CALL TO ORDER

1. Chair Comments
2. Roll Call

OLD BUSINESS

3. Meeting Minutes

NEW BUSINESS

4. Resolution PC 16-18
5. Resolution PC 17-18
6. Resolution PC 18-18
7. Resolution PC 19-18
8. Resolution PC 20-18

OTHER BUSINESS
CALL TO ORDER
At 6:00 Chairperson Jim Oda called the meeting to order. Mr. Oda outlined the meeting procedures that will be followed by the Planning Commission.

ROLL CALL
Members Present: Mr. Oda, Mr. Spoltman, Ms. Pearson, Mr. Koening, Mr. Shear
Members Absent: None
Staff Members: Chris Schmiesing, Becky Cool

MEETING MINUTES
Motion to approve the minutes as stated of the March 13, 2018 meeting. Moved by Mr. Spoltman, seconded by Ms. Pearson. Voice vote: Aye: Oda, Pearson, Shear, Koenig, and Spoltman. Nay: None. Motion carried on a 5-0 vote in support of the motion. Minutes were approved.

NEW BUSINESS
Resolution No. PC 11-18
A Resolution to authorize a Private School Special Use at 411 N. Main Street

Mr. Schmiesing provided staff comments presenting the Code Section 154.140 (A) Intent Section for a Special Use in the (CBD) Central Business District.

Brook Spradlin, Applicant, provided a brief overview of her plans for a Private School (Dance Studio) to be located at 411 N. Main Street.

Board members asked several questions and Ms. Spradlin answered all questions. Lorna Swisher MainStreet Piqua Director came forward stating she thinks it is a great idea and welcomed them to the downtown.

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.
RESOLUTION NO. PC 12-18

A Resolution to authorize a Vehicle Sales and Service Special Use at 530 N. Main Street

City Planner Chris Schmiesing provided the staff comments, stating the location is the former Castle's Auto Repair Service and the applicant would like to operate a Golf Cart Sales and Service at that location. This is also a Special Use in the CBD and provided a brief description of the layout and size of the property, stating there is not a lot of room for off street loading and unloading on the lot, and there is a lack of lighting on the lot.

Greg Ranly, Applicant came forward and provided a brief overview of their plans for the use of the building. Mr. Ranly explained the hours of operation, number of employees, their plans for parking and storage of their trailer used for transporting the golf carts.

No persons came forward to offer public comment concerning this request.

Board members raised several questions and Mr. Ranly provided answers to their questions.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

ACTION

Motion: Mr. Spolzman
Second: Ms. Pearson
Roll call: 5-0 to approve
RESOLUTION NO. PC 13-18

A Resolution to recommend rescinding a Protective Covenant Restricting the retail use of Peters Subdivision—Section 3

City Planner Chris Schmiesing provided the staff comments

Mr. Schmiesing provided background information on the request for restricting the use of retail space at the location. All property owners provided consent and the City Law Director provided information.

Tom Baker, Applicant came forward and provided a brief overview on the reason for request on rescinding the Protective Covenant at this time.

Steve Frazier, 102 Janet Drive neighbor came forward and spoke on behalf of the residents surrounding the area. The neighbors are looking forward to the change and feel it will be a great improvement to the area.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

ACTION

Motion: Ms. Pearson
Second: Mr. Shear
Roll call: 5-0 to approve

Mr. Schmiesing stated this will be forwarded to the City Commission for approval at their April 17, 2018 City Commission Meeting.

RESOLUTION NO. PC-14-18

A Resolution to recommend approval of R-PUD Concept Plan for Lots 8195, 8196, and 8197

City Planner Chris Schmiesing provided the staff comments.

Mr. Schmiesing provided background information on the request and what a Concept Plan is.

Brent List, HFC Management, stated if the City Commission gives their approval they plan to add on the their existing facility at Garbry Ridge, and build independent living units. Their long term goal also
includes an eventual replacement building of their long-term care facility Piqua Manor, and bringing it on-site to Garbry Ridge. They hope to create a campus-style setting at Garbry Ridge. The property includes 28 acres within the city limits and runs alongside the Ohio to Indiana Trial System.

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

**ACTION**

Motion: *Mr. Koenig

Second: *Mr. Spoltman

Roll call: 5-0 to approve

**RESOLUTION NO. PC-15-18**

A resolution to recommend changing the Zoning Designation of Lots 8195, 8196, and 8197 from R-3/OS to R-PUD

City Planner Chris Schmiesing provided the staff comments.

Mr. Schmiesing provided background information on the request for changing the Zoning Designation of Lots 8195, 8196, 8197.

No persons came forward to offer public comment concerning this request.

Planning Commission deliberated on the information provided and found the request to be compatible with the stated intent of the zoning and general economic development policies of the City, and noted that any use would be subject to conformance with all applicable codes and regulations of the City ensuring the areas will be maintained in such a manner as to not be a threat to the general health, safety, and welfare of the surrounding properties and property values.

A motion to approve the request was presented for consideration and the item was called to a vote.

**ACTION**

Motion: Ms. Pearson
Second: Mr. Spoltman

Roll Call: 5-0 to approve

**OTHER BUSINESS**

McCulloch Statue

City Planner Chris Schmiesing provided a brief history/background on Mr. William McCulloch and the placement of the McCulloch Statue on the Square.

Mr. Schmiesing stated the second phase of the wayfinding signs will be moving forward in the near future.

Mr. Schmiesing announced the CODEPiqua project will take place beginning on Monday April 16 and will continue thru Thursday April 19. Monday’s session is on to the public for public comments. Mr. Schmiesing stated the Planning Commission should drop in on the closing ceremony which is on Thursday with two sessions scheduled 5:00-6:30 P.M. and the final one 6:30-8:00 P.M.

**ADJOURNMENT**

With no other business before the Board, a motion was made and seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at 7:10 P.M.
RESOLUTION No. PC 16-18

WHEREAS, Indian Ridge Builders, Rob Alexander, has asked and has prepared Preliminary Plans for consideration of Indian Ridge Section 7 Construction Documents; and,

WHEREAS, the City of Code of Ordinances section 151.70 provides the procedure for approving Construction Plans for a subdivision project; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Preliminary Plan:

☐ Will conform with the stated intent of the Complete Streets Policy.
☐ Will not threaten the general health, safety, and welfare of the properties affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member __________________ hereby moves to __________________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member __________________, and the voting record on this motion is hereby recorded as follows.

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INDIAN RIDGE - SECTION 7
CITY OF PIQUA  MIAMI COUNTY  OHIO
Section 20, Town 1, Range 12 MRS

PROJECT DESCRIPTION
This project consists of the development of a new residential subdivision of approximately 13 acres and includes 36 new residential lots and 2000 feet of streets and utilities.

UNDERGROUND UTILITIES
TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-362-2784 or 8-1-1
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

CONSTRUCTION STANDARDS
The Latest Edition of Construction Specifications and Standards of the City of Piqua and the 2018 Edition of the Construction and Material 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.

Approved:
Piqua Planning Commission Chairman Date

Approved:
City Engineer Date

Approved:
Owner Approval Date

Approved:
Design Engineer Date

TABLE OF CONTENTS
Cover Sheet 1
Notes, Details, & Quantities 2-6
SWPPP / Grading Plan 7-11
Plan & Profile Sheets 12-15
Construction Standard Drawings 16-24
ELEVATION DATUM
ALL ELEVATIONS ARE BASED ON THE BENCHMARK ELEVATION AS SHOWN ON SHEET 12 OF THE PLANS.

GENERAL NOTES AND DETAILS
ALL CONSTRUCTION METHODS, MATERIALS, AND SPECIFICATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF PIQUA SPECIFICATIONS AND STANDARDS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF PIQUA ENGINEERING DEPARTMENT. IF NO CITY STANDARD OR SPECIFICATION IS AVAILABLE, THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL APPLY.

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 INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. THE CONTRACTOR IS TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764 OR 9-1-1), THE CITY OF PIQUA, AND ALL UTILITY COMPANIES IN THE CONSTRUCTION AREA A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. A LIST OF UTILITY COMPANIES IS SHOWN ON SHEET 18, STANDARD 500-1 OF THE PLANS.

EXISTING TILES
ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL TILES REMOVED, REPLACED, AND/OR RECONNECTED SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE CITY OR DESIGN ENGINEER BEFORE THEY ARE COVERED. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBLICUTED OUTLETS AS APPROVED AND DIRECTED BY THE ENGINEER. THE COST OF THESE CONNECTIONS SHALL BE INCLUDED IN THE ITEM 611 RCP STORM SEWER, AS PER PLAN ITEMS.

DEWATERING
ANY NECESSARY DewaterING OR PUMPING OF GROUND WATER OR STORM RUNOFF NECESSARY FOR THE CONSTRUCTION OF ANY ITEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY AND ALL COSTS SHALL BE INCLUDED WITH THE APPROPRIATE BILL ITEM BEING INSTALLED. Dewatering INTO A CATCH BASIN, MAN-HOLE, ETC. IS PROHIBITED.

SAFETY
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES TO PROTECT THE 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 CONSTRUCTION WITH THE WORK.

RECORD DRAWINGS
THE CONTRACTOR SHALL PROVIDE 2 COMPLETE SETS OF RECORD DRAWINGS TO THE DESIGN ENGINEER WITHIN 30 DAYS OF PROJECT COMPLETION. THESE DRAWINGS SHALL SHOW ALL CHANGES TO THE ORIGINAL DRAWINGS, ALL WATER MAIN, SEWER MAIN, AND LATERAL LOCATIONS AND DEPTHS, ALL MAN- HOLE AND CATCH BASIN LOCATIONS AND INVERTS, AND ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION AND ALL OTHER PERTINENT DATA TO THE IMPROVEMENTS. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN ITEM MISCELLANEOUS, AS PER PLAN. FINAL PROJECT PAYMENT WILL NOT BE PAID UNTIL RECORD DRAWINGS ARE RECEIVED BY THE ENGINEER.

PLANNING COMMISSION APPROVAL
THE WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND FINAL PLAT FOR THE SUBDIVISION, OR ANY PORTION OR SECTION THEREOF, AS APPROVED BY THE PLANNING COMMISSION.

UTILITY INTERFERENCE
IF, DURING THE 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. DELAY TO THE PROJECT WILL NOT WARRANT ADDITIONAL COMPENSATION TO THE CONTRACTOR. THE PROJECT SCHEDULE WILL BE ADJUSTED TO ALLOW THE UTILITY COMPANY TIME TO RELOCATE THE LINE IN CONFLICT. THE CONTRACTOR SHALL PROVIDE, AT LEAST 2 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE CORPORATIONS HAVING WIRES, POLES, PIPES, CONDUITS, MANHOLES, OR OTHER STRUCTURES THAT MAY BE AFFECTED BY THIS OPERATION, INCLUDING ALL STRUCTURES WHICH ARE AFFECTED AND NOT SHOWN ON THESE PLANS.

CROSSING EXISTING PIPES AND UTILITIES
WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO OR CROSSING AN EXISTING CONDUIT OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING CONDUITS OR UTILITIES FOR ALIGNMENT AND GRADE PRIOR TO LAYING THE PROPOSED CONDUIT. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT OR UTILITY DIFFERS FROM THE PLAN ELEVATION WHICH WILL RESULT IN A CHANCE OF SLOPE OR IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING CONDUIT OR UTILITY, THE CONTRACTOR SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT. PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE AS BID PRICE OF THE PERTINENT ITEM 611 CONDUIT.

GRAFFITI AND VANDALISM
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY CONCRETE WORK OR OTHER PAY ITEM UNDER THIS CONTRACT WHICH IS DEEMED UNACCEPTABLE BY THE CITY DUE TO GRAFFITI OR VANDALISM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH WORK AGAINST BEING DAMAGED AND THEREFORE ALL SUCH ITEMS REMOVED AND REPLACED SHALL BE AT THE CONTRACTOR'S EXPENSE.

PROPERTY SURVEY MONUMENTS
THE CONTRACTOR SHALL TAKE CARE TO PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. IF SUCH MONUMENTS ARE DISTURBED OR REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A REGISTERED SURVEYOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE.

TESTING AND MATERIAL CERTIFICATION
THE CONTRACTOR SHALL PROVIDE CERTIFICATION AND SHOP DRAWINGS TO THE ENGINEER SHOWING THAT MATERIALS SUPPLIED TO THE PROJECT MEET THE PLAN SPECIFICATIONS. GRANULAR MATERIAL USED FOR BACKFILL UNDER PAVEMENT, WALKS, STRUCTURES, SLABS, ETC., SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR. ALL OTHER BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR, BOTH PER ASTM D-698. ANY COMPACTING TESTING REQUESTED BY THE OWNER SHALL BE PAID TO AN INDEPENDENT TESTING COMPANY BY THE OWNER TESTING NEW MANHOLES, SANITARY SEWER LINES, WATER LINES, ETC. TO FOLLOW CITY STANDARDS AND REQUIREMENTS.

EXISTING UTILITIES
OFTEN UTILITIES WILL NOT LOCATE SERVICES FOR DESIGN PURPOSES. THE UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS TO HAVE LOCATIONS AND DEPTHS OF ALL TELEPHONE, GAS, CABLE, ETC. FROM THE RESPECTIVE UTILITY COMPANIES WHEN LOCATES ARE COMPLETED THROUGH "OUTS" PRIOR TO CONSTRUCTION. HAND DIGGING OF UTILITIES IS REQUIRED TO AVOID DAMAGE.

CONSTRUCTION MEETINGS
B- bi-weekly construction meetings shall be held at the job site. the contractor's superintendent, subcontractors, project inspector, and a city representative shall attend. payment for these meetings shall be included in item special miscellaneous, as per plan, at the lump sum bid price.
GENERAL PROCEDURE NOTES

THE CONTRACTOR SHALL CONFORM TO THE PLANS PROVIDED. ANY CHANGES MADE SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER AND THE CITY, PRIOR TO DEVIATING FROM THE PLANS.

PRIOR TO THE START OF THE PROJECT OR ANY PORTION THEREOF, THE CONTRACTOR SHALL NOTIFY THE CITY AND DESIGN ENGINEER A MINIMUM OF TWO (2) DAYS IN ADVANCE. IN NO CASE SHALL THE CONTRACTOR PERFORM ANY OF THE PROJECT CONSTRUCTION WITHOUT THIS NOTIFICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OHIO UTILITIES PROTECTION SERVICE (OUPS) PRIOR TO ANY CONSTRUCTION PHASE.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO INSURE HIMSELF/HERSelf OF THE EXTENT AND INTENT OF THE PROJECT AND AREAS INVOLVED. ANY QUESTIONABLE AREAS, QUANTITIES, MATERIALS, TIME FRAMES, EXTENT/INTENT, OR OTHER QUESTIONS BY THE CONTRACTOR SHALL BE PRESENTED TO THE ENGINEER PRIOR TO THE BIDDING PROCESS.

ALL OPEN TRENCHES, HOLES, OR OTHER TYPES OF EXCAVATION SHALL BE PROPERLY PROTECTED WITH BARRICADES, TRAFFIC CONES, CONSTRUCTION RIBBON, ETC. TO PROTECT THE PUBLIC. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, CONES, ETC. FOR THE PROJECT SITE AND SHALL MAINTAIN SUCH DEVICES THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR NON-COMPLIANCE.

ALL EXCAVATION OF EXISTING ASPHALT OR CONCRETE PAVEMENT SHALL BE SEEN CUT IN STRAIGHT LINES FOR A SMOOTH BUTT JOINT. IF THE EDGE OF THE EXISTING ASPHALT IS DAMAGED DURING CONSTRUCTION, A SECOND SAW-CUT WILL BE REQUIRED. PAYMENT FOR GRAVEL AND ASPHALT ITEMS IS BASED UPON A MAXIMUM TRENCH WIDTH AS SHOWN ON THE TRENCH DETAILS. ANY PAVEMENT REMOVED BEYOND THESE LIMITS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. AC SEALER SHALL BE USED ON ALL JOINTS. SAW CUTTING, AC SEALER, AND OTHER RELATED COSTS SHALL BE INCLUDED IN THE ITEM 448 ASPHALT BID ITEMS.

THE TRACKING OR SPILLAGE OF MUD, DIRT, OR DEBRIS UPON STREETS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR RESTORING ALL SURFACES, STRUCTURES, AND PROPERTY TO ORIGINAL CONDITION. THE CONTRACTOR SHALL REMEDY THE PROBLEM TO ASSURE THAT THE PROBLEM WILL NOT REOCUR. ALL ASSOCIATED COSTS FOR THIS WORK ARE INCIDENTAL TO THE PROJECT.

ANY DETAILS OR NOTES NOT DIRECTLY ADDRESSED IN THE ENGINEERING STANDARDS SHALL BE COORDINATED WITH THE DESIGN ENGINEER AND THE CITY.

ALL STORM SEWER AND SANITARY SEWER SHALL BE INSTALLED USING A PIPE LASER, INSIDE THE PIPE IF POSSIBLE, FOR GRADE AND ALIGNMENT.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS FOR STAKING AND ALL ASSOCIATED ITEMS SHALL BE INCLUDED IN ITEM "SPECIAL MISCELLANEOUS, AS PER PLAN."

THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO COMPLETE THE REQUIRED WORK AS DETAILED IN THESE PLANS TO THE SATISFACTION OF HEINTZ ENGINEERING AND THE CITY.

THE CONTRACTOR IS TO STAMP AN "S", "W", "G", "X", AND "E" INTO THE FACE OF CURB AT ALL SEWER, WATER, GAS, CABLE & TELEPHONE, AND ELECTRIC CROSSINGS AS THE NEW CURB AND GUTTER IS BEING INSTALLED. THE LETTERS ARE TO BE 3" IN HEIGHT AND STAMPED 3" INTO THE SURFACE OF THE CONCRETE.

ANY AREA OF CONSTRUCTION, INSTALLATION, MATERIALS, OR PROCEDURES IN QUESTION SHALL BE ADDRESSED BY THE CONTRACTOR TO THE DESIGN ENGINEER PRIOR TO COMMENCING WORK.

GENERAL PROCEDURE NOTES, CONT.

ALL UTILITY INSTALLATIONS, EXCAVATIONS, AND IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS ARE TO BE INSPECTED BY THE CITY PRIOR TO CLOSURE.


STREET SIGNS, PAVEMENT STRIPING, AND STREET LIGHTS ARE TO BE COMPLETED BY THE CITY OF PIQUA.

ALL REMOVAL ITEMS SHALL BE HAULD OFF-SITE TO A LOCATION APPROVED BY THE ENGINEER.

WATER NOTES

ALL WATERLINE CONSTRUCTION INCLUDING EXTENSIONS ON PRIVATE PROPERTY SHALL FOLLOW ODOT ITEM 638, AND AWWA STANDARDS WHICH IS MORE RESTRICTIVE AS DETERMINED BY THE CITY. OPERATION OF FIRE HYDRANTS, VALVES, METERS, SERVICES, STOPS, AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 4-6" AND A MAXIMUM DEPTH OF 8" FROM TOP OF PIPE TO SUPERFICE, UNLESS REQUIRED BY DESIGN. THE OPEN ENDS OF ALL PIPES SHALL BE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT AND AT OTHER PERIODS OF INTERRUPTION. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE DUCTILE IRON. THE LABOR, MATERIAL, AND EQUIPMENT COSTS FOR ALL FITTINGS, ANCHORS, TEES, CROSSES, BENDS, CAPS, PLUGS, ETC., AND THEIR INSTALLATION IS TO BE INCLUDED IN THE "GROSS" BID PRICE OF THE WATER MAIN. THE OPEN ENDS OF ALL ABANDONED WATER MAINS SHALL BE CAPPED. WHERE POSSIBLE, ALL CROSSINGS OF EXISTING SANITARY OR STORM LINES SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION. THE CONTRACTOR SHALL USE WATER MAIN RETAINER BAGS AND THRU BLOCKS WITH CONCRETE PER CITY OF PIQUA SPECIFICATIONS. ALL WATER CASTINGS ARE TO BE AMERICAN MADE. NO FOREIGN CASTINGS WILL BE ALLOWED. ALL PIPE BENDS SHALL BE RAINED FOR THE DISTANCE RECOMMENDED BY THE EBBA ICON'S REARRAINT PROGRAM USING A 5:1 SAFETY FACTOR. TESTING OF NEW WATER LINES ARE TO FOLLOW CITY STANDARDS AND REQUIREMENTS.

EROSION CONTROL & EPA PERMITS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT AND EROSION CONTROL TO STOP THE LOSS OF SILT AND SEDIMENT FROM THE CONSTRUCTION AREA. THESE CONTROL MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO ITEMS SUCH AS FILTER FABRIC FENCE, INLEET PROTECTION, TEMPORARY SEEDING AND MULCHING, SLOPE PROTECTION, DITCH CHECK, SEDIMENT BASIN, DICKS, CONSTRUCTION ENCLOSURE DRIVE, ETC. STRAIGHT OR TAP SALES ARE NOT TO BE USED. ALL SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS" BY SOIL CONSERVATION SERVICE. A BILT MAT IS TO BE INSTALLED UNDER THE GRADE ON ALL CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING STORM SEWER. SEDIMENT REMOVAL IS TO BE INCLUDED IN THIS BID ITEM ALSO. THE DESIGN ENGINEER WILL APPLY AND OBTAIN AN OHIO EPA PERMIT FOR WATER AND SEDIMENT MAIN LINE EXTENSIONS AND WILL SUBMIT AND OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PERMIT FROM OHIO EPA. THE NEED AND ASSOCIATED FEES FROM OHIO EPA IS THE RESPONSIBILITY OF THE CONTRACTOR. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN ITEM032 EROSION CONTROL, AS PER PLAN, AT THE LUMP SUM BID PRICE, AND SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS NEEDED TO COMPLETE THIS ITEM OF WORK TO THE SATISFACTION OF THE CITY AND ENGINEER.

WATER METER PITS

WATER METER PITS SHALL BE A MINIMUM OF 3 FEET FROM ALL DRIVEWAYS, CATCH BASINS, FIRE HYDRANTS, AND OTHER UTILITIES AND LOCATED 2 FEET BACK OF CURB IN GRASS AREAS. LOCATIONS SHALL MEET CITY "RULES FOR WATER METER INSTALLATION" GUIDELINES.
INSTALLATION OF STORM SEWER, AND WATER LINES
SEVERAL CITY OF Piqua Standard Drawings have been included in the plans for the contractor's convenience. These construction standards include: general information, installation requirements, materials to be used, testing requirements, etc. The contractor is responsible to follow these and all other construction standards of the city.

STORM SEWER AND APPURtenances
All storm sewers shall conform to the requirements of the detail plans and specifications. All materials shall conform to ODOT specifications and manufacturers suggested installation instructions. In no case shall inferior or previously used materials be installed in this project, except for a temporary purpose. All construction, detailed herein or not, shall conform to all EPA rules and regulations concerning storm water runoff, erosion, and protection of downstream and upstream properties. Storm sewer, appurtenances, installation, and testing shall include all materials, bedding, transportation, grades, excavation, backfill, disposal of waste, equipment, manpower and supervision to perform the task as indicated in the project specifications and project plans. The completion of the item shall also include all other incidental tasks not herein directly mentioned.

PROTECTION OF PROPERTY
The contractor shall take care to protect the front yards, driveways, trees, bushes, walls, fences, existing pavement to remain, existing walks to remain, etc. On this project, if damage is done to any of these items, the contractor shall replace any such item to a condition as good or better than the original at the Contractor's expense.

CONTRACTOR RESPONSE TO CITY REQUESTS
The contractor shall respond within one hour to any reasonable request of the city or engineer to any item pointed out that needs attention. Items shall include, but are not limited to, safety issues, mud on the street, barricades or signage, dangerous or open trenches, etc. If such items are not corrected within one hour, the city or engineer shall perform the item with the contractor reimbursing the entity at the rate of twice the actual cost incurred.

TRENCH DETAIL NOTES
A - Trench backfill shall consist of 1-1/2" of ODOT 448 surface asphalt, type 1, PG 64-22 on 2" of 448 intermediate asphalt on 1/2" of 304 crushed aggregate (two 3" lifts) in pavement areas, 12" of 411 stabilized crushed aggregate in gravel areas, and 6" of topsoil in seed areas.
B - ODOT 703 #8 washed gravel to within 13-1/2" of surface in pavement areas, 12" of surface in gravel areas, and to within 6" of surface in seed areas. All fill is to be compacted to 95% of ASTM D699 standard Proctor curve.
C - Granular bedding shall be ODOT 703 #8 washed gravel in pavement and seed areas.

NOTE:
Items listed in "A" above are to be paid separately using the ODOT item number. The cost for items listed in "B" and "C" above are to be included with the cost of the appropriate utility being installed.
ITEM 204, SUBGRADE COMPACTION, AS PER PLAN
THE CONTRACTOR MAY NEED TO DISK WET AREAS, ALLOW THEM TO DRY, RECOMPACT, AND KLEGRADE AS A PART OF THIS BID ITEM, AS DIRECTED BY THE DESIGN ENGINEER. IF SOILS ARE DEEMED UNACCEPTABLE BY THE ENGINEER, THOSE AREAS SHALL BE EXCAVATED AND REPLACED WITH COMPACTED GRANULAR MATERIALS. AN ESTIMATED QUANTITY OF 500 CY OF ITEM 204 EXCAVATION OF SUBGRADE AND GRANULAR FILL HAS BEEN INCLUDED IN THESE PLANS TO BE USED IF UNSUITABLE SOILS ARE ENCOUNTERED. AN INDEPENDENT TESTING LABORATORY SHALL PERFORM A MODIFIED PROCTOR TEST ON ALL SUBGRADE AND BASE MATERIAL AT 100% MAXIMUM INTERVALS. A COPY OF TEST RESULTS IS TO BE GIVEN TO THE CITY OF PIQUA. PAYMENT FOR THIS BID ITEM SHALL INCLUDE ALL ITEMS DESCRIBED ABOVE, INCLUDING THE TESTING LABORATORY, AND BE PAID AT THE SQUARE YARD BID PRICE.

ITEM 611, 8" CONDUIT, PVC, SDR-35, TYPE B, SANITARY, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 611 PIPE CULVERTS, SEWERS, AND DRAINS, EXCEPT AS HEREIN MODIFIED. THIS WORK SHALL CONSIST OF EXCAVATION, BEDDING AND INSTALLING THE NEW SANITARY SEWER, INCLUDING ALL BACKFILL, ALL TESTING PER GOOT STANDARDS, AND COMPACTATION OF BACKFILL. THIS ITEM SHALL ALSO INCLUDE CONNECTION TO EXISTING SANITARY. PAYMENT FOR ITEM 611, SDR-35 CONDUIT, TYPE B, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT FOOT BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 614 MAINTAINING TRAFFIC, AS PER PLAN
THROUGH TRAFFIC IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT WITH TRAFFIC BEING INCONVENIENCED AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL COMPLY WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, INSTALLING, AND MAINTAINING TRAFFIC CONTROL DEVICES. THIS PERSON MUST BE ABLE TO REACH 24 HOURS A DAY BY THE CONTRACTOR OR OTHER INTERESTED CITY POLICE AGENCY. ANY DAMAGE TO TRAFFIC CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PAYMENT SHALL BE AT THE CONTRACT FOOT BID PRICE AND SHALL INCLUDE ALL WORK DESCRIBED ABOVE, AND SHALL INCLUDE FURNISHING, ERECTING, MAINTAINING, AND REMOVING ALL DEVICES.

ITEM 638, 8" WATER MAIN, DIP, INCLUDING APPURTENANCES, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 638 WATER MAINS AND SERVICE BRANCHES, EXCEPT AS HEREIN MODIFIED. ALL MATERIALS, PROCEDURES, AND TESTING SHALL BE COMPLETED AS DESCRIBED IN THESE PLANS. EXISTING WATER MAINS SHALL REMAIN IN SERVICE UNTIL NEW LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, AND WATER SERVICE HAS BEEN CONNECTED TO THE NEW WATER MAIN. PAYMENT FOR ITEM 638, 8" WATER MAIN INCLUDING APPURTENANCES, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT FOOT BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK. ALL HOUSE SERVICES SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE FRONT YARD EASEMENT. ALL RESIDENTIAL SERVICES SHALL HAVE A METER PIT WITH 1 METER AND SETTEN, WITH U/D SET TO GRADE.

ITEM 638 8'-6" FIRE HYDRANT ASSEMBLY, AS PER PLAN
THIS ITEM OF WORK CONSISTS OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM WATER MAINS AND SERVICE BRANCHES EXCEPT AS HEREIN MODIFIED. THE ASSEMBLY WILL CONSIST OF THE FIRE HYDRANT, PIPE BRANCH, A GATE VALVE WITH VALVE BOX, THRUST BLOKKING AND RESTRICKING GASKETS, TIES FOR HYDRANTS ARE TO BE ANCHOR TEES WITH THE VALVE ANCHORED TO THE TEE. ALL FIRE HYDRANTS ARE TO BE LOCATED 24" BACK OF CURB. ALL HYDRANT WATCH VALVES ARE TO BE LOCATED IN THE PAVEMENT. PAYMENT FOR ITEM 638 8'-6" FIRE HYDRANT ASSEMBLY, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT EACH BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 659 SEEDING AND MULCHING, AS PER PLAN
THIS ITEM OF WORK CONSISTS OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 659 SEEDING AND MULCHING EXCEPT AS HEREIN MODIFIED. ALL AREAS DESIGNATED FOR SEEDING SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL OVER THE ENTIRE AREA. THE AREA SHALL BE RAKED, ROLLED AND DRESSED READY FOR SEEDING. NO STONE OVER 1 INCH IN SIZE PERMITTED. COMMERCIAL FERTILIZER 12-12-12 SHALL BE INCLUDED IN ITEM 659 SEEDING AND MULCHING AS PER PLAN AND SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET. SEEDING APPLICATION SHALL BE AT THE RATE OF 4 POUNDS PER 1000 SQUARE FEET. SEEDING AND MULCHING IS TO BE COMPLETED AS DESCRIBED BETWEEN THE BACK OF CURB AND THE EASEMENT LINE ONLY (APPROX. 15.5' WIDE). SEEDING BEHIND THE EASEMENT LINE WILL BE COMPLETED AS REQUIRED TO CONTROL EROSION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT GRASS IS ESTABLISHED TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING ANY AREAS THAT HAVE ERODED OR AREAS WHERE NEW GRASS DID NOT GERMINATE UNTIL THE ENTIRE SITE IS STABILIZED. PAYMENT FOR ITEM 659 SEEDING AND MULCHING, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT SQUARE YARD BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM SPECIAL, MISCELLANEOUS, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO, MISCELLANEOUS PROJECT COSTS SUCH AS MOBILIZATION, PERFORMANCE BOND, MAINTENANCE BOND, AS-BUILT DRAWINGS, FIELD OFFICE, CONSTRUCTION STAKING, ETC. THE CONTRACTOR IS TO USE GOOT SPECIFICATIONS AS GUIDELINES FOR WORK INCLUDED IN THIS PAY ITEM. WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND/OR OTHER COSTS REQUIRED TO COMPLETE EACH ITEM OF WORK. PAYMENT FOR THIS ITEM SHALL BE AT THE LUMP SUM AS BID CONTRACT PRICE.
ITEM 609 SEEDING & MULCHING, AS PER PLAN
ITEM 448 1-1/2" ASPHALT CONC. SURFACE COURSE, TYPE 1, PG 64-22
ITEM 448 2" ASPHALT CONC. INTER. COURSE, TYPE 2, PG 64-28
ITEM 304 10' AGGREGATE BASE (2 - 5' Lifts)
ITEM 204 SUBGRADE COMPACTION
ITEM 609 COMBINATION ROLL CURB & GUTTER
ITEM 608 4" CONCRETE WALK (BY OTHERS) (TO BE COMPLETED WITH HOME CONSTRUCTION)
ITEM 605 UNCLASSIFIED PIPE UNDERDRAINS

STREET SECTION TYPICAL

STORM SWALE DETAIL

PROJECT ESTIMATED QUANTITIES
The site was designed so that all runoff water will travel through grass areas before reaching the new detention basins. The first 75% of stormwater runoff will be controlled by filtration by the grassed areas between impervious areas. Additional pollutants will also settle out over time in the detention basins. The detention basins have been designed to treat the water quality volume using a reduced size office as an outlet as follows: Release the runoff from a 3/4" 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 3/4" rain event is retained for greater than 16 hours.

Post-construction stormwater management water quality volume for development using 3/4" of rain:

Detention Basin: 13.0 acres with Q = 0.50

WQV = 0.50 x 13.0 ac x 0.75" = 17,700 cu (provided in existing detention basin).

The ditch is to be used as a sediment basin during construction. Once site construction is complete, all sediment must be cleared from the basin.

Required sediment storage = 13.1 acres x 37 cubic yards = 495 cy
Required Revaluing Zone Volume = 13.1 acres x 67 cubic yards = 875 cy
Total Volume Required = 1363 cy
Sediment Basin Riser Pipe at 952.4 where Sediment Basin Volume = 1730 cy.

Proposed Contour (Typo)
SWPPP NOTE: All work shall comply with OEPA construction site storm water general permit #40H0000004 which includes filing an NEC form for all work done on the site. The site contractor shall follow specifications, installation, maintenance, and requirements of ODOT's supplemental specification 832 including all standard construction references. All work shall also follow ODOT CMS 177.18 and other local storm water and erosion control regulations. Indian Ridge Properties is the responsible party for compliance of this SWPPP and BMP.

FILL AND WASTE MATERIAL REQUIREMENTS: No clean construction wastes shall be incorporated into on-site fill. Leak-prone containers are to be used for the disposal of debris, trash, hazardous materials, and petroleum wastes. All construction and demolition waste shall be disposed of in an EPA approved landfill as required by the ORC 3714. No solid, sanitary, or toxic waste is to be disposed of on the site.

ACCESS DRIVE: A construction drive is to be constructed at the north end of Sioux Drive as the access point to the new development. It shall be a minimum of 20' wide, 75' long, and 8' deep #2 stone. Additional #2 stone is to be added as needed during construction. Any mud tracked onto Sioux Drive shall be removed immediately and the problem corrected so that it will not happen again. Vehicles tracking mud are to remove the mud prior to using the drive entrance. The contractor is responsible for immediate cleanup of any mud that is tracked onto the existing streets and to make changes necessary to assure that it does not reoccur.

SITE DATA: Project Description: Residential Development Sells Types: Clayey Silt Loam & Crosby Silt Loam Special Handling procedures to be used. A petroleum spill of more than 25 gallons requires notifying OEPA at 1-800-282-9378, the local fire department, and the local emergency planning committee within 30 minutes of the spill.

CONSTRUCTION DEBRIS: The contractor shall control wastes, garbage, debris, wastewater, and other substances on the site in such a way that they shall not be transported from the site by winds, storm water runoff, or other forces.
OPEN BURNING: There shall be no open burning on the project site at any time.

INSPECTION SCHEDULE: The site is to be inspected per Ohio EPA Permit #CHC000004.

EROSION CONTROL NOTES: Erosion control notes and details are to follow City of Piqua Construction Standards. The contractor shall install and maintain inlet protection where shown and as needed prior to initial land disturbance to minimize sediment laden waters from leaving the site. The contractor shall add BMPs as needed if it is found that they are needed in any area that was not originally identified on the SWPPP.

The contractor shall install and maintain inlet protection on all structures which will receive runoff water from the construction site to minimize the amount of sediment entering the structure.

Temporary seeding may be required to control erosion and sediment runoff. Any disturbed areas involving more than 45 days shall be stabilized by seeding, covering, or other suitable erosion control measures.

Immediately prior to the final completion of the project, the contractor shall ensure that the entire storm system, including but not limited to, detention basins, catch basins, manholes, piping, underground tanks, etc. are free from sedimentation, other pollutants, and foreign materials, and are to be cleaned as needed to ensure maximum stormwater quality and full functionality.

All material and equipment staging or storage areas, de-watering areas, concrete and washout areas, construction access locations, and vehicle fueling and refueling locations must be located a minimum of 100 feet from any creek, river, stream, or water's edge. The contractor shall seed and mulch all disturbed areas and ensure grass is permanent and property established. Once grass is established, temporary erosion control devices shall be removed.

Concrete washout operations shall take place in a berm area to ensure that waste material does not leave the area or enter into the storm system. The contractor shall clean up and properly dispose of all stormwater washout material.

All erosion control practices shall be in accordance with the soil conservation service guidelines and City of Piqua Erosion Control Construction Standards. The SWPPP and inspection reports are to be kept on-site in the job trailer/foreman's huts. The contractor shall perform and document all SWPPP inspections, revise and document reports, and make reports available for inspection.

CONTAMINATED SOILS: Soils contaminated by petroleum or other chemicals must be tested and/or disposed of in an Ohio EPA approved soil management facility or hazardous waste treatment, storage, or disposal facility.

TEMPORARY SEEDING REQUIREMENTS: Natural cover to remain in place as long as possible. Areas only to be disturbed where immediate work is to be complete. All natural vegetation and sediment control practices are to be installed and stabilized with temporary seeding prior to grading of the site. The seed bed shall be pulverized and loosened in preparation for seed. Seeding shall be completed uniformly.

IMPLEMENTATION SCHEDULE: The Contractor shall install inlet protection and fencing prior to any excavation or utility installation. The construction drive is to be constructed first as described in these drawings. Remove trees and complete clearing and grubbing. The sedimentation basin is to be constructed prior to site excavation. Topsoil is to be stripped in the working areas and stock piled, as directed by the owner. Rough grading, excavation, and embankment are to be completed to plan elevations allowing for a minimum of 5' of topsoil in all seed areas. Excess clay is to be stockpiled as directed by the owner. Clay and topsoil are never to be combined and kept at separate locations. Utilities are to be installed. Subgrade is to be fine graded and gravel base installed. Curb & gutter to be installed following by asphalt pavement. Temporary seeding may be required at any time during the construction process. Distribute topsoil to the final elevations shown on the plans. Remove any silt, debris, or sedimentation from storm lines, structures, sediment basin, detention basin, etc. Bake and remove rocks prior to seeding.

Seeds of disturbed areas. Once the ground has been stabilized, remove all temporary BMPs. Regrade and reseed as required to meet the Owner's expectations.
Centerline elevations are 0.08' below new top of curb elevations shown here. See Sheets 9 & 10 for Details.
RESOLUTION No. PC 17-18

WHEREAS, Rob Alexander, Indian Ridge Builders, has submitted a development plan for real property known as Indian Ridge Section 8 Plat; and,

WHEREAS, the City of Piqua Code of Ordinances section 151.34 provides the procedure for approving a Final Plat for a subdivision project; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Preliminary Plan:

☐ Will conform with the stated intent of the Complete Streets Policy.
☐ Will not threaten the general health, safety, and welfare of the properties affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ____________ hereby moves to ______________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member ____________, and the voting record on this motion is hereby recorded as follows.

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RESOLUTION No. PC 18-18

WHEREAS, Indian Ridge Builders, Rob Alexander, has asked and has prepared Preliminary Plans for consideration of Indian Ridge Section 8 Construction Documents; and,

WHEREAS, the City of Ordinances section 151.70 provides the procedure for approving Construction Plans for a subdivision project; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Preliminary Plan:

☐ Will conform with the stated intent of the Complete Streets Policy.
☐ Will not threaten the general health, safety, and welfare of the properties affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ______________________ hereby moves to ______________________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member ______________________, and the voting record on this motion is hereby recorded as follows.

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PROJECT DESCRIPTION
This project consists of the extension of Ottawa Circle to Seminole Way and the connection to CR-25A. One residential lot is created.

UNDERGROUND UTILITIES
TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-362-2764 or 8-1-1
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

CONSTRUCTION STANDARDS
The Latest Edition of Construction Specifications and Standards of the City of Piqua and the 2016 Edition of the Construction and Material 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.
ELEVATION DATUM
ALL ELEVATIONS ARE BASED ON THE BENCHMARK ELEVATION AS SHOWN ON SHEET 6 OF THE PLANS.

GENERAL NOTES AND DETAILS
ALL CONSTRUCTION METHODS, MATERIALS, AND SPECIFICATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF Piqua SPECIFICATIONS AND STANDARDS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF PIQUA ENGINEERING DEPARTMENT. IF NO CITY STANDARD OR SPECIFICATION IS AVAILABLE IN THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL APPLY.

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 INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. THE CONTRACTOR IS TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-7264 OR 8-1-1), THE CITY OF PIQUA, AND ALL UTILITY COMPANIES IN THE CONSTRUCTION AREA A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

EXISTING TILES
ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL TILES REMOVED, REPLACED AND/OR RECONNECTED SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE CITY OR DESIGN ENGINEER BEFORE THEY ARE COVERED. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSOURED OUTLETS AS APPROVED AND DIRECTED BY THE ENGINEER. THE COST OF THESE CONNECTIONS SHALL BE INCLUDED IN THE ITEM 811 RCP STORM SEWER, AS PER PLAN ITEMS.

DEWATERING
ANY NECESSARY DEWATERING OR PUMPING OF GROUND WATER OR STORM RUNOFF NECESSARY FOR THE CONSTRUCTION OF ANY ITEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY AND ALL COSTS SHALL BE INCLUDED WITH THE APPROPRIATE BID ITEM BEING INSTALLED. DEWATERING INTO A CATCH BASIN, MANHOLE, ETC. IS PROHIBITED.

SAFETY
THE CONTRACTOR SHALL SOLELY BE 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.

RECORD DRAWINGS
THE CONTRACTOR SHALL PROVIDE 2 COMPLETE SETS OF RECORD DRAWINGS TO THE DESIGN ENGINEER WITHIN 30 DAYS OF PROJECT COMPLETION. THESE DRAWINGS SHALL SHOW ALL CHANGES TO THE ORIGINAL DRAWINGS, ALL WATER MAIN, SEWERMAN, AND LATERAL LOCATIONS AND DEPTHS, ALL MANHOLE AND CATCH BASKET LOCATIONS AND INVERTS, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION AND ALL OTHER PERTINENT DATA TO THE IMPROVEMENTS. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN ITEM MISCELLANEOUS, AS PER PLAN. FINAL PROJECT PAYMENT WILL NOT BE PAID UNTIL RECORD DRAWINGS ARE RECEIVED BY THE ENGINEER.

PLANNING COMMISSION APPROVAL
THE WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND FINAL PLAT FOR THE SUBDIVISION, OR ANY PORTION OR SECTION THEREOF, AS APPROVED BY THE PLANNING COMMISSION.

UTILITY INTERFERENCE
IF, DURING THE 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. DELAY TO THE PROJECT WILL NOT WARRANT ADDITIONAL COMPENSATION TO THE CONTRACTOR. THE PROJECT SCHEDULE WILL BE ADJUSTED TO ALLOW THE UTILITY COMPANY TIME TO RELOCATE THE LINE IN CONFLICT. THE CONTRACTOR SHALL NOTIFY, AT LEAST 2 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE CORPORATION 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.

CROSSING EXISTING PIPES AND UTILITIES
WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO OR CROSSING AN EXISTING CONDUIT OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING CONDUTS OR UTILITIES FOR ALIGNMENT AND GRADE PRIOR TO LAYING THE PROPOSED CONDUIT. IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT OR UTILITY DIFFERS FROM THE PLAN ELEVATION WHICH WILL RESULT IN A CHANGE OF SLOPE OR IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING CONDUIT OR UTILITY, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT. PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE AS BID PRICE OF THE PERTINENT ITEM 611 CONDUIT.

GRAFFITI AND VANDALISM
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY CONCRETE WORK OR OTHER ITEMS REMOVED FROM THIS CONTRACT WHICH IS DEEMED UNACCEPTABLE BY THE CITY DUE TO GRAFFITI OR VANDALISM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH WORK AGAINST BEING DAMAGED AND THEREFORE ALL SUCH ITEMS REMOVED AND REPLACED SHALL BE AT THE CONTRACTOR'S EXPENSE.

PROPERTY SURVEY MONUMENTS
THE CONTRACTOR SHALL TAKE CARE TO PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. IF SUCH MONUMENTS ARE DISTURBED OR REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL HAVE A REGISTERED SURVEYOR REPLACE THEM AT THE CONTRACTOR'S EXPENSE.

TESTING AND MATERIAL CERTIFICATION
THE CONTRACTOR SHALL PROVIDE CERTIFICATION TO THE ENGINEER SHOWING THAT MATERIALS SUPPLIED TO THE PROJECT MEET THE PLAN SPECIFICATIONS. GRANULAR MATERIAL USED FOR BACKFILL UNDER PAVEMENT, WALKS, STRUCTURES, SLABS, ETC. SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR; ALL OTHER BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR, BOTH PER ASTM D-4988. ANY COMPRESSION TESTING REQUESTED BY THE OWNER SHALL BE PAID TO AN INDEPENDENT TESTING COMPANY BY THE OWNER TESTING OF NEW MANHOLES, SANITARY SEWER LINES, WATER LINES, ETC. TO FOLLOW CITY STANDARDS AND REQUIREMENTS.

EXISTING UTILITIES
OFTEN UTILITY COMPANIES WILL NOT LOCATE SERVICES FOR DESIGN PURPOSES. THE UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE. THE CONTRACTOR IS TO HAVE LOCATIONS AND DEPTHS OF ALL TELEPHONE, GAS, CABLE, ETC. FROM THE RESPECTIVE UTILITY COMPANIES WHEN LOCATES ARE COMPLETED THROUGH "OPUS" PRIOR TO CONSTRUCTION. HAND DIGGING OF UTILITIES IS REQUIRED TO AVOID DAMAGE.

CONSTRUCTION MEETINGS
BI-WEEKLY CONSTRUCTION MEETINGS SHALL BE HELD AT THE JOB SITE. THE CONTRACTOR'S SUPERINTENDENT, SUBCONTRACTORS, PROJECT INSPECTOR, AND A CITY REPRESENTATIVE SHALL ATTEND. PAYMENT FOR THESE MEETINGS SHALL BE INCLUDED IN ITEM SPECIAL MISCELLANEOUS, AS PER PLAN, AT THE LUMP SUM BID PRICE.
GENERAL PROCEDURE NOTES

THE CONTRACTOR SHALL CONFORM TO THE PLANS PROVIDED. ANY CHANGES MADE SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER AND THE CITY, PRIOR TO DEVIATING FROM THE PLANS.

PRIOR TO THE START OF THE PROJECT OR ANY PORTION THEREOF, THE CONTRACTOR SHALL NOTIFY THE CITY AND DESIGN ENGINEER A MINIMUM OF TWO (2) DAYS IN ADVANCE. IN NO CASE SHALL THE CONTRACTOR PERFORM ANY OF THE PROJECT CONSTRUCTION WITHOUT THIS NOTIFICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OHA UTILITIES PROTECTION SERVICE (OUPS) PRIOR TO ANY CONSTRUCTION PHASE.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO INSURE HIMSELF/HERSelf OF THE EXTENT AND INTENT OF THE PROJECT AND AREAS INVOLVED. ANY QUESTIONABLE AREAS, QUANTITIES, MATERIALS, TIME FRAMES, EXTENT/INTENT, OR OTHER QUESTIONS BY THE CONTRACTOR SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE BIDDING PROCESS.

ALL OPEN TRENCHES, HOLES, OR OTHER TYPES OF EXCAVATION SHALL BE PROPERLY PROTECTED WITH BARRICADES, TRAFFIC CONES, CONSTRUCTION RIBBON, ETC. TO PROTECT THE PUBLIC. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, CONES, ETC. FOR THE PROJECT SITE AND SHALL MAINTAIN SUCH DEVICES THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR NON-COMPLIANCE.

ALL EXCAVATION OF EXISTING ASPHALT OR CONCRETE PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES FOR A SMOOTH BUTT JOINT. IF THE EDGE OF THE EXISTING ASPHALT IS DAMAGED DURING CONSTRUCTION, A SECOND SAW-CUT WILL BE REQUIRED. PAYMENT FOR GRAVEL AND ASPHALT ITEMS IS BASED UPON A MAXIMUM TRENCH WIDTH AS SHOWN ON THE TRENCH DETAILS. ANY AVENUE REMOVED BEYOND THESE LIMITS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. AC SEALER SHALL BE USED ON ALL JOINTS, SAW CUTTING, AC SEALER, AND OTHER RELATED COSTS SHALL BE INCLUDED IN THE ITEM 441 ASPHALT BITUMEN ITEMS.

THE TRACKING OR SPILLAGE OF MUD, DIRT, OR DEBRIS UPON STREETS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR RESTORING ALL SURFACES, STRUCTURES, AND PROPERTY TO ORIGINAL CONDITION. THE CONTRACTOR SHALL REMEDY THE PROBLEM THAT THE PROBLEM WILL NOT REOCUR. ALL ASSOCIATED COSTS FOR THIS WORK ARE INCIDENTAL TO THE PROJECT.

ANY DETAILS OR NOTES NOT DIRECTLY ADDRESSED IN THE ENGINEERING STANDARDS SHALL BE COORDINATED WITH THE DESIGN ENGINEER AND CITY.

ALL STORM SEWER AND SANITARY SEWER SHALL BE INSTALLED USING A PIPE-LASER, INSIDE THE PIPE IF POSSIBLE, FOR GRADE AND ALIGNMENT.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS FOR STAKING ARE INCLUDED IN ITEMS 441 SPECIAL CHARGES OR PER PLAN.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO COMPLETE THE REQUIRED WORK AS DETAILED IN THIS CONTRACT TO SATISFY HEINTZ ENGINEERING AND THE CITY.

THE CONTRACTOR IS TO STAMP AN "S", "W", "G", "X", AND "E" INTO THE FACE OF CURB AT ALL SEWER, WATER, GAS, CABLE, AND TELEPHONE, AND ELECTRIC CROSSINGS AS THE NEW CURB AND GUTTER IS BEING INSTALLED. THE LETTERS ARE TO BE 3" IN HEIGHT AND STAMPED INTO THE SURFACE OF THE CONCRETE.

ANY AREA OF CONSTRUCTION, INSTALLATION, MATERIALS, OR PROCEDURES IN QUESTION SHALL BE ADDRESSED TO THE CONTRACTOR TO THE DESIGN ENGINEER PRIOR TO COMMENCING WORK.

GENERAL PROCEDURE NOTES, CONT.

ALL UTILITY INSTALLATIONS, EXCAVATIONS, AND IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS ARE TO BE INSPECTED BY THE CITY PRIOR TO CLOSURE.


STREET SIGNS ARE TO BE COMPLETED BY THE CITY OF PIQUA.

ALL REMOVAL ITEMS SHALL BE HAULED OFF-SITE TO A LOCATION APPROVED BY THE ENGINEER.

WATER NOTES

ALL WATERLINE CONSTRUCTION INCLUDING EXCAVATIONS ON PRIVATE PROPERTY SHALL FOLLOW ODOT ITEM 438, AND AWWA STANDARDS WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY. OPERATION OF FIRE HYDRANTS, VALVES, METERS, SERVICES, STOPS, AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 4'-4" AND A MAXIMUM DEPTH OF 6' FROM TOP OF PIPE TO SURFACE, UNLESS REQUIRED BY DESIGN. THE TOP ENDS OF ALL WATER MAINS SHALL BE CLOSED WITH A WATER TIGHT PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT AND AT OTHER PERIODS OF INTERRUPTION. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE DUCTILE IRON. THE LABOR, MATERIAL, AND EQUIPMENT COSTS FOR ALL FITTINGS, ANCHORS, TEES, COUPLINGS, BENDS, CAPS, PLUGS, ETC. AND THEIR INSTALLATION IS TO BE INCLUDED IN THE "FEET" BID PRICE OF THE WATER MAIN. THE OPEN ENDS OF ALL ABANDONED WATER MAINS SHALL BE CAPPED. WHERE POSSIBLE, A CROSSING OF EXISTING SANITARY OR STORM LINES SHALL MAINTAIN A MINIMUM OF 18" SEPARATION. THE CONTRACTOR SHALL USE WATER MAIN RETAINER GROUNDS AND THRUST BLOCKS WITH CONCRETE PER CITY OF PIQUA SPECIFICATIONS. ALL WATER CASTINGS ARE TO BE AMERICAN MADE. NO FOREIGN CASTINGS WILL BE PERMITTED. ALL PIPE BENDS SHALL BE RESTRAINED FOR THE DISTANCE RECOMMENDED BY THE EBBAR IRONS RESTRAINT PROGRAM USING A 3:1 SAFETY FACTOR. TESTING OF NEW WATER LINES ARE TO FOLLOW CITY STANDARDS AND REQUIREMENTS.

EROSION CONTROL & EPA PERMITS

THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT AND EROSION CONTROL TO STOP THE LOSS OF SEDIMENT AND LEACHATE FROM THE CONSTRUCTION AREA. THESE CONTROL MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO ITEMS SUCH AS FILTER FABRIC FENCE, INLET PROTECTION, TEMPORARY SEEDING AND MULCHING, SLOPE PROTECTION, DITCH CHECK, SEDIMENT BASIN, DIKES, CONSTRUCTION ENTRANCE DRIVE, ETC. STRAW OR HAY BALES ARE NOT TO BE USED. ALL SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS BY SOIL CONSERVATION SERVICE, A SILT MAT IS TO BE INSTALLED UNDER THE GRATE ON ALL CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING STORM SEWER. SEDIMENT REMOVAL IS TO BE INCLUDED IN THIS BID ITEM ALSO. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN ITEM 843 EROSION CONTROL AS PER PLAN. AT THE LUMP SUM BID PRICE, AND SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS NEEDED TO COMPLETE THIS ITEM OF WORK TO THE SATISFACTION OF THE CITY AND ENGINEER.

WATER METER PITS

WATER METER PITS SHALL BE A MINIMUM OF 3 FEET FROM ALL DRIVEWAYS, CATCH BASINS, FIRE HYDRANTS, AND OTHER UTILITIES AND LOCATED 2 FEET BACK OF CURB IN GRASS AREAS. LOCATIONS SHALL MEET CITY RULES FOR WATER METER INSTALLATION GUIDELINES.
ITEM 204. SUBGRADE COMPACTION, AS PER PLAN

The contractor may need to disk wet areas, allow them to dry, recompact, and.regrade as a part of this bid item, as directed by the design engineer. If soils are deemed unacceptable by the engineer, those areas shall be excavated and replaced with compacted granular materials. An estimated quantity of 100 CY of item 204 excavation of subgrade and granular fill has been included in these plans to be used if unsuitable soils are encountered. An independent testing laboratory shall perform a modified proctor test on all subgrade and base material at 100% maximum intervals. A copy of test results is to be given to the city of Piqua. Payment for this bid item shall include all items described above, including the testing laboratory, and be paid at the square yard bid price.

ITEM 611. 8" CONDUIT, PVC, SDR-35, TYPE B, SANITARY, AS PER PLAN

This item of work shall consist of the work as described in Ohio Department of Transportation item 611 pipe culverts, sewers, and drains, except as herein modified. This work shall consist of excavation, bedding, and installing the new sanitary sewer, including all backfill, all testing per ODOT standards, and compaction of backfill. This item shall also include connection to existing sanitary. Payment of item 611, SDR-35 conduit, type B, as per plan, for all operations described above shall be at the contract foot bid price and shall include all labor, material, and equipment required to complete this item of work.

ITEM 638 8" WATER MAIN, DIP, INCLUDING APPURTENANCES, AS PER PLAN

This item of work shall consist of the work as described in Ohio Department of Transportation item 638 water mains and service branches, except as herein modified. All materials, procedures, and testing shall be completed as described in these plans. Existing water mains shall remain in service until new lines are pressure tested, disinfected, and water services have been connected to the new water main. Payment for item 638 8" water main including appurtenances, as per plan, for all operations described above shall be at the contract foot bid price and shall include all labor, materials, and equipment required to complete this item of work. All house services shall extend a minimum of 24" beyond the front yard easement. All residential services shall have a meter fit with a 3" meter and setter, with lid set to grade.

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

This item of work consists of the work as described in Ohio Department of Transportation item water mains and service branches except as herein modified. The assembly will consist of the fire hydrant, pipe branch, a gate valve with valve box, thrust blocking and relining and castings. All hydrants are to be located 24" back of curb. All hydrant valves are to be located 6" from curb. All fire hydrants are to be located 24" back of curb. All hydrant valves are to be located 6" from curb. All fire hydrants are to be located 24" back of curb. All hydrant valves are to be located 6" from curb. All fire hydrants are to be located 24" back of curb. All hydrant valves are to be located 6" from curb. All fire hydrants are to be located 24" back of curb.

ITEM 659 SEEDING AND MULCHING, AS PER PLAN

This item of work shall consist of the work as described in Ohio Department of Transportation item 659 seeding and mulching except as herein modified. All areas designated for seeding shall have a minimum of 6 inches of topsoil over the entire area. The area shall be raked, rolled, and dressed ready for seeding. No stone over 1 inch in size permitted. Commercial fertilizer 12-12-12 shall be included in item 659 seeding and mulching as per plan and shall be applied at the rate of 20 pounds per 1000 square feet. Seeding application shall be at the rate of 4 pounds per 1000 square feet. Seeding and mulching is to be completed as described between the back of curb and the easement line only. Seeding behind the easement line will be completed as required to control erosion. It is the contractor's sole responsibility to ensure that grass is established to the satisfaction of the owner. The contractor shall be responsible for regrading and reseeding any areas that have eroded or areas where new grass did not germinate until the entire site is stabilized. Payment for item 659 seeding and mulching, as per plan, for all operations described above shall be at the contract square yard bid price and shall include all labor, materials, and equipment required to complete this item of work.

ITEM SPECIAL, MISCELLANEOUS, AS PER PLAN

This item of work shall consist of, but not be limited to, miscellaneous project costs such as mobilization, performance bond, maintenance bond, as-built drawings, field office, construction staking, etc. The contractor is to use ODOT specifications as guidelines for work included in this pay item. Work shall include all labor, equipment, materials, and/or other costs required to complete each item of work. Payment for this item shall be at the lump sum as bid contract price.

CONTRACTOR RESPONSE TO CITY REQUESTS

The contractor shall respond within one hour to any reasonable request of the city or engineer to any item pointed out that needs attention. Items shall include, but are not limited to, safety issues, mud on the street, barricades or signage, dangerous open trenches, etc. If such items are not corrected within one hour, the city or engineer shall perform the item with the contractor reimbursing the entity at the rate of twice the actual cost incurred.

CITY CONSTRUCTION STANDARDS

The contractor is responsible to obtain any and all city construction standards that are applicable to this project and follow them explicitly.
### STREET SECTION TYPICAL

**ITEMS LIST**

1. ITEM 659 SEEDING & MULCHING, AS PER PLAN
2. ITEM 441 1-1/2" ASPHALT CONC. SURFACE COURSE, TYPE 1, PG 64-22
3. ITEM 441 2" ASPHALT CONC. INTER. COURSE, TYPE 2, PG 64-28
4. ITEM 304 10" AGGREGATE BASE (2 - 5' LIFTS)
5. ITEM 204 SUBGRADE COMPACTION
6. ITEM 609 COMBINATION ROLL CURB & GUTTER
7. ITEM 608 4" CONCRETE WALK (BY OTHERS)
   - TO BE COMPLETED WITH HOME CONSTRUCTION
8. ITEM 605 UNCLASSIFIED PIPE UNDERDRAINS

### PROJECT ESTIMATED QUANTITIES

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<td>6&quot; Water Main, DIP, Including Appurtenances, As Per Plan</td>
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Centerline elevations are 0.05' below new top of curb elevations shown here. See Sheets 9 & 10 for Details.
RESOLUTION No. PC 19-18

WHEREAS, Bob L. Garbig, Applicant for the subject property located at 703 McKinley Avenue, in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcel N44-038430 from R-1 (One Family Residential) to B (General Business); and

WHEREAS, Section 154.141(B)(2) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Change to the Zoning designation of a lot; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation:

☐ Will be compatible with the intended use of the real property.
☐ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ________ hereby moves to recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member __________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name: BLG Auto Sales (Bob L. Garbig) Phone: 937-214-2762
   Applicant's Address: 703 McKinley Ave.

2. Owner's Name: Bob L. Garbig Phone: 937-214-2762
   Owner's Address: 703 McKinley Ave, Piqua, Ohio 45356
   (Pre Owned) Used Car Sales/10 or less Vehicles

3. Type of legal interest held by applicant: Used Car Sales/10 or less Vehicles

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description) 3101 00
   B. Address: 703 McKinley Ave, Piqua, Ohio 45356

5. Existing zoning: Misc. / Res.

6. Existing usage: 2 Bay Garage with Office/Existing Gravel Lot

7. Proposed zoning: 

8. Proposed usage: To Operate 10 or less Vehicle Sales

9. Is this "Request for Zoning" contingent upon annexation? Y ___ N ___

10. Describe the reason for the requested rezoning: Pre Owned Vehicle

11. Has a Rezoning Request for this location been made before? Y ___ N ___
   If yes, give date of previous application: 

12. No. of site plans submitted (16 required UNLESS waived): 

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant: Bob L. Garbig Date: 4/02/2018

Signature of Owner: Bob L. Garbig Date: 4/02/2018

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

******************************************************************************** OFFICE USE ONLY  ********************************************************************************

100.00 $59.00 Fee paid 100.00 Date fee paid 4-3-18

Receipt no. 190 336 P.C. Res. no. 19-18
RESOLUTION No. PC 20-18

WHEREAS, Bob L. Garbig, Applicant for the property located at 703 McKinley Avenue being in a district zoned B (General Business), has submitted a request to authorize a Special Use for a vehicle sales to be located at 703 McKinley Avenue and,

WHEREAS, section 154.025(D)(3)(e) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a special use request for A Vehicle Sales; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

☐ Will be compatible with the stated intent of the zoning district.

☐ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.

☐ Is compatible with the general economic development policies of the City.

☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member __________ hereby moves to ______________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member __________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant’s Name  Bob L. Garbage  Phone  214-2727
   Applicant’s Address  703 McKinley Ave Piqua, Ohio 45356

2. Owner’s Name  Bob L. Garbage  Phone  214-2727
   Owner’s Address  608 S Main St Piqua, Ohio 45356

3. Type of legal interest held by applicant  Auto Sales

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)  #3101
   B. Address  703 McKinley Ave Piqua, Ohio 45356

5. Existing zoning  Mis/Res

6. Existing usage  2 Bay Garage With Office

7. Proposed usage  Auto Sales / Small 10 Car & Under

8. Proposed special usage  To Operate There With Special Use Permit

9. No. of plot plans submitted (16 required UNLESS waived)

10. Describe the reason for the requested special use:
    To Operate a Small Auto Sales Business With the 2 Bay Garage With Office, Gravel Display Lot That Exist There already.

I hereby certify that the proposed request is authorized by the “Owner of Record” and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant  Bob L. Garbage  Date  4/02/2018
Signature of Owner  Bob L. Garbage  Date  4/02/2018

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

************************************************************** OFFICE USE ONLY **************************************************************

$100.00 Fee Paid  Date Fee Paid
Receipt No.  P.C. Res. No. 4018
*** PUBLIC HEARING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a public hearing at the time and location stated below.

   TIME:      6:00PM
   DATE:      Tuesday, May 8, 2018
   LOCATION: Commission Chambers – 2nd Floor
              Municipal Government Complex
              201 W. Water Street

This letter serves to notify persons who may have an interest in an agenda item to be discussed at the above referenced public hearing. A public hearing affords citizens and other parties with standing the opportunity to speak in favor of, or object to, an item submitted for consideration. If you desire to state your opinion concerning this matter and will be unable to attend the public hearing, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

You may view the Planning Commission agenda packet in its entirety online at http://www.piquaoh.org/agenda_plan_comm.htm or by visiting the Development Office.

Please contact the Development Department at (937) 778-2049 if you have any questions pertaining to this notice.

Christopher W. Schmiesing
City Planner

Enc.
# Planning Commission
## Mailing List
### May 8, 2018

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<td>8380 Union Shelby Road Piqua, Ohio 45356</td>
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<td>Cynthia and Jerome England</td>
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