



Development Department

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Chad Henry  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049  
chenry@piquaoh.gov

March 15, 2024

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**\*\*\* MEETING NOTICE \*\*\***

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Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, March 26, 2024 at 6:00 PM**. The meeting will be held at 201 W. Water Street in the second floor Commission Chambers.

Residents and others with interest in the agenda topics may present their comments at the meeting, or submit public comment on an item until noon on the day of the meeting by emailing Emily McCulla at [emcculla@piquaoh.gov](mailto:emcculla@piquaoh.gov). Public comments submitted by the date/time noted will be presented to the Board of Zoning Appeals at the public hearing proceedings.

The full agenda packet may be accessed at <https://piquaoh.gov/AgendaCenter>

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in blue ink that reads "Chad D. Henry".

Chad Henry  
City Planner

Enc.

**BOARD OF ZONING APPEALS AGENDA  
CITY OF PIQUA, OHIO  
6:00 PM – TUESDAY, MARCH 26, 2024  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS – 201 W. WATER STREET**

**CALL TO ORDER**

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – February 27, 2024

**OLD BUSINESS**

**NEW BUSINESS**

1. RESOLUTION BZA 2-24  
A resolution to consider a variance for a driveway 214 East Main Street.
2. RESOLUTION BZA 3-24  
A resolution to consider a variance at 902 Scott Drive for the overall development including a 28' drive isle for the parking lots, curbed islands every (10) parking spaces and for the maximum required bicycle parking.
3. RESOLUTION BZA 4-24  
A resolution to consider a variance for the size of a mural at 212 North Main Street.

**OTHER BUSINESS/ADJOURNMENT**

<b>Applicant:</b>	<b>Randall Baker</b> 214 E. Main St., Piqua, OH 45365 (937) 541-6244
<b>Request:</b>	The applicant wishes to construct a detached garage in the rear of the property, however lacks clearance to the east to satisfy new driveway requirements (3' offset from property line)
<b>Location:</b>	214 E. Main Street, Piqua OH

<b>Staff Analysis:</b>	<p>Zoning District – Traditional Residential Low Density (T-RL)</p> <p>The applicant is applying to place a 24'x 32' (768 SF) detached garage behind the primary residence with a 20'x 24' concrete pad to the front of the structure. Both items are within code, however a means of ingress/egress is needed. To satisfy this requirement, the applicant is applying to place an 8' driveway on the east property line. The variance requested is for §4.2.8 "Residential Parking", 'D-3', where:</p> <p><i>"Driveways must be located at least 3 feet from any side lot line unless the driveway is shared with the abutting property with a recorded access easement."</i></p> <p>Of note, as can be viewed in the accompanying pictures, there is a pre-existing drive approach on the property that the driveway would utilize.</p>
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<b>Staff Recommendations:</b>	In examining the items submitted and viewing the immediate surrounding properties, staff recommends <b>APPROVAL</b> of the variance contingent upon the lack of objection from the neighborhood and relevant stakeholders. This property is elongated and lacks the alley access that others have, and this addition would increase the usefulness of the property with the minimum standards being varied.
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**PURPOSE OF A RESIDENTIAL CONSTRUCTION PERMIT**

Information from this permit application will be used to determine whether a project meets all applicable legal requirements of the city, including the zoning code. Several City departments will review this application and ensure that legal requirements have been met and this project will coordinate with any improvements planned by the City. This permit should be approved prior to constructing, adding to, moving, altering or remodeling any residential structure. Projects such as constructing a building addition, a garage, paving or laying down gravel, building a porch, among other construction activities, will also require this permit.

**SUBMITTAL REQUIREMENT CHECKLIST**

<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings, if applicable	<input type="checkbox"/> \$50 Fee (Cash or Check)
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<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
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Company Name:

Contact Person First Last Name: *Randall Baker*

Mailing Address: *214 East Main Street*

Phone Number: *937-541-6244*      Email: *rbaker2957@gmail.com*

**OWNER INFORMATION**

First Last Name: *Randall & Carla Baker*

Mailing Address: *214 East Main Street*

Phone Number: *937-541-6244*      Email: *rbaker2957@gmail.com*

<b>PROJECT LOCATION</b>	<b>Address Assignment Request</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Street Address: <i>214 East Main St</i>	Parcel ID Number: <i>N44-045080</i>		
Zoning District: <i>residential</i>	Current Use: <i>residential</i>		

<b>ACTIVE CODE COMPLIANCE CASE</b>		
Is there an active code compliance case on this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes: Is this application related to the code violation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>Planning Commission, Board of Zoning Appeals, City Commission</b>	
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	No

<b>HISTORICAL RESOURCE INFORMATION</b>		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>	
Briefly describe the nature of the project: <i>24' x 32' Garage with 20' x 24' pad in front of garage and replacement of gravel driveway. Existing driveway approach will not be changed.</i>	
Estimated Project Cost:	<i>42,000.00</i>
Start Date:	<i>3-30-24</i>
End Date:	<i>3-30-25</i>

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<i>Randall Baker</i>	<i>1-4-24</i>
<b>Applicant Name</b>	<b>Date</b>
<i>Randall Baker</i>	
<b>Applicant Signature</b>	<b>Title</b>

**SUBMITTAL INSTRUCTIONS**

- Complete the application form in its entirety. Include the signature of both applicant and the owner.
- Prepare the submittal documents necessary to support the application.
- Submit a completed application, application fee, and all necessary supporting documents to:  
 City of Piqua Development Office  
 201 W Water Street  
 Piqua, OH 45356
- Applications may also be submitted via email. Please email to  
 Bethany Harp – [bharp@piquaoh.org](mailto:bharp@piquaoh.org)

**FAQ**

**How long will it be until I receive notification?**

The review timeframe is typically 3-5 business days; however, it may vary based on the complexity of the project. The applicant will be notified by phone call when the application has been approved and the permit has been issued, or if additional information is required.

**Will the permit expire?**

The permit will expire six months from the date of approval.

**What is the next step?**

Additional permits may be required by the Miami County Building Department, the City of Piqua Health Department and/or the City of Piqua Engineering Department. If you have any questions, a staff member in the Development Department is available to assist you Monday through Friday from 8:00 a.m. to 5:00 p.m.

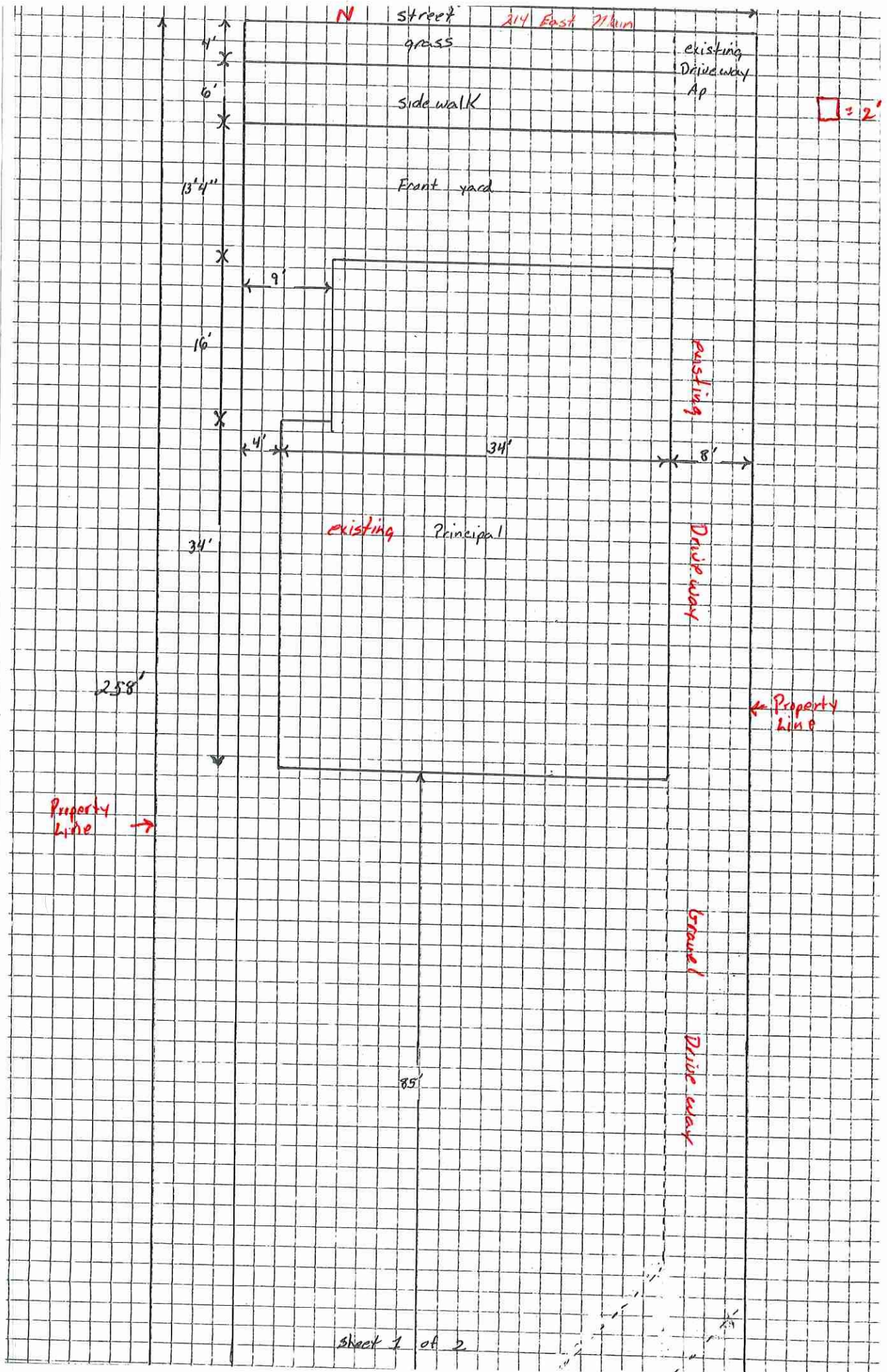
**INSPECTION PROCESS**

**Who do I call to inspect?**

Upon the completion of the entire scope of the changes or work described by the application and construction documents, the applicant should call the inspector(s) listed on the signed permit. The Final Zoning inspection will be conducted once all other inspections are passed and complete. The final inspection will verify the appropriateness and completeness of the changes or work. Upon finding the changes or work to be appropriate and completed in accordance with the application, construction documents, a Certificate of Compliance will be issued by the enforcing official and mailed to the applicant.

**CONTACT INFORMATION**

Development/Planning and Zoning	(937) 778-2049	Miami County Building/Electrical/Mechanical	(937) 440-8075
Health/Plumbing/Contractor Registration	(937) 778-2060	Water Distribution	(937) 778-2090
Storm Sewer	(937) 778-2095	Sanitary Sewer	(937) 778-2088
Electrical Distribution	(937) 778-2077	Stormwater Management	(937) 778-2044



258'

N

□ = 2'

Property Line →

← Property Line

20'

concrete pad

Proposed garage ~  
Drive way

Garage

32'

24'

4'

51.6"

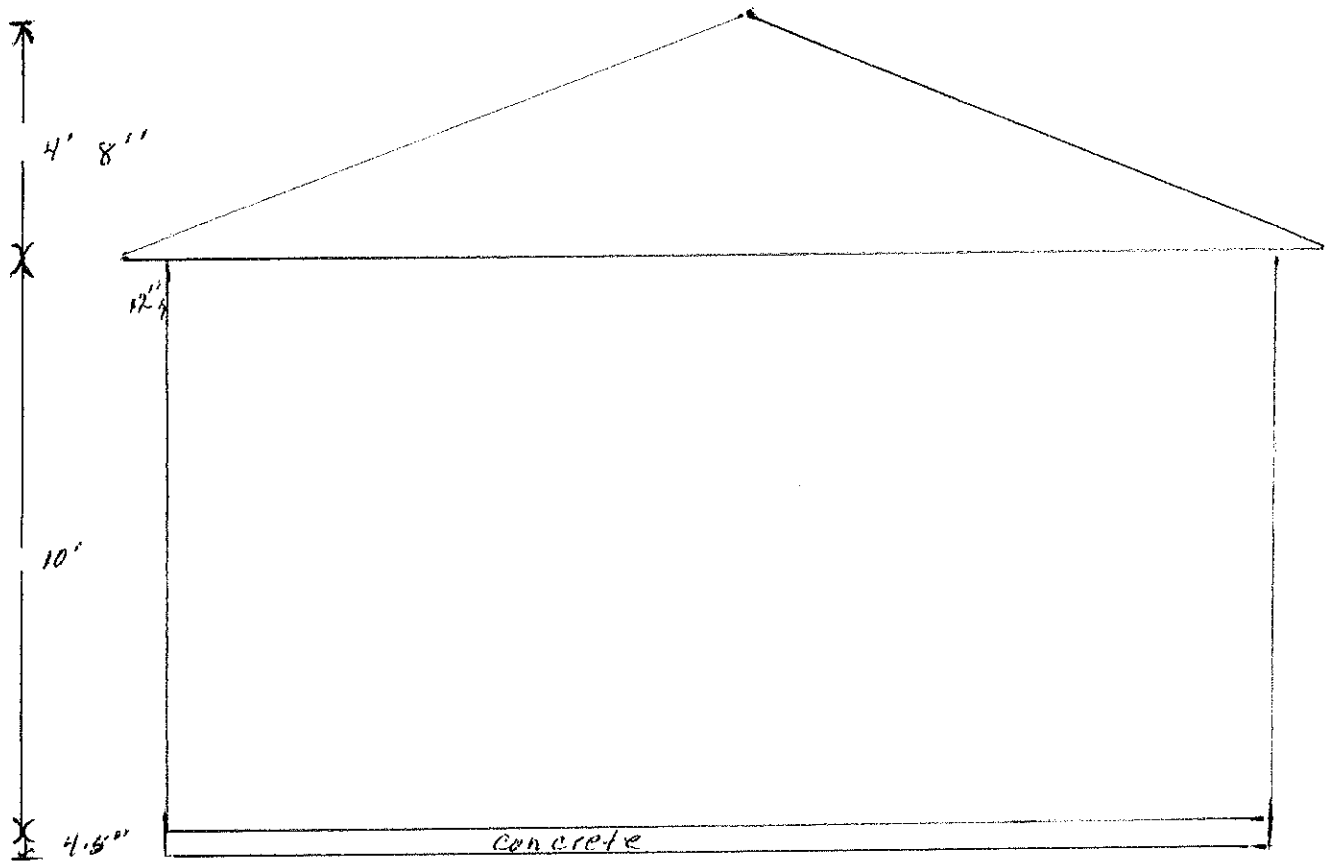
existing  
10' x 20'  
Shed

3'

15'

Property Line ↓

46'



Foundation 8" Above existing ground elevation

1 of 2

**Locks Concrete**

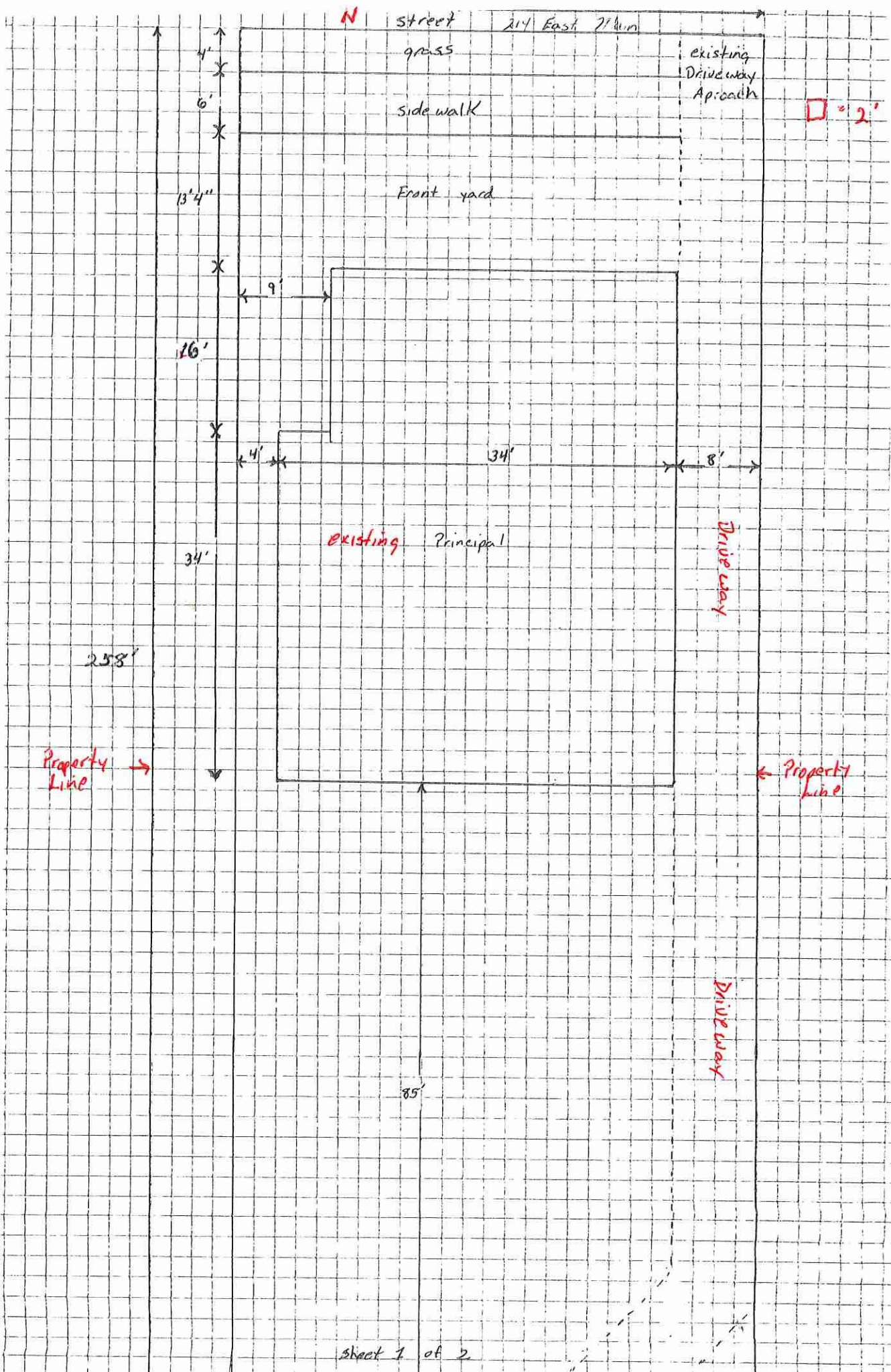
7425 Bradford Bloomer Rd  
Bradford, Ohio 45308  
Phone: (937) 417-6778  
Email: locksconcrete@gmail.com

Estimate # 116  
Date 11/25/2023

Description	Total
Footer/ walls 112 linear feet 2'x8" footer. 3500 psi footer mix/2 runs rebar throughout. 112 linear feet 3'x8" walls. 3500 psi wall mix/2 runs rebar throughout. Anchor bolts are supplied.	\$6,160.00
Garage floor 32'x24' garage floor. 4 1/2" thick 4000psi interior with fibers. Minimum 3" compacted stone base/vapor barrier. Power trowel finish, sealed and saw cut.	\$4,608.00
Garage approach 20'x24' garage approach. 4 1/2" thick 4000psi exterior with fibers. Minimum 3" compacted stone base. Broom finish, sealed and saw cut.	\$3,360.00
Driveway 145'x8' driveway. 4 1/2" thick 4000 psi exterior with fibers. Minimum 3" compacted stone base. Broom finish, sealed and saw cut.	\$8,120.00
<b>Subtotal</b>	<b>\$22,248.00</b>
<b>Total</b>	<b>\$22,248.00</b>
<b>Deposit Due</b>	<b>\$5,562.00</b>

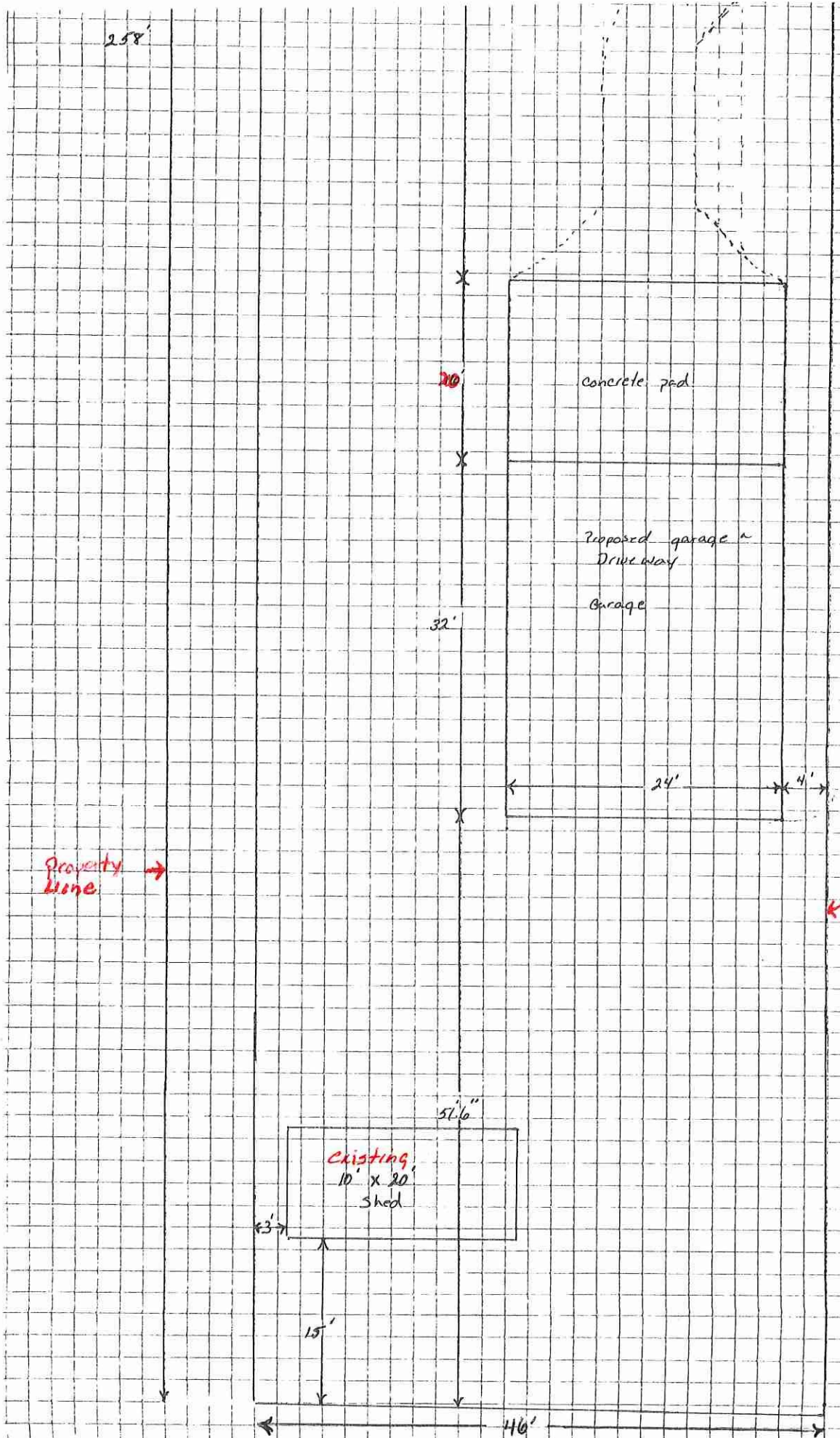
**Notes:**

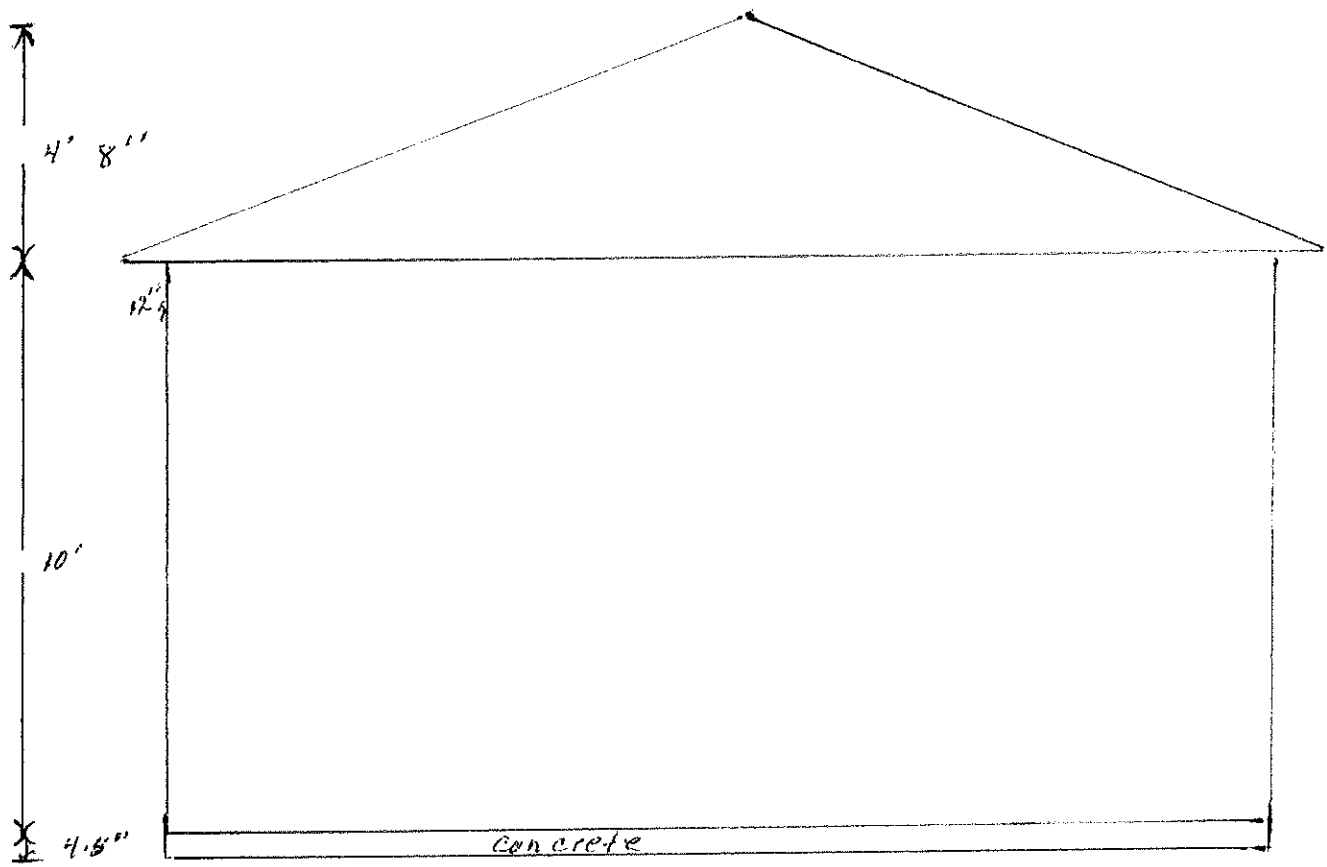
All excess materials are to be hauled off site. Estimate is good for 14 days upon receiving. After completion of project payments are net 15 days upon receiving invoice.



258'

□ = 2'





Foundation 5" Above existing ground elevation

**Locks Concrete**

7425 Bradford Bloomer Rd  
 Bradford, Ohio 45308  
 Phone: (937) 417-6778  
 Email: locksconcrete@gmail.com

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<hr/>	
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<hr/>	
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<hr/>	
<b>Deposit Due</b>	<b>\$5,562.00</b>

**Notes:**

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2143

AM-iPhone  
Jan 22, 2024 at 2:58:22 PM



218

214

ELANTRA

OHIO  
HNH 3646  
MIAMI 1971

AM-iPhone  
Jan 22, 2024 at 2:58:42 PM

## Chad Henry

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**From:** Emily McCulla  
**Sent:** Tuesday, February 13, 2024 12:38 PM  
**To:** Chad Henry  
**Subject:** FW: Residential garage and driveway replacement

Last I knew you were sending Aaron and Derrick out to this residence. Has there every been an update?

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**From:** Emily McCulla  
**Sent:** Friday, January 26, 2024 1:55 PM  
**To:** Randy Baker <[Randy@Crayex.com](mailto:Randy@Crayex.com)>  
**Cc:** Chad Henry <[chenry@piquaoh.gov](mailto:chenry@piquaoh.gov)>  
**Subject:** RE: Residential garage and driveway replacement

The permit is still currently under review. I have copied the City Planner to this email to let him know you are asking about it. We should have an update for you within a couple more days.

Thank you for your patience.

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**From:** Randy Baker <[Randy@Crayex.com](mailto:Randy@Crayex.com)>  
**Sent:** Friday, January 26, 2024 1:40 PM  
**To:** Emily McCulla <[emcculla@piquaoh.gov](mailto:emcculla@piquaoh.gov)>  
**Subject:** Residential garage and driveway replacement

Hi Emily,

My name is Randy Baker and I would like to know the status of a residential building permit I submitted for a garage around 1/5? The address is 214 East main street, I also submitted a permit to the county and they are waiting on a copy of the zoning permit from Piqua.

Thank you,  
Randy Baker

## Chad Henry

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**From:** Aaron Morrison  
**Sent:** Tuesday, January 23, 2024 8:51 AM  
**To:** Chad Henry  
**Cc:** Derrick Pearson  
**Subject:** RE: 214 E. Main Street  
**Attachments:** IMG\_4336.JPG; IMG\_4337.JPG

Chad,

Here are some pictures that Derrick and I took yesterday. I don't see how they have any more than about 8' on the side of their house. Let us know if you need more pictures. Thanks!!

Aaron Morrison  
*Code Compliance Coordinator*  
*Development Department*  
937.778.2813 | [www.piquaoh.gov](http://www.piquaoh.gov)

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**From:** Chad Henry <[chenry@piquaoh.gov](mailto:chenry@piquaoh.gov)>  
**Sent:** Friday, January 19, 2024 11:36 AM  
**To:** Aaron Morrison <[amorrison@piquaoh.gov](mailto:amorrison@piquaoh.gov)>; Derrick Pearson <[dpearson@piquaoh.gov](mailto:dpearson@piquaoh.gov)>  
**Subject:** 214 E. Main Street

Gents,

Per our conversation a moment ago, I need for you to verify the existing conditions at 214 E. Main in regards to a proposed garage going into the rear of the structure. My internal notes on the permit on Munission:

I am having the guys go out to clarify next week (1/22/24-1/26/24) how the existing drive works between the properties, and will finalize my review. In concept, nothing with the garage is against code and works. The problem is the existing aggregate drive, how vehicles get to it, how it is presently maintained, and the distance of the drive encroaching the property line to get to the garage.

I have attached the proposed site plan for reference. My question is the claim of an existing drive beside the house (doesn't appear existing on Google Maps), the materials intended to be used (must be hard surface), and how that is working with the neighboring parcel.

Thanks,  
-CH

Chad Henry  
*City Planner*  
*Department of Development*  
937.778.2049 | [www.piquaoh.gov](http://www.piquaoh.gov)

**RESOLUTION No. BZA 02-24**

WHEREAS, Randy Baker, has filed a setback variance request to have a driveway on the property line instead of the required 3 ft property line at 214 East Main Street, Ohio; and,

WHEREAS, the City of Piqua Code of Ordinances section 4.2.8 “Residential Parking”, ‘D-3’ states “Driveways must be located at least 3 feet from any side lot line unless the driveway is shared with the abutting property with a recorded access easement.” and,

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

- Is necessary to permit the owner a reasonable use of the land.
- Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
- Will constitute a change in the district map
- Will impair an adequate supply of light and air to adjacent property.
- Will increase the congestion in public streets.
- Will increase the public danger of fire and safety.
- Will materially diminish or impair established property values within the surrounding area.
- Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that \_\_\_\_\_ motioned to approve the request for a variance at 214 E Main St. The motion was seconded by \_\_\_\_\_ and the request was \_\_\_\_\_ with a vote as recorded below.

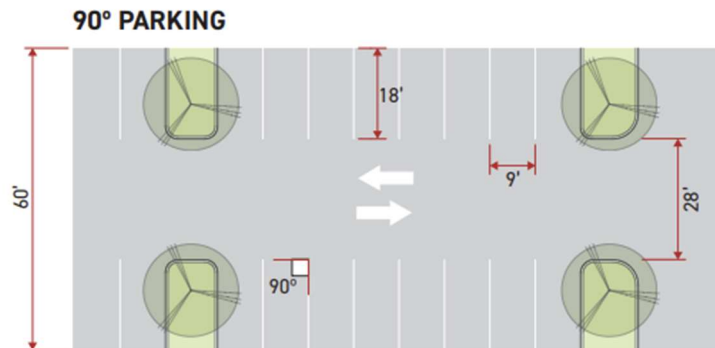
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	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eva Silvers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Debbie Stein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Applicant:</b>	<p><b>Basis Piqua, LLC</b>  <b>David Parker</b>              8170 Corporate Park Drive, Suite 245, Cincinnati, OH 45242              (513) 638-3360</p>
<b>Request:</b>	<p>The project team would like to request variances for the overall development of the site. The three variances are listed, with descriptions, in the Staff Analysis</p>
<b>Location:</b>	<p>902 Scot Drive, Piqua OH (former Red Roof Inn)</p>

<b>Staff Analysis:</b>	<p>Zoning District – Corridor Mixed Use (CX)</p> <ul style="list-style-type: none"> <li>- Intended for a variety of commercial uses and residential uses along the City’s arterial and major collector corridors.</li> </ul> <p>The applicant is applying for three variances with their proposed site layout.</p> <ol style="list-style-type: none"> <li>1. The applicant is requesting a variance that requires a 28’ maneuvering aisle for the parking lots (§4.2.3);</li> <li>2. They request requirements for curbed parking islands every (10) spaces throughout the development;</li> <li>3. And they request a variance for the maximum required bicycle parking.</li> </ol> <p>Descriptions of the variance requests as stated by the applicant can be found in the packet, as well as the conceptual plans for the “Red Roof Inn Site Redevelopment” drawings prepared by Choice One Engineering.</p> <p>The supplied engineering plans are conceptual in regard to some items still being discussed between the developer and the City of Piqua, but to proceed the design team requests these exceptions to continue their work as alterations will significantly impact the final submission.</p>
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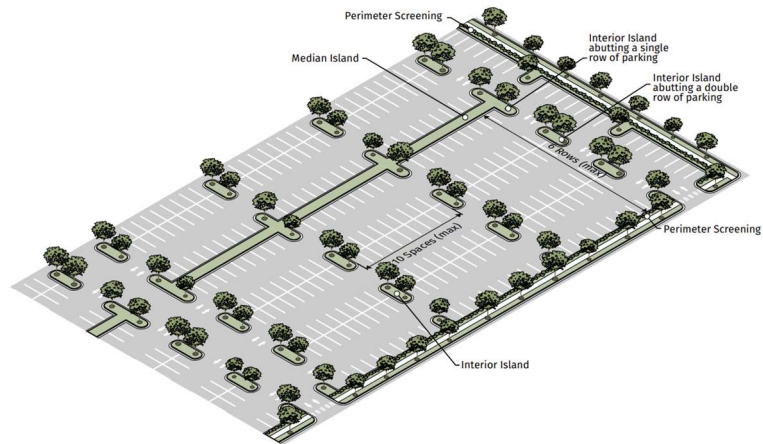
(1) The typical section for 90° parking per Code Piqua is:



The plan currently shows drive aisles varying from 24' to 30' throughout the development.

(2) In regards to variance request #2, §4.3.4 "Parking Lot Landscaping" requires that:

*"A curbed landscaped interior island must be provided every 10 parking spaces."*



This visual illustrates what is meant by an "interior island" to show what is desired in the ordinance.

This variance is being sought for the 16 stalls east of the hotel, 12 stalls (island) east of the hotel, 25 stalls east of the sit-down restaurant, 16 stalls west of the sit-down restaurant, and 14 & 17 stall alignments south of the sit-down restaurant.

(3) The bicycle parking regulations found in §4.2.7 ask for 1 bicycle space (min. 2'x 6') per 5,000 SF of gross square footage. The request is to propose two locations at the sit-down restaurant and two at the fast casual restaurant with a drive-thru.

REQUIRED SPACES (MIN)	
<b>RESIDENTIAL USES</b>	
Multi-unit living over 6 units, Live/work, developments containing shared residential facilities	1 per 10 units, 2 min. Parking must be in a secure, illuminated location with overhead shelter from rain
All other residential uses	None
<b>PUBLIC USES</b>	
All uses	1 per 10,000 SF of gross square footage, 2 min
<b>COMMERCIAL USES</b>	
All uses	1 per 5,000 SF of gross square footage, 2 min
<b>INDUSTRIAL USES</b>	
All uses	1 per 10,000 SF of gross square footage, 2 min

The application is, paraphrasing, requesting relative exemption of the hotel usage because of the likelihood that most visiting would not be doing so with a bicycle. That said, they are still offering to provide spaces – it would just be later within agreement with the City.

**Staff Recommendations:**

In regards to the three items:

1. Staff recommends **APPROVAL** of the maneuvering lane variance, contingent upon an acceptable circuitous route being provided for delivery trucks (WB-67), fire apparatus and other large commercial vehicles.
2. Staff recommends **APPROVAL** of the interior islands requirement, contingent upon consideration given to address pedestrian walkways from the hotel to the central island, and from the central island to both the fast casual & sit-down restaurant.
3. Staff recommends **APPROVAL** of the bicycle spaces requirement, as we believe we can satisfy these requirements in review of the final project. This review & variance would eliminate the required residential spaces for a hotel, but still provide space as well as for the other two uses on the property.

Feel free to contact our office with any questions, comments, or concerns.

**HOW TO APPLY FOR A VARIANCE**

Where a parcel of land may face hardship, or additional review is sought beyond that of City administration, the Board of Zoning Appeals may review a case for a variance. Piqua Board of Zoning Appeals will conduct a hearing and take final action at its regularly scheduled meeting, held on the fourth Tuesday of each month at 6:00 PM.

1. To have an item placed on the agenda, site plans and application materials may be submitted to [piquapermits@piquaoh.gov](mailto:piquapermits@piquaoh.gov) no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include following:
  - Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons;
  - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed);
  - \$150.00 Application Fee to be paid at time of submittal
2. All sign variances should include an elevation drawing of the proposed sign drawn to scale. Elevation drawings may be required for other variances if deemed necessary by the BZA administrator.
3. Upon receipt of the above referenced items, the BZA administrator will cause a resolution item requesting a zoning variance to be placed on the agenda of the next regularly scheduled Board of Zoning Appeals meeting. The Administrator will also notify adjacent property owners within 200 feet of the property where said variance is being requested, regarding the time and place of the public hearing to be held. Applicants are to make their case to describe the unusual circumstance leading to the request.

**SUBMITTAL REQUIREMENT CHECKLIST**

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Construction and Elevation Drawings (If applicable)	<input checked="" type="checkbox"/> \$150 (Cash or Check)
-------------------------------------------------	-----------------------------------------------	-----------------------------------------------------------------------------------------	-----------------------------------------------------------


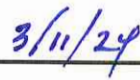
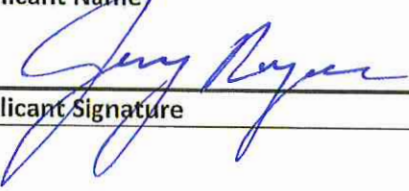

Link to Payment Portal - [https://swipesimple.com/links/lnk\\_b5f8e6e9](https://swipesimple.com/links/lnk_b5f8e6e9)

<b>APPLICANT INFORMATION</b>		<input checked="" type="checkbox"/> Primary Contact	<input checked="" type="checkbox"/> Billing Contact
<b>First Last Name:</b>	Basis Piqua, LLC		
<b>Contact Person First Last Name:</b>	David Parker		
<b>Mailing Address:</b>	8170 Corporate Park Drive, Suite 245, Cincinnati, OH 45242		
<b>Phone Number:</b>	513-638-3360	<b>Email:</b>	dmparker@fuse.net
<b>Type of legal interest held by applicant:</b>	Developer		

<b>OWNER INFORMATION</b>	
First Last Name:	City of Piqua
Mailing Address:	201 W Water Street, Piqua, OH 45356
Phone Number:	937-853-2531
Email:	cschmiesing@piquaoh.gov

<b>LOCATION DETAILS</b>	
Street Address:	902 Scott Drive, Piqua, OH
Parcel ID Number:	N44-072956      N44-072958
Existing Zoning District:	General Business
Existing Use:	Hotel/Motel
Proposed Use:	Olive Garden, Chipotle, Hotel

<b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>
Briefly describe the reason for the requested variance:
See attached description.

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
	
Applicant Name	Date
	
Applicant Signature	Title

## Piqua Development

### Zoning Variances

The project team would like to request variances for the overall development.

1. Requesting a variance for the 28' drive isle for the parking lots.
  - a. The irregular parcel in conjunction with the need to maximize the parking for the development parking isles vary on the development. The plans currently show the isles varying from 24' to 30' throughout the development. We would propose the plan as submitted with the application.
2. Requesting a variance from curbed islands every (10) parking spaces.
  - a. The irregular parcel shape, the varying components of the development and the requirements of the specific users make it difficult to achieve island requirement. To help mitigate this requirement the team has shown additional corner island, perimeter landscape space at the I-75 exit ramp, salvaging the existing mature street trees, internal sidewalks between the users, strategically placed landscape islands, detention basin split to salvage mature trees in the rear of the parcel, and perimeter landscape areas on the west side of the development. The intent is to provide an overall development for, the casual restaurant w/drive-thru, sit-down restaurant and a hotel that improves the main intersection of Ash Street and I-75 that is an improvement for the community.
3. Requesting a variance for the maximum required bicycle parking
  - a. The Zoning standard requires a minimum of (2) per facility or (1) per 5,000 sf. We propose to provide two bicycle locations at the sit-down restaurant and (2) at the fast casual restaurant w/drive-thru. Once the final design is completed the spaces will be located in convenient locations to each location. The use of the hotel is not a bicycle focus use, and we would propose placing (2) spaces for them as well. The location for the hotel bicycle parking spaces will need to be determined as the design is finalized.



**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 (ODOT VRS GEOID 12B).

**GENERAL NOTES AND DETAILS**

ALL CONSTRUCTION METHODS, MATERIALS, AND SPECIFICATIONS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF PIQUA STANDARDS AND SPECIFICATIONS AND/OR THE LATEST VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARDS AND SPECIFICATIONS (INCLUDING CURRENT SUPPLEMENTAL SPECIFICATIONS 800 AND 832), WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY OF PIQUA.

THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.64 ORC. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

NON-MEMBERS MUST BE CALLED DIRECTLY.

**UTILITY OWNERSHIP**

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:

STREETS, STORM SEWER, WATER, AND SANITARY  
CITY OF PIQUA  
201 W. WATER STREET  
PIQUA, OHIO 45356  
(937) 778-2049  
ATTN: CHRIS SCHMIESING

TELEPHONE  
AT&T  
3233 WOODMAN DRIVE  
DAYTON, OHIO 45420  
(937) 296-3588  
ATTN: HOWARD LAUDERMILK

ELECTRIC  
AES  
1900 DRYDEN ROAD  
DAYTON, OHIO 45439  
(937) 331-4521  
ATTN: WILLIAM GOURLEY

CABLE  
NKTELCO  
301 W. SOUTH STREET  
NEW KNOXVILLE, OHIO 45871  
(419) 753-5019  
ATTN: RODNEY HARTINGS

FIBER  
CHARTER COMMUNICATION  
3691 TURNER ROAD  
DAYTON, OHIO 45415  
(937) 396-8611  
ATTN: MARY EVANS

GAS  
CENTERPOINT ENERGY  
6500 GLYO ROAD  
CENTERVILLE, OHIO 45459  
(937) 312-2521  
ATTN: GREGORY FISHMAN

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

STREETS  
ODOT DISTRICT 7  
1001 ST. MARYS AVENUE  
SIDNEY, OHIO 45365  
(937) 492-1141

**UTILITY INTERFERENCE**

IF, DURING THE CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND COORDINATE AS NEEDED WITH THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PRIVATE UTILITIES SHALL BE COORDINATED WITH AND, IF REQUIRED, DONE BY THEIR RESPECTIVE OWNERS, UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY, AT LEAST 7 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE CORPORATIONS HAVING WIRES, POLES, PIPES, CONDUITS, MANHOLES, OR OTHER STRUCTURES THAT MAY BE AFFECTED BY THIS OPERATION, INCLUDING ALL STRUCTURES WHICH ARE AFFECTED AND NOT SHOWN ON THESE PLANS.

**EXISTING TILE HOOKUPS**

THE DRAINAGE TILE CURRENTLY CONNECTED TO THE EXISTING STORM SEWER SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL TILE REMOVED, REPLACED AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE CITY OF PIQUA BEFORE THEY ARE COVERED.

ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY OF PIQUA. CONNECTION OF INTERSECTING DRAIN TILES AND THE PROPOSED STORM SEWER SHALL BE THROUGH MANUFACTURED TEES, UNLESS OTHERWISE APPROVED BY THE CITY OF PIQUA. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

**GEOTECHNICAL ENGINEERING REPORT**

CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE PROPOSED PROJECT AND PERFORM ALL GEOTECHNICAL WORK IN ACCORDANCE WITH THIS REPORT.

**CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES**

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

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

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT THE EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, CITY OF PIQUA SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

**MUD**

THE TRACKING OR SPILLAGE OF MUD, DIRT, OR DEBRIS UPON PUBLIC STREETS IS PROHIBITED AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR.

**EXISTING UTILITY CONFLICT NOTE**

IF A CONFLICT ARISES WITH EXISTING UTILITIES, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY TO GET THE CONFLICT RESOLVED.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CHOICE ONE ENGINEERING CORPORATION MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. CHOICE ONE ENGINEERING CORPORATION FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. CHOICE ONE ENGINEERING CORPORATION HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CAD FILE DISCLAIMER**

THE CAD FILE ASSOCIATED WITH THESE CONSTRUCTION PLANS IS A NON-CERTIFIED DOCUMENT. ANY USE OF THE INFORMATION OBTAINED OR DERIVED FROM THE ASSOCIATED CAD FILE WILL BE AT THE RECEIVING PARTY/USER'S RISK. CHOICE ONE ENGINEERING CORP. OFFERS NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION IN THE CAD FILE OR THAT REVISIONS HAVE BEEN ISSUED AFTER THE CAD DRAWING WAS RELEASED. RECEIVING PARTIES/USERS SHALL HOLD HARMLESS TO THE MAXIMUM EXTENT ALLOWED BY LAW CHOICE ONE ENGINEERING CORP. FROM ANY USE OF THE CAD FILE BY THE RECEIVING PARTY/USER. IN ALL CIRCUMSTANCES, AND AT ALL TIMES, THE PUBLISHED PAPER AND/OR PDF DRAWINGS FOR THE PROJECT SHALL SUPERSEDE THE CAD FILES. IN THE CASE OF AN INCONSISTENCY BETWEEN THE PUBLISHED PAPER/PDF DRAWINGS AND THE ASSOCIATED CAD FILE, THE PUBLISHED PAPER/PDF DRAWINGS SHALL GOVERN THE PROJECT AND ALL WORK.

**SAFETY**

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

**DEWATERING AND BY-PASS PUMPING**

ANY DEWATERING, COFFERDAMS, OR PUMPING NECESSARY FOR THE CONSTRUCTION OF ANY ITEMS SHALL BE INCIDENTAL TO THOSE PARTICULAR CONSTRUCTION ITEMS AND SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

**CLEAN WATER NOTE**

ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED.

**SANITARY SEWER/LATERAL NOTE**

ALL SANITARY SEWER LINES AND SANITARY LATERALS MUST BE INSTALLED WITH 40 INCHES MINIMUM OF COVER OR BELOW FROST DEPTH WHICHEVER IS GREATER.

**STORM SEWER INSTALLATION**

THIS WORK CONSISTS OF CONSTRUCTING STORM SEWER. THE CONTRACTOR SHALL PROVIDE ALL TOOLS AND EQUIPMENT REQUIRED FOR INSTALLING THESE ITEMS. THE WORK ALSO INCLUDES FURNISHING ALL MATERIALS, EXCAVATING, BEDDING, LAYING PIPE, JOINTING, BACKFILLING, REMOVAL AND RESTORATION OF DISTURBED FACILITIES AND SURFACES, CURB REPAIR, SIDEWALK REPAIR, PAVEMENT REPAIR (I.E. PAVEMENT IN STREETS, ALLEYS AND DRIVEWAYS), DISPOSAL OF ALL SURPLUS EXCAVATION AND DISCARDED MATERIALS, AND OTHER WORK NECESSARY TO COMPLETE THE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE ALL EXISTING STORM SEWER, AND OTHER UTILITIES, PRIOR TO INSTALLING THE PROPOSED STORM SEWER SYSTEM. THE EXISTING STORM SEWER AND LATERALS SHOWN ON THE PLANS ARE IN THE APPROXIMATE LOCATION AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE PROPOSED TIE-INS TO THE EXISTING STORM PRIOR TO ANY STORM SEWER CONSTRUCTION. ALL TIE-INS SHALL BE THROUGH PREMANUFACTURED TEES OR HOLES INSTALLED USING A CORING MACHINE. PIPE MAY BE ANY OF THE PIPE TYPES LISTED BELOW UNLESS OTHERWISE SPECIFIED ON THE PLANS.

TYPES OF PIPE PERMITTED	ODOT MATERIALS NUMBERS
CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (CPSP) 707.33	
POLYPROPYLENE CORRUGATED DOUBLE WALL PIPE (PCDWP) 707.65	
POLYVINYL CHLORIDE SOLID WALL PIPE (SDR-35) 707.45	
REINFORCED CONCRETE PIPE 706.02	

**GENERAL NOTES**

1. INSTALL AND TEST ALL UTILITIES PER THE LATEST VERSION OF THE CITY OF PIQUA STANDARDS.

2. ALL DISTURBED AREAS AND ALL NON-PAVEMENT AREAS SHALL HAVE A MINIMUM OF 6" OF TOP SOIL PLACED AND ARE TO BE SEEDED AND MULCHED PER ODOT ITEM 659.

3. ALL CONCRETE USED FOR HEAVY DUTY PAVEMENT(S) AND STANDARD DUTY PAVEMENT(S) SHALL BE ODOT QC-IP AND REINFORCED WITH CONCRETE FIBERS AS SPECIFIED IN THE PROPOSED PAVEMENT SECTION(S) OR AS NOTED HERE. ALL OTHER CONCRETE (WALKS, CURBS, ETC.) SHALL ALSO BE ODOT QC-IP. ALL CONCRETE SHALL BE REINFORCED WITH 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.

4. CONTRACTOR TO BE RESPONSIBLE FOR ANY PERMITS OR FEES THAT MAY BE NECESSARY FOR THE COMPLETION OF THE SITE WORK.

5. ALL WORK SHALL CONFORM WITH ALL FEDERAL, STATE, AND LOCAL ADA REGULATIONS AND STANDARDS.

6. ALL ITEMS ON SITE PLAN SHALL BE CONSTRUCTED PER THE LATEST VERSION OF THE CITY OF PIQUA STANDARDS.

**STORM AND SANITARY CONDUITS/STRUCTURES AND RELATED WORK**

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 611, PIPE CULVERTS, SEWERS, DRAINS, AND DRAINAGE STRUCTURES, EXCEPT AS HEREIN MODIFIED.

THE INSTALLATION OF ALL STORM SEWER, SANITARY SEWER, AND ALL CORRESPONDING STRUCTURES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS OR AS NOTED ON THE PLANS. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A HIGH STANDARD OF WORK. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL WORK IS PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS NOTED ON THE PLANS. CONTRACTOR SHALL ALSO ENSURE THAT ALL ITEMS ARE FULLY AND PROPERLY FUNCTIONAL, AND TO A QUALITY ACCEPTABLE TO THE OWNER.

ALL PIPE CULVERTS, CONDUITS, SEWERS, DRAINS, AND DRAINAGE STRUCTURES (CATCH BASINS, YARD DRAINS, MANHOLES, ETC.) SHALL MEET THE MATERIAL REQUIREMENTS OF THIS ITEM. THE FOLLOWING ITEMS WILL NOT BE REQUIRED UNLESS OTHERWISE NOTED: 1) INSTALLATION PLAN, 2) CONSTRUCTION INSPECTION FORMS, 3) PERFORMANCE INSPECTIONS AND REPORTS, 4) CONDUIT AND DRAINAGE STRUCTURE EVALUATIONS.

THE CONTRACTOR SHALL ENSURE THE CONDUIT BEDDING AND BACKFILL COMPACTION DENSITY MEETS ASTM D698 (98% STANDARD PROCTOR). TESTING MAY BE REQUIRED IF DEEMED NECESSARY BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

**MAINTAINING TRAFFIC**

MAINTAIN TRAFFIC AS INDICATED IN THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", ALSO THE FOLLOWING REQUIREMENTS SHALL APPLY.

EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY LIMITS SHALL BE CLOSED AT TIMES WHEN WORK IS NOT BEING PERFORMED.

LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES EXCEPT DURING THE TIME THAT AN APPROVED CLOSURE AND DETOUR IS ALLOWED BY THE GOVERNING AUTHORITY.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING NECESSARY TRAFFIC CONTROL DEVICES AND PAVEMENT REPAIR MATERIALS TO MAINTAIN THE TRAVELED PAVEMENT SAFELY.

NO SHUT DOWN OF ANY OWNER FACILITY DRIVE, ROADWAY OR PARKING LOT WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE OWNER. ALL OWNER ROADWAYS MUST HAVE AT LEAST ONE LANE OPEN AT ALL TIMES. NO STAGING OF TRUCKS OUTSIDE OF CONSTRUCTION LIMITS WILL BE PERMITTED WITHOUT CONSENT FROM THE OWNER.

**SUBCONTRACTOR SUPERVISION**

THE CONTRACTOR IS REQUIRED TO HAVE SOMEONE ON-SITE TO SUPERVISE THE SUBCONTRACTOR FOR QUALITY CONTROL PURPOSES AND TO PROVIDE ANY NECESSARY ASSISTANCE TO THE SUBCONTRACTOR TO ENSURE QUALITY WORK. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

**EXCAVATION AND EMBANKMENT**

TOPSOIL SHALL BE REMOVED FROM ALL DISTURBED AREAS AND ALL AREAS TO BE EXCAVATED OR EMBANKED. A MINIMUM OF 6" OF TOPSOIL SHALL BE FINE GRADED ON ALL DISTURBED AREAS.

ALL EMBANKMENT SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR OR AS DETERMINED BY THE OWNER. TESTING MAY BE REQUIRED BY THE OWNER.



SIDNEY, OHIO 937-497-0200  
LOVELAND, OHIO 513-239-8554

WWW.CHOICEONEENGINEERING.COM

RED ROOF INN SITE REDEVELOPMENT  
CITY OF PIQUA  
GENERAL NOTES

REVISIONS:

FILE NAME  
GN001

DRAWN BY  
ALW

CHECKED BY  
MLS

PROJECT No.  
MAP102302

DATE  
03-07-2024

SHEET NUMBER

2 OF 16

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### SAWCUT PAVEMENT JOINTS

MORE THAN ONE SAWCUT MAY BE NECESSARY TO ENSURE A CLEAN CUT. JUST PRIOR TO ASPHALT OR CONCRETE PLACEMENT, ASPHALT MATERIAL SHALL BE PLACED ON THE VERTICAL FACE OF SAWCUT JOINTS PRIOR TO PAVING AS PER 401.14. AFTER THE ASPHALT WORK IS COMPLETED, THE TRANSVERSE JOINTS SHALL BE SEALED WITH LIQUID ASPHALT.

### WATER LINE CROSSING SEPARATION

CONTRACTOR SHALL LOWER/DIP ANY EXISTING OR PROPOSED WATER LINES AS NEEDED TO OBTAIN AN 18" MINIMUM SEPARATION DISTANCE FROM THE WATER LINE TO ANY STORM OR SANITARY SEWER. WATER LINE SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY SEWERS. WHENEVER A SANITARY OR STORM SEWER AND WATER LINE MUST CROSS, THE SEWER AND WATER SHALL BE LAID AT SUCH AN ELEVATION THAT THERE IS AT LEAST 18" OF SEPARATION BETWEEN THE OUTSIDE WALLS OF THE TWO PIPES. ALSO ONE FULL LENGTH OF WATERLINE SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM AND SANITARY SEWERS AS POSSIBLE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SEWER SHALL BE CONSTRUCTED OF WATER LINE TYPE MATERIALS WHICH WOULD BE ABLE TO WITHSTAND A 100 PSI PRESSURE TEST (NOTE: DO NOT PRESSURE TEST SEWER TO 100 PSI). THESE REQUIREMENTS WILL EXTEND FOR THE DISTANCE OF THE ENTIRE SPAN. NO CHANGE OF MATERIALS ARE ALLOWED MID-SPAN. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

### PAVEMENT MARKINGS

ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

### DOWNSPOUTS

THE CONTRACTOR SHALL CONNECT ANY DOWNSPOUTS AS SHOWN ON THE SITE PLAN OR TO THE CLOSEST STORM PIPING OR CATCH BASINS USING CPSP/LP OR PVC SDR-35 SEWER OR APPROVED EQUAL.

### UTILITIES

CONTRACTOR SHALL INSTALL AND/OR COORDINATE THE INSTALLATION OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, ETC.. CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES PRIOR TO INSTALLATION OF ANY FACILITIES. ALL UTILITIES SHALL BE INSTALLED PER EACH PARTICULAR UTILITY COMPANY'S STANDARDS AND PROCEDURES. CONTRACTOR TO VERIFY ACTUAL SIZES, LOCATIONS (POINTS OF ENTRY INTO THE BUILDING) AND INVERTS OF ALL UTILITIES TYING INTO THE BUILDING WITH ALL ARCHITECT PLANS (BUILDING, PLUMBING, ELECTRICAL, ETC.) BEFORE CONSTRUCTION.

### ASPHALT PAVEMENT REPLACEMENT NOTE

ANY EXISTING PAVEMENT THAT IS TO BE REMOVED SHALL BE SAWCUT FULL DEPTH AND RESTORED TO MATCH THE EXISTING PAVEMENT CROSS SECTION UNLESS OTHERWISE NOTED IN THE PLANS.

### ASPHALT

ALL ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL APPLY TO THIS PROJECT EXCEPT FOR ODOT ITEM 401.20 ASPHALT BINDER PRICE ADJUSTMENT (ASPHALT CONCRETE BID ITEMS ARE NOT ELIGIBLE FOR ANY ASPHALT BINDER PRICE ADJUSTMENT).

ALL ASPHALT DELIVERED SHALL BE ACCOMPANIED WITH A LOAD TICKET AS PER ITEM 401.21.

### REVIEW OF DRAINAGE FACILITIES

BEFORE FINAL ACCEPTANCE BY THE OWNER, REPRESENTATIVES OF THE OWNER, AND THE CONTRACTOR, SHALL MAKE AN INSPECTION OF ALL EXISTING SEWERS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. ALL EXISTING SEWERS INSPECTED BY THE ABOVE MENTIONED PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION REASONABLY COMPARABLE TO PRE-EXISTING CONDITION OF THE SEWER. ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF PIQUA AND/OR OWNER.

ALL NEW CONDUITS, UNDERDRAINS (INCLUDING THE STONE BACKFILL ABOVE THE UNDERDRAIN PIPING), INLETS, CATCH BASINS, MANHOLES, SWALES/DITCHES, AND DETENTION/RETENTION BASINS CONSTRUCTED AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER (INCLUDING SEDIMENT) AND IN A CLEAN CONDITION AND FULLY AND PROPERLY FUNCTIONAL BEFORE THE PROJECT WILL BE ACCEPTED BY THE OWNER.

### CLEARING AND GRUBBING

CONTRACTOR TO CLEAR THE AREA AS SHOWN ON THE PLANS AND/OR AS NEEDED TO WORK ON THIS PROJECT. UNLESS STATED ELSEWHERE IN THE PLANS, CLEARING AND GRUBBING IS TO BE KEPT TO A MINIMUM IN ORDER TO PRESERVE THE WOODED AREAS.

### MODIFICATIONS

ANY MODIFICATIONS TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE OWNER.

### RESTORATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AND/OR DAMAGED AREAS, INCLUDING PAVEMENT, TO CONDITIONS EQUAL TO OR BETTER THAN CONDITIONS PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF THE OWNER.

### MISCELLANEOUS

THE INTENT OF THESE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

IN THE CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE OWNER'S REPRESENTATIVE'S INTERPRETATION.

CONTRACTORS SHALL VERIFY ALL GRADES, ELEVATIONS, AND EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR'S LUMP SUM BID PRICE SHALL INCLUDE ALL ITEMS AND OPERATIONS NEEDED, REQUIRED AND NECESSARY FOR THE PROPER EXECUTION OF THE PROJECT AND TO COMPLETE ALL WORK.

### GRAFFITI AND VANDALISM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY CONCRETE WORK OR OTHER ITEMS UNDER THIS CONTRACT WHICH IS DEEMED UNACCEPTABLE BY THE OWNER DUE TO GRAFFITI OR VANDALISM DAMAGE.

### OWNER COORDINATION NOTES

THE CONTRACTOR SHALL COORDINATE THE PROPOSED WORK WITH THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK ON SITE. IF THE CONTRACTOR IS TO ENGAGE IN ANY OPERATIONS THAT AFFECT THE EXISTING FACILITY OPERATIONS, THE CONTRACTOR SHALL COORDINATE THE SCHEDULING OF SUCH ACTIVITIES WITH THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY SUCH OPERATIONS OR ACTIVITIES.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORT, BRACING, AND OTHER DEVICES AS MAY BE REQUIRED OR AS DIRECTED BY OWNER'S REPRESENTATIVE OR THE ENGINEER TO PROTECT THE SAFETY OF THE PUBLIC, ADJACENT STRUCTURES, ROADWAY AND/OR UTILITIES. ALL WORK TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

### GENERAL NOTES FOR CIVIL WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND IS TO INCLUDE SUCH COSTS AS A PART OF THE LUMP SUM PRICE ON THE PROJECT.

2. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE APPROPRIATE UNDERGROUND UTILITY MARKING SERVICE PRIOR TO THE START OF ANY CONSTRUCTION IN ORDER TO AVOID CONFLICTS WITH EXISTING UTILITIES. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE OWNER PRIOR TO THE START OF ANY WORK THAT WOULD BE IN CONFLICT WITH THE UTILITIES.

3. THE CONTRACTOR IS TO VISIT AND INVESTIGATE THE PROJECT SITE, PRIOR TO BIDDING, IN ORDER TO DETERMINE THE EXISTING GROUND AND SITE CONDITIONS. FOR SOIL TYPE AND GROUND WATER TABLE, THE CONTRACTOR IS ENCOURAGED TO UTILIZE ANY AVAILABLE DATA TO ESTIMATE GROUND CONDITIONS. SHOULD THE BIDDING CONTRACTOR REQUIRE ADDITIONAL TEST HOLES PRIOR TO BIDDING IN ORDER TO DETERMINE OR VALIDATE GROUND CONDITIONS, THIS CAN BE COMPLETED AT THE DISCRETION OF THE OWNER. NO TEST HOLES ARE TO BE DUG WITHOUT CONTACTING THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND WITHOUT RECEIVING WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE TO DO SO.

4. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS WITH REGARD TO EXCAVATION, SAFETY, QUALITY AND WORK PROGRESS. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THESE THROUGHOUT CONSTRUCTION OPERATIONS.

5. THE LOCATION OF MATERIALS STORED ON SITE MUST RECEIVE THE APPROVAL OF THE OWNER. IN GENERAL, MATERIALS SHOULD BE STORED SO AS TO MINIMIZE THE INCONVENIENCE TO THE OWNER.

6. IF EXCAVATED MATERIALS ARE FOUND TO BE CONTAMINATED, REMEDIATION WILL BE AT THE OWNER'S EXPENSE PRIOR TO REMOVAL FROM THE SITE OR DISPOSAL ON-SITE BY THE CONTRACTOR. THIS PROCESS WILL BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR.

7. TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE BID SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE OSHA RULES AND REGULATIONS. IN ADDITION, THE OWNER MAY HAVE ADDITIONAL REQUIREMENTS FOR EXCAVATION AND TRENCHING ON OWNER PROPERTY THAT MAY BE MORE STRINGENT THAN CURRENT LOCAL OR OSHA REQUIREMENTS. IN THIS CASE, THE OWNER'S REQUIREMENTS ARE TO BE FOLLOWED UNLESS THIS ACTION WOULD BE CONSIDERED NON-COMPLIANT WITH CURRENT GOVERNING CODES OR REGULATIONS AS DEFINED BY LOCAL OR GOVERNING AUTHORITIES. WHERE A NON-COMPLIANCE ISSUE IS NOTED, THE CONTRACTOR IS TO MAKE THE OWNER AND ENGINEER AWARE OF THE GOVERNING CODE.

8. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR, REPLACE, AND/OR RECONNECT ANY EXISTING DRAINAGE TILES, NOT SHOWN ON THE PLANS, WHICH CROSS THROUGH THE EXCAVATED TRENCH. ANY DRAINAGE TILES ENCOUNTERED ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND A MEASUREMENT TAKEN FROM THE NEAREST MANHOLE OR INLET STRUCTURE TO THE CENTERLINE OF THE TILE. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AS PART OF THE RECORD DRAWINGS.

9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRS TO ANY UTILITY LINE(S) THAT THE CONTRACTOR DAMAGES UNLESS OTHERWISE CLEARLY THE RESPONSIBILITY OF THE UTILITY COMPANY.

10. THE CONTRACTOR WILL REPLACE ALL DAMAGED OR REMOVED DRIVES AND PAVEMENT WITH THE REQUIRED THICKNESS SHOWN ON THE PLANS OR MATCH EXISTING IF GREATER.

11. ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE.

12. CONTRACTOR SHALL USE PROPER EROSION CONTROL TECHNIQUES TO MAINTAIN GRADE PRIOR TO SEEDING.

13. CONTRACTOR TO REFER TO ODOT SPECIFICATION, ITEM 659 FOR SEEDING AND MULCHING UNLESS OTHERWISE SPECIFIED. CONTRACTOR WILL NOT SEED ANY AREA UNTIL OWNER HAS INSPECTED FINAL TOPSOIL GRADING.

14. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FENCES, LAWN DECORATIONS, TREES, SHRUBS, PLANTING, VEGETATION ETC. WHICH IS DAMAGED, DISTURBED OR REMOVED DURING CONSTRUCTION.

15. DURING PAVING OPERATIONS, THE CONTRACTOR MUST SUBMIT A WRITTEN PLAN IDENTIFYING DRIVE AREAS WITHIN THE SITE THAT WILL BE SHUT DOWN FOR CONSTRUCTION OPERATIONS PRIOR TO START OF ANY WORK IN THOSE AREAS. CONTRACTOR MUST MAINTAIN A MINIMUM OF ONE LANE FOR TRAFFIC IN ANY AREAS SO DESIGNATED BY THE OWNER THROUGHOUT ALL CONSTRUCTION OPERATIONS.

### ITEM 611 SANITARY SEWER, AS PER PLAN

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 611, PIPE CULVERTS, SEWERS AND DRAINS, EXCEPT AS HEREIN MODIFIED.

THIS WORK SHALL CONSIST OF EXCAVATION, STRUCTURAL BEDDING AND INSTALLATION OF THE NEW PVC SDR-35 SANITARY SEWER, INCLUDING ALL BEDDING, BACKFILL, COMPACTION OF BACKFILL (STRUCTURAL OR NATIVE) AND ALL TESTING PER THE PROJECT PLANS AND SPECIFICATIONS AND PER THE CITY OF PIQUA STANDARDS. THIS ITEM SHALL ALSO INCLUDE CONNECTION TO EXISTING SANITARY. ITEM SHALL ALSO INCLUDE DEWATERING NECESSARY FOR INSTALLATION OF SANITARY.

WHEN A NEW SANITARY SEWER MAIN CONNECTS TO AN EXISTING SEWER MAIN, A FERNCO COUPLING SHALL BE INSTALLED. THE COST OF THE COUPLING AND ASSOCIATED WORK SHALL BE INCLUDED IN THE COST OF THE PROPOSED SANITARY SEWER.

IF NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING SANITARY SEWER IN SERVICE DURING THE CONNECTION OF THE NEW SANITARY SEWER. CONTRACTOR MAY NEED TO PUMP EXISTING FLOW FROM MANHOLE TO NEXT DOWNSTREAM MANHOLE DURING CONSTRUCTION. CONTRACTOR IS TO HAVE ON SITE ONE SPARE PUMP AND NECESSARY PUMP LINE IN CASE OF EMERGENCY. THE CONTRACTOR SHALL COORDINATE WITH THE CITY/OWNER ON THE PROCEDURE THE CONTRACTOR WILL USE.

ALL SANITARY SYSTEM WORK, MATERIALS, PROCEDURES, INSTALLATION AND TESTING SHALL BE PER PER THE PROJECT PLANS AND SPECIFICATIONS AND PER CITY OF PIQUA STANDARDS.

PAYMENT OF ITEM 611, SANITARY SEWER, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

### SANITARY SYSTEM, AS PER PLAN

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN THE NOTE ABOVE "ITEM 611 SANITARY SEWER, AS PER PLAN" BUT SHALL ALSO INCLUDE ALL WORK NEEDED TO INSTALL A COMPLETE AND FUNCTIONAL/OPERATIONAL SANITARY SYSTEM PER THE PROJECT PLANS AND SPECIFICATIONS. THIS SHALL INCLUDE ALL SANITARY SEWER PIPING, MANHOLES AND ALL WORK REQUIRED/NEEDED TO SUPPLY ALL ASPECTS OF THE SANITARY SEWER SYSTEM AND MAKE IT OPERATIONAL. THIS ITEM SHALL INCLUDE COORDINATING ALL WORK WITH THE OWNER TO ENSURE PLANT/FACILITY OPERATIONS ARE MAINTAINED, THAT ANY REQUIRED DOWNTIME OR RESTRICTION OF SITE ACCESS IS MINIMIZED AND ALL PHASING, AFTER HOURS AND WEEKEND WORK AS NEEDED TO ACCOMPLISH SUCH.

PAYMENT OF SANITARY SYSTEM, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

REVISIONS:

FILE NAME

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PROJECT No.

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**ITEM 638 WATER MAIN, AS PER PLAN**

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 638 WATER MAINS AND SERVICE BRANCHES EXCEPT AS HEREIN MODIFIED.

ALL WATER SYSTEM WORK, MATERIALS, PROCEDURES, INSTALLATION, TESTING AND DISINFECTION SHALL BE PER THE PROJECT PLANS AND SPECIFICATIONS AND PER CITY OF PIQUA STANDARDS. THERE SHOULD BE NO REASON TO TAKE EXISTING WATER MAINS OUT OF SERVICE DURING THIS PROJECT. ALL CONNECTIONS CAN BE ACCOMPLISHED BY USING PROPER FITTINGS AND LIVE TAP METHODS. PRIOR TO CONNECTING PROPOSED WATER MAINS OR SERVICE LINES TO EXISTING WATER MAINS, THE CONTRACTOR MUST PROVIDE AT LEAST A 48 HOUR NOTICE TO THE CITY/OWNER.

IF CONFLICTS ARISE IN MAINTAINING EX. WATER SERVICES, THE CONTRACTOR SHALL COORDINATE WITH THE CITY/OWNER FOR THE CONTRACTOR TO SUPPLY TEMPORARY WATER SERVICES. THE CITY SHALL TAKE EXISTING WATER MAINS OUT OF SERVICE DURING SHORT PERIODS WHEN CONNECTIONS TO PROPOSED WATER MAINS ARE NECESSARY.

THIS WORK SHALL CONSIST OF EXCAVATION, BEDDING AND INSTALLING THE NEW WATER MAIN INCLUDING ALL BACKFILL. THIS ITEM SHALL ALSO INCLUDE CONNECTION AND NECESSARY SAW CUTTING TO THE EXISTING WATER MAIN. THIS ITEM SHALL ALSO INCLUDE DEWATERING NECESSARY FOR INSTALLATION OF THE WATER MAIN. PAVEMENT RESTORATION, CURB AND GUTTER AND PLAIN CONCRETE PAVEMENT AND SIDEWALK REPLACEMENT SHALL BE INCLUDED IN THIS ITEM. THE WORK SHALL INCLUDE ALL COMPACTION, ALL TESTING AND ALL DISINFECTION PER THE PROJECT PLANS AND SPECIFICATIONS AND PER CITY OF PIQUA STANDARDS. THIS ITEM SHALL ALSO INCLUDE ALL FITTINGS AND COUPLINGS NECESSARY TO CONNECT TO THE EXISTING WATER MAIN.

PAYMENT FOR ITEM 638 WATER MAIN FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

**ITEM 638 6 -INCH FIRE HYDRANT ASSEMBLY, AS PER PLAN**

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 638 WATER MAINS AND SERVICE BRANCHES EXCEPT AS HEREIN MODIFIED.

ALL FIRE HYDRANTS AND ALL RELATED WORK SHALL BE PER THE PROJECT PLANS AND SPECIFICATIONS AND PER CITY OF PIQUA STANDARDS AND AS DIRECTED BY THE CITY OF PIQUA FIRE DEPARTMENT. COLOR OF THE FIRE HYDRANTS SHALL BE COORDINATED WITH THE CITY OF PIQUA. THE ASSEMBLY WILL CONSIST OF THE FIRE HYDRANT AND ALL ASSOCIATED PARTS, PIPE TEE, PIPE BRANCH AND FITTINGS, A GATE VALVE WITH VALVE BOX, THRUST BLOCKING AND RESTRAINING GLANDS.

PAYMENT FOR ITEM 638 6-INCH FIRE HYDRANT ASSEMBLY, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

**ITEM 659 SEEDING AND MULCHING, CLASS 1 (LAWN MIXTURE), AS PER PLAN**

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 659, SEEDING AND MULCHING, EXCEPT AS HEREIN MODIFIED.

ALL DISTURBED AREAS OR AREAS DESIGNATED FOR SEEDING SHALL BE GRADED AND SEEDED AND SHALL HAVE A MINIMUM OF 6" OF TOPSOIL OVER THE ENTIRE AREA. TESTING THE PH OF ANY EXISTING OR IMPORTED TOPSOIL PER ODOT 659.02 SHALL BE WAIVED. THE AREA SHALL BE HAND-RAKED AND DRESSED READY FOR SEEDING. NO STONE OVER 1 1/2 IN SIZE PERMITTED IN THE TOP 6".

SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL.

IT'S THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE REQUIRED GERMINATION RATES AND ENSURE THE GRASS IS ESTABLISHED TO THE SATISFACTION OF THE OWNER WHICH MAY REQUIRE WATERING, REGRADING/ADDING TOPSOIL AND RESEEDING. ANY AREAS THAT HAVE ERODED OR WHERE NEW GRASS DID NOT GERMINATE SHALL BE ADDRESSED BY THE CONTRACTOR UNTIL THE AREAS ARE STABILIZED, SHAPED, AND DRAINED, AS INDICATED IN THE PLANS.

ANY DISTURBED AREA, OUTSIDE OF THE PROJECT WORK LIMITS, CAUSED BY THE CONTRACTOR'S WORK, SHALL BE RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER AND PROJECT OWNER'S REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE. THIS ITEM INCLUDES: TOPSOIL, SEEDING, MULCHING, COMMERCIAL FERTILIZER, WATER, AND REPAIR SEEDING AND MULCHING.

PAYMENT FOR ITEM 659 SEEDING AND MULCHING, CLASS 1 (LAWN MIXTURE), AS PER PLAN, FOR ALL ABOVE OPERATIONS, SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.



SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
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RED ROOF INN SITE REDEVELOPMENT  
CITY OF PIQUA  
GENERAL NOTES

REVISIONS:

FILE NAME

GN003

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PROJECT No.

MAP102302

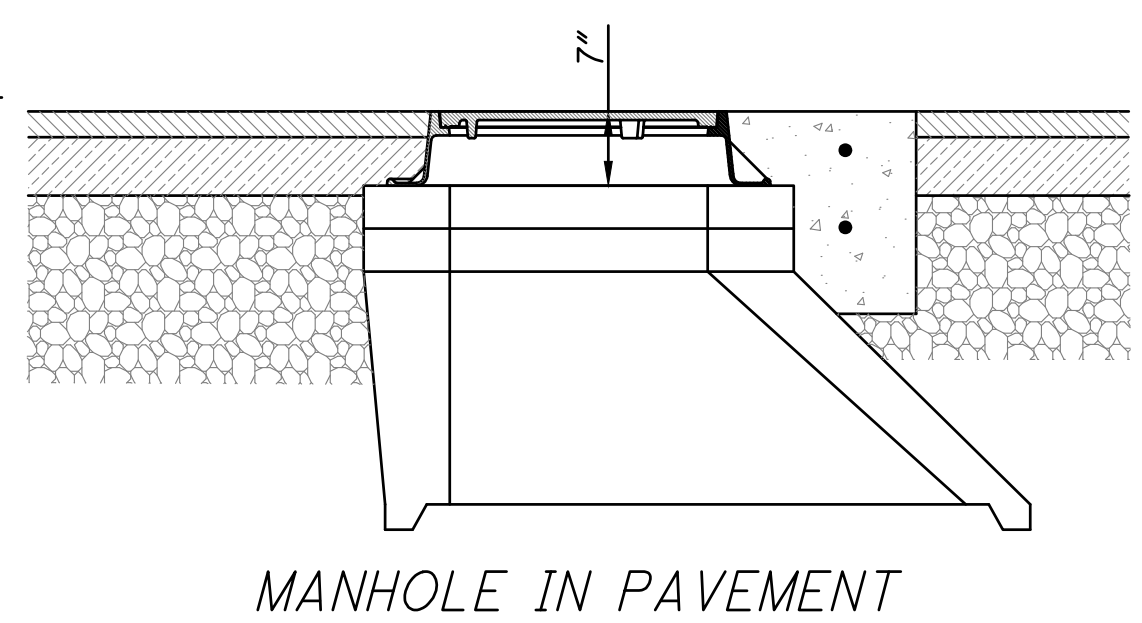
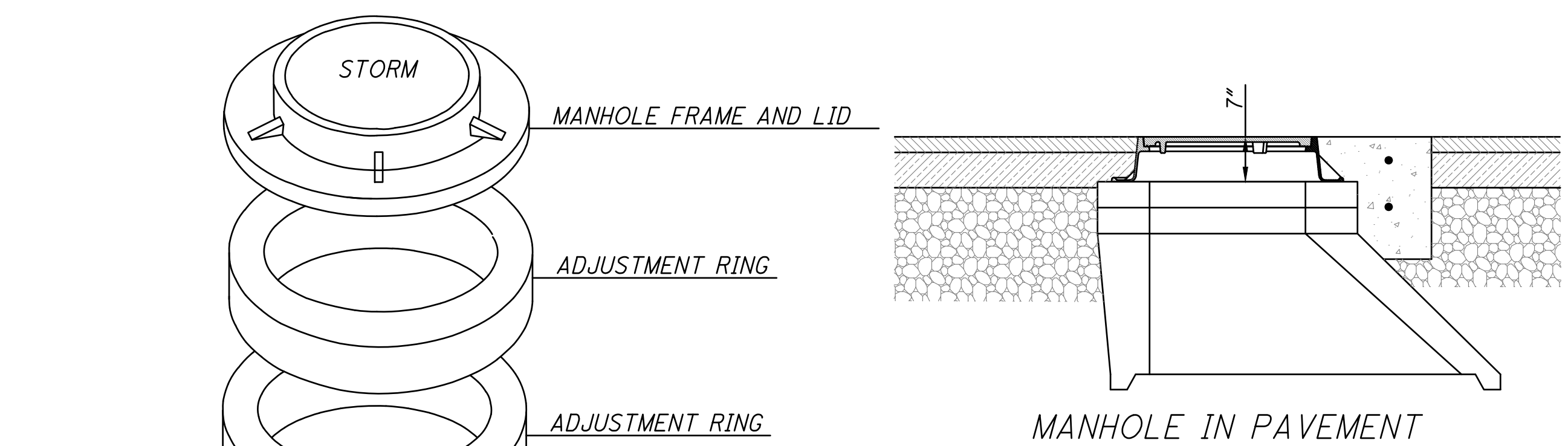
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- NOTES**
- A. EACH STORM SEWER MANHOLE SHALL BE CONSTRUCTED PER ODOT'S NO. 3 MANHOLE STANDARD CONSTRUCTION DRAWINGS WITH THE FOLLOWING MODIFICATIONS:
  - B. MANHOLE FRAME SHALL BE EQUAL TO NEENAH R-1642 OR EAST JORDAN IRON WORKS 1040Z. MANHOLE LID/COVER SHALL BE EQUAL TO NEENAH R-1642, TYPE B, SOLID LID OR EAST JORDAN IRON WORKS 1040A, SOLID LID. THE LID/COVER SHALL HAVE "STORM" STAMPED ON IT. FOR A GRATED LID PROVIDE NEENAH R-2370 TYPE G OR EQUAL. A RUBBER SEAL OR MASTIC SEAL BETWEEN THE MANHOLE FRAME AND TOP SECTION OF ADJUSTING RINGS IS REQUIRED.
  - C. PRECAST ADJUSTMENT RINGS SHALL BE 2" MIN. AND 12" MAX. NO MORE THAN TWO ADJUSTMENT RINGS OR A HEIGHT GREATER THAN 16" WILL BE ALLOWED. ADJUSTMENT RINGS TO BE GROUTED OR IF OUT OF PAVEMENT, USE CONSEAL CS-102 SEALANT OR EQUIVALENT.
  - D. TOP AND TRANSITION (OR REDUCER) SECTIONS SHALL BE AN ECCENTRIC CONE WITH THE OPTION OF USING A FLAT SLAB IF SITE CONDITIONS REQUIRE IT.
  - E. ALL PIPES INTRUDING INTO THE MANHOLE SHALL BE AS MINIMAL AS POSSIBLE TO ALLOW FOR A PROPER SEAL WITH NON-SHRINK GROUT.
  - F. CONNECTIONS BETWEEN STORM SEWER AND PRECAST MANHOLE SECTIONS SHALL BE COMPLETED WITH NON-SHRINK GROUT, HAND PLACED, SMOOTHED AND BRUSHED ON BOTH SIDES OF THE CONNECTION.
  - G. JOINTS BETWEEN PRECAST MANHOLE SECTIONS SHALL BE SEALED WITH AN O-RING GASKET MEETING ASTM SPEC. 443. JOINTS TO BE KEPT TO A MINIMUM.
  - H. DUE TO PIPE ORIENTATION, LARGER DIAMETER PRECAST MANHOLE BASE SECTIONS MAY BE REQUIRED. CONTRACTOR AND PRECAST SUPPLIER TO VERIFY MANHOLE DIAMETER (SEE CHART BELOW).

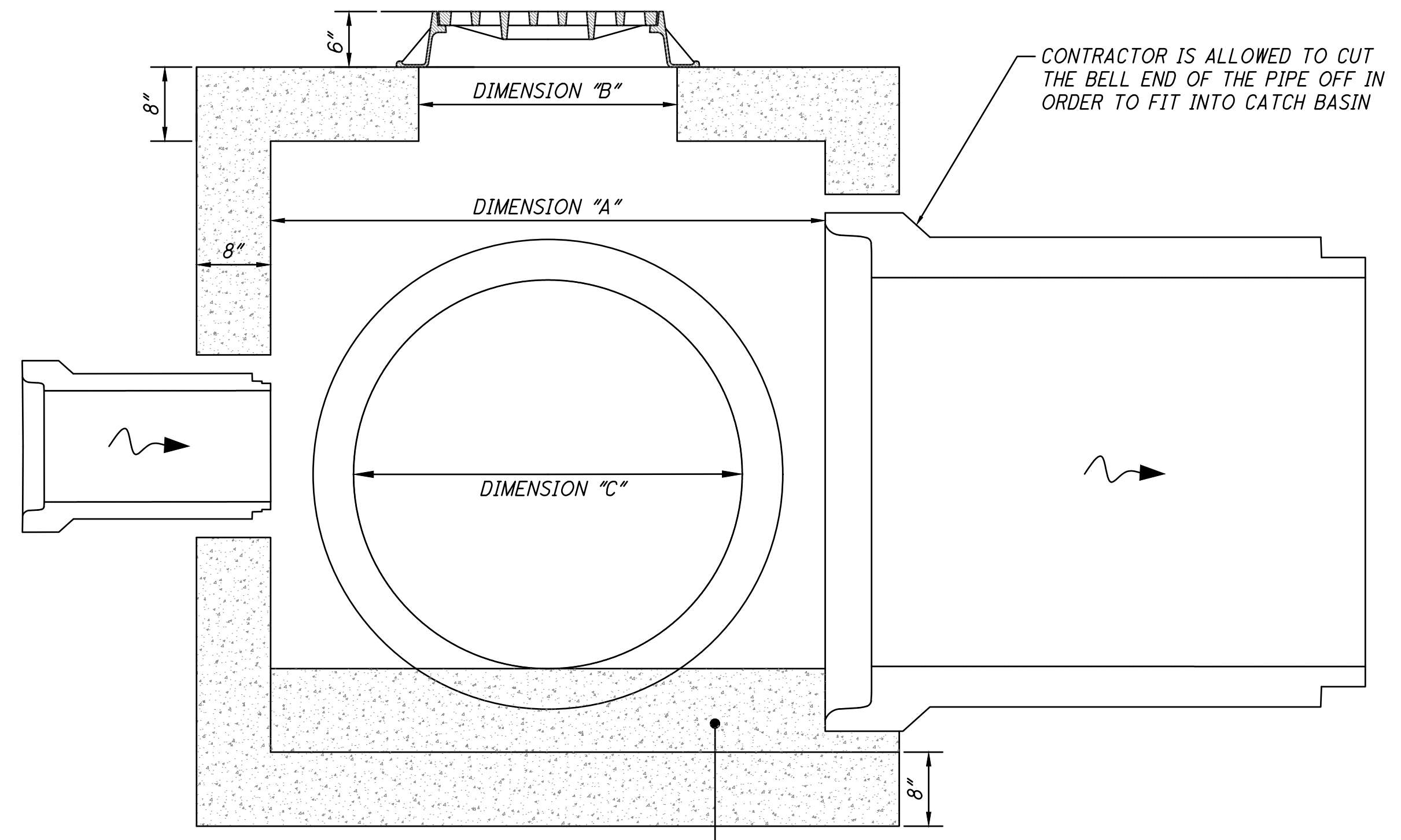
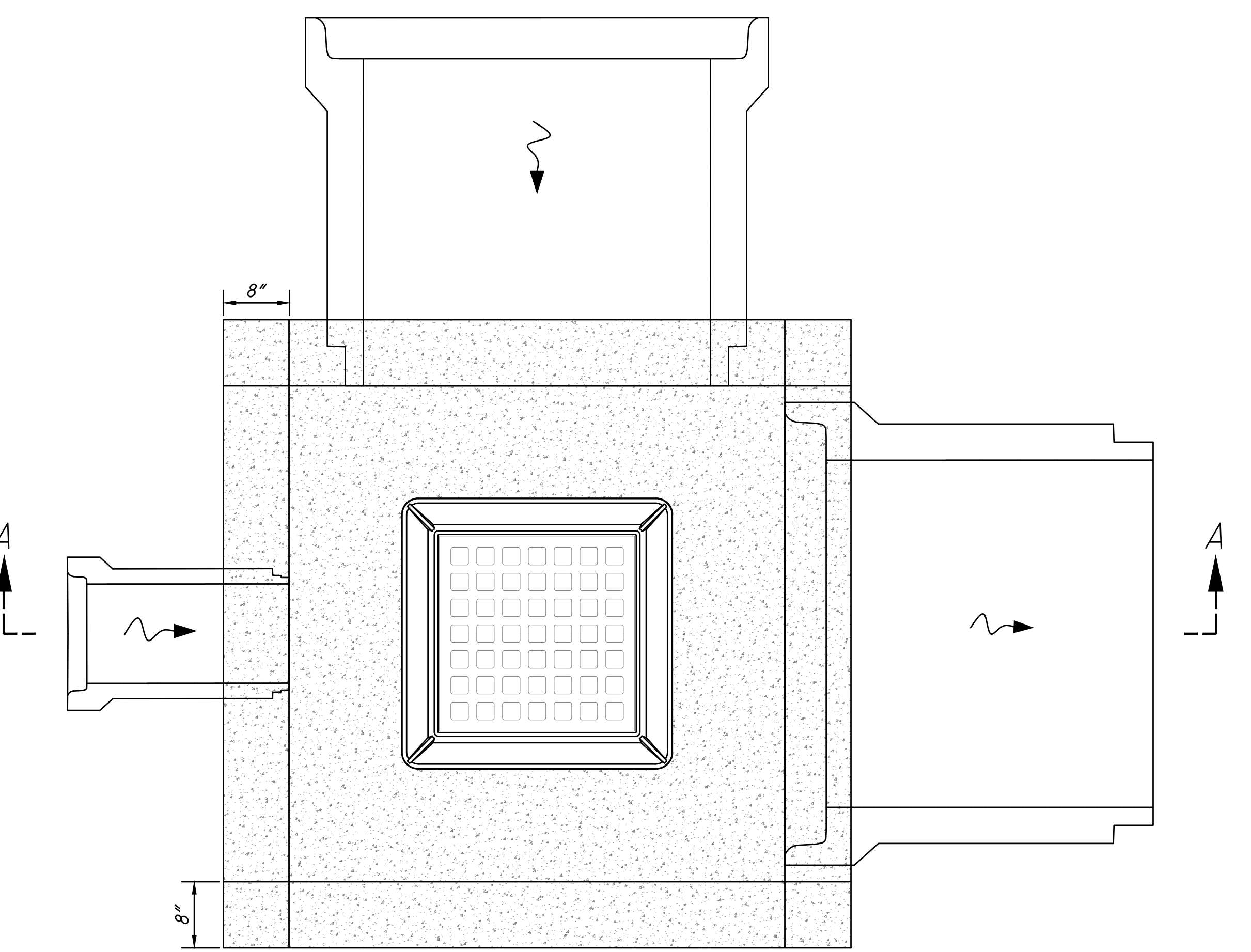
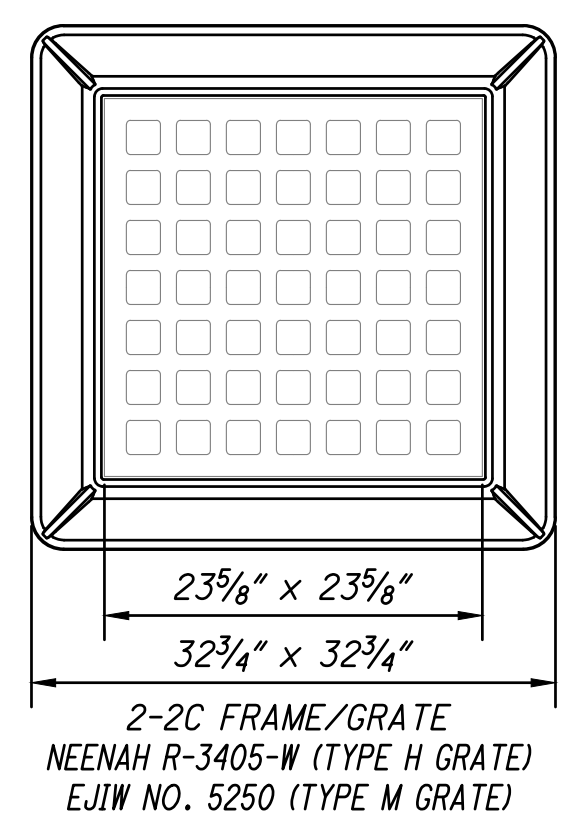
6" OF COMPACTED STRUCTURAL BACKFILL (ODOT #67 OR #57), IN 12" LIFTS, SHALL BE PLACED FROM 6" BELOW THE PRECAST MANHOLE BASE SECTION UP TO 12" ABOVE THE HIGHEST INLET PIPE

*BASE I.D.	MIN "t" WALL THICKNESS	MAXIMUM PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
96"	8"	60"

48" DIA. MANHOLE FOR 30" & SMALLER PIPE  
(\*SEE TABLE FOR PIPE SIZES GREATER THAN 30")

**NO. 3 STORM MANHOLE**

- NOTES**
- A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE.
  - B. FRAME AND GRATE FOR PAVED AREAS SHALL BE NEENAH CATALOG NO. R-3405 OR EAST JORDAN IRON WORKS NO. 5250 OR EQUIVALENT. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO BASIN TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.
  - C. REINFORCING STEEL BAR # AND SPACING IN TOP SLAB SHALL FOLLOW ODOT SCD CB-1.2/1.3.
  - D. CONCRETE, CAST-IN-PLACE, TO BE ODOT QC 1. PRECAST CONSTRUCTION IS PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13.
  - E. PIPE TO INTRUDE INTO CATCH BASIN 1" MAXIMUM AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NON-SHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

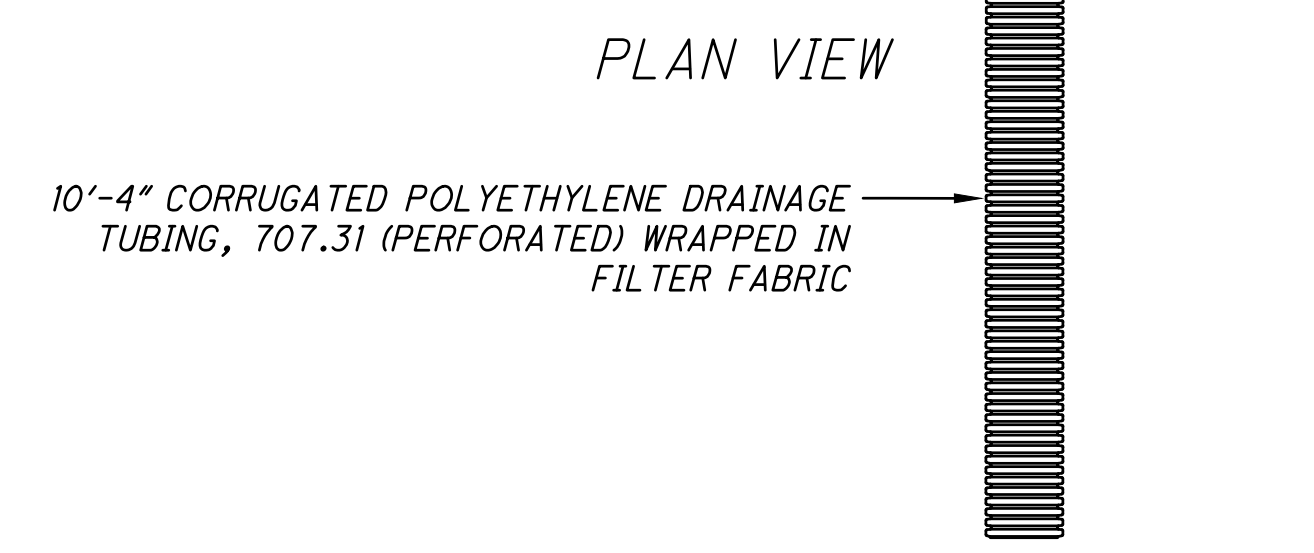
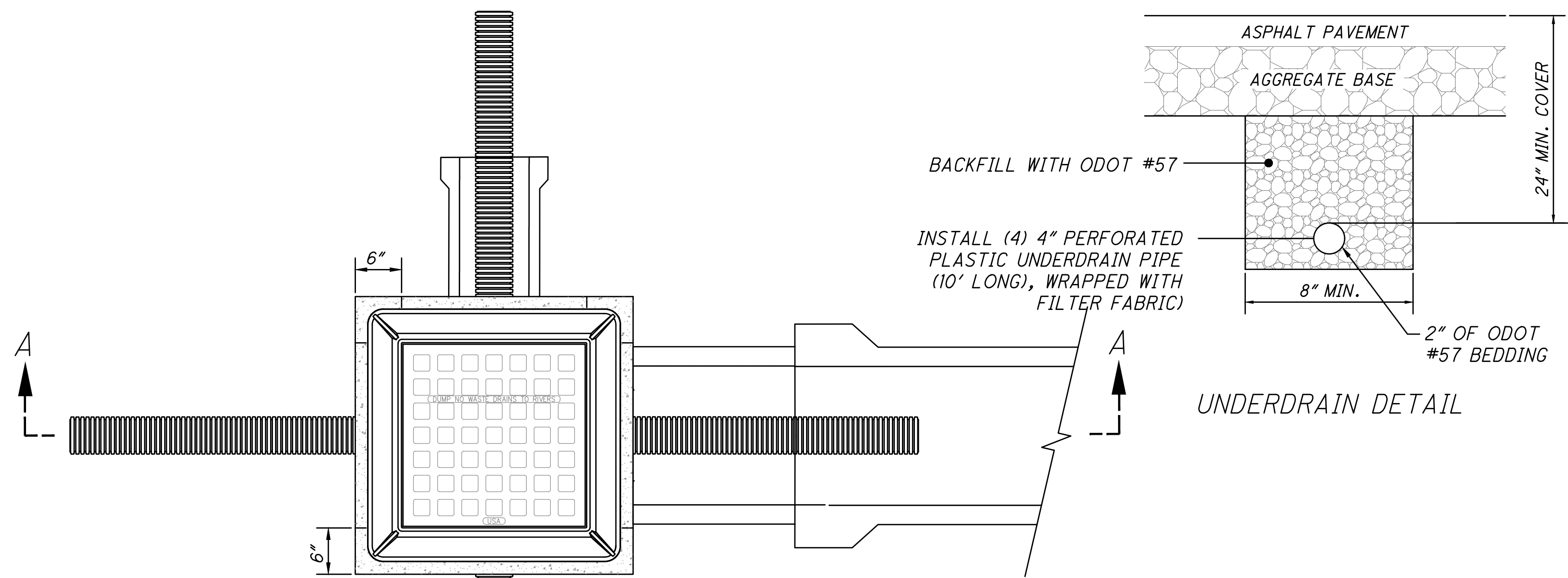


CB SIZE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"
2-3	3'-0" x 3'-0"	2'-0" x 2'-0" (2-C GRATE)	12" - 24"

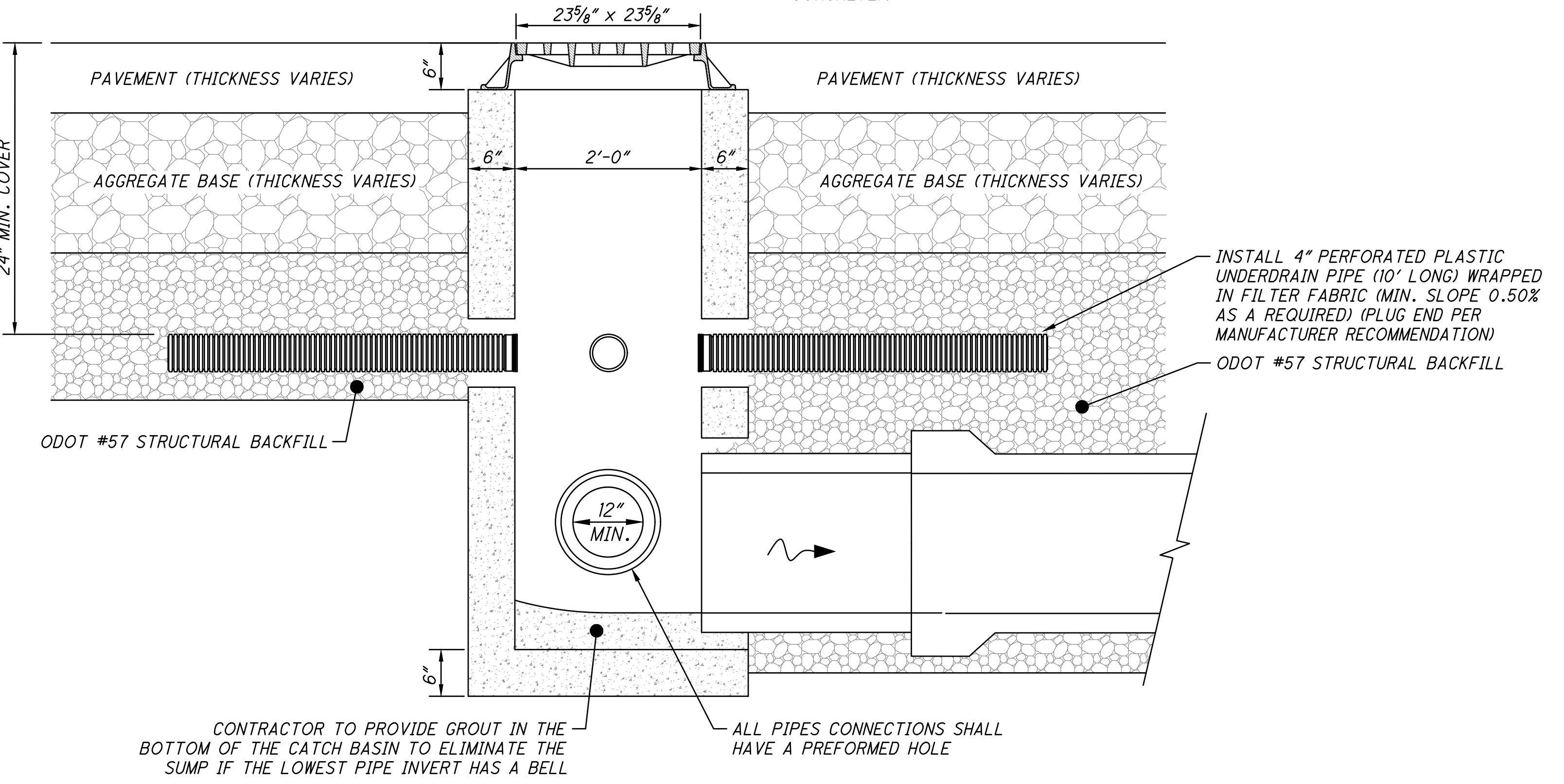
2-3 CATCH BASINS (IN PAVEMENT AREAS)  
NTS

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PROJECT No.: MAP102302  
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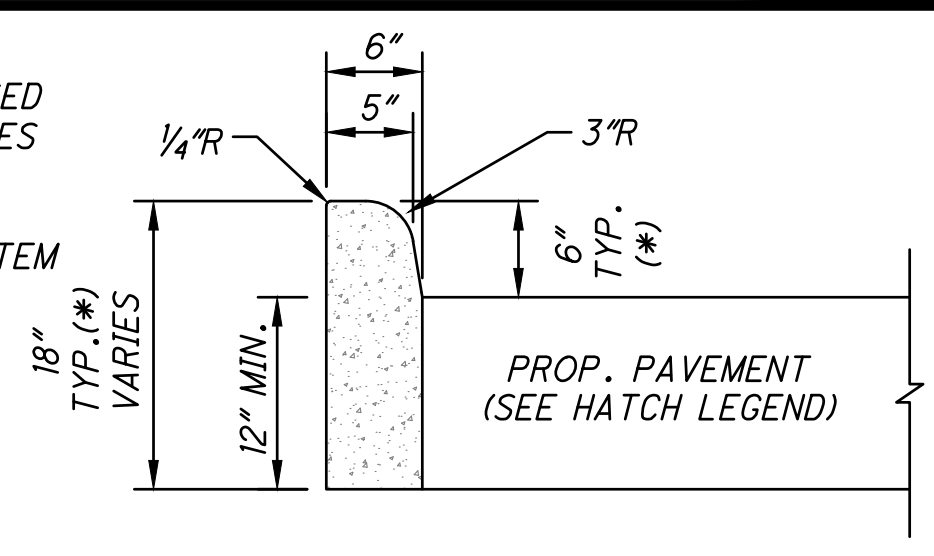
- NOTES**
- A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.
  - B. CATCH BASINS INSTALLED IN PAVED AREAS SHALL BE PROVIDED WITH A FRAME AND GRATE MANUFACTURED BY NEENAH R-3405 OR EAST JORDAN IRON WORKS (FRAME 5250Z) AND GRATE (5250M).
  - C. CONCRETE, CAST-IN-PLACE, TO BE ODOT QC 1. PRECAST CONSTRUCTION IS PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13.
  - D. CATCH BASIN SHALL ACCOMMODATE AN 18" OR SMALLER PIPE.
  - E. PIPE TO INTRUDE INTO CATCH BASIN 1" MAXIMUM AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. CONTRACTOR TO USE NON-SHRINK GROUT COMPLETELY SEAL AROUND THE PIPE AND CATCH BASIN.
  - F. THE CONTRACTOR SHALL ENSURE THE FRAME IS SECURELY BOLTED/FASTENED TO THE CATCH BASIN DURING INSTALLATION IN ALL PAVED AREAS (GRAVEL, ASPHALT AND CONCRETE).



2-2C CATCH BASIN (PAVED AREAS, WITH UNDERDRAINS)

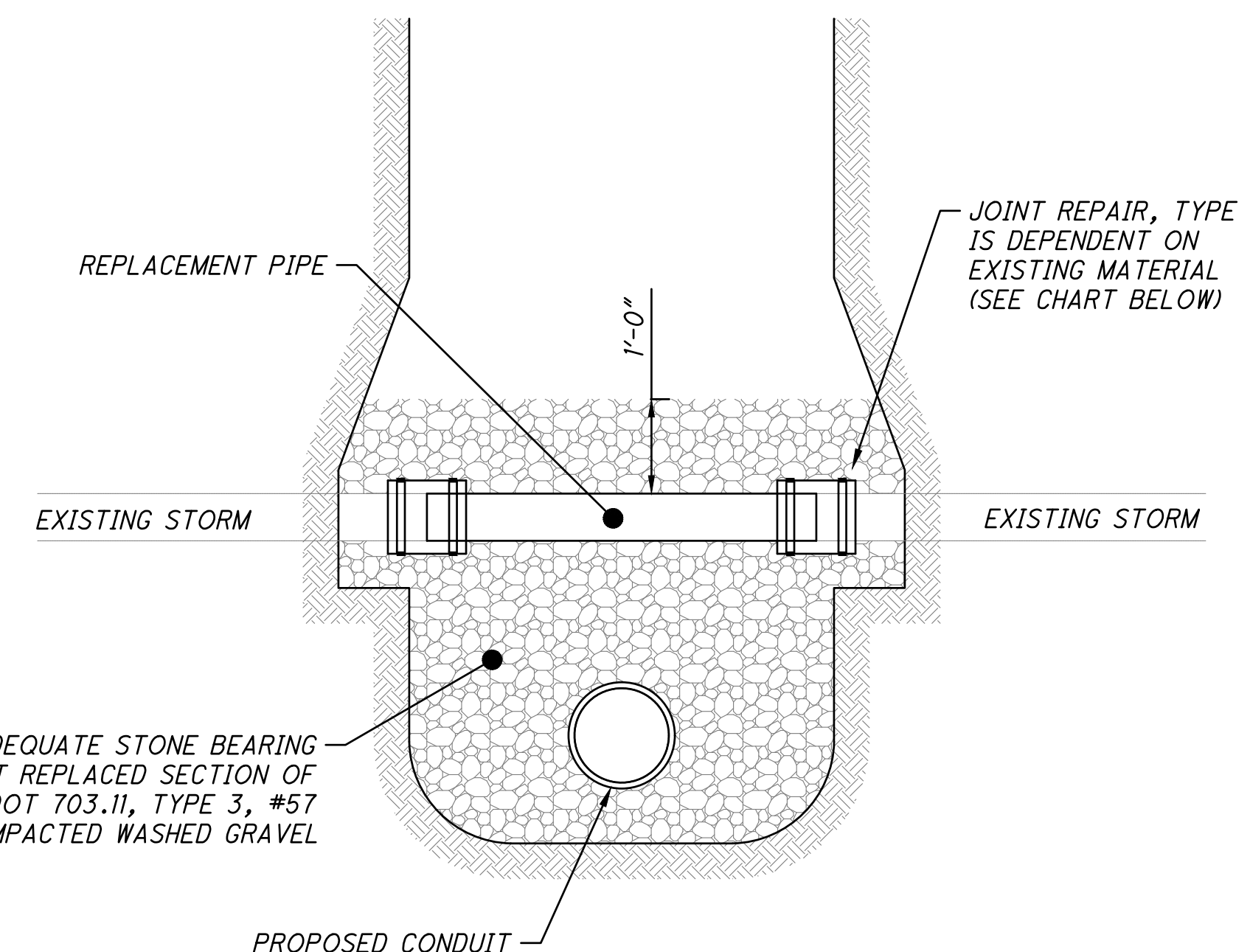
**NOTES**

- A. (\*) HEIGHT VARIES WITH CURB EXPOSURE. ASTERISK INDICATES PROPOSED TOP OF CURB SPOT GRADE ELEVATION WITH CURB EXPOSURE THAT VARIES FROM THE STANDARD 0.50' (6") CURB
- B. CONCRETE WORK SHALL MEET THE REQUIREMENTS SET FORTH IN ODOT ITEM 609 CURBING.
- C. CURBING SHALL HAVE CONTRACTION JOINTS EVERY 10' AND EXPANSION JOINTS EVERY 100'.
- D. MINIMUM OF 6" OF ODOT 304 SHALL BE PLACED UNDER CURBING.
- E. CURBING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR AS SOON AS PRACTICAL WHEN SLIPFORMING PRIOR TO OTHER CONSTRUCTION OPERATIONS.
- F. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
- G. APPLY WHITE PIGMENTED CURING COMPOUND ON ALL SURFACES INCLUDING BACK IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
- H. ALL CONCRETE SHALL BE ODOT QC-IP.
- I. CONCRETE TO INCLUDE 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO SYNTHETIC MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.



TYPE 6 BARRIER CURB  
NTS

SEE TRENCH DETAIL FOR PROPER BACKFILLING



EXISTING PIPE MATERIAL	JOINT REPAIR
PVC	STAINLESS STEEL SOLID SLEEVE PLASTIC TO PLASTIC, PVC COUPLING ASTM D-3034/F-1336PSM OR EQUAL
OTHER THAN PVC (CLAY, DUCTILE, ETC.)	STAINLESS STEEL SOLID SLEEVE COUPLINGS WITH STAINLESS STEEL BANDS, EACH SIDE, OR EQUAL
CMP	CORRUGATED METAL PIPE COUPLING
RCP	CONCRETE COLLAR

**NOTES**

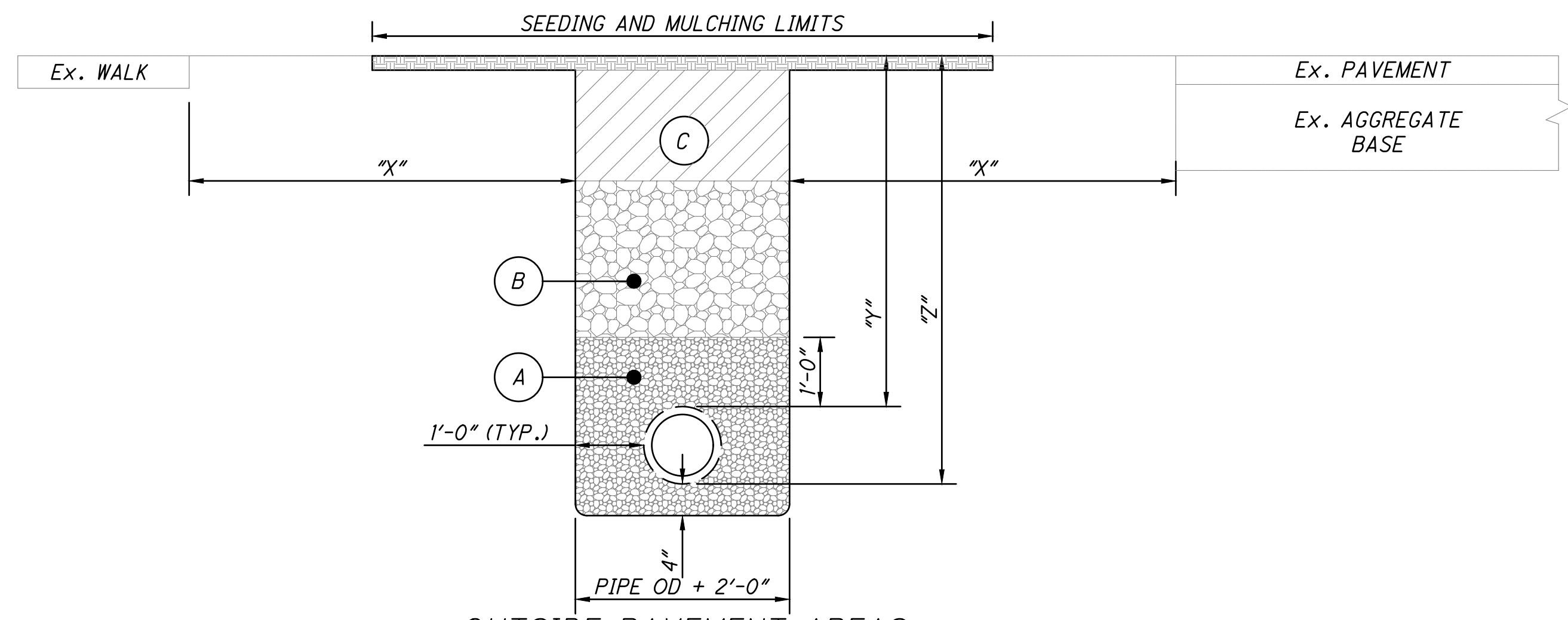
- A. CONCRETE REPAIRS OR PATCHES ARE UNACCEPTABLE.
- B. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ANYTHING REMOVED, REPLACED, AND/OR CONNECTED TO THE STORM SEWER MUST BE NOTED ON THE AS-BUILT DRAWINGS AND MUST BE INSPECTED BY THE INSPECTOR BEFORE THEY A RE-COVERED.
- C. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION MUST BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE MUNICIPALITY.

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL  
NTS

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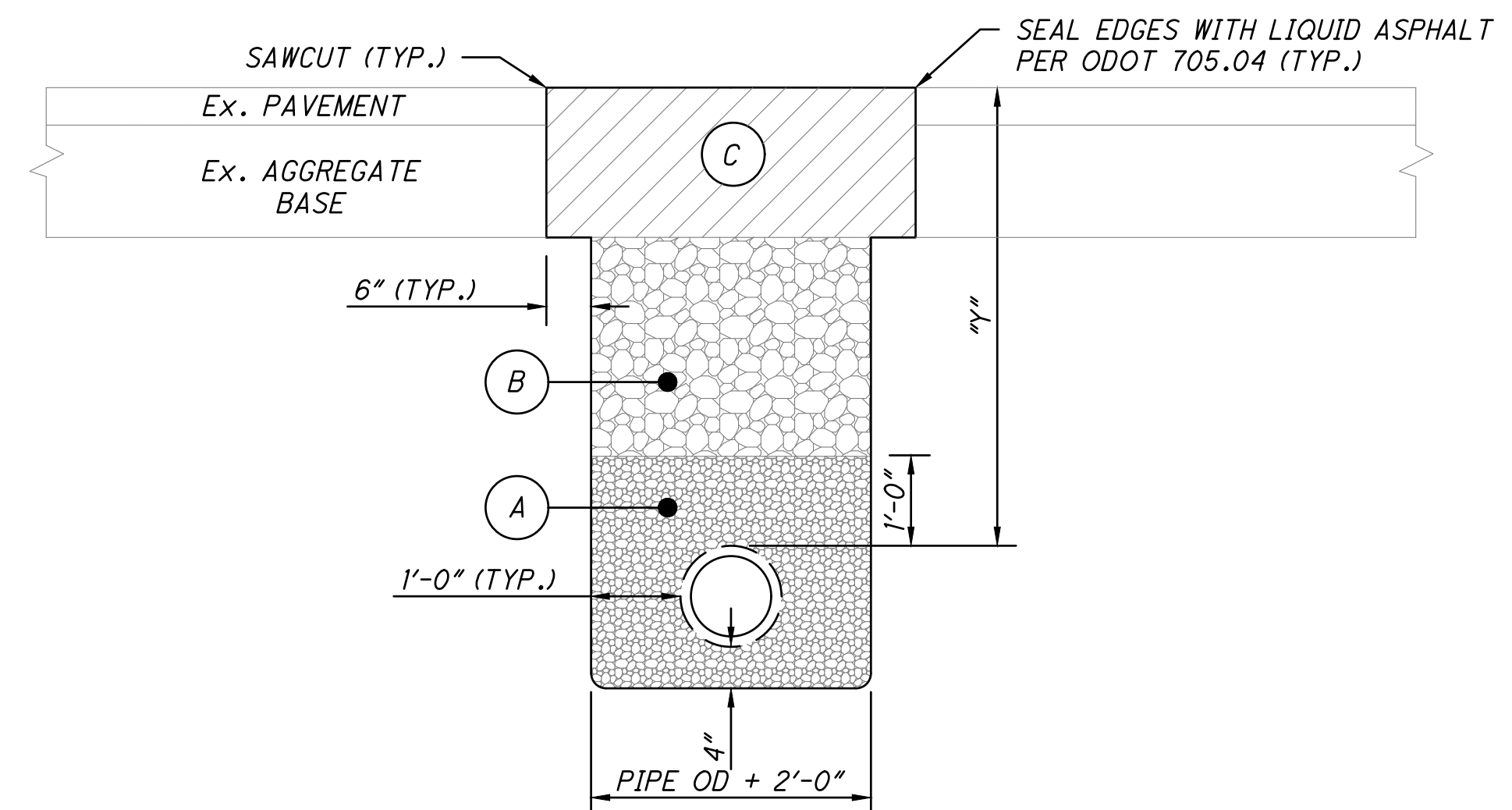


**OUTSIDE PAVEMENT AREAS**

"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.

"Y"= DEPTH OF COVER FOR PROPOSED CONDUIT  
 WATER MAINS.....4'-6" MIN. (REFER TO PROFILE)  
 STORM SEWERS.....2'-0" MIN. (REFER TO PROFILE)  
 SANITARY SEWERS.....4'-0" MIN. (REFER TO PROFILE)



**IN PAVEMENT AREAS**

**NOTES**

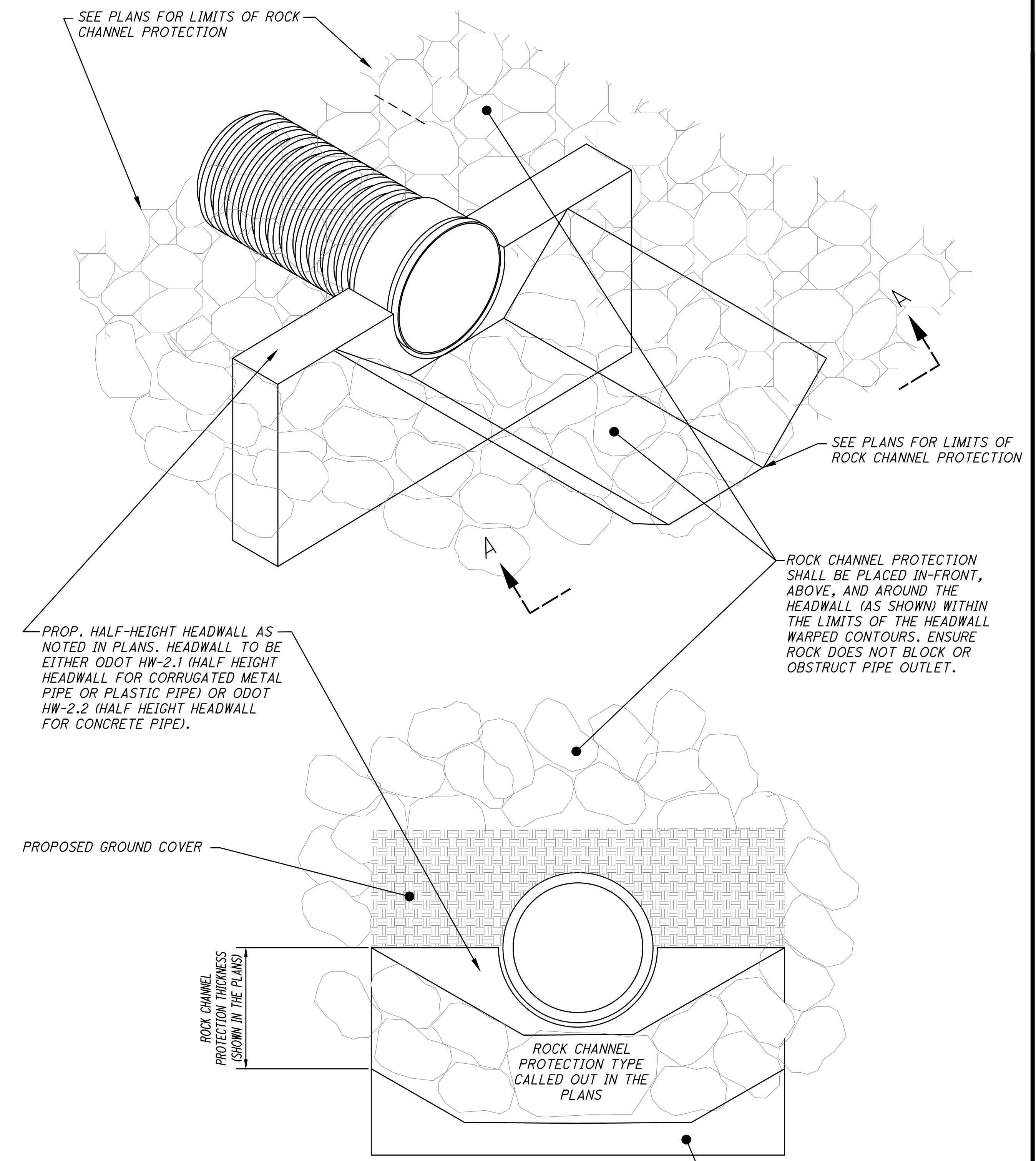
- (A) BEDDING SHALL BE PER ODOT 703.11 "STRUCTURAL BACKFILL FOR 611 BEDDING AND BACKFILL" TYPE 3 (#57 OR #67 AGGREGATE), OR OTHER APPROVED EQUIVALENT BY THE MUNICIPALITY. THERE SHALL BE 4" MIN. BEDDING BELOW THE PIPE. THE FOLLOWING BEDDING MATERIAL SHALL BE USED PER PROPOSED CONDUIT:
  - WATER MAIN, WATER SERVICES, FIRE HYDRANTS AND APPURTENANCES - SHALL BE NATURAL CRUSHED STONE OR NATURAL GRAVEL.
  - STORM AND SANITARY SEWERS - SHALL BE CRUSHED LIMESTONE OR NATURAL CRUSHED STONE.
- (B) STRUCTURAL BACKFILL - DENSITY TEST TO 95% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED BY MUNICIPALITY TO BE COMPLETED BY A CERTIFIED COMMERCIAL TESTING LABORATORY.
 

FOR "OUTSIDE PAVEMENT AREAS":  
 ALL TRENCHES WHERE "X" IS GREATER THAN "Z", THE BACKFILL MATERIAL SHALL BE COMPACTED NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE MUNICIPALITY. NO MATERIAL SHALL BE USED FOR BACKFILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 3" DIAMETER.

ALL TRENCHES WHERE "Z" IS GREATER THAN "X", THE BACKFILL MATERIAL SHALL BE ODOT ITEM 703.11, TYPE 1 (#304 AGGREGATE). THE AGGREGATE SHALL BE COMPACTED IN 12" MAXIMUM LIFTS AND BE USED UNTIL THE BACKFILL HEIGHT RESULTS IN "X" BEING GREATER THAN "Z" AT WHICH TIME NATIVE BACKFILL CAN BE USED.

FOR "IN PAVEMENT AREAS":  
 ALL TRENCHES SHALL HAVE ODOT ITEM 703.11, TYPE 1 (#304 AGGREGATE) BACKFILL PLACED FROM THE TOP OF THE BEDDING TO THE BOTTOM OF THE ROADWAY BASE.
- (C) ALL "OUTSIDE PAVEMENT AREAS" SHALL RECEIVE A MIN. OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED PER ODOT 659. ALL "IN PAVEMENT AREAS" SHALL FOLLOW THE CORRESPONDING PAVEMENT COMPOSITION PROVIDED IN THE HATCH LEGEND. THE TRENCH DETAIL SHOWS THE PAVEMENT REPAIR LIMITS. ANY PAVEMENT REPAIR BEYOND THIS WILL BE AT THE COST OF THE CONTRACTOR.

**TRENCH DETAIL**  
NTS



**NOTES**

- CONTRACTOR SHALL ANCHOR THE PIPE TO THE HALF-HEIGHT HEADWALL. THE CONTRACTOR SHALL SUPPLY THE FOLLOWING ITEMS:
1. (2) - 1/2" INSIDE DIAMETER GALVANIZED EYEBOLTS THAT MEET ASTM A489 AND ASTM A153. EYEBOLT SHALL BE EMBEDDED 3" INTO THE HEADWALL AND HOLE FILLED WITH GROUT.
  2. (1) - 1/4" DIAMETER GALVANIZED ANCHOR CABLE THAT MEETS ASTM A1023.
  3. (2) GALVANIZED WIRE ROPE CLIPS THAT MEET ASTM A153.
- CONTRACTOR SHALL SECURE CABLE SO THAT IT IS TAUT OVER THE PIPE.

**HALF HEIGHT HEADWALL ROCK CHANNEL PROTECTION PLACEMENT (REASONABLY SCALED)**  
NTS

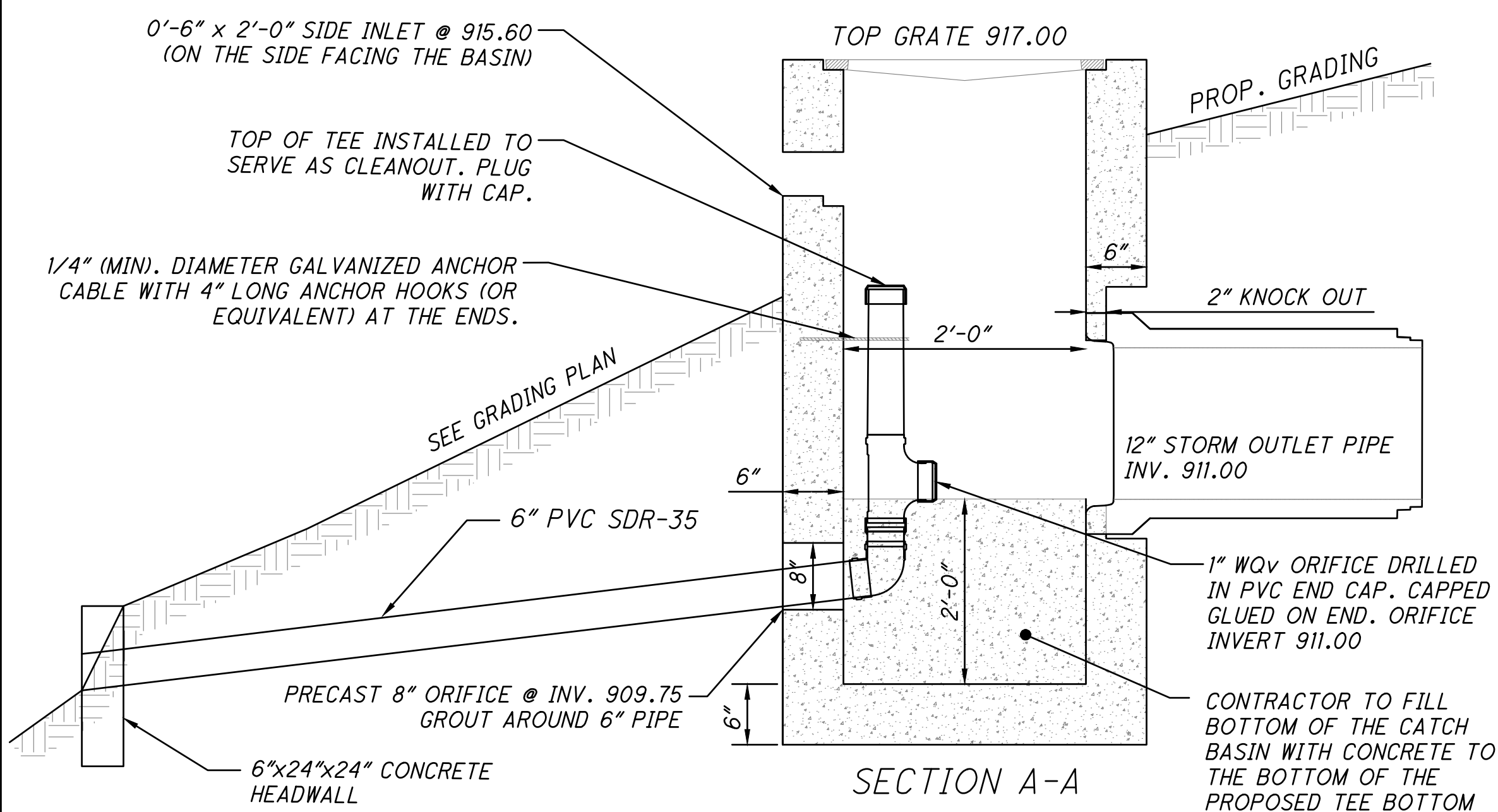
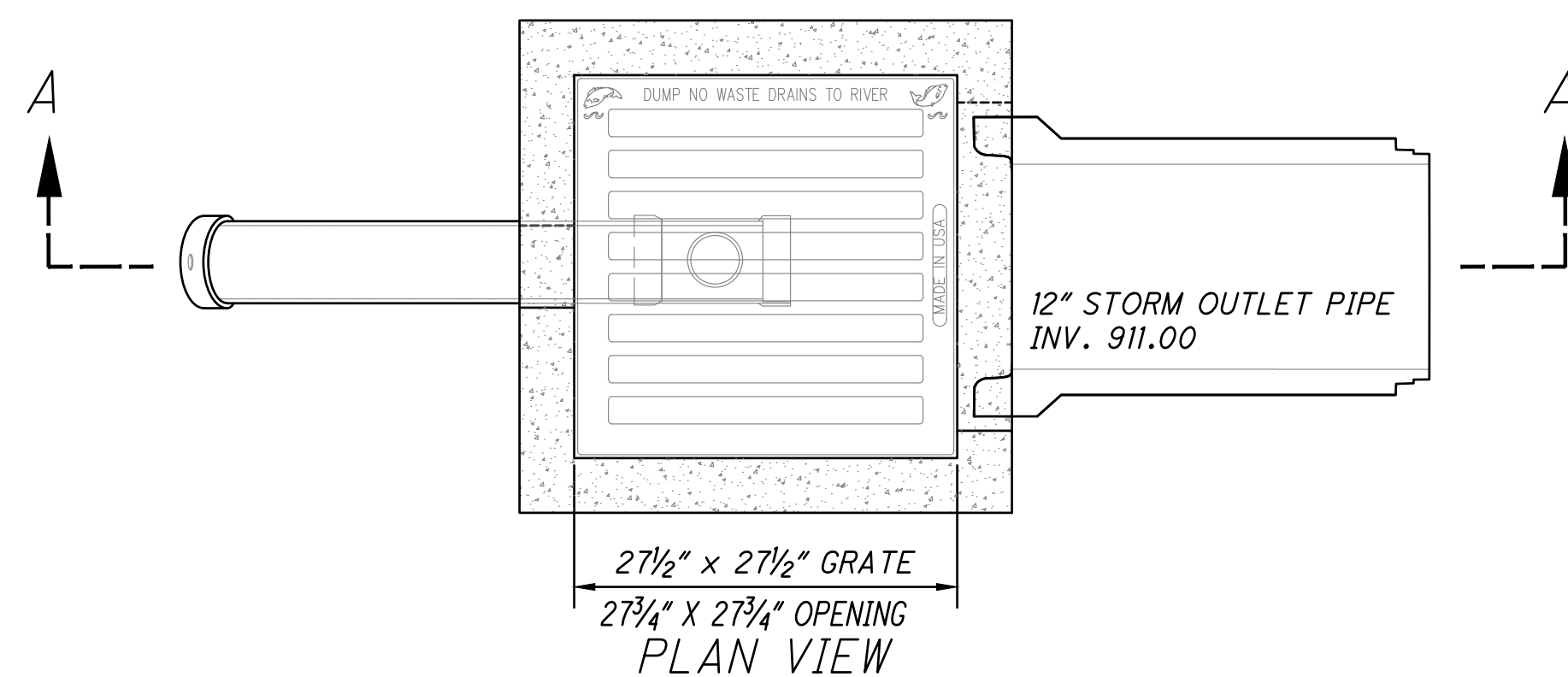
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REVISIONS:

FILE NAME	GM001
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CHECKED BY	MLS
PROJECT No.	MIAP102302
DATE	03-07-2024
SHEET NUMBER	7 OF 16

**NOTES**

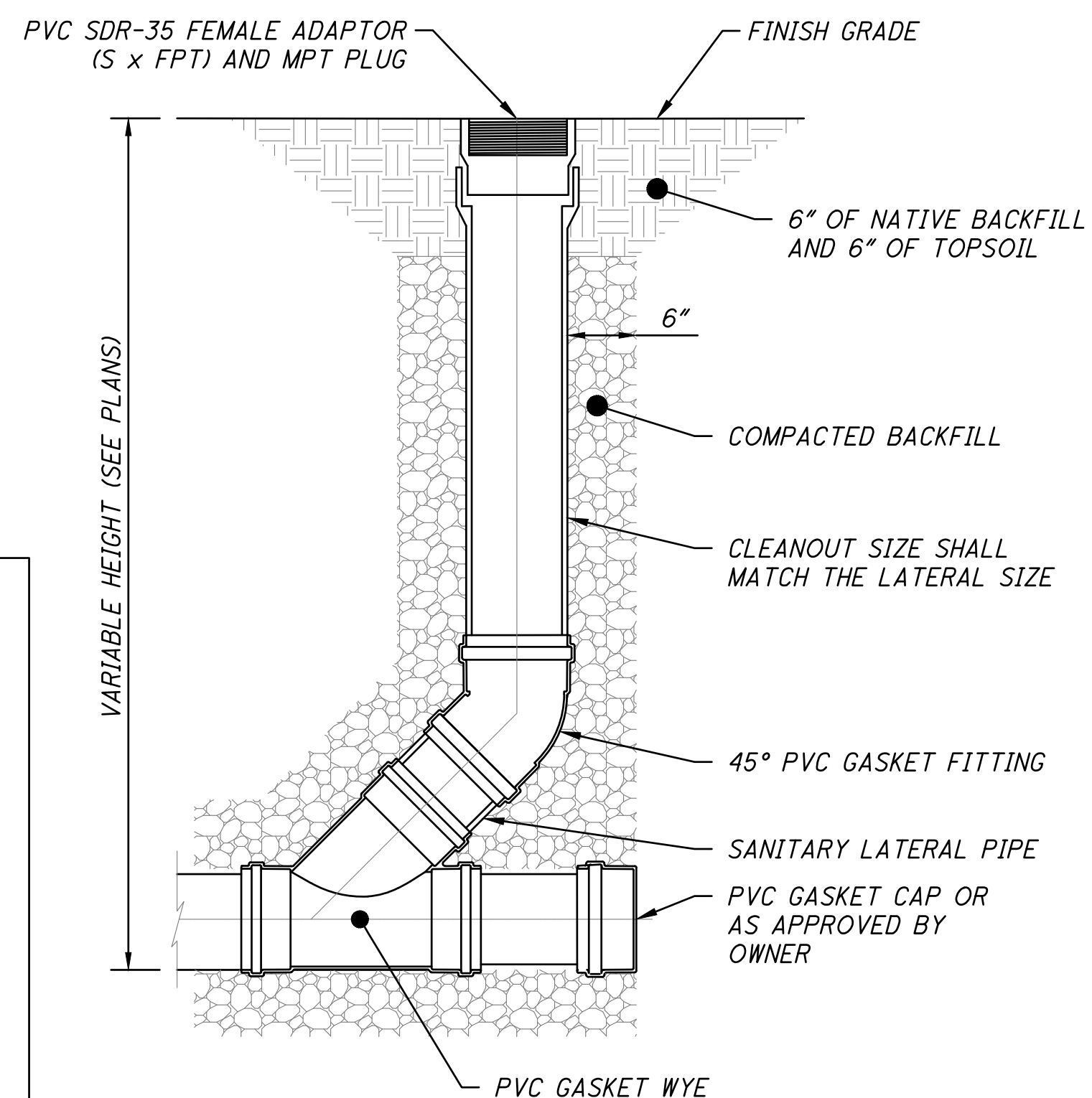
- A. CLEANOUT REQUIRED AT THE R/W OR EASEMENT LINE UNLESS OTHERWISE SHOWN IN THE PLANS.
- B. CLEANOUT MATERIALS SHALL BE SCH. 40 (GLUED JOINTS) OR SDR-35 PVC AND THE DIA. SHALL MATCH THE LATERAL PIPE DIA.
- C. TRACER WIRE REQUIRED FOR EACH SANITARY SEWER LATERAL FROM THE MAIN TO THE CLEANOUT. TRACER WIRE SHALL BE EXTENDED UP THE CLEANOUT RISER TO A POINT JUST BELOW CLEANOUT CAP WHERE A 3/16" HOLE SHALL BE DRILLED THROUGH THE WALL OF THE PIPE.
- D. CLEANOUT FRAME AND LID SHALL BE NEENAH R-1976, EJIW 15782PT FRAME/1578A LID, OR SIGMA VB2276. LID MARKED "SANITARY"
- E. THE CLEANOUT AND ALL THE COMPONENTS SHOWN IN THE DETAILS SHALL BE INCLUDED IN THE COST OF ITEM 611 SANITARY SEWER LATERALS.



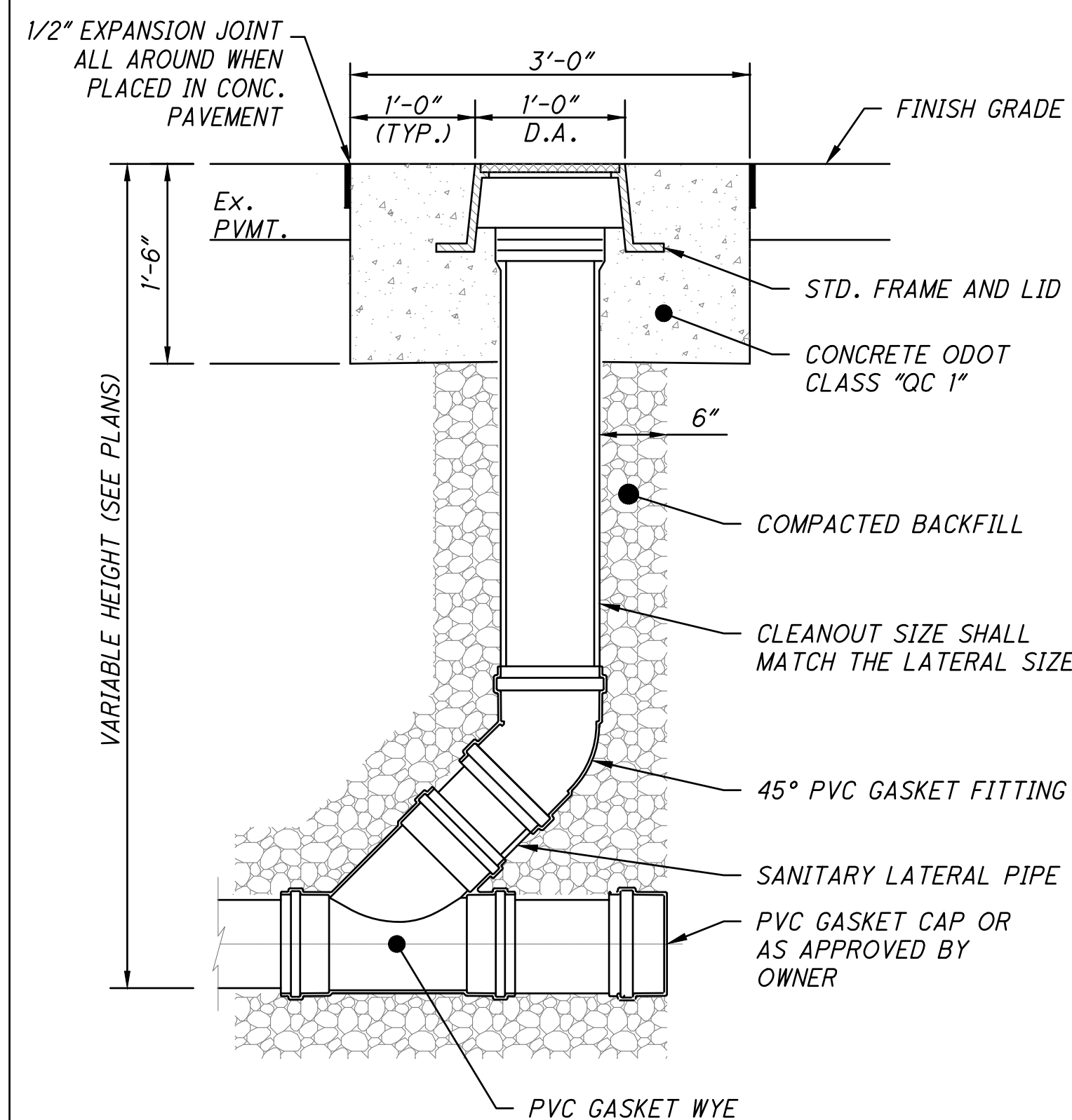
**NOTES**

- A. GRATE SHALL BE NEENAH CATALOG NO. R-4871 (TYPE D GRATE) OR EQUIVALENT. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO STRUCTURE TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.
- B. PRECAST CONSTRUCTION IS REQUIRED, UNLESS OTHERWISE APPROVED, AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13. KNOCKOUTS CAN BE PROVIDED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

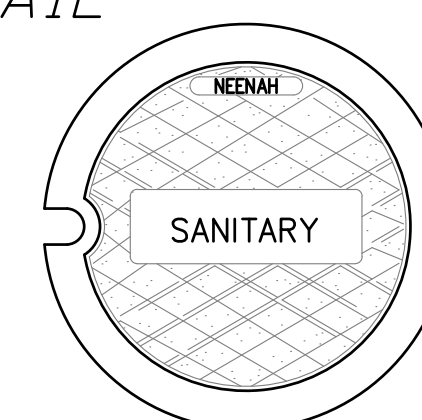
**2-2B CATCH BASIN (CB #20) OUTLET STRUCTURE**  
NTS



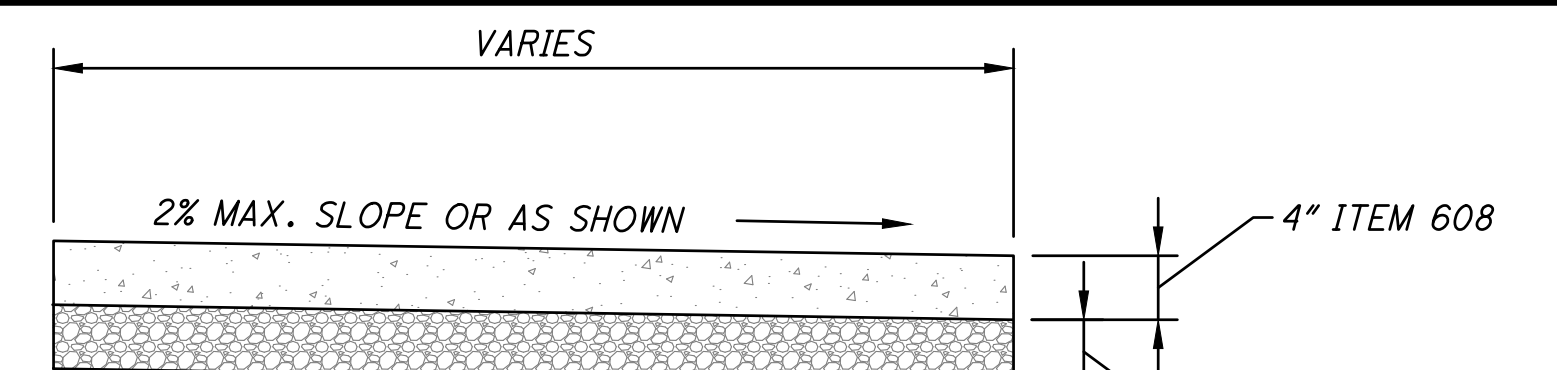
**ONE-WAY CLEANOUT DETAIL (NON-TRAFFIC AREAS)**



**ONE-WAY CLEANOUT DETAIL (TRAFFIC AREAS)**



**CLEANOUT LID**

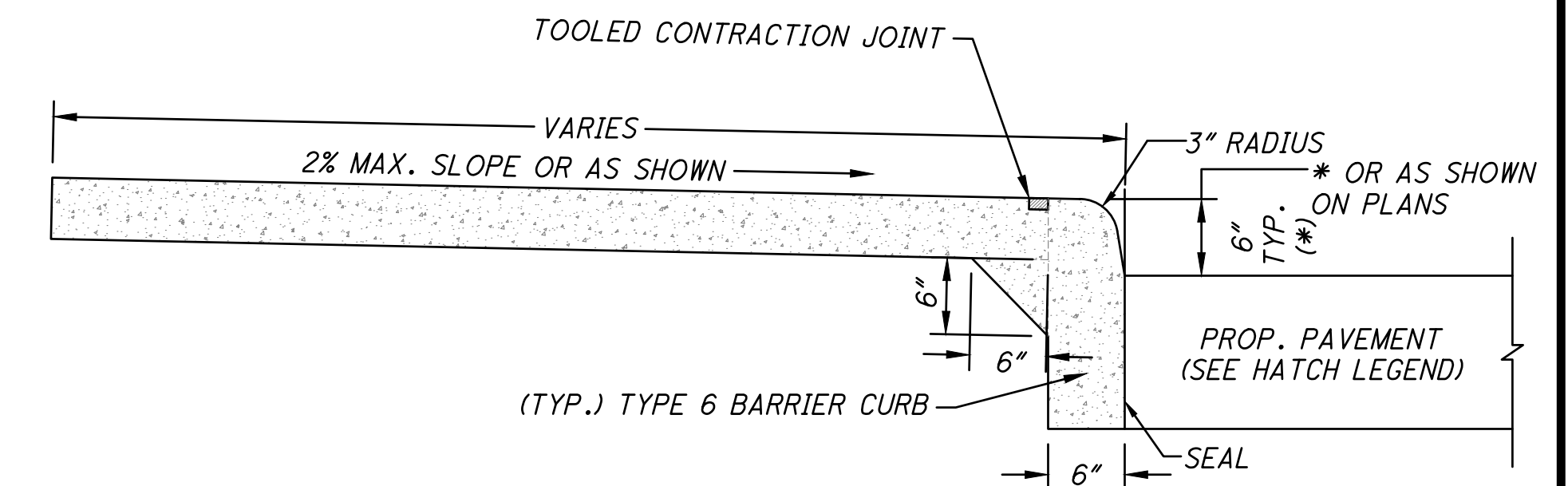


**NOTES**

- A. WALK TO BE POURED ON 4" MINIMUM ODOT #304 OR ODOT #411 AGGREGATE.
- B. PROVIDE EDGING AND BROOM FINISH TO ALL EXPOSED SURFACES.
- C. CONCRETE SHALL CONFORM TO ODOT ITEM 499 CONCRETE AND WORK SHALL CONFORM TO ODOT ITEM 608, UNLESS OTHERWISE SPECIFIED WITHIN.
- D. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
- E. ALL CONCRETE SHALL BE ODOT QC-IP.
- F. PROPOSED CONCRETE WALK SHALL BE JOINTED AS CLOSE TO SQUARE AS POSSIBLE. JOINT SPACING MAY VARY SLIGHTLY DEPENDING ON THE LENGTH AND WIDTH OF THE PROPOSED SIDEWALK AREAS. JOINT SPACING SHALL TYPICALLY RANGE FROM 4'X4' TO 10'X10'. IN ALL CASES THE SIDEWALK SHALL BE JOINTED SO THAT THE MAXIMUM ASPECT RATIO (OF PANEL LENGTH TO WIDTH) OF THE JOINTING IS 1.25:1 OR LESS. CONTRACTOR TO VERIFY METHOD AND TYPE OF CONTROL JOINTING WITH OWNER PRIOR TO PERFORMING WORK.
- G. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 100'.
- H. CONCRETE TO INCLUDE 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO SYNTHETIC MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.

**CONCRETE WALK**

NTS



**NOTES**

- A. WALK TO BE POURED ON 4" MINIMUM ODOT #304 OR ODOT #411 AGGREGATE.
- B. (\*) HEIGHT VARIES WITH CURB EXPOSURE. ASTERISK INDICATES PROPOSED TOP OF CURB SPOT GRADE ELEVATION WITH CURB EXPOSURE THAT VARIES FROM THE STANDARD 0.50' (6") CURB.
- C. PROVIDE EDGING AND BROOM FINISH TO ALL EXPOSED SURFACES.
- D. CONCRETE SHALL CONFORM TO ODOT ITEM 499 CONCRETE AND WORK SHALL CONFORM TO ODOT ITEM 608, UNLESS OTHERWISE SPECIFIED WITHIN.
- E. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
- F. ALL CONCRETE SHALL BE ODOT QC-IP.
- G. PROPOSED CONCRETE SIDEWALK SHALL BE JOINTED AS CLOSE TO SQUARE AS POSSIBLE. JOINT SPACING MAY VARY SLIGHTLY DEPENDING ON THE LENGTH AND WIDTH OF THE PROPOSED SIDEWALK AREAS. JOINT SPACING SHALL TYPICALLY RANGE FROM 4'X4' TO 10'X10'. IN ALL CASES THE SIDEWALK SHALL BE JOINTED SO THAT THE MAXIMUM ASPECT RATIO (OF PANEL LENGTH TO WIDTH) OF THE JOINTING IS 1.25:1 OR LESS. CONTRACTOR TO VERIFY METHOD AND TYPE OF CONTROL JOINTING WITH OWNER PRIOR TO PERFORMING WORK.
- H. CURB/SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 100'.
- I. CONCRETE TO INCLUDE 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO SYNTHETIC MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.

**COMBINED CURB AND WALK**

NTS

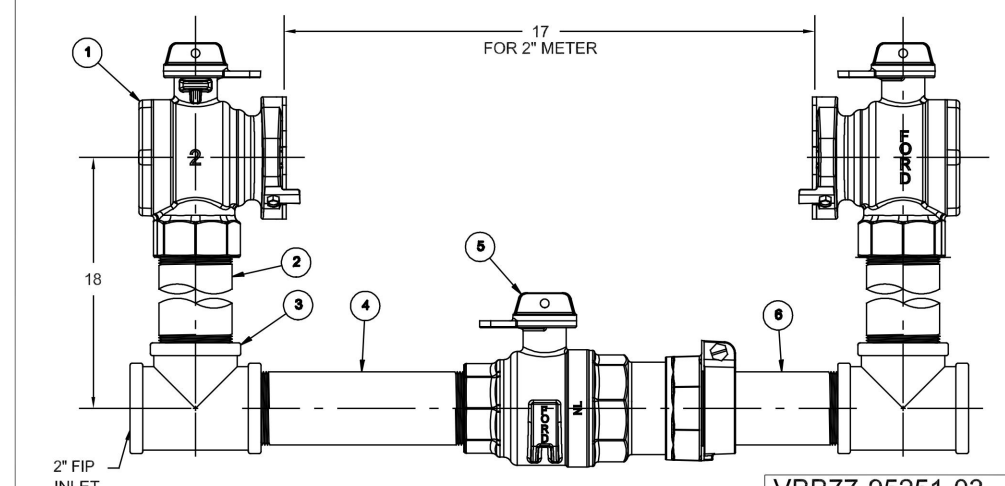
**REVISIONS:**

FILE NAME	GM001
DRAWN BY	ALW
CHECKED BY	MLS
PROJECT No.	MAP102302
DATE	03-07-2024
SHEET NUMBER	8 OF 16

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ITEM	DESCRIPTION	QTY	MATERIAL	CAVALOY NUMBER (ADD "NL" FOR NO-LEAD)	95251-003
1	FLANGED ANGLE BALL VALVE	2	CAST RED OR NO-LEAD BRASS	BFAS177W-AME	
2	2 X 1/4 BRASS NIPPLE	2	RED BRASS PIPE		
3	TEE	2	CAST RED OR NO-LEAD BRASS		
4	2 X 1/2 BRASS NIPPLE	1	RED BRASS PIPE		
5	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BT177W	
6	2 X 1/2 BRASS PIPE	1	RED BRASS PIPE		



VBB77-95251-03  
VBB77-95251-003-NL

ASSY. 2" BALL VALVE COPPER SETTER, 2" BY-PASS  
18" HIGH W/ 2" BRASS NIPPLE RISERS

TO: MANAGER	UNLESS OTHERWISE SPECIFIED	PATTERN
BY: J. W. H.		
CHK: J. W. H.		
APP: J. W. H.		
SCALE: 1:4	SET HEIGHT: 18"	DESIGNER: A
		95251-003

THE FORD METER BOX CO., INC.  
Wabash, Indiana 46782 U.S.A.

REV	DATE	BY	DESCRIPTION
0	09/23/13	JW	ADDED NO LEAD OPTION, UPDATED SHEET FORMAT

**NOTES**

- METER PIT TO BE LOCATED AS DIRECTED BY THE CITY.
- METER SET TIE TO BE HAD PRIOR TO METER INSTALLATION.
- UNSATISFACTORY INSTALLATION WILL RESULT IN WATER NOT BEING TURNED ON.
- METER PIT LID MUST BE FLUSH WITH FINISHED GRADE. IF FRAME OR METER LID IS SHOWING, POSSIBILITY OF FREEZING OF METERS AND SERVICE LINES IS INCREASED. CITY'S RESPONSIBILITY STOPS AT THE CURB STOP ON METER PIT.
- SINGLE CHECK ANGLE VALVE ON OUTLET SIDE OF METER.

**WATER PIT NOTES FOR 2" SERVICE**

- CORPORATION STOP-FORD METER BOX FS-600NL.
- TUBE NUT-MUELLER 3H-15430.
- COPPER TUBE 2 INCH TYPE "K".
- ASSEMBLY METER SETTER VBB77-95251-003-NL W/ BYPASS FORD METER BOX COMPANY (AS PER CITY SPECS).
- METER BOX COVER, 30 INCH MINIMUM LID OPENING, M36 MONITOR COVER, WITH A 23-15/16" X 40K TRUMBRILL MANUFACTURING POKY LID.
- METER BOX HANGOR PIPE OF EQUIVALENT, 36 INCH DIAMETER X 36 INCH HIGH X 2 INCH WALL.
- IF METER IS REMOVED FROM PREMISES, THE OWNER MUST PAY FOR NEW METER AND SET UP FEE. METER SHALL BE A SERVICE CHARGE WITH 37" LID LENGTH, THE METER IS THE PROPERTY OWNERS RESPONSIBILITY, ALLOW SIX WEEKS FOR METER SET AND METER.
- WATER SERVICE SHALL BE MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN. WATER SERVICE MAY BE LAID ON BENCH IN THE SEWER LATERAL TRENCH IF CROWN IS AT LEAST 18 INCHS BELOW INVERT OF WATER SERVICE, AND THE MINIMUM DISTANCE BETWEEN THE WATER SERVICE AND THE SEWER LATERAL IS 3 FEET.
- ALL EXISTING WATER MAIN AND SERVICE TO REMAIN ACTIVE UNTIL NEW MAIN HAS BEEN PLACED INTO SERVICE.
- ALL CURB BOXES OR METERS PITS SHALL BE SET IN THE RIGHT OF WAY ON THE INSIDE SIDE BEHIND THE CURB AS SHOWN IN PLANS.

NOTE: LID LOCKING BOLT MUST HAVE A STANDARD 27/32 INCH PENTAGON HEAD.

SUBSTITUTION OF MATERIALS LISTED MAY BE MADE ONLY IF APPROVED BY THE CITY OF PIQUA UNDERGROUND UTILITIES DEPARTMENT, 123 BRIDGE STREET PIQUA, OH 45366.

**METER PIT DETAIL FOR 2"**

COMPLETE METER INSTALLATION MUST COMPLY WITH THE CITY OF PIQUA'S SPECIFICATIONS

**2" METER PIT INSTALLATION**

CITY OF PIQUA	REVISIONS	DATE
ACCESS Engineering Solutions	03-07-2024	03-07-2024
		PAGE 96
		800-7

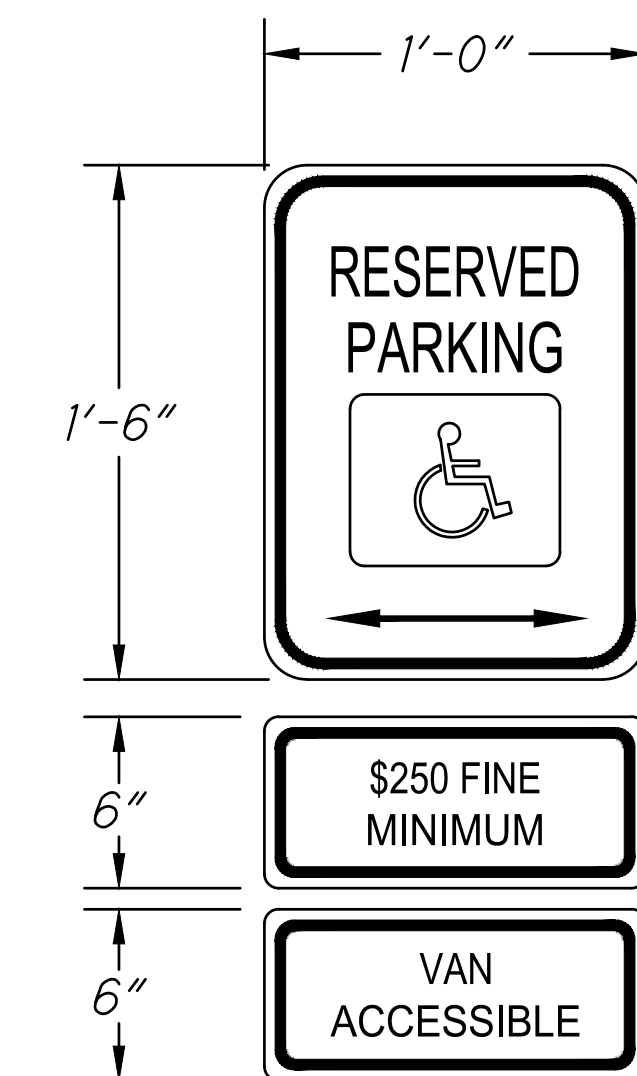
REVISIONS:

FILE NAME	GM001
DRAWN BY	ALW
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PROJECT No.	MAP102302
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SHEET NUMBER	9 OF 16

**NUMBER OF PARKING SPACE REQUIREMENTS**

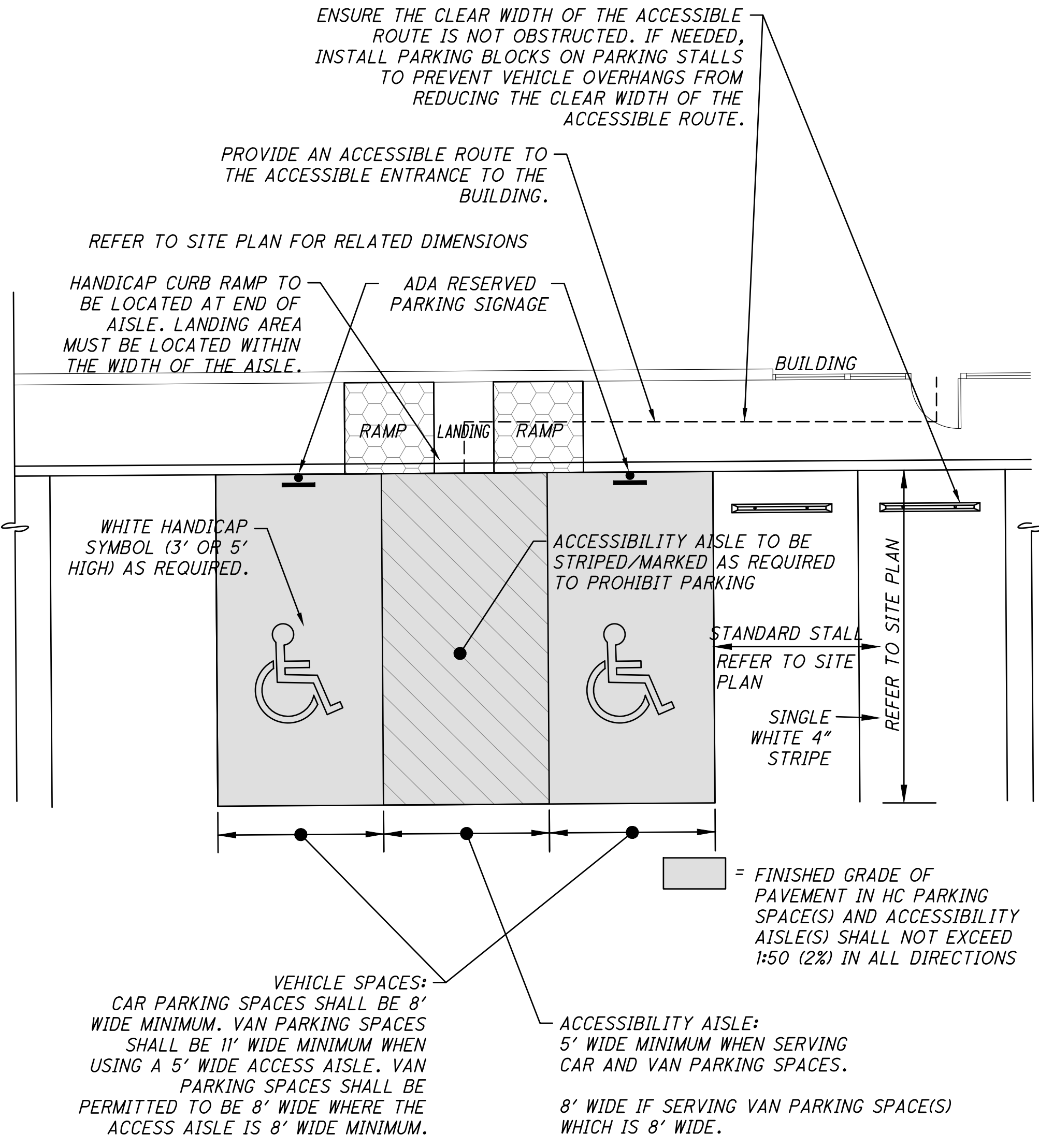
TOTAL NUMBER OF PARKING SPACES PROVIDED	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

**NOTE:** ONE OUT OF EVERY (6) ACCESSIBLE PARKING SPACES, BUT NOT LESS THEN ONE, IS REQUIRED TO BE VAN ACCESSIBLE



- NOTES**
- A. SIGNS: "RESERVED PARKING" SIGN (USDOT STANDARD R7-8 SIGN). THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "\$250 FINE MINIMUM" SIGN (USDOT STANDARD R7-8b6 SIGN) AND A "VAN ACCESSIBLE" SIGN (USDOT STANDARD R7-8a SIGN) AS APPLICABLE. CONFIRM WITH LOCAL REGULATIONS.
  - B. A U.S. DEPARTMENT OF TRANSPORTATION R7-8 (RESERVED PARKING) AND SUPPLEMENTAL SIGNS AS NOTED ABOVE MUST BE MOUNTED ON A PERMANENT POST SO THAT THE LOWER EDGE OF THE BOTTOM MOST SIGN IS AT LEAST FIVE FEET ABOVE THE PAVEMENT/GROUND. THE POST MUST BE MOUNTED IN THE CENTER OF THE ADA ACCESSIBLE PARKING SPACE, NO MORE THAN FIVE FEET FROM THE FRONT OF THE PARKING SPACE. ONE SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE. ALL WORK SHALL CONFORM WITH ALL FEDERAL, STATE AND LOCAL AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS AND STANDARDS AND LOCAL ACCESSIBILITY CODE.
  - C. ALL HANDICAP PARKING SPACES MUST ALSO HAVE A PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY CENTERED IN THE PARKING STALL.

**A.D.A. RESERVED PARKING SIGN NTS**



- NOTES:**
- THE MINIMUM COMBINED WIDTH FOR A VAN PARKING SPACE AND ACCESSIBILITY AISLE IS 16' WIDE.
  - THE MINIMUM COMBINED WIDTH FOR A CAR PARKING SPACE AND ACCESSIBILITY AISLE IS 13' WIDE.

**TYPICAL HANDICAP PARKING SPACE AND STRIPING PLAN (FOR REFERENCE ONLY) - NTS**

- SITE ACCESSIBILITY NOTES**
- A. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, ACCESSIBILITY AISLES, WALKWAYS AND RAMPS.
  - B. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
  - C. ONE OUT OF EVERY SIX (6) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
  - D. ACCESSIBLE RAMPS: REFER TO SITE PLAN FOR TYPE/STYLE OF HANDICAP RAMP(S).
  - E. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

- HANDICAP ACCESSIBILITY ROUTE NOTES**
- ALL ACCESSIBILITY ROUTES SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
- A. ACCESSIBLE ROUTES MUST CONNECT HC PARKING SPACES TO ACCESSIBLE ENTRANCES.
  - B. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, RAMPS AND CURB RAMPS EXCLUDING THE FLARED SIDES. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE ADA REQUIREMENTS.
  - C. THE PREFERRED LOCATION FOR ACCESSIBLE ROUTES IS IN FRONT OF THE PARKED VEHICLES.
  - D. HC PARKING ACCESS AISLES MUST JOIN TO AN ACCESSIBLE ROUTE.
  - E. WHEN ACCESSIBLE ROUTES CROSS VEHICULAR TRAVEL LANES, MARK THE CROSSINGS TO ENHANCE PEDESTRIAN SAFETY.
  - F. ENSURE THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE IS NOT OBSTRUCTED. IF NEEDED, INSTALL PARKING BLOCKS ON PARKING STALLS TO PREVENT VEHICLE OVERHANGS FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE.

- HANDICAP RAMP GENERAL NOTES**
- ALL RAMPS SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
- RAMPS:**
- A. SLOPE: RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 13:1.
  - B. CROSS SLOPE: CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 64:1.
  - C. CLEAR WIDTH: THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM.
  - D. RISE: THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM.
  - E. HANDRAILS: RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE ADA COMPLIANT HANDRAILS.
  - F. EDGE PROTECTION: ADA COMPLIANT EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH RAMP LANDING.
- RAMP LANDINGS:**
- A. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN.
  - B. SLOPE: LANDINGS SHALL BE RELATIVELY LEVEL WITH SLOPES NOT STEEPER THAN 64:1 IN ANY DIRECTION.
  - C. WIDTH: THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
  - D. LENGTH: THE LANDING CLEAR LENGTH SHALL BE 60" LONG MINIMUM.
  - E. CHANGE IN DIRECTION: RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" X 60" MINIMUM.

- HANDICAP CURB RAMP NOTES:**
- ALL RAMPS SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
- A. SLOPE: RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 13:1.
  - B. COUNTER SLOPE: COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.
  - C. SIDES OF CURB RAMPS: WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 10:1.
  - D. LANDINGS: LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. (5'X5' PREFERRED) WITH A 64:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC. THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.
  - E. LOCATION: CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
  - F. DIAGONAL CURB RAMPS: DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.
  - G. ISLANDS: RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. EACH CURB RAMP SHALL HAVE A LEVEL AREA 48 INCHES LONG MINIMUM BY 36 INCHES WIDE MINIMUM (48" PREFERRED) AT THE TOP OF THE CURB RAMP IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS. EACH 48 INCH MINIMUM BY 36 INCH MINIMUM (48" PREFERRED) AREA SHALL BE ORIENTED SO THAT THE 48 INCH MINIMUM LENGTH IS IN THE DIRECTION OF THE RUNNING SLOPE OF THE CURB RAMP IT SERVES. THE 48 INCH MINIMUM BY 36 INCH MINIMUM (48" PREFERRED) AREAS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP.
  - H. DRAINAGE: CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP VERTICAL CHANGE IN LEVEL EXCEEDING 1/8" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.
  - I. SURFACE TEXTURE: TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.
  - J. JOINTS: PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A 1/2" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.
  - K. EXISTING SIDEWALKS: IN EXISTING SIDEWALKS, WHERE THE MAXIMUM RAMP SLOPE (13:1) IS NOT FEASIBLE DUE TO SITE CONSTRAINTS (E.G. UTILITY POLES OR VAULTS, RIGHT-OF-WAY LIMITS) IT MAY BE REDUCED AS FOLLOWS:  
 10:1 FOR A MAX. RISE OF 6",  
 8:1 FOR A MAX. RISE OF 3",  
 6:1 OVER A MAX. RUN OF 2'-0" FOR HISTORIC AREAS WHERE A FLATTER SLOPE IS NOT FEASIBLE.

- TO PREVENT CHASING THE GRADE INDEFINITELY, THE TRANSITION FROM EXISTING SIDEWALK TO THE SHADED CURB RAMP AREA IS NOT REQUIRED TO EXCEED 15 FEET IN LENGTH.
- DETECTABLE WARNINGS, IF REQUIRED:**
- A. INSTALL DETECTABLE WARNING ON CURB RAMP WITH APPROVED MATERIALS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24 INCHES DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.
  - B. INSTALL ALL PROPRIETARY PRODUCTS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - C. THE DEPTH OF CONCRETE UNDERNEATH DETECTABLE WARNING PRODUCTS SHALL BE A MINIMUM OF 4" THICK.
  - D. COLOR OF DETECTABLE WARNINGS SHOULD CONTRAST WITH SURROUNDING CONCRETE WALK AND RAMP (BLACK IS NOT AN ACCEPTABLE COLOR).

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SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
WWW.CHOICEONEENGINEERING.COM

**RED ROOF INN SITE REDEVELOPMENT  
CITY OF PIQUA  
ADA SITE ACCESSIBILITY NOTES AND DETAILS**

REVISIONS:
FILE NAME GM001
DRAWN BY ALW
CHECKED BY MLS
PROJECT No. MIAPIQ2302
DATE 03-07-2024
SHEET NUMBER 10 OF 16

**DEMO NOTES:**

CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING ITEMS WITHIN THE PROJECT LIMITS/AREA AS NEEDED TO CONSTRUCT THE PROPOSED PROJECT AND AS DIRECTED BY THE OWNER. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, EXISTING ASPHALT PAVEMENT, CONCRETE PAVEMENT, WALK, CURB, PARKING BLOCKS, STEPS, RETAINING WALLS, CATCH BASINS, MANHOLES, PIPING, VALVES, POSTS, FENCE, LIGHT POLES, ELECTRIC POLES, POLE BASES, FOUNDATIONS, TREES, STUMPS, LANDSCAPING, ETC. THIS WORK SHALL INCLUDE REMOVING ALL EXISTING FOUNDATIONS, FOOTINGS, UNDERGROUND PORTIONS OF, ETC. FOR ALL ITEMS TO BE REMOVED/DEMOLISHED.

CONTRACTOR TO VERIFY EXACT ITEMS TO BE REMOVED OR ABANDONED IN PLACE AND THE APPROPRIATE TIMING TO REMOVE OR ABANDON THEM WITH THE OWNER PRIOR TO THEIR REMOVAL OR ABANDONMENT. CERTAIN SERVICES MAY NEED TO BE KEPT IN OPERATION AS LONG AS POSSIBLE OR REPLACED WITH TEMPORARY SERVICES. OWNER TO DETERMINE TIMING AND NEED FOR ANY TEMPORARY SERVICES.

THERE MAY BE OTHER UNKNOWN UNDERGROUND UTILITIES, SERVICES OR ITEMS WHICH MAY BE LOCATED WITHIN THE SITE AND MAY REQUIRE REMOVAL OR REROUTING IN ORDER TO PERFORM THE PROPOSED PROJECT. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY UNKNOWN UNDERGROUND UTILITIES OR OTHER ITEMS WHICH ARE ENCOUNTERED AND WORK WITH THE OWNER TO DECIDE HOW THESE ITEMS SHOULD BE HANDLED.

CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE REMOVAL OF UTILITIES.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CHECK WITH AND VERIFY WITH OWNER ALL ITEMS WHICH THE OWNER WANTS TO SALVAGE. ALL ITEMS DESIGNATED FOR SALVAGE BY THE OWNER, WHICH MAY INCLUDE BUT IS NOT LIMITED TO SUCH ITEMS AS LIGHT POLES, LUMINAIRES, SIGNS (INCLUDING POST), ETC., AND ANY OTHER ITEMS DESIGNATED FOR SALVAGE BY THE OWNER WHICH ARE TO BE REMOVED SHALL BE CAREFULLY SALVAGED AND SHALL REMAIN THE PROPERTY OF THE OWNER. ALL ITEMS WHICH ARE REMOVED AND THE OWNER DOES NOT WANT TO SALVAGE SHALL BE REMOVED FROM THE SITE AND SHALL BECOME THE CONTRACTOR'S PROPERTY FOR PROPER DISPOSAL OFF-SITE, UNLESS OTHERWISE NOTED.

DEMOLITION OF ALL ITEMS TO BE PER ALL FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND STANDARDS. ALL DEMOLITION PERMITS TO BE OBTAINED PRIOR TO DEMOLITION.

**DEMO EXISTING PAVEMENT NOTE:**

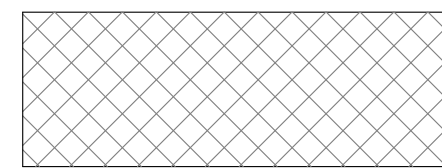
DEMOLITION EDGES IN EXISTING PAVEMENT SHALL BE STRAIGHT, CLEAN AND TRUE.

**EXISTING ELECTRICAL NOTE:**

CONTRACTOR SHALL REFER TO THE ELECTRICAL DRAWINGS FOR DEMO INFO. ON HOW ALL EXISTING ELECTRICAL ITEMS FOR THE SITE ARE TO BE HANDLED AND ADDRESSED.

**LEGEND**

TBR = TO BE REMOVED (EXISTING ITEMS)  
DND = DO NOT DISTURB (EXISTING ITEMS)

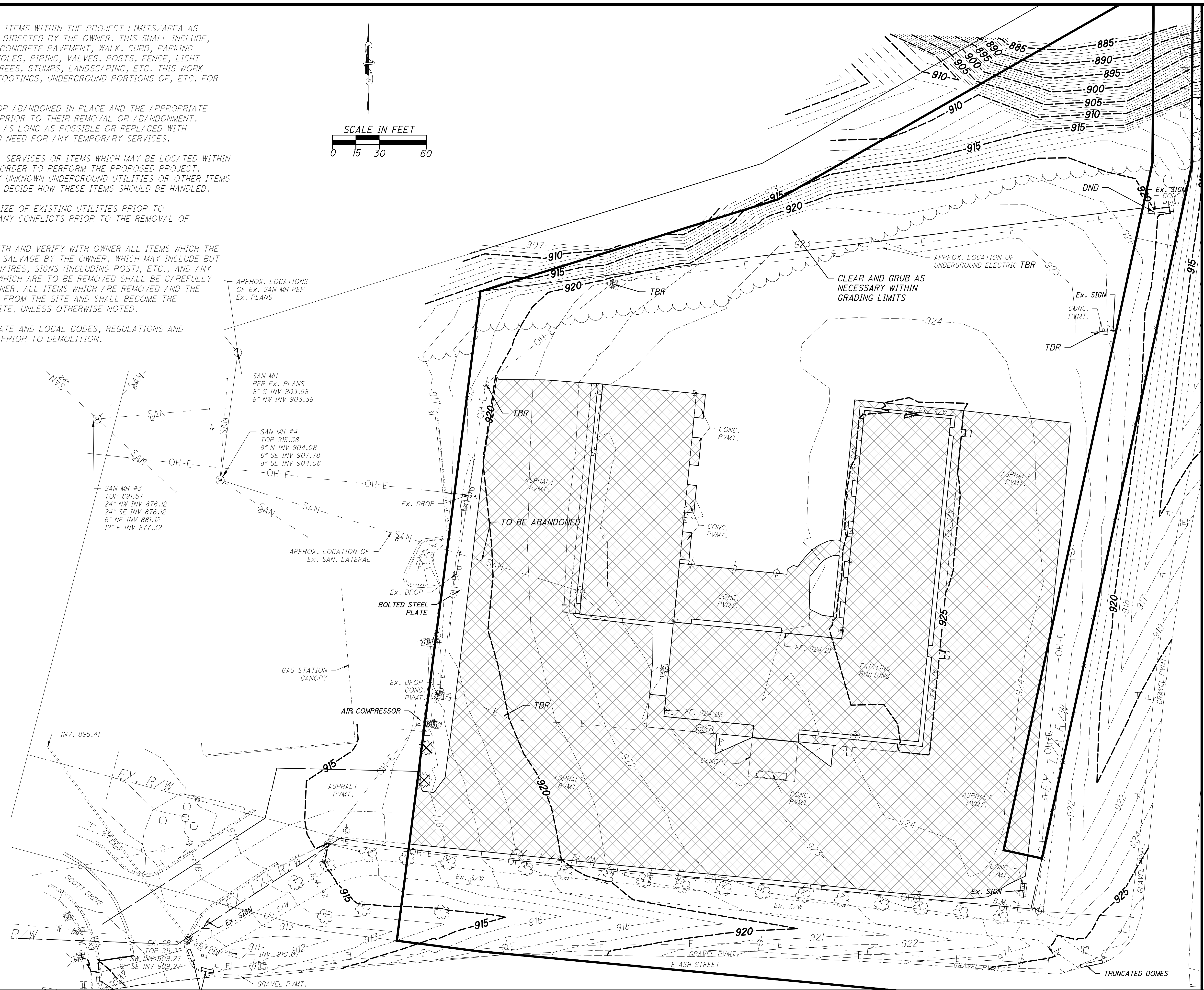
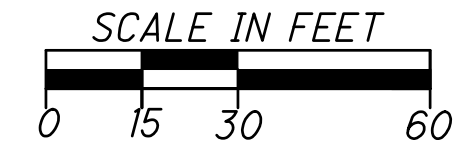


EXISTING STRUCTURES/BUILDINGS, PAVEMENT, CURBING, WALK ETC. REMOVAL LIMITS

TO BE PERFORMED AS NEEDED BASED ON ACTUAL CONSTRUCTION REQUIREMENTS

BENCHMARK #1 ELEV. 924.68  
MAG NAIL IN POWER POLE AT THE SOUTHEAST CORNER OF THE PROPERTY ALONG THE OFF RAMP OF THE INTERSTATE

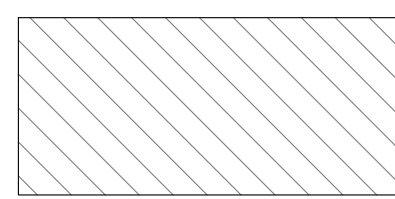
BENCHMARK #2 ELEV. 916.36  
MAG NAIL IN POWER POLE SOUTH OF SPEEDWAY ON THE WEST EDGE OF THE HOTEL PROPERTY



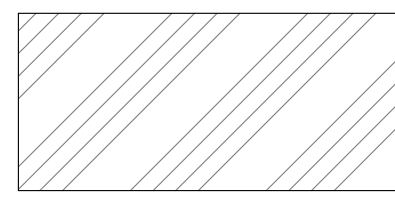
REVISIONS:

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CHECKED BY	MLS
PROJECT No.	MIAP102302
DATE	03-07-2024
SHEET NUMBER	11 OF 16

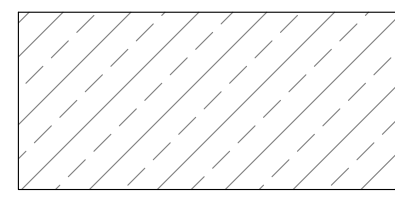
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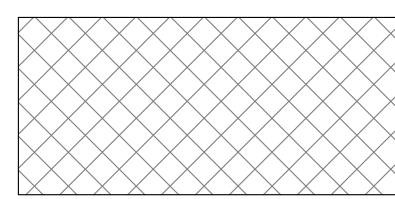
**HEAVY DUTY ASPHALT PAVEMENT**  
 ITEM 441 - 1 1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (44) PG 64-22 ON  
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON  
 ITEM 441 - 1 3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON  
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON  
 ITEM 301 - 3" ASPHALT CONCRETE BASE ON  
 ITEM 304 - 8" AGGREGATE BASE (2 EQUAL LIFTS) ON  
 ITEM 204 - SUBGRADE COMPACTION



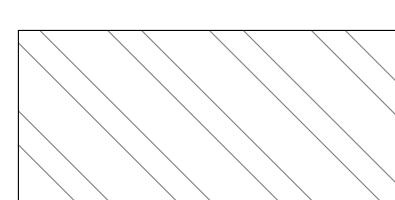
**HEAVY DUTY CONCRETE PAVEMENT**  
 ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-IP) WITH 3 LBS/CY OF EITHER  
 EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED  
 EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90.  
 CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO  
 ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING  
 PROCEDURES ON  
 ITEM 304 - 6" AGGREGATE BASE ON  
 ITEM 204 - SUBGRADE COMPACTION



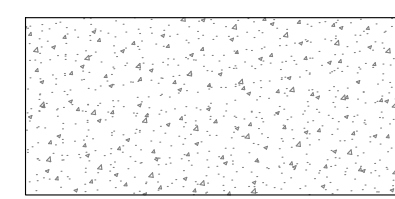
**REGULAR DUTY ASPHALT PAVEMENT**  
 ITEM 441 - 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG 64-22 ON  
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON  
 ITEM 441 - 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON  
 ITEM 304 - 6" AGGREGATE BASE (2 EQUAL LIFTS) ON  
 ITEM 204 - SUBGRADE COMPACTION



**REMOVE AND REPLACE EXISTING PAVEMENT IN-KIND**  
 CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF IN-KIND  
 PAVEMENT WITH THE OWNER TO MAINTAIN ACCESS TO THE EXISTING AREAS AS  
 NEEDED AND TO MINIMIZE AND PROPERLY SCHEDULE ANY DOWNTIME THAT MAY BE  
 REQUIRED TO PERFORM THIS WORK. ACTUAL AREAS OF IN-KIND PAVEMENT  
 REPLACEMENT TO BE AS NEEDED TO PERFORM REQUIRED WORK



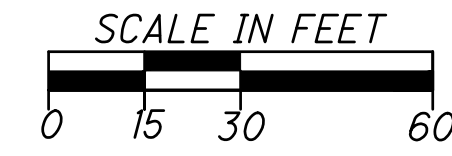
**FULL DEPTH PAVEMENT RECONSTRUCTION PER CITY STANDARDS**



**CONCRETE SIDEWALK**  
 ITEM 608 - 4" CONCRETE SIDEWALK (ODOT QC-IP) ON  
 ITEM 411 - 4" STABILIZED AGGREGATE BASE



**PROPOSED BUILDING**



**PAVEMENT STRIPING NOTES:**

ANY PROPOSED PAVEMENT MARKING SHALL BE STRIPED AS PART OF THIS WORK.

ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.

ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

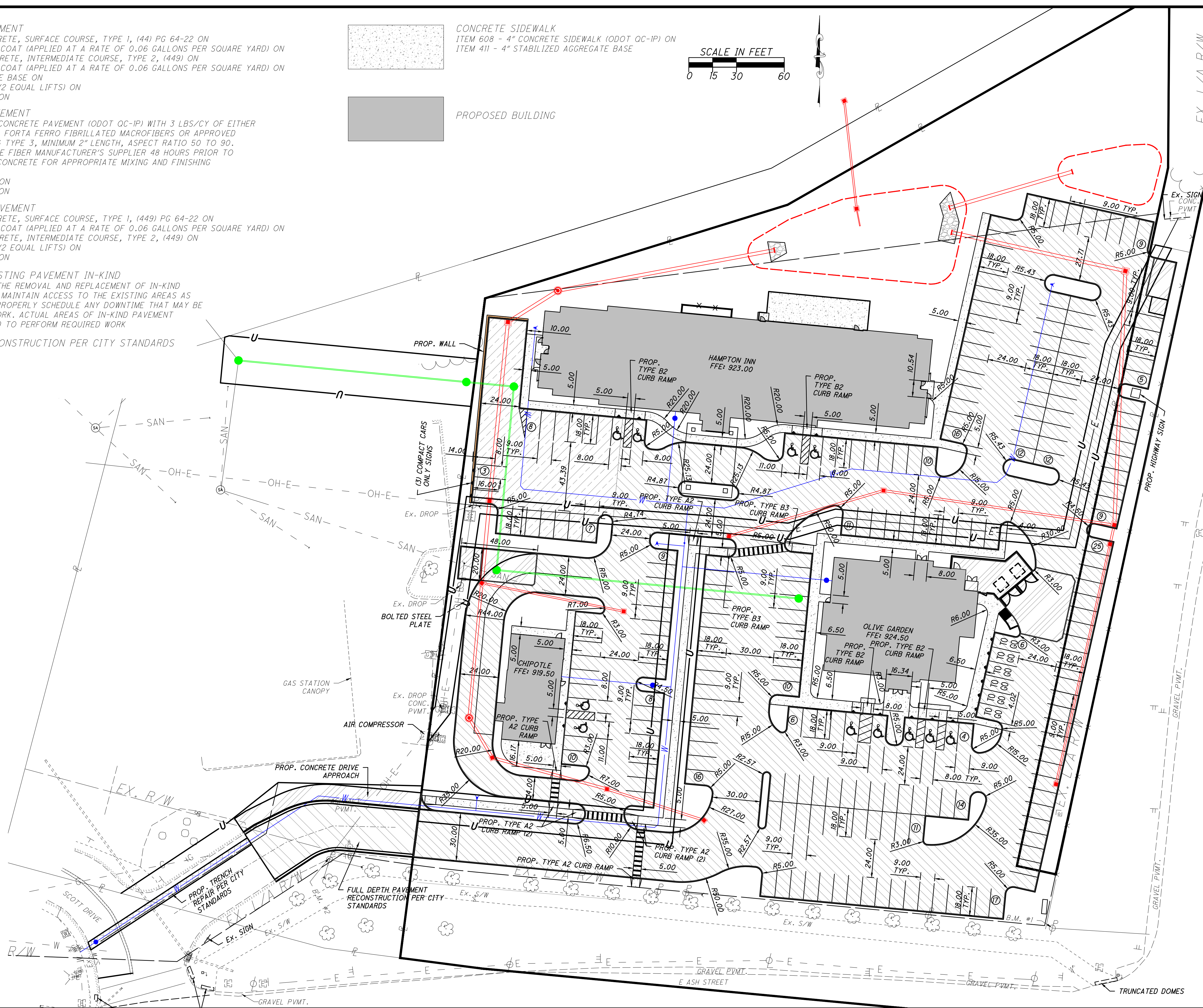
ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**NOTES:**

- 1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- 2) CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.
- 3) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.
- 4) CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

**PROPOSED FENCE NOTE:**

ALL PROPOSED FENCE WORK IS SHOWN ONLY FOR REFERENCE ON THESE DRAWINGS. SEE ARCHITECTURAL PLANS FOR ALL WORK INVOLVING THE EXISTING AND PROPOSED FENCE.



REVISIONS:

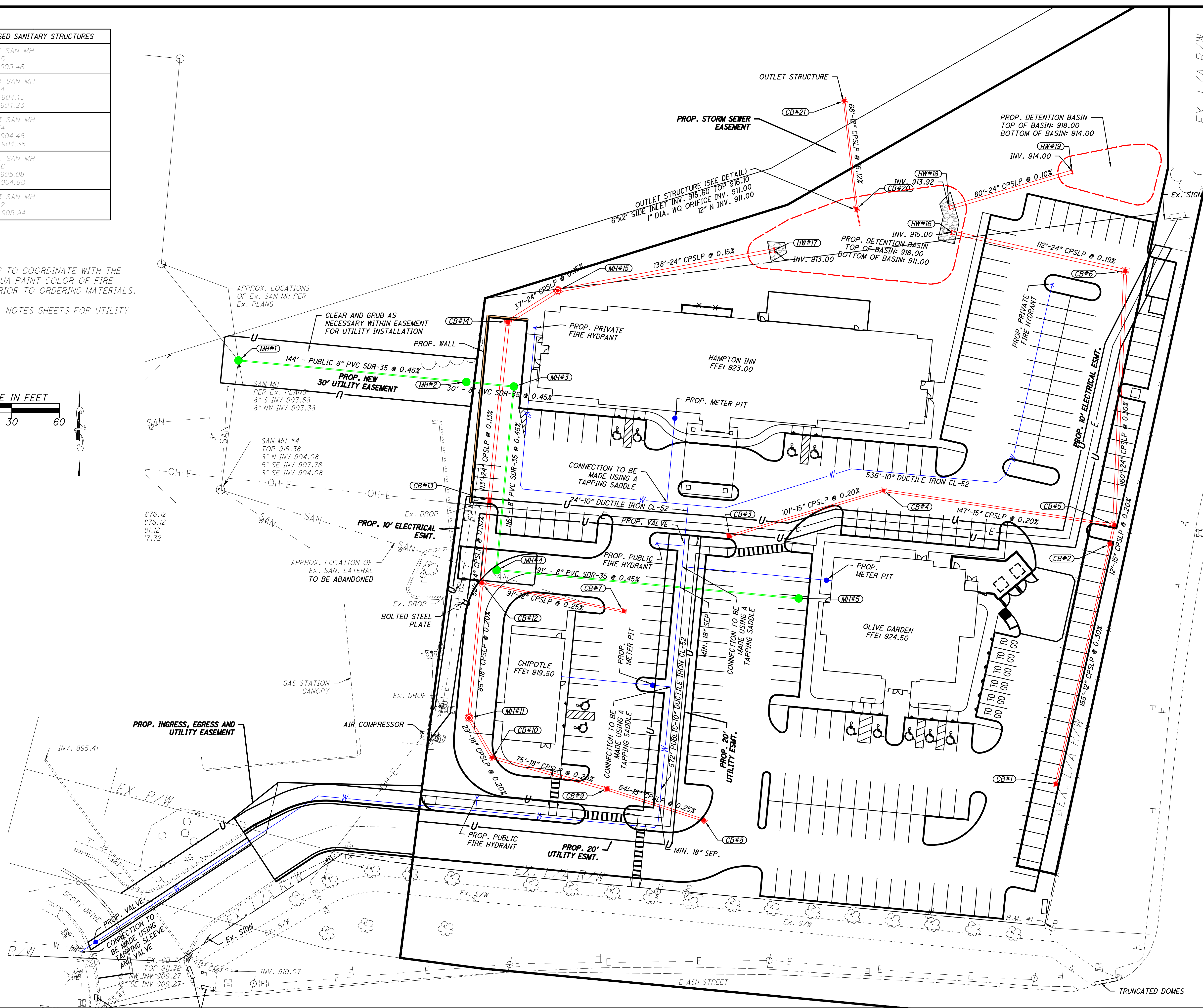
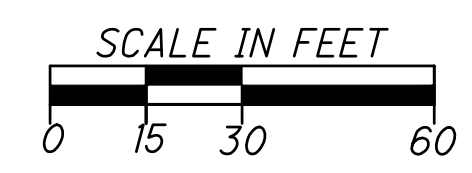
FILE NAME	DIMENSION
DRAWN BY	ALW
CHECKED BY	MLS
PROJECT No.	MIAP102302
DATE	03-07-2024
SHEET NUMBER	12 OF 16

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PROPOSED STORM STRUCTURES	
#1 TYPE 2-2C CB TOP 920.92 12" N INV. 916.61	
#2 TYPE 2-2C CB TOP 919.99 12" S INV. 916.14 15" N INV. 916.14	
#3 TYPE 2-2C CB TOP 920.85 15" E INV. 916.61	
#4 TYPE 2-2C CB TOP 921.39 15" W INV. 916.41 15" E INV. 916.41	
#5 TYPE 2-3 CB TOP 919.78 15" S INV. 916.12 24" N INV. 915.37 15" W INV. 916.12	
#6 TYPE 2-3 CB TOP 919.46 24" S INV. 915.21 24" W INV. 915.21	
#7 TYPE 2-2C CB TOP 918.43 12" W INV. 913.69	
#8 TYPE 2-2C CB TOP 918.83 15" W INV. 914.00	
#9 TYPE 2-2C CB TOP 918.50 18" W INV. 913.84 15" E INV. 913.84	
#10 TYPE 2-2C CB TOP 918.39 18" NW INV. 913.69 18" E INV. 913.69	
#11 TYPE 3 STM MH TOP 919.00 18" SE INV. 913.63 18" N INV. 913.63	
#12 TYPE 2-3 CB TOP 918.00 18" S INV. 913.46 24" N INV. 913.46 12" E INV. 913.46	
#13 TYPE 2-3 CB TOP 919.52 24" S INV. 913.41 24" N INV. 913.41	
#14 TYPE 2-3 CB TOP 921.69 24" S INV. 913.26 24" NE INV. 913.26	
#15 TYPE 3 STM MH TOP 918.09 24" SW INV. 913.21 24" E INV. 913.21	
#16 HW ?? 917.65 24" E INV. 915.00	
#17 HW ?? 915.65 24" W INV. 913.00	
#18 HW ?? 916.57 24" E INV. 913.92	
#19 HW ?? 916.65 24" W INV. 914.00	
#20 TYPE 2-2B CB TOP 915.00 12" N INV. 911.00 6" S INV. 911.00	
#21 TYPE 2-2B CB TOP 915.75 12" S INV. 900.00	

PROPOSED SANITARY STRUCTURES	
#1 TYPE 3 SAN MH TOP 904.25 8" E INV. 903.48	
#2 TYPE 3 SAN MH TOP 907.54 8" W INV. 904.13 8" E INV. 904.23	
#3 TYPE 3 SAN MH TOP 907.74 8" S INV. 904.46 8" W INV. 904.36	
#4 TYPE 3 SAN MH TOP 908.36 8" E INV. 905.08 6" N INV. 904.98	
#5 TYPE 3 SAN MH TOP 909.22 8" W INV. 905.94	

NOTE:  
CONTRACTOR TO COORDINATE WITH THE CITY OF PIQUA PAINT COLOR OF FIRE HYDRANTS PRIOR TO ORDERING MATERIALS.  
SEE GENERAL NOTES SHEETS FOR UTILITY NOTES.



BENCHMARK #1 ELEV. 924.68  
MAG NAIL IN POWER POLE AT THE SOUTHEAST CORNER OF THE PROPERTY ALONG THE OFF RAMP OF THE INTERSTATE

BENCHMARK #2 ELEV. 916.36  
MAG NAIL IN POWER POLE SOUTH OF SPEEDWAY ON THE WEST EDGE OF THE HOTEL PROPERTY

REVISIONS:

FILE NAME UTILITY
DRAWN BY ALW
CHECKED BY MLS
PROJECT No. MAP102302
DATE 03-07-2024
SHEET NUMBER 13 OF 16

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REVISIONS:

FILE NAME	GRADING
DRAWN BY	ALW
CHECKED BY	MLS
PROJECT No.	MIAP102302
DATE	03-07-2024
SHEET NUMBER	14 OF 16

- LEGEND**
- 830- EXISTING CONTOURS
  - 830- PROPOSED CONTOURS
  - PROPOSED STORM SEWER
  - PROPOSED EDGE PAVEMENT

PROJECT EARTH DISTURBED AREA = 4.27 ACRES

**NOTES:**  
CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE.

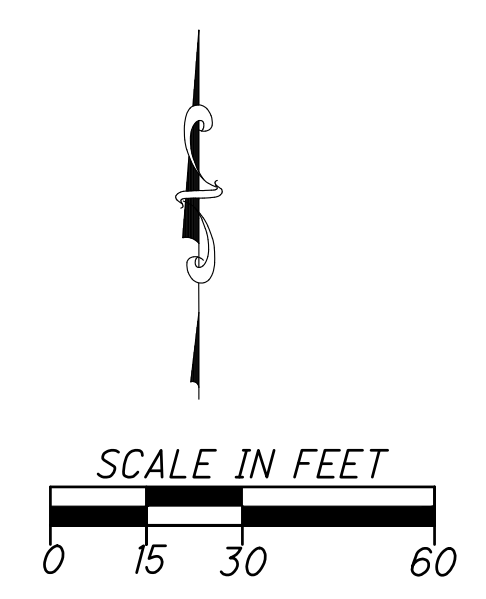
CONTRACTOR TO ENSURE ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE. NO PONDING OR PUDDLING OF WATER IS PERMITTED.

**GRADE TIE IN NOTE:**  
CONTRACTOR TO TIE INTO EXISTING ELEVATIONS THROUGHOUT THE SITE. CONTRACTOR SHALL ENSURE PROPER GRADING AND DRAINAGE IS PROVIDED FOR ALL AREAS WITHIN THE SITE TO DRAIN TO EXISTING OR PROPOSED STORM SYSTEMS OR SWALES. CONTRACTOR SHALL ENSURE THAT DRAINAGE IS PROPERLY DIRECTED AWAY FROM ANY BUILDINGS/STRUCTURES. THIS SHALL INCLUDE ALL TEMPORARY GRADING AS NEEDED INCLUDING INSTALLING TEMPORARY DRAINAGE SWALES AND INSTALLING ALL TEMPORARY STORM SEWER CATCH BASINS, INLETS, PIPING, ETC. AS NEEDED TO ENSURE PROPER DRAINAGE OF THE SITE THROUGHOUT THE COURSE OF CONSTRUCTION. ALL WORK TO BE COORDINATED WITH AND AS DIRECTED BY OWNER.

**GRADING LIMITS NOTE:**  
CONTRACTOR SHALL VERIFY THE FOLLOWING WITH THE CONSTRUCTION MANAGER AND OWNER'S REPRESENTATIVE:

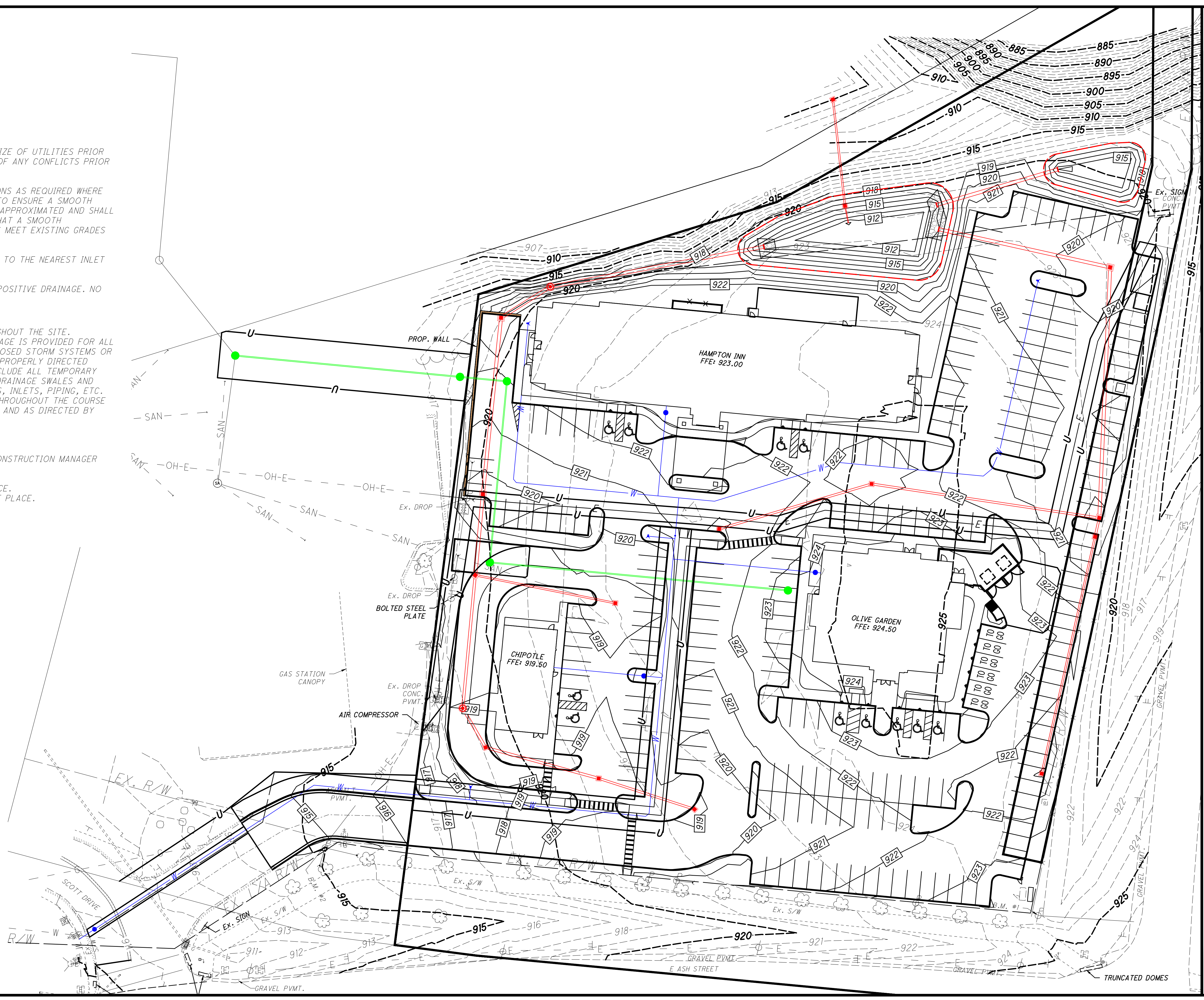
1. AREAS WHERE GRADING OPERATIONS ARE TO TAKE PLACE.
2. AREAS WHERE GRADING OPERATIONS ARE NOT TO TAKE PLACE.
3. GRADING LIMITS.
4. GRADING TIE-IN POINTS TO EXISTING GRADES.

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BENCHMARK#1 ELEV. 924.68  
MAG NAIL IN POWER POLE AT THE  
SOUTHEAST CORNER OF THE  
PROPERTY ALONG THE OFF RAMP  
OF THE INTERSTATE

BENCHMARK#2 ELEV. 916.36  
MAG NAIL IN POWER POLE SOUTH  
OF SPEEDWAY ON THE WEST EDGE  
OF THE HOTEL PROPERTY



**ADA RAMP NOTE:**  
 CONTRACTOR TO SEE ARCHITECTURAL SHEETS FOR ADA RAMP LOCATIONS AND DETAILS.  
 CONTRACTOR SHALL INSTALL ALL ADA RAMP PER ALL ADA REGULATIONS. CONTRACTOR SHALL VERIFY THE FOLLOWING WITH THE CONSTRUCTION MANAGER AND/OR ARCHITECT AND/OR OWNER:

1. THE EXACT LOCATION, CONFIGURATION AND TYPE OF ALL PROPOSED ADA RAMP.
2. ALL AREAS WITHIN THE PROPOSED ADA RAMP WHERE THE CURBING IS TO BE FLUSH WITH PAVEMENT OR WALK TO PROVIDE PROPER ADA ACCESS.
3. THE AREAS WITHIN THE PROPOSED ADA CURB RAMP WHERE FLARES AND RAMP ARE TO BE INSTALLED WITH ADA COMPLIANT SLOPES TO PROVIDE PROPER ADA ACCESS.

**NOTE:**  
 CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

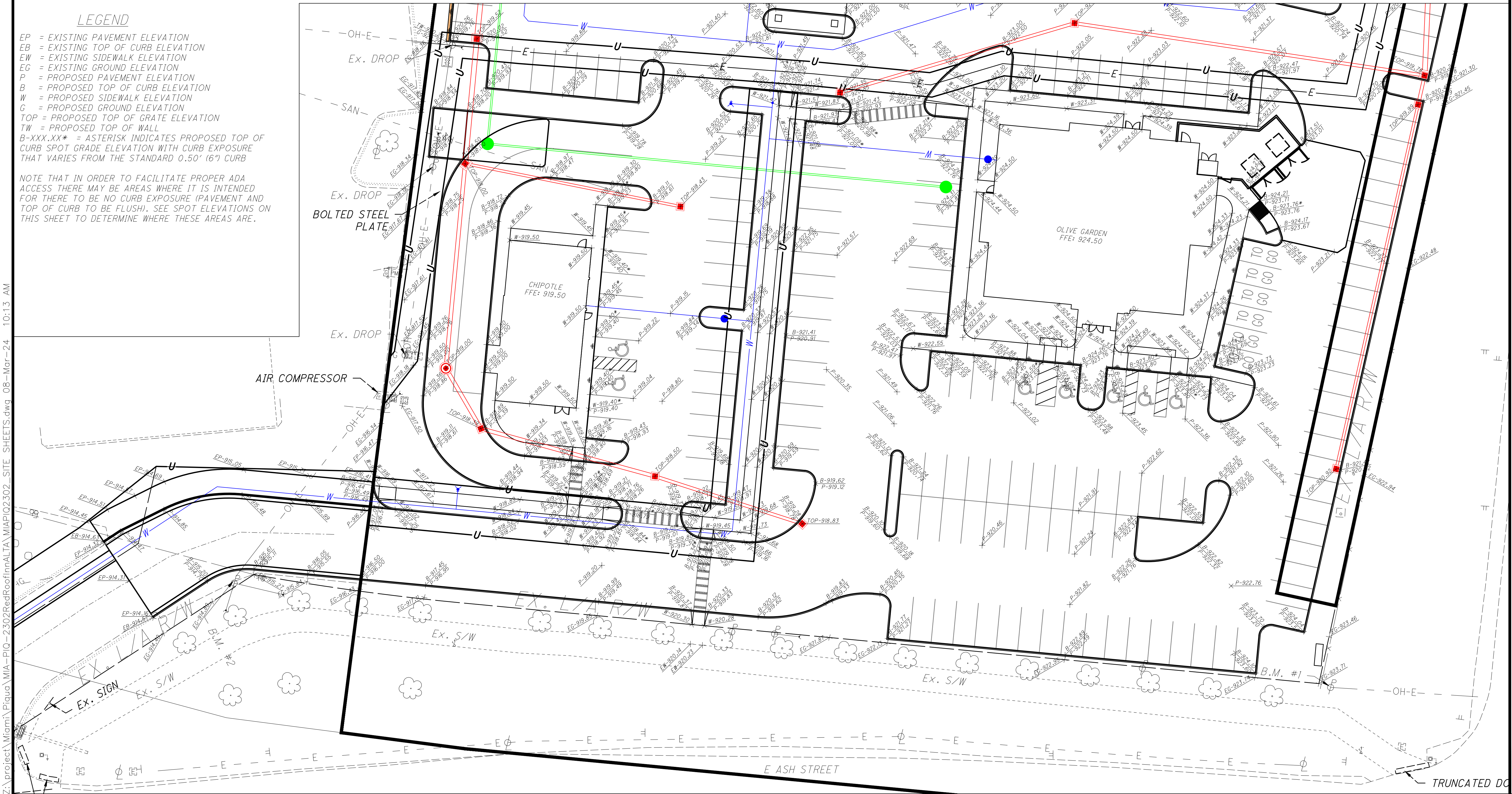
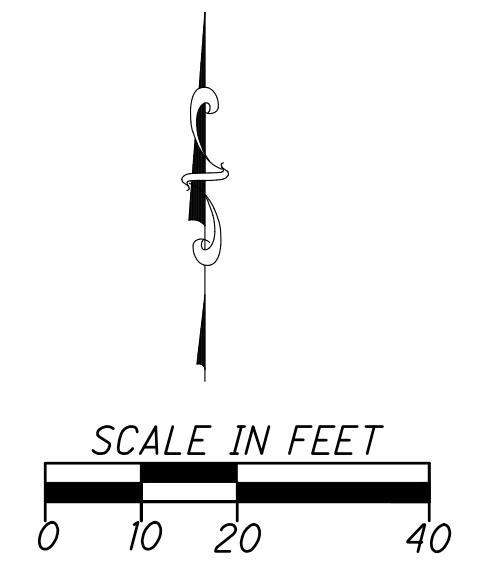
**LEGEND**

EP = EXISTING PAVEMENT ELEVATION  
 EB = EXISTING TOP OF CURB ELEVATION  
 EW = EXISTING SIDEWALK ELEVATION  
 EG = EXISTING GROUND ELEVATION  
 P = PROPOSED PAVEMENT ELEVATION  
 B = PROPOSED TOP OF CURB ELEVATION  
 W = PROPOSED SIDEWALK ELEVATION  
 G = PROPOSED GROUND ELEVATION  
 TW = PROPOSED TOP OF GRATE ELEVATION  
 TOP = PROPOSED TOP OF WALL  
 B-XXX.XX\* = ASTERISK INDICATES PROPOSED TOP OF CURB SPOT GRADE ELEVATION WITH CURB EXPOSURE THAT VARIES FROM THE STANDARD 0.50' (6") CURB

NOTE THAT IN ORDER TO FACILITATE PROPER ADA ACCESS THERE MAY BE AREAS WHERE IT IS INTENDED FOR THERE TO BE NO CURB EXPOSURE (PAVEMENT AND TOP OF CURB TO BE FLUSH). SEE SPOT ELEVATIONS ON THIS SHEET TO DETERMINE WHERE THESE AREAS ARE.

BENCHMARK #1 ELEV. 924.68  
 MAG NAIL IN POWER POLE AT THE SOUTHEAST CORNER OF THE PROPERTY ALONG THE OFF RAMP OF THE INTERSTATE

BENCHMARK #2 ELEV. 916.36  
 MAG NAIL IN POWER POLE SOUTH OF SPEEDWAY ON THE WEST EDGE OF THE HOTEL PROPERTY



REVISIONS:
FILE NAME PMT.ELE.
DRAWN BY ALW
CHECKED BY MLS
PROJECT No. MIAP102302
DATE 03-07-2024
SHEET NUMBER 15 OF 16

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**ADA RAMP NOTE:**  
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 CONTRACTOR SHALL INSTALL ALL ADA RAMP PER ALL ADA REGULATIONS. CONTRACTOR SHALL VERIFY THE FOLLOWING WITH THE CONSTRUCTION MANAGER AND/OR ARCHITECT AND/OR OWNER:

1. THE EXACT LOCATION, CONFIGURATION AND TYPE OF ALL PROPOSED ADA RAMP.
2. ALL AREAS WITHIN THE PROPOSED ADA RAMP WHERE THE CURBING IS TO BE FLUSH WITH PAVEMENT OR WALK TO PROVIDE PROPER ADA ACCESS.
3. THE AREAS WITHIN THE PROPOSED ADA CURB RAMP WHERE FLARES AND RAMP ARE TO BE INSTALLED WITH ADA COMPLIANT SLOPES TO PROVIDE PROPER ADA ACCESS.

**NOTE:**  
 CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

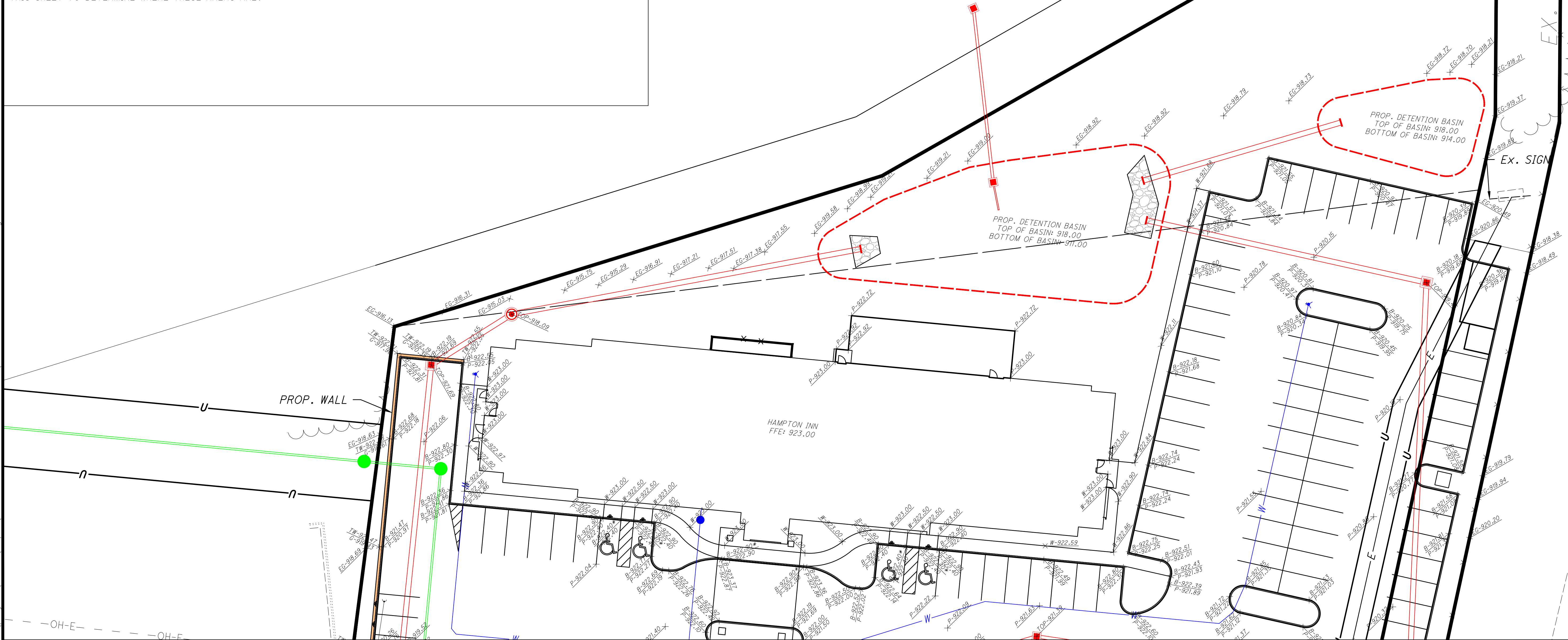
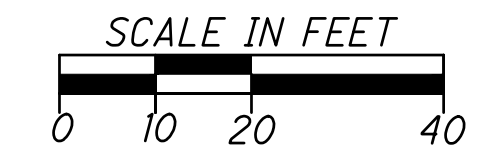
**LEGEND**

- EG = EXISTING GROUND ELEVATION
- P = PROPOSED PAVEMENT ELEVATION
- B = PROPOSED TOP OF CURB ELEVATION
- W = PROPOSED SIDEWALK ELEVATION
- G = PROPOSED GROUND ELEVATION
- TOP = PROPOSED TOP OF GRATE ELEVATION
- TW = PROPOSED TOP OF WALL
- B-XXX.XX\* = ASTERISK INDICATES PROPOSED TOP OF CURB SPOT GRADE ELEVATION WITH CURB EXPOSURE THAT VARIES FROM THE STANDARD 0.50' (6") CURB

NOTE THAT IN ORDER TO FACILITATE PROPER ADA ACCESS THERE MAY BE AREAS WHERE IT IS INTENDED FOR THERE TO BE NO CURB EXPOSURE (PAVEMENT AND TOP OF CURB TO BE FLUSH). SEE SPOT ELEVATIONS ON THIS SHEET TO DETERMINE WHERE THESE AREAS ARE.

BENCHMARK#1 ELEV. 924.68  
 MAG NAIL IN POWER POLE AT THE SOUTHEAST CORNER OF THE PROPERTY ALONG THE OFF RAMP OF THE INTERSTATE

BENCHMARK#2 ELEV. 916.36  
 MAG NAIL IN POWER POLE SOUTH OF SPEEDWAY ON THE WEST EDGE OF THE HOTEL PROPERTY



SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 WWW.CHOICEONEENGINEERING.COM

**RED ROOF INN SITE REDEVELOPMENT  
 CITY OF PIQUA  
 PAVEMENT ELEVATIONS PLAN**

REVISIONS:

FILE NAME	PVMT.ELE. (2)
DRAWN BY	ALW
CHECKED BY	MLS
PROJECT No.	MIAP102302
DATE	03-07-2024
SHEET NUMBER	16 OF 16

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**RESOLUTION No. BZA 3-24**

WHEREAS, Basis Piqua, LLC, owner of Parcel N44-072956, are considering a proposed development and have requested variances regarding the size of the maneuvering aisle; for curbed parking island spacing; and for the maximum required bicycle parking.

WHEREAS, the City of Piqua Development Code §4.2.3, establishes that a maneuvering aisle for 90° parking is 28'; and

WHEREAS, the City of Piqua Development Code §4.3.4, establishes that a curbed landscaped interior island must be provided every 10 parking spaces; and

WHEREAS, the City of Piqua Development Code §4.2.7, establishes that bicycle parking regulations require one bicycle space (min. 2'x 6') per 5,000 SF of gross square footage.

WHEREAS, the Board of Zoning Appeals has considered the following:

- The spirit and intent behind the requirement would be observed by granting the variance;
- The variance is the minimum necessary to create an appropriate design outcome and to achieve a beneficial improvement of the property;
- The variance will not create hardship or impact the use or enjoyment of neighboring properties;
- The applicant has proposed acceptable remedies for impacts generated by the variance;
- The variance will not adversely affect the delivery of governmental services (for example, water, sewer, trash collection); and
- The property owner's development challenges cannot feasibly be rectified through some method other than a variance (for example, the purchase of additional land or access easements).

NOW THEREFORE BE IT RESOLVED that \_\_\_\_\_ motioned to approve the request for a variance at Parcel N44-072956. The motion was seconded by \_\_\_\_\_ and the request was \_\_\_\_\_ with a vote as recorded below.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Eva Silvers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Debbie Stein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Applicant:</b>	<p><b>Mainstreet Piqua, Inc.</b>  <b>Lorna Swisher</b>          PO Box 1703, Piqua, OH 45365          (937) 765-2010</p>
<b>Request:</b>	<p>Mainstreet Piqua would like to paint a mural of the Mills Brothers on the southern facing wall of Park National Bank</p>
<b>Location:</b>	<p>212 N. Main Street, Piqua OH</p>

<b>Staff Analysis:</b>	<p>Zoning District – Downtown Shopfront Mixed Use (D-SX)          Overlay District – Downtown Historic District</p> <p>The reasoning this mural needs Planning Commission approval is that the zoning ordinance passed in 2023 states in §4.1.6, B(iv) that,</p> <p><i>“Murals must receive a development permit, and those in the Downtown Zoning Districts will be reviewed by the Planning Commission.”</i></p> <p>Also under this requirement, requires that the text,</p> <p><i>“...may be incorporated, but must follow the dimensional standards of a wall sign.”</i></p> <p>Additionally, §4.7.10 lays out additional standards for Downtown Districts, and in particular #6 states that,</p> <p><i>“All new murals on Historic District Overlay (HLO) properties within the Downtown zoning districts require approval from the Planning Commission to examine location, color palette, and the mural’s potential effects on the building’s materials and architectural features. Where a structure has been registered as an HLO, the Planning Commission will review the proposal as a request for a Certificate of Appropriateness.”</i></p>
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	<p>For this mural to receive approval, it has to be granted by the Planning Commission. For this reason, it was placed on the agenda as such. At the time of application, the size of the mural was unknown but was to be given when the artist could provide it.</p> <p>Last week, the size given by the committee was for the mural to be 75'x 37' high. The limit for a mural in the development code is 150 SF, so at a proposed 2,775 SF – obviously this sign is going to need BZA approval as well. Planning Commission has approval, but BZA will need to justify the size.</p>
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<b>Staff Recommendations:</b>	<p>Following the noted governing body-permissions and requirements outlined in Code Piqua, staff recommends to <b>TABLE</b> the application until next month so that the committee can attend the BZA meeting 3/26/24 to discuss the size of the mural. This recommendation does not consider any public comments made as this is reviewed, for or against, but so that each body has a chance to review its responsibilities in the process.</p>
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PURPOSE OF A SIGN PERMIT	
A sign permit is required to ensure that signage meets applicable regulations of the zoning code. Every sign, temporary or permanent, requires a permit which must be obtained before any work begins.	
SUBMITTAL REQUIREMENT CHECKLIST	
<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan Showing Placement. Includes landscaping plan for all freestanding signs
<input type="checkbox"/> Sign Rendering (Showing Color, materials and other details)	
Application Fee: \$50	Link to payment portal - <a href="https://swipesimple.com/links/lnk_b5f8e6e9">https://swipesimple.com/links/lnk_b5f8e6e9</a>

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name: <i>Mainstreet Piqua, Inc</i>		
Contact Person First Last Name: <i>Lorna Swisher</i>		
Mailing Address: <i>PO Box 1703, Piqua, OH 45356</i>		
Phone Number: <i>937-765-2010</i>	Email: <i>lorna@mainstreetpiqua.org</i>	
PROPERTY OWNER INFORMATION		
First Last Name: <i>John Brown, Park National Bank</i>		
Mailing Address: <i>212 N. Main Street . PO Box Piqua, OH 45356</i>		
Phone Number: <i>937-</i>	Email: <i>john.brown@parknationalbank.com</i>	

PROJECT LOCATION	Address Assignment Request	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Street Address: <i>212 N. Main Street</i>	Parcel ID Number:		
Zoning District: <i>CBD</i>	Current Use:		

ACTIVE CODE COMPLIANCE CASE		
Is there an active code compliance case on this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes: Is this application related to the code violation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<b>PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION</b>	
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	No

<b>HISTORICAL RESOURCE INFORMATION</b>		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

<b>PROPOSED SIGN DIMENSIONS</b> (fields not required if a dimensioned rendering is submitted in feet by a professional sign maker, designer or architect)			
<b>Width of Sign Face</b>	<b>Height of Sign Face</b>	<b>Depth of Fascia Sign</b>	<b>Total Area</b>
ft	ft	in	sq ft
<b>PROJECT INFORMATION – Attach additional page(s) if necessary.</b>			
Briefly describe the nature of the project: We would like to paint a Mills Brothers Mural on the south facing wall of Park National Bank			
Estimated Project Cost: \$56,500			
Start Date: April 2024		End Date: June 2024	

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>Lorna Swisher</u>	<u>2-12-24</u>
<b>Applicant Name</b>	<b>Date</b>
<u>Lorna Swisher</u>	
<b>Applicant Signature</b>	<b>Title</b>

143'-5"

wall caps - extend 3"  
down from the top

MILLS  
BROS

Music Legends from Piqua



49'-10"

43'-8"

49'-5"

45'-9"

point where radius  
curb ends and  
straight curb begins



**RESOLUTION No. BZA 04-24**

WHEREAS, Lorna Swisher, on behalf of Mainstreet Piqua has filed a petition to increase the maximum allowed square footage of a mural from the maximum allowed 150 square feet to 2,775 square feet; and,

WHEREAS, the City of Piqua Code of Ordinances section § 4.7 establishes general requirements for downtown mural signs:

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

- Is necessary to permit the owner a reasonable use of the land.
- Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
- Will constitute a change in the district map
- Will impair an adequate supply of light and air to adjacent property.
- Will increase the congestion in public streets.
- Will increase the public danger of fire and safety.
- Will materially diminish or impair established property values within the surrounding area.
- Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that \_\_\_\_\_ motioned to \_\_\_\_\_ the request for a variance at 201 East Ash Street. The motion was seconded by \_\_\_\_\_ and the request was \_\_\_\_\_ with a vote of \_\_\_\_ as recorded below.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Eva Silvers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Debbie Stein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution	Parcel	Name	Address	City	State	Zip
BZA 2-24	N44-098770	LAMBERT RONALD E	219 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-044980	POPP TERRY R	202 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045070	DSK PORTFOLIO 16 MAIN LLC	210 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-042730	STROHMENGER PROPERTIES LLC	214 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-045060	PAGE ANDREA D	215 1ST ST E	PIQUA	OH	45356
BZA 2-24	N44-098780	ANDERSON ROBERT	MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-044800	JACKSON JOHNNY NEAL	240 E MAIN ST	PIQUA	OH	45356
BZA 2-24	N44-042720	COOK BEVERLY	210 1ST	PIQUA	OH	45356
BZA 2-24	N44-098775	MCSWAIN SEAN M & BRIANNA ERIN	MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045020	WAGONER EARL & LINDA	121 123 CLEVELAND ST	PIQUA	OH	45356
BZA 2-24	N44-042350	TRIUM PROPERTIES LLC	209 E MAIN ST	PIQUA	OH	45356
BZA 2-24	N44-042620	SULLENBERGER RENTALS LLC	228 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-042710	CHAPPIE PHILLIP J & KATHRYN M	206 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-044970	BARNETT JUDY E	201 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-045050	COUCHOT JEAN S	217 219 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-042370	HISER NINA B	217 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-042610	WARD APRIL J & LUCAS	232 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045100	ADAMS ANDREW	224 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045170	TBYG PIQUA PROPERTIES LLC	225 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-042750	WOLFE DENISE	222 1ST	PIQUA	OH	45356
BZA 2-24	N44-045010	HORN KYRA	113 115 CLEVELAND ST	PIQUA	OH	45356
BZA 2-24	N44-045005	HAGER CECIL C SR (TR) & JUANITA MAE (TR)	204 MAIN E	PIQUA	OH	45356
BZA 2-24	N44-045150	DARNER MICHAEL A	229 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-045130	WEBSTER PAUL	226 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-042320	ANDERSON ROBERT	MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-052830	HAINES ANNE M	233 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-042390	MCSWAIN SEAN M & BRIANNA ERIN	227 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045080	BAKER RANDALL S & CARLA J	214 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045140	VSF INVESTMENTS LTD	231 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-045030	HORN KYRA	117 119 CLEVELAND ST	PIQUA	OH	45356
BZA 2-24	N44-045000	HORN KYRA	CLEVELAND ST	PIQUA	OH	45356
BZA 2-24	N44-045180	HAGER CECIL C SR (TR) & JUANITA MAE (TR)	221 FIRST ST	PIQUA	OH	45356

BZA 2-24	N44-042740	B & G BUILDING INVESTMENTS LLC	218 1ST ST	PIQUA	OH	45356
BZA 2-24	N44-045090	COOPER SCOTT M & SAMANTHA L	218 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-042360	TRIUM PROPERTIES LLC	211 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-045040	HESS FRANCES M	206 MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-042340	CROMES NORMAN L JR	MAIN ST E	PIQUA	OH	45356
BZA 2-24	N44-044980	POPP TERRY R	1411 NICKLIN AVE	PIQUA	OH	45356
BZA 2-24	N44-045070	DSK PORTFOLIO 16 MAIN LLC	650 S MAIN ST	PIQUA	OH	45356
BZA 2-24	N44-042730	STROHMENGER PROPERTIES LLC	4646 W US 36	PIQUA	OH	45356
BZA 2-24	N44-098780	ANDERSON ROBERT	1600 E BUSCH BLVD	TAMPA	FL	33612
BZA 2-24	N44-044800	JACKSON JOHNNY NEAL	1135 W HIGH ST	PIQUA	OH	45356
BZA 2-24	N44-098775	MCSWAIN SEAN M & BRIANNA ERIN	227 E MAIN ST	PIQUA	OH	45356
BZA 2-24	N44-045020	WAGONER EARL & LINDA	1611 NEW HAVEN RD	PIQUA	OH	45356
BZA 2-24	N44-042350	TRIUM PROPERTIES LLC	37 ROBIN HOOD LN	TROY	OH	45373
BZA 2-24	N44-042620	SULLENBERGER RENTALS LLC	9283 KNOUFF RD	PIQUA	OH	45356
BZA 2-24	N44-045050	COUCHOT JEAN S	217 FIRST ST	PIQUA	OH	45356
BZA 2-24	N44-045170	TBYG PIQUA PROPERTIES LLC	2337 E 72ND ST	BROOKLYN	NY	11234
BZA 2-24	N44-045010	HORN KYRA	PO BOX 309	RUSSIA	OH	45363
BZA 2-24	N44-045005	HAGER CECIL C SR (TR) & JUANITA MAE (TR)	204 FIFTH ST	PIQUA	OH	45356
BZA 2-24	N44-045150	DARNER MICHAEL A	1843 WILSHIRE RD	PIQUA	OH	45356
BZA 2-24	N44-045130	WEBSTER PAUL	405 FIRST ST	PIQUA	OH	45356
BZA 2-24	N44-042320	ANDERSON ROBERT	1600 E BUSCH BLVD	TAMPA	FL	33612
BZA 2-24	N44-052830	HAINES ANNE M	1433 INDIGO DR	FAIRBORN	OH	45324
BZA 2-24	N44-045080	BAKER RANDALL S & CARLA J	PO BOX 53	PIQUA	OH	45356
BZA 2-24	N44-045140	VSF INVESTMENTS LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
BZA 2-24	N44-045030	HORN KYRA	PO BOX 309	RUSSIA	OH	45363
BZA 2-24	N44-045180	HAGER CECIL C SR (TR) & JUANITA MAE (TR)	204 FIFTH ST	PIQUA	OH	45356
BZA 2-24	N44-042740	B & G BUILDING INVESTMENTS LLC	1104 PARK AVE	PIQUA	OH	45356
BZA 2-24	N44-042360	TRIUM PROPERTIES LLC	37 ROBIN HOOD LN	TROY	OH	45373
BZA 2-24	N44-042340	CROMES NORMAN L JR	9859 N 25A	PIQUA	OH	45356
BZA-3-24	N44-072956	CITY OF PIQUA	902 SCOTT DR	PIQUA	OH	45356
BZA-3-24	N44-076536	COLE BE PORTFOLIO II LLC	999 ASH ST E	PIQUA	OH	45356
BZA-3-24	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	995 E ASH ST	PIQUA	OH	45356

BZA-3-24	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	991 E ASH ST	PIQUA	OH	45356
BZA-3-24	N44-072958	CITY OF PIQUA	SCOTT DR	PIQUA	OH	45356
BZA-3-24	N44-072952	EMRO MARKETING COMPANY	900 SCOTT DR	PIQUA	OH	45356
BZA-3-24	N44-072962	CRACKER BARREL OLD COUNTRY STORE	980 ASH ST E	PIQUA	OH	45356
BZA-3-24	J27-054448	DOUGLAS CHARLES E (LE) @(4)	1140 PATRICIA LN	PIQUA	OH	45356
BZA-3-24	J27-054447	VICKROY ANNA R & SAMUEL L POPLIN	1145 PATRICIA LN	PIQUA	OH	45356
BZA-3-24	N44-076536	COLE BE PORTFOLIO II LLC	8111 SMITH'S MILL RD	NEW ALBANY	OH	43054
BZA-3-24	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	218 W ASH ST	PIQUA	OH	45356
BZA-3-24	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	450 S ORANGE AVE STE 800	ORLANDO	FL	32801
BZA-3-24	N44-072952	EMRO MARKETING COMPANY	539 S MAIN ST	FINDLAY	OH	45840
BZA-3-24	N44-072962	CRACKER BARREL OLD COUNTRY STORE	P.O. BOX 787	LEBANON	TN	37088
BZA-4-24	N44-001070	REARDON DAVID S (TOD) & GAIL A (TOD)	219 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001050	QUINTER BRIAN E & ANN M	225 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001900	124 NORTH MAIN STREET LLC	WATER ST W	Piqua	OH	45356
BZA-4-24	N44-001340	THIRD SAVINGS & LOAN COMPANY	206 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001400	THIRD SAVINGS & LOAN	212 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001450	FIFTH THIRD BANK	MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001080	REARDON DAVID S (TOD) & GAIL A (TOD)	217 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001060	WAGNER GARY A SR	215 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001040	KSR PROPERTIES LLC (LC)	113 E HIGH ST	Piqua	OH	45356
BZA-4-24						
BZA-4-24	N44-001880	VSF INVESTMENTS 6 LTD	201- 203 N WAYNE ST	Piqua	OH	45356
BZA-4-24	N44-001310	124 NORTH MAIN STREET LLC	124 N MAIN ST	Piqua	OH	45356
BZA-4-24	N44-001390	THIRD SAVINGS & LOAN COMPANY	210 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001860	THIRD SAVINGS & LOAN CO	215 N WAYNE ST	Piqua	OH	45356
BZA-4-24	N44-001320	THIRD SAVINGS & LOAN COMPANY	208 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001330	UNITY NATIONAL BANK	204 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001090	WAGNER GARY A	213 MAIN ST N	Piqua	OH	45356
BZA-4-24	N44-001850	FIFTH THIRD BANK	123 MARKET ST	Piqua	OH	45356
BZA-4-24	N44-001070	REARDON DAVID S (TOD) & GAIL A (TOD)	344 FOX DR	Piqua	OH	45356
BZA-4-24	N44-001050	QUINTER BRIAN E & ANN M	PO BOX 1135	Piqua	OH	45356
BZA-4-24	N44-001900	124 NORTH MAIN STREET LLC	124 N MAIN ST	Piqua	OH	45356

BZA-4-24	N44-250088	CITY OF PIQUA	124 N WAYNE ST	Piqua	OH	45356
BZA-4-24	N44-001450	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	Piqua	OH	45356
BZA-4-24	N44-250046	CITY OF PIQUA	201 W WATER ST	Piqua	OH	45356
BZA-4-24	N44-001080	REARDON DAVID S (TOD) & GAIL A (TOD)	344 FOX DR	Piqua	OH	45356
BZA-4-24	N44-001060	WAGNER GARY A SR	1042 ELEANOR AVE	Piqua	OH	45356
BZA-4-24	N44-001040	KSR PROPERTIES LLC (LC)	125 BRIDGE ST SUITE 200	Piqua	OH	45356
BZA-4-24	N44-001880	VSF INVESTMENTS 6 LTD	1268 E ASH ST STE 108	Piqua	OH	45356
BZA-4-24	N44-001390	THIRD SAVINGS & LOAN COMPANY	PO BOX 913	Piqua	OH	45356
BZA-4-24	N44-001330	UNITY NATIONAL BANK	P O BOX 913	Piqua	OH	45356