

**BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MAY 26, 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 – February 24, 2026

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 02-26
A resolution to vary the drive access setback requirements for 1239 E. Ash Street.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 PM- TUESDAY, FEBRUARY, 2026**

CALL TO ORDER

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

ROLL CALL

Members Present: Wayne Davey, Kirby King, Adam Seas, Josh Kunkel

MEETING MINUTES

Mr. Kunkel made a motion to approve minutes from August 26, 2025 meeting. Mr. Seas seconded the motion. Approved 4-0 vote.

NEW BUSINESS

RESOLUTION BZA 1-26

Mr. Henry gave the staff report. He gave history of the applicant and application. Staff recommends approval of the variance request for BZA 01-26, as the proposal meets the criteria for a variance under §7.2.8.F. The outdated designation of the side street as a public way justifies relief from the screening and setback requirements, allowing reasonable use of the property without detriment to the neighborhood or public welfare.

Mr. Kunkel asked Mr. Henry if there were guidelines with how close a shed can be to a driveway. Mr. Henry stated that what is shown as Catalpa Dr on a map is privately owned. He said that the city does not maintain the area.

Mr. Seas made a motion to approve the resolution. Mr. Kunkel seconded the motion. The resolution passed 4-0.

OTHER BUSINESS

Mr. Henry reminded the board members there is a board training on March 3, 2026.

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Seas and seconded by Mr. Kunkel, the meeting was adjourned at approximately 6:14 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Chad Henry at chenry@piquaoh.gov.

RESOLUTION No. BZA 02-26

A RESOLUTION GRANTING A VARIANCE FOR CURB CUT SPACING AT 1239 E. ASH STREET

WHEREAS, an application has been submitted requesting a variance from the City of Piqua Development Code requirements regarding the minimum distance between curb cuts and driveway approaches; and

WHEREAS, the subject property is located at 1239 E. Ash Street, Piqua, Ohio, in the zoning district; and

WHEREAS, the variance request is for the northeast right-in/right-out curb cut which does not meet the required separation distance from the adjacent curb cut; and

WHEREAS, the applicant has demonstrated that strict compliance with the standard curb cut spacing requirement would create practical difficulties due to the existing site configuration and operational needs; and

WHEREAS, the Board finds that the requested variance will not be contrary to the public interest, is due to special conditions unique to this property, will not cause substantial detriment to the public good or impair the intent and purpose of the Development Code, and represents the minimum variance necessary to afford relief.

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

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Kirby King	☐	☐	☐	☐
Mr. Joshua Kunkel	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐
Vacant	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

Clerk, Board of Zoning Appeals

Wayne Davey

Emily McCulla

STAFF REPORT

Planning Commission

Date: May 26, 2026
Re: BZA 02-26

Applicant: The Kleingers Group, Anthony Chu
Owner: Hutton Piqua OH ST, Learyn Miller

Address: 1239 E. Ash Street
Parcel #: N44-072752

Zoning: CX – Corridor Mixed Use

Request: Drive Approach Variance Request for Proposed Convenience Store

Staff Comments and Recommendations:

Background:

The applicant is proposing to develop a new Wawa convenience store and fuel station at 1239 E. Ash Street. As part of the site plan, a variance is requested from the City's Development Code requirement for driveway spacing on arterial streets. The code requires a minimum separation of 300 feet between curb cuts on arterial streets. The proposed northeast right-in/right-out driveway would be located approximately 50 feet from the adjacent curb cut to the east.

Analysis:

The applicant has indicated that they were unable to reach an agreement with the neighboring tenant to the east to share a single access point. This has necessitated the need for a separate driveway on the subject property.

Staff notes that, even with the approval of this variance, the overall site plan significantly reduces the total number of driveways on the parcel from four to two. This reduction supports the City's access management goals by limiting the total number of conflict points along E. Ash Street.

The proposed driveway will be designed as a right-in/right-out only connection, which further minimizes potential traffic conflicts. Engineering staff has reviewed the concept

STAFF REPORT

plan and has no major concerns with the proposed location from a safety or operational standpoint, provided all other City engineering standards are met.

The request meets the general variance criteria in that the strict application of the 300-foot spacing standard would create practical difficulties due to the site's configuration and the inability to secure a shared access agreement with the adjacent property. The proposed variance represents the minimum relief necessary and will not be contrary to the public interest.

Recommendation:

Staff recommends ***approval*** of the requested variance for the northeast right-in/right-out driveway at 1239 E. Ash Street.

Record Report for BZA - Variance Request #BZA-VAR-26-0003

Record Overview

Record Number: BZA-VAR-26-0003
Record Type: BZA - Variance Request
Record Status: In Progress
Record Submitted At: Wednesday April 29, 2026
Record Address: 1239 E Ash St, Piqua, Ohio, 45356
Record Owner: Chad Henry
Record Applicant User: Anthony Chu
Record Applicant Company: The Kleingers Group

Form Submission

Applicant Information:

The Kleingers Group, Anthony Chu
6219 Centre Park Dr
West Chester, OH 45069
anthony.chu@kleingers.com, (513) 779-7851

Type of legal interest held by applicant:

Civil Engineer for the project.

Owner Information:

Hutton Piqua OH ST, LLC, Learyn Miller
736 Cherry St
Chattanooga, TN 37402
LMiller@Hutton.Build, (931) 637-4004
3 J ESTATE LLC
1841 JOSEPHINE ST APT 3, CINCINNATI, OH 45219

Zoning District: CX

Current Use: Restaurant, Vehicle repair

Proposed Use: Fueling station, Other

Reason for the requested variance:

The northeast right-in-right-out curb cut is not the required width away from the next curb cut.

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



Signed in GovWell: Wednesday April 29, 2026, 5:14pm

Generated Documents

No documents generated

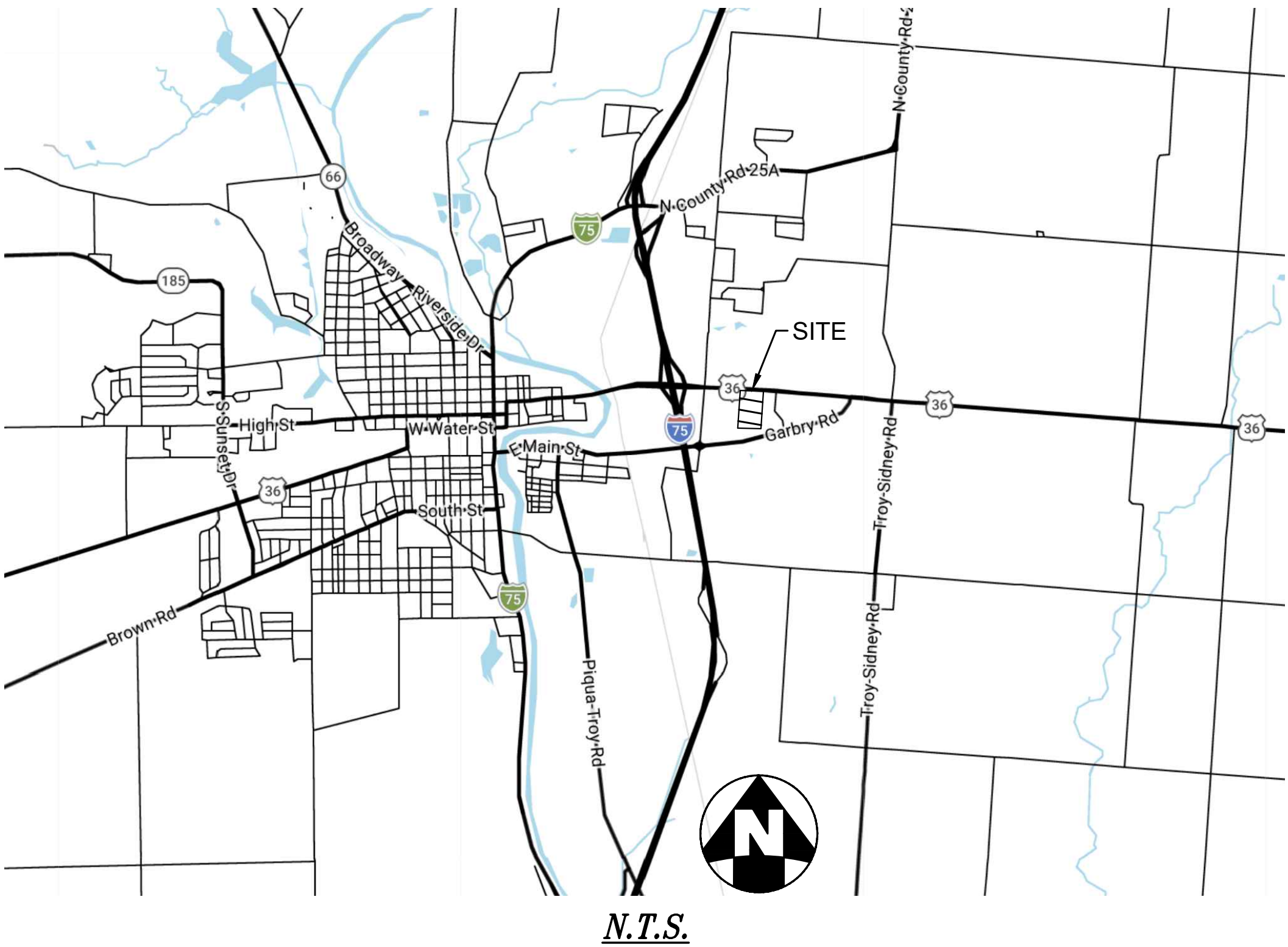
Activity History

WAWA PIQUA

1239 E. ASH ST
PIQUA, OH 45356
WAWA #7235

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES & DETAILS
C102	GENERAL DETAILS
C103	UTILITY DETAILS
C200	SURVEY BASEMAP
C201	SURVEY CONSOLIDATION EXHIBIT
C300	DEMOLITION PLAN
C400	LOCATION PLAN
C401	SIGNAGE AND STRIPING PLAN
C500	UTILITY PLAN
C501	UTILITY PROFILES
C502	UTILITY QUANTITY TABLES
C600	GRADING PLAN
C700	EROSION AND SEDIMENT CONTROL PLAN
C701	EROSION CONTROL NOTES
C702	EROSION CONTROL NOTES
C703	EROSION CONTROL DETAILS
C800	ADA COMPLIANCE PLAN
C900	TRUCK TURN EXHIBIT
C1000	DIVISION OF WORK - SITE
C1001	DIVISION OF WORK - UTILITY
L100	PLANTING PLAN
L101	PLANTING ENLARGEMENTS
L102	PLANTING DETAILS



PROJECT CONTACTS

PROJECT ENGINEER

MARK HAMILTON
WAWA INC.
REAL ESTATE PROJECT ENGINEER
(502) 667-2525
MARK.HAMILTON@WAWA.COM

SEWER AND WATER

8620 N. COUNTY ROAD 25A
PIQUA, OH 45356
CONTACT: KEVIN KREJNY
937-778-2088
KKREJNY@PIQUAOH.ORG

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

THE KLEINGERS GROUP
6219 CENTRE PARK DR, WEST CHESTER, OH 45069
CONTACT: DOUG WOESTE
(513) 274-7576
DOUG.WOESTE@KLEINGERS.COM

STORM SEWER

PIQUA UTILITIES DEPARTMENT
201 W WATER STREET
PIQUA, OHIO 45356
CONTACT: KEVIN KREJNY
937-778-2088
KKREJNY@PIQUAOH.GOV

EROSION CONTROL

PIQUA UTILITIES DEPARTMENT
201 W WATER STREET
PIQUA, OHIO 45356
CONTACT: KEVIN KREJNY
937-778-2088
KKREJNY@PIQUAOH.GOV

SITE DATA TABLE

CONSTRUCTION DATES:	4/01/26 - 12/31/27
BUILDING TYPE:	U63
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
# OF MPD'S:	8
# PARKING SPACES:	50 SPACES
# ADA PARKING SPACES:	3 SPACES
# TRUCK/OVERSIZED PARKING:	0 SPACES
TOTAL ASPHALT AREA INSIDE OF ROW:	4,431 SF
TOTAL LAWN AREA:	54,650 SF
TOTAL MULCHING AREA:	5055 SF



THE
KLEINGERS
GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

NO. DATE DESCRIPTION

WAWA PIQUA
1239 E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020.014

DATE: 2026-02-20

SCALE:

SHEET NAME:

**COVER
SHEET**

SHEET NO.

C100



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE, PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

GENERAL NOTES

- THE CITY OF PIQUA, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF PIQUA REQUIREMENTS, THE CITY OF PIQUA REQUIREMENTS SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (8-1-1 OR 1-800-362-2764) 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- THE CONTRACTOR IS RESPONSIBLE FOR UTILITY SAFETY AND OSHA REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
- THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM THEMSELVES CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THEM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
- NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION. ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
- ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745.9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
- ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05 IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: OHIO DEPARTMENT OF NATURAL RESOURCES, 2045 MORSE ROAD, COLUMBUS, OHIO 43229, 614-265-6578.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE FULL DEPTH SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE CONTRACTOR SHALL FULL DEPTH SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

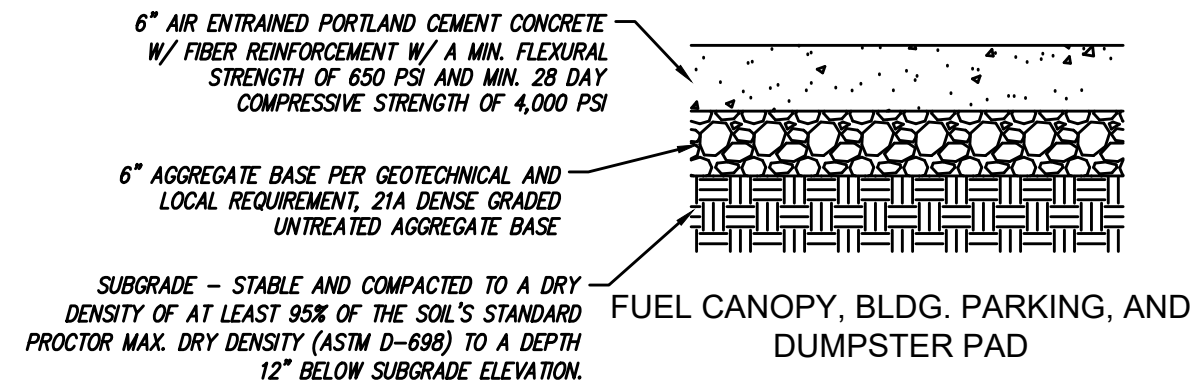
GRADING NOTES

- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPLING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF PIQUA AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
- CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

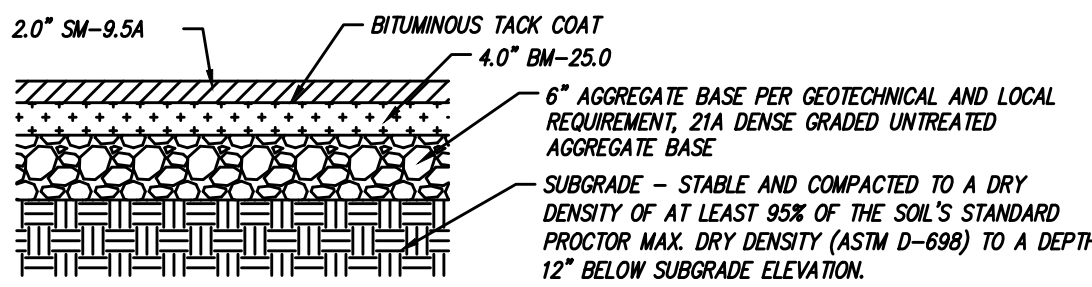
UTILITY NOTES

- ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRUTUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES. CATCH BASINS WITHIN AN ACCESSIBLE ROUTE SHALL CONFORM TO ADA REQUIREMENTS.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- ALL CATCH BASINS WITH DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.

- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
- ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
- ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
- ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
- SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL, AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PIQUA. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF PIQUA AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4" OF COVER.
- WATERLINE 4 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI, AWWA C151 OR PVC AWWA C900, DR 14, PRESSURE CLASS 305 PSI. FIRE SERVICE PIPING SHALL MEET THE REQUIREMENTS OF NFPA 24. WATERLINE 2 INCHES AND UNDER TO BE TYPE "K" SOFT COPPER TUBING, ASTM B 88, OR APPROVED POLYETHYLENE.



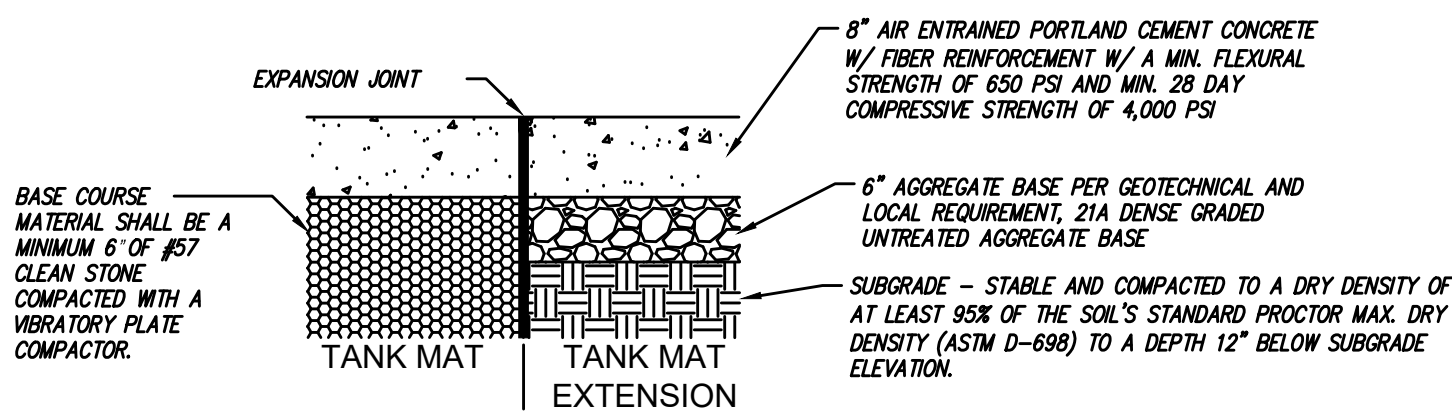
STANDARD DUTY CONCRETE SECTION
DETAIL
N.T.S.



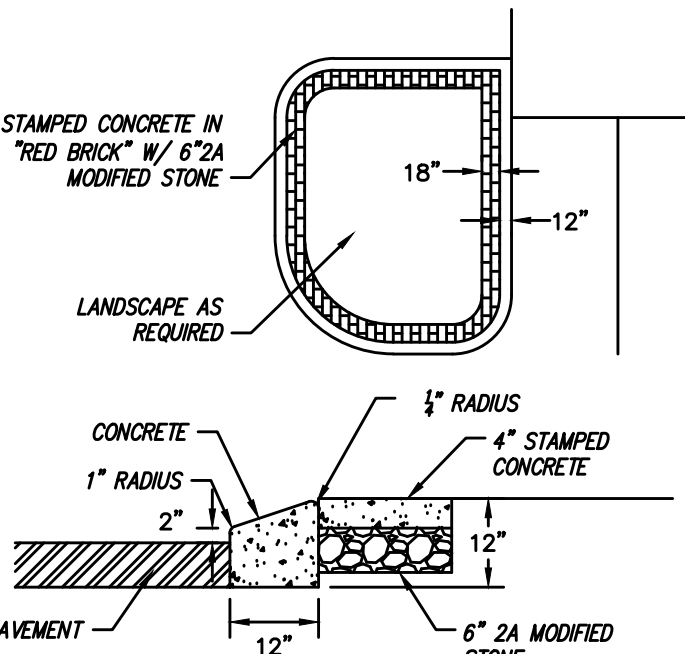
DRIVE AISLES/TRUCK ROUTES

NOTIFY WAWA IF PAVEMENT SECTION IS EXCEEDING WAWA MINIMUM STANDARDS

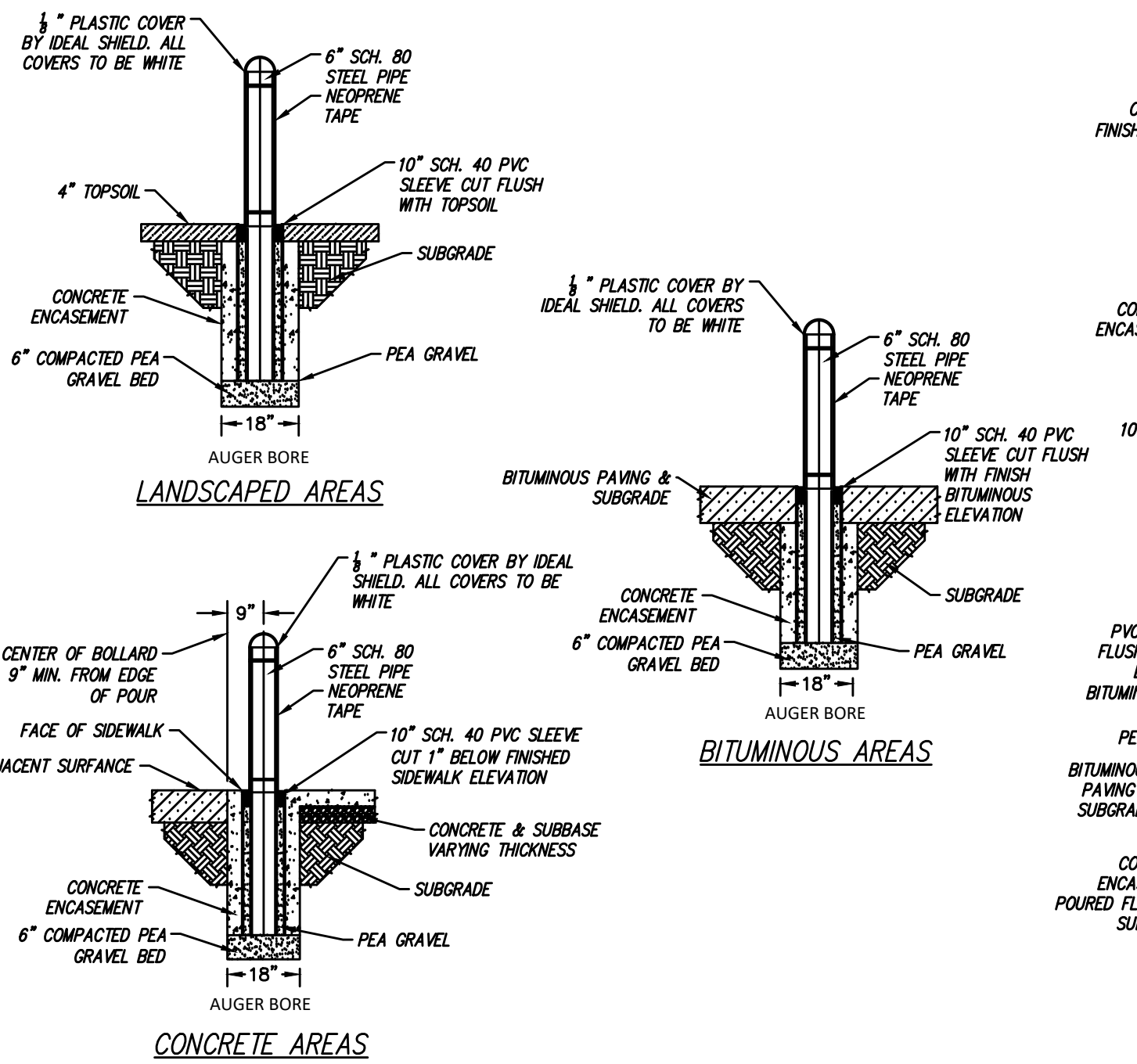
WAWA ASPHALT PAVEMENT SECTION
DETAIL
N.T.S.



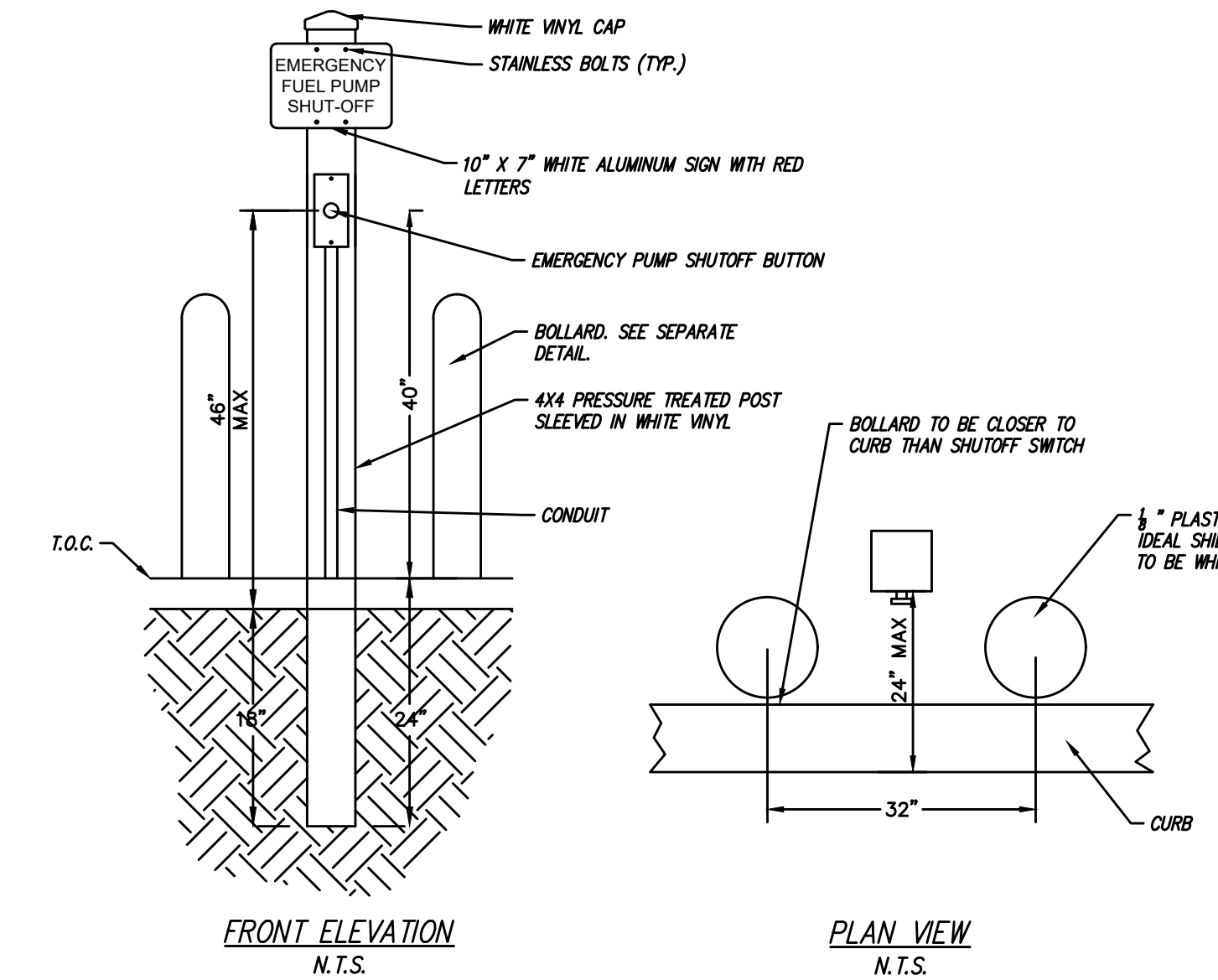
HEAVY DUTY CONCRETE SECTION
DETAIL
N.T.S.



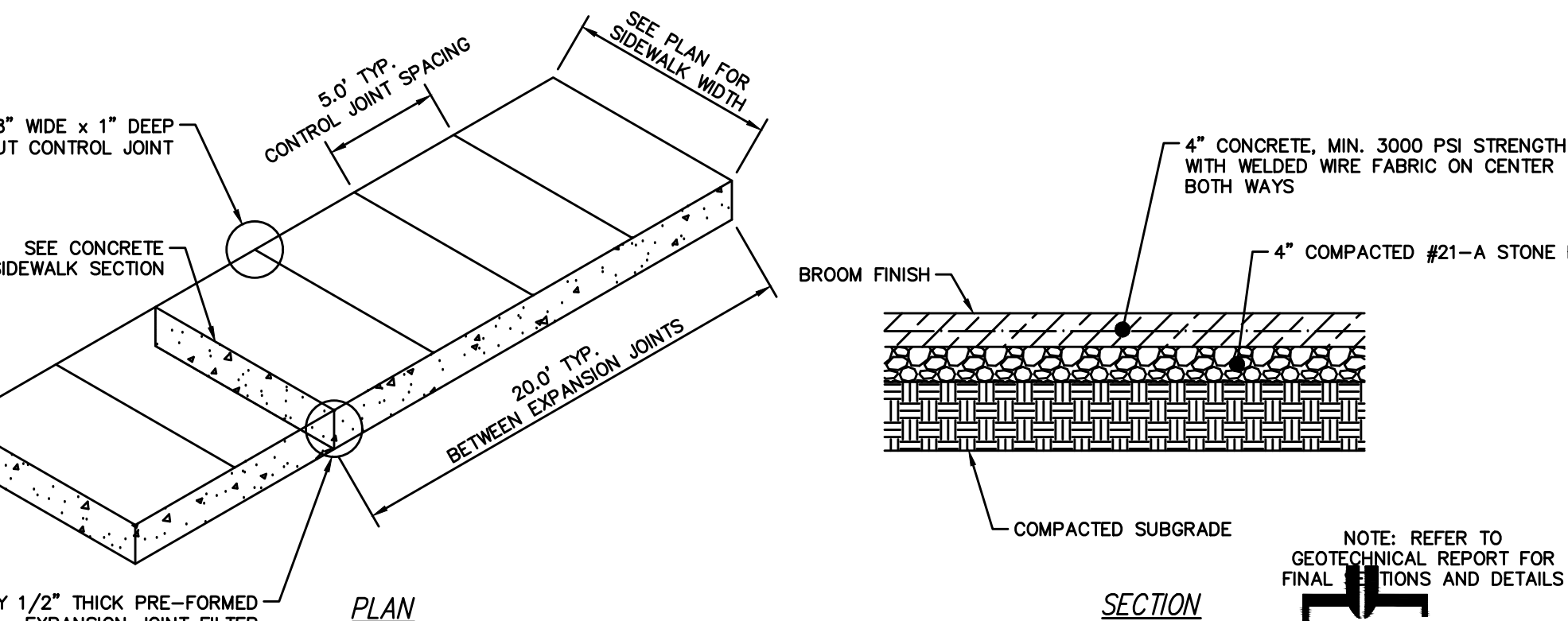
MOUNTABLE CURB/ISLAND AND STAMPED CONCRETE DETAIL
N.T.S.



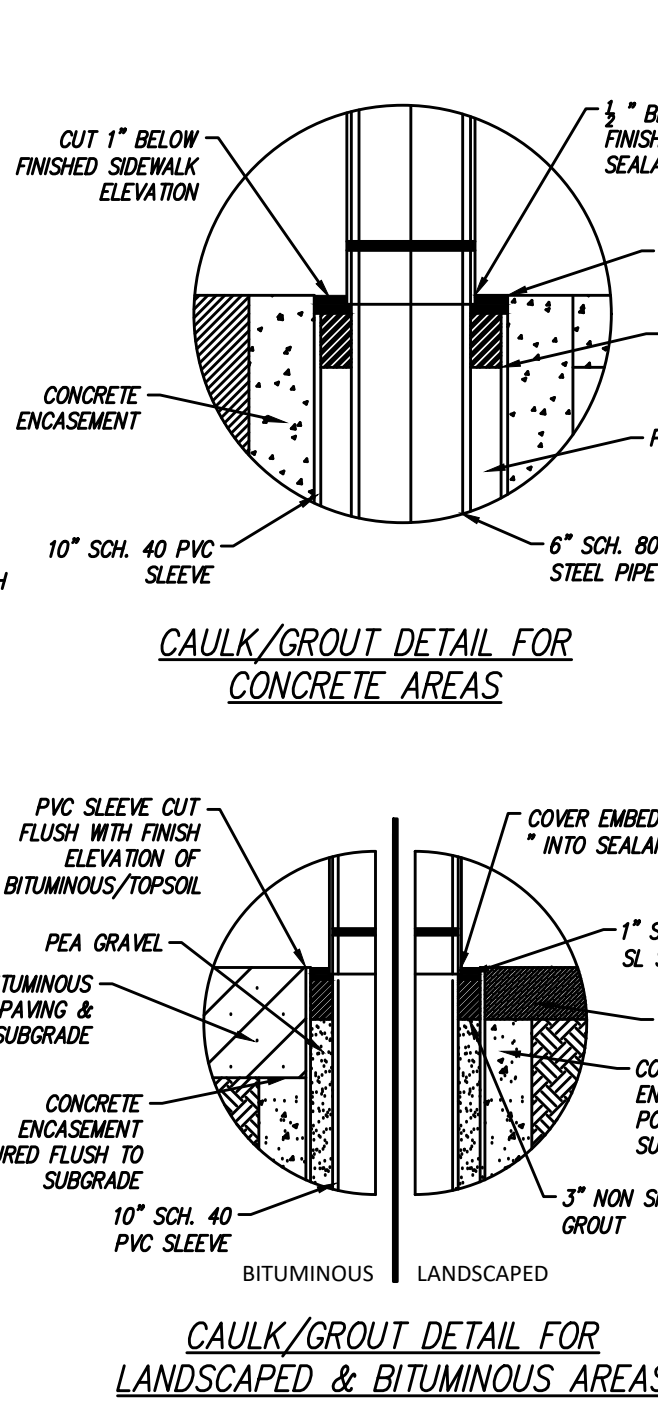
BOLLARD DETAIL
N.T.S.



EMERGENCY PUMP SHUTOFF (E-STOP) DETAIL
N.T.S.



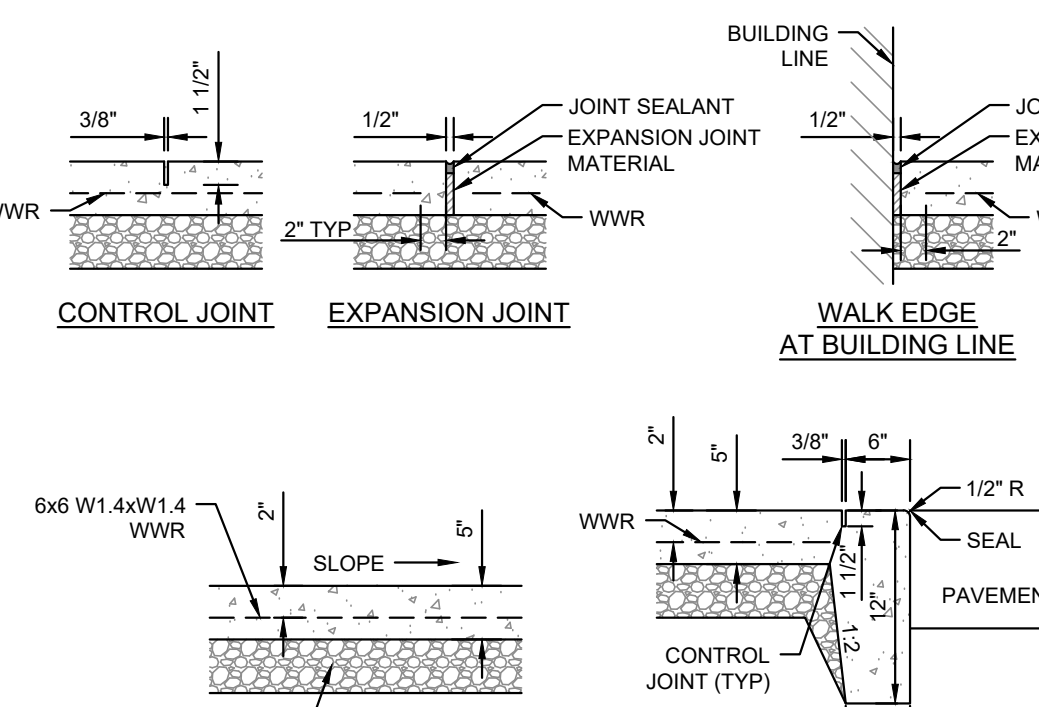
CONCRETE SIDEWALK DETAIL
N.T.S.



CAULK/GROUT DETAIL FOR LANDSCAPED & BITUMINOUS AREAS

- NOTES:
- ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
 - ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
 - CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE.
 - VERIFY WIDTH OF TRENCH REQUIRED FOR CONDUIT.
 - VERIFY ALL REQUIREMENTS WITH POWER COMPANY.
 - CONTRACTOR TO INSTALL PULL BOXES PER NEG & LOCAL JURISDICTION.

PRIMARY FEEDERS TRENCH DETAIL
N.T.S.



WALK TYPICAL SECTION
FLUSH CURB AT PAVEMENT EDGE

- NOTES:
- INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
 - INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
 - WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
 - WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
 - JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

EXTERIOR CONCRETE SLAB WALK WITH FLUSH CURB DETAIL
N.T.S.



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WAWA PIQUA
1239 E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020.014

DATE: 2026-02-20

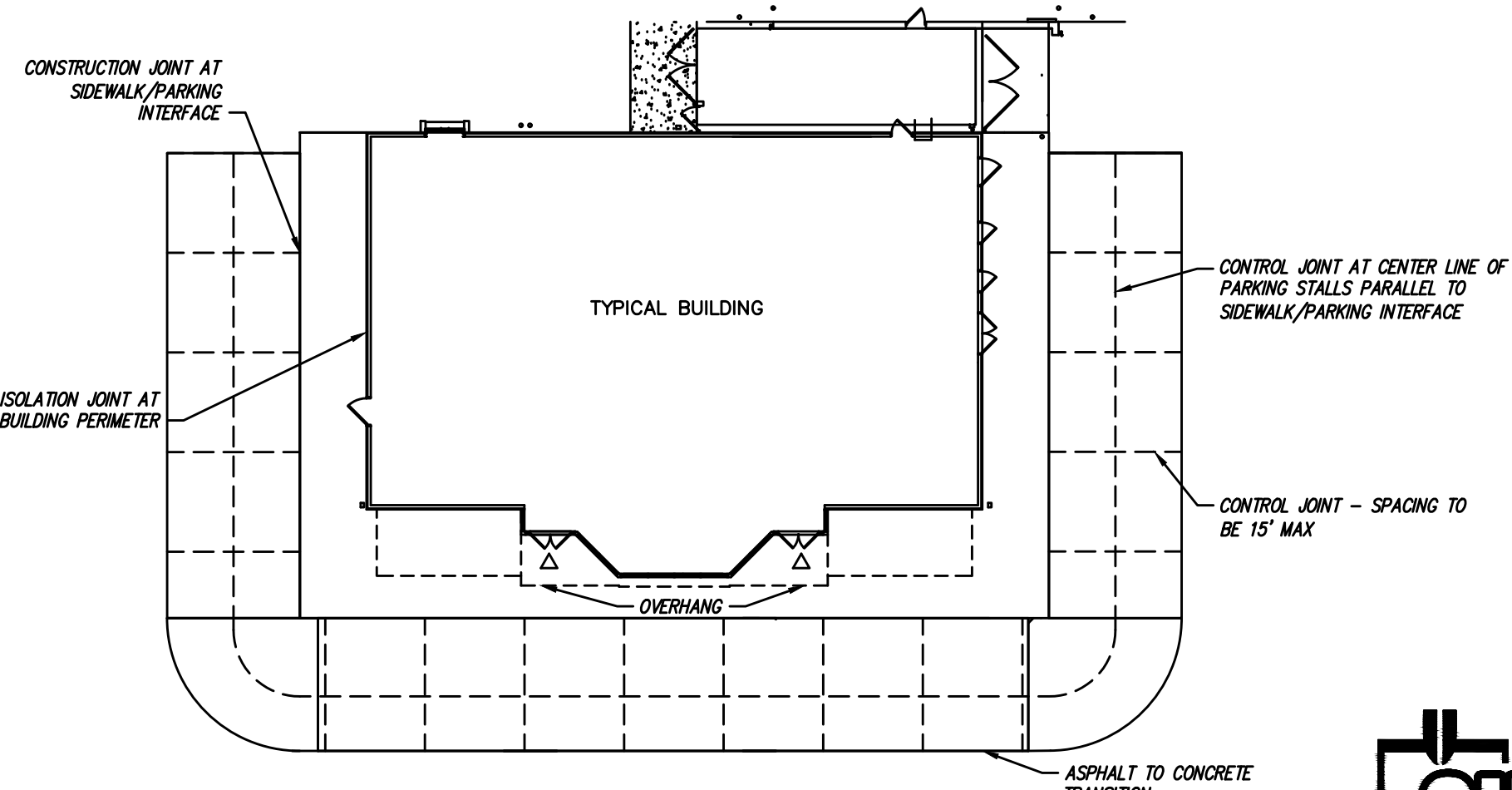
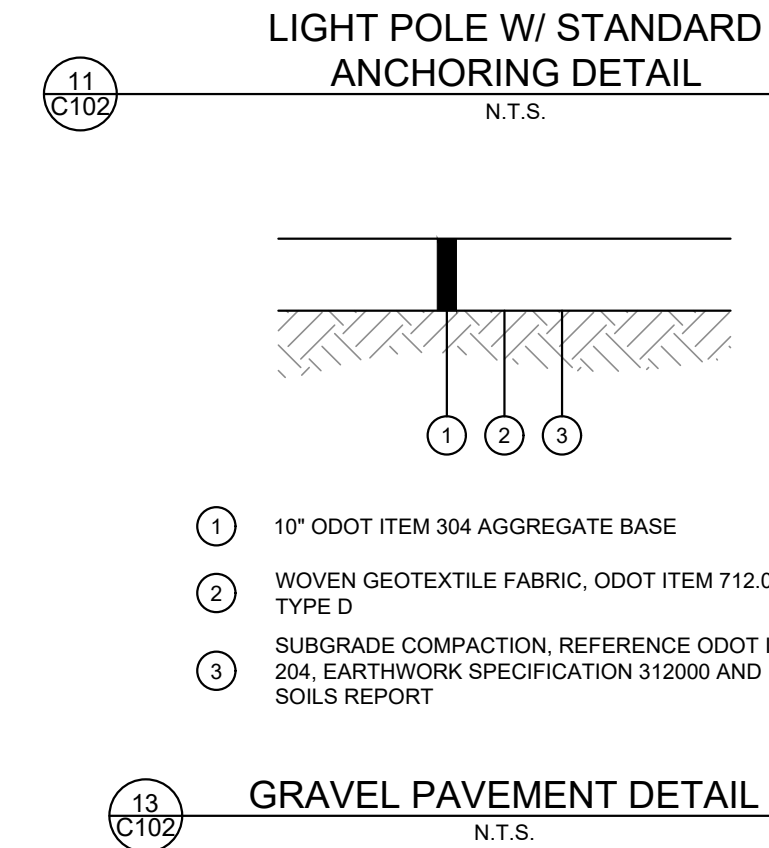
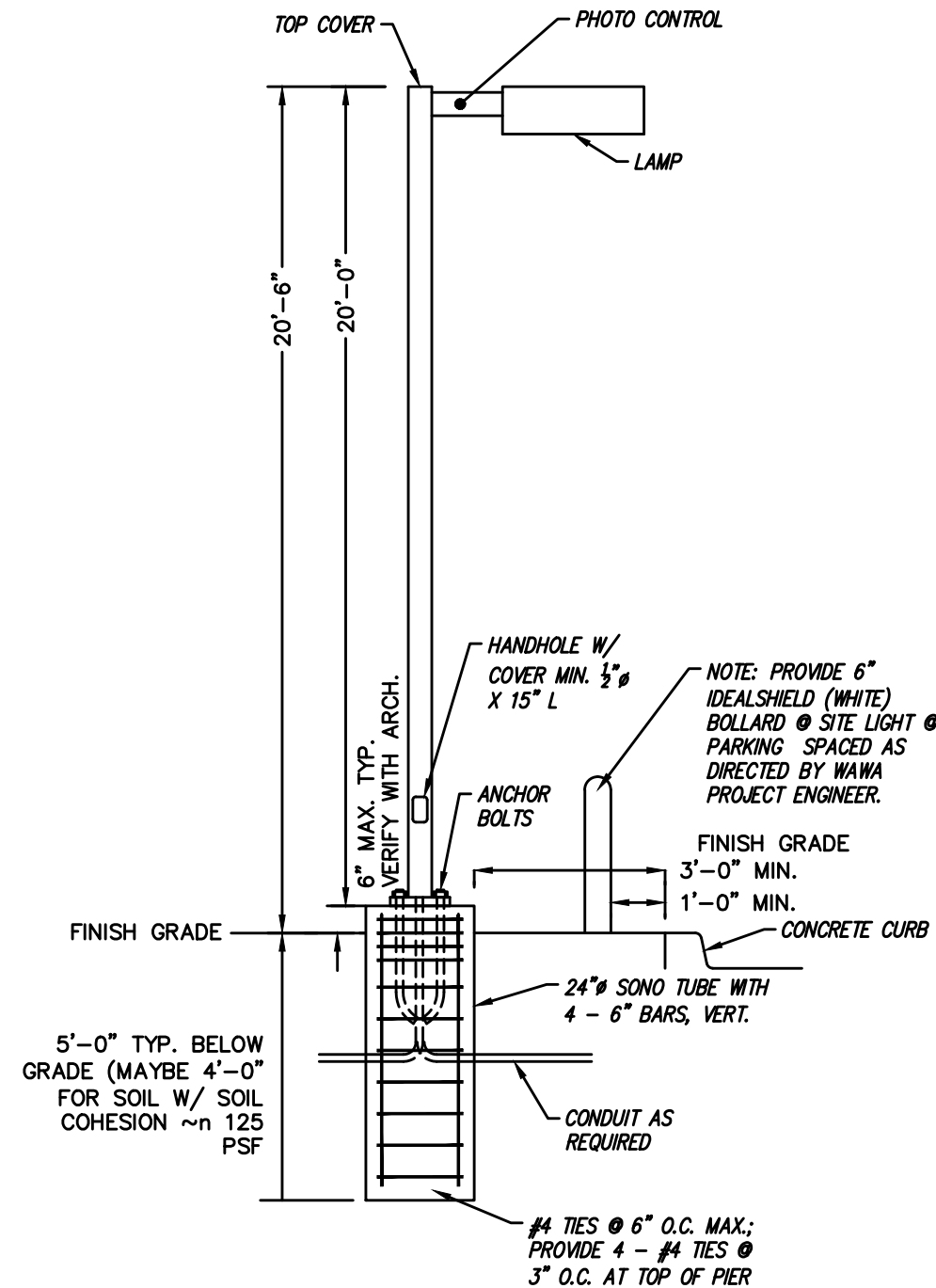
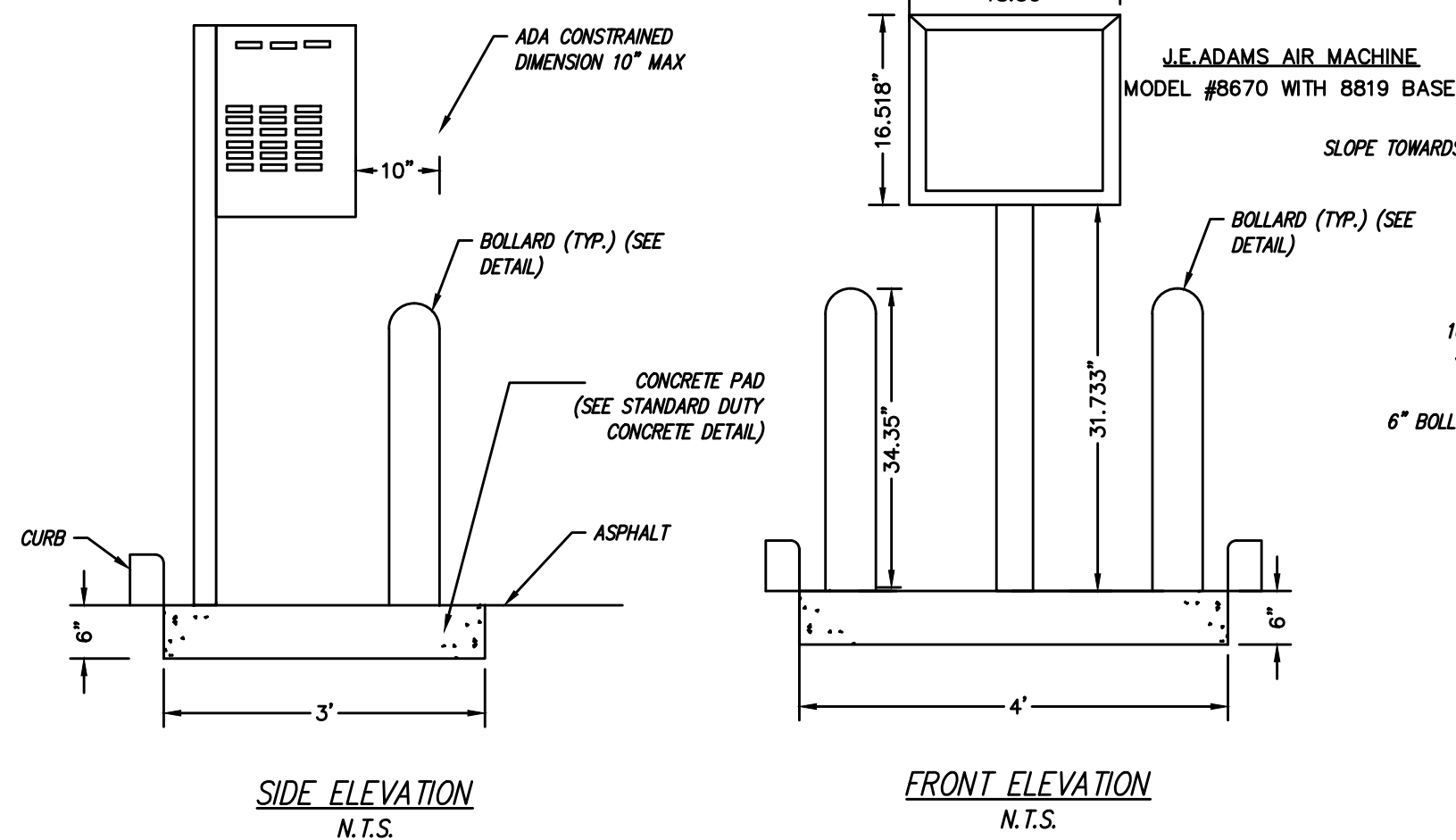
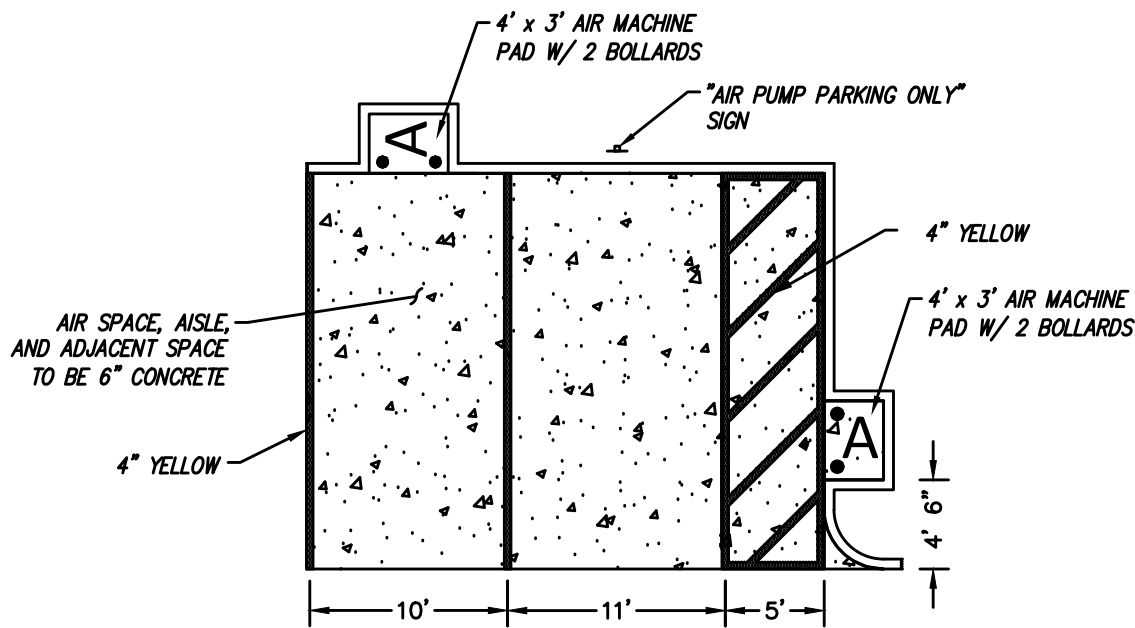
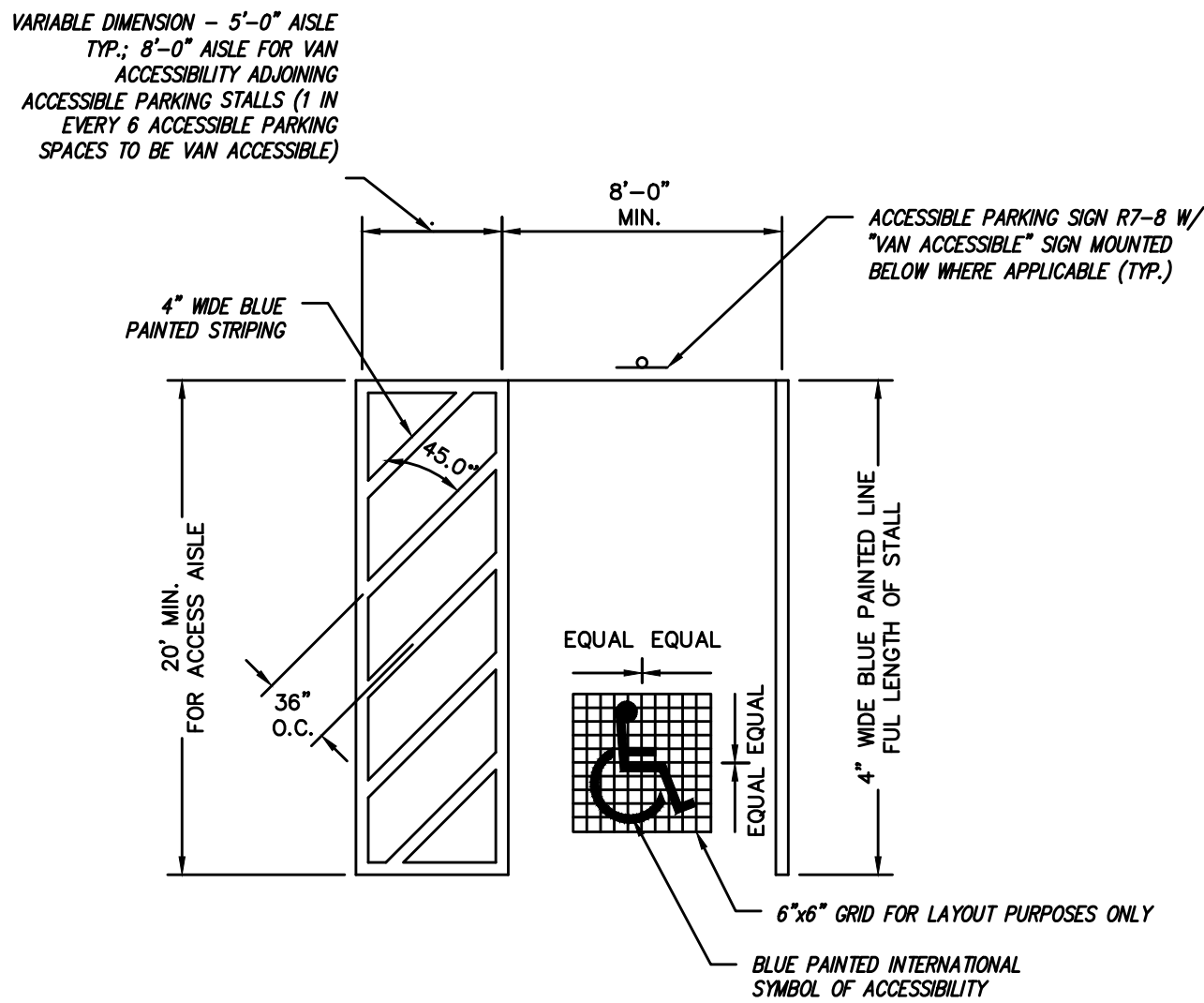
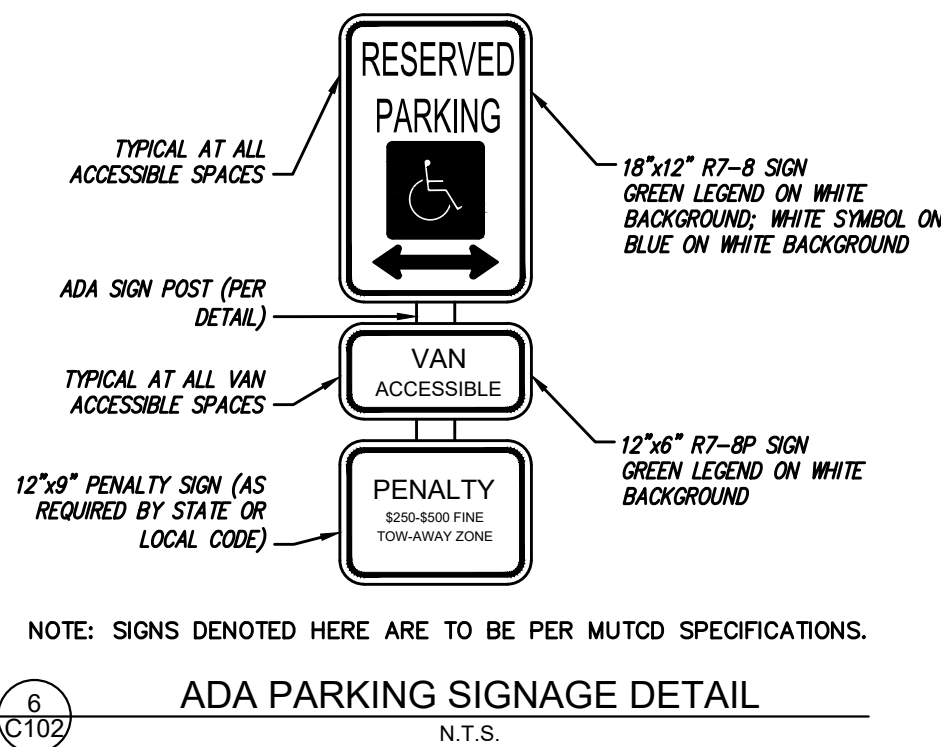
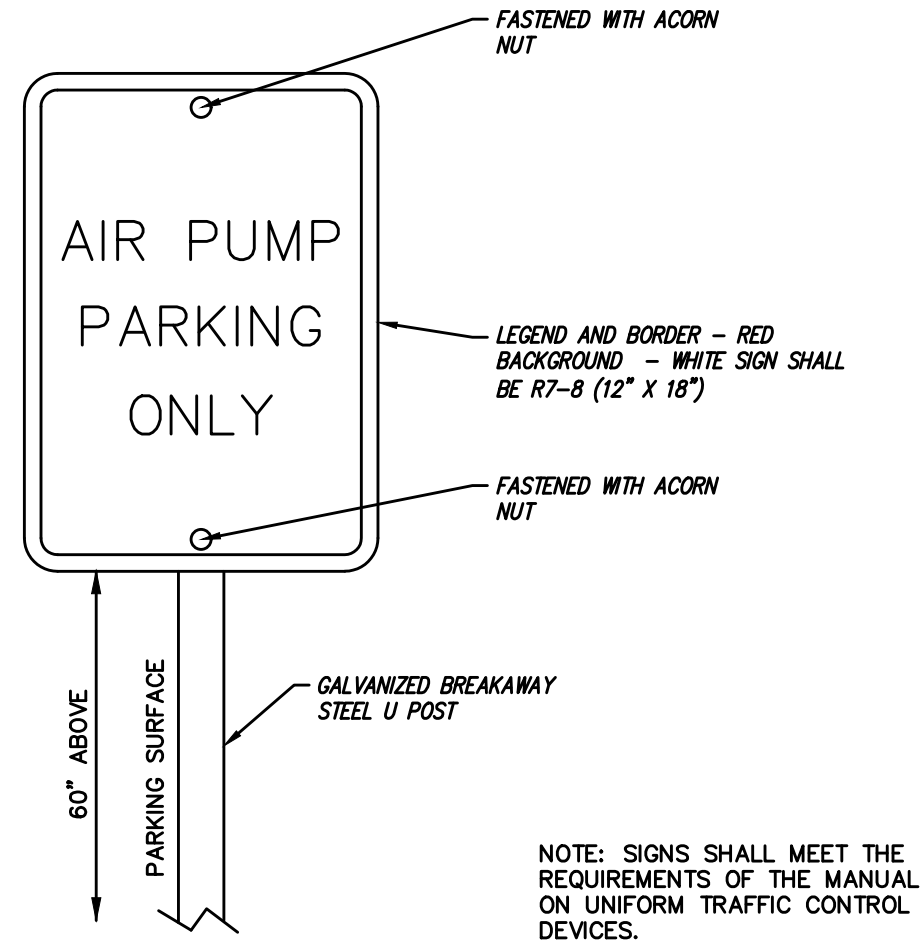
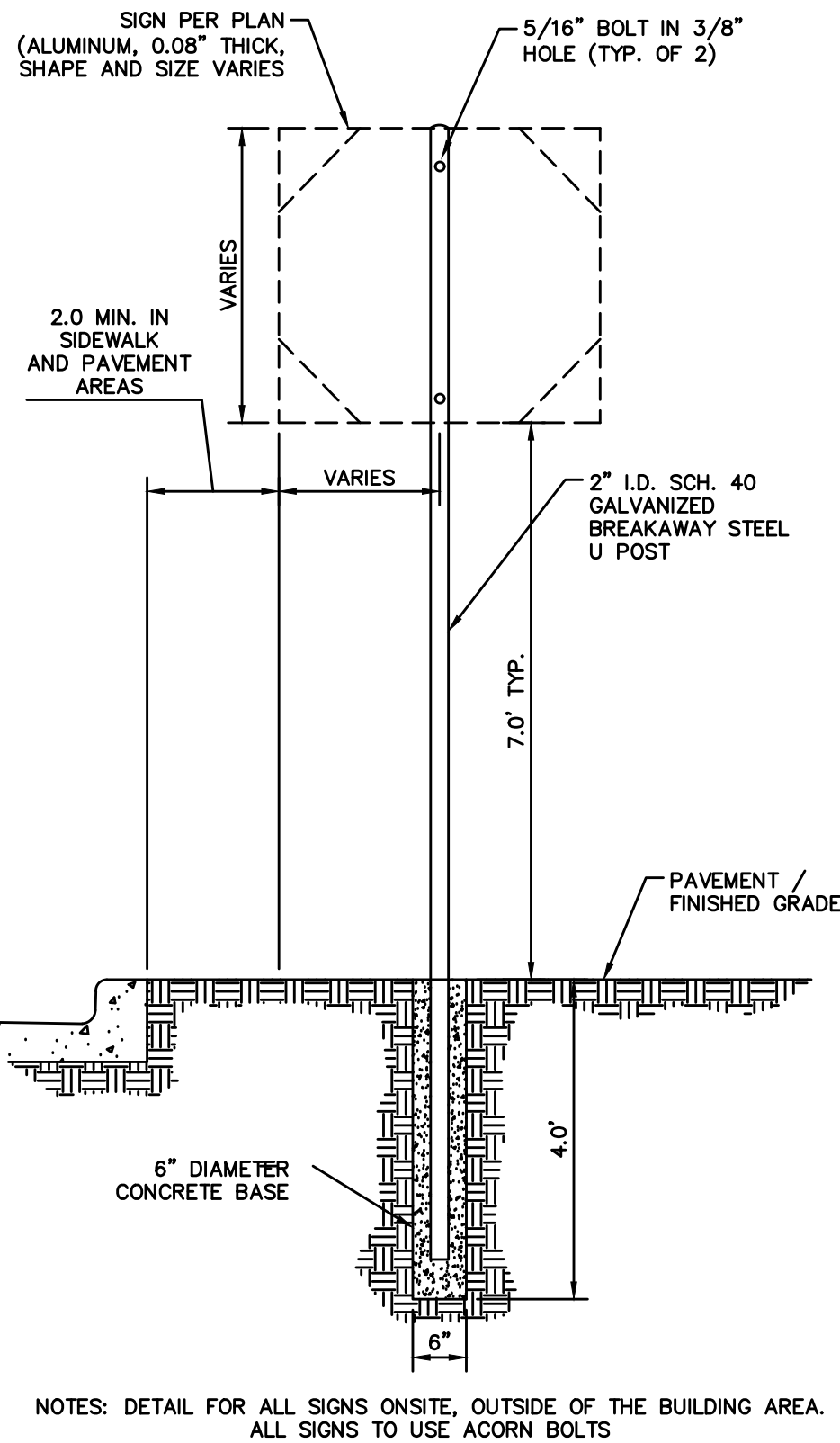
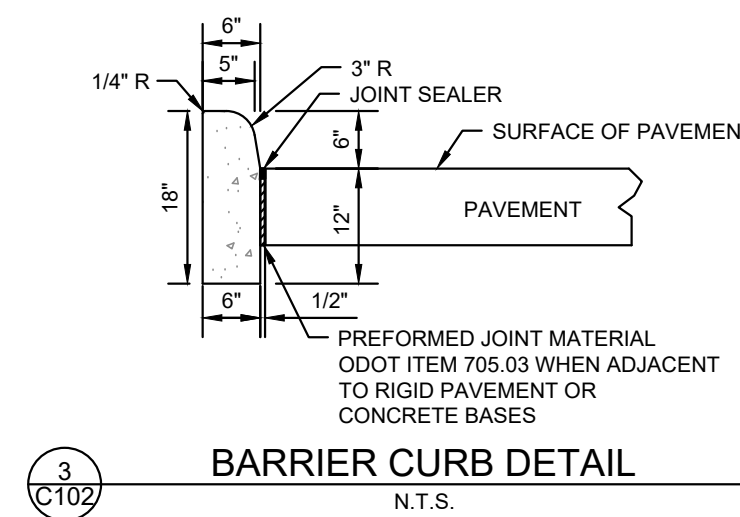
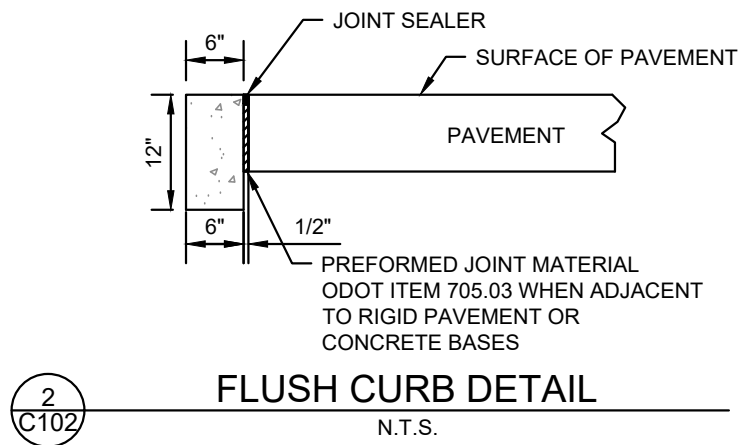
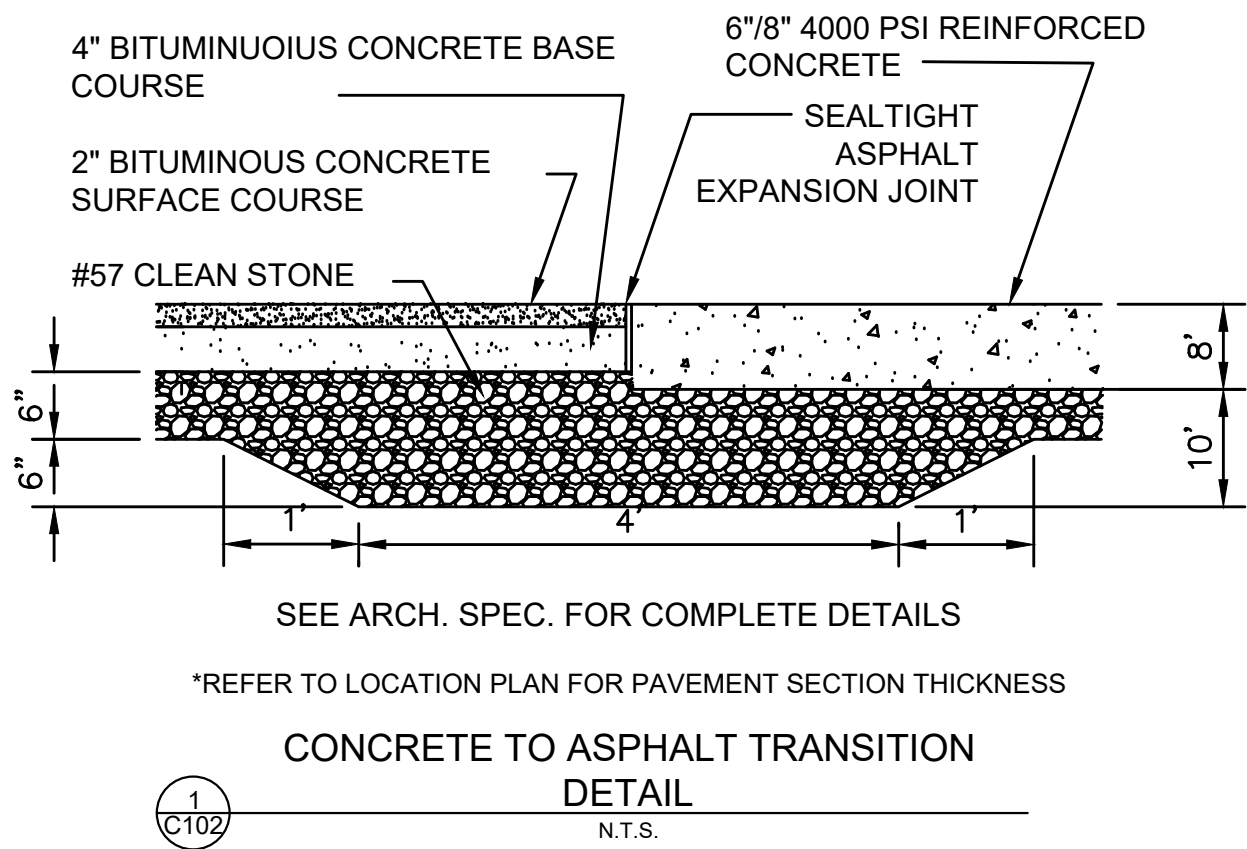
SCALE:

SHEET NAME:

GENERAL NOTES & DETAILS

SHEET NO.

C101



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SEAL:	
NO. DATE DESCRIPTION	
WAWA PIQUA 1239 E ASH STREET CITY OF PIQUA MIAMI COUNTY, OH	
PROJECT NO:	240020.014
DATE:	2026-02-20
SCALE:	
SHEET NAME:	GENERAL DETAILS
SHEET NO.	C102

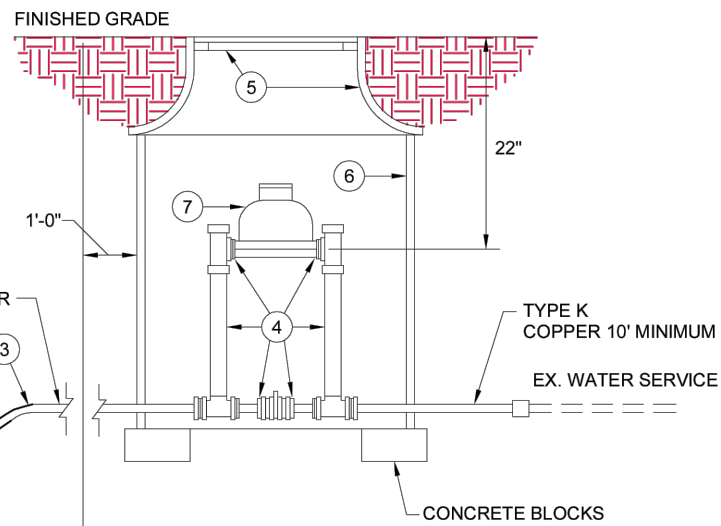
NOTES

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

WATER PIT NOTES FOR 2" SERVICE

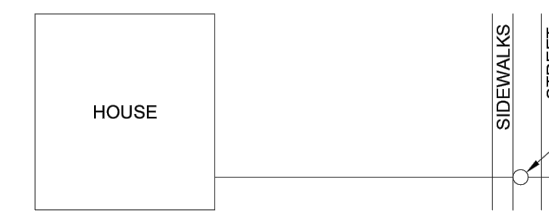
1. COBORATION STOP-FORD METER BOX FR-6004.
2. TUBE NUT/MULLER 3H-15430.
3. COPPER TUBE 1/2" NOD 117H 1/2".
4. ASSEMBLY METER SETTER VBBT7-95251-003-NL W/ BYPASS FORD METER BOX COMPANY (AS PER CITY SPEC.)
5. METER BOX COVER, 20 INCH MINIMUM LID OPENING, MC36 MONITOR COVER, WITH A 21" X 15 1/2" X 4 INCH TRUMBULL MANUFACTURING POLY LID.
6. METER BOX, HANCON PIPE OF EQUIVALENT, 36 INCH DIAMETER X 36 INCH HIGH X 2 INCH WALL.
7. IF METER IS REMOVED FROM PREMISES, THE OWNER MUST PAY FOR NEW METER AND SET UP FEE. METER SHALL BE A SENSUS ONLY C2 WITH 17" O.D. UNLESS THE METER IS THE PROPERTY OWNERS' RESPONSIBILITY. ALLOW SIX WEEKS FOR METER SET AND METER.
8. WATER SERVICE SHALL BE MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN. WATER SERVICE MAY BE LAID ON BENCH IN THE SEWER LATERAL TRENCH IF CROWN IS AT LEAST 18 INCHES BELOW INVERT OF WATER SERVICE, AND THE MINIMUM DISTANCE BETWEEN THE WATER SERVICE AND THE SEWER LATERAL IS 5 FEET.
9. ALL EXISTING WATER MAIN AND SERVICE TO REMAIN ACTIVE UNTIL NEW MAIN HAS BEEN PLACED INTO SERVICE.
10. ALL CURB BOXES OR METERS PITS SHALL BE SET IN THE RIGHT OF WAY ON THE HOUSE SIDE BEHIND THE CURB, AS SHOWN IN PLANS.

NOTE: LID LOCKING BOLT MUST HAVE A STANDARD 27/32 INCH PROVISION HEAD.
SUBSTITUTION OF MATERIALS LISTED MAY BE MADE ONLY IF APPROVED BY THE CITY OF PIQUA UNDERGROUND UTILITIES DEPARTMENT, 123 BRIDGE STREET PIQUA, OH 45356.

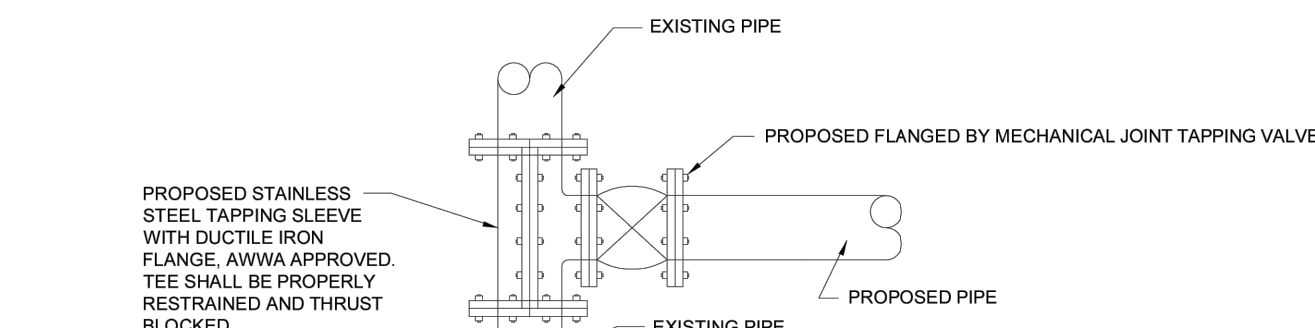


METER PIT DETAIL FOR 2"

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



TAPPING SLEEVE AND VALVE DETAIL



NOTES

- A. ALL JOINTS TO BE RESTRAINED.
B. BELL JOINT RESTRAINTS - USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT.
C. MECHANICAL JOINT RESTRAINTS - EBAA IRON MEGALUG RETAINER GLAND OR EQUIVALENT.
D. CONTRACTOR TO USE RESTRAINED JOINTS AND THRUST BLOCKING.

DESIGN PARAMETERS

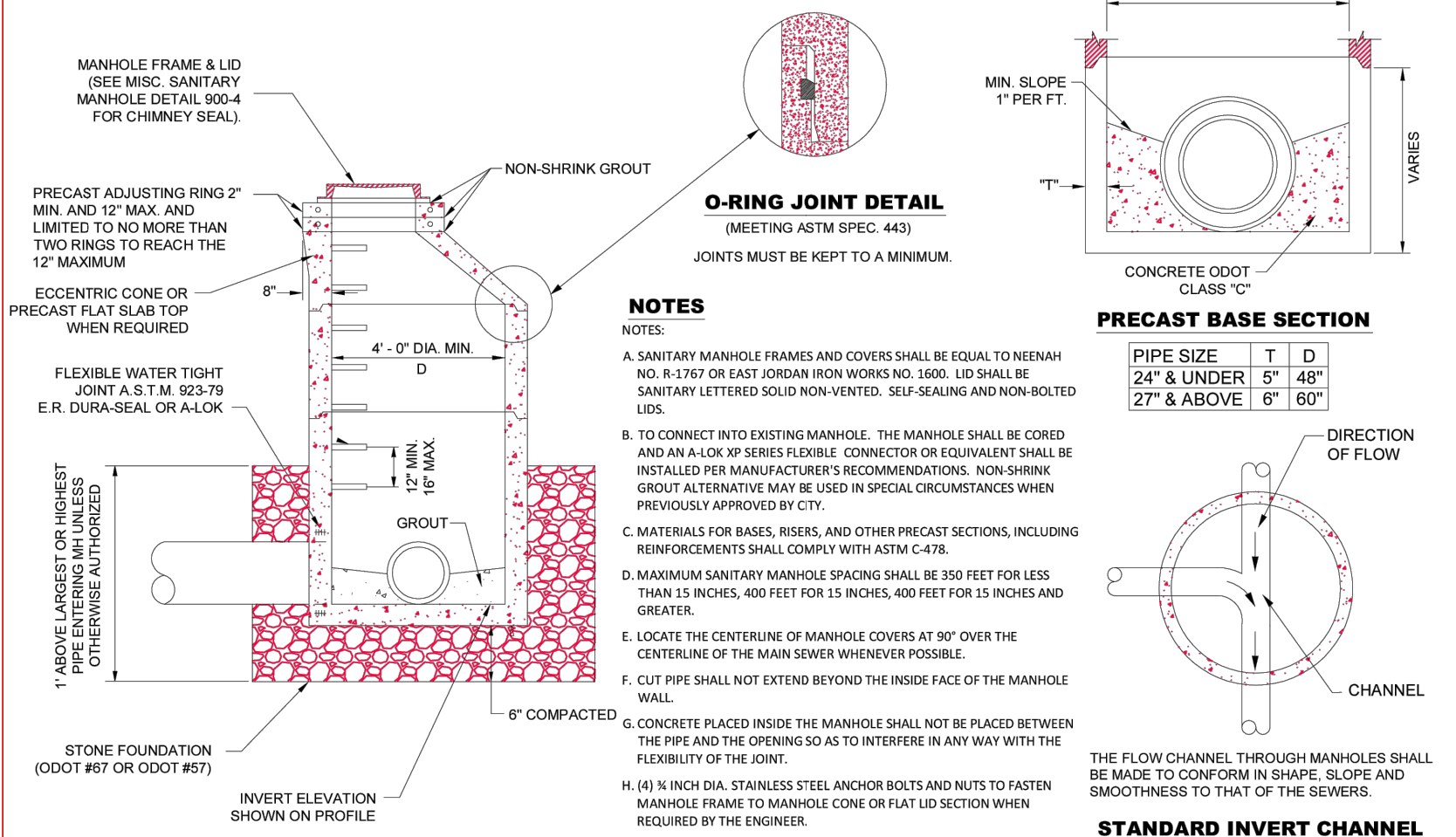
LAYING CONDITIONS - TYPE 5
SOIL DESIGNATION - SILT
DEPTH OF COVER - 4'-6"
DESIGN PRESSURE - 80 PSI
SAFETY FACTOR - 1.50
BARE PIPE
THIS CHART AND PARAMETERS WILL BE UTILIZED UNLESS APPROVED BY THE UTILITY DIRECTOR.

A - DEGREE OF DEFLECTION	REQUIRED LENGTH OF RESTRAINED JOINTS IN FEET											
	4"	6"	8"	10"	12"	16"	20"	24"	28"	32"	36"	40"
11.3%	20	20	20	20	20	20	20	20	20	20	20	20
22.7%	20	20	20	20	20	20	20	20	20	20	20	20
45%	20	20	20	20	20	20	20	20	20	20	20	20
90%	20	25	33	40	47	60	72	85				
TEE	20	25	33	40	47	60	72	85				
END	20	25	33	40	47	60	72	85				

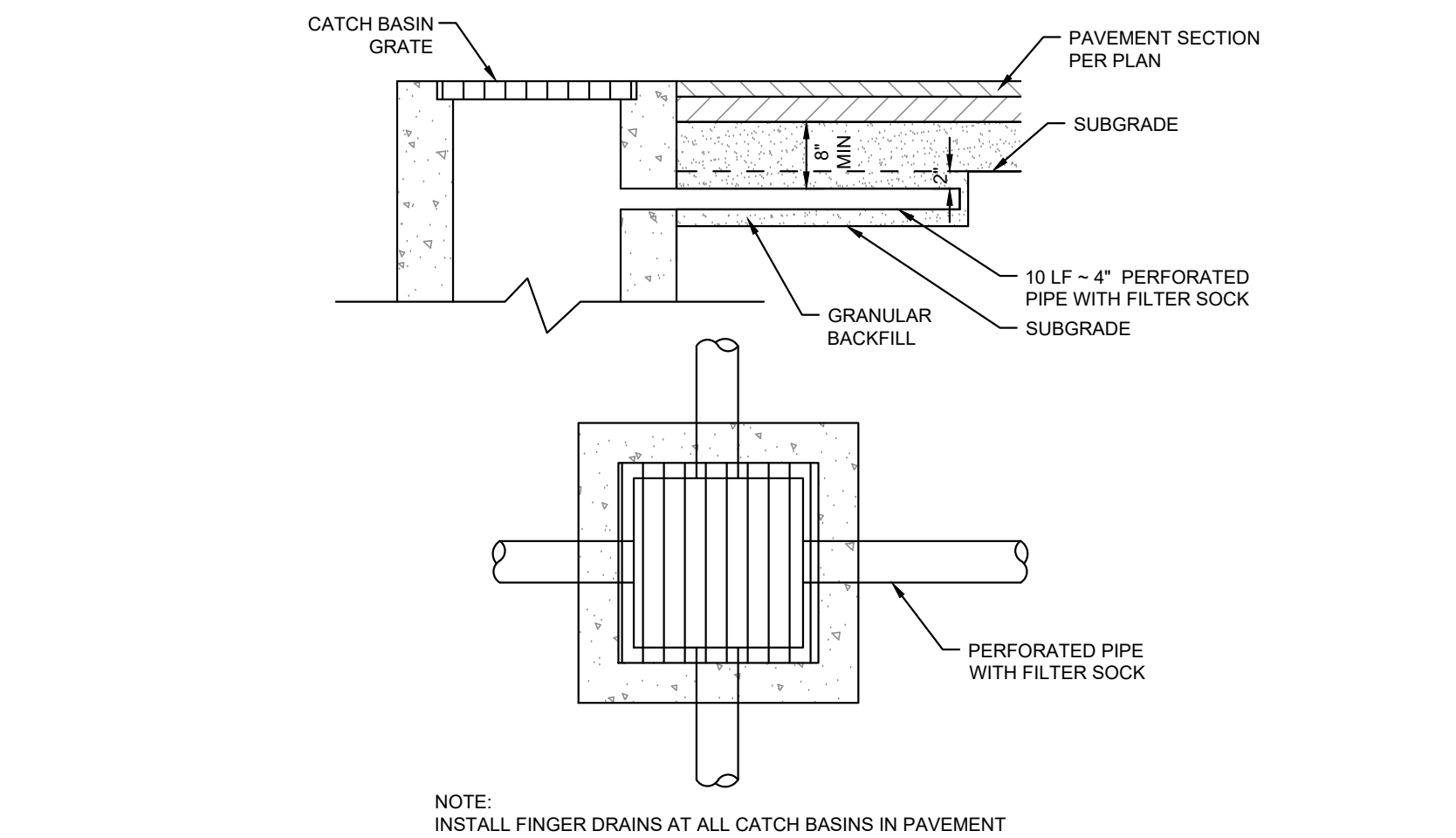
SEE TABLE FOR L, REQUIRED LENGTH OF RESTRAINED JOINTS

REQUIRED LENGTH OF RESTRAINED FEILD LOCK OR MEGALUG JOINTS FOR WATER MAINS

2" METER PIT INSTALLATION

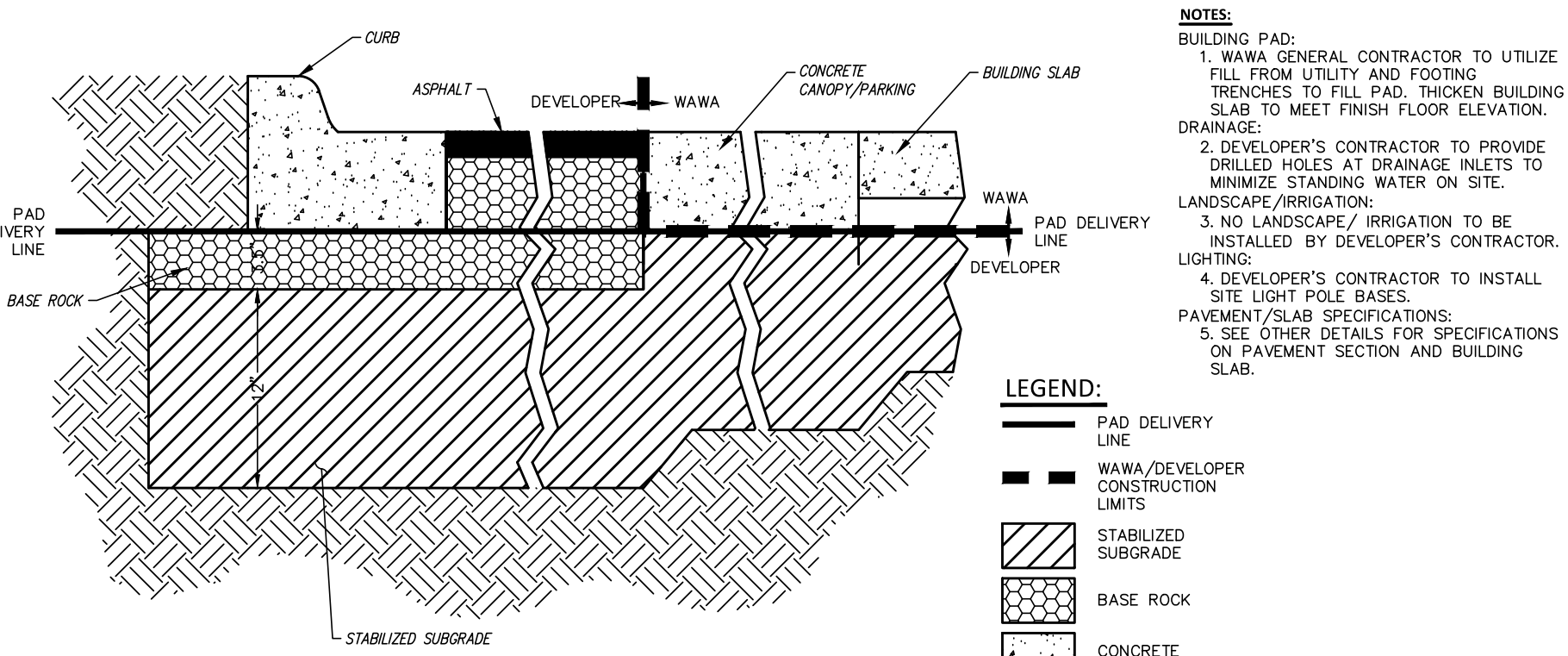


TYPE 3 SANITARY MANHOLE



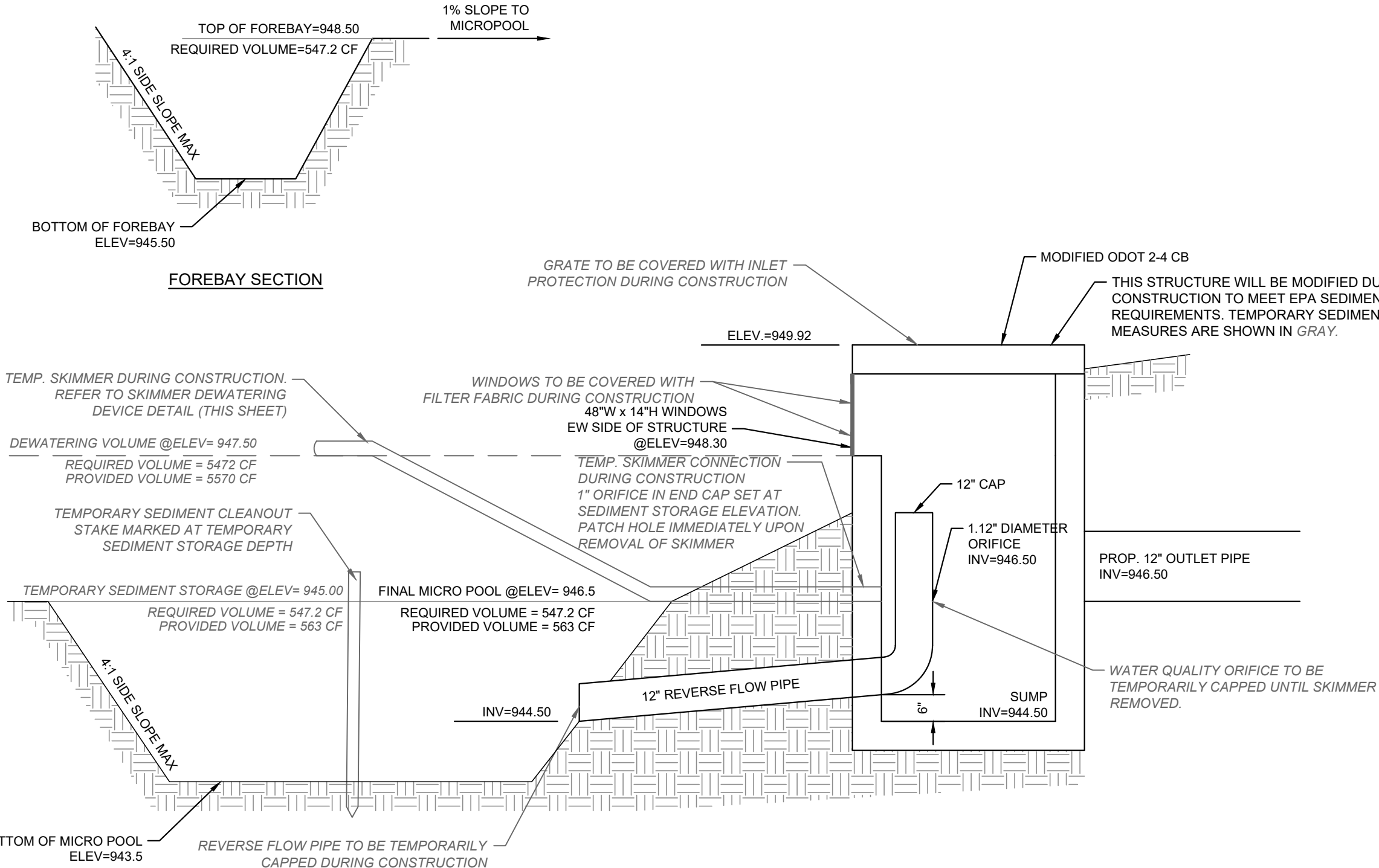
FINGER DRAIN DETAIL

N.T.S.



TYPICAL "PAD COMPLETE" DELIVERY DETAIL

RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS

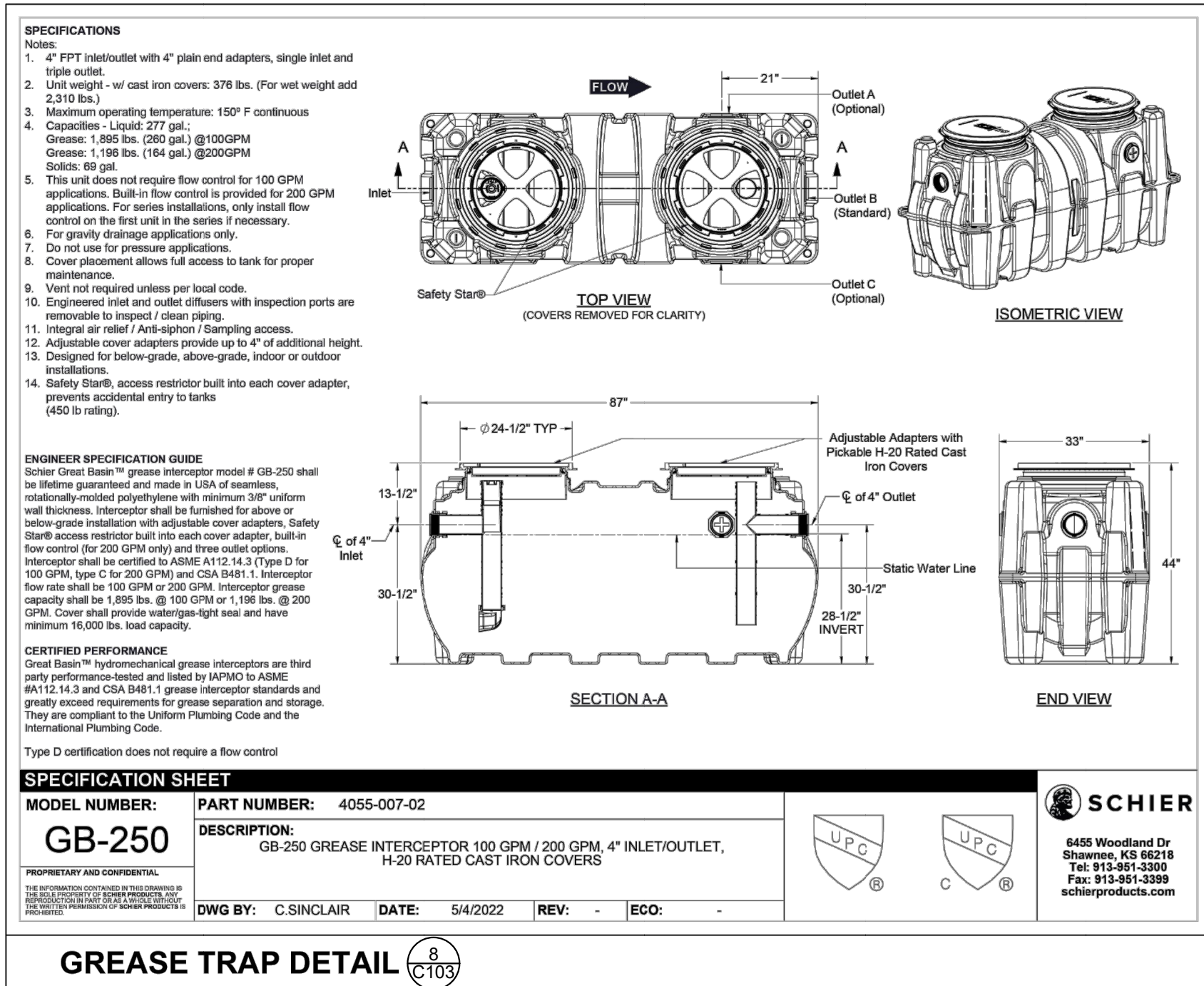


OPERATION & MAINTENANCE:

1. BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:
3. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.
4. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.
5. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.
6. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.
7. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.
8. REMOVE SEDIMENT FROM BASIN WHEN IT FILLS THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE SEDIMENT STORAGE ZONE. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
9. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.
10. AFTER THE ENTIRE CONSTRUCTION PROJECT IS COMPLETED, TEMPORARY SEDIMENT BASIN MEASURES SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. THE BASIN IS TO BE DEWATERED AND HAVE EXCESS SEDIMENT REMOVED TO ACHIEVE FINAL DESIGN CONTOURS. DEWATERING AND SEDIMENT REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE SEEDED, MULCHED AND STABILIZED AS NECESSARY. ALL RELATED TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE REMOVED. ANY TEMPORARY CONNECTIONS TO THE OUTFALL STRUCTURE MUST BE REMOVED AND/OR SEALED. ANY TEMPORARY PIPE CAPS ARE TO BE REMOVED PER FINAL DESIGN CONDITIONS.

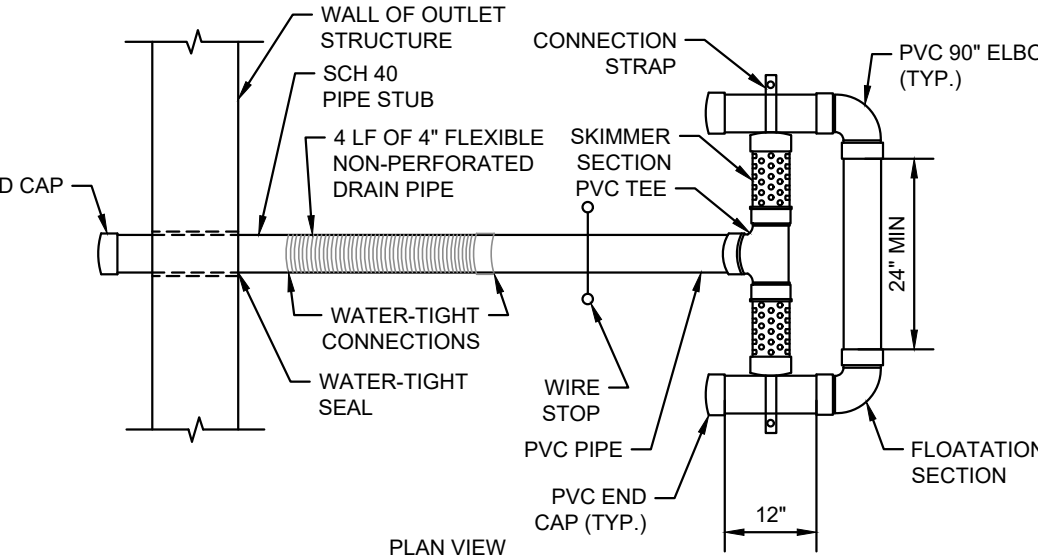
DETENTION & WATER QUALITY OUTFALL / TEMPORARY SEDIMENT BASIN STRUCTURE DETAIL

N.T.S.



NOTES:

1. ALL JOINTS OF THE FLOATATION SECTION SHALL BE GLUED TOGETHER AND WATER TIGHT. JOINTS OF THE SKIMMER SECTION NEED NOT BE WATER TIGHT.
2. TO INSTALL DEWATERING PIPE STUB: -FOR CORRUGATED METAL RISER, STUB SHALL BE SCHEDULE 40 STEEL PIPE TACK WELDED TO CREATE A WATER TIGHT SEAL. -FOR CONCRETE RISER, STUB SHALL BE SCHEDULE 40 PVC PIPE GROUTED TO CREATE WATER TIGHT SEAL.
3. FLEXIBLE, NON-PERFORATED HDPE DRAIN PIPE SHALL BE ATTACHED TO OUTLET STRUCTURE DEWATERING STUB WITH WATER TIGHT CONNECTIONS.
4. ORIFICE IS TO BE SIZED FOR A MINIMUM 48-HOUR DEWATERING TIME.



SKIMMER DEWATERING DEVICE DETAIL

N.T.S.

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WAWA PIQUA
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CITY OF PIQUA
MIAMI COUNTY, OH

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SHEET NAME:

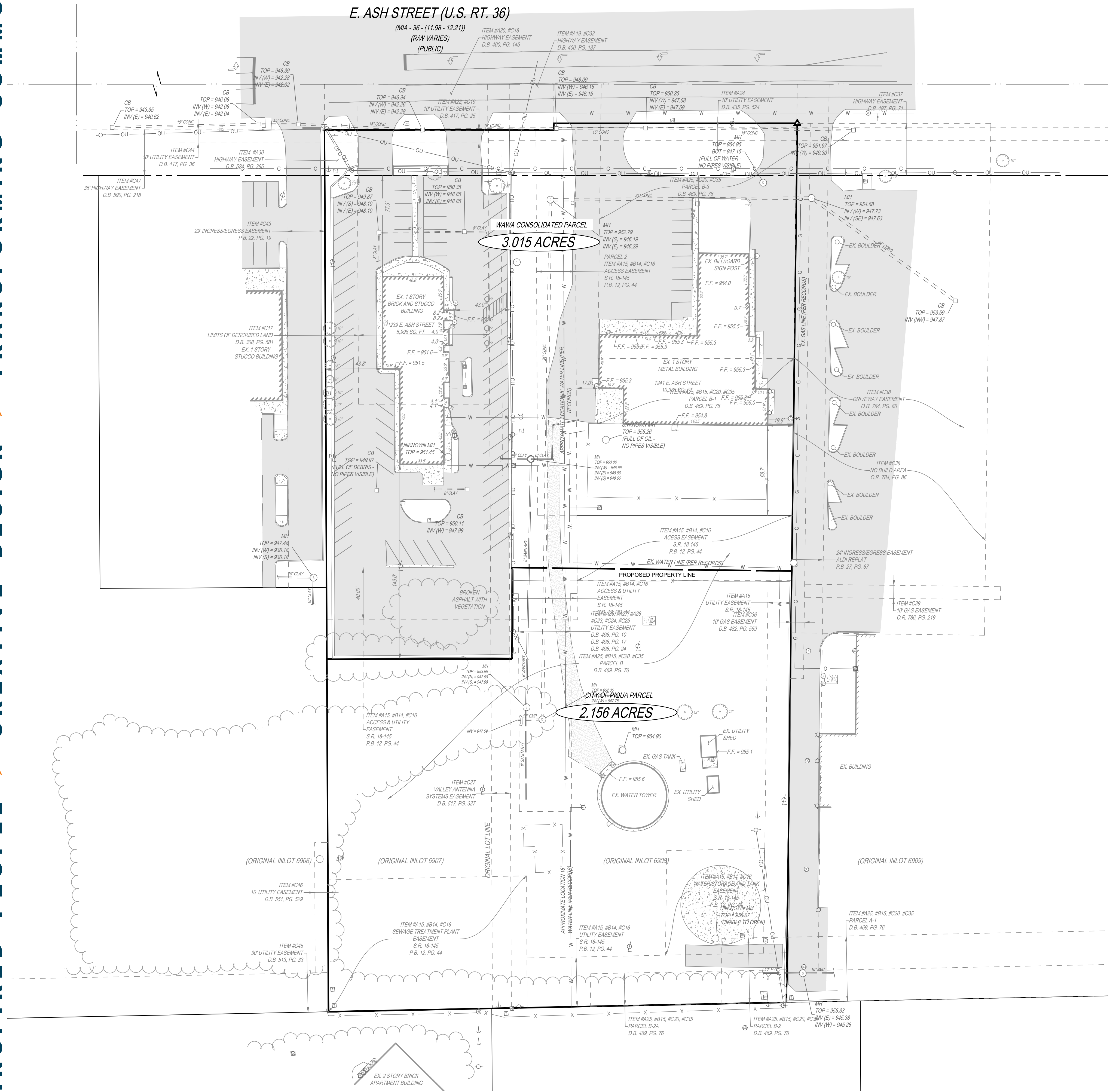
UTILITY DETAILS

SHEET NO.

C103



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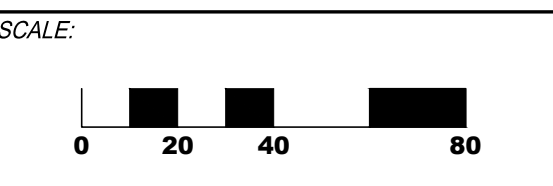
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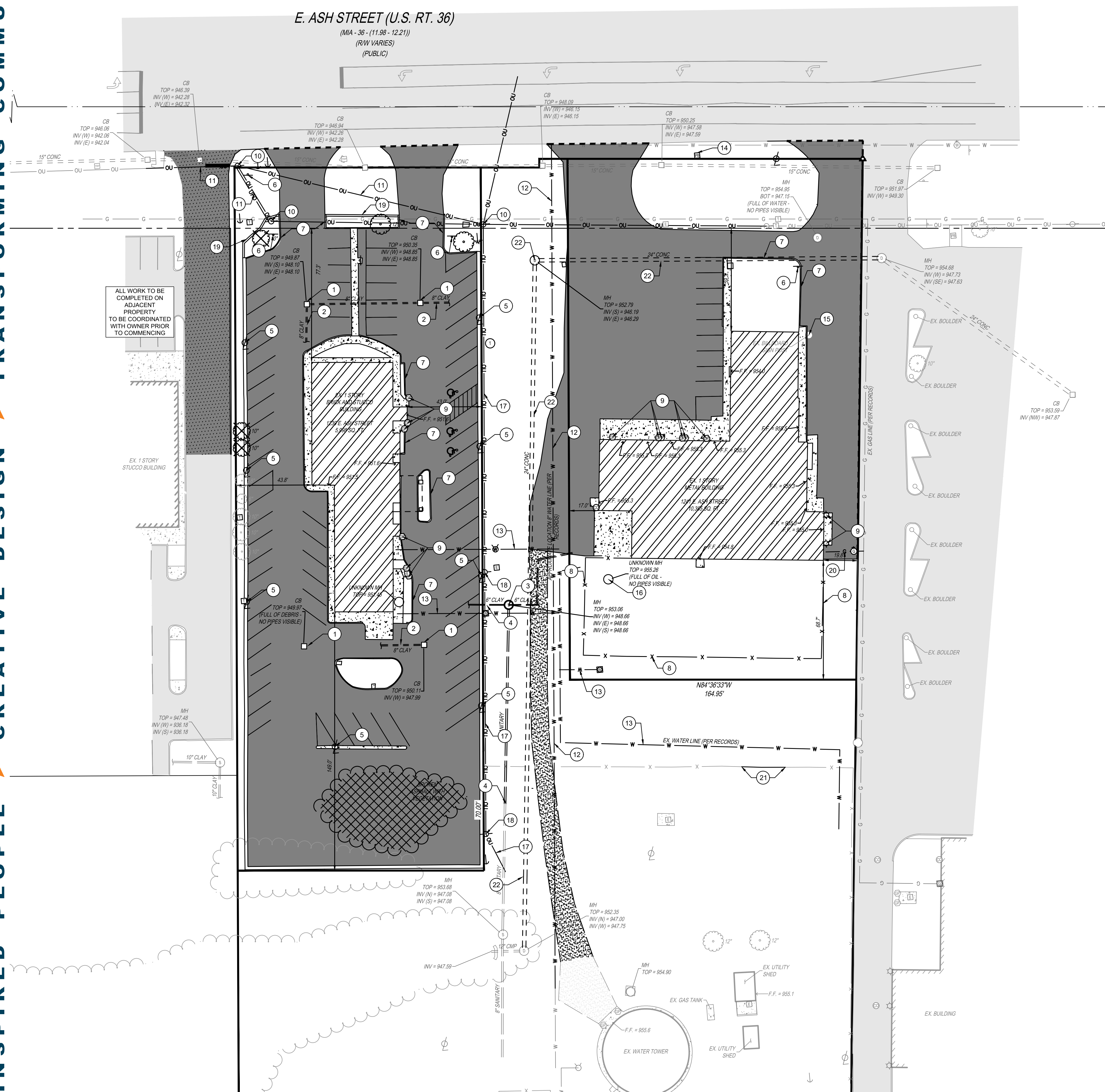
WAWA PIQUA
1239 E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020.014
DATE: 2026-02-20



SHEET NAME:
**SURVEY
CONSOLIDATION
EXHIBIT**

SHEET NO.
C201

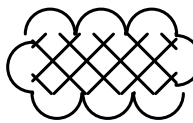


DEMOLITION PLAN LEGEND

- | | |
|---|---|
|  | REMOVE CONCRETE |
|  | REMOVE GRAVEL |
|  | REMOVE ASPHALT PAVEMENT |
|  | MILL AND OVERLAY ASPHALT PAVEMENT |
|  | REMOVE BUILDING AND FOUNDATION COMPLETE |



REMOVE TREE



CLEAR TREELINE TO EXTENTS SHOWN

■ ■ ■ ■ ■ SAWCUT LINE

DEMOLITION PLAN CODED NOTES

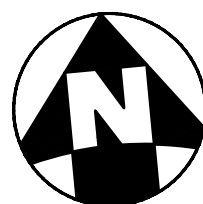
- 1 REMOVE STORM STRUCTURE
- 2 REMOVE STORM PIPE TO EXTENTS SHOWN
- 3 REMOVE SANITARY STRUCTURE
- 4 REMOVE SANITARY PIPE TO EXTENTS SHOWN. CONTRACTOR TO VIDEO INSPECT PIPE QUALITY DOWNSTREAM AND NOTIFY ENGINEER IF ADDITIONAL REPLACEMENT COULD BE NECESSARY.
- 5 REMOVE LIGHT POLE AND FOUNDATION COMPLETE
- 6 REMOVE SIGN, POST, AND FOUNDATION COMPLETE
- 7 REMOVE CURB
- 8 REMOVE FENCE
- 9 REMOVE BOLLARD
- 10 EXISTING UTILITY POLE TO BE RELOCATED BY PIQUA POWER CREWS AND CONTRACTORS. COORDINATE WITH PIQUA POWER FOR FINALIZED LOCATION. CONTACT: RJ MONNIER 937-778-5140
- 11 REMOVE OVERHEAD UTILITY LINE. COORDINATE WITH PIQUA POWER FOR FINALIZED LOCATION
- 12 EXISTING WATER LINE TO BE REMOVED AND RELOCATED PER CITY OF PIQUA STANDARDS. CONTRACTOR TO COORDINATE WITH UTILITY OWNER TO MAINTAIN EXISTING SERVICES DURING CONSTRUCTION. TYPE THREE CUT AND PLUG ON EXISTING WATER MAIN
- 13 REMOVE WATERLINE
- 14 REMOVE AND RELOCATE EXISTING ELECTRICAL UTILITY
- 15 EXISTING BILLBOARD AND FOUNDATION TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- 16 REMOVE UNKNOWN MANHOLE AND DISPOSE OIL PROPERLY
- 17 OVERHEAD UTILITY LINE TO WATER TOWER TO BE RELOCATED. COORDINATE WITH PIQUA POWER FOR FINALIZED LOCATION.
- 18 PIQUA POWER TO REMOVE EXISTING POLE
- 19 REMOVE LANDSCAPING BLOCK WALL
- 20 ABANDON EXISTING GAS SERVICE
- 21 REMOVE FENCE
- 22 PUBLIC STORM SEWER REMOVAL TO BE COORDINATED WITH THE CITY OF PIQUA. REMOVAL TO OCCUR AFTER CONSTRUCTION OF REALIGNMENT

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES SHOWN ON THIS PLAN UNLESS EXPLICITLY NOTED TO BE REMOVED OR REPLACED
2. ALL BOLD ITEMS TO BE REMOVED



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SCALE

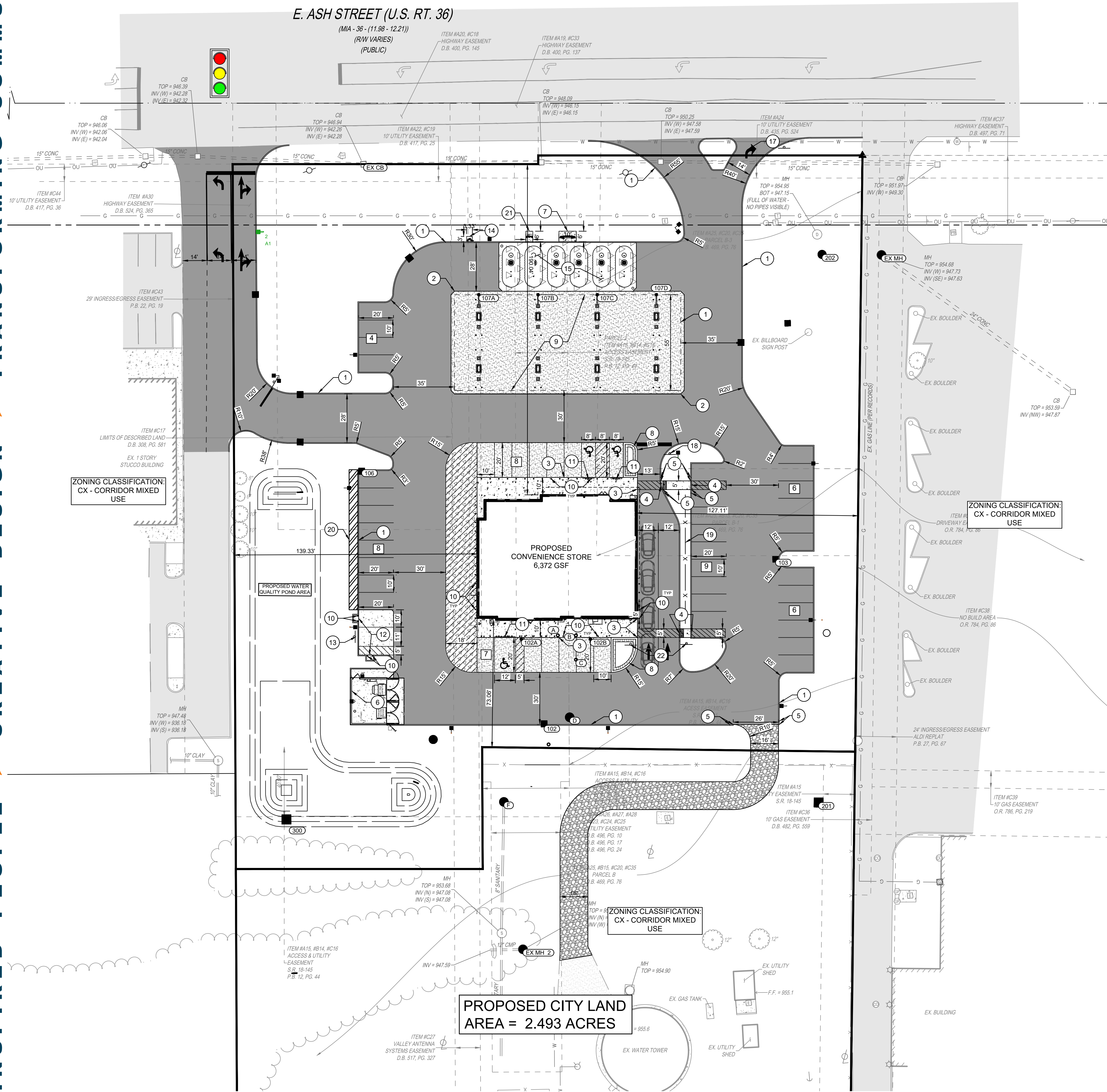


SHEET NAME:

DEMOLITION PLAN

SHEET NO

C300



LOCATION PLAN LEGEND

- 100 CATCH BASIN
- 100 CURB INLET
- 100 YARD DRAIN
- 100 HEADWALL
- 100 MANHOLE
- 100 STORM SEWER CLEANOUT
- SA SANITARY SEWER MANHOLE
- SCO SANITARY SEWER CLEANOUT
- FH FIRE HYDRANT
- WV WATER VALVE
- WAWA ASPHALT PAVEMENT (C101)
- CONCRETE WALK (C101)
- STANDARD DUTY CONCRETE (C101)
- HEAVY DUTY CONCRETE PAVEMENT (C101)
- GRAVEL PAVEMENT (C102)

LOCATION PLAN CODED NOTES

- 1 BARRIER CURB (C102)
- 2 GAS CANOPY PAD
- 3 CONCRETE WALK WITH FLUSH CURB (C102)
- 4 FLUSH CURB (C102)
- 5 TRANSITION FROM FLUSH TO FULL HEIGHT OVER 2'
- 6 DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLAN FOR DETAILS.
- 7 6'X10' CONCRETE PAD FOR VENT SACK
- 8 MOUNTABLE CURB ISLAND (C101)
- 9 GAS CANOPY OVERHEAD
- 10 PROPOSED BOLLARD (C101)
- 11 PROPOSED ADA SIGN (C102)
- 12 AIR PUMP PAD (C102)
- 13 AIR PUMP PARKING SIGN (C102)
- 14 4'X6' EMERGENCY PUMP SHUTOFF PAD
- 15 GAS TANKS BELOW GRADE
- 16 FLY-THROUGH QUEUE SPACES. FOR REFERENCE ONLY
- 17 R1-1 STOP SIGN AND ODOT SIGN R3-2 TO PROHIBIT LEFT TURNS ONTO US RT 36 (E ASH ST)
- 18 R1-1 STOP SIGN
- 19 ORNAMENTAL METAL FENCE. SEE LANDSCAPE PLAN FOR DETAILS.
- 20 NO-BUILD AREA FOR POTENTIAL EV CHARGER PARKING
- 21 OVERFILL ALARM AND ACKNOWLEDGMENT SWITCH
- 22 PEDESTRIAN CROSSING SIGN

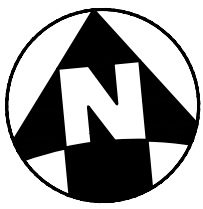
LOCATION PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB UNLESS NOTED OTHERWISE
- ALL STANDARD PARKING SPACES ARE 10' X 20' UNLESS NOTED OTHERWISE
- PARKING LOT STRIPING EXCEPT FOR ACCESSIBLE SPACES AND TRAFFIC-RELATED STRIPING SHALL BE 4" WIDE YELLOW HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN. ACCESSIBLE SPACES SHALL BE BLUE.

PROPOSED PARKING:

STANDARD:	35
HC ACCESSIBLE:	3
EV CHARGING:	12

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WAWA PIQUA
1239 E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020.014

DATE: 2026-02-20

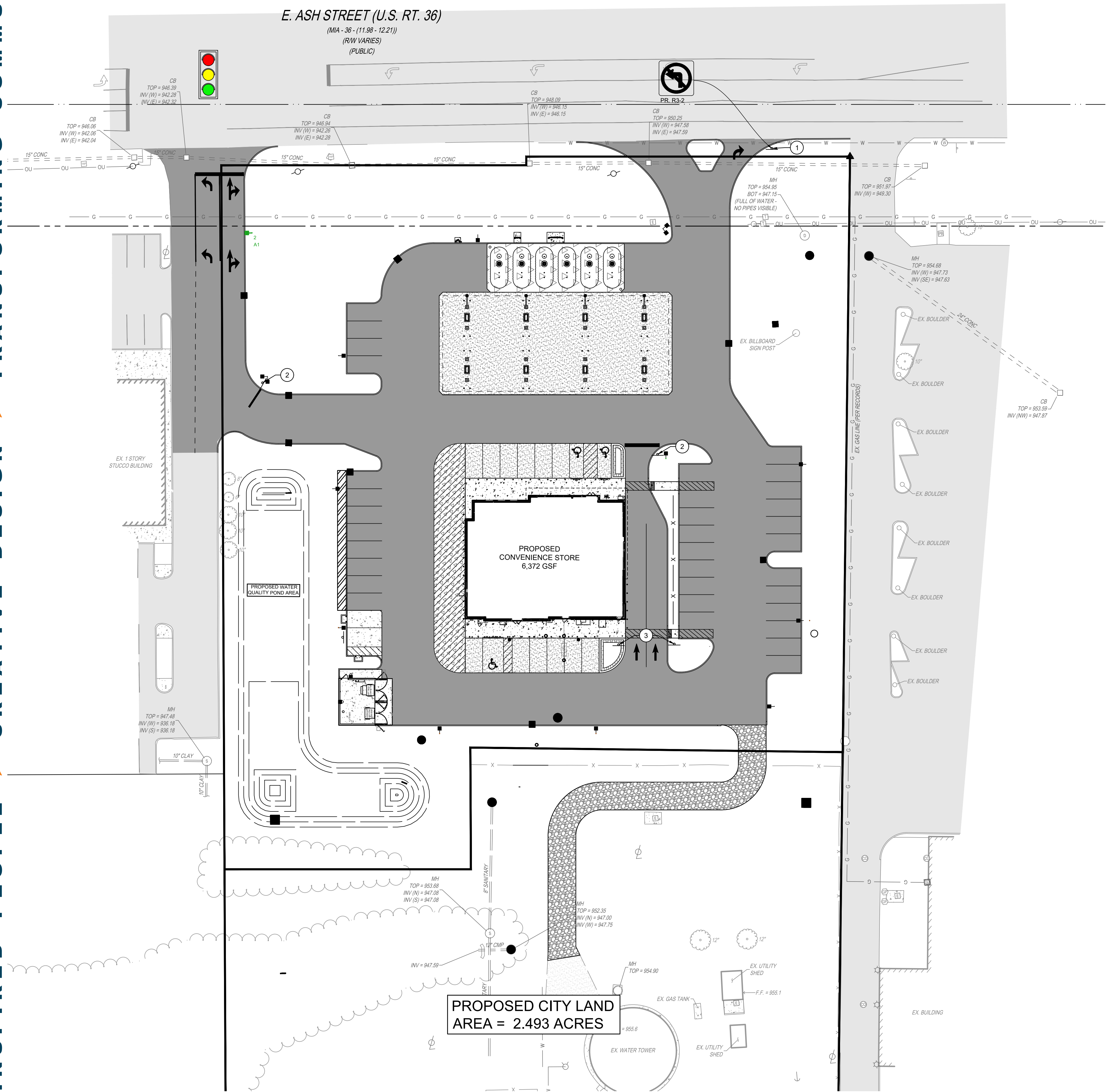
SCALE:

SHEET NAME:

LOCATION PLAN

SHEET NO.

C400



LOCATION PLAN LEGEND

- WAWA ASPHALT PAVEMENT (2) (C101)
- CONCRETE WALK (6) (C101)
- STANDARD DUTY CONCRETE (1) (C101)
- HEAVY DUTY CONCRETE PAVEMENT (3) (C101)
- GRAVEL PAVEMENT (13) (C102)

LOCATION PLAN CODED NOTES

- 1 R1-1 STOP SIGN AND ODOT SIGN R3-2 TO PROHIBIT LEFT TURNS ONTO US RT 36 (E ASH ST)
- 2 R1-1 STOP SIGN
- 3 PEDESTRIAN CROSSING SIGN

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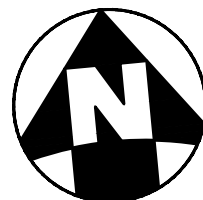
SIGNAGE AND STRIPING PLAN

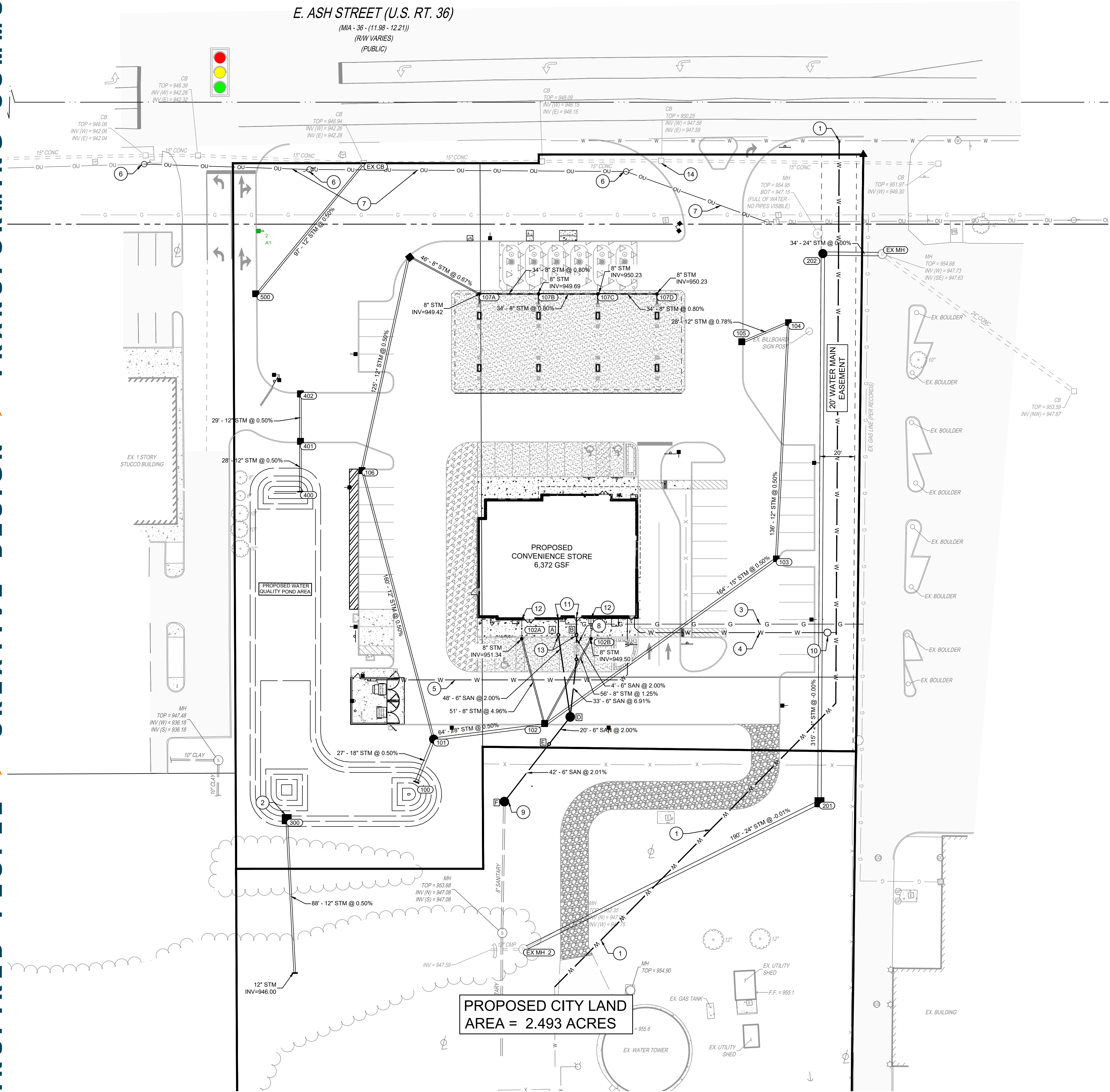
SHEET NO.

C401



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UTILITY PLAN LEGEND

- STM STORM SEWER PIPE
- 100 CATCH BASIN
- 100 CURB INLET
- 100 HEADWALL
- 100 MANHOLE
- 100 STORM SEWER CLEANOUT
- SAN SANITARY SEWER PIPE
- A SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- WAT WATERLINE PIPE

UTILITY PLAN CODED NOTES

- 1 RELOCATED WATER MAIN
- 2 DETENTION OUTLET STRUCTURE (C103)
- 3 GAS LINE, FINAL ROUTE BY PROVIDER
- 4 2" BLACK POLYETHYLENE WATER SERVICE LINE (C103)
- 5 3/4" WATER LINE FOR TRASH COMPOUND. CONNECT TO FROST FREE YARD HYDRANT AT TRASH COMPOUND. YARD HYDRANT MUST COMPLY WITH PIQUA SPEC 800-14
- 6 RELOCATED UTILITY POLE
- 7 RELOCATED OVERHEAD UTILITY LINE
- 8 GREASE INTERCEPTOR (C103)
- 9 TYPE 3 SANITARY MANHOLE (C103)
- 10 2" WATER METER (C103)
- 11 BUILDING SANITARY CONNECTION
- 12 BUILDING STORM SEWER CONNECTION
- 13 2-WAY CLEANOUT
- 14 CONVERT EXISTING STRUCTURE TO RIM AND BRING TO PROPOSED GRADE



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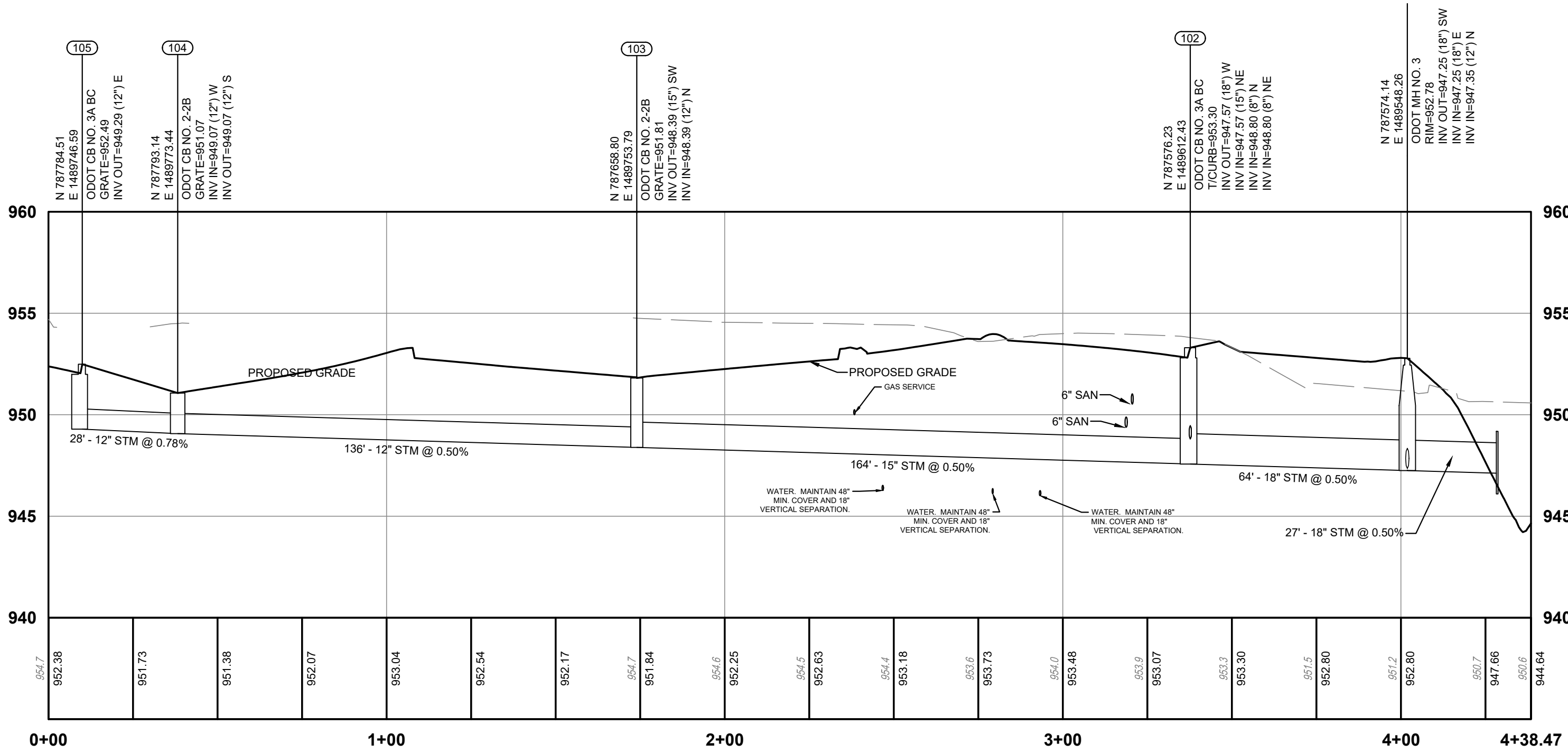
**UTILITY
PLAN**

SHEET NO.

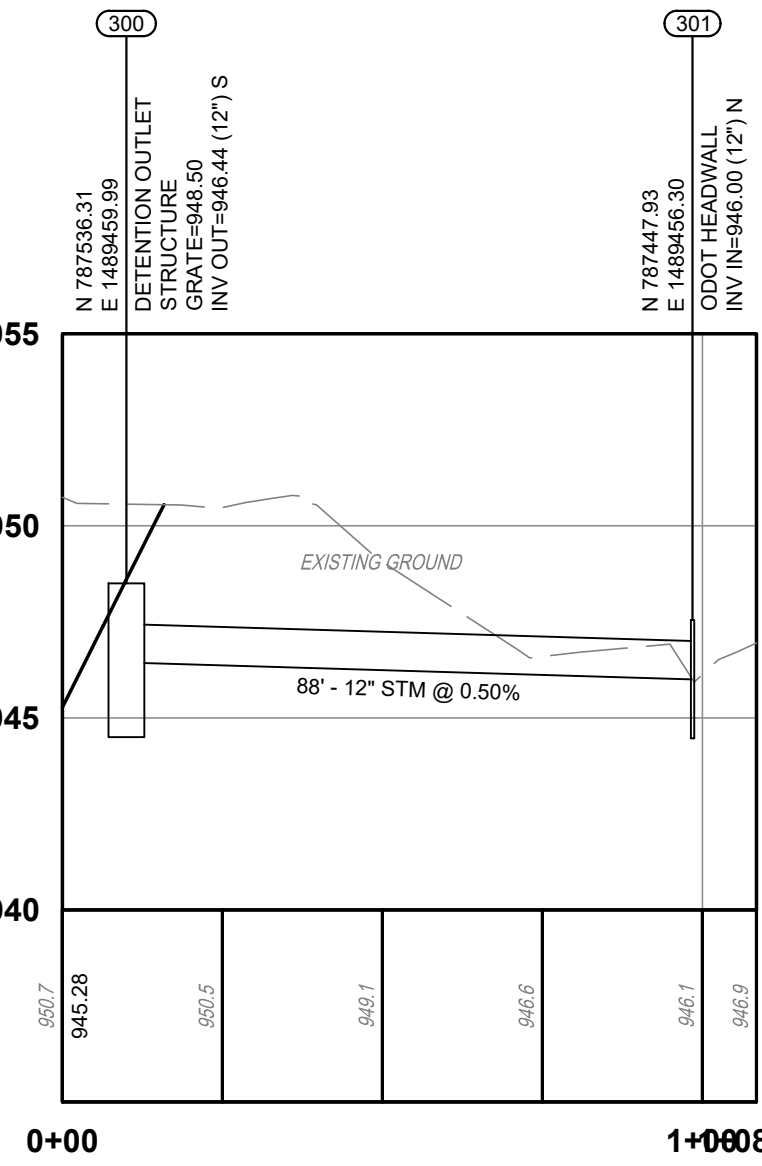
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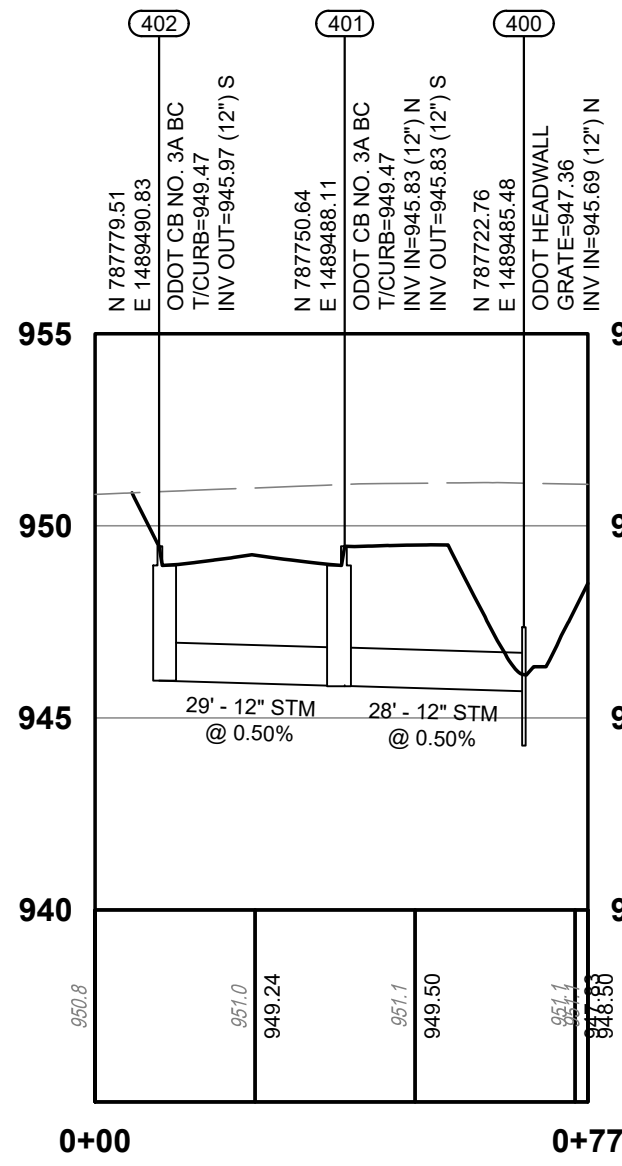
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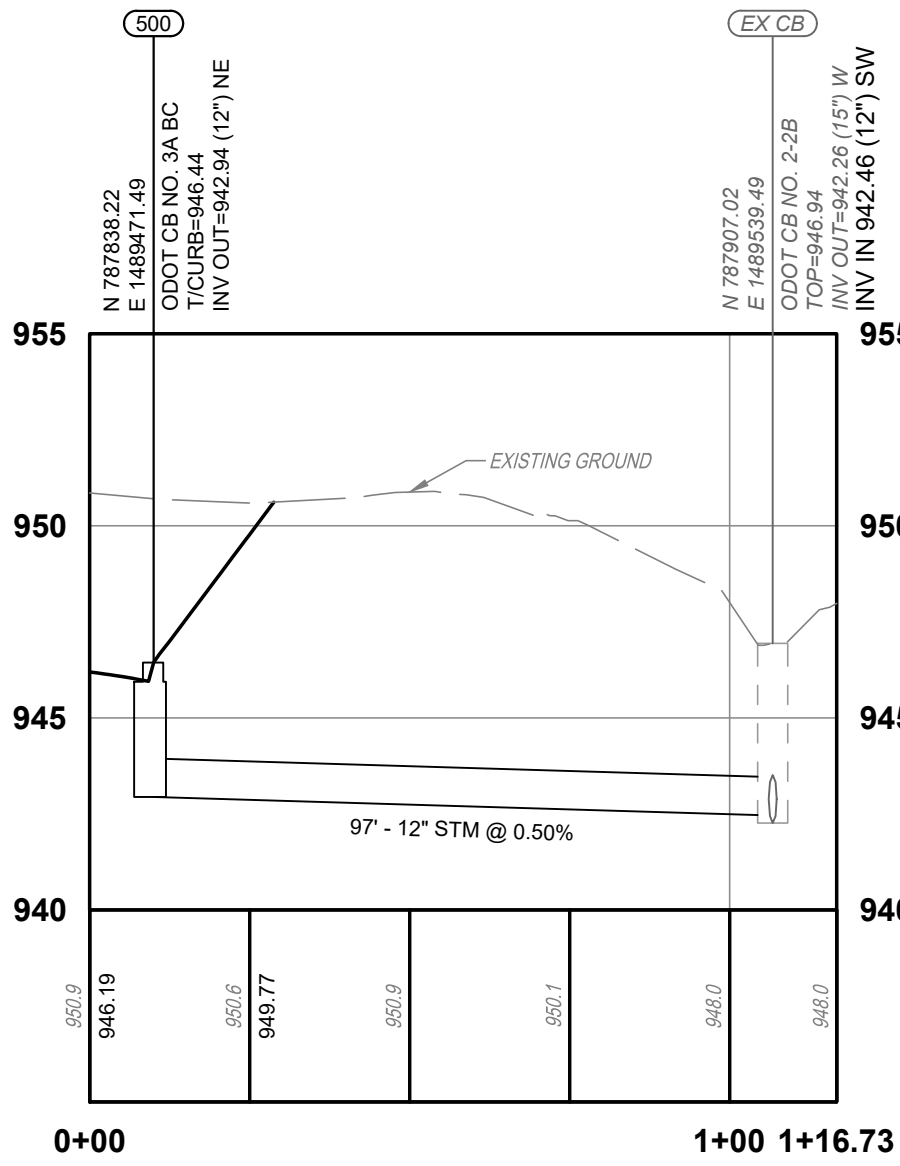
STM SEWER 103-100



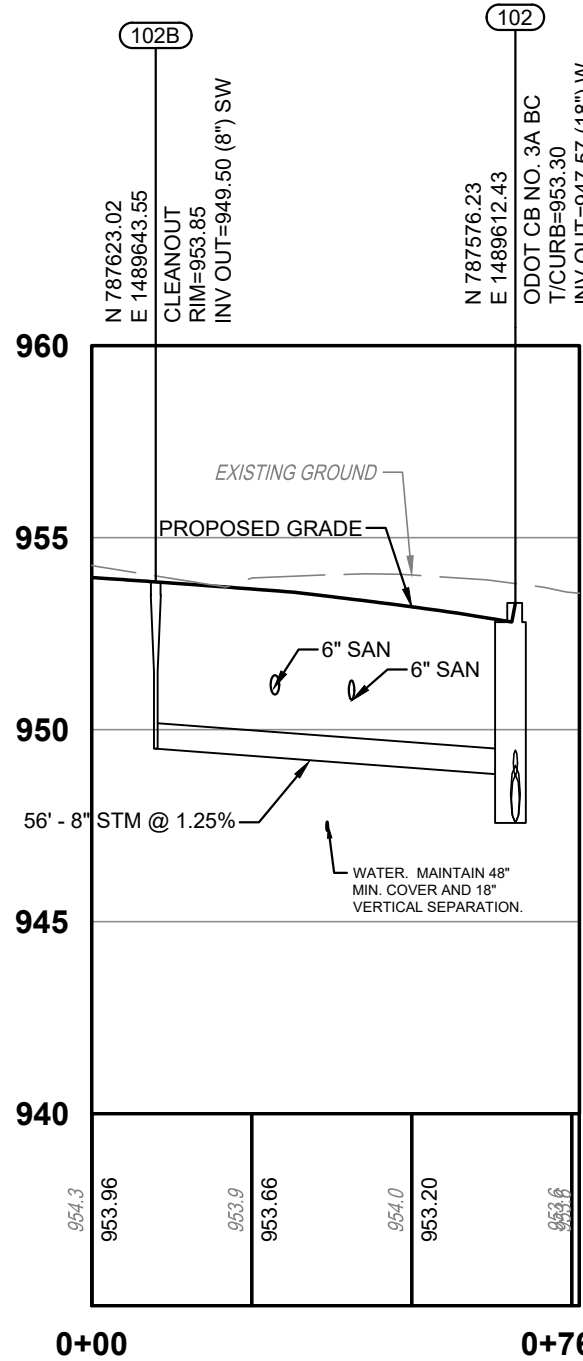
STM 300 - EX CB



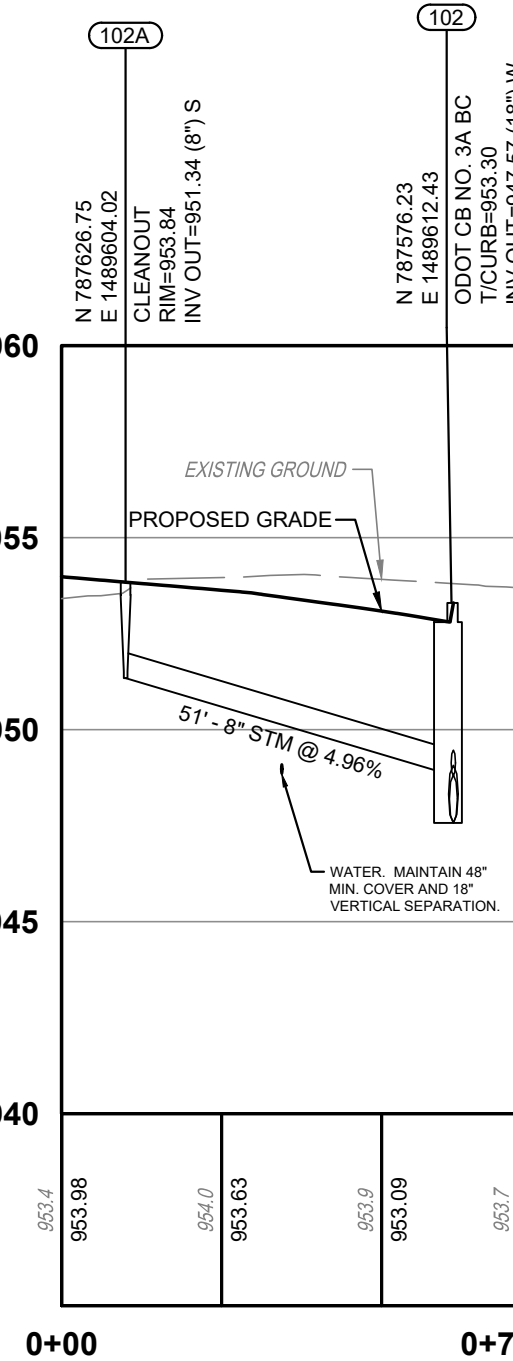
STM 402 - 400



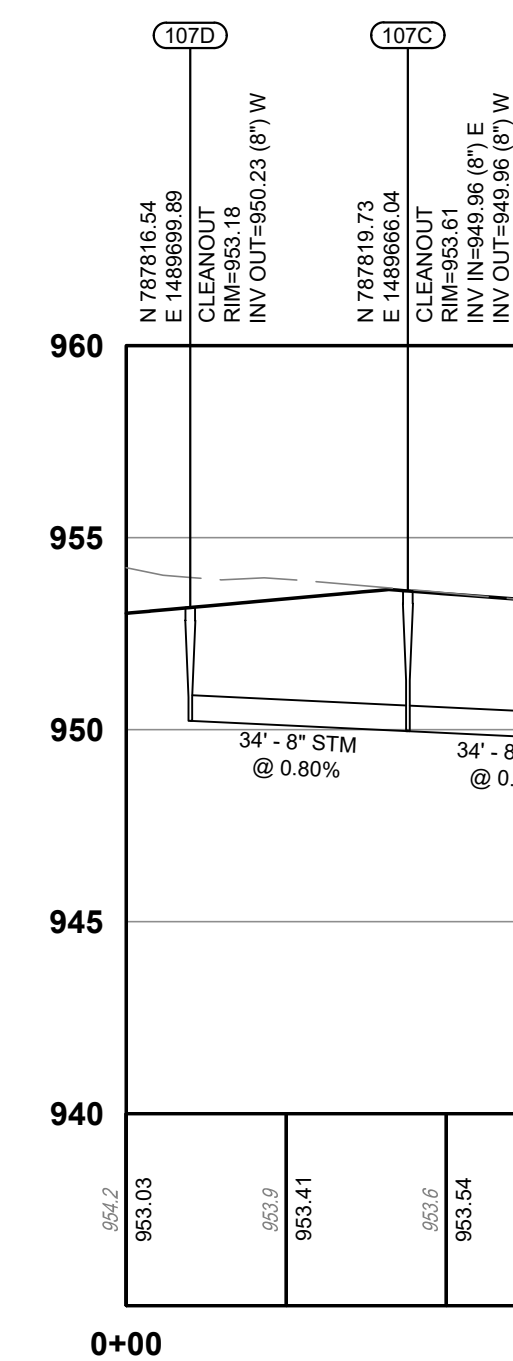
STM 500 - EX CB



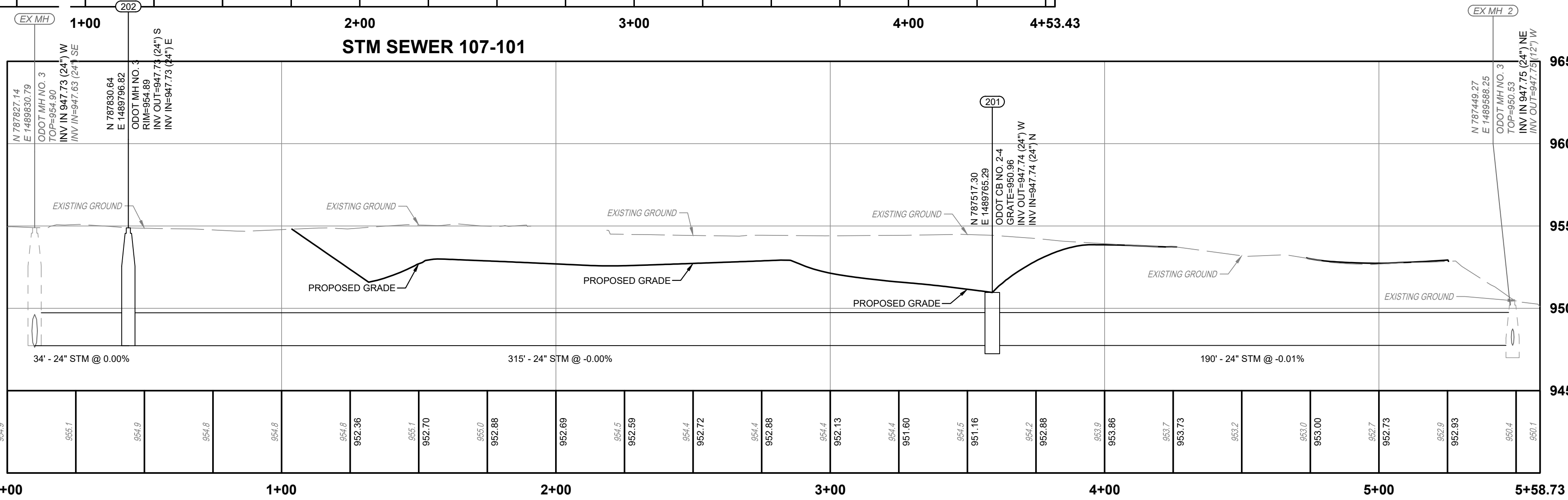
STM SEWER 102B-102



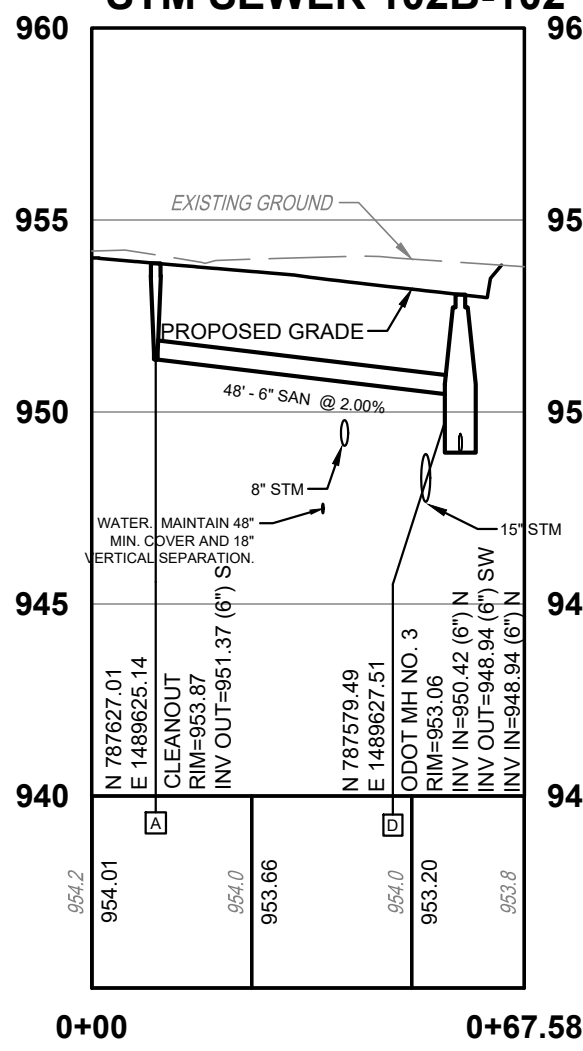
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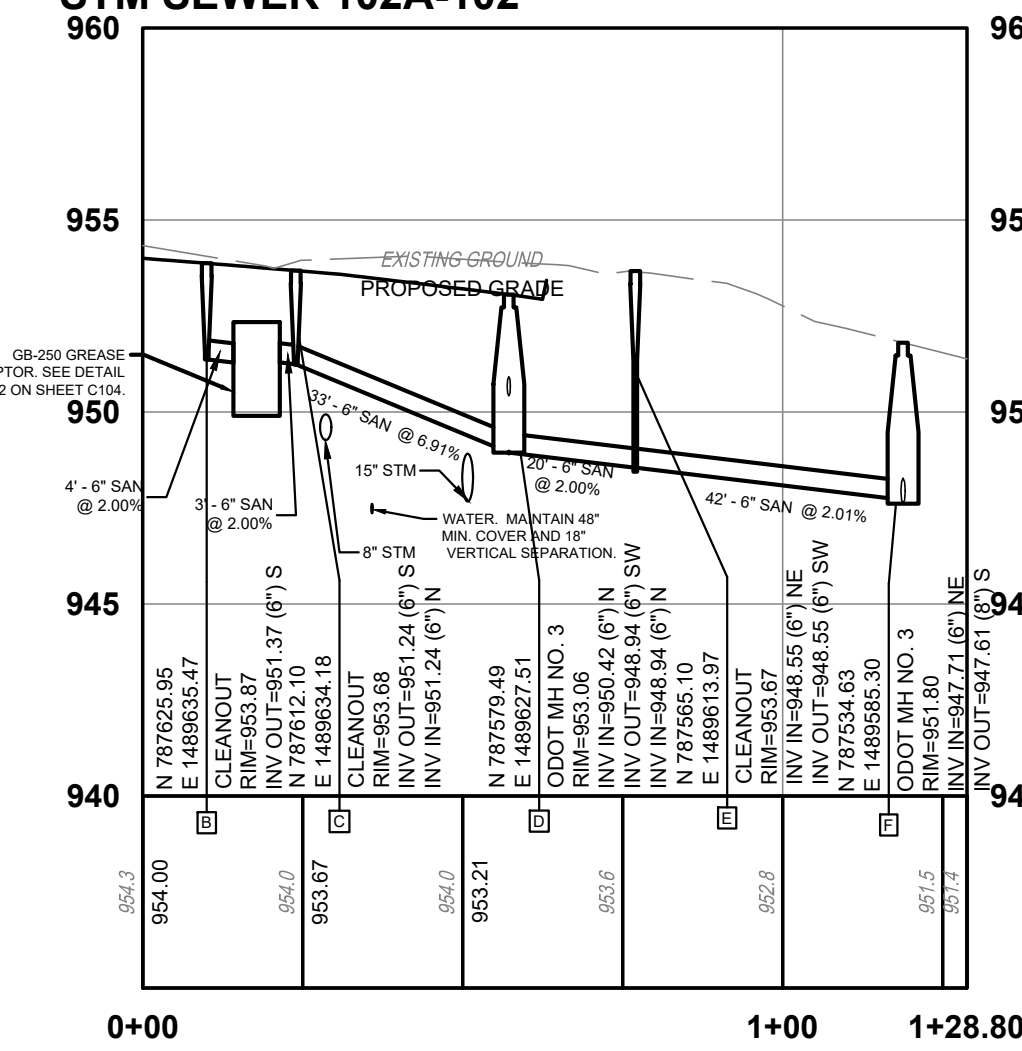
STM SEWER 107-101



STM EX MH - EX MH 2



SAN SEWER A-D



SAN SEWER B-E



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MIAMI COUNTY, OH

PROJECT NO: 240020.014
DATE: 2026-02-20
SCALE:
V 0 2.5 5 10
H 0 15 30 60
SHEET NAME:
**UTILITY
PROFILES**
SHEET NO.
C501

Structure Table	
Structure Name	Structure Details
EX MH	RIM = 954.90 SUMP = 947.73 Pipe - (61) INV IN = 947.63 EX MH - 202 INV OUT = 947.73
202	RIM = 954.89 SUMP = 947.73 EX MH - 202 INV IN = 947.73 202 - 201 INV OUT = 947.73
102B	RIM = 953.85 SUMP = 949.50 102B - 102 INV OUT = 949.50
102A	RIM = 953.84 SUMP = 951.34 102A - 102 INV OUT = 951.34
107C	RIM = 953.61 SUMP = 949.96 107D - 107C INV IN = 949.96 107C - 107B INV OUT = 949.96
102	RIM = 953.30 SUMP = 947.57 103 - 102 INV IN = 947.57 102A - 102 INV IN = 948.80 102B - 102 INV IN = 948.80 102 - 101 INV OUT = 947.57
107B	RIM = 953.19 SUMP = 949.69 107C - 107B INV IN = 949.69 107B - 107A INV OUT = 949.69
107D	RIM = 953.18 SUMP = 950.23 107D - 107C INV OUT = 950.23
101	RIM = 952.78 SUMP = 947.25 102 - 101 INV IN = 947.25 106 - 101 INV IN = 947.35 101 - 100 INV OUT = 947.25
107A	RIM = 952.76 SUMP = 949.42 107B - 107A INV IN = 949.42 107A - 107 INV OUT = 949.42
105	RIM = 952.49 SUMP = 949.29 105 - 104 INV OUT = 949.29
107	RIM = 952.28 SUMP = 949.78 107A - 107 INV IN = 949.11 107 - 106 INV OUT = 948.78
106	RIM = 952.28 SUMP = 948.15 107 - 106 INV IN = 948.15 106 - 101 INV OUT = 948.15
103	RIM = 951.81 SUMP = 948.39 104 - 103 INV IN = 948.39 103 - 102 INV OUT = 948.39
104	RIM = 951.07 SUMP = 949.07 105 - 104 INV IN = 949.07 104 - 103 INV OUT = 949.07
201	RIM = 950.96 SUMP = 947.74 202 - 201 INV IN = 947.74 201 - EX MH 2 INV OUT = 947.74
EX MH 2	RIM = 950.53 SUMP = 947.00 201 - EX MH 2 INV IN = 947.75 Pipe - (60) INV OUT = 947.75
402	RIM = 949.47 SUMP = 945.97 402 - 401 INV OUT = 945.97
401	RIM = 949.47 SUMP = 945.83 402 - 401 INV IN = 945.83 401 - 400 INV OUT = 945.83
100	RIM = 949.18 SUMP = ??? 101 - 100 INV IN = 947.12

Structure Table	
Structure Name	Structure Details
300	RIM = 948.50 SUMP = 945.00 300 - EX CB INV OUT = 946.44
301	RIM = 947.55 SUMP = ??? 300 - EX CB INV IN = 946.00
400	RIM = 947.36 SUMP = ??? 401 - 400 INV IN = 945.69
EX CB	RIM = 946.94 SUMP = 942.26 500 - EX CB INV IN = 942.46 Pipe - (62) INV OUT = 942.26
500	RIM = 946.44 SUMP = 1.44 500 - EX CB INV OUT = 942.94

Storm Pipe Table				
Pipe Name	Size	Length	Slope	Material
201 - EX MH 2	24.00	189.66	-0.01%	CONCRETE PIPE
202 - 201	24.00	314.93	-0.00%	CONCRETE PIPE
EX MH - 202	24.00	34.15	0.00%	CONCRETE PIPE
107 - 106	12.00	125.17	0.50%	HDPE PIPE
102 - 101	18.00	64.20	0.50%	HDPE PIPE
103 - 102	15.00	163.71	0.50%	HDPE PIPE
107D - 107C	8.00	34.00	0.80%	PVC PIPE
107C - 107B	8.00	34.00	0.80%	PVC PIPE
107B - 107A	8.00	34.00	0.80%	PVC PIPE
107A - 107	8.00	45.88	0.67%	PVC PIPE
102A - 102	8.00	51.21	4.96%	PVC PIPE
102B - 102	8.00	56.19	1.25%	PVC PIPE
300 - EX CB	12.00	88.46	0.50%	HDPE PIPE
101 - 100	18.00	26.58	0.50%	HDPE PIPE
105 - 104	12.00	28.21	0.78%	HDPE PIPE
104 - 103	12.00	135.78	0.50%	HDPE PIPE
402 - 401	12.00	29.00	0.50%	CONCRETE PIPE
500 - EX CB	12.00	96.73	0.50%	CONCRETE PIPE
106 - 101	12.00	160.38	0.50%	CONCRETE PIPE
401 - 400	12.00	28.00	0.50%	CONCRETE PIPE

Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
A - D	6.00	47.58	2.00%	PVC PIPE
D - E	6.00	19.75	2.00%	PVC PIPE
C - D	6.00	33.29	6.91%	PVC PIPE
C - GREASE TRAP	6.00	4.16	2.00%	PVC PIPE
GREASE TRAP - C	6.00	2.50	2.00%	PVC PIPE
E - F	6.00	41.84	2.01%	PVC PIPE



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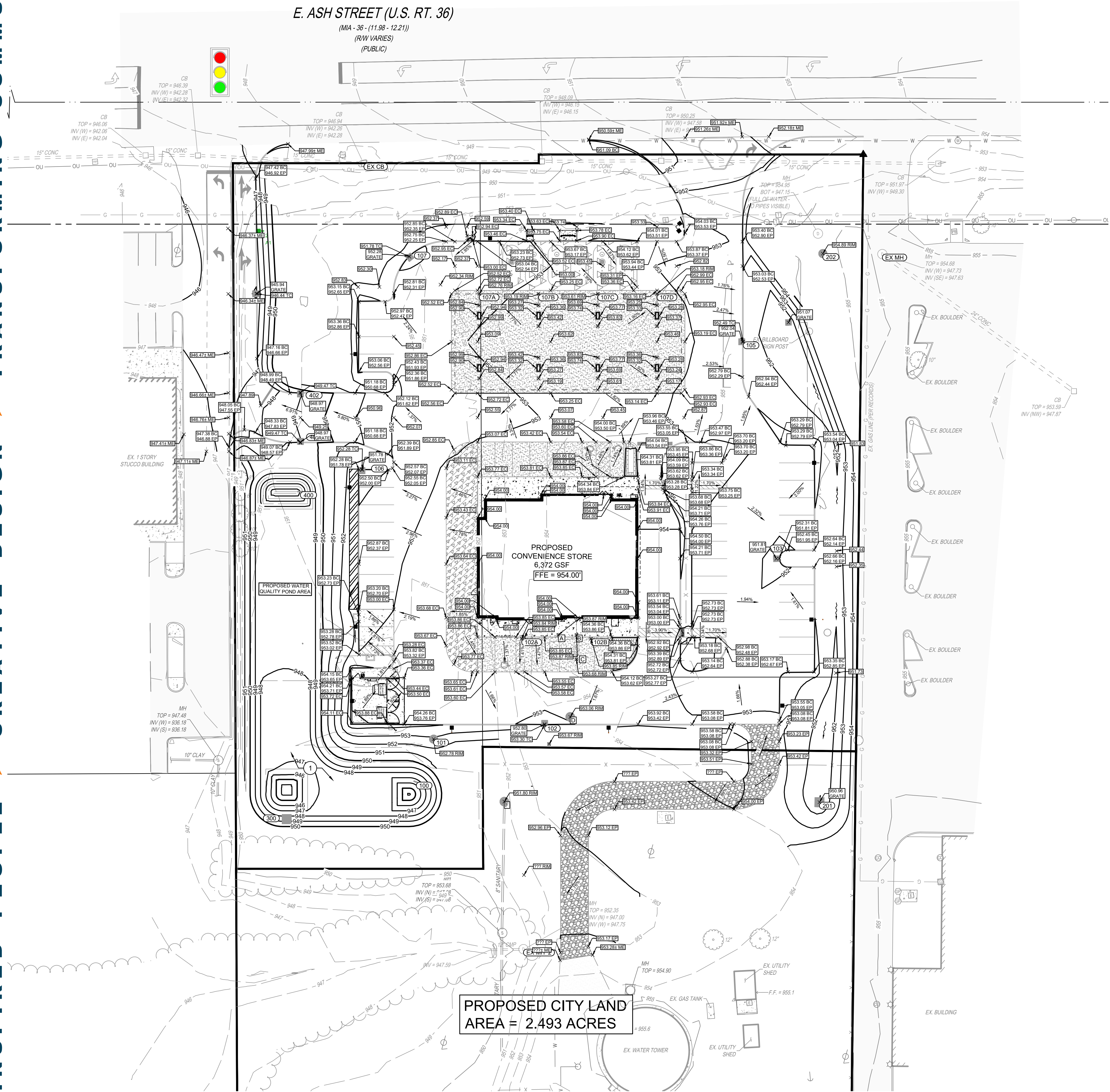
**UTILITY
QUANTITY
TABLES**

SHEET NO.

C502



NOTE :
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GRADING LEGEND

- 845 EXISTING MAJOR CONTOUR
- 844 EXISTING MINOR CONTOUR
- 845 PROPOSED MAJOR CONTOUR
- 844 PROPOSED MINOR CONTOUR
- 100 CURB INLET/CATCH BASIN
- 100 HEADWALL
- 100 STORM MANHOLE
- 100 STORM SEWER CLEANOUT
- A SANITARY SEWER CLEANOUT
- A SANITARY SEWER MANHOLE
- W PROPOSED WATERLINE PIPE
- G PROPOSED GAS LINE
- OU PROPOSED OVERHEAD UTILITY
- PROPOSED SWALE

EXISTING UTILITIES LEGEND

- CATCH BASIN
- DOWN SPOUT
- INLET
- YARD DRAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- AIR CONDITIONING UNIT
- ELECTRIC BOX
- GROUND LIGHT
- GUY WIRE
- LIGHT POLE
- LIGHT POST
- UTILITY POLE
- GAS VALVE
- FIRE HYDRANT
- WATER MANHOLE
- WATER SERVICE
- WATER VALVE
- TELEPHONE BOX
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER

SPOT ELEVATION LEGEND

- 1215.00 FINISHED GRADE ELEVATION
- 1215.00 BC BACK OF CURB ELEVATION
- 1215.00 EC EDGE OF CONCRETE ELEVATION
- 1215.00 EP EDGE OF PAVEMENT ELEVATION
- 1215.00 RM MANHOLE / CLEANOUT RIM ELEVATION
- 1215.00 TC STORM INLET TOP OF CASTING ELEVATION
- 1215.00 GRATE CATCH BASIN GRATE ELEVATION

CODED NOTES

- 1 ABOVE GROUND DRY DETENTION BASIN

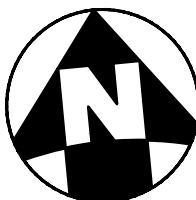
EARTHWORK QUANTITIES - ESTIMATED QUANTITIES, NOT FOR BIDDING

CUT: 3,457 CY
FILL: 1,390 CY
NET EARTHWORK: 2,067 CY CUT

ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT COR'S STATION
"PRS121754593685" USING GEOID CONUS 18 WITH REFERENCE TO MIAMI COUNTY BM
"E 165 RESET" WITH A POSTED ELEVATION OF 906.27 FEET.



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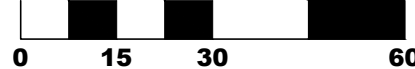
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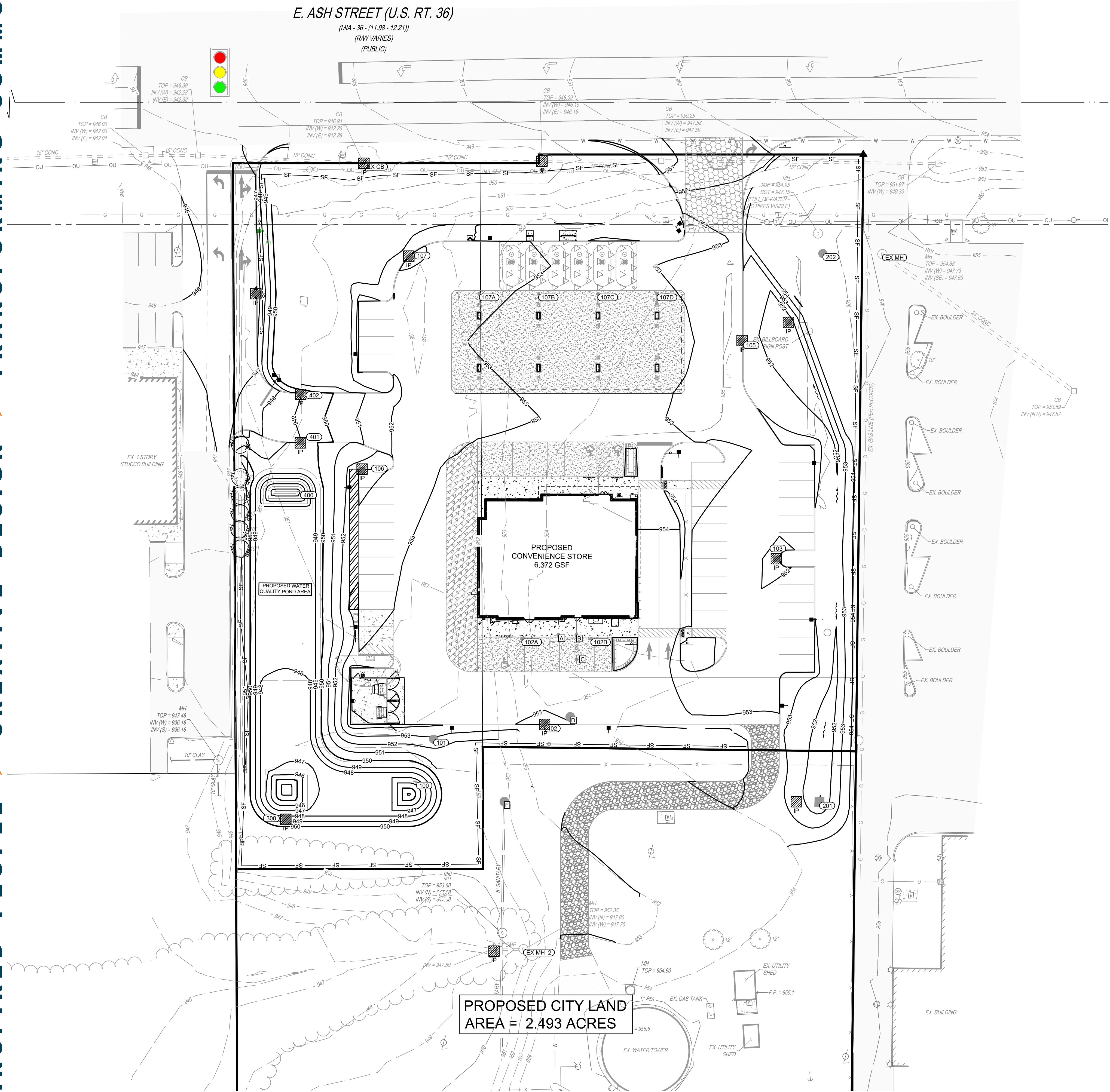


SHEET NAME:

GRADING
PLAN

SHEET NO.

C600



GRADING PLAN LEGEND

- 1215 ——— EXISTING MAJOR CONTOUR
- 1216 ——— EXISTING MINOR CONTOUR
- 1215 ——— PROPOSED MAJOR CONTOUR
- 1216 ——— PROPOSED MINOR CONTOUR

PROPOSED EROSION CONTROL LEGEND

- IP ——— INLET PROTECTION (1) (C703)
- SF ——— SILT FENCE (3) (C703)
- TP ——— TREE PROTECTION (4) (C703)
- CWO ——— CONCRETE WASHOUT (2) (C703)
- CE ——— CONSTRUCTION ENTRANCE (5) (C703)

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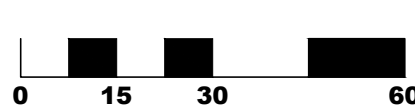
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SCALE:



SHEET NAME: **EROSION AND SEDIMENT CONTROL PLAN**

SHEET NO.

C700



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PROJECT DATA

PROJECT DESCRIPTION:
CONVENIENCE STORE WITH GAS PUMPS AND ASSOCIATED PARKING WITH GRADING AND UTILITIES.

LATITUDE:	N 40°09'01.90"
LONGITUDE:	W 84°1'245.70"
ESTIMATED CONSTRUCTION DATES:	04/01/2028 - 12/31/27
TOTAL SITE AREA:	3.02 ACRES
TOTAL DISTURBED AREA:	3.02 + ACRES
EXISTING IMPERVIOUS AREA:	1.96 ACRES
PROPOSED IMPERVIOUS AREA:	1.67 ACRES
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION:	1.67 ACRES
INCREASE IN IMPERVIOUS AREA:	-14.80%
PRE-CONSTRUCTION RUNOFF COEFFICIENT :	C=0.78
POST-CONSTRUCTION RUNOFF COEFFICIENT:	C=0.70
IMMEDIATE RECEIVING WATER/MS4:	CITY OF PIQUA
ULTIMATE RECEIVING STREAM:	GREAT MIAMI RIVER
EXISTING LAND USE:	COMMERCIAL
SOILS:	CrA - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 - 2 % SLOPES. 50.3%
	MhB - MIAMIAN SILT LOAM, 2 - 6 PERCENT SLOPES. 49.7%

CONSTRUCTION SEQUENCE

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

- A) INSTALL EROSION CONTROL ITEMS.
- B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
- C) INSTALL TEMPORARY DITCH CHECKS IN DOWNSTREAM END OF EXISTING DITCH WITHIN 24 HOURS FOLLOWING THE STRIPPING OPERATION.
- D) IF U/G PIPE IS CALLED FOR IN THIS PORTION OF WORK AREA, PIPE CREW WILL INSTALL PIPE AS WELL AS MANHOLES.
- E) AS PIPE INSTALLATION PROGRESSES, REPAIR OF THE ROADWAY WILL PROCEED BEHIND IT.
- F) ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:
 - 1. SEEDING
 - 2. DITCH MATTING
 - 3. INLET PROTECTION
 - 4. MULCHING
 - 5. WATERING

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

_____ TITLE	_____ NAME	_____ PHONE NUMBER
SITE SUPERINTENDENT	_____	_____
PROJECT ENGINEER	_____	_____

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

- 1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
- 2) STOP THE SPILL.
- 3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
- 4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

IF THE SPILL EXCEEDS 25 GALLONS, THE FOLLOWING ORGANIZATIONS SHALL BE CONTACTED WITHIN 30 MINUTES OF THE INCIDENT:

<u>EMERGENCY CONTACTS:</u>		
OHIO EPA EMERGENCY RESPONSE CENTER	800-282-9378 (24-HOUR PHONE NO.)	

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH REVISIONS IN APRIL 2018 AND IN APRIL 2023. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OEPA "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE ENGINEER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000006. (SEE TABLE 1)

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000006. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

- 1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
- 2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
- 3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
- 4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1,000 SQ. FT.	PER ACRE
PERENNIAL RYEGRASS	1 POUND	40 POUNDS
TALL FESCUE	1 POUND	40 POUNDS
ANNUAL RYEGRASS	1 POUND	40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D	
PERMANENT SEEDING				•	•	•	*	*	*				* IRRIGATION NEEDED
DORMANT SEEDING	•	•								•	•	•	** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED
TEMPORARY SEEDING			•	•	•	*	*	*		•			
SODDING			**	**	**	**	**	**	**				
MULCHING	•	•	•	•	•	•	•	•	•	•	•	•	

INSPECTIONS

ALL BMPS ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED. AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD, A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

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

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

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPS SHALL BE MADE WITHIN 3 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF DEFICIENCIES. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 3 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE ODOT CMS SECTION 108.07.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

- 1. VEGETATIVE COVER AND MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- 2. WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- 3. SPRAY-ON ADHESIVES - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE

NAME
ADDRESS1
ADDRESS2
PHONE:
FAX:
CONTACT:
EMAIL:

GENERAL PERMIT: OHC000006

NPDES PERMIT: XXXXXXXX

DATE OF ISSUE: XX/XX/XXXX



NOTE :
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
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NO. DATE DESCRIPTION

PROJECT NO: 240020.014

DATE: 2026-02-20

SCALE:

SHEET NAME:

EROSION CONTROL NOTES

SHEET NO.

C701

SPILL PREVENTION

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

- GOOD HOUSEKEEPING:
1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
 4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

- HAZARDOUS PRODUCTS:
1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
 3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATERS OF THE STATE, MUST BE REPORTED TO THE OHIO EPA'S HOTLINE.
5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE WASH WATER/WASH OUTS

CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED ON THE LOT AWAY FROM ANY WATER CONVEYANCES.



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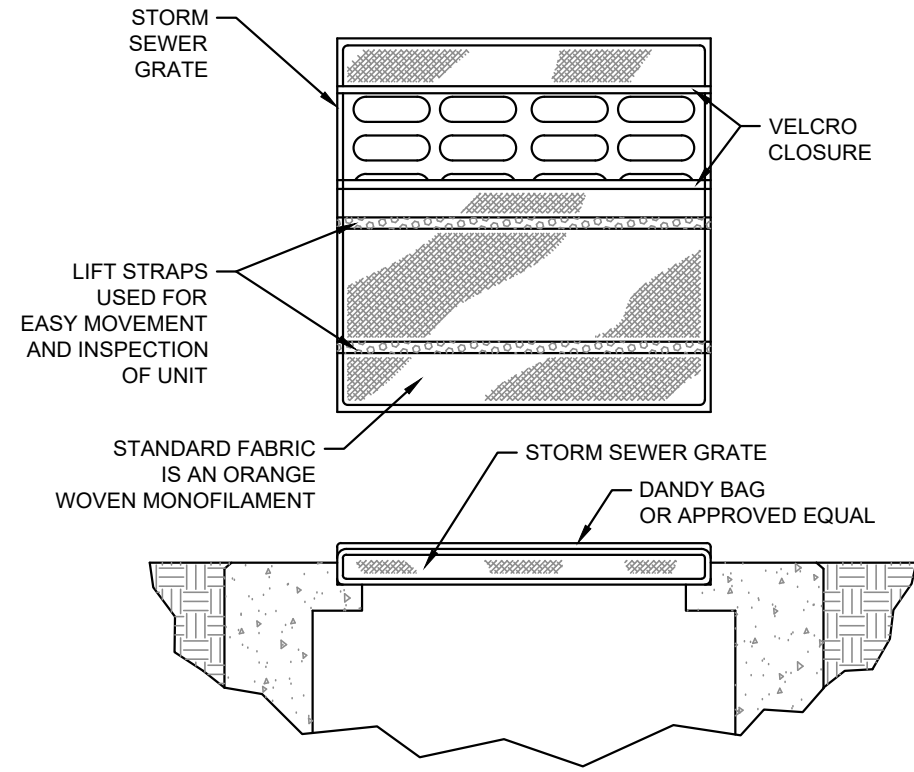
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WAWA PIQUA
1239 E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020.014
DATE: 2026-02-20
SCALE:

SHEET NAME:
**EROSION
CONTROL
NOTES**

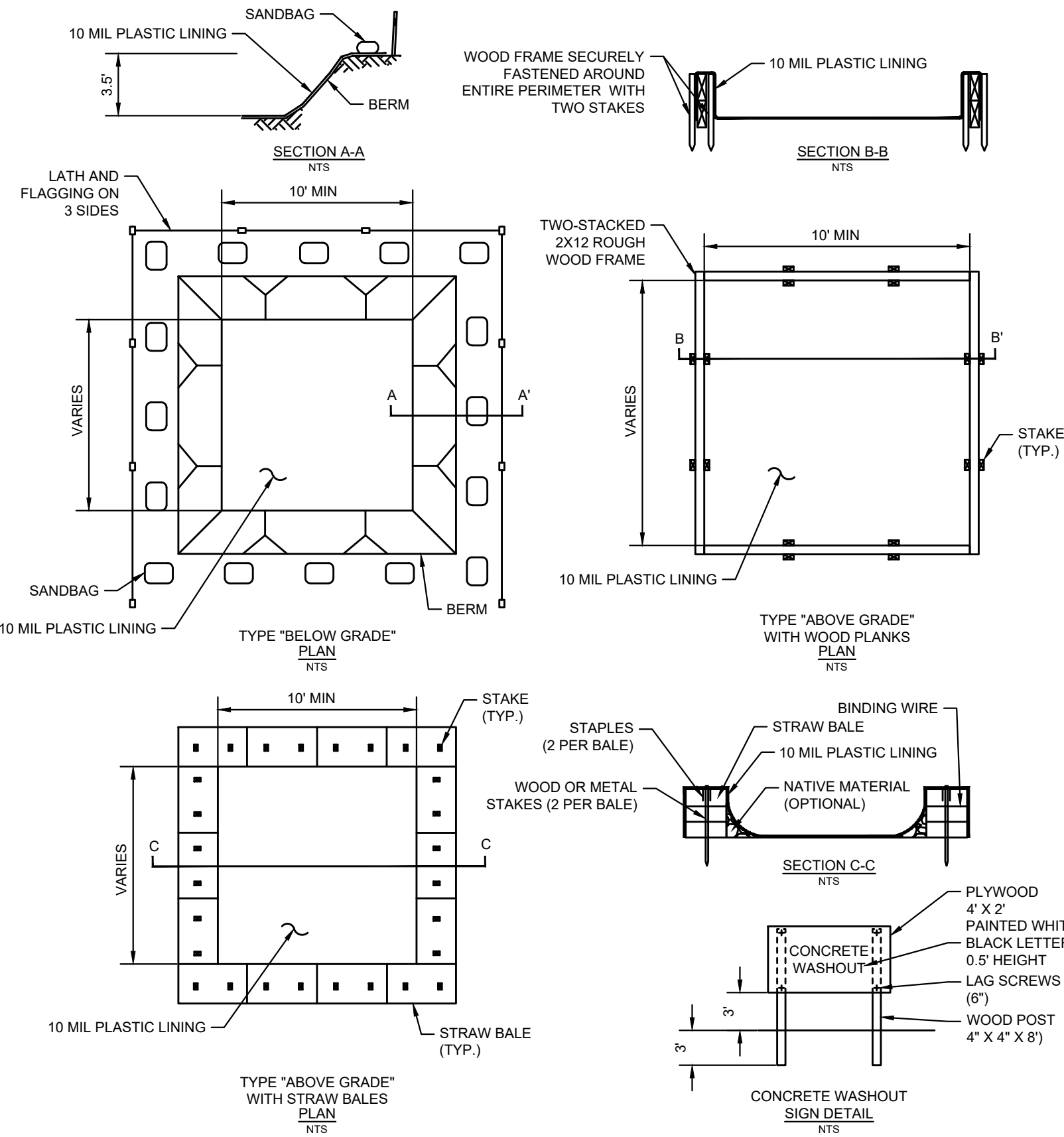
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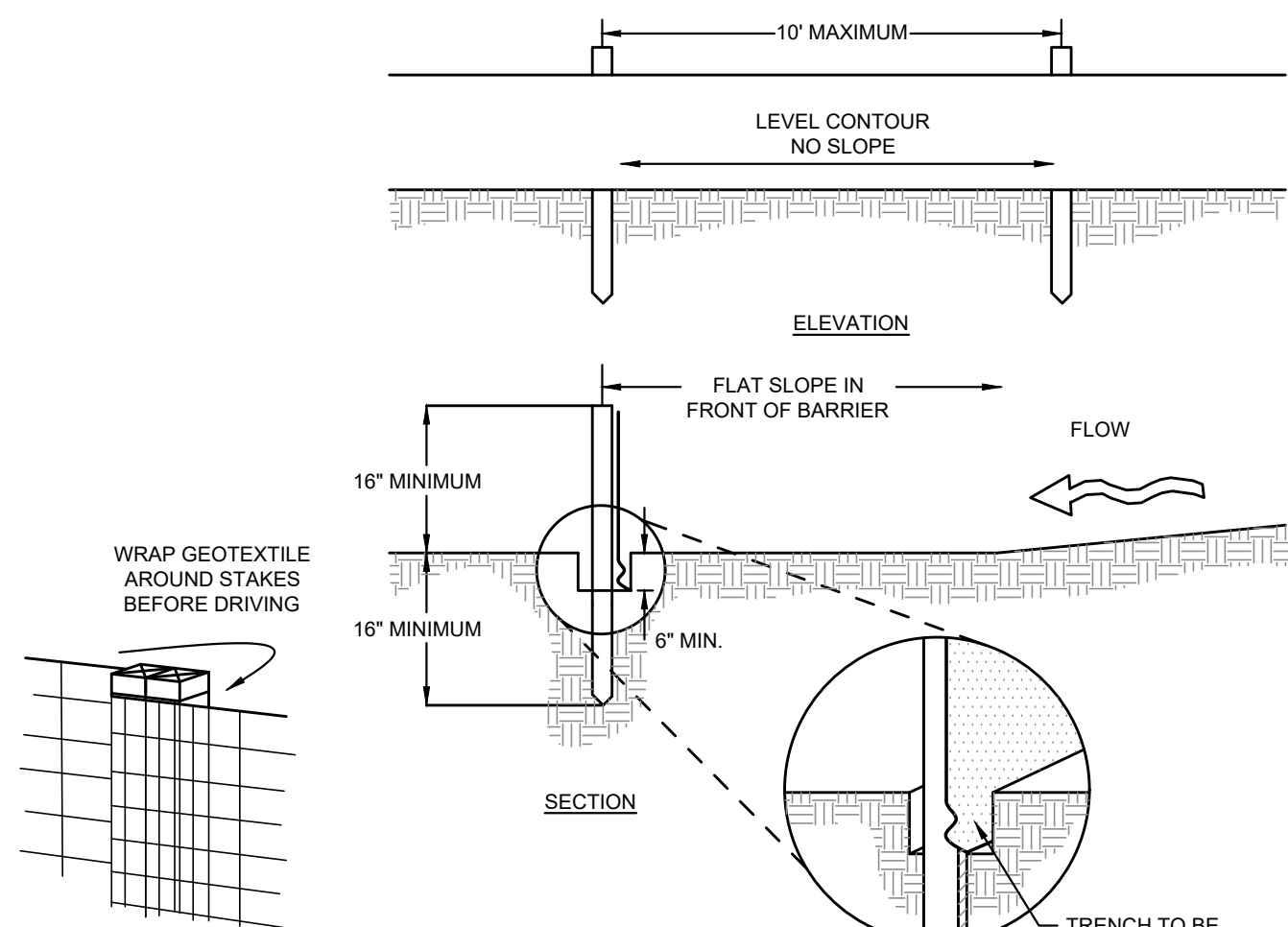
SPECIFICATIONS				
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV	
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)	
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10	
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)	
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)	
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)	
UV RESISTENCE	ASTM D 4355	%	90	
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)	
FLOW RATE	ASTM D 4491	1/MIN/M (GAL/MIN/FT)	5907 (145)	
PERMITTIVITY	ASTM D 4491	SEC	2.1	

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE). PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS: REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

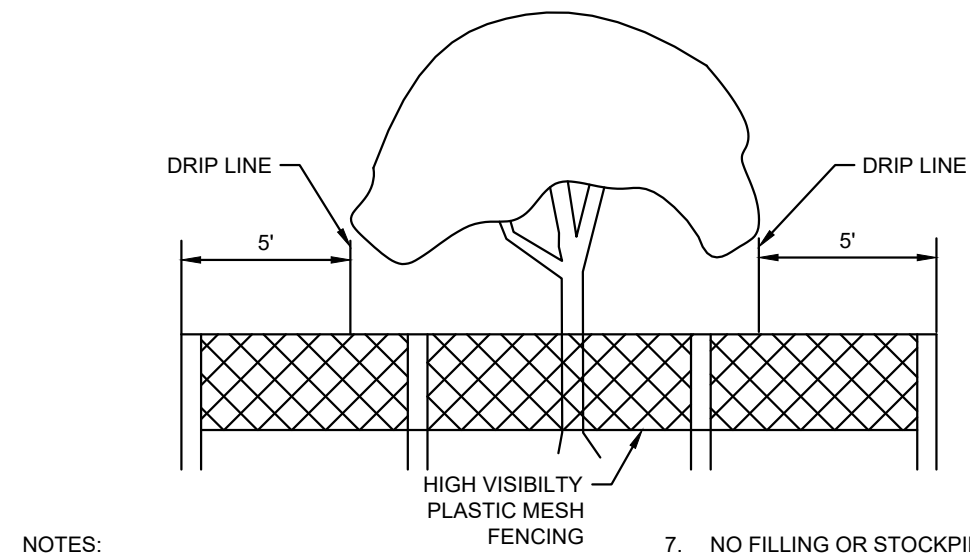


- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

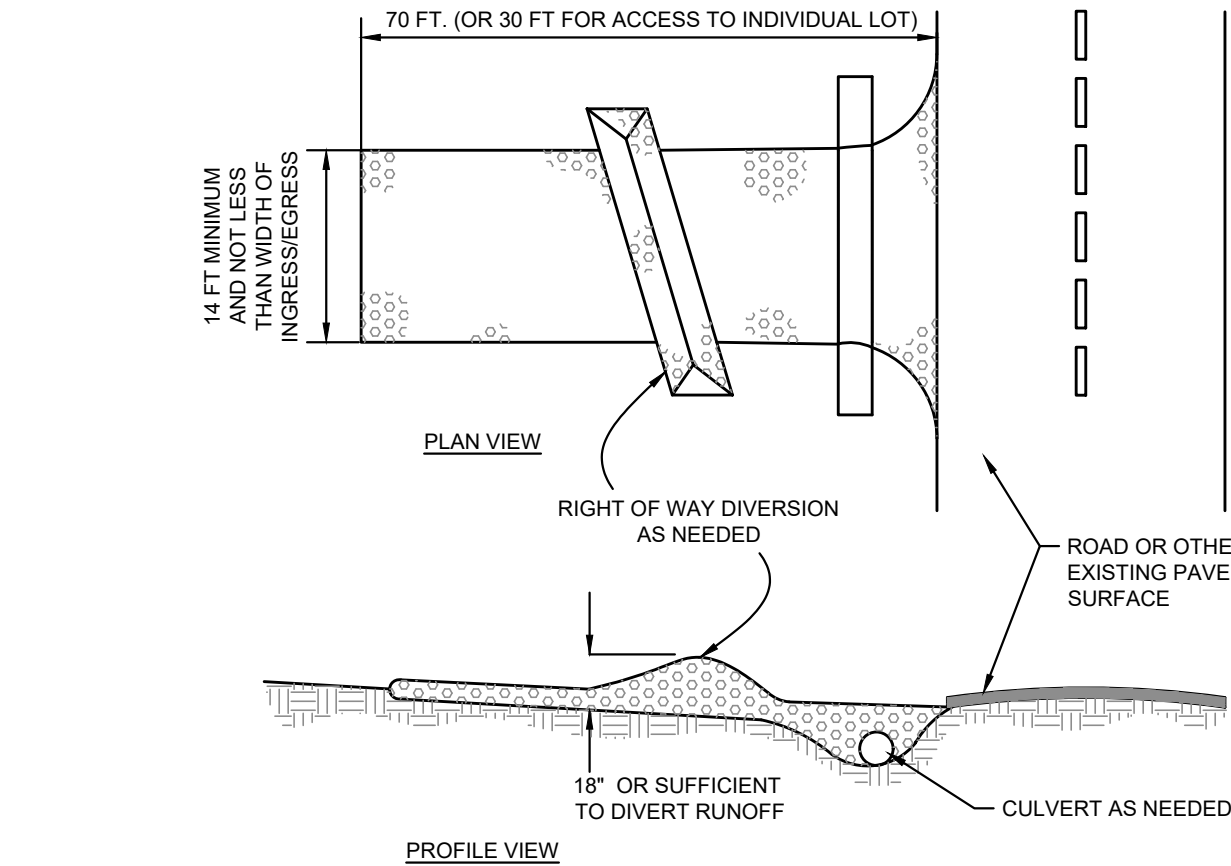


- NOTES:
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
 4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
 8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
 9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
 10. MAINTENANCE--SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED; 2) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR 3) OTHER PRACTICES SHALL BE INSTALLED.
- SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
- SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.
- CRITERIA FOR SILT FENCE MATERIALS
1. FENCE POST -- THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
 2. SILT FENCE FABRIC -- SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4533
APPARENT OPENING SIZE	0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10 ⁻² SEC-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355



- NOTES:
1. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK. SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES TO PROTECT TREES AND AND VEGETATION TO BE LEFT STANDING.
 2. SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
 3. TREE AND NATURAL PRESERVATION AREA SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS.
 4. FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH SNOW FENCE.
 5. FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
 6. IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
 7. NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEDIMENT.
 8. WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIP LINE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
 9. WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIP LINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
 10. MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIP LINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIP LINE OF TREES.
 11. ROOTS 2 INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
 12. SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
 13. ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.



- NOTES:
1. STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
 3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 8 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
- | | |
|--------------------------------|---------------------------|
| MINIMUM TENSILE STRENGTH..... | 200 LBS |
| MINIMUM PUNCTURE STRENGTH..... | 80 LBS |
| MINIMUM TEAR STRENGTH..... | 50 LBS |
| MINIMUM BURST STRENGTH..... | 320 PSI |
| MINIMUM ELONGATION..... | 20% |
| EQUIVALENT OPENING SIZE..... | EOS< 0.6MM |
| PERMITTIVITY..... | 1X10 ⁻² CM/SEC |
6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
 7. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
 9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
 10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
 11. REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.





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West Chester, OH 45069
513.779.7851

SEAL:	
NO. DATE DESCRIPTION	

WAWA PIQUA
1239 E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO:	240020.014
DATE:	2026-02-20
SCALE:	

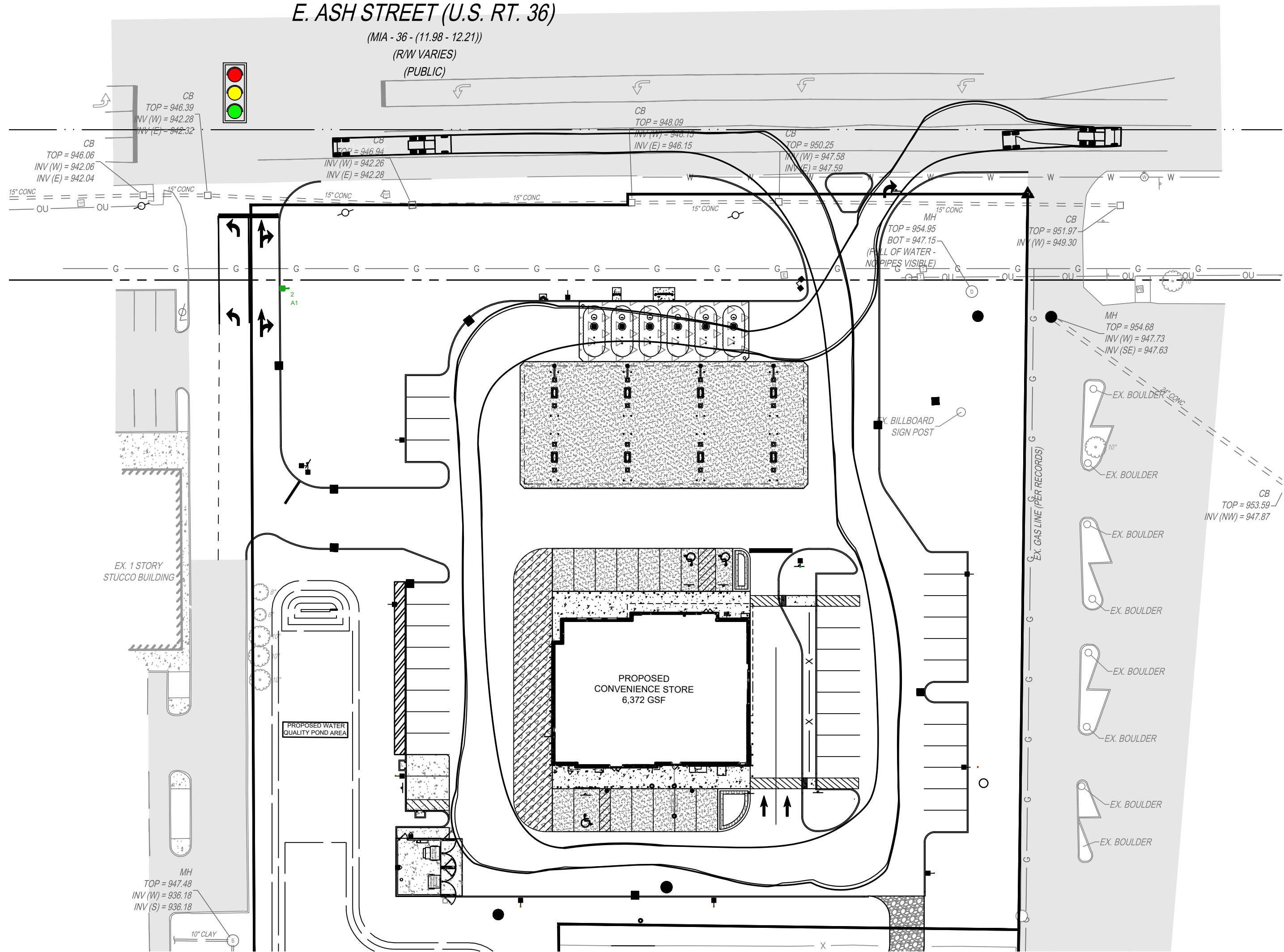
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EROSION CONTROL DETAILS

SHEET NO.
C703

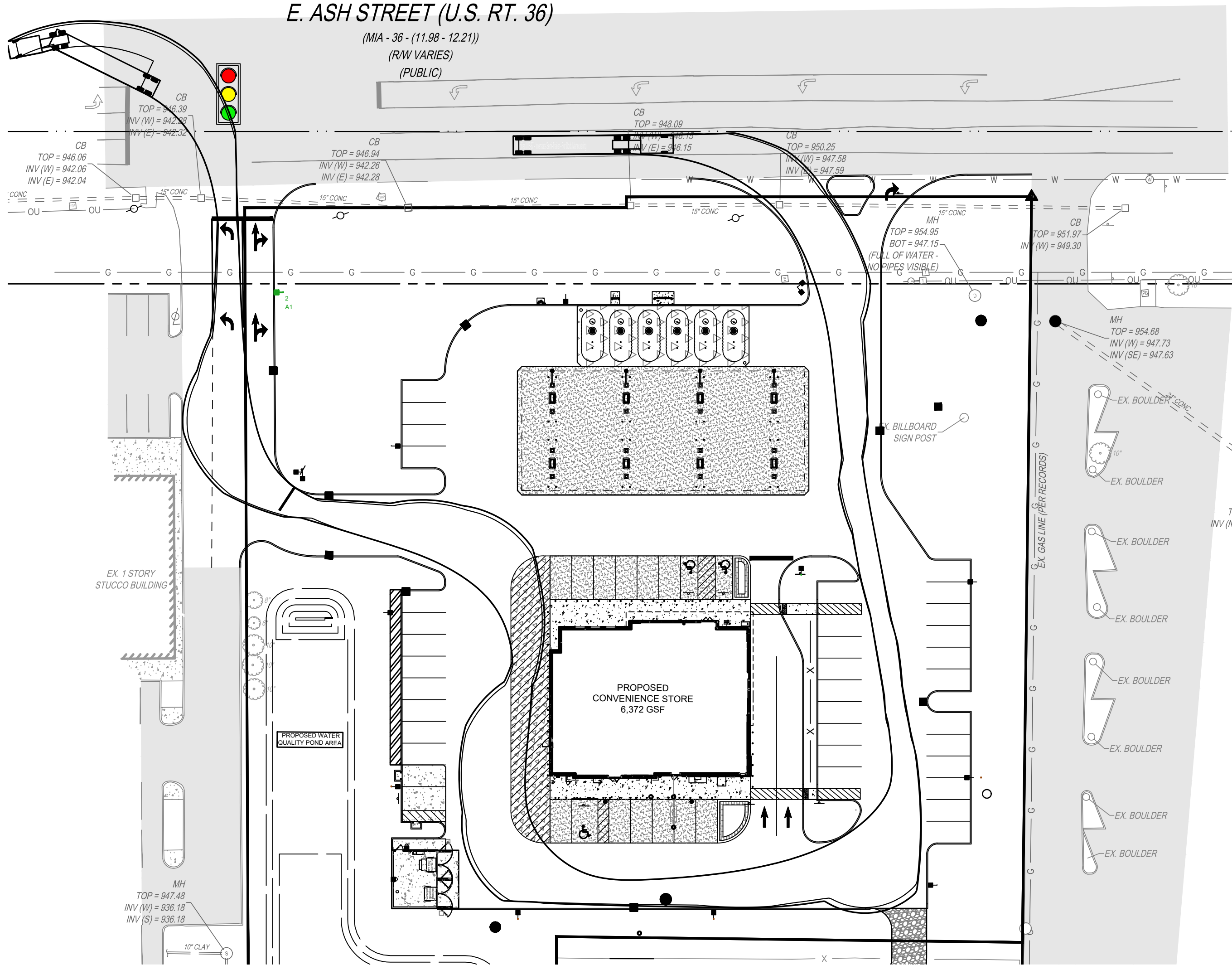


NOTE:
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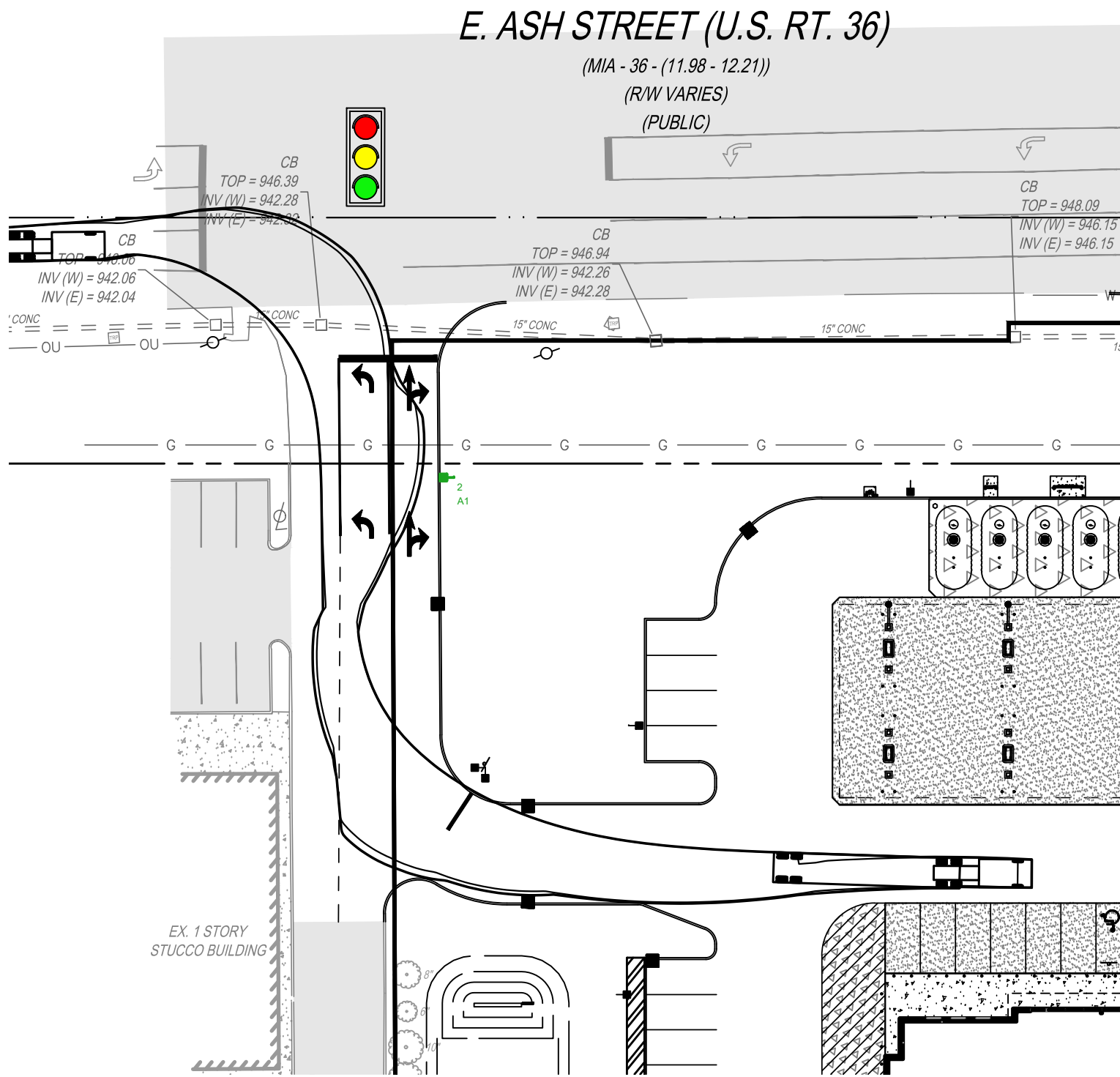




TRUCK TURN EXHIBIT B - WB-50 TRUCK FOR FUEL TRUCK DELIVERY TO TANK FIELD



TRUCK TURN EXHIBIT A - WB-67 TRUCK FOR DELIVERY TO LOADING ZONE



TRUCK TURN EXHIBIT C - WB-67 TRUCK ENTERS WEST CURB CUT



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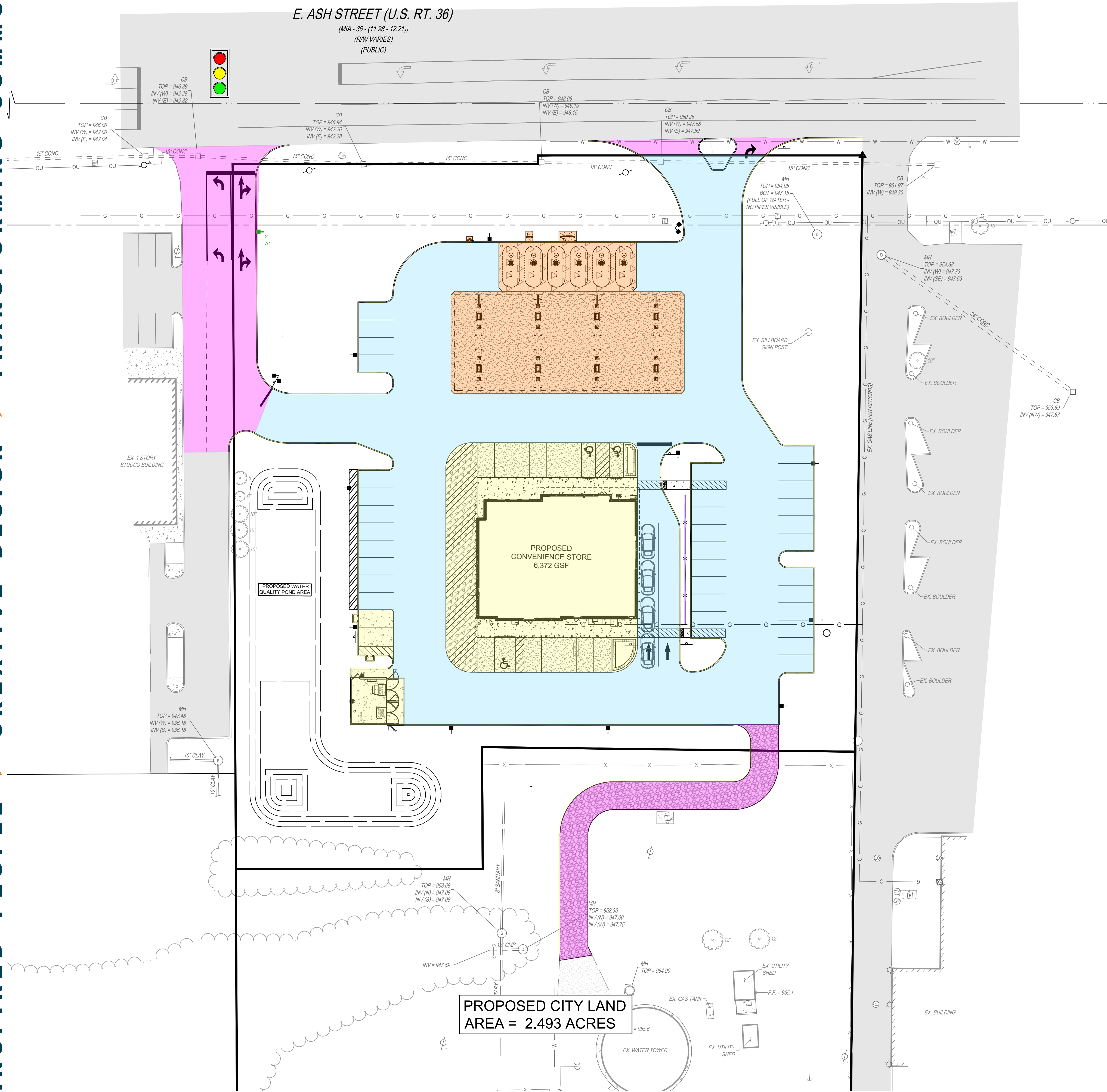
SCALE:

SHEET NAME:

TRUCK TURN EXHIBIT

SHEET NO.

C900



LEGEND

- GC WAWA GENERAL CONTRACTOR
- PC WAWA PETROLEUM CONTRACTOR
- LL - LANDLORD
- GC - PAVING
- GC - CONCRETE/CURB
- GC - LIGHT POLES/SIGNAGE
- GC - GENERAL SITE ITEMS
- PC - CONCRETE/CURB
- LL - CONCRETE/CURB

LANDLORD CONSTRUCTION RESPONSIBILITY (PAD READY)

- CLEARING/ ROUGH GRADING
- DEMOLITION OF EXISTING STRUCTURES & FOUNDATIONS
- REMOVAL OF EXISTING UNDERGROUND STRUCTURES
- DISCONNECTION OF EXISTING UTILITIES
- REMOVAL OF ALL UNSUITABLE MATERIAL & REPLACE WITH COMPACTED FILL
- DELIVER LEASE AREA TO WITHIN ONE (1) INCH OF SUBGRADE IN ACCORDANCE WITH THE FOLLOWING
 - 98% COMPACTION UNDER ALL BUILDINGS AND CANOPY AREA
 - 95% COMPACTION UNDER ALL AREAS
 - PERCENTAGES BASED ON MAXIMUM MOISTURE CONTENT
- REMOVE ALL ROCK NECESSARY FOR SITE IMPROVEMENTS
- INSTALL ALL NECESSARY EROSION IMPROVEMENTS
- INSTALL ALL UTILITIES TO PERIMETER OF WAWA LEASE AREA
- INSTALL ELECTRIC SERVICE TO TRANSFORMER/ CT CABINET
- INSTALL STORM WATER MANAGEMENT SYSTEM, INCLUDING CLEANOUTS PRIOR TO ROOF LEADERS

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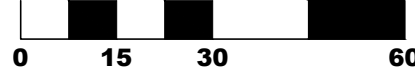
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SHEET NAME:

DIVISION OF WORK - SITE

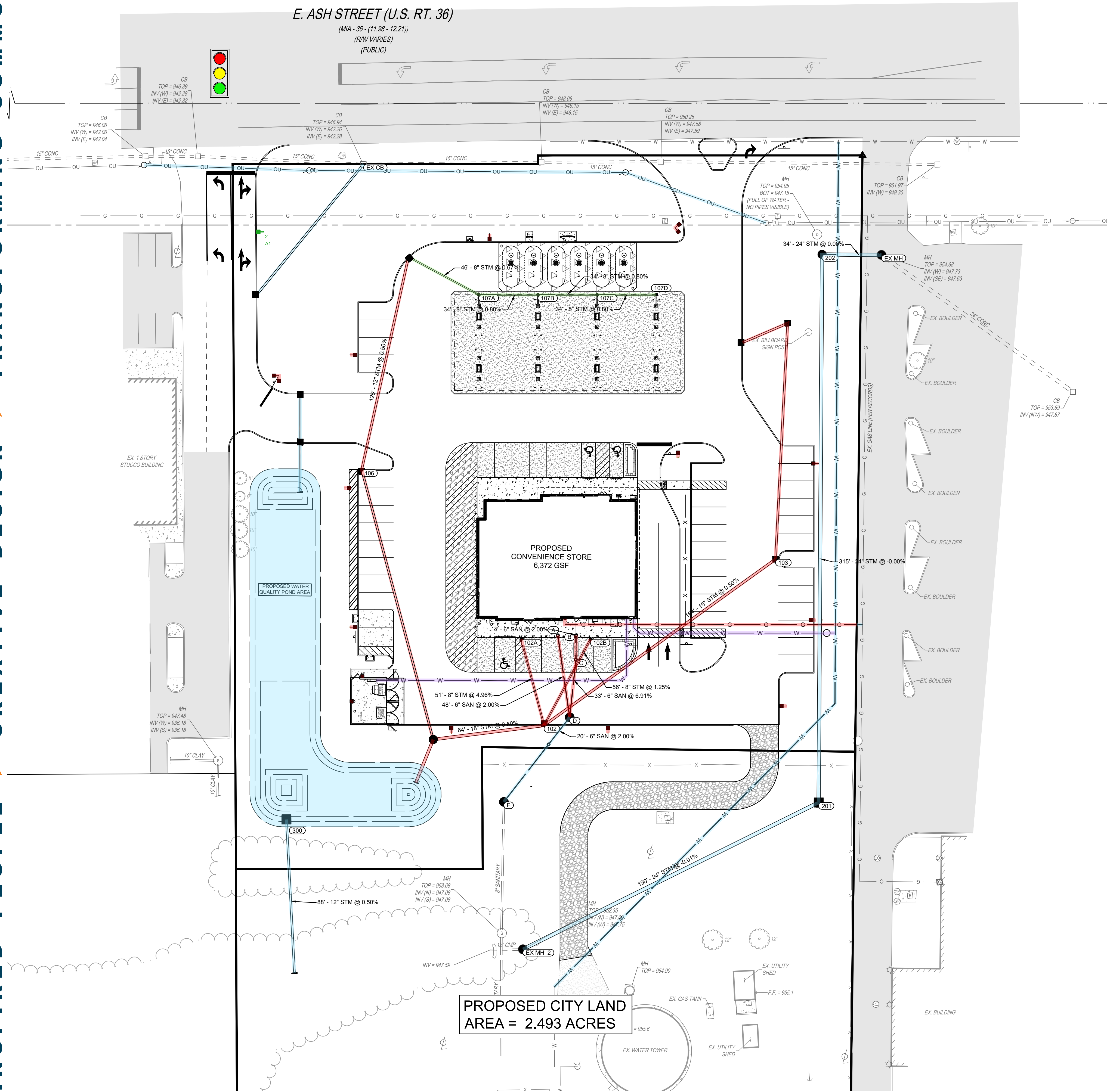
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LEGEND

- GC - WAWA GENERAL CONTRACTOR
- LL - LANDLORD
- PC - WAWA PETROLEUM CONTRACTOR
- GC - UTILITY
- GC - WATER/IRRIGATION LINE
- LL - UTILITY
- PC - UTILITY

LANDLORD CONSTRUCTION RESPONSIBILITY (PAD READY)

- CLEARING/ ROUGH GRADING
 - DEMOLITION OF EXISTING STRUCTURES & FOUNDATIONS
 - REMOVAL OF EXISTING UNDERGROUND STRUCTURES
 - DISCONNECTION OF EXISTING UTILITIES
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 - INSTALL ELECTRIC SERVICE TO TRANSFORMER/ CT CABINET
 - INSTALL STORM WATER MANAGEMENT SYSTEM, INCLUDING CLEANOUTS PRIOR TO ROOF LEADERS
- *NOTE: DETENTION POND AND OUTLET STRUCTURE TO BE LL RESPONSIBILITY

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SEAL:

NO.	DATE	DESCRIPTION
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MIAMI COUNTY, OH

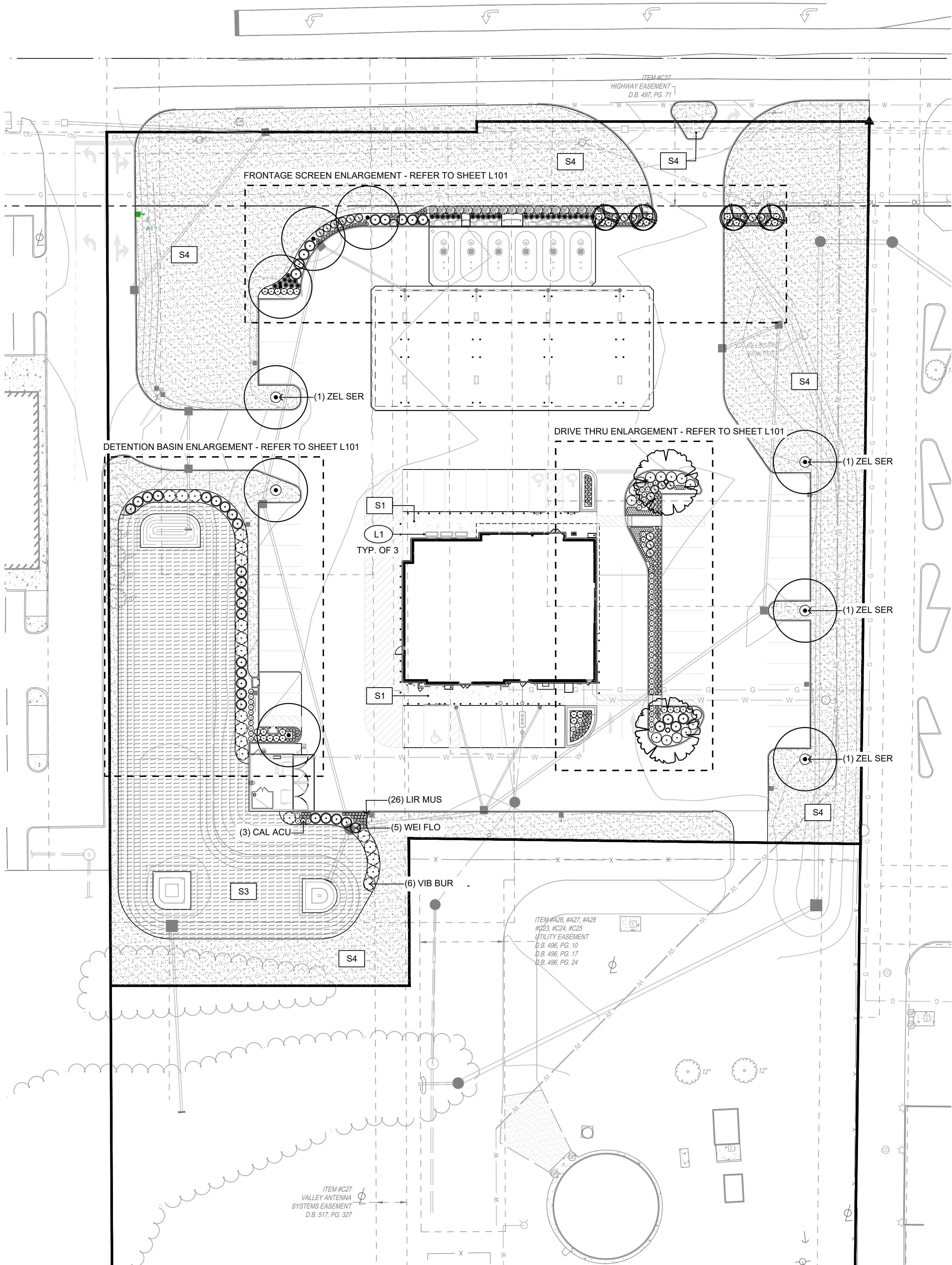
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DATE: 2026-02-20
SCALE: 0 15 30 60
SHEET NAME: DIVISION OF WORK - UTILITY
SHEET NO. C1001



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E. ASH STREET (U.S. RT. 36)

(MIA - 36 - (11.98 - 12.21))
(R/W VARIES)
(PUBLIC)



CITY OF PIQUA LANDSCAPE ZONING REQUIREMENTS

REQUIRED		PROPOSED
DIV. 4.2. PARKING AND ACCESS		
4.2.6. DRIVE-THRUS AND LOADING AREAS	A LOW-IMPACT OR MODERATE-IMPACT FRONTAGE SCREEN (§4.3.7) IS REQUIRED ALONG A PRIMARY STREET LOT LINE OR SIDE STREET LOT LINE WHERE A MOTOR VEHICLE USE AREA FACES A PRIMARY STREET LOT LINE OR SIDE STREET LOT LINE	PROVIDED
DIV. 4.3. LANDSCAPING, TRANSITIONS, SCREENING		
4.3.4.B. PARKING LOT PERIMETER SCREENING	A LOW-IMPACT FRONTAGE SCREEN (§4.3.7) IS REQUIRED ALONG A PRIMARY STREET LOT LINE OR SIDE STREET LOT LINE WHERE A PARKING LOT FACES A PRIMARY STREET LOT LINE OR SIDE STREET LOT LINE.	PROVIDED
4.3.4.C PARKING LOT ISLANDS	-A CURBED LANDSCAPED INTERIOR ISLAND MUST BE PROVIDED EVERY 10 PARKING SPACES. -AN INTERIOR ISLAND ABUTTING A SINGLE ROW OF PARKING SPACES MUST BE A MINIMUM OF 9 FEET IN WIDTH AND 150 SQUARE FEET IN AREA. EACH ISLAND MUST INCLUDE 1 SHADE TREE.	PROVIDED
4.3.5.A FOUNDATION PLANTINGS	-FOUNDATION PLANTINGS MUST BE INSTALLED ACROSS 75% OF ANY STREET-FACING FACADE, EXCEPT WHERE DOORWAYS AND DRIVEWAYS ARE LOCATED -A MINIMUM OF 2 LANDSCAPING PLANTS MUST BE PLANTED FOR EVERY 5 FEET OF REQUIRED LENGTH PLANTED. -FOUNDATION PLANTING AREAS MAY BE LOCATED AT GRADE, IN RAISED PLANTERS OR IN FREESTANDING PLANTERS. ANY RAISED OR FREESTANDING PLANTER MUST MATCH THE ADJACENT BUILDING MATERIALS. -FOUNDATION PLANTING AREAS MUST BE MULCHED TO REDUCE IRRIGATION NEEDS AND WEED GROWTH. SOD, PINE STRAW SMF GRAVEL AND STONE DO NOT COUNT AS MULCH FOR THE PURPOSE OF FOUNDATION PLANTING. -WHERE THE DEVELOPMENT DIRECTOR HAS DETERMINED THAT LOCATING PLANTINGS ALONG A FOUNDATION MAY BE INFEASIBLE OR AN ALTERNATIVE ARRANGEMENT HAS BEEN PROPOSED THAT BETTER SUITS SITE CHARACTERISTICS, AN ALTERNATIVE PLAN MAY BE APPROVED TO PROVIDE ADDITIONAL LANDSCAPING TO THE SITE. ALTERNATIVES ACCEPTABLE INCLUDE LANDSCAPED ENTRYWAYS, BIO-RETENTION AREAS, GARDEN PATHS OR OTHER AREAS PLANTED FOR THE VISUAL BENEFIT OF THE PUBLIC OR VISITORS TO THE SITE. THE NUMBER OF PLANTS REQUIRED MUST BE EQUIVALENT TO THOSE REQUIRED BY THE LENGTH OF FOUNDATION MEASUREMENT. STREET FACING FACADE: 92 LF = (37) REQUIRED LANDSCAPE PLANTS	(3) RAISED PLANTERS + (89) PROPOSED LANDSCAPE PLANTS PROPOSED TO EAST OF FRONT ENTRANCE
4.3.7.B. FRONTAGE SCREENS	-LOW IMPACT FRONTAGE SCREENING TYPE: INTENDED FOR SCREENING PARKING LOTS, MOTOR VEHICLE USE AREAS, (DRIVE-THRU LANES AND DRIVE AISLES) AND OTHER LOW-IMPACT USES. DEPTH (MIN) = 6' % OF PERIMETER SCREENED (MIN) = 80% REQUIRED PLANT TYPE = SCREENING PLANTS, SHRUBS SHADE TREES (MIN PER 40' OF PERIMETER) = 1 227 LF VEHICULAR USE FRONTAGE = 6 SHADE TREES MIN -WHERE A REQUIRED SHADE TREE CANNOT BE PROVIDED DUE TO EXISTING SPATIAL CONFLICTS, 2 ORNAMENTAL TREES MAY BE PROVIDED AS AN ALTERNATIVE TO MEET THE REQUIREMENT. (§4.3.9.C.3)	(3) SHADE TREE, (4) ORNAMENTAL TREES, AND (149) SHRUBS AND SCREENING PLANTS PROPOSED. FRONTAGE SCREEN ADJACENT TO TANK MAT AND VENT STACK (79 LF) UNSUITABLE FOR TREES DUE TO SAFETY CONCERNS.
4.3.9.C TREE STANDARDS	-ALL TREES MUST BE A MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING -SHADE TREES MUST HAVE A MINIMUM HEIGHT OF 8 FEET AND ORNAMENTAL TREES A MINIMUM HEIGHT OF 6 FEET AT TIME OF PLANTING. -SHADE TREE SPECIES MUST HAVE A MINIMUM CANOPY SPREAD AT MATURITY OF 30 FEET. -ORNAMENTAL TREE SPECIES MUST HAVE A MINIMUM CANOPY SPREAD AT MATURITY OF 15 FEET. -WHERE A REQUIRED SHADE TREE CANNOT BE PROVIDED DUE TO EXISTING SPATIAL CONFLICTS, 2 ORNAMENTAL TREES MAY BE PROVIDED AS AN ALTERNATIVE TO MEET THE REQUIREMENT. -TREES USED AS FRONTAGE SCREENING TREES BETWEEN PARKING LOTS AND THE SIDEWALK MUST BE DECIDUOUS.	PROVIDED
4.3.9.C SCREENING PLANT STANDARDS	-SCREENING PLANTS MUST BE PERENNIAL. -SCREENING PLANTS MUST BE ABLE TO REACH AT LEAST 3 FEET IN HEIGHT AT MATURITY. -SCREENING PLANTS USED AS FRONTAGE SCREENS MUST GROW NO TALLER THAN 4 FEET IN HEIGHT AT MATURITY.	PROVIDED
4.3.9.C SHRUB STANDARDS	-A MINIMUM OF 50% OF ALL SHRUBS INSTALLED MUST BE EVERGREEN. -ALL SHRUBS INSTALLED MUST BE ABLE TO REACH AT LEAST 4 FEET IN BOTH HEIGHT AND SPREAD AT MATURITY. -SCREENING PLANTS USED AS FRONTAGE SCREENS MUST GROW NO TALLER THAN 4 FEET IN HEIGHT AT MATURITY.	PROVIDED
DIV. 5.1 WATERSHED PROTECTION		
5.1.2.E STORMWATER DETENTION AREA BUFFER	-STORMWATER DETENTION AREAS MUST HAVE A 15-FOOT WIDE BUFFER TO REDUCE BANK EROSION AND FILTER RUNOFF AND MEET THE FOLLOWING REQUIREMENTS WITHIN THE BUFFER. THE BUFFER MUST BE MEASURED AT THE NORMAL HIGH WATER MARK AND EXTEND UP SLOPE AWAY FROM THE DETENTION AREA. -PROPERTIES ABUTTING A STORMWATER DETENTION AREA MAY MAINTAIN AN ACCESS STRIP TO THE WATER THAT IS A MAXIMUM OF 12 FEET IN WIDTH. THE ACCESS STRIP MAY BE PLANTED IN TURF GRASS AND MOWED AS DESIRED BY THE PROPERTY OWNER. THE BUFFERED GROUNDCOVER PERIMETER MUST REMAIN 90% OR MORE OF THE TOTAL PERIMETER OF THE STORMWATER DETENTION POND. -MOWING WITHIN THE BUFFER 15 FEET OF THE STORMWATER DETENTION AREA'S ORDINARY HIGH WATER IS PROHIBITED EXCEPT AS NEEDED TO ESTABLISH PLANTINGS.	PROVIDED

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL. MIN.	B&B	SPACE PER PLAN
MAL SUG	MALUS 'SUTYZAM'	SUGAR TYME CRABAPPLE	2" CAL. MIN.	B&B	SPACE PER PLAN
ZEL SER	ZELKOVA SERATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL. MIN.	B&B	SPACE PER PLAN

SHRUBS:

ILE GLA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" HT. MIN.	CONT.	PLANT 48" O.C.
JUN HOR	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	18" SP. MIN.	CONT.	PLANT 60" O.C.
JUN SOU	JUNIPERUS SQUMAMATA 'BLUE STAR'	BLUE STAR JUNIPER	24" HT. MIN.	CONT.	PLANT 48" O.C.
SPI JAP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" HT. MIN.	CONT.	PLANT 36" O.C.
VIB BUR	VIBURNUM x BURKWOODII 'CONOY'	CONOY BURKWOOD VIBURNUM	30" HT. MIN.	B&B	PLANT 72" O.C.
WEI FLO	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HT. MIN.	CONT.	SPACE 60" O.C.

PERENNIALS & ORNAMENTAL GRASSES:

CAL ACU	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL	CONT.	PLANT 30" O.C.
HEM STE	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	CONT.	PLANT 12" O.C.
LIR MUS	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	CONT.	PLANT 18" O.C.
PAN VIR	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 GAL	CONT.	PLANT 30" O.C.
SCH SCO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GAL	CONT.	PLANT 18" O.C.

TURF GRASS SEED & SOD: SEE SPECIFICATIONS

*REFER TO LANDSCAPE NOTES AND DETAILS SHEET L102

GENERAL NOTES

- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
- ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
- PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
- CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.

LEGEND

PROPERTY LINE

L1 RAISED PLANTER, REFER TO WAWA SPECIFICATIONS

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 DECORATIVE GRAVEL WITH METAL EDGING, TYP.

S3 DETENTION BASIN SEED MIX, TYP.

S4 TURFGRASS SOD, TYP.

PLANT MATERIAL

DECIDUOUS TREE, TYP.

ORNAMENTAL TREE, TYP.

SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP.

EXISTING TREES TO REMAIN, PROTECT IN PLACE



NOTE:
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www.kleingers.com

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513.779.7851

SEAL:

NO. DATE DESCRIPTION

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CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020.014

DATE: 2026-02-20

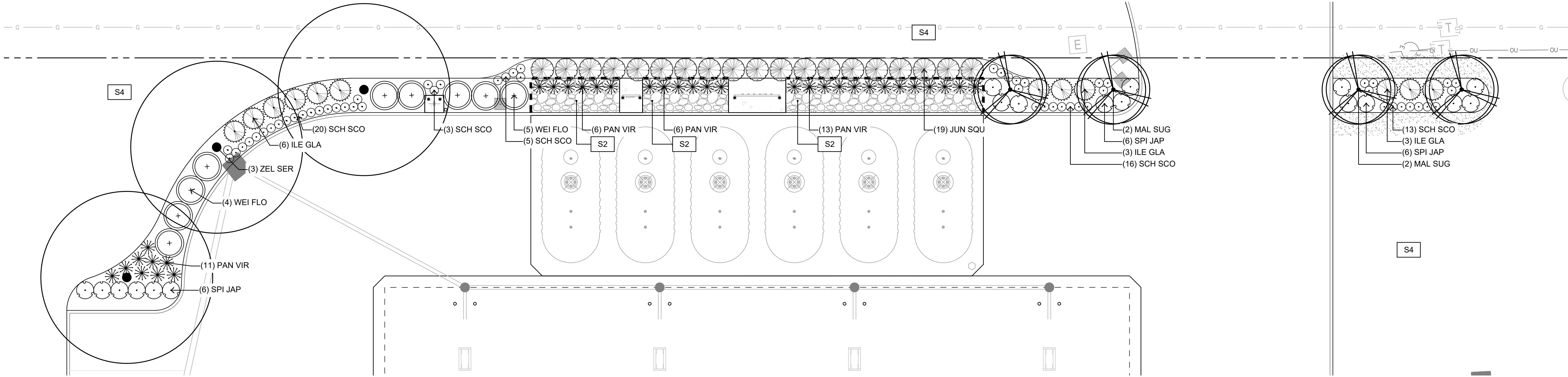
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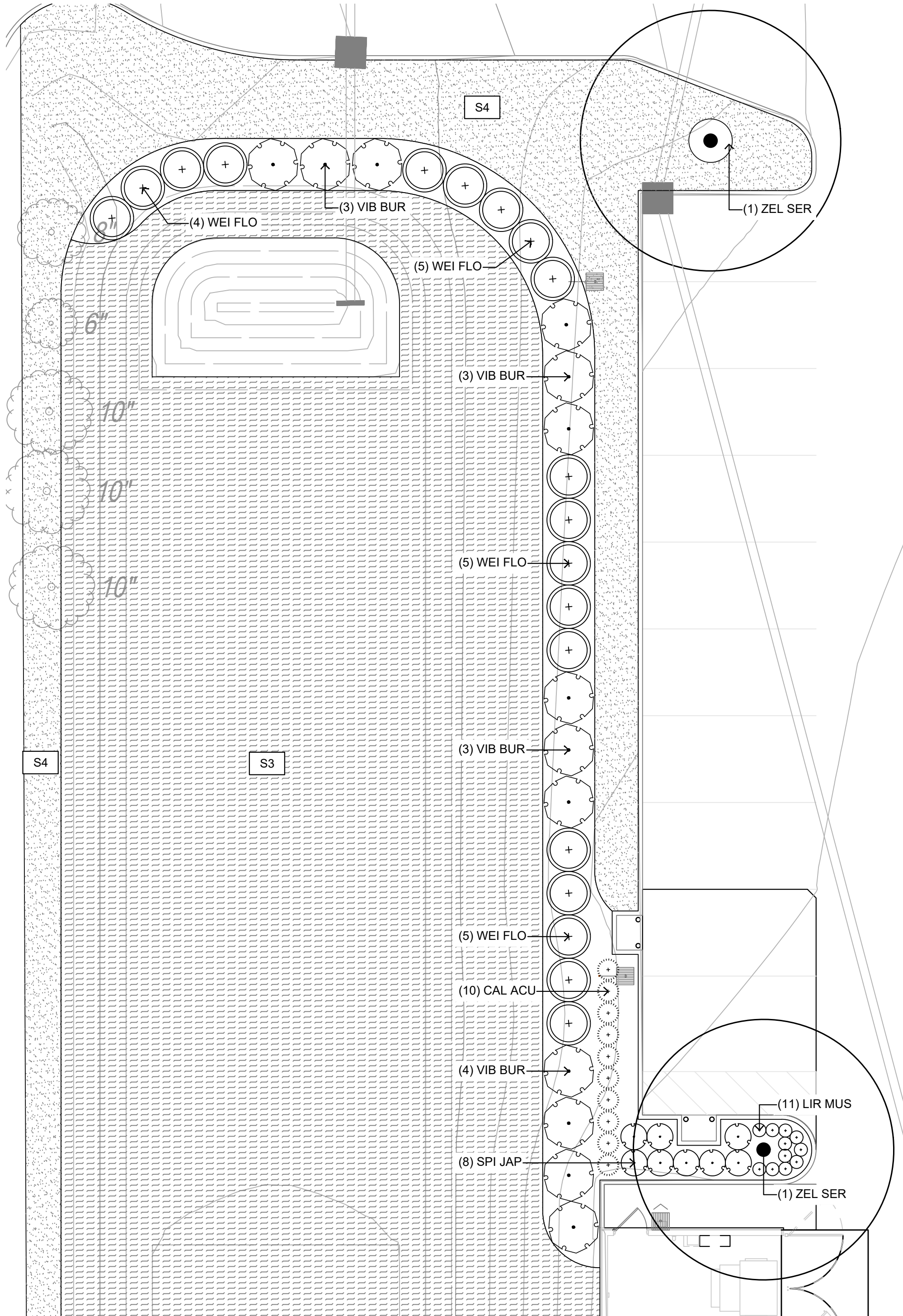
**PLANTING
PLAN**

SHEET NO.

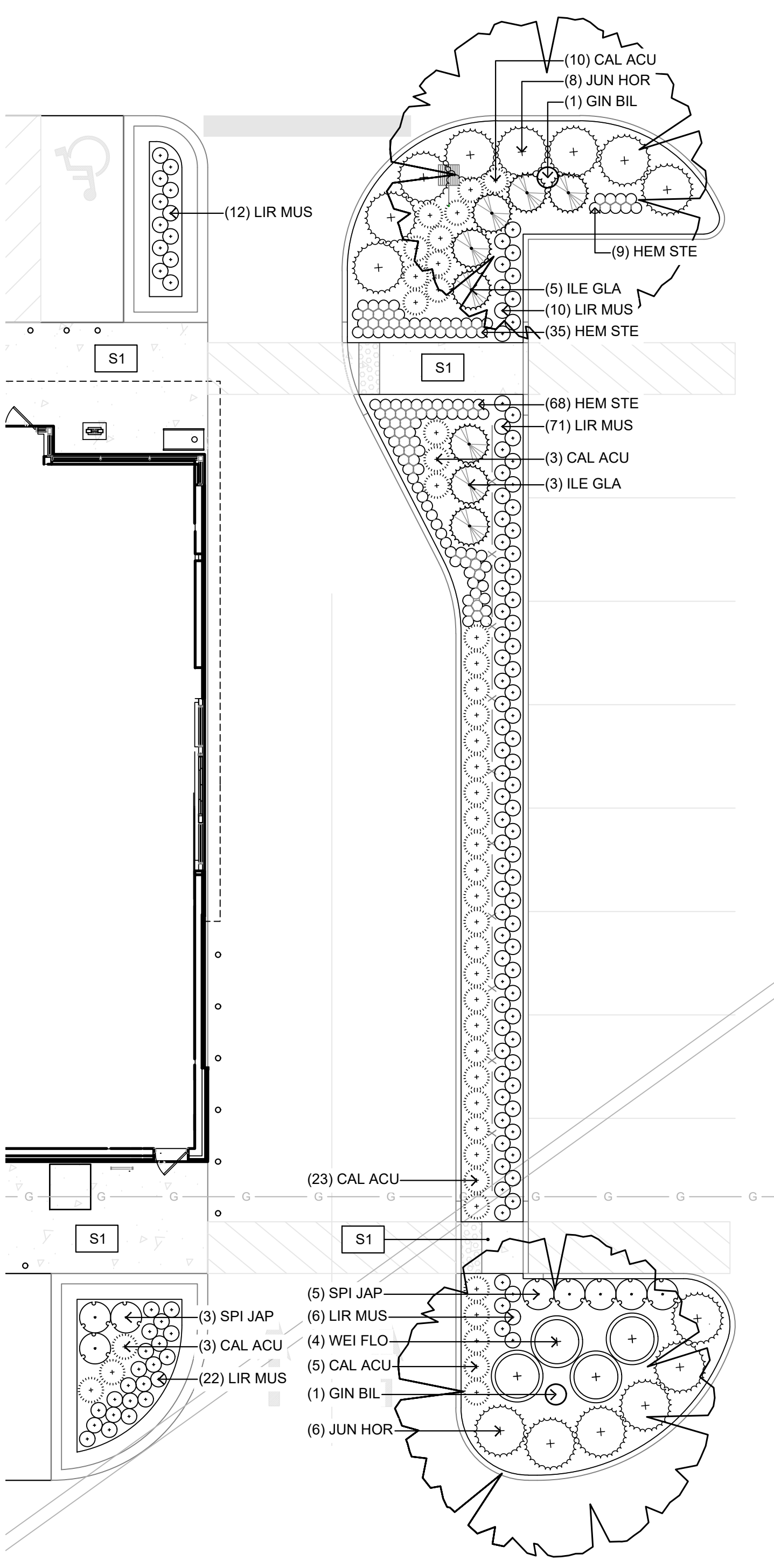
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1 FRONTAGE SCREEN ENLARGEMENT
N.T.S.



2 DETENTION BASIN ENLARGEMENT
N.T.S.



3 DRIVE THRU ENLARGEMENT
N.T.S.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL. MIN.	B&B	SPACE PER PLAN
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ZEL SER	ZELKOVA SERATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL. MIN.	B&B	SPACE PER PLAN
SHRUBS:					
ILE GLA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" HT. MIN.	CONT.	PLANT 48" O.C.
JUN HOR	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	18" SP. MIN.	CONT.	PLANT 60" O.C.
JUN SQU	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	24" HT. MIN.	CONT.	PLANT 48" O.C.
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VIB BUR	VIBURNUM x BURKWOODII 'CONOY'	CONOY BURKWOOD VIBURNUM	30" HT. MIN.	B&B	PLANT 72" O.C.
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CAL ACU	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL	CONT.	PLANT 30" O.C.
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LIR MUS	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	CONT.	PLANT 18" O.C.
PAN VIR	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 GAL	CONT.	PLANT 30" O.C.
SCH SCO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GAL	CONT.	PLANT 18" O.C.
TURF GRASS SEED & SOD: SEE SPECIFICATIONS					

*REFER TO LANDSCAPE NOTES AND DETAILS SHEET L102

DETENTION BASIN SEED MIX:

SOURCE:
OHIO PRAIRIE NURSERY SEED
PO BOX 174 HIRAM, OHIO 44234
866.569.380
INFO@OPNSEED.COM
WWW.OPNSEED.COM

PRODUCTS:

-DETENTION BASIN NATIVE SEED MIX
-REGREEN COVER CROP SEED MIX

NOTES:

-INSTALL PER SUPPLIER RECOMMENDATIONS
-REGREEN SEEDING RATE: 30 LBS. PER ACRE
-SOW COVER CROP FIRST AND WORK SEED INTO THE SOIL AT A DEPTH OF 1"-2"
-DETENTION BASIN SEED MIX SEEDING RATE: 10 LBS. PER ACRE
-SOW SEED MIX AFTER COVER CROP IS WORKED INTO SOIL. LIGHTLY WORK SEED MIX INTO SOIL AT A DEPTH OF NO MORE THAN 1/4"
-REFER TO SPECIFICATIONS

LEGEND

— PROPERTY LINE

L1 RAISED PLANTER, REFER TO WAWA SPECIFICATIONS

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 DECORATIVE GRAVEL WITH METAL EDGING, TYP. 2-3 L102

S3 DETENTION BASIN SEED MIX, TYP.

S4 TURFGRASS SOD, TYP. 1 L102

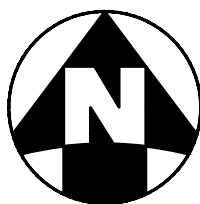
PLANT MATERIAL

DECIDUOUS TREE, TYP. 8 L102

ORNAMENTAL TREE, TYP. 8 L102

SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP. 3-7 L102

EXISTING TREES TO REMAIN, PROTECT IN PLACE



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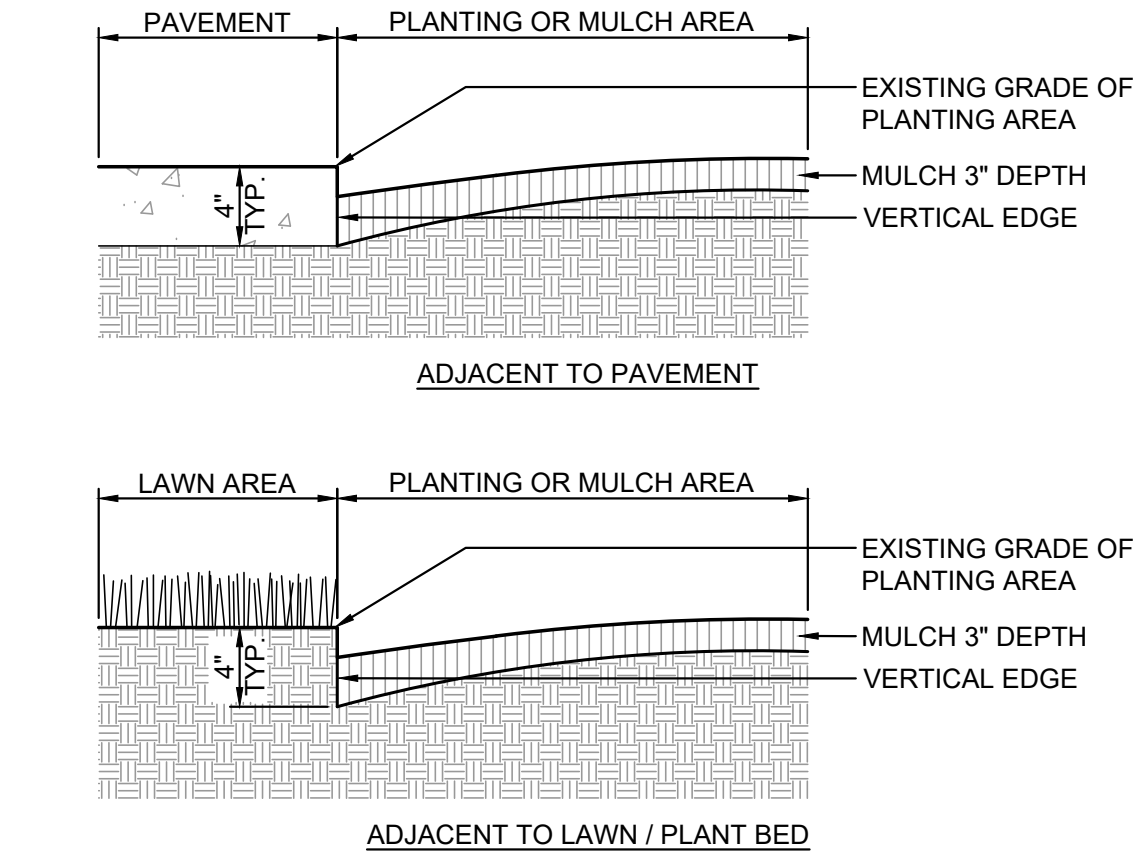
PLANTING ENLARGEMENTS

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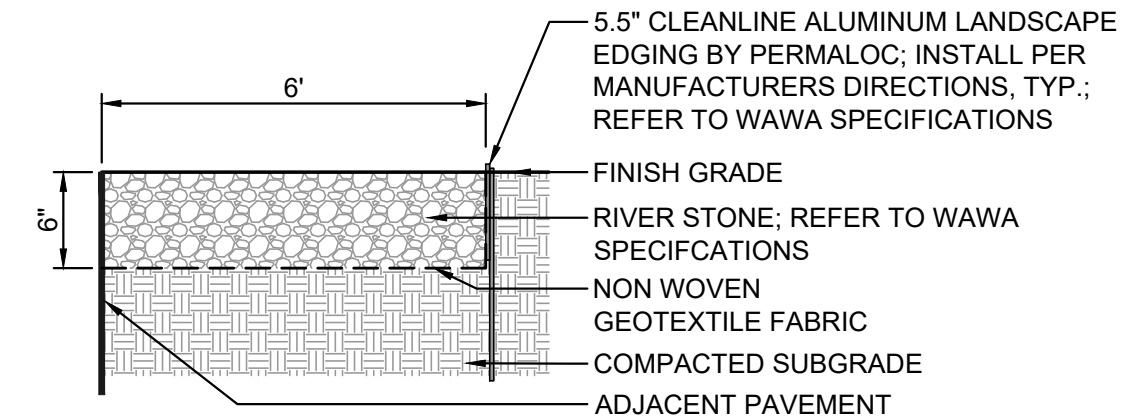
L101

LANDSCAPE NOTES

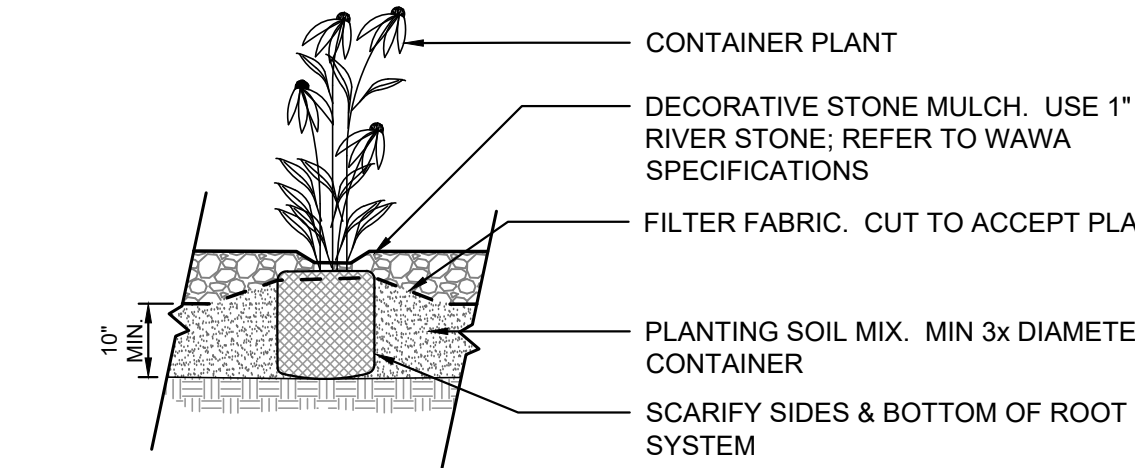
1. INCLUDE BACKFLOW PREVENTION FOR IRRIGATION LINE.
2. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
3. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
5. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION PLANS AND SPECIFICATION.)
6. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
7. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
8. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
9. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 ½" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5 ½" X 16" BY PERMALOC. (800-356-9660, /WWW.PERMALOC.COM.) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS.
10. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
11. WEED BARRIER SHALL BE IN ALL LANDSCAPE MULCH BEDS AND NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN MULCH IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
12. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
13. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
14. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES OR IS NO MORE THAN TWO (2") INCHES ABOVE FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTling MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
15. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
17. TURF SPECIFICATION AND SEEDBED PREPARATION
 - A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.
 - B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW-RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
 - C. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
17. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. *IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.*



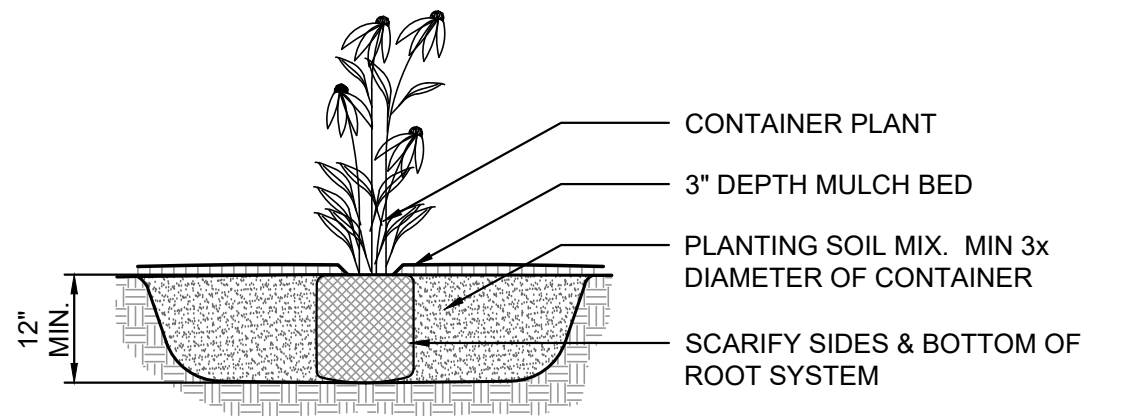
1 PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



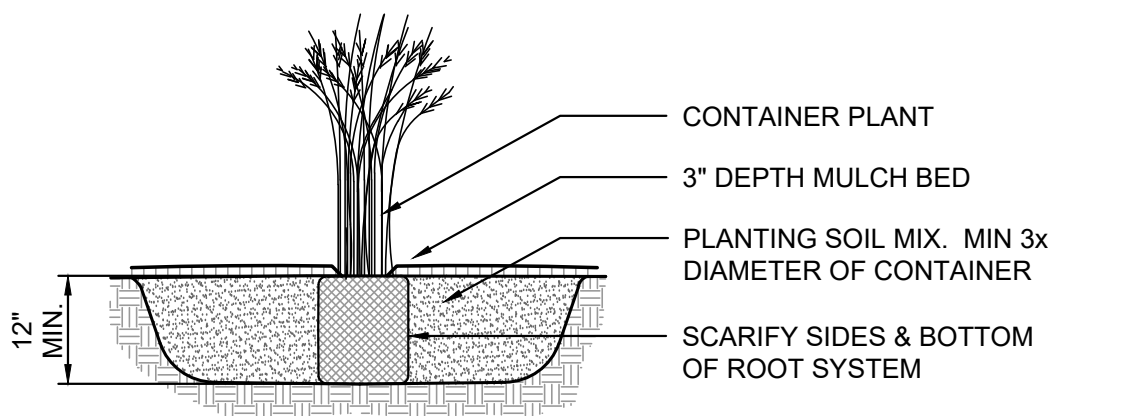
2 DECORATIVE GRAVEL WITH METAL EDGING
N.T.S.



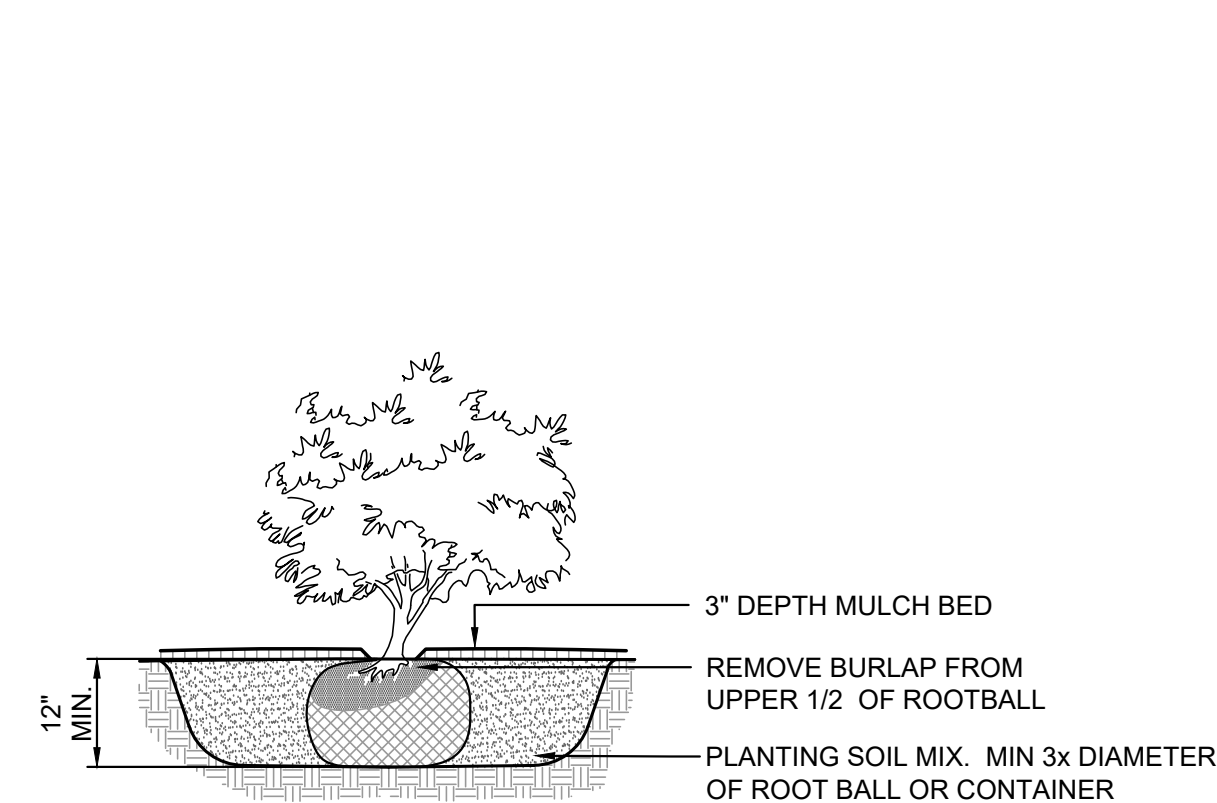
3 PLANTING IN DECORATIVE GRAVEL
NTS



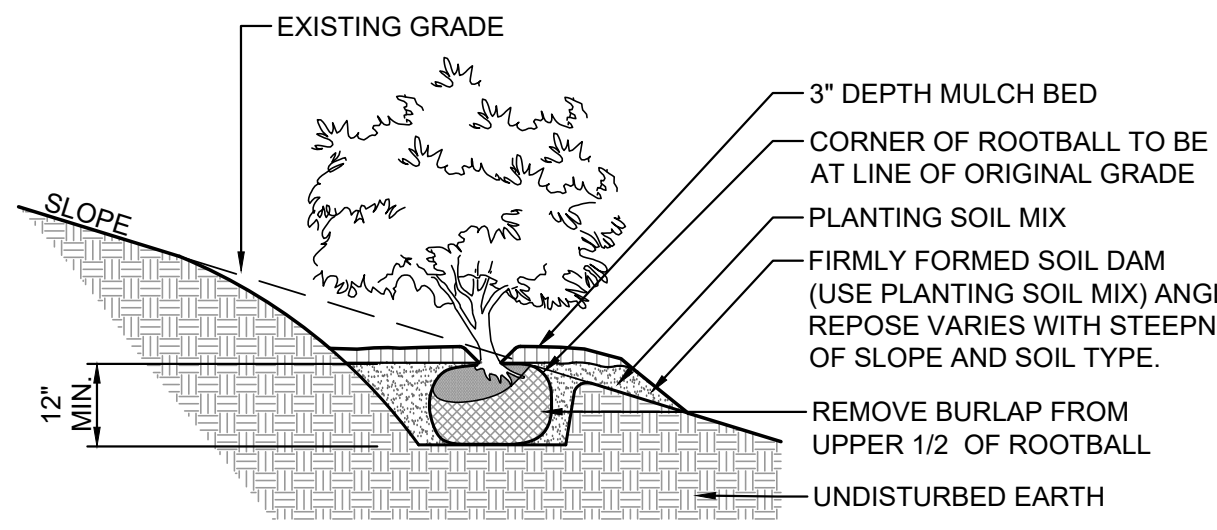
4 PERENNIAL PLANTING
N.T.S.



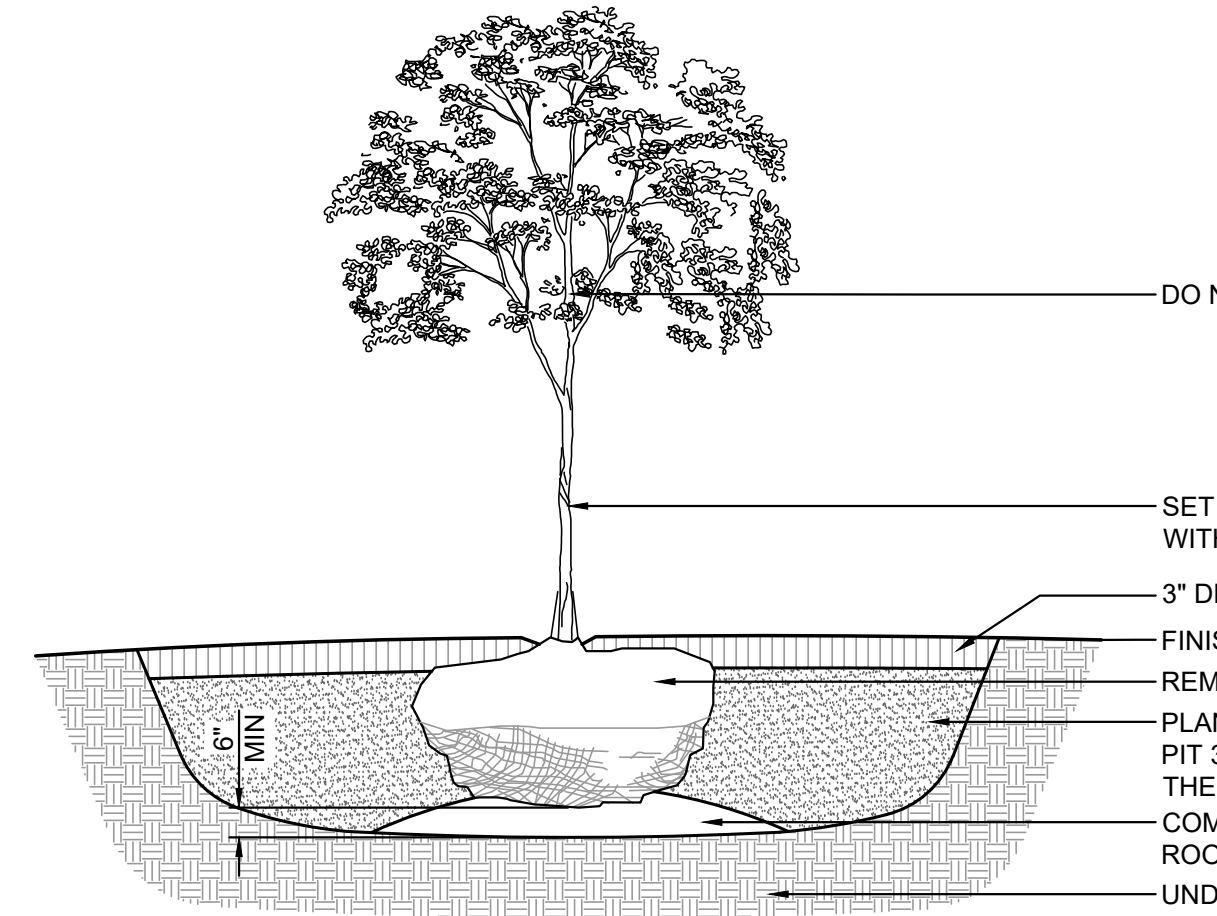
5 ORNAMENTAL GRASS PLANTING
N.T.S.



6 SHRUB PLANTING
N.T.S.



7 SHRUB PLANTING ON SLOPE
N.T.S.



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
 4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE .

8 DECIDUOUS TREE PLANTING
N.T.S.



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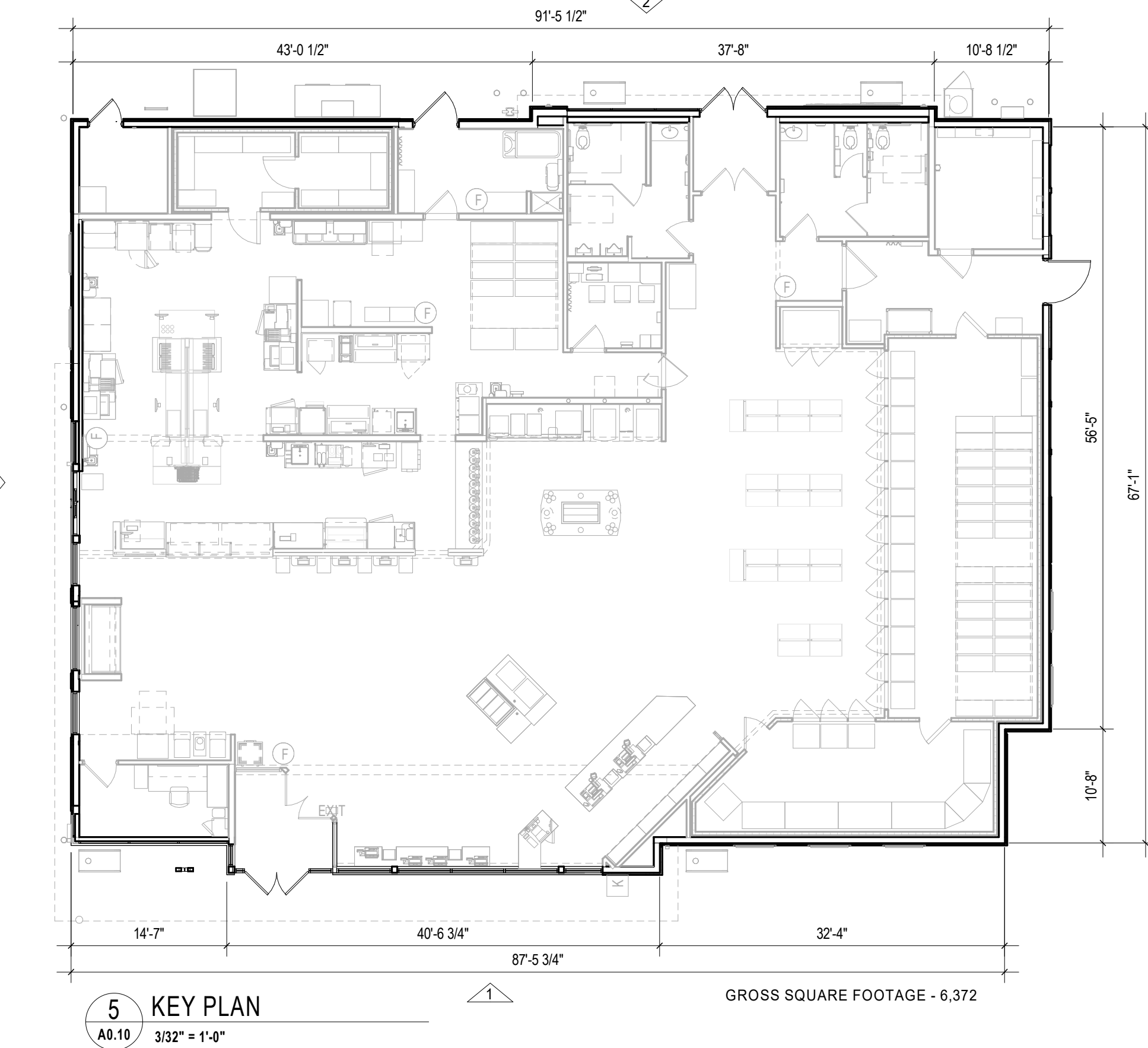
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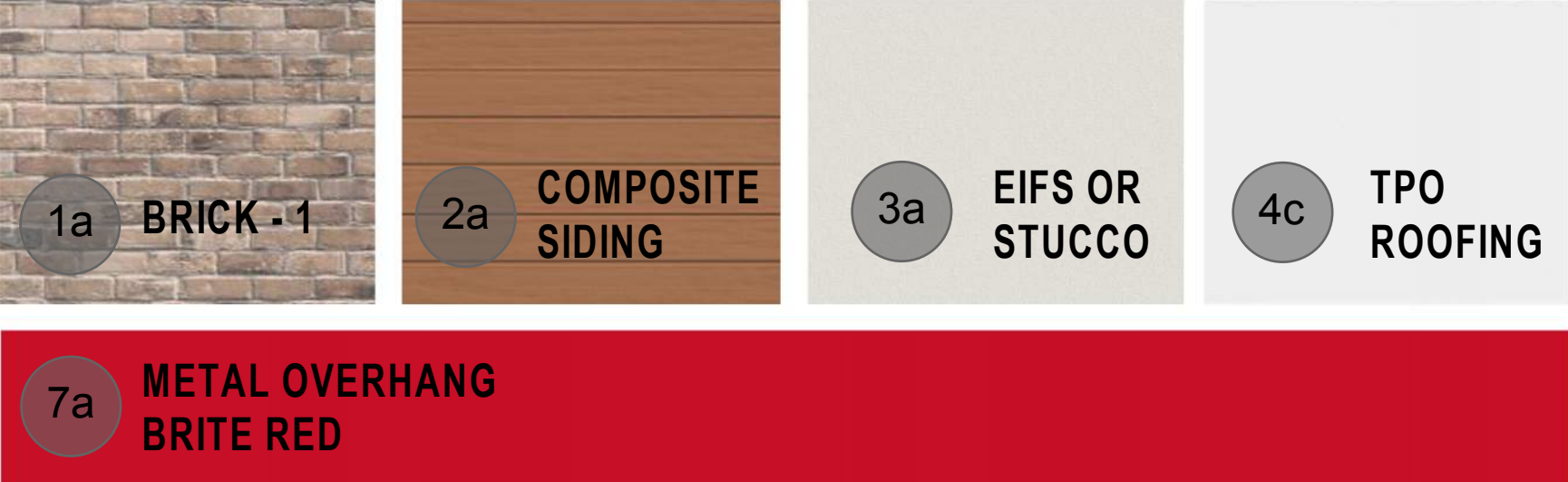
**PLANTING
DETAILS**

SHEET NO.

L102

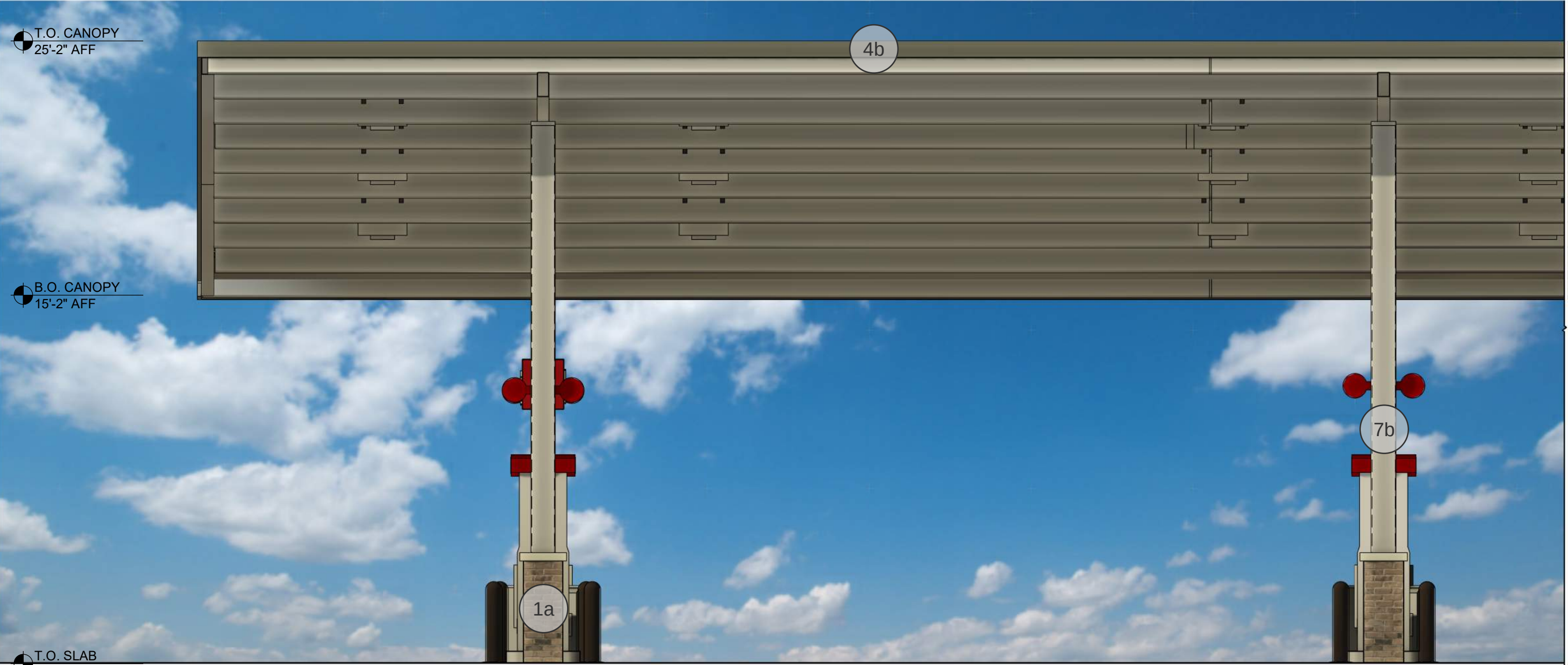


MATERIALS:





③ FUEL CANOPY ELEVATION
1/4" = 1'-0"



② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



① FUEL CANOPY PERSPECTIVE

MATERIALS:

1a BRICK-1

7b METAL: WHITE

4b ROOF: SLATE GREY

10 WHITE PVC FENCE

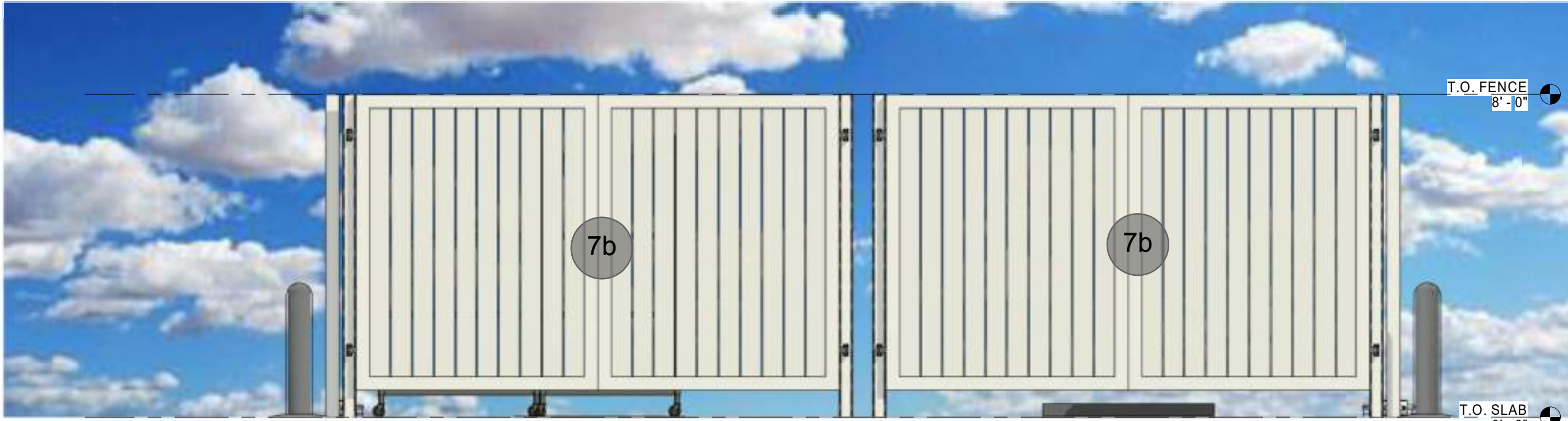
7b METAL: GATE



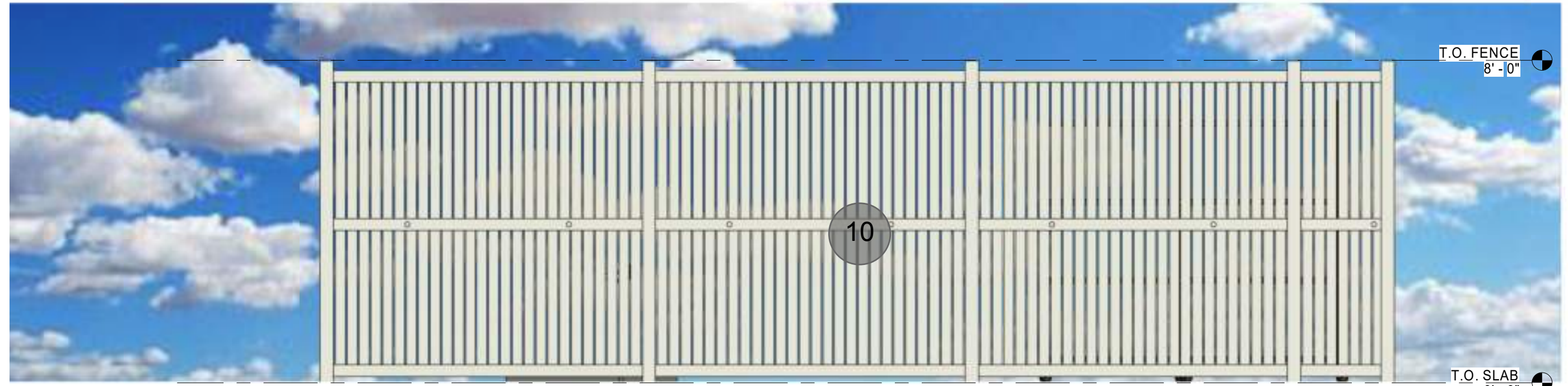
⑦ TRASH COMPOUND - SIDE ELEVATION
3/8" = 1'-0"



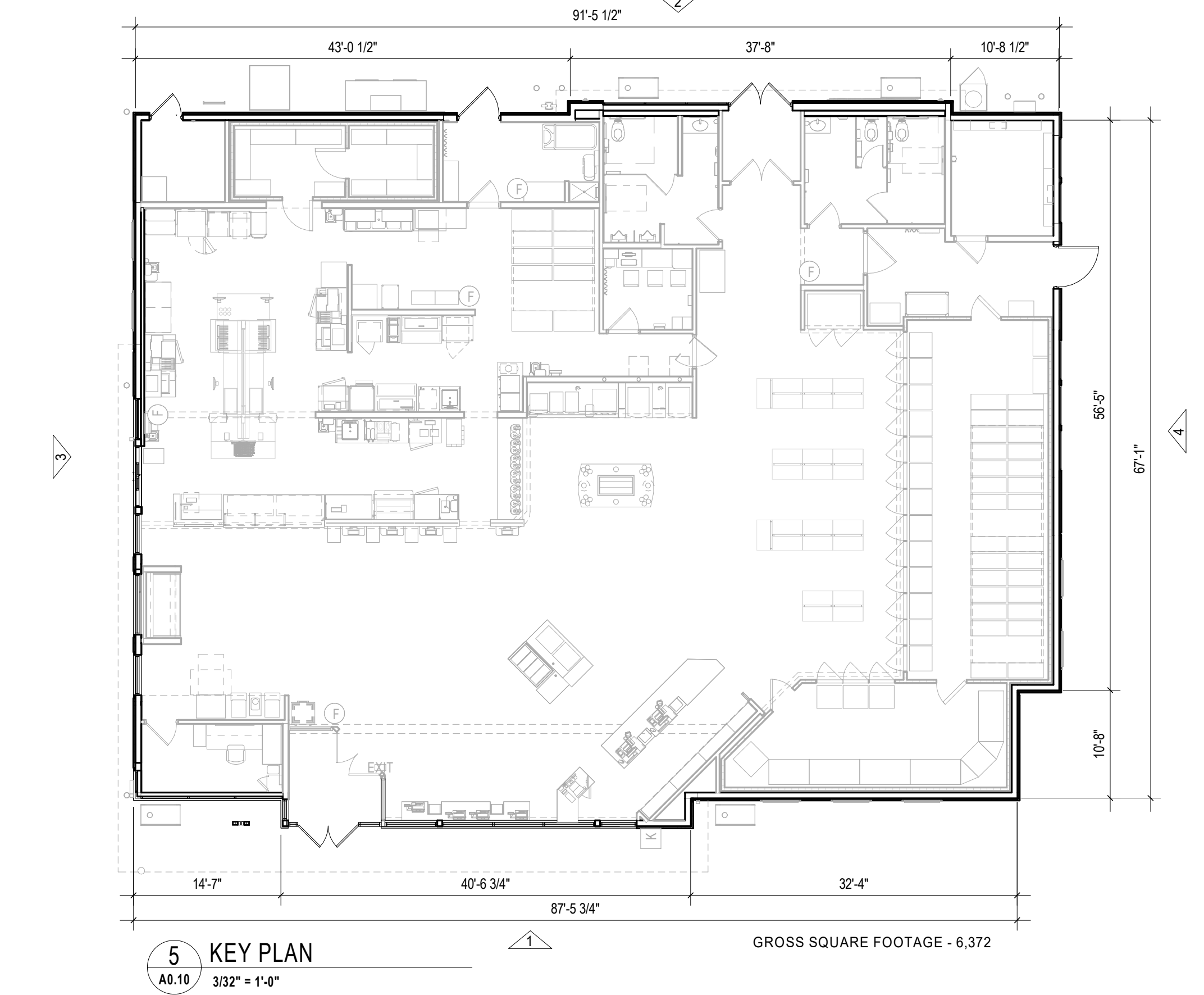
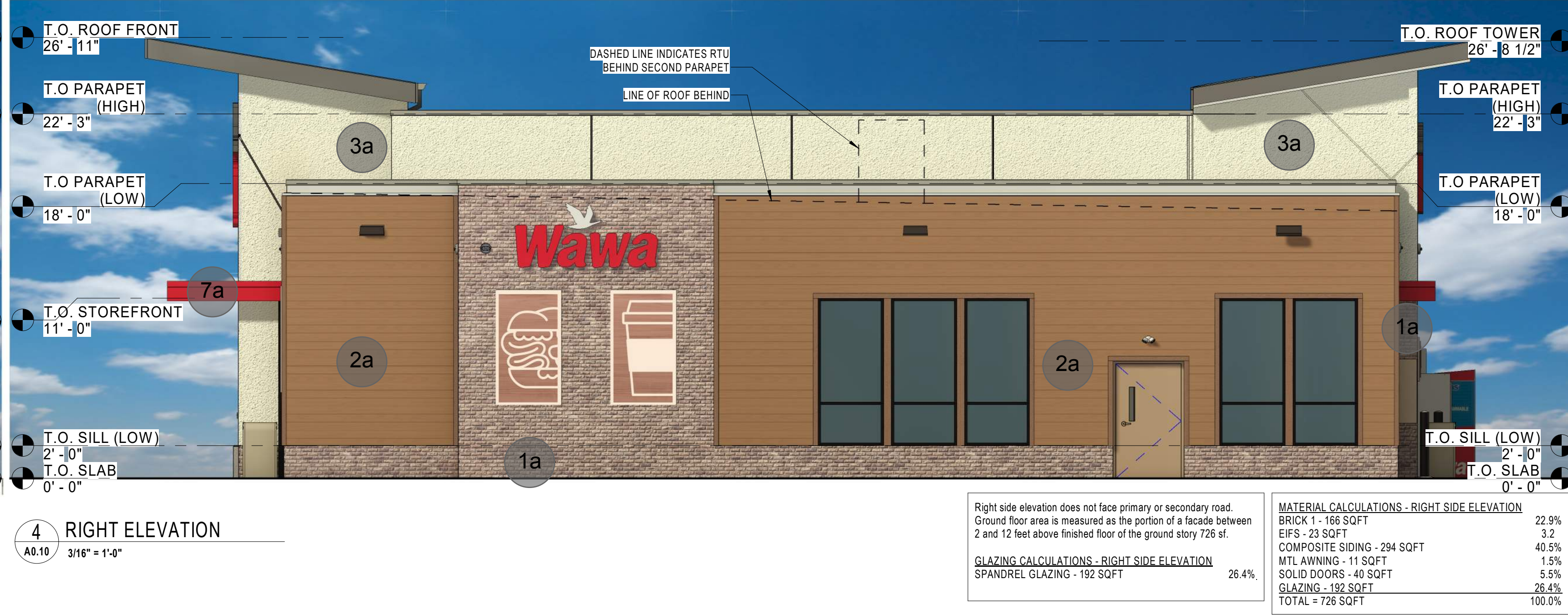
⑥ TRASH COMPOUND - SIDE ELEVATION
3/8" = 1'-0"



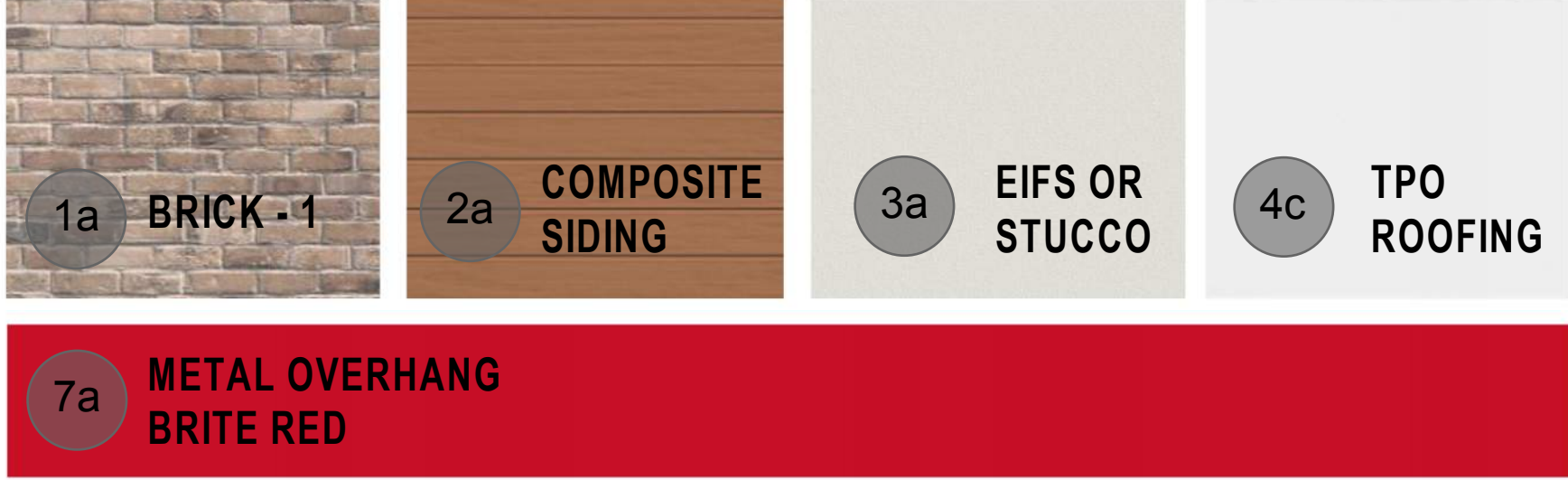
⑤ TRASH COMPOUND - FRONT ELEVATION
3/8" = 1'-0"



④ TRASH COMPOUND - REAR ELEVATION
3/8" = 1'-0"



MATERIALS:





1 FRONT RIGHT VIEW
A0.11



2 FRONT LEFT VIEW
A0.11

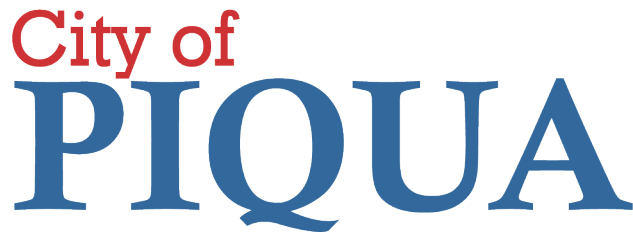


3 REAR LEFT VIEW
A0.11



4 REAR RIGHT VIEW
A0.11

	Name	Address	City	State	Zip
BZA 02-26	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	P.O. BOX 105842	ATLANTA	GA
BZA 02-26	N44-078772	ALDI INC	PO BOX 460049 DEPT 501	HOUSTON	TX 77056
BZA 02-26	N44-072735	SUNRISE LLC	PO BOX 6450	NORCROSS	GA 30071
BZA 02-26	N44-072730	TACO BELL OF AMERICA INC	PO BOX 80615	INDIANAPOLIS	IN 46280
BZA 02-26	N44-250056	CITY OF PIQUA	SR 36 R	PIQUA	OH 45356
BZA 02-26	N44-072810	BENT TREE APARTMENTS I LLC	1055 ST PAUL PL	CINCINNATI	OH 45202
BZA 02-26	N44-072750	DS MITCHELL LLC & BEPA LLC	116 W JACKSON RD	MONROE	IN 46772
BZA 02-26	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	1200 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-073405	LJS PIQUA LLC	1219 ASH ST E	PIQUA	OH 45356
BZA 02-26	N44-073415	VALLEY REALTY INVESTMENTS LLC	1219 RECKER RD	PIQUA	OH 45356
BZA 02-26	N44-078702	HARVEYCO LLC	1220 1226 ASH ST E	PIQUA	OH 45356
BZA 02-26	N44-073406	NEILSON PROPERTY LTD	1221 ASH ST E	PIQUA	OH 45356
BZA 02-26	N44-072737	ASH STREET CENTER LLC	1227 ASH ST E	PIQUA	OH 45356
BZA 02-26	N44-078794	DW 28 SIDNEY PLAZA LLC	1230 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-072735	SUNRISE LLC	1232 ASH ST E	PIQUA	OH 45356
BZA 02-26	N44-072730	TACO BELL OF AMERICA INC	1234 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-072752	3 J ESTATE LLC	1239 ASH ST E	PIQUA	OH 45356
BZA 02-26	N44-072810	BENT TREE APARTMENTS I LLC	1240 GARBRY RD	PIQUA	OH 45356
BZA 02-26	N44-072750	DS MITCHELL LLC & BEPA LLC	1241 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-078772	ALDI INC	1243 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-078770	TG3 REAL ESTATE - PIQUA	1243 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-078796	ASH STREET OHIO LLC	1252 E ASH ST	PIQUA	OH 45356
BZA 02-26	N44-251055	REHABILITATION CENTER FOR NEUROLOGICAL DEVELOPMENT	1306 GARBRY RD	PIQUA	OH 45356
BZA 02-26	N44-073339	3 J ESTATE LLC	1841 JOSEPHINE ST APT 3	CINCINNATI	OH 45219
BZA 02-26	N44-073405	LJS PIQUA LLC	26527 AGOURA RD STE 200	CALABASAS	CA 91302
BZA 02-26	N44-078792	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	DALLAS	TX 75234
BZA 02-26	N44-073415	VALLEY REALTY INVESTMENTS LLC	2775 TIMBER RIDGE DR	FORT LORAMIE	OH 45845
BZA 02-26	N44-073406	NEILSON PROPERTY LTD	4000 COLUMBUS AVE	SANDUSKY	OH 44870
BZA 02-26	N44-078770	TG3 REAL ESTATE - PIQUA	50 NASHUA RD STE 203	LONDONDERRY	NH 3053
BZA 02-26	N44-078786	ASH STREET CENTER LLC	6300 E 1ST AVE #300	FORT LAUDERDALE	FL 33334
BZA 02-26	N44-078796	ASH STREET OHIO LLC	6649 SW 192ND AVE	FORT LAUDERDALE	FL 33332
BZA 02-26	N44-078794	DW 28 SIDNEY PLAZA LLC	7031 MAYFLOWER PARK DR	ZIONSVILLE	IN 46077
BZA 02-26	N44-078702	HARVEYCO LLC	7150 W CENTRAL AVE SUITE 200	TOLEDO	OH 43617



Community Services Department

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

May 11, 2026

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

Please be advised that the City of Piqua Board of Zoning Appeals meeting is scheduled for **Tuesday, May 26, 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 by noon on the day of the meeting. All comments received by this deadline will be presented to the Board during the public hearing.

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 by February 20, 2026, 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". The signature is stylized with a large, looping "C" and "H".

Chad D. Henry
City Planner

Enc.