CLEARANCE. WHENEVER A SANITARY SEWER AND WATERLINE CROSS WITH LESS THAN 18" CLEARANCE, THE SANITARY SEWER SHALL BE CONSTRUCTED WITH PRESSURE PIPE OF THE SAME INSIDE DIAMETER AS THE GRAVITY PIPE. 10' SEPARATION SHALL ALSO BE MAINTAINED BETWEEN ALL WATER SERVICES AND SEWER LATERALS.

CLEAN WATER CONNECTIONS PROHIBITED
FOOTER DRAINS, DOWN SPOUTS, SUMP PUMPS, AND OTHER CLEAN WATER SOURCES SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

Krock Esser Engineering, Inc.
Providing "KEE" Solutions
6138 Riverview Road, Suite B
Peninsula, Ohio 44264
PH: (330) 657-2145
Fax: (330) 657-2146

STATE OF OHIO SCOTT R. BICKLEY 71470 REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

Scott R. Bickley, PE
Ohio Professional Engineer
#71470

Drawn By	RRC
Checked By	SRB
Project Number	12427

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DATES AND REVISIONS

New 99 Bed Long Term Care Skilled Nursing Facility

Grove City, OH

SITE DETAILS

SHEET:
C106

File: G:\RELATED - WORK\CIVIL 3D PROJECTS 2012\KEE\12427 - GROVE CITY DEVELOPMENT PLAN\DWGS\(12427) SITE DETAILS.DWG - Sep 14, 2012 12:24pm - Krock Esser Engineering, Inc.

LANDSCAPE CODE SUMMARY

ORDINANCE	REQUIRED	PROVIDED	KEY
1136.06 (a) (2) OPTION A	- 3'-0" MIN. HGT. EVERGREEN HEDGE - ONE 2" CAL. TREE PER 35 FEET OF FRONTAGE	- 3'-0" MIN. HGT. EVERGREEN HEDGE FOR 864' FRONTAGE - 25 2" CAL. TREES FOR 864' FRONTAGE	○
1136.06 (b)	- ONE 2" CAL.TREE AND TWO 18" HGT. DECIDUOUS SHRUBS PER 40 FEET OF FRONTAGE	- 28 2" CAL. TREES AND 66 DECIDUOUS SHRUBS FOR 1,087' OF PROPERTY LINE - 11 6' EVERGREEN TREES FOR 216' OF PROPERTY LINE	●
1136.06 (d)	- EACH PENINSULA, ISLAND, AISLE END ISLAND OR PLANTING AREA IS TO CONTAIN AT LEAST ONE 2" MIN. CAL. TREE	- 19 2" CAL. TREES FOR 19 ISLANDS	□
1136.08	- 36" HGT. MIN. PLANTINGS AT 5'-0" SPACING AROUND THE ENCLOSED PORTION OF THE PERIMETER SCREEN	- 11 36" HGT. EVERGREEN SHRUBS SCREEN DUMPSTER AND GENERATOR LOCATION	△
1136.09 (a)(1)	- MULTI-FAMILY STRUCTURES - PROVIDE 2 TREES PER UNIT (SMALL OR MEDIUM) 99 RESIDENTIAL UNITS X 2 TREES = 198 TREES - PROVIDE ENTRY FEATURE OF AT LEAST 500 SF AT ALL MAJOR INGRESS/ EGRESS INCLUDING LIGHTING AND IRRIGATION.	- 24 2" CAL. SMALL TREES - 48 2" CAL. MEDIUM TREES = 98 TREES - 24 2" CAL. LARGE TREES - LANDSCAPE ENTRY FEATURE PROVIDED WITH 500SF MIN. SIZE - IRRIGATION AND LIGHTING SHALL BE PROVIDED AT ENTRANCES	⬡

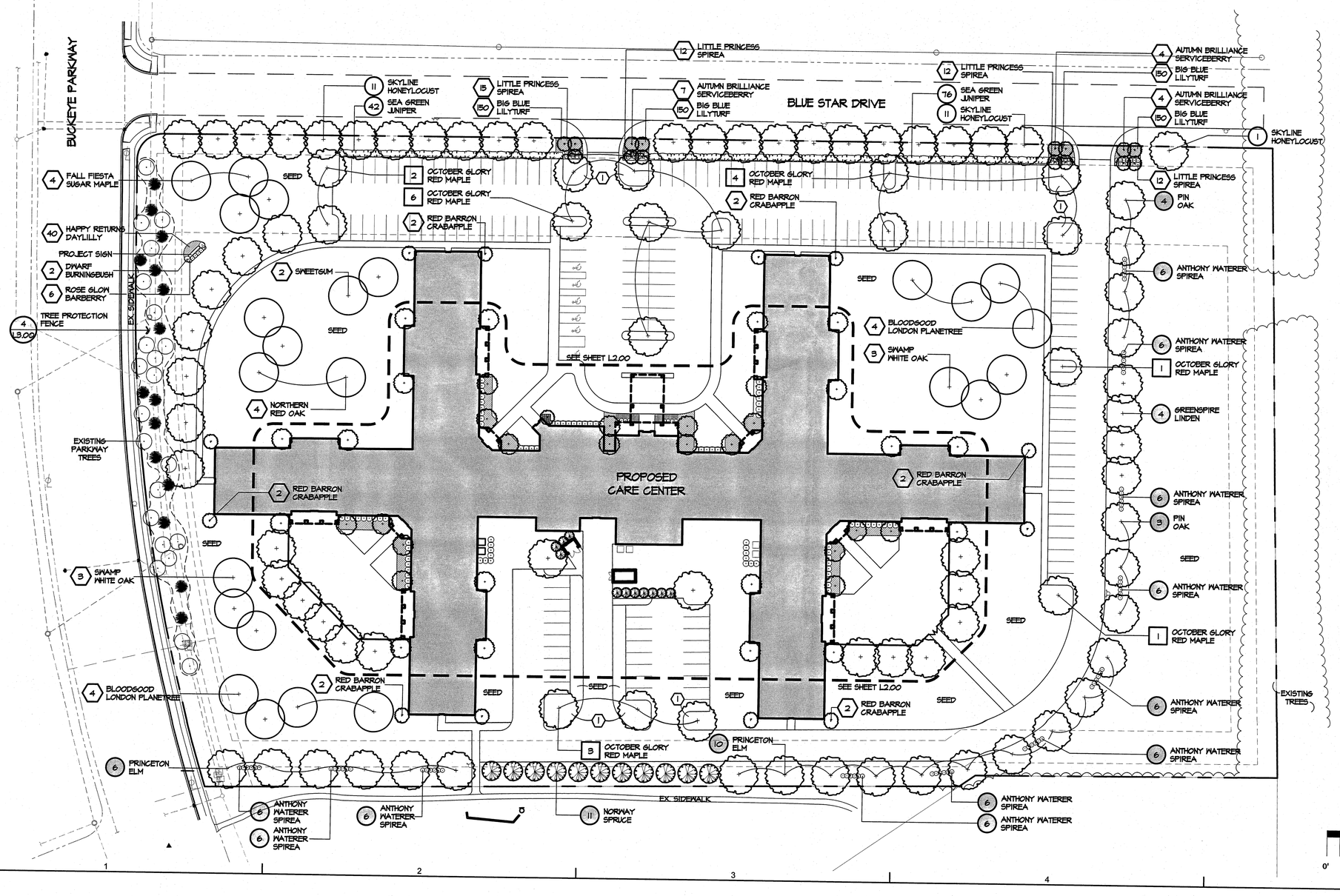
NOTE:
ALL SERVICE STRUCTURES WILL BE SCREENED PER 1136.08 OF THE LANDSCAPING CODE.

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. ALL PARKING ISLANDS ARE TO BE MULCHED UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES

1. SEED PARKING ISLAND.



0' 20' 40' 80'

NORTH

Printed 7/26/2012

ARCHITECT OF RECORD

mkc ASSOCIATES, INC.
ARCHITECTURE
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PLANNING

104 FAIR AVENUE NE
NEW PHILADELPHIA, OHIO 44663

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COLUMBUS
MANSFIELD
NEW PHILADELPHIA

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THE EDGE GROUP
PLANNING • LANDSCAPE ARCHITECTURE • GRAPHIC DESIGN
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Columbus, OH 43212
P 614-486-3343 F 614-486-3344

STATE OF OHIO
TEDD N. HARDESTY
824
REGISTERED LANDSCAPE ARCHITECT

PROPOSED NEW 99 BED LONG TERM CARE SKILLED NURSING FACILITY

5710 WOOSTER PIKE
SUITE 122
CINCINNATI, OHIO 45227

SUBURBAN GROVE CITY LLC

BLUE STAR DRIVE
GROVE CITY
OHIO

SUBMITTED : SEPTEMBER 17, 2012

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: N. PHILA PROJ. MGR: PROPOSED

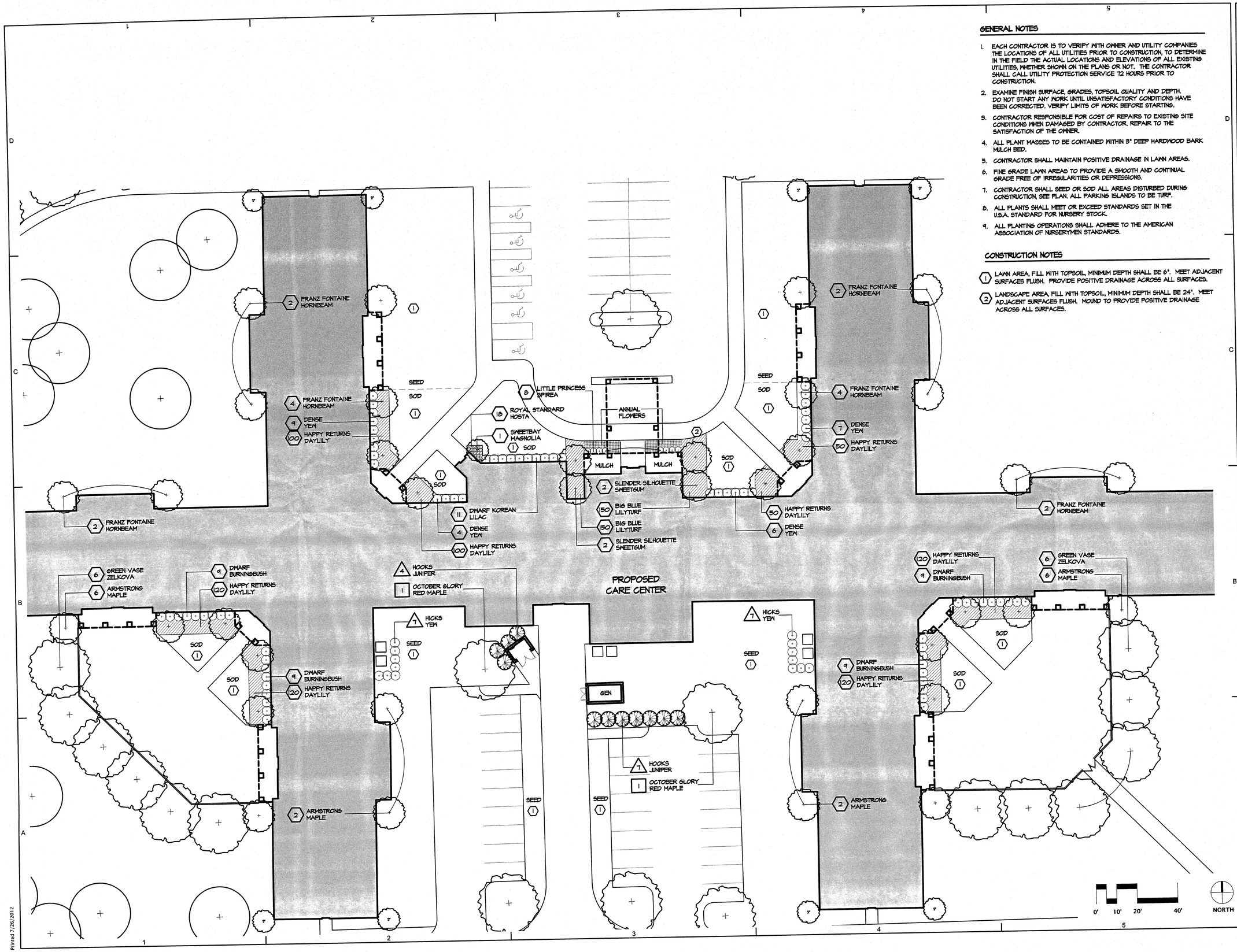
SHEET CONTENT

Sheet Name

PLANTING PLAN

JOB NO. 12-MKT-097

SHEET L1.00



GENERAL NOTES

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4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

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824
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PROPOSED NEW 99 BED LONG TERM CARE SKILLED NURSING FACILITY

5710 WOOSTER PIKE
SUITE 122
CINCINNATI, OHIO 45227

SUBURBAN GROVE CITY LLC

BLUE STAR DRIVE
GROVE CITY
OHIO

SUBMITTED : SEPTEMBER 17, 2012

REVISIONS

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SHEET CONTENT

Sheet Name
PLANTING PLAN AND DETAILS

JOB NO. 12-MKT-097

SHEET **L2.00**

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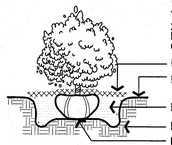
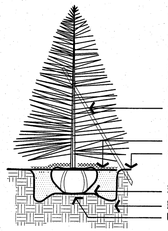


NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/2 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

1 SHRUB PLANTING
NTS



NOTES:

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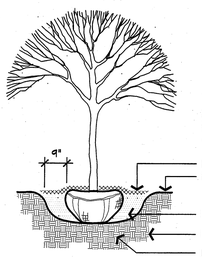
2. REMOVE ROPE AND BURLAP FROM TOP 1/2 OF ROOT BALL. CUT TOP 1/2 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

2 EVERGREEN TREE PLANTING
NTS



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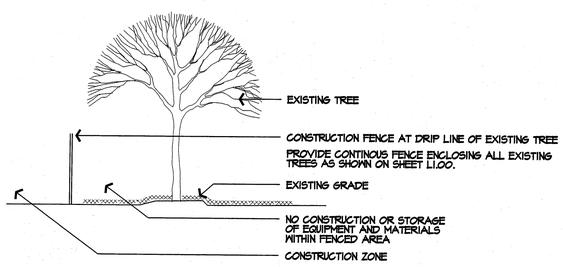
3 TREE PLANTING
NTS



4 TREE PROTECTION FENCE
NTS

PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	TREES				
19	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2" Cal.	B&B	
4	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Fall Fiesta'	2" Cal.	B&B	
16	ARMSTRONG MAPLE	Acer x freemanii 'Armstrong'	2" Cal.	B&B	
23	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2" Cal.	B&B	
16	PRINCETON ELM	Ulmus americana 'Princeton'	2" Cal.	B&B	
7	PIN OAK	Quercus palustris	2" Cal.	B&B	
6	SWAMP WHITE OAK	Quercus bicolor	2" Cal.	B&B	
4	NORTHERN RED OAK	Quercus rubra	2" Cal.	B&B	
4	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	2" Cal.	B&B	
8	BLOODGOOD LONDON PLANETREE	Platanus x acerifolia 'Bloodgood'	2" Cal.	B&B	
2	SWEETGUM	Liquidambar styraciflua	2" Cal.	B&B	
4	SLENDER SILHOUETTE SWEETGUM	Liquidambar styraciflua 'Slender Silhouette'	2" Cal.	B&B	
15	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	B&B	
12	RED BARRON CRABAPPLE	Malus 'Red Barron'	2" Cal.	B&B	
16	FRANZ FONTAINE HORNBEAM	Carpinus betulus 'Franz Fontaine'	2" Cal.	B&B	
12	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2" Cal.	B&B	
1	SWEETBAY MAGNOLIA	Magnolia virginiana	8'-10' Hgt.	B&B	
11	NORWAY SPRUCE	Picea abies	6' - 8' Hgt.	B&B	
	SHRUBS				
11	HOOKS JUNIPER	Juniperus chinensis 'Hooks'	36" Hgt.	B&B	
66	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	18" Hgt.	Cont.	
53	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	18" Spr.	Cont.	
26	DENSE YEW	Taxus x media 'Densiformis'	24" Hgt.	B&B	
14	HICKS YEW	Taxus x media 'Hicksii'	30" Hgt.	B&B	
38	DWARF BURNINGBUSH	Euonymus alatus 'Compactus'	24" Hgt.	B&B	
118	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	B&B	
11	DWARF KOREAN LILAC	Syringa meyeri	24" Hgt.	B&B	
6	ROSE GLOW BARBERRY	Berberis thunbergii var. atro. 'Rose Glow'	24" Hgt.	Cont.	
	PERENNIALS, GRASSES, AND GROUNDCOVERS				
900	BIG BLUE LILYTURF	Liriopi muscari 'Big Blue'	1 Gal.	Cont.	
18	ROYAL STANDARD HOSTA	Hosta 'Royal Standard'	2 Gal.	Cont.	
820	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	1 Gal.	Cont.	

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0' 20' 40' 80'

NORTH

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SUBMITTED : SEPTEMBER 17, 2012

REVISIONS

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SHEET CONTENT

Sheet Name

PLANTING DETAILS

JOB NO. 12-MKT-097

SHEET L3.00

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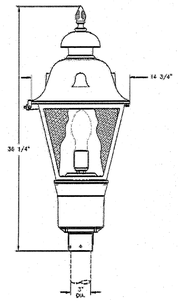
Grande Jefferson (8438) Specification Sheet

Project Name:	Location:	MFG: Hanover Lantern
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: 8438 ABS A D 50H E B B

Product Code	8438	Grande Jefferson
Finish	ABS	Antique Brass
	ACP	Antique Copper
	ARD	Antique Red
	ASI	Antique Silver
	BLK	Black
	BRN	Brown
	BRZ	Bronze
	FGN	Forest Green
	GRA	Granite
	IRN	Ironstone
	RBZ	Rustic Bronze
	SRT	Shadow Rust
	VBZ	Verde Bronze
	VCP	Verde Copper
	VGN	Verde
	VTC	Vintage Copper
	WBZ	Weathered Bronze
	WHT	White
Panels/Lens/Globe	A	Clear Acrylic
	B	Opal Acrylic
	C	Clear Sealed Acrylic
	D	Bronze Tone Acrylic
	E	Clear Textured Acrylic
	M	Opal Polycarbonate
	P	Clear Polycarbonate
	Q	Prismatic Polycarbonate
Socket	D	Medium
	G	Mogul
	R	Induction
Wattage/Source	50H	50W MH
	70H	70W MH
	100H	100W MH
	150H	150W MH
	250H	250W MH
	35S	35W HPS
	50S	50W HPS
	70S	70W HPS
	100S	100W HPS
	150S	150W HPS
	250S	250W HPS
	200I	200W INC
	55R	55W Induction
	85R	85W Induction
	165R	165W Induction
Voltage	E	120V
	F	208V
	G	240V
	H	277V
Distribution	B	8" Type V Distrib.
	C	8" Type III Distrib.
	D	8" Type V Distrib.
	E	8" Type II Distrib.
	M	Type III - Cutoff Optic
	P	Type V - Cutoff Optics
	S	Type III - Full Cutoff Optic
	T	Type V - Full Cutoff Optic
	N	None
Photoeye	B	Button Eye
	N	None
	R	Twist-Lock

Page 1 of 2

PHILIPS Hanover LANTERN

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Grande Jefferson (8438) Specification Sheet

Project Name:	Location:	MFG: Hanover Lantern
Fixture Type:	Catalog No.:	Qty:

Specifications

CONSTRUCTION:
Cast aluminum finial. Cast aluminum cap and neck. Cast aluminum square hinged roof. Cast aluminum hinged square cage. Cast aluminum post fitter slips over 3" dia. post or tenon.

FINISH:
Resilient TGIC thermoset polyester powdercoat paint is electrostatically applied to every fixture. Specially formulated for Hanover Lantern, it provides UV protection, and the highest temperature rating in the industry. In addition to the standard color choices shown, a spectrum of custom colors is available.

PANELS/LENS/GLOBE:
See lenses for available options.

LAMPING:
Lamp is not included.

ELECTRICAL ASSEMBLY:
Lantern will be prewired and tested. All electrical components are ETL listed.

BALLAST:
Ballast and component parts mounted inside three-piece cast aluminum moisture proof ballast compartment with hinged access door and slide-out ballast tray. (Customer must specify wattage and voltage.)

MOUNTING:
Fixture mounts to 3" dia. post or tenon.

WARRANTY:
Three-year limited warranty.

CERTIFICATIONS:
ETL Listed to U.S. safety standards for wet locations. cETL Listed to Canadian safety standards for wet locations.

Height:
39 1/4"

Width:
14 3/4"

Fitter:
3" I.D.

EPA:
1.22

Max. Weight:
44 lbs.

Page 2 of 2

PHILIPS Hanover LANTERN

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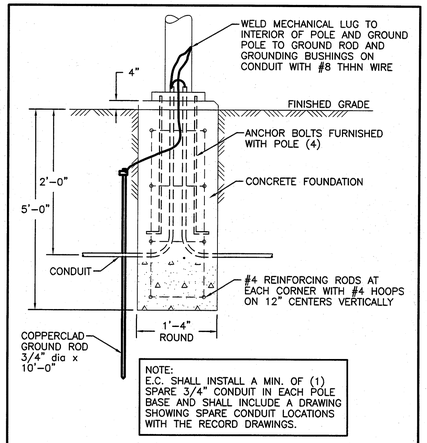


NOTE:
E.C. SHALL INSTALL A MIN. OF (1) SPARE 3/4" CONDUIT IN EACH POLE BASE AND SHALL INCLUDE A DRAWING SHOWING SPARE CONDUIT LOCATIONS WITH THE RECORD DRAWINGS.

POLE FOUNDATION DETAIL "A"

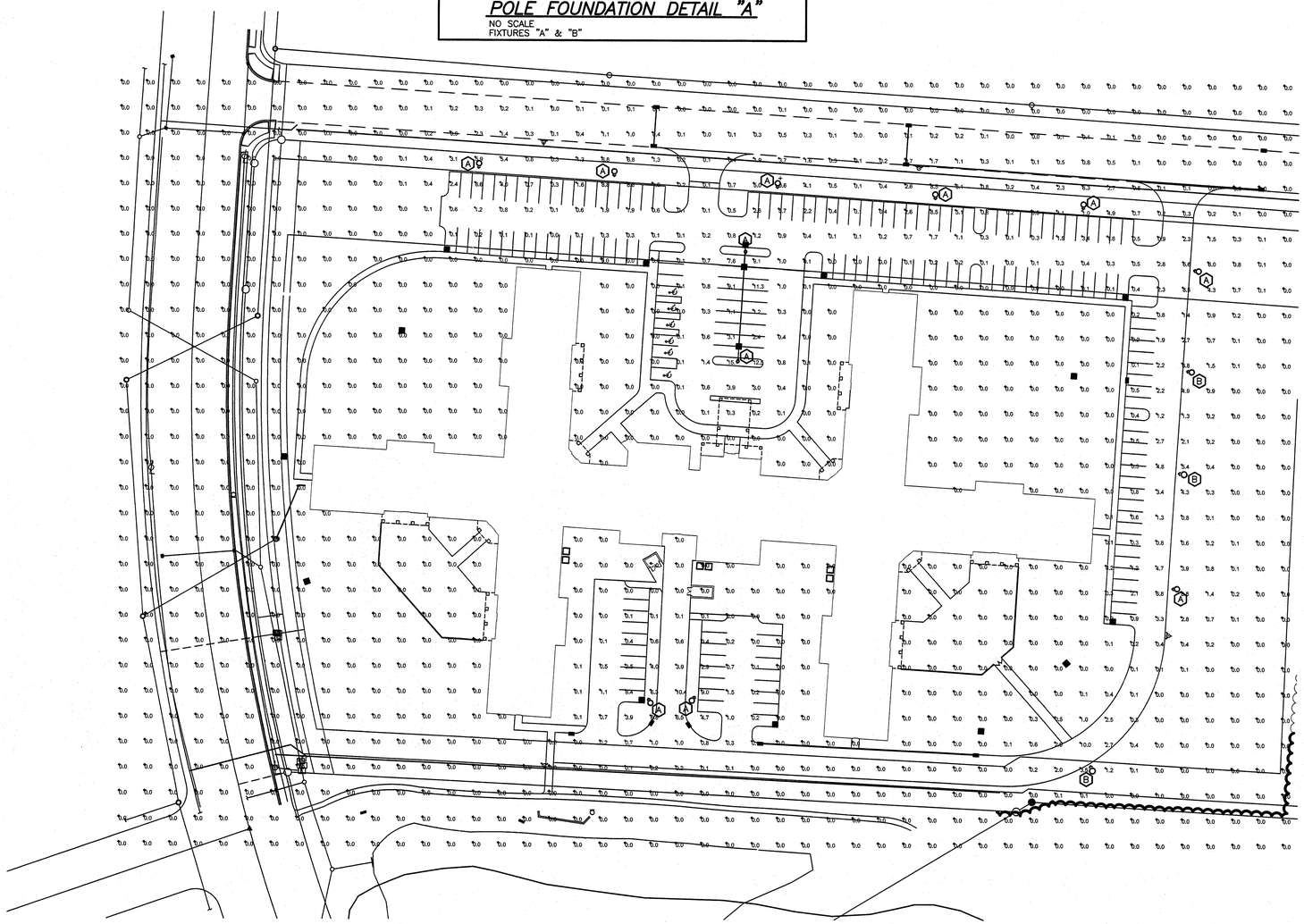
NO SCALE
FIXTURES "A" & "B"

LUMINAIRE SCHEDULE

ITEM	MANUFACTURER & CAT. No.	VOLTS	LAMPS	MOUNTING
A	HANOVER GRANDE JEFFERSON #8438 TYPE 4 POST TOP MOUNTED ON A 15'-0" ROUND CAST ALUMINUM POLE HANOVER #304	120	1-MVR250/VBD	POLE-SEE POLE FOUNDATION DETAIL "A"
B	HANOVER GRANDE JEFFERSON #8438 TYPE 3 POST TOP MOUNTED ON A 15'-0" ROUND CAST ALUMINUM POLE HANOVER #304	120	1-MVR250/VBD	POLE-SEE POLE FOUNDATION DETAIL "A"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	15.1 fc	0.0 fc	N / A	N / A



SITE LIGHTING PLAN

SCALE: 1"=50'-0"

MICHAEL A. MILLER
ENGINEER
E-64962

STATE OF OHIO
R. A. HORN E-42347
M. A. MILLER E-64962
REGISTERED PROFESSIONAL ENGINEER

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Dover, OH. 44622
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5710 WOOSTER PIKE
SUITE 122
CINCINNATI, OHIO 45227

SUBURBAN GROVE CITY LLC

BLUE STAR DRIVE
GROVE CITY
OHIO

SUBMITTED : September 13, 2012

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SITE LIGHTING

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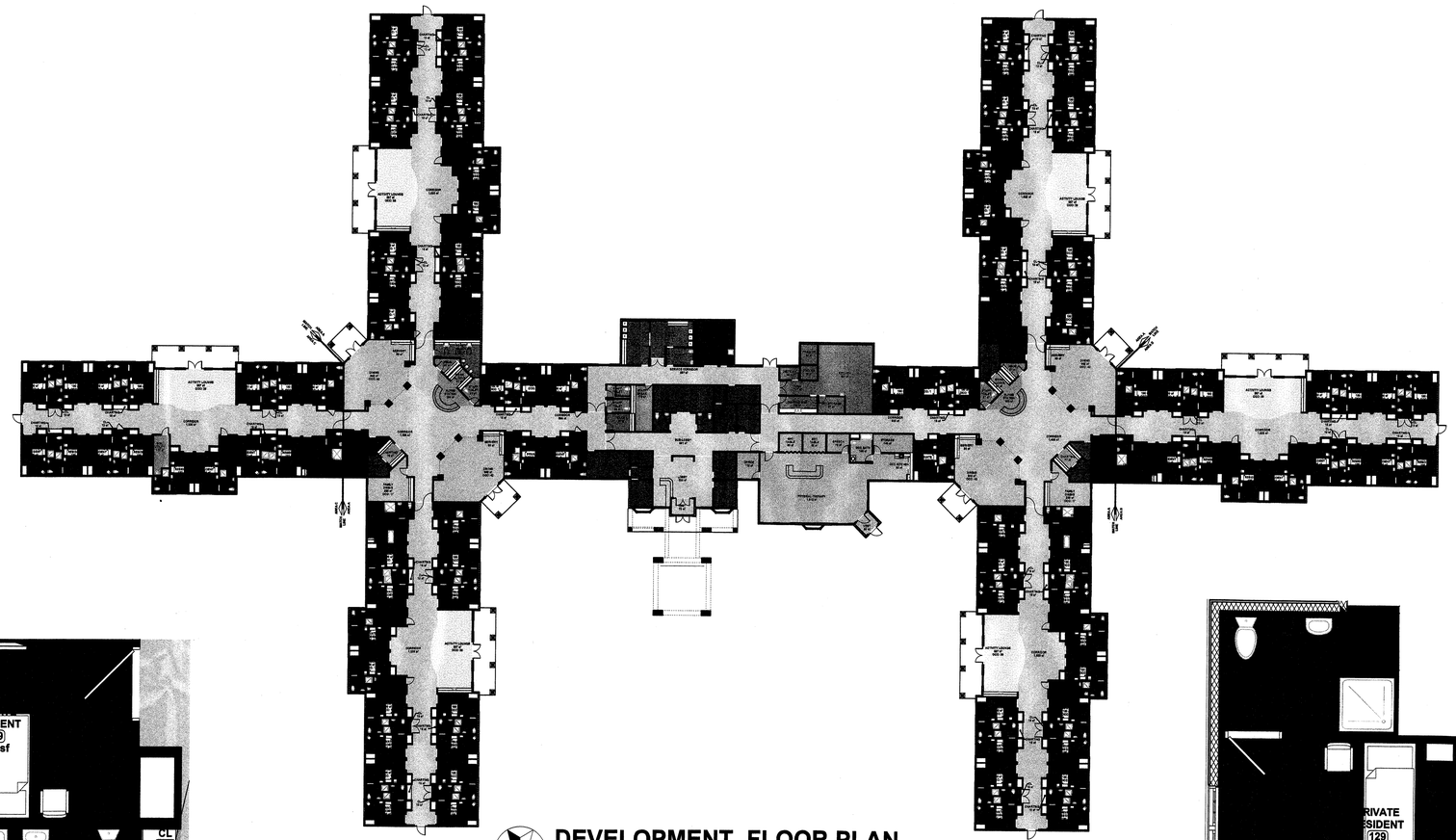
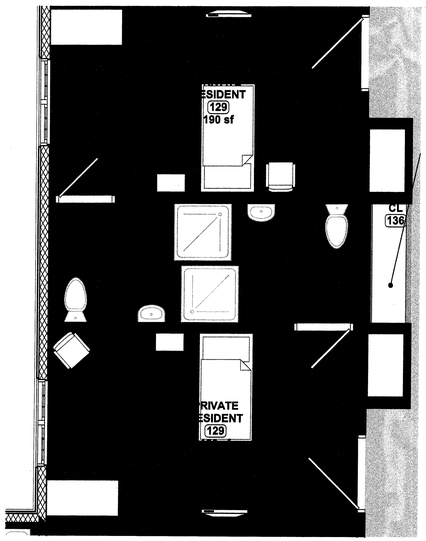


DEVELOPMENT FLOOR PLAN

SCALE: 1" = 30'

OCCUPANCY LEGEND

- ADMINISTRATION AREAS
- DIETARY AREAS
- DINING AREAS
- RECREATION AREAS
- EMPLOYEE FACILITY AREAS
- GENERAL CIRCULATION AREAS
- HOUSEKEEPING AREAS
- RESIDENT UNIT AREAS
- GENERAL BATHING AREAS
- LAUNDRY AREAS
- MECHANICAL AREAS
- PHYSICAL THERAPY AREAS
- STORAGE AREAS
- NURSING SUPPORT AREAS
- RESIDENT TREATMENT AREAS

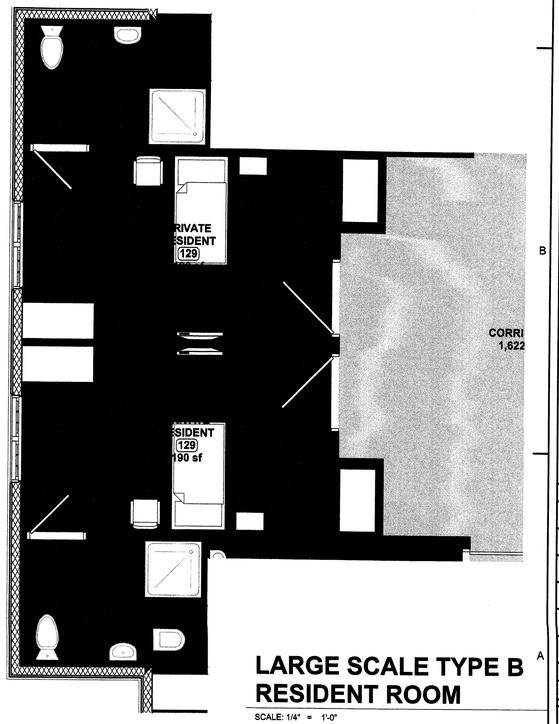


LARGE SCALE TYPE A RESIDENT ROOM

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

BUILDING AND OCCUPANCY INFORMATION

* OCCUPANCY CLASSIFICATION (99 RESIDENTS)	NURSING HOME (I2)
* TYPE OF CONSTRUCTION	COMBUSTIBLE PROTECTED (VA) (FULLY SPRINKLERED)
* ACTUAL AREA	
* BUILDING A	51,840 SF
* BUILDING B	7,324 SF
* BUILDING C	7,321.4 SF
* TOTAL AREA	66,485 SF
* ACTUAL HEIGHT	1 STORY/ 22'-0" +/-



LARGE SCALE TYPE B RESIDENT ROOM

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

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ARCHITECT
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SHEET CONTENT

Development Floor Plan

JOB NO. 12-MKT-097

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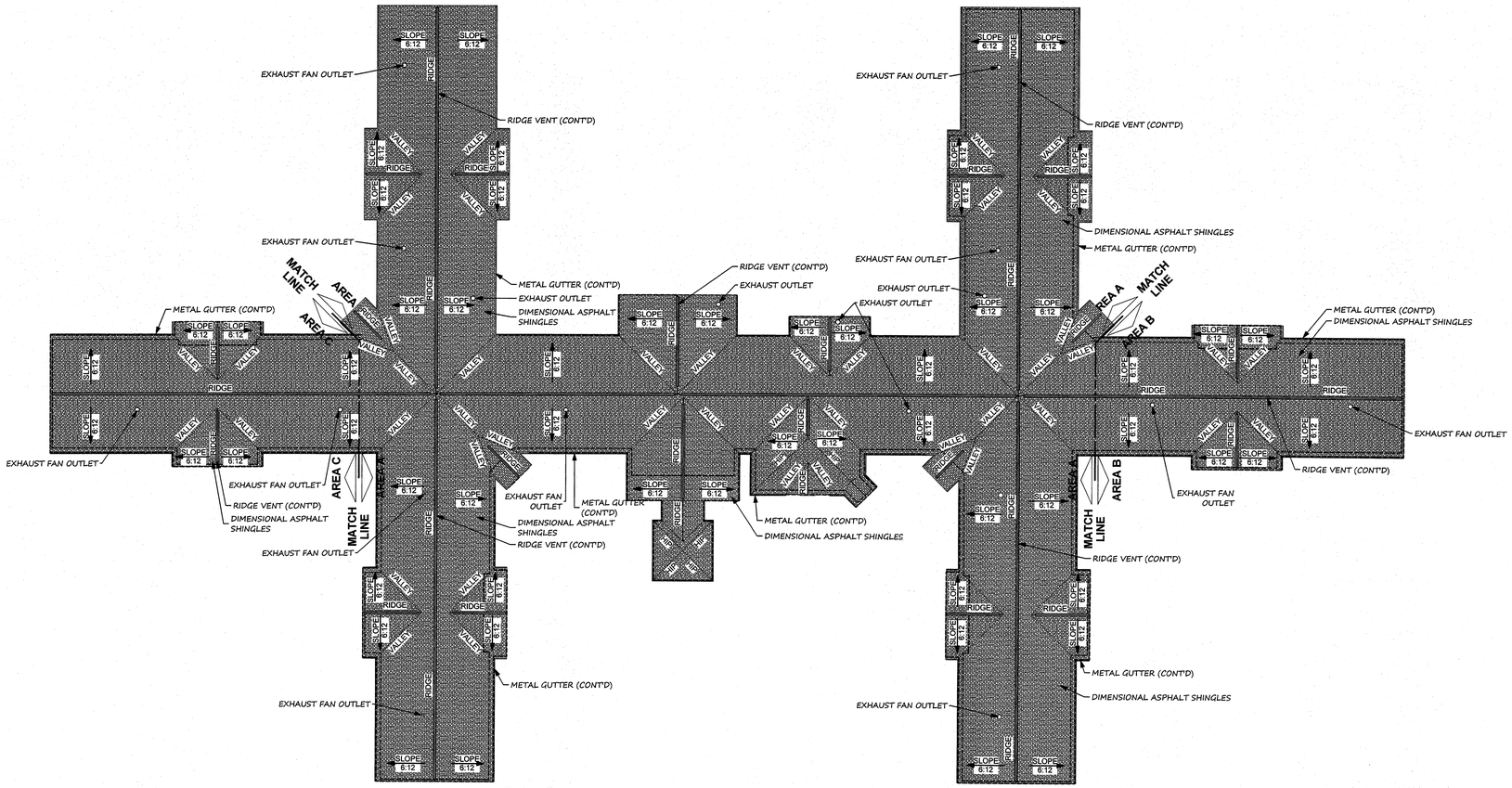

DEVELOPMENT ROOF PLAN

SCALE: 1" = 30'

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Development Roof Plan

JOB NO. 12-MKT-097

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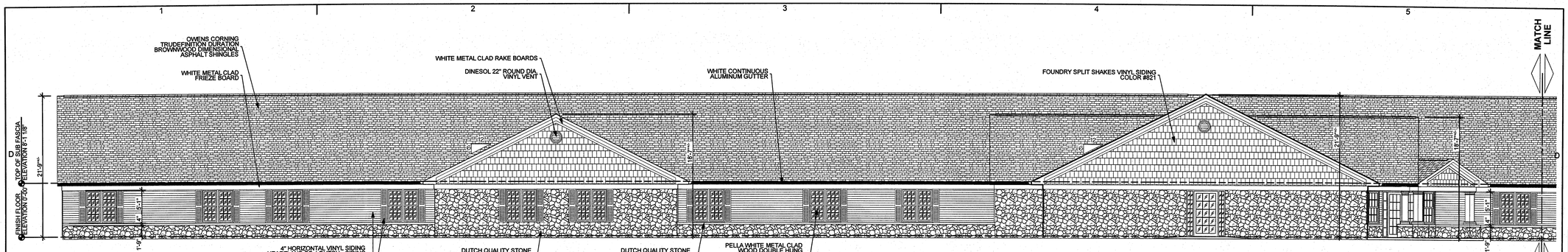
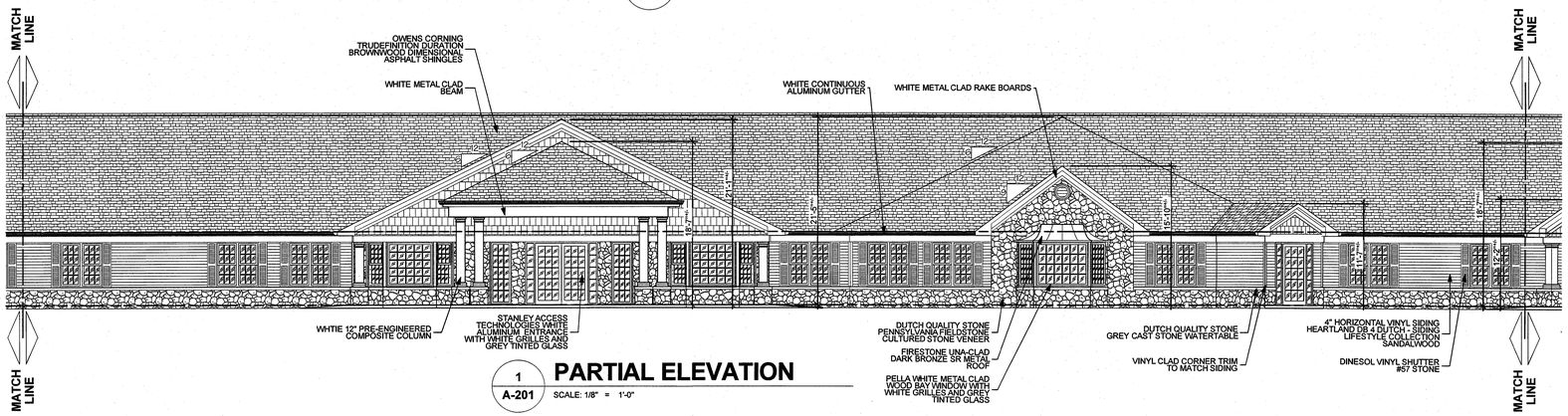


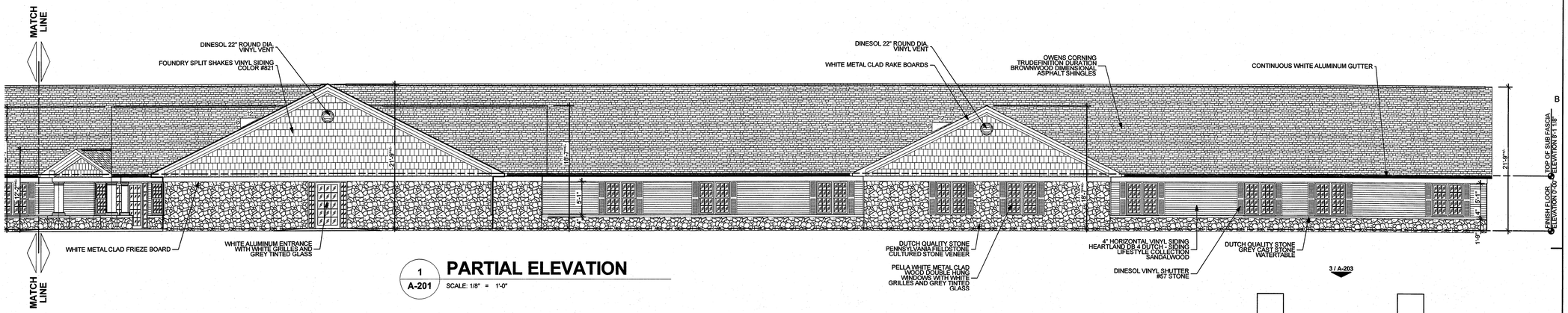
1 / A-201 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



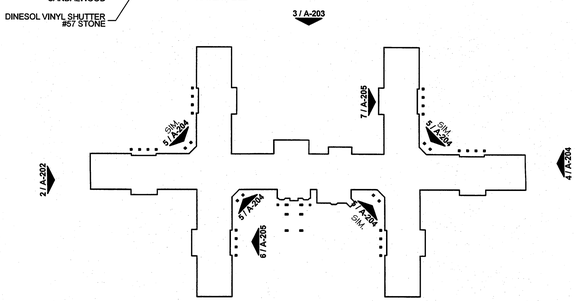
1 / A-201 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



1 / A-201 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: 1" =100'

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Exterior Elevations

JOB NO. 12-MKT-097

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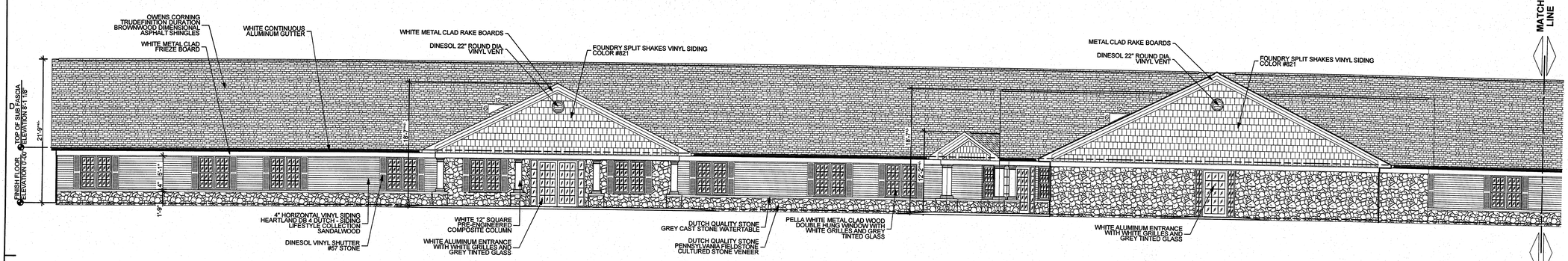
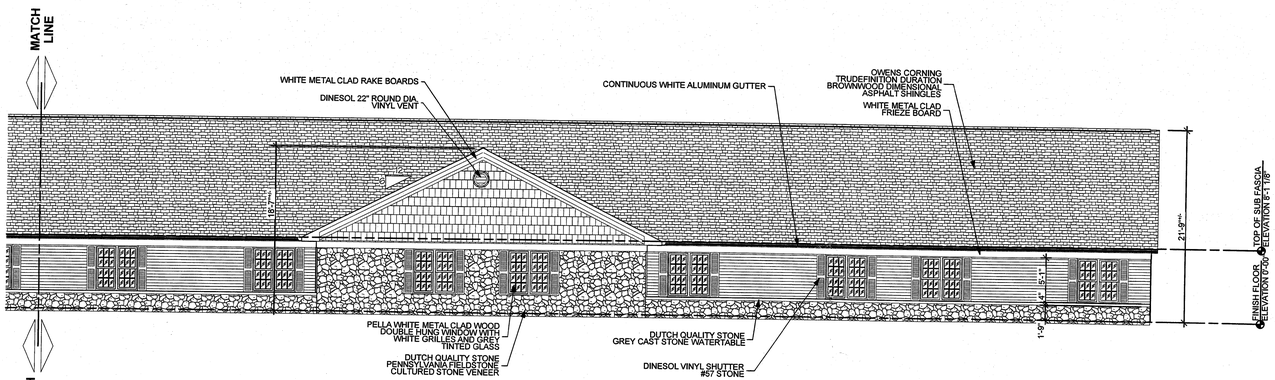


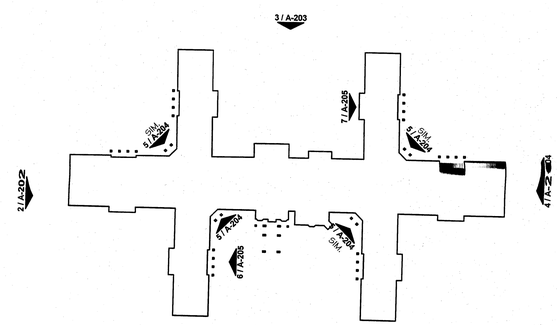
2 / A-202 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



2 / A-202 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: 1" =100'

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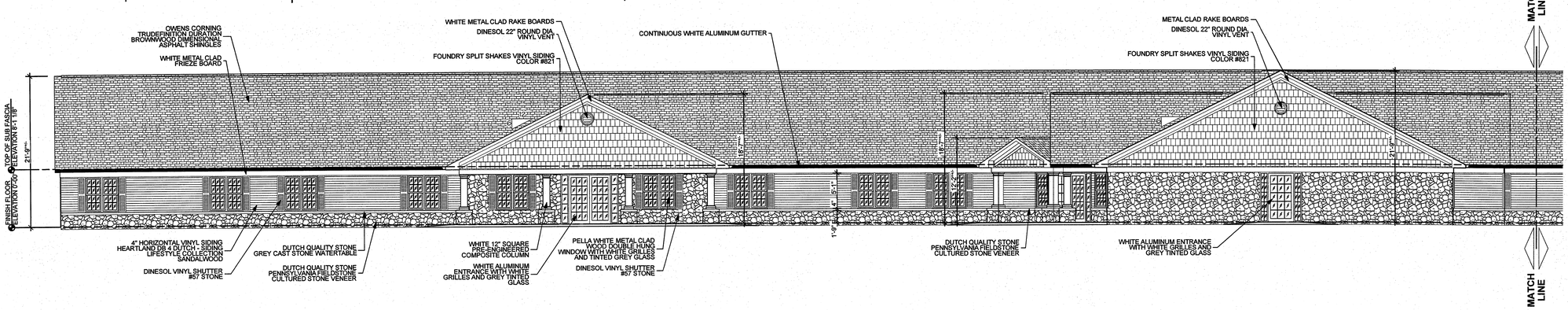
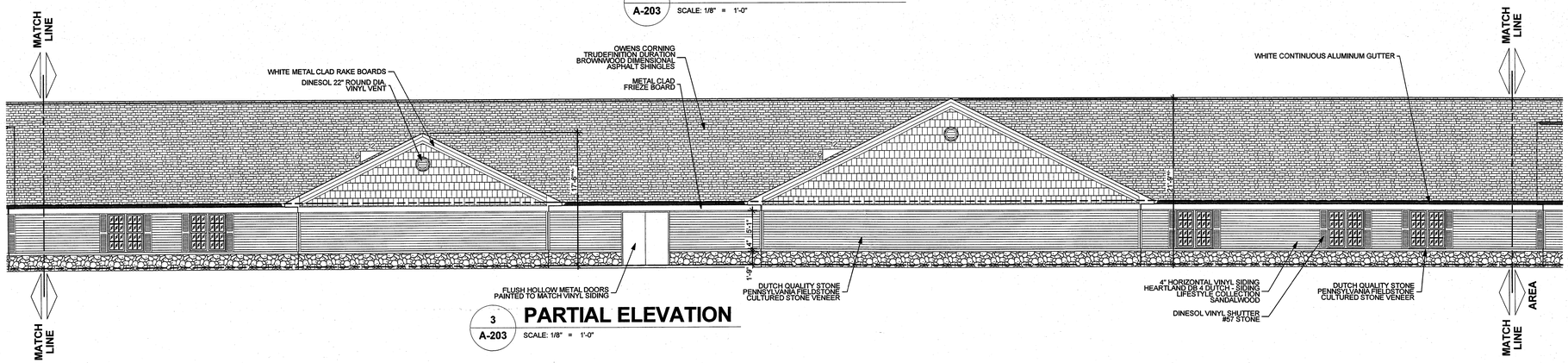


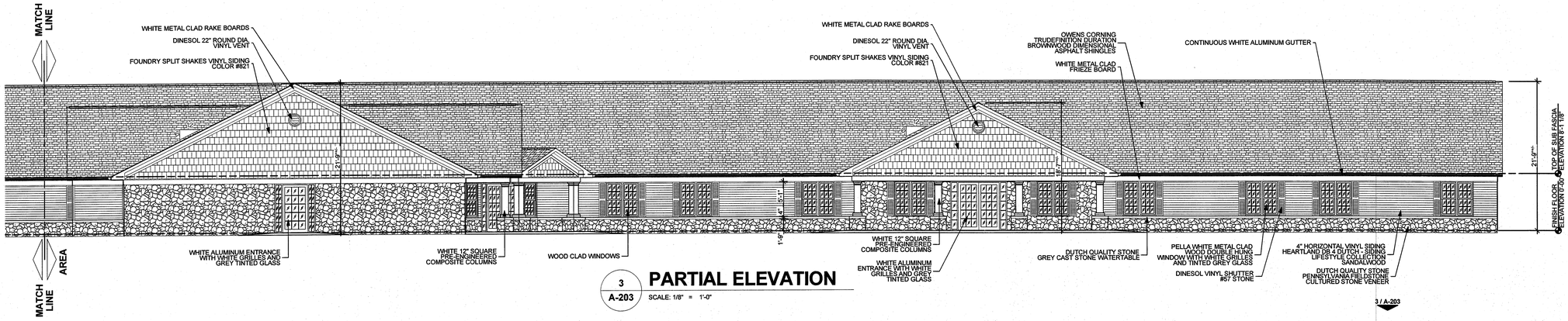
3 / A-203 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



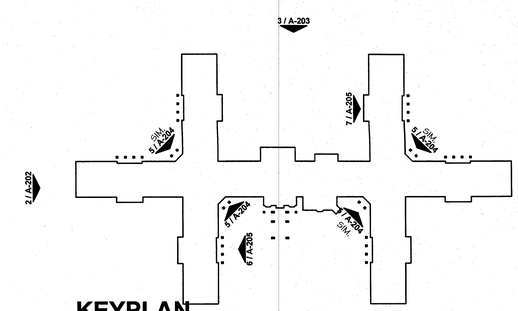
3 / A-203 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



3 / A-203 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: 1" =100'

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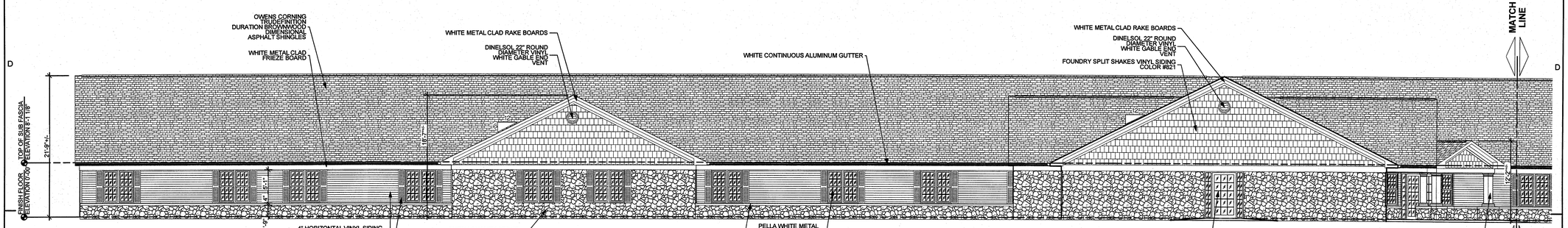
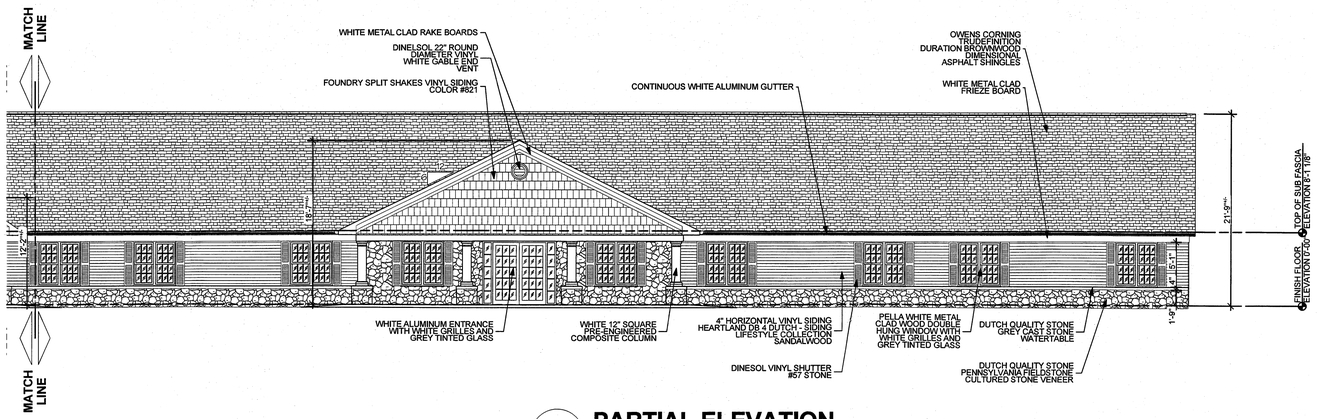


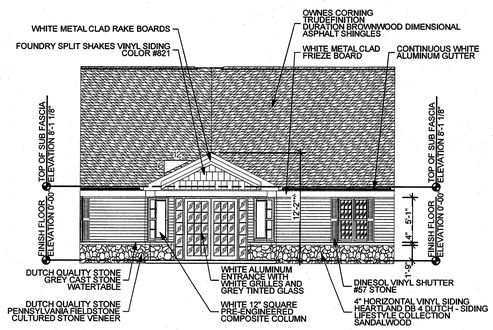
4 / A-204 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



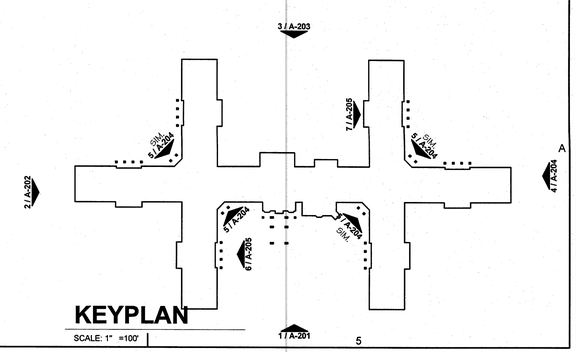
4 / A-204 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



5 / A-204 **ELEVATION**

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: 1" =100'

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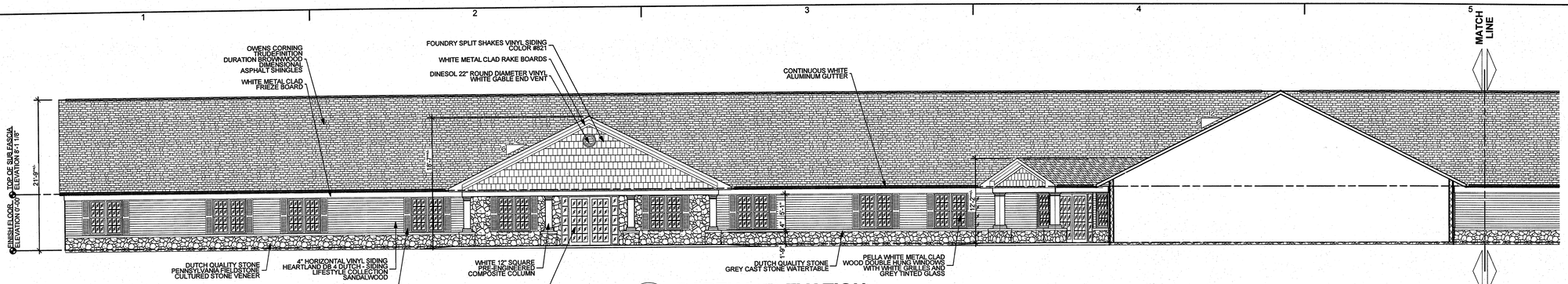
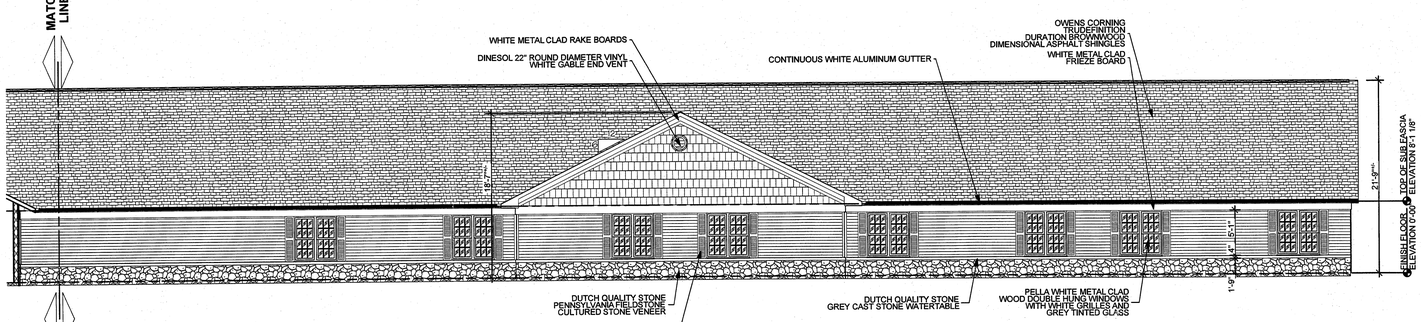


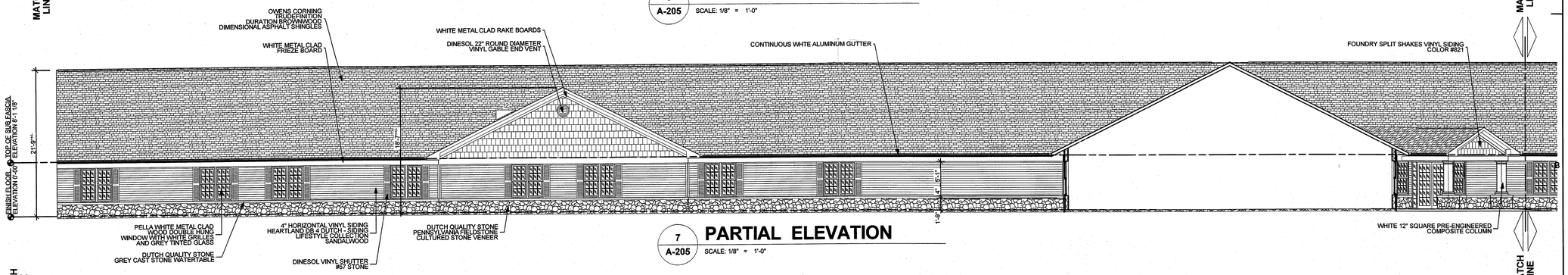
6 / A-205 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



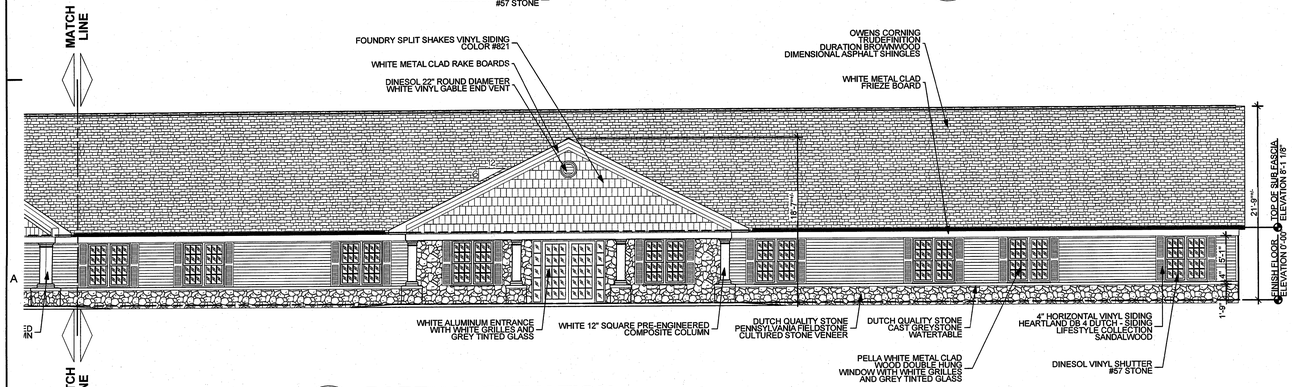
6 / A-205 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



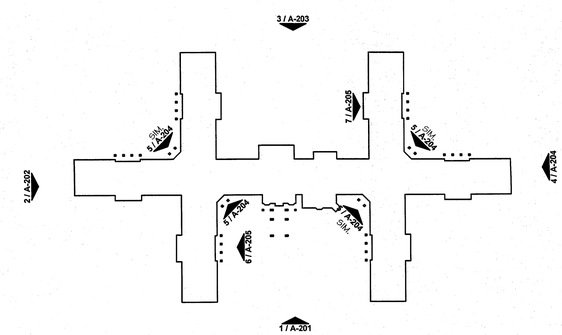
7 / A-205 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



7 / A-205 **PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: 1" =100'

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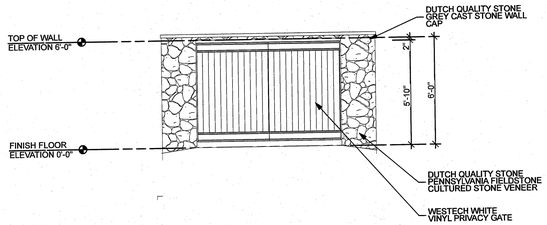
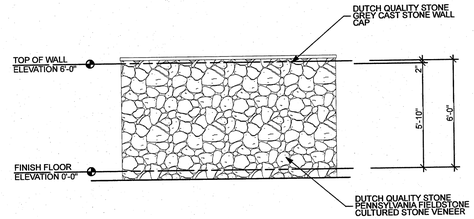


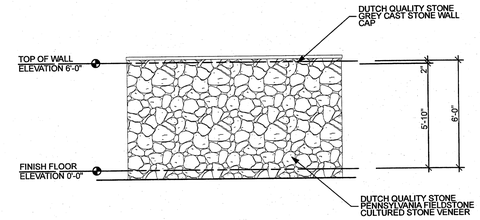
TYPICAL FRONT DUMPSTER AND GENERATOR ENCLOSURES ELEVATION

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



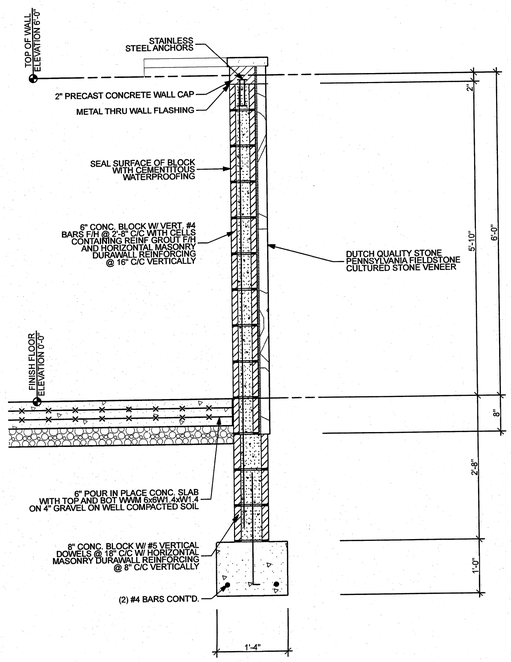
TYPICAL SIDES DUMPSTER AND GENERATOR ENCLOSURES ELEVATION

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



TYPICAL BACK DUMPSTER AND GENERATOR ENCLOSURES ELEVATION

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



DUMPSTER AND GENERATOR ENCLOSURES WALL SECTION

1 / A-206

SCALE: 3/4" = 1'-0"

SIGN DETAIL

2 / A-206

SCALE: 3/4" = 1'-0"

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Dumpster and Generator Enclosure Elevations and Section

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