



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

1. Roll Call
2. Minutes - April 10, 2024
3. Historic District Application - Certificate of Appropriateness, 117 S. Market Street, sign application for Rest and Renewal
Owner - Heather Davy
Applicant - Amanda Luke
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 405 Public Square SW and 2-10 W. Main Street, removal of eight chimneys that are located on the south and southwest corners of the building
Owner/Applicant - Heather Davy
-Commission to make decision
5. Request for Final Plat Approval of Addison Landing Subdivision - Section One. The subdivision is located along Dorset Road and Lytle Road.
Owner: Robert Hall, for Oberer
Applicant: Choice One Engineering
-Commission to make recommendation to Council
6. Adjourn

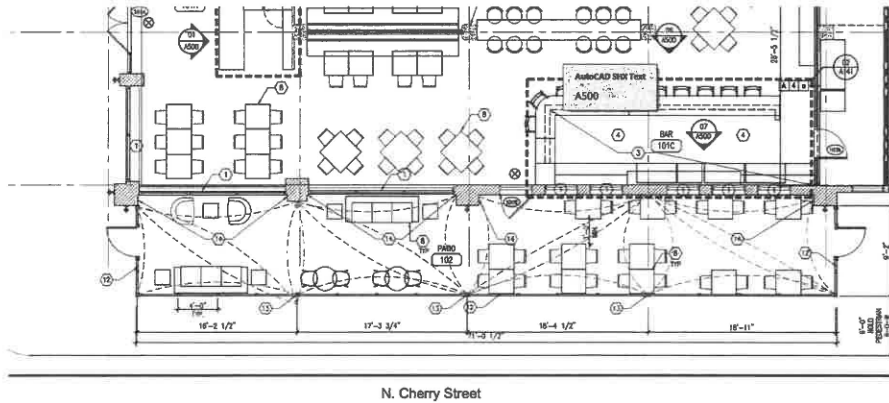
Next Meeting -- May 8, 2024

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, Wednesday, April 10, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Emerick, Wolke, Westmeyer, Oda and Titterington; Development Staff – Eidemiller and Bruner; Development Director Davis; and City Engineer Rhoades.

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mr. Westmeyer, the minutes of March 27, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 101-107 W. MAIN STREET, FOR OUTDOOR SEATING LOCATED ON N. CHERRY STREET: OWNER - SAM O'NEAL; APPLICANT - SPEAKEASY MISO C/O CARLY HENSLEY. Staff reported: zoning is B-3, Central Business District; a similar application was approved in 2022, however, that application has expired; the building, built in 1904, is made of stucco and brick and is described in the Ohio Historic Index form as an eclectic style building and a major landmark for downtown Troy; contributing descriptive features include the Eclectic design with Egyptian Revival entrance at the southwest corner, and distinctive religious and Masonic ornamentation; the building is not listed on the National Register; the outdoor seating is to be a total width of nine feet along N Cherry St.; string lights are being proposed in the outdoor seating area and will be attached to approximately six planters; a black aluminum fence will surround the outdoor seating.



Staff further reported that Troy Codified Ordinance 717.07 requires a minimum of five (5) feet of unobstructed walkway maintained at all times; the proposal meets this requirement as six (6) feet of unobstructed walkway is being provided; the sidewalk on W. Main Street will not be affected by this proposal; and staff recommends approval of the proposed repairs and alterations based on the following:

- The proposed alteration does not detract from the historic integrity of the building;
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future; and
- The proposed colors and material are commonly found in the district;

Discussion. In response to Mrs. Ehrlich, it was stated there is a door from the building into the patio seating area.

A motion was made by Mr. Emerick, seconded by Mayor Oda, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 101-107 W. Main Street as submitted, based on the exact materials and colors stated in the application, and based on the recommendation of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future; and
- The proposed colors and material are commonly found in the district.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

ACCESSORY ZONING PERMIT APPLICATION FOR ACCESSORY USE - SWIMMING POOL TO BE LOCATED AT 1396 MCKAIG AVE.; OWNER - SCOTT AND FRANKIE CLEGG; APPLICANT - STEPHEN KLEIN, ATTORNEY. Staff reported: property is zoned B-1, Local Retail District; application is for a 20' x 40' above-ground swimming pool in the rear of the property; pool will be a height of 5' with a deck surrounding the pool; pool will be setback 15' from the side and rear lot lines and will comply with the accessory structure setback requirements; per Zoning Code Section 1143.13 (c), the following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code: (4) "Any use which is customarily found in conjunction with the principal use as approved by the Planning Commission"; the initial pool application was previously denied for this address due to swimming pools not being specifically listed as a Permitted Accessory Use per Zoning Code 1143.13 (c); the Zoning Code grants the discretion of the Planning Commission to review and approve accessory uses that may not fit the listed accessory uses in 1143.13 (c); swimming pools are often found accessory to residential uses. the B-1 Local Retail District permits the following residential uses:

1. "Residential Uses on the second story and above";
2. "Bed and Breakfast";

the property owner currently uses the property as a residential use on the second story and above; in staff's opinion, the swimming pool is found to be an accessory use to residential uses on the second story and above and is permitted; and staff recommends approval of the proposed pool as the pool is commonly found as an accessory use to a residential use.

Discussion. In response to the Mayor, it was stated that the downstairs is vacant. It was also stated that if the use should change to commercial, the pool would no longer be a permitted accessory use and would have to be removed. Staff noted that the applicant was present and has been advised of the information related to the accessory use.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Troy Planning Commission approves the accessory use application for 1396 McKaig Ave. as submitted, based on the recommendation of staff that a swimming pool is found to be an accessory use to residential uses on the second story and above and is permitted by the Zoning Code.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 2 S. MARKET STREET, INSTALLATION OF AN 11'X11' MURAL UNDER THE STAIRS; OWNER - HEATHER DAVEY; APPLICANT - TROY MAIN STREET, INC. Kennedy Goubeaux, Executive Director of Troy Main Street, commented that this application is part of Troy Main Street's Mural Program; the mural would add visual appeal of the cityscape and serve as a focal point for residents and visitors; the mural would be placed this spring and has a life expectancy of five years; the building owner has given permission for the mural to be placed; the mural installation process permits sections of it to be removed and refurbished as necessary; and there is a contract being worked out for the applicant to assure maintenance.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the Historic District Application Certificate of Appropriateness for a mural to be installed under the stair area at 2 S. Market Street based on the design/colors/materials as submitted, with the placement being a five-year period subject to appropriate maintenance.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:40 p.m. upon motion of Mayor Oda, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: April 24, 2024

SUBJECT: Certificate of Appropriateness – 117 South Market Street.

BACKGROUND:

The applicant, Amanda Luke, Owner of Rest and Renewal is requesting Planning Commission approval for new signage located at 117 South Market St. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory form states that the building was originally build by J.W. Davis in 1911. The building is described as a single-story commercial building with the original façade coated by stucco. The storefronts are a recent alteration. This building is not listed on the National Register of Historic Places.

DISCUSSION:

The applicant proposes to install a sign measuring 3' x 8' or 24 square feet. The allowable sign square footage is 33 square feet. The sign will consist of ½" thick laser cut dimensional acrylic letters, digital print Light Olive in color and mounted on a MaxMetal background surrounded by a wood frame. The sign will be mounted in the same place as the previous wall sign as indicated in the drawing.

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 zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

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

- The signage complies with section 5.4 of the Design Manual.
- The sign complies with the City of Troy sign code.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4-12-24

Applicant Amanda Luke Telephone No. 937-980-9080

Owner of Property Heather Davey Has the Owner been Notified? Yes

Address of Project 117 S. Market St.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Fast Signs

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

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:

Amanda J. Luke

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





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: 117 S. Market St.

Applicant/ Business Name: Amanda Luke / Rest & Renewal

Address: _____

Phone: 937-980-9080 Email: amanda@restandrenewalwellness.com

Contractor Name: Fast Signs

Address: _____

Phone: _____ Email: _____

Property Owner Name: Heather Davey

Address: 1640 Surrey Rd, Troy OH 45373

Phone: _____ Email: 1

New tenant? ☐ -Yes ☐ -No

Building setback: _____ Height & Stories of Building: _____

Building/Tenant Frontage (linear feet): _____ Top of New Sign from Grade: _____

Number of Faces: _____ Cost of Sign(s): _____

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: _____ Length: _____ Width: 96" Height: 36" Total 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.

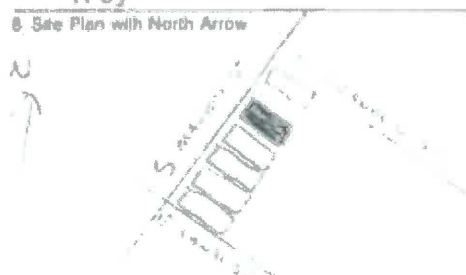
Signature: Amanda J Luke Date: 4-12-24

100 South Market Street, Troy, OH 45373-7303

Make it yours.



OHIO HISTORIC INVENTORY

1 No		2 County Miami		3 Present Name(s) Huntington Bank/American Express		4 Coded ☐																					
3 Location of Negatives City of Troy Devel. Dept.				5 Historic or Other Name(s)																							
Roll No B		Picture No.(s) 5,6																									
6 Specific Address or Location 115-117 S. Market St.				16 Thematic Association(s) Commercial		28 No. of Stories 1																					
7a Lot, Section or VMD Number				17 Date(s) or Period 1911		29 Basement? ☐ Yes ☐ No																					
7 City or Village Troy				17b Alteration Date(s) Unknown		30 Foundation Material Unknown																					
8 Site Plan with North Arrow 				18 Style or Design N/A		31 Wall Construction Brick Bearing																					
				18a Style of Addition or Element(s) N/A		32 Roof Type & Material Gable/S.S. Metal																					
				19 Architect or Engineer		33 No. of Bays Front 3 Side 6																					
				19a Design Sources		34 Exterior Wall Material(s) Stucco & common bond																					
				20 Contractor or Builder		35 Plan Shape																					
9 U.T.M. Reference Quadrangle Name: 7A08				21 Building Type or Plan Commercial		36 Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐																					
Zone Easting Northing <table border="1" style="width:100%; text-align: center;"> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> </tr> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> </tr> </table>				1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6	7	8	9	10	22 Original Use, if apparent Possibly car dealership		37 Window Type(s) ☐ 6 over 8 ☐ 2 over 2 ☐ 4 over 4 ☐ Other N/A	
1	2	3	4	5	6	7	8	9	10																		
1	2	3	4	5	6	7	8	9	10																		
10 Site ☐ Building ☒ Structure ☐ Object ☐				23 Present Use Commercial		38 Building Dimensions 40 x 10																					
11 On National Register? Yes ☐ No ☒				24 Ownership Public ☐ Private ☒		39 Endangered? ☐ Yes ☐ No ☒																					
12 N.R. Potential? Yes ☐ No ☐				25 Owner's Name & Address, if known Parker Behm 1640 Surrey Rd Troy, OH		40 Chimney Placement None																					
13 Part of Estab. Yes ☐ No ☒				26 Property Acreage		41 Distance from and Frontage on Road 15 x 50																					
14 District Yes ☐ No ☒				27 Other Surveys in Which Included																							
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) Single story commercial building, possibly an auto dealership. The facade, although probably in its original form, has a recent coating of stucco. The storefronts are a recent alteration. The building has no CDF.																											
43 History and Significance (Continue on reverse if necessary) The building was originally built by J.W. Davis. Construction began in 1910 and was completed in 1911.																											
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																											





36"



1/2" thick laser cut dimensional acrylic letters
digital print on MaxMetal background
Dimensional wood frame

96"

FASTSIGNS
Make Your Statement™

Sign

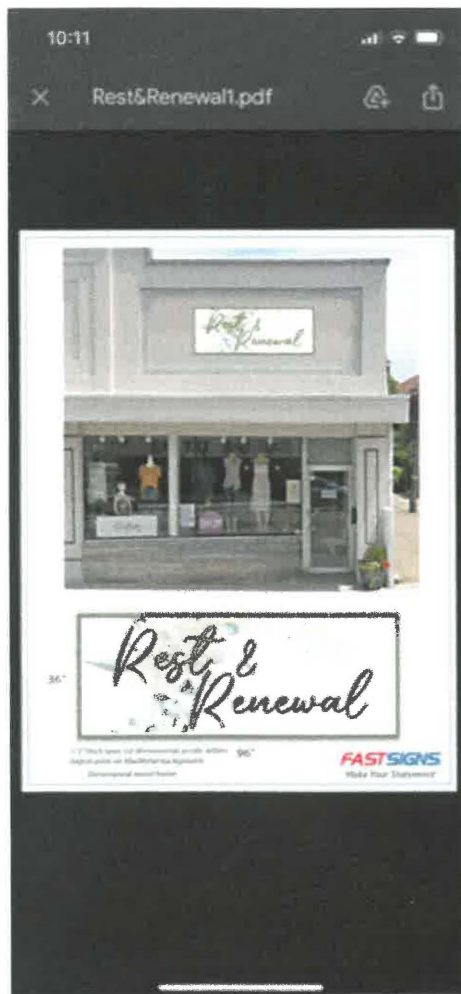
Heather Davey <heatherdavey1@gmail.com>

Thu, Apr 11, 2024 at 5:10 PM

To: Amanda Luke <aluke513@gmail.com>

Dear Amanda,

Let it be known that I am aware and approve of the intended permanent sign pictured below to be placed at my property located at [117 South Market Street, Troy, OH](#). This letter grants permission for you to provide the material and labor of said sign. The sign may be placed at the property after approval from the City of Troy. You may use this email as a part of your proposal to the City.



Thanks,
Heather Davey
[Quoted text hidden]

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 24, 2024

SUBJECT: Certificate of Appropriateness – 405 Public Square SW & 2-10 W. Main Street

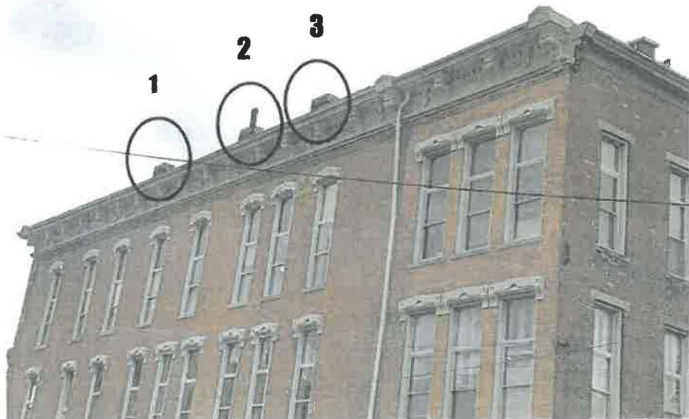
BACKGROUND:

Heather Davey, owner, is requesting approval from the Planning Commission to review chimney removals on the Southwest corner of the building at the property located at 405 Public Square SW and 2-10 W. Main Street. The property is located in the B-3, Central Business District.

The Ohio Historic Inventory (OHI) form lists this property as a three-story brick, commercial building. The structure is of High Victorian Italianate style. The contributing features include the east storefront, overhanging eaves and cornice brackets, hood molds, and 4/4 windows. The chimneys are not listed as a contributing feature on the OHI form. Please see attached OHI form:

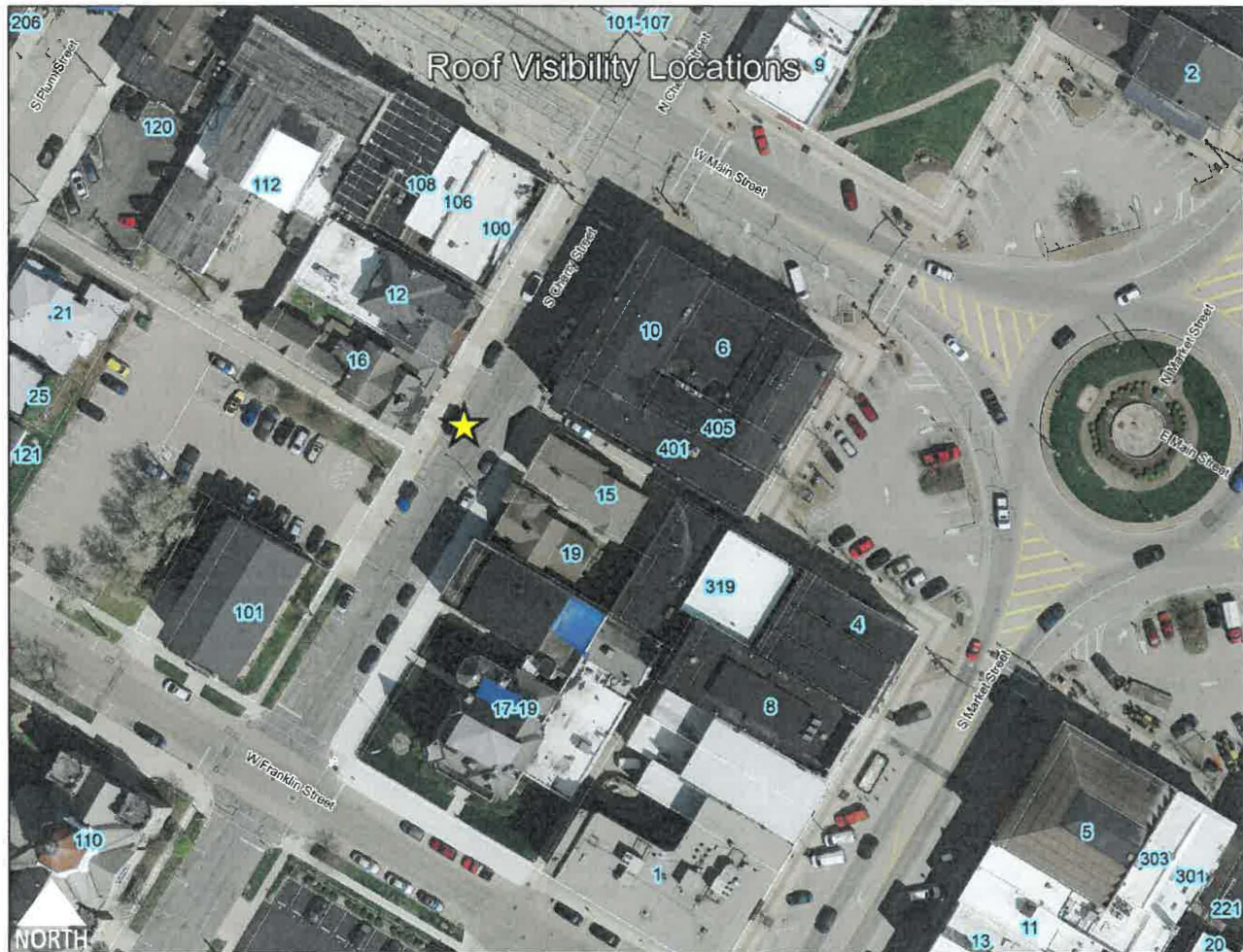
DISCUSSION:

The applicant is requesting approval to remove eight (8) chimneys on the south and southwest corners of the building. The chimneys are currently not functioning and have not been in operation for many years. Many of the chimneys have been covered over with rubber roof membrane to stop water penetration into the building. Please see below graphic that identifies the proposed location:



Design Manual: Section 2.10 Roof, Gutters, and Downspout does not address chimneys on the roof however, it states: “reroofing shall be simple in design”. The chimney openings will be reroofed with a rubber membrane that currently exists on the roof.

Visibility: The chimneys on the public square side will remain intact. The proposed removal is only visible from the S. Cherry Street side of the building. Please see below map:

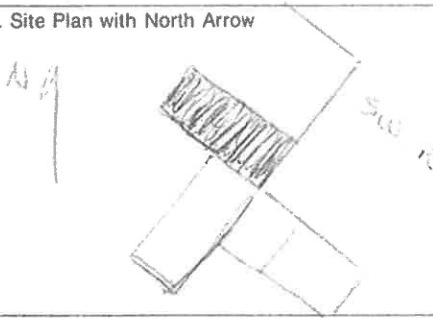


RECOMMENDATION:

Staff recommends approval of the proposed chimney removal based upon the following:

1. The Chimney removals will not effect any contributing feature as referenced on the OHI form, and;
2. The reroofing material will be simple in design, and otherwise complies with the Design Manual.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s)		☐ Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s)			
Roll No. L		Picture No.(s) 8					
6. Specific Address or Location 405 SW Public Sq.				16. Thematic Association(s) Commercial		28. No. of Stories 3	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1885		29. Basement? Yes ☐ Unknown No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknogn		30. Foundation Material Not visible	
8. Site Plan with North Arrow 				18. Style or Design Italianate		31. Wall Construction Brick	
				18a. Style of Addition or Element(s)		32. Roof Type & Material Flat/built up	
				19. Architect or Engineer		33. No. of Bays Front 2 Side -	
				19a. Design Sources		34. Exterior Wall Material(s) 7 course Amer. Bond	
				20. Contractor or Builder		35. Plan Shape	
				21. Building Type or Plan N/A		36. Changes Addition ☐ (Explain Altered ☒ in #42) Moved ☐	
				22. Original Use, if apparent Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1	
9. U.T.M. Reference Quadrangle Name Troy				23. Present Use Commercial		38. Building Dimensions 25 x 12	
Zone		Easting		24. Ownership		39. Endangered? Yes ☐ By What? No ☒	
10. Site ☐		Structure ☐		Public ☐ Private ☒			
Building ☒		Object ☐		25. Owner's Name & Address, if known Parker Behm 1640 Surrey Rd Troy, OH		40. Chimney Placement None visible	
11. On National Register? Yes ☒ No ☐		12. N.R. Yes ☐ Potential? No ☐		26. Property Acreage		41. Distance from and Frontage on Road on square, 25' front	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		14. District Yes ☐ Potential? No ☐		27. Other Surveys in Which Included N/A			
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) Three story brick Italianate style commercial building. CDF: include tall window openings with decorative hoodmolds; paired cast iron columns; supporting brick end pilasters; dentils; paired brackets and panels in an elaborate cornice. Alterations include the storefront.							
43. History and Significance (Continue on reverse if necessary) A building was built by Cornelius Baer in 1856, current building dates from c. 1885.							
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							





CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/10/24

Applicant Heather Davey Telephone No. 937-335-2017

Owner of Property Heather Davey Has the Owner been Notified? Yes

Address of Project 401 Public Square and 12 West Main Street

Contact Address (if different than Project Address) 1640 Surrey Road Troy

Name of Architect/Engineer and/or Contractor Elevated Roofing

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

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:

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

Heather Davey

DATE OF MEETING: _____



Robert and Heather Davey

1640 Surrey Road
Troy, Ohio 45373
(937)335-2017
Email: heatherdavey1@gmail.com

4/10/24

To the City of Troy Planning Commission:

We are requesting your consideration in removing some chimneys located on 401 Public Square and 12 West Main Street. You will see in image 2, there are three chimneys on Cherry Street and in image 3, there are five chimneys on an access alley that we are proposing to be removed. We are investing in putting a new roof on these buildings and removing the chimneys seems to be the best option for the following reasons:

- Water has been penetrating our building through these locations and even with patches on the roof it seems that the water is penetrating the old and crumbling brick. You can see the white patches and the old brick on image 4.
- It appears that prior to our ownership of the building, one of these chimneys was already removed probably due to similar issues that we are experiencing (image 4).
- These chimneys are not highly visible and can only be seen from across the street on Cherry Street. They can not be seen from the downtown area.
- By allowing this removal, we can do a better job at protecting the historic building and create a watertight roofing system that will help its longevity.
- We are planning to keep other visible chimneys that allow the building to continue to have its historic charm and uniqueness that we love.

We hope that you will please take our request into consideration.

Thanks,



Heather Davey

.....

Image 1:

Below is the view of 401 Public Square and 12 West Main from Cherry Street



Image 2:

Below is the image of 12 West Main. The chimneys are labeled 1, 2, and 3.

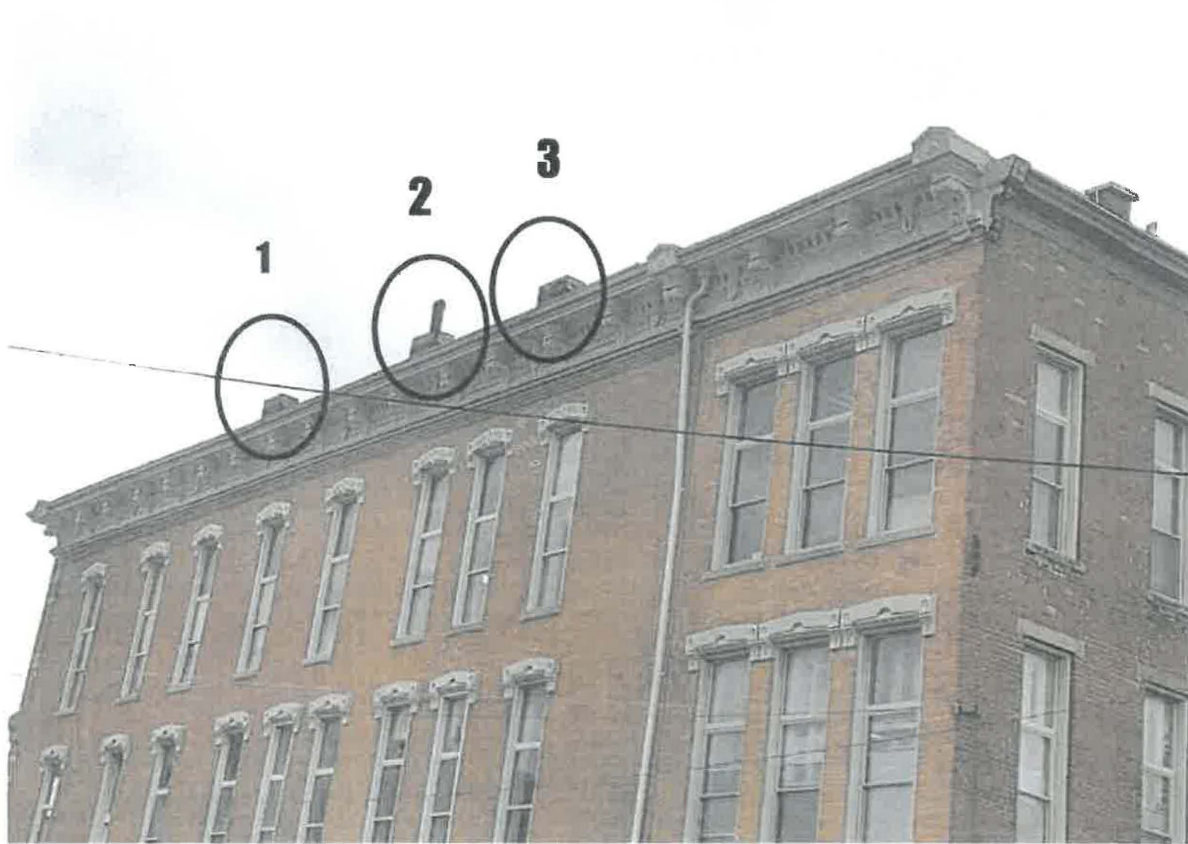


Image 3:

Below is an image of 401 Public Square. The chimneys are labeled 4, 5, 6, 7, and 8.



Image 4:

Below is an image of the 401 Public Square chimneys from the roof. You can see from this image that the chimney between #6 and #7 was removed previously



MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 24, 2024

SUBJECT: Addison Landing Subdivision – Section 1 Final Plat

DISCUSSION:

On October 11, 2023, approval was granted for the Addison Landing Subdivision Preliminary Plan. The applicant now requests the Planning Commission to review the Final Plat for Section One. Attached to this report is a copy of the Final Plat for Section One of the Addison Landing Subdivision.

PROPOSAL:

The applicant is seeking approval for the Final Plat of the Addison Landing Subdivision Section One. The details are as follows:

Development Area:

Section One encompasses a total of 17.685 acres with 51 building lots and one drainage lots consisting of 5.551 acres.

Zoning:

The zoning of Section One is R-5 Single-Family Residential requires a minimum lot size of 6,000 square feet. The proposals indicate 51 buildable lots ranging from .149 acres (6,490 square feet) to 0.297 acres (12,937 square feet).

Right-of-way:

The development of this section will dedicate 2.194 acres of public street Right-of-Way. The names of the roads in Section One are Austin Drive, Addie Court, Barclay Circle, and Addison Landing Drive.

Parkland:

Private open space that is maintained by the HOA has been accepted by the Planning Commission and Park Board for this development.

Construction prior to Council approval:

The Developer is going to construct the subdivision prior to approval of the Final Plat by City Council. This is authorized under Subdivision Regulations 1113.09 (a) (1) of which states: "(a) All improvements required by these Subdivision Regulations shall be constructed and completed under the supervision of and to the specifications required by the agency or agencies having

jurisdiction over them. No final record plat shall be approved until either: (1) Construction drawings have been approved, all public improvements and that portion of all private improvements within common areas to be used for public purposes have been completed to the satisfaction of the City, and a satisfactory maintenance guarantee has been submitted or the improvements have been in place for at least a year after the satisfactory completion without the appearance of defects; ...”

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way as they are in general accordance with the approved preliminary plan with the following conditions:

1. That the construction set is approved and a preconstruction meeting is held prior to beginning construction, and;
2. The oversizing amount is agreed upon and authorized by City Council prior to construction, and;
3. The utility easement along the church property at 1580 N. Dorset Rd is recorded.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 17.685 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS ADDISON LANDING-SECTION ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, 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 OFFICIAL RECORD 1, PAGE 374 AND 2023OR-08084.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES 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, SANITARY SEWER, 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.

EASEMENTS ON SAID PLAT, DESIGNATED AS ROADWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: LYTLE ROAD DEVELOPERS, LTD.

GEORGE R. OBERER, JR.
MANAGER

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

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LYTLE ROAD DEVELOPERS, LTD., GEORGE R. OBERER JR., ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNER: FIRST TROY CORP., AN OHIO CORPORATION

RICHARD S. MESSLER
PRESIDENT

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

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FIRST TROY CORP., RICHARD S. MESSLER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

LIEN HOLDER: NVR, INC.

PAUL WISHNOK
MANAGING MEMBER

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

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NVR, INC., BY PAUL WISHNOK, IT'S MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF MIAMI, S.S. DATE: _____, 20____

RICHARD S. MESSLER, PRESIDENT OF FIRST TROY CORP., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

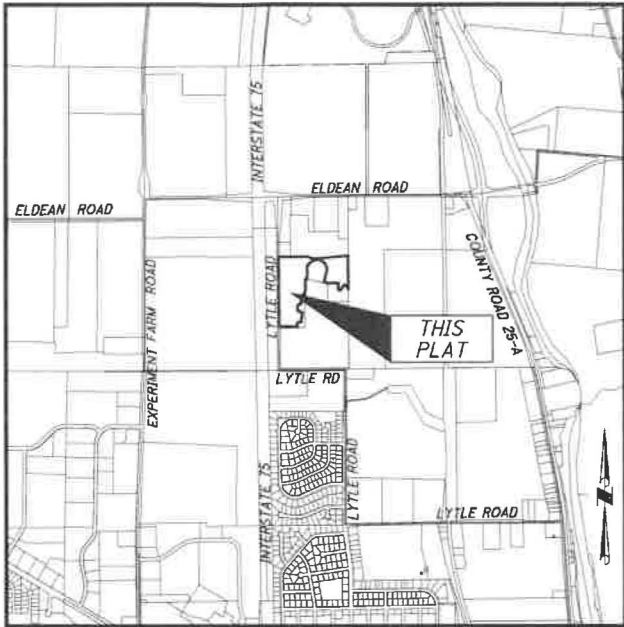
RICHARD S. MESSLER, PRESIDENT

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

ADDISON LANDING-SECTION ONE

PT 11357
INLOT
TROY
CITY
MIAMI
COUNTY
OHIO
STATE



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE 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.

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF MIAMI, S.S. DATE: _____, 20____

GEORGE R. OBERER, JR., MANAGER OF LYTLE ROAD DEVELOPERS, LTD., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

GEORGE R. OBERER, JR., MANAGER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTES

1.J ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

2.J FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.

3.J ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT ON EACH SIDE, BEING 10' TOTAL.

4.J ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

5.J STORMWATER DETENTION BASIN AND DRYWELLS ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

4.J NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME
THIS ____ DAY OF _____, 20____.

JILLIAN A. RHOADES, P.E.

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 REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS ____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-____-20____, EFFECTIVE _____, 20____.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS _____, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 17.685 ACRES OUT OF PART OF INLOT NUMBER 11357 OWNED BY LYTLE ROAD DEVELOPERS, LTD. RECORDED IN INSTRUMENT 2023OR-08084, BEING 23.532 ACRES PER DEED.

SURVEY REFERENCES

ROAD BOOK 8 PAGE 43
SURVEY VOLUME 3 PAGE 379
SURVEY VOLUME 17 PAGE 87
SURVEY VOLUME 22 PAGE 180
SURVEY VOLUME 24 PAGE 151
SURVEY VOLUME 25 PAGE 62
LAND SURVEY 62 PAGE 42
RECORD PLAT 28 PAGE 32

DEEDS

FIRST TROY CORP.
OFFICIAL RECORD 1, PAGE 374
23.532 ACRES

LYTLE ROAD DEVELOPERS, LTD.
2023OR-08084
32.268 ACRES

AREA SUMMARY

51 BUILDING LOTS	9.243 ACRES
1 OPEN SPACE LOT	5.551 ACRES
EX. STREET R/W	0.697 ACRES
DEDICATED STREET R/W	2.194 ACRES
TOTAL	17.685 ACRES

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.

ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:

02-29-2024

DRAWN BY:

MPL

JOB NUMBER:

MIATRO2105

SHEET NUMBER

1 OF 4

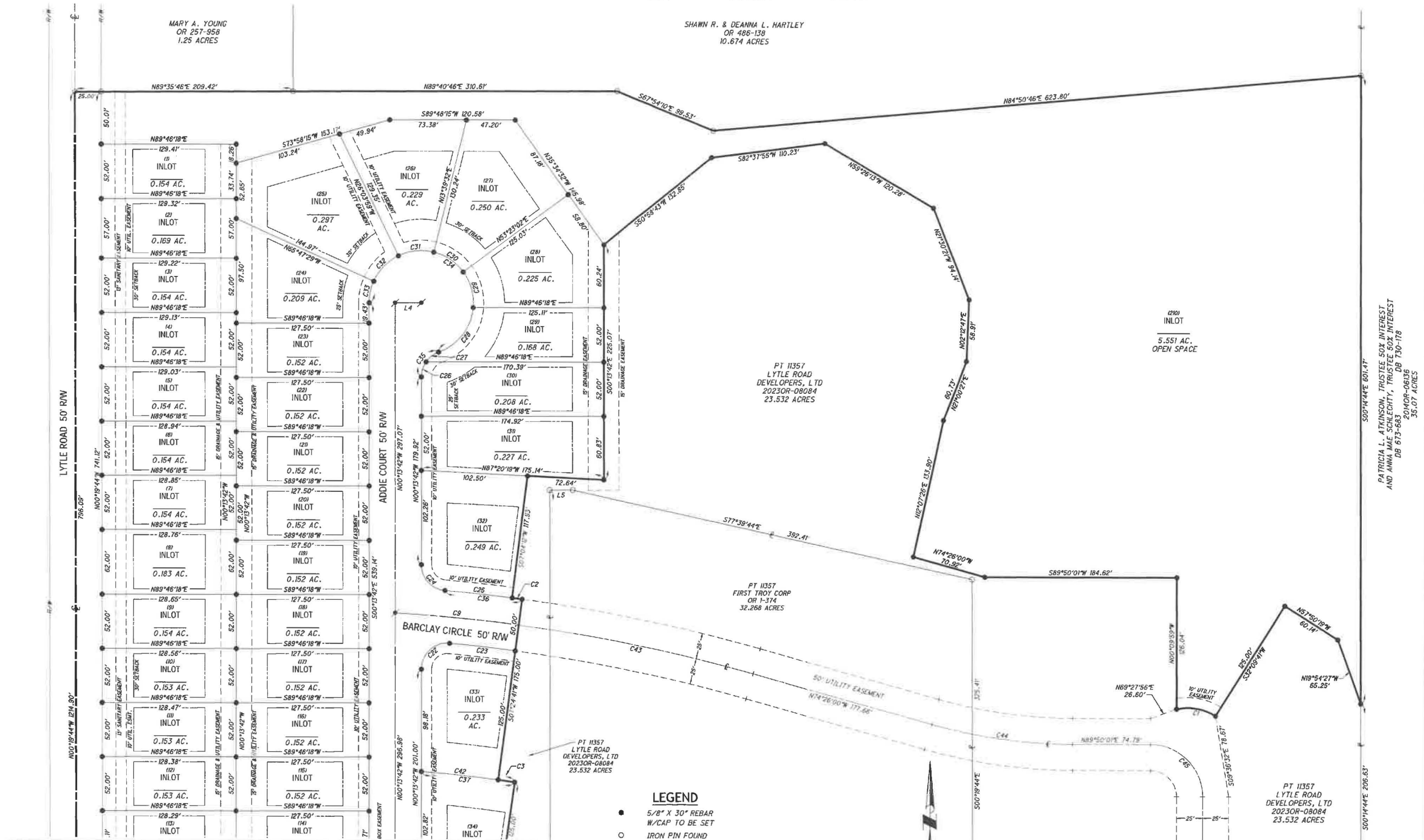
ADDISON LANDING-SECTION ONE

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT 11357
INLOT
TROY
CITY
MIAMI
COUNTY
OHIO
STATE

MARY A. YOUNG
OR 257-958
1.25 ACRES

SHAWN R. & DEANNA L. HARTLEY
OR 486-138
10.674 ACRES

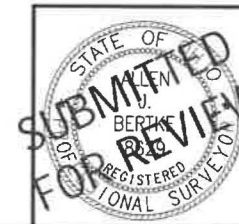
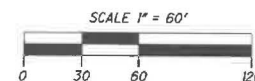


SEE SHEET 3 OF 4

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
 - IRON PIN FOUND
 - ✱ MAG NAIL SET
 - ✱ MAG NAIL FOUND
 - UTILITY EASEMENT LINE
 - FRONT=10'
 - ALL OTHER EASEMENTS ARE AS SHOWN
 - BUILDING SETBACK LINE
 - FRONT=25' - UNLESS OTHERWISE SHOWN
 - REAR=30'
 - SIDE=5'
 - PRELIMINARY LOT NUMBER
 - CURVE NUMBER

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



DATE:	02-29-2024
DRAWN BY:	MPL
JOB NUMBER:	MIATRO2105
SHEET NUMBER	2 OF 4

PREPARED BY: **ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8354
www.CHOICEONEENGINEERING.com

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT 11357
INLOT

TROY
CITY

MIAMI
COUNTY

OHIO
STATE

The map illustrates a land subdivision with the following details:

- Lot Dimensions and Acreages:**
 - Top section: Lots 128-134, 135, 136, 137. Acreages range from 0.152 to 0.233.
 - Middle section: Lots 145-150. Acreages range from 0.149 to 0.219.
 - Bottom section: Lots 151-156. Acreages range from 0.149 to 0.244.
- Roadways and Easements:**
 - Lytle Road:** 50' R/W, 50' UTILITY EASEMENT.
 - Austin Drive:** 60' R/W, 50' UTILITY EASEMENT.
 - Addie Court:** 50' R/W, 50' UTILITY EASEMENT.
 - Addie Circle West:** 50' R/W, 50' UTILITY EASEMENT.
 - Addison Landing Drive:** 60' R/W, 50' UTILITY EASEMENT.
- Other Features:**
 - Barclay Circle:** 50' R/W.
 - Utility Easements:** 50' UTILITY EASEMENT, 10' UTILITY EASEMENT, 10' LANDSCAPE EASEMENT.
 - Drainage Easements:** 10' DRAINAGE EASEMENT, 10' DRAINAGE & UTILITY EASEMENT.
 - Right of Way (R/W):** 50' R/W, 60' R/W.
- Table of Existing Lot Areas:**

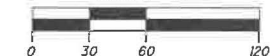
LOT	EX. ACRES	SECTION
PT 11357	23.532	17.66
PT 11357	32.268	0.00

5/8" X 30" REBAR
 W/CAP TO BE SET
 IRON PIN FOUND
 MAG NAIL SET
 MAG NAIL FOUND
 UTILITY EASEMENT LINE
 FRONT=10'
 ALL OTHER EASEMENTS ARE AS SHOWN
 BUILDING SETBACK LINE
 FRONT=25' - UNLESS OTHERWISE SHOWN
 REAR=30'
 SIDE=5'
 PRELIMINARY LOT NUMBER
 CURVE NUMBER

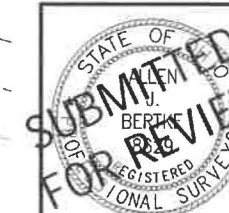
LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
PT 11357	23.532	17.685	5.847
PT 11357	32.268	0.000	32.268

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

SCALE 1" = 60'



SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA



PREPARED BY:	
--------------	--

Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:

02-29-2024

DRAWN BY:

JOB NUMBER:

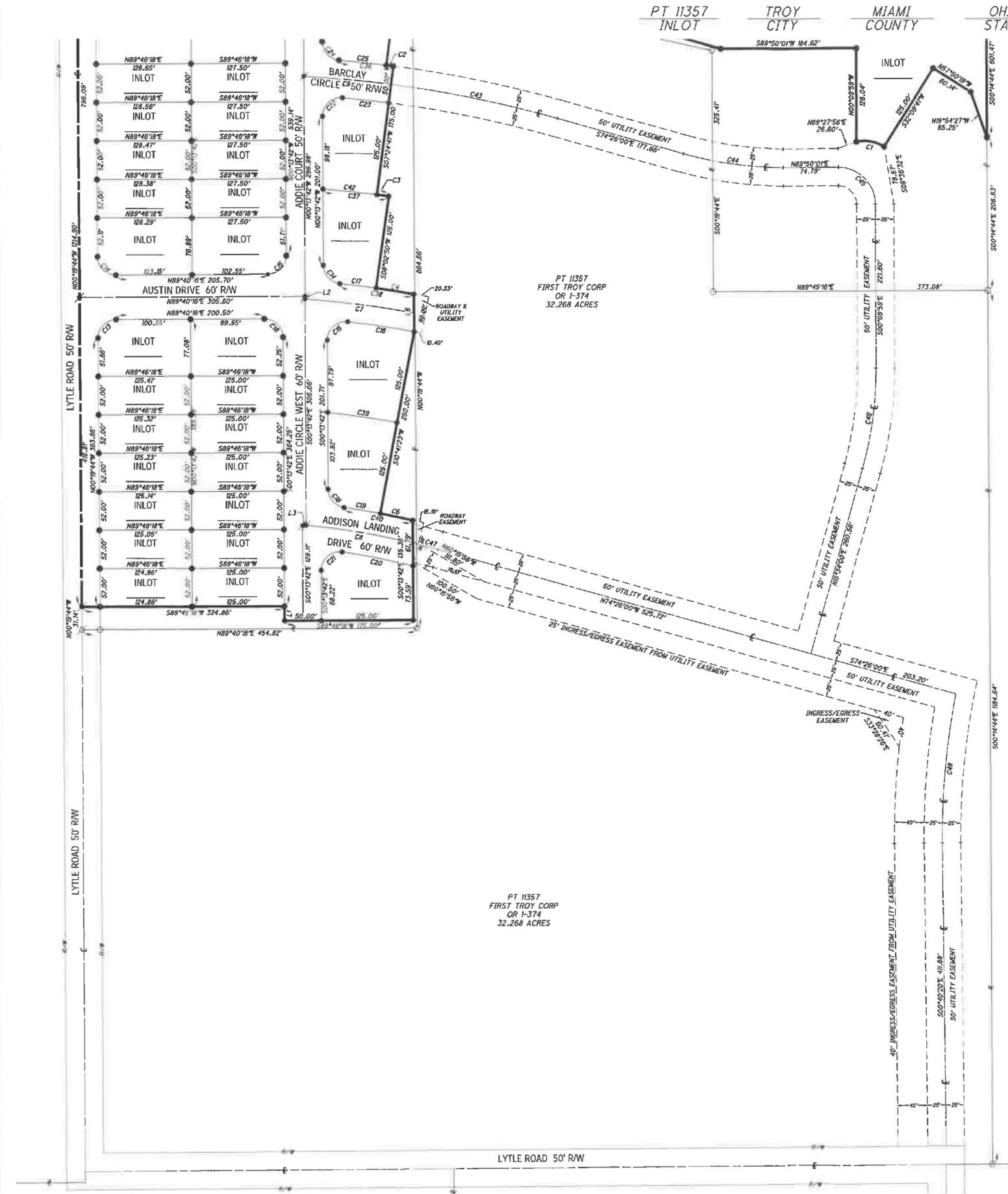
JOB NUMBER:
MIATRO2105

SHEET NUMBER

3 OF 4

ADDISON LANDING-SECTION ONE

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS



LEGEND

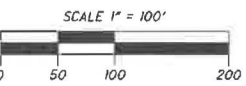
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- UTILITY EASEMENT LINE
FRONT=10'
ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
FRONT=25' - UNLESS OTHERWISE SHOWN
REAR=30'
SIDE=5'
- PRELIMINARY LOT NUMBER
- CURVE NUMBER

LINE TABLE

LINE	LENGTH	BEARING
L1	19.50'	N00°13'42"W
L2	3.68'	S00°13'42"E
L3	5.00'	S89°46'18"W
L4	25.00'	N89°46'18"E
L5	21.69'	N89°40'16"E
L6	50.90'	S00°19'44"E



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



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	50.00'	38.71'	44°21'23"	37.75'	N80°01'00"W
C2	1640.00'	9.77'	00°20'29"	9.77'	S82°45'33"E
C3	1465.00'	16.26'	00°38'09"	16.26'	S82°16'14"E
C4	1340.00'	52.07'	02°13'35"	52.07'	S80°50'22"E
C5	NOT USED				
C6	1040.00'	45.25'	02°29'35"	45.25'	S78°04'45"E
C7	1315.00'	149.68'	06°31'19"	149.60'	S82°47'00"E
C8	1010.00'	147.20'	08°21'02"	147.07'	S80°36'07"E
C9	1615.00'	119.34'	04°14'02"	119.31'	S84°42'20"E
C10	25.00'	39.27'	90°00'00"	35.36'	S45°19'44"E
C11	25.00'	39.27'	90°00'00"	35.36'	N44°40'16"E
C12	25.00'	39.31'	90°06'02"	35.39'	S45°16'43"E
C13	25.00'	39.23'	89°53'58"	35.32'	N44°43'17"E
C14	25.00'	36.59'	83°51'44"	33.41'	S42°09'34"E
C15	25.00'	42.26'	96°51'11"	37.41'	S48°11'54"W
C16	1290.00'	91.52'	04°03'54"	91.50'	S81°20'34"E
C17	1340.00'	50.00'	02°08'16"	50.00'	S83°01'18"E
C18	25.00'	35.71'	81°51'07"	32.75'	S41°09'15"E
C19	1040.00'	50.00'	02°45'17"	50.00'	S80°42'11"E
C20	980.00'	98.28'	05°44'45"	98.23'	S78°52'06"E
C21	25.00'	42.97'	98°29'13"	37.87'	S49°00'55"W
C22	25.00'	41.60'	95°21'03"	36.97'	N47°26'50"E
C23	1590.00'	63.52'	02°17'20"	63.51'	S83°43'59"E
C24	25.00'	37.08'	84°58'17"	33.77'	N42°42'50"W
C25	1640.00'	64.96'	02°16'11"	64.96'	S84°03'53"E
C26	25.00'	15.28'	35°00'53"	15.04'	N17°16'44"E
C27	25.00'	15.50'	35°30'51"	15.25'	N52°32'36"E
C28	50.00'	57.18'	65°31'09"	54.11'	N37°32'27"E
C29	50.00'	36.13'	41°23'50"	35.35'	N15°55'03"W
C30	50.00'	34.67'	39°43'30"	33.98'	N56°28'43"W
C31	50.00'	34.67'	39°43'30"	33.98'	S83°47'47"W
C32	50.00'	34.67'	39°43'30"	33.98'	N44°04'16"E
C33	50.00'	21.33'	24°26'14"	21.16'	N11°59'24"E
C34	50.00'	218.63'	250°31'44"	81.65'	N54°51'50"W
C35	25.00'	30.77'	70°31'44"	28.87'	N35°02'10"E
C36	1640.00'	74.74'	02°36'40"	74.73'	S83°53'39"E
C37	1465.00'	90.52'	03°32'25"	90.50'	S83°43'22"E
C38	1340.00'	102.07'	04°21'51"	102.04'	S81°54'30"E
C39	1165.00'	95.81'	04°42'42"	95.78'	S81°39'58"E
C40	1040.00'	95.25'	05°14'52"	95.22'	S79°27'23"E
C41	NOT USED				
C42	1465.00'	74.26'	02°54'15"	74.25'	S84°02'27"E
C43	1615.00'	229.87'	08°09'18"	229.68'	S78°30'40"E
C44	500.00'	137.30'	15°43'58"	136.86'	S82°18'00"E
C45	50.00'	78.54'	90°00'00"	70.71'	S45°09'59"E
C46	500.00'	137.30'	15°43'58"	136.86'	S07°42'00"W
C47	1010.00'	35.14'	01°59'36"	35.14'	S75°25'48"E
C48	1000.00'	203.46'	11°39'26"	203.10'	S05°09'23"W

ADDITIONAL EASEMENTS

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
SUBMITTED FOR REVIEW

PREPARED BY:
ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
02-29-2024
DRAWN BY:
MPL
JOB NUMBER:
MIATRO2105
SHEET NUMBER
4 OF 4