City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, MAY 19, 2026
5:30 PM
COMMISSION CHAMBER - 2ND FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

1) To consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk;

2) To consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended;

EXECUTIVE SESSION

ADJOURN FROM EXECUTIVE SESSION

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

CONSENT AGENDA

1) **Approval of Minutes**
Approval of the Minutes from the May 5, 2026, Regular City Commission Meeting

2) **Resolution No. R-69-26**
A Resolution appointing a member, William Walker Jr. (Rick), to the governing board of the Piqua Improvement Corporation

3) **Resolution No. R-70-26**
A Resolution appointing a member, William Walker Jr. (Rick), to Grow Piqua Now.

OLD BUSINESS

1) **Ordinance No. O-2-26 (Third Reading)**
An Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua.

NEW BUSINESS

1) **Resolution No. R-65-26**
   A Resolution authorizing a Zoning Map Amendment to the City of Piqua Zoning Map to change the zoning designation of parcel ID #N44-100684 from "AG" Agriculture to "S-RM" Residential Multi-Unit.

2) **Resolution No. R-66-26**
   A Resolution to approve a final plat with dedication for Whitetail Bend, Section 1 & 2.

3) **Resolution No. R-67-26**
   A Resolution awarding a contract to M&T Excavating, LLC for the Washington Road Water Main Extension Project

4) **Resolution No. R-68-26**
   A Resolution authorizing a Purchase Order(s) to Utility Service Co., Inc. for continued Water Tower Maintenance for 2026

CITY MANAGER'S REPORT

COMMISSIONERS COMMENTS

ADJOURNMENT

NON-AGENDA PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission on Non-agenda items after the adjournment of the Business Agenda. Comments will be limited to seven (7) minutes.)

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

1. Commission meetings shall be called to order by the mayor or presiding officer of the meeting. The clerk shall call the roll of the Commissioners.

2. The mayor or presiding officer shall thereafter lead the Commission in the Pledge of Allegiance.

3. Upon roll call being completed, the Business Meeting of the Commission shall commence.

4. The Commission shall, if necessary, add or remove items to the Business Agenda and approve the agenda once it is established.

5. After approval of the agenda, the Commission shall vote on approval of the minutes of prior meetings.

6. After the establishment of the agenda, the Commission shall permit public comment by the citizens of Piqua as required by Section 4 of the Piqua Charter on any approved agenda item. Any person providing public comment shall provide his or her name and street address prior to making any comments.

7. Any non-citizen may also participate in public comment if an ordinance or resolution made part of the agenda affects his or her business located within the city of Piqua or utility service they receive within the city of Piqua. Any non-citizen shall state his or her name and either what business he or she operates that is being affected by an ordinance or resolution, or what property address inside the city limits that he or she is receiving utility service.

8. Any person providing public comment may speak once for up to a total of five minutes on each resolution and ordinance made part of the agenda. No person shall be permitted to comment twice on an agenda item.

9. Once public comment is completed, the Commission shall immediately begin debate and deliberate on each agenda item. No public comments from the public shall be permitted during the debate and/or deliberation of ordinances and resolutions by the commission.

10. After deliberation on ordinances and resolutions, votes on ordinances shall be recorded by roll call and votes on resolutions may be recorded by voice vote; if a commissioner wishes to have a roll call vote on a resolution, any commissioner may request the clerk to call the roll to record the vote. The Clerk of Commission shall record the vote tally for each ordinance and resolution.

11. During the Business Agenda, only city employees including department heads and guests of department heads to discuss matters affecting the city, the Piqua Chamber Director, the Main Street Piqua Director, may make presentations during the Business Agenda part of the meeting.

12. At the completion of the Business Agenda, the mayor may or may not permit commissioners to address the community for the good of the city. Afterwards, the commissioners shall call the business meeting of the commission to a close and city staff may be excused.

NON-AGENDA PUBLIC COMMENT

13. Non-agenda public comment sessions may, upon the discretion of the Commission, commence after the regular business meeting of the commission adjourns.

14. Any non-agenda public comment shall not begin after 9 p.m. and shall not continue after 9 p.m.

15. Comments by the public shall be addressed to the Commission and mayor and shall be limited to a seven-minute period per person. Under no circumstances should the Commission or mayor interrupt any person's seven-minute time period unless the individual violates the Rules of Conduct or the individual commenting requests interactive dialogue. If a Commission member or the mayor comment during an individual's allotted time, the time taken for any comment by Commission members or the mayor shall not be deducted from the individual's allotted seven minutes so that they receive their full allotted time to speak. No person may speak more than one time during any non-agenda public comment session.

16. All comments shall be related to city business or activities.

17. The Clerk of Commission shall not be under any obligation to keep minutes of the non-agenda public comment session.

18. Public comment time shall be only afforded to persons who live within the City of Piqua city limits, Springcreek Township, Washington Township and/or Miami County or own property within the city or own a business within the city limits.

19. Any person providing public comment shall provide his or her name and street address prior to making any comments.

20. Any individual attending the Non-Agenda Public Comment period of the City Commission meeting may have signs that do not exceed 8 ½ x 11 in size. Such signs shall not be displayed in a way that obstructs the view of any other individual attending the meeting or any camera recording the meeting.

RULES OF CONDUCT

Recognizing that the city has a compelling and significant interest in conducting its meetings in an efficient manner, the following Rules of Conduct shall be enforced during the Commission Business Meeting and the Non-Agenda Public Comment session:

1. Obscene comments, physically threatening remarks, and disruptive conduct are prohibited;

2. Profanity that is disruptive is prohibited;

3. Racist and hate-filled epithets are prohibited;

4. Loud and boisterous conduct or comments are prohibited;

5. Cheering, jeering or clapping, unless for ceremonial purposes as determined by the mayor, are prohibited;

6. Noisemakers are prohibited;

7. All persons shall remain seated during commission meetings unless they are leaving the Commission Chambers or are addressing the Commission from the podium;

8. Any person desiring to make a public comment shall complete a public comment request card provided by the Clerk of Commission and shall deposit the card in the public comment request box. The box will be monitored throughout public comment

sessions and cards will be given to the mayor or presiding officer by the commission's designee during public comment sessions;

9. The mayor shall call the persons requesting to make public comment during the appropriate public comment periods;
10. When called by the mayor to address the Commission, the individual called shall address the Commission from the commission podium unless the person so called has a medical condition that prevents the individual from doing so; in such case, the mayor will make every attempt to accommodate the individual so his or her comments are heard by the public;
11. If during the non-agenda public comment session, the public comment cards have not all been called prior to the end of the meeting, the individuals not called will be placed at the top of the list for presenting comments at the next scheduled meeting;
12. If during the non-agenda public comment session, the public comment cards have been exhausted and the meeting has not been concluded, individuals who have not spoken may request to do so until the conclusion of the meeting.

Any individual violating a commission rule shall be warned by the mayor or presiding officer of the violation, and if such individual does not cease the activity so warned, he or she shall be asked to leave city hall. If an individual refuses to comply with the mayor or presiding officer's directive to leave city hall, the individual may be charged criminally for his or her conduct.

City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, MAY 5, 2026

CALL TO ORDER

The meeting was called to order at 5:00.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Vetter asked for a roll call. All commissioners were present.

MOTION TO APPROVE BUSINESS AGENDA

Commissioner DeBrosse made a motion to approve the Business Agenda. Seconded by Commissioner Wead. All in favor. Motion carried.

1) Rules of Conduct

WORK SESSION

Pavement Program

Kenton Kiser made a presentation outlining the 2026 pavement program. Kenton reviewed past resurfacing efforts. Mayor Vetter asked when the timeline is for the work. Kenton replied end of summer into fall. The presentation materials have been added to the agenda packet.

PRESENTATION

The Presentation and Work Session were combined into just one with Kenton Kiser pavement program.

CONSENT AGENDA

1) **Approval of Minutes**
   Approval of the Minutes from the April 21, 2026, Regular City Commission Meeting and the April 27, 2026 Executive Session.

Mayor Vetter read a request from the Commission Clerk. There was a call to the Clerk's office today requesting corrections be made to the minutes from April 21, 2026. Specifically, Jonathan Wessel said the original purchase order was for $73,450.00. Steve Yenney referenced Resolution R-116-25 and that

he spoke with Jerry O'Brien not that he met with Jerry O'Brien. Mr. Yenney has asked that the minutes be amended to reflect those changes. Mayor asked for a motion to amend the minutes from the April 21, 2026, Commission Meeting. Commissioner DeBrosse made a motion to approve. Seconded by Commissioner Simmons. All in favor. Motion to amend carried. Next, Mayor Vetter asked for a motion to approve the minutes from the April 21, 2026, City Commission Meeting, as amended, and the April 27, 2026, Executive Session. Commissioner Simmons made the motion to approve. Seconded by Commissioner DeBrosse. All in favor. Motion carried.

OLD BUSINESS

1) **Ordinance No. O-2-26 (Second Reading)**
   An Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua.

This is a second reading of the ordinance to up the Code of Ordinances for the City of Piqua. There have been no changes since the previous reading. As this was a second reading, there was no vote.

2) **Ordinance No. O-04-26 (Third Reading)**
   Updating Chapter 51 (SEWERS) in the City of Piqua Charter and Ordinances

Kim Heisler wanted to again stress the data center is a "beast" industry unlike anything we have known. Asks that there be language directed at the data center before we find ourselves in trouble. Who made the determination about the language, city staff or Bricker Graydon? Feels the language is lax. Would like to see specific language about what chemicals are going to be used.
Commissioner Simmons wants to know if there are any changes for commercial customers. Kevin Krejny answered that all customers will see the same charge. The waterside will be different.
Mayor Vetter asked for a motion to approve. Commissioner DeBrosse made a motion to approve. Commissioner Wead seconded. Mayor Vetter asked for a roll call. Mayor Vetter and Commissioners DeBrosse, Wead and Walker voted in favor. Commissioner Simmons voted against. Motion carried.

3) **Ordinance No. O-05-26 (Third Reading)**
   Updating Chapter 53 (WATER), in the City of Piqua Charter and Ordinances

Kevin Krejny presented that there are no changes since the last reading. Kim Heisler reiterated what she said about the previous ordinance. This ordinance continues to treat all industrial users the same. However, the data center will use 10–50 times that of any larger than any business currently operating in Piqua. This structure actually creates the greatest discounts for the largest users after 3 million gallons. It leaves small businesses to subsidize the infrastructure needed to support the massive consumption.
Steve Yenney wanted to ask about the January 24, 2026, press release regarding frozen pipes. If your pipes froze, you're responsible for the cost. That is not true. If it's outside, you get one time. Why is the cost on you after one time if your pipes are outside, the decision was not yours?
Commissioner Simmons spoke of a candy wrapped in gold foil that people like to take the candy out and replace with a brussel sprout. Compare this ordinance to that foil-wrapped brussel sprout. Therefore, he will not support this.
Commissioner DeBrosse asked if Kevin would like to address any of the comments. First, Kevin

addressed the appendix Kim Heisler referenced. It is not being hidden, it is still part of the code, it will be in the code section. The language will be looked at every three years, just like other codes. Commissioner DeBrosse then asked about Mr. Yenney's comment. Kevin replied that if the meter is outside the home and placed by the city. Once it leaves the meter, it is the homeowners' responsibility. That release goes out as a reminder now to homeowners. Three or four Christmas' ago there were about 30 or 40 basements flooded due to frozen pipes. If you are going to be gone, keep your heat set to 50 degrees or water at a trickle. Commissioner DeBrosse clarified again that it only applies to those with outdoor meters. Next, Commissioner DeBrosse asked if the ordinance lowers the water rates? Kevin responded yes to $1.23, effective June 1, and will stay there until 2028. Commissioner DeBrosse asked if the data center has their own agreement? Kevin responded that they have a separate agreement for the infrastructure, but they will be paying the same rate according to the ordinance as it is written. This ordinance does not address the infrastructure. This actually lowers rates for residents.
Mayor Vetter asked if there was a motion to approve this ordinance. Commissioner Wead made a motion to approve. Seconded by Commissioner Walker. Mayor Vetter asked for a roll call. Mayor Vetter and Commissioners Wead, Walker and DeBrosse voted in favor. Commissioner Simmons voted against. Motion to approve carried.

4) **Ordinance No. O-06-26 (Third Reading)**
Updating Chapter 52, in the City of Piqua Charter and Ordinances

There have been no changes. All the materials presented in the work session have been made available to the public. RJ has had no questions brought to his attention but will take any here. Jonathan Wessel commented that there was a lot of talk about this set of ordinances. There was a press release, a post on social media about these ordinances and a presentation during a work session with both the staff and consultants and one change that was never mentioned in any of those was the introduction of a new schedule for the customers that are going to receive service from Transmission Voltage. Jonathan asked if there has been time to look at or explore that? He has read through it and doesn't see a problem with it. He said he understands why it is the right thing to do but not why it has been kind of glossed over. Are there any existing customers that will pay under this schedule? No customers will be served by Transmission Voltage. RJ said this was discussed at the Energy Board meeting. Kim Heisler asked about the same pages Jonathan Wessel referenced. As we are in a co-op, is there a plan to protect the co-op? If the data center leaves over a certain period of time, is there anything we have to pay over that period of time? RJ replied that AES will be serving the data center. There should be no obligation to the city. Steve Yenney wanted to know about the transmission access service. Has it ever been discussed? Mr. Yenney and everyone he talked to never saw it discussed at the Energy Board meeting. It hasn't been discussed here. At the Energy Board meeting on September 30, 2025, it was announced there would be a rate increase but that never materialized. He thought he would have it in October 2025. That did not happen, but a lot has changed since then. Everything is a flat rate, $500. For everyone else it goes up every year. That was not something that was discussed at the September 30 meeting. Mr. Yenney doesn't think there has been adequate discussion on this. The power cost adjustment calculation, the terms seem ambiguous. The developers agreement for the data center had a power agreement specified in it. The power agreement has not been negotiated yet. Mr. Yenney asked if there if a connection between the schedule, those new four pages that were added and the

power agreement? That power agreement has not yet been decided. He spoke with RJ, who said it would probably be more toward the fall. Mr. Yenney would like to see this tabled. Mr. Yenney would just like to know what is going on. Commissioner Simmons wants to see this tabled based on Mr. Yenney's comment. No second. RJ did respond to Mr. Yenney that this was discussed at the Energy Board and has been in the agenda packet for the past month.
Commissioner DeBrosse wanted to address the new billing rate specifically, transmission voltage. Commissioner DeBrosse clarified that we are trying to find a way to serve a customer we would not otherwise be unable to serve.
Mayor Vetter asked for a motion to approve. Commissioner DeBrosse made the motion. Seconded by Commissioner Walker. Mayor Vetter asked for a roll call. Mayor Vetter and Commissioners DeBrosse, Walker and Wead voted in favor. Commissioner Simmons voted against. Motion carried.

5) **Resolution No. R-54-26 (Tabled)**
An amended resolution authorizing the City Manager to enter into a contract with McCulloch, Felger, Fite and Gutmann Co., L.P.A.

Commissioner Wead made a motion to untable. Seconded by Commissioner Simmons.
Kim Heisler asked if the appropriations' ordinance had been amended. If it has not been corrected, then the appropriation is invalid. Ms. Heisler asked if attorney Frank Patrizio representing the city would be a conflict of interest because during the state investigation into the battery burning he stated there were no batteries burned. Stopping the investigation. Asked that this resolution be tabled again until these questions are answered.
Steve Yenney wanted to speak. He brought this error up at the March 17th commission meeting. During the non-agenda public comment, there was an audio recording, and it was not corrected. The city pays Dawn Frick to represent the city in a number of cases. The city pays Bricker Graydon for all kinds of services. Bricker Graydon was paid in February 2024 for the CRA before any of the landowners received letters from the Piqua Land Company about their land. Over $2500.00. When Frank was here from December 2018 until 2024 Frank was paid $677,000. That works out to about $115,000. a year. According to this appropriation, it says $304,486.00 for personnel services and administrative support. Operations and maintenance was $101,000.00 and then it get bumped up. Once this gets approved properly, another $100,000.00 to pay for this contract. Now we find out tonight that the contract in the packet is not the contract, that the City Manager has authority to renegotiate the contract. Why all these issues? Mr. Yenney would like to know how much was spent when he was the City Attorney and he was handling everything, pretty much? Acknowledged there was some outside work but not as much as there was since the beginning of 2025.
For the record, Law Director Jessica Stiltner explained there is a scribe's copy of the ordinance for the mayor to sign, noting the typo. Ms. Stiltner clarified that the ordinance will need to be signed by all the commissioners this evening. Ms. Stiltner was asked by Commissioner Wead if Frank Patrizio acting on behalf of the city is a conflict of interest, and she responded she didn't believe so.
Commissioner Simmons is OK with the contract provided they can get the numbers right. He is not comfortable with the City Manager and Law Director being able to make changes to the contract. Commissioner Simmons is not comfortable with amendments being made to a contract behind closed doors.
Commissioner DeBrosse wanted to point out the section that Commissioner Simmons alluded to. Commissioner Walker pointed out it is section 1, page 160 in the packet. Commissioner DeBrosse asked why that provision is in there? This language does not allow for this contract to be changed

without going before commission, correct? Ms. Stiltner replied that is the job of the City Manager and at times the Law Director to negotiate contracts on behalf of the city. Commissioner DeBrosse asked for a hypothetical. Ms. Stiltner replied that travel expenses would be an example or maybe redefine a certain service. Commissioner DeBrosse wanted clarification that this does not extend the length of the contract or fees. Ms. Stiltner replied yes. Commissioner Walker asked if those lines could be removed. Ms. Stiltner replied that would mean then every time a contract needed to be negotiated it would have to come before commission. Commissioner Walker asked if that would be a bad thing. Rick Byron wanted to point out that you hire a city manager to negotiate those contracts, by doing what you're attempting to do, you're taking that away, The potential pitfall then becomes what direction are going to pull me? If there are five of you and each of you wants to go in a different direction. So, that is why you give that responsibility to the city manager and the law director. Mayor Vetter then asked for a motion. Commissioner DeBrosse made a motion to approve. Seconded by Commissioner Wead. Mayor Vetter asked for a roll call. Mayor Vetter, Commissioner DeBrosse, Wead and Walker voted in favor of approval. Commissioner Simmons voted against. Motion carried.

6) **Resolution No. R-58-26 (Tabled)**
A resolution authorizing an increase to the purchase order to Encompass Engineers & Architects, Inc. for economic development engineering and construction oversight services.

Mayor Vetter asked for a motion to untable this resolution. The motion was made by Commissioner Walker. Seconded by Commissioner DeBrosse. Motion to untable carried.
RJ answered questions from the April 21, 2025 City Commission Meeting that caused the commission to table this resolution. RJ confirmed that funds have now been deposited into the escrow account and are being held solely for these design services. The city has also now been approved to start receiving reimbursements. This purchase order is for engineering and design work to support construction power and improvements for the data center project. Including engineering, survey and design for a 2-mile dual circuit of a 69 KB transmission line for the steel pole design, foundations and a new substation and upgrades to existing infrastructure. Importantly, these are fully funded by the data center customer,
Jonathan Wessel commented that a lot of this information was not known until now. One scope of work has been presented to this commission. None of this has been in a staff report.Mr. Wessel wanted to point out the language in this resolution is the same as what was just approved in the previous resolution regarding the city manager and law director having the ability to change the agreement without bringing it before commission. The contract changed. They were small changes, but it changed. As to the reimbursement, Mr. Wessel addressed Commissioner DeBrosse, about statements made during the November 5th meeting. He had noted that as the property had just been annexed, the power, water and sewer all needed to be run out to the property. Mr. DeBrosse asked the staff who was going to pay? The response was the end user would be "footing the bill" to expand water, sewer and roadway improvements. They did not say power. Mr. DeBrosse also asked, and it was confirmed that there would not be any upfront cost. Mr. Wessel stated there is no power agreement. Stressed there is no agreement to reimburse the city for power, only water and sewer. Wants to see the power agreement, if it exists. Understands the city is negotiating in good faith and asks that this resolution be tabled again.
Kim Heisler asked about the escrow accounts. How many are there? Is there one for each?

Steve Yenney thanked RJ for providing the presentation. Mr. Yenney asked why RJ didn't present all this information at the November 3rd meeting. Still has not received an answer as to how Encompass was selected.
Commissioner DeBrosse wanted to address a comment that was made that everything he said at a previous meeting was false and that was blatantly untrue.
Chris Schmiesing wanted to explain the difference between the hard cost and soft cost. We are now beginning to understand the specific needs of the data center. This is where Encompass comes in. We are going by the requests of the data center contractors.
Commissioner DeBrosse asked clarifying questions one he resolution before us is for design and engineering costs? Yes. Two, the money in this resolution: are the funds in the escrow account? Yes. Three, Is this just an accounting resolution? Yes
Commissioner DeBrosse made a motion to approve this resolution. Seconded by Commissioner Walker. Commissioner Simmons voted against. Motion carried.
Mayor Vetter asked for a motion to excuse Commissioner DeBrosse. Commissioner Wead made the motion. Seconded by Commissioner Walker. All in favor. Motion carried.

NEW BUSINESS

1) **Resolution No. R-59-26**
A resolution authorizing the City Manager to enter into a license agreement with the Piqua Braves Baseball program

Presented by Tyler Balarge. Nate Penrod, Piqua Braves President. This is the 10th anniversary of this league and there are now seven teams in the league. They were using Edison Community College, but that does not work for 13u. The only field that meets their needs is field 2 at Pittsenbarger. They have coordinated with the league for field usage without issue in the past. They are concerned about the $500.00 fee as they believe they bring value to the community, and it was more than they were used to paying. They try to keep their fees low to make it accessible to all that want to play. They do, however, ask that the commission approve the resolution. Nicholas Mahrt asked why a license agreement as opposed to a lease agreement? What is the difference? Will the uniform have to change? Otherwise, it seemed benign. Mr. Mahrt doesn't want to see their identity compromised. Commissioner Simmons clarified that it was field 2 specifically.
Solei asked about the licensing agreement having Paul Oberdorfer on it. She wanted to warn the commission that if people feel they are doing anything illegal they will be prosecuted. The liability is on them, not the employees. To clarify, there was an updated agenda packet published on May 4 that had corrected the name from Paul Oberdorfer to Rick Byron. Mayor Vetter asked Mr. Penrod if the Braves were in support of approval of the resolution. Mr. Penrod said yes. Commissioner Simmons then made a motion to amend the resolution to lower the fees to $250.00. Seconded by Commissioner Wead. Commissioner Walker, voted against. Commissioner Walker asked about the language being used lease versus license. Is it just an old form being used? He feels this should be a lease agreement. Tyler explained license agreement is language more municipalities are moving toward. It allows the city to have more flexibility than a traditional lease agreement. It gives them exclusive use during their season and the city the ability to work with other organizations during

their off seasons. Law Director Stiltner responded that the term "lease" is no longer appropriate as it using city property. Commissioner Wead clarified the league will be using Pittsenbarger Park and Edison's fields. Mr. Penrod answered that is correct. Mayor Vetter asked for a motion. Commissioner Simmons made a motion to approve the resolution as amended. Seconded by Commissioner Wead. Commissioner Walker voted against. Mayor Vetter asked for a roll call. Mayor Vetter, Commissioners Simmons and Wead voted in favor of approval of the motion as amended. Commissioner Walker against. Motion carried.

2) **Resolution No. R-60-26**
   A resolution authorizing the City Manager to enter into a license agreement with the Piqua Youth Soccer Association, Inc.

There were no comments from commission or the public. Mayor Vetter asked if there was support for the motion.
Commissioner Wead made a motion to approve. Seconded by Commissioner Walker. All in favor. Motion carried.

3) **Resolution No. R-61-26**
   A resolution authorizing the City Manager to enter into a license agreement with the Northern Alliance Soccer Club

Presented by Tyler Barlage. No comments from the public. Commissioner Wead asked if this was just for tournaments? Tyler answered that this was for the regular season and tournaments. Tyler agreed to lower the fees to $250.00 as well. Commissioner Simmons made a motion to amend the resolution lowering the fees to $250.00. Seconded by Commissioner Wead. Commissioner Walker voted against. Mayor Vetter asked if there was a motion to approve. Commissioner Simmons made a motion to approve the resolution as amended. Seconded by Commissioner Wead. Commissioner Walker voted against. Mayor Vetter asked for a roll call. Mayor Vetter, Commissioners Simmons and Wead voted in favor of approving the motion as amended. Commissioner Motion carried.

4) **Resolution No. R-62-26**
   A resolution awarding a contract to Barrett Paving Materials Inc. for the 2026 Pavement Program — Mill and Overlay Project

Presented by Kenton Kiser. This is the resolution from the Work Session earlier in the meeting. There were no public comments. Commissioner Walker was glad to see the project is almost 1 million under budget. Kenton clarified this is only part of the project. He will need to come back at a later date for additional funds when the next part is ready to begin. Mayor Vetter asked if there was support for the motion. Commissioner Walker made a motion to approve. Seconded by Commissioner Wead. All in favor. Motion carried.

5) **Resolution No. R-63-26**
   A resolution awarding a contract to CW Tree and Outdoor Service LLC for the 2026 ADA Curb Ramp Program

Proposed by Kenton Kiser as presented in the Work Session. This was sent out for bids on April 29th. They received four. CW Tree and Outdoor Service LLC was the lowest. There were no comments. Mayor Vetter asked for a motion to approve. Commissioner Simmons made a motion

to approve. Seconded by Commissioner Walker. All in favor. Motion carried.

6) **Resolution No. R-64-26**
A resolution authorizing the Piqua Police Department to purchase a new camera system to replace the 12 existing cameras and to add an additional camera inside the Evidence Room

Presented by Miles Gearing. Steve Yenney stated the quote is very expensive for what it is. Article 34.19 requires this should go out for bid. Mr. Yenney said he has a lot of experience in this as well and named other options that were not as expensive and are not cloud-based.
Solei Larkin wanted to say that according to the Charter and Ohio Revised Code, the city has repeatedly tried to convince the commission they have the discretion to not send this out to bid. Ms. Larkin wanted the commission to hear what Mr. Yenney said, that there are cheaper options available.
Kim Heisler asked if the cameras would be monitored? In-house or outsourced? Can't believe the parking lot has no coverage. Will there be coverage out there? Asked that we utilize the money more effectively.
Commissioner Simmons made a motion to table. Commissioner Wead asked if there was only one bid? Rick Byron pointed out the section that exempts the police department from having to get multiple bids. Chief Byron then addressed Kim Heisler and the parking lot. Two of the cameras will be covering that area. Verkada is the only supplier who has equipment that will communicate with the city software. The contract was awarded by the State of Ohio. It is a state contract after going through the bidding process at the state level. Additionally, they will not be monitored 24 hours, but the video will be retained for 30 days. Rick then addressed Mr. Yenney. The outdoor cameras are 4k. They are 5mp with 256gb of storage. This request also covers the software, including redaction capabilities and a 10-year warranty.
Commissioner Simmons then retracted his motion to table. Mayor Vetter asked for a motion. Commissioner Walker made a motion to approve. Seconded by Commissioner Wead. Motion carried.

CITY MANAGER'S REPORT

Rick Byron reported crews have closed the bridge due to the fire until such time the safety of the bridge is determined. There was some comment on social media about the chemicals used to fight the fire. They are environmentally safe.
The city was awarded $190,000 for the demolition of the former FOE building. The city acquired the building in 2024 through foreclosure. It has been deemed unsuitable for restoration. The Historical Society approved the demolition. Reasonable attempts will be made to preserve architectural elements of the building as requested by the Historical Society.
Reminder about the Lock 9 concert series beginning on May 29 with McGuffey Lane.
The City Manager recruitment process has begun.
Dave Thomas will be the acting Police Chief while Chief Byron is Interim City Manager.

COMMISSIONERS COMMENTS

Commissioner Simmons wanted to thank his fellow commissioners for their grace when he had to leave the Executive Session for an emergency at home.

Commissioner Walker wanted to thank the power department. When the last windstorm went through, there was a tree that came down, and they responded within 10 minutes.
Commissioner Wead wanted to point out that some of the public concerns about the data center, specifically, the energy concerns are best addressed by the state. Looking forward to Duke coming back and presenting their improvement to the wilder area to their citizens.
Mayor Vetter lost a friend, Al Cooper. Was a member of Southview Neighborhood Association and a founding member of the Piqua Neighborhood Improvement Association.

ADJOURNMENT

Mayor Vetter called for a motion to adjourn the meeting. Commissioner Walker made the motion. Seconded by Commissioner Simmons. Meeting adjourned at 7:24.

NON-AGENDA PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission on Non-agenda items after the adjournment of the Business Agenda. Comments will be limited to seven (7) minutes.)

_____
JIM VETTER, MAYOR

PASSED: _____
ATTEST: _____
COMMISSION CLERK

Resolution No. R-69-26

A Resolution appointing a member, William Walker Jr. (Rick), to the governing board of the Piqua Improvement Corporation

WHEREAS, by Resolution No. C-6538, passed September 5, 1979, this Commission nominated the elected or appointed officials of the City to sit on the Governing Board of the Piqua Improvement Corporation; and

WHEREAS, a vacancy now exists on said Governing Board; and

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring,

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: William Walker Jr. (Rick) is hereby appointed as one of the City officials authorized for appointment to the Governing Board of the Piqua Improvement Corporation.;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

_____

JAMES D. VETTER, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by None, seconded by None, and on roll call the following vote ensued:

Mayor James D. Vetter _____
Commissioner Frank DeBrosse _____
Commissioner Paul Simmons _____
Commissioner Rick Walker _____
Commissioner Philip Wead _____

Resolution No. R-70-26

A Resolution appointing a member, William Walker Jr. (Rick), to Grow Piqua Now.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: William Walker Jr. (Rick) is hereby appointed as a member of Grow Piqua Now for an indefinite time or until such time a successor is appointed and qualified.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

_____

JAMES D. VETTER, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by None, seconded by None, and on roll call the following vote ensued:

Mayor James D. Vetter	_____
Commissioner Frank DeBrosse	_____
Commissioner Paul Simmons	_____
Commissioner Rick Walker	_____
Commissioner Philip Wead	_____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 19, 2026	
REPORT TITLE	**Ordinance No. O-2-26 (Third Reading)** An Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua.	
SUBMITTED BY	Kimberly Hughes, Admin. Assistant City Commission	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	NA
	Expenditure $:	NA
	Source of Funds:	
	Narrative:	
ATTACHMENTS	1. 2025 S-74 Supplement Code of Ordinances	

Ordinance No. O-2-26 (Third Reading)

An Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua.

WHEREAS, American Legal Publishing Corporation of Cincinnati, Ohio, has completed the 2026 supplement to the Code of Ordinances of the City of Piqua, which contains all ordinances of a general and permanent nature enacted since the prior supplement. The updated supplement contains State legislation current through 6-25-25 and Local legislation current through 9-16-25 referred to as 2025 S-74 Supplement; and

WHEREAS, American Legal Publishing Corporation has recommended the revision or addition of certain sections of the Code of Ordinances which are based on or make reference to the Ohio Code; and

WHEREAS, it is the intent of the City of Piqua Commission to accept these updated sections in accordance with the changes of the law of the State of Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: That the current 2026 supplement to the Code of Ordinances of the City of Piqua as submitted by American Legal Publishing Corporation of Cincinnati, Ohio is hereby adopted by reference 2025 S-74 Supplement as is set out in its entirety.

SEC. 2: Such supplement shall be deemed published as of the day of its adoption and approval by the Piqua City Commission and the Clerk of Commission is hereby authorized and ordered to insert such supplement into the copy of the Code of Ordinances kept on file in the Office of the Clerk of Commission.

SEC. 3: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

_____

JAMES VETTER, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by Commissioner Walker, seconded by Commissioner DeBrosse, and on roll call the following vote ensued:

Mayor James Vetter	_____
Commissioner Paul Simmons	_____
Commissioner William Walker	_____
Commissioner Philip Wead	_____
Commissioner Frank DeBrosse	_____

CITY OF PIQUA, OHIO

CODE OF ORDINANCES

VOLUME I

2025 S-74 Supplement contains:
Local legislation passed through 9-16-25
State legislation current through 6-25-25

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CITY OF PIQUA, OHIO

CODE OF ORDINANCES

VOLUME II

2025 S-74 Supplement contains:
Local legislation passed through 9-16-25
State legislation current through 6-25-25

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PIQUA, OHIO
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HISTORY REFERENCES TO OHIO REVISED CODE

Editor's note:

This table lists those Ohio Revised Code sections which have been substantially duplicated by corresponding Code of Ordinance sections. All legislative history references to "(R.C. § ____)" which appear at the end of sections (or divisions of sections) in the city's Code of Ordinances have been listed here. Example: to determine which section of the Code of Ordinances is based on R.C. § 2913.03, scan down this table to the citation for "2913.03" and examine the entry across from it: in this case, the corresponding Code of Ordinances section is § 131.09, which means that § 131.09 (or a part thereof) is based directly on R.C. § 2913.03.

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31.03	33.03
31.04	33.04
31.05	33.05
31.06	33.06
31.08	33.07
31.09	33.08
31.10	33.09
31.11	33.10
31.12	33.11
31.13	33.12
31.14	33.13
31.15	33.14
31.16	33.15
31.17	33.16
Ch. 31 App.: Standard Pay Range	33.17
32.01	31.01
32.06	31.10
32.07	31.10
32.08	31.11
32.11	31.20
32.12	31.21

1997 Code Section	*2000 Code Section*
32.13	31.22
32.25	31.45
32.26	31.46
32.27	31.47
32.28	31.47
32.30	31.60
33.01	32.001
33.02	32.001
33.03	32.001
33.04	32.002
33.25	32.060
33.26	32.061
33.27	32.062
33.28	32.062
33.35	32.015
33.36	32.016
33.37	32.017
34.01	34.01
34.10	34.15
34.11	34.16
34.12	34.17

Ord. No.	*Date Passed*	*Code Section*
C-654	4-17-50	T.S.O. V
C-655	7-3-50	72.48, 76.04, 76.05, 92.05
C-661	6-5-50	T.S.O. II
C-662	6-5-50	T.S.O. II
C-664	6-5-50	T.S.O. II, T.S.O. III
C-665	6-5-50	T.S.O. II
C-668	8-7-50	T.S.O. II
C-685	1-2-51	T.S.O. I
C-686	1-2-51	50.01, 50.02, 50.05, 50.06, 50.08
C-697	5-21-51	T.S.O. II
C-726	8-4-52	112.01 - 112.05
C-732	8-4-52	113.01 - 113.03
C-734	8-4-52	91.36 - 91.38
C-735	8-18-52	131.35
C-742	8-4-52	94.36
C-747	8-4-52	92.03
C-750	8-4-52	11.01 - 11.03, 11.05
1-51	9-15-52	94.22
2-53	1-19-53	T.S.O. II
5-53	2-16-53	T.S.O. VIII
26-53	8-3-53	92.03
30-53	9-21-53	T.S.O. II
31-53	9-21-53	T.S.O. VIII
6-54	4-5-54	T.S.O. V
12-54	6-7-54	T.S.O. V
18-54	6-21-54	92.20 - 92.22
20-54	7-19-54	T.S.O. II
24-54	8-16-54	T.S.O. VIII
38-54	12-20-54	T.S.O. I
39-54	12-20-54	T.S.O. I
2-55	1-18-55	T.S.O. II
3-55	1-18-55	T.S.O. II
4-55	1-18-55	T.S.O. VI
7-55	2-21-55	T.S.O. I
13-55	6-6-55	T.S.O. VII
31-55	11-7-55	T.S.O. V
25-56	5-21-56	T.S.O. VIII
54-56	9-4-56	T.S.O. V
55-56	9-17-56	T.S.O. I
56-56	9-17-56	T.S.O. IV

Ord. No.	*Date Passed*	*Code Section*
4-57	2-18-57	11.01 - 11.03, 11.05, 11.06
19-57	3-18-57	T.S.O. VI
20-57	4-15-57	91.37
26-57	5-20-57	T.S.O. II
36-57	6-17-57	T.S.O. VI
37-57	7-1-57	T.S.O. VIII
53-57	10-21-57	T.S.O. VI
55-57	11-4-57	T.S.O. VIII
2-58	1-20-58	T.S.O. I
3-58	2-3-58	T.S.O. I
4-58	2-3-58	30.01
7-58	2-17-58	T.S.O. VI
14-58	4-7-58	53.07
17-58	5-5-58	30.02
25-58	7-7-58	T.S.O. VI
49-58	11-3-58	T.S.O. IV
1-59	1-5-59	T.S.O. VIII
3-59	1-5-59	31.45 - 31.47
7-59	2-16-59	50.07
16-59	4-6-59	T.S.O. VI
17-59	4-20-59	T.S.O. V
18-59	4-20-59	114.01 - 114.06
19-59	4-20-59	T.S.O. VIII
23-59	7-6-59	T.S.O. IV
24-59	6-1-59	T.S.O. III
27-59	6-15-59	92.05
28-59	6-15-59	T.S.O. V
46-59	9-21-59	T.S.O. VIII
66-59	1-4-60	34.35
5-60	2-1-60	92.03
14-60	4-18-60	30.02
23-60	6-20-60	T.S.O. III
39-60	10-3-60	70.30
51-60	12-5-60	T.S.O. VIII
4-61	2-6-61	T.S.O. IV
20-62	5-7-62	94.36
21-62	5-7-62	94.36
23-62	5-21-62	T.S.O. IV
30-62	9-4-62	113.04, 113.05
38-62	9-4-62	T.S.O. VIII
45-62	10-1-62	T.S.O. VIII
30-63	11-4-63	92.06

Ord. No.	*Date Passed*	*Code Section*
35-75	12-1-75	T.S.O. II
53-75	12-1-75	T.S.O. VIII
54-75	12-6-75	T.S.O. VI
55-75	12-1-75	T.S.O. II
58-75	12-15-75	31.21, 32.060
6-75	12-20-75	T.S.O. VI
7-75	12-20-75	T.S.O. VIII
8-75	12-20-75	T.S.O. VI
15-76	6-7-76	131.31
23-76	9-17-76	T.S.O. VIII
38-76	10-4-76	T.S.O. II
33-77	9-6-77	T.S.O. VI
46-77	12-5-77	T.S.O. VIII
52-77	- -77	T.S.O. VIII
8-78	3-20-78	96.01 - 96.07
13-78	3-6-78	T.S.O. VIII
37-78	- - 78	Charter § 41
38-78	- - 78	Charter § 43
40-78	- - 78	Charter § 48
41-78	- - 78	Charter § 44
42-78	- - 78	Charter § 51
45-78	- - 78	Charter § 78
46-78	- - 78	Charter § 120
47-78	- - 78	Charter § 124
48-78	- - 78	Charter § 134
49-78	- - 78	Charter § 135
59-78	2-5-79	50.03
6-79	2-19-79	53.02, 53.04
11-79	2-5-79	32.001
21-79	3-5-79	34.17, 34.19
26-79	4-2-79	76.04
33-79	5-21-79	T.S.O. I
36-79	6-4-79	31.20 - 31.22
42-79	- - 79	Charter § 10
43-79	- - 79	Charter § 12
44-79	- - 79	Charter § 22
49-79	- - 79	Charter § 23
50-79	- - 79	Charter § 32
51-79	- - 79	Charter § 115

Ord. No.	*Date Passed*	*Code Section*
52-79	- - 79	Charter § 131
55-79	8-20-79	131.31
60-79	10-1-79	111.01 - 111.03, 111.05, 111.06 - 111.10, 111.99
66-79	10-1-79	91.20 - 91.23, 91.99
67-79	10-15-79	52.20
68-79	10-15-79	52.10
71-79	10-1-79	131.31
74-79	10-15-79	70.31
78-79	12-3-79	92.02
79-79	11-19-79	76.04
75-79	12-3-79	95.01 - 95.03
14-80	2-18-80	92.07
17-80	3-17-80	53.03
19-80	3-3-80	76.17
24-80	3-31-80	34.19
25-80	5-5-80	T.S.O. I
33-80	5-19-80	32.062
39-80	6-16-80	T.S.O. II
45-80	8-4-80	131.32
54-80	9-8-80	T.S.O. VI
62-80	10-6-80	110.01 - 110.08, 110.99
66-80	10-20-80	30.01
72-80	11-3-80	131.33
16-81	3-2-81	53.03
23-81	3-16-81	32.015 - 32.017
32-81	4-9-81	32.015
35-81	7-6-81	70.10, 70.21, 71.10, 72.58, 73.12, 74.03, 74.23, 75.04, 130.12, 130.99, 131.08, 131.18, 132.04, 133.03, 134.01, 137.01, 139.04
40-81	7-6-81	34.01
46-81	9-21-81	76.15
51-81	8-17-81	32.060, 32.061
57-81	9-8-81	52.21
58-81	9-8-81	53.06

Ord. No.	*Date Passed*	*Code Section*
1-17	2-21-17	T.S.O. VIII
2-17	2-21-17	94.01, 94.02
3-17	2-21-17	33.02, 33.08
6-17	7-18-17	T.S.O. I
7-17	9-5-17	T.S.O. VIII
8-17	8-15-17	Adopting Ordinance
9-17	8-15-17	T.S.O. II
10-17	8-15-17	T.S.O. V
11-17	11-21-17	Adopting Ordinance
13-17	12-19-17	33.08
14-17	12-19-17	33.17
15-17	12-19-17	33.17
2-18	2-20-18	50.01 - 50.03, 50.05 - 50.08, 50.20 - 50.25, 50.99
3-18	3-20-18	56.01, 56.02, 56.05 - 56.11, 56.30 - 56.33, 56.50 - 56.52, 56.99
4-18	3-20-18	94.01
5-18	4-17-18	56.01, 56.02. 56.05 - 56.11, 56.30 - 56.33, 56.50 - 56.52, 56.99
7-18	4-17-18	55.01 - 55.08, 55.99, Ch. 55 App.
8-18	4-17-18	92.01 - 92.07, 92.19 - 92.22, 92.35, 92.36
9-18	6-5-18	Adopting Ordinance
10-18	6-19-18	T.S.O. VIII
11-18	6-19-18	T.S.O. VIII
12-18	9-4-18	33.17
13-18	8-21-18	33.17
14-18	10-16-18	111.01 - 111.03, 111.05 - 111.12, 111.15, 111.99
15-18	11-20-18	33.01 - 33.18
16-18	12-18-18	33.17
17-18	12-18-18	33.17
18-18	12-18-18	33.08
1-19	2-5-19	33.05
2-19	4-16-19	Adopting Ordinance
3-19	6-4-19	51.02, 51.03, 51.17, 51.18, 51.46, 51.54, 51.57, 51.88, 51.89, 51.99
4-19	- -	Adopting Ordinance
6-19	10-1-19	T.S.O. VIII
8-19	12-17-19	33.04, 33.08
10-19	12-17-19	Adopting Ordinance

Ord. No.	*Date Passed*	*Code Section*
2-20	1-21-20	33.17
3-20	1-21-20	33.05, 33.08
4-20	1-21-20	T.S.O. II, T.S.O. VIII
5-20	2-4-20	33.01
7-20	6-16-20	T.S.O. VIII
8-20	10-20-20	Adopting Ordinance
10-20	12-15-20	33.08
11-20	12-15-20	33.17
1-21	7-20-21	Adopting Ordinance
2-21	7-23-21	33.01
3-21	9-7-21	33.03
5-21	12-14-21	33.01
6-21	2-1-22	33.01
7-21	12-14-21	33.08
1-22	3-1-22	Adopting Ordinance
2-22	4-5-22	91.35 - 91.38
3-22	4-5-22	51.17, 51.81
4-22	4-5-22	33.04
7-22	6-21-22	33.17
8-22	7-19-22	33.17
9-22	11-1-22	50.01—50.08, 50.20—50.25, 50.99, Ch. 50 Appendix
10-22	11-1-22	51.01—51.03, 51.15—51.18, 51.30—51.34, 51.45—51.57, 51.70, 51.71, 51.80—51.91, 51.99, Ch. 51 Appendix
11-22	11-1-22	53.01—53.07, 53.20—53.26, 53.40—53.51, 53.60, Ch. 53 Appendix
12-22	11-1-22	56.01—56.03, 56.05—56.11, 56.30—56.33, 56.50—56.52, 56.99
13-22	11-1-22	94.01—94.03, 94.05, 94.06, 94.21—94.24, 94.26, 94.35, 94.36, Ch. 94 Appendices A, B
17-22	11-15-22	T.S.O. VIII
19-22	1-17-23	33.01 - 33.18
20-22	12-13-22	33.17
21-22	12-13-22	33.17
2-23	4-18-23	Title XV
5-23	6-20-23	Charter §§ 4, 31, 46, 61, 67, 116, 121
6-23	9-5-23	109.01—109.08, 109.99
7-23	6-21-23	39.01, 39.03
8-23	6-27-23	39.01 - 39.04

Ord. No.	*Date Passed*	*Code Section*
16-23	12-12-23	94.01—94.03, 94.05, 94.06, Ch. 94 Appendix A
17-23	12-12-23	33.17
18-23	12-12-23	33.17
19-23	12-12-23	32.001, 32.002, 32.015—32.017, 32.050, 32.060—32.062
3-24	5-21-24	99.01—99.10, 99.99
4-24	5-21-24	32.095—32.099, 32.110—32.112
7-24	6-4-24	30.01
12-24	8-14-24	30.15
19-24	10-29-24	30.15
22-24	12-10-24	33.17
23-24	12-10-24	33.17
2-25	3-18-25	50.01—50.04, 50.07, 50.21, 50.25, Ch. 50 Appendix
3-25	3-18-25	90.03, 90.05, 90.07
9-25	9-16-25	Adopting Ordinance
11-25	9-16-25	32.001—32.003, 32.015—32.017, 32.050—32.052, 32.060—32.062, 32.095—32.098, 32.110, 32.111
15-25	9-16-25	56.01—56.03, 56.05, 56.06, 56.08—56.11, 56.30, 56.31

O-1-25	An ordinance to amend Chapter 50 of the Piqua Code to update Sanitation Fees	2.4.25	REMOVED
O-2-25	An ordinance to amend Chapter 50 of the Piqua Code	2.18.25	3.18.25
O-3-25	An ordinance to adopt revisions of Chapter 90: Animals to permit backyard chickens	2.18.25	3.18.25
O-4-25	An ordiance authorizing the establishment of the law enforcement custodial fund	3.4.25	4.01.25
O-5-25	An Ordinance authorizing the establishment of the Federal Law Enforcement Special Revenue Fund	3.4.25	4.01.25
O-6-25	An ordinance to amend Title XV: Land Usage, Piqua Development Code	3.18.25	4.15.25
O-7-25	An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025	3.18.25	4.15.25
O-8-25	An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund	3.18.25	4.15.25
O-9-25	An Emergency ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua	6.17.25	9.16.25
O-10-25	An ordinance to amend Title XV: Land Usage, Piqua Development Code	6.17.25	9.02.25
O-11-25	An ordinance to amend Chapter 32: Boards and Commissions	8.19.25	9.16.25
O-12-25	An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025	8.19.25	9.16.25
O-13-25	An ordinance authorizing the issuance of not to exceed 2.83 million dollars of notes in anticipation of the issiance of bonds for the purpose of paying the cost of construction	8.19.25	9.16.25
O-14-25	An ordinance authorizing the establishment of the 2025 Bonds Capital Projects Fund.	8.19.25	9.16.25
O-15-25	An ordinance to amend Chapter 56: Stormwater Management	9.02.25	9.16.25
O-16-25	An ordinance to amend Champter 90 Nuisance and Title XV; Land Usage, Piqua Development Code	10.21.25	11.18.25
O-17-25	An ordinance authorizing the establishment of a Loft Rental Special Revenue Fund	10.21.25	11.18.25
O-18-25	An ordinance declaring the improvement to certain parcels of real property to be a public purpose and exempt from taxation; establishing a Tax Increment Equivalent Fund and providing for the collection and deposit of service payments into that fund; specifying the public infrastructure improvements directly benefiting the property.	11.03.25	11.03.25
O-19-25	An ordinance amending Chapter 94 of the Piqua Code relating to the municipal golf course	11.18.25	12.9.25
O-20-25	An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026	11.18.25	12.9.25
O-21-25	An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2025	11.18.25	12.9.25

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 19, 2026	
REPORT TITLE	**Resolution No. R-65-26** A Resolution authorizing a Zoning Map Amendment to the City of Piqua Zoning Map to change the zoning designation of parcel ID #N44-100684 from "AG" Agriculture to "S-RM" Residential Multi-Unit.	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The applicant is requesting re-zone a 5.16 acres property that is located to the west of Robert M. Davis Parkway on the south side of High Street across from Lambert Drive. This property, which is currently agricultural land, has a developer who has requested to re-zone the property to permit the construction of 36 town homes over nine buildings. The property is listed as “District” within the Comprehensive Plan, which is intended as an area that should be utilized to strengthen areas that serve specific uses. This particular area isn’t clearly defined by the plan, but it can be inferred that the intent was to have the area develop similarly to the type of development along Robert M. Davis Parkway which includes light industrial uses and more dense development. This development would support the overall city housing goal of “promoting a diverse and quality housing stock to meet the needs of all residents, and enhance the housing supply” and is in line with the development pattern of mixed-use multi-family housing on the north side of Piqua-Clayton Road. The Planning Commission met on May 12, 2026 and voted 3-0 to recommend approval of PC 07-26 a Zoning Map Amendment.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. PC 07-26 - PACKET - CC	

Resolution No. R-65-26

A Resolution authorizing a Zoning Map Amendment to the City of Piqua Zoning Map to change the zoning designation of parcel ID #N44-100684 from "AG" Agriculture to "S-RM" Residential Multi-Unit.

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

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

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

WHEREAS, the Piqua Planning Commission at their May 12, 2026 meeting found in a 3-0 zero vote that the requested rezoning to S-RM – Suburban Residential Multi-Unit is consistent with the City's adopted plans and policies and represents an appropriate transition of the property

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Zoning Map Amendment requested and reflected in Exhibit A, which includes the property at Parcel #N44-100684, is hereby approved.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

JAMES D. VETTER, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Commissioner Walker, seconded by Commissioner DeBrosse, and on roll call the following vote ensued:

Mayor James D. Vetter	_____
Commissioner Frank DeBrosse	_____
Commissioner Paul Simmons	_____
Commissioner Rick Walker	_____
Commissioner Philip Wead	_____

RESOLUTION No. PC 07-26

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

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

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

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

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

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

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

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

STAFF REPORT

Planning Commission

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

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

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

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

UPDATE:

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

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

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

City of PIQUA

Section 7.2.2.D.2 Standards

a. The amendment corrects an error or meets the challenge of some changing condition, trend or fact.

b. The amendment substantially conforms with the Comprehensive Plan, relevant small area plans, the Transportation Plan, and all other relevant plans of the City.

c. The amendment substantially conforms with the stated purpose and intent of this Development Code.

d. The amendment will reinforce the existing or planned character of the area.

e. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.

f. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

g. The amendment will not have a significant adverse impact on property in the vicinity of the subject property.

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

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

STAFF REPORT

Original Request:



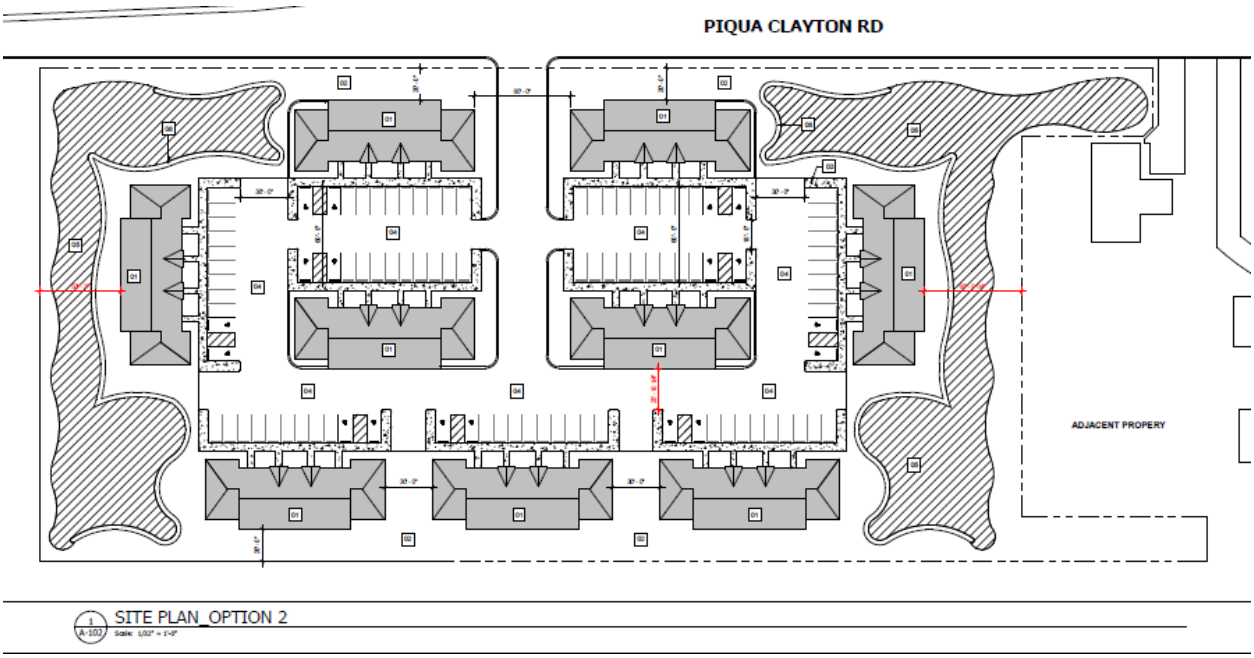
The applicant is requesting to rezone a 5.16 acres property that is located to the west of Robert M. Davis Parkway on the south side of High Street across from Lambert Drive. This property, which is currently agricultural land, has a developer who has requested to rezone the property to permit the construction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

Analysis:

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

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

STAFF REPORT



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

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

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

Recommendation:

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

ZONING REQUREMENTS

DEVELOPMENT STANDARDS:

LAND AREA (GROSS)	195,514 SF
PERMITTED USES:	USES PERMITTED BY RIGHT IN A CS DISTRICT, EXCEPT NO ENTERTAINMENT AND/OR DRINKING ESTABLISHMENT, NOR SEXUALLY ORIENTED BUSINESSES
MAXIMUM BUILDING HEIGHT	TWO-STORY
MINIMUM BUILDING SETBACKS	
NORTH PROPERTY LINE	25'-0"
EAST PROPERTY LINE	60'-9"
WEST PROPERTY LINE	50'-2"
SOUTH PROPERTY LINE	20'-0"
MINIMUM OFF-STREET PARKING	AS REQUIRED FOR THE APPLICABLE USE UNIT BY THE OHIO ZONING CODE
MINIMUM INTERNAL LANDSCAPED OPEN SPACE	10%

PROPOSED USE - RESIDENTIAL TOWNHOUSE
PROPOSED OCCUPANT LOAD - 36 TOWNHOUSE, 4 OCCUPANTS PER EACH, SO TOTAL 144 OCCUPANTS
PROPOSED PARKING SPACES - 2 ADA PARKING & 9 REGULAR PARKING = TOTAL 11 PARKING PER CLUSTER
TOTAL PROVIDED PARKING SPACES - 9 X 11 = 99 PARKING SPACES

GENERAL NOTES:

SITE PLAN

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

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

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

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

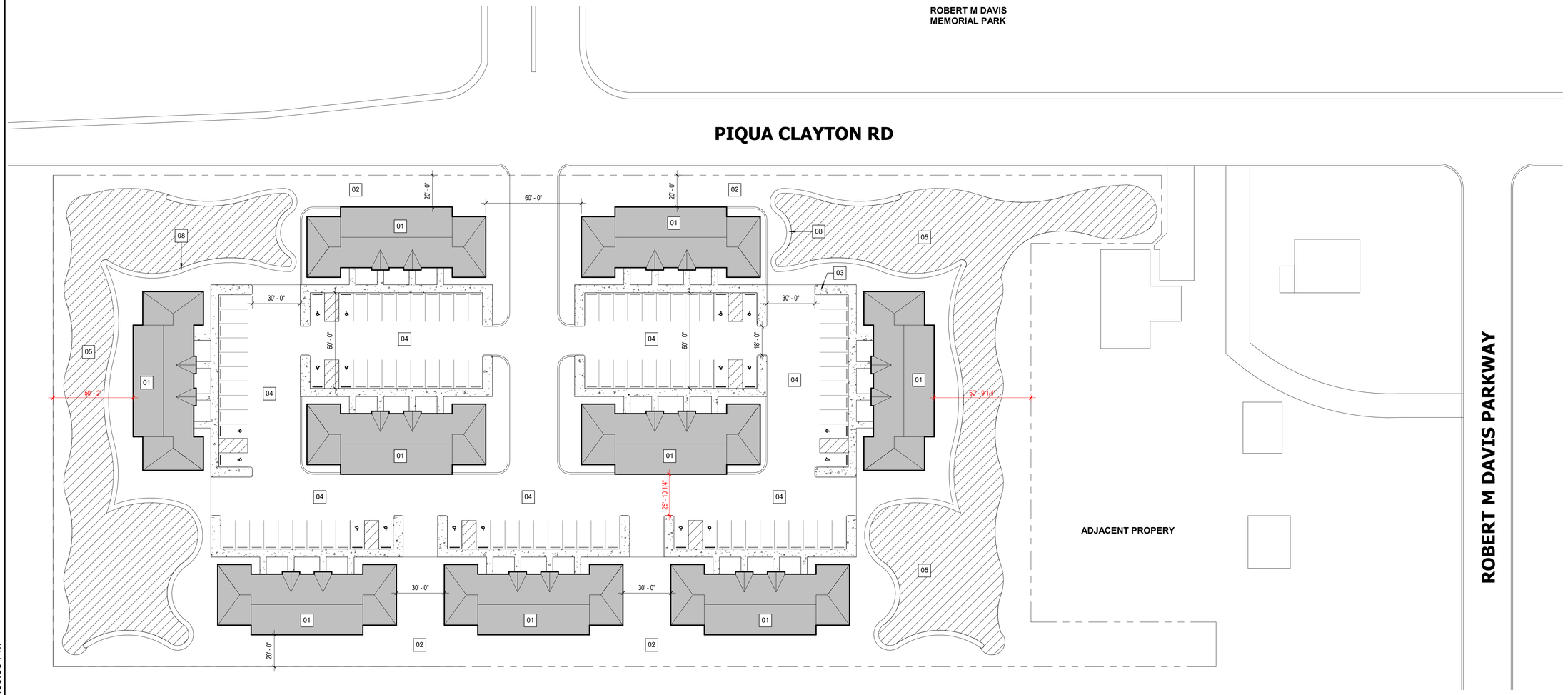
E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE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

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

KEYNOTES:

NOTE: NOT ALL KEYNOTES USED ON EACH SHEET

01. TOWNHOUSE (CLUSTER OF 4 UNITS)
02. GRASS
03. SIDEWALK MIN. 4' WIDE AND 4" THICK
04. PARKING AREA W/ PROPOSED DRIVEWAY
05. WATER POND
06. CURB AROUND ROAD
07. PROPERTY LINE
08. SIDEWALK AT THE POND AREA



1 A-102 SITE PLAN_OPTION 2
Scale: 1/32" = 1'-0"

2/15/2026 11:30:36 PM

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iBIM STUDIO

PROGRESS

PARCEL
N44-200684

MR. APURV PATEL

NO.	DATE	DESCRIPTION

SITE
PLAN_OPTION 2

Date: 02/15/2026

Project: 26001

A-102

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 19, 2026
REPORT TITLE	**Resolution No. R-66-26** A Resolution to approve a final plat with dedication for Whitetail Bend, Section 1 & 2.
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	The applicant, DR Horton, is bringing forward the final development plan and plat in compliance with the preliminary development plan that was previously called the Deerfield Subdivision Section 4 & 5 approved by the Piqua City Commission in a 3-2 vote on November 21, 2024. The original approval provided preliminary plat approval for five (5) sections that included single-family residences (198 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units were located within Deerfield Section 1 and 2, and are not under consideration at this time. This development was additionally permitted a Zoning Map Amendment in November, 2024, which was approved and is not under consideration with this request. Preliminary Plan approval provides a developer the ability to provide higher level concepts or regulations that must be met when a final development plan is brought back for final consideration. In this case, the developer was permitted to have the lot layout and total number of lots; the roadway design, including the cul-de-sac reflected; and the type and size of homes approved. These general concepts are not under consideration with this application, as they were approved already. The Final Development Plan approval process, which the Planning Commission reviewed, and which is before the City Commission for formal consideration, includes review of the fully engineered plans to confirm that they substantially meet the Preliminary Development Plan that was previously approved. It does not include review of

	elements that have been previously approved or requests to modify previously approved elements. It must be made clear that the developer was provided the right to develop the site for 75 homes at the proposed zoning and density when the City Commission approved that request in November, 2024. What is before the City Commission is whether or not the engineered plans meet the preliminary plan. That includes, but is not limited to, confirmation of roadway widths and locations, lot locations and dimensions, stormwater calculations and pond, landscaping, and parking. The Planning Commission heard the case on April 14, 2026 and tabled the case to their May 12, 2026 meeting to get additional details about the stormwater on the site. The applicant and their engineers provided answers to all of the submitted questions. At the both the April 14th and May 12th Planning Commission meeting there was substantial discussion on the stormwater calculations.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. PC 03-26 - PACKET - CC	

Resolution No. R-66-26

A Resolution to approve a final plat with dedication for Whitetail Bend, Section 1 & 2.

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

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

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

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

WHEREAS, the Piqua Planning Commission met on May 12, 2026, heard public testimony, and was unable to make a recommendation for approval on PC 03-26, due to a 2-1 vote, which does not allow an approval based on the City of Piqua Code of Ordinances Chapter 32; and

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Commission hereby takes the action necessary to authorize and approve the Final Plat with easements and details, as shown in Exhibit A attached.

SEC. 2: The City Manager shall cause the plat and all appropriate and necessary legal instruments that support such actions to be properly recorded.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

_____

JAMES D. VETTER, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by None, seconded by None, and on roll call the following vote ensued:

Mayor James D. Vetter	_____
Commissioner Frank DeBrosse	_____
Commissioner Paul Simmons	_____
Commissioner Rick Walker	_____
Commissioner Philip Wead	_____

STAFF REPORT

Planning Commission

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

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

Address: Spotted Doe TL
Parcel #: N44-077518

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

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

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

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

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

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

as it substantially meets the preliminary development plan.

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

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

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

Planning Commission Questions with Responses

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

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

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

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

- [DR] See above answer. Seasonable groundwater elevation has no effect on the storage volume of the pond.

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

18. **If every new home has sump pumps and discharges to the yards/streets, was this feedback loop volume considered?**
    - [DR] Lots are designed as slabs
19. **Could 0.68 be more appropriate?**
    - [DR] Per the Miami county subdivision design and construction manual, R-2 (lots below 0.18 acres and multifamily) has an allowable c-value of 0.45. This is lower than the typically acceptable value of 0.60 we use for lots of this size, so we stuck with 0.60. There are many other counties in the state that list this as an acceptable value. We also use a c-value of 0.40 in the backyards instead of 0.30 to remain conservative.
20. **What protections exist during construction mud/runoff phase?**
    - [DR] See SWPPP
21. **Who is responsible for the maintenance of the drainage basin after construction?**
    - [DR] Homeowner's Association.
22. **Where does the overflow go if the basin overtops?**
    - [DR] In the event the basin overtops, water will flow over the sidewalk and curb on Eagles Nest drive. This is currently where all the water on site goes. It is standard practice to direct overflow routes to rear yards, side yards, or streets instead of towards structures.
23. **Where does the overflow go in a 100+ year storm?**
    - [DR] The basin has 1.80' of freeboard during a 100-yr event. This means it has capacity well over a 100yr storm.
24. **The provided drawings end at Eagles Lake Drive in the Eagles Nest subdivision so we can not tell where the storm drain routes after that. Will the basin outlet have to potential to flow into the Eagle's Nest pond?**
    - [DR] That is where all the stormwater goes now. It will continue to head there only now it will be at a substantially reduced rate. In the pre-development condition, the amount of flow going to this area is 48.44 CFS for the 100-year event. For the post development condition, this pond has 6.09 CFS being outletted to this existing storm sewer, a reduction of 87%. Our designs for any pond that outlets into existing City street storm sewers are always ultra conservative given the sensitive nature of the area.

STAFF REPORT

ORIGINAL STAFF REPORT FROM 4/14/2026

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

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

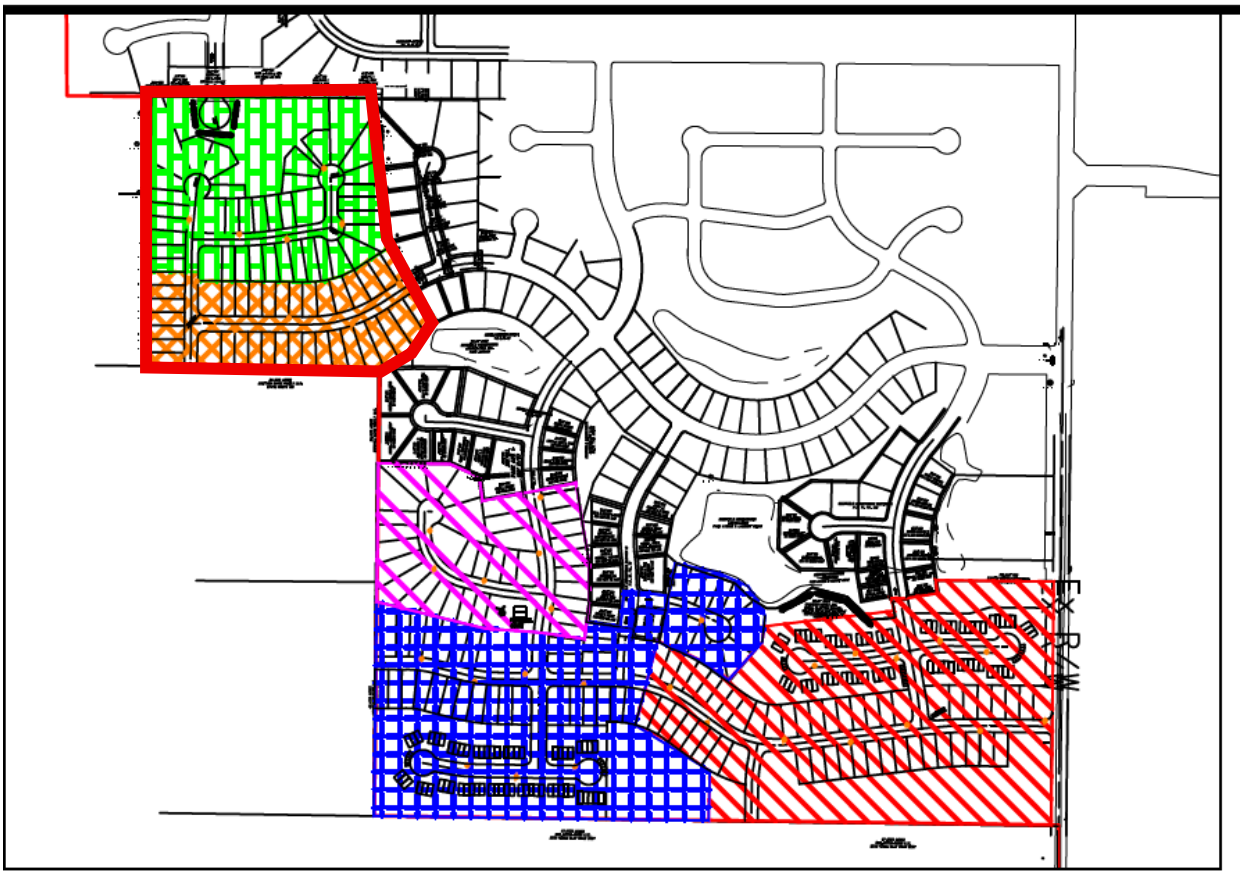
Process:
Section 7.2.4 of the City of Piqua Development Code covers the process of plat and replat review. This process includes submitting and getting approval of a preliminary plat, which occurred at the end of 2024, and submitting and getting approval of a final plat with dedications, which is what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

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

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

STAFF REPORT

Request:



PHASING DEVELOPMENT PLAN

** PHASES SUBJECT TO CHANGE BASED ON MARKET DEMAND

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

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

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

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

Analysis:

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

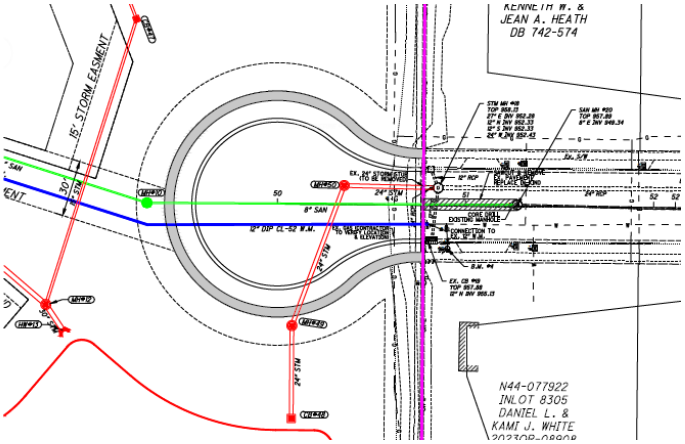


As part of the preliminary plat approval the applicant was required by the City Commission to provide multiple details including:

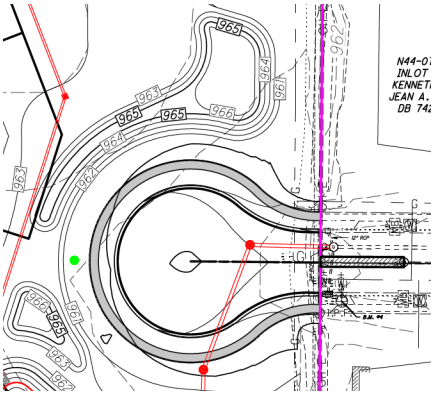
1. The creation of a cul-de-sac at Eagle's Lake Drive,
2. Preservation of tree lines where possible and the creation of new buffers between Deerfield and the new subdivision, and
3. Parking on both sides of the street

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

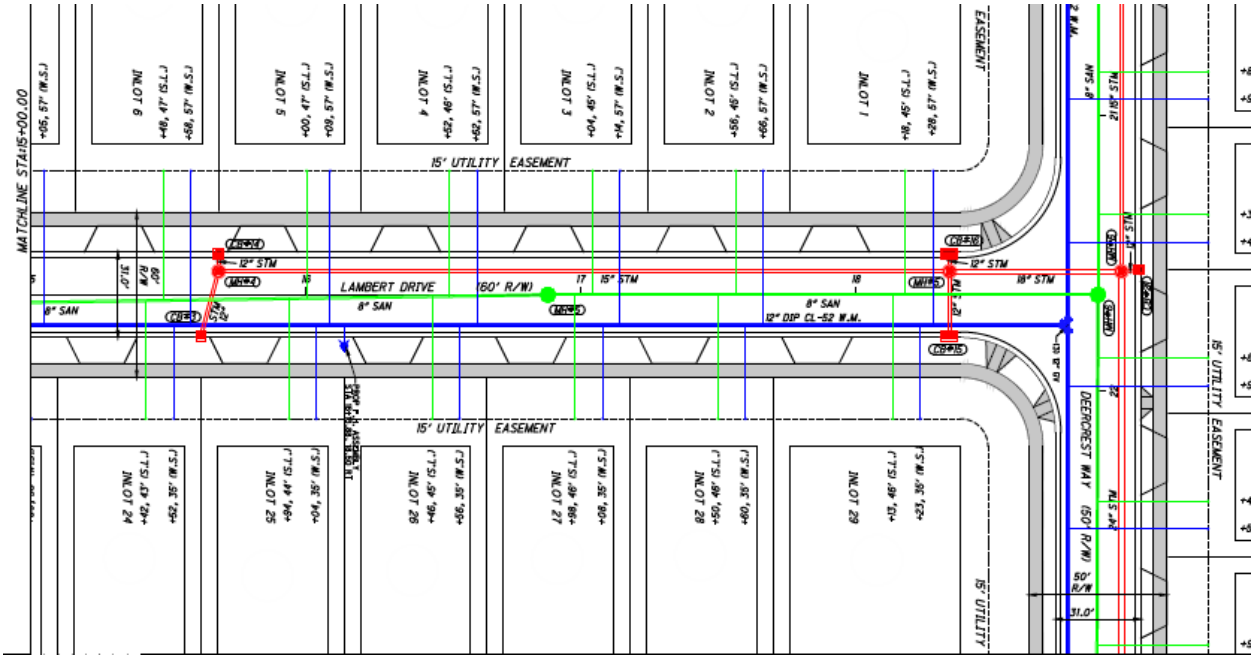
STAFF REPORT



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



STAFF REPORT



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

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

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

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

City of PIQUA

Date: March 20, 2026

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

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

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

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

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

Prior Approvals and Entitlements

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

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

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

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

Project Overview

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

Stormwater Coordination and Development Phasing

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

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

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

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

Conclusion

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

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

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

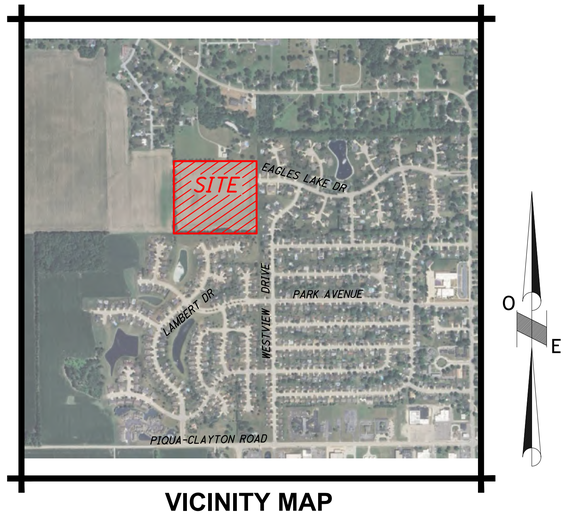
Sincerely,

Aaron Horn

Aaron Horn
Land Acquisition
D.R. Horton | Cincinnati & Dayton Division

WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2

CITY OF PIQUA
MIAMI COUNTY, OHIO



VICINITY MAP

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

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

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

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

INDEX OF SHEETS

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2023 SPECIFICATIONS

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

PROJECT DESCRIPTION

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

EARTH DISTURBED AREAS

PROJECT EARTH DISTURBED AREA	= 21.25 ACRES
ESTIMATED CONTRACTOR EARTH DISTURBED AREA	= 0.50 ACRES
NOTICE OF INTENT (NOI) EARTH DISTURBED AREA	= 21.75 ACRES

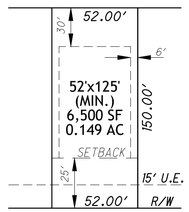
PROPERTY INFORMATION

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

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

SECTION 1 DATA	
NO. OF BUILDABLE LOTS:	42
AREA IN LOTS:	7.796 ACRES
AREA IN R/W:	2.443 ACRES
AREA IN OPEN SPACE:	4.361 ACRES

SECTION 2 DATA	
NO. OF BUILDABLE LOTS:	33
AREA IN LOTS:	7.123 ACRES
AREA IN R/W:	0.993 ACRES
AREA IN OPEN SPACE:	0.000 ACRES



MIN. TYPICAL LOT

NOTES

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

Choice One Engineering

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

www.CHOICEONEENGINEERING.com

MARCH 20, 2026

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811. 8-1-1. or 1-800-362-2764
(Non-members must be called directly)

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

STATE OF OHIO · NICHOLAS J. SELHORST · 79554 · REGISTERED PROFESSIONAL ENGINEER

CHOICE ONE ENGINEERING
RELEASE FOR AGENCY REVIEW
MARCH 20, 2026

APPROVED FOR CONSTRUCTION

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

APPROVED _____ CITY ENGINEER

DATE _____

Choice One Engineering

WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2

REVISIONS:

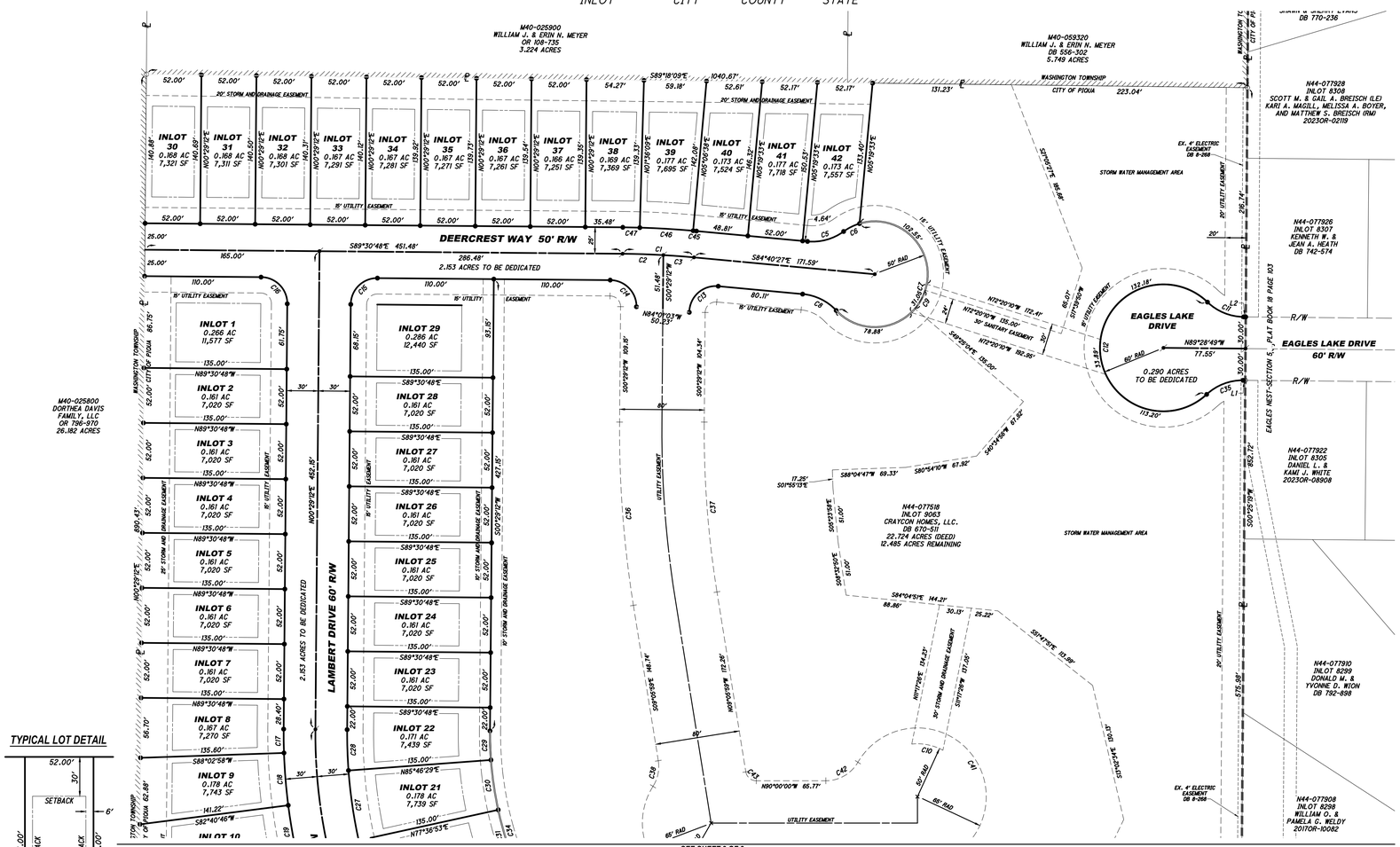
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DRAWN BY: SJG
CHECKED BY: NNS
PROJECT No.: MIAPIO2502
SHEET NUMBER: 1 OF 23

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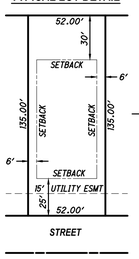
WHITETAIL BEND SECTION ONE

INLOT 9063 INLOT | PIQUA CITY | MIAMI COUNTY | OHIO STATE

VOLUME _____, PAGE _____-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



TYPICAL LOT DETAIL



LOT SIZE
MIN 52'X135'
MIN 7,020 S.F.

SETBACK
FRONT=25'
REAR=30'
SIDE=6'

UTILITY EASEMENT
FRONT=15'

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT REAL TIME NETWORK(ORTN)

SCALE: 1"=60'

0 30 60 120

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- BUILDING SETBACK LINE (FRONT=25' REAR=30' SIDE=6')
- EASEMENT LINE (FRONT=15' UTILITY ALL OTHER EASEMENTS ARE AS SHOWN)
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- CXX CURVE NUMBER
- LXX LINE NUMBER

SEE SHEET 1 OF 3 FOR LINE TABLE AND CURVE TABLE

STATE OF OHIO BERTHE 8 STREET SURVEYOR NAL

SUBMITTED FOR REVIEW

THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 12-09-2025
DRAWN BY: MPL
JOB NUMBER: MIAPIQ2502
SHEET NUMBER: 2 OF 3

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

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

REVISIONS:

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DRAWN BY: SJG
CHECKED BY: NMS
PROJECT No.: MIAPIQ2502
DATE: 03-20-2026
SHEET NUMBER: 2 OF 23

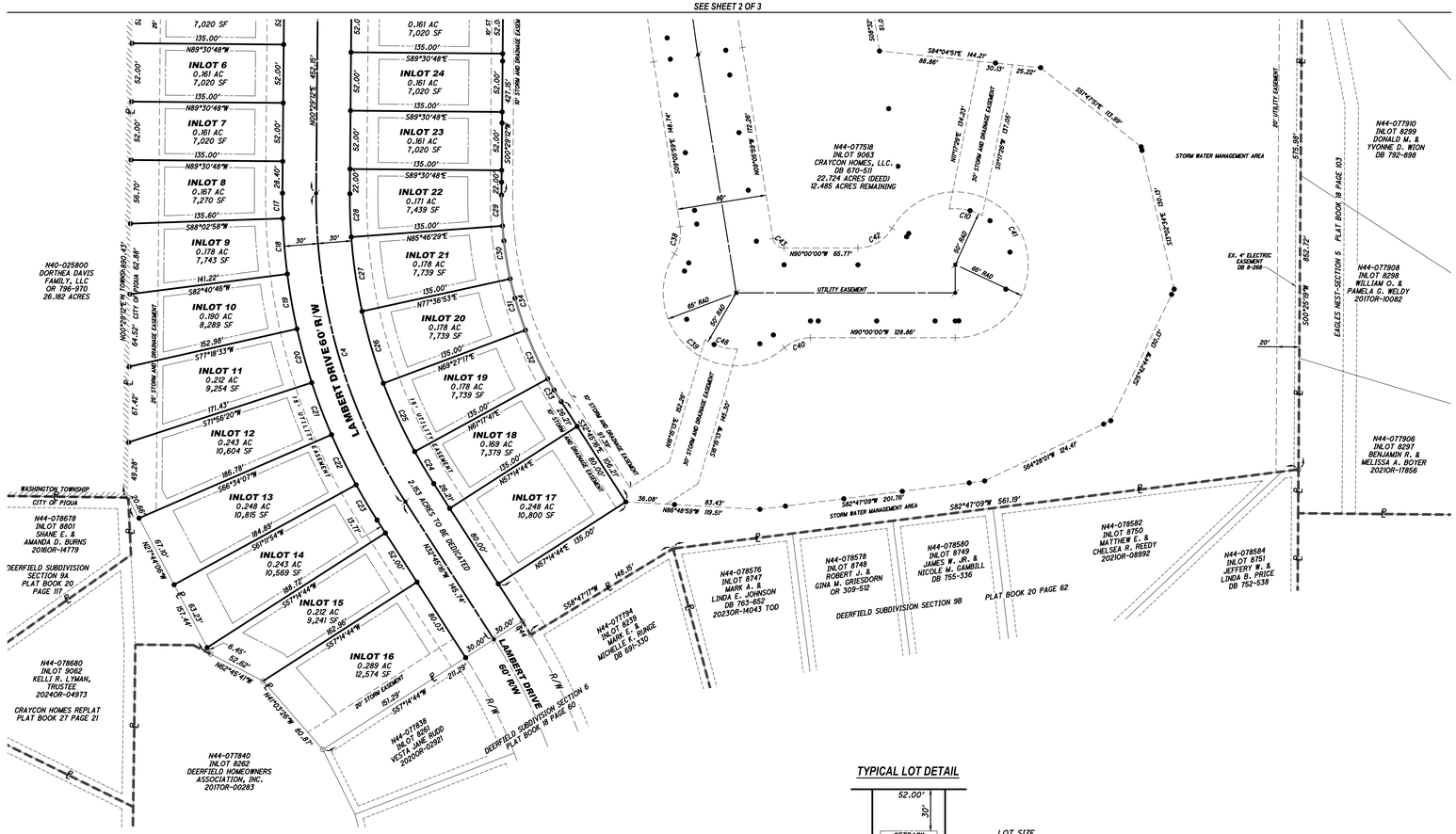
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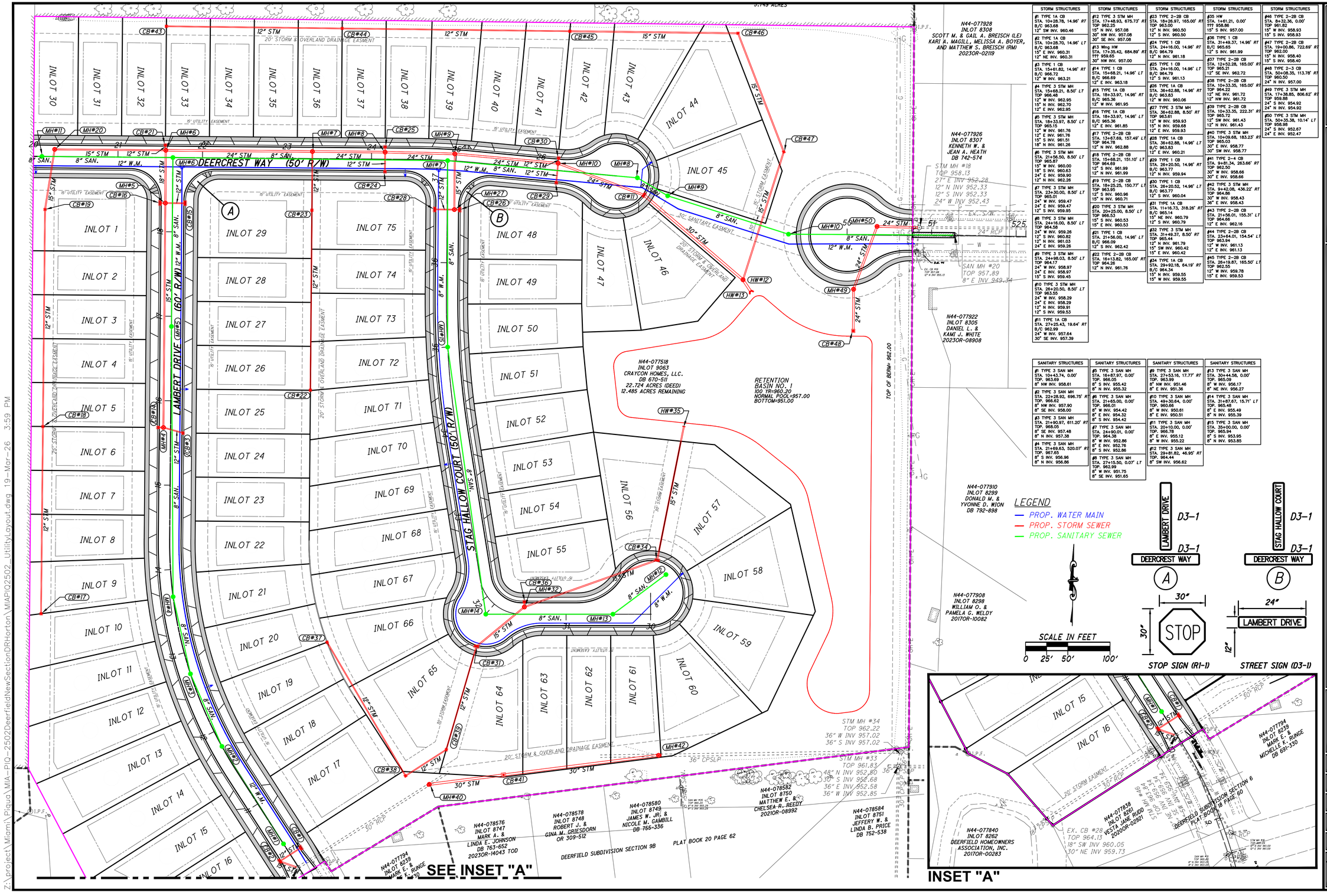
WHITETAIL BEND SECTION ONE

INLOT 9063 INLOT | PIQUA CITY | MIAMI COUNTY | OHIO STATE

VOLUME _____, PAGE _____-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SEE SHEET 2 OF 3


INLOT 6 0.161 AC 7,020 SF
INLOT 7 0.161 AC 7,020 SF
INLOT 8 0.167 AC 7,210 SF
INLOT 9 0.178 AC 7,743 SF
INLOT 10 0.190 AC 9,289 SF
INLOT 11 0.212 AC 9,254 SF
INLOT 12 0.243 AC 10,604 SF
INLOT 13 0.248 AC 10,815 SF
INLOT 14 0.243 AC 10,569 SF
INLOT 15 0.212 AC 9,241 SF
INLOT 16 0.289 AC 12,574 SF
INLOT 17 0.248 AC 10,800 SF
INLOT 18 0.169 AC 7,379 SF
INLOT 19 0.178 AC 7,739 SF
INLOT 20 0.178 AC 7,739 SF
INLOT 21 0.178 AC 7,739 SF
INLOT 22 0.171 AC 7,439 SF
INLOT 23 0.161 AC 7,020 SF
INLOT 24 0.161 AC 7,020 SF
0.161 AC 7,020 SF
LAMBERT DRIVE 60' R/W
2.153 ACRES TO BE DEDICATED
LAMBERT DRIVE 60' R/W
N44-077518 INLOT 9063 CRAYCON HOMES, LLC. DB 670-511 22.724 ACRES (DEED) 12.485 ACRES REMAINING
STORM WATER MANAGEMENT AREA
UTILITY EASEMENT
N44-077910 INLOT 8299 DONALD W. & YVONNE D. WION DB 792-898
N44-077908 INLOT 8298 WILLIAM O. & PAMELA G. WELDY 2017OR-10082
N44-077906 INLOT 8297 BENJAMIN R. & MELISSA A. BOYER 2021OR-17856
N44-078582 INLOT 8750 MATTHEW E. & CHELSEA R. REEDY 2021OR-08992
N44-078584 INLOT 8751 JEFFERY R. & LINDA B. PRICE DB 752-538
N44-078580 INLOT 8749 JAMES W. JR. & NICOLE M. GAMBILL DB 755-336
N44-078578 INLOT 8748 ROBERT J. & GINA M. GRIESDORN OR 309-512
N44-078576 INLOT 8747 MARK A. & LINDA E. JOHNSON DB 763-652 2023OR-14043 TOD
N44-077784 INLOT 8529 MARK E. & MICHELLE R. RUNGE DB 681-330
N44-077838 INLOT 8261 VESTA JANE RUBO 2020OR-02921
N44-077840 INLOT 8262 DEERFIELD HOMEOWNERS ASSOCIATION, INC. 2017OR-00283
N44-078678 INLOT 8801 SHANE E. & AMANDA D. BURNS 2016OR-14778
N44-078680 INLOT 9062 KELLI R. LYMAN, TRUSTEE 2024OR-04973
N40-025800 DORTHEA DAVIS FAMILY, LLC OR 796-970 26.182 ACRES
WASHINGTON TOWNSHIP
CITY OF PIQUA
DEERFIELD SUBDIVISION SECTION 9A PLAT BOOK 20 PAGE 117
DEERFIELD SUBDIVISION SECTION 9B
PLAT BOOK 20 PAGE 62
DEERFIELD SUBDIVISION SECTION 6 PLAT BOOK 18 PAGE 60
CRAYCON HOMES REPLAT PLAT BOOK 27 PAGE 21
EAGLES NEST-SECTION 5 PLAT BOOK 18 PAGE 103
EX. 4" ELECTRIC EASEMENT DB 8-268
30' UTILITY EASEMENT
30' STORM AND DRAINAGE EASEMENT
35' STORM AND DRAINAGE EASEMENT
16' STORM AND DRAINAGE EASEMENT
15' UTILITY EASEMENT
20' STORM EASEMENT
N90°00'00"W 65.77'
N90°00'00"W 128.86'
S82°47'09"W 561.19'
S82°47'09"W 201.76'
S84°04'51"E 144.21'
S84°28'01"W 124.41'
S35°42'48"E 100.01'
S35°42'48"E 166.27'
S35°42'48"E 87.35'
S35°42'48"E 100.01'
S01°47'09"E 123.99'
S01°47'09"E 134.23'
S01°47'09"E 617.66'
S01°47'09"E 140.74'
N01°47'09"W 172.26'
N01°47'09"W 452.85'
N02°23'12"E 427.15'
N00°23'12"E 300°23'12"E
N89°30'48"W
S89°30'48"E
S88°02'58"W
S82°40'46"W
S77°18'33"W
S71°56'20"W
S60°34'01"W
S50°11'54"W
S44°14'44"W
S57°14'44"W
S57°14'44"W
S32°48'16"W 145.14'
N57°14'44"E 135.00'
N57°14'44"E 148.15'
N44°03'28"W 60.03'
N27°14'44"W 63.27'
N62°45'16"W 6.45'
N62°45'16"W 53.55'
N69°27'11"E
N83°17'41"E
N57°14'44"E
N77°36'53"E
N85°46'29"E
S89°30'48"E
S89°30'48"E
S89°30'48



STORM STRUCTURES	STORM STRUCTURES	STORM STRUCTURES	STORM STRUCTURES	STORM STRUCTURES
#1 TYPE 1A CB STA. 10+28.78, 14.96' RT B/C 963.68 12" SW INV. 960.46	#12 TYPE 3 STM MH STA. 17+48.93, 675.73' RT TOP 962.25 15" N INV. 957.08 30" NW INV. 957.08 30" SE INV. 957.08	#23 TYPE 2-2B CB STA. 18+26.97, 165.00' RT TOP 963.00 12" N INV. 960.50 12" S INV. 960.50	#35 NW STA. 1+81.21, 0.00' ??? 958.86 15" S INV. 957.00	#46 TYPE 2-2B CB STA. 8+32.36, 0.00' TOP 961.82 15" N INV. 958.93 15" S INV. 958.93
#2 TYPE 1A CB STA. 10+28.70, 14.96' LT B/C 963.68 15" E INV. 960.31 12" NE INV. 960.31	#13 Wing HW STA. 17+35.42, 684.89' RT ??? 959.65 30" NW INV. 957.00	#24 TYPE 1 CB STA. 24+16.00, 14.96' RT B/C 964.79 12" N INV. 961.18	#36 TYPE 1 CB STA. 31+49.37, 14.96' RT B/C 965.65 12" S INV. 961.99	#47 TYPE 2-2B CB STA. 19+00.86, 722.69' RT TOP 962.00 15" N INV. 958.40 15" S INV. 958.40
#3 TYPE 1 CB STA. 15+61.82, 14.96' RT B/C 966.72 12" S INV. 963.21	#14 TYPE 1 CB STA. 15+68.21, 14.96' LT B/C 966.69 12" E INV. 963.18	#25 TYPE 1 CB STA. 24+16.00, 14.96' LT B/C 964.79 12" S INV. 961.13	#37 TYPE 2-2B CB STA. 12+52.28, 165.00' RT TOP 965.21 12" SE INV. 962.72	#48 TYPE 2-3 CB STA. 50+08.35, 113.78' RT TOP 960.50 24" N INV. 957.00
#4 TYPE 3 STM MH STA. 15+68.21, 8.50' LT TOP 966.46 12" W INV. 962.95 15" N INV. 962.70 12" E INV. 962.95	#15 TYPE 1A CB STA. 18+33.97, 14.96' RT B/C 965.36 12" W INV. 961.95	#26 TYPE 1A CB STA. 36+62.88, 14.96' RT B/C 963.83 12" W INV. 960.06	#38 TYPE 2-2B CB STA. +33.35, 165.00' RT TOP 964.22 12" NE INV. 961.72 12" NW INV. 961.72	#49 TYPE 3 STM MH STA. 17+38.85, 806.62' RT TOP 959.88 24" S INV. 954.92 24" N INV. 954.92
#5 TYPE 3 STM MH STA. 18+33.97, 8.50' LT TOP 965.15 12" W INV. 961.76 12" N INV. 961.76 15" S INV. 961.51 18" E INV. 961.26	#16 TYPE 1A CB STA. 18+33.97, 14.96' LT B/C 965.36 12" E INV. 961.85	#27 TYPE 3 STM MH STA. 36+62.88, 8.50' RT TOP 963.61 12" W INV. 959.93 15" N INV. 959.68 12" E INV. 959.93	#39 TYPE 2-2B CB STA. 10+33.35, 222.31' RT TOP 965.72 12" SW INV. 961.43 12" N INV. 961.43	#50 TYPE 3 STM MH STA. 50+35.38, 10.14' LT TOP 958.98 24" S INV. 952.67 24" E INV. 952.47
#6 TYPE 3 STM MH STA. 21+56.50, 8.50' LT TOP 965.87 15" W INV. 960.00 18" S INV. 960.63 24" E INV. 959.90 12" N INV. 962.26	#17 TYPE 2-2B CB STA. 13+67.69, 157.49' LT B/C 964.78 12" N INV. 962.88	#28 TYPE 1A CB STA. 36+62.88, 14.96' LT B/C 963.83 12" E INV. 960.21	#40 TYPE 3 STM MH STA. 10+09.68, 153.23' RT TOP 965.03 30" E INV. 958.77 30" SW INV. 958.77	
#7 TYPE 3 STM MH STA. 24+30.00, 8.50' LT TOP 965.01 24" W INV. 959.47 24" E INV. 959.47 12" N INV. 959.95	#18 TYPE 2-2B CB STA. 15+68.21, 151.10' LT TOP 964.69 12" S INV. 961.99 12" N INV. 961.99	#29 TYPE 1 CB STA. 26+20.50, 14.96' RT B/C 963.77 12" N INV. 959.94	#41 TYPE 2-4 CB STA. 9+81.34, 263.66' RT TOP 962.50 30" W INV. 958.66 30" E INV. 958.66	
#8 TYPE 3 STM MH STA. 24+16.00, 8.50' LT TOP 964.58 24" W INV. 959.26 12" S INV. 960.82 12" N INV. 961.03 24" E INV. 959.26	#19 TYPE 2-2B CB STA. 18+25.25, 150.77' LT TOP 963.95 12" S INV. 960.96 15" N INV. 960.71	#30 TYPE 1 CB STA. 26+20.50, 14.96' LT B/C 963.77 12" S INV. 960.04	#42 TYPE 3 STM MH STA. 9+42.08, 436.22' RT TOP 964.88 30" W INV. 958.43 30" E INV. 958.43	
#9 TYPE 3 STM MH STA. 24+98.03, 8.50' LT TOP 964.17 24" W INV. 958.97 24" E INV. 958.97 12" S INV. 959.45	#20 TYPE 3 STM MH STA. 20+25.00, 8.50' LT TOP 966.53 15" E INV. 960.53 15" E INV. 960.53	#31 TYPE 1A CB STA. 11+16.73, 318.26' RT B/C 965.14 15" NE INV. 960.79 12" S INV. 960.79	#43 TYPE 2-2B CB STA. 21+56.01, 155.31' LT TOP 964.66 12" E INV. 962.16	
#10 TYPE 3 STM MH STA. 26+20.50, 8.50' LT TOP 963.55 24" W INV. 958.29 24" E INV. 958.29 12" N INV. 959.91 12" S INV. 959.53	#21 TYPE 1 CB STA. 21+56.00, 14.96' LT B/C 966.09 12" S INV. 962.42	#32 TYPE 3 STM MH STA. 31+49.37, 8.50' RT TOP 965.44 12" N INV. 961.79 15" SW INV. 960.42 15" E INV. 960.42	#44 TYPE 2-2B CB STA. 23+64.01, 154.54' LT TOP 963.94 12" W INV. 961.13 12" E INV. 961.13	
#11 TYPE 1A CB STA. 27+25.43, 19.64' RT B/C 962.99 24" W INV. 957.64 30" SE INV. 957.39	#22 TYPE 2-2B CB STA. 15+13.82, 165.00' RT TOP 964.28 12" N INV. 961.76	#33 TYPE 1A CB STA. 34+29.92, 64.19' RT B/C 964.34 15" S INV. 959.55 15" W INV. 959.55	#45 TYPE 2-2B CB STA. 20+19.87, 165.50' LT TOP 962.55 12" W INV. 959.78 15" E INV. 959.53	

SANITARY STRUCTURES	SANITARY STRUCTURES	SANITARY STRUCTURES	SANITARY STRUCTURES
#1 TYPE 3 SAN MH STA. 10+43.74, 0.00' TOP. 963.69 8" NW INV. 958.61	#5 TYPE 3 SAN MH STA. 16+87.97, 0.00' TOP. 966.05 8" S INV. 955.42 8" N INV. 955.32	#9 TYPE 3 SAN MH STA. 27+53.16, 177.77' RT TOP. 963.99 8" N INV. 951.46 8" E INV. 951.36	#13 TYPE 3 SAN MH STA. 30+44.58, 0.00' TOP. 965.09 8" W INV. 956.17 8" NE INV. 956.27
#2 TYPE 3 SAN MH STA. 22+28.92, 696.75' RT TOP. 966.62 8" NW INV. 957.90 8" SE INV. 958.00	#6 TYPE 3 SAN MH STA. 21+65.00, 0.00' TOP. 966.01 8" W INV. 954.42 8" E INV. 954.32 8" S INV. 954.42	#10 TYPE 3 SAN MH STA. 49+30.64, 0.00' TOP. 960.66 8" W INV. 950.61 8" E INV. 950.51	#14 TYPE 3 SAN MH STA. 31+87.67, 15.71' LT TOP. 965.48 8" E INV. 955.49 8" N INV. 955.39
#3 TYPE 3 SAN MH STA. 21+90.97, 611.20' RT TOP. 968.05 8" SE INV. 957.48 8" N INV. 957.38	#7 TYPE 3 SAN MH STA. 24+90.01, 0.00' TOP. 964.38 8" W INV. 952.86 8" E INV. 952.76 8" S INV. 952.86	#11 TYPE 3 SAN MH STA. 20+10.00, 0.00' TOP. 966.78 8" E INV. 955.12 8" W INV. 955.22	#15 TYPE 3 SAN MH STA. 35+00.00, 0.00' TOP. 965.94 8" S INV. 953.95 8" N INV. 953.85
#4 TYPE 3 SAN MH STA. 21+69.63, 520.07' RT TOP. 967.65 8" S INV. 956.96 8" N INV. 956.86	#8 TYPE 3 SAN MH STA. 27+15.50, 0.07' LT TOP. 962.99 8" W INV. 951.75 8" SE INV. 951.65	#12 TYPE 3 SAN MH STA. 29+81.82, 46.95' RT TOP. 964.44 8" SW INV. 956.62	

STM MH #18	STM MH #34	STM MH #33
TOP 958.13	TOP 962.22	TOP 961.83
27" E INV 952.28	36" W INV 957.02	36" N INV 952.80
12" N INV 952.33	36" S INV 957.02	36" S INV 952.68
12" S INV 952.33		36" E INV 952.58
24" W INV 952.43		36" W INV 952.85

SAN MH #20	EX. CB #28
TOP 957.89	TOP 964.13
8" E INV 949.34	18" SW INV 960.05
	30" NE INV 959.73

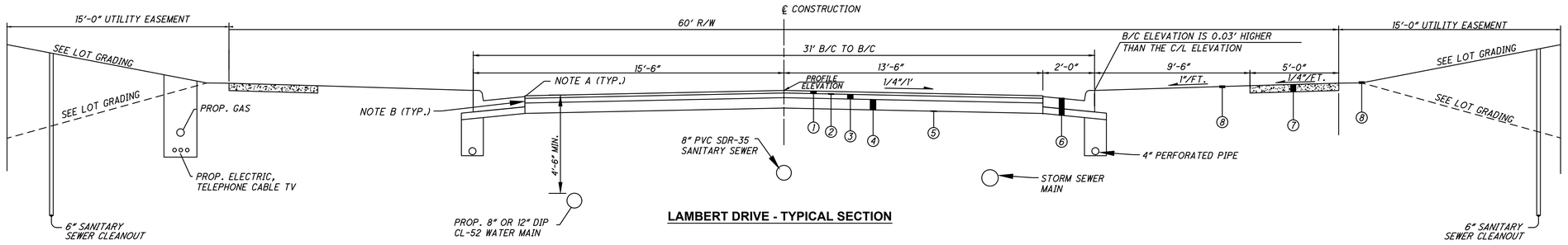
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
SCHEMATIC PLAN

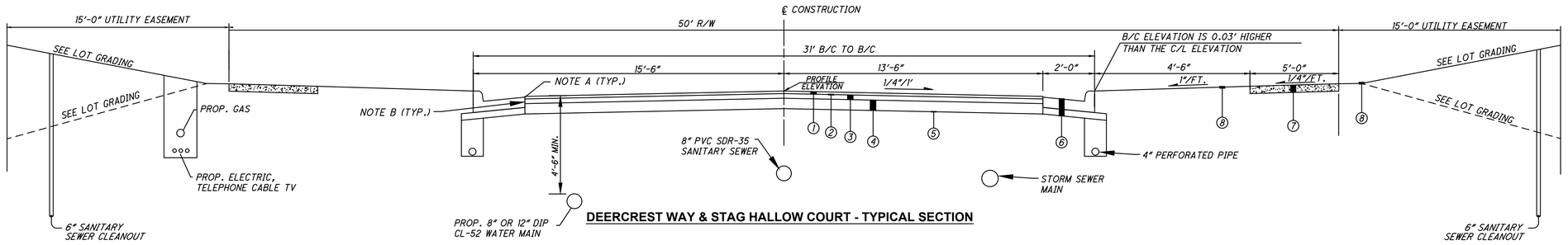
REVISIONS:

FILE NAME	Utili
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ02502
DATE	03-20-2026
SHEET NUMBER	4 OF 23

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LAMBERT DRIVE - TYPICAL SECTION



DEERCREST WAY & STAG HALLOW COURT - TYPICAL SECTION

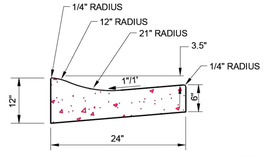
ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LAWN	ON STREET PARKING
DEERCREST WAY & STAG HALLOW COURT	50'	31'	5'	4.5'	BOTH SIDES
LAMBERT DRIVE	60'	31'	5'	9.5'	BOTH SIDES

1. ITEM 441 - 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG64-22
2. ITEM 407 - TACK COAT @ 0.10 GAL./S.Y.
3. ITEM 441 - 2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449)
4. ITEM 304 - 12" AGGREGATE BASE
5. ITEM 204 - SUBGRADE COMPACTION
6. ITEM 609 - COMBINATION CURB AND GUTTER - TYPE 2
7. ITEM 608 - 4" CONCRETE WALK
8. ITEM 659 - SEEDING AND MULCHING

MIN. COVER	UTILITY
24"	GAS
24"	SUMP LINE
36"	ELECTRIC
36"	TELEPHONE
36"	CABLE TV
48"	WATER

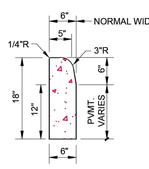
NOTE A
ITEM 441 ASPHALT SURFACE COURSE IS TO BE 1/4" ABOVE GUTTER PLATE.

NOTE B
LIQUID ASPHALT ON FACE OF CURB PRIOR TO ASPHALT PLACEMENT AND SEAL BETWEEN CURB AND PAVEMENT AFTER PLACEMENT OF ITEM 441 ASPHALT

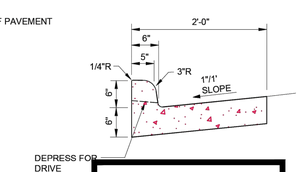


~~CITY OF PIQUA TYPE 1 CURB~~

NOTE:
FOR THE TYPE 1 CURB, THERE SHALL BE 3.5" FROM THE TOP OF CURB TO THE FACE OF GUTTER.



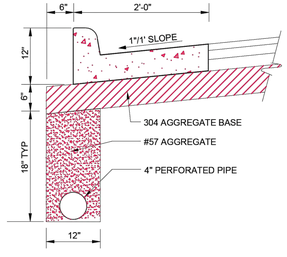
~~TYPE 6 BARRIER CURB~~



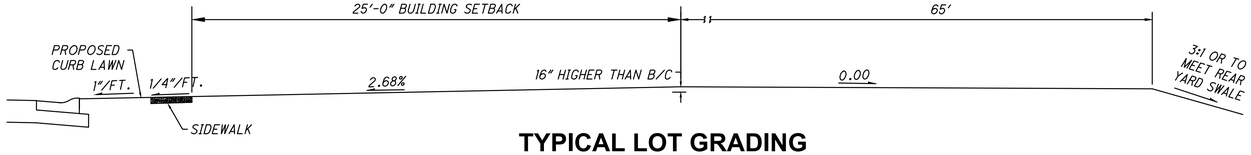
TYPE 2 COMBINATION CURB AND GUTTER

NOTES

A. CONCRETE AND WORK SHALL MEET THE REQUIREMENT SET FORTH IN ODOT ITEM 609 CURBING.
B. CURBING SHALL HAVE CONTRACTION JOINTS EVERY 10'.
C. MINIMUM OF 6" OF ODOT 304 SHALL BE PLACED UNDER CURBING.
D. CURBING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR AS SOON AS PRACTICAL WHEN SLIP FORMING PRIOR TO OTHER CONSTRUCTION OPERATIONS.
E. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
F. WITH PRIOR CITY DIRECTION, APPLY WHITE PIGMENTED CURING COMPOUND ON ALL SURFACES IMMEDIATELY AFTER FINISHING SURFACES.
G. ALL CONCRETE SHALL BE ODOT CLASS QC1, (4000 PSI, 520 LB/CY CEMENT) PROPORTIONING OPTIONS 1,2, AND 3 NOT ALLOWED.
H. CONCRETE SHALL CONTAIN 7% ± 2% OF TOTAL AIR.
I. ALL CURBING PLACED SHALL HAVE A FRONT AND REAR FORM. EXCEPTION: UNLESS CURBING IS SLIP FORMED BY MACHINE OR IS ABUTTING CONCRETE DRIVEWAY OR SIDEWALK OR OTHERWISE APPROVED BY THE ENGINEER.
J. MINIMUM FLOW LINE SLOPE OF THE PERFORATED PIPE IS TO BE 0.003 FT/FT TO OUTLET.



4" SHALLOW PIPE UNDERDRAIN DETAIL (AS REQUIRED BY CITY)



TYPICAL LOT GRADING
N.T.S.

CITY OF PIQUA
ACCESS Engineering Solutions

CONCRETE CURB DETAILS

REVISIONS:
11-11-19 BG
12-31-20 BG/KK

DATE APPROVED: DEC. 2016

PAGE No. 300-4

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LOVELAND, OHIO 513.239.8554
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
TYPICAL SECTION

REVISIONS:

FILE NAME Gener
DRAWN BY SJG
CHECKED BY NNS
PROJECT No. MIAPIQ2502
DATE 03-20-2026
SHEET NUMBER 5 OF 23

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GENERAL NOTES (CITY OF PIQUA)

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

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

A. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.

B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.

C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.

D. ALL DAMAGE TO ANY EXISTING UTILITY.

UNDERGROUND UTILITIES

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

NON-MEMBERS MUST BE CALLED DIRECTLY.

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

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

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

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

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

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

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

THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

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

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

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

ELEVATION DATUM

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

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

UTILITY STATEMENT

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

UTILITY INTERFERENCE

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

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

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

UTILITIES

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

REVIEW OF DRAINAGE FACILITIES

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

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

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

EXISTING DRAINAGE FACILITIES

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

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

ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY CONNECTION OF INTERSECTING DRAIN TILES AND THE PROPOSED STORM SEWER SHALL BE THROUGH MANUFACTURED TEES, UNLESS OTHERWISE APPROVED BY THE CITY. COST OF ALL THE ITEMS ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

FIRE HYDRANT ASSEMBLY

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

WATER MAIN TESTING NOTES

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

PRECONSTRUCTION MEETING

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

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

WATER MAIN SEPARATION

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

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

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

CLEAN WATER CONNECTIONS

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

SANITARY SEWER TESTING NOTES

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

SUBCONTRACTOR SUPERVISION

THE CONTRACTOR IS REQUIRED TO HAVE A PROJECT SUPERVISOR ON-SITE TO SUPERVISE THE SUBCONTRACTOR FOR QUALITY CONTROL PURPOSES AND TO PROVIDE ANY NECESSARY ASSISTANCE TO THE SUBCONTRACTOR TO ENSURE QUALITY WORK.

COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

SAFETY

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

MUD

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

CERTIFICATION OF PROPERTY PINS

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

PROTECTION OF SUB-SURFACE TILE

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

RECORD DRAWINGS

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

CAD FILE DISCLAIMER

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

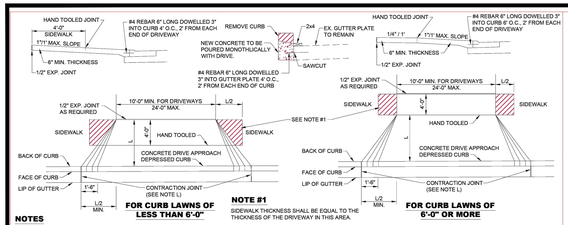
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
GENERAL NOTES

REVISIONS:

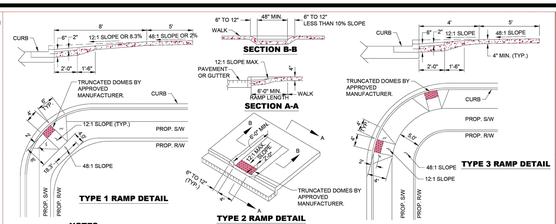
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NOTES

A. DRIVE APPROACHES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 452, 455, 608, AND 609 CAST-IN-PLACE CONCRETE.
B. DRIVE APPROACHES MAY BE PLACED MONOLITHICALLY WITH CURB.
C. MAXIMUM JOINT SPACING SHALL BE 10' LONGITUDINALLY, TRANSVERSELY AND AT TAPERS.
D. EXPANSION MATERIAL SHALL BE ½" PREMOLDED, ODOT APPROVED.
E. 4" OF COMPACTED ODOT ITEM 304, ITEM 411 OR STS AGGREGATE BASE SHALL BE PLACE UNDER DRIVE APPROACHES.
F. PROVIDED BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
G. WHERE CURB AND GUTTER HAS NOT BEEN DROPPED AT DRIVE APPROACHES, THE CONTRACTOR WILL CUT AND REMOVE CURB. (SEE DETAIL)
H. WHERE ASPHALTIC CONCRETE PAVEMENT HAS BEEN DISTURBED, THE ASPHALT SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE CITY.
I. JOINTS SHALL BE CLEANED AND EDGED BY A ½" ROUGE EDGER, LONGITUDINAL JOINTS SHALL BE ALIGNED TO DRIVE WAY CUTS. EXPANSION JOINTS SHALL BE OF SUCH DIMENSIONS AS SHOWN ON STANDARD DRAWINGS FOR CONSTRUCTION JOINTS.
J. CONCRETE SHALL CONTAIN 6% ± 2% OF TOTAL AIR.
K. ALL STANDARD DRAWINGS IS FOR GUIDELINE PURPOSES. EACH INDIVIDUAL DRIVE WILL NEED TO BE DESIGNED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
M. "6"=10' MINIMUM TO 24' MAXIMUM UNLESS OTHERWISE APPROVED BY THE CITY.
N. IF CURB IS REMOVED AND REPLACED DURING DRIVEWAY CONSTRUCTION, JOINTS BETWEEN EXISTING AND NEW CURB ARE TO BE DOWELLED WITH #4 REBAR 6" IN LENGTH, 3" INTO CURB, 4' OC.
O. ALL NEW CONSTRUCTION OR MODIFICATIONS OF DRIVE APPROACHES REQUIRE A CONCRETE APPROACH REGARDLESS OF WHETHER THERE IS A SIDEWALK OR NOT. THE NEW APPROACH IS TO GO FROM EDGE OF THE EXISTING STREET TO RIGHT OF WAY OR MINIMUM OF 6'-0"
P. DRAINAGE ISSUES WILL HAVE TO BE ADDRESSED, WHEN A DRIVEWAY IS INSTALLED OR MODIFIED.
Q. PRECAUTIONS SHALL BE TAKEN TO PROTECT EXISTING CONCRETE, BRICK FROM TYPE MARKS AND DAMAGE DURING CONSTRUCTION.

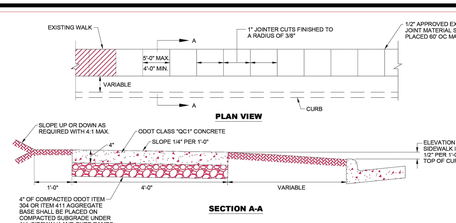


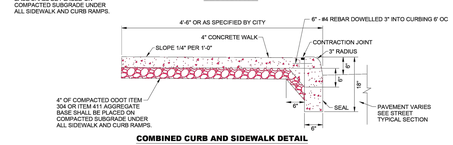
NOTES

A. CITY TO SPECIFY TYPE 1,2, OR 3 RAMP.
B. ANY COMBINATION OF SIDE SLOPES ON OPPOSITE SIDES OF A RAMP MAY BE USED TO BEST FIT THE SITE CONDITIONS.
C. THE MINIMUM RAMP LENGTH IS 6'-0" FOR THE BACK OF A 6'-0" CURB AND MAY BE INCREASED WHERE FEASIBLE TO OBTAIN FLATTER RAMP SLOPE OR TO BETTER BLEND WITH THE SITE CONFIGURATION.
D. WALK THICKNESS IN THE RAMP SLOPES SHALL BE 6" MINIMUM OR THICKER AS NECESSARY TO MATCH ADJACENT WALK THICKNESS.
E. CURB RAMPS SHALL MEET AND BE FINISHED TO AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
F. TEXTURE OF CONCRETE SURFACES SHALL BE OBTAINED BY COURSE BROOMING TRAVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN ADJACENT WALK.

TYPE 2 RAMP DETAIL

G. CURB RAMPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 608 UNLESS OTHERWISE SPECIFIED WITHIN. REFER TO ODOT STANDARD DRAWINGS FOR ADDITIONAL CURB RAMP CONFIGURATIONS.
H. CONCRETE SHALL BE ODOT QC1, (4000 PSI 520LB/CY CEMENT) PROPORTIONING OPTIONS 1,2, & 3 NOT ALLOWED. CONCRETE SHALL CONTAIN 7% ± AIR.
I. FOR RECONSTRUCTION JOBS THE CURB RAMPS WILL HAVE TO BE ADDRESSED BASED ON THE EXISTING CONDITIONS.
J. TRUNCATED DOME SPECIFICATIONS: INSTALL DETECTABLE WARNINGS (TRUNCATED DOMES) FOR A DISTANCE OF 24" FROM THE BACK OF THE CURB FOR THE ENTIRE WIDTH OF THE RAMP OPENING WHERE IT IS FLUSH WITH THE PAVEMENT. THE TRUNCATED DOMES SHALL BE ODOT APPROVED, THE COLOR OF THE PANEL SHALL BE RED.
K. CURB RAMPS TO BE POURED ON COMPACTED GRANULAR BEDDING. CITY INSPECTION OF FORM WORK IS REQUIRED PRIOR TO PLACING CONCRETE.
L. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES. TEXTURE SHALL BE A MEDIUM BROOM WITH TOOL FINISH, CITY TO REVIEW AND APPROVE PRIOR TO POURING.
M. ALL DETECTABLE WARNINGS CURB RAMPS TO BE CAST IRON MANUFACTURED BY EAST JORDAN IRON WORKS 7005 SERIES, NEENAH FOUNDRY MODEL R-4984.
N. ALL RAMPS SHALL BE DOUBLED TO THE CURB BY THE CURB AND GUTTER PLATE FOR THE ENTIRE WIDTH OF CONCRETE SIDEWALK ABUTTING TYPE 2 CURB DETAIL.
O. ADA SPECIFICATIONS SHALL ALL INCLUDE ALL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FEDERAL STANDARDS.





COMBINED CURB AND SIDEWALK DETAIL

NOTES

A. WALK TO BE POURED ON COMPACTED GRANULAR BEDDING.
B. PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES.
C. CONCRETE SHALL CONFORM TO ODOT ITEM 499 CONCRETE. CONCRETE WORK SHALL CONFORM TO ODOT ITEM 499 UNLESS OTHERWISE SPECIFIED WITHIN.
D. PROVIDE EDGING AROUND ALL EXPOSED SURFACES.
E. APPLY ONE COAT OF A WHITE PIGMENTED ODOT APPROVED CONCRETE SEALER ON ALL SURFACES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
F. WHEN RENOVATING EXISTING STREETS, THE SIDEWALKS SHALL BE REPLACED TO CONFORM WITH CITY CONSTRUCTION STANDARDS AND DRAWINGS.
G. CONCRETE SHALL BE ODOT QC1, (4000 PSI, 520 LB/CY CEMENT) PROPORTIONING OPTIONS 1,2, & 3 NOT ALLOWED
H. CONCRETE SHALL CONTAIN 7% ± 2% OF TOTAL AIR.
I. PROPERTY PINS SHALL BE RE-ESTABLISHED AFTER FINISHING OF SIDEWALK.
J. COLD WEATHER POURING WILL NOT BE PERMITTED IF AMBIENT AIR TEMPERATURE IS AT OR BELOW 40°F AND FALLING. CONCRETE SHALL NOT BE PLACED WHEN THE FOLLOWING TEMPERATURE FIGURES ARE TO BE ALLOWED FOR A PERIOD OF NO LESS THAN THREE DAYS FROM THE TIME OF THE POUR: AT NO TIME SHALL THERE BE ANY FROST ON ANY PART OF THE GRAVEL BASE, THE FORMS OR ANY ADJURING MEMBER PRIOR TO POURING THE CONCRETE.

SIDEWALK JOINTS

1. GENERAL: CONSTRUCT ISOLATION, CONSTRUCTION, AND CONTRACTION JOINTS, AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED.
   A. WHEN JOINING EXISTING PAVEMENT, PLACE TRANSVERSE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS, UNLESS OTHERWISE INDICATED.
2. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATION OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR, UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
3. EXPANSION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING MANHOLES, STRUCTURES, INVLAS, OTHER FIXED OBJECTS, AND WHERE INDICATED. EXPANSION JOINTS SHALL NOT BE PLACED AT THE BUILDING FACE UNLESS DIRECTED BY THE CITY OF PIQUA.
   A. LOCATION OF EXPANSION JOINTS AT INTERVALS OF 60', UNLESS OTHERWISE INDICATED.
   B. LOCATE EXPANSION JOINTS ALONG BUILDINGS.
   C. THE EXPANSION JOINT MATERIAL SHALL BE ¼" THICK ODOT SPECIFICATIONS
4. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED IN THE PLANS. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS, WHERE INDICATED, AS FOLLOWS:
   A. GROOVED JOINTS: FROM CONTRACTION JOINTS AFTER INITIAL FLOATING BY GROOVING AND FINISHING EACH EDGE OF JOINT WITH GROOVER TOOL TO THE FOLLOWING RADIUS. REPEAT GROOVING OF CONTRACTION JOINTS AFTER APPLYING SURFACE FINISHES. ELIMINATE GROOVER OVERFLOW SLURRY MARKS ON CONCRETE SURFACES. QUALITY WORK SHALL BE PERFORMED OR THE NEW SIDEWALK WILL BE REMOVED AND REDONE AT THE CONTRACTOR'S EXPENSE. RADIUS TO BE ¼ INCH (6 MM).
   B. SAWED JOINTS WILL NOT BE PERMITTED.
5. EDGING: TOOL EDGES OF JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A RADIUS OF 1/8 INCH (6MM). REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS (OVER LOW SLURRY) ON CONCRETE SURFACES.

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RESIDENTIAL DRIVE APPROACH
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GENERAL

A. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH ODOT SPECIFICATIONS LATEST REVISION.
B. CONTRACTOR MUST APPLY FOR NECESSARY PERMITS, FEES WITH THE CITY BEFORE CONSTRUCTION OR DEMOLITION BEGINS.

PAVEMENT REPLACEMENT

A. IMMEDIATELY AFTER PLACEMENT OF BACKFILL IN EXISTING STREETS, A TEMPORARY PAVEMENT SHALL BE INSTALLED AND THE STREET OPENED. TEMPORARY PAVEMENT SHALL CONSIST OF A MINIMUM OF 6" OF ODOT SPECIFIED 411 BASE AND A SURFACE COURSE APPROVED BY THE CITY. THE SURFACE COURSE KEPT FLUSH WITH THE EXISTING STREET.
B. PERMANENT PAVEMENT REPLACEMENT SHALL BE EQUAL TO OR EXCEED THE EXISTING PAVEMENT (MINIMUM PAVEMENT COMPOSITION, SEE PAGE 300-2).
C. ANY SETTLEMENT OF A TRENCH CAUSING A DEPRESSION SHALL BE REFILLED AS REQUIRED AT THE CONTRACTORS EXPENSE. THIS PROVISION APPLIES FOR ONE YEAR PERIOD AFTER THE WORK HAS BEEN ACCEPTED BY THE CITY.
D. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR PERSON AFTER AT THEIR OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY. FOR 2-6 PATCH ALL TRENCHES A MINIMUM OF 4" WHERE ASPHALT WILL NOT BE REPLACED WITHIN 24 HOURS.

TRAFFIC CONTROL

A. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES AS PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THESE CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY WORK COMMENCING.
B. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE CITY.

CURB STAKING AND ROADWAY

A. LINE AND GRADE EVERY 25'-0" ON A CONVENIENT OFFSET.

PAVEMENT (ASPHALT)

A. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY OF THE NORMAL (MEDIUM) ODOT 448 JOB MIX FORMULA FOR EACH PLANT THAT PROVIDES HOT MIXED ASPHALT TO THIS PROJECT. ALL MIXES SHALL FOLLOW ODOT JOB MIX FORMULA
B. ALL WORK SHALL ADHERE TO ODOT'S LASTEST REVISIONS AND TO THE CITY SPECIFICATIONS IN WHICHEVER IS MORE STRINGENT SHALL PREVAIL UNLESS OTHERWISE APPROVED.
C. PATCHED AREAS SHALL BE SAWED ON THE PERIMETER OF THE PATCH WITH ASPHALT CEMENT.
D. ALL UTILITY ADJUSTMENTS, MANHOLE, WATER VALVES, SHALL BE RAISED TO FINISHED GRADE AFTER THE FINAL ASPHALT LIFT IS PLACED. ALL ADJUSTMENTS SHALL MEET THE CITY'S REQUIREMENTS, A REPLACEMENT SIMILAR TO THE MANHOLE SHALL BE USED TO ADJUST THE MANHOLE OR VALVE.
E. ASPHALT CEMENT SHALL BE USED NEXT TO THE LIP OF GUTTER PRIOR TO THE FINAL ASPHALT LIFT BEING PLACED (PG64-22 SEAL).
F. TACK COAT SHALL BE APPLIED PRIOR TO THE PLACEMENT OF THE FINAL LIFT OF ASPHALT. IF THE EXISTING ASPHALT LIFT IS DIRTY, OR AFTER TEN DAYS UNLESS OTHERWISE APPROVED. TEMPERATURE MUST BE 50° F OR HIGHER, ALL TACK SHALL BE TRACKLESS.
G. PRIME COAT SHALL BE APPLIED ON NEW AGGREGATE WHEN TEMPERATURE IS 50° F OR HIGHER. ALL DRIVEWAYS SHALL BE PRIMED PRIOR TO PLACEMENT OF ASPHALT UNLESS OTHERWISE APPROVED.
H. NO ASPHALT SHALL BE PLACED OVER EXCAVATED TRENCHES UNTIL IT HAS BEEN COMPACTED AS PER CITY SPECIFICATIONS.
I. THE FINAL LIFT OF ASPHALT SHALL BE FINISHED TO ¼" ABOVE THE LIP OF GUTTER.
J. ASPHALT CEMENT SHALL BE USED ON ALL JOINTS AND FEATHERED SURFACES PRIOR TO PLACEMENT OF THE NEXT COURSE OF ASPHALT TO THE ABUTTING JOINT, UNLESS OTHERWISE APPROVED.
K. ALL EDGES TO BE TRIMMED BACK TO SOLID MATERIAL BY SAWING AND BE CUT STRAIGHT AND NEAT AS PER THE CITY'S INSTRUCTIONS.

TYPICAL ALLEY CONSTRUCTION

A. MINIMUM STANDARD (UNLESS OTHERWISE APPROVED).
B. FOR RENOVATION OF EXISTING ALLEYS ONLY, NO NEW ALLEYS WILL BE APPROVED WITHIN THE CITY.

CITY OF PIQUA — ACCESS Engineering Solutions
MISCELLANEOUS ROADWAY NOTES AND ALLEY DETAIL
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CURB RAMPS
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PERMIT REQUIRED

A RIGHT-OF-WAY PERMIT FOR ANY DIGGING OR EXCAVATING WITHIN A PUBLIC RIGHT-OF-WAY FOR ANY STREET OR ALLEY MUST BE OBTAINED IN ADVANCE OF THE WORK. IN THE EVENT OF AN EMERGENCY, THE PERMIT APPROVAL REQUIREMENT SHALL BE WAIVED AND THE APPLICATION MUST BE SUBMITTED AS SOON AS FEASIBLE, BUT NO LATER THAN THE END OF THE FIRST WORKING WEEKDAY AFTER THE START OF WORK. AN EMERGENCY IS DEFINED AS A REPAIR REQUIRED TO PROVIDE SERVICE TO UTILITY CUSTOMERS OR TO MITIGATE A HAZARD, WHICH THREATENS PUBLIC HEALTH OR SAFETY.

PERMIT FORMS ARE AVAILABLE FROM THE CITY STREET DEPARTMENT. THE PERMIT FORM IS TO BE COMPLETED BY THE PERSON OR FIRM PLANNING THE WORK WITHIN THE RIGHT-OF-WAY. ALL FEES MUST BE PAID AND APPROVALS OBTAINED BEFORE ANY WORK IS STARTED. A 72 WORKING HOUR LEAD-TIME IS RECOMMENDED. A PERMIT FEE OF $25 WILL BE REQUIRED OF EACH APPLICANT, INCLUDING CITY DEPARTMENTS.

PERFORMANCE BOND

ANY INDIVIDUAL OR FIRM WHO MAKES APPLICATION FOR A RIGHT-OF-WAY OPENING PERMIT MUST PROVIDE A CURRENT PERFORMANCE BOND TO THE CITY OF PIQUA IN THE AMOUNT OF $3000.

NO BOND IS REQUIRED FOR PLUMBERS WHO HOLD A CURRENT PLUMBERS LICENSE IN THE CITY OF PIQUA AND HAVE A CURRENT PERFORMANCE BOND ON FILE IN THE HEALTH DEPARTMENT.

IN THE EVENT THAT AFTER NOTIFICATION FROM THE CITY ANY CONTRACTOR FAILS TO CORRECT PROBLEMS ASSOCIATED WITH POOR TRENCH REPAIR OR MAINTENANCE WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES EXCLUSIVE RIGHT TO PERFORM THE WORK NEEDING AND COLLECT ASSOCIATED COSTS FROM THE PERFORMANCE BOND.

WORK REQUIREMENTS

THE APPLICANT SHALL HAVE SUFFICIENT BARRICADES, WARNING SIGNS, AND LIGHTS DURING THE ENTIRE PERIOD THAT WORK IS BEING PERFORMED AND SHALL ADHERE TO APPLICABLE SECTION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

ALL DISTURBED AREAS MUST BE RETURNED TO A CONDITION THAT IS AS GOOD AS OR BETTER THAN THE CONDITION BEFORE THE WORK BEGAN. ALL REPAIRS MUST MEET CITY SPECIFICATIONS. THE CITY STREET SUPERINTENDENT WILL INSPECT AND APPROVE ALL REPAIRS. THE BOND WILL BE RETURNED AFTER ALL REPAIRS ARE APPROVED, IF APPLICABLE, FOR CLOSURE OF ARTERIALS OR BUSY COLLECTORS THE CITY RESERVES THE RIGHT TO DIRECT CONTRACTOR TO CLOSE THE STREET DURING OFF PEAK TRAFFIC HOURS. CLOSURE MAY OCCUR AT NIGHT OR ON WEEKENDS. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL ASSOCIATED WITH ROAD CLOSURE. EFFORTS SHALL BE MADE TO MINIMIZE ANY DISTURBANCE TO TREES OR ROOTS IN EXCAVATION. DAMAGE TO TREES WILL RESULT IN REMOVAL AND REPLACEMENT. IF A TREE IS CUT, IT MAY RESULT IN PROPERTY DAMAGE TO THE PROPERTY OWNER. THIS IS THE DECISION OF THE CITY ENGINEER.
THE APPLICANT MUST NOTIFY ALL AFFECTED PROPERTY OWNERS IN WRITING, AND PROVIDE A COPY OF THE NOTIFICATION AND MAILING LIST PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THE PERMIT.

ALL CONTRACTORS WHO PERFORM WORK REQUIRING ENTRY INTO ANY CONFINED SPACE OF A CITY OWNED UTILITY SHALL COMPLY WITH THE CITY'S CONFINED SPACE ENTRY PROCEDURES AND IN ACCORDANCE WITH ALL OSHA REGULATIONS, IF APPLICABLE, AND APPROVAL FROM THE WASTEWATER SUPERINTENDENT OR DESIGNEE.

MATERIAL SPECIFICATION

ALL WORK SHALL BE IN ACCORDANCE WITH THE ATTACHED DRAWINGS AND SPECIFICATIONS AS REQUIRED BY THE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF WORK.
STREET OPENINGS- THE MATERIAL USED TO FILL IN A DITCH OR A HOLE SHALL BE GRANULAR MATERIAL (#304.#411) OR ODOT ITEM 613 LOW STRENGTH MORTAR BACKFILL. OTHER APPROVED GRANULAR MATERIALS MAY BE USED ONLY UPON THE CONTRACTOR RECEIVING PRIOR WRITTEN APPROVAL FROM THE ENGINEERING DEPARTMENT IF EXTENUATING CIRCUMSTANCES EXIST. CONTRACTORS CONCERNED WITH THE CONTACT OF THE LOW STRENGTH MORTAR BACKFILL AND PIPE MAY PLACE A PLASTIC MATERIAL BETWEEN THE PIPE AND THE MATERIAL.
FOR RIGHT-OF-WAY OPENINGS BEYOND THE LIMITS OF THE PAVEMENT THE BACKFILL SHALL BE IN ACCORDANCE WITH 300-14 (BACKFILL UNDER THE TOP OF THE PIPE.
ASPHALT SURFACE- ASPHALT SURFACE SHALL BE PLACED TO A DEPTH AS STATED IN 300-14 (3) PAVEMENT RESTORATION.

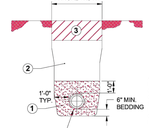
CONSTRUCTION

REPAIR AREAS SHALL BE RECTANGULAR IN SHAPE WITH DIMENSIONS AS REQUIRED TO ENVELOP THE SURFACE DETERIORATION. AT THE DISCRETION OF THE CITY, THE LIMITS OF THE REPAIRED REPLACEMENT MAY BE EXTENDED AS DEEMED NECESSARY. PAVEMENT SHALL BE REMOVED BY METHODS THAT WILL NOT DAMAGE ADJACENT PAVEMENT.
ALL JOINTS AND VERTICAL FACES SHALL BE SAW CUT, CLEANED AND COATED WITH BITUMINOUS MATERIAL (TACK COAT) PRIOR TO PLACEMENT OF BITUMINOUS CONCRETE.

ALL JOINTS SHALL BE SEALED WITH ASPHALT SEALER AFTER THE FINAL SURFACE MATERIAL IS PLACED.

IF LOW STRENGTH MORTAR BACKFILL IS USED, LOW STRENGTH MORTAR BACKFILL SHALL BE BROUGHT UP TO WITHIN ½" TO THE FILL LINE SHOWN ON THE PLANS OR THE BOTTOM OF THE EXISTING PAVEMENT.

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STREET CUT AND RIGHT-OF-WAY OPENING STANDARD DRAWINGS AND SPECIFICATIONS
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TRENCH DETAIL

① **BEDDING**
GRANULAR BEDDING MATERIAL SHALL BE CRUSHED STONE OR GRAVEL COMPLYING WITH TYPE 2 BEDDING (#57 OR #67). BEDDING SHALL EXTEND 6 INCHES BELOW THE CONDUIT. BEDDING MATERIAL SHALL EXTEND 12 INCHES ABOVE THE TOP AND TO EACH SIDE OF THE CONDUIT. USE SHOVEL SLICING AND SPUD BARS IN CONJUNCTION WITH THE COMPACTION OPERATIONS TO COMPACT THE MATERIAL AND TO MANIPULATE THE MATERIAL UNDER THE HAUNCH OF THE PIPE.

② **BACKFILL**
ALL TRENCH EDGES WITHIN THE STREET RIGHT-OF-WAY, UNDER OR WITHIN 5 FEET OF PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS ALLEYS, OR WALKS SHALL BE BACKFILLED WITH EITHER GRANULAR BACKFILL MATERIAL (#304, #411) OR ODOT ITEM 613 LOW STRENGTH MORTAR BACKFILL.

- GRANULAR MATERIAL SHALL BE PLACED IN MAXIMUM 8 INCH LIFTS. FOR GRANULAR EMBANKMENT AND STRUCTURAL BACKFILL, COMPACT EACH LIFT OF MATERIAL USING MECHANICAL DEVICES, HOE RAMS, JUMPING JACKS, HAND-GUIDED VIBRATING PLATES, OR OTHER SIMILAR EQUIPMENT. COMPACTION REQUIREMENTS SHALL BE 98% OF STANDARD PROCTOR CURVE.
- LOW STRENGTH MORTAR BACKFILL SHALL BE FURNISHED AND PLACED AS PER ODOT ITEM 613

ALL TRENCH EDGES NOT WITHIN THE STREET RIGHT-OF-WAY, BUT UNDER OR WITHIN 5 FEET OF PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, OR WALKS CAN BE BACKFILLED WITH CLEAN NATIVE MATERIAL COMPACTED IN 12 INCH LIFTS. MATERIAL SHALL BE COMPACTED TO 93% OF THE ORIGINAL COMPACTION. NO MATERIAL SHALL BE USED FOR BACKFILLING THAT CONTAINS GRANULAR MATERIAL ROCK OR STONE GREATER THAN 4 INCHES IN DIAMETER.

③ **PAVEMENT RESTORATION**
IN PAVED AREAS WITHIN THE STREET RIGHT-OF-WAY THE PAVEMENT AND AGGREGATE BASE COMPOSITION SHALL BE PROVIDED EQUAL TO THE EXISTING PAVEMENT BUT IN NO CASE SHALL THE COMPOSITION BE LESS THAN THE FOLLOWING: 1-¼ INCHES OF ODOT ITEM 448, ODOT COURSE, TYPE 1; 2-1/2 INCHES OF ODOT ITEM 448 INTERMEDIATE COURSE, TYPE 2; 10 INCHES OF ODOT ITEM 304 AGGREGATE BASE.

IN ALLEYWAYS AND DRIVEWAYS OUTSIDE OF THE STREET RIGHT-OF-WAY, THE REPLACEMENT OF PAVEMENT AND/OR AGGREGATE SHALL BE EQUAL TO THE EXISTING ALLEYWAY OR DRIVEWAY UNIFORMITY. IF THE PERMANENT ASPHALT MUST BE APPLIED WITHIN 48 HOURS OF THE INITIAL REPAIR, COLD PATCH SHALL BE APPLIED TO THE TRENCH SURFACE. MINIMUM THICKNESS OF THE COLD PATCH MATERIAL SHALL BE 4 INCHES. SAID MATERIAL SHALL BE REMOVED PRIOR TO THE PLACEMENT OF ODOT ITEM 448.

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CONCRETE SIDEWALK DETAIL
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CONCRETE RESTORATION

ALL CONCRETE DRIVEWAYS, DRIVE APPROACHES, AND SIDEWALKS WITHIN THE STREET RIGHT-OF-WAY, SHALL BE REPLACED WITH ODOT CLASS QC1 OR QCMS CONCRETE FOR THE FOLLOWING:
SIDEWALKS - MINIMUM THICKNESS OF 4 INCHES OF CONCRETE:
- MATCH ORIGINAL WIDTH OF SIDEWALK
- MINIMUM WIDTH OF 4 FEET REQUIRED
- MINIMUM THICKNESS OF 4 INCHES
- DRIVEWAYS AND DRIVE APPROACHES
- RESIDENTIAL: MINIMUM THICKNESS OF 6 INCHES OF CONCRETE
- BUSINESS: MINIMUM THICKNESS OF 8 INCHES OF CONCRETE
- INDUSTRIAL: MINIMUM OF THICKNESS 10 INCHES OF CONCRETE

ALL CONCRETE DRIVEWAYS, DRIVE APPROACHES, AND SIDEWALKS OUTSIDE OF THE STREET RIGHT-OF-WAY SHALL BE REPLACED EQUAL TO THE EXISTING MATERIAL COMPOSITION.

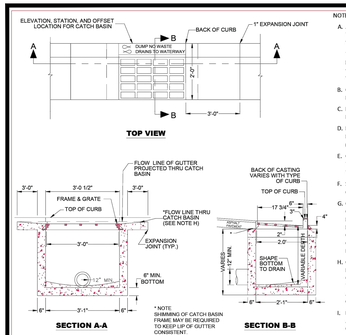
COMPACTION GUIDELINES

THE CONTRACTOR MAY OPERATE SMALL COMPACTION EQUIPMENT WITH LESS THAN A TOTAL WEIGHT OF 1 TON OVER THE CONDUIT TO COMPACT THE BACKFILL. DO NOT USE HOE RAMS ON TOP OF THE CONDUIT UNTIL 2 FEET OF BACKFILL IS COMPACTED ON TOP OF THE CONDUIT. THE CONTRACTOR MAY OPERATE COMPACTION EQUIPMENT WITH LESS THAN A TOTAL WEIGHT OF 8 TONS, BUT MORE THAN 1 TON, OVER THE CONDUIT AFTER PLACING AND COMPACTING 2 FEET OF BACKFILL. DO NOT OPERATE EQUIPMENT WITH A TOTAL WEIGHT OF MORE THAN 8 TONS OVER THE CONDUIT UNTIL THE HEIGHT OF 4 FEET OF BACKFILL IS ON TOP OF THE CONDUIT. THE ABOVE RESTRICTIONS APPLY WHEN WORKING WITHIN ONE SPAN ON EACH SIDE OF THE CONDUIT, OR 6 FEET, WHICHEVER IS LESS.

ALL TRENCHES AND EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER THE PLACEMENT OF THE CONDUIT, UNLESS DIRECTED OTHERWISE BY THE CITY ENGINEER. UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE CONDUIT HAS BEEN PLACED.

CITY OF PIQUA — ACCESS Engineering Solutions
STREET CUT AND RIGHT-OF-WAY OPENING STANDARD DRAWINGS AND SPECIFICATIONS
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CITY OF PIQUA — ACC



NOTES

A. AS OF JANUARY 1, 2003 THE FOLLOWING TEXT SHALL BE CAST INTO THE TOP OF THE GRATE: "**DUMP NO WASTE**" AND "**DRAINS TO WATERWAY**".

TEXT SHALL BE PRINTED IN BOLD, CAPITAL LETTERS WITH A MINIMUM HEIGHT OF ½ INCH. "WATERWAY" MAY BE SUBSTITUTED WITH "STREAM", "RIVER", "LAKE", ETC. ACTUAL PLACEMENT AND LOGO MAY VARY PER MANUFACTURER.

B. CASTING SHALL BE EAST JORDAN 7030 OR NEENAH R-3246 OR EQUIVALENT.

C. FOR TYPE 2 COMBINATION CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T4, OR NEENAH (3 INCH RADIUS) (R-3246-.1).

D. FOR TYPE 1 COMBINATION ROLL CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T2 OR NEENAH (MOUNTABLE CURB) (R-3246-1 OR R-306(7)).

E. CATCH BASIN IN DRIVE APPROACHES TO BE AVOIDED, IF POSSIBLE. THE BACKS SHALL BE EAST JORDAN TYPE T3 OR NEENAH (R-3246-1 WITH CURB PLATE OR R3067C).

F. STANDARD GRATE SHALL BE EAST JORDAN TYPE M2, NEENAH TYPE C, OR EQUIVALENT. ALL BAR EDGES TO BE ROUNDED 1/8 INCH RADIUS.

G. CONCRETE, CAST-IN-PLACE, TO BE CLASS QC1. PRECAST CONSTRUCTION PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 7% ± 2% AIR VOID CONTENT IN THE HARDENED CONCRETE. KNOCKOUTS ARE REQUIRED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

H. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE, SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN. PIPE TO INTRUDE INTO CATCH BASIN 1 INCH ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NON-SHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

I. DROP FLOW LINE ¼ INCH WITHIN BLOCK OUT OF COMBINED CURB AND GUTTER WHILE KEEPING LIP OF GUTTER CONSISTENT WITH TOP OF CURB.

J. ALL GRATES SHALL BE CONSIDERED "BICYCLE SAFE".

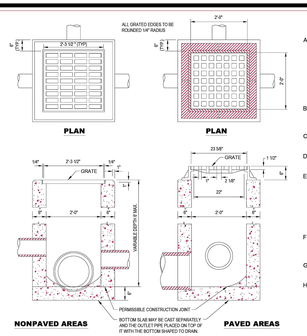
CITY OF PIQUA — ACCESS Engineering Solutions

TYPE 1 CATCH BASIN

REVISIONS: 10-09-18 BG; 12-02-18 BG; 12-07-18 ME

DATE APPROVED: DEC. 2018

PAGE No. 600-1



NOTES

A. AS OF JANUARY 1, 2003 THE FOLLOWING TEXT SHALL BE CAST INTO THE TOP OF THE GRATE:

"DUMP NO WASTE" AND "DRAINS TO WATERWAY"

TEXT SHALL BE PRINTED IN BOLD, CAPITAL LETTERS WITH A MINIMUM HEIGHT OF ½ INCH. "WATERWAY" MAY BE SUBSTITUTED WITH "STREAM", "RIVER", "LAKE", ETC. ACTUAL PLACEMENT AND LOGO MAY VARY PER MANUFACTURER.

B. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

C. GRATE FOR NON-PAVED AREAS SHALL BE EAST JORDAN IRON WORKS 5110 TYPE M3 OR NEENAH CATALOG NO. R-4859-C OR EQUIVALENT.

D. GRATE ELEVATION TO BE PLACED 4 INCH TO 6 INCH BELOW NORMAL DITCH RETURNING TO NORMAL 10' EACH SIDE OF BASIN.

E. PRECAST CONSTRUCTION IS REQUIRED, UNLESS OTHERWISE APPROVED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 6±2% AIR VOID CONTENT IN THE HARDENED CONCRETE. KNOCKOUTS SHALL BE PROVIDED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

F. CATCH BASINS NOT PERMITTED IN PAVEMENT AREAS UNLESS USING A FRAME AND GRATE EQUIVALENT OF NEENAH CATALOG NO. R-3405 OR EAST JORDAN IRON WORKS NO. 5250.

G. FOR PIPES OVER 18" REFER TO ODOT CATCH BASIN 2-3 AND 2-4 FOR SIDE INLETS REFER TO ODOT CATCH BASIN 2-3.A.

H. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN 1" ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NON-SHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

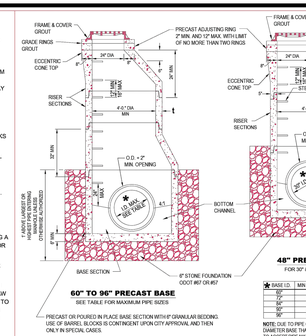
CITY OF PIQUA — ACCESS Engineering Solutions

TYPE 2-2-B CATCH BASIN

REVISIONS: 12-19-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-2



★ BASE I.D.	MIN.**	MAX. PIPE SIZE
60"	5"	30"
72"	6"	48"
84"	7"	54"
90"	7 1/2"	60"
96"	8"	60"

NOTE: DUE TO PIPE ORIENTATION, LARGER DIAMETER BASE THAN WHAT IS SPECIFIED TO ACCEPT PIPE MAY BE REQUIRED.

NOTES

A. STORM MANHOLE FRAME AND APPROVED VENTED LID SHALL BE EQUAL OF NEENAH NO. R-1767 OR EAST JORDON IRON WORKS NO 1600.

B. TOP AND TRANSITION (OR REDUCER) SECTIONS MY BE EITHER ECCENTRIC CONE OR FLAT SLAB.

C. OPENINGS IN RISER SECTIONS FOR 18 INCH AND SMALLER INLET PIPES MAY BE PREFABRICATED OR CUT IN THE FIELD PROVIDED THE SIDES OF THE PIPE AT THE SPRING LINE DO NOT PROJECT INTO THE MANHOLE.

D. MATERIALS FOR BASES AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENT SHALL COMPLY WITH ODOT REQUIREMENTS OF 706.13 (ASTM C-478).

E. LOCATE THE CENTERLINE OF MANHOLE COVES OVER THE CENTERLINE OF THE MAIN SEWER WHENEVER POSSIBLE.

F. FOR PIPE SIZES LARGER THAN 60 INCHED REFER TO ODOT TYPE 4 TO 5 MANHOLE.

G. NO LATERALS MAY PROTRUDE INTO INTERNAL MANHOLE.

H. MAXIMUM SPACING SHALL BE 400 FEET.

I. WHEN CONNECTING TO AN EXISTING STORM MANHOLE CARE SHALL BE TAKEN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO STORM MANHOLE AND PIPE MUST BE CUT PARALLEL TO STORM MANHOLE. USE NON-SHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND STORM MANHOLE.

J. JOINTS BETWEEN SECTIONS TO BE EITHER MORTAR OR BITUMINOUS PIPE JOINT FILLER (ODOT 706.10).

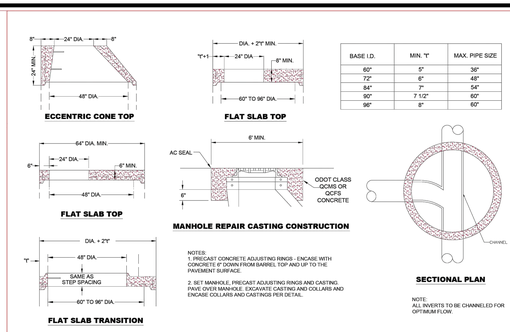
CITY OF PIQUA — ACCESS Engineering Solutions

TYPE 3 STORM MANHOLE

REVISIONS: 12-19-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-5



NOTES:
1. PRECAST CONCRETE ADJUSTING RINGS - ENCASE WITH CONCRETE 6" DOWN FROM BARREL TOP AND UP TO THE PAVEMENT SURFACE.

2. SET MANHOLE, PRECAST ADJUSTING RINGS AND CASTING. PAVE OVER MANHOLE. EXCAVATE CASTING AND COLLARS AND ENCASE COLLARS AND CASTINGS PER DETAIL.

NOTE: ALL INVERTS TO BE CHANNELED FOR OPTIMUM FLOW.

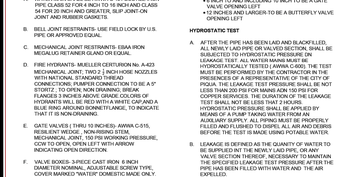
CITY OF PIQUA — ACCESS Engineering Solutions

TYPE 3 STORM MANHOLE DETAILS

REVISIONS: 12-19-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-6



NOTES

A. THESE FULL HEIGHT HEADWALLS ARE FOR NON-SKEWED CULVERTS HAVING A DIAMETER OR RISE OF 36 INCHES OR LESS

B. CONCRETE SHALL BE ODOT QC1 CONCRETE. REINFORCED STEEL BAR SHALL BE 5/8 INCH ROUND

C. DIMENSIONS AND QUANTITIES ARE SHOWN FOR CIRCULAR SECTIONS ONLY. IT WILL BE NECESSARY TO DETERMINE DIMENSIONS FOR THE HW-1 HEADWALL REQUIRED FOR REINFORCED ELLIPTICAL CONCRETE PIPE OR CORRUGATED METAL PIPE ARCHES IN ACCORDANCE WITH EQUATIONS LISTED ON THIS DRAWING.

D. CHAMFER ALL EXPOSED CORNERS ¾ INCH.

E. WHERE THE SOIL BORINGS INDICATE A BEARING CAPACITY 0 LESS THAN 2000 LBS. PER SQUARE FOOT, IT WILL BE NECESSARY TO INCREASE THE WIDTH OF THE BASE.

F. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2 INCH.

G. FOR PIPES HAVING A DIAMETER OR RISE OVER 36 INCHES, REFERENCE ODOT HW-3 HEADWALLS FOR FULL HEIGHT HEADWALL

H. FOR SKEWED CULVERTS HAVING A DIAMETER OR RISE OF 36 INCHES OR LESS, REFERENCE ODOT HW-2 HEADWALLS.

I. HEADWALLS MAY BE PRECAST CONCRETE CONSTRUCTED TO THE ABOVE REQUIREMENTS. GROUT AROUND PIPE AFTER INSTALLATION.

DIMENSIONS				QUANTITIES ONE HEADWALL	
DIAMETER	HEIGHT	LENGTH	W	CONCRETE CU. YDS.	REINFORCING STEEL LBS.
15"	5'-3"	7'-0"	1.7		41
18"	5'-5"	8'-4"	2.2		57
21"	5'-8"	9'-8"	2.8		62
24"	5'-11"	11'-0"	3.3		69
30"	6'-5"	13'-8"	4.7		92
36"	7'-0"	16'-4"	6.5		105

L: CIRCULAR SECTIONS = 50 +4T
L: ELLIPTICAL OR PIPE -ARCH = 48+4T+S
H: CIRCULAR SECTIONS = D+T+6"
H: ELLIPTICAL OR PIPE -ARCH = R+T+44"
D= RISE OF ROUND PIPE
R= SPAN OF PIPE
L= LENGTH OF HEADWALL
R= RISE OF PIPE
T= THICKNESS OF BARREL
H= HEIGHT OF HEADWALL

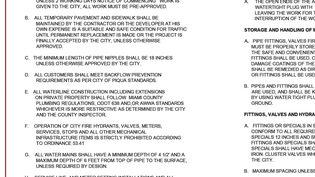
CITY OF PIQUA — ACCESS Engineering Solutions

FULL-HEIGHT HEADWALL

REVISIONS: 12-19-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-7



TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, (#57 OR #67) OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES OUTSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS CAN BE COMPACTED WITH EXISTING NATIVE MATERIAL IN 12 INCH MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 4 INCH DIAMETER.

ALL TRENCHES INSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL #304, #411 IN 6 INCH MAXIMUM LIFTS

A DENSITY TEST ON GRANULAR BACKFILL OF 98% OF ASTMA D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

C. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 5 INCH OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659.

ALL PAVED AREAS WITHIN THE STREET RIGHTS-OF-WAY SHALL FOLLOW THE REQUIREMENTS FO PAGE 305-14 OF THE STANDARD DRAWINGS.

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

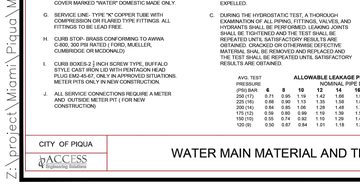
CITY OF PIQUA — ACCESS Engineering Solutions

STORM SEWER TRENCH DETAILS

REVISIONS: 10-09-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-9



A - DEGREE OF DEFLECTION	REQUIRED LENGTH OF RESTRAINED JOINTS IN FEET D-DIAMETER OF PIPE							
	4"	6"	8"	10"	12"	16"	20"	24"
11 ¼°	20	20	20	20	20	20	20	20
22 ½°	20	20	20	20	20	20	20	20
45°	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

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.

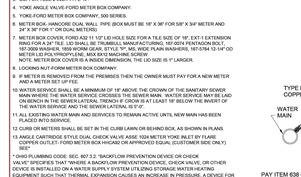
CITY OF PIQUA — ACCESS Engineering Solutions

MISCELLANEOUS STORM NOTES

REVISIONS: 10-09-18 BG; 03-05-19 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-10



NOTES

A. STORM MANHOLE FRAME AND APPROVED VENTED LID SHALL BE EQUAL OF NEENAH NO. R-1767 OR EAST JORDON IRON WORKS NO 1600.

B. TOP AND TRANSITION (OR REDUCER) SECTIONS MY BE EITHER ECCENTRIC CONE OR FLAT SLAB.

C. OPENINGS IN RISER SECTIONS FOR 18 INCH AND SMALLER INLET PIPES MAY BE PREFABRICATED OR CUT IN THE FIELD PROVIDED THE SIDES OF THE PIPE AT THE SPRING LINE DO NOT PROJECT INTO THE MANHOLE.

D. MATERIALS FOR BASES AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENT SHALL COMPLY WITH ODOT REQUIREMENTS OF 706.13 (ASTM C-478).

E. LOCATE THE CENTERLINE OF MANHOLE COVES OVER THE CENTERLINE OF THE MAIN SEWER WHENEVER POSSIBLE.

F. FOR PIPE SIZES LARGER THAN 60 INCHED REFER TO ODOT TYPE 4 TO 5 MANHOLE.

G. NO LATERALS MAY PROTRUDE INTO INTERNAL MANHOLE.

H. MAXIMUM SPACING SHALL BE 400 FEET.

I. WHEN CONNECTING TO AN EXISTING STORM MANHOLE CARE SHALL BE TAKEN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO STORM MANHOLE AND PIPE MUST BE CUT PARALLEL TO STORM MANHOLE. USE NON-SHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND STORM MANHOLE.

J. JOINTS BETWEEN SECTIONS TO BE EITHER MORTAR OR BITUMINOUS PIPE JOINT FILLER (ODOT 706.10).

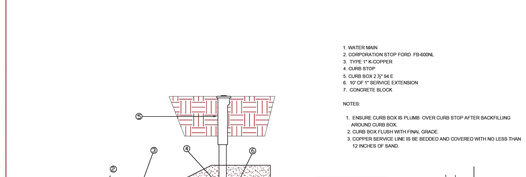
CITY OF PIQUA — ACCESS Engineering Solutions

EROSION CONTROL

REVISIONS: 12-20-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 600-11



TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, (#57 OR #67) OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES OUTSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS CAN BE COMPACTED WITH EXISTING NATIVE MATERIAL IN 12 INCH MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 4 INCH DIAMETER.

ALL TRENCHES INSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL #304, #411 IN 6 INCH MAXIMUM LIFTS

A DENSITY TEST ON GRANULAR BACKFILL OF 98% OF ASTMA D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

C. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 5 INCH OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659.

ALL PAVED AREAS WITHIN THE STREET RIGHTS-OF-WAY SHALL FOLLOW THE REQUIREMENTS FO PAGE 305-14 OF THE STANDARD DRAWINGS.

D. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED WITH A WATER TIGHT PLUG TO THE APPROVAL BY THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

CITY OF PIQUA — ACCESS Engineering Solutions

FIRE HYDRANT

REVISIONS: 12-27-18 BG

DATE APPROVED: DEC. 2018

PAGE No. 800-1

NOTES

A. FIRE HYDRANTS-MUELLER CENTURION, OR APPROVED EQUAL,NO. A-423; MECHANICAL JOINT; TWO 2-1/2 INCH HOSE NOZZLE WITH NATIONAL STANDARD THREAD CONNECTIONS; PUMPER NOZZLE TO BE 5" STORTZ MANUFACTURED BY HARRINGTON OR APPROVED EQUAL.

B. VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT, 150 PSI WORKING PRESSURE, CCW TO OPEN WITH ARROW INDICATING OPEN DIRECTION, MUELLER EQUIVALENT.

C. VALVE BOXES SHALL BE 3-PIECE, ADJUSTABLE 36 INCH TO 48 INCH, 5-1/4 INCH ADJUSTABLE SHAFT, 6 INCH DIAMETER NOMINAL ADJUSTABLE SCREW TYPE, COVER MARKED "WATER", DOMESTIC MADE ONLY.

D. ALL FITTINGS TO BE MEGALUG RESTRAINED AND THRUST BLOCKED.

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

F. ALL VALVES AND HYDRANTS SHALL OPEN LEFT BY TURNING IN A COUNTER CLOCKWISE DIRECTION.

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

H. WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52 CEMENT LINED, AWWA C-151, WITH MECHANICAL JOINTS.

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

J. WHERE TRENCHING IS REQUIRED SPECIAL CUTTINGS SHALL BE PLUGGED OR OTHERWISE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

K. THE FIRE DEPARTMENT SHALL COMPLETE A FUNCTION/FLOW TEST PRIOR TO BEING PLACED INTO SERVICE.

L. ALL FIRE HYDRANTS MUST BE THRUST BLOCKED.

K, VALVE SIZING
- 4 INCH TO AND INCLUDING 10 INCH TO BE A GATE VALVE OPENING LEFT
- 12 INCHES AND LARGER-TO BE A BUTTERFLY VALVE OPENING LEFT

HYDROSTATIC TEST

A. AFTER THE PIPE HAS BEEN LAID AND BLACKFILLED, ALL NEWLY LAID PIPE OR VALVED SECTION, SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE OR LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (AWWA C-600). THE TEST MUST BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF AN AUTHORIZED REPRESENTATIVE OF THE PIQUA. THE LEAKAGE TEST PRESSURE SHALL BE NOT LESS THAN 200 PSI FOR MAINS ADN 150 PSI FOR COPPER SERVICES. THE DURATION OF THE LEAKAGE TEST SHALL NOT BE LESS THAT 2 HOURS. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN APPROVED SOURCE. THE MAIN SHALL BE SLOWLY FILLED AND FLUSHED TO EXPEL ALL AIR AND DEBRIS BEFORE THE TEST IS MADE USING POTABLE WATER.

B. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INT THE NEWLY LAID PIPE, OR ANY VALVE SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.

C. DURING THE HYDROSTATIC TEST, A THOROUGH EXAMINATION OF ALL PIPING, FITTINGS, VALVES, AND HYDRANTS SHALL BE PERFORMED. LEAKING JOINTS SHALL BE CAULKED OR REPAIRED, AND IF ANY REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. CRACKED OR OTHERWISE DEFECTIVE MATERIAL SHALL BE REMOVED AND REPLACED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

AVG. TEST PRESSURE	ALLOWABLE LEAKAGE PER 1000 FT (GOM) OF PIPELINE (GPH) NOMINAL PIPE DIAMETER - INCHES							
(PSI) SAVE	6	8	10	12	14	16	20	24	30
250 (17)	0.71	0.95	1.19	1.42	1.66	1.90	2.37	2.85	3.56
225 (16)	0.68	0.90	1.13	1.35	1.58	1.80	2.25	2.70	3.38
200 (14)	0.64	0.85	1.06	1.28	1.48	1.70	2.12	2.55	3.19
175 (12)	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	2.98
150 (10)	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	2.76
120 (8)	0.50	0.67	0.84	1.01	1.18	1.34	1.51	1.68	2.01	2.52

DISINFECTION

A. AFTER SUFFICIENTORY HYDROSTATIC TESTING, THE ADDED STED WATER WORK SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-651 BY THE CONTRACTOR, WITH THE CITY OF PIQUA OVERSEEING BY MEANS OF LIQUID SODIUM HYDROCHLORIDE INJECTION, AFTER INJECTION TEST SHOULD INDICATE 50 PARTS PER MILLION (PPM) OR HIGHER OF CHLORINE. THE RESIDUAL AFTER 24 HOURS MUST BE 25 PPM OR HIGHER.

B. CHLORINATION TAPS SHALL BE WITH 18 INCHES FROM THE END OF THE PIPE OR VALVE

C. MAINTAIN PIPES FREE OF DIRT AND FOREIGN MATTER DURING CONSTRUCTION BY DEWATERING TRENCH AND SEALING OPEN PIPE BARRELS. THIS IS ALSO A REQUIREMENT IF REPAIRS OCCUR.

D. DECHLORINATE WATER WITH APPROVED AWWA METHOD APPROVED BY THE CITY OF PIQUA.

E. WATER SAMPLES- PERFORM BACTERIOLOGICAL TEST PER AWWA C-651. THIS TEST WILL BE PERFORMED BY PER CITY SCHEDULED PERMITS. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FEET OF NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. TWO CONSECUTIVELY NEGATIVE RESULTS WILL CONSTITUTE A PASSABLE TEST. THE CONTRACTOR SHALL FURNISH ALL REQUIRED TESTING APPENDAGES OR EXCAVATION NEEDED BY THE CITY.

F. ADDITIONAL TESTING SHALL BE AT THE CONTRACTORS EXPENSE AND CANNOT CREATE OVERTIME COST UNLESS CONTRACTOR IS WILLING TO PAY FOR IT.

G. ALL CONNECTIONS FROM PROPOSED TO EXISTING MAINS ARE TO BE HAND SHAMBEED WITH LIQUID SODIUM HYDROCHLORIDE.

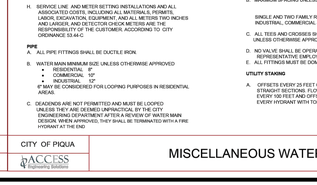
CITY OF PIQUA — ACCESS Engineering Solutions

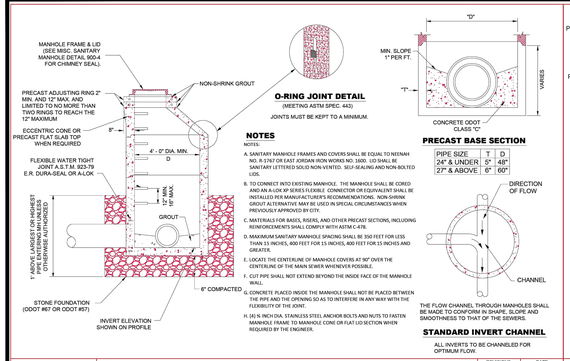
WATER MAIN MATERIAL AND TESTING

REVISIONS: 03-06-17 BG

DATE APPROVED: DEC. 2018

PAGE No. 800-5


EXISTING PIPE
PROPOSED FLANGED BY MECHANICAL JOINT TAPPING VALVE
PROPOSED STAINLESS STEEL TAPPING SLEEVE WITH DUCTILE IRON FLANGE, AWWA APPROVED. TEE SHALL BE PROPERLY RESTRAINED AND THRUST BLOCKED.
PROPOSED PIP



O-RING JOINT DETAIL

(MEETING ASTM SPEC. 443)

JOINTS MUST BE KEPT TO A MINIMUM.

PRECAST BASE SECTION

PIPE SIZE	T	D
24" & UNDER	5"	48"
27" & ABOVE	6"	60"

NOTES

NOTES:

A. SANITARY MANHOLE FRAMES AND COVERS SHALL BE EQUAL TO NEENAH NO. R-1767 OR EAST JORDAN IRON WORKS NO. 1600. LID SHALL BE SANITARY LETTERED SOLID NON-VENTED. SELF-SEALING AND NON-BOLTED LIDS.

B. TO CONNECT INTO EXISTING MANHOLE. THE MANHOLE SHALL BE CORED AND AN A-LOK 39" SERIES FLEXIBLE CONNECTOR OR EQUIVALENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. NON-SHRINK GROUT ALTERNATIVE MAY BE USED IN SPECIAL CIRCUMSTANCES WHEN PREVIOUSLY APPROVED BY CITY.

C. MATERIALS FOR BASES, RISERS, AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENTS SHALL COMPLY WITH ASTM C 478.

D. MAXIMUM SANITARY MANHOLE SPACING SHALL BE 350 FEET FOR LESS THAN 15 INCHES, 400 FEET FOR 15 INCHES, 800 FEET FOR 21 INCHES AND GREATER.

E. LOCATE THE CENTERLINE OF MANHOLE COVERS AT 90° OVER THE CENTERLINE OF THE MAIN SEWER WHENEVER POSSIBLE.

F. CUT PIPE SHALL NOT EXTEND BEYOND THE INSIDE FACE OF THE MANHOLE WALL.

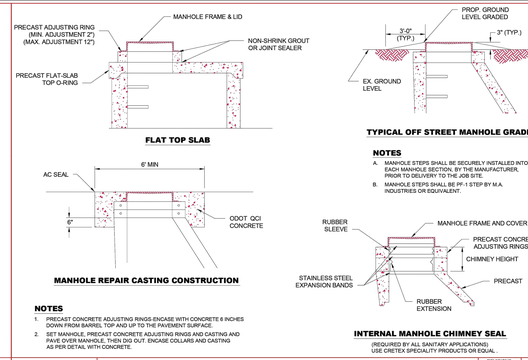
G. CONCRETE PLACED INSIDE THE MANHOLE SHALL NOT BE PLACED BETWEEN THE PIPE AND THE OPENING SO AS TO INTERFERE IN ANY WAY WITH THE FLEXIBILITY OF THE JOINT.

H. (4) ¾ INCH DIA. STAINLESS STEEL ANCHOR BOLTS AND NUTS TO FASTEN MANHOLE FRAME TO MANHOLE CONE OR FLAT LID SECTION WHEN REQUIRED BY THE ENGINEER.

STANDARD INVERT CHANNEL

ALL INVERTS TO BE CHANNELED FOR OPTIMUM FLOW.

CITY OF PIQUA | ACCESS Engineering Solutions | TYPE 3 SANITARY MANHOLE | REVISIONS: 12-29-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-1



NOTES

1. PRECAST CONCRETE ADJUSTING RINGS-ENCASE WITH CONCRETE 6 INCHES DOWN FROM BARREL TOP AND UP TO THE PAVEMENT SURFACE.
2. SET MANHOLE, PRECAST CONCRETE ADJUSTING RINGS AND CASTING AND PAVE OVER MANHOLE, THEN DIG OUT, ENCASE COLLARS AND CASTING WITH CONCRETE.

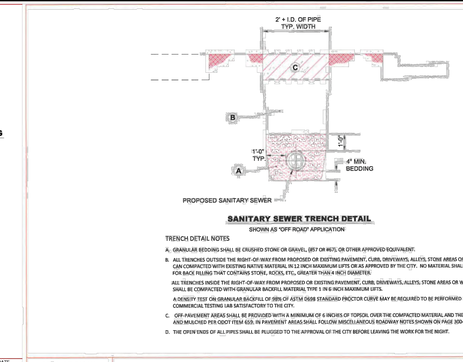
(REQUIRED BY ALL SANITARY APPLICATIONS) USE CRETEX SPECIALTY PRODUCTS OR EQUAL.

NOTES

A. MANHOLE STEPS SHALL BE SECURELY INSTALLED INTO EACH MANHOLE SECTION, BY THE MANUFACTURER, PRIOR TO DELIVERY TO THE JOB SITE.

B. MANHOLE STEPS SHALL BE PF-1 STEP BY M.A. INDUSTRIES OR EQUIVALENT.

CITY OF PIQUA | ACCESS Engineering Solutions | MISCELLANEOUS SANITARY MANHOLE DETAILS | REVISIONS: 12-29-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-4



SANITARY SEWER TRENCH DETAIL

SHOWN AS "OFF ROAD" APPLICATION

TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, (#57 OR #67), OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES OUTSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS CAN COMPACTED WITH EXISTING NATIVE MATERIAL IN 12 INCH MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 4 INCH DIAMETER.

ALL TRENCHES INSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL TYPE 1 IN 6 INCH MAXIMUM LIFTS.

A DENSITY TEST OR GRANULAR BACKFILL OF 95% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

C. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6 INCHES OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659. IN PAVEMENT AREAS SHALL FOLLOW LANDSCAPE BOARDWAY NOTES SHOWN ON PAGE 300-05.

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

CITY OF PIQUA | ACCESS Engineering Solutions | SANITARY SEWER TRENCH DETAIL | REVISIONS: 12-29-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-5

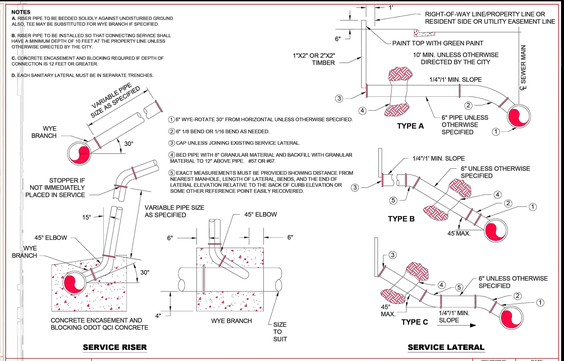
NOTES

A. RISER PIPE TO BE BEDDED SOLIDLY AGAINST UNDISTURBED GROUND. ALSO, TEE MAY BE SUBSTITUTED FOR WYE BRANCH IF SPECIFIED.

B. RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM DEPTH OF 10 FEET AT THE PROPERTY LINE UNLESS OTHERWISE DIRECTED BY THE CITY.

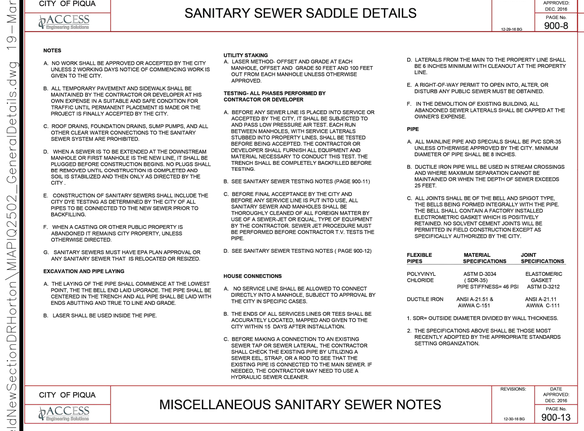
C. CONCRETE ENCASEMENT AND BLOCKING REQUIRED IF DEPTH OF CONNECTION IS 12 FEET OR GREATER.

D. EACH SANITARY LATERAL MUST BE IN SEPARATE TRENCHES.



CITY OF PIQUA | ACCESS Engineering Solutions | SERVICE RISER AND SERVICE LATERAL FOR NEW CONSTRUCTION ONLY | REVISIONS: 12-29-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-7

SERVICE LATERAL



NOTES

A. A WYE MAY BE CUT IN ON SADDLE WITH PRIOR APPROVAL PLACED ONLY IF AN EXISTING LATERAL IS NOT PROVIDED.

B. ALL SADDLES AND CUTTING IN WYES MUST BE INSPECTED PRIOR TO COVERING, AND HOLE IN THE EXISTING PIPE SHALL BE CAREFULLY CORED AND NEATLY AT THE INSTALLATION.

C. OTHER SADDLE TYPES THAT MAY BE APPROVED ON CASE-BY-CASE BASIS BY ENGINEER.

D. ON LOW FLOW AND PVC PIPE SDR 35 USE CUT IN WYE ONLY.

COUPLING (FOR CONNECTIONS DETAIL SEE REPAIR OF EXISTING SANITARY SEWER PIPE DETAIL 900-6).

CITY OF PIQUA | ACCESS Engineering Solutions | SANITARY SEWER SADDLE DETAILS | REVISIONS: 12-29-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-8



NOTES:

A. SEPTIC TANKS, WHEN ABANDONED, SHALL BE DEWATERED BY AN ACCEPTABLE METHOD AND PROPERLY FILLED WITH GRANULAR MATERIAL. DRAIN HOLES SHALL BE BROKEN OUT ON THE BOTTOM AND SIDES OF THE TANK WHEN DIRECTED BY THE CITY.

B. ROOF DOWNSPOUTS EXTERIOR FOUNDATION DRAINS, AREA WAY DRAINS OR OTHER SURFACE RUNOFF OR GROUNDWATER SHALL NOT BE CONNECT TO THE SANITARY SEWER MAIN.

C. BASEMENT FLOOR DRAINS AND SUMP PUMPS, THAT CARRY GRAY WATER, SHALL BE CONNECTED TO THE SANITARY SEWER - FOUNDATION DRAINS ARE ALL OTHER SUMP PUMPS, EXCEPT AS NOTED ABOVE ARE TO BE CONNECTED TO THE STORM SEWER OR DISCHARGED ONTO THE GROUND.

D. ANY INDIVIDUAL OR FIRM INSTALLING SEWER CONNECTIONS SHALL BE APPROVED BY THE CITY.

E. BEFORE BEGINNING WORK, A SEWER TAP PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT AND APPLICABLE FEES MUST BE PAID. ALSO OBTAIN A PLUMBING PERMIT FOR BUILDING SEWER OR LATERAL FROM THE HEALTH DEPARTMENT.

F. WHEN THE BUILDING CONNECTION MUST ENTER INTO A PAVED PORTION OF THE STREET SIDEWALK OR ALLEY, A RIGHT-OF-WAY OPENING PERMIT MUST BE OBTAINED FROM THE CITY STREET DEPARTMENT BEFORE BEGINNING WORK.

G. A PERMIT TO BLOCK WAY OR STREET AND ALLEY CLOSING PERMIT SHALL ALSO BE OBTAINED FROM THE ENGINEERING DEPARTMENT.

H. WATER SERVICES SHALL BE A MINIMUM OF 10 FEET MEASURED HORIZONTALLY FROM THE SEWER SERVICE AND SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CROWN (WHENEVER POSSIBLE) OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN.

PIPE

A. THE PIPE MATERIAL SHALL BE PVC SDR 35 OR SCHEDULE 40 UTILIZING PURPLE PRIMER, OR AN APPROVED EQUIVALENT.

B. PIPE SIZES FOR BUILDING CONNECTIONS SHALL BE 4 INCH MINIMUM FOR SINGLE RESIDENCE AND 6 INCH MINIMUM FOR ALL OTHER USES. THE LATERALS SHALL BE RUN TO WITHIN 3' OF THE OUTSIDE OF THE BUILDING.

INSPECTION

A. A TAP INSPECTION SHALL BE REQUIRED ON ALL NEW BUILDING CONNECTIONS AND ALSO ON THE REPLACEMENT OF EXISTING BUILDING CONNECTIONS.

B. WHEN THE BUILDING SEWER IS READY FOR INSPECTION, THE PLUMBING INSPECTOR SHALL BE GIVEN 24 HOURS ADVANCE NOTICE. THE PIPE SHALL BE LEFT UNCOVERED UNTIL AN INSPECTION HAS BEEN MADE AND APPROVED. THE ENGINEERING DEPARTMENT INSPECTOR SHALL INSPECT ALL TAPS TO PROPERTY LINE. THE PLUMBING DEPARTMENT INSPECTOR SHALL INSPECT FROM THE PROPERTY LINE TO 3 FEET OUTSIDE OF BUILDING.

C. ANY NEW BUILDING CONNECTION INSTALLED WITHOUT AN INSPECTION SHALL RESULT IN NO ISSUANCE OF A WATER METER FOR THE BUILDING. IF THIS OCCURS, THE ENTIRE LATERAL SHALL BE UNCOVERED SO THAT A PROPER INSPECTION CAN BE MADE.

D. NO TAP FEE IS REQUIRED IF AN OLD BUILDING SEWER IS TO BE REUSED. AN INSPECTION WILL BE REQUIRED. THE PLUMBING INSPECTOR SHALL INSPECT THE ENTIRE BUILDING CONNECTION FROM THE CLEANOUT TO THE PROPERTY LINE CONNECTION - THE LATERAL SHALL BE INSPECTED FROM THE PROPERTY LINE TO THE SEWER MAIN BY THE WASTEWATER DEPARTMENT.

E. IF A SADDLE HAS BEEN APPROVED, THE INSPECTOR SHALL BE PRESENT WHILE THE SANITARY SEWER MAIN IS BEING CUT INTO A SADDLE MAY BE USED WHERE A TEE OR WYE IS NOT PRESENT FOR LATERAL CONNECTION.

TESTING

A. THE ONSITE LICENSED PLUMBER SHALL BE RESPONSIBLE FOR THE TESTING FROM THE CONNECTION TO THE EXISTING MAIN LATERAL TO THE CLEANOUT.

B. ALL NEW BUILDING CONNECTIONS SHALL BE BY AIR WITH 4 PSI PRESSURE.

C. THE SEWER TEST SHALL BE FROM THE CLEANOUT TO THE PROPERTY LINE CONNECTION OR TO THE MAIN SEWER, WHICHEVER IS APPLICABLE.

D. WHEN A SUBSTANTIAL AMOUNT OF AN EXISTING LATERAL IS REPLACED, THE NEW PORTION OF THE LATERAL SHALL REQUIRE A TEST UNLESS OTHERWISE APPROVED.

PIPE LAYING

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

B. THE JOINING OF PIPE WITH CONCRETE SHALL NOT BE ACCEPTED.

C. BEFORE MAKING A CONNECTION TO AN EXISTING SEWER OR SEWER LATERAL, THE CONTRACTOR SHALL CHECK THE EXISTING PIPE BY UTILIZING A DYE TEST TO SEE THAT THE EXISTING PIPE IS CONNECT TO THE SANITARY SEWER MAIN.

D. IN THE CASE WHERE A 90° CONNECTION IS REQUIRED IN THE BUILDING CONNECTION LINE, TWO 45° BENDS SHALL BE USED IN LIEU OF A 90° BEND.

E. THE BUILDING CONNECTION LINE SHALL BE LAID IN AS STRAIGHT A LINE, FORM THE BUILDING TO THE EXISTING LATERAL AS POSSIBLE.

F. ALL NEW CONSTRUCTION SHALL HAVE SANITARY LATERALS INSTALLED.

G. MINIMUM SLOPE OF SANITARY LATERAL SHALL BE 1% GRADE (1/8 INCH PER FOOT) MAXIMUM SLOPE (SEE 900-7)

CITY OF PIQUA | ACCESS Engineering Solutions | BUILDING CONNECTION DETAIL | REVISIONS: 12-29-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-10

LOW PRESSURE AIR TEST

A. AFTER BACKFILLING, THE AIR TEST SHALL BE CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED WITH A SUITABLE TEST PLUG. ONE OF THE PLUGS USED AT A MANHOLE MUST BE TAPPED AND EQUIPPED FOR AN AIR INLET CONNECTION WITH FILLING THE LINE FROM THE AIR COMPRESSOR. AIR SHALL BE SUPPLIED SLOWLY TO THE LINE UNTIL AN INTERNAL PRESSURE OF APPROXIMATELY 4 PSI, IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED BY THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE, BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EVER EXCEED 5 PSI.

B. AT LEAST 2 MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE BELOW 4 PSI, AFTER THE GAS STABILIZED AND IS AT OR ABOVE 3.5 PSI, THE AIR SUPPLY SHALL BE DISCONNECTED AND TIMING SHALL BEGIN WITH A STOP WATCH. THE STOP WATCH SHALL BE ALLOWED TO RUN UNTIL THE PRESSURE HAS DROPPED 1.0 PSI, IF THE TIME SHOWN ON THE STOP WATCH IS GREATER THAN THE SPECIFIED MINIMUM TIME, THE SECTION SHALL BE CONSIDERED TO HAVE PASSED THE TEST. THE TIME MAY INTERPOLATED FROM THE FIGURES LISTED BELOW

PIPE DIA (IN)	100FT	150FT	200FT	250FT	300FT	350FT	400FT
4	1:53	1:53	1:53	1:53	1:53	1:53	1:53
6	2:50	2:50	2:50	2:50	2:50	2:50	2:51
8	3:47	3:47	3:47	3:47	3:48	4:28	5:04
10	4:43	4:43	4:43	4:57	5:56	6:55	7:54
12	5:40	5:40	5:42	7:06	8:33	9:46	11:24
15	7:05	7:05	8:54	11:08	13:21	13:35	17:48
18	8:30	8:33	10:48	14:01	16:41	22:26	26:06
21	9:55	10:00	12:42	21:40	26:11	30:22	34:34
24	11:24	11:27	20:46	28:30	34:11	39:53	45:35

SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN SEC)

MINIMUM TEST TIMES FOR VARIOUS MANHOLE DIAMETERS

DEPTH (FT)	48	60	72
	SECONDS		
8 OR LESS	20	26	33
10	25	33	41
12	30	39	49
14	35	46	57
16	40	52	67
18	45	59	73
20	50	65	81
22	55	72	89
24	59	78	97
26	64	85	105
28	69	91	113
30	74	98	121

DEFLECTION TEST

A. DEFLECTION TEST SHALL BE PERFORMED BY THE CONTRACTOR ON ALL FLEXIBLE PIPE. THE TEST SHALL CONSIST OF PULLING A MANDREL OR THE PLUGS USED AT A MANHOLE MUST BE TAPPED AND EQUIPPED FOR AN AIR INLET CONNECTION FILLING THE LINE FROM THE AIR COMPRESSOR. AIR SHALL BE SUPPLIED SLOWLY TO THE LINE UNTIL AN INTERNAL PRESSURE OF APPROXIMATELY 4 PSI, IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED BY THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE, BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EVER EXCEED 5 PSI.

B. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF DEFLECTION EXCEEDS 5% REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVING AGENCY.

C. THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAT 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING UPON WHICH IS MANUFACTURED. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D 2122 STANDARD TEST METHOD OF DETERMINING DIMENSIONS OF THERMOPLASTIC PIPE AND FITTINGS. THE TEST SHALL BE PERFORMED WITH MECHANICAL PULLING DEVICES.

MANHOLE VACUUM TEST

ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED BY THE CONTRACTOR USING THE FOLLOWING PROCEDURES FROM ASTM C-1244.

A. PREPARATION OF THE MANHOLE
1. ALL LIFT HOLES SHALL BE PLUGGED.
2. ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED TAKING CARE TO SECURELY BRACE THE PIPES AND PLUGS TO PREVENT FROM BEING DRAWN INTO THE MANHOLE.

B. PROCEDURE
1. THE FIRST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
2. A VACUUM OF 10 INCHES OF MERCURY (4.9 PSI) SHALL BE DRAWN ON THE MANHOLE. THE VALVE ON THE VACUUM LINE OF THE TEST HEAD CLOSED, AND THE VACUUM PUMP SHUT OFF. THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP FROM 10 INCHES OF MERCURY (4.9 PSI) MEETES OR EXCEEDS THE VALUES INDICATED ON THE TABLE.
3. 4" IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE BY AN APPROVED METHOD. THE MANHOLE SHALL BE RETESTED UNTIL A SATISFACTORY TEST IS OBTAINED.

ALL TESTS SHALL BE WITNESSED BY A CITY OF PIQUA ENGINEERING DEPARTMENT REPRESENTATIVE

CITY OF PIQUA | ACCESS Engineering Solutions | SANITARY SEWER TESTING NOTES | REVISIONS: 12-30-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-11

SEWER TELEVISING STANDARDS

A. ALL SEWER TELEVISING CONTRACTORS SHALL BE CERTIFIED BY NASSCO FOR PIPELINE ASSESSMENT AND CERTIFICATION.

B. SANITARY TELEVISING WORK SHALL COMPLY WITH NASSCO STANDARDS.

C. ALL TELEVISING WORK SHALL BE COMPLETED IN COLOR FROM THE PROPER AMOUNT OF ILLUMINATION TO CLEARLY SHOW THE ENTIRE PIPE DIAMETER.

D. THE CAMERA SHALL BE OF PAN AND TILT TYPE

F. AT THE START OF THE TELEVISING PROCESS, THE DVD
1. DATE/TIME
2. OPERATOR AND COMPANY NAME
3. SEWER PROJECT NAME
4. ADDRESS OR INTERSECTION OF MANHOLE WORKING AROUND
5. DIRECTION OF TELEVISING
6. COUNTER SETTING.

G. THE DVD MUST SHOW THE COUNTER RECORDING THROUGHOUT THE TELEVISING PROCESS.

H. THE DVD SHALL SHOW THE CLOCK POSITION AND DISTANCE FROM THE MANHOLE FOR EACH LATERAL. THE OPERATOR SHALL PAN EACH SEWER JOINT AND NOTE ANY DEFICIENCIES ON THE MAIN SCREEN.

I. THE OPERATOR SHALL STOP THE CAMERA TO LOOK UP EACH LATERAL CONNECTION.

K. AT NO TIME SHALL THE OPERATOR ALLOW THE CAMERA HEAD TO BE SUBMERGED.

L. THE OPERATOR SHALL NOTE ANY DEFICIENCIES ON THE MAIN SCREEN.

M. THE OPERATOR SHALL KEEP AN ACCURATE LOG CONSISTING OF THE FOLLOWING.
1. DIAGRAM OF SEWER FROM MANHOLE TO MANHOLE WITH DISTANCES NOTED.
2. SHALL NOTATE ALL SEWER LATERALS WITH CLOCK POSITIONS AND DISTANCE FROM MANHOLES
3. DEFICIENCIES IN THE SEWER PIPE INCLUDING BELLIES
4. SPECIAL NOTES DESCRIBING AREAS OF CONCERN.
5. ANY DEFICIENCIES NOTED SHALL ACCOMPANY A DIGITAL PHOTO ATTACHED ON INCLUDED IN THE REPORT.

STANDARDS FOR BELLIES/DIPS IN SEWER MAINS

SANITARY SEWERS SHALL BE DECLARED AS 'NOT APPROVED' IF DEFICIENCIES IN THE MAIN LINE EXCEEDS THE FOLLOWING CRITERIA
MAXIMUM ALLOWABLE BELLIES IN PIPE (INCHES)

SLOPE	8"	10"	12"	15"	18"	21"	24"
0.50%	4"	5"	6"	7"	8"	9"	10"
0.75%	4"	5"	6"	7"	8"	9"	9"
1.00%	4"	5"	6"	7"	8"	8"	8"
1.25%	4"	5"	6"	7"	7"	7"	7"
1.50%	4"	5"	6"	6"	6"	6"	6"
1.75%	4"	5"	5"	5"	5"	5"	5"
2.00%	4"	4"	4"	4"	4"	4"	4"

SEWER TELEVISING PROCEDURES FOR NEW SEWER CONSTRUCTION

A. THE SANITARY SEWER SHALL BE COMPLETELY CLEAN AND FREE OF DEBRIS USING A HIGH PRESSURE JET NOZZLER CAPABLE OF SCOURING THE PIPE WALLS.

B. ALL DEBRIS SHALL BE VACUUMED OUT OF THE SEWER MAIN.

C. ONCE CLEANING HAS BEEN COMPLETED, THE CONTRACTOR SHALL RUN CLEAR WATER IN THE NEW SEWER MAIN TO FILL ANY POTENTIAL BELLIES IN THE LINE. THE CONTRACTOR SHALL CALCULATE THE VOLUME GALLON CAPACITY OF THE SEWER MAIN AND SHALL USE THAT MUCH WATER TO FILL POTENTIAL DIPS/BELLIES.

D. THE CONTRACTOR MAY RENT A WATER HYDRANT METER FROM THE CITY TO PERFORM THIS TASK.

E. THE CONTRACTOR SHALL MAKE SURE THAT THERE IS NO FLOW EMANATING UPSTREAM. IF SO THE CONTRACTOR SHALL STOP THIS FLOW DURING THE TELEVISING PROCESS.

F. THE CONTRACTOR SHALL TELEVISE THE SEWER FOLLOWING THE TELEVISING STANDARDS.

SEWER TELEVISING PROCEDURES FOR SEWER RECONSTRUCTION PROJECTS

A. BEFORE COMMENCEMENT OF THE CLEANING PROCESS, THE TELEVISING CONTRACTOR SHALL NOTIFY ADJACENT AND AFFECTED PROPERTY OWNERS BY GOING DOOR TO DOOR AND NOTIFYING THEM OF THE POSSIBILITY OF SEWER BACKUP DURING THE CLEANING PROCESS.

B. THE SANITARY SEWER SHALL BE COMPLETELY CLEAN AND FREE OF DEBRIS USING A HIGH PRESSURE JET RODDER CAPABLE OF SCOURING THE PIPE WALLS.

C. ALL DEBRIS SHALL BE VACUUMED OUT OF THE SEWER MAIN.

D. ONCE CLEANING HAS BEEN COMPLETED, THE CONTRACTOR SHALL BAG THE UPSTREAM MANHOLE AND PUMP THE SEWAGE FLOW DOWNSTREAM AND SHALL MAINTAIN PUMPING DURING THE TELEVISING PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SEWER FLOODINGS AS A RESULT OF THEIR ACTIVITIES.

E. AFTER THE PUMP BYPASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL RUN CLEAR WATER IN THE RECONSTRUCTED SEWER MAIN TO FILL ANY POTENTIAL BELLIES IN THE LINE. THE CONTRACTOR SHALL CALCULATE THE VOLUME GALLON CAPACITY OF THE SEWER MAIN AND SHALL USE THAT MUCH WATER TO FILL POTENTIAL DIPS/BELLIES.

F. THE CONTRACTOR MAY RENT A WATER HYDRANT METER FROM THE CITY TO PERFORM THIS TASK.

G. THE CONTRACTOR SHALL TELEVISE THE SEWER FOLLOWING THE TELEVISING STANDARDS

PASSING SANITARY SEWER

A. THE CITY WILL NOT PASS OR ACCEPT THE SANITARY SEWER FOR FINAL PAYMENT WITHOUT HAVING A PASSING DVD AND LOG OF THE SANITARY SEWER TELEVISING FOLLOWING THE STANDARDS PREVIOUSLY DESCRIBED.

B. ALL TELEVISING WORK SHALL BE AT THE CONTRACTORS EXPENSE.

C. THE CITY RESERVES THE RIGHT TO FINAL RE-TELEVISING AT THE CONTRACTORS EXPENSE IF DEFICIENCES ARE NOTED ON THE INITIAL TELEVISING WORK AND/OR THE CONTRACTOR MAKES THE NECESSARY REPAIRS.

CITY OF PIQUA | ACCESS Engineering Solutions | SANITARY SEWER TELEVISING STANDARDS | REVISIONS: 12-30-16 BG | DATE APPROVED: DEC. 2016 | PAGE No. 900-12

NOTES

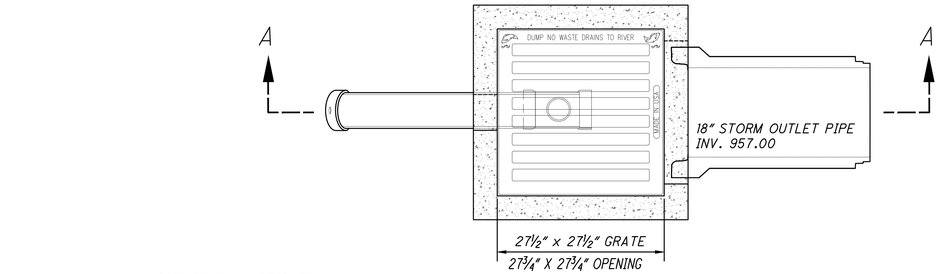
A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.

B. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT HIS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT PLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY.

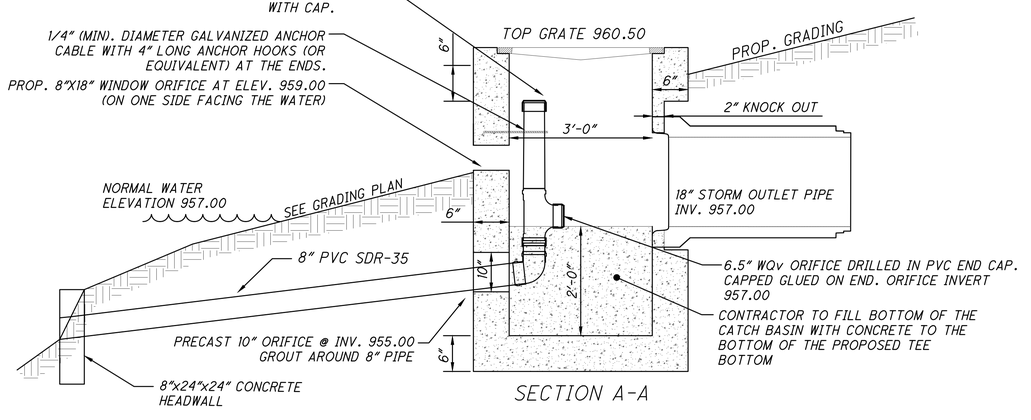
C. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

D. WHEN A SEWER IS TO BE EXTENDED AT THE DOWNSTREAM MANHOLE OR FIRST MANHOLE IS THE NEW LINE, IT SHALL BE INSPECTED BEFORE CONSTRUCTION BEGINS. NO PIPE SHALL BE REMOVED, INSTALLED, AND/OR BACKFILLED UNTIL THE SOIL IS STABILIZED AND THEN ONLY AS DIRECTED BY THE CITY .

E. CONSTRUCTION OF SANITARY SEWERS SHALL INCLUDE THE CITY DYE TESTING AS DETERMINED BY THE CITY OF

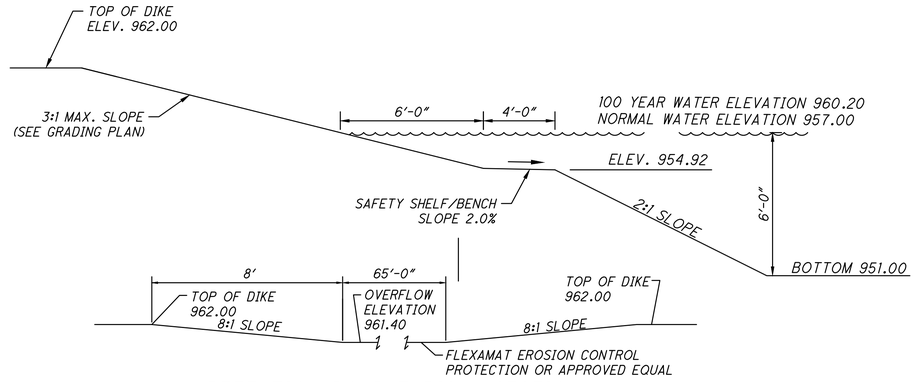


PLAN VIEW



SECTION A-A

2-3 CATCH BASIN, OUTLET STRUCTURE



RETENTION POND TYPICAL SECTION

NOTES

A. GRATE SHALL BE NEENAH CATALOG NO. R-4871 (TYPE D GRATE) OR EQUIVALENT. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO STRUCTURE TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.

B. PRECAST CONSTRUCTION IS REQUIRED, UNLESS OTHERWISE APPROVED, AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13. KNOCKOUTS CAN BE PROVIDED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

RETENTION POND- WEIR DETAIL

NTS

RETENTION BASIN CLAY LINER NOTE

PER THE GEOTECHNICAL REPORT IN REGARDS TO ALL RETENTION BASINS, A COMPACTED CLAY LINER SHALL BE INSTALLED THROUGHOUT THE ENTIRE WET POOL PORTION OF THE RETENTION BASIN. THE CONTRACTOR SHALL OBTAIN CLAY LINER RECOMMENDATIONS FROM LICENSED GEOTECHNICAL ENGINEER. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

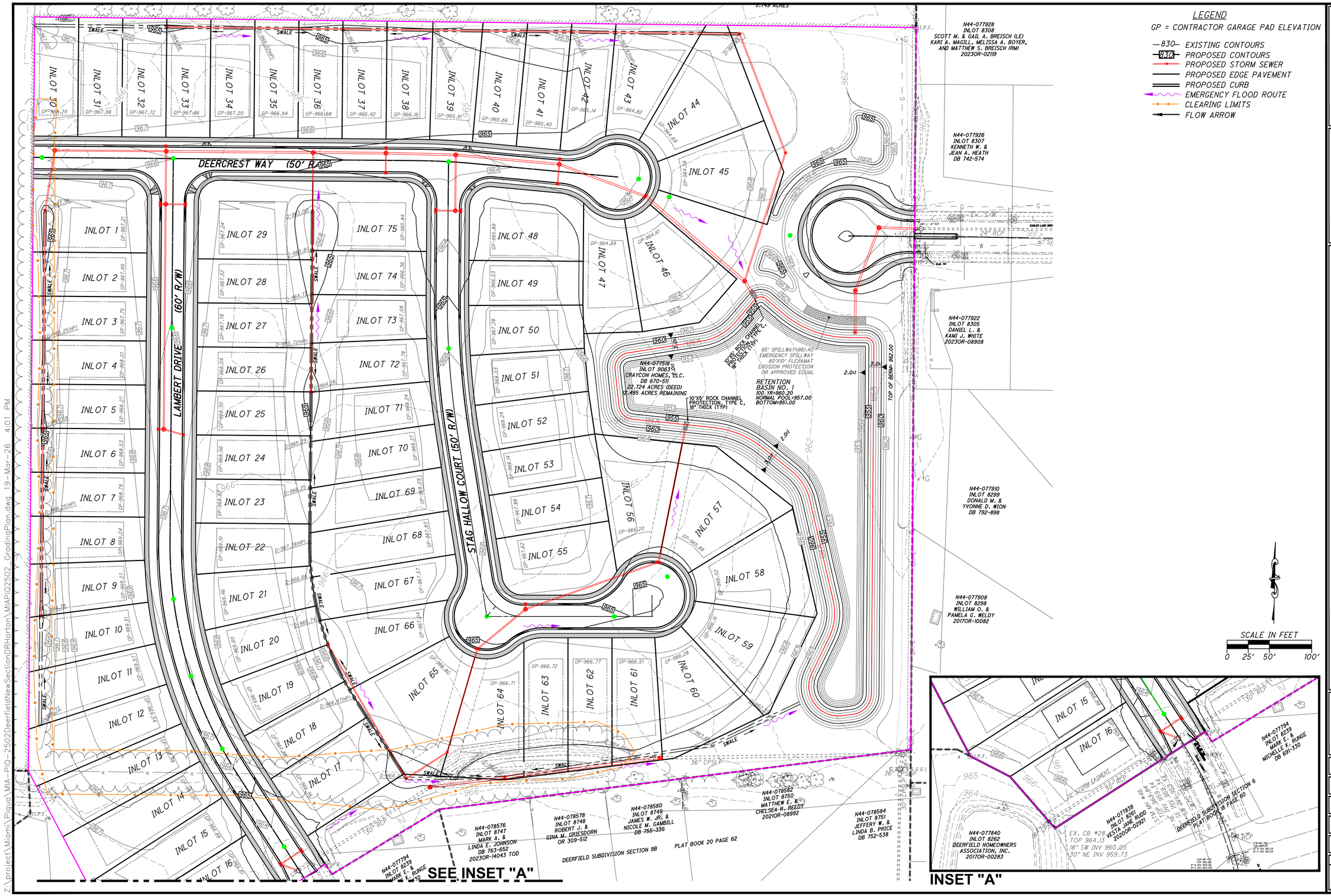
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LOVELAND, OHIO 513.239.8554
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
OUTLET STRUCTURE DETAIL

REVISIONS:

FILE NAME	Gener
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	10 OF 23

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LEGEND

GP = CONTRACTOR GARAGE PAD ELEVATION

- 830 EXISTING CONTOURS
- 830 PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED EDGE PAVEMENT
- PROPOSED CURB
- EMERGENCY FLOOD ROUTE
- CLEARING LIMITS
- FLOW ARROW

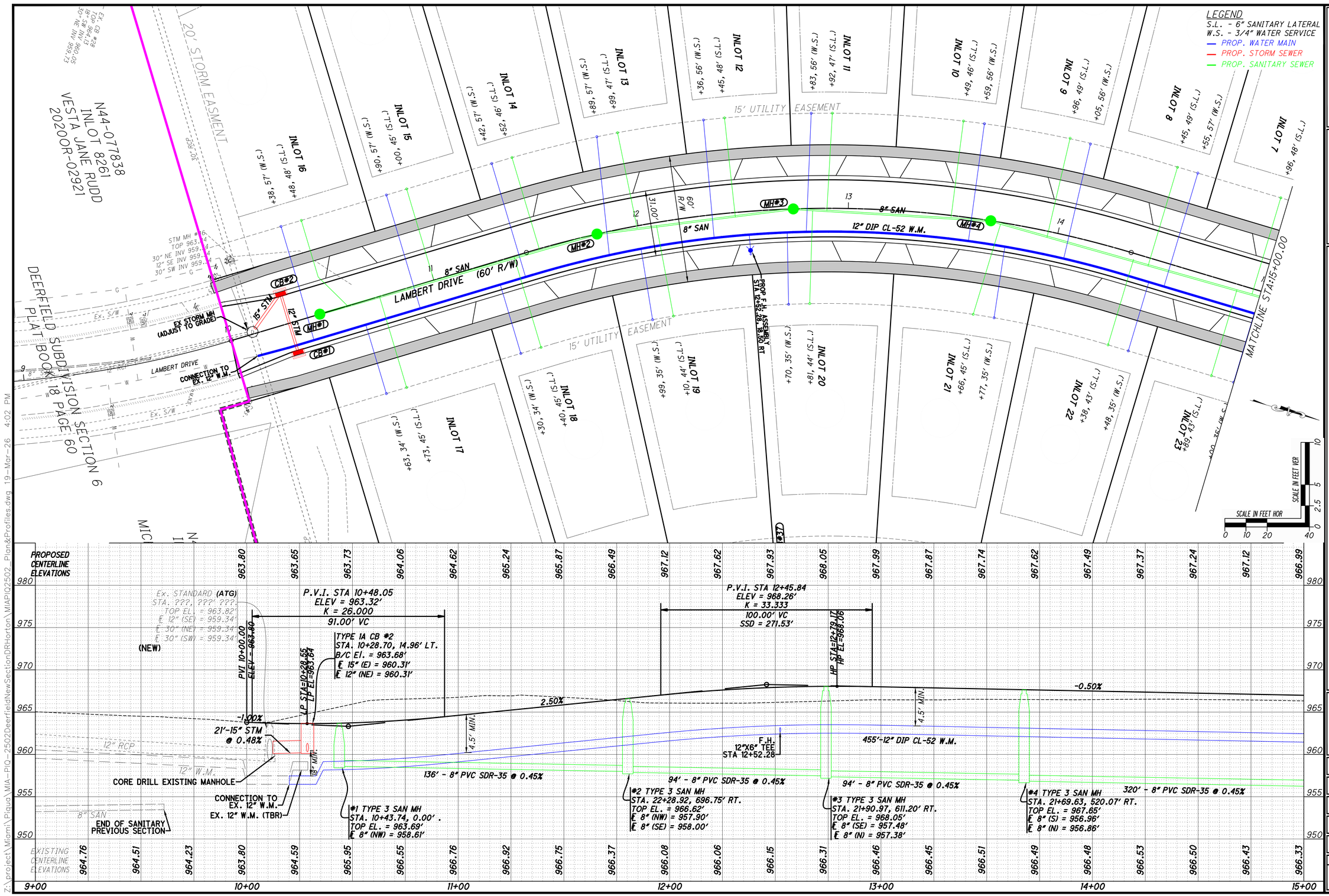
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
GRADING PLAN

REVISIONS:

FILE NAME	Gradi
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	11 OF 23

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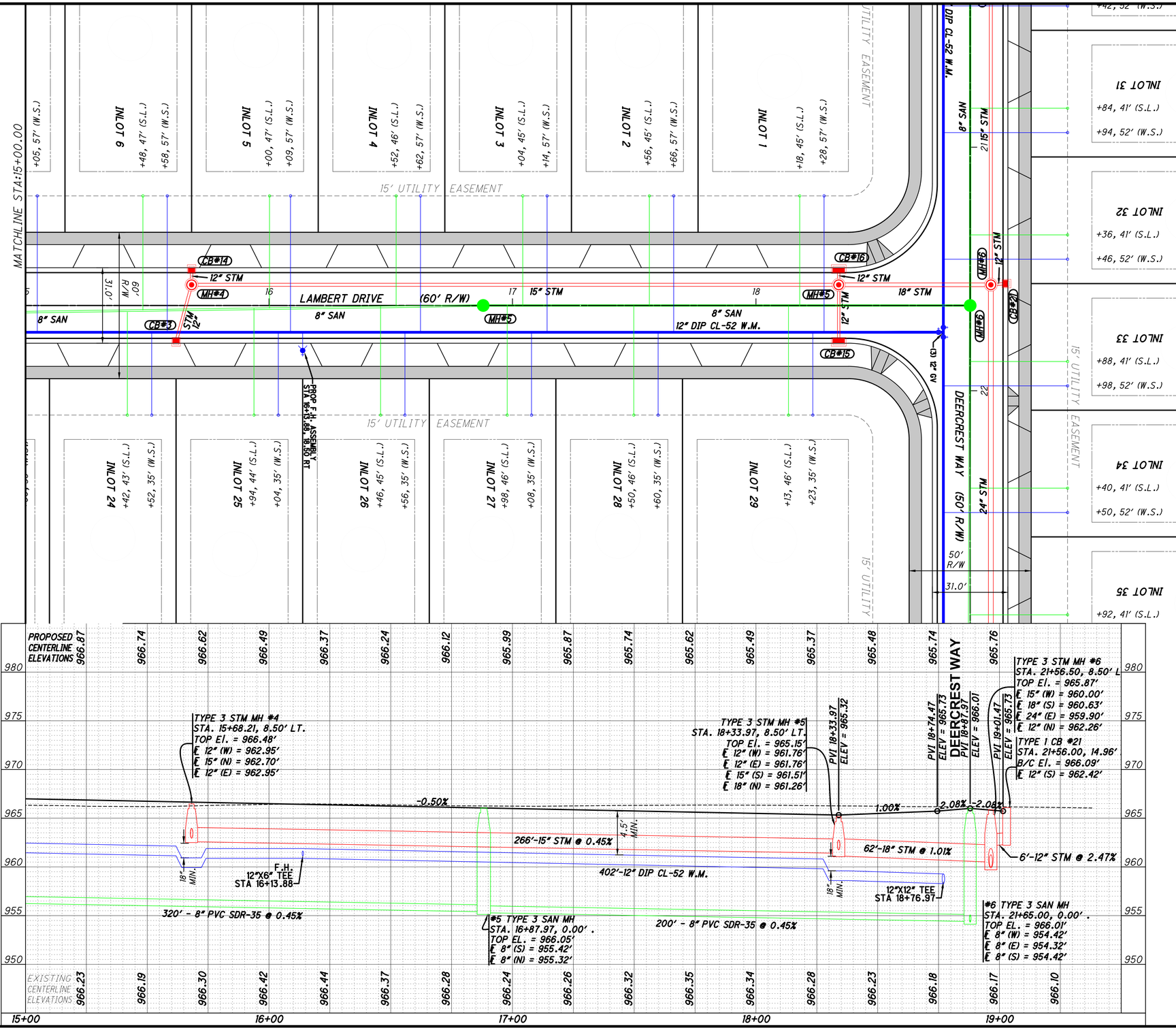
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
LAMBERT DRIVE - PLAN & PROFILE

REVISIONS:

FILE NAME	Plan&
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	12 OF 23



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

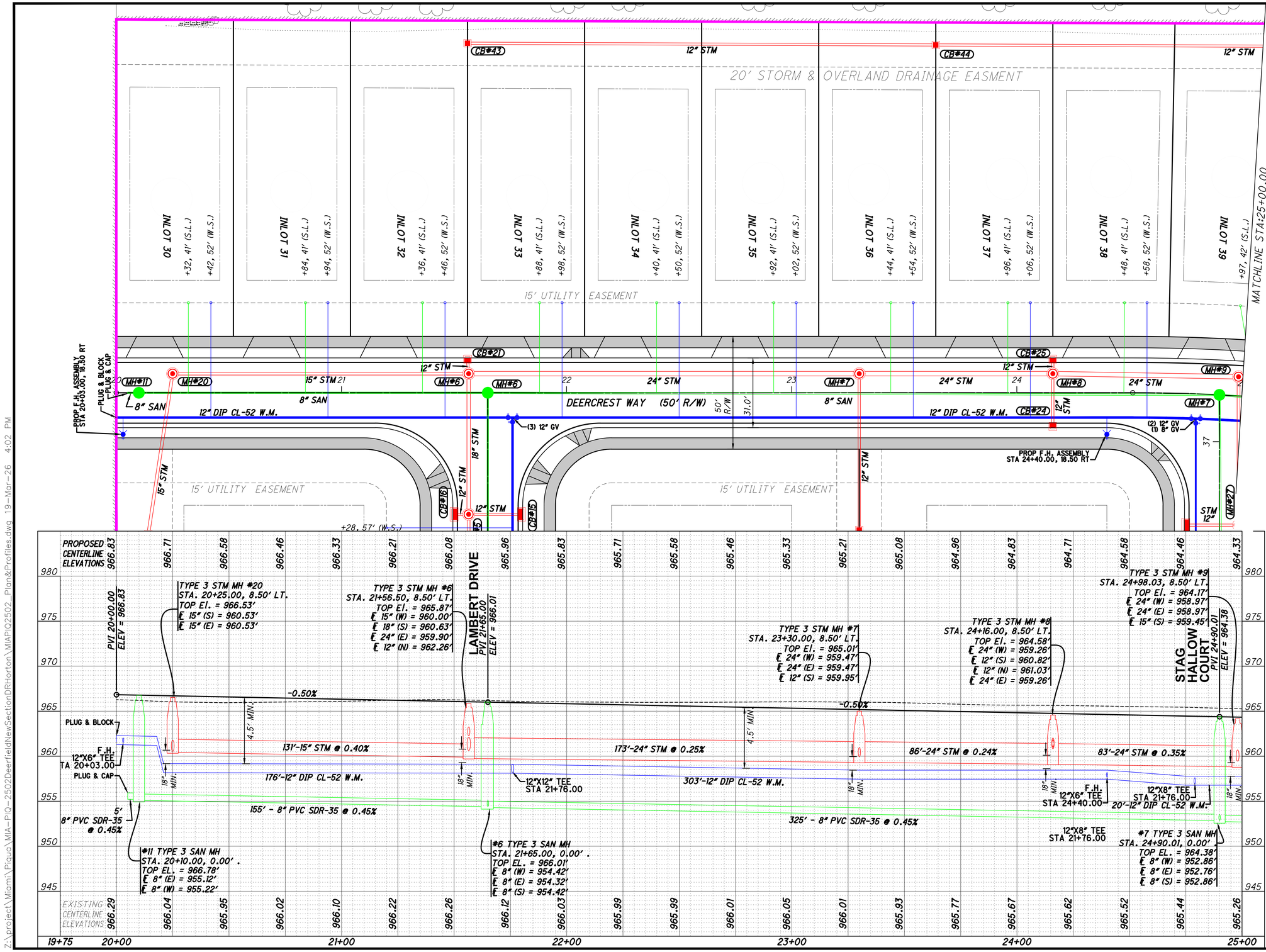
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
LAMBERT DRIVE - PLAN & PROFILE

REVISIONS:

FILE NAME Plan&
DRAWN BY SJG
CHECKED BY NNS
PROJECT No. MIAPIQ2502
DATE 03-20-2026
SHEET NUMBER 13 OF 23

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

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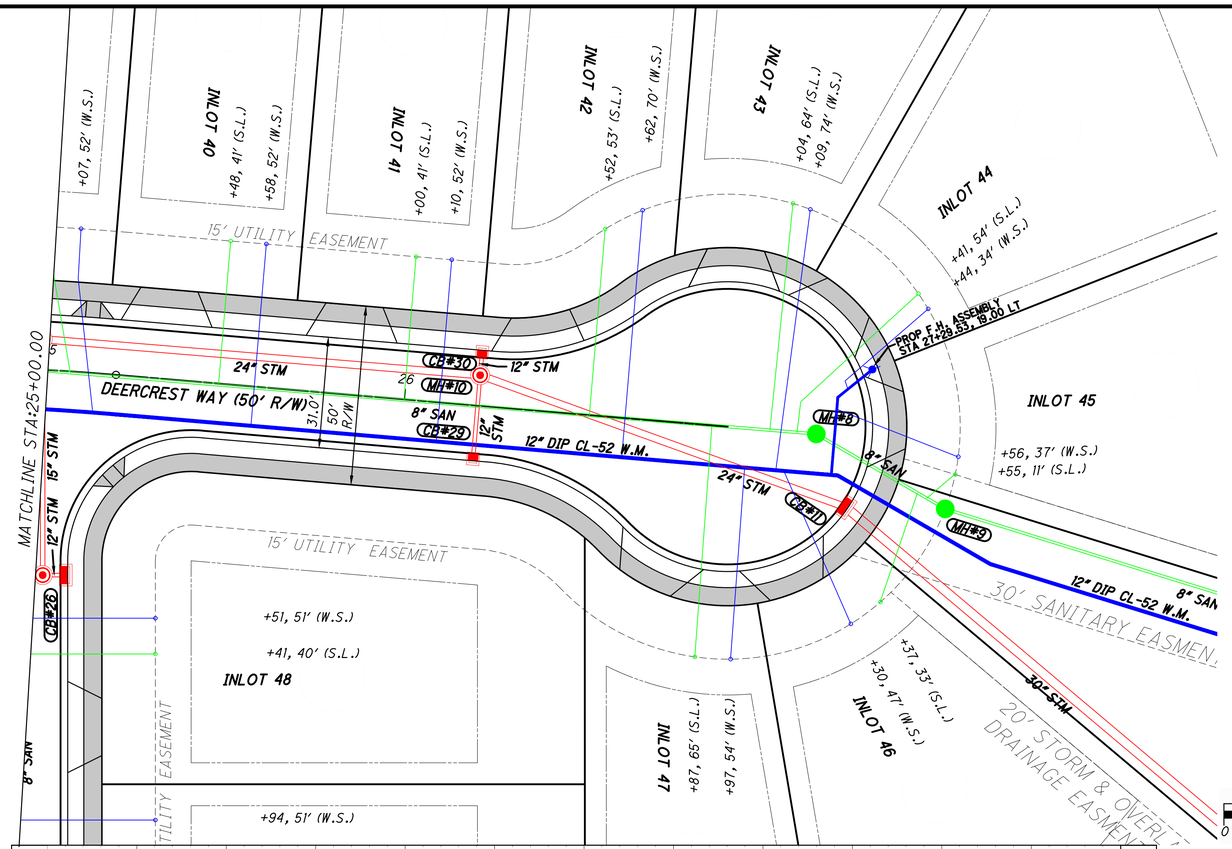
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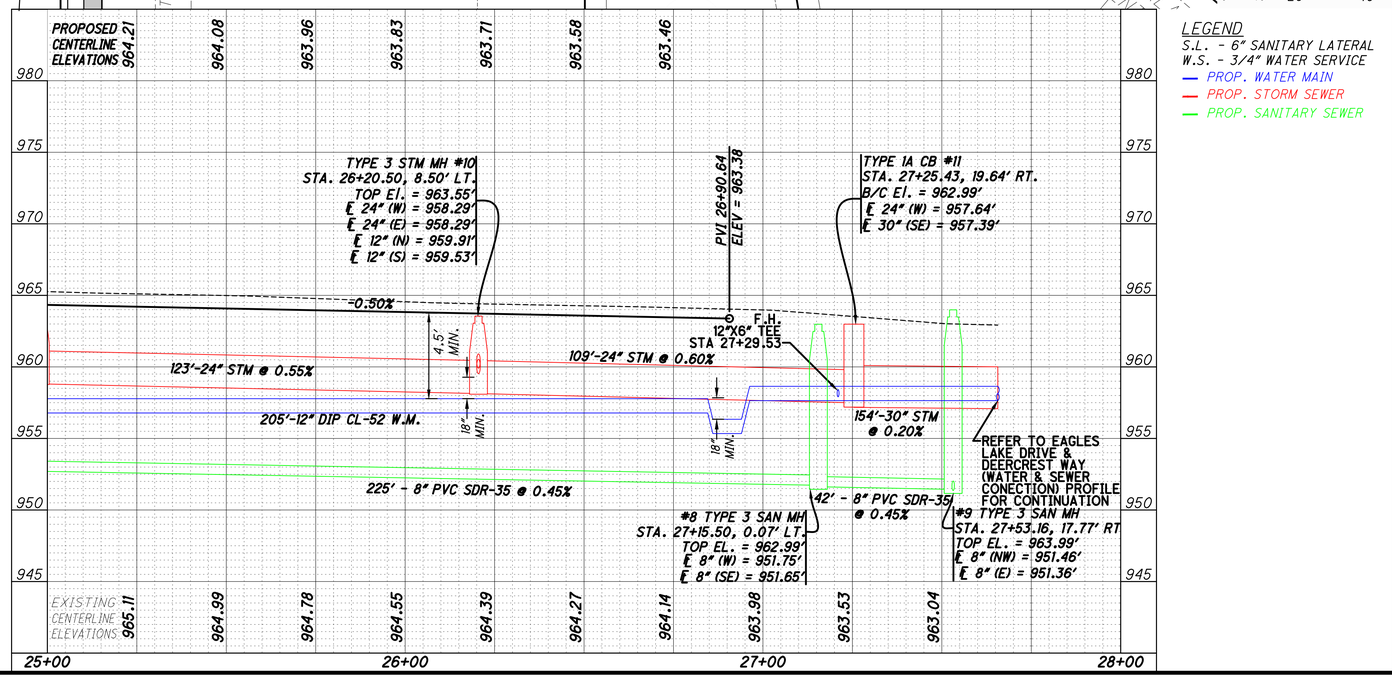
WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
DEERCREST WAY - PLAN & PROFILE

REVISIONS:

FILE NAME	Plan&
DRAWN BY	SJG
CHECKED BY	NMS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	14 OF 23

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

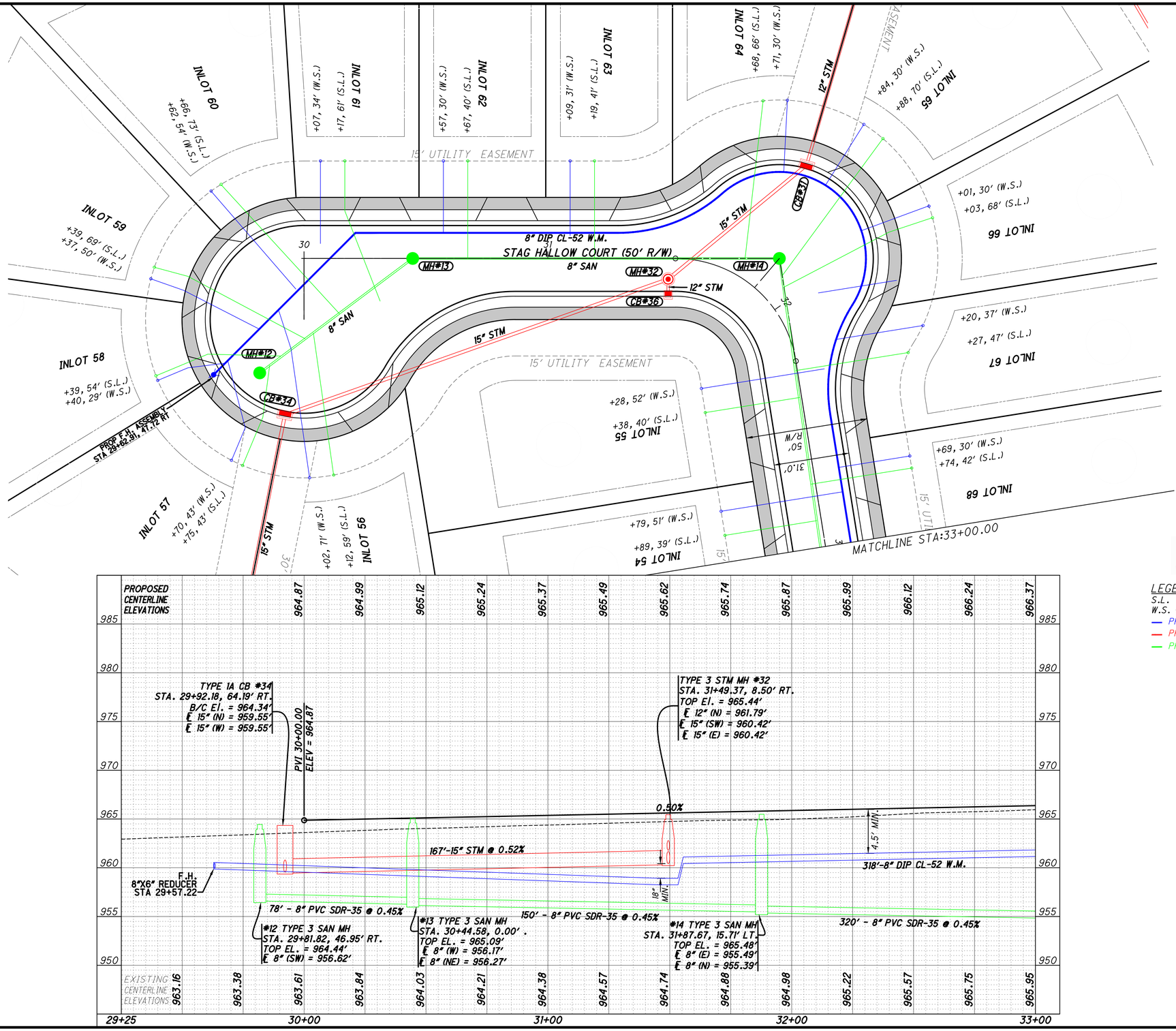
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CITY OF PIQUA
DEERCREST WAY - PLAN & PROFILE

REVISIONS:

FILE NAME Plan&
DRAWN BY SJG
CHECKED BY NNS
PROJECT No. MIAPIQ2502
DATE 03-20-2026
SHEET NUMBER 15 OF 23

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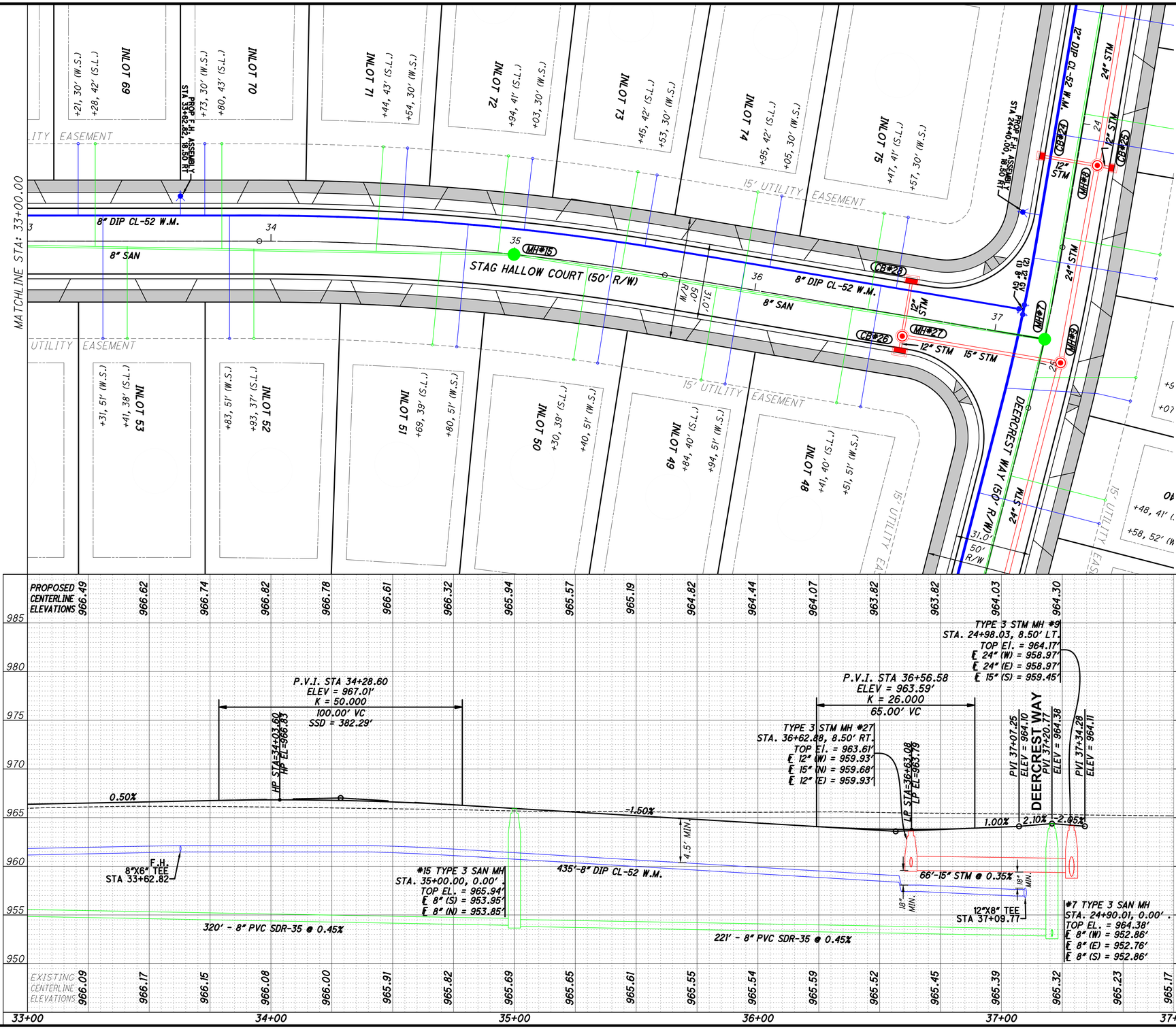
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
STAG HALLOW COURT - PLAN & PROFILE

REVISIONS:

FILE NAME	Plan&
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	16 OF 23

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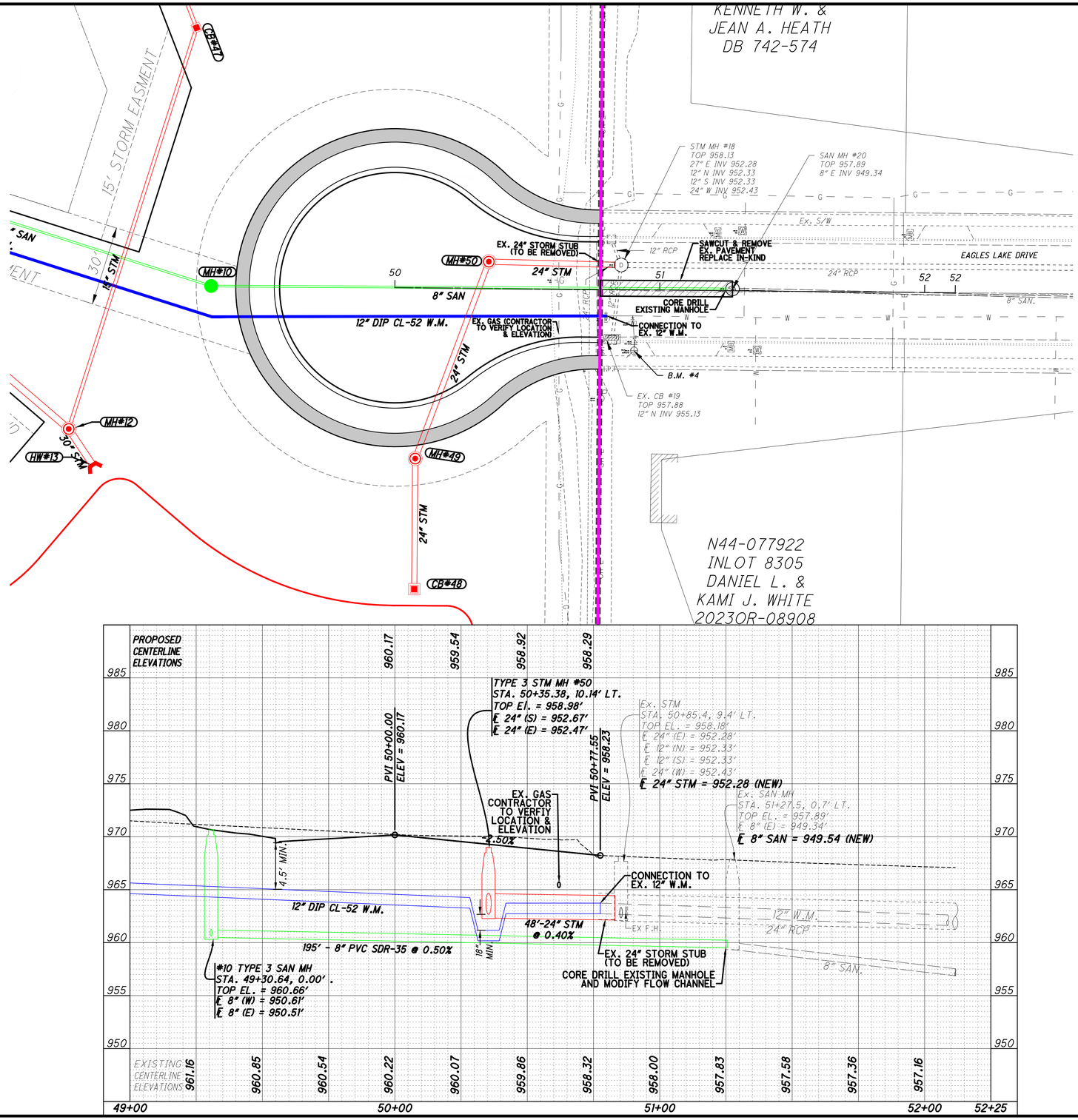
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
STAG HALLOW COURT - PLAN & PROFILE

REVISIONS:

FILE NAME	Plan&
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIO2502
DATE	03-20-2026
SHEET NUMBER	17 OF 23

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SCALE IN FEET HOR
0 10 20 40

SCALE IN FEET VER
0 2.5 5 10

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

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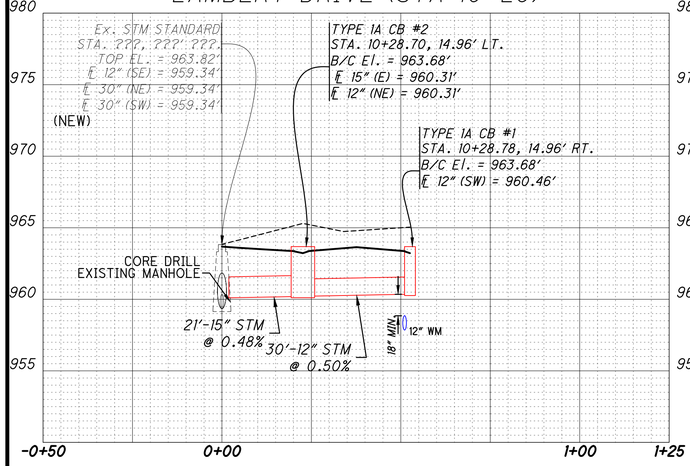
WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
EAGLE LAKE DRIVE - PLAN & PROFILE

REVISIONS:

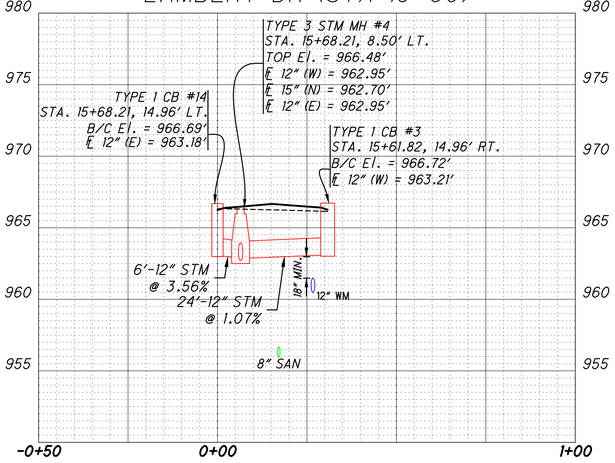
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PROJECT No. MIAPIQ2502
DATE 03-20-2026
SHEET NUMBER 18 OF 23

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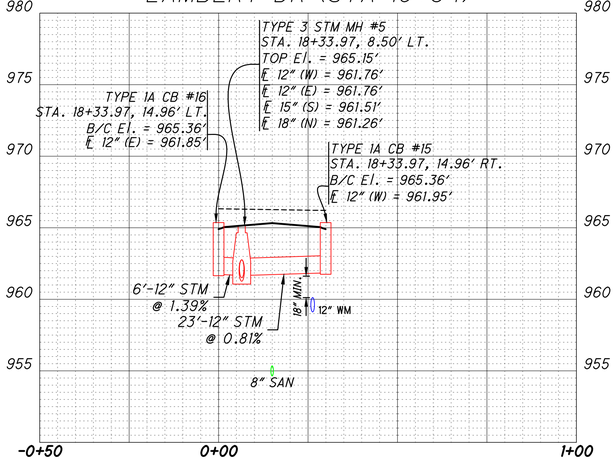
LAMBERT DRIVE (STA 10+29)



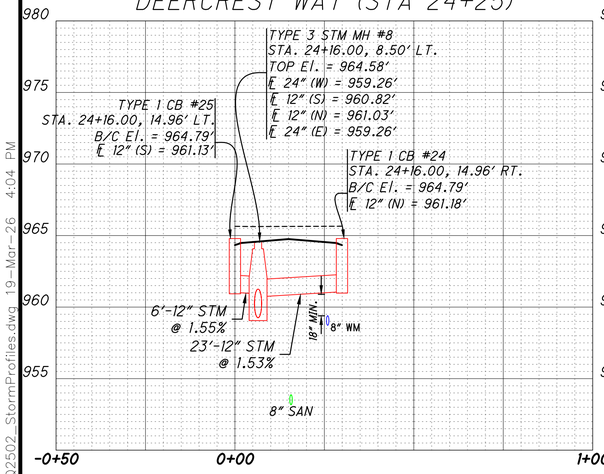
LAMBERT DR (STA 15+60)



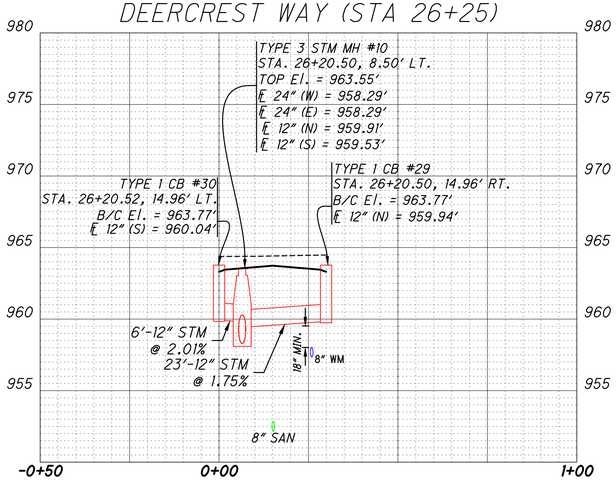
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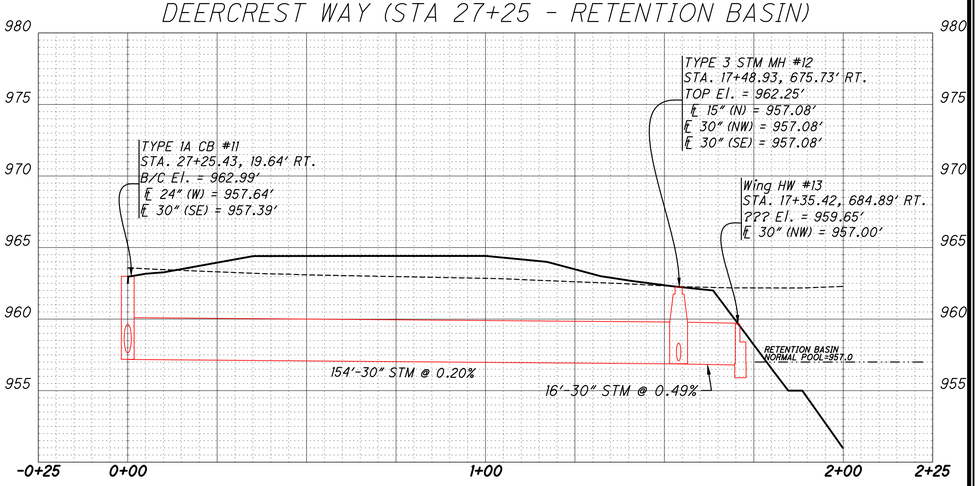
DEERCREST WAY (STA 24+25)



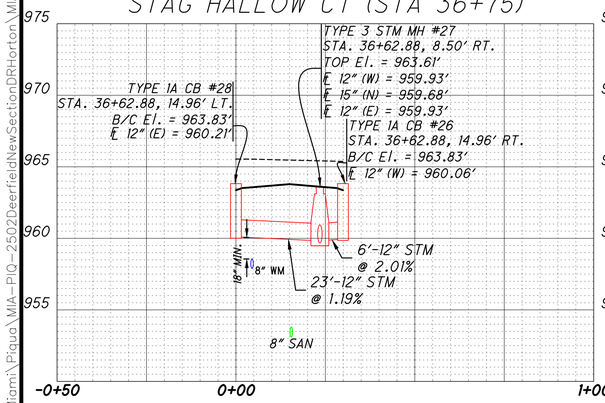
DEERCREST WAY (STA 26+25)



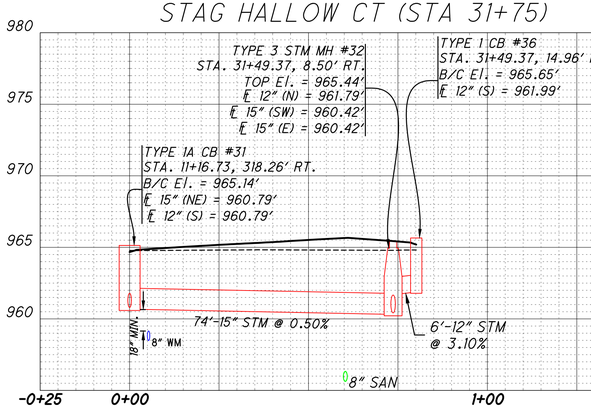
DEERCREST WAY (STA 27+25 - RETENTION BASIN)



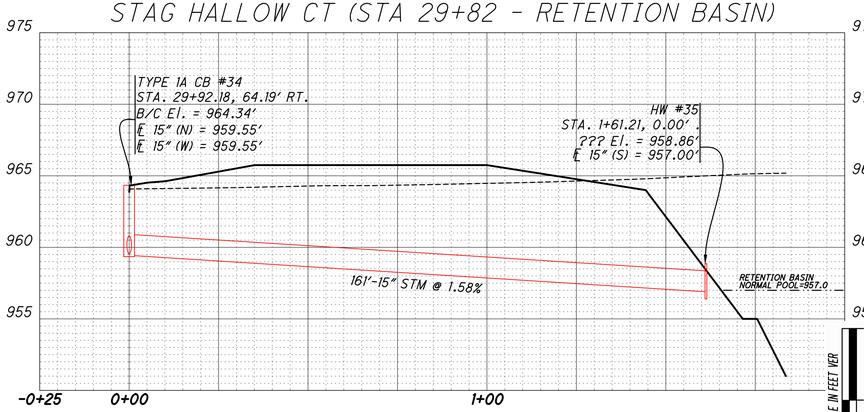
STAG HALLOW CT (STA 36+75)



STAG HALLOW CT (STA 31+75)



STAG HALLOW CT (STA 29+82 - RETENTION BASIN)



SCALE IN FEET HOR
0 10 20 40

SCALE IN FEET VER
0 2.5 5 10

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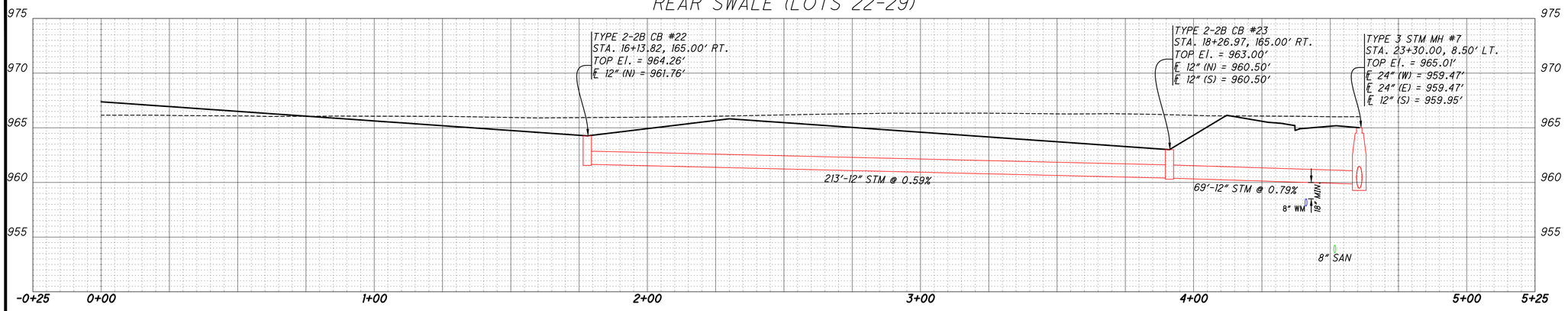
WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
UTILITY PROFILES

REVISIONS:

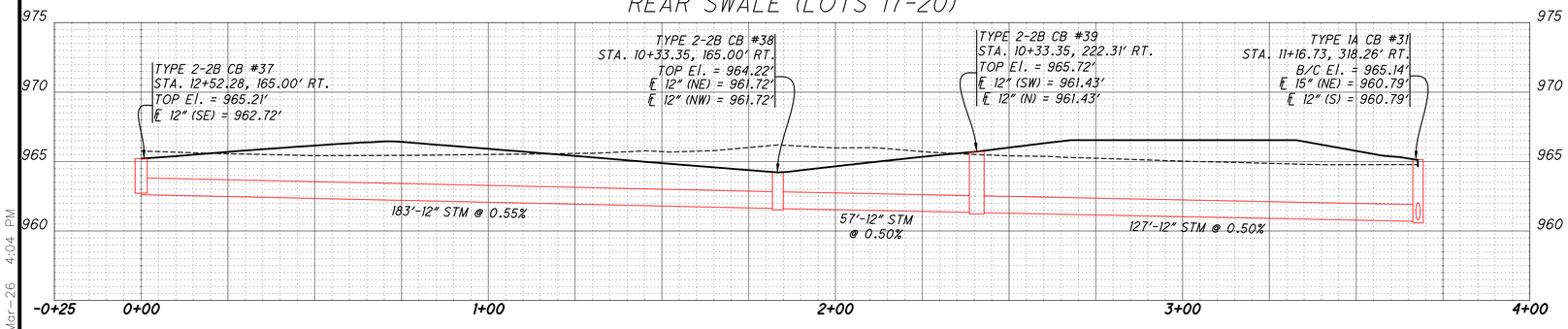
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CHECKED BY	WNS
PROJECT No.	MIAPIQ02502
DATE	03-20-2026
SHEET NUMBER	19 OF 23

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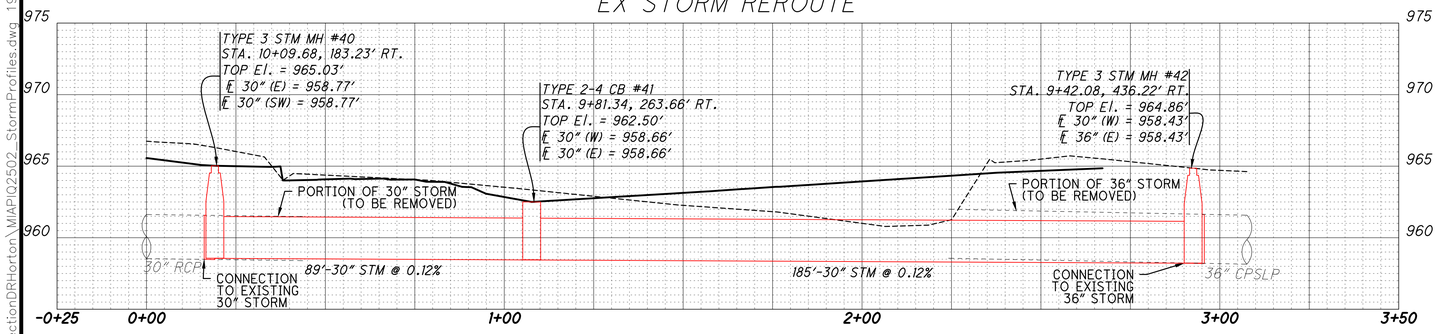
REAR SWALE (LOTS 22-29)



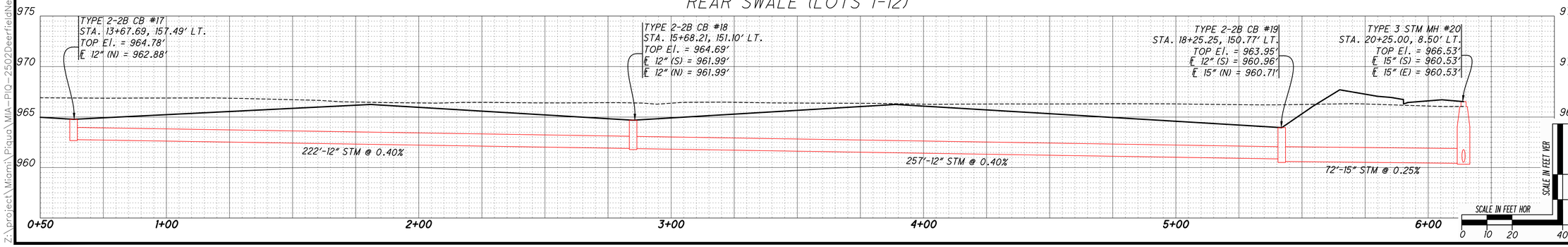
REAR SWALE (LOTS 17-20)



EX STORM REROUTE



REAR SWALE (LOTS 1-12)



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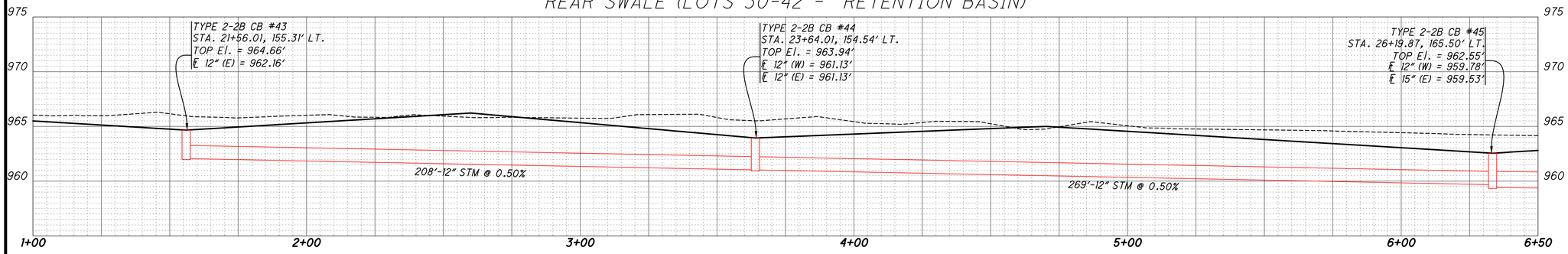
WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
UTILITY PROFILES

REVISIONS:

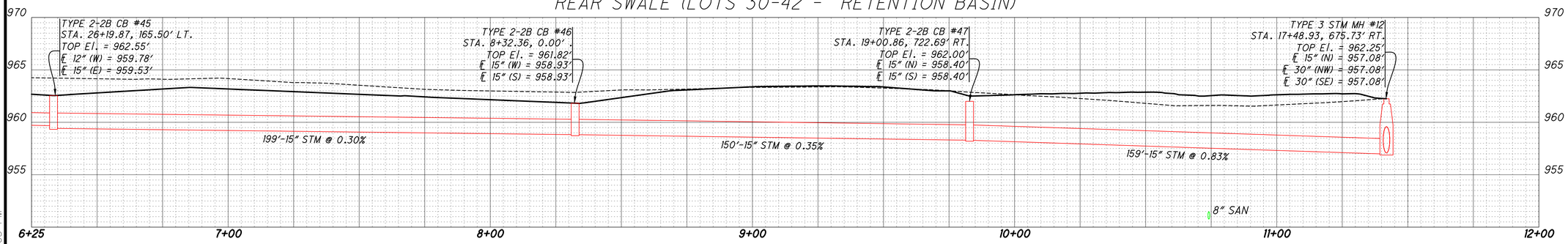
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CHECKED BY	NWS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	20 OF 23

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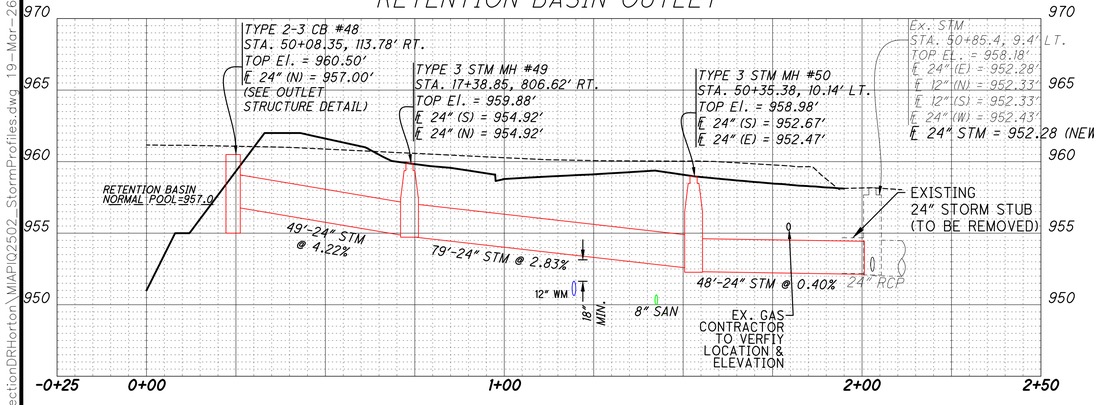
REAR SWALE (LOTS 30-42 - RETENTION BASIN)



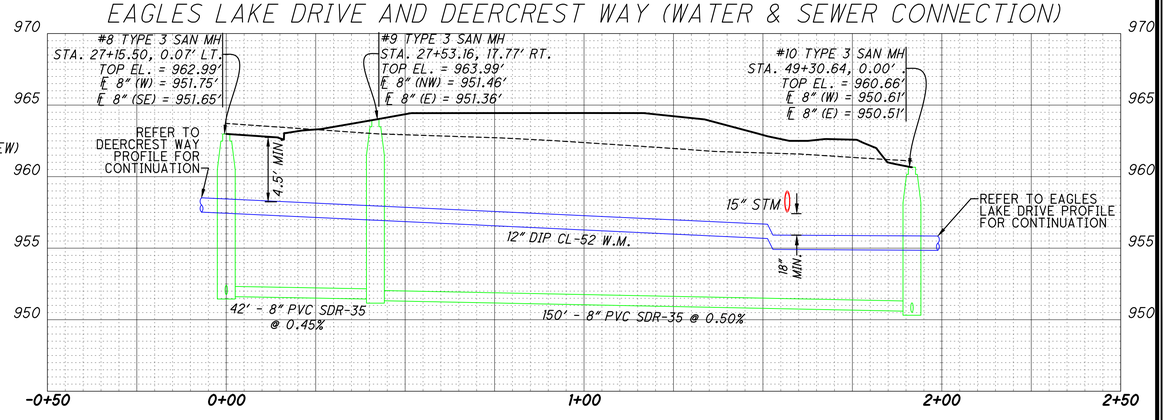
REAR SWALE (LOTS 30-42 - RETENTION BASIN)



RETENTION BASIN OUTLET



EAGLES LAKE DRIVE AND DEERCREST WAY (WATER & SEWER CONNECTION)



SCALE IN FEET VER: 0, 2.5, 5, 10

SCALE IN FEET HOR: 0, 10, 20, 40

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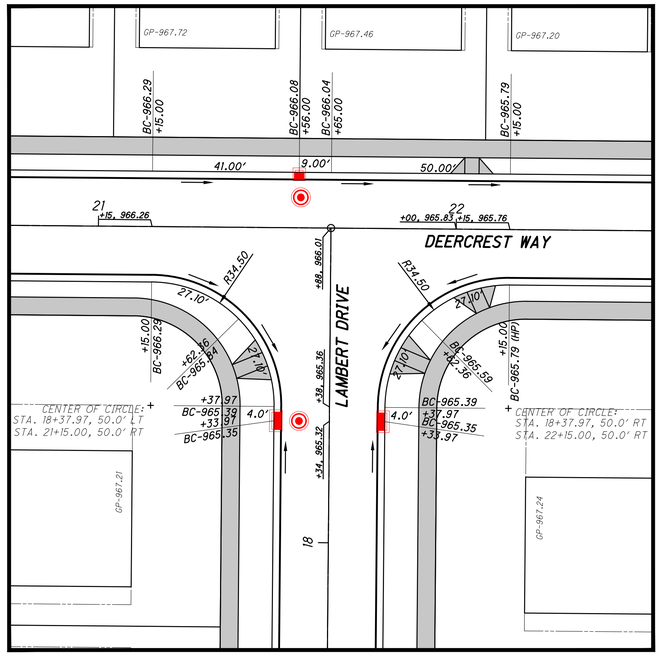
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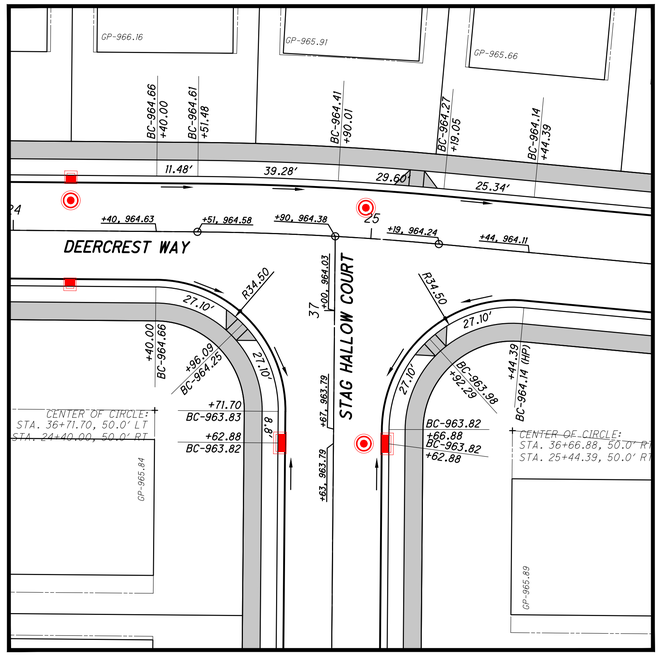
REVISIONS:

FILE NAME	Storm
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	21 OF 23

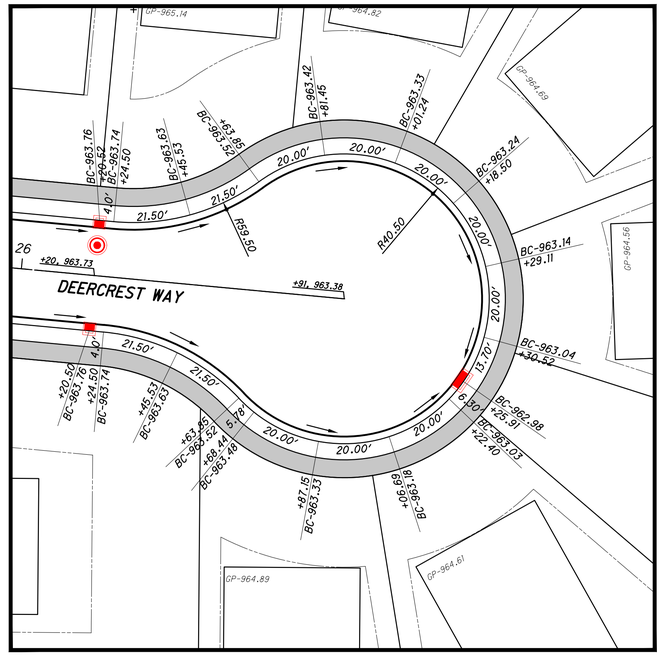
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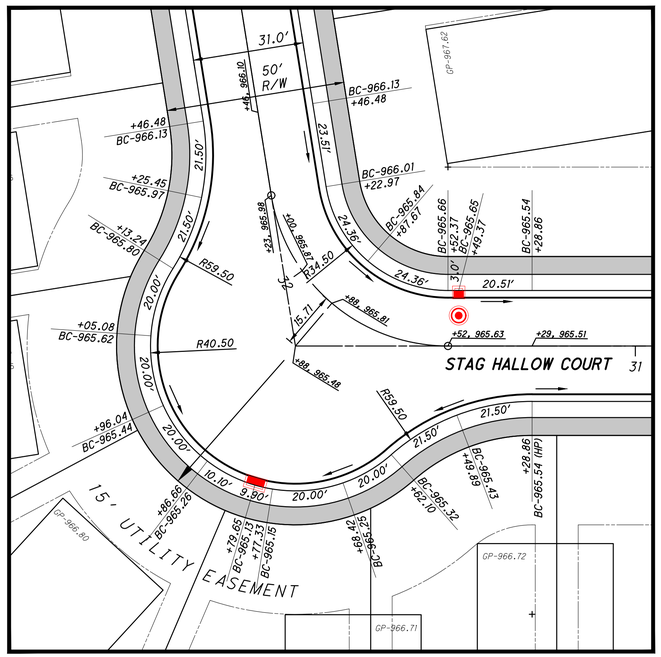
LAMBERT DRIVE & DEERCREST WAY



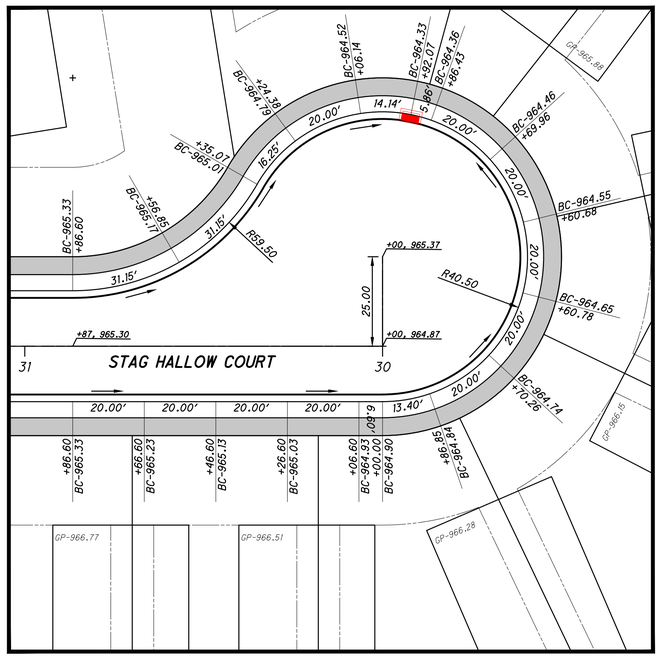
DEERCREST WAY & STAG HALLOW COURT



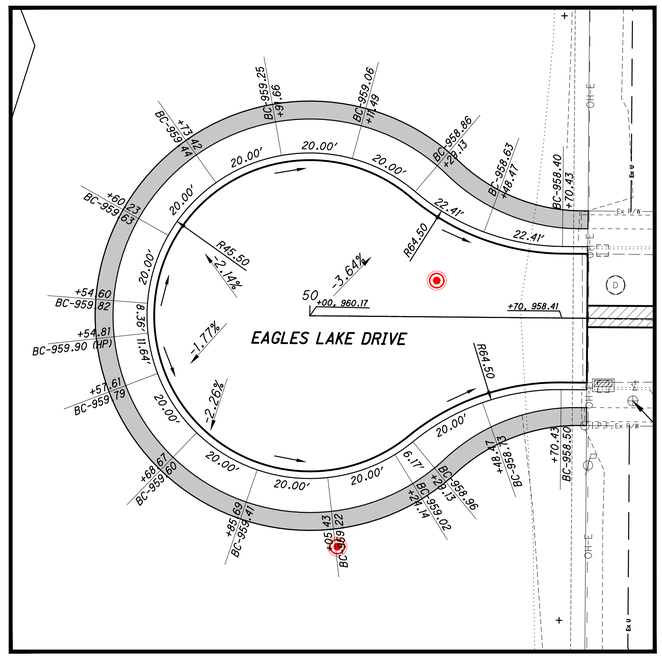
DEERCREST WAY - CUL-DE-SAC



STAG HALLOW COURT - KNUCKLE



STAG HALLOW COURT - CUL-DE-SAC



EAGLES LAKE DRIVE - CUL-DE-SAC

SCALE IN FEET
0 10' 20' 40'

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

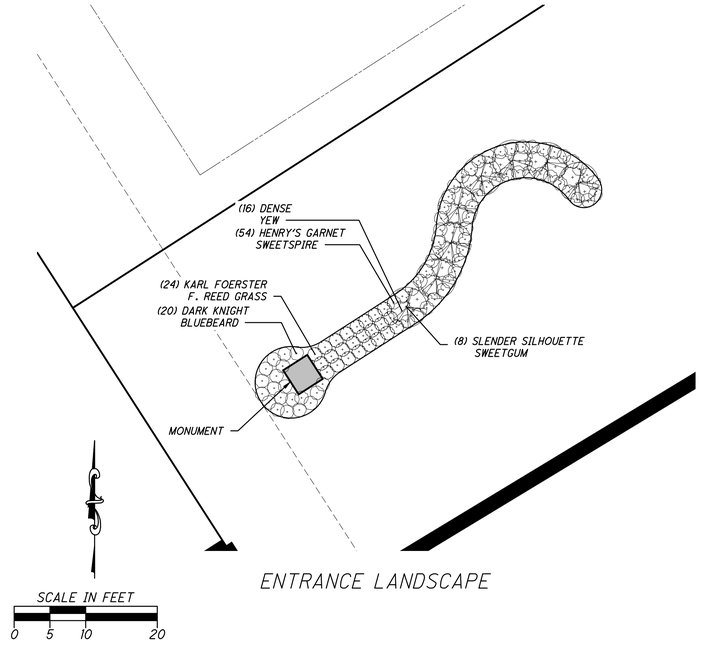
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
INTERSECTION DETAILS

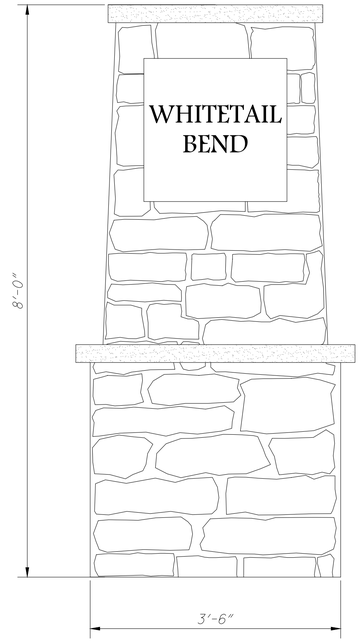
REVISIONS:

FILE NAME	Inter
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	22 OF 23

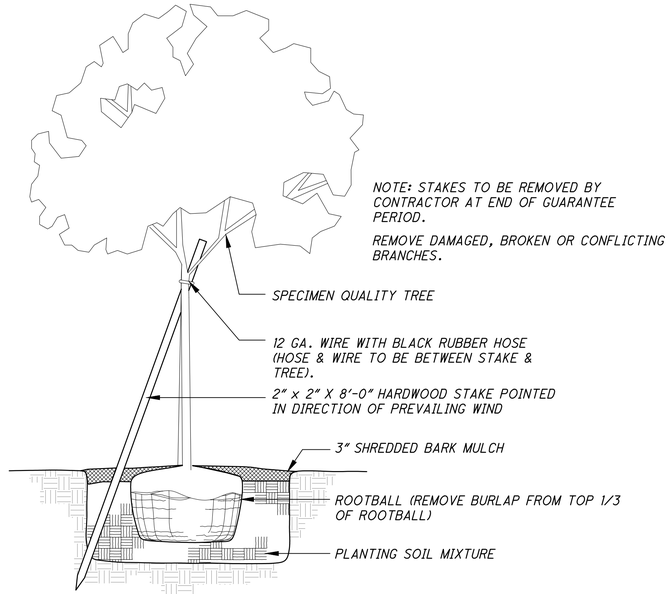
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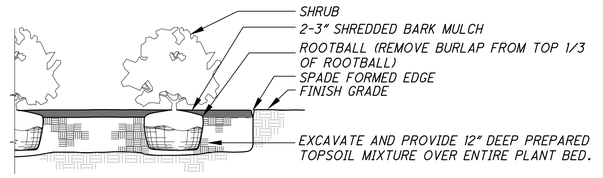
ENTRANCE LANDSCAPE



MONUMENT SIGN



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES

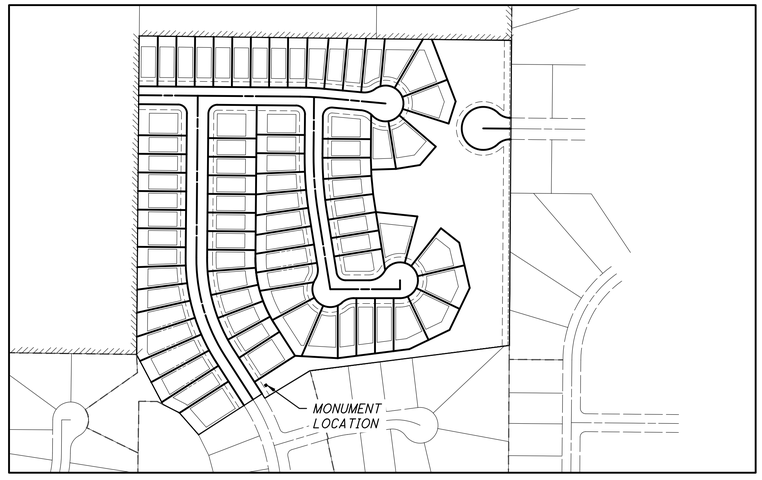
A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL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

PLANTING SCHEDULE

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

INSTALLATION NOTES

A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
G. SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE UNACCEPTABLE.
J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE ⅓ TOP OF BURLAP (IF APPLICABLE).
K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.



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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
ENTRANCE MONUMENT

REVISIONS:

FILE NAME: Lands
DRAWN BY: SJG
CHECKED BY: NNS
PROJECT No.: MIAPIQ2502
DATE: 03-20-2026
SHEET NUMBER: 23 OF 23

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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2- SWPPP



VICINITY MAP

CITY OF PIQUA
MIAMI COUNTY , OHIO

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

SWPPP NOTE
THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR DR HORTON FOR THE PERFORMANCE OF WHITETAIL BEND SUBDIVISION IN MIAMI COUNTY, OHIO. ALL WORK SHALL BE PER AND COMPLY WITH THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000006. THIS INCLUDES FILING A CO-PERMITTEE NOI FORM WITH THE OEPA FOR ALL OPERATORS ENGAGED IN SITE WORK ON THE SITE. CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS, INSTALLATION, MAINTENANCE AND REQUIREMENTS OF ODOT'S CURRENT SUPPLEMENTAL SPECIFICATION 832 "TEMPORARY SEDIMENT AND EROSION CONTROL." COMPLIANCE WITH SUPPLEMENTAL SPECIFICATION 832 SHALL INCLUDE THE STANDARD CONSTRUCTION DRAWING REFERENCES LISTED IN SECTION 832.03, BUT SHALL NOT INCLUDE SECTION 832.11 "INSPECTIONS AND SWPPP UPDATES." ALL INSPECTIONS AND SWPPP UPDATES SHALL BE PER THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000006. ALL WORK SHALL ALSO BE PER THE CURRENT ODOT CMS 107.19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH LOCAL STORMWATER AND EROSION CONTROL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH AND INSTALLING ALL ITEMS NOTED AND AS REQUIRED BY OEPA AND LOCAL AUTHORITIES FOR MEETING ALL STORM WATER POLLUTION PREVENTION REQUIREMENTS. DR HORTON AND THE SELECTED CONTRACTOR SHALL BE THE RESPONSIBLE PARTY IN CHARGE OF THE SWPPP AND ASSOCIATED BMP'S.

SITE DATA
LOCATION SOIL TYPES_____BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM
EARTH DISTURBED AREA_____21.25 ACRES
PROPOSED IMPERVIOUS AREA ADDED:_____12.00 ACRES
PRE-CONSTRUCTION RUNOFF COEFFICIENT:___0.40
POST-CONSTRUCTION RUNOFF COEFFICIENT:___0.60
DESCRIPTION OF PRIOR LAND USE_____AGRICULTURAL LAND
EXISTING QUALITY OF DISCHARGE FROM SITE___UNTREATED PERVIOUS RUNOFF
IMMEDIATE RECEIVING WATERS:_____ON-SITE RETENTION BASIN
SUBSEQUENT RECEIVING WATERS:_____CITY STORM SEWER
LATITUDE 40.156055° LONGITUDE -84.280768°

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

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

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

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

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

OPEN BURNING NOTE
OPEN BURNING IS NOT PERMITTED IN THE CORPORATION LIMIT.

CONTACT INFORMATION
FACILITY SITE LOCATION: EXTENSION OF LAMBERT DRIVE, PIQUA, OH 45356
OWNER: DR HORTON, AARON SMITH, 513-297-3460, 4705 DUKE DR, SUITE 250, MASON, OH 45040
SWPPP CONTACT/CONTRACTOR CONTACT - TBD

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

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

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

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

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

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

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

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

PROJECT WORK CONSTRUCTION DATES
START: SPRING 2026
ESTIMATED COMPLETION: SPRING 2027

EROSION CONTROL NOTES
A. INSTALL AND MAINTAIN FILTER FABRIC FENCE AND INLET PROTECTION WHERE SHOWN AND AS NEEDED TO MINIMIZE SEDIMENT LADEN WATER FROM LEAVING THE SITE OR ENTERING ANY STORM SYSTEM, ADJACENT DITCHES, STREAMS ETC. IF STORMWATER RUNOFF CONTAINING SEDIMENTS IS FOUND TO BE LEAVING THE PROJECT SITE IN AN AREA WHERE NO BMP/CONTROL MEASURE IS SHOWN OR IN PLACE, CONTRACTOR SHALL IMMEDIATELY INSTALL THE APPROPRIATE BMP/CONTROL MEASURE AS NEEDED TO REMEDY THE SITUATION (TYP. INLET PROTECTION, FILTER FABRIC FENCE, ETC.).

B. INSTALL INLET PROTECTION ON ALL STORM INLET STRUCTURES (YARD DRAINS, CATCH BASINS, MANHOLES WITH GRATED LIDS, ETC.) AND TO ANY EXISTING STORM STRUCTURES WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE AS NEEDED. INLET PROTECTION MAY CONSIST OF DEVICES SUCH AS SEDCAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, FLEXSTORM INLET FILTERS, SEDIMENT FENCE OR OTHER DEVICES WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE.

C. CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY CLEANING UP ANY MUD, DIRT AND DEBRIS WHICH IS TRACKED OR SPILLED ONTO THE ROADWAYS.

D. PRE CONSTRUCTION - CONTRACTOR IS RESPONSIBLE TO INSTALL A CONSTRUCTION ENTRANCE AS NEEDED TO MINIMIZE ANY MUD, DIRT AND DEBRIS TRACKED ONTO THE ROADWAYS.

E. DURING CONSTRUCTION - THE CONTRACTOR MUST MAINTAIN EROSION CONTROL UNTIL AREA IS STABILIZED INCLUDING TEMPORARY SEEDING AS NEEDED. CONTRACTOR SHALL TEMPORARYILY SEED ALL CRITICAL EXPOSED SLOPES TO MINIMIZE SEDIMENT RUNOFF.

F. FINAL/POST CONSTRUCTION - CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. CONTRACTOR SHALL ENSURE GRASS IS PERMANENTLY AND PROPERLY ESTABLISHED IN ALL AREAS WHERE GRASS IS SPECIFIED. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, INCLUDING SEDIMENT FENCE, SHALL REMAIN IN PLACE UNTIL GRASS IS IN PLACE AND SITE IS STABILIZED. ONCE SITE IS STABILIZED AND ALL CONSTRUCTION IS COMPLETE, ALL SEDIMENT FENCE, INLET PROTECTION AND ANY OTHER TEMPORARY BMP'S SHALL BE REMOVED FROM THE SITE.

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

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

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

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

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

Choice One Engineering

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

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MARCH 20, 2026

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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2- SWPPP

REVISIONS:

FILE NAME: SWPPP COVER
DRAWN BY: SJG
CHECKED BY: NNS
PROJECT No.: MIAPIO2502
SHEET NUMBER: 1 OF 5

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IMPLEMENTATION SCHEDULE (EROSION CONSTRUCTION SEQUENCE)

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

A. PRIOR TO ANY GRADING OR EARTHWORK:
A-1. SILT FENCE AND INLET PROTECTION (ON EX. STORM STRUCTURES) TO BE INSTALLED AS SHOWN ON SWPPP
A-2. INSTALL CONSTRUCTION ENTRANCE(S) IF NEEDED AS SHOWN ON SWPPP. INSTALLATION OF ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES, E.G. ROCK CHECK DAMS, CONCRETE WASHOUT PIT, SEDIMENT BASIN, ETC.

B. PERFORM ROUGH GRADING, INSTALL UTILITIES, BUILDINGS, PAVEMENT:
B-1. CLEAR AND GRUB AREA AS NEEDED
B-2. PERFORM SITE GRADING. INSTALL BUILDING(S)
B-3. INSTALL SANITARY, STORM, WATER LINES, OTHER UTILITIES, GRAVEL BASE, AND CURB AND GUTTER, AS PER PLANS), INSTALL INLET PROTECTION ON ALL PROPOSED STORM INLET STRUCTURES AS INDICATED ON THE PLANS AS SOON AS THEY ARE INSTALLED.
B-4 PERFORM TEMPORARY SEEDING AS NEEDED ON ANY DISTURBED AREAS PER THE TIME REQUIREMENTS FOR TEMPORARY SEEDING SPECIFIED ON THIS DRAWING.
B-5 INSTALL PAVEMENT.

C. PERFORM FINAL GRADING:
C-1. PLACE TOPSOIL AND PERFORM FINAL RAKING AND GRADING ON ALL DISTURBED AREAS.
C-2. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED (SEEDED AND/OR MULCHED).
C-3. CLEAN UP SITE, AND ONCE SITE HAS REACHED FINAL STABILIZATION REMOVE ALL TEMPORARY BMP'S.

NOTES: A) CARE WILL BE TAKEN NOT TO DISTURB ANY EXISTING NATURAL VEGETATION NOT INVOLVED IN THE CONSTRUCTION PROCESS, WHENEVER POSSIBLE. B) TIMELY INSPECTIONS OF THE EROSION CONTROL MEASURES WILL BE MADE, BY THE CONTRACTOR, EVERY 7 DAYS, AND/OR AFTER ANY RAINFALL OF AT LEAST 1/2" IN A 24-HOUR PERIOD. REPORTS MUST BE KEPT ON-SITE AND SUPPLIED TO THE GOVERNING AUTHORITY IF REQUESTED.

INSPECTION SCHEDULE

A. THE SITE WILL BE INSPECTED PER OHIO EPA PERMIT No. OHC000006:

PART III.G.2.:
INSPECTIONS. THE PERMITTEE SHALL ASSIGN QUALIFIED INSPECTION PERSONNEL TO CONDUCT INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE PROPOSED IN PART III.G.1.H OF THE OHC000006 PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. AT A MINIMUM, PROCEDURES IN A SWP3 SHALL PROVIDE THAT ALL CONTROLS ON THE SITE ARE INSPECTED:
* AFTER ANY STORM OF MORE THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED; AND
* ONCE EVERY SEVEN CALENDAR DAYS.

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

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

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:
i. THE INSPECTION DATE;
ii. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
iii. 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;
iv. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
v. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
vi. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
vii. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
viii. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
ix. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

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

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

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

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

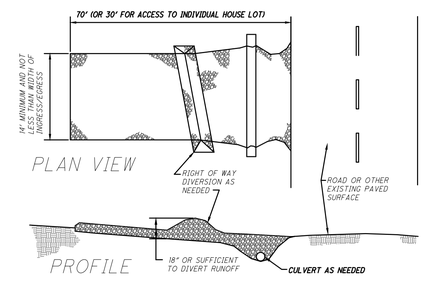
iii. WHEN PRACTICES DEPICTED ON THE SWP3 ARE NOT INSTALLED. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE CONTAINED IN PART III.G.1.H OF THIS PERMIT, THE CONTROL PRACTICE SHALL BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION.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

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

CONSTRUCTION ENTRANCE

A. STONE SIZE - 2" STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
B. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS, BUT NOT LESS THAN 70' (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH APPLIES).
C. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6" THICK.
D. WIDTH - THE ENTRANCE SHALL BE AT LEAST 10' WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
E. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LBS. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LBS.
F. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE, IF NEEDED, TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES (IF DRIVE IS PLACED ACROSS A DITCH).
G. 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 (IF DRIVE IS PLACED ON A SLOPE).
H. MAINTENANCE - 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.
I. CONSTRUCTION ENTRANCE SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFFSITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
J. CONSTRUCTION ENTRANCES ARE INSTALLED TO MINIMIZE OFFSITE TRACKING OF SEDIMENTS. A STONE ACCESS DRIVE SHOULD BE INSTALLED AT EVERY POINT WHERE VEHICLES ENTER OR EXIT THE SITE. EVERY INDIVIDUAL LOT SHOULD ALSO HAVE ITS OWN DRIVE ONCE CONSTRUCTION ON THE LOT BEGINS.

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



CONSTRUCTION ENTRANCE DETAIL

NON-SEDIMENT POLLUTION CONTROL

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

DISPOSAL AND HANDLING OF HAZARDOUS AND OTHER CONSTRUCTION WASTE

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

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

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

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

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

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

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

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

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

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

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

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

PROCESS WASTEWATER/LEACHATE MANAGEMENT NOTE

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

HANDLING OF TOXIC OR HAZARDOUS MATERIALS NOTE

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

CONSTRUCTION CHEMICAL COMPOUNDS NOTE

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

CONSTRUCTION & DEMOLITION DEBRIS NOTE

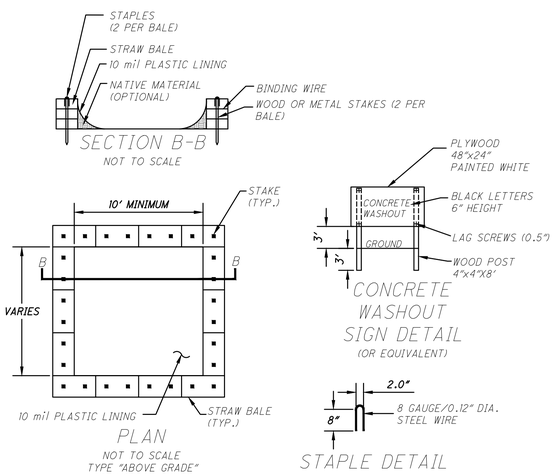
ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).

CONTAMINATED SOILS NOTE

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

CONCRETE WASHOUT NOTE

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



CONCRETE WASHOUT DETAIL

DUST CONTROL

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

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

A. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

C. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

D. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

E. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5' (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

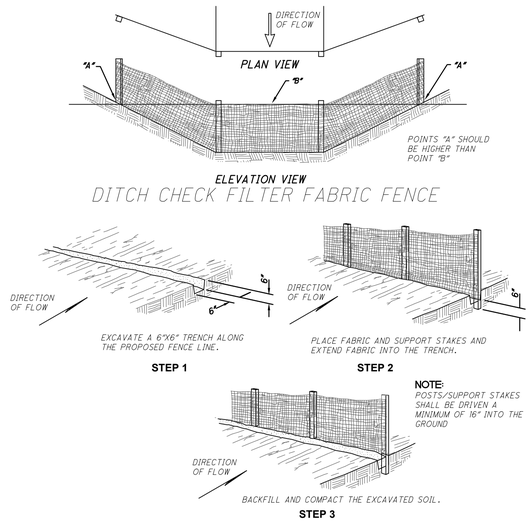
F. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE.

G. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6" DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

H. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8" OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6" DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

I. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

J. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. ALL THE GAPS AND TEARS IN THE FENCE MUST BE ELIMINATED AND REPAIRED. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.



FILTER FABRIC FENCE DETAIL

CRITERIA FOR SILT FENCE MATERIAL

A. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 48" LONG. WOOD POSTS WILL BE 2"-BY-2" HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 5'. POSTS/SUPPORT STAKES SHALL BE DRIVEN A MINIMUM OF 16" INTO THE GROUND.

B. SILT FENCE FABRIC SHALL CONFORM TO THE AASHTO SILT FENCE SPECIFICATION 100X AND SHALL HAVE A MINIMUM 100# GRAB TENSILE. SILT FENCE SHALL ALSO CONFORM TO THE MOST RECENT ODOT STANDARD FOR SEDIMENT/SILT FENCE (TABLE 712.09-1)

C. SILT FENCE SHALL BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PERMANENT STABILIZATION

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

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

SOILS EXPOSED NOTE

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

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

SPECIFICATIONS FOR TEMPORARY SEEDING

A. TO MINIMIZE COSTS OF TEMPORARY STABILIZATION, LEAVE NATURAL COVER IN PLACE FOR AS LONG AS POSSIBLE. ONLY DISTURB AREAS YOU INTEND TO WORK WITHIN THE NEXT 14 DAYS.

B. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.

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

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

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

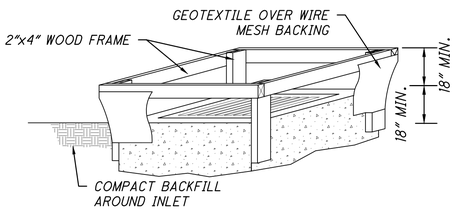
MULCHING TEMPORARY SEEDING

A. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT AREAS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.

B. MATERIALS:
- STRAW - IF STRAW IS USED, IT SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/ACRE OR 90 LBS./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LBS. BALES OF STRAW IN EACH SECTION.
- HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB/AC. OR 46 LBS./1,000 SQ. FT.
- OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS/AC.
- STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO

INLET PROTECTION FOR STORM STRUCTURES W/ GRATE

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



NOTES

A. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

B. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18".

C. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2" BY 4" CONSTRUCTION GRADE LUMBER. THE 2" BY 4" POST SHALL BE DRIVEN 1' INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2" BY 4" FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6" BELOW ADJACENT ROAD, IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

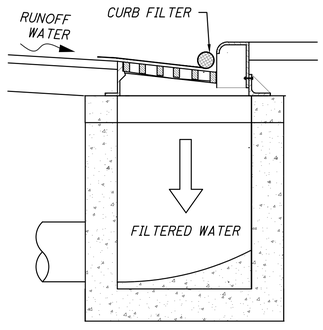
D. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

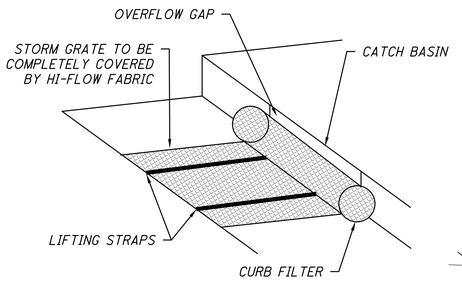
E. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAY ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

F. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6" LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

G. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION, AND IF RUNOFF BY PASSING THE INLET WILL NOT FLOW TO A SETTING POND, THE TOP OF EARTH DIKES SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS





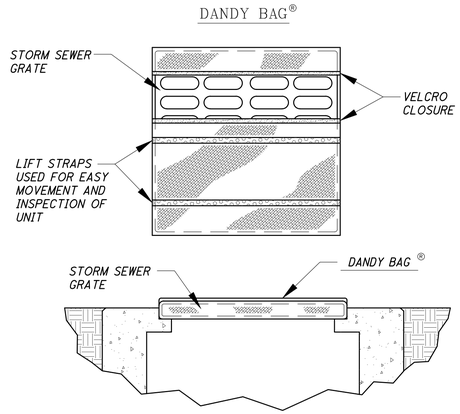
NOTES

A. DANDY CURB BAG, SEDIGUARDS, OR ALTERNATE PRODUCT WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED MAY BE USED.

B. REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.
- DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.
- SEDIGUARD: CLEAN SEDIGUARD ONCE IT IS DRY WITH A STIFF BROOM AFTER EVERY RAIN.
- ALTERNATE PRODUCTS: CLEAN AS REQUIRED PER MANUFACTURER'S RECCOMENDATIONS

C. INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

CURB INLET SEDIMENT FILTER DETAIL



DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY BAG® SPECIFICATIONS

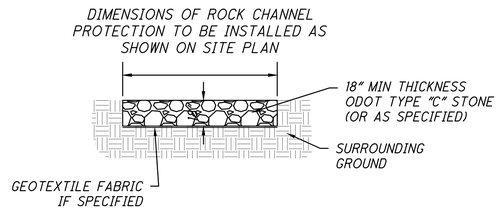
NOTE: THE DANDY BAG® WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

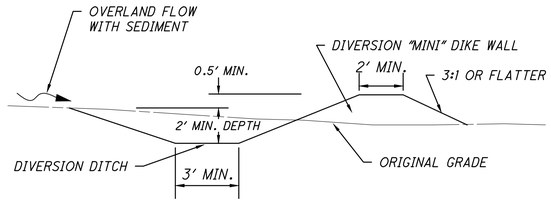
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

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

INLET PROTECTION - DANDY BAG



ROCK CHANNEL PROTECTION DETAIL FOR PIPE OUTLET

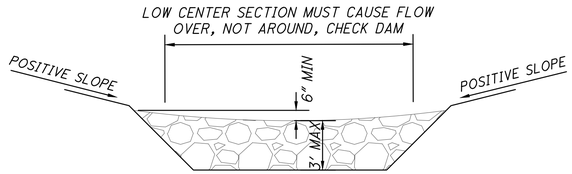


NOTES

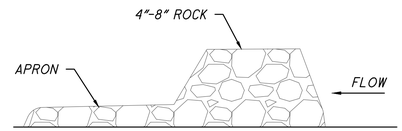
A. BERM CAN BE CONSTRUCTED AS DITCH OR DIKE WALL

B. PLACE DITCH ON A GRADE TO DRAIN TO SEDIMENT BASIN.

CROSS SECTION OF A DIVERSION BERM



CROSS SECTION



PROFILE

NOTES

A. THE CHECK DAM SHALL BE CONSTRUCTED OF 4-8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL. ODOT TYPE D STONE IS ACCEPTABLE, BUT SHOULD BE UNDERLAIN WITH A GRAVEL FILTER CONSISTING OF ODOT No. 3 OR 4 OR SUITABLE FILTER FABRIC.

B. MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.

C. THE MIDPOINT OF THE ROCK CHECK DAM SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE SIDES IN ORDER TO DIRECT ACROSS THE CENTER AND AWAY FROM THE CHANNEL SIDES.

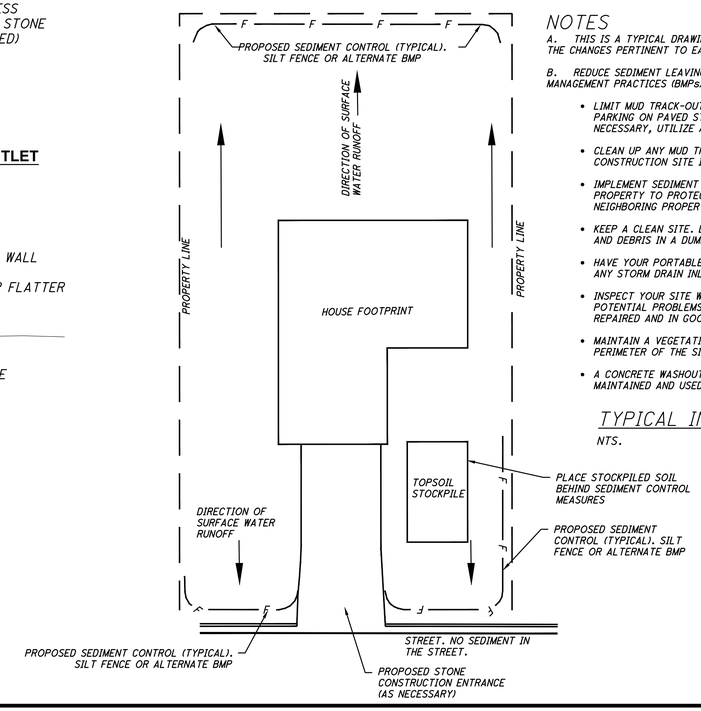
D. THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.

E. A STONE APRON SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CHECK DAM TO PREVENT FLOWS FROM UNDERCUTTING THE STRUCTURE. THE APRON SHOULD BE 6 INCHES THICK AND ITS LENGTH TWO TIMES THE HEIGHT OF THE DAM.

F. STONE PLACEMENT SHALL BE PERFORMED EITHER BY HAND OR MECHANICALLY AS LONG AS THE CENTER OF CHECK DAM IS LOWER THAN THE SIDES AND EXTENDS ACROSS ENTIRE CHANNEL.

G. SIDE SLOPES SHALL BE A MINIMUM OF 2:1.

DITCH ROCK CHECK DAM



NOTES

A. THIS IS A TYPICAL DRAWING. APPLICANT IS RESPONSIBLE FOR MAKING THE CHANGES PERTINENT TO EACH LOT/SITE.

B. REDUCE SEDIMENT LEAVING THE SITE BY IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) SUCH AS:

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

TYPICAL INDIVIDUAL LOT SWPPP

NTS.

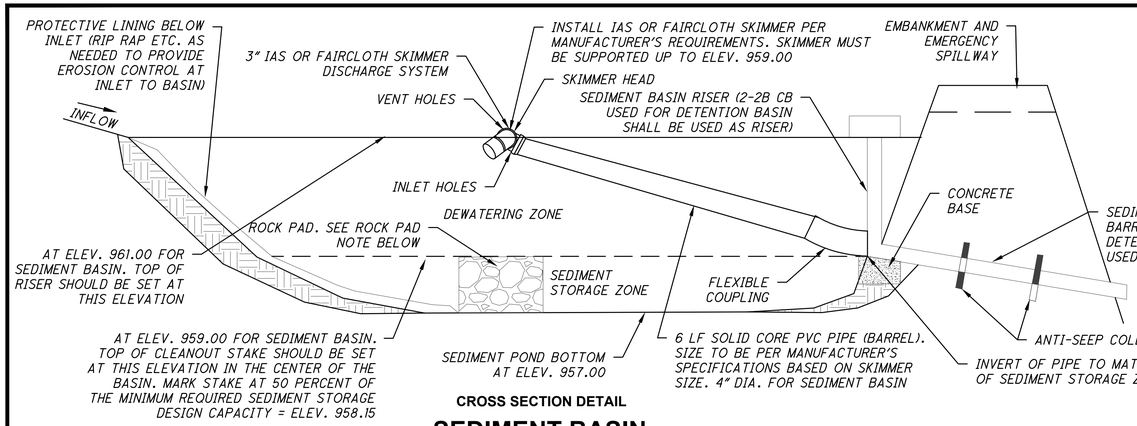
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME: SWPPP NOTES 2
DRAWN BY: SJG
CHECKED BY: NMS
PROJECT No.: MIAPIQ2502
DATE: 03-20-2026
SHEET NUMBER: 3 OF 5

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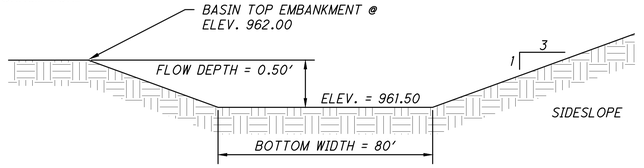


CROSS SECTION DETAIL

SEDIMENT BASIN

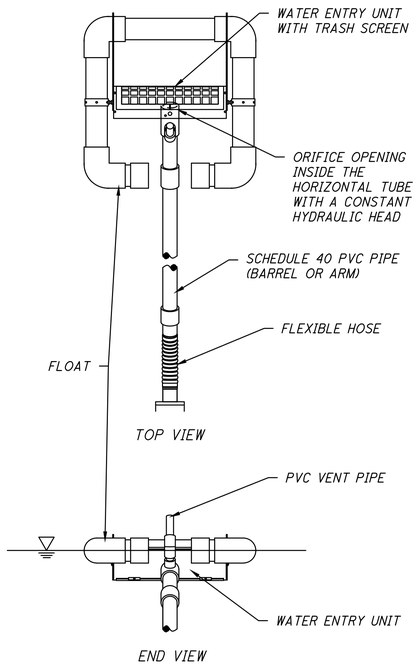


IAS SKIMMER
NTS



CROSS SECTION

EMERGENCY SPILLWAY
NTS



FAIRCLOTH SKIMMER
NTS

NOTES

A. SEDIMENT BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. SITE PREPARATION -THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT. GULLIES AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. THE SURFACE OF THE FOUNDATION AREA WILL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE EMBANKMENT MATERIAL.

C. EMBANKMENT -THE FILL MATERIAL SHALL BE FREE OF ALL SOD, ROOTS, FROZEN SOIL, STONES OVER 6 IN. IN DIAMETER, AND OTHER OBJECTIONABLE MATERIAL. THE PLACING AND SPREADING OF THE FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL SHALL BE BROUGHT UP IN APPROXIMATELY 6 IN. HORIZONTAL LAYERS OR OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER EACH LAYER IN A WAY THAT WILL RESULT IN THE REQUIRED COMPACTION. SPECIAL EQUIPMENT SHALL BE USED WHEN THE REQUIRED COMPACTION CANNOT BE OBTAINED WITHOUT IT. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE SUCH THAT THE REQUIRED DEGREE OF COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. THE EMBANKMENTS OF THE SEDIMENT BASIN AND THE AREAS THAT LIE DOWNSTREAM OF THE POND MUST BE STABILIZED.

D. PIPE SPILLWAY -THE PIPE CONDUIT BARREL SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLANS. CONNECTIONS BETWEEN THE RISER AND BARREL, THE ANTI-SEEP COLLARS AND BARREL AND ALL PIPE JOINTS SHALL BE WATERTIGHT. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. ALL COMPACTION WITHIN 2 FT. OF THE PIPE SPILLWAY WILL BE ACCOMPLISHED WITH HAND-OPERATED TAMPING EQUIPMENT.

E. RISER PIPE BASE -THE RISER PIPE SHALL BE SET A MINIMUM OF 6 IN. IN THE CONCRETE BASE.

F. TRASH RACKS -THE TOP OF THE RISER SHALL BE FITTED WITH TRASH RACKS FIRMLY FASTENED TO THE RISER PIPE.

G. SEED AND MULCH -THE SEDIMENT BASIN SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT OR EMERGENCY SPILLWAY REMAIN BARE FOR MORE THAN 7 DAYS.

H. SEDIMENT CLEANOUT - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT STORAGE ZONE ONCE IT EXCEEDS 50 PERCENT OF THE MINIMUM REQUIRED SEDIMENT STORAGE DESIGN CAPACITY AND PRIOR TO THE CONVERSION TO THE POST-CONSTRUCTION PRACTICE UNLESS SUITABLE STORAGE IS DEMONSTRATED BASED UPON OVER-DESIGN. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE BASIN. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.

I. FINAL REMOVAL - SEDIMENT BASINS SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE STABILIZED.

OPERATIONS AND MAINTENANCE

SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:

A. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.

B. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.

C. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.

D. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.

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

F. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.

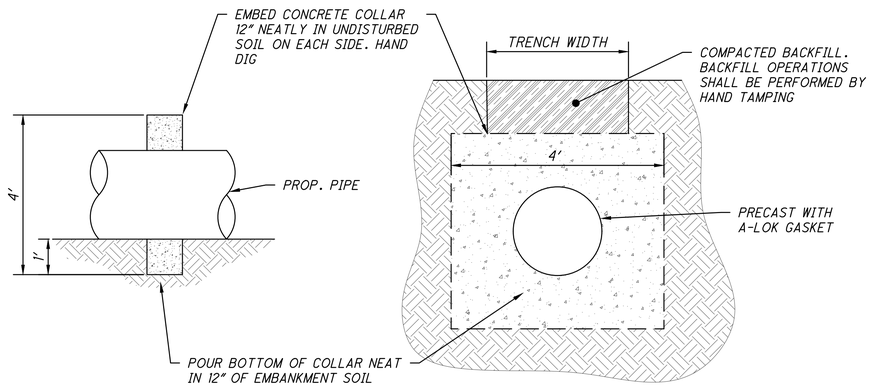
ROCK PAD NOTE

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

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

SEDIMENT BASIN CALCULATIONS

REQUIRED SEDIMENT STORAGE VOLUME = 37 C.Y./ACRE * 21.75 ACRES = 805 C.Y.
TOP OF SEDIMENT STORAGE ZONE ELEVATION = 959.00 (4,586 C.Y.). SET CLEANOUT STAKE AT THIS ELEVATION.
REQUIRED DEWATERING ZONE VOLUME = 67 C.Y./ACRE * 20.43 ACRES = 1,368 C.Y.
DEWATERING ZONE VOLUME (BETWEEN 959.00 AND 961.00) = 5,233 C.Y.
TOTAL BASIN VOLUME REQUIRED TO TOP OF DEWATERING ZONE = 805 C.Y. + 1,368 C.Y. = 2,173 C.Y.
TOP OF DEWATERING ZONE ELEVATION = 961.00 (9,819 C.Y.)
TOTAL SEDIMENT BASIN VOLUME PROVIDED TO ELEV. 962.00 = 12,685 C.Y.
RISER AND BARREL: PROPOSED 18" DETENTION OUTLET AND 2-3 CB ARE TO BE USED AS OUTLET FOR SEDIMENT BASIN.
EMERGENCY SPILLWAY: EMERGENCY SPILLWAY TO BE TRAPEZOIDAL WITH A BOTTOM WIDTH OF 80'.
DEWATERING TIME : 3.61 DAYS
1,368 C.Y. * 27 = 36,936 C.F. VOLUME TO BE DEWATERED
USING A FAIRCLOTH/IAS WATER QUALITY SKIMMER WITH A 3" SKIMMER SIZE, IT DISCHARGES 10,205 CF PER 24 HOURS THEREFORE IT WILL TAKE 3.61 DAYS TO DEWATER THIS SEDIMENT BASIN.



ANTI-SEEP COLLAR

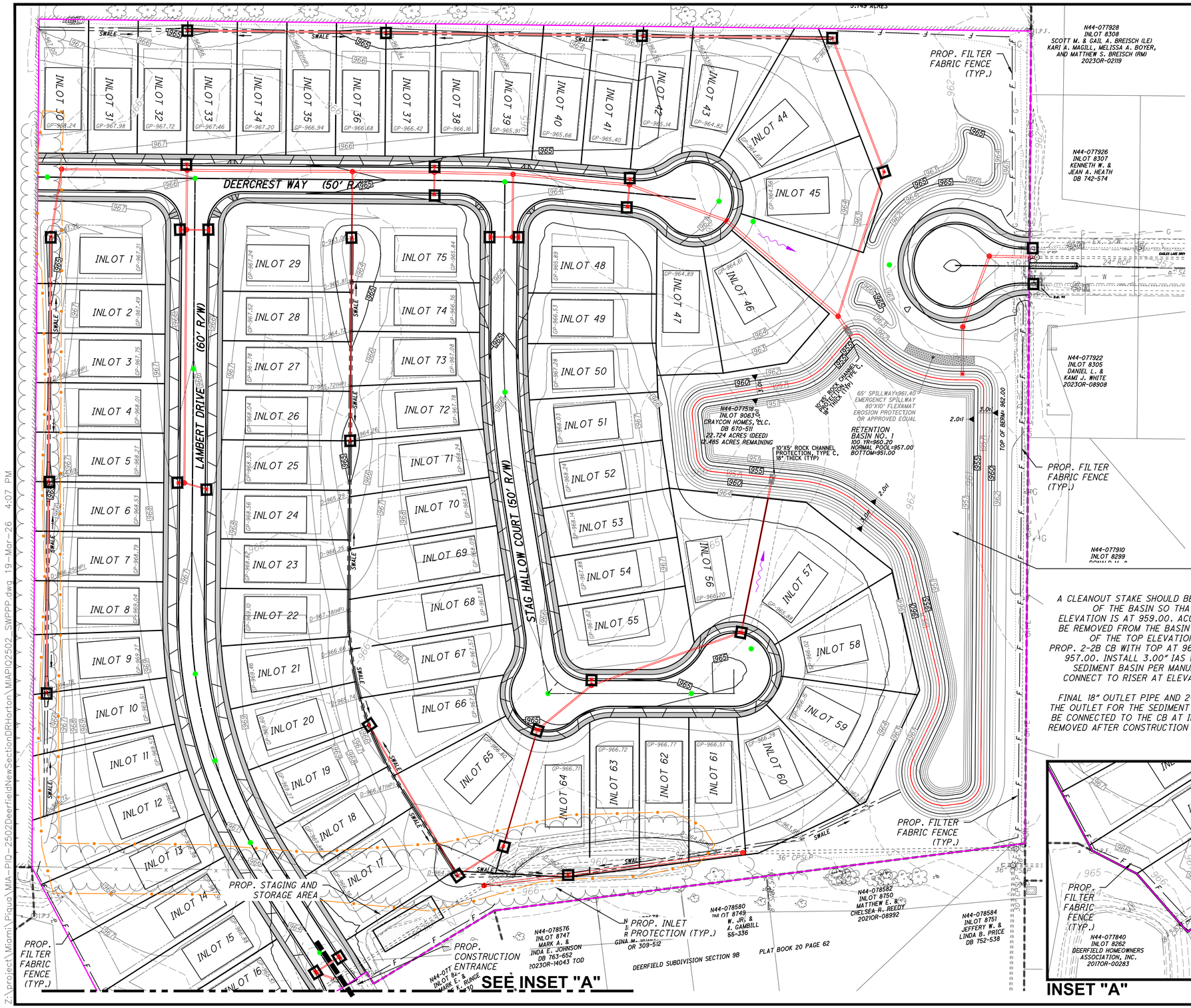
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME: SWPPP NOTES 3
DRAWN BY: SJG
CHECKED BY: NWS
PROJECT No.: MIAPIQ2502
DATE: 03-20-2026
SHEET NUMBER: 4 OF 5

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LEGEND

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

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

WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT:

THE FIRST 0.90" OF STORMWATER RUNOFF FOR THE SITE WILL BE CONTROLLED VIA FILTRATION (AND SOME INFILTRATION) BY THE GRASSED AREAS IN AND AROUND THE PROPOSED IMPERVIOUS AREAS, GRASSED SWALES, AND GRASSED BOTTOM OF THE DETENTION BASIN. ADDITIONAL POLLUTANTS WILL ALSO SETTLE OUT OVER TIME IN THE DETENTION BASIN. THE ON-SITE DETENTION BASIN HAS BEEN DESIGNED TO TREAT THE WATER QUALITY VOLUME (WQv) USING A REDUCED SIZED ORIFICE FOR AN OUTLET AS FOLLOWS:

-RELEASE THE RUNOFF FROM A 0.90" RAIN EVENT ON THE SITE DRAINAGE AREA OVER 48 HOURS OR LONGER AND

-THE FIRST HALF OF THE TOTAL VOLUME GENERATED BY THE RUNOFF FROM A 0.90" RAIN EVENT IS RETAINED FOR GREATER THAN 16 HOURS.

POST-CONSTRUCTION STORM WATER MANAGEMENT WATER QUALITY VOLUME FOR DEVELOPMENT USING 0.90 INCHES OF RAIN:

DETENTION BASIN:

WQv=0.59*0.90*22.74/12=43,832 CU FT

59,764 CU FT PROVIDED TO ELEV. 958.00

THE DETENTION BASIN HAS AN OUTLET WITH A 6.20" DIA. ORIFICE THAT RELEASES APPROX. 33% OF THE WQv AT 8 HOURS AND APPROX. 99% AT 24 HOURS

SEE SEPARATE STORMWATER CALCS. FOR ADDITIONAL DETAILS IF NEEDED

PROP. SEDIMENT BASIN
TOP 962.00
BOTTOM 957.00

A CLEANOUT STAKE SHOULD BE PLACED NEAR THE CENTER OF THE BASIN SO THAT THE TOP OF THE STAKE'S ELEVATION IS AT 959.00. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN WHENEVER IT REACHES 50% OF THE TOP ELEVATION OF THE CLEANOUT STAKE. PROP. 2-2B CB WITH TOP AT 961.00. 18" OUTLET PIPE INV. 957.00. INSTALL 3.00" IAS WATER QUALITY SKIMMER IN SEDIMENT BASIN PER MANUFACTURER'S REQUIREMENTS. CONNECT TO RISER AT ELEVATION 959.00. CONNECT TO 8"X18" ORIFICE OPENING. FINAL 18" OUTLET PIPE AND 2-2B CB ARE TO BE USED AS THE OUTLET FOR THE SEDIMENT BASIN. THE SKIMMER SHALL BE CONNECTED TO THE CB AT INV 959.00. SKIMMER TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED.

SCALE IN FEET
0 25' 50' 100'

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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
SWPPP

REVISIONS:

FILE NAME	SWPPP
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	5 OF 5

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City of Piqua, Miami County

Whitetail Bend Subdivision
Storm Water Detention Calculations

March 20, 2026

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

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

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

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

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

Applicable Permits:
The Ohio Environmental Protection Agency, Notice of Intent.

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

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

Proposed Retention Basin

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

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

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

Proposed Detention Basin Summary:

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

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

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

Water Quality Calculations per OEPA Requirements

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

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

Water Quality Volume Calculations – Pond A

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

Water Quality Release Rate Calculations – Pond A

Detention Outlet Structure consists of:

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

WATER QUALITY CALCULATIONS

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

Job No:
Date: 03/19/2026

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

WQv VOLUME CALCULATIONS USING 0.9" OF RAIN - WQv = Rv*P(0.90 inches)*A(acres)/12

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

WQv = 0.59*0.9*22.72/12 = 1.0062 AC-FT = 43,832 CF
DETENTION BASIN HOLDS 59,764 CF AT ELEV. OF 958.00. 59,764 CF > 43,832 CF THEREFORE WQv SATISFIED. THEREFORE MUST RELEASE WQv THRU PROPERLY SIZED ORIFICE UNTIL 958.00 TO ENSURE WQv IS PROPERLY DETAINED AND RELEASED.

WQv DRAW DOWN CALCULATIONS

INSTALL 6.5" ORIFICE IN FACE OF CATCH BASIN AT INV. ELEVATIONS 957.00 TO RELEASE WQv AT REQUIRED RATE
SET INV. OF NEXT ORIFICE ELEV. AT OR ABOVE 958.00.

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

SITE DETENTION BASIN

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

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

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

Whitetail Bend Subdivision

Project Summary	
Title	Whitetail Bend Subdivision
Engineer	MSK
Company	COEC
Date	3/19/2026

Notes

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Whitetail Bend Subdivision

Subsection: Master Network Summary

Catchments Summary

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

Node Summary

Whitetail Bend Subdivision

Subsection: Master Network Summary

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
P4 Out	Miami County - , 1 yrs	1	1.864	12.100	3.71
P4 Out	Miami County - , 2 yrs	2	2.255	12.100	4.70
P4 Out	Miami County - , 5 yrs	5	3.022	12.100	6.43
P4 Out	Miami County - , 10 yrs	10	3.840	12.100	7.65
P4 Out	Miami County - , 25 yrs	25	4.692	12.100	8.86
P4 Out	Miami County - , 50 yrs	50	5.555	12.100	10.07
P4 Out	Miami County - , 100 yrs	100	6.249	12.150	11.62
PRE	Miami County - , 1 yrs	1	1.554	12.400	11.34
PRE	Miami County - , 2 yrs	2	2.088	12.400	15.62
PRE	Miami County - , 5 yrs	5	3.100	12.300	23.89
PRE	Miami County - , 10 yrs	10	3.868	12.300	30.13
PRE	Miami County - , 25 yrs	25	4.664	12.300	36.56
PRE	Miami County - , 50 yrs	50	5.481	12.300	43.12
PRE	Miami County - , 100 yrs	100	6.147	12.300	48.44

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
BASIN (IN)	Miami County - , 1 yrs	1	2.585	12.100	33.01	(N/A)	(N/A)
BASIN (OUT)	Miami County - , 1 yrs	1	1.611	16.650	0.96	958.30	1.808
BASIN (IN)	Miami County - , 2 yrs	2	3.208	12.100	40.69	(N/A)	(N/A)
BASIN (OUT)	Miami County - , 2 yrs	2	1.936	16.850	1.13	958.63	2.280
BASIN (IN)	Miami County - , 5 yrs	5	4.323	12.100	54.19	(N/A)	(N/A)

Whitetail Bend Subdivision

Subsection: Master Network Summary

Pond Summary

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

Whitetail Bend Subdivision

Subsection: Runoff CN-Area
Label: DIRECT RELEASE
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Runoff Curve Number Data

Soil/Surface Description	CN	Area (ft²)	C (%)	UC (%)	Adjusted CN
1/6 ACRE LOTS + GRASS	88.000	101,772.500	0.0	0.0	88.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	101,772.500	(N/A)	(N/A)	88.000

Whitetail Bend Subdivision

Subsection: Runoff CN-Area
Label: POST AREA
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Runoff Curve Number Data

Soil/Surface Description	CN	Area (ft²)	C (%)	UC (%)	Adjusted CN
Impervious	98.000	57,640.000	0.0	0.0	98.000
1/6 Acre Lots	90.000	831,039.000	0.0	0.0	90.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	888,679.000	(N/A)	(N/A)	90.519

Whitetail Bend Subdivision

Subsection: Runoff CN-Area
Label: PRE AREA
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Runoff Curve Number Data

Soil/Surface Description	CN	Area (ft²)	C (%)	UC (%)	Adjusted CN
Row crops - SR + Crop residue, good - Soil D	80.000	990,371.000	0.0	0.0	80.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	990,371.000	(N/A)	(N/A)	80.000

Whitetail Bend Subdivision

Subsection: Elevation-Area Volume Curve
Return Event: 100 years
Label: BASIN
Storm Event: TypeII 24hr (5.4 in)
Scenario: Miami County - , 100 yrs

Elevation (ft)	Planimeter (ft²)	Area (ft²)	A1+A2+sqr(A1*A2) (ft²)	Volume (ac-ft)	Volume (Total) (ac-ft)
957.00	0.0	57,639.590	0.000	0.000	0.000
958.00	0.0	61,921.900	179,303.878	1.372	1.372
959.00	0.0	66,260.800	192,237.322	1.471	2.843
960.00	0.0	70,656.400	205,340.512	1.571	4.414
961.00	0.0	75,108.300	218,613.050	1.673	6.087
962.00	0.0	79,616.900	232,054.949	1.776	7.863

Pond Volume Equations

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

Volume = (1/3) * (EL2 - El1) * (Area1 + Area2 + sqr(Area1 * Area2))

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

Whitetail Bend Subdivision

Subsection: Outlet Input Data
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	957.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	962.00 ft

Outlet Connectivity

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

Whitetail Bend Subdivision

Subsection: Outlet Input Data
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Structure ID: Riser - 1 Structure Type: Inlet Box	
Number of Openings	1
Elevation	960.50 ft
Orifice Area	2.7 ft²
Orifice Coefficient	0.600
Weir Length	9.20 ft
Weir Coefficient	3.00 (ft^0.5)/s
K Reverse	1.000
Manning's n	0.000
Kev, Charged Riser	0.000
Weir Submergence	False
Orifice H to crest	False

Structure ID: Orifice - 1 Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	957.00 ft
Orifice Diameter	6.5 in
Orifice Coefficient	0.600

Whitetail Bend Subdivision

Subsection: Outlet Input Data
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Structure ID: Culvert - 1 Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	18.0 in
Length	100.00 ft
Length (Computed Barrel)	100.00 ft
Slope (Computed)	0.003 ft/ft

Outlet Control Data	
Manning's n	0.013
Ke	0.200
Kb	0.018
Kr	0.000
Convergence Tolerance	0.00 ft

Inlet Control Data	
Equation Form	Form 1
K	0.0045
M	2.0000
C	0.0317
Y	0.6900
T1 ratio (HW/D)	1.094
T2 ratio (HW/D)	1.196
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

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

T1 Elevation	958.64 ft	T1 Flow	7.58 ft³/s
T2 Elevation	958.79 ft	T2 Flow	8.66 ft³/s

Structure ID: Orifice - 2 Structure Type: Orifice-Area	
Number of Openings	1
Elevation	959.00 ft
Orifice Area	1.0 ft²
Top Elevation	959.50 ft
Datum Elevation	959.25 ft
Orifice Coefficient	0.600

Structure ID: Weir - 1 Structure Type: Rectangular Weir	
Number of Openings	1
Elevation	961.40 ft
Weir Length	65.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Whitetail Bend Subdivision

Subsection: Individual Outlet Curves
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = ()

Upstream ID =
Downstream ID =

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
Contributing Structures			

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = ()

Upstream ID =
Downstream ID =

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
Contributing Structures			

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = ()

Upstream ID =
Downstream ID =

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
Contributing Structures			

Whitetail Bend Subdivision

Subsection: Individual Outlet Curves
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = ()

Upstream ID =
Downstream ID =

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
Contributing Structures			

RATING TABLE FOR ONE OUTLET TYPE
Structure ID = ()

Upstream ID =
Downstream ID =

Water Surface Elevation (ft)	Flow (ft^3/s)	Tailwater Elevation (ft)	Convergence Error (ft)
Contributing Structures			

Whitetail Bend Subdivision

Subsection: Composite Rating Curve
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Composite Outflow Summary

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

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

Whitetail Bend Subdivision

Subsection: Composite Rating Curve
Label: P4 Out
Scenario: Miami County - , 100 yrs

Return Event: 100 years
Storm Event: TypeII 24hr (5.4 in)

Composite Outflow Summary

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

Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary
Label: BASIN (IN)
Scenario: Miami County - , 1 yrs

Return Event: 1 years
Storm Event: TypeII 24hr (2.4 in)

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	33.01 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	0.96 ft³/s	Time to Peak (Flow, Outlet)	16.650 hours

Elevation (Water Surface, Peak)	958.30 ft
Volume (Peak)	1.808 ac-ft

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

Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary
Label: BASIN (IN)
Scenario: Miami County - , 2 yrs

Return Event: 2 years
Storm Event: TypeII 24hr (2.8 in)

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	40.69 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	1.13 ft³/s	Time to Peak (Flow, Outlet)	16.850 hours

Elevation (Water Surface, Peak)	958.63 ft
Volume (Peak)	2.280 ac-ft

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

Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary
Label: BASIN (IN)
Scenario: Miami County - , 5 yrs

Return Event: 5 years
Storm Event: TypeII 24hr (3.5 in)

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	54.19 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	1.91 ft³/s	Time to Peak (Flow, Outlet)	15.500 hours

Elevation (Water Surface, Peak)	959.13 ft
Volume (Peak)	3.036 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	4.323 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	2.580 ac-ft
Volume (Retained)	1.735 ac-ft
Volume (Unrouted)	-0.007 ac-ft
Error (Mass Balance)	0.2 %

Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary
Label: BASIN (IN)
Scenario: Miami County - , 10 yrs

Return Event: 10 years
Storm Event: TypeII 24hr (4.0 in)

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	63.82 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	3.13 ft³/s	Time to Peak (Flow, Outlet)	14.100 hours

Elevation (Water Surface, Peak)	959.38 ft
Volume (Peak)	3.427 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	5.133 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	3.309 ac-ft
Volume (Retained)	1.817 ac-ft
Volume (Unrouted)	-0.007 ac-ft
Error (Mass Balance)	0.1 %

Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary
Label: BASIN (IN)
Scenario: Miami County - , 25 yrs

Return Event: 25 years
Storm Event: TypeII 24hr (4.5 in)

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	73.42 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	4.30 ft³/s	Time to Peak (Flow, Outlet)	13.700 hours

Elevation (Water Surface, Peak)	959.66 ft
Volume (Peak)	3.868 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	5.951 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	4.071 ac-ft
Volume (Retained)	1.873 ac-ft
Volume (Unrouted)	-0.007 ac-ft
Error (Mass Balance)	0.1 %

Whitetail Bend Subdivision

Subsection: Level Pool Pond Routing Summary
Label: BASIN (IN)
Scenario: Miami County - , 50 yrs

Return Event: 50 years
Storm Event: TypeII 24hr (5.0 in)

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	83.00 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	5.40 ft³/s	Time to Peak (Flow, Outlet)	13.500 hours

Elevation (Water Surface, Peak)	959.96 ft
Volume (Peak)	4.348 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	6.774 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	4.841 ac-ft
Volume (Retained)	1.927 ac-ft
Volume (Unrouted)	-0.006 ac-ft
Error (Mass Balance)	0.1 %

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	957.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	90.63 ft³/s	Time to Peak (Flow, In)	12.100 hours
Flow (Peak Outlet)	6.09 ft³/s	Time to Peak (Flow, Outlet)	13.400 hours

Elevation (Water Surface, Peak)	960.20 ft
Volume (Peak)	4.748 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	7.436 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	5.461 ac-ft
Volume (Retained)	1.969 ac-ft
Volume (Unrouted)	-0.006 ac-ft
Error (Mass Balance)	0.1 %

Whitetail Bend Subdivision

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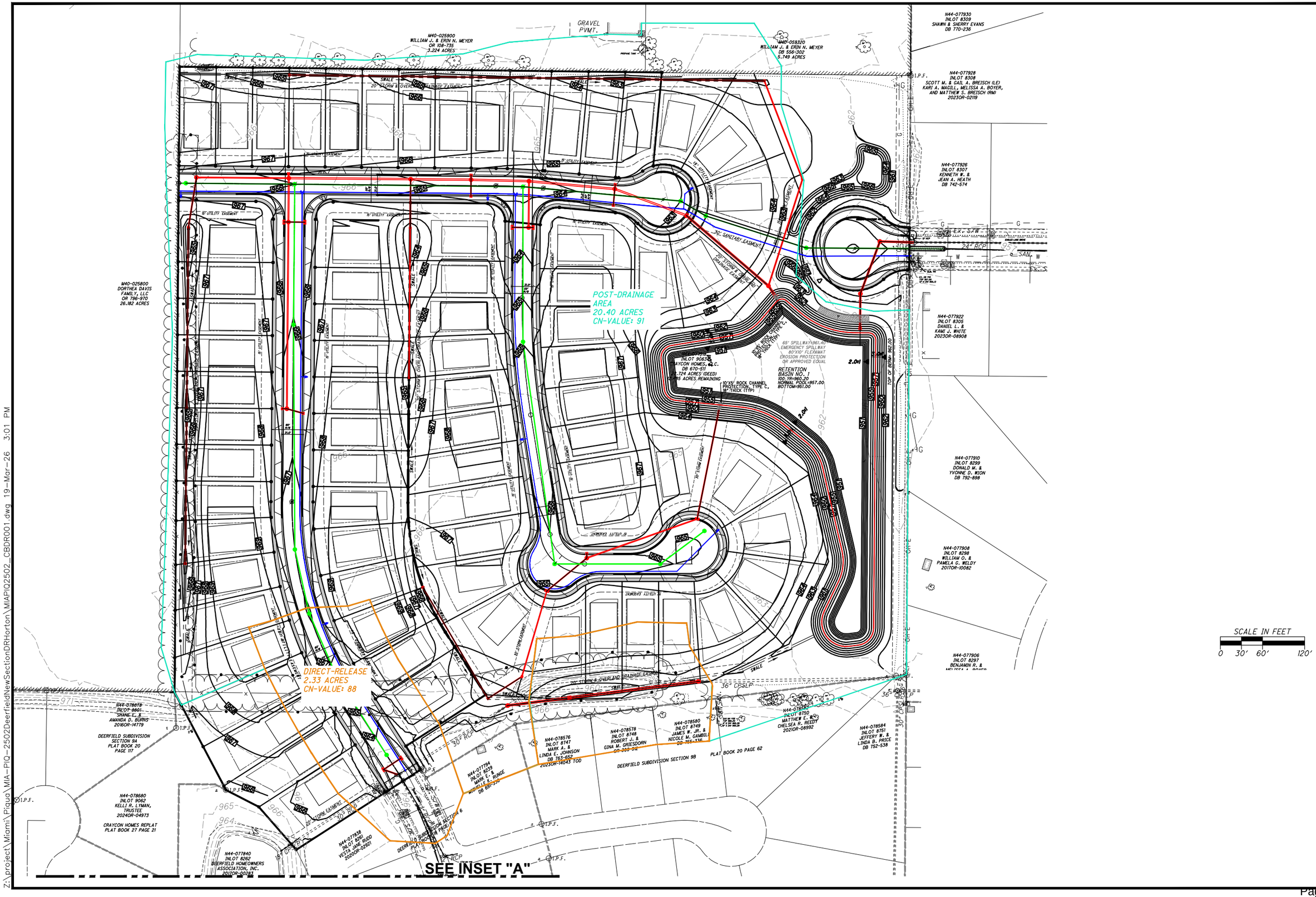
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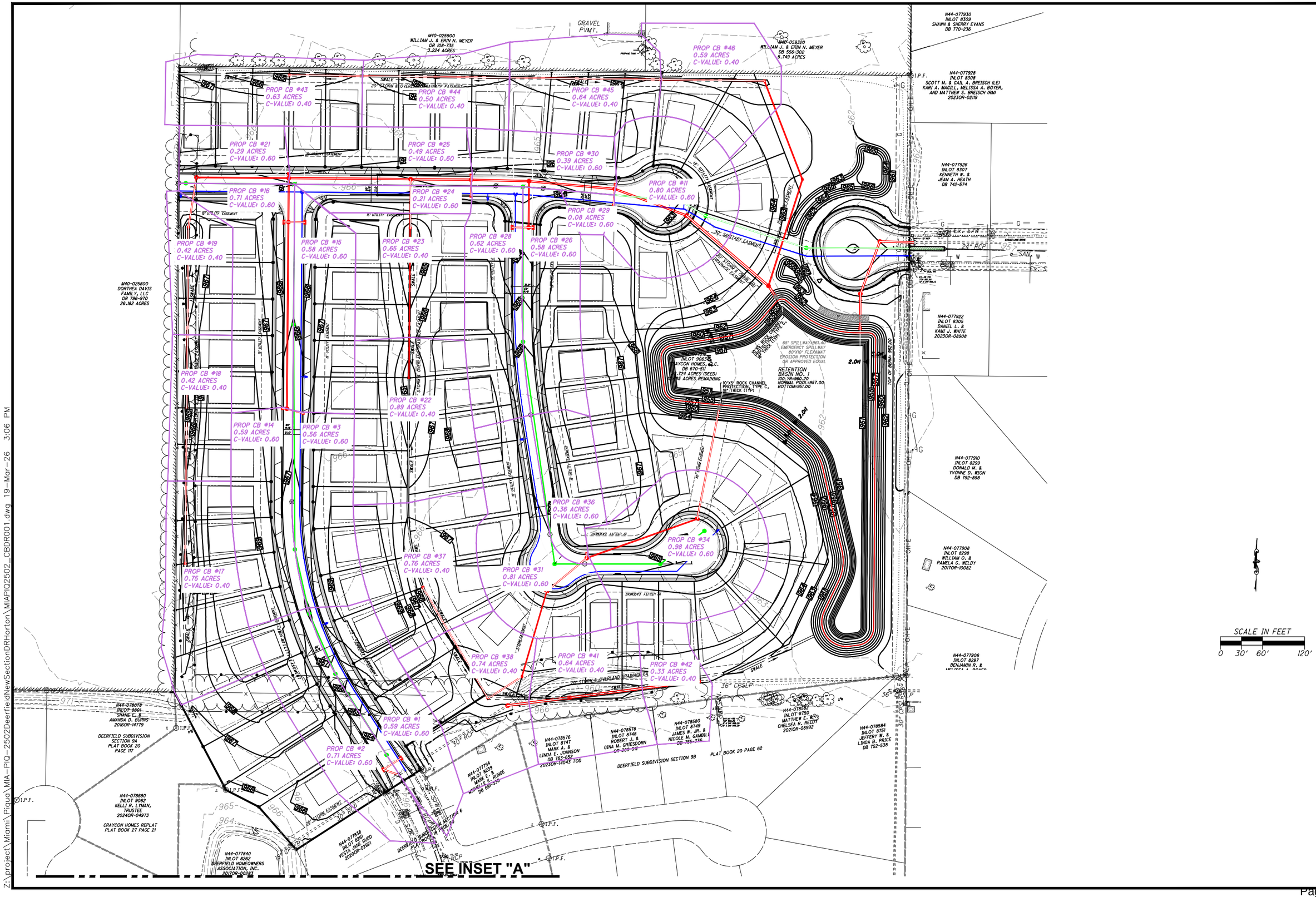


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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
TOTAL DRAINAGE AREA

REVISIONS:	
FILE NAME	CBDR0
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	1 OF 1

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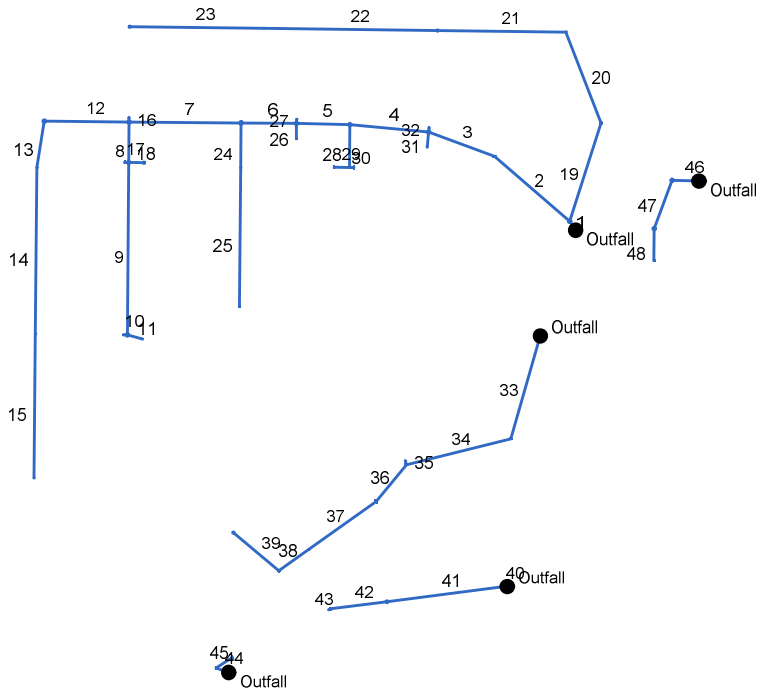
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WHITETAIL BEND SUBDIVISION - SECTIONS 1 & 2
CITY OF PIQUA
CATCH BASIN DRAINAGE AREA

REVISIONS:

FILE NAME	CBDR0
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	MIAPIQ2502
DATE	03-20-2026
SHEET NUMBER	1 OF 1

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



Project File: MIAPIQ2502.stm	Number of lines: 48	Date: 3/19/2026

COEC RPT2

25yr Calculations

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

Project File: MIAPIQ2502.stm | Number of lines: 48 | Date: 3/19/2026

NOTES: ** Critical depth

COEC RPT2

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

Project File: MIAPIQ2502.stm | Number of lines: 48 | Date: 3/19/2026

NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	Vel Ave (ft/s)	
47	#49	0.00	0.00	0.00	0.00	0.0	0.6	4.30	41.25	24	2.83	954.92	952.67	955.65	953.20	959.92	958.98	3.00	4.31	5.33	
48	#48	0.00	0.00	0.00	0.00	0.0	0.0	4.30	50.32	24	4.22	957.00	954.92	957.73	955.65	960.00	959.92	1.00	3.00	4.16	

Project File: MIAPIQ2502.stm | Number of lines: 48 | Date: 3/19/2026

NOTES: ** Critical depth

COEC RPT2

10yr Calculations

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

Project File: MIAPIQ2502.stm	Number of lines: 48	Date: 3/19/2026

NOTES: ** Critical depth

COEC RPT2

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

Project File: MIAPIQ2502.stm | Number of lines: 48 | Date: 3/19/2026

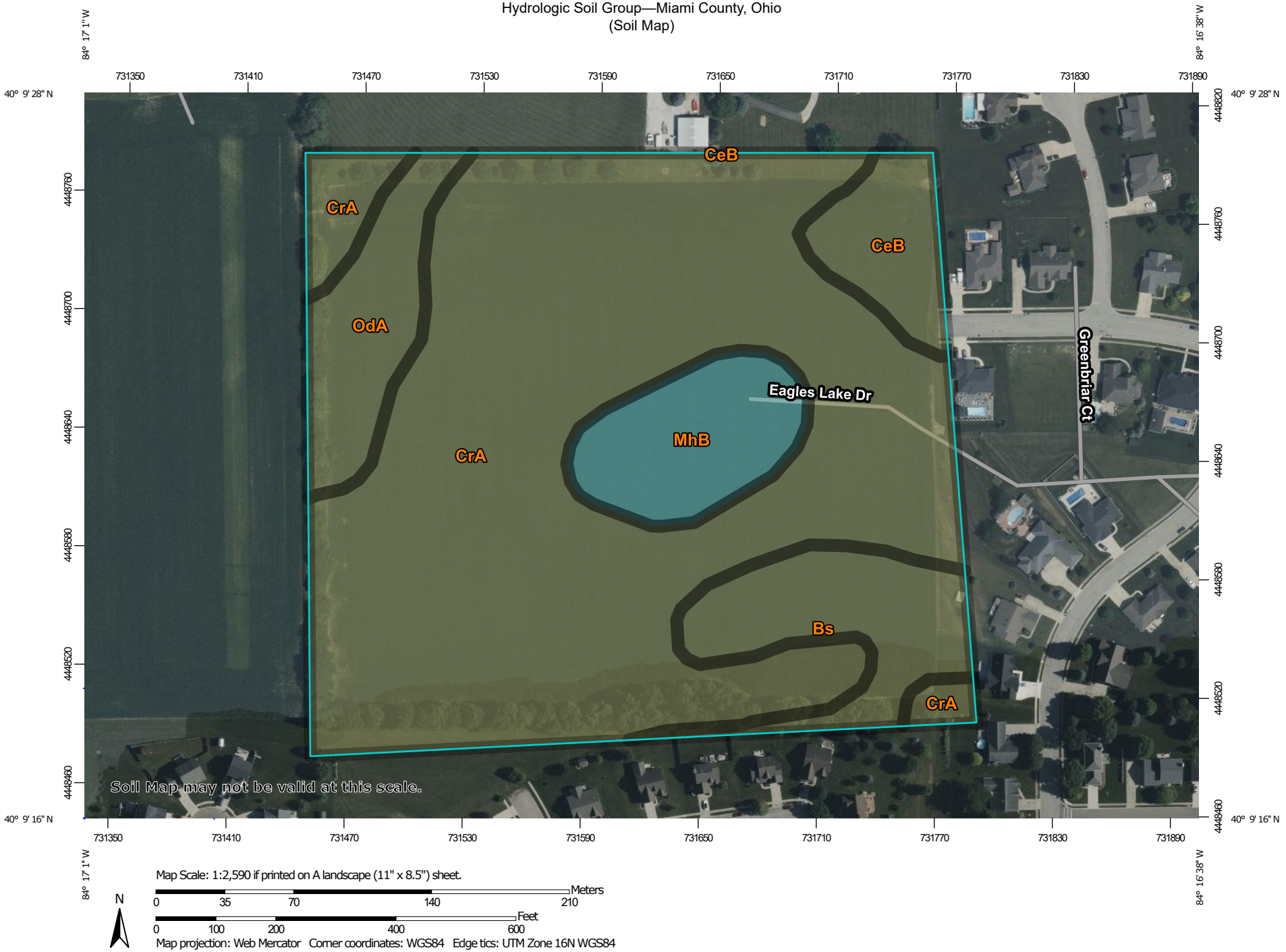
NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	Vel Ave (ft/s)	
47	#49	0.00	0.00	0.00	0.00	0.0	0.6	4.30	41.25	24	2.83	954.92	952.67	955.65	953.20	959.92	958.98	3.00	4.31	5.33	
48	#48	0.00	0.00	0.00	0.00	0.0	0.0	4.30	50.32	24	4.22	957.00	954.92	957.73	955.65	960.00	959.92	1.00	3.00	4.16	

Project File: MIAPIQ2502.stm | Number of lines: 48 | Date: 3/19/2026

NOTES: ** Critical depth



Map Scale: 1:2,590 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 19, 2026	
REPORT TITLE	**Resolution No. R-67-26** A Resolution awarding a contract to M&T Excavating, LLC for the Washington Road Water Main Extension Project	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	First project of the J5, LLC and City of Piqua water and sewer agreement R-114-25. 6300 feet of 16-inch ductile wrapped water line and appropriate and associated water devices installed. The project is the first of several to meet water quantity and redundancy needs per the water and sewer agreement.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	Engineer's Estimate $2,644,400
	Expenditure $:	$2,059,098
	Source of Funds:	J5 LLC, provides monies to a directed escrow account for 100% of the project amount. Piqua will draw down the escrow after invoices are paid pertaining to the project. If any, a change orders will be agreed upon with J5, LLC and subsequent monies deposited in the escrow to cover such changes determined needed for project completion.
	Narrative:	This is the first project defined in the water and sewer agreement dated 11/3/2025 with J5, LLC (agenda packet). This project will supply construction water that is labeled as Tier I work in the water and sewer agreement.
ATTACHMENTS	1. OPCC_100% Washington Road_2025_1119 2. piqua water ext 2 3. Exhibit B - Map Project 24-17.1 4. Exhibit A - Bid Tab Project 24-17.1 5. Water and Wastewater Agreement City-Klondike signed Feb 2026 - A1	

Resolution No. R-67-26

A Resolution awarding a contract to M&T Excavating, LLC for the Washington Road Water Main Extension Project

WHEREAS, the City and Company desire to execute the Water and Wastewater Agreement and Development Agreement to provide for the successful development of the Project Site, which development will create and preserve employment opportunities in the City and will benefit the citizens of the City.

WHEREAS, the success of the Project depends upon the long-term commitment of substantial resources of the Company and the City and the careful integration and coordination of the Project and public capital facilities, planning, financing and construction schedules, and the Company and the City wish to enter into various Agreements to obtain and provide assurances and agreements from each other before deciding to invest substantial Company and City resources; and

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: A contract is hereby approved with M&T Excavating, LLC as the lowest, responsible bidder for the Washington Road Water Main Extension Project and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications

SEC. 2: The Finance Director certifies that the funds are available or are anticipated to come into the City Treasury and is hereby authorized to draw his warrants from time to time on the appropriate account/s of the City Treasury in payment according to the contract terms.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

_____

JAMES D. VETTER, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Commissioner DeBrosse, seconded by Commissioner Wead, and on roll call the following vote ensued:

Mayor James D. Vetter	_____
Commissioner Frank DeBrosse	_____
Commissioner Paul Simmons	_____
Commissioner Rick Walker	_____
Commissioner Philip Wead	_____

Fishbeck Construction Cost Estimate

10856 Reed Hartman Highway, Suite 175, Cincinnati, OH 45242 - 513.469.2370

Project: Washington Road Water Main Extension
Location: Washington Road, City of Piqua
Work: 6,300 LF of 16" Water Main

Date: 11/19/2025
Project No.: 241660
Current ENR Index:
Reviewer: R. Rusnak

Ref. No.	Spec. No.	Item Description	Unit	Est. Quantity	Unit Price ($)	Total Cost ($)
		General				
1	624	Mobilization (10% Max)	LS	1	$185,300.00	$185,300.00
2	614	Traffic Control	LS	1	$25,000.00	$25,000.00
3	105	Stormwater Pollution Prevention Plan	LS	1	$10,000.00	$10,000.00
		Pressure Pipe				
4	638	Backfill, Including Compaction & Disposal of Excavated Material	LF	59	$61.00	$3,568.50
5	638	Backfill, Including Compaction & Disposal of Excavated Material	LF	6300	$190.00	$1,197,000.00
6	638	Backfill, Including Compaction & Disposal of Excavated Material	LF	20	$248.00	$4,960.00
7	638	Additional Pipe - 16" DI	LF	100	$190.00	$19,000.00
8	638	30" Steel Casing Pipe	LF	20	$762.00	$15,240.00
9	638	6" Gate Valve & Valve Box	EA	2	$1,454.00	$2,908.00
10	638	16" Butterfly Valve	EA	13	$12,000.00	$156,000.00
11	638	20" Butterfly Valve	EA	1	$17,102.00	$17,102.00
12	638	Furnish & Install Fire Hydrants, Including Excavation, Backfill and Restoration	EA	17	$5,034.00	$85,578.00
13	638	1" Copper Water Service Line, Open Cut	LF	120	$80.00	$9,600.00
14	638	1" Copper Water Service Line, Bored	LF	400	$120.00	$48,000.00
15	638	1" Service Tap and Corporation Stop	EA	19	$330.00	$6,270.00
16	638	1" Curb Stop and Curb Box, Including Turf Restoration	EA	19	$375.00	$7,125.00
17	638	16" x 6" Tee	EA	2	$6,315.00	$12,630.00
18	638	16" Tee	EA	2	$6,787.00	$13,574.00
19	638	16" x 20" Tee	EA	1	$11,433.00	$11,433.00
21	638	16" x 12" Reducer	EA	1	$4,095.00	$4,095.00
		Miscellaneous Construction				
22	409	Full Depth Pavement Sawing	LF	12016	$2.00	$24,032.00
23	611	Preconstruction Video Documentation	LS	1	$3,000.00	$3,000.00
24	670	Soil Erosion and Sedimentation Control	LS	1	$5,000.00	$5,000.00
25	623	Construction Staking	LS	1	$6,550.00	$6,550.00
26	202	Remove Driveway Culverts	LF	56	$145.00	$8,120.00
27	601	Rock Channel Protection, Type C	CY	22	$300.00	$6,600.00
		Restoration				
28	253	Asphalt Restoration Per Foot of Trench	LF	5995	$24.00	$143,880.00
29	659	Seed & Mulch Green Areas Associated With Mainlines Per Foot of Main Line	LF	5875	$7.00	$41,125.00
30	659	Hydroseed Green Areas Associated with Curb Stops and Curb Boxes	SF	304	$1.00	$304.00
		SUBTOTAL				**$2,073,000.00**
		PRIME CONTRACTOR OVERHEAD, PROFIT, AND GENERAL CONDITIONS (16%)				**$332,000.00**
		CONSTRUCTION COST ESTIMATE				**$2,405,000.00**
		CONTINGENCY (10%)				**$240,500.00**
		TOTAL PROJECT COSTS				**$2,645,500.00**

PIQUA
Utilities Department

UTILITIES DEPARTMENT
201 W. WATER STREET
PIQUA, OHIO 45356
WWW.PIQUAOH.GOV

September 15, 2025

Division of Drinking and Ground Waters
Ohio Environmental Protection Agency, Southwest District
401 East Fifth Street
Dayton, OH 45402

Piqua City PWS
Waterline Extension Plan
Correspondence
Drinking Water Program
OH5501211

To Whom it May Concern:

The attached plans for the Drake Road and Washington Road Water Main and Sanitary Sewer Extension have been reviewed and are acceptable to the City of Piqua. We kindly request the Ohio Environmental Protection Agency to review the plans for approval to install. If further information is required, please contact:

Dane Brown, PE
Fishbeck
dabrown@fishbeck.com
10856 Reed Hartman Highway, Suite 175
Cincinnati, Ohio 45242
+1-513-247-8581

Sincerely,

Kevin Krejny
Utilities Director
City of Piqua

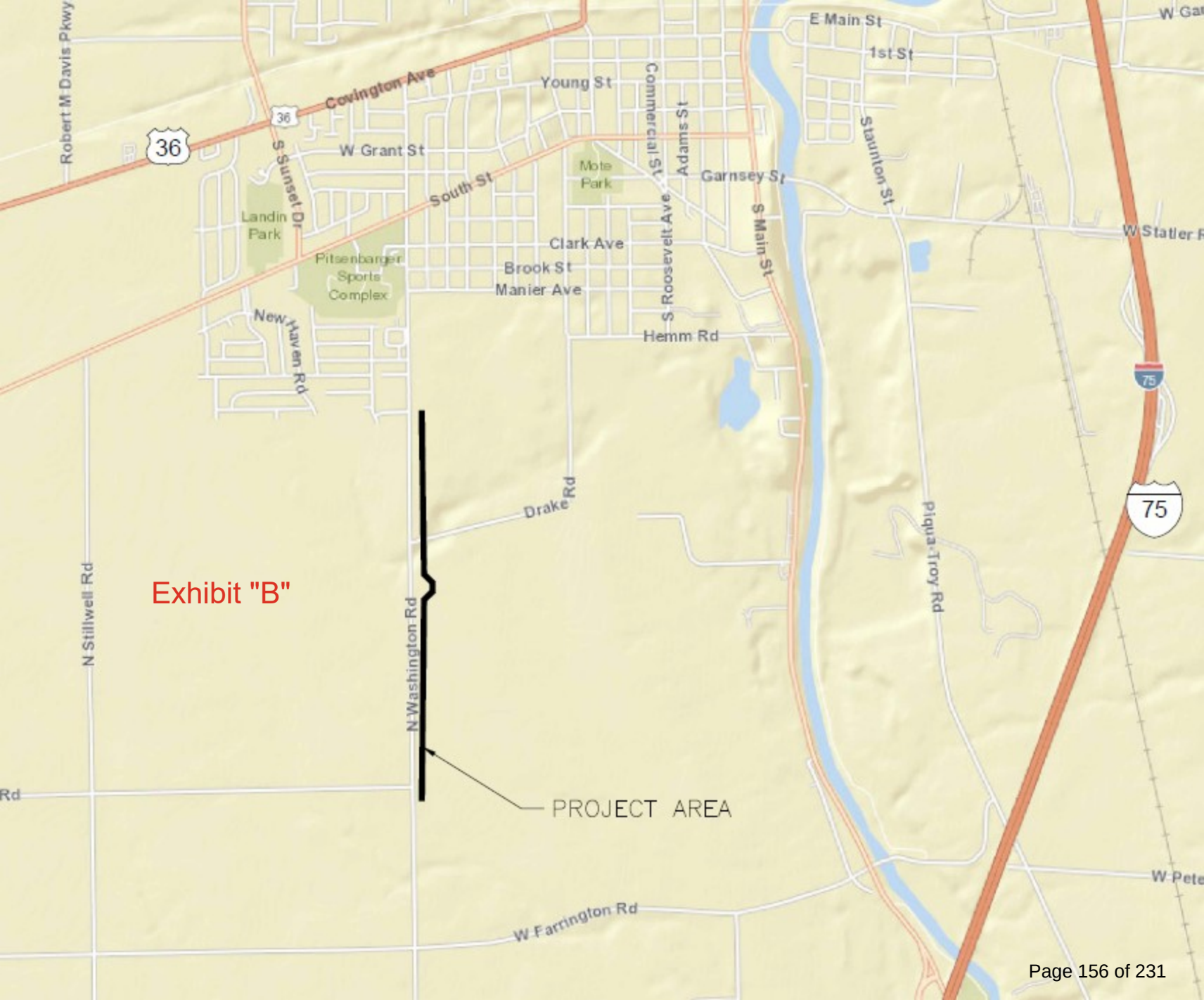

Exhibit "B"
PROJECT AREA
Covington Ave
36
W Grant St
South St
Young St
Commercial St
Adams St
Garnsey St
E Main St
1st St
Stanton St
S Main St
S Roosevelt Ave
Clark Ave
Brook St
Manier Ave
Hemm Rd
Drake Rd
N Washington Rd
N Stillwell Rd
W Farrington Rd
Piqua-Troy Rd
New Haven Rd
S Sunset Dr
Landin Park
Pitsenbarger Sports Complex
Mote Park
Robert M Davis Pkwy
75

Exhibit "A"

CITY OF PIQUA OHIO WASHINGTON ROAD WATER MAIN EXTENSION - PROJECT #24-17.1 DEADLINE: FEB 19, 2026 AT 2:00 PM BID TABULATION	Quantity	M&T Excavating, LLC. Bradford, OH Price	 Extension	Kinnison Excavating Inc Piqua, OH Price	 Extension	Ranger Earthworks LLC Casstown, OH Price	 Extension
Bid Item List							
624 - Mobilization (10% Max) - LS	1	$55,256.00	$55,256.00	$20,000.00	$20,000.00	$19,000.00	$19,000.00
611 - Preconstruction Video Documentation - LS	1	$6,050.00	$6,050.00	$2,500.00	$2,500.00	$1,500.00	$1,500.00
614 - Maintaining Traffic - LS	1	$8,591.00	$8,591.00	$10,000.00	$10,000.00	$16,650.00	$16,650.00
670 - Soil Erosion and Sedimentation Control - LS	1	$2,420.00	$2,420.00	$10,000.00	$10,000.00	$5,700.00	$5,700.00
409 - Remove Pavement - SY	2,100	$20.00	$42,000.00	$5.00	$10,500.00	$5.70	$11,970.00
202 - Remove Culvert - LF	56	$17.00	$952.00	$20.00	$1,120.00	$15.00	$840.00
638 - Water Main 6-inch, D.I.P. CL52 - LF	52	$91.00	$4,732.00	$100.00	$5,200.00	$105.00	$5,460.00
638 - Water Main 16-inch, D.I.P. CL52 - LF	6,300	$211.00	$1,329,300.00	$230.00	$1,449,000.00	$209.00	$1,316,700.00
638 - Water Main 20-inch, D.I.P. CL54 - LF	20	$597.00	$11,940.00	$730.00	$14,600.00	$441.00	$8,820.00
638 - 30-inch Casing Pipe - LF	20	$2,536.00	$50,720.00	$400.00	$8,000.00	$425.00	$8,500.00
638 - Butterfly Valve and Box, 16-inch - EA	13	$6,102.00	$79,326.00	$5,950.00	$77,350.00	$5,670.00	$73,710.00
638 - Butterfly Valve and Box, 20-inch - EA	1	$8,238.00	$8,238.00	$7,900.00	$7,900.00	$6,970.00	$6,970.00
638 - Gate Valve and Box, 6-inch - EA	2	$1,716.00	$3,432.00	$1,975.00	$3,950.00	$1,900.00	$3,800.00
638 - Hydrant Assembly - EA	17	$10,515.00	$178,755.00	$11,475.00	$195,075.00	$10,250.00	$174,250.00
638 - Water Service, Open Cut 1-inch - LF	120	$49.00	$5,880.00	$75.00	$9,000.00	$90.00	$10,800.00
638 - Water Service, Tunnel or Bore 1-inch - LF	400	$69.00	$27,600.00	$75.00	$30,000.00	$63.00	$25,200.00
638 - Corporation Stop, 1-inch - EA	19	$594.00	$11,286.00	$400.00	$7,600.00	$373.00	$7,087.00
638 - Curb Stop and Box, 1-inch - EA	19	$810.00	$15,390.00	$500.00	$9,500.00	$412.00	$7,828.00
441 - Asphalt Pavement (ODOT 441) - CY	407	$335.00	$136,345.00	$350.00	$142,450.00	$412.00	$167,684.00
301 - Asphalt Concrete Base (ODOT 301) - CY	251	$272.00	$68,272.00	$300.00	$75,300.00	$347.00	$87,097.00
601 - Riprap - SY	43	$159.00	$6,837.00	$75.00	$3,225.00	$140.00	$6,020.00
659 - Lawn Restoration - SF	304	$19.00	$5,776.00	$10.00	$3,040.00	$475.00	$144,400.00
	Totals		**$2,059,098.00**		**$2,095,310.00**		**$2,109,986.00**

CITY OF PIQUA OHIO WASHINGTON ROAD WATER MAIN EXTENSION - PROJECT #24-17.1 DEADLINE: FEB 19, 2026 AT 2:00 PM BID TABULATION	Quantity	SLB Pipe Solutions LLC Bedford, IN Price	Extension	C. G. Construction & Utilities, Inc. Miamisburg, OH Price	Extension	Tom's Construction, Inc. Saint Henry, OH Price	Extension
Bid Item List							
624 - Mobilization (10% Max) - LS	1	$200,000.00	$200,000.00	$42,137.00	$42,137.00	$16,967.07	$16,967.07
611 - Preconstruction Video Documentation - LS	1	$750.00	$750.00	$10,000.00	$10,000.00	$1,534.08	$1,534.08
614 - Maintaining Traffic - LS	1	$85,000.00	$85,000.00	$36,855.00	$36,855.00	$47,011.46	$47,011.46
670 - Soil Erosion and Sedimentation Control - LS	1	$10,500.00	$10,500.00	$10,951.00	$10,951.00	$9,339.68	$9,339.68
409 - Remove Pavement - SY	2,100	$5.00	$10,500.00	$12.00	$25,200.00	$15.96	$33,516.00
202 - Remove Culvert - LF	56	$250.00	$14,000.00	$26.50	$1,484.00	$87.51	$4,900.56
638 - Water Main 6-inch, D.I.P. CL52 - LF	52	$175.00	$9,100.00	$245.00	$12,740.00	$210.52	$10,947.04
638 - Water Main 16-inch, D.I.P. CL52 - LF	6,300	$200.00	$1,260,000.00	$236.00	$1,486,800.00	$230.93	$1,454,859.00
638 - Water Main 20-inch, D.I.P. CL54 - LF	20	$575.00	$11,500.00	$1,540.00	$30,800.00	$1,400.23	$28,004.60
638 - 30-inch Casing Pipe - LF	20	$1,200.00	$24,000.00	$1,076.00	$21,520.00	$597.02	$11,940.40
638 - Butterfly Valve and Box, 16-inch - EA	13	$7,500.00	$97,500.00	$7,185.00	$93,405.00	$8,343.00	$108,459.00
638 - Butterfly Valve and Box, 20-inch - EA	1	$8,750.00	$8,750.00	$10,562.00	$10,562.00	$12,291.23	$12,291.23
638 - Gate Valve and Box, 6-inch - EA	2	$3,500.00	$7,000.00	$2,230.00	$4,460.00	$2,354.28	$4,708.56
638 - Hydrant Assembly - EA	17	$11,500.00	$195,500.00	$9,700.00	$164,900.00	$12,325.74	$209,537.58
638 - Water Service, Open Cut 1-inch - LF	120	$20.00	$2,400.00	$103.00	$12,360.00	$67.83	$8,139.60
638 - Water Service, Tunnel or Bore 1-inch - LF	400	$40.00	$16,000.00	$102.00	$40,800.00	$73.10	$29,240.00
638 - Corporation Stop, 1-inch - EA	19	$2,250.00	$42,750.00	$243.00	$4,617.00	$204.07	$3,877.33
638 - Curb Stop and Box, 1-inch - EA	19	$650.00	$12,350.00	$450.00	$8,550.00	$434.77	$8,260.63
441 - Asphalt Pavement (ODOT 441) - CY	407	$245.00	$99,715.00	$291.50	$118,640.50	$343.17	$139,670.19
301 - Asphalt Concrete Base (ODOT 301) - CY	251	$275.00	$69,025.00	$291.50	$73,166.50	$359.33	$90,191.83
601 - Riprap - SY	43	$65.00	$2,795.00	$176.00	$7,568.00	$54.44	$2,340.92
659 - Lawn Restoration - SF	304	$20.00	$6,080.00	$3.50	$1,064.00	$0.31	$94.24
	Totals		**$2,185,215.00**		**$2,218,580.00**		**$2,235,831.00**

CITY OF PIQUA OHIO WASHINGTON ROAD WATER MAIN EXTENSION - PROJECT #24-17.1 DEADLINE: FEB 19, 2026 AT 2:00 PM BID TABULATION	Quantity	Performance Site Development Fairborn, OH Price	Extension
Bid Item List			
624 - Mobilization (10% Max) - LS	1	$5,150.00	$5,150.00
611 - Preconstruction Video Documentation - LS	1	$1,410.00	$1,410.00
614 - Maintaining Traffic - LS	1	$14,140.00	$14,140.00
670 - Soil Erosion and Sedimentation Control - LS	1	$2,295.00	$2,295.00
409 - Remove Pavement - SY	2,100	$21.21	$44,541.00
202 - Remove Culvert - LF	56	$24.25	$1,358.00
638 - Water Main 6-inch, D.I.P. CL52 - LF	52	$178.25	$9,269.00
638 - Water Main 16-inch, D.I.P. CL52 - LF	6,300	$265.25	$1,671,075.00
638 - Water Main 20-inch, D.I.P. CL54 - LF	20	$386.65	$7,733.00
638 - 30-inch Casing Pipe - LF	20	$485.00	$9,700.00
638 - Butterfly Valve and Box, 16-inch - EA	13	$5,550.00	$72,150.00
638 - Butterfly Valve and Box, 20-inch - EA	1	$8,885.00	$8,885.00
638 - Gate Valve and Box, 6-inch - EA	2	$1,860.00	$3,720.00
638 - Hydrant Assembly - EA	17	$11,995.00	$203,915.00
638 - Water Service, Open Cut 1-inch - LF	120	$69.10	$8,292.00
638 - Water Service, Tunnel or Bore 1-inch - LF	400	$82.00	$32,800.00
638 - Corporation Stop, 1-inch - EA	19	$282.00	$5,358.00
638 - Curb Stop and Box, 1-inch - EA	19	$535.00	$10,165.00
441 - Asphalt Pavement (ODOT 441) - CY	407	$282.25	$114,875.75
301 - Asphalt Concrete Base (ODOT 301) - CY	251	$310.50	$77,935.50
601 - Riprap - SY	43	$175.00	$7,525.00
659 - Lawn Restoration - SF	304	$9.40	$2,857.60
	Totals		**$2,315,149.85**

Legal Approved

WATER AND WASTEWATER AGREEMENT

THIS WATER AND WASTEWATER AGREEMENT (this "Agreement") is made and entered into as of January 23, 2026 ("Effective Date") by and between the City of Piqua, a municipal corporation of the State of Ohio (the "City") and J5 LLC d/b/a Shaytura LLC, a Delaware limited liability company (together with its affiliates and their respective successors and assigns, "Customer"). The City and Customer are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

RECITALS

A. Customer has the right to acquire certain real property consisting of approximately 607 acres of undeveloped land located in Piqua, OH, as more particularly described on Exhibit A hereto (the "Property").

B. If Customer acquires the Property, Customer has proposed to establish on the Property a large-scale project in one or more phases over a period of years that may include multiple buildings with the use of one or more data centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, cooling systems, water systems, wastewater systems, power supplies, and environmental controls, as well as certain accessory uses or buildings located on the Property and other related or associated uses, buildings or structures (collectively, the "Project").

C. The City finds developments such as the Project to be in the public interest of its citizens and thus desires to encourage and aid the Project in order to recruit the Project to the City.

D. Customer anticipates that the Project will require a substantial, long-term commitment of capital and resources of Customer, as well as the careful integration of public capital facilities, construction schedules and the phasing of the development of the Project, in order for the Project to be successful, both for Customer and the City. Customer is unwilling to risk such capital and resources without sufficient assurances from the City that adequate, reliable potable water ("Water") and water-carried waste (including treatable wastes, "Wastewater") service, provided at reasonable rates, will be available to the Project.

E. The City owns and operates within its jurisdictional limits (i) a water treatment plant (WTP) (6.75 MGD Lime Softening Surface Water Treatment Plant) (together with any repairs, improvements and additions thereto and updates and replacements thereof, the "Water Treatment Plant"), (ii) a potable Water system, consisting of three pressure zones and three water storage tanks (together with any repairs, improvements and additions thereto and updates and replacements thereof, the "Water System"), (iii) a wastewater treatment plant (WWTP) 8.7 MGD Enhanced Biological Nutrient Removal Activated Sludge WWTP. (together with any repairs, improvements and additions thereto and updates and replacements thereof, the "Wastewater Treatment Plant") and (iv) a municipal sanitary sewer system that consists of gravity sewer mains and seven lift stations. (together with any repairs, improvements and additions thereto and updates and replacements thereof, and together with the Wastewater Treatment Plant, the "Wastewater System", and together with the Water System, the "Systems").

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F. The Parties have provided for the construction of certain infrastructure improvements, including road improvements, related to the Project pursuant to that certain Development Agreement between the City and Customer, dated as of the Effective Date (the "Development Agreement").

G. The City desires to provide, and Customer desires to obtain, Water and Wastewater service to the Project through the Systems, on the terms and conditions set forth herein. In addition, the Parties desire to confirm the availability of, and to reserve for Customer, Water and Wastewater service for the Project, as the same may be expanded or modified pursuant to the process outlined in Section 3(a) found herein, of a quantity and quality that will support continuous operation of the Project, as more particularly described herein, so as to induce Customer to acquire the Property and develop the Project on the Property in reliance on such availability and reservation.

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Customer hereby agree as follows:

1. INDEPENDENT CONSIDERATION. Customer has paid to the City the amount of $100 as consideration and inducement to the City to enter into this Agreement, which amount shall be non-refundable to Customer.

2. CURRENT AVAILABILITY; PERMITTED CAPACITY. The City represents, warrants and covenants to Customer as follows:

(a) Availability. As of the Effective Date, the City will ensure Temporary Construction Water is available for the Property in the quantity and at the location specified in Exhibit B. As of the Effective Date, Water and Wastewater service is available to the Property, and such existing Water and Wastewater service shall remain available to the Property during the entire period of construction and operation of the Project.

(b) Quality. The City has the ability to provide Water service of the Required Quality through the Systems to the Property. As used herein with respect to Water service, "Required Quality" shall mean such water quality meeting the requirements of 40 CFR Chapter I, Subchapter D, Part 131, Water Quality Standards, Part 141, National Primary Drinking Water Regulations, and Part 143, National Secondary Drinking Water Regulations. The Required Quality for the Project shall be (i) not less than that quality of potable water typically provided by the City during the 5 calendar years prior to the Effective Date to its residential customers and (ii) at least as is required by (x) all applicable local, state and federal laws and regulations (collectively, "Laws") and (y) all permits issued to the City to provide Water service (such quality, the "Required Project Quality") and any orders related thereto. As applied to Wastewater service, the term "Required Project Quality" shall mean that the City has the ability to comply with all permits and authorizations necessary to provide Wastewater service to the Project and is able to meet all applicable Wastewater treatment and discharge requirements. For the avoidance of doubt, all references herein to Wastewater service shall include the discharge and treatment of Wastewater.

(c) Water System. The City owns and operates within its jurisdictional limits the Water System, which has existing capacity that is not being used or reserved for use by others and is substantially in excess of existing and projected demands for Water service from the Water System. The City has the existing legal right pursuant to a valid operating license issued to the City by the Ohio Environmental Protection Agency ("OEPA") to take in up to 6.75 million gallons of Water per day ("MGD") (the "Permitted Intake") for treatment as potable Water (the "Permitted Water Use"). The City's current Water treatment plants have the design capacity and capability to treat and transport up to 6.75 million gallons of potable Water per day. The City has no knowledge of any fact, circumstance or

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pending law, rule, regulation, order or directive that would or might cause a reduction in the Permitted Water Use, other than as articulated specifically in Piqua Codified Ordinances § 53.42 EMERGENCY LIMITATIONS. The City does not cap the amount of Water usage for its customers under normal operating conditions in a manner that would cause a reduction in Water supply to the Project to less than the amounts identified for each Tier in Exhibit B.

(d) Wastewater System. The City owns and operates within its jurisdictional limits the Wastewater System, which has existing capacity that is not being used or reserved for use by others and is substantially in excess of existing and projected demands for Wastewater service from the Wastewater System. The City has the existing legal right pursuant to a valid National Pollutant Discharge Elimination System (NPDES) permit 1PD00008*WD issued to the City by the OEPA to treat and discharge up to 8.7 million gallons of Wastewater from the Wastewater System per day (the "Permitted Discharge"). The current Wastewater Treatment Plant has the design capacity and capability to receive and treat up to 8.7 MGD of Wastewater per day. The Wastewater System has the design capacity and capability to receive and treat Wastewater discharges of the type generated by the cooling system that Customer currently anticipates using at the Project and other substantially similar industrial discharges. Based upon Customer's representations that Customer's proposed discharge to the Wastewater System will consist primarily of unpolluted non-contact cooling water, the City has determined that Customer is not a "Significant Industrial User" and will not fall under the Industrial Pretreatment Program of the City. Furthermore, the City agrees that, if Customer discharges effluent to the System within the quality limits set forth on Exhibit D attached hereto, the Project's wastewater discharges will not require pretreatment. Notwithstanding the foregoing, Customer's discharge to the Wastewater System shall at all times be subject to Section 51.17 of the City of Piqua Code of Ordinances (the "Code"), titled "Discharge Prohibitions." Furthermore, under authority of Section 51.55 of the Code, titled "Special Agreements or Arrangements," the City agrees to waive for the benefit of the Customer the prohibition against the discharge of unpolluted cooling water to the Wastewater System set forth in Section 51.16(A)(1) of the Code. With such waiver in place, the City has no knowledge of any fact, circumstance or pending law, rule, regulation, order or directive which would or might cause a reduction in the Permitted Discharge. If pretreatment of Wastewater is required because Customer changes its operations at the Project such that there is a material change to the quality of any discharged Water from the Project, or as the result of a material change in Laws, other than Laws promulgated by the City, governing pretreatment of Wastewater discharges from the Project, then Customer and the City shall meet and confer to reasonably determine if modifications to this Agreement are required. If the Parties cannot reach an agreement on whether modifications are needed to this Agreement, the Parties shall resolve such dispute in accordance with Section 11(c) of this Agreement. For the avoidance of doubt, all references herein to Wastewater service shall include the discharge and treatment of Wastewater.

(e) Fire Capacity. The Water System has, and shall have at all times during the Term (as defined below), sufficient capacity to support permanent fire system and temporary fire system for the temporary construction support building ("TCSB") as described on Exhibit B. Water supplied to the Project shall meet all applicable fire codes.

(f) General. The City Council, after conducting a duly-noticed public meeting, adopted Resolution No. R-114-25 on November 3, 2025, effective immediately upon adoption, which resolution (i) confirmed the City Council's approval of this Agreement and (ii) authorized the execution of this Agreement. The City represents and warrants to Customer that it has the full power and authority to enter into this Agreement and to perform its obligations hereunder. This Agreement is a valid and binding obligation, enforceable against the City in accordance with the terms hereof. The City further represents and warrants to Customer that execution and delivery of this Agreement has been validly authorized by all necessary governmental or other action and does not conflict with any other agreements entered into by the City.

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3. CAPACITY ALLOCATIONS.

(a) Allocations. The City hereby agrees to reserve and hold for the Customer continuous use during the Term the Water Capacity Allocation and the Wastewater Capacity Allocation, each as set forth and defined in Exhibit B (collectively, the "Capacity Allocations" or "Allocations"). However, in cases of water shortages (as will be described below), the City reserves the right to maintain service for hospitals, nursing homes, assisted living facilities, medical clinics, schools, government operations, and for fire emergencies with reasonable notice to the Customer. Whereas in the event that commercial and industrial water users are required in any shortage to implement a water conservation to reduce water use to the minimum levels of absolute necessity, such water conservation in the case of Customer may equal, and shall not exceed, any then-current percentage reduction required for indoor residential water use. The Allocations and the Water and Wastewater services provided hereunder shall meet or exceed the Required Project Quality. Upon written request of either Party, the Parties shall review the Allocations no less frequently than every 5 years during the Term to determine whether a reduction or increase in the Allocations is appropriate and to plan services for the Project. The amount so reserved going forward will be adjusted by mutual good faith agreement of the Parties based upon: (1) the Customer's growth plans for the Property; (2) the Customer's actual usage of the Water System and Sewer System to date; (3) any anticipated changes in the nature or timing of future development associated with the Property; and (4) the City's need to recover any unreimbursed costs of designing and constructing any additional or expanded water or sewer infrastructure necessary to service any increase in the amount reserved for the Customer that may be agreed to at a later date. Any approved changes to the Allocations shall be memorialized via an amendment to this Agreement. It is the expectation of Customer that the Allocations will be used over time in different tiers, which are described in Exhibit B (each phase defined therein as a "Tier").

(b) Notice to Proceed. The Allocations shall be available to Customer at all times needed from and after the Effective Date. Customer shall use commercially reasonable efforts to provide the City with at least 210 days' advance written notice ("Notice to Proceed") of the commencement of the use of each Tier (as defined in Exhibit B), other than Tier I, for which notice is hereby given; provided, however, that failure to give such notice shall not preclude Customer's use of any Tier. Each Notice to Proceed provided by Customer shall identify the Tier in Exhibit B to which it applies. Within 15 days of receipt of a Notice to Proceed, the City shall confirm to Customer that the applicable Water Capacity Allocation or Wastewater Capacity Allocation, together with any necessary improvements (including but not limited to those improvements identified in Exhibit C), will be available for Customer's use no later than 210 days from the date of the Notice to Proceed.

(c) Measurement. The Water Capacity Allocation and Customer's use of portions thereof shall be measured based on Customer's actual withdrawals from the Water System. At all times the Water Capacity Allocation shall be available at the property line for the Property, or, if applicable, other point of connection to the Water System at a pressure of 50 pounds per square inch for Tier I and between 65 and 80 pounds per square inch for Tier II.

4. REDUNDANT SYSTEMS; CONTINGENCY PLANS.

(a) Redundant Systems. The City acknowledges that Customer requires a continuous supply of Water and Wastewater service to the Project. Subject to the terms and conditions of this Agreement, Customer may, but shall not be obligated to, establish redundant and/or back up Water and Wastewater resources to serve the Project in accordance with applicable Laws, and the City hereby consents to the same. If Customer elects to establish redundant and/or backup Water sources by collecting

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rainwater on the Property or in connection with the Project, or otherwise lawfully storing water on the Property for potential use as needed, the City shall not object to such establishment, including the installation, construction or maintenance of infrastructure and equipment in connection therewith, subject to Customer's compliance with applicable Laws.

(b) Water Resiliency and Efficiency Initiatives. If Customer elects to establish independent, redundant and/or back up Water and Wastewater treatment resources and/or reuse of discharge water, or other advanced water efficiency measures, the City shall not object to such establishment, including the installation, construction and maintenance of infrastructure and equipment in connection therewith, subject to Customer's compliance with applicable Laws.

5. WATER SUPPLY AND WASTEWATER SERVICE PRIORITY.

(a) Nature of Operation of Project. The City acknowledges that an essential component of this Agreement is to ensure continued water service and sewer service to the Project of a quantity and quality that will allow continuous operations of the Project. If any water shortage is declared by Miami County or City, the City will prioritize public health and safety, in which case residential users, public buildings and services, and health care facilities shall take precedent. The City represents and warrants to Customer that Customer's use of Water in connection with the Project does not violate any requirements of the Code. The City covenants that (i) the monthly allocation of Water to Customer shall not be lowered except as set forth below, (ii) the City shall not limit or otherwise reduce or discontinue the flow of Water to the Project to any level not meeting the Capacity Allocations and Required Project Quality unless necessary to provide sufficient potable drinking water for the imminent protection of the health and safety of the citizens served by the Systems, and then only upon reasonable notice to Customer, and (iii) if the City enacts or amends any Water shortage or Wastewater curtailment ordinances and such ordinances create classifications of Water and Wastewater customers, the Project shall receive the classification with no lower priority for Water usage than indoor residential uses of the Water System (other than services affecting public health, welfare and safety, including hospitals and booster stations), it being understood that the Project would not be located in the jurisdictional limits of the City without the agreements set forth in this Agreement and that Customer currently intends to lawfully expend substantial funds in reliance on the Allocations and Customer has acquired a continuous right in the Allocations, subject to Paragraph 5(b) immediately below. Further, the City acknowledges that, in past experience, restricting residential and commercial water usage for irrigation has been sufficient to address water supply shortages, and curtailment of such residential and commercial water usage for irrigation is anticipated to be implemented during a water shortage before any curtailment of water usage by industrial users such as the Customer.

(b) Repairs; Maintenance. Due to the critical, 24 hours per day, 7 days per week operation of the Project, the City shall keep and maintain the portions of the Systems that serve the Project and related supporting infrastructure in good working condition and repair, within the standard of care for public water and wastewater utilities providing services in Ohio. The City shall utilize the technology, equipment and standard practices meeting or exceeding the applicable regulations and permitting requirements for system monitoring and operator notification of any service interruption affecting the Water System or Wastewater System, and upon being notified of a service interruption will promptly initiate the established procedures to identify the cause of such service interruption and promptly commence appropriate repair and restoration measures to restore full Systems operations and service to the Project. The City shall diligently pursue such repair, restoration and maintenance measures until the Service Interruption is remedied and full Systems operations to the Project are restored. The City shall cause suitably trained employees or third-party maintenance contractors to be available and on call to provide critical repair, restoration and maintenance services. The City shall maintain maintenance and repair records for the Systems, and upon Customer's reasonable request therefor, make such records

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promptly available for review by Customer or its employees, agents or representatives. A "Service Interruption" means (i) with respect to the Water System, a failure of the Water System to supply to the Project the Required Project Quality and volume of Water reserved under the Water Capacity Allocation for any period of time, or (ii) with respect to the Wastewater System, a failure of the Wastewater System to maintain the capacity reserved under the Wastewater Capacity Allocation for any period of time.

(c) Changes to Permitted Capacity. The City shall deliver to Customer notice of any facts or circumstances (including damage to any infrastructure serving the Project) that could result in a reduction of more than ten percent (10%) in the Permitted Water Use promptly, but in no event more than 5 business days following learning of such facts or circumstances or that a reduction in Water or Wastewater service might result therefrom. Upon the Customer's request, the City shall make available to the Customer any permits relating to the Systems.

(d) Future Operations. The City shall operate the Systems in compliance with all applicable Laws and permits (including any orders relating to applicable Laws and permits) and shall use appropriate best management practices for Systems operations. The City shall promptly provide to Customer any notice of violation, directive or order issued to the City in connection with the City's ownership, operation, or management of the Systems (an "Enforcement Notice"), no later than 5 business days following receipt thereof by the City. The City shall inform Customer within 15 days following the City's learning of any enforcement actions taken by the State of Ohio or any agency thereof or the United States Government or any federal agency against the City in connection with the City's operation or management of the Systems. If the City receives an Enforcement Notice that contains a demand, requirement or deadline that could result in a Service Interruption for the Project, then the City shall promptly, but in no event later than 5 days following its receipt of such Enforcement Notice, coordinate with Customer to establish temporary, alternative mechanisms to provide Water and Wastewater services until the applicable Service Interruption, if any, is repaired or restored. In the case of such a Service Interruption, the City shall use reasonable efforts under the circumstances to restore Water and Wastewater services at the levels required under the Allocations. The City shall comply with all applicable federal and state public notification requirements regarding any Enforcement Notice.

6. FEES AND RATES FOR CONNECTIONS AND SERVICES. The Parties acknowledge and agree that standard fees, rates or other charges for the connection to or use of the Water System (collectively, the "Water Rate") and the standard fees, rates or other charges for the connection to or use of the Wastewater System (collectively, the "Wastewater Rate", and collectively with the Water Rate, the "Rates") are set forth in Chapters 51 and 53 of the Code, respectively. The current fees and Rates applicable to industrial customers such as Customer are set forth on Exhibit E, attached hereto.

(a) No Discrimination. The City shall not discriminate against Customer in connection with the setting of the Rates. The City shall set the Water Rate and the Wastewater Rate for the Project no higher than the lowest applicable Water Rate and Wastewater Rate, respectively, then-being charged by the City. Customer shall not be charged for use of, or otherwise obligated to pay amounts in connection with, the Systems, other than (i) charges (at the Water Rate) attributable to the portion of the Allocations for Water actually consumed or used by the Project and (ii) charges (at the Wastewater Rate) attributable to the number of gallons actually discharged into the Wastewater System by the Project, as determined by a separate discharge meter.

(b) Reasonable Fees and Rates. The City shall comply with the requirements of applicable Laws in connection with setting the Rates, and the Rates shall be reasonable. The Water Rate shall be based only upon the City's actual operating, maintenance, capital outlay and capital reserve expenses and the cost of capacity purchases from third parties and similar expenses for the Water System. The Wastewater Rate shall be based only upon the City's actual operating, maintenance, capital outlay,

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and capital reserve expenses and the cost of capacity purchases from third parties and similar expenses for the Wastewater System. The Rates are subject to periodic adjustment, but any increases or decreases to the Rates must be approved by the City Commission of Piqua. The City acknowledges that a public hearing must be held prior to any adjustment to the Rates. The City shall not charge Customer any additional fees or rates solely applicable to the Project, the Property or the data center industry or data center users or with the express or inferred intent to specifically or inequitably target the Project, the Property or the data center industry or data center users.

(c) Calculating City's Capital Reserves. The City's policy for establishing capital reserves for its Water System and Wastewater System is that each reserve is adjusted annually to equal (12 months of operating expenses plus 1 year of projected capital outlay plus 1 year of debt service plus $1,000,000 for emergency use).

(d) Effect of Non-Payment for Service. The City reserves the right to disconnect Water or Wastewater service for non-payment of undisputed amounts to the extent set forth in the Code; provided, however, that prior to any disconnection, the City shall provide Customer a minimum of 90 days after the date on which the unpaid invoice was due to pay such invoice and shall provide Customer with notification of termination at the Property at least 7 days before any service is disconnected.

(e) Additional Fees. The City has identified and disclosed all rates and fees that will apply to the Project on Exhibit E hereto. Customer shall not be required to pay any rates and fees not disclosed on Exhibit E. Without limiting the generality of the foregoing, the City agrees that Customer shall not be charged any application fees, tap, connection fees, or Systems development fees in connection with receiving service from the Systems other than those disclosed on Exhibit E, and any requirements of the Code to the contrary are hereby waived. For the avoidance of doubt, the only rates, tariffs, charges, general fees, application fees, connection fees, or Systems development fees in connection with receiving service from the Systems that will be charged to Customer in connection with the Project or this Agreement are those set forth on Exhibit E, and any requirements of the Code to the contrary are hereby waived.

(f) Measurement of Wastewater Discharge. The City and Customer acknowledge that a significant amount of Water entering the Project from the City's water meter will be consumed and evaporated and the resulting discharge amount of Wastewater will be lower than the amount of Water entering the Project. Customer will pay for, install, and maintain a separate totalizing meter (or meters) for all Wastewater discharges from the Project to measure the actual discharge amount from the Project. The meter (or meters) shall be compatible with the City's remote reading technology and shall be kept by Customer in good working order. Such meter(s) will be reasonably approved by the City before installation. Customer will be charged only for the number of gallons that are actually discharged into the wastewater system as measured by such discharge meter(s). The City reserves the right upon twenty-four (24) notice to inspect and calibrate the Customer's meters. No wastewater discharge shall be allowed until such meters are in place and operating within manufacturer's specifications.

7. Intentionally deleted.

8. TERM. The term of this Agreement (the "Term") shall commence on the Effective Date and continue until terminated in accordance herewith. Customer may at any time and for any reason terminate this Agreement automatically upon written notice thereof to the City.

9. ADDITIONAL PROPERTY. This Agreement is hereby adopted and approved by the City to apply to any contiguous real property to the Project that Customer may from time to time acquire following the Effective Date (whether in one or more parcels, "Additional Property"). If Customer

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acquires Additional Property, then automatically upon notice thereof to the City, this Agreement shall apply with respect to, and the definition of "Property" hereunder shall include, such Additional Property regardless of whether the legal description of such Additional Property is actually attached hereto.

10. ADDITIONAL TIERS. Customer anticipates that it may develop the Property in a manner that would require additional Tiers of Water and Wastewater capacity in addition to, and similar in size and scope to, Tier I and Tier II (each, an "Additional Tier"). Subject to the terms of this paragraph, the City agrees to provide additional Water and Wastewater service to the Project sufficient to accommodate the Additional Tier in the same amounts per Tier as the original Capacity Allocations. Customer acknowledges and agrees to provide at least one-hundred eighty (180) days notice to the City of Customer's need for the additional Capacity Allocations required by such Additional Tier (the "Additional Tier Notice"). Within forty-five (45) days of receiving an Additional Tier Notice, the City shall either a) confirm to Customer that the City is able to deliver the additional Water Capacity Allocation or additional Wastewater Capacity Reservation; or b) identify the improvements to the Systems necessary to meet one or both additional Capacity Allocations. In the case where additional improvements to the Systems are necessary to accommodate the Capacity Allocations for an Addition Tier, Customer and the City will negotiate in good faith an agreement through which Customer will be responsible for the reasonable costs incurred by the City in designing, permitting, and constructing such improvements in the same manner as the improvements contemplated by this Agreement, as amended.

11. DEFAULT AND REMEDIES.

(a) Generally. In the event of a default of this Agreement, the non-defaulting Party shall provide written notice of the default to the defaulting Party and shall specify a period of not less than 15 days during which the defaulting Party shall have the right to cure such default; provided, however, that such cure period may be extended if (i) the default cannot reasonably be cured within the cure period provided in such notice, (ii) the curing Party notifies the non-defaulting Party of such fact by no later than the end of the cure period provided in the notice, (iii) the curing Party has theretofore been diligent in pursuing the cure and (iv) the curing Party in such extension notice covenants to (and thereafter actually does) diligently pursue the cure to completion. If the defaulting Party fails to cure the default, the non-defaulting Party may pursue any or all of the following non-exclusive remedies (x) terminate this Agreement and seek damages from the defaulting Party or (y) enforce this Agreement by any remedy available at law or equity, including, but not limited to, damages or specific performance or both. Notwithstanding the first sentence of this Section 11(a), in the event of a breach by the City of the terms of Section 12(p), Customer may (1) treat such breach as an event of default and pursue the remedies set forth in this Section 11(a), or (2) terminate this Agreement immediately by means of written notice to City. If the Agreement is terminated in accordance with the immediately preceding sentence, Customer will have no obligation to make any further payments under this Agreement.

(b) Mutual Waiver of Consequential Damages. Except in the case of gross negligence, bad faith or willful misconduct, for which claims for consequential damages are expressly reserved by the Parties, each Party hereby waives all claims against the other Party for any consequential or indirect damages that may arise out of or relate to this Agreement.

(c) Dispute Resolution. If a material change in Customer's operations or in State or Federal laws, regulations, or directives governing industrial pretreatment permits occurs which will cause Customer's Wastewater discharges to become subject to permitting requirements, Customer and City shall, within 10 days after Customer notifies City in writing of the material change in operations or City notifies Customer in writing of the change of such State or Federal laws, regulations, or directives , meet and confer to reasonably determine if modifications to this Agreement are required. If the Parties cannot

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reach an agreement on whether such change requires modifications to this Agreement, the Parties shall, within 10 days after the meeting, appoint a mutually agreeable independent third party with the requisite technical and legal expertise to determine whether the Customer is subject to industrial pretreatment requirements. The Parties shall meet with the third party within 10 days of his/her selection and a decision will be issued to Customer and City by the third party within 5 days thereafter. If the determination by the third party provides that the Customer is subject to industrial pretreatment requirements as a direct result of the change in operations or in Federal or State laws, regulations or directives, the Parties shall modify this Agreement to accommodate the determination, subject to Customer's termination rights under Section 8 hereof.

12. MISCELLANEOUS.

(a) Recitals. The recitals of this Agreement are material terms hereof and shall be binding upon the Parties.

(b) Notice. All notices and other communications given pursuant to this Agreement shall be in writing and shall be (a) mailed by first class, United States mail, postage prepaid, certified, with return receipt requested, and addressed to the parties hereto at the address listed below, (b) hand delivered to the intended addressee, (c) sent by nationally recognized overnight courier, or (d) or by electronic mail with a confirming copy being forwarded by a reputable overnight courier service within 24 hours thereafter to the recipient at the mailing address set forth below. If notice is given by U.S. Certified Mail, then the notice shall be deemed to have been given on the second Business Day after the date the envelope containing the notice is deposited in the U.S. Mail, properly addressed to the party to whom it is directed, postage prepaid. Notice made by personal delivery, overnight delivery or electronic mail shall be deemed given when received. The parties hereto may change their addresses by giving notice thereof to the other in conformity with this provision.

City:
City of Piqua
201 West Water St.
Piqua, Ohio 45356
Attention: City Manager

With a copy to:

Bricker Graydon, LLP
100 S. Third St.
Columbus, OH 43215
Attention: J. Caleb Bell

Customer:
J5 LLC d/b/a Shaytura LLC
c/o Vorys, Sater, Seymour and Pease
Attn: Scott Ziance, Esq.
52 East Gay Street
Columbus, OH 43215
Phone: 614-464-8225
Email: sjziance@vorys.com

With a copy to:

Vorys, Sater, Seymour and Pease
c/o Scott Ziance, Esq.
52 East Gay Street
Columbus, OH 43215

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Phone: 614-464-8225
Email: sjziance@vorys.com

(c) Assignment. The City and the Customer acknowledge that the exact legal and financing structure used by the Customer in developing, equipping and operating the Project may include additional legal entities; therefore, the Customer may assign or transfer this Agreement, in whole or in part, without the approval of the City to (i) any affiliate, (ii) any entity resulting from the merger or consolidation of or with the Customer, (iii) any person or entity which acquires all (or substantially all) of the assets of the Customer, (iv) any successor of the Customer by reason of public offering, reorganization, dissolution, or sale of stock, membership or partnership interests or assets, or (v) in connection with any financing transaction entered into for the Project, including, but not limited to, any financing transaction under Ohio Revised Code Chapter 4582. Upon any assignment permitted under this Section 12(c), the assigning entity shall be relieved of its covenants, commitments and obligations hereunder with respect to any portion of the Agreement assigned. The Customer shall provide notice to the City of any such assignment permitted hereunder. For any assignment by the Customer that is not otherwise expressly permitted by this Section 12(c), this Agreement shall only be assignable by the Customer with the approval of the City Commission. The City shall not assign its rights and obligations under this Agreement to any party.

(d) Run with the Land. This Agreement shall run with the Property and any portion thereof as it may be subdivided or recombined. Customer may record in the Official Records of the Miami County Recorder's Office a memorandum of this Agreement setting forth the existence of this Agreement.

(e) Entire Agreement. This Agreement, including all Exhibits attached hereto, contains the entire agreement between the Parties regarding the provision of Water and Wastewater service to the Project, and all prior or contemporaneous communications or agreements between the Parties or their respective representatives with respect to the subject matter herein, whether oral or written, are merged into this Agreement and extinguished. Except for Customer's right to modify the description of the Property from time to time as set forth in Section 9, no agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. If any term or provision of this Agreement or any application thereof shall be unenforceable, the remainder of this Agreement and any other application of any such term or provision shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by Law. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party. It is the Parties' collective intention to encourage, promote and aid the Project so that the opportunities and positive community impacts of the Project are fully realized by the City, its citizens and Customer.

(f) Waivers. Neither Party may waive any condition or breach of any representation, term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other representation, term, condition or covenant or of any subsequent breach of the same or of any other representation, term, condition or covenant of this Agreement.

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(g) Governing Law. This Agreement and all related documents including all Exhibits attached hereto, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute shall be governed by, and construed in accordance with, the laws of the State of Ohio, without giving effect to the conflict of laws' provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Ohio.

(h) Interpretation. The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific terms, statements or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such term, statement or matter.

(i) Counterparts. This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties in separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto or any notice delivered hereunder shall have the same legal effect as an original signature.

(j) Business Days. As used herein, the term "Business Day" shall mean a day that is not a Saturday, Sunday or legal holiday in the State of Ohio. All other references to "days" hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Ohio, then the date for performance thereof shall be extended to the next Business Day.

(k) Effect on Other Vested Rights. This Agreement does not abrogate any rights established or preserved by any applicable Laws, or by the Development Agreement or by any other agreement or contract executed by the City and Customer in connection with the Project, or that have vested or may vest pursuant to common law or otherwise.

(l) Confidential Information. Customer may designate any trade secrets or confidential business information included in any report or other writing delivered to the City pursuant to or in connection with this Agreement by any method intended to clearly set apart the specific material that Customer claims to be either its trade secrets or confidential business information that, if released, would give an advantage to competitors or result in unfair competitive injury to Customer (such information, collectively, "Confidential Business Information"). For the avoidance of doubt, data and information related to Customer's actual or projected consumption or usage of all or any portion of the Reservations shall be deemed Confidential Business Information. The City shall redact or delete any Confidential Business Information from any records it makes available for inspection or of which it provides copies. Within 2 Business Days following the City's receipt of any request to inspect or obtain copies of public records relating to this Agreement or the Project, the City shall provide written notice of the same to Customer a copy of the request, which notice shall include a copy of such request. The City shall not allow inspection or provide copies of any such records until Customer shall have had not less than 10 Business Days (following and excluding the day on which Customer receives such notice) to determine whether to contest the right of any party to inspect or receive copies of such records. Any such action to

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enjoin the release of Confidential Business Information may be brought in the name of Customer or the City. The costs, damages, if any, and attorneys' fees in any proceeding commenced by Customer or at its request by the City to prevent or enjoin the release of Confidential Business Information in any public records relating to this Agreement or the Project shall be borne by Customer. Nothing in this Agreement shall be construed to conflict with the public record laws of the State of Ohio.

(m) Attorneys' Fees. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement or the enforcement hereof, the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 12(m) shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

(n) Further Assurances. Upon the request of the other Party, each Party agrees to (i) furnish to the other Party such requested information, (ii) execute and deliver to the other Party such requested documents and (iii) do such other acts and things reasonably required for the purpose of carrying out the intent of this Agreement.

(o) Waiver of a Jury Trial. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (I) ARISING UNDER THIS AGREEMENT OR (II) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THIS AGREEMENT OR ANY OF THE TRANSACTIONS RELATED HERETO. EACH PARTY HEREBY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY A COURT TRIAL WITHOUT A JURY AND THAT EITHER PARTY MAY FILE A COPY OF THIS AGREEMENT WITH ANY COURT AS EVIDENCE OF SUCH WAIVER.

(p) Ethical Business Practices; No Procurement Process. In connection with the negotiation and performance of this Agreement, the City, on behalf of itself and its agents and representatives, represents, warrants, and covenants that they have complied will continue to comply with all applicable anti-corruption laws, rules, and regulations, including by using any payments provided by Customer solely for the purposes stated in this Agreement and not in any way, directly or indirectly, that would constitute bribery, an illegal kickback, an illegal campaign contribution, or would otherwise violate any applicable anti-corruption laws. If the City becomes aware of any violation or suspected violation of this subsection (p), it must provide prompt written notice to Customer and set forth the relevant facts and circumstances. City will, consistent with applicable Laws, cooperate with Customer in good faith to review any suspected violations of this subsection (p), including by providing reasonable access to relevant documentation. The performance any obligations under this Agreement does not require the Customer to submit any bid or otherwise participate in any procurement process of the City or to undertake any other obligations required by procurement laws and regulations of the City.

(q) Books and Records; Invoice Documentation. The City will keep and maintain complete and accurate records in connection with its performance under this Agreement and all fees and expenses charged to Customer and will retain these records for at least seven (7) years from their date of creation or for such period as may be required under applicable Laws. For clarity, this provision survives the termination of the Agreement. All City invoices must include sufficient detail and supporting documentation to substantiate all fees and expenses charged to Customer.

(r) Estoppel Certificate. At any time, and from time to time, either Party may deliver written notice to the other Party requesting that such other Party certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and effect and a binding obligation of the Parties;

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(ii) this Agreement has not been amended or modified, or if amended or modified, a description of each such amendment or modification; (iii) the requesting Party is not then in breach of this Agreement, or if in breach, a description of each such breach; and (iv) any other factual matters reasonably requested (an "Estoppel Certificate"). The City's Community and Economic Development Director (the "Director") or the Director's authorized designee may execute, on behalf of the City, any Estoppel Certificate requested by Customer that is consistent with this Section 12(r).

(s) No Third-Party Beneficiaries. The only parties to this Agreement are the City and Customer. There are no third-party beneficiaries under this Agreement, and except for permitted assignees and successors-in-interests to either Party, this Agreement shall not be construed to benefit or be enforceable by any other party whatsoever.

(t) Mandatory Choice of Forum. Each Party irrevocably and unconditionally agrees that it will not commence any action, litigation, or proceeding of any kind whatsoever against any other Party in any way arising from or relating to this Agreement and all contemplated transactions, including, but not limited to, contract, equity, tort, fraud, and statutory claims, in any forum other than the US District Court for the Southern District of Ohio or, if such court does not have subject matter jurisdiction, the courts of the State of Ohio sitting in Miami County and any appellate court from any of them. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such courts and agrees to bring any such action, litigation, or proceeding only in the US District Court for the Southern District of Ohio or, if such court does not have subject matter jurisdiction, any court of the State of Ohio with competent jurisdiction sitting in or with jurisdiction over Miami County. Each Party agrees that a final judgment in any such action, litigation, or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

(u) Project Incentive Agreements. This Agreement is being considered alongside several other agreements between the City and the Customer (the "Project Incentive Agreements"). These Project Incentive Agreements include the Development Agreement, the Power Agreement, a TIF Agreement, and this Agreement.

[Signatures appear on following page]

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IN WITNESS WHEREOF, the City and the Customer have caused this Agreement to be executed in their respective names by their duly authorized officers or representatives, to be effective as of the Effective Date.

CITY:

CITY OF PIQUA, OHIO,
a municipal corporation of the State of Ohio

By: _____
L. Paul Oberdorfer, City Manager

Approved as to form:

By: _____
Jessica Stilner, Law Director

CUSTOMER:

J5 LLC d/b/a Shaytura LLC,
a Delaware limited liability company

By: _____
Name: Pamela A. Gregorski
Title: President

Legal Approved

EXHIBIT A

PROPERTY

July 10, 2025

607.656 ACRES

Situate in in the City of Piqua, County of Miami, State of Ohio. Being a tract of land that is in the Northeast, Northwest, Southeast and Southwest Quarters of Section 30, Town 6, Range 6 East and the Northeast and Northwest Quarters of Section 31, Town 6, Range 6 East, and being all of Inlot 9278 (P.N. N44-101822), Inlot 9279 (P.N. N44-101824), Inlot 9280 (P.N. N44101826), Inlot 9281 (P.N. N44-101828), Inlot 9282 (P.N. N44-101830), Inlot 9283 (P.N. N44101832), Inlot 9284 (P.N. N44-101834), Inlot 9285 (P.N. N44-10186), Inlot 9286 (P.N. N44101838), Inlot 9291 (P.N. N44-101844), Inlot 9292 (P.N. N44-101846), Inlot 9293 (P.N. N44101848), Part of Inlot 8463 (P.N. N44-078240), Part of Inlot 9219 (P.N. N44-101766) and Part of Inlot 9221 (P.N. N44-1011770), and bounded and described as follows:

Beginning at the centerline intersection of Farrington Road and Washington Road;

Thence, North 00°24'00" East with the centerline of Washington Road a distance of 2,662.18 feet to the intersection of the centerline of Washington Road and the centerline of Bausman Road;

Thence, North 00°27'10" East, continuing with the centerline of Washington Road a distance of 1,350.30 feet to an angle point in said centerline;

Thence, North 00°13'44" East, continuing with the centerline of Washington Road a distance of 1,309.52 feet to an angle point in said centerline;

Thence, North 00°38'00" East, continuing with the centerline of Washington Road a distance of 195.43 feet to an angle point in said centerline;

Thence, North 00°30'46" East, continuing with the centerline of Washington Road a distance of 462.91 feet to a northwest corner of said Inlot 9278;

Thence, with the north and west lines of said Inlot 9278 the following six (6) courses:

1) North 88°13'46" East a distance of 529.50 feet,
2) North 00°30'46" East a distance of 550.28 feet,
3) South 89°29'14" East a distance of 193.08 feet,
4) North 00°30'46" East a distance of 105.37 feet,
5) South 89°38'38" East a distance of 150.28 feet,

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6) North 00°41'43" East a distance of 215.66 feet to the centerline of Drake Road and the north line of said Inlot 9278;

Thence, North 76°49'28" East, with the centerline of Drake Road and the north line of said Inlot 9278 a distance of 865.40 feet to an angle point in said centerline;

Thence, North 77°23'49" East, continuing with the centerline of Drake Road and the north line of said Inlot 9278 a distance of 945.25 feet to the northeast corner of said Inlot 9278;

Thence, South 03°18'54" West, with the east line of said Inlot 9278 a distance of 1,622.91 feet to the northwest corner of said Inlot 8463;

Thence, North 89°56'00" East, with the north line of said Inlot 8463 a distance of 1,130.94 feet to a corner of said Inlot 8463;

Thence, South 01°29'50" West, with an east line of said Inlot 8463 a distance of 550.06 feet to a corner of said Inlot 8463;

Thence, North 89°57'09" East, with a northerly line of said Inlot 8463 a distance of 382.98 feet to a point in said line of Inlot 8463;

Thene, South 10°25'39" East, with a line through said Inlot 8463 a distance of 988.08 feet to the north line of said Inlot 9219;

Thence, South 09°46'46" East, with a line through said Inlot 9219 a distance of 1,216.26 feet to an angle point;

Thence, South 10°38'41" East, continuing with a line through said Inlot 9219 a distance of 566.32 feet to the north line of said Inlot 9221;

Thence, South 10°14'03" East, with a line through said Inlot 9221 a distance of 1,901.72 feet to the centerline of Farrington Road and the south line of said Inlot 9221;

Thence, with the centerline of Farrington Road the following nine (9) courses:

1) North 85°40'30" West a distance of 1,203.17 feet,
2) Westwardly, along a curve to the left having a radius of 1,909.86 feet, an arc distance of 298.03 feet, the chord of which bears South 89°51'17" West a distance of 297.72 feet,
3) South 85°23'04" West a distance of 351.13 feet,
4) Westwardly, along a curve to the left having a radius of 881.47 feet, an arc distance of 309.16 feet, the chord of which bears South 75°20'12" West a distance of 307.58 feet,
5) South 65°17'20" West a distance of 295.21 feet,

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6) Westwardly, along a curve to the right having a radius of 1,762.95 feet, an arc distance of 396.45 feet, the chord of which bears South 71°43'53" West a distance of 395.62 feet,
7) South 78°11'28" West a distance of 524.18 feet,
8) Westwardly, along a curve to the right having a radius of 3,807.50 feet, an arc distance of 578.88 feet, the chord of which bears South 82°32'48" West a distance of 578.33 feet,
9) South 86°55'58" West a distance of 1,046.68 feet to the **Point of Beginning.**

The herein described parcel contains 607.657 acres, more or less, which includes:

All of Inlot 9278 (75.413 acres +/-)
All of Inlot 9279 (77.535 acres +/-)
All of Inlot 9280 (10.100 acres +/-)
All of Inlot 9281 (64.611 acres +/-)
All of Inlot 9282 (8.501 acres +/-)
All of Inlot 9283 (54.225 acres +/-)
All of Inlot 9284 (30.750 acres +/-)
All of Inlot 9285 (4.018 acres +/-)
All of Inlot 9286 (4.675 acres +/-)
All of Inlot 9291 (0.468 acres +/-)
All of Inlot 9292 (29.799 acres +/-)
All of Inlot 9293 (0.883 acres +/-)
All of Inlot 9294 (1.500 acres +/-)
Part of Inlot 8463 (51.120 acres +/-)
Part of Inlot 9219 (76.731 acres +/-)
Part of Inlot 9221 (117.331 acres +/-)

This description prepared by Barge Design Solutions Inc. 1370 Vanguard Boulevard, Miamisburg, Ohio 45342, based on information of public record and does not represent a boundary survey. Bearings shown hereon are assumed and used for angular measurement purposes only.

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EXHIBIT B

CAPACITY ALLOCATIONS

1. Water Capacity Allocation. The Water capacity allocation for each Tier of the Project shall be as indicated in the tables below, (the "Water Capacity Allocation"), which Customer anticipates will become necessary in the following "Tiers": Tier I and Tier II (each, a "Tier" and collectively the "Tiers" of the Water Capacity Reservation). The anticipated schedule for construction of each Tier is indicated in the table below and Customer shall endeavor to provide advance notice to City of the commencement of the use of each Tier in accordance with Section 3(b) of the Agreement, other than Tier I, for which notice is hereby given.

Tier	Construction Completion Date	Description	Target PSI	Peak Flow Rate (GPM)	Cumulative Water Allocation per Day (GPD)	Cumulative Allocation per Year (GPY)*
I	Q3 2026	Construction and startup	50	500	500,000	50,000,000
II	Q3 2028	Domestic, Industrial and Fire Suppression; Tier I	60-85	2,000 (operations) 625 (fire)	2,000,000 (operations) 300,000 (fire)	500,000,000

The amounts for Water Capacity Allocation are based on currently available information, and these amounts may vary from Customer's actual usage if Customer elects to proceed with the Project. The Parties understand that Customer's anticipated water usage may vary seasonally and with changes in temperature among other factors.

2. Wastewater Capacity Allocation. The Wastewater capacity allocation for each Tier of the Project shall be as indicated in the tables below,(the "Wastewater Capacity Reservation"), which Customer anticipates will become necessary in the following "Tiers": Tier I and Tier II (each, a "Tier" and collectively the "Tiers" of the Wastewater Capacity Allocation). The anticipated schedule for construction of each Tier is indicated in the table below and Customer shall endeavor to provide advance notice to City of the commencement of the use of each Tier in accordance with Section 3(b) of the Agreement, other than Tier I, for which notice is hereby given.

Tier	**Construction Completion Date**	**Description**	**Peak Flow Rate (GPM)**	**Cumulative Discharge Allocation per Day (GPD)**	**[Cumulative Annual Discharge Volume (GPY)]**
I	Q3 2026	Construction and startup	250	50,000	25,000,000
II	Q3 2028	Domestic, Industrial and Fire Suppression; Tier I	1,000 (operations)	1,000,000 (operations)	250,000,000

The amounts for Wastewater Capacity Allocation are based on currently available information, and these amounts may vary from Customer's actual usage if Customer elects to proceed with the Project.

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EXHIBIT C

WATER AND WASTEWATER IMPROVEMENTS

Tier I (as described below and in general conformance with the depictions attached hereto, collectively, the "Water and Wastewater Improvements for Tier I"):

Water

Scope 1: Water Distribution - Washington Road

1. General description: New 4,600 LF 16-IN water main for the provision of potable water and fire protection to the Project.
2. Location: Waterline alignment along Washington Road from the intersection of Arrowhead to 5256 Washington Road.
3. Detailed Scope
    1. 4,600 LF of 16-IN water main. Open trench install.
    2. Designed and constructed, as much as feasible, in existing Rights of Way. TBD

Tier II (as described below and in general conformance with the depictions attached hereto, collectively, the "Water and Wastewater Improvements for Tier II"):

Scope 1: Water Distribution - Stillwell Road

1. General description: New 13,000 LF 16-IN water main for the provision of potable water and fire protection to the Project.
2. Location: Waterline alignment from intersection with Farrington Road along Stillwell Road to Robert M. Davis Parkway.
3. Detailed Scope
    1. 13,000 LF of 16-IN water main. Open trench install.
    2. Designed and constructed, as much as feasible, in existing Rights of Way.

Scope 2: Water Distribution - Farrington Road

1. General description: New 5,300 LF 16-IN water main for the provision of potable water and fire protection to the Project.
2. Location: Waterline alignment along Farrington Road from the intersection of Stillwell Road to Washington Road.
3. Detailed Scope

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1. 5,300 LF of 16-IN water main. Open trench install.

2. Designed and constructed, as much as feasible, in existing Rights of Way. TBD

Scope 3: Water Distribution - Washington Road Tier II

1. General description: New 4,000 LF 16-IN water main for the provision of potable water and fire protection to the Project.

2. Location: Waterline alignment along Washington Road from the intersection of Farrington Road to 5256 Washington Road.

3. Detailed Scope

    1. 4,000 LF of 16-IN water main. Open trench install.

    2. Designed and constructed, as much as feasible, in existing Rights of Way. TBD

Scope 4: Water Distribution - Drake Road

1. General description: New 4,600 LF 20-IN water main for the provision of potable water and fire protection to the Project.
2. Location: Waterline alignment from Washington Road, through private land, along Drake Road.
3. Detailed Scope
    1. 4,600 LF of 20-IN water main. Open trench install.
    2. Designed and constructed, where feasible, in existing Rights of Way along with new easements, acquired by the City of Piqua.
    3. TBD

Scope 5: Water Storage - Farrington Road

1. General description: New 1.5 MG elevated water storage tank.
2. Location: Intersection of Farrington Road and Stillwell Road.
3. Detailed Scope
    1. 1,500,000 gal elevated storage tank.
    2. Controls, communication systems, and alarms, as required.
    3. Concrete foundation, grading, and site preparation.
    4. Designed and constructed, in new easements, acquired by the City of Piqua. TBD

Scope 6: Water Conveyance

1. General description: New 4.0 MGD water booster pump station.
2. Location: Drake Road.
3. Detailed Scope
    1. 4.0 MGD booster pump station and standby generator.
    2. Controls, communication systems, and alarms, as required.
    3. Designed and constructed, in new easements, acquired by the City of Piqua.
    4. Operations and maintenance at all times when the pump station is in use. TBD

Wastewater

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Scope 7: Wastewater Collection - Drake Road

1. General description: New 5,900 LF 24-IN gravity sewer main for the provision of sanitary wastewater service to the Project.
2. Location: Sewer alignment on Drake Road to Hemm Road.
3. Detailed Scope
    1. 5,900 LF of 24-IN sewer. Open trench install.
    2. Designed and constructed, where feasible, in existing Rights of Way along with new easements, acquired by the City of Piqua. TBD

Scope 8: Wastewater Collection - Washington Road

1. General description: New 6,000 LF 24-IN gravity sewer main for the provision of sanitary wastewater service to the Project.
2. Location: Sewer alignment on Washington Road to Farrington Road.
3. Detailed Scope
    1. 6,000 LF of 24-IN gravity sewer. Open trench install.
    2. Designed and constructed, as much as feasible, in existing Rights of Way. TBD

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Table 1. Infrastructure Cost to be Funded by Customer

Water and Wastewater System Improvements	Delivery Date	Soft Costs (Design, Review, Property Acquisition, and Construction Management Fees)	Construction Costs [USD]
Tier I:			
Scope 1: Water Distribution - Washington Road	Q3 2026	$386,300	$2,200,000
Tier II:			
Scope 1: Water Distribution - Stillwell Road	Q3 2027	$927,035	$5,888 ,883
Scope 2: Water Distribution - Farrington Road	Q3 2027	$409,358	$2,333,310
Scope 3: Water Distribution - Washington Road Tier II	Q3 2027	$323,003	$1,777,760

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Scope 4: Water Distribution - Drake Road	Q3 2027	$349,840	$2,000,000
Scope 5: Water Storage - Farrington Road	Q3 2029	$1,713,000	$12,600,000
Scope 6: Water Conveyance	Q3 2027	$1,308,600	$8,400,000
Scope 7: Wastewater Collection - Drake Road	Q3 2027	$744,680	$4,800,000
Scope 8: Wastewater Collection - Washington Road	Q3 2028	$709,680	$4,500,000
Total Cost		$6,871,496	$44,499,953

Construction Schedule

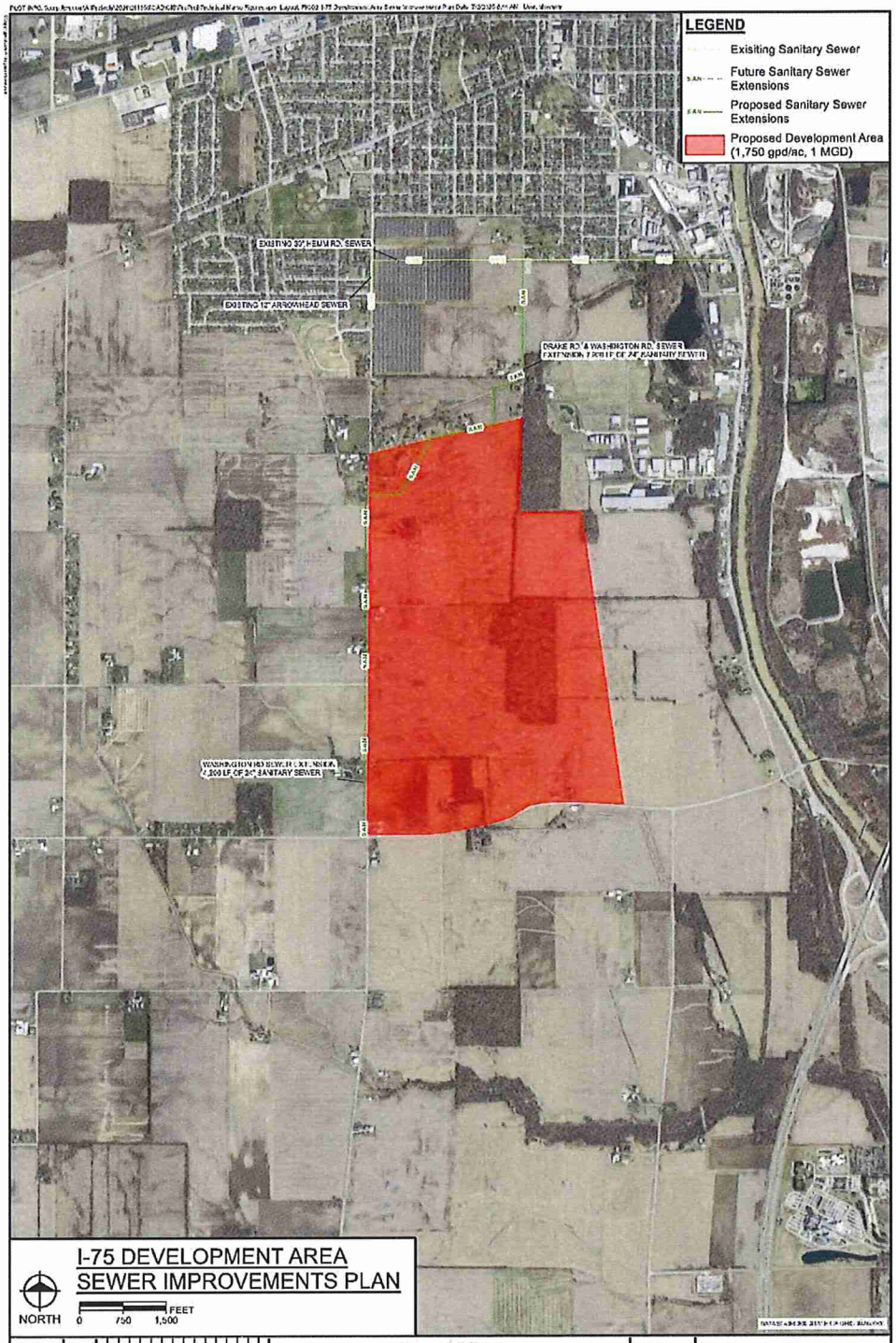
Tier	Construction Completion Deadline
I	Q3 2026
II	Q3 2028

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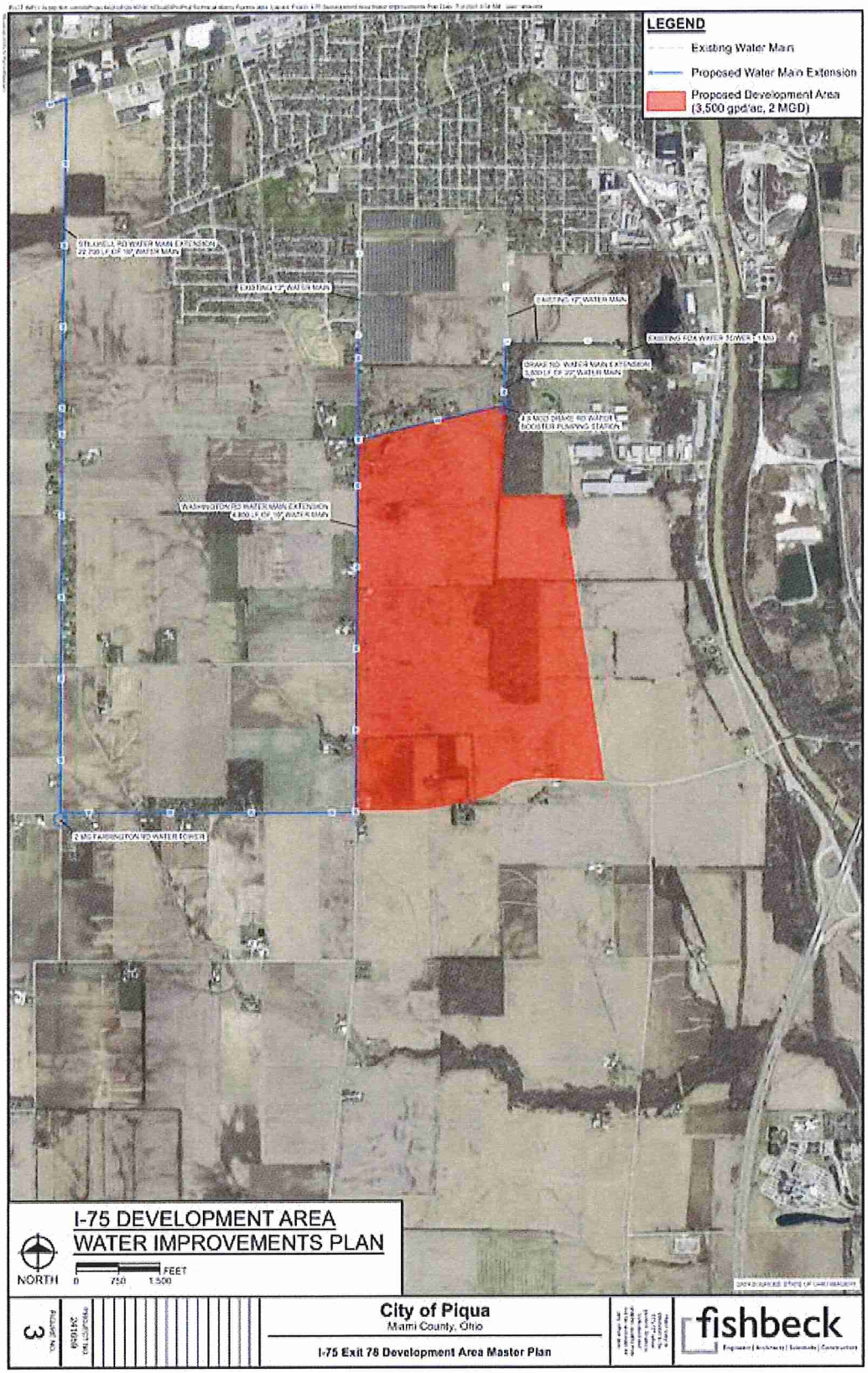
Depictions

Water and Wastewater Infrastructure Improvements

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EXHIBIT D

EFFLUENT QUALITY LIMITS

Parameter	Limit (mg/L)
Arsenic	2.5
Cadmium	1.5
Chromium, Total	38.2
Chromium, Hex	6.0
Copper	50.2
Cyanide, Total	14.8
Cyanide, Free	11.9
Lead	14.4
Mercury	0.023
Molybdenum	10.0
Nickel	31.4
Selenium	2.7
Silver	1.2
Zinc	32.2

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EXHIBIT E

FEES and RATES

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APPENDIX: WATER SUMMARY OF RATES AND FEES

§ 53.01 RATES WITHIN CITY.

(1) *Bracket One.* The first 1,000 gallons, or any part thereof, consumed per month.

Size of Meter	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
5/8-inch	$ 28.23	$ 28.23	$ 28.23
3/4-inch	$ 38.29	$ 38.29	$ 38.29
1-inch	$ 50.25	$ 50.25	$ 50.25
1-1/2-inch	$ 71.08	$ 71.08	$ 71.08
2-inch	$ 177.58	$ 177.58	$ 177.58
3-inch	$ 259.59	$ 259.59	$ 259.59
4-inch	$ 432.70	$ 432.70	$ 432.70
6-inch	$ 840.32	$ 840.32	$ 840.32
8-inch	$ 1,472.01	$ 1,472.01	$ 1,472.01
10-inch	$ 2,104.11	$ 2,104.11	$ 2,104.11
12-inch	$ 2,736.01	$ 2,736.01	$ 2,736.01

(2) Bracket Two. Monthly charge for water in excess of 1,000 gallons, but not exceeding 25,000 gallons shall be $10.40 per 1, 000 gallons.

Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
$ 10.40	$ 10.40	$ 10.40

(3) *Bracket Three.* Monthly charge for water in excess of 25,000 gallons, but not exceeding 250,000 gallons shall be $7.34 per 1,000 gallons.

Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
$7.34	$7.34	$7.34

(4) *Bracket Four.* Monthly charge for water in excess of 250,000 gallons, but not exceeding 1,000,000 gallons shall be $6.50 per 1,000 gallons.

Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
$6.50	$6.50	$6.50

(5) *Bracket Five.* Monthly charge for water in excess of 1,000,000 gallons, but not exceeding 3,000,000 gallons shall be $5.75 per 1,000 gallons.

Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
$5.75	$5.75	$5.75

(6) *Bracket Six.* Monthly charge for all water in excess of 3,000,000 gallons shall be $5.17per 1,000 gallons.

Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
$5.17	$5.17	$5.17

(C) *Private fire service maintenance fees.*

Size of Tap	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
4-inch or less	$31.16	$31.16	$31.16
6-inch	$70.09	$70.09	$70.09
8-inch	$90.15	$90.15	$90.15
10-inch	$127.64	$127.64	$127.64
12-inch	$155.49	$155.49	$155.49

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§ 53.06 WATER SERVICE AND METER INSPECTION FEES.

(1) Service fees (including seasonal accounts).

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Water- Residential	$ 25	$ 25.75	$ 26.52
Water- Commercial and Industrial	$ 50	$ 51.50	$ 53.05

(2) Meter inspection fees.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Water- Residential	$ 50	$ 52	$ 53
Water- Commercial and Industrial	$ 100	$ 103	$ 106

(B) *Customer Specific Service Call.* For all service calls outside normal duty hours, a charge will be made.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Off hours service call	$ 100.00	$ 103.00	$ 106.09

(C) *Meter test fee.* If a meter registers within the accuracy limits, a fee will be charged.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Meter Test Fee	$ 75	$ 77	$ 80

(F) Annual backflow recertification fee per device.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Annual Backflow recertification fee	$ 25.00	$ 25.75	$ 26.52

(G) Water Laboratory Outside Customer Testing Fees:.

		Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Harmful Algae Bloom (HAB)		$ 80.00	$ 82.40	$ 84.87
Algae-Total Microcystins-ADDA-Automated(OHIO EPA DES701.0-A)				
Total Coliform with OEPA Submission	Micro- Colilert-24(SM9	$ 30.00	$ 30.90	$ 31.83

(H) Water Hydrant Meter Rentals

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Water Hydrant Meter Fee	$ 100.00	$ 103.00	$ 106.09
Water Meter Hydrant Monthly Charge	$ 20.00	$ 20.60	$ 21.22
Water Usage per 1,000 gallons	$ 10.40	$ 10.40	$ 11.40
Refundable Deposit (Loss or damage)	$ 1,500.00	$ 1,545.00	$ 1,591.35

(I) Water Haulers Fees. Fees are pre-paid at the Utility Business Office and station is located at WTP.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Annual account charge	$ 36.00	$ 37.08	$ 38.19
Water Usage per 1,000 gallons	$ 11.00	$ 11.33	$ 11.67

§ 53.07 NEW SERVICE.

(A) The tap-in charge for a new services shall be according to the following schedule.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Up to 1-inch	$ 1,500.00	$ 1,545.00	$ 1,591.35
2-inch	$ 4,000.00	$ 4,120.00	$ 4,243.60
4-inch	$ 8,000.00	$ 8,240.00	$ 8,487.20
Greater than 6-inch	$ 20,000.00	$ 20,600.00	$ 21,218.00

(D) The tap-in charge for fire service only shall be as follows.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Up to 1-inch	$ 1,500.00	$ 1,545.00	$ 1,591.35
2-inch	$ 4,000.00	$ 4,120.00	$ 4,243.60
4-inch	$ 8,000.00	$ 8,240.00	$ 8,487.20
Greater than 6-inch	$ 20,000.00	$ 20,600.00	$ 21,218.00

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APPENDIX: SEWER FEES AND RATES SUMMARY

§ 51.46 PERMIT APPLICATION FEES.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Up to 1-inch	$ 1,500.00	$ 1,545.00	$ 1,591.35
2-inch	$ 4,000.00	$ 4,120.00	$ 4,243.60
4-inch	$ 8,000.00	$ 8,240.00	$ 8,487.20
Greater than 6-inch	$ 20,000.00	$ 20,600.00	$ 21,218.00

Sewer Tap charges are based off of approved and permitted water tap size

§ 51.81 WASTEWATER SERVICE FEES.

(A) Base Charge per month - includes first 1,000 gallons:

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Base Charge	$ 28.80	$ 28.80	$ 28.80

(B)Volume Charge (per 1,000 gallons) :

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Domestic Class	$ 9.10	$ 9.10	$ 9.10
Commercal Class	$ 8.63	$ 8.63	$ 8.63
Industrial Class			
First 1,000,000 gallons	$ 7.33	$ 7.33	$ 7.33
Over 1,000,000 gallons	$ 4.76	$ 4.76	$ 4.76
Septage Class	$ 77.25	$ 79.57	$ 81.95
Biochemical oxygen demand per 100 lbs	$ 32.77	$ 32.77	$ 32.77
Suspended solids per 100 lbs	$ 35.48	$ 35.48	$ 35.48

(C) Industrial waste surveillance charge (per month):

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Industrial waste surveillance charge	$ 260.00	$ 267.80	$ 275.83

(D) Septage key card purchase, upon account set up or if lost.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Septage Access Key Card	$ 11.00	$ 12.00	$ 13.00

(F) Customer Specific *Service Call.* For all service calls outside normal duty hours, a charge will be made.

	Effective 1/1/2023	Effective 1/1/2024	Effective 1/1/2025
Off hours service call	$ 100.00	$ 103.00	$ 106.09

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ADDENDUM 1 TO WATER AND WASTEWATER AGREEMENT: INFRASTRUCTURE IMPROVEMENTS

The Parties to that certain Water and Wastewater Agreement dated _____, 2025, (the "Agreement") hereby append and incorporate this Addendum 1 into the Agreement to address infrastructure improvements necessary to serve the Project. As of _____, 2025, this Addendum is added to and forms a portion of the Agreement.

(a) Definitions. The following terms shall have the following meanings:

1) "Customer Representatives" means Customer's employees, contractors, subcontractors, consultants, representatives, and agents.
2) "Construction Delay" means the City of Piqua has failed to meet a deadline set forth in the Construction Schedule (as defined below), or Customer has reasonably determined that the City of Piqua will fail to meet such a deadline.
3) "Construction Documents" means any and all contracts (including construction contracts), licenses, permits and insurance to which the City of Piqua is a party or carries in connection with the design and/or construction of the Water and Wastewater Improvements.
4) "The City of Piqua Representatives" means the City of Piqua's employees, contractors, subcontractors, consultants, representatives, and agents retained or employed in connection with constructing the Water and Wastewater Improvements (as defined below).
5) "Force Majeure Event" means a matter beyond the reasonable control of the Party to perform (excluding unfavorable economic conditions), including: acts of God, including earthquakes, fire, floods, tornados, hurricanes and extreme weather conditions; explosions; acts of terrorism; financial and/or banking crises that limit normal extensions of credit; acts of a public enemy; war; riot; civil disturbances; insurrection; pandemics (including, but not limited to, COVID-19); market-wide strikes; market-wide labor disputes; vandalism or civil commotion; discovery of hazardous materials;, and acts of the United States of America or the State of Ohio.

(b) Water and Wastewater Improvements. The City of Piqua acknowledges that water and wastewater infrastructure capable of meeting the needs of the Project must exist and remain operational to allow for the successful development and operation of the Project, without which Customer would be unable to locate the Project on the Property. Promptly following the Effective Date, The City of Piqua shall commence and thereafter use diligent efforts to complete the design and construction of certain improvements to City of Piqua's existing water and wastewater infrastructure (as such improvements are more particularly described on Exhibit C to the Agreement for the Water and Wastewater Improvements for Tier I and II, and are collectively the "Water and Wastewater Improvements") in accordance with this Agreement, including the Construction Schedule.

(c) Construction. The City of Piqua shall, and shall cause the City of Piqua Representatives to, design and construct the Water and Wastewater Improvements: (i) in accordance with plans and specifications reasonably approved by Customer; (ii) in accordance with the timing and deadlines in the construction schedule set forth on Exhibit C or as the Parties may otherwise mutually agree to in writing from time to time (the "Construction Schedule"); (iii) in such a manner as to maintain harmonious labor relations and as not to interfere with or delay any work on the Project to be performed by Customer or Customer Representatives; and (iv) in such a manner that Customer and Customer Representatives shall have reasonable vehicular and pedestrian access to the Property via public right of way or any easements of record at all times. The City of Piqua shall, and shall cause the City of Piqua Representatives to, act in a commercially reasonable manner and endeavor in good faith to ensure the timely progression of

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construction of the Water and Wastewater Improvements. The City of Piqua shall deliver to Customer regular updates (not less than biweekly or more often upon request of Customer) regarding the progress of and schedule for completion of the Water and Wastewater Improvements, including whether the City of Piqua anticipates any delays, whether caused by weather conditions, Force Majeure Events, or any other circumstances. For the avoidance of doubt, The City of Piqua agrees that completion of the Water and Wastewater Improvements, or any portion thereof, shall not be a condition to submittal or approval of construction plans, building permits, certificate(s) of occupancy, the plat for the Property or any other approval required for the Customer to begin or complete construction on the Property, and Customer may submit such plans and applications at any time and from time to time.

(d) Force Majeure. If due to the occurrence of a Force Majeure Event a Party is unable to meet any obligation hereunder, then the deadline for performing such obligation shall be automatically extended by one (1) day for each day of such Force Majeure Event; provided that such Party shall diligently and in good faith act to the extent within its power to remedy the circumstances of such Force Majeure Event affecting its performance or to complete performance in as timely a manner as is reasonably possible. If any Force Majeure Event interferes with the performance by a Party hereunder, such Party shall notify the other Party in writing within ten (10) business days after becoming aware of the Force Majeure Event, provided, however, that only one notice is necessary in the case of a continuing delay.

(e) Extraordinary Measures. If a Construction Delay occurs, then Customer may, in its sole discretion, direct the City of Piqua to take any additional measures to expedite the progress of the work, ("Extraordinary Measures"), in which case the City of Piqua shall undertake such Extraordinary Measures if operationally feasible. Extraordinary Measures may include without limitation, the City of Piqua taking one or more of the following corrective measures to expedite the progress of the work, including (i) working additional shifts or overtime, and, (ii) supplying additional manpower, equipment and facilities and (iii) taking similar measures. the City of Piqua shall ensure that it has the right to take reasonable Extraordinary Measures (including, at least, those described in the preceding sentence) under the Construction Documents and shall include such Extraordinary Measures in its advertisement for a bid for construction of all or any portion of the Water and Wastewater Improvements. Extraordinary Measures shall continue until the progress of the construction of the Water and Wastewater Improvements is in accordance with or ahead of the Construction Schedule. Extraordinary Measures will not apply to circumstances outside of the control of the City and which were not reasonably foreseeable, such as material supply issues incurred by third-party contractors. The City of Piqua shall cooperate with Customer in good faith to cause the commencement, progress and completion of the Water and Wastewater Improvements by the dates set forth in the Construction Schedule.

(f) Bid and Construction Documents Review. From and after the Effective Date, prior to advertising for bid any portion of the Water and Wastewater Improvements, the City of Piqua shall provide to the Customer a complete copy of the bid documents to be advertised, which the Customer shall review and provide any comments to within a commercially reasonable period of time. The City of Piqua shall deliver to the Customer all proposed or previously executed contracts for design of the Water and Wastewater Improvements as well as bids received for the construction of the Water and Wastewater Improvements (collectively, the "Infrastructure Improvement Bids") and Construction Documents promptly following the City of Piqua's receipt thereof. The City of Piqua shall not award any Infrastructure Improvement Bids or enter into any Construction Documents before obtaining the Customer's written approval thereof, which Infrastructure Improvement Bids of Construction Documents the Customer shall review within a commercially reasonable time following the Customer's receipt thereof. The City of Piqua shall cause any Construction Documents relating to work performed on the Property to require the contractor thereunder to list Customer as an additional insured on its commercial general liability insurance policies and provide a certificate to Customer evidencing the same prior to

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entering on the Property. Except for change orders valued below the Change Order Threshold set forth immediately below, the City of Piqua shall not amend or modify any Construction Documents without obtaining the Customer's prior written approval. In addition, the City of Piqua shall notify the Customer of any request for a change order from a contractor or professional service provider related to the Water and Wastewater Improvements within five (5) Business Days following the City of Piqua's receipt of such request for change order, and the City of Piqua shall obtain written approval of the Customer prior to the City of Piqua converting such request for a change order into an actual change order that increases the applicable contract amount in the aggregate (with all other approved change order requests for the applicable contract) by more than the lesser of One Hundred Thousand Dollars ($100,000.00) or ten percent (10%) of the original amount ("Change Order Threshold"), which approval will not be unreasonably withheld. The Change Order Threshold shall apply to any type of Construction Costs, whether Hard Costs or Soft Costs (as each of those terms are defined below). For any change order request that requires the Customer's written approval under this Section, the Customer shall review any such change order request within fourteen (14) days after receiving both (i) the City's request for such approval, and (ii) the supporting documentation for the change order request. For any change order request that does not require the Customer's written approval under this Section, the City shall give notice to Customer of the value of such change order (whether it is an additive or deductive change order) within 30 days of its execution. Within thirty (30) days following either (i) written approval for any change order request that requires the Customer's written approval under this Section or (ii) notice to Customer for any change order request that does not require the Customer's written approval under this Section, the Company shall deposit the amount required to satisfy the change order request into the Escrow Account (as defined below) if the Escrow Account at that time does not already contain funds sufficient for such amount.

(g) Water and Wastewater Improvements Escrow. The Customer shall pay for the reasonable costs incurred by the City in constructing the Water and Wastewater Improvements in accordance with this Agreement that are (i) hard construction costs ("Hard Costs"), or (ii) permit fees and third-party engineering and design costs, review fees, property acquisition fees, and construction management(including construction engineering and construction observation costs) ("Soft Costs" and, together with Hard Costs, "Construction Costs").

Within ninety (90) days of execution of this Agreement, the Parties shall establish an escrow account to be held by a financial institution or title agency ("Escrow Agent") agreed to by the Parties (the "Escrow Account"). The Parties understand that in order to establish the Escrow Account they will need to enter into a separate agreement with the Escrow Agent and hereby agree to work cooperatively with each other to reach such agreement. As a condition precedent for the City to solicit bids to construct any of the enumerated Scopes identified in Tier I and Tier II in Table 1 of Exhibit C (each a "Scope"), the Customer shall deposit funds into the Escrow Account in accordance with the terms set forth in this Section.

Within thirty (30) days of establishing the Escrow Account, the Customer shall deposit $6,871,496.00 into the Escrow Account for Soft Costs that have been or will be incurred by the City. The total Soft Costs eligible for reimbursement from the Escrow Account pursuant to a Disbursement Request (defined below) shall not exceed $6,871,496 without the written approval of the Customer (the "Soft Cost Limit").

For each Scope (or any part thereof), the Customer shall issue a written notice to proceed to the City (each a "Notice to Proceed"). Upon receiving a Notice to Proceed for a Scope (or any part thereof), the City shall begin the bidding process for the work associated with the applicable Scope (or any part thereof). Thereafter, within sixty (60) days after the opening of bids for any such Scope (or any part thereof), and before the time that the City awards the bid for that particular Scope (or any part

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thereof) in accordance with its normal procedures, the Customer shall deposit into the Escrow Account an amount equal to the actual bid award amount for that Scope (or any part thereof). The Customer may issue a Notice to Proceed for any number of Scopes at the same time (in which case the Customer's obligation to deposit funds into the Escrow Account under the terms of this Section shall apply to each such Scope, or portion thereof, identified in the Notice to Proceed).

Except as otherwise set forth herein, the funds in the Escrow Account shall be used exclusively for the purpose of paying or reimbursing the City for the Construction Costs for the Water and Wastewater Improvements. Prior to withdrawing any funds from the Escrow Account, the City shall: (i) submit to Customer's designated representative a disbursement request for the Construction Costs in the form attached hereto as Exhibit A to Addendum 1 along with supporting documentation (each a "Disbursement Request") and (ii) obtain Customer's approval for the disbursement. Upon receiving a Disbursement Request, Customer shall within thirty (30) days review the Disbursement Request and determine any amount approved for disbursement, with such approval not to be unreasonably withheld. Each Disbursement Request shall include all invoices to the City and any other supporting documentation reasonably requested by the Customer. A Disbursement Request shall not be considered complete until all such documentation has been provided to the Customer by the City. Any amount approved by Customer upon review of a Disbursement Request may thereafter be withdrawn from the Escrow Account and paid to the City. The Construction Costs eligible for approval pursuant to a Disbursement Request shall exclude any costs in excess of the contract prices set forth in the applicable Construction Documents, except insofar as a particular Construction Document may be amended by any change order that has been approved by the Customer or is otherwise permitted under the terms of this Section. A Disbursement Request may include Soft Costs, in which case the total Soft Costs eligible for approval pursuant to a Disbursement Request shall not exceed in the aggregate the Soft Cost Limit. The City shall separately identify the amount of any Soft Costs included in a Disbursement Request.

The Customer shall be responsible for all fees charged by the Escrow Agent. At completion of all Water and Wastewater Improvements, the Escrow Agent shall return any of the remaining money in the Escrow Account to the Customer.

If Customer terminates this Agreement for any reason other than a default by the City of Piqua, (1) the City of Piqua shall, within two (2) Business Days of such termination, cease all work and cancel all contracts relating to the Water Improvements, and (2) Customer's obligation to reimburse the City of Piqua under this Section (f) shall survive such termination with respect to Construction Costs that have been incurred by the City of Piqua prior to or as a result of such cancellation.

(h) Underpayment or Overpayment Amount. Within ninety (90) days after the completion of the construction of the Water and Wastewater Improvements, the City shall certify the final completion of the work in accordance with the Water and Wastewater Improvements and/or certify a list of any deviations from the Water and Wastewater Improvements, and provide to the Company with an itemized accounting of the final costs and expenses for the Water and Wastewater Improvements (the "Total Cost") with supporting documentation available upon request (the "Itemized Accounting Statement"). The Total Cost shall include, subject to the Soft Cost Limit, only the reasonable and actually incurred costs of the City to design and construct, or cause the design and construction of, the Water and Wastewater Improvements.

If the Total Cost as set forth in the Itemized Accounting Statement is less than the sum of the Company's reimbursement contribution towards all Constructions Costs as outlined in Table 1 of Exhibit C (with any such difference referred to herein as the "Overpayment Amount"), the City shall pay to the Company an amount equal to the Overpayment Amount within sixty (60) days after the date the City delivers the Itemized Accounting Statement to the Company under this Section.

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If the Total Costs as set forth in the Itemized Accounting Statement exceed the sum of the Company's reimbursement contribution towards all Constructions Costs as outlined in Table 1 of Exhibit C (with any such difference referred to herein as the "Underpayment Amount"), the Company shall pay, or cause to be paid, to the City an amount equal to the Underpayment Amount within sixty (60) days after the City delivers the Itemized Accounting Statement to the Company under this Section.

If for any reason the Parties do not agree on the calculation of the Overpayment Amount or Underpayment Amount, as may be applicable, the Parties shall work together in good faith to resolve their differences regarding any such calculation during the sixty (60) day period after the City delivers the Itemized Accounting Statement to the Company.

(i) To the best of the City of Piqua's knowledge and belief, all of the properties within which Water and Wastewater Improvements are to be constructed are free of soil and ground water contamination.

[Signatures appear on following page]

Legal Approved

CITY:

CITY OF PIQUA, OHIO,
a municipal corporation of the State of Ohio

By: _____
L. Paul Oberdorfer, City Manager

Approved as to form:

Jessica Stiltner
Law Director

By: _____
Jessica Stiltner, Law Director

CUSTOMER:

J5 LLC d/b/a Shaytura LLC,
a Delaware limited liability company

By: _____
Name: Pamela A. Gregorski
Title: President

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EXHIBIT A TO ADDENDUM 1

FORM OF
DISBURSEMENT REQUEST

Date: _____, 202_
To: J5 LLC d/b/a Shaytura LLC
From: City of Piqua

Re: Disbursement Request No. _____ for Construction Costs of Water and Wastewater Improvements (this "Disbursement Request")

J5 LLC d/b/a Shaytura LLC ("J5") and the City of Piqua ("the City") are parties to that certain Water and Wastewater Agreement dated as of the _____ day of _____, 2025 (the "Agreement"). Capitalized terms used herein and not otherwise defined shall have the meaning given in the Agreement. This Disbursement Request is given pursuant to the Agreement.

1. The City hereby requests disbursement from the Escrow Account in the amount of $_____. This request includes $_____ in Soft Costs.

2. The proposed date for the requested disbursement is [_____, 202_].

3. Attached hereto is the scope of work, invoice or other similar documents that details the work that will be or has been completed in connection with the requested disbursement.

4. J5 shall have thirty (30) days to review this Disbursement Request. If additional information is reasonably required to review this Disbursement Request, J5 may request such additional information from the City, in which case J5 shall have thirty (30) days review this Disbursement Request from the date that such additional information is provided by the City.

5. Any amount of this Disbursement Request approved by J5 shall be eligible for disbursement to the City from the Escrow Account.

Requested by City of Piqua

By: _____
Name:_____
Title:_____

Approved by J5 LLC d/b/a Shaytura LLC:

Amount Approved: _____

By:_____
Name:_____
Title:_____

Legal Approved

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 19, 2026	
REPORT TITLE	**Resolution No. R-68-26** A Resolution authorizing a Purchase Order(s) to Utility Service Co., Inc. for continued Water Tower Maintenance for 2026	
SUBMITTED BY	Kevin Krejny, Director Water	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Per City of Piqua and Utility Services Co., LLC 2026, yearly Tank Maintenance costs for RM Davis Tower ($229,557) and Ash Street Tower ($83,758.16). Each tank has a long-term contract for tank-related maintenance services. (Numerous historical documents and resolutions related to this work are attached in agenda packet.)	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	$325,000 from 403 Water Fund in 2026 Budget
	Expenditure $:	$313,315.16 plus 5% contingency = $328,980.92
	Source of Funds:	403-302-601-7553
	Narrative:	Ongoing Tank Maintenance Service. Note Ash Street Tank will have exterior coating performed in 2026.
ATTACHMENTS	1. tank maintetance 2. 20230908075203443 3. CITY OF PIQUA CITY OH - RM DAVIS TANK - 1.5MG FLUTED COLUMN - SOW1 MP CONTRACT SIGNED 2.26.24 (1) 4. CITY OF PIQUA CITY OH MSA SIGNED 5. Res. No. R-32-24 (1) 6. Tank Coating and Mixing Contract	

Resolution No. R-68-26

A Resolution authorizing a Purchase Order(s) to Utility Service Co., Inc. for continued Water Tower Maintenance for 2026

WHEREAS, City of Piqua has contracted Utility Service Co., LLC since 2014 for the ongoing tank maintenance of Ash Street Water Tower;
WHEREAS, City of Piqua has contracted Utility Service Co., LLC since 2024 for ongoing tank maintenance of RM Davis Water Tower;
WHEREAS, annual expenditures exceed $75,000 to satisfy these ongoing contracts with Utility Service Co., LLC related to tank maintenance;
WHEREAS, City of Piqua authorizes the City Manager and Financial Officer to execute these purchase orders.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

_____
JAMES D. VETTER, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Commissioner DeBrosse, seconded by Commissioner Walker, and on roll call the following vote ensued:

Mayor James D. Vetter	_____
Commissioner Frank DeBrosse	_____
Commissioner Paul Simmons	_____
Commissioner Rick Walker	_____
Commissioner Philip Wead	_____

Project	Tank Name	Tank Information	Task Name	Start Date	Completion Date	Sr Status	Sr Number
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	9/22/2015	9/22/2015	Closed	589495
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	UPFRONT RENOVATION INTERIOR AND EXTERIOR	10/2/2015	10/2/2015	Closed	562091
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	TRS MIXING SYSTEM	6/30/2016	6/30/2016	Closed	562303
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	11/17/2016	11/17/2016	Closed	687127
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WASHOUT	7/17/2017	7/17/2017	Closed	782389
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	7/19/2017	7/19/2017	Closed	891903
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	11/21/2017	11/21/2017	Closed	891905
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	6/5/2018	6/5/2018	Closed	959605
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	8/30/2018	8/30/2018	Closed	959025
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	11/20/2018	11/20/2018	Closed	959609
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	8/29/2019	8/29/2019	Closed	1048743
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	ROV INPSECTION	9/19/2019	9/19/2019	Closed	1041699
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	12/17/2019	12/17/2019	Closed	1048745
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	5/13/2020	5/13/2020	Closed	1148507
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	11/16/2020	11/16/2020	Closed	1158827
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	12/31/2020	12/31/2020	Closed	1158809
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	4/29/2021	4/29/2021	Closed	1224611
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WASHOUT	10/13/2021	10/13/2021	Closed	1216345
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	12/30/2021	12/30/2021	Closed	1224613
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	3/3/2022	3/3/2022	Closed	1510533
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	3/3/2022	3/3/2022	Closed	1493545
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	12/13/2022	12/13/2022	Closed	1510555
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	5/4/2023	5/4/2023	Closed	1804705
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	ROV INPSECTION	8/1/2023	8/1/2023	Closed	1792737
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	11/28/2023	11/28/2023	Closed	1804727
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	3/13/2024	3/13/2024	Closed	2094517
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	5/7/2024	5/7/2024	Closed	2092345
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	12/10/2024	12/10/2024	Closed	2092367
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	1/1/2025	12/31/2025	Open	2231177
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WASHOUT	1/1/2025	12/31/2025	Open	2231173
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	4/30/2025	4/30/2025	Closed	2231175

131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	PAINT EXTERIOR	1/1/2026	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2026	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	1/1/2026	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	1/1/2026	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2027	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	1/1/2027	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	1/1/2027	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	PAINT INTERIOR	1/1/2028	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2028	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	1/1/2028	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	1/1/2028	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WASHOUT	1/1/2029	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	1/1/2029	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	1/1/2029	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2030	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	SPRINT TREATMENT	1/1/2030	-	Future	-
131673	EAST ASH TANK	1,000,000 FLUTED COLUMN	WINTER TREATMENT	1/1/2030	-	Future	-

Project	Tank Name	Tank Information	Task Name	Start Date	Completion Date	Sr Status	Sr Number
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	VISUAL INSPECTION	8/14/2024	8/14/2024	Closed	2165523
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	PAINT EXTERIOR	8/16/2024	8/16/2024	Closed	2165521
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	WASHOUT	1/1/2025	12/31/2025	Open	2434249
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	WASHOUT	1/1/2026	-	Future	-
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2027	-	Future	-
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2028	12/31/2028	Open	2165527
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	PAINT INTERIOR	1/1/2028	12/31/2028	Open	2165525
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2029	-	Future	-
157009	RM DAVIS TANK	1,500,000 FLUTED COLUMN	VISUAL INSPECTION	1/1/2030	-	Future	-

Please note that this schedule represents planned maintenance items and is subject to change based on needs of the tank as defined during inspections.

9.29 Multi-year asset management professional service contracts.

(A) The following political subdivisions may enter into, by direct negotiation or through the solicitation of requests for proposals or requests for qualifications, a multi-year, asset management professional service contract for the engineering, repair, sustainability, water quality management, and maintenance of a water storage tank and appurtenant facilities owned, controlled, or operated by that political subdivision, but only if the contract complies with division (B) of this section:

(1) A board of county commissioners, board of directors of a conservancy district, board of directors of a sanitary district, or board of trustees of a regional water and sewer district;

(2) A municipal corporation through its director of public service, mayor, city manager, board of trustees of public affairs, village administrator, or other contracting officer, commission, board, or authority as authorized by ordinance of the municipal corporation's legislative authority.

(B) A contract entered into pursuant to division (A) of this section shall include provisions that do all of the following:

(1) Provide that the contracting political subdivision is not required to make total payments in a single year that exceed the excess of (a) the political subdivision's water utility charges over (b) the operating expenses of the water system payable from such charges and the principal, interest, and other debt charges, including reserves and coverage requirements, for outstanding debt due in that year;

(2) Require that the work performed be done under the supervision of a professional engineer licensed under Chapter 4733. of the Revised Code, who certifies that the work will be performed in compliance with all applicable codes and engineering standards;

(3) Provide that if, on the date of commencement of the contract, the water tank or appurtenant facilities require engineering, repair, sustainability, water quality management, or service in order to bring the tank or facilities into compliance with federal, state, or local requirements, the party contracting with the political subdivision must provide the engineering, repair, sustainability, water quality management, or service. The cost of the work necessary to ensure such compliance shall be itemized separately and may be charged to the political subdivision in payments spread over a period of not less than three years from the date of commencement of the contract. The charges shall be paid after provision is made to pay operating expenses and the principal, interest, and other debt service charges, including reserves and coverage requirements for outstanding debt due in that year.

Added by 128th General AssemblyFile No.25,SB 85, §1, eff. 6/30/2010.

City of Piqua, Ohio

Budgetary

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
West Tower	Exterior Overcoat Interior Washout	Visual Inspection	Visual Inspection	Visual Inspection	Interior Full Blast with 100% Solids	Visual Inspection	Visual Inspection	Visual Inspection	Visual Inspection	Washout Inspection
	$230,000	$230,000	$230,000	$230,000	$230,000	$42,000	$43,500	$45,250	$46,700	$48,500

The Above includes:

Engineering

All permitting required by Ohio EPA

100% Compliant with ORC (Professional Service)

OEPA Asset Management Compliant

Prevailing wages

Scope of Work

Exterior Overcoat (now and future)

Interior full blast (100% solids)(NSF 600)

Replace Screen with 24 mesh

SCOPE OF WORK NO. 1

TO THE MASTER SERVICES AGREEMENT BETWEEN

UTILITY SERVICE CO., INC.

AND

CITY OF PIQUA CITY, OH

WATER TANK MAINTENANCE – 1,500,000 FLUTED COLUMN – RM DAVIS TANK

1. **Effective Date.** The Effective Date for this Scope of Work No. 1 ("SOW1") shall be _____, 20_____ .

2. **Term.** The Owner agrees to engage the Company to provide the professional services needed to maintain its **1,500,000** gallon water storage tank located at **158 RM Davis Parkway, Piqua, Ohio 45356** (hereinafter, "the Tank"). This SOW1 shall commence on the Effective Date and shall continue in full force and effect for one year. This SOW1 will automatically renew for successive one-year terms unless terminated as defined in Section 10 herein. For purposes of this SOW1, "Contract Year" shall mean the 12-month period which commences on the first day of the month when the SOW1 is executed by the Owner and each successive 12-month period thereafter (hereinafter, "Contract Year" or collectively, "Contract Years").

3. **Company's Engagement and Responsibilities.** This SOW1 outlines the Company's responsibility for the upfront renovation (hereinafter, the "Upfront Renovation") of the Tank and the care and maintenance of the Tank thereafter. The services (collectively, "the Services") that the Company will provide include the following:

   a. The Tank shall receive an Upfront Renovation, which will include: **exterior renovation and repairs prior to the end of Contract Year 1; interior renovation prior to the end of Contract Year 5.**
   b. The Company will annually inspect the Tank. The Tank will be inspected to ensure that the structure is in a sound, watertight condition. The Company will provide a written inspection report to the Owner following each inspection.
   c. Biennially, after the Tank is drained by the Owner, the Company will clean the interior of the Tank and perform a condition assessment on the Tank (hereinafter "Washout Inspection"). During each Washout Inspection, the Tank will be cleaned to remove all mud, silt, and other accumulations from the interior of the Tank. After a Washout Inspection is completed, the interior of the Tank will be thoroughly inspected and disinfected prior to returning the Tank to service; however, the Owner is responsible for draining and filling the Tank and conducting any required testing of the water before returning the Tank to service.
   d. The Company shall provide the engineering and inspection services needed to maintain and repair the Tank during the term of this SOW1. The repairs include: the Tank's expansion joints, water level indicators, sway rod adjustments, vent screens, manhole covers/gaskets, and the Tank's other steel parts not otherwise excluded hereinafter.

e. The Company will clean and repaint the exterior of the Tank at such time as complete repainting is needed. The need for exterior painting of the Tank is to be determined by the appearance and protective condition of the existing paint. At the time that the exterior requires repainting, the Company agrees to paint the Tank with a coating that is the same color as the existing coating and to select a coating system which best suits the site conditions, environment, and general location of the Tank. When exterior painting of the Tank is needed, all products and procedures as to coating systems will be equal to or exceed the requirements of the **State of Ohio** and the American Water Works Association's D102 standard in effect as of the Effective Date (defined hereinafter).

f. The Company will install a lock on the roof hatch of the Tank; however, the provision of such lock does not guarantee the Tank's security during the term of the SOW1. For the avoidance of doubt, security of the Tank and the site where the Tank is located (hereinafter, "Tank Site") are the responsibility of the Owner.

g. In the event of an emergency involving the Tank, the Owner shall provide written notice of such emergency to the Company via its email hotline at the following address: customerservice@usgwater.com. The Company will provide emergency services for the Tank, when needed, to perform all repairs covered under this SOW1. Reasonable travel time must be allowed for the repair unit to reach the Tank Site.

h. When the Tank is taken out of service, the Company will furnish pressure relief valves, if requested by the Owner, so that the Owner can install the valves in its water system while the Tank is being serviced. The Owner assumes all risk and liability for the installation and use of the pressure relief valves.

i. The Company will furnish the Owner with current certificates of insurance, which will summarize the Company's insurance coverage.

4. **Price/Annual Fees.** For the performance of the Services required by Section 3, the Owner shall pay the Company an Annual Fee (hereinafter, "Annual Fee") for each Contract Year of the SOW1. The first **five (5)** Annual Fees shall be **$229,557.00** per Contract Year. The Annual Fee for Contract **Year 6** shall be **$41,984.00**. Each Contract Year thereafter, the Annual Fee shall be adjusted to reflect the current cost of service. The adjustment of the Annual Fee shall be limited to a maximum of 5% annually. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this SOW1.

5. **Payment Terms.** The Annual Fee for Contract **Year 1,** plus all applicable taxes, shall be due and payable **upon completion of the exterior renovation in Contract Year 1. Each subsequent Annual Fee, plus all applicable taxes, shall be due and payable on May 1 of each Contract Year thereafter, beginning on May 1, 2025.** If the Annual Fee, plus all applicable taxes, are not paid within ninety (90) days of the date of invoice, the Company may charge the Owner a late fee on unpaid balances and may also terminate or suspend Services under this SOW1 without notice. The late fee will be 1.5% per month.

6. **Changes or Delays to Services. For purposes of this Section 6, "Unreasonable Delay" shall mean the Owner's delay in releasing the Tank or making the Tank available to the Company for the performance of any of the Services described herein for a period of twenty-four (24) months following the Company's written request for release or access to the Tank.** In the event of Unreasonable Delay, the Company reserves the right to recover its reasonable costs related to the Unreasonable Delay, and the Owner agrees to negotiate with the Company in good faith to determine the amount of its reasonable costs caused by such Unreasonable Delay. Furthermore, the Owner hereby agrees that the Company can replace a Washout Inspection of the Tank with a visual inspection, remotely operated vehicle inspection ("ROV Inspection"), or unmanned aerial vehicle inspection ("UAV Inspection") without requiring the modification of this SOW1.

7. Structure of Tank and Tank Site Conditions. The Company is accepting this Tank to maintain pursuant to the requirements of this SOW1 based upon its existing structure and components as of the Effective Date (defined hereinafter). ***Any modifications to the Tank, including antenna installations, shall be approved by the Company, prior to installation and may warrant an increase in the Annual Fees.*** In addition, changes in the condition of the Tank Site and/or any adjoining properties (e.g., construction of a mall next to the Tank Site which significantly increases the risk of overspray claims, etc.) following the Effective Date, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this SOW1.

8. **Environmental, Health, Safety, Labor, or Industry Requirements.** The Owner hereby agrees that the promulgation of, enactment of, or modification to any environmental, health, safety, or labor laws, regulations, orders, or ordinances (e.g., EPA or OSHA regulations or standards) following the Effective Date of this SOW1, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this SOW1. Furthermore, modifications to industry requirement(s) including, but not limited to, standard(s) or other guidance documents issued by the American Water Works Association, National Sanitary Foundation, and the Association for Materials Protection and Performance, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this SOW1. Said equitable adjustment of the Annual Fees in this SOW1 will reasonably reflect the increased cost of the Services with newly negotiated Annual Fee(s).

The work performed under this Contract is subject to prevailing wages, and the workers who are performing work under this Contract are to be paid no less than the prevailing hourly rate of wages as set by the appropriate authority. Any future work performed by workers under this Contract will be subject to the wage determination of the appropriate authority which is in effect when the work is performed. However, the Owner and the Company hereby agree that if the prevailing wage rates for any job or trade classification increases by more than 5% per annum from the effective date of this Contract to the date in which any future work is to be performed under this Contract, then the Company reserves the right to re-negotiate the annual fee(s) with the Owner. If the Company and the Owner cannot agree on re-negotiated annual fee(s), then: (1) the Company will not be obligated to perform the work and (2) the Company will not be obligated to return past annual fee(s) received by the Company.

9. **Excluded Items.** This SOW1 does NOT include the cost for and/or liability on the part of the Company for: (i) containment of the Tank at any time during the term of the SOW1; (ii) disposal of any hazardous waste materials; (iii) resolution of operational problems or structural damage due to cold weather; (iv) repair of structural damage due to antenna installations or other attachments for which the Tank was not originally designed; (v) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (vi) negligent acts of Owner's employees, agents or contractors; (vii) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (viii) repairs to the foundation of the Tank; (ix) any latent defects or inaccessible areas of the Tank or its components (including, but not limited to, (a) corrosion from the underside of the floor plates, and (b) inaccessible areas of the Tank such as the area between the bottom of the roof plate and the top of the roof rafter); (x) the maintenance, repair or replacement of any electrical components (to include any lighting, such as aviation lights); (xi) the maintenance, repair or replacement of fill lines, insulation, and/or frost jackets; (xii) the maintenance, repair, or replacement of piping of any kind below ground level;; and (xiii) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of God include, but are not limited to, any damage to the Tank or Tank Site which is caused by seismic activity, hurricanes, and/or tornadoes. Acts of terrorism include, but are not limited to, any damage to the Tank or Tank Site which results from an unauthorized entry of any kind to the Tank or Tank Site.

10. **Termination. This SOW1 is an annual contract that shall automatically renew on an annual basis for successive Contract Years so long as:** (i) the Owner pays each Annual Fee to the Company in accordance with the terms herein and (ii) does not terminate the SOW1 pursuant to the terms of this Section. This SOW1 is subject to termination by the Owner only at the end of the then-current Contract Year if written notice of intent to terminate is received by the Company at least ninety (90) days prior to the first day of the upcoming Contract Year. If the notice of intent to terminate is not received at least ninety (90) days prior to the first day of the upcoming Contract Year, this SOW1 shall renew for an additional Contract Year and expire at the end of the upcoming Contract Year. In such an event, the Owner agrees that it shall be responsible to pay the Annual Fee for the upcoming Contract Year. The notice of intent to terminate must be sent by certified mail, with return receipt requested, to Utility Service Co., Inc., Attention: Customer Service, Post Office Box 1350, Perry, Georgia 31069, and signed by three (3) authorized voting officials of the Owner's governing body (e.g., commission or council). Notice of intent to terminate cannot be delivered electronically or verbally (e.g., email, text, phone call, etc.). The Owner acknowledges and agrees that the Company has advanced Services to the Owner, and the Company has not received full payment for the Services previously performed. Therefore, if the Owner elects to terminate this SOW1 prior to remitting the first **five (5)** Annual Fees, then the balance for work completed shall be due and payable within thirty (30) days of the Owner's issuance of the notice of intent to terminate at the end of the then-current Contract Year.

11. **Visual Inspection Disclaimer.** This SOW1 is based upon a visual inspection of the Tank. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Tank for all patent defects. If latent defects are identified once the Tank has been drained and is made available to the Company, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company re-negotiate

the Annual Fees. The definition of a "latent defect" shall be any defect of the Tank which is not easily discovered (e.g., corrosion of the floor plates, corrosion of the roof plates or rafters, corrosion in areas inaccessible to maintain, damage to the roof of the Tank which is not clearly discoverable during the visual inspection, etc.).

12. Excessive Inflation. In the event that the aggregate of the Annual Inflation Rates (defined hereinbelow) established for two (2) consecutive calendar years during the term of this SOW1 exceeds 12% in total, the Owner and the Company agree to renegotiate the Annual Fees and increase the Annual Fees throughout the remaining term of this SOW1 to compensate the Company for the excessive inflation. For purposes of this provision, the Annual Inflation Rate for each calendar year shall be established by the *Engineering News Report – Construction Cost Index ("ENR-CCI").* In the event that the ENR-CCI index is discontinued, the Owner and the Company will negotiate and agree to an alternative index or methodology to address the excessive inflation. For illustrative purposes, if a SOW is executed in 2022, the first equitable adjustment could not be made until both the 2023 inflation rate and the 2024 inflation rate have been established. If the annual inflation rates for 2023 and 2024 are 5.0% and 7.1%, respectively, the Owner and the Company agree to renegotiate the current year's Annual Fee as well as the remaining Annual Fees for the remainder of the term of the SOW to address the excessive inflation.

13. Ohio Revised Code § 9.29.

a. The Owner is not required to make total payments in a single year that exceed the excess of (a) the Owner's water utility charges over (b) the operating expenses of the water system payable from such charges and the principal, interest, and other debt charges, including reserves and coverage requirements, for outstanding debt due in that year.

b. The work performed under this Agreement shall be performed under the supervision of a professional engineer licensed under Chapter 4733 of the Revised Code, who certifies that the work will be performed in compliance with all applicable codes and engineering standards.

c. If, on the date of commencement of the Agreement, the water tank or appurtenant facilities require engineering, repair, sustainability, water quality management, or service in order to bring the tank or facilities into compliance with federal, state, or local requirements, the Company must provide the engineering, repair, sustainability, water quality management, or service. The cost of the work necessary to ensure such compliance shall be itemized separately and may be charged to the Owner in payments spread over a period of not less than three years from the date of commencement of the Agreement or SOW. The charges shall be paid after provision is made to pay operating expenses and the principal, interest, and other debt service charges, including reserves and coverage requirements for outstanding debt due in that year.

The SOW1 is executed and effective as of the date last signed by the parties below.

OWNER	COMPANY
City of Piqua City	Utility Service Co., Inc.
By: _____	By: _____
Name: PAUL OBERDORFER	Name: Jonathan Cato
Title: CITY MANAGER	Title: Chief Operating Officer
Date: 2-26-24	Date: January 8, 2024

MASTER SERVICES AGREEMENT
Terms and Conditions

This MASTER SERVICES AGREEMENT ("Agreement") is entered into by and between **City of Piqua City** with a principal business address of 201 West Water Street, Piqua, Ohio 45356 ("Owner"), and **Utility Service Co., Inc.**, a Georgia corporation with a principal business address of 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069 ("Company").

WHEREAS, the Owner and the Company (individually, "Party"; collectively, "Parties") desire for the Company to provide goods and services to the Owner under the terms set forth herein;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Scope. The Company agrees to provide the Owner with certain goods and services ("Services") set forth on each properly executed Scope of Work ("SOW") to be attached hereto and incorporated herein by reference. Each SOW shall be subject to the general terms and conditions (the "Terms and Conditions") set forth in this Agreement. Each time Owner engages Company to perform Services, a new SOW shall be prepared specifying the scope of Services specific to that engagement. Unless otherwise indicated in any given SOW, Company shall be responsible for furnishing all labor, materials and tools to perform the Services. Each new SOW represents a separate contract between Company and Owner that incorporates the Terms and Conditions and is governed by this Agreement. All changes to any SOW may only be made by a written amendment to such SOW and signed by an authorized representative of each Party. Owner may terminate a SOW in accordance with the terms of each SOW. In the event there is a conflict between any term of an SOW and this Agreement, the term(s) of the SOW shall control.

2. Term. The effective date of this Agreement shall be _____, 2024 ("Effective Date"). The term of this Agreement shall commence on the Effective Date and shall continue in full force and effect for one year ("Term"). This Agreement will automatically renew for successive one-year terms ("Renewal Terms") unless terminated as set forth in Section 9 of this Agreement. The term of a SOW shall begin on the commencement date provided in that SOW and continue in effect for the agreed term provided in that SOW.

3. Fees. For all Services performed, Owner shall pay Company in accordance with the terms of each SOW. The fees paid in accordance with each SOW shall constitute the full and complete compensation to Company for the Services performed pursuant to the SOW. Unless otherwise expressly set forth in any given SOW, Company shall be responsible for expenses it incurs in connection with its provision of the Services.

4. Independent Contractor. The Company is, and shall at all times remain, an independent contractor. The Company and each of the Company's employees and principals shall not be deemed for any purpose to be the Owner's employees, and they shall not be entitled to any claims, rights, benefits and privileges to which an employee of the Owner or any if its respective affiliates may be entitled under any retirement, pension, insurance, medical or other plans which may now be in effect or which may hereafter be adopted. The Owner is not responsible to any governing body or to the Company for paying or withholding payroll taxes and other employee expenses related to payments made to the Company. Notwithstanding anything to the contrary, this Agreement does not, and shall not be deemed to, constitute a partnership or joint venture between the Parties and neither Party nor any of their respective directors, officers, officials, or employees shall, by virtue of the performance of their obligations under this Agreement, be deemed to be an agent or employee of the other. No Party has the authority to bind the other Party except to the extent approved in writing by the Party to be bound.

5. Insurance. Company shall maintain statutory minimum Worker's Compensation as required by the laws of any jurisdiction in which Services are performed, and commercial general liability insurance covering Company's liabilities hereunder and for injury to persons or damage to property with limits of not less than $2,000,000 per occurrence. Upon Owner's request, Company shall furnish Owner with a certificate of insurance evidencing this coverage.

6. Representations. Company represents and warrants that Company has the full power and authority to enter into and perform under this Agreement; that the execution, delivery and performance of this Agreement has been duly authorized and constitutes a valid and binding agreement of Company; and that the execution, delivery and performance of this Agreement will not result in the breach of, or constitute a default under, or violate any provision of, any agreement or other instrument to which Company is a party to a non-competition agreement or bound by any competitive restrictive covenant concerning or relating to, in any manner, the performance by Company of services similar to the Services to be performed hereunder.

7. Indemnification. Indemnification by Company. The Company shall indemnify the Owner and its officers and employees from and against any claims, actions, and suits resulting from and to the extent of the Company's negligence while performing hereunder. The Company's indemnification obligations hereunder shall be subject to Owner's prompt written notification to the Company adequately describing any third-party claim(s) resulting from the Company's performance hereunder.

8. Assignment of Receivables. The Company reserves the right to assign any outstanding receivables from this Contract to its financial institutions as collateral for any loans or lines of credit.

9. Termination.

a. Right to Terminate. Once all SOWs that have been issued under this Agreement have expired or have been terminated, pursuant to the termination provision(s) in each SOW, either Party may terminate this Agreement by giving ten (10) days' advanced written notice to the other Party.

b. Termination Provisions in SOWs. The termination of each individual SOW shall be governed by the applicable termination provision in each SOW.

10. Intellectual Property. The Owner acknowledges and agrees that (a) all intellectual property rights in the Company's performance, methods and all related know-how are owned by the Company, its licensors, or suppliers; and (b) this Agreement shall not be construed as a license for the Owner to use, deliver, or exploit the intellectual property used by the Company in its performance, except as expressly set forth in this Agreement. To the extent that any new intellectual property or know-how is developed as a result of the Company's performance, the new intellectual property rights will all be owned by the Company, its licensors, or suppliers, and the Owner agrees that it will not make a claim to any such new intellectual property rights.

11. Limitation of Liability.

a. IN NO EVENT WILL THE COMPANY OR ITS RESPECTIVE AFFILIATES, SUBSIDIARIES, OFFICERS, DIRECTORS, OFFICIALS, EMPLOYEES, SUPPLIERS OR AGENTS BE LIABLE FOR ANY LOSS OF REVENUE, PROFITS, OR DATA, OR FOR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL, OR PUNITIVE DAMAGES HOWEVER CAUSED AND REGARDLESS OF THE THEORY OF LIABILITY (CONTRACT, TORT, NEGLIGENCE, OR OTHERWISE) WHICH ARISES OUT OF THE COMPANY'S OR ITS SUPPLIERS' PERFORMANCE OR NON-PERFORMANCE UNDER THIS AGREEMENT. THE TOTAL LIABILITY OF THE COMPANY, ITS AFFILIATES, SUBCONTRACTORS, EMPLOYEES, SUPPLIERS AND AGENTS ARISING OUT OF PERFORMANCE OR NON-PERFORMANCE OF OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO THE SALE, DELIVERY, STORAGE, INSTALLATION, REPAIR, MODIFICATION OR USE OF THE EQUIPMENT, THE RENDITION OF OTHER SERVICES IN CONNECTION THEREWITH, SHALL NOT EXCEED, IN THE AGGREGATE, AN AMOUNT EQUAL TO TWENTY-FIVE PERCENT (25%) OF THE SUM OF ALL FEES PAID BY THE OWNER TO THE COMPANY PURSUANT TO THE TERMS OF ALL SOWs.

b. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, ANY LIABILITY ON THE PART OF THE COMPANY FOR MATTERS RELATED TO OR ARISING FROM CYBER SECURITY (A) SHALL BE LIMITED TO CLAIMS RELATING TO THE HARDWARE AND SOFTWARE WITHIN THE DIRECT CONTROL OF THE COMPANY THAT IS THE DIRECT AND PROXIMATE CAUSE OF ANY LOSSES OR DAMAGE, AND (B) SHALL BE LIMITED TO ONLY THOSE CLAIMS OR PORTIONS OF CLAIMS THAT ARE COVERED BY INSURANCE REQUIRED TO BE MAINTAINED PURSUANT TO THE TERMS OF THIS AGREEMENT OR ANY SOW.

12. Rules of Construction. In construing this Agreement, the following principles shall be followed: (i) no meaning may be inferred from any presumption that one Party had a greater or lesser hand in drafting this Agreement; (ii) examples do not limit, expressly or by implication, the matter they illustrate; (iii) the plural shall be deemed to include the singular and vice versa, as applicable; and (iv) the headings are for convenience only and do not affect the meaning or construction of any such provision. Furthermore, the Parties specifically acknowledge and agree that they have in fact read this Agreement and are fully informed and have full notice and knowledge of the terms, conditions and effects of this Agreement. Each Party further agrees that it will not contest the validity or enforceability of any provision of this Agreement on the basis that it had no notice or knowledge of such provision or that such provision is not conspicuous.

13. Miscellaneous.

a. **Notices.** All notices hereunder shall be in writing and shall be sent by certified mail, return receipt requested, or by overnight courier service, to the address set forth

below each Party's signature, or to such other addresses as may be stipulated in writing by the Parties pursuant hereto. Unless otherwise provided, notice shall be effective on the date it is officially recorded as delivered by return receipt or equivalent.

b. Entire Agreement; Amendment. This Agreement supersedes all prior agreements, arrangements, and undertakings between the Parties and constitutes the entire agreement between the Parties relating to the subject matter thereof. This Agreement may not be amended except by written instrument executed by both Parties. The invalidity or unenforceability of any provision of this Agreement shall in no way affect the validity or enforceability of any other provision of this Agreement.

c. Assignment. Neither Party may assign this Agreement without the prior written consent of the other Party. Any attempt to assign this Agreement without the prior written consent of the other Party shall be null and void. A Change in Control of a Party shall not be deemed an assignment of this Agreement. For purposes of this Agreement, "Change in Control" shall mean an event deemed to occur if a person or entity, that is either affiliated or unaffiliated with the Company, acquires more than fifty percent control over the Party's voting securities.

d. Force Majeure. If either Party is prevented from performing any of its duties or obligations hereunder (other than duties or obligations with respect to payment) in a timely manner by reason or act of God or force majeure such as fire; war; earthquake; strike; lock-out; labor dispute; flood; public disaster; pandemic or epidemic event (to include but not limited to COVID-19); interruptions or delays in reasonably available means of transportation; acts of any government or its agencies or officers, or any order, regulation, or ruling thereof; equipment or technical malfunctions or failures; power failures or interruptions; or any other reason beyond its reasonable control, such condition shall be deemed to be a valid excuse for delay of performance or for nonperformance of any such duty or obligation for the period during which such condition(s) exist.

e. Survival of Certain Provisions. The provisions of Sections 10 and 11 of this Agreement shall survive the termination or expiration of this Agreement and continue to bind the Parties and their legal representatives, successors and permitted assigns.

f. No Waiver. The waiver of any breach or failure of a term or condition of this Agreement by any Party shall not be construed as a waiver of any subsequent breach or failure of the same term or condition, or a waiver of any other breach or failure of a term or condition of this Agreement.

g. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same Agreement. The Parties may utilize electronic means (including facsimile and e-mail) to execute and transmit the Agreement and all such electronically executed and/or transmitted copies of the Agreement shall be deemed as valid as originals.

h. Dispute Resolution. In the event a dispute arises among the Parties, the disputing Party shall provide the other Party with written notice of the dispute, and within twenty (20) days after receipt of said notice, the receiving Party shall submit to the other a written response. The notice and response shall include a statement of each Party's position and a summary of the evidence and arguments supporting its position. Each Party shall designate a high level manager with authority to resolve the dispute to work in good faith with the other Party's designated manager to resolve the dispute; the name and title of said employee shall also be

included in the notice and response. The managers shall meet at a mutually acceptable time and place within thirty (30) days of the date of the disputing party's notice and thereafter as they deem reasonably necessary to resolve the dispute. If the managers, having acted in good faith, have not resolved the dispute within ninety (90) days of receipt of the initial written notice, then the Parties shall attempt to resolve the dispute in good faith by non-binding mediation administered by the American Arbitration Association ("AAA") under its Commercial Mediation Rules. If either Party is unsatisfied with the results of mediation and cannot resolve the dispute and/or claim at mediation, it shall be submitted to binding arbitration. Any such dispute and/or claim will be resolved by binding arbitration in accordance with the Rules for Commercial Arbitration of the American Arbitration Association before a panel of three (3) arbitrators, one appointed by each Party, and the third appointed by the Agreement of the first two arbitrators. The decision or award of a majority of the arbitrators shall be final and binding upon the Parties. Any arbitral award may be entered as a judgment or order in any court of competent jurisdiction. Each Party's costs and expenses attributed to the negotiation, mediation, and/or arbitration shall be borne by such Party.

i. **Governing Law.** This Agreement shall be governed by the law of the State of Ohio; provided, however, that the Company's obligation to comply with applicable laws shall be limited to laws that apply to the Company.

WHEREFORE, for the purpose of being bound, the Parties execute this Agreement by their duly authorized representatives as of the date(s) set forth below.

OWNER

City of Piqua City

By: _____

Name: PAUL OBERDORFER

Title: CITY MANAGER

Date: 2-26-24

COMPANY

Utility Service Co., Inc.

By: _____

Name: Jonathan Cato

Title: Chief Operating Officer

Date: January 25, 2024

Notice Address for Each Party:

City of Piqua City

Attn: WATER DEPARTMENT

201 W. WATER ST.

PIQUA, OH 45356

Utility Service Co., Inc.

Attn: Customer Service Department

535 General Courtney Hodges Boulevard

Post Office Box 1350

Perry, Georgia 31069

RESOLUTION NO. R-32-24

A RESOLUTION REQUESTING AUTHORIZATION TO ENTER INTO A CONTRACT WITH UTILITY SERVICE COMPANY, INC. FOR A TEN-YEAR SERVICE CONTRACT THAT WILL INCLUDE INSPECTION AND REQURIED MAINTENANCE OF THE R.M. DAVIS PARKWAY WATER TOWER

WHEREAS, the City of Piqua desires to enter into a contract with Utility Service Company, Inc., for the service contract as shown in Exhibit "A" appended hereto; and

WHEREAS, Utility Service Company (USC), Inc., will overcoat the exterior of the water tower, as well as sandblast and paint the interior; and

WHEREAS, USC will provide inspections, required maintenance, and upkeep on the R.M. Davis Parkway water tower for the contractual 10-year period; and

WHEREAS, this service agreement warranties any maintenance and inspection services performed by USC.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: A contract is hereby approved with USC, Inc., for a ten-year service contract, with includes overcoating the exterior, as well as sandblasting and painting the interior of the tower as shown in Exhibit "A";

SEC. 2: The Finance Director certifies that funds are available or anticipated to come and is hereby authorized to draw his warrant from time to time on the appropriate account of the city treasury in payment according to contract terms.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: 2.20.2024

ATTEST: Melissa Kinney
MELISSA KINNEY
CLERK OF COMMISSION

The Motion to adopt the foregoing resolution was offered by Comm. Simmons, seconded by Comm. Hohman, and on roll call the following vote ensued:

Mayor Kris Lee	Yah
Commissioner Paul Simmons	Yah
Commissioner Thomas Hohman	Yah
Commissioner Frank DeBrosse	Yah
Commissioner James Vetter	Yah

COPY

RESOLUTION NO. R-103-14

A RESOLUTION REQUESTING AUTHORIZATION TO ENTER INTO A CONTRACT WITH UTILITY SERVICE COMPANY FOR THE INSTALLATION OF A TRIHALOMETHANE REMOVAL SYSTEM (TRS) AND A TEN YEAR SERVICE CONTRACT THAT WILL INCLUDE INSPECTION AND REQUIRED MAINTENANCE OF THE EAST ASH STREET WATER TOWER.

WHEREAS, the City of Piqua, desires to enter into a contract with Utility Service Company for the installation of a TRS and service contract; and

WHEREAS, Utility Service Company will overcoat the exterior of the water tower as well as sandblast and paint the interior; and

WHEREAS, Utility Service Company will provide inspections, required maintenance, and upkeep on the East Ash Street Water Tower for the contractual 10 year period.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that

SEC. 1: A contract is hereby approved with Utility Service Company for the installation of a TRS and ten year service contact which includes overcoating the exterior as well as sandblasting and painting the interior of the tower.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw her warrant from time to time on the appropriate account of the city treasury in payment according to contract terms.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Lucinda L. Fess
LUCINDA L. FESS, MAYOR

PASSED: October 7 2014

ATTEST: Rebecca J. Cool
REBECCA J. COOL
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution R-103-14 is a true, accurate and correct copy of Resolution R-103-14 passed by the Commission of the City of Piqua, Ohio, on the 7th day of October, 2014.

Rebecca J. Cool
CLERK OF COMMISSION

City of PIQUA Ohio

Commission Agenda Staff Report

MEETING DATE	October 7, 2014			
REPORT TITLE (Should match resolution/ordinance title)	A Resolution requesting authorization to enter into a contract with Utility Service Company for the installation of a Trihalomethane Removal System (TRS) and a ten year service contract that will include inspection and required maintenance of the East Ash Street Water Tower.			
SUBMITTED BY	Name & Title: Don Freisthler, Water Plant Superintendent			
	Department: Utilities Department			
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
APPROVALS/REVIEWS	☒ City Manager		☒ Asst. City Manager/Finance	
	☐ Asst. City Manager/Development		☒ Law Director	
	☒ Department Director		☐ Other:	
BACKGROUND (Includes description, background, and justification)	The Water Treatment Plant has had issues with high levels of Trihalomethanes in its distribution system. Studies have shown that the installation of a removal system will help alleviate some of these higher levels. The installation will take place in 2015. There are also many issues currently with the condition of both the interior and exterior of the E. Ash Street water tower. The contract with Utility Services will allow for the necessary repairs to be made to the tank. In 2015, the exterior of the tank will receive an overcoat as well as the interior being sandblasted and repainted. Subsequent inspections will be made on the interior and exterior of the tank for the next ten years. As a part of this contract, any repairs needed to the tank within the contract time, will be completed by Utility Services as part of this maintenance agreement. This project was presented to City Commission at a work session on June 12, 2014.			
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	$650,000 (painting) $240,000 (TRS)		
	Expenditure $:	Per attached cost proposal		
	Source of Funds:	403-303-618-7204 & 403-000-190-1900		
	Narrative	Request for proposals were sent out for the Maintenance and Asset Management of the E. Ash Street tank to four consultants. We received proposals back from three consultants and out of those three, only Utility Services was willing to provide an extended warranty for the overcoating of the tank. Utility Services was also the only contractor who would provide the TRS that the City desires based on our research of different TRS systems in other communities.		

OPTIONS (Include Deny /Approval Option)	1.	Approve the Resolution to enter into a Contract with Utility Service Company to install a TRS and renovate the tower as well as provide services needed for long term maintenance, inspections and repairs to the tank.
	2.	Do not approve the Resolution and do not enter into the Contract with Utility Service Company and resulting in more costly repairs to be made in the future.
PROJECT TIMELINE	The overcoating of the tower will take place next spring along with the other repair work. The maintenance contract is for the next ten years.	
STAFF RECOMMENDATION	Approval of the Resolution to allow for Utility Service Company to complete the installation of a TRS and to enter into a long-term service contract with them for the E. Ash Street Water Tower.	
ATTACHMENTS	Cost Proposal	

Utility Service Group

July 7, 2015

Don Freisthler
City Of Piqua
201 West Water St
Piqua, OH 45356

Dear Don Freisthler:

The purpose of this letter is to provide you with fee information for your fiscal year budgeting purposes. The timing of invoices is designated in the specific contract for each tank. THIS IS NOT AN INVOICE.

Our maintenance program provides you with peace of mind that your tank(s) will be regularly and systematically maintained including inspections, cleanings, washouts, disinfections, repairs, paintings, renovations and emergency services. We provide these services in a cost effective manner to provide value to you and your community.

Utility Service appreciates your trust for the maintenance of your water tank (s), and we strive to provide you with exceptional customer services. Please note that all applicable taxes and adjustments for prevailing wages are the responsibility of the owner and are in addition these stated fees.

Tank Name	Tank Style	Fee	Effective From	Effective To
East Ash Tank - 131673	1,000,000 Fluted Column	$363,459.00	01-JAN-16	31-DEC-16

Thank you very much for your business, if you have any questions please contact Customer Service at 800-942-0722 or at pjones@utilityservice.com

Sincerely,

Paula Jones

Paula Jones
Customer Service Representative

535 Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Local: 478.987.0303 | Toll-free: 800.223.3695 | Fax: 478.987.2529 | utilityservice.com

SCOPE OF WORK NO. 1

TO THE MASTER SERVICES AGREEMENT BETWEEN

UTILITY SERVICE CO., INC.

AND

CITY OF PIQUA, OHIO

TRIHALOMETHANE REMOVAL SYSTEM (TRS) & WATER TANK MAINTENANCE
1,000,000 GALLON FLUTED COLUMN – EAST ASH TANK

1. **Effective Date.** The Effective Date for this Scope of Work No. 1 ("SOW1") shall be _____, 20_____ .

2. **Term.** The Owner agrees to engage the Company to provide the professional services described in this SOW1 for its 1,000,000 gallon water storage tank located at **1239 East Ash Street, Piqua, Ohio 45356** (hereinafter "tank"). This SOW1 shall commence on the Effective Date and shall continue in full force and effect for one year ("Contract Year 1"). This SOW1 will automatically renew for successive one-year terms ("Contract Years") unless terminated as set forth in Section 9 of the Master Services Agreement.

3. **Company's Responsibilities – Water Tank Maintenance.** This SOW1 and Exhibit A, attached hereto and incorporated herein by reference, outline the Company's responsibility for the care and maintenance of the above described water storage tank. Care and maintenance include the following:

   A. The Company will annually inspect and service the tank. The tank and tower will be thoroughly inspected to ensure that the structure is in a sound, watertight condition.
   B. Biennially, beginning with the first washout/inspection, the tank will be completely drained and cleaned to remove all mud, silt, and other accumulations that might be harmful to the tank or its contents. After cleaning is completed, the interior will be thoroughly inspected and disinfected prior to returning the tank to service; however, the Owner is responsible for draining and filling the tank and conducting any required testing of the water. A written report will be mailed to the Owner after each inspection.
   C. The Company shall furnish engineering and inspection services needed to maintain and repair the tank and tower during the term of this SOW1. The repairs include: steel parts, expansion joints, water level indicators, sway rod adjustments, and manhole covers/gaskets.

D. The Company will clean and repaint the interior and/or exterior of the tank at such time as complete repainting is needed. The need for interior painting is to be determined by the thickness of the existing liner and its protective condition. When interior repainting is needed, procedures as outlined in A.W.W.A.-D102 specifications for cleaning and coating of potable water tanks will be followed. Only material approved for use in potable water tanks will be used on any interior surface area. The need for exterior painting is to be determined by the appearance and protective condition of the existing paint. At the time the exterior requires repainting, the Company agrees to paint the tank with the same color paint and to select a coating system which best suits the site conditions, environment, and general location of the tank. When painting is needed, all products and procedures will be equal to, or exceed the requirements of the **State of Ohio**, the American Water Works Association, and the Society for Protective Coatings as to surface preparation and coating materials.

E. A lock will be installed on the roof hatch of the tank.

F. The Company will provide emergency services, when needed, to perform all repairs covered under this SOW1. Reasonable travel time must be allowed for the repair unit to reach the tank site.

G. The Company will furnish pressure relief valves, if requested by the Owner, so that the Owner can install the valves in its water system while the tank is being serviced.

H. The Company will furnish current certificates of insurance coverage to the Owner.

4. **Description of TRS Installation and Company's/Owner's Responsibilities.** This SOW1 outlines the Company's responsibility for the Trihalomethane Removal System (TRS) installation in the above described water storage tank. Installation includes the following:

A. The Company shall provide all services to request the necessary permitting from the appropriate agency, including design basis, drawing completion, and any follow up documentation necessary. The Company shall also submit the completion certification to said agency upon satisfactory installation of the TRS.

B. The proprietary TRS will be installed in the tank to remove Trihalomethanes (THM). The TRS has been custom designed using the PAX Neptune Toolbox, a state of the art computer model which contains proprietary detailed physiochemical models of THM transport processes inside specific potable water storage tanks. The Neptune model allows prediction of process dynamics and system performance for various configurations of aeration systems and their effect on THM concentration in the tank. Using the specific details of the tank listed below along with the hydraulic operations and water chemistries furnished by the Owner, the Neptune Toolbox predicts a THM reduction as detailed in the below chart.

	East Ash Tank
Capacity [MG]	1.0
Turnover [MGPD]	0.600
Max. Water Level	25.6ft
Target Removal	40% @ 600,000 GPD

C. The TRS will consist of one efficient recirculation pump along with (24) spray nozzle positioned in the roof of the water tank as dictated by the Neptune model. The existing vents will be removed and replaced with a custom designed proprietary power vent along with (3) additional vents all in accordance with the AWWA D100. A PAX PWM400 active mixing system will be installed in the tank.

D. The owner shall furnish (1) 460 VAC, 40 AMP GFCI and (2) 120 VAC, 20 AMP GFCI-protected grid power to the base of the tank approximately 42-60 inches above grade and will be responsible for all trenching, conduit and electrical connections outside the tank. The Company will furnish all electrical control boxes, conduit, tank sidewall penetrations and electrical connections within and on the tanks. The Company will furnish a certified electrician as required for electrical work up to the tank.

E. The TRS includes a wireless monitoring and alert system that continuously monitors the functioning of the TRS and its major subsystems. If any subsystem loses power, or if the hydraulic performance of the system falls out of specification, this system immediately alerts PAX Water (and the utility, if desired). PAX Water can either alert the utility as to the nature of the problem, or, if the utility has purchased a TRS maintenance plan, alert Utility Service to inspect and repair the system.

F. Upon completion of the TRS installation the tank will be disinfected in accordance with AWWA C652 Spray Method #2. The tank will be sealed and made ready for service.

G. The Company/PAX will power up each TRS and complete an electrical and control panel operational check to verify power operation. The Company/PAX will also take samples entering the tank upon startup and after 21 days to validate the model accuracy of the results.

H. The design basis configured into the Neptune model:

Name	East Ash Tank
Type	Elevated/Hydropillar
Tank Volume [gal]	1,000,000
Tank Diameter [ft]	74.0
Tank Height (TH) [ft]	41.5
Riser Height (RH) [ft]	121.0

I. The SOW1 includes the TRS Maintenance Program which provides for an unconditional warranty during the life of the agreement. The Company shall provide an annual inspection of the operation of the TRS system, provide all labor and materials to maintain the system to original performance standards, and provide an annual data plan for the remote monitoring of the system. The Company shall respond to any performance issues in a reasonable timeframe. Under this program, The Company is willing to spread the costs of the initial installation and maintenance fees over the first three years of the contract. After the third year, The Company shall establish the annual TRS MP fee, which shall be locked for three years. After each three year period, the contract may be adjusted up to a rate of 5 percent per year to account for inflation and costs of service. That price is then locked in for another three year period.

J. **Limited Warranty.** NEW EQUIPMENT SUPPLIED BY THE COMPANY IS WARRANTED TO BE FREE FROM MATERIAL DEFECTS AND WORKMANSHIP UNDER NORMAL USE AND SERVICE. THE COMPANY'S OBLIGATION UNDER THIS WARRANTY IS LIMITED TO REPAIRING OR REPLACING, AT THE COMPANY'S OPTION, ANY PART FOUND TO THE COMPANY'S SATISFACTION TO BE SO DEFECTIVE.

THIS WARRANTY DOES NOT COVER DAMAGE RESULTING FROM MISUSE, ACCIDENT, NEGLIGENCE, ABUSE, ALTERATION, VANDALISM OR FROM IMPROPER OPERATION, MAINTENANCE, IMPROPER ALIGNMENT, MODIFICATION, OR ADJUSTMENT. IF OWNER OR OTHERS REPAIR, REPLACE, OR ADJUST EQUIPMENT OR PARTS WITHOUT THE COMPANY'S PRIOR WRITTEN APPROVAL, THE COMPANY IS RELIEVED OF ANY FURTHER OBLIGATION TO THE OWNER UNDER THIS SECTION WITH RESPECT TO SUCH EQUIPMENT OR PARTS.

THE COMPANY'S LIABILITY FOR BREACH OF THESE WARRANTIES (OR FOR BREACH OF ANY OTHER WARRANTIES FOUND BY A COURT OF COMPETENT JURISDICTION TO HAVE BEEN GIVEN BY THE COMPANY) SHALL BE LIMITED TO: (A) ACCEPTING RETURN OF SUCH EQUIPMENT AND (B) REFUNDING ANY AMOUNT PAID THEREON BY THE OWNER (LESS DEPRECIATION AT THE RATE OF 15% PER YEAR IF THE OWNER HAS USED EQUIPMENT FOR MORE THAN THIRTY [30] DAYS), AND CANCELING ANY BALANCE STILL OWING ON THE EQUIPMENT AND (C) IN THE CASE OF SERVICE, AT THE COMPANY'S OPTION, REDOING THE SERVICE, OR REFUNDING THE PURCHASE ORDER AMOUNT OF THE SERVICE OR PORTION THEREOF UPON WHICH SUCH LIABILITY IS BASED. THESE WARRANTIES ARE EXPRESSLY IN LIEU OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THE COMPANY SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER OBLIGATION OR LIABILITY ON THE PART OF THE COMPANY WHETHER A CLAIM IS BASED UPON NEGLIGENCE, BREACH OF WARRANTY, OR ANY OTHER THEORY OR

CAUSE OF ACTION. IN NO EVENT SHALL THE COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL OR PUNITIVE DAMAGES OF ANY KIND. FOR PURPOSES OF THIS SECTION, THE EQUIPMENT WARRANTED SHALL NOT INCLUDE EQUIPMENT, PARTS, AND WORK NOT MANUFACTURED OR PERFORMED BY THE COMPANY. WITH RESPECT TO SUCH EQUIPMENT, PARTS, OR WORK, THE COMPANY'S ONLY OBLIGATION SHALL BE TO ASSIGN TO THE OWNER THE WARRANTIES PROVIDED TO THE COMPANY BY THE MANUFACTURER OR SUPPLIER, IF ANY, PROVIDING SUCH EQUIPMENT, PARTS OR WORK. NO EQUIPMENT FURNISHED BY THE COMPANY SHALL BE DEEMED TO BE DEFECTIVE BY REASON OF NORMAL WEAR AND TEAR, OWNER'S FAILURE TO PROPERLY STORE, INSTALL, OPERATE, OR MAINTAIN THE EQUIPMENT IN ACCORDANCE WITH GOOD INDUSTRY PRACTICES OR SPECIFIC RECOMMENDATIONS OF THE COMPANY, OR OWNER'S FAILURE TO PROVIDE COMPLETE AND ACCURATE INFORMATION TO THE COMPANY CONCERNING THE OPERATIONAL APPLICATION OF THE EQUIPMENT.

5. **Contract Price/Annual Fees.** The tank shall receive an **exterior renovation, interior wet renovation, interior dry renovation, TRS Installation and repairs (See Exhibit "A" for Tank Maintenance Specifications)** prior to the end of Contract **Year 1.** The first **(3) annual fees** shall be **$363,459.00** per Contract Year. The annual fee for Contract **Year 4** and each subsequent annual fee shall be **$67,980.00** per Contract Year; however, in Contract **Year 7** and each third anniversary thereafter, the annual fee shall be adjusted to reflect the current cost of service. The adjustment of the annual fee shall be limited to a maximum of 5% per annum. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this Contract.

6. **Payment Terms.** The annual fee for Contract **Year 1,** plus all applicable taxes, shall be due and payable **upon completion of the initial exterior and interior renovations. Each subsequent annual fee, plus all applicable taxes, shall be due and payable on the first day of the Contract Year, of each Year thereafter. Beginning in Contract Year 2, the annual fee can be paid either monthly, quarterly, semiannually, or annually. Owner shall circle the preferred billing frequency. If the Owner does not choose a preferred billing frequency, the Owner will be billed quarterly.** Furthermore, if the Owner elects to terminate this SOW1 prior to remitting the first **three (3)** annual fees, then the unpaid balance of work completed shall be due and payable within thirty (30) days of the Company's receipt of the Owner's Notice to Terminate.

7. **Structure of Tank.** The Company is accepting this tank under program based upon its existing structure and components. ***Any modifications to the tank, including antenna installations, shall be approved by Utility Service Co., Inc., prior to installation and may warrant an increase in the annual fee.***

8. **Environmental, Health, Safety, or Labor Requirements.** The Owner hereby agrees that future mandated environmental, health, safety, or labor requirements as well as changes in site conditions at the tank site which cause an increase in the cost of tank maintenance

will be just cause for modification of this SOW1. Said modification of this SOW1 will reasonably reflect the increased cost of the service with a newly negotiated annual fee.

All antenna and antenna equipment shall be removed from the tank by the Owner prior to the initial renovations.

The work performed under this SOW1 is subject to prevailing wages, and the workers who are performing work under this SOW1 are to be paid no less than the prevailing hourly rate of wages as set by the appropriate authority. Any future work performed by workers under this SOW1 will be subject to the wage determination of the appropriate authority which is in effect when the work is performed. However, the Owner and the Company hereby agree that if the prevailing wage rates for any job or trade classification increases by more than 5% per annum from the effective date of this SOW1to the date in which any future work is to be performed under this SOW1, then the Company reserves the right to re-negotiate the annual fee(s) with the Owner. If the Company and the Owner cannot agree on re-negotiated annual fee(s), then: (1) the Company will not be obligated to perform the work and (2) the Company will not be obligated to return past annual fee(s) received by the Company.

9. **Excluded Items.** This SOW1 does NOT include the cost for and/or liability on the part of the Company for: (1) containment of the tank at any time during the term of the SOW1; (2) disposal of any hazardous waste materials; (3) resolution of operational problems or structural damage due to cold weather; (4) repair of structural damage due to antenna installations or other attachments for which the tank was not originally designed; (5) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (6) negligent acts of Owner's employees, agents or contractors; (7) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (8) repairs to the foundation of the tank; (9) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of terrorism include, but are not limited to, any damage to the tank or tank site which results from unauthorized entry of any kind to the tank site or tank.

10. **Visual Inspection Disclaimer.** This SOW1 is based upon a visual inspection of the Tank. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Tank for all patent defects. If latent defects are identified once the tank has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate the annual fees. The definition of a "latent defect" shall be any defect of the Tank which is not easily discovered (e.g., corrosion of the floor plates, damage to the roof of the tank which is not clearly visible during the visual inspection, etc.).

The Parties hereby execute this SOW1 by their duly authorized representatives as of the date(s) set forth herein below.

OWNER	COMPANY
City of Piqua, Ohio	Utility Service Co., Inc
By:	By:
Name: Justin Sommer	Name: Donald G. Belcher
Title: Asst. City Manager	Title: Sr. Vice President of Operations
Date: 10/10/2014	Date: September 29, 2014

Exhibit A – Tank Maintenance Specifications

Exterior

1. All exterior surfaces must be pressure washed with a minimum of 4,000 P.S.I. to remove any surface contamination.
2. All rusted areas must be Hand/Power tool cleaned per SSPC-SP2, SP3 cleaning methods.

3. All rusted or bare areas must be spot primed with a rust inhibitive metal primer.
4. One (1) full finish coat of a Tnemec Series coating shall be applied to complete exterior surfaces (100%).
5. Apply New Logo

Interior – Wet

1. The complete interior (100%) shall be abrasive blast cleaned to SSPC-SP No. 10 "Near White" finish. "The commercial additive Blastox will be added to the blast media".
2. After abrasive cleaning, all surfaces shall be cleaned of any dust residue or foreign debris.
3. A high build epoxy liner manufactured by the Tnemec Company shall be applied as follows:

   Primer Coat: One [1] complete coat of Tnemec N140 Series Epoxy shall be applied to achieve a dry film thickness of 3 to 5 mils.

   Finish Coat: One [1] complete finish coat of Tnemec N140 Series Epoxy shall be applied to achieve a dry film thickness of 4 to 6 mils.

   Contrasting Color: Each coat of epoxy paint shall be of contrasting color.

   Stripe Coat: One additional coat of epoxy shall be applied by brush and roller to all weld seams.

   Caulk Roof Seams
4. After the liner has properly cured, the interior surfaces shall be disinfected per A.W.W.A. Spray Method No. 2 (200 PPM).
5. The spent abrasive media shall be tested per TCLP-(8) Heavy Metals as mandated by the State.
6. Once the tests results confirm the non-hazardous status of the wastes, the spent abrasive shall be disposed of properly.
7. The Tank shall be sealed and made ready for service.

Interior – Dry

1. Isolated areas of corrosion must be pressure washed with a minimum of 4,000 P.S.I. washer to remove any surface contamination.
2. Areas will be Hand/Power tool cleaned per SSPC-SP2, SP3 cleaning methods.
3. Apply compatible coating to the surface.

Repairs

1. Install Interior ladder
2. Install Access ladder cable safety climbs
3. Repair security hinges on the access door and door frame
4. Install duckbill valve on the overflow pipe
5. Weld up 4 Tube vents
6. Weld on Containment attachments for future rigging

7. Install standoff in access tube for coax cables
8. Replace HASP on roof hatch
9. Modify Pod door
10. Install plug for coupler on the roof
11. Pit weld floor of bowl where necessary
12. Modify electrical wires in the dry tube