Design Review Board Meeting
Tuesday, April 22, 2025 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment on items not on the agenda
4. Approval of Minutes
   a. April 8, 2025
5. TABLED - Application # 1-20-20 Certificate of Appropriateness; 670 W. Coshocton Street Unit B - Sign
   a. Application
6. Application # 2-10-15 Certificate of Appropriateness; 670 W. Coshocton Street Unit F - Sign
   a. Application
7. Application # 3-31-40 Certificate of Appropriateness; 405 W. Coshocton St. - Demolition
   a. Application
8. Application # 3-31-50 Certificate of Appropriateness; 431 W. Coshocton St. - Demolition
   a. Application
9. Application # 3-31-60 Certificate of Appropriateness; 439 W. Coshocton St. - Demolition
   a. Application
10. Application # 3-31-70 Certificate of Appropriateness; 383 W. Coshocton - Johnstown Pointe Addition
    a. Application
11. Application # 4-8-5 Certificate of Appropriateness; 412 Lakeview Dr. - Roofing
    a. Application
12. MKSK Update to Board on Design Guidelines
13. Other Business
14. Adjourn

Design Review Board
Tuesday, April 8, 2025 - 5:00 PM
MINUTES

1. Call to Order/Roll Call

   Board Chair Heather Green called the Design Review Board to order for Tuesday, April 8, 2025 at 5:04 pm.

   Present - Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
   Absent - None
   Staff present - Sean Staneart - City Manager, Teresa Monroe - Clerk of Council

   Public present - Todd McConnell

2. Public Comment on items not on the agenda

   No comments.

3. Approval of Minutes

ACTION:	Craig Bohning moved to approve en bloc; Andrew Hale seconded and the vote was as follows:
AYES:	Craig Bohning, Dustin Gerken, Andrew Hale, Heather Green, Franz Stein
NOES:	None
ABSTAIN:	None

Passed 5 - 0

   a. March 11, 2025

   b. March 25, 2025

4. TABLED - Application # 1-20-20 Certificate of Appropriateness; 670 W. Coshocton Street - Sign

   Remains tabled.

5. Application # 4-7-10 Certificate of Appropriateness; 138 W. Coshocton St. - Exterior siding

   a. Application

   Applicant Todd McConnell was present. The house is currently white metal siding, with faded green shutters, going to blue vinyl with white trim wrapped windows, the siding will be horizontal. Board review of application and vinyl siding material sample provided. The applicant plans to keep the current doors and windows, stone and porch pillars will remain white. Garage in rear is not being sided.

ACTION:	Andrew Hale moved to approve; Craig Bohning seconded and the vote was as follows:
AYES:	Andrew Hale, Heather Green, Craig Bohning, Dustin Gerken

NOES: Franz Stein
ABSTAIN: None

Passed 4 - 1

Dustin Gerkin said he thinks if the windows lose the shutters, the casing might look narrow, he thinks white shutters would look really nice. The applicant said they were on the fence still about shutters and asked if they decided to add them, would he need to come back. Franz Stein said his no vote was because there was no design for the windows, he would have liked to see a more complete design, it doesn't look finished. Sean Staneart said that because the current shutters are vinyl, they could be replaced with vinyl without coming before the board, the reason this had to come before the board was because it was a change in material, metal to vinyl.

6. Application # 2-20-5 Certificate of Appropriateness; 196 S. Oregon Street - Exterior siding

   a. Application
   Applicant not present. It was stated that this siding job has already been completed, the Zoning Inspector notified the applicant that a permit was needed because of the change in material. The board reviewed the application and photos and agreed that it was tastefully done and an improvement to the home, there were no issues expressed.

ACTION: Heather Green moved to approve; Andrew Hale seconded and the vote was as follows:
AYES: Heather Green, Franz Stein, Craig Bohning, Dustin Gerken, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0

7. Other Business
   1. MKSK has sent out the Design Guidelines Document draft for the board's review. Comments are due by April 21st.

8. Adjourn

ACTION: Franz Stein moved to adjourn; Andrew Hale seconded and all were in favor.
AYES: Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
NOES: None
ABSTAIN: None

Passed 5 - 0

The meeting ended at 5:32 pm.

DRAFT

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
JAN 15 2025
CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS (SIGN):

Application Number: 1-20-20 Date: 1/20/25

FEES:

Base Fee: $ 75

Total Fee Amount: $ 75.00 Paid: Check # _____ Cash: $_____

(PLEASE PRINT)

1. Applicant: Prestige Driving Academy Phone: (614) 933 - 3170
2. Property Address: 670 W Coshocton St. Suite B City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: dgsko71@gmail.com
4. Business Owner's Name: David Scholer Phone: (740) 361 - 5134
5. Contractor's Name: _____ Phone: (____) _____ - _____
6. Principal Business Activity: Driving School
7. Existing Use of Property: Driving School
8. Square Footage of Proposed Building or Business: _____ sq. ft.
9. Zoning District: GCC-2 Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: $_____

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- (*Conditional*) Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation.

- **Some of the requests below may not apply to your application.**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
(5) Samples of proposed building materials.
(6) Color samples for proposed roof, siding, etc.
(7) Illustrations of all existing site signage including wall and ground.
(8) Illustrations of proposed signage to scale.
(9) A dimensioned site plan showing location of existing ground mounted signs.
(10) A dimensioned site plan showing the proposed location of ground mounted signs.
(11) Samples of proposed sign materials.
(12) Color samples of proposed sign(s).
(13) Proposed lighting plan for sign(s).
(14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. _____ *2.* _____

3. _____ *4.* _____

5. _____ *6.* _____

7. _____ *8.* _____

List of Contiguous Neighbors and Addresses:

1. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

2. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

3. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

4. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x _____ Date: 12/17/2024

OFFICE USE ONLY:

Date Received in Office: 1/20/25 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 3/25/25

Date Permit Approved or Denied by Planning Commission: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
JAN 15 2025
CITY OF JOHNSTOWN

SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: 1-20-30 Date: 1 / 20 / 25

FEES:

Base fee: $150 - Sign size in sq. ft.: 12 @ $.50 = $ 6.00

Total Amount: $ 156.00 Paid: Check #: _____ Cash: $_____

1. Applicant: Prestige Driving Academy
2. Address: 670 W. Coshocton St. Suite B City: Johnstown State: OH Zip: 43031
3. Phone: (614) 933 - 3170
4. E-mail Address: dgsha71@gmail.com Zoning District: GCC-2
5. Business Address: 670 W. Coshocton St. Suite B Johnstown, OH. 43031
6. Existing Use of Property: Driving School
7. Proposed Use of Property: Driving School
8. Type of Sign:
   - Canopy / Awning: _____ Size: _____
   - Identification: (Name & Address of business only): Size: 8FT x 1.5 FT
   - Marquee: _____ Size: _____
   - Projecting: _____ Size: _____
   - Wall: _____ Size: _____
   - Monument: _____ Size: _____
   - Other: _____ Size: _____
9. Wording on Sign: Prestige Driving Academy
10. Elevation: Length: 8 FT ft. Width: 3/4" ~~ft.~~ Height: 1.5 ft.

11. Contractor Information:

Name: _____

Address: _____City: _____State:___Zip:_____

E-mail: _____

Contractor Business Phone Number: _(____)_____-_____

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.
- Attach Certificate of Liability Insurance.

The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.

Applicant's Signature: _____ *Date:* 12 / 17 / 2024

OFFICE USE ONLY:

Date Received in Office: 1 / 20 / 25

Received By: T. Wymer

Date Permit Issued: _____/_____/_____By: _____

Date of Inspection If Required: _____/_____/_____By: _____

Zoning Code Enforcement Official:_x_____

Additional Comments: _____

_____

⊛ Mounted with 3 bolts & made out of some type of weather proof wood.

8'

18"

PRESTIGE
DRIVING ACADEMY
90"
PRESTIGE
DRIVING ACADEMY
Office Hours
Monday 9:00 am —— 4:00 pm
Tuesday 9:00 am —— 4:00 pm
Wednesday 9:00 am —— 4:00 pm
Thursday 9:00 am —— 4:00 pm
Friday 9:00 am —— 2:00 pm
For After Hours/Weekend Drives
Please Knock or Come In
Classroom Students
Doors Open 15 minutes Prior
To Start Time
ATTENTION
Dogs may be Present
If you Prefer Not to be
Greeted By one;
Please Knock First

Terry Wymer

From: David Schuler <classroom@prestigedrivingacademy.com>
Sent: Wednesday, February 12, 2025 2:41 PM
To: Terry Wymer
Subject: Re: Permits
Attachments: Prestige Logo JPG.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

- The sign is made out of PVC material
- The Colors are that of our logo. Royal Blue and Lime Green
- Proposed lighting plan for sign: N/A (No lighting) It hangs over our door with 3 bolts.

On Tue, Feb 11, 2025 at 10:09 AM Terry Wymer <twymer@johnstownohio.org> wrote:

Hey David –

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
FEB 07 2025
CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

(SIGN)

Application Number: 2-10-15 Date: 02 / 06 / 25

FEES:

Base Fee: $ 75

Total Fee Amount: $ 75.00 Paid: Check # 126 Cash: $ X

(PLEASE PRINT LEGIBLY)

1. Applicant: Edwards Athletics LLC Phone: (614) 383 - 8361
2. Property Address: 670 W Coshocton Unit F City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: gedwardsathletics@gmail.com
4. Business Owner's Name: Alexander Edwards + Gabrielle Edwards Phone: (614) 383 - 8361
5. Contractor's Name: N/A Phone: ( ) -
6. Principal Business Activity: Gymastics, Cheerleading, Tumbling
7. Existing Use of Property: Business
8. Square Footage of Proposed Building or Business: 3660 sq. ft.
9. Zoning District: GC-2 Number of Off-Street Parking Spaces: N/A
10. Estimated Cost of Improvements: $ N/A

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials.

(6) Color samples for proposed roof, siding, etc.

(7) Illustrations of all existing site signage including wall and ground.

(8) Illustrations of proposed signage to scale.

(9) A dimensioned site plan showing location of existing ground mounted signs.

(10) A dimensioned site plan showing the proposed location of ground mounted signs.

(11) Samples of proposed sign materials.

(12) Color samples of proposed sign(s).

(13) Proposed lighting plan for sign(s).

(14) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. _____ *2.* _____

3. _____ *4.* _____

5. _____ *6.* _____

List of Contiguous Neighbors and Addresses:

1. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

2. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

3. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

4. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: _x_____Date: 02 / 06 / 25

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: 2 / 7 / 25 By: Ashbrook

Date of Planning and Zoning Commission Meeting: 4 / 22 / 25

Date Permit Approved or Denied by P & Z Commission or DRB: ____/_____/_____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
FEB 07 2025
CITY OF JOHNSTOWN

SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: 2-10-20 Date: 02 / 06 / 25

FEES:

Base fee: $150 - Sign size in sq. ft.: 6 @ $.50 = $ 3.00

Total Amount: $ 153.00 Paid: Check #: 126 Cash: $

1. Applicant: Edwards Athletics LLC
2. Address: 670 W Coshocton Unit F City: Johnstown State: OH Zip: 43031
3. Phone: (614) 383 - 8361
4. E-mail Address: gedwardsathletics@gmail.com Zoning District: GCC-2
5. Business Address: 670 W Coshocton St Unit F Johnstown, OH. 43031
6. Existing Use of Property: Gymnastics, Cheerleading, Tumbling
7. Proposed Use of Property: Business
8. Type of Sign:
   - Canopy / Awning: _____ Size: _____
   - Identification: (Name & Address of business only): Size: _____
   - Marquee: _____ Size: _____
   - Projecting: _____ Size: _____
   - Wall: _____ Size: _____
   - Monument: _____ Size: _____
   - Other: Magnet with QR code Size: _____
9. Wording on Sign: Edwards Athletics Cheer and Tumbling
10. Elevation: Length: _____ ft. Width: 2 ft. Height: 80" ~~ft.~~

2 @

11. Contractor Information:

Name: _____

Address: _____ City: _____ State:____ Zip:_____

E-mail: _____

Contractor Business Phone Number: _(____)_____-_____

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.
- Attach Certificate of Liability Insurance.

The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.

Applicant's Signature: Alexander Edwards *Date:* 02 / 06 / 25

OFFICE USE ONLY:

Date Received in Office: 2 / 7 / 25

Received By: Jashbrook

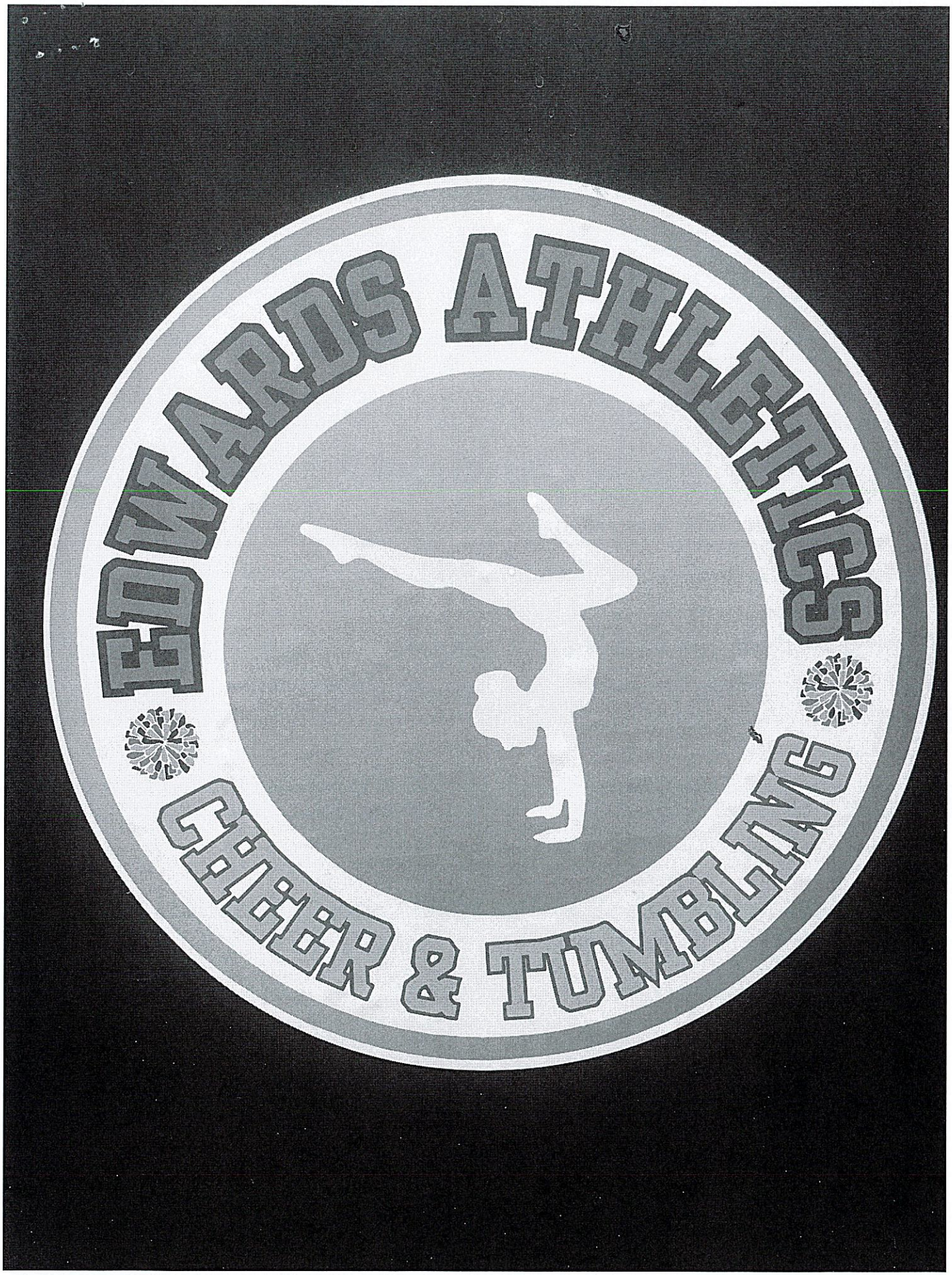
Date Permit Issued: _____/_____/_____By: _____

Date of Inspection If Required: _____/_____/_____By: _____

Zoning Code Enforcement Official:_x_____

Additional Comments: _____

_____


EDWARDS ATHLETICS
CHEER & TUMBLING

24"
80"
EDWARDS ATHLETICS
CHEER & TUMBLING
[redacted]
Door #1

EDWARDS ATHLETICS
CHEER & TUMBLING

EDWARDS ATHLETICS
Door #2

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 South Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

RESIDENTIAL OR COMMERCIAL DEMOLITION PERMIT APPLICATION

Application Number: _____ Date: _____/_____/_____

FEES:

Single Family: $700 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Non-Single Family: $1,000 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Total Fee Amount: __$_____ Paid: Check #_____ / Cash: _$_____

1. Applicant: Bauer Architecture, LLC - Brian Bauer on behalf of Johnstown Health Realty, LLC E-mail: bbauer@blbarch.com
2. Contractor: Excalibur Construction Phone: (614) 949-7907
3. Property Address: 405 Coshocton Street Johnstown, Ohio
4. Existing Use of Property: Residential Square Footage: 1723 sf
5. Estimated Cost of Demolition: _$15,000.00
6. Proposed Use of Property After Demolition: Nursing Home Addition
7. Attach any requested, supplemental, or necessary documentation or information and proof of insurance.

**** The undersigned is applying for a Demolition Permit for the following use to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.*

Applicant's Signature: Brian L Bauer Digitally signed by Brian L. Bauer DN: CN=Brian L. Bauer, O="Bauer Architecture, LLC", OU=President - Architect, E=bbauer@blbarch.com Reason: I am the author of this document Location: Date: 2025.03.14 11:29:50-04'00' Foxit PDF Editor Version: 2024.4.1 *Date:* 03 / 14 / 2025

Application will be made to the zoning office including the submission of Liability Insurance by the owner/contractor. Upon successful completion of the demolition, the owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.

OFFICE USE ONLY:

Date Received in Office: _____/_____/_____ By:_____

Date Permit Issued: _____/_____/_____ By:_____

Date of Final Inspection: _____/_____/_____ By:_____

Date of Refund if Applicable: _____/_____/_____ By: _____

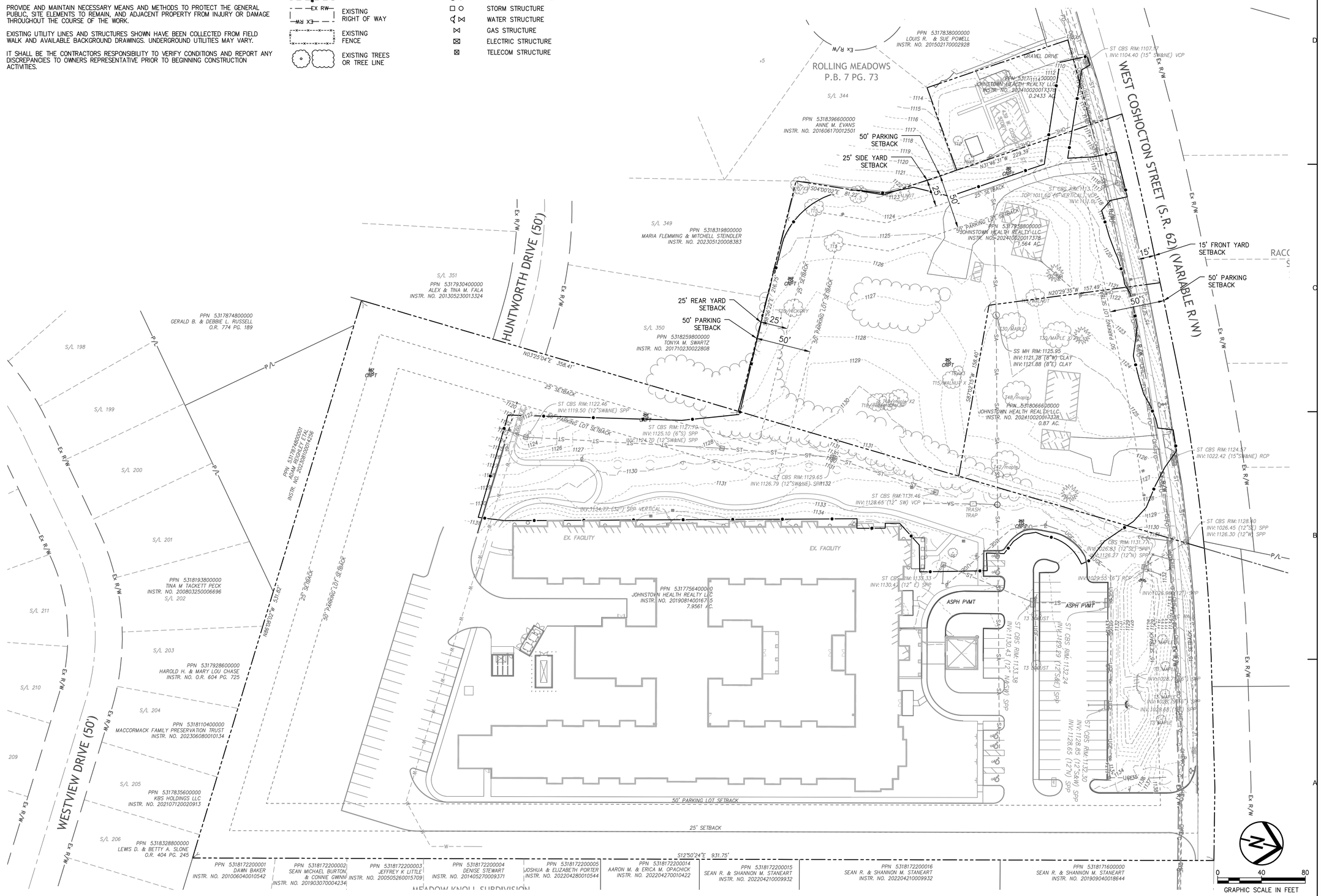
EXISTING CONDITIONS PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP, LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. EXISTING UTILITY LINES AND STRUCTURES SHOWN HAVE BEEN COLLECTED FROM FIELD WALK AND AVAILABLE BACKGROUND DRAWINGS. UNDERGROUND UTILITIES MAY VARY.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

EXISTING CONDITIONS PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE



ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW DOVER, OH 44622
PH: 330-343-4443 FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71110
REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

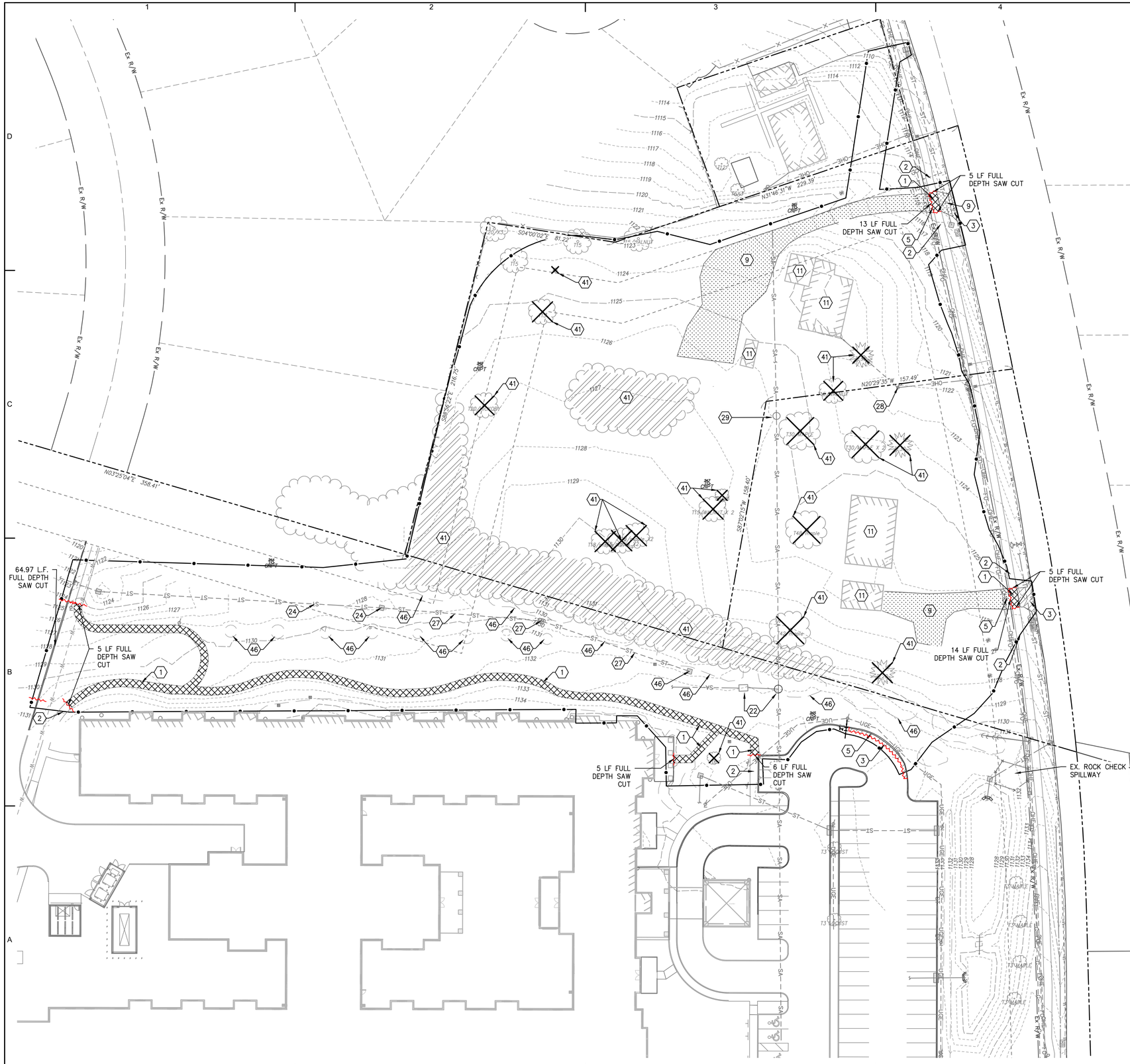
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name
EXISTING CONDITIONS PLAN

JOB NO.	SHEET
24-012	C-100

Printed 5/9/2024



SITE DEMOLITION PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP,LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. COORDINATE DEMOLITION WORK WITH BACKFILL/GRADING OPERATIONS TO MINIMIZE THE DURATION SUBGRADES ARE EXPOSED TO WEATHER AND CONSTRUCTION ACTIVITIES. MINIMIZE AREAS OF VEHICULAR ACCESS IN NON–PAVED AREAS.
5. REFER TO SOILS INVESTIGATION REPORT. ALL DEMOLITION AND GRADING WORK SHALL TAKE INTO ACCOUNT THE NATURE OF SOILS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT IN EXECUTING THE WORK.
6. ITEMS SCHEDULED FOR REMOVAL INCLUDE THE COMPLETE REMOVAL OF THEIR FOUNDATIONS, DRAINAGE COURSES, STUMPS AND ROOTS. UNLESS NOTED OTHERWISE, BACKFILL AND COMPACT CAVITIES CREATED BY REMOVING SUCH ITEMS WITH ACCEPTABLE MATERIAL. UTILITIES TO BE REMOVED SHALL HAVE STRUCTURES AND SERVICE LINES REMOVED TO THE NEXT SERVICEABLE ELEMENT, EVEN IF IT IS OUTSIDE THE CONSTRUCTION LIMITS.
7. REFER TO SITE GRADING AND STORM WATER POLLUTION PREVENTION PLAN FOR GRADING AND EROSION CONTROL MEASURES.
8. REMOVE AND REPLACE ANY SIDEWALKS OR CURBS THAT ARE CRACKED, BROKEN, OFF GRADE, DETERIORATED OR DAMAGED DUE TO CONSTRUCTION.
9. ALL PAVEMENT, SIDEWALK, CURB, WALLS OR TRENCHES TO BE REMOVED SHALL BE SAWCUT FULL DEPTH, TO NEAREST CONSTRUCTION JOINTS. ALL SAWCUTTING MUST BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE DUST AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. THIS MAY REQUIRE PERIODICALLY STABILIZING THE WORK AREA TO PREVENT EXPOSED SURFACES FROM BECOMING AIRBORNE.
10. EXISTING STORM SEWER TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO LAYOUT PLANS FOR LOCATION.
12. ALL VEGETATION WITHIN THE WORK LIMITS NOT DESIGNATED TO REMAIN OR TO BE RELOCATED SHALL BE REMOVED AND DISPOSED OF.
13. UNLESS OTHERWISE NOTED TO BE RETURNED TO OWNER, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED FOR DEMOLITION IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.

SITE DEMOLITION PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EXISTING WETLAND
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE

DEMOLITION OBJECT TAGS, LINE WORK, SWATCHES AND SYMBOLS

- ITEM LABEL, SEE DEMOLITION KEYNOTES
- PAVEMENT SAWCUT
- CLEARING & GRUBBING
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN/PROTECT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PAVEMENT

SITE DEMOLITION PLAN KEYNOTES

HARDSCAPE ITEMS

1. EXISTING CONCRETE PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
4. EXISTING ASPHALT PAVEMENT TO REMAIN.
5. EXISTING FULL DEPTH CURB TO BE REMOVED/DISPOSED OF SAWCUTS FULL DEPTH AT LIMITS OF REMOVAL.
6. EXISTING CURB TO REMAIN.
7. EXISTING CONCRETE/ASPHALT PAVEMENT TO BE SAWCUT.
8. EXISTING GRAVEL TO REMAIN.
9. EXISTING GRAVEL TO BE REMOVED/DISPOSED OF.
10. EXISTING STRUCTURE TO REMAIN.
11. EXISTING STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 10–19 NOT USED.

UTILITY ITEMS (SEE SITE UTILITY PLAN FOR COORDINATION)

20. EXISTING STORM STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
21. EXISTING ELECTRIC STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
22. EXISTING SANITARY STRUCTURE REMAIN, ADJUST RIM/FRAME TO GRADE.
23. EXISTING GAS SERVICE TO REMAIN.
24. EXISTING STORM SEWER TO REMAIN.
25. EXISTING LIGHT POLE TO BE REMOVED.
26. EXISTING PIPE TO BE REMOVED.
27. EXISTING STORM STRUCTURE TO BE REMOVED/DISPOSED OF.
28. EXISTING ELECTRICAL STRUCTURE TO BE REMOVED AND DISPOSED OF.
29. EXISTING SANITARY STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 30–39 NOT USED.

MISCELLANEOUS ITEMS

40. EXISTING TREES/SHRUB/LANDSCAPE TO REMAIN.
41. EXISTING TREES/SHRUB/LANDSCAPE TO BE REMOVED/DISPOSED OF.
42. EXISTING LIGHT POLE & UTILITY BOX TO REMAIN.
43. EXISTING FENCE/GATE TO REMAIN.
44. EXISTING FENCE/GATE TO BE REMOVED/DISPOSED OF.
45. EXISTING FLOWER BED TO REMAIN.
46. EXISTING FLOWER BED TO BE REMOVED.

0 20 40
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 E GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

SITE DEMOLITION PLAN

JOB NO.	SHEET
24-012	C-110

Printed 5/9/2024

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 South Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

RESIDENTIAL OR COMMERCIAL DEMOLITION PERMIT APPLICATION

Application Number: _____ Date: _____/_____/_____

FEES:

Single Family: $700 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Non-Single Family: $1,000 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Total Fee Amount: __$_____ Paid: Check #_____ / Cash: _$_____

1. Applicant: Bauer Architecture, LLC - Brian Bauer on behalf of Johnstown Health Realty, LLC E-mail: bbauer@blbarch.com
2. Contractor: Excalibur Construction Phone: (614) 949-7907
3. Property Address: 431 Coshocton Street Johnstown, Ohio
4. Existing Use of Property: Residential Square Footage: 1559 sf
5. Estimated Cost of Demolition: _$15,000.00
6. Proposed Use of Property After Demolition: Nursing Home Addition
7. Attach any requested, supplemental, or necessary documentation or information and proof of insurance.

**** The undersigned is applying for a Demolition Permit for the following use to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.*

Applicant's Signature: Brian L Bauer Digitally signed by Brian L. Bauer DN: CN=President - Architect, O="Bauer Architecture, LLC", CN=Brian L. Bauer, E=bbauer@blbarch.com Reason: I am the author of this document Location: Date: 2025.03.14 11:20:48-04'00' Foxit PDF Editor Version: 2024.4.1 *Date:* 03 / 14 / 2025

Application will be made to the zoning office including the submission of Liability Insurance by the owner/contractor. Upon successful completion of the demolition, the owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.

OFFICE USE ONLY:

Date Received in Office: _____/_____/_____ By:_____

Date Permit Issued: _____/_____/_____ By:_____

Date of Final Inspection: _____/_____/_____ By:_____

Date of Refund if Applicable: _____/_____/_____ By: _____

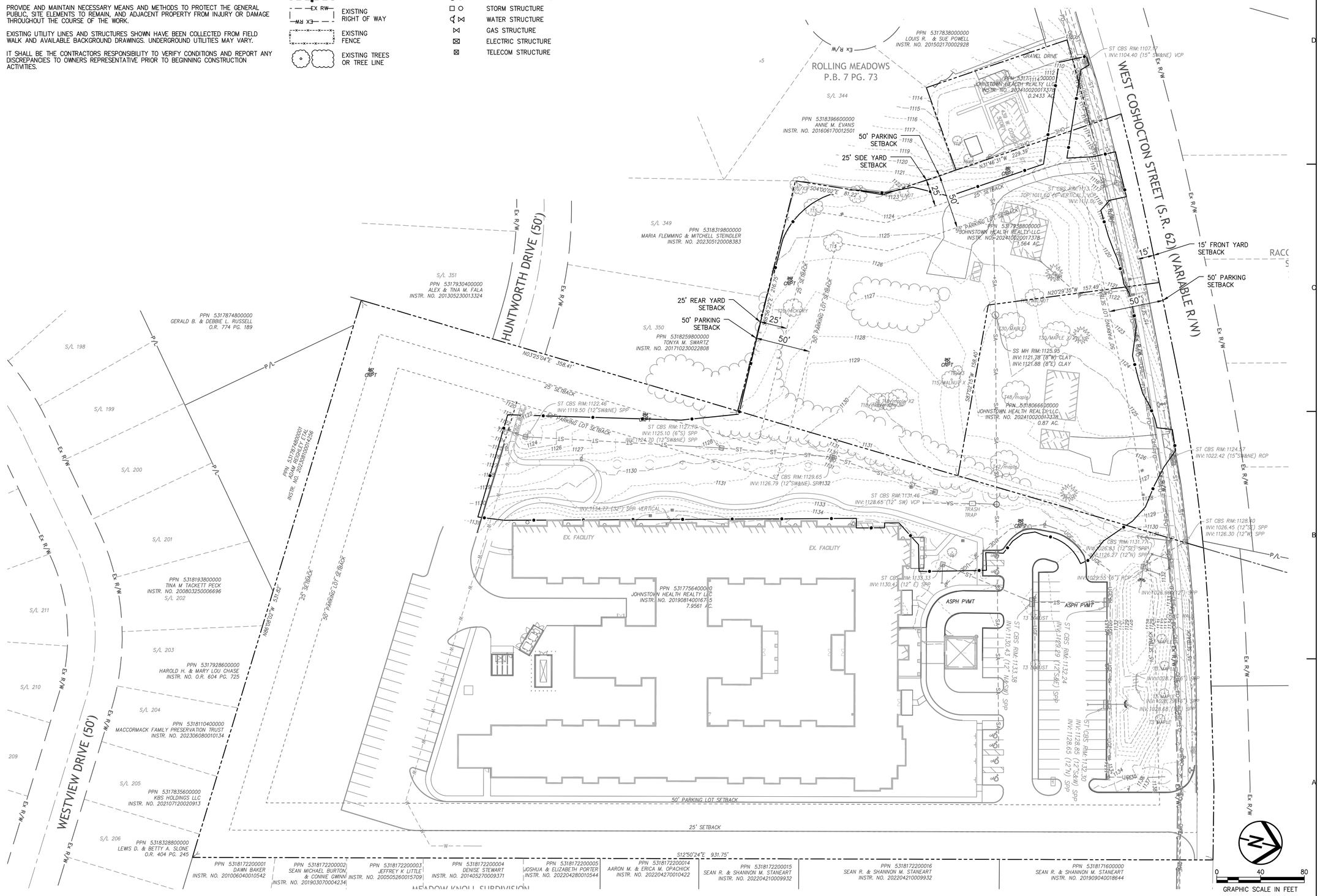
EXISTING CONDITIONS PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP, LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. EXISTING UTILITY LINES AND STRUCTURES SHOWN HAVE BEEN COLLECTED FROM FIELD WALK AND AVAILABLE BACKGROUND DRAWINGS. UNDERGROUND UTILITIES MAY VARY.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

EXISTING CONDITIONS PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE



ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71110
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

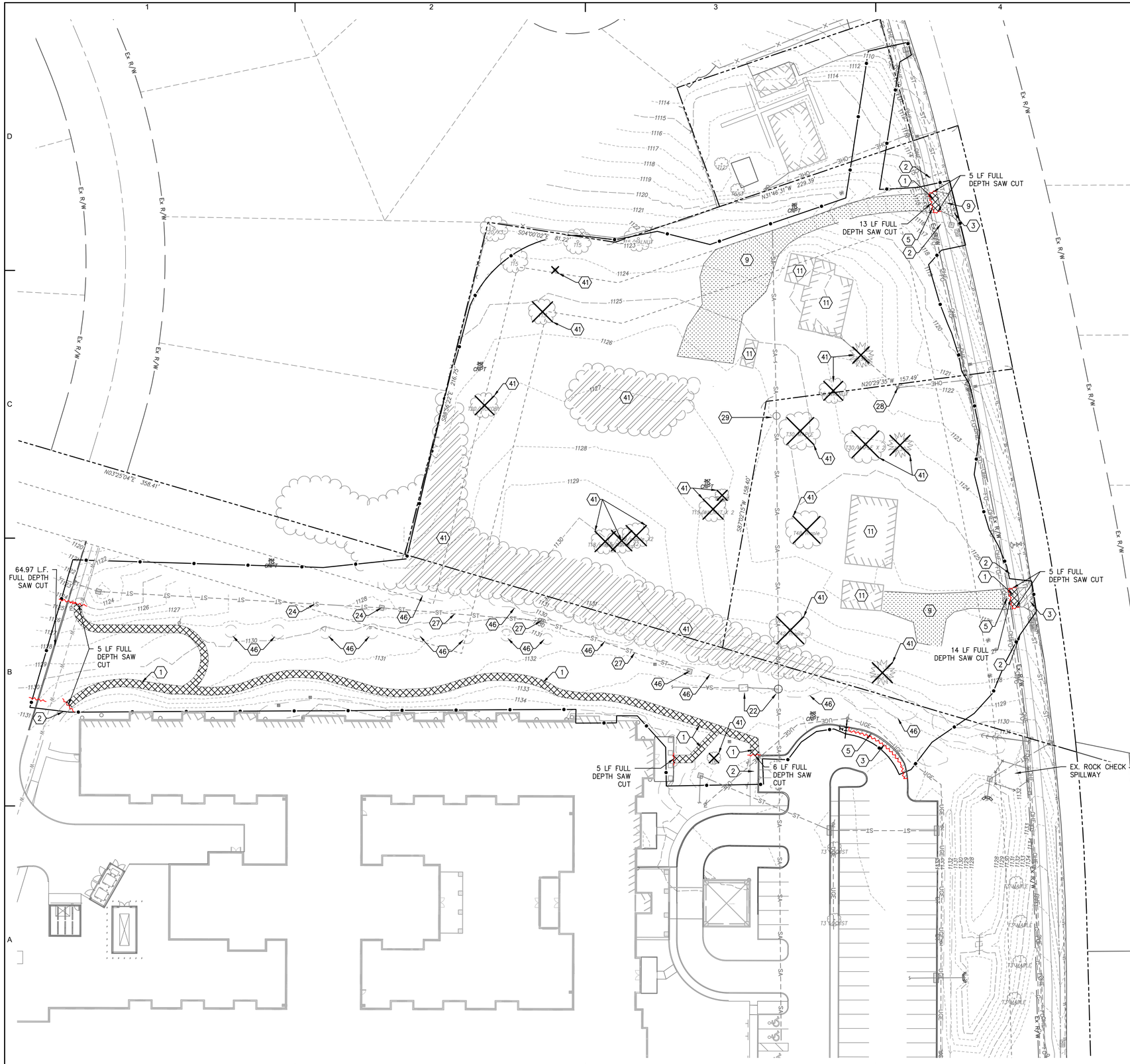
BID AND PERMIT SET: 01/31/2025

#Layout Name

EXISTING CONDITIONS PLAN

JOB NO.	SHEET
24-012	C-100

Printed 5/9/2024



SITE DEMOLITION PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP,LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. COORDINATE DEMOLITION WORK WITH BACKFILL/GRADING OPERATIONS TO MINIMIZE THE DURATION SUBGRADES ARE EXPOSED TO WEATHER AND CONSTRUCTION ACTIVITIES. MINIMIZE AREAS OF VEHICULAR ACCESS IN NON–PAVED AREAS.
5. REFER TO SOILS INVESTIGATION REPORT. ALL DEMOLITION AND GRADING WORK SHALL TAKE INTO ACCOUNT THE NATURE OF SOILS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT IN EXECUTING THE WORK.
6. ITEMS SCHEDULED FOR REMOVAL INCLUDE THE COMPLETE REMOVAL OF THEIR FOUNDATIONS, DRAINAGE COURSES, STUMPS AND ROOTS. UNLESS NOTED OTHERWISE, BACKFILL AND COMPACT CAVITIES CREATED BY REMOVING SUCH ITEMS WITH ACCEPTABLE MATERIAL. UTILITIES TO BE REMOVED SHALL HAVE STRUCTURES AND SERVICE LINES REMOVED TO THE NEXT SERVICEABLE ELEMENT, EVEN IF IT IS OUTSIDE THE CONSTRUCTION LIMITS.
7. REFER TO SITE GRADING AND STORM WATER POLLUTION PREVENTION PLAN FOR GRADING AND EROSION CONTROL MEASURES.
8. REMOVE AND REPLACE ANY SIDEWALKS OR CURBS THAT ARE CRACKED, BROKEN, OFF GRADE, DETERIORATED OR DAMAGED DUE TO CONSTRUCTION.
9. ALL PAVEMENT, SIDEWALK, CURB, WALLS OR TRENCHES TO BE REMOVED SHALL BE SAWCUT FULL DEPTH, TO NEAREST CONSTRUCTION JOINTS. ALL SAWCUTTING MUST BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE DUST AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. THIS MAY REQUIRE PERIODICALLY STABILIZING THE WORK AREA TO PREVENT EXPOSED SURFACES FROM BECOMING AIRBORNE.
10. EXISTING STORM SEWER TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO LAYOUT PLANS FOR LOCATION.
12. ALL VEGETATION WITHIN THE WORK LIMITS NOT DESIGNATED TO REMAIN OR TO BE RELOCATED SHALL BE REMOVED AND DISPOSED OF.
13. UNLESS OTHERWISE NOTED TO BE RETURNED TO OWNER, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED FOR DEMOLITION IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.

SITE DEMOLITION PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EXISTING WETLAND
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE

DEMOLITION OBJECT TAGS, LINE WORK, SWATCHES AND SYMBOLS

- ITEM LABEL, SEE DEMOLITION KEYNOTES
- PAVEMENT SAWCUT
- CLEARING & GRUBBING
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN/PROTECT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PAVEMENT

SITE DEMOLITION PLAN KEYNOTES

HARDSCAPE ITEMS

1. EXISTING CONCRETE PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
4. EXISTING ASPHALT PAVEMENT TO REMAIN.
5. EXISTING FULL DEPTH CURB TO BE REMOVED/DISPOSED OF SAWCUTS FULL DEPTH AT LIMITS OF REMOVAL.
6. EXISTING CURB TO REMAIN.
7. EXISTING CONCRETE/ASPHALT PAVEMENT TO BE SAWCUT.
8. EXISTING GRAVEL TO REMAIN.
9. EXISTING GRAVEL TO BE REMOVED/DISPOSED OF.
10. EXISTING STRUCTURE TO REMAIN.
11. EXISTING STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 10–19 NOT USED.

UTILITY ITEMS (SEE SITE UTILITY PLAN FOR COORDINATION)

20. EXISTING STORM STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
21. EXISTING ELECTRIC STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
22. EXISTING SANITARY STRUCTURE REMAIN, ADJUST RIM/FRAME TO GRADE.
23. EXISTING GAS SERVICE TO REMAIN.
24. EXISTING STORM SEWER TO REMAIN.
25. EXISTING LIGHT POLE TO BE REMOVED.
26. EXISTING PIPE TO BE REMOVED.
27. EXISTING STORM STRUCTURE TO BE REMOVED/DISPOSED OF.
28. EXISTING ELECTRICAL STRUCTURE TO BE REMOVED AND DISPOSED OF.
29. EXISTING SANITARY STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 30–39 NOT USED.

MISCELLANEOUS ITEMS

40. EXISTING TREES/SHRUB/LANDSCAPE TO REMAIN.
41. EXISTING TREES/SHRUB/LANDSCAPE TO BE REMOVED/DISPOSED OF.
42. EXISTING LIGHT POLE & UTILITY BOX TO REMAIN.
43. EXISTING FENCE/GATE TO REMAIN.
44. EXISTING FENCE/GATE TO BE REMOVED/DISPOSED OF.
45. EXISTING FLOWER BED TO REMAIN.
46. EXISTING FLOWER BED TO BE REMOVED.

0 20 40
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71170
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

SITE DEMOLITION PLAN

JOB NO.	SHEET
24-012	C-110

Printed 5/9/2024

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 South Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

RESIDENTIAL OR COMMERCIAL DEMOLITION PERMIT APPLICATION

Application Number: _____ Date: _____/_____/_____

FEES:

Single Family: $700 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Non-Single Family: $1,000 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Total Fee Amount: __$_____ Paid: Check #_____ / Cash: _$_____

1. Applicant: Bauer Architecture, LLC - Brian Bauer on behalf of Johnstown Health Realty, LLC E-mail: bbauer@blbarch.com
2. Contractor: Excalibur Construction Phone: (614) 949-7907
3. Property Address: 439 Coshocton Street Johnstown, Ohio
4. Existing Use of Property: Residential Square Footage: 1330 sf
5. Estimated Cost of Demolition: _$15,000.00
6. Proposed Use of Property After Demolition: Landscaped Green Space
7. Attach any requested, supplemental, or necessary documentation or information and proof of insurance.

**** The undersigned is applying for a Demolition Permit for the following use to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.*

Applicant's Signature: Brian L Bauer Digitally signed by Brian L Bauer DN: CN=Brian L Bauer, O="Bauer Architecture, LLC", OU=President - Architect, E=bbauer@blbarch.com Reason: I am the author of this document Location: Date: 2025.03.14 11:21:45-04'00' Foxit PDF Editor Version: 2024.4.1 *Date:* 03 / 14 / 2025

Application will be made to the zoning office including the submission of Liability Insurance by the owner/contractor. Upon successful completion of the demolition, the owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.

OFFICE USE ONLY:

Date Received in Office: _____/_____/_____ By:_____

Date Permit Issued: _____/_____/_____ By:_____

Date of Final Inspection: _____/_____/_____ By:_____

Date of Refund if Applicable: _____/_____/_____ By: _____

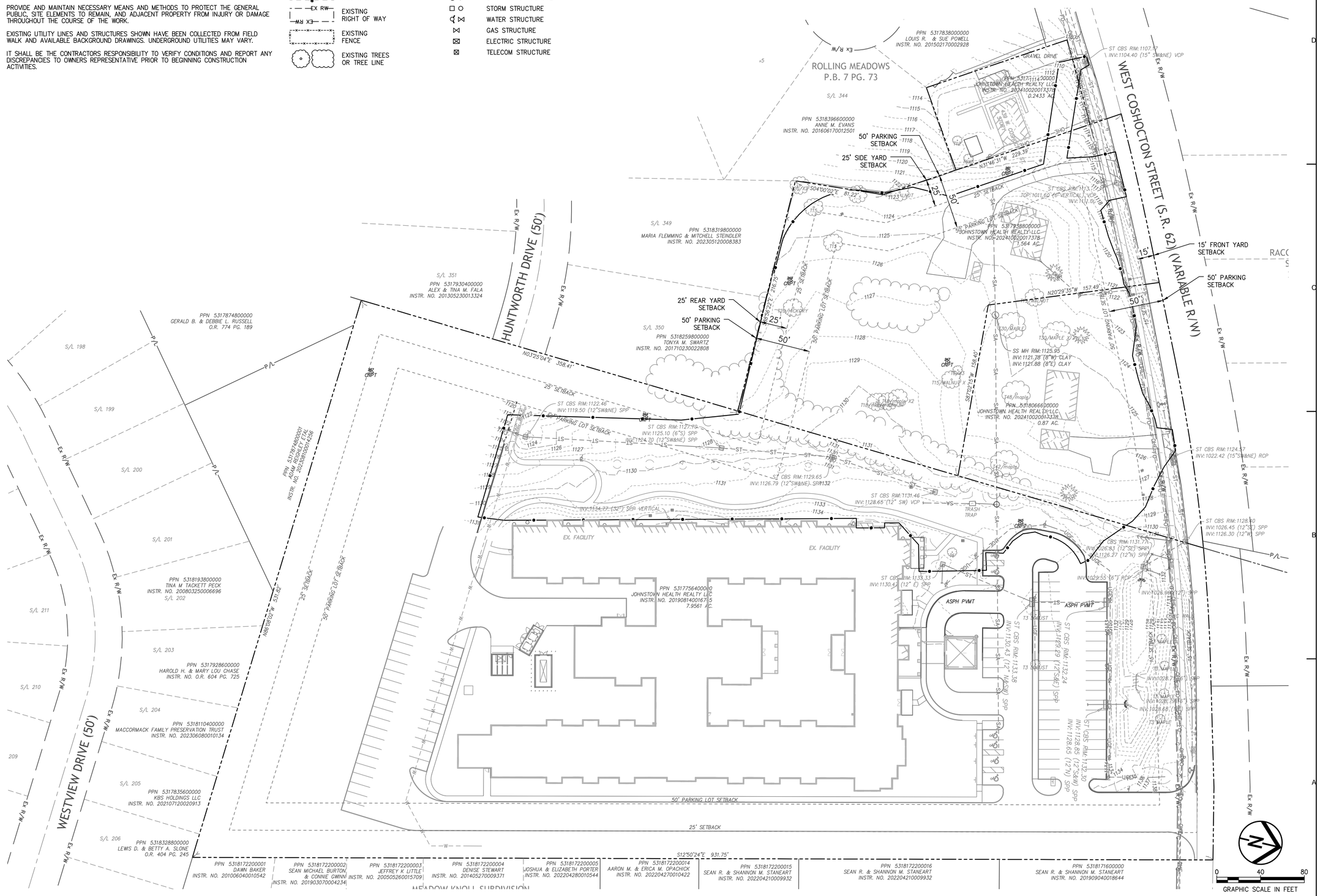
EXISTING CONDITIONS PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP, LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. EXISTING UTILITY LINES AND STRUCTURES SHOWN HAVE BEEN COLLECTED FROM FIELD WALK AND AVAILABLE BACKGROUND DRAWINGS. UNDERGROUND UTILITIES MAY VARY.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

EXISTING CONDITIONS PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE



ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71110
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

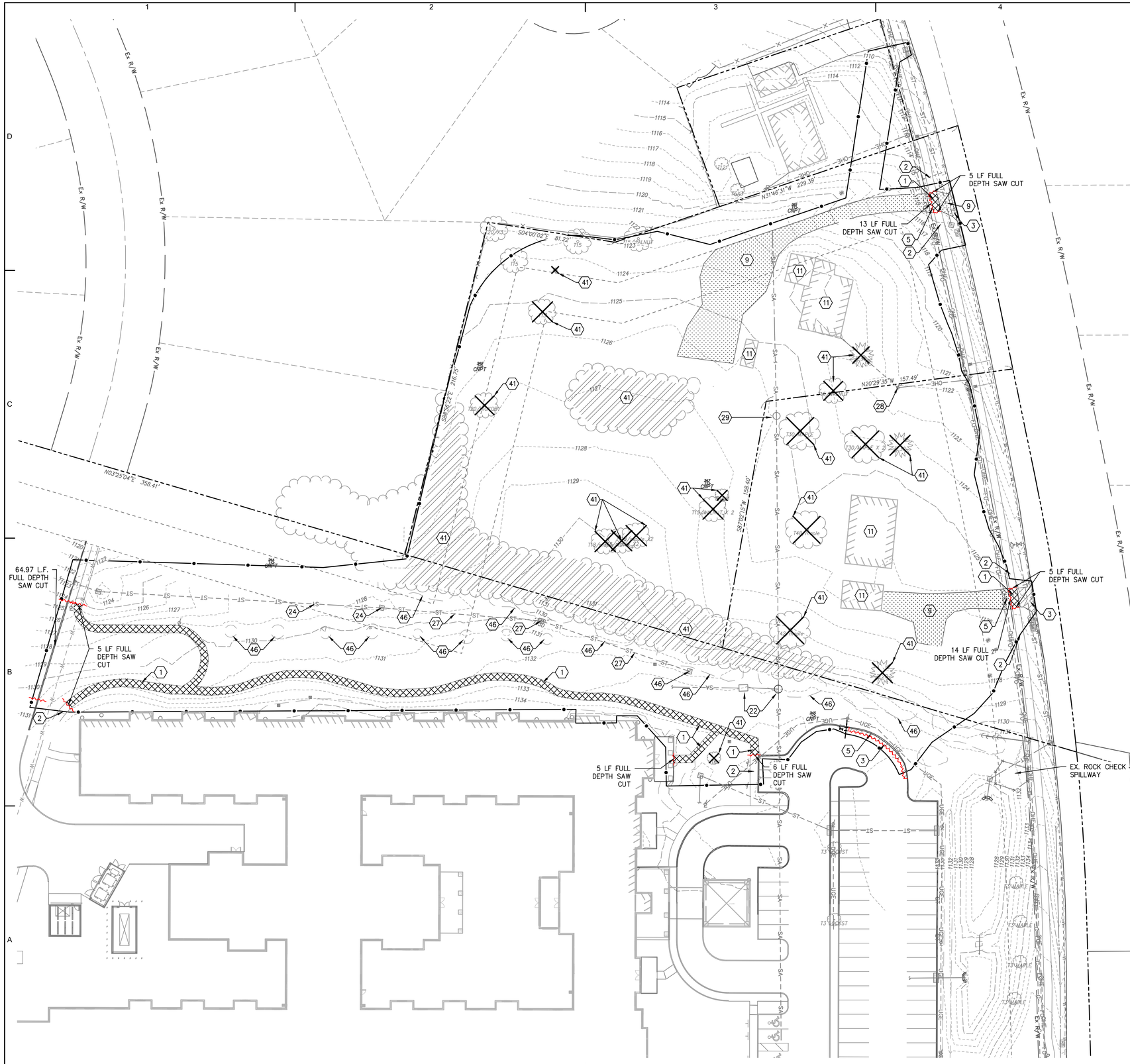
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name
EXISTING CONDITIONS PLAN

JOB NO.	SHEET
24-012	C-100

Printed 5/9/2024



SITE DEMOLITION PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP,LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. COORDINATE DEMOLITION WORK WITH BACKFILL/GRADING OPERATIONS TO MINIMIZE THE DURATION SUBGRADES ARE EXPOSED TO WEATHER AND CONSTRUCTION ACTIVITIES. MINIMIZE AREAS OF VEHICULAR ACCESS IN NON–PAVED AREAS.
5. REFER TO SOILS INVESTIGATION REPORT. ALL DEMOLITION AND GRADING WORK SHALL TAKE INTO ACCOUNT THE NATURE OF SOILS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT IN EXECUTING THE WORK.
6. ITEMS SCHEDULED FOR REMOVAL INCLUDE THE COMPLETE REMOVAL OF THEIR FOUNDATIONS, DRAINAGE COURSES, STUMPS AND ROOTS. UNLESS NOTED OTHERWISE, BACKFILL AND COMPACT CAVITIES CREATED BY REMOVING SUCH ITEMS WITH ACCEPTABLE MATERIAL. UTILITIES TO BE REMOVED SHALL HAVE STRUCTURES AND SERVICE LINES REMOVED TO THE NEXT SERVICEABLE ELEMENT, EVEN IF IT IS OUTSIDE THE CONSTRUCTION LIMITS.
7. REFER TO SITE GRADING AND STORM WATER POLLUTION PREVENTION PLAN FOR GRADING AND EROSION CONTROL MEASURES.
8. REMOVE AND REPLACE ANY SIDEWALKS OR CURBS THAT ARE CRACKED, BROKEN, OFF GRADE, DETERIORATED OR DAMAGED DUE TO CONSTRUCTION.
9. ALL PAVEMENT, SIDEWALK, CURB, WALLS OR TRENCHES TO BE REMOVED SHALL BE SAWCUT FULL DEPTH, TO NEAREST CONSTRUCTION JOINTS. ALL SAWCUTTING MUST BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE DUST AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. THIS MAY REQUIRE PERIODICALLY STABILIZING THE WORK AREA TO PREVENT EXPOSED SURFACES FROM BECOMING AIRBORNE.
10. EXISTING STORM SEWER TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO LAYOUT PLANS FOR LOCATION.
12. ALL VEGETATION WITHIN THE WORK LIMITS NOT DESIGNATED TO REMAIN OR TO BE RELOCATED SHALL BE REMOVED AND DISPOSED OF.
13. UNLESS OTHERWISE NOTED TO BE RETURNED TO OWNER, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED FOR DEMOLITION IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.

SITE DEMOLITION PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EXISTING WETLAND
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE

DEMOLITION OBJECT TAGS, LINE WORK, SWATCHES AND SYMBOLS

- ITEM LABEL, SEE DEMOLITION KEYNOTES
- PAVEMENT SAWCUT
- CLEARING & GRUBBING
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN/PROTECT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PAVEMENT

SITE DEMOLITION PLAN KEYNOTES

HARDSCAPE ITEMS

1. EXISTING CONCRETE PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
4. EXISTING ASPHALT PAVEMENT TO REMAIN.
5. EXISTING FULL DEPTH CURB TO BE REMOVED/DISPOSED OF SAWCUTS FULL DEPTH AT LIMITS OF REMOVAL.
6. EXISTING CURB TO REMAIN.
7. EXISTING CONCRETE/ASPHALT PAVEMENT TO BE SAWCUT.
8. EXISTING GRAVEL TO REMAIN.
9. EXISTING GRAVEL TO BE REMOVED/DISPOSED OF.
10. EXISTING STRUCTURE TO REMAIN.
11. EXISTING STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 10–19 NOT USED.

UTILITY ITEMS (SEE SITE UTILITY PLAN FOR COORDINATION)

20. EXISTING STORM STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
21. EXISTING ELECTRIC STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
22. EXISTING SANITARY STRUCTURE REMAIN, ADJUST RIM/FRAME TO GRADE.
23. EXISTING GAS SERVICE TO REMAIN.
24. EXISTING STORM SEWER TO REMAIN.
25. EXISTING LIGHT POLE TO BE REMOVED.
26. EXISTING PIPE TO BE REMOVED.
27. EXISTING STORM STRUCTURE TO BE REMOVED/DISPOSED OF.
28. EXISTING ELECTRICAL STRUCTURE TO BE REMOVED AND DISPOSED OF.
29. EXISTING SANITARY STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 30–39 NOT USED.

MISCELLANEOUS ITEMS

40. EXISTING TREES/SHRUB/LANDSCAPE TO REMAIN.
41. EXISTING TREES/SHRUB/LANDSCAPE TO BE REMOVED/DISPOSED OF.
42. EXISTING LIGHT POLE & UTILITY BOX TO REMAIN.
43. EXISTING FENCE/GATE TO REMAIN.
44. EXISTING FENCE/GATE TO BE REMOVED/DISPOSED OF.
45. EXISTING FLOWER BED TO REMAIN.
46. EXISTING FLOWER BED TO BE REMOVED.

0 20 40
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

SITE DEMOLITION PLAN

JOB NO.	SHEET
24-012	C-110

Printed 5/9/2024

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: _____ Date: _____/_____/_____

FEES:

Base Fee: $ 300

Total Fee Amount:_$_____Paid: Check # _____Cash:_$_____

(PLEASE PRINT LEGIBLY)

1. Applicant: Bauer Architecture, LLC - Brian Bauer on behalf of Johnstown Health Realty, LLC Phone: (330) 204 - 2673
2. Property Address: 383 Coshocton Street City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: bbauer@blbarch.com
4. Business Owner's Name: Johnstown Pointe Phone: (740) 809 - 1700
5. Contractor's Name: Excalibur Construction - David Scaperoth Phone: (614) 949 - 7907
6. Principal Business Activity: Nursing Home
7. Existing Use of Property: Nursing Home
8. Square Footage of Proposed Building or Business: Existg 58,468 sf Addition 20,678 sf sq. ft.
9. Zoning District: Vil Com Number of Off-Street Parking Spaces: 90
10. Estimated Cost of Improvements: $5,000,000.00

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials.

(6) Color samples for proposed roof, siding, etc.

(7) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. See attached complete list of materials and photo of sample board *2.* All materials to match existing building

3. _____ *4.* _____

5. _____ *6.* _____

7. _____ *8.* _____

List of Contiguous Neighbors and Addresses:

1. See attached list
Neighbor's Name | Neighbor's Address | State | Zip Code

2. _____
Neighbor's Name | Neighbor's Address | State | Zip Code

3. _____
Neighbor's Name | Neighbor's Address | State | Zip Code

4. _____
Neighbor's Name | Neighbor's Address | State | Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: _x Brian L Bauer Digitally signed by Brian L Bauer DN: OU=President - Architect, O="Bauer Architecture, LLC", CN=Brian L Bauer, E=bbauer@bbarch.com Reason: I am the author of this document Location: Date: 2025.03.14 11:46:06-04'00' Foxit PDF Editor Version: 2024.3.1 Date: 03 / 13 / 2025

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: _____/_____/_____ By:_____

Date of Planning and Zoning Commission Meeting: _____/_____/_____

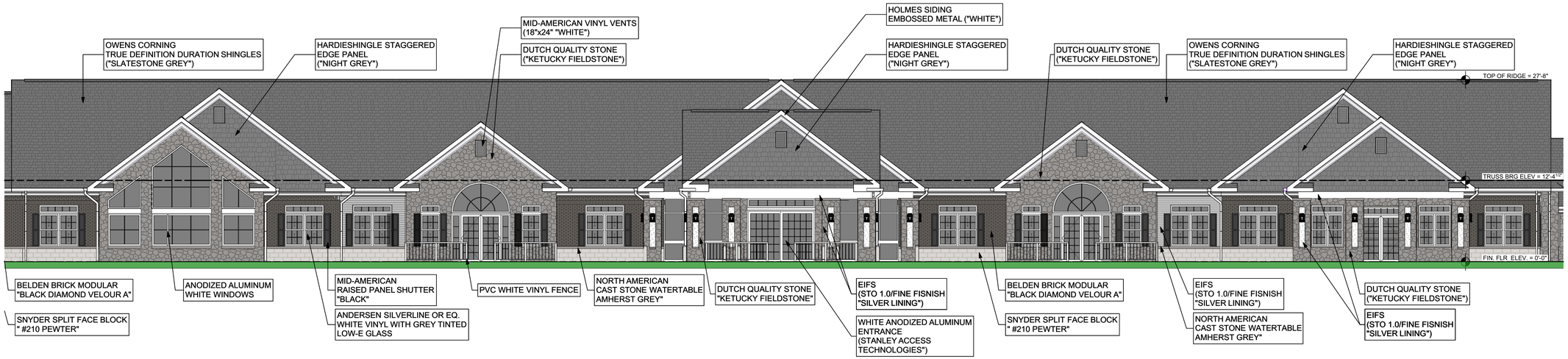
Date Permit Approved or Denied by P & Z Commission or DRB: _____/_____/_____

Conditions Necessary for Approval: _____

_____

_____

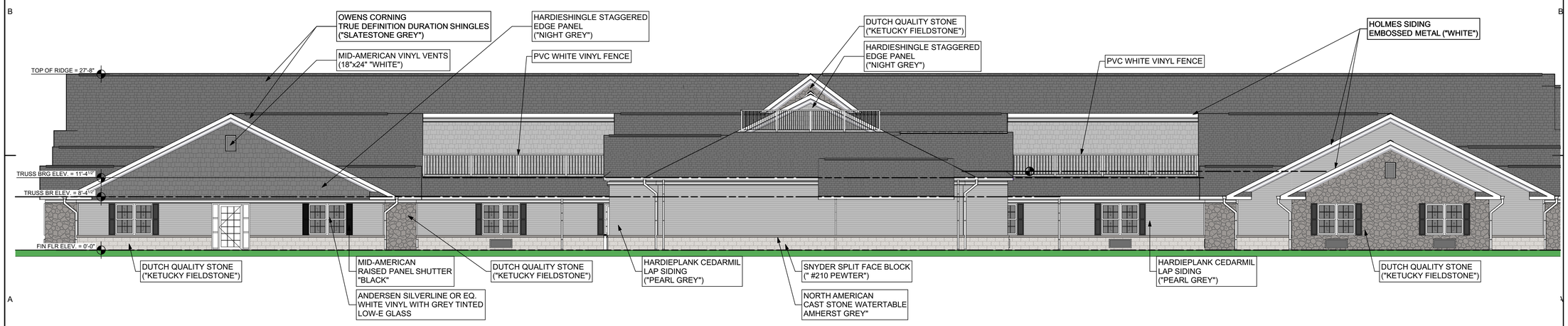
City Manager Signature: x _____



1
A-201

NORTH ELEVATION

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



2
A-201

SOUTH ELEVATION

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

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

OHM Advancing Communities
6650 W. SNOWVILLE RD. STE. A BRECKSVILLE, OHIO 44141
phone: 330.657.2145
www.ohm-advisors.com
ARCHITECTS. ENGINEERS. PLANNERS.

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4442
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

NEW TRANSITIONAL CARE FACILITY

AT

JOHNSTOWN

383 COSHOCTON ROAD
JOHNSTOWN, OHIO 43031

FOUNDATIONS HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
8487
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2021

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BIDDING AND PERMIT SET 01-31-2020

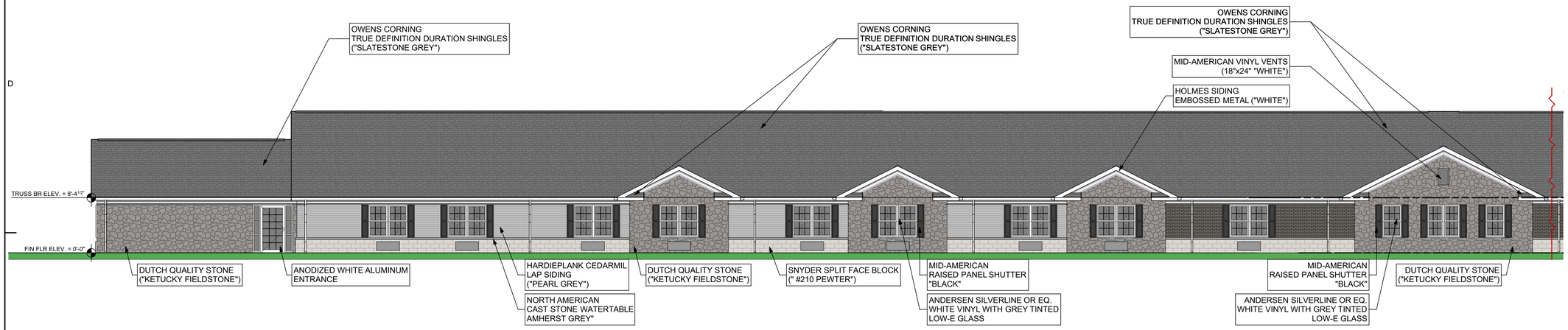
North and South Elevations

JOB NO. 19-008

SHEET A-201

©2016

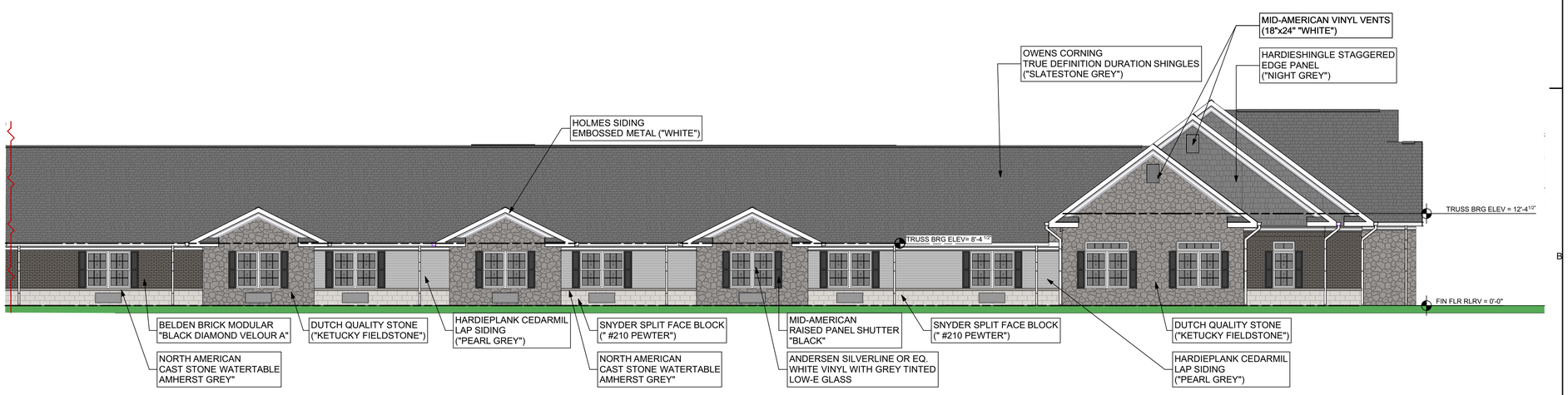
Printed 2 / 3 / 2020



4
A-202

PARTIAL EAST ELEVATION

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



4
A-202

PARTIAL EAST ELEVATION

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

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

OHM Advancing Communities
8650 W. SNOWVILLE RD. STE. A BRECKSVILLE, OHIO 44141
phone: 330.657.2145
www.ohm-advisors.com
ARCHITECTS. ENGINEERS. PLANNERS.

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4440
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3644 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

NEW TRANSITIONAL CARE FACILITY

AT

JOHNSTOWN

383 COSHOCTON ROAD
JOHNSTOWN, OHIO 43031

FOUNDATIONS HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
8487
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2021

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

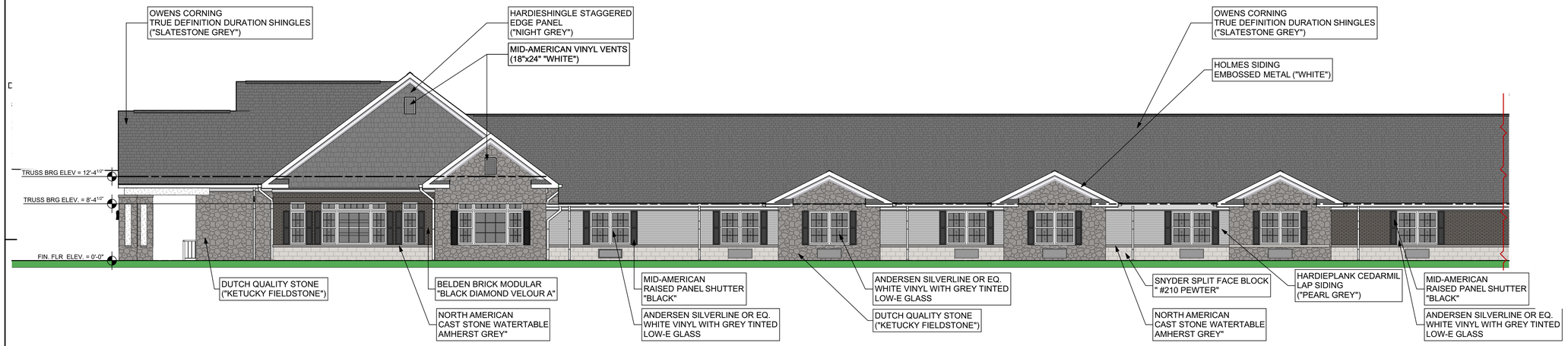
BIDDING AND PERMIT SET 01-31-2020

East Elevation

JOB NO.	SHEET
19-008	A-202

©2016

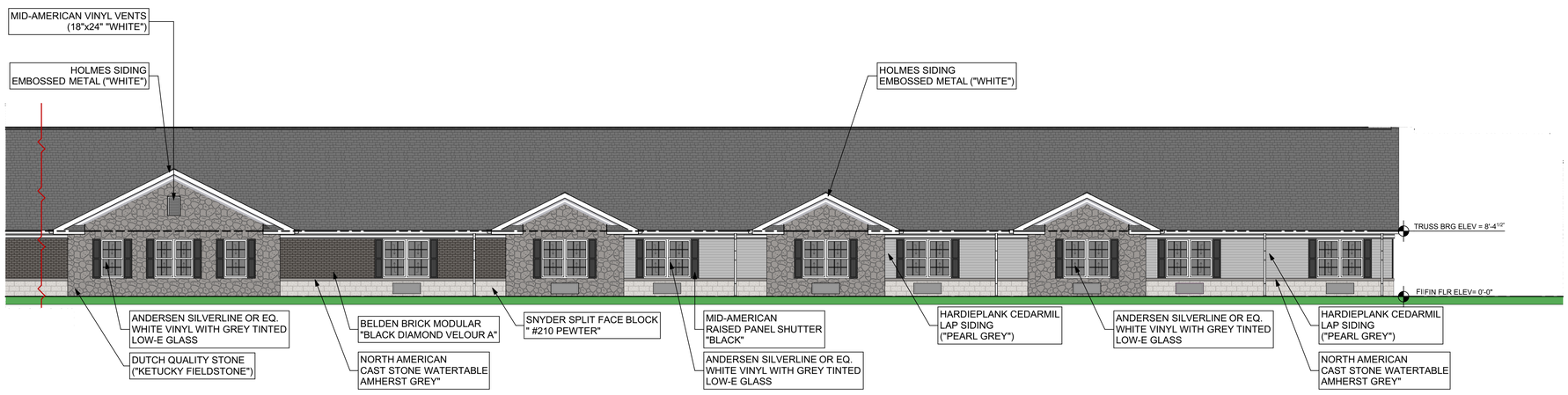
Printed 2/3/2020



3
A-203

PARTIAL WEST ELEVATION

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



3
A-203

PARTIAL WEST ELEVATION

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

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

OHM Advancing Communities
6650 W. SNOWVILLE RD. STE. A BRECKSVILLE, OHIO 44141
phone: 330.657.2145
www.ohm-advisors.com
ARCHITECTS. ENGINEERS. PLANNERS.

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4442
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3644 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

NEW TRANSITIONAL CARE FACILITY

AT

JOHNSTOWN

383 COSHOCTON ROAD
JOHNSTOWN, OHIO 43031

FOUNDATIONS HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
8481
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2021

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BIDDING AND PERMIT SET 01-31-2020

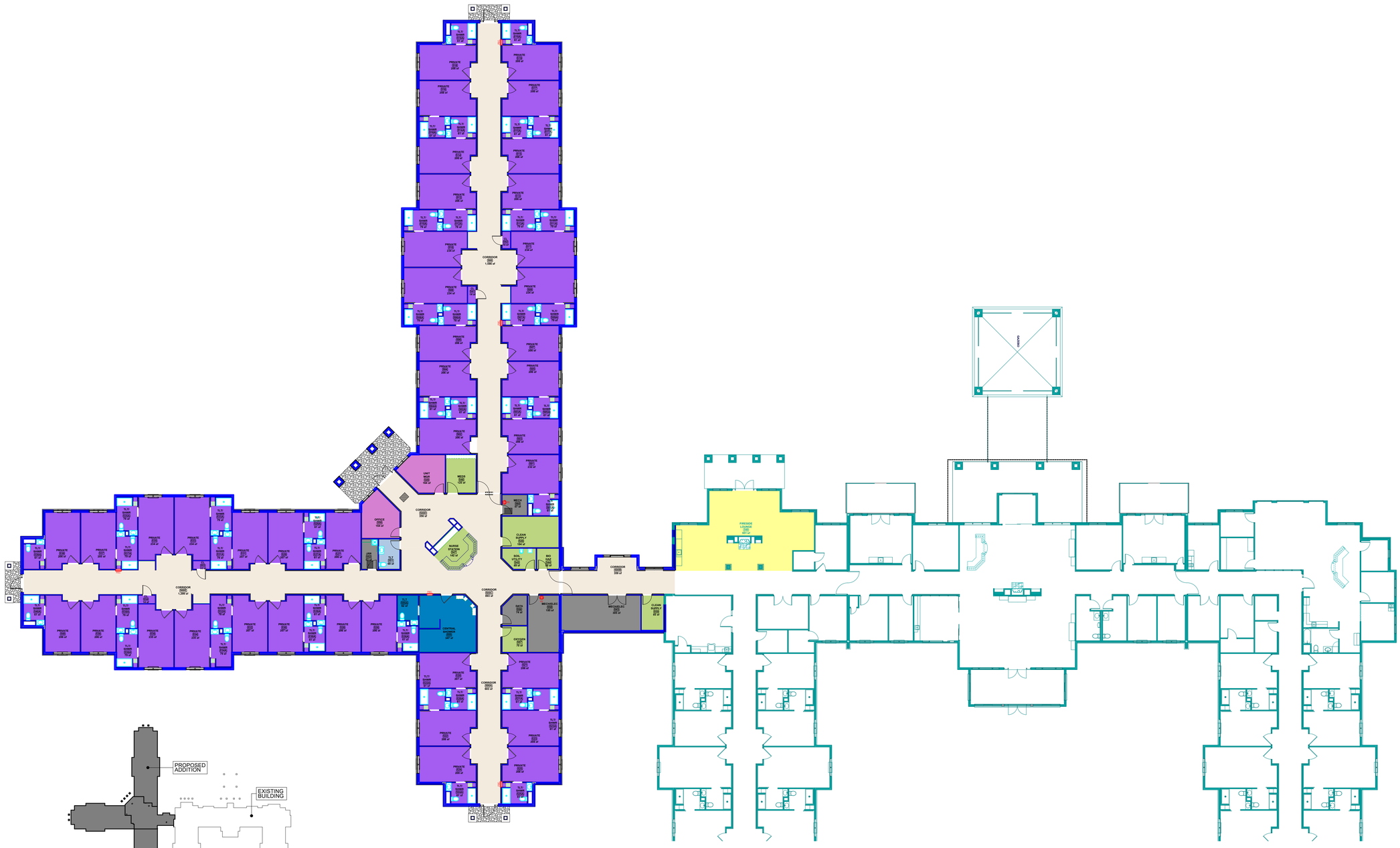
West Elevation

JOB NO. 19-008

SHEET A-203

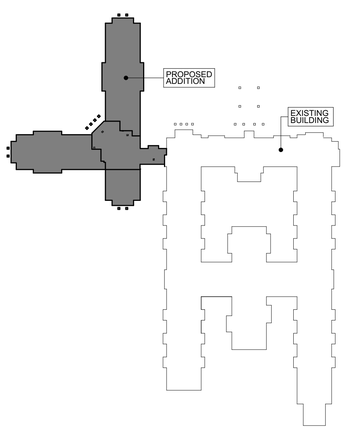
©2016

Printed 2/3/2020



FLOOR PLAN - ADDITION

SCALE: 1/16" = 1'-0"



KEY PLAN

Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4442
FAX: 330-364-3135

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3644 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
9481
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2025

REVISIONS

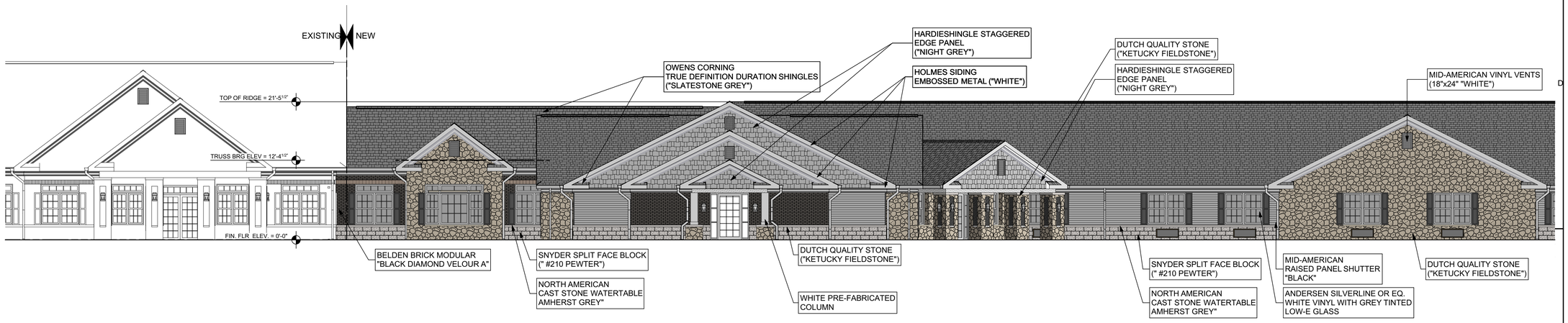
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BIDDING AND PERMIT SET 01/31/2025

FLOOR PLAN

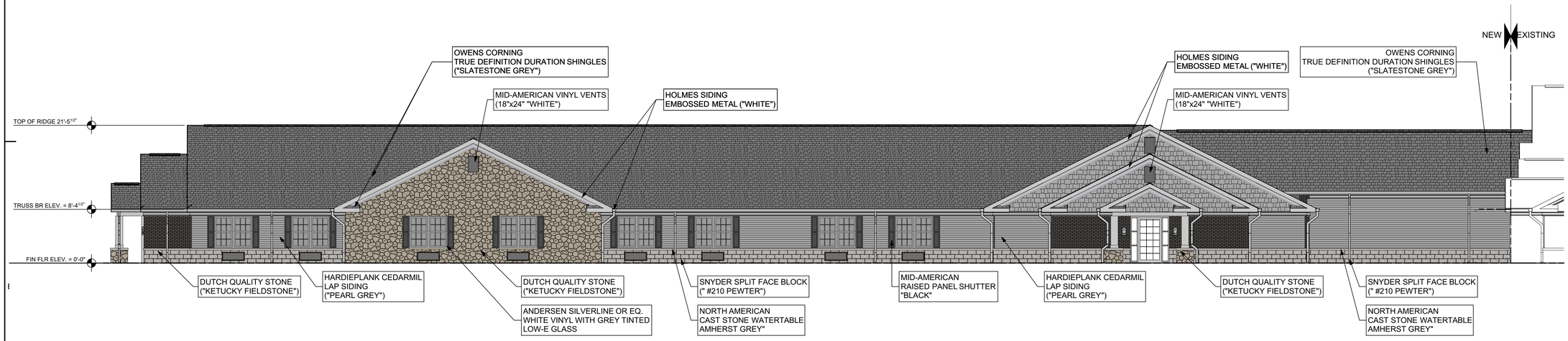
JOB NO.	SHEET
24-012	Z.1

Printed 3 / 13 / 2025



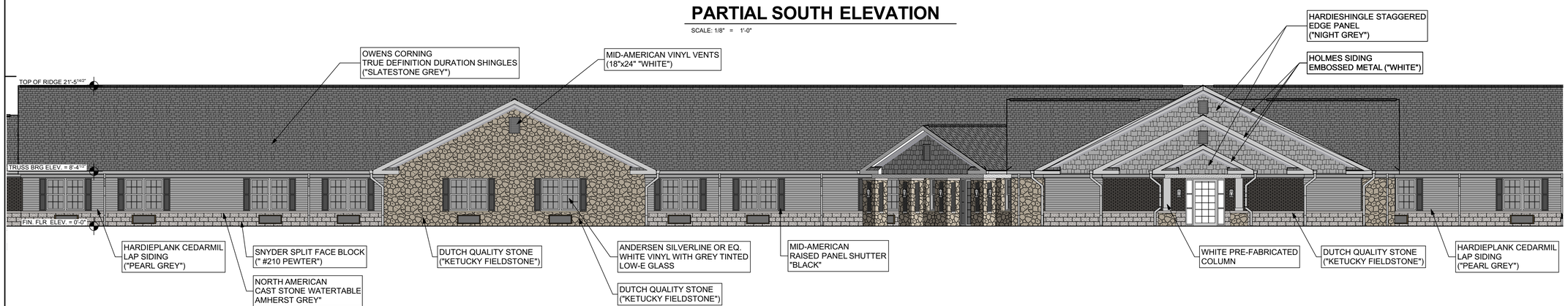
PARTIAL NORTH ELEVATION

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



PARTIAL SOUTH ELEVATION

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



PARTIAL WEST ELEVATION

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

Printed 3/13/2025

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4442
FAX: 330-364-3135

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
8481
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BIDDING AND PERMIT SET 01/31/2025

EXTERIOR ELEVATIONS

JOB NO. 24-012

SHEET Z.2

OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

OVERALL WEST ELEVATION

SCALE: 1" = 20'

Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4442
FAX: 330-364-3135

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3644 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION

TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
9481
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

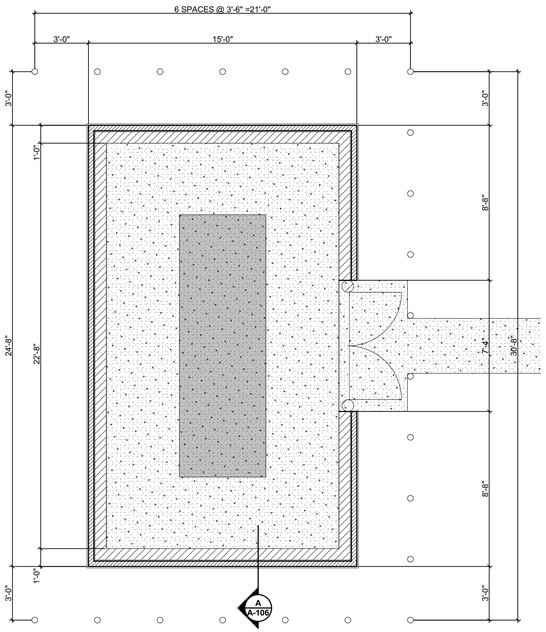
BIDDING AND PERMIT SET 01/31/2025

OVERALL NORTH AND WEST ELEVATIONS

JOB NO.	SHEET
24-012	Z.3

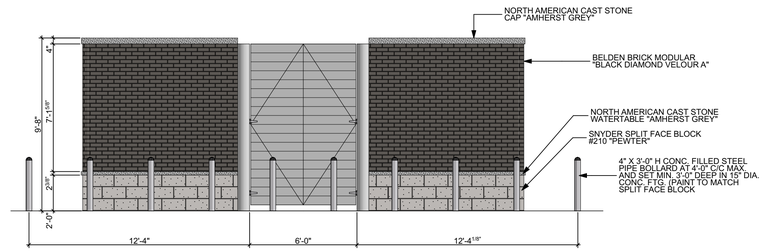
©2016

Printed 3/13/2025



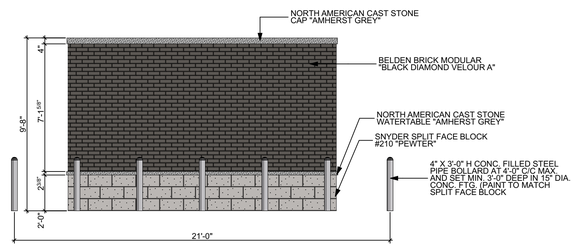
GENERATOR ENCLOSURE PLAN

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



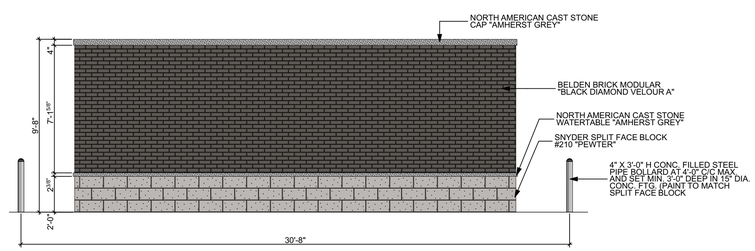
1 / Z.4 **EAST ELEVATION**

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



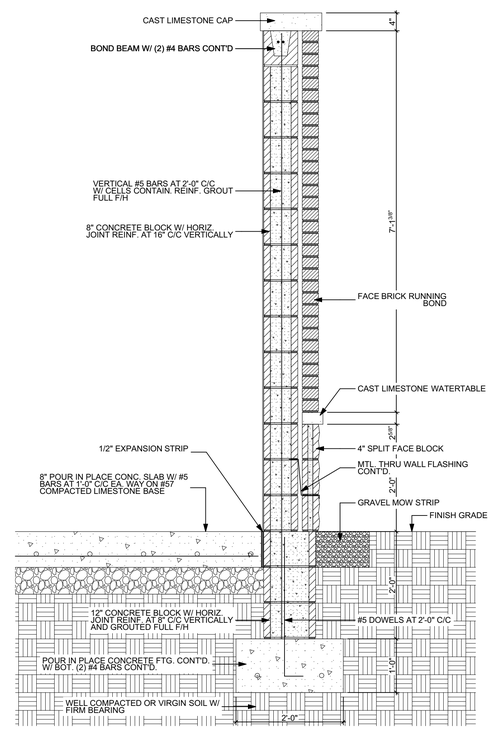
2 / Z.4 **NORTH & SOUTH ELEVATIONS**

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



3 / Z.4 **WEST ELEVATION**

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



A / Z.4 **WALL SECTION**

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

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4442
FAX: 330-364-3135

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION

TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
BRIAN L. BAUER
9481
REGISTERED ARCHITECT

ARCHITECT OF RECORD
BRIAN L. BAUER
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BIDDING AND PERMIT SET 01/31/2025

GENERATOR ENCLOSURE ELEVATIONS

JOB NO.	SHEET
24-012	Z.4

©2016

Printed 3/14/2025

DUTCH QUALITY
"KENTUCKY FIELDSTONE"
OWENS CORNING
TRUE DEFINITION DURATION
SUPREME FIBERGLASS SHINGLES
"SLATESTONE"
LAP SIDING
HARDIEPLANK SELECT CEDARMILL 7.25"
"PEARL GREY"
MID AMERICAN
VINYL SHUTTERS
"BLACK" #CC 02
EIFS
STO / FINE FINISH
21614 "SILVER LINING"
SHAKE SIDING
HARDIESHINGLE STAGGERED EDGE
"NIGHT GREY"
BELDEN BRICK
"BLACK DIAMOND VELOUR A"
MODULAR BRICK
GREY MORTAR
NORTH AMERICAN CAST STONE
AMERICAN SERIES
"AMHERST GREY"
WATERTABLE AND SILLS
SNYDER
#210 "PEWTER"
SPLIT FACE BLOCK BASE
FASCIAS, SOFFITS, FRIEZE BOARDS,
RAKE BOARDS, GUTTERS, DOWNSPOUTS,
DOORS, AND WINDOWS
WHITE ALUMINIUM AND VINYL

JOHNSTOWN TRANSITIONAL CARE FACILITY

EXTERIOR BUILDING COMPONENTS:

- Cultured Stone
  Dutch Quality Stone
  "Kentucky Fieldstone"

- Cast Stone Water Table
  North American Cast Stone, Inc.
  "Amherst Grey"

- Split Face Block
  Snyder #210 Pewter
  Standard Grey Mortar

- Brick
  Belden Brick
  Black Diamond Velour A
  Standard Grey Mortar

- Lap Siding
  HardiePlank Select Cedarmill 7.25" Lap Siding
  with ColorPlus Factory Finish Technology
  "Pearl Grey"

- Shake Siding
  HardieShingle Staggered Edge Panel
  with ColorPlus Factory Finish Technology
  "Night Grey"

- EIFS
  STO
  1.0 / Fine Finish
  21614 "Silver Lining"

- Windows
  Andersen Silverline or equal
  Vinyl double-hung windows with grilles and grey tinted low-e glass
  White

- Shutters
  Mid-American Raised Panel
  Black CC 02

- Aluminum Entrances
  Stanley Access Technologies or equal
  White

- Dimensional Roof Shingles
  Owens Corning True Definition Duration
  “Slatestone Grey”

- Frieze and Rake Trim Boards
  Holmes Siding Embossed Metal
  White

- Soffits
  Flowvent Double 6 Vented Aluminum Soffit
  White

- Fascias, Gutters, and Downspouts
  Holmes Siding Metal
  White

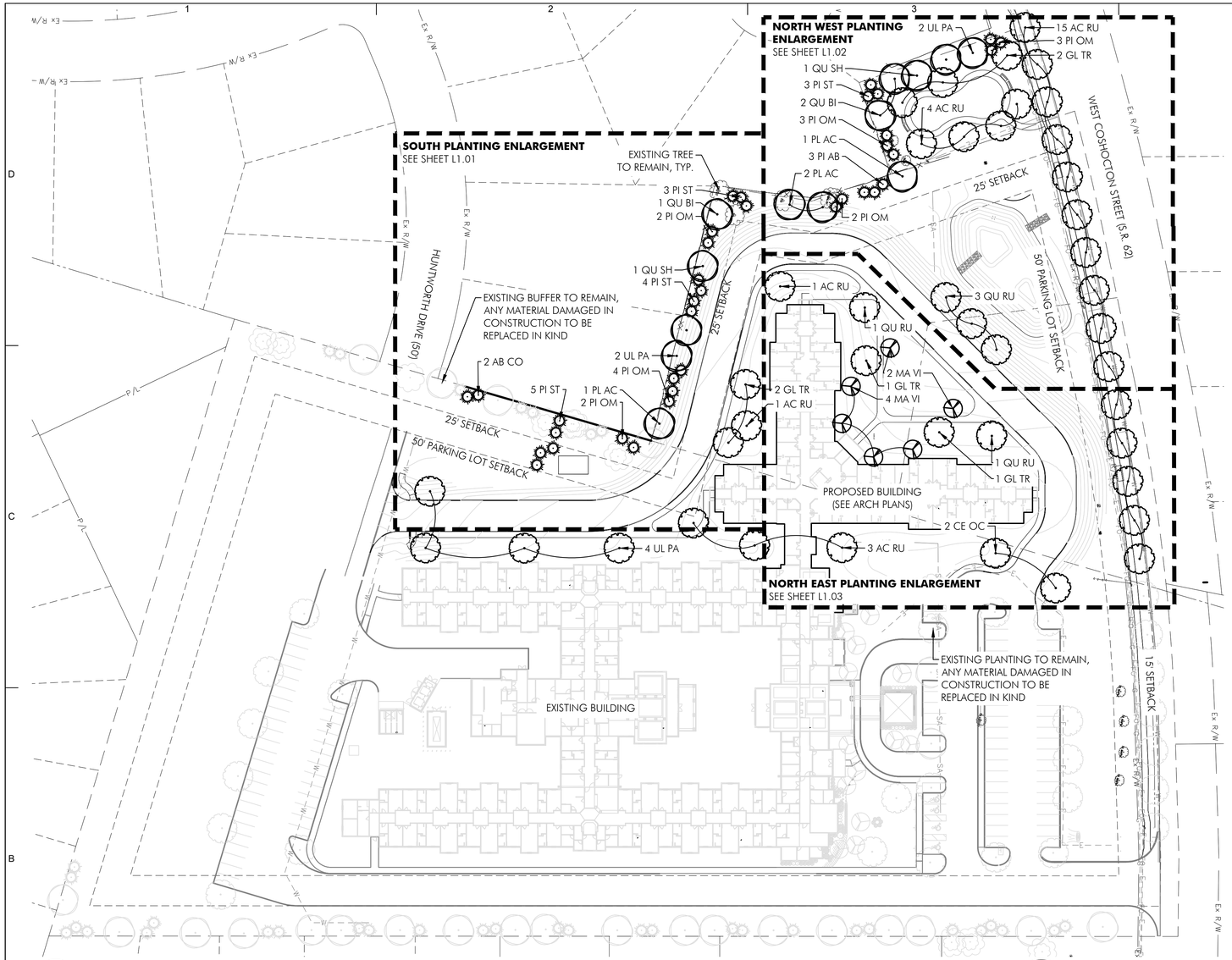
- Gable End Vents
  Mid-American Vinyl Vents
  18x24 Rectangular
  White

- Mechanical Roof Penetrations
  Brown

- Fence
  PVC Vinyl White

Neighboring Properties:

Louis R & Sue Powell	470 Lewis Ct.	Johnstown, Ohio	43031
Anne M Evans	471 Lewis Ct.	Johnstown, Ohio	43031
Maria Flemming & Mitchell Steindler	462 Huntsworth Dr.	Johnstown, Ohio	43031
Tonya M Swartz	450 Huntsworth Dr.	Johnstown, Ohio	43031
Alex & Tina Fala	451 Huntsworth Dr.	Johnstown, Ohio	43031
Gerry & Debbie Russell	448 Lakeview Dr.	Johnstown, Ohio	43031
Adam & Rick & Cindy Reighley	442 Lakeview Dr.	Johnstown, Ohio	43031
Tina M Tackett Peck	430 Lakeview Dr.	Johnstown, Ohio	43031
Harold H & Mary Lou Chase	424 Lakeview Dr.	Johnstown, Ohio	43031
Alina M O'Connell Trustee	418 Lakeview Dr.	Johnstown, Ohio	43031
KBS Holdings LLC	412 Lakeview Dr.	Johnstown, Ohio	43031
Lewis D & Betty A Slone	406 Lakeview Dr.	Johnstown, Ohio	43031
Dawn Baker & Paul Jones	89 Northview Dr.	Johnstown, Ohio	43031
Sean Michael Burton & Connie Gwinn	77 Northview Dr.	Johnstown, Ohio	43031
Jeffrey K Little	67 Northview Dr.	Johnstown, Ohio	43031
Denise Stewart	57 Northview Dr.	Johnstown, Ohio	43031
Joshua & Elizabeth Porter	49 Northview Dr.	Johnstown, Ohio	43031
Aaron M & Erica M Opachick	39 Northview Dr.	Johnstown, Ohio	43031
Sean & Shannon M Staneart	27 Northview Dr.	Johnstown, Ohio	43031
Sean & Shannon M Staneart	373 Coshocton St.	Johnstown, Ohio	43031
Brian J Walsh	370 Coshocton St.	Johnstown, Ohio	43031
Michael E & Laura C Walker	390 Coshocton St.	Johnstown, Ohio	43031
Rita A & Bradley J Panike	365 Buena Vista Dr.	Johnstown, Ohio	43031
MSI-DM LLC	371 Buena Vista Dr.	Johnstown, Ohio	43031
Gregory & Valerie Boyd	373 Buena Vista Dr.	Johnstown, Ohio	43031
Douglas A & Kathryn M Trustess	375 Buena Vista Dr.	Johnstown, Ohio	43031
James S & Denise A Siske	377 Buena Vista Dr.	Johnstown, Ohio	43031



Overall Planting Plan

SCALE: 1" = 50'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
AC RU	*Acer rubrum 'October Glory'*	October Glory Red Maple	3" cal.	B&B	As Shown
CE OC	*Celtis occidentalis 'Prairie Pride"*	Prairie Pride Hackberry	3" cal.	B&B	As Shown
GL TR	*Gleditsia triacanthos f. inermis 'Skycole'*	Skyline Thornless Honeylocust	3" cal.	B&B	As Shown
MA VI	*Magnolia virginiana*	Sweetbay Magnolia	8-10' ht., multistem	B&B	As Shown
PL AC	*Platanus acerifolia 'Exclamation'*	Exclamation London Planetree	3" cal.	B&B	As Shown
QU BI	*Quercus bicolor*	Swamp White Oak	3" cal.	B&B	As Shown
QU RU	Quercus rubra	Red Oak	3" cal.	B&B	As Shown
QU SH	*Quercus shumardii*	Shumard Red Oak	3" cal.	B&B	As Shown
UL PA	*Ulmus parvifolia*	Lacebark Elm	3" cal.	B&B	As Shown
EVERGREEN TREES					
AB CO	*Abies concolor*	White Fir	8-10' ht.	B&B	As Shown
PI AB	*Picea abies*	Norway Spruce	10-12' ht.	B&B	As Shown
PI OM	*Picea omorika*	Serbian Spruce	8-10' ht.	B&B	As Shown
PI ST	*Pinus strobus*	Eastern White Pine	10-12' ht.	B&B	As Shown

VILLAGE OF JOHNSTOWN, OH (LICKING COUNTY) - ZONING CODE REQUIREMENTS

PARCEL: 2024100200017378, 201908140016745

PROPERTY ADDRESS: W. Coshocton St.

EXISTING ZONING: VIL COM - VILLAGE COMMERCIAL DISTRICT

SITE TOTAL ACRES: ± 10.42 AC

BUILDING AREA: PROP. BUILDING - 21,782 SQ FT EX. BUILDING - 58,183 SQ FT

BUILDING LOT COVERAGE: 17.6% OF LOT

SITE IMPERVIOUS AREA: EX. 3.78 AC (36.28%)

PROP. 4.68 AC (44.91%)

COMMUNITY COMMERCIAL REQUIREMENTS

FRONT YARD SETBACK: 15'

SIDE YARD SETBACK: 25'

REAR YARD SETBACK: 25'

PARKING SETBACK FROM RESIDENTIAL: 50'

LANDSCAPING REGULATIONS

STREET TREE PLANTING: 3" caliper min., 24-36' on center in min. 6' tree lawn between walk and street

Required: 22 large shade trees

Proposed: 15 large shade trees

Existing: 7 large shade trees

SCREENING OF SERVICE AREAS: 7' hgt. @ 75% opacity (if natural material)

SCREENING OF DUMPSTERS: 6' hgt. @ 75% opacity (if natural material)

BUFFERING & SCREENING ADJACENT TO RESIDENTIAL: 25' width zone, 10' hgt. @ 5 years & @ 75% opacity

MINIMUM TREE PLANTING:

1 Tree per 5,000 sf impervious coverage

Required: 250,034 sf = 51 trees

Proposed: 89 shade trees (39 newly proposed)

Total tree planting equals 25" in caliper plus add. ½" caliper per every 4,000 sf over 50,000 sf

Site Impermeable suface - 50,000 sf = 200,034 sf

200,034 sf / 4,000 sf * ½" caliper = 25" additional caliper)

Required: 50" caliper

Proposed: 267" existing and proposed

PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
5. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
   SOIL AMENDMENT:
   'COM-TIL' ORGANIC COMPOST (OR EQUAL)
   7000 STATE ROUTE 104
   SOUTH LOCKBOURNE, OHIO 43137
   (614) 645-3152

   PERENNIAL BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE IMPORTED TOPSOIL BY MECHANICAL TILLER.

   TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
6. ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 2014 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
8. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
9. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM WASHED GRAVEL. REFER TO PLANTING DETAILS SUBMIT SAMPLE TO OWNER FOR APPROVAL.
10. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
11. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
12. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
    A. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
    B. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.

2ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HR 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net
Cincinnati
20 Village Sq., Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS & STRUCTURAL DESIGN PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-5800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
STEPHEN J. KOLWICZ
936
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

REVISIONS

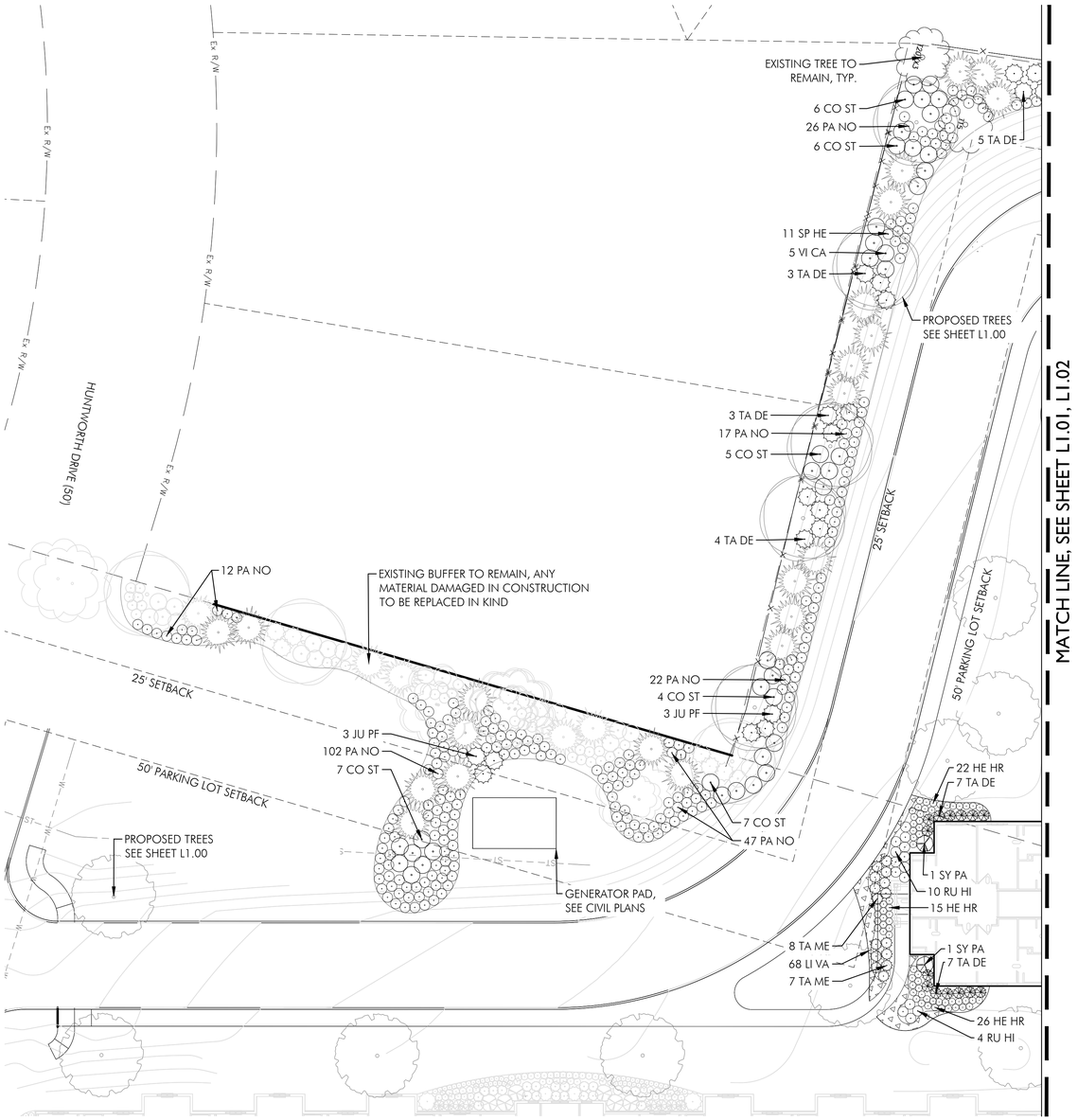
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

OVERALL PLANTING PLAN

JOB NO.	SHEET
24-012	L1.00

©2016

Printed 01 / 31 / 2025



South Planting Enlargement

SCALE: 1" = 20'-0"

0 10 20 40

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
SHRUBS					
CO ST	*Cornus stolonifera 'Farrow'*	Arctic Fire Red Twig Dogwood	24" ht.	Cont.	As Shown
JU PF	*Juniperus x pfitzeriana 'Sea Green'*	Sea Green Juniper	24" ht.	Cont.	As Shown
SY PA	*Syringa patula 'Miss Kim'*	Miss Kim Korean Lilac	24" ht.	Cont.	As Shown
TA DE	*Taxus x media 'Densiformis'*	Dense Yew	24" ht.	Cont.	As Shown
TA ME	*Taxus x media 'Everlow'*	Everlow Yew	24" ht.	Cont.	As Shown
VI CA	*Viburnum carlesii*	Koreanspice Viburnum	24" ht.	Cont'	As Shown
PERENNIALS, GROUNDCOVER, VINES, & ORNAMENTAL GRASSES					
LI VA	*Liriope m. 'Variegata'*	Variegated Lily Turf	1 GAL	Cont.	As Shown or 18" o.c.
HE HR	*Hemerocallis 'Happy Returns'*	Happy Returns Daylily	1 GAL	Cont.	As Shown
PA NO	*Panicum virgatum 'Northwind'*	Northwind Switch Grass	2 GAL	Cont.	As Shown
RU HI	*Rudbeckia hirta*	Black-eyed Susan	1 GAL	Cont.	As Shown
SP HE	*Sporobolus heterolepsis*	Prairie Dropseed	1 GAL	Cont.	As Shown or 18" o.c.

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HR 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net
Cincinnati
20 Village Sq., Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS & STRUCTURAL DESIGN PROJECT MANAGEMENT
5725 CRONIN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-5800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
STEPHEN J. KOLWICZ
936
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

REVISIONS

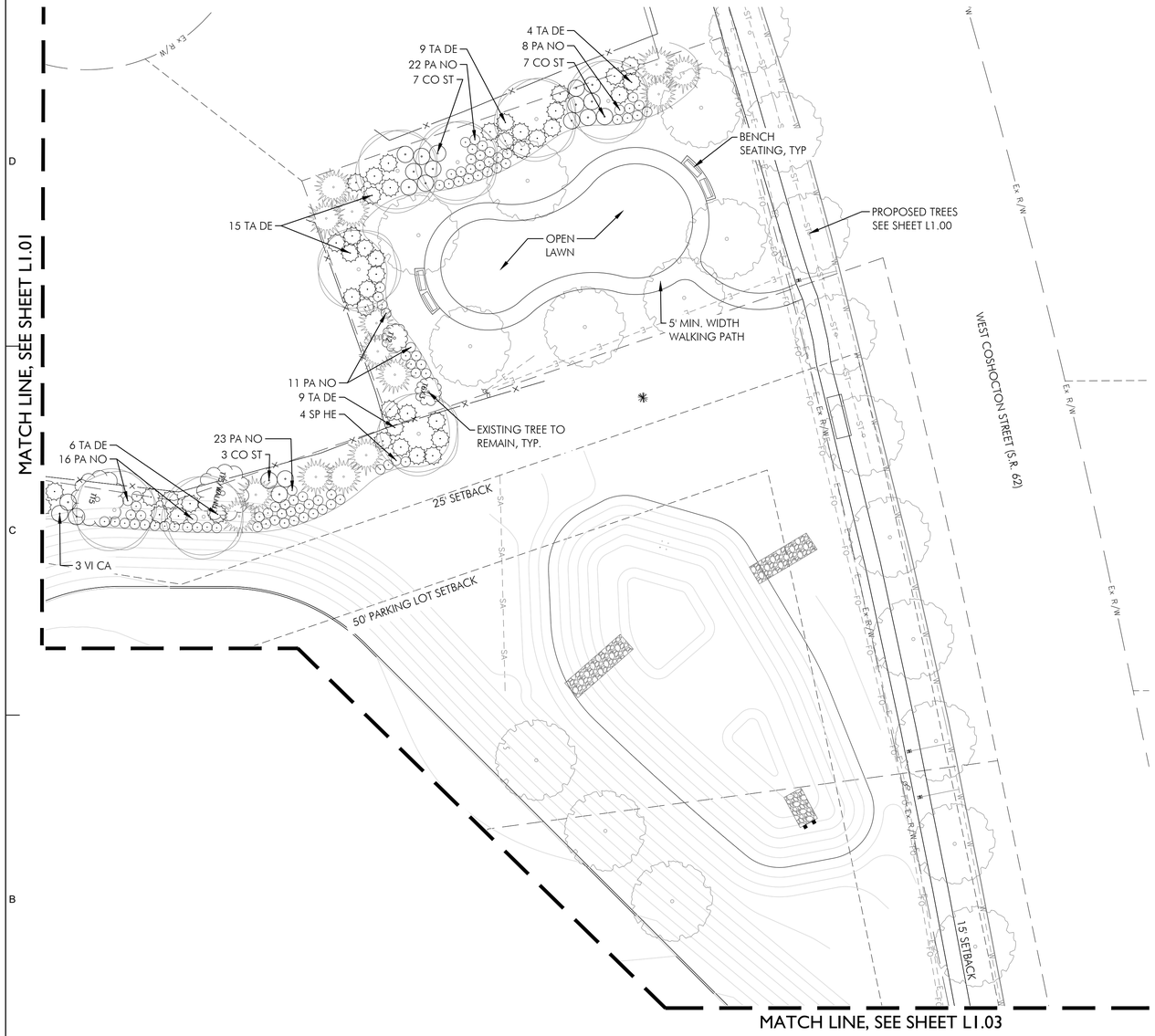
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

SOUTH PLANTING ENLARGEMENT

JOB NO.	SHEET
24-012	L1.01

©2016

Printed 01 / 31 / 2025



North East Planting Enlargement

SCALE: 1" = 20'-0"

0 10 20 40

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
SHRUBS					
CO ST	*Cornus stolonifera 'Farrow'*	Arctic Fire Red Twig Dogwood	24" ht.	Cont.	As Shown
TA DE	*Taxus x media 'Densiformis'*	Dense Yew	24" ht.	Cont.	As Shown
TA ME	*Taxus x media 'Everlow'*	Everlow Yew	24" ht.	Cont.	As Shown
PERENNIALS, GROUNDCOVER, VINES, & ORNAMENTAL GRASSES					
PA NO	*Panicum virgatum 'Northwind'*	Northwind Switch Grass	2 GAL	Cont.	As Shown
SP HE	*Sporobolus heterolepsis*	Prairie Dropseed	1 GAL	Cont.	As Shown or 18" o.c.

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net
Cincinnati
20 Village Sq., Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS STRUCTURAL DESIGN PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-5800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
STEPHEN J. KOLWICZ
936
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

REVISIONS

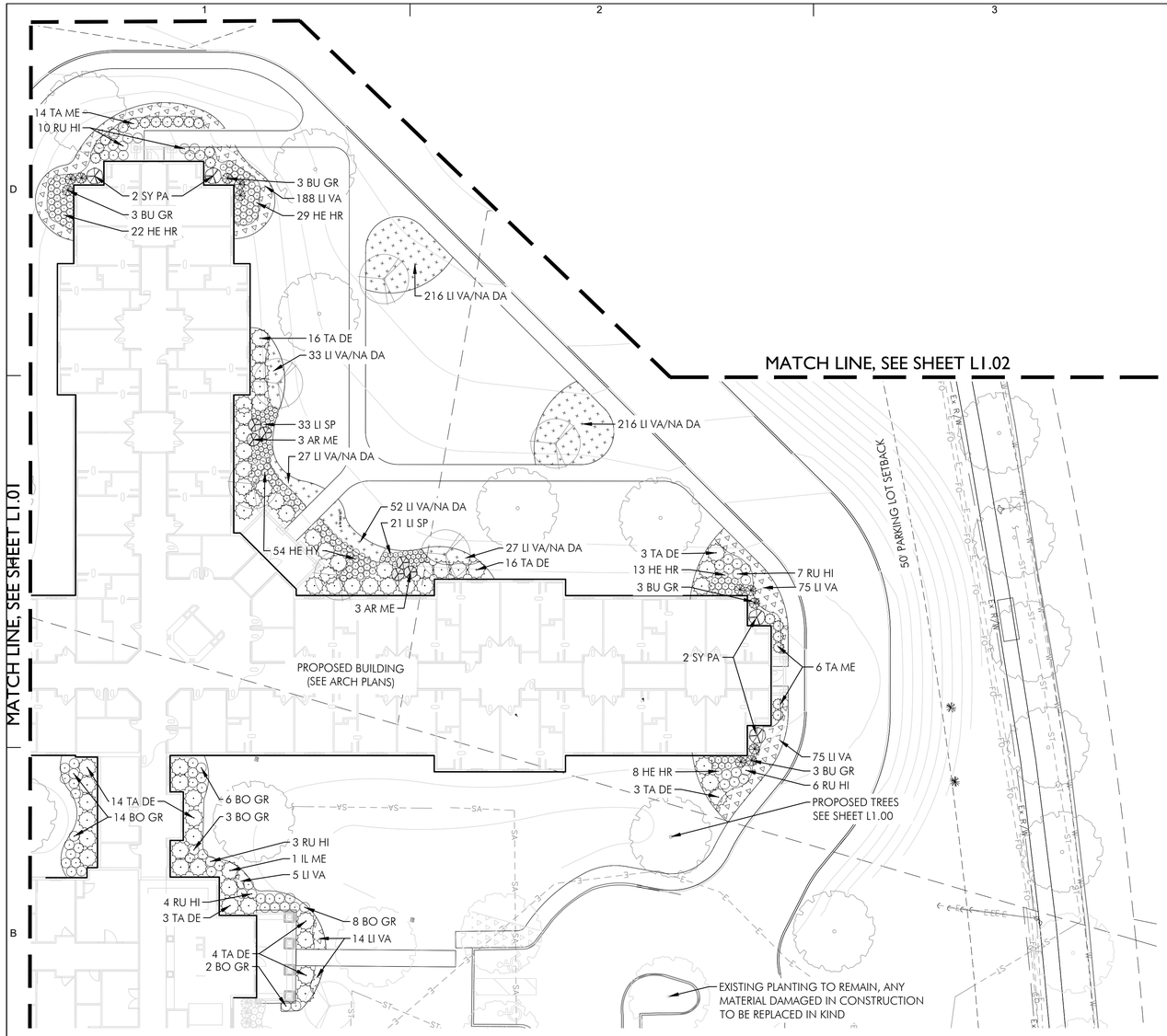
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

NORTH EAST PLANTING ENLARGEMENT

JOB NO.	SHEET
24-012	L1.02

©2016

Printed 01/31/2025



North West Planting Enlargement

SCALE: 1" = 20'-0"

0 10 20 40

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
SHRUBS					
AR ME	*Aronia melanocarpa 'Iroquois Beauty'*	Iroquois Beauty Chokecherry	24" ht.	Cont.	As Shown
BU GR	*Buxus x 'Green Mountain'*	Green Mountain Boxwood	24" ht.	Cont.	As Shown
IL ME	*Ilex × meserveae 'Hachfee'*	Castle Spire Holly	8' ht	Cont.	As Shown
IT VE	*Itea virginica 'Scarlet Beauty'*	Scarlet Beauty Sweetspire	24" ht.	Cont.	As Shown
SY PA	*Syringa patula 'Miss Kim'*	Miss Kim Korean Lilac	24" ht.	Cont.	As Shown
TA DE	*Taxus x media 'Densiformis'*	Dense Yew	24" ht.	Cont.	As Shown
TA ME	*Taxus x media 'Everlow'*	Everlow Yew	24" ht.	Cont.	As Shown
PERENNIALS, GROUNDCOVER, VINES, & ORNAMENTAL GRASSES					
BO GR	*Bouteloua gracilis*	Blue Grama Grass	1 GAL	Cont.	As Shown
LI VA	*Liriope m. 'Variegata'*	Variegated Lily Turf	1 GAL	Cont.	As Shown or 18" o.c.
LI SP	*Liriope spicata*	Creeping Lily Turf	1 GAL	Cont.	As Shown or 18" o.c.
HE HR	*Hemerocallis 'Happy Returns'*	Happy Returns Daylily	1 GAL	Cont.	As Shown
HE HY	*Helleborus x hybridus*	Lenten Rose	1 GAL	Cont.	As Shown
NA DA	*Narcissus 'Sempre Avanti'*	Sempre Avanti Daffodils	Bulb		12" o.c.
PA NO	*Panicum virgatum 'Northwind'*	Northwind Switch Grass	2 GAL	Cont.	As Shown
RU HI	*Rudbeckia hirta*	Black-eyed Susan	1 GAL	Cont.	As Shown

ba²
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HR 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net
Cincinnati
20 Village Sq., Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CIVIL/ENGINEERING & STRUCTURAL DESIGN PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
STEPHEN J. KOLWICZ
936
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

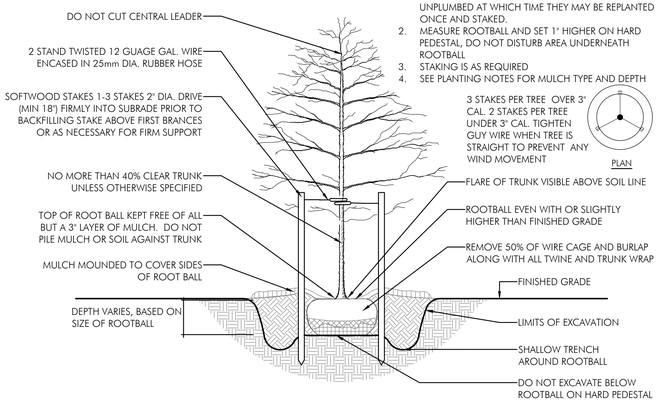
NORTH WEST PLANTING ENLARGEMENT

JOB NO.	SHEET
24-012	L1.03

©2016

Printed 01/31/2025

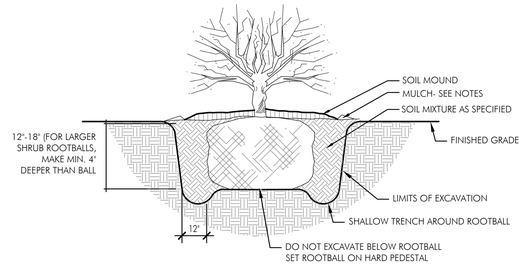
NOTES:
1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. STAKING IS AS REQUIRED
4. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



1 Tree Planting
N.T.S.

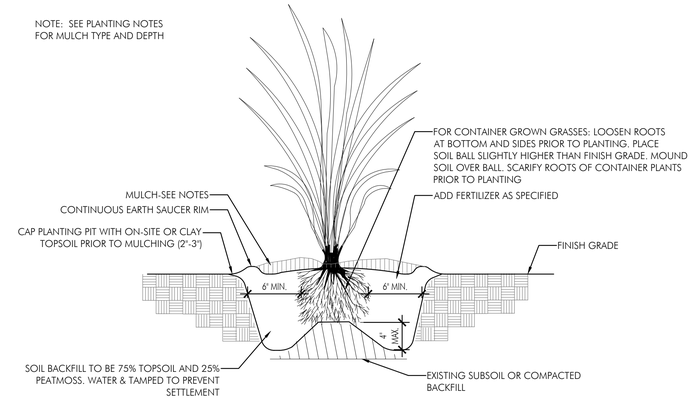
NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

PRUNING:
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.



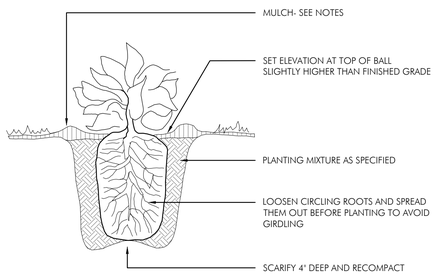
2 Shrub Planting
N.T.S.

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



3 Grass Planting
$1\frac{1}{2}$"=1'-0"

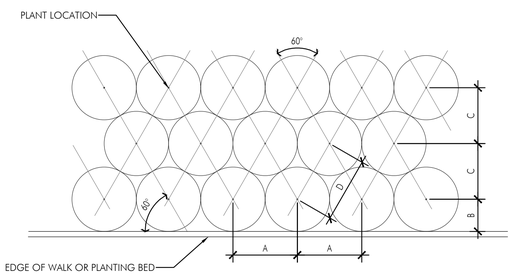
NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



4 Perennial Planting
N.T.S.

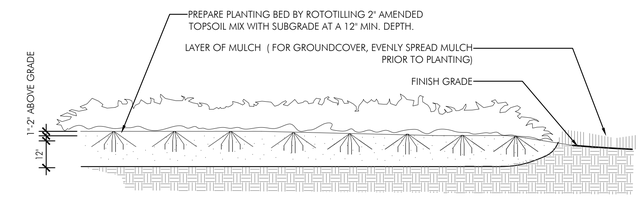
SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A= SPACING
B= SP/2
C= SP/1.2
D= SPACING



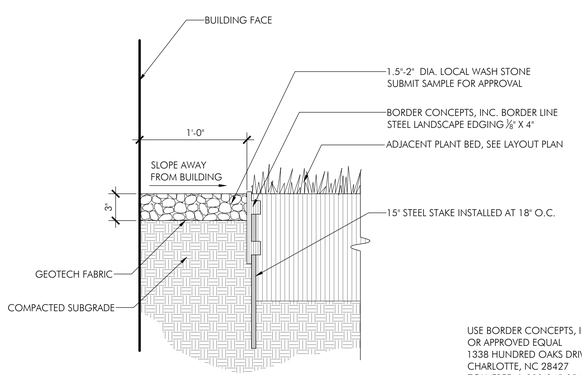
5 Perennial Spacing
N.T.S.

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



REFER TO PLANTING NOTES FOR TOPSOIL AND BACKFILL AMENDMENTS

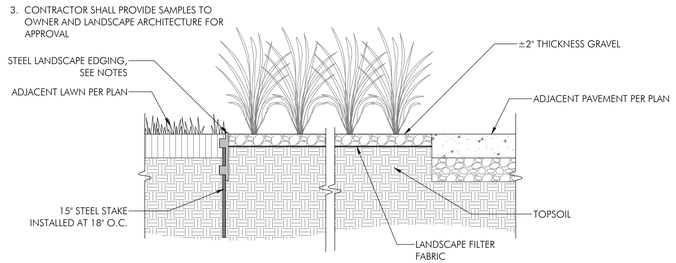
6 Typical Groundcover Planting
3/8"=1'-0"



USE BORDER CONCEPTS, INC. EDGING
OR APPROVED EQUAL
1338 HUNDRED OAKS DRIVE, SUITE G
CHARLOTTE, NC 28427
TOLL FREE: 1-800-845-3343
PHONE: (704) 541-5509
FAX: (704) 541-5610
www.borderconcepts.com

7 Gravel Maintenance Strip
$1\frac{1}{2}$"=1'-0"

NOTES:
1. REFER TO PLANTING PLAN FOR LOCATIONS AND EXTENTS OF GRAVEL
2. STEEL EDGING AVAILABLE FROM:
   BORDER CONCEPTS
   (OR APPROVED EQUAL)
   BORDER GUARD
   COLOR : BORCON
   PHONE: (800) 845-3343
   www.borderconcepts.com
3. CONTRACTOR SHALL PROVIDE SAMPLES TO OWNER AND LANDSCAPE ARCHITECTURE FOR APPROVAL



8 Gravel Mulch Planting Beds
1"=1'-0"

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HO 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net
Cincinnati
20 Village Sq., Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

DDMG
DAVER DESIGN & MANAGEMENT GROUP, LLC
CIVIL ENGINEERING ▲ STRUCTURAL DESIGN ▲ PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
STEPHEN J. KOLWICZ
936
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT OF RECORD
STEPHEN J. KOLWICZ
EXPIRATION 12/31/2026

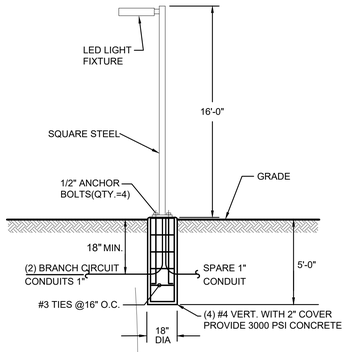
REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

PLANTING DETAILS

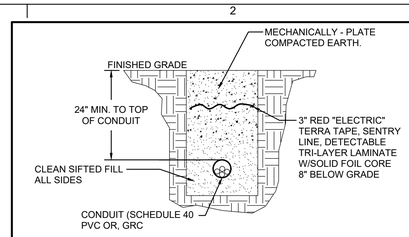
JOB NO.	SHEET
24-012	L1.04

Printed 01 / 31 / 2025



POLE BASE DETAIL #1

N.T.S.



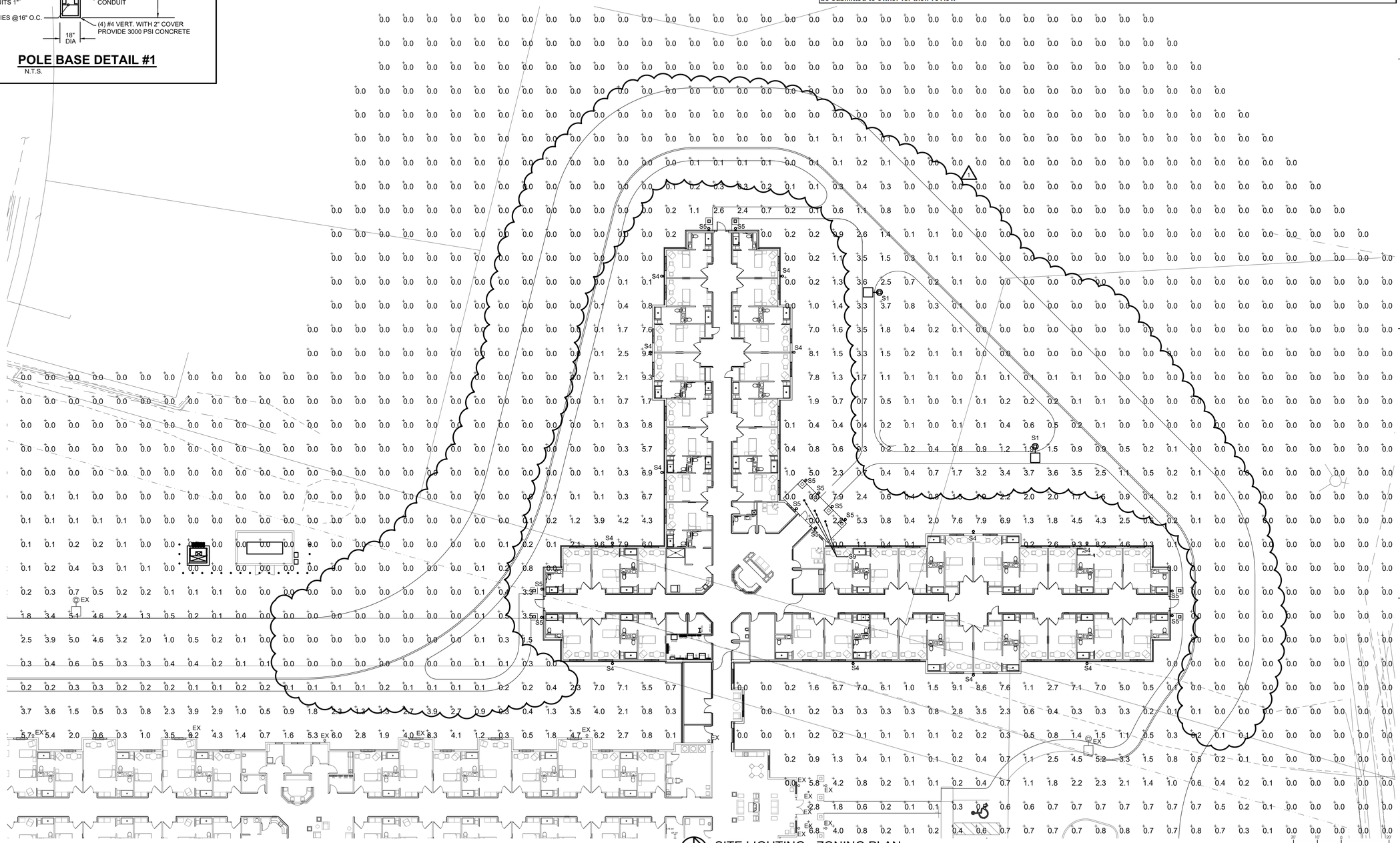
BURIED CONDUIT INSTALLATION DETAIL

N.T.S

SITE LUMINAIRE SCHEDULE

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	COLOR TEMP.	LUMENS/ WATTS	REMARKS
S1	CURRENT-EXO	ASL1-80L-50-4K7-2-UNV-A-BLT	"AIRO" LED SERIES AREA/SITE/ROAD LIGHTER TYPE 2 DISTRIBUTION, 3" DIA SLIP FITTER ON A 16'-0" POLE	LED	4000K	6264/50	SEE POLE BASE DETAIL #1 (SHEET E-100)
S4	HUBBELL	LNC2-18LU-4K-3-1	LITEPAK SERIES LED WALL PACK TYPE III DISTRIBUTION	LED	4000K	3806/41	WALL SURFACE 7'-0" AFG
S5	LIVEX LIGHTING	2016-04	DECORATIVE WALL SCONCE LIGHT 15.25" HIGH	LED	4000K	2040/25	WALL SURFACE 7'-0" AFG
S9	PRESCOLITE	LBSLEDA10L40K8WH	7" DIA LED	INTEGRAL LED	4000K	1000/16.4	SURFACE

NOTES: 1) All fixtures must be approved by interior designer and owner prior to purchas 2) EL = Provide fixture with battery back-up (see plan view for exact fixtures) 3) EQUALS: substitutions by Lithonia, Cooper, Hubbell and Philips. **Equal submissions must be provided with a complete lumen package showing photometric layouts. Package shall also include lighting submittals sheets with lumen packages highlighted. Fixture sizes, shapes, and lumen package must match fixtures specified. Substitution to be submitted to owner for their review.**



SITE LIGHTING - ZONING PLAN

SCALE: 1" = 20'-0"

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
198 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN PROJECT MANAGEMENT
6725 CROWN RD. 189
DOVER, OH 44622
PH 330-343-4443
FAX 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

ENGINEER OF RECORD
MICHAEL A. MILLER
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
1	02-17-2025	REVISION #1

ZONING: 12/04/2024

SITE LIGHTING-ZONING PLAN

JOB NO.	SHEET
24-012 (b²a) 820-2024 (MJK)	EZ-100

© 2025

820 9 Johnstown Zoning.dwg
Plotted 2/17/2025 9:53 PM

EXO OUTDOOR LIGHTING

"S1"

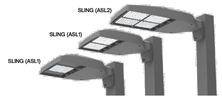
SLING Micro Strike

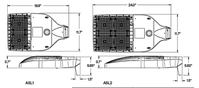
AREA/SITE/ROAD LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or 5GW
- Tool-less entry option for easy installation and maintenance
- 1.5G rated for high vibration applications including bridges and overpasses





	Weight lbs. (kg)	EPA
ASL1	14.47 (6.56)	.409ft²0.43m²
ASL2	17.47 (7.92)	.597ft²0.55m²

CONTROL TECHNOLOGY

NX LIGHTGRID

SERVICE PROGRAMS

QS10

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4F, 4W and 5GW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 160 or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with S2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6kV surge protection with optional field replaceable surge protection device provides 20KA and 10kV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically bakes future off-line for protection when device is consumed

CONTROLS
- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS
- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40°C ambient temperatures
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to http://www.designlights.org/ for the most-up-to-date list.
- 1.5G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11) See Buy American Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY
- 5 Year warranty

Current

currentlighting.com/exo

© 2023 HJ Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

"S5"

LIVEX LIGHTING

HOME | NEW PRODUCT | ALL COLLECTIONS | INTERACTIVE CATALOG | DEALER CENTER | FIND A DEALER

Search by item # or Keywords

All Collections > Outdoor Lighting > Wall Lanterns > 2016-04 Princeton

2016-04 Princeton

The Princeton collection is a fresh interpretation on the classic english packet lantern. Hand crafted solid brass, our Princeton fixtures are built for lasting beauty. This outdoor wall light features a black finish and clear glass. This old world charm is built to last.

PRODUCT DETAILS:

Print Item Data

Item number:	2016-04
Fixture type:	Wall Lantern
Width:	9.0"
Height:	15.25"
Extension:	5.75"
Backplate:	4.75" W x 8.75" H
TTM:	7*
Finish:	Black
Glass/Shade Type:	Clear Glass
Number of Bulbs:	2
Bulb Base Type:	Candelabra Base

EXO OUTDOOR LIGHTING

"S4"

LNC2

SMALL LED LITEPAK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Phosphor Converted Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintance
- 347V and 480V versions for industrial applications and Canada
- Full cut-off, neighbor friendly
- Optional photocontrol for additional energy savings

IP65

SERVICE PROGRAMS

QS10

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION
- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
- Construction tested to ASTM B117 for 1,000 hours of salt spray.

OPTICS
- Zero uplight distributions using individual acrylic Micro Strike Optics
- LED optics provide IES type III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- L86 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Optional 1/2" conduit hubs available (standard for control options and battery versions)

ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option available in 25W and 36W configurations
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector available as an option
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)

CONTROLS
- Universal button photocontrol for use with 120-277V configurations
- Occupancy sensor options available for complete on/off and dimming control
- NX Lighting Controls™ available that feature dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress. Uses 15 watts of power for about 2,000 Lumens
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one fixture.

CERTIFICATIONS
- Listed to UL1598 and CSAC22.2#2500-24 for wet locations
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to http://www.designlights.org/ for the most-up-to-date list.
- Fixture is IP65 rated

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	1000-5800
Wattage Range	10-45
Efficacy Range (LPW)	108-124
Weights lbs. (kg)	9.6 (2.45)

Current

currentlighting.com/exo

© 2024 HJ Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

"S9"

LBSD-RD

DISK SURFACE MOUNT ROUND DOWNLIGHT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LITEBOX disk tradeSELECT

FEATURES

- 4" and 6" disk downlight delivering 700 or 1000 lumens
- Switchable CCT – 2700K/3000K/3500K/4000K
- 90 CRI
- Universal Voltage (120-277V)
- Phase Dimmable to 5% (120V Triac/ELV)
- Surface mount directly to standard J-Box (by others)
- Optional accessory for retrofit into incandescent recessed cans

Intertek

SERVICE PROGRAMS

STOCK

SPECIFICATIONS

CONSTRUCTION
- Durable aluminum low profile trim
- Suitable for New Construction or Remodel, IC or Non-IC applications
- Can be directly mounted to most standard J-Boxes, ideal for areas with limited plenum space
- Optional accessory kits available to retrofit into 4", 5" or 6" recessed downlight housings

OPTICS
- Reliable back-lit LED technology
- Durable, polycarbonate twist-on lens
- Light distribution is uniform and visually comfortable

ELECTRICAL
- LED array with 3 SDCM color consistency
- Long LED life: Maintains 70% of lumen output at 54,000 hours of operation, L70 at >54,000 hours (TM-21)
- Switchable CCT (2700K/3000K/3500K/4000K)

ELECTRICAL (CONTINUED)
- 90+ CRI with R9 >50
- High efficiency integral driver with universal 120V-277V, 50/60Hz
- All models have flicker-free dimming with 120V Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (<24db) noise rating, FCC CFR 47 Part 15 Class B
- ≥0.9 Power Factor, <20% THD

INSTALLATION
- Installs directly to most common 3-1/2" or 4" octagonal and round junction boxes with a minimum 1-1/2" depth including fire rated (by others)
- Mount with screws through pan keyholes
- Twist-lock lens is easily secured with no visible hardware
- CCT can be selected at installation with integral switch on the driver

CERTIFICATIONS
- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- ENERGY STAR® certified
- Meets CA Title 24 High Efficacy (JA8-2019) requirements

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	671-957
Wattage Range	8.2-11.5
Efficacy Range (LPW)	82-87
Reported Life (Hours)	L70 / >54,000
Input Current (mA)	68-96

Current

currentlighting.com/prescolite

© 2022 HJ Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

b²a
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
198 400 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DAVER DESIGN & MANAGEMENT GROUP, LLC
CIVIL/ENGINEERING • STRUCTURAL DESIGN PROJECT MANAGEMENT
6725 CROWN RD. NW PH 330.343.4463
DOVER, OH 44622 FAX 330.364.3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
MICHAEL A. MILLER
E-64962
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
MICHAEL A. MILLER
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

ZONING: 12/04/2024

DETAILS - ZONING PLAN

JOB NO.
24-012 (b²a)
820-2024 (MJK)

SHEET
EZ-101

© 2025

820 9 Johnstown Zoning.dwg
Plotted 2/17/2025 9:53 PM

GENERAL NOTES

1. THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS BOOK, 2023 EDITION, SHALL GOVERN ALL CONSTRUCTION ITEMS RELATED TO THIS PROJECT, UNLESS SPECIFICALLY MODIFIED BY THIS PLAN.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT, SITE CONDITIONS, WEATHER LIMITATIONS, SCHEDULE LIMITATIONS, PLANS, SPECIFICATIONS, STANDARD DRAWINGS AND ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT, PRIOR TO BIDDING ON THIS PROJECT.
3. ANY CHANGE ORDERS TO THE ORIGINAL CONTRACT DOCUMENTS MUST BE SUBMITTED IN WRITING BY THE CONTRACTOR, TO THE ENGINEER, FOR REVIEW AND APPROVAL / DISAPPROVAL BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON SUSPECTING A PENDING CHANGE ORDER. THE OWNER WILL REVIEW EACH REQUEST IN A TIMELY FASHION. ANY WORK COMPLETED BY THE CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION WILL NOT BE PAID BY THE OWNER (COST WILL BE BORNE BY THE CONTRACTOR).
4. ANY MODIFICATION TO THE WORK SHOWN ON THESE PLANS MUST HAVE PRIOR WRITTEN APPROVAL BY THE ENGINEER.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REQUEST AND ATTEND A PRE-CONSTRUCTION MEETING.
6. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS AND MATERIAL SHEETS FOR REVIEW, A LIST OF ALL SUBCONTRACTORS, A WRITTEN SCHEDULE FOR THE PROJECT, EMERGENCY NUMBERS, AND OTHER ITEMS REQUESTED BY THE ENGINEER, PRIOR TO BEGINNING ANY WORK ON THE PROJECT.
7. THE CONTRACTOR SHALL CONFINE WORK ACTIVITIES TO THE PROJECT AREA, UNLESS PRIVATE AGREEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR AND PROPERTY OWNERS TO EXTEND ONTO PRIVATE PROPERTY. ALL DAMAGE TO AREAS BEYOND THE WORK LIMITS SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION BEFORE CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THIS PROJECT.
8. ALL COSTS FOR THE WORK DESCRIBED ABOVE SHALL BE INCLUDED FOR PAYMENT WITH THE PRICE BID FOR THE VARIOUS CONTRACT ITEMS.

SAFETY

1. THE CONTRACTOR AND SUBCONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR(S) TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE ENGINEER RESERVES THE RIGHT TO SHUT-DOWN THE PROJECT WITH NO RESPONSIBILITY TO DELAY CLAIMS OR PROJECT SCHEDULE, SHOULD THE CONTRACTOR FAIL TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND/OR THE PUBLIC.

WORK LIMITS

1. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. PROVIDE THE INSTALLATION AND OPERATION OF ALL WORK ZONE TRAFFIC CONTROL AND WORK ZONE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.

UTILITIES

1. CONTRACTOR SHALL USE THE FOLLOWING PROCEDURE AT EACH LOCATION WHERE WORK IS PERFORMED, IN ACCORDANCE WITH SECTIONS 105.07 AND 107.16 IN THE CONSTRUCTION AND MATERIALS SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE OHIO UTILITIES PROTECTION SERVICE (OUPS), THE OHIO OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OGPUPS) AND ALL NON REGISTERED UTILITY OWNERS AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION IN ALL AREAS.
3. OUPS 1-800-362-2764 (CONTACT LIMITED BASIS PARTICIPANTS DIRECTLY) OGPUPS 1-800-925-0988
4. EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION OF PROPOSED PIPES OR FACILITIES TO VERIFY THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCE IS AVAILABLE, PRIOR TO CONSTRUCTION OF THE PROPOSED FACILITY. IN THE CASE OF CONFLICT BETWEEN UTILITIES, THE ENGINEER SHALL DETERMINE THE PROPOSED COURSE OF ACTION TO ELIMINATE THE CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN ON THESE PLANS OR NOT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. ALL EXISTING UTILITIES, SERVICE LINES, ETC., DAMAGED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED TO THE SATISFACTION OF THE UTILITY OWN.
6. AT ALL UTILITY CROSSINGS, THE TRENCH BACKFILL SHALL CONSIST OF COMPACTED GRANULAR MATERIAL BETWEEN THE PIPES.
7. ALL EXISTING MANHOLES, CATCH BASINS, UTILITY BOXES, VALVES BOXES, ETC. SHALL BE ADJUSTED TO MATCH THE FINISHED GRADE OF THE PROJECT.

STORM SEWER SYSTEM

1. ALL STORM STRUCTURES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611, 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 PIPES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611, 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).
3. ALL STORM PIPE JOINTS SHALL BE MADE WATERTIGHT JOINTS.
4. ALL STORM SEWERS UNDER PAVEMENT SHALL BE ODOT TYPE B.
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 PREMIUM BACKFILL MEETING THE REQUIREMENTS OF ODOT ITEM 611, TYPE B, 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 ORIGINAL 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.

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES

1. 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.
2. 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.
3. 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.
4. PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 611 ITEM.

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71410
REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

GENERAL NOTES

JOB NO.	SHEET
24-012	C-001

Printed 5/9/2024

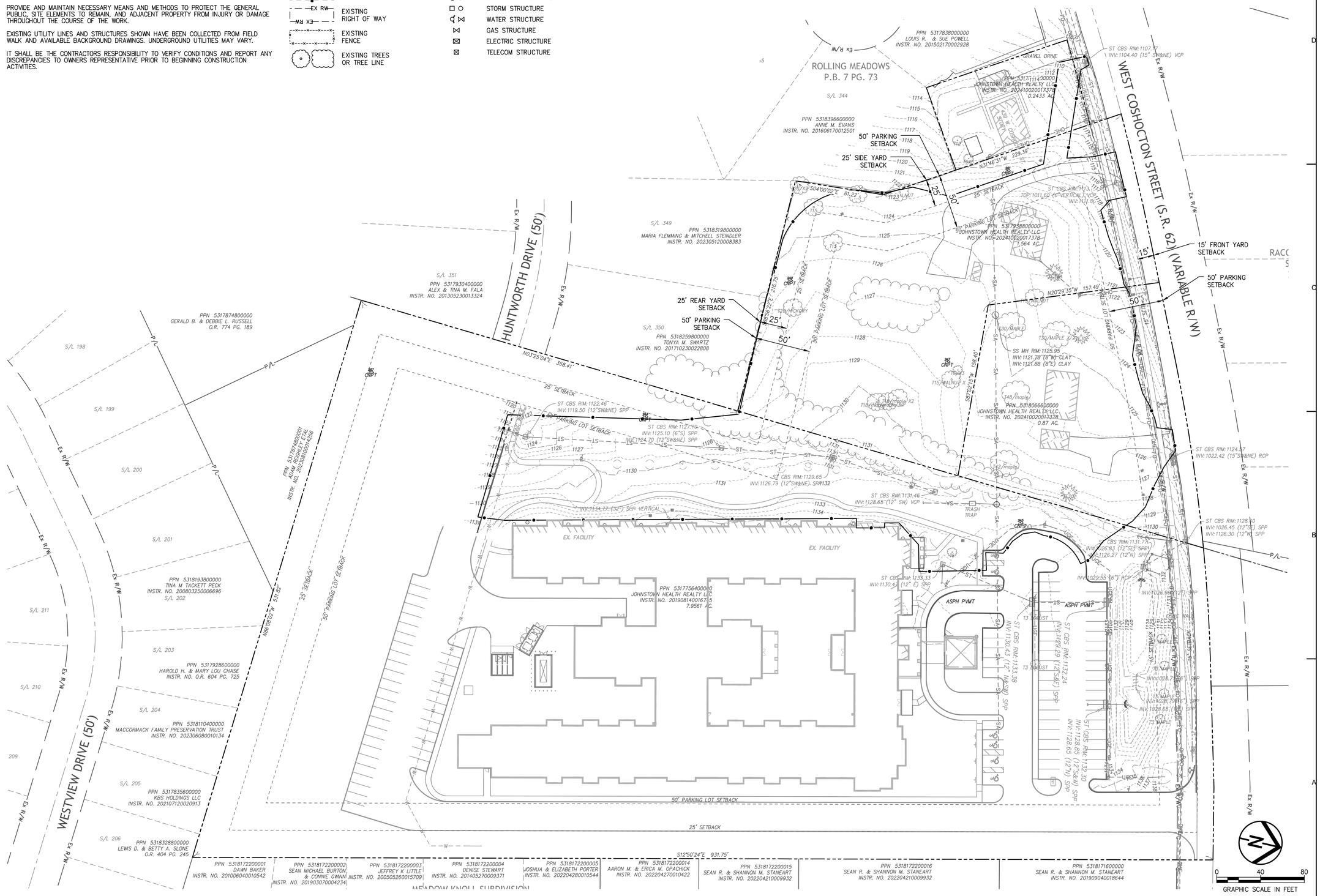
EXISTING CONDITIONS PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP, LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. EXISTING UTILITY LINES AND STRUCTURES SHOWN HAVE BEEN COLLECTED FROM FIELD WALK AND AVAILABLE BACKGROUND DRAWINGS. UNDERGROUND UTILITIES MAY VARY.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

EXISTING CONDITIONS PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE



ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71110
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

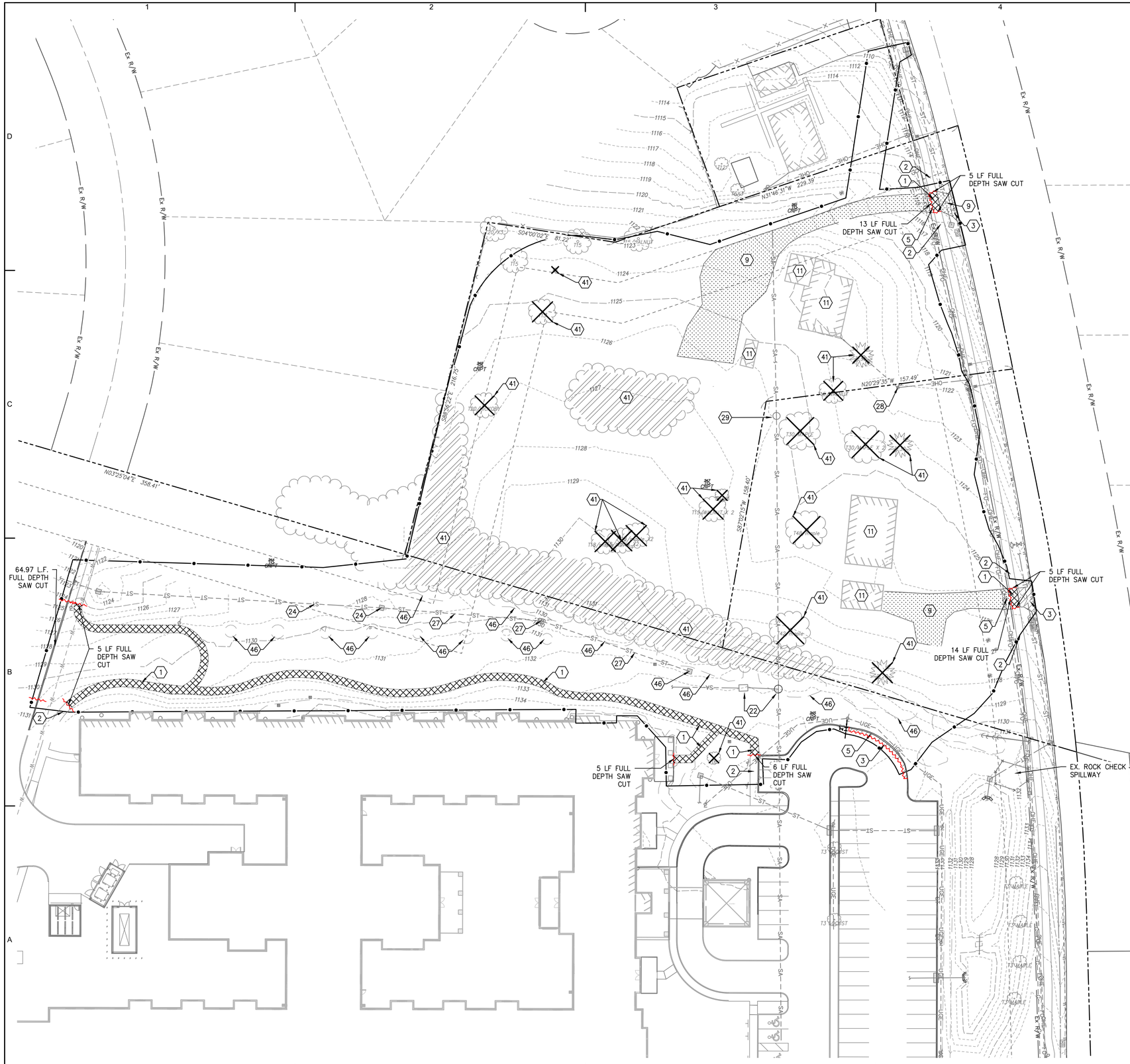
BID AND PERMIT SET: 01/31/2025

#Layout Name

EXISTING CONDITIONS PLAN

JOB NO.	SHEET
24-012	C-100

Printed 5/9/2024



SITE DEMOLITION PLAN NOTES

1. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP,LLC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362–2764.
3. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
4. COORDINATE DEMOLITION WORK WITH BACKFILL/GRADING OPERATIONS TO MINIMIZE THE DURATION SUBGRADES ARE EXPOSED TO WEATHER AND CONSTRUCTION ACTIVITIES. MINIMIZE AREAS OF VEHICULAR ACCESS IN NON–PAVED AREAS.
5. REFER TO SOILS INVESTIGATION REPORT. ALL DEMOLITION AND GRADING WORK SHALL TAKE INTO ACCOUNT THE NATURE OF SOILS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT IN EXECUTING THE WORK.
6. ITEMS SCHEDULED FOR REMOVAL INCLUDE THE COMPLETE REMOVAL OF THEIR FOUNDATIONS, DRAINAGE COURSES, STUMPS AND ROOTS. UNLESS NOTED OTHERWISE, BACKFILL AND COMPACT CAVITIES CREATED BY REMOVING SUCH ITEMS WITH ACCEPTABLE MATERIAL. UTILITIES TO BE REMOVED SHALL HAVE STRUCTURES AND SERVICE LINES REMOVED TO THE NEXT SERVICEABLE ELEMENT, EVEN IF IT IS OUTSIDE THE CONSTRUCTION LIMITS.
7. REFER TO SITE GRADING AND STORM WATER POLLUTION PREVENTION PLAN FOR GRADING AND EROSION CONTROL MEASURES.
8. REMOVE AND REPLACE ANY SIDEWALKS OR CURBS THAT ARE CRACKED, BROKEN, OFF GRADE, DETERIORATED OR DAMAGED DUE TO CONSTRUCTION.
9. ALL PAVEMENT, SIDEWALK, CURB, WALLS OR TRENCHES TO BE REMOVED SHALL BE SAWCUT FULL DEPTH, TO NEAREST CONSTRUCTION JOINTS. ALL SAWCUTTING MUST BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE DUST AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. THIS MAY REQUIRE PERIODICALLY STABILIZING THE WORK AREA TO PREVENT EXPOSED SURFACES FROM BECOMING AIRBORNE.
10. EXISTING STORM SEWER TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO LAYOUT PLANS FOR LOCATION.
12. ALL VEGETATION WITHIN THE WORK LIMITS NOT DESIGNATED TO REMAIN OR TO BE RELOCATED SHALL BE REMOVED AND DISPOSED OF.
13. UNLESS OTHERWISE NOTED TO BE RETURNED TO OWNER, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED FOR DEMOLITION IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.

SITE DEMOLITION PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

- WORK LIMITS
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TREES OR TREE LINE
- EXISTING WETLAND
- EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- SANITARY STRUCTURE
- STORM STRUCTURE
- WATER STRUCTURE
- GAS STRUCTURE
- ELECTRIC STRUCTURE
- TELECOM STRUCTURE

DEMOLITION OBJECT TAGS, LINE WORK, SWATCHES AND SYMBOLS

- ITEM LABEL, SEE DEMOLITION KEYNOTES
- PAVEMENT SAWCUT
- CLEARING & GRUBBING
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN/PROTECT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PAVEMENT

SITE DEMOLITION PLAN KEYNOTES

HARDSCAPE ITEMS

1. EXISTING CONCRETE PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
4. EXISTING ASPHALT PAVEMENT TO REMAIN.
5. EXISTING FULL DEPTH CURB TO BE REMOVED/DISPOSED OF SAWCUTS FULL DEPTH AT LIMITS OF REMOVAL.
6. EXISTING CURB TO REMAIN.
7. EXISTING CONCRETE/ASPHALT PAVEMENT TO BE SAWCUT.
8. EXISTING GRAVEL TO REMAIN.
9. EXISTING GRAVEL TO BE REMOVED/DISPOSED OF.
10. EXISTING STRUCTURE TO REMAIN.
11. EXISTING STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 10–19 NOT USED.

UTILITY ITEMS (SEE SITE UTILITY PLAN FOR COORDINATION)

20. EXISTING STORM STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
21. EXISTING ELECTRIC STRUCTURE TO REMAIN, ADJUST RIM/FRAME TO GRADE.
22. EXISTING SANITARY STRUCTURE REMAIN, ADJUST RIM/FRAME TO GRADE.
23. EXISTING GAS SERVICE TO REMAIN.
24. EXISTING STORM SEWER TO REMAIN.
25. EXISTING LIGHT POLE TO BE REMOVED.
26. EXISTING PIPE TO BE REMOVED.
27. EXISTING STORM STRUCTURE TO BE REMOVED/DISPOSED OF.
28. EXISTING ELECTRICAL STRUCTURE TO BE REMOVED AND DISPOSED OF.
29. EXISTING SANITARY STRUCTURE TO BE REMOVED/DISPOSED OF.

NUMBERS 30–39 NOT USED.

MISCELLANEOUS ITEMS

40. EXISTING TREES/SHRUB/LANDSCAPE TO REMAIN.
41. EXISTING TREES/SHRUB/LANDSCAPE TO BE REMOVED/DISPOSED OF.
42. EXISTING LIGHT POLE & UTILITY BOX TO REMAIN.
43. EXISTING FENCE/GATE TO REMAIN.
44. EXISTING FENCE/GATE TO BE REMOVED/DISPOSED OF.
45. EXISTING FLOWER BED TO REMAIN.
46. EXISTING FLOWER BED TO BE REMOVED.

0 20 40
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

SITE DEMOLITION PLAN

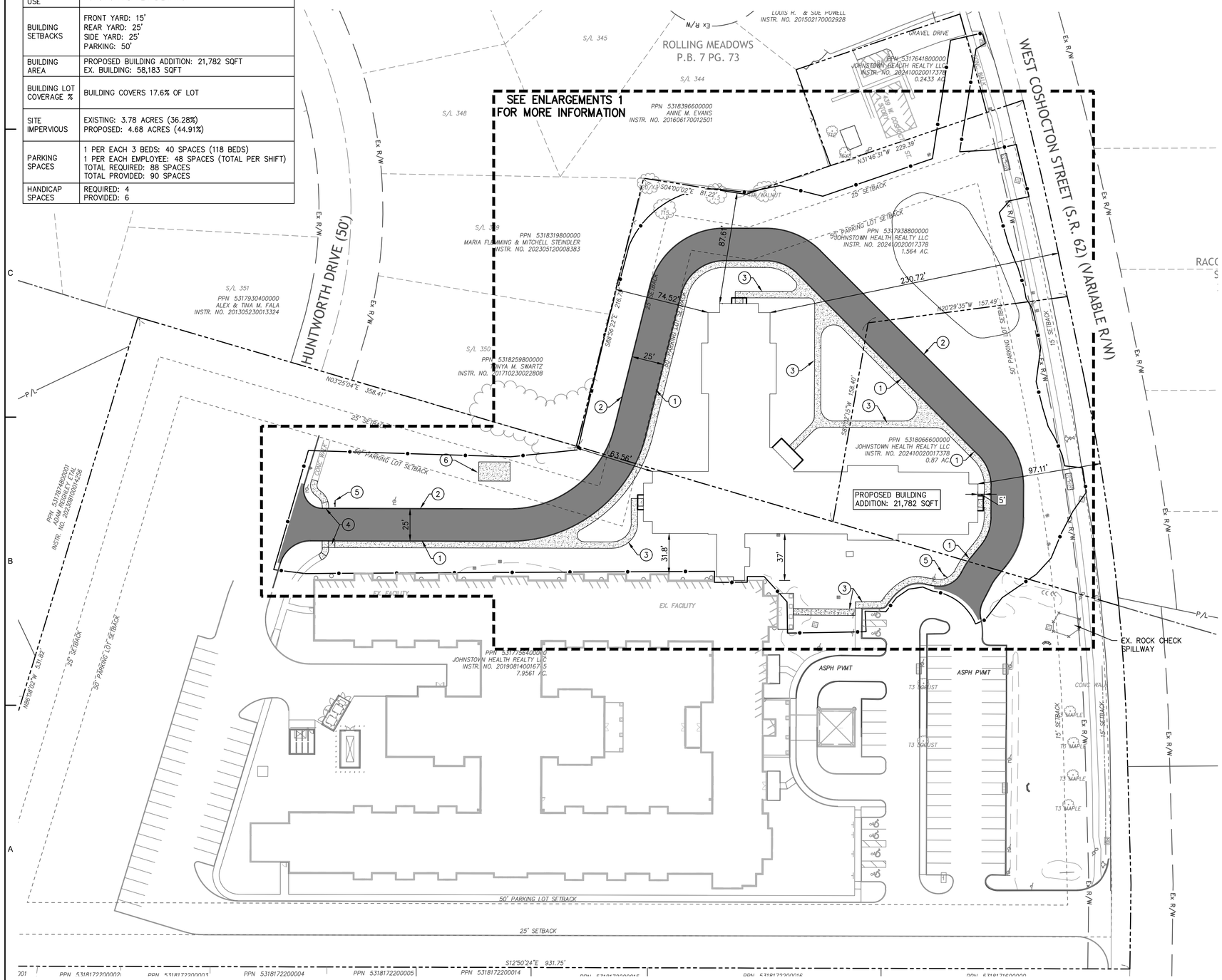
JOB NO.	SHEET
24-012	C-110

Printed 5/9/2024

JOHNSTOWN POINTE ADDITION

SITUATED IN THE CITY OF JOHNSTOWN, AND BEING PART OF ORIGINAL LOT 2 IN THE FOURTH QUARTER OF TOWNSHIP 3 NORTH IN RANGE 15 WEST IN THE US MILITARY LANDS OF LICKING COUNTY, STATE OF OHIO.

SITE DATA	
OWNER	
DEVELOPER	JOHNSTOWN HEALTH REALTY, LLC 25000 COUNTRY CLUB BLVD SUITE 255 NORTH OLMSTED, OHIO 44070
PARCEL NO.	202410020017378, 202410020017378, 201908140016745
EXISTING ZONING	VIL COM – VILLAGE COMMERCIAL DISTRICT
PROJECT AREA	10.42 ACRES (453,895 SF)
PROPOSED USE	NURSING AND REHABILITATION
BUILDING SETBACKS	FRONT YARD: 15' REAR YARD: 25' SIDE YARD: 25' PARKING: 50'
BUILDING AREA	PROPOSED BUILDING ADDITION: 21,782 SQFT EX. BUILDING: 58,183 SQFT
BUILDING LOT COVERAGE %	BUILDING COVERS 17.6% OF LOT
SITE IMPERVIOUS	EXISTING: 3.78 ACRES (36.28%) PROPOSED: 4.68 ACRES (44.91%)
PARKING SPACES	1 PER EACH 3 BEDS: 40 SPACES (118 BEDS) 1 PER EACH EMPLOYEE: 48 SPACES (TOTAL PER SHIFT) TOTAL REQUIRED: 88 SPACES TOTAL PROVIDED: 90 SPACES
HANDICAP SPACES	REQUIRED: 4 PROVIDED: 6



GENERAL PLAN NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FROST SLAB AND ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURB.
3. DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
4. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
5. PRECISE LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

GENERAL PLAN LEGEND

- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- PARKING TALLY
- WORK LIMITS
- PROPERTY BOUNDARY
- RIGHT OF WAY

UTILITY STRUCTURES

EXISTING	PROPOSED	
		OUTLET CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE

KEYNOTES

1. INTEGRAL CURB & WALK
2. ODOT TYPE 6 CURB
3. CONCRETE WALK
4. ADA RAMP
5. STOP SIGN
6. GENERATOR PAD

LOCATION MAP

SCALE: 1"=1000'

0 40 80
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW DOVER, OH 44622
PH: 330-343-4443 FAX: 330-364-5125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name
GENERAL PLAN

JOB NO.	SHEET
24-012	C-120

Printed 5/9/2024

SITE LAYOUT PLAN NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FROST SLAB AND ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURB.
3. DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
4. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
5. PRECISE LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

SITE LAYOUT PLAN LEGEND

- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- # PARKING TALLY
- 2 C-500 — WORK LIMITS
- 2 C-500 — P/L — PROPERTY BOUNDARY
- 1 C-500 — EX R/W — RIGHT OF WAY

KEYNOTES

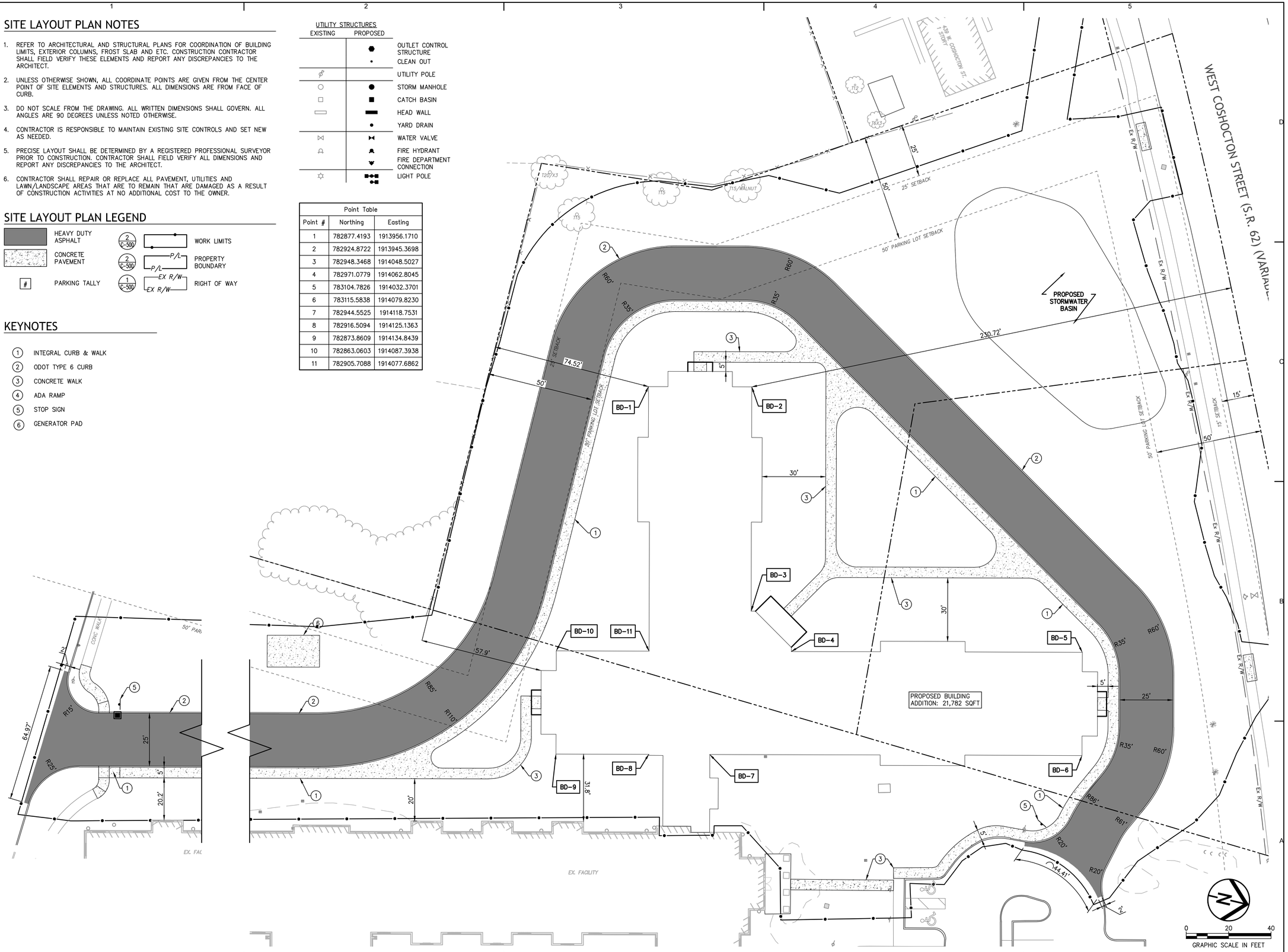
1. INTEGRAL CURB & WALK
2. ODOT TYPE 6 CURB
3. CONCRETE WALK
4. ADA RAMP
5. STOP SIGN
6. GENERATOR PAD

UTILITY STRUCTURES

EXISTING	PROPOSED	
		OUTLET CONTROL STRUCTURE
		CLEAN OUT
		UTILITY POLE
		STORM MANHOLE
		CATCH BASIN
		HEAD WALL
		YARD DRAIN
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		LIGHT POLE

Point Table

Point #	Northing	Easting
1	782877.4193	1913956.1710
2	782924.8722	1913945.3698
3	782948.3468	1914048.5027
4	782971.0779	1914062.8045
5	783104.7826	1914032.3701
6	783115.5838	1914079.8230
7	782944.5525	1914118.7531
8	782916.5094	1914125.1363
9	782873.8609	1914134.8439
10	782863.0603	1914087.3938
11	782905.7088	1914077.6862



ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-5125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO — SCOTT R. BICKLEY — E-71410 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION

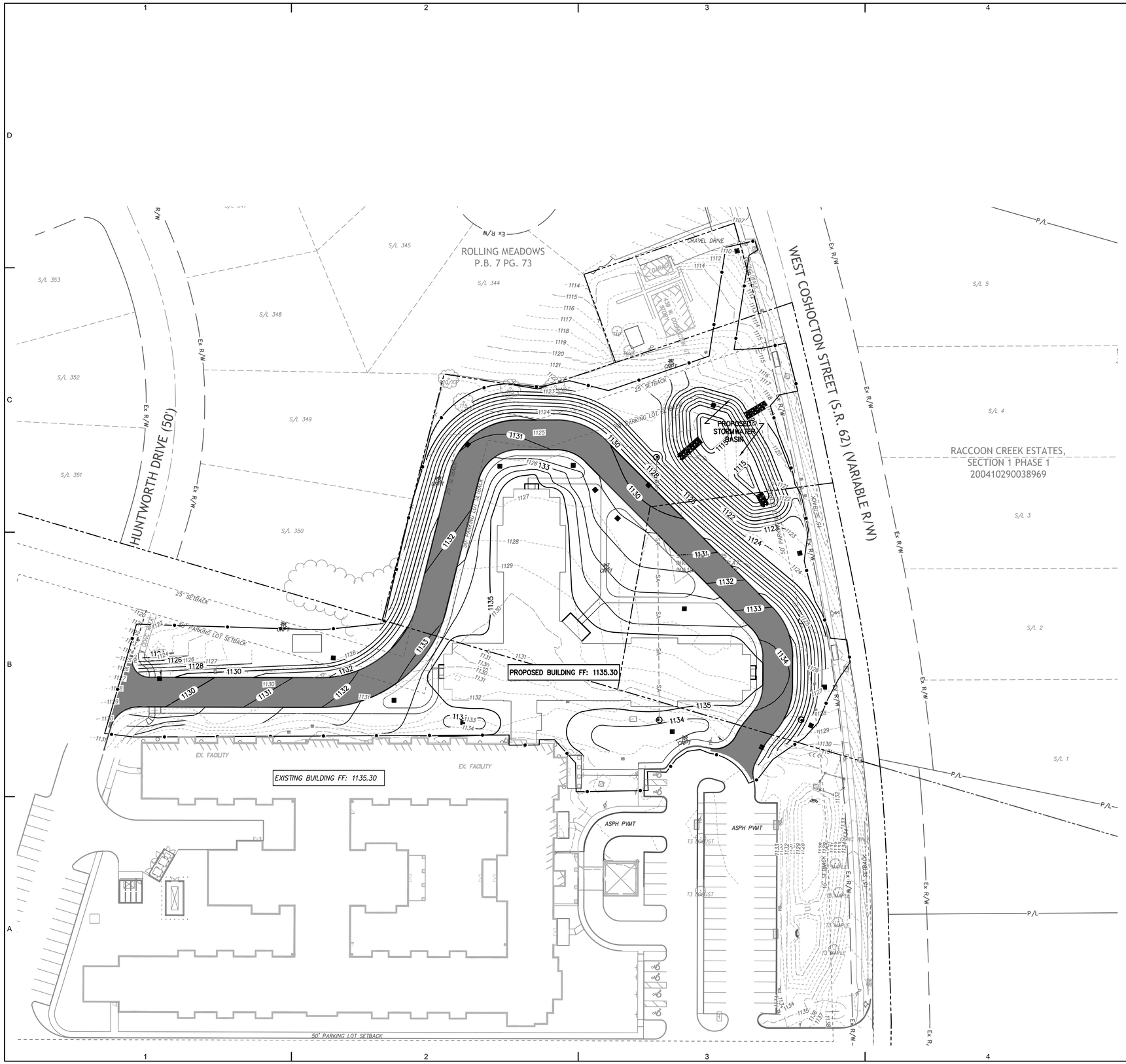
BID AND PERMIT SET: 01/31/2025

#Layout Name

SITE LAYOUT PLAN

JOB NO.	SHEET
24-012	C-121

Printed 5/9/2024



SITE GRADING PLAN NOTES

1. EXISTING CONDITIONS ARE BASED ON SURVEY BY ENVIRONMENTAL DESIGN GROUP, LLC. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
2. MAINTAIN UNIFORM AND POSITIVE SLOPES FOR ALL REGRADED SURFACES.
3. ENGINEER TO APPROVE ROUGH GRADING PRIOR TO FINISH-GRADING AND TO APPROVE FINISH-GRADING OF SOIL SURFACE AREAS PRIOR TO SEEDING OR LANDSCAPING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE TO FINISH GRADE EXCEPT WHERE THE FUTURE BUILDING, PARKING AND WALKS ARE SHOWN. IN THESE AREAS THE CONTRACTOR SHALL GRADE TO SUBGRADE, (BOTTOM OF THE PAVEMENT AND 12" BELOW BUILDING FINISHED FLOOR ELEVATIONS). SEE LAYOUT PLAN FOR PAVEMENT TYPES.
5. PRIOR TO CONSTRUCTION, PLACE EROSION CONTROL FENCING AS SHOWN ON THE ---- AND AT THE DRIP LINE OF TREES TO REMAIN. DO NOT PARK OR STORE ANY VEHICLES, EQUIPMENT OR BUILDING MATERIALS WITHIN THE PROTECTED AREAS. OBTAIN FIELD APPROVAL FROM THE OWNER, ARCHITECT.
6. SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE.
7. CONSTRUCTION NOTES AND TYPICAL LABELS MAY APPEAR ONLY ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
8. REFER TO SITE UTILITY PLANS FOR LOCATIONS AND ELEVATIONS OF PROPOSED UTILITY STRUCTURES.
9. REFER TO LAYOUT PLAN FOR LOCATION OF BENCHMARK AND HORIZONTAL CONTROL POINTS.
10. PRIOR TO EXCAVATION AND EARTHWORK OPERATIONS THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE OWNER. FIELD VERIFY LOCATIONS OF ALL BURIED UTILITIES AND DEPTHS AND REPORT ANY DISCREPANCIES TO OWNER.
11. ACCESSIBLE PARKING SPACES SHALL NOT TO EXCEED 2% SLOPE IN ALL DIRECTIONS.
12. ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE.

SITE GRADING PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

	WORK LIMITS		PAVEMENT EDGE
EX RW	RIGHT OF WAY		TREE OR TREE LINE
	PARCEL LINES	XXXX	EXISTING CONTOURS

EXISTING UTILITY SYMBOLS

	STORM STRUCTURES		ELECTRIC STRUCTURE
	SANITARY STRUCTURES		TELECOM STRUCTURE
	WATER STRUCTURES		GAS STRUCTURE
	UTILITY POLES		

PROPOSED LINE WORK, TAGS AND SYMBOLS

000.00	SPOT ELEVATION	XXXX	PROPOSED CONTOURS
TC:000.00 BC:000.00	CURB ELEV. TOP BOTTOM	TW:000.00 BW:000.00	WALL ELEV. TOP BOTTOM

0 40 80
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CIVIL ENGINEERING • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71410
REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION

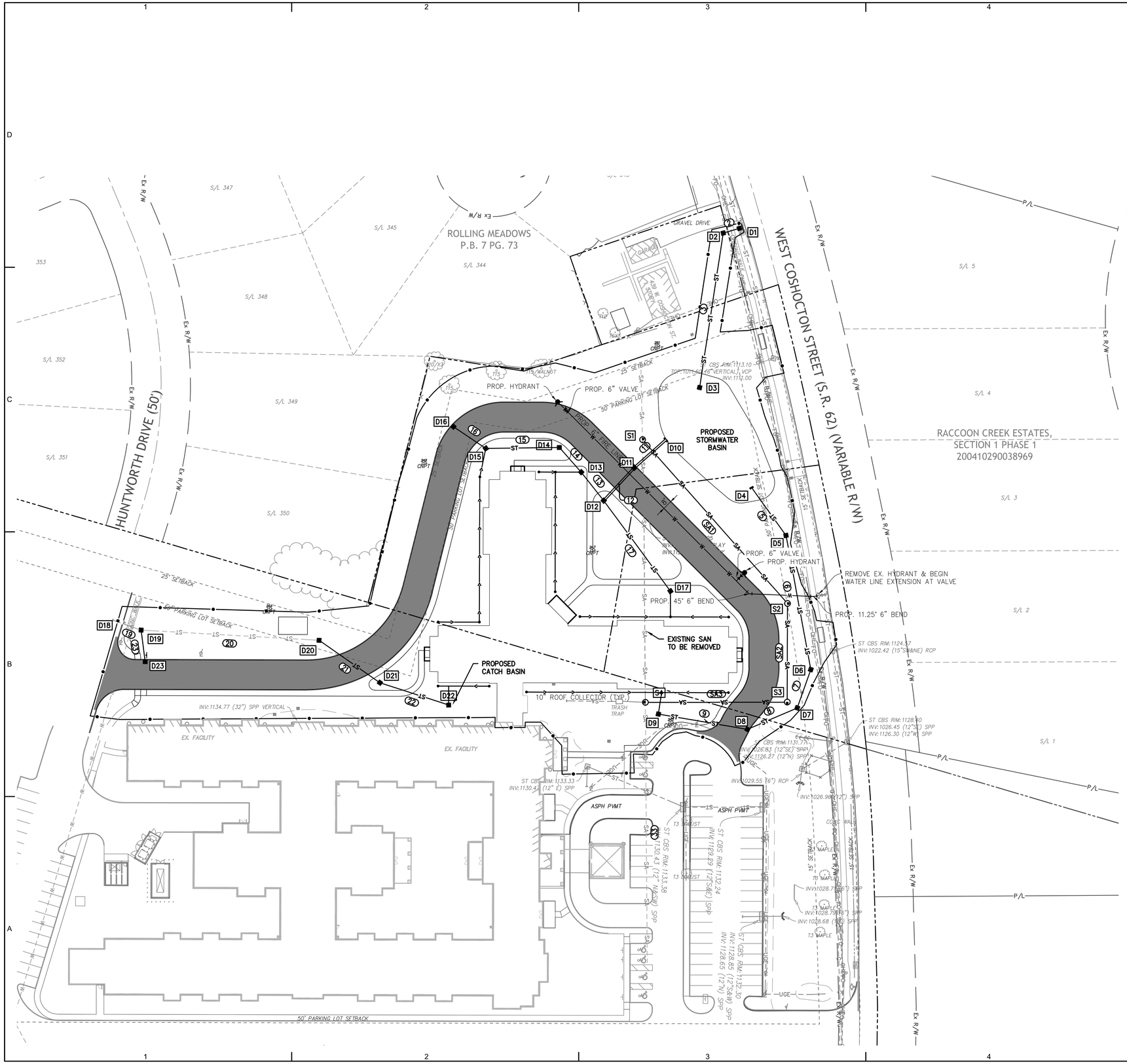
BID AND PERMIT SET: 01/31/2025

#Layout Name
SITE GRADING PLAN

JOB NO.	SHEET
24-012	C-130

©2016

Printed 5/9/2024



SITE UTILITY PLAN NOTES

1. SEE PLUMBING AND MECHANICAL PLANS FOR UTILITY WORK WITHIN 5' OF THE BUILDING.
2. SEE SITE ELECTRICAL PLANS FOR ELECTRICAL SERVICE.
3. CONTRACTOR SHALL COORDINATE WITH DOMINION EAST OHIO GAS FOR SERVICE LINES.
4. CONTRACTOR SHALL CONFIRM GAS HOUSE LINE SIZE WITH PLUMBING AND DOMINION EAST OHIO GAS.
5. CATCH BASINS IN PAVED AREAS WILL HAVE FINGER DRAINS INTEGRAL TO THE INSTALLATION. SEE STRUCTURE DETAIL FOR ADDITIONAL INFORMATION.
6. ALL ROOF DRAINS ARE TO BE TIED INTO THE STORM SEWER. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SITE UTILITY PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

	WORK LIMITS		PAVEMENT EDGE
EX RW	RIGHT OF WAY		TREE OR TREE LINE
	PARCEL LINES	XXXX	EXISTING CONTOURS

EXISTING UTILITY SYMBOLS

	STORM STRUCTURES		ELECTRIC STRUCTURE
	SANITARY STRUCTURES		TELECOM STRUCTURE
	WATER STRUCTURES		GAS STRUCTURE
	UTILITY POLES		

EXISTING UTILITY LINE WORK

-ST-	STORM	-E-	ELECTRIC
-SA-	SANITARY	OHE	OVERHEAD ELECTRIC
-CS-	COMBINED ST/SA	UGE	UNDERGROUND ELECTRIC
-FM-	FORCE MAIN	STE	STEAM
-W-	WATER	-T-	TELEPHONE
-G-	NATURAL GAS	OHT	OVERHEAD TELEPHONE
-FD-	FINGER DRAIN	OHT	UNDERGROUND TELEPHONE
-RD-	ROOF DRAIN	FBR	FIBER OPTIC
-UD-	UNDERDRAIN		

PROPOSED LINE WORK, TAGS AND SYMBOLS

P-XX / ST-XX	STORM PIPE NO. / STORM STRUCTURE NO.	XXXX / XXXX	PROPOSED CONTOURS
XX / XX	UTILITY ID. & ITEM NO.		ADJUST ITEM TO GRADE
XX XX XX	MISCELLANEOUS TAGS		

PROPOSED UTILITY SYMBOLS

	MANHOLE	FH	FIRE HYDRANT
	CATCH BASIN	FDC	FIRE DEPT. CONNECTION
	CURB INLET	YH	YARD HYDRANT
	YARD DRAIN	WV	WATER VALVE
CO	CLEAN OUT		LIGHT POLE
RD	ROOF DRAIN (DOWNSPOUT)		UTILITY POLES

PROPOSED UTILITY LINE WORK

ST	STORM	E	ELECTRIC
SA	SANITARY	OHE	OVERHEAD ELECTRIC
CS	COMBINED ST/SA	UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN		
W	WATER	T	TELEPHONE
G	NATURAL GAS	OHT	OVERHEAD TELEPHONE
FD	FINGER DRAIN	UGT	UNDERGROUND TELEPHONE
RD	ROOF DRAIN	FBR	FIBER OPTIC
UD	UNDERDRAIN		

ba
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CIVIL ENGINEERING • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71410
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

SITE UTILITY PLAN

JOB NO.	SHEET
24-012	C-140

Printed 5/9/2024

SANITARY MANHOLES

NAME	TYPE	RIM & INVERTS	COORDINATES
S1	PR. SANITARY MANHOLE	RIM:1123.70 INV:1121.99 (8"NE) INV:1121.99 (8"W)	N: 782997.35 E: 1913893.49
S2	PR. SANITARY MANHOLE	RIM:1123.51 INV:1120.06 (8"SW) INV:1120.06 (8"E)	N: 783149.38 E: 1914002.02
S3	PR. SANITARY MANHOLE	RIM:1130.50 INV:1119.19 (8"W) INV:1119.19 (8"S)	N: 783168.08 E: 1914084.21
S4	PR. SANITARY MANHOLE	RIM:1134.50 INV:1117.94 (8"N) INV:1117.94 (8"E)	N: 783050.11 E: 1914111.60

SANITARY SEWER PIPES

NAME	SIZE	LENGTH	SLOPE
33	8"	222.19'	0.40%
34	8"	66.05'	0.42%
SA1	8"	186.79'	1.03%
SA2	8"	84.29'	1.03%
SA3	8"	121.11'	1.03%

STORM SEWER STRUCTURES

MARK	TYPE	ELEVATIONS	COORDINATES
D1	PR. CATCH BASIN (2-2B)	RIM 1107.25 INV 1104.40 (12" SE)	N 783037.44 E 1913699.12
D2	PR. CATCH BASIN (2-2B)	RIM 1109.25 INV 1105.00 (12" E) INV 1105.00 (12" NW)	N 783024.88 E 1913706.12
D3	OUTLET STRUCTURE	RIM 1119.00 INV 1113.00 (12" W)	N 783034.84 E 1913839.19
D4	PR. HEADWALL	RIM 1118.55 INV 1117.00 (12" NE)	N 783096.98 E 1913912.23
D5	PR. CATCH BASIN (2-2B)	RIM 1123.25 INV 1120.25 (12" NE) INV 1120.25 (12" SW)	N 783135.10 E 1913945.70
D6	PR. CATCH BASIN (2-2B)	RIM 1126.75 INV 1123.75 (12" E) INV 1123.75 (12" SW)	N 783181.45 E 1914052.50
D7	PR. CATCH BASIN (2-2B)	RIM 1128.50 INV 1125.50 (12" SE) INV 1125.50 (12" W)	N 783177.51 E 1914087.07
D8	PR. CATCH BASIN (2-2C)	RIM 1133.15 INV 1129.15 (12" S) INV 1127.15 (12" NW)	N 783140.23 E 1914114.46
D9	PR. CATCH BASIN (2-2B)	RIM 1133.00 INV 1130.00 (12" N)	N 783063.21 E 1914118.81
D10	PR. HEADWALL	RIM 1122.06 INV 1120.00 (18" SE)	N 783017.06 E 1913888.82
D11	PR. CATCH BASIN (2-2C)	RIM 1129.65 INV 1125.65 (18" SE) INV 1123.15 (18" NW)	N 782995.88 E 1913918.54
D12	PR. CATCH BASIN (2-2B)	RIM 1129.50 INV 1126.50 (12" NE) INV 1126.50 (12" SW) INV 1126.50 (18" NW)	N 782976.75 E 1913951.68

STORM SEWER STRUCTURES

MARK	TYPE	ELEVATIONS	COORDINATES
D13	PR. CATCH BASIN (2-2B)	RIM 1130.75 INV 1126.95 (12" SW) INV 1126.95 (12" NE)	N 782952.62 E 1913932.32
D14	PR. CATCH BASIN (2-2B)	RIM 1131.25 INV 1127.25 (12" S) INV 1127.25 (12" NE)	N 782929.71 E 1913915.99
D15	PR. CATCH BASIN (2-2B)	RIM 1132.50 INV 1127.70 (12" S) INV 1127.70 (12" N)	N 782868.64 E 1913930.85
D16	PR. CATCH BASIN (2-2C)	RIM 1130.90 INV 1127.90 (12" N)	N 782837.54 E 1913918.94
D17	PR. CATCH BASIN (2-2B)	RIM 1132.75 INV 1129.75 (12" SW)	N 783049.68 E 1914014.20
D18	EX. CATCH BASIN	RIM 1120.96 INV 1119.41 (12" N)	N 782600.09 E 1914145.22
D19	PR. CATCH BASIN (2-2B)	RIM 1123.50 INV 1119.50 (12" N) INV 1120.50 (12" E) INV 1119.50 (12" S)	N 782616.87 E 1914148.13
D20	PR. CATCH BASIN (2-2B)	RIM 1128.25 INV 1124.25 (12" N) INV 1123.91 (12" S)	N 782766.84 E 1914122.50
D21	PR. CATCH BASIN (2-2B)	RIM 1133.00 INV 1130.00 (12" N) INV 1129.00 (12" S)	N 782825.57 E 1914146.12
D22	PR. CATCH BASIN (2-2B)	RIM 1133.50 INV 1130.50 (12" S)	N 782887.03 E 1914151.50
D23	PR. CATCH BASIN (2-2C)	RIM 1129.30 INV 1122.30 (12" W)	N 782626.33 E 1914173.62

STORM SEWER PIPES

NAME	SIZE	LENGTH	SLOPE
2	12"	14.38'	4.17%
3	12"	133.44'	6.00%
5	12"	50.73'	6.41%
6	12"	116.42'	3.01%
7	12"	34.79'	5.03%
8	12"	46.26'	3.57%
9	12"	77.15'	1.10%
11	18"	36.50'	8.63%
12	18"	38.26'	2.22%
13	12"	30.93'	1.45%
14	12"	28.13'	1.07%
15	12"	62.85'	0.72%
16	12"	33.31'	0.60%
17	12"	96.06'	3.38%
19	12"	17.02'	0.53%
20	12"	152.14'	2.90%
21	12"	63.30'	7.50%
22	12"	61.69'	0.81%
23	12"	27.20'	6.62%

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CIVIL ENGINEERING • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION
TO
JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71410
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

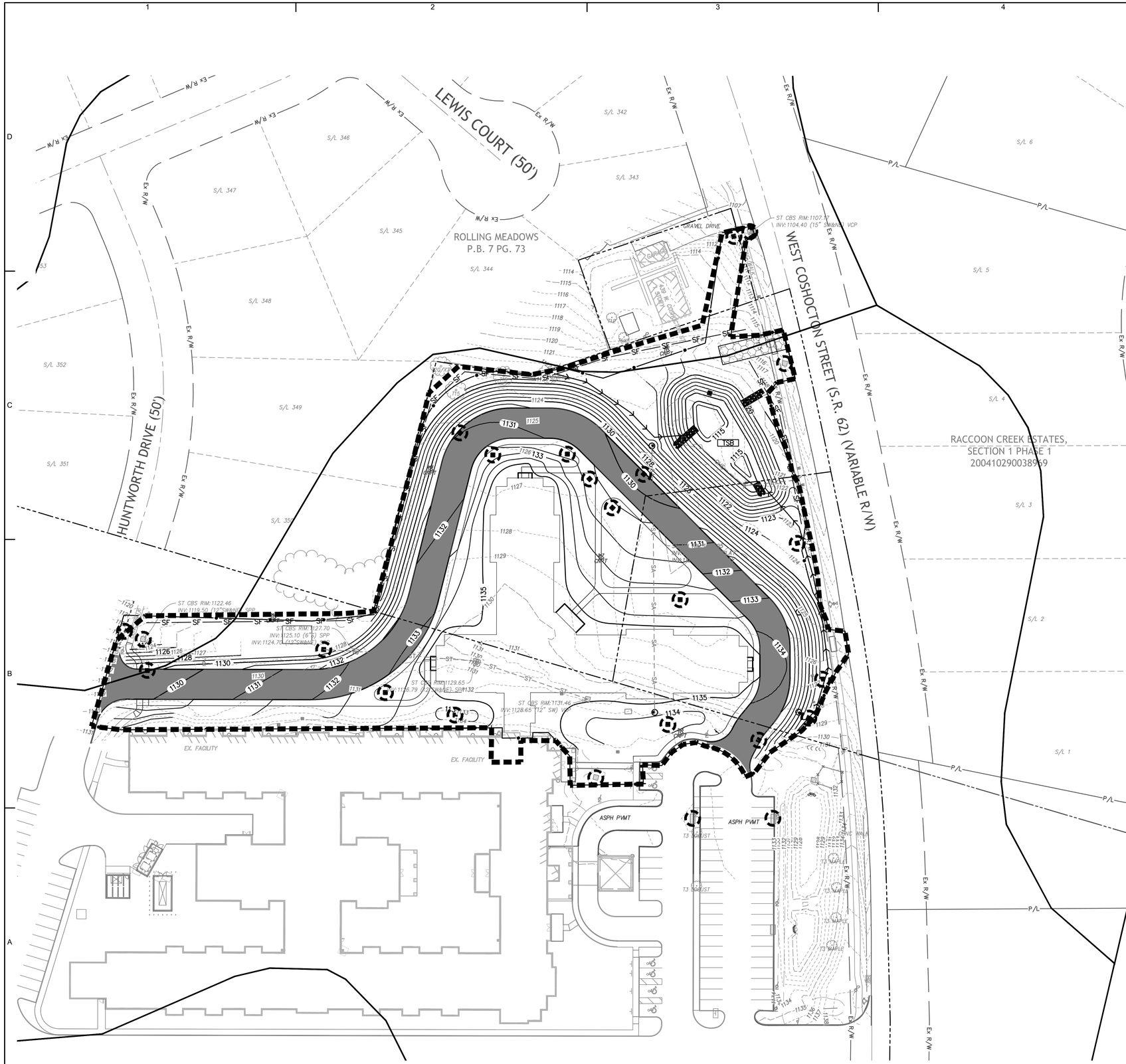
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name
SITE UTILITY TABLE

JOB NO.	SHEET
24-012	C-141

Printed 5/9/2024



SWPP PLAN NOTES

1. THE SILT FENCE IS SHOWN AS LINE (--SF--) ON THE PLAN. CONTRACTOR SHALL INSTALL THE SILT FENCE IN SECTIONS PARALLEL WITH THE CONTOURS ON STEEPLY SLOPED AREAS TO ENSURE SEDIMENT IS TRAPPED BY SILT FENCE.
2. ALL DISTURBED AND PROPOSED SWALES SHALL HAVE DITCH EROSION PROTECTION ALONG THE ENTIRE LENGTH OF THE SWALE AS SHOWN ON THE DETAILS.
3. NO STOCK PILES OR CONCRETE WASHOUTS WITHIN DRAINAGE WAYS.
4. CONTRACTOR SHALL RECONSTRUCT EXISTING SEDIMENT BASIN PER PLAN AND DETAILS.

SWPP PLAN LEGEND

WORK LIMITS		TEMPORARY CONSTRUCTION DRIVE	6 C-152
PROPERTY BOUNDARY	P/L	SLOPE MATTING PROTECTION	5 C-152
RIGHT OF WAY	EX R/W	ROCK CHECK DAM (RCD)	10 C-152
TREE LINE		CONCRETE WASHOUT STATION (CWO)	11 C-152
EXISTING CONTOURS	XXX	INLET PROTECTION	2-3 C-152
PROPOSED CONTOURS	XXX	EXISTING WETLAND AREA	
TEMPORARY DIVERSION SWALE	9 C-152	STAGING / STOCKPILE / LAYDOWN AREA	
SILT FENCE (SF) SILT SOCK	1 C-152	TEMPORARY SEDIMENT BASIN (TSB)	2 C-152
SOLID BAFFLE			

0 40 80
GRAPHIC SCALE IN FEET

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 45D GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CIVIL ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4441
FAX: 330-364-5125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

STATE OF OHIO
SCOTT R. BICKLEY
E-71410
REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

SWPP PLAN

JOB NO.	SHEET
24-012	C-150

Printed 5/9/2024

SWPP NOTES

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. CONSTRUCT IN ACCORDANCE WITH THESE PLANS, THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD CONSTRUCTION DRAWING DM-4.4 AND THE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK (2006). THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) UNDER NPDES PERMIT #OHC000006. IF CONFLICTS EXIST REGARDING THE SOIL AND SEDIMENT CONTROL PRACTICES, THE MORE RESTRICTIVE SHALL APPLY.

2. STABILIZATION OF DISTURBED AREAS – DISTURBED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FOURTEEN (14) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY LIVE STREAM, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED.

3. INSTALL ALL EROSION/SEDIMENT CONTROL ITEMS BEFORE ANY CLEARING/GRUBBING OR EARTHWORK HAS STARTED. SEDIMENT CONTROLS SHALL BE BE IMPLEMENTED PRIOR TO GRADING AND WITHIN 7 DAYS OF GRUBBING.

4. PROTECT UNDISTURBED AREAS THROUGHOUT CONSTRUCTION. DO NOT STORE EQUIPMENT, VEHICLES OR MATERIALS IN THESE PROTECTED AREAS.

5. SEEDING AND FERTILIZER FOR PERMANENT COVER SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.

6. MULCHING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.

7. TOPSOILING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.

8. EXCELSIOR MATTING/EROSION CONTROL BLANKETS WILL BE USED ON TEMPORARY DIVERSION CHANNELS AND DITCHES GREATER THAN 1.5% AND ALL OTHER SLOPES STEEPER THAN 3:1. EXCELSIOR MATTING/EROSION BLANKETS SHALL BE AS SPECIFIED IN ODOT CMS ITEM 712.11.

9. SILT FENCE AND/OR SILT SOCK SHALL BE AS DETAILED ON THE DRAWINGS AND AS SPECIFIED IN THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL.

10. ROCK CHANNEL PROTECTION SHALL BE AS SPECIFIED IN ODOT CMS ITEM 601, TYPE C ROCK.

11. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORMWATER RUNOFF.

12. OFF-SITE VEHICLE TRACKING OF SEDIMENTS WILL BE MINIMIZED. ALL OFF-SITE TRACKING OF SEDIMENT SHALL BE CLEANED UP AS IT OCCURS.

13. SEDIMENT TRAPS AND BASINS WILL BE USED FOR TEMPORARY EROSION CONTROL.

14. OTHER EROSION CONTROL AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.

15. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH STARK S.W.C.D. (330-451-7645) PRIOR TO BEGINNING WORK.

16. TRUCK WASHOUT AND DISCHARGE OF SURPLUS WASH WATER ON SITE IS PERMITTED EXCLUSIVELY IN THE DESIGNATED AREA.

17. WINTERIZATION – ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.

18. TRENCH WATER MUST BE DISCHARGED THROUGH A FILTER BAG, SUMP PIT, OR OTHER EQUAL SEDIMENT REMOVAL DEVICE PRIOR TO DISCHARGE FROM THE SITE.

19. STAGING, STORAGE, FUELING AND VEHICLE PARKING ARE SHOWN ON THE SWPP PLAN. IF THE CONTRACTOR WANTS TO UTILIZE A DIFFERENT LOCATION FOR THESE FUNCTIONS, HE SHALL REVISE THE SWPP PLAN AND SUBMIT IT TO STARK S.W.C.D. FOR APPROVAL.

20. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES.

21. DISTURBED AREAS REMAINING DORMANT FOR OVER A YEAR AT THE FINAL GRADE WILL HAVE A PERMANENT COVER APPLIED WITHIN 7 DAYS OF LAST DISTURBANCE.

MAINTENANCE AND INSPECTION:

1. ONLY "QUALIFIED INSPECTION PERSONNEL" WILL PERFORM THE INSPECTIONS.

2. CONSTRUCTION SITE INSPECTIONS SHALL BE PERFORMED A MINIMUM OF ONCE EVERY 7 CALENDAR DAYS AND AFTER EVERY RAIN EVENTS GREATER THAN OR EQUAL TO 0.5 INCH IN A 24 HOUR PERIOD BY THE END OF THE NEXT CALENDAR (EXCLUDING NON-WORKING WEEKENDS AND HOLIDAYS.

3. THE INSPECTION FREQUENCY MAY BE REDUCED TO MONTHLY FOR DORMANT SITES IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME (E.G., FROZEN GROUND.

4. AN INSPECTION CHECKLIST SHALL BE COMPLETED AND SIGNED AFTER EVERY SITE INSPECTION.

5. AREAS TO INSPECT INCLUDE DISTURBED AREAS, MATERIAL STORAGE AREAS, EROSION AND SEDIMENT CONTROLS DISCHARGE LOCATIONS AND VEHICLE ENTRANCE/EXIT LOCATIONS.

6. INSPECTION RECORDS WILL BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.

7. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) MUST BE REPAIRED, MAINTAINED, OR A NEW FUNCTIONAL BMP INSTALLED WITHIN 3 DAYS OF INSPECTION FOR NON-SEDIMENT POND BMPs, AND WITHIN 10 DAYS OF INSPECTION FOR SEDIMENT PONDS TO BE REPAIRED OR CLEANED OUT, AND REPLACING A BMP NOT MEETING THE INTENDED FUNCTION OR MISSING FROM THE SITE.

REPAIRS:
ANY EROSION CONTROL MEASURES, STRUCTURES, DEVICES, OR RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.

MATERIAL MANAGEMENT PRACTICES:
THE FOLLOWING PRACTICES SHALL BE EXECUTED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUN-OFF. THE JOB SITE SUPERINTENDENT IS RESPONSIBLE FOR ENSURING THESE PRACTICES ARE FOLLOWED:

1. STORE THE MINIMUM AMOUNT OF PRODUCT REQUIRED TO COMPLETE THE JOB, IF POSSIBLE, UNDER ROOF OR IN A CONTAINMENT AREA. PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONTAINER. LABEL MUST BE LEGIBLE

2. MANUFACTURER'S RECOMMENDATION SHALL BE FOLLOWED FOR USE AND DISPOSAL.

3. PRODUCT TO BE USED ENTIRELY (WHEN POSSIBLE) PRIOR TO DISPOSING.

4. MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES USED ON THE SITE SHALL BE OBTAINED AND POSTED IN THE IMMEDIATE AREA OF PRODUCT STORAGE AND SHALL BE USED FOR PROPER MANAGEMENT OF POTENTIAL WASTE.

5. ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED BY THE CONTRACTOR IN A MANNER SPECIFIED BY LOCAL, STATE OR FEDERAL REGULATIONS AND PER MANUFACTURER'S RECOMMENDATIONS.

6. ALL PERSONNEL SHALL BE TRAINED IN THE PROPER HANDLING AND CLEAN UP OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR WASTE SHALL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF NECESSARY, THE CONTAMINATED STORMWATER WILL BE HELD ON SITE UNTIL IT MEETS LOCAL, STATE AND FEDERAL REGULATIONS.

7. IN THE EVENT OF A SPILL THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
   A. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   B. THE PROJECT MANAGER AND ENGINEER OF RECORD IMMEDIATELY NOTIFIED.
   C. ANY SPILLS OF TOXIC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCY. THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) MUST BE NOTIFIED WHEN A SPILL EXCEEDS THE REPORTABLE QUANTITY OF A SUBSTANCE. THE SUBSTANCES AND AMOUNTS ARE LOCATED IN FEDERAL REGULATIONS (40 CFR 110, 114 AND 302).
   D. IF A SPILL EXCEEDS A REPORTABLE QUANTITY, THE SWPP PLAN MUST BE MODIFIED WITHIN 7 DAYS PROVIDING A DESCRIPTION, DATE AND INCIDENT OF THE RELEASE.

8. THE MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, SOAPS AND SOLVENTS USED IN CLEANING VEHICLES, WASHOUT OF CONCRETE, PAINT OR STUCCO, FORM RELEASE OILS, OR CURING COMPOUNDS SHALL BE AWAY FROM STORM WATER DRAINAGE WAYS.

9. FUEL TANKS MUST HAVE SECONDARY CONTAINMENT IN THE EVENT OF A LEAK OR SPILL.

10. OPEN BURNING ON SITE IS A PROHIBITED ACTIVITY.

11. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF AT AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714 AND LOCAL REGULATIONS.

PRODUCT SPECIFIC PRACTICES:

1. PETROLEUM – PETROLEUM PRODUCTS WILL BE STORED IN CLEARLY LABELED TIGHTLY SEALED CONTAINERS. ANY ON SITE PETROLEUM STORAGE TANKS WILL HAVE A CONTAINMENT STRUCTURE AROUND IT FOR POTENTIAL SPILLS. DRIP PANS SHALL BE PROVIDED FOR ALL DISPENSERS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED WHEN ANY ASPHALT SUBSTANCES ARE USED ON SITE.

2. FERTILIZERS – THE MANUFACTURER'S RECOMMENDED MINIMAL AMOUNTS SHALL BE APPLIED AND WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. THE CONTENTS OF ANY PARTIALLY USED BAGS WILL BE TRANSFERRED TO SEALABLE PLASTIC BINS AND STORED UNDER COVER, AWAY FROM STORMWATER DRAINAGE WAYS.

DUST CONTROLS/SUPPRESSANTS
DUST CONTROL IS REQUIRED TO PREVENT NUISANCE CONDITIONS, DUST CONTROLS MUST BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NOT BE APPLIED IN A MANNER WHICH WOULD RESULT IN A DISCHARGE TO WATERS OF THE STATE. ISOLATION DISTANCES FROM BRIDGES, CATCH BASINS, AND OTHER DRAINAGE WAYS MUST BE OBSERVED. APPLICATION (EXCLUDING WATER) MAY NOT OCCUR WHEN PRECIPITATION IS IMMINENT AS NOTED IN THE SHORT-TERM FORECAST. USED OIL MAY NOT BE APPLIED FOR DUST CONTROL.

SITE LOCATION INFORMATION	LATITUDE:	40°08'59"N
	LONGITUDE:	82°41'41"W
CITY OF JOHNSTOWN	LICKING	OHIO
CITY, TOWNSHIP, VILLAGE	COUNTY	STATE
NAME OF WATERSHED/IMMEDIATE RECEIVING WATER(S)		
383 W COSHOCTON ST, JOHNSTOWN, OH 43031		
SITE ADDRESS		
FOUNDATIONS HEALTH SOLUTIONS	330-204-2673	
DEVELOPER	PHONE	
25000 COUNTRY CLUB BLVD, SUITE 255 NORTH OLMSTED, OHIO 44070		
DEVELOPER ADDRESS		

HYDROLOGIC SOIL GROUPS:

AmC2 – AMANDA SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
AmD2 – AMANDA SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED
Cen1B1 – CENTERBURG SILT LOAM, 2 TO 6 PERCENT SLOPES
Cen1C2 – CENTERBURG SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
CfB – CENTERBURG-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES
CfC – CENTERBURG-URBAN LAND COMPLEX, 6 TO 12 PERCENT SLOPES

SITE DESCRIPTION

MARK ONE			TOTAL AREA	–	3.03 AC
SUBDIVISION			PRE-DEV CURVE NO.	–	81
COMMERCIAL			POST DEV CURVE NO.	–	89
RESIDENTIAL			AREA TO BE CLEARED	–	00.0 AC
PUD			AREA TO BE EXCAVATED	–	2.35 AC
OTHER	●	NURSING FACILITY	PRE-DEV IMPERVIOUSNESS	–	00%
			POST DEV IMPERVIOUSNESS	–	43%

SOILS MAP

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:

- Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./ 1,000 sq. ft. (2-3 bales)
- Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ ac. or 46 lb./ 1,000-sq.-ft.
- Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ ac.

3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturers recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Track or equivalent may be used at rates recommended by the manufacturer.
- Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. / 100 gal.

Seeding Dates	Species	Lb./1000 ft2	Lb/Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	128 (4 Bushel) 40 40
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 40 40
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegrass	1.25 3.25 0.4 0.4	55 142 17 17
	Oats Tall Fescue Annual Ryegrass	3 1 1	128 (3 bushel) 40 40
August 16th to November	Rye Tall Fescue Annual Ryegrass	3 1 1	112 (2 bushel) 40 40
	Wheat Tall Fescue Annual Ryegrass	3 1 1	120 (2 bushel) 40 40
	Perennial Rye Tall Fescue Annual Ryegrass	1 1 1	40 40 40
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegrass	1.25 3.25 0.4 0.4	40 40 40
November 1 to Feb. 29	Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

CONSTRUCTION SEQUENCING:

1. CONTACT CITY OF JOHNSTOWN TO SCHEDULE A PRE-CONSTRUCTION MEETING AT 740-967-3177 PRIOR TO ANY EARTH MOVING ACTIVITY.

STAGE 1:
2. INSTALL PERIMETER SILT FENCE AND CONSTRUCTION DRIVE.
3. MODIFY EXISTING SEDIMENT BASIN INCLUDING OUTLET WITH TEMPORARY CONTROLS AND NEW SKIMMER, AS PER DETAILS.
4. PROVIDE DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TO THE MODIFIED SEDIMENT BASIN.

STAGE 2:
5. ROUGH GRADE SITE, DIRECT RUNOFF TO THE SEDIMENT BASIN.
6. MAINTAIN SILT FENCE DURING CONSTRUCTION.
7. INSTALL UTILITIES AND ADD INLET PROTECTION AS STRUCTURES ARE INSTALLED.
8. PROVIDE SEEDING AND MULCHING PER REQUIREMENTS ON THIS SHEET.
9. INSTALL PAVEMENT.
10. REMOVE SEDIMENT BASIN AND TEMPORARY STORM SEWER. INSTALL REMAINING STORM SEWER AS OUTLINED ON THE UTILITY PLAN.
11. COORDINATE REMOVAL OF ALL SWPPP MEASURES WITH CITY OF JOHNSTOWN UPON MINIMUM 70% OF SITE ESTABLISHMENT.

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS 2025

	J	F	M	A	M	J	J	A	S	O	N	D
CLEARING/DEMOLITION				●	●							
ROUGH GRADING				●	●	●	●					
UTILITIES						●	●	●				
STRUCTURE							●	●	●	●	●	
FINE GRADING								●	●	●		
PAVING									●	●		
TOPSOIL AND SEEDING										●	●	
LANDSCAPING										●	●	
TEMPORARY EROSION CONTROL		●	●	●	●	●	●	●	●	●	●	●

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMPORARY SEEDING			●	●	●	●	●	●	●	●		
PERMENANT SEEDING			●	●	●	●	●	●	●	●		
LANDSCAPING			●	●	●	●	●	●	●	●		
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●
MAINTENANCE	●	●	●	●	●	●	●	●	●	●	●	●

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

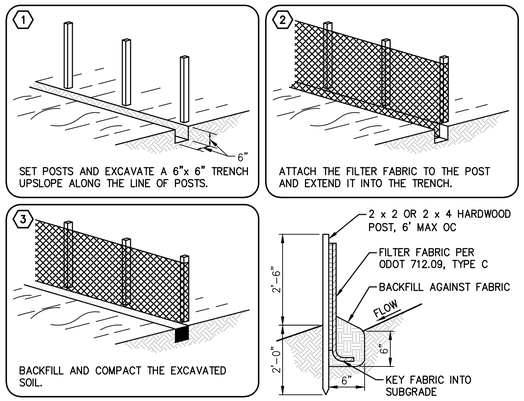
MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

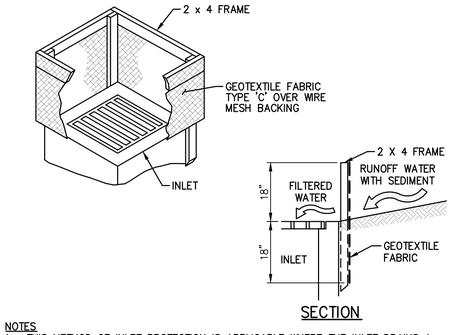
#Layout Name
SWPP NOTES

JOB NO. 24-012
SHEET C-151

Printed 5/9/2024



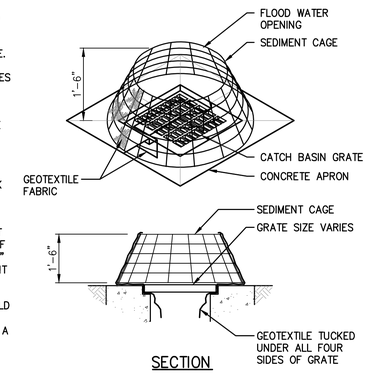
1 SILT FENCE INSTALLATION AND CONSTRUCTION
C-152 NOT TO SCALE



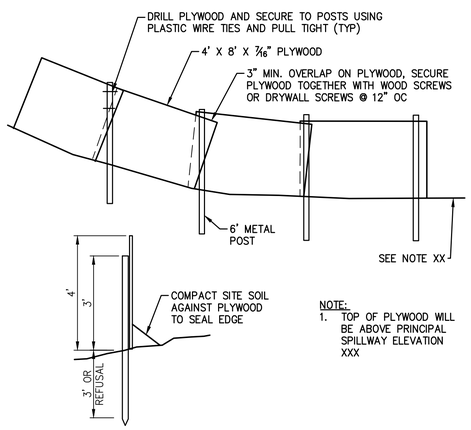
NOTES
1. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVER– LAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL.
2. THIS INLET PROTECTION TO BE USED IN DITCHES. FOR CURB STYLE INLETS, USE "DANDY BAG" OR APPROVED EQUAL.

2 INLET PROTECTION - SILT FENCE
C-152 NOT TO SCALE

NOTES:
1. INLET PROTECTION SHALL BE INSTALLED AT THE TIME THE STRUCTURE IS SET.
2. TO INSTALL, TUCK FABRIC UNDER GRATE.
3. REMOVE SEDIMENT WHEN IT ACCUMULATES TO ONE HALF THE HEIGHT OF THE SEDIMENT CAGE.
4. THE AREA AROUND THE SEDIMENT CAGE SHOULD BE AS FLAT AS POSSIBLE TO INCREASE EFFECTIVENESS AND REDUCE MAINTENANCE REQUIREMENTS.
5. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF THE EARTH DIKE SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE SEDIMENT CAGE.
6. THE TOP OF THE SEDIMENT CAGE SHOULD BE AT LEAST 6" BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. THE SEDIMENT CAGE MAY BE CUT DOWN TO OBTAIN THE MINIMUM CLEARANCE.

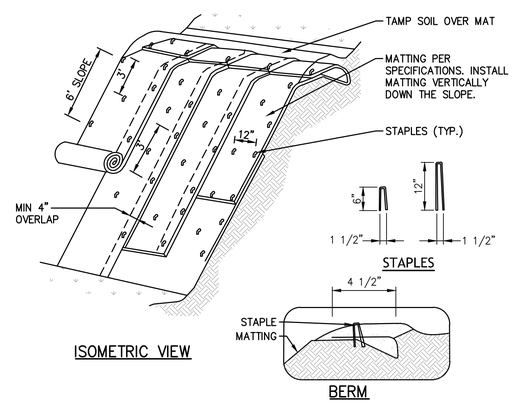


3 SEDIMENT CAGE INLET PROTECTION
C-152 NOT TO SCALE

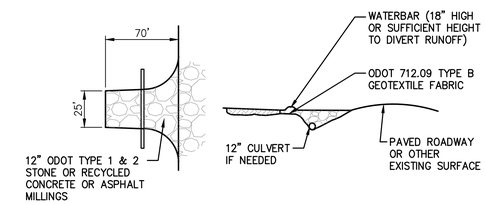


NOTE:
1. TOP OF PLYWOOD WILL BE ABOVE PRINCIPAL SPILLWAY ELEVATION XXX

4 SOLID BAFFLE
C-152 NOT TO SCALE

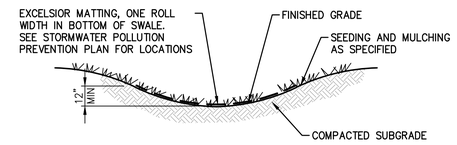


5 SLOPE PROTECTION MATTING
C-152 NOT TO SCALE



NOTES:
1. MAINTENANCE – TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED AWAY ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
2. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF–SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
3. WHEN THE CONSTRUCTION HAUL ROAD IS NO LONGER NEEDED, THE CONTRACTOR SHALL REMOVE THE AGGREGATE AND RESTORE GRADE TO IT'S ORIGINAL ELEVATION OR AS SHOWN ON THE PLANS.

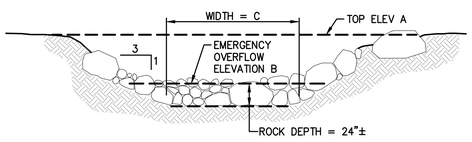
6 TEMPORARY CONSTRUCTION DRIVE
C-152 NOT TO SCALE



NOTE:
SEE PLANS FOR SWALE LOCATIONS.

7 PARABOLIC GRASS SWALE
C-152 NOT TO SCALE

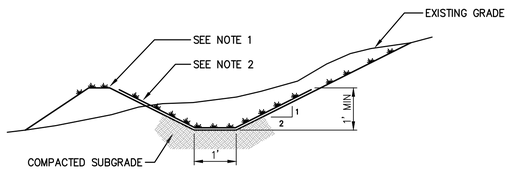
BASIN	A	B	C
1	1120.50	1119.75	6'



ROCK SIZES
20% – 24" ROCK
20% – 18" ROCK
60% – 12" ROCK

ROCK TO BE FROM NATURAL SOURCE. ROCK TO BE GROUTED IN PLACE PER ODOT ITEM 601

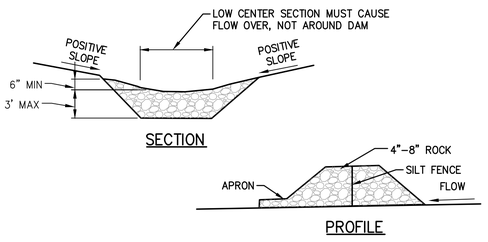
8 EMERGENCY SPILLWAY
C-152 NOT TO SCALE



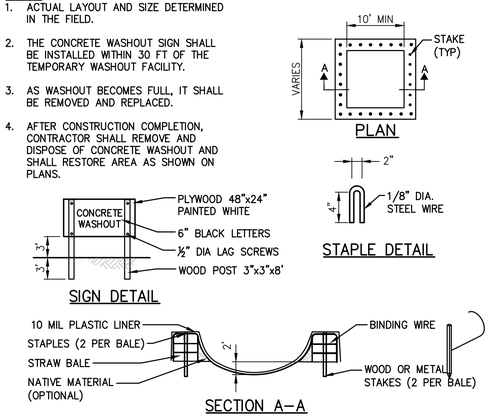
NOTE:
1. CONSTRUCT BERM WHERE NECESSARY TO PROVIDE MINIMUM CHANNEL DEPTH OF ONE FOOT.
2. LINE CHANNEL WITH EXCELSIOR MATTING TO HEIGHT OF ONE FOOT.

9 TEMPORARY DIVERSION CHANNEL
C-152 NOT TO SCALE

NOTES:
1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4"–8" DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
2. THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROXIMATELY 6" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND.
3. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR IS 3 FEET.
4. SPACING OF CHECK DAMS SHALL BE IN A MANNER SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.



10 ROCK CHECK DAM
C-152 NOT TO SCALE



11 CONCRETE WASHOUT STATION
C-152 NOT TO SCALE

Printed 5/9/2024

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CIVIL ENGINEERING • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3325

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.lesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

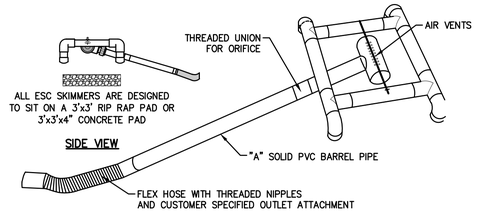
BID AND PERMIT SET: 01/31/2025

#Layout Name

SWPPP DETAILS

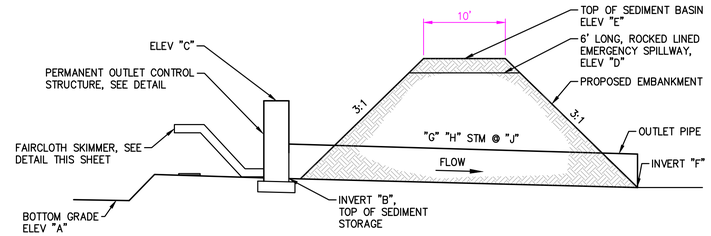
JOB NO.	SHEET
24-012	C-152

NOTES:
1. SOLID BARREL PIPE INCLUDED.
2. UNION SEPARATES FOR INSTALLATION OF PROVIDED ORIFICE.
3. FLEX HOSE PROVIDED WITH CUSTOMER SPECIFIED OUTLET STRUCTURE CONNECTION.
4. ORIFICE INCLUDED AS SPECIFIED BY CUSTOMER.
5. DRAIN AND VENTS FULLY ENCLOSED BY FRAME.
6. SHIPPED ASSEMBLED. CUSTOMER ATTACHES TO STRUCTURE.



SEDIMENT BASIN	DEWATERING VOLUME (CF)	SKIMMER SIZE	ORIFICE SIZE	A
BASIN #1	3744	1.5"	0.97"	4.0"

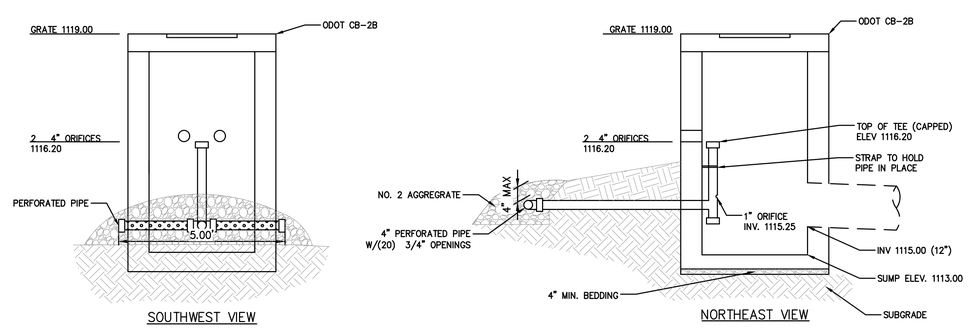
3 ESC SKIMMER
C-153 NOT TO SCALE



NOTES:
1. SKIMMERS SHALL HAVE GUIDE POSTS WITH WIRE FOR EASY MAINTENANCE.
2. SEDIMENT CLEAN OUT ELEVATION SHALL BE CLEARLY MARKED IN THE FIELD.
3. WHEN SKIMMER IS NO LONGER NEEDED FOR THE NORTH AND EAST SEDIMENT BASINS, REMOVE SKIMMER AND PLUG HOLE WITH CONCRETE, REMOVE TEMPORARY PLATES COVERING OCS ORIFICES, AND INSTALL INLET PIPE AND INTERNAL RISER PIPE WITH WATER QUALITY ORIFICE AS SHOWN ON THE OUTLET CONTROL STRUCTURE DETAILS.

SEDIMENT BASIN	A	B	C	D	E	F	G	H	J	CLEANOUT ELEV
BASIN #1	1115	1115.00	1119.00	1119.75	1120.50	1105.00	133'	12"	6.00%	1115.60

2 SEDIMENT BASIN AND OUTLET STRUCTURE
C-153 NOT TO SCALE



1 OUTLET STRUCTURE (ODOT CB-2B)
C-153 NOT TO SCALE

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

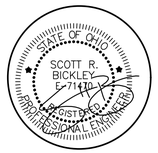
DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CIVIL ENGINEERING • STRUCTURAL DESIGN • PROJECT MANAGEMENT
9725 CROWN RD. NW, DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3325

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

ADDITION TO JOHNSTOWN POINTE
383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070



ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

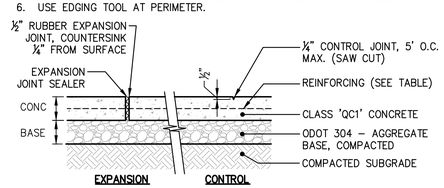
#Layout Name
SWPPP DETAILS

JOB NO.	SHEET
24-012	C-153

©2016

Printed 5/9/2024

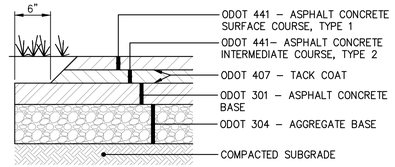
NOTES:
1. EXPANSION JOINT – 20' O.C. MAX. OR AS SHOWN ON DRAWINGS
2. EXPANSION JOINTS SHALL BE AT ALL CURBS, WALKS, WALLS AND OTHER FIXED OBJECTS.
3. CONTROL JOINT – AS SHOWN ON DRAWINGS.
4. CROSS SLOPE – 2% MAX, GRADE TO DRAIN.
5. MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. USE EDGING TOOL AT PERIMETER.



JOINTS

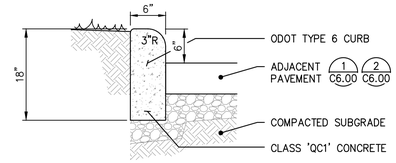
CONCRETE PAVEMENT	CONC	BASE	REINFORCING TYPE
HEAVY DUTY	8"	6"	6X6 – W4.0 x W4.0
SIDEWALK	4"	2"	6X6 – W1.4 x W1.4

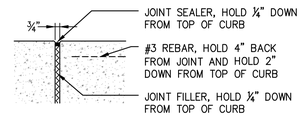
1 C-500 CONCRETE PAVEMENT
NOT TO SCALE



ASPHALT PAVEMENT	SURFACE COURSE	INTERM. COURSE	ASPHALT BASE	AGGRE. BASE
STANDARD DUTY	1.5"	1.5"	–	8"
HEAVY DUTY	1.5"	3"	–	10"

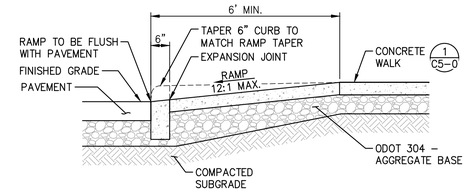
2 C-500 ASPHALT PAVEMENT
NOT TO SCALE



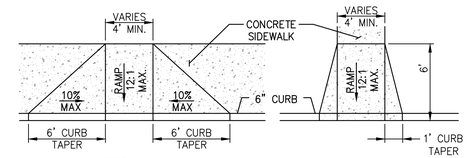


VERTICAL CONTROL JOINT

3 C-500 CONCRETE CURB - VERTICAL
NOT TO SCALE

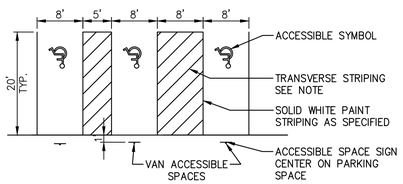


SECTION



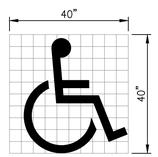
TYPE A TYPE B

4 C-500 ACCESSIBLE RAMPS
NOT TO SCALE



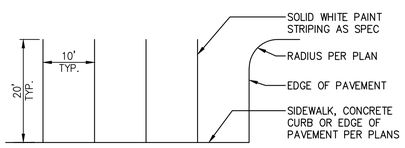
ACCESSIBLE PARKING SPACE LAYOUT

NOTE: TRANSVERSE STRIPING TO BE 4" WIDE AT 45° ANGLE AND 2' O.C.

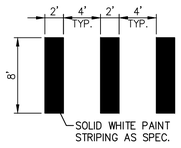


ACCESSIBLE SYMBOL LAYOUT

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

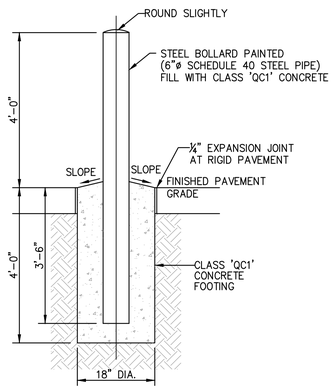


STANDARD PARKING SPACE LAYOUT

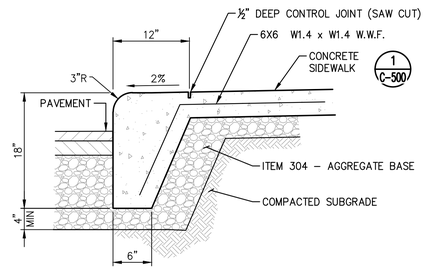


CROSS WALK LAYOUT

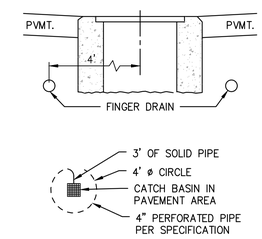
5 C-500 PAVEMENT MARKING LAYOUT
NOT TO SCALE



7 C-500 BOLLARD
NOT TO SCALE



8 C-500 INTEGRAL CONCRETE CURB AND SIDEWALK
NOT TO SCALE



NOTES:
1. FINGER DRAINS SHALL BE INSTALLED 6" BELOW SUBGRADE GRADE.
2. CONNECT PERFORATED UNDERDRAIN TO STRUCTURE USING 3' OF 4" SOLID PIPE.

9 C-500 FINGER DRAINS
NOT TO SCALE

ba Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
110 E GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC.
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3325

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-8800
EMAIL: MIKE@MJKPE.COM

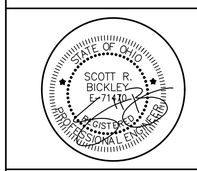
ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031
PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070



ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

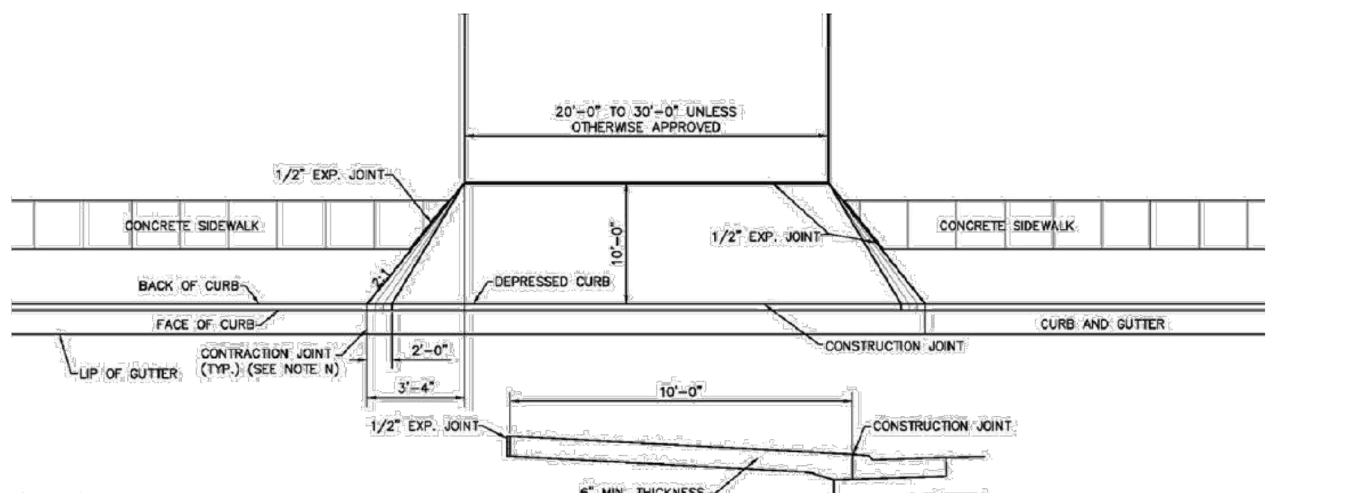
#Layout Name

CONSTRUCTION DETAILS

JOB NO.	SHEET
24-012	C-500

Printed 5/9/2024

COMMERCIAL AND INDUSTRIAL DRIVE APPROACH



NOTES

A. DRIVE APPROACHES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 452 AND 499 CAST IN PLACE CONCRETE.

B. DRIVE APPROACHES SHALL NOT BE POURED MONOLITHICALLY WITH CURB.

C. MAXIMUM JOINT SPACING SHALL BE 10' LONGITUDINALLY AND TRANSVERSELY WITH JOINTS AT TAPERS.

D. EXPANSION MATERIAL SHALL BE 1/2" PREMOLDED.

E. COMPACTED AGGREGATE SHALL BE PLACED UNDER DRIVE APPROACHES IF DETERMINED NECESSARY BY THE CITY.

F. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.

G. WHERE CURB AND GUTTER HAS NOT BEEN PROPERLY DROPPED AT DRIVE APPROACHES, THE CURB SHALL BE ENTIRELY REMOVED AND REPLACED TO THE NEAREST CONTRACTION JOINT BEYOND THE DRIVEWAY AND REPLACED BY EITHER THE CONTRACTOR OR THE OWNER. NO SAWCUTTING OF THE CURB IS PERMITTED.

H. WHERE ASPHALTIC CONCRETE PAVEMENT IS DISTURBED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE CITY INSPECTOR.

I. JOINTS SHALL BE CLEANED AND EDGED BY A 1/4" RADIUS EDGER. LONGITUDINAL JOINTS SHALL BE AS DIRECTED BY THE VILLAGE. EXPANSION JOINTS SHALL BE OF SUCH DIMENSIONS AS SHOWN ON STANDARD DRAWINGS FOR CONSTRUCTION JOINTS.

J. MINIMUM WIDTH FOR ONE-WAY TRAFFIC IS 20'-0". MINIMUM WIDTH FOR TWO-WAY TRAFFIC IS 25'-0". MAXIMUM WIDTH IS 30'-0" UNLESS OTHERWISE APPROVED BY PUBLIC WORKS DIRECTOR.

K. THIS STANDARD DRAWING IS FOR GUIDELINE PURPOSES. EACH INDIVIDUAL DRIVE WILL NEED TO BE FIELD DESIGNED AND APPROVED BY THE CITY INSPECTOR PRIOR TO PLACING CONCRETE.

L. CONCRETE SHALL BE ODOT CLASS C. (4000 PSI, 600 LB/CY CEMENT. PROPORTIONING OPTIONS 1, 2, AND 3 NOT ALLOWED.

M. CONCRETE SHALL CONTAIN 6% ± 1% OF TOTAL AIR.

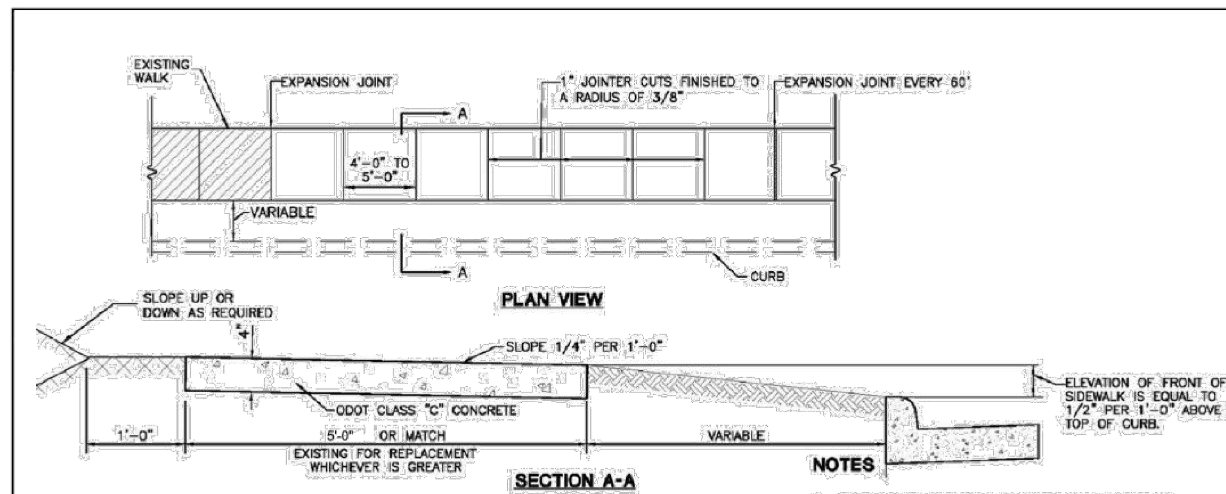
N. IF CURB IS REMOVED DURING DRIVEWAY CONSTRUCTION IT MUST BE REPLACED TO AN EXISTING CONTRACTION JOINT AND 1/2" EXPANSION MATERIAL IS REQUIRED THE FULL DEPTH OF WHERE THE NEW CURB MEETS THE EXISTING. NO SAWCUTTING OF CURB BETWEEN JOINTS IS PERMITTED.

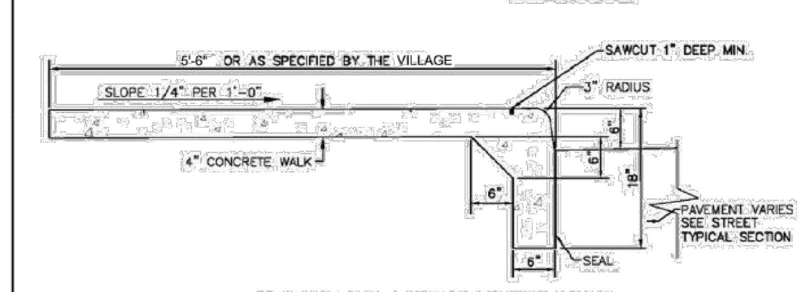
O. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY AND ALL WORK IN THE RIGHT-OF-WAY INCLUDING A $10 DRIVEWAY FEE, IF APPLICABLE, THROUGH THE ENGINEERING DEPARTMENT.

P. AS PER VILLAGE ORDINANCE A-2588 DRIVEWAY CURBING IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 300-6 | © CH2M HILL

CONCRETE SIDEWALK DETAIL





COMBINED CURB AND SIDEWALK DETAIL

NOTES

A. WALK TO BE POURED ON UNDISTURBED EARTH OR COMPACTED GRANULAR BEDDING.

B. PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES.

C. CONCRETE SHALL CONFORM TO ODOT ITEM 499 CONCRETE. CONCRETE WORK SHALL CONFORM TO ODOT ITEM 608, UNLESS OTHERWISE SPECIFIED WITHIN.

D. PROVIDE EDGING AROUND ALL EXPOSED SURFACES.

E. USE CLEAR CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.

F. WHEN RENOVATING EXISTING STREETS, THE SIDEWALKS SHALL BE REPLACED TO CONFORM WITH THE CITY CONSTRUCTION STANDARDS AND DRAWINGS.

G. CONCRETE SHALL BE ODOT CLASS C (4000 PSI, 600LB/CY CEMENT). PROPORTIONING OPTIONS 1 AND 2 NOT ALLOWED.

H. CONCRETE SHALL CONTAIN 6% ± 1% OF TOTAL AIR.

I. THE SIDEWALK SHALL HAVE 3-INCHES OF #304 AGGREGATE USED FOR BEDDING OF THE SIDEWALK. THE FINISHED EDGE OF ALL SIDEWALK SHALL BE TOOLED. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 608 - 4" CONCRETE WALK.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 300-10 | © CH2M HILL

GENERAL NOTES

TREE PLANTING IN PUBLIC RIGHT-OF-WAY

A. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR TYPE AND LOCATION APPROVED BY THE VILLAGE TREE BOARD, OR THEIR CITY STAFF REPRESENTATIVE PRIOR TO INSTALLATION.

DRAINS

A. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND PROVIDED WITH UNOBSTRUCTED OUTLETS AS APPROVED AND DIRECTED BY THE VILLAGE AND MARKED ON THE RECORD DRAWINGS.

CONNECTIONS TO EXISTING PIPE

A. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SEWER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

UTILITY SEPARATION

A. ANY UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, TELEPHONE, ETC., SHALL HAVE 10' SEPARATION FROM ANY VILLAGE UTILITY UNLESS OTHERWISE APPROVED.

UTILITIES

A. THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN AT ANY TIME SHALL BE 100' UNLESS OTHERWISE APPROVED.

COMPACTION METHODS

A. FLOODING SHALL NOT BE PERMITTED.

B. MECHANICAL DEVICES, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE VILLAGE ARE ACCEPTABLE 1' ABOVE PIPE IN UNIFORM LIFTS OF 12" (LOOSE DEPTH) OF EXISTING NATIVE MATERIAL AND 6" OF GRANULAR BACKFILL. THE HEIGHT OF LIFTS WILL DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 6" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE HAUNCH OF THE PIPE.

C. JETTING IS APPROVED FOR ODOT 603, TYPE 2 GRANULAR MATERIAL ONLY IF A STORM DRAIN IS AVAILABLE AS A DRAINAGE OUTLET FOR THE REMOVAL OF EXCESS WATER. A 4' MAXIMUM LIFT SHALL BE ADHERED TO. SATISFACTORY DRAINAGE SHALL BE PROVIDED BY THE USE OF DRAINAGE DITCHES, PUMPS OR OTHER EQUIPMENT. ALL WATER MUST BE METERED FOR COMPACTION METHOD.

D. DENSITY FOR THE ABOVE METHODS SHALL BE NO LESS THAN THAT OF THE SURROUNDING GROUND UNLESS OTHERWISE SPECIFIED.

DISPOSAL OF SURPLUS MATERIAL

A. THE VILLAGE MAY AT ITS DISCRETION REQUIRE THAT SURPLUS MATERIAL BE DEPOSITED AT A LOCATION DESIGNATED WITHIN A THREE-MILE RADIUS OF THE WORK SITE.

TYPICAL NOTES - ALL SUBDIVISION CONSTRUCTION DRAWINGS

A. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE VILLAGE ENGINEERING STANDARDS OR ODOT, WHICHEVER IS MORE RESTRICTIVE.

B. ALL COMPACTION SHALL MEET THE VILAGE REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE VILLAGE, SAID TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER.

C. DEVELOPER/CONTRACTOR SHALL UTILIZE PROOF ROLLING TECHNIQUES TO DETERMINE THE NEED FOR UNDERCUTTING. THE ENTIRE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE (OR LARGER) DUMP TRUCK DRIVEN ACROSS THE SUBGRADE AS DIRECTED BY THE VILLAGE INSPECTOR ON SITE. SUBGRADE WILL NOT BE APPROVED UNTIL NO DEFLECTION OR TIRE INDENTATION IN SUBGRADE MATERIAL IS PRESENT. IF ANY DEFLECTION IS OBSERVED THE SUBGRADE SHALL BE STABILIZED BY EITHER UNDERCUTTING OR UTILIZING TENSAR OR OTHER APPROVED SOIL STABILIZATION METHODS.

D. ALL EMBANKMENT AND SUBGRADE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE VILLAGE.

E. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDED WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED. STAKED STRAW BALES MAY BE REQUIRED IN ADDITION TO SEEDING TO CONTROL EROSION IF REQUESTED BY THE VILLAGE.

F. STORM WATER POLLUTION PREVENTION SHOULD BE A HIGH PRIORITY ON ALL CONSTRUCTION PROJECTS. ON ALL PROJECTS WHICH DISTURB AT LEAST 5 ACRES OF SOIL, A NPDES PERMIT IS REQUIRED FROM OEPA AND A COPY OF THE PERMIT MUST BE ON FILE AT THE VILLAGE OFFICE BEFORE CONSTRUCTION BEGINS.

G. THE FINAL LIFT OF ASPHALT CONCRETE SURFACE COURSE IN RESIDENTIAL SUBDIVISIONS IS TO BE PLACED THE FOLLOWING CONSTRUCTION SEASON AFTER THE BASE COURSE IS PLACED, BUT AT LEAST TWO MONTHS PRIOR TO THE EXPIRATION OF THE MAINTENANCE SURETY, WILL NEED TO BE EXTENDED TO ALLOW FOR A TWO MONTH PERIOD.

H. A PUNCH LIST MUST BE REQUESTED WITHIN 30 DAYS AFTER SUBSTANTIAL COMPLETION.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 500-2 | © CH2M HILL

GENERAL NOTES

TREE PLANTING IN PUBLIC RIGHT-OF-WAY

A. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR TYPE AND LOCATION APPROVED BY THE VILLAGE TREE BOARD, OR THEIR CITY STAFF REPRESENTATIVE PRIOR TO INSTALLATION.

DRAINS

A. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND PROVIDED WITH UNOBSTRUCTED OUTLETS AS APPROVED AND DIRECTED BY THE VILLAGE AND MARKED ON THE RECORD DRAWINGS.

CONNECTIONS TO EXISTING PIPE

A. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SEWER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

UTILITY SEPARATION

A. ANY UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, TELEPHONE, ETC., SHALL HAVE 10' SEPARATION FROM ANY VILLAGE UTILITY UNLESS OTHERWISE APPROVED.

UTILITIES

A. THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN AT ANY TIME SHALL BE 100' UNLESS OTHERWISE APPROVED.

COMPACTION METHODS

A. FLOODING SHALL NOT BE PERMITTED.

B. MECHANICAL DEVICES, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE VILLAGE ARE ACCEPTABLE 1' ABOVE PIPE IN UNIFORM LIFTS OF 12" (LOOSE DEPTH) OF EXISTING NATIVE MATERIAL AND 6" OF GRANULAR BACKFILL. THE HEIGHT OF LIFTS WILL DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 6" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE HAUNCH OF THE PIPE.

C. JETTING IS APPROVED FOR ODOT 603, TYPE 2 GRANULAR MATERIAL ONLY IF A STORM DRAIN IS AVAILABLE AS A DRAINAGE OUTLET FOR THE REMOVAL OF EXCESS WATER. A 4' MAXIMUM LIFT SHALL BE ADHERED TO. SATISFACTORY DRAINAGE SHALL BE PROVIDED BY THE USE OF DRAINAGE DITCHES, PUMPS OR OTHER EQUIPMENT. ALL WATER MUST BE METERED FOR COMPACTION METHOD.

D. DENSITY FOR THE ABOVE METHODS SHALL BE NO LESS THAN THAT OF THE SURROUNDING GROUND UNLESS OTHERWISE SPECIFIED.

DISPOSAL OF SURPLUS MATERIAL

A. THE VILLAGE MAY AT ITS DISCRETION REQUIRE THAT SURPLUS MATERIAL BE DEPOSITED AT A LOCATION DESIGNATED WITHIN A THREE-MILE RADIUS OF THE WORK SITE.

TYPICAL NOTES - ALL SUBDIVISION CONSTRUCTION DRAWINGS

A. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE VILLAGE ENGINEERING STANDARDS OR ODOT, WHICHEVER IS MORE RESTRICTIVE.

B. ALL COMPACTION SHALL MEET THE VILAGE REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE VILLAGE, SAID TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER.

C. DEVELOPER/CONTRACTOR SHALL UTILIZE PROOF ROLLING TECHNIQUES TO DETERMINE THE NEED FOR UNDERCUTTING. THE ENTIRE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE (OR LARGER) DUMP TRUCK DRIVEN ACROSS THE SUBGRADE AS DIRECTED BY THE VILLAGE INSPECTOR ON SITE. SUBGRADE WILL NOT BE APPROVED UNTIL NO DEFLECTION OR TIRE INDENTATION IN SUBGRADE MATERIAL IS PRESENT. IF ANY DEFLECTION IS OBSERVED THE SUBGRADE SHALL BE STABILIZED BY EITHER UNDERCUTTING OR UTILIZING TENSAR OR OTHER APPROVED SOIL STABILIZATION METHODS.

D. ALL EMBANKMENT AND SUBGRADE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE VILLAGE.

E. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDED WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED. STAKED STRAW BALES MAY BE REQUIRED IN ADDITION TO SEEDING TO CONTROL EROSION IF REQUESTED BY THE VILLAGE.

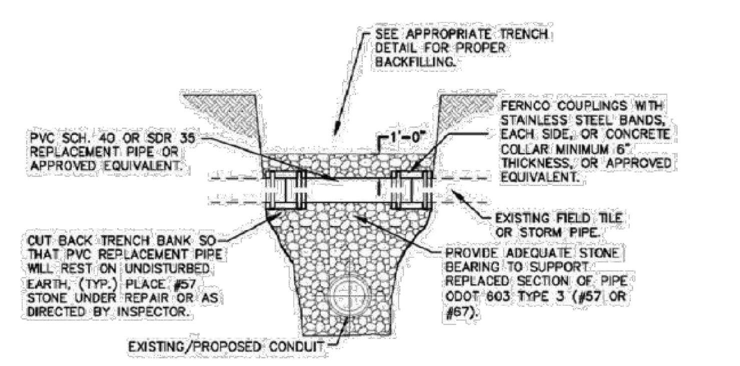
F. STORM WATER POLLUTION PREVENTION SHOULD BE A HIGH PRIORITY ON ALL CONSTRUCTION PROJECTS. ON ALL PROJECTS WHICH DISTURB AT LEAST 5 ACRES OF SOIL, A NPDES PERMIT IS REQUIRED FROM OEPA AND A COPY OF THE PERMIT MUST BE ON FILE AT THE VILLAGE OFFICE BEFORE CONSTRUCTION BEGINS.

G. THE FINAL LIFT OF ASPHALT CONCRETE SURFACE COURSE IN RESIDENTIAL SUBDIVISIONS IS TO BE PLACED THE FOLLOWING CONSTRUCTION SEASON AFTER THE BASE COURSE IS PLACED, BUT AT LEAST TWO MONTHS PRIOR TO THE EXPIRATION OF THE MAINTENANCE SURETY, WILL NEED TO BE EXTENDED TO ALLOW FOR A TWO MONTH PERIOD.

H. A PUNCH LIST MUST BE REQUESTED WITHIN 30 DAYS AFTER SUBSTANTIAL COMPLETION.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 500-2 | © CH2M HILL

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL



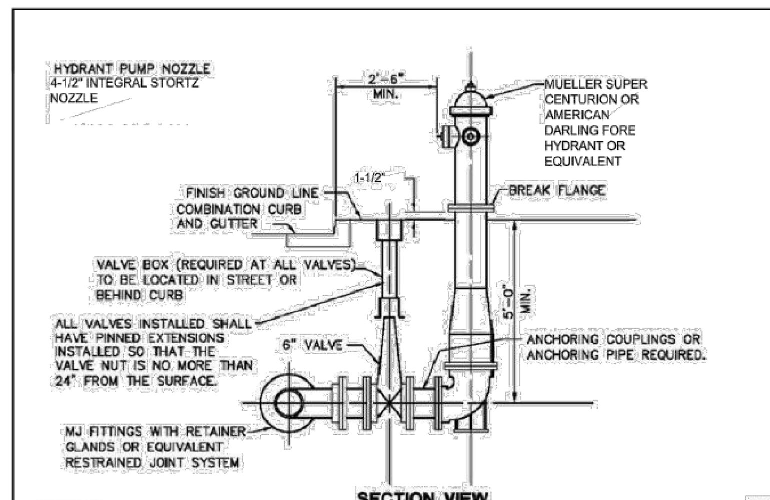
REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

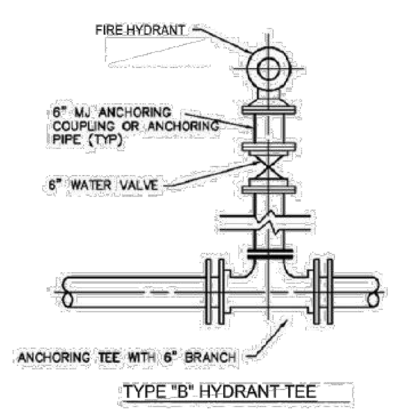
NOTES

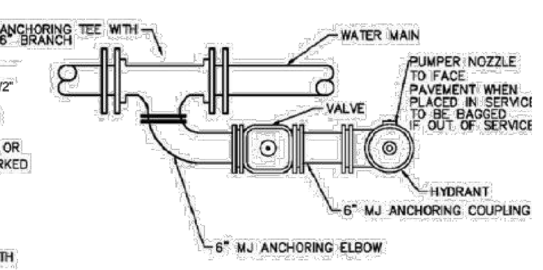
CONCRETE REPAIRS OR PATCHES ARE UNACCEPTABLE.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 600-15 | © CH2M HILL

FIRE HYDRANT







TYPE "B" MECAHANICAL JOINT

HYDRANT TEE DETAIL PLAN

NOTES

A. FIRE HYDRANTS - MUELLER SUPER CENTURION OR AMERICAN DARLING, 2-1/2" HOSE NOZZLES WITH STANDARD THREAD CONNECTIONS; ONE 4" I.D AND 4-1/2" O.D., CONFORMING TO AWWA; CW TO CLOSE; NON-DRAINING; BREAK FLANGES 1-1/2" ABOVE GRADE.

B. GATE VALVES SHALL BE AWWA C-509, RESILIENT WEDGE, NONRISING STEM, MECHANICAL JOINT, 150 PSI WORKING PRESSURE, CW TO CLOSE WITH ARROW INDICATING OPEN DIRECTION, MUELLER OR CLOW.

C. VALVE BOXES SHALL BE 3-PIECE WITH BASE, NO CONTACT WITH VALVE ALLOWED, BINGHAM & TAYLOR OR APPROVED EQUAL, ADJUSTABLE 36" TO 48", 6" DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER", DOMESTIC MADE ONLY.

D. ALL FITTINGS TO BE RESTRAINED.

E. ALL FITTINGS TO BE AWWA C-153 DUCTILE IRON, COMPACT.

F. ALL VALVES AND HYDRANTS SHALL CLOSE RIGHT BY TURNING IN A CLOCKWISE DIRECTION.

G. CONTRACTOR TO FACE HYDRANT AS REQUIRED BY THE VILLAGE.

H. WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 53 CEMENT LINED, AWWA C-151, SLIP-ON JOINTS WITH RUBBER GASKETS, OR PVC C900 DR-18 CL 150, WITH SLIP-ON JOINTS WITH RUBBER GASKETS.

I. THE LAYING OF PIPE ON EXISTING DIRT WITH THE BELLS CUT OUT SHALL NOT BE PERMITTED.

J. THE OPEN ENDS OF ALL PIPES AND SPECIAL CASTINGS SHALL BE PLUGGED OR OTHERWISE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

K. A MINIMUM OF 4" WASHED STONE BACKFILL SHALL BE PLACED AS HYDRANT IS INSTALLED.

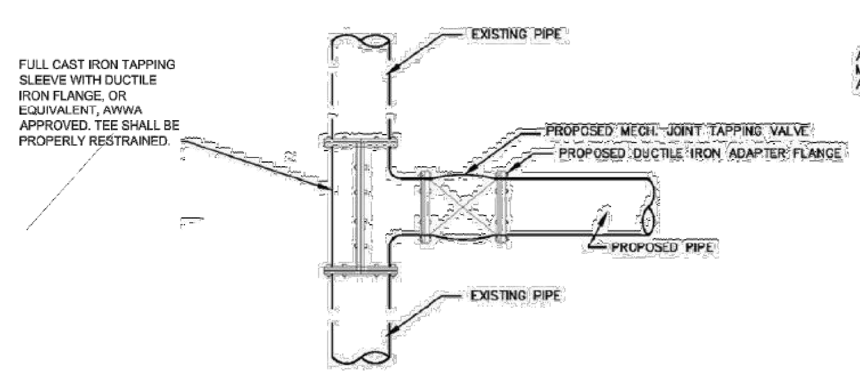
L. HYDRANT SHALL CONFORM TO ITEM 809 AND ALL AWWA SPECIFICATIONS.

M. ALL FIRE HYDRANTS REMOVED SHALL BE DELIVERED TO THE VILLAGE OF JOHNSTOWN WTP, 395 W. JERSEY ST.

N. ALL FIRE HYDRANTS SHALL BE FACTORY PAINTED RED.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-1 | © CH2M HILL

RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS



TAPPING SLEEVE AND VALVE DETAIL

ALL JOINTS TO BE RESTRAINED. MECHANICAL RESTRAINT DEVICES SHALL BE AWWA ACCEPTED.

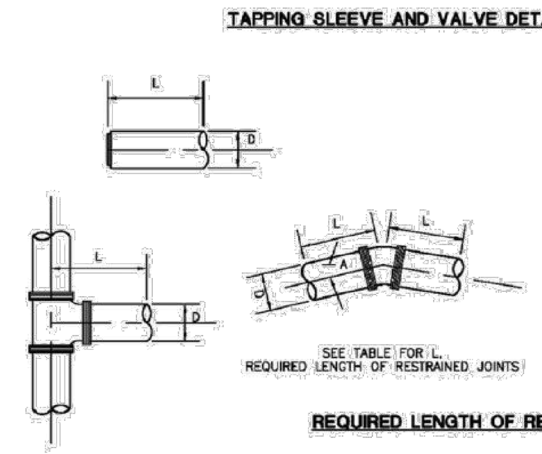
NOTES

A. BELL JOINT RESTRAINTS - USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT.

B. MECHANICAL JOINT RESTRAINTS - EBAA IRON MEGALUG RETAINER GLAND OR EQUIVALENT.

C. CONTRACTOR TO USE RESTRAINED JOINTS UNLESS THRUST BLOCKING IS PREAPPROVED FOR SPECIAL CONDITIONS BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.

D. WET TAPS - THE VILLAGE WILL ONLY ACCEPT SOLID CAST IRON TYPE WET TAPS. STAINLESS STEEL WILL NOT BE ACCEPTED.



REQUIRED LENGTH OF RESTRAINED JOINTS IN FEET

A - DEGREE OF DEFLECTION	D-DIAMETER OF PIPE 4"	6"	8"	10"	12"	16"	20"	24"
11 1/4°	*	*	*	*	*	2	3	3
22 1/2°	*	2	3	3	4	5	6	6
45°	3	4	5	6	8	10	12	13
90°	18	25	33	40	47	60	72	85
TEE	18	25	33	40	47	60	72	85
END	18	25	33	40	47	60	72	85

REQUIRED LENGTH OF RESTRAINED JOINTS FOR WATER MAINS

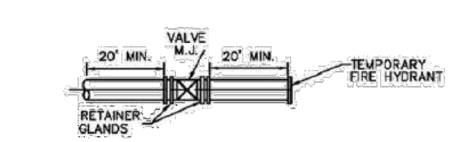
* REQUIRED RESTRAINED JOINT AT FITTING.

DESIGN PARAMETERS

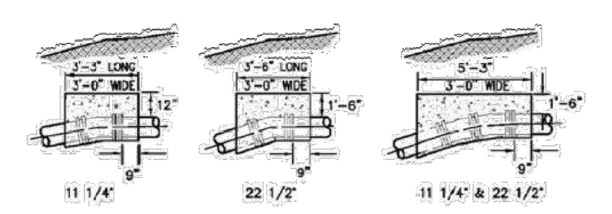
LAYING CONDITIONS – TYPE 5
SOIL DESIGNATION – SILT
DEPTH OF COVER – 4'
DESIGN PRESSURE – 80 PSI
SAFETY FACTOR – 1.50
BARE PIPE
THIS CHART AND PARAMETERS WILL BE UTILIZED UNLESS APPROVED BY THE SERVICE DIRECTOR.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-2 | © CH2M HILL

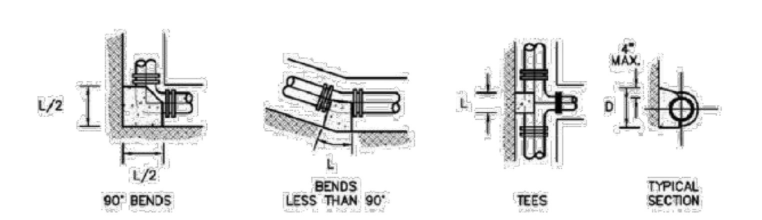
CONCRETE BLOCKING FOR WATER MAINS



DETAIL - END OF WATER LINE



CONCRETE BLOCKING FOR VERTICAL BENDS



CONCRETE BLOCKING FOR HORIZONTAL BENDS

BENDS

SIZE OF PIPE	11 1/4° L	11 1/4° D	22 1/2° L	22 1/2° D	45° L	45° D	90° L	90° D
3", 4", 6"	8"	6"	10"	6"	20"	6"	36"	6"
8"	9"	8"	14"	8"	24"	9"	50"	8"
12"	14"	12"	22"	12"	30"	16"	60"	15"
16"	18"	16"	24"	18"	33"	36"	70"	22"

TEES

RUN	BRANCH 3",4",6" L	3",4",6" D	8" L	8" D	12" L	12" D	16" L	16" D
3", 4", 6"	16"	6"						
8"	14"	8"	18"	12"				
12"	9"	12"	18"	12"	24"	18"		
16"	8"	16"	14"	16"	28"	16"	30"	26"

NOTES

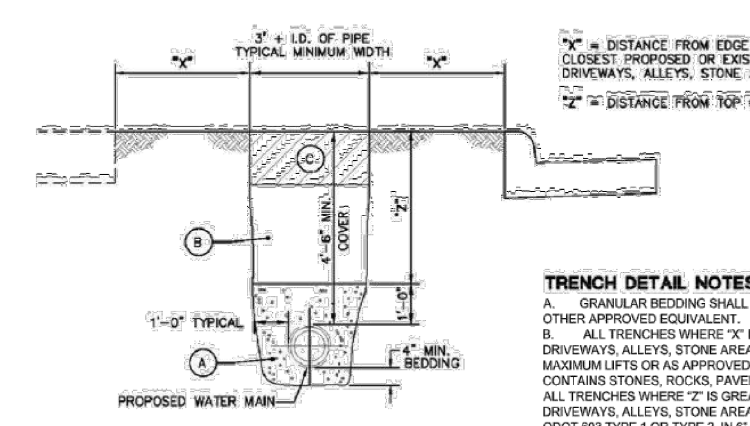
A. CARE SHALL BE TAKEN TO KEEP CONCRETE AWAY FROM MECHANICAL JOINTS BY PLACING VISQUEEN OR OTHER APPROVED MATERIAL OVER PIPE BEFORE PLACING OF CONCRETE. BOLTS SHALL NOT BE ENCASED IN CONCRETE.

B. BLOCKING SHALL BE USED ONLY WITH RESTRAINTS OR AS APRROVED BY CITY ENGINEER. CONCRETE FOR BLOCKING SHALL CONFORM TO SECTION ODOT 499 CLASS C.

C. CONTRACTOR SHALL USE THE THRUST BLOCKS AS SHOWN ONLY IF PREAPPROVED FOR SPECIAL CONDITION BY THE CITY PRIOR TO BEGINNING CONSTRUCTION AND IT IS DISCOURAGED.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-3 | © CH2M HILL

WATER MAIN TRENCH DETAIL



"X" = DISTANCE FROM EDGE OF TRENCH TO EDGE OF CLOSEST PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS.

"Z" = DISTANCE FROM TOP OF BEDDING TO FINISH SURFACE.

WATER MAIN TRENCH DETAIL

WATER MAIN CROSSING SEPARATION

WHENEVER A SANITARY SEWER AND WATER LINE MUST CROSS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER LINE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18-INCH VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE CONSTRUCTED WITH WATER LINE TYPE MATERIALS WHICH WILL WITHSTAND A 50 PSI PRESSURE TEST. THESE REQUIREMENTS WILL EXTEND FOR A DISTANCE OF 10 FEET, MEASURED PERPENDICULAR, ON BOTH SIDES OF THE WATER LINE.

AT CROSSINGS, THE WATER MAIN SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18-INCHES FROM STORM AND SANITARY SEWERS. ALSO ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM SANITARY SEWERS AS POSSIBLE.

TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE WASHED GRAVEL (NO LIMESTONE), ODOT 603 TYPE 3 (#57 OR #67), OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES WHERE "X" IS GREATER THAN "Z" FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS CAN BE COMPACTED EXISTING NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACKFILLING THAT CONTAINS STONES, ROCKS, PAVEMENT ETC., GREATER THAN 4" DIAMETER.
ALL TRENCHES WHERE "Z" IS GREATER THAN "X" FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL ODOT 603 TYPE 1 OR TYPE 2, IN 6" MAXIMUM LIFTS OR LOW STRENGTH MORTAR BACKFILL ODOT ITEM 613 TYPE 1 UNTIL THE TOP OF THE COMPACTED GRANULAR BACKFILL OR LOW STRENGTH MORTAR BACKFILL IS HIGH ENOUGH WHERE "X" IS GREATER THAN "Z".
A DENSITY TEST (12" IN PAVEMENT, 24" OFF PAVEMENT) ON GRANULAR BACKFILL OF 98% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE VILLAGE. ALSO ALTERNATE COMPACTION USAGE OF WATER JETTING PROBING EVERY 2 FEET WITHIN THE TRENCH WILL BE ACCEPTABLE WITH PROPER APPROVAL.

C. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 3" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659, LAWN MIXTURE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS SHOWN ON PAGE 300 - 19.

D. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED TO THE APPROVAL OF THE VILLAGE BEFORE LEAVING THE WORK FOR THE NIGHT.

E. TRENCH DAM FOR WATER MAINS AND SERVICES - THE CONTRACTOR SHALL PLACE A CUT OFF TRENCH DAM OF NATIVE CLAY OR IMPERVIOUS SOIL ACROSS AND ALONG THE WATERLINE TRENCH. TRENCH DAMS FOR THE WATER MAIN SHALL BE INSTALLED EVERY 150-FEET ALONG THE MAIN LINE AND UPSTREAM FROM THE MAIN LINE CONNECTION OF ALL SERVICES. TRENCH DAMS ARE TO BE INSTALLED TO RETARD OR RESIST THE MOVEMENT OF GROUNDWATER THROUGH THE TRENCH GRANULAR BEDDING OR BACKFILL MATERIAL. THE TRENCH DAM SHALL BE CAREFULLY COMPACTED AND SHALL BE 6' IN LENGTH, AS MEASURED ALONG THE SERVICE CENTERLINE AND SHALL BE CONSTRUCTED AGAINST THE UNDISTURBED TRENCH SIDES AND BOTTOM TO A LIMIT OF 36" OVER THE TOP OF THE PIPE.

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-4 | © CH2M HILL

Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO 43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO 44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name

CONSTRUCTION DETAILS

JOB NO.	SHEET
24-012	C-501

© 2016

Printed 5/9/2024

1 | 2 | 3 | 4 | 5

D

MATERIAL SPECIFICATIONS

A. WATER MAIN SHALL BE AWWA C900 DR-18 CL 150 OR AWWA C-151 DUCTILE IRON PIPE CLASS 53, WITH SLIP-ON JOINTS AND RUBBER GASKETS. C909 WILL NOT BE ACCEPTED.
B. BELL JOINT RESTRAINTS - USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT.
C. MECHANICAL JOINT RESTRAINTS - EBA IRON MEGALUG RETAINER GLAND OR EQUIVALENT.
D. FIRE HYDRANTS - ACCEPTABLE HYDRANT IS MUELLER SUPER CENTURION WITH STORZ NOZZLE, WITH 4 - 5 FEET OF BURY, OR AS REQUIRED TO MEET GRADE. HYDRANT SETTINGS WILL CONFORM TO THE COLUMBUS STANDARD DRAWING L6409 TYPE B SETTING AND CANNOT BE INSIDE THE SIDEWALK UNLESS OTHERWISE SPECIFICALLY APPROVED DUE TO LOCATION BY THE ENGINEER. HYDRANT SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION AND CONFORM TO ITEM 809 AND ALL AWWA SPECIFICATIONS. ALL HYDRANTS SHALL BE RESTRAINED BY USE OF AN ANCHOR TEE AND ANCHOR COUPLINGS FROM THE MAIN THROUGH THE VALVE TO THE HYDRANT. THE BREAK-OFF LINE OF THE HYDRANT MUST BE 1 ½" ABOVE FINISHED GRADE. ALL FIRE HYDRANTS REMOVED SHALL BE DELIVERED TO THE VILLAGE OF JOHNSTOWN WATER TREATMENT PLANT, 395 W. JERSEY STREET.
E. VALVES - APPROVED GATE VALVE MANUFACTURES ARE CLOW AND MUELLER. VALVES SHALL BE AWWA C509 RESILIENT WEDGE, IRON BODY, AND BRONZE MOUNTED. ALL VALVES THAT EXCEED 4 1/2' BURY SHALL BE FURNISHED WITH A PERMANENT VALVE STEM EXTENSION AND GUIDE.
F. VALVE BOXES - 3-PIECE CAST IRON 6" DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER", DOMESTIC MADE ONLY.
G. SERVICE LINE FROM MAIN TO METER PIT OR CURB STOP - REHAU - MUNICIPEX SDR 9 CTS OR APPROVED EQUIVALENT.
H. SERVICE LINE FROM METER PIT OR CURB STOP TO INSIDE BUILDING - TYPE "K" COPPER TUBE WITH COMPRESSION TYPE FITTINGS; BLUE OR BLACK WITH BLUE STRIPE HDPE TYPE SDR 9 CTS (200 PSI RATING) OR REHAU-MUNICIPEX SDR 9 CTS OR EQUIVALENT.
I. CURB STOP - BRASS CONFORMING TO AWWA C-800
J. CURB BOXES - 2-1/2" SCREW TYPE, BUFFALO STYLE CAST IRON LID WITH PENTAGON HEAD PLUG EM2-45-67.
K. ALL SERVICE CONNECTIONS REQUIRE A METER.
L. VALVE SIZING
 6" TO AND INCLUDING 10" TO BE A GATE VALVE
 12" AND LARGER TO BE A BUTTERFLY VALVE OPEN RIGHT.
M. ALL PLASTIC WATER MAIN AND SERVICES SHALL BE INSTALLED WITH BLUE 12 GAUGE COPPERHEAD HS REINFORCED TRACER WIRE MANUFACTURED BY COPPERHEAD INDUSTRIES, LLC. BLUE FOR WATER. CONNECTORS FOR SERVICES OR SPLICES SHALL BE LOCKING BLUE "SNAKEBITE" CORROSION PROOF WIRE CONNECTORS MANUFACTURED BY COPPERHEAD INDUSTRIES, LLC.

MATERIAL SPECIFICATIONS (CONT'D)

N. WATER PIPE - ALL WATER MAIN MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE VILLAGE OF JOHNSTOWN AND COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS 2012, ITEM 801. ALL MATERIAL INCLUDING PIPE, FITTINGS, VALVES AND HYDRANTS MUST MEET AWWA SPECIFICATIONS. ALL WATER MAIN MATERIAL SHALL BE DUCTILE IRON PIPE - CLASS 52, MEETING AWWA C151, OR PVC - SDR18, MEETING AWWA C900 AND APPROVED BY FACTORY MUTUAL SYSTEM CLASS 200.
O. VALVES - APPROVED GATE VALVE MANUFACTURES ARE CLOW AND MUELLER. VALVES SHALL BE AWWA C509 RESILIENT WEDGE, IRON BODY, AND BRONZE MOUNTED. ALL VALVES THAT EXCEED 4 1/2' BURY SHALL BE FURNISHED WITH A PERMANENT VALVE STEM EXTENSION AND GUIDE.

HYDROSTATIC TEST

A. WATER MAIN TESTING - AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, ALL NEWLY LAID PIPE OR VALVES SECTIONS, SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (AWWA C-600). THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR CONDUCTING PRESSURE AND LEAKAGE TESTS AT A PRESSURE OF 150 PSI. THE NORMAL WORKING PRESSURE FOR THE WATER MAIN SHALL NOT BE LESS THAN 35 PSI. REFERENCE ITEM 801.12 FOR TEST TIME FRAME, ALLOWABLE PIPE LEAKAGE RATE AND CALCULATIONS. THE TESTS MUST BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A REPRESENTATIVE OF THE VILLAGE. THE DURATION OF THE LEAKAGE TEST SHALL NOT BE LESS THAN 2 HOURS. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. AL PIPING MUST BE PROPERLY FILLED AND FLUSHED TO DISPEL ALL AIR BEFORE THE TEST IS MADE USING POTABLE WATER.

HYDROSTATIC TEST (CONT'D)

B. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.
C. DURING THE HYDROSTATIC TEST, A THOROUGH EXAMINATION OF ALL PIPING, FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE PERFORMED. LEAKING JOINTS SHALL BE TIGHTENED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. CRACKED OR OTHERWISE DEFECTIVE MATERIAL SHALL BE REMOVED AND REPLACED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

DISINFECTION

A. CHLORINATION OF WATER MAINS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE WATER MAINS CHLORINATED AND TESTED IN ACCORDANCE WITH ITEM 801.13 AND AWWA SPECIFICATIONS SECTION C651. THE CONTRACTOR SHALL SUBMIT TWO (2) COPIES OF THE TEST RESULTS TO THE ENGINEER.
B. MAINTAIN PIPES FREE OF DIRT AND FOREIGN MATTER DURING CONSTRUCTION BY DEWATERING TRENCH AND SEALING OPEN PIPE BARRELS. THIS IS ALSO A REQUIREMENT IF REPAIRS OCCUR.
C. FLUSH CHLORINE SOLUTION TO WASTE INTO SANITARY SEWER AT A CONTROLLED RATE, NOT TO EXCEED 25 GPM. IF CHLORINE RESIDUAL DROPS IN 10 MG PER LITER, FLUSH MAIN AT 2 FPS AND REPEAT STERILIZATION PROCEDURE.
D. WATER SAMPLES - PERFORM BACTERIOLOGICAL TEST PER AWWA C-651. THIS TEST WILL BE PERFORMED BY THE CONTRACTOR. TWO CONSECUTIVELY NEGATIVE RESULTS WILL CONSTITUTE A PASSABLE TEST.

ALLOWABLE LEAKAGE PER 1000 FT. (305M) OF PIPELINE (GPH+)

AVG. TEST PRESSURE (PSI) BAR	NOMINAL PIPE DIAMETER- INCHES 6	8	10	12	14	16	18	20	24	30
250(17)	0.71	0.95	1.19	1.42	1.66	1.90	2.14	2.37	2.85	3.56
225(16)	0.68	0.90	1.13	1.35	1.58	1.80	2.03	2.25	2.70	3.38
200(14)	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.55	3.19
175(12)	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	2.98
150(10)	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	2.76
120(9)	0.50	0.67	0.84	1.01	1.18	1.34	1.51	1.68	2.01	2.52

WATER MAIN MATERIAL AND TESTING

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-5

© CH2M HILL

A. ALL WATERLINE CONSTRUCTION INCLUDING EXTENSIONS ON PRIVATE PROPERTY SHALL FOLLOW THE VILLAGE STANDARDS, AND AWWA STANDARDS WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE VILLAGE.
B. OPERATION OF VILLAGE FIRE HYDRANTS, VALVES, METER, SERVICES, STOPS, AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED.
C. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 4' - 6' AND A MAXIMUM DEPTH OF 5' - 0" FROM TOP OF PIPE TO SURFACE, UNLESS REQUIRED BY DESIGN.
D. ALL WATER MAINS 12" AND GREATER IN DIAMETER MUST BE PIGGED PRIOR TO TESTING TO TESTING.
E. ALL WATER MAINS 10" AND GREATER IN DIAMETER SHALL BE DUCTILE IRON CLASS 52 PIPE.
F. ALL PIPE FITTINGS SHALL BE DUCTILE IRON.

WATER MAIN MINIMUM SIZE UNLESS OTHERWISE APPROVED	
RESIDENTIAL	8"
COMMERCIAL	10"
INDUSTRIAL	12"
6" MAY BE CONSIDERED FOR LOOPING PURPOSES IN RESIDENTIAL AREAS	
THE CITY'S WATER MODEL CALCULATIONS SHALL BE USED TO DETERMINE MINIMUM WATER MAIN SIZE AND SHALL BE BASED ON FIRE FLOW NEEDS PER ORDINANCE 920.04.	

G. DEAD ENDS ARE NOT PERMITTED AND MUST BE LOOPED UNLESS THEY ARE DEEMED UNPRACTICAL BY THE VILLAGE ENGINEERING DEPARTMENT AFTER A REVIEW OF A WATER MAIN DESIGN. WHEN APPROVED, THEY SHALL BE TERMINATED WITH A FIRE HYDRANT AT THE END.
H. CLEARANCE - WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY OR STORM SEWER, SEPTIC TANK, OR SUBSOIL TREATMENT SYSTEM. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. THERE SHALL ALSO BE A MINIMUM 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER LINES AND GRAVITY STORM OR SANITARY SEWERS WHEN CROSSING. IN CASE OF CONFLICT IN GRADE BETWEEN WATER LINES AND SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION SO THAT ONE FULL LENGTH OF WATER PIPE IS BELOW THE UTILITY AND BOTH JOINTS ARE AS FAR AWAY FROM THE SEWER JOINTS AS POSSIBLE.

H. CUT & PLUG (CAP) WATER LINE - AFTER INSTALLING WATER MAIN AND WATER SERVICES AND SUCCESSFULLY MEETING ALL TESTING AND DISINFECTION REQUIREMENTS, THE CONTRACTOR SHALL ABANDON THE EXISTING WATER LINE ACCORDING TO THE FOLLOWING PROCEDURE:

1. NOTIFY THE VILLAGE SERVICE DIRECTOR (740-967-4746) AT LEAST 72 HOURS PRIOR TO SHUT DOWN THE EXISTING WATER LINE.
2. CUT AND PLUG (CAP) THE EXISTING 6" WATER LINE AS NECESSARY. THE 'LIVE END' OF THE EXISTING WATERLINE SHALL BE CAPPED USING MECHANICAL JOINT CAPS AS REQUIRED. CAP SHALL MEET AWWA C-110 REQUIREMENTS. AFTER INSTALLING CAP CONTRACTOR SHALL INSTALL REQUIRED BLOCKING TO ADEQUATELY BRACE THE CAP. BLOCKING SHALL BE INSTALLED SUCH THAT FUTURE

(CON'T) 2. DISTURBANCES OF THE ABANDONED PIPE SHALL NOT AFFECT THE BLOCKING. THE 'DEAD END' OF THE EXISTING WATER LINE SHALL BE PLUGGED "AS DIRECTED BY THE ENGINEER."
3. THE EXISTING SERVICE BOXES, COPPER TUBING, FIRE HYDRANTS AND MAIN VALVE BOXES SHALL BE CAREFULLY REMOVED AND DELIVERED TO THE VILLAGE WATER DEPARTMENT.

EXCAVATION AND PIPE LAYING

A. THE OPEN ENDS OF ALL PIPES SHALL BE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE VILLAGE BEFORE LEAVING THE WORK FOR THE NIGHT AND AT OTHER TIMES OF INTERRUPTION OF THE WORK.

FITTINGS, VALVES AND HYDRANTS

A. FITTINGS OR SPECIALS IN SIZES 12" THROUGH 48" SHALL CONFORM TO ALL REQUIREMENTS OF AWWA C-153. FITTINGS AND SPECIALS 12" AND SMALLER SHALL BE CLASS 250, LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE DUCTILE IRON. CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE VILLAGE.

B.

MAXIMUM SPACING UNLESS OTHERWISE APPROVED	HYDRANTS	VALVES
SINGLE & TWO FAMILY RESIDENTIAL	500'	800'
INDUSTRIAL, COMMERCIAL & MULTI-FAMILY	300'	500'

C. ALL TEES AND CROSSES SHALL BE VALVED IN EACH DIRECTION UNLESS OTHERWISE APPROVED.
D. NO VALVE SHALL BE OPERATED BY PERSONNEL OTHER THAN A REPRESENTATIVE EMPLOYED BY THE VILLAGE.
E. ALL VALVES INSTALLED SHALL HAVE PINNED EXTENSIONS INSTALLED SO THAT THE VALVE NUT IS NO MORE THAN 24" FROM THE SURFACE.
F. FITTINGS - ALL BENDS, JOINTS, DEFLECTIONS, AND FITTINGS SHALL BE RESTRAINED SUING MEGALUG FITTINGS. THE CONTRACTOR SHALL PROVIDE THE PROPER LENGTH OF RESTRAINT AT EACH FITTING TYPE, BASED ON THE MANUFACTURER'S RECOMMENDATIONS (AT LEAST ONE JOINT BACK FROM EACH FITTING). THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND THE PROPOSED RESTRAINED LENGTHS FOR APPROVAL BY THE VILLAGE ENGINEER PRIOR TO CONSTRUCTION. THE COST OF FITTINGS SHALL BE INCLUDED WITH THE PIPE.

UTILITY STAKING

A. OFFSETS EVERY 25' ON CURVES. OFFSETS EVERY 100' ON STRAIGHT SECTIONS. FLOW LINE OF WATER MAIN (CUT) MARKED EVERY 100' AND OFFSETS SHALL BE CLEARLY MARKED AND EVERY HYDRANT WITH TOP OF CURB ELEVATION.

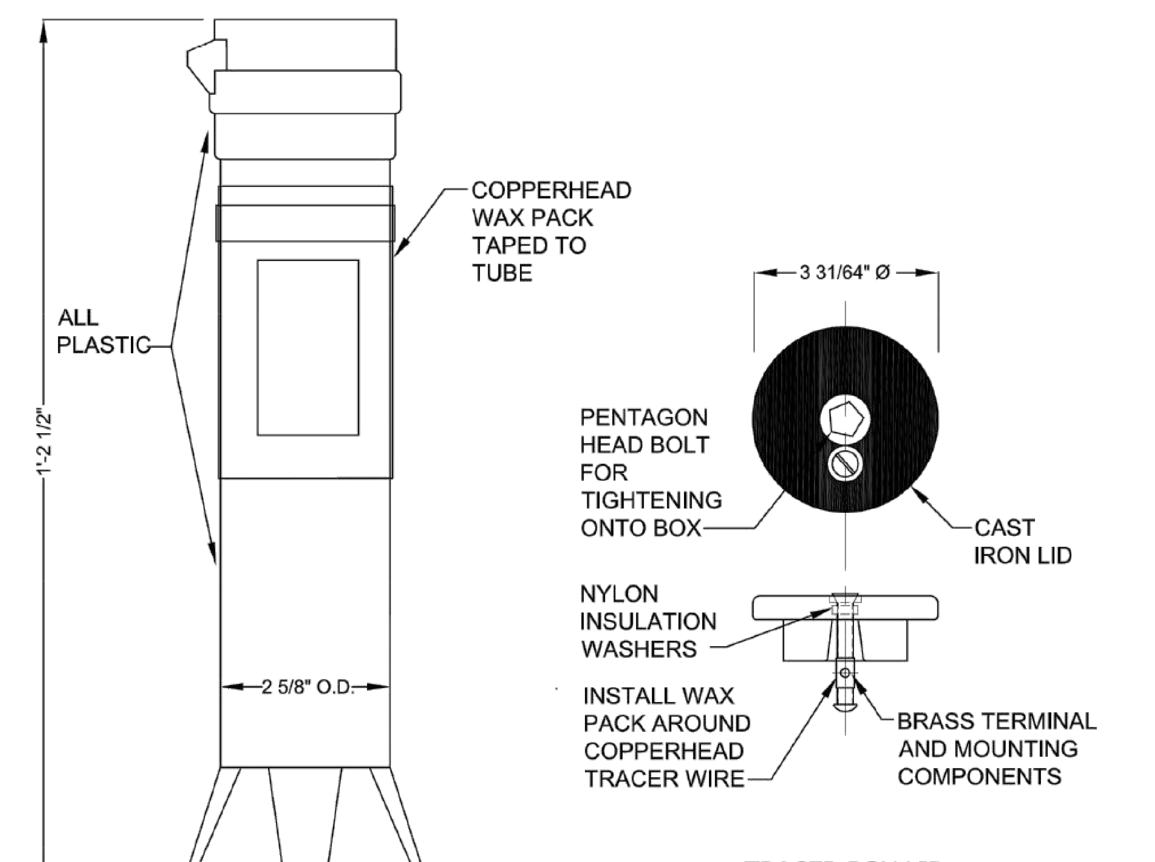
BORING AND CASING PIPE DETAIL

A. SEE DETAILS PAGE 500-3 AND 500-4.

MISCELLANEOUS WATER NOTES

REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-6

© CH2M HILL



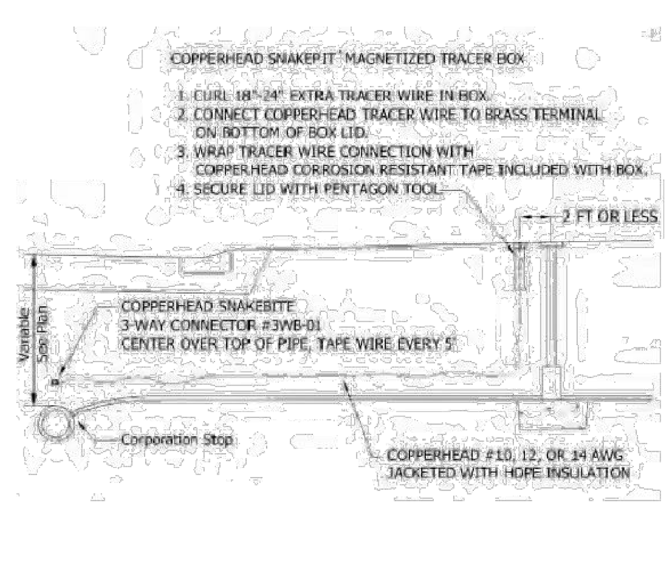
TRACER BOX LID

TRACER WIRE FOR WATER MAIN PIPE DETAIL

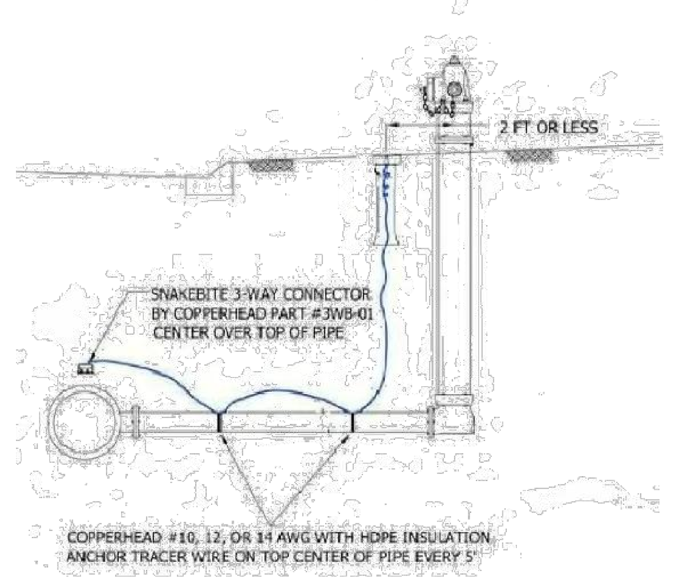
REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-22

© CH2M HILL

C



TRACER SYSTEM FOR WATER SERVICE/CURB BOX



TRACER SYSTEM FOR FIRE HYDRANT

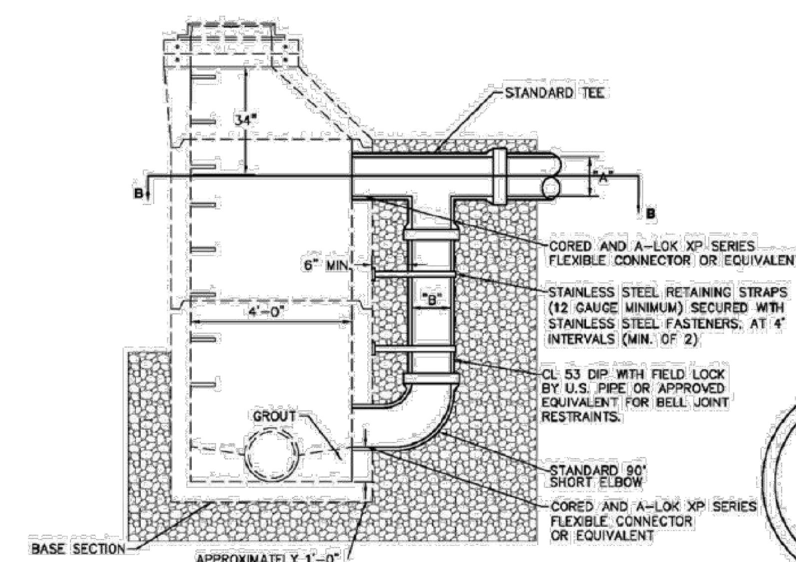
COPPERHEAD TRACER SYSTEM FOR WATER SERVICE/CURB BOX AND FIRE HYDRANT

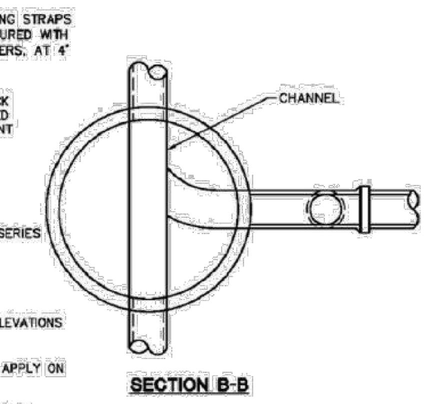
REVISIONS: XX/XX/XXXX | DATE APPROVED: APRIL 2014 | PAGE NO. 800-23

© CH2M HILL

"A"	"B"
8", 10", & 12"	8"
15" & 18"	10"
21" & 24"	12"

DROP CONNECTION MANHOLE





SECTION B-B

NOTES

A. SANITARY DROP MANHOLE SHALL BE USED WHERE THE DIFFERENCE IN INVERT ELEVATIONS IS GREATER THAN 2'-0".

B. ALL NOTES AND ASTM REFERENCES ON THE TYPE 3 SANITARY MANHOLE SHALL APPLY ON THE SANITARY DROP ON EXISTING MANHOLE.

C. ALL NOTES AND ASTM REFERENCES ON THE TYPE D SANITARY DROP MANHOLE SHALL APPLY ON THE SANITARY DROP ON EXISTING MANHOLE.

D. THE DUCTILE IRON PIPE SHALL BE ANCHORED TO THE OUTSIDE OF THE EXISTING MANHOLE.

SANITARY DROP ON EXISTING MANHOLE

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-3

© CH2M HILL

B

A

Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW
DOVER, OH 44622
PH: 330-343-4443
FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO 43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC

25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO 44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

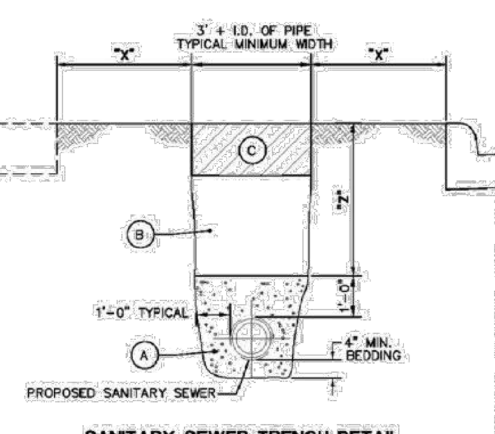
#Layout Name

CONSTRUCTION DETAILS

JOB NO.	SHEET
24-012	C-502

© 2016

Printed 5/9/2024



SANITARY SEWER TRENCH DETAIL
SHOWN AS "OFF ROAD" APPLICATION

"X" = DISTANCE FROM EDGE OF TRENCH TO EDGE OF CLOSEST PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS.

"Z" = DISTANCE FROM TOP OF BEDDING TO FINISH SURFACE.

TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT 603 TYPE 3 (#57 OR #67), OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES WHERE "X" IS GREATER THAN "Z" FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS CAN BE COMPACTED EXISTING NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONES, ROCKS, ETC., GREATER THAN 4" DIAMETER.

ALL TRENCHES WHERE "Z" IS GREATER THAN "X" FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL ODOT 603 TYPE 1 OR TYPE 2, IN 6" MAXIMUM LIFTS OR LOW STRENGTH MORTAR BACKFILL ODOT ITEM 613 TYPE 1 UNTIL THE TOP OF THE COMPACTED GRANULAR BACKFILL OR LOW STRENGTH MORTAR BACKFILL IS HIGH ENOUGH WHERE "X" IS GREATER THAN "Z".

A DENSITY TEST ON GRANULAR BACKFILL OF 98% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

C. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 3" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659, LAWN MIXTURE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS SHOWN ON PAGE 300-19.

D. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

BEDDING AND BACKFILL

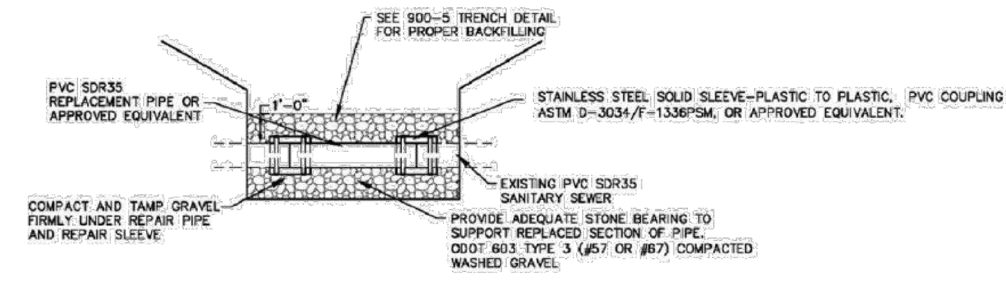
ALL PIPE SHALL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATION AND CONFORM TO ITEM 901. THE VILLAGE REQUIRES TYPE 1 BEDDING AS SPECIFIED IN CITY OF COLUMBUS STANDARD DRAWINGS. FOR ALL SANITARY LINES. BEDDING SHALL CONSIST OF #57 AGGREGATE. BACKFILL OVER BEDDING SHALL BE FREE OF ROCKS, ORGANIC REFUSE OF OTHER OBJECTIONABLE MATERIAL. ALL SEWERS UNDER PAVEMENT SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL, AS PER ITEM 912 FROM THE BOTTOM OF THE TRENCH TO THE SUBGRADE AND SHALL BE INSTALLED IN ACCORDANCE WITH ITEM 912. COST OF BEDDING AND BACKFILL SHALL BE INCLUDED IN THE PRICE BID FOR SEWER LINE.

TRENCH DAM FOR SANITARY SEWER SERVICES

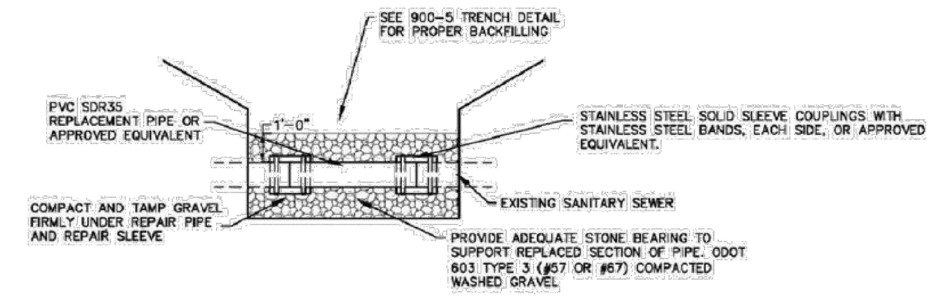
THE CONTRACTOR SHALL PLACE A CUT OFF TRENCH DAM OF NATIVE CLAY OR IMPERVIOUS SOIL ACROSS AND ALONG THE TRENCH UPSTREAM FROM THE MAIN LINE CONNECTION TO RETARD OR RESIST THE MOVEMENT OF GROUNDWATER THROUGH THE TRENCH GRANULAR BEDDING OR BACKFILL MATERIAL. THE TRENCH DAM SHALL BE CAREFULLY COMPACTED AND SHALL BE 6' IN LENGTH, AS MEASURED ALONG THE SERVICE CENTERLINE AND SHALL BE CONSTRUCTED AGAINST THE UNDISTURBED TRENCH SIDES AND BOTTOM TO A LIMIT OF 36" OVER THE TOP OF THE PIPE.

SANITARY SEWER TRENCH DETAIL

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-5 | © CH2M HILL



REPAIR OF EXISTING PVC SDR35 SANITARY SEWER



REPAIR OF EXISTING SANITARY SEWER OTHER THAN PVC

REPAIR OF EXISTING SANITARY SEWER PIPE DETAIL

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-6 | © CH2M HILL

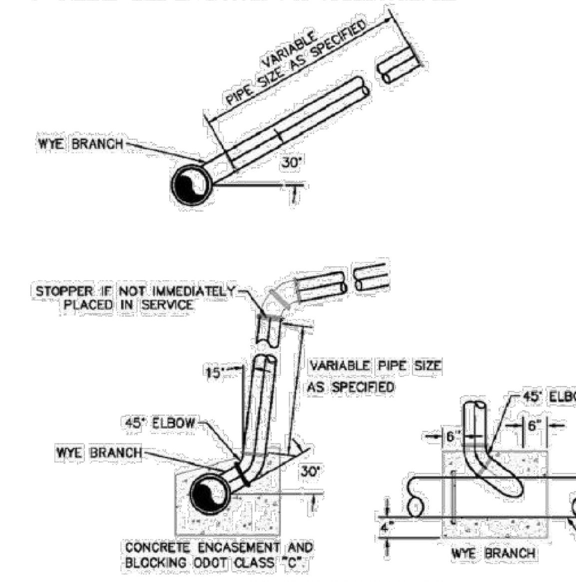
NOTES

A. RISER PIPE TO BE BEDDED SOLIDLY AGAINST UNDISTURBED GROUND. ALSO, TEE MAY BE SUBSTITUTED FOR WYE BRANCH IF SPECIFIED.

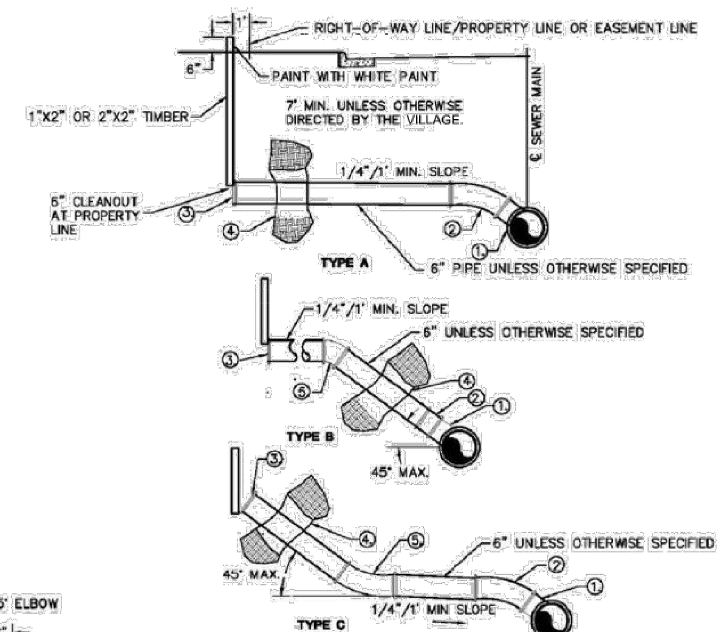
B. RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM DEPTH OF 7' AT THE PROPERTY LINE UNLESS OTHERWISE DIRECTED BY THE VILLAGE.

C. CONCRETE ENCASEMENT AND BLOCKING REQUIRED IF DEPTH OF CONNECTION IS 12' OR GREATER.

D. EACH SANITARY LATERAL MUST BE IN SEPARATE TRENCHES.



SERVICE RISER



1. 6" WYE-ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED.
2. 6" 1/8" BEND OR 1/16" BEND AS NEEDED.
3. CAP UNLESS JOINING EXISTING SERVICE LATERAL.
4. BED PIPE WITH 8" GRANULAR MATERIAL AND BACKFILL WITH GRANULAR MATERIAL TO 8" ABOVE PIPE. ODOT 603 TYPE 3 #57 OR #67.
5. EXACT MEASUREMENTS MUST BE PROVIDED SHOWING DISTANCE FROM NEAREST MANHOLE, LENGTH OF LATERAL, BENDS, AND THE END OF LATERAL ELEVATION RELATIVE TO THE BACK OF CURB ELEVATION OR SOME OTHER REFERENCE POINT EASILY RECOVERED.

SERVICE LATERAL

SERVICE RISER AND SERVICE LATERAL NEW CONSTRUCTION ONLY

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-7

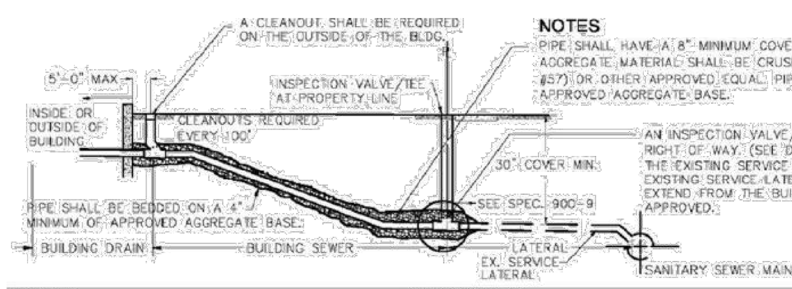
PIPE RISERS AND WYE FITTINGS
ALL WYES SHALL HAVE A TWO-FOOT (2') MINIMUM SERVICE RISER. WHERE DEPTH FROM WYE FITTING TO THE EXISTING OF PROPOSED SURFACE ELEVATIONS EXCEED 10-FEET (10'), AN ADDITIONAL RISER SHALL BE INSTALLED, EXCEPT FOR LONG HOUSE SERVICES. TOP OF RISER SHALL BE 9-FEET (9') ± BELOW EXISTING SURFACE ELEVATIONS. INSTALLATION OF ALL RISERS AND WYES SHALL BE IN ACCORDANCE WITH ITEM 914 AND ITEM 915, RESPECTIVELY.

WYE POLES
WYE POLES ARE TO BE INSTALLED AT THE LOCATION OF ALL ENDS OF SERVICE LOCATIONS, AND SANITARY STUBS. WYE POLES SHALL CONSIST OF A MINIMUM FOUR BY FOUR INCH (4"X4") WOOD POST. THE POST SHALL BE TOPPED WITH A METAL CAP SO THAT THE POLE CAN BE LOCATED IN THE FUTURE. WYE POLES ARE TO BE A MINIMUM THREE-INCHES (3") BELOW THE GROUND SURFACE SO THAT THE YARD IS ABLE TO BE MOWED.

SEWER SERVICES
PIPE FOR ALL SIX-INCH (6") HOUSE SERVICES SHALL BE PVC SEWER PIPE ASTM D-3034, SDR-35. THE SERVICES ARE SUBJECT TO THE INFILTRATION, EXFILTRATION, OR AIR TEST. ALL SERVICE EXTENSIONS SHALL BE LAID AT A MINIMUM GRADE OF ¼ INCH PER FOOT (2.08%) AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ALL ENDS OF SERVICES SHALL BE LOCATED AT THE RIGHT-OF-WAY LINE, OR AS DIRECTED BY THE ENGINEER. INSTALLATION OF SANITARY HOUSE SERVICES SHALL BE IN ACCORDANCE WITH ITEM 918. THE COST OF THIS WORK IS TO BE INCLUDED IN THE PRICE BID FOR ITEM 918.
MISCELLANEOUS SEWER CONNECTIONS:
ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE, AND ANY OTHER SOURCES OF "CLEAN" WATER ARE PROHIBITED FROM CONNECTION TO THE SANITARY SEWER SYSTEM.

SERVICE RISER AND SERVICE LATERAL NEW CONSTRUCTION ONLY

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-7(2) | © CH2M HILL



NOTES

PIPE SHALL HAVE A 8" MINIMUM COVER OF APPROVED AGGREGATE MATERIAL. APPROVED AGGREGATE MATERIAL SHALL BE CRUSHED STONE OR GRAVEL, ODOT 603 TYPE 3 (#67 OR #57) OR OTHER APPROVED EQUAL. PIPES SHALL BE BEDDED ON A 4" MINIMUM OF APPROVED AGGREGATE BASE.

AN INSPECTION VALVE/TEE, MANUFACTURED BY MAINLINE, IS TO BE INSTALLED IN THE RIGHT OF WAY. (SEE DETAIL 900-9). THE TEE SHALL BE INSTALLED INTO THE END OF THE EXISTING SERVICE LATERAL (WITH THE TEST PLUG INSERTED). IF THERE IS NO EXISTING SERVICE LATERAL AND ONE MUST BE INSTALLED, THEN THE TEST SHALL EXTEND FROM THE BUILDING TO THE SANITARY SEWER MAIN, UNLESS OTHERWISE APPROVED.

NOTES

A. SEPTIC TANKS, WHEN ABANDONED, SHALL BE DEWATERED BY AN ACCEPTED SEPTAGE HAULER AND PROPERLY FILLED WITH GRANULAR MATERIAL. DRAIN HOLES SHALL BE BROKEN OUT ON THE BOTTOM AND SIDES OF THE TANK WHEN DIRECTED BY THE CITY.
B. ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS OR OTHER SURFACE RUNOFF OR GROUNDWATER SHALL NOT BE CONNECTED TO THE SANITARY SEWER MAIN. ALSO SEE MISC. NOTE B.
C. ANY INDIVIDUAL OR FIRM INSTALLING SEWER LATERAL CONNECTIONS TO THE MAIN SHALL BE APPROVED BY THE CITY.
D. BEFORE BEGINNING WORK, A SEWER TAP PERMIT MUST BE OBTAINED FROM UTILITY BILLING OFFICE AND APPLICABLE FEES MUST BE PAID.
E. WHEN THE LATERAL MUST ENTER INTO A PAVED PORTION OF THE STREET OR ALLEY, A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE BEGINNING WORK.
F. WATER SERVICES SHALL BE A MINIMUM OF 10' MEASURED HORIZONTALLY FROM THE SEWER SERVICE AND SHALL BE A MINIMUM OF 18" ABOVE THE CROWN (WHENEVER POSSIBLE) OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN.

PIPE

A. THE PIPE MATERIAL SHALL BE PVC SDR 35 OR SCHEDULE 40, UTILIZING PURPLE PRIMER, OR AN APPROVED EQUIVALENT.
B. PIPE SIZES FOR LATERAL (NEW) SHALL BE 6" MINIMUM.
C. THE BUILDING SEWER MAYBE 4" DIAMETER FOR SINGLE FAMILY RESIDENTIAL AND 6" DIAMETER FOR ALL OTHERS.

INSPECTION

A. A TAP INSPECTION SHALL BE REQUIRED ON ALL NEW BUILDING CONNECTIONS AND ALSO ON THE REPLACEMENT OF EXISTING BUILDING CONNECTIONS.
B. WHEN THE BUILDING SEWER IS READY FOR INSPECTION, THE CITY SHALL BE GIVEN 24 HOURS ADVANCE NOTICE. THE PIPE SHALL BE LEFT UNCOVERED UNTIL AN INSPECTION HAS BEEN MADE AND APPROVED.
C. ALL NEW LATERALS SHALL BE INSTALLED WITH AN INSPECTION VALVE/TEE, MANUFACTURED BY MAINLINE, LOCATED AT THE PROPERTY LINE. ANY NEW BUILDING CONNECTION INSTALLED WITHOUT AN INSPECTION SHALL RESULT IN NO ISSUANCE OF A WATER METER FOR THE BUILDING. IF THIS OCCURS, THE ENTIRE LATERAL SHALL BE UNCOVERED SO THAT A PROPER INSPECTION CAN BE MADE.
D. NO TAP FEE IS REQUIRED IF AN OLD BUILDING SEWER IS TO BE REUSED. AN INSPECTION WILL BE REQUIRED. THE SERVICE DEPT. SHALL INSPECT THE ENTIRE BUILDING CONNECTION FROM THE CLEANOUT TO THE PROPERTY LINE CONNECTION OR TO THE MAIN SEWER, WHICHEVER IS APPLICABLE.
E. WHEN A SADDLE IS TO BE INSTALLED, THE INSPECTOR SHALL BE PRESENT WHILE THE SANITARY SEWER MAIN IS BEING CUT INTO. A SADDLE MAY BE USED WHERE A TEE OR WYE IS NOT PRESENT FOR LATERAL CONNECTION.

TESTING

A. THE OUTSIDE PLUMBER SHALL BE RESPONSIBLE FOR THE TESTING FROM THE CONNECTION TO THE EXISTING SERVICE LATERAL TO THE CLEANOUT.
B. ALL NEW BUILDING CONNECTIONS SHALL BE BY AIR WITH 4 PSI PRESSURE.
C. THE SEWER TEST SHALL BE FROM THE BUILDING SEWER CLEANOUT TO THE PROPERTY LINE CONNECTION OR TO THE MAIN SEWER, WHICHEVER IS APPLICABLE.
D. WHEN A SUBSTANTIAL AMOUNT OF AN EXISTING LATERAL IS REPLACED, THE NEW PORTION OF THE LATERAL SHALL REQUIRE A TEST UNLESS OTHERWISE APPROVED.

MISC.

A. STREET EXCAVATION REQUIRES A STREET OPENING PERMIT.
B. BASEMENT FLOOR DRAINS AND SUMP PUMPS, THAT CARRY GRAY WATER, SHALL BE CONNECTED TO THE SANITARY SEWER. FOUNDATION DRAINS AND ALL OTHER SUMP PUMPS, EXCEPT AS NOTED ABOVE, ARE TO BE CONNECTED TO THE STORM SEWER OR DISCHARGED ONTO THE GROUND.

PIPE LAYING

A. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED OR OTHERWISE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK SITE FOR THE NIGHT.
B. THE JOINING OF PIPE WITH CONCRETE SHALL NOT BE ACCEPTED.
C. BEFORE MAKING A CONNECTION TO AN EXISTING SEWER OR SERVICE LATERAL, THE CONTRACTOR SHALL CHECK THE EXISTING PIPE BY UTILIZING A DYE TEST TO SEE THAT THE EXISTING PIPE IS CONNECTED TO THE SANITARY SEWER MAIN.
D. IN THE CASE WHERE A 90° CORNER IS REQUIRED IN THE BUILDING CONNECTION LINE, TWO 45° BENDS SHALL BE USED IN LIEU OF A 90° BEND.
E. THE BUILDING CONNECTION LINE SHALL BE LAID IN AS STRAIGHT A LINE, FROM THE BUILDING TO THE EXISTING LATERAL, AS POSSIBLE.
F. ALL NEW CONSTRUCTION SHALL HAVE SANITARY LATERALS INSTALLED.
G. MINIMUM SLOPE OF SANITARY LATERAL SHALL BE 1% GRADE (1/8" PER FOOT) MAXIMUM SLOPE. (SEE 900-7).

BUILDING SEWER CONNECTION DETAIL

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-10 | © CH2M HILL

LOW PRESSURE AIR TEST

A. AFTER BACKFILLING, THE AIR TEST SHALL BE CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES PER ASTM F-1417. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED WITH SUITABLE TEST PLUGS. ONE OF THE PLUGS USED AT A MANHOLE MUST BE TAPPED AND EQUIPPED FOR AN AIR INLET CONNECTION FOR FILLING THE LINE FROM THE AIR COMPRESSOR. AIR SHALL BE SUPPLIED SLOWLY TO THE TEST SECTION UNTIL THE INTERNAL PRESSURE REACHES APPROXIMATELY 4 PSI. IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED BY THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE, BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EVER EXCEED 5 PSI.

B. AT LEAST 2 MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE. WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE 3.5 PSI, THE AIR SUPPLY SHALL BE DISCONNECTED AND TIMING SHALL BEGIN WITH A STOP WATCH. THE STOP WATCH SHALL BE ALLOWED TO RUN UNTIL THE PRESSURE HAS DROPPED 1.0 PSI. IF THE TIME SHOWN ON THE STOP WATCH IS GREATER THAN THE SPECIFIED MINIMUM TIME, THE SECTION SHALL BE CONSIDERED TO HAVE PASSED THE TEST. TIME MAY BE INTERPOLATED FROM THE FIGURES LISTED BELOW.

PIPE DIA. (IN.)	Time for Longer Length (sec)	Specified Minimum for Length (L) Shown (min:sec)						
		100 FT.	150 FT.	200 FT.	250 FT.	300 FT.	350 FT.	400 FT.
4	0.380L	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	0.854L	5:40	5:40	5:40	5:40	5:40	5:40	5:42
8	1.520L	7:34	7:34	7:34	7:34	7:36	8:52	10:08
10	2.374L	9:26	9:26	9:26	9:53	11:52	13:51	15:49
12	3.418L	11:20	11:20	11:24	14:15	17:05	19:56	22:47
15	5.342L	14:10	14:10	17:48	22:15	26:42	31:09	35:36
18	7.692L	17:00	19:13	25:38	32:03	38:27	44:52	51:16
21	10.470L	19:50	26:10	34:54	43:37	52:21	61:00	69:48
24	13.674L	22:47	34:11	45:34	56:58	68:22	79:46	91:10

SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN-SEC)

*ALL TESTS SHALL BE WITNESSED BY A VILLAGE OF JOHNSTOWN ENGINEERING DEPARTMENT REPRESENTATIVE SERVICE.

DEFLECTION TEST

A. DEFLECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.

B. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF DEFLECTION EXCEEDS 5%, REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVING AGENCY.

C. THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS MANUFACTURED. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D-2122 STANDARD TEST METHOD OF DETERMINING DIMENSIONS OF THERMOPLASTIC PIPE AND FITTINGS. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

SANITARY SEWER TV REQUIREMENTS

BEFORE THE VILLAGE OF JOHNSTOWN ACCEPTS SANITARY SEWER AND BEFORE THE FINAL PAYMENT, THE CONTRACTOR WILL SUPPLY THE CITY OF SIDNEY WITH AN ACCEPTABLE INSPECTION VIDEO IN MPEGII OR MPEG IV FORMAT ON A CD-ROM OR DATA-DVD AND VIDEO LOG OF THE ENTIRE NEW SYSTEM. THIS VIDEO MUST SHOW THE LOCATION OF ALL LATERALS, THEIR CLOCK POSITIONS AND DISTANCE FROM THE MANHOLE. THE VIDEO MUST ALSO SHOW A SYSTEM CLEAR OF ANY BENDS, BELLIES, LEAKS, PIPE IMPERFECTIONS, DEBRIS OR ANY CONDITIONS NOT SPECIFICALLY SHOWN ON THE PLANS. THE CONTRACTOR MUST ALSO SUPPLY A WRITTEN COPY OF ALL LATERAL LOCATIONS. ANY SEWER JETTING OR OTHER CLEANING ASSOCIATED WITH A PASSING VIDEO RECORDING IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE VILLAGE SHALL REQUIRE THE USE OF A PAN AND TILT TYPE CAMERA TO REVIEW ALL LATERAL AND MAIN LINE CONNECTIONS ON SEWER MAIN REPLACEMENT PROJECTS. THE VIDEO SHALL BE IN COLOR AND IN FOCUS WITH SUFFICIENT ILLUMINATION TO EVALUATE THE ENTIRE PIPE.

THE ABOVE PROCEDURES WILL BE AT THE CONTRACTOR'S EXPENSE.

THE VILLAGE OF JOHNSTOWN RESERVES THE RIGHT TO A FINAL TELEVISING OF THE SEWER SYSTEM AT THE CITY'S EXPENSE BEFORE THE PROJECT IS FINALIZED.

MANHOLE VACUUM TEST

ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED BY THE CONTRACTOR USING THE FOLLOWING PROCEDURES FROM ASTM C-1244.

A. PREPARATION OF THE MANHOLE
1. ALL LIFT HOLES SHALL BE PLUGGED.
2. ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED TAKING CARE TO SECURELY BRACE THE PIPES AND PLUGS TO PREVENT THEM FROM BEING DRAWN INTO THE MANHOLE.

B. PROCEDURE
1. THE FIRST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. A VACUUM OF 10" OF MERCURY (4.9 PSI) SHALL BE DRAWN ON THE MANHOLE, THE VALVE ON THE VACUUM LINE OF THE TEST HEAD CLOSED, AND THE VACUUM PUMP SHUT OFF. THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9" OF MERCURY (4.4 PSI).

3. THE MANHOLE SHALL PASS IF THE TIME FOR THE VACUUM READING TO DROP FROM 10" OF MERCURY (4.9 PSI) TO 9" OF MERCURY (4.4 PSI) MEETS OR EXCEEDS THE VALUES INDICATED ON THE TABLE.

4. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE BY AN APPROVED METHOD. THE MANHOLE SHALL THEN BE RETESTED UNTIL A SATISFACTORY TEST IS OBTAINED.

DEPTH (FT.)	DIAMETER, INCHES 48	60	72
	TIME, SECONDS		
8 OR LESS	20	26	33
10	25	33	41
12	30	39	49
14	35	46	57
16	40	52	67
18	45	59	73
20	50	65	81
22	55	72	89
24	59	78	97
26	64	85	105
28	69	91	113
30	74	98	121

MINIMUM TEST TIMES FOR VARIOUS MANHOLE DIAMETERS

SANITARY SEWER TESTING NOTES

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-11

NOTES

A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE VILLAGE UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE VILLAGE.

B. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT HIS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE VILLAGE.

C. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

D. WHEN A SEWER IS TO BE EXTENDED AT THE DOWNSTREAM MANHOLE OR FIRST MANHOLE IN THE NEW LINE, IT SHALL BE PLUGGED BEFORE CONSTRUCTION BEGINS. IF THE SEWER IS SMALLER OR EQUAL TO 12" DIAMETER, IT SHALL BE PLUGGED BY PLACING A POLY-ETHELYNE BAG APPROXIMATELY 6" INTO THE SEWER PIPE. SIZES LARGER THAN 12" WILL BE PLUGGED BY OTHER APPROVED METHODS. NO PLUGS SHALL BE REMOVED UNTIL CONSTRUCTION IS COMPLETED AND SOIL IS STABILIZED AND THEN ONLY AS DIRECTED BY THE VILLAGE.

E. CONSTRUCTION OF SANITARY SEWERS SHALL INCLUDE THE VILLAGE DYE TESTING AS DETERMINED BY THE VILLAGE OF ALL PIPES TO BE CONNECTED TO THE NEW SEWER PRIOR TO BACKFILLING.

F. WHEN A NEW CASTING OR OTHER PUBLIC PROPERTY IS ABANDONED IT REMAINS VILLAGE PROPERTY, UNLESS OTHERWISE DIRECTED.

G. NEW SEWERS OR ANY SEWER THAT IS RELOCATED OR RESIZED MUST HAVE EPA PLAN APPROVAL PRIOR TO CONSTRUCTION.

EXCAVATION AND PIPE LAYING

A. THE LAYING OF THE PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE BELL END LAID UPGRADE. THE PIPE SHALL BE CENTERED IN THE TRENCH AND ALL PIPE SHALL BE LAID WITH ENDS ABUTTING AND TRUE TO LINE AND GRADE.

B. LASER SHALL BE USED INSIDE THE PIPE WHENEVER POSSIBLE UNLESS OTHERWISE APPROVED.

UTILITY STAKING

A. LASER METHOD – OFFSET AND GRADE AT EACH MANHOLE. OFFSET AND GRADE 50' AND 100' OUT FROM EACH MANHOLE UNLESS OTHERWISE APPROVED.

TESTING - ALL PHASES PERFORMED BY CONTRACTOR OR DEVELOPER

A. BEFORE ANY SEWER LINE IS PLACED INTO SERVICE OR ACCEPTED BY THE VILLAGE, IT SHALL BE SUBJECTED TO AND PASS LOW PRESSURE AIR TEST. EACH RUN BETWEEN MANHOLES, WITH ALL SERVICE LATERALS STUBBED INTO PROPERTY LINES, SHALL BE TESTED BEFORE BEING ACCEPTED. THE CONTRACTOR OR DEVELOPER SHALL FURNISH ALL EQUIPMENT AND MATERIAL NECESSARY TO CONDUCT THIS TEST. THE TRENCH SHALL BE COMPLETELY BACKFILLED BEFORE TESTING.

B. SEE SANITARY TESTING NOTES.

C. BEFORE FINAL ACCEPTANCE BY THE VILLAGE AND BEFORE ANY SERVICE LINE IS PUT INTO USE, ALL SANITARY SEWERS AND MANHOLES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER BY USE OF A SEWER-JET OR EQUAL, TYPE OF EQUIPMENT BY THE CONTRACTOR. SEWER-JET PROCEDURE MUST BE PERFORMED BEFORE CONTRACTOR T.V. TESTS THE PIPE.

HOUSE CONNECTIONS

A. NO SERVICE LINE SHALL BE ALLOWED TO CONNECT DIRECTLY INTO A MANHOLE, SUBJECT TO APPROVAL BY THE VILLAGE IN SPECIFIC CASES.

B. THE ENDS OF ALL SERVICE LINES OR TEES SHALL BE ACCURATELY LOCATED, MAPPED, AND GIVEN TO THE VILLAGE WITHIN 15 DAYS AFTER INSTALLATION.

C. BEFORE MAKING A CONNECTION TO AN EXISTING SEWER TAP OR SEWER LATERAL, THE CONTRACTOR SHALL CHECK THE EXISTING PIPE BY UTILIZING A SEWER EEL, STRAP, OR SEWER ROD TO SEE THAT THE EXISTING PIPE IS CONNECTED TO THE MAIN SEWER. IF NEEDED, THE CONTRACTOR MAY NEED TO USE A HYDRAULIC SEWER CLEANER.

D. LATERALS FROM THE MAIN TO THE PROPERTY LINE SHALL BE 6" MINIMUM WITH AN INSPECTION TEE IN THE RIGHT OF WAY.

E. A RIGHT-OF-WAY PERMIT TO OPEN INTO, ALTER, OR DISTURB ANY PUBLIC SEWER MUST BE OBTAINED.

F. IN THE DEMOLITION OF EXISTING BUILDING, ALL ABANDONED SEWER LATERALS SHALL BE CAPPED AT THE OWNER'S EXPENSE.

PIPE

A. ALL MAINLINE PIPE AND SPECIALS SHALL BE PVC SDR-35 UNLESS OTHERWISE APPROVED BY THE VILLAGE. MINIMUM DIAMETER OF PIPE SHALL BE 8".

B. DUCTILE IRON PIPE WILL BE USED IN STREAM CROSSINGS AND WHERE MAXIMUM SEPARATION CANNOT BE MAINTAINED OR WHEN DEPTH OF SEWER EXCEEDS 25 FEET.

C. ALL JOINTS SHALL BE OF THE BELL AND SPIGOT TYPE; THE BELLS BEING FORMED INTEGRALLY WITH THE PIPE. THE BELL SHALL CONTAIN A FACTORY INSTALLED ELASTOMETRIC GASKET WHICH IS POSITIVELY RETAINED. NO SOLVENT CEMENT JOINTS WILL BE PERMITTED IN FIELD CONSTRUCTION EXCEPT AS SPECIFICALLY AUTHORIZED BY THE VILLAGE.

FLEXIBLE PIPES	MATERIAL SPECIFICATIONS	JOINT SPECIFICATIONS
POLYVINYL CHLORIDE	ASTM D-3034 (SDR-35) PIPE STIFFNESS = 46PSI	ELASTOMERIC GASKET ASTM D-3212
DUCTILE IRON	ANSI A-21.51 & AWWA C-151	ANSI A-21.11 & AWWA C-111

1. SDR = OUTSIDE DIAMETER DIVIDED BY WALL THICKNESS.

2. THE SPECIFICATIONS ABOVE SHALL BE THOSE MOST RECENTLY ADOPTED BY THE APPROPRIATE STANDARDS SETTING ORGANIZATIONS.

D. LOCATOR WIRE SHALL BE REQUIRED TO BE INSTALLED ON FORCEMAIN SANITARY SEWERS.

SANITARY SEWER PUMP STATION

REFER TO SANITARY SEWER DESIGN CRITERIA FOR ADDITIONAL CONSTRUCTION STANDARDS.

MISCELLANEOUS SANITARY SEWER NOTES

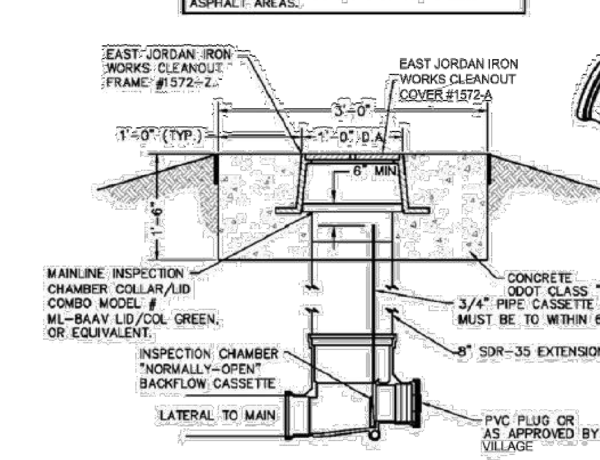
REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-12 | © CH2M HILL

DETECTABLE WARNING
DETECTABLE WARNING TAPE (POLYETHYLENE FILM WARNING TAPE ENCASING A METALLIC CORE, MINIMUM 6 INCHES WIDE AND 4 MILS THICK, CONTINUOUSLY INSCRIBED WITH "CAUTION SEWER LINE") SHALL BE PLACED TWO FEET (2') ABOVE THE PIPE AND FOLLOW THE ALIGNMENT OF THE PIPE. THE COST OF ALL DETECTABLE WARNING TAPE SHALL BE INCLUDED IN THE PRICE BID FOR SEWER LINE.
OEPA PERMITS TO INSTALL:
CONNECTIONS TO THE SANITARY SEWER WILL BE PERMITTED UPON RECEIVING AN OEPA PERMIT TO INSTALL (PTI), AND UPON RECEIVING A SATISFACTORY LETTER FROM THE DESIGN ENGINEER STATING THAT THE PROJECT HAS BEEN CONSTRUCTED AS PER THE PLANS, AND ALL OF THE CONDITIONS OF THE PTI HAVE BEEN MET. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OHIO EPA APPROVALS AND PAYING REVIEW FEES.
SANITARY DESIGN REQUIREMENTS:
SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF JOHNSTOWN, OHIO EPA, OHIO DEPARTMENT OF HEALTH AND THE CURRENT EDITION OF THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD (TEN STATES) - RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.

MISCELLANEOUS SANITARY SEWER NOTES

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-12(2) | © CH2M HILL

INSPECTION VALVE/TEE AND CLEANOUT COVER IS TO BE USED IN ALL APPLICATIONS INCLUDING BUT NOT LIMITED TO GRASS, CONCRETE, STONE, AND ASPHALT AREAS.



PRIVATE CLEANOUT DETAIL
AT SANITARY LATERALS ONLY

THIS CLEANOUT IS TO BE USED ON ALL NEW DEVELOPMENTS DURING CONSTRUCTION OF THE SANITARY LATERAL FROM THE MAIN SEWER TO THE PROPERTY LINE.
CAST IRON CLEANOUT COVER SHALL BE USED IN ALL APPLICATIONS WHERE CLEANOUT WILL BE SUBJECT TO VEHICULAR TRAFFIC.

PRIVATE SANITARY SEWER CLEANOUT DETAIL

REVISIONS: | DATE APPROVED: JUNE 2015 | PAGE NO. 900-17

b² a
Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW DOVER, OH 44622
PH: 330-343-4443 FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK
Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD JOHNSTOWN, OHIO 43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO 44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

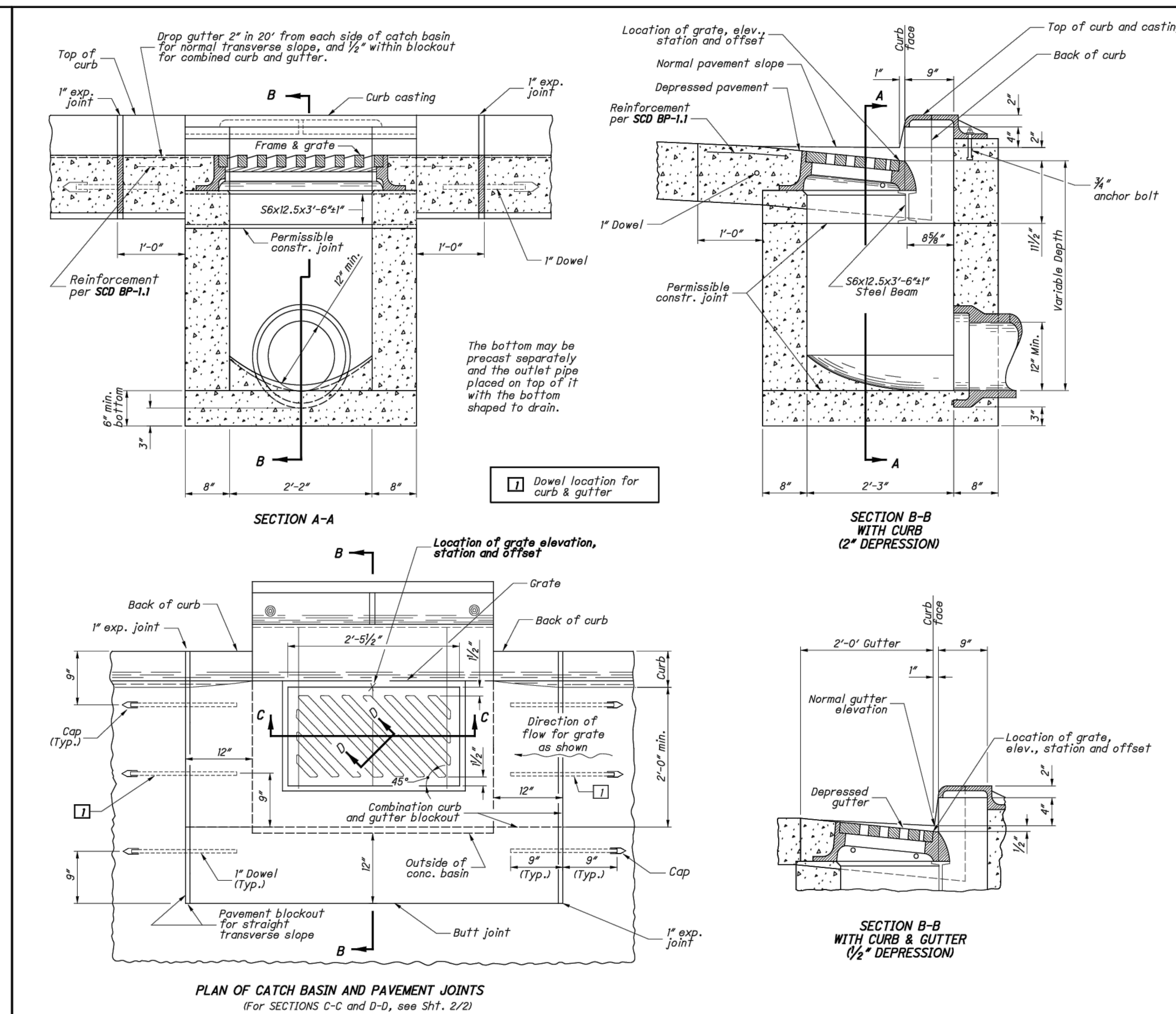
#Layout Name
CONSTRUCTION DETAILS

JOB NO.	SHEET
24-012	C-503

©2016

Printed 5/9/2024

STANDARD HYDRAULIC CONSTRUCTION DRAWING — CATCH BASIN No. 3A



CATCH BASIN No. 3A

NOTES

GRATES: Provide Grate "V" unless the plans specifically require the diagonal grate. If the diagonal grate is specified, place it so that the diagonal bars direct the drainage toward the curb.

CASTINGS: Provide a design essentially the same and equally as strong as the one shown. Minimum weight:

Curb Casting . . . . . 170 lbs.
Standard Grate . . . . 127 lbs.
Frame . . . . 320 lbs.
Grate "V" . . . . 105 lbs.

Lighter weight frames and grates that meet the requirements of CMS 711.14 may also be provided. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

Cast the following text into the top of the curb casting:

"DUMP NO WASTE" and **"DRAINS TO WATERWAY"**

Print text in bold, capital letters at least ¾" high. See example on Plan & Section. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

BEARING AREAS: Fit and finish the frame and grate to provide a firm and even seat. No projections are permitted on bearing areas, and the grate must seat in its frame without rocking.

WALLS: Provide Class QC1 concrete for cast-in-place structures. When used in place of concrete, construct brick side walls with 8" nominal thickness.

PRECAST CONSTRUCTION: Permitted, except for the apron. Provide concrete meeting the requirements of CMS 706.13. Provide precast walls at least 6" thick with sufficient reinforcement to permit shipping and placement without damage. Reduce the wall thickness from the outside. Mark the catch basin number on the structure.

MINIMUM DEPTH: The minimum depth is per the cover requirements for that pipe type.

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 611.

DOWELS: Furnish four 1"x18" dowels for concrete pavement or gutter blockout. See **SCD BP-2.2** for dowel details.

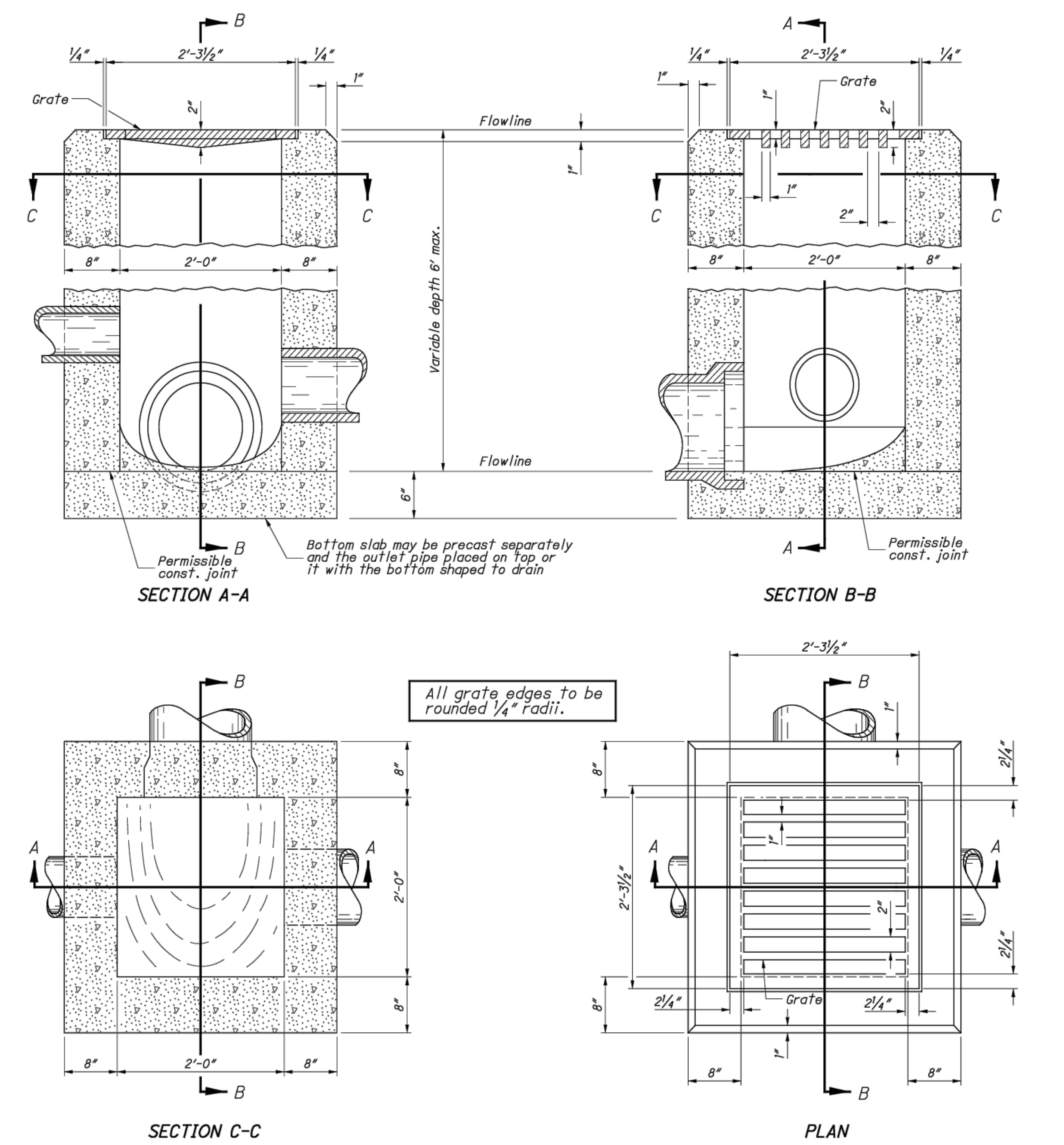
BLOCKOUT: Pave blockouts with Class QC1 concrete in PCC pavement or gutter. Blockouts are paid for as part of the pavement or gutter with no deduction in pavement, curb or gutter quantities because of the castings. Cast a Class QC1 concrete apron in place, the size of the 2'-0" gutter blockout, in asphalt pavement (no dowels required) with the cost included in the catch basin bid price. Provide the 1" expansion joint in the curb for all curb types with no deduction made in curb quantities.

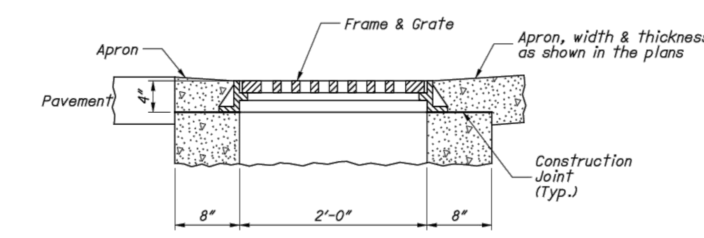
PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 3.**

OFFICE OF HYDRAULIC ENGINEERING
REVISIONS 07-20-2012, 01-18-2013, 01-17-2014, 01-15-2016, 07-20-2018, 01-15-2021, 07-16-2021, 07-19-2024
STDS ENGINEER K. Brandon
STATE OF OHIO OFFICE OF HYDRAULIC ENGINEERING ADMINISTRATOR Jeffery E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING CATCH BASIN No. 3A
DESIGN AGENCY
SCD NUMBER CB-3A — SHEET P.1 — TOTAL 2

CB-3A

STANDARD HYDRAULIC CONSTRUCTION DRAWING — CATCH BASIN No.'s 2-2A, 2-2B, 2-2C





CATCH BASIN No. 2-2C

NOTES

CATCH BASINS 2-2A, 2-2B & 2-2C: This sheet depicts Catch Basin 2-2B & 2-2C. See Sheet 1 of 2 for Catch Basin 2-2A.

CB-2-2B GRATE: Furnish a design essentially the same and equally as strong as the one shown (see Construction Information table), or meet the requirements of CMS 711.14. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-4859-S or EJ No. 5110M3 (00511043) grates or approved equals.

Place grate elevation 4" to 6" below normal ditch and return to normal 10' to 15' each side of inlet.

CB-2-2C FRAME & GRATE: Where the catch basin is specified for use in a parking lot, Furnish Neenah No. R-1878-A5G or EJ No. V-5622 (45622010) frame and V-5622 (45622030) grate or approved equals. If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-3405 grate or EJ No. 5250M (00525031) grate or approved equals.

CB-2-2C APRON: On cast-in-place and precast units, provide a level surface on the catch basin 4" below the plan grate elevation for setting the frame and grate assembly. Install a 4000 psi concrete apron to encase and secure the frame with a minimum width not less than the thickness of the catch basin walls. Slope the apron to provide a local depression. Include a 1" expansion joint where the apron abuts PCC pavement. The cost is included in the catch basin bid price.

GRATE TEXT: Cast the following text into the top of the grate:

"DRAINS TO WATERWAY" and **"DUMP NO WASTE"**

Print text in bold, capital letters at least 1/2" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcement to permit shipping and handling without damage.

CONCRETE: Provide Class QC1 concrete for cast-in-place structures. When precast, provide concrete meeting the requirements of CMS 706.13. Mark the catch basin number on the structure.

PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate.

MINIMUM DEPTH: The minimum depth of CB No. 2-2B is the outside diameter (O.D.) of the outlet pipe plus 4". The minimum depth of CB No. 2-2C is the outside diameter (O.D.) of the outlet pipe plus 8".

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

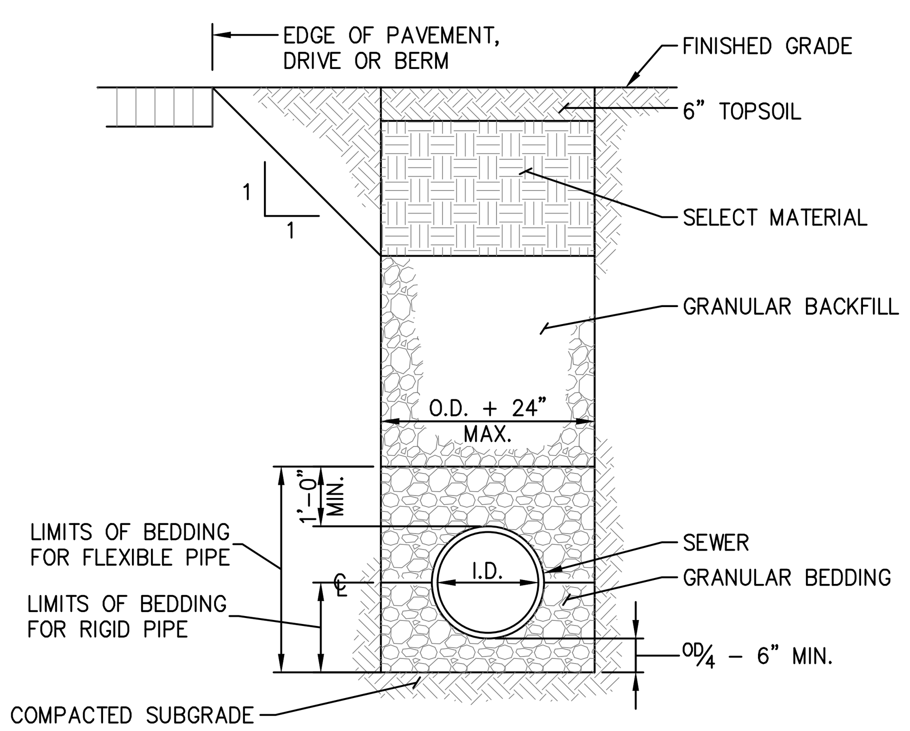
PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 2-(2B or 2C).**

CONSTRUCTION INFORMATION
Minimum weight of grate, 120 lbs.

OFFICE OF HYDRAULIC ENGINEERING
REVISIONS 1-15-2016, 7-20-2018, 7-19-2019, 1-18-2013, 7-16-2021, 7-15-2022, 1-20-2023, 7-19-2024
STDS ENGINEER K. Brandon
STATE OF OHIO OFFICE OF HYDRAULIC ENGINEERING ADMINISTRATOR Jeffery E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING CATCH BASIN No.'s 2-2A, 2-2B, 2-2C
DESIGN AGENCY
SCD NUMBER CB-2-2A,2B,2C — SHEET P.2 — TOTAL 2

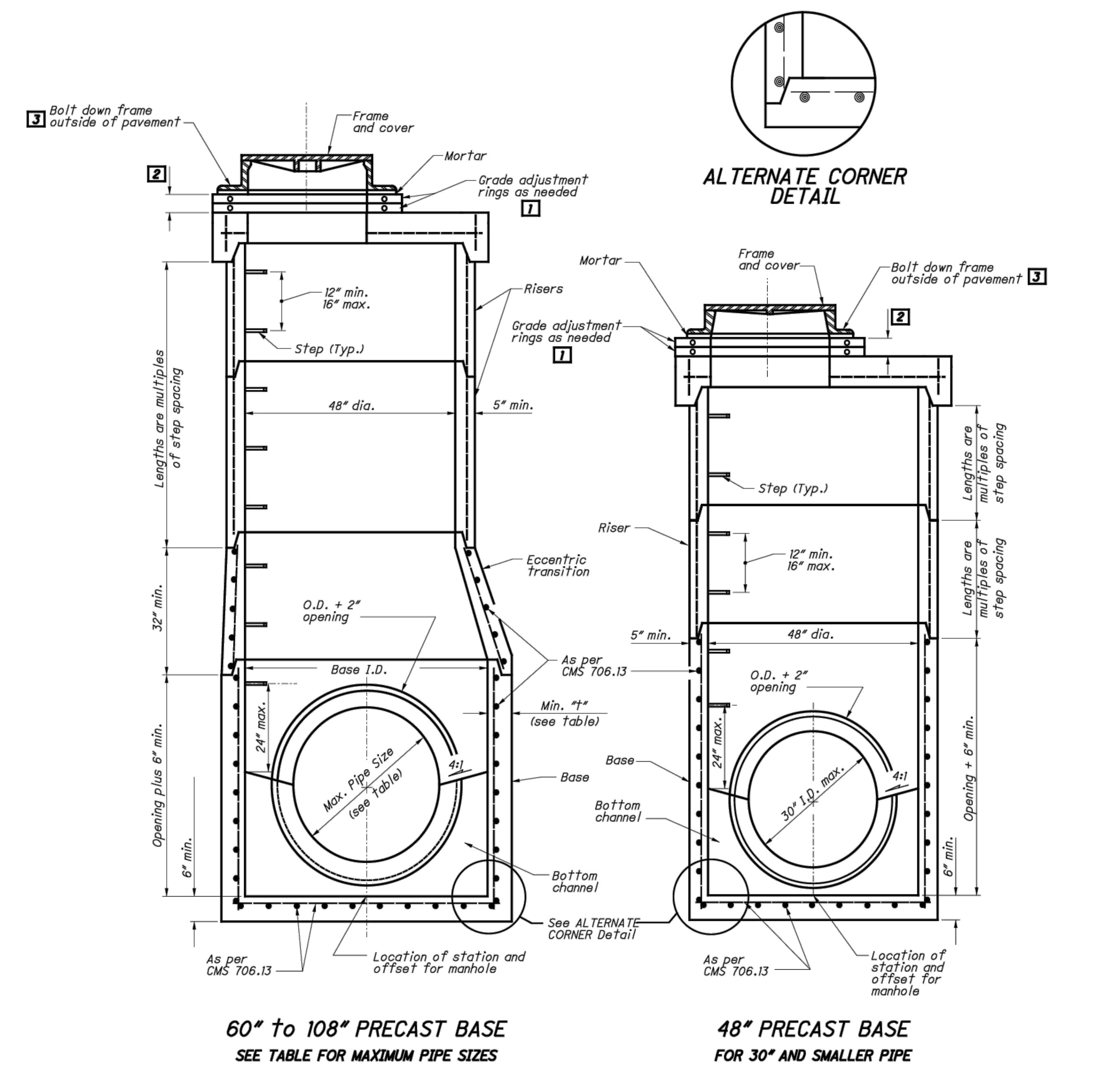
CB-2-2A,2B,2C

STORM SEWER TRENCH AND BEDDING DETAILS



2 C-504 STORM SEWER TRENCH AND BEDDING DETAILS
NOT TO SCALE

STANDARD HYDRAULIC CONSTRUCTION DRAWING — MANHOLE No. 3



SECTION VIEWS OF REINFORCED PRECAST MANHOLES

NOTES

GENERAL: With normal soil and site conditions, this standard precast manhole may be used for any required manhole depth.

Cast and assemble sections of the precast manhole with either all tongue or all groove ends up. Lift holes may be provided in each section for handling.

Leave handling device for the flat slab in place.

TOP: Provide a flat slab for this section unless an eccentric cone is specified.

TRANSITION (OR REDUCER): This section can be either eccentric cone or flat slab.

BASE: Manhole No. 3 is shown with a monolithic floor and riser which may be cast in one or two operations. A permissible alternate is to cast and ship the floor and barrel separately. Provide openings for inlet and outlet pipes, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete, precast in the base or field constructed as shown on **SCD MH-1 and MH-2.**

RISER SECTIONS: Openings for 18" and smaller inlet pipes may be either prefabricated or cut in the field provided the sides of the pipe at the springline do not project into the manhole.

CONNECTIONS: Connections between precast manhole sections and pipes on sanitary sewers may be sealed with resilient connectors conforming to ASTM C 923.

JOINT SEAL: Furnish resilient seal between precast manhole sections on sanitary sewers and flexible gasket joints per CMS 706.11.

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 611.

MATERIALS: Provide materials for bases and other precast sections, including reinforcement not specified here, that meet the requirements of CMS 706.13.

DROP PIPE: When specified on the plans, construct drop pipe as shown on **SCD MH-2.**

STEPS, FRAMES AND COVERS: Meet the requirements shown on **SCD MH-1.**

TOP SLAB REBAR: Use epoxy coated reinforcing steel within the top slab.

LEGEND

1 Approved materials are kept on file by the Office of Materials Management.

2 Grade rings cannot exceed 12" height when adjusting Drainage Structures to Grade per 611.10 D.

Grade rings cannot exceed 6" height when reconstructing Drainage Structures to Grade per 611.10 C.

Grade rings cannot exceed 6" height when constructing new Drainage Structures to Grade per 611.10 A&B.

3 Where frames are outside of the pavement; Mechanically connect the frame to the manhole top slab through the four bolt holes using 5/8" minimum stainless steel wedge anchor bolts. Embed the bolts a minimum of 3" into the slab. Secure the frame with stainless steel nuts and washers.

MAXIMUM PIPE SIZES

BASE I.D.	MIN. "t"	MAX. PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
90"	7½"	60"
96"	8"	66"
108"	9"	72"

OFFICE OF HYDRAULIC ENGINEERING
REVISIONS 1-20-2006, 7-20-2012, 1-18-2013, 1-15-2016, 7-16-2021, 7-21-2023, 1-19-2024, 7-19-2024
STDS ENGINEER K. Brandon
STATE OF OHIO OFFICE OF HYDRAULIC ENGINEERING ADMINISTRATOR Jeffery E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING MANHOLE No. 3
DESIGN AGENCY
SCD NUMBER MH-3 — SHEET P.1 — TOTAL 2

MH-3

b²a Bauer Architecture, LLC
3892 Bair Rd. NW
Dover, Ohio 44622
330-204-2673
bbauer@blbarch.com

Environmental Design Group
AKRON / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
PODdesign.net

DDMG
DOVER DESIGN & MANAGEMENT GROUP, LLC
CONSULTING ENGINEERS • STRUCTURAL DESIGN • PROJECT MANAGEMENT
5725 CROWN RD. NW DOVER, OH 44622
PH: 330-343-4443 FAX: 330-364-3125

LSG
Consulting Mechanical Engineers
799 White Pond Drive, Suite E
Akron, Ohio 44320
330.494.1574
www.leesgood.com

MJK Electrical Engineering, LLC
3844 FRYS VALLEY RD.
PORT WASHINGTON, OHIO 43837
PHONE: 330-340-6800
EMAIL: MIKE@MJKPE.COM

ADDITION TO

JOHNSTOWN POINTE

383 COSHOCTON ROAD
JOHNSTOWN, OHIO
43031

PARCEL #201908140016745

JOHNSTOWN HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD
SUITE 255
NORTH OLMSTED, OHIO
44070

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

ENGINEER OF RECORD
SCOTT R. BICKLEY
EXPIRATION 12/31/2025

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

BID AND PERMIT SET: 01/31/2025

#Layout Name
CONSTRUCTION DETAILS

JOB NO.	SHEET
24-012	C-504

©2016

Printed 5/9/2024

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

JOHNSTOWN
Established 1813

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

(MINOR)

Application Number: 4-8-5 Date: 03 / 18 / 2025

FEES:

Base Fee: $300

Total Fee Amount: $700 Paid: Check # _____ Cash: $_____

(PLEASE PRINT LEGIBLY)

1. Applicant: Uriah Wharton Phone: (740) 616 - 3913
2. Property Address: 412 Lakeveiw Dr City: Johnstown State: ____ Zip: 43031
3. Applicant's E-mail: uriah@whartonroof-structures.com
4. Business Owner's Name: Uriah Wharton Phone: (740) 616 - 3913
5. Contractor's Name: Uriah Wharton Phone: (740) 616 - 3913
6. Principal Business Activity: Roofing
7. Existing Use of Property: Home
8. Square Footage of Proposed Building or Business: 1600 sq. ft.
9. Zoning District: _____ Number of Off-Street Parking Spaces: 1
10. Estimated Cost of Improvements: $10,000

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials.

(6) Color samples for proposed roof, siding, etc.

(7) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. Metal Drip Edge
2. Ice&water gaurd
3. Synthetic underlayment
4. 28 gauge G-rib metal roofing panel 40yr warranty
5. Wood grib roofing srews
6. Snow Bar
7. Ridge Cap, brake flashiing, clossers.
8. Corner trims

List of Contiguous Neighbors and Addresses:

1. _____ Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code
2. _____ Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code
3. _____ Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code
4. _____ Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: _x Uriah Wharton Date: 03 / 18 / 25

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: 3 / 24 / 25 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 4 / 22 / 25

Date Permit Approved or Denied by P & Z Commission or DRB: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

IMAGES

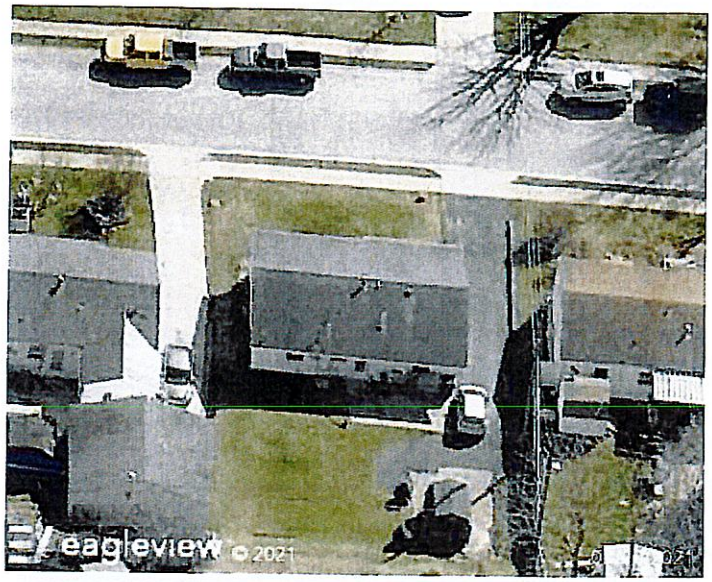
The following aerial images show different angles of this structure for your reference.

Top View

© 2008-2025 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

North Side



South Side

© 2008-2025 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

East Side

West Side

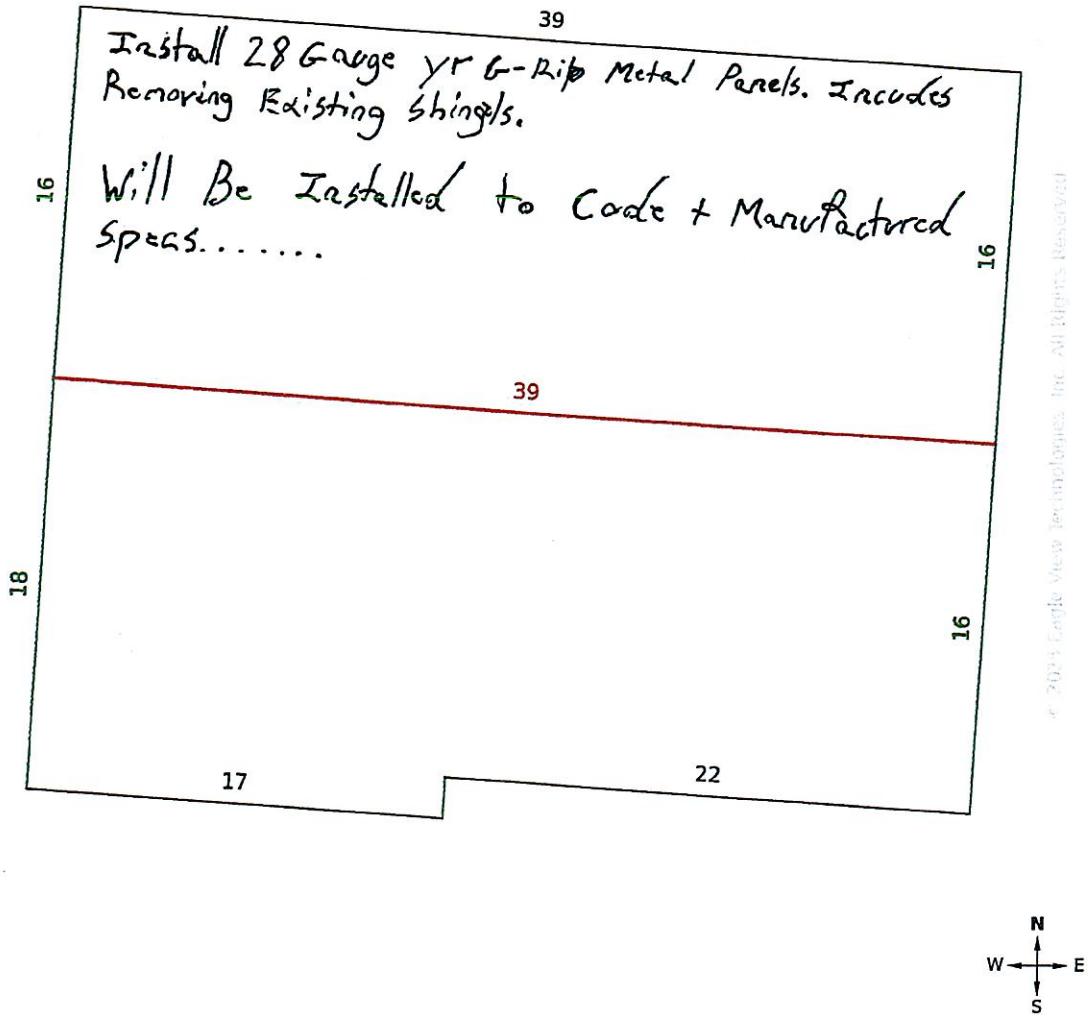
© 2008-2025 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

LENGTH DIAGRAM

Total Line Lengths:
Ridges = 40 ft
Hips = 0 ft

Valleys = 0 ft
Rakes = 68 ft
Eaves = 79 ft

Flashing = 0 ft
Step flashing = 0 ft
Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

© 2008-2025 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

Bright White SR 69	Light Stone SR 56	Ash Gray SR 46	Saddle Tan SR 47	Burnished Slate SR 34	Rustic Red SR 34
Evergreen SR 35	Ivy Green SR 28	Berry SR 29	Cocoa Brown SR 35	Charcoal Gray SR 37	Crimson Red SR 31
Hawaiian Blue SR 31	Black SR 31	Desert Sand SR 42	Gallery Blue SR 25	*Copper Metallic SR 37	Dark Red SR 36

Acrylic Coated

Galvalume

412