



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 26, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - June 12, 2024
3. Downtown/Riverfront Overlay (DR-O) District Application and Certificate of Appropriateness, 210 S, Market Street - Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property, which would allow for the installation of a 4.2 square foot projecting sign.
Owner: Market Street Management LLC
Applicant: Behr Design LLC
 - A. Public Hearing
 - B. Provide a recommendation/decision to Council
4. Historic District Application - Certificate of Appropriateness, 121 Public Square NE, for wall sign, painting, and installation of wall light fixtures
Owner - Marvin Ramirez
Applicant - Catherine Peoples, Sweet Dreams Cake Shoppe
-Commission to make decision
5. Historic District Application - Certificate of Appropriateness, 16 S. Cherry Street, for projecting sign
Owner - Gaudin Properties LLC
Applicant - Ashley Dunlavy
-Commission to make decision
6. Historic District Application - Certificate of Appropriateness, 10 W, Main Street, for new store front window and door
Owner - Heather Davey
Applicant - Winans LLC
-Commission to make decision
7. Somerset Reserve Section I Planned Development - Residential (PD-R) for approval of the Final Development Plan. This is located at the Southwest Corner of Nashville Road and W. Market Street (SR 55).
Owner/Applicant: DDCM Management LLC
-Commission to make decision
8. Somerset Reserve Section I Planned Development - Residential (PD-R) for approval of the Record Plan. This is located at the Southwest Corner of Nashville Road and W. Market Street (SR 55).
Owner/Applicant: DDCM Management LLC
-Commission to make recommendation to Troy City Council
9. Other
10. Adjourn

Next Meeting -- July 10, 2024

Note to Commission members: If you will not be attending, please email or call Sue.

Note - Historic District Application, Certificate of Appropriateness for 15 S. Market Street remains tabled as no additional information has been received.

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, June 12, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke and Titterington; Development Staff – R. Long; A. Eidemiller, T. Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mr. Titterington, the minutes of May 22, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS. 15 S. MARKET STREET. FOR EXTERIOR ALTERATIONS OF PAINTING BRICK FACADE, INSTALLATION OF CORRUGATED METAL FLOWER BOXES AND AWNINGS; TWO SPOTLIGHTS ON STOREFRONT. OWNER / APPLICANT - TECUMSEH OF TROY, LLC/ BETH KERBER. Staff reported: zoning is B-3, Central Business District; OHI forms describe this building as a three-story commercial building with three or more bays; contributing features include the size and placement within the plane of the commercial streetscape; previous alterations covered the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics.

PROPOSAL:

Alteration #1: Painted brick façade in Sherwin Williams SW 6991 Black Magic.

Alteration #2: Installation of corrugated metal flower boxes and awnings.

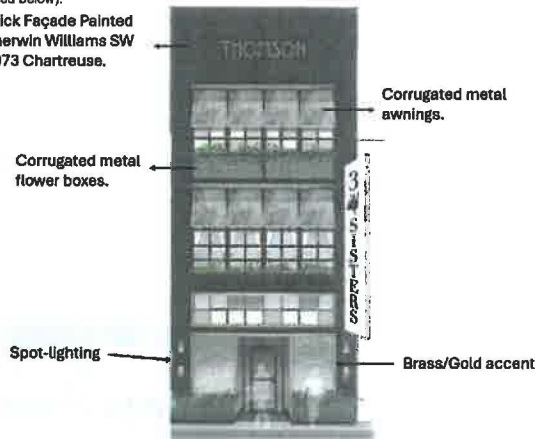
Alteration #3: Two spotlights added on both sides of the storefront.

STAFF ANALYSIS: (Staff analysis follows in red below):

15 S. MARKET STREET

Proposals

Brick Façade Painted
Sherwin Williams SW
0073 Chartreuse.



STAFF ANALYSIS: (Staff analysis follows in red below):

Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades."

- A. A concentration of similar colors on the same block should be avoided. *There are no similar colors on this same block.*
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. *The brick is unpainted. Character defining features are present on the building around the windows and "Thomson" sign. Staff does not recommend that this brick is painted due to these features.*
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. *Two colors meet this requirement.*
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. *High-gloss paint is being avoided.*
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. *The colors are not bright or obtrusive.*

Design Manual: 2.11 Canopy and Awning:

- A. Fabric awnings are preferred and shall have a matte surface. *Metal awnings are being proposed and do not meet this requirement.*
- B. Avoid fixed, permanent canopies unless it can be documented through research that a building had one in the past or the canopy design is compatible with the original character of the building and the district. *The awnings are not compatible with the character of the building or district.*
- C. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. *Individual awnings are being proposed.*
- D. A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. *Flat sloped awnings are being proposed.*
- E. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building, but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred. *The awning style is not compatible with the building or the historic district. The color is rustic corrugated metal.*

Design Manual: 4.6 Lighting:

- A. Lighting should enhance the site and the building's design in a manner that is sensitive to surrounding properties. Light fixtures should be scaled appropriately based on the use and character of surrounding properties. *Although the lights appear to be sensitive to surrounding properties, not enough detail was submitted with the application to ensure this.*
- B. Light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large, ornate light fixtures. *Not enough information was submitted to verify this.*

Staff recommended denial of the three proposed alterations based upon the following:

1. The brick is historically unpainted and includes character defining features. Brick soldiers and other bands exist around both the second and third story windows and the Thomson Sign at the top. The proposed paint will hide those features and otherwise detract from the historic integrity of the building, and;
2. The proposed awnings do not complement the building or streetscape; and are not fabric as required by the Design Manual, and;
3. Not enough detail on the lights is provided to ensure that the lights are simple in design, subdued, and warm lights.

DISCUSSION. Mr. McGarry commented that without design details of the awning, the corrugated flower boxes, the finish or appearance, it is difficult to evaluate the application, and he would like to see some form of awning detail, a 3D view or side view, to show comparison to other buildings in the downtown, and have samples of the materials to view.

Beth Kerber, 820 Barnhart Road, applicant, commented: this design was done in 2017 by an architectural student (Jess Nielsen) who studied the architectural design of other downtown buildings and provided a design to be true to historic preservation and the streetscape; Mrs. Kerber suggested a black stain (she showed the Commission a sample) rather than paint as the stain might allow the mortar to breathe; when the old awning and metal cover on the building were removed, it was found that some of the brick had been damaged; the metal awning would be made by Kerber Sheet Metal; the awning would be galvanized metal; metal has a life span of about 20 years and fabric only has about 5 years; and the awning will help screen the sun from the windows and help lower cooling costs.

Mr. Emerick asked about some form of border or detail around the brick soldiers, and Mrs. Kerber stated she could do that. Mr. Emerick commented that a metal awning would have sharp, hard edges that do not blend with the streetscape and metal would have some corrosion; he understands cloth fades, but it also has character and is seen all over the downtown. Mrs. Kerber commented that cloth awnings may be all over the downtown, but the awnings are in poor repair; she is willing to do hammered copper, which will weather; she believes the building is a more masculine and edgy building, and the metal is appropriate, but the metal awning can be rounded or softened; and since the design was prepared prior to the design standards being established, Mrs. Kerber suggested the standards should not apply.

Mrs. Kerber's daughter commented that at one time the entire front was clad in aluminum and asked why if that was okay at that time, what is the problem with the metal awning. Mr. McGarry noted that was several decades ago and cannot be revisited, and he did not see a benefit of going backwards.

Mrs. Kerber noted that the brick on both sides of the building was painted some years ago, and she is now asking to paint or stain the front brick; she further mentioned that she would like to see murals on the sides of the building.

Mr. Titterington commented that the Commission only has a quorum present; the Commission dealt with a situation where a property owner painted brick and continued with the painting even with a stop work order; and the Commission understands the damage that is done to unpainted brick once it is painted and has concern about painting brick. Mr. Titterington noted that in 2017 when the prior awning had to be removed due to the damage it was causing, the Commission's approval was an interim step, with it known repairs had to happen; for several reasons this application has been delayed in being submitted; demands on the Commission for review was one reason the design standards were established; those standards are the preferred, there can be variances, but the applicants and Commission need to be sensitive to the standards; the standards are now in place and need to be recognized; he concurs that cloth awnings are preferred but not required; he does not find the entire proposal objectionable, but he supports Mr. McGarry in asking for more detail and information, he would like to see alternatives to painting the brick, and suggested it might be preferable to table this application so that alternatives, detail and information could be provided and the application considered when additional members are present.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to table the application for 15 S. Market Street until the applicant could provide more detail regarding elements of the proposal (corrugated flower boxes, the finished appearance, 3D or side view of the awning, possible alternatives to painting the brick, etc.) possibly present alternatives to painting the brick, and that this information could hopefully be considered at a meeting when more members could be present. MOTION TO TABLE ADOPTED, UNANIMOUS ROLL CALL VOTE.

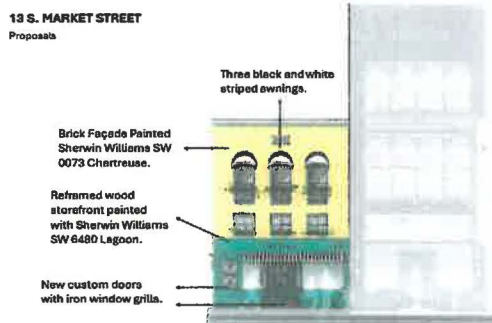
HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 13 S. MARKET STREET, FOR EXTERIOR ALTERATIONS OF PAINTING BRICK FAÇADE, REFRAMED WOOD AND STOREFRONT PAINTING, AWNINGS, NEW CUSTOM DOORS WITH IRON WINDOW GRILLS AND FLOWER BOXES: OWNER / APPLICANT - BETH KERBER WITCUMSEH OF TROY, LLC. Staff reported: zoning is B-3, Central Business District; OH form describes this building as a three-story commercial building with three or more bays; contributing features include the size and placement within the plane of the commercial streetscape; previous alterations cover the original characteristics of the building until the previous owner removed all of the metal that was hiding the original characteristics; proposed alterations are:

Alteration #1: Custom storefront casework that is painted with Sherwin Williams SW 6480 Lagoon.

Alteration #2: Cloth awnings are proposed on the top three windows in the black and white colors.

Alteration #3: Brick façade painted with Sherwin Williams SW 0073 Chartreuse.

Alteration #4: Install iron window grills and iron flower boxes.



STAFF ANALYSIS: (Staff analysis follows in red below):

Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A concentration of similar colors on the same block should be avoided. *There are no similar colors on this same block.*
- Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. *This property has minimal character defining features. There is no evidence of brick soldiers, columns, bands, etc. on this building that would be affected or otherwise hidden by the paint.*
- Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. *Two colors meet this requirement.*
- Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. *High-gloss paint is being avoided.*
- In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. *Although the colors are bright, the colors are not obtrusive. The lighter Chartreuse color is not considered a day-glo hue. Day-glo hues are colors that are so bright that they seem to glow during the day. The proposed colors do not appear to glow when reviewing the color swatches.*

Design Manual: 2.15 Commercial Storefront Design:

- Designs should be consistent with the historic storefront character, including window sizes and architectural features. *The original storefront has been altered. The proposed reframing will bring the storefront back to its original characteristics.*
- Storefronts should retain ornamentation and trim consistent with the historic architectural style of the building. *The storefront does not have any remaining characteristics.*
- Avoid "theme" restorations (e.g. Colonial, Bavarian, Art Deco, Post Modern, etc.) unless historically true to the building. *No major features from any theme are being added to the building.*
- Materials should be consistent with the historic architectural style of the building. Inappropriate designs and materials should be avoided such as diagonal wood siding, vinyl or aluminum siding, mansard roofs, and fixed metal canopies. *The proposed materials are appropriate for the style of the building.*
- Piers, columns, or pilasters that separate a storefront into distinctive bays shall be preserved. *No original columns, etc. appear to be remaining on the storefront.*
- The size of the storefront opening shall not be reduced. Transparency and scale are very important to storefronts and their relations to the remainder of the building. *The alterations will bring back the scale and size of the storefront.*

Design Manual: 2.11 Canopy and Awning:

- Fabric awnings are preferred and shall have a matte surface. *Fabric awnings are being proposed.*
- Avoid fixed, permanent canopies unless it can be documented through research that a building had one in the past or the canopy design is compatible with the original character of the building and the district. *Fixed permanent canopies are not being proposed.*
- Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. *The upper floors have individual awnings being proposed.*
- A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. *Flat sloped awnings are being proposed.*
- Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building, but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred. *The awning colors are compatible with the building. Two colors are being proposed.*

Staff recommends approval of the four proposed alterations due to compliance with the Design Manual.

Discussion.

In response to Mr. Titterington, Mrs. Keber commented that the plan is to have the illusion of two buildings; the awing is to be striped with colors to complement 15 S. Market Street; the iron work over the windows is to also tie in a relationship to 15 S. Market Street; if the application for 15 S. Market Street is not approved, she believes the plan for 13 S. Market Street would also work on its own; it is not known what is behind the wood, so the second floor windows are questionable until that is known; and she plans to put a door into the storefront of 13 S. Market Street..

In response to Mr. McGarry, Mrs. Kerber commented that she plans improvements to have second floor living.

A motion was made by Mr. Wolke, seconded by Mr. Titterington, that the Troy Planning Commission approves all elements of the Historic District Application, Certificate of Appropriateness for 13 S. Market Street as submitted, based on the exact materials and colors indicated for each element of the application, and based on the recommendation of staff that the proposed alteration complies with the Design Manual.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

REZONING APPLICATION, EAST TROY DEVELOPMENT LLC FOR PROPERTY AT 518 E. WATER STREET, FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO OR-1, OFFICE-RESIDENCE DISTRICT; OWNER – 518 WATER LLC, 4471 SOUTHERN BLVD., KETTERING, OH; APPLICANT - EAST TROY DEVELOPMENT, LLC, 9 W. WATER STREET, TROY, OH. Staff reported: property is located on E. Water Street east of N. Crawford Street; the land is currently vacant and was previously home to spinnaker coating; surrounding zoning districts include the R-6 Two Family Residential to the south and west. The WO Wellhead Operation District is located directly to the north; the Zoning Code describes the proposed OR-1 zoning district as "designed to accommodate a mixture of residential and office uses. Medium intensity residential and office uses are permitted with a lot area requirement of three thousand (3,000) square feet per dwelling unit; residential and office uses may be mixed in the same building or structure; a variety of personal service uses which are compatible with the other uses of the "OR-1" Office-Residence District are permitted; this district is mapped along major thoroughfares, near hospitals and as a transitional area between commercial and residential uses"; and the Comprehensive Plan's Future Land Use Map displays this property as an existing industrial use surrounded by existing commercial to the west.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

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

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) states the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

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

The changing condition that led to this rezoning request is the demolition of the Spinnaker Coating facility. The proposed zoning district will not have any adverse effects in the area. Commercial and residential uses exist to the west of the subject property.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. The proposed use is compatible and similar to the commercial uses that currently exist to the west.

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

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development. In the vicinity of the subject property, there is no unavailable vacant land for development with the OR-1 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property. Not applicable in this request.

Staff did not recommend a public hearing as Council will hold a public hearing. Regarding a recommendation, staff advised that: "It is staff's opinion that the proposed rezoning will achieve the desired transitional district as discussed in the City of Troy's Comprehensive Plan and Zoning Code. The intent of the OR-1 is act as a transitional area between commercial and residential uses. It is important to note that the Comprehensive Plan just shows existing land uses for this area and does not provide any recommendation for future land uses for the property in reference. The City is currently in the process of updating its Comprehensive Plan. The draft version of the Future Land Use Map identifies this property as Trail-Oriented Development. The proposed district complies with the Future Land Use map. Staff recommended approval based on the findings of:

- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- o The proposed rezoning is consistent with the surrounding zoning districts
- o The proposed use is consistent with permitted uses in the OR-1 district. "

PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mr. Emerick, that the Commission not hold a public hearing on this rezoning application.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

RECOMMENDATION: A motion was made by Mr. Titterington, seconded by Mr. Wolke, to recommend to Troy City Council that that 518 E. Water Street, Troy, Ohio, Parcel Numbers D08-101816 and D08-006000, be rezoned from M-2, Light Industrial District, to OR-1, Office-Residence District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- The proposed rezoning is consistent with the surrounding zoning districts
- The proposed use is consistent with permitted uses in the OR-1 District

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 210 S. MARKET STREET FOR A WALL SIGN; OWNER- MARKET STREET MANAGEMENT LLC; APPLICANT – BEHR DESIGN LLC. Staff reported: zoning is B-3, Central Business District; an Ohio Historic Inventory (OHI) form does not exist for this property as this is a newly constructed building; sign is for LTA Insurance; sign will be constructed of aluminum measuring 2ft by 3ft (6sqft.); background will be Bronze in color with raised lettering in Brushed Aluminum; this sign will be identical in style to the adjacent sign currently on the building; the sign is in accordance with the Design Manual and Sign Code; and staff recommends approval based on the findings of:

- The proposed signage is in line with the Design Manual and the City of Troy Sign Code
- Similar signage currently exists within the Historic District

A motion was made by Mr. Wolke, seconded by Mr. Emerick, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 210 S. Market Street as submitted, based on the exact materials and colors indicated in the application; and based on the findings of staff that:

- The proposed signage is in line with the Design Manual and the City of Troy Sign Code
- Similar signage currently exists within the Historic District

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION, 210 S. MARKET STREET: OWNER – MARKET STREET

MANAGEMENT LLC: APPLICANT – BEHR DESIGN LLC. Staff reported: zoning of the property is B-3, Central Business District; an Ohio Historic Inventory (OHI) form does not exist for this property as this is newly constructed building; this building is permitted to have a total of 80 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy; the applicant is proposing to install a 4.2 Square Foot projecting sign using the DR-O; the sign for this application measures 30" x 20" or 4.2 square feet; sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black and White, lettering; the Sign Code permits a total of one projecting sign per principal structure; the application for the Downtown Riverfront Overlay request is to allow a second projecting sign on the structure; Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio"; the Downtown/Riverfront Overlay District intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy; utilizing the criteria intended to justify a DR-O application, staff believed the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape; the MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent; the Section 1143.25 of City of Troy Zoning Code provides that the Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

In accordance with the zoning code, this is to be considered the first of the required two readings. Staff will provide a recommendation at the next meeting. Mr. Wolke commented that this seemed a rather de minimis application to require such a process, with Mr. Titterington noting, however, that the process is required by Ordinance for a second projecting sign to be permitted.

There being no further business, the meeting adjourned at 4:35 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: Austin Eidemiller, Planning & Zoning Manager

DATE: June 26, 2024

SUBJECT: Certificate of Appropriateness & DR-O Review – 210 S. Market Street

PROPOSAL:

A request by the applicant, Kevin Behr with Behr Designs, for the installation of 4.2 square feet projecting sign at the property located at 210 S. Market Street. The applicant is requesting the projecting sign using the Downtown Riverfront Overlay District. The property is located in the B-3, Central Business District. An updated Ohio Historic Inventory (OHI) form does not exist for this property as this is newly constructed building.

DISCUSSION:

This multi-tenant building is permitted to have a total of 80 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 4.2 Square Foot projecting sign using the DR-O. This sign measures 30" x 20" or 4.2 square feet. The sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black and White, lettering (see attached design graphics).

The Sign Code permits a total of one projecting sign per principal structure resulting in the Downtown Riverfront Overlay request. Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio." With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape. The MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent.

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

DR-O CRITERIA:

As stated in section 1143.25 of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

NEXT STEPS:

The Planning Commission shall make a formal recommendation to the City Council after a mandatory public hearing, regarding the application by filing the recommendation with the Clerk of Council. The Clerk of Council shall immediately forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission's recommendation, the recommendation of the Planning Commission shall be adopted and become final. In the event City Council acts upon the recommendation of the Planning Commission, City Council shall act on the recommendation in accordance with Ohio Revised Code Section 713.12 and Chapter 1139 of this Zoning Code.



Austin Eidemiller
Planning & Zoning Manager
austin.eidemiller@troyohio.gov

RECOMMENDATION:

Based upon the criteria in section 1143.25(q)(1)(c) used to determine the merits of the DR-O application, it is requested that the Planning Commission provide a positive recommendation to City Council for the proposed DR-O application.



TROY
DEVELOPMENT
DEPARTMENT

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

APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 5/14/2024

Applicant Behr Design LLC Telephone No. 937-492-5704

Owner of Property Market Street Management LLC

Address of Project 210 S. Market St., Troy, OH 45373

Contact Address (if different than Project Address) 114 E. Poplar St., Sidney, OH 45365

Name of Architect/Engineer and/or Contractor Level MB/Behr Design LLC

Application for DR-O includes the following items (which do not meet standard zoning requirements).

- | | |
|---|---|
| ☐ Setbacks Requirements | ☐ Landscaping Requirements |
| ☐ Lot Size/Coverage Requirements | ☐ Open Space Requirements |
| ☐ Parking Requirements | ☐ Pedestrian/Bicycle Circulation |
| ☒ Signage Regulations | ☐ Other: |

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

- A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.

102 South Market Street, Troy, OH 45373-7303



- c) Complete roof plans, showing its design and materials, and including the location and type of roofing equipment, including, but not limited to, power equipment, HMR equipment, and access or elevator enclosures.
- d) The zoning Administrator may require the plan to be prepared and signed by a registered engineer, surveyor or other licensed professional.
- e) The Planning Commission and/or City Council shall review my proposed declaration of restrictive covenants.
- f) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities, as deemed appropriate.
- g) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and corners of property directly across any street or alley.

REQUIRED SIGNATURES

By signing this application, I acknowledge that I am authorized by the owner to make this application. 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.

Kevin M. Adams Kevin M. Adams 5/14/24
Signature of Applicant: Printed Name Date

Kevin M. Adams Kevin M. Adams 05/14/24
Signature of Property Owner*: Printed Name of Property Owner: Date
*A letter or email from Property owner granting permission for the DR-O request will suffice in-lieu-of signature

OFFICE USE ONLY

Date Filed: _____ Case #: _____
Date : _____

20240217



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: 210 S. Market St., Troy, OH 45373

Applicant/ Business Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Contractor Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Property Owner Name: Market Street Management LLC

Address: 210 S. Market St., Troy, OH 45373

Phone: (937) 216-1916

Email: douglasjlins@gmail.com

New tenant? ☒-Yes ☐-No

Building setback: 20'

Building/Tenant Frontage (linear feet): 50'

Number of Faces: 1

Height & Stories of Building: 25' / 2

Top of New Sign from Grade: 7'

Cost of Sign(s): \$2,000.00

Type of Proposed Sign:

☐ - Awning

☐ - Billboard

☒ - Building

☐ - Canopy

☐ - Development I.D.

☐ - Freeway Oriented

☐ - Ground

☐ - Projecting

☐ - Window

☐ - Other

☐ - 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 Length: 36" Width: - Height: 24" Total Sq.ft.: 6

☒-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: *Kevin M. Behr*

Date: 4/16/2024

100 South Market Street, Troy, OH 45373-7303



20240218
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: 210 S. Market St., Troy, OH 45373

Applicant/ Business Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Contractor Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Property Owner Name: Market Street Management LLC

Address: 210 S. Market St., Troy, OH 45373

Phone: 937-216-1916

Email: douglasjlins@gmail.com

New tenant? ☒ -Yes ☐ -No

Building setback: 20'

Height & Stories of Building: 25'; 2

Building/Tenant Frontage (linear feet): 50'

Top of New Sign from Grade: 10'

Number of Faces: 2

Cost of Sign(s): \$1,000.00

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 Length: 30" Width: - Height: 20" Total Sq.ft.: 4.2

☒ - Provided separate drawings w/ dimensions

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

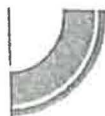
By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature]

Date: 4/16/2024

100 South Market Street, Troy, OH 45373-7303

20240219



TROY
DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.7481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/16/24
Applicant Behr Design LLC Telephone No. 937-492-5704
Owner of Property Market Street Hwy, LLC Has the Owner been Notified? Yes
Address of Project 200 S. Market St., Troy, OH 45373
Contact Address (if different than Project Address) N/A
Name of Architect/Engineer and/or Contractor Behr Design LLC

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☒ Other: <u>Signage</u> |

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:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

MARKET STREET LLC

OFFICE USE ONLY:

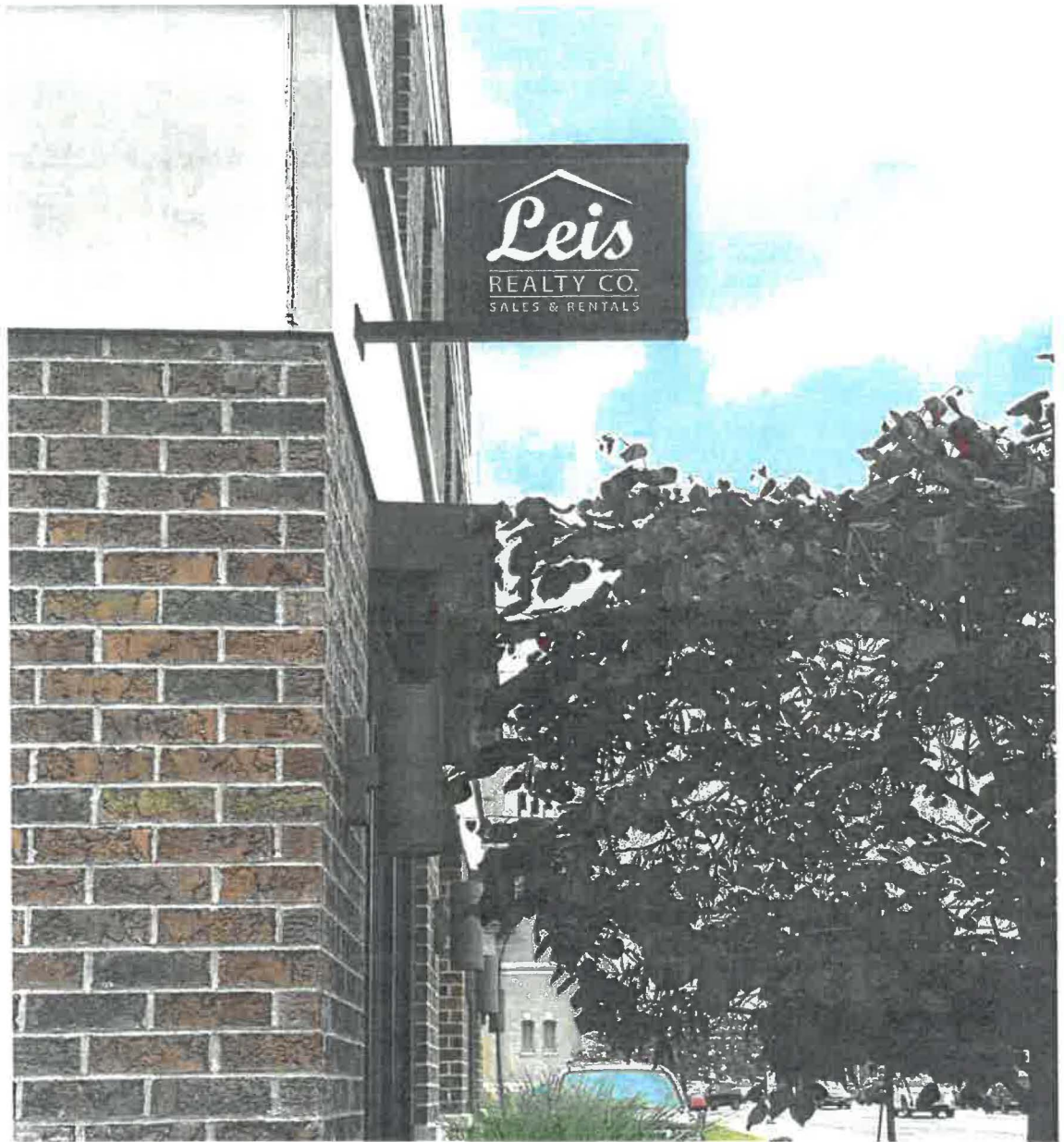
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303





Proposal for:

**LEIS REALTY CO.
PROJECTING SIGN**

MAY 14, 2024



BEHR DESIGN, LLC

SIGNAGE • MARKETING • WEB & CREATIVE AGENCY

114 E. POPLAR ST., SIDNEY, OH 45365 • 937.492.5704

20240220



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 4/19/24
Applicant Baker Design LLC Telephone No. 937-442-5704
Owner of Property Market Street Historic LLC Has the Owner been Notified? Yes
Address of Project 210 S. Market St. Troy, OH 45373
Contact Address (if different than Project Address) N/A
Name of Architect/Engineer and/or Contractor Baker Design LLC

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure

☒ Other: Projecting 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:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- 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.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- 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:

[Signature]

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

DAVID LINS

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: June 26th, 2024

SUBJECT: Certificate of Appropriateness – 121 Public Square NE.

BACKGROUND:

The applicant, Catherine Peoples of Sweet Dreams Cake Shoppe, is requesting for Planning Commission to review a proposed wall sign, new paint and alterations to the building at 121 Public Square NE. The property is located in the B-3 Central Business District.

The OHI form lists this property as a three story brick building in the High Victorian Italianate Style, with segmental windows, the third story being rounded, along with stilted and keystone caps and bracketed sills and bracketed box cornice with a paneled frieze. The storefront has been altered. It is listed on the National Register.

DISCUSSION:

WALL SIGN:

The applicant is proposing installation of new wall sign. The sign will be carved out of HDU material. The dimensions are 89.9" by 38.5" with an overall depth of 1.5". The sign will be mounted and centered in the unpainted brick portion above the Eastern storefront.

PAINT:

The applicant is proposing to paint the portion of the front façade located just above the storefront windows Cheery Pink. The current paint is a maroon color and is in need of freshening up. This color will compliment the paint on the adjacent "Ruby's" building. The areas are indicated in the diagram below.



LIGHTING:

The applicant is proposing the installation of Goose Neck style, wall light fixtures on the exterior of the building. The potential locations are indicated on the diagram below.



The fixtures are black, powder coated aluminum with the following dimensions: height of 18.75", width of 10" and overall depth of 26.75".

ANALYSIS:

Design Manual section 5.4 states regarding signs:

- A. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape.
- B. Wall signs should be three dimensional, with letters carved by a router.

Design Manual section 4.6 states regarding lighting:

- B. Light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large, ornate light fixtures.

RECOMMENDATION:

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

- The proposed sign is in line with the Design Manual and City of Troy sign code.
- The proposed paint and lighting meets the Design Manual and similar examples are located throughout the historic district.

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 06/13/24
Applicant Catherine Peoples Sweet Dreams Cafe Shoppe Telephone No. (937) 216-5948
Owner of Property Marvin Ramirez Has the Owner been Notified? yes
Address of Project 121 Public Square NE.
Contact Address (if different than Project Address) same
Name of Architect/Engineer and/or Contractor Marvin Ramirez

Application for renovation to include the following:

- | | |
|---|---|
| ☒ Alteration <u>Gooseneck lighting</u> | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☒ Painting <u>Change Burgandy paint color to pink</u> | ☒ Other: <u>signage</u> |

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:

Catherine Peoples

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

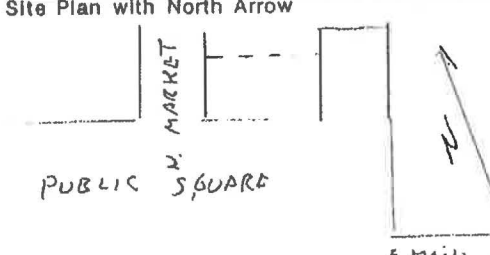
CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

No. MTA 257-65 10928-00028E County MIami Location of Negatives Regional Office 5HA E3		4. Present Name(s) N.E. Corner Bldg. 5. Other Name(s) Lous Harbor Bldg. (1969) Ross & Young Bldg (1877)																												
Specific Location N.E. Corner Public Square		16. Thematic Category C 17. Date(s) or Period 1873																												
City or Town If Rural, Township & Vicinity Troy		18. Style or Design High Victorian Italianate 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, If apparent commercial 22. Present Use commercial																												
Site Plan with North Arrow 		23. Ownership Public ☐ Private ☒ 24. Owner's Name & Address. If known M.C. Family Abuse Shelter 121 N.E. Public Square Troy, OH 25. Open to Public? Yes ☐ No ☒																												
Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="width:100%; text-align: center;"> <tr> <td>6</td><td>7</td><td>3</td><td>8</td><td>6</td><td>4</td><td>0</td> <td>4</td><td>4</td><td>8</td><td>5</td><td>6</td><td>6</td><td>0</td> </tr> <tr> <td colspan="6">Easting</td> <td colspan="7">Northing</td> </tr> </table>		6	7	3	8	6	4	0	4	4	8	5	6	6	0	Easting						Northing							26. Local Contact Person or Organization Troy Historical Society 27. Other Surveys in Which Included 28. No. of Stories 3 29. Basement? Yes ☐ No ☒ Unknown 30. Foundation Material Unknown 31. Wall Construction brick 32. Roof Type & Material shed 33. No. of Bays Front 6 Side N/A 34. Wall Treatment pilasters 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition ☐ Alter ☒ Moved ☐ 37. Condition Interior _____ Exterior good	
6	7	3	8	6	4	0	4	4	8	5	6	6	0																	
Easting						Northing																								
On National Register? Yes ☒ No ☐ Part of Estab. Hist. Dist.? Yes ☒ No ☐ 12. Is It Eligible? Yes ☐ No ☐ 14. District Potent'l? Yes ☐ No ☐		38. Preservation Underway? Yes ☐ No ☒ 39. Endangered? By What? Yes ☒ No ☐ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road street front 60' wide																												
Name of Established District Troy Public Square Historic Dist.																														
Further Description of Important Features no part facade of three bays each defined by rusticated pilasters with stylized capitols. Store front renovated--remnant of historic facade shows on right. Windows are segmental, second range and semi-circular third, stilted and keystone caps and bracketed sills, bracketed box cornice with panelled frieze. Three story brick commercial building in the High Victorian Italianate style. CDF: include a two part facade of three																														
History and Significance major and critical contributor to the historic district. Built in 1873 by the partnership of John Ross & James Young.																														
Description of Environment and Outbuildings downtown Troy. A story has it that a recent fire has caused the owner to consider demolition.																														
Sources of Information		46. Prepared by L.S. Gannon, Jr. 47. Organization Regional Office 5HA 48. Date 49. Revision Date(s)																												





Quint Creative Signs
101 E High St, PO Box 1135 Piqua, Ohio 45356
brianq@quintcreative.com
+1 937-615-9332
<http://quintcreative.com>



Quote 3919 #1

3D Carved & Painted Sign for Downtown Troy

SALES REP INFO
Brian Quintier
brianq@quintcreative.com

QUOTE DATE
07/25/2023
QUOTE DUE DATE
07/25/2023
QUOTE EXPIRY DATE
08/24/2023
TERMS
50/50

ORDERED BY
Sweet Dreams Cake Shoppe
50 S. Dorset Drive
Troy, OH 45373

CONTACT INFO
Catherine Peoples
clmckenna73@icloud.com

About this Quote:

#	ITEM	QTY	UOM	U PRICE	TOTAL (EXC. TAX)	TAX	TAXABLE
1	3D Carved & Painted Sign 3D Carved & Painted Sign Width: 89.9 inches Height: 38.5 inches 3D Carved & Painted 1.5" 3D Carved & Painted 1.5" HDU Sign	1	Unit(s)	\$2,464.00	\$2,464.00		Y
2	Install [Field Installation] Hourly Field Installation (1 hour minimum) Budget Truck Service Required Number of installers: 2 Travel Time (hours): 0.5 Hours On Site (total): 1 Install Location: Troy	1	Each	\$474.00	\$474.00		N
3	Troy Sign Permit	1	Unit	\$50.00	\$50.00		Y
4	Permit Application Service Fee Permit Application Service Fee Drawings, paperwork, and application for sign permits	1	Each	\$90.00	\$90.00		Y

\$30 Minimum Order Required
Quotes over \$1000 require a 50% deposit to begin production.
Full Payment to shipping add requires a 2% discount for orders over \$1000
Orders under \$1000 require Full Payment to start production

Pre Pay Discount: \$0
Subtotal: \$3,078.00
Sales Tax (7%): \$182.28
Total: \$3,260.28

Downpayment (50.0 %)

\$1,630.14

SIGNATURE:

DATE:

Patriot Lighting® Sign Black Outdoor Wall Light

Model Number: BL10WABK-M | Menards® SKU: 3569062



EVERYDAY LOW PRICE
11% REBATE* Good Through 6/23/24

\$99.99

\$11.00

PRICE
AFTER
REBATE*

\$88⁹⁹ each

You Save \$11.00 with Mail-In Rebate*

- Functional and affordable
- Great fixture where direct light is required
- Corrosion-resistant and aluminum powder coated for extra protection

[View More Information >](#)

Color: Black

Ship To Store - Free!

78 Available for Immediate Shipment From Our Fulfillment Center

✓ This product is on display at [Tipp City](#)



[View Shipping & Delivery Options](#)



[Share](#)

[Description & Documents](#) [Specifications](#) [Optional Accessories & Coordinating Collection Fixtures](#)

Give your exterior signage the best visibility with these outdoor sign lights. These stylish sign lights are available in a black, gray, or green finish to give your commercial exteriors a warm and welcoming feel. They are made from corrosion-resistant aluminum and powder coated for extra protection.

Features

- Functional and affordable
- Great fixture where direct light is required
- Corrosion-resistant and aluminum powder coated for extra protection
- Includes fixture and hardware kit
- Install fixture at least 4' from the ground
- Includes easy-to-follow assembly and installation instructions

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: June 26th, 2024

SUBJECT: Certificate of Appropriateness – 16 S. Cherry St.

BACKGROUND:

The applicant, Ashley Dunlavy, is requesting for Planning Commission to review a proposed projecting sign for the building located at 16 S. Cherry St. The property is located in the B-3 Central Business District

The OHI form lists this property as a Gothic Revival Victorian Cottage built in 1870. It is listed on the National Register.

DISCUSSION:

The applicant is proposing installation of new projecting sign on the southern most post of the porch facing S. Cherry St. The sign will be 18" by 24" with white background with black lettering.

The Sign will be mounted to the post using an ornate black, metal, scroll bracket as shown in the enclosed diagram.

The applicant wishes to note that the sign will be similar the one installed at the adjacent building using the same material and bracketing.

ANALYSIS:

Design Manual section 5.7 states "projecting signs brackets should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture."

RECOMMENDATION:

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

- The signage and bracket complies with section 5.7 of the Design Manual.
- The signage meets section 749.12 of the City of Troy Sign Code.



Adjacent sign



Location of sign



Bracket





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

Sign Application

Date: 06/12/2024

Applicant / Owner

Applicant Name: Ashley Dunlavy
Applicant Address: 16 S Cherry st.
City, State, Zip: Troy, Ohio 45373
Phone: 937-417-5669
Email: oliviaashleyllc@gmail.com

Owner Name: Gaudin Properties LLC
Address: 1550 Creekwood Dr.
City, State, Zip: Troy, Ohio 45373
Phone:
Email:

Contractor

Contractor Name: FLAWLESS SIGNS
Applicant Address: 66 INDUSTRY CT
City, State, Zip: TROY, OH 45373

Phone: 937-969-7446
Email: INFO@FLAWLESSSIGNS.COM
License #:

Project

Project Location: 16 S. Cherry st.
City, State, Zip: Troy, Ohio 45373
Parcel:
Work Type: Sign
Design Graphics:
Accessory Type:
Fence Type:
Material: Aluminum

Height: 10ft
Right Setback:
Left Setback:
Rear Setback:
Square Feet: 3sqft
Sign Type: Projection Sign
Building Setback: -
Building Frontage:

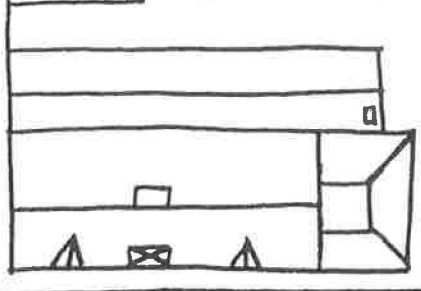
Project Description: Projecting sign mounted to Porch Post

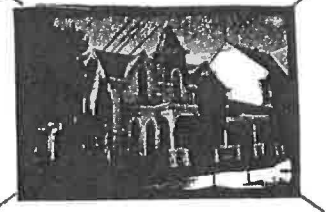
I do hereby certify that the information contained herein is true and correct.

06/12/2024

Date

OHIO HISTORIC INVENTORY

1. No. 84-75		4. Present Name(s) Judge Henry Williams House	
2. County Miami		5. Other Name(s) Dr. Charles Hartley House Emiline Stewart House	
3. Location of Negatives Mont. Co. Hist. Soc. J 18			
6. Specific Location Midblock, west side of S. Cherry Street between Main and Franklin 16 South Cherry Street		16. Thematic Category C	28. No. of Stories 2
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period c. 1870	29. Basement? Yes ☒ No ☐
8. Site Plan with North Arrow 		18. Style or Design Gothic Revival	30. Foundation Material Stone
9. Coordinates Zone 16 Easting 73849 Northing 443566		19. Architect or Engineer	31. Wall Construction Weatherboard
10. Site ☐ Building ☒ Structure ☐ Object ☐		20. Contractor or Builder	32. Roof Type & Material Gable---Shingle
11. On National Register? Yes ☒ No ☐		21. Original Use, if apparent Residence	33. No. of Bays Front 3 Side 1
12. Is It Eligible? Yes ☒ No ☐		22. Present Use Multiple Residence (unoccupied)	34. Wall Treatment Polygonal bays and wall dormers
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐		23. Ownership Public ☐ Private ☒	35. Plan Shape Rectangular
14. District Potent'l? Yes ☐ No ☒		24. Owner's Name & Address, if known Arlo D. Anderson 637 Trade Square West Troy, Ohio 45373	36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐
15. Name of Established District		25. Open to Public? Yes ☐ No ☒	37. Condition Interior Exterior Deterioratin
42. Further Description of Important Features This is a superb Gothic Revival Victorian cottage with one story polygonal bay in the side bay with wall dormers above. The central bay has a pair of doors and a turrett above. The windows are centrepointed with 1/1 double hung sash. A porch with scroll saw decoration on the entablature and pillar is between the bays. There are extensive additions with a one bay hip addition on the north, a gable roof addition across the rear, and a wing to the rear that connects with a large carriage house.		26. Local Contact Person or Organization Troy Historical Society	38. Preservation Underway? Yes ☐ No ☒
43. History and Significance The deed and tax records indicate it was built by Emiline Stewart. The home was owned by noted Judge Henry Williams from 1880. He apparently built the additions. Dr. Charles P. Hartley had his offices there from 1892 for many years.		27. Other Surveys in Which Included NATIONAL REGISTER 1/76	39. Endangered? By What? Yes ☒ No ☐ Neglect N/A
44. Description of Environment and Outbuildings In the commercial district of Troy. It is currently abandoned and rapidly deteriorating. It will be a tragic loss to the architectural history of the area if this house is seriously renovated or destroyed.		40. Visible from Public Road? Yes ☒ No ☐	
45. Sources of Information Public Record Harbaugh, History of Miami County. 1907. Wheeler, Troy in the Nineteenth Century. 1970.		41. Distance from and Frontage on Road St. Front--30'	
		46. Prepared by L. S. Gannon, Jr.	
		47. Organization Mont. Co. Hist. Soc.	
		48. Date 6/16/75	
		49. Revision Date(s)	



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 26, 2024

SUBJECT: Certificate of Appropriateness – 10 W. Main Street

BACKGROUND:

The applicant requests the Planning Commission to review the installation of a new storefront window and door at the property located at 10 W. Main Street. The property is zoned B-3 Central Business District.

The Ohio Historic Inventory form states that the building was originally built in 1878 by Hays, Cruikshank & Wilmington. This building is a High Victorian Italianate with heavy bracketed and decorated stone cornices. This building is listed on the National Register of Historic Places.

PROPOSAL:

The applicant proposes to replace the main storefront window with an aluminum (brass frame color) window. The window will be the same size as the existing window and will not impact the contributing features (columns) on the storefront.

The replacement door will be the same size as the existing. The existing door is not original and is currently metal.

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 window and door based on the following:

1. The contributing features of the storefront will remain unaltered.

Replace wood frame with
bronze store front.

Replace glass with double paned
modern insulated glass

Replace door with
bronze store front door





20240297
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 June 10, 2024

Applicant Winans LLC Telephone No. 9375702194

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

Address of Project 10 W Main Street, Troy, Ohio 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Hemm's Glass

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:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

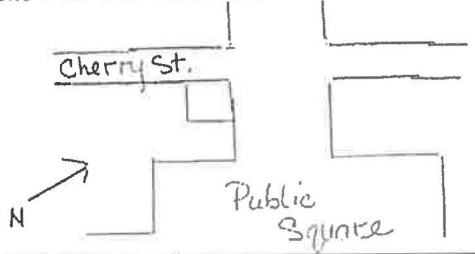
102 South Market Street, Troy, OH 45373-7303

Make it yours.



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. PLA 225-05 0928-00044W		4. Present Name(s) 12 W. Main St.	
2. County Miami		5. Other Name(s)	
3. Location of Negatives Regional Office SHA			
6. Specific Location 10-12 W. Main St.		16. Thematic Category COM C	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period c. 1878 1878	
8. Site Plan with North Arrow 		18. Style or Design High Victorian Italianate	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738530 4435670 Zone Easting Northing		19. Architect or Engineer	
10. On National Register? Yes ☒ No ☐ 11. Is It Eligible? Yes ☐ No ☐ 12. Part of Estab. Hist. Dist.? Yes ☒ No ☐ 13. District Potent'l? Yes ☐ No ☐		20. Contractor or Builder	
14. Name of Established District Troy Public Square Historic Dist.		21. Original Use, if apparent commercial	
15. Further Description of Important Features Store fronts one half renovated. Both iron pillars and cornice are still there. Three bays each side recessed each set paladian form with haped incised lintels and brackets--rosettes. Heavy bracketed and decorated stone cornice.		22. Present Use commercial	
16. History and Significance Interesting detail contributes to the historic district This commercial structure was originally built by the firm Day, Cruikshank, & Wilmington in 1878.		23. Ownership Public ☐ Private ☒	
17. Description of Environment and Outbuildings downtown Troy		24. Owner's Name & Address, if known	
18. Sources of Information		25. Open to Public? Yes ☒ No ☐	
19. Prepared by L.S. Gannon, Jr.		26. Local Contact Person or Organization Troy Historical Society	
20. Organization Regional Office SHA		27. Other Surveys in Which Included NATIONAL REGISTER	
21. Date 7/77		22. Revision Date(s)	



ATTENTION: Wilson



QUOTATION

Piqua, Ohio 45356
514 South Main St.
Phone: (937) 773-5591
Fax: (937) 773-6054

Troy, Ohio 45373
20 North Ridge Ave.
Phone: (937) 339-3301
Fax: (937) 339-7971

Sidney, Ohio 45365
633 North Vandemark Rd.
Phone: (937) 492-6275
Fax: (937) 492-9401

www.hemmglass.com

We propose to furnish materials as per specifications below

TO: Winans

DATE: 5/23/24

FOR: Storefront Replacement

AT: Troy - Downtown

FOR THE SUM OF: \$9,745.00
NINE THOUSAND SEVEN HUNDRED FORTY-FIVE DOLLARS

FURNISH AND INSTALL

New storefront consisting of 3 elevations. Across the front, 45 degree back toward the door and the single door with transom. New single entry door has manufacturers standard hardware. All glass is clear insulated glass, tempered where required by code. Framing to be clear anodized or dark bronze anodized (your choice).

Price includes removal and disposal of existing storefront.

Wood sill below the storefront to remain – no replacement of any rotted wood included.

Painting of immediate surround conditions included.

THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS.

We solicit your early acceptance of this proposal in which event we promise to give the work our most careful attention.

Accepted _____

Yours very truly,

R. C. HEMM GLASS SHOPS, Inc.

Date _____ 20____

By _____
Jeff Hemm

TERMS AND CONDITIONS TO QUOTATION

GENERAL

- (1) We do not clean any glass or metal store front construction.
- (2) Glass breakage, of any type, is not a warranted item unless broken by a Hemm's Glass Shops employee.
- (3) Work will be executed as promptly as possible if contract is awarded to us, subject to delays, occasioned by strikes, lock-outs, fires, carriers and other causes beyond our control.
- (4) Subject to revision if not accepted within thirty days after date.
- (5) Correction of clerical errors prior to acceptance.
- (6) Includes exterior caulking only.
- (7) Wood door stops nail and puttied by others.
- (8) A natural variation in shade, which occurs in the production of all glass and metal, must be acceptable.
- (9) After completion of installation, we assume no responsibility for stains or corrosion which may occur on metal store front construction.
- (10) Because of its numerous and uncontrollable sources, we assume no responsibility for the formation of condensation or frost on glass.
- (11) When contract is based on re-use of owner's glass, no rejection will be allowed, except at owner's expense.
- (12) We do not include water or air tests via the chamber method.
- (13) If called for by specifications, calculations will be provided one time, that being after the shops are approved.
- (14) The Owner of the building is responsible for lead paint, asbestos and all other hazardous material testing and abatement prior to Hemm's Glass commencement of work.

CONTRACT

Should you accept this estimate yet use your own contract form, it is understood that this proposal becomes a part thereof.

ARBITRATION

Any disputes or differences shall be subject to arbitration, if desired by either party to contract.

INSURANCE

Any material delivered on the job site or installed will be considered owner's property and shall not be covered by any type of insurance by us. We carry Workman's Compensation Insurance.

DEFINITIONS

Where the context permits, the following words shall have the meanings indicated:

- (A) "Hemm's Glass" means R.C. Hemm Glass Shops, Inc.;
- (B) "Product" means all goods, materials, chattels, services and labor to be provided pursuant to this Quotation; and
- (C) "Customer" means the person, corporation, company, partnership, or other entity ordering, purchasing and/or receiving the Product that is the subject of this Quotation.

CONDITIONAL ACCEPTANCE

This Quotation constitutes an offer by Hemm's Glass to provide the Product specified upon the terms and conditions set forth herein. Customer's acceptance of this Quotation shall be indicated by verbal acceptance, by written acceptance, by making full or partial payment for the Product, or by accepting delivery of all or any part of the Product. Unless otherwise agreed to and accepted by Hemm's Glass, this Quotation may be accepted by Customer only for a period of thirty (30) days from the date of the Quotation. Customer's attempted acceptance of this Quotation after a period of thirty (30) days creates no obligation on the part of Hemm's Glass.

TERMS AND CONDITIONS

This Quotation is conditioned upon Customer's acceptance of these terms and conditions. Any terms and conditions from any other source, including but not limited to, Customer's purchase orders or acknowledgements, are deemed excluded. The terms and conditions set forth herein shall control and take precedence over any conflicting terms and conditions set forth in any other document.

GOODS FURNISHED

Hemm's Glass agrees only to furnish and/or supply the Product set forth in this Quotation, which may vary from project plans, specifications, and/or Customer's purchase order(s). Items omitted from this Quotation are expressly excluded. All goods supplied by Hemm's Glass pursuant to this Quotation will be subject to tolerances and variations consistent with usage of trade, regular manufacturing practices concerning dimension, weight, straightness, composition and mechanical properties, normal variations in surface, internal conditions, and quality and deviations from tolerances and variations consistent with practical testing and inspection methods.

PAYMENT TERMS

Payment for the Product shall be submitted by Customer to Hemm's Glass within thirty (30) days of Customer's receipt of the resulting invoice. Customer agrees to pay interest on any past-due sums at the rate of one and one-half percent (1.5%) per month. Customer's payment obligations shall not be contingent upon Customer's receipt of payment from any third party. Customer shall be responsible for Hemm's Glass's costs of collection, including but not limited to, reasonable attorneys' fees, court costs and litigation expenses, in the event of Customer's default or non-payment.

HOLDS-CANCELLATIONS

After Customer's acceptance of this Quotation, the resulting agreement cannot be put on hold, modified, or changed without the express written consent of Hemm's Glass. Similarly, the agreement cannot be cancelled by Customer, in whole or in part, without the express written consent of Hemm's Glass. In no event may any resulting agreement be cancelled by Customer after five (5) business days from Customer's acceptance of this Quotation.

INSPECTION

Customer shall timely inspect the Product upon receipt and notify Hemm's Glass in writing of any claim that the Product is nonconforming within ten (10) days of delivery. Hemm's Glass shall be allowed a reasonable opportunity to inspect the Product, and cure any claim of alleged non-conformity, including reasonable access to the Product whether on Customer's premises, at a storage facility, or on the job site.

PRORATED CHARGES

Hemm's Glass does not assume any charge for the use of telephone, plaster patching, general cleaning, general office expense, stenographic fees, electric light, watchman's services or temporary structures, nor prorated charges of any description. Hemm's Glass agrees to remove its own rubbish and does not assume any charge for trash removal by others unless expressly authorized in writing by Hemm's Glass.

HOISTING FACILITIES AND STORAGE SPACE

Hemm's Glass shall be afforded the use of hoisting facilities for the transportation of the Product for which Hemm's Glass agrees to assume a mutually agreed upon charge. No charge shall be assessed to Hemm's Glass, however, for its employees' use of elevators or any other similar conveyance. Hemm's Glass shall also be provided with suitable storage space for the Product and for its tools, equipment and materials without charge.

LIMITED WARRANTY AND DISCLAIMER OF WARRANTIES

Hemm's Glass warrants to Customer that the Product specified in this Quotation will be free from defects in workmanship for a period of one (1) year from the date of delivery or the date of installation, whichever date first occurs; PROVIDED, HOWEVER, CUSTOMER MUST NOTIFY HEMM'S GLASS OF ANY DEFECT WITHIN FIFTEEN (15) CALENDAR DAYS OF THE DISCOVERY OF ANY ALLEGED DEFECT. Hemm's Glass will repair any defect covered under this Limited Warranty, or Hemm's Glass may, at its sole option, refund the amount paid by Customer with respect to the defect in workmanship.

THE LIABILITY OF HEMM'S GLASS UNDER THIS LIMITED WARRANTY IS LIMITED TO REPAIR OF THE DEFECT OR REFUND OF THE AMOUNT PAID BY CUSTOMER, AT THE SOLE OPTION AND IN THE SOLE DISCRETION OF HEMM'S GLASS. THE REMEDY OF REPAIR

OR REFUND IS THE EXCLUSIVE REMEDY AVAILABLE TO CUSTOMER. HEMM'S GLASS SHALL NOT BE LIABLE FOR LOSS OF PROFITS, LOSS OF USE OF ANY PRODUCT, LOSS

OF TIME, COST OF CAPITAL, COST OF SUBSTITUTION MATERIALS, INCONVENIENCE, ATTORNEYS' FEES, COMMERCIAL LOSS OR ANY OTHER ECONOMIC DAMAGES, OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES, BASED UPON A BREACH OF THIS LIMITED WARRANTY OR ANY IMPLIED WARRANTY, BREACH OF CONTRACT, NEGLIGENCE, STRICT TORT OR ANY OTHER LEGAL THEORY. THIS LIMITATION DOES NOT APPLY TO CLAIMS FOR PERSONAL INJURY.

THIS LIMITED WARRANTY DOES NOT COVER DEFECTS IN MATERIALS OR FAILURES RESULTING FROM ACTS OF GOD, UNREASONABLE OR IMPROPER USE, IMPROPER MAINTENANCE, OR IMPROPER HANDLING.

EXCEPT AS EXPRESSLY SET FORTH HEREIN, HEMM'S GLASS MAKES NO WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AND HEMM'S GLASS HEREBY EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A

PARTICULAR PURPOSE AND NON-INFRINGEMENT. This Limited Warranty gives Customer specific legal rights, and Customer may have other rights that vary from state to state. Any other right that Customer may have is limited in duration to the duration of this Limited Warranty.

The laws in some states restrict or eliminate the rights of manufacturers and distributors of consumer goods to disclaim or limit implied warranties and consequential and incidental damages with respect thereto. If any such law is found to be applicable, the foregoing disclaimers of and limitations on, implied warranties and consequential and incidental damages with respect thereto, to the extent necessary to comply with such legal restriction, shall be disregarded and shall be deemed not to have been made.

Hemm's Glass will not make any reimbursement for warranty service performed by persons other than employees, agents and/or representatives of Hemm's Glass.

This Limited Warranty is to Customer as the original purchaser and is not transferable.

To make a claim under this Limited Warranty or if Customer has any questions regarding this Limited Warranty, Customer shall write to Hemm's Glass at the following address:

R.C. Hemm's Glass Shops, Inc.
514 South Main Street
Piqua, Ohio 45356

No employee, representative or agent of Hemm's Glass nor any third party has authority to change or modify this Limited Warranty in any respect, nor to assume any other obligation or liability on behalf of Hemm's Glass. This Limited Warranty is limited to the continental United States.

LIMITATION OF LIABILITY

Under no circumstances shall Hemm's Glass be liable to, or agree to indemnify Customer or any third party for any loss, costs, damage or expense (including attorneys' fees) resulting from Customer's or any third party's acts, omissions or conduct. Customer shall defend, indemnify and hold Hemm's Glass, its employees, agents and assigns harmless from and against any and all loss, costs, damage and expense (including attorneys' fees) resulting from any charge or claim of personal injury or property damage arising out of the negligence, intentional acts or willful misconduct of Customer, its employees, agents or representatives.

GOVERNING LAW

The laws of the State of Ohio shall govern this Quotation, and any resulting agreement created as a result of the acceptance of this Quotation, and the rights and the obligations of the parties hereunder without regard to conflict of law principals, the parties designate and consent to Miami County, Ohio as the sole and exclusive jurisdiction and venue for any and all proceedings hereunder. The parties further expressly waive all right to a trial by jury.

WAIVER

Waiver by Hemm's Glass of a breach of any of the terms and conditions of this Quotation shall not be construed as a waiver of any other breach. The mere passage of time shall not constitute a waiver under the terms and provisions of this Quotation.

ENTIRE AGREEMENT

This Quotation, these terms and conditions, and any supplemental documents annexed hereto by Hemm's Glass, contain the complete and entire agreement between the parties as to the subject matter hereof, and replace and supersede any prior or contemporaneous communications, representations, or agreements, whether oral or written, with respect to such subject matter.

Robert and Heather Davey

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

May 19, 2024

Wilson Reiser
Winans
124 N Main Street
Piqua, Ohio 45356

RE: Tenant Remodeling

Dear Mr. Reiser:

This letter grants permission for you to provide the material and labor for alterations within the premises at 10 W. Main Street according to submitted plans.

New storefront consisting of 3 elevations. Across the front, 45 degree back toward the door and the single door with transom. New single entry door has manufacturers standard hardware. All glass is clear insulated glass, tempered where required by code. Framing to be clear anodized or dark bronze anodized

All work shall be installed in conformance with all current State of Ohio and City of Troy building and electrical codes and shall be done by licensed contractors as required. Upon the termination of the lease, the tenant shall leave all improvements with the property.

Sincerely,



Heather Davey
Property Owner

.....

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: June 26, 2024

SUBJECT: Final Development Plan – Somerset Reserve Section 1

BACKGROUND:

Attached is the Final Development Plan for the proposed Planned Development located on the southwest corner of Nashville Road and W. Market Street. The Planned Development process requires three steps for approval. The first step is the General Plan, which was approved by the Planning Commission and City Council. The second step is the Final Development Plan, and the third step is the Record Plan.

The Final Development Plan is attached to this report and is in accordance with the approved General Plan that was previously approved by the Planning Commission and City Council. The specifics of the Final Development Plan are below.

PROPOSAL:

Uses & Layout: The proposed development will be completed in three (3) phases. The first phase of the development consists of 67 single-family residential lots which will be created on the west side of Nashville Road (29.406 acres). A Final Development Plan and Record Plan will be needed for each phase of the development.

Roadways: Access to this development will be on Nashville Road. This entrance is strategically aligned with Huntington Drive and will continue the Huntington Drive name. Road improvements are being proposed with the realignment of the Nashville Road and W. Market Street intersection. A road widening with curbs, gutters, and sidewalk are being proposed along W. Market Street. The internal road system will be private streets and maintained by the HOA. Right-of-Way with a future Swailes Road connector is being proposed on the south side of this development. The development proposes 2.539 acres of public Right-of-Way to be dedicated.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two (2) stormwater ponds. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

Parks & Recreation Facilities: This planned development proposes 12.446 acres of open space. Private playground equipment and paved walking trails are also proposed. The Zoning Code requires 10% of the entire acreage in the development to be used as open space. The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.



Austin Eidemiller
Planning & Zoning Manager
Austin.eidemiller@troyohio.gov

Protective Covenants: Staff will require the Protective Covenants and Restrictions to be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

REQUESTED ACTION:

Staff is requesting that Planning Commission approve the Final Development Plan as it is in accordance with the approved General Plan.

GENERAL NOTES

DEMOLITION NOTES

1.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
2.

FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
3.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4.

PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK
5.

CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
6.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7.

CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8.

CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
10.

THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11.

PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12.

SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
13.

THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
14.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
15.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
16.

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
17.

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.

ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3.

THE CONTRACTOR SHALL CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
4.

ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
5.

REFER TO GEOTECHNICAL ENGINEERING REPORT PROVIDED BY GEOTECHNICAL CONSULTANTS INC. FOR SITE WORK PREPARATION/RECOMMENDATIONS
6.

REFER TO ORIGINAL SURVEY PROVIDED BY CESO INC.
7.

TEMPORARY EMERGENCY ACCESS DRIVE SHALL BE 14" COMPACTED GRAVEL. DRIVE TO REMAIN IN PLACE UNTIL COMPLETION OF PHASE 2 CONSTRUCTION.

GRADING NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6.

MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
7.

EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
8.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
9.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
10.

ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
11.

ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
12.

ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
13.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14.

WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
15.

IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

UTILITY NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2.

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3.

CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
4.

CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5.

ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8.

WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
9.

IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10') FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
10.

UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
12.

UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13.

ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF TROY CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14.

INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 5'.



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Phone: 937.435.8584 Fax: 888.206.4628

DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

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Project Number: 461451

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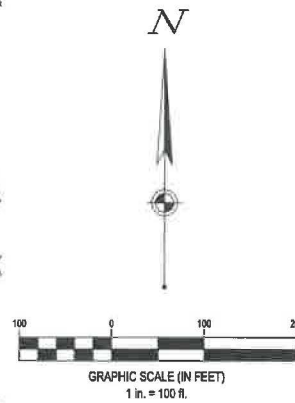
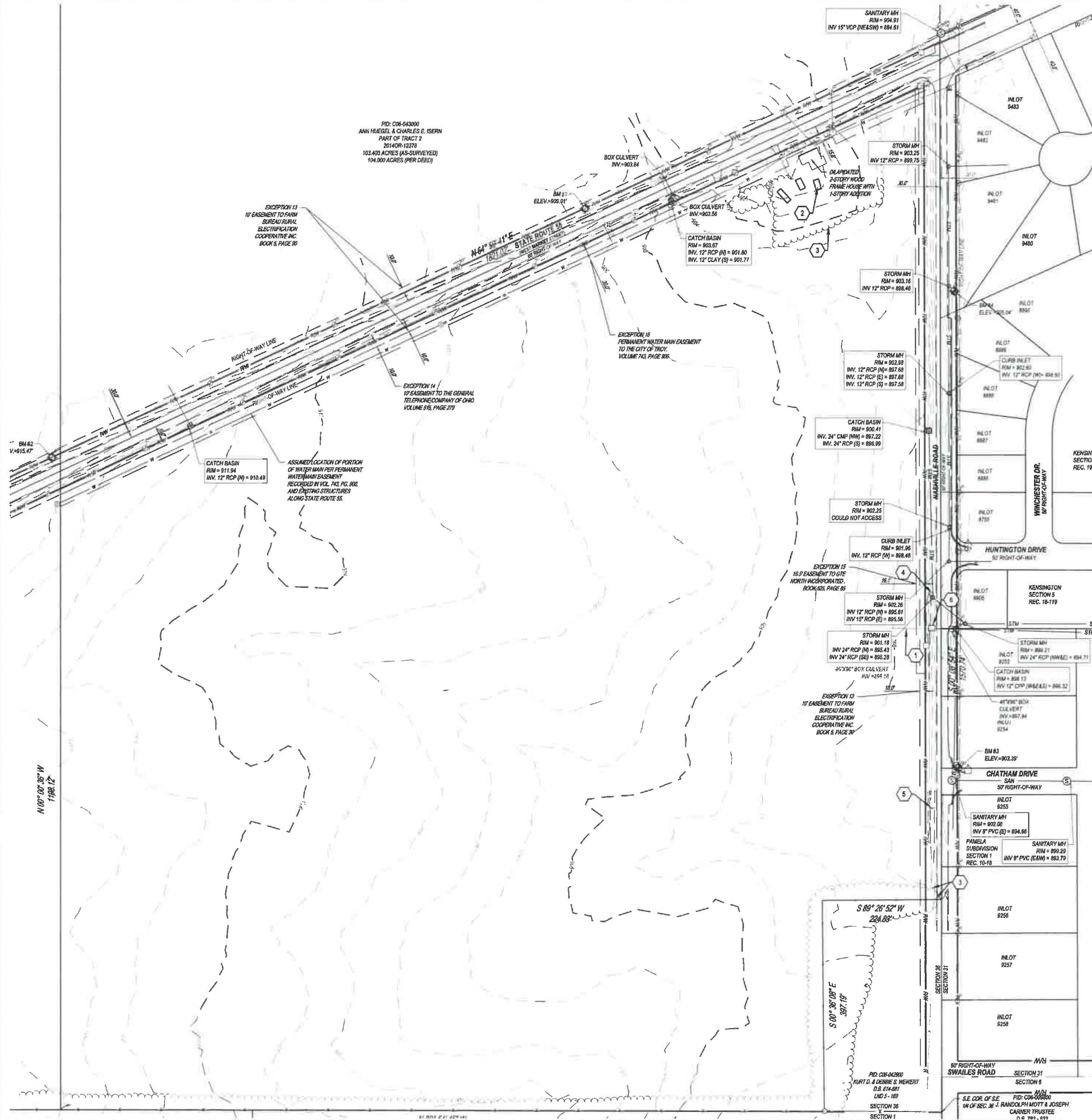
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Issue: NOT FOR CONSTRUCTION

Drawing Title:
GENERAL NOTES

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE





EXISTING FEATURES LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING CATCH BASIN / INLET / YARD DRAIN
	EXISTING STORM SEWER MANHOLE
	EXISTING CLEANOUT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER / WATER VALVE
	EXISTING GAS METER / GAS MARKER
	EXISTING AIR CONDITIONER
	EXISTING ANCHOR POLE
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE BOX / ELECTRIC BOX
	PROPERTY BOUNDARY
	ADJOINER PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING FENCE LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITY WIRES
	EXISTING WATER LINE
	EASEMENT LINE

EXISTING FEATURES AND DEMOLITION NOTES:

- ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS OTHERWISE NOTED.
- SEE ROADWAY PLANS FOR DEMOLITION ITEMS FOR SR55 AND REALIGNMENT OF NASHVILLE RD.

CODED NOTES

- ABANDONED EXISTING UTILITY LINE TO BE VERIFIED PRIOR TO REMOVAL.
- EXISTING BUILDING TO BE REMOVED. REFER TO ROADWAY PLANS FOR DETAILS.
- EXISTING TREELINE TO BE REMOVED. REFER TO ROADWAY PLANS FOR DETAILS.
- EXISTING UTILITY STRUCTURE TO BE ADJUSTED TO GRADE.
- EXISTING SIGN TO BE RELOCATED.
- REMOVE CULVERT TO EDGE OF EXISTING PAVEMENT AND CAP.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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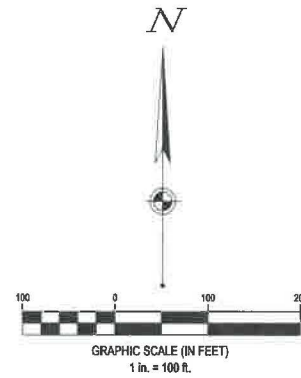
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**EXISTING CONDITIONS
& DEMOLITION PLAN**

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SIGN LEGEND

STOP (R1-1 30" x 30")

SAFETY (D-3 VAR x 5')

SITE LEGEND

- RW: BOUNDARY LINE
- Property Line
- SETBACK
- EASEMENT
- CENTERLINE
- CONCRETE CURB
- PAVEMENT/WALK
- ST: STORM SEWER LINE
- SUMP LINE
- SAN: SANITARY SEWER LINE
- W: WATER LINE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE

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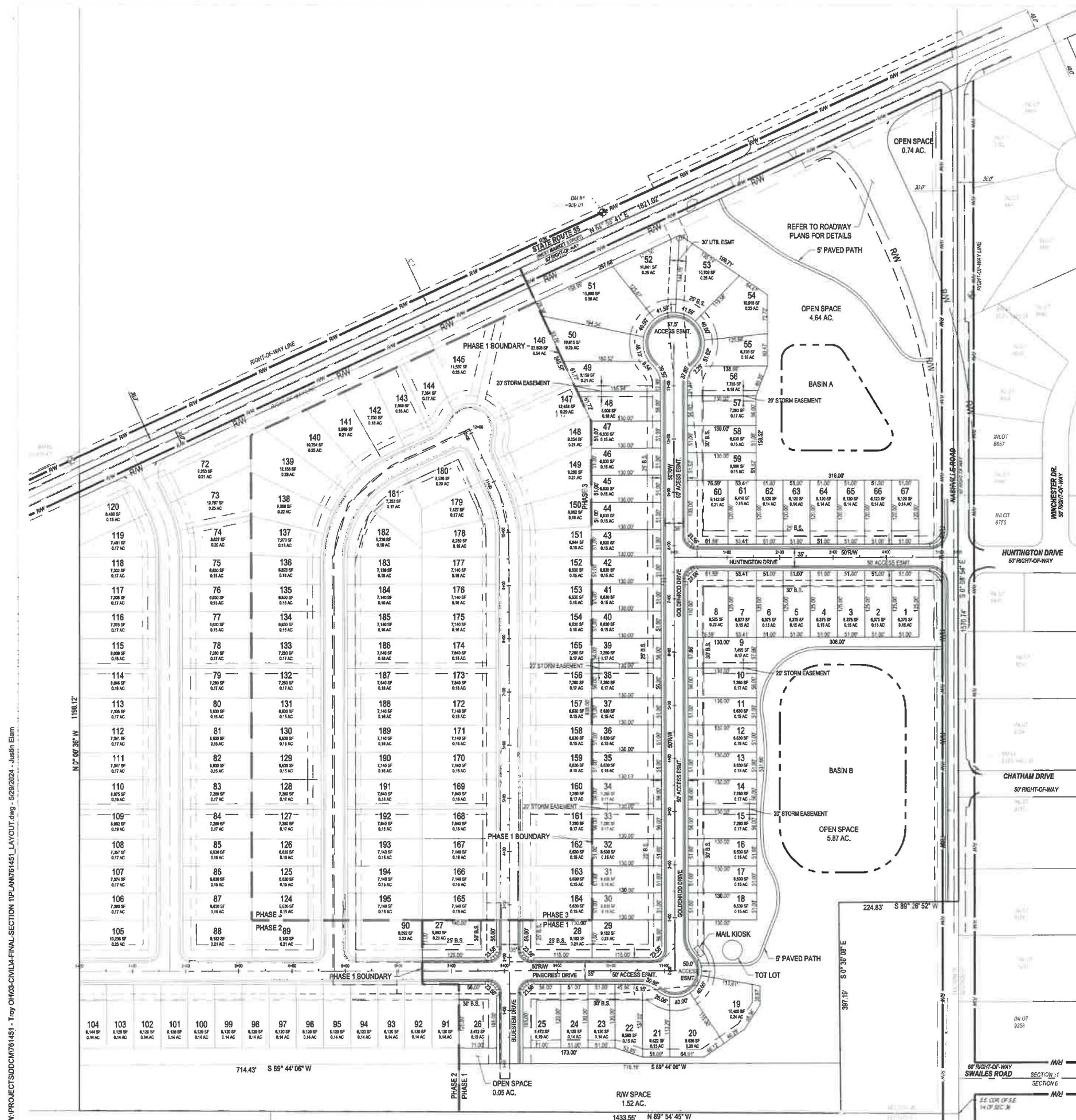
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4

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Before You Dig

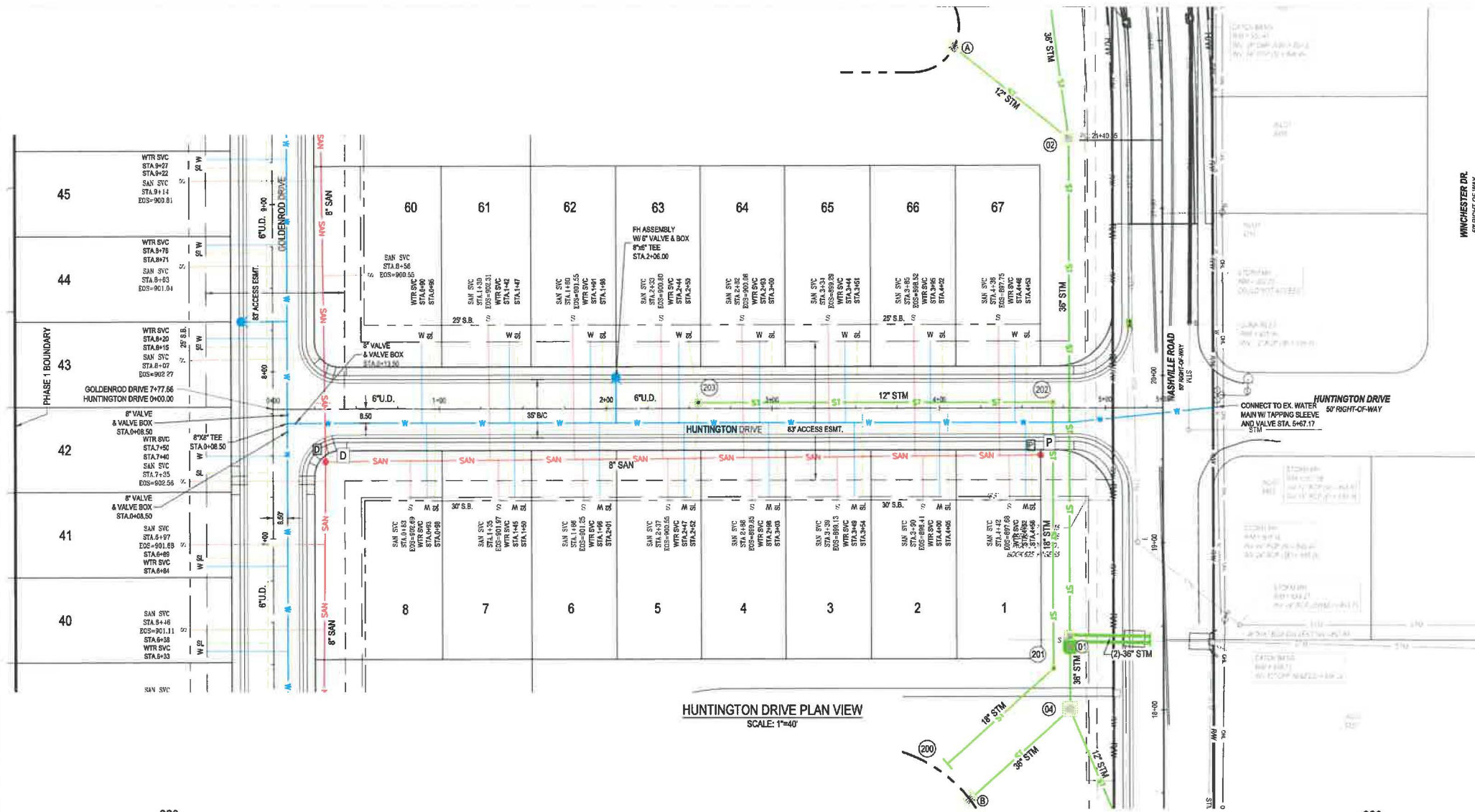
Forty-eight (48) hours before digging is to commence, the contractor shall notify the following agencies: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-882-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE



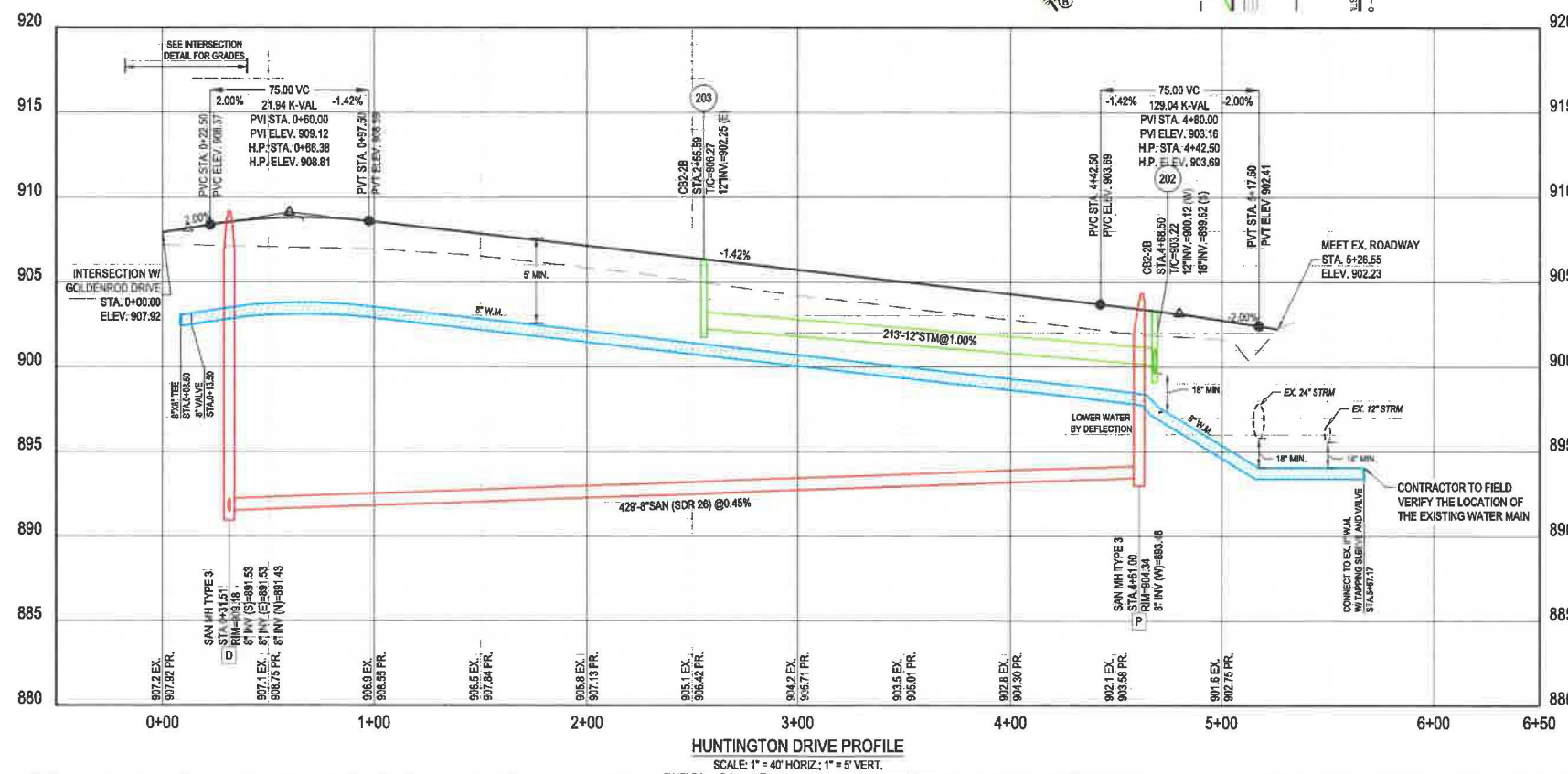
FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTOR
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: OHIO UTILITIES
 PROTECTION SERVICE AT 811 C
 800-362-2764 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION SERV



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HUNTINGTON DRIVE PLAN VIEW
SCALE: 1"=40'



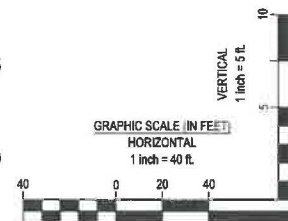
HUNTINGTON DRIVE PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

PROFILE LEGEND

EXISTING GRADE
PROPOSED GRADE

LEGEND

- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- SIDEWALK



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-582-2786 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE

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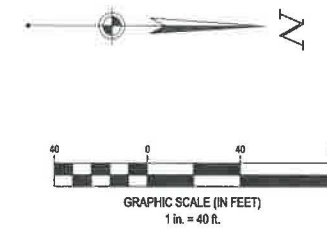
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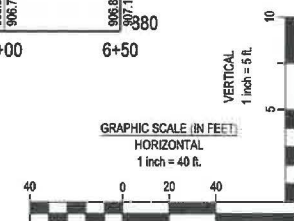
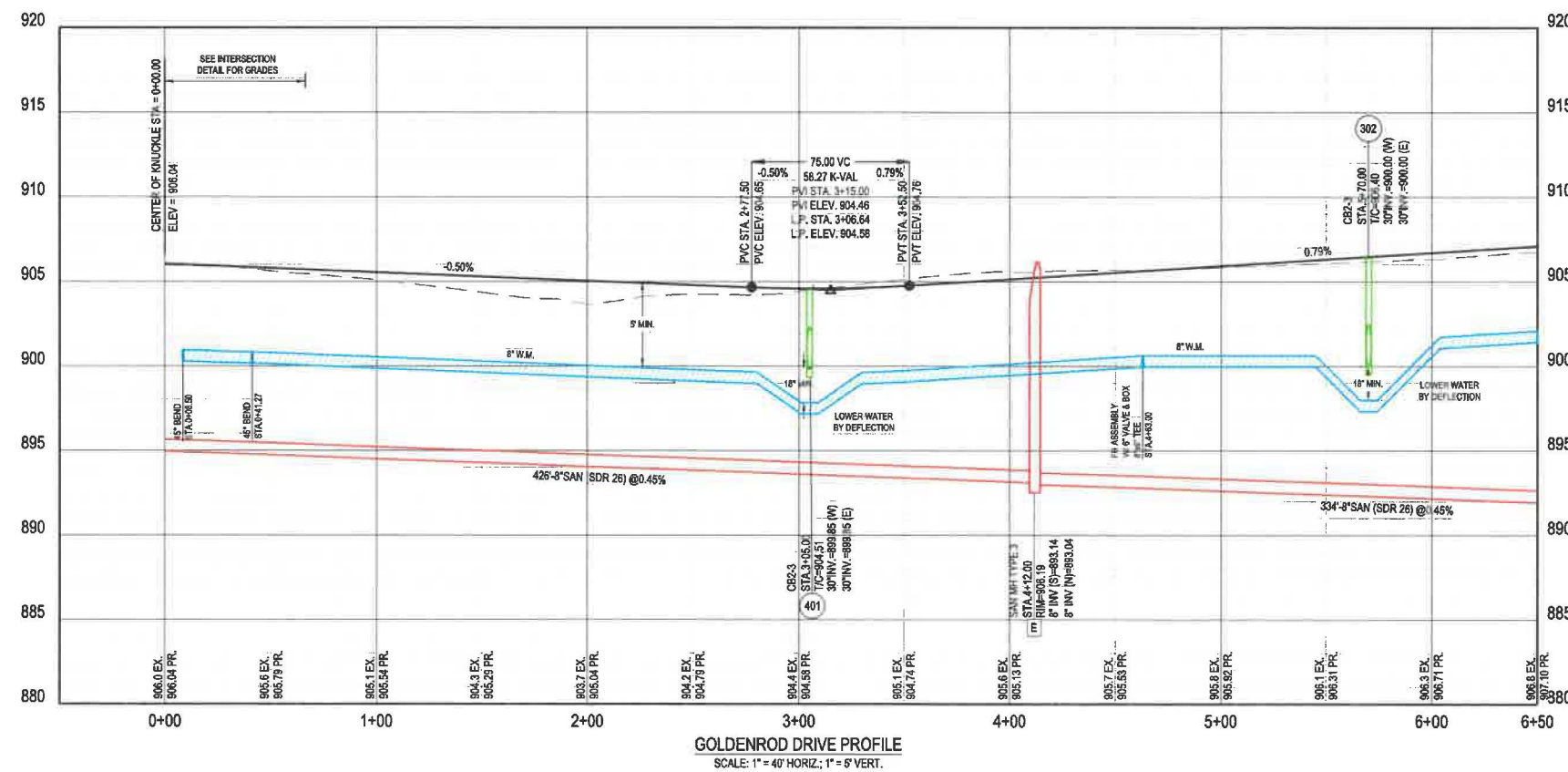
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Date: 05/29/2024
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Drawing Title:
**PLAN AND PROFILE -
HUNTINGTON DR**



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LEGEND

	PROPOSED PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER HYDRANT/VALVE
	SIDEWALK

40 FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-582-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

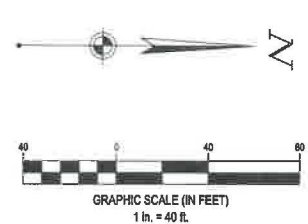
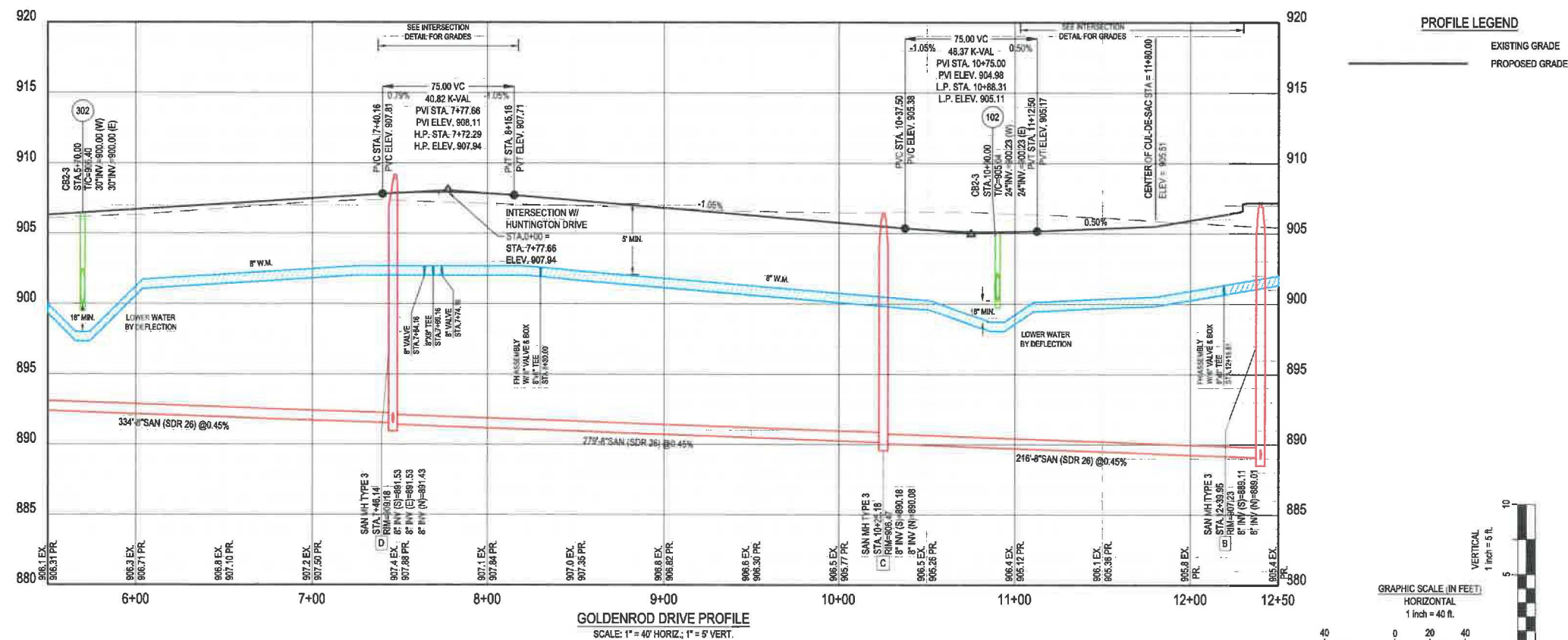
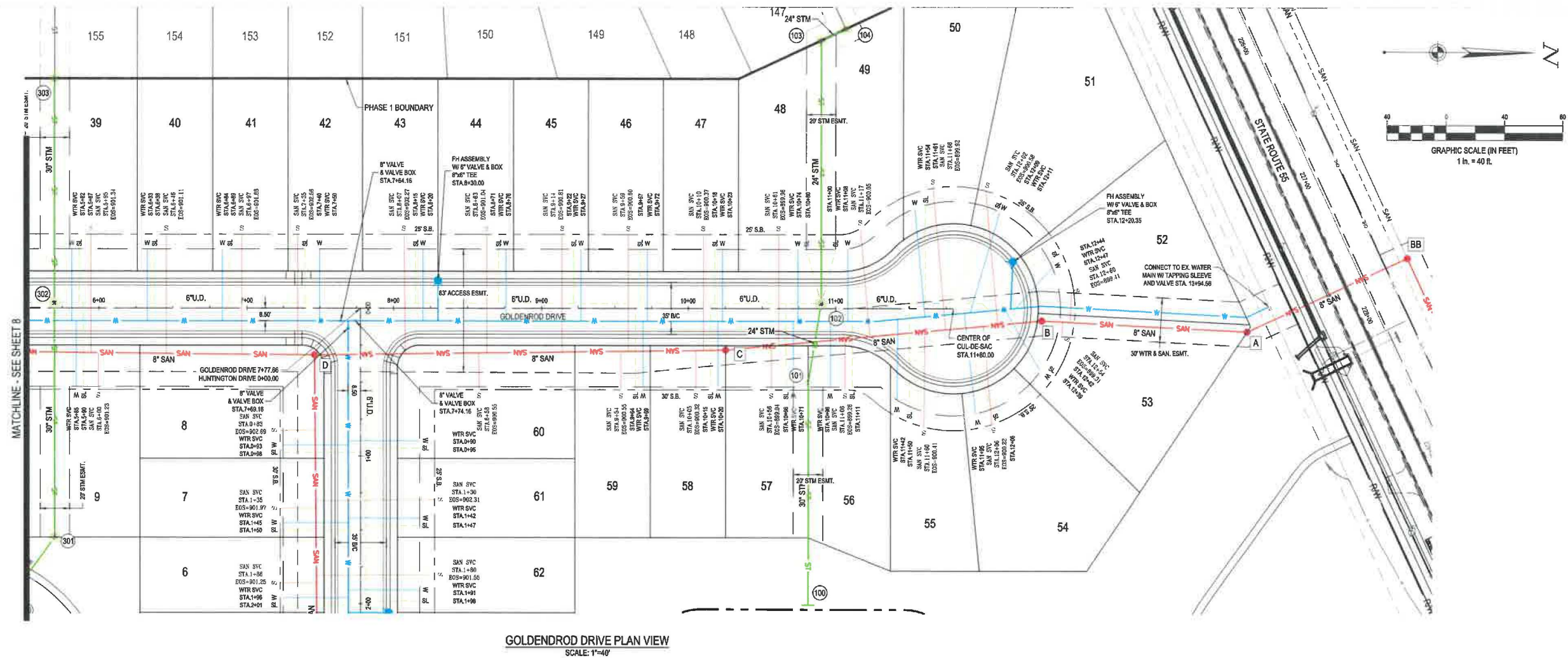
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**PLAN AND PROFILE -
GOLDENROD DR**



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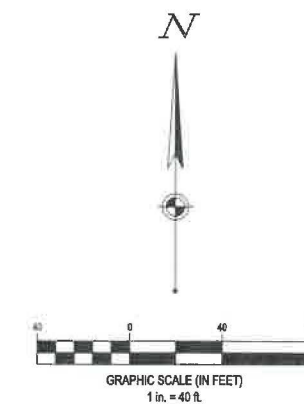
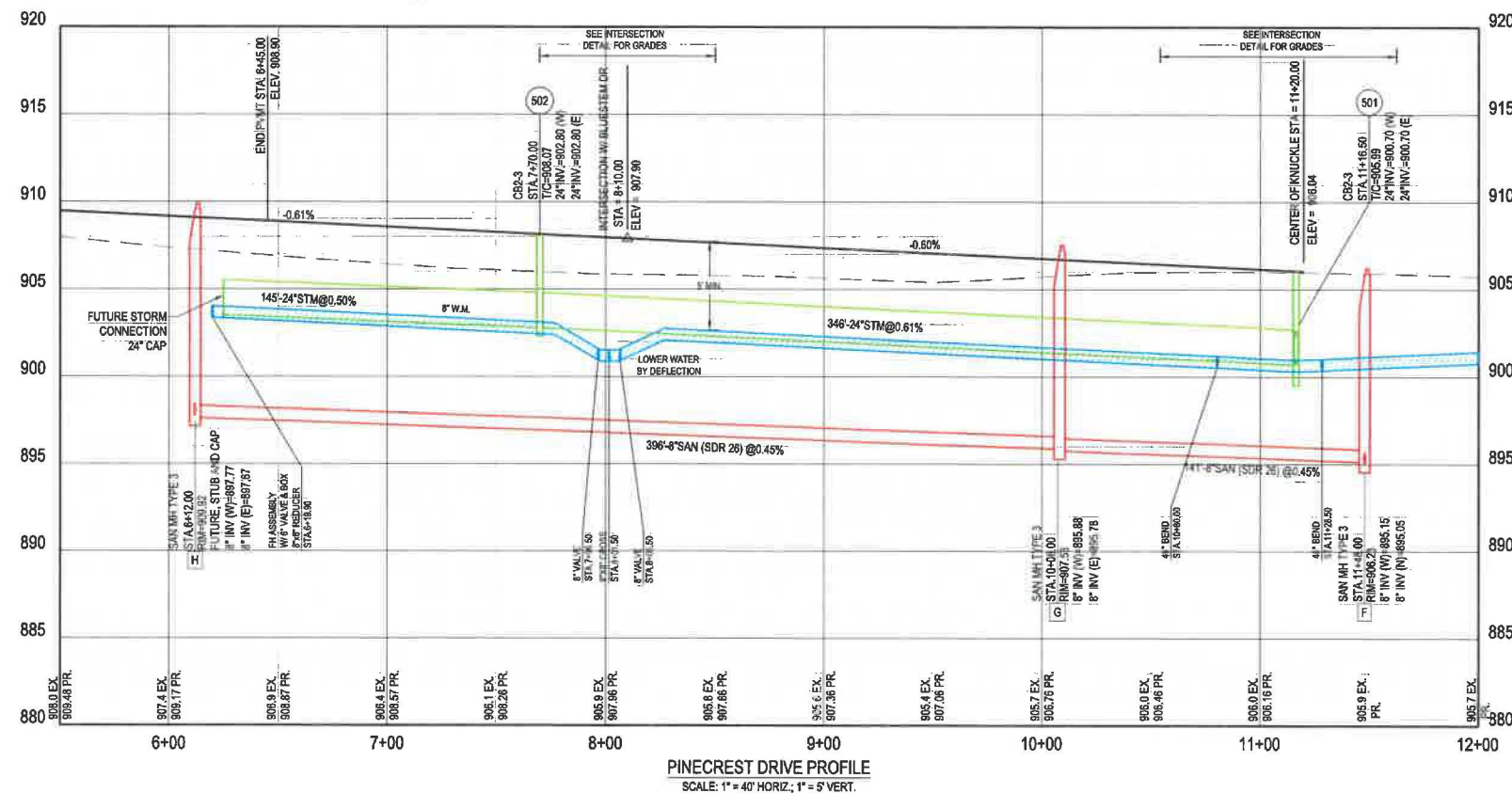
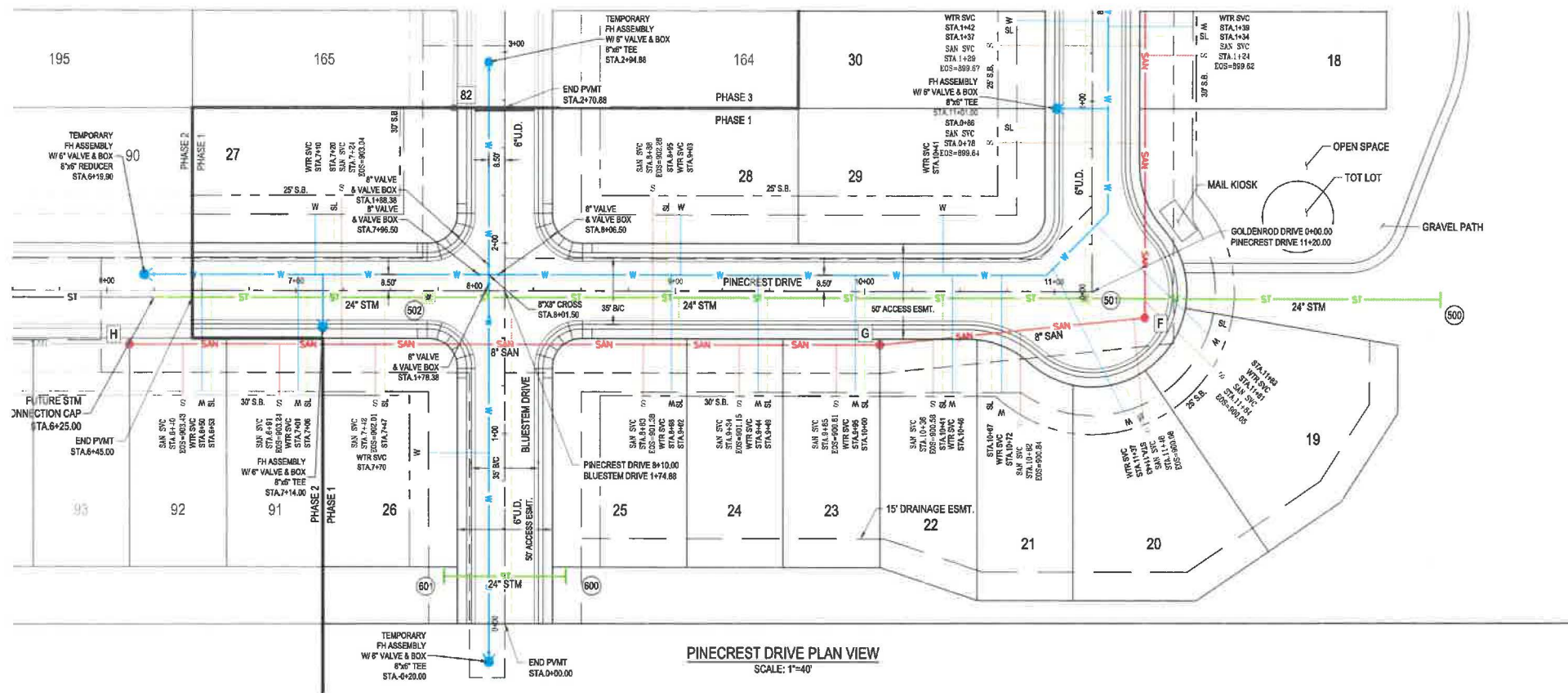
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**PLAN AND PROFILE -
GOLDENROD DR**

FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: OHIO UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-362-2784 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
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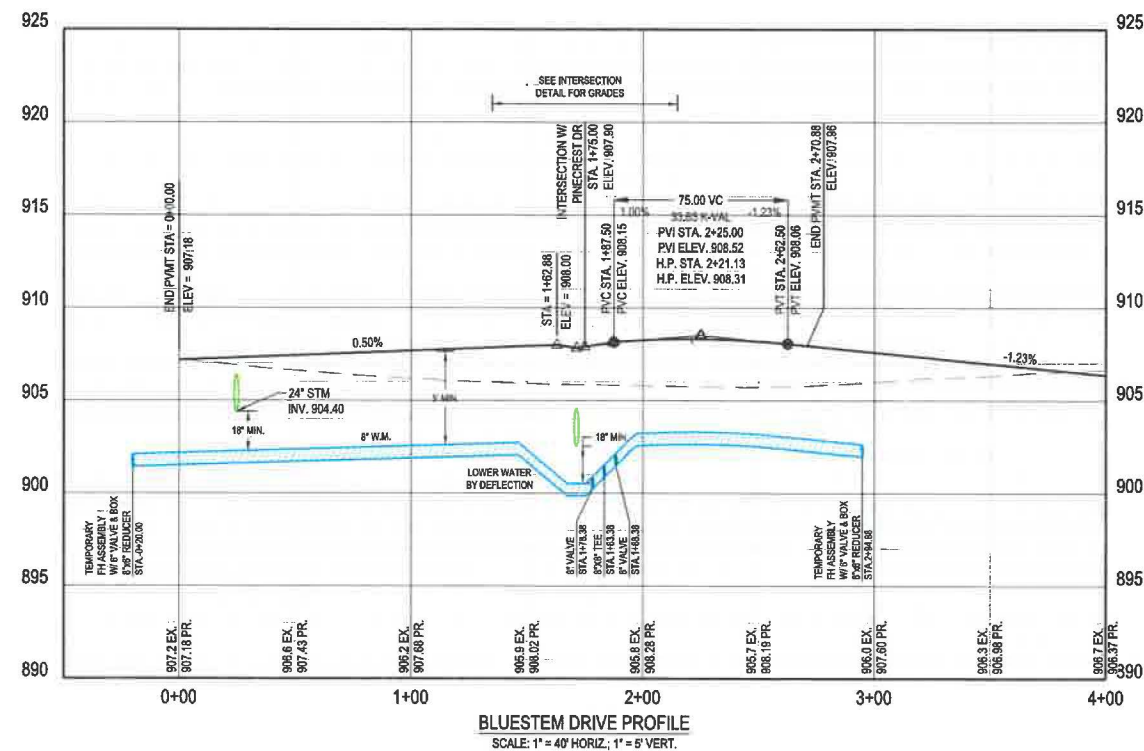
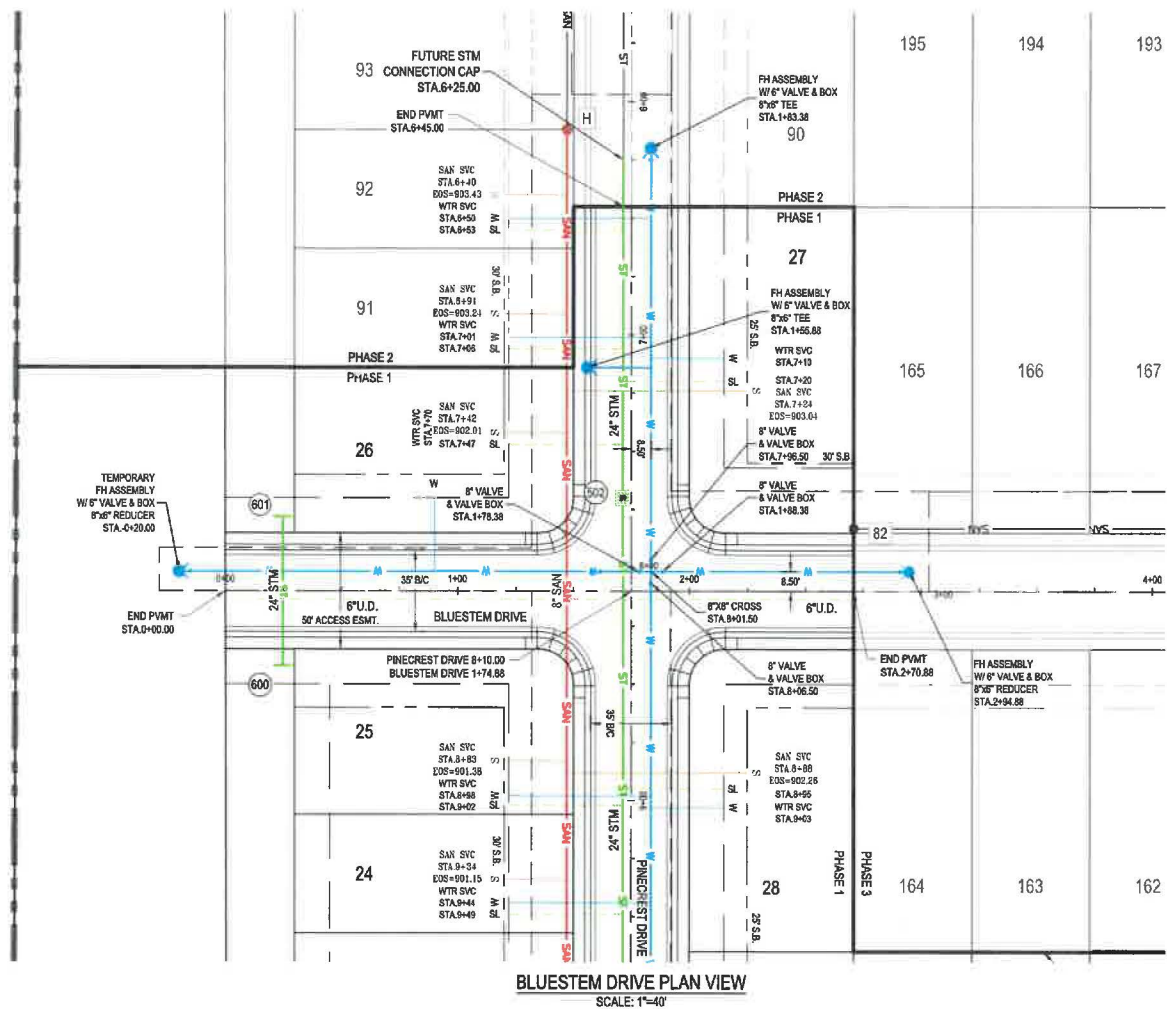
Drawing Title:
**PLAN AND PROFILE -
PINECREST DR**

10

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49 FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 C 600-382-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE.

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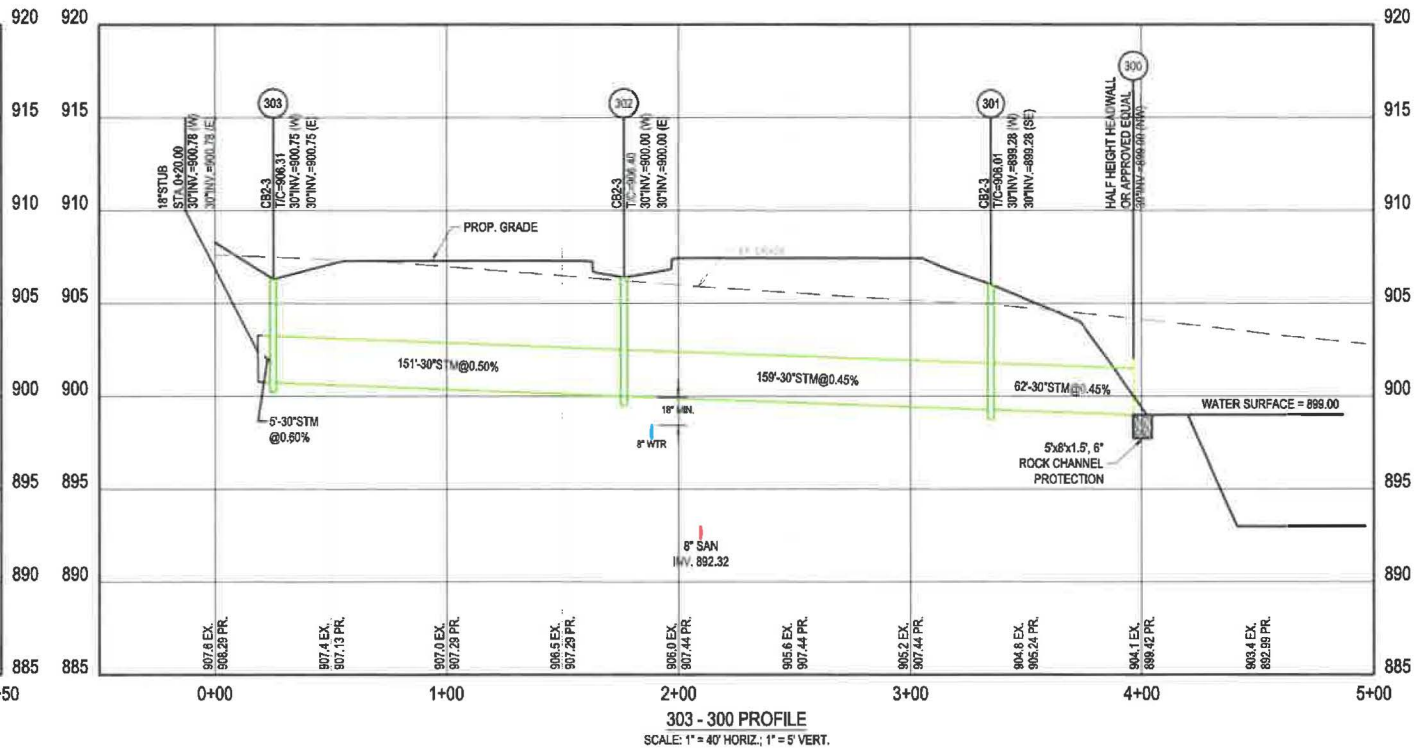
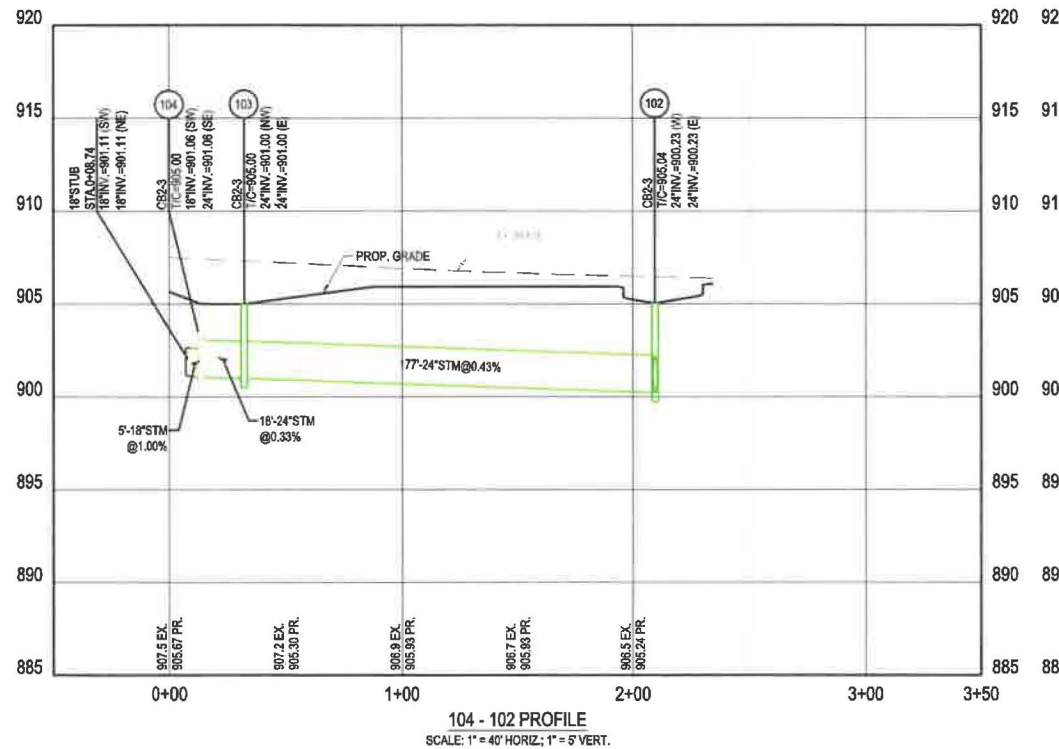
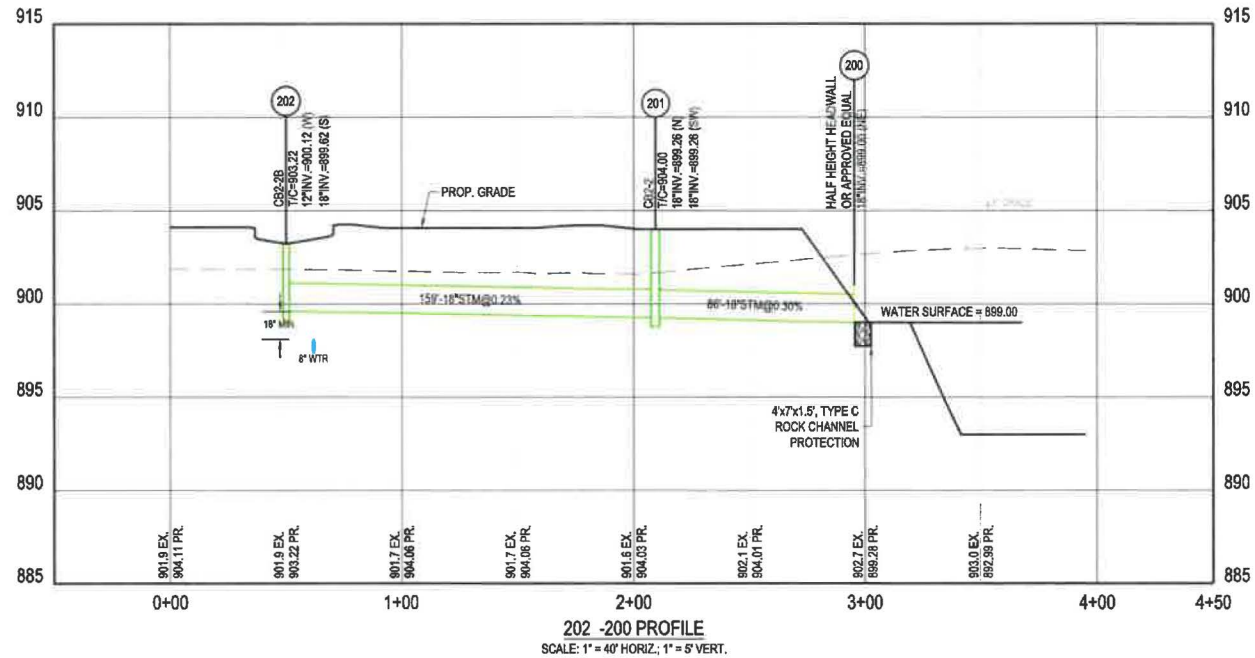
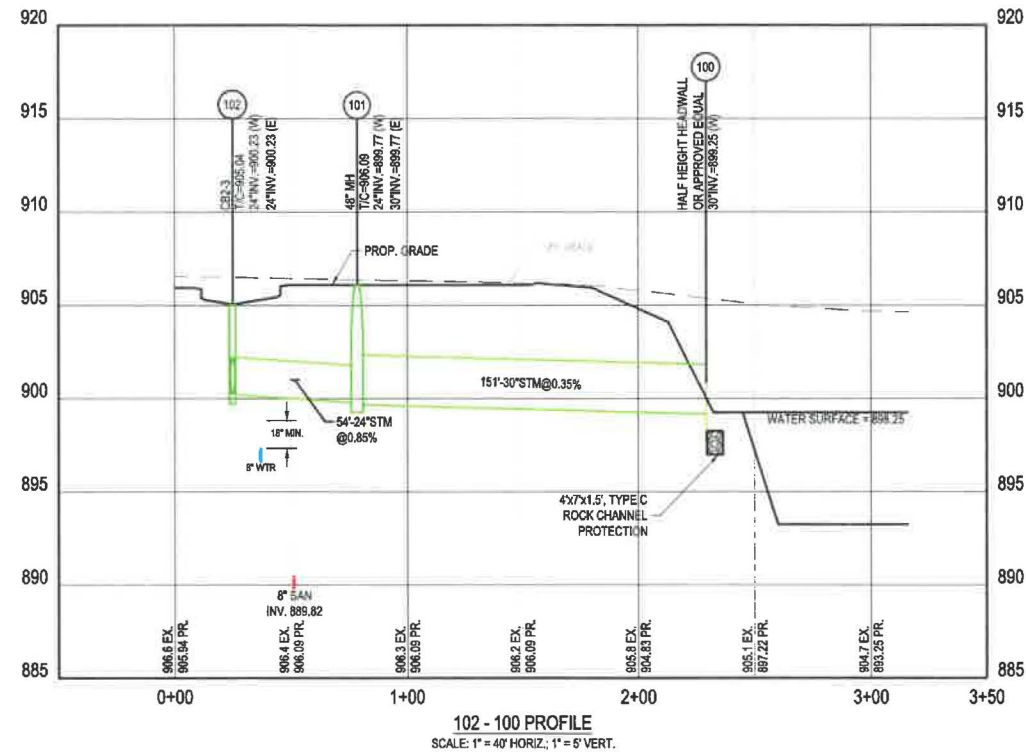
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Issue: NOT FOR CONSTRUCTION

Drawing Title:
PLAN AND PROFILE -
BLUESTEM DR

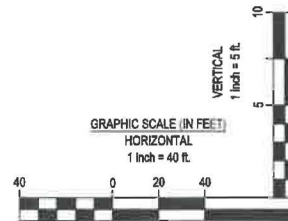
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W:\PROJECTS\DDCM\761451 - Troy OH\3-CIVIL\4-FINAL-SECTION 1\PLAN\761451_CS.dwg - 5/29/2024 - Justin Elam



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
2. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.



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Mansfield, OH 44842
Phone: 937.435.8584 Fax: 937.208.4326

DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

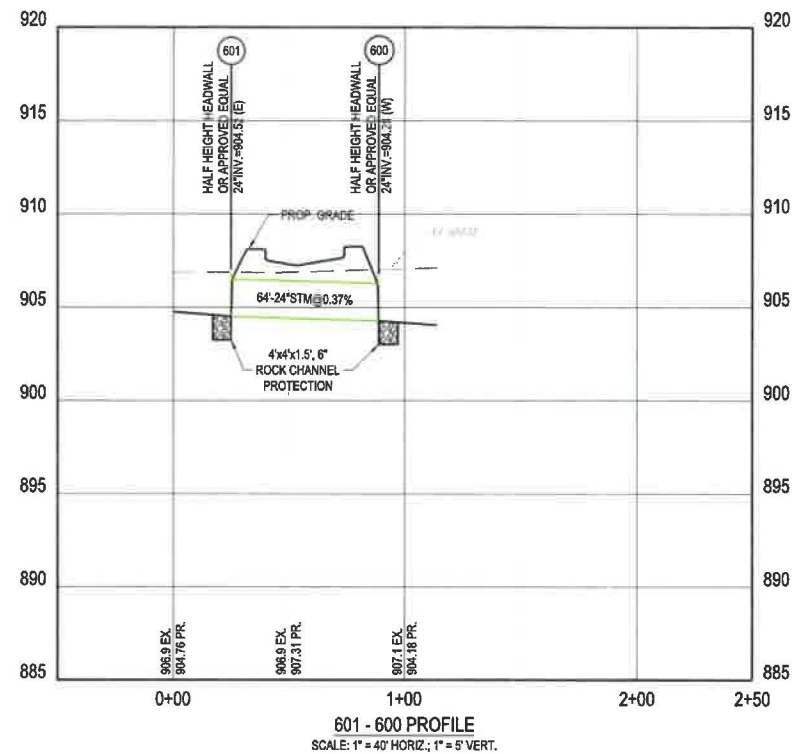
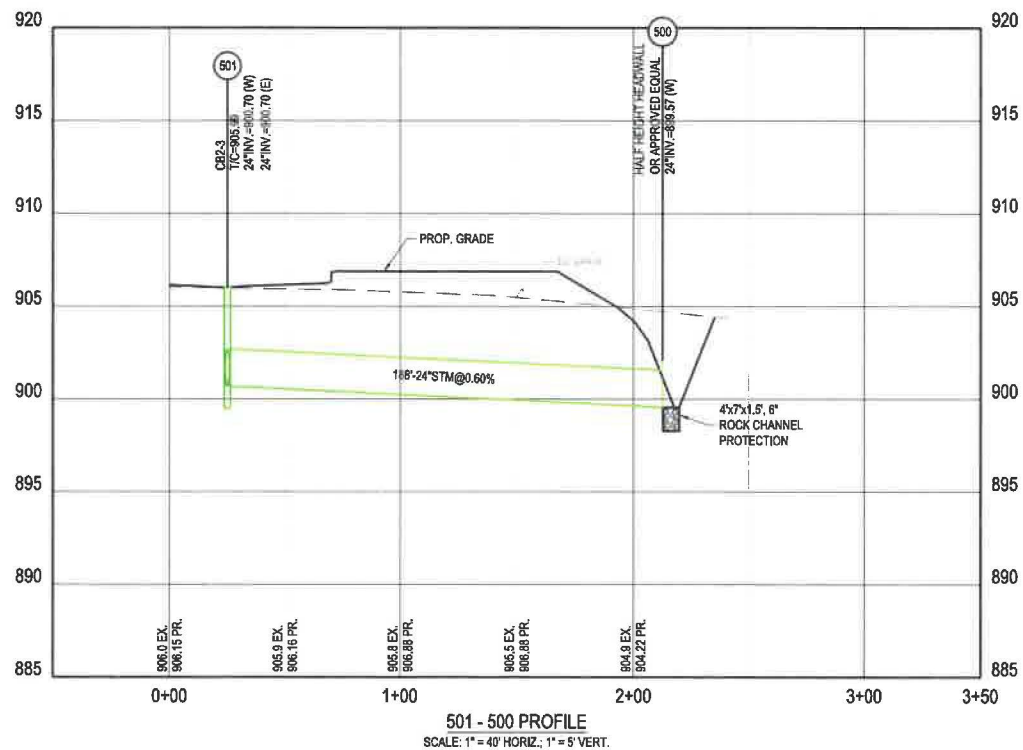
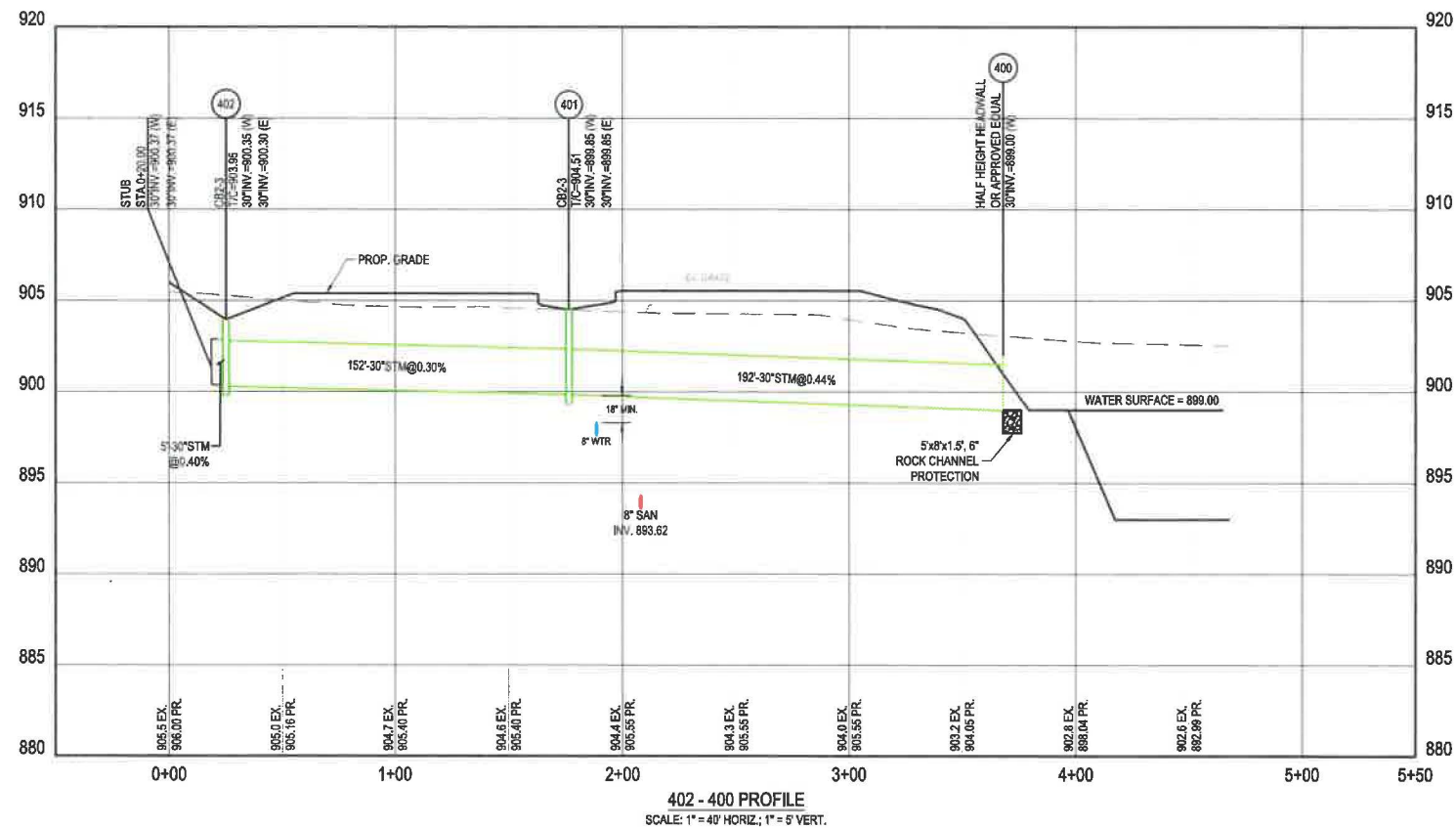
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Project Number: 461451
Scale: 1" = 40'
Drawn By: DS
Checked By: JEE
Date: 05/29/2024
Issue: NOT FOR CONSTRUCTION

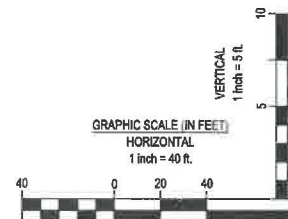
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OFFSTREET PROFILES

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NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
- 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.



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SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date
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Project Number:	461451	
Scale:	1" = 40'	
Drawn By:	DS	
Checked By:	JEE	
Date:	05/29/2024	
Issue:	NOT FOR CONSTRUCTION	
Drawing Title:	OFFSTREET PROFILES	



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SOMERSET RESERVE

3064 SR 55 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
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Drawn By: DS

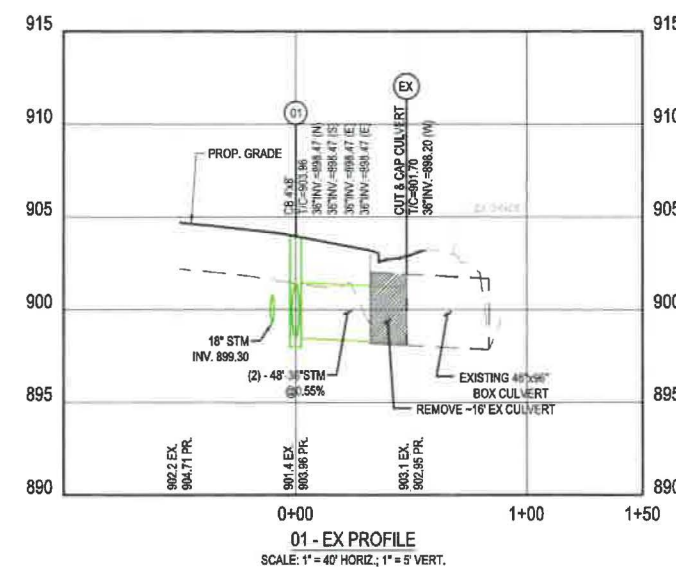
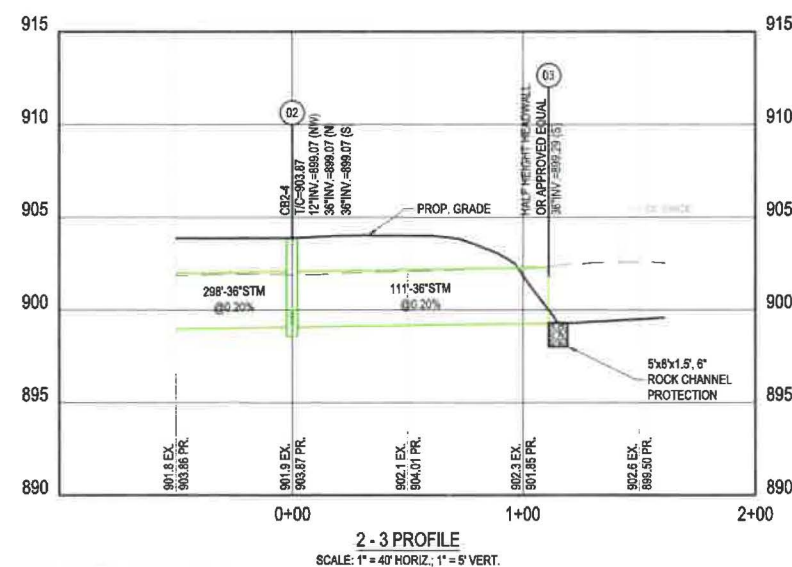
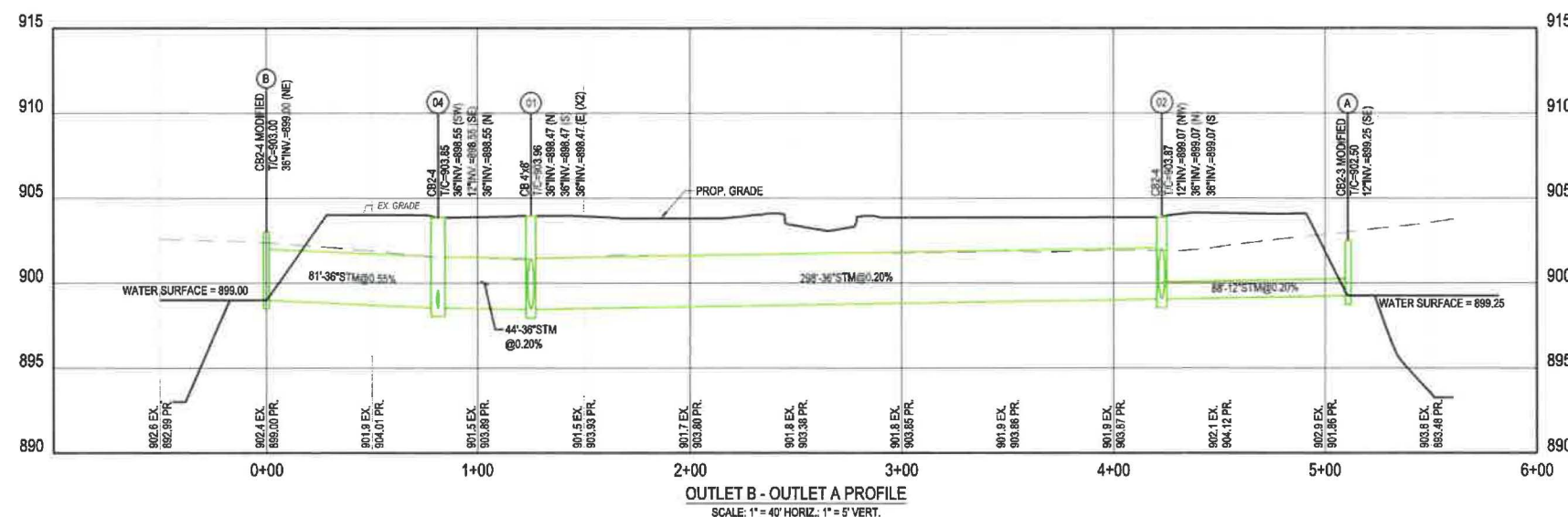
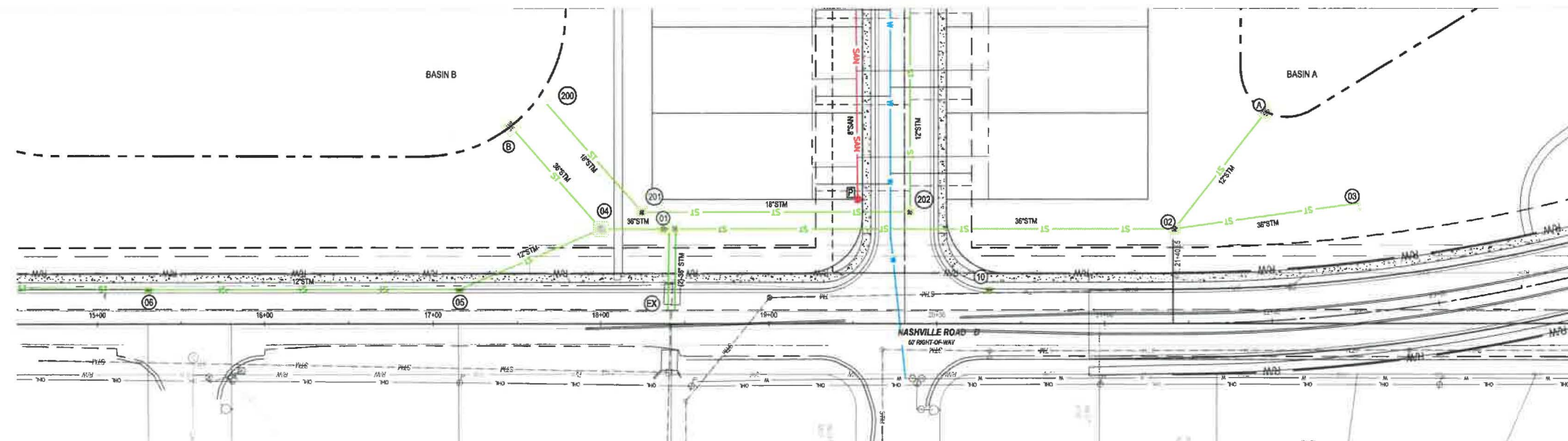
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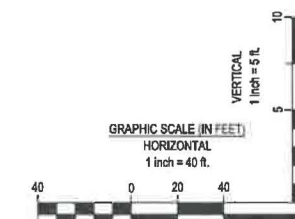
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14

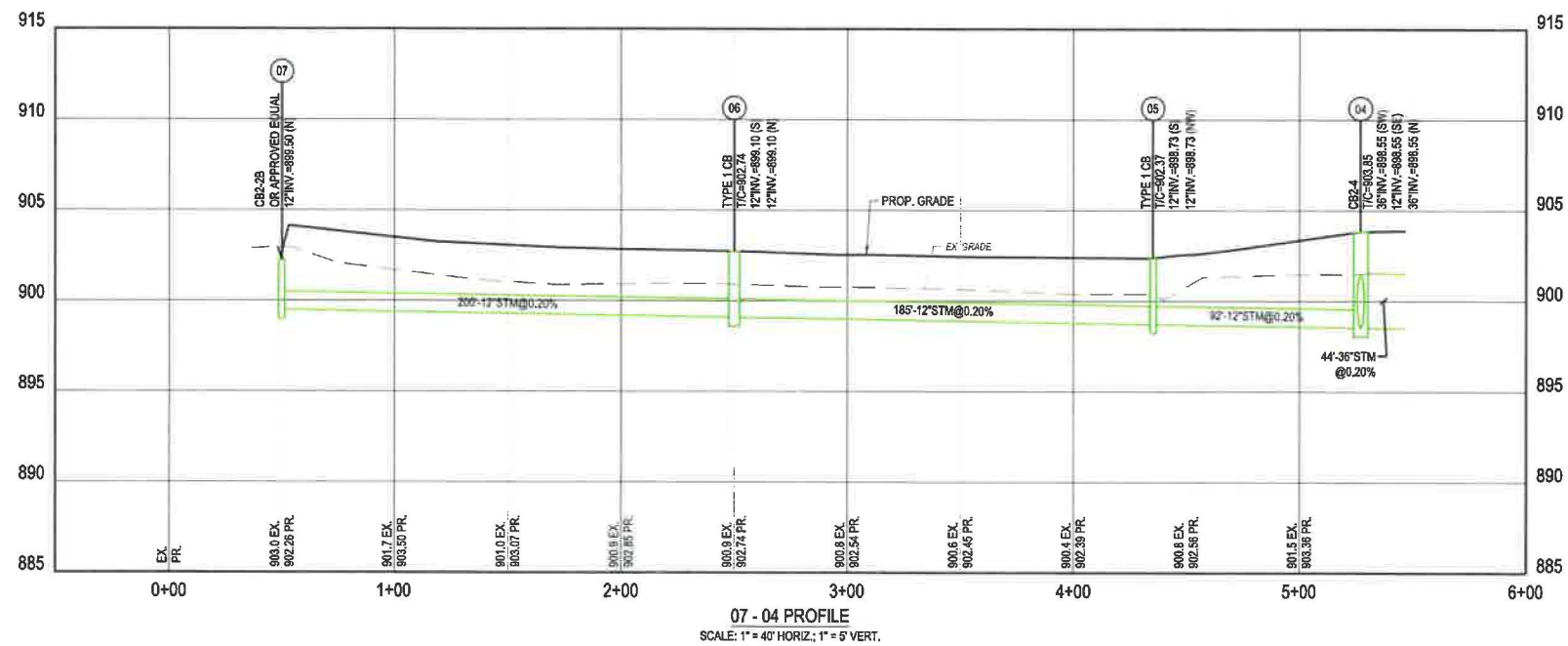
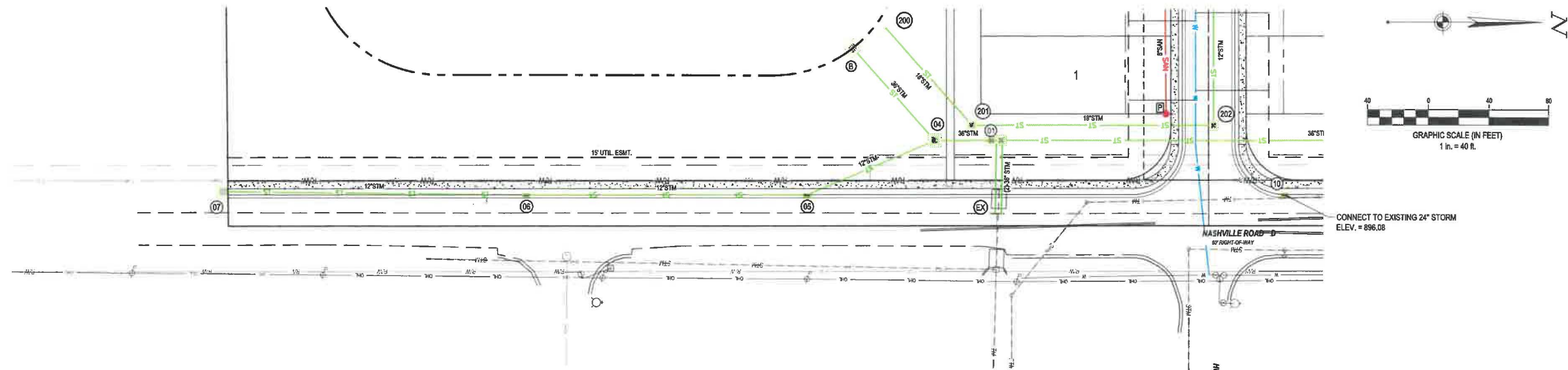


NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
- 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

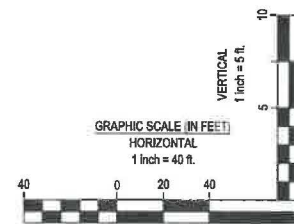


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NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
- 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.



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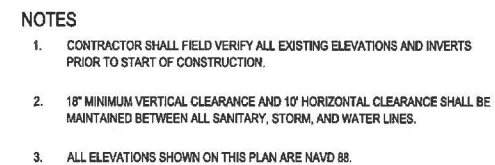
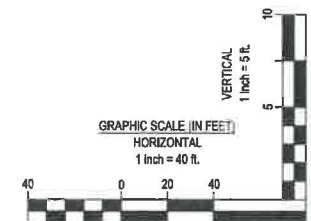
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3054 SR 55 W.
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

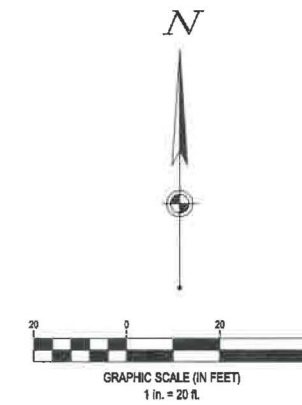
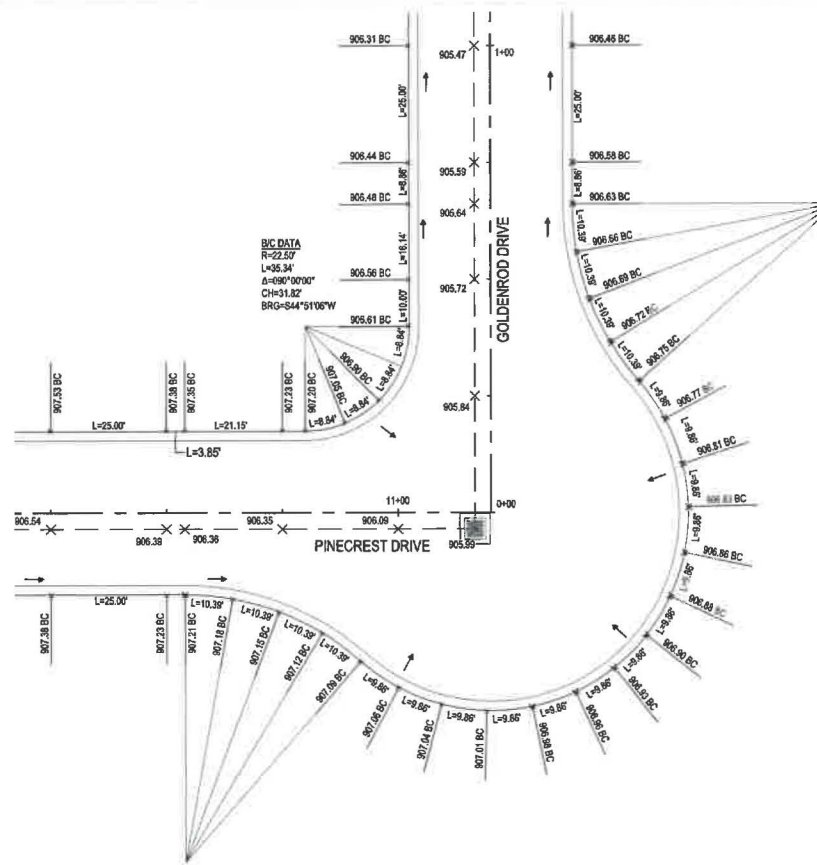
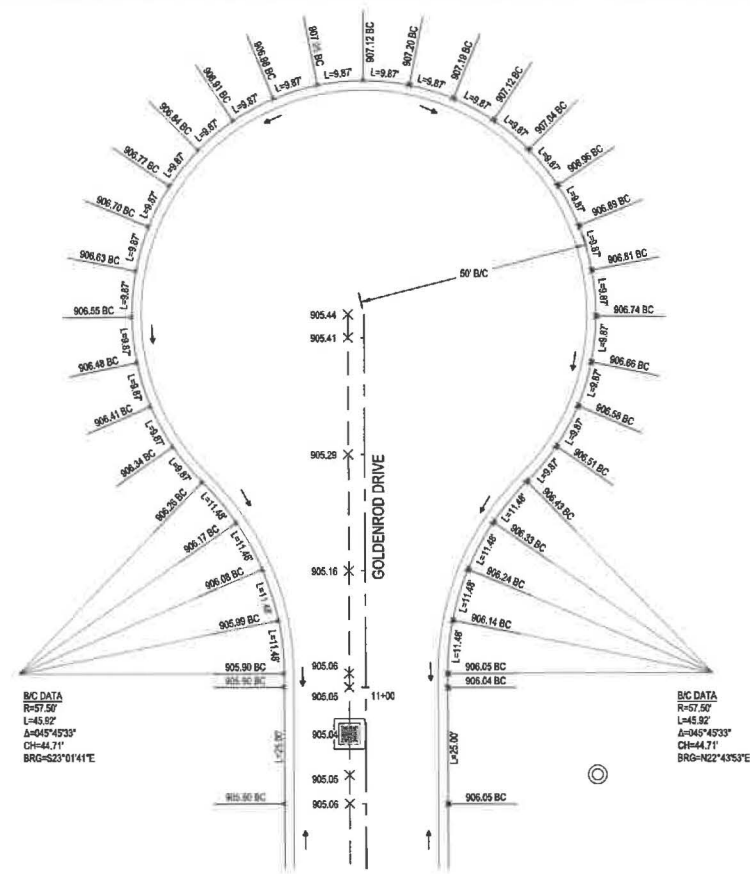
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Project Number: 461451
Scale: 1" = 40'
Drawn By: DS
Checked By: JEE
Date: 05/29/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
OFFSTREET PROFILES



SOMERSET RESERVE
3054 SR 55 W
TROY, OH 45373

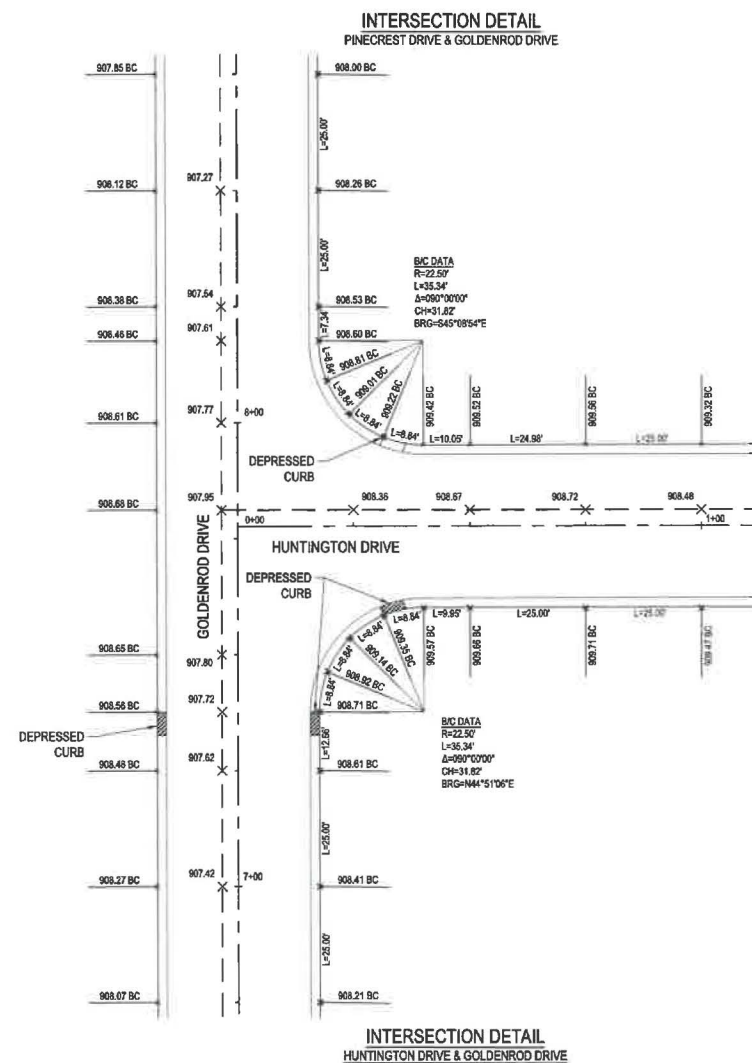
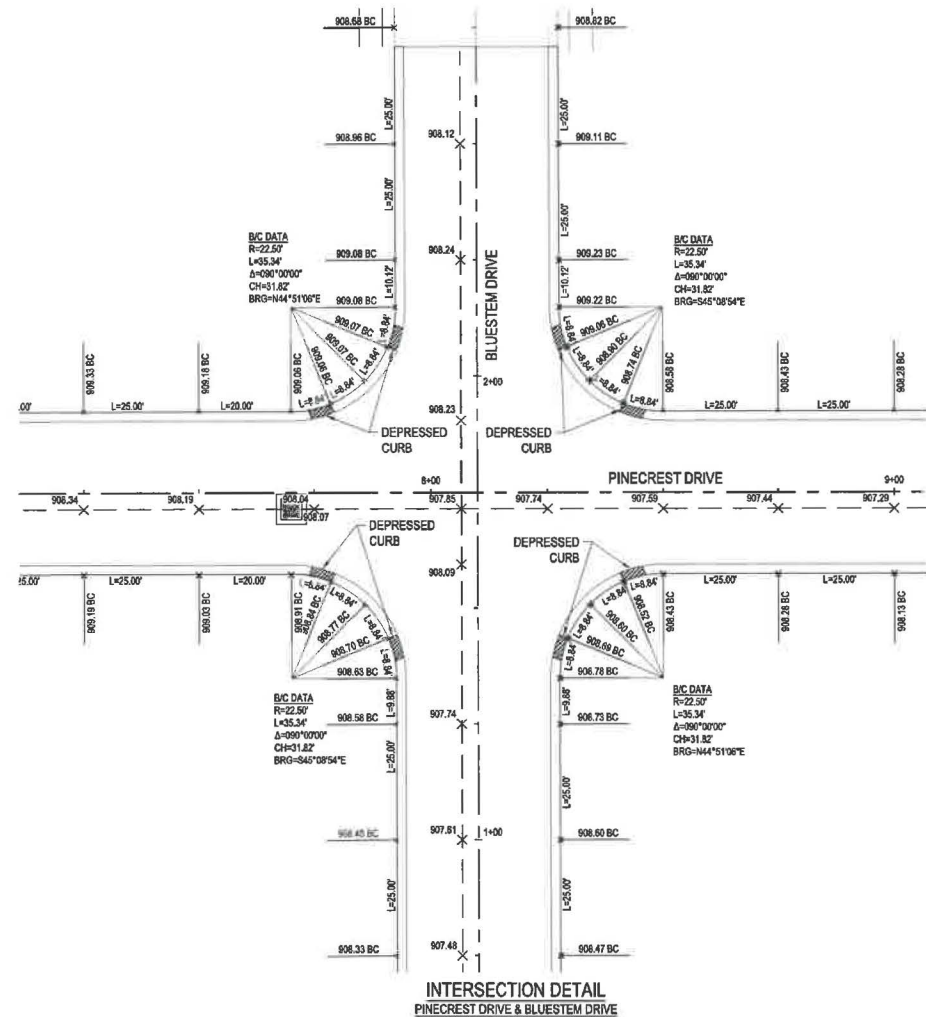
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Scale:	1" = 40'	
Drawn By:	DS	
Checked By:	JEE	
Date:	05/29/2024	
Issue: NOT FOR CONSTRUCTION		
Drawing Title: OFFSTREET PROFILES		



LEGEND

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
VC	VERTICAL CURVE
TC	TOP OF CASTING
HP	HIGH POINT
	PROPOSED SLOPE
X 910.27	PROPOSED SPOT ELEVATION
X 910.21 BC	PROPOSED BACK OF CURB ELEVATION
	INVERTED CROWN

NOTES:
ALL ELEVATIONS SHOWN ARE INVERTED CROWN OF PAVEMENT
AND TOP OF CURB UNLESS OTHERWISE NOTED.



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Revisions / Submissions

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Project Number:	461451	
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Checked By:	JEE	
Date:	05/29/2024	
Issue:	NOT FOR CONSTRUCTION	

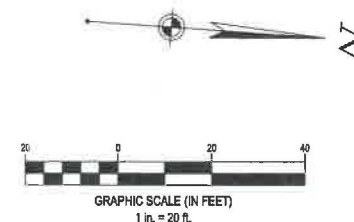
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Scale: 1" = 20'
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Checked By: JEE
Date: 05/29/2024
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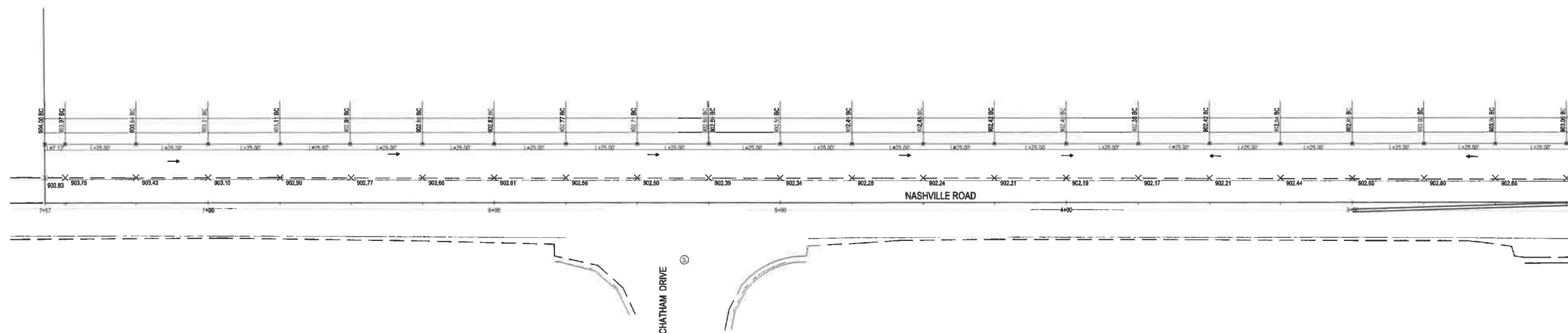
INTERSECTION DETAILS

18



BC	BACK OF CURB
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
VC	VERTICAL CURVE
TC	TOP OF CASTING
HP	HIGH POINT
1.00%	PROPOSED SLOPE
X 910.27	PROPOSED SPOT ELEVATION
X 810.21 BC	PROPOSED BACK OF CURB ELEVATION
— — — — —	INVERTED CROWN

ALL CURB RAMPS TO BE CONSTRUCTED PER ADA STANDARDS.



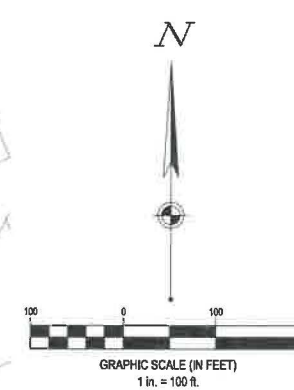
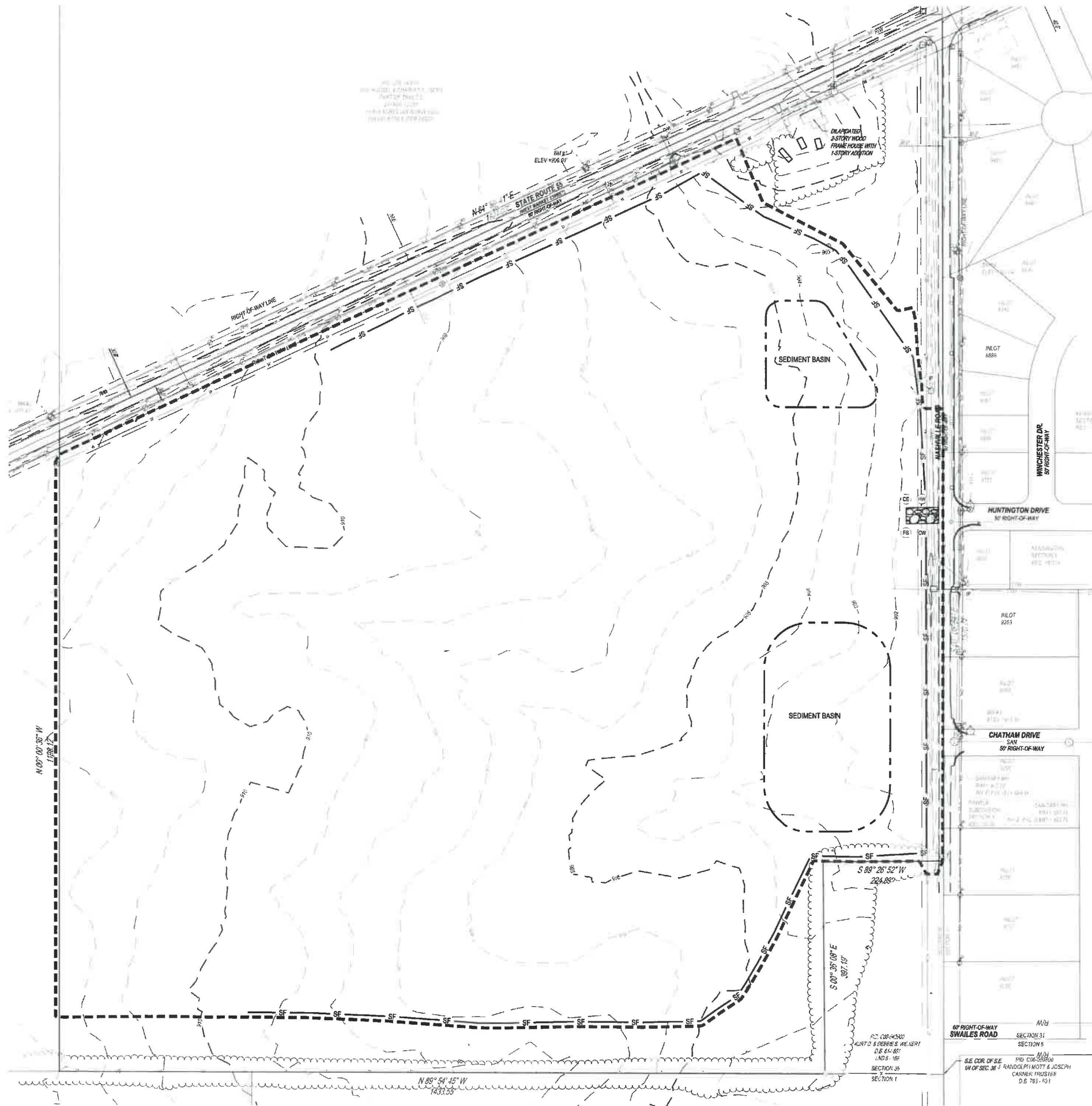
SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date
© 2024 CESO, INC. Project Number: 461451 Scale: 1" = 20' Drawn By: DS Checked By: JEE Date: 05/29/2024 Issue: NOT FOR CONSTRUCTION		

INTERSECTION DETAILS

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SWPPP LEGEND

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA

NPDES PERMIT

GENERAL
CONTRACTOR SHALL
REFERENCE OEPA GENERAL
PERMIT OH C000005 PRIOR TO
START OF CONSTRUCTION.

NOTES:

- EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
- THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
- ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
- STORMWATER CALCULATIONS AND DELINEATIONS PROVIDED IN SEPARATE REPORT.



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SOMERSET RESERVE

3054 SR 55 W
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Revisions / Submissions

ID	Description	Date

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Project Number: 461451
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Drawn By: DS
Checked By: JEE
Date: 05/29/2024
Issue: NOT FOR CONSTRUCTION

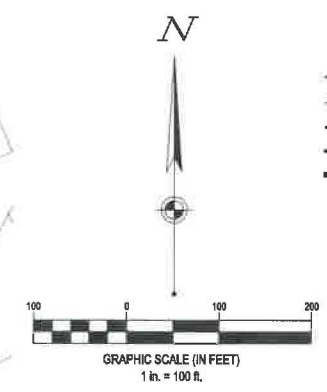
Drawing Title:

SWPPP - PH I



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 606-362-4784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

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SWPPP LEGEND

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA
- DITCH CHECK
- FILTER SOCK
- PERMANENT SEEDING
- TEMPORARY SEEDING

- NOTES:**
1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
 2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
 3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.

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Phone: 687.433.8854 Fax: 687.208.4826

DDCM MANAGEMENT LLC.

SOMERSET RESERVE
3054 SP 55 W
TROY, OH 45373

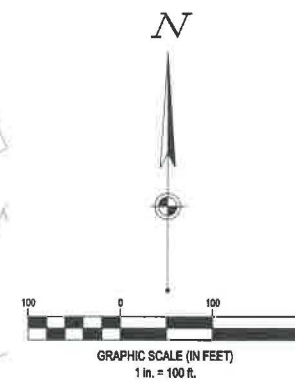
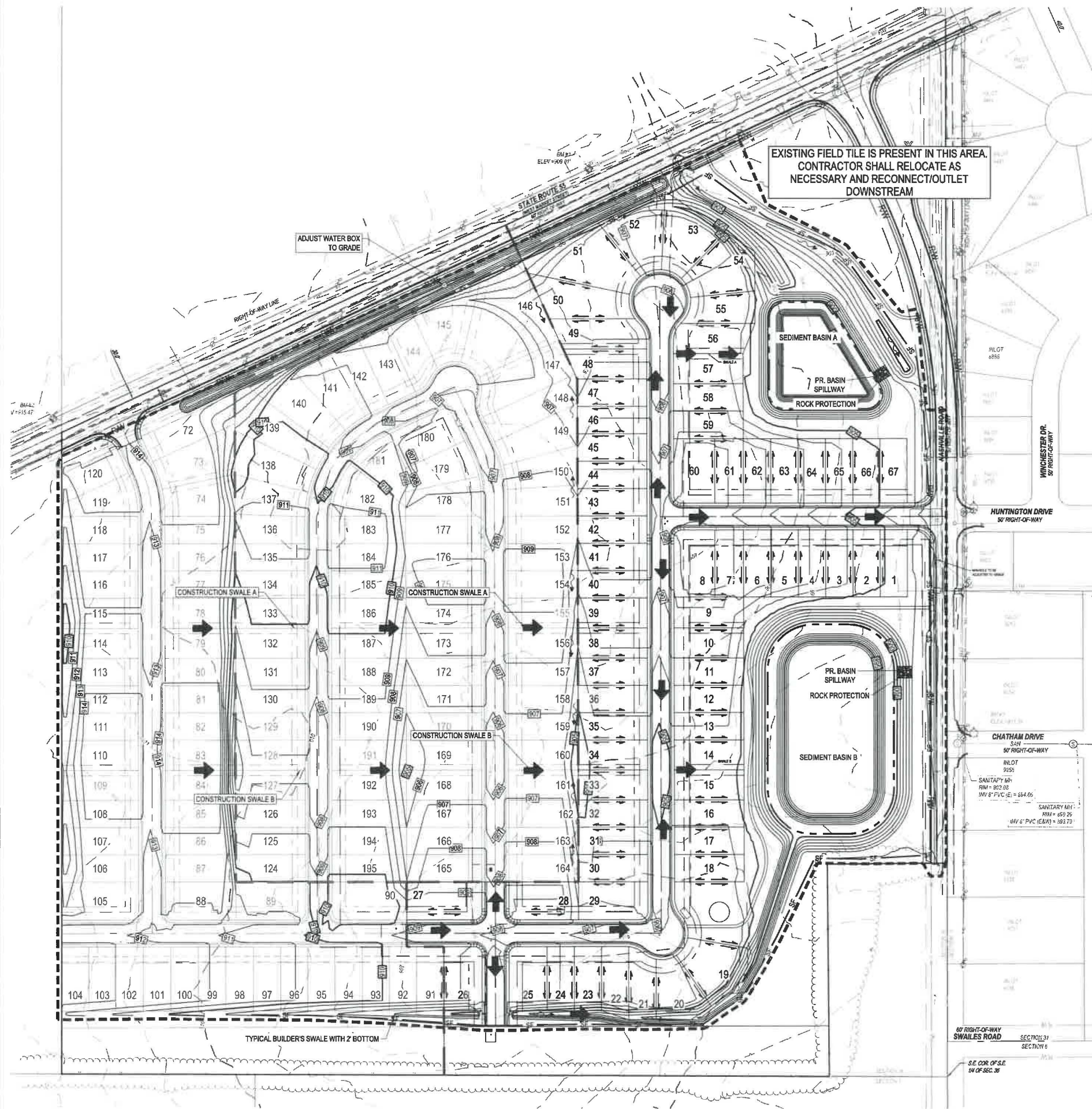
Revisions / Submissions		
ID	Description	Date
© 2024 CESO, INC.		
Project Number:	461451	
Scale:	1" = 100'	
Drawn By:	DS	
Checked By:	JEE	
Date:	05/29/2024	
Issue:	NOT FOR CONSTRUCTION	

Drawing Title:
SWPPP - PH II

OHIO811.org
Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE

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LEGEND	
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERMEDIATE CONTOUR
---	PROPOSED PHASE LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK
---	PROPOSED EASEMENT
---	PROPOSED BASIN
---	PROPOSED CENTERLINE
---	PROPOSED CURB & GUTTER
---	PROPOSED STORM SEWER
---	PROPOSED STORM STRUCTURES
---	FLOOD ROUTING
---	BUILDER'S SWALE
X TC=902.75	PROPOSED TOP OF CASTING
X 905.25	PROPOSED SPOT ELEVATION
X LP=903.58	PROPOSED LOW POINT
X HP=912.17	PROPOSED HIGH POINT

NOTES

1. THE FINISHED GROUND ELEVATION HAS BEEN ESTABLISHED AS THE MINIMUM GRADE AROUND THE FINISHED STRUCTURE TO ENSURE PROPER DRAINAGE.
2. MAXIMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
3. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
4. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
5. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.
7. EXISTING WATER STRUCTURES WITHIN MOUNDING AREAS SHALL BE ADJUSTED TO GRADE.



3601 Rigby Rd., Suite 300
Mansfield, OH 44880
Phone: 857.435.8584 Fax: 888.208.4526

DDCM MANAGEMENT LLC.

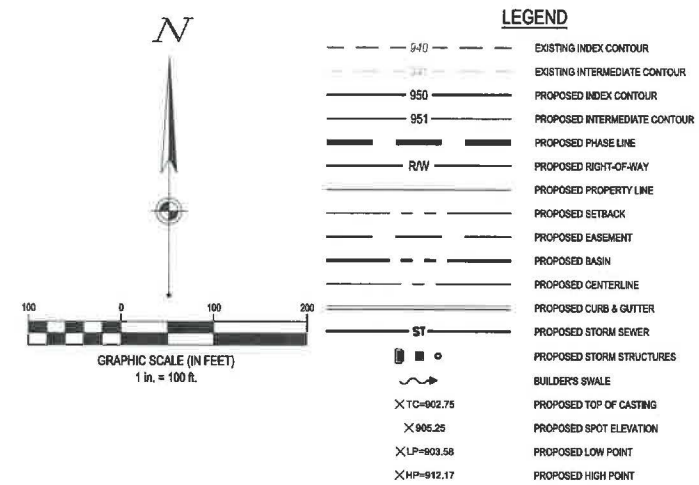
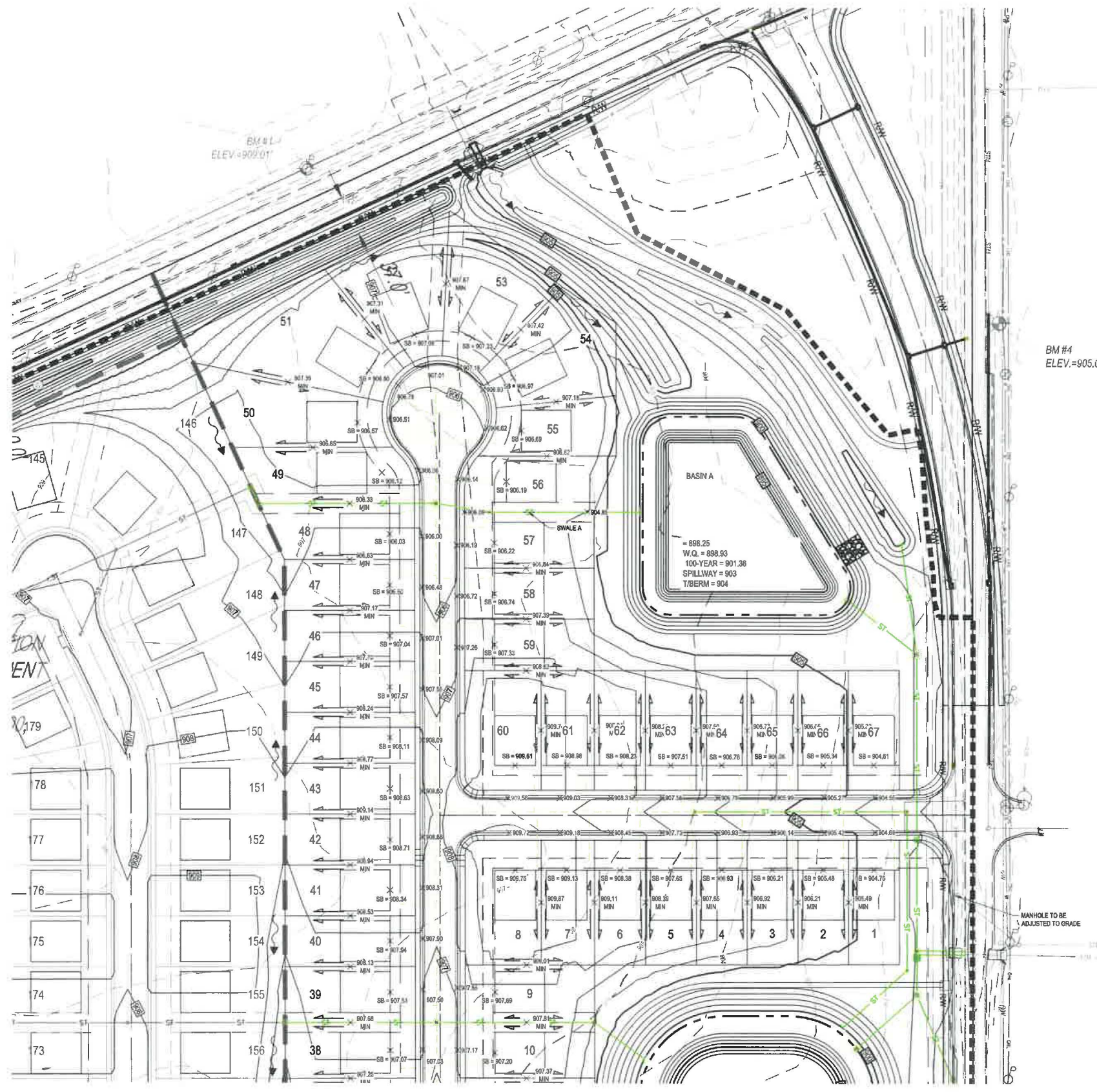
SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date
Project Number: 461451		
Scale: 1" = 100'		
Drawn By: DS		
Checked By: JEE		
Date: 05/29/2024		
Issue: NOT FOR CONSTRUCTION		
Drawing Title: OVERALL GRADING PLAN		

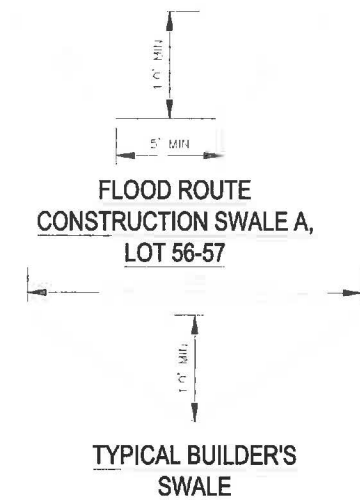


FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-562-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE



NOTES

1. THE FINISHED GROUND ELEVATION HAS BEEN ESTABLISHED AS THE MINIMUM GRADE ABOVE THE FINISHED STRUCTURE TO ENSURE PROPER DRAINAGE.
2. MAXIMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
3. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
4. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
5. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.



NOTE: CONSTRUCTION SWALE TO BE CONSTRUCTED IF PHASES 2 AND 3 ARE GRADED BUT NOT CONSTRUCTED WITH PHASE 1. RUN AT MIN 1% ENDING AT PROPOSED CATCH BASIN ELEVATIONS.

FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: OHIO UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-352-2754 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION SERVICE



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Miamilburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

DDCM MANAGEMENT LLC.

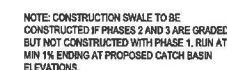
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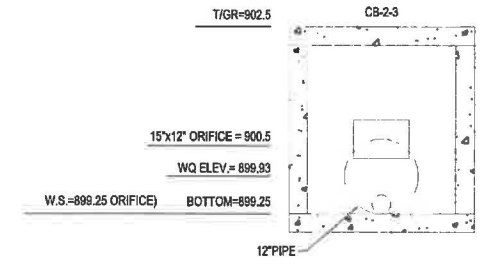
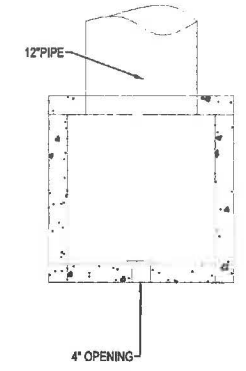
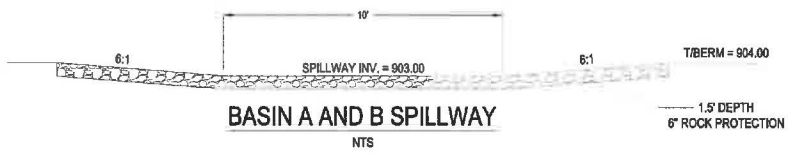
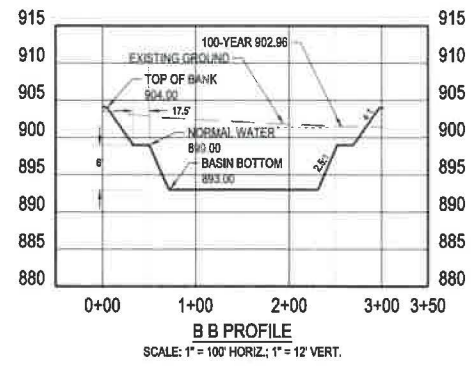
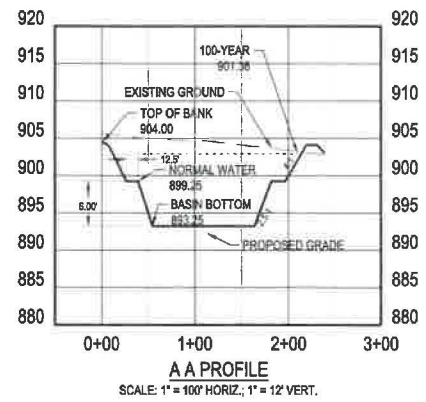
TROY, OH 45373

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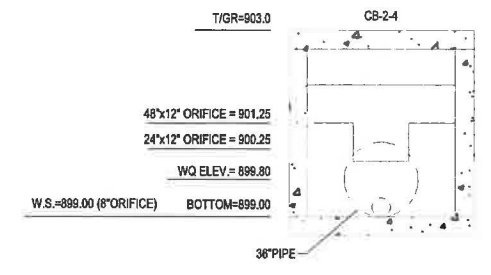
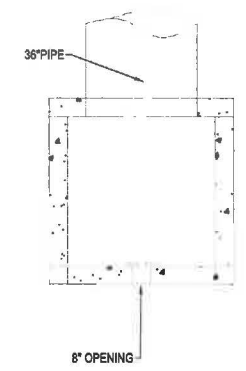
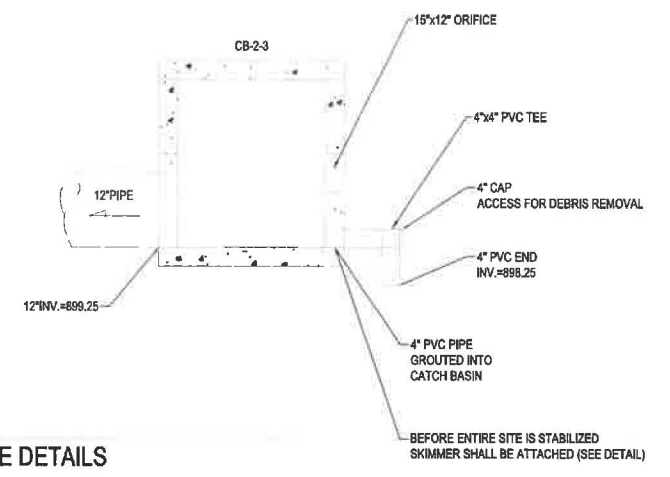
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Drawing Title:
**FINAL GRADING -
NORTH**

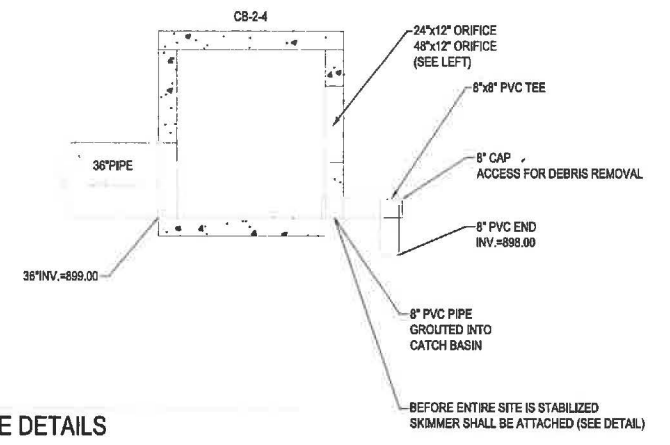




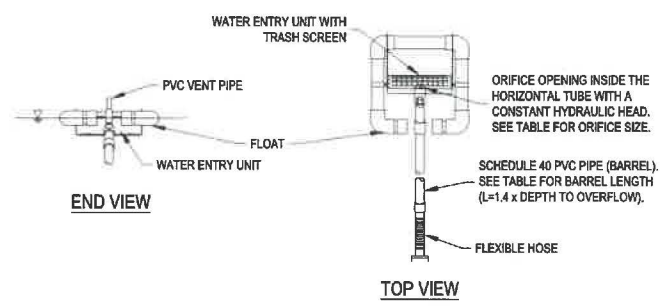
BASIN A OUTLET STRUCTURE DETAILS
NTS



BASIN B OUTLET STRUCTURE DETAILS
NTS



SEDIMENT CONTROL VOLUMES								
POND	DRAINAGE AREA (AC)	DISTURBED AREA (AC)	REQUIRED DEWATERING ZONE VOLUME (CF)	REQUIRED SEDIMENT ZONE VOLUME (CF)	PROVIDED DEWATERING ZONE VOLUME (CF)	PROVIDED SEDIMENT ZONE VOLUME (CF)	DEWATERING ZONE (FT)	SEDIMENT STORAGE ZONE (FT)
BASIN A	12.57	12.57	22,526	12,570	42,698	119,429	899.25-900.50	893.25-899.25
BASIN B	54.54	41.13	98,172	41,130	117,775	355,736	899.00-900.25	893.00-899.00



BASIN #	VOLUME (CF)	DAYS TO DRAIN	SKIMMER SIZE (IN.)	BARREL LENGTH (FT.)	ORIFICE RADIUS (IN.)
BASIN A	42698	3	4	4	1.7
BASIN B	117775	3	6	4	2.6

- NOTES:**
1. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
 2. USE FAIRCLOTH SKIMMER OR APPROVED OTHER.

SEDIMENT BASIN SKIMMERS
NTS



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2754 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE



DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

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Project Number: 461451
Scale: _____
Drawn By: DS
Checked By: JEE
Date: 05/29/2024
Issue: NOT FOR CONSTRUCTION

BASIN DETAILS

W:\PROJECTS\DDCM761451 - Troy OH03-CIVIL\FINAL-SECTION 1\PLAN761451_CROAD.dwg - 5/29/2024 - Justin Elam

NOTES

A. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED FOR ALL CONSTRUCTION PROJECTS HAVING SIGNIFICANT GRADING. THE CONTROLS ARE PROVIDED DURING CONSTRUCTION TO PREVENT SOIL EROSION FROM THE CONSTRUCTION AREA FROM ENTERING ADJACENT WATERWAYS AND PROPERTIES.

B. CONSTRUCTION ITEMS INCLUDE SEDIMENT BASINS, SEDIMENT BARS, DIVERSION DICES AND/OR DITCHES AND STRAW BALES OR OTHER FILTER DICES SHOWN ON CDD STANDARD DRAWING MC-11. OTHER MISCELLANEOUS EROSION CONTROL MEASURES INCLUDE REPAIR SETTING AND MULCHING, COMMERICAL FERTILIZER, WATER AND MOWING AND ROCK CHANNEL PROTECTION, COVERED IN CDD SPECIFICATION ITEMS 809 AND 901.

C. THE SIZE OF THE ENTIRE DRAINAGE AREA CONTRIBUTING FLOW IS USED TO DETERMINE THE MOST EFFECTIVE EROSION CONTROL METHOD. IN MANY CASES, THE MAJOR PORTION OF THE CONTRIBUTING AREA WILL BE BEYOND THE PROJECT LIMITS, AND FOR THOSE CASES IT WILL BE NECESSARY TO CONTROL THE FLOW FROM OUTSIDE BEFORE IT REACHES THE AREA DISTURBED BY PROJECT CONSTRUCTION. FLOW FROM THE AREA DISTURBED BY PROJECT CONSTRUCTION SHALL BE TREATED PRIOR TO COMBINING IT WITH OFF-PAYMENT DRAINAGE.

D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED FOR ALL SUBDIVISIONS AND INDIVIDUAL SITES UNLESS OTHERWISE APPROVED. THE CONTROL MEASURES ARE TO BE PROVIDED DURING CONSTRUCTION TO PREVENT EROSION FROM ENTERING ADJACENT WATERWAYS AND PROPERTIES.

E. THERE SHALL BE ONLY ONE CONSTRUCTION ENTRANCE OFF THE SITE. ENTRANCE TO BE CONSTRUCTED OF 18" OF 18" STONE, 70' LONG BY 30' WIDE. CONTRACTOR TO KEEP MUD OFF EXISTING STREETS. NO EQUIPMENT TO BE PARKED ON EXISTING STREETS. MORE THAN ONE ENTRANCE MUST BE APPROVED BY THE CITY.

CITY OF TROY

PLAN SUBMITTAL

A. ALL SITE PLANS SHALL INCLUDE APPROPRIATE EROSION AND SEDIMENT CONTROL DEVICES AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK UNLESS OTHERWISE APPROVED. ALL PROJECTS WHICH DISTURB 5 ACRES OR MORE MUST HAVE DEPA EROSION CONTROL APPROVALS.

B. CONSTRUCTION

A. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED AND APPROVED BY THE CITY UNLESS OTHERWISE APPROVED.

C. STORM WATER PERMITS

A. STORM WATER POLLUTION PREVENTION SHOULD BE A HIGH PRIORITY ON ALL CONSTRUCTION PROJECTS. ALL PROJECTS WHICH DISTURB AT LEAST 1 ACRES OF SOIL, A NPDES PERMIT IS REQUIRED FROM DEPA AND A COPY OF THE PERMIT MUST BE ON FILE AT THE CITY BEFORE CONSTRUCTION BEGINS.

B. EROSION CONTROL SUBMITTALS SHALL BE AS PER THE CURRENT STORM WATER MANAGEMENT ORDINANCE.

CITY OF TROY

CONTROL MEASURES

A. DISTURB ONLY THE AREAS NEEDED FOR CONSTRUCTION.

B. REMOVE ONLY THOSE TREES, SHRUBS, AND GRASSES THAT MUST BE REMOVED FOR CONSTRUCTION. PROTECT THE REST TO PRESERVE THEIR AESTHETIC AND EROSION-CONTROL VALUES.

C. INSTALL SEDIMENT BASINS AND DIVERSION DICES BEFORE DISTURBING THE LAND THAT DRAINS INTO THEM.

D. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES AS INDICATED IN THE PLAN. THE PRACTICES ARE TO BE MAINTAINED IN EFFECTIVE WORKING CONDITION DURING CONSTRUCTION AND UNTIL THE DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED.

E. TEMPORARILY STABILIZE EACH SEGMENT, GRADED OR OTHERWISE DISTURBED LAND, INCLUDING THE SEDIMENT-CONTROL DEVICES NOT OTHERWISE STABILIZED, BY SEEDING AND MULCHING OR BY MULCHING ALONE. AS CONSTRUCTION IS COMPLETED, PERMANENTLY STABILIZE EACH SEGMENT WITH PERENNIAL VEGETATION AND STRUCTURAL MEASURES.

F. LEVEL DIVERSION DICES, SEDIMENT BASINS, AND SILT TRAPS AFTER AREAS THAT DRAIN INTO THEM ARE STABILIZED. ESTABLISH PERMANENT VEGETATION ON THESE AREAS. SEDIMENT BASINS THAT ARE TO BE RETAINED FOR STORM WATER DETENTION MAY BE SEED TO PERMANENT VEGETATION AFTER THEY ARE BUILT.

G. DISCHARGE WATER FROM OUTLET STRUCTURES AT NON-EROSIVE VELOCITIES.

CITY OF TROY

EROSION CONTROL NOTES

1. TRENCH TO BE BACKFILLED AND COMPACTED

2. DIRECTION OF FLOW

3. SPACING

4. SILT FENCE SHOULD BE INSTALLED ON THE CONTOUR.

5. CORRECT PLACEMENT

6. INCORRECT PLACEMENT

7. MAXIMIZE DISTANCE FROM THE TOE OF SLOPE, LEAVE AT LEAST 5' DISTANCE.

CITY OF TROY

PLACEMENT AND CONSTRUCTION OF DITCH CHECK FILTER FABRIC FENCE

1. DIRECTION OF FLOW

2. PLACE FABRIC

3. POINTS "A" SHOULD BE HIGHER THAN POINT "B"

4. ELEVATION VIEW

5. DIRECTION OF FLOW

6. EXCAVATE A 6"x6" TRENCH ALONG THE PROPOSED FENCE LINE

7. PLACE FABRIC AND SUPPORT STAKES AND EXTEND FABRIC INTO THE TRENCH

8. BACKFILL AND COMPACT THE EXCAVATED SOIL

9. DIRECTION OF FLOW

10. PLACEMENT AND CONSTRUCTION OF PERIMETER FILTER FABRIC FENCE

11. CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

CITY OF TROY

TEMPORARY EROSION CONTROL 1

A. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

C. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

D. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

E. IF POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

F. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

G. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

H. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

I. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

J. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. ALL THE GAPS AND TEARS IN THE FENCE MUST BE ELIMINATED AND REPAIRED. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

CRITERIA FOR SILT FENCE MATERIAL

A. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2"x2" HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET.

B. SILT FENCE FABRIC SHALL BE DODT TYPE C GEOTEXTILE FABRIC OR AS DESCRIBED BY THE CHART BELOW:

FABRIC PROPERTIES	VALUES
MINIMUM TENSILE STRENGTH	120 LBS. 50K
MINIMUM PUNCTURE STRENGTH	80 LBS. 40 PSI
MINIMUM TEAR STRENGTH	200 LBS. 200 PSI
MINIMUM BURST STRENGTH	320 LBS. 320 PSI
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6mm
PERMITTIVITY	1x10 ⁻³ cm/sec
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	70K

CITY OF TROY

CITY OF TROY

INLET PROTECTION IN SWALES, DITCH LINES OR YARD

1. 2' x 4' WOOD FRAME

2. GEOTEXTILE OVER WIRE MESH BACKING

3. RUNOFF WATER

4. CURB FILTER

5. FILTERED WATER

6. INLET PROTECTION IN SWALES, DITCH LINES OR YARD

7. CURB INLET SEDIMENT FILTER

8. SEDIMENT BASIN OUTLET

9. CATCH BASIN

10. OVERFLOW GAP

11. CURB FILTER

12. LIFTING STRAPS

13. STORM GRATE TO BE COMPLETELY COVERED BY 14-FLOW FABRIC

14. CURB INLET SEDIMENT FILTER NOTES

15. DANDY CURB BAG, SEDIMENT BAG, OR EQUIVALENT MAY BE USED.

16. REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.

17. DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.

18. SEDIMENT BAG: CLEAN SEDIMENT BAG ONCE IT IS DRY WITH A STIFF BRUSH AFTER EVERY RAIN.

19. INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

CITY OF TROY

TEMPORARY EROSION CONTROL 2

A. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

B. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH A LEAST 18 INCHES.

C. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2 INCH BY 4 INCH CONSTRUCTION GRADE LUMBER. THE 2' x 4' POST SHALL BE DRIVEN 1' INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2' x 4' FRAME ASSEMBLY USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6" BELOW ADJACENT ROAD. IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

D. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPONDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

E. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAY ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

F. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6" LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

G. A COMPACTED EARTH DAM OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION, AND IF RUNOFF BY PASSING THE INLET WILL NOT FLOW TO A SETTING POND. THE TOP OF EARTH DAMS SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.

CITY OF TROY

NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

5. IF POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

CITY OF TROY

SPECIFICATIONS FOR SILT FENCE

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW 0215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM - G 26

CITY OF TROY

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.

2. SILT FENCE FABRIC (SEE CHART BELOW)

CITY OF TROY

PLAN VIEW

70' MIN.

14' MIN. & NOT LESS THAN WIDTH OF INGRESS

RIGHT OF WAY DIVERSION, AS NEEDED

EXISTING PAVED SURFACE

CITY OF TROY

PROFILE

18" OR SUFFICIENT TO DIVERT RUNOFF

RIGHT OF WAY DIVERSION, AS NEEDED

EXISTING PAVED SURFACE

CITY OF TROY

STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS.

3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.

4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.

7. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.

8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.

9. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.

10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.

11. REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

CITY OF TROY

CONCRETE WASHOUT

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

CITY OF TROY

INLET PROTECTION

1. INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

CITY OF TROY

DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 95 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
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Project Number: 461451

Scale: -

Drawn By: DS

Checked By: JEE

Date: 05/29/2024

Issue: NOT FOR CONSTRUCTION

Drawing Title:
SWPPP DETAILS

40

27

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Specifications
for

Additional Construction Site Pollution Controls

- Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
 - Prevent spills
 - Use products up
 - Follow label directions for disposal
 - Remove lids from empty bottles and cans when disposing in trash
 - Recycle wastes whenever possible
 - Don't pour into waterways, storm drains or onto the ground
 - Don't pour down the sink, floor drain or septic tanks
 - Don't bury chemicals or containers
 - Don't burn chemicals or containers
 - Don't mix chemicals together
- Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
- No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
- Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
- Equipment Fueling and Maintenance, oil changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
- Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.
- Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
- Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
- Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10,000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
- Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.
- Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
- Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
- A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

Specifications
for
Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1000 ft ²	Lb./Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
August 15th to November	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
	Oats	3	128 (5 Bushel)
	Tall Fescue	1	40
November 1 to Feb. 29	Annual Ryegrass	1	40
	Rye	3	112 (2 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 Bushel)
	Tall Fescue	1	40
Use mulch only or dormant seeding	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Creeping Red Fescue	1.25	40
	Kentucky Bluegrass	3.25	40
	Creeping Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	40

Note: Other approved species may be substituted.

- Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
- Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.
- The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
- Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
- Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, outpacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or outpacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications
for
Temporary Seeding

Mulching Temporary Seeding

- Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedlings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.
- Materials:
 - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)
 - Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 46 lb./1,000-sq.-ft.
 - Other—Other acceptable mulches include mulch matings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ac.
- Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
 - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates recommended by the manufacturer.
 - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

Specifications
for
Permanent Seeding

Site Preparation

- Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
- The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
- Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

- Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
- Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.
- The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form rills when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

- Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
- The following methods may be used for "Dormant Seeding":
 - Straw and Mulch Anchoring Methods

Straw mulch shall be anchored immediately to minimize loss by wind or water.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates specified by the manufacturer.
- Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.
- Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth. Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	20-40	1/2-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	Do not seed later than August
Crown Vetch	10-20	1/4-1/2	
Tall Fescue	20-30	1/2-3/4	
Flat Pea	20-25	1/2-3/4	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	For shaded areas
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	

Note: Other approved seed species may be substituted.

Specifications
for
Mulching

- Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.
- Mulch shall consist of one of the following:
 - Straw—Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
 - Hydroseeders—Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other—Acceptable mulches include mulch matings and rolled erosion control products applied according to manufacturer's recommendations or wood mulchchips applied at 10-20 tons/ac.
- Mulch Anchoring—Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch:
 - Mechanical—Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
 - Mulch Nettings—Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
 - Synthetic Binders—For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.
 - Wood Cellulose Fiber—Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications
for

Small Construction Site Controls

- Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
- Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
- Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
- Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
- Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
- Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.



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Mansfield, OH 43122
Phone: 937.433.8504 Fax: 889.206.4526

DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 65 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
© 2024 CESO, INC.		
Project Number:	461451	
Scale:	1" = 40'	
Drawn By:	DS	
Checked By:	JEE	
Date:	05/29/2024	
Issue: NOT FOR CONSTRUCTION		

Drawing Title:
SWPPP DETAILS



Forty-eight (48) hours before digging is to commence, the contractors shall notify the following agencies: Ohio Utilities Protection Service at 811 or 800-462-2764 and all other agencies which might have underground utilities involving this project and are nonmembers of State Utilities Protection Service.

GENERAL	E. PATCHED AREAS SHALL BE SEALED ON THE PERIMETER OF THE PATCH WITH ASPHALT CEMENT.	E. REFER TO CITY CONSTRUCTION STANDARD FRENCH DETAIL, FOR ALL EXCAVATIONS.
F. ALL STREET CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CDOT SPECIFICATIONS, LATEST EDITION AND TO THE CITY SPECIFICATIONS. INCHWEAR IS APPROVED.	F. ALL UTILITY ADJUSTMENTS, MANHOLES, WATER VALVES, BOXES, ETC. SHALL BE IN ACCORDANCE WITH CITY STANDARDS.	F. SIDEWALKS, CURBS AND DRIVEWAYS SHALL BE PER CITY CONSTRUCTION STANDARD FRENCH DETAIL FOR COMPLIANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT FOR APPROVAL BEFORE ANY FORMS ARE SET AND BEFORE CONCRETE IS ORDERED.
G. CONTRACTOR MUST APPLY FOR NECESSARY PERMITS, ETC. 24 HOURS BEFORE CONSTRUCTION OR DEMOLITION BEGINS.	G. ASPHALT CEMENT SHALL BE USED HEAT TO THE TOP OF CUTTER PRIOR TO THE FINAL ASPHALT LIFT BEING PLACED. (35-1 TON PER POG-122 SEAL.)	
H. NO CITY STREET OR ALLEY SHALL BE CLOSED WITHOUT PERMISSION FROM THE ENGINEERING DEPARTMENT. APPROVAL MUST BE OBTAINED 48 HOURS IN ADVANCE OF ANY CLOSURE. IF A CLOSURE IS REQUIRED, ADVANCED PUBLIC NOTIFICATION AND PUBLISHING SHALL BE IN PLACE PRIOR TO ANY WORK COMMENCING.	H. NO ASPHALT SHALL BE PLACED OVER EXCAVATED TRENCHES OR UNPAVED AREAS UNLESS BEING COMPACTED AS PER CITY CONSTRUCTION STANDARDS & DRAWINGS	
I. ALL EDGES TO BE TRIMMED BACK TO SOLID MATERIAL AND BE STRAIGHT AND NEAT AS PER THE CITY'S INSTRUCTIONS.	I. ALL EDGES TO BE TRIMMED BACK TO SOLID MATERIAL AND BE STRAIGHT AND NEAT AS PER THE CITY'S INSTRUCTIONS.	
TRAFFIC CONTROL	PERMIT FOR WORK IN PUBLIC RIGHT-OF-WAY	RIGHT-OF-WAY/ROADWAY TESTING
A. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES ALL PER THE CITY MANUAL OF UNIFORM TRAFFIC CONTROL. OTHERWISE, THESE CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY WORK COMMENCING.	A. A PUBLIC RIGHT-OF-WAY OPENING PERMIT TO WORK IN ANY RIGHT-OF-WAY OR ANY PUBLIC RIGHT-OF-WAY (STREET, ALLEY, ETC.) IS REQUIRED. A PERMIT IS REQUIRED FOR ANY ITEMS INCLUDING BUT NOT LIMITED TO TUNNEL, SIDEWALK, DRIVEWAY, OPENING OR EXCAVATION UNDER OR IN THE RIGHT-OF-WAY OF PUBLIC OPENINGS.	A. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CITY ENGINEERING STANDARDS OR CDOT WHICHEVER IS MORE RESTRICTIVE.
B. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE ORDERED BY THE CITY.	B. PERMIT FORMS ARE AVAILABLE FROM THE CITY ENGINEERING DEPARTMENT. THE PERMIT FORM WILL BE COMPLETED BY THE PERSON ON FILE PLANNING THE WORK WITHIN THE RIGHT-OF-WAY. ALL APPROVALS MUST BE OBTAINED BEFORE ANY WORK IS STARTED. 24 HOUR LEAD TIME IS REQUIRED.	B. ALL ROADWAY AND TRENCH CONSTRUCTION SHALL MEET THE CITY REQUIREMENTS. IF TESTING OF THE ROADWAY AREAS IS REQUESTED BY THE CITY, SAID TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER/CONTRACTOR.
PAVEMENT (ASPHALT)	C. THE APPLICANT SHALL HAVE SUFFICIENT FARRICADES, WARNING SIGNS, AND LIGHTS DURING THE ENTIRE PERIOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO APPLICABLE SECTION OF THE CDOT MANUAL OF UNIFORM TRAFFIC CONTROL, DEVICES.	C. DEVELOPER/CONTRACTOR SHALL UTILIZE PROOF OF FINISHES TO BE DETERMINED BY THE CITY. UNDETECTING, THE ENTIRE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDER AXLE OR LARGER DUAL TRUCK ORIGIN ACROSS THE SUBGRADE AS DIRECTED BY THE CITY INSPECTOR ON SITE. SUBGRADE WILL NOT BE SPRING UNLESS THE ROAD IDENTIFICATION IN SUBGRADE MATERIAL IS OBSERVED. IF ANY DEFLECTION IS OBSERVED THE SUBGRADE SHALL BE STABILIZED BY EITHER UNDETECTING OR UTILIZING TENSURE OR OTHER APPROVED METHOD.
A. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT HIS OWN EXPENSE. TEMPORARY PAVEMENT SHALL BE INSTALLED AND THE STREET OPENED. TEMPORARY PAVEMENT SHALL CONSIST OF 1" 1/2" TO 2" MINIMUM ASPHALT MUST NOT BE REPLACED WITHIN 24 HOURS.	D. THE EXISTING PAVEMENT SHALL BE NEATLY SPACED TO BE EXCAVATED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE JOB SITE. THE APPLICANT IS RESPONSIBLE FOR ALL PAYMENT DAMAGED OUTSIDE THE TRENCH AREA.	D. ALL ENHANCEMENT AND SUBGRADE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF ASTM D998. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY.
B. IMMEDIATELY AFTER PLACEMENT OF BACKFILL IN TRENCHES, THE CONTRACTOR SHALL BE RESPONSIBLE TO BE INSTALLED AND THE STREET OPENED. TEMPORARY PAVEMENT SHALL CONSIST OF 1" 1/2" TO 2" MINIMUM ASPHALT MUST NOT BE REPLACED WITHIN 24 HOURS.		E. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDD WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED. FILTER FABRIC PENCE SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEEDING TO CONTOUR EXPOSED IF REQUESTED BY THE CITY.
C. PERMANENT PAVEMENT PREPARED SHALL EQUAL THE EXISTING PAVEMENT.		
D. ANY SETTLEMENT OF A TRENCH CAUSING A COMPRESSION SHALL BE REIFIED AS REQUIRED AT THE CONTRACTOR'S EXPENSE. THIS PROVISION APPLIES FOR A ONE-YEAR PERIOD AFTER WORK IS ACCEPTED BY THE CITY.		

CITY OF TROY	REVISIONS	APPROVED: _____
City Engineer	OCT 2018	PAGE NO. _____
		300

MISCELLANEOUS ROADWAY NOTES

The drawing consists of two main parts: a plan view and a section A-A.

PLAN VIEW: Shows a top-down perspective of the sidewalk. It includes a "1/2\" EXPANSION JOINT (SEE NOTE 1)" and a "1\" CONCRETE CURB FINISHED TO A RANGE OF 5/8\". A "1/2\" EXPANSION JOINT (SEE NOTE 1)" is also shown on the right side. A "CURB" is indicated with an arrow. A "VARIABLE" dimension is shown for the width of the sidewalk.

SECTION A-A: Shows a cross-section of the sidewalk. It includes a "SLOPE UP OR DOWN AS REQUIRED" on the left. The concrete is labeled "CONCRETE SHALL BE 0207 OF MISC. (CEMENT ONLY - NO POZZOLAN MATERIAL)." and "SLOPE 1/4\" PER 1'-0\"". The base is labeled "4\" OF COMPACTED 0207 ITEM 304 OR ITEM 411 AGGREGATE BASE SHALL BE PLACED ON COMPACTED SUBGRADE UNDER ALL SIDEWALK AND CURB RAMPS." and "VARIABLE" dimension. The "LOCATION OF FRONT OF SIDEWALK IS EQUAL TO 1/2\" PER 1'-0\" ABOVE TOP OF CURB." is indicated on the right.

NOTES:

- FORMS SHALL BE INSPECTED BY THE CITY OF TROY ENGINEER FOR PROPER BASE, GRADE AND ALIGNMENT BEFORE PLACING CONCRETE.
- THE TOP 4\" OF MATERIAL IN THE CURB LAWN SHALL BE ORGANIC TOPSOIL.
- ALL WALK AND CURB SHALL HAVE A BROOM FINISH.
- WHERE ASPHALTIC CONCRETE PAVEMENT IS DISTURBED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE CITY.
- A CONCRETE SEALER SHALL BE APPLIED TO ALL SURFACES WITHIN 24 HOURS.
- EXPANSION JOINTS SHALL BE REQUIRED AT THE END OF EACH PORTION ON EACH SIDE OF A TREE, DRIVEWAY, OR ANY FIXED STRUCTURE AND AT A MAXIMUM OF EVERY 50 FEET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESET ANY PROPERTY POINTS OR SURVEY MONUMENT WHICH ARE DISTURBED AS A RESULT OF CONSTRUCTION. THE PROPERTY POINTS AND SURVEY MONUMENTS SHALL BE RESET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

REVISIONS:

NO.	DATE	DESCRIPTION
1	NOV 2017	BAI APPROVED
2	NOV 2017	PADE No.
3	NOV 2017	300-8

[illegible]

Diagram illustrating the typical cross-section of an asphalt pavement structure, showing various layers and materials. The diagram includes labels for "PORT-OF-WAY", "SLOPE WATCHING MAY VARY DUE TO EXISTING CONTOURS", "ITEM 608 - 4\"/>

PERPENDICULAR CURB RAMPS

PARALLEL CURB RAMPS

COMBINATION CURB RAMPS

PREFERRED CONSTRUCTION PLACEMENT

PERPENDICULAR RAMPS

DIAGONAL RAMP (Type D)

NOTES

1. This drawing shows curb ramp types, details and placement examples for curb ramp construction. Included are standards for acceptable methods.

2. Curb ramp types are shown on 302-12 and include Perpendicular, Parallel, and Combination types for wheelchair use. Construction on the standard detail on the 302-12, 302-13.

3. Curb ramps added to an existing intersection or curb should be individually detailed on the standard detail on the 302-12 and be constructed to this standard and not to the standard at such extent a existing curb conditions conflict with the standard of the City Engineer.

REVISIONS

NOV 2017
PAGE No. 300-10

Barrier Curb

3/4" R
6"
5-1/2"
3-1/2" R
18"
12"
6"
UNWEIGHTED VERTICAL CURVES

Detail of Curb and Gutter

T=6" LOCAL RES. COLLECTOR
1=18" CURB, COLLECTOR AND ARTIFICAL
3/4" R
3-1/2" R
3/4" R
6"
T
DEPRESS FOR DRIVE
C' = 5"
3-1/2" R
1/4" 1" SLOPE

*DETAIL MODIFIED PER SLOPE DIRECTION SHOWN ON TYPICAL SECTION, REFER TO TYPICAL SECTION FOR SLOPE DIRECTION

BUTT LAP JOINT DETAIL

SEALING REQUIRED PG64-22 WITHIN 24 HOURS AFTER PLACEMENT OF ASPHALT

EXISTING PAVEMENT

ASPHALT CEMENT COATING

1 1/2"

1 1/2"

1 1/2"

SURFACE OF EX. PAVEMENT

NOTE: MINIMUM LENGTH = 10' PER INCH OF "G."

VALUES FOR "I" AND "D" ARE DETAINED FROM PLANS

GRIND & REMOVE MIN. 1/2" SURF. 3" TYP.

ASPHALT CEMENT COATING, INCIDENT. SURFACE COURSE.

MATCH EXISTING PAVEMENT

EXISTING PAVEMENT

TACK COAT INCIDENT. ASPHALT COURSE

ASPHALT BASE OR APPROPRIATE DUE

REMOVE ACCORDING TO ITEM 202 WEARING COURSE REPAVED. REPLACE WITH THE PLAN-SPECIFIED ASPHALT COURSE ITEM. PAYMENT FOR GRIND & REMOVAL IS INCLUDED WITH THE ASPHALT COURSE ITEM.

NEW PAVEMENT MEETING EXISTING PAVEMENT JOINT

PROVIDE METAL ADJUSTING RINGS

EXISTING PAVEMENT

WELT ADJUSTING RINGS SHALL:

- ATTACH SECURELY TO THE EXISTING FRAME BY WELDING OR MECHANICAL DEVICES.
- CONSIST EITHER OF CAST METAL HAVING AN INTEGRAL RIM AND SEAT, OR BE FABRICATED METAL WITH A STURDY CONNECTION BETWEEN THE SEAT AND RIM.
- PROVIDE AN EVEN SEAT FOR THE MANHOLE COVER.
- SHALL BE TYPE DESIGN ACCEPTABLE TO THE CITY.
- ANY MANHOLES RECONSTRUCTED TO GRADE SHALL HAVE FRAMES AND CHIMNEYS INSTALLED PER TYPE 3 STORM MANHOLE STANDARD DETAIL.

[illegible]

NOTES A. NO WORK SHALL BE APPROVED OR CONDUCTED BY THE CITY UNLESS A WRITING DAVIS NOTICE OF ACCEPTANCE IS GIVEN TO THE CITY. B. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND PROVIDED WITH UNSTRUCTURED OUTLETS AS APPROVED AND DIRECTED BY THE CITY AND MARKED ON THE RECORD DRAWINGS. C. ALL STORM SEWER CONSTRUCTION SHALL ADHERE TO ODOT SPECIFICATIONS LATEST REVISION OR WITH THE CITY STORM SEWER SPECIFICATIONS, WHICHEVER IS APPLICABLE AND MORE RESTRICTIVE. D. WASTIC MATERIAL IS REQUIRED ON ALL NON O-RING STORM SEWER AND MANHOLES, UNLESS OTHERWISE APPROVED. E. WHEN A CASTING IS REMOVED IT REMAINS CITY PROPERTY AND IS TO BE DELIVERED TO THE CITY SERVICE CENTER, UNLESS OTHERWISE APPROVED. F. ANY DETAILS OR NOTES NOT DIRECTLY ADDRESSED IN THESE ENGINEERING STANDARDS SHALL BE COORDINATED WITH THE CITY ENGINEERING DEPARTMENT. G. ALL STORM SEWER SHALL BE INSTALLED USING A PIPE LASER, INSIDE THE PIPE IF POSSIBLE, FOR GRADE AND ALIGNMENT. H. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING STORM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT. I. CITY RESERVES THE RIGHT TO REQUIRE CONTRACTOR TO THOROUGHLY CLEAN STORM SEWER SYSTEM OF ALL FOREIGN MATTER BY USE OF A SEWER-JET OR EQUAL TYPE OF EQUIPMENT AND/OR TELEVISION STORM SEWER SYSTEM IF DEFICIENCIES OR PROBLEMS ARE NOTED. THIS WORK SHALL BE AT CONTRACTORS EXPENSE.	STORM SEWER PIPE A. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DIAMETER OF 12", UNLESS OTHERWISE APPROVED. B. ALL PIPE MATERIALS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS FOR DESIGN AND COVER. C. TYPES OF PIPE PERMITTED: PIPE MATERIALS GREATER THAN 2 FEET OF COVER - REINFORCED CONCRETE PIPE - NON-REINFORCED CONCRETE ELIPTICAL PIPE - CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (N-12) + POLYVINYL CHLORIDE PLASTIC PIPE (NON-REINFORCED) - POLYPROPYLENE (PP-A25) DOUBLE WALL 12"-30" - POLYPROPYLENE (PP-A25) TRIPLE WALL 36"-60" PIPE MATERIALS LESS THAN 2 FEET OF COVER - REINFORCED CONCRETE PIPE - NON-REINFORCED CONCRETE ELIPTICAL PIPE - CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (N-12), (707.33) CAN ONLY BE USED OUTSIDE OF THE RIGHT-OF-WAY. D. THE CITY RESERVES THE RIGHT TO REJECT THE TYPE OF PIPE MATERIAL SUBMITTED IF THEY DO DISCREP.								
CITY OF CHOICE ONE	ODOT CDS NUMBER <table border="1"> <tr><td>706.02</td></tr> <tr><td>706.04</td></tr> <tr><td>707.33</td></tr> <tr><td>707.41</td></tr> <tr><td>707.65</td></tr> <tr><td>707.69</td></tr> </table> ODOT CDS NUMBER <table border="1"> <tr><td>706.02</td></tr> <tr><td>706.04</td></tr> </table>	706.02	706.04	707.33	707.41	707.65	707.69	706.02	706.04
706.02									
706.04									
707.33									
707.41									
707.65									
707.69									
706.02									
706.04									
MISCELLANEOUS STORM NOTES									

TOP VIEW

SECTION A-A

SECTION B-B

NOTES

- A. CASTING SHALL BE EAST JORDAN 7030 OR NEDEAN R-3067 OR EQUIVALENT.
- B. FOR TYPE 2 COMBINATION CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T4 OR NEDEAN (R-3246-1).
- C. FOR TYPE 1 COMBINATION ROLL CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T2 OR NEDEAN (MOUNTABLE CURB) (R-3246-3).
- D. CATCH BASIN IN DRIVE APPROACHES TO BE AVOIDED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. 1 BACKS SHALL BE EAST JORDAN TYPE T3 OR NEDEAN (R-3246-A WITH CURB PLATE).
- E. STANDARD GRATE SHALL BE EAST JORDAN TYPE #2, NEDEAN TYPE C, OR EQUIVALENT. THE CITY MAY REQUIRE OTHER GRATES AS CONDITIONS WARRANT. ALL BAY EDGES TO BE ROUNDED 1/8" RADII.
- F. CONCRETE, CAST-IN-PLACE, TO ODOT OC MISC. (CEMENT ONE-1/2" POZZOLAN MATERIALS). ALL CONCRETE SHALL MEET THE REQUIREMENTS OF TOWELS AND BE MARKED WITH CATCH BASIN NUMBER. REINFORCING FOR PIPES SHALL BE 4" x 4" WHEN FABRICATED AND FIELD CUT. WOODGATES REQUIRED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.
- G. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENING AS MINIMAL AS POSSIBLE IF POSSIBLE SAW CUT OR USE ROYAL HARMON FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN. PIPE TO INTRODUCE INTO CATCH BASIN 1" ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NONSERRING GRANT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.
- H. DROP FLOW LINE 1/2" WITHIN BLOCK OUT OF COMBINATION CURB AND GUTTER WHILE KEEPING UP OF GUTTER CONSISTENT WITH TOP OF CURB.
- I. ALL GRATES SHALL BE CONSIDERED "BICYCLE SAFE".
- J. SHANNING OF CATCH BASIN FRAME MAY BE REQUIRED TO KEEP UP OF GUTTER CONSISTENT. WOOD SHIMS ARE NOT ACCEPTABLE. CONCRETE, RUBBER, OR PLASTIC SHIMS ARE ACCEPTABLE. ALL CONCRETE USED FOR GRATING SHALL MEET ODOT OC.

REPLACEMENT PIPE

SEE TRENCH DETAIL FOR PROPER BACKFILLING

JOINT REPAIR FINISHED OR EQUIV. COUPLING WITH SS BANDS EACH SIDE (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER)

EXISTING STORM

EXISTING TILE

PROVIDE ADEQUATE STONE BEARING TO SUPPORT REPLACED SECTION OF PIPE, 600X175X15, TYPE 3 (#57) OR (#7) COMPACTED WASHED GRAVEL

PROPOSED STORM

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

NOTES

A. CONCRETE REPAIRS OR PATCHES ARE UNACCEPTABLE.

B. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ANYTHING REMOVED, REPLACED, AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE AS-BUILT DRAWINGS AND SHALL BE INSPECTED BY THE INSPECTOR BEFORE THEY ARE COVERED.

C. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY.

CITY OF TROY

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

REVISIONS:

CITY APPROVED:

NOV 2017

PA. No. 600-8

NOTES

- CONCRETE FOR HEADWALLS SHALL BE GOOD CLASS C. QUANTITIES ARE BASED ON HEADWALLS ONLY.
- HEADWALLS MAY BE PRECAST CONCRETE CONSTRUCTED TO THE ABOVE REQUIREMENTS, GOOD AROUND PIPE AFTER INSTALLATION.
- LAST 20' OF PIPE BEFORE HEADWALL SHALL BE REINFORCED CONCRETE PIPE. SEE CONCRETE ENCASEMENT DETAIL 600-9 FOR PIPE TRAVEL.
- A CONCRETE SLAB IS REQUIRED FOR PIPES WITH A DIAMETER OF 18" AND ABOVE.
- FOR THE PLACEMENT OF ROCK CHANNEL PROTECTION SEE GOOD "LOCATION AND DESIGN MANUAL, VOLUME 2 (DRAINAGE DESIGN)" TABLE 1, TYPE, THICKNESS, AND LENGTH.

CIRCULAR

ELLIPTICAL

PROFILE

WIDTH OF PROTECTION SHALL EQUAL WIDTH OF HEADWALL. MINIMUM WIDTH 4'-0"

6" REINFORCED CONCRETE SLAB

ROCK CHANNEL PROTECTION

THICKNESS SHOWN

AS PER PLAN

12"

5'-0"

OUTLET CHANNEL PROTECTION DETAIL

(CUTOFF WALL 2'-6" MINIMUM IS VARIABLE TO MATCH THICKNESS OF ROCK.)

CIRCULAR			ELLIPTICAL		
D	W	H	D	W	H
12"	2'-0"	3'-2"	12"	2'-0"	3'-2"
14"	2'-0"	3'-2"	12"	2'-0"	3'-2"
16"	3'-0"	3'-2"	12"	3'-0"	3'-2"
18"	3'-0"	3'-2"	12"	3'-0"	3'-2"
20"	3'-0"	3'-2"	12"	3'-0"	3'-2"
24"	4'-0"	3'-2"	12"	4'-0"	3'-2"
27"	4'-0"	3'-2"	12"	4'-0"	3'-2"
30"	4'-0"	3'-2"	12"	4'-0"	3'-2"
33"	5'-0"	3'-2"	12"	5'-0"	3'-2"
36"	5'-0"	3'-2"	12"	5'-0"	3'-2"
39"	6'-0"	3'-2"	12"	6'-0"	3'-2"
42"	6'-0"	3'-2"	12"	6'-0"	3'-2"
45"	6'-0"	3'-2"	12"	6'-0"	3'-2"
48"	6'-0"	3'-2"	12"	6'-0"	3'-2"
51"	6'-0"	3'-2"	12"	6'-0"	3'-2"
54"	6'-0"	3'-2"	12"	6'-0"	3'-2"
57"	6'-0"	3'-2"	12"	6'-0"	3'-2"
60"	6'-0"	3'-2"	12"	6'-0"	3'-2"
63"	6'-0"	3'-2"	12"	6'-0"	3'-2"
66"	6'-0"	3'-2"	12"	6'-0"	3'-2"
69"	6'-0"	3'-2"	12"	6'-0"	3'-2"
72"	6'-0"	3'-2"	12"	6'-0"	3'-2"
75"	6'-0"	3'-2"	12"	6'-0"	3'-2"
78"	6'-0"	3'-2"	12"	6'-0"	3'-2"
81"	6'-0"	3'-2"	12"	6'-0"	3'-2"

REVISIONS:

CITY OF TROY

HALF-HEIGHT DETAIL

APPROVED NOV 2010

600-9

SECTION A-A

SECTION B-B

SECTION C-C

CATCH BASIN No. 2-3 & No. 2-4

NOTES:

- GENERAL: Catch basins 2-3 and 2-4 are not intended for traffic bearing applications.
- DETAILS: See details on STD CD-203, P-48, P-49.
- CONCRETE: All concrete shall be cast in place. Curbs shall be cast in place. All concrete shall be cast in place. All concrete shall be cast in place.
- STEEL: All steel shall be cast in place. All steel shall be cast in place. All steel shall be cast in place.
- PIPE: All pipe shall be cast in place. All pipe shall be cast in place. All pipe shall be cast in place.
- PAVING: All paving shall be cast in place. All paving shall be cast in place. All paving shall be cast in place.
- FINISH: All finish shall be cast in place. All finish shall be cast in place. All finish shall be cast in place.
- INSTALLATION: All installation shall be cast in place. All installation shall be cast in place. All installation shall be cast in place.
- MAINTENANCE: All maintenance shall be cast in place. All maintenance shall be cast in place. All maintenance shall be cast in place.
- REPAIRS: All repairs shall be cast in place. All repairs shall be cast in place. All repairs shall be cast in place.

W:\PROJECTS\DDCM\8761451 - Troy OH\03-CIVIL\FINAL-SECTION\PLAN\8761451_TTL.dwg - 5/29/2024 - Justin Elm

NOTES A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY. B. THE MINIMUM LENGTH OF PIPE NIPPLES SHALL BE 10" UNLESS OTHERWISE APPROVED BY THE CITY. C. ALL CUSTOMERS MUST MEET BACKFLOW PREVENTION REQUIREMENTS AS PER LOCAL, STATE, AND FEDERAL REGULATIONS. D. ALL WATERLINE CONSTRUCTION INCLUDING EXTENSIONS ON PRIVATE PROPERTY SHALL FOLLOW THE CITY STANDARDS, 0001 ITEM 638, AND ANWA STANDARDS UNLESS OTHERWISE SPECIFICALLY AS DETERMINED BY THE CITY. E. OPERATION OF CITY FIRE HYDRANTS, VALVES, METERS, SERVICES, STOPS, AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED. F. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 5'-0" AND A MAXIMUM DEPTH OF 6'-0" FROM TOP OF PIPE TO SURFACE, UNLESS OTHERWISE APPROVED FOR DESIGN. G. ALL TAPS INTO EXISTING WATER MAIN SHALL BE INSTALLED OR OBSERVED BY CITY OF TROY. H. ALL SERVICE CONNECTIONS REQUIRE A METER. I. A REPRESENTATIVE FROM THE PROPERTY OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR PAYING TAP-IN FEE AND DOWING UP FOR ACCOUNT IN ORDER FOR A METER TO BE SET. J. DEADENDS ARE NOT PERMITTED AND MUST BE LOOPED UNLESS THEY ARE DEEMED UNPRACTICAL BY THE CITY ENGINEERING DEPARTMENT AFTER A REVIEW OF A WATER MAIN DESIGN. WHEN APPROVED THEY SHALL BE TERMINATED WITH A FIRE HYDRANT AT THE END.	ABANDONED WATER MAIN DURING THE CONSTRUCTION OF THIS PROJECT, IF THERE ARE CONFLICTS THAT ARISE BETWEEN PROPOSED CONSTRUCTION AND THE PROPOSED ABANDONED WATER MAIN, THE CONTRACTOR MAY CUT AND REMOVE THE EXISTING WATER MAIN AND PLUG THE OPEN ENDS ONLY AFTER THE EXISTING WATER MAIN IS COMPLETELY ABANDONED. THE CONTRACTOR SHALL CLOSE ALL ABANDONED VALVES, REMOVE THE VALVE BOX, AND PLACE CONCRETE TO SECURE VALVE IN THE CLOSED POSITION WHEN SYSTEM IS APPROVED, THEN TRANSFER TO NEW WATER MAIN. THE ABOVE WORK IS INCIDENTAL TO ITEM 638 WATER MAIN. MATERIAL SPECIFICATIONS A. WATER MAIN SHALL BE ANWA C-151 DUCTILE IRON PIPE CLASS 55, WITH SUMP-ON JOINTS AND RUBBER GASKETS. ALL WATER MAIN SHALL BE A MINIMUM OF 8" IN DIAMETER. B. BELL JOINT RESTRAINTS - USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT. C. MECHANICAL JOINT RESTRAINTS - EBARA IRON MEGALUG RETAINER GLAND OR EQUIVALENT. D. FIRE HYDRANTS - SEE FIRE HYDRANT DETAIL. E. GATE VALVES - GATE VALVES SHALL BE ANWA C-516 RESILIENT WEDGE NONRISING STEM MECHANICAL JOINT, 150 PSI WORKING PRESSURE, OPEN LEFT WITH ARROW INDICATING OPEN DIRECTION, MUELLER, AMERICAN ALPHA OR EQUIVALENT. F. VALVE BOXES SHALL BE 3-PIECE, ADJUSTABLE 36" TO 48", 5.25" DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATCO", DOMESTIC MADE ONLY. G. TRACER WIRE IS REQUIRED OVER ALL WATER MAIN REGARDLESS OF PIPE TYPE. SEE TRACER WIRE DETAIL. DOMESTIC STEEL DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.01 OF THE OHIO REVISION CODE APPLY TO ALL FITTINGS, PIPE, AND VALVES. COPIES OF SECTION 153.01 OF THE OHIO REVISION CODE CAN BE OBTAINED FROM THE DEPARTMENT OF ADMINISTRATIVE SERVICES.
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-1	MISCELLANEOUS WATER NOTES 1 REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-1

 TAPPING SLEEVE AND VALVE DETAIL	NOTES A. BELL JOINT RESTRAINTS - USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT. B. MECHANICAL JOINT RESTRAINTS - EBARA IRON MEGALUG RETAINER GLAND OR EQUIVALENT. C. ALL MECHANICAL BENDS, TEES, ETC., SHALL BE RESTRAINED USING MECHANICAL RESTRAINING JOINTS. D. TAP SLEEVE TO 150 PSI/200 PSI FOR FIRE LINE PRIOR TO CUTTING IN COMING PIPE. E. TAPPING SLEEVE AND VALVE SHALL BE PROVIDED BY CONTRACTOR WHEN TAPPING INTO EXISTING WATER MAIN. DESIGN PARAMETERS FOR RESTRAINED JOINT TABLE LAYING CONDITIONS - TYPE 2 SOIL RESISTION - SHT DEPTH OF COVER - 5'-0" DESIGN PRESSURE - 150 PSI SAFETY FACTOR - 1.50 POLYMERIZED PIPE IF MOST CONDITIONS EXIST, ADDITIONAL RESTRAINTS WILL BE NECESSARY. REQUIRED LENGTH OF RESTRAINED JOINTS FOR WATER MAINS REQUIRED RESTRAINED JOINT AT FITTING AND ONE BELL REQUIRED FROM FITTING MINIMUM.
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-4	RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-4

	NOTES A. 20" I.D. PLASTIC TILE FOR 5/8" METERS OR 24" I.D. (BULLET-STYLE) PLASTIC TILE FOR 1" METER OR DOUBLE 5/8" METERS. ALL OTHERS MUST BE APPROVED PRIOR TO INSTALLATION. B. METER PIT LID MUST BE FLUSH OR 1" BELOW FINISHED GRADE. C. SERVICE LINE FROM MAIN TO METER PIT OR CURB STOP SHALL BE 1" TYPE K COPPER. D. IF SERVICE FROM METER PIT TO HOUSE IS PLASTIC, THE CUSTOMER SHALL PROVIDE PIPE SUPPORT IN METER PIT.
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-7	1' AND SMALLER METER PIT DETAIL REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-7

DISINFECTION A. DISINFECTION TESTING SHALL BE PERFORMED PRIOR TO HYDROSTATIC TESTING. COORDINATE WITH CITY OF TROY TO PERFORM ALL WATER MAIN TESTING. THE COMPLETED WATER WORK SHALL BE DISINFECTED IN ACCORDANCE WITH ANWA C-651. B. DISINFECTION OR STERILIZATION OF NEW MAINS AND SERVICES, AS REQUIRED BY THE DEPA, SHALL BE COORDINATED THROUGH THE CITY ENGINEER OR CITY ENGINEER'S REPRESENTATIVE. THE CITY ENGINEER OR CITY ENGINEER'S REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE STRICTER CHLORINE RESIDUAL REQUIREMENTS ON A CASE-BY-CASE BASIS. C. SEWERLINE MAIN IN ACCORDANCE WITH ANWA C-651, SUBJECT TO 500 HYPO CHLORITE SOLUTION TO PROVIDE 50 TO 60 MG PER LITER CONCENTRATION IN MAIN. CHLORINE MAY BE PLACED IN EACH SECTION OF PIPE AT THE TIME OF INSTALLATION. SAMPLE WATER AT EACH HYDRANT OR IF NO HYDRANT IS AVAILABLE, A SAMPLE TAP SHALL BE INSTALLED BY CONTRACTOR EVERY 1200 FT. ANALYZE SAMPLE USING ORTHOTOLUIC ACID TEST TO VERIFY FREE CHLORINE CONCENTRATION. MAINTAIN CONCENTRATION IN MAIN FOR 24 HOURS. SAMPLE HYDRANTS AT COMPLETION OF STERILIZATION VERIFYING MINIMUM CHLORINE RESIDUAL OF 20 MG PER LITER. D. CONTRACTOR SHALL ACCOMMODATE FLUSHING AND SAMPLE LOCATIONS. E. WATER SAMPLES - BACTERIOLOGICAL TEST PER ANWA C-651. TEST TO BE COLLECTED AND PERFORMED BY THE CITY.	HYDROSTATIC TEST A. AFTER THE PIPE HAS BEEN LAD AND BACKFILLED, ALL NEWLY LAD PIPE OR VALUED SECTION SHALL BE SUBJECT TO HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (ANWA C-605). THE LEAKAGE TEST PRESSURE SHALL BE NOT LESS THAN 150 PSI FOR 30 MINUTES FOR DOMESTIC WATER MAIN. THE TEST SHALL NOT BE LESS THAN 200 PSI FOR 2 HOURS FOR FIRE WATER MAIN. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. ALL PUMPING MUST BE PROPERLY TRUED AND FLUSHED TO EXHAUST ALL AIR BEFORE THE TEST IS MADE USING POTABLE WATER. B. TESTING REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE IN ACCORDANCE TO THE REQUIREMENT OF THE CITY'S DIVISION OF FIRE. C. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE HOLY LAD PIPE, OR ANY VALUED SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED. D. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS THE LEAKAGE DETERMINED BY THE FOLLOWING FORMULA: $L = \frac{S \times D \times L \times T}{144,000}$ Where: S = length of pipe tested, in ft. D = pipe diameter, in inches L = average test pressure, in psi T = time, in hours E. DURING THE HYDROSTATIC TEST, A THOROUGH EXAMINATION OF ALL PIPING, FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE PERFORMED. LEAKING JOINTS SHALL BE TIGHTENED, AND CRACKED OR OTHERWISE DEFECTIVE MATERIAL SHALL BE REMOVED AND REPLACED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. F. BELOW IS A TABLE WHICH REPRESENTS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-2	MISCELLANEOUS WATER NOTES 2 REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-2

	NOTES A. TRACER WIRE IS REQUIRED ON ALL DUCTILE IRON WATER MAIN. B. FOR OPEN CUT CONSTRUCTION TRACER WIRE SHALL BE COPPERHEAD HS REINFORCED TRACER WIRE MANUFACTURED BY COPPERHEAD INDUSTRIES, LLC. BLUE FOR WATER. C. FOR TRENCHLESS CONSTRUCTION TRACER WIRE SHALL BE COPPERHEAD SQUIDSHOT REINFORCED TRACER WIRE MANUFACTURED BY COPPERHEAD INDUSTRIES, LLC. BLUE FOR WATER. D. TRACER WIRE MUST BE RUN ON TOP OF THE PIPE CONTINUOUSLY FOR THE FULL LENGTH OF THE PIPE. E. TRACER WIRE WILL BE INSTALLED ON ALL NEW INSTALLATION AND WILL COME TO THE SURFACE AT EVERY VALVE CHAMBER, VALVE BOX, OR FIRE HYDRANT FOR TERMINATION. F. TRACER WIRE THAT MUST BE SPLICED SHALL USE SHAKETITE TRACER WIRE CONNECTORS MANUFACTURED BY COPPERHEAD INDUSTRIES, LLC. G. ALL MATERIAL, LABOR, EQUIPMENT NEEDED FOR THE INSTALLATION OF THE TRACER WIRE SHALL BE INCIDENTAL TO PIPE INSTALLATION. H. DEPENDING ON CIRCUMSTANCES OF A SPECIFIC INSTALLATION, THE CITY MAY ALSO REQUIRE THAT TRACER WIRE BE RUN TO CURB BOXES, OR FIRE HYDRANTS.
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-5	TRACER WIRE DETAIL REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-5

	NOTES A. FIRE HYDRANTS - AMERICAN DARLING BEAR, TWO 2-1/2" HOSE NOZZLE WITH DAYTON THREAD CONNECTIONS, ONE 4" I.D. (4-1/2" O.D.) WITH 3" STROKE PUMPER NOZZLE NOT NATIONAL STANDARD THREADS, CONFORMING TO ANWA; COW TO OPEN SELF-DRAINING; BREAK FLANGES 3" ABOVE GRADE. B. FIRE HYDRANT BASES - HYDRANT INLET SHALL BE BEYOND FOR MULTIPURPOSE MATERIAL USE WITH A WIDE RANGE OF PIPE OUTSIDE DIAMETERS (O.D.). INLET SHALL INCORPORATE A STAG-ITY DESIGN REQUIRING THE USE OF ONLY ONE TYPE 304 STAINLESS STEEL FASTENER. RESTRAINT ACCESSORIES SHALL BE FACTORY INSTALLED AND ALL HYDRANT INLETS SHALL BE ALPHA DESIGN FURNISHED BY AUSTRAC FLOW CONTROL. C. GATE VALVES SHALL BE ANWA C-516, RESILIENT WEDGE, NONRISING STEM, MECHANICAL JOINT, 150 PSI WORKING PRESSURE, COW TO OPEN WITH ARROW INDICATING OPEN DIRECTION, MUELLER, AMERICAN ALPHA OR EQUIVALENT, DOMESTIC MADE ONLY. VALVE SHALL BE PLACED AS CLOSE TO THE WATER MAIN AS POSSIBLE. D. VALVE BOXES SHALL BE 3-PIECE, ADJUSTABLE 36" TO 48", 5.25" DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATCO", DOMESTIC MADE ONLY. E. ALL FITTINGS TO BE RESTRAINED AND ANWA C-153 DUCTILE IRON, COMPACT. F. ALL VALVES AND HYDRANTS SHALL OPEN LEFT BY TURNING IN A COUNTER-CLOCKWISE DIRECTION. G. CONTRACTOR TO FACE HYDRANT AS REQUIRED BY THE CITY. H. HYDRANT BODY SHALL BE YELLOW AND DONE SHALL BE WHITE. YELLOW - COPPER YELLOW 3188 OR APPROVED EQUAL. WHITE - POLAR WHITE WITH REFLECTIVE CLEAR COAT 822800
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-3	FIRE HYDRANT DETAIL REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-3

	NOTES A. METER PIT TO BE PLACED BETWEEN CURB AND SIDEWALK. B. METER PIT PROVIDED BY CITY ONLY FOR NEW HOME CONSTRUCTION. C. UNSATISFACTORY INSTALLATION WILL RESULT IN WATER NOT BEING TURNED ON. D. SERVICE LINE IS TO BE REODED IN 4" AND COVERED WITH 12" OF NATURAL OR STRUCTURAL MATERIAL (NO LIMESTONE) FROM WATER MAIN TO HOUSE. E. SERVICE LINE FROM METER PIT OR CURB STOP TO INSIDE BUILDING - TYPE "K" COPPER TUBE WITH COMPRESSION FITTINGS OR 304-9 200 PSI ANWA C-901 OR APPROVED EQUAL. F. CAP REQUIRED AT TEMPORARY END OF RESIDENTIAL SIDE.
CITY OF TROY ChoiceOne DESIGNED BY: J. ELMS DATE: OCT 2018 PAGE NO. 800-6	WATER MAIN SERVICE CONNECTION - OUTSIDE REVISIONS: DATE: APPROVED: NOV 2017 PAGE NO. 800-6

DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

OHIO811.org
Before You Dig

NOTES

A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.

B. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

C. WHEN A SEWER IS TO BE EXTENDED AT THE DOWNSTREAM MANHOLE OR PREST MANHOLE IN THE NEW LINE, IT SHALL BE PLUGGED BEFORE CONSTRUCTION BEGINS. IF THE SEWER IS SMALLER OR EQUAL TO 12" DIAMETER, IT SHALL BE PLUGGED BY PLACING A POLY-ETHYLENE BAG APPROXIMATELY 6" INTO THE SEWER PIPE. SIZES LARGER THAN 12" WILL BE PLUGGED BY OTHER APPROVED METHODS. NO PLUGS SHALL BE REMOVED UNTIL CONSTRUCTION IS COMPLETED AND SOIL IS STABILIZED AND THEN ONLY AS DIRECTED BY THE CITY.

D. WHEN A NEW CASTING OR OTHER PUBLIC PROPERTY IS ABANDONED (Y REMAINS CITY PROPERTY, UNLESS OTHERWISE DIRECTED).

E. NEW SEWERS OF ANY SEWER THAT IS LOCATED OR RESIZED MUST HAVE EPA PLAN APPROVAL PRIOR TO CONSTRUCTION.

F. THE DATES OF ALL SERVICE LINES ON TIES SHALL BE ACCURATELY LOCATED, MARKED, AND GIVEN TO THE CITY WITHIN 15 DAYS OF INSTALLATION.

G. IN THE DEMOLITION OF AN EXISTING BUILDING, ALL ABANDONED SEWER LATERALS SHALL BE COORDINATED WITH THE CITY AND CAPPED AT THE OWNER'S EXPENSE.

DEPTH	MATERIAL	ACCEPTABLE
PIPE	SPECIFICATIONS	TO JUNE 1
ASTM D-3034	SOR-35 (2-5FT)	SOR-26
POLYETHYLENE (PE)	CHORICE (15FT)	
DUCTILE IRON	ANSI A-21.51 & AWWA C-151	ALL
1. SOR = OUTSIDE DIAMETER DIVIDED BY WALL THICKNESS.		

TESTING REQUIREMENTS

A. BEFORE ANY SEWER LINE IS PLACED INTO SERVICE OR ACCEPTED BY THE CITY, IT SHALL BE SUBJECTED TO AND PASS LOW PRESSURE AIR TEST. EACH RUN BETWEEN MANHOLES, WITH ALL SERVICE LATERALS STUDIED INTO PROPERTY LINES, SHALL BE TESTED BEFORE BEING ACCEPTED. THE CONTRACTOR OR DEVELOPER SHALL FURNISH ALL MATERIALS AND MATERIAL NECESSARY TO CONDUCT THIS TEST. THE TRENCH SHALL BE COMPLETELY BACKFILLED BEFORE TESTING.

B. BEFORE FINAL ACCEPTANCE BY THE CITY AND BEFORE ANY SERVICE LINE IS PUT INTO USE, ALL SANITARY SEWERS AND MANHOLES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER BY USE OF A SEWER-JET OR OTHER TYPE OF EQUIPMENT BY THE CONTRACTOR. SEWER-JET PROCEDURE MUST BE PERFORMED BEFORE CONTRACTOR T.V. TESTS THE PIPE.

C. THE CITY RESERVES THE RIGHT TO A FINAL TELEVISION AT THE CONTRACTOR'S EXPENSE IF DEFICIENCIES OR IRREGULARITIES ARE NOTED DURING CONSTRUCTION.

D. IN THIS CASE, THE CITY WILL NOT PASS OR ACCEPT THE SANITARY SEWER FOR FINAL PAYMENT WITHOUT HAVING A PASSING VIDEO AND LOG OF THE SANITARY SEWER TELEVISION FOLLOWING THE STANDARDS PREVIOUSLY DESCRIBED.

TESTING REQUIREMENTS CONTINUED

LOW PRESSURE AIR TEST

A. AFTER BACKFILLING, THE AIR TEST SHALL BE CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED. THE MANHOLE MUST BE TAPPED AND EQUIPPED FOR AN AIR INLET CONNECTION FOR FILLING THE LINE. PRESSURE READER APPROXIMATELY 4 PSI. IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED BY THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE. BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EXCEED 5 PSI.

B. AT LEAST 2 MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE, WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE 3.5 PSI, THE AIR SUPPLY SHALL BE DISCONNECTED AND TAPPING SHALL BEGIN WITH A STOP WATCH. THE STOP WATCH SHALL BE ALLOWED TO RUN UNTIL THE PRESSURE HAS DROPPED 1.0 PSI. IF THE TIME SHOWN ON THE STOP WATCH IS GREATER THAN THE SPECIFIED MINIMUM TIME, THE SECTION SHALL BE CONSIDERED TO HAVE PASSED THE TEST. TIME MAY BE INTERPOLATED FROM THE FIGURES LISTED BELOW.

DEFLECTION TEST

A. DEFLECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.

B. NO PIPE SHALL EXCEED A DEFLECTION OF 3% IF DEFLECTION EXCEEDS 3% REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVING AGENCY.

C. THE HOOD SHALL OR MANHOLE USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 90% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS MANUFACTURED. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D-1532 STANDARD TEST METHOD OF DETERMINING DIMENSIONS OF THERMOPLASTIC PIPE AND FITTINGS. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

MANHOLE VACUUM TEST

ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED BY THE CONTRACTOR USING THE FOLLOWING PROCEDURES FROM ASTM C-1244.

A. PREPARATION OF THE MANHOLE

1. ALL LIFT HOLES SHALL BE PLUGGED.
2. ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED USING CEMENT TO SECURELY BRACE THE PIPES AND PLUGS TO PREVENT THEM FROM BEING DRAWN INTO THE MANHOLE.

B. PROCEDURE

1. THE FIRST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. A VACUUM OF 10" OF MERCURY (4.9 PSI) SHALL BE DRAWN ON THE MANHOLE. THE VALVE ON THE VACUUM LINE OF THE TEST HEAD AND THE VACUUM PUMP SHUT OFF. THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9" OF MERCURY (4.4 PSI).

DEPTH	TIME	TIME
FEET	MIN.	SECONDS
8 OR LESS	20	35
12	30	45
14	35	48
16	40	50
18	45	55
20	50	60
24	55	65
28	60	70
30	70	80

SEWER TELEVISION STANDARDS

A. ALL SEWER TELEVISION CONTRACTORS SHALL BE CERTIFIED BY MASSCO FOR PLAN ASSESSMENT AND CERTIFICATION. SANITARY TELEVISION WORK SHALL COMPLY WITH MASSCO STANDARDS.

B. ANY SEWER JETTING OR OTHER CLEANING ASSOCIATED WITH A PASSING RECORDING IS THE RESPONSIBILITY OF THE CONTRACTOR.

C. ALL TELEVISION WORK SHALL BE DONE IN COLOR WITH THE PROPER AMOUNT OF ILLUMINATION TO CLEARLY SHOW THE ENTIRE PIPE DIAMETER.

D. THE CAMERA SHALL BE OF THE PAN AND TILT TYPE.

E. THE TELEVISION CONTRACTOR SHALL USE A CO-ORDINATE DATA DVD TO RECORD THE ENTIRE RECORDING PROCESS IN EITHER MPEG 1 OR MPEG 4 FORMAT.

F. AT THE START OF THE RECORDING PROCESS, THE VIDEO SHALL RECORD THE FOLLOWING:

1. DATE/TIME
2. OPERATOR AND COMPANY NAME
3. SEWER PROJECT NAME
4. ADDRESS OR INTERSECTION OF MANHOLE
5. LOCATION OF TELEVISION
6. FOOTAGE COUNTER

G. THE VIDEO MUST SHOW THE LOCATION RECORDING THROUGHOUT THE RECORDING PROCESS.

H. THE VIDEO SHALL SHOW THE CLOSURE POSITION AND DISTANCE FROM THE MANHOLE FOR EACH LATERAL, THE CONTRACTOR SHALL ALSO SUPPLY A WRITTEN COPY OF ALL LATERAL LOCATIONS.

I. THE OPERATOR SHALL PAN EACH SEWER JOINT AND NOTE ANY DEFICIENCIES ON THE VIDEO.

J. THE OPERATOR SHALL PAN AND TILT EACH LATERAL AND SHALL POSITION THE CAMERA TO LOOK UP EACH LATERAL CONNECTION.

K. AT NO TIME SHALL THE OPERATOR ALLOW THE CAMERA HEAD TO BE SUBMERGED.

L. THE OPERATOR SHALL NOTE ANY DEFICIENCIES ON THE MAIN SCREEN.

PIPE SIZE	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"	10"	12"	15"	18"	24"
0.010%	2.5	3	4	4	4	4.5	5	5	5	5	5	5	5	5
0.015%	2.5	3	3.5	3.5	3.5	4	4	4	4	4	4	4	4	4
0.020%	2.5	3	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
0.025%	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
0.030%	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
0.035%	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
0.040%	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
0.045%	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
0.050%	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

SEWER TELEVISION PROCEDURES FOR SEWER RECONSTRUCTION PROJECTS

A. BEFORE COMMENCEMENT OF THE CLEANING PROCESS, THE TELEVISION CONTRACTOR SHALL NOTIFY ADJACENT AND AFFECTED PROPERTY OWNERS BY GONG DOOR-TO-DOOR AND NOTIFYING THEM OF THE POSSIBILITY OF SEWER BACKUP DURING THE CLEANING PROCESS.

B. THE SANITARY SEWER SHALL BE COMPLETELY CLEANED AND FREE OF DEBRIS USING A HIGH PRESSURE AT 100 PSI.

C. ALL DEBRIS SHALL BE VACUATED OUT OF THE SEWER MAIN.

D. ONCE CLEANING HAS BEEN COMPLETED, THE CONTRACTOR SHALL BAG THE UPSTREAM MANHOLE AND PUMP THE SEWAGE FLOW DOWNSTREAM AND SHALL MAINTAIN PUMPING DURING THE TELEVISION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SEWER FLOODING AS A RESULT OF THEIR ACTIVITIES.

E. AFTER THE PUMP BYPASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL RUN CLEAR WATER IN THE RECONSTRUCTED SEWER MAIN TO FILL ANY POTENTIAL BELLES IN THE LINE. THE CONTRACTOR SHALL CALCULATE THE VOLUME GALLON CAPACITY OF THE SEWER MAIN AND SHALL USE THAT MUCH WATER TO FILL POTENTIAL BELLES/OPS.

F. THE CONTRACTOR MAY RENT A WATER HYDRANT METER FROM THE CITY TO PERFORM THIS TASK.

SEWER TELEVISION PROCEDURES FOR NEW SEWER CONSTRUCTION

A. THE SANITARY SEWER SHALL BE COMPLETELY CLEAN AND FREE OF DEBRIS USING A HIGH PRESSURE AT 100 PSI.

B. ALL DEBRIS SHALL BE VACUATED OUT OF THE SEWER MAIN.

C. ONCE CLEANING HAS BEEN COMPLETED, THE CONTRACTOR SHALL RUN CLEAR WATER IN THE NEW SEWER MAIN TO FILL ANY POTENTIAL BELLES IN THE LINE. THE CONTRACTOR SHALL CALCULATE THE VOLUME GALLON CAPACITY OF THE SEWER MAIN AND SHALL USE THAT MUCH WATER TO FILL POTENTIAL BELLES/OPS.

D. THE CONTRACTOR MAY RENT A WATER HYDRANT METER FROM THE CITY TO PERFORM THIS TASK.

CITY OF TROY

MISCELLANEOUS SANITARY SEWER NOTES 1

REVISIONS: OCT 2018, OCT 2019

APPROVED: NOV 2017, PAGE No. 900-1

CITY OF TROY

MISCELLANEOUS SANITARY SEWER NOTES 2

REVISIONS: DEC 2019

APPROVED: NOV 2017, PAGE No. 900-2

CITY OF TROY

MISCELLANEOUS SANITARY SEWER NOTES 3

REVISIONS: DEC 2019

APPROVED: NOV 2017, PAGE No. 900-3

NOTES

A. LOCATE THE CENTERLINE OF MANHOLE COVERS OVER THE CENTERLINE OF THE MAIN SEWER WHICHEVER POSSIBLE.

B. FINAL GRADING IS TO BE 1/4" - 1/2" BELOW FINAL SURFACE OF IN PAVEMENT AREAS. OFF PAVEMENT AREAS SHALL BE 3" ABOVE EXISTING GROUND SURFACE.

C. SANITARY MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS NO. 1600 FOR HEAVY TRAFFIC OR EQUAL. LD SHALL BE SANITARY LITTERED, VENTED WITH HOLES, SELF-SEALING AND NON-ROTTED LIDS. NON-ROTTED LIDS ARE REQUIRED AT LOCATIONS THAT ARE SUBJECT TO WINDLOR FROM SURFACE WATER.

D. 1/4" DIA. STAINLESS STEEL ANCHOR BOLTS AND NUTS TO FASTEN MANHOLE FRAME TO MANHOLE CONE OR FLAT LID SECTION WHEN REQUIRED BY THE CITY ENGINEER.

E. PRECAST CONCRETE ADJUSTING RING 2" MIN. AND 12" MAX THICKNESS. RINGS LESS THAN 2" SHALL BE A OF A COMPOSITE PLASTIC MATERIAL. NO WOOD SHIMS OR BRICKS ALLOWED.

F. CONCRETE CS-102 FLEXIBLE BUTL, REIN. SEALANT OR EQUIVALENT SHALL BE 1/2" x 1" MINIMUM STRIPS UNDER GRADE RINGS AND CASTING.

MANHOLE JOINTS

A. O-RING JOINT MUST MEET ASTM SPEC. 443. ALL JOINTS MUST BE KEPT AT A MINIMUM.

B. IN HIGH WATER TABLE SITUATION USE CRITERIA OR EQUAL 9" JOINT WRAPS AT ALL JOINTS ON THE OUTSIDE OF THE MANHOLE.

STEPS

A. MANHOLE STEPS SHALL BE REQUIREDLY INSTALLED INTO EACH MANHOLE SECTION, BY THE MANUFACTURER, PRIOR TO DELIVERY TO THE JOB SITE.

B. MANHOLE STEPS SHALL BE 1/4" STEP (1/4" MIN. WIDHTH OR EQUIVALENT), STEPS SHALL BE INSTALLED IN ALL NEW MANHOLES TO ALLOW FOR ANCHORING FLOW METERING EQUIPMENT AND SAMPLING EQUIPMENT.

STRUCTURES

A. MATERIALS FOR BASES, RISERS, AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENTS SHALL COMPLY WITH ASTM C-478.

B. MAXIMUM SANITARY MANHOLE SPACING SHALL BE 350'.

C. THE FLOW CHANNEL THROUGH MANHOLES SHALL BE MADE TO CONFORM IN SHAPE, SLOPE AND SMOOTHNESS TO THAT OF THE SEWERS.

D. COTI CLASS "CC" CONCRETE.

PIPE CONNECTIONS

A. PIPE CONNECTIONS SHALL HAVE A FLEXIBLE WATER-TIGHT JOINT SEAL MEETING ASTM D-1532-79, A-LINK OR EQUIVALENT.

B. TO CONNECT INTO EXISTING MANHOLE, THE MANHOLE SHALL BE CURED AND AN A-LINK OR SERIES FLEXIBLE CONNECTOR OR EQUIVALENT SHALL BE INSTALLED FOR MANUFACTURER'S RECOMMENDATIONS. NON-SHRINK GROUT ALTERNATIVE MAY BE USED IN SPECIAL CIRCUMSTANCES WHEN PREVIOUSLY APPROVED BY CITY.

C. NO LATERALS SHALL PROTRUDE INTO THE INTERIOR MANHOLE.

D. CUT PIPE SHALL NOT EXTEND BEYOND THE INSIDE FACE OF THE MANHOLE WALL.

E. CONCRETE PLUGS SHALL NOT BE PLACED BETWEEN THE PIPE AND THE OPENING SO AS TO INTERFERE IN ANY WAY WITH THE FLEXIBILITY OF THE JOINT.

PRECAST SECTIONS

PIPE SIZE	T	D
24" & UNDER	5'	49
27" & ABOVE	6'	60

STANDARD INVERT CHANNEL

ALL INVERTS TO BE CHANNELLED FOR OPTIMUM FLOW.

CITY OF TROY

TYPE 3 SANITARY MANHOLE

REVISIONS: OCT 2018, OCT 2019

APPROVED: NOV 2017, PAGE No. 900-4

NOTES

A. IF A DROP STRUCTURE IS NECESSARY THE CONTRACTOR SHALL NOTIFY THE CITY PRIOR TO ORDERING ANY MATERIALS.

B. CORE EXISTING MANHOLE AND CONNECT WITH FLEXIBLE CONNECTOR OR EQUIVALENT.

C. DROP PIPE IS TO BE ANCHORED TO THE OUTSIDE OF THE EXISTING MANHOLE USING STAINLESS STEEL RELAXING STRIPS (12 GAUGE MINIMUM) SECURED WITH STAINLESS STEEL FASTENERS, AT 4" INTERVALS (MIN. OF 2).

PRECAST SECTIONS

PIPE SIZE	T	D
24" & UNDER	5'	49
27" & ABOVE	6'	60

NOTES

A. TYPE D MANHOLE SHALL BE USED WHERE THE DIFFERENCE IN INVERT ELEVATIONS IS GREATER THAN 2'-0".

B. ALL NOTES AND ASTM REFERENCES ON THE TYPE 3 SANITARY MANHOLE SHALL APPLY ON THE TYPE D SANITARY DROP MANHOLE.

C. INSIDE DROP MANHOLE PROHIBITED UNLESS OTHERWISE APPROVED BY CITY ENGINEER.

CITY OF TROY

TYPE D SANITARY DROP MANHOLE

REVISIONS: DEC 2019

APPROVED: NOV 2017, PAGE No. 900-5

NOTES

A. SEWER TANKS SHALL BE ABANDONED IN ACCORDANCE WITH MIAMI COUNTY PUBLIC HEALTH DEPARTMENT.

B. ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AIR-WAY DRAINS OR OTHER SURFACE RUNOFF OR GROUNDWATER SHALL NOT BE CONNECTED TO THE SANITARY SEWER MAIN. BASEMENTS MUST HAVE A FLOOR DRAIN AND BE CONNECTED TO THE STORM SEWER (SUMP PUMP).

C. BEFORE BEGINNING WORK, A SEWER TAP PERMIT MUST BE OBTAINED.

D. WHEN THE BUILDING CONNECTION MUST ENTER INTO A PAVED PORTION OF THE STREET OR ALLEY, A RIGHT OF WAY PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

E. WATER SERVICES SHALL BE A MINIMUM OF 10" MEASURED HORIZONTALLY FROM THE SEWER SERVICE AND SHALL BE A MINIMUM OF 18" ABOVE THE CROWN (WHENEVER POSSIBLE) OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN.

F. CLEANOUTS ARE REQUIRED EVERY 100'.

G. NO SERVICE LINE SHALL BE ALLOWED TO CONNECT DIRECTLY INTO A MANHOLE, SUBJECT TO APPROVAL BY THE CITY IN SPECIFIC CASES.

PIPE LAYING

A. THE PIPE MATERIAL SHALL BE PVC SDR 35 OR EQUIVALENT. UTILIZING PURPLE PRIMER, OR AN IMPROVED EQUIVALENT.

B. PIPE SIZES FOR BUILDING CONNECTIONS SHALL BE 4" MINIMUM FOR SINGLE RESIDENCE AND 8" MINIMUM FOR ALL OTHER USES. THE LATERALS SHALL BE RAN TO WITHIN 5' OF THE OUTSIDE OF THE BUILDING.

C. THE PIPE SHALL BE BEDDED ON A 4" MINIMUM MINIMUM SLOPE OF SANITARY LATERAL SHALL BE 1/4" PER FOOT (12% GRADE).

D. PIPE SHALL BE FLUSHED AND CLEANED PRIOR TO TESTING.

E. THE OUTSIDE PLUMBER SHALL BE RESPONSIBLE FOR THE SCHEDULING THE TESTING (VISUAL OR OTHER, AS REQUIRED).

F. TESTING SHALL BE SCHEDULED WITH THE ENGINEERING DEPARTMENT.

G. ALL NEW BUILDING CONNECTIONS SHALL BE BY AIR WITH A PSI PRESSURE.

PIPE LAYING

A. THE PIPE MATERIAL SHALL BE PVC SDR 35 OR EQUIVALENT. UTILIZING PURPLE PRIMER, OR AN IMPROVED EQUIVALENT.

B. PIPE SIZES FOR BUILDING CONNECTIONS SHALL BE 4" MINIMUM FOR SINGLE RESIDENCE AND 8" MINIMUM FOR ALL OTHER USES. THE LATERALS SHALL BE RAN TO WITHIN 5' OF THE OUTSIDE OF THE BUILDING.

C. THE PIPE SHALL BE BEDDED ON A 4" MINIMUM MINIMUM SLOPE OF SANITARY LATERAL SHALL BE 1/4" PER FOOT (12% GRADE).

D. PIPE SHALL BE FLUSHED AND CLEANED PRIOR TO TESTING.

E. THE OUTSIDE PLUMBER SHALL BE RESPONSIBLE FOR THE SCHEDULING THE TESTING (VISUAL OR OTHER, AS REQUIRED).

F. TESTING SHALL BE SCHEDULED WITH THE ENGINEERING DEPARTMENT.

G. ALL NEW BUILDING CONNECTIONS SHALL BE BY AIR WITH A PSI PRESSURE.

CITY OF TROY

BUILDING CONNECTION DETAIL

REVISIONS: DEC 2019

APPROVED: NOV 2017, PAGE No. 900-7

NOTES

A. IF A WYE CAN NOT BE CUT INTO THE MAIN LINE A SADDLE TYPE CONNECTION MAY BE USED WITH CITY APPROVAL.

B. NO SADDLES ARE TO BE INSTALLED ON CLAY OR CONCRETE SANITARY MAINS WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

C. SADDLE SHALL BE ROMAN CB-4-ASJN OR EQUAL.

D. VENTED CLAY PIPE SHALL BE CAREFULLY TAPPED AND BE SAME DIAMETER AS LATERAL CONNECTION.

E. SEE TRENCH DETAIL FOR BACKFILL AND BEDDING REQUIREMENT.

F. ALL BOLTS, WASHERS, NUTS, HOSE CLAMPS AND STRAPS SHALL BE STAINLESS STEEL AND MEET ASTM STANDARDS.

G. ALL TAPS MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO BACKFILLING.

H. OTHER SADDLE TYPES THAT MAY BE APPROVED ON CASE-BY-CASE BASIS DEPENDING ON SITUATIONS ARE ROMAN STYLE "CS" SEWER SADDLE AND GUYTON FLEXIBLE SADDLE.

LEGEND

1. WYE-ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED.
2. 1/8" BEND OR 1/4" BEND AS NEEDED.
3. CAP UNLESS JOINING EXISTING SERVICE LATERAL. SEE SANITARY SEWER DETAIL TO CONNECT TO AN EXISTING MAIN.

CITY OF TROY

SERVICE RISER AND SERVICE LATERAL

REVISIONS: NOV 2017, PAGE No. 900-8

NOTES

A. IF A WYE CAN NOT BE CUT INTO THE MAIN LINE A SADDLE TYPE CONNECTION MAY BE USED WITH CITY APPROVAL.

B. NO SADDLES ARE TO BE INSTALLED ON CLAY OR CONCRETE SANITARY MAINS WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

C. SADDLE SHALL BE ROMAN CB-4-ASJN OR EQUAL.

D. VENTED CLAY PIPE SHALL BE CAREFULLY TAPPED AND BE SAME DIAMETER AS LATERAL CONNECTION.

E. SEE TRENCH DETAIL FOR BACKFILL AND BEDDING REQUIREMENT.

F. ALL BOLTS, WASHERS, NUTS, HOSE CLAMPS AND STRAPS SHALL BE STAINLESS STEEL AND MEET ASTM STANDARDS.

G. ALL TAPS MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO BACKFILLING.

H. OTHER SADDLE TYPES THAT MAY BE APPROVED ON CASE-BY-CASE BASIS DEPENDING ON SITUATIONS ARE ROMAN STYLE "CS" SEWER SADDLE AND GUYTON FLEXIBLE SADDLE.

LEGEND

1. WYE-ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED.
2. 1/8" BEND OR 1/4" BEND AS NEEDED.
3. CAP UNLESS JOINING EXISTING SERVICE LATERAL. SEE SANITARY SEWER DETAIL TO CONNECT TO AN EXISTING MAIN.

CITY OF TROY

SANITARY SEWER SADDLE DETAILS

REVISIONS: NOV 2017, PAGE No. 900-9

NOTES

A. THE CLEANOUT COVER IS TO BE USED IN ALL APPLICATIONS INCLUDING BUT NOT LIMITED TO GRASS, CONCRETE, STONE, AND ASPHALT AREAS.

B. THE CLEANOUT SHALL BE THE SAME SIZE AS SEWER SERVICE LINE.

C. CLEANOUT SHALL BE 45° BEND.

D. STANDARD PVC WYE.

E. 4" MIN. CLEANOUT DETAIL.

CITY OF TROY

SANITARY SEWER CLEANOUT

REVISIONS: NOV 2017, PAGE No. 900-10

CESO

WWW.CESONC.COM

3521 Rhyll Rd., Suite 300
Miamisburg, OH 45342
Phone: 937-435-8534 Fax: 888-208-4826

DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
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Project Number: 461451

Scale: -

Drawn By: DS

Checked By: JEE

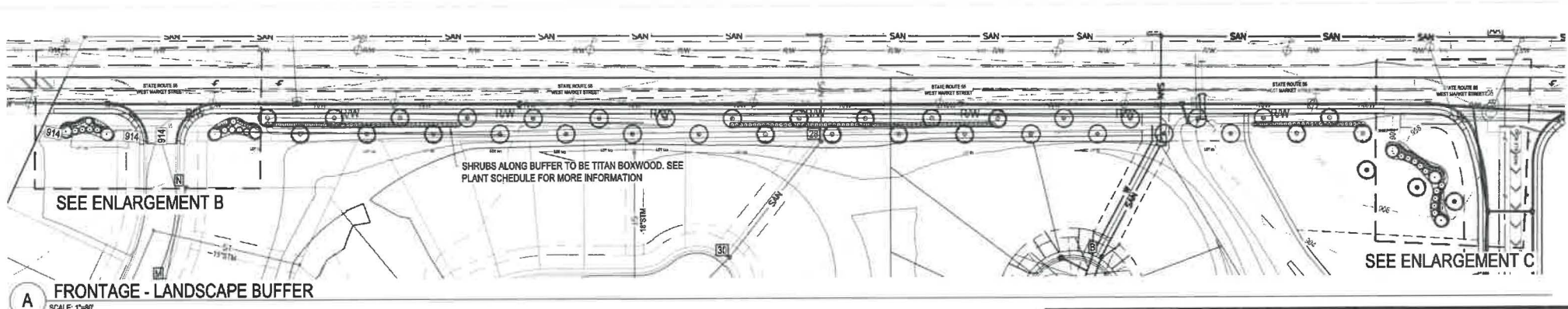
Date: 05/29/2024

Issue: NOT FOR CONSTRUCTION

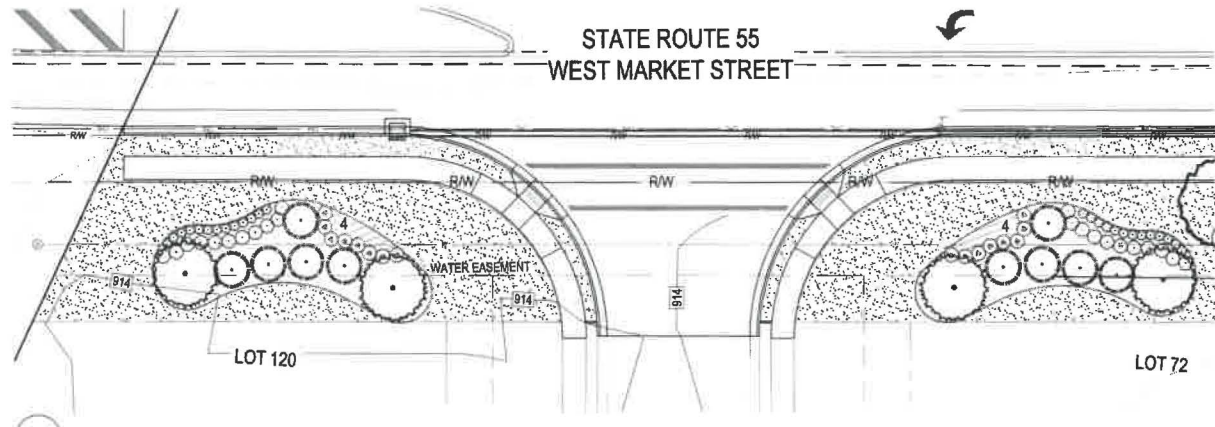
Drawing Title: **SANITARY SEWER NOTES & DETAILS**

OHIO811.org
Before You Dig

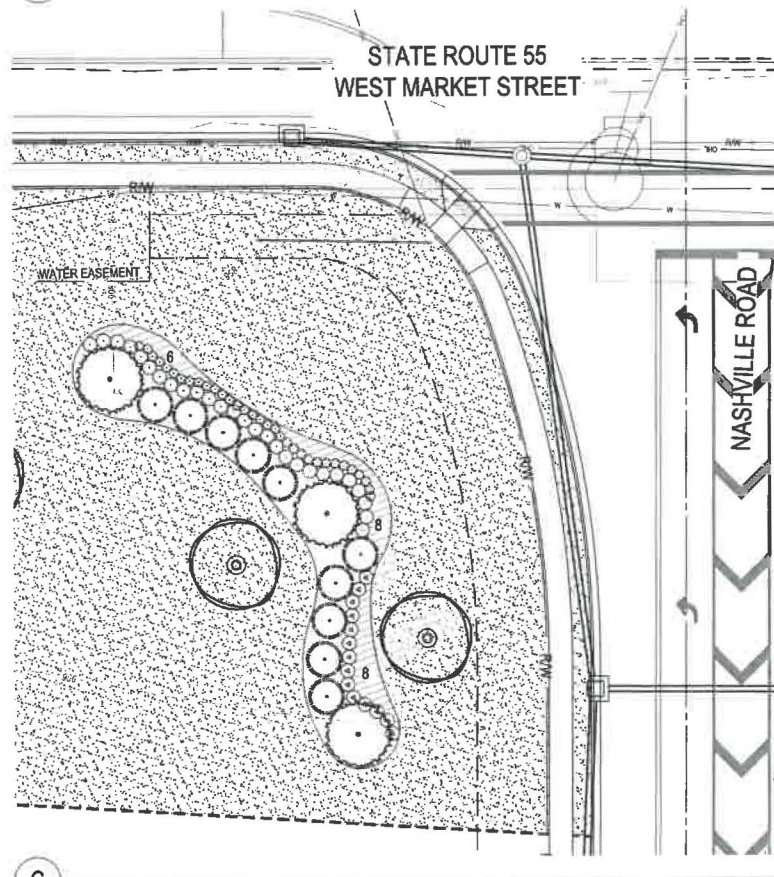
Forty-eight (48) hours before digging is to commence, the contractors shall notify the following agencies: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



A FRONTAGE - LANDSCAPE BUFFER
SCALE: 1"=80'



B
SCALE: 1"=20'



C
SCALE: 1"=20'

SITE LEGEND	
	BOUNDARY LINE
	PROPERTY LINE
	SETBACK
	EASEMENT
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	CURB INLET
	FIRE HYDRANT
	WATER VALVE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	3	GLEDTISIA TRIACANTHOS HONEY LOCUST	2" CAL	8-10' HT	AS SHOWN
	17	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL	8-10' HT	40' OC
	17	ULMUS PARVIFOLIA LACEBARK ELM	2" CAL	8-10' HT	40' OC
EVERGREEN TREES					
	20	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	—	8' HT.	8'-0" O.C.
	7	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE-FTG	—	10-12' HT	AS SHOWN
SHRUBS					
	30	AZALEA X 'AUTUMN AMETHYST ENCORE' AUTUMN AMETHYST ENCORE AZALEA	—	24" HT	3'-0" OC
	59	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	—	12" HT	2'-0" OC
	130	BUXUS MICROPHYLLA 'TITAN' TITAN LITTLELEAF BOXWOOD	—	24-30" HT	5'-0" OC
	49	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET	—	18" HT	3'-0" OC
GROUND COVERS					
	30	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	1 GAL	—	4'-0" OC
SOD/SEED					
	75,331 SF	LAWN	—	—	—

NUMBER INDICATED ON HATCH THROUGHOUT THE DRAWING REFLECTS THE NUMBER OF PLANTS IN THAT PARTICULAR AREA



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



DDCM MANAGEMENT LLC.

SOMERSET RESERVE

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.
Project Number: 461451
Scale: 1" = 40'
Drawn By: SS
Checked By: JEE
Date: 05/29/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
LANDSCAPE PLAN

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: June 26, 2024

SUBJECT: Record Plan – Somerset Reserve Section 1

BACKGROUND:

Attached is a copy of the Record Plan for the Planned Development located on the southwest corner of Nashville Road and W. Market Street. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan (FDP). Once approval of the FDP is granted, the final step is approval of the Record Plan by the Planning Commission and City Council.

PROPOSAL:

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

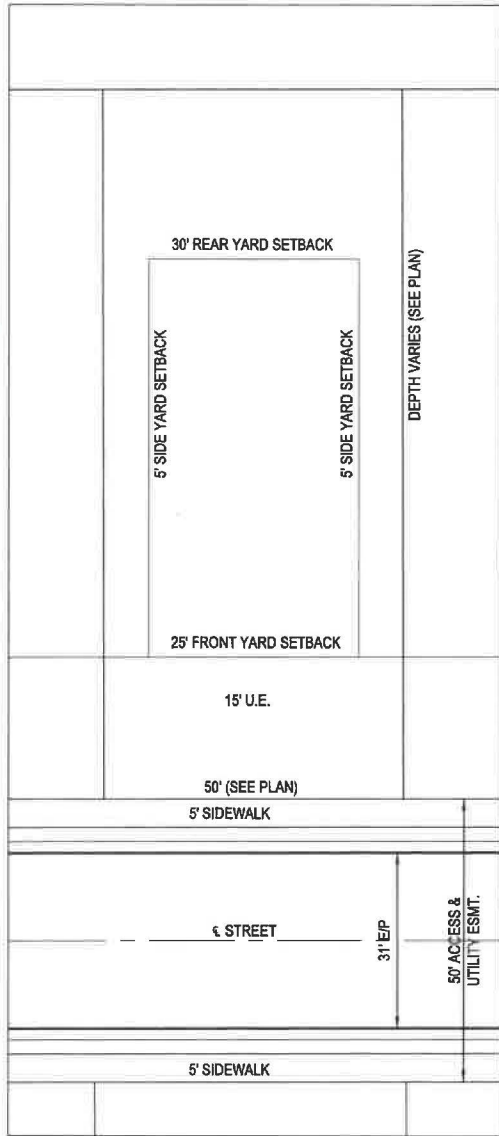
REQUESTED ACTION:

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulations section 1113.08.

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 6/20/2024 - David Schoonover



Vicinity Map
NTS



TYPICAL LOT DATA

SCALE 1" = 20'

Lot Data

Min. lot widths 50'
Min. front yard setback 25'
Min. rear yard setback 30'
Min. side yard setback 5', 10' total
Min. lot size 6,000 sf.

Area Calculations

lot area - 11.451 acres
open space - 12.446 acres
r/w area
(public) - 2.539 acres
(private) - 2.970 acres
total acreage = 29.406

Surveyor:

CESO, Inc.
3601 Rigby Road, Suite 300
Miamisburg, Ohio 45342
(937) 435-8584

Developer:

DDC Management
3601 Rigby Road, Suite 300
Miamisburg, Ohio 45342
(937) 610-1500

Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 24, Town 8, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

DEDICATION:

The undersigned, being the owners of 29.406 acres of land, being part of existing inlot 11550 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as Somerset Reserve Phase 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 2014OR-12378.

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 STM.water 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 STM.water 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 recorded or noted for a specific utility or a drainage easement shall not be used as a general utility easement.

Subdivision Regs, 119.04(f) below:

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 Somerset Reserve HOA, as provided for in the declaration and in accordance with the standards and specifications of the City of Troy. 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 stormwater 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 stormwater 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."

In witness whereof, the undersigned has executed this instrument.

An Ohio Limited Liability Company

By: DDC Management, LLC.,
An Ohio Limited Liability Company,
Its sole member

By: _____

Name: _____

Its: _____

Witness
Printed Name: _____

State of Ohio

Witness
Printed Name: _____

County of Montgomery

I, _____, a notary public for _____ county, state of _____, do hereby certify that _____ ("signatory") of DDC Management, LLC., an Ohio Limited Liability Company, sole member of _____, an Ohio Limited Liability Company, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument. witness my hand and official seal, this _____ day of _____, 2024.

Volume _____, Page _____
Miami County Recorder's
Record of Plats

FEE \$ _____

Miami County Recorder

by Deputy Recorder

Miami County Auditor

Approved and transferred _____, 2024.

Miami County Auditor

by Deputy Auditor

DESCRIPTION

Situate in Section 36, Town 7, Range 5 East, in the City of Troy, Miami County, Ohio, being a part of Inlot 11549 and being 29.406 acres out of a 58.093 acre tract, conveyed to _____, as recorded in Instrument #2012OR-08834 of the Miami County, Ohio Records.

CITY OF TROY PLANNING COMMISSION APPROVAL

At a meeting of the Planning Commission of the City of Troy, Ohio, held this _____ day of _____, 2024, this plat was approved.

Chair

Printed Name: _____

Clerk

Printed Name: _____

CITY OF TROY CITY COUNCIL APPROVAL

At a meeting of the Commission of the City of Troy, Ohio, held this _____ day of _____, 2024, this plat was approved by ordinance no. _____.

President of Council

Printed Name: _____

Mayor

Printed Name: _____

Clerk

Printed Name: _____

SURVEYOR'S CERTIFICATION:

This record plat was prepared in accordance with O.A.C. Chapter 4733-37 and O.R.C. 711.01-40, and in accordance with the City of Troy subdivision regulations. I certify that this record plat was made under my direct supervision and is based upon actual field locations and that all monuments indicated on the final subdivision plat thereon shall be set as shown.

Sean T. Brooks, P.S.
State Professional Surveyor #8828

Date



CESO
WWW.CESODINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.208.4828

DDCM MANAGEMENT LLC.

Somerset Reserve Planned
Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID Description Date

© 2024 CESO, INC.

Project Number: 761451

Scale: N/A

Drawn By: CTT/DAS

Checked By: JKH

Date: 6-20-2024

Issue: 1

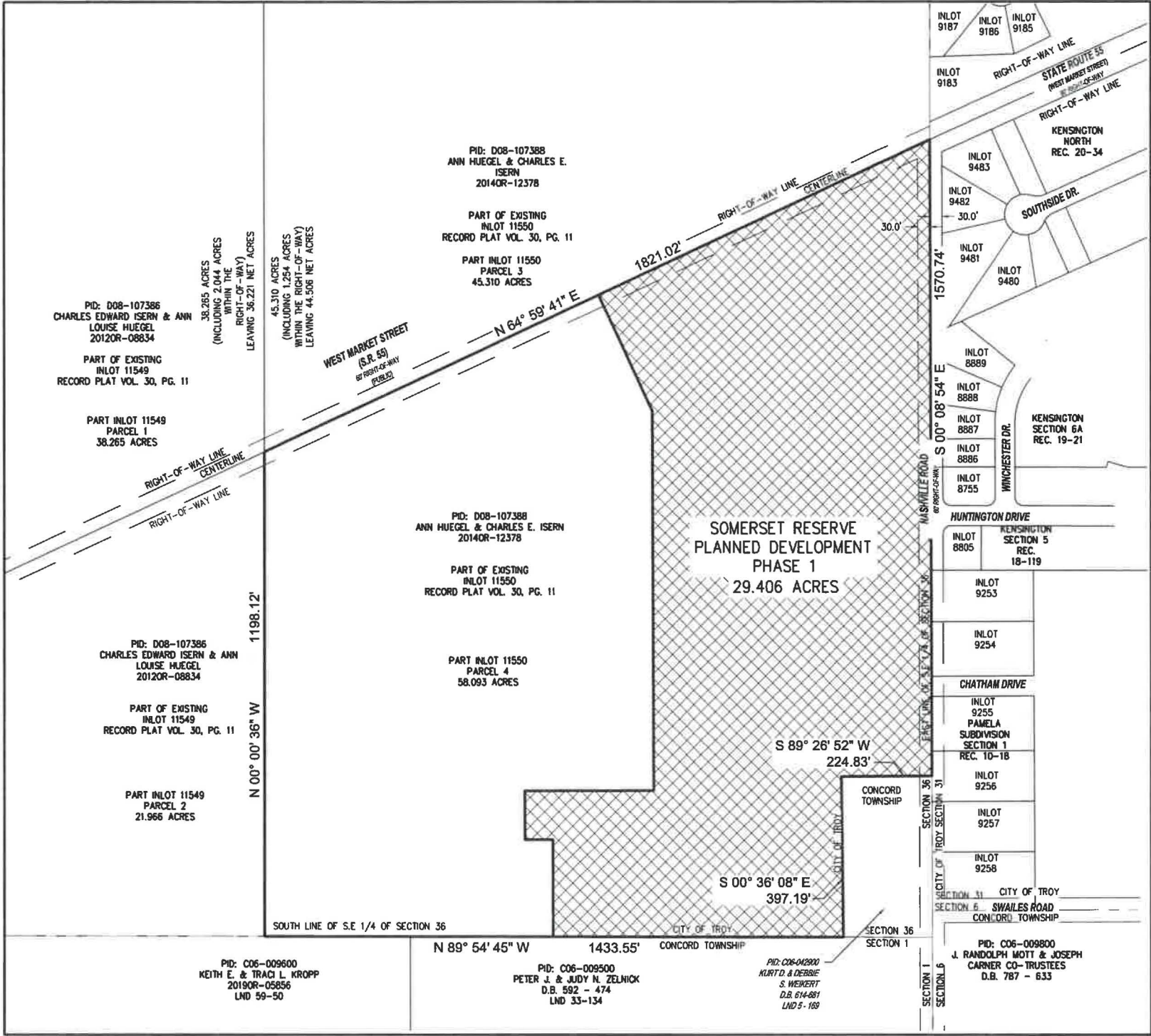
Drawing Title:

RECORD PLAT

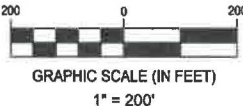
1 OF 7

Record Plat
Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 24, Town 8, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres



SUPERIMPOSED AREA
ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



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Phone: 937.435.8564 Fax: 888.206.4226

DDCM MANAGEMENT LLC.

Somerset Reserve Planned
Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

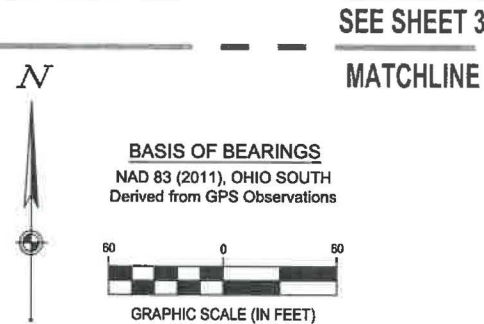
ID	Description	Date
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Project Number: 761451
Scale: N/A
Drawn By: CTT/DAS
Checked By: JKH
Date: 6-20-2024
Issue: 1

Drawing Title:

RECORD PLAT



LINE TABLE		
Line #	Direction	Length
L2	S89° 51' 06"W	9.59'
L7	S89° 51' 06"W	9.59'
L31	S00° 08' 54"E	118.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	90° 00' 00"	34.00'	53.41'	S44° 51' 06"W, 48.08'
C4	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C28	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C29	90° 00' 00"	34.00'	53.41'	N45° 08' 54"W, 48.08'

Part Inlet 11550
Parcel 4
58.093 Acres

SEE SHEET 5
MATCHLINE

Area Calculations
lot area - 11.451 acres
open space - 12.446 acres
r/w area
(public) - 2.539 acres
(private) - 2.970 acres
total acreage = 29.406

LEGEND:
PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

LEGEND:
R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
SAM. = SANITARY
U.E. = UTILITY EASEMENT
S.B. = SETBACK
O.A. = OVERALL

MONUMENT LEGEND:
SET 5/8" x 30" IRON PIN WITH
YELLOW CAP STAMPED "CESO"
MAG NAIL SET
MONUMENT FOUND AS NOTED
FOUND MAG NAIL
RAILROAD SPIKE FOUND
STONE FOUND



3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.5584 Fax: 937.208.4625

DDCM MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date
1		

© 2024 CESO, INC.

Project Number:	761451
Scale:	1" = 60'
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	6-20-2024
Issue:	1

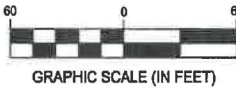
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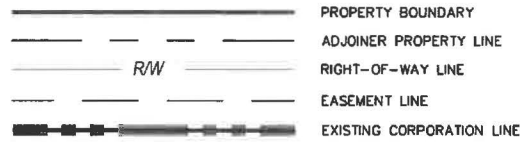
4 OF 7



BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations



Area Calculations
lot area - 11.451 acres
open space - 12.446 acres
r/w area
(public) - 2.539 acres
(private) - 2.970 acres
total acreage = 29.406



LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
SAN. = SANITARY
U.E. = UTILITY EASEMENT
S.B. = SETBACK
O.A. = OVERALL

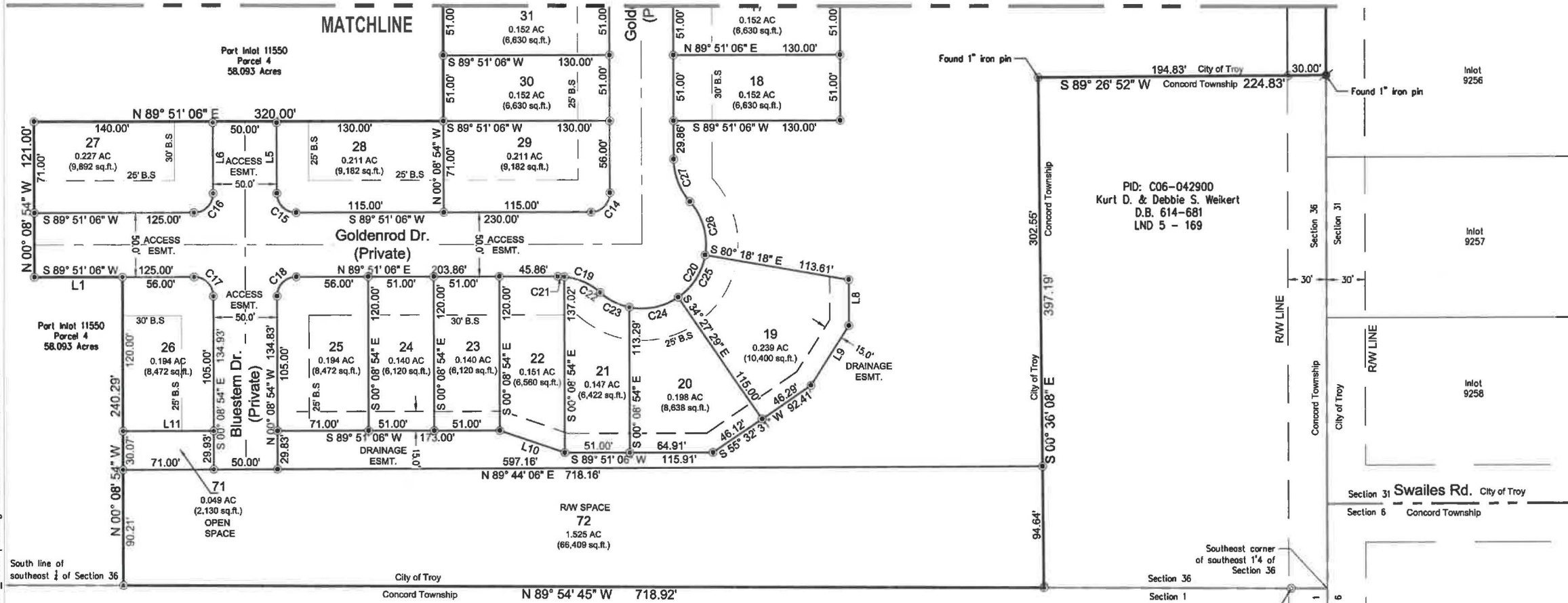
MONUMENT LEGEND:

⊙ SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
⊙ MAG NAIL SET
⊙ MONUMENT FOUND AS NOTED
⊙ FOUND MAG NAIL
⊙ RAILROAD SPIKE FOUND
⊙ STONE FOUND



3601 Rigny Rd., Suite 300
Mansfield, OH 44842
Phone: 937.455.8594 Fax: 888.208.4828

SEE SHEET 4
MATCHLINE



PID: C06-009500
Peter J. & Judy N. Zelnick
D.B. 592 - 474
LND 33-134

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C14	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
C15	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C16	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
C17	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'
C18	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C19	41° 24' 35"	50.00'	36.14'	N69° 26' 37"W, 35.36'
C20	172° 49' 09"	50.00'	150.81'	N44° 51' 06"E, 99.80'
C21	5° 54' 17"	50.00'	5.15'	S87° 11' 45"E, 5.15'
C22	35° 30' 17"	50.00'	30.98'	S66° 29' 28"E, 30.49'
C23	29° 52' 22"	50.00'	26.07'	S63° 40' 30"E, 25.77'
C24	45° 50' 48"	50.00'	40.01'	N78° 27' 55"E, 38.95'
C25	45° 50' 48"	50.00'	40.01'	N32° 37' 06"E, 38.95'
C26	51° 15' 11"	50.00'	44.73'	S15° 55' 53"E, 43.25'
C27	41° 24' 35"	50.00'	36.14'	S20° 51' 11"E, 35.36'

LINE TABLE		
Line #	Direction	Length
L1	S89° 51' 06"W	69.00'
L5	N00° 08' 54"W	55.00'
L6	S00° 08' 54"E	55.00'
L8	S00° 08' 54"E	35.67'
L9	S32° 37' 06"W	55.38'
L10	N71° 25' 36"W	53.85'
L11	N89° 51' 06"E	71.00'

DDCM MANAGEMENT LLC.

Somerset Reserve Planned
Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions
ID Description Date

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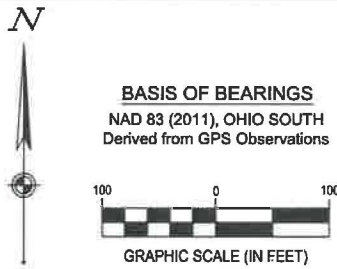
Project Number: 761451
Scale: 1" = 60'
Drawn By: CTT/DAS
Checked By: JKH
Date: 6-20-2024
Issue: 1

Drawing Title:
RECORD PLAT

W:\PROJECTS\DDCM\761451 - Troy OH\4-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 1_easement.dwg - 6/20/2024 - David Schoenover

SANITARY & WATER EASEMENT		
LINE TABLE		
Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
SEL2	S89° 51' 06"W	122.00'
SEL3	S00° 08' 54"E	79.00'
SEL4	S89° 51' 06"W	43.00'
SEL5	N00° 08' 54"W	79.00'
SEL6	S89° 51' 06"W	282.20'
SEL7	S44° 51' 06"W	39.31'
SEL8	S00° 08' 54"E	1066.09'
SEL9	S05° 25' 27"E	129.21'
SEL10	N02° 52' 11"E	134.87'
SEL11	S25° 00' 19"E	30.00'
SEL12	S64° 59' 41"W	30.00'
SEL13	N25° 00' 19"W	37.45'
SEL14	N02° 52' 11"E	140.14'
SEL15	N05° 25' 27"W	278.31'
SEL16	N00° 06' 27"E	185.36'
SEL17	S89° 51' 06"W	461.63'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT		
LINE TABLE		
Line #	Direction	Length
SEL21	N83° 58' 18"E	155.05'
SEL22	N89° 51' 06"E	198.77'
SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	18.50'
SEL25	S00° 08' 54"E	160.38'
SEL26	N89° 51' 06"E	77.50'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'



Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 24, Town 8, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

EASEMENTS
SANITARY & WATER
UTILITY

LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
SAN. = SANITARY
WTR. = WATER
UTIL. = UTILITY

MONUMENT LEGEND:

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- MONUMENT FOUND AS NOTED
- FOUND MAG NAIL

LEGEND:

PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

Area Calculations

lot area - 11.451 acres
open space - 12.446 acres
r/w area
(public) - 2.539 acres
(private) - 2.970 acres
total acreage = 29.406



CESO
WWW.CESOINC.COM

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Phone: 937.435.8564 Fax: 937.206.4829

DDCM MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date
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© 2024 CESO, INC.

Project Number: 761451

Scale: 1" = 100'

Drawn By: CTT

Checked By: JKH

Date: 6-20-2024

Issue: 1

Drawing Title:

RECORD PLAT

6 OF 7

SEE SHEET 7
MATCHLINE

SEE SHEET 6
MATCHLINE

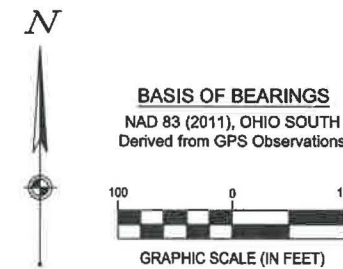
Record Plat Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 24, Town 8, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

PID: D08-107388
ANN HUEGEL & CHARLES E. ISERN
20140R-12378

PART OF EXISTING
INLOT 11550
RECORD PLAT VOL. 30, PG. 11

PART INLOT 11550
PARCEL 4
58.093 ACRES



SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
SEL2	S89° 51' 06"W	122.00'
SEL3	S00° 08' 54"E	79.00'
SEL4	S89° 51' 06"W	43.00'
SEL5	N00° 08' 54"W	79.00'
SEL6	S89° 51' 06"W	282.20'
SEL7	S44° 51' 06"W	39.31'
SEL8	S00° 08' 54"E	1066.09'
SEL9	S05° 25' 27"E	129.21'
SEL10	N02° 52' 11"E	134.87'
SEL11	S25° 00' 19"E	30.00'
SEL12	S64° 59' 41"W	30.00'
SEL13	N25° 00' 19"W	37.45'
SEL14	N02° 52' 11"E	140.14'
SEL15	N05° 25' 27"W	278.31'
SEL16	N00° 08' 27"E	185.36'
SEL17	S89° 51' 06"W	461.63'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL21	N83° 58' 18"E	155.05'
SEL22	N89° 51' 06"E	198.77'
SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	18.50'
SEL25	S00° 08' 54"E	160.38'
SEL26	N89° 51' 06"E	77.50'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL29	N89° 51' 06"E	71.00'
EL30	S00° 08' 54"E	131.93'
EL31	S89° 44' 06"W	15.00'
EL32	N00° 08' 54"W	121.96'
EL33	S89° 51' 06"W	56.00'
EL34	N00° 08' 54"W	10.00'
EL35	N89° 51' 06"E	112.00'
EL36	N00° 08' 54"W	56.00'
EL37	N89° 51' 06"E	10.00'
EL38	S00° 08' 54"E	71.00'
EL39	S89° 51' 06"W	122.00'
EL40	N00° 08' 54"W	15.00'
EL41	N00° 08' 54"W	56.00'
EL42	S89° 51' 06"W	230.00'
EL43	S00° 08' 54"E	1062.99'
EL46	N00° 08' 54"W	312.87'
EL47	S89° 51' 06"W	436.59'
EL48	S00° 08' 54"E	119.83'
EL50	S25° 00' 19"E	112.30'
EL53	N64° 59' 41"E	35.45'

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL54	S25° 00' 19"E	15.00'
EL55	S64° 59' 41"W	35.45'
EL58	N25° 00' 19"W	112.30'
EL60	N00° 08' 54"W	100.83'
EL62	N89° 51' 06"E	427.52'
EL63	S00° 06' 27"W	160.36'
EL64	S05° 25' 27"E	160.34'
EL68	N00° 08' 54"W	1062.99'
EL70	N89° 51' 06"E	230.00'
EL72	S00° 08' 54"E	56.00'
EL73	S89° 51' 06"W	15.00'
EL74	N00° 08' 54"W	131.83'
EL75	N89° 51' 06"E	173.77'
EL76	N83° 58' 18"E	75.80'
EL79	N00° 08' 54"W	709.14'
EL80	N89° 51' 06"E	457.59'
EL82	S00° 08' 54"E	588.36'
EL83	S89° 26' 52"W	15.00'
EL84	N00° 08' 54"W	594.46'
EL85	S89° 51' 06"W	436.59'

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL86	S00° 08' 54"E	687.03'
EL88	S89° 51' 06"W	232.37'
EL89	S00° 08' 54"E	121.80'
EL90	S89° 44' 06"W	15.00'

UTILITY EASEMENT

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
EC1	45° 45' 33"	35.00'	27.95'	S23° 01' 41"E, 27.22'
EC2	268° 47' 10"	72.50'	340.11'	S88° 29' 08"W, 103.61'
EC3	24° 51' 25"	997.00'	432.54'	S12° 34' 37"E, 429.15'
EC4	20° 53' 42"	203.50'	74.21'	S35° 27' 11"E, 73.80'
EC5	69° 06' 17"	23.50'	28.34'	S80° 27' 11"E, 26.66'
EC6	69° 06' 17"	38.50'	46.44'	N80° 27' 11"W, 43.67'
EC7	20° 53' 42"	218.50'	79.68'	N35° 27' 11"W, 79.24'
EC8	24° 51' 25"	1012.00'	439.04'	N12° 34' 37"W, 435.61'
EC9	90° 00' 00"	34.00'	53.41'	N44° 51' 06"E, 48.08'
EC10	22° 34' 13"	50.00'	19.70'	S34° 19' 33"W, 19.57'
EC11	271° 31' 07"	57.50'	272.49'	N89° 51' 06"E, 80.23'
EC12	45° 45' 33"	50.00'	39.93'	N23° 01' 41"W, 38.88'
EC13	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
EC14	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'
EC15	4° 05' 36"	50.00'	3.57'	S50° 47' 07"E, 3.57'
EC16	162° 05' 35"	50.00'	141.45'	N50° 12' 53"E, 98.78'
EC17	28° 04' 21"	34.00'	16.66'	S14° 11' 04"E, 16.49'
EC18	160° 44' 57"	65.00'	182.36'	S44° 51' 06"W, 128.17'

EASEMENTS SANITARY & WATER UTILITY

LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
SAN. = SANITARY
WTR. = WATER
UTIL. = UTILITY

MONUMENT LEGEND:

⊙ SET 5/8" x 30" IRON PIN WITH
YELLOW CAP STAMPED "CESO"
✱ MAG NAIL SET
⊙ MONUMENT FOUND AS NOTED
✱ FOUND MAG NAIL

Pomero Subdivision Section
Rec. 10-18

Area Calculations

lot area - 11.451 acres
open space - 12.446 acres
r/w area - 2.539 acres
(public) - 2.970 acres
(private) - 2.970 acres
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Revisions / Submissions

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