



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 22, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - February 8, 2023
3. Historic District Application, Certificate of Appropriateness for installation of a 3.12 sq. ft. projecting sign at 22 N. Short Street.
Owner/Applicant: Friends of the Hayner, by David Wion, Executive Director
-Commission to make decision.
4. Historic District Application, Certificate of Appropriateness, 109-111 W. Water Street for exterior modifications and parking lot construction. Exterior modifications include: West Elevation - enclose existing awning on the west façade with a stair case that leads to a proposed second floor covered porch addition leading to the north elevation, fixed aluminum window and entry door, new standing metal roof, painting; North Elevation - six overhead glass doors and two entry doors that match the west elevation, hand rail and horizontal rails. Parking lot - improve gravel lot with concrete.
Owner/Applicant: 111 W. Water, LLC, Randy Kimmel
-Commission to make decision.
5. Planned Development Application, Troy Storage Inns of America, 1271 Brukner Drive, add five storage buildings to the current seven storage buildings on the site; Review of General Plan/Rezoning from M-2, Light Industrial District, to a Planned Development-Industrial (PD-I)
Owner/Applicant: T&D Smith Company
-Commission to determine whether or not to hold a public hearing
-Commission to provide recommendation to Troy City Council
6. Troy Storage Planned Development - Industrial (PD-I), 2601 W, Main Street, application for the Final Development Plan and the Record Plan. The General Plan for this PD-I was approved in 2022.
Owner: Game Investments, LLC, George Moorman
Applicant: Professional Associates, Inc.
 - A. Consideration of the Final Development Plan, which is in accordance with the approved General Plan.
 - Commission to make decision on the application for the Final Development Plan
 - B. Consideration of the Record Plan, which is in accordance with the approved General Plan and the Final Development Plan (Item A).
 - Commission to provide a recommendation to Council on the Record Plan.
7. Other

Next Meeting -- March 8, 2023

Note to Commission members:

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

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, February 8, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the January 24, 2023 meeting were approved by unanimous roll call vote.

VACATION OF RIGHT-OF-WAY OF A 0.0538 ACRE PORTION AT THE SOUTHWEST CORNER OF THE INTERSECTION OF W. MAIN STREET AND S. STANFIELD ROAD; OWNER/APPLICANT: KIMLEY-HORN ON BEHALF OF CHICK-FIL-A. Staff advised that the right-of-way vacation is for a 0.0538-acre piece located at the southwest corner of the intersection of West Main Street and South Stanfield Road; the request is to allow 1908-1910 West Main Street to incorporate this portion into their property for proposed improvements; the vacation of this small portion of South Stanfield Road will not adversely impact any of the neighbors or any future right-of-way needs at this intersection; the City does have existing buried infrastructure – storm sewer crossing through the vacated portion of right-of-way; all easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code and as previously recorded and stated on this plat; and staff recommends approval.

A motion was made by Mr. Wolke, seconded by Mr. McGarry, that the Planning Commission recommends to Troy City Council approval of vacating a 0.0538 acre area of right-of-way at the Southwest corner of the intersection of W. Main Street and S. Stanfield Road.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

DESIGN STANDARD - HISTORIC PRESERVATION OVERLAY DESIGN MANUAL: Staff had provided members with a copy of the most recent update of the Historic Preservation Overlay Design Manual, based on comments that had been received, which is considered the original document.

A motion was made by Mr. McGarry, seconded by Mrs. Ehrlich, that the Planning Commission approves the Historic Preservation Overlay Design Manual as presented with the agenda for this meeting. (copy attached to original minutes). **MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

DISCUSSION OF FUTURE STREETScape IMPROVEMENTS: Mr. Titterington provided Council with a draft of possible street scape design changes. He commented that with Phase 1 of the W. Main Street Project, the streetscape design is being extended; this has been discussed with Council in a workshop session with Council providing general direction; the only area that has been designed currently is the Plum Street frontage which is part of the W. Main Street Improvement; staff will be seeking a designated design company to provide more detail; the project is not just a redesign of streetscape, it also focuses on safety improvements in the downtown and around the Square; the safety improvements include creating the ability to place bollards during events when streets or quadrants are closed and possibly establish areas with no curb; one consideration is stamped concrete rather than brick pavers as the stamped concrete is less costly and has some safety elements as well; the color scheme will draw from the colors of the current Courthouse Plaza; the overall design may take 11-12 months; additional information will be reviewed with the Commission when there is more detail.

There being no further business, the meeting adjourned at 3:39 p.m. upon motion of Mr. McGarry, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Zoning Inspector

DATE: February 22, 2023

SUBJECT: Historic District Review – 22 N. Short Street

PROPOSAL:

A request by the applicant David Wion, Executive Director of the Friends of the Hayner, for the installation of a 3.12 square feet projecting sign at the property located at 22 N. Short Street. The applicant has received authorization from the property owner for the proposed request.

The OHI Form identifies this property as a one and a half story residence with Arts & Crafts elements built in 1882. Contributing features include a wide front porch with massive tapering brick columns, exaggerated eaves with exposed rafter ends throughout, and vertical windows with side lights. The property is not listed on the National Historic Register.

DISCUSSION:

This building is permitted to have a total of 52 square feet in signage. There currently is a 3.12 square feet projecting sign from the previous tenant. The applicant will be reusing the existing mounting hardware and will be constructed of wood. The sign will encompass three main colors: Olive 452C, Yellow 148C, Kool Crimson Maroon 106, Medium Brown 114L. (Pictures and Design Graphics Attached).

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 those requirements.

RECOMMENDATION:

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

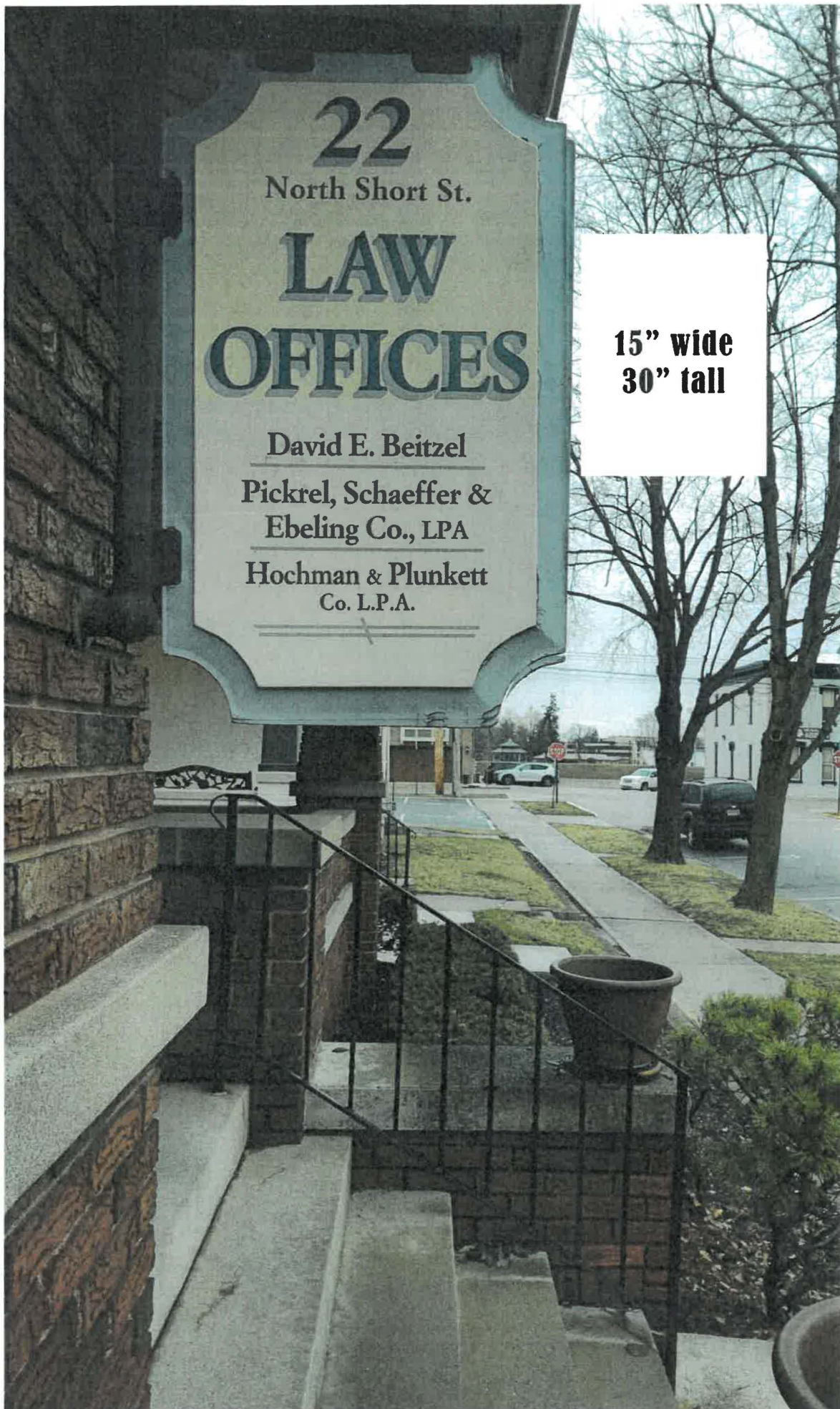
- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

Attached: Pictures and Design Graphics.

Working Sign

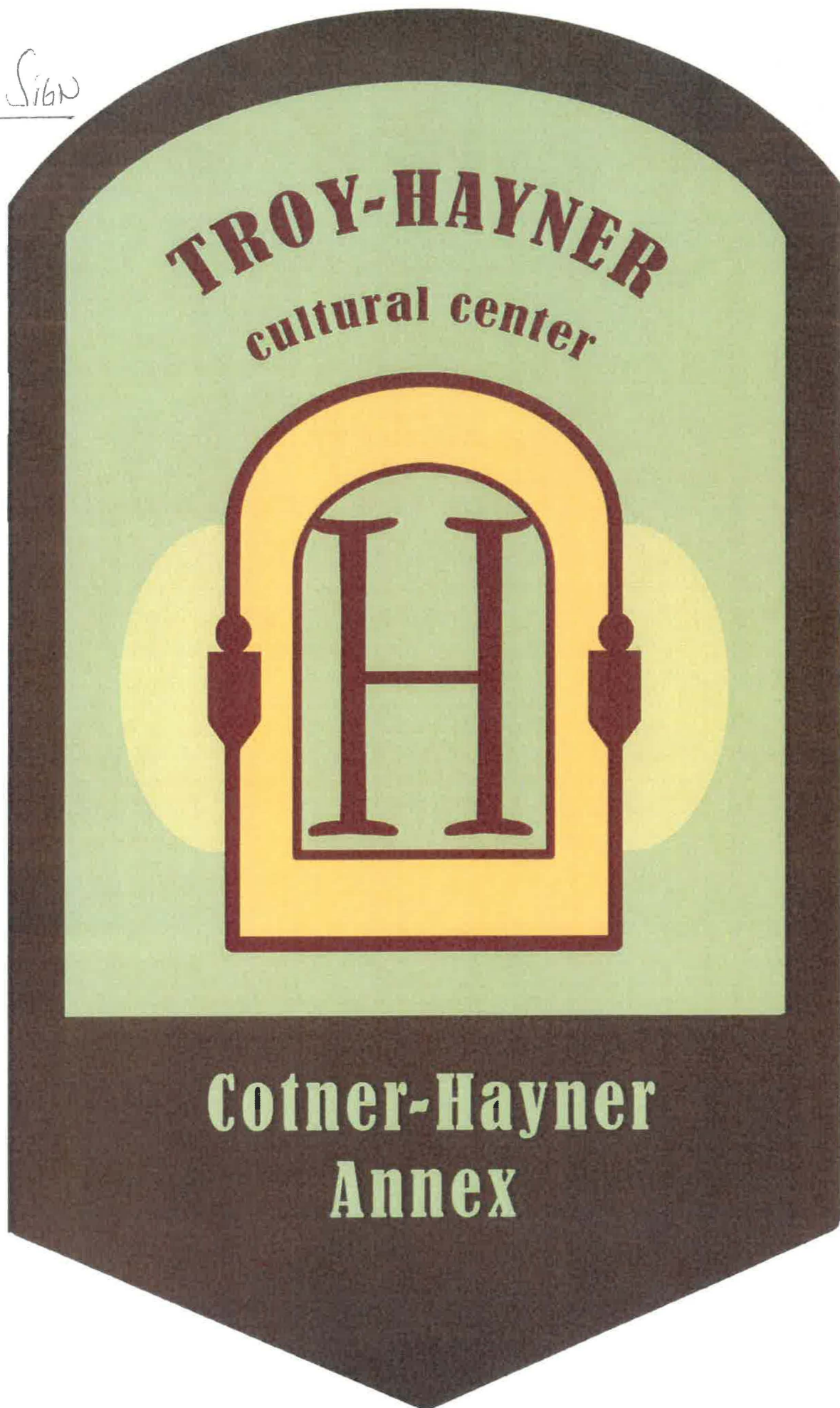


Exterior
Sign
Dimensions



15" wide
30" tall

Proposed Sign



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



OHIO
HISTORICAL
SOCIETY
SINCE 1885

1. No.		2. County <u>Miami</u>		4. Present Name(s) <u>Cheryl Cotner House</u>		☐ Coded	1. No.
3. Location of Negatives <u>City of Troy Devel Dept</u>		5. Historic or Other Name(s) <u>Elizabeth Dillaway House</u>					
Roll No. <u>K</u>		Picture No.(s) <u>15</u>					2. County
6. Specific Address or Location <u>22 N. Short St</u>		16. Thematic Association(s)		28. No. of Stories <u>1 1/2</u>			
6a. Lot, Section or VMD Number		17. Date(s) or Period <u>1882</u>		17b. Alteration Date(s) <u>C 1915</u>		29. Basement? Yes ☒ No ☐	4.5. Present or Historic Name
7. City or Village <u>Troy</u>		18. Style or Design <u>Arts & Crafts</u>		30. Foundation Material <u>Concrete</u>			
8. Site Plan with North Arrow		18a. Style of Addition or Element(s) <u>N/A</u>		31. Wall Construction <u>Brick</u>			6. Specific Address or Location
		19. Architect or Engineer		32. Roof Type & Material <u>Gable/Shingle</u>			
		19a. Design Sources		33. No. of Bays Front <u>3</u> Side			
9. U.T.M. Reference		20. Contractor or Builder		34. Exterior Wall Material(s) <u>Brick</u>			
Quadrangle Name <u>Troy</u>		21. Building Type or Plan <u>N/A</u>		35. Plan Shape <u>Rectangular</u>			
Zone <u>16</u> Easting <u>738380</u> Northing <u>4435860</u>		22. Original Use, if apparent <u>Residential</u>		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐			
Site ☐ Structure ☐ Building ☒ Object ☐		23. Present Use <u>Residential</u>		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other			
11. On National Register? Yes ☐ No ☒		24. Ownership Public ☐ Private ☒		38. Building Dimensions <u>25</u> x <u>40</u>			
12. N.R. Potential? Yes ☐ No ☐		25. Owner's Name & Address, if known <u>Cheryl Cotner</u> <u>1175 Hillcrest Dr</u> <u>Troy, OH</u>		39. Endangered? Yes ☐ No ☐ By What?			
13. Part of Estab. Yes ☒ No ☐ Hist. Dist.? Yes ☐ No ☐		26. Property Acreage		40. Chimney Placement <u>Side exterior</u>			
14. District Potential? Yes ☐ No ☐		27. Other Surveys in Which Included <u>N/A</u>		41. Distance from and Frontage on Road <u>20</u> x <u>35</u>			
15. Name of Established District (N.R. or Local) <u>Troy Historic District</u>				42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) <u>One and a half story residence with Arts & Crafts elements. CDF: include a wide front porch with massive tapering brick columns; exaggerated eaves with exposed rafter ends throughout; gable facing the street with brackets; 3,4 & 5 vertical/1 windows; original door with sidelights; ship lap siding on the three projecting bays on the south side; dormer with brackets & exposed rafters on the south side; matching garage.</u>		PHOTO	
43. History and Significance (Continue on reverse if necessary) <u>Built by Elizabeth Dillaway in 1882 and later updated c. 1915 with Arts & Crafts style elements.</u>							
44. Description of Environment and Outbuildings (See #52) <u>Small urban setting of closely spaced buildings and numerous shade trees</u>		46. Prepared by <u>J. Darbee/N. Recchie</u>		47. Organization <u>F. Conaway & Assoc</u>			
45. Sources of Information <u>Field observation</u> <u>City of Troy</u> <u>Miami Co. property records</u>		48. Date Recorded in Field <u>5/97</u>		49. Revised by		50a. Date Revised	
		50b. Reviewed by					



DEVELOPMENT DEPARTMENT
100 S. MARKET ST.
937-339-9481

Certificate of Appropriateness

Date: 02/06/2023

Applicant / Owner

Applicant Name: Friends of the Hayner
Applicant Address: 301 W. Main St.
City, State, Zip: Troy, OH 45373
Phone: 937-339-0457
Email: dwion@troyhayner.org

Owner Name: Friends of the Hayner
Address: 301 W. Main Street
City, State, Zip: Troy, Ohio 45373
Phone: 937-339-0457
Email: dwion@troyhayner.org

Contractor

Contractor Name: Fullmer's Landscaping
Applicant Address: 9547 W. Third St.
City, State, Zip: Dayton, OH 45417

Phone: 937-835-5642
Email: kent.fullmer@fullmers.com
License #:

Project

Project Location: 22 N.Short Street
City, State, Zip: Troy, OH 45373
Parcel: D08-000250
Work Type: Alteration
Design Graphics: No
Accessory Type: Deck/Patio
Fence Type: Other
Material: Aluminum

Height:
Right Setback:
Left Setback:
Rear Setback:
Square Feet: 3
Sign Type: Projection Sign
Building Setback: 12 ft
Building Frontage: 37 ft.

Project Description: New Sign will be same size and placement as existing sign

I do hereby certify that the information contained herein is true and correct.

David Wion, Executive Director

02/06/2023

Date

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: February 22, 2023

SUBJECT: Historic Review – 109-111 W. Water Street – Parking Lot & Alteration

BACKGROUND:

A request by owner 111 W Water LLC for the Planning Commission to consider the review an exterior alteration and parking lot construction. The property is located in the B-3 Central Business District.

The OHI form for 111 West Water Street describes this structure as a two-story brick vernacular commercial/industrial building. CDF: includes simple form finestrations pattern; simple brick voussoirs above windows; some wood and some stone sills. The structure was built in 1863 by the Schwind & Mayer Brewery and is not listed on the National Register of Historic Places.

The Planning Commission previously approved the following paint scheme on June 22, 2022: primary building color of white (Extra White SW 7006), the window and door trim will be black (Black of Night SW 6993) and the front entry doors, window sills, and awning will be painted black (Peppercorn SW 7674).

DISCUSSION:

West Elevation: The first request is for the installation of an enclosure of the existing awning on the west façade with a stair case that leads to a proposed second-floor covered porch addition leading to the north elevation. The enclosure walls will consist of Boral Cementitious Channel Siding that has a 7" face. A Centerset fixed aluminum window and entry door in the YKK Model Design is also being proposed. A new standing seam metal roof is being provided over the existing canopy and will be painted the Peppercorn black that was previously approved. Please see below Construction Notes and Elevation Drawing:

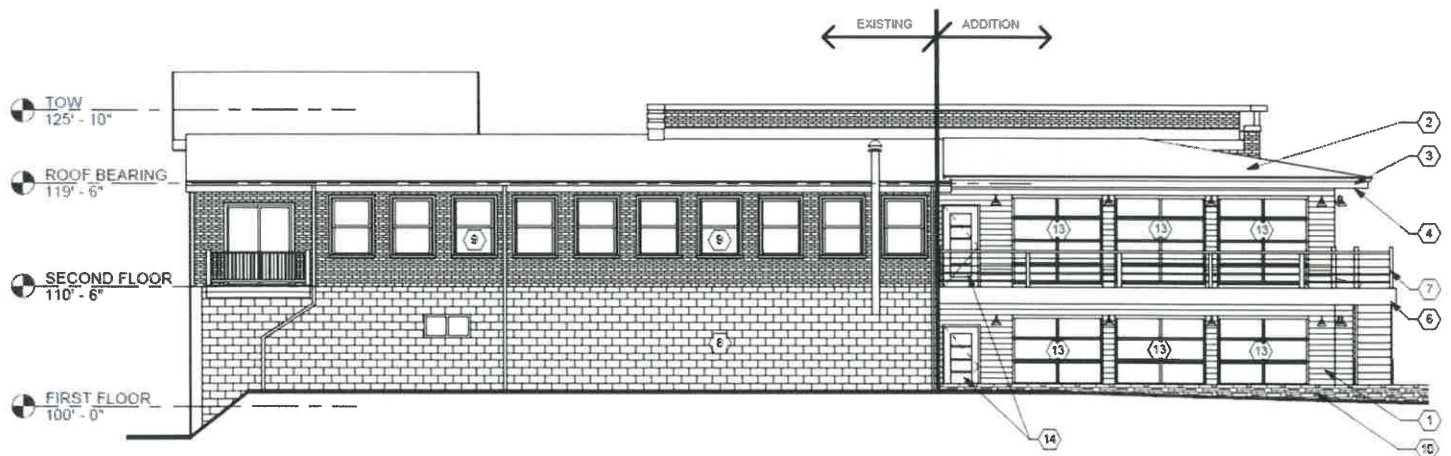
CONSTRUCTION NOTES

①① INDICATES CONSTRUCTION NOTE.

1. BORAL CEMENTITIOUS CHANNEL SIDING, 7" FACE, PAINTED BLACK: (SW 6993 BLACK OF NIGHT).
2. STANDING SEAM METAL ROOF, 12" SEAM SPACING, COLOR: BLACK.
3. ALUMINUM WRAPPED FASCIA, COLOR: BLACK.
4. ALUMINUM VENTED SOFFIT, COLOR: BLACK.
5. 2 1/2" x 4 1/2" CENTERSET FIXED ALUMINUM WINDOWS WITH 1" INSULATED TINTED GLASS BASIS OF DESIGN: YKK YES 45 TU, FRAME COLOR: BLACK.
6. BORAL CEMENTITIOUS TRIM BOARD 12" FACE (MINIMUM), PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).
7. ALUMINUM SQUARE TUBE RAILING, 4" x 4" POST WITH HORIZONTAL WIRE RAILS @ 4" O.C. COLOR: BLACK.
8. EXISTING BUILDING EXTERIOR MASONRY PAINTED WHITE (SW 7006 EXTRA WHITE).
9. EXISTING WOOD WINDOWS, PAINTED BLACK (SW 6993 BLACK OF NIGHT).
10. SMOOTH, STRAIGHT LIMESTONE BLOCK LANDSCAPING WALL.
11. NEW SIGNAGE, COLORS: BLACK: SW 6993 BLACK OF NIGHT
WHITE: SW 7006 EXTRA WHITE
RED: SW 7593 RUSTIC RED
12. 4" x 4" WOOD COLUMN PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).
13. OVERHEAD ALUMINUM DOOR WITH INSULATED GLASS PANELS, BASIS OF DESIGN: CROWN DOORS LLC - SST-II HYDRAULIC BI-FOLD SYSTEM, COLOR: BLACK.
14. ALUMINUM ENTRY DOOR SYSTEM WITH INSULATED GLASS, BASIS OF DESIGN: YKK MODEL 50HL, COLOR: BLACK.
15. EXTERIOR METAL STAIRS WITH PERFORATED TREADS, COLOR: BLACK (SW 6993 BLACK OF NIGHT).



North Elevation: The north elevation will include six (6) overhead glass doors and two (2) YKK Model Design entry doors that match the west elevation. The hand rail will be aluminum square tube railing 4" x 4" posts with horizontal rails spaced four (4) inches apart. The base of the alteration will include a smooth straight limestone.



Parking Lot Improvements: The owner is proposing to improve the gravel parking lot with concrete. The existing parking lot has been gravel since at least 2007. The parking stall widths will be 9.5' x 18' with a 24' driveway width. There is one ADA parking space being proposed of which meets the Zoning Code requirement.

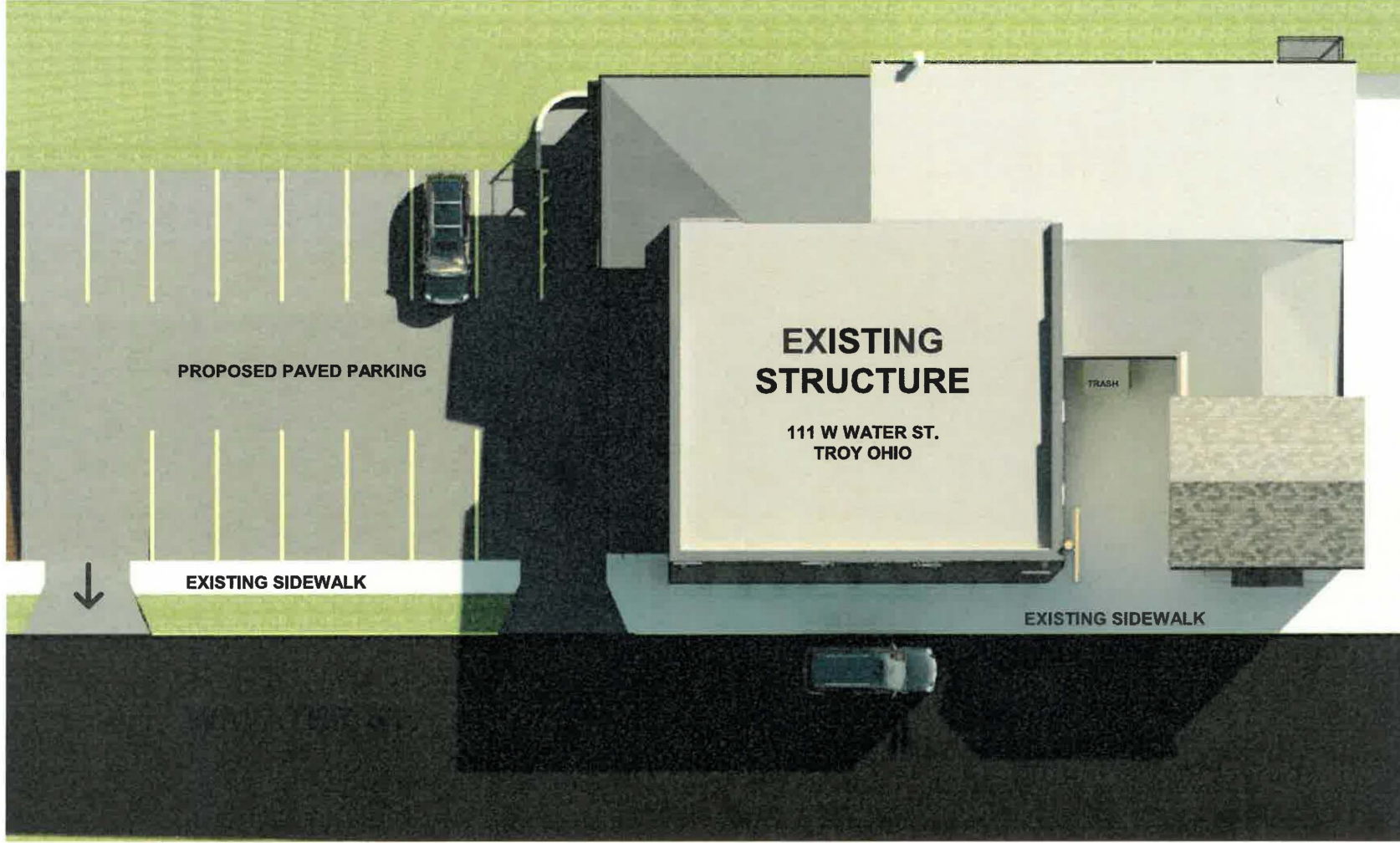
The owner has received approval from the MCD for this request. This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed alterations and parking lot based on the following:

- The building alteration is subordinate to the original building;

- The alteration does not cover or otherwise negatively effect the contributing features as referenced on the OHI form.
- The parking lot paving will improve the character of the district.



1 SITE PLAN - OPTION 3
NOT TO SCALE



DATE	5/13/22
JOB	4011.00
REF.	
SHEET NO.	SK3.1

EXTERIOR RENOVATION & ADDITION

TROY BREWERY

111 W. Water Street, Troy, Ohio

App Architecture
creative focused design

615 Woodside Drive, Englewood, Ohio 45322
T 937.832.8898 F 937.832.3696

www.app-arch.com

File Name



1 SOUTH ELEVATION - OPTION 3
NOT TO SCALE

File Name

App Architecture
creative focused design

645 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

EXTERIOR RENOVATION & ADDITION

TROY BREWERY

111 W. Water Street, Troy, Ohio

DATE 5/13/22
JOB 4011.00
REF.
SHEET NO.

SK3.2

1 NORTH ELEVATION - OPTION 3
NOT TO SCALE



File Name

App Architecture
creative focused design

615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696

www.app-arch.com

EXTERIOR RENOVATION & ADDITION

TROY BREWERY

111 W. Water Street, Troy, Ohio

DATE 5/13/22

JOB 4011.00

REF.

SHEET NO.

SK3.3

1 WEST ELEVATION - OPTION 3
NOT TO SCALE



File Name

App Architecture
creative focused design

615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696

www.app-arch.com

EXTERIOR RENOVATION & ADDITION

TROY BREWERY

111 W. Water Street, Troy, Ohio

DATE 5/13/22

JOB 4011.00

REF.

SHEET NO.

SK3.4



1

EXTERIOR RENDERING FROM NORTH WEST - OPTION 3
NOT TO SCALE

DATE	5/13/22
JOB	4011.00
REF.	
SHEET NO.	SK3.5

EXTERIOR RENOVATION & ADDITION

TROY BREWERY

111 W. Water Street, Troy, Ohio

App Architecture
creative focused design

615 Woodside Drive, Englewood, Ohio 45322
T 937-896-8898 F 937-832-3696
www.app-arch.com

File Name



1 EXTERIOR RENDERING FROM SOUTH WEST - OPTION 3
NOT TO SCALE

DATE	5/13/22
JOB	4011.00
REF.	
SHEET NO.	SK3.6

EXTERIOR RENOVATION & ADDITION

TROY BREWERY

111 W. Water Street, Troy, Ohio

App Architecture
creative focused design

615 Woodside Drive, Englewood, Ohio 45322
T 937.832.8898 F 937.832.3596

www.app-arch.com

CONSTRUCTION NOTES

(00) INDICATES CONSTRUCTION NOTE.

1. BORAL CEMENTITIOUS CHANNEL SIDING, 7" FACE, PAINTED BLACK; (SW 6993 BLACK OF NIGHT).

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3. ALUMINUM WRAPPED FASCIA, COLOR: BLACK.

4. ALUMINUM VENTED SOFFIT, COLOR: BLACK.

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7. ALUMINUM SQUARE TUBE RAILING, 4" x 4" POST WITH HORIZONTAL WIRE RAILS @ 4" O.C. COLOR: BLACK.

8. EXISTING BUILDING EXTERIOR MASONRY PAINTED WHITE (SW 7006 EXTRA WHITE).
9. EXISTING WOOD WINDOWS, PAINTED BLACK (SW 6993 BLACK OF NIGHT).

10. SMOOTH, STRAIGHT LIMESTONE BLOCK LANDSCAPING WALL.

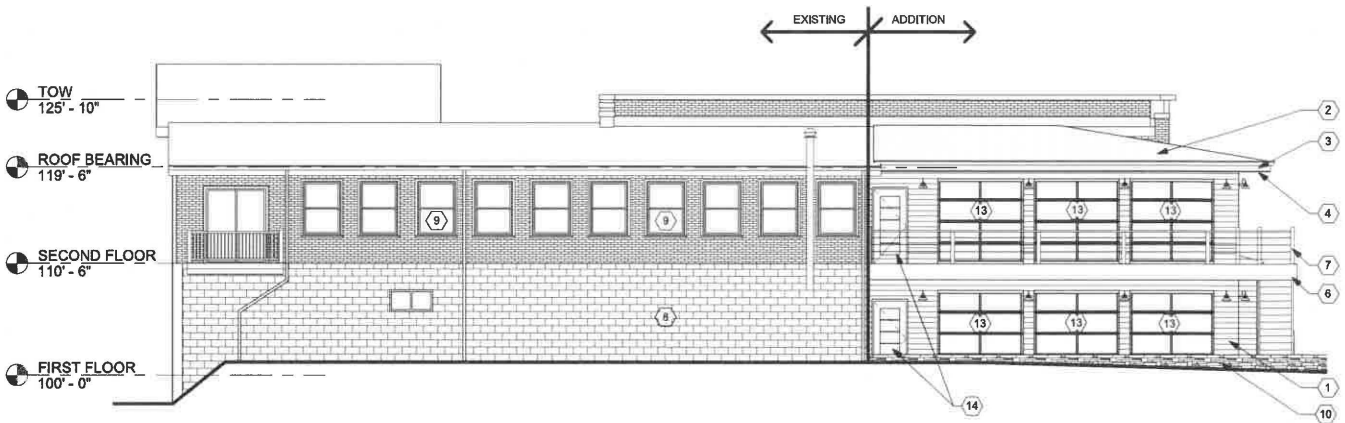
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WHITE: SW 7006 EXTRA WHITE
RED: SW 7593 RUSTIC RED

12. 4" x 4" WOOD COLUMN PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).

13. OVERHEAD ALUMINUM DOOR WITH INSULATED GLASS PANELS. BASIS OF DESIGN: CROWN DOORS LLC - SST-II HYDRAULIC BI-FOLD SYSTEM; COLOR: BLACK

14. ALUMINUM ENTRY DOOR SYSTEM WITH INSULATED GLASS, BASIS OF DESIGN: YKK MODEL 50HL, COLOR: BLACK.

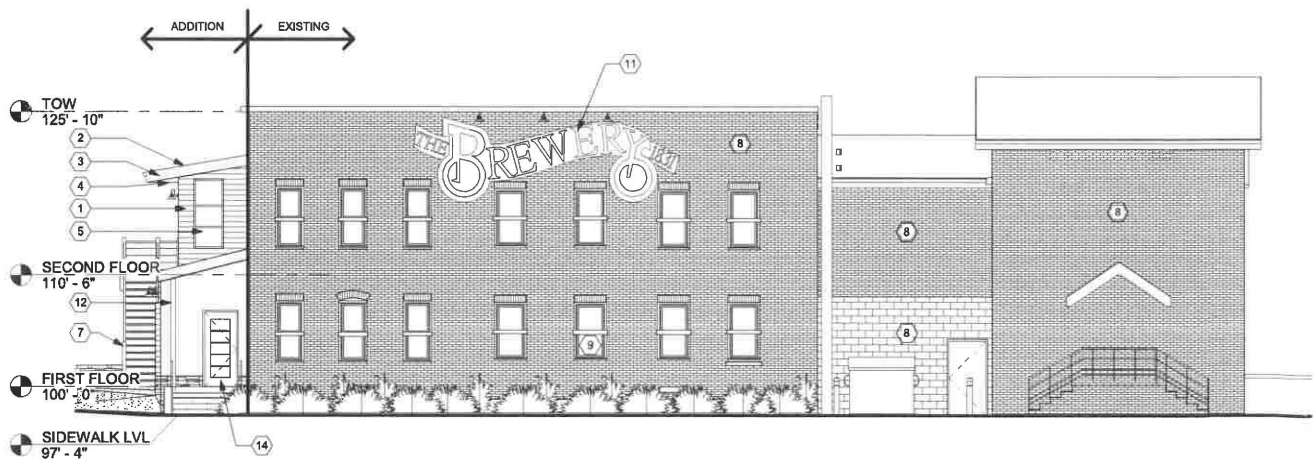
15. EXTERIOR METAL STAIRS WITH PERFORATED TREADS, COLOR: BLACK (SW 6993 BLACK OF NIGHT).



D1 North
1/8" = 1'-0"



D5 West
1/8" = 1'-0"



F1 South
1/8" = 1'-0"



F5 East
1/8" = 1'-0"



TROY

DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 2-13-23

Applicant Randy Kimmel Telephone No. 937-418-2003

Owner of Property 111 W Water, LLC Has the Owner been Notified? _____

Address of Project 111 W Water St

Contact Address (if different than Project Address) 8455 Covington Bradford RD Covington OH 45318

Name of Architect/Engineer and/or Contractor To Be Determined

Alteration per Option 3 Drawing's

Application for renovation to include the following:



Alteration



Repair



Construction



Demolish - Principal Structure



Moving A Building



Demolish - Accessory Structure



Painting



Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

Randy Kimmel

SIGNATURE OF PROPERTY OWNER:

Randy Kimmel

PRINTED NAME OF PROPERTY OWNER:

111 W Water, LLC
Randy Kimmel

OFFICE USE ONLY:

DATE FILED: 2-13-23

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

PAID CK# 1359

Make us your



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 2-13-23

Applicant Randy Kinmel Telephone No. 937-418-2003

Owner of Property 111 W. Water, LLC Has the Owner been Notified?

Address of Project 111 W Water St

Contact Address (if different than Project Address) 8455 Covington Bradford RD Covington OH 45318

Name of Architect/Engineer and/or Contractor To Be Determined

Name of Architect/Engineer and/or Contractor:
Parking Lot Alteration Per Choice ONE Engineering's Drawings

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting
- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☐ Other:

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

***If yes, a use of public space application is required**

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*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

Randy Klein

PRINTED NAME OF PROPERTY OWNER:

111 W Water, LLC
Randy Kimmel

OFFICE USE ONLY:

DATE FILED: 2-13-23

CASE #: _____

DATE OF MEETING: _____

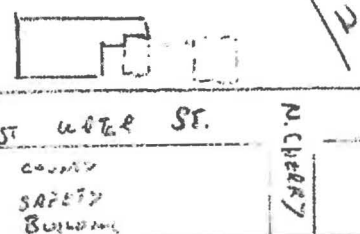
102 South Market Street, Troy, OH 45373-7303

Paid ~~AT~~ 1358



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>HA 150-05</u> 10920-001690		4. Present Name(s) Schwind and Mayer Brewery		1. No. 10920-001690
3. Location of Negatives Regional Office 5HA		5. Other Name(s) Henne Brewing Company		
6. Specific Location 111 West Water Street		16. Thematic Category C,0 <u>IND</u>		
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period		2. County Miami
8. Site Plan with North Arrow 		18. Style or Design industrial		
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738560 4435820 Zone Easting Northing Site ☐ Structure ☐ Building ☒ Object ☐		19. Architect or Engineer		
11. On National Register? Yes ☐ No ☒		20. Contractor or Builder		4. Present Name(s) Schwind and Mayer Brewery
12. Is It Eligible? Yes ☒ No ☐		21. Original Use, if apparent brewery		
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		22. Present Use restaurant		
14. District Potent'l? Yes ☐ No ☒		23. Ownership Public ☐ Private ☒		5. Other Name(s) Henne Brewing Company
15. Name of Established District		24. Owner's Name & Address, if known		
42. Further Description of Important Features Plain commercial building. Windows are radiating brick voussoirs and wood sills.		25. Open to Public? Yes ☒ No ☐		
43. History and Significance An interesting adaptive use. Joseph Schwind sold his interest to Joseph Henne in 1874. Mayer sold out 1884 and it became Joseph Henne and Company. Son Jacob moved in 1894 and Hoseph Schauer and E.H. McKnight set up a bottling plant business which burned out in 1898. It was also an ice house. In 1970 it was Hobart Cabinet Company.		26. Local Contact Person or Organization Troy Historical Society		
44. Description of Environment and Outbuildings In the commercial and industrial center of Troy		27. Other Surveys in Which Included		
45. Sources of Information		28. No. of Stories 2 29. Basement? Yes ☐ No ☒ 30. Foundation Material stone 31. Wall Construction brick 32. Roof Type & Material low shed 33. No. of Bays Front 7 Side 3 34. Wall Treatment 8 course American bond 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐ 37. Condition Interior <u>changed</u> Exterior <u>good</u> 38. Preservation Underway? Yes ☒ No ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road Street Front 75' wide		
46. Prepared by L.S. Gannon, Jr.		47. Organization Regional office 5HA		
48. Date 11/77		49. Revision Date(s)		

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: February 22, 2023

SUBJECT: Planned Development Request – 1271 Brukner Drive – General Plan

DISCUSSION:

The applicant requests a zoning amendment for a Planned Development at 1271 Brukner Drive which consists of 9.596 acres and is located on Brukner Drive south of Archer Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The property is located in the M-2 Light Industrial District.

City Council recently approved a moratorium on new applications for Self-Storage as Ordinance 2-2023. This application was submitted prior to the enactment of the moratorium.

PROPOSAL:

Layout: The Proposed layout includes five (5) additional buildings totaling 28,800 square feet that are being proposed for storage units. Seven (7) storage buildings are currently on the site. The applicant is proposing a 12896 Square Feet outdoor storage area that is less than the 10% maximum. The Preliminary Plan currently calls for a total of four (4) phases with buildings numbered eight (8) and nine (9) to be built first. All existing gravel storage areas are going to be improved with asphalt. Please see exhibit A for the proposed layout.

Landscaping: Sixteen (16) Pyramidal Arborvitae's and four (4) dark green Arborvitae's are being provided on the north lot line to screen the storage from the public right-of-way. An existing aluminum wrought iron decorative fence will remain on the north lot line behind the proposed landscaping. A buffer strip is not required on the adjacent lot lines as the M-2 Light Industrial District surrounds the site to the east and west.

Parking: The proposed development will not provide additional parking as the request currently meets the Zoning Code requirements of one (1) space for every two (2) employees when the shift maximum is present on site.

Traffic: The City Engineer has reviewed the preliminary plan and the site maneuverability is sufficient.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations will be provided and reviewed prior to requesting the Final Development Plan.

Open Space: The proposed development currently does not meet the 10% open space requirement set forth by the Zoning Code.

Signage: No additional signage is being proposed with this request.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be as existing industrial and commercial uses. The proposed uses of the property will follow the Comprehensive Plan. Please see Exhibit B Comprehensive Plan Future Land Use Map Figure 14-5.

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area as existing industrial and commercial uses and this request is in compliance with the comprehensive plan.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit more than one principal building on a property. This property will have six (6) principal storage buildings.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics as additional landscaping has been provided to screen the storage buildings from the public right-of-way.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The General Plan supports surrounding streets and utilities. Stormwater calculations will be provided as part of the Final Development Plan.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The property at 1271 Brukner Drive is currently used for a self-storage facility. This proposal, is to allow an additional five (5) buildings. While the proposed development is industrial, this provides a low intensity industrial use for the surrounding properties with minimal truck traffic.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property currently has existing water, sanitary, and storm water controls in place.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD is exceeding Zoning Code requirements with additional landscaping.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**

(9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community with the additional storage locations.**

(10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. Industrial uses surround this location to the north, east, and west.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD is currently being served by City water and sewer. No additional public services are being requested for this development.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, if any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by available vacant M-2 Light industrial land located on the north side of Brukner Drive. No special circumstances exist that would make the vacant land unavailable for development.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

The proposed amendment would not correct an error in the application of this Zoning Code.

PUBLIC HEARING:

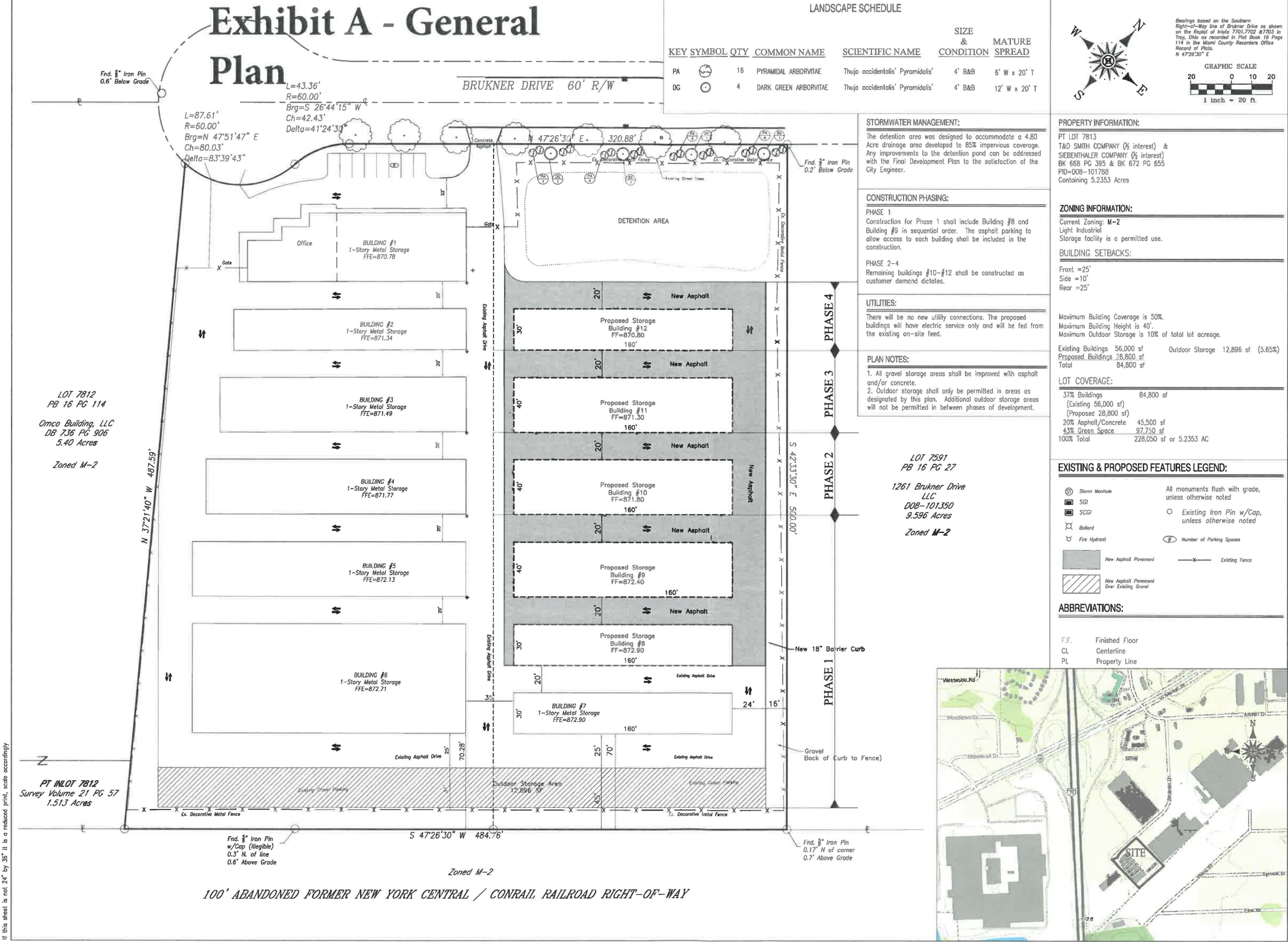
Due to the straight forward nature of the rezoning request, the compatibility of the proposed zoning matching the zoning of surrounding properties, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is recommended that Planning Commission make a positive recommendation to City Council regarding this Planned Development application with the condition that the replat is recorded as provided. This conditional approval is based upon the following:

- The PD request complies with comprehensive plan future land use, and;
- The PD complies with the General Plan requirements of Zoning Code 1145.16.

Exhibit A - General Plan



PLANS PREPARED BY:

LAND CONSULTANTS
SBE Certified
associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX (812) 537-4901
(888) 537-2145

555 CARR STREET
SUITE 400
CINCINNATI, OH 45203
(513) 381-1020
FAX (513) 381-1070
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:

Kara Burkhardt Meineke
5335 Fair Hills Avenue
Suite 305
Dayton, OH 45429
Phone: (937) 838-6930
Fax: (815) 417-6755
KBURK999@SBGLOBAL.NET

PLANS PREPARED FOR:

Ashford Construction & Development Company
8300 Yankee Street
Centerville, Ohio 45458

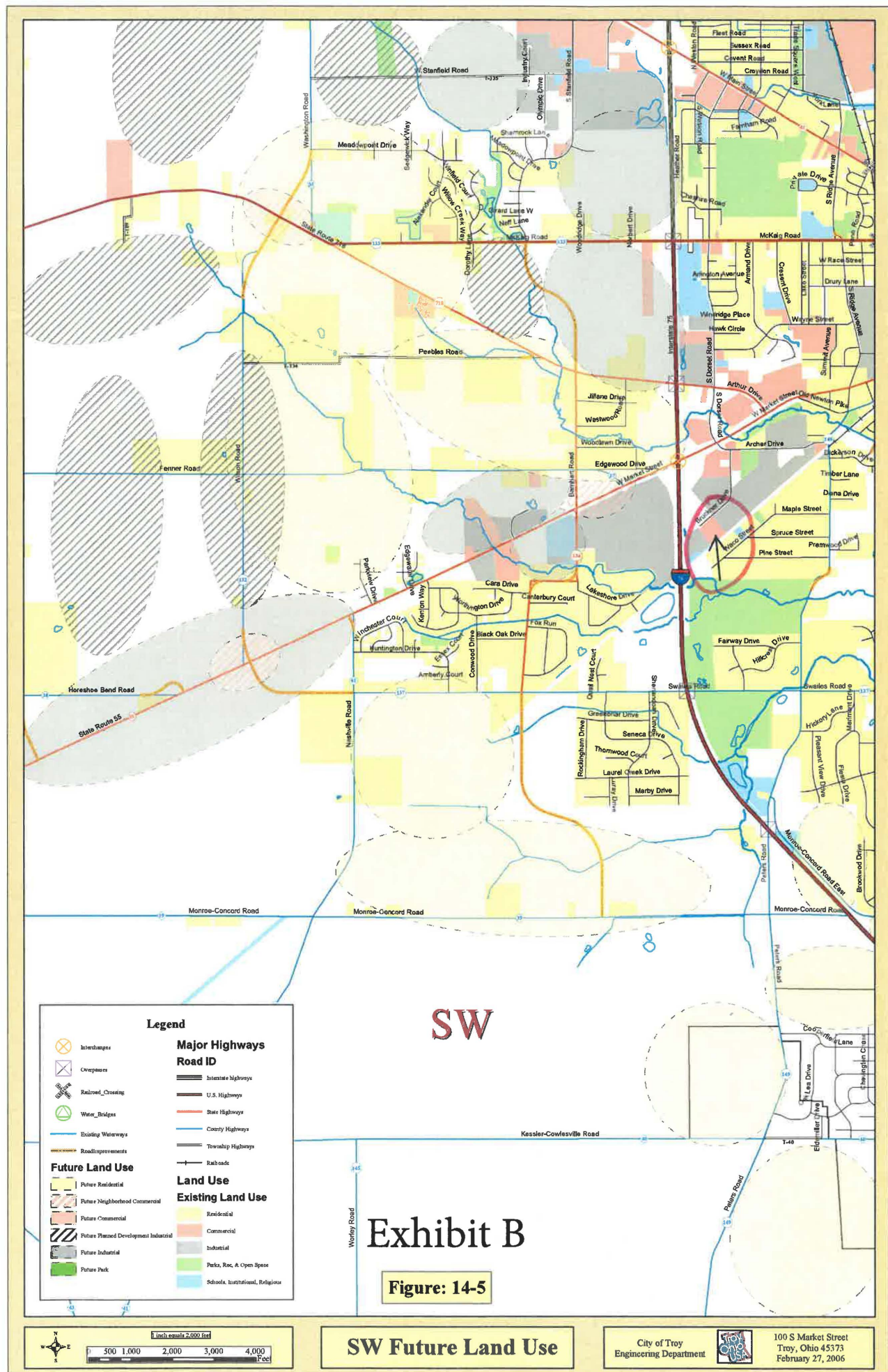
PROJECT NAME:

TROY STORAGE INNS OF AMERICA
1271 Brukner Drive
City of Troy
Miami County, Ohio

SHEET TITLE:

PRELIMINARY PLAN

LC PROJ. NO.	BASE FILE NAME
81499402V	069-22.dwg
KDM PROJ. NO.	TAB NAME
069-22	D(PUD)
DATE	DRAWING NO.
2/06/23	C-1.0
SCALE	1"=20'





APPLICATION FOR A PLANNED DEVELOPMENT

An application for a Planned Development located at 1271 Brukner Drive
(Street Address)
being lot number(s) 7813 PD
(Parcel Identification Number) (Proposed Zoning Classification)

OWNER

APPLICANT

Name T&D Smith Company (1/2 interest)
Address same
City same
State same
Zip Code same
Phone No. same
Fax No. same
Email same

Name T&D Smith Company
Address 8300 Yankee Street
City Centerville
State Ohio
Zip Code 45458
Phone No. 937-434-8410
Fax No. 937-434-9010
Email tom.smith@storageinns.com

The applicant is the Managing Member of the property, which is subject to this application.
(State the interest of the applicant)

I hereby depose and say that the above statements and the statements contained in all the exhibits prepared by me and transmitted herewith are true.

[Signature]
(Applicant Signature)

Subscribed and sworn to before me this 9 day of January, 2023

My Commission Expires 5/17/2027
(Month/Date/Year)



DAWN LYMAN
Notary Public
State of Ohio
My Comm. Expires
May 17, 2027

[Signature]
(Notary Public)



**SIEBENTHALER AND SMITH CO LTD
DBA STORAGE INNS OF AMERICA - TROY
8300 YANKEE STREET
CENTERVILLE, OH 45458
PHONE: 937-434-1610**

To whom it may Concern:

I, Thomas E. Smith being an authorized representative of the T. and D. Smith Company, LTD., ½ interest owner of the parcel(s) located at 1271 Brukner Drive also known as Troy Storage Inns of America, in Troy, Ohio and containing 5.253 acres as conveyed by General Warranty Deed as recorded in Deed Book 672, Page 655 of the Deed Records of Miami County, Ohio and the representatives of The Siebenthaler Company, the owner of the other ½ interest in the property described above as conveyed by General Warranty Deed as recorded in Deed Book 668, Page 395 of the Deed Records of Miami County, Ohio state that both owners are in agreement that I may act as representative for both owners to pursue a zone change request to change the current M-2 zoning to PD zoning and also to pursue any further applications required to complete the zoning process, including but not limited too, applying for the Final Development Plan approval and requesting approval of a Record Plat if deemed necessary by the staff at the City of Troy or Miami County.

Respectfully,



Thomas E. Smith
Managing Member

STATE OF OHIO)
) ss.
COUNTY OF MONTGOMERY)

On this 9 day of January, 2023, before me, a Notary Public, in and for the jurisdiction aforesaid, personally appeared Thomas E. Smith, with personally know to me, who by me duly sworn did say the he is the Managing Member of T. and D. Smith Company LTD. and that said instrument was signed and that he acknowledged execution of said instrument was signed on behalf of said limited liability company and that he acknowledged execution of said instrument to be his voluntary act and deed of said limited liability company. No oath or affirmation was administered with regard to this notarial act.

Notary Seal



DAWN LYMAN
Notary Public
State of Ohio
My Comm. Expires
May 17, 2027


Notary

Exhibit A

Nature of Applicant Interest:

Land subject to the PUD proposal is all of the lands owned by the applicant.

Subject parcel deeds attached.

Exhibit B

Legal Description of Land:

Subject parcel deeds attached. Legal descriptions are contained within the deeds.

204651

GENERAL WARRANTY DEED

THOMAS E. SMITH and DEBORAH L. SMITH, husband and wife, Grantor, of Montgomery County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to THE T. AND D. SMITH COMPANY, LTD., an Ohio limited liability company, Grantee, whose tax mailing address is 6400 Bigger Road, Dayton, Ohio 45459, an undivided one-half interest in the following described real estate:

Situate in the State of Ohio, County of Miami, City of Troy and being a part of Inlot 7813, in said City, more particularly described as follows: Beginning at an iron pin which marks the Northeast corner of Inlot 7813, as shown on Miami County Recorder's Record of Plats Book 16, Page 114; thence South 42° 33' 30" East, with the East line of Inlot 7813, a total distance of 500.00 feet to an iron pin; thence South 47° 26' 30" West, 484.76 feet to an iron pin; thence North 37° 21' 40" West, 487.59 feet to an iron pin on the South line of Brukner Drive; thence Northeasterly, with a curve to the left, having a radius of 60.0 feet, a total arc distance of 87.61 feet to an iron pin, the long chord of this arc bears North 47° 51' 47" East, a distance of 80.03 feet; thence Northeasterly, with a curve to the right, having a radius of 60.0 feet, a total arc distance of 43.36 feet to an iron pin, the long chord of this arc bears North 26° 44' 15" East, and is 42.43 feet in length; thence North 47° 26' 30" East, with the South line of Brukner Drive, a total distance of 320.88 feet to the place of beginning.

The above described part of Inlot 7813 contains a total of 5.253 acres, same being subject to all legal easements and restrictions of record.

Description prepared by Richard W. Klockner, Professional Surveyor #4370, in accordance with a survey filed in the Miami County Engineer's Record of Lot Surveys Volume 21, Page 57.

The above described real estate is conveyed subject to all restrictions, reservations, limitations, conditions, covenants, easements, rights of way, and legal highways of record pertaining to the same and now in force and effect.

Prior Instrument Reference: Deed Record Book 665, Page 771.

This conveyance is subject to, and the warranty provisions hereof except, and any and all real estate taxes and assessments due and payable on and after the date of delivery of this deed which Grantees herein assume and agree to pay as part consideration hereof.

BOOK 672 PAGE 655

DESCRIPTION ATTACHED
MIAMI COUNTY ENGINEER
DATE 9-10-96

Example		SEP 10 1996 CHINA PETERS, Miami County Auditor TRANSFERRED In accordance with O.R.C. 15.22
TOTAL FEE		
OHIO 313.54		
OHIO 322.02		

BAVER AND
BOOKWALTER CO., L.P.A.
ATTORNEYS-AT-LAW
202 EAST CENTRAL AVE.
MIAMISBURG, OHIO 45342
(513) 866-2405

IN WITNESS WHEREOF, witness their hands this 31ST day of August, 1996.

Signed and acknowledged
in the presence of:

Susan M. Wignersethan
WITNESS


Thomas E. Smith

Susan M. Higginbotham
Print Name

Victoria L. Swinstra
WITNESS

Deborah L. Smith

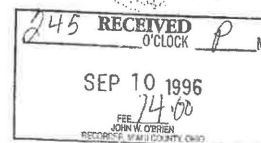
Victoria L. Tuinstra
Print Name

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 31ST day of August, 1996, by Thomas E. Smith and Deborah L. Smith.

Deborah S. Burton
Notary Public

DEBORAH S. BURTON, Notary Public
in and for the State of Ohio
My Commission Expires Feb. 6, 1999



BAVER AND
BOOKWALTER CO., L.P.A.
ATTORNEYS-AT-LAW
202 EAST CENTRAL AVE.
MIAMISBURG, OHIO 45342
(513) 866-2485

This Instrument Prepared By: Thomas E. Bookwalter
Attorney at Law

194397

95-94962A

GENERAL WARRANTY DEED

THOMAS E. SMITH AND DEBORAH L. SMITH, HUSBAND AND WIFE, of Montgomery County, Ohio for valuable consideration paid, grants with general warranty covenants, to

THE SIEBENTHALER COMPANY, AN OHIO CORPORATION, whose tax-mailing address is 3001 Catalpa Drive, Dayton, Ohio 45405

AND BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING REAL PROPERTY:

Situate in the City of Troy, County of Miami and State of Ohio, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Subject to all restrictions and easements of record affecting said premises, which are now in force.

Excepting the June, 1996, installment of taxes and assessments, and all taxes and assessments thereafter, which the grantee herein assumes and agrees to pay as part of the consideration hereof.

Also excepting a mortgage recorded in Mortgage Book 909, Page 195, filed December 4, 1995, in the amount of \$1,337,192.00, as made by Thomas E. Smith and Deborah L. Smith, Husband and Wife, -to- National City Bank, Dayton.

Prior instrument reference: Deed Book 665, Page 771 of the Deed Records of Miami County, Ohio. Witness their hands this 15th day of March, 1996.

Signed and acknowledged
in the presence of:

George Buchanan
Witness GEORGE BUCHANAN

Matthew G. Williamson
Witness MATTHEW G. WILLIAMSON

Thomas E. Smith
THOMAS E. SMITH

Deborah L. Smith
DEBORAH L. SMITH

STATE OF OHIO)
COUNTY OF MONTGOMERY) SS:

BE IT REMEMBERED, That on this 15th day of March, 1996, before me the subscriber, a Notary Public in and for said County, personally came, THOMAS E. SMITH AND DEBORAH L. SMITH, HUSBAND AND WIFE, the Grantors in the foregoing Deed, and acknowledge the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



NOTARY PUBLIC

MATTHEW G. WILLIAMSON
Notary Public, State of Ohio
My Commission Expires October 2, 1997

TRANSFERRED
In compliance with ORC 318.202
CHRIS ALPEPLES, Miami County Auditor
By *[Signature]*
MAR 19 1996
Total Fee \$ 1337.20
ORC 319.54 \$ 668.60
ORC 322.02 \$ 668.60
Exempt ☐

Instrument prepared by KIEFER & MITCHELL, ATTORNEYS AT LAW
504 Riverplace, Suite 310
Dayton, Ohio 45405
(513) 223-4465

BOOK 668, PAGE 395

BOOK 668 PAGE 396
EXHIBIT "A"

Situate in the City of Troy, County of Miami and State of Ohio, and being a part of Inlot Numbered 7813 in said City, more particularly described as follows:

Beginning at an iron pin which marks the northeast corner of Inlot 7813, as shown on Miami County Engineer's Record of Plats Book 16, Page 114; thence South 42 degrees 33 minutes 30 seconds East, with the east line of Inlot 7813, a total distance of 500.00 feet to an iron pin; thence South 47 degrees 26 minutes 30 seconds West, 484.76 feet to an iron pin; thence North 37 degrees 21 minutes 40 seconds West, 487.59 feet to an iron pin on the south line of Brukner Drive; thence northeasterly, with a curve to the left having a radius of 60.0 feet, a total arc distance of 87.61 feet to an iron pin, the long chord of this arc bears North 47 degrees 51 minutes 47 seconds East, a distance of 80.03 feet; thence northeasterly, with a curve to the right having a radius of 60.0 feet, a total arc distance of 43.36 feet to an iron pin, the long chord of this arc bears North 26 degrees 44 minutes 15 seconds East, and is 42.43 feet in length; thence North 47 degrees 26 minutes 30 seconds East, with the south line of Brukner Drive, a total distance of 320.88 feet to the place of beginning.

The above described part of Inlot 7813 contains a total of 5.253 acres, more or less, subject to all legal highways.

The above is a new description prepared November 6, 1995 by Richard W. Klockner, Professional Surveyor #4370, in accordance with a survey filed in the Miami County Engineer's Record of Lot Surveys Volume 21, Page 57.

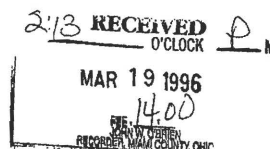


Exhibit C

Principal Uses:

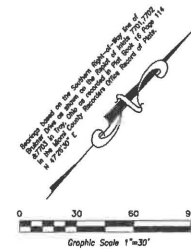
Principal Use: Buildings for Public Storage. – “Self-Storage”

The subject site is currently improved with seven (7) buildings which are utilized for “Self-Storage”. One of the buildings contains the office for the business. The request to rezone the parcel will allow 5 more “Self-Storage” buildings to be constructed.

Exhibit D-1

Property Dimensions:

Current Plat of Survey Attached. It is the intent of the owners to consolidate PT LOTs 7813 to create one 5.253 acre parcel and reclassify the entire property from M-2 to PD.



LEGEND

- measuring with grade, unless otherwise noted
- Set 3/8" Iron Pin w/Cap Dennis T. Dinkelacker, P.S. #7736
- Set May Not
- Existing Iron Pin w/Cap, unless otherwise noted
- ✕ Existing or Old Cross Mark
- Right-of-Way Line (R/W)
- Centerline (CL)

REFERENCES:

- 1) There is physical occupation along the existing Northern, Eastern and Southern property lines as shown hereon.
- 2) All monuments found or set in good condition unless otherwise noted.
- 3) Bearings based on the Southern Right-of-Way line of Brukner Drive as shown on the Replat of Inlots 7701, 7702 & 7703 in Troy, Ohio as recorded in Plot Book 18 Page 114 in the Miami County Recorder's Office Record of Plots.
- 4) Source documents used:
Plot Volume 16, Page 27 of the M.C.R.P.R.
Plot Volume 16, Page 87 of the M.C.R.P.R.
Plot Volume 16, Page 114 of the M.C.R.P.R.
Survey Volume 21, Page 57 of the M.C.E. Record of Lot Surveys
Existing Deeds and references as shown

Being a Division of PT LOT 7813 (5.253 Acres) in Archer Industrial Park, City of Troy, Ohio,
I hereby certify that this plot of survey is based on a true and correct field survey performed under my direct supervision.

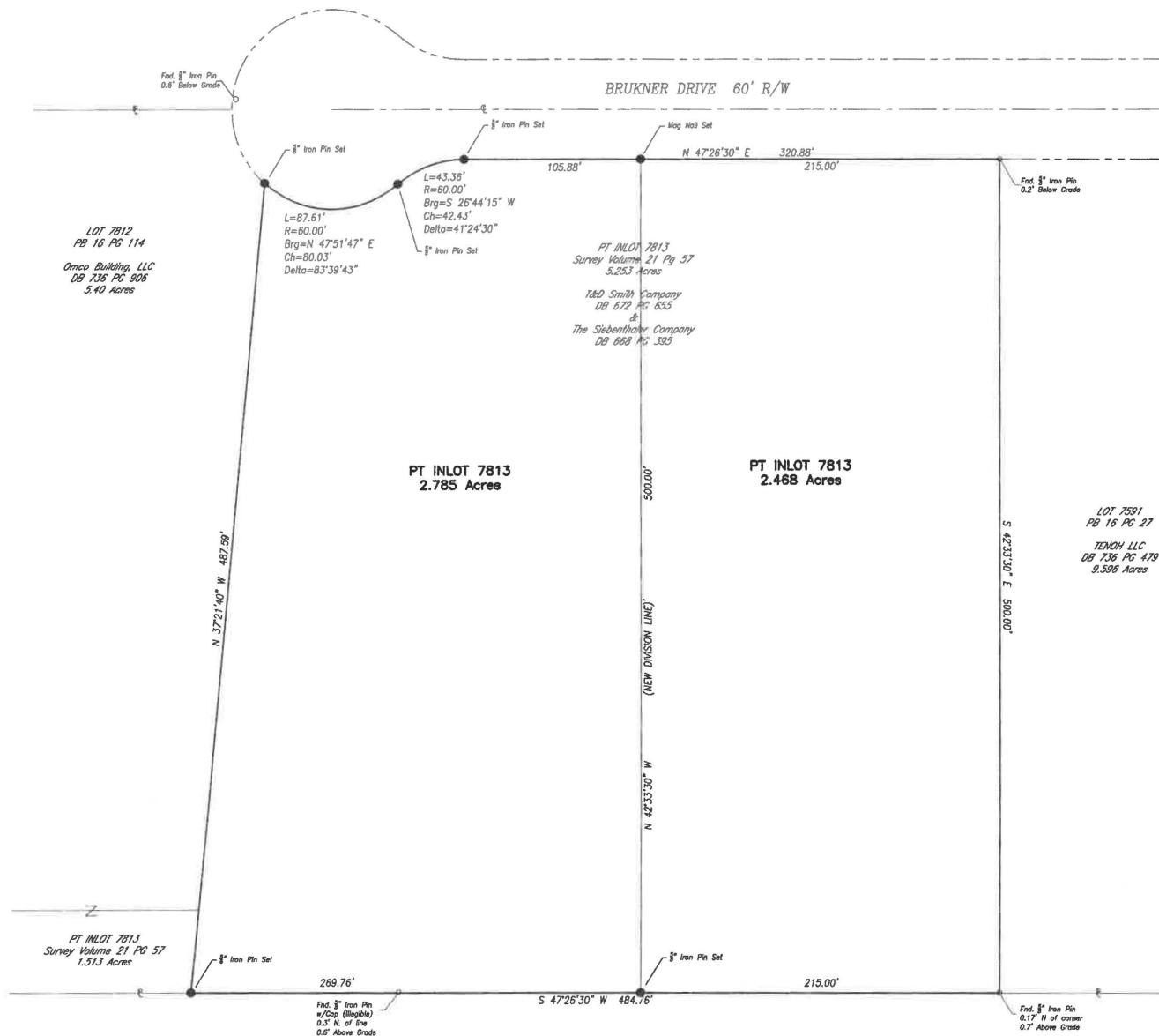
Dennis T. Dinkelacker 7/21/2014
Dennis T. Dinkelacker, P.S. Date
Ohio Registration Number 7736



APPROVAL:

July 30, 2014 THIS LOT SPLIT WAS REVIEWED AND APPROVED.

Deborah Swann 7-30-14
Deborah Swann Date
City Engineer



100' ABANDONED FORMER NEW YORK CENTRAL / CONRAIL RAILROAD RIGHT-OF-WAY

LEGAL DESCRIPTION
2.785 Acre Tract

Situated in the State of Ohio, Miami County, City of Troy and being part of Inlot 7813, in said city and being more particularly described as follows:

Commencing at a found 5/8" iron pin at the Northeastern corner of Inlot 7813, as shown on Miami County Recorder's Record of Plats in Plat Volume 16, Page 114 of the Miami County, Ohio, Records; said corner also lying in the existing Southern right-of-way line of Brukner Drive; thence with said Northern and Southern lines, South 47 degrees 26 minutes 30 seconds West a distance of 215.00 feet to a set Magnetic Nail and being **The Real Point of Beginning** for the lands herein described; thence leaving said Northern and Southern lines with a new division line severing Part of Inlot 7813, South 42 degrees 33 minutes 30 seconds East a distance of 500.00 feet to a set iron pin with cap, D.T. Dinkelacker #7736 in the Southern line of Inlot 7813; thence with said Southern line, South 47 degrees 26 minutes 30 seconds West a distance of 269.76 feet to a set iron pin with cap D.T. Dinkelacker #7736; thence leaving said Southern line, North 37 degrees 21 minutes 40 seconds West a distance of 487.59 feet to a set iron pin with cap, D.T. Dinkelacker #7736 in the existing Southern right-of-way line of Brukner Drive; thence with said Southern right-of-way line the following three courses and distances:

Thence with the arc of a curve to the left, having a radius of 60.00 feet, Delta of 83 degrees 39 minutes 43 seconds, an arc length of 87.61 feet, the chord of said arc bears North 47 degrees 51 minutes 47 seconds East a distance of 80.03 feet to a point of reverse curvature (PRC);

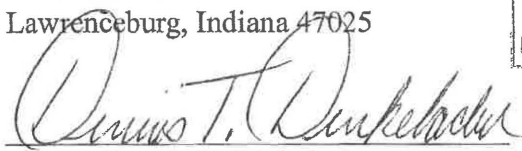
Thence with the arc of a curve to the right, having a radius of 60.00 feet, Delta of 41 degrees 24 minutes 30 seconds, an arc length of 43.36 feet, the chord of said arc bears North 26 degrees 44 minutes 15 seconds East a distance of 42.43 feet to a set iron pin with cap, D.T. Dinkelacker #7736;

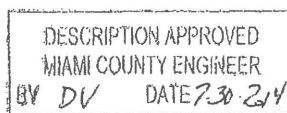
Thence North 47 degrees 26 minutes 30 seconds East a distance of 105.88 feet to the **Point of Beginning**.

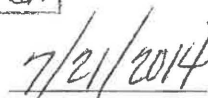
This tract contains 2.785 acres, more or less, and being subject to all legal highways and any and all easements of record. The above description describes a tract of land from the lands owned by The T. and D. Smith Company, LTD., as recorded in Deed Book 672, Page 655 and The Siebenthaler Company, as recorded in Deed Book 668, Page 395 of the Miami County, Ohio, Records.

The above description is based on a survey made under the direct supervision of Dennis T. Dinkelacker, Ohio Registration No. 7736, in July, 2014. The bearings are based on Survey Volume 21, Page 57 of the Miami County Engineer's Record of Lot Surveys. Survey filed in Miami County Engineer's Record of Land Surveys Volume 55 Page 193.

Land Consultants
314 Front Street
Lawrenceburg, Indiana 47025


Dennis T. Dinkelacker




Date



LEGAL DESCRIPTION
2.468 Acre Tract

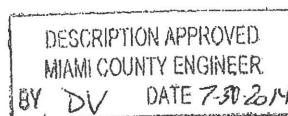
Situated in the State of Ohio, Miami County, City of Troy and being part of Inlot 7813, in said city and being more particularly described as follows:

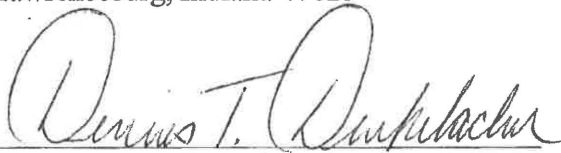
Beginning at a found 5/8" iron pin at the Northeastern corner of Inlot 7813, as shown on Miami County Recorder's Record of Plats in Plat Volume 16, Page 114 of the Miami County, Ohio, Records; said corner also lying in the existing Southern right-of-way line of Brukner Drive; thence leaving said Southern line with the Eastern line of Inlot 7813, South 42 degrees 33 minutes 30 seconds West a distance of 500.00 to the Southeastern corner of Inlot 7813, said corner being referenced by a found 5/8" iron pin lying 0.17 feet North of said corner; thence with the Southern line of Inlot 7813, South 47 degrees 26 minutes 30 seconds West a distance of 215.00 feet to a set iron pin with cap D.T. Dinkelacker, #7736; thence leaving said Southern line with a new division line severing Part of Inlot 7813, North 42 degrees 33 minutes 30 seconds East a distance of 500.00 feet to a set Magnetic Nail in the Northern line of Inlot 7813 and also being in the existing Southern right-of-way line of Brukner Drive; thence with said Northern and Southern lines, North 47 degrees 26 minutes 30 seconds East a distance of 215.00 feet to the **Point of Beginning**.

This tract contains 2.468 acres, more or less, and being subject to all legal highways and any and all easements of record. The above description describes a tract of land from the lands owned by The T. and D. Smith Company, LTD., as recorded in Deed Book 672, Page 655 and The Siebenthaler Company, as recorded in Deed Book 668, Page 395 of the Miami County, Ohio, Records.

The above description is based on a survey made under the direct supervision of Dennis T. Dinkelacker, Ohio Registration No. 7736, in July, 2014. The bearings are based on Survey Volume 21, Page 57 of the Miami County Engineer's Record of Lot Surveys. Survey filed in Miami County Engineer's Record of Land Surveys Volume 55 Page 193.

Land Consultants
314 Front Street
Lawrenceburg, Indiana 47025




Dennis T. Dinkelacker


Date

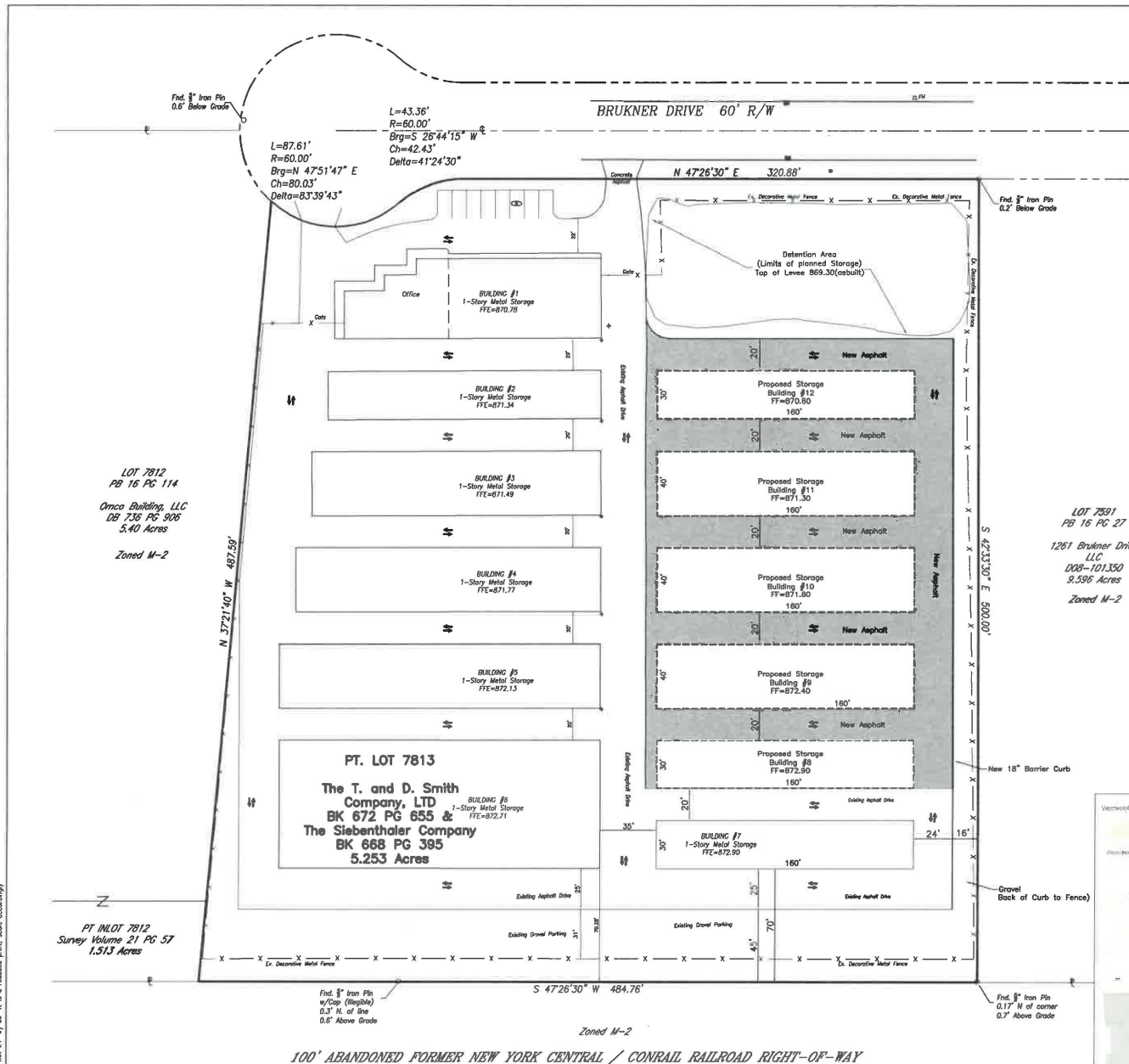


Exhibit D-2

Location/ Arrangement of Buildings & Structures:

Proposed Site plan is attached.

If this sheet is not 24" by 36" it is a reduced plot, scale accordingly



PROPERTY INFORMATION:
PT LOT 7813
T&D SMITH COMPANY (1/2 interest) &
SIEBENTHALER COMPANY (1/2 interest)
BK 668 PG 395 & BK 672 PG 655
PD=008-101788
Containing 5.2353 Acres

ZONING INFORMATION:
Current Zoning: M-2
Light Industrial
Storage facility is a permitted use.

BUILDING SETBACKS:
Front = 25'
Side = 10'
Rear = 25'

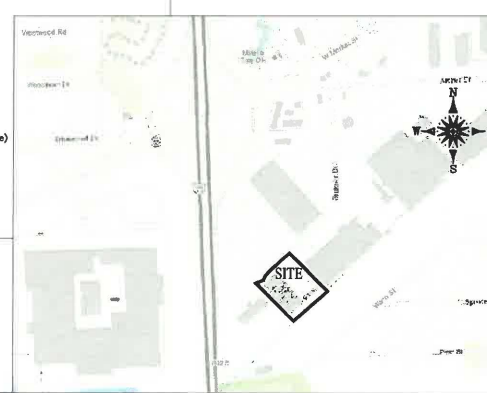
Maximum Building Lot Coverage is 50%.
Maximum Building Height is 40'.

Existing Buildings 56,000 sf
Proposed Buildings 28,800 sf
Total 84,800 sf

LOT COVERAGE:
37% Buildings 84,800 sf
(Existing 56,000 sf)
(Proposed 28,800 sf)
23% Asphalt/Concrete 45,500 sf
43% Green Space 97,750 sf
100% Total 228,050 sf or 5.2353 AC

EXISTING FEATURES LEGEND:
Storm Mainline All monuments flush with grade, unless otherwise noted.
SC1
SC2
SC3
Railroad
Fire Hydrant
New Asphalt Paved
Existing Iron Pin w/ Cap, unless otherwise noted.
Number of Parking Spaces
Existing Fence

ABBREVIATIONS:
F.F. Finished Floor
CL Centerline
PL Property Line



PLANS PREPARED BY:
LAND CONSULTANTS
SBE Certified
associated companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING
314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX (812) 537-4901
(888) 537-2145
555 CARR STREET
SUITE 400
CINCINNATI, OH 45203
(513) 381-1020
FAX (513) 381-1070
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:
Kara Burkhardt Meineke
5335 Fox Hills Avenue
Suite 305
Dayton, OH 45429
Phone: (937) 838-6930
Fax: (815) 417-6755
KBURK99@GSCGLOBAL.NET

NO.	DATE	DESCRIPTION	REVISIONS

PLANS PREPARED FOR:
Ashford Construction & Development Company
8300 Yankee Street
Centerville, Ohio 45458

PROJECT NAME:
TROY STORAGE INNS OF AMERICA
1271 Brukner Drive
City of Troy
Miami County, Ohio

SHEET TITLE:
DEVELOPMENT PLAN

LC PROJ. NO. 1149422	BASE FILE NAME 069-22.dwg
ESTIM PROJ. NO. 069-22	TAB NAME DPP(UD)
DATE 1/03/23	DRAWING NO. C-1.0
SCALE 1"=20'	

Exhibit D-3

Intensity of Land Use:

Proposed Site plan is attached.

The entire 5.2353 acres will be dedicated to "Self-storage". All buildings will be approximately 8'6.5" in height.

Existing Building 1 - Office 2,550 sf. storage 4,750 sf.

Existing Building 2 - storage 5,100 sf.

Existing Building 3 - storage 7,200 sf.

Existing Building 4 - storage 7,600 sf.

Existing Building 5 – storage 8,000 sf.

Existing Building 6 - storage 16,000 sf.

Existing Building 7 - storage 4,800 sf.

Proposed Building 8 – storage 4,800 sf.

Proposed Building 9 - storage 6,400 sf.

Proposed Building 10 - storage 6,400 sf.

Proposed Building 11 - storage 6,400 sf.

Proposed Building 12 - storage 4,800 sf.

There will be a total of 12 buildings that will occupy 84,800 sq. ft. or 37% of the site.

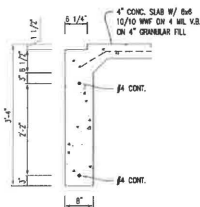
Exhibit D-4

Sketches describing proposed buildings:

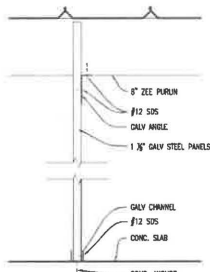
Architectural Plans from Building 7 Construction is attached as an example of what is proposed for buildings 8-12.

(IBC 2011/ASCE 7-05)

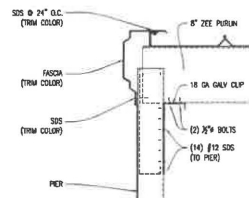
- | | | |
|--|---|------------|
| 1. ROOF PARAMETERS | | |
| a. | ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND
OTHER STRUCTURES – 2010 | |
| b. | MANUFACTURER'S STEEL CONSTRUCTION – ASCE, 1978, EDITION | |
| c. | SPACING FOR STRUCTURAL JOINTS USING AISI A225 OR
A490 BOLTS – 20 JUNE 2004 | |
| d. | STEEL DESIGN MANUAL – STEEL, INC./AISC 911 – 2004 | |
| e. | STEEL BECK DESIGN MANUAL FOR COMPOSITE DECKING,
FLOOR DECKS AND ROOF DECKS – NOVEMBER 2007 | |
| 2. ROOF LIVE LOADS | | |
| a. | MINIMUM DESIGN ROOF LIVE LOAD | 20 PSF |
| 3. ROOF SNOW LOAD (ASCE 7-10) | | |
| a. | DESIGN SNOW LOAD, P_s | 20 PSF |
| b. | FLAT-ROOF SNOW LOAD, P_f | 20 PSF |
| c. | SNOW EXPOSURE FACTOR, C_e | 0.8 |
| d. | SNOW LOAD IMPORTANCE FACTOR, I_s | 1.0 |
| e. | SNOW THERMAL FACTOR, C_t | 1.0 |
| 4. WIND DESIGN PARAMETERS (ASCE 7-10) | | |
| a. | BASE WIND SPEED | 90 MPH |
| b. | WIND LOAD IMPORTANCE FACTOR, I_w | 1.0 |
| c. | WIND EXPOSURE CATEGORY | EXPOSURE C |
| d. | INTERNAL PRESSURE COEFFICIENT | +0.18 |
| e. | COMPONENT & CLADDING WIND PRESSURES
(+/-) 1.25x PSF | |



FOOTING
3/4" = 1'-0"



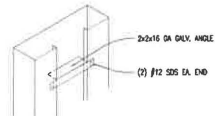
PARTITION
 $1\frac{1}{2}'' = 1'-0''$



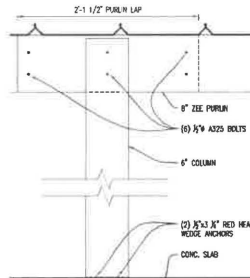
FASCIA
1 1/2" = 1'-0"



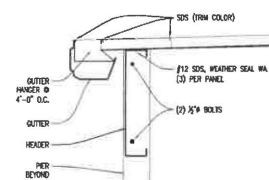
TYP. END ELEVATION
1/8" = 1'-0"



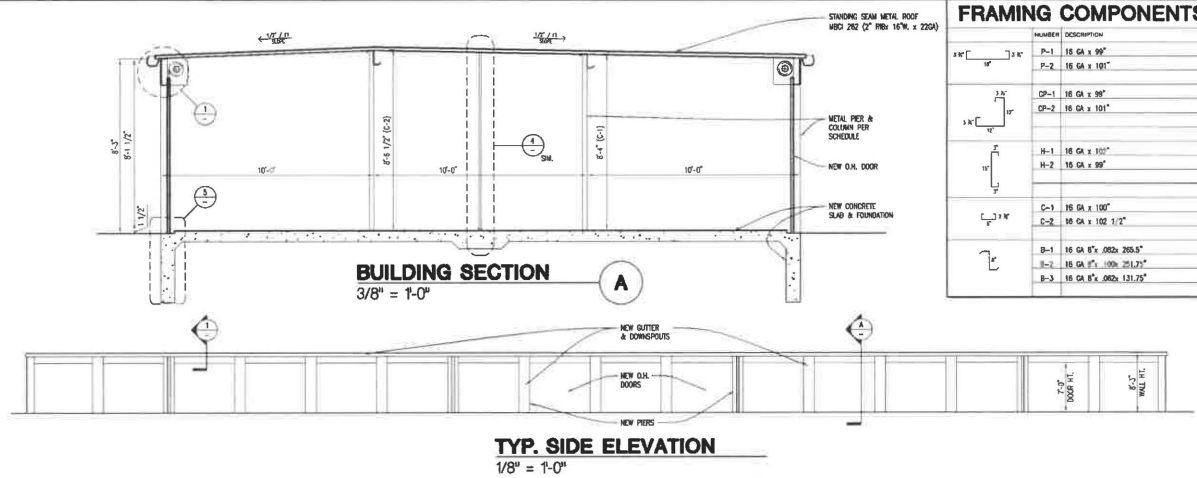
TYP. STIFFENERS • PIERS
N.T.S.



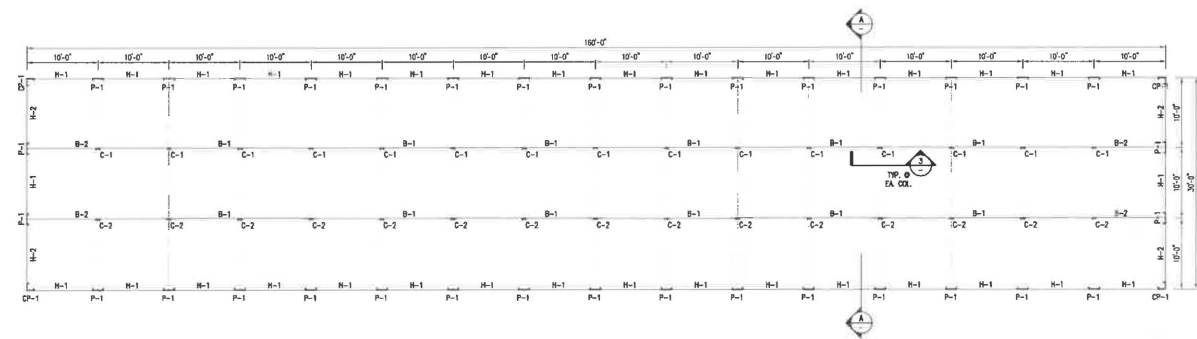
COLUMN
1 1/2" = 1'-0"



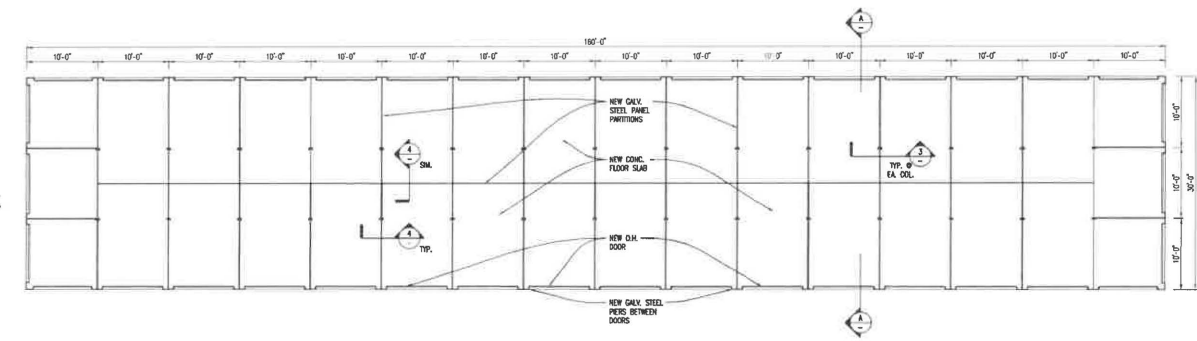
EAVE
1 1/2" = 1'-0"



BUILDING SECTION
3/8" = 1'-0"



ROOF FRAMING PLAN
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"

FRAMING COMPONENTS

	NUMBER	DESCRIPTION
	P-1	16 GA x 90°
	P-2	16 GA x 101°
	CP-1	16 GA x 90°
	CP-2	16 GA x 101°
	H-1	16 GA x 110°
	H-2	16 GA x 89°
	C-1	16 GA x 100°
	C-2	16 GA x 102 1/2°
	B-1	16 GA 8° x 90° 295.5°
	B-2	16 GA 8° x 90° 294.75°
	B-3	16 GA 8° x 90° 131.75°



ROLL & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
3176 KETTERING BOULEVARD DAYTON, OHIO 45439
PHONE (937) 299-4243 FAX (937) 299-3254



**Ashford Construction
and Development Co.**
8300 Yankee St. Centerville, OH 45458

PROJECT NO.
55386

PROJECT TITLE

TROY STORAGE
BUILDING

Draw. Title
FLOOR
PLAN,
ELEVATIONS

A-2

Exhibit D-5

Description of maintenance of open space or recreational facilities:

Care and Maintenance of the facilities including but not limited to buildings, grounds, and other improvements will be the sole responsibility of the owners of the parcel whom also own and operate the storage facilities. There are no articles of incorporation or by-laws necessary or proposed.

Exhibit D-6

Description of Covenants, Grants, Easements or other Restrictions:

The owners will not create covenants, grants of easements or other restrictions on the land, buildings, or structures. There are currently no new public utilities requested or anticipated.

Exhibit D-7

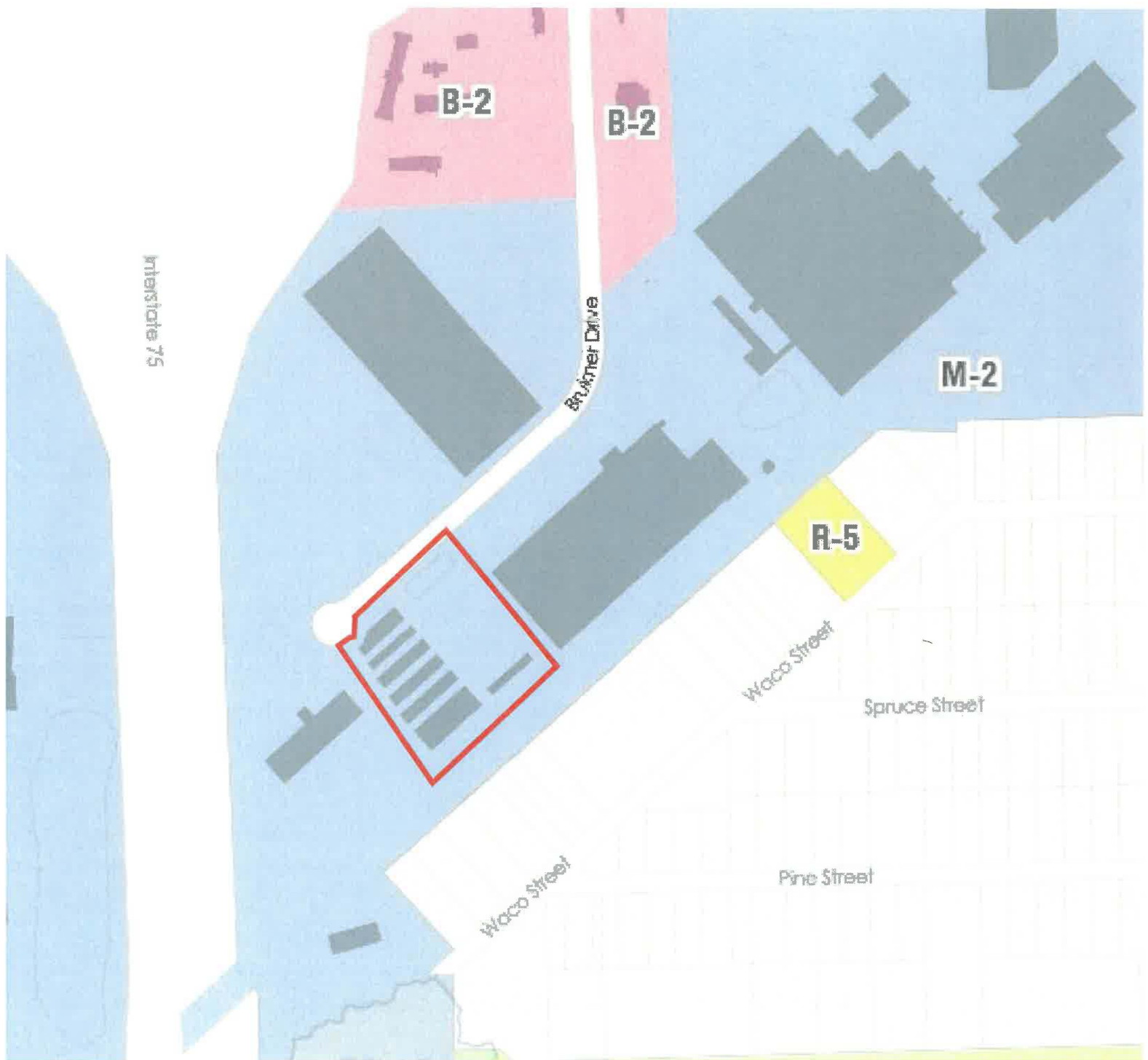
Modifications of Regulations:

We are requesting modification to the restriction set forth in section 1149.04 Principal Buildings per Lot of the zoning code which limits the number of principal structures on a lot to one (1).

Request is for permission to build multiple structures on a single lot.

Exhibit E

All surrounding land within 250' of the subject parcel is zoned M-2 "light Industrial".



**Troy Storage Inns of America
1271 Brukner Drive**

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: February 22, 2023

SUBJECT: Final Development Plan – 2601 W. Main Street

A

DISCUSSION:

The applicant, Professional Associates Inc., requests Final Development Plan approval for the property located at 2601 W. Main Street which consists of 7.103 acres and is located on W. Main Street west of N. Kings Chapel Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The Planning Commission approved the General Plan on July 13, 2022.

City Council approved a moratorium on Self-Storage Facilities as Ordinance 2-2023. This application was received prior to the moratorium was enacted.

PROPOSAL

Layout: The Proposed layout includes six (6) total buildings totaling 75,050 square feet that are being proposed for storage units. One building will be climate controlled. The applicant is proposing 91 spaces to be used for outdoor storage or 81,827 square feet. The overall site will be developed in two (2) phases. Phase one will include the climate-controlled storage building and one additional building on the west side of the lot. The required detention will also be included in Phase One. The screening mounds (referenced below) and peripheral landscaping will be included for Phase One. Phase Two will include the remaining buildings and outdoor storage. The outdoor storage will be appropriately screened with 97 arborvitaes. Please see exhibit A for the Site Development Plan. The Site Development Plan also includes the Phase Key.

Landscaping: A 25' buffer strip is being provided along the west lot line in between the R-7 Zoning District and the requested PD. Three 6' tall mounds with 12 Norway Spruce Trees will be in the buffer strip. The buffer strip follows the Zoning Code. Six (6) peripheral trees with complimentary shrubs are being provided for the employee/customer parking along W. Main Street. The trees will be spaced at 40' increments. 97 Emerald Beauty Arborvitaes are being provided on the south lot line lot line to fully screen the remaining visible buildings and outdoor storage from W. Main Street. This request exceeds the interior parking requirements with 11,937 square feet of landscaping and 36 trees. Please see Exhibit C.

Parking: The proposed development will provide 16 employee/customer spaces along W. Main Street. This will exceed the Zoning Code Requirement of 1 space for each (2) employees based on the maximum working period. The employee parking lot will be setback 10' from the public right of way.

Traffic: The City Engineer has reviewed and approved the Site Development Plan.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations have been reviewed and approved as a part of the Final Development Plan.

Open Space: The proposed development currently does not meet the 10% open space requirement set forth by the Zoning Code.

Building Materials: The front façades of the buildings will be constructed of brick. The main office building will include a block base and cap with a brick body. The top of the main building will include aluminum decorative tube brackets. The main office building will have the most visibility from W. Main Street. Please see elevation drawing labeled as Exhibit B.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be used for future industrial uses. The proposed uses of the property will follow the Comprehensive Plan. Please see Comprehensive Plan Future Land Use Map Figure 14-1.

The Final Development Plan and supporting construction documents are attached to this report and are in accordance with the approved General Plan that was previously approved by Planning Commission and City Council.

REQUESTED ACTION:

Staff is requesting that Planning Commission approve the Final Development Plan as it is in accordance with the General Plan (O-44-2022).

Exhibit A

TROY STORAGE FACILITY

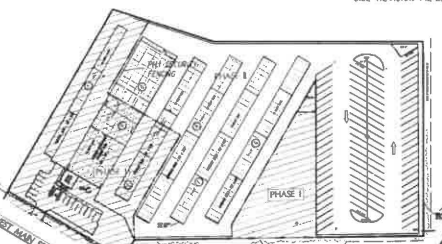
INLOT 8386 - 7.1025 Ac. - CITY OF TROY, MIAMI CO., OH.

APPLICANT: GAME INVESTMENT I
GEORGE MOOREMAN
250 S. KINNA DR.
TIPP CITY, OH 45371

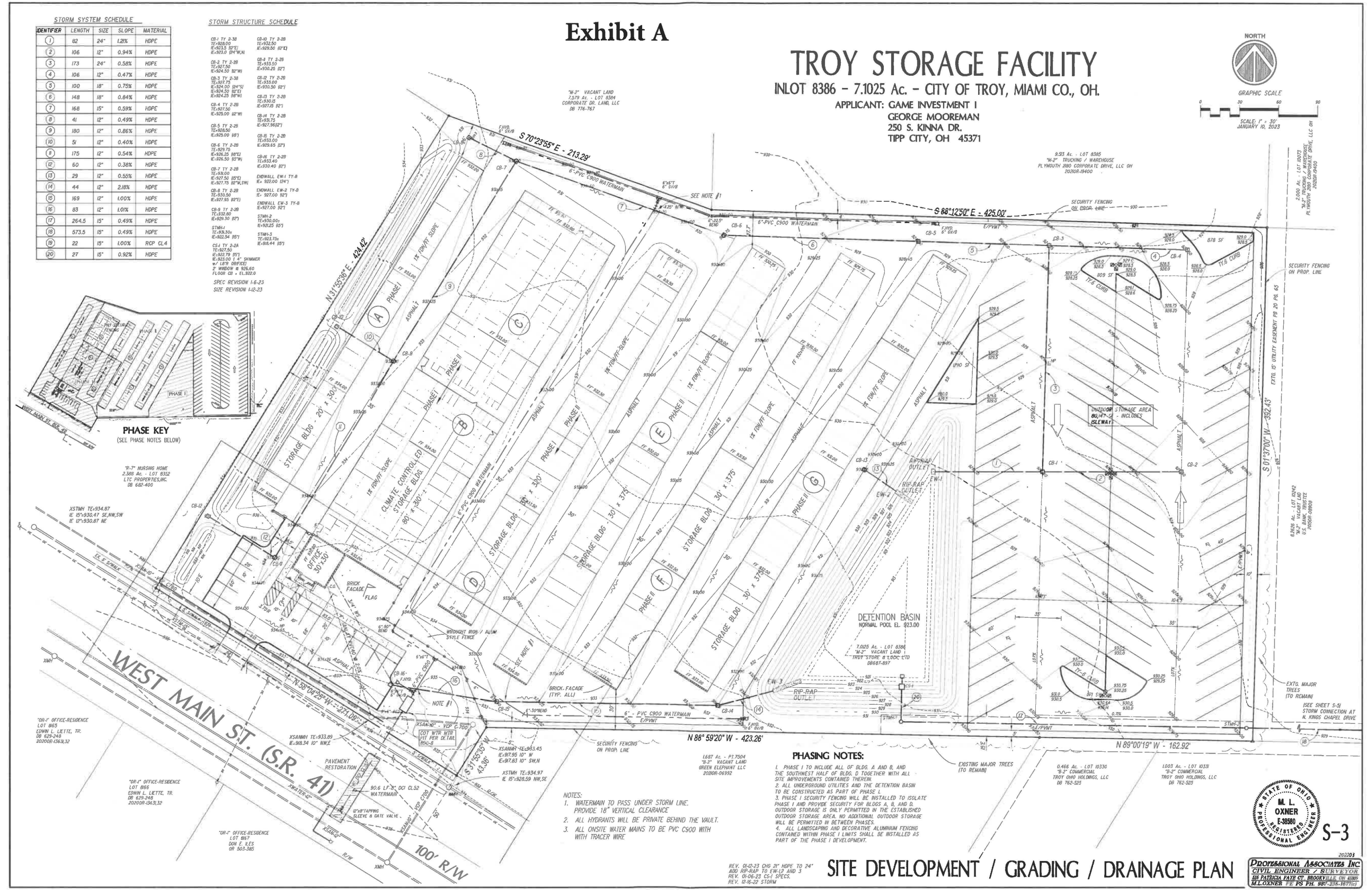


STORM SYSTEM SCHEDULE				
IDENTIFIER	LENGTH	SIZE	SLOPE	MATERIAL
1	82	24"	1.20%	HDPE
2	106	12"	0.94%	HDPE
3	173	24"	0.58%	HDPE
4	106	12"	0.47%	HDPE
5	100	18"	0.75%	HDPE
6	148	18"	0.64%	HDPE
7	168	15"	0.59%	HDPE
8	41	12"	0.49%	HDPE
9	180	12"	0.86%	HDPE
10	51	12"	0.40%	HDPE
11	175	12"	0.54%	HDPE
12	60	12"	0.36%	HDPE
13	29	12"	0.55%	HDPE
14	44	12"	2.18%	HDPE
15	169	12"	1.00%	HDPE
16	83	12"	1.01%	HDPE
17	264.5	15"	0.49%	HDPE
18	573.5	15"	0.49%	HDPE
19	22	15"	1.00%	RCP CL4
20	27	15"	0.92%	HDPE

STORM STRUCTURE SCHEDULE			
CS-1 TY 2-38 TE-908.00 E-933.50 (R2) E-923.50 (R4) W.N.	CS-2 TY 2-38 TE-932.50 E-933.50 (R2) E-930.25 (R7)	CS-3 TY 2-38 TE-933.50 E-930.50 (R2) E-934.50 (R4) S	CS-4 TY 2-38 TE-933.50 E-930.50 (R2) E-924.25 (R8) W
CS-5 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-6 TY 2-38 TE-933.00 E-933.00 (R7)	CS-7 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-8 TY 2-38 TE-933.00 E-930.40 (R7)
CS-9 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-10 TY 2-38 TE-933.00 E-933.00 (R7)	CS-11 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-12 TY 2-38 TE-933.00 E-930.40 (R7)
CS-13 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-14 TY 2-38 TE-933.00 E-933.00 (R7)	CS-15 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-16 TY 2-38 TE-933.00 E-930.40 (R7)
CS-17 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-18 TY 2-38 TE-933.00 E-933.00 (R7)	CS-19 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-20 TY 2-38 TE-933.00 E-930.40 (R7)
CS-21 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-22 TY 2-38 TE-933.00 E-933.00 (R7)	CS-23 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-24 TY 2-38 TE-933.00 E-930.40 (R7)
CS-25 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-26 TY 2-38 TE-933.00 E-933.00 (R7)	CS-27 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-28 TY 2-38 TE-933.00 E-930.40 (R7)
CS-29 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-30 TY 2-38 TE-933.00 E-933.00 (R7)	CS-31 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-32 TY 2-38 TE-933.00 E-930.40 (R7)
CS-33 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-34 TY 2-38 TE-933.00 E-933.00 (R7)	CS-35 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-36 TY 2-38 TE-933.00 E-930.40 (R7)
CS-37 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-38 TY 2-38 TE-933.00 E-933.00 (R7)	CS-39 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-40 TY 2-38 TE-933.00 E-930.40 (R7)
CS-41 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-42 TY 2-38 TE-933.00 E-933.00 (R7)	CS-43 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-44 TY 2-38 TE-933.00 E-930.40 (R7)
CS-45 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-46 TY 2-38 TE-933.00 E-933.00 (R7)	CS-47 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-48 TY 2-38 TE-933.00 E-930.40 (R7)
CS-49 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-50 TY 2-38 TE-933.00 E-933.00 (R7)	CS-51 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-52 TY 2-38 TE-933.00 E-930.40 (R7)
CS-53 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-54 TY 2-38 TE-933.00 E-933.00 (R7)	CS-55 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-56 TY 2-38 TE-933.00 E-930.40 (R7)
CS-57 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-58 TY 2-38 TE-933.00 E-933.00 (R7)	CS-59 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-60 TY 2-38 TE-933.00 E-930.40 (R7)
CS-61 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-62 TY 2-38 TE-933.00 E-933.00 (R7)	CS-63 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-64 TY 2-38 TE-933.00 E-930.40 (R7)
CS-65 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-66 TY 2-38 TE-933.00 E-933.00 (R7)	CS-67 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-68 TY 2-38 TE-933.00 E-930.40 (R7)
CS-69 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-70 TY 2-38 TE-933.00 E-933.00 (R7)	CS-71 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-72 TY 2-38 TE-933.00 E-930.40 (R7)
CS-73 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-74 TY 2-38 TE-933.00 E-933.00 (R7)	CS-75 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-76 TY 2-38 TE-933.00 E-930.40 (R7)
CS-77 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-78 TY 2-38 TE-933.00 E-933.00 (R7)	CS-79 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-80 TY 2-38 TE-933.00 E-930.40 (R7)
CS-81 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-82 TY 2-38 TE-933.00 E-933.00 (R7)	CS-83 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-84 TY 2-38 TE-933.00 E-930.40 (R7)
CS-85 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-86 TY 2-38 TE-933.00 E-933.00 (R7)	CS-87 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-88 TY 2-38 TE-933.00 E-930.40 (R7)
CS-89 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-90 TY 2-38 TE-933.00 E-933.00 (R7)	CS-91 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-92 TY 2-38 TE-933.00 E-930.40 (R7)
CS-93 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-94 TY 2-38 TE-933.00 E-933.00 (R7)	CS-95 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-96 TY 2-38 TE-933.00 E-930.40 (R7)
CS-97 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-98 TY 2-38 TE-933.00 E-933.00 (R7)	CS-99 TY 2-38 TE-927.50 E-925.00 (R2) W	CS-100 TY 2-38 TE-933.00 E-930.40 (R7)



PHASE KEY
(SEE PHASE NOTES BELOW)



- NOTES:
1. WATERMAIN TO PASS UNDER STORM LINE. PROVIDE 18" VERTICAL CLEARANCE.
 2. ALL HYDRANTS WILL BE PRIVATE BEHIND THE VAULT.
 3. ALL ONSITE WATER MAINS TO BE PVC C500 WITH TRACER WIRE.

PHASING NOTES:

1. PHASE I TO INCLUDE ALL OF BLDG. A AND B, AND THE SOUTHWEST HALF OF BLDG. D TOGETHER WITH ALL SITE IMPROVEMENTS CONTAINED THEREIN.
2. ALL UNDERGROUND UTILITIES AND THE DETENTION BASIN TO BE CONSTRUCTED AS PART OF PHASE I.
3. PHASE I SECURITY FENCING WILL BE INSTALLED TO ISOLATE PHASE I AND PROVIDE SECURITY FOR BLDGS. A, B, AND D. OUTDOOR STORAGE IS ONLY PERMITTED IN THE ESTABLISHED OUTDOOR STORAGE AREA. NO ADDITIONAL OUTDOOR STORAGE WILL BE PERMITTED IN BETWEEN PHASES.
4. ALL LANDSCAPING AND DECORATIVE ALUMINUM FENCING CONTAINED WITHIN PHASE I LIMITS SHALL BE INSTALLED AS PART OF THE PHASE I DEVELOPMENT.

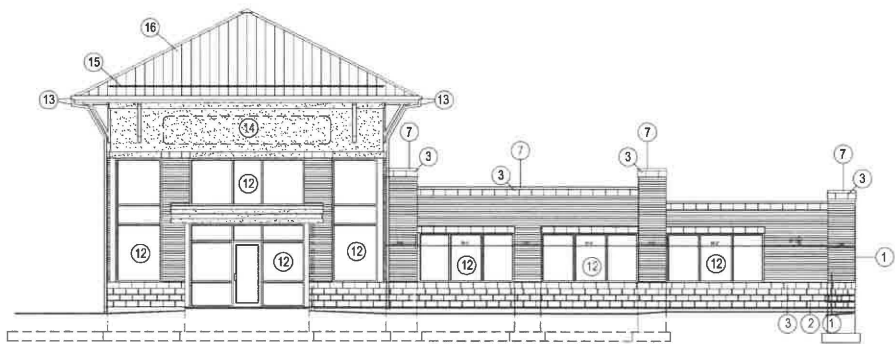
SITE DEVELOPMENT / GRADING / DRAINAGE PLAN



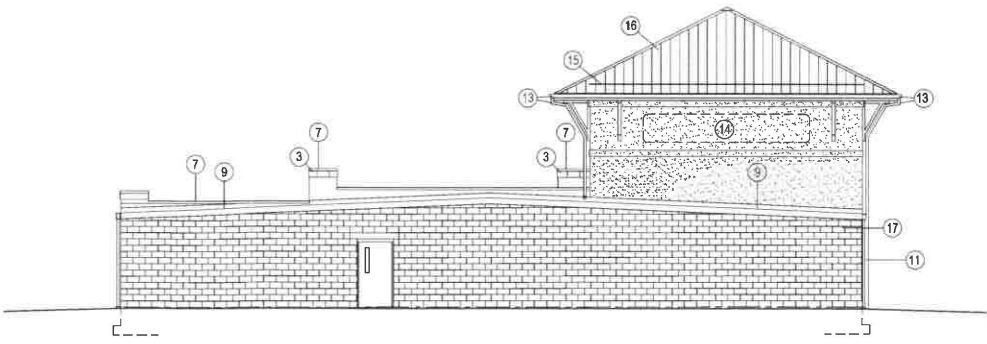
S-3

PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
38 PATRICK AVE. CT. BROOKVILLE, OH 45005
M.L. OXNER P.E. P.S. 587-334-1671

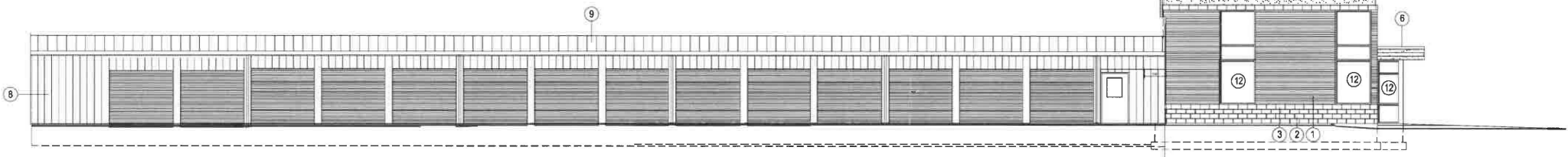
Exhibit B.1



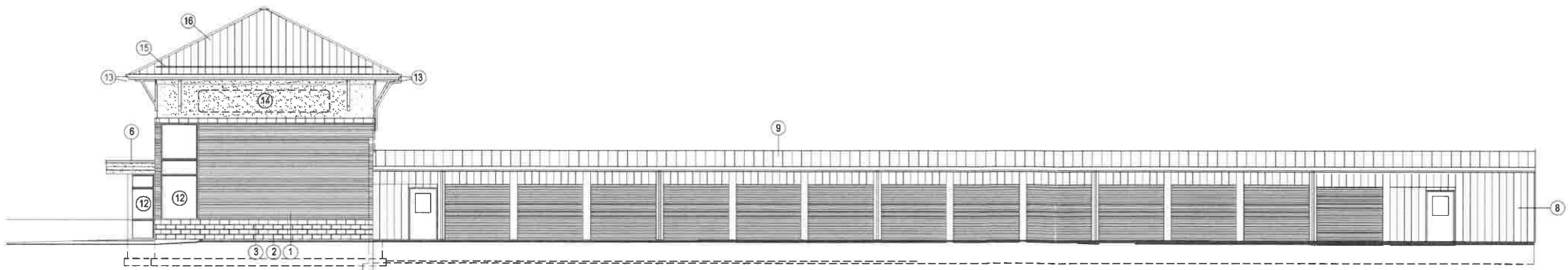
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING NOTES:

- 1 FACE BRICK VENEER
- 2 4" SPLIT-FACED C.M.U.
- 3 FLUSH FACE STONE
- 4 OMITTED
- 5 PAINTED HM DOOR WITH HALF-LITE
- 6 MEMBRANE ROOF
- 7 PRE-FINISHED METAL COPING
- 8 PRE-ENGINEERED METAL SIDING
- 9 PRE-ENGINEERED METAL ROOF SYSTEM
- 10 PRE-ENGINEERED BOX GUTTER
- 11 PRE-ENGINEERED DOWNSPOUT
- 12 STOREFRONT WINDOW
- 13 GUTTER AND DOWNSPOUT
- 14 EIFS
- 15 SNOW-GUARD
- 16 PRE-FINISHED STANDING SEAM ROOF OVER UNDERLAYMENT
- 17 2 HOUR CMU MASONRY WALL COATED WITH VALSPAR WATER REPELLANT FOR MASONRY (OR EQUAL)

EXTERIOR ELEVATIONS FOR OFFICE AND CLIMATE CONTROLLED CC-1

CONTRACTORS TO EXAMINE ALL
DRAWINGS FOR ITEMS PERTAINING
TO THEIR SCOPE OF WORK

CONTRACTORS TO VERIFY
ALL EXISTING CONDITIONS

280 SOUTH KENNA DRIVE
TROY, OHIO 45374
937-477-3825

GAME
CONSTRUCTION

5-27-21 PLAN REVIEW REVISIONS

- PHASE ONE -
TROY STORAGE
2801 W. MAIN ST. (SR 41)
TROY, OHIO 45373

BID SET

3550 Somerset Drive
Dayton, Ohio 45431
937-959-8587
WWW.SNIDERARCHITECTURE.COM

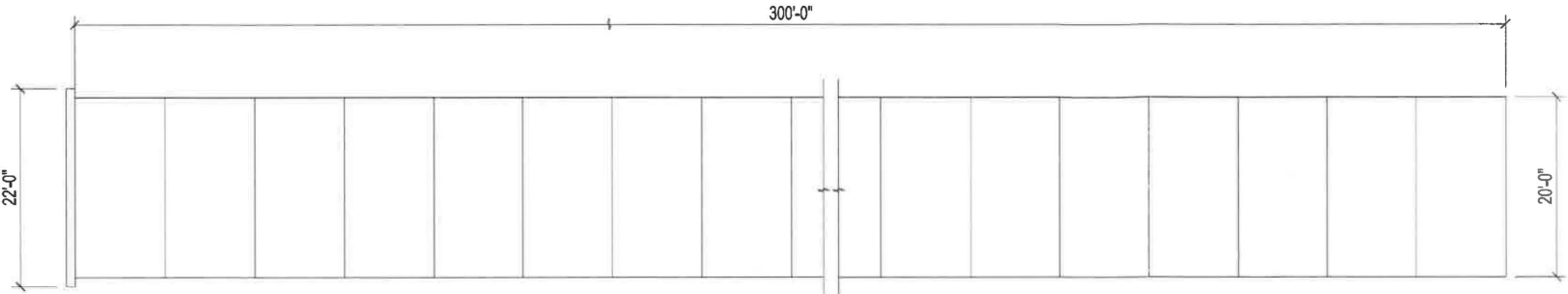
SNIDER
ARCHITECTURE

1-9-23

BLDG 'B'
AND OFFICE

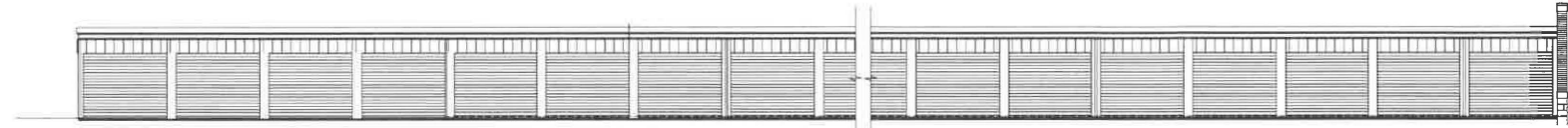
A200

Exhibit B.2



BLDG-A
1 FLOOR PLAN for BUILDING 'A'
SCALE: 1/8" = 1'-0"

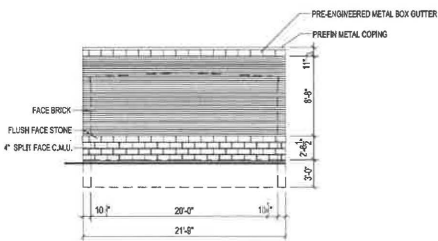
SEE SHEET S1 FOR FOUNDATION PLAN AND DETAILS



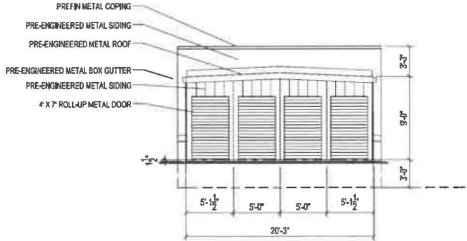
2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



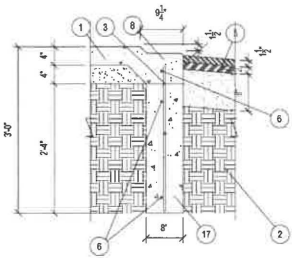
5 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

CONTRACTORS TO EXAMINE ALL
DRAWINGS FOR ITEMS PERTAINING
TO THEIR SCOPE OF WORK

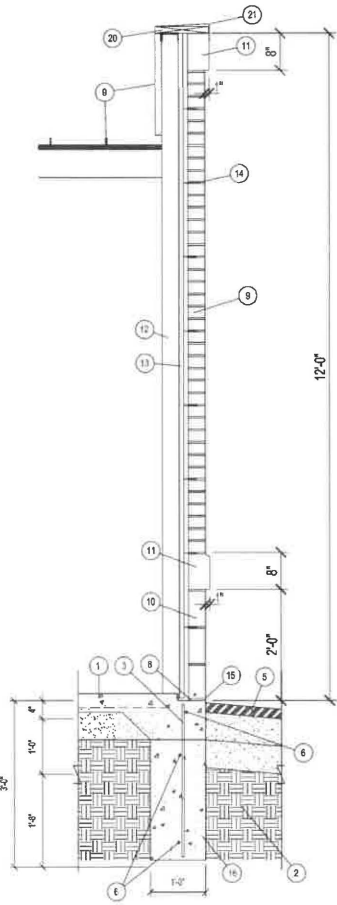
CONTRACTORS TO VERIFY
ALL EXISTING CONDITIONS

DRAWING NOTES:

- 4000 PSI CONCRETE SLAB W/ FIBERMESH REINFORCEMENT ON 8 MIL VAPOR BARRIER OVER 3" #304 COMPACTED STONE BASE OVER 4" #2 STONE
- EXISTING UNDISTURBED EARTH SUB-BASE
- VERT. #4 REBAR @ MAX. 48" OC.
- 9 1/4" WIDE X 1 1/2" DEEP DOOR DROP DOWN IN SLAB WILL BE CONTINUOUS AROUND PERIMETER OF SLAB
- PAVEMENT SPEC: 8" COMPACTED #304 STONE BASE W/ 1 1/2" ASPHALT INTERMEDIATE AND A 1 1/2" #448 ASPHALT TOP LAYER
- #4 REBAR CONTINUOUS
- APPROX. 3/4" CHAMFER AT EDGE OF SLAB AT DOOR OPENINGS
- 6" WIDE X 1 1/2" DEEP DROP-DOWN IN SLAB FOR MASONRY
- FACE BRICK VENEER
- 4" SPLIT-FACED C.M.U.
- FLUSH FACE STONE
- PRE-ENGINEERED BUILDING COLUMN @ 24" O.C.
- 1 1/2" 29 GA RIBBED METAL SIDING
- BRICK TIE, HOHMANN & BARNARD 3/16" DIA. STANDARD 4" VEE BYNA WIRE TIE W/ DW-10HS ANCHOR IN GALVANIZED; MOUNT AT 16" O.C. VERT. AND 16" O.C. HORIZ.
- WEEP HOLES @ MAX 32" O.C.
- 12" WIDE X 36" DEEP 3000 PSI CONC. TRENCH FT'G W/ 2 #4 REBAR CONT.
- 8" WIDE X 36" DEEP 3000 PSI CONC. TRENCH FT'G W/ 2 #4 REBAR CONT.
- 1/12 SLOPE RATIO FOR A.D.A.A.G. ACCESS (REPLACES DROP-DOWN DETAIL WHERE SHOWN ON DWGS.
- PRE-ENGINEERED ROOF SYSTEM. SEE TRACHTE DRAWINGS
- FLAME RETARDANT WOOD BLOCKING
- METAL CAP FLASHING
- PRE-FINISHED METAL COPING
- PRE-ENGINEERED METAL SIDING
- PRE-ENGINEERED METAL ROOF SYSTEM
- PRE-ENGINEERED BOX GUTTER
- PRE-ENGINEERED DOWNSPOUT



6 TYPICAL FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



7 SECTION
SCALE: 3/4" = 1'-0"

3650 SOMERSET DRIVE
DAYTON, OHIO 45431
937-599-8587
WWW.SNIDERARCHITECTURE.COM

GAME
CONSTRUCTION

- PHASE ONE -
TROY STORAGE
2601 W. MAIN ST. (SR 41)
TROY, OHIO 45373

BID SET

3650 Somerset Drive
Dayton, Ohio 45431
937-599-8587
WWW.SNIDERARCHITECTURE.COM

SNIDER
ARCHITECTURE

1-9-23

FOR
BUILDING 'A'

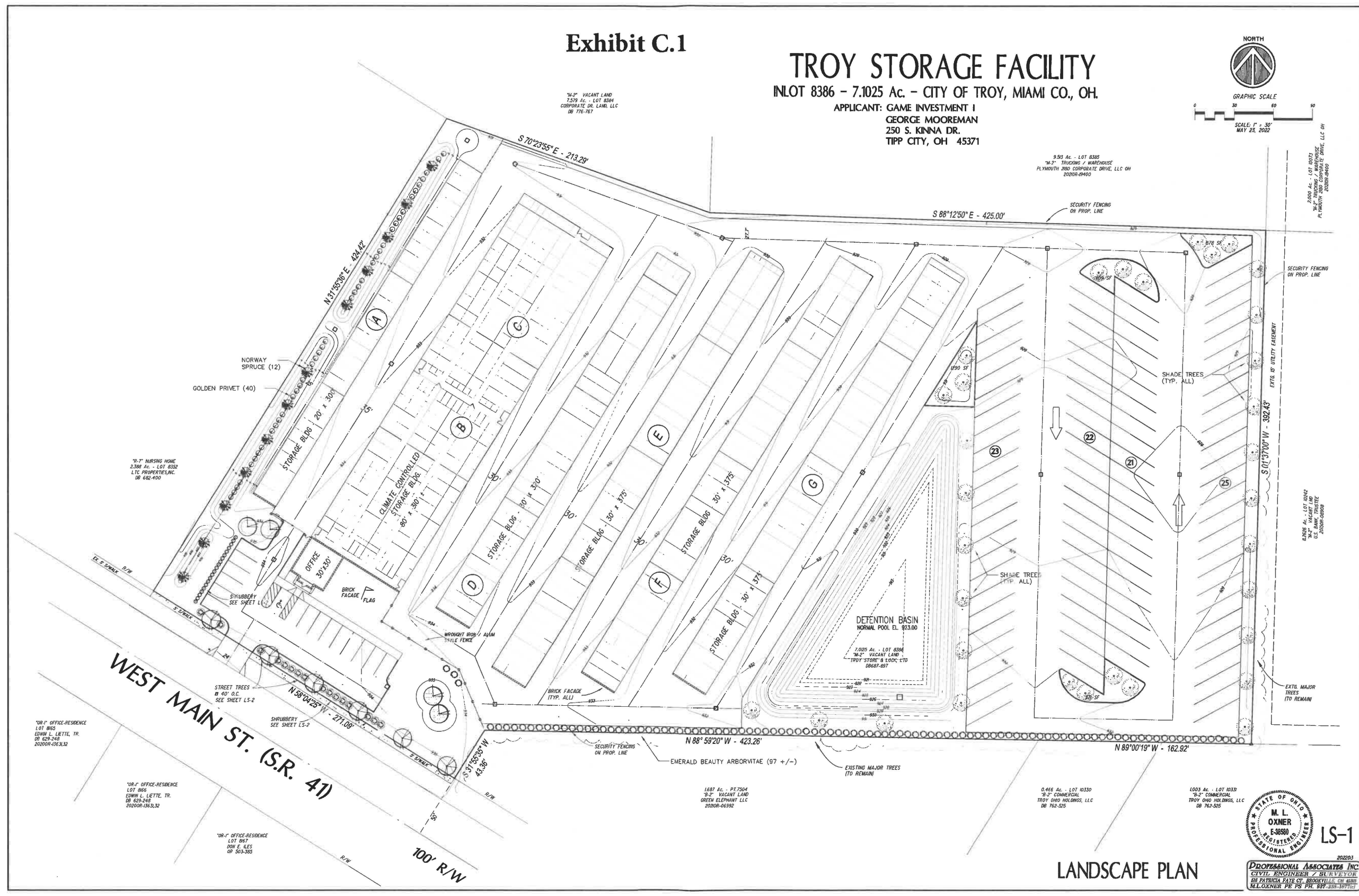
A103

Exhibit C.1

TROY STORAGE FACILITY

INLOT 8386 - 7.1025 Ac. - CITY OF TROY, MIAMI CO., OH.

APPLICANT: GAME INVESTMENT I
GEORGE MOOREMAN
250 S. KINNA DR.
TIPP CITY, OH 45371



LANDSCAPE PLAN



LS-1

PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER & SURVEYOR
25 PATRICIA PATZ CT. BROOKVILLE, OH 45309
M.L. OXNER PE PS PH. 897-334-1071

LANDSCAPE REQUIREMENTS:

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.

2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.

3. SPECIAL NOTE: ALL LABELS OR TAGS ON PLANT MATERIALS SHALL REMAIN IN PLACE UNTIL CITY REPRESENTATIVES HAVE APPROVED THE INSTALLATION.
4. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.

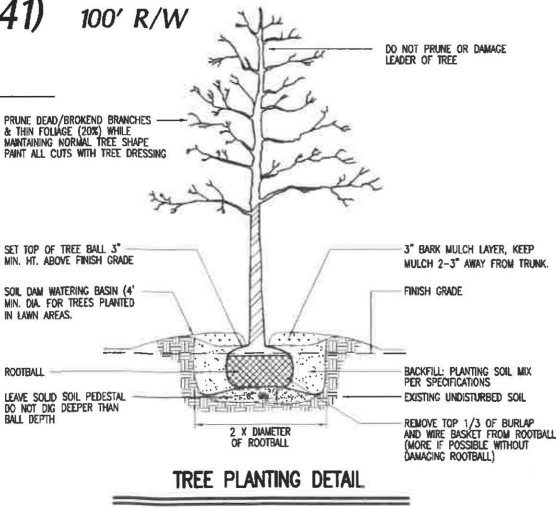
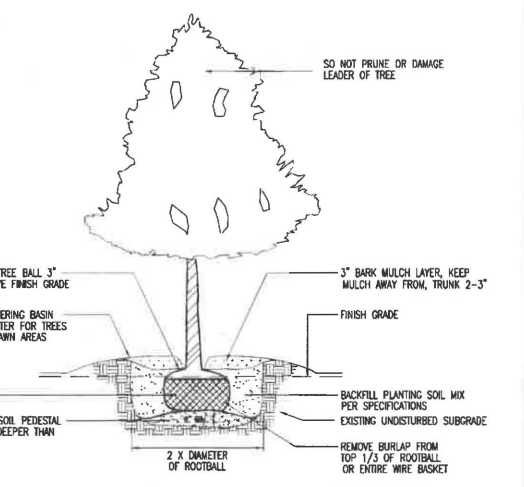
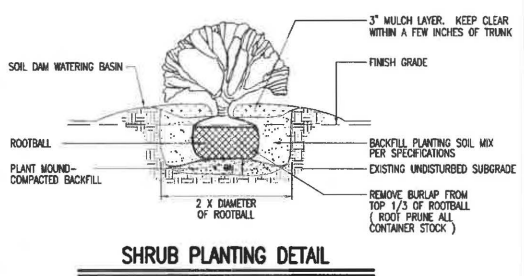
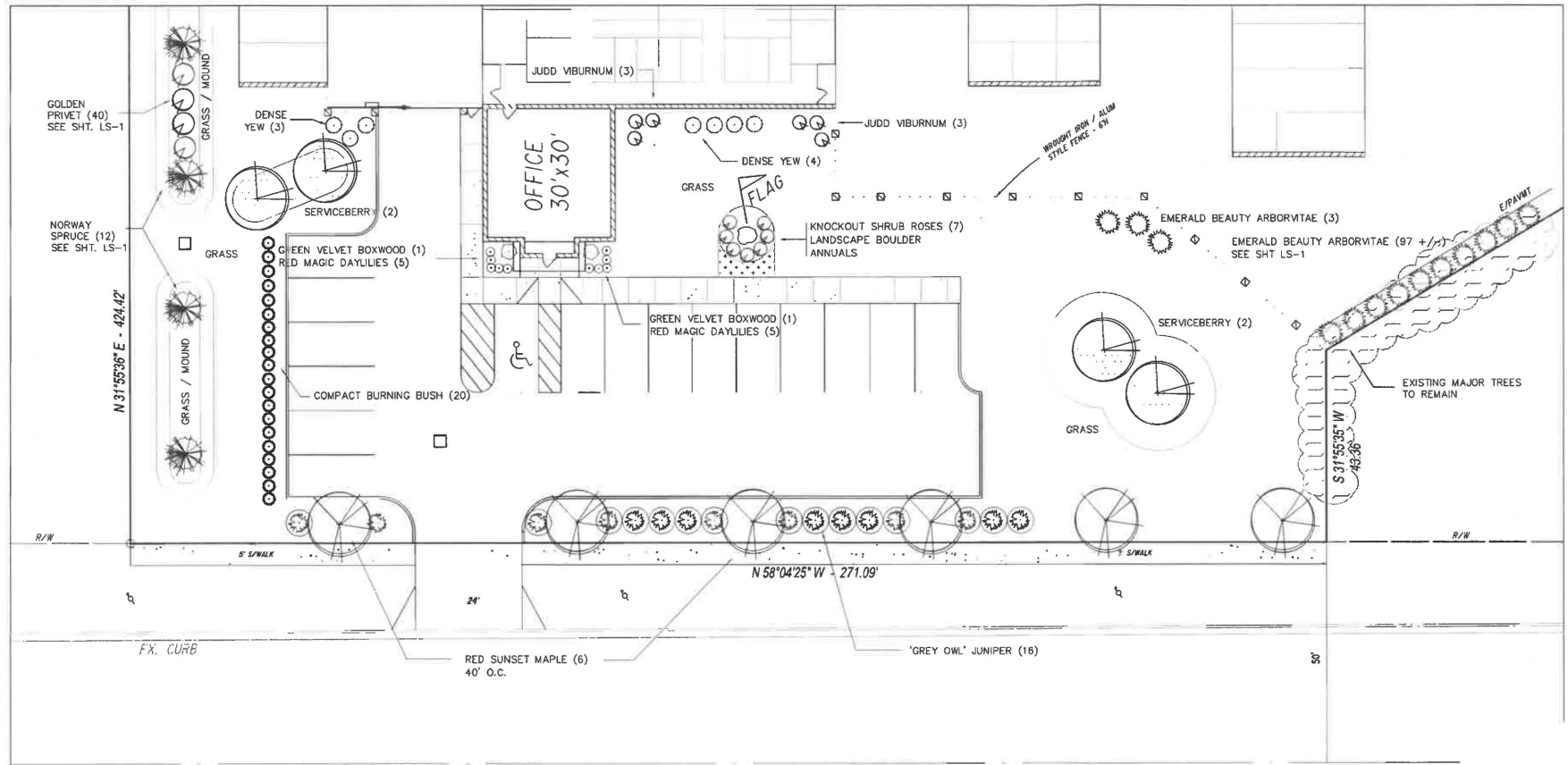
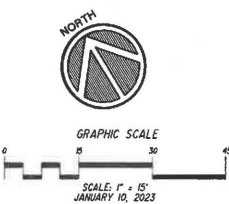
5. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. AT PERENNIAL LOCATIONS FILL AREAS WITH THE QUANTITY OF PLANTS DESIGNATED, EVENLY SPACED.

6. A MINIMUM OF 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
7. MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH OF SHREDED BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR HARDWOOD MULCH AT LOCATIONS AS NOTED ON DRAWINGS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.

8. ALL MULCH BED EDGES SHALL BE SHADE CUT AND CLOSELY ALIGNED. LINEAR SHRUB ALIGNMENT SHALL HAVE CONTINUOUS MULCH BED. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVEMENT.

9. SOO OR SEED ALL DISTURBED AREAS AS NOTED ON THIS SHEET AND ON THE CIVIL DRAWINGS, INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS, OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

Exhibit C.2



PLANT SCHEDULE			
Qty	Size	Botanical Name	Common Name
6	2"	Acer rubrum	Red Sunset Maple
100+	5-6'	Thuja occidentalis 'Smaraq'	Emerald Beauty Arborvitae
12	6-7'	Picea Abies	Norway Spruce
20	24-30"	Euonymus alatus 'Compacta'	Compact Burning Bush
7	12-15"	Rosa	Knockout Shrub Rose
24	B/B	Taxus x cuspidata 'Densiformis'	Densiformis Yew
16	24-30"	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
2	2 gal.	Buxus 'Green Velvet'	Green Velvet Boxwood
10	1 gal.	Hemerocallis x 'Red Magic'	Red Magic Daylilies
16	VARIES		Annual flowers
4	8-10'	Amelanchier x 'fragrantiflora Autumn Brilliance'	Serviceberry - Single stem
33	8-10'	Shade Trees (Nursery Spec.)	RV Parking Area Detention Basin
40	2 gal.	Ligustrum ovalifolium 'Aureum'	Golden Privet
6	24-30"	Viburnum x Juddii	Judd Viburnum

WEST MAIN ST. (S.R. 41) 100' R/W

LANDSCAPE PLAN

PROFESSIONAL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
516 PATRICIA FAYE CT.
BROOKVILLE OHIO 45309
PH: 537-637-2869 FAX: 537-238-8677

GAME I INVESTMENT I
250 S. KINNA DRIVE
TIPP CITY, OH 45371

TROY STORAGE FACILITY
2601 W. MAIN ST. TROY, OHIO 45373
7.013 AC. INLOT 8386
CITY OF TROY, MIAMI COUNTY, OHIO

REVISIONS

PROJECT NO:
202203
SHEET TITLE:
LANDSCAPE PLAN
GENERAL NOTES
SHEET NO:

LS-2

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: February 22, 2023
SUBJECT: Record Plan – Troy Storage Planned Development

2601 W. Main
B

BACKGROUND:

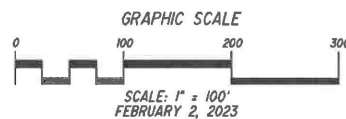
Attached is a copy of the Record Plan for the Troy Storage Planned Development. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan. The third 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.



7.1025 Ac.
LOCATED IN:
SECTION 18, TOWN 5, RANGE 6 EAST, MRs
CITY OF TROY
MIAMI COUNTY, OHIO

CITY OF TROY:
PLANNING COMMISSION

THIS RECORD PLAT APPROVED THIS
DAY OF _____, 2023.

PLANNING COMMISSION

COUNCIL, CITY OF TROY

THIS RECORD PLAT APPROVED THIS
DAY OF 2023.

CITY COUNCIL

PLAT BOOK _____ PG _____
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER

FEE _____

MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS DAY OF , 2023

MIAMI CO. AUDITOR

BY DEPUTY

BEARING BASIS

CORRELATED TO THE NORTH-SOUTH
RIGHT-OF-WAY LINE OF TOWNE PARK
DRIVE AS RECORDED IN PLAT BOOK
20 PAGE 73 AS N 03°02'28" W.

OCCUPATION STATEMENT

LINES OF OCCUPATION ARE IN
 REASONABLE AGREEMENT WITH
 TITLE LINES.

SURVEY REFERENCES:

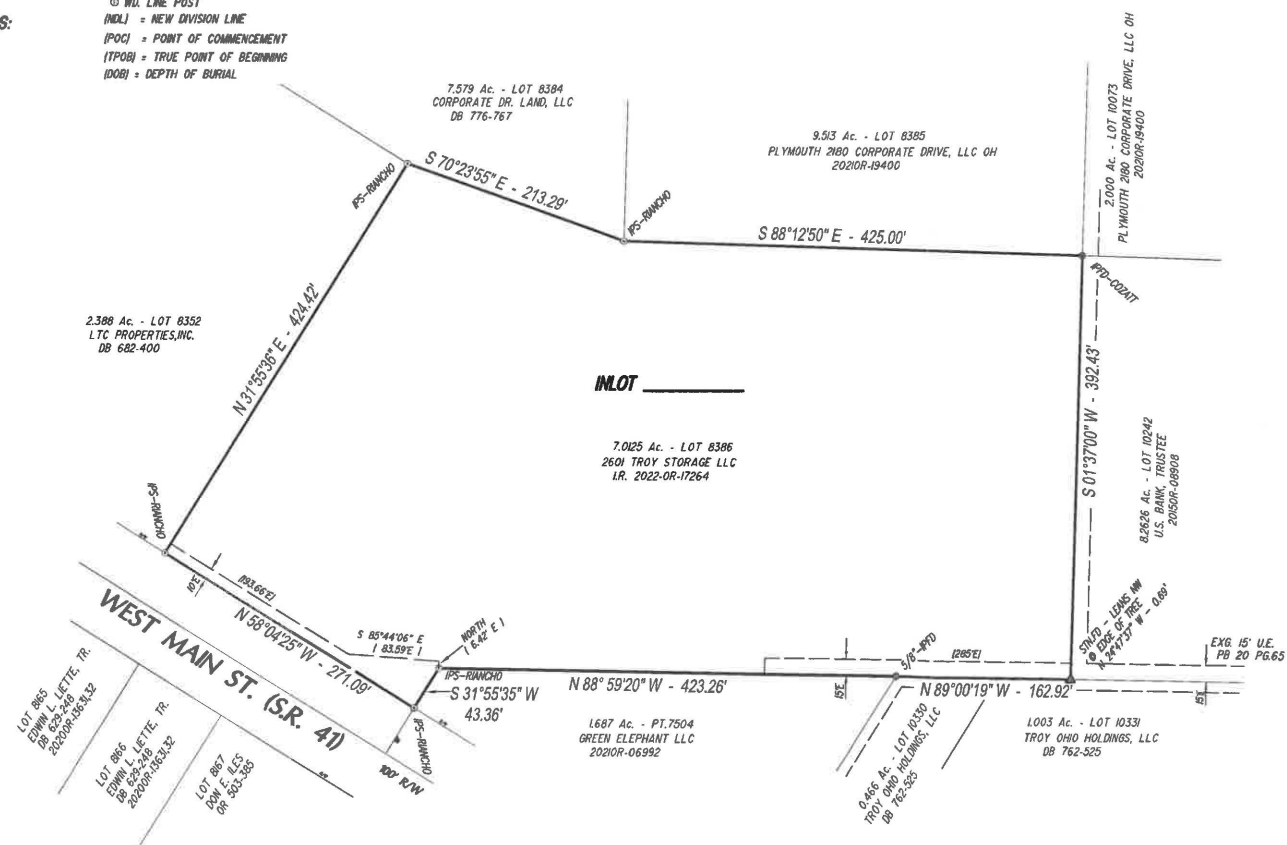
PLAT BOOK 17 PAGE 123
PLAT BOOK 17 PAGE 121
PLAT BOOK 18 PAGE 149
PLAT BOOK 22 PAGE 50
PLAT BOOK 23 PAGE 62

LEGEND:

- IRON PIN FOUND - SIZE 5/8"
- IRON PIN SET W/I.D. CAP - 5/8" RIANCHO 3287
- IRON PIPE FOUND - SIZE INDICATED
- ⊕ ODOT CONC. MON FD.
- ▲ STONE FOUND
- △ STONE CALL
- NO MONUMENT
- ① WD. LINE POST
- [HDL] = NEW DIVISION LINE
- [POC] = POINT OF COMMENCEMENT
- [TPOB] = TRUE POINT OF BEGINNING
- [DOB] = DEPTH OF BURIAL

DESCRIPTION

BEING A REPLAT OF INLOT 8386 CONTAINING 7.1025 Ac.
AS CONVEYED TO 2601 TROY STORAGE LLC BY DEED
I.R. 2022-OR-17264



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS BASED ON ACTUAL FIELD-WORK. MEASUREMENTS ARE CORRECT AND MONUMENTS HAVE BEEN SET AS SHOWN.

M.L. OXNER - REG. SURVEYOR No. 6209
DATED: JUNE 29, 2022



CONSENT AND EASEMENT RESERVATION

UTILITY EASEMENTS: "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, STORMWATER 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.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND
LIEN HOLDERS OF THE PARCELS HEREIN REPLATTED, DO
HEREBY CONSENT TO THE EXECUTION OF SAID RE-PLAT.

OWNER: 2601 TROY STORAGE, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: _____
NAME _____
ITS: _____
TITLE _____

STATE OF OHIO, MIAMI COUNTY, S.S.:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME 2601 TROY STORAGE, LLC, AN OHIO LIMITED LIABILITY COMPANY BY: _____ ITS _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SIGNATURE



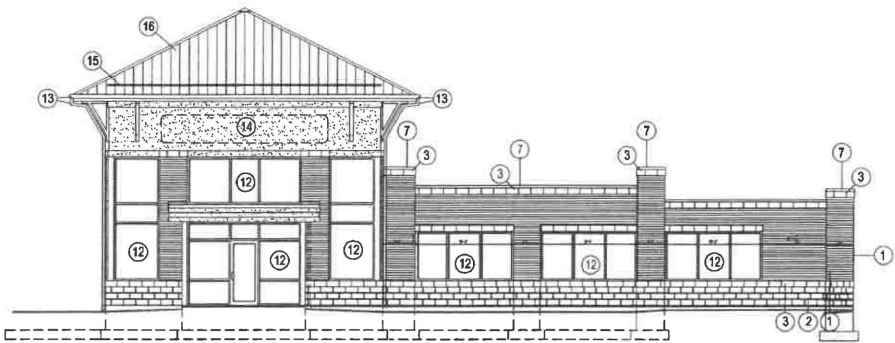
PREPARED BY:

PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
516 PATRICIA FAYE CT. BROOKVILLE, OH 45309
M.L. OXNER P.E., P.S. PH. 937-238-1677 (C)

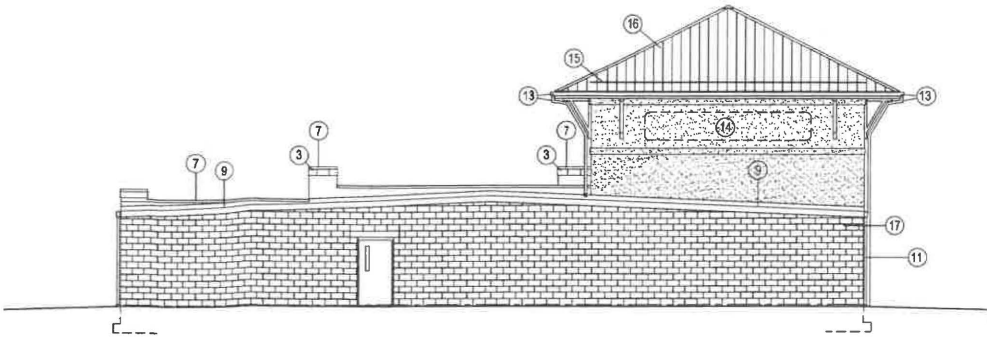
STORM SYSTEM SCHEDULE				
IDENTIFIER	LENGTH	SIZE	SLOPE	MATERIAL
1	82	24"	1.21%	HDPE
2	106	12"	0.94%	HDPE
3	173	24"	0.56%	HDPE
4	106	12"	0.47%	HDPE
5	100	18"	0.75%	HDPE
6	148	18"	0.64%	HDPE
7	158	15"	0.59%	HDPE
8	41	12"	0.49%	HDPE
9	180	12"	0.86%	HDPE
10	51	12"	0.40%	HDPE
11	175	12"	0.54%	HDPE
12	60	12"	0.38%	HDPE
13	29	12"	0.55%	HDPE
14	44	12"	2.18%	HDPE
15	169	12"	1.00%	HDPE
16	83	12"	1.01%	HDPE
17	264.5	15"	0.49%	HDPE
18	573.5	15"	0.49%	HDPE
19	22	15"	1.00%	RCP CL4
20	27	15"	0.92%	HDPE

STORM STRUCTURE SCHEDULE			
CB-1 TY 2-28	TE-1028.00	E-1028.00	TE-1028.00
CB-2 TY 2-28	TE-1027.50	E-1027.50	TE-1027.50
CB-3 TY 2-28	TE-1027.00	E-1027.00	TE-1027.00
CB-4 TY 2-28	TE-1026.50	E-1026.50	TE-1026.50
CB-5 TY 2-28	TE-1026.00	E-1026.00	TE-1026.00
CB-6 TY 2-28	TE-1025.50	E-1025.50	TE-1025.50
CB-7 TY 2-28	TE-1025.00	E-1025.00	TE-1025.00
CB-8 TY 2-28	TE-1024.50	E-1024.50	TE-1024.50
CB-9 TY 2-28	TE-1024.00	E-1024.00	TE-1024.00
CB-10 TY 2-28	TE-1023.50	E-1023.50	TE-1023.50
CB-11 TY 2-28	TE-1023.00	E-1023.00	TE-1023.00
CB-12 TY 2-28	TE-1022.50	E-1022.50	TE-1022.50
CB-13 TY 2-28	TE-1022.00	E-1022.00	TE-1022.00
CB-14 TY 2-28	TE-1021.50	E-1021.50	TE-1021.50
CB-15 TY 2-28	TE-1021.00	E-1021.00	TE-1021.00
CB-16 TY 2-28	TE-1020.50	E-1020.50	TE-1020.50
CB-17 TY 2-28	TE-1020.00	E-1020.00	TE-1020.00
CB-18 TY 2-28	TE-1019.50	E-1019.50	TE-1019.50
CB-19 TY 2-28	TE-1019.00	E-1019.00	TE-1019.00
CB-20 TY 2-28	TE-1018.50	E-1018.50	TE-1018.50
CB-21 TY 2-28	TE-1018.00	E-1018.00	TE-1018.00
CB-22 TY 2-28	TE-1017.50	E-1017.50	TE-1017.50
CB-23 TY 2-28	TE-1017.00	E-1017.00	TE-1017.00
CB-24 TY 2-28	TE-1016.50	E-1016.50	TE-1016.50
CB-25 TY 2-28	TE-1016.00	E-1016.00	TE-1016.00
CB-26 TY 2-28	TE-1015.50	E-1015.50	TE-1015.50
CB-27 TY 2-28	TE-1015.00	E-1015.00	TE-1015.00
CB-28 TY 2-28	TE-1014.50	E-1014.50	TE-1014.50
CB-29 TY 2-28	TE-1014.00	E-1014.00	TE-1014.00
CB-30 TY 2-28	TE-1013.50	E-1013.50	TE-1013.50
CB-31 TY 2-28	TE-1013.00	E-1013.00	TE-1013.00
CB-32 TY 2-28	TE-1012.50	E-1012.50	TE-1012.50
CB-33 TY 2-28	TE-1012.00	E-1012.00	TE-1012.00
CB-34 TY 2-28	TE-1011.50	E-1011.50	TE-1011.50
CB-35 TY 2-28	TE-1011.00	E-1011.00	TE-1011.00
CB-36 TY 2-28	TE-1010.50	E-1010.50	TE-1010.50
CB-37 TY 2-28	TE-1010.00	E-1010.00	TE-1010.00
CB-38 TY 2-28	TE-1009.50	E-1009.50	TE-1009.50
CB-39 TY 2-28	TE-1009.00	E-1009.00	TE-1009.00
CB-40 TY 2-28	TE-1008.50	E-1008.50	TE-1008.50
CB-41 TY 2-28	TE-1008.00	E-1008.00	TE-1008.00
CB-42 TY 2-28	TE-1007.50	E-1007.50	TE-1007.50
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CB-44 TY 2-28	TE-1006.50	E-1006.50	TE-1006.50
CB-45 TY 2-28	TE-1006.00	E-1006.00	TE-1006.00
CB-46 TY 2-28	TE-1005.50	E-1005.50	TE-1005.50
CB-47 TY 2-28	TE-1005.00	E-1005.00	TE-1005.00
CB-48 TY 2-28	TE-1004.50	E-1004.50	TE-1004.50
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CB-89 TY 2-28	TE-984.00	E-984.00	TE-984.00
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CB-104 TY 2-28	TE-976.50	E-976.50	TE-976.50
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CB-114 TY 2-28	TE-971.50	E-971.50	TE-971.50
CB-115 TY 2-28	TE-971.00	E-971.00	TE-971.00
CB-116 TY 2-28	TE-970.50	E-970.50	TE-970.50
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CB-119 TY 2-28	TE-969.00	E-969.00	TE-969.00
CB-120 TY 2-28	TE-968.50	E-968.50	TE-968.50
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CB-181 TY 2-28	TE-938.00	E-938.00	TE-938.00
CB-182 TY 2-28	TE-937.50	E-937.50	TE-937.50
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CB-185 TY 2-28	TE-936.00	E-936.00	TE-936.00
CB-186 TY 2-28	TE-935.50	E-935.50	TE-935.50
CB-187 TY 2-28	TE-935.00	E-935.00	TE-935.00
CB-188 TY 2-28	TE-934.50	E-934.50	TE-934.50
CB-189 TY 2-28	TE-934.00	E-934.00	TE-934.00
CB-190 TY 2-28	TE-933.50	E-933.50	TE-933.50
CB-191 TY 2-28	TE-933.00	E-933.00	TE-933.00
CB-192 TY 2-28	TE-932.50	E-932.50	TE-932.50
CB-193 TY 2-28	TE-932.00	E-932.00	TE-932.00
CB-194 TY 2-28	TE-931.50	E-931.50	TE-931.50
CB-195 TY 2-28	TE-931.00	E-931.00	TE-931.00
CB-196 TY 2-28	TE-930.50	E-930.50	TE-930.50
CB-197 TY 2-28	TE-930.00	E-930.00	TE-930.00
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CB-199 TY 2-28	TE-929.00	E-929.00	TE-929.00
CB-200 TY 2-28	TE-928.50	E-928.50	TE-928.50
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CB-203 TY 2-28	TE-927.00	E-927.00	TE-927.00
CB-204 TY 2-28	TE-926.50	E-926.50	TE-926.50
CB-205 TY 2-28	TE-926.00	E-926.00	TE-926.00
CB-206 TY 2-28	TE-925.50	E-925.50	TE-925.50
CB-207 TY 2-28	TE-925.00	E-925.00	TE-925.00
CB-208 TY 2-28	TE-924.50	E-924.50	TE-924.50
CB-209 TY 2-28	TE-924.00	E-924.00	TE-924.00
CB-210 TY 2-28	TE-923.50	E-923.50	TE-923.50
CB-211 TY 2-28	TE-923.00	E-923.00	TE-923.00
CB-212 TY 2-28	TE-922.50	E-922.50	TE-922.50
CB			

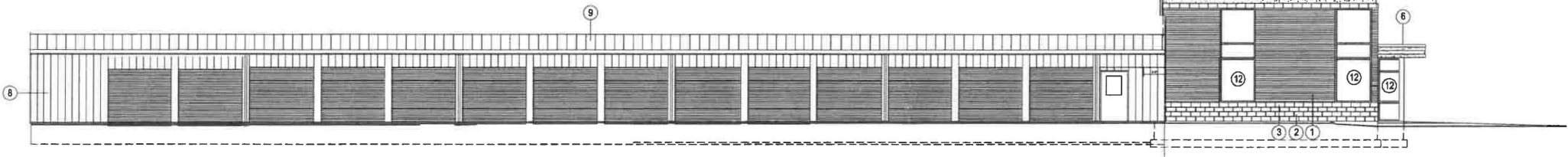
Exhibit B.1



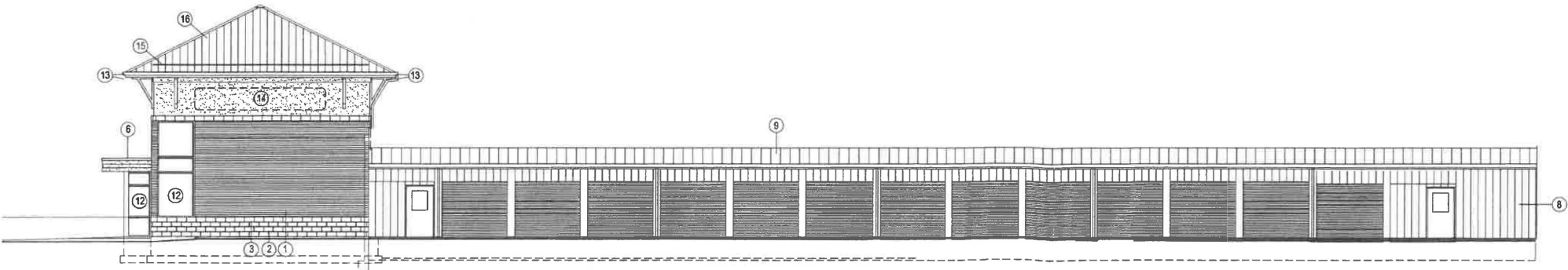
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING NOTES:

- 1 FACE BRICK VENEER
- 2 4" SPLIT-FACED C.M.U.
- 3 FLUSH FACE STONE
- 4 OMITTED
- 5 PAINTED HM DOOR WITH HALF-LITE
- 6 MEMBRANE ROOF
- 7 PRE-FINISHED METAL COPING
- 8 PRE-ENGINEERED METAL SIDING
- 9 PRE-ENGINEERED METAL ROOF SYSTEM
- 10 PRE-ENGINEERED BOX GUTTER
- 11 PRE-ENGINEERED DOWNSPOUT
- 12 STOREFRONT WINDOW
- 13 GUTTER AND DOWNSPOUT
- 14 EIFS
- 15 SNOW-GUARD
- 16 PRE-FINISHED STANDING SEAM ROOF OVER UNDERLAYMENT
- 17 2 HOUR CMU MASONRY WALL COATED WITH VALSPAR WATER REPELLANT FOR MASONRY (OR EQUAL)

EXTERIOR ELEVATIONS FOR OFFICE AND CLIMATE CONTROLLED CC-1

CONTRACTORS TO EXAMINE ALL
DRAWINGS FOR ITEMS PERTAINING
TO THEIR SCOPE OF WORK

CONTRACTORS TO VERIFY
ALL EXISTING CONDITIONS

2601 W. MAIN ST. (SR 41)
TROY, OHIO 45373

GAME
CONSTRUCTION

PHASE ONE-
TROY STORAGE
2601 W. MAIN ST. (SR 41)
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BID SET

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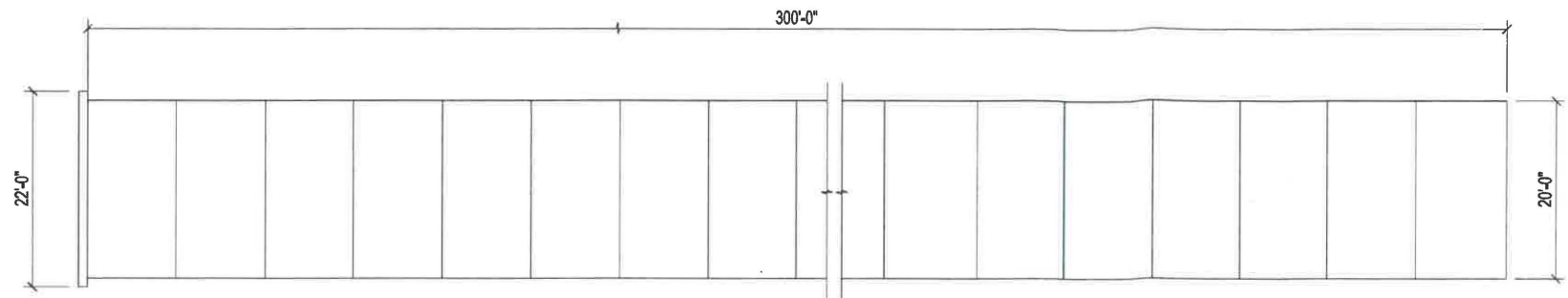
SNIDER
ARCHITECTURE

1-9-23

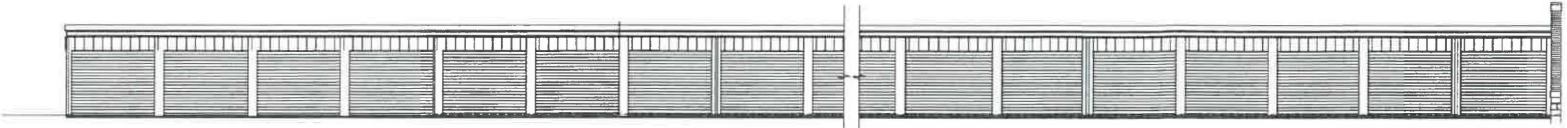
BLDG 'B'
AND OFFICE

A200

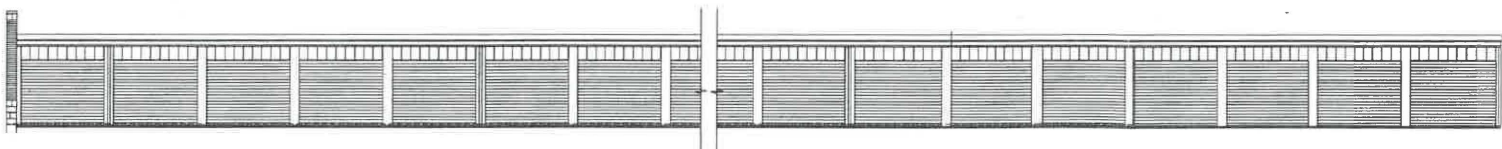
Exhibit B.2



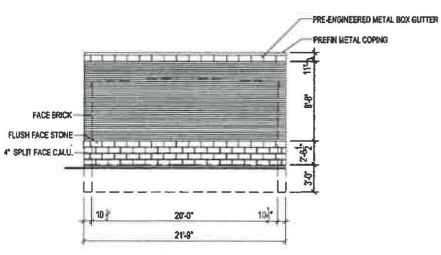
BLDG-A
1 FLOOR PLAN for BUILDING 'A'
SCALE: 1/8" = 1'-0"



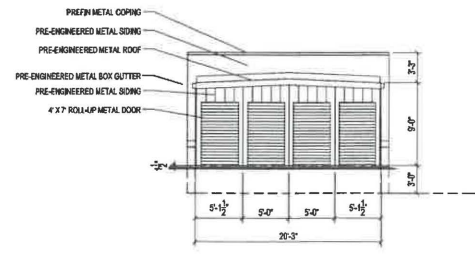
2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



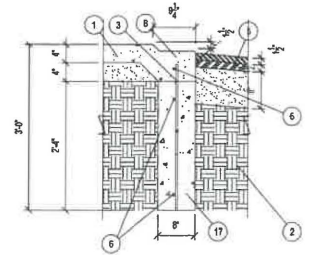
4 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



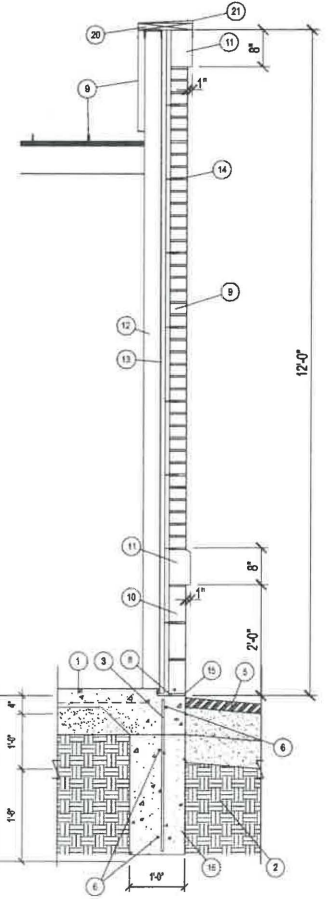
5 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

CONTRACTORS TO EXAMINE ALL
DRAWINGS FOR ITEMS PERTAINING
TO THEIR SCOPE OF WORK

CONTRACTORS TO VERIFY
ALL EXISTING CONDITIONS



6 TYPICAL FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



7 SECTION
SCALE: 3/4" = 1'-0"

DRAWING NOTES:

- 4000 PSI CONCRETE SLAB W/ FIBERMESH REINFORCEMENT ON 6 MIL VAPOR BARRIER OVER 3" #304 COMPACTED STONE BASE OVER 4" #2 STONE
- EXISTING UNDISTURBED EARTH SUB-BASE
- VERT. #4 REBAR @ MAX. 48" O.C.
- 9 1/4" WIDE X 1 1/2" DEEP DOOR DROP DOWN IN SLAB WILL BE CONTINUOUS AROUND PERIMETER OF SLAB
- PAVEMENT SPEC: 8" COMPACTED #304 STONE BASE W/ 1 1/2" ASPHALT INTERMEDIATE AND A 1 1/2" #448 ASPHALT TOP LAYER
- #4 REBAR CONTINUOUS
- APPROX. 3/4" CHAMFER AT EDGE OF SLAB AT DOOR OPENINGS
- 6" WIDE X 1 1/2" DEEP DROP-DOWN IN SLAB FOR MASONRY
- FACE BRICK VENEER
- 4" SPLIT-FACED C.M.U.
- FLUSH FACE STONE
- PRE-ENGINEERED BUILDING COLUMN @ 24" O.C.
- 1 1/2" 29 GA RIBBED METAL SIDING
- BRICK TIE, HOHMANN & BARNARD 3/16" DIA. STANDARD 4" VEE BYNA WIRE TIE W/ DW-10HS ANCHOR IN GALVANIZED; MOUNT AT 16" O.C. VERT. AND 16" O.C. HORIZ.
- WEEP HOLES @ MAX 32" O.C.
- 12" WIDE X 36" DEEP 3000 PSI CONC. TRENCH FTG W/ 2 #4 REBAR CONT.
- 8" WIDE X 36" DEEP 3000 PSI CONC. TRENCH FTG W/ 2 #4 REBAR CONT.
- 1/12 SLOPE RATIO FOR A.D.A.A.G. ACCESS (REPLACES DROP-DOWN DETAIL WHERE SHOWN ON DWGS.
- PRE-ENGINEERED ROOF SYSTEM. SEE TRACHTE DRAWINGS
- FLAME RETARDANT WOOD BLOCKING
- METAL CAP FLASHING
- PRE-FINISHED METAL COPING
- PRE-ENGINEERED METAL SIDING
- PRE-ENGINEERED METAL ROOF SYSTEM
- PRE-ENGINEERED BOX GUTTER
- PRE-ENGINEERED DOWNSPOUT

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1-9-23

FOR BUILDING 'A'

A103

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1-9-23

FOR BUILDING 'A'

A103

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1-9-23

FOR BUILDING 'A'

A103

GAME
CONSTRUCTION

-PHASE ONE-
TROY STORAGE
2601 W. MAIN ST. (SR 41)
TROY, OHIO 45373

BID SET

SNIDER
ARCHITECTURE

FOR
BUILDING 'A'

A103

Exhibit C.1

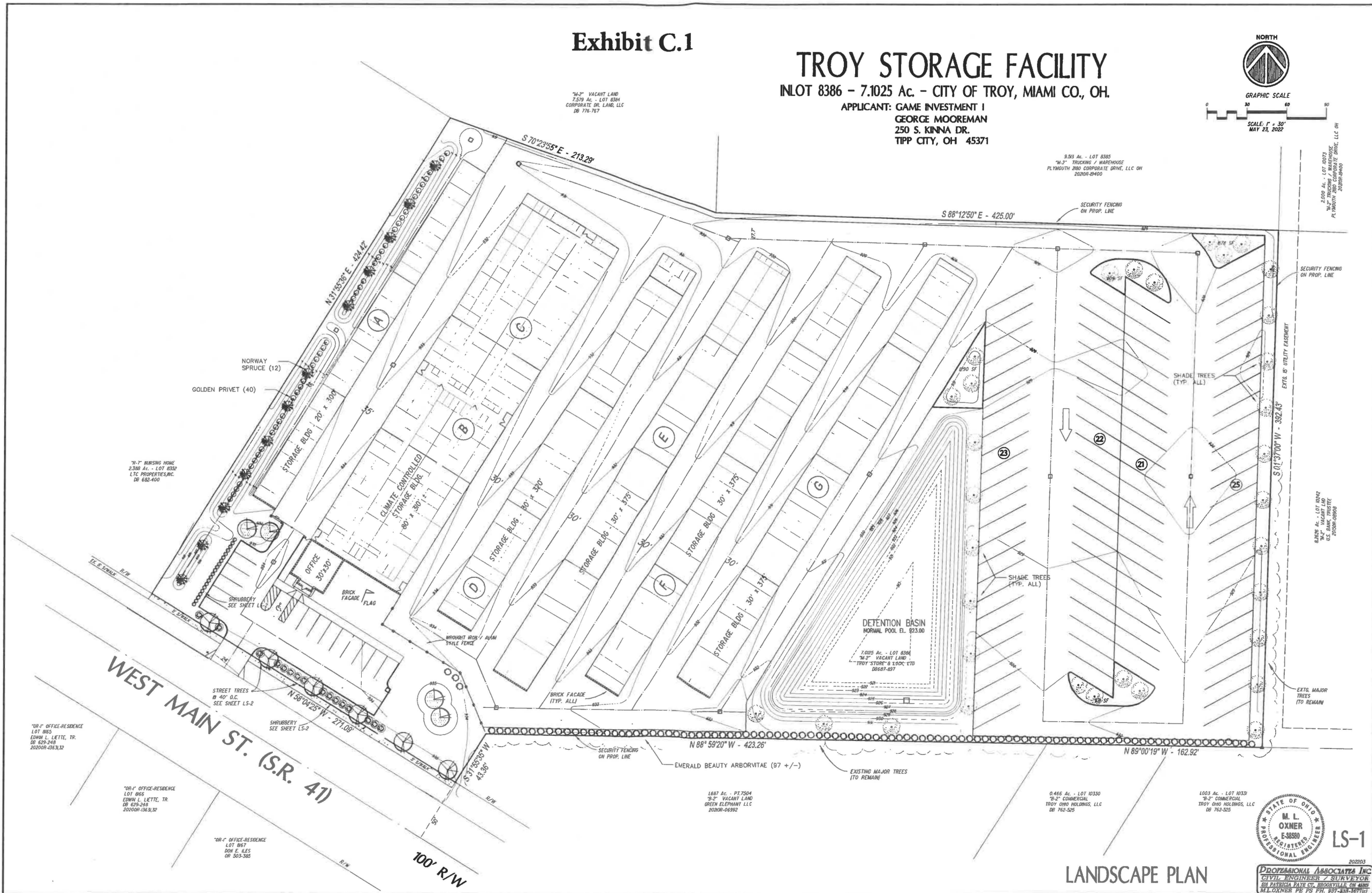
TROY STORAGE FACILITY

INLOT 8386 - 7.1025 Ac. - CITY OF TROY, MIAMI CO., OH.

APPLICANT: GAME INVESTMENT I
GEORGE MOOREMAN
250 S. KINNA DR.
TIPP CITY, OH 45371



SCALE: 1" = 30'
MAY 23, 2022



LANDSCAPE PLAN

Professional Engineer Seal for M. L. OXNER, E-38580, State of Ohio. The seal is circular with 'STATE OF OHIO' at the top, 'M. L. OXNER' in the center, 'E-38580' below the name, and 'PROFESSIONAL ENGINEER' around the bottom. To the right of the seal is the text 'LS-1'.

LANDSCAPE REQUIREMENTS:

1. DIMENSIONS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.

2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.

3. SPECIAL NOTE: ALL LABELS OR TAGS ON PLANT MATERIALS SHALL REMAIN IN PLACE UNTIL CITY REPRESENTATIVES HAVE APPROVED THE INSTALLATION.
4. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.

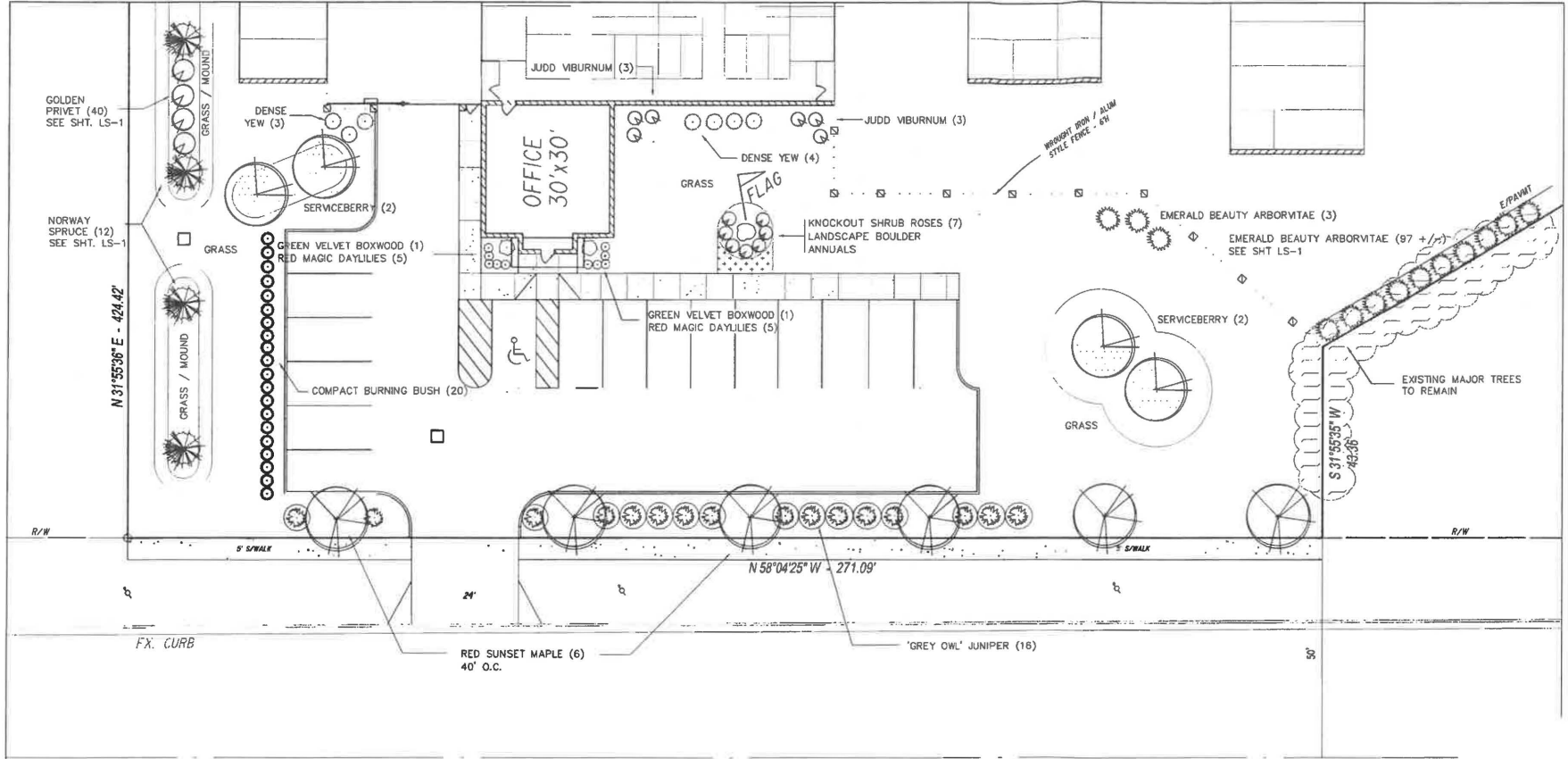
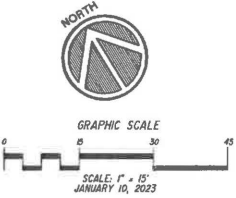
5. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. AT PERENNIAL LOCATIONS, FILL AREAS WITH THE QUANTITY OF PLANTS DESIGNATED, EVENLY SPACED.

6. A MINIMUM OF 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
7. MULCH TREES AND SHRUBS WITH MIN. 3" DPTH OF SHREDED HARDWOOD MULCH DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES, WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.

8. ALL MULCH BED EDGES SHALL BE SPADE CUT AND CLOSELY ALIGNED. LINEAR SHRUB ALIGNMENT SHALL HAVE CONTINUOUS MULCH BED. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVEMENT.

9. SOO ON SEED ALL DISTURBED AREAS AS NOTED ON THIS SHEET AND ON THE CIVIL DRAWINGS, INCLUDING CUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT MANAGER.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS, OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

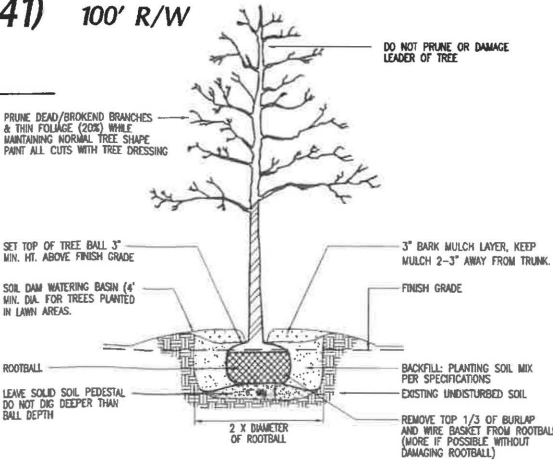
Exhibit C.2



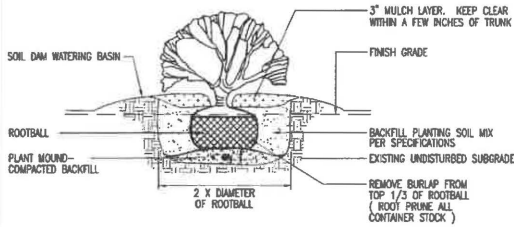
WEST MAIN ST. (S.R. 41) 100' R/W

PLANT SCHEDULE

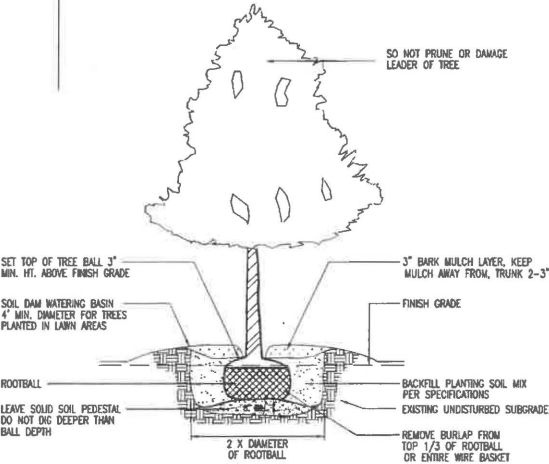
Qty	Size	Botanical Name	Common Name
6	2"	Acer rubrum	Red Sunset Maple
100+/-	5-6'	Thuja occidentalis 'Smaragd'	Emerald Beauty Arborvitae
12	6-7'	Picea Abies	Norway Spruce
20	24-30"	Euconymus alatus 'Compacta'	Compact Burning Bush
7	12-15"	Rosa	Knockout Shrub Rose
7	24" B/B	Taxus x cuspidata 'Densiformis'	Densiformis Yew
16	24-30"	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
2	2 gal.	Buxus 'Green Velvet'	Green Velvet Boxwood
10	1 gal.	Hemerocallis x 'Red Magic'	Red Magic Daylilies
16	VARIES	Annual flowers	Annual flowers
4	8-10"	Serviceberry - Single stem	Serviceberry - Single stem
33	8-10"	Shade Trees (Nursery Spec.)	FV Parking Area
40	2 gal.	Ligustrum ovalifolium 'Aureum'	Golden Privet
6	24-30"	Viburnum x juddii	Judd Viburnum



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

LANDSCAPE PLAN

PROFESSIONAL
ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
516 PATRICKA FAYE CT.
BROOKVILLE, OHIO 45309
PH 937-837-2569 TC 937-256-967

GAME I NVESTMENT I
250 S. KINNA DRIVE
TIPP CITY, OH 45371

TROY STORAGE FACILITY

2801 W. MAIN ST. TROY, OHIO 45373
7.013 AC. INLOT 8386
CITY OF TROY, MIAMI COUNTY, OHIO

REVISIONS

PROJECT NO:

202203

SHEET TITLE:

LANDSCAPE PLAN
GENERAL NOTES

SHEET NO:

LS-2