

SITE NOTES

OWNER: PREMIER HEALTH CARE MANAGEMENT
 4150 ASHWOOD CT.
 CINCINNATI, OH 45241
 EXISTING SITE: 0.950 ACRES
 EXISTING USE: NURSING HOME/SHORT TERM CARE FACILITY
 EXISTING ZONING: "A" (CONDITIONAL USE)

FIRE LANE NOTES:

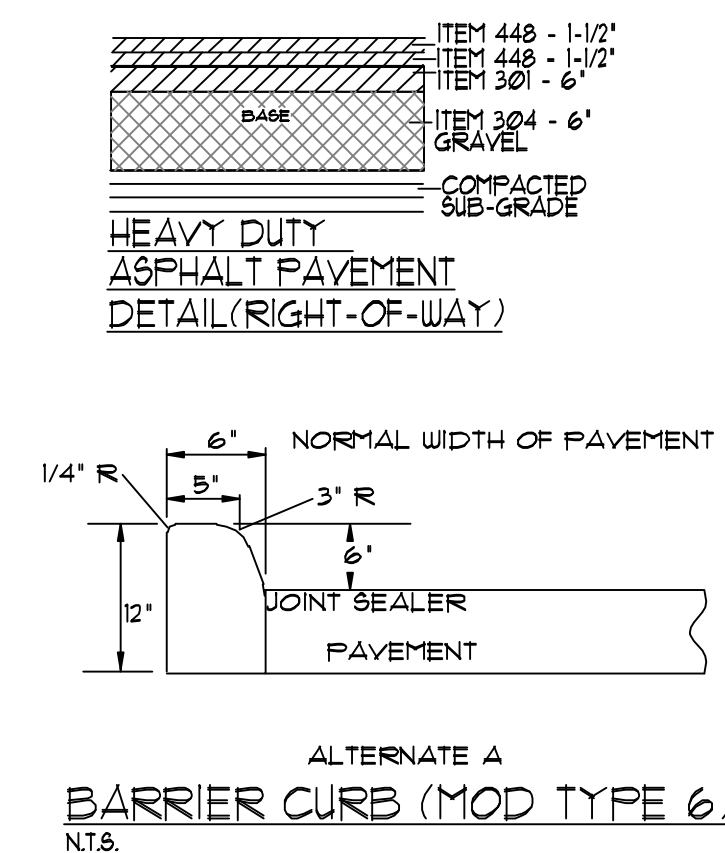
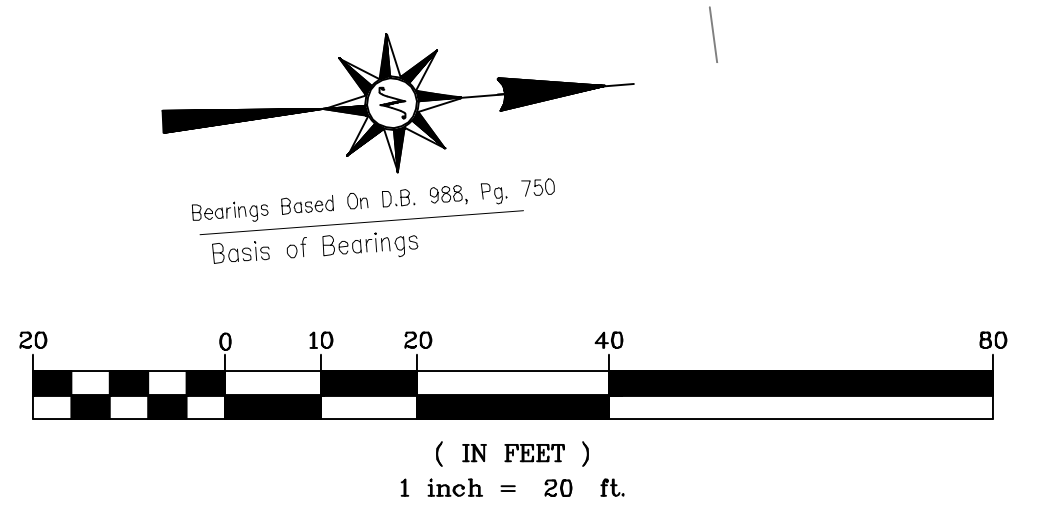
-ENTIRE EAST CURB LINE IS DESIGNATED FIRE LANE. FIRE LANE SIGNS ARE TO BE POSTED EVERY 50' ALONG EAST CURB LINE FROM FRONT OF SITE TO REAR.
 -ALL NEW CURBS ON EAST SIDE OF SITE IS TO BE PAINTED YELLOW WITH "NO PARKING FIRE LANE" TEXT PAINTED IN BLACK.

UTILITY NOTES

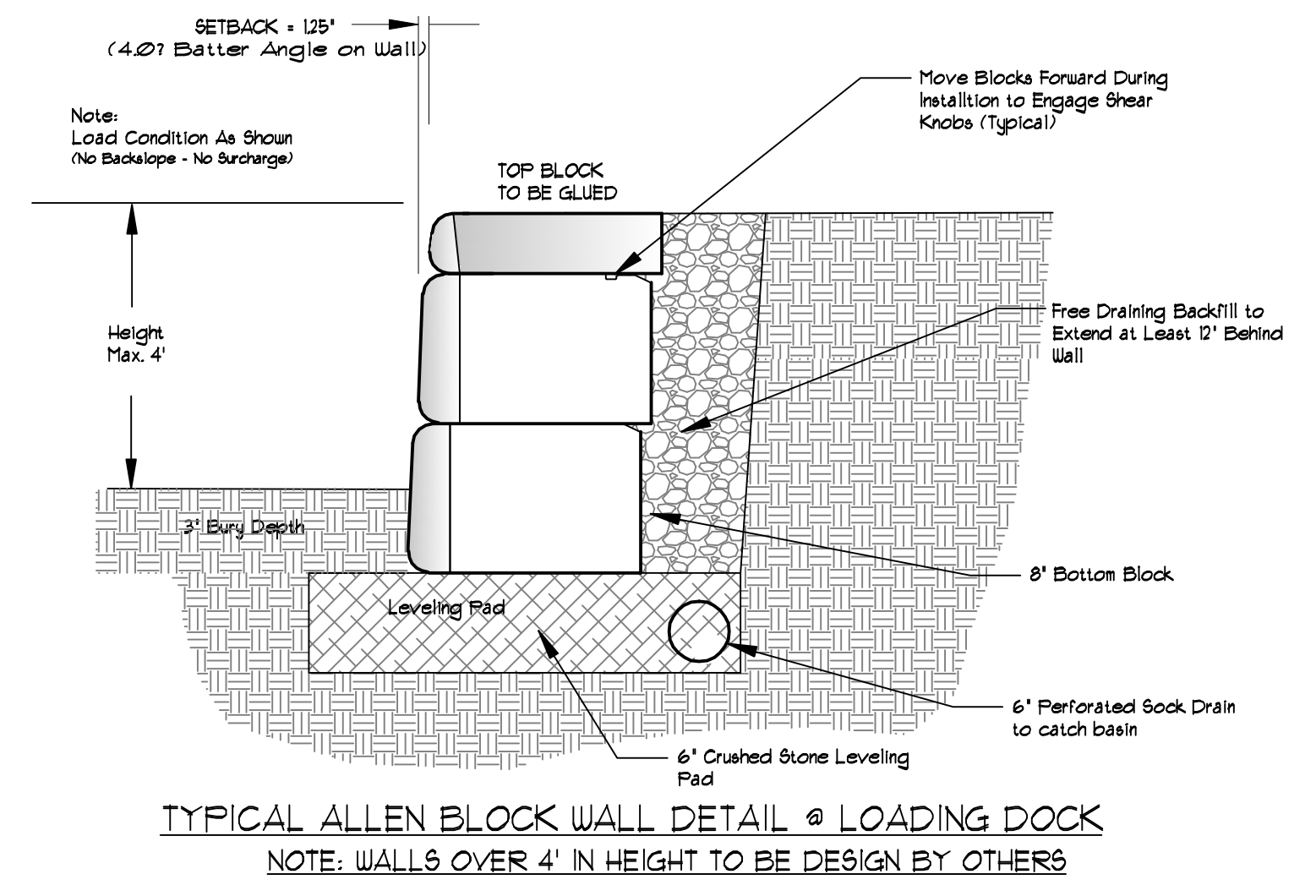
- A. VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- B. SANITARY SEWER SERVICE SHALL BE IN ACCORD WITH THE RULES AND REGULATION OF MSD. WATER SERVICE SHALL BE IN ACCORD WITH THE RULES AND REGULATION OF CUW.
- C. TRAFFIC MARKING PAINT SHALL BE ALKYD-RESIN TYPE, AASHTO M248 TYPE 1 4" STRIPE WIDTH, COLOR WHITE. TRAFFIC CONTROL PROCEDURES & DEVICES TO BE PROVIDED IN ACCORD WITH ODOT REGULATIONS.
- D. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- E. SEWAGE AND DRAINAGE PIPE TO BE AS INDICATED: POLYVINYL CHLORIDE PIPE (PVC) ASTM D3034, 50R 35, SOLVENT-CEMENTED ALL STORM PIPE TO BE ADSN-12 PROLINK S1 POLY ODOT ITEM 603-TYPE B OR EQUIVALENT. MINIMUM SLOPE OF 1.0% ON ALL DRAINAGE PIPE UNLESS OTHERWISE INDICATED. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- F. PRECAST CATCH BASINS AND MANHOLES SHALL CONFORM TO ASTM C418, WITH PROVISION FOR RUBBER GASKET JOINTS. STORM DRAINAGE STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF HAMILTON COUNTY REG. AND/OR ODOT. ALL CATCH BASINS AND MANHOLES GREATER THAN 6 FT DEEP REQUIRE STEPS.
- G. PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES:
 - 1) SANITARY MAIN = 4'-0"
 - 2) WATER MAINS = 4'-0"
 - 3) STORM WATER LINES = 2'-0"
 - 4) GAS & ELECTRIC = 2'-0"
- H. DOWN SPOUT NOTE
 ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DISCHARGE TO THE CATCH BASIN WITHIN 6' 50R 35 PVC PIPE
- H. GARBAGE COLLECTION NOTE
 OWNER TO PROVIDE OVERSIZED GARBAGE CONTAINERS TO BE COLLECTED BY REGULAR GARBAGE SERVICE

GENERAL NOTES

1. UTILITIES SHOWN TAKEN IN PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.
2. ALL ELEVATIONS INDICATED REPRESENT FINISHED ELEVATIONS, I.E. F000. THE FINISH GRADE OF THE PAVEMENT SHALL SLOPE UNIFORMLY TO FINISH ELEVATIONS SHOWN ON THE PLOT PLAN.
3. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
4. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
5. REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL.
6. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH THE MOST RECENT HAMILTON COUNTY AND ODOT DETAILS AND SPECIFICATIONS.
7. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS



ALTERNATE A
 BARRIER CURB (MOD TYPE 6)
 N.T.S.



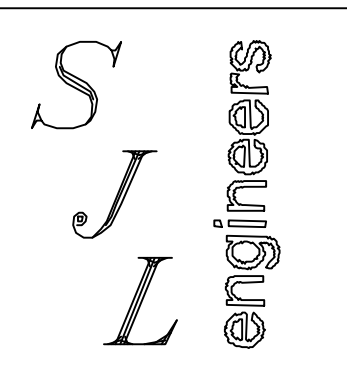
TYPICAL ALLEN BLOCK WALL DETAIL @ LOADING DOCK
 NOTE: WALLS OVER 4' IN HEIGHT TO BE DESIGN BY OTHERS

NO.	DATE	DESCRIPTION
1	TMD 6-6-16	ZONING COMPLIANCE PLAN
		REVISIONS AND/OR ISSUES



PROPOSED ADDITION TO
KENWOOD HEALTH CARE CENTER
 7450 KELLER ROAD
 CINCINNATI, OHIO

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE

DRIVEWAY SITE PLAN

PROJ. NO.	DATE
KENWOOD	3-29-16
DRAWN	CHECKED
SJL	SJL

DRAWING NO.

C6

ZONING COMPLIANCE PLAN 6-6-16

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 1-800-362-2764
 OHIO UTILITIES PROTECTION SERVICE