



Development Department

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

April 15, 2024

***** MEETING NOTICE *****

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, April 23, 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. 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

**BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, APRIL 23, 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 – March 26, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 5-24
A resolution to consider the decision of the enforcing official concerning a car port at 308 Broadway.
2. RESOLUTION BZA 6-24
A resolution seeking four variances at Hartzell Propeller, Inc located at 1900 Covington Ave., Piqua. Variances include requirement of landscape islands, maneuvering lane required width, pedestrian accessways required for accessible movement within lots and perimeter screening.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX
6:00 PM- TUESDAY, MARCH 26, 2024**

CALL TO ORDER

At approximately 6:00PM Chair Wayde Davis called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Wayne Davey, Wayde Davis, Eddie Harvey, Eva Silvers, Debbie Stein

Members absent:

MEETING MINUTES

Mr. Harvey made a motion to accept the minutes from February 27, 2023 and Mr. Davey seconded, all votes in favor.

NEW BUSINESS

Resolution BZA-2-24

Chad Henry was present and gave the staff report. He reported that he is in favor of approval of the variance. The driveway will go up to the property line. Mr. Henry also reported that no neighbors have a problem with the property.

The applicant Randy Baker came forward to speak on the matter. He stated that where there is grass, there used to be concrete but it was worn down so he removed it. He is now looking to replace what was there when he bought the property.

Ms. Stein motioned to approve the resolution. Ms. Silvers seconded the motion. The resolution was approved with a 5-0 vote.

Resolution BZA-3-24

Chad Henry was present and gave the staff report. He elaborated on the variances and why they were combined in this resolution. They need approval to be able to move forward with the project. Mr. Henry stated he supports the variance for the drive isle as long as emergency vehicles are able to access what they need.

The second variance for the parking lots indicates that each parking lot/building will be it's own parcel.

The last variance for bicycle parking allows this to not be a requirement how the code is stated, but there would still be bicycle parking.

Mr. Davis asked if there were to be a bicycle tour in the area that needed a hotel to stay in if there would be enough room for them to park their bikes.

The applicant, Basis Piqua, LLC came forward to speak on the item. He states that bicycle racks will be at both restaurants but not the hotel. He said the hope is to break ground in July or August 2024. Likely seeing the vertical start the first of 2025.

Ms. Stein asked if any neighboring businesses had provided any feedback. Mr. Davis asked if the City had considered changing the traffic flow there at the intersection to make it the best for all. Mr. Henry said there are currently conversations for this.

Mr. Harvey made a motion to approve the resolution. Mr. Davey seconded the motion. The resolution was approved by a 3-0 vote.

Resolution BZA 4-24

Chad Henry spoke on the item. He stated that the code may need to be adjusted moving forwarding to help these situations. He recommends approval of the mural. He stated this variance is for the size of the mural. If approved here it will go to Planning Commission next month to approve the content.

Mr. Davis asked how big this mural is in comparison to the other mural downtown. No one was sure of the other mural but think this new mural is larger due to the wall being larger.

Ms. Stein stated she feels if the mural was any smaller it would seem off scale. She also is happy we are honoring them and their legacy.

Applicants with Downtown Piqua came forward to speak on the matter. They stated the mural is less than half of the wall. They state the artist is located in Columbus. Mainstreet will take responsibility for the maintenance of the mural as they enter into an agreement with Park National. They state that it is on a south wall so fading is inevitable but they are taking all measures to maintain it as long as possible. They hope to get started in May.

Ms. Silvers thanked the applicants for focusing on the history of people from Piqua and highlighting our history.

Ms. Stein made a motion to approve. Ms. Silver made a motion to second. The resolution was approved by a 5-0 vote.

OTHER BUSINESS

ADJOURNMENT

With no other business before the Board, a motion was made and seconded, the meeting was adjourned at approximately 6:40 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Emily McCulla at emcculla@piquaoh.gov.

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 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 type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction and Elevation Drawings (If applicable)	<input type="checkbox"/> \$150 (Cash or Check)
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Link to Payment Portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name:		
Contact Person First Last Name:		
Mailing Address:		
Phone Number:	Email:	
Type of legal interest held by applicant:		

OWNER INFORMATION	
First Last Name:	
Mailing Address:	
Phone Number:	Email:

LOCATION DETAILS	
Street Address:	Parcel ID Number:
Existing Zoning District:	Existing Use:
Proposed Use:	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested variance:

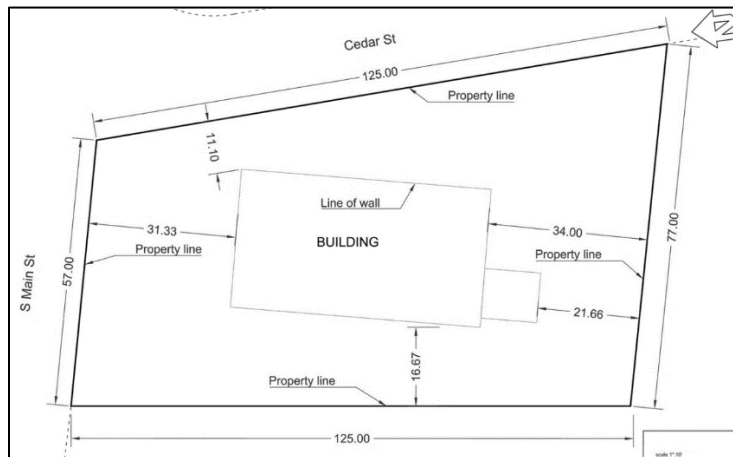
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name	Date
<i>Amber Resor</i>	
Applicant Signature	Title

SITE PLAN REQUIREMENTS

Many activities that require a permit require drawings to be submitted by professional architects, engineers, landscape architects, or surveyors, as necessary.

Some activities are minor in nature and will not require professional drawings. The Development Department will provide guidance on submittal requirements. The following provides a minimum standard for site plan submittal for commercial construction applications that are determined by staff to be minor in nature.

- 8 ½" x 11" Site Plan drawn to identifiable engineer or architect scale
- North arrow
- All property lines
- Adjacent streets, alley and sidewalks
- Exact location of all existing buildings, including attached garages, detached garages, decks, sunrooms, pools and sheds.
- All parking areas and driveways. Indicate surface material.
- The proposed structure (including signs) and the distance the structure will be from all property lines and other structures. "Existing" and "Proposed" structures should be marked as such.



March 11, 2024

Aaron Morrison
Code Compliance Coordinator
201 West Water Street Piqua, OH 45356

Appeal of Case Number: CVN 16263350926
308 Broadway St. Piqua, OH 45356
Estate of Steven Charles Drapp

To whom it may concern,

The owner of the property 308 Broadway Street, Steven Charles Drapp passed away on February 19, 2024. I, Amber Resor, am Mr. Drapp's only child and sole beneficiary of his estate. Myself and my husband Josh Kunkel discovered the above stated violation notice after my father's passing. We are appealing the violation specifically to the carport (remainder violations will be addressed and corrected). The carport is a preexisting nonconforming use in accordance with O.R.C. 713.15 and not a violation of Development Code 3.7.2.B.8 as alleged on January 23, 2024.

To prove a nonconforming use the party must show 1.) that the use existed before the zoning ordinance was enacted, and 2.) that the use was lawful when it began. See *Verbillion v. Enon Sand & Gravel, LLC*, 2021-Ohio-3850, 180 N.E.3d 638. The carport as indicated by the Miami County auditor property tax records was erected in 1995 (please see attached). Therefore the 1990 Piqua zoning code is the code that governs this carport. The 1990 zoning code does not have any requirements for carports, in fact it does not mention carports at all. The existing Piqua planning code regulating carports and the building materials for them would not apply to a carport built in 1995. The carport was legal when it was erected and predates any regulations on carport building materials.

A nonconforming use transfers to the new owner of a property when it is sold. Even though the property at 308 Broadway has been sold since 1995, Ohio case law has consistently stated that a pre-existing nonconforming use follows the new owner of the property as long as the nonconforming use is continued by the new owner. Ownership changes do not affect the right because the right to use land in a particular way attaches to the land itself. See *Verbillion v. Enon Sand & Gravel, LLC*, 2021-Ohio-3850, 180 N.E.3d 638. The carport was used by Mr. Drapp for the entirety of the time he owned the property and the carport had been used by previous owners. There has been no voluntary abandonment of the carport.

Thank you for your consideration and feel free to reach out to us with any questions.

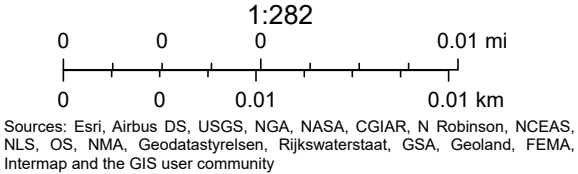
Sincerely,
Estate of Steven Charles Drapp
Amber Resor and Josh Kunkel
518 W. High Street Piqua, Ohio 45356
jkrunkel12@gmail.com

Miami County Auditor



4/6/2024, 5:07:35 PM

Parcels



NOTICE OF CODE VIOLATION

January 23, 2024

Steven Drapp
518 W. High St.
Piqua, OH 45356

Parcel No: N44-008950
Property Address: 308 Broadway – Piqua, OH 45356

Case Number: CVN 16263350926

An inspection of the above-referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, under City of Piqua Ordinances Section 91.20, and Property Maintenance Code Section 111, the subject conditions are now declared a public nuisance, and **you are now ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by the date indicated for each item.**

As the owner of record of the above-referenced property, you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the specified time may result in the enforcing official instituting legal proceedings and/or directing summary action to abate the nuisance at the owner's expense without further notice.

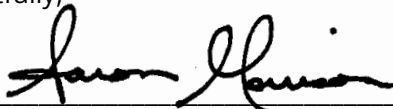
In accordance with Development Code Section 7.2.9 of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting an application to the Development Department at 201 W. Water Street, Piqua, Ohio, within thirty (30) calendar days from the date of this notice.

Pursuant to the City of Piqua Property Maintenance Code Section 111.6, it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation, and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, shall be deemed guilty of a misdemeanor of the first degree, with each day the noncompliance continues constituting a separate offense.

Please contact this office at (937) 778-2813 within ten (10) business days from the date of this notice so that we may discuss the actions necessary to remedy this matter.

Respectfully,



Aaron Morrison, Code Compliance Coordinator

NOTICE OF CODE VIOLATION

Case number: CVN 16263350926

Page 2

Area of Concern: Application of Codes

Code Section: Property Maintenance Code: 102.5

Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Ohio Building Code and the Piqua Development Code.

Permit(s) Required: As Required

Correct/Abate By Date: **May 30, 2024 or BEFORE**

Area of Concern: Protective Treatment

Code Section: Property Maintenance Code: 304.2

Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather-resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Permit(s) Required: None

Correct/Abate By Date: **May 30, 2024 or BEFORE**

Area of Concern: Roofs and Drainage

Code Section: Property Maintenance Code: 304.7

Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Permit(s) Required: Building

Correct/Abate By Date: **May 30, 2024 or BEFORE**

Area of Concern: Window, Skylight, and Door Frames

Code Section: Property Maintenance Code: 304.13

Standard: Every window, skylight, door, and frame shall be kept in sound condition, in good repair, and weather tight.

Permit(s) Required: None

Correct/Abate By Date: **May 30, 2024 or BEFORE**

NOTICE OF CODE VIOLATION

Case number: CVN 16263350926

Page 3

Area of Concern: Metal Carports Prohibited

Code Section: Development Code: 3.7.2.B.8

Standard: Metal kit carports and all-metal carports are not allowed. A carport may have a metal roof if siding or posts are designed to be integrated into a garage or principal structure, or if a custom design has been created that matches materials used on the principal structure.

Permit(s) Required: None

Correct/Abate By Date: **May 30, 2024 or BEFORE**

Area of Concern: Visual Blight

Code Section: Nuisance Code: 91.20(A)

Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.

Permit(s) Required: None

Correct/Abate By Date: **May 30, 2024 or BEFORE**

Area of Concern: Vegetation, Flowers and Plant Material

Code Section: Nuisance Code: 91.36(C)

Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.

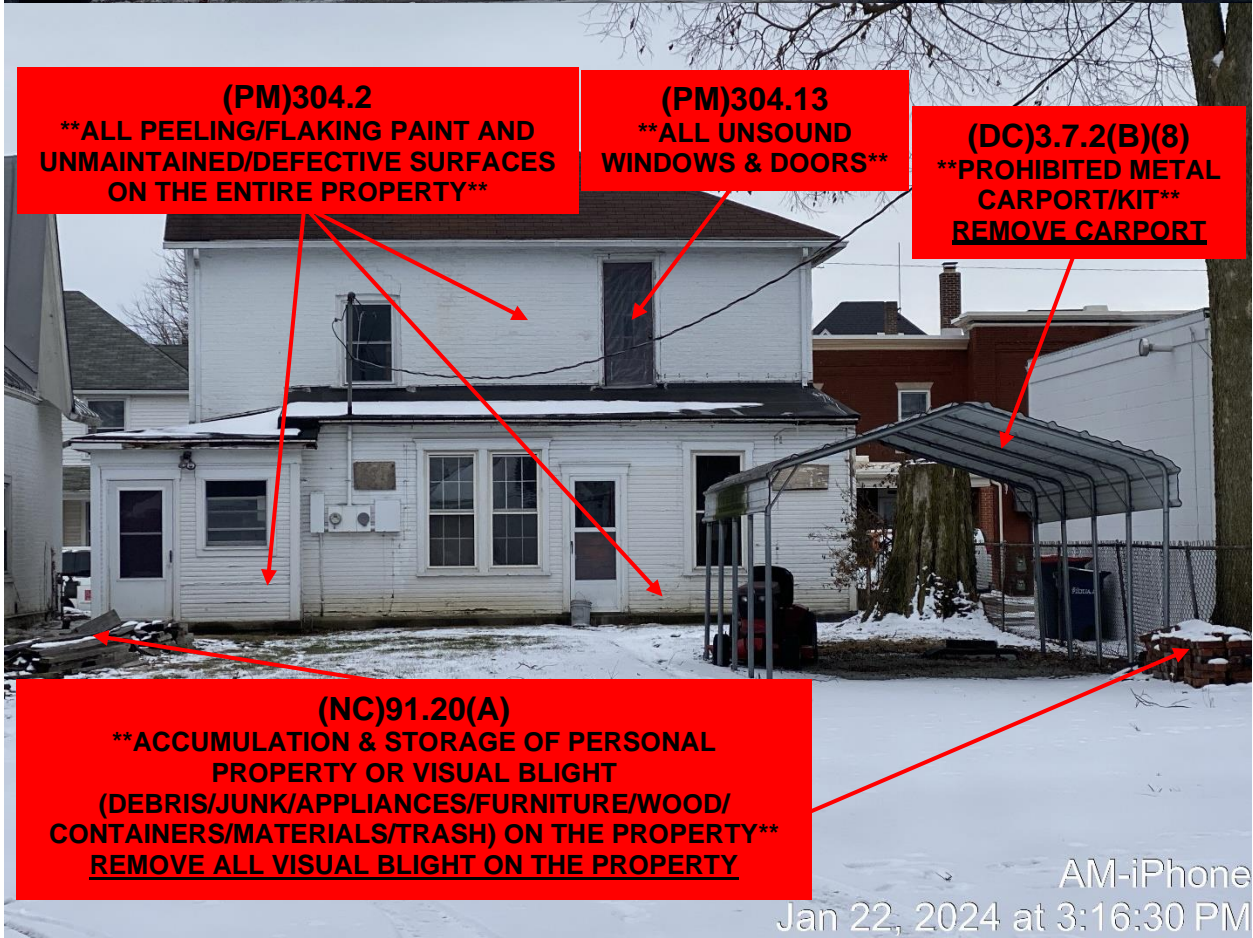
Permit(s) Required: None

Correct/Abate By Date: **May 30, 2024 or BEFORE**



(PM)304.2
****ALL PEELING/FLAKING PAINT AND UNMAINTAINED/DEFECTIVE SURFACES ON THE ENTIRE PROPERTY****

AM-iPhone
Jan 22, 2024 at 3:14:19 PM



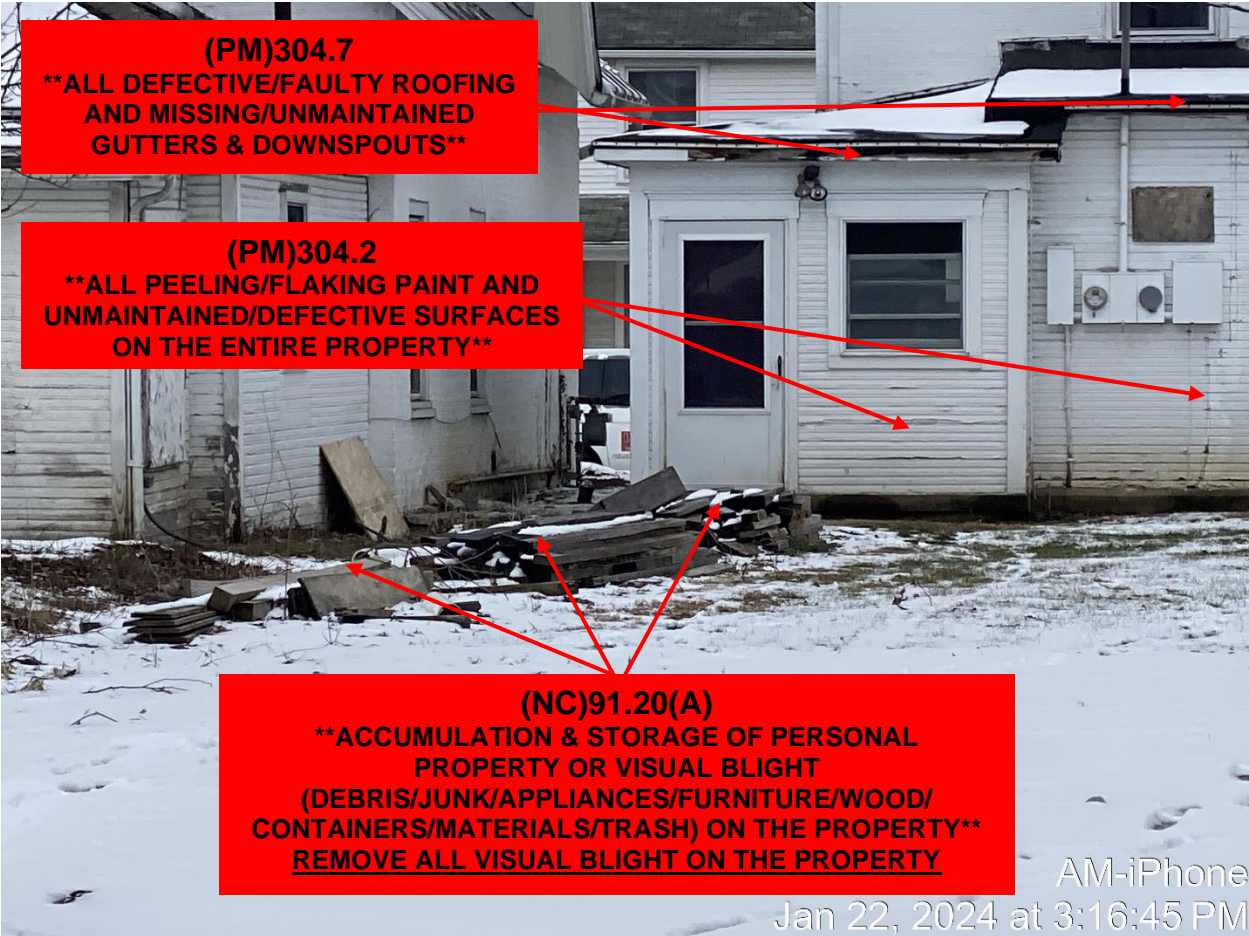
(PM)304.2
****ALL PEELING/FLAKING PAINT AND UNMAINTAINED/DEFECTIVE SURFACES ON THE ENTIRE PROPERTY****

(PM)304.13
****ALL UNSOUND WINDOWS & DOORS****

(DC)3.7.2(B)(8)
****PROHIBITED METAL CARPORT/KIT****
REMOVE CARPORT

(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY

AM-iPhone
Jan 22, 2024 at 3:16:30 PM

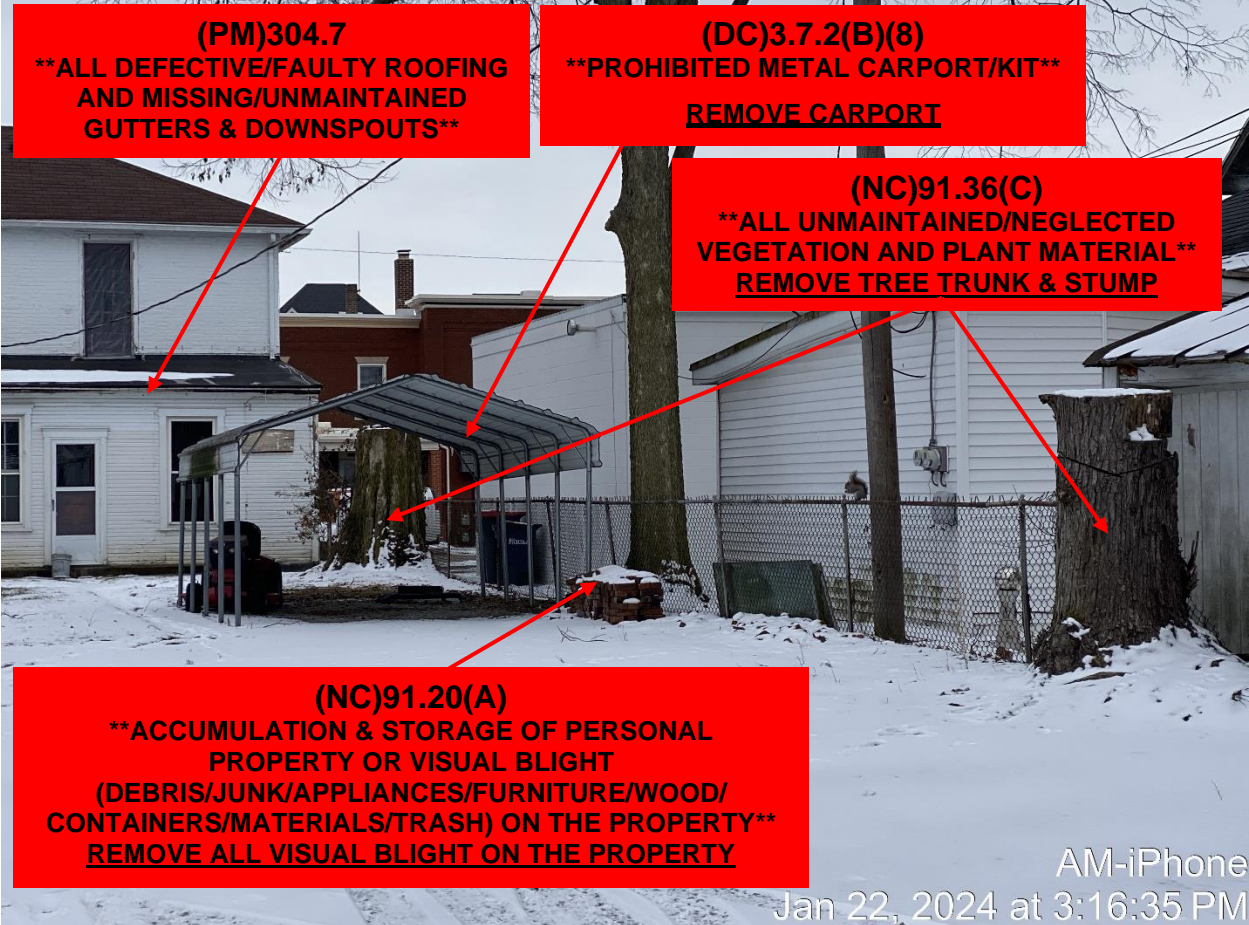


(PM)304.7
****ALL DEFECTIVE/FAULTY ROOFING AND MISSING/UNMAINTAINED GUTTERS & DOWNSPOUTS****

(PM)304.2
****ALL PEELING/FLAKING PAINT AND UNMAINTAINED/DEFECTIVE SURFACES ON THE ENTIRE PROPERTY****

(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY

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Jan 22, 2024 at 3:16:45 PM



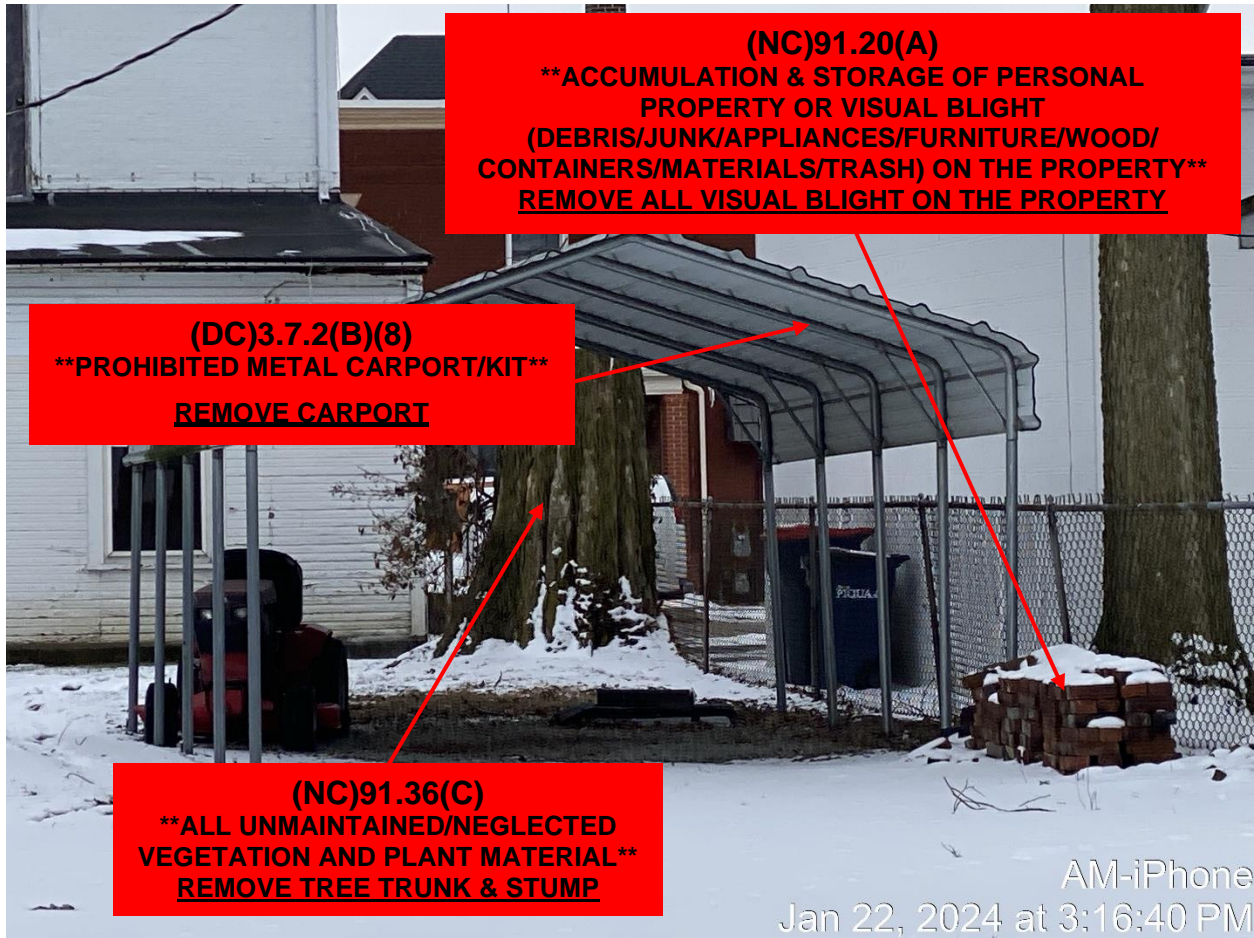
(PM)304.7
****ALL DEFECTIVE/FAULTY ROOFING AND MISSING/UNMAINTAINED GUTTERS & DOWNSPOUTS****

(DC)3.7.2(B)(8)
****PROHIBITED METAL CARPORT/KIT****
REMOVE CARPORT

(NC)91.36(C)
****ALL UNMAINTAINED/NEGLECTED VEGETATION AND PLANT MATERIAL****
REMOVE TREE TRUNK & STUMP

(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY

AM-iPhone
Jan 22, 2024 at 3:16:35 PM



(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY

(DC)3.7.2(B)(8)
****PROHIBITED METAL CARPORT/KIT****
REMOVE CARPORT

(NC)91.36(C)
****ALL UNMAINTAINED/NEGLECTED VEGETATION AND PLANT MATERIAL****
REMOVE TREE TRUNK & STUMP

AM-iPhone
Jan 22, 2024 at 3:16:40 PM



RESOLUTION No. BZA 5-24

WHEREAS, Amber Resor, the beneficiary of estate of 308 Broadway on Parcel N44-008950 in the city of Piqua, Ohio, have appealed the decision of the enforcing official concerning property maintenance; and

WHEREAS, the owner has filed an appeal of this decision; and,

WHEREAS, Development Code Section 7.2.9 of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting an application to the Development Department at 201 W Water Street, Piqua, Ohio within thirty (30) calendar days from the date of the notice.

WHEREAS, Chapter 150.106(F) of the City of Piqua Code of Ordinances identifies the Board of Zoning Appeals as the body designated to hear and decide upon all matters related to an appeal of an action taken by the code official in the administration and enforcement of the Property Maintenance Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Piqua, Miami County, Ohio, the majority of all members appointed thereto concurring, that the Board of Zoning Appeals hereby _____ the decision of the enforcing official.

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the decision of the enforcing official and the motion was seconded by _____ and the Board of Zoning Appeals recorded the following vote _____ the motioned action.

	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. Adam Seas	<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"/>

Applicant:	<p>H.A. Dorsten Construction Management Matt Bertke PO Box 156, Minster, OH 45865 (567) 644-9547</p>
Request:	<p>The project team would like to request variances for the requirement of landscape islands, required maneuvering lane width, pedestrian accessways required for accessible movement within the parking lots and perimeter screening.</p>
Location:	<p>1900 Covington Avenue, Piqua OH</p>

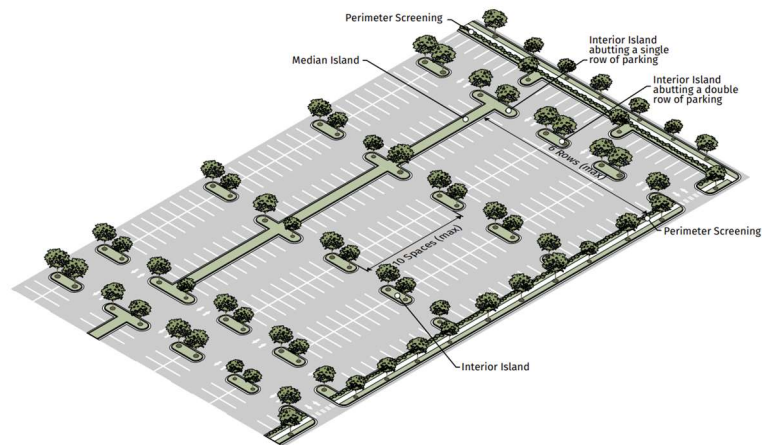
Staff Analysis:	<p>Zoning District – Heavy Industry (IH)</p> <ul style="list-style-type: none"> - Intended for industrial uses that should be isolated from residences. These uses perform essential functions and land zoned for these uses should have limited encroachment by non-industrial uses. Industrial development is auto-oriented by nature, but opportunities for multi-modal entry into sites is desired. <p>Per the 4/5/24 letter included in your packet, H.A. Dorsten, on behalf of Hartzell Propeller, wish to apply for five variances with their proposed site layout. We will respond according to their request letter for continuity. Below are the requests:</p> <ol style="list-style-type: none"> 1. The applicant is requesting a variance regarding stormwater calculations. 2. They are also requesting a variance for the requirement of landscape islands between rows of 10 parking spaces. 3. The applicant is requesting a variance to the maneuvering lane requirement of 28’. 4. The applicant is requesting a variance for pedestrian accessways required for accessible movement within the parking lots. 5. They are requesting a variance for perimeter screening for the primary street lot line.
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Detailed responses from the project team to the BZA are found within the letter detailing the reasoning behind each request. We offer additional information below.

(1) In regards to the stormwater calculations, this is a non-appealable regulation and will need to be remedied with the City's engineering department.

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

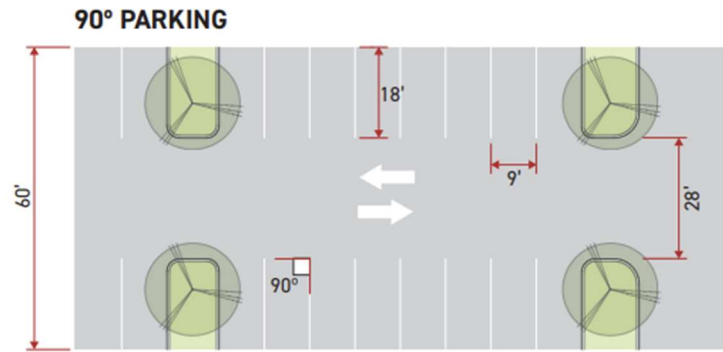
"A curbed landscaped interior island must be provided every 10 parking spaces."



In the two parking lots being proposed in this development, the west lot conforms in several places, however along the east side of the western lot there are lines of 9 (+3 handicap areas), 11, 12, and 16 along the very southern portion.

On the eastern parking lot, all rows violate this requirement. The westernmost portion is 13, northern is 13, eastern is 15 and southern is 17. Additionally, four rows or parking in the middle of the lot are 13 per row without a curbed interior island.

(3) The typical section for 90° parking per Code Piqua is:



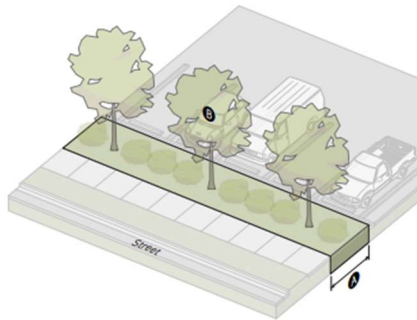
The plan currently shows drive aisles across both lots at 26'.

(4) Pedestrian accessways are required to make walking and ADA accessible movement into a site easy, safe and comfortable. They are required to connect to the sidewalk, or other publicly accessible pedestrian-facility along the applicable lot line to a required street-facing entrance.

(5) A low-impact frontage screen is required along a primary street lot line or side street lot line where a parking lot faces a primary street lot line or side street lot line. Screening is required to mitigate negative impacts of certain uses and items with significant impacts on the public realm, promoting visual interest and increasing comfort for users of the public realm.

Low-Impact

Intended for screening parking lots, motor vehicle use areas, (drive-thru lanes and drive aisles) and other low-impact uses.



PLANTING AREA		
A	Depth (min)	6'
	% of perimeter screened (min)	80%
	Required plant type	Screening plants, shrubs
B	Shade trees (min per 40' of perimeter)	1

Staff Recommendations:

In regard to the five items:

1. Staff recommends **NO ACTION** on the stormwater regulations as this is not an appealable decision by the BZA.
2. Staff recommends **DENIAL** of the variance for landscape islands. While the western parking lot alignment is considerably less egregious in implementation and arguably explainable, the eastern lot was designed without regard for the development code in most all applications.
3. Staff recommends **APPROVAL** of the maneuvering lane variance. Considering the intended use of the parking lot and the ability for fire apparatus to successfully navigate the site, we see no reason to require the extra 2' and will look to be addressing our zoning codes regarding this requirement.
4. Staff recommends **APPROVAL** for the variance from pedestrian accessways. Because of how far this site is away from public right-of-way, this is a considerable undertaking to get to the proposed lots.
5. Staff recommends **APPROVAL** of the variance for low-impact screening, *contingent* upon an agreement being struck to the percentage of cover. Because of the distance of the proposed lots from the arterial road, we can see where 80% screening may be excessive, and a lesser number may be required. We do not have provisions for a 3' earthen mound to serve as this buffer, so would still request this buffer to be according to §4.3.9 "Plants and Plant Material".

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

4/4/24

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 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 type="checkbox"/> Construction and Elevation Drawings (If applicable) N/A	<input checked="" type="checkbox"/> \$150 (Cash or Check)
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Link to Payment Portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input checked="" type="checkbox"/> Billing Contact
First Last Name: MATT BERTKE		
Contact Person First Last Name: " "		
Mailing Address: P.O. Box 156 - MINSTER, OH 45865		
Phone Number: (567) 644-9547	Email: mberke@hadorsteninc.com	
Type of legal interest held by applicant: CONSTRUCTION PROJECT MANAGER H.A. Dorsten Construction Mgmt.		

OWNER INFORMATION

First Last Name: <u>JERRED VOGLER</u>	
Mailing Address: <u>One Propeller Place - Piqua, OH 45356</u>	
Phone Number: <u>(937) 778-4200</u>	Email: <u>jvogler@hartzellprop.com</u>

LOCATION DETAILS

Street Address: <u>1900 COVINGTON AVE.</u>	Parcel ID Number: <u>N44-100120 N44-100140 N44-100080</u>
Existing Zoning District: <u>IH-INDUSTRIAL/HEAVY</u>	Existing Use: <u>MANUFACTURING</u>
Proposed Use: <u>MANUFACTURING</u>	

PROJECT INFORMATION - Attach additional page(s) if necessary.

Briefly describe the reason for the requested variance:
SEE ATTACHED LETTER DATED 4/4/24 AND ADDRESSED ATTN TO "BZA ADMINISTRATOR" - REASONS FOR 5 VARIANCE ITEMS.

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

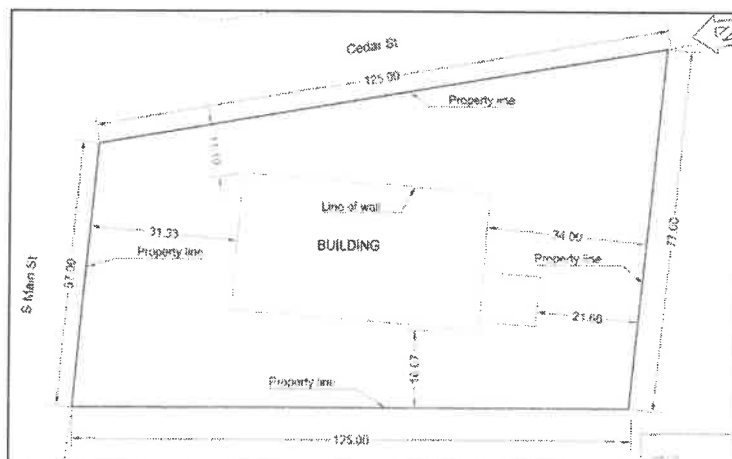
<u>Matthew Bertke</u>	<u>4/4/2024</u>
Applicant Name	Date
<u>[Signature]</u>	<u>Project Manager - H.A. Dorsten Inc</u>
Applicant Signature	Title

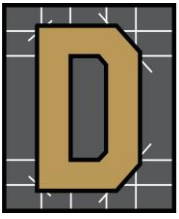
SITE PLAN REQUIREMENTS

Many activities that require a permit require drawings to be submitted by professional architects, engineers, landscape architects, or surveyors, as necessary.

Some activities are minor in nature and will not require professional drawings. The Development Department will provide guidance on submittal requirements. The following provides a minimum standard for site plan submittal for commercial construction applications that are determined by staff to be minor in nature.

- 8 ½" x 11" Site Plan drawn to identifiable engineer or architect scale
- North arrow
- All property lines
- Adjacent streets, alley and sidewalks
- Exact location of all existing buildings, including attached garages, detached garages, decks, sunrooms, pools and sheds.
- All parking areas and driveways. Indicate surface material.
- The proposed structure (including signs) and the distance the structure will be from all property lines and other structures. "Existing" and "Proposed" structures should be marked as such.





H.A. DORSTEN
GENERAL CONTRACTORS

H.A. Dorsten, Inc.

146 North Main St.

PO Box 156

Minster, Ohio 45865

April 4, 2024

City of Piqua- Zoning and Planning
201 W. Water St
Piqua, OH 45356

Attn: BZA Administrator

Re: Hartzell Propeller- Renovations at 1900 Covington Avenue- Piqua, Ohio

To whom it may concern,

H.A. Dorsten, Inc has entered into a private contract to perform construction and construction management services for Hartzell Propeller, Inc. The project involves renovations and improvements to an existing building that was recently purchased by Hartzell Propeller that is the manufacturing facility located at 1900 Covington Avenue in Piqua. The facility and site work associated with this project spans across 3 parcels of land:

- N44-100120
- N44-100140 (primary work area)
- N44-100080

Civil Engineering firm, Choice One, was consulted to perform our civil site work planning and those plans were submitted to the city of Piqua. On 2/21/24 we applied for a City of Piqua commercial construction permit- the nature of the project being described as, “PARKING UPGRADES AND DRAINAGE IMPROVEMENTS TO THE EXISTING PARKING, DRIVE, AND LAWN AREAS SOUTH AND EAST OF THE EXISTING MANUFACTURING FACILITY. REPLACING 132 PARKING SPACES AND ADDING 104 SPACES.” On 3/22/24 a commentary was returned to us in the form of an email message from Mr. Chad Henry and listing of multiple issues to follow up with. Headings listed included ‘Fire, PE Review, and Planning.’ Hartzell agrees to move toward compliance for those issues that are not listed on this variance request list below.

The purpose of this letter is an attachment to the variance request application dated 4/4/24 and to describe the reasons for the requested variance. Insert the following 5 descriptions for those issues and reasons for requested variance.

1. We request a variance to the storm detention calculations completed for 6.52 acres of the site, the underdrain usage in detention area, the forebays and micropools demand, and the WQv calculations for above said detention system. We contend that the calculated area was partially grandfathered in being we are replacing hard surface for hard surface and the new detention proposed is going above and beyond to improve an existing situation that was lacking detention. We request the variance because enlarging and complicating the detention basin would create a hardship to the budget in planning for the project as well as take away from an otherwise clean cut and mowed grassy basin that is a big improvement to the existing situation on this existing site.

2. We request a variance for the requirement of landscape islands between rows of 10 parking spaces as we feel we have met the intent of the code that is to keep plenty of green and permeable areas in and around the parking areas in the plan. The goal of eliminating hard surface area it seems counter-intuitive to add expand the parking area toward the buffers of green space on the site. We would like to point out a very large green lawn area in front of this factory that has an area exceeding 4.5 acres of grass and more than 125 feet of distance from the roadway.
3. We request a variance to the maneuvering lane requirement of 28 feet width. The size of the maneuvering lane seems adequate at 26 feet as drawn and reduces the amount of pavement area that otherwise is the goal of keeping greenspace and islands to preserve that green space. The front grass lawn as planned is exceeding 4.5 Acres of mostly mowed lawn/ grass and planned landscape beds. The parking lots in question are more than 125 feet back from the roadway both in this year's construction plan and the future parking plans. The reason for variance is to keep the budget in check while still providing a practical and beautiful layout.
4. We request a variance for pedestrian accessways required for accessible movement within lots. Zero public use of these parking lots in question. We feel that we have provided a practical parking layout for the manufacturing employees parking lot and the 'flow' of people is toward the center in parallel with the maneuvering lanes to the employee entrance that will be near the center between the 2 parking lots detailed to the South central point of the building on this lot. Provisions for 'striped' or sidewalks between parking spaces would be impractical and increase the amount of paved areas that we are trying to keep to a minimum for greenspace and detention capacity sake.
5. We request a variance for perimeter screening as the owner feels their extraordinary size of front yard buffer should exclude them from the demand for costly plantings over such a large area. With acceptance of this variance, Hartzell would concede to provide a 3ft tall landscaping earthen mound along the highway for 66% of the distance along the road frontage of N44-100140.

Hartzell Propeller has a reputation in the community for keeping very nice looking facilities and green spaces outside their facilities. A landscaping plan will be provided that may or may not meet the full demand of the code requirements but will provide beautification that will be a big improvement from the existing conditions.

Please contact me if you have any questions.
Respectfully yours,

Matt Bertke

H.A. DORSTEN, INC.
Ph: (419) 628-2327
mbertke@hadorsteninc.com

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 (ODOT VRS GEOID 18).

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 AND STORM SEWER
CITY OF PIQUA
859 S MAIN STREET
PIQUA, OHIO 45356
(937) 778-2095
ATTN: PUBLIC WORKS DEPT.

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

WATER AND SANITARY
CITY OF PIQUA
8620 N COUNTY ROAD 25A
PIQUA, OHIO 45356
(937) 778-2018
ATTN: UNDERGROUND UTILITY DEPT.

CABLE
CHARTER COMMUNICATIONS
3691 TURNER ROAD
DAYTON, OHIO 45415
(937) 396-8651
ATTN: ERIK GANGER

ELECTRIC
CITY OF PIQUA
201 HEMM ROAD
PIQUA, OHIO 45356
(937) 778-2077
ATTN: PIQUA POWER DEPT.

GAS
CENTERPOINT ENERGY
2345 E MAIN STREET
DANVILLE, IN 46122
(937) 718-3639
ATTN: GREG FISHMAN

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

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

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.

MASONRY COLLAR

A CONCRETE COLLAR SHALL BE PROVIDED WHERE PROPOSED STORM SEWER PIPE IS CONNECTED TO AN EXISTING PIPE. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

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 (CPSLP)	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.

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.



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

WWW.CHOICEONEENGINEERING.COM

HARTZELL SITE ADDITION
CITY OF PIQUA
GENERAL NOTES

REVISIONS:

FILE NAME
NOTES - 001

DRAWN BY
JMK

CHECKED BY
JSP

PROJECT No.
MAP102301

DATE
4-08-2024

SHEET NUMBER

2 OF 18

Z:\project\Miami\Piqua\WIA-PIQ-2301\HartzellSite\Topo\HADO\Drawn\WIAPIQ2301_SITE_GENERAL_SHEETS.dwg 09-Apr-24 4:22 PM

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.

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 CPSLP 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 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, REGRAIDING/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.



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HARTZELL SITE ADDITION
CITY OF PIQUA
GENERAL NOTES

REVISIONS:

FILE NAME
NOTES - 002

DRAWN BY
JMK

CHECKED BY
JSP

PROJECT No.
MAP102301

DATE
4-08-2024

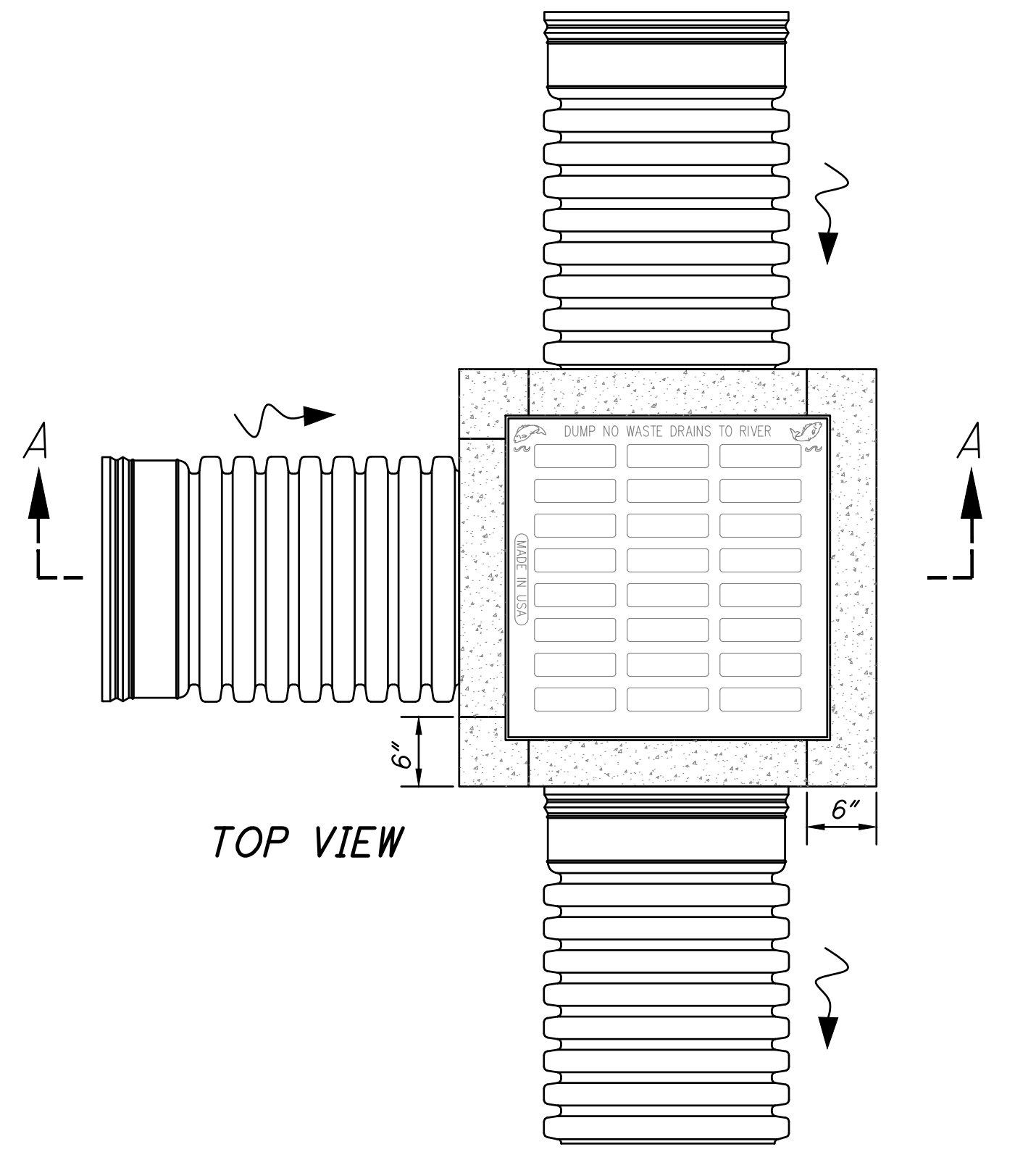
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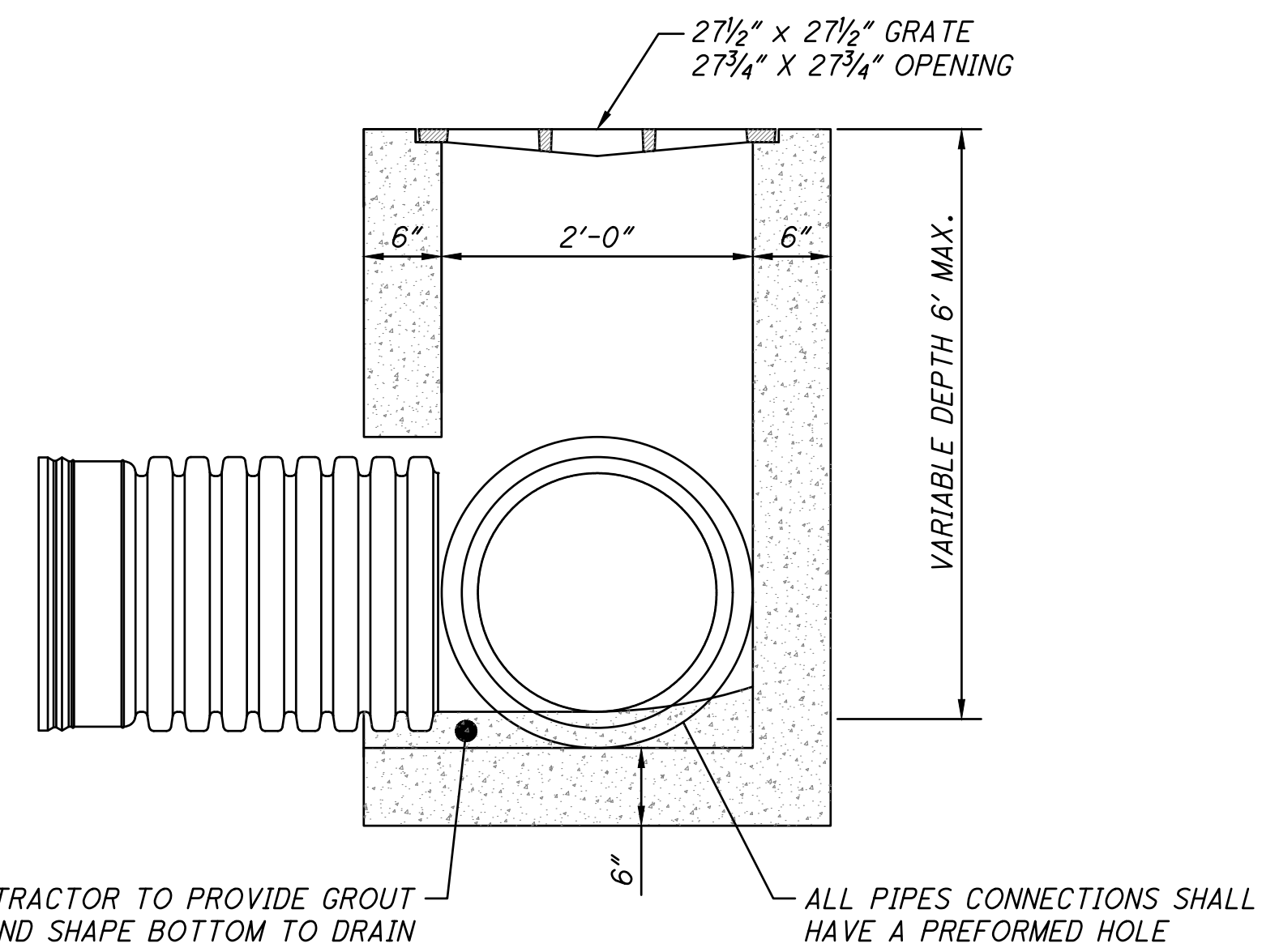
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CHECKED BY	JSP
PROJECT No.	MAP102301
DATE	4-08-2024
SHEET NUMBER	4 OF 18



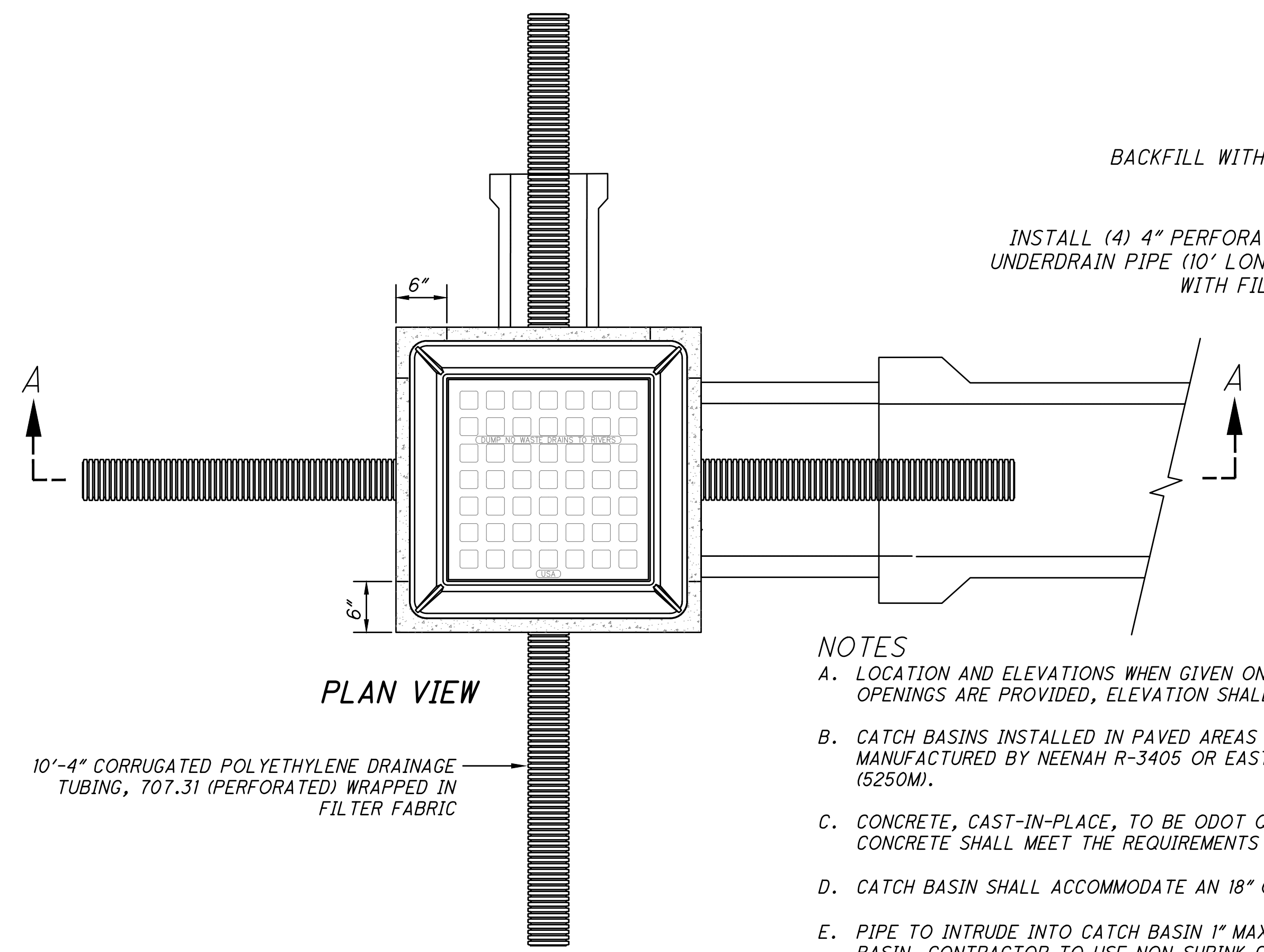
TOP VIEW



SECTION A-A

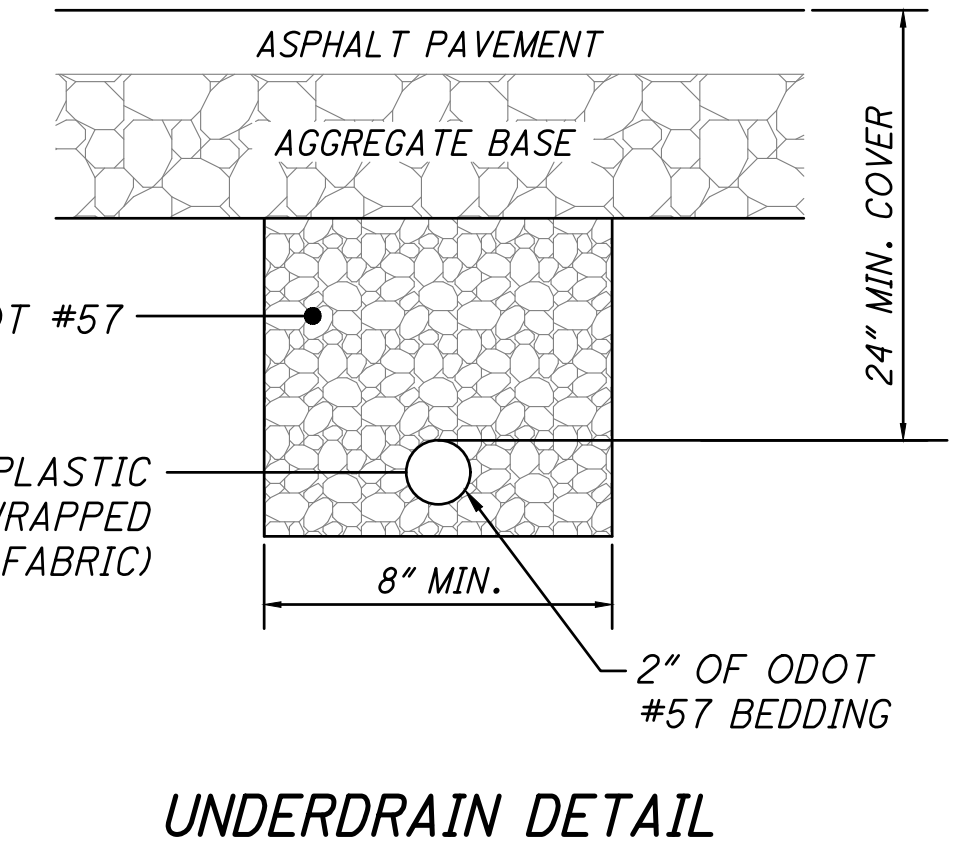
- NOTES**
- LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.
 - CATCH BASINS INSTALLED IN NON-PAVED AREAS SHALL BE PROVIDED WITH A RECESSED GRATE MANUFACTURED BY NEENAH CATALOG NO. R-4859-C (TYPE A) OR EAST JORDAN IRON WORKS 5110 (TYPE M3) OR EQUIVALENT.
 - CONCRETE, CAST-IN-PLACE, TO BE ODOT QC 1. PRECAST CONSTRUCTION IS PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13.
 - GRATE ELEVATION TO BE PLACED 4" - 6" BELOW THE NORMAL DITCH LINE RETURNING TO NORMAL 10'-0" ON EACH SIDE OF STRUCTURE.
 - CATCH BASIN SHALL ACCOMMODATE AN 18" OR SMALLER PIPE.
 - 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.

2-2B CATCH BASIN (NON-PAVED AREAS)

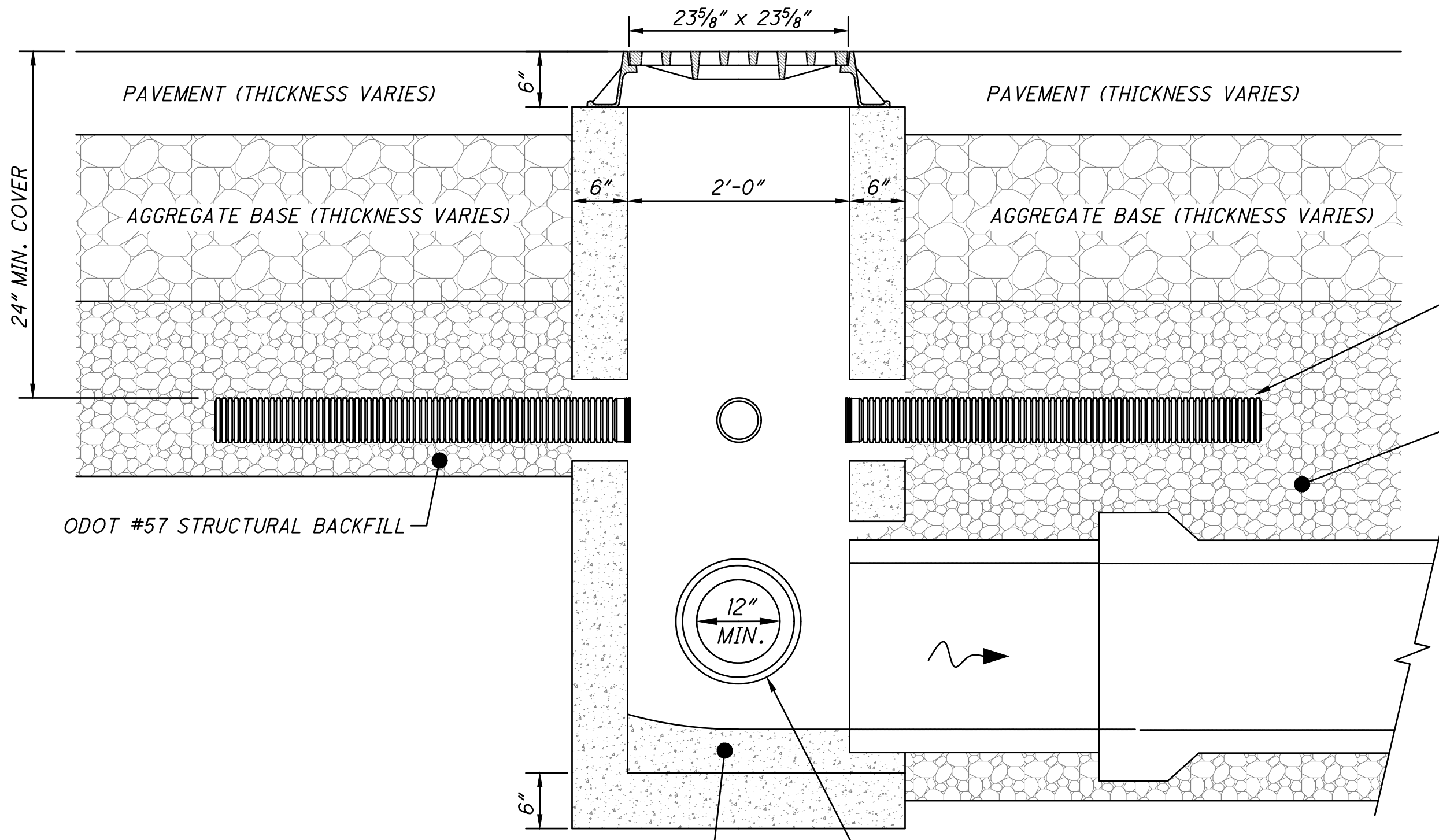


PLAN VIEW

- NOTES**
- 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.
 - 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).
 - CONCRETE, CAST-IN-PLACE, TO BE ODOT QC 1. PRECAST CONSTRUCTION IS PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13.
 - CATCH BASIN SHALL ACCOMMODATE AN 18" OR SMALLER PIPE.
 - 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.
 - THE CONTRACTOR SHALL ENSURE THE FRAME IS SECURELY BOLTED/FASTENED TO THE CATCH BASIN DURING INSTALLATION IN ALL PAVED AREAS (GRAVEL, ASPHALT AND CONCRETE).

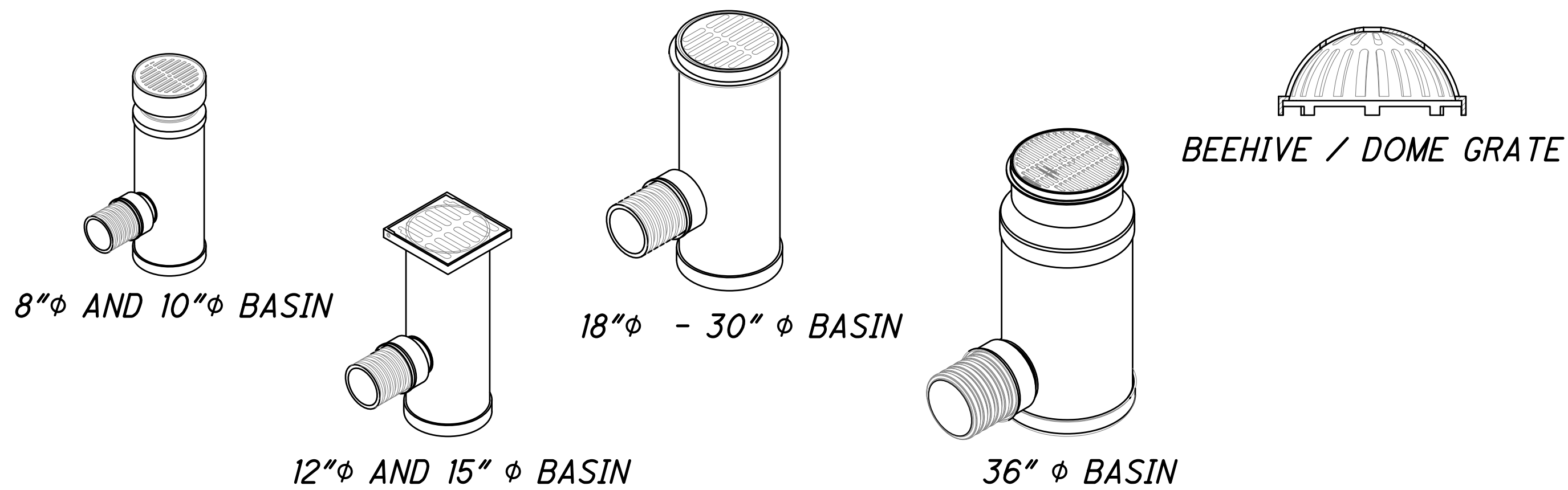


UNDERDRAIN DETAIL



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

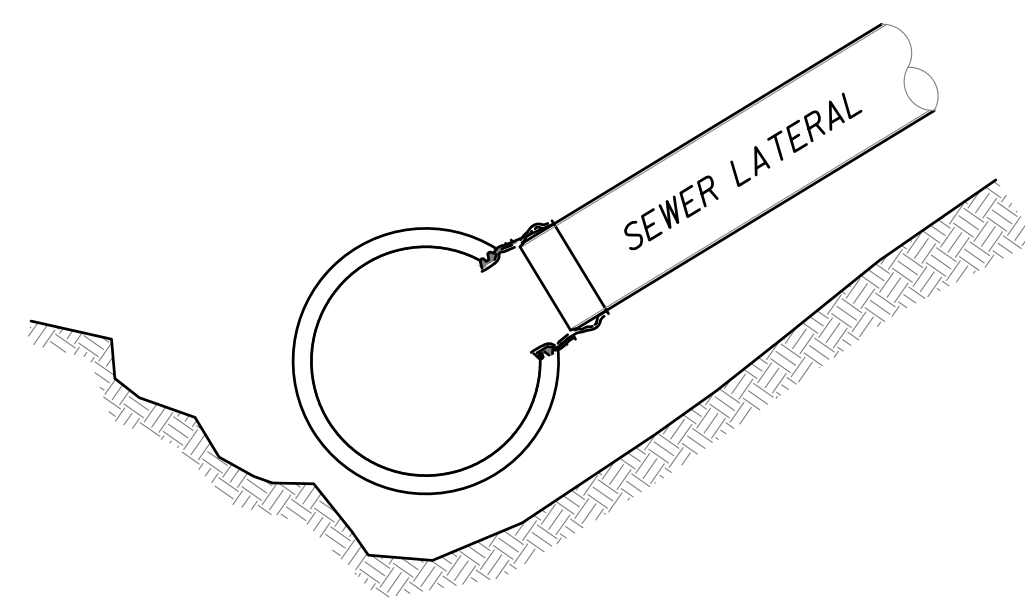
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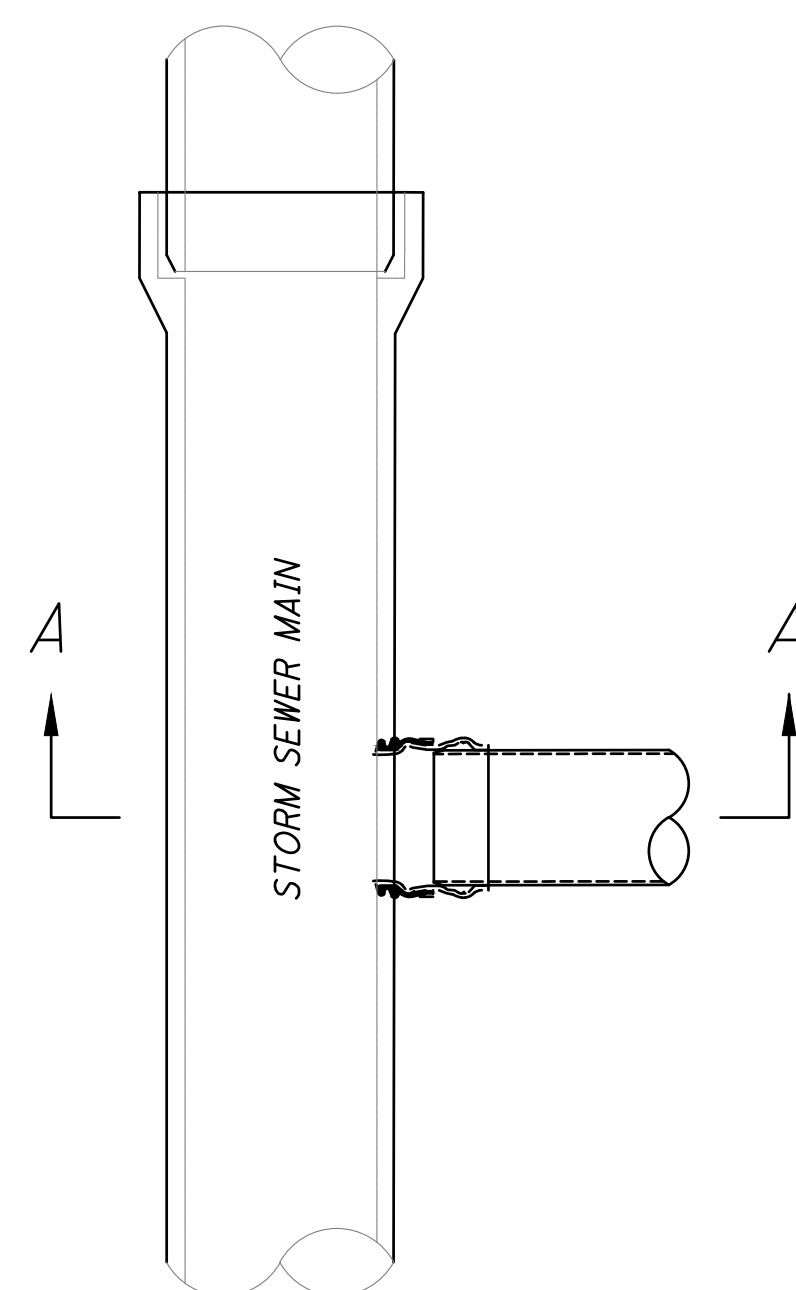
NOTES

- A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE.
- B. THE BASIN DIAMETER SHALL BE DETERMINED BY THE BASIN MANUFACTURER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE BASIN MANUFACTURER, NYLOPLAST, TO DETERMINE THE REQUIRED BASIN DIAMETER BASED ON THE PIPING CONFIGURATION AND TO SUPPLY THE NEEDED BASIN DIAMETER. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- C. THE FRAME AND GRATE SHALL BE THE STANDARD OPTION DUCTILE IRON PER ASTM A536 GRADE 70-50-05. (NYLOPLAST - 8" #0899CGS, 10" #1099CGS, 12" #1299CGS.....36" #3099CGS). FOR LANDSCAPE AREAS THE FRAME AND GRATE SHALL BE THE (NYLOPLAST DOME GRATE: #0899CGD, #1099CGD, #1299CGD.....30" #3099CGD).
- D. THE BASINS SHALL BE MANUFACTURED FROM PVC PIPE STOCK (RAW MATERIAL PER ASTM D1784 CELL CLASS 12454), UTILIZING A THERMOFORMING PROCESS TO REFORM THE PIPE STOCK TO SPECIFIED CONFIGURATION. A WATERTIGHT CONNECTION SHALL CONFORM TO ASTM D3212. FLEXIBLE ELASTOMERIC SEALS SHALL CONFORM TO ASTM F477. PER ASTM D1784 CELL CLASS 12454. (NYLOPLAST - 8" #2808AG, 10" #2810AG, 12" #2812AG.....36" #2836AG)
- E. THE BASIN ADAPTOR CONNECTIONS HAVE THE CAPABILITY TO CONNECT INTO VARIOUS TYPES (HDPE, PVC SDR-35, PVC SCG-40, PVC C900, CORRUGATED/RIBBED PVC).
- F. ALL YARD DRAINS THAT ARE INSTALLED WITHIN PLANTING BEDS AND/OR MULCH BEDS SHALL HAVE A BEEHIVE/DOME GRATE WITH A STONE COLLAR SURROUNDING THEM TO PREVENT MULCH FROM WASHING INTO THE BASIN. STONE COLLAR TO BE 6" WIDE BY 6" THICK AROUND THE ENTIRE PERIMETER OF THE BASIN AND CONSIST OF 1" TO 2" ROUND RIVER ROCK. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO BASIN TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.
- G. IF GRATES ARE LOCATED WITHIN PAVED OR WALKING AREAS, GRATES MUST BE SAFE FOR PEDESTRIAN TRAFFIC PER ADA REQUIREMENTS, BE LOCKING, BE DUCTILE IRON, AND MEET H-10 LOADING.

YARD DRAIN
NTS



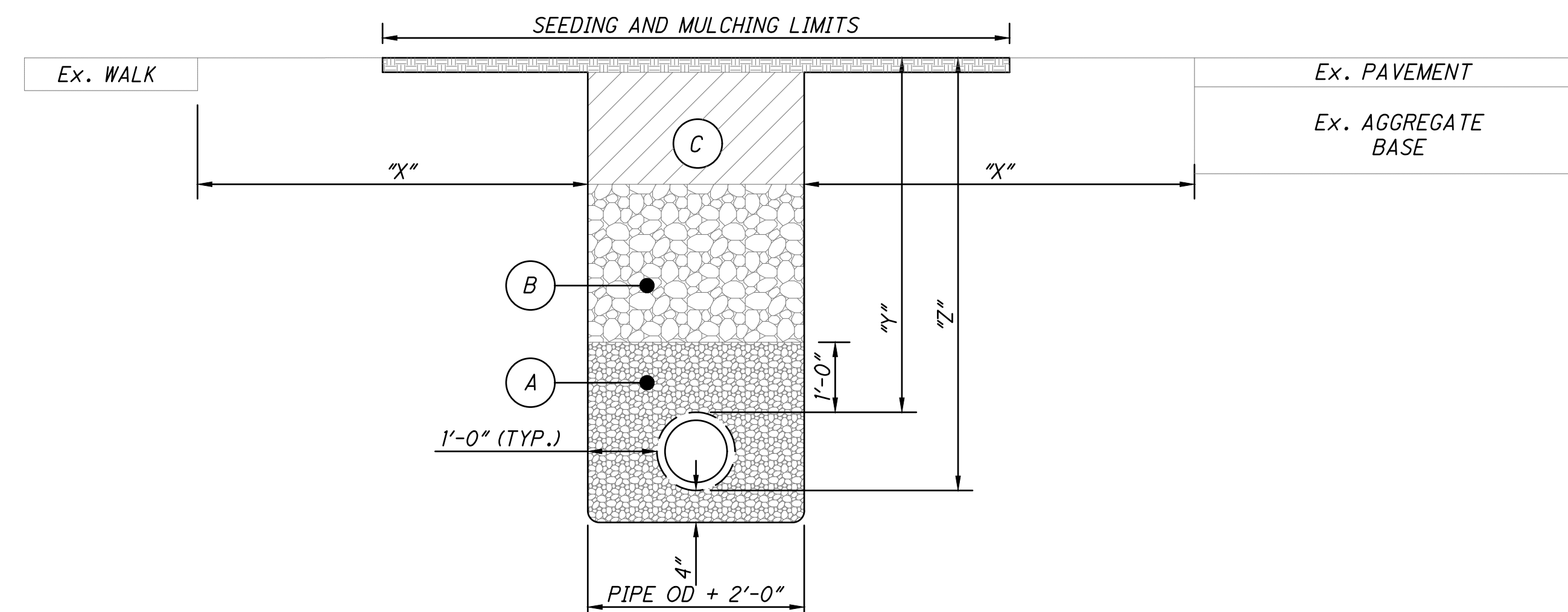
SECTION A-A



NOTES

- A. THE INSERTA TEE GASKETED CONNECTION FITTING TYPE SHALL MATCH THE STORM SEWER MAIN MATERIAL AND BE MANUFACTURED BY INSERTA FITTINGS CO. OR EQUAL.
- B. RECOMMEND CUTTING HOLE WITH A HOLE SAW FOR PVC PIPE AND A DIAMOND BIT FOR CONCRETE OR CLAY PIPE. THE HOLE SAW SIZE SHOULD FOLLOW THE MANUFACTURERS RECOMMENDATIONS. CONTRACTOR IS RESPONSIBLE TO FIX ANY LOOSE CONNECTIONS DUE TO IMPROPER HOLE SIZE.
- C. INSERTA TEES SHALL BE USED WHEREVER POSSIBLE AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

INSERTA TEE (LATERAL TO MAIN) CONNECTION
NTS

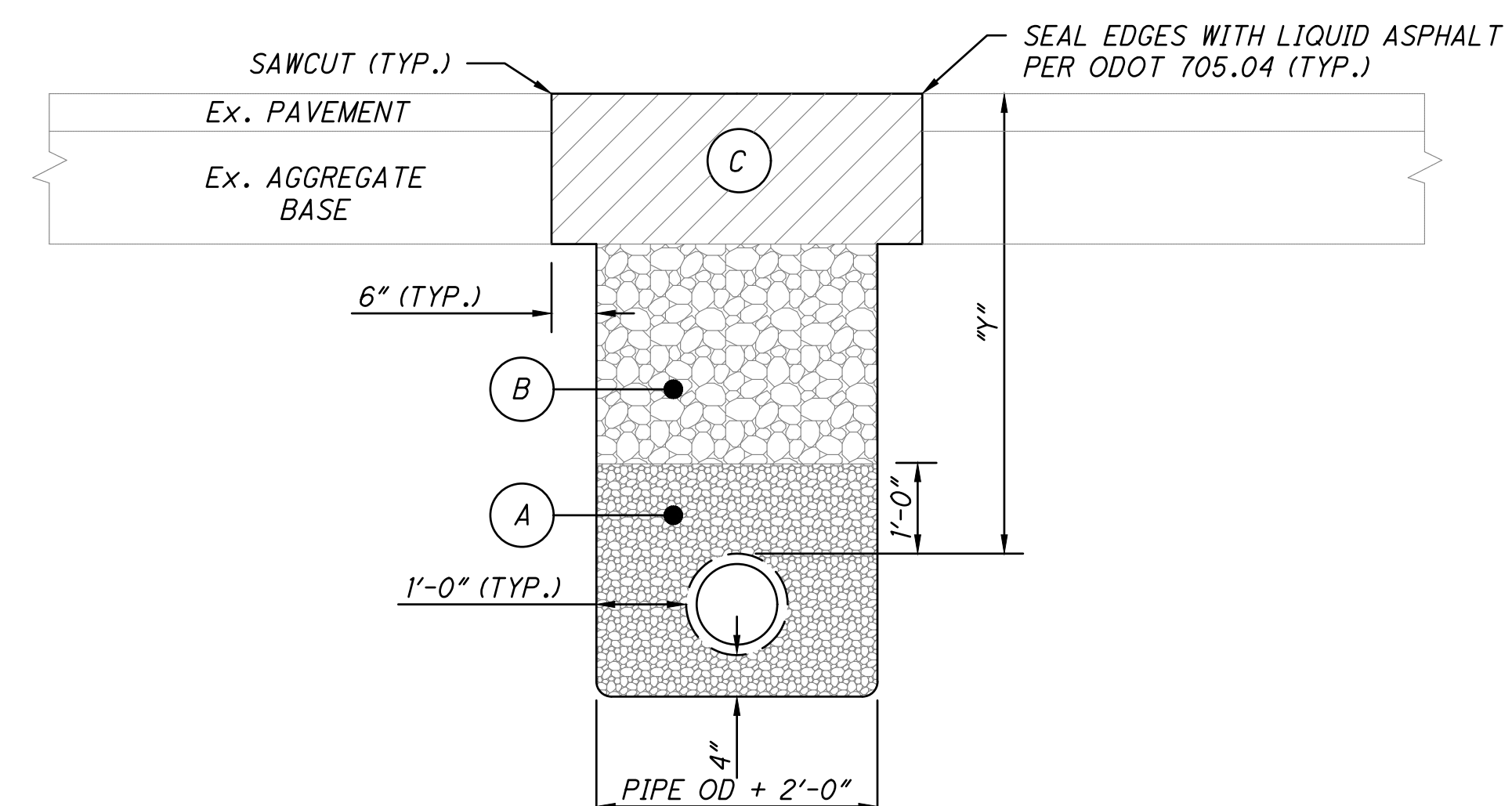


OUTSIDE PAVEMENT AREAS

"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

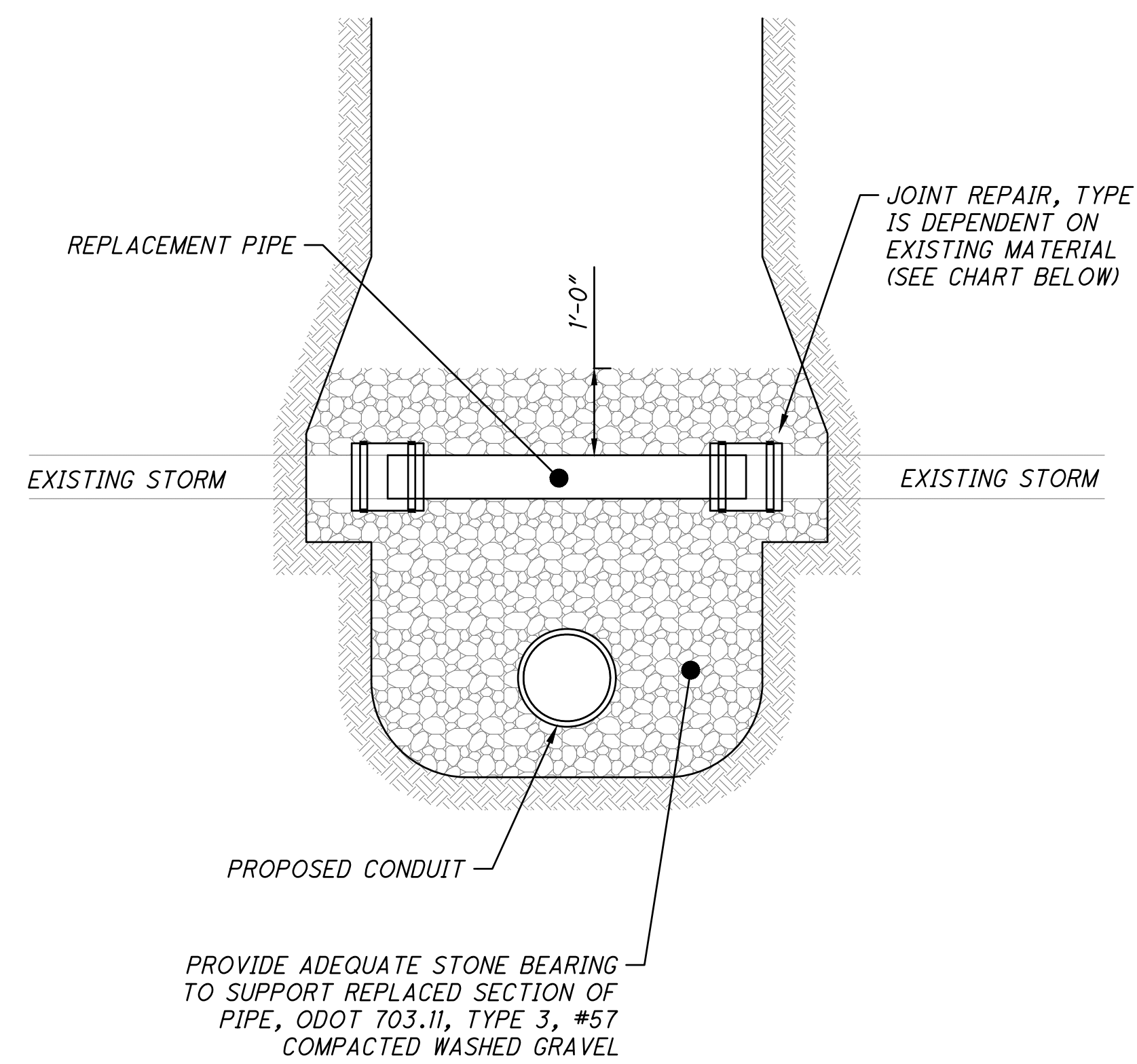
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DATE	4-08-2024
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SEE TRENCH DETAIL FOR PROPER BACKFILLING



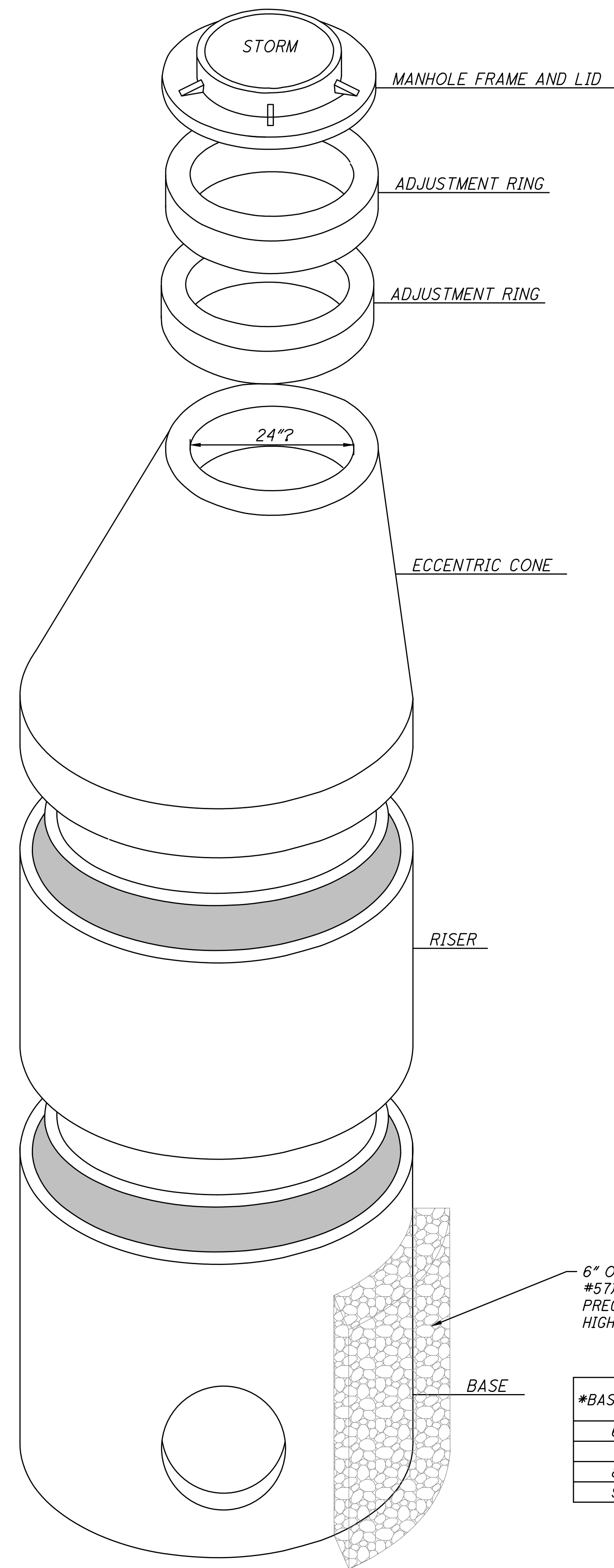
EXISTING PIPE MATERIAL	JOINT REPAIR
PVC	STAINLESS STEEL SOLID SLEEVE PLASTIC TO PLASTIC, PVC COUPLING ASTM D-3034/F-1336PSM OR EQUAL
OTHER THAN PVC (CLAY, DUCTILE, ETC.)	STAINLESS STEEL SOLID SLEEVE COUPLINGS WITH STAINLESS STEEL BANDS, EACH SIDE, OR EQUAL
CMP	CORRUGATED METAL PIPE COUPLING
RCP	CONCRETE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

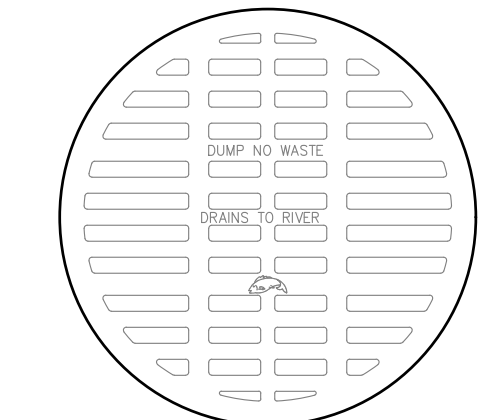
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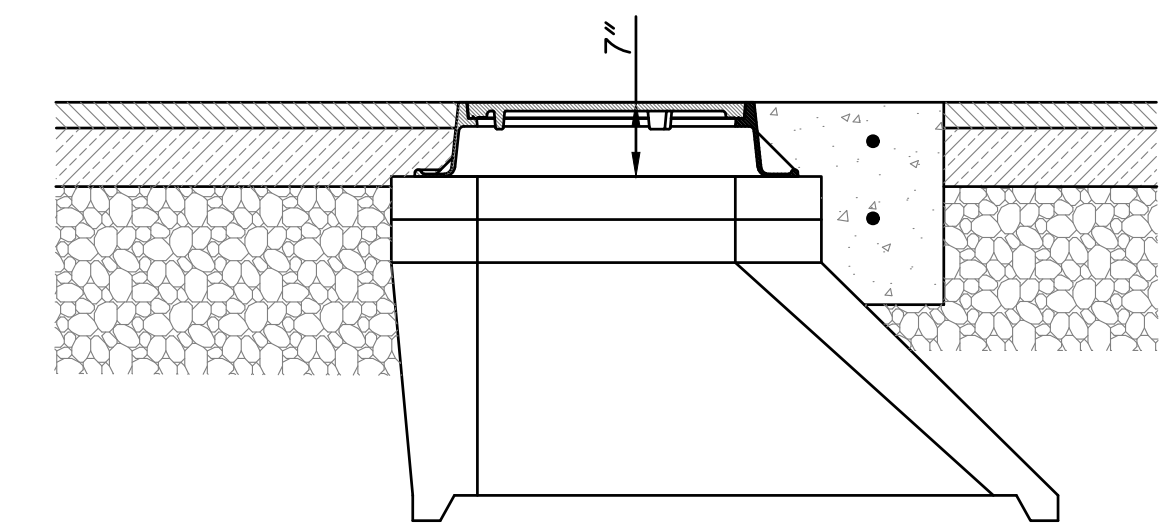
48" DIA. MANHOLE
FOR 30" & SMALLER PIPE
(*SEE TABLE FOR PIPE SIZES GREATER THAN 30")

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

NEENAH R-2370 TYPE G



GRATED LID SHALL BE USED IF CALLED OUT IN THE PLANS



MANHOLE IN PAVEMENT

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).

REVISIONS:

FILE NAME

DETAILS - 005

DRAWN BY

JMK

CHECKED BY

JSP

PROJECT No.

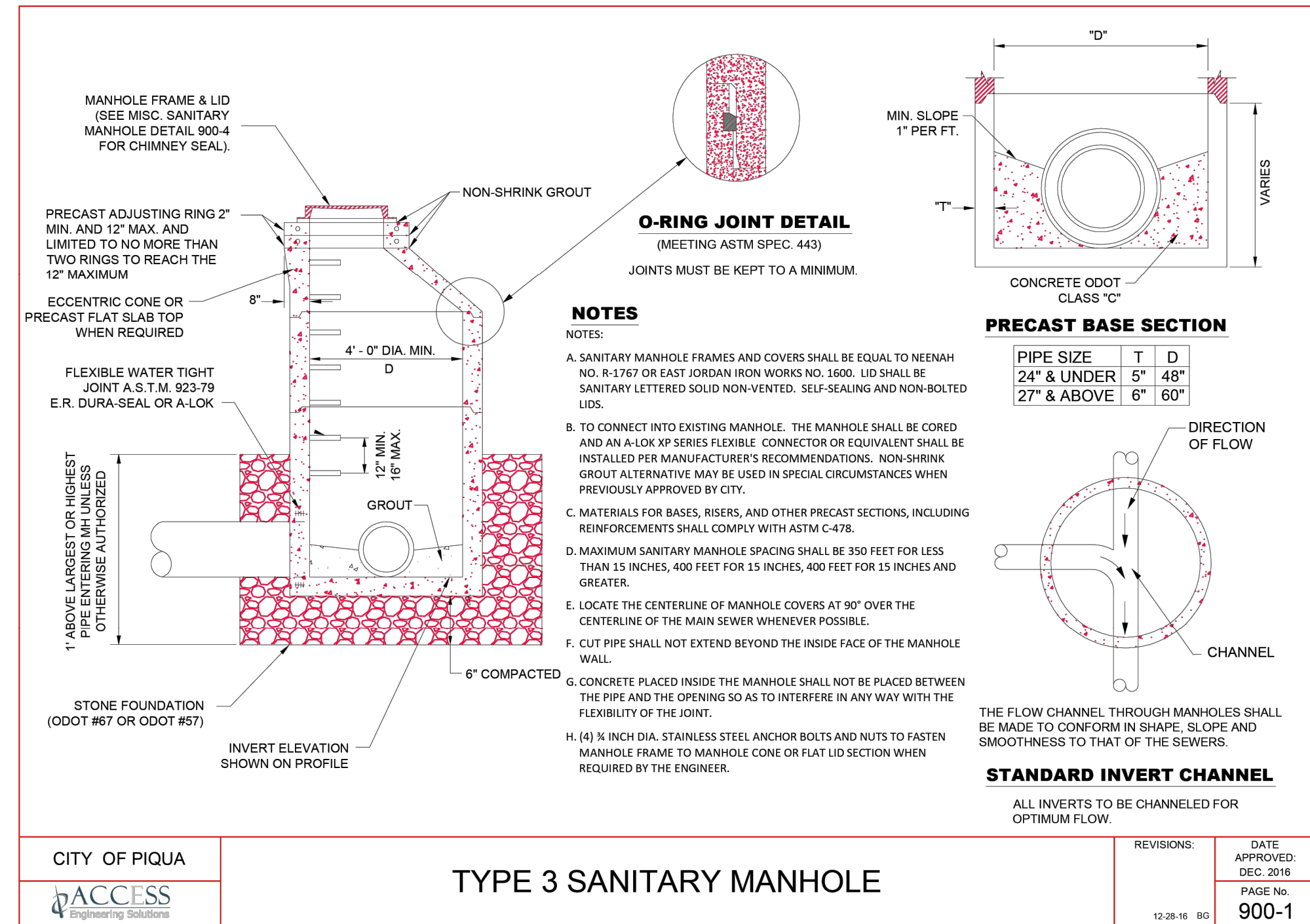
MIAP102301

DATE

4-08-2024

SHEET NUMBER

6 OF 18

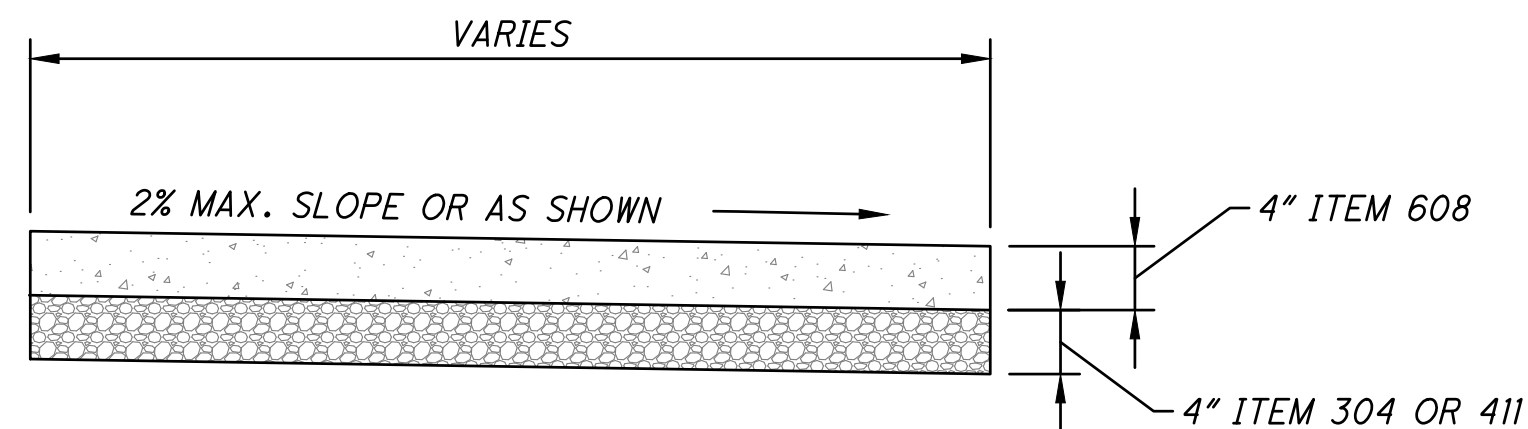


CITY OF PIQUA

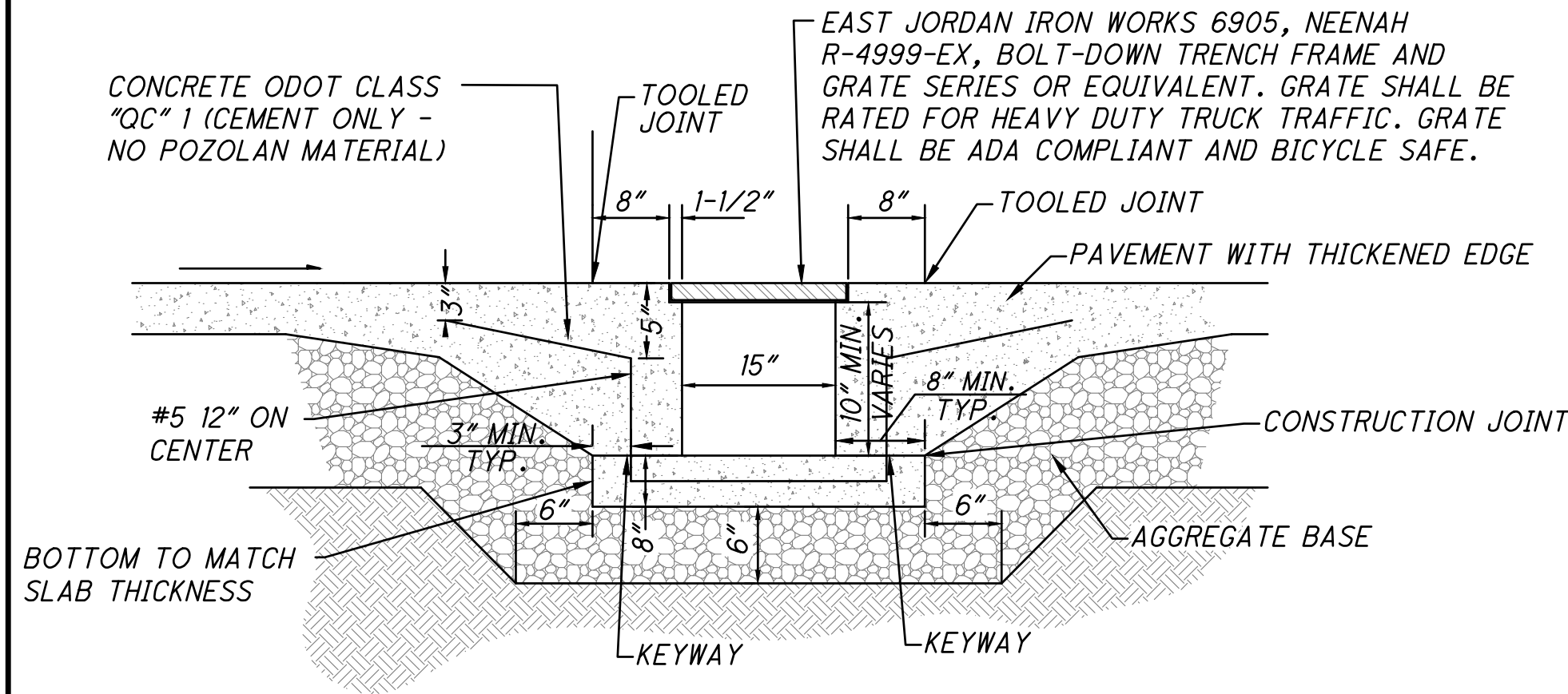


TYPE 3 SANITARY MANHOLE

REVISIONS:	DATE APPROVED:
	DEC 2016
12-28-16 805	900-1



CONCRETE WALK
NTS

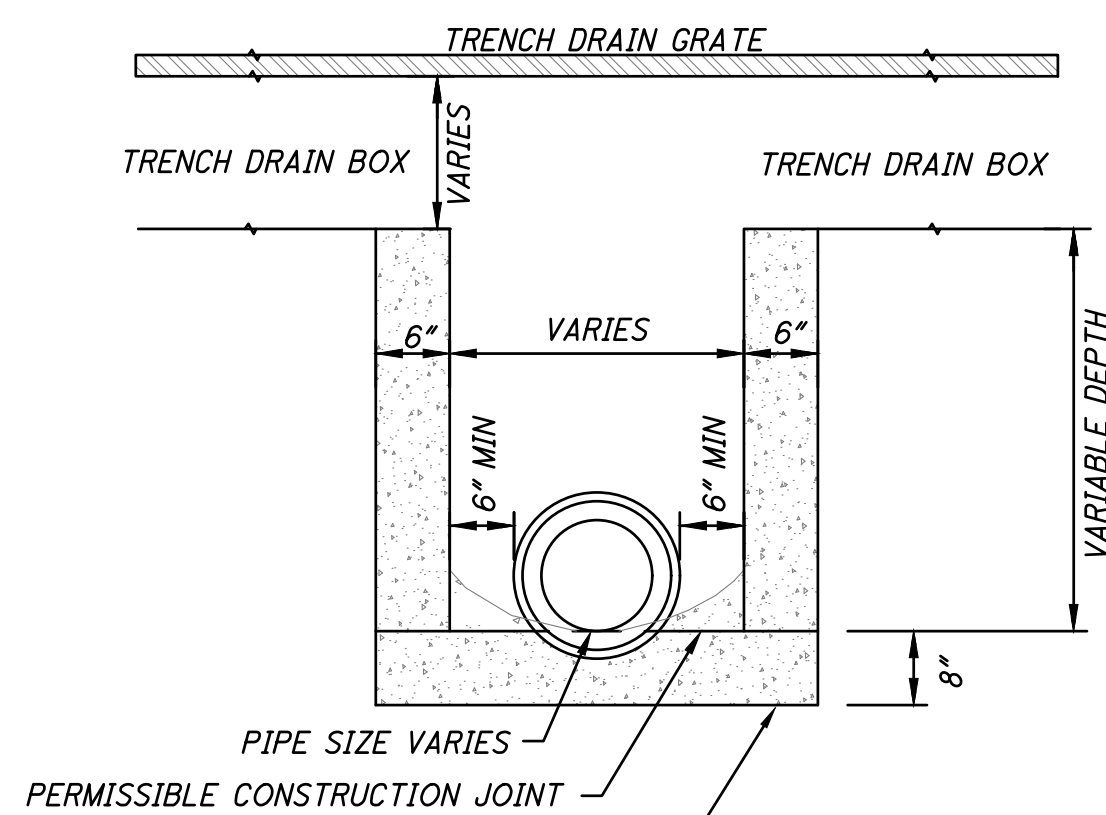


TRENCH DRAIN DETAIL

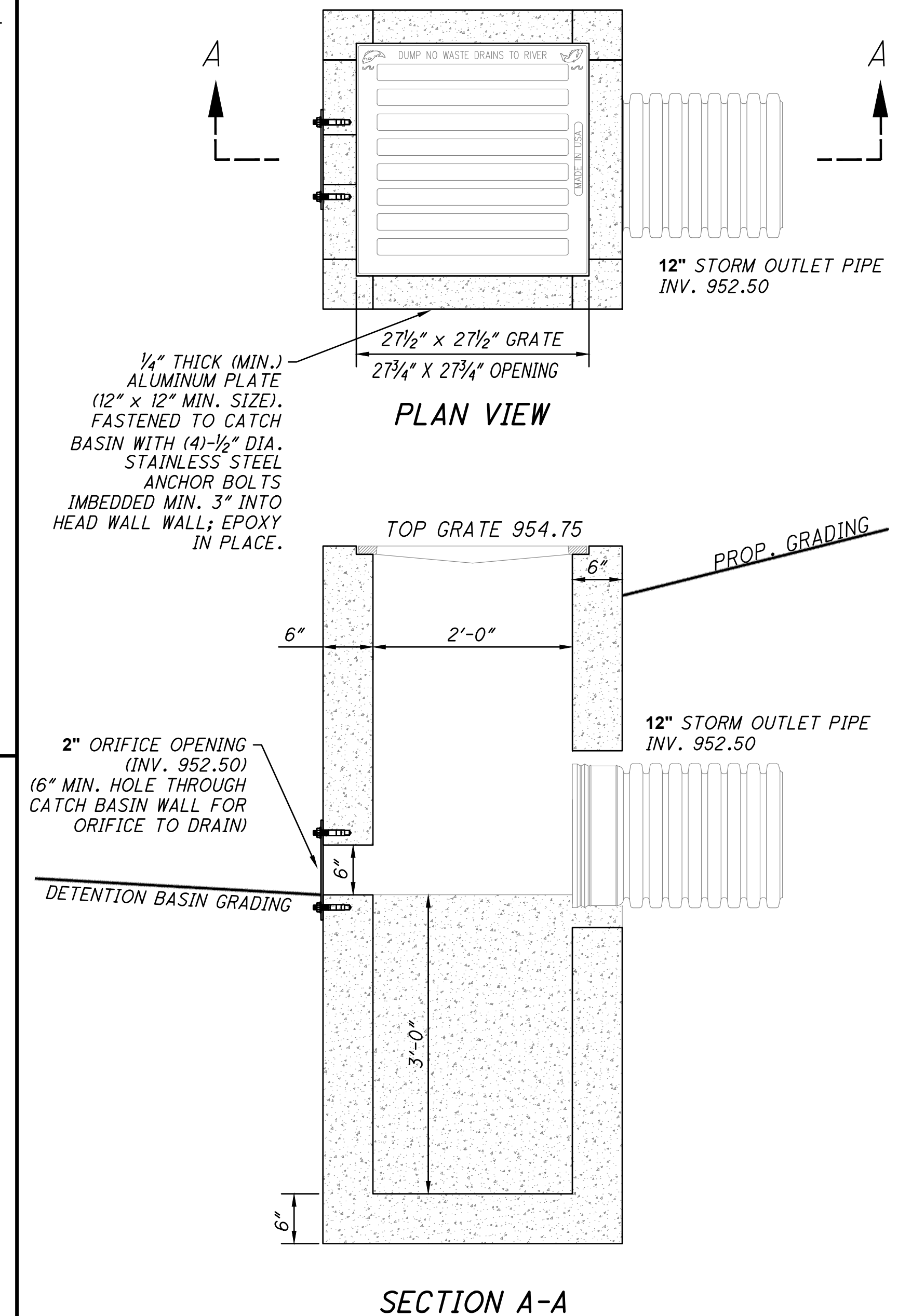
INSTALL FRAME AND GRATE PER MANUFACTURER'S REQUIREMENTS/RECOMMENDATIONS AND SECURE ANGLE IRON/FRAME TO CONCRETE PER MANUFACTURER'S REQUIREMENTS/RECOMMENDATIONS.

CONCRETE PAVEMENT THICKENED EDGE NOTES:

- CONCRETE PAVEMENT SHALL HAVE ISOLATION JOINTS AT THICKENED EDGE WHERE PAVEMENT MEETS TRENCH DRAIN.
- THICKENED EDGES SHALL CONSISTS OF A MINIMUM OF A 2" INCREASE IN THE THICKNESS OF THE CONCRETE PAVEMENT ALONG A MINIMUM OF 12" OF THE PAVEMENT. THE 2" THICKNESS INCREASE SHALL TRANSITION OVER A MINIMUM OF 12"-24".



TRENCH DRAIN OUTLET PIPE DETAIL



NOTES

- GRATE SHALL BE NEENAH CATALOG NO. R-4871 (TYPE B GRATE) OR EQUIVALENT. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO STRUCTURE TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.
- PRECAST STRUCTURE CONSTRUCTION IS REQUIRED, UNLESS OTHERWISE APPROVED, AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13. CAST-IN-PLACE CONCRETE IN THE FIELD WILL BE ALLOWED FOR SUMP ELIMINATION/ANTI-FLOATATION.

2-2B CATCH BASIN (CATCH BASIN #4) OUTLET STRUCTURE
NTS

**HARTZELL SITE ADDITION
CITY OF PIQUA**

EXISTING CONDITIONS PLAN

REVISIONS:

FILE NAME
EXISTING.COND.

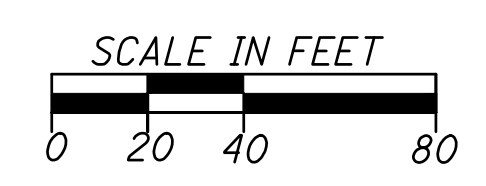
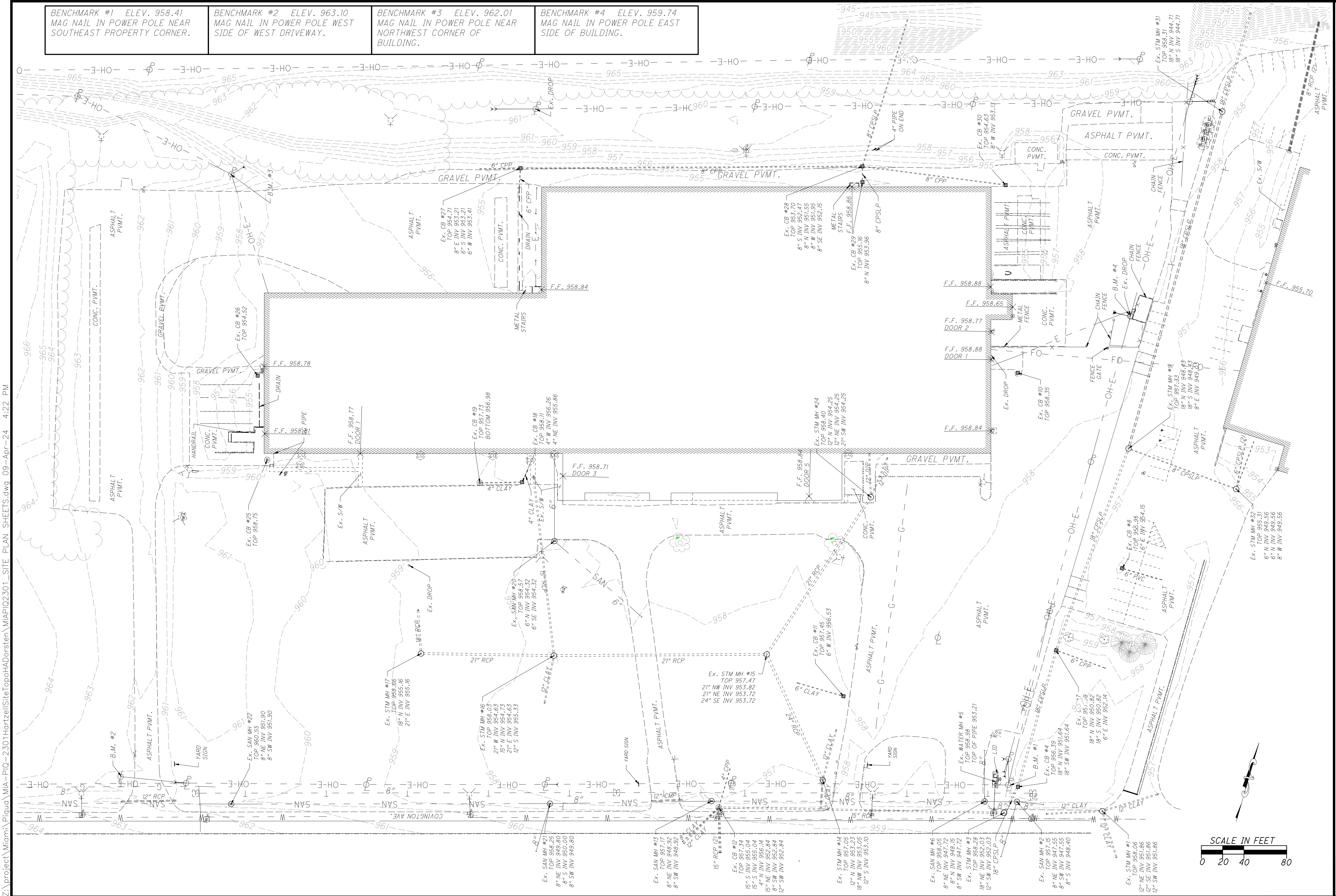
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JMK

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JSP

PROJECT No.
MIAP102301

DATE
4-08-2024

SHEET NUMBER
8 OF 18



BENCHMARK #1 ELEV. 958.41 MAG NAIL IN POWER POLE NEAR SOUTHEAST PROPERTY CORNER.	BENCHMARK #2 ELEV. 963.10 MAG NAIL IN POWER POLE WEST SIDE OF WEST DRIVEWAY.	BENCHMARK #3 ELEV. 962.01 MAG NAIL IN POWER POLE NEAR NORTHWEST CORNER OF BUILDING.	BENCHMARK #4 ELEV. 959.74 MAG NAIL IN POWER POLE EAST SIDE OF BUILDING.
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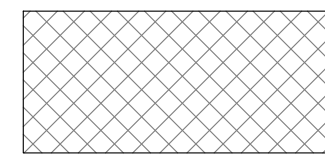
PAVEMENT STRIPING NOTES:

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

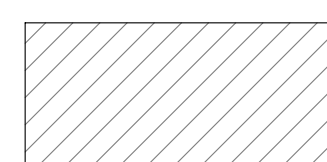
ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.

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.



HEAVY DUTY CONCRETE PAVEMENT
 ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT (ODOT OC-1P) WITH 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 116 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

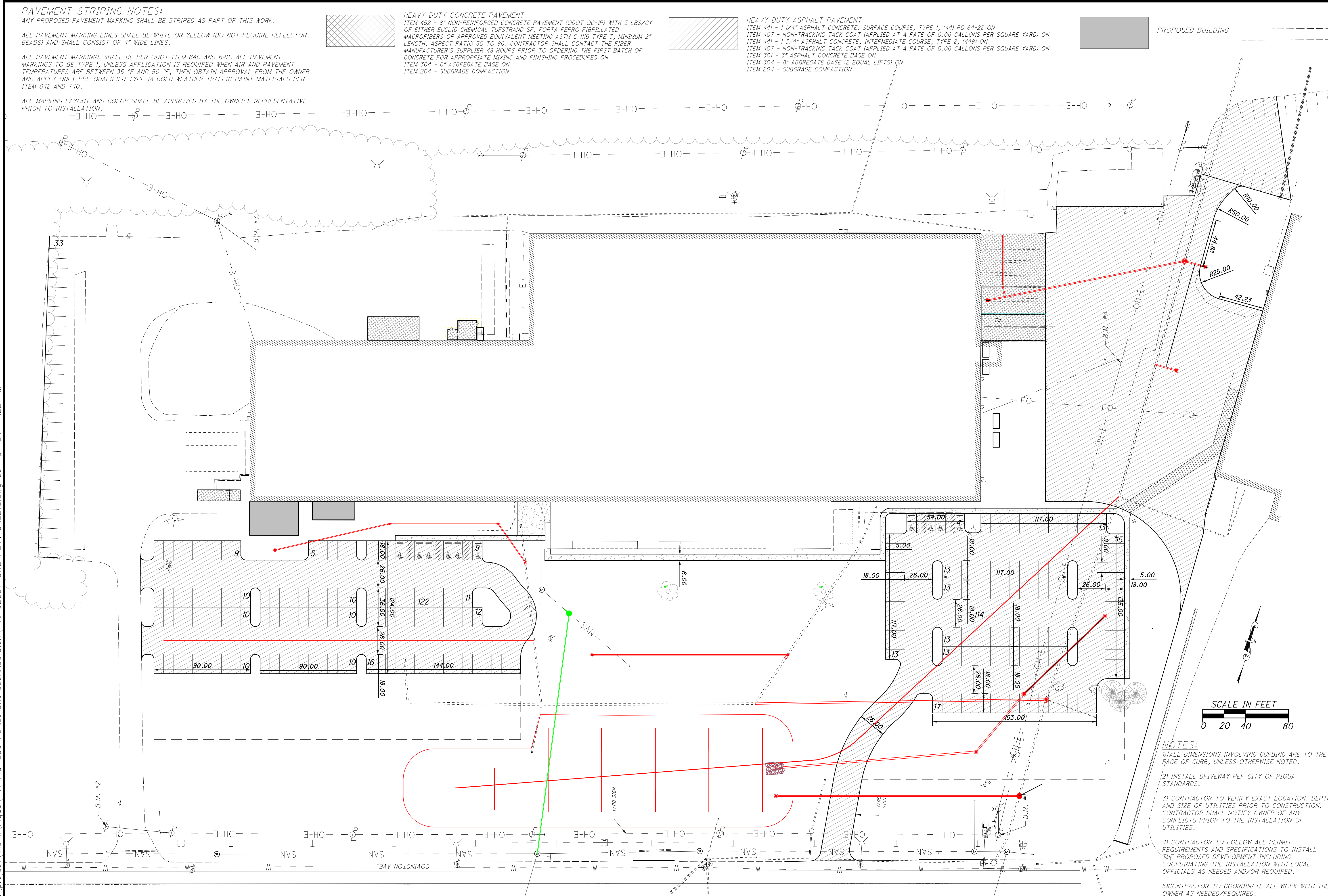


HEAVY DUTY ASPHALT PAVEMENT
 ITEM 441 - 1 1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (44) PG 64-22 ON
 ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
 ITEM 441 - 1 3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON
 ITEM 407 - NON-TRACKING TACK 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



PROPOSED BUILDING

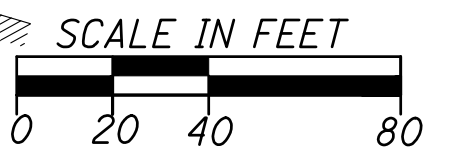
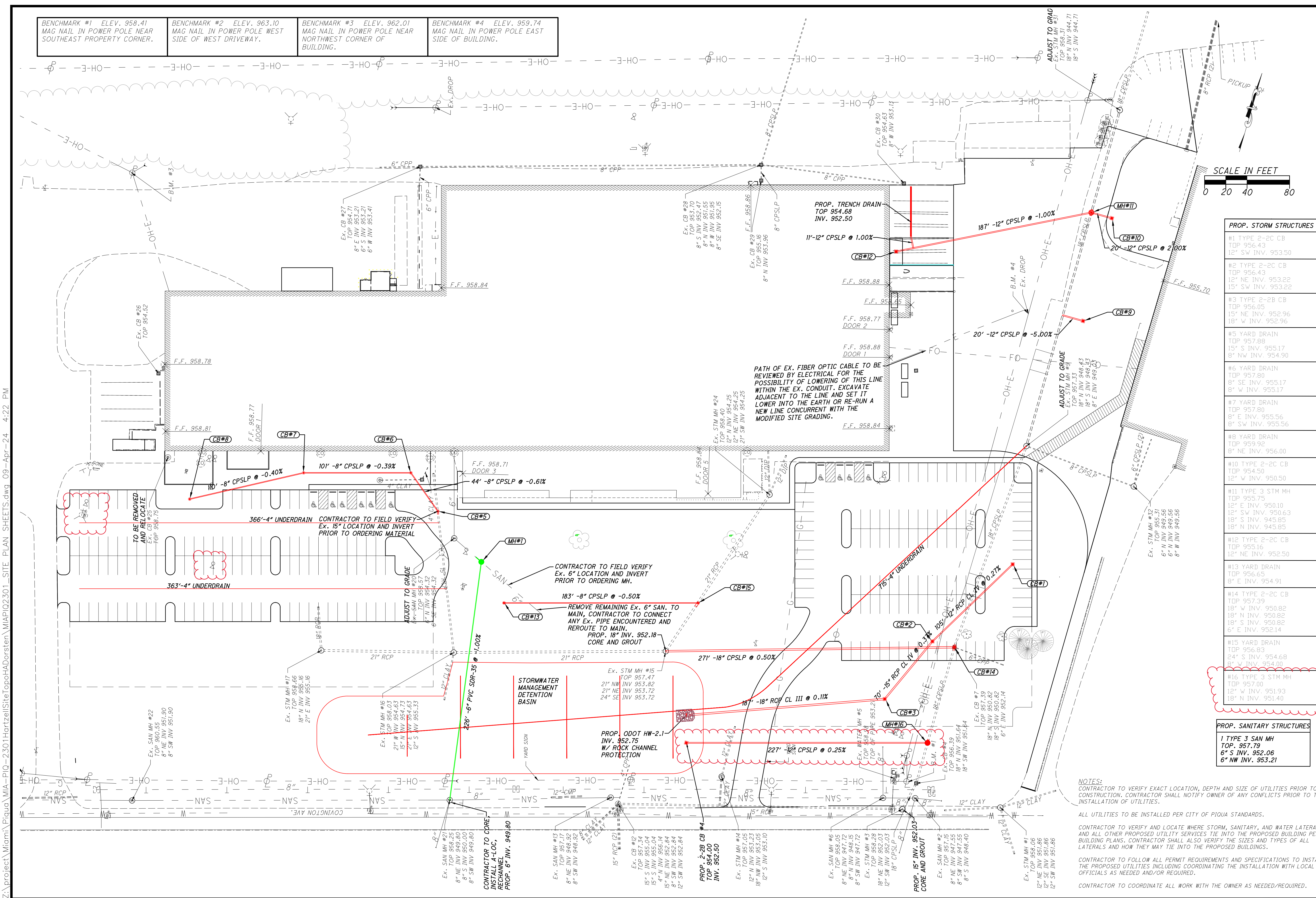
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- NOTES:**
- 1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - 2) INSTALL DRIVEWAY PER CITY OF PIQUA STANDARDS.
 - 3) CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.
 - 4) 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.
 - 5) CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.


REVISIONS:
FILE NAME DIMENSION
DRAWN BY JMK
CHECKED BY JSP
PROJECT No. WIAPI02301
DATE 4-08-2024
SHEET NUMBER 10 OF 18

BENCHMARK #1 ELEV. 958.41 MAG NAIL IN POWER POLE NEAR SOUTHEAST PROPERTY CORNER.	BENCHMARK #2 ELEV. 963.10 MAG NAIL IN POWER POLE WEST SIDE OF WEST DRIVEWAY.	BENCHMARK #3 ELEV. 962.01 MAG NAIL IN POWER POLE WEST NORTHWEST CORNER OF BUILDING.	BENCHMARK #4 ELEV. 959.74 MAG NAIL IN POWER POLE EAST SIDE OF BUILDING.
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PROP. STORM STRUCTURES	
#1 TYPE 2-2C CB	TOP 956.43
12" SW INV.	953.50
#2 TYPE 2-2C CB	TOP 956.43
32" NE INV.	953.22
35" SW INV.	953.22
#3 TYPE 2-2B CB	TOP 956.05
15" NE INV.	952.96
18" W INV.	952.96
#5 YARD DRAIN	TOP 957.88
15" S INV.	955.17
8" NW INV.	954.90
#6 YARD DRAIN	TOP 957.80
8" SE INV.	955.17
8" W INV.	955.17
#7 YARD DRAIN	TOP 957.80
8" E INV.	955.56
8" SW INV.	955.56
#8 YARD DRAIN	TOP 959.92
8" NE INV.	956.00
#10 TYPE 2-2C CB	TOP 954.50
12" W INV.	950.50
#11 TYPE 3 STM MH	TOP 955.75
24" F INV.	950.10
12" SW INV.	950.63
18" S INV.	945.85
18" N INV.	945.85
#12 TYPE 2-2C CB	TOP 955.16
12" NE INV.	952.50
#13 YARD DRAIN	TOP 956.65
8" E INV.	954.91
#14 TYPE 2-2C CB	TOP 956.83
24" S INV.	954.68
8" W INV.	954.00
#15 YARD DRAIN	TOP 956.83
24" S INV.	954.68
8" W INV.	954.00
#16 TYPE 3 STM MH	TOP 957.00
12" W INV.	951.93
18" N INV.	951.40
PROP. SANITARY STRUCTURES	
1 TYPE 3 SAN MH	TOP 957.79
6" S INV.	952.06
6" NW INV.	953.21

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.
 ALL UTILITIES TO BE INSTALLED PER CITY OF PIQUA STANDARDS.
 CONTRACTOR TO VERIFY AND LOCATE WHERE STORM, SANITARY, AND WATER LATERALS AND ALL OTHER PROPOSED UTILITY SERVICES TIE INTO THE PROPOSED BUILDING PER BUILDING PLANS. CONTRACTOR SHALL ALSO VERIFY THE SIZES AND TYPES OF ALL LATERALS AND HOW THEY MAY TIE INTO THE PROPOSED BUILDING.
 CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED UTILITIES INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.
 CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.



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HARTZELL SITE ADDITION
CITY OF PIQUA
UTILITY PLAN

FILE NAME	UTILITY
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MAPI02301
DATE	4-08-2024
SHEET NUMBER	11 OF 18

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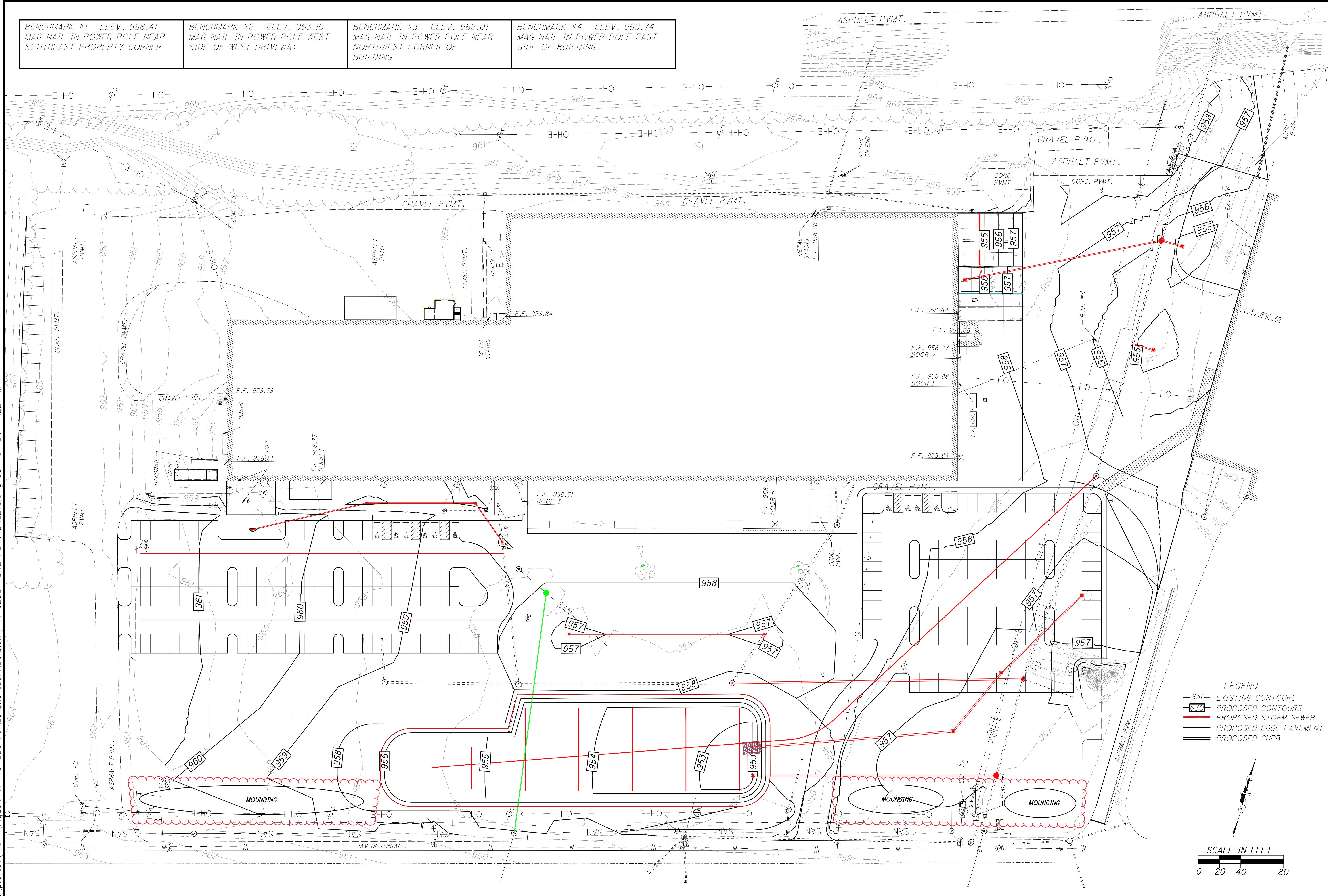
BENCHMARK #1 ELEV. 958.41
MAG NAIL IN POWER POLE NEAR
SOUTHEAST PROPERTY CORNER.

BENCHMARK #2 ELEV. 963.10
MAG NAIL IN POWER POLE WEST
SIDE OF WEST DRIVEWAY.

BENCHMARK #3 ELEV. 962.01
MAG NAIL IN POWER POLE NEAR
NORTHWEST CORNER OF
BUILDING.

BENCHMARK #4 ELEV. 959.74
MAG NAIL IN POWER POLE EAST
SIDE OF BUILDING.

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



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**HARTZELL SITE ADDITION
CITY OF PIQUA
GRADING PLAN**

REVISIONS:

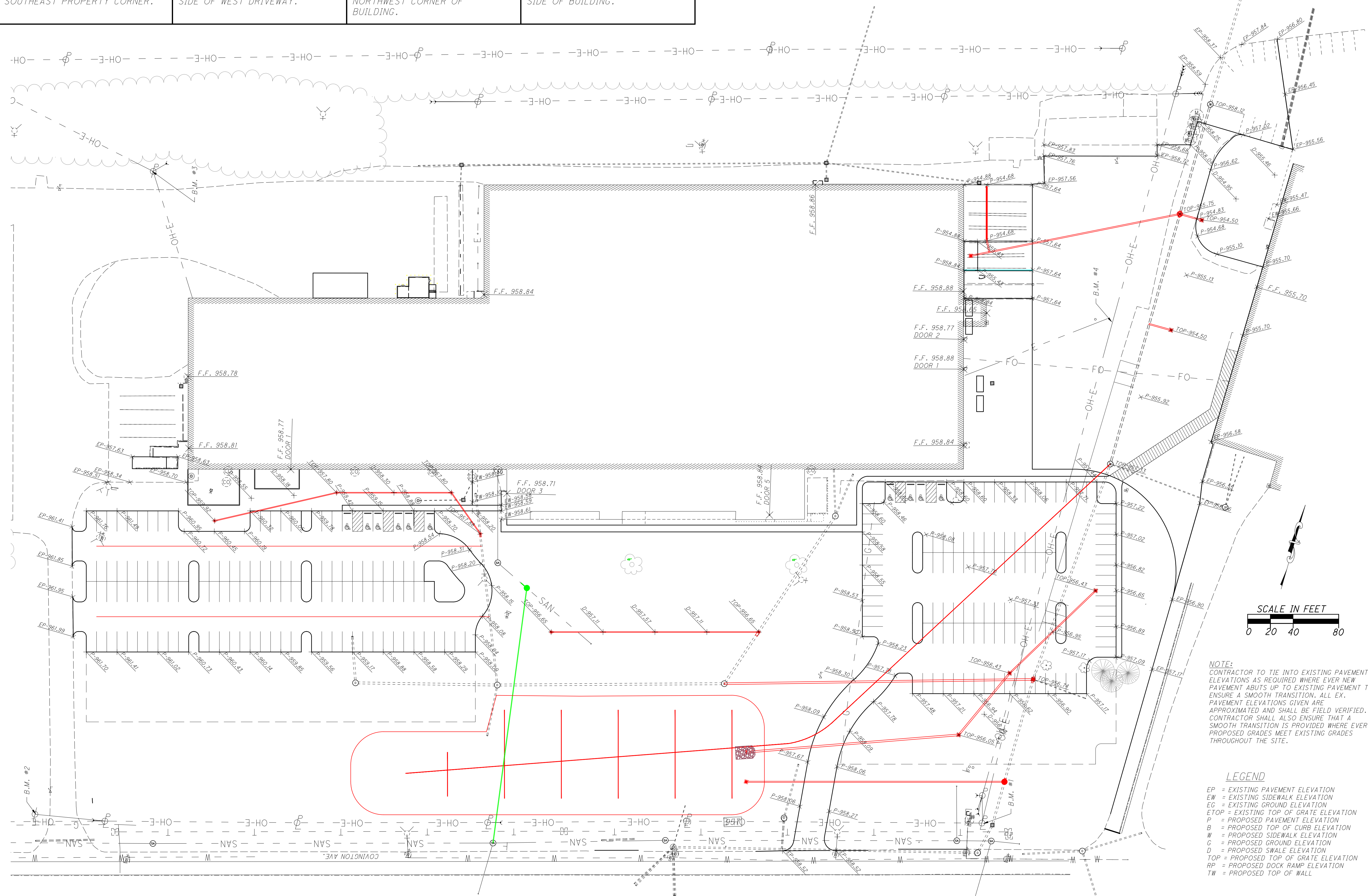
FILE NAME	GRADING
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MIAP102301
DATE	4-08-2024
SHEET NUMBER	12 OF 18

BENCHMARK #1 ELEV. 958.41
MAG NAIL IN POWER POLE NEAR
SOUTHEAST PROPERTY CORNER.

BENCHMARK #2 ELEV. 963.10
MAG NAIL IN POWER POLE WEST
SIDE OF WEST DRIVEWAY.

BENCHMARK #3 ELEV. 962.01
MAG NAIL IN POWER POLE NEAR
NORTHWEST CORNER OF
BUILDING.

BENCHMARK #4 ELEV. 959.74
MAG NAIL IN POWER POLE EAST
SIDE OF BUILDING.



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
- EW = EXISTING SIDEWALK ELEVATION
- EG = EXISTING GROUND ELEVATION
- ETOP = EXISTING TOP OF GRATE ELEVATION
- P = PROPOSED PAVEMENT ELEVATION
- C = PROPOSED TOP OF CURB ELEVATION
- W = PROPOSED SIDEWALK ELEVATION
- G = PROPOSED GROUND ELEVATION
- D = PROPOSED SWALE ELEVATION
- TOP = PROPOSED TOP OF GRATE ELEVATION
- RP = PROPOSED DOCK RAMP ELEVATION
- TW = PROPOSED TOP OF WALL

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**HARTZELL SITE ADDITION
CITY OF PIQUA
PAVEMENT ELEVATIONS PLAN**

REVISIONS:

FILE NAME	PVMT.ELE.
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MIAP102301
DATE	4-08-2024
SHEET NUMBER	13 OF 18

HARTZELL SITE ADDITION- SWPPP

CITY OF PIQUA

MIAMI COUNTY, OHIO

SWPPP TITLE SHEET	14
SWPPP GENERAL EROSION CONTROL NOTES AND DETAILS	15-17
SWPPP SITE EROSION CONTROL PLAN	18

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF NEW PARKING LOTS, REPAVING, AND DETENTION BASIN WITHIN THE HARTZELL PROPELLER SITE IN THE CITY OF PIQUA, OHIO.

PROJECT WORK CONSTRUCTION DATES

START: SPRING 2024
ESTIMATED COMPLETION: WINTER 2024

EROSION CONTROL NOTES

- A. INSTALL AND MAINTAIN FILTER FABRIC FENCE AND INLET PROTECTION WHERE SHOWN AND AS NEEDED TO MINIMIZE SEDIMENT LADEN WATER FROM LEAVING THE SITE OR ENTERING ANY STORM SYSTEM, ADJACENT DITCHES, STREAMS ETC. IF STORMWATER RUNOFF CONTAINING SEDIMENTS IS FOUND TO BE LEAVING THE PROJECT SITE IN AN AREA WHERE NO BMP/CONTROL MEASURE IS SHOWN OR IN PLACE, CONTRACTOR SHALL IMMEDIATELY INSTALL THE APPROPRIATE BMP/CONTROL MEASURE AS NEEDED TO REMEDY THE SITUATION (TYP. INLET PROTECTION, FILTER FABRIC FENCE, ETC.).
- B. INSTALL INLET PROTECTION ON ALL STORM INLET STRUCTURES (YARD DRAINS, CATCH BASINS, MANHOLES WITH GRATED LIDS, ETC.) AND TO ANY EXISTING STORM STRUCTURES WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE AS NEEDED. INLET PROTECTION MAY CONSIST OF DEVICES SUCH AS SEDGAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, FLEXSTORM INLET FILTERS, SEDIMENT FENCE OR OTHER DEVICES WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE.
- C. CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY CLEANING UP ANY MUD, DIRT AND DEBRIS WHICH IS TRACKED OR SPILLED ONTO THE ROADWAYS.
- D. PRE CONSTRUCTION - CONTRACTOR IS RESPONSIBLE TO INSTALL A CONSTRUCTION ENTRANCE AS NEEDED TO MINIMIZE ANY MUD, DIRT AND DEBRIS TRACKED ONTO THE ROADWAYS.
- E. DURING CONSTRUCTION - THE CONTRACTOR MUST MAINTAIN EROSION CONTROL UNTIL AREA IS STABILIZED INCLUDING TEMPORARY SEEDING AS NEEDED. CONTRACTOR SHALL TEMPORARILY SEED ALL CRITICAL EXPOSED SLOPES TO MINIMIZE SEDIMENT RUNOFF.
- F. FINAL/POST CONSTRUCTION - CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. CONTRACTOR SHALL ENSURE GRASS IS PERMANENTLY AND PROPERLY ESTABLISHED IN ALL AREAS WHERE GRASS IS SPECIFIED. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, INCLUDING SEDIMENT FENCE, SHALL REMAIN IN PLACE UNTIL GRASS IS IN PLACE AND SITE IS STABILIZED. ONCE SITE IS STABILIZED AND ALL CONSTRUCTION IS COMPLETE, ALL SEDIMENT FENCE, INLET PROTECTION AND ANY OTHER TEMPORARY BMP'S SHALL BE REMOVED FROM THE SITE.

BMP NOTES

FOR ALL BMP'S INSTALLED, ENSURE THAT THE PONDING OF WATER BEHIND THE BMP WILL NOT DAMAGE PROPERTY OR POSE A SAFETY THREAT. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL MEASURE/BMP HAS BEEN USED INAPPROPRIATELY, THE CONTRACTOR MUST REPLACE AND ADJUST THE CONTROL/BMP TO MEET SITE CONDITIONS AS REQUIRED. THE CONTRACTOR SHALL ADJUST THE SWPPP AND ITS CONTROLS/BMPS AND THEIR QUANTITIES TO MEET FIELD CONDITIONS AND THE OHIO EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION ACTIVITIES GENERAL PERMIT.

MAINTENANCE NOTE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP-SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZED. THE SWP3 SHALL BE DESIGNED TO MINIMIZE MAINTENANCE REQUIREMENTS. THE APPLICANT SHALL PROVIDE A DESCRIPTION OF MAINTENANCE PROCEDURES NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES.

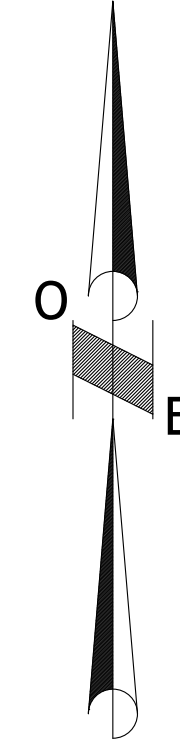
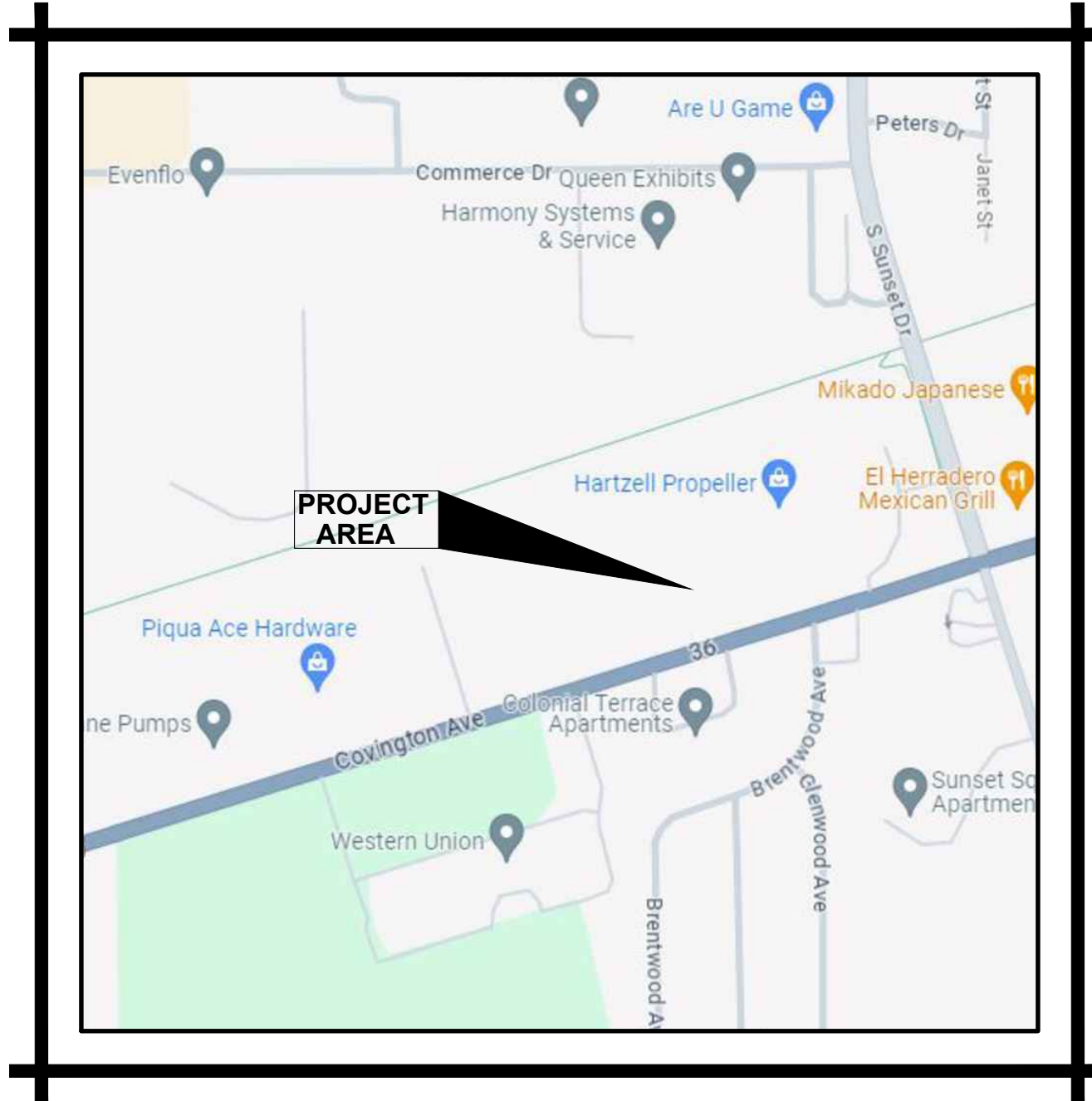
SWPPP AND INSPECTION AVAILABILITY AND UPDATES NOTE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE THE IMMEDIATE AVAILABILITY OF THE SWPPP AND INSPECTION REPORTS ON-SITE. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE TO PERFORM AND DOCUMENT ALL REQUIRED SWPPP INSPECTIONS AND ALL UPDATES AND AMENDMENTS TO THE SWPPP.

DOCUMENTATION AND GOVERNMENT INSPECTION NOTE

CONTRACTOR(S) SHALL PROVIDE THE OWNER'S REPRESENTATIVE A WRITTEN COPY OF THEIR CO-PERMITTEE APPLICATION AND ANY OTHER DOCUMENTATION THE CONTRACTOR(S) MAY SEND OR RECEIVE FROM THE OEPA OR ANY OTHER GOVERNING AUTHORITIES.

IF AN INSPECTOR OR REPRESENTATIVE FROM THE OEPA OR ANY OTHER GOVERNING AUTHORITY IS ON-SITE, THE CONTRACTOR SHALL IMMEDIATELY CONTACT AND NOTIFY THE OWNER'S REPRESENTATIVE.



VICINITY MAP

SWPPP NOTE

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR H.A. DORSTEN INC. FOR THE PERFORMANCE OF THE HARTZELL SITE ADDITION PROJECT IN MIAMI COUNTY, OHIO. ALL WORK SHALL BE PER AND COMPLY WITH THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHCO00006. THIS INCLUDES FILING A CO-PERMITTEE NOI FORM WITH THE OEPA FOR ALL OPERATORS ENGAGED IN SITE WORK ON THE SITE. CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS, INSTALLATION, MAINTENANCE AND REQUIREMENTS OF ODOT'S CURRENT SUPPLEMENTAL SPECIFICATION 832 "TEMPORARY SEDIMENT AND EROSION CONTROL." COMPLIANCE WITH SUPPLEMENTAL SPECIFICATION 832 SHALL INCLUDE THE STANDARD CONSTRUCTION DRAWING REFERENCES LISTED IN SECTION 832.03, BUT SHALL NOT INCLUDE SECTION 832.11 "INSPECTIONS AND SWPPP UPDATES." ALL INSPECTIONS AND SWPPP UPDATES SHALL BE PER THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHCO00006. ALL WORK SHALL ALSO BE PER THE CURRENT ODOT CMS 107.19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH LOCAL STORMWATER AND EROSION CONTROL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH AND INSTALLING ALL ITEMS NOTED AND AS REQUIRED BY OEPA AND LOCAL AUTHORITIES FOR MEETING ALL STORM WATER POLLUTION PREVENTION REQUIREMENTS. H.A. DORSTEN INC. AND THE SELECTED CONTRACTOR SHALL BE THE RESPONSIBLE PARTY IN CHARGE OF THE SWPPP AND ASSOCIATED BMP'S.

SITE DATA

LOCATION SOIL TYPES:.....CROSBY SILT LOAM SOILS
EARTH DISTURBED AREA:.....8.02 ACRES
PROPOSED IMPERVIOUS AREA ADDED:.....2.00 ACRES
PRE-CONSTRUCTION RUNOFF COEFFICIENT:.....0.45
POST-CONSTRUCTION RUNOFF COEFFICIENT:.....0.65
DESCRIPTION OF PRIOR LAND USE:.....EXISTING PARKING LOT/GRASS
EXISTING QUALITY OF DISCHARGE FROM SITE:.....UNTREATED RUNOFF
IMMEDIATE RECEIVING WATERS:.....CITY STORM SEWER
SUBSEQUENT RECEIVING WATERS:.....GREAT MIAMI RIVER
LATITUDE 40.140831° LONGITUDE -84.272321°

WATERS EDGE NOTE

ALL MATERIAL AND EQUIPMENT STAGING OR STORAGE AREAS, DEWATERING AREAS, CONCRETE TRUCK WASH OUT AREAS, CONSTRUCTION ACCESS LOCATIONS, AND VEHICLE FUELING AND REFUELING LOCATIONS MUST BE LOCATED A MINIMUM OF 100' FROM ANY CREEK/RIVER/STREAM WATERS EDGE.

CLEAN STORM SYSTEM NOTE

IMMEDIATELY PRIOR TO FINAL COMPLETION OF THE PROJECT, CONTRACTOR SHALL ENSURE THE ENTIRE STORM SYSTEM, INCLUDING BUT NOT LIMITED TO, THE DETENTION/RETENTION BASINS), CATCH BASINS, MANHOLES, PIPING, UNDERDRAINS AND UNDERDRAIN TRENCHES ARE FREE FROM SEDIMENTATION AND OTHER POLLUTANTS AND FOREIGN MATERIALS AND ARE TO BE CLEANED AS NEEDED TO ENSURE MAXIMUM STORMWATER QUALITY AND FULL FUNCTIONALITY.

OFFSITE CONSTRUCTION ACTIVITIES

IT IS EXPECTED ALL CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON SITE.

SPILL REPORTING REQUIREMENTS

IN THE EVENT OF A SMALL RELEASE (LESS THAN 25 GALLONS) OF PETROLEUM WASTE, SPECIAL HANDLING PROCEDURES MUST BE USED. IN THE EVENT OF A LARGE RELEASE (25 GALLONS OR MORE) OF PETROLEUM WASTE, YOU MUST CONTACT THE OHIO EPA (AT 1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.

VEHICLE FUELING

VEHICLE FUELING AND MAINTENANCE WILL BE PERFORMED VIA A SMALL REFUEL TANK ON THE BACK OF A PICK-UP TRUCK.

OPEN BURNING NOTE

OPEN BURNING IS NOT PERMITTED IN THE CORPORATION LIMIT.

CONTACT INFORMATION

FACILITY SITE LOCATION: 1 PROPELLER PL, PIQUA, OH 45356
OWNER: H.A. DORSTEN, INC. 146 N MAIN STREET MINSTER, OH 45865, mberfke@hadorsteninc.com
SWPPP CONTACT/CONTRACTOR CONTACT - TBD

SWPPP AND INSPECTION REPORTS LOCATION

NOTE: THE SWPPP AND INSPECTION REPORTS WILL BE KEPT ON-SITE IN THE JOB TRAILER/FOREMAN'S PICK-UP.

WASTE DISPOSAL NOTE

CONTAINERS (e.g. DUMPSTERS, DRUMS) MUST BE AVAILABLE FOR THE DISPOSAL OF DEBRIS, TRASH, HAZARDOUS MATERIAL AND PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF.

CLEAN HARD FILL NOTE

NO CLEAN CONSTRUCTION WASTES SHALL BE DISPOSED OF INTO THE PROPERTY.

FUELING AND STAGING NOTE

CONTRACTOR'S STAGING AND STORAGE AREA WILL BE LOCATED WITHIN CONSTRUCTION LIMITS OF THE PROJECT. FUEL TANKS AND OTHER HAZARDOUS MATERIALS TO BE SAFELY STORED, PROTECTED, AND PROPERLY HANDLED BY CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE NO POLLUTANTS FROM THE STAGING/STORAGE AREA LEAVE THE SITE OR ENTER ADJACENT SURFACE WATERS OR THE STORM SYSTEM. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ANY WASTE MATERIALS.

SOIL STOCKPILE NOTE

CONTRACTOR SHALL LOCATE SOIL STOCKPILE AREAS WITHIN THE PROJECT AREA SO AS NOT TO BE WITHIN THE IMMEDIATE PROXIMITY OF ANY SURFACE WATERS OR STORM INLET STRUCTURES. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE NO POLLUTANTS FROM THE STOCKPILE AREA LEAVE THE SITE OR ENTER ADJACENT SURFACE WATERS OR THE STORM SYSTEM. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO INSTALLING FILTER FABRIC FENCE AROUND STOCKPILE, TEMPORARILY COVERING THE STOCKPILE AND/OR TEMPORARILY SEEDING THE STOCKPILE.

DEWATERING NOTE

PUMPING OF SEDIMENT LADEN WATER FROM TRENCHES OR ANY OTHER EXCAVATIONS DIRECTLY INTO ANY SURFACE WATERS, DITCH OR STREAM CORRIDORS, ANY WETLANDS OR STORM SEWERS IS PROHIBITED. ALL SUCH WATER SHALL BE PROPERLY FILTERED OR SETTLED TO REMOVE SOIL PARTICLES PRIOR TO ITS RELEASE. IF AN AREA OF THE SITE OR TRENCH NEEDS DEWATERED, IT SHOULD BE PUMPED FROM A SUMP PIT WITH A SOCK FILTER OR OTHER TYPE OF FILTERING DEVICE ON THE DISCHARGE OF THE HOSE. DO NOT ALLOW DISCHARGED WATER TO PASS OVER DISTURBED GROUND. IF THE DISCHARGE WATER IS BEING PUMPED INTO A SEDIMENT POND THEN NO FILTER IS REQUIRED AT THE END OF THE HOSE. IF THE GROUNDWATER MUST BE LOWERED, THE WATER MAY BE FREELY DISCHARGED AS LONG AS THE WATER REMAINS CLEAN. DO NOT CO-MINGLE CLEAN GROUND WATER WITH SEDIMENT LADEN WATER OR DISCHARGE IT BY ALLOWING IT TO PASS OVER DISTURBED GROUND.

LOG/DOCUMENTATION SHEETS

AS PART OF THE SWPPP, THE CONTRACTOR SHALL MAINTAIN LOG/DOCUMENTATION SHEETS FOR THE FOLLOWING:
1) A SIGNATURE LOG CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWPPP AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWPPP.
2) A GRADING AND STABILIZATION LOG DOCUMENTING THE PROJECTS GRADING AND STABILIZATION ACTIVITIES AND
3) A SWPPP AMENDMENT LOG DOCUMENTING CHANGES/AMENDMENTS TO THE SWPPP, WHICH OCCUR AFTER CONSTRUCTION ACTIVITIES COMMENCE.



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APRIL 8, 2024

IMPLEMENTATION SCHEDULE (EROSION CONSTRUCTION SEQUENCE)

THE CONTRACTOR OR ITS APPOINTED REPRESENTATIVES WILL ASSUME RESPONSIBILITY FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. THE INSTALLATION OF THE SOIL EROSION CONTROL MEASURES WILL BE COMPLETED, AS FOLLOWS:

- PRIOR TO ANY GRADING OR EARTHWORK:
 - SILT FENCE AND INLET PROTECTION (ON EX. STORM STRUCTURES) TO BE INSTALLED AS SHOWN ON SWPPP
 - INSTALL CONSTRUCTION ENTRANCES/IF NEEDED AS SHOWN ON SWPPP. INSTALLATION OF ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES: F. DITCH CHECK BARS, CONCRETE WASHOUT, OR DRAINAGE DITCHES.
 - PERFORM ROUGH GRADING, INSTALL UTILITIES, BUILDINGS, PAVEMENT:
 - CLEAR AND GRUB AREA AS NEEDED
 - PERFORM SITE GRADING, INSTALL BUILDINGS/
 - INSTALL SANITARY, STORM, WATER LINES, OTHER UTILITIES, GRAVEL BASE, AND CURB AND GUTTER, AS PER PLANS/1. INSTALL INLET PROTECTION ON ALL PROPOSED STORM INLET STRUCTURES AS INDICATED ON THE PLANS AS SOON AS THEY ARE INSTALLED.
 - PERFORM TEMPORARY SEEDING AS NEEDED ON ANY DISTURBED AREAS PER THE TIME REQUIREMENTS FOR TEMPORARY SEEDING SPECIFIED ON THIS DRAWING.
 - INSTALL PAVEMENT.
 - PERFORM FINAL GRADING:
 - PLACE TOPSOIL AND PERFORM FINAL RAKING AND GRADING ON ALL DISTURBED AREAS.
 - ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED (SEEDED AND/OR MULCHED).
 - CLEAN UP SITE, AND ONCE SITE HAS REACHED FINAL STABILIZATION REMOVE ALL TEMPORARY BMP'S.
- NOTES:** A) CARE WILL BE TAKEN NOT TO DISTURB ANY EXISTING NATURAL VEGETATION NOT INVOLVED IN THE CONSTRUCTION PROCESS, WHENEVER POSSIBLE. B) TIMELY INSPECTIONS OF THE EROSION CONTROL MEASURES WILL BE MADE, BY THE CONTRACTOR, EVERY 7 DAYS, AND/OR AFTER ANY RAINFALL OF AT LEAST 1/2" IN A 24-HOUR PERIOD. REPORTS MUST BE KEPT ON-SITE AND SUPPLIED TO THE GOVERNING AUTHORITY IF REQUESTED.

INSPECTION SCHEDULE

A. THE SITE WILL BE INSPECTED PER OHIO EPA PERMIT NO. OHCD00005-

- PART III.G.2.1
INSPECTIONS: THE PERMITTEE SHALL ASSIGN QUALIFIED INSPECTION PERSONNEL TO CONDUCT INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE PROPOSED IN PART III.G.1. OF THE OHCD00005 PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. AT A MINIMUM, PROCEDURES IN A SWP3 SHALL PROVIDE THAT ALL CONTROLS ON THE SITE ARE INSPECTED:
• AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEDING OR BMP'S THAT NEED TO BE MAINTAINED.
• ONCE EVERY SEVEN CALENDAR DAYS.

THE INSPECTION FREQUENCY MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH FOR DORMANT SITES IF:
• THE ENTIRE SITE IS TEMPORARILY STABILIZED OR
• RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME (E.G. SITE IS COVERED WITH SNOW, ICE, OR THE GROUND IS FROZEN).

THE BEGINNING AND ENDING DATES OF ANY REDUCED INSPECTION FREQUENCY SHALL BE DOCUMENTED IN THE SWP3. ONCE A DEFINABLE AREA HAS ACHIEVED FINAL STABILIZATION, THE AREA MAY BE MARKED ON THE SWP3 AND NO FURTHER INSPECTION REQUIREMENTS SHALL APPLY TO THAT PORTION OF THE SITE.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

- THE INSPECTION DATE;
- NAME(S), TITLE(S), AND QUALIFICATION(S) OF PERSONNEL MAKING THE INSPECTION;
- WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
- WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED;
- LOCATIONS OF BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- LOCATIONS WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

THE PERMITTEE SHALL MAINTAIN FOR THREE YEARS FOLLOWING THE SUBMITTAL OF A NOTICE OF TERMINATION FORM, A RECORD SUMMARIZING THE RESULTS OF THE INSPECTIONS, NAMES AND CONTACT INFORMATION OF PERSONNEL MAKING THE INSPECTIONS, THE DATES OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWP3 AND A CERTIFICATION AS TO WHETHER THE FACILITY IS IN COMPLIANCE WITH THE SWP3 AND THE PERMIT AND IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. THE RECORD AND CERTIFICATION SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.

i. WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE, IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, IT SHALL BE REPAIRED OR MAINTAINED WITHIN 3 DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS SHALL BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.

ii. WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION, IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWP3 SHALL BE AMENDED AND THE NEW CONTROL PRACTICE SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

iii. WHEN PRACTICES DEPICTED ON THE SWP3 ARE NOT INSTALLED, IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE CONTAINED IN PART III.G.1.H OF THIS PERMIT, THE CONTROL PRACTICE SHALL BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD SHALL CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.

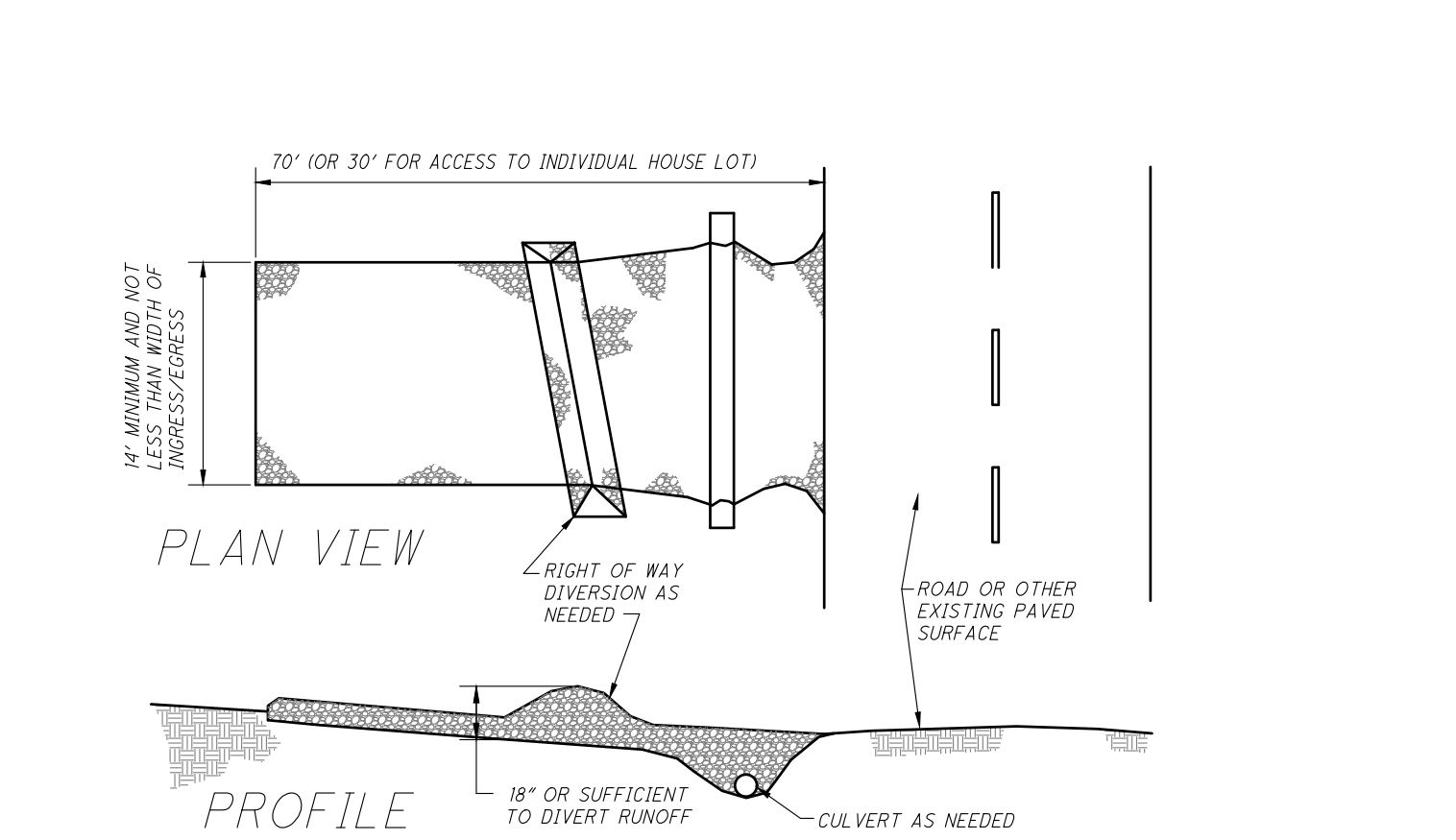
- VEGETATIVE PLANTINGS - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
- REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.
- MOWING - DRAINAGEWAYS, DITCHES, AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
- FERTILIZATION - SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

CONSTRUCTION ENTRANCE

- STONE SIZE - 2" STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS, BUT NOT LESS THAN 70' (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH APPLIES).
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6" THICK.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 10' WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

- BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LBS. AND A MULLEN BURST STRENGTH OF AT LEAST 180 LBS.
- CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE, IF NEEDED, TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED ONTO PAVED SURFACES (IF DRIVE IS ACROSS A DITCH).
- WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE, IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND ONTO PAVED SURFACES (IF DRIVE IS PLACED ON A SLOPE).
- MAINTENANCE - TOP DRESSING SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFFSITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
- CONSTRUCTION ENTRANCES ARE INSTALLED TO MINIMIZE OFFSITE TRACKING OF SEDIMENTS. A STONE ACCESS DRIVE SHOULD BE INSTALLED AT EVERY POINT WHERE VEHICLES ENTER OR EXIT THE SITE. EVERY INDIVIDUAL LOT SHOULD ALSO HAVE ITS OWN DRIVE ONCE CONSTRUCTION ON THE LOT BEGINS.

NOTE: ALTERNATIVE STABILIZATION METHODS FOR CONSTRUCTION ENTRANCE/EXIT SUCH AS MANUFACTURED STEEL PLATES, GRID PLATES, ETC. OR STEEL PIPES/GRATINGS WILL ALSO BE CONSIDERED BUT WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER PRIOR TO THE USE OF SUCH ALTERNATIVE METHODS AS ON-SITE CONSTRUCTION ENTRANCES/EXIT. ANY PROPOSED ALTERNATIVE METHODS SHALL BE SHOWN TO EFFECTIVELY REMOVE MUD AND DEBRIS FROM VEHICLE WHEELS PRIOR TO EXITING THE SITE.



CONSTRUCTION ENTRANCE DETAIL

NON-SEDIMENT POLLUTION CONTROL

A. CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES:

DISPOSAL AND HANDLING OF HAZARDOUS AND OTHER CONSTRUCTION WASTE

- DO:
- PREVENT SPILLS
 - USE PRODUCTS UP
 - FOLLOW LABEL DIRECTIONS FOR DISPOSAL
 - REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
 - RECYCLE WASTE WHENEVER POSSIBLE

- DON'T:
- POUR INTO WATERWAYS, STORM DRAINS, OR ONTO THE GROUND
 - POUR DOWN THE SINK, FLOOR DRAIN, OR SEPTIC TANKS
 - BURY CHEMICALS OR CONTAINERS
 - BURN CHEMICALS OR CONTAINERS
 - MIX CHEMICALS TOGETHER

B. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM, AND ANY HAZARDOUS MATERIALS TO BE USED ON SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.

C. NO WASTE MATERIALS SHALL BE BURIED ON SITE. SITE PERSONNEL, INCLUDING SUBCONTRACTORS, SHALL BE NOTIFIED THAT NO CONSTRUCTION-RELATED MATERIALS ARE TO BE BURIED ON SITE.

D. MIXING, PUMPING, TRANSFERRING, OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH, OR STORM DRAIN.

E. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.

F. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER.

G. IF HAZARDOUS SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAND/ST OR KITTY LITTER AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. CONTACT OHIO EPA (1-800-282-9378).

H. SPILLS OF 25 GAL. OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MIN. OF THE DISCOVERY OF THE RELEASE.

I. STREETS NEED TO BE SWEEP AS OFTEN AS NECESSARY TO KEEP THEM CLEAN AND FREE FROM SEDIMENT. SEDIMENT TO BE SWEEP BACK ONTO THE LOT - NOT DOWN THE STORM SEWER.

J. STOCKPILES OF SOIL AND OTHER MATERIALS SHALL BE STORED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, AND SHALL HAVE EROSION CONTROL MATERIALS PLACED AROUND THEM.

K. ALL STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF NON-ERODIBLE MATERIAL.

PROCESS WASTEWATER/LEACHATE MANAGEMENT NOTE
ALL PROCESS WASTEWATERS (e.g. EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASH-OUTS) MUST BE COLLECTED AND DISPOSED OF PROPERLY (e.g. TO A PUBLICLY-OWNED TREATMENT WORKS). THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON-STORM WATERS. THE DISCHARGE OF NON-STORM WATERS TO WATERS OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS OR REGULATIONS.

HANDLING OF TOXIC OR HAZARDOUS MATERIALS NOTE
NO SOLID, SANITARY, OR TOXIC WASTE IS TO BE DISPOSED OF ON THE PROJECT SITE. RECYCLING OF USED OR UNUSED HAZARDOUS MATERIALS SHALL NOT OCCUR ON SITE EITHER. AREAS DESIGNATED FOR CEMENT TRUCK WASHOUTS, AND VEHICLE FUELING SHALL NOT TAKE PLACE ON PARKING LOT BASE.

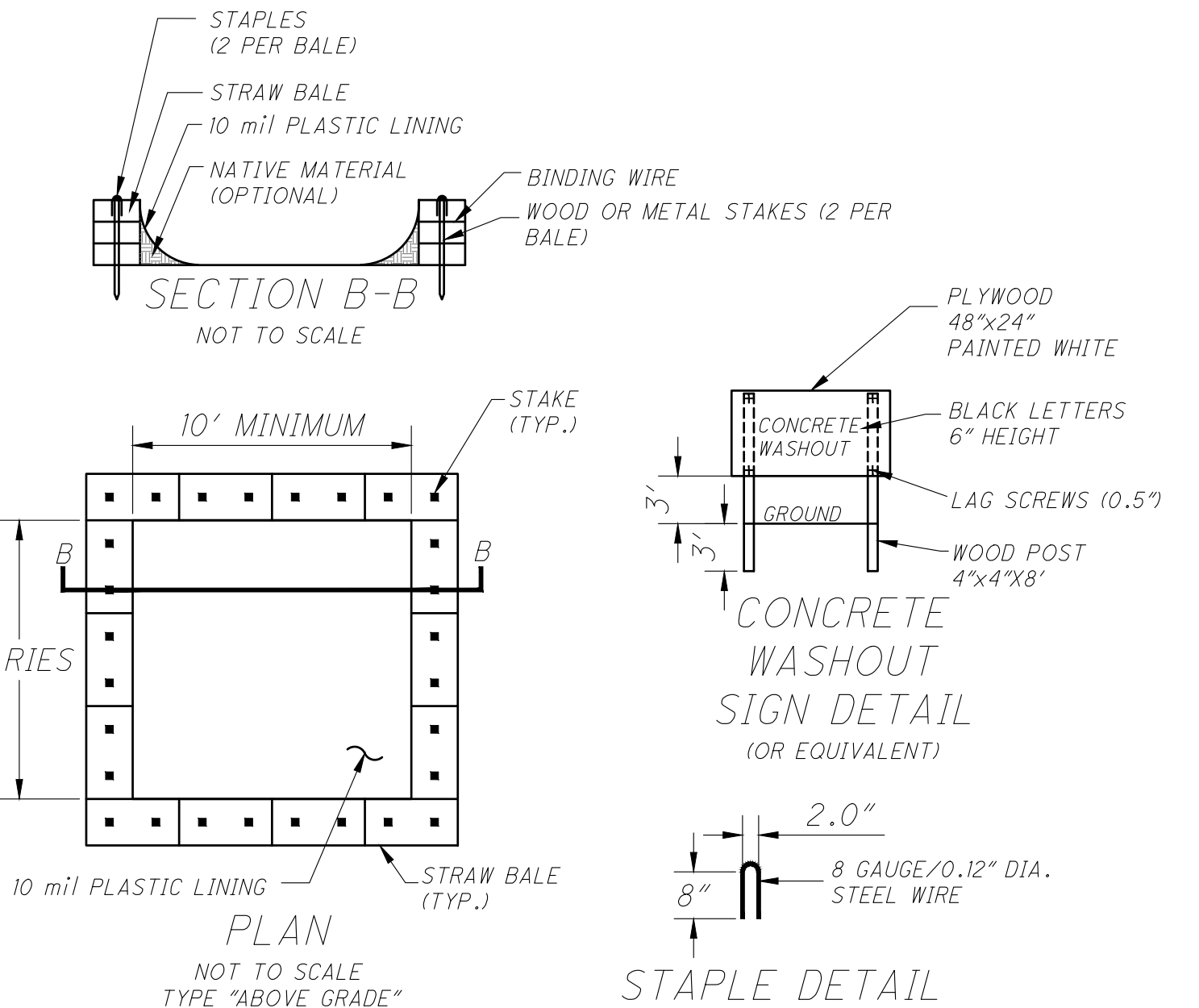
CONSTRUCTION CHEMICAL COMPOUNDS NOTE
NO MIXING OR STORAGE OF CHEMICAL COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE ARE PERMITTED TO TAKE PLACE ON-SITE. ALL MIXING SHALL TAKE PLACE BEFORE ENTERING THE SITE.

CONSTRUCTION & DEMOLITION DEBRIS NOTE
ALL CONSTRUCTION AND DEMOLITION DEBRIS (CDD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED CDD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3746. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).

CONTAMINATED SOILS NOTE
SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS SHALL BE HANDLED AND DISPOSED OF PROPERLY. ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED OF IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF). IF CONTAMINATION HAPPENS TO OCCUR, TARPS ARE TO BE USED TO PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

CONCRETE WASHOUT NOTE

CONCRETE WASHOUT OPERATIONS SHALL TAKE PLACE WITHIN THE PROPOSED PROJECT AREA UTILIZING THE CONTRACTOR'S PORTABLE CONCRETE WASHOUT CONTAINER OR WITHIN A BENMED/CONTAINED AREA. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE WASHOUT MATERIAL DOES NOT LEAVE THE WASHOUT AREA OR ENTER THE STORM SYSTEM. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL LEFTOVER WASHOUT MATERIAL.



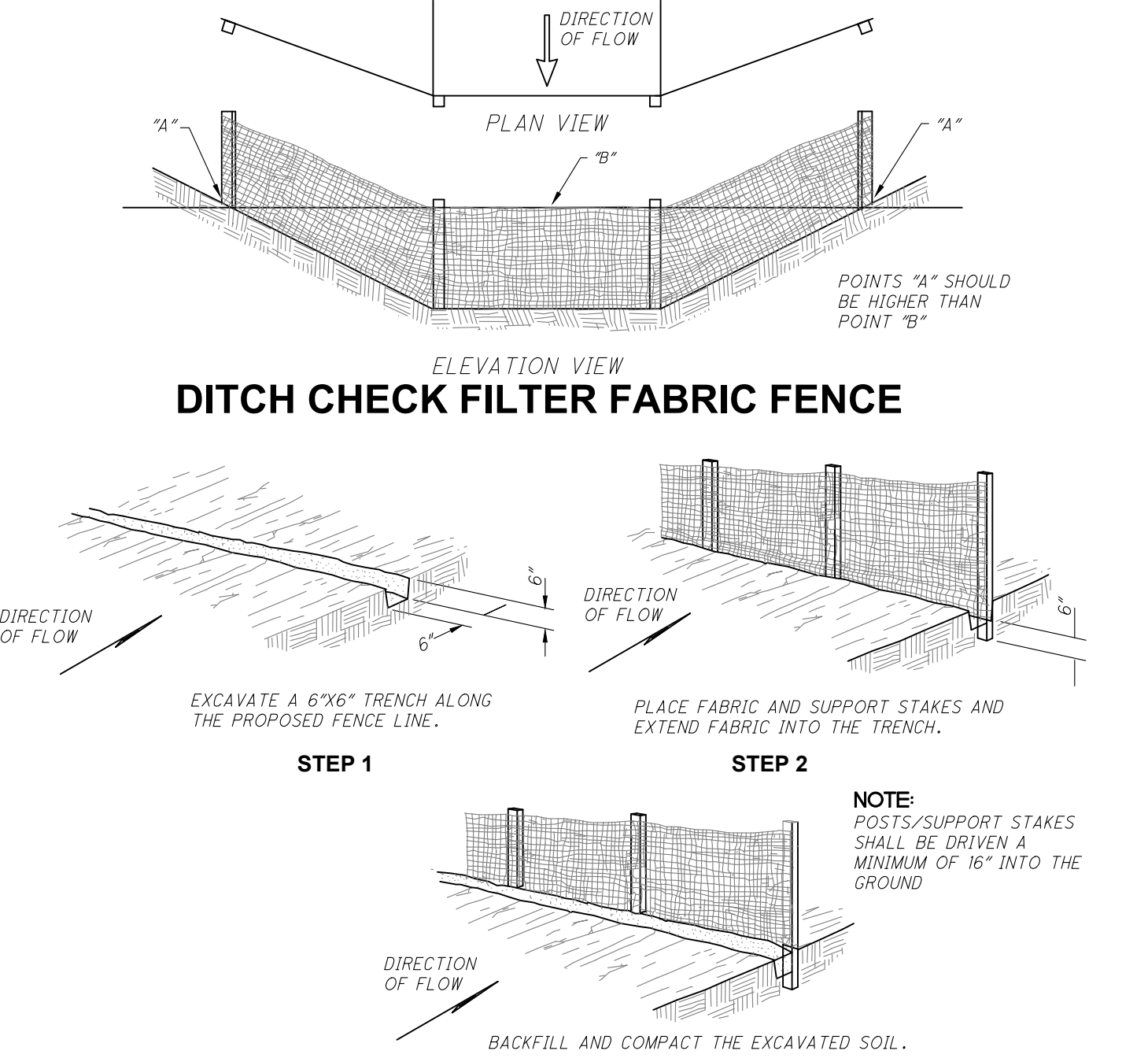
CONCRETE WASHOUT DETAIL

DUST CONTROL

DUST CONTROL SHALL BE PROVIDED AS NEEDED TO PREVENT SEDIMENT FROM BECOMING AIRBORNE. MEASURES SHALL INCLUDE WATERING VIA A WATER TRUCK OR OTHER WATERING DEVICE AS NEEDED TO REDUCE AND/OR ELIMINATE AIRBORNE DUST CREATED BY CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES.

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5' (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6" DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8" OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6" DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. ALL THE GAPS AND TEARS IN THE FENCE MUST BE ELIMINATED AND REPAIRED. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.



DITCH CHECK FILTER FABRIC FENCE

FILTER FABRIC FENCE DETAIL

CRITERIA FOR SILT FENCE MATERIAL

- FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 48" LONG. WOOD POSTS WILL BE 2"-BY-2" HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 5'. POSTS/SUPPORT STAKES SHALL BE DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- SILT FENCE FABRIC SHALL CONFORM TO THE AASHTO SILT FENCE SPECIFICATION 100X AND SHALL HAVE A MINIMUM 100# GRAB TENSILE. SILT FENCE SHALL ALSO CONFORM TO THE MOST RECENT ODOT STANDARD FOR SEDIMENT/SILT FENCE (TABLE 712.09-1)
- SILT FENCE SHALL BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PERMANENT STABILIZATION

ALL AREAS AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE. THIS IS USUALLY ACCOMPLISHED BY USING SEED AND MULCH, BUT SPECIAL MEASURES ARE SOMETIMES REQUIRED. THIS IS PARTICULARLY TRUE IN DRAINAGE DITCHES/SWALES, LOW AREAS, DETENTION POND BOTTOMS AND SIDES OR ON STEEP SLOPES. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE INSTALLATION OF EROSION CONTROL BLANKETS AND/OR MATTING, ADDITION OF TOPSOIL, OR ROCK RIP-RAP. CONTRACTOR SHALL UTILIZE THESE AND ANY OTHER SPECIAL MEASURES AS NEEDED TO PERMANENTLY STABILIZE THE SITE. PERMANENT SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 AND AUGUST 1 TO SEPTEMBER 30. DORMANT SEEDING CAN BE DONE FROM NOVEMBER 20 TO MARCH 15. AT ALL OTHER TIMES OF THE YEAR, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL A PERMANENT SEEDING CAN BE APPLIED.

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREAS WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.) AND AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE.
ANY OTHER AREAS AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

SOILS EXPOSED NOTE

CONTRACTOR SHALL PLAN AND IMPLEMENT CONSTRUCTION AND GRADING ACTIVITIES TO MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITIES.

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	L.B./1000 SQ. FT.	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHELS
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHELS
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	WHEAT	1	2 BUSHELS
NOVEMBER 1 TO SPRING SEEDING	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

SPECIFICATIONS FOR TEMPORARY SEEDING

- TO MINIMIZE COSTS OF TEMPORARY STABILIZATION, LEAVE NATURAL COVER IN PLACE FOR AS LONG AS POSSIBLE. ONLY DISTURB AREAS YOU INTEND TO WORK WITHIN THE NEXT 14 DAYS.
- STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
- THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS - APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.
- SEEDING METHOD - SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY PLACED USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

C. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.

D. SOIL AMENDMENTS - APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.

E. SEEDING METHOD - SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY PLACED USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT AREAS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS:
 - STRAW - IF STRAW IS USED, IT SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/ACRE OR 90 BS./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LBS. BALES OF STRAW IN EACH SECTION.
 - HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB/AC. OR 46 LBS./1,000 SQ. FT.
 - OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS/AC.
 - STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:
 - MECHANICAL - A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED, BUT GENERALLY, BE LEFT LONGER THAN 6".
 - MULCH NETTINGS - NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATION RUN OFF AND ON CRITICAL SLOPES.
 - SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
 - WOOD CELLULOSE FIBER - WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 150 LBS./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LBS./1,000 GAL.

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.) AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN 1 YEAR, AND NOT WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.)	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA.
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED.

PERMANENT STABILIZATION

ODOT 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 IS 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.

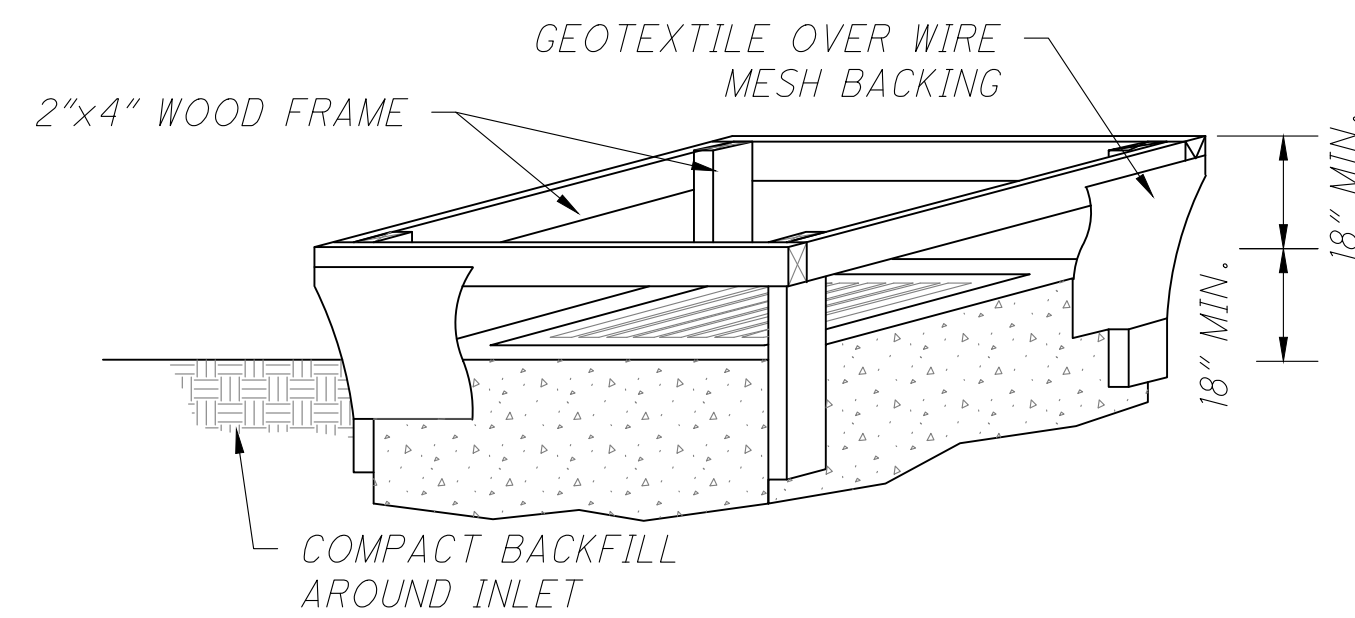
ANY DISTURBED AREA, OUTSIDE OF THE PROJECT WORK LIMITS, CAUSED BY THE CONTRACTOR'S WORK, SHALL BE RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER AND PROJECT OWNER'S REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.

THIS ITEM INCLUDES: TOPSOIL, SEEDING, MULCHING, COMMERCIAL FERTILIZER, WATER, AND REPAIR SEEDING AND MULCHING.

THE ABOVE SHALL BE INCIDENTAL TO THE PROJECT.

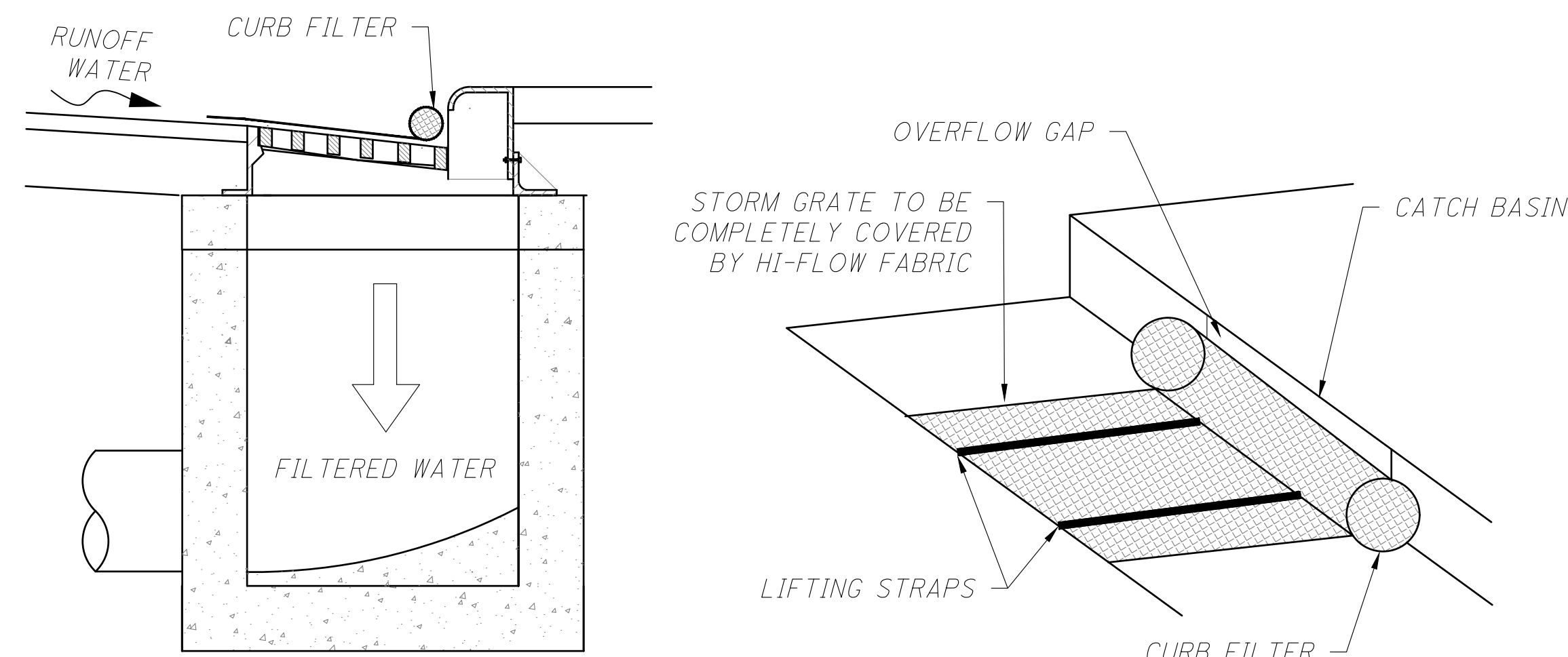
INLET PROTECTION FOR STORM STRUCTURES W/ GRATE

INLET PROTECTION MAY CONSIST OF SEDIMENT FENCE AND/OR DEVICES SUCH AS FLEX STORM INLET FILTERS, SEDGAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, OR OTHER DEVICES (ALTERNATE PRODUCTS WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED) WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE. INSTALL INLET PROTECTION ON ALL PROPOSED YARD DRAINS, CATCH BASINS AND MANHOLES WITH GRATED LIDS AND TO ALL EXISTING STORM STRUCTURES WITH GRATED LIDS WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.



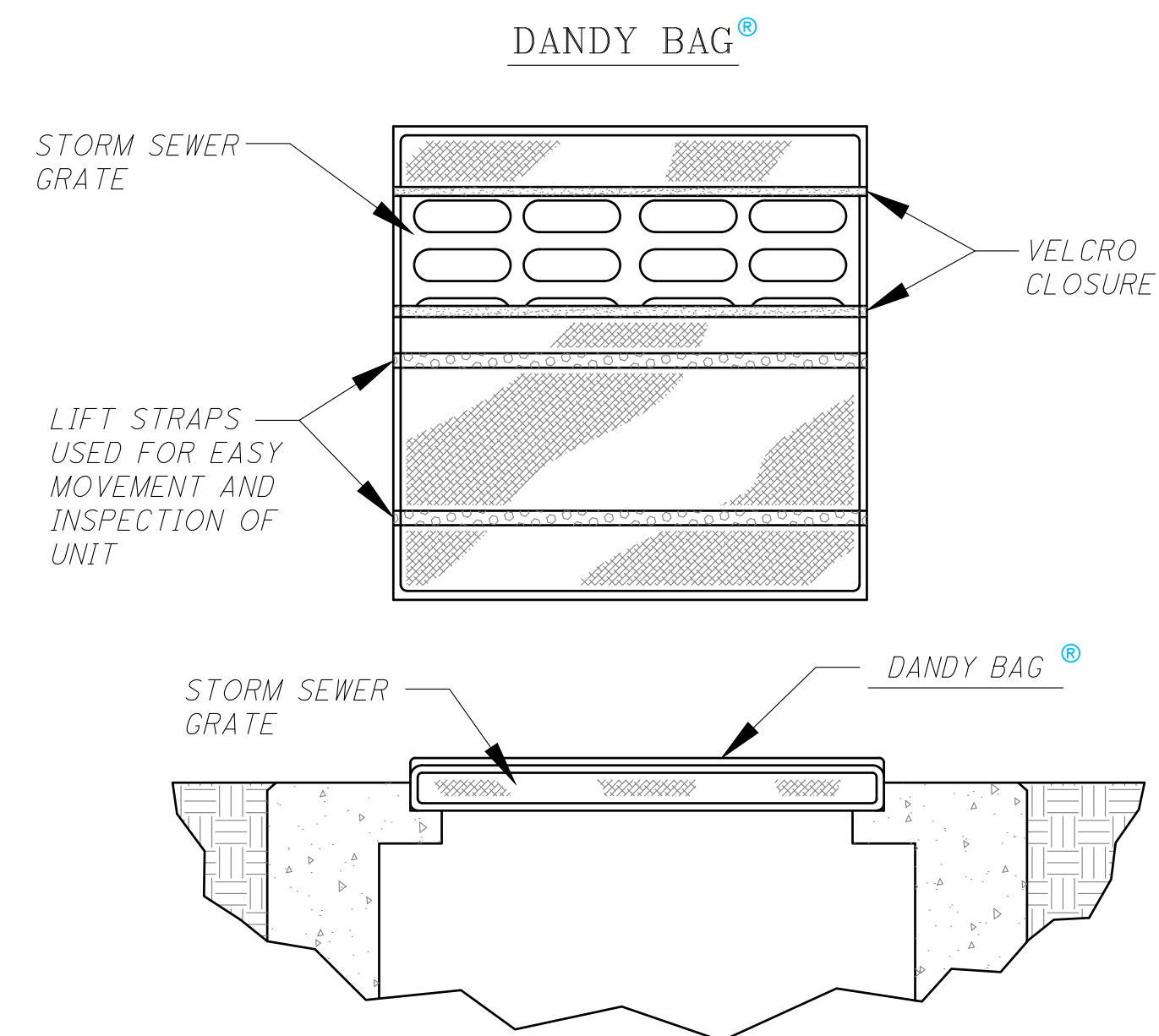
- NOTES**
- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
 - THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18".
 - THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2" BY 4" CONSTRUCTION GRADE LUMBER. THE 2" BY 4" POST SHALL BE DRIVEN 1' INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2" BY 4" FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6" BELOW ADJACENT ROAD, IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
 - WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
 - GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAY ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
 - BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6" LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
 - A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION, AND IF RUNOFF BY PASSING THE INLET WILL NOT FLOW TO A SETTING POND, THE TOP OF EARTH DIKES SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS



- NOTES**
- DANDY CURB BAG, SEDIGUARDS, OR ALTERNATE PRODUCT WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED MAY BE USED.
 - REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.
 - DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.
 - SEDIGUARD: CLEAN SEDIGUARD ONCE IT IS DRY WITH A STIFF BROOM AFTER EVERY RAIN.
 - ALTERNATE PRODUCTS: CLEAN AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS
 - INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

CURB INLET SEDIMENT FILTER DETAIL



DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY BAG® SPECIFICATIONS

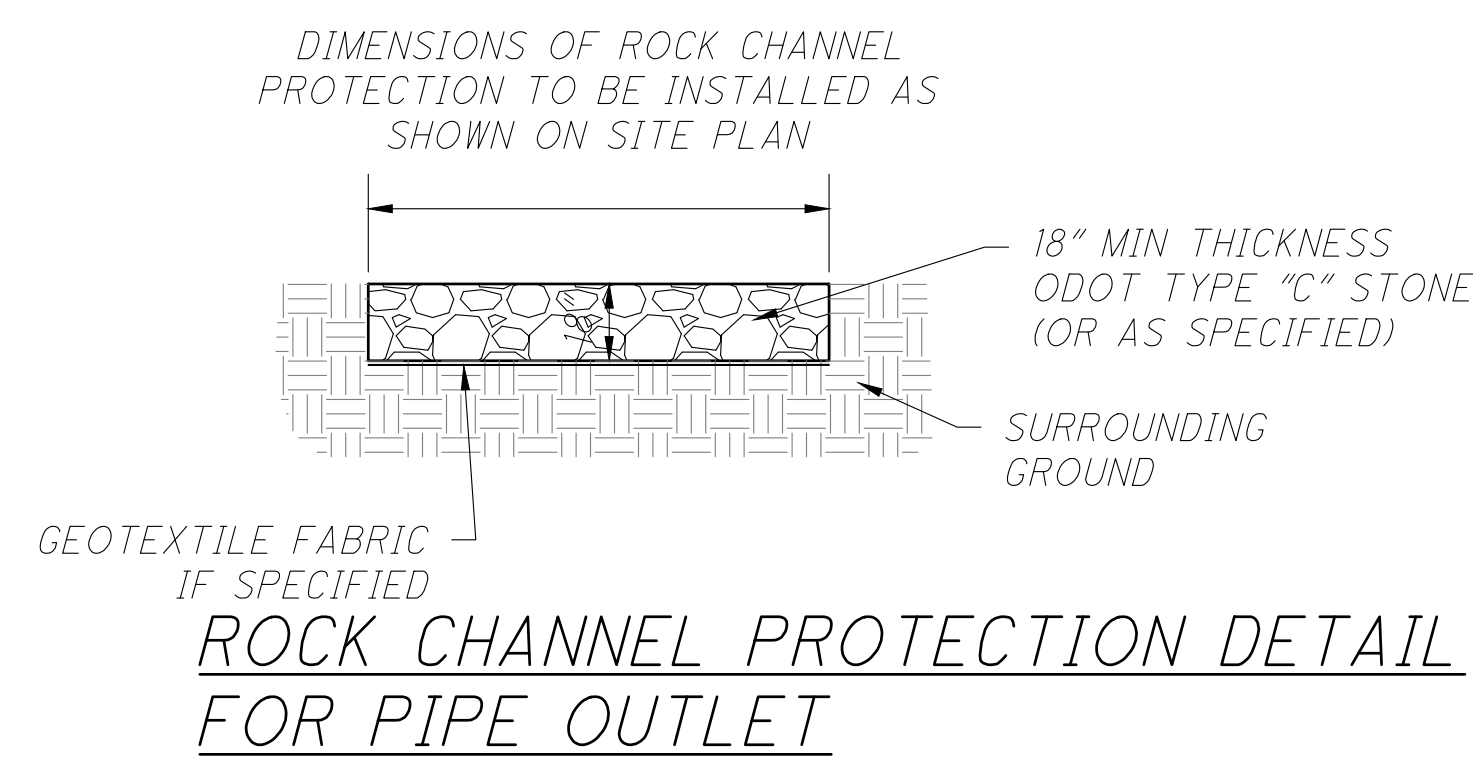
NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

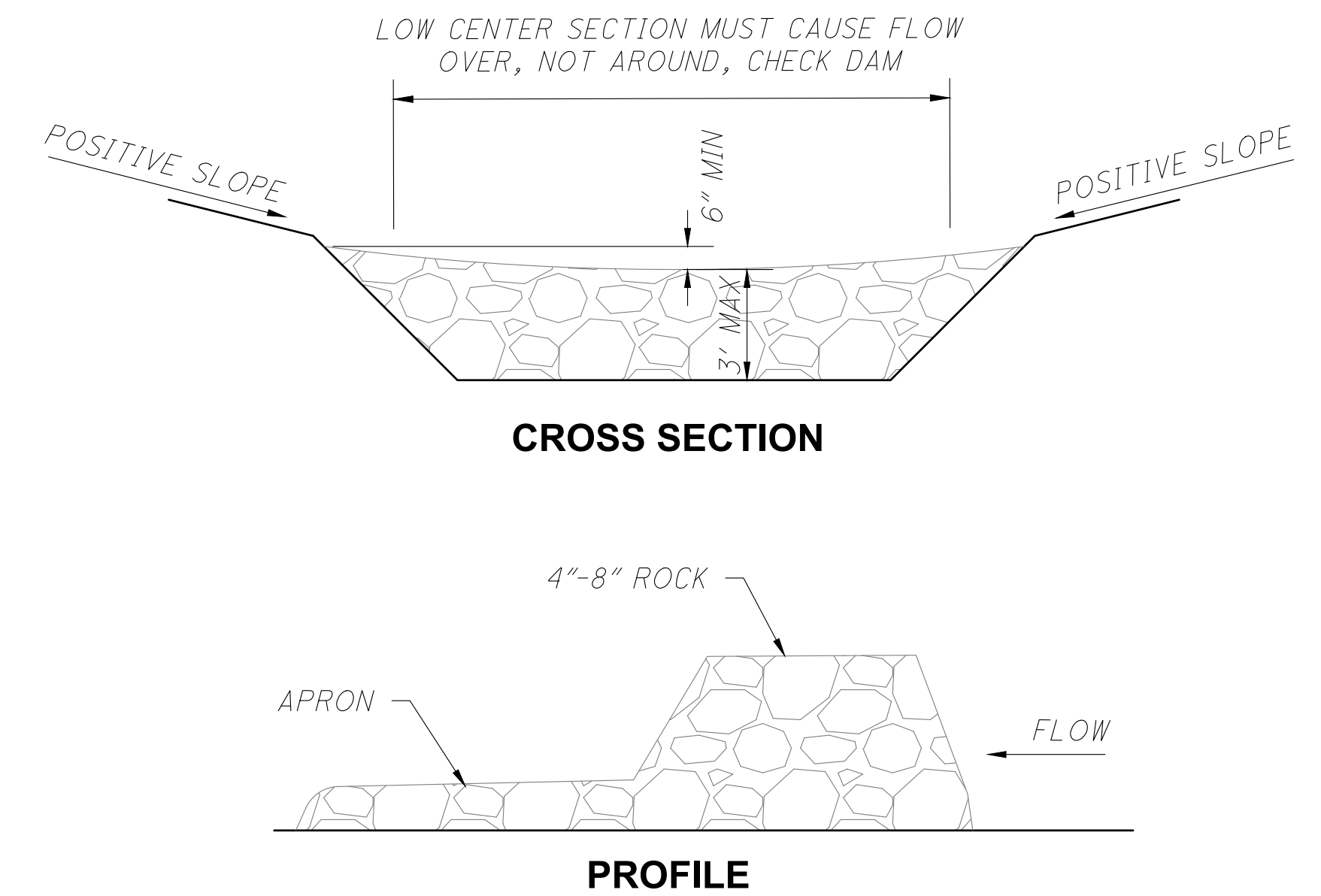
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Multi Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²gal/min/ft²	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2:1

*Note: All Dandy Bags® can be ordered with optional oil absorbent pillows

INLET PROTECTION - DANDY BAG



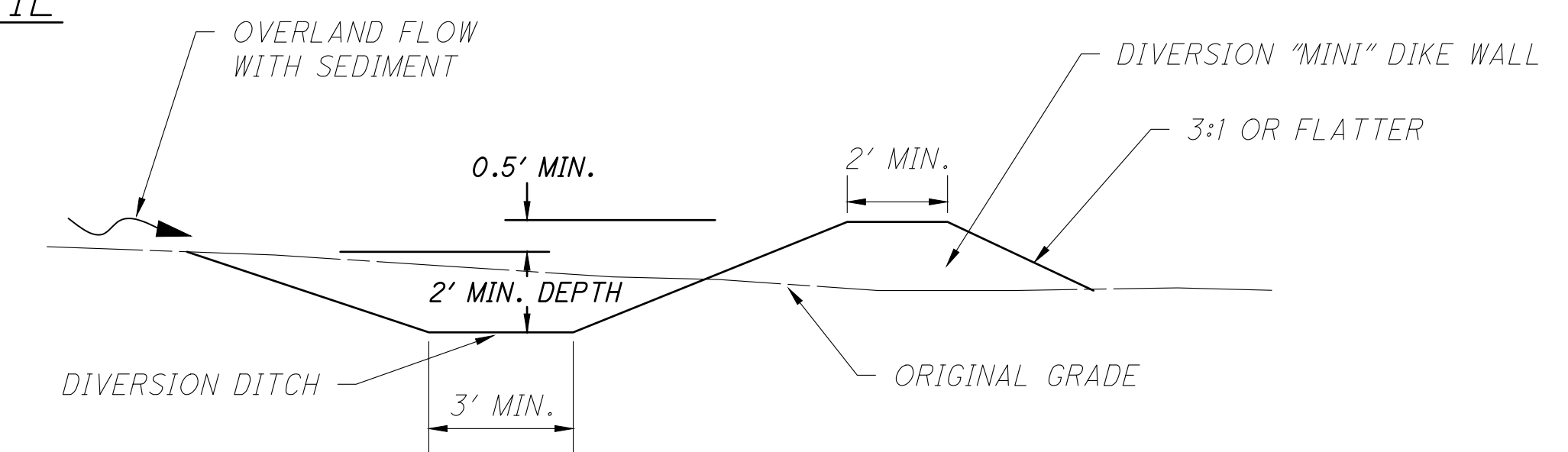
ROCK CHANNEL PROTECTION DETAIL FOR PIPE OUTLET



NOTES

- THE CHECK DAM SHALL BE CONSTRUCTED OF 4-8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL. ODOT TYPE D STONE IS ACCEPTABLE, BUT SHOULD BE UNDERLAIN WITH A GRAVEL FILTER CONSISTING OF ODOT No. 3 OR 4 OR SUITABLE FILTER FABRIC.
- MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.
- THE MIDPOINT OF THE ROCK CHECK DAM SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE SIDES IN ORDER TO DIRECT ACROSS THE CENTER AND AWAY FROM THE CHANNEL SIDES.
- THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.
- A STONE APRON SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CHECK DAM TO PREVENT FLOWS FROM UNDERCUTTING THE STRUCTURE. THE APRON SHOULD BE 6 INCHES THICK AND ITS LENGTH TWO TIMES THE HEIGHT OF THE DAM.
- STONE PLACEMENT SHALL BE PERFORMED EITHER BY HAND OR MECHANICALLY AS LONG AS THE CENTER OF CHECK DAM IS LOWER THAN THE SIDES AND EXTENDS ACROSS ENTIRE CHANNEL.
- SIDE SLOPES SHALL BE A MINIMUM OF 2:1.

DITCH ROCK CHECK DAM



NOTES

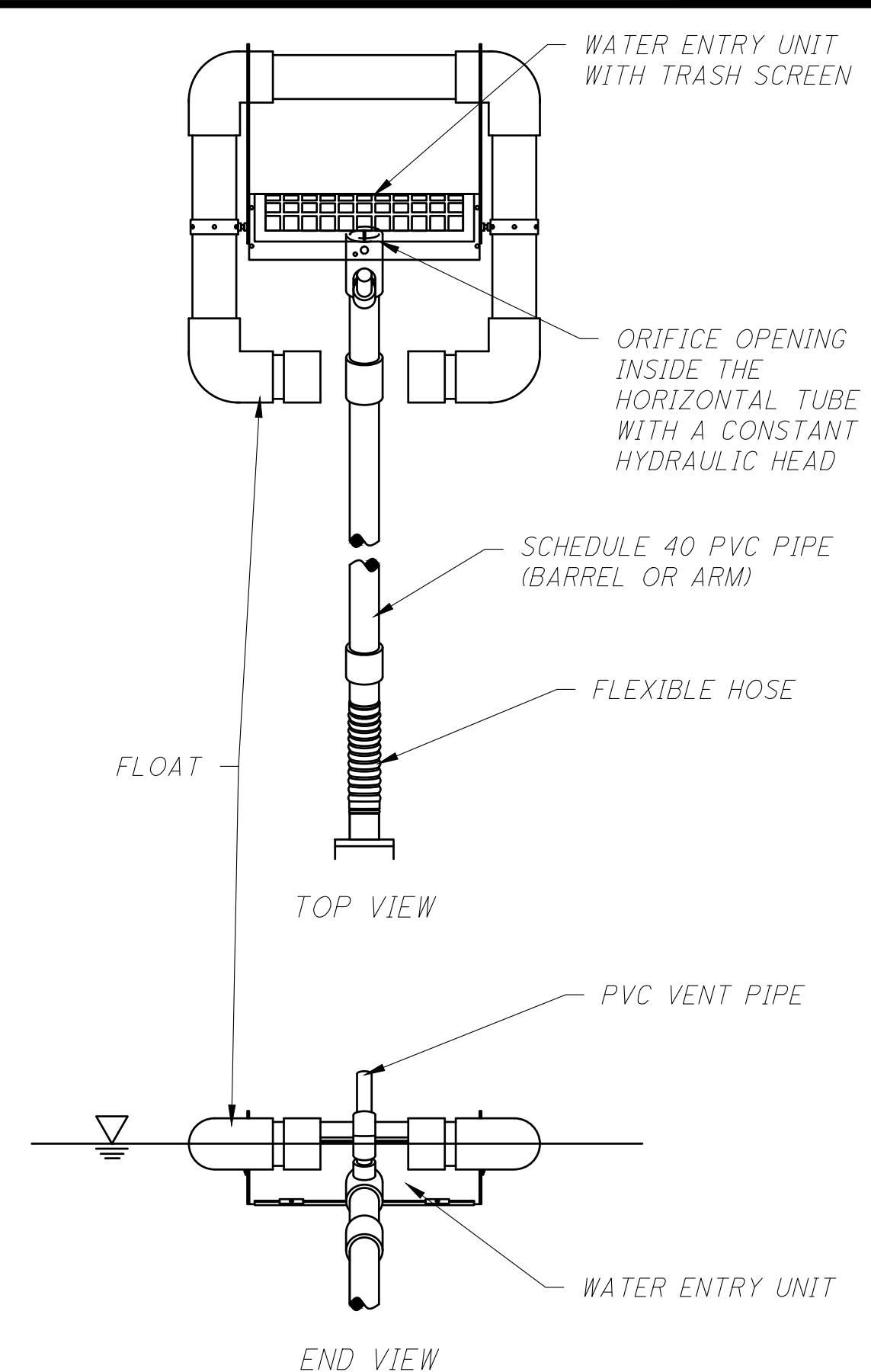
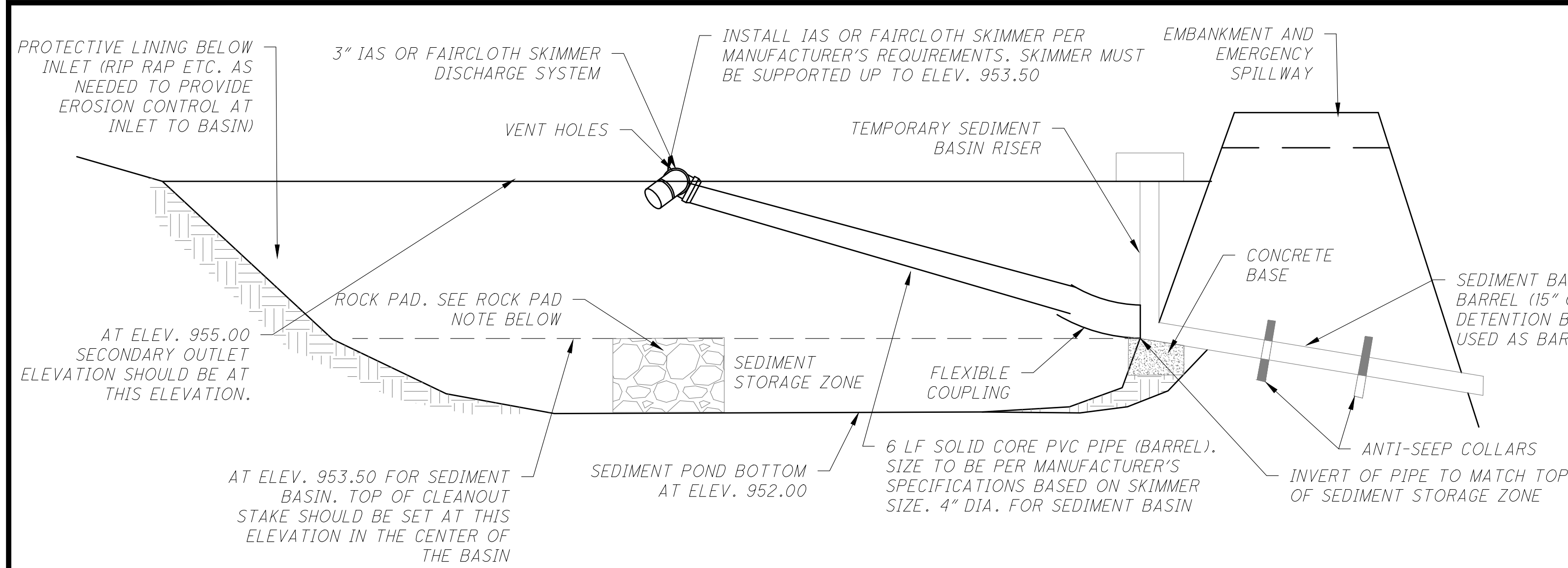
- BERM CAN BE CONSTRUCTED AS DITCH OR DIKE WALL
- PLACE DITCH ON A GRADE TO DRAIN TO SEDIMENT BASIN.

CROSS SECTION OF A DIVERSION BERM

REVISIONS:

FILE NAME	SWPPP notes 2
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MAPI02301
DATE	4-08-2024
SHEET NUMBER	16 OF 18

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NOTES

- A. SEDIMENT BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- B. SITE PREPARATION -THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT. GULLIES AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. THE SURFACE OF THE FOUNDATION AREA WILL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE EMBANKMENT MATERIAL.
- C. EMBANKMENT -THE FILL MATERIAL SHALL BE FREE OF ALL SOD, ROOTS, FROZEN SOIL, STONES OVER 6 IN. IN DIAMETER, AND OTHER OBJECTIONABLE MATERIAL. THE PLACING AND SPREADING OF THE FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL SHALL BE BROUGHT UP IN APPROXIMATELY 6 IN. HORIZONTAL LAYERS OR OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER EACH LAYER IN A WAY THAT WILL RESULT IN THE REQUIRED COMPACTION. SPECIAL EQUIPMENT SHALL BE USED WHEN THE REQUIRED COMPACTION CANNOT BE OBTAINED WITHOUT IT, THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE SUCH THAT THE REQUIRED DEGREE OF COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. THE EMBANKMENTS OF THE SEDIMENT BASIN AND THE AREAS THAT LIE DOWNSTREAM OF THE POND MUST BE STABILIZED.
- D. PIPE SPILLWAY -THE PIPE CONDUIT BARREL SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLANS. CONNECTIONS BETWEEN THE RISER AND BARREL, THE ANTI-SEEP COLLARS AND BARREL AND ALL PIPE JOINTS SHALL BE WATERTIGHT. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. ALL COMPACTION WITHIN 2 FT. OF THE PIPE SPILLWAY WILL BE ACCOMPLISHED WITH HAND-OPERATED TAMPING EQUIPMENT.
- E. RISER PIPE BASE -THE RISER PIPE SHALL BE SET A MINIMUM OF 6 IN. IN THE CONCRETE BASE.
- F. TRASH RACKS -THE TOP OF THE RISER SHALL BE FITTED WITH TRASH RACKS FIRMLY FASTENED TO THE RISER PIPE.
- G. SEED AND MULCH -THE SEDIMENT BASIN SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT OR EMERGENCY SPILLWAY REMAIN BARE FOR MORE THAN 7 DAYS.
- H. SEDIMENT CLEANOUT -SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT FILLS TO THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE BASIN. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
- I. FINAL REMOVAL - SEDIMENT BASINS SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE STABILIZED.

OPERATIONS AND MAINTENANCE

- SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:
- A. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.
 - B. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.
 - C. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.
 - D. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.
 - E. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.
 - F. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.

ROCK PAD NOTE

IT IS VERY IMPORTANT THAT A ROCK PAD BE CONSTRUCTED TO THE HEIGHT OF THE TOP OF THE SEDIMENT STORAGE ZONE. IF THIS IS NOT DONE OR IF THE PAD IS NOT BUILT TO THE SAME HEIGHT AS THE TOP OF THE SEDIMENT STORAGE ZONE, THE SKIMMER WILL NOT FUNCTION PROPERLY .

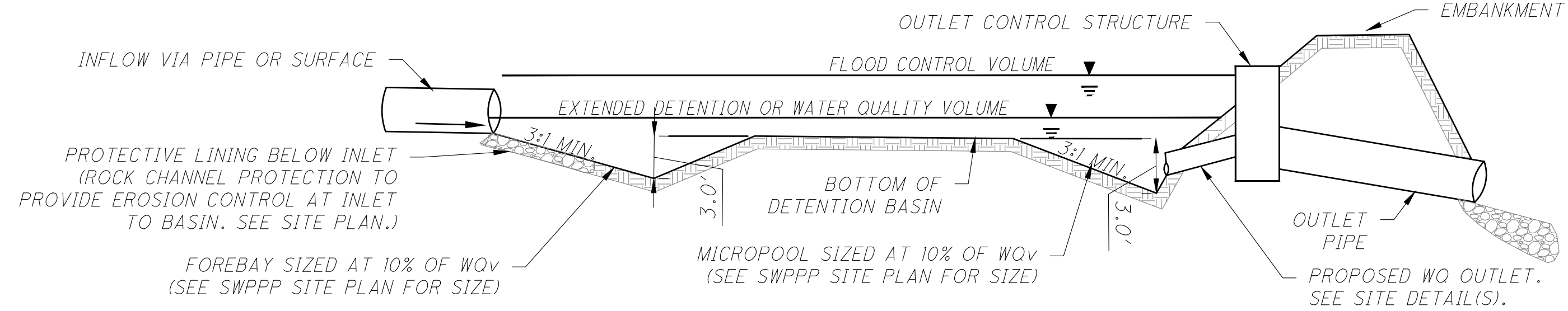
WHEN COMPLETE THE IAS FLEXIBLE COUPLING SHOULD BE LYING FLAT ON THE ROCK PAD. THE UNIT WILL BE TOUCHING AT TWO POINTS: THE TOP OF THE BARREL/MIDDLE OF THE SKIMMER HEAD AND THE POINT AT WHICH THE BARREL IS ATTACHED TO THE IAS FLEXIBLE COUPLING. SEE MANUFACTURER'S ASSEMBLY INSTRUCTIONS.

SEDIMENT BASIN CALCULATIONS

REQUIRED SEDIMENT STORAGE VOLUME = 37 C.Y./ACRE * 8.02 ACRES = 297 C.Y.
 TOP OF SEDIMENT STORAGE ZONE ELEVATION = 953.50 (321 C.Y.). SET CLEANOUT STAKE AT THIS ELEVATION.
 REQUIRED DEWATERING ZONE VOLUME = 67 C.Y./ACRE * 6.52 ACRES = 437 C.Y.
 DEWATERING ZONE VOLUME (BETWEEN 953.50 AND 955.00) = 1010 C.Y.
 TOTAL BASIN VOLUME REQUIRED TO TOP OF DEWATERING ZONE = 297 C.Y. + 437 C.Y. = 734 C.Y.
 TOP OF DEWATERING ZONE ELEVATION = 955.00 (1331 C.Y.)
 TOTAL SEDIMENT BASIN VOLUME PROVIDED TO ELEV. 957.00 = 3598 C.Y.
 RISER AND BARREL: PROPOSED 15' DETENTION OUTLET AND TEMPORARY RISER ARE TO BE USED AS OUTLET FOR SEDIMENT BASIN.
 DEWATERING TIME : 2.67 DAYS
 1010 C.Y. * 27 = 27,270 C.F. VOLUME TO BE DEWATERED
 USING A FAIRCLOTH/IAS WATER QUALITY SKIMMER WITH A 3" SKIMMER SIZE, IT DISCHARGES 10,205 CF PER 24 HOURS THEREFORE IT WILL TAKE 2.67 DAYS TO DEWATER THIS SEDIMENT BASIN.

SEDIMENT BASIN CONVERT TO SITE DETENTION BASIN NOTE

UPON COMPLETION OF THE PROJECT, IF THE SEDIMENT BASIN IS TO SERVE AND FUNCTION AS A SITE DETENTION/RETENTION BASIN, ALL SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN WHICH IS ABOVE ITS PROPOSED FINAL SURFACE GRADES THROUGHOUT THE BASIN AND ALSO AS NEEDED TO PLACE ANY REQUIRED TOPSOIL. UPON PROJECT COMPLETION AND FINAL CLEANING, THE SEDIMENT BASIN SHOULD BE ESTABLISHED TO ITS PROPOSED RETENTION/DETENTION BASIN DESIGN INCLUDING CAPACITY, GRADES, OUTLETS, FOREBAY AND MICROPOL.



FOREBAY AND MICROPOL CROSS SECTION

TYPICAL MAINTENANCE ACTIVITIES FOR DETENTION BASINS

- POTENTIAL POLLUTANT SOURCES POST CONSTRUCTION THAT SHOULD BE MONITORED INCLUDE: TRASH, FERTILIZERS, GRAINS, HERBICIDES, PESTICIDES, LAWN TREATMENT APPLICATIONS ALONG WITH ASSORTED FUELS, OILS, GREASE, HYDRAULIC FLUID, AND OTHER VEHICULAR FLUIDS ASSOCIATED WITH TRAFFIC THROUGHOUT THE DEVELOPED SITE.
- MONTHLY: MOW EMBANKMENT AND CLEAN TRASH AND DEBRIS FROM OUTLET STRUCTURE. ADDRESS ANY ACCUMULATION OF HYDROCARBONS.
 - ANNUALLY: INSPECT EMBANKMENT AND OUTLET STRUCTURE FOR DAMAGE AND PROPER FLOW. REMOVE WOODY VEGETATION AND FIX ANY ERODING AREAS. MONITOR SEDIMENT ACCUMULATIONS IN FOREBAY AND MAIN POOL.
 - SEMI-ANNUALLY: INSPECT WETLAND AREAS FOR INVASIVE PLANS
 - 3-7 YEARS: REMOVE SEDIMENT FROM FOREBAYS.
 - 15-20 YEARS: MONITOR SEDIMENT ACCUMULATIONS IN THE MAIN POOL AND CLEAN AS POND BECOMES EUTROPHIC OR POOL VOLUME IS REDUCED SIGNIFICANTLY.

FINAL DETENTION BASIN

REVISIONS:

FILE NAME	SWPPP notes 3
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MAPI02301
DATE	4-08-2024
SHEET NUMBER	17 OF 18

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BENCHMARK #1 ELEV. 958.41 MAG NAIL IN POWER POLE NEAR SOUTHEAST PROPERTY CORNER.	BENCHMARK #2 ELEV. 963.10 MAG NAIL IN POWER POLE WEST SIDE OF WEST DRIVEWAY.	BENCHMARK #3 ELEV. 962.01 MAG NAIL IN POWER POLE NEAR NORTHWEST CORNER OF BUILDING.	BENCHMARK #4 ELEV. 959.74 MAG NAIL IN POWER POLE EAST SIDE OF BUILDING.
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LEGEND

- 830- EXISTING CONTOURS
- 830- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED CONSTRUCTION LIMITS
- F- PROPOSED FILTER FABRIC FENCE MEASURE
- PROPOSED INLET PROTECTION
- ⊕ PROPOSED DITCH CHECK/ROCK CHECK DAM
- ⊕ PROPOSED CONSTRUCTION ENTRANCE
- ⊕ PROPOSED DIVERSION BERM

THIS AREA IS TO BE USED FOR VEHICLE FUELING AND MAINTENANCE. AN ABOVE GROUND STORAGE TANK OF LESS THAN 500 GALLONS WILL BE USED AS THE FUEL SOURCE. THIS AREA WILL ALSO BE USED FOR RECEIVING CONCRETE CHUTE AND OTHER CONCRETE WASH WATERS. THIS SHALL NOT OCCUR ON STREET SUBGRADE OR BASE.

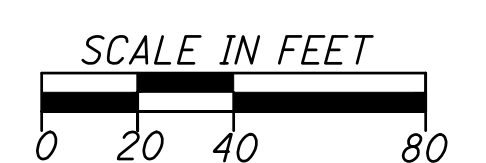
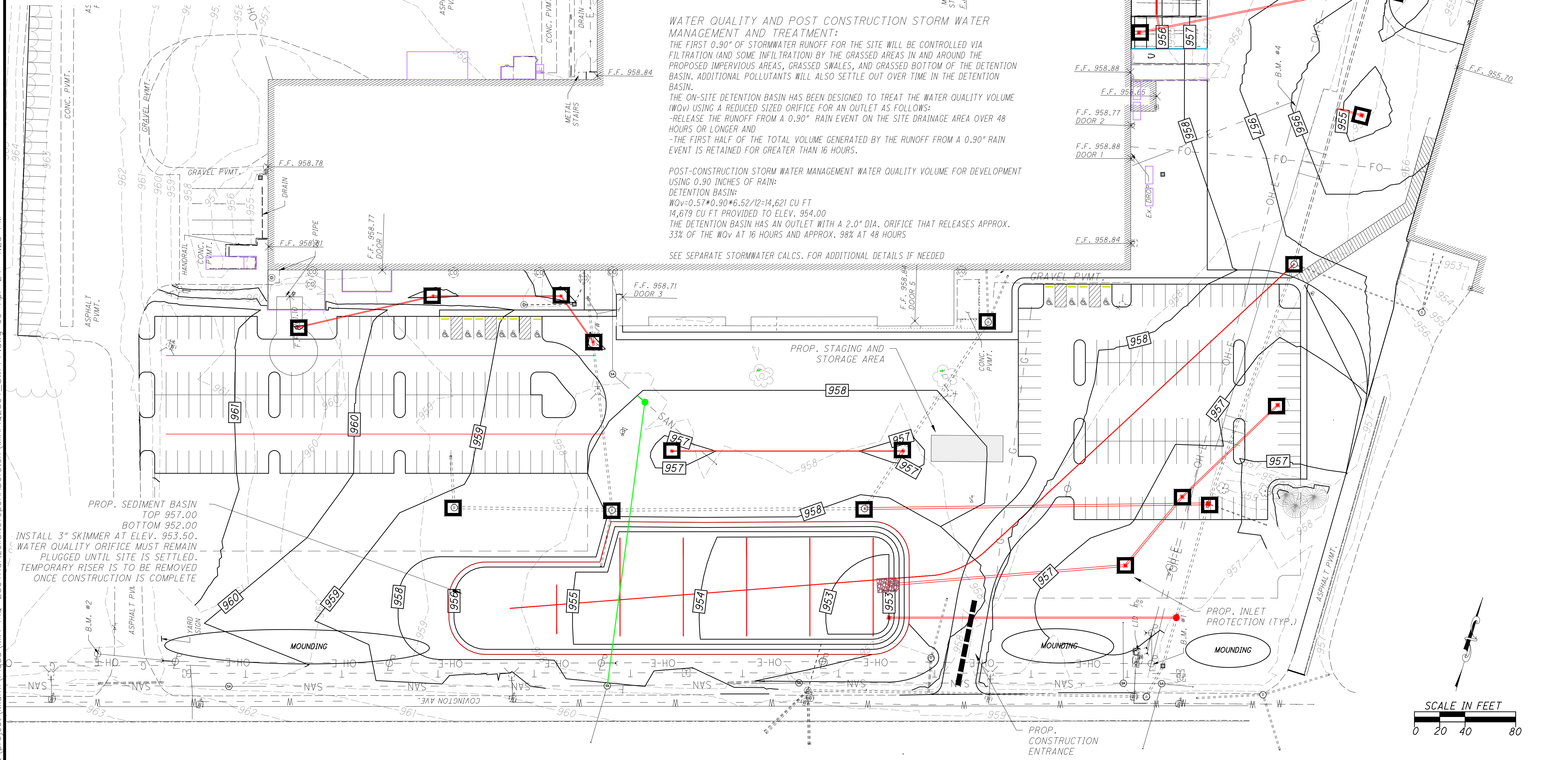
WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT:

THE FIRST 0.90" OF STORMWATER RUNOFF FOR THE SITE WILL BE CONTROLLED VIA FILTRATION (AND SOME INFILTRATION) BY THE GRASSED AREAS IN AND AROUND THE PROPOSED IMPERVIOUS AREAS, GRASSED SWALES, AND GRASSED BOTTOM OF THE DETENTION BASIN. ADDITIONAL POLLUTANTS WILL ALSO SETTLE OUT OVER TIME IN THE DETENTION BASIN.

THE ON-SITE DETENTION BASIN HAS BEEN DESIGNED TO TREAT THE WATER QUALITY VOLUME (WQv) USING A REDUCED SIZED ORIFICE FOR AN OUTLET AS FOLLOWS:
 -RELEASE THE RUNOFF FROM A 0.90" RAIN EVENT ON THE SITE DRAINAGE AREA OVER 48 HOURS OR LONGER AND
 -THE FIRST HALF OF THE TOTAL VOLUME GENERATED BY THE RUNOFF FROM A 0.90" RAIN EVENT IS RETAINED FOR GREATER THAN 16 HOURS.

POST-CONSTRUCTION STORM WATER MANAGEMENT WATER QUALITY VOLUME FOR DEVELOPMENT USING 0.90 INCHES OF RAIN:
 DETENTION BASIN:
 $WQv = 0.57 * 0.90 * 6.52 / 12 = 14,621$ CU FT
 14,679 CU FT PROVIDED TO ELEV. 954.00
 THE DETENTION BASIN HAS AN OUTLET WITH A 2.0" DIA. ORIFICE THAT RELEASES APPROX. 33% OF THE WQv AT 16 HOURS AND APPROX. 98% AT 48 HOURS

SEE SEPARATE STORMWATER CALCS. FOR ADDITIONAL DETAILS IF NEEDED



REVISIONS:

FILE NAME	SWPPP SITE
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	MIAP102301
DATE	4-08-2024
SHEET NUMBER	18 OF 18

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RESOLUTION No. BZA 6-24

WHEREAS, Hartzell Propeller Inc., owner of Parcel N44-100140, are considering a proposed development and have requested variances regarding curbed parking islands; the size of the maneuvering aisle; from constructing pedestrian accessways; and for the requirement to provide perimeter screening.

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 §4.2.3, establishes that a maneuvering aisle for 90° parking is 28'; and

WHEREAS, the City of Piqua Development Code § 4.2.4, establishes the necessity of pedestrian accessways; and

WHEREAS, the City of Piqua Development Code §4.3.4, establishes that parking lot landscaping is required on all on-site surface parking lots created after the effective date of this Development Code.

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.

	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. Adam Seas	<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 5-24	N44-011600	OBRINGER JOHN A & SHANDA R	521 ASH ST W	Piqua	OH	45356
BZA 5-24	N44-008590	KOON AMANDA L	319 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-008980	WEAVER KELLY A	500 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-020260	WOLF PATRICK A	425 427 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008950	DRAPP STEVEN C	308 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-008930	SHURTZ LAWRENCE R & KRISTINA N	322 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-019470	SMITH RICHARD J & TRACY E (TOD)	509 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-011730	TOWNSEND PERRY	530 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008520	FUGATE TYLER I	418 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-021440	WILLIAMSON SAMUEL	239 -39. BROADWAY	Piqua	OH	45356
BZA 5-24	N44-019460	CARNEY JACOB ISSAC	519 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008910	LOOP4 LLC	324 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-008600	B FIRST PROPERTIES LIMITED	431 ASH ST W	Piqua	OH	45356
BZA 5-24	N44-008530	STAMPER TERRY D (TOD)	424 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008560	ULBRICH BRADLEY M	311 313 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-008920	CREAGER HARRY D	330 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-011710	WANJARE CALVIN	315 FRANKLIN ST	Piqua	OH	45356
BZA 5-24	N44-011750	DRAPP STEVEN CHARLES	518 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-009000	WEAVER KELLY A	BROADWAY	Piqua	OH	45356
BZA 5-24	N44-019450	ULBRICH BRADLEY M	521 523 W HIGH ST	Piqua	OH	45356
BZA 5-24	N44-011740	METZ BENJAMIN D & DANIELLE N	522 524 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-009010	HUGHES ROBIN & @ (3)	508 510 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008580	HEDBERG LORI J (TOD) & @(2)	419 ASH ST W	Piqua	OH	45356
BZA 5-24	N44-011720	BARGA STEVEN R & HEIDI S	532 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-020250	431 HIGH STREET LLC	429 431 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008960	WATERS RAYMOND L	312 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-021450	BRINKMAN REBECCA A	241 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-009020	VSF INVESTMENTS 8 LTD	512 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-011620	SEIPEL RICKEY L & KAREN L	317 FRANKLIN ST	Piqua	OH	45356
BZA 5-24	N44-009150	BOLIN JEFFERY & NICOLE	531 ASH ST W	Piqua	OH	45356
BZA 5-24	N44-008570	BAKER-DAHLEN NANCY M	317 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-008500	SMITH RICHARD J & TRACY E (TOD)	507 HIGH ST W	Piqua	OH	45356

BZA 5-24	N44-008970	VSF INVESTMENTS 8 LTD	514 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008990	WEAVER KELLY A	BROADWAY	Piqua	OH	45356
BZA 5-24	N44-008550	LANCE DONALD CLYDE (TR) & EDITH ANN (TR)	422 HIGH W	Piqua	OH	45356
BZA 5-24	N44-008940	SIBERT COLE W	316 BROADWAY	Piqua	OH	45356
BZA 5-24	N44-019440	POWERS RICHARD E	529 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008540	SKL HOLDING LLC	428 HIGH ST W	Piqua	OH	45356
BZA 5-24	N44-008900	CURTIS GEORGE R JR (TOD) & ANN A (TOD)	519 ASH ST W	Piqua	OH	45356
BZA 5-24	N44-020260	WOLF PATRICK A	606 N COLLEGE ST	PIQUA	OH	45356
BZA 5-24	N44-008950	DRAPP STEVEN C	518 W HIGH ST	PIQUA	OH	45356
BZA 5-24	N44-021440	WILLIAMSON SAMUEL	150 HAUENSTEIN RD PO BO HUNTINGT	IN		46750
BZA 5-24	N44-008910	LOOP4 LLC	141 CRANDON BLVD APT 22 KEY BISCA	FL		33149
BZA 5-24	N44-008600	B FIRST PROPERTIES LIMITED	PO BOX 154	PIQUA	OH	45356
BZA 5-24	N44-008530	STAMPER TERRY D (TOD)	6 E CLARK ST PO BOX 339	NORTH HAI	OH	45349
BZA 5-24	N44-008560	ULBRICH BRADLEY M	707 N DOWNING ST	PIQUA	OH	45356
BZA 5-24	N44-009000	WEAVER KELLY A	500 W HIGH ST	PIQUA	OH	45356
BZA 5-24	N44-019450	ULBRICH BRADLEY M	707 N DOWNING ST	PIQUA	OH	45356
BZA 5-24	N44-011740	METZ BENJAMIN D & DANIELLE N	2435 SHENANDOAH DR	TROY	OH	45373
BZA 5-24	N44-009010	HUGHES ROBIN & @ (3)	403 NE PARKWAY DR	PIQUA	OH	45356
BZA 5-24	N44-011720	BARGA STEVEN R & HEIDI S	739 S WAYNE ST	PIQUA	OH	45356
BZA 5-24	N44-020250	431 HIGH STREET LLC	1234 MARWOOD DR	PIQUA	OH	45356
BZA 5-24	N44-008960	WATERS RAYMOND L	1812 ROBERT PL	SIDNEY	OH	45365
BZA 5-24	N44-021450	BRINKMAN REBECCA A	629 S DOWNING ST	PIQUA	OH	45356
BZA 5-24	N44-009020	VSF INVESTMENTS 8 LTD	1268 E ASH ST SUITE 108	PIQUA	OH	45356
BZA 5-24	N44-011620	SEIPEL RICKEY L & KAREN L	PO BOX 641	PIQUA	OH	45356
BZA 5-24	N44-009150	BOLIN JEFFERY & NICOLE	1126 COVINGTON AVE	PIQUA	OH	45356
BZA 5-24	N44-008970	VSF INVESTMENTS 8 LTD	1268 E ASH ST SUITE 108	PIQUA	OH	45356
BZA 5-24	N44-008990	WEAVER KELLY A	500 W HIGH ST	PIQUA	OH	45356
BZA 5-24	N44-008550	LANCE DONALD CLYDE (TR) & EDITH ANN (TR)	527 WOOD ST	PIQUA	OH	45356
BZA 5-24	N44-008540	SKL HOLDING LLC	8595 DAY RD	VERSAILLE	OH	45380
BZA 5-24	N44-008900	CURTIS GEORGE R JR (TOD) & ANN A (TOD)	2774 BLUE ROCK RD	CINCINNATI	OH	45239

BZA 6-24	N44-100526	CRAYEX GEORGIA INC	COMMERCE DR	PIQUA	OH	45356
BZA 6-24	N44-061060	STIEFEL REBECCA	202 BRENTWOOD AVE	PIQUA	OH	45356
BZA 6-24	M40-059760	NORTHERN MIAMI VALLEY INVESTMENT GROUP	1923 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-093380	REM PROPERTIES II	1625 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100560	QUEENS CASTLE REAL ESTATE LLC	1707 COMMERCE DR	PIQUA	OH	45356
BZA 6-24	M40-059770	WYNN LLC	1947 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-061070	WATSON APRIL R	200 BRENTWOOD AVE	PIQUA	OH	45356
BZA 6-24	M40-059780	GATOR PIQUA TWO LLC	1935 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100200	BOBCAT PARTNERS LLC	1901 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-077636	AMALIK LIMITED LLC	SUNSET DR N	PIQUA	OH	45356
BZA 6-24	N44-100170	RJ DOUGLAS PROPERTIES LLC	1942 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100140	HARTZELL PROPELLER INC	1900 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100600	MORELAND COLORADO PROPERTIES LLC	1711 COMMERCE DR	PIQUA	OH	45356
BZA 6-24	N44-100160	TRUSTED REAL PROPERTY LLC	1936 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-093460	HARTZELL PROPELLER INC	1608 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100528	CRAYEX CORP	COMMERCE PARK DR	PIQUA	OH	45356
BZA 6-24	N44-093440	LFRC SPRINGFIELD RE LLC	102 SUNSET	PIQUA	OH	45356
BZA 6-24	N44-101592	KNOUFF DOUGLAS L & CATHRYN A	COMMERCE DR	PIQUA	OH	45356
BZA 6-24	N44-100220	ALC 2015 PIQUA LLC (& @ 3)	1631 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-073295	EVENFLO JUVENILE FURNITURE COMPANIES IN	1801 COMMERCE DR	PIQUA	OH	45356
BZA 6-24	N44-076850	TRUSTED REAL PROPERTY LLC	COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100120	HARTZELL PROPELLER INC	COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	M40-059765	WYNN LLC	1927-37 COVINGTON AVE	PIQUA	OH	45356
BZA 6-24	N44-100080	HARTZELL PROPELLER INC	1 PROPELLER PL	PIQUA	OH	45356
BZA 6-24	N44-093480	HARTZELL PROPELLER INC	SR 36	PIQUA	OH	45356
BZA 6-24	N44-100524	CRAYEX CORP	1747 COMMERCE DR	PIQUA	OH	45356
BZA 6-24	N44-077637	AMALIK LIMITED LLC	SUNSET DR	PIQUA	OH	45356
BZA 6-24	N44-100526	CRAYEX GEORGIA INC	P O BOX 1673	PIQUA	OH	45356
BZA 6-24	M40-059760	NORTHERN MIAMI VALLEY INVESTMENT GROUP	514 S MAIN ST	PIQUA	OH	45356
BZA 6-24	M40-059770	WYNN LLC	17989 CALLE BARCELONA	ROWLAND CA		91748
BZA 6-24	M40-059780	GATOR PIQUA TWO LLC	7850 NW 146 ST	4TH FLOOR MIAMI LAKE FL		33016
BZA 6-24	N44-100200	BOBCAT PARTNERS LLC	P O BOX 191	NEW BREM OH		45869

BZA 6-24	N44-077636	AMALIK LIMITED LLC	4441 WYANDOTTE WOODS E DUBLIN	OH	43016
BZA 6-24	N44-100140	HARTZELL PROPELLER INC	1 PROPELLER PL	PIQUA OH	45356
BZA 6-24	N44-100160	TRUSTED REAL PROPERTY LLC	409 N MAIN ST	PIQUA OH	45356
BZA 6-24	N44-093460	HARTZELL PROPELLER INC	ONE PROPELLER PLACE	PIQUA OH	45356
BZA 6-24	N44-100528	CRAYEX CORP	P O BOX 1673	PIQUA OH	45356
BZA 6-24	N44-093440	LFRC SPRINGFIELD RE LLC	1270 N ELGIN PKY SUITE C-1	SHALIMAR FL	32579
BZA 6-24	N44-101592	KNOUFF DOUGLAS L & CATHRYN A	10 ORCHARD DR	PIQUA OH	45356
BZA 6-24	N44-100220	ALC 2015 PIQUA LLC (& @ 3)	3309 COLLINS LN	LOUISVILLE KY	40245
BZA 6-24	N44-073295	EVENFLO JUVENILE FURNITURE COMPANIES IN	3131 NEWMARK DR	MIAMISBUF OH	45342
BZA 6-24	N44-076850	TRUSTED REAL PROPERTY LLC	409 N MAIN ST	PIQUA OH	45356
BZA 6-24	N44-100120	HARTZELL PROPELLER INC	1 PROPELLER PL	PIQUA OH	45356
BZA 6-24	M40-059765	WYNN LLC	17989 CALLE BARCELONA	ROWLAND CA	91748
BZA 6-24	N44-100524	CRAYEX CORP	P O BOX 1673	PIQUA OH	45356
BZA 6-24	N44-077637	AMALIK LIMITED LLC	4441 WYANDOTTE WOODS E DUBLIN	OH	43016