



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 24, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - January 10, 2024
3. Historic District Application - Certificate of Appropriateness, 224-226 S. Market Street, installation of a wall sign
Owner - Innisfree Enterprises, LLC
Applicant - Kevin Behr
-Commission to make decision
4. Preliminary Plan Application for Liberty Meadows Subdivision, 86.275 acres of undeveloped land located along Troy-Urbana Road, east of Hunters Ridge Drive
Applicant Liberty Lot Sales LLC
-Commission to make decision
5. Other
6. Adjourn

Next Meeting -- Feb. 14, 2024

Note to Commission members: If you will not be attending, please email or call Sue. (Note - Mr. Westmeyer will not be at the meeting)

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, January 10, 2024 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Westmeyer, Ehrlich, Emerick, Wolke, and Titterington; Development Staff – Long, and Bruner; and Development Director Davis.

[Note – Prior to the meeting, the Oath of Office was administered to Mr. McGarry and Mr. Westmeyer, both of whom had been reappointed to new six-year terms of 1-1-2024/12-31-2029.]

REORGANIZATION: Following the motion of Mr. Titterington, seconded by Mrs. Ehrlich, that Mr. McGarry be elected Chair of the Commission and that Mr. Wolke be elected Vice-Chair of the Commission for 2024, both were elected by unanimous roll call vote.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mr. Westmeyer, the minutes of the December 27, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 9 – 11 W. MAIN STREET (MAYFLOWER BUILDING) EXTERIOR ALTERATIONS: OWNER – WESLEY MARTIN; APPLICANT – ANDREW CIRCLE ARCHITECT LLC.

TAKE FROM THE TABLE: A motion was made by Mr. Titterington, seconded by Mr. Wolke, to Take from the Table the application of 9-11 W. Main Street. Motion adopted, unanimous roll call vote.

The staff report noted: The applicant and owner, Wes Martin is requesting the Planning Commission to review brick infill window opening at the property located at 9-11 W. Main Street; at the Nov. 22 meeting, the Commission approved four window infills with brick at a depth of 3" inset; the 3" depth is required to meet the Ohio Building Code per the Chief Building Official; on December 17, staff found that the work was done and the windows were infilled with a depth of ¾" instead of the approved 3"; the applicant indicated the window sill depth was not as wide as expected; the applicant is requesting the Commission to now approve the ¾" inset of the brick window infills instead of the approved 3"; staff recommends denial of the application unless another option is provided at the meeting that is suitable to the Planning Commission.

DISCUSSION: The applicant, Wes Martin, and the mason, Doug Schoening, were present. Mr. Schoening commented that he did not see the email that instructed he was to provide a 3" infill, but followed his usual practice of ¾", and stated that with ¾", he can use additional mortar for a stronger bond and it would be more weather resistant. Mr. Schoening indicated that to redo the work with a 3" fill, it would be necessary to seal with a mortar wash to seal the area and not have it crack over time.

In response to a question, staff stated there is no standard for the depth of fill of which they are aware, and confirmed that the 3" fill was what the applicant stated on the application, was what was approved, and was not followed.

Mr. Titterington commented that he anticipated the applicant would provide some options to what had been done to meet what was approved, and not just have comments on safety and weather resistance. He commented that when old brick is filled in with newer brick and the fill is flush it looks like more of placarding over, a 3" relief would show some variation, he does not like to see what just looks like patches in the side of a historic building; and would like to see an alternative that would show the perception of some relief.

Mr. McGarry agreed that a deep relief would not look so much like a patch.

Mayor Oda commented that this would look like a window removed and patched not matter how it is done.

Mr. Martin commented that the brick could be painted, but would prefer not to paint the brick; he believes that painting a border and trim would detract more; and suggested that dressing the area up with paint would detract more from the character of the window.

In response to Mr. Emerick regarding the window removal area being covered by the fire escape, Mr. Martin indicated one window has already been covered by the stairs.

Mrs. Ehrlich commented that she does not believe the work is so noticeable as it is on the side. Mr. Titterington stated that he finds it is still very visible when one is driving by.

Mr. Wolke asked what would have been the staff recommendation if the application was for a ¾" fill of the windows. Mr. Davis stated staff would have probably made a recommendation for approval as there is no standard for the depth of a brick infill of a removed window.

MOTION: A motion was made by Mayor Oda, seconded by Mr. Wolke to approve the Certificate of Appropriateness for 9-11 W Main to approve the 3/4" inset of the brick window infills instead of the previously approved 3".

VOTE: Yes – Oda, Ehrlich, Emerick, Wolke, Westmeyer, McGarry. No – Titterington

MOTION ADOPTED

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 220 W MAIN STREET; EXTERIOR ALTERATIONS: OWNER – KLEPTZ DEVELOPMENT GROUP, LLC (TOM KLEPTZ); APPLICANT – MICHAEL TWISS.

TAKE FROM THE TABLE: A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to Take from the Table the application of 220 W. Main Street. Motion adopted, unanimous roll call vote.

The staff report noted: property is zoned B-2 General Business District; the OHI form describes this as a Queen Anne Style building; contributing features include complex roof massing, paneled recess with transom and high side lights with etched glass windows 1/1 DHS, large bay with overhanging eaves, eaves and box cornice and half-timbered gables with mullion windows, and the front gable has a split ridge and ridge ornaments are also referenced. The report detailed:

"PROPOSAL:

Front Facade (facing Main Street). The applicant is proposing new black asphalt shingle roofing to match the existing black asphalt shingle roofing. Six windows are proposed to be replaced with double hung windows with muntins. The top gable end is proposed to be infilled with a decorative trim at the top. The second story porch on the west facade is being proposed to be removed however it will be visible from the front facade.

West Facade (facing S. Short Street). A new entry porch is proposed where the second-floor porch (northwest side of building) is proposed to be removed. The second first floor porch is also being proposed to be removed. There is not an infill porch proposed in this area. The fish scales are going to remain intact in the middle of the building.

South Facade (rear). Four windows are being replaced on the rear facade with Pella Reserve Provision-fit double hung windows. The Pella Reserve window has a traditional look with a wood and aluminum clad wood double hung window. Finally, a new ridge is being proposed to divert rainwater.

Finish Details: The main body color is proposed to be painted with Sherwin Williams Dowing Slad 2019. The lower wall color is black with an accent color of white. The roof is being replaced with black asphalt shingles (currently black shingles).

STAFF ANALYSIS:

Design Manual. 2.4 Architectural Details

- A. Significant architectural elements that have deteriorated should be repaired rather than replaced.
- B. Avoid adding cornice or frieze elements as extra ornamentation on a building if not originally present on the building.
- C. Original architectural elements should not be covered, especially when located on a front elevation.

The OHI form denotes multiple significant features that are being proposed to be altered. First, the front gable end has a split ridge. The application proposes to infill the ridge of which will remove the split ridge. Additionally, the front ridge ornaments will be removed with the proposed infill. Staff feels that these important features should be preserved.

Design Manual. 2.9 Porches

- A. Wrought or cast-iron supports should not be used to replace original porch columns unless such iron elements were part of the original design; the same is true for wrought iron railings.
- B. Avoid enclosing porches to create permanent interior space, particularly on front elevations.
- C. If a porch is proposed to replace an original, missing porch, the characteristics of original porches on similar buildings, such as height, materials, roof slope, and width of original porches, are preferred.
- D. If a porch is to be added where a porch never existed, a simple design should be used.
- E. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings.

The proposed porch replacement does not match the original height and width of the original porch.

When using criteria from the Design Manual, it is Staff's opinion that the following alterations do not meet the standards and intent of the Design Manual: Staff analysis can be seen above in red.

1. The alteration to the front gable end.
2. The removal of the porches.

Staff supports the window replacements and the paint. The windows were already altered in 2012-2013. The paint colors can be seen in other areas of the district.

RECOMMENDATION:

Staff recommends denial of the porch removal and infill on the split ridge on the front façade facing Main Street due to the following:

- The alterations do not meet the Design Manual section 2.4 & 2.9, and;
- The Contributing features as referenced per the OHI form are being altered.

Staff recommends approval of the window replacements and paint based on the following:

- The original windows referenced in the OHI form are being maintained, and the already altered windows are being replaced, and;
- The paint colors can be found in other areas of the district.

DISCUSSION: Mr. Twiss, architect, and the owner, Mr. Kleptz, were present. It was noted that there are two parts of the application. One is regarding the front double gables, which the applicant wishes to remove, with there being discussion about extending the roof line at the first story porch and extending the downspout to the porch and keeping the gables. The second is reconstruction of the first and second story porches and extensions, with the applicant commenting that for the second story porch, the porch materials have deteriorated and have to be replaced, with that being custom work, and it would be repair and not replacement. The applicant further noted that if the second story porch and rail are reconstructed to fit current codes, the rail would have to be higher.

Mr. McGarry commented that it is not known when a porch facing Main Street was removed.

Mr. Titterington noted that the applicant had provided an estimate of \$130,000 and asked if that included the new railing, and Mr. Twiss stated that it did. Mr. Twiss commented that running the gutter to the NE corner is the least visible of the options for the downspout.

Mr. Titterington suggested the Commission deal with the gutter and downspout issue first, because if the decision is to run the downspout down the NE side, that negates the necessity of extending the porch out to the NW corner.

Mr. Twiss commented that if the gutter is required and the double gable has to stay, then the applicant prefers that the gutter should run down the east wall.

Mr. Kleptz stated that everything suggested by the architect is to solve issues of water getting into the building and creating damage and to extend the life of the building; that he does not want to run the gutter down the front of the building, would prefer to not retain the double gables, and would like to have the Commission approve the submitted application.

Mrs. Ehrlich stated her opinion that to lose the double gable is to lose an interesting architectural feature of the house.

Commission Decision Regarding Retaining Double Gables.

MOTION: A motion was made by Mrs. Ehrlich that the double gables are to be retained and the downspout moved to the east. Motion seconded by Mr. Titterington.

Discussion: In response to Mayor Oda, Mr. Twiss stated that the single gable solves problem of water coming down the front of the building. He further commented that the downspout is a residential rainwater solution, but not commercial solution, and will not look as nice coming down the side; however, the building was originally a residential structure.

Mr. Wolke asked if the downspout will solve the drainage issue for the front. Mr. Twiss commented that it will work because nothing is there now to address the water. Mr. Twiss concurred with Mr. Wolke that it is a matter of aesthetic. Mr. Wolke commented that it is his opinion that both the single and double gable design are aesthetically pleasing. Mr. Twiss commented that it will be a maintenance issue with having a longer downspout.

In response to Mr. Emerick, Mr. Twiss stated that the keeping the double gable will add some to the estimate.

Voting: Yes – McGarry, Ehrlich, Titterington, Oda. No – Wolke, Westmeyer, Emerick.

MOTION ADOPTED

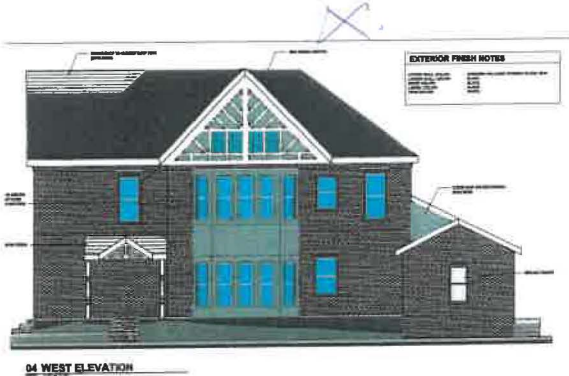
Commission Decision Regarding Modification to Remove the Second Story Porch and Rebuild the First Story Porch.

Discussion: It was confirmed that the proposal to be considered is that shown on the rendering 04 West Elevation.

Regarding the OHI forms, staff stated that staff continues to recommend that the second floor porch be retained and repaired. Staff also stated that the second floor porch is not specifically referenced on the OHI form but is only referenced. It was stated the second floor porch is only decorative.

MOTION: A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to remove the second floor porch and to reconstruct the first floor porch to about the same dimensions as exists now to the same dimensions as shown on 04 West Elevation rendering (see below).

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE



HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 10 W MAIN STREET: REFACING OF EXISTING SIGN FOR WINANS COFFEE AND CHOCOLATE; OWNER – ROBERT AND HEATHER DAVEY; APPLICANT – QUINT CREATIVE SIGN.

The staff report noted: property is zoned B-3, Central Business District; building was built in 1878 by Hays, Cruikshank & Wilmington; building is listed on the National Register of Historic Places; applicant plans to reface existing sign measuring 15' x 2', or 30 square feet, with new logo; sign will have three-dimensional lettering and will comply with the design manual; the sign will have a white background and black lettering; and staff recommends approval based on the findings of:

- The sign complies with the Design Manual and Sign Code
- Similar colors and material are found in other areas of the district

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the certificate of appropriateness for the historic district application for 10 W. Main Street as submitted, based on the exact colors and materials in the application, and based on the findings of staff that:

- The sign complies with the Design Manual and Sign Code
- Similar colors and material are found in other areas of the district

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 4:25 p.m. upon motion of Mr. Emerick, seconded by Mr. Titterington, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: January 24, 2024

SUBJECT: Historic District Review – 224 - 226 S. Market Street

PROPOSAL:

A request by the applicant, Kevin Behr, on behalf of the owner, Innisfree Enterprises LLC, for the installation of a 2.6 square foot building sign at the property located at 224-226 S. Market Street, Parcel ID: D08-004860. The applicant has received authorization from the property owner for the proposed request.

The OHI form lists this property as a two-story brick commercial building with an Arts & Crafts, Mission High style and built in 1929. A well preserved and maintained building with original features intact. Including a symmetrical façade with a central entrance placed within a round arched recess. The property is not listed on the National Historic Register.

DISCUSSION:

This multi-tenant building is permitted to have a total of 100 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 2.6 square foot building sign. The building sign measures 21" x 18" or 2.6 square feet. The sign will be made from a routed composite material with raised white painted lettering and black recessed backing.

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

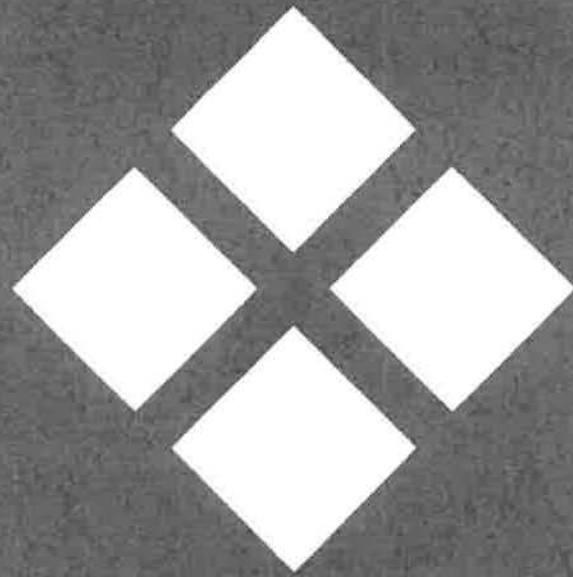
This application has been reviewed for compliance with all requirements of the sign code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

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

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





marketing essentials

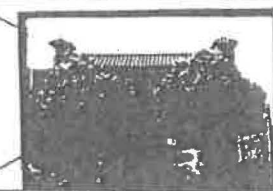
224 S. MARKET ST.

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470OHIO
HISTORICAL
SOCIETY
SINCE 1885

OHIO HISTORIC INVENTORY

No.		2. County Miami		4. Present Name(s) Troy Daily News		☐ Coded	
Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s)			
11. No.		Picture No.(s)		Miami Union Publishing Co. Building			
Specific Address or Location 224 S. Market St				16. Thematic Association(s) Communications		28. No. of Stories 2	
1. Lot, Section or VMD Number				17. Date(s) or Period 1929		29. Basement? Yes ☒ No ☐	
City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Concrete	
Site Plan with North Arrow 				18. Style or Design Mission ☐ High Style Arts & Crafts ☒ Elements		31. Wall Construction Brick	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/built up with tile front	
				19. Architect or Engineer		33. No. of Bays Front 5 Side 8	
				19a. Design Sources		34. Exterior Wall Material(s) Running Bond	
				20. Contractor or Builder		35. Plan Shape Rectangular	
				21. Building Type or Plan N/A		36. Changes Addition ☐ (Explain in #42) Altered ☒ Moved ☐	
				22. Original Use, if apparent Newspaper office		Window Type(s) ☒ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other	
3. U.T.M. Reference Quadrangle Name 16 7 3 3 4 2 0 4 4 3 3 4 0 6				23. Present Use Newspaper office		38. Building Dimensions 50 x 12	
Zone Easting Northing				24. Ownership Public ☐ Private ☒		39. Endangered? Yes ☐ By What? No ☐	
10. Site ☐ Structure ☐ Building ☒ Object ☐				25. Owner's Name & Address, if known Troy Daily News P.O. Box 100 Troy, OH		40. Chimney Placement None observed	
11. On National Register? Yes ☐ No ☒				26. Property Acreage		41. Distance from and Frontage on Road 15 x 60	
12. N.R. Yes ☐ Potential? No ☐				27. Other Surveys in Which Included N/A			
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐							
14. District Yes ☐ Potential? No ☐							
15. Name of Established District (N.R. or Local) Troy Historic District							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building with Arts & Crafts/Mission High Style. A very well preserved and maintained building with all original features intact. CDF: include symmetrical facade with a central entrance placed within a round arched recess trimmed with stone decorative treatment; round arched openings with original wood							
43. History and Significance (Continue on reverse if necessary) Built by Miami Union Publishing Company in 1929.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by 50a. Date Revised							
50b. Reviewed by							



PHOTO



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 1/11/24

Applicant Kevin M. Behr Telephone No. 937-492-5704

Owner of Property Innisfree, LLC Has the Owner been Notified? Yes

Address of Project 224 S. Market St., Troy, OH 45373

Contact Address (if different than Project Address) Same

Name of Architect/Engineer and/or Contractor MT Studio

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: Sign

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:

Kevin M. Behr

SIGNATURE OF PROPERTY OWNER:

Erin A. Twiss

PRINTED NAME OF PROPERTY OWNER:

Erin A. Twiss

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303





Troy Development Department
www.troyohio.gov
937.339.9481

APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐-New Industrial ☒-New Commercial ☐-New Residential ☐-Temporary ☐- Reface of Existing

Address of Project: 224 S. Market St., Troy, OH 45373

Applicant/ Business Name: Marketing Essentials

Address: 224 S. Market St., Troy, OH

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Contractor Name: Behr Design LLC

Address: 148 Schwieterman St., Minster, OH 45865

Phone: 419-629-0080

Email: pattycisco@mktgessentials.com

Property Owner Name: Innisfree, LLC

Address: 224 S. Market St., Troy, OH 45373

Phone: 937-980-9362

Email: mtwiss@mtstudio.com

New tenant? ☒-Yes ☐-No

Building setback: Older part has no setback

Height & Stories of Building: 45' 2"

Building/Tenant Frontage (linear feet): 45

Top of New Sign from Grade: 16'

Number of Faces: 1

Cost of Sign(s): \$ 500.00

Type of Proposed Sign:

☐- Awning

☐- Development I.D.

☐- Window

☐- Billboard

☐- Freeway Oriented

☐- Other

☒- Building

☐- Ground

☐- Canopy

☐- Projecting

☐- Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐- Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner
Illuminated: ☐-Internal ☐-External ☐-Electronic Changeable ☒- No

Historic District: ☒- Yes ☐-No If YES a Historic District Review Application is Required.

Dimensions:

Quantity: 1 - 1-sided Length: N/A Width: 21" Height: 18" Total Sq.ft.: 2.63 sq. ft.

☒- Provided separate drawings w/ dimensions

Fees: ☒- New Signs - \$50 ☐- Temporary Signs - \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature]

Date: 1/11/2024

100 South Market Street, Troy, OH 45373-7303

Sign Application

Date: 01/11/2024

Applicant / Owner

Applicant Name: Marketing Essentials
Applicant Address: 224 S. Market St.
City, State, Zip: Troy, OH 45373
Phone: 419.629-0080
Email: pattycisco@mktgessentials.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Contractor

Contractor Name: Behr Design LLC
Applicant Address: 114 E. Poplar St.
City, State, Zip: Sidney, OH 45365

Phone: 937-492-5704
Email: kbehr@behrdesign.com
License #:

Project

Project Location: 224 S. Market St.
City, State, Zip: Troy, OH 45373
Parcel: D08-004860
Work Type:
Design Graphics:
Accessory Type:
Fence Type:
Material:

Height:
Right Setback:
Left Setback:
Rear Setback:
Square Feet: 3
Sign Type: Building Sign
Building Setback: Older part has no setback
Building Frontage: 45

Project Description: Composite routed sign to meet historic district review regulations

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

Karen A. Behr

01/11/2024

Date

Certificate of Appropriateness Application

Date: 01/11/2024

Applicant / Owner

Applicant Name: Marketing Essentials
Applicant Address: 224 S. Market St.
City, State, Zip: Troy, OH 45373
Phone: 419-629-0080
Email: pattycisco@mktgessentials.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Contractor

Contractor Name: Behr Design LLC
Contractor Address: 114 E. Poplar St.
City, State, Zip: Sidney, OH 45365

Phone: 397-492-5704
Email: kbehr@behrdesign.com
License #:

Project

Project Location: 224 S. Market St.
City, State, Zip: Troy, OH 45373
Parcel: D08-004860

Work Type: Signage
Design Graphics:
Temporary Use:
Square Feet: 0

Project Description: Routed composite sign with raised white painted lettering and recessed painted black background

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



01/11/2024

Date

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 24, 2024

SUBJECT: Liberty Meadows Subdivision – Preliminary Plan

REQUEST:

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision located along Troy-Urbana Road, Parcel ID's R50-042214, R50-005100, R50-004800, R50-042216, and R50-042214 (86.275 ac.). The land is currently undeveloped and is located East of Hunters Ridge Drive. The land is controlled by Liberty Lots Sales LLC.

PROPOSAL:

City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-3-B Single Family Residential (minimum lot size of 12,000 square feet) per O-27-2021. The applicant wishes to create a new subdivision named Liberty Meadows. This is a resubmission of the preliminary plan from 2021. The preliminary plan has expired and is required to go back through the subdivision process. The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, an eight-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Final Plat.

Uses & Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 86.275 acres and includes 179 buildable lots that range from .2755 acres to .674 acres and will be developed in an eight-phases. The first phase will create 31 lots and the second phase will create 18 lots.

Roadways: Access to this development will be provided by three separate points. The North access point off of Troy Urbana Road will serve as the main entrance to the proposed subdivision. The remaining access points, located to the west of the proposed development, connects to existing roads named Wyatt Road and Lee Road. The internal roadway system consists of four cul-de-sacs (Trump Court, Patriot Court, Freedom Way Court, & Constitution Court) which stem off the main road named Liberty Bell Way and a horseshoe road that also connects to the existing Wyatt Road and Lee Road. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

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

Parkland: The developer is not proposing to provide any parkland within the subdivision and received a unanimous positive recommendation from the Park Board in 2021 to pay fees-in-lieu-of parkland, instead of providing the required 3% (2.58 acres) as required by the Subdivision Regulations.

Easements: A landscape easement has been provided along Troy-Urbana Road to prevent properties from having direct access. A storm sewer & drainage easement is proposed along the middle of the development for a drainage swale. Easement areas are the responsibility of the Homeowners Association.

Housing Values: The applicant has estimated the costs of the single-family homes to be valued around \$350,000 to \$450,000.

RECOMMENDATION:

Staff recommends that Planning Commission accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.



PROP. EASEMENTS
PROP. SETBACKS
TOTAL AREA: 86.275 ACRES
NUMBER OF DRAINAGE LOTS: 7
PROPOSED ZONING: R-3B
MIN. LOT SIZE: 12,000 S.F.
MIN. FRONTAGE: 80'
FRONT SETBACK: 30'
REAR SETBACK: 35'
SIDE SETBACK: 10'
NUMBER OF RESIDENTIAL LOTS: 179
NUMBER OF GREEN SPACE LOTS: 7
TYPICAL LOT SIZE: 80'x150'
LOT #187 TO BE DONATED TO NEIGHBORING PROPERTY (BILLY C. WRIGHT)
NEW STREETS: 10,336'
LIBERTY BELL WAY R/W 60':
LIBERTY BELL WAY STREET WIDTH 37':
ALL OTHER NEW STREET R/W: 50'
ALL OTHER NEW STREET WIDTHS: 35'
TROY URBANA ROAD R/W: 70'
TROY URBANA WIDENING TO MATCH EXISTING WIDENING

- PHASE 1
TOTAL BUILDABLE LOTS: 31
NEW STREETS: 2,740'
- PHASE 2
TOTAL BUILDABLE LOTS: 18
NEW STREETS: 804'
- PHASE 3
TOTAL BUILDABLE LOTS: 18
NEW STREETS: 876'
- PHASE 4
TOTAL BUILDABLE LOTS: 23
NEW STREETS: 1,066'
- PHASE 5
TOTAL BUILDABLE LOTS: 21
NEW STREETS: 1,416'
- PHASE 6
TOTAL BUILDABLE LOTS: 25
NEW STREETS: 1,215'
- PHASE 7
TOTAL BUILDABLE LOTS: 20
NEW STREETS: 1,409'
- PHASE 8
TOTAL BUILDABLE LOTS: 23
NEW STREETS: 1,388'

DRAINAGE LOTS (NON-BUILDABLE)
(12 LOTS MAINTAINED BY HOA)

RETENTION POND (NON-BUILDABLE)

LIBERTY MEADOWS SUBDIVISION TO BE LOCATED SOUTHEAST OF THE INTERSECTION OF TROY URBANA ROAD AND HUNTERS RIDGE DRIVE. PROPOSED STREETS TO TIE INTO LEE ROAD, WYATT ROAD, AND TROY URBANA ROAD.

OWNER: LIBERTY MEADOWS, FRANK HARLOW
937-339-9944
701 N. MARKET STREET, TROY, OH 45373
SALES@HARLOWBUILDERS.COM

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

VICINITY MAP





SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

LIBERTY MEADOWS
CITY OF TROY
PRELIMINARY PLAT

REVISIONS:

FILE NAME	PREL. PLAT
DRAWN BY	KTS
CHECKED BY	JSP
PROJECT NO.	MIATRO1827
DATE	10/18/2023
SHEET NUMBER	1 OF 2

PROP. STORM
PROP. 8" WATER
(12" WATER ALONG TROY-URBANA ROAD)
PROP. 6" SANITARY
PROP. EASEMENTS
PROP. SETBACKS
SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.

TOTAL AREA: 86.275 ACRES
NUMBER OF DRAINAGE LOTS: 7
PROPOSED ZONING: R-3B
MIN. LOT SIZE: 12,000 S.F.
FRONT SETBACK: 30'
REAR SETBACK: 35'
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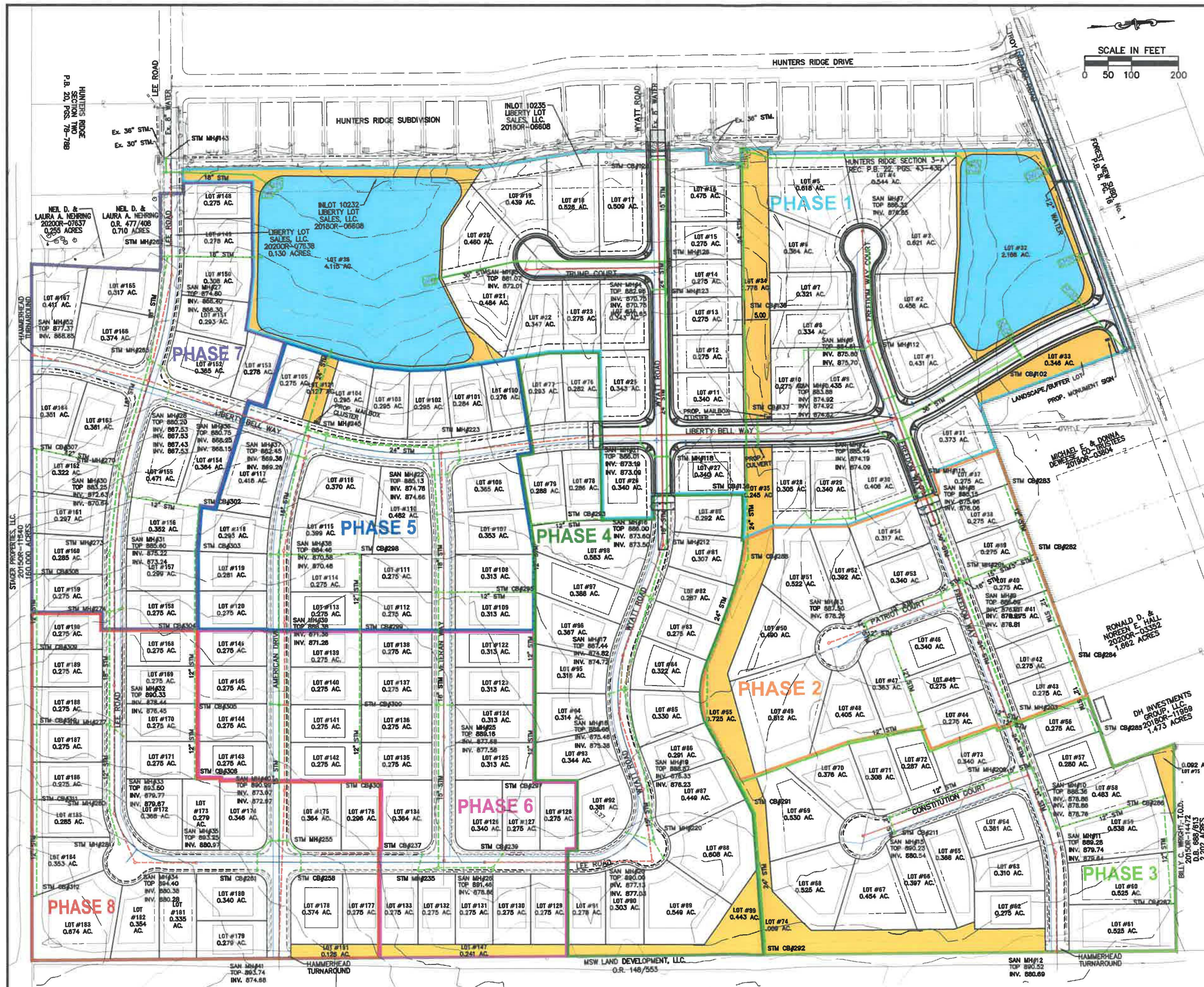
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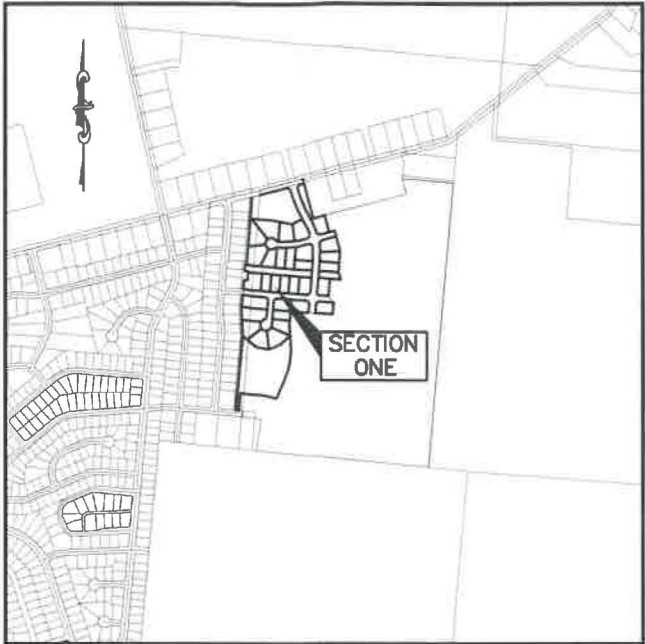


LIBERTY MEADOWS-SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



VICINITY MAP
N.T.S.

DEDICATION AND EASEMENTS

THE UNDERSIGNED, BEING THE OWNERS OF 23.640 ACRES OF LAND, BEING LOT NUMBERS 10232, 10235, AND 11387 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE LIBERTY MEADOWS SECTION ONE AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2018OR-06608.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER/MANAGER:
LIBERTY LOT SALES, LLC

NAME

TITLE

SIGNATURE

STATE OF

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, 20____ BY
OF LIBERTY LOT SALES, LLC AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY
COMPANY.

NOTARY PUBLIC

LENDER: MINSTER BANK RECORD: 2018OR-06609

MORTGAGOR: LIBERTY LOT SALES, LLC
REPRESENTATIVE: _____
TITLE: _____

STATE OF

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, 20____ BY
OF _____

NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD
THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED.

CHAIRMAN SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND
ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE LIBERTY
MEADOWS-SECTION ONE.
SECTION _____, BOOK _____, THIS _____ DAY OF _____, 20____.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-_____-21____, EFFECTIVE _____, 20____.

MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

TRANSFER OF LOTS

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON
THE ACCOMPANYING PLAT AND ONLY ONE (1) PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.
ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL
BE DONE BY RE-PLAT ONLY.

STREET CONSTRUCTION

THE STREETS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED
PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED,
WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN
REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY
THE CITY OF TROY.

WATER AND SEWER

IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR
ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS
FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION. ALL
BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A
MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE
POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN
ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF ANY
TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID
BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE
DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

(1) PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE
CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC RIGHT-OF-WAY OR
WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES UNLESS PRE-APPROVED BY THE CITY ENGINEER.
SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE REPAIR OF AND FOR
PROVIDING ACCESS TO ANY CURB STOPS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH
THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR
STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF
SAID SERVICE LINES AND APPURTENANCES.

(2) EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN
EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON
A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE
OPERATION THEREFOR.

(3) THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR
REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY
SANITARY MAIN SEWER OR WATER MAIN.

(4) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

AREA SUMMARY

4 DRAINAGE LOTS	7.326 ACRES
1 LANDSCAPE/BUFFER	0.346 ACRES
31 BUILDING LOTS	12.148 ACRES
DEDICATED STREET R/W	3.822 ACRES
TOTAL	23.640 ACRES

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 23.640
ACRES OUT OF PART OF INLOT NUMBER 11387, PART OF
INLOT NUMBER 10232, AND ALL OF INLOT NUMBER 10235
AND OWNED BY LIBERTY LOT SALES, LLC AS RECORDED IN
2018OR-06608.

DRAINAGE

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE
CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID
EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL
IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE
EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE
DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON
FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER
MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE
DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT
SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON
AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN
THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE
FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY
CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION
TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE
THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY
IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE
FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST
HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE
CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE
ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO
EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND
THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND
APPROVED BY THE COUNCIL OF THE CITY OF TROY.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN
2021OR-_____, OF THE MIAMI COUNTY RECORDER'S RECORDS.

OWNER'S STATEMENT

DATE: _____, 202____

_____, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE
BEST OF HIS/HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE
UNITED IN ITS' EXECUTION.

SIGNATURE

STATE OF

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, 20____ BY
OF LIBERTY LOT SALES, LLC AND OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED
LIABILITY COMPANY.

NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY
PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS
WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF
STREETS AND UTILITIES.

WESLEY D. GOUBEAUX, P.S. #8254

DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

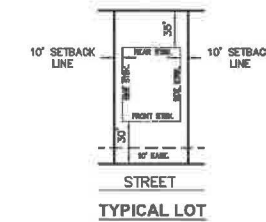
DATE:
08-17-2021
DRAWN BY:
MPL
JOB NUMBER:
MIATRO1827
SHEET NUMBER
1 OF 3

LIBERTY MEADOWS- SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



SURVEY REFERENCE

LAND SURVEY 41, PG. 34
LAND SURVEY 42, PG. 180
LAND SURVEY 51, PG. 40
LAND SURVEY 55, PG. 123
LAND SURVEY 58, PG. 135
REC. P.B. 8, PG. 16
REC. P.B. 8, PG. 110
REC. P.B. 8, PG. 111
REC. P.B. 22, PG. 43
REC. P.B. 25, PG. 80
REC. P.B. 28, PG. 78

DEED REFERENCE

20180R-06608

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11387	83.228	21.147	62.079
10232	0.506	0.418	0.087
10235	2.075	2.075	0.000

NOTES

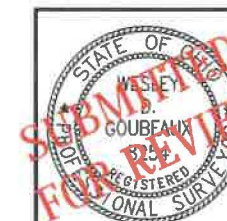
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) NO DRIVEWAYS SHALL BE PERMITTED ONTO TROY-URBANA ROAD.
- 4.) THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS, DRAINAGE WAYS.
- 5.) NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUFFER LOT, UNLESS APPROVED BY THE DEVELOPER OR HOME OWNERS ASSOCIATION.

LEGEND

- 5/8" X 30" REBAR
- W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- UTILITY EASEMENT LINE
- (SEE NOTE 1)
- CURVE NUMBER (SEE SHT. 3 OF 3)
- BUILDING SETBACK LINE
- FRONT=30'
- REAR=35'
- SIDE=10'
- PRELIMINARY LOT NUMBER

THE BEARINGS SHOWN HEREON ARE
BASED ON NAD 83, GEOID 2003 OHIO
SOUTH ZONE, ODOT VRS CORRS
NETWORK

SCALE 1" = 80'
0 40 80 160



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DATE:
08-17-2021
DRAWN BY:
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JOB NUMBER:
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SHEET NUMBER
2 OF 3