

CARRIAGE TRAILS

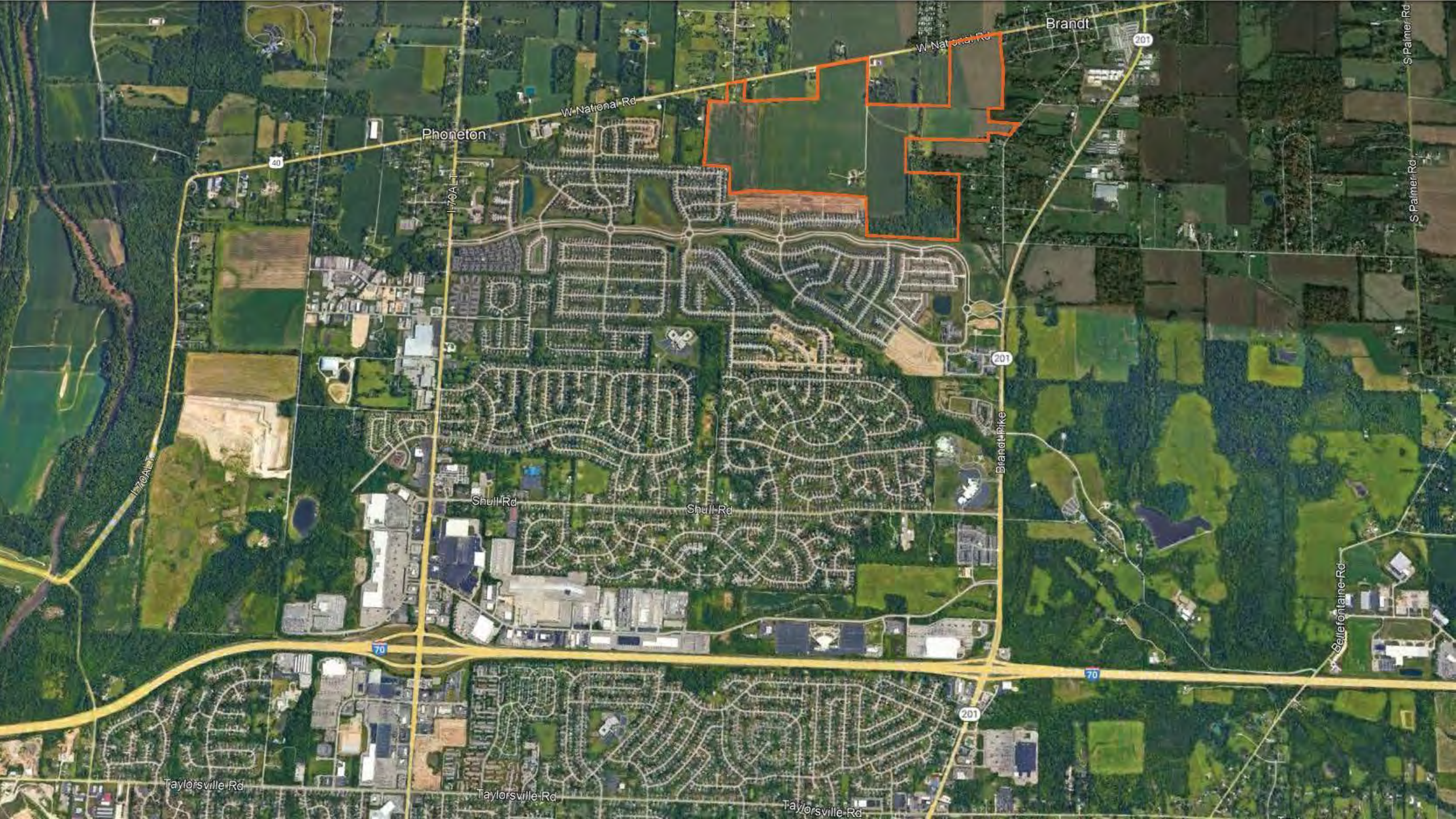
MVRPC Presentation March 12, 2025

CONTENTS

1. Aerial of Carriage Trails and surrounding area
2. Overview of Carriage Trails and the additional annexed acreage
3. Record annexation plat
4. Existing sanitary sewer stubs
5. Brandt sewer study – Singer Road concept
6. Miami County denial letter
7. Overview of Carriage Trails section 20 phase I
8. Build out schedule



Image © 2025 Airbus



Brandt

W-National Rd

201

W-National Rd

Phoneton

40

I-70A

201

Brandt Pike

Shull Rd

Shull Rd

70

70

201

Taylorville Rd

Taylorville Rd

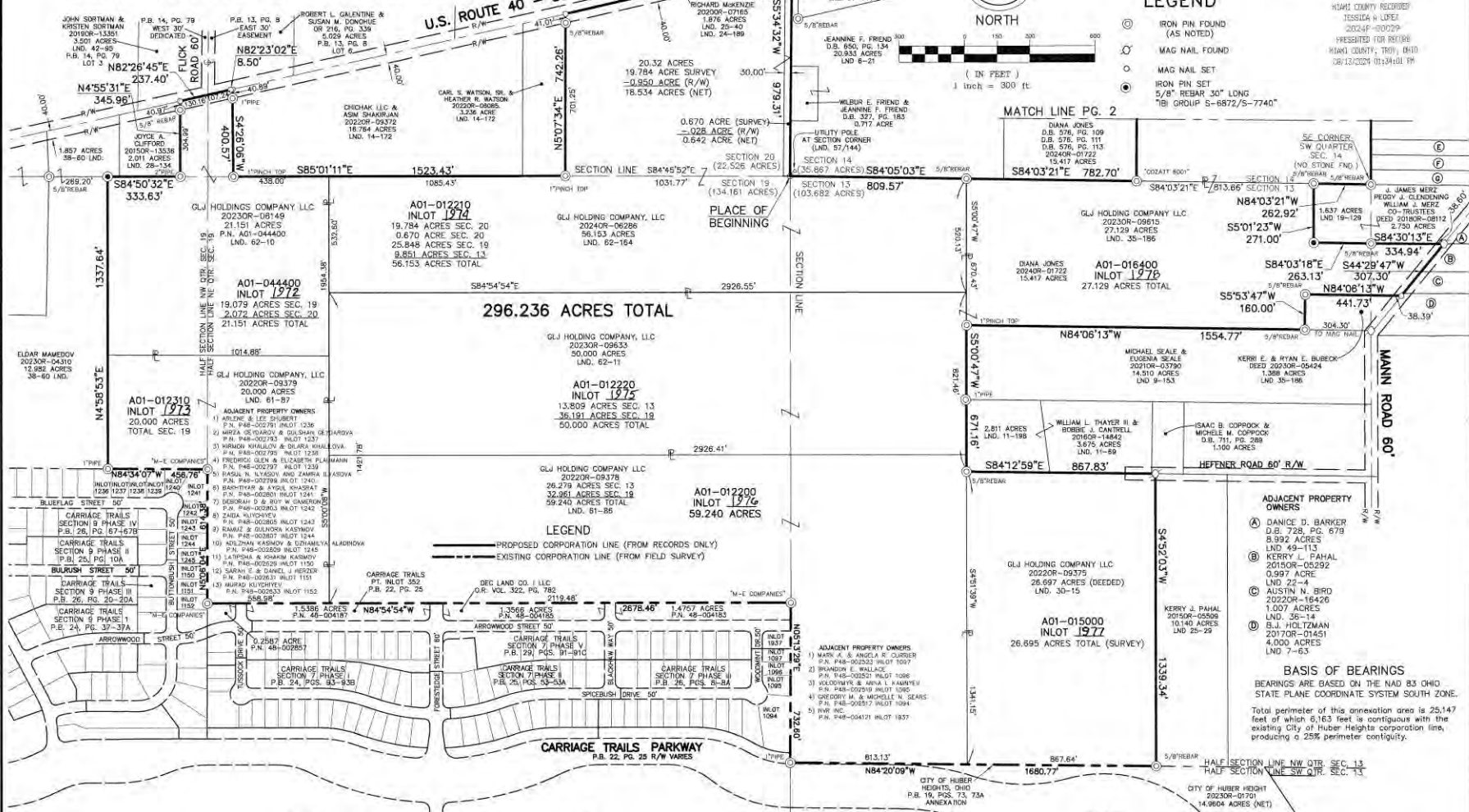
Taylorville Rd

Bellefontaine Rd

S Palmer Rd

S Palmer Rd

ANNEXATION TO THE THE CITY OF HUBER HEIGHTS
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS



MIAMI COUNTY ENGINEER
THIS PLAT WAS REVIEWED AND APPROVED THIS 8th DAY OF August 2024.
Paul P. ...
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS
THIS PLAT WAS REVIEWED AND APPROVED THIS 13th DAY OF August 2024.
BY RESOLUTION NO. 24-08-451
Gregory A. Simmons
GREGORY A. SIMMONS, PRESIDENT

FEE \$640
Jessica Lopez
MIAMI COUNTY RECORDER
P. ...
BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Aug 13, 2024
Matthew W. ...
MIAMI COUNTY AUDITOR
Joyce Grillo
DEPUTY AUDITOR

CITY OF HUBER HEIGHTS
AT A MEETING OF THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO, HELD THIS 7th DAY OF July 2024, THIS PLAT WAS APPROVED BY ORDINANCE NO. 2024-07-055, EFFECTIVE 7-13, 2024.
Anthony C. ...
MAYOR
Anthony C. ...
CLERK OF COUNCIL

CERTIFICATION
This annexation plat was prepared from a field survey along with land surveys from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.
PREPARED BY:
ARCADIS/IBI GROUP SURVEY
David L. Chiesa 08/05/24
David L. Chiesa P.S.
Registered Surveyor No. 7740

ARCADIS
8101 N. High Street
Columbus, OH 43235
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

IBI GROUP
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614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

SEE ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT NO. 2024OR-08061 MIAMI COUNTY RECORDER'S OFFICE RECORDS.



1/2

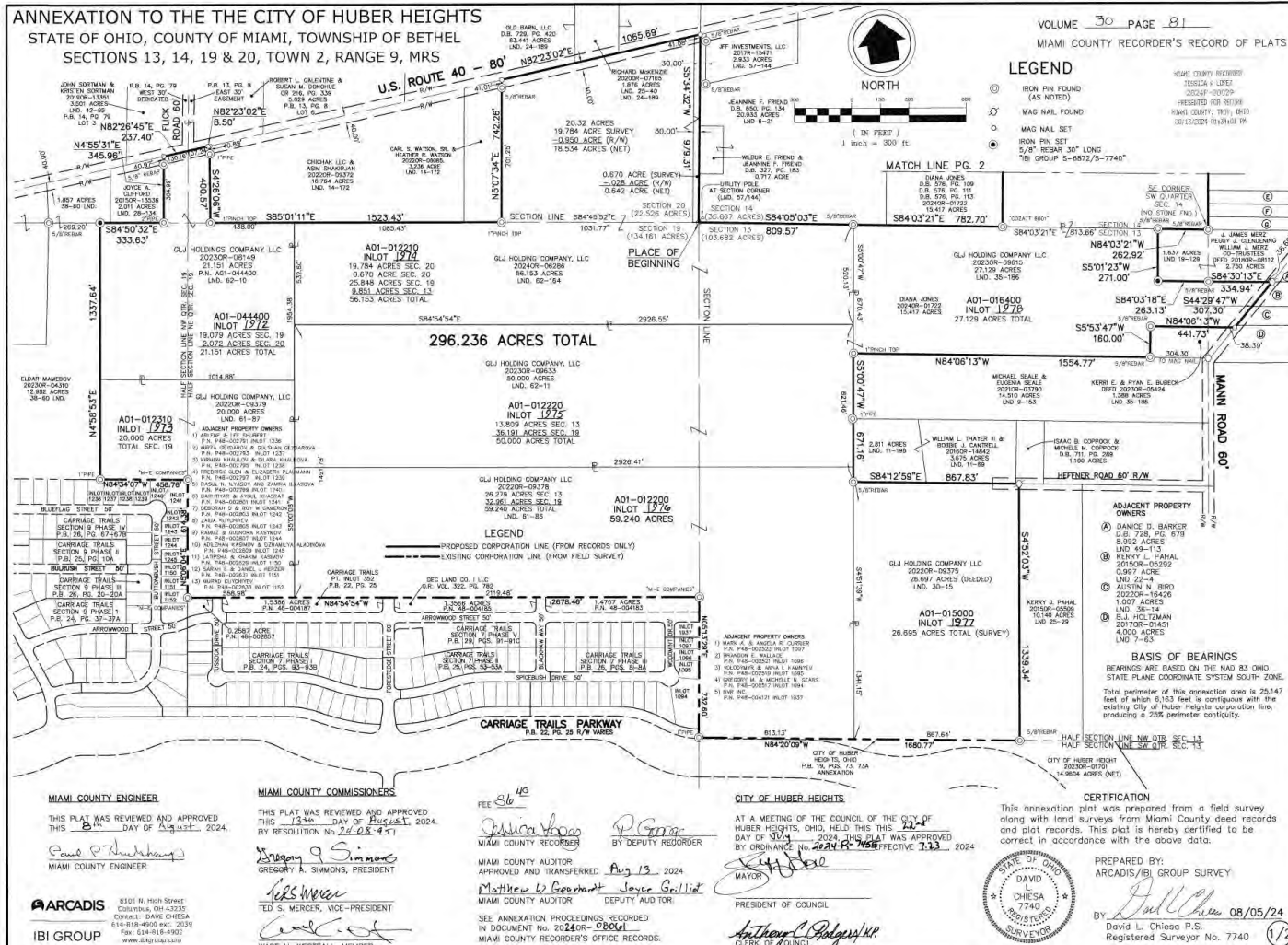
RECORD PLAT

ANNEXATION TO THE THE CITY OF HUBER HEIGHTS
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS

VOLUME 30 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS

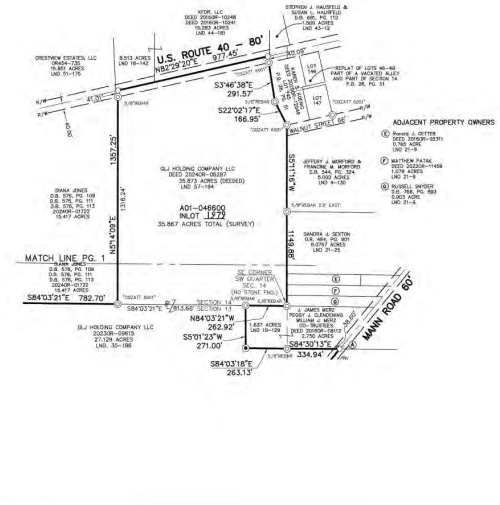


- LEGEND**
- ⊙ IRON PIN FOUND (SEE NOTES)
 - ⊙ MAG NAIL FOUND
 - ⊙ MAG NAIL SET
 - ⊙ IRON PIN SET
 - ⊙ 5/8" REBAR 30" LONG
 - ⊙ 1/2" GROUP 5-6872/5-7740



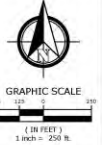
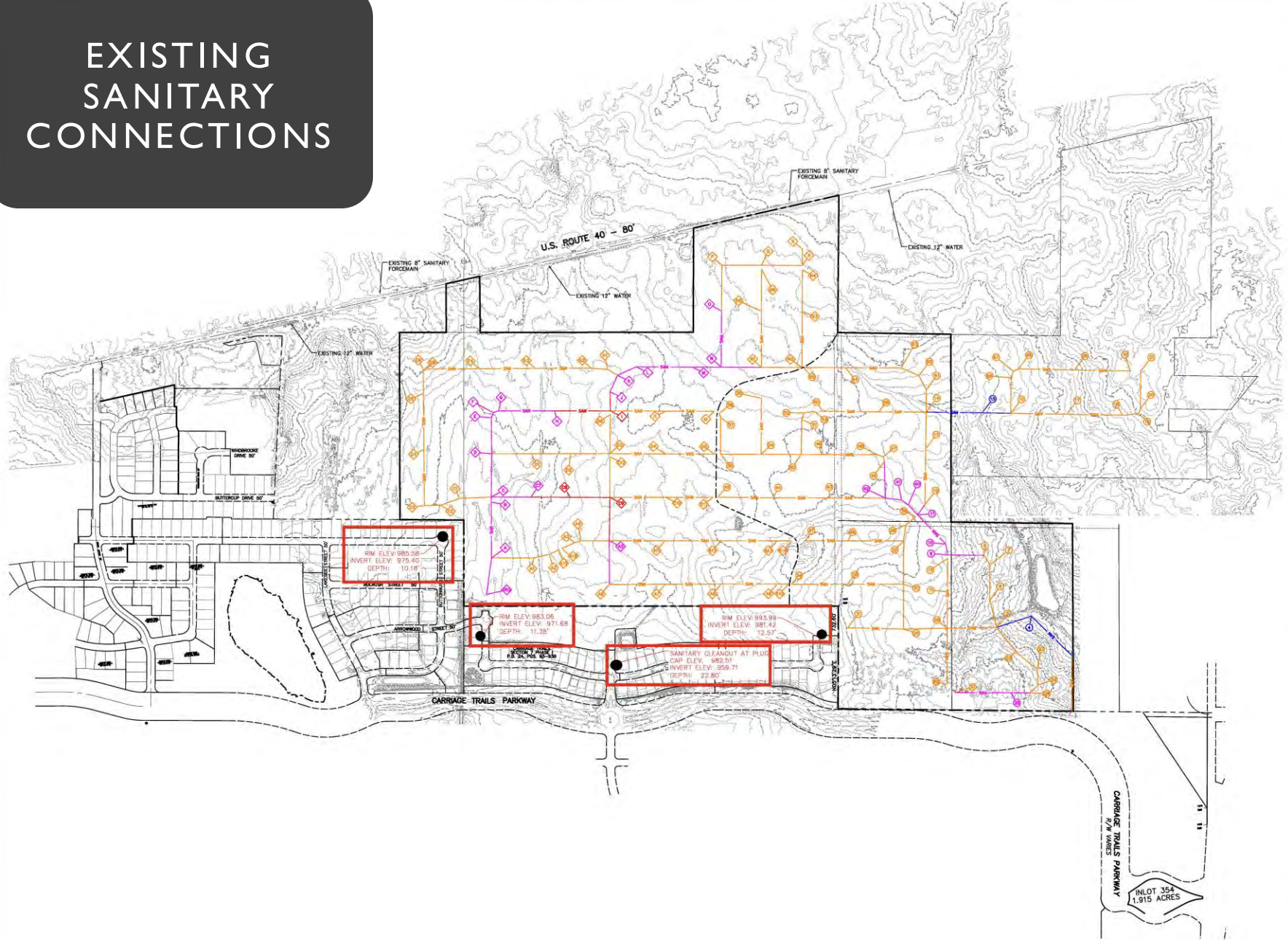
ACREAGE BREAKDOWN BY SECTION

- SECTION 13: 10,552 ACRES
- SECTION 14: 35,887 ACRES
- SECTION 19: 134,911 ACRES
- SECTION 20: 22,836 ACRES
- TOTAL: 286,236 ACRES



2/3

EXISTING SANITARY CONNECTIONS



IBI
IBI GROUP
23 Triangle Park Drive
Channahon, IL 61414
Tel: 815.481.2000
Contact: ERI
er@ibigroup.com



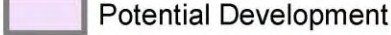
PRELIMINARY ENGINEERING SET
 ARCHITECTURE SET
 CONSTRUCTION DOCUMENT SET
 AS-BUILT DOCUMENT SET
 NEXT FOR CONSTRUCTION

CARRIAGE TRAILS
SANITARY SPLIT
EXHIBIT
HUBBARD HEIGHTS

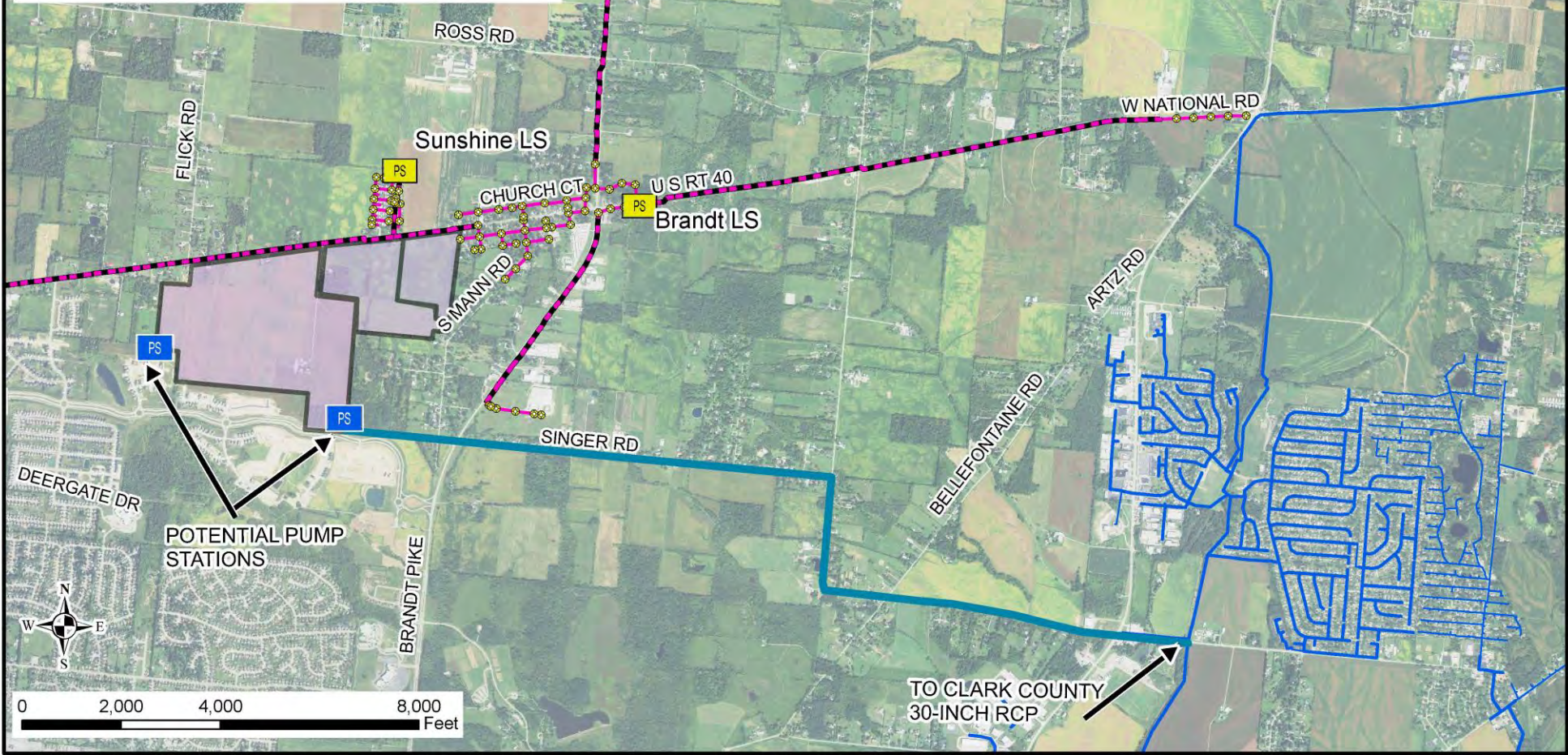
DESIGN	DRAFT	CHECK
HW/SC	SC	KW

PROJ. NO.: 134101
 DATE: MARCH, 2023
 SCALE: HORIZONTAL: 1" = 250'
 SHEET TITLE: SANITARY SPLIT EXHIBIT
 SHEET NO.: 1/1

Legend

 Existing Lift Station	 2B
 Sanitary Manhole	 Pump Station
 Sanitary Force Main	
 Sanitary Sewer	
 Clark County Sewer	
 Potential Development	

Phase 1 - 300 Homes
 Size infrastructure for ultimate buildout
 Phase 2 - Full Buildout (Total 1,370 Homes)
 2B - Development Lift Station = 1,175 gpm
 19,800 LF of 10-inch force main



SINGER ROAD CONCEPT
 BRANDT SEWER STUDY
 MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT
 CITY OF TROY, MIAMI COUNTY, OH



FIGURE A-2
4987.004



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513.870.6700 Office
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Amelia Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@brickergraydon.com

October 25, 2024

Sent via email and regular mail

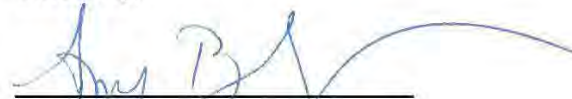
Joseph R. Miller
Vorys
52 East Gay Street
P.O. Box 1008
Columbus, OH 43216
jrmiller@vorys.com

Re: Sanitary Sewer Service to Carriage Trails II

Mr. Miller:

I am writing to you on behalf of Michael Clarey, Miami County Administrator. Mr. Clarey asked I respond to your letter dated October 16, 2024. You are correct in your statement that Miami County will not be providing sanitary sewer service to the Carriage Trails II development in Huber Heights. The County will participate in discussions regarding amendments to the Facility Planning Area to accommodate sanitary sewer service to the planned Carriage Trails II development.

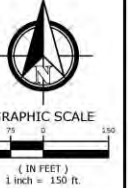
Sincerely,



Amy Blankenship

cc: Michael Clarey, Miami County Administrator

SECTION 20 PHASE I



ARCADIS
23 TRIANGLE PARK DR
SUITE 2300
CINCINNATI, OHIO 45246
(513) 942-3141
www.arcadis.com

REVISION:

SUBMISSION:
01/10/25 - INITIAL CITY SUBMITTAL

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION PERMITMENT SET
- AS-BUILT DOCUMENT SET

STAMP:
NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS
CARRIAGE TRAILS
SECTION 20, PHASE I

DESIGN	DRAFT	CHECK
EFR	MXD	JBK
ARCADIS NO.:	143350	
DATE:	JANUARY, 2024	
SCALE:	HORIZONTAL: 1" = 150'	
SHEET TITLE:	OVERALL GRADING PLAN	

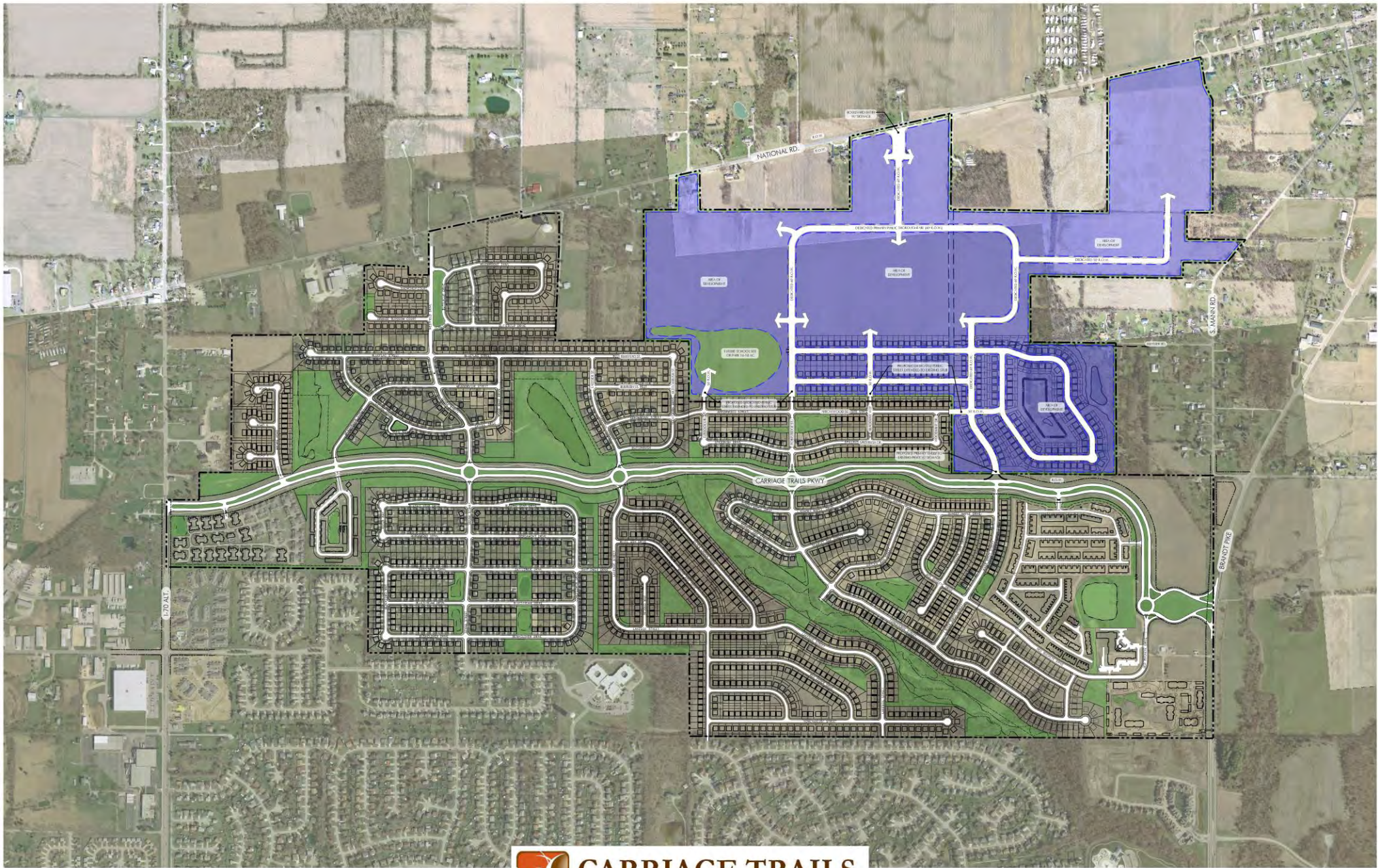
SHEET NO. : 37/50

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 01/10/2025 10:52:47 AM
 User: alex.davis
 Project: 143350 - CARRIAGE TRAILS PHASE I
 Title: 01 - GRADING PLAN
 Scale: 1" = 150'
 Date: 01/10/25
 Time: 10:52:47 AM
 Plotter: HP DesignJet T1200 Series
 Plot Size: 24" x 36"



BUILD OUT SCHEDULE

<u>YEAR</u>	<u>BUILDING LOTS DEVELOPED</u>	<u>BUILDING LOTS SOLD</u>	<u>INVENTORY</u>	<u>HOMES FINISHED & CONNECTED TO SANITARY SEWER</u>	<u>TOTAL HOMES CONNECTED TO SANITARY BY 2030</u>	<u>TOTAL HOMES CONNECTED TO SANITARY BY 2040</u>
2024	0	0	0	0		
2025	125	20	105	10		
2026	50	45	110	40		
2027	50	70	90	60		
2028	50	80	60	75		
2029	50	90	20	90	275	
2030	100	90	30	90		
2031	100	90	40	90		
2032	100	100	40	90		
2033	100	100	40	100		
2034	100	100	40	100		
2035	100	100	40	100		
2036	100	100	40	100		
2037	100	100	40	120		
2038	100	120	20	120		
2039	100	120	0	120		
2040	100	100	0	120		1425
	1425	1425		1425		



Tri-Cities North Regional Wastewater Authority

Capital Improvement Project Update



Plant Upgrade Projects

1. EQ and Collection System Improvement Project Update
2. Plant Improvement / Expansion Project Update
3. Questions



EQ and Collection System Improvement Project

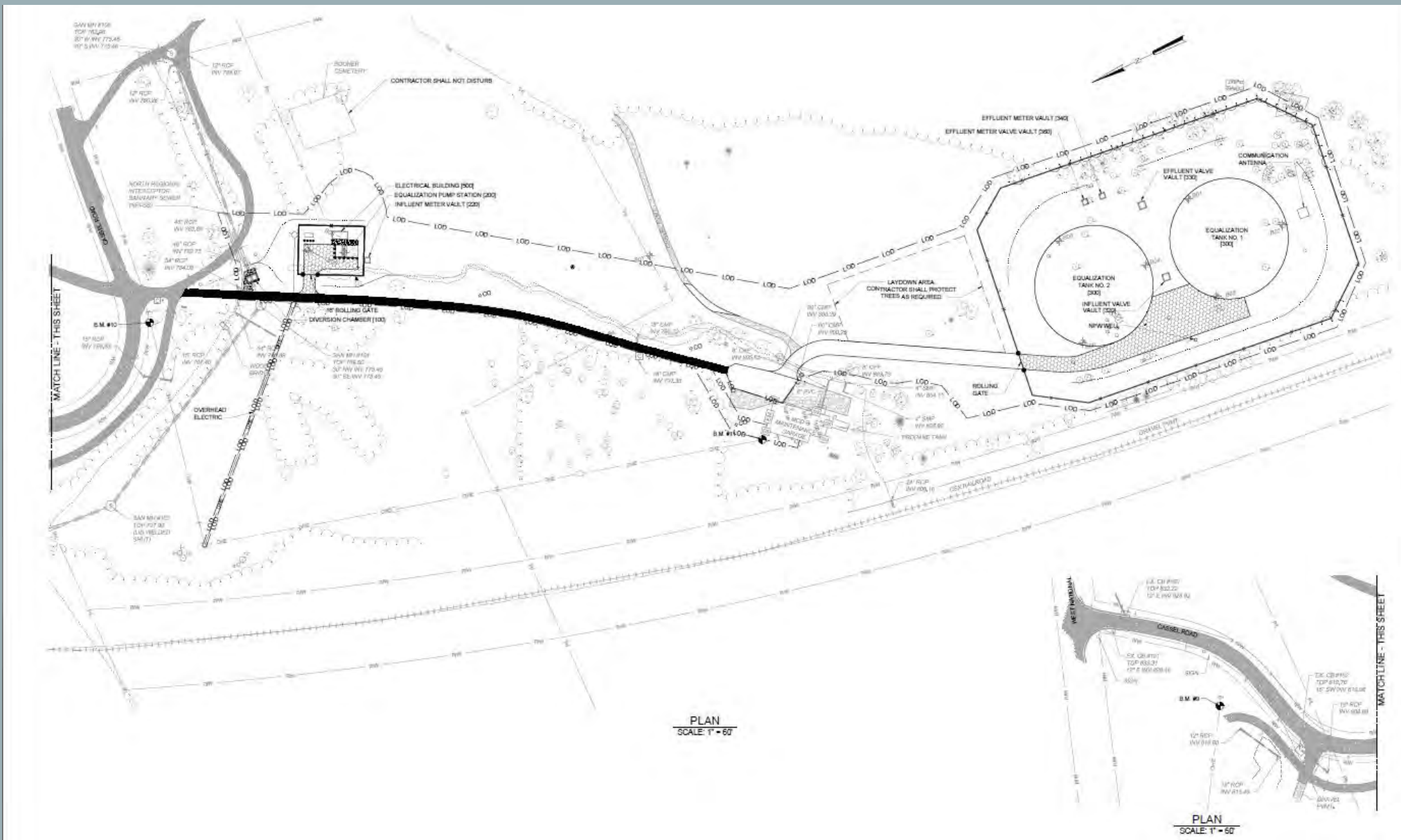


EQ and Collections System Improvements

Project Goals:

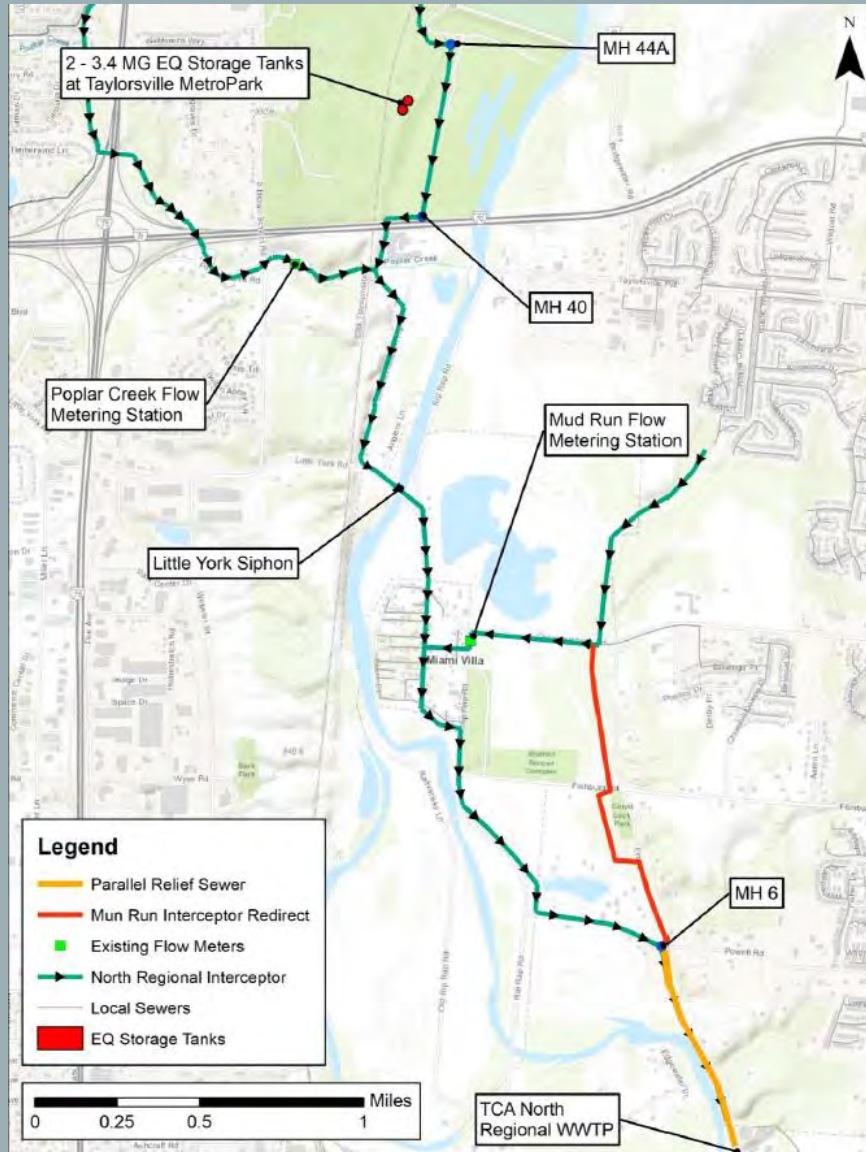
- Achieve long-term state and federal EPA compliance- eliminate all Sanitary Sewer Overflows (SSO)
- Increase collection system capacity during extreme wet weather events
- Eliminate the possibility of sewage in basements
- Increase system reliability and resiliency
- \$24.1M project. Construction to be complete by December 2025





Under construction in the Taylorsville Metro Park, south of US 40 in Vandalia.

Interceptor Sewer Line Improvements- Phase 2



Plant Improvement Project

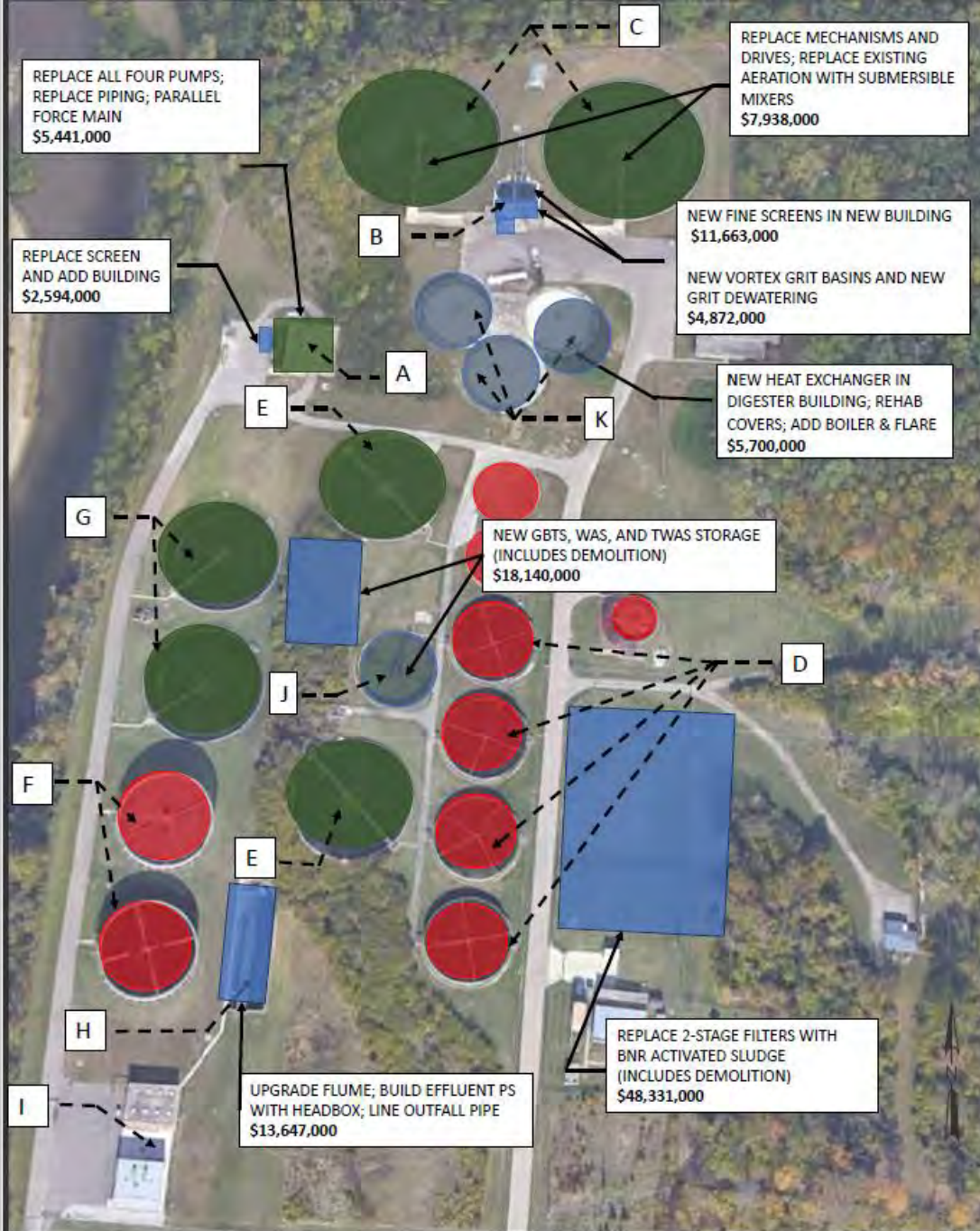


Plant Improvement Project

Project Goals:

- Encourage economic development via increased wastewater treatment services
- Comply with future Total Phosphorus, along with stricter Ammonia, BOD (biochemical oxygen demand) effluent limits from OEPA
- Increase plant flow capacity from 11.2 MG to 17.3 MG, to address growing communities
- Update grit removal system
- Convert two-stage trickling filter system to activated sludge
- Address aging infrastructure
- Improve antiquated and inefficient treatment processes





Proposed Upgrades

Legend

EXISTING LAYOUT

- A. MAIN PUMP BUILDING WITH ROUGH BAR SCREENS
- B. GRIT REMOVAL
- C. PRIMARY CLARIFIERS
- D. RANDOM MEDIA TRICKLING FILTERS
- E. INTERMEDIATE CLARIFIERS
- F. NITRIFICATION TOWERS
- G. FINAL CLARIFIERS
- H. CHLORINE CONTACT TANK
- I. FINAL EFFLUENT BUILDING
- J. SLUDGE THICKENER
- K. SLUDGE DIGESTERS

PROPOSED

- PROPOSED CHANGE
- PROPOSED DEMOLITION
- REPLACE EQUIPMENT

Proposed Upgrades

Item	Recommendation	Opinion of Capital Cost ^b
Coarse Screening + Building	Replace screen and add building	\$2,594,000
Influent Pump Station ^a	Replace two small pumps with larger pumps ^a ; replace piping	\$5,441,000
Fine Screening + Building	New fine screens in new building	\$11,663,000
Grit Removal	New vortex grit basins and new grit dewatering	\$4,872,000
Primary Clarification and Equalization Mixing	Replace mechanisms and drives; Replace existing aeration with submersible mixers	\$7,938,000
Biological Treatment	Replace 2-stage filters with BNR activated sludge	\$48,331,000
WAS Thickening and Storage	New GBTs, WAS and TWAS storage	\$18,140,000
Peak Flow Management	Upgrade post aeration tank and outfall; Add effluent PS with Head Box	\$13,647,000
Digester Upgrades	Add boiler, Rehab covers, Provide heating for secondary digester	\$5,700,000
Misc. Site Demolition		\$1,000,000
Electrical Service Upgrade	Placeholder until electrical needs are defined	\$2,130,000
Opinion of Total Project Cost		\$121,816,000

^aAssumed firm capacity = 35 MGD

Plant Improvement Project

SCHEDULE

Milestone	Date
Request for Proposals Released	November 8 th , 2024
Geotechnical Field Work	Mid December 2024
Proposals Due	December 18 th , 2024
Interviews with Proposers	Early January 2025
CMAR Awarded	February 1 st , 2025
Begin Pre-construction Phase	April 1 st , 2025
DEFA Construction Loan Application Date	August 2025
100% Design Submittal	June 2026
Construction	Mid 2026-2029