



**AGENDA - TROY PLANNING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 11, 2026, 3:30 P.M.  
CITY HALL, COUNCIL CHAMBERS**

**Revised 2-10-2026 to add item 5**

1. Roll Call
2. Approval of Minutes - Jan. 28, 2026
3. Dedication of 0.471 acres Right-of-Way along 1375 S. Union Street, IL 10898. Right-of-Way dedication is a result of a replat to divide IL 10898 into two parcels.  
-Commission to make a recommendation to City Council.
4. Preliminary Plan Approval of the Sycamore Pointe Subdivision, located along Fenner Road, west of the Reserve at Cliff Oaks Subdivision  
Applicant - Jeff Puthoff, Choice One Engineering  
-Commission to make a decision
5. Somerset Reserve Planned Development Phase 2 (PD-R), located on the SW corner of Nashville Road and W. Market Street
  - A. Final Development Plan Approval  
-Commission to make decision
  - B. Record Plan  
-Commission to make a recommendation to City Council
6. Other
7. Adjourn

Next Meeting Date - 2-25-2026

Members - if you will not be attending, please call or email Sue

January 28, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, January 28, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke, Titterington, and Westmeyer; Development Staff – Bruner, Burgei and Eidemiller; Development Director Davis.

**APPROVAL OF MINUTES:** Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the January 14, 2026, meeting were approved by unanimous voice vote.

**HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 18 N. MARKET STREET, INSTALLATION OF A BUILDING SIGN READING “THE TRAVELERS MARKET”; OWNER - ALLEN LAY; APPLICANT – KEN THOMPSON, FLAWLESS SIGNS.** Staff reported: Parcel ID is D08-000430; the property owner signed the application; this building is part of the row of five separate commercial buildings connected by common walls; most of the block was destroyed by a fire in 1824 and rebuilt in 1833 in vernacular style; significant features mentioned in the OHI form include rectangular windows with stone lintels/sills, and the chimneys between each segment; and this property is not listed on the National Register of Historic Places.

**DISCUSSION:**

This building is permitted to have a total of 27 square feet of building signage. The applicant is proposing to install the maximum square footage allowance of 27 square feet. The proposed building sign will have raised dimensional lettering and be made from aluminum composite material using black lettering, dark brown trim, and a faux wood background.

**DESIGN MANUAL:**

The Design Manual section 5.4 states, "Wall signs should be three dimensional, with letters carved by a router, or letters should be individually pin-mounted or incorporated into a sign panel". The proposed building signage will meet section 5.4 of the Design Manual.

Staff recommended approval of the proposed sign based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements.
- The proposed sign complies with section 5.4 of the Design Manual.

**COMMISSION DISCUSSION:**

-in response to Mr. Wolke, staff commented that the business may operate more as a restaurant.

-In response to Mr. Titterington, staff advised that the owner is aware of the maximum sign size permitted.

**ACTION OF THE COMMISSION:**

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the historic district application, certificate of appropriateness for signage at 18 N. Market Street as submitted and for the exact colors and materials included in the application and as viewed by the Commission, and based on the findings of staff that the proposed signage will meet the City of Troy Sign Code requirements and complies with Sections 5.4 of the Design Manual.

**MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 3:33 p.m. upon motion of Mr. Emerick, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary





**TO:** CITY OF TROY PLANNING COMMISSION  
**FROM:** Jillian Rhoades, PE, City Engineer  
**DATE:** FEBRUARY 5, 2026  
**SUBJECT:** Dedication of right-of-way along 1375 S. Union Street

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Attached is a copy of a plat for the dedication of right-of-way along the property of 1375 S Union Street. The right-of-way to be dedicated is 0.471 acres of current Inlot 10898. The replat was requested to split inlot 10898 into two (2) parcels. The replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval. City Council is required to review and make a determination regarding the acceptance and dedication of the right-of-way presented on this plat, following review and recommendation of the Planning Commission.

The replat has been reviewed by the City Engineer and staff is requesting that Planning Commission make a positive recommendation to the City Council to dedicate 0.471 acres of current Inlot 10898 as right-of-way.





**MEMORANDUM**

**TO:** Planning Commission Members  
**FROM:** Austin Eidemiller, Planning & Zoning Manager  
**DATE:** February 5, 2026  
**SUBJECT:** Sycamore Pointe Subdivision – Preliminary Plan

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**REQUEST:**

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision located along Fenner Road, Parcel ID: D08-107846. The land is currently undeveloped and located west of the Reserve at Cliff Oaks Subdivision. The land is owned by Sycamore Pointe LLC.

**PROPOSAL:**

City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-4 Single Family Residential (minimum lot size of 9,000 square feet) per O-23-2025. The applicant wishes to create a new subdivision named Sycamore Pointe. The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a three-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Final Plat.

**Uses and Layout:** The proposed subdivision, which consists entirely of single-family homes, encompasses 57.50 acres and includes 159 buildable lots that range from .207 acres to .659 acres and will be developed in three-phases. The first phase will create 49 lots and the second phase will create 53 lots.

**Roadways:** Access to this development will be provided by three separate points. The main access point to the subdivision will be from Wilson Road and Fenner Road. The remaining access point will connect into the Reserve at Cliff Oaks subdivision. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

**Utilities:** This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing three (3) retention areas located in the northwest and southwest portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

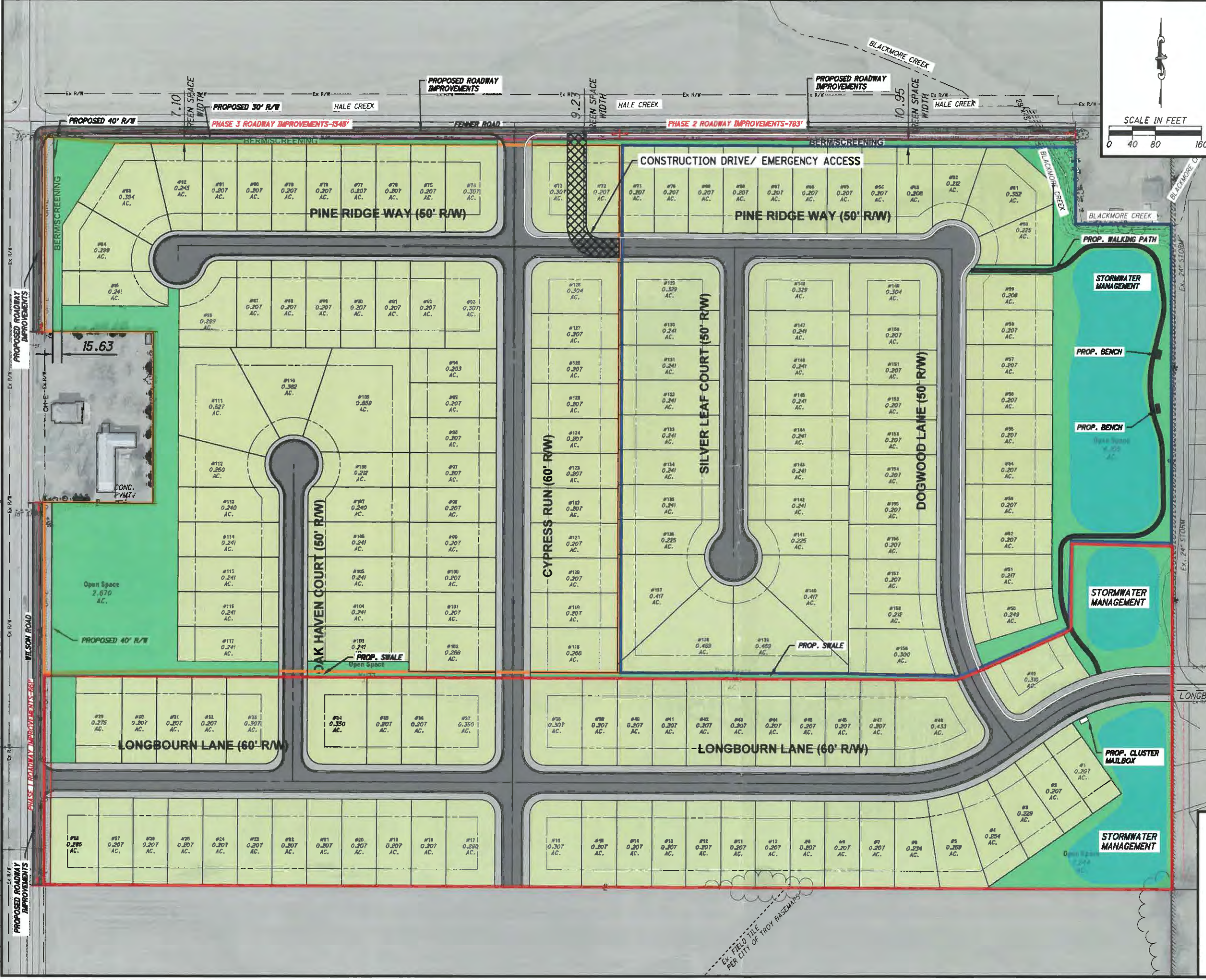
**Parkland:** The Development is proposing 14.5% private open space that includes a walking trail and benches around the eastern pond. This will go before the Park Board at the next regular scheduled Park Board meeting.

***Landscaping/Screening:*** A landscaped berm has been provided along Fenner Road and Wilson Road to prevent properties from having direct access and buffer from the road rights-of-way. Accessory structures like fences, sheds, etc. will not be permitted in the landscaped area.

**RECOMMENDATION:**

It is requested that the Planning Commission approve the Preliminary Plan.

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PROP. EASEMENTS  
 PROP. SETBACKS  
 SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.

TOTAL AREA: 57.50 ACRES  
 TOTAL GREEN SPACE: 8.347 ACRES (14.5%)  
 Ex. ZONING: R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT  
 MIN. LOT SIZE: 9,000 S.F.  
 MIN. FRONTAGE: 60'  
 FRONT SETBACK: 30'  
 REAR SETBACK: 30'  
 SIDE SETBACK: 7.5', 15' TOTAL  
 NUMBER OF RESIDENTIAL LOTS: 159  
 DENSITY: 2.77 UNITS/ACRE  
 NUMBER OF GREEN SPACE LOTS: 6  
 TYPICAL LOT SIZE: 60'x150'  
 NEW STREETS: 6,593'  
 STREET R/W: 50' OR 60' (SEE PLAN VIEW)  
 50' R/W STREET WIDTHS: 35'  
 60' R/W STREET WIDTHS: 37'  
 6' WIDENING ON FENNER ROAD  
 8' WIDENING ON WILSON ROAD

BERM/SCREENING SHALL BE IN A LANDSCAPING EASEMENT, AS NEEDED.

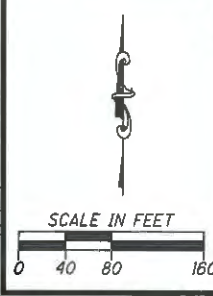
- PHASE 1**  
TOTAL LOTS: 49  
NEW STREETS: 2,668'
- PHASE 2**  
TOTAL LOTS: 53  
NEW STREETS: 1,843'
- PHASE 3**  
TOTAL LOTS: 57  
NEW STREETS: 2,082'

GREEN SPACE (6 LOTS)  
 RETENTION POND

THE SYCAMORE POINTE SUBDIVISION TO BE LOCATED SOUTHEAST OF THE INTERSECTION OF FENNER ROAD AND WILSON ROAD. PROPOSED STREETS TO TIE INTO FENNER ROAD WILSON ROAD, AND LONGBOURN LANE.

DEVELOPER: OAKES TREE DEVELOPMENT, LANCE OAKS (937) 272-1100 8534 YANKEE STREET, DAYTON, OH 45458 LANCE.OAKS@OAKESTREDEV.COM

ENGINEER: CHOICE ONE ENGINEERING 937-497-0200 440 E. HOEWISHER ROAD, SIDNEY, OH 45365

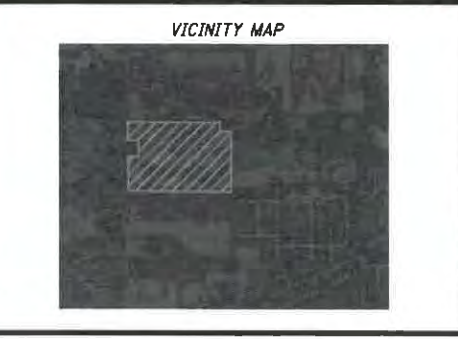


**Choice One Engineering**  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 WWW.CHOICEONEENGINEERING.COM

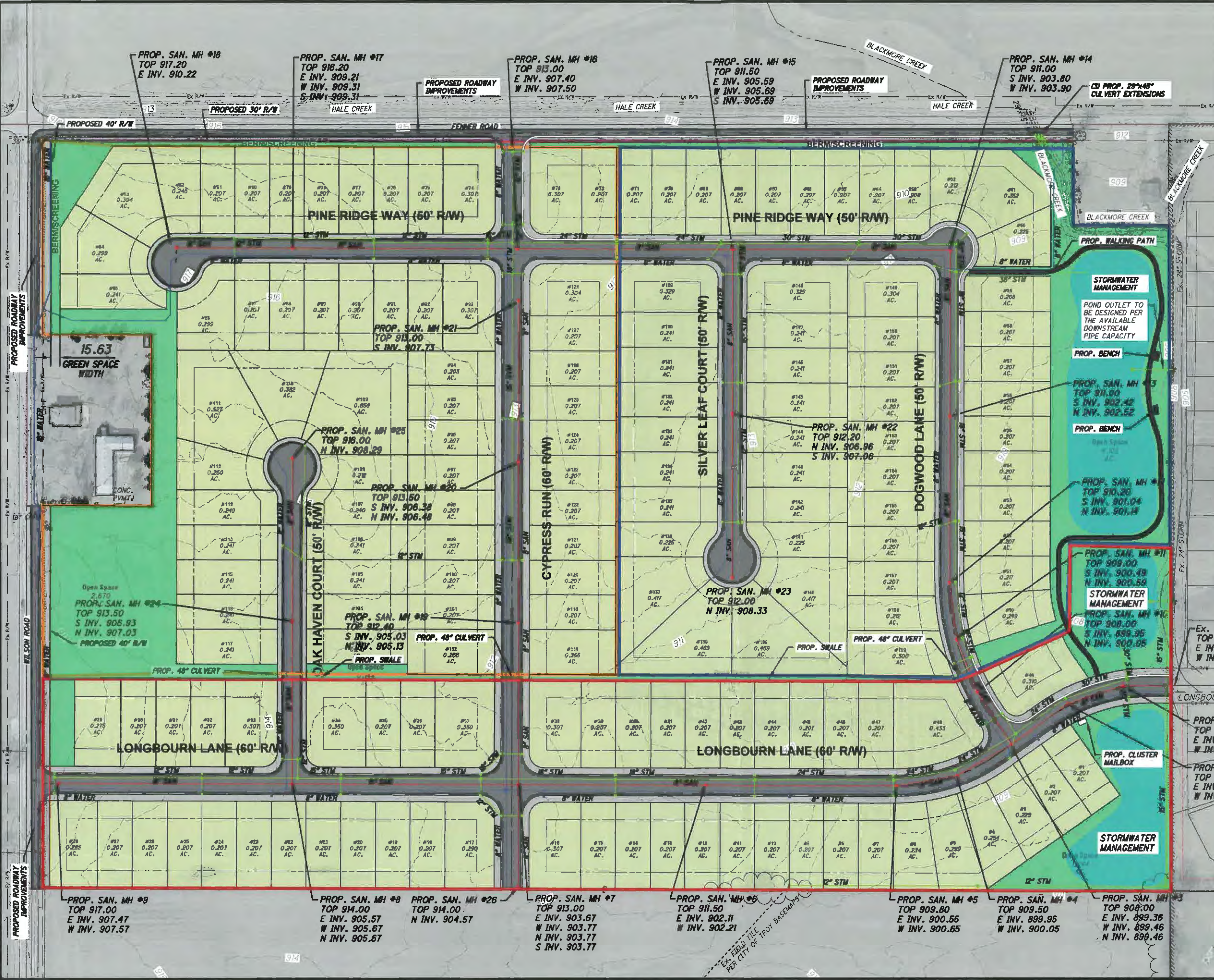
**SYCAMORE POINTE RESIDENTIAL DEVELOPMENT  
 CITY OF TROY  
 PRELIMINARY PLAT**

REVISIONS:

FILE NAME	PRELIM PLAT 1
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MIATRO2501
DATE	01-20-2026
SHEET NUMBER	1 OF 3



Z:\project\Miami\Troy\_MIA-TRO-2501\SmithProperty\MIATRO2501\_Concept-AmberleafCourtcul-de-sac.dwg 05-Feb-26 12:29 PM



- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. EASEMENTS
- PROP. SETBACKS

SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.

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NEW STREETS: 1,843'
- PHASE 3**  
TOTAL LOTS: 57  
NEW STREETS: 2,082'
- GREEN SPACE (6 LOTS)
- RETENTION POND

PROP. SAN. MH #1  
TOP 907.50  
E INV. 898.17  
W INV. 898.27

PROP. SAN. MH #2  
TOP 907.75  
E INV. 898.72  
W INV. 898.82

PROP. SAN. MH #3  
TOP 911.00  
S INV. 902.42  
N INV. 902.52

PROP. SAN. MH #4  
TOP 909.00  
S INV. 900.43  
N INV. 900.58

PROP. SAN. MH #5  
TOP 908.00  
S INV. 899.95  
N INV. 900.05

PROP. SAN. MH #6  
TOP 911.50  
E INV. 902.11  
W INV. 902.21

PROP. SAN. MH #7  
TOP 913.00  
E INV. 903.67  
W INV. 903.77  
N INV. 903.77  
S INV. 903.77

PROP. SAN. MH #8  
TOP 914.00  
E INV. 905.57  
W INV. 905.67  
N INV. 905.67

PROP. SAN. MH #9  
TOP 917.00  
E INV. 907.47  
W INV. 907.57

PROP. SAN. MH #10  
TOP 912.40  
S INV. 905.03  
N INV. 905.13

PROP. SAN. MH #11  
TOP 909.00  
S INV. 900.43  
N INV. 900.58

PROP. SAN. MH #12  
TOP 913.50  
S INV. 906.38  
N INV. 906.48

PROP. SAN. MH #13  
TOP 916.00  
N INV. 908.29

PROP. SAN. MH #14  
TOP 911.00  
S INV. 903.80  
W INV. 903.90

PROP. SAN. MH #15  
TOP 911.50  
E INV. 905.59  
W INV. 905.69  
S INV. 905.69

PROP. SAN. MH #16  
TOP 913.00  
E INV. 907.40  
W INV. 907.50

PROP. SAN. MH #17  
TOP 918.20  
E INV. 909.21  
W INV. 909.31  
S INV. 909.31

PROP. SAN. MH #18  
TOP 917.20  
E INV. 910.22

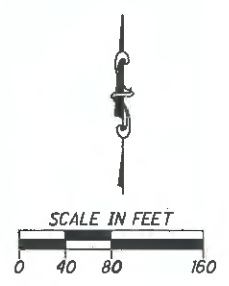
ChoiceOne  
Engineering

SYDNEY, OHIO 937-497-0200  
LOVELAND, OHIO 513-239-8554  
WWW.CHOICEONEENGINEERING.COM

**SYCAMORE POINTE RESIDENTIAL DEVELOPMENT**  
CITY OF TROY

**PRELIMINARY PLAT UTILITIES**

REVISIONS:	
FILE NAME	PRELIM PLAT 2
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MIATRO2501
DATE	01-20-2026
SHEET NUMBER	2 OF 3







**MEMORANDUM**

**TO:** City of Troy Planning Commission Members  
**FROM:** Austin Eidemiller, Planning and Zoning Manager  
**DATE:** February 10, 2026  
**SUBJECT:** Final Development Plan – Somerset Reserve Section 2

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**BACKGROUND:**

The Planning Commission previously approved this Final Development Plan during the June 11, 2025, Planning Commission Meeting. The Record Plan was not approved by City Council within six (6) months and has expired per Zoning Code Section 1145.21 (a). This is due to the lack of an escrow agreement. The applicant is now requesting the same Final Development Plan approval.

Attached is the Final Development Plan for Somerset Reserve Planned Development Section 2 located on the southwest corner of Nashville Road and W. Market Street. The Planned Development process requires three steps for approval. The first step is the General Plan, which was approved by the Planning Commission and City Council. The second step is the Final Development Plan, and the third step is the Record Plan.

The Final Development Plan for Section 2 is attached to this report and is in accordance with the approved General Plan that was previously approved by the Planning Commission and City Council. The specifics of the Final Development Plan are below.

**PROPOSAL:**

**Uses & Layout:** This phase of the development consists of 49 single-family residential lots. The lot area breakdown is as follows:

Lot area - 8.123 acres  
Open space - 2.551 acres  
Right of Way: (public) - 0.849 acres (private) - 1.905 acres  
**Total acreage = 13.428**

**Roadways:** This phase of the development will add the second main access off of W. Market Street (State Route 55). Phase one included necessary road improvements to the Nashville Road and W. Market Street intersection. The internal road system will be private streets maintained by the HOA. Street names include: Somerset Drive, Pinecrest Drive, and Oakridge Drive. The public portion of the right of way to be dedicated is 0.849 acres.



Austin Eidemiller  
Planning & Zoning Manager  
Austin.eidemiller@troyohio.gov

**Utilities:** This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two (2) stormwater ponds. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

**Parks & Recreation Facilities:** This planned development proposes 12.446 acres of open space with this phase creating 2.5 acres of open space. Private playground equipment and paved walking trails are also being provided. The Zoning Code requires 10% of the entire acreage in the development to be used as open space.

The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.

**Protective Covenants:** Staff will require the Protective Covenants and Restrictions to be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

**REQUESTED ACTION:**

Staff is requesting that Planning Commission approve the Final Development Plan as it is in accordance with the approved General Plan.

**OWNER**  
SOMERSET RESERVE  
PROJECT I, LLC  
10100 INNOVATION DR, SUITE 410  
MIAMISBURG, OH 45342

**ENGINEER/SURVEYOR:**  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
PHONE: (637) 435-8584  
CONTACT: JUSTIN ELAM, P.E.

**DEVELOPER:**  
DDCM MANAGEMENT, LLC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
PHONE: (637) 610-1500

**GOVERNING AGENCIES AND UTILITY COMPANIES:**

**SEWER / WATER / STORMWATER:**

CITY OF TROY  
100 S. MARKET ST.  
TROY, OH 45373  
PHONE: (637) 339-9461  
CONTACT: JILLIAN RHOADES

**ZONING:**  
CITY OF TROY  
100 S. MARKET ST.  
TROY, OH 45373  
CONTACT: AUSTIN EIDEMILLER

**COMMUNICATIONS:**  
SPECTRUM  
PHONE: (844) 777-3691

**GAS SERVICE:**  
CENTERPOINT ENERGY  
PHONE: (637) 440-1830  
CONTACT: RANDY CECH

**ELECTRIC:**  
PIONEER ELECTRIC CO-OP  
PHONE: (637) 381-0645  
CONTACT: TODD GARRETT

**SITE DATA:**

ZONING: PD-R

TOTAL ACREAGE: 58.1 AC  
PHASE 2 ACREAGE: 11.9 AC  
PHASE 2 LOT COUNT: 49 LOTS

**BUILDING SETBACKS:**  
FRONT: 25'  
SIDE: 5'/10' TOTAL MINIMUM  
REAR: 30' MINIMUM

**BENCHMARK DESCRIPTIONS:**

- BENCHMARK #1 - BENCH TIE IN SOUTH FACE OF POWER POLE ON NORTH SIDE OF SR 55 APPROX 750 WEST OF ITS INTERSECTION WITH NASHVILLE RD. ELEV = 925.01' (NAVD 88)
- BENCHMARK #2 - BENCH TIE IN SOUTH FACE OF POWER POLE LABELED 'S1119' ON NORTH SIDE OF SR 55. ELEV = 915.47' (NAVD 88)
- BENCHMARK #3 - BENCH TIE IN WEST FACE OF POWER POLE LABELED 'S1140' ON NORTH EAST CORNER OF NASHVILLE RD AND OAKHURST DR. ELEV = 903.39' (NAVD 88)
- BENCHMARK #4 - CROSS NOTCH ON WEST BOLT OF FIRE HYDRANT, SAID HYDRANT BEING ON EAST SIDE OF NASHVILLE RD APPROX 40' SOUTH OF ITS INTERSECTION WITH SR 55. ELEV = 825.04' (NAVD 88)

**SURVEY NOTES:**

**VERTICAL DATUM:**  
NAVD 88

**UTILITY DISCLAIMER:**  
THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UPS NOTIFICATION DATE: OCTOBER 22, 2022, TICKET NUMBERS A228301621-00A AND A228301624-00A.

DATE OF FIELD SURVEY: SEPTEMBER, 2022  
DATE OF SURVEY MAP: NOVEMBER, 2022

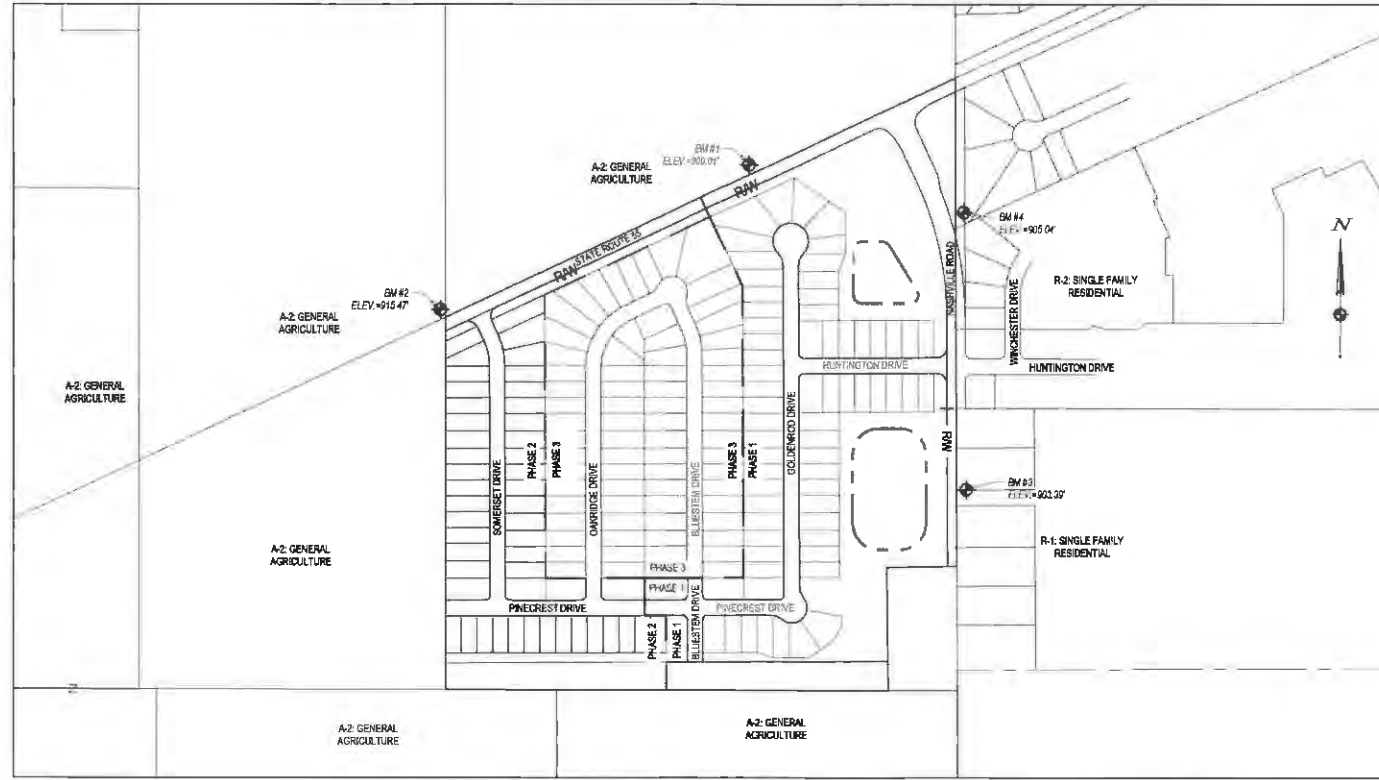
**FEMA FLOODPLAIN:**

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 39109C014E, EFFECTIVE DATE: AUGUST 2, 2011.

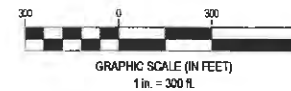
# IMPROVEMENTS PLANS/FINAL DEVELOPMENT PLANS SOMERSET RESERVE PHASE 2

APRIL 15, 2025

STATE OF OHIO, MIAMI COUNTY, CITY OF TROY  
SECTION 36, TOWN 7, RANGE 5 EAST, CONCORD TOWNSHIP



INDEX MAP  
SCALE: 1"=300'



VICINITY MAP  
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	OVERALL PLAN
5	LAYOUT PLAN
6	EASEMENT PLAN
7	PLAN AND PROFILE - PINECREST DR
8	PLAN AND PROFILE - SOMERSET DR
9	PLAN AND PROFILE - SOMERSET DR
10	PLAN AND PROFILE - OAKRIDGE DR
11	OFFSTREET PROFILES
12	INTERSECTION DETAILS
13	SWPPP - PH I
14	SWPPP - PH II
15	FINAL GRADING
16	SWPPP NOTES
17	SWPPP DETAILS
18	SWPPP DETAILS
19	CITY OF TROY GENERAL NOTES & DETAILS
20	ROADWAY NOTES & DETAILS
21	STORM WATER NOTES & DETAILS
22	WATER MAIN NOTES & DETAILS
23	SANITARY SEWER NOTES & DETAILS



DDCM MANAGEMENT LLC.

## SOMERSET RESERVE PHASE 2

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.  
Project Number: 461451  
Scale: -  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**TITLE SHEET**

1

CITY OF TROY \_\_\_\_\_ DATE \_\_\_\_\_

JUSTIN ELAM, P.E.  
OHIO LICENSE NO. E-76298

04/15/2025  
DATE \_\_\_\_\_

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE



C:\Users\elam\OneDrive\Documents\CESO\Cap 5 Somerset Reserve\Project Files\CESO03-CIVIL5-FINAL-SECTION 2\PROJECT\161451\_P2\_TL.dwg - 4/15/2025 - Justin Elam

**GENERAL NOTES**

**DEMOLITION NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
2. FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4. PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICES REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
5. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11. PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES, CUT AT EXISTING JOINTS WHERE POSSIBLE.
13. THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
16. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
17. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

**SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
4. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
5. REFER TO GEOTECHNICAL ENGINEERING REPORT PROVIDED BY GEOTECHNICAL CONSULTANTS INC. FOR SITE WORK PREPARATION/RECOMMENDATIONS.
6. REFER TO ORIGINAL SURVEY PROVIDED BY CESO INC.

**GRADING NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
7. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
10. ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
11. ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
12. ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
13. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14. WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELDW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL BEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
15. IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

**UTILITY NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
9. IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10') FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
12. UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13. ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF TROY CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14. INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 6".



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**SOMERSET RESERVE  
PHASE 2**

3054 SR 56 W  
TROY, OH 45373

Revisions / Submissions

ID	Description	Date

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Project Number: 461451  
Scale: -  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

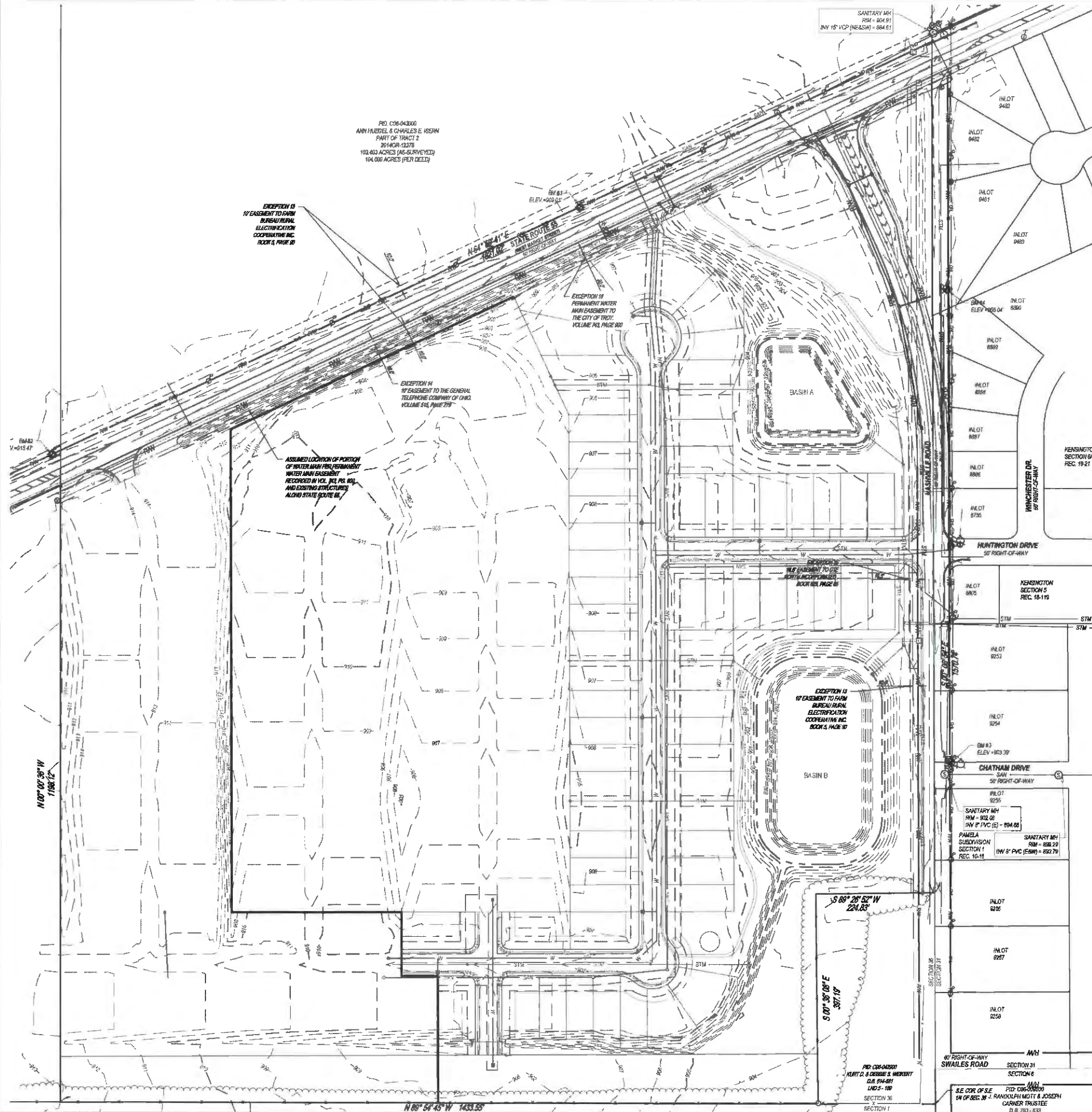
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**GENERAL NOTES**

FORTY EIGHT (48) HOURS BEFORE DIGGING TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800.362.2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

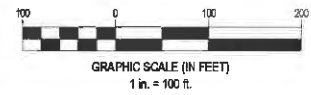


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N



**EXISTING FEATURES LEGEND**

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING CATCH-BASIN / INLET / YARD DRAIN
	EXISTING STORM SEWER MANHOLE
	EXISTING CLEANOUT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER / WATER VALVE
	EXISTING GAS METER / GAS MARKER
	EXISTING AIR CONDITIONER
	EXISTING ANCHOR POLE
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE BOX / ELECTRIC BOX
	PROPERTY BOUNDARY
	ADJOINER PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING FENCE LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITY WIRES
	EXISTING WATER LINE
	BASEMENT LINE

**EXISTING FEATURES AND DEMOLITION NOTES:**

1. ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS OTHERWISE NOTED.
2. FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



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**SOMERSET RESERVE  
PHASE 2**

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions

ID	Description	Date

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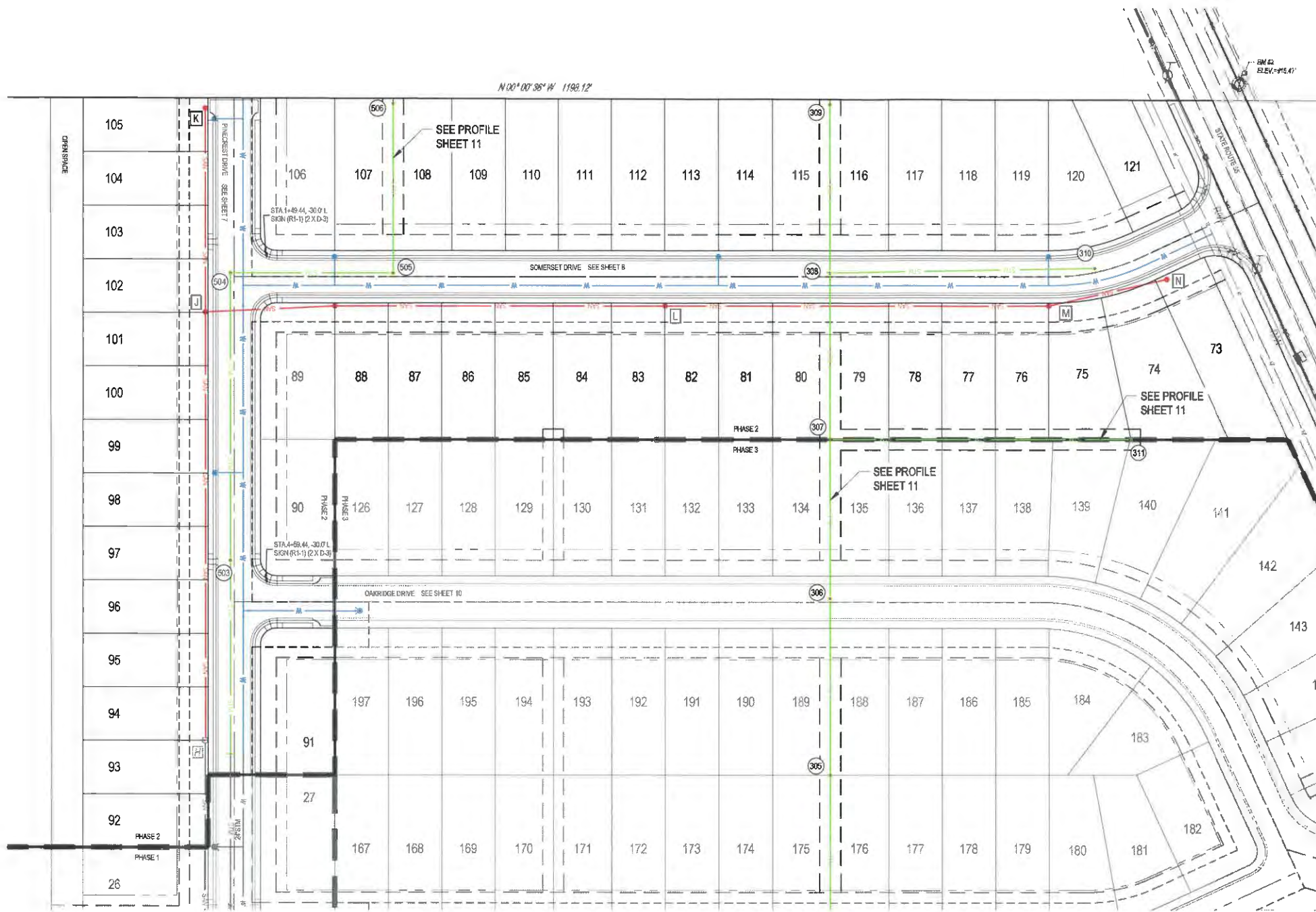
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Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

**Drawing Title:  
EXISTING CONDITIONS  
& DEMOLITION PLAN**

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THE PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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**SIGN LEGEND**



**SITE LEGEND**

- RW RIGHT-OF-WAY LINE
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- CONCRETE CURB
- PAVEMENT/WALK
- ST STORM SEWER LINE
- SAN SANITARY SEWER LINE
- W WATER LINE
- CATCH BASIN
- SM STORM SEWER MANHOLE
- SM SANITARY SEWER MANHOLE
- CIB CURB INLET
- FH FIRE HYDRANT
- WV WATER VALVE

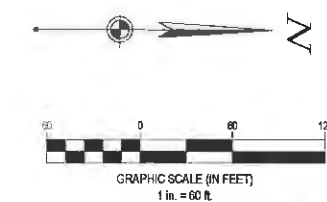


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**SOMERSET RESERVE  
PHASE 2**

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date



FORTY-EIGHT (48) HOURS BEFORE BIDDING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-392-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE

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 Drawing Title:  
**OVERALL PLAN**





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# SOMERSET RESERVE PHASE 2

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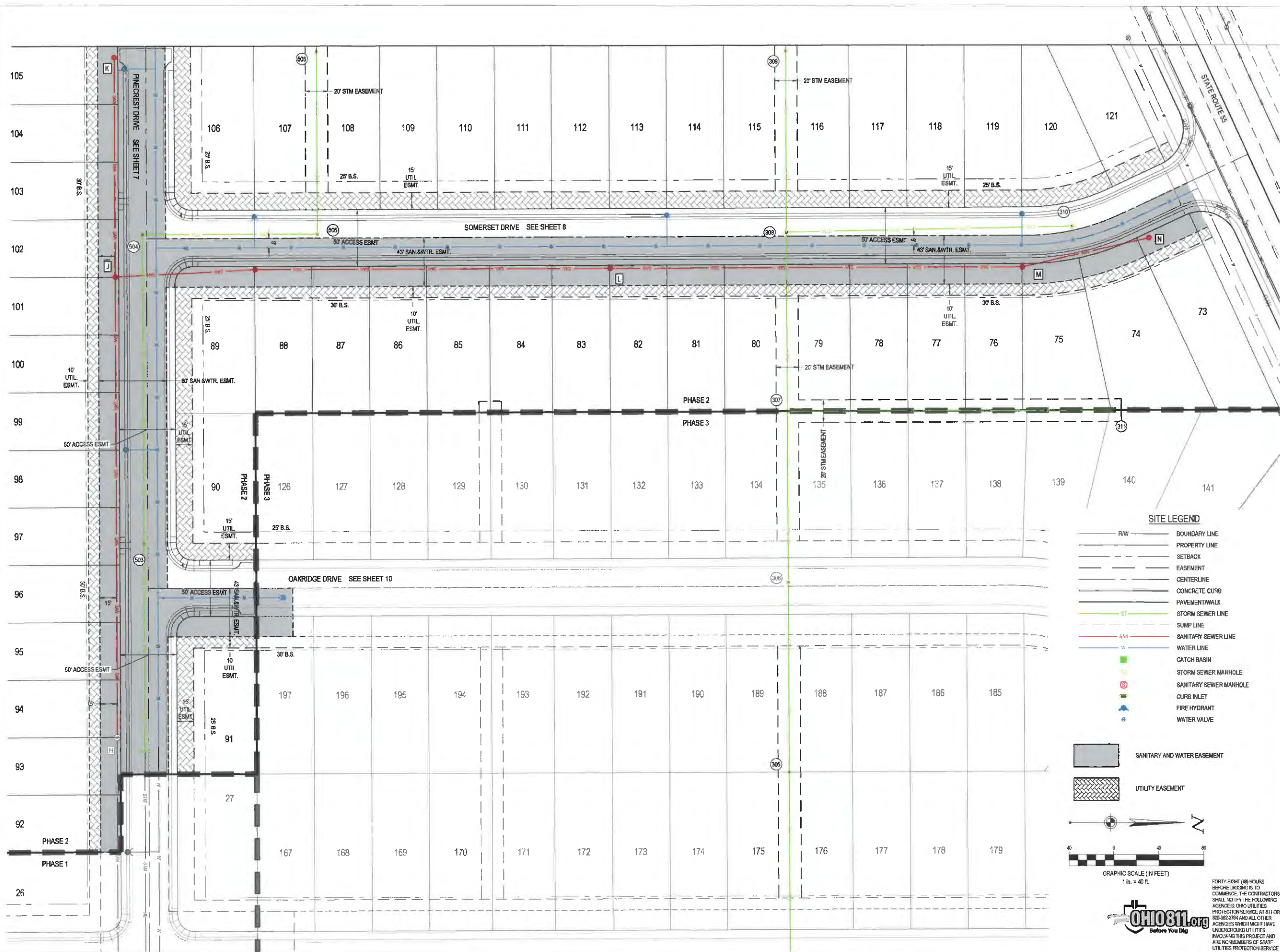
Revisions / Submissions

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Scale: 1" = 40'  
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Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**EASEMENT PLAN**



**SITE LEGEND**

- R/W BOUNDARY LINE
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- CONCRETE CURB
- PAVEMENT/WALK
- STORM SEWER LINE
- SUMP LINE
- ST SANITARY SEWER LINE
- W WATER LINE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE

- SANITARY AND WATER EASEMENT
- UTILITY EASEMENT

GRAPHIC SCALE (IN FEET)  
1 in. = 40 ft.

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-382-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INCLUDING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



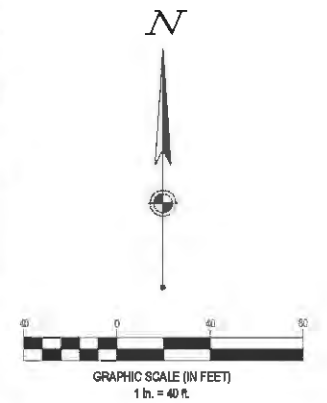
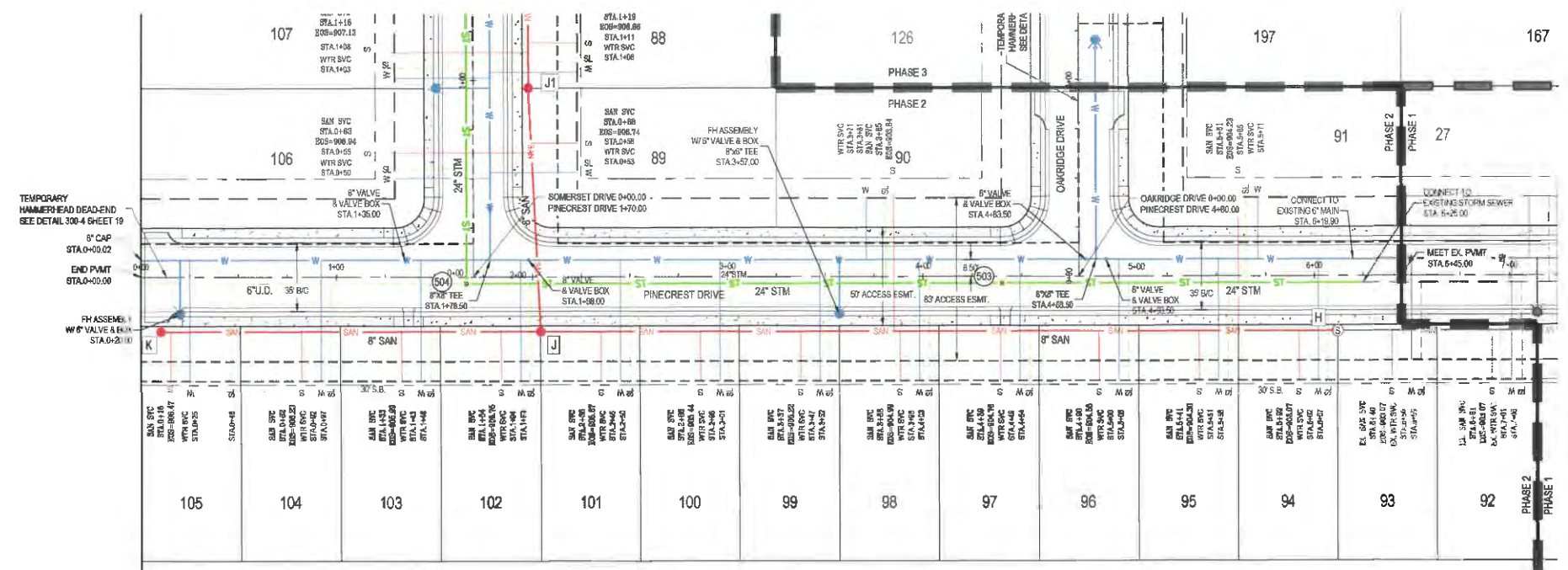
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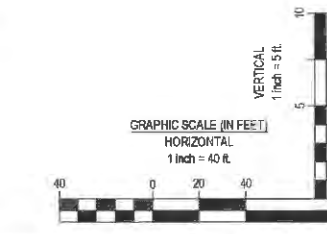
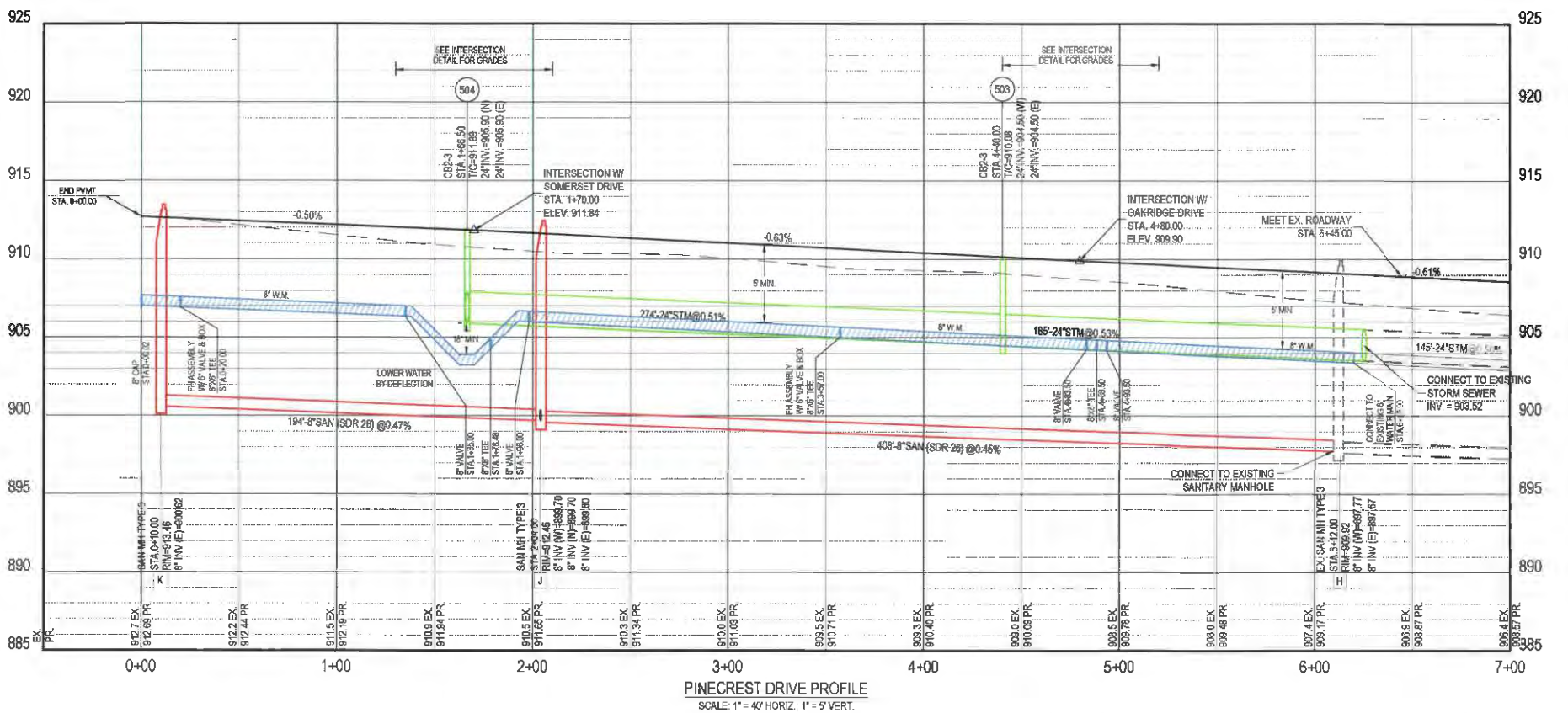
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Phone: 419.435.6364 Fax: 419.201.4628

- LEGEND**
- PROPOSED PHASE LINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED SETBACK
  - PROPOSED EASEMENT
  - PROPOSED BASIN
  - PROPOSED CENTERLINE
  - PROPOSED CURB & GUTTER
  - PROPOSED STORM SEWER
  - PROPOSED STORM STRUCTURES
  - PROPOSED SANITARY SEWER
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED WATER LINE
  - PROPOSED WATER HYDRANT/VALVE
  - SIDEWALK

NOTE: FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



- PROFILE LEGEND**
- EXISTING GRADE
  - PROPOSED GRADE



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# SOMERSET RESERVE PHASE 2

3064 SR 65 W  
TROY, OH 45373

Revisions / Submissions

ID	Description	Date

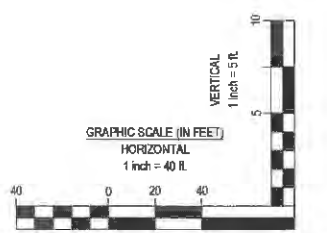
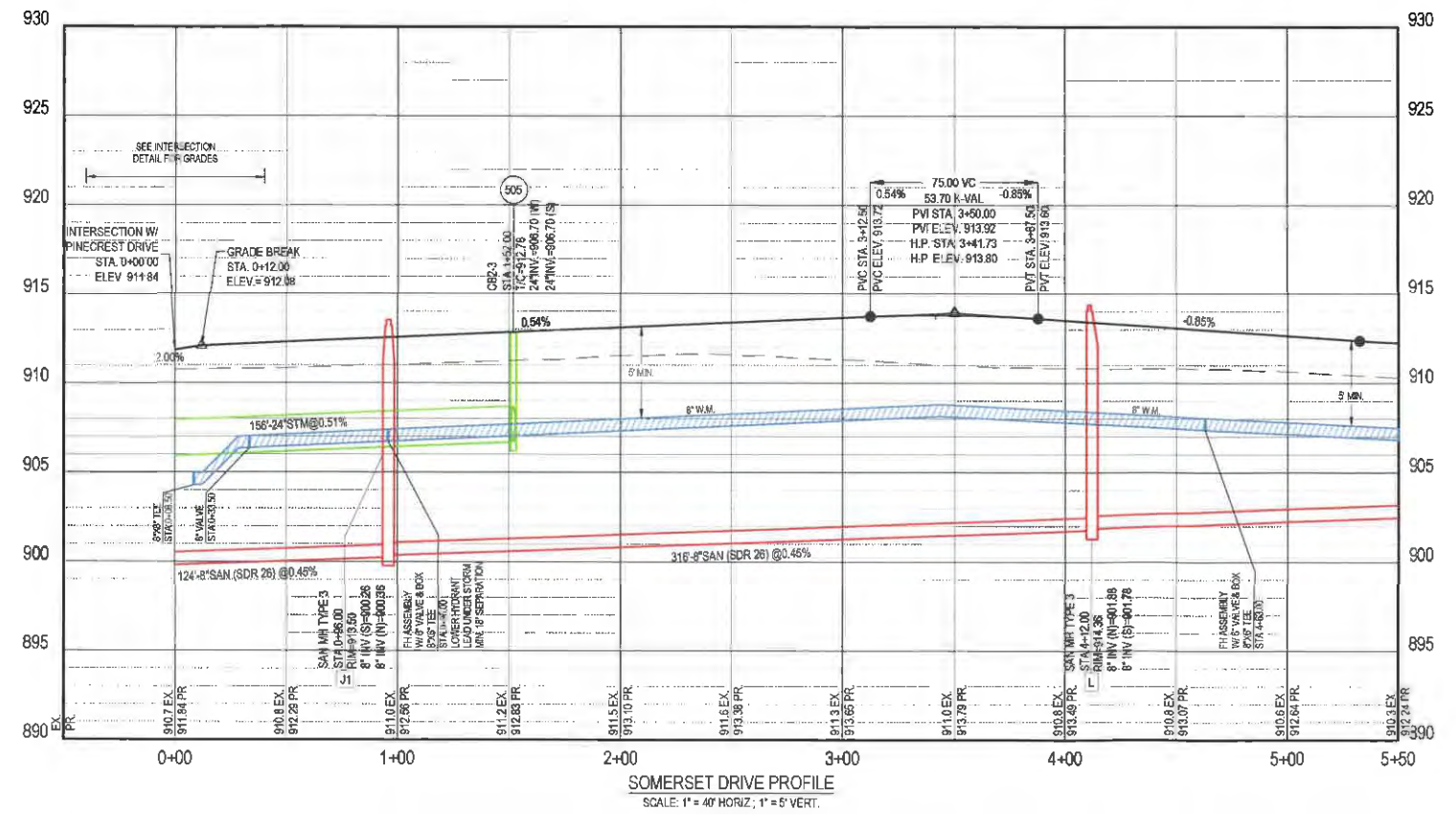
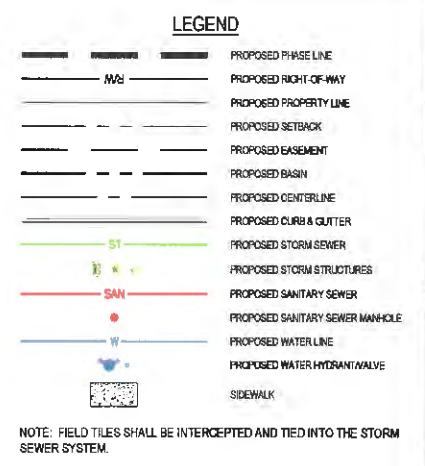
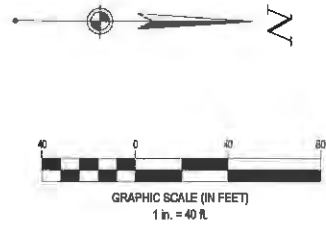
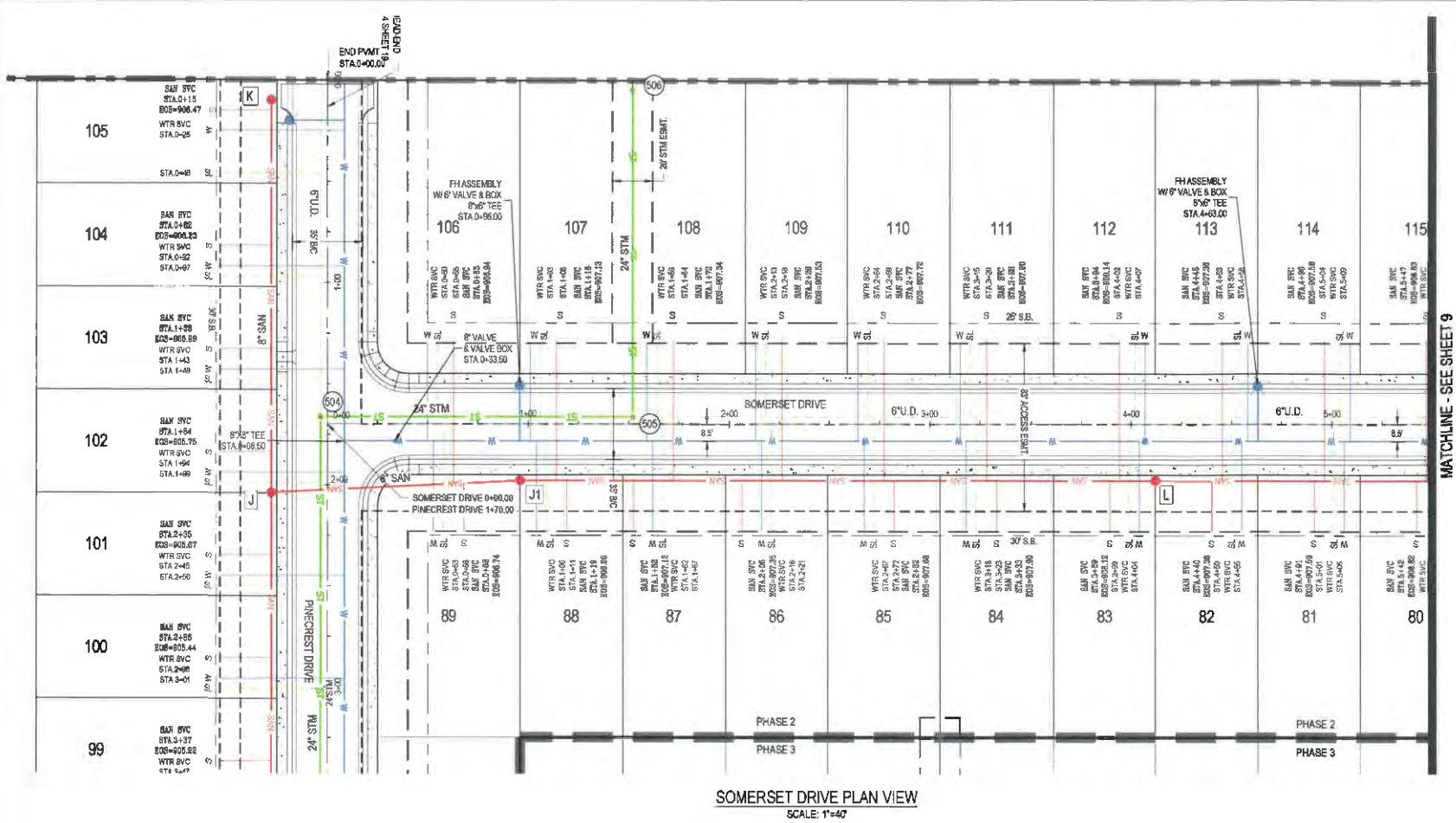
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Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**PLAN AND PROFILE - PINECREST DR**

OHIO811.org  
Before You Dig

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Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INCLUDING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE.

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**SOMERSET RESERVE PHASE 2**  
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Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**PLAN AND PROFILE - SOMERSET DR**

**8**

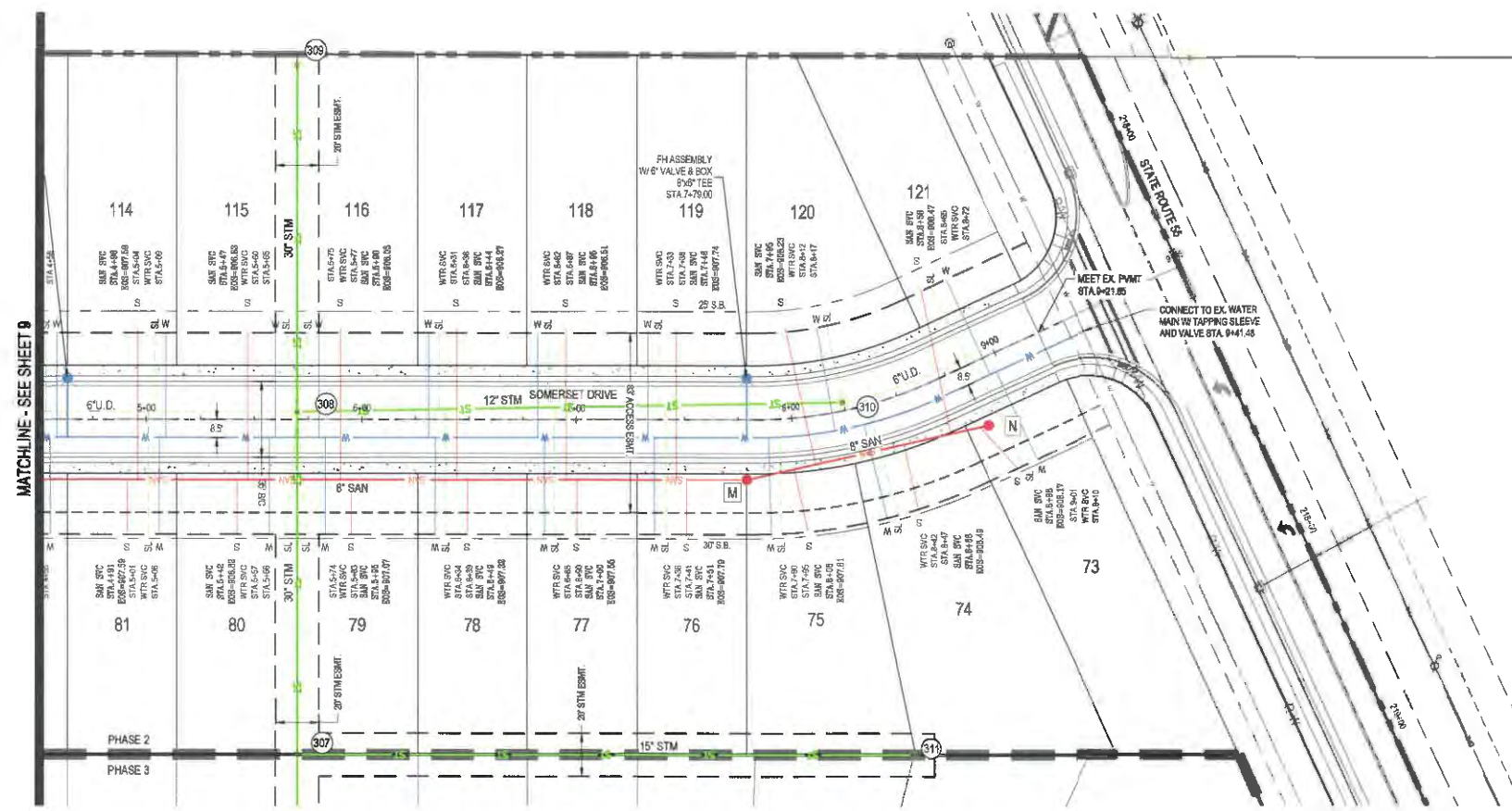


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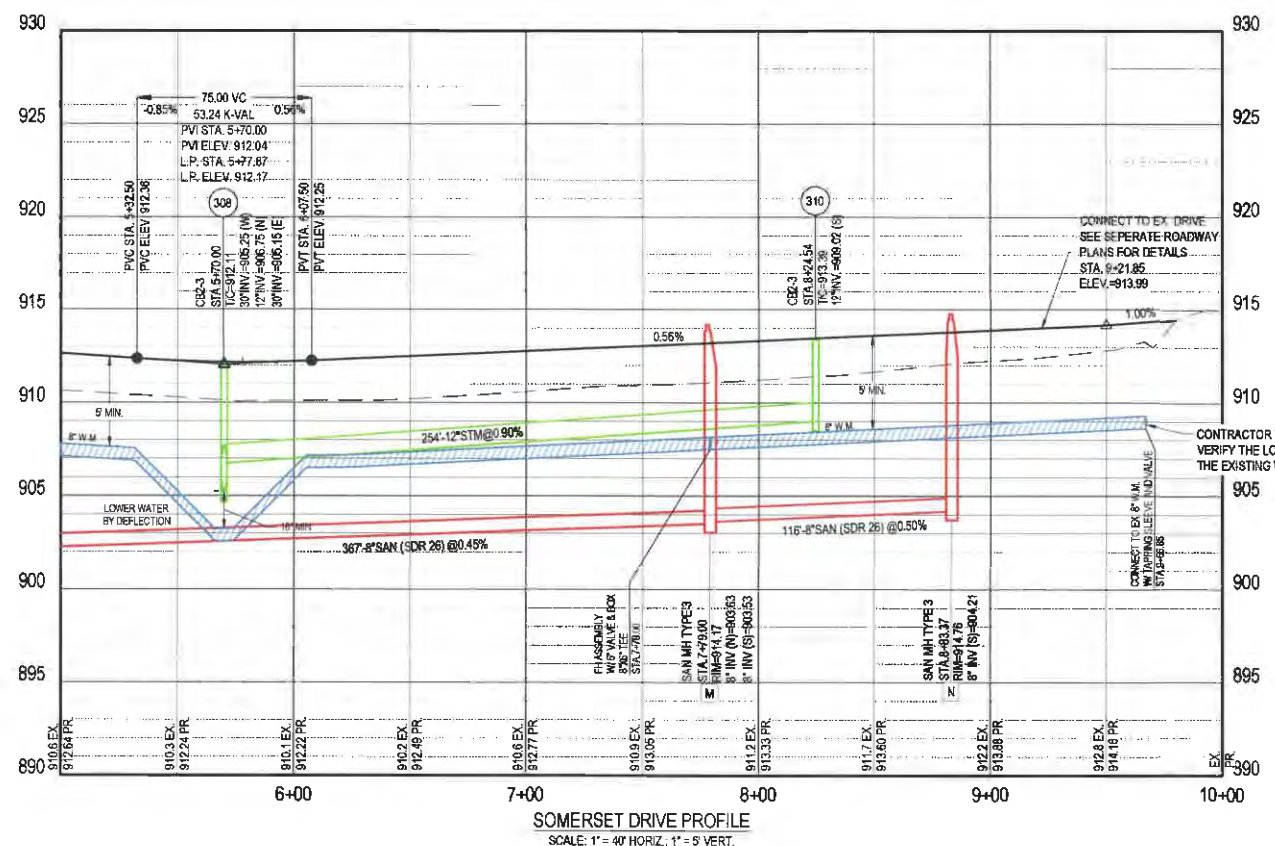
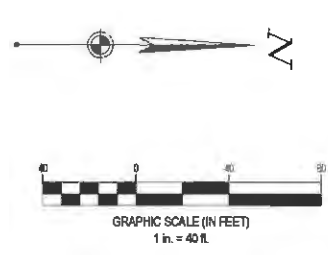
3401 Rely Rd., Suite 500  
Mansfield, OH 44902  
Phone: 937-435-8564 Fax: 937-233-4629

- LEGEND**
- PROPOSED PHASE LINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED SETBACK
  - PROPOSED EASEMENT
  - PROPOSED BASIN
  - PROPOSED CENTERLINE
  - PROPOSED CURB & GUTTER
  - PROPOSED STORM SEWER
  - PROPOSED STORM STRUCTURES
  - PROPOSED SANITARY SEWER
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED WATER LINE
  - PROPOSED WATER HYDRANT VALVE
  - SIDEWALK

NOTE: FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.

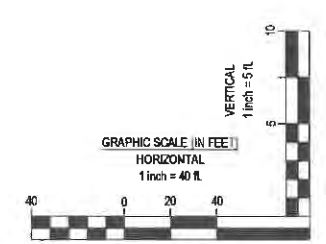


SOMERSET DRIVE PLAN VIEW  
SCALE: 1"=40'



SOMERSET DRIVE PROFILE  
SCALE: 1" = 40' HORIZ, 1" = 5' VERT.

- PROFILE LEGEND**
- EXISTING GRADE
  - PROPOSED GRADE



DDCM MANAGEMENT LLC.

# SOMERSET RESERVE PHASE 2

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions

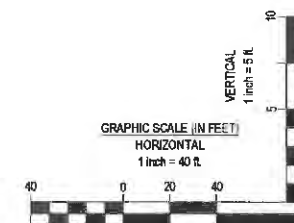
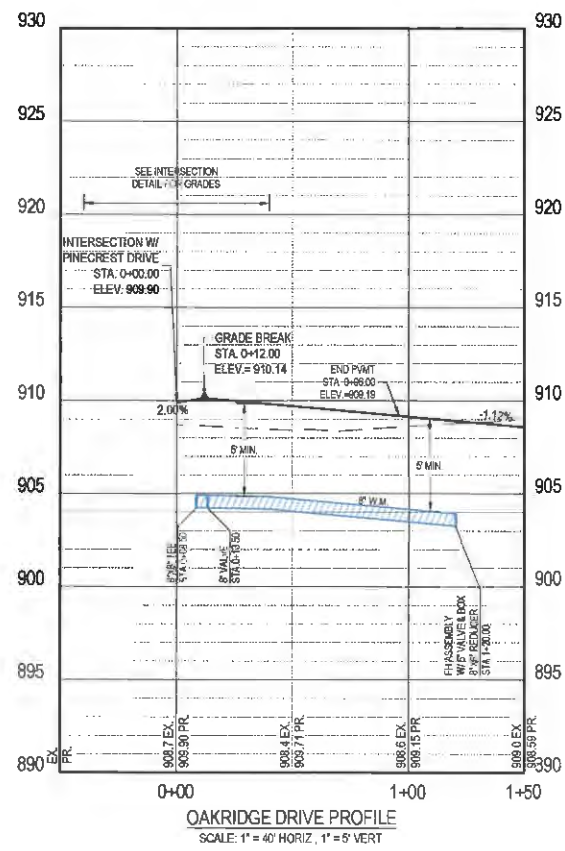
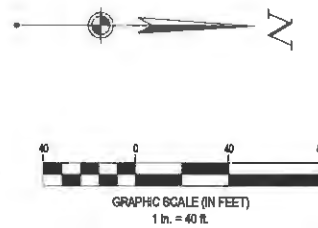
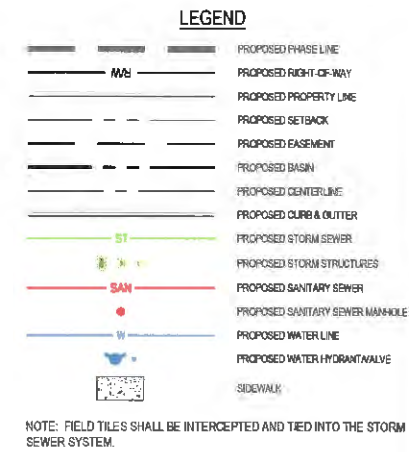
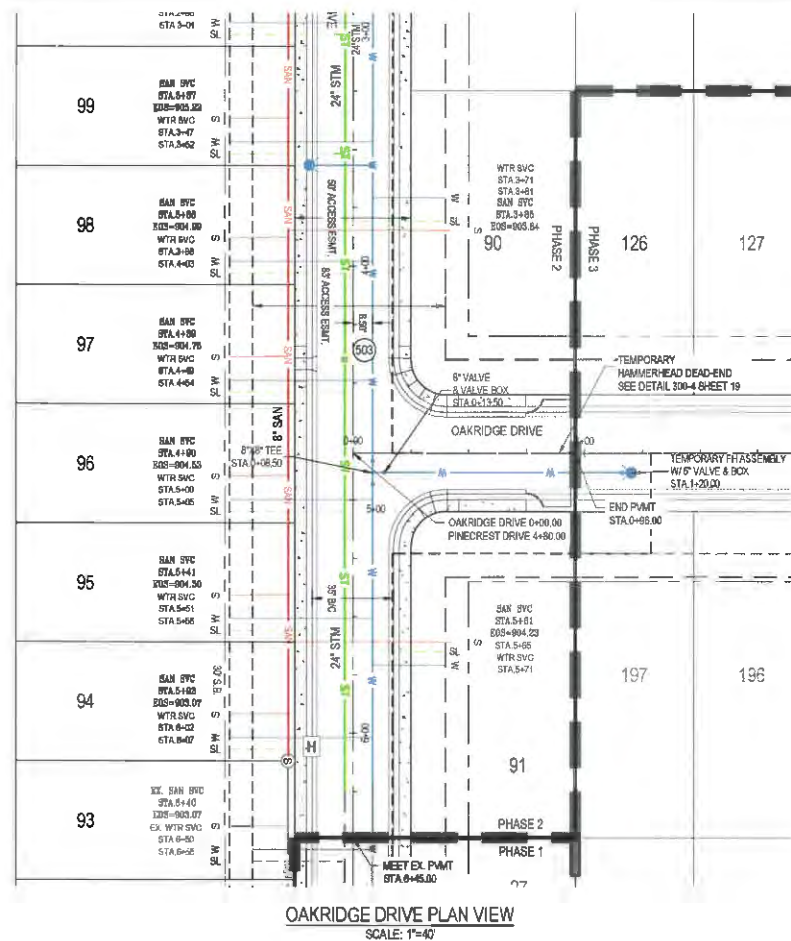
ID	Description	Date

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 Project Number: 461451  
 Scale: 1" = 40'  
 Drawn By: DS  
 Checked By: JEE  
 Date: APRIL 15, 2025  
 Issue: CONSTRUCTION

Drawing Title:  
**PLAN AND PROFILE -  
SOMERSET DR**

FORTY-EIGHT (48) HOURS BEFORE DRIVING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-382-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INCLUDING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE

C:\Users\elam\OneDrive\CEISO\cap 5 Somerset Reserve\Project Files\CEISO\CIVIL\FINAL-SECTION 2\1451\_P2\_PP.dwg - 4/15/2025 - Justin Elam



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-327-7534 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE.

DDCM MANAGEMENT LLC.

**SOMERSET RESERVE  
PHASE 2**

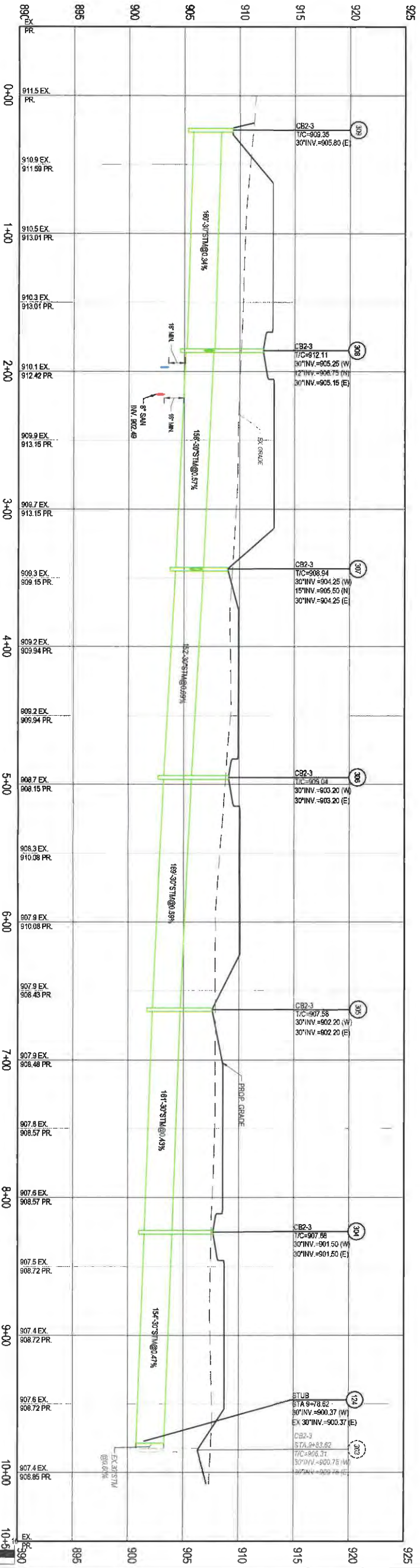
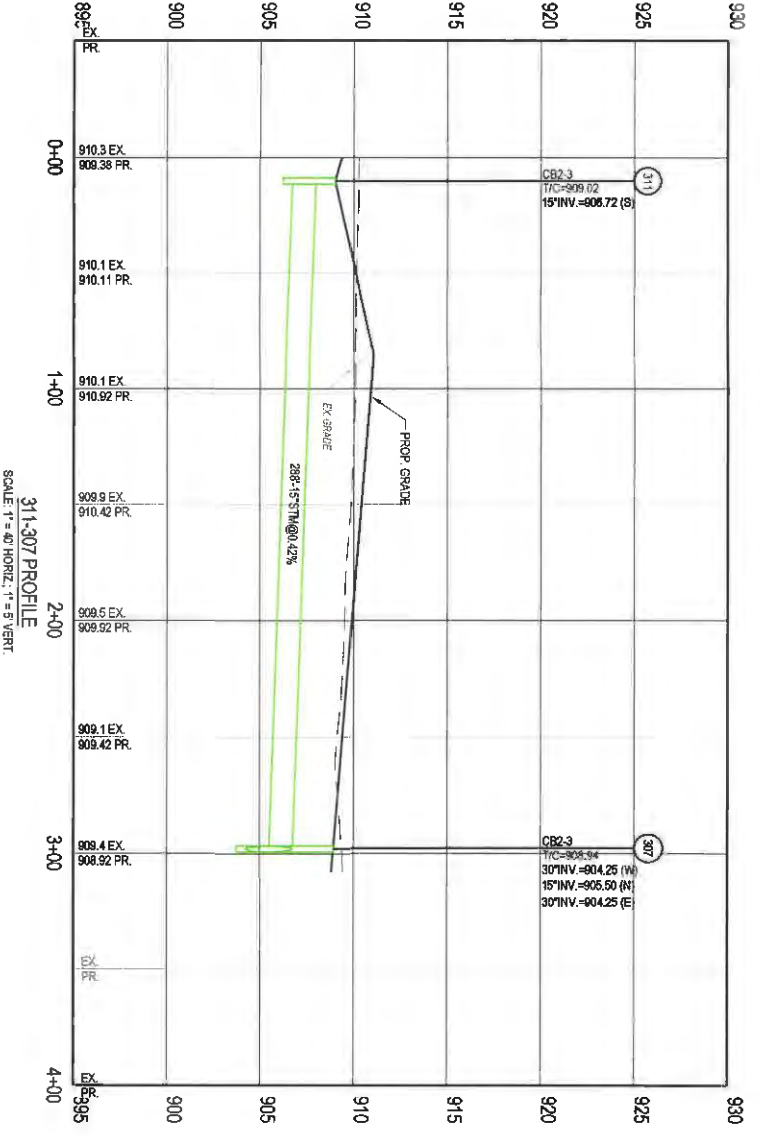
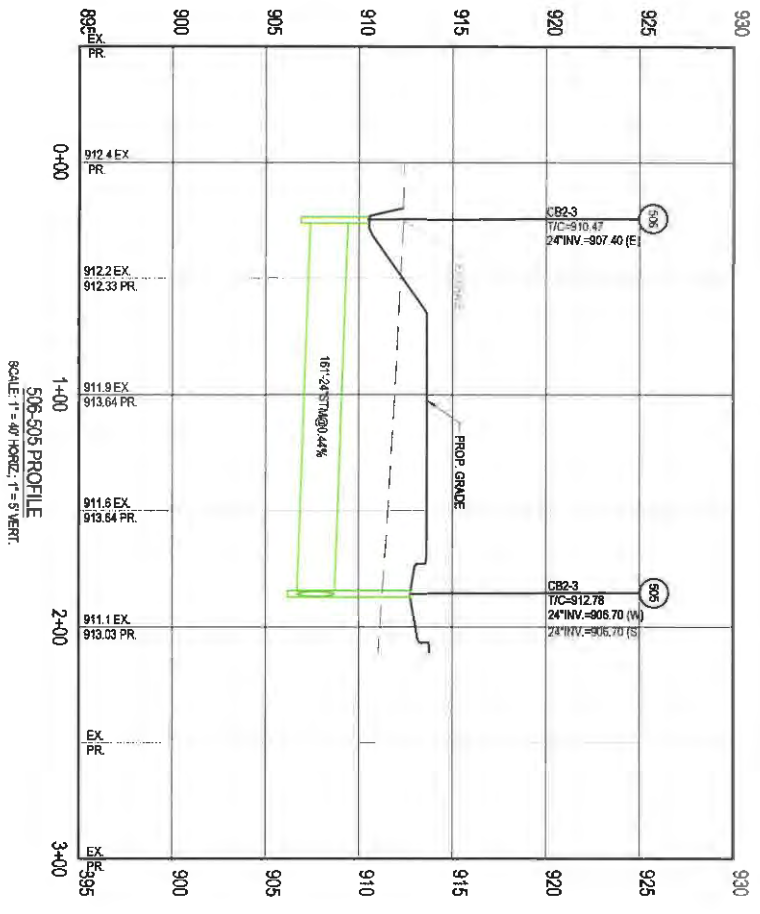
3054 SR 65 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

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Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**PLAN AND PROFILE -  
OAKRIDGE DR**





309-303 PROFILE  
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION
  2. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
  3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN AVD 88.



ID	Description	Date
	Revisions / Submittals	

**DDCM MANAGEMENT LLC.**

**SOMERSET RESERVE PHASE 2**

3054 SR 55 W  
TROY, OH 45373

9284 CESO, INC.  
Project Number: 461451  
Scale: 1" = 40'  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title: **OFFSTREET PROFILES**

WWW.CESODINC.COM  
3071 Ridge Pk., Suite 300  
Middletown, OH 45042  
Phone: 507-425-8833 Fax: 507-204-4289



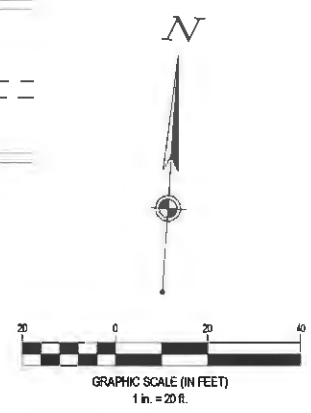
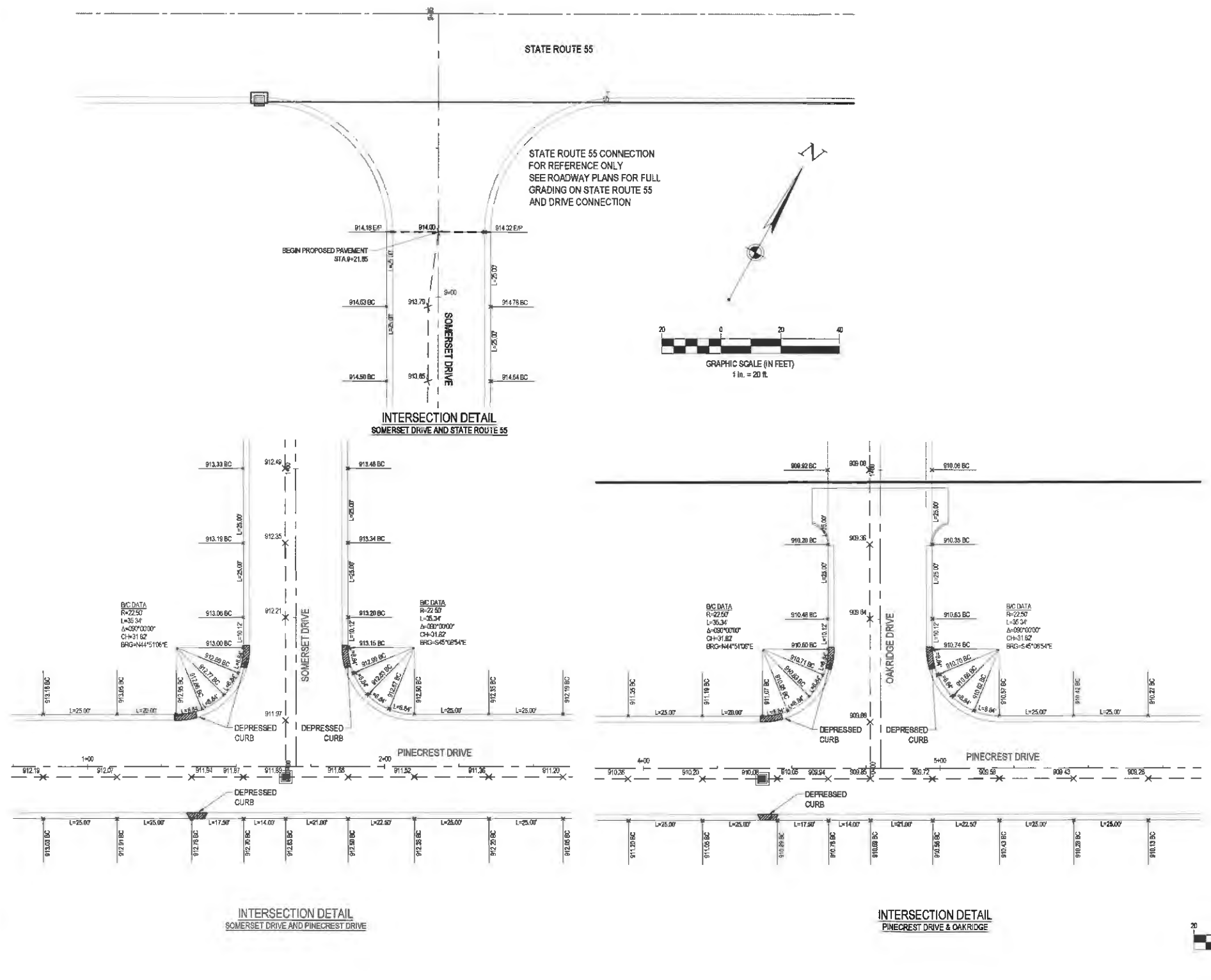
**CESO**  
WWW.CESODINC.COM

3021 Relay Rd., Suite 200  
Miamisburg, OH 45340  
Phone 937.435.5544 Fax 937.294.4827

**LEGEND**

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
RW	RIGHT-OF-WAY
VC	VERTICAL CURVE
TC	TOP OF CASTING
HP	HIGH POINT
1.00%	PROPOSED SLOPE
X 910.27	PROPOSED SPOT ELEVATION
X 910.21 BC	PROPOSED BACK OF CURB ELEVATION
---	INVERTED CROWN

**NOTES:**  
ALL ELEVATIONS SHOWN ARE INVERTED CROWN OF PAVEMENT  
AND TOP OF CURB UNLESS OTHERWISE NOTED.  
ALL CURB RAMPS TO BE CONSTRUCTED PER CITY OF TROY  
STANDARDS



DDCM MANAGEMENT LLC.

# SOMERSET RESERVE PHASE 2

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions

ID	Description	Date

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Project Number: 461451  
Scale: 1" = 20'  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**INTERSECTION  
DETAILS**

C:\Users\jlam\OneDrive\Work\Civil\Projects\Somerset Reserve\Project Files\CESO\03-CIVIL-FINAL-SECTION\ZPLOT\761451\_INT.dwg - 4/15/2025 - Justin Elam



**CESO**  
WWW.CESOINC.COM

3001 Ripley Rd., Suite 100  
Mansfield, OH 43042  
Phone: 417.455.8584 Fax: 689.206.4020

**SWPPP LEGEND**

**PROPOSED**

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA

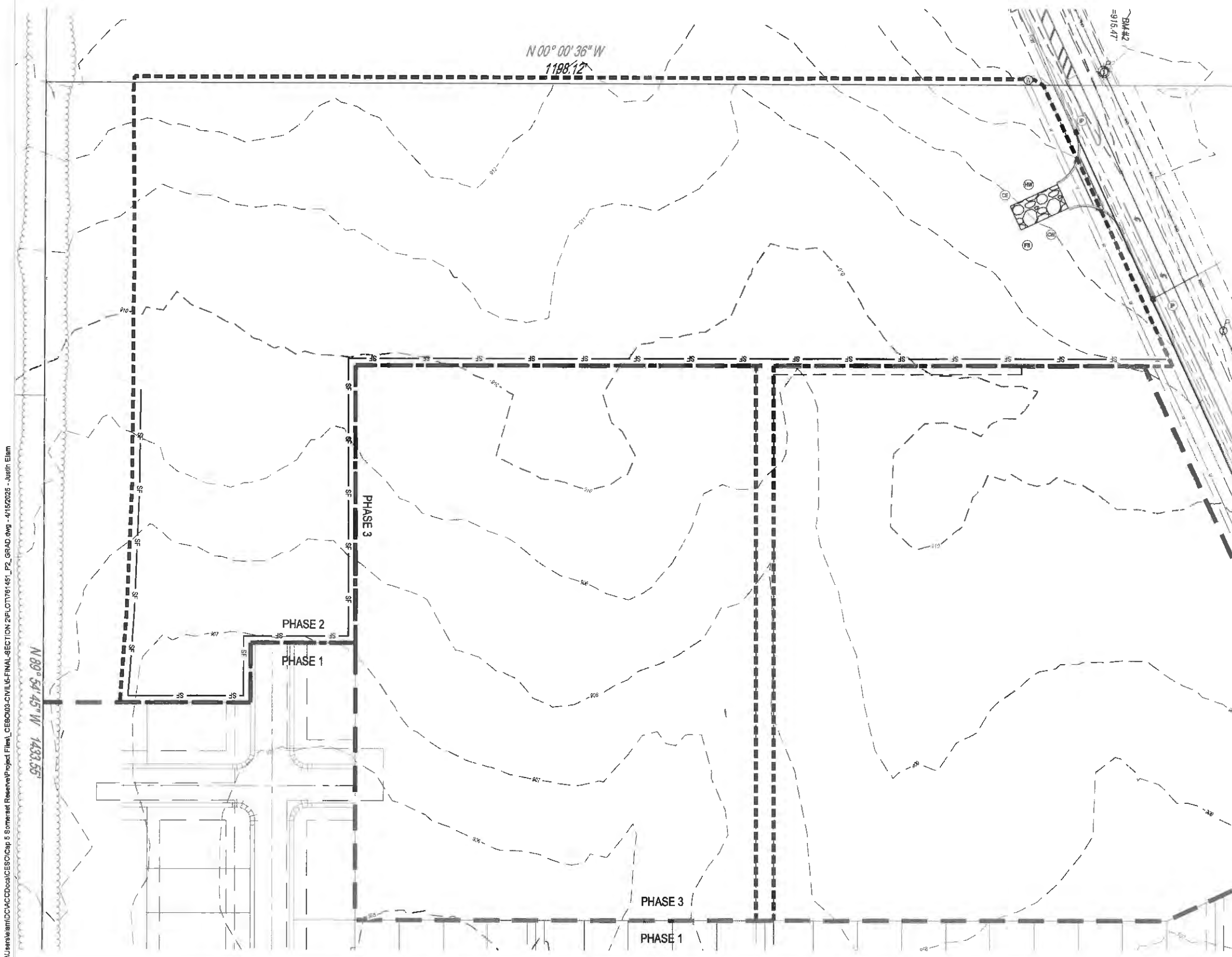
NPDES PERMIT 1GC10010\*AG.  
GENERAL CONTRACTOR SHALL  
REFERENCE OEPA GENERAL  
PERMIT OH C000005 PRIOR TO  
START OF CONSTRUCTION.

**NOTES:**

1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
4. STORMWATER CALCULATIONS AND DELINEATIONS PROVIDED IN SEPARATE PHASE 1 REPORT.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-387-0338 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE.



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**SOMERSET RESERVE  
PHASE 2**

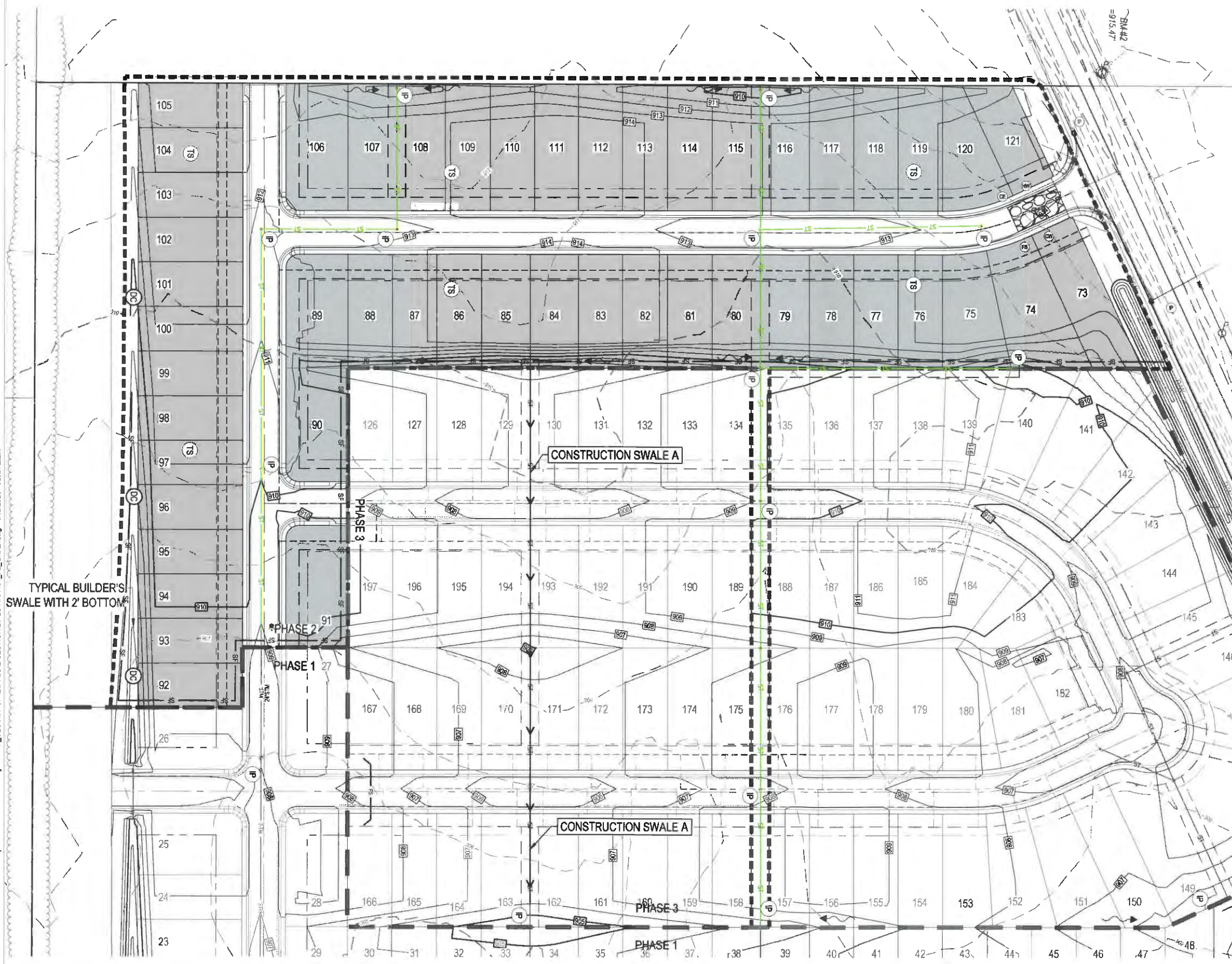
3054 SR 65 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

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Project Number: 451451  
Scale: 1" = 100'  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**SWPPP - PH I**

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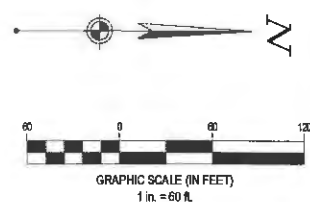


**SWPPP LEGEND**

**PROPOSED**

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA
- DITCH CHECK
- FILTER SOCK
- TEMPORARY SEEDING

- NOTES:**
1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
  2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
  3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
  4. FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



**CESO**  
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3611 High Rd., Suite 300  
Mansfield, OH 44942  
Phone: 419.336.9384 Fax: 419.336.4329

**DDCM MANAGEMENT LLC.**

**SOMERSET RESERVE  
PHASE 2**  
3054 SR 65 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

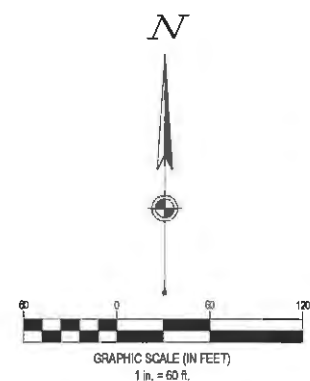
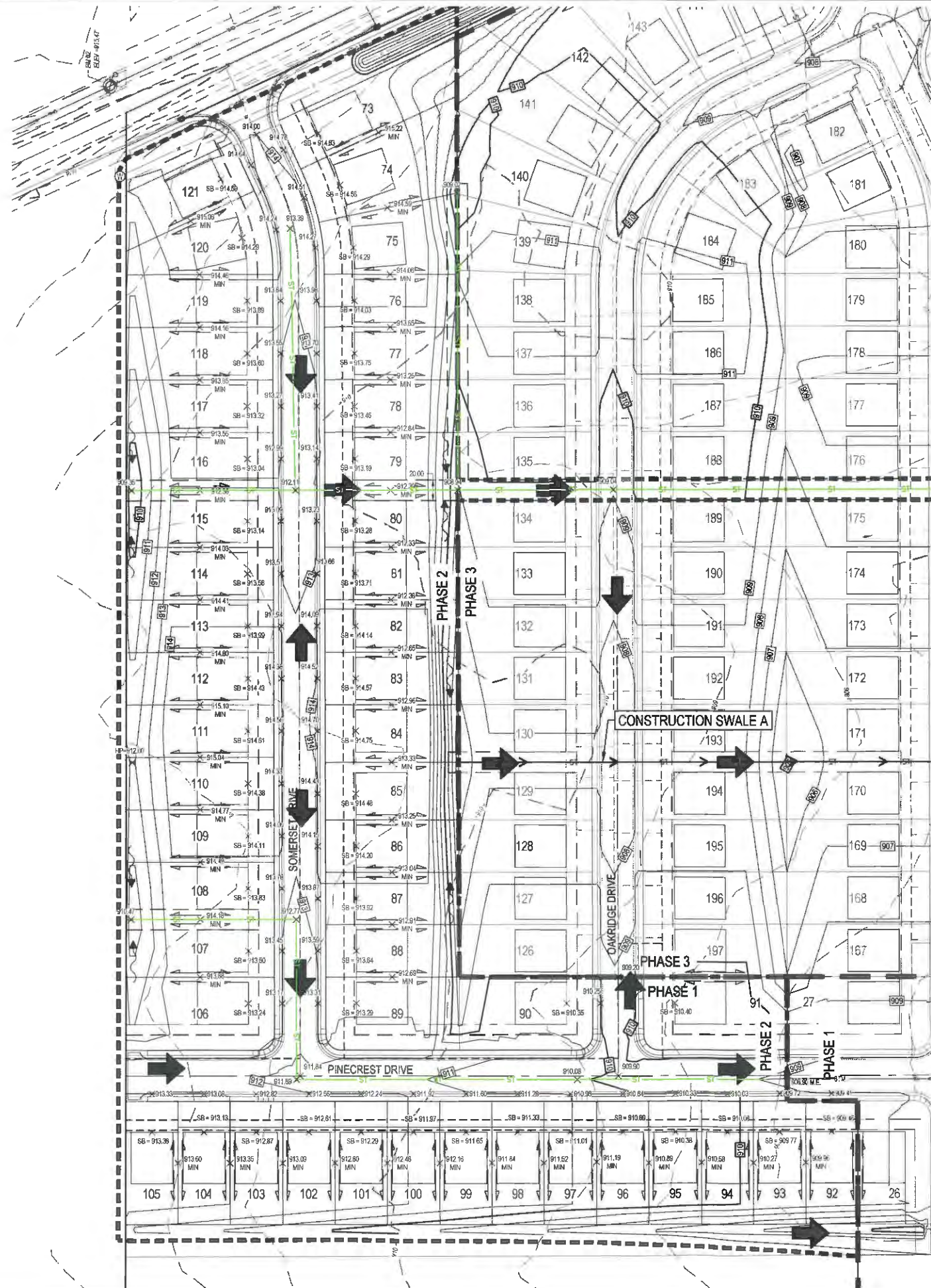
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Project Number: 461451  
Scale: 1" = 100'  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**SWPPP - PH II**

**14**

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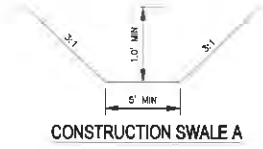


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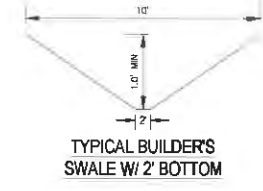
---	840	EXISTING INDEX CONTOUR
---	841	EXISTING INTERMEDIATE CONTOUR
---	850	PROPOSED INDEX CONTOUR
---	851	PROPOSED INTERMEDIATE CONTOUR
---	RW	PROPOSED PHASE LINE
---		PROPOSED RIGHT-OF-WAY
---		PROPOSED PROPERTY LINE
---		PROPOSED SETBACK
---		PROPOSED EASEMENT
---		PROPOSED BASIN
---		PROPOSED CENTERLINE
---		PROPOSED CURB & GUTTER
---	ST	PROPOSED STORM SEWER
---		LIMITS OF DISTURBANCE (LOD)
---		PROPOSED STORM STRUCTURES
---		BUILDER'S SWALE
---		FLOOD ROUTING
X TC=	902.75	PROPOSED TOP OF CASTING
X	905.25	PROPOSED SPOT ELEVATION
X LP=	903.50	PROPOSED LOW POINT
X HP=	912.17	PROPOSED HIGH POINT

**NOTES**

1. THE FINISHED GROUND ELEVATION HAS BEEN ESTABLISHED AS THE MINIMUM GRADE AROUND THE FINISHED STRUCTURE TO ENSURE PROPER DRAINAGE.
2. MAXIMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
3. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
4. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
5. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.
7. FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



NOTE: CONSTRUCTION SWALE TO BE CONSTRUCTED IF PHASE 3 IS GRADED BUT NOT CONSTRUCTED WITH PHASE 2. RUN AT MIN 1% ENDING AT EXISTING CATCH BASIN ELEVATION.



DDCM MANAGEMENT LLC.

**SOMERSET RESERVE  
PHASE 2**

3054 SR 65 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

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Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**FINAL GRADING**

OHIO811.org  
Before You Dig

FORTY EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-392-2761 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE.



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DDCM MANAGEMENT LLC.

SOMERSET RESERVE  
PHASE 2

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

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Project Number: 461451  
Scale: -  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**SWPPP NOTES**

FORTY-EIGHT (48) HOURS BEFORE DISBURS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-352-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE



### MAINTENANCE (GENERAL NOTES)

- THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #2 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.
- NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.
- THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS

- REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA
- REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN POND
- REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

MAINTENANCE TO BE COMPLETED YEARLY

- REPAIR EROSION TO CUTAWAY OR SPILLWAY OF THE POND
- REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
- MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

YEARLY REPORT REQUIREMENTS

SKETCH SHOWING GENERAL AREA OF BMP'S, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.

### SWPPP NOTES (CONT.)

- IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
- THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.6378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
- OPEN BURNING IS NOT PERMITTED ON THE SITE.
- DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
- PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
- SANITARY AND WATER PITI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
- PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
- ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
- INSPECTIONS OF BMP'S SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTION RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
- INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
- NON-SEDIMENT POND BMP'S TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMP'S WITHIN 10 DAYS OF INSPECTION. BMP'S NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMP'S SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
- IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE DEPA VIA A WAIVER REQUEST.
- INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND/OR DETERIORATION.
- ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
- SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.
- MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING FOR GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
- ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
- STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
- ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
- ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.
- ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- CONTRACTOR TO DELINEATE STOCKPILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.
- CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
- IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARILY SEEDDED, OR COVERED WITH A TARP.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
- THE LAST LAYER OF SOIL, INCLUDING TOP SOILS SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL BE COVERED BY VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 85% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
- THE POST CONSTRUCTION WATER QUALITY REQUIREMENTS OF OHIO EPA PERMIT OH0000008 SHALL BE MET BY THE EXISTING WATER QUALITY BASIN.
- ALL WATER FROM DEWATERING ACTIVITIES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

### SWPPP NOTES

- ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS, SEE OHIO EPA PERMIT NO. OH0000008 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
- SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
- TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:  
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.  
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.  
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.  
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.  
WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
- TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:  
SEEDING: ANNUAL RYEGRASS AT 202#/1,000 S.F.  
MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TONS/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS, FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TONS/ACRE.  
FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
- PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDDED, AND CURLED BLANKETS BY AMERICAN EXCELISOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
- OHIO EPA SWPPP REGULATIONS REQUIRE THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (87 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5 FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1
- OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).
- NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
- ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
- CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
- CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&D LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE. BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745.20).
- AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 800 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
- ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
- THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
- DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, PUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
- ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).
- IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:  
1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.  
2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.  
3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

### SITE DATA

OWNER/DEVELOPER:  
SOMERSET RESERVE  
PROJECT I, LLC  
3601 RIGBY ROAD, SUITE 300  
MANSFIELD, OHIO 45342

DOC MANAGEMENT  
3601 RIGBY ROAD, SUITE 300  
MANSFIELD, OHIO 45342

PLAN DESIGNER:  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MANSFIELD, OHIO 45342

DEVELOPMENT NAME AND DESCRIPTION:  
SOMERSET RESERVE, SINGLE HOUSING DEVELOPMENT

SITE ACREAGE:  
THE SITE IS APPROXIMATELY 58.1 ACRES.  
OVERALL 11.0 TOTAL ACRES WILL BE DISTURBED BY PHASE 2 CONSTRUCTION

RUNOFF COEFFICIENT:  
PRE-CONSTRUCTION RUNOFF COEFFICIENT, C=0.35  
POST-CONSTRUCTION RUNOFF COEFFICIENT, C=0.50

IMPERVIOUS AREA:  
PRE-CONSTRUCTION - 0.07%, 0.04 ACRE  
POST-CONSTRUCTION - 38% (4 ACRE LOTS RESIDENTIAL PER USGS)

PRIOR LAND USE  
THE SITE WAS PREVIOUSLY OCCUPIED BY ROW CROPS AND A HOUSE

SOIL TYPES:  
BROOKSILTY CLAY LOAM  
CROSBY SILT LOAM

ADJACENT AREAS:  
THE SITE IS BOUND TO THE NORTH AND EAST BY EXISTING ROADWAY. THERE ARE RESIDENTIAL BUILDINGS DIRECTLY TO THE EAST. OTHER SIDES ARE CURRENTLY CROPS.

STORM WATER MANAGEMENT:  
THE SITE DRAINS TO AN EXISTING CULVERT UNDER NASHVILLE ROAD

### SEQUENCE OF CONSTRUCTION

- INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASH PIT.
- CLEAR & GRUB SITE
- ROUGH GRADE SITE
- CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY
- INSTALL STORM & WATER LINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED
- GRADE STREETS FIXING INLET PROTECTION AS NEEDED
- PAVE STREETS
- FINAL GRADE LOTS
- SEED & MULCH ALL DISTURBED AREAS
- REMOVE ALL EROSION CONTROL PRACTICES

### GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.

### GENERAL LAND CONSERVATION NOTES

NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS UNLESS AUTHORIZED BY THE STATE GOVERNING JURISDICTION'S INSPECTOR. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDDED WITHIN 14 DAYS AFTER BACKFILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.

ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED SEEDDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.

ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.

ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDDED BY APRIL 15TH.

AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENuded AREAS SHALL BE STABILIZED.

HOA SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE INSPECTIONS OF COMMON AREAS.



Specifications for  
**Additional Construction Site Pollution Controls**

- Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
  - Prevent spills
  - Use products up
  - Follow label directions for disposal
  - Remove lids from empty bottles and cans when disposing in trash
  - Recycle wastes whenever possible
  - 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
- Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
- No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
- Handling Construction Chemicals. Mixing, pumping, transferring or other handling of 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.
- 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. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
- Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be raised away from any water conveyance.
- Spill Reporting Requirements: 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. Spills shall be reported to Ohio EPA (1 800 282 9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
- Contaminated Soils. If 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 at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils is not authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
- Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000, and 3) a one mile zone outside of a corporation of 10,000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
- Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.
- Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
- Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged, it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
- A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

Specifications for  
**Temporary Seeding**

Table 7.B.1 Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1000 R2	Lb./Acre
March 1 to August 15	Oats	3	128 (4 bushels)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
August 16th to November	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
	Oats	3	128 (4 bushels)
	Tall Fescue	1	40
November 1 to Feb. 29	Rye	3	112 (2 bushels)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushels)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
Use mulch only or dormant seeding	Perennial Rye	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
Kentucky Bluegrass	0.4	40	

Note: Other approved species may be substituted.

- 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.
- Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.
- The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
- Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
- Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cut/packer seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cut/packer. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications for  
**Temporary Seeding**

**Mulching Temporary Seeding**

- Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very firm soil conditions may not need mulch to achieve adequate stabilization.
- Materials:
  - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)
  - Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 46 lb./1,000-sq-ft.
  - Other—Acceptable mulches include mulch matings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.
- Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equivalent may be used at rates recommended by the manufacturer.
  - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 pounds per acre. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

Specifications for  
**Permanent Seeding**

**Site Preparation**

- Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on steep-sloped areas where soil preparation should be limited to what is necessary for establishing vegetation.
- The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
- Topsoil shall be applied where needed to establish vegetation.

**Seedbed Preparation**

- Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
- Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analysis.
- The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

**Seeding Dates and Soil Conditions**

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

**Dormant Seeding**

- Seeding should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
- The following methods may be used for "Dormant Seeding":
  - Straw and Mulch Anchoring Methods
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gallons per acre.

Specifications for  
**Permanent Seeding**

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes
	Lbs./acre	Lbs./1,000 Sq. Feet	
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass Tall Fescue	20-40	1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
	10-20	1/4-1/2	
	20-40	1/2-1	
	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	30	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch Tall Fescue	10-20 20-30	1/4-1/2 1/2-3/4	Do not seed later than August
Field Pea Tall Fescue	20-25 20-30	1/2-3/4 1/2-3/4	Do not seed later than August
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue Kentucky Bluegrass	30 5	2 1/4 0.1	
Lawns			
Kentucky Bluegrass Perennial Ryegrass	100-120	2 2	
Kentucky Bluegrass Creeping Red Fescue	100-120	2 1-1/2	For shaded areas

Note: Other approved seed species may be substituted.

Specifications for  
**Mulching**

- Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.
- Mulch shall consist of one of the following:
  - Straw—Straw shall be unrotted small grain straw applied at the rate of 2 tons/acre, or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and place two 45-lb. bales of straw in each section.
  - Hydroseeders—Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
  - Other—Acceptable mulches include mulch matings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
- Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch:
  - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
  - Mulch Netting - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
  - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is a contact with waters of the state.
  - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications for  
**Small Construction Site Controls**

- Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare. Initial protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
- Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
- Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
- Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and



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DDCM MANAGEMENT LLC.

**SOMERSET RESERVE  
PHASE 2**

3054 SR 55 W  
TROY, OH 45373

Revisions / Submissions

ID	Description	Date

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Project Number: 461451  
Scale: -  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**SWPPP DETAILS**

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-382-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INCLUDED IN THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



**MODIFICATIONS**  
ANY MODIFICATIONS TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY.

**SEEDING**  
ALL AREAS DESIGNATED FOR SEEDING SHALL HAVE A MINIMUM OF 3" OF TOPSOIL OVER THE ENTIRE AREA. THE AREA SHALL BE RAKED, ROLLED, AND DRESSED READY FOR SEEDING. NO STONE OVER 1" IN SIZE PERMITTED.

ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDING WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED, STAKED STRAW BALES MAY BE REQUIRED IN ADDITION TO SEEDING TO CONTROL EROSION IF REQUESTED BY THE CITY.

**TREE PLANTING IN PUBLIC RIGHT-OF-WAY**  
ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR TYPE AND LOCATION APPROVED BY THE CITY.

**UTILITY SEPARATION**  
ANY UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, TELEPHONE, ETC., SHALL HAVE 18" SEPARATION FROM ANY CITY UTILITY UNLESS OTHERWISE APPROVED.

**UTILITIES**  
THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN AT ANY TIME SHALL BE 100' UNLESS OTHERWISE APPROVED.

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

**RECORD DRAWINGS**  
THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS TO THE CITY WITHIN 30 DAYS OF PROJECT COMPLETION. RECORD DRAWINGS SHALL BE PROVIDED IN ELECTRONIC AND HARD COPY FORMAT ACCESSIBLE TO THE CITY. THESE DRAWINGS SHALL SHOW ALL CHANGES TO THE ORIGINAL DRAWINGS, FOR EXAMPLE: ALL MANHOLE AND CATCH BASIN LOCATIONS AND DEPTHS, ALL LATERAL LOCATIONS AND DEPTHS, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION AND ALL OTHER PERTINENT DATA TO THE IMPROVEMENTS.

**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.

**SAFETY**  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXISTING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN, MONITOR, 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.

**PROPERTY POINTS AND SURVEY MONUMENTS**  
CARE SHALL BE TAKEN BY THE CONTRACTOR TO PRESERVE ANY PROPERTY POINTS OR SURVEY MONUMENTS ENCOUNTERED DURING CONSTRUCTION OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESET ANY PROPERTY POINT OR SURVEY MONUMENT WHICH IS DISTURBED AS A RESULT OF CONSTRUCTION OF THIS PROJECT. THE PROPERTY POINTS AND SURVEY MONUMENTS SHALL BE RESET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

**NONRUBBER TIRE VEHICLES**  
NO NONRUBBER TIRE VEHICLES SHALL BE ALLOWED ON CITY STREETS. EXCEPTIONS MAY BE GRANTED BY THE CITY ENGINEER SHORTLY BEFORE THE START OF WORK. CIRCUMSTANCES ARE INVOLVED, GRANTING OF EXCEPTIONS MUST BE IN WRITING AND ANY RESULTING DAMAGE MUST BE IN WRITING AND ANY RESULTING DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRYING AND TO AVOID MARKING OR DAMAGING THE PAVEMENT. PROTECTION OF THE PAVEMENT FROM DAMAGE RESULTING FROM THE TRACKING OF NONRUBBER TIRE VEHICLES UTILIZED IN TRENCH EXCAVATION SHALL BE REQUIRED. A WOOD PLANK SYSTEM, USED BRICKS, RUBBER MATS, OR OTHER MEANS AS APPROVED BY THE CITY REPRESENTATIVE SHALL BE USED TO PROTECT THE PAVEMENT.

**CONSTRUCTION NOISE**  
IN ORDER TO MINIMIZE ANY ADOLESCENT CONSTRUCTION NOISE, ANY CONSTRUCTION NOISE IMPACTS, ANY POINT-TO-POINT CONSTRUCTION-TYPE DEVICES SHALL NOT BE OPERATED BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM. IN ADDITION, ANY SUCH DEVICES SHALL NOT BE OPERATED AT ANY TIME IN SUCH A MANNER THAT THE NOISE LEVELS EXCEEDED THE LEVELS AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.

**HAUL ROADS**  
WHEN PILING A DUMP SITE, CONTRACTOR IS TO TAKE INTO CONSIDERATION THE HAUL ROAD ROUTE AND ANY NECESSARY ROADWAY REPAIR CAUSED BY HAULING TO THE DUMP SITE.

PROHIBITION TO HAULING EQUIPMENT OR MATERIALS, THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY OF THE SPECIFIC ROADS OR STREETS ON THE HAUL ROUTE. IF THE HAUL ROUTE INCLUDES ROADS AND STREETS THAT ARE NOT UNDER THE JURISDICTION AND CONTROL OF THE CITY OR OF THE STATE, THE CONTRACTOR MUST NOT BE RESTRICTED BY LOCAL AUTHORITIES IF IT IS DETERMINED BY THE CITY THAT THE HAUL ROUTE USED TO HAUL EQUIPMENT AND MATERIALS TO THE DUMP SITE WERE DAMAGED FROM THE OPERATION. THE CITY WILL ORDER THE CONTRACTOR TO PERFORM IMMEDIATE AND PRACTICAL REPAIRS TO ENSURE REASONABLY NORMAL TRAVELING CONDITIONS AND BRING PAVEMENT CONDITIONS BACK TO CONDITIONS EQUAL OR BETTER THAN PRE-OPERATION CONDITIONS. THE CONTRACTOR SHALL TAKE ALL THIS INTO CONSIDERATION WHEN PILING A DUMP SITE.

THE CONTRACTOR SHALL NOT FILE A CLAIM FOR DELAYS OR OTHER IMPACTS TO THE WORK CAUSED BY DISPUTE WITH THE LOCAL AUTHORITIES REGARDING THE USE OF LOCAL STREETS OR STREETS AS HAUL ROAD. THE CONTRACTOR SHALL SAVE THE CITY AND THE STATE HARMLESS FOR ANY DELAYS OR OTHER IMPACTS TO THE PROJECT CAUSED BY LOCAL LIMITS BEYOND THE CONTROL OF THE CITY OR STATE.

**DROP OFF IN WORK ZONES**  
THE BASE MICHIGAN SHALL BE COMPLETED TO A DEPTH OF AND MORE THAN 3" BELOW THE EXISTING SURFACE BY THE END OF EACH WORK DAY. CONTRACTOR SHALL HAVE ON-SITE STAKES PLACED FOR MAINTENANCE OF TRAFFIC AS DEEMED NECESSARY BY THE CITY. IF A 3" TOLERANCE IS NOT MET, CONTRACTOR SHALL ALSO PROVIDE A DUMP SITE AND RAMPING NEEDED DURING PAVEMENT REPAIR.

**GRAFFITI AND VANDALISM**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY CONCRETE, MORTAR, OR OTHER MATERIALS DAMAGED BY GRAFFITI OR VANDALISM.

**CONTROL OF SPILLS**  
BEST CONSTRUCTION PRACTICES ARE TO BE IMPLEMENTED TO MINIMIZE WATER QUALITY IMPACTS. OIL, FUELS, OILS, CHEMICALS, AND OTHER HAZARDOUS MATERIALS SHALL NOT BE STORED NEAR DRAINAGE WAYS, STORMS, OR STREAMS. REFUELING SHALL NOT BE UNDERTAKEN NEAR DRAINAGE WAYS, STORMS, OR STREAMS. A SPILL CONTAINMENT KIT IS TO BE MAINTAINED ON-SITE THROUGHOUT CONSTRUCTION ACTIVITIES. SPILLS OF FUELS, OILS, CHEMICALS, OR OTHER MATERIALS WHICH COULD POSE A THREAT TO DRINKING WATER SHALL BE CLEANED UP IMMEDIATELY. IF THE SPILL IS A REPORTABLE AMOUNT, THE LOCAL FIRE DEPARTMENT IS TO BE CONTACTED.

**WORK LIMITS**  
ALL WORK SHALL BE WITHIN EXISTING RIGHT-OF-WAY AND/OR CONSTRUCTION LIMITS UNLESS OTHERWISE INSTRUCTED BY THE CITY.

THE WORK LIMITS (IF SHOWN) ARE FOR PHYSICAL CONSTRUCTION ONLY. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.

**SEALING COMPOUND**  
ALL EXPOSED CONCRETE SHALL HAVE A CURING AND SEALING COMPOUND APPLIED. THE CURING AND SEALING COMPOUND SHALL BE APPROVED BY THE CITY. CURING AND SEALING COMPOUND COLOR TO BE APPROVED BY THE CITY.

**DOMESTIC STEEL**  
DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 13.0313 OF THE BID REMISED CODE APPLY TO THIS PROJECT. COST OF QUALITY INSURANCE OF THE BID REMISED CODE CAN BE OBTAINED FROM THE DEPARTMENT OF ADMINISTRATIVE SERVICES.

**ASPHALT**  
ALL ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL APPLY TO CITY PROJECTS, EXCLUDING THE BID PRICE ADJUSTMENT FOR ODOT 401.2A. ALL ASPHALT DELIVERED SHALL BE ACCOMPANIED WITH A LOAD TICKET AS PER ITEM 401.21.

**TESTING AND CERTIFICATION**  
THE CONTRACTOR SHALL PROVIDE TESTING AND CERTIFICATION THAT THE MATERIAL SUPPLIED FOR CONSTRUCTION MEETS THE PROJECT SPECIFICATIONS, AS REQUIRED.

**POTENTIAL ITEMS FOR TESTING**  
TRENCH BACKFILL, SEWERAGE, AND CONCRETE WHICH MAY BE PERFORMED BY THE CITY IF THEY SUSPECT DEFECTIVE WORK OR MATERIALS.

**TRAFFIC CONTROL DEVICE NOTES**  
ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE LATEST VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS, A ROADWAYS AND APPROVED BY THE CITY ENGINEER.

ALL SIGN POSTS SHALL BE STANDARD STEEL POST UNLESS OTHERWISE APPROVED BY THE CITY.

**EXISTING TILE HOOK-UPS**  
ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL, OR BETTER, THAN ITS ORIGINAL CONDITION. ALL TILE REMOVED, REPLACED, AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE COUNTY ENGINEER AND APPROVED.

**DEMOLITION**  
CONTRACTOR SHALL REMOVE A DEMOLITION PERMIT FROM THE CITY. WATER SERVICES SHALL BE RECONNECTED/REINSTALLED BY THE WATER MAIN AND THE SANITARY SEWER LATERAL SHALL BE REMOVED/MANHOLED TO THE EDGE OF THE RIGHT-OF-WAY. 48 HOURS ADVANCED NOTICE IS REQUIRED FOR INSPECTION OF THE SERVICE ABANDONMENT.

**WATER MAIN CROSSING SEPARATION**  
WHENEVER A SANITARY SEWER AND WATER MAIN CROSS, THE SEWER SHALL BE LOCATED AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN. IF IT IS ABSOLUTELY NECESSARY TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE CONSTRUCTED WITH A WATER LINE TYPE MATERIALS WHICH WILL WITHSTAND A 30 PSI PRESSURE TEST. THESE REQUIREMENTS WILL EXTEND FOR A DISTANCE OF 10 FEET MEASURED PERPENDICULAR ON BOTH SIDES OF THE WATER LINE.

AT CROSSING THE WATER MAIN SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM AND SANITARY SEWERS. ALSO THE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM AND SANITARY SEWER AS POSSIBLE.

**CITY OF TROY**  
CholcoOne  
100-1

**GENERAL NOTES 1**

REVISIONS: DATE APPROVED: NOV 2017  
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**CITY OF TROY**  
CholcoOne  
100-2

**GENERAL NOTES 2**

REVISIONS: DATE APPROVED: NOV 2017  
PAGE NO: 100-2

**TRENCH DETAIL**

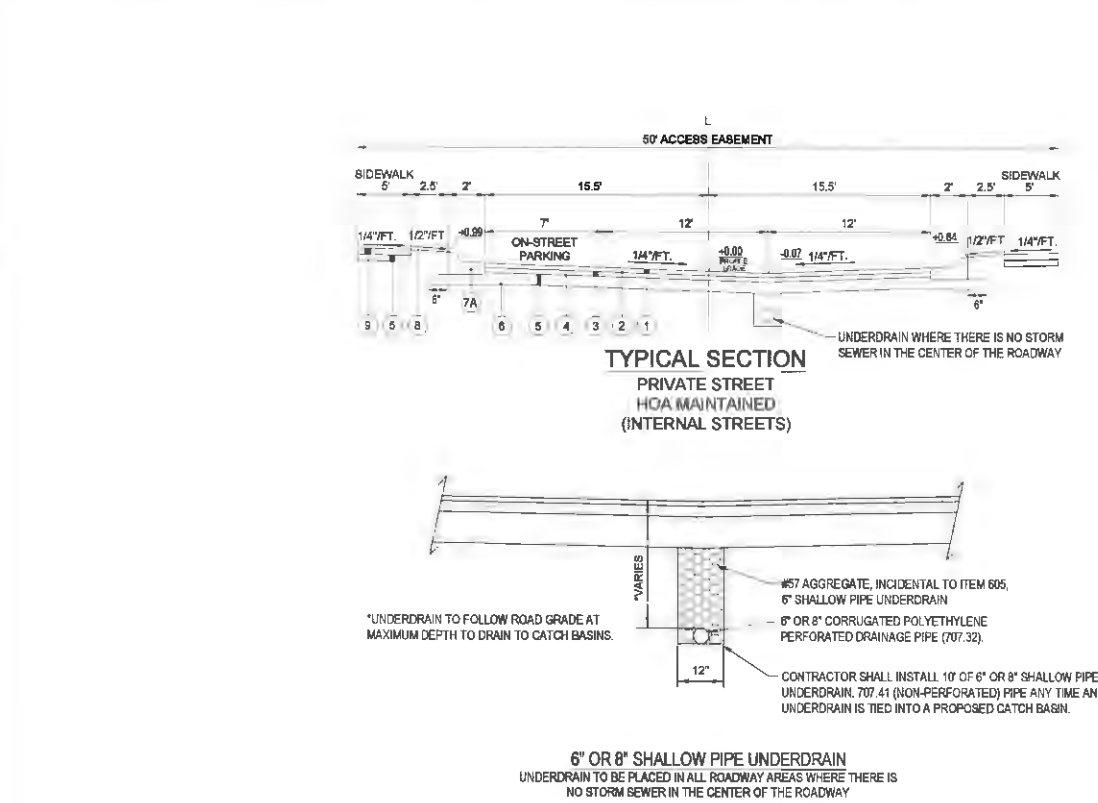
**TRENCH COMPACTION METHODS**  
A. FLOODING SHALL NOT BE PERMITTED.  
B. MECHANICAL DENSENERS, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE CITY ARE ACCEPTABLE 1' ABOVE PIPE IN UNIFORM LIFTS OF 12" (CLOSE DEPTH) OF EXISTING FINE MATERIAL AND 6" OF STRUCTURAL BACKFILL. THE HEIGHT OF LIFTS WILL DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 4" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE HAUNCH OF THE PIPE.  
C. DENSITY FOR THE ABOVE METHODS SHALL BE NO LESS THAN THAT OF THE SURROUNDING GROUND UNLESS OTHERWISE SPECIFIED.

**NOTES**  
A. STRUCTURAL BACKFILL SHALL BE CRUSHED STONE OR GRAVEL, ODOT #57 OR #63, OR OTHER APPROVED EQUIVALENT. STRUCTURAL BACKFILL FOR WATER MAIN AND WATER SERVICES SHALL BE NATURAL, WASHED GRAVEL (NO LIMESTONE) ODOT #57 OR #63 OR #63.  
B. ALL TRENCHES WHERE "X" IS GREATER THAN "Z" FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS CAN BE COMPACTED EXISTING FINE MATERIAL IF 12" MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 3" DIAMETER.  
C. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 12" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDING AND MULCHED PER ODOT ITEM 639 AND 100-1.  
D. IN-PAVEMENT AREAS SHALL MATCH EXISTING ASPHALT SECTION OR FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS. HOWEVER, BE MORE RESTRICTIVE. SEE BUTT JOINT DETAIL ON ASPHALT OVERLAY SHEET FOR JOINING TO EXISTING PAVEMENT.  
E. ALL JOINTS SHALL BE SEALED.  
F. THE LAYING OF PIPE ON EXISTING DIRT WITH THE BELLS OUT SHALL NOT BE PERMITTED.  
G. THE OPEN ENDS OF ALL PIPES AND SPECIAL CASTINGS SHALL BE FLOODED OR OTHERWISE CLOSED WITH A WATERPROOF PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

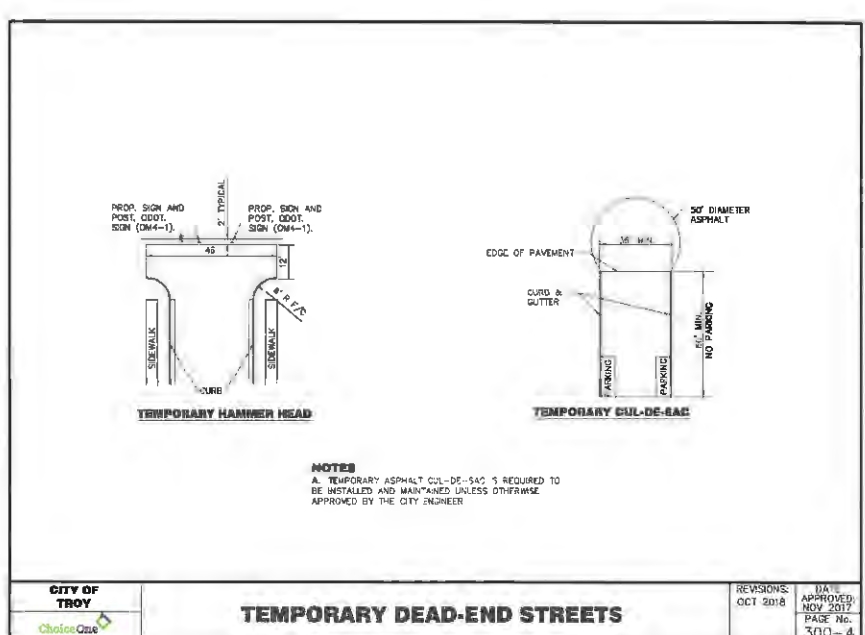
**CITY OF TROY**  
CholcoOne  
100-3

**TRENCH DETAIL**

REVISIONS: DATE APPROVED: DEC 2019  
PAGE NO: 100-3



- ① ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1
  - ② ITEM 407 - TACK COAT @ 0.1 GAL/S.Y.
  - ③ ITEM 441 - 2-1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
  - ④ ITEM 408 - PRIME COAT @ 0.4 GAL/S.Y.
  - ⑤ ITEM 304 - 9" AGGREGATE BASE
  - ⑥ ITEM 608 - SUBGRADE COMPACTION
  - ⑦ ITEM 609 - COMBINATION CURB AND GUTTER - TYPE 2
  - ⑧ ITEM 609 - COMBINATION "REVERSE" CURB AND GUTTER - TYPE 2
  - ⑨ ITEM 669 - SEEDING AND MULCHING
  - ⑩ ITEM 608 - 4" CONCRETE WALK
- NOTE: COURSE THICKNESS SHALL BE PER CITY OF TROY STANDARDS SEE DETAIL 300-2 ON SHEET 20.



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**DDCM MANAGEMENT LLC.**

**SOMERSET RESERVE PHASE 2**  
3054 SR 55 W TROY, OH 45373

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Project Number: 461451  
Scale: -  
Drawn By: DS  
Checked By: JEE  
Date: APRIL 15, 2025  
Issue: CONSTRUCTION

Drawing Title:  
**CITY OF TROY GENERAL NOTES & DETAILS**

Forty-eight (48) hours before closing is to commence, the contractors shall notify the following agencies: OHIO UTILITIES PROTECTION SERVICE AT 611 OR 800-352-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES. PARTICIPATING IN THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE.

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Before You Dig

**19**

**GENERAL**

A. ALL STREET CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS, LATEST REVISION AND TO THE CITY SPECIFICATIONS WHOEVER IS MORE STRINGENT SHALL PREVAIL UNLESS OTHERWISE APPROVED.

B. CONTRACTOR MUST APPLY FOR NECESSARY PERMITS, FEES, ETC. WITH THE CITY BEFORE CONSTRUCTION OR DEMOLITION BEGINS.

C. NO CITY STREET OR ALLEY SHALL BE CLOSED WITHOUT PERMISSION FROM THE ENGINEERING DEPARTMENT. APPROVAL MUST BE OBTAINED 48 HOURS IN ADVANCE OF CLOSURE FOR A NON-EMERGENCY SITUATION. ADVANCED PUBLIC NOTIFICATION AND FURNISHING SHALL BE A MINIMUM OF 24 HOURS PRIOR TO CLOSURE.

**TRAFFIC CONTROL**

A. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES AS PER THE ONE MANUAL OF TRAFFIC CONTROL. ADVANCED PUBLIC NOTIFICATION AND FURNISHING SHALL BE A MINIMUM OF 24 HOURS PRIOR TO CLOSURE.

B. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE CITY.

**PAVEMENT (ASPHALT)**

A. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT HIS OWN EXPENSE IN A SATISFACTORY AND SAFE CONDITION FOR TRAFFIC UNITS. PERMANENT REPLACEMENT IS BASED ON THE PROJECT IS FINALLY ACCEPTED BY THE CITY. COLD PATCH ALL PATCHES TO 1 1/2" TO 2" WITH SMALL ASPHALT. WILL NOT BE REPLACED WITHIN 24 HOURS.

B. IMMEDIATELY AFTER PLACEMENT OF BACKFILL IN EXISTING STREETS, A TEMPORARY PAVEMENT SHALL BE INSTALLED AND THE STREET OPENED. TEMPORARY PAVEMENT SHALL CONSIST OF 4" OF COMPACTED COOT SPECIFICATION #11 BASE AND A SURFACE COURSE OF COOT SPECIFICATION #11. THE SURFACE SHALL BE KEPT FLUSH WITH THE EXISTING STREET.

C. PERMANENT PAVEMENT REPLACEMENT SHALL EQUAL OR EXCEED THE EXISTING PAVEMENT.

D. ANY SETTLEMENT OF A TRENCH CAUSING A DEPRESSION SHALL BE DETECTED AS REQUIRED AT THE CONTRACTOR'S EXPENSE. THIS PROVISION APPLIES FOR A ONE-YEAR PERIOD AFTER WORK IS ACCEPTED BY THE CITY.

E. PATCHED AREAS SHALL BE SEALED ON THE PERMETER OF THE PATCH WITH ASPHALT CEMENT.

F. ALL UTILITY ADJUSTMENTS, MANHOLES, WATER VALVES, BOXES, ETC. SHALL BE ADJUSTED PER CITY STANDARDS.

G. ASPHALT CEMENT SHALL BE USED NEXT TO THE LIP OF GUTTER PRIOR TO THE SMALL ASPHALT LIFT BEING PLACED. (SEE TACK OR PG-22 SEAL.)

H. NO ASPHALT SHALL BE PLACED OVER EXCAVATED TRENCHES UNLESS TRENCHES HAVE BEEN COMPACTED AS PER CITY CONSTRUCTION STANDARDS & DRAWINGS.

I. ALL EDGES TO BE TRIMMED BACK TO SOLID MATERIAL AND BE STRAIGHT AND NEAT AS PER THE CITY'S INSTRUCTIONS.

**RIGHT OF WAY/ROADWAY TESTINGS**

A. ALL CONSTRUCTION MATERIALS AND MATERIALS SHALL COMPLY WITH THE CITY ENGINEERING STANDARDS OF GOOD PRACTICE TO BE RESTRICTIVE.

B. ALL ROADWAY AND TRENCH CONSTRUCTION SHALL MEET THE CITY REQUIREMENTS & TESTING OF COMPACTED AREAS AS REQUESTED BY THE CITY. SOI TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER/CONTRACTOR.

C. DEVELOPER/CONTRACTOR SHALL UTILIZE PROOF ROLLING TECHNIQUES TO DETERMINE THE NEED FOR UNDERCUTTING THE EXISTING SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEN AXLE (OR LARGER) SLUMP TRUCK DRIVEN ACROSS THE SUBGRADE AS DIRECTED BY THE CITY INSPECTOR ON SITE. SUBGRADE WILL NOT BE APPROVED UNTIL NO DEFLECTION OR TENSION INDICATION IN SUBGRADE MATERIAL IS PRESENT. IF ANY DEFLECTION IS OBSERVED THE SUBGRADE SHALL BE STABILIZED BY EITHER UNDERCUTTING OR UTILIZING TENSAR OR OTHER APPROVED SOIL STABILIZATION METHODS.

D. ALL ENVIRONMENT AND SUBGRADE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF ASTM BASIS STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY.

E. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SOICED WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED. PLUSH FABRIC, FRACE, OR DITCH CHECKS MAY BE REQUIRED IN ADDITION TO SOICING TO CONTROL EROSION AS REQUESTED BY THE CITY.

**PERMIT FOR WORK IN PUBLIC RIGHT-OF-WAY**

A. A PUBLIC RIGHT-OF-WAY OPENING PERMIT TO PERFORM ANY WORK ON OR WITHIN A PUBLIC RIGHT-OF-WAY, (STREET, ALLEY, ETC.) IS REQUIRED. A PERMIT IS REQUIRED FOR ANY ITEMS INCLUDING BUT NOT LIMITED TO TUNNEL, SIDEWALK, DRIVEWAY, OPENING OR EXCAVATION UNDER OR IN THE RIGHT-OF-WAY OF PUBLIC ROADS.

B. PERMIT FORMS ARE AVAILABLE FROM THE CITY ENGINEERING DEPARTMENT. THE PERMIT FORM WILL BE COMPLETED BY THE PERSON OR FIRM PLANNING THE WORK WITHIN THE RIGHT-OF-WAY. ALL APPROVALS MUST BE OBTAINED BEFORE ANY WORK IS STARTED. 24 HOUR LEAD TIME IS REQUIRED.

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

D. THE EXISTING PAVEMENT SHALL BE NEATLY SAWCUT PRIOR TO EXCAVATION. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE JOB SITE. THE APPLICANT IS RESPONSIBLE FOR ALL PAVEMENT DAMAGED OUTSIDE OF THE TRENCH AREA.

**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-1

**TYPICAL SECTIONS AND ASPHALT PAVEMENT COMPOSITION**

ITEM	DESCRIPTION	MINIMUM STANDARD	COLLECTOR	PERFORMANCE	LEGAL
1	RIGHT-OF-WAY	10'-0"	50'	50'	50'
2	BASE COURSE	6"	4"	3"	3"
3	INTERMEDIATE COURSE	6"	4"	3"	3"
4	CLAY LAY	4"	4"	3"	3"
5	SUBGRADE COURSE	1'-0"	1'-0"	1'-0"	1'-0"
6	FINISH COURSE	1'-0"	1'-0"	1'-0"	1'-0"
7	ASPHALT BASE COURSE	4"	4"	3"	3"
8	ASPHALT SURFACE COURSE	4"	4"	3"	3"

**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-2

**ASPHALT OVERLAY**

**NOTE:** ALL WORK TO CONFORM TO GOOD CONSTRUCTION AND MATERIAL SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE SPECIFIED.

**ITEM 407 TACK COAT, SHALL BE REQUIRED UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. APPLICATION RATE IS 0.10 GALLON PER SQUARE YARD. 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.**

**NOTE:** PRIME COAT SHALL BE APPLIED ON NEW AGGREGATE WHEN TEMPERATURE IS 50°F OR HIGHER. ALL DRIVEWAYS SHALL BE FINISHED PRIOR TO PLACEMENT OF ASPHALT UNLESS OTHERWISE APPROVED.

**NOTE:** ALL BUTT JOINTS WITH EXISTING PAVEMENT SHALL BE SEALED WITH PG 64-22 WITHIN 24 HOURS AFTER PLACEMENT OF ITEM 411.

**NOTE:** IN AREAS WITH HIGH POTENTIAL OF PUSING, SHOVING OR HEAVING, USE ITEM 411 ASPHALT CONCRETE SURFACE COURSE TYPE 1.14, PG 64-22, IN SMALL QUANTITY AREAS USE TYPE 1, PG 64-22 WITH GLASSITE AGGREGATE.

**NOTE:** IF COMPREHENSIVE PLAN OR COMPLETE STREET MAP SHOWS A DEDICATED RECREATION TRAIL, ADDITIONAL PAVEMENT WIDTH SHALL BE CONSIDERED.

**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-5

**MISCELLANEOUS ROADWAY NOTES**

**NOTE:** FORMS SHALL BE APPROVED BY THE CITY OF TROY ENGINEER FOR PROPER BASE, CURB, AND ADJUTMENT BEFORE PLACING CONCRETE.

**NOTE:** THE TOP 4" OF MATERIAL IN THE CURB LAWN SHALL BE ORGANIC TOPSOIL.

**NOTE:** ALL WALK AND CURBS SHALL HAVE A BROWN FINISH.

**NOTE:** WHERE ASPHALT CONCRETE PAVEMENT IS DETECTED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE CITY.

**NOTE:** A CONCRETE SEALER SHALL BE APPLIED TO ALL SURFACES WITHIN 24 HOURS.

**NOTE:** EXPANSION JOINTS SHALL BE REQUIRED AT THE END OF EACH FORM, AT EACH END OF A TRENCH, DRIVEWAY, OR ANY FIXED STRUCTURE AND AT A MINIMUM OF EVERY 50 FEET.

**NOTE:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR (WHICH MAY BE DELEGATED AS A RESULT OF CONSTRUCTION) TO VERIFY THE PROPERTY MONUMENTS AND SURVEY MONUMENTS SHALL BE RESET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-8

**CURB RAMPS 1**

**NOTE:** THE DRAINAGE SHALL BE TO THE STREET OR TO THE SIDEWALK. THE DRAINAGE SHALL BE TO THE STREET OR TO THE SIDEWALK. THE DRAINAGE SHALL BE TO THE STREET OR TO THE SIDEWALK.

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**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-10

**CURB RAMPS 2**

**DETECTABLE WARNING NOTES:** THE DETECTABLE WARNING SHALL BE TO THE STREET OR TO THE SIDEWALK. THE DETECTABLE WARNING SHALL BE TO THE STREET OR TO THE SIDEWALK. THE DETECTABLE WARNING SHALL BE TO THE STREET OR TO THE SIDEWALK.

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**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-11

**CURB RAMPS 3**

**CURB NOTES:** CONCRETE AND WORK SHALL MEET THE REQUIREMENT SET FORTH IN ODD ITEM 809 CURSING.

**NOTE:** MINIMUM OF 6" OF COOT 304 SHALL BE PLACED UNDER CURSING.

**NOTE:** CURSING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR AS SOON AS PRACTICAL. HIGH SLIP FORMING PRIOR TO OTHER CONSTRUCTION OPERATIONS.

**NOTE:** PROVIDE BROWN FINISH AND EDGING TO ALL EXPOSED SURFACES.

**NOTE:** APPLY 1" COAT WHITE PORTLAND CEMENT AND SEALING COMPOUND PER MANUFACTURERS RECOMMENDATION ON ALL SURFACES INCLUDING BACK IMMEDIATELY AFTER FINISHING SURFACES APPLICATION SHALL CONFORM TO COOT'S STANDARD.

**NOTE:** CONCRETE SHALL BE COOT OC MISC. (CEMENT ONLY - NO POZZOLAN MATERIAL).

**NOTE:** MINIMUM FLOW LINE SLOPE OF PERFORATED PIPE IS 0.003 FT/FT TO OUTLET.

**NOTE:** EXPANSION JOINTS SHALL BE PLACED EVERY 100'. SPURRING JOINTS SHALL BE SCORED A MINIMUM OF EVERY 12" OR AS DIRECTED.

**NOTE:** ALL UNDERGROUND UTILITY LATERALS SHALL BE MARKED IN THE TOP OF CURB WHILE IT IS BEING POURED AS FOLLOWS:  
 "W" - WATER SERVICE  
 "S" - STORM LATERAL  
 "Y" - SANITARY LATERAL

**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-12

**CURB DETAILS**

**NOTE:** THE DETECTABLE WARNING SHALL BE TO THE STREET OR TO THE SIDEWALK. THE DETECTABLE WARNING SHALL BE TO THE STREET OR TO THE SIDEWALK. THE DETECTABLE WARNING SHALL BE TO THE STREET OR TO THE SIDEWALK.

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**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-13

**DRIVE APPROACH**

**NOTE:** WHERE CURB AND GUTTER HAS NOT BEEN DETECTED AT DRIVE APPROACHES, THE CURB SHALL BE REMOVED AND REPLACED WITH DIFFERENT CURB AND APPROVAL.

**NOTE:** WHERE ASPHALT CONCRETE PAVEMENT IS DETECTED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE CITY.

**NOTE:** DRIVE APPROACHES SHALL MEET THE REQUIREMENTS OF COOT: ITEM 482 AND 489 CAST IN PLACE CONCRETE.

**NOTE:** MANHOLE JUNCTION SPACING SHALL BE 10' LONGITUDINALLY AND TRANSVERSELY WITH JOINTS AT TAPERS.

**NOTE:** DRIVE APPROACHES SHALL BE REVEY AT ALL CONSTRUCTION JOINTS.

**NOTE:** EXPANSION MATERIAL SHALL BE 1/2" PREHARDENED.

**NOTE:** PROVIDE BROWN FINISH AND EDGING TO ALL EXPOSED SURFACES.

**NOTE:** ALL NEW CONSTRUCTION OR MODIFICATIONS OF DRIVE APPROACHES REQUIRE A CONCRETE OR ASPHALT APPROACH, REGARDLESS OF WHETHER THERE IS A SIDEWALK OR NOT. THE NEW APPROACH IS TO GO FROM EDGE OF EXISTING STREET TO BACK OF SIDEWALK.

**NOTE:** DRAINAGE ISSUES WILL HAVE TO BE ADDRESSED, WHEN A DRIVEWAY IS INSTALLED OR MODIFIED.

**NOTE:** PRECAUTIONS SHALL BE TAKEN TO PROTECT EXISTING CONCRETE, BRICK, ETC. FROM THE MARKS AND DAMAGE DURING CONSTRUCTION.

**NOTE:** A CONCRETE SEALER SHALL BE APPLIED TO ALL SURFACES WITHIN 24 HOURS.

**NOTE:** CURBLAWN SHALL CONTAIN A MINIMUM OF 4" TOPSOIL AND SEED.

**CITY OF TROY** REVISIONS: DATE APPROVED: OCT 2016 DATE APPROVED: NOV 2017 PAGE NO. 300-14

**CESO**

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**DDCM MANAGEMENT LLC.**

**SOMERSET RESERVE PHASE 2**

3054 SR 65 W  
 TROY, OH 45373

Revisions / Submissions

ID	Description	Date

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Project Number: 461451

Scale: -

Drawn By: DS

Checked By: JEE

Date: APRIL 15, 2025

Issue: CONSTRUCTION

Drawing Title: ROADWAY NOTES & DETAILS

**OHIO811.org**

Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DESIGN IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT (OR 800-362-2764) AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INCLUDING THIS PROJECT AND ARE NOT MEMBERS OF STATE UTILITIES PROTECTION SERVICE.

**20**

C:\Users\slm\OneDrive\Documents\CESO\Cep 5 Somerset Reserve\Project Files\CESO03-CIVILS-FINAL-SECTION 2\PL0761451\_P1\_TTL.dwg - 4/15/2025 - Justin Egan





**NOTES**

A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY ENGINEER'S OFFICE UNLESS THE WORK IS IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED DRAWINGS AND SPECIFICATIONS.

B. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY ENGINEER'S OFFICE UNLESS THE WORK IS IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED DRAWINGS AND SPECIFICATIONS.

C. WHEN A SERVICE IS TO BE EXTENDED AT THE EXISTING MANHOLE OR FIRST MANHOLE IN THE NEW LINE, IT SHALL BE PLUGGED WITH CONSTRUCTION PLUGS. IF THE GROUND IS SHALLOWER THAN 18" DIAMETER, IT SHALL BE PLUGGED BY PLACING A POLY-ETHYLENE GASKET APPROXIMATELY 1/2" INTO THE SERVICE PIPE. SIZE LARGER THAN 1/2" WILL BE PLUGGED BY OTHER APPROVED METHODS. NO PLUGS SHALL BE PLUGGED UNTIL CONSTRUCTION IS COMPLETE AND SOIL IS STABILIZED AND THEN ONLY AS DIRECTED BY THE CITY ENGINEER.

D. WHEN A NEW CASTING OR OTHER PUBLIC PROPERTY IS ABANDONED IT REMAINS CITY PROPERTY UNLESS OTHERWISE INDICATED.

E. NEW SERVICE OR ANY SERVICE THAT IS RELOCATED OR RECONSTRUCTED MUST HAVE PERMITS APPROVED PRIOR TO CONSTRUCTION.

F. THE ENDS OF ALL SERVICE LINES OR FEES SHALL BE ACCURATELY LOCATED, MARKED, AND GIVEN TO THE CITY WITHIN 15 DAYS OF INSTALLATION.

G. IN THE EXISTENCE OF AN EXISTING BUILDING, ALL ABANDONED SERVICE LATERALS SHALL BE COORDINATED WITH THE CITY AND CAPPED AT THE OWNER'S EXPENSE.

**TESTING REQUIREMENTS**

A. BEFORE ANY SERVICE LINE IS PLACED INTO SERVICE OR ACCEPTED BY THE CITY, IT SHALL BE SUBJECT TO AND PASS LOW PRESSURE AIR TESTS. EACH RUN BETWEEN MANHOLES, WITH ALL SERVICE LATERALS CONNECTED INTO PROPERTY LINES, SHALL BE TESTED BEFORE BEING ACCEPTED. THE CONTRACTOR OR DEVELOPER SHALL FURNISH ALL EQUIPMENT AND MATERIAL NECESSARY TO CONDUCT THIS TEST. THE TRENCH SHALL BE COMPLETELY BACKFILLED BEFORE TESTING.

B. BEFORE FINAL ACCEPTANCE BY THE CITY AND BEFORE ANY SANITARY SEWER FOR THE MAINLINE WITHOUT MAKING A PASSING VIDEO AND LOG OF THE SANITARY SEWER TELEVISION FOLLOWING THE STANDARDS PREVIOUSLY DESCRIBED.

C. THE CITY RESERVES THE RIGHT TO A FINAL TELEVISION AT THE CONTRACTOR'S EXPENSE IF DEFICIENCIES OR IRREGULARITIES ARE NOTED DURING CONSTRUCTION.

D. IN THIS CASE, THE CITY WILL NOT PASS OR ACCEPT THE MATTER BY USE OF A SERVICE-JET OR SOIL-JET TYPE EQUIPMENT BY THE CONTRACTOR. SERVICE-JET PROCEDURE MUST BE PERFORMED BEFORE CONTRACTOR TESTS THE PIPE.

E. AFTER BACKFILLING THE AIR TEST SHALL BE CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED WITH AIR-TIGHT TEST PLUGS. ONE OF THE PLUGS FOR AN AIR TIGHT CONNECTION FOR FILLING THE LINE FROM THE AIR COMPRESSOR. AIR SHALL BE SUPPLIED FROM THE TEST SECTION INTO THE INTERNAL PRESSURE REQUIRED APPROXIMATELY 10 PSI. IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED TO THE AVERAGE HEAD HEIGHT OF ANY GROUNDWATER THAT MAY BE IN THE PIPE. BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EXCEED 8 PSI.

F. AT LEAST 15 MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE. WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE 3.0 PSI, THE AIR SUPPLY SHALL BE DISCONNECTED AND TRENCH SHALL BE STABILIZED WITH A 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 THE SECTION SHALL BE CONSIDERED TO HAVE PASSED THE TEST. THIS MAY BE DISCREPANCY FROM THE SPECIFIED TEST BELOW.

PIPE SIZE (IN)	MINIMUM TEST TIME (MIN)
4	15
6	20
8	25
10	30
12	35
14	40
16	45
18	50
20	55
22	60
24	65
26	70
28	75
30	80
32	85
34	90
36	95
38	100
40	105
42	110
44	115
46	120
48	125
50	130
52	135
54	140
56	145
58	150
60	155
62	160
64	165
66	170
68	175
70	180
72	185
74	190
76	195
78	200
80	205
82	210
84	215
86	220
88	225
90	230
92	235
94	240
96	245
98	250
100	255

**EXCAVATION AND PIPE LAYING**

A. THE LAYING OF THE PIPE SHALL COMMENCE AT THE LOWEST POINT WITH THE BELL END LAD. UNLESS OTHERWISE SPECIFIED, THE BELL END LAD. UNLESS OTHERWISE SPECIFIED, THE BELL END LAD. UNLESS OTHERWISE SPECIFIED, THE BELL END LAD.

B. LASER SHALL BE USED UNLESS THE PIPE LENGTH POSSIBLE UNLESS OTHERWISE APPROVED.

**PIPE**

A. ALL MANHOLE PIPE AND SPECIALS SHALL BE PER-30 UNLESS OTHERWISE APPROVED BY THE CITY. MINIMUM DIAMETER OF PIPE SHALL BE 8".

B. UNLESS OTHERWISE APPROVED BY THE CITY, ALL SERVICE LINES SHALL BE 12" MINIMUM DIAMETER. UNLESS OTHERWISE APPROVED BY THE CITY, ALL SERVICE LINES SHALL BE 12" MINIMUM DIAMETER. UNLESS OTHERWISE APPROVED BY THE CITY, ALL SERVICE LINES SHALL BE 12" MINIMUM DIAMETER.

**DEFLECTION TEST**

A. DEFLECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-Pipe SYSTEM.

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

C. THE RIGID BALL OR MANHOLE USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 50% OF THE BASE HOLE DIAMETER OF THE PIPE. THE RIGID BALL OR MANHOLE USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 50% OF THE BASE HOLE DIAMETER OF THE PIPE. THE RIGID BALL OR MANHOLE USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 50% OF THE BASE HOLE DIAMETER OF THE PIPE.

**MANHOLE VACUUM TEST**

A. SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED BY THE CONTRACTOR USING THE FOLLOWING PROCEDURES FROM ASTM D-1544.

1. PREPARATION OF THE MANHOLE

1.1. ALL LIFT HOLES SHALL BE PLUGGED.

1.2. ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED TAKING CARE TO SECURELY BRACE THE PIPES AND PREVENT THEM FROM BEING DRAWN INTO THE MANHOLE.

2. PROCEDURE

2.1. THE FIRST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2.2. A VACUUM OF 10" OF MERCURY (4.9 PSI) SHALL BE OBTAINED 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 TO 8" OF MERCURY (4.1 PSI).

**VARIOUS MANHOLE DIAMETERS**

DIAMETER, INCHES	MINIMUM TEST TIMES (MIN)
48	90
50	92
52	94
54	96
56	98
58	100
60	102
62	104
64	106
66	108
68	110
70	112
72	114
74	116
76	118
78	120
80	122
82	124
84	126
86	128
88	130
90	132
92	134
94	136
96	138
98	140
100	142

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

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

**SEWER TELEVISION STANDARDS**

A. ALL SEWER TELEVISION STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE APPROVED DRAWINGS AND SPECIFICATIONS. SANITARY TELEVISION WORK SHALL COMPLY WITH THE FOLLOWING STANDARDS:

B. ANY SEWER TESTING OR OTHER CLEANING ASSOCIATED WITH A PASSING RECORDING IS THE RESPONSIBILITY OF THE CONTRACTOR.

C. ALL TELEVISION WORK SHALL BE DONE IN COLOR WITH THE PROPER AMOUNT OF ILLUMINATION TO CLEARLY SHOW THE ENTIRE PIPE DIAMETER.

D. THE CAMERA SHALL BE OF THE PAN AND TILT TYPE.

E. THE TELEVISION CONTRACTOR SHALL USE A CO-SHIFT OR DATA LOG TO RECORD THE ENTIRE RECORDING PROCESS IN EITHER MP4 OR MP3 IN FORMAT.

F. AT THE START OF THE RECORDING PROCESS, THE VIDEO SHALL RECORD THE FOLLOWING:

1. OPERATOR AND COMPANY NAME

2. SEWER PROJECT NAME

3. ADDRESS OR INTERSECTION OF MANHOLE WORKING ON

4. SECTION OR TELEVISION

5. FOOTAGE COUNT

G. THE VIDEO MUST SHOW THE COUNTER RECORDING THROUGHOUT THE RECORDING PROCESS.

H. THE VIDEO SHALL SHOW THE CLOCK POSITION AND DISTANCE FROM THE MANHOLE FOR EACH LATERAL AND ALL LATERAL LOCATIONS.

I. THE OPERATOR SHALL PAN EACH SEWER JOINT AND NOTE ANY DEFICIENCIES ON THE VIDEO RECORDING.

J. THE OPERATOR SHALL PAN AND TILT EACH LATERAL AND LATERAL POSITION THE CAMERA AND 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.

**MISCELLANEOUS SANITARY SEWER NOTES 1**

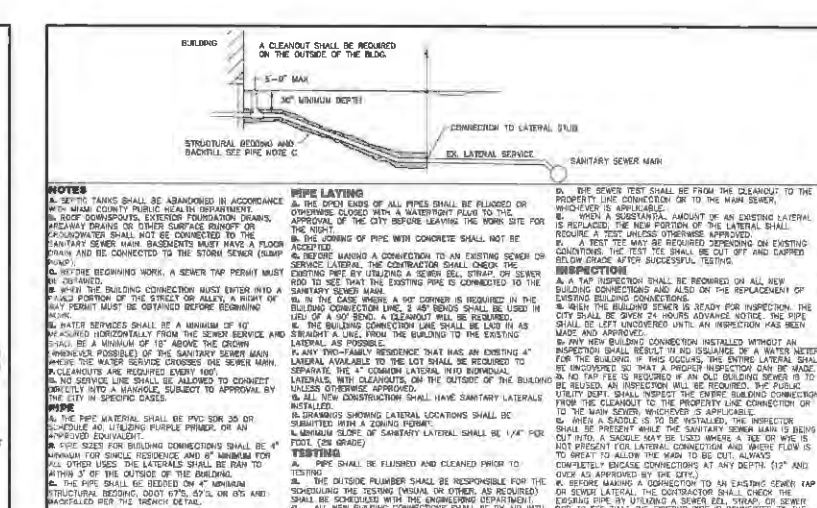
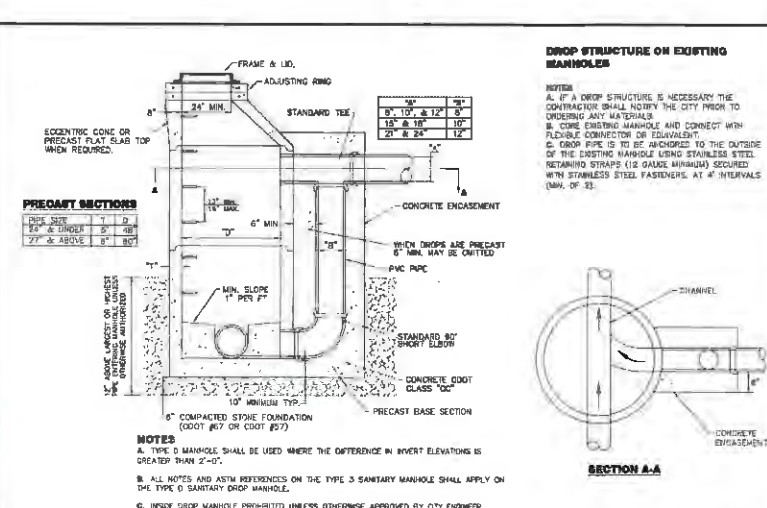
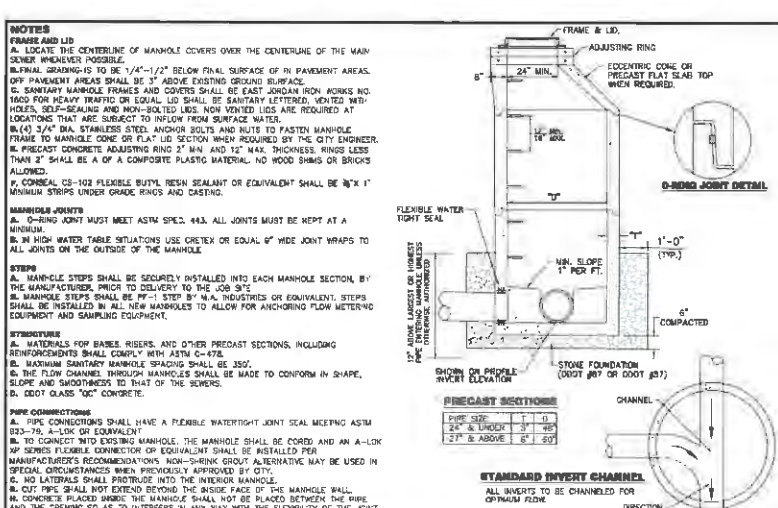
REVISIONS: DATE APPROVED: PAGE NO. 900-1

**MISCELLANEOUS SANITARY SEWER NOTES 2**

REVISIONS: DATE APPROVED: PAGE NO. 900-2

**MISCELLANEOUS SANITARY SEWER NOTES 3**

REVISIONS: DATE APPROVED: PAGE NO. 900-3



**TYPE 3 SANITARY MANHOLE**

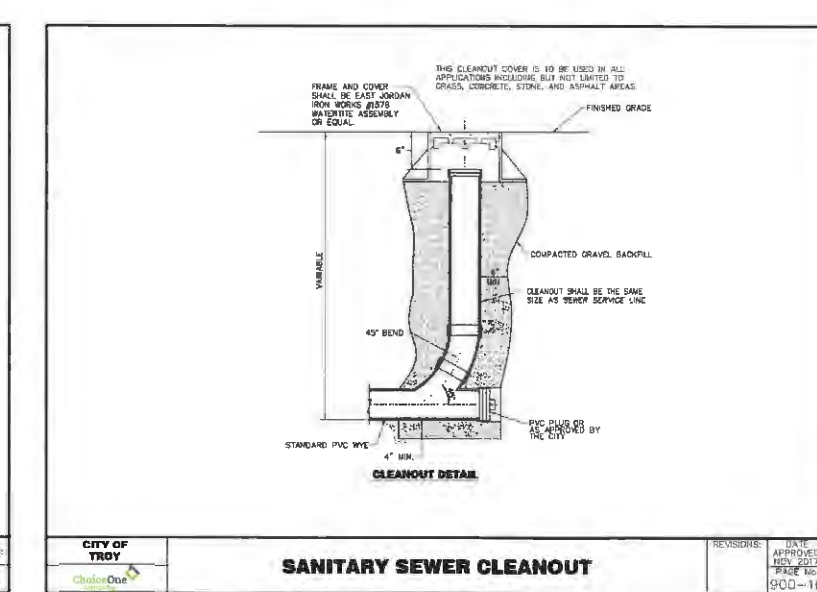
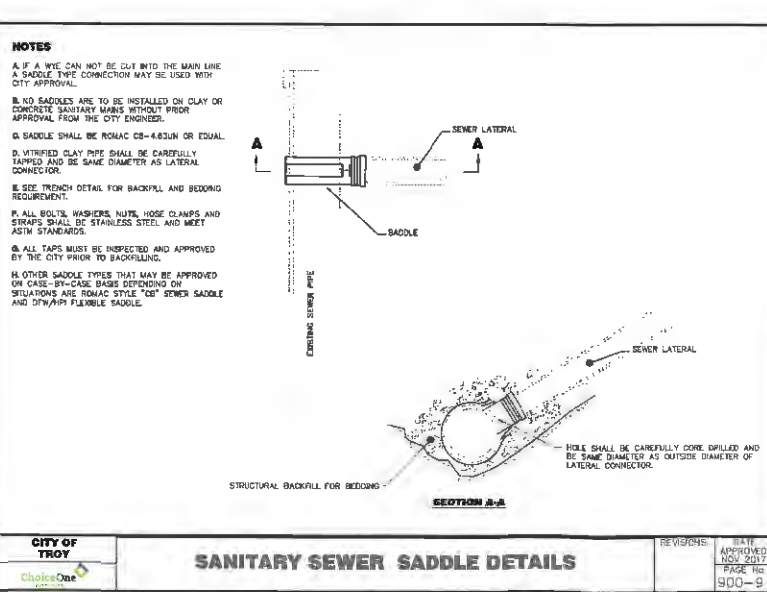
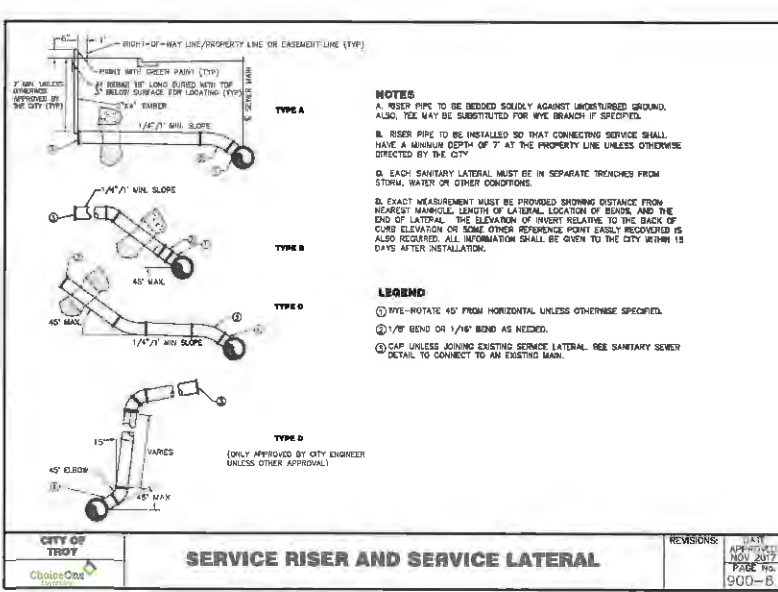
REVISIONS: DATE APPROVED: PAGE NO. 900-4

**TYPE D SANITARY DROP MANHOLE**

REVISIONS: DATE APPROVED: PAGE NO. 900-5

**BUILDING CONNECTION DETAIL**

REVISIONS: DATE APPROVED: PAGE NO. 900-7



**SERVICE RISER AND SERVICE LATERAL**

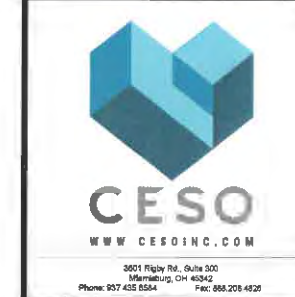
REVISIONS: DATE APPROVED: PAGE NO. 900-8

**SANITARY SEWER SADDLE DETAILS**

REVISIONS: DATE APPROVED: PAGE NO. 900-9

**SANITARY SEWER CLEANOUT**

REVISIONS: DATE APPROVED: PAGE NO. 900-10



**DDCM MANAGEMENT LLC.**

**SOMERSET RESERVE PHASE 2**

3054 SR 65 W  
TROY, OH 45373

Revisions / Submissions

ID	Description	Date

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Project Number: 461451

Scale: -

Drawn By: DS

Checked By: JEE

Date: APRIL 15, 2025

Issue: CONSTRUCTION

Drawing Title: **SANITARY SEWER NOTES & DETAILS**

OHIO811.org  
Before You Dig

Forty-eight (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-828-2084 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE.

**23**



**MEMORANDUM**

**TO:** City of Troy Planning Commission Members  
**FROM:** Austin Eidemiller, Planning and Zoning Manager  
**DATE:** February 10, 2026  
**SUBJECT:** Record Plan – Somerset Reserve Section 2

---

**BACKGROUND:**

The Planning Commission previously approved this Record Plan during the June 11, 2025, Planning Commission Meeting. The Record Plan was not approved by City Council within six (6) months and has expired per Zoning Code Section 1145.21 (a). This is due to the lack of an escrow agreement. The applicant is now requesting the Record Plan approval.

Attached is a copy of the Record Plan for the Planned Development located on the southwest corner of Nashville Road and W. Market Street. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan (FDP). Once approval of the FDP is granted, the final step is approval of the Record Plan by the Planning Commission and City Council.

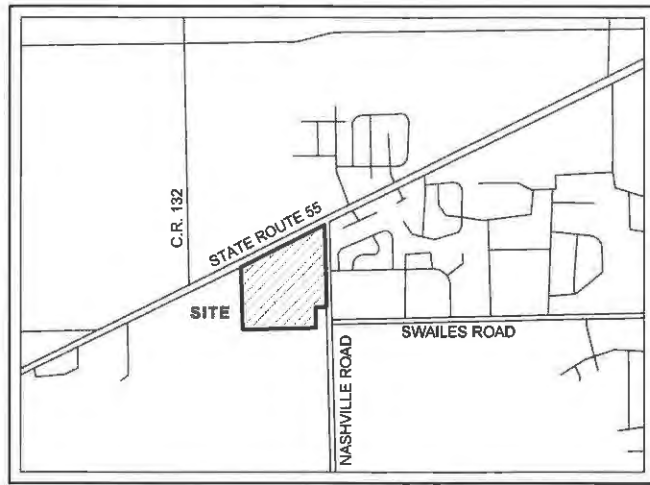
**PROPOSAL:**

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

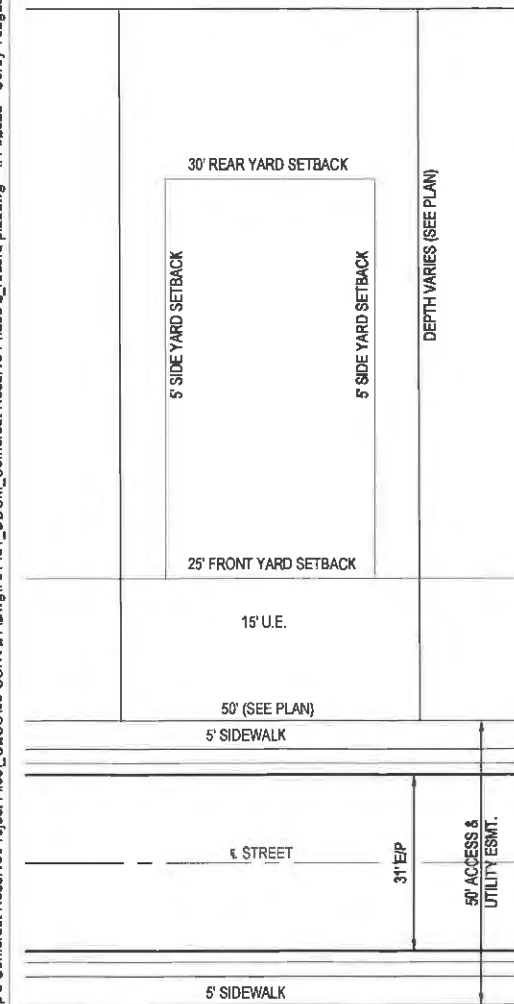
**REQUESTED ACTION:**

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulations section 1113.08.

C:\Users\cortey\teague\DC\Projects\DC\Projects\CES0105-SURVEY\DWG\761451\_DDCM\_Somerset Reserve Phase 2\_record plat.dwg - 4/14/2025 - Cortey Teague



Vicinity Map  
NTS



**TYPICAL LOT DATA**

SCALE 1" = 20'

Lot Data

- Min. lot widths 50'
- Min. front yard setback 25'
- Min. rear yard setback 30'
- Min. side yard setback 5', 10' total
- Min. lot size 6,000 sf.

Lot Data Cont.

- Building Lots = 49
- Open Space Lots = 4
- Total Lots = 53

Area Calculations

- lot area - 8.123 acres
- open space - 2.551 acres
- r/w area (public) - 0.649 acres
- (private) - 1.905 acres
- total acreage = 13.428

Surveyor:

CESO, Inc.  
3601 Rigby Road, Suite 300  
Miamisburg, Ohio 45342  
(937) 435-8584

Developer:

DDC Management  
3601 Rigby Road, Suite 300  
Miamisburg, Ohio 45342  
(937) 610-1500

**Record Plat  
Somerset Reserve Planned Development Phase 2**

Part of Existing Inlot 11550  
Section 36, Town 7, Range 5 East  
City of Troy, Miami County, State of Ohio  
Containing 13.428 Acres

Volume \_\_\_\_\_, Page \_\_\_\_\_  
Miami County Recorder's  
Record of Plats

DEDICATION:

The undersigned, being the owners of 58.093 acres of land, being a part of Inlot 11550 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as Somerset Reserve Planned Development Phase 1 and do hereby dedicate to the public forever, in accordance with the laws in such cases made and provided, the streets and roadways as shown on said plat, and declare the same to be free and unencumbered, the title acquired by Instrument 2024OR-07298.

Easements on said plat, designated as utility easements, are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, cable television and other purposes, for the construction and maintenance of service and underground storm water drains, pipelines for supplying gas, water, heat and other public or quasi-public utility functions together with the necessary lateral connections, and also the right to ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediately adjacent thereto, no buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce the clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facility; or (4) create a hazard.

The above easements are also provided for other public uses as designated and shall be used for the construction of storm water drains, open channels, public and private sewers, pipelines for the supplying of water, cable television and for any public or quasi-public utility or function, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements. Easements recorded or noted for a specific utility or a drainage easement shall not be used as a general utility easement.

Subdivision Regs, 119.04(f) below.

Drainage Notes:

"The City of Troy does not accept any [private] drainage easements shown on this plat. The City of Troy is not obligated to maintain or repair any channels or installations in said easements. The owner of the lot shall maintain the easement area of each lot and all improvements in it continuously.

Maintenance of all improvements within the [private] drainage easements shall be the responsibility of the Somerset Reserve HOA, as provided for in the declaration and in accordance with the standards and specifications of the City of Troy. Within the easement area, no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the water flow."

"The City of Troy shall have the permanent and irrevocable right and authority to inspect such interior streets, access easements, waterways, common spaces and improvements thereon as are developed in this subdivision."

"The City of Troy shall have the right, but not the responsibility, to enter upon any Lot in the subdivision to inspect and monitor any stormwater detention basin area or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer, lot owner, or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain stormwater detention basins areas and drainage facilities; provided, however, that the Developer, lot owner, and/or Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Troy for such maintenance may be assessed to the Association or, if there is no Association, or the Association has ceased to exist, against individual lot owner. These restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Troy."

In witness whereof, the undersigned has executed this instrument.

**Somerset Reserve Project I, LLC,**  
An Ohio Limited Liability Company

By: DDC Management, LLC.,  
An Ohio Limited Liability Company,  
Its sole member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Witness  
Printed Name: \_\_\_\_\_

Witness  
Printed Name: \_\_\_\_\_

State of Ohio

County of Montgomery

I, \_\_\_\_\_ a notary public for \_\_\_\_\_ county, state of \_\_\_\_\_ do hereby certify that \_\_\_\_\_ ("signatory") \_\_\_\_\_ of DDC Management, LLC., an Ohio Limited Liability Company, sole member of \_\_\_\_\_, an Ohio Limited Liability Company, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument. witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

FEE \$ \_\_\_\_\_

\_\_\_\_\_ Miami County Recorder by Deputy Recorder

\_\_\_\_\_ Miami County Auditor Approved and transferred \_\_\_\_\_, 2025.

\_\_\_\_\_ Miami County Auditor by Deputy Auditor

DESCRIPTION

Situate in Section 36, Town 7, Range 5 East, in the City of Troy, Miami County, Ohio, being a part of Inlot 11550 and being 13.428 acres out of a 58.093 acre tract, conveyed to Somerset Reserve Project I, LLC, as recorded in Instrument 2024OR-07298 of the Miami County, Ohio Records.

CITY OF TROY ENGINEER

This plat was reviewed by the City of Troy Engineer, on this \_\_\_\_\_ day of \_\_\_\_\_ 2025, this plat was approved.

Engineer  
Printed Name: \_\_\_\_\_

CITY OF TROY PLANNING COMMISSION APPROVAL

At a meeting of the Planning Commission of the City of Troy, Ohio, held this \_\_\_\_\_ day of \_\_\_\_\_ 2025, this plat was approved.

Chair  
Printed Name: \_\_\_\_\_

Clerk  
Printed Name: \_\_\_\_\_

CITY OF TROY CITY COUNCIL APPROVAL

At a meeting of the Commission of the City of Troy, Ohio, held this \_\_\_\_\_ day of \_\_\_\_\_ 2025, this plat was approved by ordinance no. \_\_\_\_\_

President of Council  
Printed Name: \_\_\_\_\_

Mayor  
Printed Name: \_\_\_\_\_

Clerk  
Printed Name: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

This record plat was prepared in accordance with O.A.C. Chapter 4733-37 and O.R.C. 711.01-40, and in accordance with the City of Troy subdivision regulations. I certify that this record plat was made under my direct supervision and is based upon actual field locations and that all monuments indicated on the final subdivision plat thereon shall be set as shown.

Sean T. Brooks, P.S. \_\_\_\_\_ Date  
State Professional Surveyor #8828

Prepared By:



**CESO**  
WWW.CESODINC.COM

3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937-435-8584 Fax: 937-206-4628

DDC MANAGEMENT LLC.

**Somerset Reserve Planned Development Phase 2**

3054 SR 55 W  
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 761451  
Scale: N/A  
Drawn By: CTT  
Checked By: JKH  
Date: 4/14/2025  
Issue: 1

Drawing Title:  
**RECORD PLAT**

# Record Plat Somerset Reserve Planned Development Phase 2

Part of Existing Inlot 11550  
Section 36, Town 7, Range 5 East  
City of Troy, Miami County, State of Ohio  
Containing 13.428 Acres

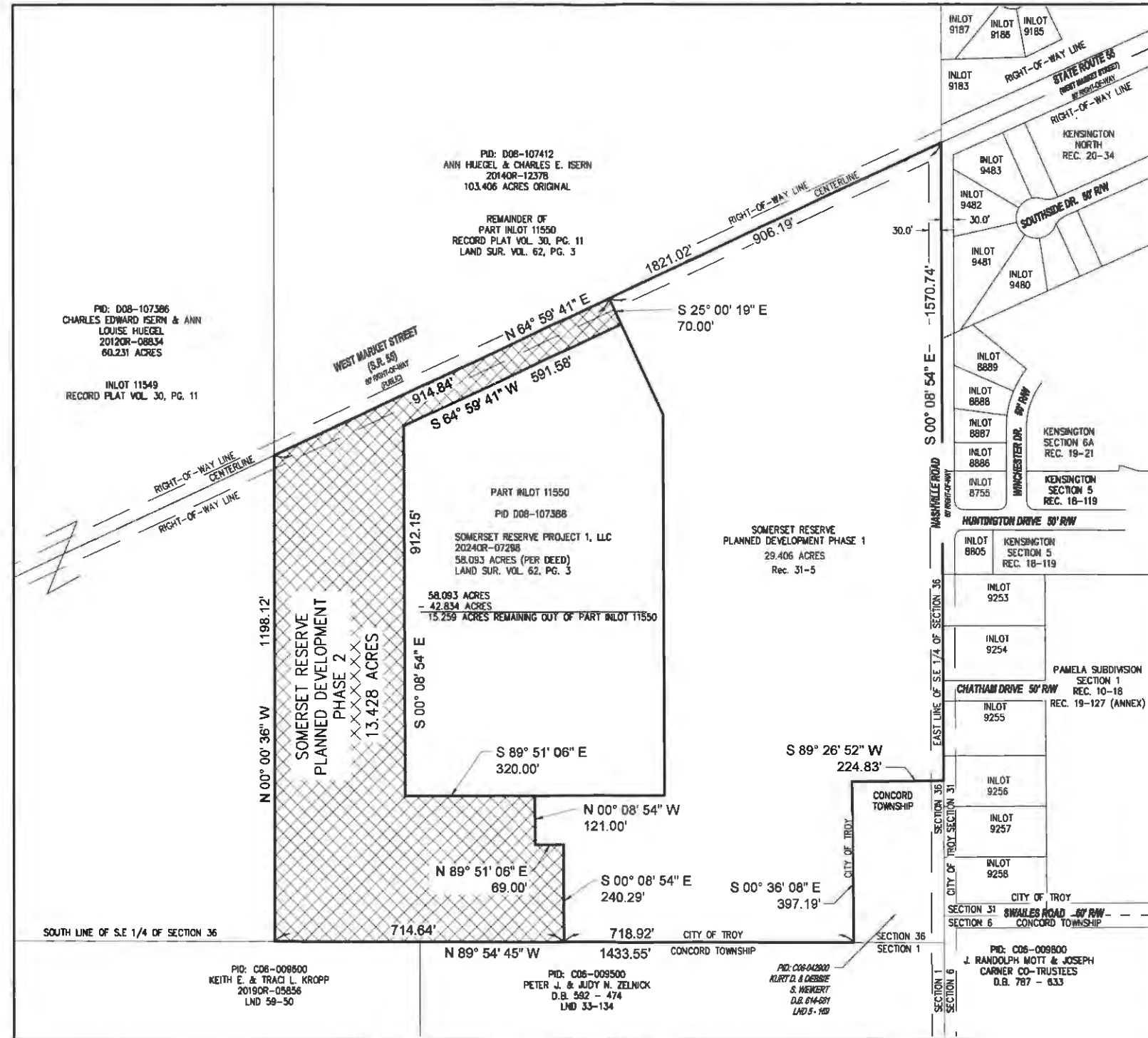
Volume \_\_\_\_\_, Page \_\_\_\_\_ - A  
Miami County Recorder's  
Record of Plats

Prepared By:

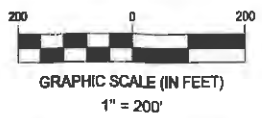


**CESO**  
WWW.CESOINC.COM

3021 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8504 Fax: 937.208.4828



**SUPERIMPOSED AREA**  
ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



C:\Users\correy.league\Documents\CESOV\Cap 5 Somerset Reserve\Project Files\CESOV05-SURVEY\DWG\761451\_DDCM\_Somerset Reserve Phase 2\_record plat.dwg - 4/14/2025 - Corey Teague

DDC MANAGEMENT LLC.

## Somerset Reserve Planned Development Phase 2

3054 SR 55 W  
TROY, OHIO 45373

Revisions / Submissions	
ID	Description

© 2024 CESO, INC.

Project Number: 761451  
Scale: N/A  
Drawn By: CTT  
Checked By: JKH  
Date: 4/14/2025  
Issue: 1

Drawing Title:  
**RECORD PLAT**

**2 OF 5**

Prepared By:



**CESO**  
WWW.CESOINC.COM

3001 Rigby Rd., Suite 300  
Mansfield, OH 44922  
Phone: 637.435.8504 Fax: 637.308.4838

Volume \_\_\_\_\_ Page \_\_\_\_\_ - B  
Miami County Recorder's  
Record of Plats

- LEGEND:**
- PROPERTY BOUNDARY
  - ADJOINER PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - EXISTING CORPORATION LINE

- LEGEND:**
- R/W = RIGHT OF WAY
  - ESMT. = EASEMENT
  - STM. = STM.
  - SAN. = SANITARY
  - U.E. = UTILITY EASEMENT
  - S.B. = SETBACK
  - O.A. = OVERALL
- MONUMENT LEGEND:**
- ⊙ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
  - ✱ MAG NAIL SET
  - ⊙ MONUMENT FOUND AS NOTED
  - ⊙ FOUND MAG NAIL
  - ⊙ RAILROAD SPIKE FOUND
  - ⊙ STONE FOUND

**Area Calculations**

lot area - 8.123 acres  
open space - 2.551 acres  
r/w area - 0.849 acres  
(public) - 0.849 acres  
(private) - 1.905 acres  
total acreage = 13.428

PID: D08-107386  
CHARLES EDWARD ISERN & ANN  
LOUISE HUEGEL  
2012OR-08834  
60.231 ACRES

INLOT 11549  
RECORD PLAT VOL. 30, PG. 11

PID: D08-107388  
ANN HUEGEL & CHARLES E. ISERN  
2014OR-12378  
103.406 ACRES ORIGINAL

REMAINDER OF  
INLOT 11550  
RECORD PLAT VOL. 30, PG. 11

PART INLOT 11550  
PD D08-107388

SOMERSET RESERVE PROJECT 1, LLC  
2024OR-07298  
58.093 ACRES (PER DEED)  
LAND SUR. VOL. 62, PG. 3

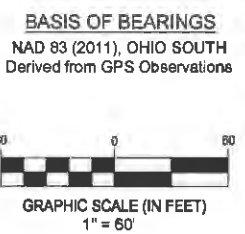
58.093 ACRES  
- 42.834 ACRES  
15.259 ACRES REMAINING OUT OF PART INLOT 11550

**LINE TABLE**

Line #	Direction	Length
L2	N84° 59' 41"E	66.24'
L3	S25° 00' 19"E	3.38'
L4	S00° 08' 54"E	4.22'
L5	S25° 00' 19"E	3.38'
L6	S00° 08' 54"E	4.22'
L60	N25° 00' 19"W	50.86'
L61	S25° 00' 19"E	50.86'

**CURVE TABLE**

Curve	Delta	Radius	Arc Length	Chord
C1	83° 14' 37"	34.00'	49.40'	S73° 23' 01"E, 45.17'
C2	6° 45' 23"	34.00'	4.01'	N28° 23' 01"W, 4.01'
C3	90° 00' 00"	34.00'	53.41'	N70° 00' 19"W, 48.08'
C4	83° 14' 37"	34.00'	49.40'	S23° 22' 22"W, 45.17'
C5	6° 45' 23"	34.00'	4.01'	S21° 37' 38"E, 4.01'
C6	90° 00' 00"	34.00'	53.41'	S19° 59' 41"W, 48.08'
C7	24° 51' 25"	200.00'	86.77'	N12° 34' 37"W, 86.09'
C8	13° 01' 07"	225.00'	51.12'	S18° 29' 46"E, 51.01'
C9	11° 50' 18"	225.00'	46.49'	S6° 04' 03"E, 46.41'
C10	24° 51' 25"	225.00'	97.61'	S12° 34' 37"E, 96.85'
C11	24° 51' 25"	175.00'	75.92'	S12° 34' 37"E, 75.33'



SEE SHEET 4  
MATCHLINE

DDC MANAGEMENT LLC.

**Somerset Reserve Planned  
Development Phase 2**

3054 SR 55 W  
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 781451  
Scale: 1" = 60'  
Drawn By: CTT  
Checked By: JKH  
Date: 4/14/2025  
Issue: 1

Drawing Title:  
**RECORD PLAT**

**3 OF 5**

C:\Users\coney.teague\Documents\CESO\Cap 5 Somerset Reserve\Project Files\CESO\05-SURVEY\Drawings\DDCM\_Somerset Reserve Phase 2\_record plat.dwg - 4/14/2025 - Corey Teague

Prepared By:



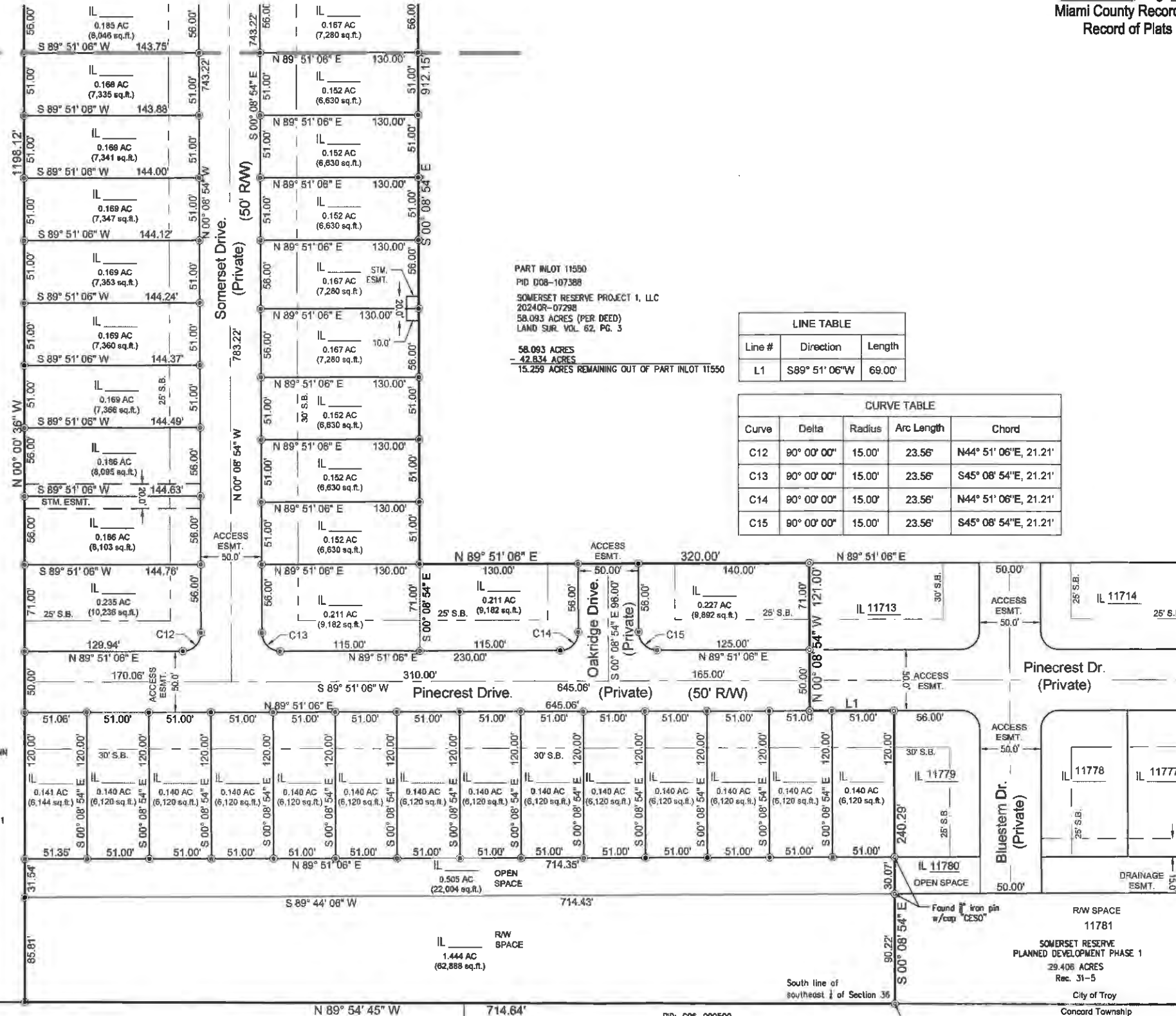
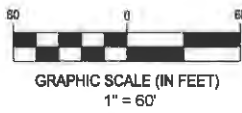
**CESO**  
WWW.CESOINC.COM

3801 Rigby Rd., Suite 302  
Miamisburg, OH 45342  
Phone: 937.435.6564 Fax: 937.203.4628

SEE SHEET 3  
MATCHLINE



**BASIS OF BEARINGS**  
NAD 83 (2011), OHIO SOUTH  
Derived from GPS Observations



PART INLOT 11550  
PID D08-107388  
SOMERSET RESERVE PROJECT 1, LLC  
2024OR-07298  
58.093 ACRES (PER DEED)  
LAND SUR. VOL. 62, PG. 3

58.093 ACRES  
= 42,834 ACRES  
15.259 ACRES REMAINING OUT OF PART INLOT 11550

**LINE TABLE**

Line #	Direction	Length
L1	S89° 51' 06" W	69.00'

**CURVE TABLE**

Curve	Delta	Radius	Arc Length	Chord
C12	90° 00' 00"	15.00'	23.56'	N44° 51' 06" E, 21.21'
C13	90° 00' 00"	15.00'	23.56'	S45° 08' 54" E, 21.21'
C14	90° 00' 00"	15.00'	23.56'	N44° 51' 06" E, 21.21'
C15	90° 00' 00"	15.00'	23.56'	S45° 08' 54" E, 21.21'

PID: D08-107388  
CHARLES EDWARD ISERN & ANN  
LOUISE MUEGEL  
2012OR-08834  
60.231 ACRES

INLOT 11549  
RECORD PLAT VOL. 30, PG. 11

PID: C06-009600  
KEITH E. & TRACI L. KROPP  
2019OR-04856  
LND 59-50

PID: C06-009500  
Peter J. & Judy N. Zelnick  
D.B. 592 - 474  
LND 33-134

**Area Calculations**  
lot area - 8.123 acres  
open space - 2.551 acres  
r/w area  
(public) - 0.849 acres  
(private) - 1.905 acres  
total acreage = 13.428

- LEGEND:**
- PROPERTY BOUNDARY
  - - - ADJOINER PROPERTY LINE
  - R/W — RIGHT-OF-WAY LINE
  - - - EASEMENT LINE
  - EXISTING CORPORATION LINE

- LEGEND:**
- R/W = RIGHT OF WAY
  - ESMT. = EASEMENT
  - STM. = STM.
  - SAN. = SANITARY
  - U.E. = UTILITY EASEMENT
  - S.B. = SETBACK
  - O.A. = OVERALL

- MONUMENT LEGEND:**
- ⊙ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
  - MAG NAIL SET
  - ⊙ MONUMENT FOUND AS NOTED
  - ⊙ FOUND MAG NAIL
  - ⊙ RAILROAD SPIKE FOUND
  - ⊙ STONE FOUND

DDC MANAGEMENT LLC.

**Somerset Reserve Planned Development Phase 2**

3054 SR 55 W  
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 761451  
Scale: 1" = 60'  
Drawn By: CTT  
Checked By: JKH  
Date: 4/14/2025  
Issue: 1

Drawing Title:  
**RECORD PLAT**

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# Record Plat Somerset Reserve Planned Development Phase 2

Part of Existing Inlot 11550  
Section 36, Town 7, Range 5 East  
City of Troy, Miami County, State of Ohio  
Containing 13.428 Acres

## EASEMENTS SANITARY, WATER AND UTILITY



**BASIS OF BEARINGS**  
NAD 83 (2011), OHIO SOUTH  
Derived from GPS Observations

**GRAPHIC SCALE (IN FEET)**  
1" = 100'

### SANITARY & WATER EASEMENT

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
SEC16	24° 51' 25"	243.00'	105.42'	S12° 34' 37"E, 104.60'
SEC17	24° 51' 25"	200.00'	86.77'	N12° 34' 37"W, 86.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
EC18	24° 51' 25"	253.00'	109.76'	S12° 34' 37"E, 108.90'
EC19	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
EC20	24° 51' 25"	243.00'	105.42'	N12° 34' 37"W, 104.60'
EC21	24° 17' 39"	34.00'	14.42'	S37° 09' 09"E, 14.31'
EC22	24° 51' 25"	175.00'	75.92'	S12° 34' 37"E, 75.33'
EC23	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
EC24	24° 51' 25"	160.00'	69.41'	N12° 34' 37"W, 68.87'

### MONUMENT LEGEND:

- ⊙ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- ⊙ MONUMENT FOUND AS NOTED
- ⊙ FOUND MAG NAIL

### LEGEND:

- R/W = RIGHT OF WAY
- ESMT. = EASEMENT
- SAN. = SANITARY
- WTR. = WATER
- UTIL. = UTILITY

### LEGEND:

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CORPORATION LINE

### Area Calculations

lot area - 8.123 acres  
open space - 2.551 acres  
r/w area  
(public) - 0.849 acres  
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total acreage = 13.428

PID: D08-107306  
CHARLES EDWARD ISERN & ANN  
LOUISE HUEGEL  
2012OR-08834  
60.231 ACRES

INLOT 11549  
RECORD PLAT VOL. 30, PG. 11

PID: D08-107306  
CHARLES EDWARD ISERN & ANN  
LOUISE HUEGEL  
2012OR-08834  
60.231 ACRES

INLOT 11549  
RECORD PLAT VOL. 30, PG. 11

PID: D08-107412  
ANN HUEGEL & CHARLES E. ISERN  
2014OR-12378  
103.406 ACRES ORIGINAL

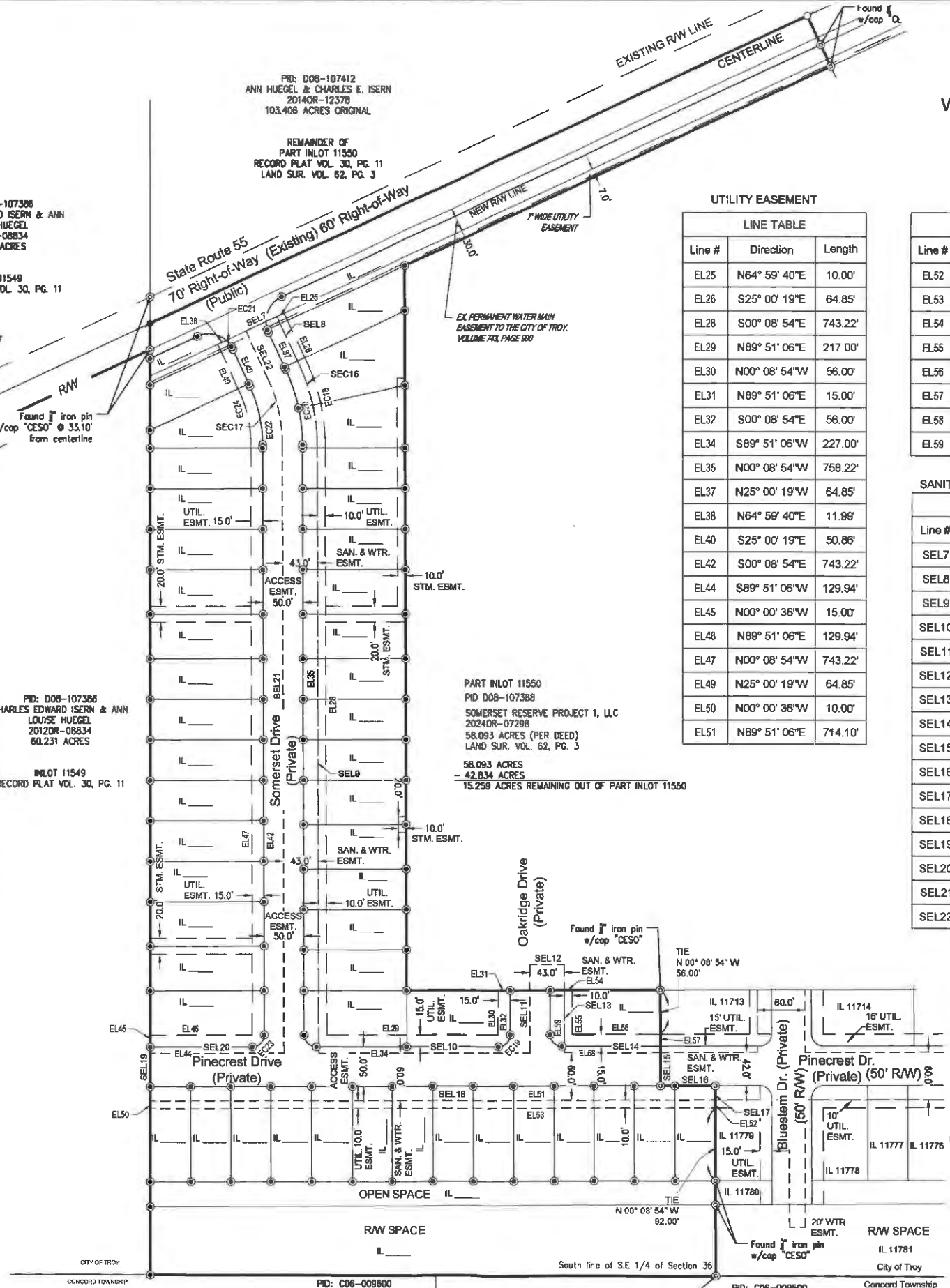
REMAINDER OF  
PART INLOT 11550  
RECORD PLAT VOL. 30, PG. 11  
LAND SUR. VOL. 62, PG. 3

PART INLOT 11550  
PID D08-107306  
SOMERSET RESERVE PROJECT 1, LLC  
2024OR-07298  
58.093 ACRES (PER DEED)  
LAND SUR. VOL. 62, PG. 3

58.093 ACRES  
= 42.834 ACRES  
= 15.259 ACRES REMAINING OUT OF PART INLOT 11550

PID: C06-009600  
KEITH E. & TRACI L. KROPP  
2019OR-05856  
LND 59-50

PID: C06-009500  
PETER J. & JUDY N. ZELNICK  
D.B. 592 - 474  
LND 33-134



Volume \_\_\_\_\_ Page \_\_\_\_\_ - E  
Miami County Recorder's  
Record of Plats

### UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL25	N64° 59' 40"E	10.00'
EL26	S25° 00' 19"E	64.85'
EL28	S00° 08' 54"E	743.22'
EL29	N89° 51' 06"E	217.00'
EL30	N00° 08' 54"W	56.00'
EL31	N89° 51' 06"E	15.00'
EL32	S00° 08' 54"E	56.00'
EL34	S89° 51' 06"W	227.00'
EL35	N00° 08' 54"W	758.22'
EL37	N25° 00' 19"W	64.85'
EL36	N64° 59' 40"E	11.99'
EL40	S25° 00' 19"E	50.86'
EL42	S00° 08' 54"E	743.22'
EL44	S89° 51' 06"W	129.94'
EL45	N00° 00' 36"W	15.00'
EL46	N89° 51' 06"E	129.94'
EL47	N00° 08' 54"W	743.22'
EL49	N25° 00' 19"W	64.85'
EL50	N00° 00' 36"W	10.00'
EL51	N89° 51' 06"E	714.10'

### UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL52	S00° 08' 54"E	10.00'
EL53	S89° 51' 06"W	714.13'
EL54	N89° 51' 06"E	10.00'
EL55	S00° 08' 54"E	56.00'
EL56	N89° 51' 06"E	112.00'
EL57	S00° 08' 54"E	15.00'
EL58	S89° 51' 06"W	122.00'
EL59	N00° 08' 54"W	71.00'

### SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL7	N64° 59' 40"E	43.00'
SEL8	S25° 00' 19"E	64.85'
SEL9	S00° 08' 54"E	766.22'
SEL10	N89° 51' 06"E	267.00'
SEL11	N00° 08' 54"W	111.50'
SEL12	N89° 51' 06"E	43.00'
SEL13	S00° 08' 54"E	111.50'
SEL14	N89° 51' 06"E	122.00'
SEL15	S00° 08' 54"E	42.00'
SEL16	N89° 51' 06"E	69.00'
SEL17	S00° 08' 54"E	18.00'
SEL18	S89° 51' 06"W	714.10'
SEL19	N00° 00' 36"W	60.00'
SEL20	N89° 51' 06"E	169.96'
SEL21	N00° 08' 54"W	766.22'
SEL22	N25° 00' 19"W	64.85'

Prepared By:

WWW.CESOINC.COM

3001 Rigby Rd., Suite 300  
Mansfield, OH 44922  
Phone: 637.435.8294 Fax: 688.228.4829

DDC MANAGEMENT LLC.

## Somerset Reserve Planned Development Phase 2

3054 SR 55 W  
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 761451  
Scale: 1" = 100'  
Drawn By: CTT  
Checked By: JKH  
Date: 4/14/2025  
Issue: 1

Drawing Title:  
**RECORD PLAT**

# 5 OF 5

C:\Users\conroy.1\appdata\local\temp\Project Files\CESO\05-SURVEY\DWG\761451\_DDCM\_Somerset Reserve Phase 2\_easement.dwg - 4/14/2025 - Corey Teague