



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

MONDAY, SEPTEMBER 9, 2024, 6:00 PM

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that Council accepts the Final Plat of Halifax Estates Subdivision Section 7 and the dedication of Right-of-Way. This plat was submitted by Halifax Land Company, LLC by Frank D. Harlow. The subdivision is located east of Piqua-Troy Road and north of Troy-Urbana Road.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a professional services agreement with American Structurepoint, Inc. of Columbus, Ohio to design the Adams Street, Riverside Drive, Staunton Road Roundabout Project at a total cost not to exceed \$175,000.

9-6-2024

Cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



REPORT OF THE TROY PLANNING COMMISSION

TO: Mr. Rozell, President of Council

FROM: Troy Planning Commission

DATE: September 5, 2024

SUBJECT: RECOMMENDATION THE TROY PLANNING COMMISSION - FINAL PLAT APPROVAL, HALIFAX SUBDIVISION SECTION 7 AND DEDICATION OF RIGHT-OF-WAY

At the March 13, 2024 meeting of the Troy Planning Commission, the Final Plat of Halifax Estates Subdivision Section 7 was submitted for review and recommendation. This plat was submitted by Halifax Land Company, LLC by Frank D. Harlow. The subdivision is located east of Piqua-Troy Road and north of Troy-Urbana Road. The Final Plat is in general conformance with the amended Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- Section 7 consists of 28.171 acres;
- There will be 20 building lots and one drainage lot on 24.449 acres;
- Includes dedication of 3.722 acres of right-of-way (Lacewood Court, Halifax Drive, Windmill Court, and Maynard Lake Court);
- The zoning is R-1, Single-Family Residence District, with a minimum lot size of 40,000 square feet, with actual lot sizes ranging from 40,031 square feet to 125,365.68 square feet;
- The large size lot is a drainage lot that will be maintained by the HOA; and
- Fees-in-lieu of dedicated green space have been accepted for this development and are being collected with each new housing permit.

By unanimous vote the Troy Planning Commission recommends to the Troy City Council that the final plat of Halifax Estates Subdivision Section 7 be approved, including the dedication of right-of-way; with the condition that the plat not be transmitted to Council until there is an escrow agreement filed by the developer and approved by staff. As that condition has now been met, this recommendation is forwarded herewith for consideration of Troy City Council.

Attached is the information reviewed by the Commission.

encl.



DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 28.171 ACRES OF LAND, BEING INLOT NUMBER _____ THROUGH INLOT NUMBER _____ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HALIFAX ESTATES, 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 HALIFAX ESTATES HOME OWNERS 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 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 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 OWNERS. 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:

HALIFAX LAND COMPANY, LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

DAN HEITMEYER
MINSTER BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, MINSTER BANK BY DAN HEITMEYER, 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, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS _____ DAY OF _____, 20____, 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
HALIFAX LAND COMPANY, 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 _____

DEVELOPER
HALIFAX LAND COMPANY, LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

HALIFAX ESTATES, SECTION 7

LOCATED IN

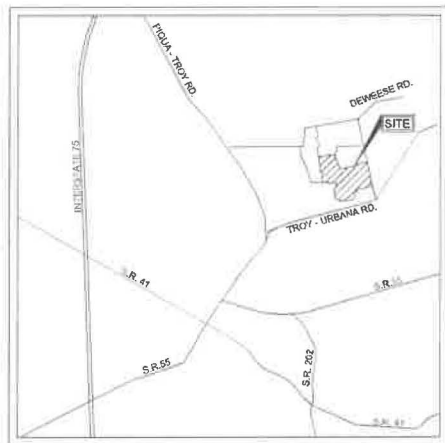
SECTION 7, TOWN 1, RANGE 11 M.Rs AND SECTION 12, TOWN 1, RANGE 10 M.Rs

PART OF INLOTS 9891, 9892, 10529 AND 10530

CITY OF TROY, MIAMI COUNTY, OHIO

28.171 ACRES

MARCH 7, 2024



VICINITY MAP

-NTS-

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 28.171 ACRES OF LAND WHICH LIES WITHIN PART OF INLOTS 9891, 9892, 10529 AND 10530 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 20140R-11772 AND 20140R-09423, ALL DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

ACREAGE BREAKDOWN

AREA IN LOTS 24.449 ACRES
AREA IN STREETS & R/W ±3.722 ACRES
TOTAL 28.171 ACRES

CURVE DATA:

CURVE	ARC LENGTH	CHORD	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.63	28.50	89.45.10	S 77.77.15 E	40.22
C2	715.16	110.00	12.59.10	N 87.19.50 E	114.58
C3	41.71	30.00	79.19.12	N 57.46.52 E	38.43
C4	1.38	290.00	0.40.01	N 37.43.51 W	1.38
C5	36.14	50.00	41.24.15	N 28.00.51 W	33.36
C6	58.15	50.00	68.17.52	N 15.13.12 W	54.92
C7	66.45	50.00	76.08.45	N 55.51.06 E	61.67
C8	57.09	50.00	63.25.20	S 58.21.51 E	54.04
C9	47.66	50.00	54.37.11	N 08.19.25 E	45.88
C10	36.14	50.00	41.24.15	S 17.13.41 W	33.36
C11	111.04	250.00	25.76.50	S 05.16.52 W	110.13
C12	41.54	30.00	87.45.52	N 71.22.10 W	39.68
C13	26.91	330.00	0.68.11	S 61.75.10 E	40.69
C14	134.73	290.00	26.17.11	S 71.13.50 E	133.51
C15	47.11	30.00	89.57.50	N 50.04.25 E	42.41
C16	76.81	30.00	1.03.08	N 11.12.50 W	79.76
C17	68.42	300.00	1.04.56	N 11.17.05 E	68.28
C18	47.14	30.00	90.02.01	S 39.55.14 E	42.44
C19	168.68	350.00	27.17.12	N 71.17.58 W	163.11
C20	44.78	30.00	20.00.58	S 14.19.50 W	40.37
C21	140.25	270.00	22.45.43	S 31.22.21 E	139.68
C22	47.13	30.00	90.00.50	S 12.19.11 W	42.43
C23	47.12	30.00	90.00.00	N 37.20.12 E	42.43
C24	44.78	30.00	20.00.58	S 14.19.50 W	40.37
C25	80.62	200.00	4.08.47	S 06.22.42 W	20.68
C26	8.21	200.00	0.11.24	N 08.16.01 W	8.21
C29	152.40	320.00	27.17.12	N 71.17.58 W	150.68
C30	226.93	300.00	1.45.08	S 24.09.42 E	226.08
C31	74.14	150.00	1.04.56	N 11.17.05 E	74.02
C32	99.93	225.00	25.25.52	S 05.16.52 W	99.11

NOTE:
C27 & C28 NOT USED

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE \$ _____

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED ON THE _____ DAY OF _____, 20____.

MATTHEW W. GEARHART
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 HALIFAX ESTATES 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

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 20150R-07618 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT 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 THROUGH MAY, 2022. 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

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PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

BES JOB No. 456.23

PAGE 1 OF 2

HALIFAX ESTATES, SECTION 7

LOCATED IN
SECTION 7, TOWN 1, RANGE 11 M.Rs AND
SECTION 12, TOWN 1, RANGE 10 M.Rs
PART OF INLOTS 9891, 9892, 10529 AND 10530
CITY OF TROY, MIAMI COUNTY, OHIO

28.171 ACRES
MARCH 7, 2024

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

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES AN ACCESS EASEMENT AND/OR A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

NO DRIVEWAYS SHALL BE PERMITTED ONTO DEWEESSE ROAD.

LOT 69 WILL BE A COMMON AREA FOR GREEN SPACE & FLOOD ROUTING. IT WILL CONTAIN A 50' DRAINAGE & ACCESS EASEMENT FOR ACCESS & FLOOD ROUTING OF THE FOND. MAXIMUM ELEVATION INSIDE THE 50' WIDE DRAINAGE EASEMENT IS 873.25. NO STRUCTURES ARE PERMITTED INSIDE ANY ACCESS & DRAINAGE EASEMENT.

MINIMUM LOWEST LEVEL FF / W.O. ELEVATION OF RESIDENCE IS 875.25 FOR LOTS 67, 68, & 71.

NO FENCES OR ACCESSORY STRUCTURES ARE PERMITTED IN ANY ACCESS & DRAINAGE EASEMENT.

LOT 71 DRIVEWAY SHOULD LINE UP WITH WINDMILL COURT.

REFERENCES

LAND SURVEY VOL. 56, PAGE 25
LAND SURVEY VOL. 56, PAGE 155
LAND SURVEY VOL. 57, PAGE 120
LAND SURVEY VOL. 24, PAGE 138

PLAT BOOK 25, PAGE 44 - 44C
PLAT BOOK 27, PAGE 23 - 23A
PLAT BOOK 28, PAGE 26 - 26A
PLAT BOOK 30, PAGE 32 - 32A

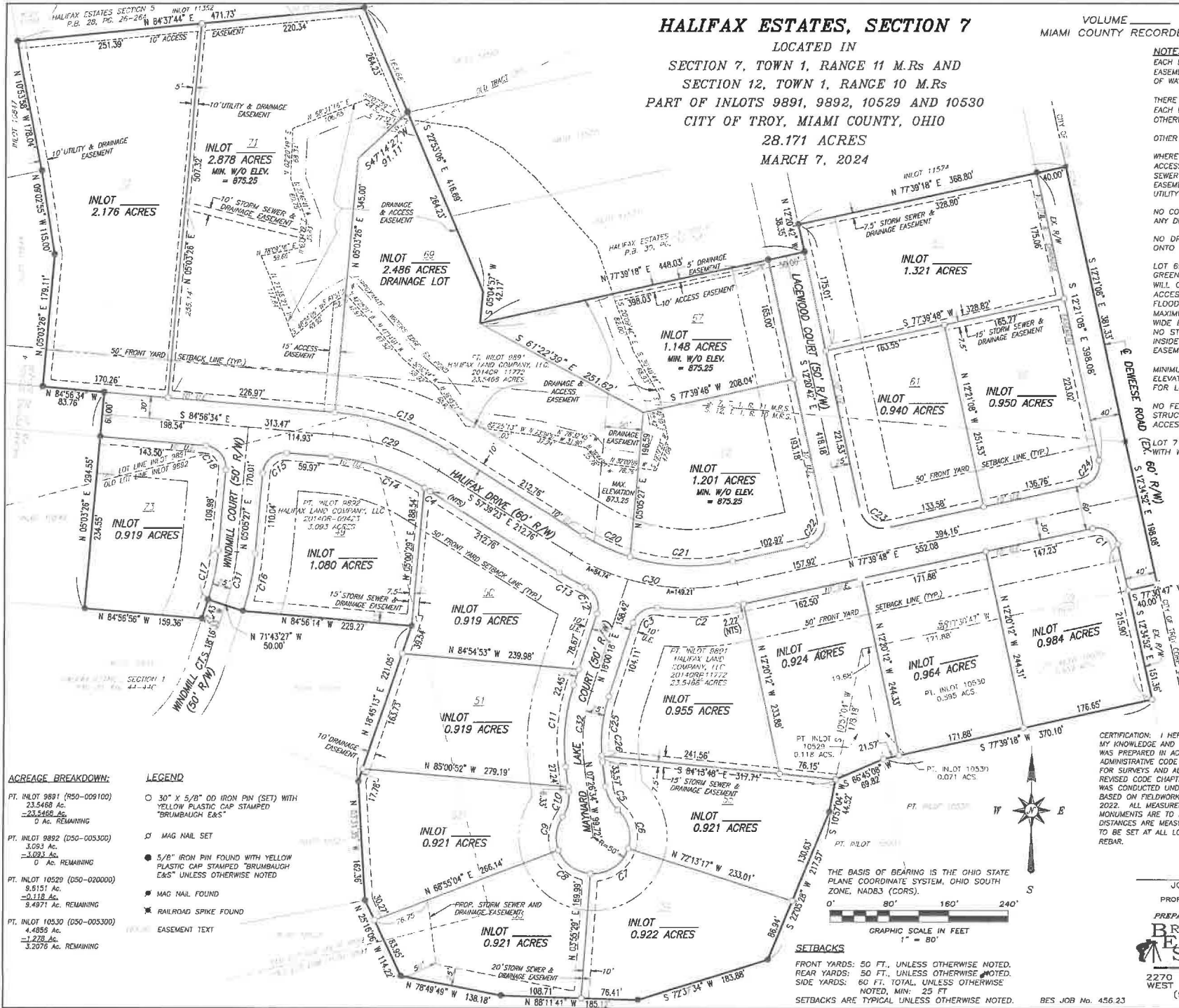
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JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

PAGE 2 OF 2



STREETS & SIDEWALKS COMMITTEE

SJS

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety 

DATE: September 5, 2024

SUBJECT: **AUTHORIZE PROFESSIONAL SERVICES AGREEMENT WITH AMERICAN STRUCTUREPOINT, INC. FOR DESIGN SERVICES FOR THE ADAMS STREET, RIVERSIDE DRIVE, STAUNTON ROAD ROUNDABOUT PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into a professional services agreement with American Structurepoint, Inc. of Columbus, Ohio to design the Adams Street, Riverside Drive, Staunton Road Roundabout Project at a total cost not to exceed \$175,000.

BACKGROUND:

This project is an Ohio Public Works Commission (OPWC) funded project for the construction of a roundabout at the intersection of Adams Street, Riverside Drive, and Staunton Road. This design project includes the preparation of the plans, design specifications, bid documents, providing an estimate for bidding, and review of submitted bids, at a cost not to exceed \$175,000. The project scope is to fully reconstruct the intersection, creating a single-lane roundabout. This includes the installation of some utilities, new sidewalks, improved lighting, and incorporating the existing shared-use path, while enhancing pedestrian safety and ADA accessibility.

There will be public involvement to include City staff, stakeholders, and a public meeting to collect feedback and refine the concepts prior to the finalization of the design. It is anticipated that design would be completed in the spring of 2025, with construction during the summer of 2025.

\$140,000 is budgeted for this design project in the following funds - OPWC Fund (Fund 442), Stormwater Fund (Fund 709), Water Administration Fund (Fund 710.660), and Sewer Administration Fund (Fund 711.670). The additional \$35,000 is available within the appropriations of the utility funds.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a professional services agreement with American Structurepoint, Inc. of Columbus, Ohio to design the Adams Street, Riverside Drive, Staunton Road Roundabout Project at a total cost not to exceed \$175,000.

