

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MAY 12, 2026
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – April 14, 2026

OLD BUSINESS

1. RESOLUTION PC 03-26 – Plat with Dedication – Whitetail Bend Section 1 & 2 (TABLED)
A resolution to approve a Plat with dedication for Whitetail Bend, Section 1 & 2 (Previously called Deerfield Section 4 & 5)
2. RESOLUTION PC 07-26 – Zoning Map Amendment – N44-100684 (TABLED)
A resolution to approve a Zoning Map Amendment on parcel ID #N44-100684 from “AG” Agriculture to “S-RM” Residential Multi-Unit

NEW BUSINESS

1. RESOLUTION PC 08-26 – Special Use – 319 N. Main Street
A resolution to approve a special use for personal service at 319 N. Main Street

OTHER BUSINESS

1. Comprehensive Plan Discussion – 2026

ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, APRIL 14, 2026
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Vice Chairman Mr. Eddie Harvey called the meeting to order at 6:00PM. Mr. Harvey outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Terry Wright, Micah Underwood, Eddie Harvey

Absent: Brad Bubp, Adam Seas

A motion was made by Mr. Underwood and seconded by Mr. Wright to excuse Mr. Bubp and Mr. Seas. All in favor, motion passed 3-0.

Mr. Wright made a motion and Mr. Underwood seconded to appoint Mr. Harvey as Chair and Mr. Underwood as Vice-Chair of the Planning Commission for 2026. All in favor, motion passed 3-0.

Mr. Wright made a motion and Mr. Harvey seconded to appoint Mr. Underwood as Board of Zoning Appeals representative of the Planning Commission for 2026. All in favor, motion passed 3-0.

Mr. Wright made a motion and Mr. Underwood seconded to approve the February 10, 2026 meeting minutes. All in favor, motion passed 3-0.

OLD BUSINESS

None

NEW BUSINESS

Resolution PC 03-26 – Plat with Dedication – Whitetail Bend Section 1 & 2

Mr. Kyle Hinkelman, City of Piqua Community Services Director, gave the staff report on the case. Mr. Hinkelman discussed the process for approval and detailed how planning commission meetings fit into the overall process of project approval. He discussed the preliminary plat approval that previously occurred in November 2024, and how the request for a final plat with dedication is reviewed and the process for approval.

Mr. Hinkelman continued to discuss the requested approval of Whitetail Bend Section 1 & 2, which includes the development of 22.72 acres of land with 42 buildable lots in Section 1 and 33 buildable lots in Section 2. He noted the site layout, utilities, and roadway design. He continued to discuss the stormwater management on the site and noted that it was reviewed by a third party (Access Engineering)

to assure compliance and to assure there isn't a conflict of interest with ChoiceOne Engineering is who is used to review many plans within the City. Mr. Hinkelman noted that when looking at Final Development requests, it must be reviewed against the Preliminary Development Plan approval. He continued that the request was substantially in line with the Preliminary Development Plan approved in 2024, and therefore the Staff must recommended approval of the requested Final Development Plan.

Rob Smith from DR Horton, the applicant, was there to discuss the request and respond to questions.

There was substantial discussion related to the specific design of the stormwater management system proposed and how it relates to the existing stormwater in and around the proposed development.

The public provided additional comments regarding water flow, ground saturation, green space requirements, and construction traffic. Mr. Hinkelman responded to questions regarding the process, and the previous approvals. He noted that the stormwater management and calculations were done by a professional engineer who reviews the requests and confirms that they meet the city and EPA requirements.

Mr. Underwood asked specific questions about the hydrology of the area and wanted to get a clear understanding of where the spillway noted on the plans goes. He also wanted to understand better the easement for stormwater that goes through Eagle's Nest. Mr. Hinkelman noted the questions and said that Staff would provide answers to as many questions as they could with the support of the applicant and stormwater engineer. He noted that he would gather any additional questions and bring them back with answers to the next Planning Commission meeting.

The Planning Commission members discussed their process and considerations.

Mr. Harvey made a motion to table the case and Mr. Underwood seconded. All ayes, motion to table to the May 12, 2026 meeting passed 3-0.

Resolution PC 04-26 – Replat with Dedication – N44-250056

Mr. Hinkelman gave the staff report on the case. He detailed the requested lot split and explained that this was the next step in the creation of a parcel for Wawa to develop their new store. Mr. Hinkelman discussed how this site had previous approvals for the sale of the property and for Special Use approval. He continued to explain the Comprehensive Plan designation of Corridor, which supports such development. He detailed the process for approval and noted that after review Staff recommended approval of the request.

Cody Mora, a representative of Hutton, the site developer, spoke in favor of the case. He noted the continued effort by the developer to move the project forward and that this request was the next step to purchase and consolidation of the lots necessary for the Wawa.

Mr. Wright made a motion to approve the case and Mr. Underwood seconded. All ayes, motion for approval passed 3-0. Case will be heard by the City Commission on April 21, 2026.

Resolution PC 05-26 – Replat with Dedication – 201 Fox Drive

Mr. Hinkelman gave the staff report on the case. He explained the request to consolidate two parcels that are owned by the same owner. He discussed the expansion of business and how the lot

consolidation was supporting the development. Mr. Hinkelman detailed the process for approval and noted that after review Staff recommended approval of the request.

Mr. Underwood made a motion to approve the case and Mr. Wright seconded. All ayes, motion for approval passed 3-0. Case will be heard by the City Commission on April 21, 2026.

Resolution PC 06-26 – Replat with Dedication – Washington Road

Mr. Hinkelman gave the staff report on the case. He discussed the request to consolidate three existing parcels that are owned by the same owner. He noted this is generally considered an administrative function, but the request also includes the addition of two lot splits and easements, which is why the Planning Commission was reviewing the case.

Mr. Hinkelman detailed the parcels being combined and those being split, and noted the process for such approval. Additionally, he stated that based on the materials provided by the applicant and review of the Development Code that Staff was recommending approval of the request.

There were general questions about right-of-way width, which were answered.

Mr. Underwood made a motion to approve the case and Mr. Wright seconded. All ayes, motion for approval passed 3-0. Case will be heard by the City Commission on April 21, 2026.

Resolution PC 07-26 – Zoning Map Amendment – N44-100684

Mr. Hinkelman gave the staff report on the case. He explained the request was to change the zoning of the parcel from the existing “AG” Agriculture district to “S-RM” Residential Multi-Unit to allow the construction of a future townhome / apartment development.

He discussed how this property is reflected in the comprehensive plan and the process for adoption of a zoning map amendment. Based on the information provided by the applicant, and the comprehensive plan, staff recommended approval of the requested zoning map amendment.

There was public discussion on the resolution concerning how water and stormwater would be handled on the site after development. Staff noted that the applicant isn’t requesting any final development at this time, only the zoning change, and those specifics would be detailed once engineering is completed on the site. Mr. Hinkelman confirmed that the development would be reviewed and approved under the Development Code, which requires setbacks, landscaping buffers, stormwater review, and all of the other development reviews.

Additional public concern was noted about the density and potential traffic that would be generated by the future development.

Mr. Underwood discussed his concerns and specifically noted his concern with stormwater on the site and made a motion to deny the case. There was no second and the motion died.

Mr. Harvey made a motion to approve the case, and there was no second, and the motion died.

Mr. Underwood made a motion to table the case and Mr. Wright seconded. All ayes, motion for table to the May 12, 2026 meeting passed 3-0.

OTHER BUSINESS

Mr. Hinkelman discussed the Comprehensive Plan process. He noted that the City had received RFQ responses and was aiming to select a consultant by June or July to begin the process.

Next Meeting will be Tuesday, May 12th.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Mr. Underwood to adjourn the meeting seconded by Mr. Wright to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 8:24 PM.

RESOLUTION No. PC 03-26

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR PARCEL N44-077518, CITY OF PIQUA, OHIO

WHEREAS, the property identified as Parcel #N44-077518, Piqua, Ohio, is zoned RE-6 under the City of Piqua Development Code (Title XV: Land Usage of the Piqua Code of Ordinances, effective May 18, 2023); and

WHEREAS, the applicant has requested approval of a Final Plat for Parcel #N44-077518 in accordance with Article 6 (Subdivisions & Streets) and §7.2.4 (Subdivision Review) of the Development Code; and

WHEREAS, the proposed Final Plat has been reviewed by City departments and complies with applicable standards for lot layout, access, utilities, easements, and development requirements; and

WHEREAS, the Piqua Planning Commission has reviewed the application, including any associated plans and supporting documents, and finds that the Final Plat meets the requirements of the Development Code, substantially conforms with the City's adopted plans and policies, and serves the public interest with no known violations or deficiencies noted; and

WHEREAS, this resolution addresses the Planning Commission's review and recommendation authority for final plats (with or without dedication) per §7.2.4 of the Development Code;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the Final Plat for #N44-077518, as described by this resolution, the testimony and documents provided, with the motion seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2026.

RESOLUTION No. PC 03-26

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bulp

Emily McCulla

STAFF REPORT

Planning Commission

Date: May 12, 2026
Re: PC 03-26 – Final Plat with Dedication

Applicant: Nicholas Selhorst, ChoiceOne
Owner: Craycon Homes Inc.

Address: Spotted Doe TL
Parcel #: N44-077518

Zoning: RE-6 – Residential Estate 6,000 SF

Request: The applicant is seeking a final plat with dedications for 22.72 acres of a previously approved Preliminary Plan and Plat that was approved under Resolution R-128-24. This was originally called Deerfield Section 4 & 5 but is now being called Whitetail Bend Section 1 & 2.

Section 1 reflects 42 buildable lots on 7.796 acres with 2.443 acres in public right-of-way and 4.361 acres of open space.

Section 2 reflects 33 buildable lots on 7.123 acres with 0.993 acres in public right-of-way.

UPDATE

The Planning Commission tabled the case at their April 14, 2026 meeting to request that the applicant have their Stormwater Engineer available and that the City provide additional context to the stormwater review completed by our consultant. Below you will find additional information to answer questions asked during the meeting and after the meeting that will also be addressed at the Planning Commission meeting on May 12, 2026.

Additionally, staff would like to make it clear about the process for approval or denial and what should and should not be taken into consideration at this point in the process. As noted at the meeting in April, the request before the Planning Commission is the second of two steps to finalize a development under Section 7.2.4 of the City of Piqua Development Code. It is important to be clear that this request is not about whether or not a development should be approved in this location, or if the roadway design or density of the development is appropriate. The developer went through that portion of the process in November, 2024 and was approved for a Preliminary Development Plan that authorizes the developer to move forward with development on this parcel as long

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as it substantially meets the preliminary development plan.

When looking at the conditions for approval, Staff reviews the original Preliminary Development Plan against the proposed Final Development Plan for each Section. Confirmation that the request was made within the two-year time period is made and then in this case, a review of the roadways, utilities, and total lot number is completed. The developer is reflecting the same roadway design and widths; the same total number of buildable lots (although split in phasing differently); and the same building types discussed and approved at the preliminary development plan stage. None of these items would be considered out of alignment with the Preliminary Development Plan and would suggest a recommendation of approval.

The substantial discussion that occurred at the April PC meeting related to stormwater is certainly a reasonable topic to discuss as long as it is in context to the question of whether or not it is meeting the stormwater regulations that any development within the City of Piqua must meet. Staff must be clear though that whether it is residential, commercial, or industrial development, they all must meet the same stormwater regulations through the City of Piqua and the Ohio Environmental Protection Agency. This standard review is completed by both the applicant and the city engineer of record for the project, in this case Access Engineering. Once the plans are reviewed and confirmation is given that they meet these standards, Staff documents that approval and trusts these experts.

We have provided responses to questions noted below. Access Engineering may also have additional information that will be shared at the meeting, as they will be present, to support the Planning Commission and its questions. At the meeting on May 12, the applicant has stated that they will also bring their engineer to answer questions.

Planning Commission Questions with Responses

Please note that the questions with an answer denoted [DR] was answered by DR Horton or its engineer.

- 1. The City of Piqua has had concerns for over a decade concerning storm water runoff and Franz Pond and Franz Ditch. Could we please have the latest EPA report to the city concerning that issue?**
 - Additional details will need to be discussed regarding this question, as it isn't clear exactly what is being requested.
- 2. Is there a report concerning how the City of Piqua intends to alleviate those growing storm water run off concerns? That would be helpful if there is such a recent report.**
 - The City utilizes professional reports and engineering standards for all storm water concerns. To date, there isn't any documented "storm water

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run off concerns” that have not been alleviated. It is certainly understandable to ask questions and to look for answers to verifiable questions, but Staff does not have any reliable data that reflects stormwater is a growing concern.

3. **Also, since the representative from D. R. Horton stated that he couldn't answer the engineering questions, could we get answers from that company about how many discussions took place with members of the current established and effected HOA community and a list of those concerns with the company's adjustments or remedies for those potential additional flooding concerns?**
 - [DR] During the preliminary plat zoning approvals, we had a meeting with residents from the Deerfield and Eagle's Nest HOA at the Piqua Chamber office. We are unaware of a list of concerns from Eagle's Nest that have ever been shared with us other than the questions on this email.
4. **Would you please ask the city's law director if there could be a specific agreement designed to protect existing homeowners (and the city's storm water runoff potential issues) from flooding caused by any new development runoff? That legal document is called a Stormwater Management Facilities Maintenance Agreement/Covenant. This legal document requires developers to maintain, at their own cost, systems that prevent their new development from negatively impacting the drainage of surrounding areas.**
 - There is currently nothing within the City of Piqua Development Code that would require such an agreement. If the Planning Commission or City Commission determined that an instrument such as this would be necessary with each new development, we would need to determine the legality of such a request, and work to modify the development code to include this as part of the requirements for development. As of now, this proposed development will not be covered by any such changes.
 - [DR] We didn't make one of these for this subdivision and were not asked to, but we certainly can.
5. **The pond may control runoff, but what is being done about groundwater and saturated soils that already affect neighborhood homes?**
 - [DR] The homes are being built on slabs. The groundwater table is not relevant to the stormwater runoff questions. The stormwater surface runoff is being directed to the retention basin.
6. **Were on-site soil borings and seasonal groundwater studies completed?**
 - [DR] DR Horton completed soil borings and there were no issues identified for development of the site. We do not share our due diligence, reports, or proprietary information externally.
7. **What is the seasonal groundwater elevation compared to the detention basin bottom and foundation elevations?**

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- [DR] See above answer. Seasonable groundwater elevation has no effect on the storage volume of the pond.
- 8. What is the groundwater elevation relative to the basin bottom elevation?**
- [DR] See above answer. Groundwater elevation has no effect on the storage volume of the pond.
- 9. Are footing drains and sump pump systems expected?**
- [DR] Lots designed as slabs
- 10. Have agricultural tile drains been identified, inspected, and replaced where necessary?**
- [DR] Any tiles encountered will be connected to and routed to our storm system.
- 11. Has the city required lot-by-lot grading plans?**
- The City of Piqua Development Code requires a grading plan for the development, which includes each lot being developed. This is within the packet considered for approval.
 - [DR] DR Horton & Choice One have provided mass grading plans as part of these construction plans.
- 12. Were sensitivity analyses run using wetter assumptions such as higher runoff coefficients or curve numbers?**
- [DR] A sensitivity analysis is a standard part of the iterative portion of our design.
- 13. A CN of 90.52 appears appropriate on paper, but were these calculations adjusted for the known saturated conditions and shallow groundwater reported by resident?**
- [DR] This is a composite CN of the whole site. A CN of 90 for 1/6 acre lots is reflective of type D (poorly drained, saturated) soils already. Our CN calculation did not take into account grassed areas outside of lots, this is a standard practice to keep designs more conservative than need be.
- 14. Could a CN of 93 be considered instead?**
- [DR] Same answer as above.
- 15. Did they model drained C behavior, wet D behavior, or weighted average during storms?**
- [DR] The pre-conditions are modeled as type C and the post are type D. This is another effort made to keep designs conservative.
- 16. What existing subsurface drainage system currently makes the site function as a C?**
- [DR] See above answer. Type C soils were used for the pre site and Type D for the post. This is the most conservative way to model this.
- 17. How was Rv selected given known drainage complaints in adjacent subdivisions?**
- [DR] Rv is calculated based on total impervious area % and nothing else. This is mandated by the OEPA.

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18. If every new home has sump pumps and discharges to the yards/streets, was this feedback loop volume considered?

- [DR] Lots are designed as slabs

19. Could 0.68 be more appropriate?

- [DR] Per the Miami county subdivision design and construction manual, R-2 (lots below 0.18 acres and multifamily) has an allowable c-value of 0.45. This is lower than the typically acceptable value of 0.60 we use for lots of this size, so we stuck with 0.60. There are many other counties in the state that list this as an acceptable value. We also use a c-value of 0.40 in the backyards instead of 0.30 to remain conservative.

20. What protections exist during construction mud/runoff phase?

- [DR] See SWPPP

21. Who is responsible for the maintenance of the drainage basin after construction?

- [DR] Homeowner's Association.

22. Where does the overflow go if the basin overtops?

- [DR] In the event the basin overtops, water will flow over the sidewalk and curb on Eagles Nest drive. This is currently where all the water on site goes. It is standard practice to direct overflow routes to rear yards, side yards, or streets instead of towards structures.

23. Where does the overflow go in a 100+ year storm?

- [DR] The basin has 1.80' of freeboard during a 100-yr event. This means it has capacity well over a 100yr storm.

24. The provided drawings end at Eagles Lake Drive in the Eagles Nest subdivision so we can not tell where the storm drain routes after that. Will the basin outlet have to potential to flow into the Eagle's Nest pond?

- [DR] That is where all the stormwater goes now. It will continue to head there only now it will be at a substantially reduced rate. In the pre-development condition, the amount of flow going to this area is 48.44 CFS for the 100-year event. For the post development condition, this pond has 6.09 CFS being outletted to this existing storm sewer, a reduction of 87%. Our designs for any pond that outlets into existing City street storm sewers are always ultra conservative given the sensitive nature of the area.

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ORIGINAL STAFF REPORT FROM 4/14/2026

Background:

The applicant, ChoiceOne Engineering, is bringing forward the final development plan and plat for what was previously called the Deerfield Subdivision Section 4 & 5 approved by a 3-2 vote on November 21, 2024, for the DR Horton, the same homebuilder that received approval for the preliminary plat previously.

The original approval provided preliminary plat approval for five (5) sections that included single-family residences (198 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units were located within Deerfield Section 1 and 2, which are under consideration at this time.

Process:

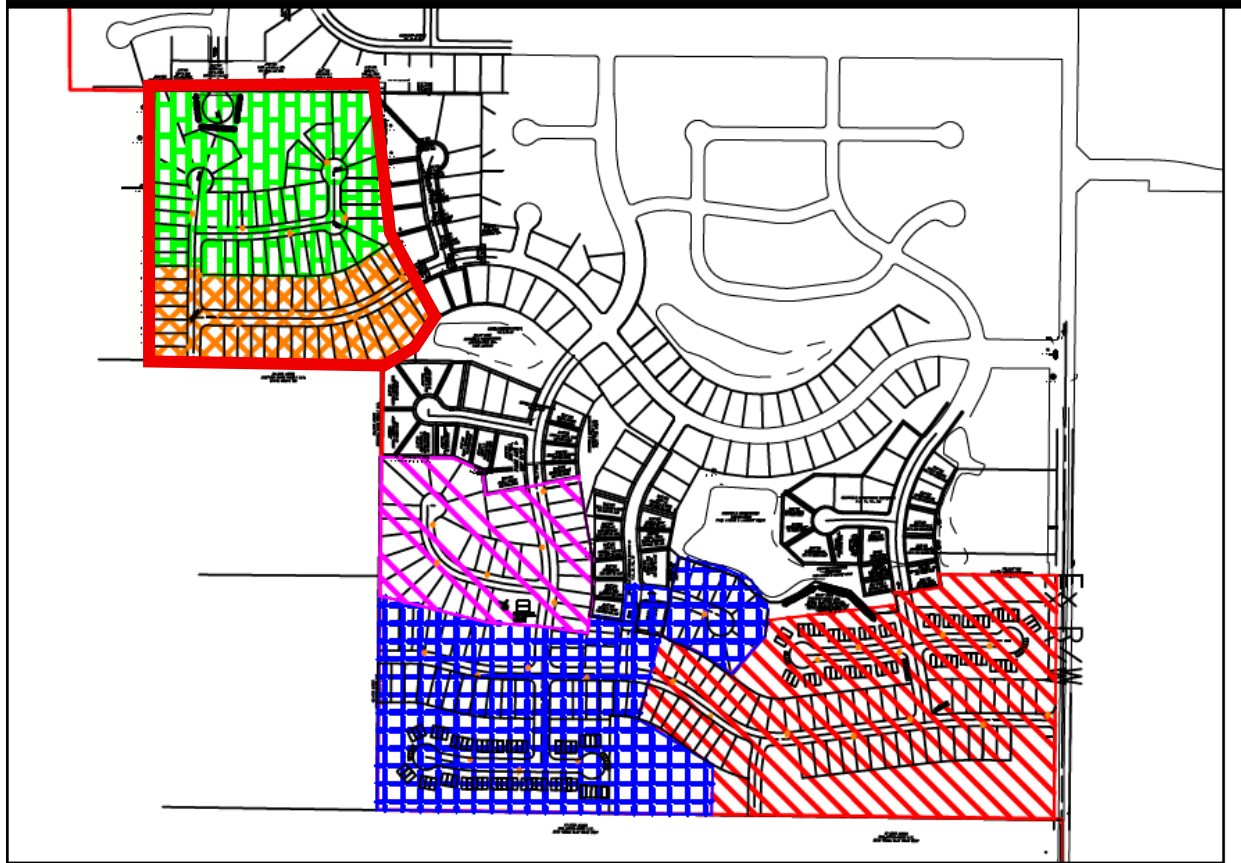
Section 7.2.4 of the City of Piqua Development Code covers the process of plat and replat review. This process includes submitting and getting approval of a preliminary plat, which occurred at the end of 2024, and submitting and getting approval of a final plat with dedications, which is what is being requested now. The applicant has 2 calendar years from the date of approval to bring a final plat forward before the preliminary plan and plat are invalid. The original approval was made by City Commission on November 21, 2024, and therefore it meets this requirement.

The Planning Commission will make a recommendation to the City Commission regarding this Section. If the City Commission approves the request, the applicant will be required to get a formal replat through the Community Services Department, which will include further review of utilities and roadway design, to confirm it is meeting city standards. Once they are approved, they would then be required to apply for a permit for each home lot.

The applicant will be required to come back to the Planning Commission and City Commission to get formal authorization for Section 2 whenever they determine they would like to move forward with that Section. All other approvals will be again required at that time for that Section.

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Request:



PHASING DEVELOPMENT PLAN

*** PHASES SUBJECT TO CHANGE BASED ON MARKET DEMAND*

The applicant was previously approved for five sections of development, reflected above. The application and approval noted Deerfield Sections 1-5. Over the last year, the applicant has renamed the development at the request of the Deerfield subdivision HOA and residents who requested this action. The current request is to complete what was previously labeled Deerfield Section 4 & 5, which is now being called Whitetail Bend Section 1 & 2. This request specifically looks to complete Section 1, which includes 42 buildable lots.

The applicant has also worked to bring forward the Deerfield Section 1-3 for the past year but has been unsuccessful in their negotiations with the Deerfield HOA to resolve two main outstanding issues. Those issues are related to utilization of the HOA stormwater ponds, and modification of the HOA boundaries onto the future development property. City Staff has not been involved in these discussions and cannot provide context or detail into the negotiations. Staff can only state that this has been the

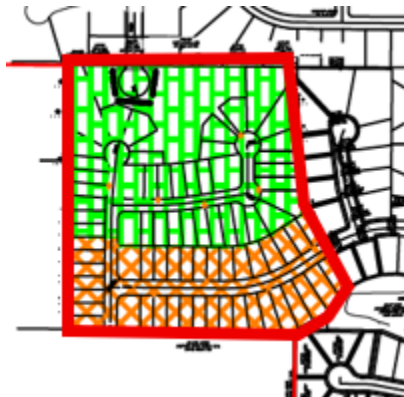
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reasoning behind the applicant requesting Deerfield Section 4 & 5 instead of 1-3 at this time. Originally the applicant stated that they intended to begin construction in 2025 for Section 1-3, with the final Sections being completed by 2029.

The applicant is additionally requesting that the City of Piqua dedicate new right-of-way specifically one roadway extension – Lambert Drive (60' ROW) and two new roadways – Deercrest Way (50' ROW) and Stag Hallow Court (50' ROW).

Analysis:

The request for Whitetail Bend includes two sections, but they are split differently from the previous approval for Deerfield Section 4 and 5. In the original preliminary plat Section 4 included 36 homes and Section 5 included 39 homes. The request for Whitetail Bend Section 1 includes 42 buildable lots and Section 2 includes 33 buildable lots, which totals the same number of buildable lots as the original approval, but it moves 6 lots into the first phase.

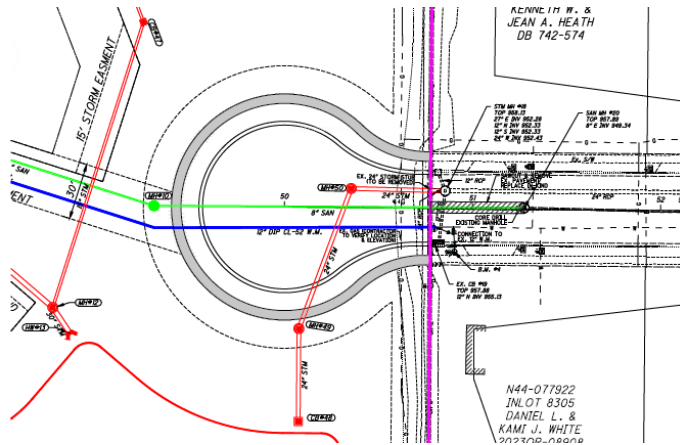


As part of the preliminary plat approval the applicant was required by the City Commission to provide multiple details including:

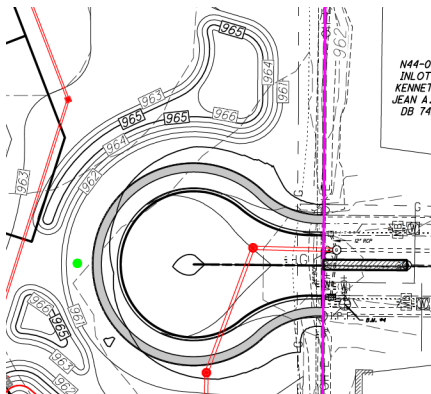
1. The creation of a cul-de-sac at Eagle's Lake Drive,
2. Preservation of tree lines where possible and the creation of new buffers between Deerfield and the new subdivision, and
3. Parking on both sides of the street

The applicant has provided a final plan that reflects these three requirements. As noted within the plan, the cul-de-sac for Eagle's Lake Drive is provided and shows the continuation of the existing sidewalk network and utility connections.

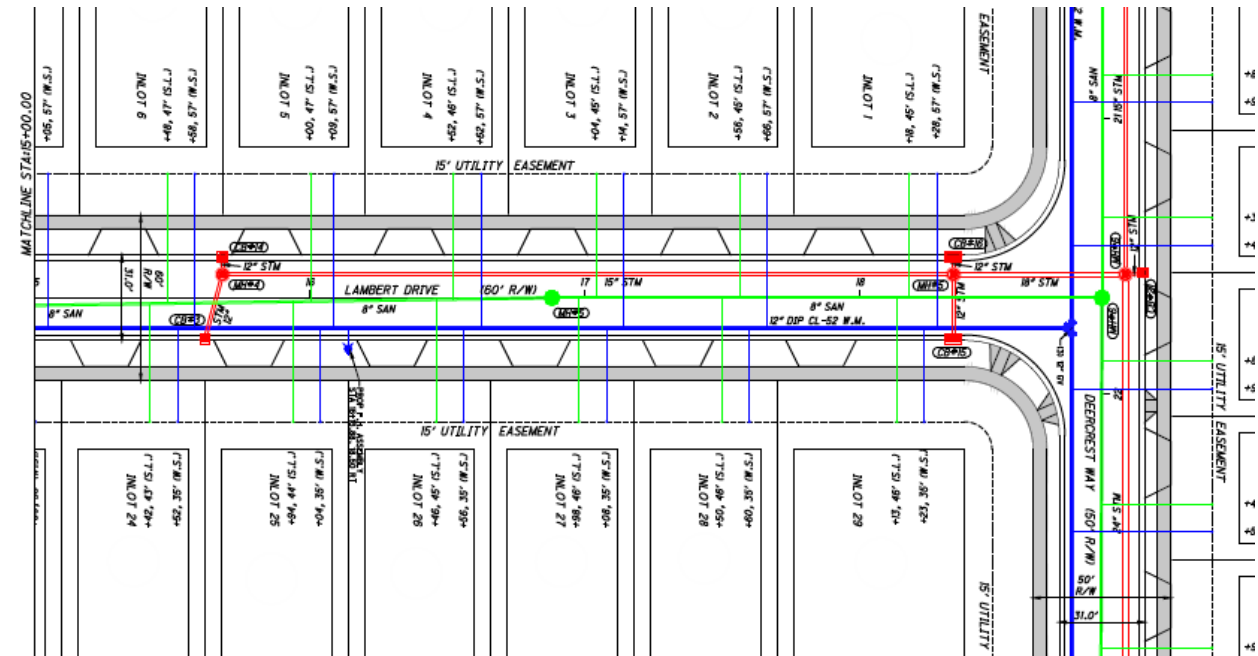
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The applicant has stated that they will be providing additional details regarding the buffer requirements but has noted that they will provide the required buffer between properties. Staff requests that this be made clear as part of any motion for approval, as the current plans reflect buffers along Eagle's Lake, but do not clearly reflect buffers along the southern border facing the Deerfield subdivision.



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As requested, and as reflected in the drawings, the roadway width would support parking on the street. Effectively though as the drive approaches are located, the total number of parking spaces on the street will be limited. It is likely that a single vehicle will fit between each property. The home setback will allow two cars to be parked on the driveway for homes as well.

Staff has provided additional comments to the applicant regarding updated plans that reflect details on the required emergency access between Eagle's Lake Drive and Deercrest Way, utility location and timing, and exact phasing lines.

Staff will provide updated plan sets as they are made available and update the Planning Commission packet available online with this data.

Recommendation:

The request is substantially in line with the preliminary plat approval, meets the requirements of Section 7.2.4.B.4 and 7.2.4.B.5 and therefore Staff recommends that the Planning Commission **approve** the request for a Final Plat with Dedication for Whitetail Bend Section 1 and forward a positive recommendation to City Commission for final acceptance and authorization.



Date: March 20, 2026

City of Piqua
Development & Engineering Department
201 W. Water Street
Piqua, OH 45356

Re: Final Plat Application – Whitetail Bend Subdivision
(*Parcels N44-076518 and N44-077518*)

Dear City Staff, Planning Commission Members, and City Commission Members:

On behalf of D.R. Horton, please accept this letter as the formal submission requesting Final Plat approval for the Whitetail Bend Subdivision, formerly known as *Deerfield Crossing*, located within the City of Piqua, Miami County, Ohio.

This application advances the project in accordance with the City's Development Code and follows prior City Commission approvals for both zoning and preliminary plat, as outlined below.

Prior Approvals and Entitlements

The Whitetail Bend project has received the following approvals from the City of Piqua:

- Resolution No. R-129-24
Adopted November 21, 2024, approving a Zoning Map Amendment for parcels N44-076518 and N44-077518, rezoning the property from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit.
- Resolution No. R-128-24
Adopted November 21, 2024, authorizing and approving the Preliminary Plat (Preliminary Replat) for parcels N44-076518 and N44-077518, as recommended by the Planning Commission following its public hearing on October 8, 2024.

The Planning Commission voted 5-0 to recommend approval of both the zoning map amendment and the preliminary plat, and the City Commission subsequently approved both actions at its regular meeting on November 21, 2024.

The Final Plat submitted herein is consistent with the zoning entitlements, preliminary plat layout, and development conditions established through these approvals.

Project Overview

Sections 1 and 2 of the Whitetail Bend subdivision consists of 75 single-family detached residential lots located on approximately 22.724 acres. Approximately 4.361 acres of the site are designated as open space, including stormwater management areas and shared green space intended to serve as a buffer between the adjacent existing subdivision. The Final Plat depicts all lot lines, street rights-of-way, easements, open space tracts, and public improvements in accordance with City of Piqua requirements.

Stormwater Coordination and Development Phasing

During earlier phases of planning, D.R. Horton engaged in discussions with the Deerfield Crossing Homeowners Association “(HOA)” regarding a potential stormwater easement and cost-sharing agreement related to shared stormwater facilities that are owned by the HOA.

On September 3, 2025, the Deerfield Crossing HOA Board formally notified D.R. Horton that, following a Board vote, the HOA elected not to proceed with entering into a stormwater maintenance or cost-sharing agreement, for the 60.935-acre parcel. The Board expressed a preference for maintaining separation between the existing Deerfield Crossing storm infrastructure and the proposed facilities serving this development. D.R. Horton will continue to work with the HOA in good faith efforts to reach a mutually beneficial agreement in the future.

As a result of the HOA’s decision, D.R. Horton reevaluated the original development sequencing anticipated under the preliminary plat and elected to advance development of the 22.724-acre parcel independently, utilizing stormwater management infrastructure fully contained within the Whitetail Bend subdivision. This allows the project to move forward in a timely manner, fully compliant with City of Piqua stormwater regulations and Ohio EPA standards.

The Final Plat and accompanying engineering plans reflect this revised strategy and remain consistent with all previously granted approvals.

Conclusion

The Whitetail Bend Final Plat represents the next step in the implementation of the approvals granted by the City of Piqua. The submission conforms to the approved zoning, preliminary plat, and applicable development standards.

D.R. Horton respectfully requests Final Plat approval and appreciates the continued coordination with City staff and officials throughout the review process.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Aaron Horn

Land Acquisition

D.R. Horton | Cincinnati & Dayton Division

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VICINITY MAP

PROPERTY INFORMATION

CURRENT ZONING: RE-6 (RESIDENTIAL ESTATE-6)
CURRENT USE: FARMLAND
PARENT TRACTS: 22.724 ACRES

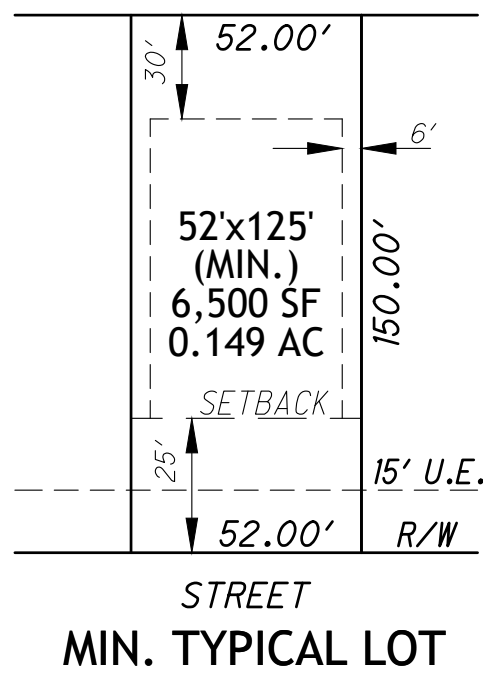
OVERALL DEVELOPMENT DATA
NO. OF BUILDABLE LOTS: 75
MIN. LOT AREA: 7,020 SF
MIN. LOT WIDTH: 52 FEET
MIN. FRONT YARD SETBACK: 25 FEET
MIN. REAR YARD SETBACK: 30 FEET
MIN. SIDE YARD SETBACK: 6 FEET MIN

SECTION 1 DATA
NO. OF BUILDABLE LOTS: 42
AREA IN LOTS: 7,796 ACRES
AREA IN R/W: 2.443 ACRES
AREA IN OPEN SPACE: 4.361 ACRES

SECTION 2 DATA
NO. OF BUILDABLE LOTS: 33
AREA IN LOTS: 7,123 ACRES
AREA IN R/W: 0.993 ACRES
AREA IN OPEN SPACE: 0.000 ACRES

NOTES

1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
2. STREET LIGHTING TO BE PROVIDED BY CITY OF PIQUA.
3. PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE SIDE OF FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER.
4. CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
5. OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



MIN. TYPICAL LOT

WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
MIAMI COUNTY, OHIO

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OWNER:
CRAYCON HOMES
P.O. BOX 1499
PIQUA, OHIO 45356

DEVELOPER:
OAKES TREE DEVELOPMENT
8534 YANKEE STREET
DAYTON, OHIO 45458
937-272-1100

DR HORTON
4705 DUKE DRIVE, SUITE 200
MASON, OHIO 45040
937-903-8010

ENGINEER:
CHOICE ONE ENGINEERING
2633 CAMPBELL ROAD
SIDNEY, OH 45365
937-497-0200

2023 SPECIFICATIONS

THE CONSTRUCTION STANDARDS AND DRAWINGS OF CITY OF PIQUA AND THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND GENERAL NOTES LISTED IN THE PLAN, SHALL GOVERN THIS IMPROVEMENT. THE MOST RESTRICTIVE SHALL APPLY.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF STREETS, UTILITIES AND GRADING FOR SECTIONS 1 AND 2 AT WHITETAIL BEND SUBDIVISION, IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

EARTH DISTURBED AREAS

PROJECT EARTH DISTURBED AREA = 21.25 ACRES

ESTIMATED CONTRACTOR
EARTH DISTURBED AREA = 0.50 ACRES

NOTICE OF INTENT (NOI)
EARTH DISTURBED AREA = 21.75 ACRES



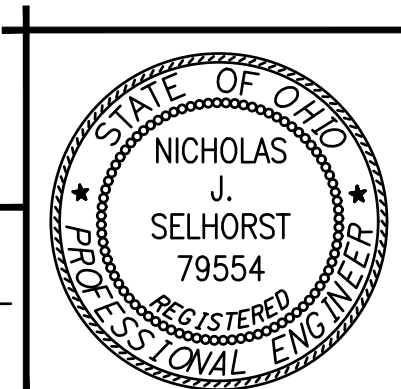
2633 CAMPBELL ROAD • SIDNEY, OHIO 45365 • 937.497.0200
6279 TRI-RIDGE BOULEVARD, SUITE 100 • LOVELAND, OHIO 45140 • 513.239.8554

www.CHOICEONEENGINEERING.com

MARCH 20, 2026



NICHOLAS J. SELHORST, P.E.
P.E. - #79554
DATE 03-20-2026



APPROVED FOR CONSTRUCTION
THE CITY OF PIQUA SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND LOCATION OF THE PROPOSED IMPROVEMENT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

APPROVED _____
DATE _____ CITY ENGINEER



WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2

REVISIONS:

FILE NAME
Title

DRAWN BY
SJK

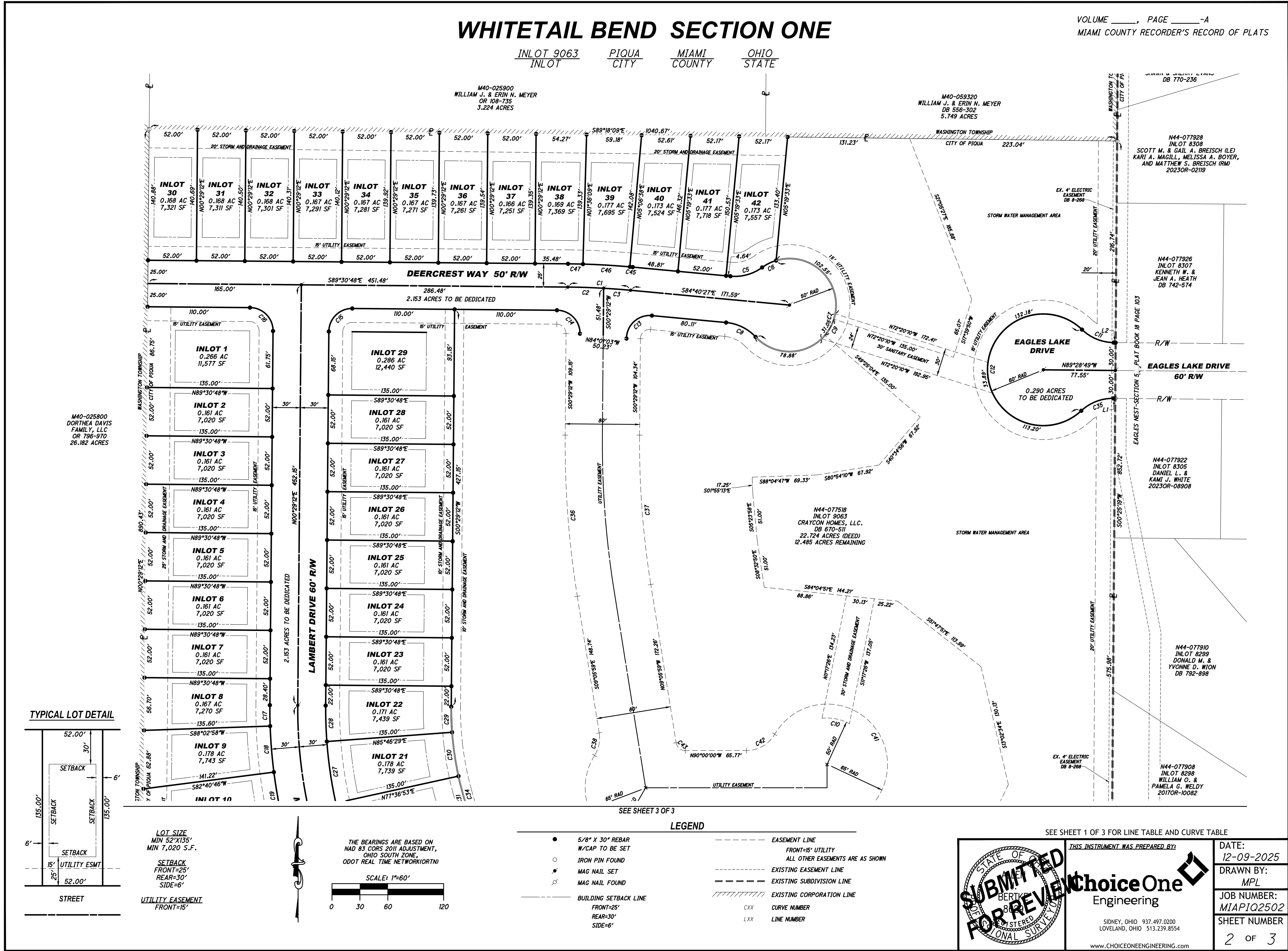
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NWS

PROJECT No.
MIPIQ2502

SHEET NUMBER

1 OF 23

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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
RECORD PLAT

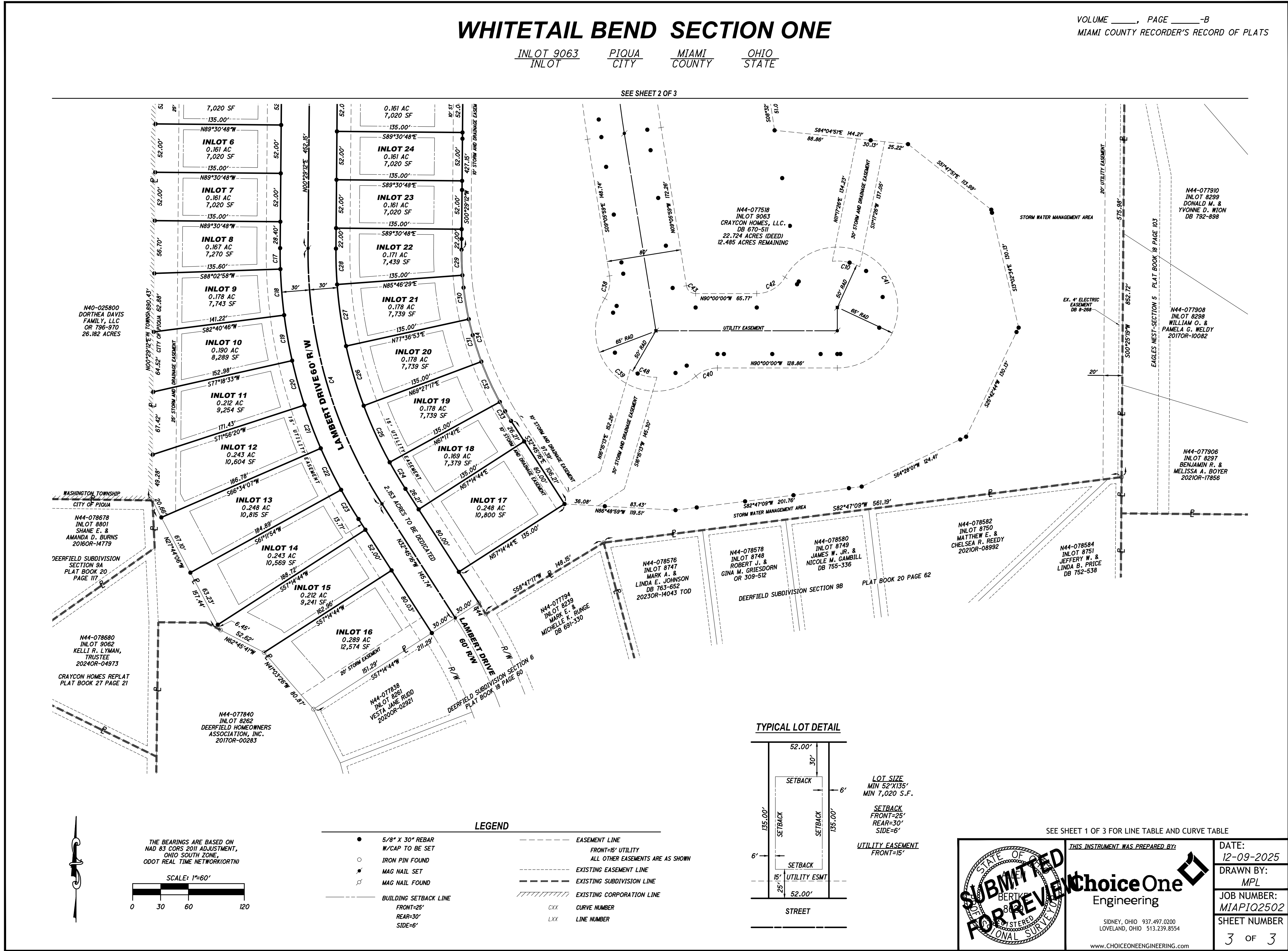
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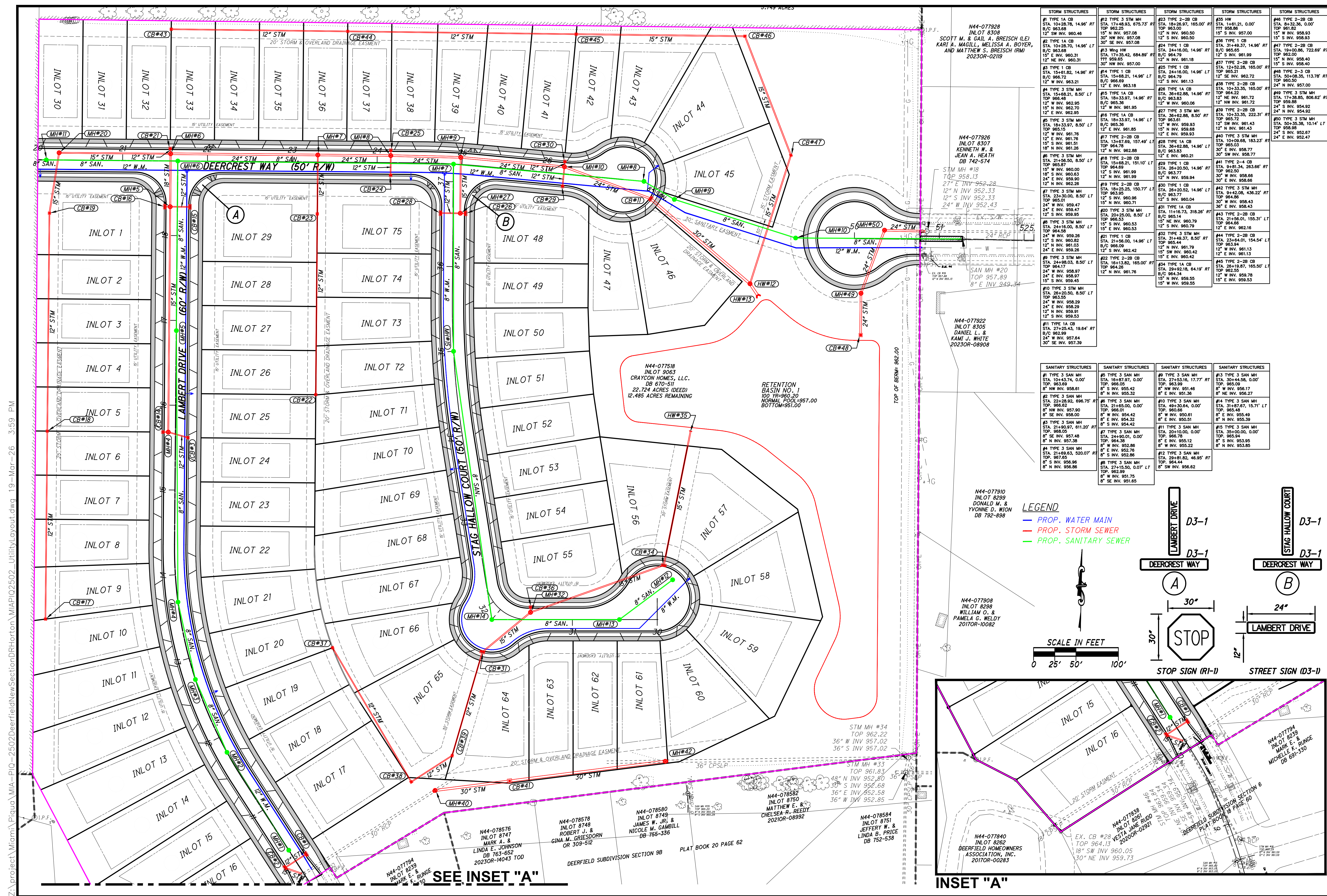
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SHEET NUMBER	2 OF 23

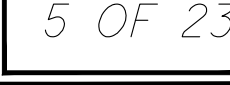


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GENERAL NOTES (CITY OF PIQUA)

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST VERSION OF THE CITY OF PIQUA, OHIO STANDARD SPECIFICATIONS AND TO THE LATEST VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

UNDERGROUND UTILITIES

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.

SEE CITY OF PIQUA "GENERAL NOTES" DETAIL 500-1, FOR ADDITIONAL UTILITY CONTACT INFORMATION.

**OHIO UTILITIES PROTECTION
SERVICE (OUPS)
CONTACT 48 HOURS
"CALL BEFORE YOU DIG"
1-800-362-2764**

ANY MISCELLANEOUS DRAINS (FIELD TILE, ETC.) ENCOUNTERED DURING CONSTRUCTION SHALL BE TIED INTO THE STORM SEWER UPON INSPECTION BY THE CITY.

ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND.

SAFETY REQUIREMENTS, STATED UNDER 29 CFR, OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) REGULATIONS FOR THIS TYPE OF WORK, WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THESE PROVISIONS.

THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE COURSE OF THE WORK. THIS SHALL INCLUDE THE USE OF HAY BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS, AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON PUBLIC STREETS AND NEIGHBORING PROPERTIES.

TRAFFIC CONTROL ON ALL PUBLIC ROADS SHALL CONFORM TO THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

ALL NON-PAVED AREAS SHALL BE GRADED, SEEDED, AND MULCHED IN ACCORDANCE WITH ODOT ITEM 659. HIGHLY ERODIBLE AREAS, AS DESIGNATED BY THE CITY, SHALL BE SODDED IN ACCORDANCE WITH ODOT ITEM 660.

ALL UTILITY CROSSINGS (ELECTRIC, GAS, ETC.) ARE TO BE SLEEVED PRIOR TO ROAD COMPACTION TESTING.

CONTRACTOR TO COMMUNICATE WITH THE HOMEBUILDER TO PLACE ALL UTILITIES OUT OF THE FUTURE DRIVEWAY APPROACHES.

ELEVATION DATUM

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

BENCHMARK #1 ELEV. 970.159
BOLT AT TIP ARROW TOP FLANGE OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE WHITETAIL LANE DEAD END INTERSECTION.

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. FURTHER, CHOICE ONE ENGINEERING CORPORATION DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH CHOICE ONE ENGINEERING CORPORATION DID LOCATE AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CHOICE ONE ENGINEERING CORPORATION HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY INTERFERENCE

IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THEIR RESPECTIVE OWNERS, UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY, AT LEAST 7 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE COMPANIES 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.

LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL UTILITIES, AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE METHOD OF SUPPORT OR PROTECTION MUST BE APPROVED BY THE APPROPRIATE UTILITY COMPANY, AND IF FACILITY IS DAMAGED BY THE CONTRACTOR, ALL REPAIRS SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS HEREBY ADVISED THAT ALL UTILITY COMPANIES AFFECTED BY THIS PROJECT MAY BE WORKING CONCURRENTLY WITHIN THE PROJECT LIMITS. NO ADDITIONAL COMPENSATION WILL BE MADE TO THE CONTRACTOR FOR COORDINATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY COMPANIES.

UTILITIES

CONTRACTOR SHALL INSTALL AND/OR COORDINATE THE INSTALLATION OF GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. 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 ARCHITECT PLANS BEFORE CONSTRUCTION.

REVIEW OF DRAINAGE FACILITIES

BEFORE ANY WORK IS STARTED ON THE PROJECT AND BEFORE FINAL ACCEPTANCE BY THE OWNER, REPRESENTATIVES OF THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF ALL EXISTING SEWER THAT MAY BE AFFECTED BY THE WORK AND ARE TO REMAIN IN SERVICE. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS.

ALL NEW CONDUITS, INLETS, CATCH BASINS, AND MANHOLES CONSTRUCTED AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER AND IN A CLEAN CONDITION BEFORE THE PROJECT WILL BE ACCEPTED BY THE OWNER.

ALL EXISTING SEWERS INSPECTED INITIALLY BY THE ABOVE-MENTIONED PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION REASONABLY COMPARABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTION. ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

EXISTING DRAINAGE FACILITIES

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

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

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 CONNECTION OF INTERSECTING DRAIN TILES AND THE PROPOSED STORM SEWER SHALL BE THROUGH MANUFACTURED TEES, UNLESS OTHERWISE APPROVED BY THE CITY. COST OF ALL THE ITEMS ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

FIRE HYDRANT ASSEMBLY

THE ASSEMBLY WILL CONSIST OF THE FIRE HYDRANT, PIPE BRANCH, A GATE VALVE WITH VALVE BOX, THRUST BLOCKING AND RESTRAINING GLANDS.

WATER MAIN TESTING NOTES

- REFER TO CITY OF PIQUA'S STANDARD DETAIL, "WATER MAIN MATERIAL AND TESTING", 800-5.

PRECONSTRUCTION MEETING

ONCE THE JOB IS AWARDED TO A CONTRACTOR THERE SHALL BE A PRECONSTRUCTION MEETING WITH THE FOLLOWING ATTENDING PRIOR TO THE START OF ANY WORK:

- OWNER
- CONTRACTOR
- DESIGN ENGINEER
- CITY OF PIQUA (ENGINEERING, UTILITIES)
- PIONEER RURAL ELECTRIC- ELECTRIC
- ATT-PHONE SERVICE- TELEPHONE
- CHARTER COMMUNICATIONS - CABLE
- CENTERPOINT ENERGY- GAS

WATER MAIN SEPARATION

WHENEVER A SANITARY SEWER AND A WATER MAIN MUST CROSS, THE SEWER SHALL BE LAID BELOW THE WATER MAIN AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN PIPE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SEWER SHALL BE EITHER CONSTRUCTED OF EITHER SLIP-ON OR MECHANICAL JOINT WATER MAIN MATERIAL AND BE PRESSURE TESTED TO 150 PSI TO ENSURE WATER-TIGHTNESS OR BE ENCASED IN A ¼" THICK CONTINUOUS STEEL, DUCTILE IRON OR PRESSURE RATED, DR 18 OR LESS PVC PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. THE SEWER SHALL BE THE LONGEST STANDARD LENGTH AVAILABLE AND BE CENTERED AT THE POINT OF CROSSING SO THE JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

WHENEVER A STORM SEWER AND A WATER MAIN MUST CROSS, THE PIPES SHALL BE LAID AT SUCH ELEVATIONS THAT THE CROWN OF ONE PIPE IS AT LEAST 18" BELOW THE BOTTOM OF THE OTHER. WATER MAIN MUST BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION FROM ALL STORM AND SANITARY SEWERS, MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

WATER MAIN SHALL BE INSTALLED A MINIMUM OF 10' FROM ALL SEWERS, MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

CLEAN WATER CONNECTIONS

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

SANITARY SEWER TESTING NOTES

SEE CITY OF PIQUA STANDARD DETAILS, "SANITARY TESTING NOTES", 900-11 AND "SANITARY SEWER TELEVISING STANDARDS", 900-12.

SUBCONTRACTOR SUPERVISION

THE CONTRACTOR IS REQUIRED TO HAVE A PROJECT SUPERVISOR 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 CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

SAFETY

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXEROISING 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.

MUD

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

CERTIFICATION OF PROPERTY PINS

UPON COMPLETION OF ALL ROADWAY AND UTILITIES, INCLUDING ALL GAS, ELECTRIC AND LIGHTING, AND THE FINAL LIFT OF ASPHALT, THE DEVELOPER SHALL HAVE A PROFESSIONAL SURVEYOR VERIFY ALL LOT PINS FOR PROPER LOCATION. THE SURVEYOR SHALL SEND A CERTIFICATION LETTER TO THE CITY ENGINEER.

PROTECTION OF SUB-SURFACE TILE

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.

RECORD DRAWINGS

THE CONTRACTOR SHALL PROVIDE 2 COMPLETE SETS OF RECORD DRAWINGS TO THE CITY OF PIQUA WITHIN 30 DAYS OF PROJECT COMPLETION. THESE DRAWINGS SHALL SHOW ALL CHANGES TO THE ORIGINAL DRAWINGS, ALL MANHOLE AND CATCH BASIN LOCATIONS AND INVERTS, ALL LATERAL LOCATIONS AND DEPTHS, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, AND ALL OTHER PERTINENT DATA TO THE IMPROVEMENTS. PAYMENT FOR THIS ITEM SHALL BE INCIDENTAL TO THE OTHER ITEMS PAID FOR IN THIS PROJECT.

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.



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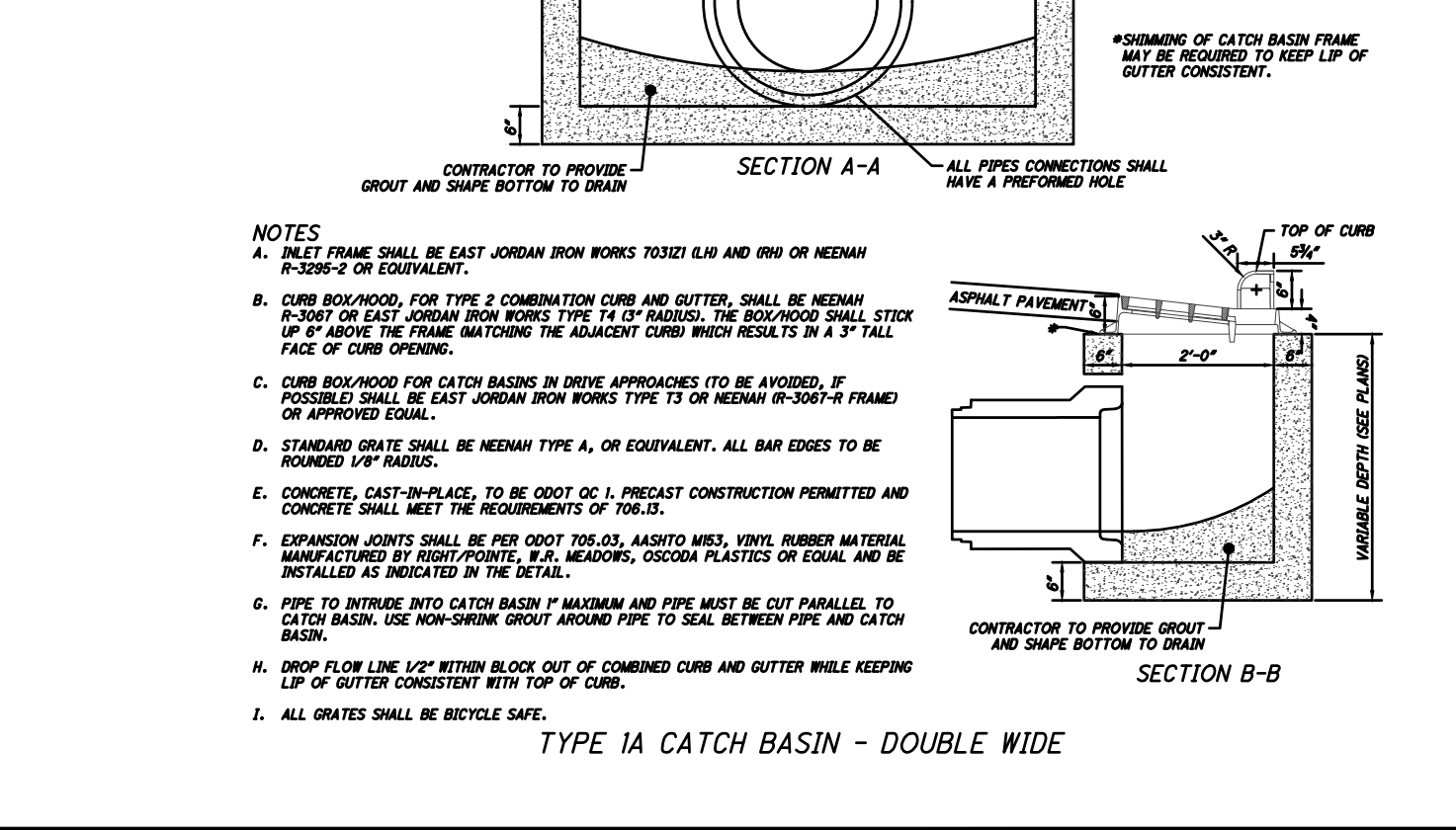
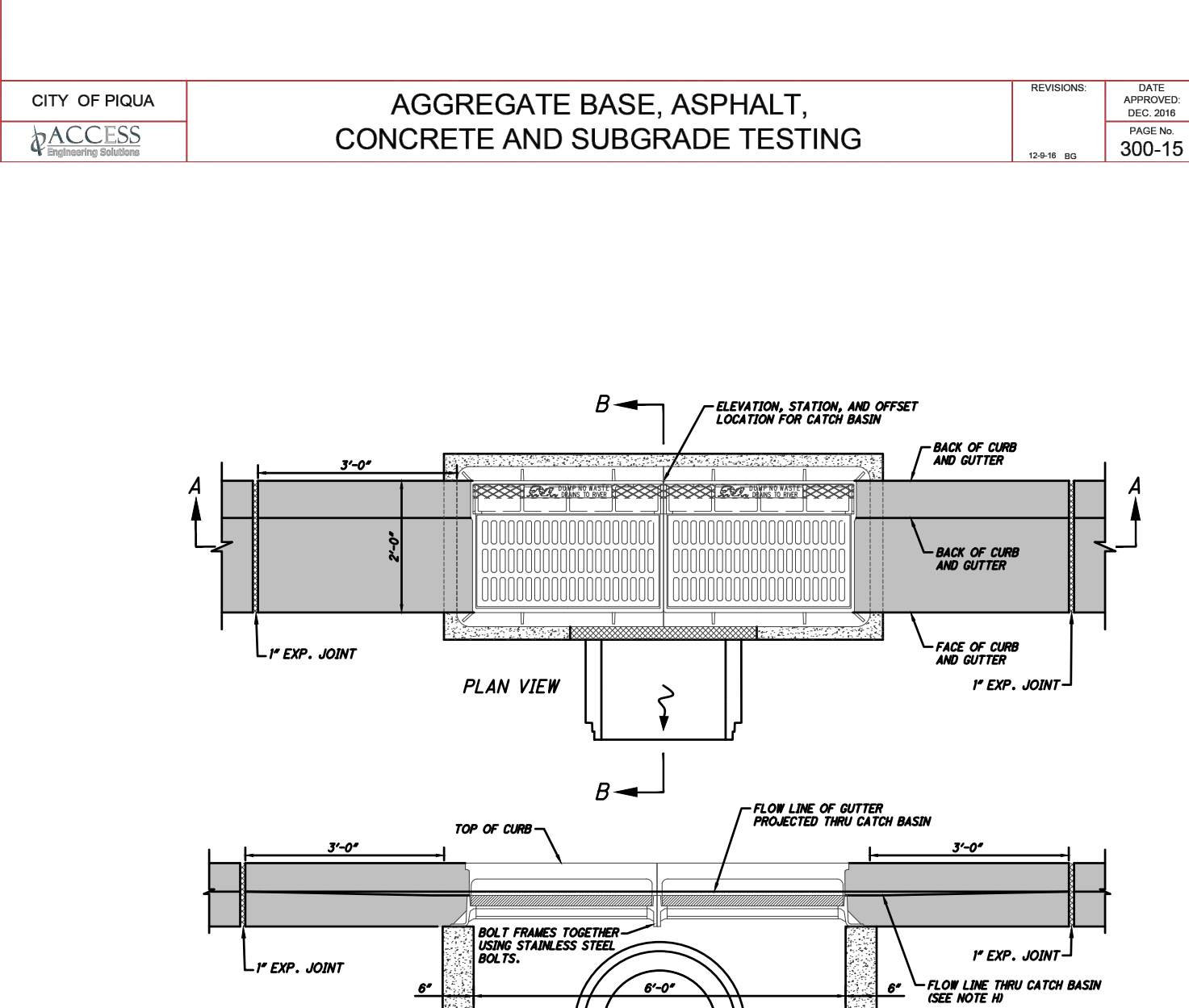
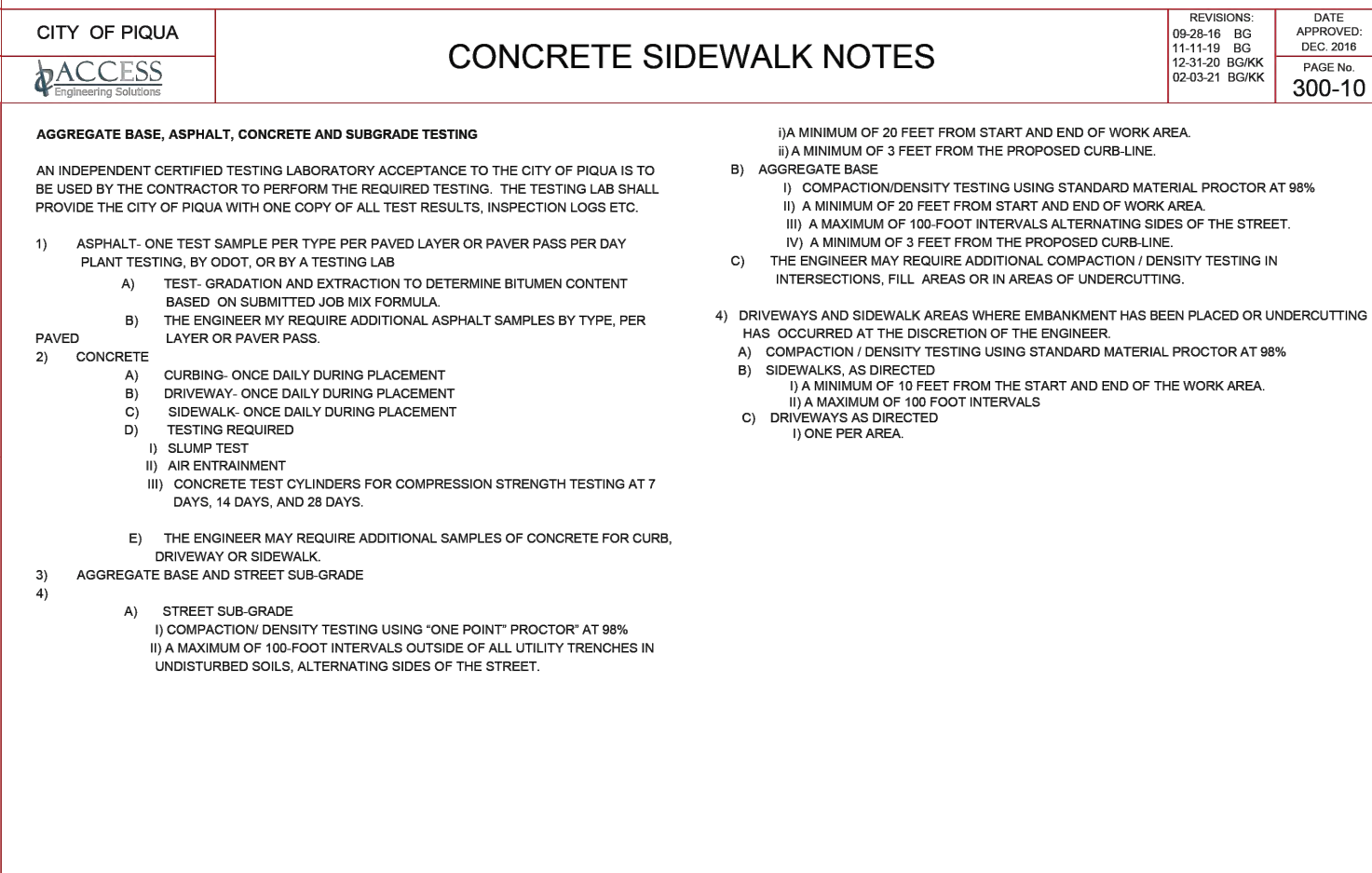
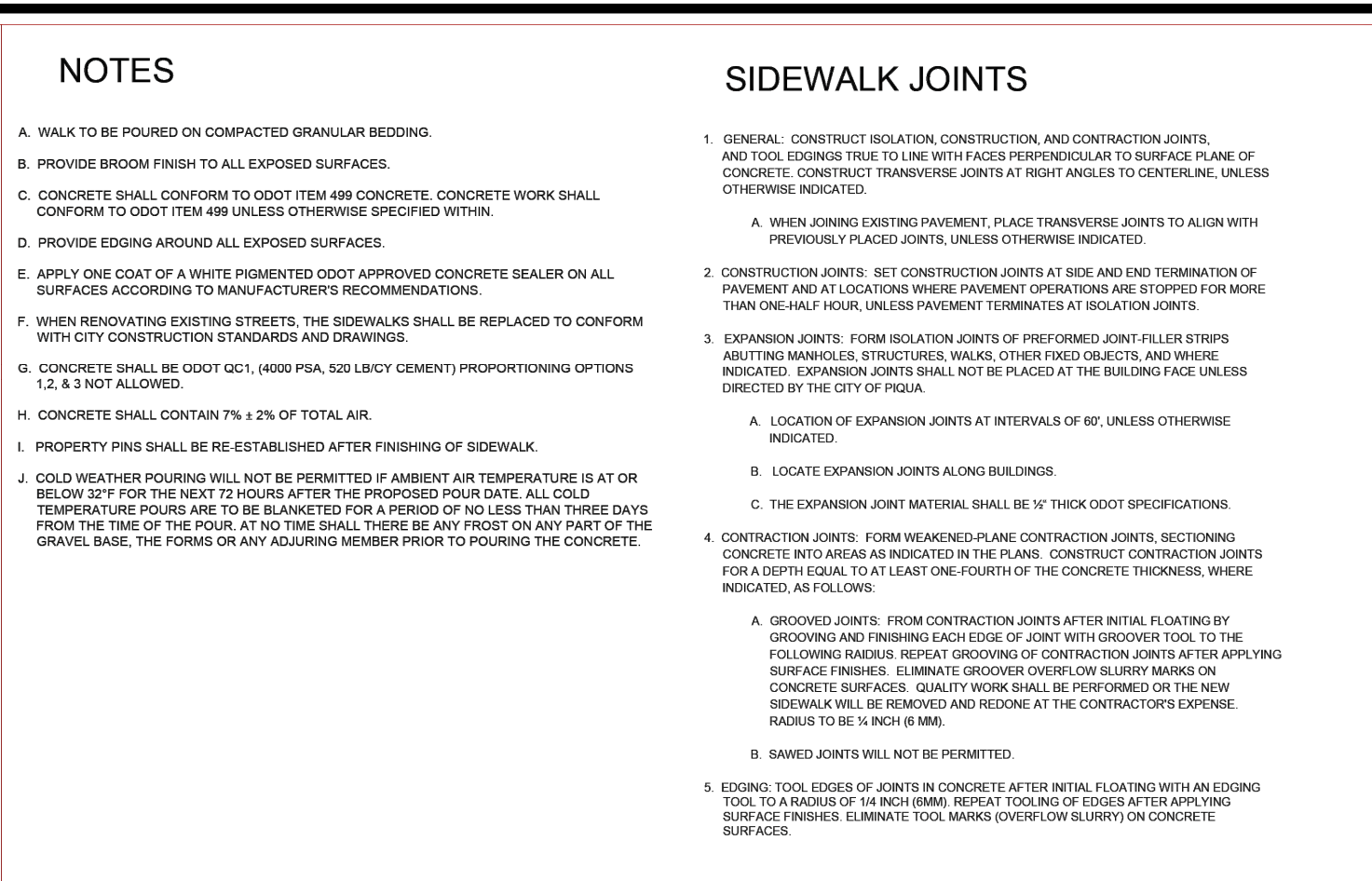
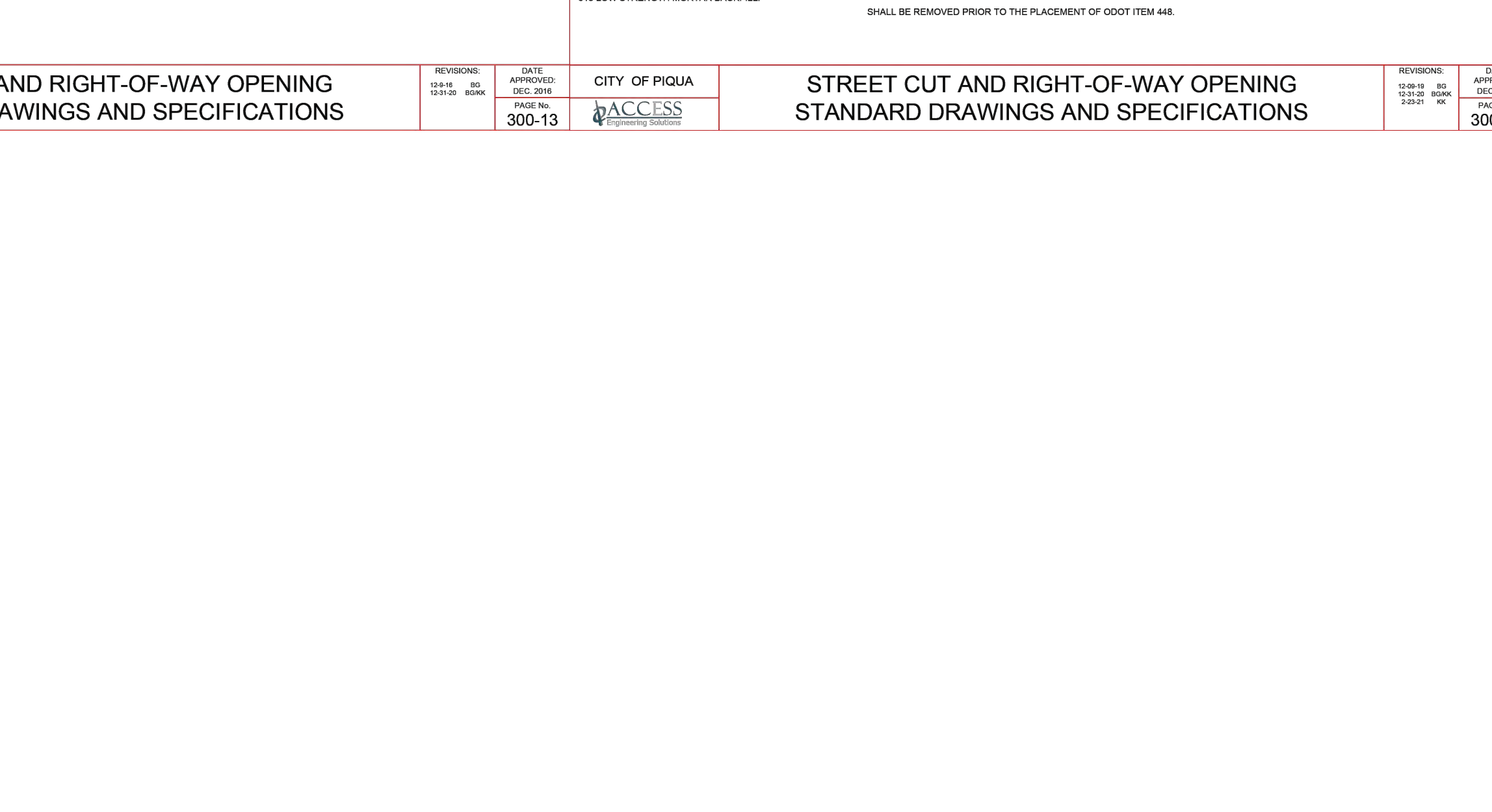
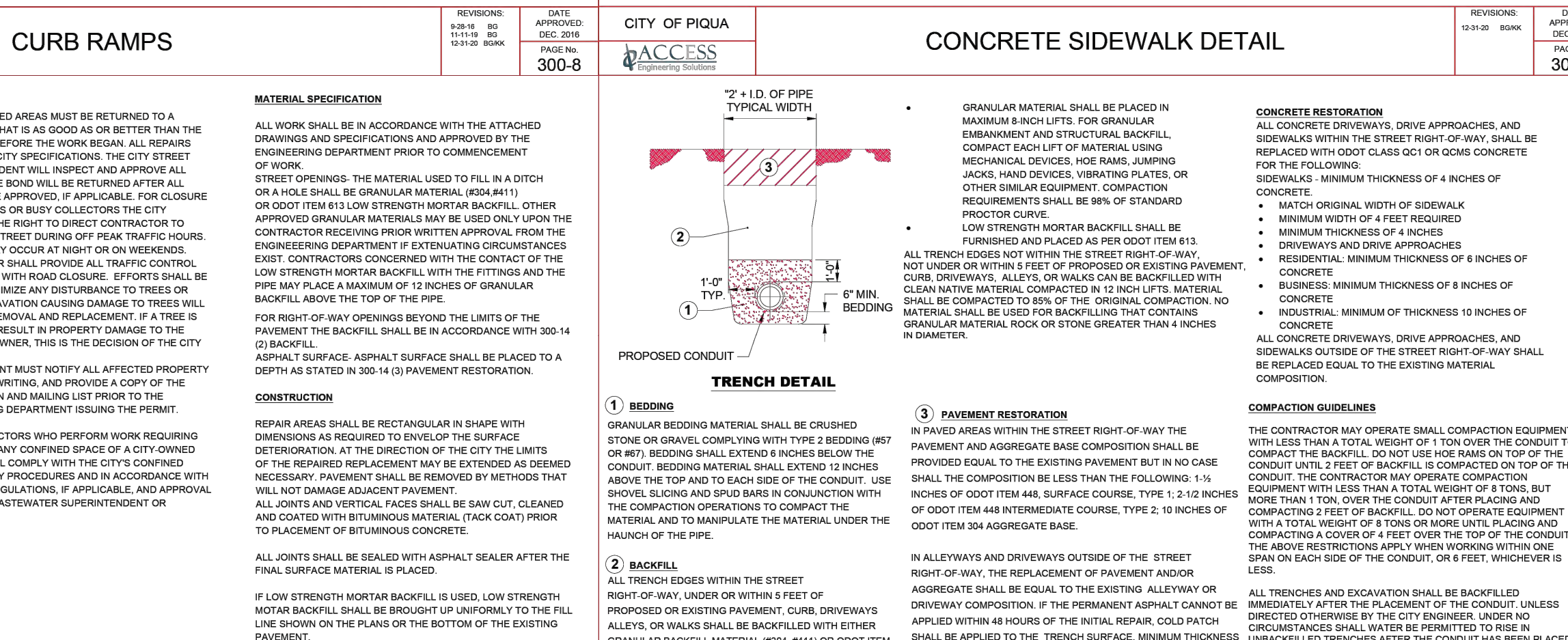
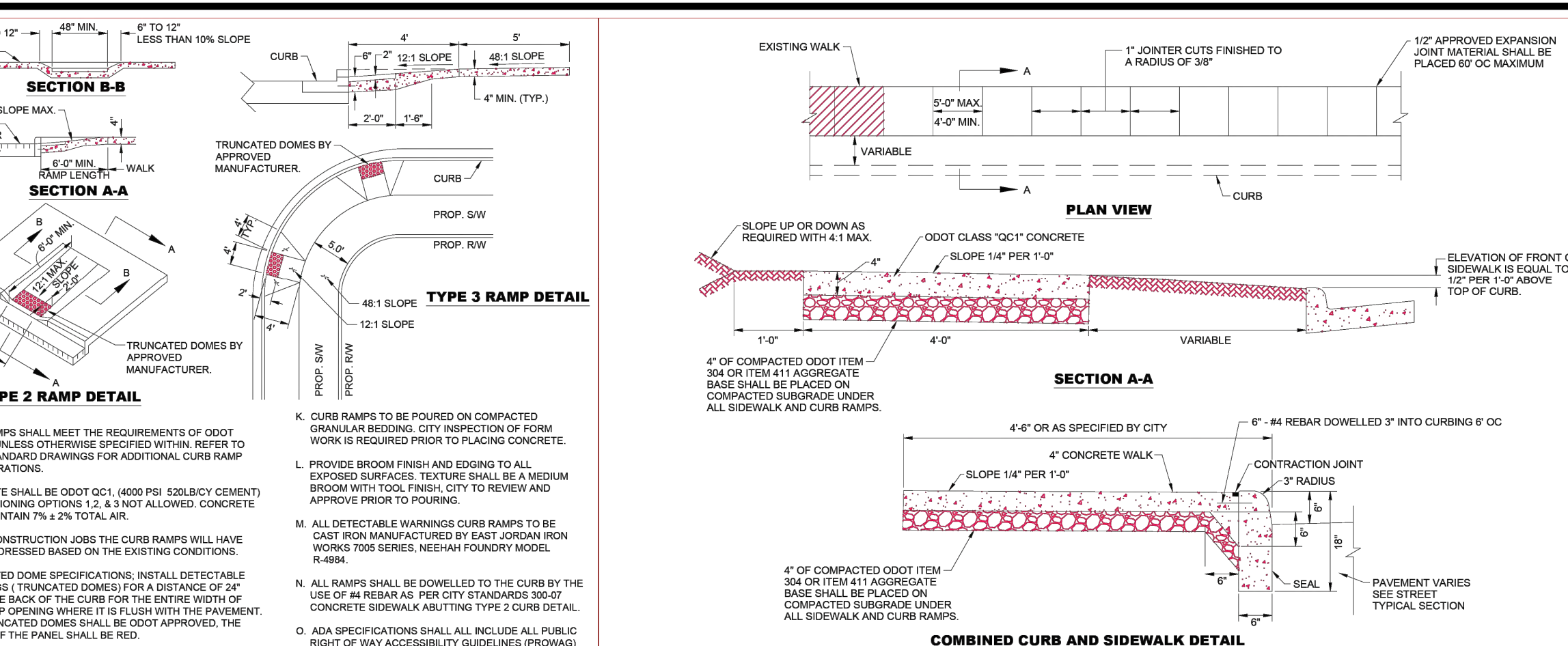
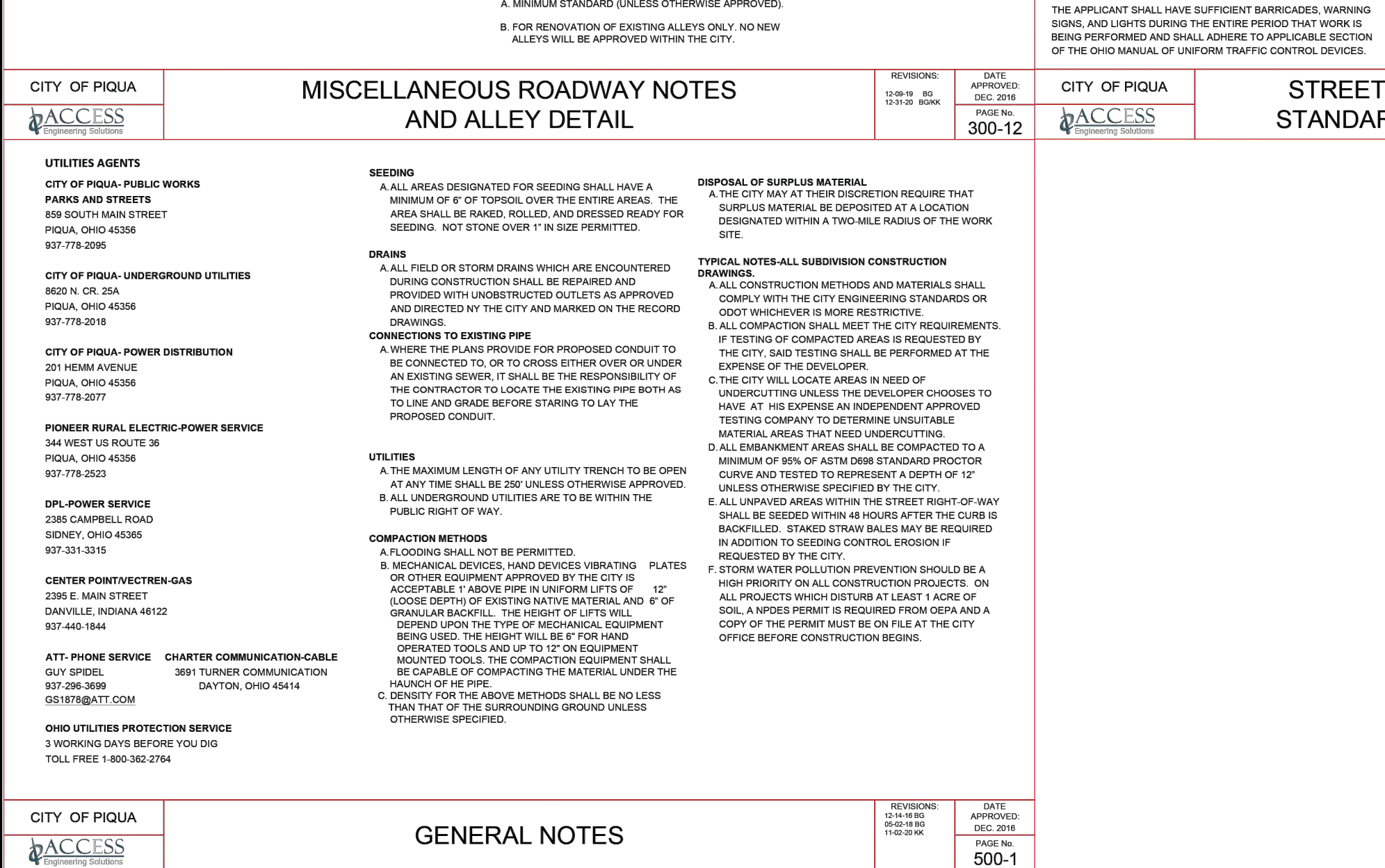
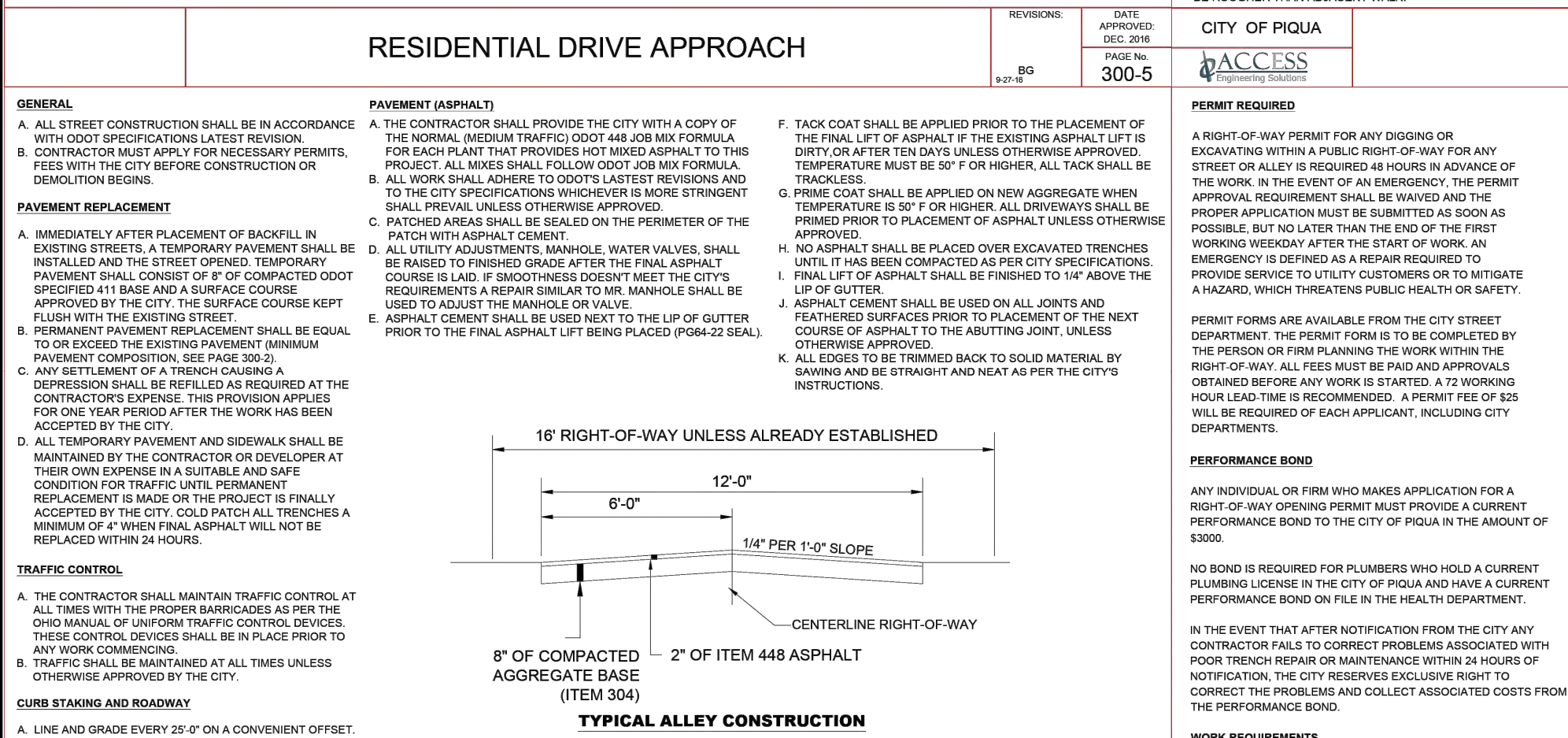
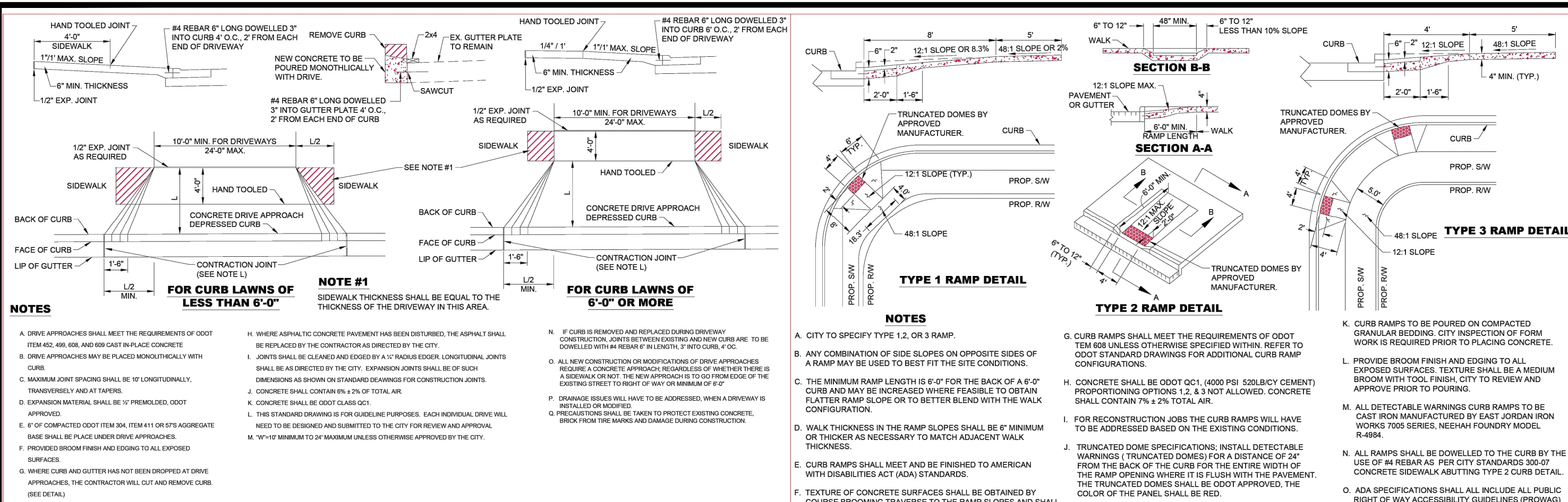
WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2

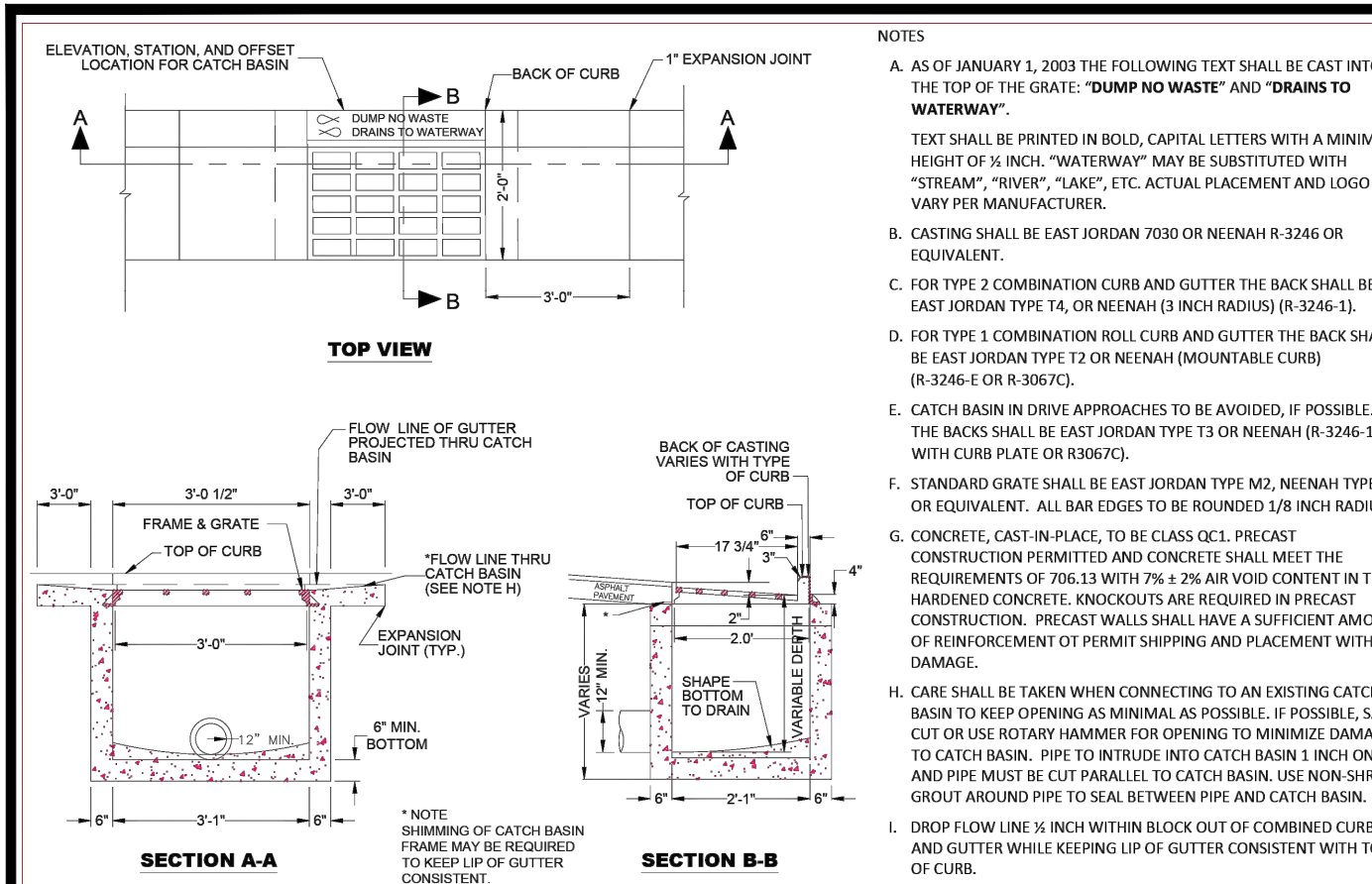
CITY OF PIQUA

GENERAL NOTES

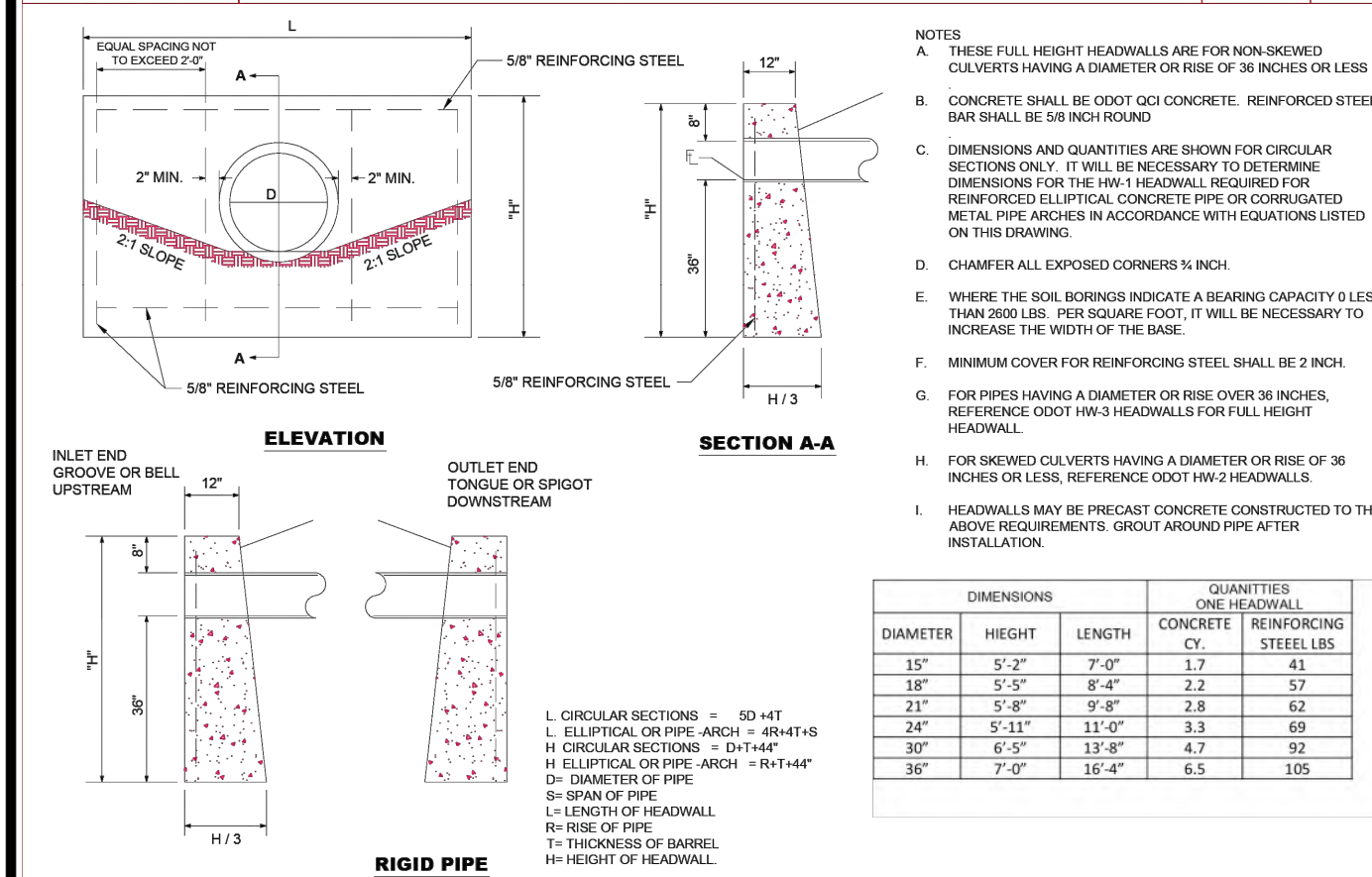
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PROJECT No.	MIAP102502
DATE	03-20-2026
SHEET NUMBER	6 OF 23

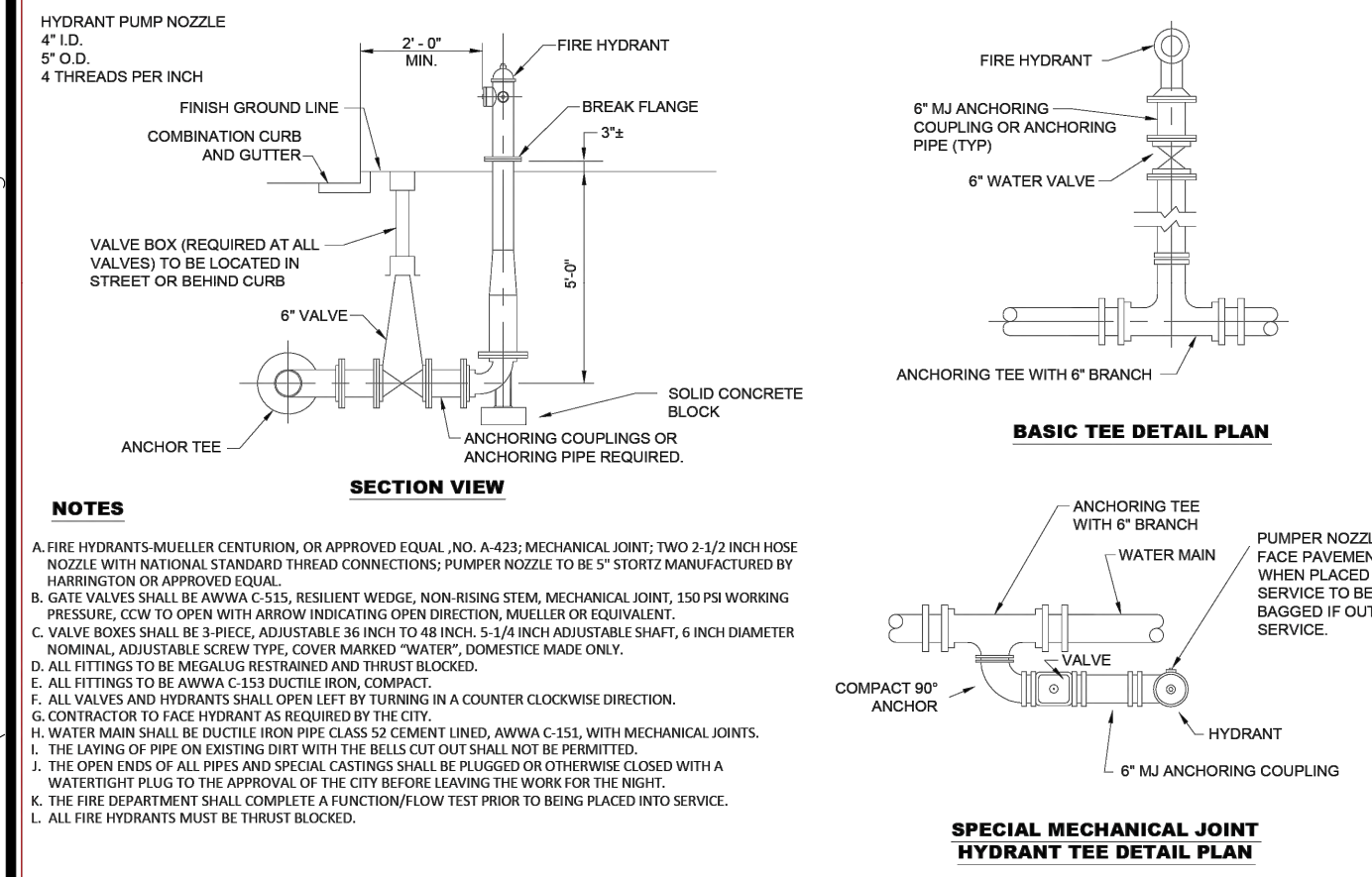




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		PAGE 600	



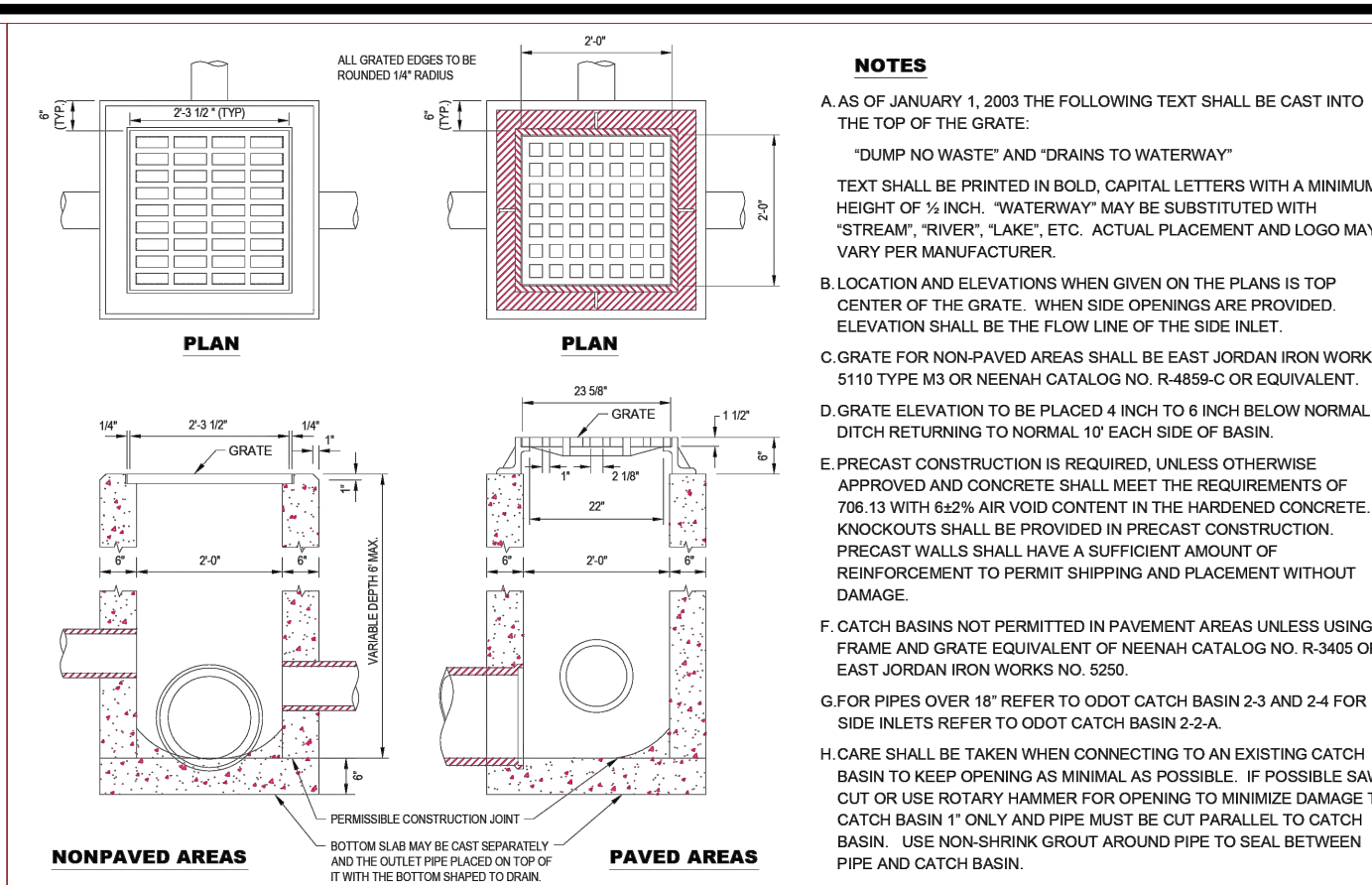
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			PAGE	600
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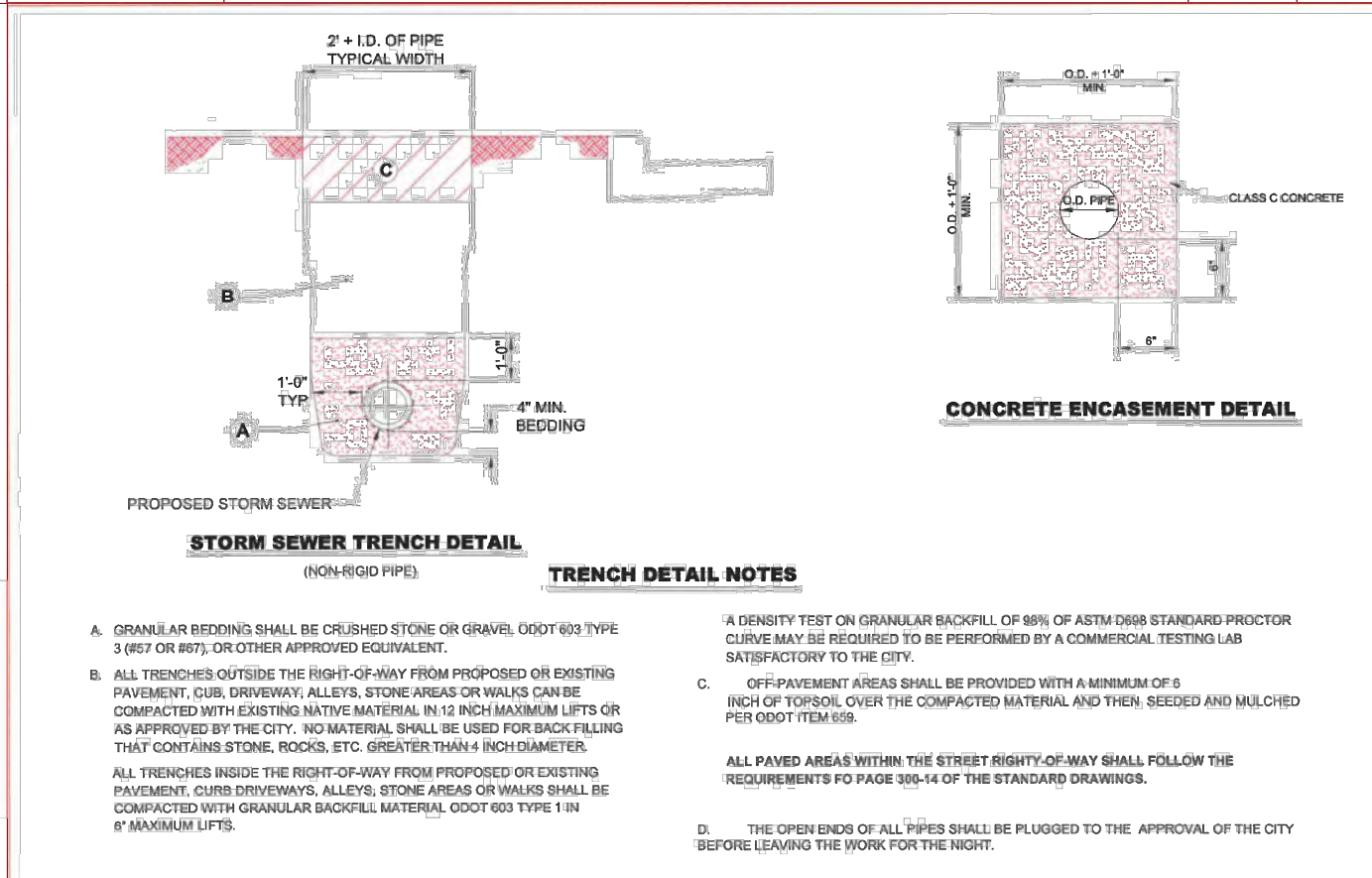
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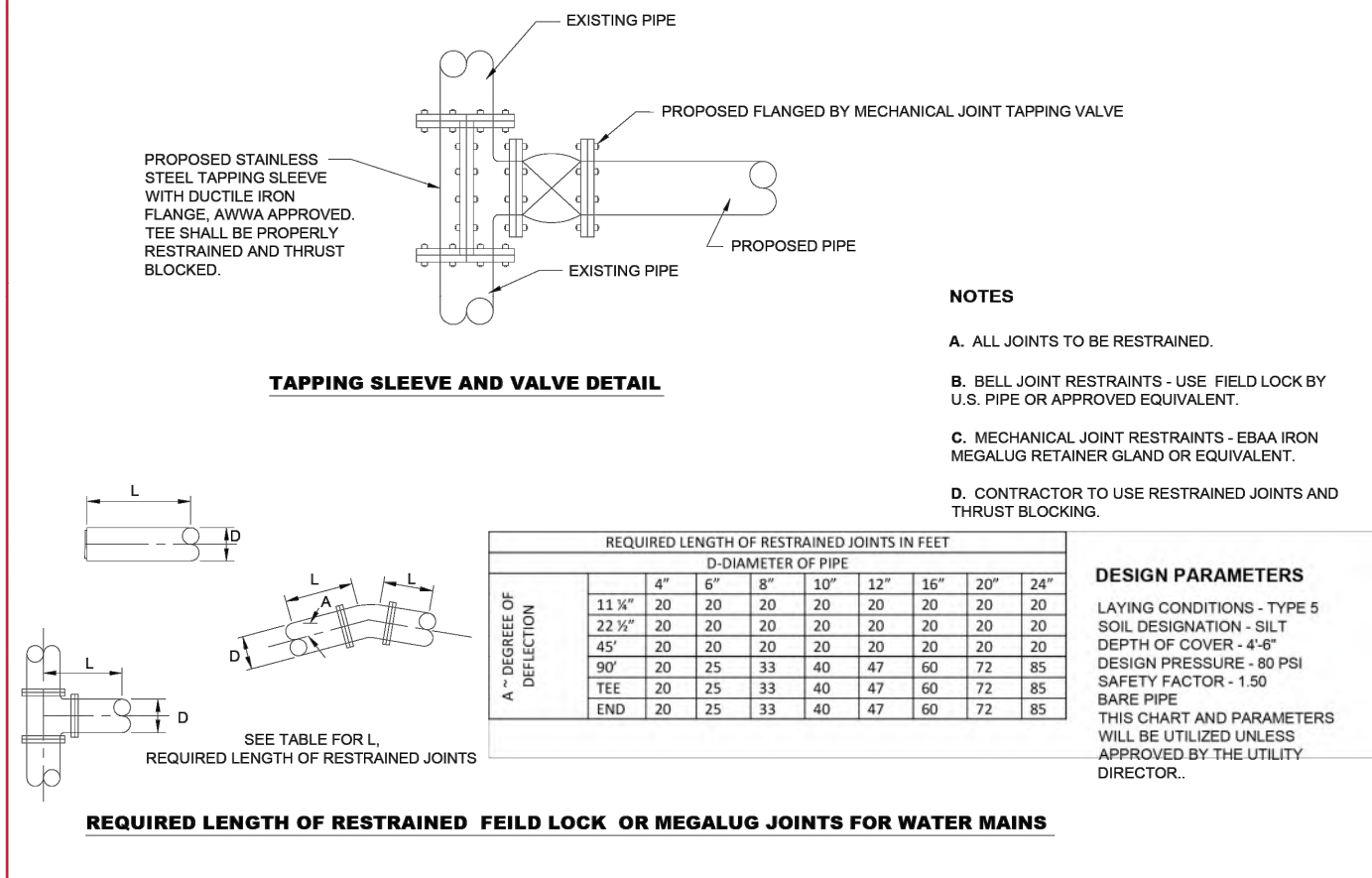
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			PAGE 02-08-17 80	DEC. 2 800



CITY OF PIQUA	TYPE 2-2-B CATCH BASIN	REVISIONS:	DATE APPROVED: DEC. 2011
		12-16-18 BG	PAGE NO. 600-



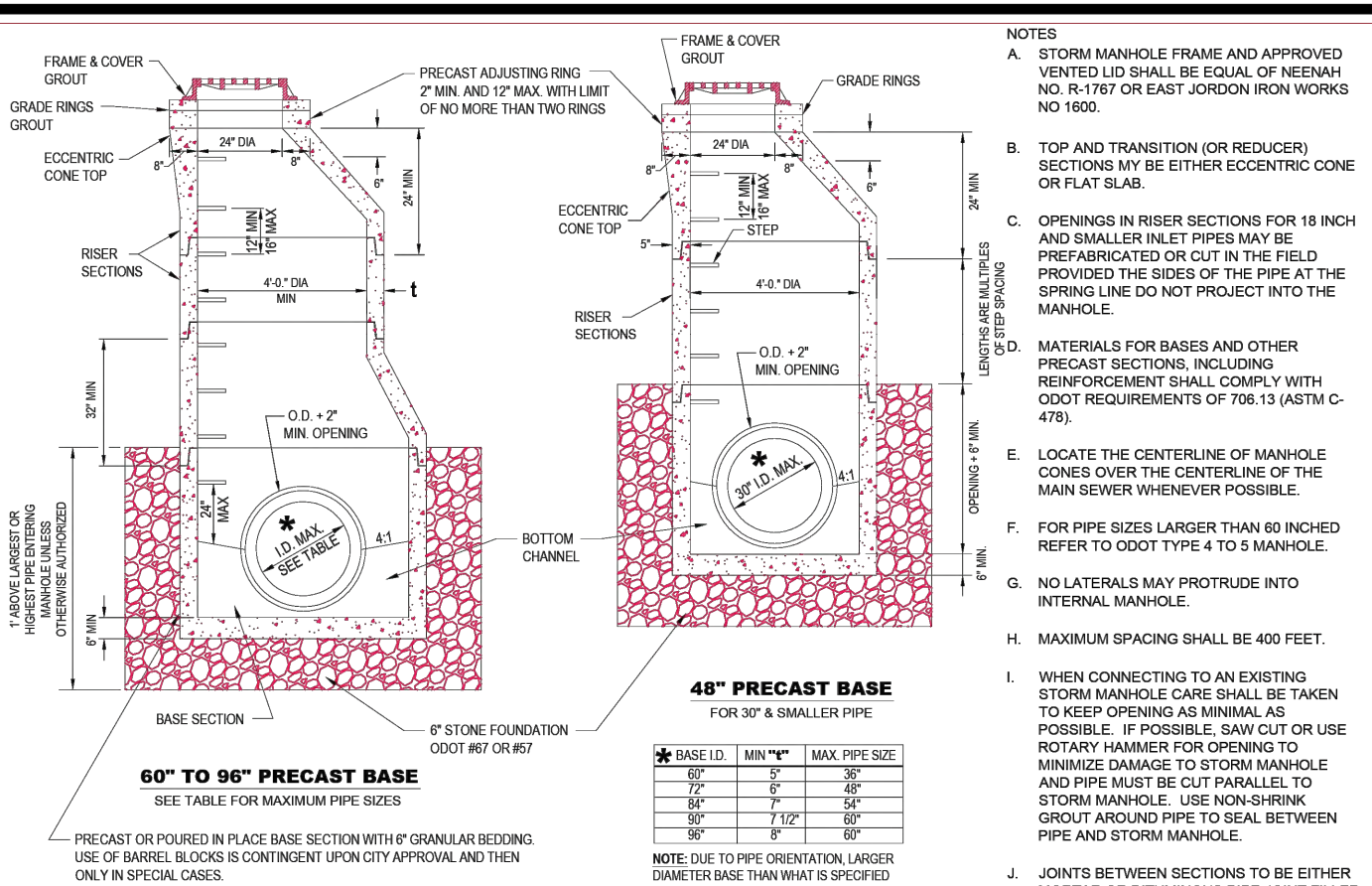
CITY OF PIQUA	STORM SEWER TRENCH DETAILS	REVISION: APPROVED: DEC. 30 PAGE: 1 600-
ACCESS		13-09-18 10



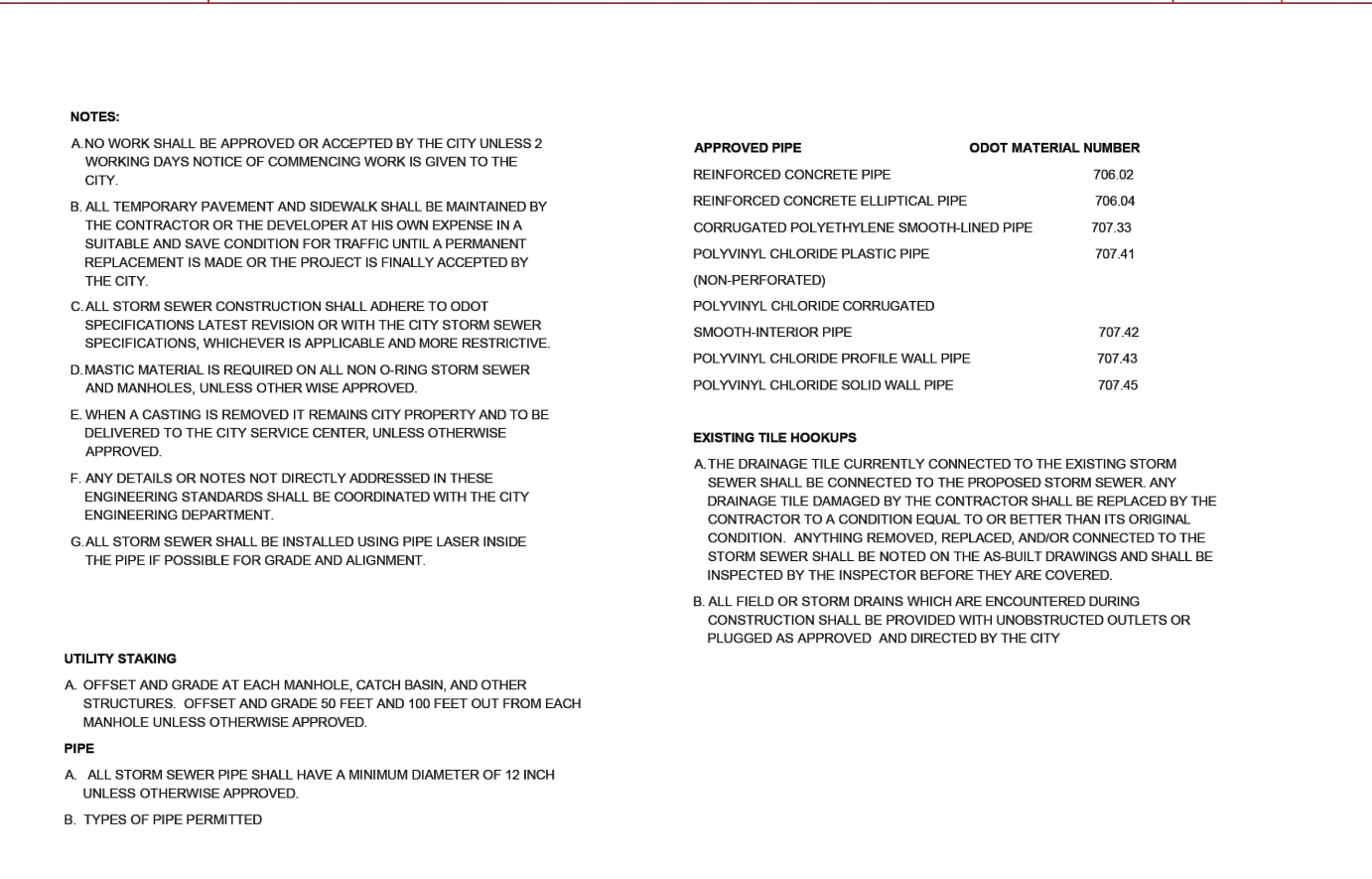
CITY OF PIQUA	RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS	REVISED: _____	APPROVED: _____
		12-27-19 BG	DEC. 2019 PAGE No. 800-

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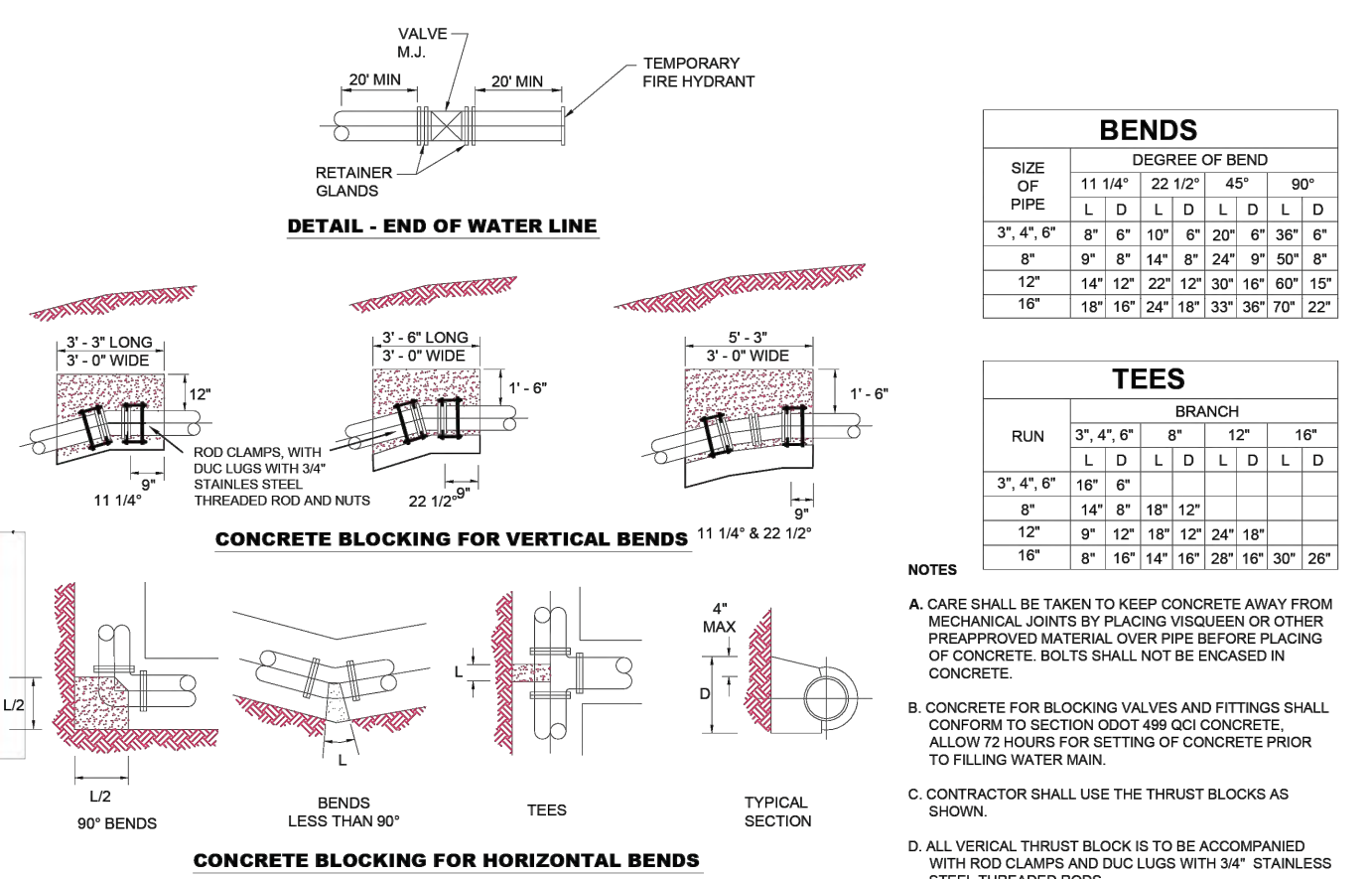
CITY OF PIQUA	MISCELLANEOUS WATER NOTES	REVISIONS:	DATE APPROVE DEC. 2011
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CITY OF PIQUA		TYPE 3 STORM MANHOLE	REVISIONS:	DATE: APPROVED DEC. 2019
			12-18-16 00	PAGE No: 600-5



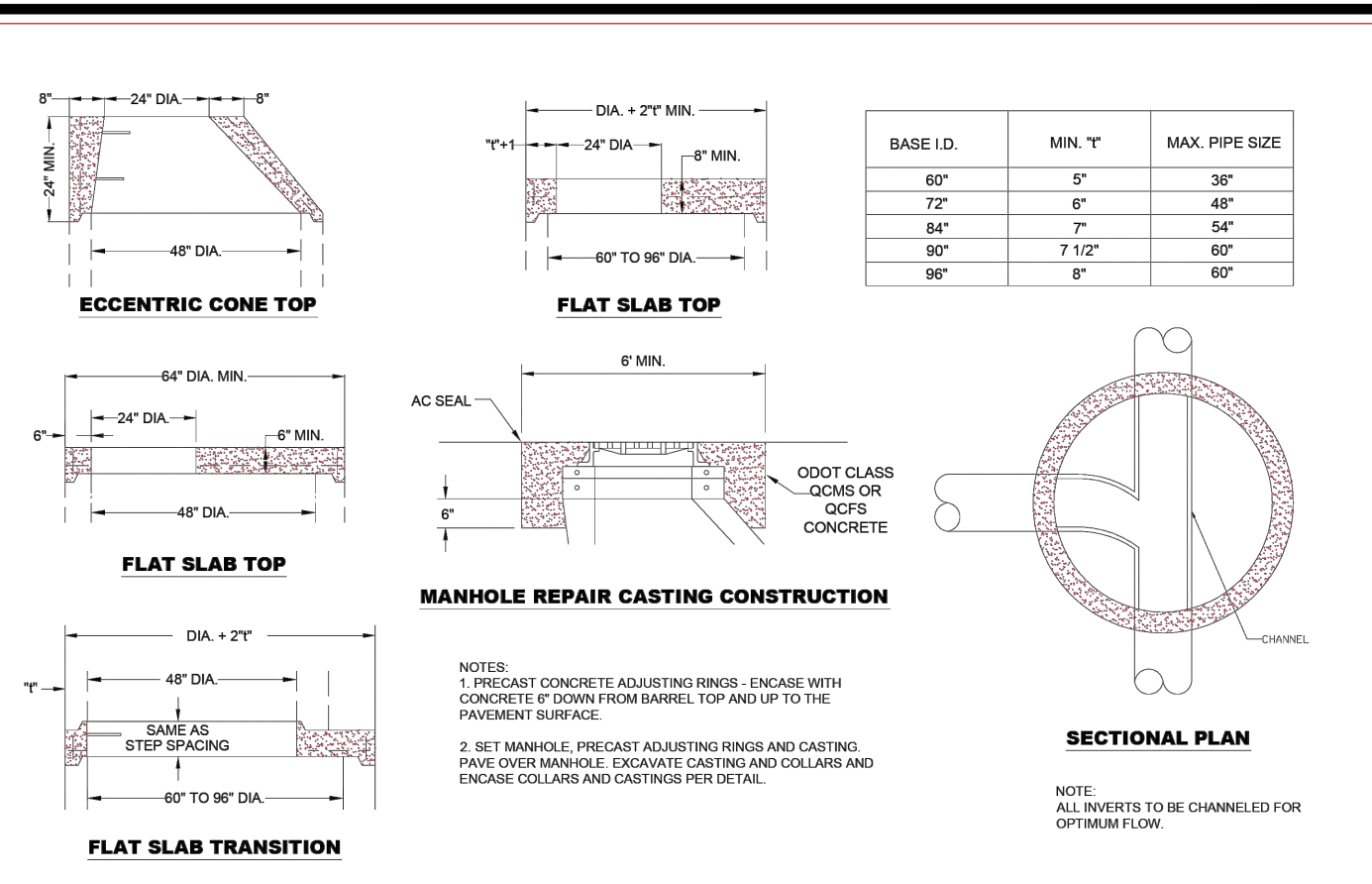
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			PAGE No.	600-10



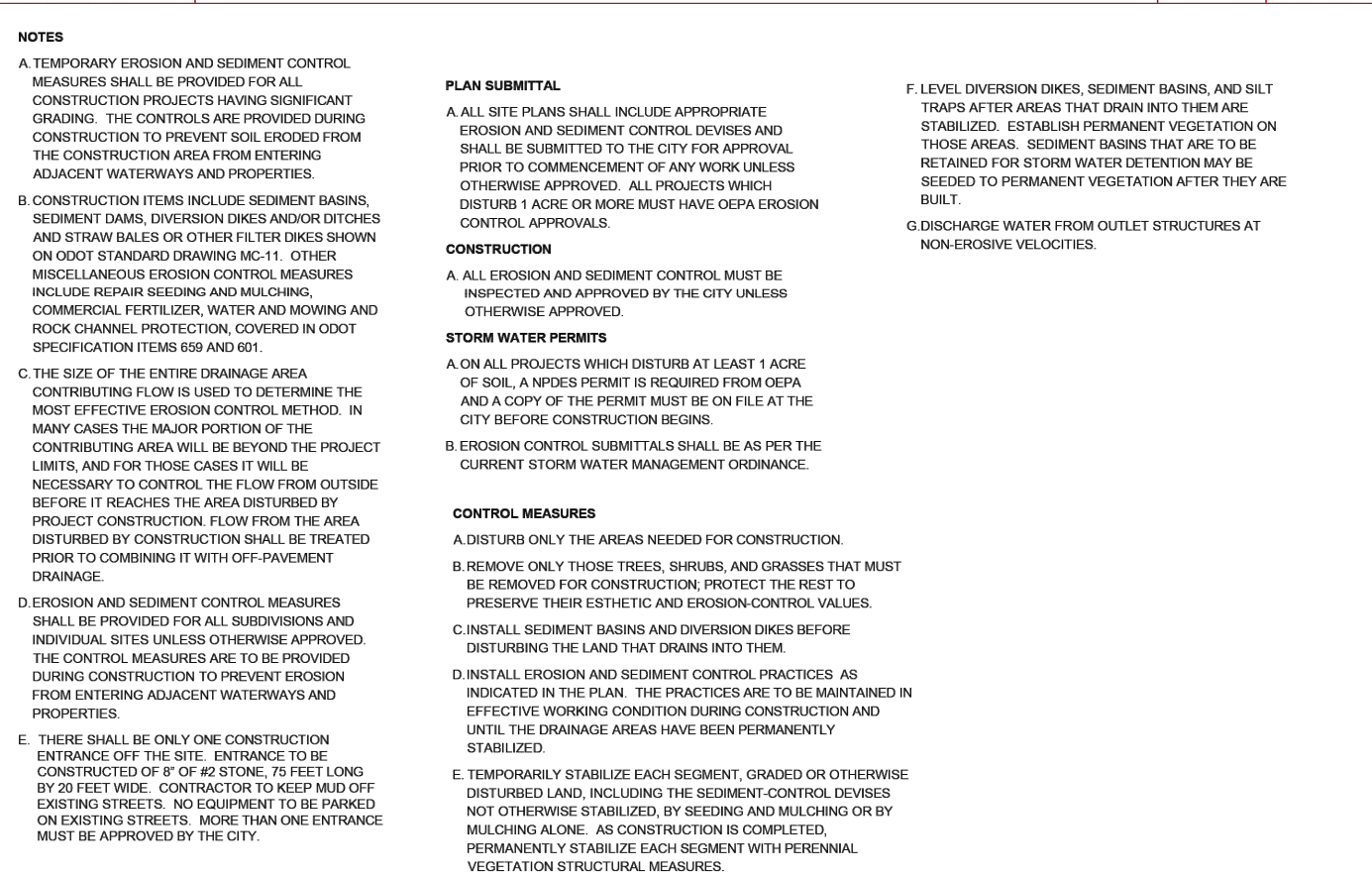
CITY OF PIQUA  ACCESS Engineering Solutions	CONCRETE BLOCKING FOR WATER MAINS	PLATTENBERG APPROVED DEC. 2016 PAGE No. 800-3
		02-06-17 BQ

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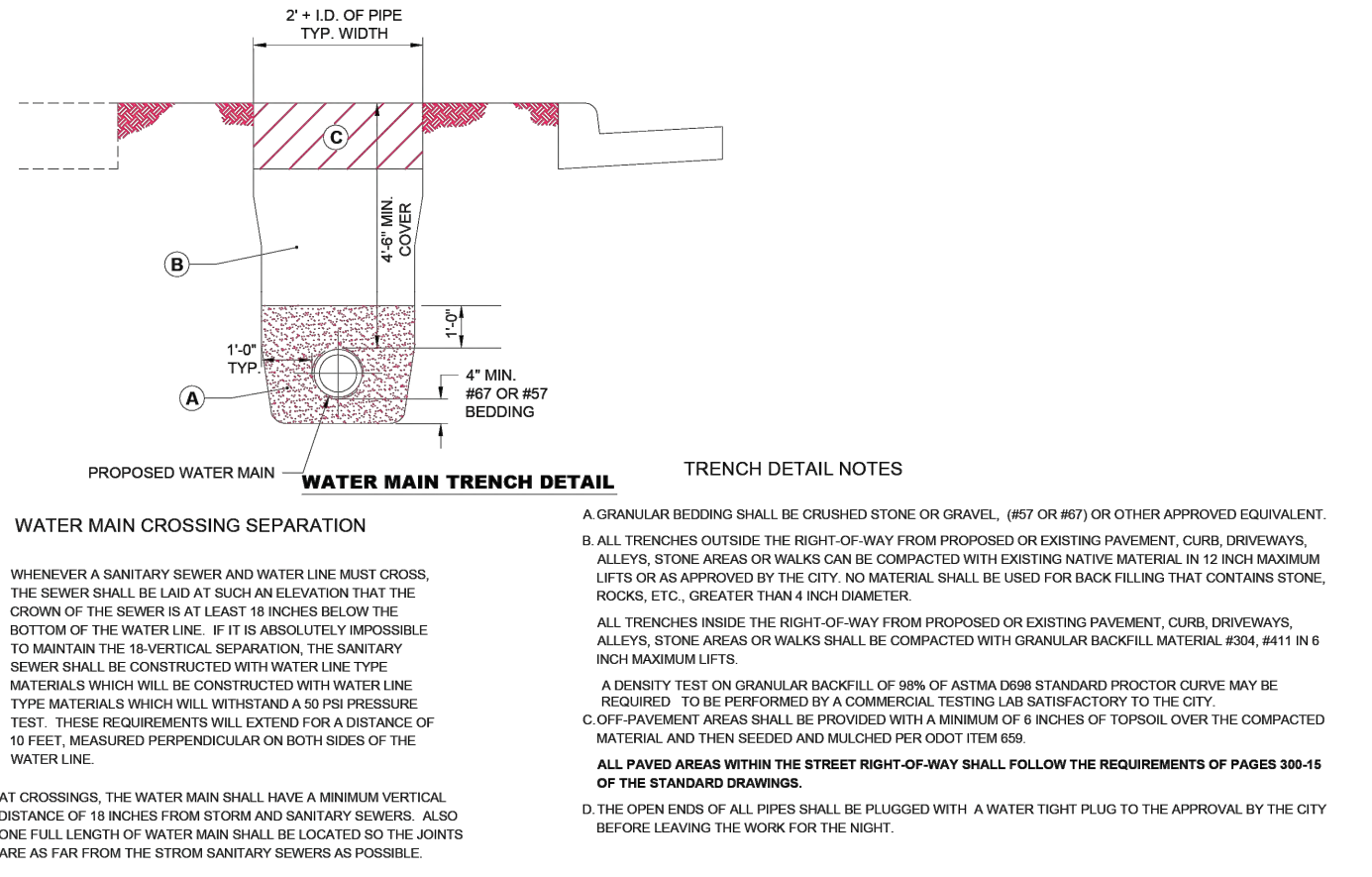
CITY OF PIQUA	3/4" AND 1" METER PIT INSTALLATION	REVISIONS:	DATE
		02.05.17 800	APPROVED
		08.10.18 802	DEC. 2018
		PAGE No.	800-8



CITY OF PIQUA 	TYPE 3 STORM MANHOLE DETAILS	REVISIONS:	DATE APPROVED DEC. 2018
		12-18-18 00	PAGE No. 600-6



CITY OF PIQUA	EROSION CONTROL	REVISIONS:	DATE APPROVED: DEC. 2018
		13-20-18 BD	PAGE No: 600-11



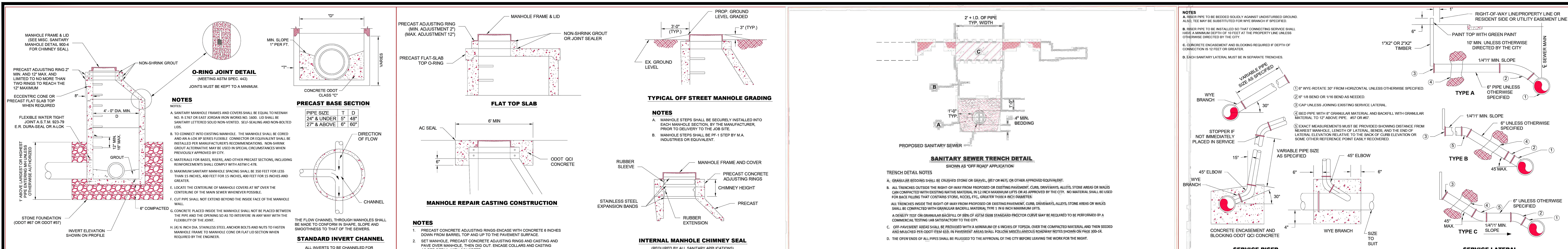
CITY OF PIQUA 	WATER MAIN TRENCH DETAIL	REVISIONS:	APPROVED: DEC. 2016
		12-27-16 BQ	PAGE No: 800-4

1. WATER MAIN
 2. COMPENSATION STOP FORD FS-600E
 3. TYPE "K" COOPER
 4. CURB STOP
 5. CURB BOX 2.5' M E
 6. 10" OF 4" BULLOCK EXTENSION
 7. CONCRETE BULLOCK

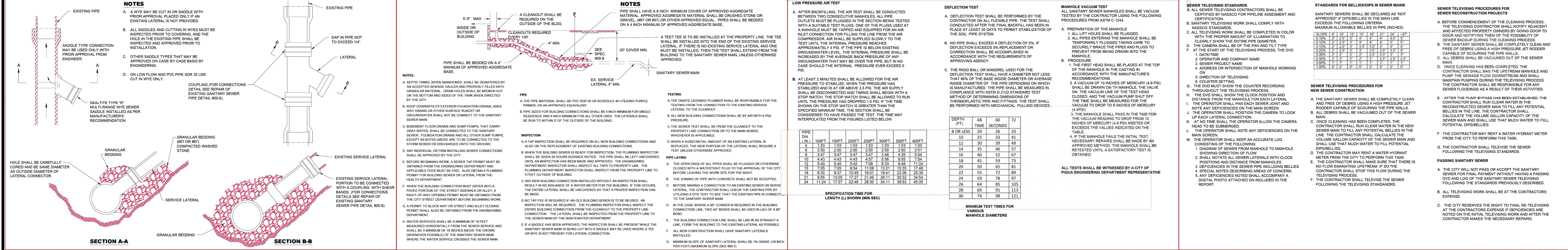
NOTE:
 1. ENSURE CURB BOX IS PLUMB OVER CURB STOP AFTER BACKFILLING AROUND CURB BOX.
 2. CURB BOX FLUSH WITH FINAL GRADE.
 3. COPEX SERVICE LINE IS BE BEDDED AND COVERED WITH NO LESS THAN 12 INCHES OF SAND.

Diagram labels: SIDEWALK, STREET, CURBSTOP, HOUSE, 1, 2, 3, 4, 5, 6, 7, 8.

CITY OF PIQUA 	CURB STOP ASSEMBLY	REVISIONS: 00-04-10 BG	DATE APPROVED: DEC. 2016
		PAGE No: 800-8A	



CITY OF PIQUA		DATE APPROVED DEC-2018 PAGE No. 900-1		CITY OF PIQUA		DATE APPROVED DEC-2018 PAGE No. 900-4		CITY OF PIQUA		DATE APPROVED DEC-2018 PAGE No. 900-5		CITY OF PIQUA		DATE APPROVED DEC-2018 PAGE No. 900-7	
ACCESS Engineering Solutions		12-28-18 883		ACCESS Engineering Solutions		12-28-18 883		ACCESS Engineering Solutions		12-28-18 883		ACCESS Engineering Solutions		12-28-18 883	
TYPE 3 SANITARY MANHOLE				MISCELLANEOUS SANITARY MANHOLE DETAILS				SANITARY SEWER TRENCH DETAIL				SERVICE RISER AND SERVICE LATERAL FOR NEW CONSTRUCTION ONLY			

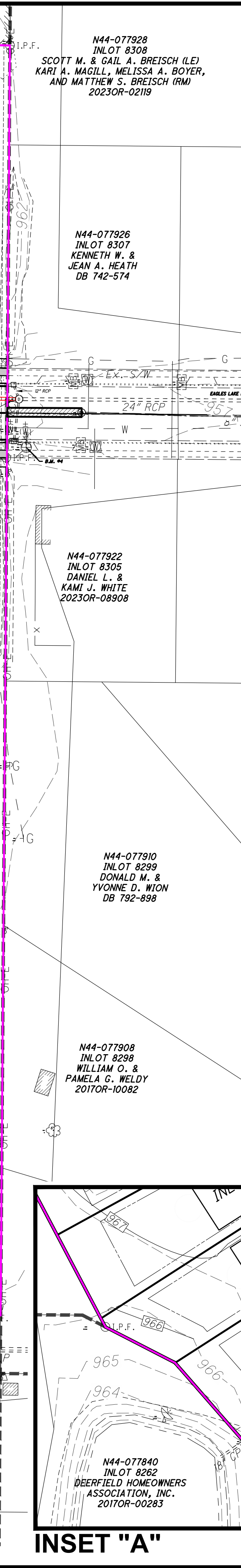


CITY OF PIQUA		SANITARY SEWER SADDLE DETAILS		REVISIONS:	DATE APPROVED DEC. 2018	CITY OF PIQUA	BUILDING CONNECTION DETAIL		REVISIONS:	DATE APPROVED DEC. 2018	CITY OF PIQUA	SANITARY SEWER TESTING NOTES		REVISIONS:	DATE APPROVED DEC. 2018	CITY OF PIQUA	SANITARY SEWER TELEVISION STANDARDS		REVISIONS:	DATE APPROVED DEC. 2018	CITY OF PIQUA
				12-28-19-B	PAGE No. 900-8				12-28-19-B	900-10				12-28-19-B	900-11				12-28-19-B	900-12	



CITY OF PIQUA	MISCELLANEOUS SANITARY SEWER NOTES	REVISIONS:	DATE APPROVED DEC. 2016
		12-30-16 RG	PAGE No. 900-13





LEGEND

GP = CONTRACTOR GARAGE PAD ELEVATION

—830— EXISTING CONTOURS

~~830~~ PROPOSED CONTOURS

—●— PROPOSED STORM SEWER

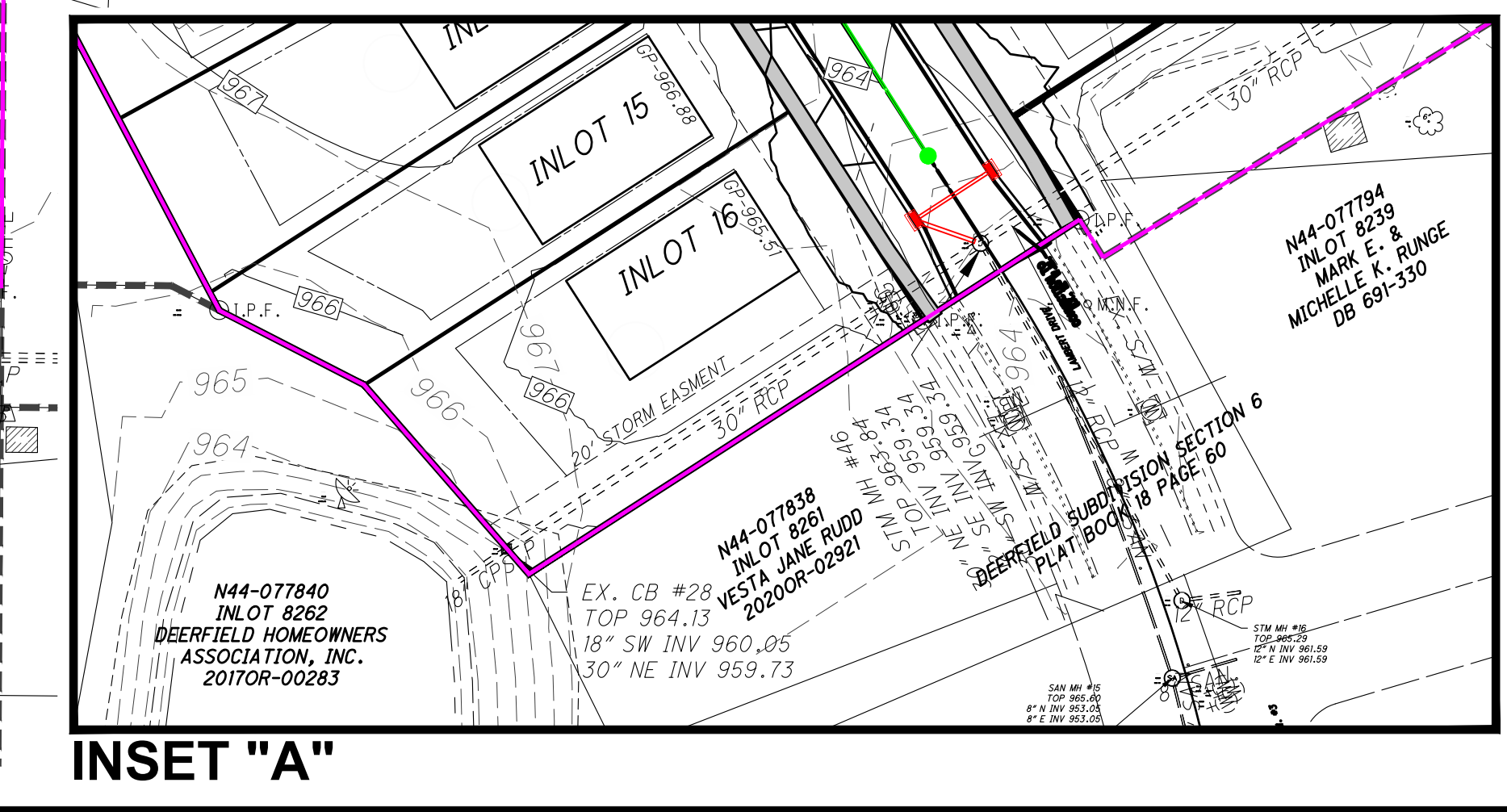
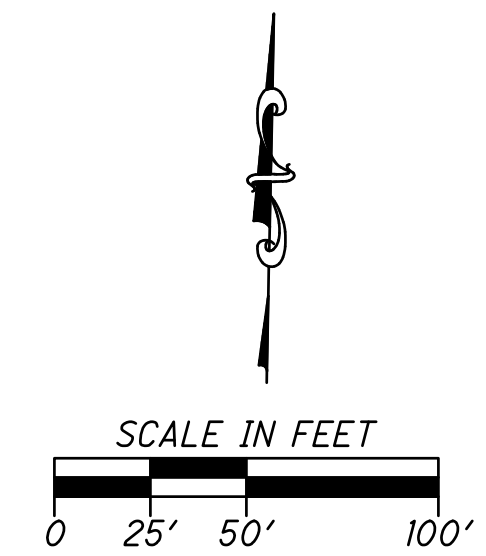
===== PROPOSED EDGE PAVEMENT

===== PROPOSED CURB

~~~~~ EMERGENCY FLOOD ROUTE

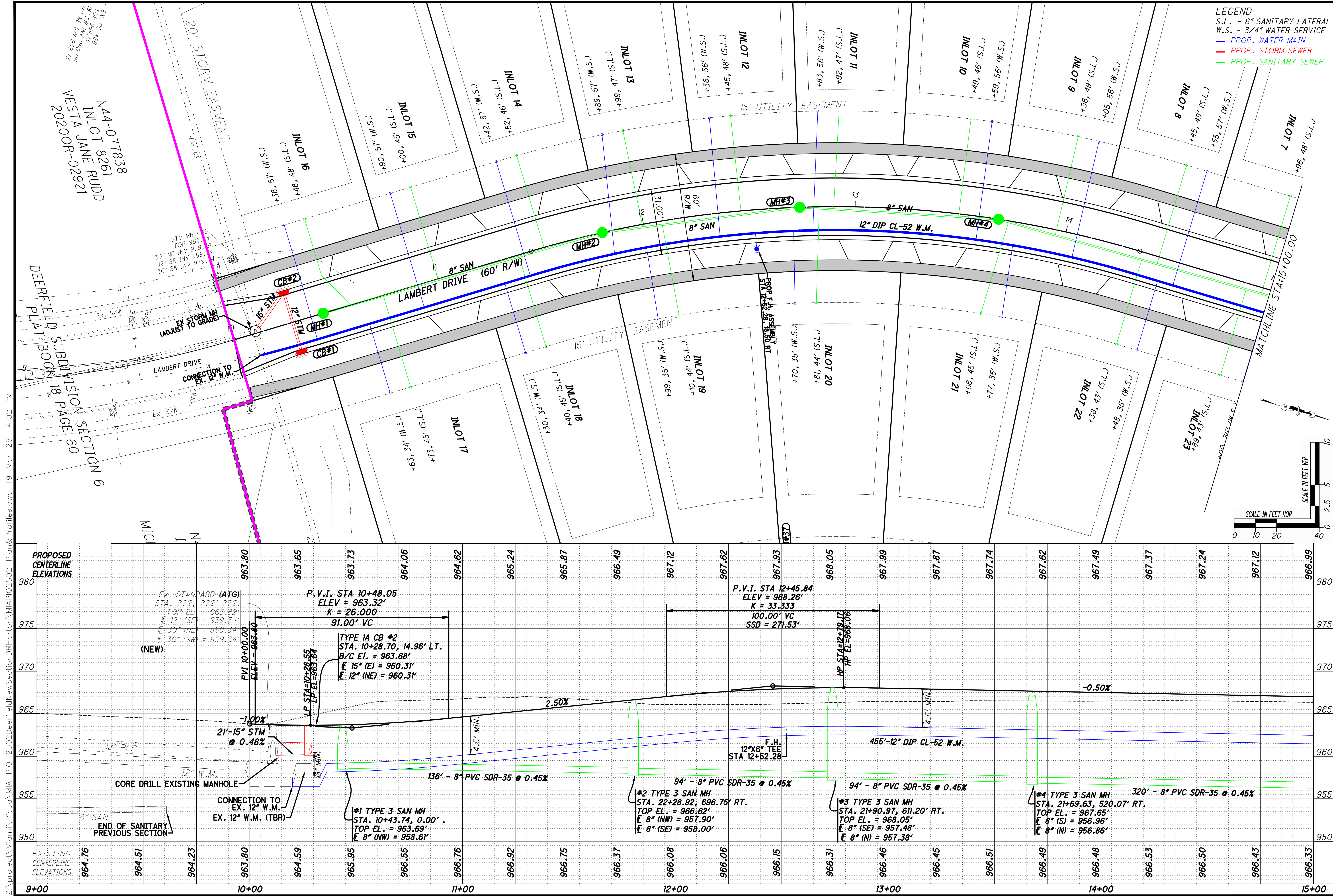
—●— CLEARING LIMITS

← FLOW ARROW





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**CITY OF PIQUA**  
**LAMBERT DRIVE - PLAN & PROFILE**

REVISIONS:

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| DRAWN BY |
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| SJC      |

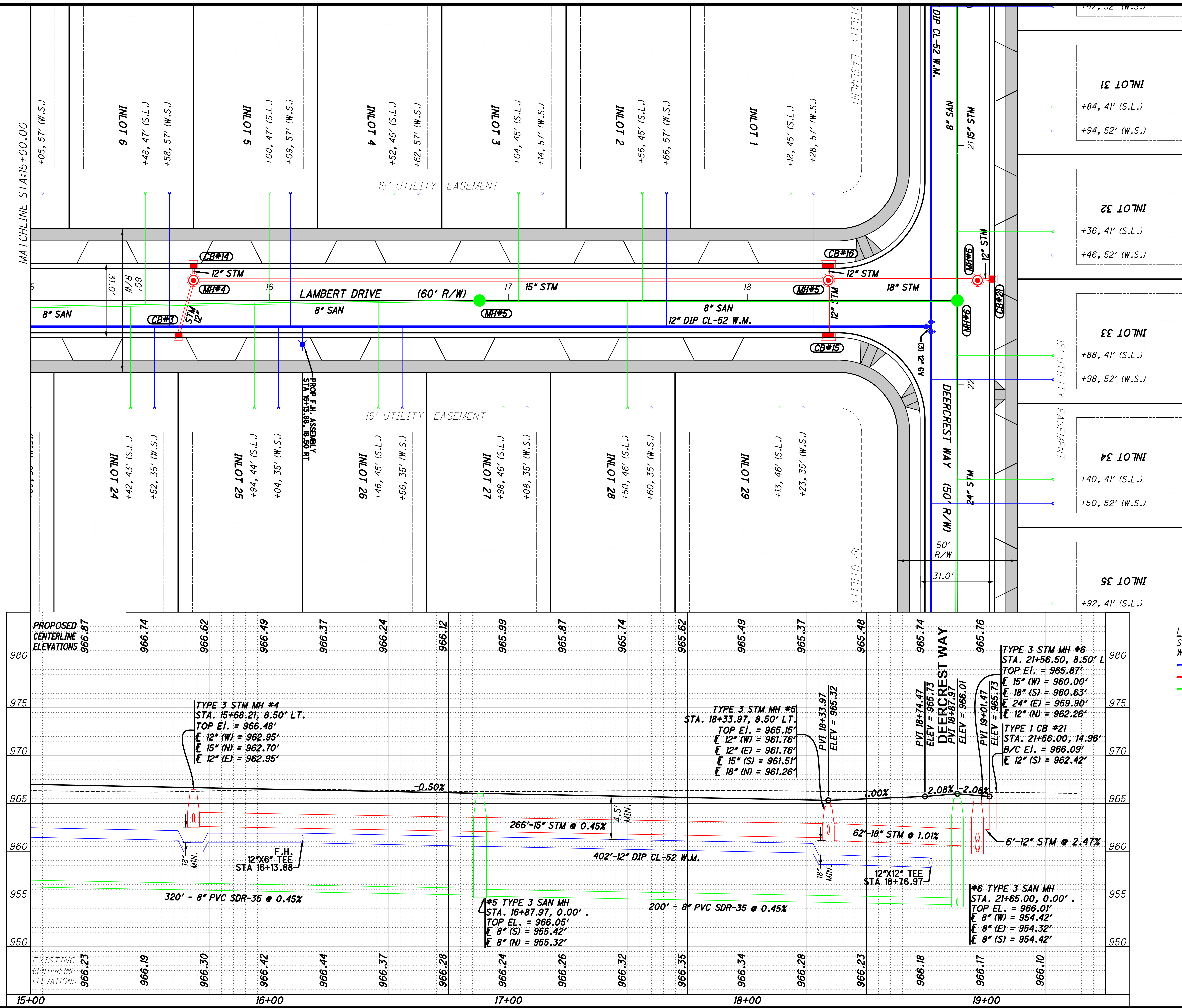
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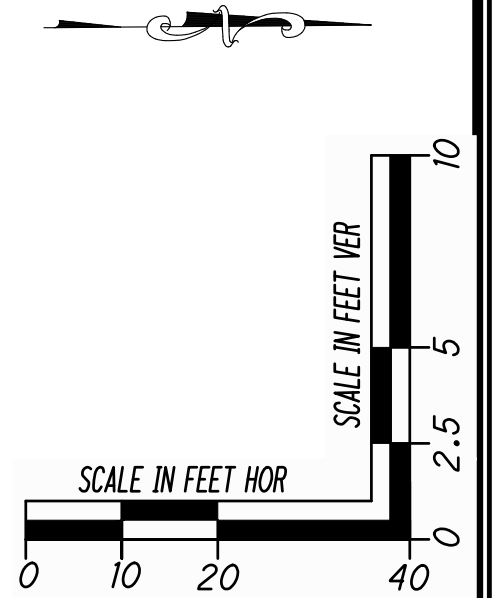
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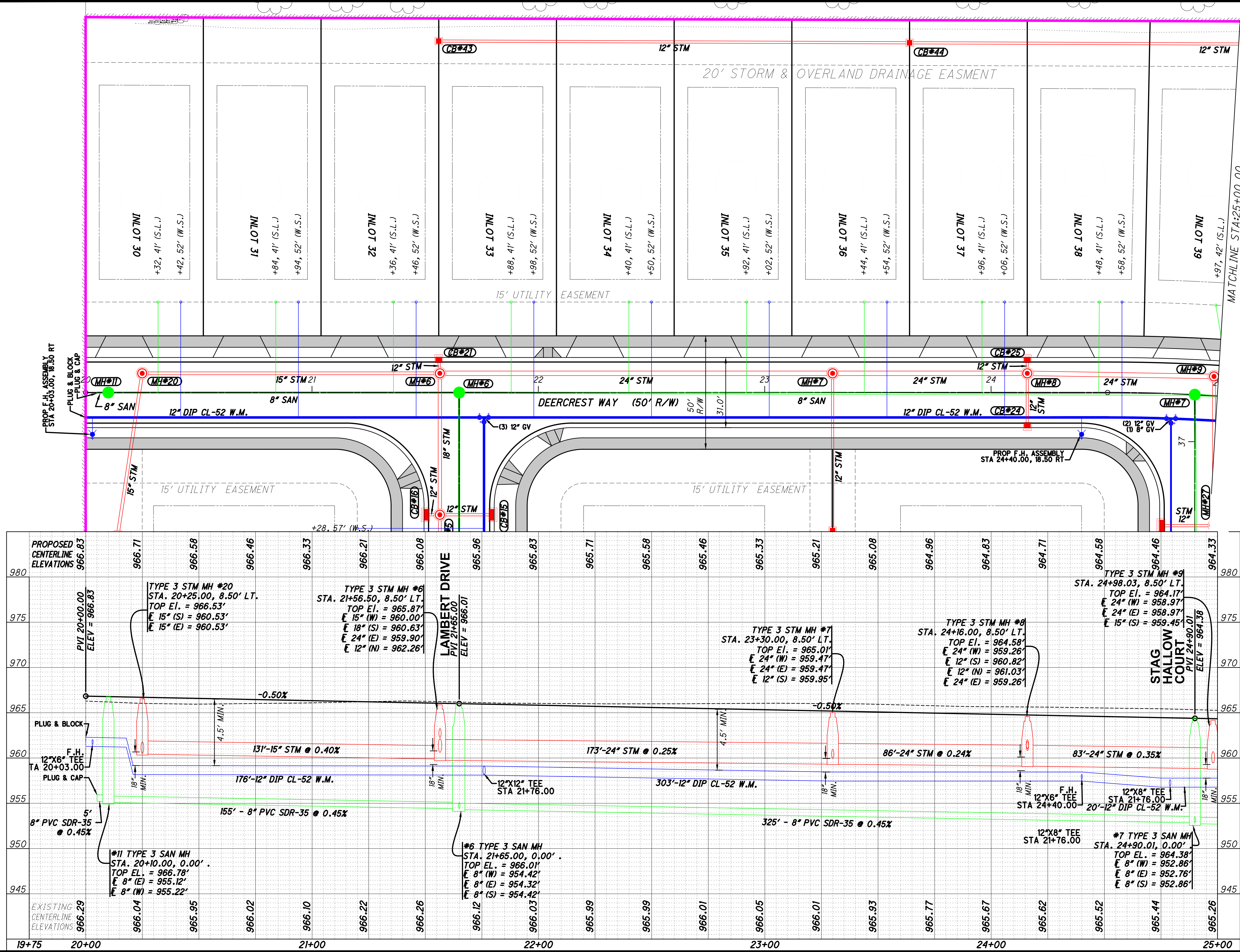


LEGEND  
S.L. - 6" SANITARY LATERAL  
W.S. - 3/4" WATER SERVICE  
— PROP. WATER MAIN  
— PROP. STORM SEWER  
— PROP. SANITARY SEWER

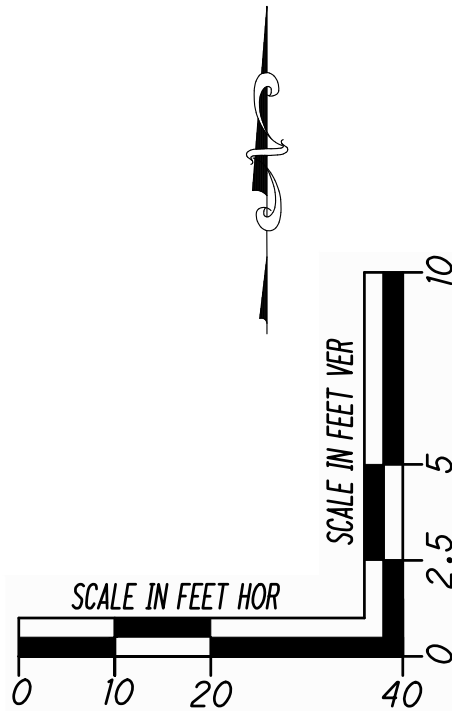




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LEGEND  
S.L. - 6" SANITARY LATERAL  
W.S. - 3/4" WATER SERVICE  
— PROP. WATER MAIN  
— PROP. STORM SEWER  
— PROP. SANITARY SEWER



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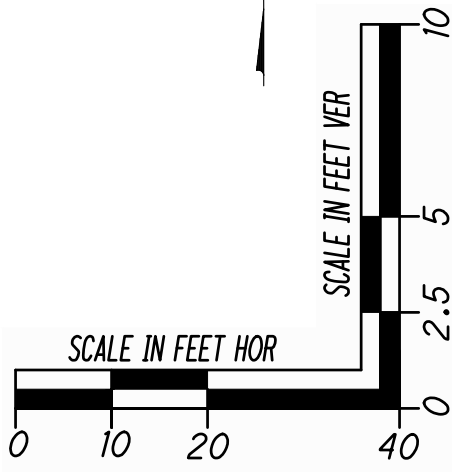
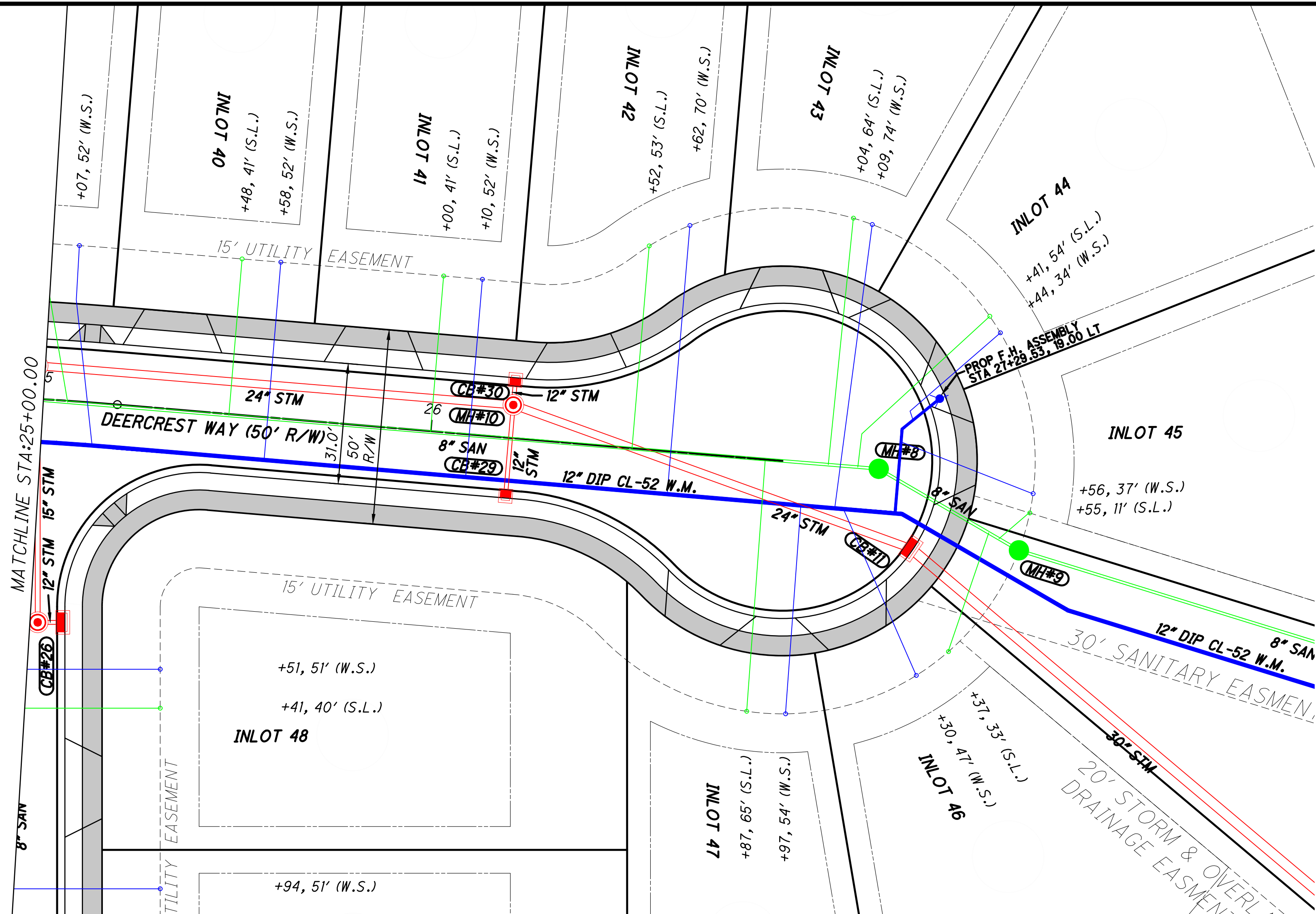
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CITY OF PIQUA  
DEERCREST WAY - PLAN & PROFILE

REVISIONS:

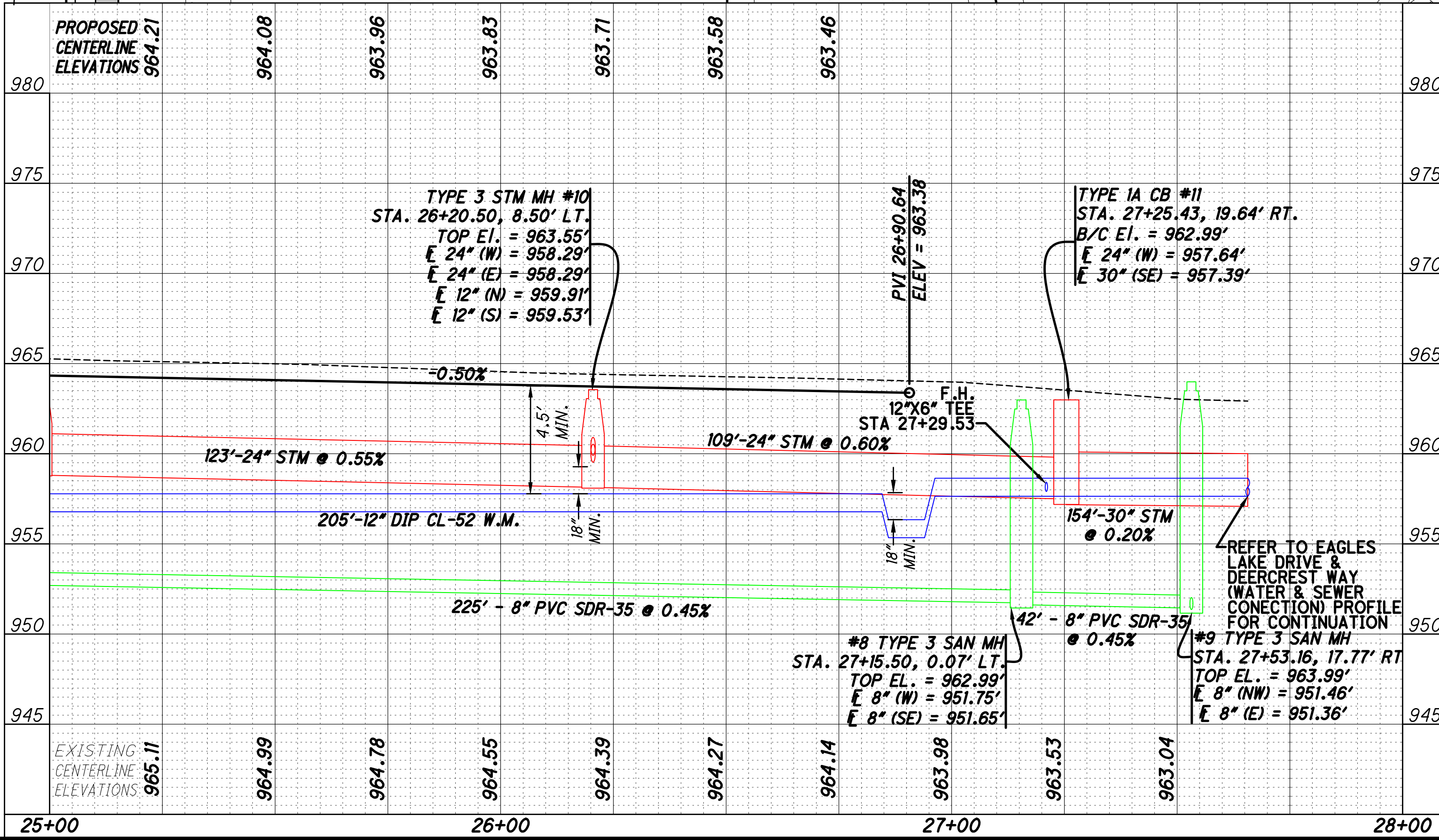
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LEGEND  
S.L. - 6" SANITARY LATERAL  
W.S. - 3/4" WATER SERVICE  
— PROP. WATER MAIN  
— PROP. STORM SEWER  
— PROP. SANITARY SEWER





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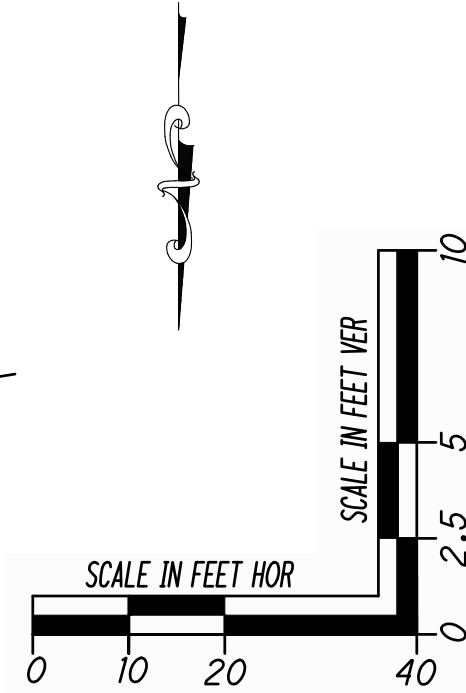
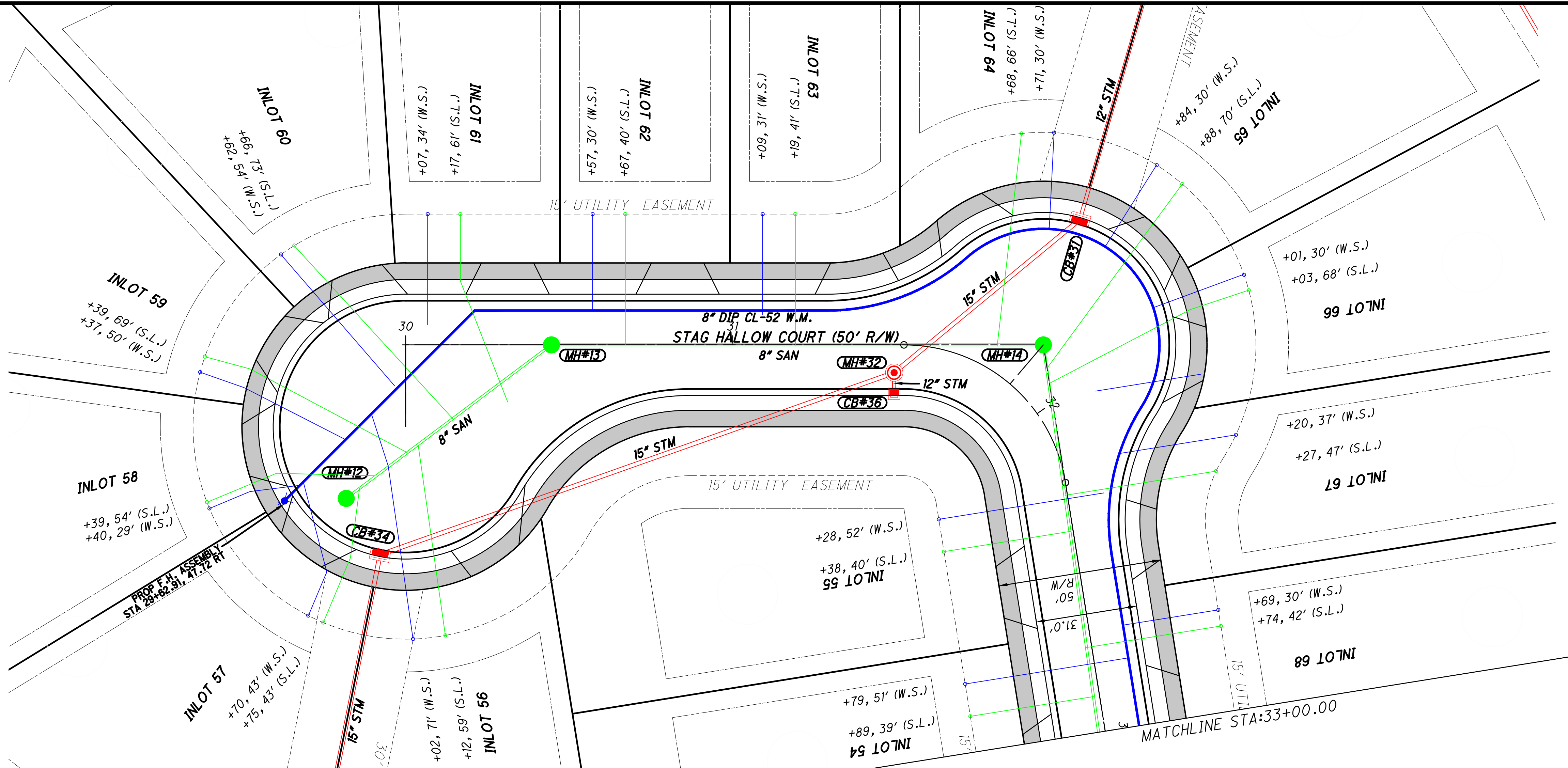
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CITY OF PIQUA  
DEERCREST WAY - PLAN & PROFILE

REVISIONS:

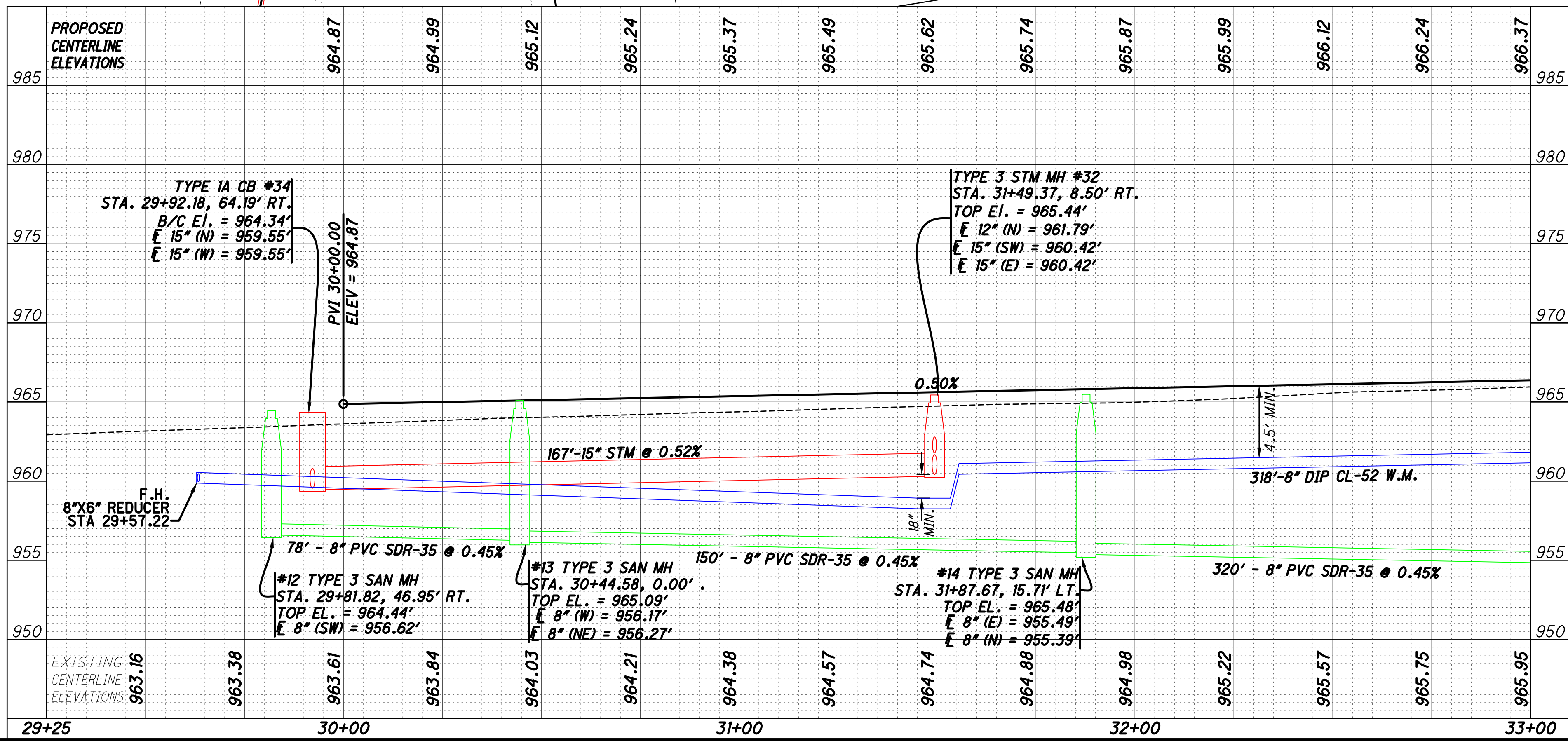
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| SHEET NUMBER | 15 OF 23   |



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**LEGEND**  
S.L. - 6" SANITARY LATERAL  
W.S. - 3/4" WATER SERVICE  
— PROP. WATER MAIN  
— PROP. STORM SEWER  
— PROP. SANITARY SEWER





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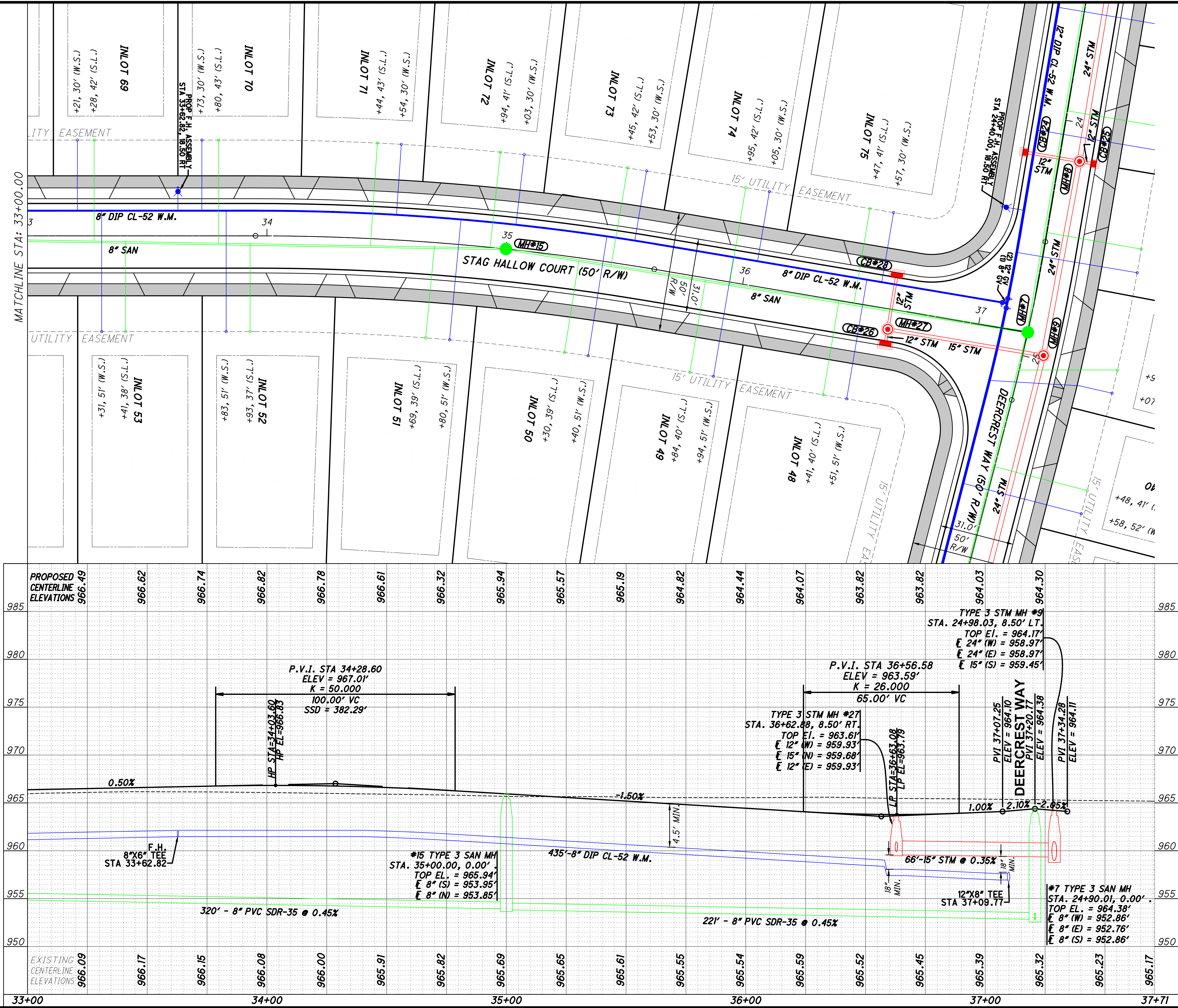
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**CITY OF PIQUA**  
**STAG HALLOW COURT - PLAN & PROFILE**

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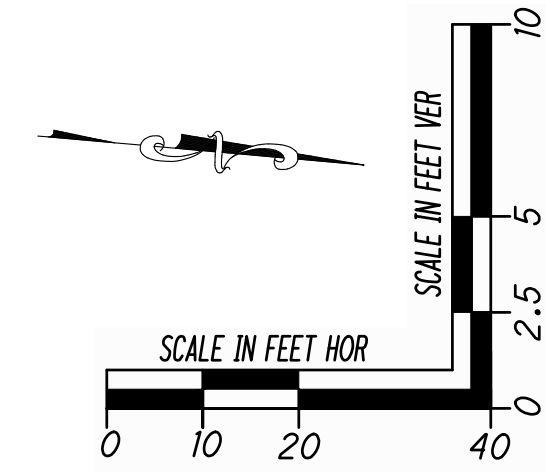
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LEGEND  
S.L. - 6" SANITARY LATERAL  
W.S. - 3/4" WATER SERVICE  
— PROP. WATER MAIN  
— PROP. STORM SEWER  
— PROP. SANITARY SEWER



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CITY OF PIQUA

STAG HALLOW COURT - PLAN & PROFILE

REVISIONS:

FILE NAME  
Plan&

DRAWN BY  
SJC

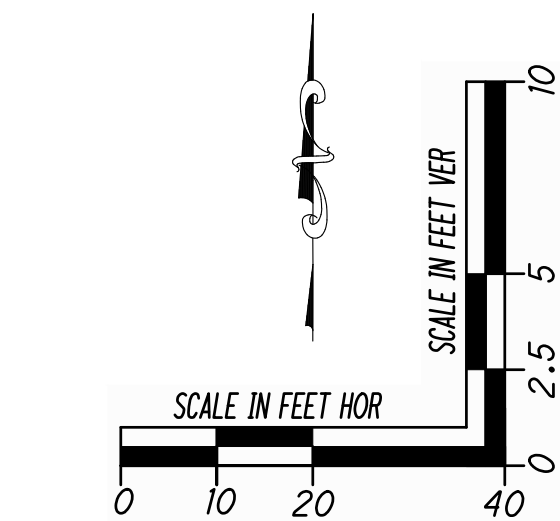
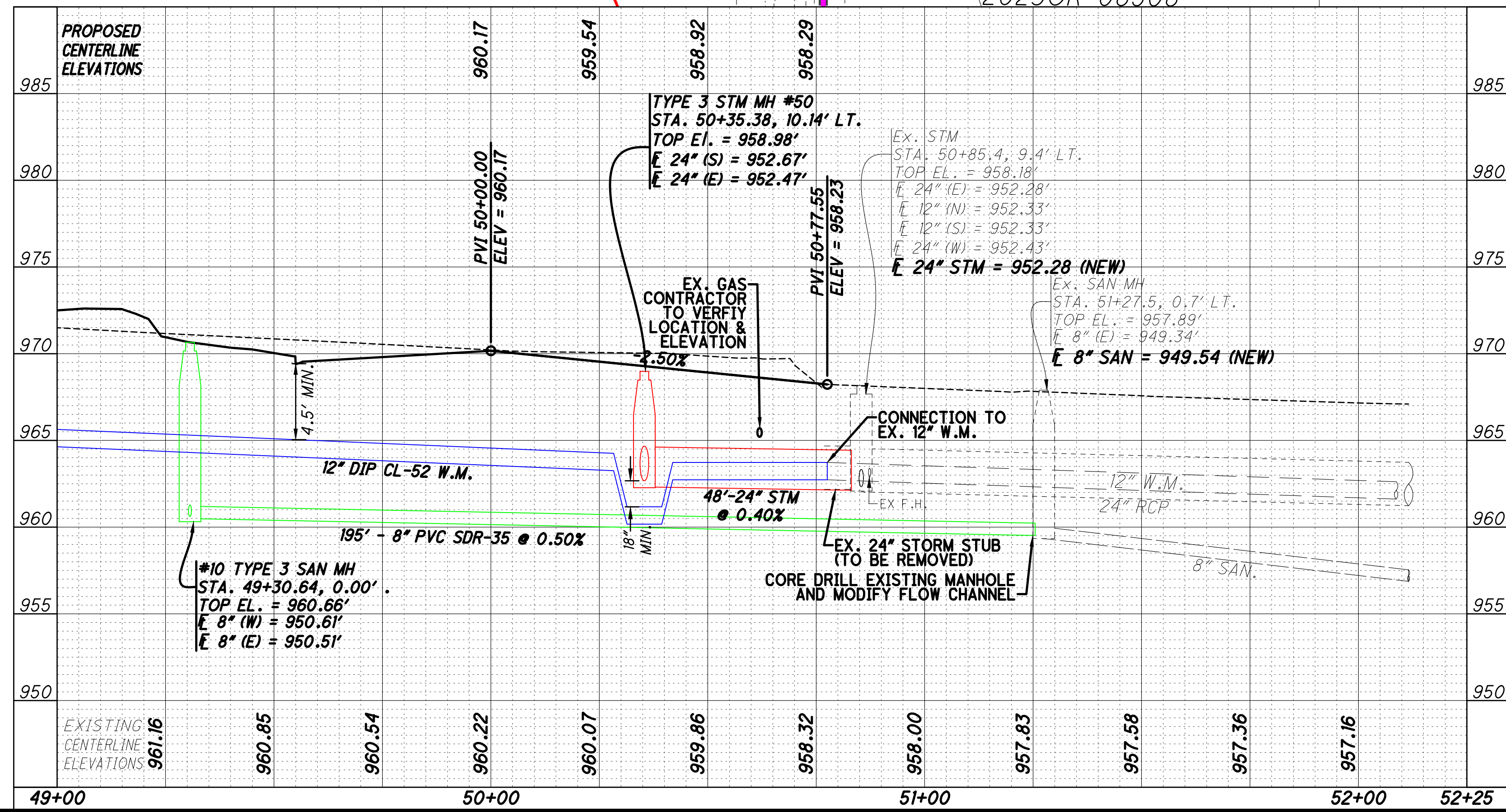
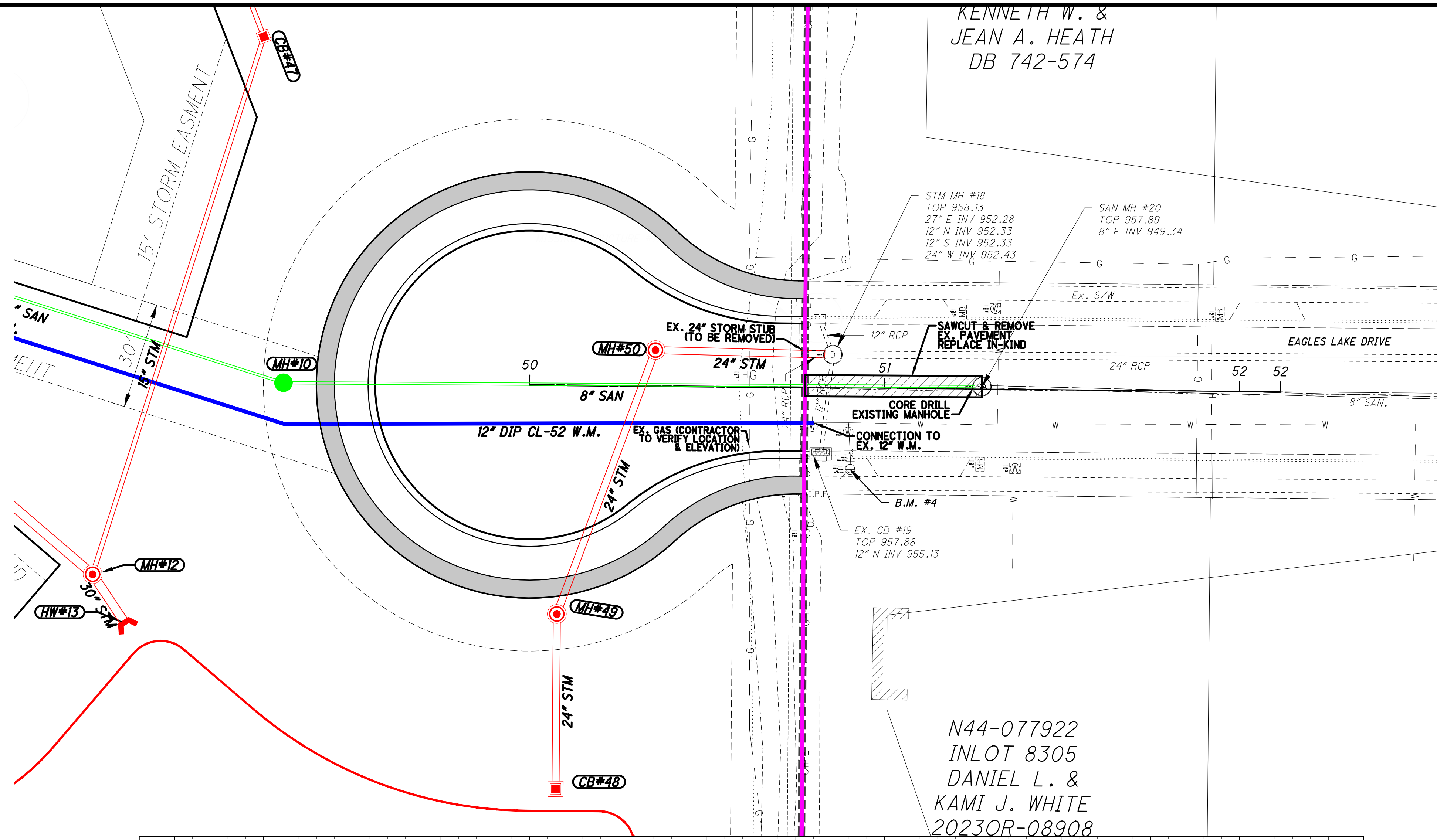
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DATE  
03-20-2026

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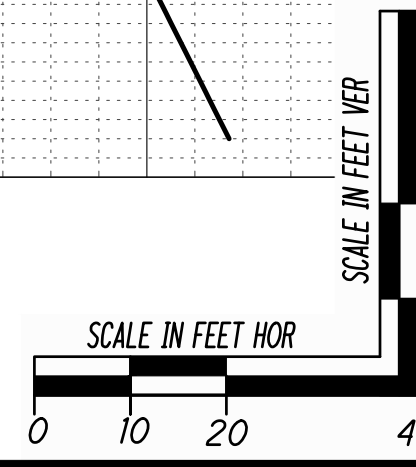
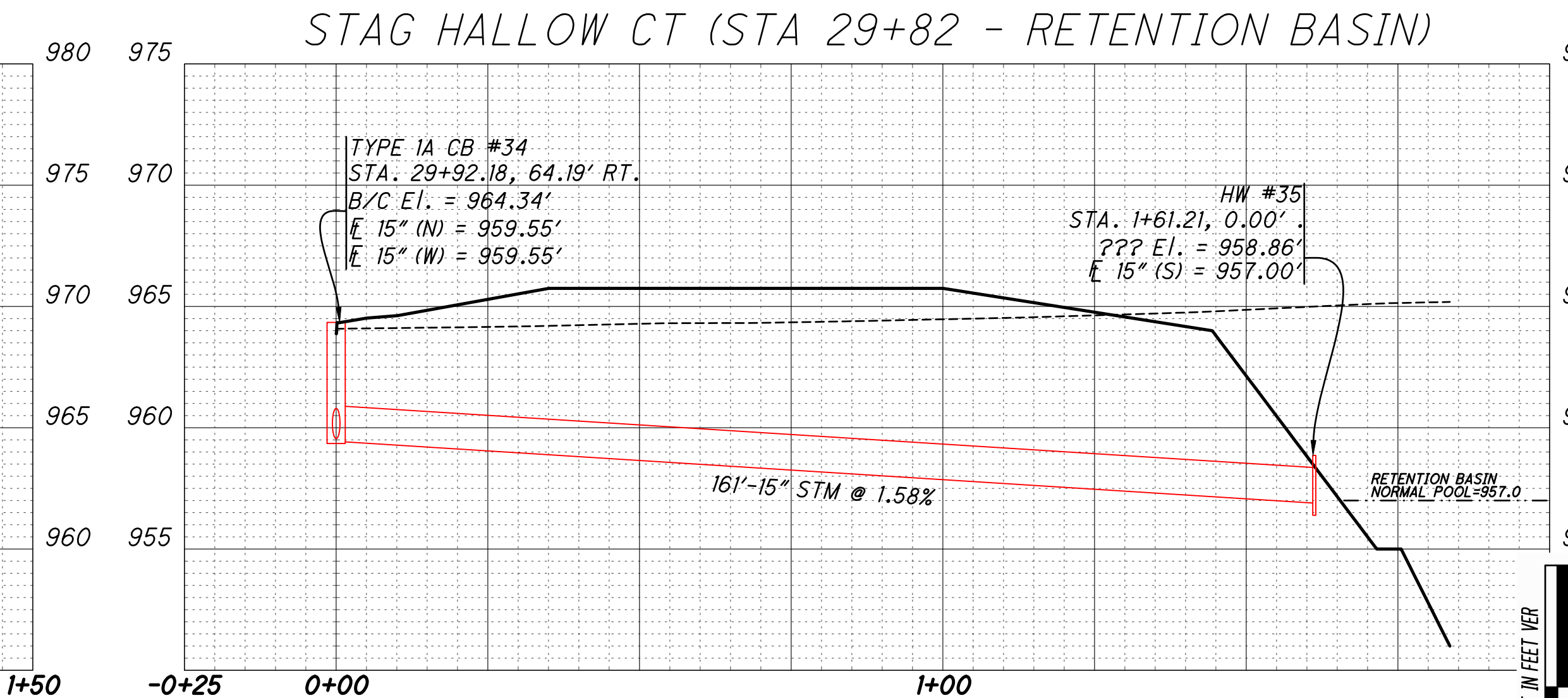
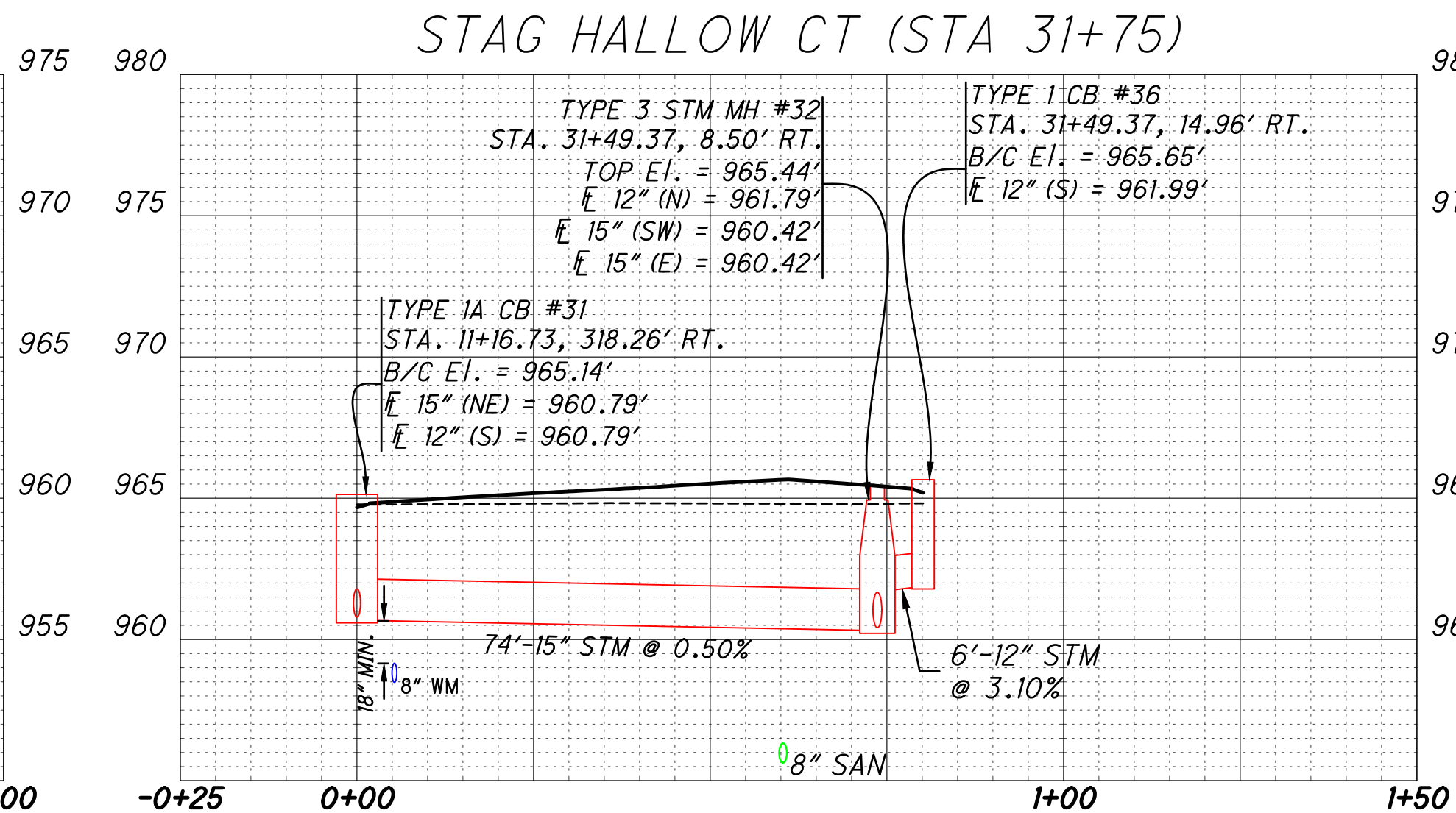
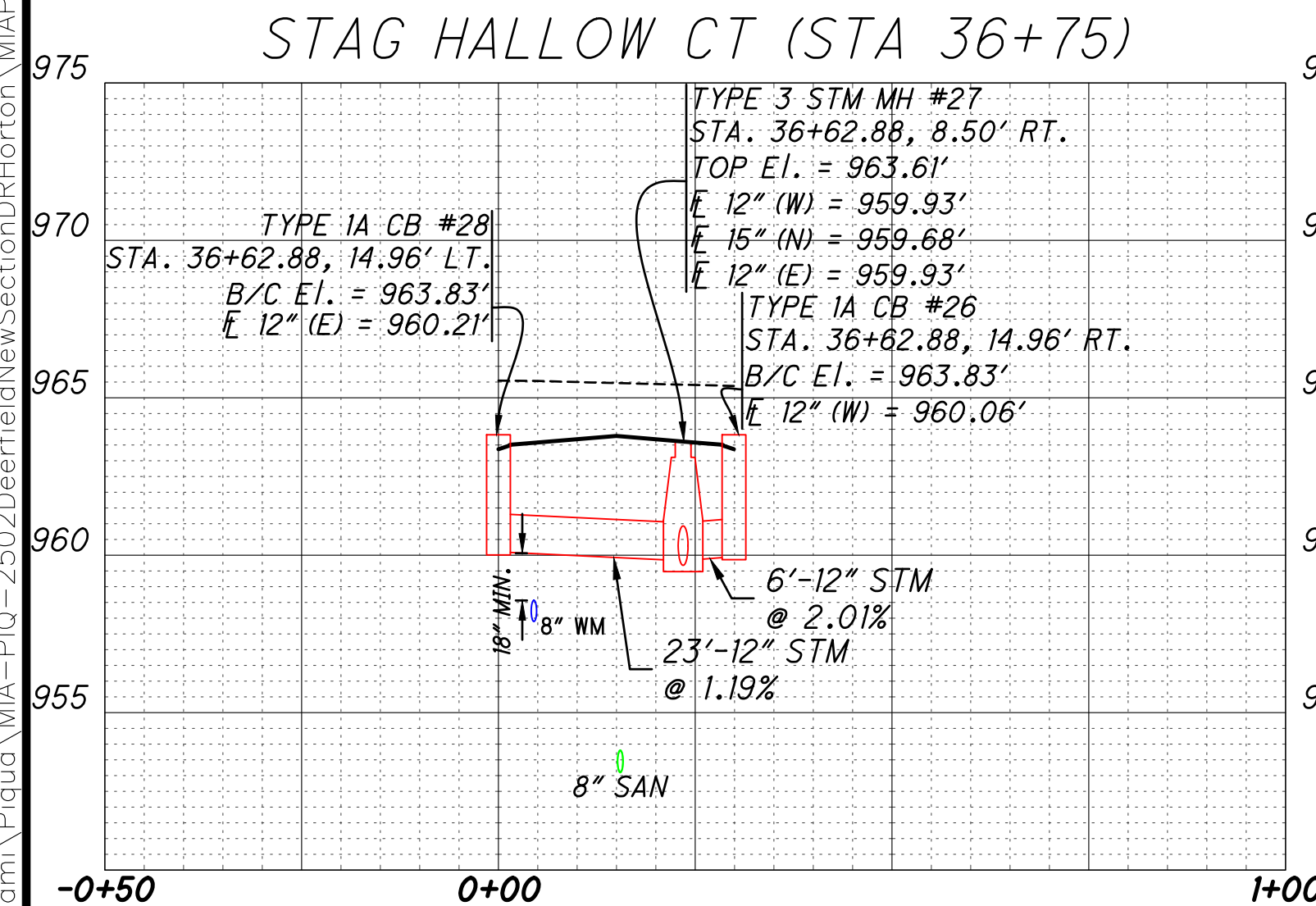
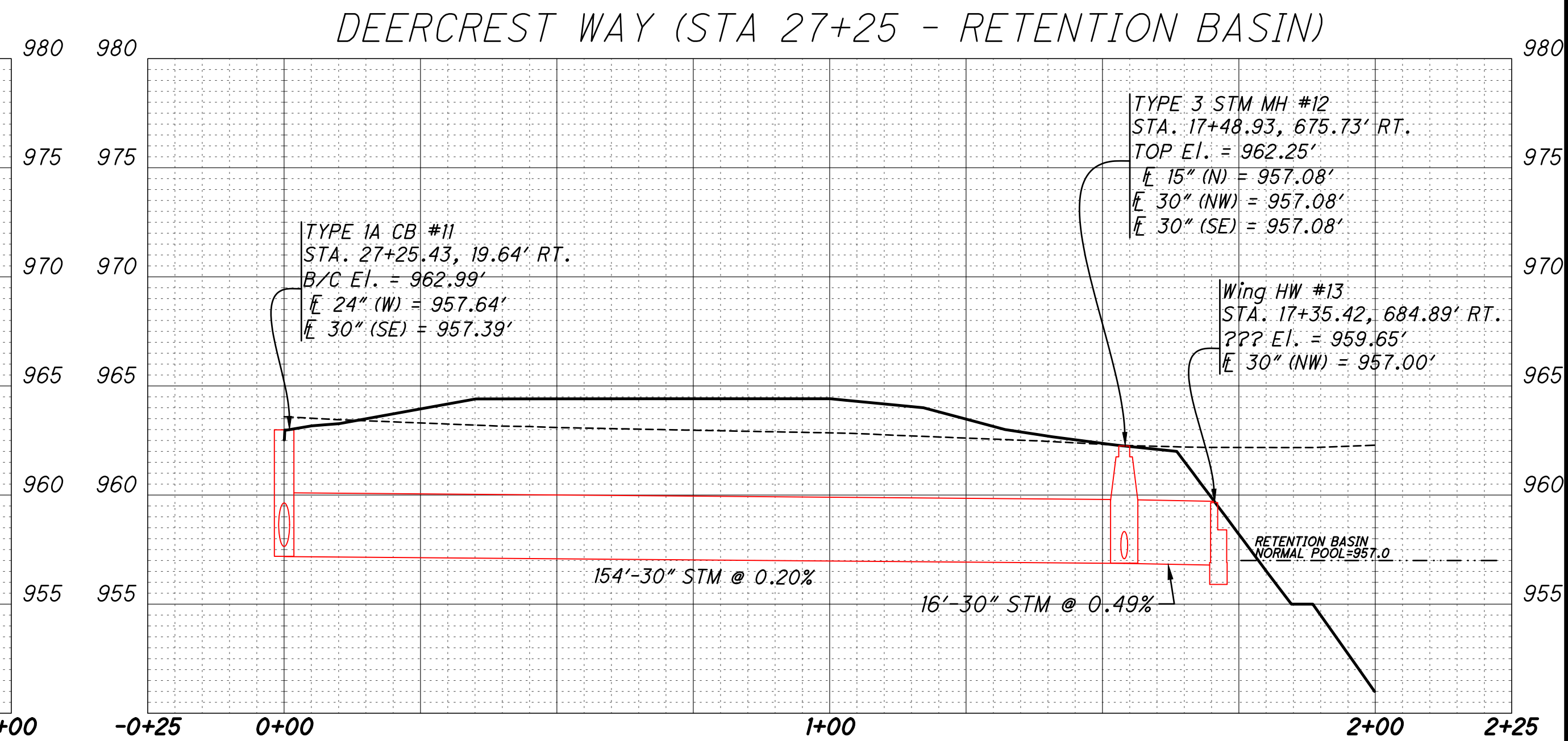
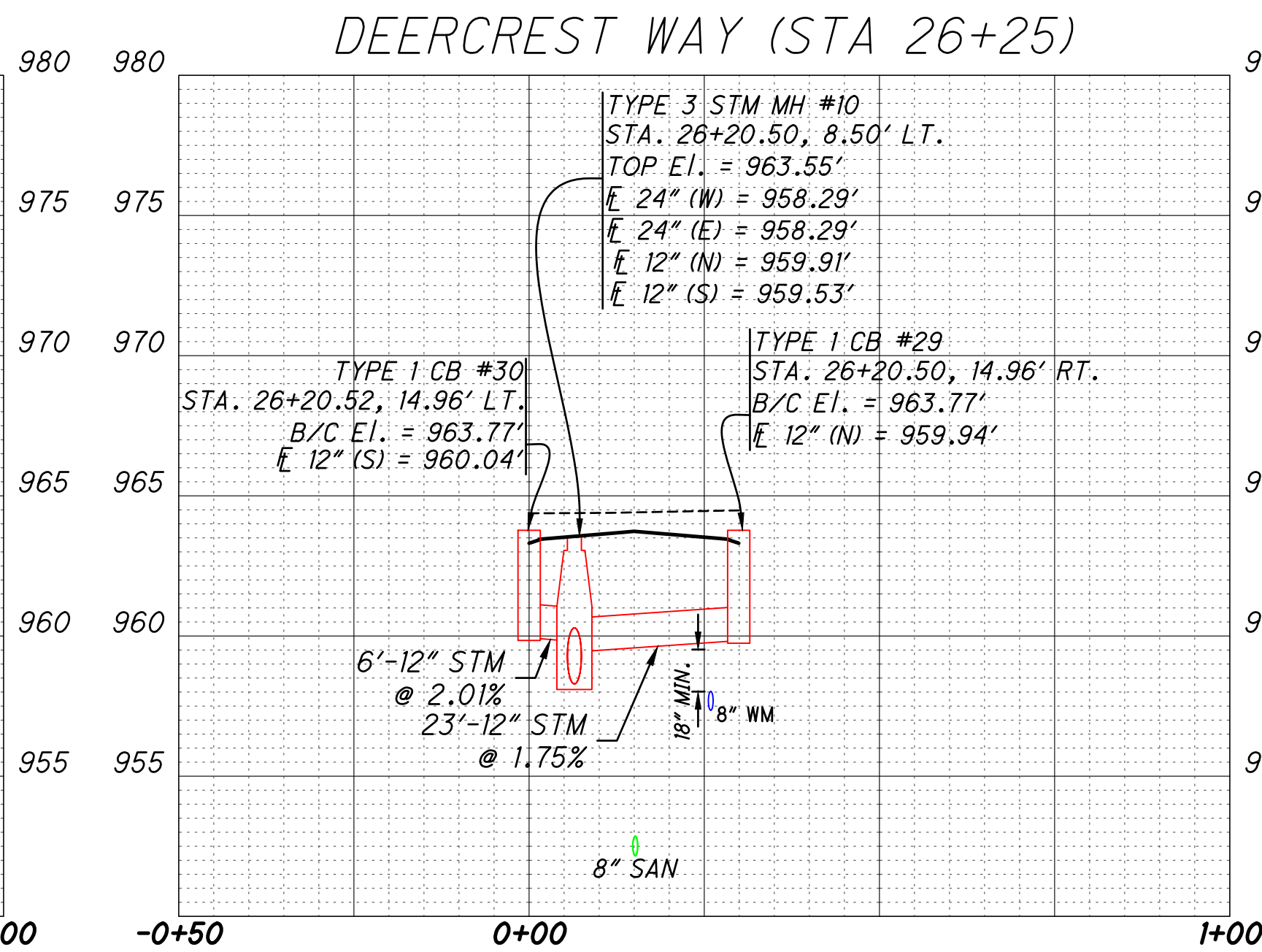
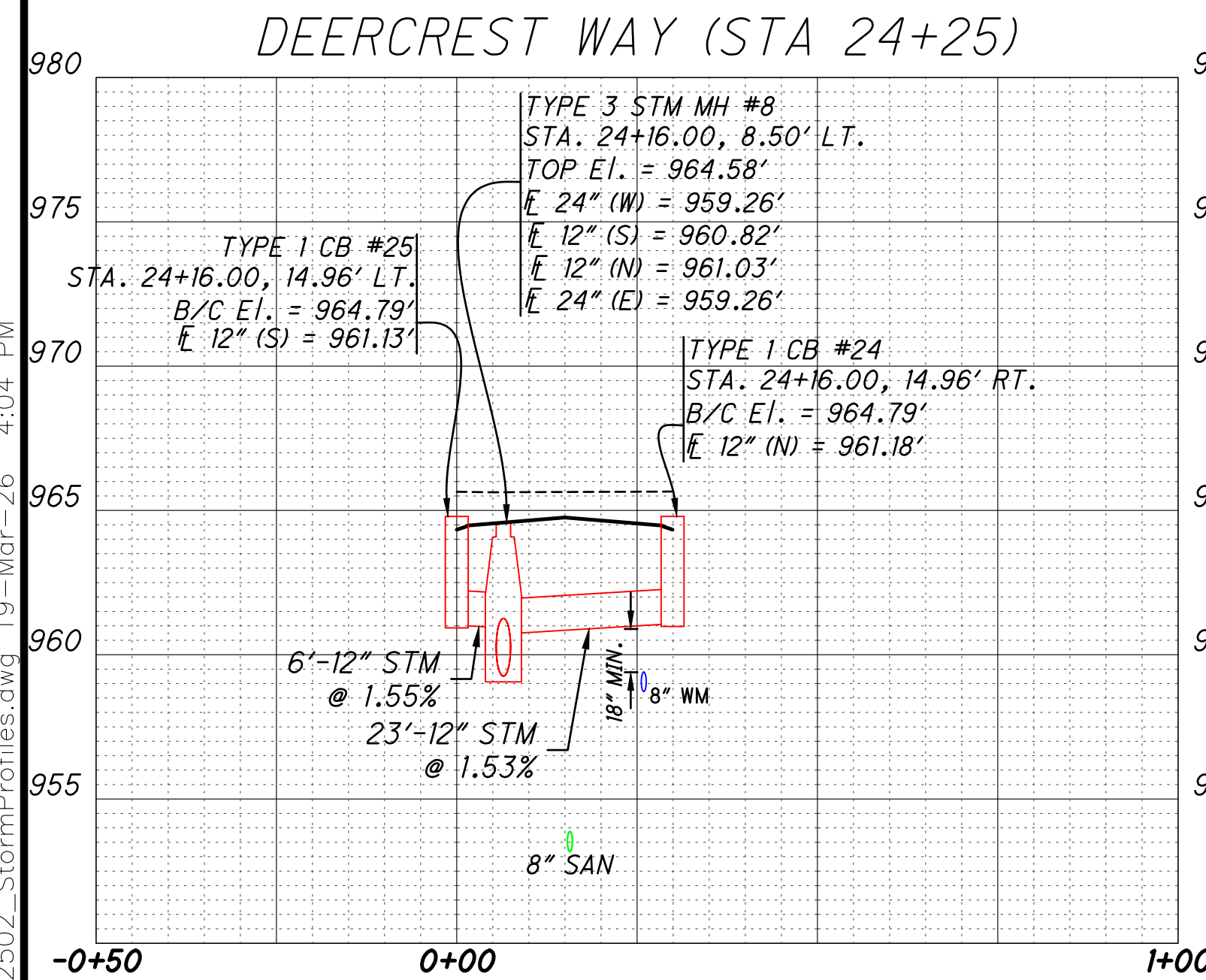
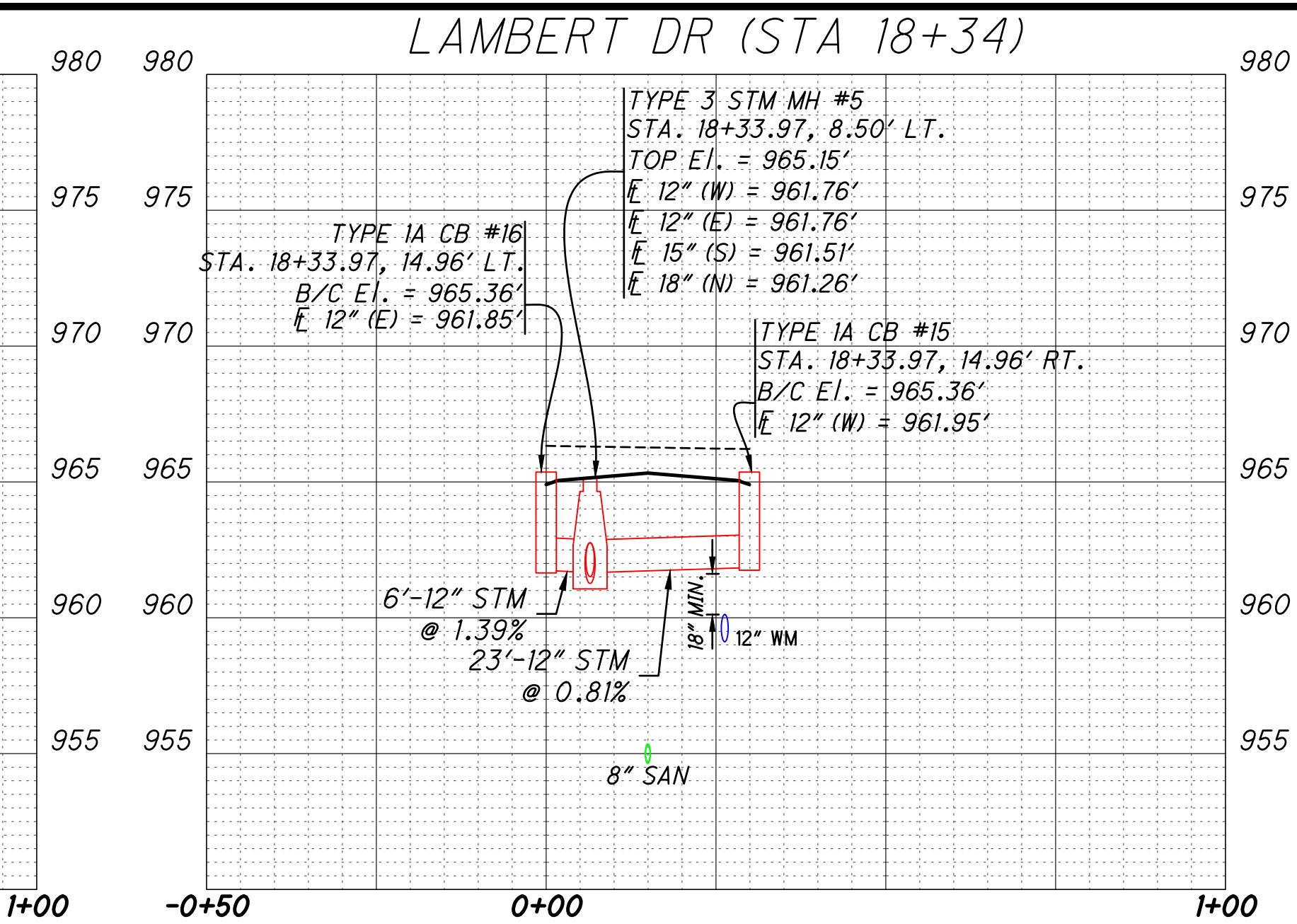
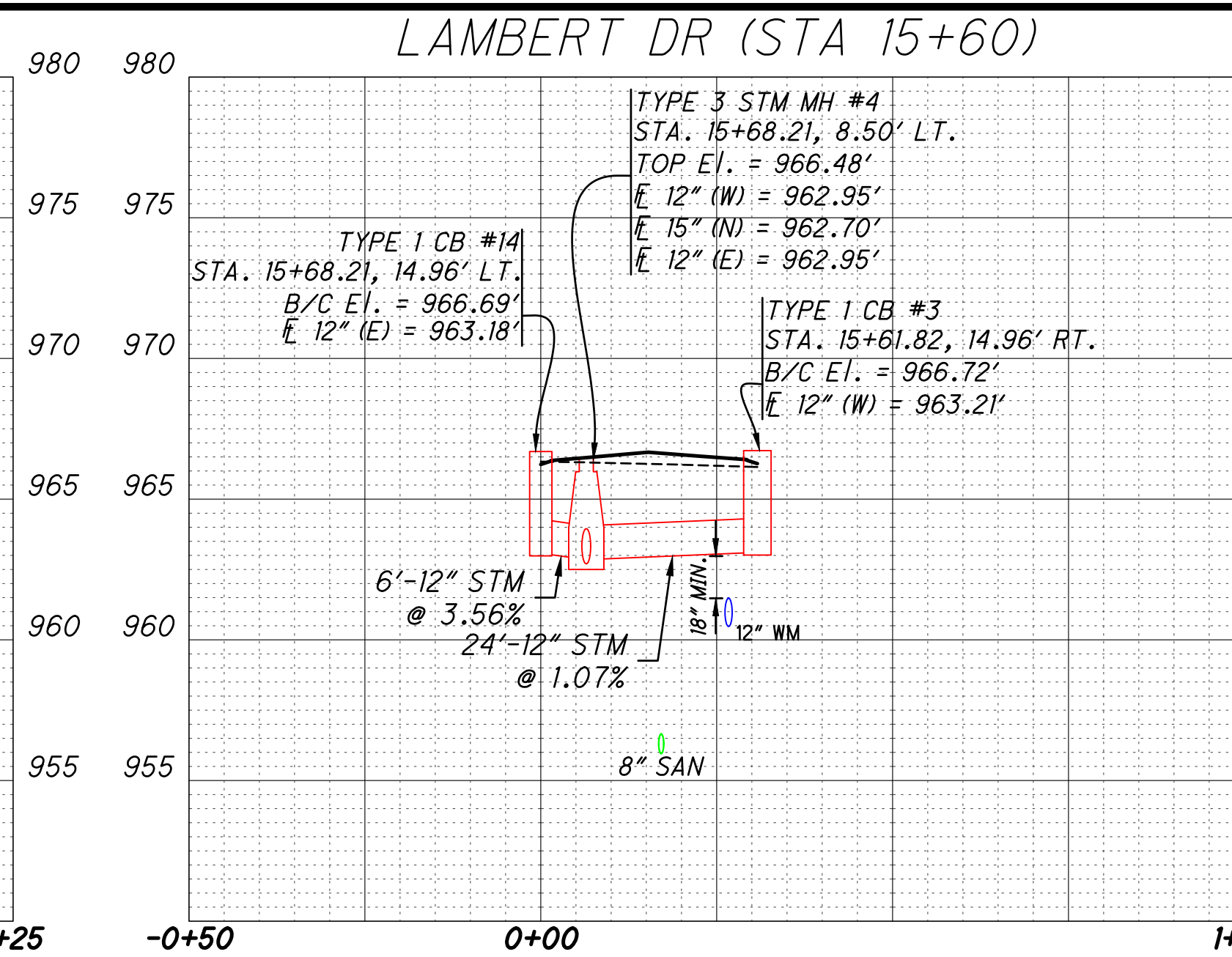
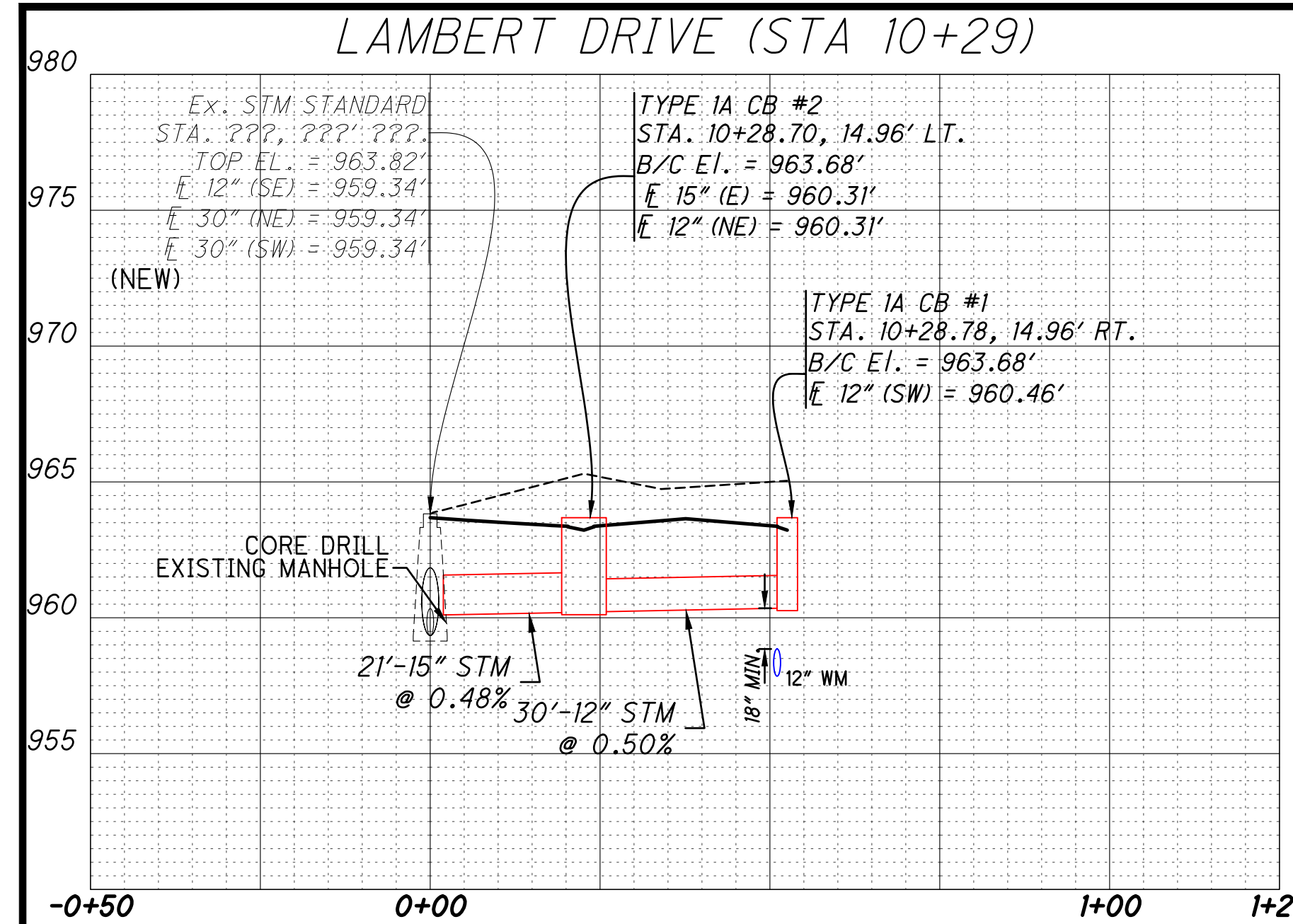




**LEGEND**  
 S.L. - 6" SANITARY LATERAL  
 W.S. - 3/4" WATER SERVICE  
 — PROP. WATER MAIN  
 — PROP. STORM SEWER  
 — PROP. SANITARY SEWER

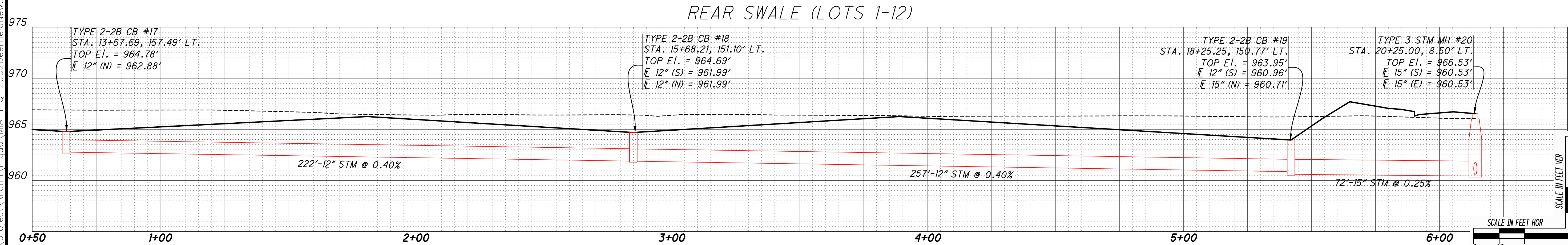
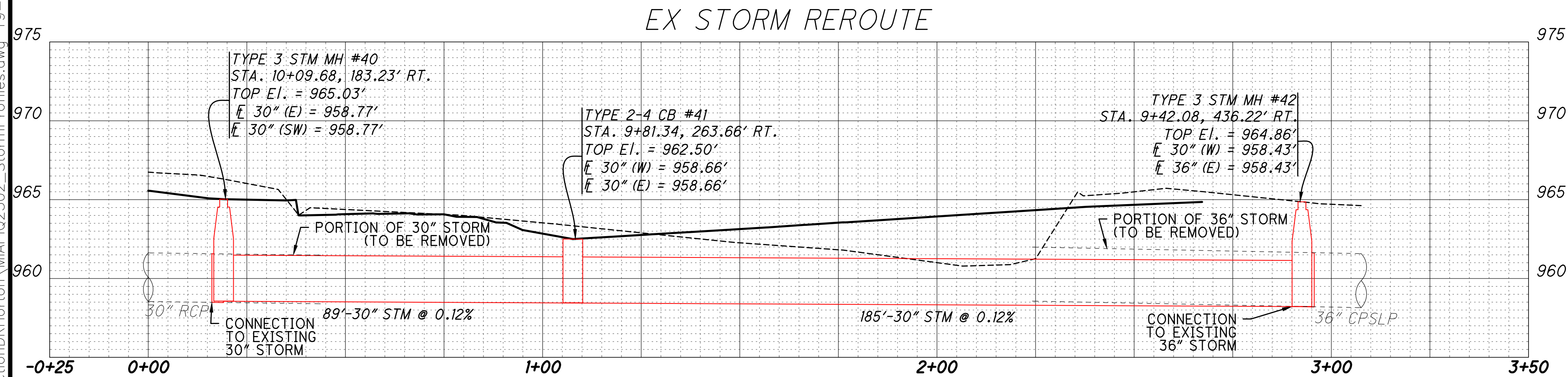
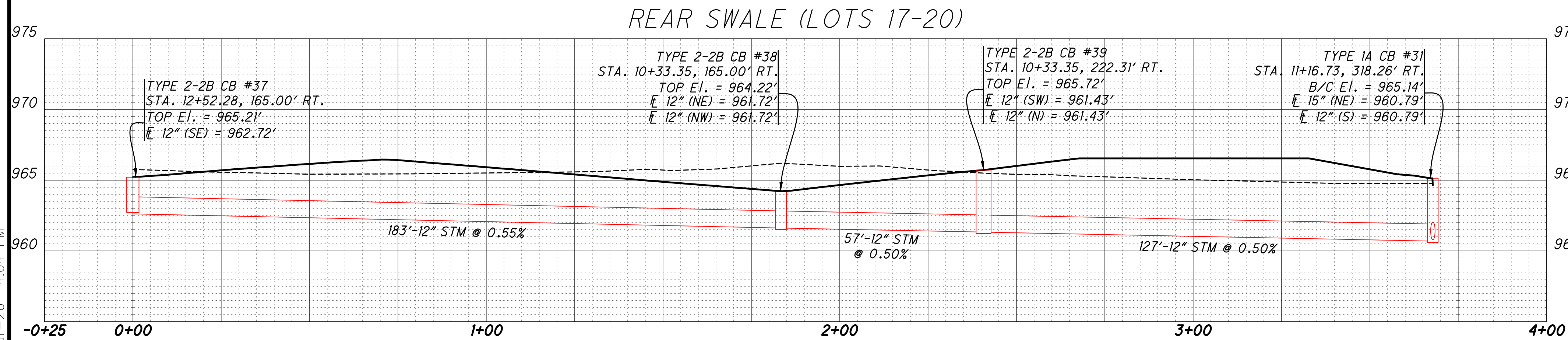
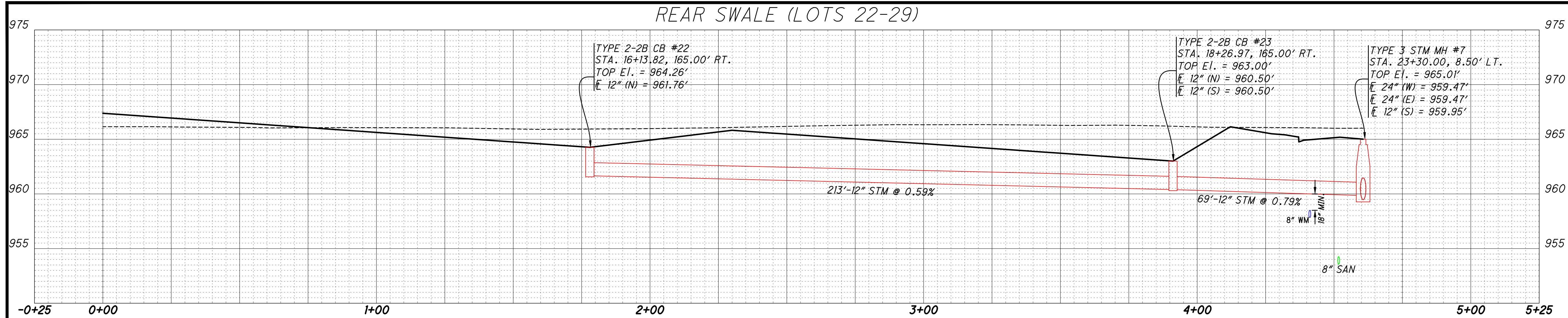


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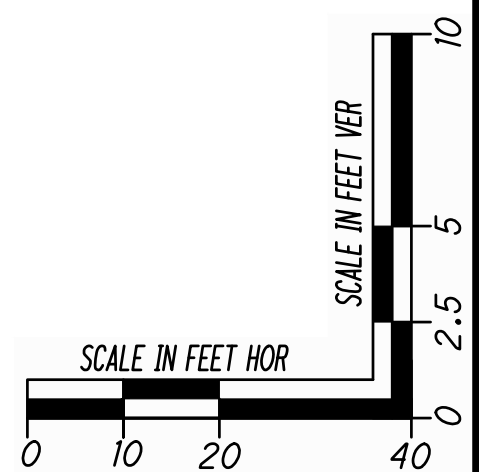
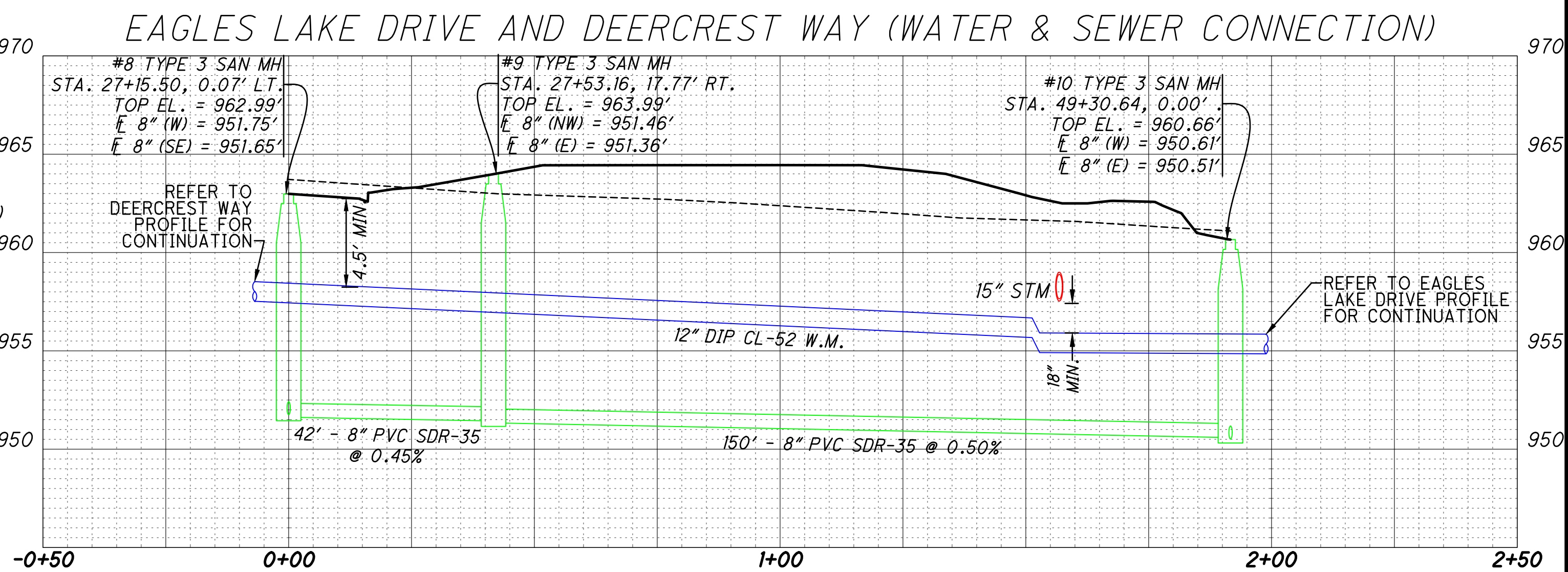
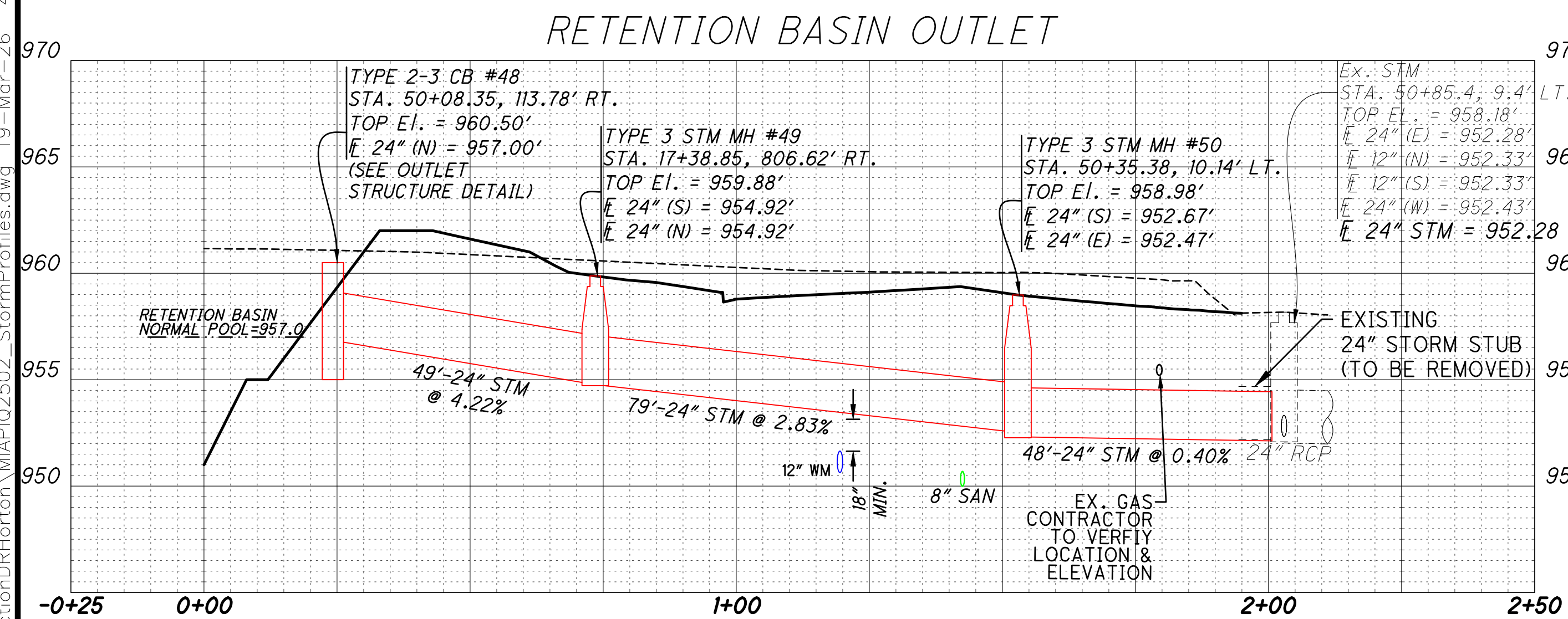
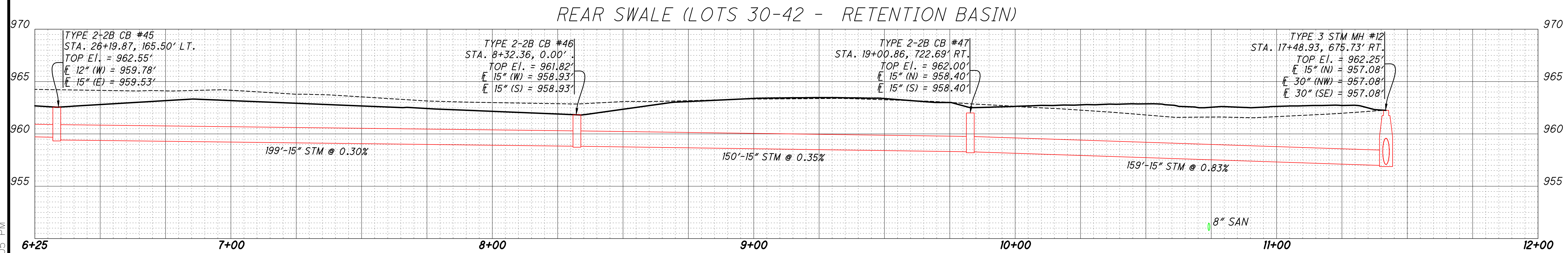
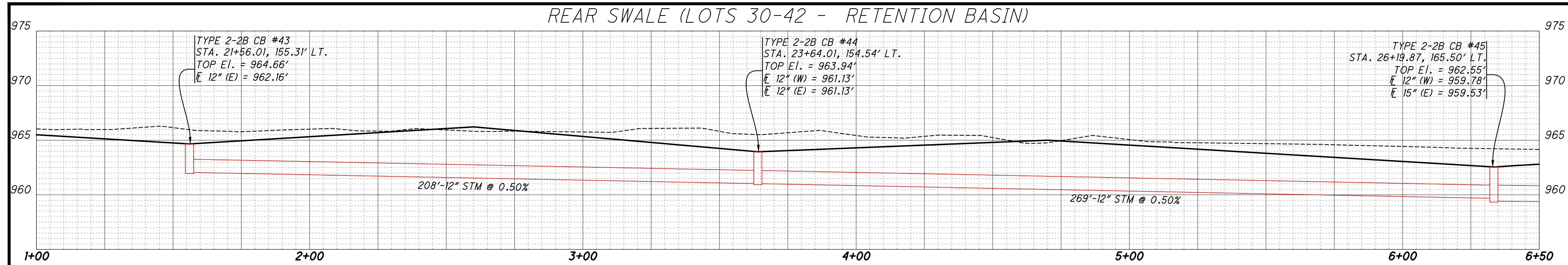


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| PROJECT No.<br>MIPIQ2502 |
| DATE<br>03-20-2026       |
| SHEET NUMBER<br>20 OF 23 |

WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2  
CITY OF PIQA  
UTILITY PROFILES



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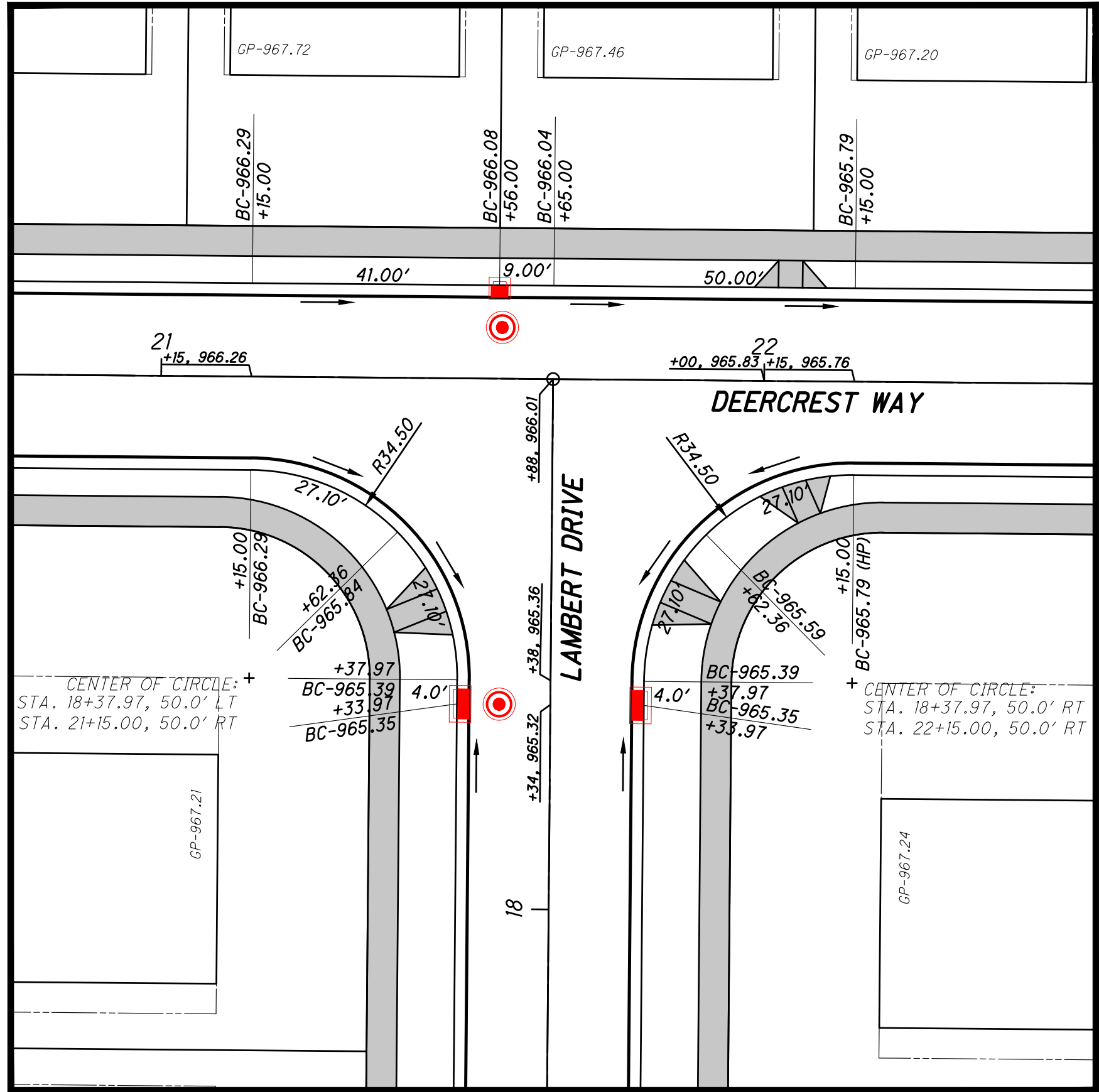
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**CITY OF PIQUA**  
**UTILITY PROFILES**

REVISIONS:

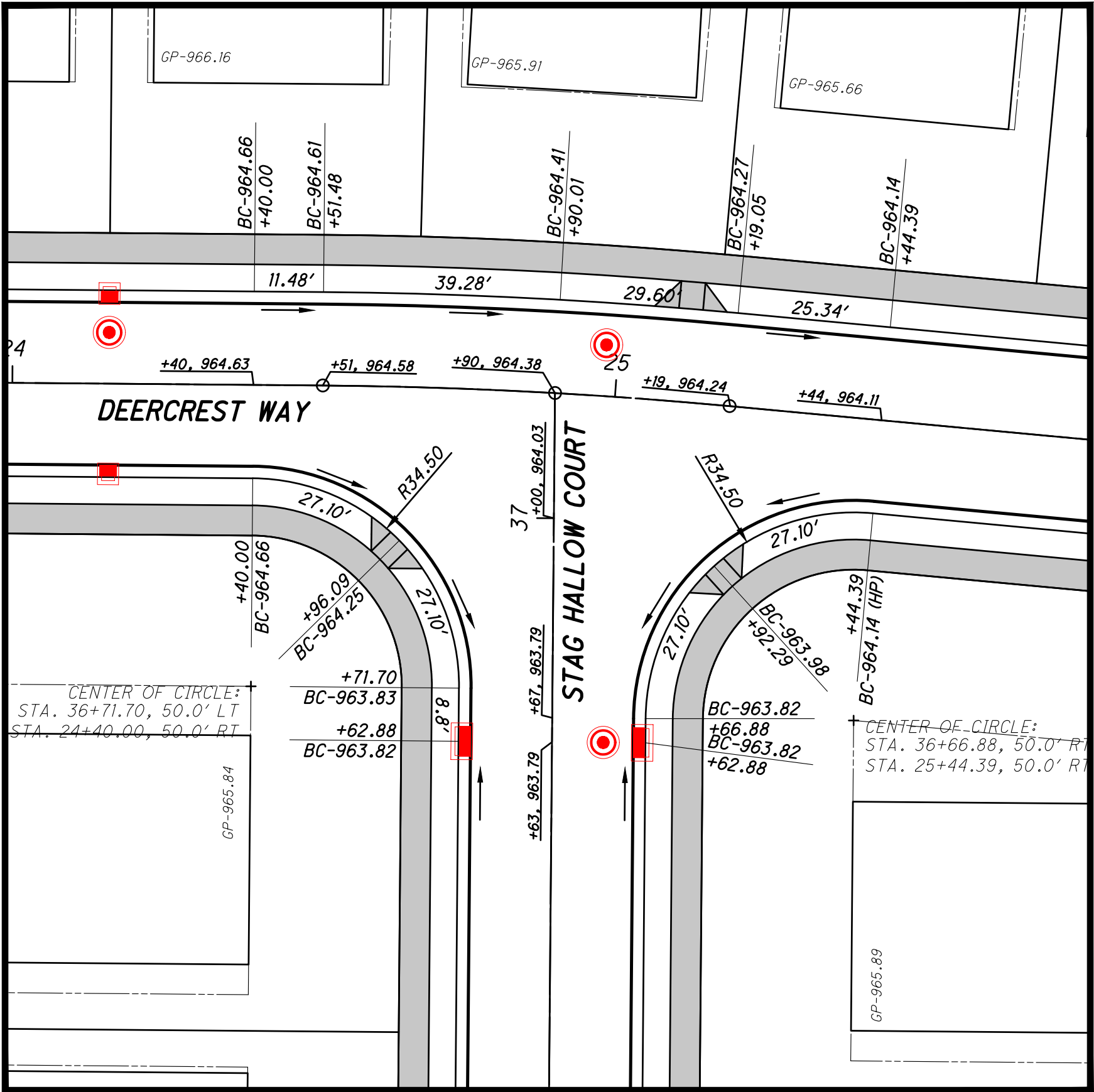
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| DATE         |
| 03-20-2026   |
| SHEET NUMBER |
| 21 OF 23     |



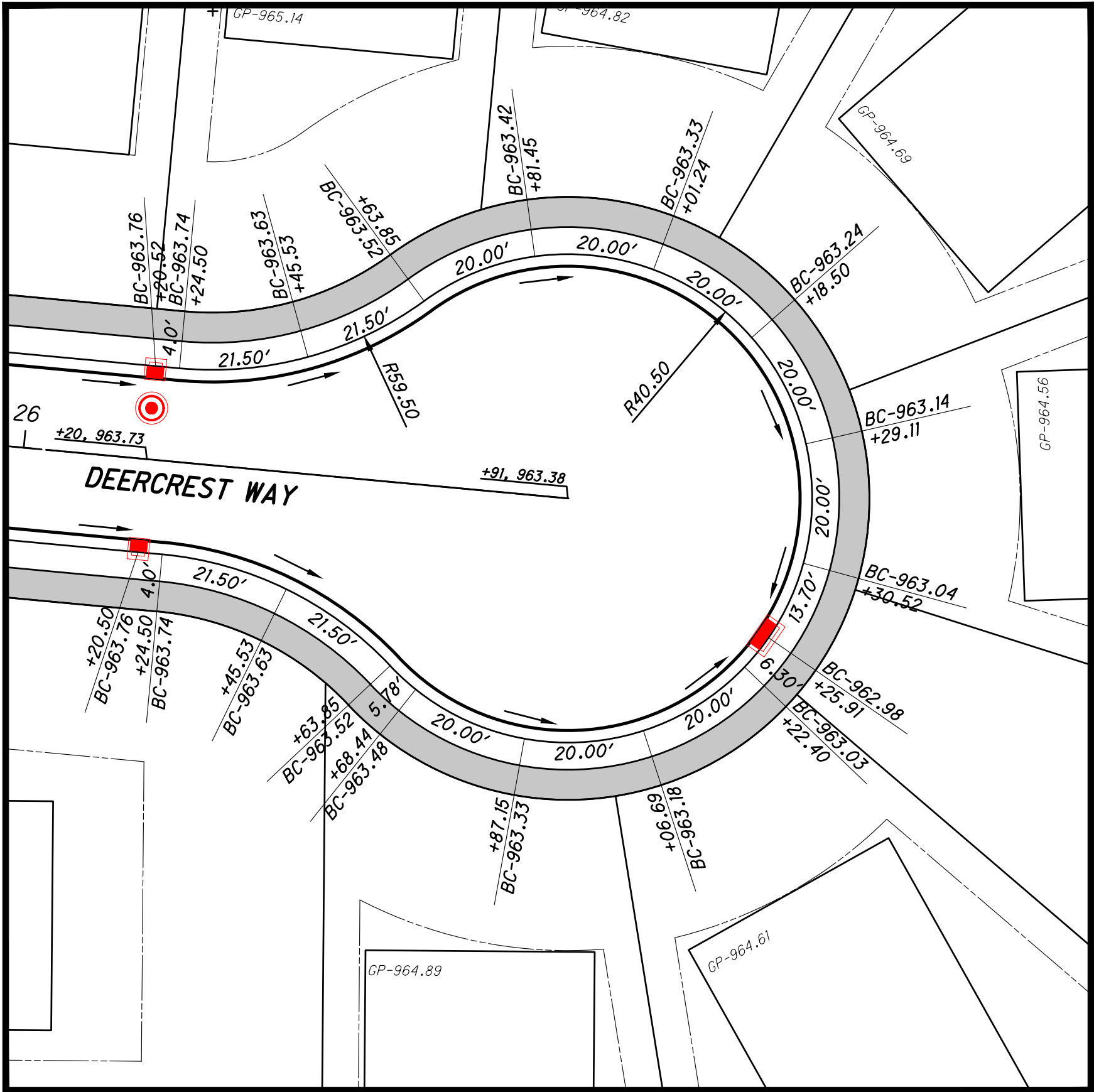
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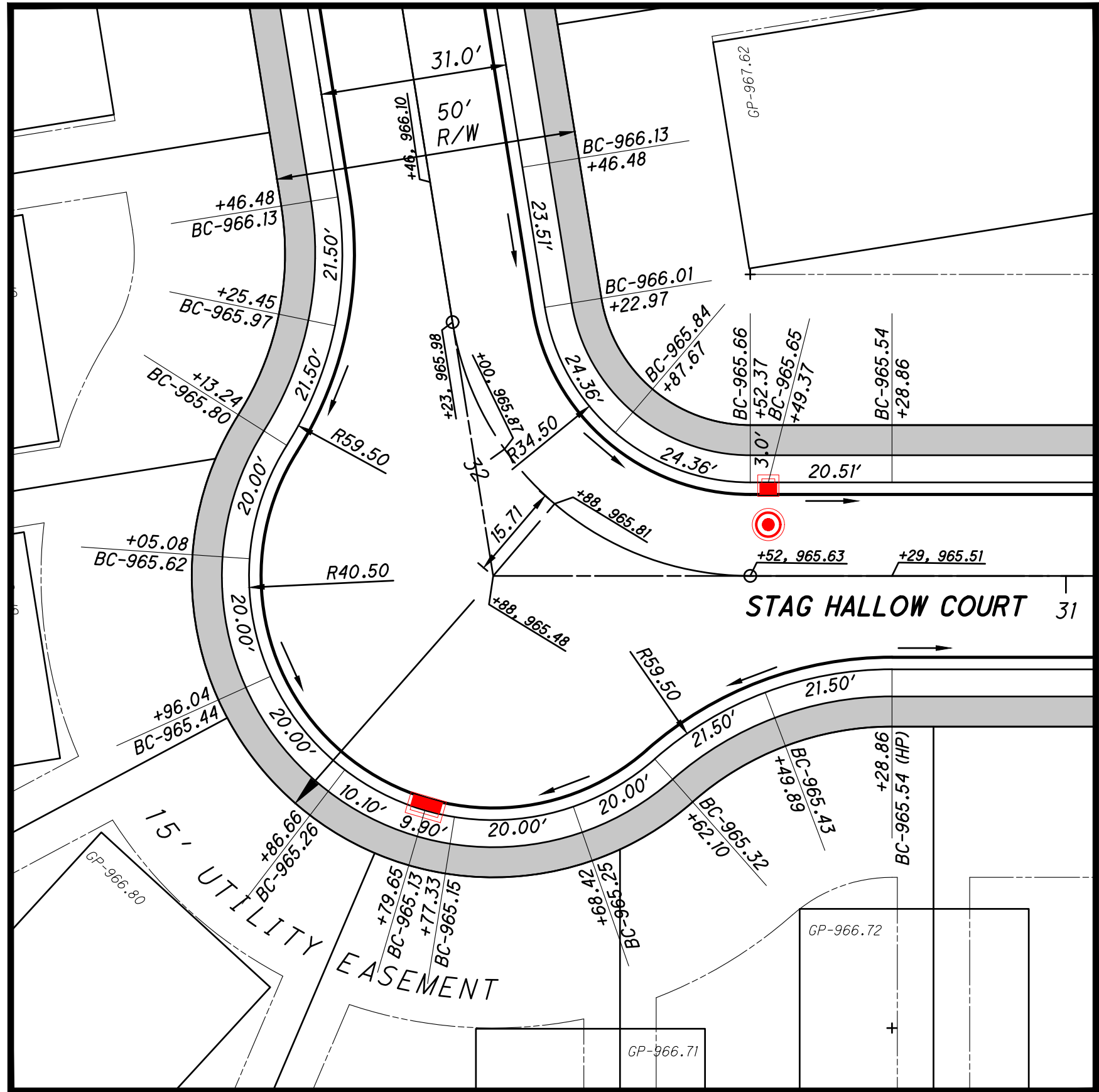
LAMBERT DRIVE & DEERCREST WAY



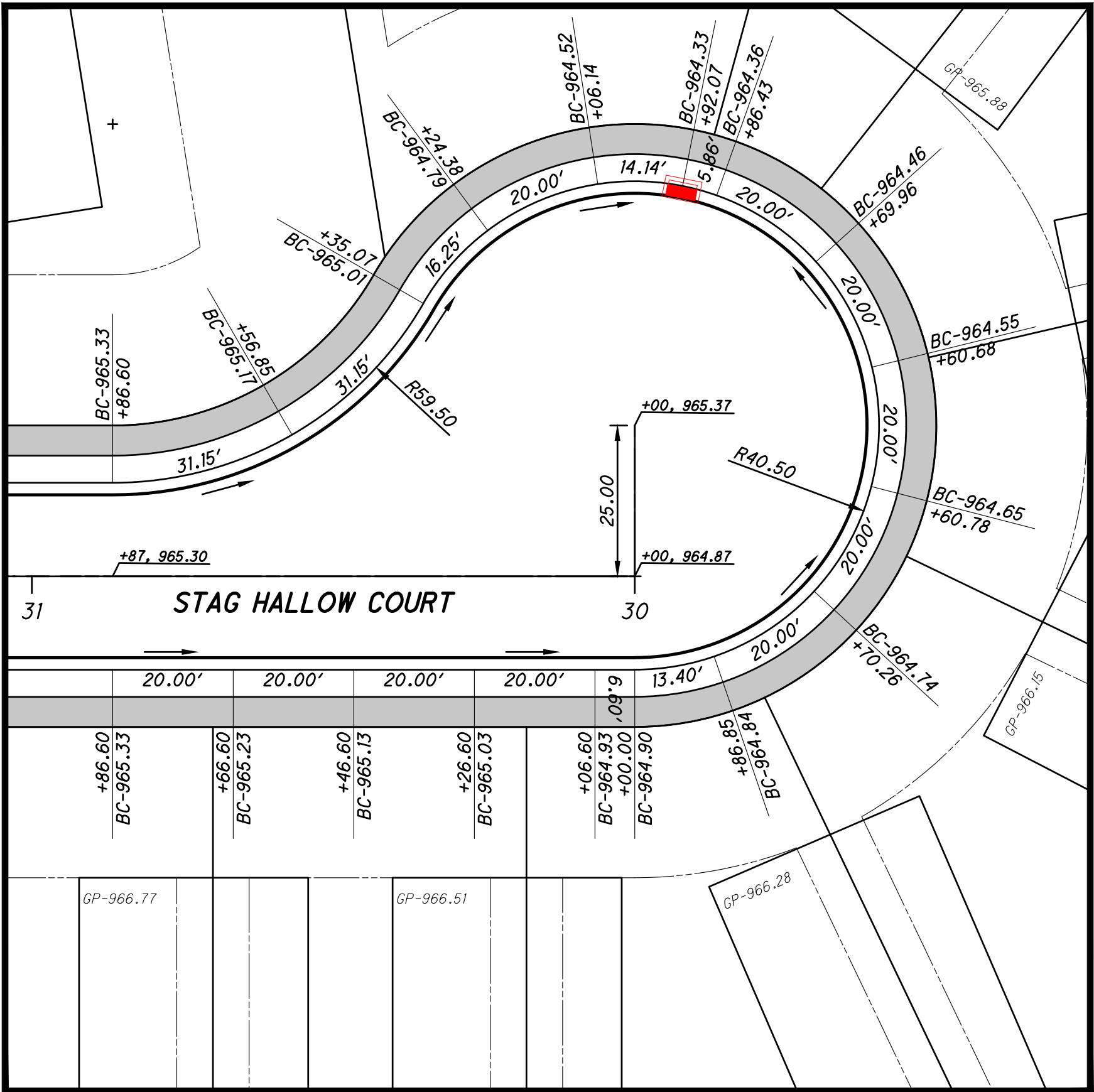
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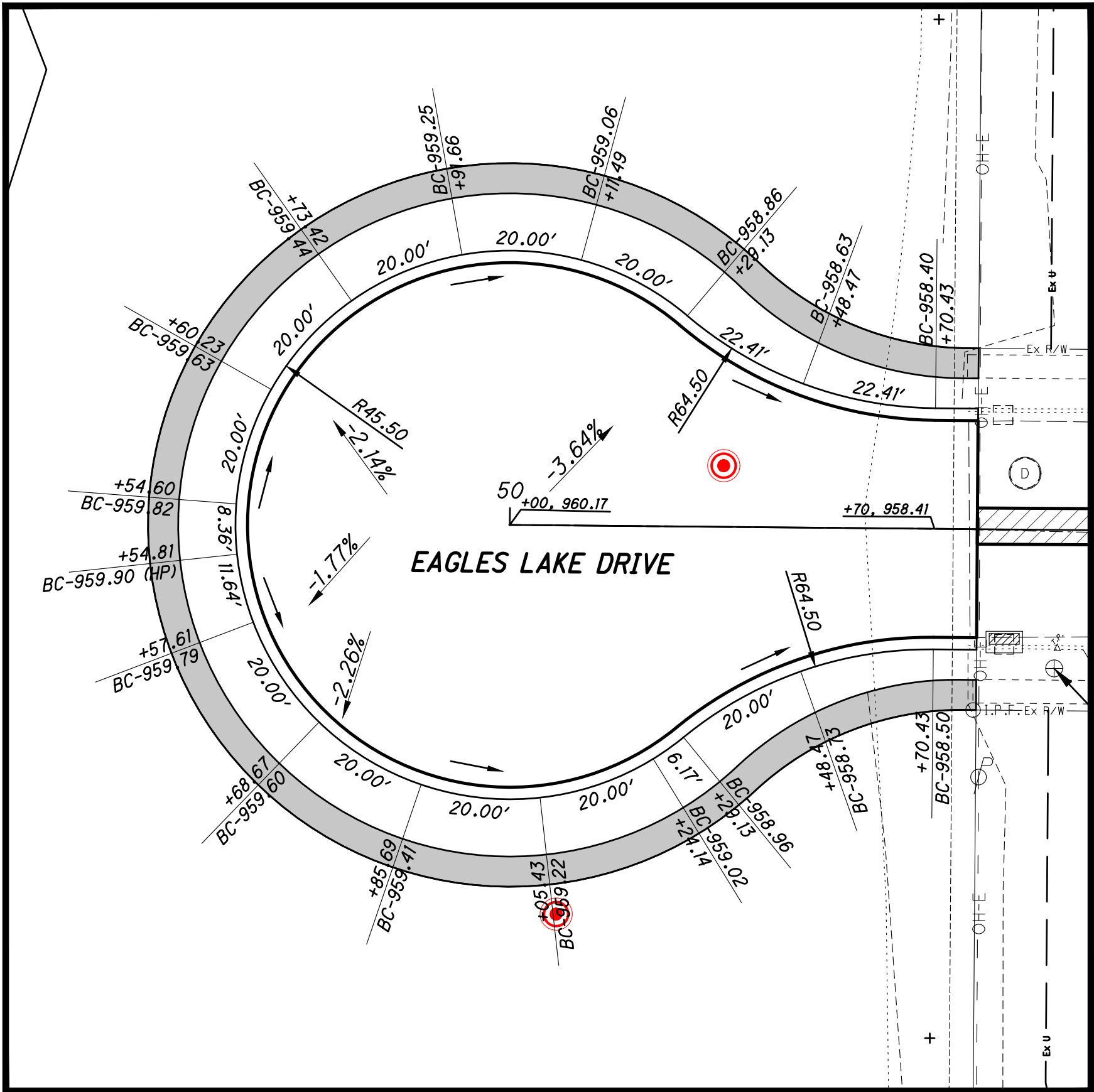
DEERCREST WAY - CUL-DE-SAC



STAG HALLOW COURT - KNUCKLE



STAG HALLOW COURT - CUL-DE-SAC



EAGLES LAKE DRIVE - CUL-DE-SAC

LEGEND  
B- BACK OF CURB  
EP- EXISTING EDGE OF PAVEMENT  
P- EDGE OF PAVEMENT  
H.P - HIGH POINT  
L.P - LOW POINT  
→ - FLOW ARROW

SCALE IN FEET  
0 10' 20' 40'



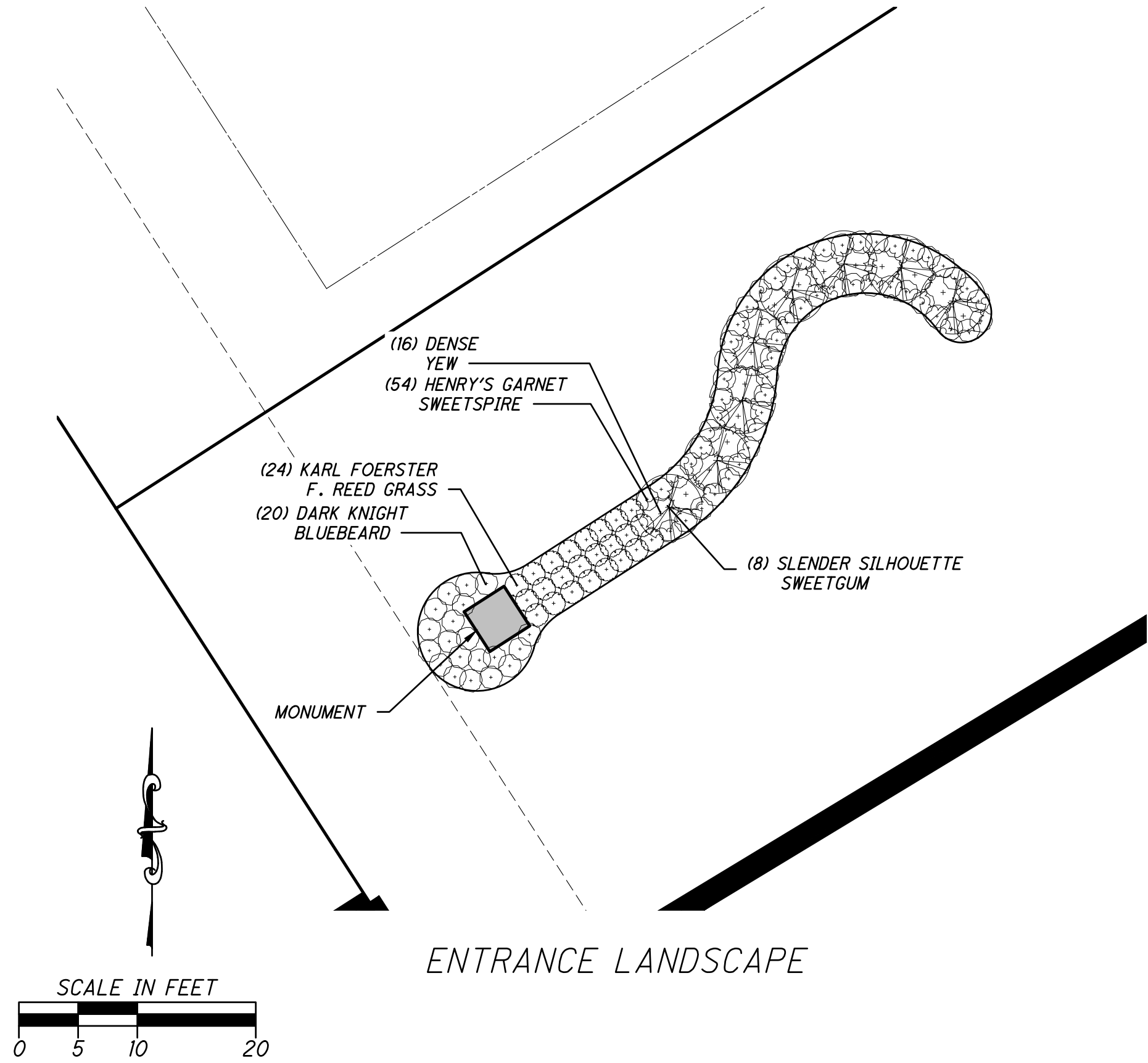
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LOVELAND, OHIO 513.299.8554  
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2  
CITY OF PIQUA  
INTERSECTION DETAILS

|                           |
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## GENERAL NOTES

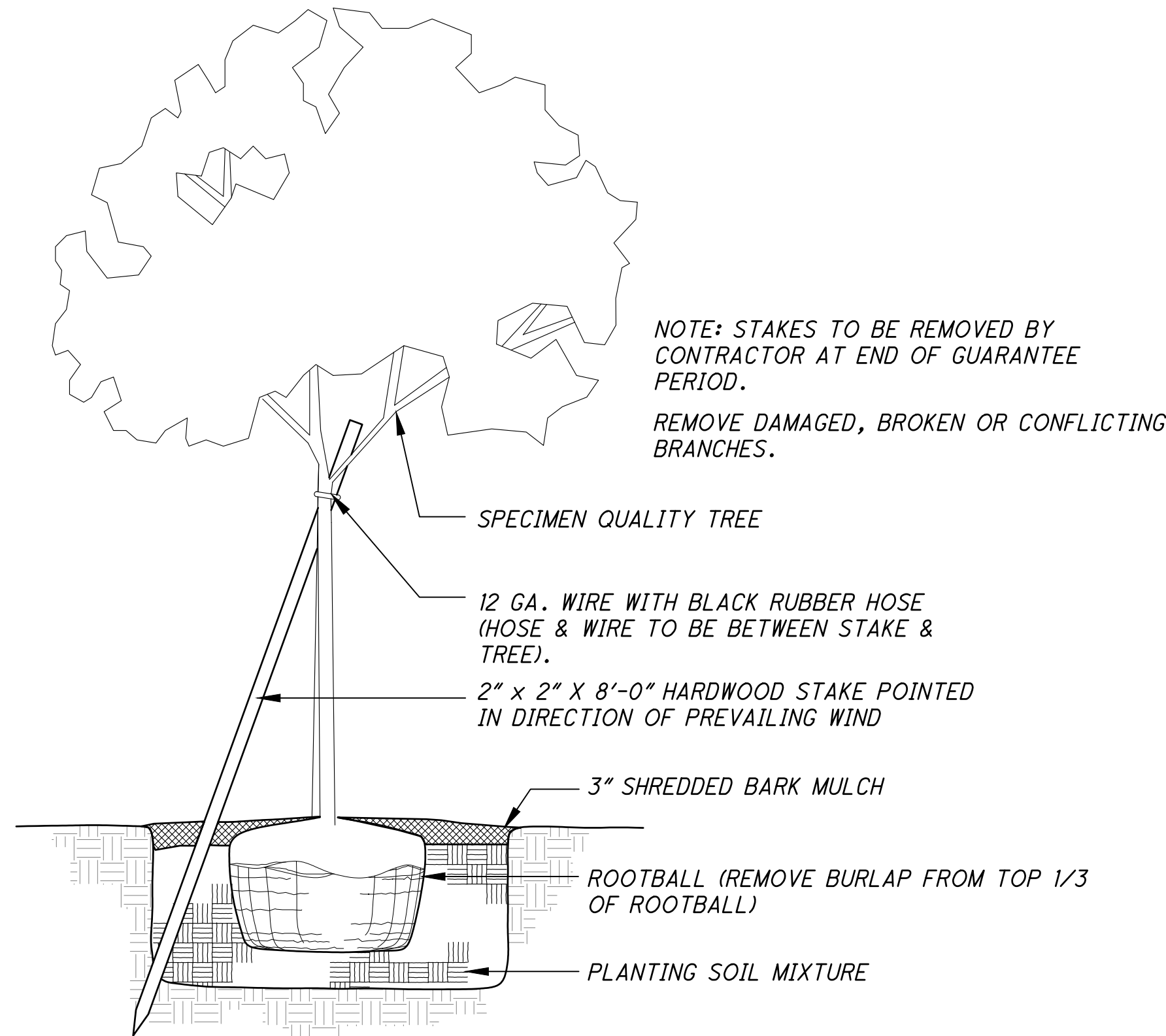
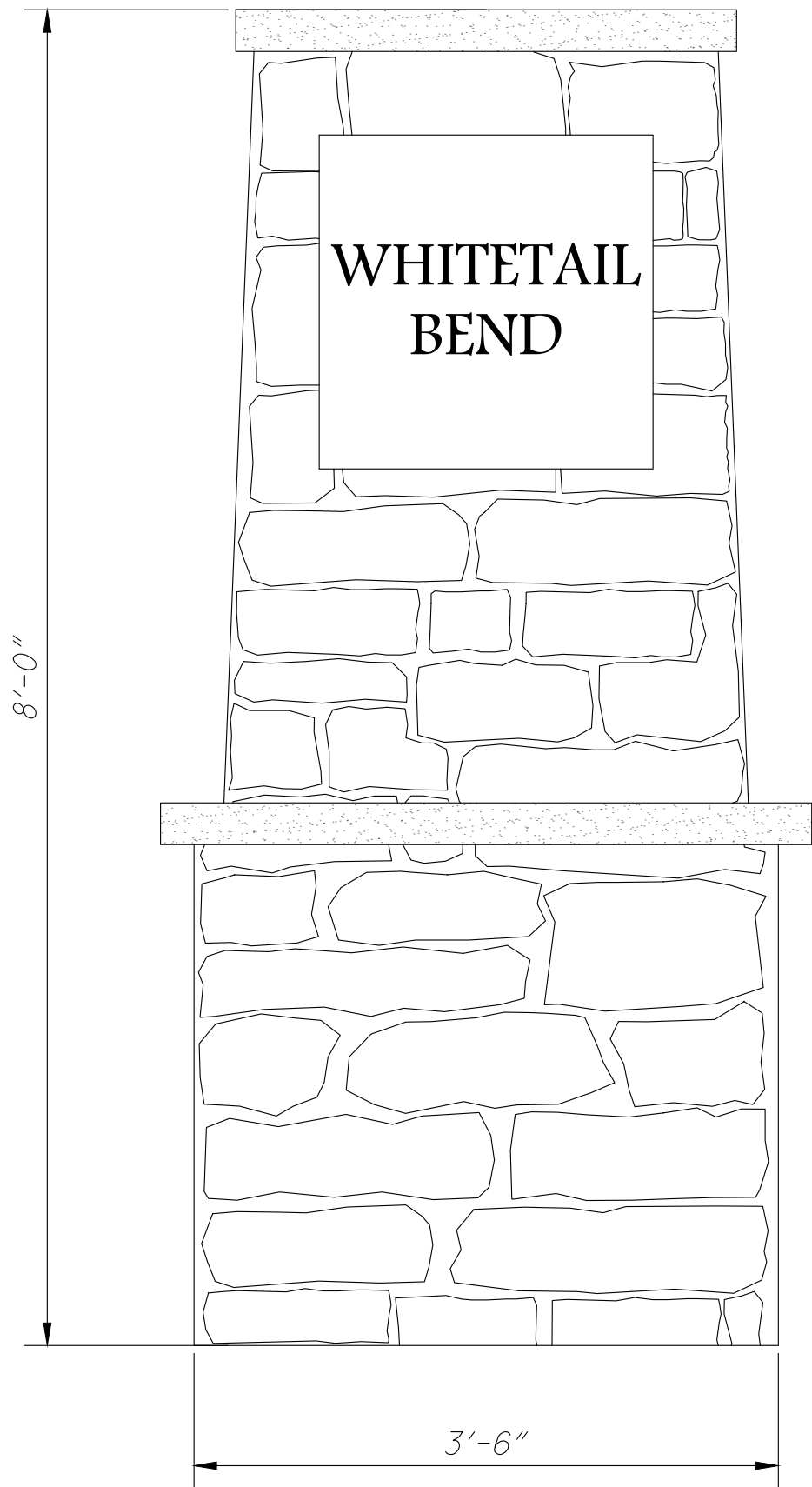
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
- SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
- MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
- BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
- INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
- PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
- CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

## PLANTING SCHEDULE

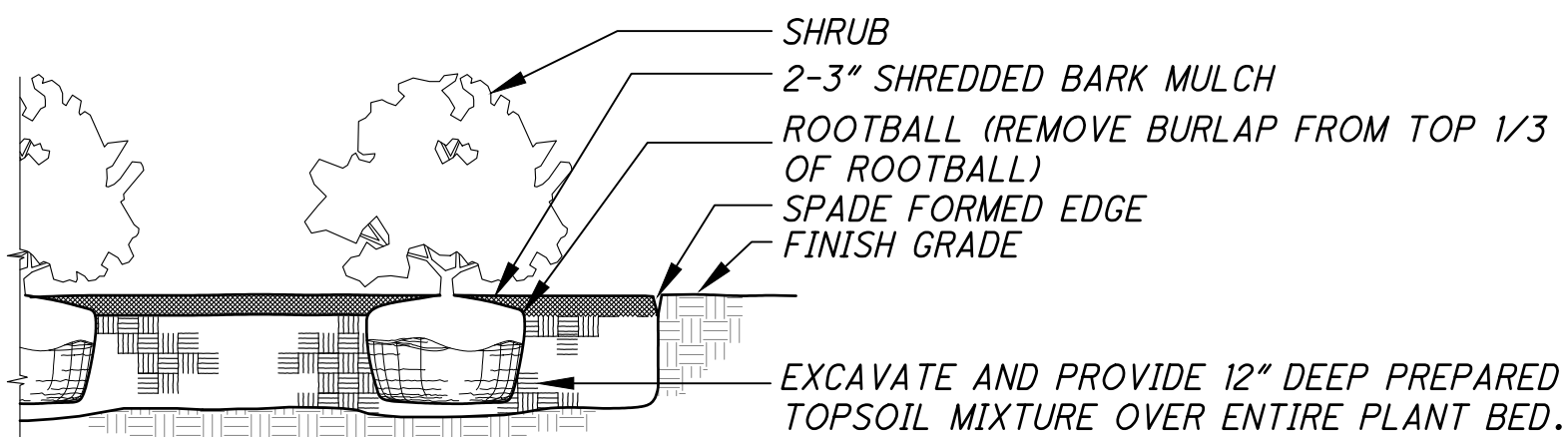
| QTY.   | COMMON NAME                 | BOTANICAL NAME                      | SIZE     | ROOT        |
|--------|-----------------------------|-------------------------------------|----------|-------------|
| TREES  |                             |                                     |          |             |
| 8      | SLENDER SILHOUETTE SWEETGUM | LIQUIDAMBAR S. 'SLENDER SILHOUETTE' | 2" CAL.  | B&B         |
| SHRUBS |                             |                                     |          |             |
| 16     | DENSE YEW                   | TAXUS DENSIFORMIS                   | 24" SPR. | NO. 5 CONT. |
| 54     | HENRY'S GARNET SWEETSPIRE   | ITEA VIRGINICA 'HENRY'S GARNET'     | 18" SPR. | NO. 3 CONT. |
| 24     | KARL FOERSTER F. REED GRASS | CALAMAGROSTIS A. 'KARL FOERSTER'    | CLUMP    | NO. 2 CONT. |
| 20     | DARK KNIGHT BLUEBEARD       | CARYOPTERIS 'DARK KNIGHT'           | CLUMP    | NO. 2 CONT. |

## INSTALLATION NOTES

- IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
- DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
- LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
- REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
- WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
- MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
- SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
- PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
- DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE UNACCEPTABLE.
- SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE 1/3 TOP OF BURLAP (IF APPLICABLE).
- SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.



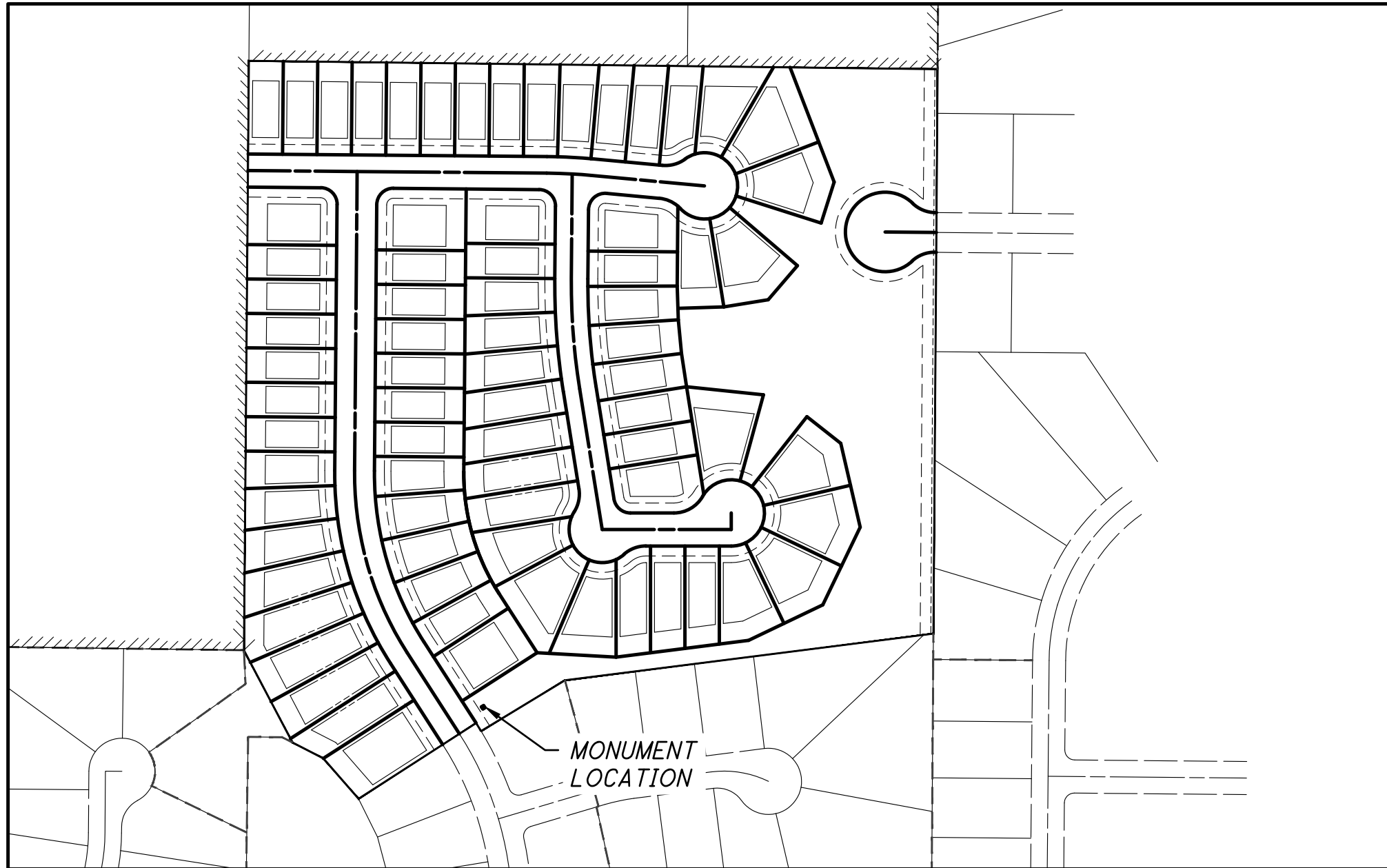
TREE PLANTING DETAIL



NOTE: MULCH ENTIRE PLANT BED. SEE PLANS FOR LIMITS OF PLANT BEDS

REMOVE DAMAGED, BROKEN OR CONFLICTING BRANCHES.

SHRUB PLANTING DETAIL





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### VICINITY MAP

#### SWPPP NOTE

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR DR HORTON FOR THE PERFORMANCE OF WHITETAIL BEND SUBDIVISION IN MIAMI COUNTY, OHIO. ALL WORK SHALL BE PER AND COMPLY WITH THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000006. 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 #OHC000006. 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. DR HORTON AND THE SELECTED CONTRACTOR SHALL BE THE RESPONSIBLE PARTY IN CHARGE OF THE SWPPP AND ASSOCIATED BMP'S.

#### SITE DATA

LOCATION SOIL TYPES-----BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM  
EARTH DISTURBED AREA-----21.25 ACRES  
PROPOSED IMPERVIOUS AREA ADDED-----12.00 ACRES  
PRE-CONSTRUCTION RUNOFF COEFFICIENT:---0.40  
POST-CONSTRUCTION RUNOFF COEFFICIENT:---0.60  
DESCRIPTION OF PRIOR LAND USE-----AGRICULTURAL LAND  
EXISTING QUALITY OF DISCHARGE FROM SITE---UNTREATED PERVIOUS RUNOFF  
IMMEDIATE RECEIVING WATERS:-----ON-SITE RETENTION BASIN  
SUBSEQUENT RECEIVING WATERS:-----CITY STORM SEWER  
LATITUDE 40.156055° LONGITUDE -84.280768°

#### 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.

# WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2- SWPPP

## CITY OF PIQUA MIAMI COUNTY , OHIO

|                                                 |     |
|-------------------------------------------------|-----|
| SWPPP TITLE SHEET                               | 1   |
| SWPPP GENERAL EROSION CONTROL NOTES AND DETAILS | 2-4 |
| SWPPP SITE EROSION CONTROL PLAN                 | 5   |

#### CONTACT INFORMATION

FACILITY SITE LOCATION: EXTENSION OF LAMBERT DRIVE, PIQUA, OH 45356  
OWNER: DR HORTON, AARON SMITH, 513-297-3460, 4705 DUKE DR, SUITE 250, MASON, OH 45040  
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'S 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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MARCH 20, 2026

#### PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF STREETS, UTILITIES AND GRADING FOR SECTIONS 1 AND 2 AT WHITETAIL BEND SUBDIVISION, IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

#### PROJECT WORK CONSTRUCTION DATES

START: SPRING 2026  
ESTIMATED COMPLETION: SPRING 2027

#### 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 SEDCAGE (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/BMP'S 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.



## WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2- SWPPP

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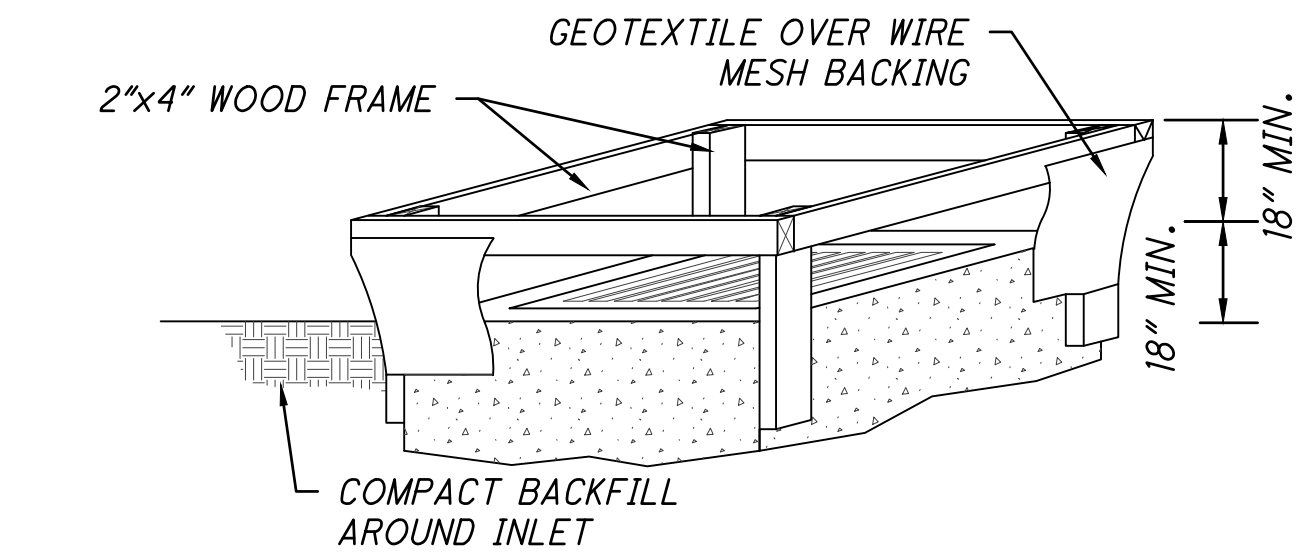






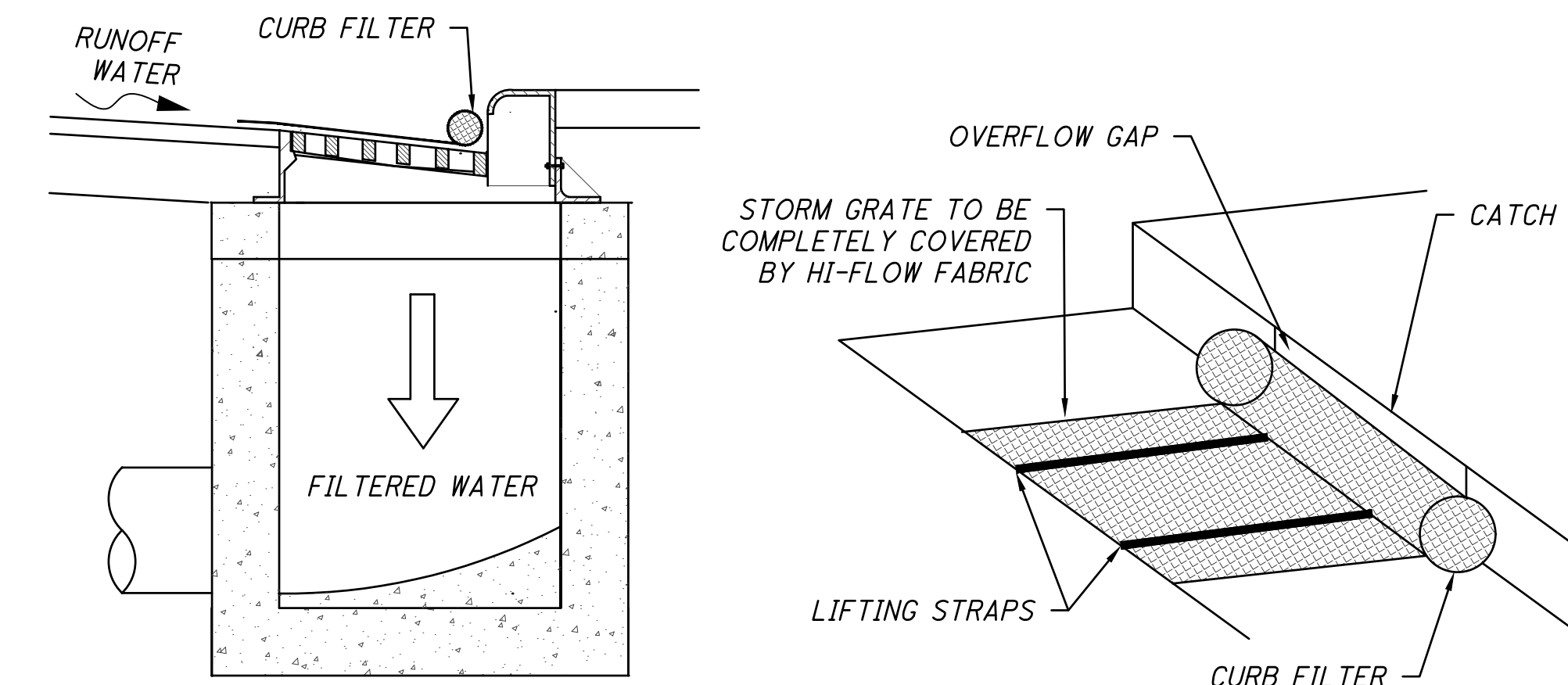
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**INLET PROTECTION FOR STORM STRUCTURES W/ GRATE**  
INLET PROTECTION MAY CONSIST OF SEDIMENT FENCE AND/OR DEVICES SUCH AS FLEX STORM INLET FILTERS, SEDCAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, OR OTHER DEVICES (ALTERNATE PRODUCTS WHOSE 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.



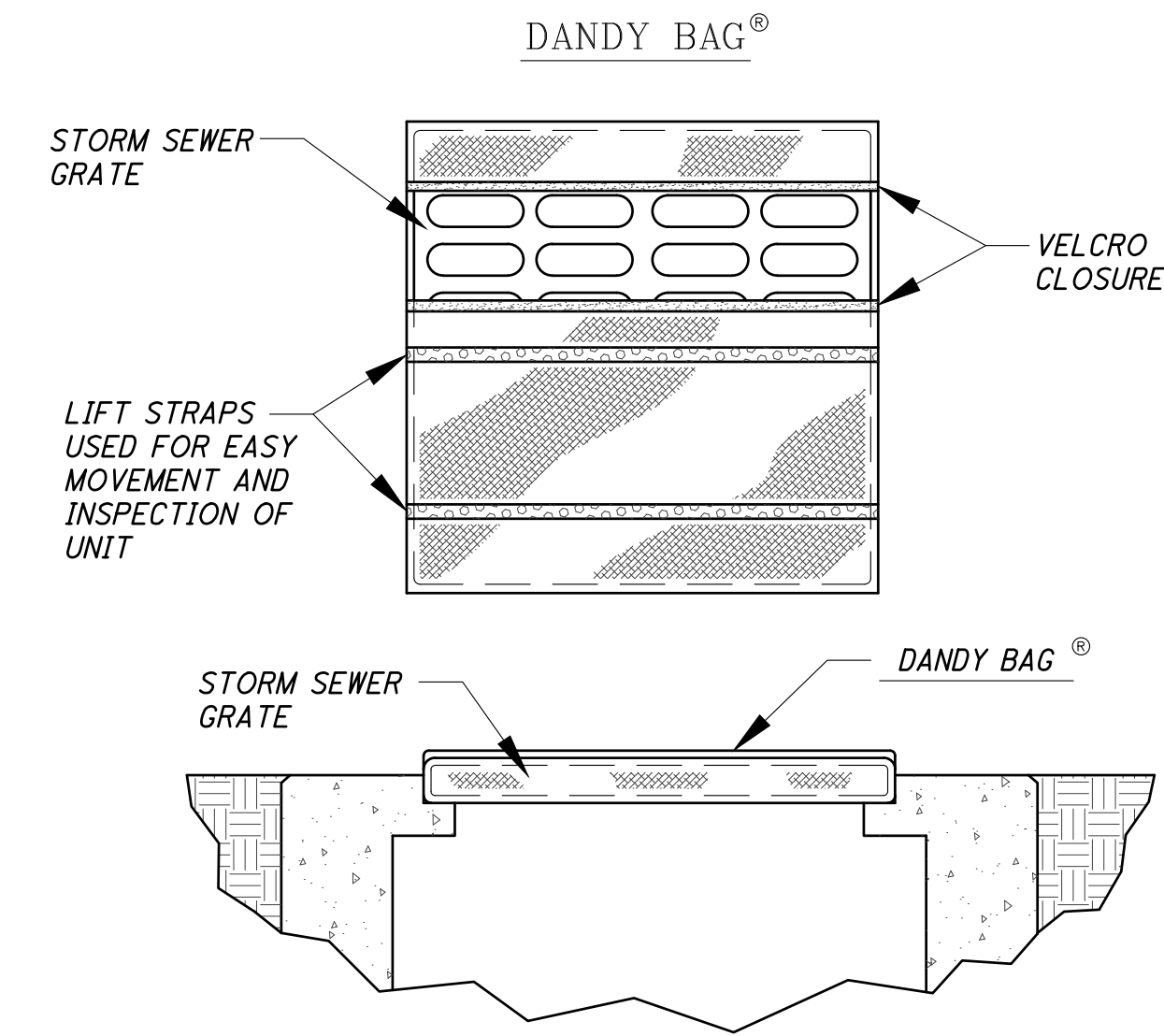
- NOTES**
- A. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
- B. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18".
- C. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2" BY 4" CONSTRUCTION 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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**
- A. DANDY CURB BAG, SEDIGUARDS, OR ALTERNATE PRODUCT WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED MAY BE USED.
- B. 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 RECCOMENDATIONS
- C. INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

#### CURB INLET SEDIMENT FILTER DETAIL



#### DETAIL OF INLET SEDIMENT CONTROL DEVICE

**DANDY BAG® SPECIFICATIONS**

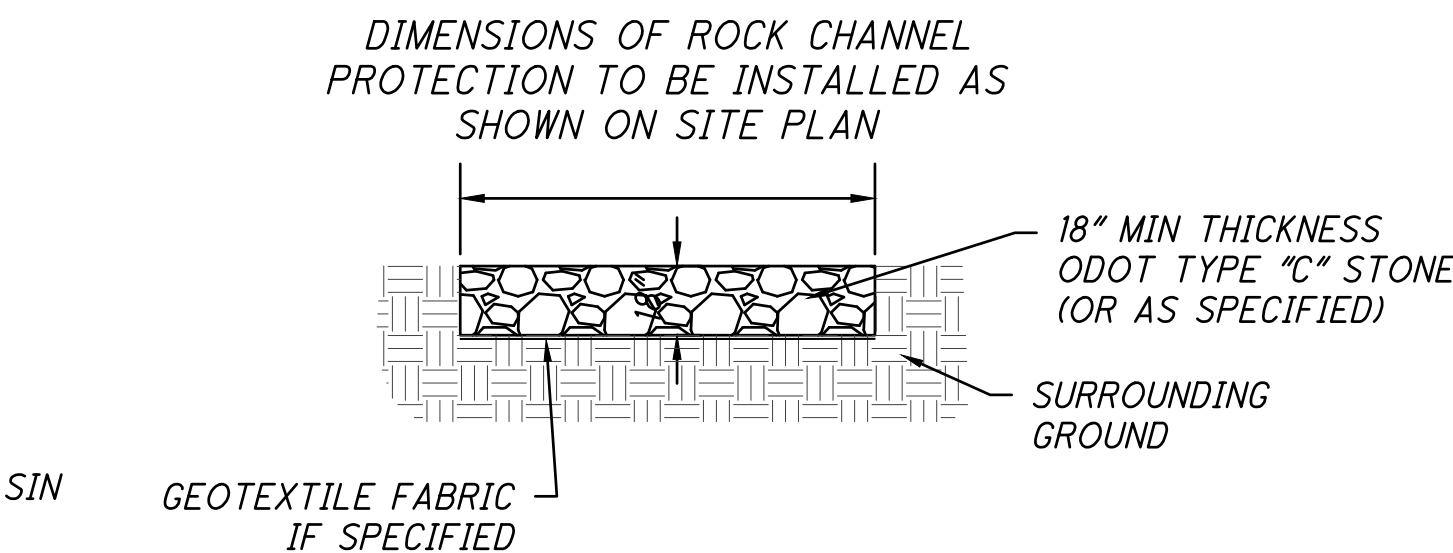
NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

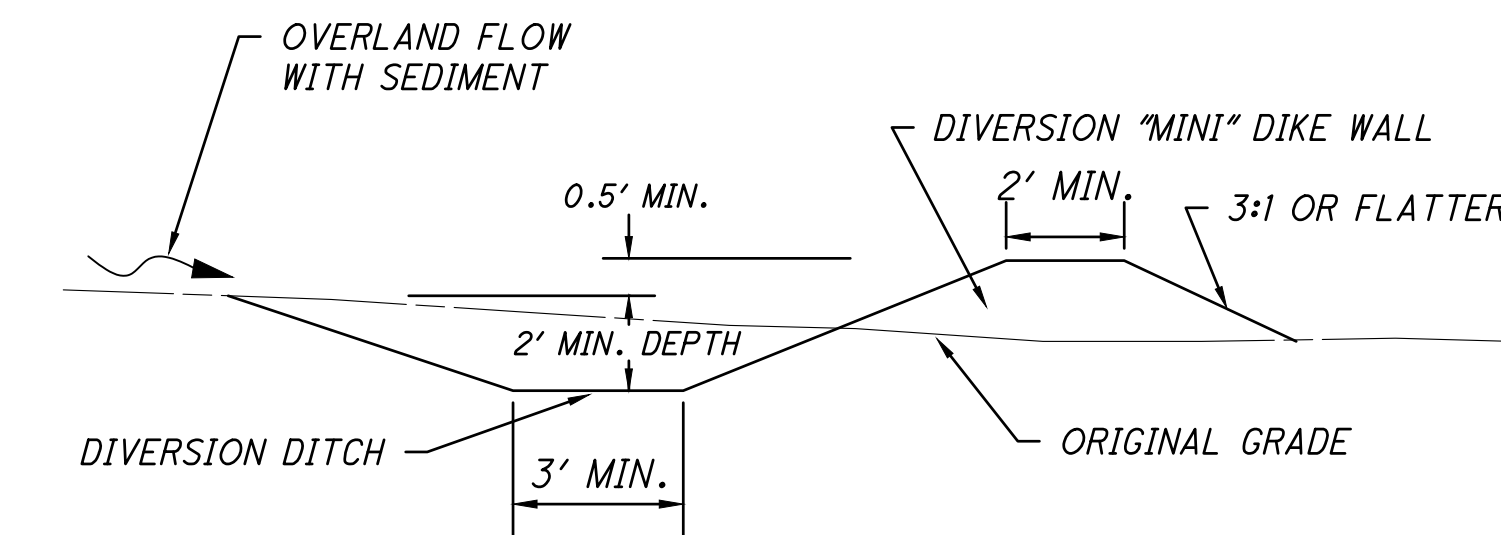
| Mechanical Properties   | Test Method | Units                                        | MARV                    |
|-------------------------|-------------|----------------------------------------------|-------------------------|
| Grab Tensile Strength   | ASTM D 4632 | KN (lbs)                                     | 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)               |
| Mullen 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/m <sup>2</sup> gal/min/ft <sup>2</sup> | 5907 (145)              |
| Permittivity            | ASTM D 4491 | Sec <sup>-1</sup>                            | 2.1                     |

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

#### INLET PROTECTION - DANDY BAG

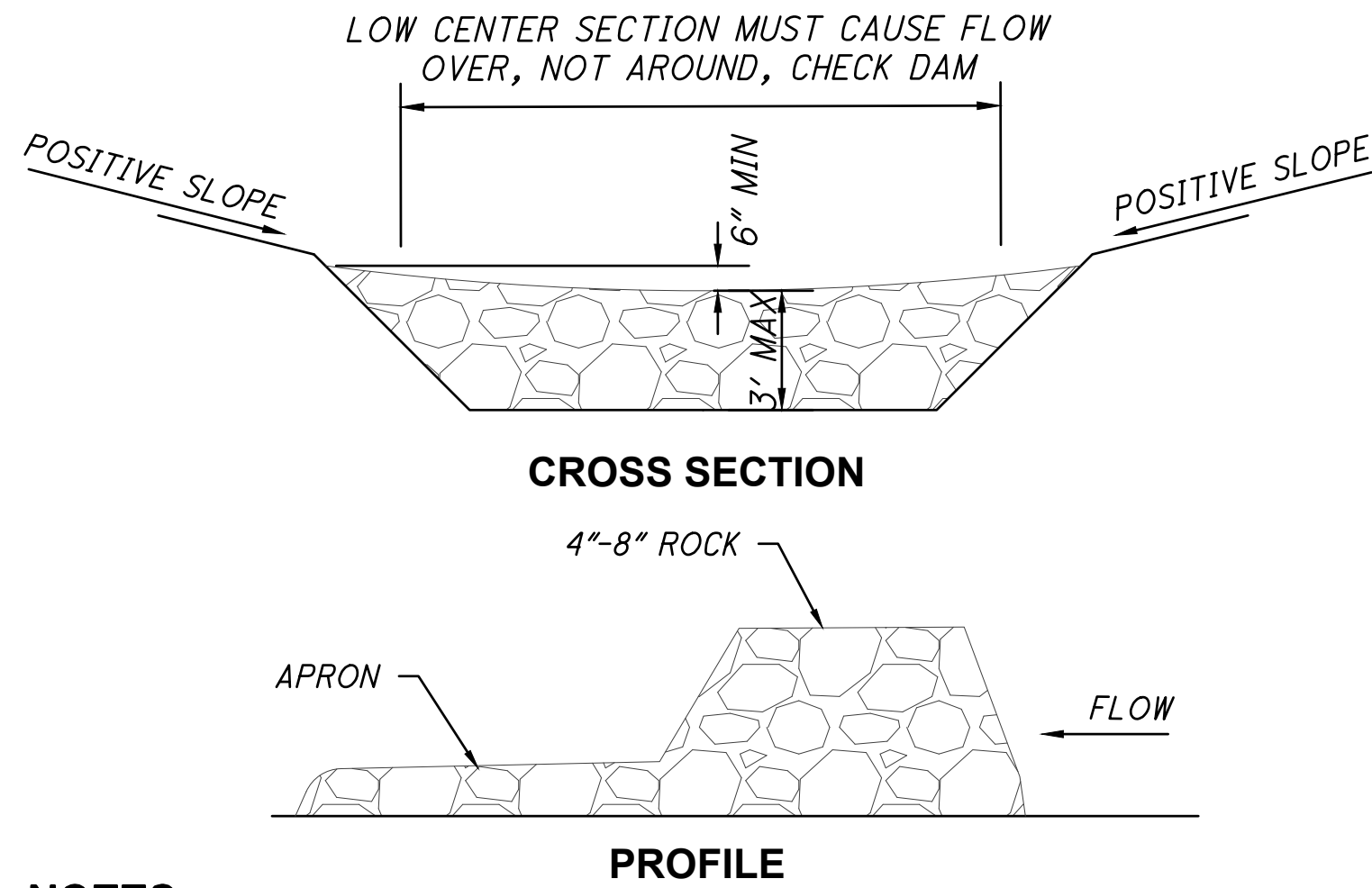


#### ROCK CHANNEL PROTECTION DETAIL FOR PIPE OUTLET



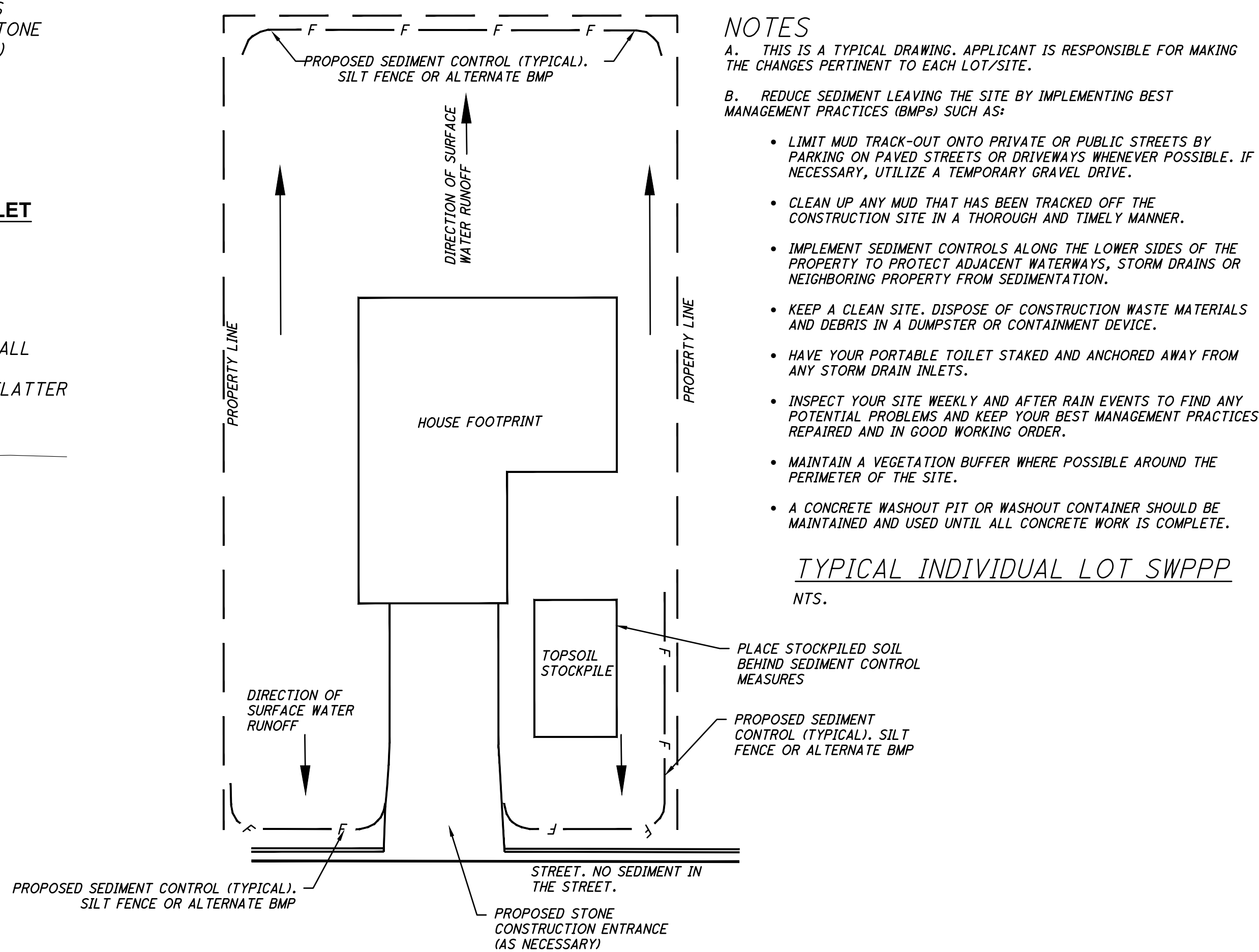
- NOTES**
- A. BERM CAN BE CONSTRUCTED AS DITCH OR DIKE WALL
- B. PLACE DITCH ON A GRADE TO DRAIN TO SEDIMENT BASIN.

#### CROSS SECTION OF A DIVERSION BERM



- NOTES**
- A. 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.
- B. MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.
- C. 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.
- D. THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.
- E. 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.
- F. 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.
- G. SIDE SLOPES SHALL BE A MINIMUM OF 2:1.

#### DITCH ROCK CHECK DAM

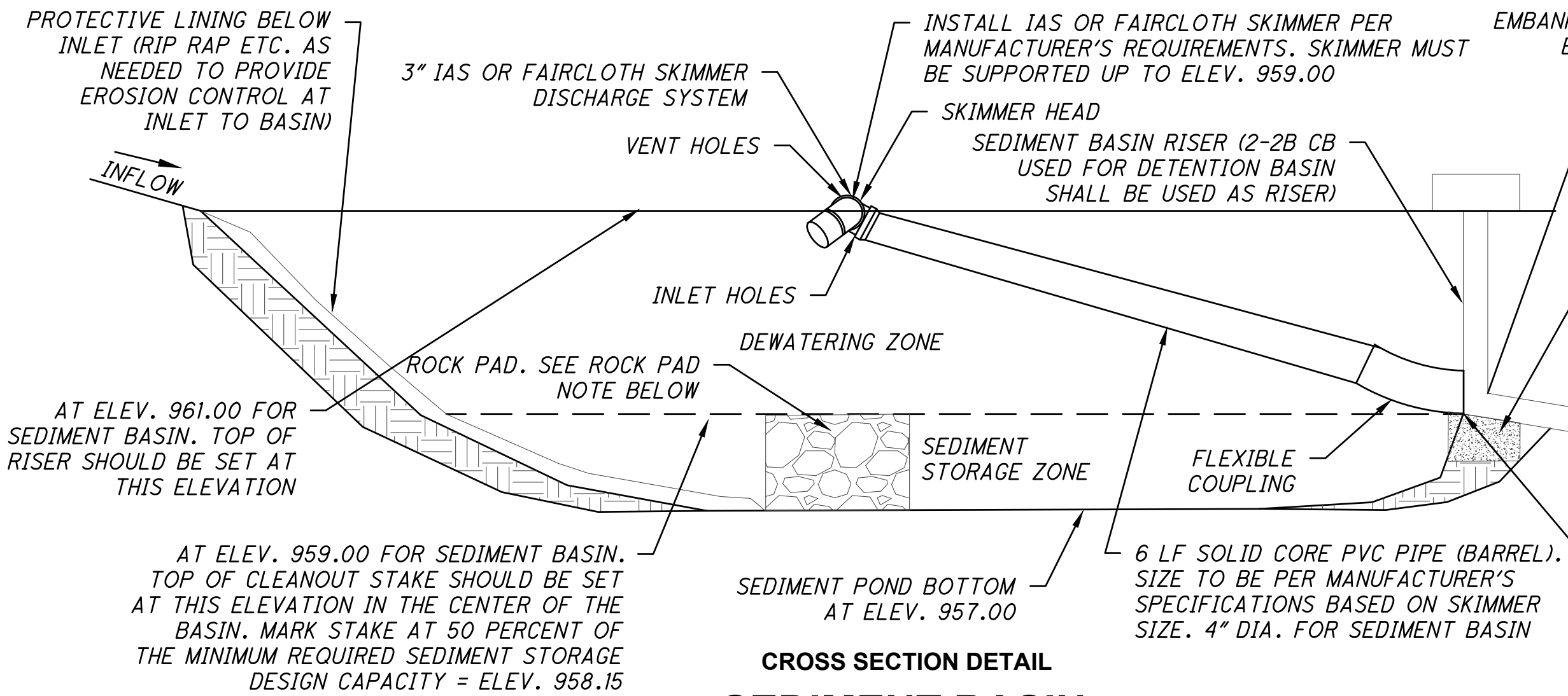


- NOTES**
- A. THIS IS A TYPICAL DRAWING. APPLICANT IS RESPONSIBLE FOR MAKING THE CHANGES PERTINENT TO EACH LOT/SITE.
- B. REDUCE SEDIMENT LEAVING THE SITE BY IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) SUCH AS:
- LIMIT MUD TRACK-OUT ONTO PRIVATE OR PUBLIC STREETS BY PARKING ON PAVED STREETS OR DRIVEWAYS WHENEVER POSSIBLE. IF NECESSARY, UTILIZE A TEMPORARY GRAVEL DRIVE.
  - CLEAN UP ANY MUD THAT HAS BEEN TRACKED OFF THE CONSTRUCTION SITE IN A THOROUGH AND TIMELY MANNER.
  - IMPLEMENT SEDIMENT CONTROLS ALONG THE LOWER SIDES OF THE PROPERTY TO PROTECT ADJACENT WATERWAYS, STORM DRAINS OR NEIGHBORING PROPERTY FROM SEDIMENTATION.
  - KEEP A CLEAN SITE. DISPOSE OF CONSTRUCTION WASTE MATERIALS AND DEBRIS IN A DUMPSTER OR CONTAINMENT DEVICE.
  - HAVE YOUR PORTABLE TOILET STAKED AND ANCHORED AWAY FROM ANY STORM DRAIN INLETS.
  - INSPECT YOUR SITE WEEKLY AND AFTER RAIN EVENTS TO FIND ANY POTENTIAL PROBLEMS AND KEEP YOUR BEST MANAGEMENT PRACTICES REPAIRED AND IN GOOD WORKING ORDER.
  - MAINTAIN A VEGETATION BUFFER WHERE POSSIBLE AROUND THE PERIMETER OF THE SITE.
  - A CONCRETE WASHOUT PIT OR WASHOUT CONTAINER SHOULD BE MAINTAINED AND USED UNTIL ALL CONCRETE WORK IS COMPLETE.

#### TYPICAL INDIVIDUAL LOT SWPPP NTS.



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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 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT STORAGE ZONE ONCE IT EXCEEDS 50 PERCENT OF THE MINIMUM REQUIRED SEDIMENT STORAGE DESIGN CAPACITY AND PRIOR TO THE CONVERSION TO THE POST-CONSTRUCTION PRACTICE UNLESS SUITABLE STORAGE IS DEMONSTRATED BASED UPON OVER-DESIGN. 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.

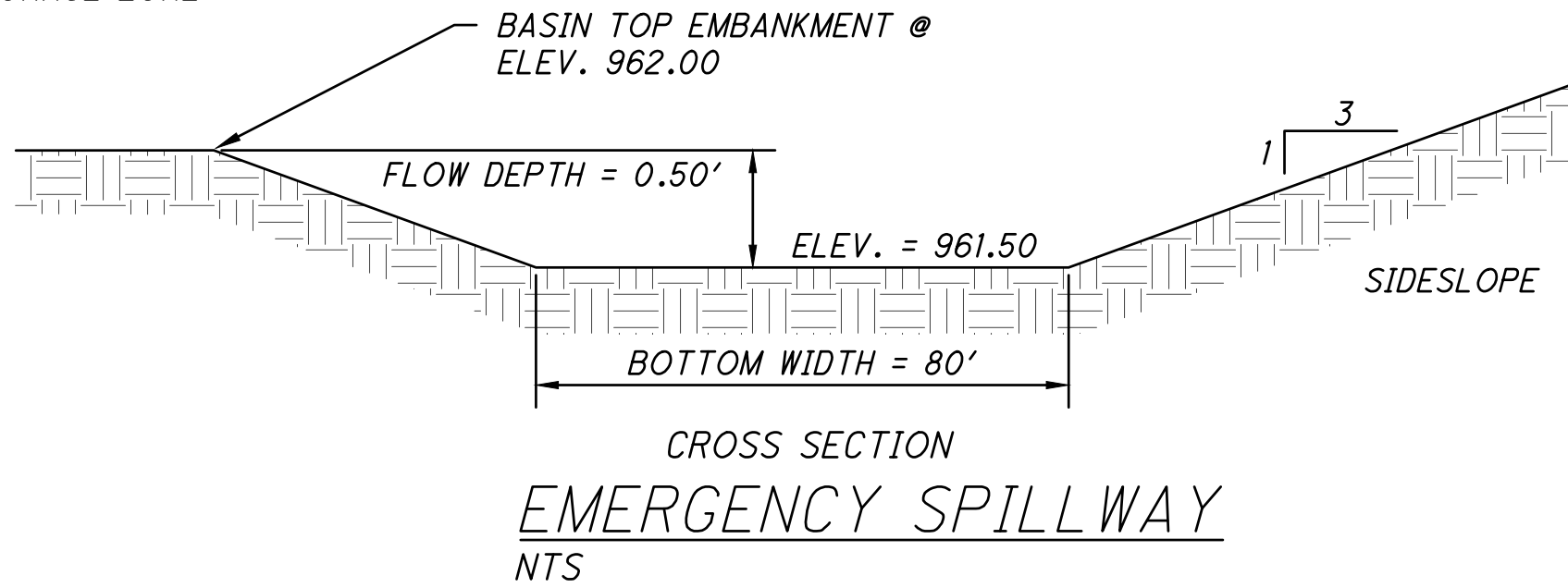
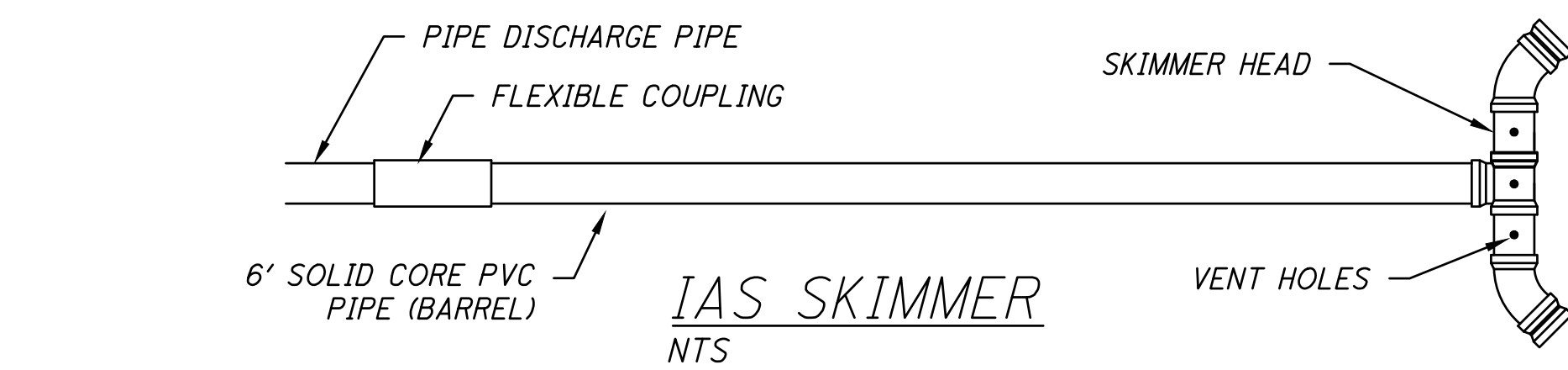
E. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.

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

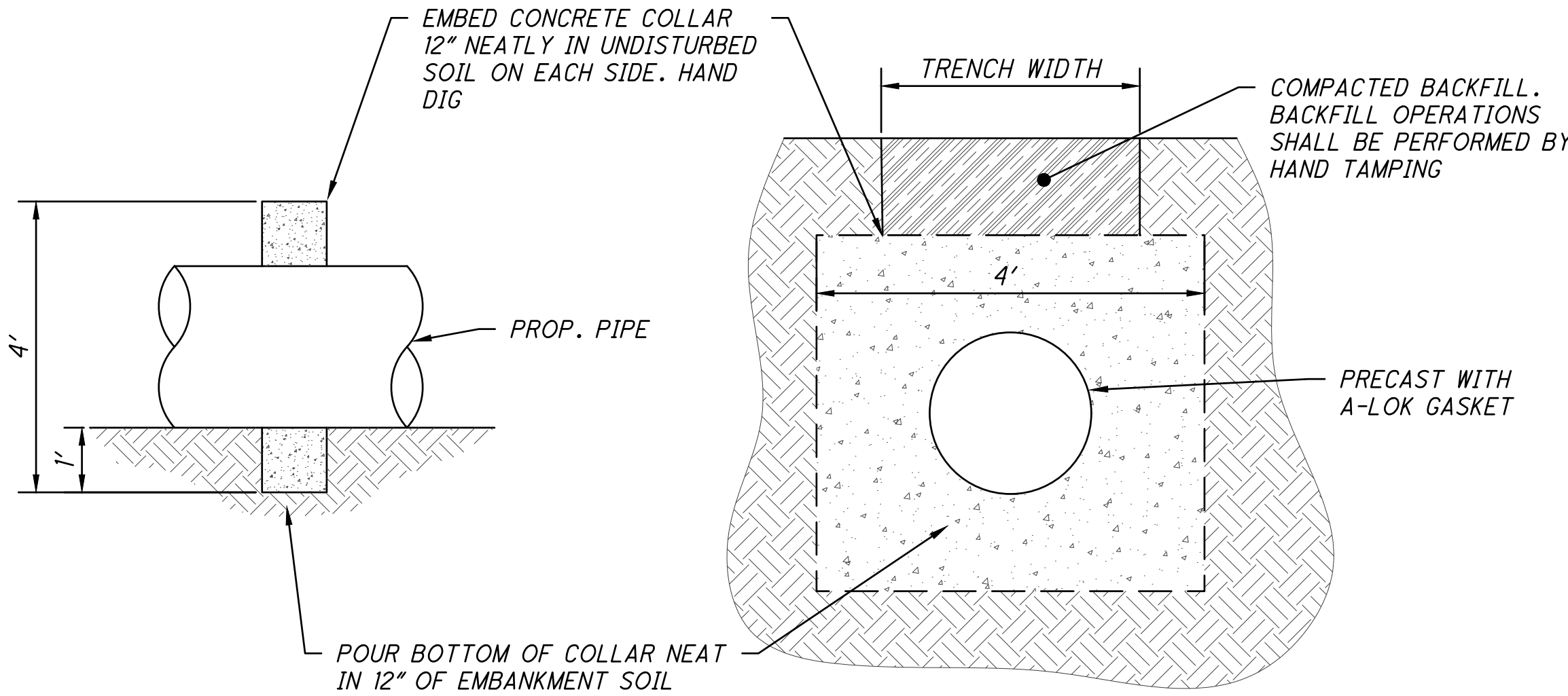
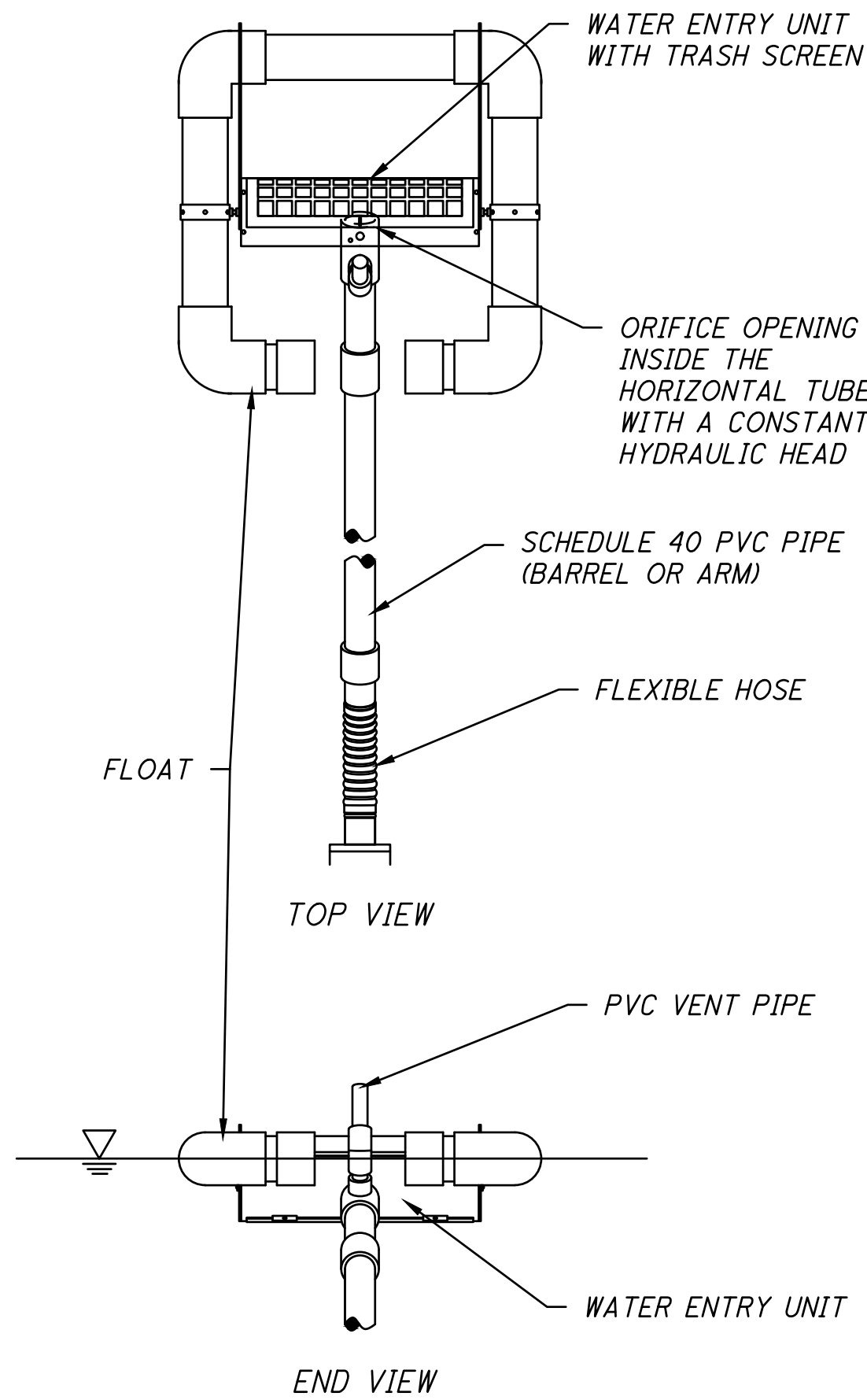
IT IS VERY IMPORTANT THAT A ROCK PAD BE CONSTRUCTED TO THE HEIGHT OF THE TOP OF THE SEDIMENT STORAGE ZONE. IF THIS IS NOT DONE OR IF THE PAD IS NOT BUILT TO THE SAME HEIGHT AS THE TOP OF THE SEDIMENT STORAGE ZONE, THE SKIMMER WILL NOT FUNCTION PROPERLY .

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 \* 21.75 ACRES = 805 C.Y.  
TOP OF SEDIMENT STORAGE ZONE ELEVATION = 959.00 (4,586 C.Y.). SET CLEANOUT STAKE AT THIS ELEVATION.  
REQUIRED DEWATERING ZONE VOLUME = 67 C.Y./ACRE \* 20.43 ACRES = 1,368 C.Y.  
DEWATERING ZONE VOLUME (BETWEEN 959.00 AND 961.00) = 5,233 C.Y.  
TOTAL BASIN VOLUME REQUIRED TO TOP OF DEWATERING ZONE = 805 C.Y. + 1,368 C.Y. = 2,173 C.Y.  
TOP OF DEWATERING ZONE ELEVATION = 961.00 (9,819 C.Y.)  
TOTAL SEDIMENT BASIN VOLUME PROVIDED TO ELEV. 962.00 = 12,685 C.Y.  
RISER AND BARREL: PROPOSED 18" DETENTION OUTLET AND 2-3 CB ARE TO BE USED AS OUTLET FOR SEDIMENT BASIN.  
EMERGENCY SPILLWAY: EMERGENCY SPILLWAY TO BE TRAPEZOIDAL WITH A BOTTOM WIDTH OF 80'.  
DEWATERING TIME : 3.61 DAYS  
1,368 C.Y. \* 27 = 36,936 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 3.61 DAYS TO DEWATER THIS SEDIMENT BASIN.



#### REVISIONS:

FILE NAME  
SWPPP NOTES 3

DRAWN BY  
SJC

CHECKED BY  
NNS

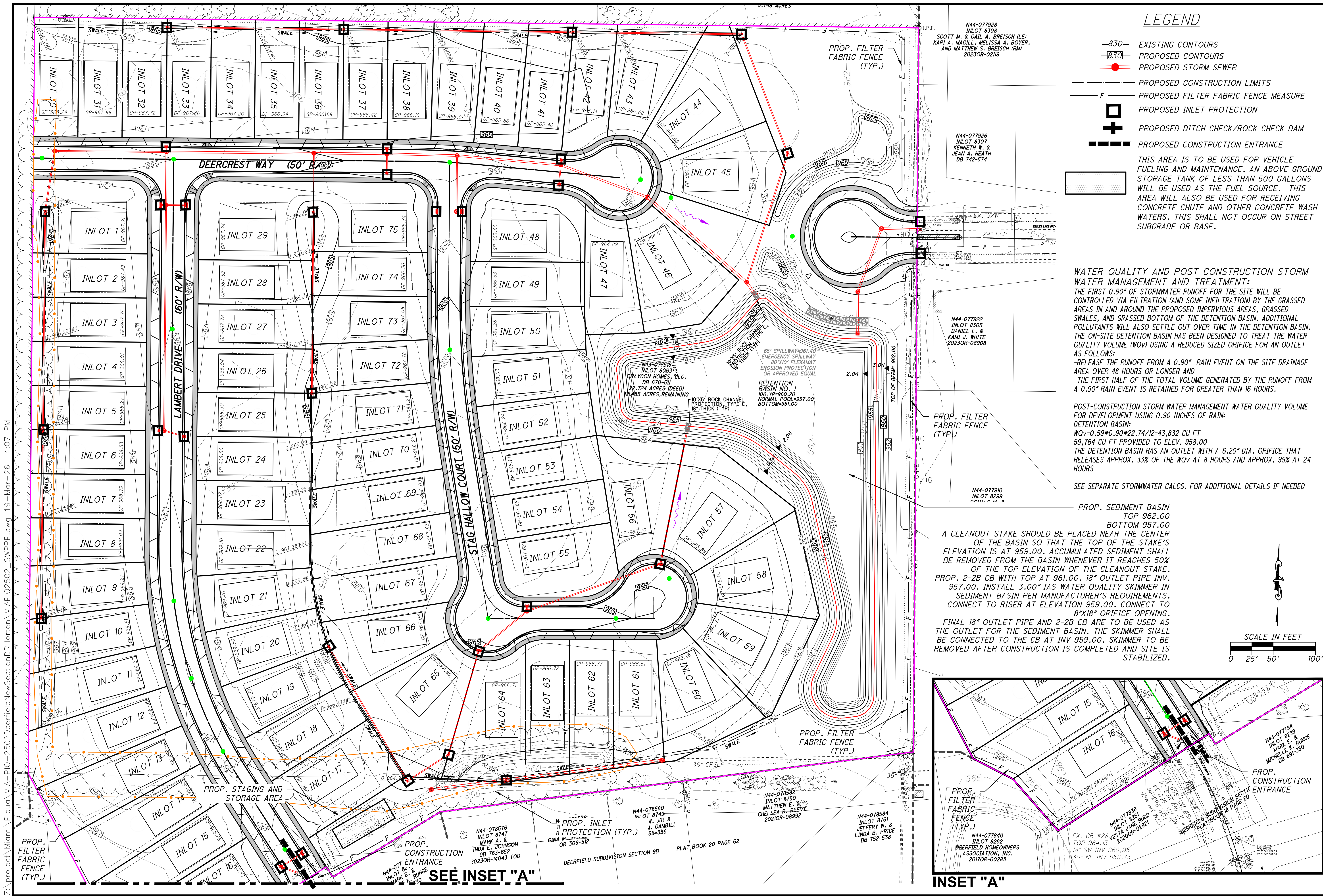
PROJECT No.  
MIAP1Q2502

DATE  
03-20-2026

SHEET NUMBER



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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

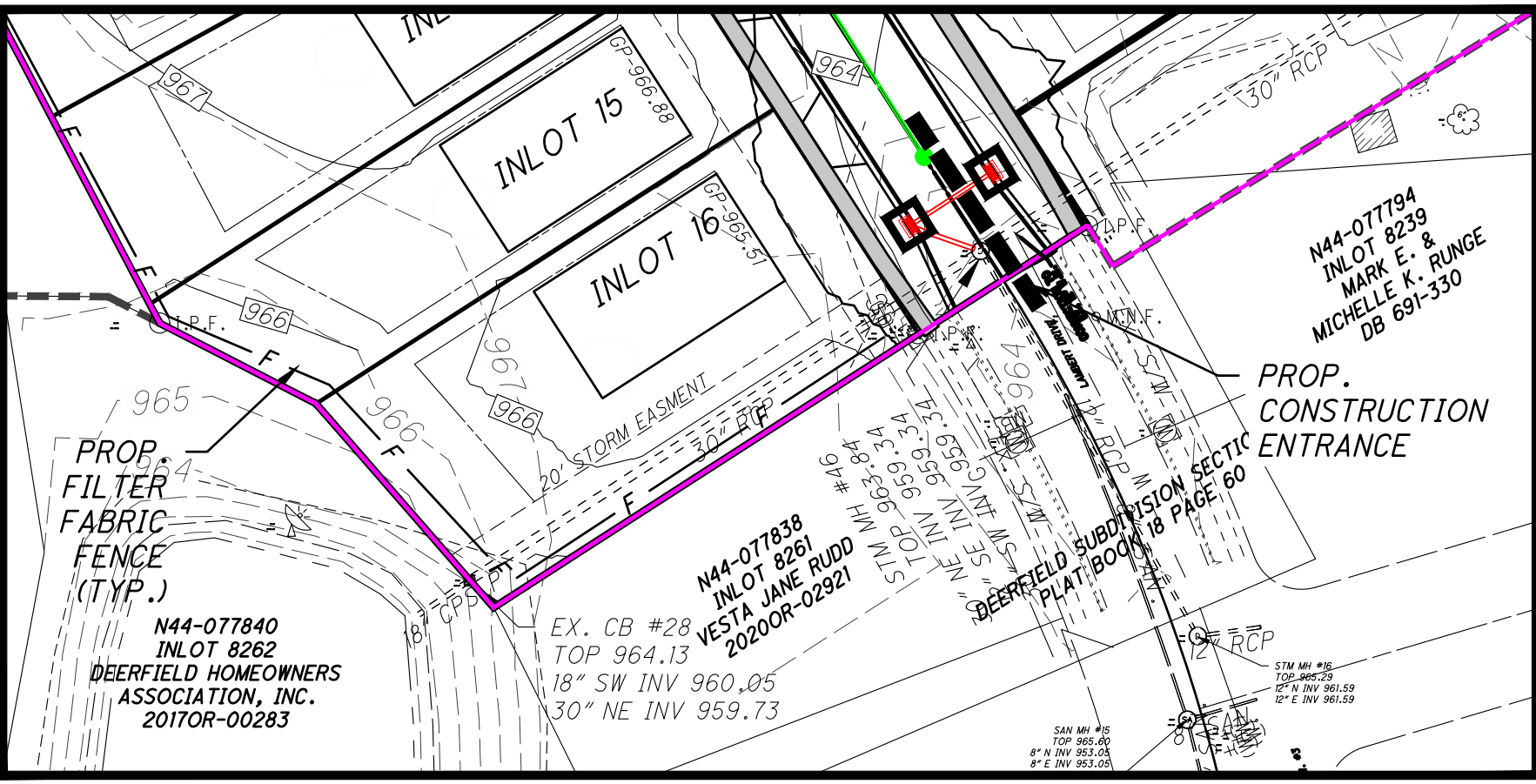
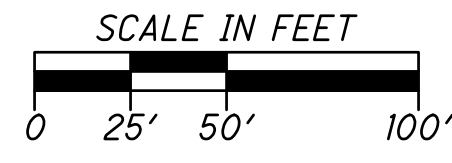
THIS AREA IS TO BE USED FOR VEHICLE FUELING AND MAINTENANCE. AN ABOVE GROUND STORAGE TANK OF LESS THAN 500 GALLONS WILL BE USED AS THE FUEL SOURCE. THIS AREA WILL ALSO BE USED FOR RECEIVING CONCRETE CHUTE AND OTHER CONCRETE WASH WATERS. THIS SHALL NOT OCCUR ON STREET SUBGRADE OR BASE.

**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=0.59\*0.90\*22.74/12=43,832 CU FT  
59,764 CU FT PROVIDED TO ELEV. 958.00  
THE DETENTION BASIN HAS AN OUTLET WITH A 6.20" DIA. ORIFICE THAT RELEASES APPROX. 33% OF THE WQV AT 8 HOURS AND APPROX. 99% AT 24 HOURS

SEE SEPARATE STORMWATER CALCS. FOR ADDITIONAL DETAILS IF NEEDED

PROP. SEDIMENT BASIN  
TOP 962.00  
BOTTOM 957.00  
A CLEANOUT STAKE SHOULD BE PLACED NEAR THE CENTER OF THE BASIN SO THAT THE TOP OF THE STAKE'S ELEVATION IS AT 959.00. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN WHENEVER IT REACHES 50% OF THE TOP ELEVATION OF THE CLEANOUT STAKE.  
PROP. 2-2B CB WITH TOP AT 961.00. 18" OUTLET PIPE INV. 957.00. INSTALL 3.00" IAS WATER QUALITY SKIMMER IN SEDIMENT BASIN PER MANUFACTURER'S REQUIREMENTS. CONNECT TO RISER AT ELEVATION 959.00. CONNECT TO 8"x18" ORIFICE OPENING.  
FINAL 18" OUTLET PIPE AND 2-2B CB ARE TO BE USED AS THE OUTLET FOR THE SEDIMENT BASIN. THE SKIMMER SHALL BE CONNECTED TO THE CB AT INV 959.00. SKIMMER TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED.



ChoiceOne  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
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**WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2**

**CITY OF PIQUA**

**SWPPP**

REVISIONS:

| FILE NAME | DRAWN BY | CHECKED BY | PROJECT No. | DATE       | SHEET NUMBER |
|-----------|----------|------------|-------------|------------|--------------|
| SWPPP     | SJC      | NNS        | MIAP102502  | 03-20-2026 | 5 OF 5       |



City of Piqua, Miami County

# Whitetail Bend Subdivision Storm Water Detention Calculations

March 20, 2026

## Site Description:

Site is an existing open row crop field with some woods that currently has no onsite detention to control the storm water runoff. The proposed site will increase the impervious area and require stormwater basins on site to control the runoff. This basin will be sized to control the existing and additional runoff that will be produced by the increased impervious area and will serve as water quality measures.

## Hydrologic Methodologies:

The hydrologic methodology used for this design was the Soil Conservation Service (SCS) TR-55 Method, which was computed via the Bentley PondPack program.

## Existing Hydrologic Conditions:

The storm water on the existing site moves via overland flow through row crop farm field from west to east where it enters an existing catch basin on Eagles Lake Drive.

## Developed Hydrologic Conditions:

The proposed site will move the rain water via proposed swales and storm sewer. Once the storm water has entered the storm sewer it will then be carried to the proposed stormwater basins.

## Storm Water Management Plan:

The proposed site will move the runoff through the site by having the proposed pavement and ground sloped towards proposed swales and catch basins. Once the water enters the storm structures, it will then travel through proposed storm sewer to the retention basin.

## Applicable Permits:

The Ohio Environmental Protection Agency, Notice of Intent.

## Calculation Sheets:

Below is a summary of the storm water detention calculations. Please see the attached computer printouts for additional details.

Hydrologic Soil Group C/D was used for these calculations based upon soil in the surrounding area. A soil map from the USDA's Web Soil Survey website was utilized to determine this Soil Group.



## Proposed Retention Basin

- Time of Concentration (Tc)
  - Pre-developed drainage area = 45 minutes (0.75 hrs)
  - Post-developed & Direct Release drainage area = 20 minutes (0.333 hrs)
- CN Number
  - Pre-developed = 80 – see page 7 of 28 of computer calculations
  - Post-developed = 90.52 – see page 6 of 28 of computer calculations
  - Direct Releaser = 88 – see page 5 of 28 of computer calculations
- Pre & Post-Drainage Area = 20.401 acres
- Direct Release Area = 2.34 acres

| Pre-developed Hydrograph Volume |             | Post-developed + Direct Release Hydrograph Volume |             |
|---------------------------------|-------------|---------------------------------------------------|-------------|
| Storm                           | Peak Volume | Storm                                             | Peak Volume |
| 1 year                          | 1.554 ac-ft | 1 year                                            | 2.837 ac-ft |
| 2 year                          | 2.088 ac-ft | 2 year                                            | 3.527 ac-ft |
| 5 year                          | 3.100 ac-ft | 5 year                                            | 4.764 ac-ft |
| 10 year                         | 3868 ac-ft  | 10 year                                           | 5.664 ac-ft |
| 25 year                         | 4.664 ac-ft | 25 year                                           | 6.573 ac-ft |
| 50 year                         | 5.481 ac-ft | 50 year                                           | 7.488 ac-ft |
| 100 year                        | 6.147 ac-ft | 100 year                                          | 8.224 ac-ft |

- Critical Storm Calculation using Hydrograph Volumes. Volume provides a 5-year critical storm. On page 2 of the Pond Pack calculations it shows the Hydrograph volumes. The calculation would be as follows:  $((2.837-1.554)/1.554) = 82.5\%$ . Therefore a 10-year critical storm shall be used.
- Storm Requirements = Control runoff from a 1, 2, 5 and 10-year storm on the post developed site to the runoff from a 1-year storm on the pre developed site. Then control the runoff from the 25, 50 and 100-year storm on the post-developed site to the runoff from their respective storms for the pre-developed site.
- Retention Volume provided to an elevation of 962.00 = 7.863 acre-feet – see page 8 of 28

## Proposed Detention Basin Summary:

| STORM    | PEAK INFLOW | PEAK OUTFLOW | STORAGE     | PEAK BASIN ELEVATION |
|----------|-------------|--------------|-------------|----------------------|
| 1 YEAR   | 33.01 cfs   | 0.96 cfs     | 1.808 ac-ft | 958.30               |
| 2 YEAR   | 40.69 cfs   | 1.13 cfs     | 2.280 ac-ft | 958.63               |
| 5 YEAR   | 54.19 cfs   | 1.91 cfs     | 3.427 ac-ft | 959.13               |
| 10 YEAR  | 63.82 cfs   | 3.13 cfs     | 3.427 ac-ft | 959.38               |
| 25 YEAR  | 73.42 cfs   | 4.30 cfs     | 3.868 ac-ft | 959.66               |
| 50 YEAR  | 83.00 cfs   | 5.40 cfs     | 4.348 ac-ft | 959.96               |
| 100 YEAR | 90.63 cfs   | 6.09 cfs     | 4.748 ac-ft | 960.20               |

| STORM    | DIRECT RELEASE | TOTAL FLOW | ALLOWABLE FLOW |
|----------|----------------|------------|----------------|
| 1 YEAR   | 3.20 cfs       | 4.16 cfs   | 11.34 cfs      |
| 2 YEAR   | 4.04 cfs       | 5.17 cfs   | 11.34 cfs      |
| 5 YEAR   | 5.55 cfs       | 7.46 cfs   | 11.34 cfs      |
| 10 YEAR  | 6.64 cfs       | 9.77 cfs   | 11.34 cfs      |
| 25 YEAR  | 7.73 cfs       | 12.03 cfs  | 36.56 cfs      |
| 50 YEAR  | 8.82 cfs       | 14.22 cfs  | 43.12 cfs      |
| 100 YEAR | 9.69 cfs       | 15.78 cfs  | 48.44 cfs      |

**NOTE: The post developed release rates for the 1 through 10-year storms are less than the 1-year pre-developed release rates. This meets the critical storm method requirements.**



## Water Quality Calculations per OEPA Requirements

Below is a summary of the storm water runoff water quality calculations that are needed to meet the OEPA water quality requirements for the development.

- Retention Pond:
  - Release the runoff from a 0.90" rain event on the drainage area over 24 hours or longer.
  - The first half of the total volume generated by the runoff from a 0.90" rain event must be detained for greater than 8 hours.

### Water Quality Volume Calculations – Pond A

- Post-Construction storm water management water quality volume for development using 0.90 inches of rain:
  - $WQ_v = 0.59 \times 0.90 \times 22.74 / 12 = 1.0062$  AC-FT
  - 1.372 AC-FT Provided to elev. 958.00. Therefore  $1.372 > 1.0062$  and water quality volume is detained.

### Water Quality Release Rate Calculations – Pond A

Detention Outlet Structure consists of:

- A 6.50" diameter orifice at invert 957.0 would be required to hold back the water quality runoff from the site.
- Per the draw down calculation we satisfy the requirement of not releasing more than 50% before 8 hours and not more than 100% by 24 hours. Per the calculations the pond releases about 32% at 8 hours and about 98% at 24 hours.



## WATER QUALITY CALCULATIONS

Project: Whitetail Bend Subdivision Prop. WQv Calculations  
Location: Piqua, Miami County

Job No:  
Date: 03/19/2026

### OEPA REQUIREMENTS :

- 1) Release the runoff from a 0.90" rain event on the drainage area over 24 hours or longer
- 2) The first half of the total volume generated by the runoff from a 0.90" rain event must be detained for greater than 8 hours

### WQv VOLUME CALCULATIONS USING 0.9" OF RAIN - $WQv = Rv \cdot P(0.90 \text{ inches}) \cdot A(\text{acres}) / 12$

|                        |           |              |
|------------------------|-----------|--------------|
| Precipitation (Inches) | 0.9       |              |
| Area (Acres)           | 22.74     |              |
| Impervious %           | 60%       |              |
| Rv                     | 0.59      |              |
| WQv (CF)               | 43,832.03 | 1.0062 AC-FT |

$WQv = 0.59 \cdot 0.9 \cdot 22.74 / 12 = 1.0062 \text{ AC-FT} = 43,832 \text{ CF}$

DETENTION BASIN HOLDS 59,764 CF AT ELEV. OF 958.00. 59,764 CF > 43,832 CF THEREFORE WQv SATISFIED. THEREFORE MUST RELEASE WQv THRU PROPERLY SIZED ORIFICE UNTIL 958.00 TO ENSURE WQv IS PROPERLY DETAINED AND RELEASED.

### WQv DRAW DOWN CALCULATIONS

INSTALL 6.5" ORIFICE IN FACE OF CATCH BASIN AT INV. ELEVATIONS 957.00 TO RELEASE WQv AT REQUIRED RATE

SET INV. OF NEXT ORIFICE ELEV. AT OR ABOVE 958.00.

Per the OEPA Method 1 Maximum Hydraulic Head WQv orifice draw down calculations below, we satisfy the requirement of not releasing more than 50% before 8 hours and not more than 100% by 24 hours for a wet detention basin. Per the calculations a 6.57" orifice or smaller will adequately detain the WQv longer than the required 24 hours timeframe.

### SITE DETENTION BASIN

|                        |                               |
|------------------------|-------------------------------|
| Basin Invert:.....     | 957.00 ft.                    |
| Orifice Opening.....   | 6.50 In.                      |
| Orifice Coefficient... | 0.60                          |
| Maximum Head...        | 0.8 ft.                       |
| Discharge Rate         | 0.496 cfs                     |
| Discharge Volume       | 893.15 cu. ft. per 30 minutes |

| Time (hour) | Time (min) | Starting Volume (CF) | Total Discharged Volume (CF) | Percentage Volume Discharged (%) |
|-------------|------------|----------------------|------------------------------|----------------------------------|
| 0.0         | 0          | 43,832.03            | 0                            | 0.00%                            |
| 0.5         | 30         |                      | 893.15                       | 2.04%                            |
| 1.0         | 60         |                      | 1,786.29                     | 4.08%                            |
| 1.5         | 90         |                      | 2,679.44                     | 6.11%                            |
| 2.0         | 120        |                      | 3,572.59                     | 8.15%                            |
| 2.5         | 150        |                      | 4,465.74                     | 10.19%                           |
| 3.0         | 180        |                      | 5,358.88                     | 12.23%                           |
| 3.5         | 210        |                      | 6,252.03                     | 14.26%                           |
| 4.0         | 240        |                      | 7,145.18                     | 16.30%                           |
| 4.5         | 270        |                      | 8,038.32                     | 18.34%                           |
| 5.0         | 300        |                      | 8,931.47                     | 20.38%                           |
| 5.5         | 330        |                      | 9,824.62                     | 22.41%                           |
| 6.0         | 360        |                      | 10,717.76                    | 24.45%                           |
| 6.5         | 390        |                      | 11,610.91                    | 26.49%                           |
| 7.0         | 420        |                      | 12,504.06                    | 28.53%                           |
| 7.5         | 450        |                      | 13,397.21                    | 30.56%                           |
| 8.0         | 480        |                      | 14,290.35                    | 32.60%                           |
| 8.5         | 510        |                      | 15,183.50                    | 34.64%                           |
| 9.0         | 540        |                      | 16,076.65                    | 36.68%                           |
| 9.5         | 570        |                      | 16,969.79                    | 38.72%                           |
| 10.0        | 600        |                      | 17,862.94                    | 40.75%                           |
| 10.5        | 630        |                      | 18,756.09                    | 42.79%                           |
| 11.0        | 660        |                      | 19,649.24                    | 44.83%                           |
| 11.5        | 690        |                      | 20,542.38                    | 46.87%                           |
| 12.0        | 720        |                      | 21,435.53                    | 48.90%                           |
| 12.5        | 750        |                      | 22,328.68                    | 50.94%                           |
| 13.0        | 780        |                      | 23,221.82                    | 52.98%                           |
| 13.5        | 810        |                      | 24,114.97                    | 55.02%                           |
| 14.0        | 840        |                      | 25,008.12                    | 57.05%                           |
| 14.5        | 870        |                      | 25,901.27                    | 59.09%                           |
| 15.0        | 900        |                      | 26,794.41                    | 61.13%                           |
| 15.5        | 930        |                      | 27,687.56                    | 63.17%                           |
| 16.0        | 960        |                      | 28,580.71                    | 65.21%                           |
| 16.5        | 990        |                      | 29,473.85                    | 67.24%                           |



|      |      |            |         |
|------|------|------------|---------|
| 17.0 | 1020 | 30,367.00  | 69.28%  |
| 17.5 | 1050 | 31,260.15  | 71.32%  |
| 18.0 | 1080 | 32,153.29  | 73.36%  |
| 18.5 | 1110 | 33,046.44  | 75.39%  |
| 19.0 | 1140 | 33,939.59  | 77.43%  |
| 19.5 | 1170 | 34,832.74  | 79.47%  |
| 20.0 | 1200 | 35,725.88  | 81.51%  |
| 20.5 | 1230 | 36,619.03  | 83.54%  |
| 21.0 | 1260 | 37,512.18  | 85.58%  |
| 21.5 | 1290 | 38,405.32  | 87.62%  |
| 22.0 | 1320 | 39,298.47  | 89.66%  |
| 22.5 | 1350 | 40,191.62  | 91.69%  |
| 23.0 | 1380 | 41,084.77  | 93.73%  |
| 23.5 | 1410 | 41,977.91  | 95.77%  |
| 24.0 | 1440 | 42,871.06  | 97.81%  |
| 24.5 | 1470 | 43,764.21  | 99.85%  |
| 25.0 | 1500 | 44,657.35  | 101.88% |
| 25.5 | 1530 | 45,550.50  | 103.92% |
| 26.0 | 1560 | 46,443.65  | 105.96% |
| 26.5 | 1590 | 47,336.80  | 108.00% |
| 27.0 | 1620 | 48,229.94  | 110.03% |
| 27.5 | 1650 | 49,123.09  | 112.07% |
| 28.0 | 1680 | 50,016.24  | 114.11% |
| 28.5 | 1710 | 50,909.38  | 116.15% |
| 29.0 | 1740 | 51,802.53  | 118.18% |
| 29.5 | 1770 | 52,695.68  | 120.22% |
| 30.0 | 1800 | 53,588.82  | 122.26% |
| 30.5 | 1830 | 54,481.97  | 124.30% |
| 31.0 | 1860 | 55,375.12  | 126.33% |
| 31.5 | 1890 | 56,268.27  | 128.37% |
| 32.0 | 1920 | 57,161.41  | 130.41% |
| 32.5 | 1950 | 58,054.56  | 132.45% |
| 33.0 | 1980 | 58,947.71  | 134.49% |
| 33.5 | 2010 | 59,840.85  | 136.52% |
| 34.0 | 2040 | 60,734.00  | 138.56% |
| 34.5 | 2070 | 61,627.15  | 140.60% |
| 35.0 | 2100 | 62,520.30  | 142.64% |
| 35.5 | 2130 | 63,413.44  | 144.67% |
| 36.0 | 2160 | 64,306.59  | 146.71% |
| 36.5 | 2190 | 65,199.74  | 148.75% |
| 37.0 | 2220 | 66,092.88  | 150.79% |
| 37.5 | 2250 | 66,986.03  | 152.82% |
| 38.0 | 2280 | 67,879.18  | 154.86% |
| 38.5 | 2310 | 68,772.32  | 156.90% |
| 39.0 | 2340 | 69,665.47  | 158.94% |
| 39.5 | 2370 | 70,558.62  | 160.98% |
| 40.0 | 2400 | 71,451.77  | 163.01% |
| 40.5 | 2430 | 72,344.91  | 165.05% |
| 41.0 | 2460 | 73,238.06  | 167.09% |
| 41.5 | 2490 | 74,131.21  | 169.13% |
| 42.0 | 2520 | 75,024.35  | 171.16% |
| 42.5 | 2550 | 75,917.50  | 173.20% |
| 43.0 | 2580 | 76,810.65  | 175.24% |
| 43.5 | 2610 | 77,703.80  | 177.28% |
| 44.0 | 2640 | 78,596.94  | 179.31% |
| 44.5 | 2670 | 79,490.09  | 181.35% |
| 45.0 | 2700 | 80,383.24  | 183.39% |
| 45.5 | 2730 | 81,276.38  | 185.43% |
| 46.0 | 2760 | 82,169.53  | 187.46% |
| 46.5 | 2790 | 83,062.68  | 189.50% |
| 47.0 | 2820 | 83,955.83  | 191.54% |
| 47.5 | 2850 | 84,848.97  | 193.58% |
| 48.0 | 2880 | 85,742.12  | 195.62% |
| 48.5 | 2910 | 86,635.27  | 197.65% |
| 49.0 | 2940 | 87,528.41  | 199.69% |
| 49.5 | 2970 | 88,421.56  | 201.73% |
| 50.0 | 3000 | 89,314.71  | 203.77% |
| 50.5 | 3030 | 90,207.85  | 205.80% |
| 51.0 | 3060 | 91,101.00  | 207.84% |
| 51.5 | 3090 | 91,994.15  | 209.88% |
| 52.0 | 3120 | 92,887.30  | 211.92% |
| 52.5 | 3150 | 93,780.44  | 213.95% |
| 53.0 | 3180 | 94,673.59  | 215.99% |
| 53.5 | 3210 | 95,566.74  | 218.03% |
| 54.0 | 3240 | 96,459.88  | 220.07% |
| 54.5 | 3270 | 97,353.03  | 222.10% |
| 55.0 | 3300 | 98,246.18  | 224.14% |
| 55.5 | 3330 | 99,139.33  | 226.18% |
| 56.0 | 3360 | 100,032.47 | 228.22% |



## Whitetail Bend Subdivision

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### Project Summary

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|          |                               |
|----------|-------------------------------|
| Title    | Whitetail Bend<br>Subdivision |
| Engineer | MSK                           |
| Company  | COEC                          |
| Date     | 3/19/2026                     |

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Notes

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## Whitetail Bend Subdivision

Subsection: Master Network Summary

### Catchments Summary

| Label          | Scenario                    | Return Event<br>(years) | Hydrograph<br>Volume<br>(ac-ft) | Time to Peak<br>(hours) | Peak Flow<br>(ft <sup>3</sup> /s) |
|----------------|-----------------------------|-------------------------|---------------------------------|-------------------------|-----------------------------------|
| POST AREA      | Miami County - , 1<br>yrs   | 1                       | 2.585                           | 12.100                  | 33.01                             |
| POST AREA      | Miami County - , 2<br>yrs   | 2                       | 3.208                           | 12.100                  | 40.69                             |
| POST AREA      | Miami County - , 5<br>yrs   | 5                       | 4.323                           | 12.100                  | 54.19                             |
| POST AREA      | Miami County - , 10<br>yrs  | 10                      | 5.133                           | 12.100                  | 63.82                             |
| POST AREA      | Miami County - , 25<br>yrs  | 25                      | 5.951                           | 12.100                  | 73.42                             |
| POST AREA      | Miami County - , 50<br>yrs  | 50                      | 6.774                           | 12.100                  | 83.00                             |
| POST AREA      | Miami County - , 100<br>yrs | 100                     | 7.436                           | 12.100                  | 90.63                             |
| PRE AREA       | Miami County - , 1<br>yrs   | 1                       | 1.554                           | 12.400                  | 11.34                             |
| PRE AREA       | Miami County - , 2<br>yrs   | 2                       | 2.088                           | 12.400                  | 15.62                             |
| PRE AREA       | Miami County - , 5<br>yrs   | 5                       | 3.100                           | 12.300                  | 23.89                             |
| PRE AREA       | Miami County - , 10<br>yrs  | 10                      | 3.868                           | 12.300                  | 30.13                             |
| PRE AREA       | Miami County - , 25<br>yrs  | 25                      | 4.664                           | 12.300                  | 36.56                             |
| PRE AREA       | Miami County - , 50<br>yrs  | 50                      | 5.481                           | 12.300                  | 43.12                             |
| PRE AREA       | Miami County - , 100<br>yrs | 100                     | 6.147                           | 12.300                  | 48.44                             |
| DIRECT RELEASE | Miami County - , 1<br>yrs   | 1                       | 0.252                           | 12.100                  | 3.20                              |
| DIRECT RELEASE | Miami County - , 2<br>yrs   | 2                       | 0.319                           | 12.100                  | 4.04                              |
| DIRECT RELEASE | Miami County - , 5<br>yrs   | 5                       | 0.441                           | 12.100                  | 5.55                              |
| DIRECT RELEASE | Miami County - , 10<br>yrs  | 10                      | 0.531                           | 12.100                  | 6.64                              |
| DIRECT RELEASE | Miami County - , 25<br>yrs  | 25                      | 0.622                           | 12.100                  | 7.73                              |
| DIRECT RELEASE | Miami County - , 50<br>yrs  | 50                      | 0.714                           | 12.100                  | 8.82                              |
| DIRECT RELEASE | Miami County - , 100<br>yrs | 100                     | 0.788                           | 12.100                  | 9.69                              |

### Node Summary



## Whitetail Bend Subdivision

Subsection: Master Network Summary

### Node Summary

| Label  | Scenario                 | Return Event (years) | Hydrograph Volume (ac-ft) | Time to Peak (hours) | Peak Flow (ft <sup>3</sup> /s) |
|--------|--------------------------|----------------------|---------------------------|----------------------|--------------------------------|
| P4 Out | Miami County - , 1 yrs   | 1                    | 1.864                     | 12.100               | 3.71                           |
| P4 Out | Miami County - , 2 yrs   | 2                    | 2.255                     | 12.100               | 4.70                           |
| P4 Out | Miami County - , 5 yrs   | 5                    | 3.022                     | 12.100               | 6.43                           |
| P4 Out | Miami County - , 10 yrs  | 10                   | 3.840                     | 12.100               | 7.65                           |
| P4 Out | Miami County - , 25 yrs  | 25                   | 4.692                     | 12.100               | 8.86                           |
| P4 Out | Miami County - , 50 yrs  | 50                   | 5.555                     | 12.100               | 10.07                          |
| P4 Out | Miami County - , 100 yrs | 100                  | 6.249                     | 12.150               | 11.62                          |
| PRE    | Miami County - , 1 yrs   | 1                    | 1.554                     | 12.400               | 11.34                          |
| PRE    | Miami County - , 2 yrs   | 2                    | 2.088                     | 12.400               | 15.62                          |
| PRE    | Miami County - , 5 yrs   | 5                    | 3.100                     | 12.300               | 23.89                          |
| PRE    | Miami County - , 10 yrs  | 10                   | 3.868                     | 12.300               | 30.13                          |
| PRE    | Miami County - , 25 yrs  | 25                   | 4.664                     | 12.300               | 36.56                          |
| PRE    | Miami County - , 50 yrs  | 50                   | 5.481                     | 12.300               | 43.12                          |
| PRE    | Miami County - , 100 yrs | 100                  | 6.147                     | 12.300               | 48.44                          |

### Pond Summary

| Label       | Scenario               | Return Event (years) | Hydrograph Volume (ac-ft) | Time to Peak (hours) | Peak Flow (ft <sup>3</sup> /s) | Maximum Water Surface Elevation (ft) | Maximum Pond Storage (ac-ft) |
|-------------|------------------------|----------------------|---------------------------|----------------------|--------------------------------|--------------------------------------|------------------------------|
| BASIN (IN)  | Miami County - , 1 yrs | 1                    | 2.585                     | 12.100               | 33.01                          | (N/A)                                | (N/A)                        |
| BASIN (OUT) | Miami County - , 1 yrs | 1                    | 1.611                     | 16.650               | 0.96                           | 958.30                               | 1.808                        |
| BASIN (IN)  | Miami County - , 2 yrs | 2                    | 3.208                     | 12.100               | 40.69                          | (N/A)                                | (N/A)                        |
| BASIN (OUT) | Miami County - , 2 yrs | 2                    | 1.936                     | 16.850               | 1.13                           | 958.63                               | 2.280                        |
| BASIN (IN)  | Miami County - , 5 yrs | 5                    | 4.323                     | 12.100               | 54.19                          | (N/A)                                | (N/A)                        |



## Whitetail Bend Subdivision

Subsection: Master Network Summary

### Pond Summary

| Label       | Scenario                 | Return Event (years) | Hydrograph Volume (ac-ft) | Time to Peak (hours) | Peak Flow (ft <sup>3</sup> /s) | Maximum Water Surface Elevation (ft) | Maximum Pond Storage (ac-ft) |
|-------------|--------------------------|----------------------|---------------------------|----------------------|--------------------------------|--------------------------------------|------------------------------|
| BASIN (OUT) | Miami County - , 5 yrs   | 5                    | 2.580                     | 15.500               | 1.91                           | 959.13                               | 3.036                        |
| BASIN (IN)  | Miami County - , 10 yrs  | 10                   | 5.133                     | 12.100               | 63.82                          | (N/A)                                | (N/A)                        |
| BASIN (OUT) | Miami County - , 10 yrs  | 10                   | 3.309                     | 14.100               | 3.13                           | 959.38                               | 3.427                        |
| BASIN (IN)  | Miami County - , 25 yrs  | 25                   | 5.951                     | 12.100               | 73.42                          | (N/A)                                | (N/A)                        |
| BASIN (OUT) | Miami County - , 25 yrs  | 25                   | 4.071                     | 13.700               | 4.30                           | 959.66                               | 3.868                        |
| BASIN (IN)  | Miami County - , 50 yrs  | 50                   | 6.774                     | 12.100               | 83.00                          | (N/A)                                | (N/A)                        |
| BASIN (OUT) | Miami County - , 50 yrs  | 50                   | 4.841                     | 13.500               | 5.40                           | 959.96                               | 4.348                        |
| BASIN (IN)  | Miami County - , 100 yrs | 100                  | 7.436                     | 12.100               | 90.63                          | (N/A)                                | (N/A)                        |
| BASIN (OUT) | Miami County - , 100 yrs | 100                  | 5.461                     | 13.400               | 6.09                           | 960.20                               | 4.748                        |



## Whitetail Bend Subdivision

Subsection: Runoff CN-Area

Label: DIRECT RELEASE

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### Runoff Curve Number Data

| Soil/Surface Description          | CN     | Area<br>(ft <sup>2</sup> ) | C<br>(%) | UC<br>(%) | Adjusted CN |
|-----------------------------------|--------|----------------------------|----------|-----------|-------------|
| 1/6 ACRE LOTS + GRASS             | 88.000 | 101,772.500                | 0.0      | 0.0       | 88.000      |
| COMPOSITE AREA & WEIGHTED CN ---> | (N/A)  | 101,772.500                | (N/A)    | (N/A)     | 88.000      |



## Whitetail Bend Subdivision

Subsection: Runoff CN-Area

Label: POST AREA

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### Runoff Curve Number Data

| Soil/Surface Description          | CN     | Area<br>(ft <sup>2</sup> ) | C<br>(%) | UC<br>(%) | Adjusted CN |
|-----------------------------------|--------|----------------------------|----------|-----------|-------------|
| Impervious                        | 98.000 | 57,640.000                 | 0.0      | 0.0       | 98.000      |
| 1/6 Acre Lots                     | 90.000 | 831,039.000                | 0.0      | 0.0       | 90.000      |
| COMPOSITE AREA & WEIGHTED CN ---> | (N/A)  | 888,679.000                | (N/A)    | (N/A)     | 90.519      |



## Whitetail Bend Subdivision

Subsection: Runoff CN-Area

Label: PRE AREA

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### Runoff Curve Number Data

| Soil/Surface Description                        | CN     | Area<br>(ft <sup>2</sup> ) | C<br>(%) | UC<br>(%) | Adjusted CN |
|-------------------------------------------------|--------|----------------------------|----------|-----------|-------------|
| Row crops - SR + Crop residue, good -<br>Soil D | 80.000 | 990,371.000                | 0.0      | 0.0       | 80.000      |
| COMPOSITE AREA & WEIGHTED CN --->               | (N/A)  | 990,371.000                | (N/A)    | (N/A)     | 80.000      |



## Whitetail Bend Subdivision

Subsection: Elevation-Area Volume Curve

Return Event: 100 years

Label: BASIN

Storm Event: TypeII 24hr (5.4 in)

Scenario: Miami County - , 100 yrs

| Elevation<br>(ft) | Planimeter<br>(ft <sup>2</sup> ) | Area<br>(ft <sup>2</sup> ) | $A1+A2+\sqrt{A1 \cdot A2}$<br>(ft <sup>2</sup> ) | Volume<br>(ac-ft) | Volume (Total)<br>(ac-ft) |
|-------------------|----------------------------------|----------------------------|--------------------------------------------------|-------------------|---------------------------|
| 957.00            | 0.0                              | 57,639.590                 | 0.000                                            | 0.000             | 0.000                     |
| 958.00            | 0.0                              | 61,921.900                 | 179,303.878                                      | 1.372             | 1.372                     |
| 959.00            | 0.0                              | 66,260.800                 | 192,237.322                                      | 1.471             | 2.843                     |
| 960.00            | 0.0                              | 70,656.400                 | 205,340.512                                      | 1.571             | 4.414                     |
| 961.00            | 0.0                              | 75,108.300                 | 218,613.050                                      | 1.673             | 6.087                     |
| 962.00            | 0.0                              | 79,616.900                 | 232,054.949                                      | 1.776             | 7.863                     |



## Whitetail Bend Subdivision

Subsection: Volume Equations

Return Event: 100 years

Label: BASIN

Storm Event: TypeII 24hr (5.4 in)

Scenario: Miami County - , 100 yrs

### Pond Volume Equations

**\* Incremental volume computed by the Conic Method for Reservoir Volumes.**

$$\text{Volume} = (1/3) * (\text{EL2} - \text{EL1}) * (\text{Area1} + \text{Area2} + \text{sqr}(\text{Area1} * \text{Area2}))$$

|        |              |                                             |
|--------|--------------|---------------------------------------------|
| where: | EL1, EL2     | Lower and upper elevations of the increment |
|        | Area1, Area2 | Areas computed for EL1, EL2, respectively   |
|        | Volume       | Incremental volume between EL1 and EL2      |

## Whitetail Bend Subdivision

Subsection: Outlet Input Data

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### Requested Pond Water Surface Elevations

|                       |           |
|-----------------------|-----------|
| Minimum (Headwater)   | 957.00 ft |
| Increment (Headwater) | 0.50 ft   |
| Maximum (Headwater)   | 962.00 ft |

### Outlet Connectivity

| Structure Type     | Outlet ID   | Direction | Outfall     | E1<br>(ft) | E2<br>(ft) |
|--------------------|-------------|-----------|-------------|------------|------------|
| Orifice-Area       | Orifice - 2 | Forward   | Culvert - 1 | 959.00     | 962.00     |
| Inlet Box          | Riser - 1   | Forward   | Culvert - 1 | 960.50     | 962.00     |
| Orifice-Circular   | Orifice - 1 | Forward   | Culvert - 1 | 957.00     | 962.00     |
| Culvert-Circular   | Culvert - 1 | Forward   | TW          | 957.00     | 962.00     |
| Rectangular Weir   | Weir - 1    | Forward   | TW          | 961.40     | 962.00     |
| Tailwater Settings | Tailwater   |           |             | (N/A)      | (N/A)      |



## Whitetail Bend Subdivision

Subsection: Outlet Input Data

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

---

Structure ID: Riser - 1  
Structure Type: Inlet Box

---

|                     |                             |
|---------------------|-----------------------------|
| Number of Openings  | 1                           |
| Elevation           | 960.50 ft                   |
| Orifice Area        | 2.7 ft <sup>2</sup>         |
| Orifice Coefficient | 0.600                       |
| Weir Length         | 9.20 ft                     |
| Weir Coefficient    | 3.00 (ft <sup>0.5</sup> )/s |
| K Reverse           | 1.000                       |
| Manning's n         | 0.000                       |
| Kev, Charged Riser  | 0.000                       |
| Weir Submergence    | False                       |
| Orifice H to crest  | False                       |

---

---

Structure ID: Orifice - 1  
Structure Type: Orifice-Circular

---

|                     |           |
|---------------------|-----------|
| Number of Openings  | 1         |
| Elevation           | 957.00 ft |
| Orifice Diameter    | 6.5 in    |
| Orifice Coefficient | 0.600     |

---

## Whitetail Bend Subdivision

Subsection: Outlet Input Data

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

|                                  |             |
|----------------------------------|-------------|
| Structure ID: Culvert - 1        |             |
| Structure Type: Culvert-Circular |             |
| Number of Barrels                | 1           |
| Diameter                         | 18.0 in     |
| Length                           | 100.00 ft   |
| Length (Computed Barrel)         | 100.00 ft   |
| Slope (Computed)                 | 0.003 ft/ft |
| Outlet Control Data              |             |
| Manning's n                      | 0.013       |
| Ke                               | 0.200       |
| Kb                               | 0.018       |
| Kr                               | 0.000       |
| Convergence Tolerance            | 0.00 ft     |
| Inlet Control Data               |             |
| Equation Form                    | Form 1      |
| K                                | 0.0045      |
| M                                | 2.0000      |
| C                                | 0.0317      |
| Y                                | 0.6900      |
| T1 ratio (HW/D)                  | 1.094       |
| T2 ratio (HW/D)                  | 1.196       |
| Slope Correction Factor          | -0.500      |

Use unsubmerged inlet control 0 equation below T1 elevation.

Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...

|              |           |         |                         |
|--------------|-----------|---------|-------------------------|
| T1 Elevation | 958.64 ft | T1 Flow | 7.58 ft <sup>3</sup> /s |
| T2 Elevation | 958.79 ft | T2 Flow | 8.66 ft <sup>3</sup> /s |



## Whitetail Bend Subdivision

Subsection: Outlet Input Data

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

---

Structure ID: Orifice - 2  
Structure Type: Orifice-Area

---

|                     |                     |
|---------------------|---------------------|
| Number of Openings  | 1                   |
| Elevation           | 959.00 ft           |
| Orifice Area        | 1.0 ft <sup>2</sup> |
| Top Elevation       | 959.50 ft           |
| Datum Elevation     | 959.25 ft           |
| Orifice Coefficient | 0.600               |

---

---

Structure ID: Weir - 1  
Structure Type: Rectangular Weir

---

|                    |                             |
|--------------------|-----------------------------|
| Number of Openings | 1                           |
| Elevation          | 961.40 ft                   |
| Weir Length        | 65.00 ft                    |
| Weir Coefficient   | 3.00 (ft <sup>0.5</sup> )/s |

---

---

Structure ID: TW  
Structure Type: TW Setup, DS Channel

---

|                |              |
|----------------|--------------|
| Tailwater Type | Free Outfall |
|----------------|--------------|

---

---

Convergence Tolerances

---

|                                  |                           |
|----------------------------------|---------------------------|
| Maximum Iterations               | 30                        |
| Tailwater Tolerance<br>(Minimum) | 0.01 ft                   |
| Tailwater Tolerance<br>(Maximum) | 0.50 ft                   |
| Headwater Tolerance<br>(Minimum) | 0.01 ft                   |
| Headwater Tolerance<br>(Maximum) | 0.50 ft                   |
| Flow Tolerance (Minimum)         | 0.001 ft <sup>3</sup> /s  |
| Flow Tolerance (Maximum)         | 10.000 ft <sup>3</sup> /s |

---

## Whitetail Bend Subdivision

Subsection: Individual Outlet Curves

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### RATING TABLE FOR ONE OUTLET TYPE

Structure ID = ()

Upstream ID =

Downstream ID =

| Water Surface<br>Elevation<br>(ft) | Flow<br>(ft <sup>3</sup> /s) | Tailwater Elevation<br>(ft) | Convergence Error<br>(ft) |
|------------------------------------|------------------------------|-----------------------------|---------------------------|
| Contributing Structures            |                              |                             |                           |



## Whitetail Bend Subdivision

Subsection: Individual Outlet Curves

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### RATING TABLE FOR ONE OUTLET TYPE

Structure ID = ()

Upstream ID =

Downstream ID =

| Water Surface<br>Elevation<br>(ft) | Flow<br>(ft <sup>3</sup> /s) | Tailwater Elevation<br>(ft) | Convergence Error<br>(ft) |
|------------------------------------|------------------------------|-----------------------------|---------------------------|
| Contributing Structures            |                              |                             |                           |

## Whitetail Bend Subdivision

Subsection: Individual Outlet Curves

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### RATING TABLE FOR ONE OUTLET TYPE

Structure ID = ()

Upstream ID =

Downstream ID =

| Water Surface<br>Elevation<br>(ft) | Flow<br>(ft <sup>3</sup> /s) | Tailwater Elevation<br>(ft) | Convergence Error<br>(ft) |
|------------------------------------|------------------------------|-----------------------------|---------------------------|
| Contributing Structures            |                              |                             |                           |



## Whitetail Bend Subdivision

Subsection: Individual Outlet Curves

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### RATING TABLE FOR ONE OUTLET TYPE

Structure ID = ()

Upstream ID =

Downstream ID =

| Water Surface<br>Elevation<br>(ft) | Flow<br>(ft <sup>3</sup> /s) | Tailwater Elevation<br>(ft) | Convergence Error<br>(ft) |
|------------------------------------|------------------------------|-----------------------------|---------------------------|
| Contributing Structures            |                              |                             |                           |

## Whitetail Bend Subdivision

Subsection: Individual Outlet Curves

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### RATING TABLE FOR ONE OUTLET TYPE

Structure ID = ()

Upstream ID =

Downstream ID =

| Water Surface<br>Elevation<br>(ft) | Flow<br>(ft <sup>3</sup> /s) | Tailwater Elevation<br>(ft) | Convergence Error<br>(ft) |
|------------------------------------|------------------------------|-----------------------------|---------------------------|
| Contributing Structures            |                              |                             |                           |



## Whitetail Bend Subdivision

Subsection: Composite Rating Curve

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### Composite Outflow Summary

| Water Surface<br>Elevation<br>(ft) | Flow<br>(ft <sup>3</sup> /s) | Tailwater Elevation<br>(ft) | Convergence Error<br>(ft) |
|------------------------------------|------------------------------|-----------------------------|---------------------------|
| 957.00                             | 0.00                         | (N/A)                       | 0.00                      |
| 957.50                             | 0.40                         | (N/A)                       | 0.00                      |
| 958.00                             | 0.80                         | (N/A)                       | 0.00                      |
| 958.50                             | 1.07                         | (N/A)                       | 0.00                      |
| 959.00                             | 1.30                         | (N/A)                       | 0.00                      |
| 959.50                             | 3.71                         | (N/A)                       | 0.00                      |
| 960.00                             | 5.55                         | (N/A)                       | 0.00                      |
| 960.50                             | 6.87                         | (N/A)                       | 0.00                      |
| 961.00                             | 12.77                        | (N/A)                       | 0.00                      |
| 961.40                             | 14.31                        | (N/A)                       | 0.00                      |
| 961.50                             | 20.78                        | (N/A)                       | 0.00                      |
| 962.00                             | 106.47                       | (N/A)                       | 0.00                      |

### Contributing Structures

(no Q: Orifice - 2,Riser -  
1,Orifice - 1,Culvert -  
1,Weir - 1)  
Orifice - 1,Culvert - 1  
(no Q: Orifice - 2,Riser -  
1,Weir - 1)  
Orifice - 1,Culvert - 1  
(no Q: Orifice - 2,Riser -  
1,Weir - 1)  
Orifice - 1,Culvert - 1  
(no Q: Orifice - 2,Riser -  
1,Weir - 1)  
Orifice - 1,Culvert - 1  
(no Q: Orifice - 2,Riser -  
1,Weir - 1)  
Orifice - 2,Orifice -  
1,Culvert - 1 (no Q: Riser  
- 1,Weir - 1)  
Orifice - 2,Orifice -  
1,Culvert - 1 (no Q: Riser  
- 1,Weir - 1)  
Orifice - 2,Orifice -  
1,Culvert - 1 (no Q: Riser  
- 1,Weir - 1)  
Orifice - 2,Riser -  
1,Orifice - 1,Culvert - 1  
(no Q: Weir - 1)  
Orifice - 2,Riser -  
1,Orifice - 1,Culvert - 1  
(no Q: Weir - 1)

## Whitetail Bend Subdivision

Subsection: Composite Rating Curve

Label: P4 Out

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

### Composite Outflow Summary

#### Contributing Structures

|                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------|
| Orifice - 2,Riser -<br>1,Orifice - 1,Culvert -<br>1,Weir - 1<br>Riser - 1,Culvert - 1,Weir<br>- 1 (no Q: Orifice -<br>2,Orifice - 1) |
|--------------------------------------------------------------------------------------------------------------------------------------|



## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 1 yrs

Return Event: 1 years

Storm Event: TypeII 24hr (2.4 in)

### Infiltration

|                                   |                 |
|-----------------------------------|-----------------|
| Infiltration Method<br>(Computed) | No Infiltration |
|-----------------------------------|-----------------|

### Initial Conditions

|                                       |                         |
|---------------------------------------|-------------------------|
| Elevation (Water Surface,<br>Initial) | 957.00 ft               |
| Volume (Initial)                      | 0.000 ac-ft             |
| Flow (Initial Outlet)                 | 0.00 ft <sup>3</sup> /s |
| Flow (Initial Infiltration)           | 0.00 ft <sup>3</sup> /s |
| Flow (Initial, Total)                 | 0.00 ft <sup>3</sup> /s |
| Time Increment                        | 0.050 hours             |

### Inflow/Outflow Hydrograph Summary

|                    |                          |                             |              |
|--------------------|--------------------------|-----------------------------|--------------|
| Flow (Peak In)     | 33.01 ft <sup>3</sup> /s | Time to Peak (Flow, In)     | 12.100 hours |
| Flow (Peak Outlet) | 0.96 ft <sup>3</sup> /s  | Time to Peak (Flow, Outlet) | 16.650 hours |

|                                    |             |
|------------------------------------|-------------|
| Elevation (Water Surface,<br>Peak) | 958.30 ft   |
| Volume (Peak)                      | 1.808 ac-ft |

### Mass Balance (ac-ft)

|                                  |              |
|----------------------------------|--------------|
| Volume (Initial)                 | 0.000 ac-ft  |
| Volume (Total Inflow)            | 2.585 ac-ft  |
| Volume (Total Infiltration)      | 0.000 ac-ft  |
| Volume (Total Outlet<br>Outflow) | 1.611 ac-ft  |
| Volume (Retained)                | 0.969 ac-ft  |
| Volume (Unrouted)                | -0.005 ac-ft |
| Error (Mass Balance)             | 0.2 %        |

## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 2 yrs

Return Event: 2 years

Storm Event: TypeII 24hr (2.8 in)

### Infiltration

|                                   |                 |
|-----------------------------------|-----------------|
| Infiltration Method<br>(Computed) | No Infiltration |
|-----------------------------------|-----------------|

### Initial Conditions

|                                       |                         |
|---------------------------------------|-------------------------|
| Elevation (Water Surface,<br>Initial) | 957.00 ft               |
| Volume (Initial)                      | 0.000 ac-ft             |
| Flow (Initial Outlet)                 | 0.00 ft <sup>3</sup> /s |
| Flow (Initial Infiltration)           | 0.00 ft <sup>3</sup> /s |
| Flow (Initial, Total)                 | 0.00 ft <sup>3</sup> /s |
| Time Increment                        | 0.050 hours             |

### Inflow/Outflow Hydrograph Summary

|                    |                          |                             |              |
|--------------------|--------------------------|-----------------------------|--------------|
| Flow (Peak In)     | 40.69 ft <sup>3</sup> /s | Time to Peak (Flow, In)     | 12.100 hours |
| Flow (Peak Outlet) | 1.13 ft <sup>3</sup> /s  | Time to Peak (Flow, Outlet) | 16.850 hours |

|                                    |             |
|------------------------------------|-------------|
| Elevation (Water Surface,<br>Peak) | 958.63 ft   |
| Volume (Peak)                      | 2.280 ac-ft |

### Mass Balance (ac-ft)

|                                  |              |
|----------------------------------|--------------|
| Volume (Initial)                 | 0.000 ac-ft  |
| Volume (Total Inflow)            | 3.208 ac-ft  |
| Volume (Total Infiltration)      | 0.000 ac-ft  |
| Volume (Total Outlet<br>Outflow) | 1.936 ac-ft  |
| Volume (Retained)                | 1.267 ac-ft  |
| Volume (Unrouted)                | -0.005 ac-ft |
| Error (Mass Balance)             | 0.1 %        |



## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 5 yrs

Return Event: 5 years

Storm Event: TypeII 24hr (3.5 in)

| Infiltration                       |              |                             |              |
|------------------------------------|--------------|-----------------------------|--------------|
| Infiltration Method<br>(Computed)  |              | No Infiltration             |              |
| Initial Conditions                 |              |                             |              |
| Elevation (Water Surface, Initial) | 957.00 ft    |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Flow (Initial Outlet)              | 0.00 ft³/s   |                             |              |
| Flow (Initial Infiltration)        | 0.00 ft³/s   |                             |              |
| Flow (Initial, Total)              | 0.00 ft³/s   |                             |              |
| Time Increment                     | 0.050 hours  |                             |              |
| Inflow/Outflow Hydrograph Summary  |              |                             |              |
| Flow (Peak In)                     | 54.19 ft³/s  | Time to Peak (Flow, In)     | 12.100 hours |
| Flow (Peak Outlet)                 | 1.91 ft³/s   | Time to Peak (Flow, Outlet) | 15.500 hours |
| Elevation (Water Surface, Peak)    |              |                             |              |
|                                    | 959.13 ft    |                             |              |
| Volume (Peak)                      | 3.036 ac-ft  |                             |              |
| Mass Balance (ac-ft)               |              |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Volume (Total Inflow)              | 4.323 ac-ft  |                             |              |
| Volume (Total Infiltration)        | 0.000 ac-ft  |                             |              |
| Volume (Total Outlet Outflow)      | 2.580 ac-ft  |                             |              |
| Volume (Retained)                  | 1.735 ac-ft  |                             |              |
| Volume (Unrouted)                  | -0.007 ac-ft |                             |              |
| Error (Mass Balance)               | 0.2 %        |                             |              |

## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 10 yrs

Return Event: 10 years

Storm Event: TypeII 24hr (4.0 in)

| Infiltration                       |  |                 |                             |
|------------------------------------|--|-----------------|-----------------------------|
| Infiltration Method<br>(Computed)  |  | No Infiltration |                             |
| Initial Conditions                 |  |                 |                             |
| Elevation (Water Surface, Initial) |  | 957.00 ft       |                             |
| Volume (Initial)                   |  | 0.000 ac-ft     |                             |
| Flow (Initial Outlet)              |  | 0.00 ft³/s      |                             |
| Flow (Initial Infiltration)        |  | 0.00 ft³/s      |                             |
| Flow (Initial, Total)              |  | 0.00 ft³/s      |                             |
| Time Increment                     |  | 0.050 hours     |                             |
| Inflow/Outflow Hydrograph Summary  |  |                 |                             |
| Flow (Peak In)                     |  | 63.82 ft³/s     | Time to Peak (Flow, In)     |
| Flow (Peak Outlet)                 |  | 3.13 ft³/s      | Time to Peak (Flow, Outlet) |
|                                    |  |                 | 12.100 hours                |
|                                    |  |                 | 14.100 hours                |
| Elevation (Water Surface, Peak)    |  | 959.38 ft       |                             |
| Volume (Peak)                      |  | 3.427 ac-ft     |                             |
| Mass Balance (ac-ft)               |  |                 |                             |
| Volume (Initial)                   |  | 0.000 ac-ft     |                             |
| Volume (Total Inflow)              |  | 5.133 ac-ft     |                             |
| Volume (Total Infiltration)        |  | 0.000 ac-ft     |                             |
| Volume (Total Outlet Outflow)      |  | 3.309 ac-ft     |                             |
| Volume (Retained)                  |  | 1.817 ac-ft     |                             |
| Volume (Unrouted)                  |  | -0.007 ac-ft    |                             |
| Error (Mass Balance)               |  | 0.1 %           |                             |



## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 25 yrs

Return Event: 25 years

Storm Event: TypeII 24hr (4.5 in)

| Infiltration                       |              |                             |              |
|------------------------------------|--------------|-----------------------------|--------------|
| Infiltration Method (Computed)     |              | No Infiltration             |              |
| Initial Conditions                 |              |                             |              |
| Elevation (Water Surface, Initial) | 957.00 ft    |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Flow (Initial Outlet)              | 0.00 ft³/s   |                             |              |
| Flow (Initial Infiltration)        | 0.00 ft³/s   |                             |              |
| Flow (Initial, Total)              | 0.00 ft³/s   |                             |              |
| Time Increment                     | 0.050 hours  |                             |              |
| Inflow/Outflow Hydrograph Summary  |              |                             |              |
| Flow (Peak In)                     | 73.42 ft³/s  | Time to Peak (Flow, In)     | 12.100 hours |
| Flow (Peak Outlet)                 | 4.30 ft³/s   | Time to Peak (Flow, Outlet) | 13.700 hours |
| Elevation (Water Surface, Peak)    |              |                             |              |
|                                    | 959.66 ft    |                             |              |
| Volume (Peak)                      | 3.868 ac-ft  |                             |              |
| Mass Balance (ac-ft)               |              |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Volume (Total Inflow)              | 5.951 ac-ft  |                             |              |
| Volume (Total Infiltration)        | 0.000 ac-ft  |                             |              |
| Volume (Total Outlet Outflow)      | 4.071 ac-ft  |                             |              |
| Volume (Retained)                  | 1.873 ac-ft  |                             |              |
| Volume (Unrouted)                  | -0.007 ac-ft |                             |              |
| Error (Mass Balance)               | 0.1 %        |                             |              |

## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 50 yrs

Return Event: 50 years

Storm Event: TypeII 24hr (5.0 in)

| Infiltration                       |              |                             |              |
|------------------------------------|--------------|-----------------------------|--------------|
| Infiltration Method<br>(Computed)  |              | No Infiltration             |              |
| Initial Conditions                 |              |                             |              |
| Elevation (Water Surface, Initial) | 957.00 ft    |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Flow (Initial Outlet)              | 0.00 ft³/s   |                             |              |
| Flow (Initial Infiltration)        | 0.00 ft³/s   |                             |              |
| Flow (Initial, Total)              | 0.00 ft³/s   |                             |              |
| Time Increment                     | 0.050 hours  |                             |              |
| Inflow/Outflow Hydrograph Summary  |              |                             |              |
| Flow (Peak In)                     | 83.00 ft³/s  | Time to Peak (Flow, In)     | 12.100 hours |
| Flow (Peak Outlet)                 | 5.40 ft³/s   | Time to Peak (Flow, Outlet) | 13.500 hours |
| Elevation (Water Surface, Peak)    |              |                             |              |
|                                    | 959.96 ft    |                             |              |
| Volume (Peak)                      | 4.348 ac-ft  |                             |              |
| Mass Balance (ac-ft)               |              |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Volume (Total Inflow)              | 6.774 ac-ft  |                             |              |
| Volume (Total Infiltration)        | 0.000 ac-ft  |                             |              |
| Volume (Total Outlet Outflow)      | 4.841 ac-ft  |                             |              |
| Volume (Retained)                  | 1.927 ac-ft  |                             |              |
| Volume (Unrouted)                  | -0.006 ac-ft |                             |              |
| Error (Mass Balance)               | 0.1 %        |                             |              |



## Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary

Label: BASIN (IN)

Scenario: Miami County - , 100 yrs

Return Event: 100 years

Storm Event: TypeII 24hr (5.4 in)

| Infiltration                       |              |                             |              |
|------------------------------------|--------------|-----------------------------|--------------|
| Infiltration Method<br>(Computed)  |              | No Infiltration             |              |
| Initial Conditions                 |              |                             |              |
| Elevation (Water Surface, Initial) | 957.00 ft    |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Flow (Initial Outlet)              | 0.00 ft³/s   |                             |              |
| Flow (Initial Infiltration)        | 0.00 ft³/s   |                             |              |
| Flow (Initial, Total)              | 0.00 ft³/s   |                             |              |
| Time Increment                     | 0.050 hours  |                             |              |
| Inflow/Outflow Hydrograph Summary  |              |                             |              |
| Flow (Peak In)                     | 90.63 ft³/s  | Time to Peak (Flow, In)     | 12.100 hours |
| Flow (Peak Outlet)                 | 6.09 ft³/s   | Time to Peak (Flow, Outlet) | 13.400 hours |
| Elevation (Water Surface, Peak)    |              |                             |              |
|                                    | 960.20 ft    |                             |              |
| Volume (Peak)                      | 4.748 ac-ft  |                             |              |
| Mass Balance (ac-ft)               |              |                             |              |
| Volume (Initial)                   | 0.000 ac-ft  |                             |              |
| Volume (Total Inflow)              | 7.436 ac-ft  |                             |              |
| Volume (Total Infiltration)        | 0.000 ac-ft  |                             |              |
| Volume (Total Outlet Outflow)      | 5.461 ac-ft  |                             |              |
| Volume (Retained)                  | 1.969 ac-ft  |                             |              |
| Volume (Unrouted)                  | -0.006 ac-ft |                             |              |
| Error (Mass Balance)               | 0.1 %        |                             |              |

## Whitetail Bend Subdivision

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**WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2**  
**CITY OF PIQUA**  
**TOTAL DRAINAGE AREA**

REVISIONS:

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| FILE NAME |
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SJG

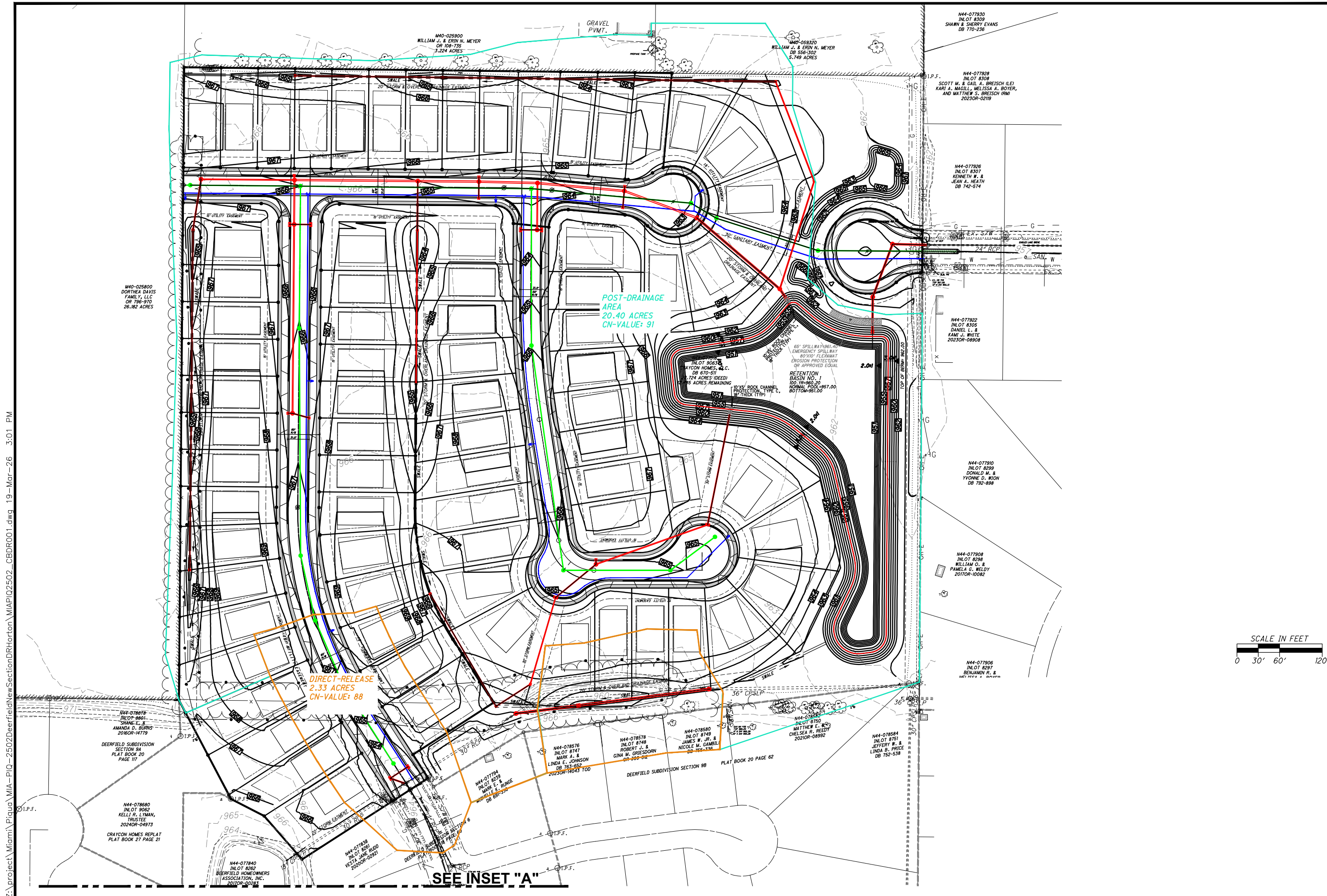
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DATE  
03-20-202

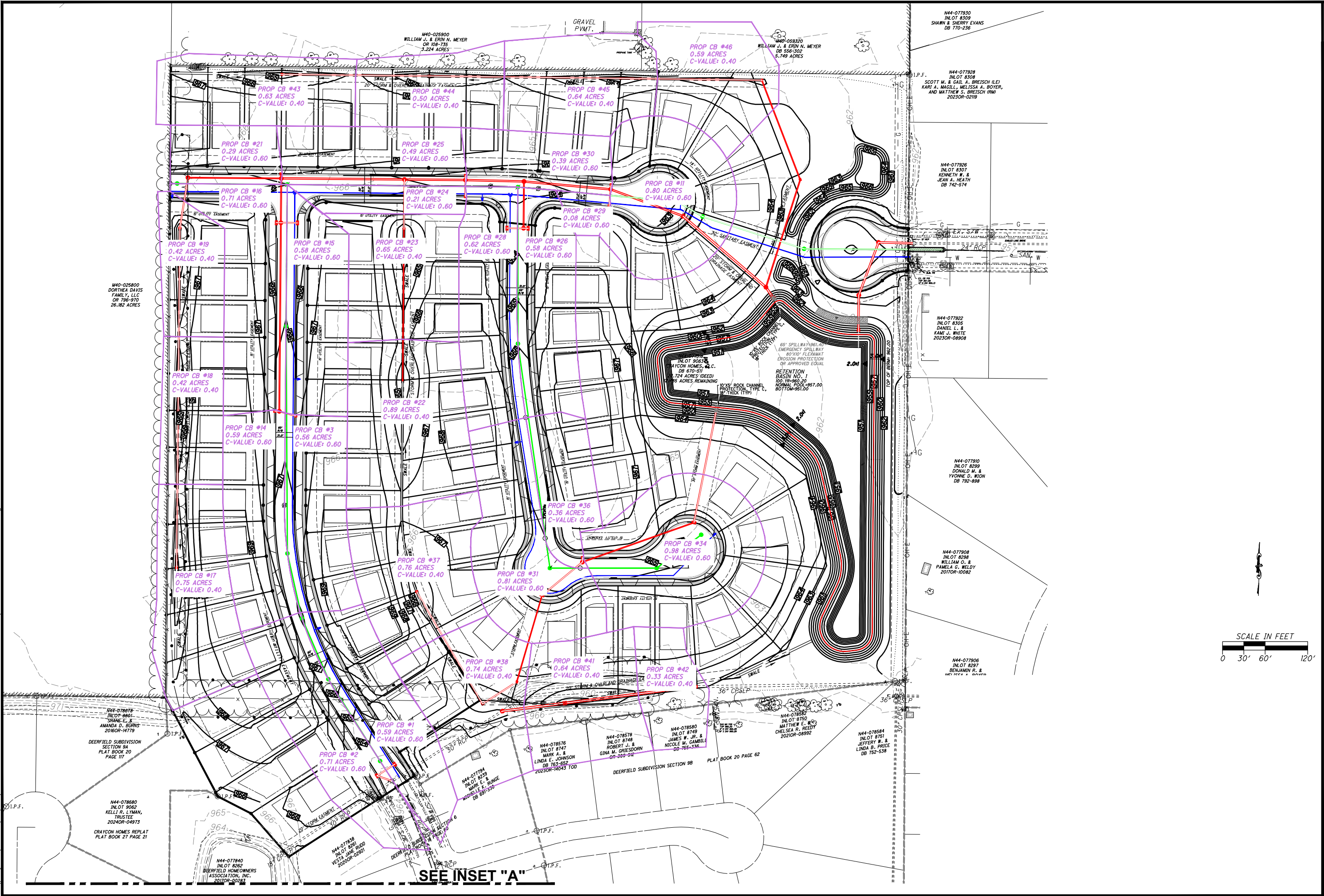
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2  
CITY OF PIQUA  
CATCH BASIN DRAINAGE AREA

REVISIONS:

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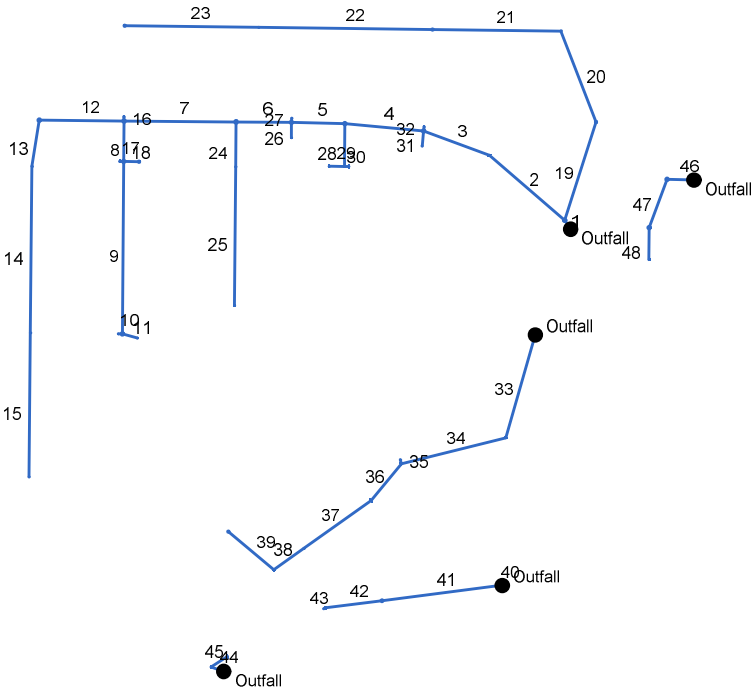
PROJECT No.  
MIPIQ2502

DATE  
03-20-2026

SHEET NUMBER  
1 OF 1



# Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



| Line No. | Inlet ID | Drng Area<br>(ac) | Total Area<br>(ac) | Runoff Coeff<br>(C) | Total CxA | Inlet Time<br>(min) | Tc<br>(min) | Flow Rate<br>(cfs) | Capac Full<br>(cfs) | Line Size<br>(in) | Line Slope<br>(%) | Invert Up<br>(ft) | Invert Dn<br>(ft) | HGL Up<br>(ft) | HGL Dn<br>(ft) | Gnd/Rim El Up<br>(ft) | Gnd/Rim El Dn<br>(ft) | Cover Up<br>(ft) | Cover Dn<br>(ft) | Vel Ave<br>(ft/s) |  |
|----------|----------|-------------------|--------------------|---------------------|-----------|---------------------|-------------|--------------------|---------------------|-------------------|-------------------|-------------------|-------------------|----------------|----------------|-----------------------|-----------------------|------------------|------------------|-------------------|--|
| 1        | #12      | 0.00              | 11.39              | 0.00                | 5.74      | 0.0                 | 29.0        | 19.71              | 31.11               | 30                | 0.49              | 957.08            | 957.00            | 959.69         | 959.66         | 962.30                | 959.65                | 2.72             | 0.15             | 4.02              |  |
| 2        | #11      | 0.80              | 9.03               | 0.60                | 4.79      | 10.0                | 28.3        | 16.72              | 19.93               | 30                | 0.20              | 957.39            | 957.08            | 960.12         | 959.90         | 962.97                | 962.30                | 3.08             | 2.72             | 3.41              |  |
| 3        | #10      | 0.00              | 8.23               | 0.00                | 4.31      | 0.0                 | 27.9        | 15.16              | 19.02               | 24                | 0.60              | 958.29            | 957.64            | 960.64         | 960.22         | 963.51                | 962.97                | 3.22             | 3.33             | 4.82              |  |
| 4        | #9       | 0.00              | 7.76               | 0.00                | 4.03      | 0.0                 | 27.5        | 14.29              | 18.11               | 24                | 0.55              | 958.97            | 958.29            | 961.42         | 961.00         | 964.12                | 963.51                | 3.16             | 3.22             | 4.55              |  |
| 5        | #8       | 0.00              | 6.56               | 0.00                | 3.31      | 0.0                 | 27.2        | 11.83              | 14.53               | 24                | 0.35              | 959.26            | 958.97            | 961.93         | 961.74         | 964.53                | 964.12                | 3.28             | 3.16             | 3.77              |  |
| 6        | #7       | 0.00              | 5.86               | 0.00                | 2.89      | 0.0                 | 26.7        | 10.42              | 12.22               | 24                | 0.25              | 959.47            | 959.26            | 962.31         | 962.15         | 964.96                | 964.53                | 3.49             | 3.28             | 3.32              |  |
| 7        | #6       | 0.00              | 4.32               | 0.00                | 2.27      | 0.0                 | 25.7        | 8.39               | 12.26               | 24                | 0.25              | 959.90            | 959.47            | 962.68         | 962.48         | 965.83                | 964.96                | 3.93             | 3.49             | 2.67              |  |
| 8        | #5       | 0.00              | 2.44               | 0.00                | 1.46      | 0.0                 | 11.5        | 7.99               | 11.39               | 18                | 1.00              | 961.26            | 960.63            | 963.10         | 962.79         | 965.10                | 965.83                | 2.34             | 3.70             | 4.52              |  |
| 9        | #4       | 0.00              | 1.15               | 0.00                | 0.69      | 0.0                 | 10.2        | 3.96               | 4.68                | 15                | 0.45              | 962.70            | 961.51            | 964.27         | 963.42         | 966.43                | 965.10                | 2.48             | 2.34             | 3.23              |  |
| 10       | #14      | 0.59              | 0.59               | 0.60                | 0.35      | 10.0                | 10.0        | 2.04               | 7.28                | 12                | 3.56              | 963.18            | 962.95            | 964.45         | 964.44         | 966.68                | 966.43                | 2.50             | 2.48             | 2.60              |  |
| 11       | #3       | 0.56              | 0.56               | 0.60                | 0.34      | 10.0                | 10.0        | 1.94               | 3.99                | 12                | 1.07              | 963.21            | 962.95            | 964.50         | 964.44         | 966.71                | 966.43                | 2.50             | 2.48             | 2.47              |  |
| 12       | #20      | 0.00              | 1.59               | 0.00                | 0.64      | 0.0                 | 24.6        | 2.40               | 4.43                | 15                | 0.40              | 960.53            | 960.00            | 962.95         | 962.79         | 966.49                | 965.83                | 4.71             | 4.58             | 1.96              |  |
| 13       | #19      | 0.42              | 1.59               | 0.40                | 0.64      | 20.0                | 24.0        | 2.44               | 3.50                | 15                | 0.25              | 960.71            | 960.53            | 963.10         | 963.01         | 963.95                | 966.49                | 1.99             | 4.71             | 1.98              |  |
| 14       | #18      | 0.42              | 1.17               | 0.40                | 0.47      | 20.0                | 22.3        | 1.87               | 2.44                | 12                | 0.40              | 961.99            | 960.96            | 963.73         | 963.13         | 964.69                | 963.95                | 1.70             | 1.99             | 2.38              |  |
| 15       | #17      | 0.75              | 0.75               | 0.40                | 0.30      | 20.0                | 20.0        | 1.27               | 2.44                | 12                | 0.40              | 962.88            | 961.99            | 964.01         | 963.77         | 964.78                | 964.69                | 0.90             | 1.70             | 1.62              |  |
| 16       | #21      | 0.29              | 0.29               | 0.60                | 0.17      | 10.0                | 10.0        | 1.01               | 6.06                | 12                | 2.47              | 962.42            | 962.26            | 962.84 j       | 962.79         | 966.08                | 965.83                | 2.66             | 2.57             | 2.78              |  |
| 17       | #16      | 0.71              | 0.71               | 0.60                | 0.43      | 10.0                | 10.0        | 2.46               | 4.56                | 12                | 1.39              | 961.85            | 961.76            | 963.45         | 963.42         | 965.35                | 965.10                | 2.50             | 2.34             | 3.13              |  |
| 18       | #15      | 0.58              | 0.58               | 0.60                | 0.35      | 10.0                | 10.0        | 2.01               | 3.47                | 12                | 0.81              | 961.95            | 961.76            | 963.49         | 963.42         | 965.35                | 965.10                | 2.40             | 2.34             | 2.56              |  |
| 19       | #47      | 0.00              | 2.36               | 0.00                | 0.94      | 0.0                 | 26.8        | 3.40               | 4.71                | 15                | 0.45              | 958.40            | 957.68            | 960.27         | 959.90         | 962.84                | 962.30                | 3.19             | 3.37             | 2.77              |  |
| 20       | #46      | 0.59              | 2.36               | 0.40                | 0.94      | 12.0                | 25.9        | 3.47               | 4.15                | 15                | 0.35              | 958.93            | 958.40            | 960.76         | 960.39         | 961.82                | 962.84                | 1.64             | 3.19             | 2.82              |  |
| 21       | #45      | 0.64              | 1.77               | 0.40                | 0.71      | 20.0                | 24.5        | 2.69               | 3.84                | 15                | 0.30              | 959.53            | 958.93            | 961.23         | 960.94         | 962.55                | 961.82                | 1.77             | 1.64             | 2.19              |  |
| 22       | #44      | 0.50              | 1.13               | 0.40                | 0.45      | 20.0                | 22.6        | 1.79               | 2.73                | 12                | 0.50              | 961.13            | 959.78            | 961.87         | 961.27         | 963.94                | 962.55                | 1.81             | 1.77             | 2.58              |  |
| 23       | #43      | 0.63              | 0.63               | 0.40                | 0.25      | 20.0                | 20.0        | 1.07               | 2.71                | 12                | 0.50              | 962.16            | 961.13            | 962.59         | 961.94         | 964.66                | 963.94                | 1.50             | 1.81             | 2.42              |  |

Project File: MIAPIQ2502.stm

Number of lines: 48

Date: 3/19/2026

NOTES: \*\* Critical depth



| Line No. | Inlet ID       | Drng Area<br>(ac) | Total Area<br>(ac) | Runoff Coeff<br>(C) | Total CxA | Inlet Time<br>(min) | Tc<br>(min) | Flow Rate<br>(cfs) | Capac Full<br>(cfs) | Line Size<br>(in) | Line Slope<br>(%) | Invert Up<br>(ft) | Invert Dn<br>(ft) | HGL Up<br>(ft) | HGL Dn<br>(ft) | Gnd/Rim El Up<br>(ft) | Gnd/Rim El Dn<br>(ft) | Cover Up<br>(ft) | Cover Dn<br>(ft) | Vel Ave<br>(ft/s) |  |
|----------|----------------|-------------------|--------------------|---------------------|-----------|---------------------|-------------|--------------------|---------------------|-------------------|-------------------|-------------------|-------------------|----------------|----------------|-----------------------|-----------------------|------------------|------------------|-------------------|--|
| 24       | #23            | 0.65              | 1.54               | 0.40                | 0.62      | 15.0                | 21.9        | 2.48               | 3.43                | 12                | 0.79              | 960.50            | 959.95            | 962.77         | 962.48         | 963.00                | 964.96                | 1.50             | 4.01             | 3.16              |  |
| 25       | #22            | 0.89              | 0.89               | 0.40                | 0.36      | 20.0                | 20.0        | 1.51               | 2.97                | 12                | 0.59              | 961.76            | 960.50            | 963.17         | 962.85         | 964.26                | 963.00                | 1.50             | 1.50             | 1.92              |  |
| 26       | #24            | 0.21              | 0.21               | 0.60                | 0.13      | 10.0                | 10.0        | 0.73               | 4.78                | 12                | 1.54              | 961.18            | 960.82            | 962.16         | 962.15         | 964.78                | 964.53                | 2.60             | 2.71             | 0.93              |  |
| 27       | #25            | 0.49              | 0.49               | 0.60                | 0.29      | 10.0                | 10.0        | 1.70               | 4.92                | 12                | 1.62              | 961.13            | 961.03            | 962.17         | 962.15         | 964.78                | 964.53                | 2.65             | 2.51             | 2.16              |  |
| 28       | #27            | 0.00              | 1.20               | 0.00                | 0.72      | 0.0                 | 12.2        | 3.85               | 4.13                | 15                | 0.35              | 959.68            | 959.45            | 961.94         | 961.74         | 963.57                | 964.12                | 2.64             | 3.42             | 3.14              |  |
| 29       | #28            | 0.62              | 0.62               | 0.60                | 0.37      | 12.0                | 12.0        | 2.00               | 4.22                | 12                | 1.19              | 960.21            | 959.93            | 962.16         | 962.09         | 963.81                | 963.57                | 2.60             | 2.64             | 2.54              |  |
| 30       | #26            | 0.58              | 0.58               | 0.60                | 0.35      | 12.0                | 12.0        | 1.87               | 5.47                | 12                | 2.01              | 960.06            | 959.93            | 962.11         | 962.09         | 963.81                | 963.57                | 2.75             | 2.64             | 2.38              |  |
| 31       | #29            | 0.08              | 0.08               | 0.60                | 0.05      | 10.0                | 10.0        | 0.28               | 5.10                | 12                | 1.75              | 959.94            | 959.53            | 961.00         | 961.00         | 963.76                | 963.51                | 2.82             | 2.98             | 0.35              |  |
| 32       | #30            | 0.39              | 0.39               | 0.60                | 0.23      | 10.0                | 10.0        | 1.35               | 5.48                | 12                | 2.01              | 960.04            | 959.91            | 961.01         | 961.00         | 963.76                | 963.51                | 2.72             | 2.60             | 1.73              |  |
| 33       | #34            | 0.98              | 3.65               | 0.60                | 1.89      | 10.0                | 22.9        | 7.43               | 8.69                | 15                | 1.54              | 959.55            | 957.00            | 961.52         | 959.66         | 964.38                | 958.86                | 3.58             | 0.61             | 6.06              |  |
| 34       | #32            | 0.00              | 2.67               | 0.00                | 1.30      | 0.0                 | 22.2        | 5.20               | 5.05                | 15                | 0.52              | 960.42            | 959.55            | 963.21         | 962.28         | 965.40                | 964.38                | 3.73             | 3.58             | 4.24              |  |
| 35       | #36            | 0.36              | 0.36               | 0.60                | 0.22      | 10.0                | 10.0        | 1.25               | 6.79                | 12                | 3.10              | 961.99            | 961.79            | 963.49         | 963.49         | 965.64                | 965.40                | 2.65             | 2.61             | 1.59              |  |
| 36       | #31            | 0.81              | 2.31               | 0.60                | 1.09      | 12.0                | 21.9        | 4.38               | 4.96                | 15                | 0.50              | 960.79            | 960.42            | 963.77         | 963.49         | 965.10                | 965.40                | 3.06             | 3.73             | 3.57              |  |
| 37       | #39            | 0.00              | 1.50               | 0.00                | 0.60      | 0.0                 | 21.2        | 2.46               | 2.74                | 12                | 0.50              | 961.43            | 960.79            | 964.39         | 963.87         | 965.72                | 965.10                | 3.29             | 3.31             | 3.13              |  |
| 38       | #38            | 0.74              | 1.50               | 0.40                | 0.60      | 20.0                | 20.9        | 2.48               | 2.74                | 12                | 0.51              | 961.72            | 961.43            | 964.70         | 964.47         | 964.22                | 965.72                | 1.50             | 3.29             | 3.15              |  |
| 39       | #37            | 0.76              | 0.76               | 0.40                | 0.30      | 20.0                | 20.0        | 1.29               | 4.01                | 12                | 1.08              | 962.71            | 961.72            | 965.03         | 964.93         | 965.21                | 964.22                | 1.50             | 1.50             | 1.64              |  |
| 40       | #42            | 0.33              | 0.97               | 0.40                | 0.39      | 15.0                | 15.0        | 21.74              | 57.94               | 36                | 0.64              | 958.43            | 958.41            | 961.64         | 961.64         | 964.86                | 0.00                  | 3.43             | n/a              | 3.08              |  |
| 41       | #41            | 0.64              | 0.64               | 0.40                | 0.26      | 12.0                | 12.0        | 21.23              | 15.67               | 30                | 0.12              | 958.66            | 958.43            | 962.09         | 961.66         | 962.50                | 964.86                | 1.34             | 3.93             | 4.32              |  |
| 42       | #40            | 0.00              | 0.00               | 0.00                | 0.00      | 0.0                 | 0.0         | 19.85              | 15.66               | 30                | 0.12              | 958.77            | 958.66            | 962.41         | 962.23         | 965.03                | 962.50                | 3.76             | 1.34             | 4.04              |  |
| 43       | Null Structure | 0.00              | 0.00               | 0.00                | 0.00      | 0.0                 | 0.0         | 19.85              | 23.75               | 30                | 0.34              | 958.78            | 958.77            | 962.54         | 962.53         | 0.00                  | 965.03                | n/a              | 3.76             | 4.04              |  |
| 44       | #2             | 0.71              | 1.30               | 0.60                | 0.78      | 10.0                | 10.2        | 4.47               | 4.86                | 15                | 0.48              | 960.31            | 960.21            | 961.25         | 961.07         | 963.71                | 0.00                  | 2.15             | n/a              | 4.74              |  |
| 45       | #1             | 0.59              | 0.59               | 0.60                | 0.35      | 10.0                | 10.0        | 2.04               | 2.73                | 12                | 0.50              | 960.46            | 960.31            | 961.81         | 961.73         | 963.71                | 963.71                | 2.25             | 2.40             | 2.60              |  |
| 46       | #50            | 0.00              | 0.00               | 0.00                | 0.00      | 0.0                 | 1.6         | 4.30               | 16.58               | 24                | 0.46              | 952.47            | 952.28            | 953.20         | 953.25         | 958.98                | 0.00                  | 4.51             | n/a              | 3.50              |  |

Project File: MIAPIQ2502.stm

Number of lines: 48

Date: 3/19/2026

NOTES: \*\* Critical depth

# COEC RPT2

| Line No.                     | Inlet ID | Drng Area | Total Area | Runoff Coeff | Total CxA | Inlet Time | Tc    | Flow Rate | Capac Full | Line Size | Line Slope | Invert Up | Invert Dn           | HGL Up | HGL Dn | Gnd/Rim El Up   | Gnd/Rim El Dn | Cover Up | Cover Dn | Vel Ave |  |
|------------------------------|----------|-----------|------------|--------------|-----------|------------|-------|-----------|------------|-----------|------------|-----------|---------------------|--------|--------|-----------------|---------------|----------|----------|---------|--|
|                              |          | (ac)      | (ac)       | (C)          |           | (min)      | (min) | (cfs)     | (cfs)      | (in)      | (%)        | (ft)      | (ft)                | (ft)   | (ft)   | (ft)            | (ft)          | (ft)     | (ft)     | (ft/s)  |  |
| 47                           | #49      | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 0.6   | 4.30      | 41.25      | 24        | 2.83       | 954.92    | 952.67              | 955.65 | 953.20 | 959.92          | 958.98        | 3.00     | 4.31     | 5.33    |  |
| 48                           | #48      | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 0.0   | 4.30      | 50.32      | 24        | 4.22       | 957.00    | 954.92              | 957.73 | 955.65 | 960.00          | 959.92        | 1.00     | 3.00     | 4.16    |  |
| Project File: MIAPIQ2502.stm |          |           |            |              |           |            |       |           |            |           |            |           | Number of lines: 48 |        |        | Date: 3/19/2026 |               |          |          |         |  |
| NOTES: ** Critical depth     |          |           |            |              |           |            |       |           |            |           |            |           |                     |        |        |                 |               |          |          |         |  |



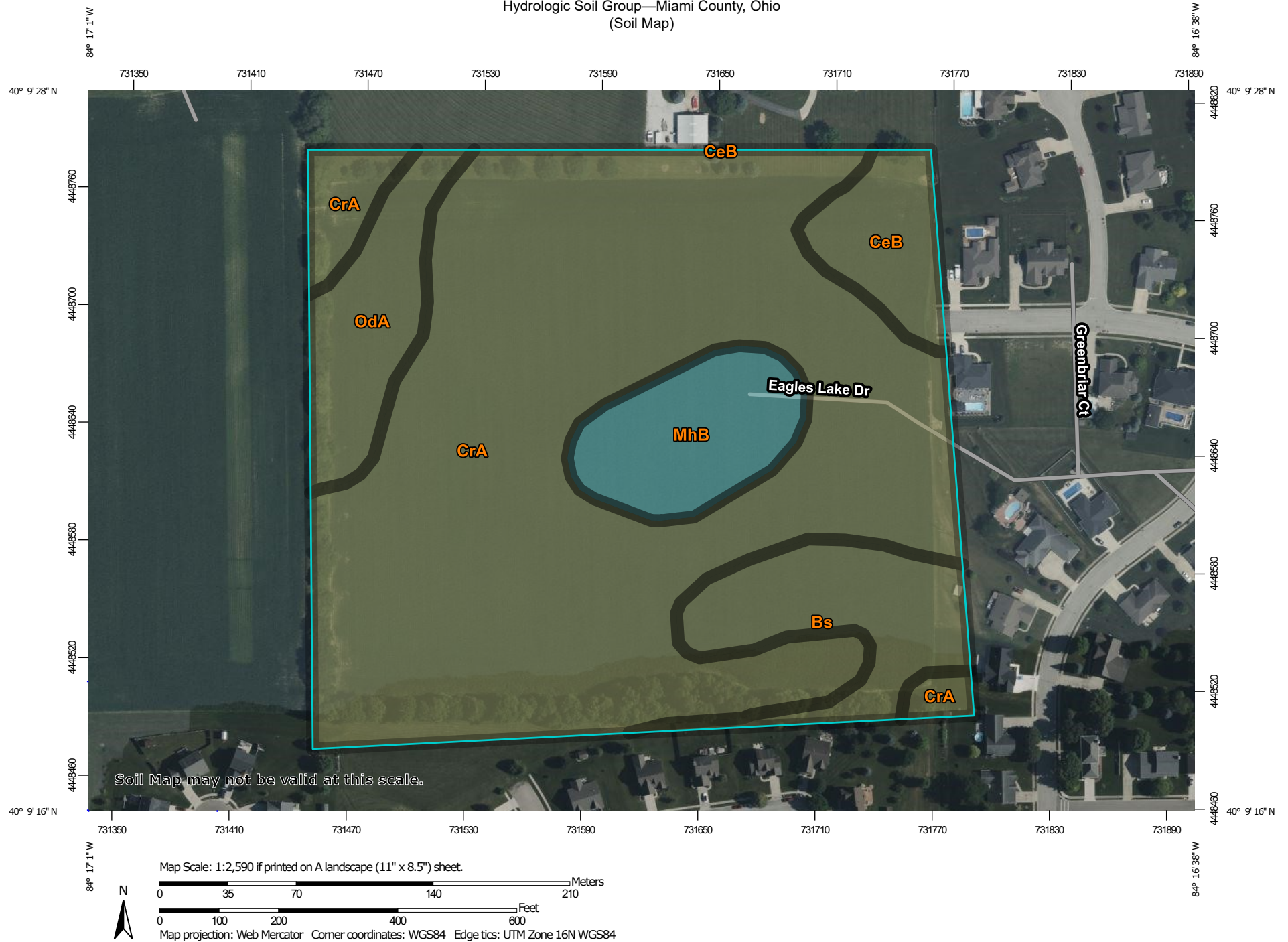
| Line No.                     | Inlet ID | Drng Area | Total Area | Runoff Coeff | Total CxA | Inlet Time | Tc    | Flow Rate | Capac Full | Line Size | Line Slope | Invert Up | Invert Dn           | HGL Up   | HGL Dn | Gnd/Rim El Up | Gnd/Rim El Dn   | Cover Up | Cover Dn | Vel Ave |  |
|------------------------------|----------|-----------|------------|--------------|-----------|------------|-------|-----------|------------|-----------|------------|-----------|---------------------|----------|--------|---------------|-----------------|----------|----------|---------|--|
|                              |          | (ac)      | (ac)       | (C)          |           | (min)      | (min) | (cfs)     | (cfs)      | (in)      | (%)        | (ft)      | (ft)                | (ft)     | (ft)   | (ft)          | (ft)            | (ft)     | (ft)     | (ft/s)  |  |
| 1                            | #12      | 0.00      | 11.39      | 0.00         | 5.74      | 0.0        | 30.4  | 16.52     | 31.11      | 30        | 0.49       | 957.08    | 957.00              | 959.68   | 959.66 | 962.30        | 959.65          | 2.72     | 0.15     | 3.37    |  |
| 2                            | #11      | 0.80      | 9.03       | 0.60         | 4.79      | 10.0       | 29.6  | 14.05     | 19.93      | 30        | 0.20       | 957.39    | 957.08              | 959.98   | 959.83 | 962.97        | 962.30          | 3.08     | 2.72     | 2.86    |  |
| 3                            | #10      | 0.00      | 8.23       | 0.00         | 4.31      | 0.0        | 29.2  | 12.75     | 19.02      | 24        | 0.60       | 958.29    | 957.64              | 960.35   | 960.06 | 963.51        | 962.97          | 3.22     | 3.33     | 4.06    |  |
| 4                            | #9       | 0.00      | 7.76       | 0.00         | 4.03      | 0.0        | 28.7  | 12.04     | 18.11      | 24        | 0.55       | 958.97    | 958.29              | 960.88   | 960.61 | 964.12        | 963.51          | 3.16     | 3.22     | 3.86    |  |
| 5                            | #8       | 0.00      | 6.56       | 0.00         | 3.31      | 0.0        | 28.3  | 9.98      | 14.53      | 24        | 0.35       | 959.26    | 958.97              | 961.25   | 961.11 | 964.53        | 964.12          | 3.28     | 3.16     | 3.18    |  |
| 6                            | #7       | 0.00      | 5.86       | 0.00         | 2.89      | 0.0        | 27.8  | 8.80      | 12.22      | 24        | 0.25       | 959.47    | 959.26              | 961.47   | 961.40 | 964.96        | 964.53          | 3.49     | 3.28     | 2.80    |  |
| 7                            | #6       | 0.00      | 4.32       | 0.00         | 2.27      | 0.0        | 26.6  | 7.11      | 12.26      | 24        | 0.25       | 959.90    | 959.47              | 961.72   | 961.59 | 965.83        | 964.96          | 3.93     | 3.49     | 2.32    |  |
| 8                            | #5       | 0.00      | 2.44       | 0.00         | 1.46      | 0.0        | 11.7  | 6.96      | 11.39      | 18        | 1.00       | 961.26    | 960.63              | 962.28 j | 961.81 | 965.10        | 965.83          | 2.34     | 3.70     | 5.06    |  |
| 9                            | #4       | 0.00      | 1.15       | 0.00         | 0.69      | 0.0        | 10.2  | 3.48      | 4.68       | 15        | 0.45       | 962.70    | 961.51              | 963.50   | 962.31 | 966.43        | 965.10          | 2.48     | 2.34     | 4.18    |  |
| 10                           | #14      | 0.59      | 0.59       | 0.60         | 0.35      | 10.0       | 10.0  | 1.80      | 7.28       | 12        | 3.56       | 963.18    | 962.95              | 963.75 j | 963.77 | 966.68        | 966.43          | 2.50     | 2.48     | 3.24    |  |
| 11                           | #3       | 0.56      | 0.56       | 0.60         | 0.34      | 10.0       | 10.0  | 1.71      | 3.99       | 12        | 1.07       | 963.21    | 962.95              | 963.76 j | 963.77 | 966.71        | 966.43          | 2.50     | 2.48     | 3.14    |  |
| 12                           | #20      | 0.00      | 1.59       | 0.00         | 0.64      | 0.0        | 25.3  | 2.05      | 4.43       | 15        | 0.40       | 960.53    | 960.00              | 961.92   | 961.81 | 966.49        | 965.83          | 4.71     | 4.58     | 1.67    |  |
| 13                           | #19      | 0.42      | 1.59       | 0.40         | 0.64      | 20.0       | 24.7  | 2.08      | 3.50       | 15        | 0.25       | 960.71    | 960.53              | 962.03   | 961.96 | 963.95        | 966.49          | 1.99     | 4.71     | 1.69    |  |
| 14                           | #18      | 0.42      | 1.17       | 0.40         | 0.47      | 20.0       | 22.6  | 1.61      | 2.44       | 12        | 0.40       | 961.99    | 960.96              | 962.62   | 962.05 | 964.69        | 963.95          | 1.70     | 1.99     | 2.57    |  |
| 15                           | #17      | 0.75      | 0.75       | 0.40         | 0.30      | 20.0       | 20.0  | 1.10      | 2.44       | 12        | 0.40       | 962.88    | 961.99              | 963.32   | 962.69 | 964.78        | 964.69          | 0.90     | 1.70     | 2.58    |  |
| 16                           | #21      | 0.29      | 0.29       | 0.60         | 0.17      | 10.0       | 10.0  | 0.88      | 6.06       | 12        | 2.47       | 962.42    | 962.26              | 962.81   | 962.52 | 966.08        | 965.83          | 2.66     | 2.57     | 4.29    |  |
| 17                           | #16      | 0.71      | 0.71       | 0.60         | 0.43      | 10.0       | 10.0  | 2.16      | 4.56       | 12        | 1.39       | 961.85    | 961.76              | 962.48   | 962.28 | 965.35        | 965.10          | 2.50     | 2.34     | 4.70    |  |
| 18                           | #15      | 0.58      | 0.58       | 0.60         | 0.35      | 10.0       | 10.0  | 1.77      | 3.47       | 12        | 0.81       | 961.95    | 961.76              | 962.52   | 962.28 | 965.35        | 965.10          | 2.40     | 2.34     | 4.07    |  |
| 19                           | #47      | 0.00      | 2.36       | 0.00         | 0.94      | 0.0        | 27.8  | 2.87      | 4.71       | 15        | 0.45       | 958.40    | 957.68              | 960.10   | 959.83 | 962.84        | 962.30          | 3.19     | 3.37     | 2.34    |  |
| 20                           | #46      | 0.59      | 2.36       | 0.40         | 0.94      | 12.0       | 26.8  | 2.94      | 4.15       | 15        | 0.35       | 958.93    | 958.40              | 960.45   | 960.18 | 961.82        | 962.84          | 1.64     | 3.19     | 2.39    |  |
| 21                           | #45      | 0.64      | 1.77       | 0.40         | 0.71      | 20.0       | 25.1  | 2.29      | 3.84       | 15        | 0.30       | 959.53    | 958.93              | 960.78   | 960.57 | 962.55        | 961.82          | 1.77     | 1.64     | 1.86    |  |
| 22                           | #44      | 0.50      | 1.13       | 0.40         | 0.45      | 20.0       | 22.9  | 1.54      | 2.73       | 12        | 0.50       | 961.13    | 959.78              | 961.66   | 960.81 | 963.94        | 962.55          | 1.81     | 1.77     | 2.82    |  |
| 23                           | #43      | 0.63      | 0.63       | 0.40         | 0.25      | 20.0       | 20.0  | 0.93      | 2.71       | 12        | 0.50       | 962.16    | 961.13              | 962.56   | 961.66 | 964.66        | 963.94          | 1.50     | 1.81     | 2.67    |  |
| Project File: MIAPIQ2502.stm |          |           |            |              |           |            |       |           |            |           |            |           | Number of lines: 48 |          |        |               | Date: 3/19/2026 |          |          |         |  |
| NOTES: ** Critical depth     |          |           |            |              |           |            |       |           |            |           |            |           |                     |          |        |               |                 |          |          |         |  |

| Line No.                     | Inlet ID       | Drng Area | Total Area | Runoff Coeff | Total CxA | Inlet Time | Tc    | Flow Rate | Capac Full | Line Size | Line Slope | Invert Up | Invert Dn           | HGL Up   | HGL Dn | Gnd/Rim El Up | Gnd/Rim El Dn   | Cover Up | Cover Dn | Vel Ave |  |
|------------------------------|----------------|-----------|------------|--------------|-----------|------------|-------|-----------|------------|-----------|------------|-----------|---------------------|----------|--------|---------------|-----------------|----------|----------|---------|--|
|                              |                | (ac)      | (ac)       | (C)          |           | (min)      | (min) | (cfs)     | (cfs)      | (in)      | (%)        | (ft)      | (ft)                | (ft)     | (ft)   | (ft)          | (ft)            | (ft)     | (ft)     | (ft/s)  |  |
| 24                           | #23            | 0.65      | 1.54       | 0.40         | 0.62      | 15.0       | 22.1  | 2.14      | 3.43       | 12        | 0.79       | 960.50    | 959.95              | 961.80   | 961.59 | 963.00        | 964.96          | 1.50     | 4.01     | 2.73    |  |
| 25                           | #22            | 0.89      | 0.89       | 0.40         | 0.36      | 20.0       | 20.0  | 1.31      | 2.97       | 12        | 0.59       | 961.76    | 960.50              | 962.29   | 961.86 | 964.26        | 963.00          | 1.50     | 1.50     | 2.39    |  |
| 26                           | #24            | 0.21      | 0.21       | 0.60         | 0.13      | 10.0       | 10.0  | 0.64      | 4.78       | 12        | 1.54       | 961.18    | 960.82              | 961.51 j | 961.40 | 964.78        | 964.53          | 2.60     | 2.71     | 2.07    |  |
| 27                           | #25            | 0.49      | 0.49       | 0.60         | 0.29      | 10.0       | 10.0  | 1.49      | 4.92       | 12        | 1.62       | 961.13    | 961.03              | 961.65   | 961.40 | 964.78        | 964.53          | 2.65     | 2.51     | 4.56    |  |
| 28                           | #27            | 0.00      | 1.20       | 0.00         | 0.72      | 0.0        | 12.2  | 3.37      | 4.13       | 15        | 0.35       | 959.68    | 959.45              | 961.27   | 961.11 | 963.57        | 964.12          | 2.64     | 3.42     | 2.75    |  |
| 29                           | #28            | 0.62      | 0.62       | 0.60         | 0.37      | 12.0       | 12.0  | 1.75      | 4.22       | 12        | 1.19       | 960.21    | 959.93              | 961.43   | 961.38 | 963.81        | 963.57          | 2.60     | 2.64     | 2.23    |  |
| 30                           | #26            | 0.58      | 0.58       | 0.60         | 0.35      | 12.0       | 12.0  | 1.64      | 5.47       | 12        | 2.01       | 960.06    | 959.93              | 961.39   | 961.38 | 963.81        | 963.57          | 2.75     | 2.64     | 2.09    |  |
| 31                           | #29            | 0.08      | 0.08       | 0.60         | 0.05      | 10.0       | 10.0  | 0.24      | 5.10       | 12        | 1.75       | 959.94    | 959.53              | 960.61   | 960.61 | 963.76        | 963.51          | 2.82     | 2.98     | 0.37    |  |
| 32                           | #30            | 0.39      | 0.39       | 0.60         | 0.23      | 10.0       | 10.0  | 1.19      | 5.48       | 12        | 2.01       | 960.04    | 959.91              | 960.50   | 960.61 | 963.76        | 963.51          | 2.72     | 2.60     | 2.70    |  |
| 33                           | #34            | 0.98      | 3.65       | 0.60         | 1.89      | 10.0       | 23.3  | 6.37      | 8.69       | 15        | 1.54       | 959.55    | 957.00              | 961.03   | 959.66 | 964.38        | 958.86          | 3.58     | 0.61     | 5.19    |  |
| 34                           | #32            | 0.00      | 2.67       | 0.00         | 1.30      | 0.0        | 22.6  | 4.47      | 5.05       | 15        | 0.52       | 960.42    | 959.55              | 962.27   | 961.59 | 965.40        | 964.38          | 3.73     | 3.58     | 3.65    |  |
| 35                           | #36            | 0.36      | 0.36       | 0.60         | 0.22      | 10.0       | 10.0  | 1.10      | 6.79       | 12        | 3.10       | 961.99    | 961.79              | 962.43 j | 962.48 | 965.64        | 965.40          | 2.65     | 2.61     | 2.60    |  |
| 36                           | #31            | 0.81      | 2.31       | 0.60         | 1.09      | 12.0       | 22.2  | 3.77      | 4.96       | 15        | 0.50       | 960.79    | 960.42              | 962.69   | 962.48 | 965.10        | 965.40          | 3.06     | 3.73     | 3.07    |  |
| 37                           | #39            | 0.00      | 1.50       | 0.00         | 0.60      | 0.0        | 21.4  | 2.12      | 2.74       | 12        | 0.50       | 961.43    | 960.79              | 963.15   | 962.76 | 965.72        | 965.10          | 3.29     | 3.31     | 2.70    |  |
| 38                           | #38            | 0.74      | 1.50       | 0.40         | 0.60      | 20.0       | 21.1  | 2.14      | 2.74       | 12        | 0.51       | 961.72    | 961.43              | 963.38   | 963.21 | 964.22        | 965.72          | 1.50     | 3.29     | 2.73    |  |
| 39                           | #37            | 0.76      | 0.76       | 0.40         | 0.30      | 20.0       | 20.0  | 1.12      | 4.01       | 12        | 1.08       | 962.71    | 961.72              | 963.62   | 963.55 | 965.21        | 964.22          | 1.50     | 1.50     | 1.45    |  |
| 40                           | #42            | 0.33      | 0.97       | 0.40         | 0.39      | 15.0       | 15.0  | 21.50     | 57.94      | 36        | 0.64       | 958.43    | 958.41              | 961.64   | 961.64 | 964.86        | 0.00            | 3.43     | n/a      | 3.04    |  |
| 41                           | #41            | 0.64      | 0.64       | 0.40         | 0.26      | 12.0       | 12.0  | 21.06     | 15.67      | 30        | 0.12       | 958.66    | 958.43              | 962.08   | 961.66 | 962.50        | 964.86          | 1.34     | 3.93     | 4.29    |  |
| 42                           | #40            | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 0.0   | 19.85     | 15.66      | 30        | 0.12       | 958.77    | 958.66              | 962.40   | 962.22 | 965.03        | 962.50          | 3.76     | 1.34     | 4.04    |  |
| 43                           | Null Structure | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 0.0   | 19.85     | 23.75      | 30        | 0.34       | 958.78    | 958.77              | 962.53   | 962.52 | 0.00          | 965.03          | n/a      | 3.76     | 4.04    |  |
| 44                           | #2             | 0.71      | 1.30       | 0.60         | 0.78      | 10.0       | 10.2  | 3.93      | 4.86       | 15        | 0.48       | 960.31    | 960.21              | 961.16   | 961.07 | 963.71        | 0.00            | 2.15     | n/a      | 4.38    |  |
| 45                           | #1             | 0.59      | 0.59       | 0.60         | 0.35      | 10.0       | 10.0  | 1.80      | 2.73       | 12        | 0.50       | 960.46    | 960.31              | 961.68   | 961.61 | 963.71        | 963.71          | 2.25     | 2.40     | 2.29    |  |
| 46                           | #50            | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 1.6   | 4.30      | 16.58      | 24        | 0.46       | 952.47    | 952.28              | 953.20   | 953.25 | 958.98        | 0.00            | 4.51     | n/a      | 3.50    |  |
| Project File: MIAPIQ2502.stm |                |           |            |              |           |            |       |           |            |           |            |           | Number of lines: 48 |          |        |               | Date: 3/19/2026 |          |          |         |  |
| NOTES: ** Critical depth     |                |           |            |              |           |            |       |           |            |           |            |           |                     |          |        |               |                 |          |          |         |  |



| Line No.                     | Inlet ID | Drng Area | Total Area | Runoff Coeff | Total CxA | Inlet Time | Tc    | Flow Rate | Capac Full | Line Size | Line Slope | Invert Up | Invert Dn           | HGL Up | HGL Dn | Gnd/Rim El Up | Gnd/Rim El Dn   | Cover Up | Cover Dn | Vel Ave |  |
|------------------------------|----------|-----------|------------|--------------|-----------|------------|-------|-----------|------------|-----------|------------|-----------|---------------------|--------|--------|---------------|-----------------|----------|----------|---------|--|
|                              |          | (ac)      | (ac)       | (C)          |           | (min)      | (min) | (cfs)     | (cfs)      | (in)      | (%)        | (ft)      | (ft)                | (ft)   | (ft)   | (ft)          | (ft)            | (ft)     | (ft)     | (ft/s)  |  |
| 47                           | #49      | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 0.6   | 4.30      | 41.25      | 24        | 2.83       | 954.92    | 952.67              | 955.65 | 953.20 | 959.92        | 958.98          | 3.00     | 4.31     | 5.33    |  |
| 48                           | #48      | 0.00      | 0.00       | 0.00         | 0.00      | 0.0        | 0.0   | 4.30      | 50.32      | 24        | 4.22       | 957.00    | 954.92              | 957.73 | 955.65 | 960.00        | 959.92          | 1.00     | 3.00     | 4.16    |  |
| Project File: MIAPIQ2502.stm |          |           |            |              |           |            |       |           |            |           |            |           | Number of lines: 48 |        |        |               | Date: 3/19/2026 |          |          |         |  |
| NOTES: ** Critical depth     |          |           |            |              |           |            |       |           |            |           |            |           |                     |        |        |               |                 |          |          |         |  |

Hydrologic Soil Group—Miami County, Ohio  
(Soil Map)





Hydrologic Soil Group—Miami County, Ohio  
(Soil Map)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Miami County, Ohio  
Survey Area Data: Version 24, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2023—Aug 4, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

| Map unit symbol                    | Map unit name                                                     | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------------------------------------------|--------|--------------|----------------|
| Bs                                 | Brookston silty clay loam, fine texture, 0 to 2 percent slopes    | C/D    | 2.2          | 8.9%           |
| CeB                                | Celina silt loam, 2 to 6 percent slopes                           | C/D    | 1.2          | 4.9%           |
| CrA                                | Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes | C/D    | 17.3         | 71.5%          |
| MhB                                | Miamian silt loam, 2 to 6 percent slopes                          | C      | 1.9          | 7.6%           |
| OdA                                | Odell silt loam, 0 to 2 percent slopes                            | C/D    | 1.7          | 7.0%           |
| <b>Totals for Area of Interest</b> |                                                                   |        | <b>24.2</b>  | <b>100.0%</b>  |



## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## RESOLUTION No. PC 07-26

### A RESOLUTION RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT CHANGING THE ZONING OF PARCEL N44-100684 FROM AG – AGRICULTURE TO S-RM – SUBURBAN RESIDENTIAL MULTI-UNIT, CITY OF PIQUA, OHIO

**WHEREAS**, the property identified as Parcel #N44-100684, Piqua, Ohio, is currently zoned AG – Agriculture under the City of Piqua Development Code (Title XV: Land Usage of the Piqua Code of Ordinances, effective May 18, 2023); and

**WHEREAS**, the applicant has requested a Zoning Map Amendment to rezone Parcel #N44-100684 from AG – Agriculture to S-RM – Suburban Residential Multi-Unit to allow for multi-unit residential development consistent with the City's comprehensive plan and future growth objectives; and

**WHEREAS**, the proposed rezoning has been reviewed in accordance with Article 7 (Administration) and §7.2 (Development Review) of the Development Code, including public notice and any required hearings; and

**WHEREAS**, the Planning Commission has evaluated the request against the criteria for zoning map amendments, including consistency with the Plan It Piqua Comprehensive Plan, compatibility with surrounding land uses, adequacy of public facilities and services, and the promotion of the public health, safety, and welfare; and

**WHEREAS**, the Piqua Planning Commission finds that the requested rezoning to S-RM – Suburban Residential Multi-Unit is consistent with the City's adopted plans and policies and represents an appropriate transition of the property; and

**NOW THEREFORE BE IT RESOLVED**, board member \_\_\_\_\_ hereby moves to recommend \_\_\_\_\_ of the zoning designation, as described by this resolution, the testimony and documents provided, with the motion seconded by board member \_\_\_\_\_ and the voting record on this motion is hereby recorded as follows.

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|                     | AYE                      | NAY                      | ABSTAIN                  | ABSENT                   |
|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Mr. Bradley Bubp    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Eddie Harvey    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Terry Wright    | <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"/> |
| Mr. Micah Underwood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



**RESOLUTION No. PC 07-26**

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman, Planning Commission

Clerk, Planning Commission

\_\_\_\_\_  
Bradley C. Bupp

\_\_\_\_\_  
Emily McCulla

# STAFF REPORT

## Planning Commission

Date: May 12, 2026  
Re: PC 07-26 – Zoning Map Amendment

Applicant: Paresh Shah  
Owner: Jerry & Pamela Sowers  
Address: High Street  
Parcel #: N44-100684

Existing Zoning: AG – Agricultural  
Proposed Zoning: S-RM – Residential Multi-Unit

Request: The applicant requests approval of a Zoning Map Amendment from Agricultural (AG) to Residential Multi-Unit (S-RM) to accommodate the construction of a multi-family residential development.

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### UPDATE:

At the Planning Commission meeting in April, the Commission asked about stormwater issues related to the site while considering the Zoning Map Amendment request. Although stormwater is not considered during the rezoning process generally, due to the development not being engineered yet, Staff did provide an additional exhibit related to the stormwater pathway from the site through the City.

It is important to note that the codes that exist in Piqua and other communities within Ohio, are in place to support the Ohio EPA requires related to stormwater quality and quantity standards. These standards are consistent throughout Ohio, and most communities have put regulations that meet or exceed these requirements. Piqua is no exception. Our standards meet the requirements of new development to meet the EPA requirements, and when an applicant gets to the development review process, the site is reviewed for approval of those standards. There is great concern when concerns about a “potential” issue is used as justification to deny a use that could be permitted.

Staff has provided the Planning Commission with the seven standards that should be used to consider approval of the request. These standards, under Section 7.2.2.D.2 are the only standards that should be considered when weighing if a Zoning Map Amendment should be approved or not.



# STAFF REPORT

## Section 7.2.2.D.2 Standards

- a. The amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- b. The amendment substantially conforms with the Comprehensive Plan, relevant small area plans, the Transportation Plan, and all other relevant plans of the City.
- c. The amendment substantially conforms with the stated purpose and intent of this Development Code.
- d. The amendment will reinforce the existing or planned character of the area.
- e. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.
- f. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
- g. The amendment will not have a significant adverse impact on property in the vicinity of the subject property.

When looking at these seven (7) standards there are none that contemplate stormwater approvals or lack of approval, a reason to deny a Zoning Map Amendment. If there is a potential for the stormwater to cause an issue, that would need to be addressed as part of the development process, not the rezoning process. Again, when looking at the seven standards, Staff strongly recommends that the Planning Commission consider each and determine why the requested Zoning Map Amendment should be recommended for approval or denial.

Staff supports the professional engineers who are tasked with reviewing the stormwater calculations and believes that they are confirming that the standards are being met. If this property was approved for a Zoning Map Amendment and the use was permitted the developer would still be required to get full engineering and architectural drawings approved. It should be made clear that no development will be permitted without proving that they are meeting these stormwater requirements.

# STAFF REPORT

## Original Request:



The applicant is requesting to rezone a 5.16 acres property that is located to the west of Robert M. Davis Parkway on the south side of High Street across from Lambert Drive. This property, which is currently agricultural land, has a developer who has requested to rezone the property to permit the construction of 36 townhomes over nine buildings.

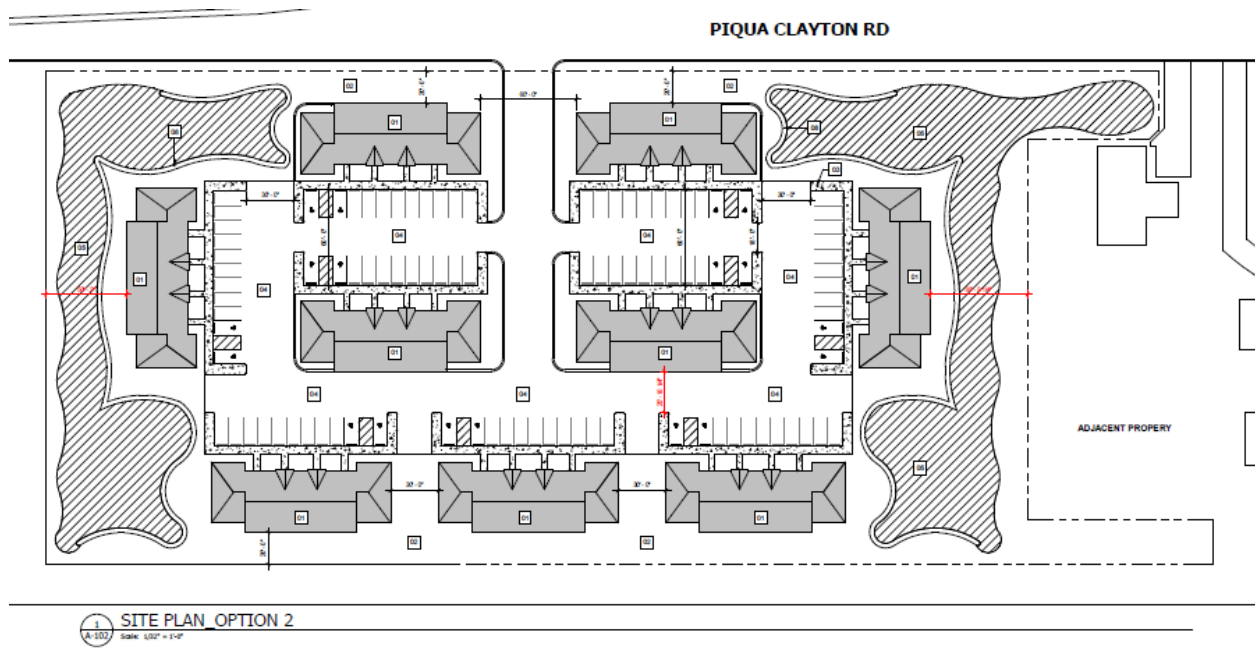
## Analysis:

The property is listed as “District” within the Comprehensive Plan, which is intended as an area that should be utilized to strengthen areas that serve specific uses. This particular area isn’t clearly defined by the plan, but it can be inferred that the intent was to have the area development similarly to the type of development along Robert M. Davis Parkway which includes light industrial uses and dense development.

This development would support the overall city housing goal of “promoting a diverse and quality housing stock to meet the needs of all residents, and enhance the housing supply”.



# STAFF REPORT



The site plan provided by the applicant shows nine buildings and 36 units total. The access for the development is located across from Lambert Drive and they show two large retention ponds.

The request that is before the Planning Commission is not to approve the specific use or potential development, but it is important to understand the context for the zoning map amendment request.

Staff will review the utilities, stormwater, access, parking, and all other development code and engineering requirements once the development is formally requested. At this time, the review only is for compliance with the City of Piqua Comprehensive Plan and development codes.

## Recommendation:

Staff recommends that the Planning Commission **approve** the request for a Zoning Map Amendment for Parcel N44-100684 and forward a positive recommendation to City Commission for final acceptance and authorization.

ZONING REQUIREMENTS

|                                                                                                                                                                                                                                                                                         |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPMENT STANDARDS:                                                                                                                                                                                                                                                                  |                                                                                                                                   |
| LAND AREA (GROSS)                                                                                                                                                                                                                                                                       | 195,514 SF                                                                                                                        |
| PERMITTED USES:                                                                                                                                                                                                                                                                         | USES PERMITTED BY RIGHT IN A CS DISTRICT, EXCEPT NO ENTERTAINMENT AND/OR DRINKING ESTABLISHMENT, NOR SEXUALLY ORIENTED BUSINESSES |
| MAXIMUM BUILDING HEIGHT                                                                                                                                                                                                                                                                 | TWO-STORY                                                                                                                         |
| MINIMUM BUILDING SETBACKS                                                                                                                                                                                                                                                               |                                                                                                                                   |
| NORTH PROPERTY LINE                                                                                                                                                                                                                                                                     | 25'-0"                                                                                                                            |
| EAST PROPERTY LINE                                                                                                                                                                                                                                                                      | 60'-9"                                                                                                                            |
| WEST PROPERTY LINE                                                                                                                                                                                                                                                                      | 50'-2"                                                                                                                            |
| SOUTH PROPERTY LINE                                                                                                                                                                                                                                                                     | 20'-0"                                                                                                                            |
| MINIMUM OFF-STREET PARKING                                                                                                                                                                                                                                                              | AS REQUIRED FOR THE APPLICABLE USE UNIT BY THE OHIO ZONING CODE                                                                   |
| MINIMUM INTERNAL LANDSCAPED OPEN SPACE                                                                                                                                                                                                                                                  | 10%                                                                                                                               |
| PROPOSED USE - RESIDENTIAL TOWNHOUSE<br>PROPOSED OCCUPANT LOAD - 36 TOWNHOUSE, 4 OCCUPANTS PER EACH, SO TOTAL 144 OCCUPANTS<br>PROPOSED PARKING SPACES - 2 ADA PARKING & 9 REGULAR PARKING = TOTAL 11 PARKING PER CLUSTER<br>TOTAL PROVIDED PARKING SPACES - 9 X 11 = 99 PARKING SPACES |                                                                                                                                   |

GENERAL NOTES:

- SITE PLAN
- A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.

B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE SLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.

C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.

D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SIRE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THERE DUTIES

E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES

F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

KEYNOTES:

- 
01. TOWNHOUSE (CLUSTER OF 4 UNITS)

02. GRASS

03. SIDEWALK MIN. 4' WIDE AND 4" THICK

04. PARKING AREA W/ PROPOSED DRIVEWAY

05. WATER POND

06. CURB AROUND ROAD

07. PROPERTY LINE

08. SIDEWALK AT THE POND AREA

NOTE: NOT ALL KEYNOTES USED ON EACH SHEET



PROGRESS

PARCEL  
N44-200684

MR. APURV PATEL

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

SITE  
PLAN\_OPTION 2

Date: 02/15/2026

Project: 26001

A-102

ROBERT M DAVIS  
MEMORIAL PARK

PIQUA CLAYTON RD

ROBERT M DAVIS PARKWAY

ADJACENT PROPERTY



## RESOLUTION No. PC 08-26

### **A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A PERSONAL USE BUSINESS (YOGA STUDIO) AT 319 N. MAIN STREET, PIQUA, OHIO**

**WHEREAS**, the property identified as Parcel #N44-001000, Piqua, Ohio, is currently zoned D-SX – Downtown Shopfront Mixed Use under the City of Piqua Development Code (Title XV: Land Usage of the Piqua Code of Ordinances, effective May 18, 2023); and

**WHEREAS**, the applicant has requested a Special Use Permit to operate a personal use business (yoga studio) at the aforementioned property, which is classified as a Personal Service use under §3.5.11 of the Development Code; and

**WHEREAS**, the proposed use of the property for a personal use business (yoga studio) is consistent with the goals of the City's zoning regulations, the Plan It Piqua Comprehensive Plan, and the purpose of the D-SX district to accommodate pedestrian-oriented, mixed-use development with compatible commercial and personal service activities that enhance the downtown public realm; and

**NOW THEREFORE BE IT RESOLVED**, board member \_\_\_\_\_ hereby moves to recommend \_\_\_\_\_ of the special use, as described by this resolution, the testimony and documents provided, with the motion seconded by board member \_\_\_\_\_ and the voting record on this motion is hereby recorded as follows.

---

|                     | AYE                      | NAY                      | ABSTAIN                  | ABSENT                   |
|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Mr. Bradley Bubp    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Eddie Harvey    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Terry Wright    | <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"/> |
| Mr. Micah Underwood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman, Planning Commission

Clerk, Planning Commission

\_\_\_\_\_  
Bradley C. Bubp

\_\_\_\_\_  
Emily McCulla

# STAFF REPORT

## Planning Commission

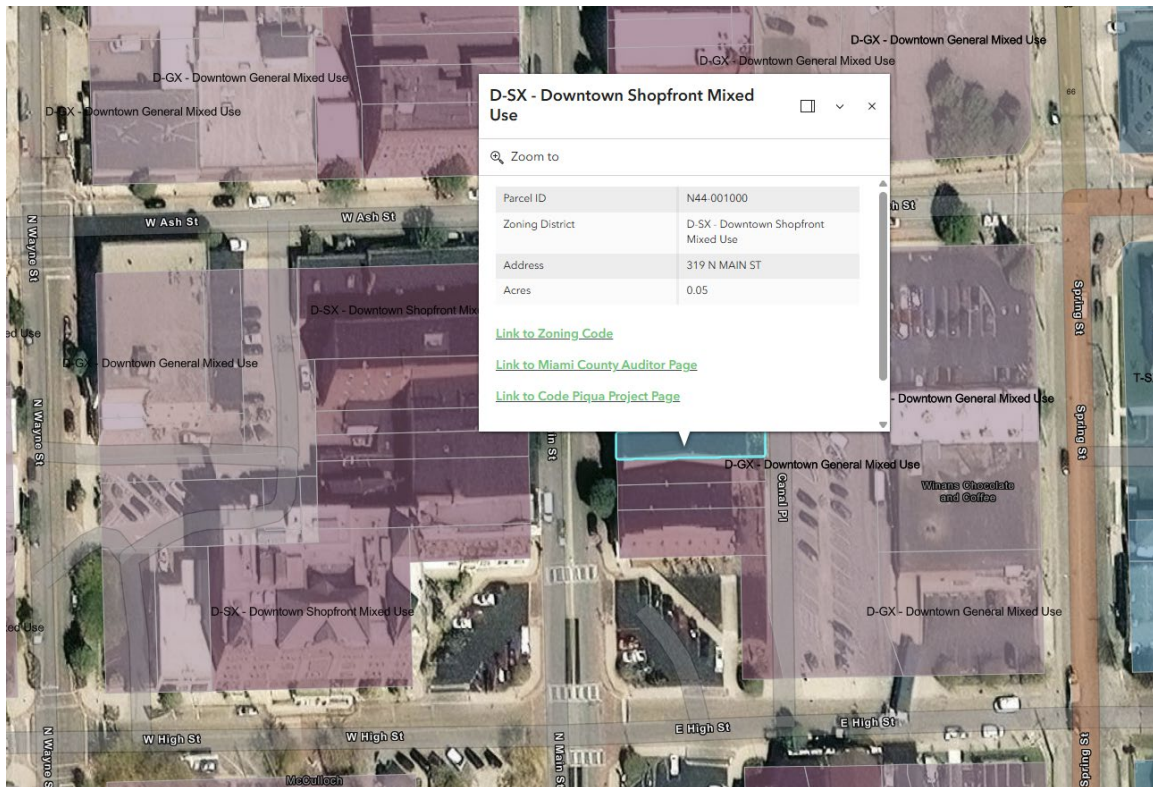
Date: May 12, 2026  
Re: PC 08-26 – Special Use

Applicant: Bobbie Debrito Photography, Bobbie Crumes  
Owner: ADM Real Estate Holdings LLC  
Address: 319 N. Main Street  
Parcel #: N44-001000

Existing Use: Portrait Studio  
Proposed Use: Yoga Studio

Request: The applicant requests approval of a Special Use for a Personal Service in the Downtown Shopfront Mixed-Use (D-SX) district.

### Background:





# STAFF REPORT

The subject property is located at 319 N. Main Street in the D-SX – Downtown Shopfront Mixed Use zoning district. The property consists of an existing multi-story downtown building with commercial uses on the ground floor and upper-floor space currently proposed for conversion to a yoga studio.

The applicant is requesting a Special Use Permit to operate a Personal Service use (§3.5.11 of the Piqua Development Code), specifically a yoga studio, on the upper floor of the building. This is a low-intensity indoor activity that fits within the broad category of personal services (which includes gym/fitness/yoga studios).

The D-SX district is intended to create a vibrant, pedestrian-oriented environment in the downtown core with a mix of ground-floor retail/shopfront uses and compatible upper-story commercial and service activities.

## **Analysis:**

The proposed yoga studio is consistent with the purpose and intent of the D-SX Downtown Shopfront Mixed Use district, which encourages a mix of uses that support downtown vitality while maintaining a strong pedestrian focus. Upper-floor personal service uses such as this are particularly appropriate as they activate upper stories without competing with ground-floor retail.

Key considerations include:

- **Compatibility:** The use is low-impact, generates minimal traffic, and operates primarily during daytime/evening hours typical for downtown activities. It will complement rather than conflict with surrounding downtown uses.
- **Comprehensive Plan Alignment:** The proposal supports the goals of the Plan It Piqua Comprehensive Plan by promoting active, mixed-use development in the downtown area and encouraging the reuse of existing buildings.
- **Development Code Standards:** As an upper-floor use in a downtown building, the proposal aligns with the general allowances for Personal Service uses. No exterior alterations or expansions are proposed that would trigger additional site development standards.
- **Potential Impacts:** Staff anticipates negligible adverse impacts to parking, traffic, noise, or the public realm given the small scale and indoor nature of the use.

Overall, the request meets the criteria for approval of a Special Use Permit under §7.2.3 of the Development Code.

# STAFF REPORT

## Recommendation:

Staff recommends **APPROVAL** of the Special Use Permit for the Personal Service use (yoga studio) at 319 N. Main Street.

This recommendation is based on the consistency of the proposal with the zoning district purpose, the Development Code, and the City's comprehensive plan goals. Staff suggests the Planning Commission approve the request subject to the following standard conditions:

1. The use shall operate in substantial conformance with the application materials and site plans submitted.
2. All applicable Development Code standards, including building, fire, and health codes, must be met.
3. The applicant shall obtain any required building permits prior to commencing operations.









80



4



ga studio



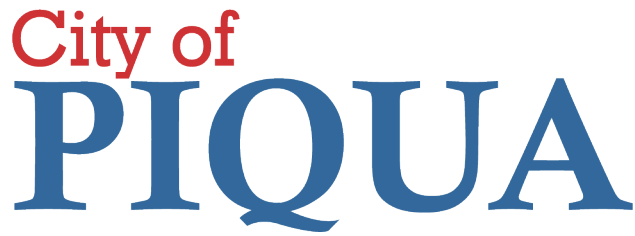
Tasty Interiors

## 18 Boho Yoga Studio Designs



"Hello, I am Joanna. We are a Pilates manufacturer from China.Do you have any plans to..." [View all comments](#)

[Visit site](#)



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**Community Services Department**

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Chad Henry | City Planner  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049

April 28, 2026

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

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Please be advised that the City of Piqua Planning Commission meeting is scheduled for **Tuesday, May 12, 2026, at 6:00pm**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

Residents and interested parties may attend the meeting to present comments on agenda items. Alternatively, public comments can be submitted via email at [emcculla@piquaoh.gov](mailto:emcculla@piquaoh.gov) by noon on the day of the meeting.

The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review at <https://piquaoh.gov/1614/Agendas-Minutes>.

For any questions regarding this notice, please contact the Community Services Department.

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

Chad D. Henry  
City Planner

Enc.