



Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 7-22-20 Troy Ohio Planning Commission

Time: July 22, 2020 3:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85214189077>

Meeting ID: 852 1418 9077

Please note the following:

1. City Hall will be closed to the public during these meetings
2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
3. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at [sue.knight@troyohio.gov](mailto:sue.knight@troyohio.gov). Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

**AGENDA - TROY PLANNING COMMISSION MEETING  
WEDNESDAY, JULY 22, 2020, 3:30 P.M.**

1. Roll Call
2. Minutes - 7-8-2020
3. Historic District Application for 305 Public Square SE; installing of a window sign on the window along the Public Square side of the building that is the entrance area to the second and third floors.  
Owner: Stemelcar, LLC (Steve Smith)  
Applicant: Scott Hart, Shelter Insurance  
-Commission to make decision.
4. Final Plat Approval, Fox Harbor Subdivision Section 7, and dedication of right-of-way. Fox Harbor is located west of the Kings Chapel Subdivision, just south of West Main Street.  
Owner: Harbor West Land Company LLC (Frank D. Harlow)  
Applicant: John Brumbaugh (on behalf of Frank D. Harlow)  
-Commission to make recommendation to Council.
5. Other

Note to Commission members:

If you will not be attending, please email or call Sue.

July 8, 2020

A regular meeting of the Troy Planning Commission was held remotely Wednesday, July 8, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Westmeyer, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis. Mr. Kappers, Chairman, chaired the meeting.

MINUTES OF JUNE 24 MEETING. A typo of "repot" was corrected to "report" and the minutes were then approved following motion of Mr. Titterington, second of Mr. Westmeyer.

**HISTORIC DISTRICT APPLICATION FOR 201 W. MAIN STREET, INSTALL SCREEN FENCE FOR MECHANICAL EQUIPMENT AT THE FRONT OF THE BUILDING. OWNER – BOARD OF MAIMI COUNTY COMMISSIONERS. APPLICANT – KATHY TREJO OF GARMANN/MILLER ARCHITECTS AND ENGINEERS.** Staff reported: zoning is B-2, General Business District; building was constructed in 1972 and is not on the National Historic Registry; proposed fence will be installed to provide screening of the mechanical equipment that currently is in place at this front corner of the building; screening will be required per the Zoning Ordinance once the existing hedges are removed from the planted area; fence material is Trex, a composite material which has wood appearance and is more durable than traditional wood; color is Woodland Brown; fence will have a finished height of 5 feet; it will not project beyond the front leading edge of the building wall; and staff recommends approval based on the findings of:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is an appropriate material

In response to questions, staff advised that the 5' fence is sufficient to hide items, and the gate will be made of the same material as the fence.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the historic district application for 201 West Main Street as submitted, for the exact materials and colors in the application, and based on the findings of staff of:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is an appropriate material

MOTION PASSED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION FOR 128 S. SHORT STREET, FOR CONSTRUCTION OF A DETACHED TWO-CAR GARAGE AND INSTALLING A HARD SURFACE DRIVEWAY. OWNER/APPLICANT: DUANE & MARIA CRIST.** Staff reported: property is zoned R-5, Single Family Residential and is located on the corner of S. Short Street and W. Canal Street; house was constructed around 1866 and moved to the current location from the 200 block of W. Franklin Street after the Miami-Erie Canal was filled in; the home is not listed on the National Registry; garage would be 24 feet by 26 feet, 620 square foot, two-car, detached garage; it would be traditionally built with wood framing, concrete slab floor and poured concrete footers with the exterior covered with Hardi-Plank siding, a fiber cement siding installed to match the existing residence; roof will receive the same style of grey, asphalt architectural shingles, with gutters and downspouts; garage doors will be the carriage style design without windows; garage will be painted using Sherwin Williams (SW 7006) Extra White to also match the existing residence; driveway will also be changed from the current gravel driveway to a poured concrete using the same layout as the existing driveway; and staff recommends approval based on the findings of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.
- The materials proposed are appropriate for this property and do not affect or detract from the architectural or historic nature of the property.

In response to the Mayor, staff advised that a garage does not now exist; a large tree recently fell resulting in room to construct a garage.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the historic district application for 128 S. Short Street as submitted, for the exact materials and colors in the application, and based on the findings of staff of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.
- The materials proposed are appropriate for this property and do not affect or detract from the architectural or historic nature of the property.

MOTION PASSED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION FOR 145 S. SHORT STREET, EXTERIOR WORK OF ADDING A SECOND STORY. OWNER – MARC AND JENNIFER ROTH. APPLICANT – BEN DENLINGER, DENLINGER CONSTRUCTION.** Staff reported that the application includes several elements; the zoning is R-5, Single Family Residential; house was constructed around 1910 as a one and a half story, vernacular frame cottage; the structure is not listed on the National Registry; and staff noted the following elements:

-Addition to the rear, second story to increase the overall living space of the residence. This will be traditional wood frame construction, to the rear of the structure and will not increase the overall footprint of the building.

-The addition will receive vinyl siding matched to the current existing vinyl siding in the same blue color.

-The roof system for the residence and garage is proposed to be changed from the current brown, asphalt architectural shingles to an Onyx Black color, asphalt architectural shingle. Gutters and downspouts will be replaced with similar aluminum material but in White.

-The applicant is also requesting to install new windows in the residence and the addition. The existing windows do not appear to be original windows and have a varying degree of deterioration along with having aluminum storm windows. The proposed replacements are Anderson Windows, Series 400 Woodright, which are a double hung, wood and composite clad window. The windows will not have internal grills or mutins and be in the color Black.

-All trim, soffits, and fascia boards will be replaced or repainted from the light-yellow color to White, if painted using Sherwin Williams (SW 7005) Pure White.

-The front porch will also be modified by replacing the plain aluminum clad posts and trim with cedar wood posts.

-The front and rear entry doors are being proposed to be replaced with the ProVia entry doors with glass in the Color of River Gorge and Black. Storm doors in the color black are also requested.

-The existing shutters will be repainted or replaced with a black vinyl shutter that are similar to the existing vinyl shutters on the building.

-The existing garage doors will remain and be painted to match the trim in the same White color.

Staff recommended approval based on the findings of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications will not negatively impact the streetscape or surrounding properties.

In response to Mr. McGarry, staff advised that as the windows being replaced do not appear to be original to the building, staff is not concerned that the windows will not have mutins or grills, and the replacement windows will look very much like the windows that now exist.

A motion was made by Mayor Oda, seconded by Mr. McGarry, to approve the historic district application for 128 S. Short Street as submitted for all elements of the application, including the specific materials and colors, and based on the findings of staff of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications will not negatively impact the streetscape or surrounding properties.

MOTION PASSED, UNANIMOUS VOTE

**OTHER:** Evanthia Owens, owner of property adjacent to 126 S. Chery, for which the Commission approved a Certificate of Appropriateness for a demolition, had sent the Commission a letter. Ms. Owens was advised that the Commission had no further responsibilities in the matter, and she should discuss concerns with staff or with her legal counsel.

There being no further business, the meeting adjourned at 3:48 p.m. following motion of Mr. Titterington, seconded by Mr. Wolke.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary



<b>TO:</b>	Troy Planning Commission
<b>FROM:</b>	Robert Watson
<b>DATE:</b>	July 22, 2020
<b>SUBJECT:</b>	Historic District Review: 305 Public Square SE
<b>OWNER:</b>	STEMELCAR, LLC
<b>APPLICANT:</b>	Scott Hart, Shelter Insurance

**PROPOSAL:**

Applicant, Scott Hart of Shelter Insurance, is requesting the Planning Commission to review an application for a window sign at 305 Public Square SE. The property is zoned B-3, Central Business District.

The OHI form lists this property as an excellent example of vernacular, mid-Victorian commercial architecture. This building is commonly known as the Dye Building. The building is currently the home of The Caroline, on the first floor, and commercial office suites on the second floor.

**DISCUSSION:**

The applicant is proposing to install a 14 square foot, 40 inches by 52 inches, window sign on the window along the Public Square side that is the entrance area to the second and third floors. The applicant is permitted to have a total of 25 square feet for signage.

The window sign will vinyl decals with white lettering and the Shelter Insurance logo. The layout has been attached to the packet.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

**RECOMMENDATION:**

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

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building; and

Planning Commission  
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: \_\_\_\_\_

Case #: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

CITY OF TROY PLANNING COMMISSION  
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT  
(Must be typed or printed legibly)  
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date July 9, 2020

Applicant Scott Hart Telephone No. 765-745-1806

Owner of Property Steve Smith Has the Owner been Notified? Yes

Address of Project 305 Public Square, Troy, OH 45373

Contact Address (if different than Project Address) \_\_\_\_\_

Name of Architect/Engineer and/or Contractor \_\_\_\_\_

Application for renovation to include the following:

- |  |   |
|--|---|
| <input type="checkbox"/> Alteration        | <input type="checkbox"/> Repair                               |
| <input type="checkbox"/> Construction      | <input type="checkbox"/> Demolish – Principal Structure       |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure       |
| <input type="checkbox"/> Painting          | <input checked="" type="checkbox"/> Other: <u>Window Sign</u> |

**ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:**

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT: \_\_\_\_\_

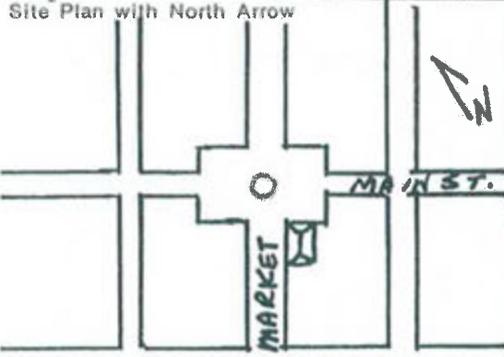
SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

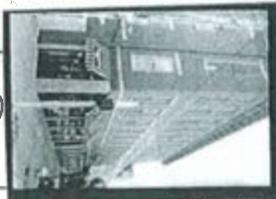
PRINTED NAME OF PROPERTY OWNER: \_\_\_\_\_

STEVE SMITH

PLANNING COMMISSION RESULTS (OFFICE USE ONLY): \_\_\_\_\_

# OHIO HISTORIC INVENTORY

No. <u>11-75P Troy Public Square District</u> County <u>Miami</u> Location of Negatives <u>E34-36</u> Mont. Co. Hist. Soc.		4. Present Name(s) <p style="text-align:center;"><b>Dye Building</b></p> 5. Other Name(s)	
Specific Location <p>S.E. corner of the Public Square on Market Street (Dye Bldg) 7 S. Market St.</p>		16. Thematic Category <p style="text-align:center;"><b>C</b></p>	
City or Town <u>Troy</u> Site Plan with North Arrow 		17. Date(s) or Period <p style="text-align:center;"><u>1871</u></p>	
28. No. of Stories <u>3</u> 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		18. Style or Design <p style="text-align:center;"><u>Italianate Commercial</u></p>	
30. Foundation Material <p style="text-align:center;"><u>Stone</u></p>		19. Architect or Engineer	
31. Wall Construction <p style="text-align:center;"><u>Brick</u></p>		20. Contractor or Builder	
32. Roof Type & Material <u>Hip/As Shingle</u> 33. No. of Bays Front <u>12</u> Side <u>8</u>		21. Original Use, if apparent <p style="text-align:center;"><u>Commercial</u></p>	
34. Wall Treatment		22. Present Use <p style="text-align:center;"><u>Commercial (vacant)</u></p>	
35. Plan Shape <u>Square Rect</u>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		24. Owner's Name & Address, if known <u>Richard D. Carver EtAl</u> <p style="text-align:center;"><u>Troy, Ohio 45373</u></p>	
37. Condition Interior <u>Excellent</u> Exterior		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		26. Local Contact Person or Organization <p style="text-align:center;"><u>Troy Historical Society</u></p>	
39. Endangered? By What? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <p style="text-align:center;"><u>Vacant; no occupant in sight</u></p>		27. Other Surveys in Which Included <p style="text-align:center;"><u>Historic Troy Ohio, 1974</u></p>	
40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		41. Distance from and Frontage on Road <p style="text-align:center;"><u>Street front 75'x75'</u></p>	
Further Description of Important Features <p>The ground floor has commercial store fronts, the second floor has tall 1/1 double hung sash and the third floor is a 20' tall ballroom with very large 9/9 double hung sash. The lintels and sills are plain stone. The eaves are boxed cornice with frieze and brackets. Chimneys are single stack interior, three to a wall. The rear (east) wall projects above the roof in a stepped gable. <u>Excellent example of vernacular mid-Victorian commercial architecture.</u></p>			
History and Significance <p>Built by W. H. H. Dye there was a bank on the first floor on the corner. W.H.H. Dye had a distillery at Dye's Pond which he converted to a flour mill after the Civil War. Balls and entertainments were held in the ballroom on the third floor. The building is a significant contribution to the architectural image of the historic district. Storefront &amp; First Floor have <u>been altered.</u></p>			
Description of Environment and Outbuildings <p>On the central Market Square of Troy (17,000+ population)</p>			
Sources of Information <p><u>Historic Troy Ohio. Troy, Ohio: Troy Historical Society, 1974.</u></p>			
46. Prepared by <p style="text-align:center;"><u>L. S. Gannon, Jr.</u></p>		47. Organization <p style="text-align:center;"><u>Mont. Co. Hist. Soc.</u></p>	
48. Date <p style="text-align:center;"><u>1/24/75</u></p>		49. Revision Date(s) <p style="text-align:center;"><u>5/97</u></p>	





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305 Public Square – Streetscape





TO:	Troy Planning Commission
FROM:	Development Staff
DATE:	July 22, 2020
SUBJECT:	Final Plat Review
OWNER:	Harbor West Land Company LLC (Frank D. Harlow)
APPLICANT:	John Brumbaugh (on behalf of Frank D. Harlow)

**DISCUSSION:**

The applicant is requesting for Planning Commission review of Fox Harbor Section Seven Final Plat. Fox Harbor is located west of the Kings Chapel Neighborhood just south of West Main Street (State Route 41). This is the seventh section of the multi-phase development. Attached to this report is a copy of the final plat which contains a vicinity map to show the area of development.

**PROPOSAL:**

The applicant is seeking approval for the Final Plat of Fox Harbor Section Seven. The details are as follows:

Development Area:

Section Six encompasses a total of 3.891 acres. There are 11 building lots on 2.985 acres of land dedicated to developable lots.

Right-of-way:

The development will dedicate 0.906 acres of public street Right-of-Way. The street name of the road in this section is Edward Circle.

Zoning lot size:

The zoning of this property is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposal indicates the 11 buildable lots range from .209 acres (9,104 square feet) to .562 acres (24,480 square feet).

Parkland:

Parkland fees will be paid in lieu of the dedication of parkland as approved by the Planning Commission and Board of Park Commissioners.

**RECOMMENDATION:**

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat. As it is in general accordance with the approved Preliminary Plan with the condition that the escrow agreements are provided and accepted prior to going before City Council.

**DEDICATION**

THE UNDERSIGNED, BEING THE OWNERS OF 3.891 ACRES OF LAND, BEING LOT NUMBERS \_\_\_\_\_ THROUGH \_\_\_\_\_ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 7, 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.

**UTILITY EASEMENT**

UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE 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. 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.

**DRAINAGE NOTES**

THE CITY OF TROY DOES NOT ACCEPT ANY 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 DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. 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 STORM WATER 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 NOTICED 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 STORM WATER 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.

**SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:**

HARBOR WEST LAND CO., LLC  
FRANK D. HARLOW JR.  
MANAGING MEMBER

LIEN HOLDER:

ANNETTE BAKER  
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BANK BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER  
HARBOR WEST LAND CO., LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

**FOX HARBOR SECTION 7**  
LOCATED IN  
CITY OF TROY, MIAMI COUNTY, OHIO  
3.891 ACRES  
JULY 10, 2020



VICINITY MAP  
~NTS~

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MATTHEW W. GEARHARDT  
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

**APPROVALS**

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 6, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. \_\_\_\_\_

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

SECRETARY

CERTIFICATION: I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MARCH, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218

FOX HARBOR, SECTION 7, RECORD PLAN LOCATED IN THE  
CITY OF TROY, MIAMI COUNTY, OH.

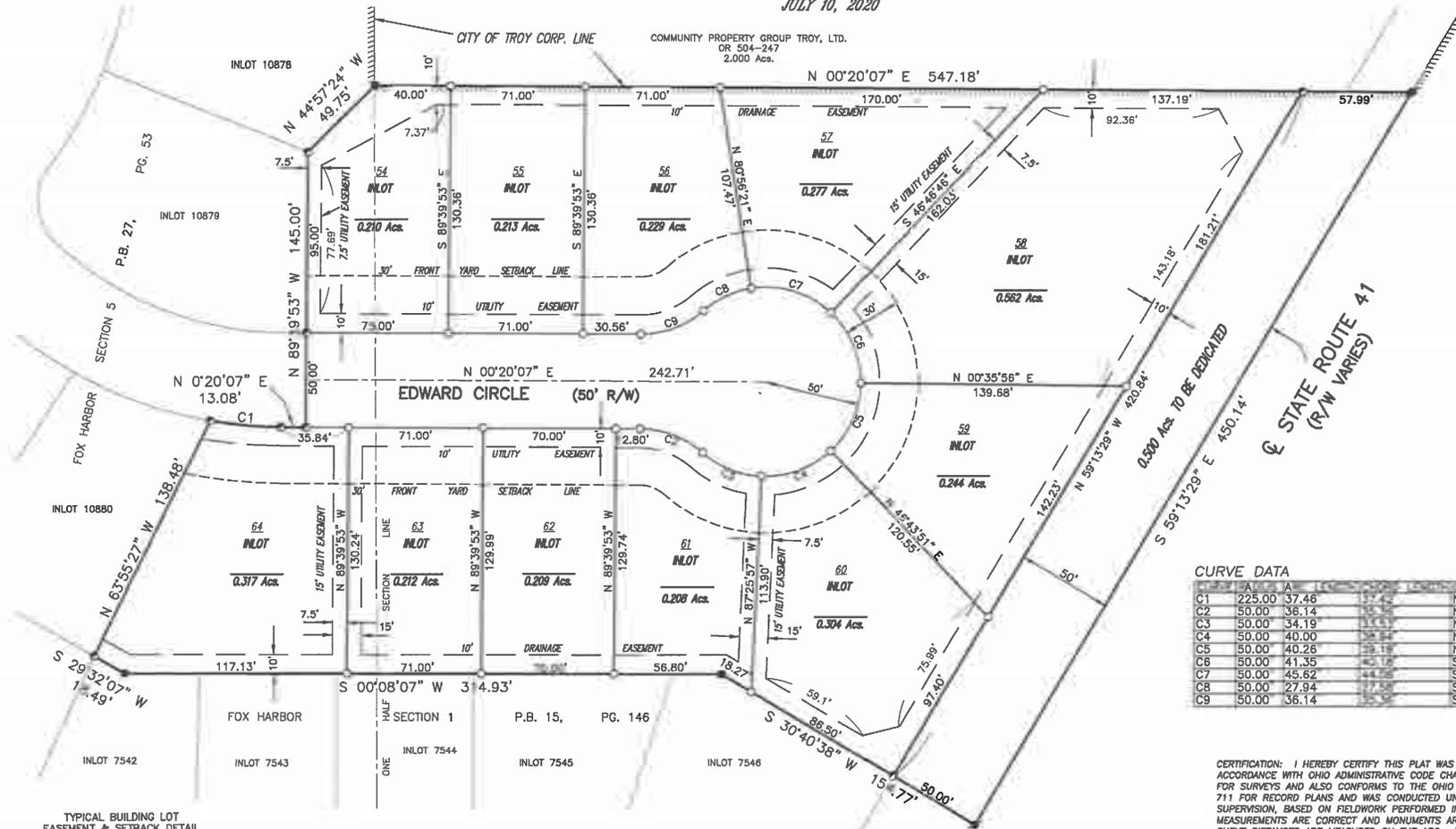
BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 1 OF 2

DEVELOPER  
HARBOR WEST LAND CO., LLC.  
701 NORTH MARKET STREET  
TROY, OHIO 45373

**FOX HARBOR SECTION 7**  
 LOCATED IN  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 3.891 ACRES  
 JULY 10, 2020

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS



**CURVE DATA**

Curve	A	B	C	D	E	F	G	H	I
C1	225.00	37.46			N 05°06'17"	E 9'32'19"			
C2	50.00	36.14			N 21°02'24"	E 41'24'35"			
C3	50.00	34.19			N 22°09'22"	E 39'10'39"			
C4	50.00	40.00			N 20°21'03"	W 45°50'12"			
C5	50.00	40.26			N 66°20'07"	W 46°07'55"			
C6	50.00	41.35			S 65°54'35"	W 47'22'41"			
C7	50.00	45.62			S 17°04'47"	W 52'16'54"			
C8	50.00	27.94			S 25°04'04"	E 32'00'48"			
C9	50.00	36.14			S 20°22'11"	E 41'24'35"			

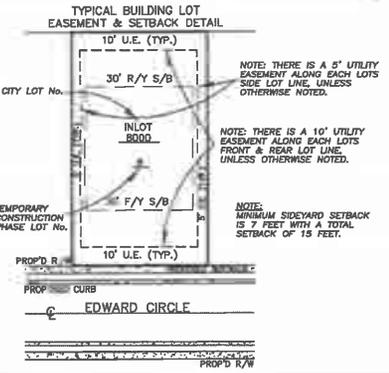
CERTIFICATION: I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MARCH, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

NOTE: NO DRIVEWAYS ARE TO ACCESS STATE ROUTE 41.

JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

DEVELOPER  
 HARBOR WEST LAND CO., LLC  
 701 NORTH MARKET STREET  
 TROY, OHIO 45373

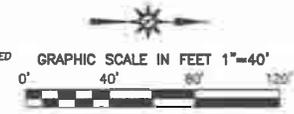
ENGINEER / SURVEYOR  
**BRUMBAUGH**  
 & ENGINEERING &  
 SURVEYING, LLC



**ACREAGE SUMMARY**  
 PART IL 7446 D08-0988889  
 FOX HARBOR SECTION 7  
 0.908 ACRES IN R/W  
 +2.985 ACRES IN LOTS  
 3.891 ACRES TOTAL

**REFERENCES**  
 MIA-41-12.84  
**LAND SURVEY:**  
 LAND SURVEY VOLUME 58, PAGE 37  
 LAND SURVEY VOLUME 58, PAGE 72  
**RECORDED PLAT BOOK:**  
 PLAT BOOK 15, PAGE 146-148A  
 PLAT BOOK 16, PAGE 59  
 PLAT BOOK 27, PAGE 53-53A

**LEGEND**  
 ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH EAS"  
 ● 5/8" IRON PIN FOUND  
 ● MAG NAIL FOUND  
 ● 30" X 5/8" OD IRON PIN FOUND WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH EAS"  
 - - - - - CORPORATION LINE



THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

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