



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 11, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - May 28, 2025
3. Historic District Application - Certificate of Appropriateness, 112-118 W. Main Street, for first floor window and door alterations, and parking lot improvements, with the application including:
 - Replace three first floor doors with wood doors wrapped in aluminum cladding
 - Two window replacements and three transom replacements identical to the design of the upper floor windowsOwner - Judy Tomb, Glass City Developers LLC
Applicant - Troy Historic Preservation Alliance, Ben Sutherly, President
 - Parking Lot Improvements
 - Accessory structure that will include storage and a dumpster enclosureOwner - Jeremy Tomb
Applicant - Michael D. Twiss, AIA
-Commission to make decision
4. Final Plat Approval and Dedication of Right-of-Way, Liberty Meadows Subdivision, Section 1. Plat is located south of Troy-Urbana Road and east of Hunters Ridge Drive.
Owner - Liberty Lot Sales LLC, Frank Harlow
Applicant - Choice One Engineering
-Commission to provide a recommendation to Troy City Council
5. Somerset Reserve Planned Development - Residential (PD-R) Section 2; located at the SW Corner of Nashville Road and W. Market Street (SR 55)
Owner - Somerset Reserve Project I, LLC
Applicant - DDC Management LLC
 1. Final Development Plan
-Commission to make decision
 2. Record Plan
-Commission to provide a recommendation to Troy City Council
6. Status report by staff regarding the update of the Recreation and Parks Master Plan
7. Other
8. Adjourn

Next Meeting -- June 25, 2025

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

May 28, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, May 28, 2025 at 3:30 p.m. with Vice-Chairman Larry Wolke presiding. ATTENDING: Members – Westmeyer, Wolke, Ehrlich, Oda and Titterington; Development Staff – Eidemiller and Bruner; Intern - Kayla Worthington; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mayor Oda seconded by Mr. Westmeyer, the minutes of the May 14, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 101-103 S. MARKET STREET, REPLACE EXISTING AWNING WITH AN AWNING OF THE SAME DESIGN AND MATERIAL: OWNER - HEATHER AND ROBERT DAVEY; APPLICANT - CHRISTINA GREGORY, SIGN SERVICE PRO. Staff reported: property is zoned B-3 Central Business District; the Ohio Historic Inventory (OHI) form describes this property as a two story brick commercial building with openings set within recesses across the front (entrance recess is narrower), and six equal size recesses along the north side of the subject CDF; wire cut brick on the façade and some decorative brickwork on the piers are present on the north and west elevations; applicant proposes replacement of the existing awning with the same design and material; color will be red with white lettering at a height of eight feet above the parking lot; and awning will include "RFC" lettering covering an area of 0.75 square feet.

STAFF ANALYSIS (Awning): Staff analysis can be found following each bold Design Manual guideline below:

Section 2.11 A. Fabric awnings are preferred and shall have a matte surface. The awning will be a fabric material and have a matte surface. **The proposal meets this guideline.**

Section 2.11 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 replacement awning will be identical to the existing awning. **The proposal meets this guideline.**

Section 2.11 C. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. The awning is covering a single door. **The proposal meets this guideline.**

Section 2.11 D. A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. The replacement awning will be identical to the existing awning. **The proposal meets this guideline.**

Section 2.11 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 replacement awning will be identical to the existing awning. The proposal meets this guideline.**

STAFF ANALYSIS (Awning Sign): Staff analysis can be found following each bold Design Manual guideline below:

Section 5.6 A. Awning sign designs should be coordinated with the architectural character of the storefront. The use of stripes and scalloped edges should be minimized unless there is substantial evidence that the detail is historically appropriate. The replacement awning will be identical to the existing awning. **The proposal meets this guideline.**

Section 5.6 B. Awning signs should include simple text and logos on subdued backgrounds. **The proposal will have simple text and logos and will meet this guideline.**

RECOMMENDATION (Awning):

Staff recommends approval of the awning due to the compliance with Design Manual Sections 2.11.

RECOMMENDATION (Awning Sign):

Staff recommends approval of the awning sign due to the compliance with Design Manual Sections 5.6.

DISCUSSION: In response to Mr. Wolke asking if this replacement would be more of a maintenance item, staff advised that as it is an entire replacement, the work is considered an alteration.

ACTION OF THE COMMISSION: A motion was made by Mayor Oda seconded by Mr. Westmeyer, to approve the Historic District Application, Certificate of Appropriateness for 101-103 S. Market Street as submitted for the awning replacement and signage on the awning, for the exact materials and colors stated in the application, based on the findings that both the awning and awning signage complies with the design manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL

VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 12-16 S. MARKET STREET, PAINT, STOREFRONT AND WINDOW ALTERATIONS: OWNER – EVAN ILES & DAN BURNS; APPLICANT – ANDREW CIRCLE, ARCHITECT. Staff reported: the property is located in the B-3 Central Business District; OHI form describes this property as an early Victorian structure; contributing features include the windows that have shaped head molds and stone sills; and the eave and boxed cornice with frieze and elongated brackets.

DISCUSSION:

Storefront Alteration. The red painted metal panels, awning, and storefront that includes the stone clad knee walls are proposed for removal. This will expose the details underneath for evaluation. It is important to note that if the storefront details are in too bad shape or need significant modifications to the design that was submitted, the applicant will make a new application to the Planning Commission.

Paint. The applicant proposes painting the main body color Sherwin Williams Studio Blue Green (SW 0047). The accent trim will be painted both Sherwin Williams Classic Light Buff (SW 0050) and Library Pewter (SW 0038). On the south side of the building, the applicant proposes to paint the storefront Sherwin Williams Garden Grove (SW 6445).

Windows. The applicant is proposing to replace ten (10) windows with Pella Monumental Style Wood Windows that are wrapped in aluminum clad in the Sherwin Williams Library Pewter (SW 0038) color.

STAFF ANALYSIS (Storefront Alteration): Staff analysis can be found following each bold Design Manual guideline below:

Section 2.15 A. Designs should be consistent with the historic storefront character, including window sizes and architectural features. **The proposal would bring back the original characteristics of the storefront. The proposal complies with this guideline.**

Section 2.15 B. Storefronts should retain ornamentation and trim consistent with the historic architectural style of the building. **The proposal would bring back the original characteristics of the storefront. The proposal complies with this guideline.**

Section 2.15 C. Avoid "theme" restorations (e.g. Colonial, Bavarian, Art Deco, Post Modern, etc.) unless historically true to the building. **The proposal would bring back the historically true characteristics of the storefront. The proposal complies with this guideline.**

Section 2.15 D. 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 proposal will bring back the original wood designs and materials of the storefront. The proposal complies with this guideline.**

Section 2.15 E. Piers, columns, or pilasters that separate a storefront into distinctive bays shall be preserved. **The original columns will be preserved. The proposal complies with this guideline.**

Section 2.15 F. 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 size of the storefront will not be altered. **The proposal complies with this guideline.**

STAFF ANALYSIS (Paint): Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.6 A. A concentration of similar colors on the same block should be avoided. **Similar colors on the same block are being avoided. The proposal meets this guideline.**

Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The unpainted surfaces are remaining unpainted. The proposal meets this guideline.**

Section 2.6 C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **The proposal will have a simple color scheme and will meet this guideline.**

Section 2.6 D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High gloss paint will be avoided. The proposal will meet this guideline.**

Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **Bright, obtrusive, and neon colors are being avoided. The proposal meets this guideline.**

STAFF ANALYSIS (Windows): Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.8 A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangement of the original windows are being preserved. The proposal meets this guideline.**

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. **The windows are single pane and have sustained water damage. The proposal meets this guideline.**

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate replacement window sizes.

The proposal will retain the original window openings. The proposal meets this guideline.

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntlins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. **The replacement windows will be Pella Monumental Wood windows that are wrapped in aluminum clad. The number of muntlins and depth will be identical to the original windows. The proposal meets this guideline.**

Section 2.8 E. Interior or exterior storm windows may be used to increase energy efficiency of existing windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original exterior windows. Storm windows should match the color of the existing window trim. **N/A**

Section 2.8 F. Windows that have an original storm sash should be repaired and retained. **N/A**

STAFF RECOMMENDATIONS

(Storefront Alteration):

Staff recommends approval of the storefront alteration with the following condition:

If the storefront material underneath the metal is too far gone or otherwise requires any changes, a new application is made to the Planning Commission.

This conditional approval is based on compliance with Design Manual Section 2.15 as outlined above.

(Paint):

Staff recommends approval of the paint due to the compliance with Design Manual Section 2.6 as outlined above.

(Windows):

Staff recommends approval of the windows due to the compliance with Design Manual Section 2.8 as outlined above.

DISCUSSION: In response to Mayor Oda about what was being painted "arugula" as shown on the rendering, it was stated it will be an accent color at 16 S. Market Street, first floor of part of the property used as the Morris House.

Mr. Titterington asked about a time frame so the work did not extend for a long period and advised that the work is to be performed within six months.

ACTION OF THE COMMISSION: A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Application, Certificate of Appropriateness for 12-16 S. Market Street as submitted, for the exact materials and colors stated in the application, and based on the findings of staff for each item, and the condition that if the storefront material underneath the metal is too far gone or otherwise requires any changes, a new application must be made to the Planning Commission.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

FINAL PLAT APPROVAL. FOX HARBOR SECTION 11 - PLAT IS LOCATED WEST OF THE KINGS CHAPEL NEIGHBORHOOD AND SOUTH OF W. MAIN STREET. OWNER - HARBOR WEST LAND COMPANY. APPLICANT - BRUMBAUGH ENGINEERING & SURVEYING LLC. Staff reported the following details:

- Section 11 is an area of 7.605 acres
- There will be 27 building lots on that 6.040 acres
- Right-of Way to be dedicated is an area of 1.565 acres – New Castle Drive and Executive Drive
- The zoning is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to .298 acres (12,981 square feet)
- Fees-in-lieu of dedicated green space will be paid to the City
- The Final Plat is in general conformance with the approved Preliminary Plan

Staff recommended approval of the final plat as it conforms to the approved Preliminary Plan, with the condition that the recommendation not be forwarded to Troy City Council until the escrow agreements are provided and accepted by the City.

DISCUSSION: In response to Mr. Titterington, staff advised that New Castle Drive is connecting to the Reserve at Washington. In response to Mayor Oda, it was stated that the Executive Drive work will connect two existing ends of that road.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Troy Planning Commission recommends to Troy City Council that the Final Plat of the Fox Harbor Subdivision Section 11 be approved, including the dedication of Right-of-Way, as submitted and with the condition that the recommendation of the Commission to Council will not be forwarded until the required escrow agreements have been provided and accepted by the City. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

FINAL PLAT APPROVAL, ADDISON LANDING SUBDIVISION SECTION 2, LOCATED ALONG DORSET ROAD AND LYTLE ROAD; OWNER – LYTLE ROAD DEVELOPERS LTD.; APPLICANT – OBERER LAND DEVELOPERS. Staff reported the following details:

- o Preliminary Plan was approved Oct. 11, 2023
- o Section Two encompasses a total of 14.369 acres with 57 building lots on 11.830 acres.
- o The zoning of Section Two is R-5 Single-Family Residential, with a minimum lot size of 6,000 square feet. Lot sizes range from .149 acres (6,490 square feet) to 0.417 acres (18,165 square feet).
- o The development of this section will dedicate a total of 2.539 acres of public street Right-of-Way. The names of the roads in Section Two are Addie Circle West, Addie Circle East, and Blair Court.
- o The subdivision has private open space that is maintained by the HOA and has been accepted by the Planning Commission (as part of the Preliminary Plan approval) and the Park Board for this development.

Staff further indicated that the Developer is going to construct the subdivision prior to approval of the Final Plat by City Council. This is authorized under Subdivision Regulations 1113.09 (a) (1) of which states: "(a) All improvements required by these Subdivision Regulations shall be constructed and completed under the supervision of and to the specifications required by the agency or agencies having jurisdiction over them. No final record plat shall be approved until either: (1) Construction drawings have been approved, all public improvements and that portion of all private improvements within common areas to be used for public purposes have been completed to the satisfaction of the City, and a satisfactory maintenance guarantee has been submitted or the improvements have been in place for at least a year after the satisfactory completion without the appearance of defects; ..."

Staff recommended approval of Section 2 as it conforms to the approved Preliminary Plan, with the conditions of:

- o The construction set is approved and a preconstruction meeting is held prior to beginning construction
- o The cost sharing amount is agreed up and authorized by City Council prior to acceptance
- o The public improvements are completed to the satisfaction of the city prior to the plat being forwarded to Council.

ACTION OF THE COMMISSION. A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Troy Planning Commission recommends to Troy City Council that the Final Plat of Addison Landing Subdivision Section 2 be approved, including the dedication of right-of-way, based on the findings that the plat conforms to the approved Preliminary Plan, and subject to the conditions recommended by staff of:

- o The construction set is approved and a preconstruction meeting is held prior to beginning construction
- o The cost sharing amount is agreed up and authorized by City Council prior to acceptance
- o The public improvements are completed to the satisfaction of the city prior to the plat being forwarded to Council.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

OTHER: Staff commented that a public engagement opportunity regarding the update of the Park and Recreation Master Plan on June 6 at the downtown Strawberry Jam event, and the survey will also be on the City's website that day.

There being no further business, the meeting adjourned at 3:46 p.m., upon motion of Mr. Westmeyer, seconded by Mayor Oda, and approved by a unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: June 4, 2025
SUBJECT: Certificate of Appropriateness – 112-118 W. Main Street

PROPOSAL:

The Applicants Ben Sutherly and Mike Twiss, on behalf of the owner, Glass City Developers LLC, has requested the Planning Commission to review first floor window and door alterations and parking lot improvements at the property located at 112-118 W. Main Street. The property is located in the B-3 Central Business District.

BACKGROUND:

An update to the Ohio Historic Inventory (OHI) form was accepted by the State Historic Preservation Office on or about July 29, 2023. According to the OHI form, the 1902 façade reflects elements of the Richardsonian Romanesque style (popular in 1880-1900) with round-topped arches at the first-story entrance and third-story windows as well as its masonry construction. Key features that represent this style include wide-rounded arches around doors and windows.

DISCUSSION:

Doors. The applicant proposes replacing three first-floor doors with Pella Reserve wood doors wrapped in aluminum cladding. The color is proposed to be Portobello (grayish brown). The applicant is providing the specific color swatch at the meeting.

Windows/Transoms. The applicant is also proposing two windows replacements and three transom replacements that will be identical to the design of the upper floor windows. The windows will also be Pella Reserve wood windows wrapped in aluminum clad in the color black.

Parking Lot Modifications. A new parking lot is being proposed with the installation of ten (10) parking stalls. This will include one (1) handicap stall. Landscaping is also included with eight (8) blue chip junipers shown along the alley.

Shed/Dumpster Enclosure An accessory structure is proposed that will include storage and a dumpster enclosure. The footprint of the accessory structure will be 12.33' x 20.5'. The exterior walls of the structure will be split faced concrete masonry unit in the color of harvest buff. The south elevation of the dumpster enclosure will be black wood slats. Finally, the roof will be black standing seam metal that will match the principal structure.

STAFF ANALYSIS (Window/Transoms):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.8 A. of the Design Manual, the position, number, and arrangement of original windows in a building should be preserved. The position, number, and arrangement of original windows is being preserved.

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. One of the windows appears to be older if not original to the structure. This window is evidenced by significant deterioration. The other larger window has been altered with what appears to be a plexiglass material. The transoms have all been enclosed with wood. The application complies with this requirement.

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. The proposal does not enlarge or downsize the original window openings to accommodate stock replacement window sizes. The application meets this requirement.

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. The number of panes will match the original windows. There is not enough evidence in the application to determine the original dimensions and profiles of sash members and muntins. The application does show similar operation characteristics of the originals. The material proposed are wood windows that are wrapped in black aluminum. The material will meet this guideline.

Section 2.8 E. Interior or exterior storm windows may be used to increase energy efficiency of existing windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original exterior windows. Storm windows should match the color of the existing window trim. Not applicable in this request.

Section 2.8 F. Windows that have an original storm sash should be repaired and retained. Not applicable in this request.

STAFF ANALYSIS (Parking Lot Modifications):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 4.4 A. Vehicular access should be visually complementary to the site and building design. It should be secondary to the appearance of the building and not dominating its design. The parking lot is visually complimentary and subordinate to the principle structure of the building. A parking lot currently is present on the site that has fallen in disrepair. The proposed parking lot will enhance the property. A visual break is being added to screen the parking lot from the public alley. The proposal meets this guideline.

Section 4.4 B. Pedestrian and bicycle access and storage should be incorporated into the site design. Pedestrian access is granted along the alley. The north portion of the parking lot is planned for outdoor seating that will further pedestrian access and usability of the site. The proposal meets this guideline.

Section 4.4 C. Parking should be accessed from a side street or an alley rather than from the main street. Parking lots or curb cuts in front of a building at the sidewalk should be avoided. The access will be via the alley to the rear. The proposal meets this guideline.

Section 4.4 D. The visual impacts of service and loading areas should be minimized. They should be located to the rear of the building and screened from public rights-of-way consistent with code requirements. Not applicable in this request.

STAFF ANALYSIS (Shed/Dumpster Enclosure):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 4.7 Mechanical Equipment and Waste Screening A. Mechanical equipment, utility equipment, and waste facilities should be screened from view of any public right-of-way or adjacent property and located to the rear of the building. Such equipment should be screened from view with landscaping or screen walls. The dumpster will be screened from view as it is in a solid masonry enclosure as required by the Zoning Code. The colors of the CMU block will be Harvest Buff upon which will complement the earthy tones of the principal structure. The proposal complies with this guideline.

RECOMMENDATION (Windows, Transoms, and Doors):

Staff recommends approval of the Windows, Transoms, and Doors due to the compliance with Design Manual Section 2.8 as outlined above.

RECOMMENDATION (Parking Lot Modifications):

Staff recommends approval of the parking lot modifications with the condition that 6" concrete curbing is added around the drive approach from the alley. This conditional recommendation is due to compliance with Design Manual section 4.4.

RECOMMENDATION (Shed/Dumpster Enclosure):

Staff recommends approval of the proposed shed/dumpster enclosure due to compliance with Design Manual 4.7.



TROY
DEVELOPMENT
DEPARTMENT

2025 0032

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 5/30/2025

Applicant Troy Historic Preservation Alliance Telephone No. 937-524-3264

Owner of Property Judy Tomb Has the Owner been Notified? Yes

Address of Project 112-118 W. Main St., Troy, OH 45373

Contact Address (if different than Project Address) P.O. Box 814, Troy, OH 45373

Name of Architect/Engineer and/or Contractor Pella

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:

- 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:

Ben Sutherly, president, THPA

SIGNATURE OF PROPERTY OWNER:

Judy Tomb

PRINTED NAME OF PROPERTY OWNER:

Judy Tomb
Glass City Developers LLC

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

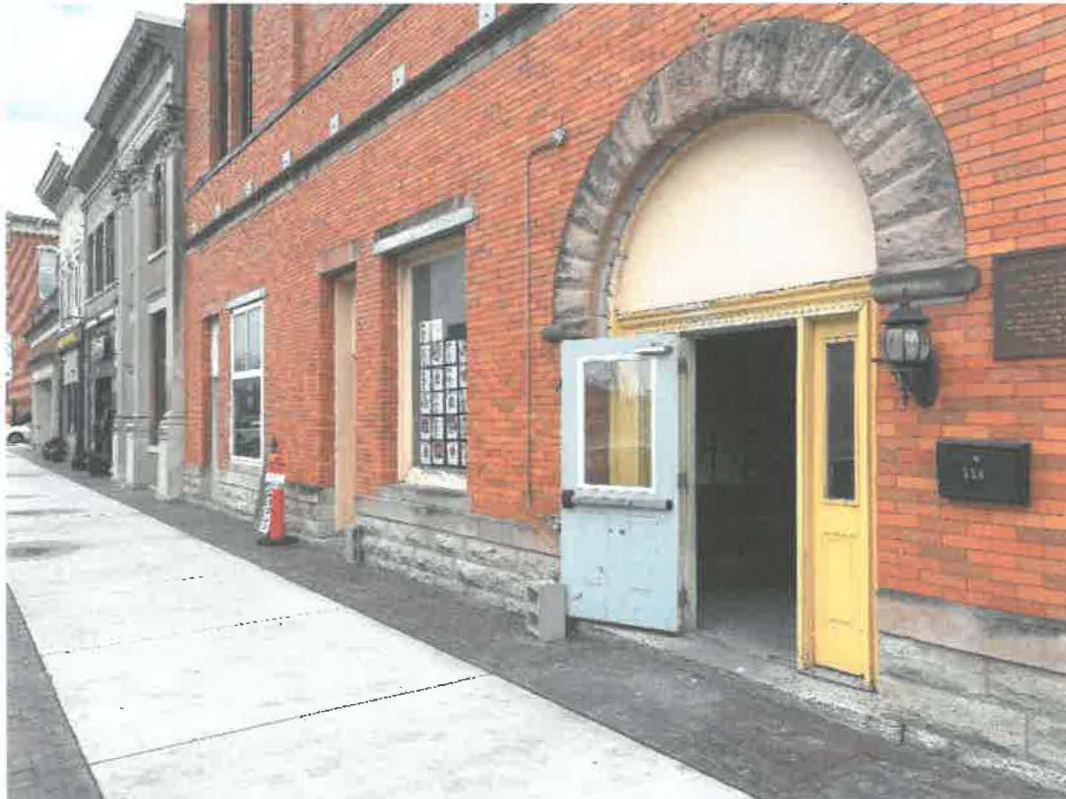
102 South Market Street, Troy, OH 45373-7393



Scope of Work

This project would involve the replacement of three (3) street-level (first-floor) doors, two (2) windows, and three (3) transoms at the Independent Order of Odd Fellows lodge/old Miami County courthouse facing West Main Street, as shown in Figure 1A.

Figure 1A



Figures 1B – 1D



Specifically, these modifications would be made at the entrances of three business addresses:

- 112 W. Main St. (Figure 1B; former location of bail bonds office, easternmost address within building)
- 114 W. Main St. (Figure 1C)
- 116 W. Main St. (Figure 1D; primary entrance with prominent stone arch above doorway)

The scope of this project does NOT include the westernmost entrance to the building at 118 W. Main St. (seen at the right in Figure 2), which is surrounded by plate glass. This plate glass entrance replaced the original two westernmost entrances to the building in the early 1920s when a Chevrolet dealership opened at this location. The restoration of the western third of the street-level façade to its original appearance is being contemplated and will hinge on cost and the needs of future tenants.

Figure 2

Rendering: Black and Portobello



Please note that this is a dated photograph from at least one year ago; since then, the plate glass window at right has been repaired, and the white shutters flanking the window at left have been removed.

The door/window/transom replacement project would, in effect, return the front façade of the building to its appearance in the 1920s. It would involve the use of historically appropriate wood features with aluminum cladding from the Pella Reserve line. Planning Commission members approved new historically appropriate aluminum-clad wood windows from this same Pella line (Pella Reserve) for the second and third floors of the Odd Fellows and old courthouse buildings in September 2024.

As with the upper-floor windows, research of historical photos and of the building itself informs the style of windows, doors, and transoms sought for this project. This project is key to restoring the Odd Fellows building's street appeal as the building is restored for occupancy and to serve as a downtown business anchor.

Discussion

The Odd Fellows building, constructed in 1902, maintains a great deal of its historical integrity, despite numerous alterations over the years. In the case of the windows, transoms, and doors that are part of this application, research shows that all original doors and transoms have been replaced over the years. On-site and historic research also shows that at least one of the two windows that are part of this application has been replaced in the past. The second window appears to be old, and possibly original to the building. As a result, it provides important insight into ensuring that all doors, windows, and transoms are recessed appropriately within the building's north elevation. THPA proposes that the one old window be replaced with a similar window of like materials to maintain uniformity of appearance with the other historically appropriate windows in the front façade of the building.

Windows: The two easternmost windows in the Odd Fellows building facing West Main Street would be replaced as part of this project. The new aluminum-clad wood windows would replicate the appearance of the original windows, with the black trim aligning the windows visually with the windows on the upper floors.

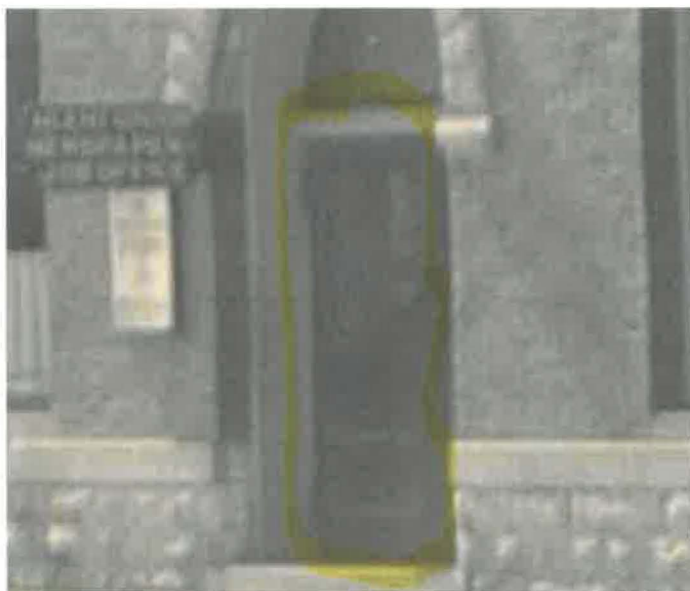
Doors: The three easternmost doors in the Odd Fellows building facing West Main Street would be replaced as part of this project. Here, too, the doors would be constructed of wood and clad in aluminum. While the trim around the doors would be black, the doors themselves would be "portobello," a grayish-brownish earth tone that does not clash with the orange-ish bricks of the façade (see Pella literature). The door to the 116 W. Main St. entrance – which is currently flanked by two sidelights and represents the largest entrance on the front of the building – would be replaced by two doors. This would be consistent with the door shown in Figures 3A and 3B, a photo taken circa 1905-1910, a few years after the

Odd Fellows lodge's construction. The photo is taken from an angle and requires magnification, but it is clear that there is no sidelight in the door opening and that there would have been a double door in place at the time.

Figure 3A



Figure 3B



All three doors would be “half-light” doors, with glass in the upper half and a raised panel in the lower half (Figure 4; circa 1910s to pre-1923). The second door from the right is especially visible. It is a half-light door with what appears to be two panels below.

Figure 4



Transoms: The three transoms above the three doors to be replaced would be full-glass transoms within wood frames clad in black aluminum. These transoms will tie in with the other windows in the building, including the semi-circular windows on the third floor.

112-118 W. Main St. (site plan- to scale)



Pella® Reserve® Features & Options

Colors & Finishes

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine Douglas Fir Mahogany White Oak Red Oak Cherry Maple

Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White Bright White Linen White Natural Stain Golden Oak Stain Early American Stain Provincial Stain Dark Mahogany Stain

Charcoal Stain Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.¹ Custom colors are also available.

Black White Brown Fossil Iron Ore Portobello Putty Almond Classic White Brick Red Hartford Green Pearl Gray Soft Linen Satin Steel Matte Gray Wolf Gray Spice Red Sage Frost Blue Blue Ash

Glass

InsulShield® Low-E Glass²

Advanced Low-E Insulating dual- or triple-pane glass with argon³

Advanced Comfort Low-E Insulating dual-pane glass with argon

NaturalSun Low-E Insulating dual- or triple-pane glass with argon⁴

NaturalSun® Low-E Insulating dual-pane glass with argon

SunDefense® Low-E Insulating dual- or triple-pane glass with argon⁵

SunDefense® Low-E Insulating dual-pane glass with argon

Additional Glass Options

Laminated (non-impact-resistant)^{6,7} tinted⁸ or obscure⁹ glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass¹⁰

Impact-resistant glass¹¹

¹ The highest exterior coating standard for painted aluminum exteriors is the AAMA 2606 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

² Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

³ Available on select products only. See your local Pella sales representative for availability.

⁴ Available with Low-E insulating glass with argon on select products.

⁵ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁶ Sound control glass consists of dissimilar glass thickness (3mm/6mm).

Pella Reserve® - Contemporary Pella Reserve® - Traditional

Pella Reserve® Features & Options

Grilles

Grille Types

Choose the look of true divided light with Integral Light Technology® or make cleaning easier by selecting grilles-between-the-glass.

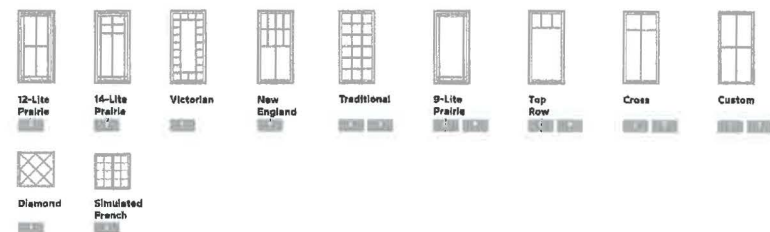


Grilles-Between-the-Glass Interior Colors:²



Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



Screens¹

Rollscreen® & Integrated Rollscreen

Rollscreen soft-closing retractable screens roll out of sight when not in use on Pella Reserve – Traditional and Pella Reserve – Contemporary casement windows. The Integrated Rollscreen is a fully concealed Rollscreen that moves seamlessly with the sash — appearing when you open a Pella Reserve – Traditional single- or double-hung window and rolling completely away when you close it.

Flat

inView® screens let in 14% more light and are 8% more open for improved airflow.⁴

TuffScreen® by Phifer

Keep bugs out and enjoy more fresh air with one of the most durable screen options on the market. The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.⁵

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E Insulating glass selection.

³ Warning: Use caution when children or pets are around open windows and doors.

⁴ Screens are not designed to resist children or pets.

⁵ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

⁶ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.



Contract - Detailed

Pella Window and Door Showroom of Kettering
4825 Gateway Circle
Kettering, OH 45440
Phone: (937) 435-0141 **Fax:** (937) 435-8634

Sales Rep Name: Sicilian, Stephen
Sales Rep Phone: 937-435-0141
Sales Rep Fax:
Sales Rep E-Mail: ssicilian@pelladayton.com

Customer Information	Project/Delivery Address	Order Information
Troy Historic Preservation Alliance 118 W Main St Troy, OH 45373-3214 Primary Phone: (937) 6047800 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1008023388 Customer Number: 1011818600 Customer Account: 1008023388	THPA - Storefront Windows and Doors PO Box 814 Lot # Troy, OH 45373-0814 County: Owner Name: Troy Historic Preservation Alliance Owner Phone: (937) 6047800	Quote Name: THPA - Storefront Windows and Doors Order Number: 282 Quote Number: 19458836 Order Type: Installed Sales Wall Depth: Payment Terms: 50% Down/Balance COD Tax Code: PELLA INST Cust Delivery Date: None Quoted Date: 4/30/2025 Contracted Date: Booked Date: Customer PO #:

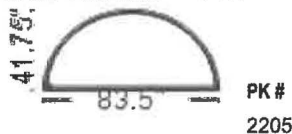
Line #	Location:	Attributes
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10 None Assigned

Pella Reserve, Traditional Direct Set, Fixed Frame Half Circle, 83.5 X 41.75, Black

Item Price	Qty	Ext'd Price
\$2,092.57	1	\$2,092.57

Frame Radius = 41.7



Viewed From Exterior

1: 83.541.75 Fixed Frame Direct Set Half Circle

Frame Size: 83 1/2 X 41 3/4

General Information: Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

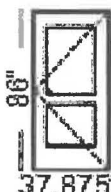
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.61, CPD PEL-N-18-04216-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354

Grille: No Grille,

Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 215".

Rough Opening: 84 - 1/4" X 42 - 1/2"

Line #	Location:	Attributes			
25	Door 1 & 2	Pella Reserve, Traditional Outswing Door, Commercial,, Left, 37.875 X 86, Portobello	Item Price	Qty	Ext'd Price
			\$5,055.28	2	\$10,110.56
		1: 37.87586 Left Outswing Door Frame Size: 37 7/8 X 86 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Low Profile, Bronze Finish Sill Exterior Color / Finish: Painted, Standard Enduraclad, Portobello Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, 6", Clad Panel Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Ball Bearing, Colonial Bronze Performance Information: CPD Not Rated, FPA None Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 248", Glazing Pressure = 205.			
	Viewed From Exterior	PK # 2205			

Rough Opening: 38 - 5/8" X 86 - 1/2"

Line #	Location:	Attributes			
30	None Assigned	92" 62" Viewed From Exterior PK # 2205 Pella Reserve, Traditional Direct Set, Fixed Frame, 62 X 92, Black 1: 6292 Fixed Frame Direct Set Frame Size: 62 X 92 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.31, VLT 0.59, CPD PEL-N-18-04248-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354, STC 31, OITC 26 Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 308" Item Price \$2,140.58 Qty 2 Ext'd Price \$4,281.16 </			

Rough Opening: 62 - 3/4" X 92 - 3/4"

Line #	Location:	Attributes			
35	None Assigned	24" wide Aluminum Coil, Length: 600, Black	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$316.89	2	\$633.78
		1: Accessory			
		Frame Size: -1 X -1			
	PK #	General Information: 24" wide Aluminum Coil			
	2202	Exterior Color / Finish: Painted, Standard Enduraclad, Black			
		Wrapping Information: Perimeter Length = 0".			
Viewed From Exterior					

Line #	Location:	Attributes			
40	None Assigned	CL20 - Window Installation Labor (Commercial)	Item Price	Qty	Ext'd Price
			\$243.00	5	\$1,215.00

Line #	Location:	Attributes			
45	None Assigned	CL30 - Door Installation Labor (Commercial)	Item Price	Qty	Ext'd Price
			\$353.00	3	\$1,059.00

LB84 - Additional Labor Charges

Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	None Assigned	INST95 - Vinyl Installation Accessories (3-6 Units)	\$323.00	1	\$323.00

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

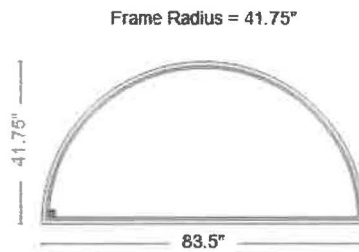
TAILGATE DELIVERY ONLY - DRIVER MUST HAVE HELP TO UNLOAD (Excluding Installed Sales)...CLEANING, PAINTING OR STAINING BY OTHERS...QUOTATION IS VALID FOR 30 DAYS. All products are built at the factory to your individual specifications. Any changes or cancellations must be made within 24 hours of placing your order. Any changes or cancellations after this time are subject to a 50% - 100% charge. Please review your order to verify the accuracy of the delivery address, payment terms and product specifications. You, the buyer, hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc). YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.

☐ **Project Checklist has been reviewed**_____
Customer Name (Please print)_____
Pella Sales Rep Name (Please print)_____
Customer Signature_____
Pella Sales Rep Signature_____
Date_____
Date_____
Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$27,767.20
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$2,274.00
Total	\$30,041.20
Deposit Received	\$0.00
Amount Due	\$30,041.20

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19458836

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Direct Set, Fixed Frame Half Circle, 83.5 X 41.75, Black

Rough Opening: 84.25" X 42.5"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: THPA - Storefront Windows and Project Name: THPA - Storefront Window

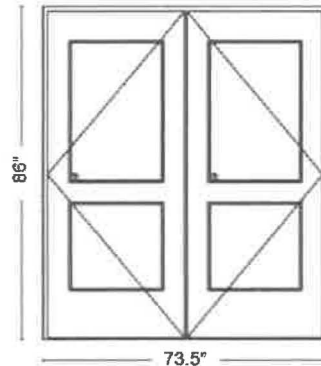
Jobsite Location: Troy, OH

Room Location: None Assigned

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19458836

Line Number: 15

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Double Outswing Door, Commercial., Active / Active, 73.5 X 86, Portobello

Rough Opening: 74.25" X 86.5"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: THPA - Storefront Windows and **Project Name:** THPA - Storefront Window

Jobsite Location: Troy, OH

Room Location: None Assigned

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19458836

Line Number: 20

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Direct Set, Fixed Frame, 37.875 X 39, Black

Rough Opening: 38.625" X 39.75"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: THPA - Storefront Windows and **Project Name:** THPA - Storefront Window

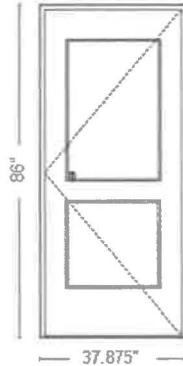
Jobsite Location: Troy, OH

Room Location: Door 1 & 2

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19458836

Line Number: 25

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Outswing Door, Commercial,, Left, 37.875 X 86, Portobello

Rough Opening: 38.625" X 86.5"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: THPA - Storefront Windows and **Project Name:** THPA - Storefront Window

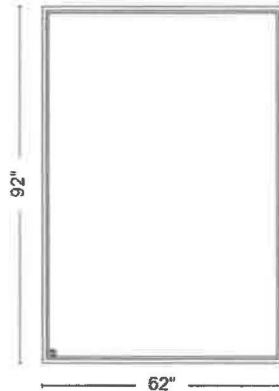
Jobsite Location: Troy, OH

Room Location: Door 1 & 2

Sales Branch Location: 28200 PELLA SALES INC

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19458836

Line Number: 30

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Direct Set, Fixed Frame, 62 X 92, Black

Rough Opening: 62.75" X 92.75"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: THPA - Storefront Windows and **Project Name:** THPA - Storefront Window

Jobsite Location: Troy, OH

Room Location: None Assigned

Sales Branch Location: 28200 PELLA SALES INC



30250201
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 5/19/25

Applicant Michael D Twiss, AIA Telephone No. 937-214-7000

Owner of Property Jeremy Tomb Has the Owner been Notified? Yes

Address of Project 122 West Main St

Contact Address (if different than Project Address) 226 S Market St

Name of Architect/Engineer and/or Contractor Michael D Twiss

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:

Michael D. Twiss

SIGNATURE OF PROPERTY OWNER:

Jeremy Tomb

PRINTED NAME OF PROPERTY OWNER:

Jeremy Tomb

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





CITY OF TROY
MIAMI COUNTY, OHIO

INDEX OF SHEETS

TITLE SHEET
GENERAL NOTES
DEMOLITION PLAN
DIMENSIONING AND PAVEMENT PLAN
GRADING PLAN
PAVEMENT ELEVATION PLAN

- 1
- 2-3
- 4
- 5
- 6
- 7

2023 SPECIFICATIONS

THE CONSTRUCTION STANDARDS AND DRAWINGS OF THE CITY OF TROY AND THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND GENERAL NOTES LISTED IN THE PLAN, SHALL GOVERN THIS IMPROVEMENT. THE MOST RESTRICTIVE SHALL APPLY.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW
PARKING LOT FOR THE 100F BUILDING LOCATED BETWEEN W
MAIN AND W FRANKLIN IN TROY, OHIO. SITE WORK TO
INCLUDE SITE GRADING AND PAVEMENT WORK.

EARTH DISTURBED AREAS

PROJECT EARTH DISTURBED AREA = 0.13 ACRES

Approved _____
Date _____ CITY ENGINEER

[illegible]

Choice One
Engineering

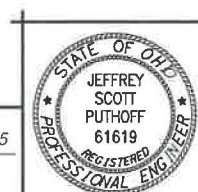
440 E. HOEWISHER ROAD | SIDNEY, OHIO 45365 | 937.497.0200
8956 GLENDALE MILFORD ROAD, SUITE 1 | LOVELAND, OHIO 45140 | 513.239.8554

www.CHOICEONEENGINEERING.com

MAY 16, 2025

JEFFREY S. PUTHOFF, P.E.
P.E.-#61619

04/28/2025
DATE



CHOICE ONE ENGINEERING
RELEASE FOR AGENCY REVIEW
MAY 16, 2025

REVISIONS:

FILE NAME

GN001

DRAWN BY

JLH

CHECKED BY

JSP

PROJECT No.

MIATRO2423

SHEET NUMBER

100

1 OF 7

ALL ELEVATIONS ARE BASED ON NAVD 88 (ODOT VRS GEOID 18).

ALL CONSTRUCTION METHODS, MATERIALS, AND SPECIFICATIONS SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF TROY STANDARDS AND SPECIFICATIONS AND/OR THE LATEST VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARDS AND SPECIFICATIONS (INCLUDING CURRENT SUPPLEMENTAL SPECIFICATIONS 800 AND 832), WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY OF TROY.

THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.64 ORC. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

CABLE
CHARTER
3691 TURNER ROAD
DAYTON, OHIO 45415
(937)396-8611
ATTN: JUSTIN TEGTMEYER

GAS
CENTERPOINT
2345 E. MAIN STREET
DANVILLE, INDIANA 46122
(317)718-3639
ATTN: PUBLIC PROJECT COORDINATOR

Z:\projects\Miami\Tro\WIA-TRO-2423\00FBuilding\Parking\LotImprovements\MIATRO2423_CN001.dwg 19-May-25 8:51 AM

GENERAL NOTES FOR CIVIL WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND IS TO INCLUDE SUCH COSTS AS A PART OF THE LUMP SUM PRICE ON THE PROJECT.

2. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE APPROPRIATE UNDERGROUND UTILITY MARKING SERVICE PRIOR TO THE START OF ANY CONSTRUCTION IN ORDER TO AVOID CONFLICTS WITH EXISTING UTILITIES. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE OWNER PRIOR TO THE START OF ANY WORK THAT WOULD BE IN CONFLICT WITH THE UTILITIES.

3. THE CONTRACTOR IS TO VISIT AND INVESTIGATE THE PROJECT SITE, PRIOR TO BIDDING, IN ORDER TO DETERMINE THE EXISTING GROUND AND SITE CONDITIONS. FOR SOIL TYPE AND GROUND WATER TABLE, THE CONTRACTOR IS ENCOURAGED TO UTILIZE ANY AVAILABLE DATA TO ESTIMATE GROUND CONDITIONS. SHOULD THE BIDDING CONTRACTOR REQUIRE ADDITIONAL TEST HOLES PRIOR TO BIDDING IN ORDER TO DETERMINE OR VALIDATE GROUND CONDITIONS, THIS CAN BE COMPLETED AT THE DISCRETION OF THE OWNER. NO TEST HOLES ARE TO BE DUG WITHOUT CONTACTING THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND WITHOUT RECEIVING WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE TO DO SO.

4. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS WITH REGARD TO EXCAVATION, SAFETY, QUALITY AND WORK PROGRESS. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THESE THROUGHOUT CONSTRUCTION OPERATIONS.

5. THE LOCATION OF MATERIALS STORED ON SITE MUST RECEIVE THE APPROVAL OF THE OWNER. IN GENERAL, MATERIALS SHOULD BE STORED SO AS TO MINIMIZE THE INCONVENIENCE TO THE OWNER.

6. IF EXCAVATED MATERIALS ARE FOUND TO BE CONTAMINATED, REMEDIATION WILL BE AT THE OWNER'S EXPENSE PRIOR TO REMOVAL FROM THE SITE OR DISPOSAL ON-SITE BY THE CONTRACTOR. THIS PROCESS WILL BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR.

7. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR, REPLACE, AND/OR RECONNECT ANY EXISTING DRAINAGE TILES, NOT SHOWN ON THE PLANS, WHICH CROSS THROUGH THE EXCAVATED TRENCH. ANY DRAINAGE TILES ENCOUNTERED ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND A MEASUREMENT TAKEN FROM THE NEAREST MANHOLE OR INLET STRUCTURE TO THE CENTERLINE OF THE TILE. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AS PART OF THE RECORD DRAWINGS.

8. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRS TO ANY UTILITY LINE(S) THAT THE CONTRACTOR DAMAGES UNLESS OTHERWISE CLEARLY THE RESPONSIBILITY OF THE UTILITY COMPANY.

9. THE CONTRACTOR WILL REPLACE ALL DAMAGED OR REMOVED DRIVES AND PAVEMENT WITH THE REQUIRED THICKNESS SHOWN ON THE PLANS OR MATCH EXISTING IF GREATER.

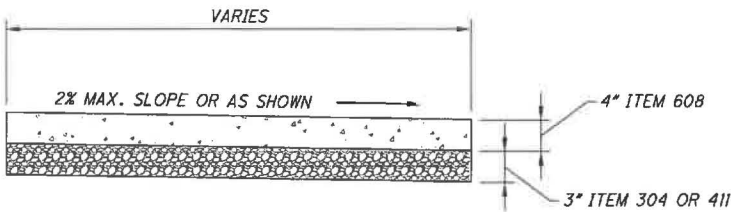
10. ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE.

11. CONTRACTOR SHALL USE PROPER EROSION CONTROL TECHNIQUES TO MAINTAIN GRADE PRIOR TO SEEDING.

12. CONTRACTOR TO REFER TO ODOT SPECIFICATION, ITEM 659 FOR SEEDING AND MULCHING UNLESS OTHERWISE SPECIFIED. CONTRACTOR WILL NOT SEED ANY AREA UNTIL OWNER HAS INSPECTED FINAL TOPSOIL GRADING.

13. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FENCES, LAWN DECORATIONS, TREES, SHRUBS, PLANTING, VEGETATION ETC. WHICH IS DAMAGED, DISTURBED OR REMOVED DURING CONSTRUCTION.

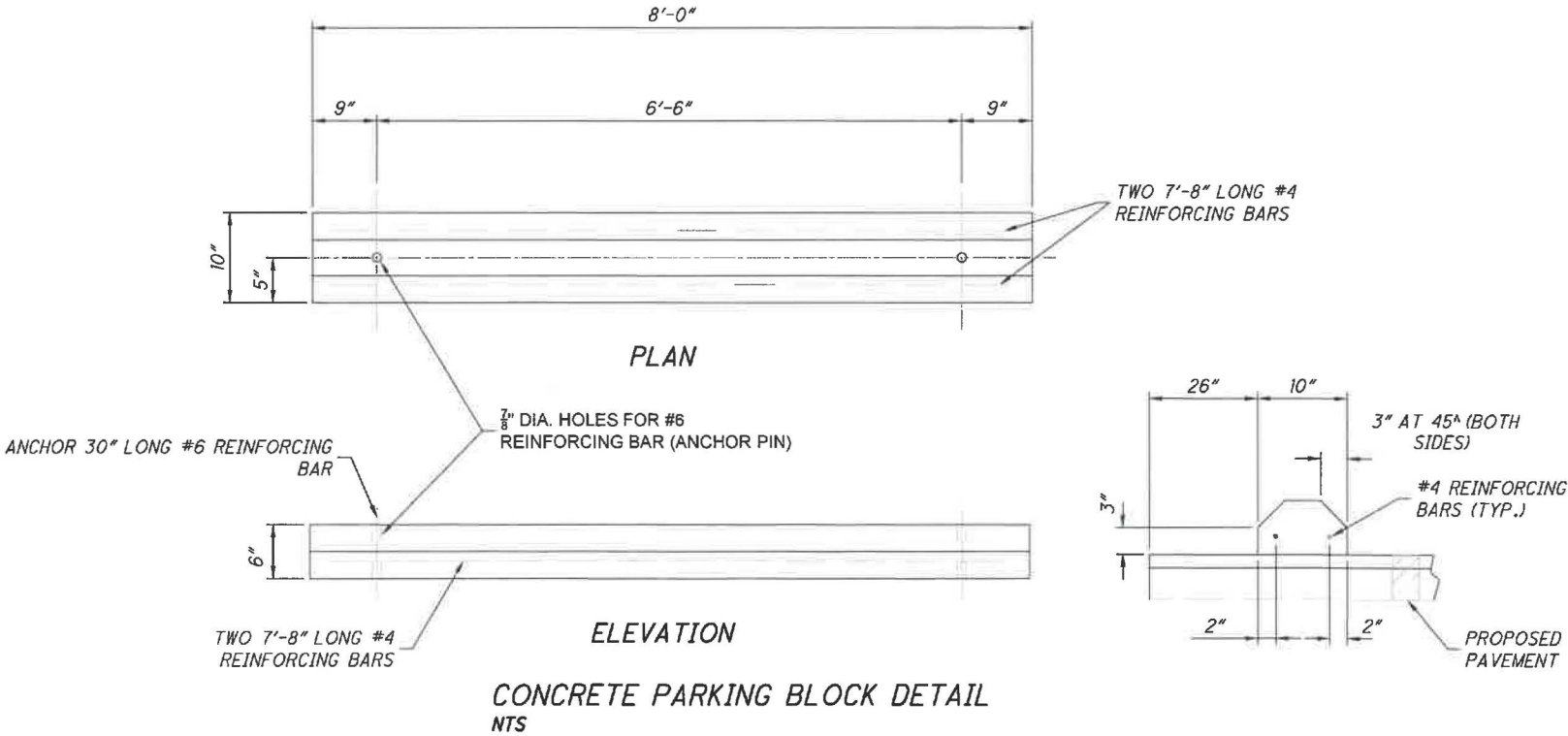
14. DURING PAVING OPERATIONS, THE CONTRACTOR MUST SUBMIT A WRITTEN PLAN IDENTIFYING DRIVE AREAS WITHIN THE SITE THAT WILL BE SHUT DOWN FOR CONSTRUCTION OPERATIONS PRIOR TO START OF ANY WORK IN THOSE AREAS. CONTRACTOR MUST MAINTAIN A MINIMUM OF ONE LANE FOR TRAFFIC IN ANY AREAS SO DESIGNATED BY THE OWNER THROUGHOUT ALL CONSTRUCTION OPERATIONS.

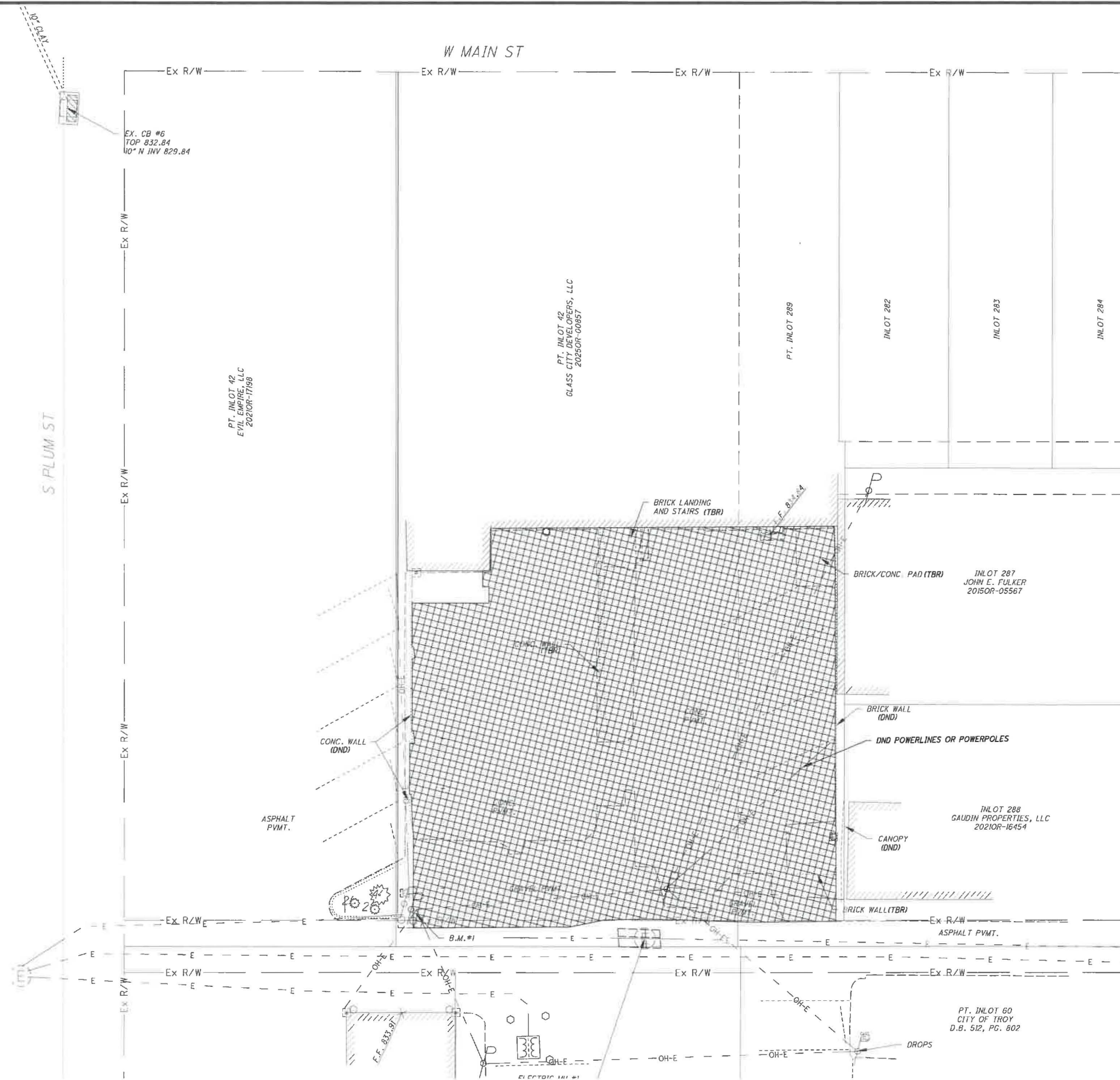


NOTES

- A. WALK TO BE POURED ON 3" MINIMUM ODOT #304 OR ODOT #411 AGGREGATE.
- B. PROVIDE EDGING AND BROOM FINISH TO ALL EXPOSED SURFACES.
- C. CONCRETE SHALL CONFORM TO ODOT ITEM 499 CONCRETE AND WORK SHALL CONFORM TO ODOT ITEM 608, UNLESS OTHERWISE SPECIFIED WITHIN.
- D. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
- E. ALL CONCRETE SHALL BE ODOT QC-IP.
- F. PROPOSED CONCRETE WALK SHALL BE JOINTED AS CLOSE TO SQUARE AS POSSIBLE. JOINT SPACING MAY VARY SLIGHTLY DEPENDING ON THE LENGTH AND WIDTH OF THE PROPOSED SIDEWALK AREAS. JOINT SPACING SHALL TYPICALLY RANGE FROM 4'X4' TO 10'X10'. IN ALL CASES THE SIDEWALK SHALL BE JOINTED SO THAT THE MAXIMUM ASPECT RATIO (OF PANEL LENGTH TO WIDTH) OF THE JOINTING IS 1.25:1 OR LESS. CONTRACTOR TO VERIFY METHOD AND TYPE OF CONTROL JOINTING WITH OWNER PRIOR TO PERFORMING WORK.
- G. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 100'.
- H. CONCRETE TO INCLUDE 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO SYNTHETIC MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.

CONCRETE WALK
NTS



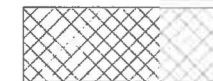


BENCHMARK #1 ELEV. 835.05
MAG NAIL IN POWER POLE
SOUTHEAST CORNER OF WEST
PARKING LOT

SCALE IN FEET
0 5 10 20

LEGEND:

TBR = TO BE REMOVED
DND = DO NOT DISTURB



EXISTING STRUCTURES, PAVEMENT, CURBING,
WALK ETC. REMOVAL LIMITS
TO BE PERFORMED AS NEEDED BASED ON ACTUAL
CONSTRUCTION REQUIREMENTS

DEMO NOTES:

CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING ITEMS WITHIN THE PROJECT LIMITS/AREA AS NEEDED TO CONSTRUCT THE PROPOSED PROJECT AND AS DIRECTED BY THE OWNER. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, EXISTING ASPHALT PAVEMENT, CONCRETE PAVEMENT, WALK, CURB, PARKING BLOCKS, STEPS, RETAINING WALLS, CATCH BASINS, MANHOLES, PIPING, VALVES, POSTS, FENCE, LIGHT POLES, ELECTRIC POLES, POLE BASES, FOUNDATIONS, TREES, STUMPS, LANDSCAPING, ETC. THIS WORK SHALL INCLUDE REMOVING ALL EXISTING FOUNDATIONS, FOOTINGS, UNDERGROUND PORTIONS OF, ETC. FOR ALL ITEMS TO BE REMOVED/DEMOLISHED.

CONTRACTOR TO VERIFY EXACT ITEMS TO BE REMOVED OR ABANDONED IN PLACE AND THE APPROPRIATE TIMING TO REMOVE OR ABANDON THEM WITH THE OWNER PRIOR TO THEIR REMOVAL OR ABANDONMENT. CERTAIN SERVICES MAY NEED TO BE KEPT IN OPERATION AS LONG AS POSSIBLE OR REPLACED WITH TEMPORARY SERVICES. OWNER TO DETERMINE TIMING AND NEED FOR ANY TEMPORARY SERVICES.

THERE MAY BE OTHER UNKNOWN UNDERGROUND UTILITIES, SERVICES OR ITEMS WHICH MAY BE LOCATED WITHIN THE SITE AND MAY REQUIRE REMOVAL OR REROUTING IN ORDER TO PERFORM THE PROPOSED PROJECT. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY UNKNOWN UNDERGROUND UTILITIES OR OTHER ITEMS WHICH ARE ENCOUNTERED AND WORK WITH THE OWNER TO DECIDE HOW THESE ITEMS SHOULD BE HANDLED.

CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE REMOVAL OF UTILITIES.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CHECK WITH AND VERIFY WITH OWNER ALL ITEMS WHICH THE OWNER WANTS TO SALVAGE. ALL ITEMS DESIGNATED FOR SALVAGE BY THE OWNER, WHICH MAY INCLUDE BUT IS NOT LIMITED TO SUCH ITEMS AS LIGHT POLES, LUMINAIRES, SIGNS (INCLUDING POST), ETC., AND ANY OTHER ITEMS DESIGNATED FOR SALVAGE BY THE OWNER WHICH ARE TO BE REMOVED SHALL BE CAREFULLY SALVAGED AND SHALL REMAIN THE PROPERTY OF THE OWNER. ALL ITEMS WHICH ARE REMOVED AND THE OWNER DOES NOT WANT TO SALVAGE SHALL BE REMOVED FROM THE SITE AND SHALL BECOME THE CONTRACTOR'S PROPERTY FOR PROPER DISPOSAL OFF-SITE, UNLESS OTHERWISE NOTED.

DEMOLITION OF ALL ITEMS TO BE PER ALL FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND STANDARDS. ALL DEMOLITION PERMITS TO BE OBTAINED PRIOR TO DEMOLITION.

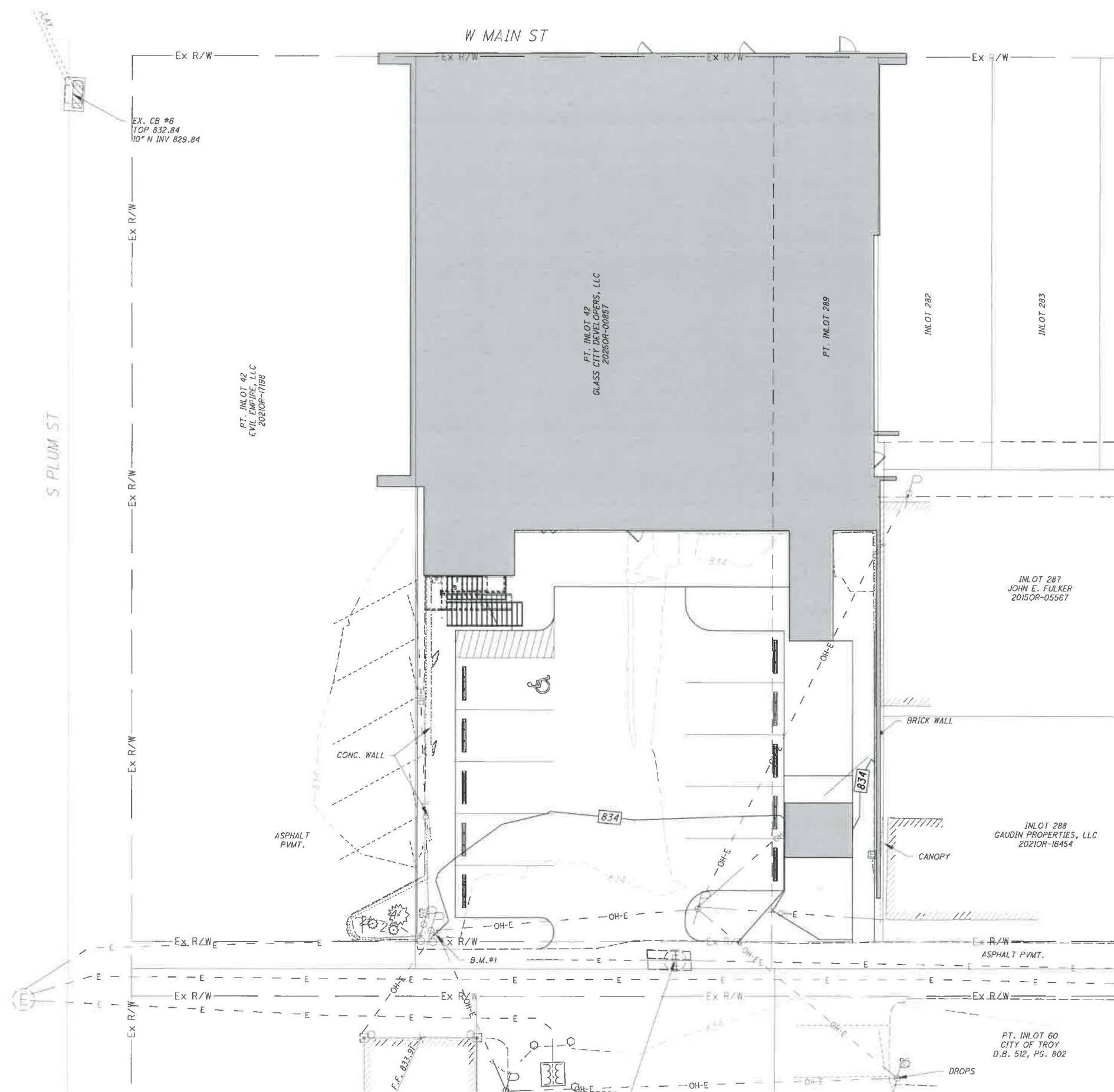
DEMO EXISTING PAVEMENT NOTE:

DEMOLITION EDGES IN EXISTING PAVEMENT SHALL BE STRAIGHT, CLEAN AND TRUE.

EXISTING ELECTRICAL NOTE:

CONTRACTOR SHALL REFER TO THE ELECTRICAL DRAWINGS FOR DEMO INFO. ON HOW ALL EXISTING ELECTRICAL ITEMS FOR THE SITE ARE TO BE HANDLED AND ADDRESSED.

REVISIONS:



BENCHMARK #1 ELEV. 835.05
MAG NAIL IN POWER POLE
SOUTHWEST CORNER OF WEST
PARKING LOT



LEGEND

- 834- EXISTING CONTOURS
 -834- PROPOSED CONTOURS
 PROPOSED STORM SEWER
 PROPOSED EDGE PAVEMENT

PROJECT EARTH DISTURBED AREA = 0.13 ACRES

NOTES:

CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHEREVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHEREVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE.

CONTRACTOR TO ENSURE ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE. NO PONDING OR PUDDLING OF WATER IS PERMITTED.

GRADING LIMITS NOTE:

CONTRACTOR SHALL VERIFY THE FOLLOWING WITH THE CONSTRUCTION MANAGER AND OWNER'S REPRESENTATIVE:

1. AREAS WHERE GRADING OPERATIONS ARE TO TAKE PLACE.
2. AREAS WHERE GRADING OPERATIONS ARE NOT TO TAKE PLACE.
3. GRADING LIMITS.
4. GRADING TIE-IN POINTS TO EXISTING GRADES.

TRANSITION DETAIL

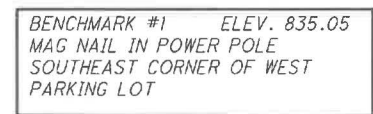
PROPOSED ASPHALT PAVEMENT

2'-0"

MILL OFF 2" AND OVERLAY 2" -
SURFACE COURSE WHERE EVER
PROPOSED ASPHALT PAVEMENT
TIES INTO EXISTING ASPHALT
PAVEMENT

EXISTING ASPHALT PAVEMENT

TACK COAT



LEGEND

EP = EXISTING PAVEMENT ELEVATION
EG = EXISTING GROUND ELEVATION
P = PROPOSED PAVEMENT ELEVATION
W = PROPOSED SIDEWALK ELEVATION

NOTE THAT IN ORDER TO FACILITATE PROPER ADA ACCESS THERE MAY BE AREAS WHERE IT IS INTENDED FOR THERE TO BE NO CURB EXPOSURE (PAVEMENT AND TOP OF CURB TO BE FLUSH). SEE SPOT ELEVATIONS ON THIS SHEET TO DETERMINE WHERE THESE AREAS ARE.

NOTE:
CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHEREVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHEREVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEENGINEERING.com

**1000 BUILDING PARKING LOT IMPROVEMENTS
CITY OF TROY
PAVEMENT ELEVATIONS PLAN**

REVISIONS:

FILE NAME
PVMT.ELE.

DRAWN BY
JLH

CHECKED BY
JSP

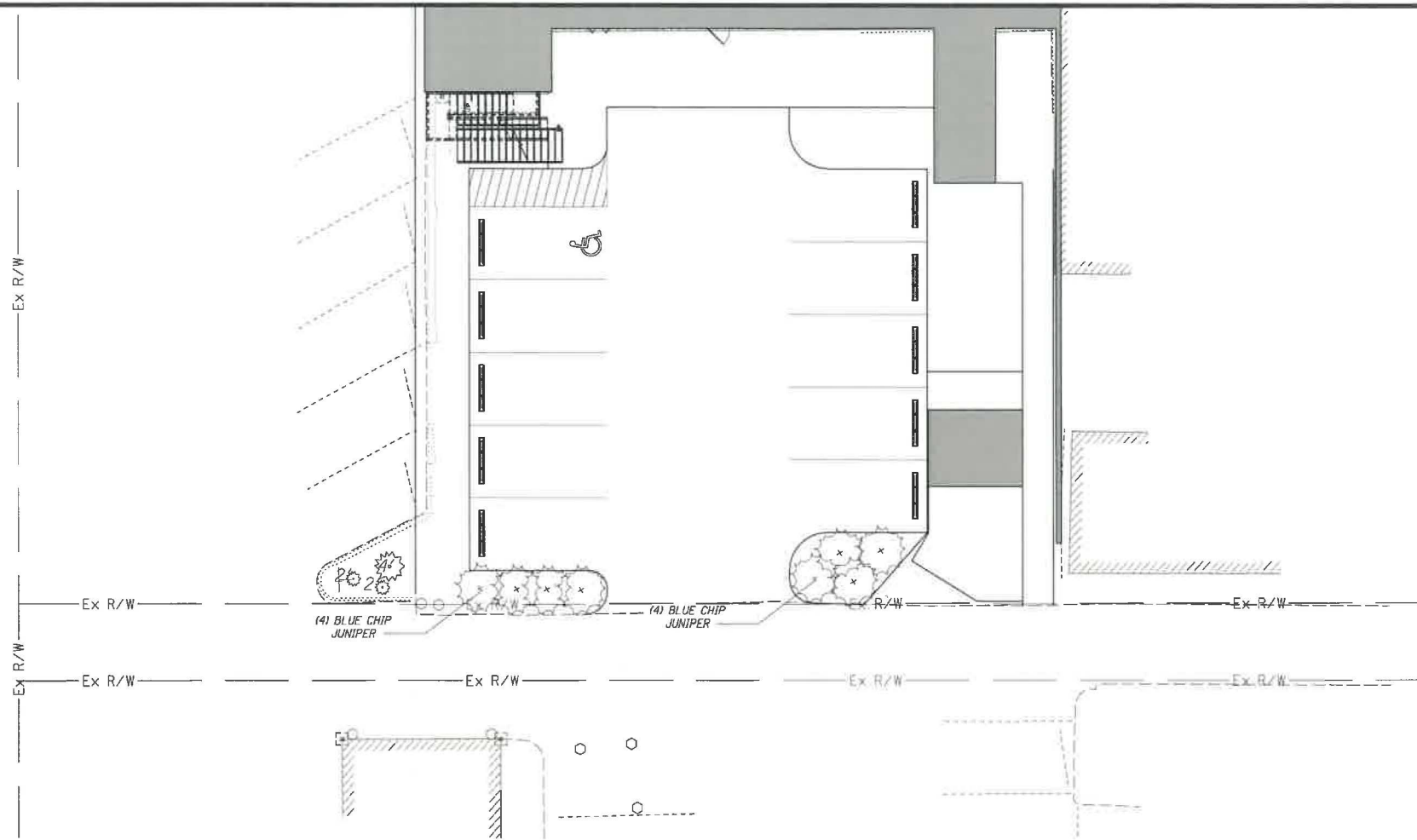
PROJECT No.
MIATRO2423

DATE
05-16-2025

SHEET NUMBER

7 OF 7

Z:\Project\Miami\Tro\MIATRO-2423\IOOF Building\Parking\Lot Improvements\MIATRO2423_SITE PLAN SHEETS.dwg 27-May-25 8:15 AM

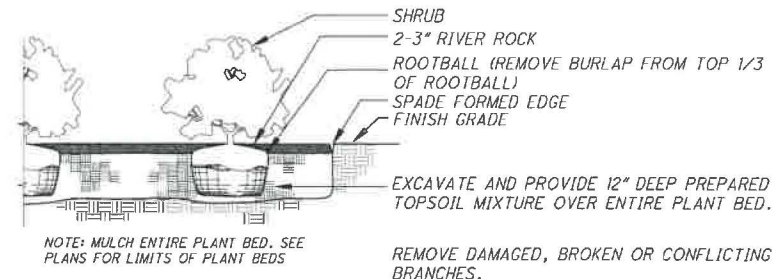


GENERAL NOTES

- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
- INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
- PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
- CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

INSTALLATION NOTES

- IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
- DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
- LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
- REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
- WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
- SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
- PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
- DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
- SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE 1/3 TOP OF BURLAP (IF APPLICABLE).
- SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.



SHRUB PLANTING DETAIL

PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
SHRUBS				
8	BLUE CHIP JUNIPER	JUNIPERUS H. 'BLUE CHIP'	15" SPR.	NO. 3 CONT.



REVISIONS:

Colors

110 Chestnut



210 Pewter



310 Charcoal



418 Harvest Buff



510 Cocoa Brown



910 Coral Red



710 Mahogany



610 Old Rose



1000 Black Onyx



1200 Brick Red



1400 Autumn





MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 4, 2025

SUBJECT: Liberty Meadows Subdivision – Section One - Final Plat

DISCUSSION:

On January 24, 2024, the Planning Commission previously approved the Liberty Meadows Subdivision Preliminary Plan. The subdivision has expired and the applicant is now requesting to go back through the subdivision process. The applicant now requests the Planning Commission to review the Final Plat for Section One. Attached to this report is a copy of the Final Plat for Section One of the Liberty Meadows Subdivision.

PROPOSAL:

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

Development Area:

Section One is comprised of a total of 23.64 acres broken down as follows:

12.146 acres	31 building lots
7.326 acres	4 drainage lots
0.346 acres	1 landscape/buffer lot along Liberty Bell Way
3.822 acres	Public right-of-way to be dedicated.

Zoning:

The zoning of Section One is R-3-B Single-Family Residential requires a minimum lot size of 12,000 square feet. The proposals indicate 31 buildable lots ranging from .275 acres (12,000 square feet) to 0.618 acres (26,920 square feet).

Right-of-way:

The development of this section will dedicate 3.822 acres of public street Right-of-Way. The names of the roads in Section One are Liberty Bell Way, Freedom Way, Wyatt Road, and Trump Court.

Parkland:

Fees-in-lieu-of have been accepted by the Planning Commission and Park Board for this development and will be collected with each new housing permit.

RECOMMENDATION:

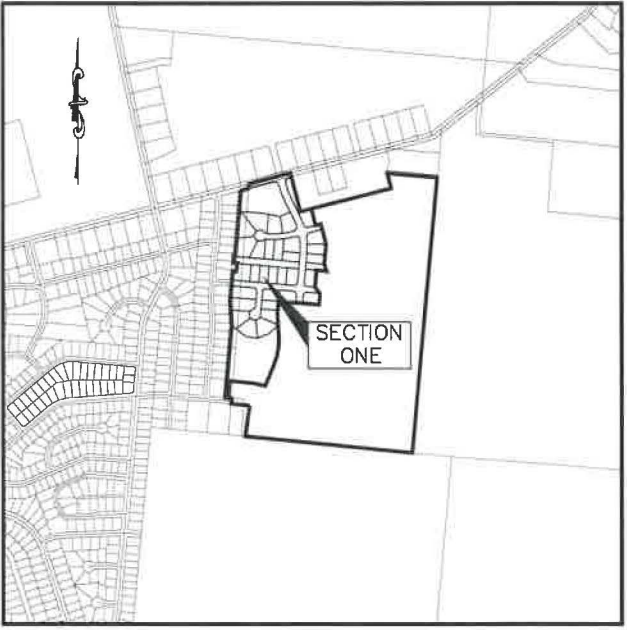
Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way as they are in general accordance with the approved preliminary plan with the condition that the escrow agreement are received and approved prior to going to City Council.

LIBERTY MEADOWS-SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



VICINITY MAP
N.T.S.

DEDICATION AND EASEMENTS

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

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

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

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

OWNER/MANAGER:
LIBERTY LOT SALES, LLC

NAME _____ TITLE _____ SIGNATURE _____

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC _____

LENDER: MINSTER BANK RECORD: 2018OR-06609

MORTGAGOR: LIBERTY LOT SALES, LLC

REPRESENTATIVE: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC _____

CITY OF TROY-CITY ENGINEER

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

JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

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

CHAIRMAN _____ SECRETARY _____

CITY OF TROY COUNCIL

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

SECTION ____ , BOOK____ , THIS ____ DAY OF _____, 20____

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

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

TRANSFER OF LOTS

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

STREET CONSTRUCTION

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

WATER AND SEWER

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

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

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

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

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

AREA SUMMARY

4 DRAINAGE LOTS	7.326 ACRES
1 LANDSCAPE/BUFFER	0.346 ACRES
31 BUILDING LOTS	12.146 ACRES
DEDICATED STREET R/W	3.822 ACRES
TOTAL	23.640 ACRES

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY THE SURVEYOR AND THAT ALL MONUMENTS INDICATED FINAL SUBDIVISION PLAT REQUIREMENTS THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

WESLEY D. GOUBEAUX, P.S. #8254

DATE

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

FEE \$ _____

DAVID NORMAN, MIAMI COUNTY RECORDER

BY: DEPUTY RECORDER

TRANSFERRED THIS ____ DAY
OF _____, 20____

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

DESCRIPTION

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

DRAINAGE

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

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

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

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2025OR-_____, OF THE MIAMI COUNTY RECORDER'S RECORDS.

OWNER'S STATEMENT

DATE: _____, 20____

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

SIGNATURE

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC _____

PREPARED BY:

ChoiceOne
Engineering

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

DATE:

04-21-2025

DRAWN BY:

MPL

JOB NUMBER:

MIATRO1827

SHEET NUMBER

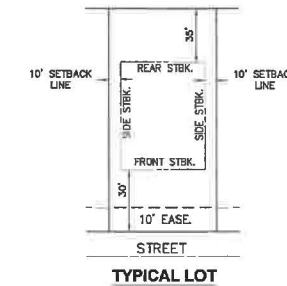
1 OF 3

LIBERTY MEADOWS- SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



SURVEY REFERENCE

LAND SURVEY 41, PG. 34
LAND SURVEY 42, PG. 180
LAND SURVEY 51, PG. 40
LAND SURVEY 58, PG. 122
LAND SURVEY 58, PG. 135
LAND SURVEY 59, PG. 185
REC. P.B. 8, PG. 16
REC. P.B. 8, PG. 110
REC. P.B. 8, PG. 111
REC. P.B. 22, PG. 43
REC. P.B. 25, PG. 80
REC. P.B. 28, PG. 76

DEED REFERENCE

20180R-08608

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11387	83.226	21.147	62.079
10232	0.506	0.418	0.087
10235	2.075	2.075	0.000

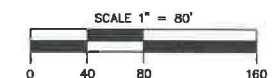
NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) NO DRIVEWAYS SHALL BE PERMITTED ONTO TROY-URBANA ROAD.
- 4.) THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS, DRAINAGE WAYS ARE NOT TO BE USED AS A UTILITY EASEMENT, EXCEPT WHERE SHOWN ON THIS PLAT.
- 5.) NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUFFER LOT.

LEGEND

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

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



PREPARED BY:

ChoiceOne
Engineering

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

DATE:
04-21-2025

DRAWN BY:
MPL

JOB NUMBER:
MIATRO1827

SHEET NUMBER
2 OF 3

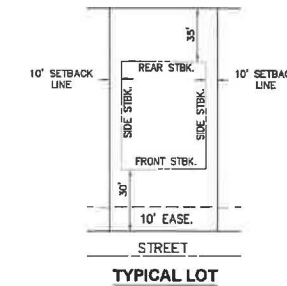
SEE SHEET 3 OF 3

LIBERTY MEADOWS- SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY



SURVEY REFERENCE

LAND SURVEY 41, PG. 34
LAND SURVEY 42, PG. 180
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REC. P.B. 22, PG. 43
REC. P.B. 25, PG. 80
REC. P.B. 28, PG. 76

DEED REFERENCE

20180R-06608

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11387	83.226	21.147	62.079
10232	0.506	0.418	0.087
10235	2.075	2.075	0.000

NOTES

- ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- NO DRIVEWAYS SHALL BE PERMITTED ONTO TROY-URBANA ROAD.
- THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS, DRAINAGE WAYS ARE NOT TO BE USED AS A UTILITY EASEMENT, EXCEPT WHERE SHOWN ON THIS PLAT.
- NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUFFER LOT.

LEGEND

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

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

SCALE 1" = 80'

LINE	LENGTH	BEARING
L1	52.57'	S14°32'43"E
L2	25.00'	N85°09'26"W
L3	42.40'	N04°50'34"E
L4	30.00'	S85°09'26"E
L5	30.00'	N85°09'26"W
L6	10.00'	S85°09'26"E

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	1000.00'	202.21'	113°50'09"	201.87'	S20°20'18"E
C2	500.00'	109.50'	12°32'53"	109.28'	N19°31'28"W
C3	500.00'	160.80'	18°25'33"	160.10'	N04°22'13"W
C4	500.00'	169.19'	18°23'17"	168.39'	N85°08'56"E
C5	30.00'	46.63'	89°03'29"	42.08'	N60°00'59"W
C6	30.00'	47.68'	91°03'44"	42.82'	S28°55'25"W
C7	970.00'	178.16'	103°1'25"	177.81'	S20°52'10"E
C8	1030.00'	191.34'	10°39'38"	191.07'	S20°48'33"E
C9	470.00'	45.16'	9°50'21"	45.15'	N23°22'42"W
C10	30.00'	50.31'	96°34'48"	44.62'	N27°24'53"E
C11	530.00'	63.01'	6°48'44"	62.98'	N22°43'30"W
C12	30.00'	44.82'	85°13'34"	40.62'	S61°35'58"E
C13	30.00'	43.72'	83°29'55"	39.95'	S33°42'17"W
C14	30.00'	51.46'	98°17'03"	45.36'	N55°21'12"E
C15	525.00'	53.53'	5°50'31"	53.51'	N78°22'32"E
C16	525.00'	81.11'	8°51'05"	81.02'	N85°43'20"E
C17	525.00'	43.02'	4°41'41"	43.01'	S87°30'17"E
C18	40.00'	10.45'	14°58'20"	10.42'	S87°21'24"W
C19	40.00'	20.10'	28°47'23"	19.89'	S65°28'33"W
C20	50.00'	57.48'	65°52'00"	54.37'	N84°00'52"E
C21	50.00'	50.03'	57°20'00"	47.97'	S34°23'08"E
C22	50.00'	50.03'	57°20'00"	47.97'	S22°56'52"W
C23	50.00'	75.91'	86°59'25"	68.83'	N84°53'28"W
C24	40.00'	26.39'	37°47'58"	25.91'	S60°17'43"E
C25	40.00'	4.16'	5°57'43"	4.16'	S82°10'34"E
C26	475.00'	111.23'	13°24'59"	110.97'	N88°08'05"E
C27	475.00'	48.51'	5°58'18"	48.48'	N78°26'26"E
C28	470.00'	91.09'	11°06'14"	90.94'	N00°42'33"W
C29	530.00'	67.60'	7°18'30"	67.56'	N04°23'27"W
C30	530.00'	51.61'	5°34'46"	51.59'	N02°03'11"E
C31	30.00'	47.12'	90°00'00"	42.43'	S40°09'26"E
C32	30.00'	47.12'	90°00'00"	42.43'	S49°50'34"W
C33	30.00'	47.12'	90°00'00"	42.43'	N40°09'26"W
C34	30.00'	47.12'	90°00'00"	42.43'	N49°50'34"E
C35	30.00'	47.12'	90°00'00"	42.43'	S49°50'34"W
C36	30.00'	47.12'	90°00'00"	42.43'	N40°09'26"W
C37	40.00'	44.41'	63°36'44"	42.16'	N36°38'58"E
C38	50.00'	28.97'	33°12'06"	28.57'	S51°51'15"W
C39	50.00'	62.80'	71°58'01"	58.76'	S00°43'49"E
C40	50.00'	52.36'	60°00'00"	50.00'	S66°42'45"E
C41	50.00'	52.36'	60°00'00"	50.00'	N53°17'11"E
C42	50.00'	16.10'	18°26'37"	16.03'	N14°03'52"E
C43	325.00'	11.83'	2°05'08"	11.83'	N84°06'52"W
C44	525.00'	54.28'	5°55'28"	54.26'	N82°11'43"W

SUBMITTED
FOR REVIEW

PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8534
www.CHOICEONEENGINEERING.com

DATE:
04-21-2025

DRAWN BY:
MPL

JOB NUMBER:
MIATRO1827

SHEET NUMBER
3 OF 3

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: June 5, 2025

SUBJECT: Final Development Plan – Somerset Reserve Section 2

BACKGROUND:

Attached is the Final Development Plan for Somerset Reserve Planned Development Section 2 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 for Section 2 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: This phase of the development consists of 49 single-family residential lots. The lot area breakdown is as follows:

Lot area - 8.123 acres
Open space - 2.551 acres
Right of Way: (public) - 0.849 acres (private) - 1.905 acres
Total acreage = 13.428

Roadways: This phase of the development will add the second main access off of W. Market Street (State Route 55). Phase one included necessary road improvements to the Nashville Road and W. Market Street intersection. The internal road system will be private streets maintained by the HOA. Street names include: Somerset Drive, Pinecrest Drive, and Oakridge Drive. The public portion of the right of way to be dedicated is 0.849 acres.

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 with this phase creating 2.5 acres of open space. Private playground equipment and paved walking trails are also being provided. The Zoning Code requires 10% of the entire acreage in the development to be used as open space.



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

The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.

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.

OWNER
SOMERSET RESERVE
PROJECT I, LLC
10100 INNOVATION DR, SUITE 410
MIAMISBURG, OH 45342

DEVELOPER:
DDC MANAGEMENT, LLC
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 610-1500

ENGINEER/SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JUSTIN ELAM, P.E.

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER / WATER / STORMWATER:
CITY OF TROY
100 S. MARKET ST.
TROY, OH 45373
PHONE: (937) 339-9481
CONTACT: JILLIAN RHOADES

ZONING:
CITY OF TROY
100 S. MARKET ST.
TROY, OH 45373
CONTACT: AUSTIN EIDEMILLER

COMMUNICATIONS:
SPECTRUM
PHONE: (844) 777-3891

GAS SERVICE:
CENTERPOINT ENERGY
PHONE: (937) 440-1830
CONTACT: RANDY CECI

ELECTRIC:
PIONEER ELECTRIC CO-OP
PHONE: (937) 381-0645
CONTACT: TODD GARRETT

SITE DATA:

ZONING: PD-R

TOTAL ACREAGE: 58.1 AC
PHASE 2 ACREAGE: 11.9 AC
PHASE 2 LOT COUNT: 49 LOTS

BUILDING SETBACKS:
FRONT: 25'
SIDE: 5'/10' TOTAL MINIMUM
REAR: 30' MINIMUM

BENCHMARK DESCRIPTIONS:

BENCHMARK #1 - BENCH TIE IN SOUTH FACE OF POWER POLE ON NORTH SIDE OF SR. 55 APPROX. 75' WEST OF ITS INTERSECTION WITH NASHVILLE RD.
ELEV = 905.01' (NAVD 88)

BENCHMARK #2 - BENCH TIE IN SOUTH FACE OF POWER POLE LABELED "51119" ON NORTH SIDE OF SR. 55
ELEV = 915.47' (NAVD 88)

BENCHMARK #3 - BENCH TIE IN WEST FACE OF POWER POLE LABELED "51146" ON NORTHEAST CORNER OF NASHVILLE RD. AND CHATHAM DR.
ELEV = 903.39' (NAVD 88)

BENCHMARK #4 - CROSS NOTCH ON WEST BOLT OF FIRE HYDRANT, SAID HYDRANT BEING ON EAST SIDE OF NASHVILLE RD. APPROX. 450' SOUTH OF ITS INTERSECTION WITH SR. 55
ELEV = 905.04' (NAVD 88)

SURVEY NOTES:

VERTICAL DATUM:
NAVD 88

UTILITY DISCLAIMER:
THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OWPS NOTIFICATION DATE: OCTOBER 22, 2022; TICKET NUMBERS A228301521-00A AND A228301624-00A.

DATE OF FIELD SURVEY: SEPTEMBER, 2022
DATE OF SURVEY MAP: NOVEMBER, 2022

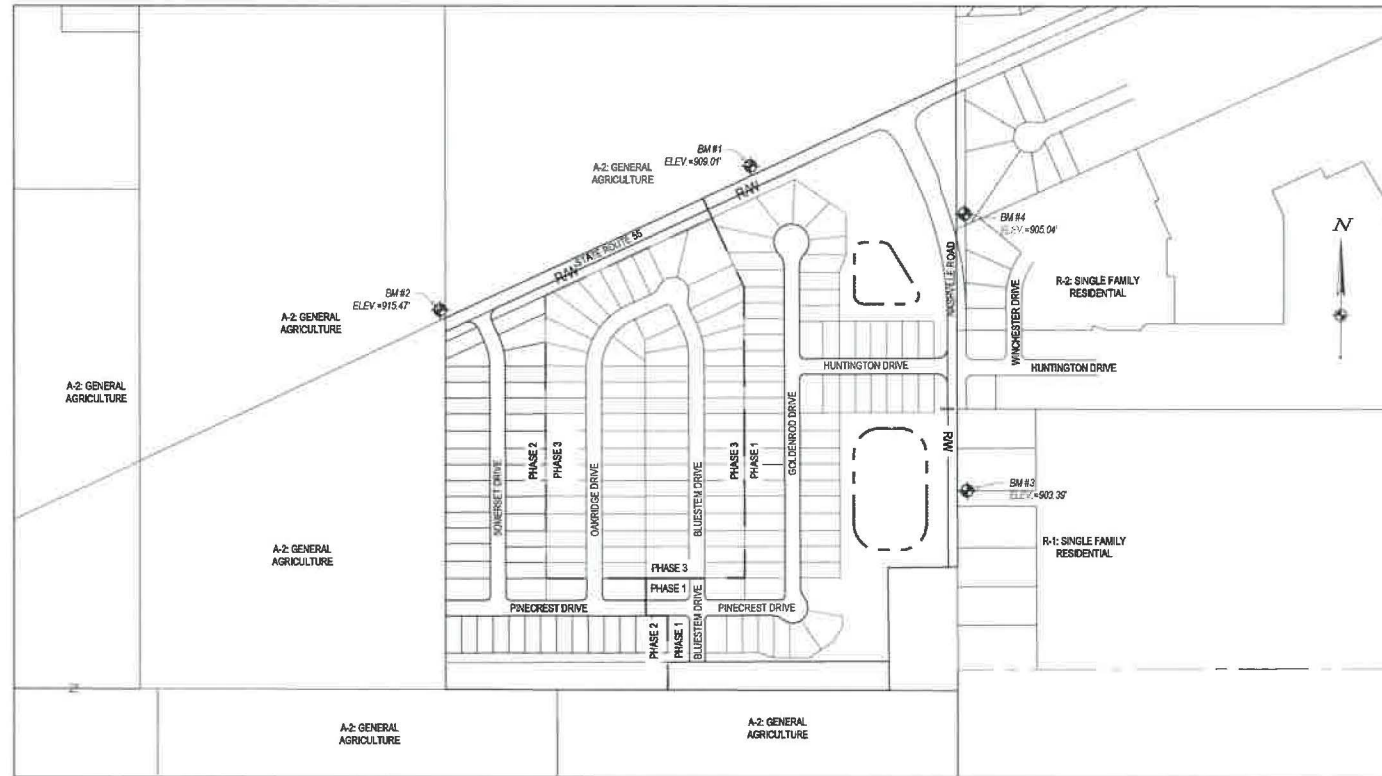
FEMA FLOODPLAIN:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 39105C0144E, EFFECTIVE DATE: AUGUST 2, 2011.

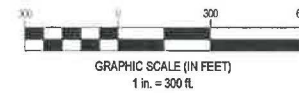
IMPROVEMENTS PLANS/FINAL DEVELOPMENT PLANS SOMERSET RESERVE PHASE 2

APRIL 15, 2025

STATE OF OHIO, MIAMI COUNTY, CITY OF TROY
SECTION 36, TOWN 7, RANGE 5 EAST, CONCORD TOWNSHIP



INDEX MAP
SCALE: 1"=300'



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	OVERALL PLAN
5	LAYOUT PLAN
6	EASEMENT PLAN
7	PLAN AND PROFILE - PINECREST DR
8	PLAN AND PROFILE - SOMERSET DR
9	PLAN AND PROFILE - SOMERSET DR
10	PLAN AND PROFILE - CAMBRIDGE DR
11	OFFSTREET PROFILES
12	INTERSECTION DETAILS
13	SWPPP - PH I
14	SWPPP - PH II
15	FINAL GRADING
16	SWPPP NOTES
17	SWPPP DETAILS
18	SWPPP DETAILS
19	CITY OF TROY GENERAL NOTES & DETAILS
20	ROADWAY NOTES & DETAILS
21	STORM WATER NOTES & DETAILS
22	WATER MAIN NOTES & DETAILS
23	SANITARY SEWER NOTES & DETAILS



3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 688.208.4426

DDCM MANAGEMENT LLC.

SOMERSET RESERVE
PHASE 2

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 461451
Scale: -
Drawn By: DS
Checked By: JEE
Date: APRIL 15, 2025
Issue: CONSTRUCTION

Drawing Title:
TITLE SHEET

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



GENERAL NOTES

DEMOLITION NOTES

- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
- 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.
- 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.
- 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.
- 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.
- CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 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.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- REFER TO GEOTECHNICAL ENGINEERING REPORT PROVIDED BY GEOTECHNICAL CONSULTANTS INC. FOR SITE WORK PREPARATION/RECOMMENDATIONS.
- REFER TO ORIGINAL SURVEY PROVIDED BY CESO INC.

GRADING NOTES

- 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.
- 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.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 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.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
- MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
- 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.
- 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.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
- ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
- 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.
- 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.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- 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.
- 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

- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- 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.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- 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.
- 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.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- 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.
- UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
- ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF TROY CONSTRUCTION STANDARDS AND STATE REGULATIONS.
- INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 5'.

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FORTY-EIGHT (48) HOURS BEFORE DIGGING 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



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DDCM MANAGEMENT LLC.

SOMERSET RESERVE
PHASE 2

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: APRIL 15, 2025

Issue: CONSTRUCTION

Drawing Title:

GENERAL NOTES

SOMERSET RESERVE PHASE 2

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TROY OH 45373

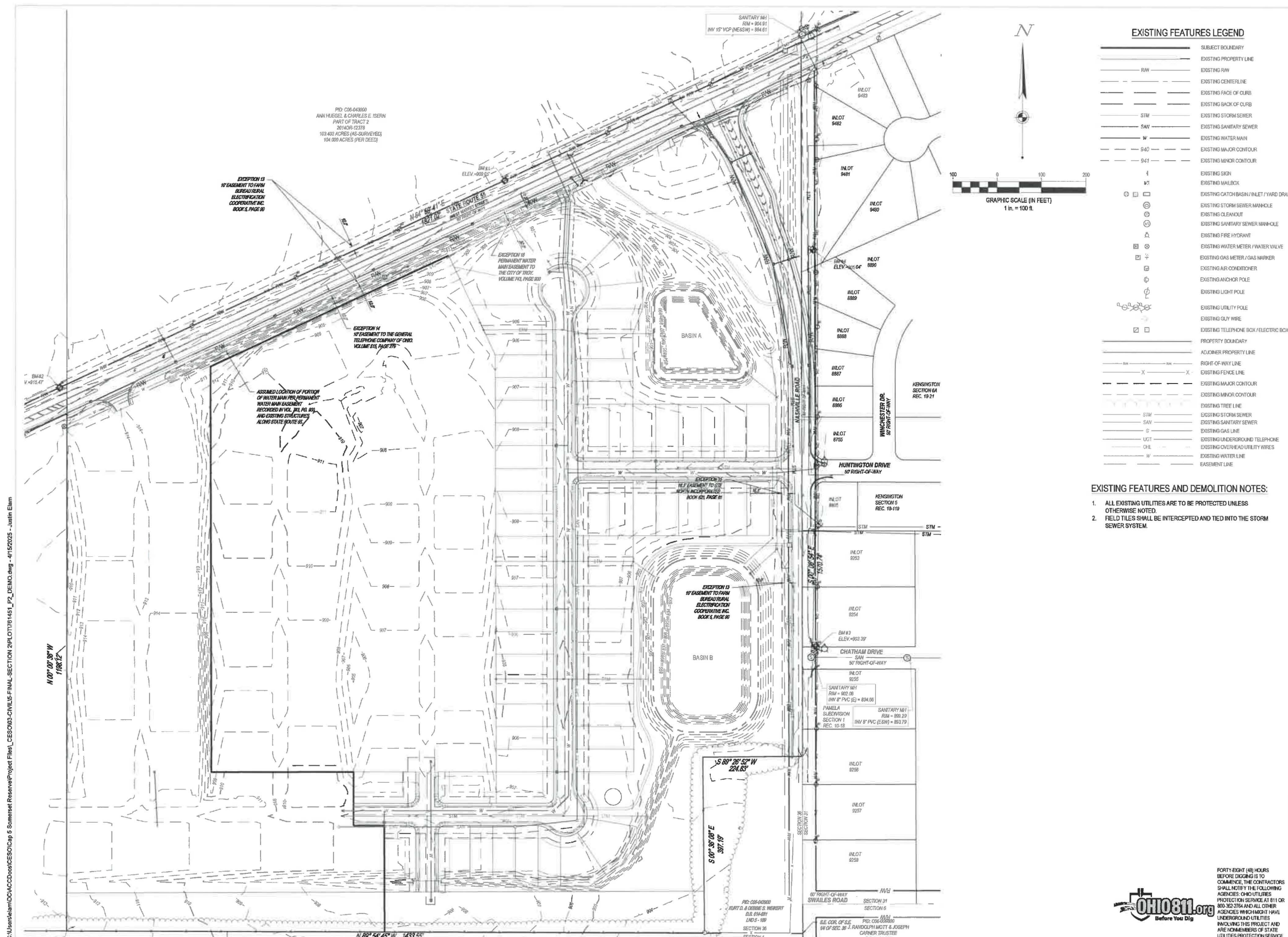
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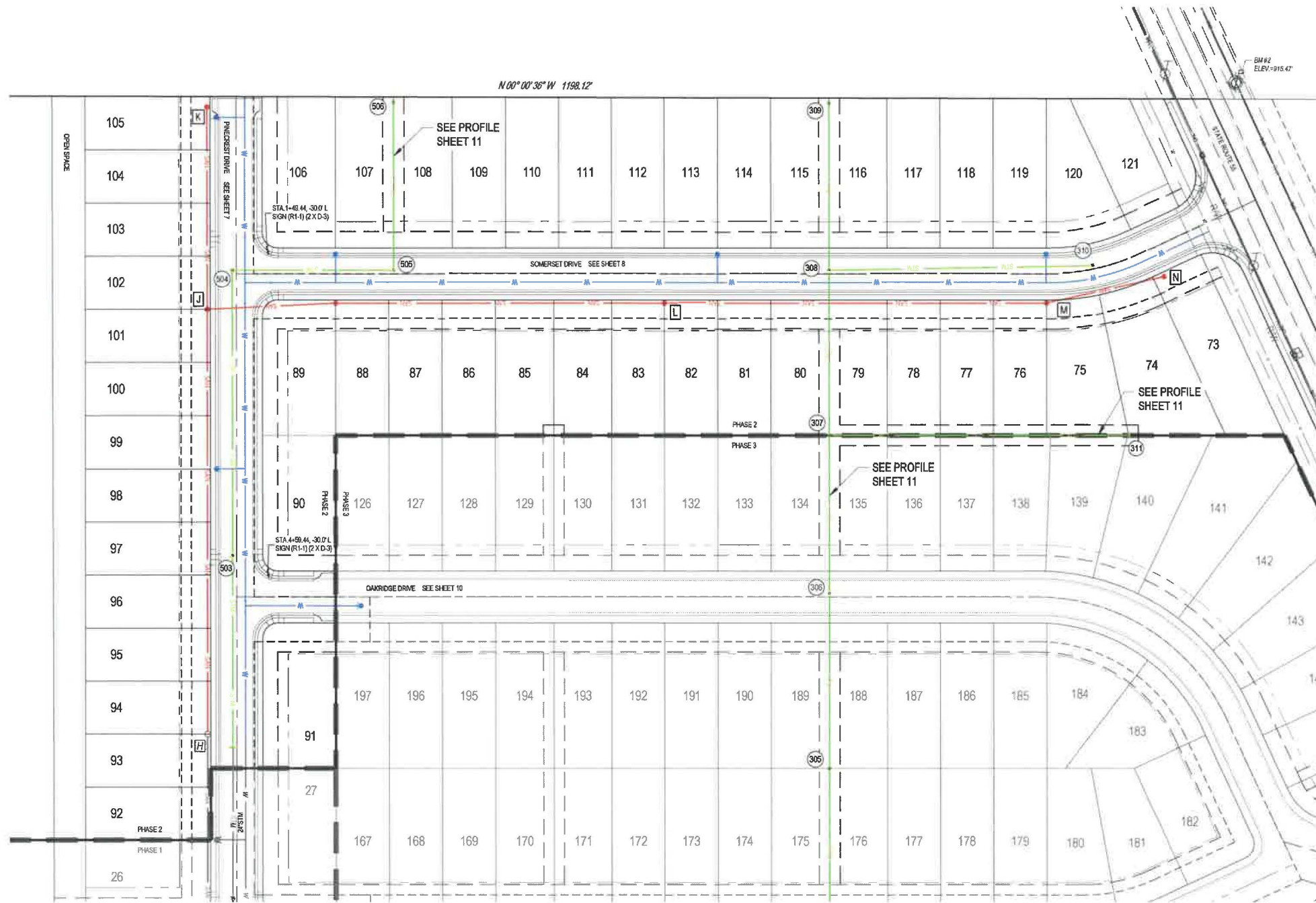
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Checked By: JEI
Date: APRIL 15, 2021
Issue: CONSTRUCTION

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**EXISTING CONDITIONS
& DEMOLITION PLAN**

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



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SIGN LEGEND



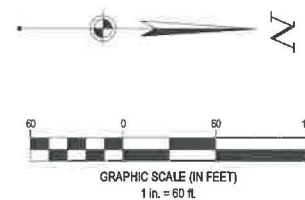
R1-1
30" x 30"



D-3
VAR. x 9"

SITE LEGEND

— RW —	RIGHT-OF-WAY LINE
— P —	PROPERTY LINE
— S —	SETBACK
— E —	EASEMENT
— C —	CENTERLINE
— CC —	CONCRETE CURB
— PW —	PAVEMENT/WALK
— ST —	STORM SEWER LINE
— SL —	SUMP LINE
— SAN —	SANITARY SEWER LINE
— W —	WATER LINE
■	CATCH BASIN
●	STORM SEWER MANHOLE
●	SANITARY SEWER MANHOLE
●	CURB INLET
●	FIRE HYDRANT
●	WATER VALVE



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 INVOLVED IN THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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DDCM MANAGEMENT LLC.

SOMERSET RESERVE PHASE 2

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TROY, OH 45373

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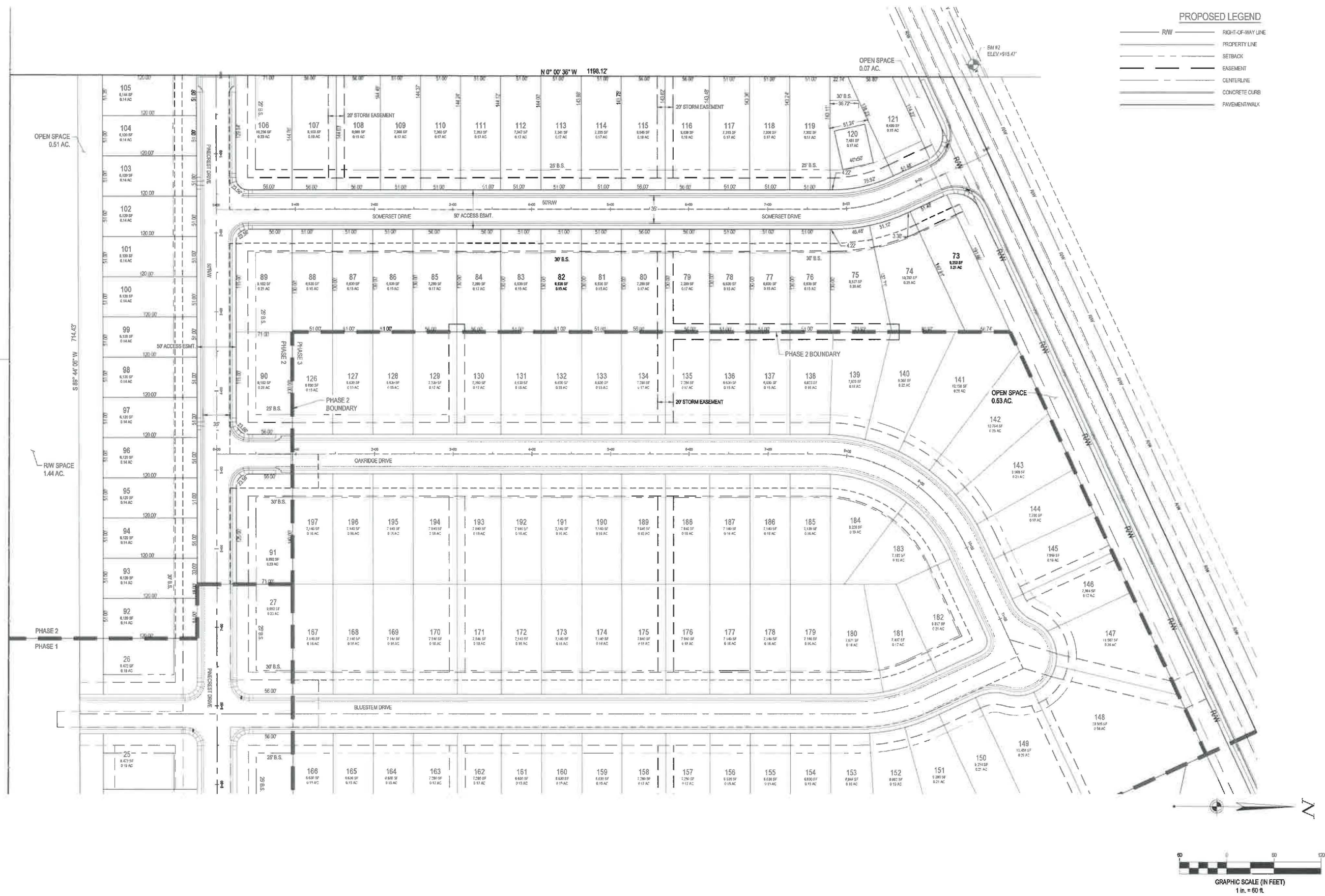
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Drawing Title:
OVERALL PLAN

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- PROPOSED LEGEND**
- RW — RIGHT-OF-WAY LINE
 - — — PROPERTY LINE
 - — — SETBACK
 - — — EASEMENT
 - — — CENTERLINE
 - — — CONCRETE CURB
 - — — PAVEMENT/WALK

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PHASE 2**

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TROY, OH 45373

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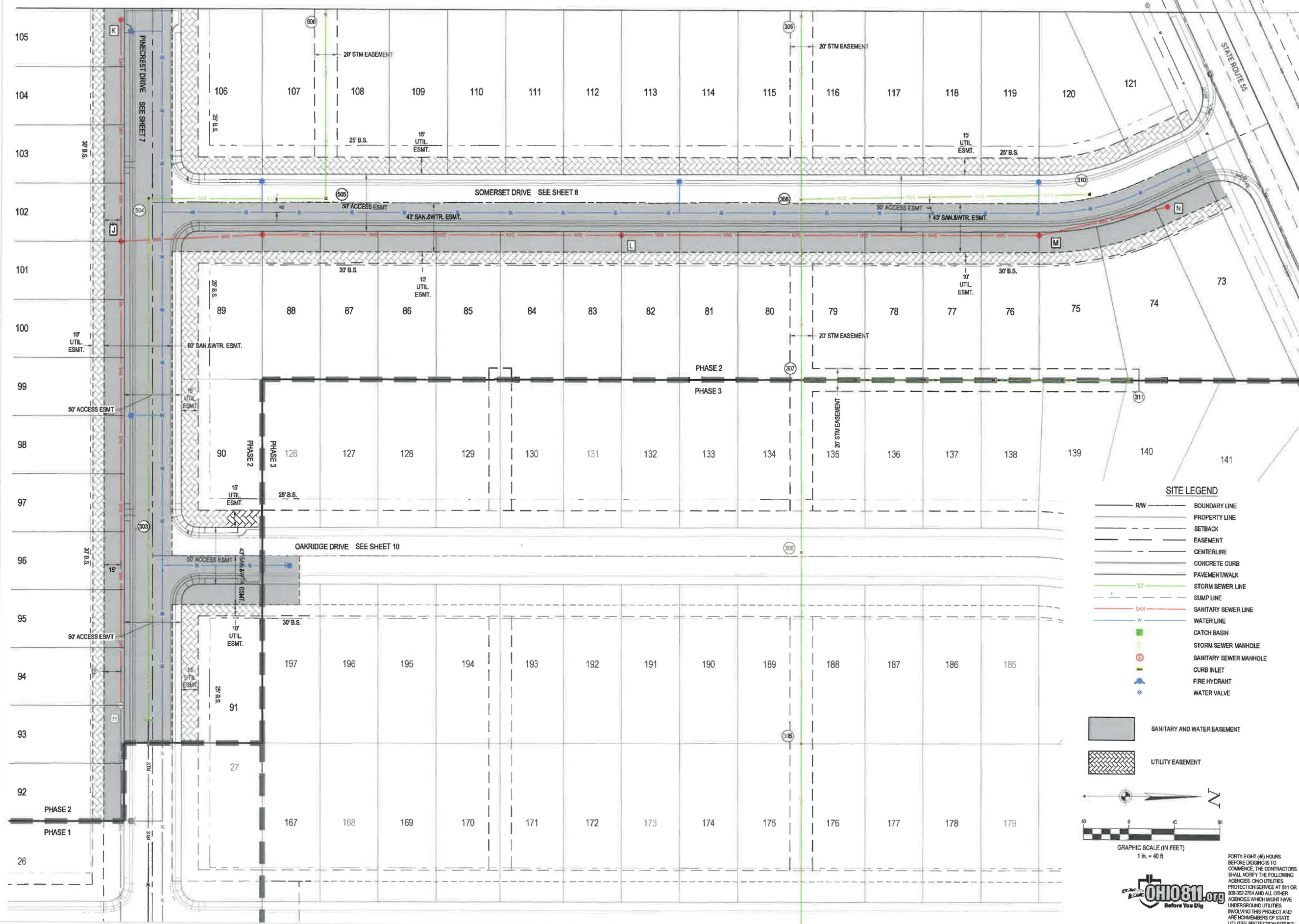
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FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-382-2784 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE

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SITE LEGEND

R/W	BOUNDARY LINE
---	PROPERTY LINE
---	SETBACK
---	EASEMENT
---	CENTERLINE
---	CONCRETE CURB
---	PAVEMENT/WALK
---	STORM SEWER LINE
---	SUMP LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	CATCH BASIN
---	STORM SEWER MANHOLE
---	SANITARY SEWER MANHOLE
---	CURB INLET
---	FIRE HYDRANT
---	WATER VALVE

SANITARY AND WATER EASEMENT

UTILITY EASEMENT

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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

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**SOMERSET RESERVE
PHASE 2**

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TROY, OH 45373

Revisions / Submissions

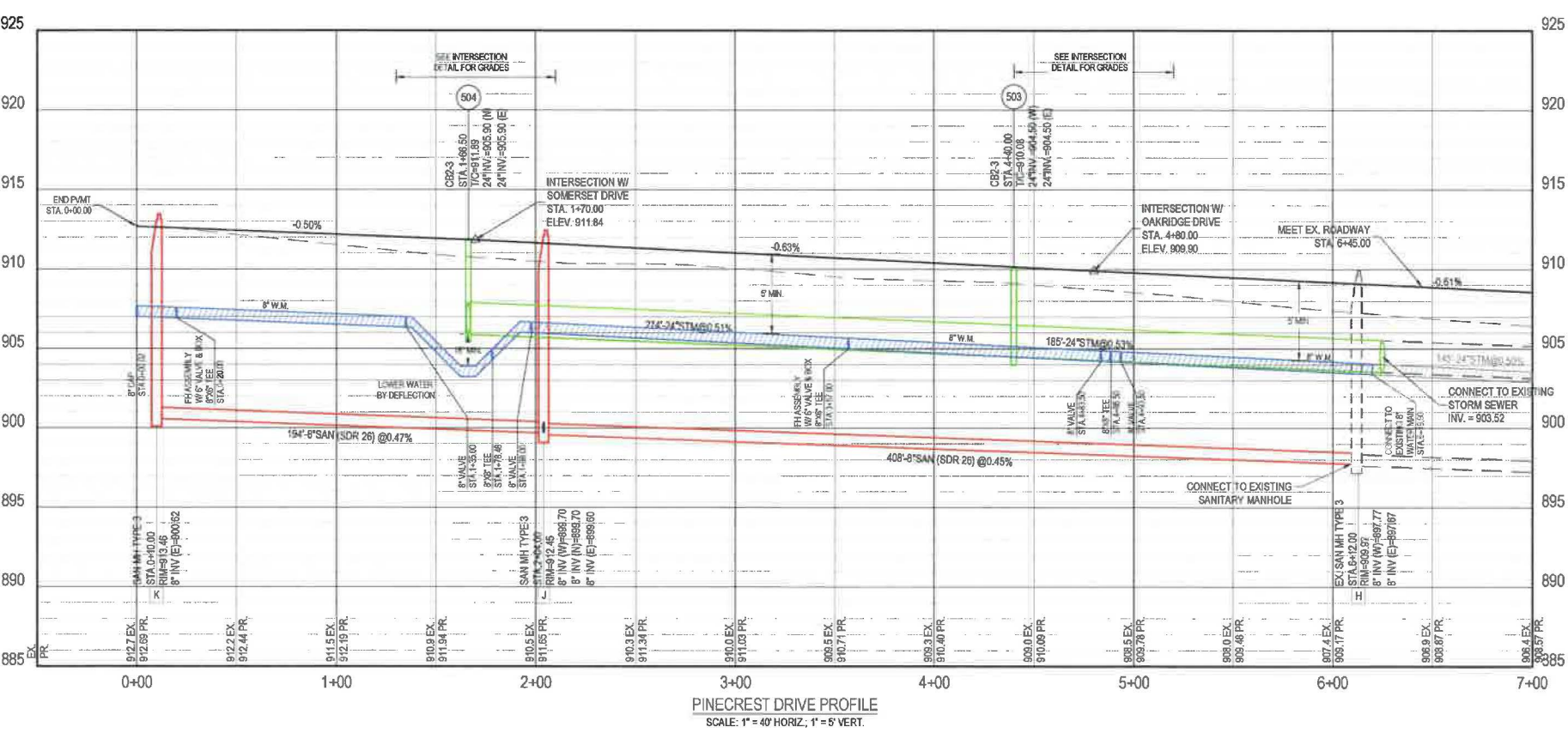
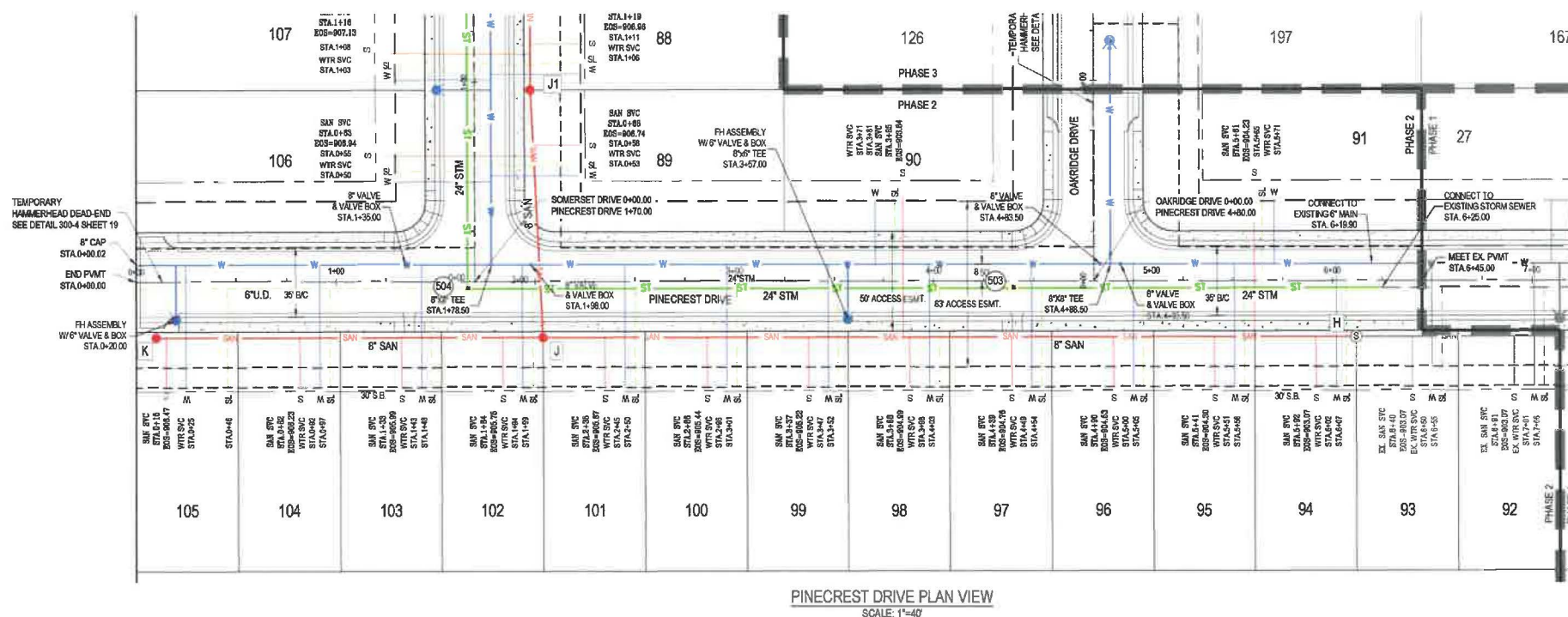
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Issue: CONSTRUCTION

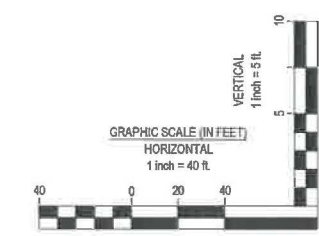
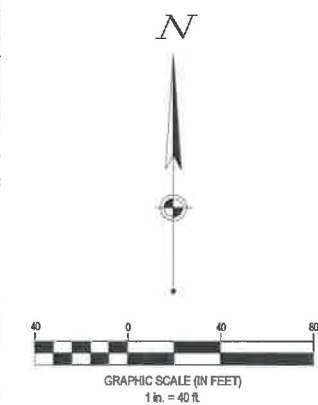
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EASEMENT PLAN

6



- ### 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/WALVE |
|  | SIDEWALK |

NOTE: FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



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SOMERSET RESERVE
PHASE 2
3054 SR 55 W

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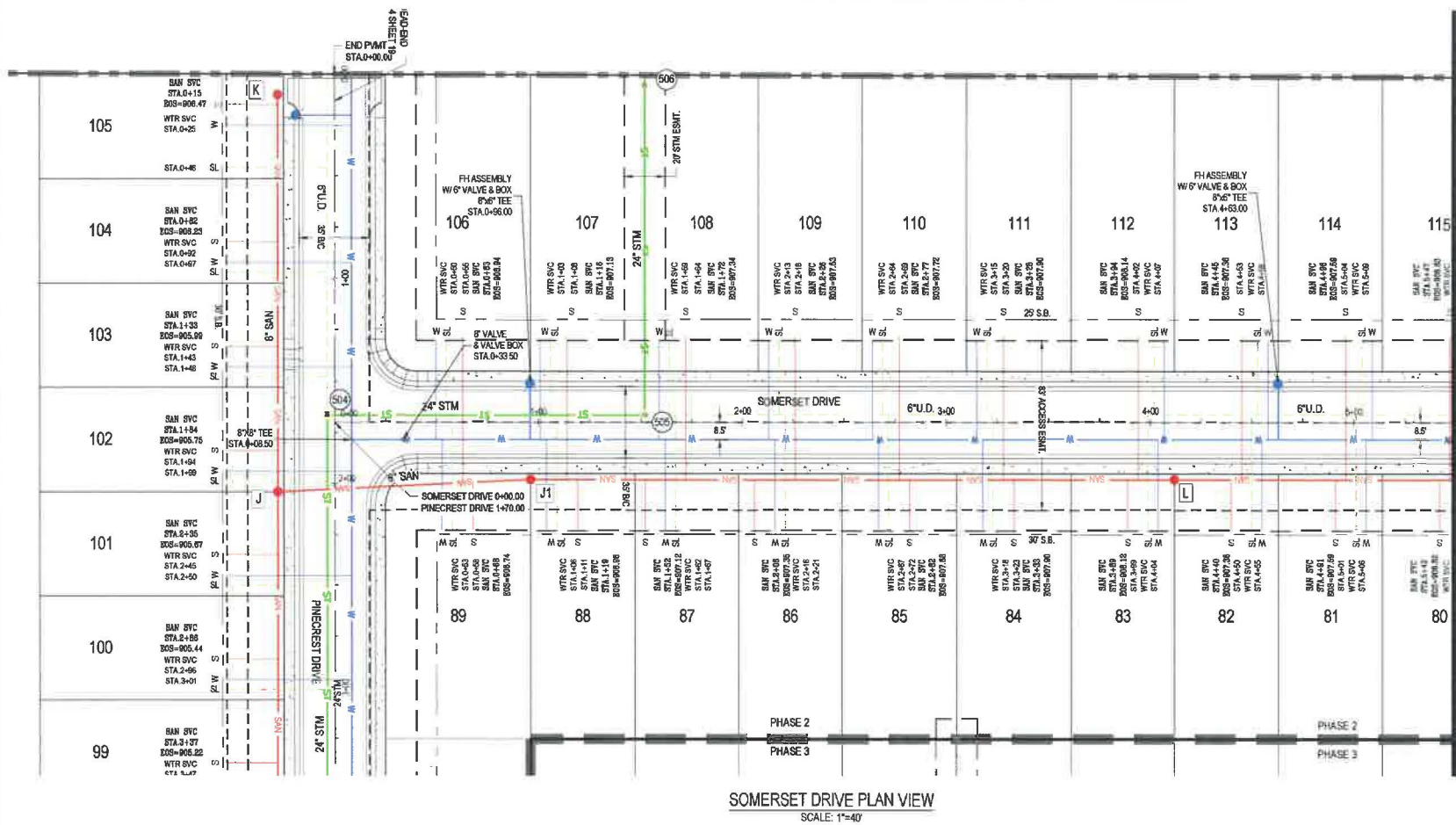
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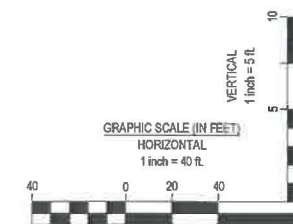
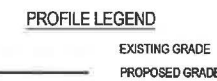
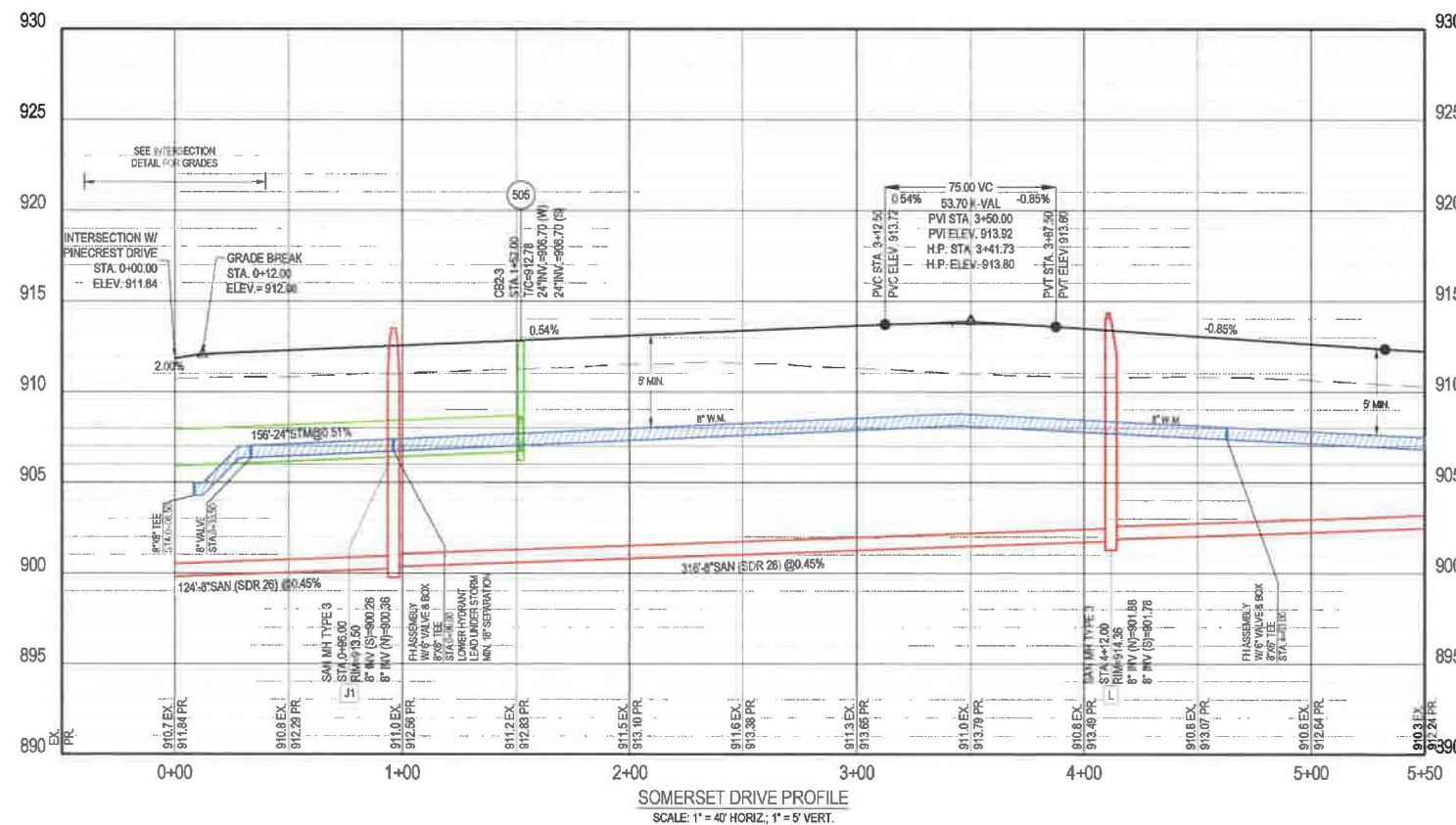
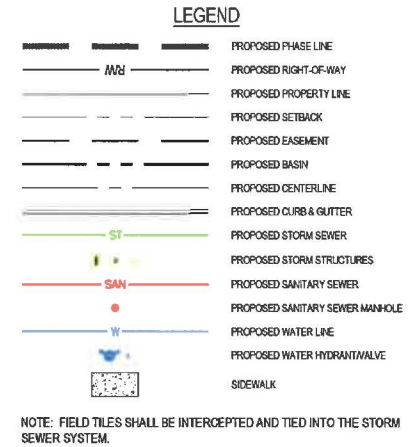
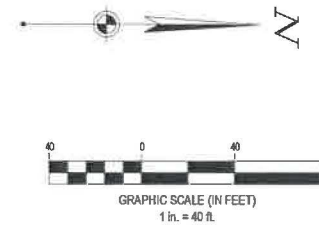
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**PLAN AND PROFILE -
PINECREST DR**

FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 600-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

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MATCHLINE - SEE SHEET 9





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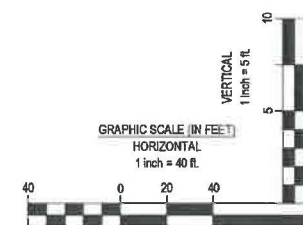
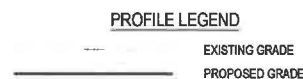
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Issue: CONSTRUCTION

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**PLAN AND PROFILE -
SOMERSET DR**

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Before You Dig

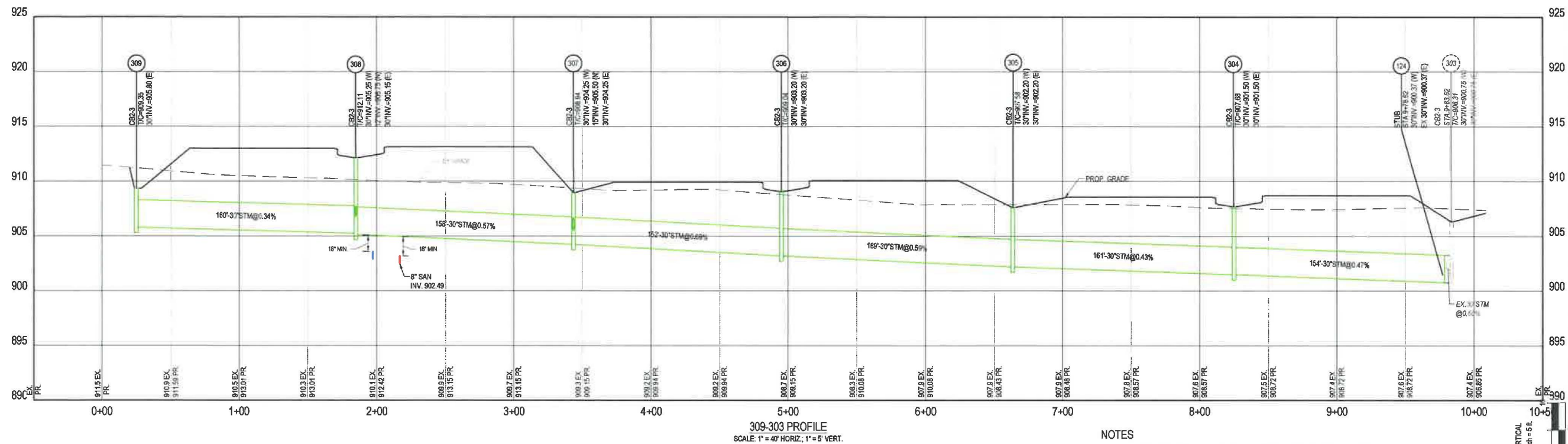
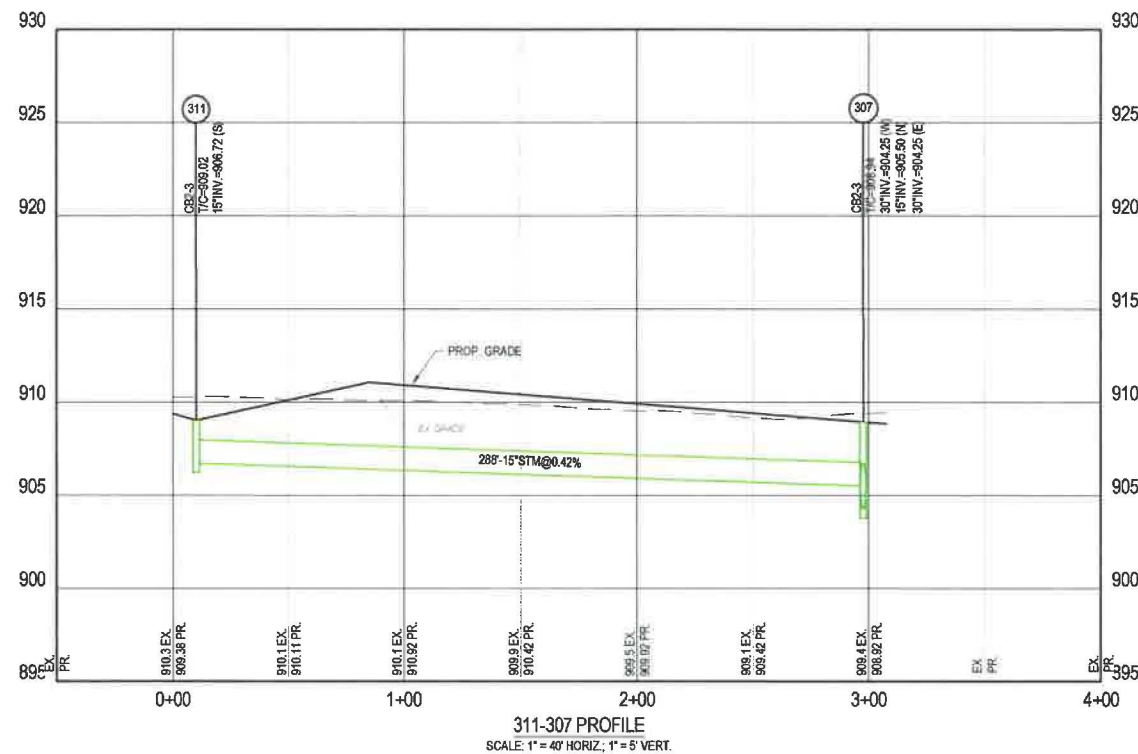
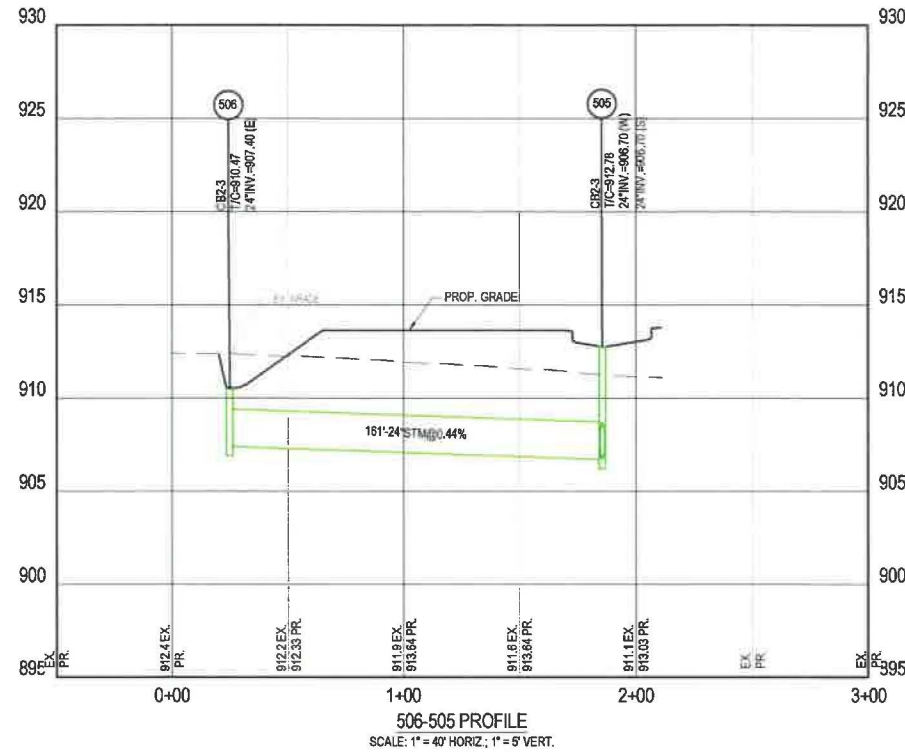
FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

8



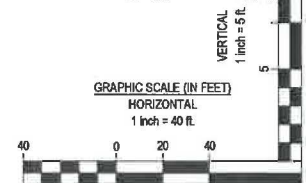
4 FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION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

C:\Users\elam\OneDrive\Documents\Cap 6 Somerset Reserve\Project Files\CES003-CIVIL5-FINAL-SECTION 2\Plot\T0761451_C6_P02.dwg - 4/15/2025 - Justin Elam



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.



3001 Rigny Rd., Suite 300
Mansfield, OH 44922
Phone: 937.435.6564 Fax: 937.435.4620

DDCM MANAGEMENT LLC.

**SOMERSET RESERVE
PHASE 2**

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: APRIL 15, 2025
Issue: CONSTRUCTION

Drawing Title:
OFFSTREET PROFILES

SOMERSET RESERVE PHASE 2

3054 SR 55 W
TROY OH 45373

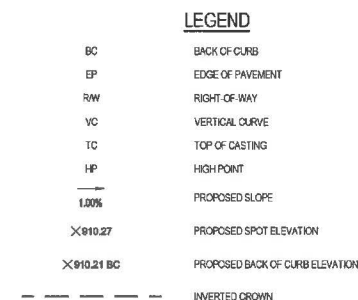
Revisions / Submissions		
ID	Description	Date

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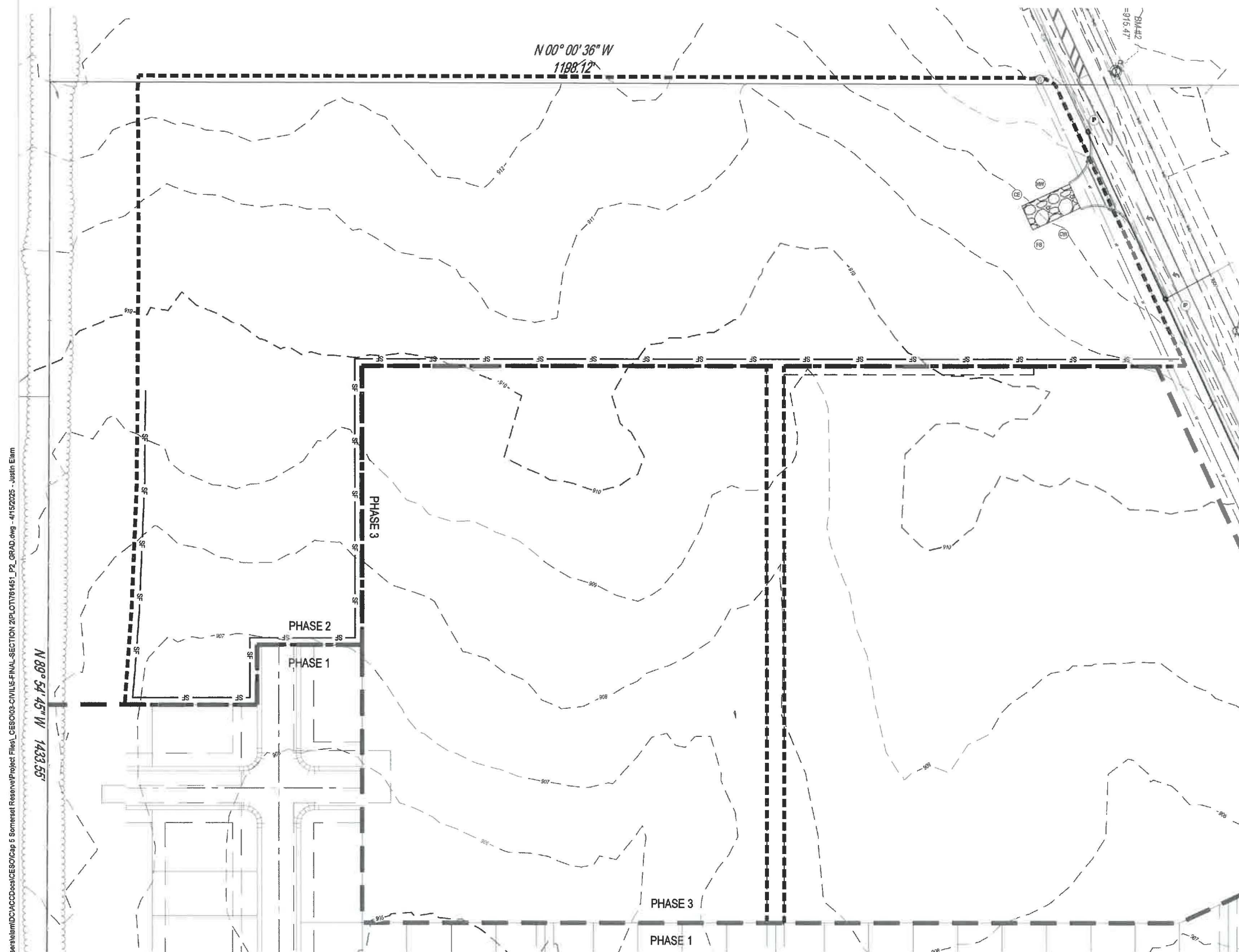
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Scale:	1" = 20'
Drawn By:	DS
Checked By:	JEE
Date:	APRIL 15, 2025
Issue:	CONSTRUCTION

Drawing Title:
**INTERSECTION
DETAILS**

12



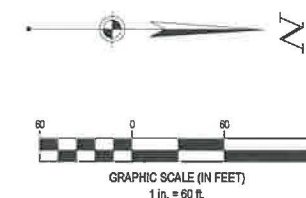
NOTES:
ALL ELEVATIONS SHOWN ARE INVERTED CROWN OF PAVEMENT
AND TOP OF CURB UNLESS OTHERWISE NOTED.
ALL CURB RAMPS TO BE CONSTRUCTED PER CITY OF TROY
STANDARDS



- | <u>SWPPP LEGEND</u> | |
|---|-------------------------------------|
| <u>PROPOSED</u> | |
|  | 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 1GC10010*AG.
GENERAL CONTRACTOR SHALL
REFERENCE OEPA GENERAL
PERMIT OH C000005 PRIOR TO
START OF CONSTRUCTION.

- 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.
 4. STORMWATER CALCULATIONS AND DELINEATIONS PROVIDED IN SEPARATE PHASE 1 REPORT.



FORTY-EGH (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR 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.



CESCO
WWW.CESCOINC.COM

3601 Rigby Rd., Suite 300
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Phone: 615.435.0584 Fax: 615.435.2000

DDCM MANAGEMENT LLC.

SOMERSET RESERVE PHASE 2

PHASE 2

3054 SR 55 W
TROY OH 453733054 SR 55 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
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Project Number: 46145

Scale: 1" = 100'

Drawn By: _____

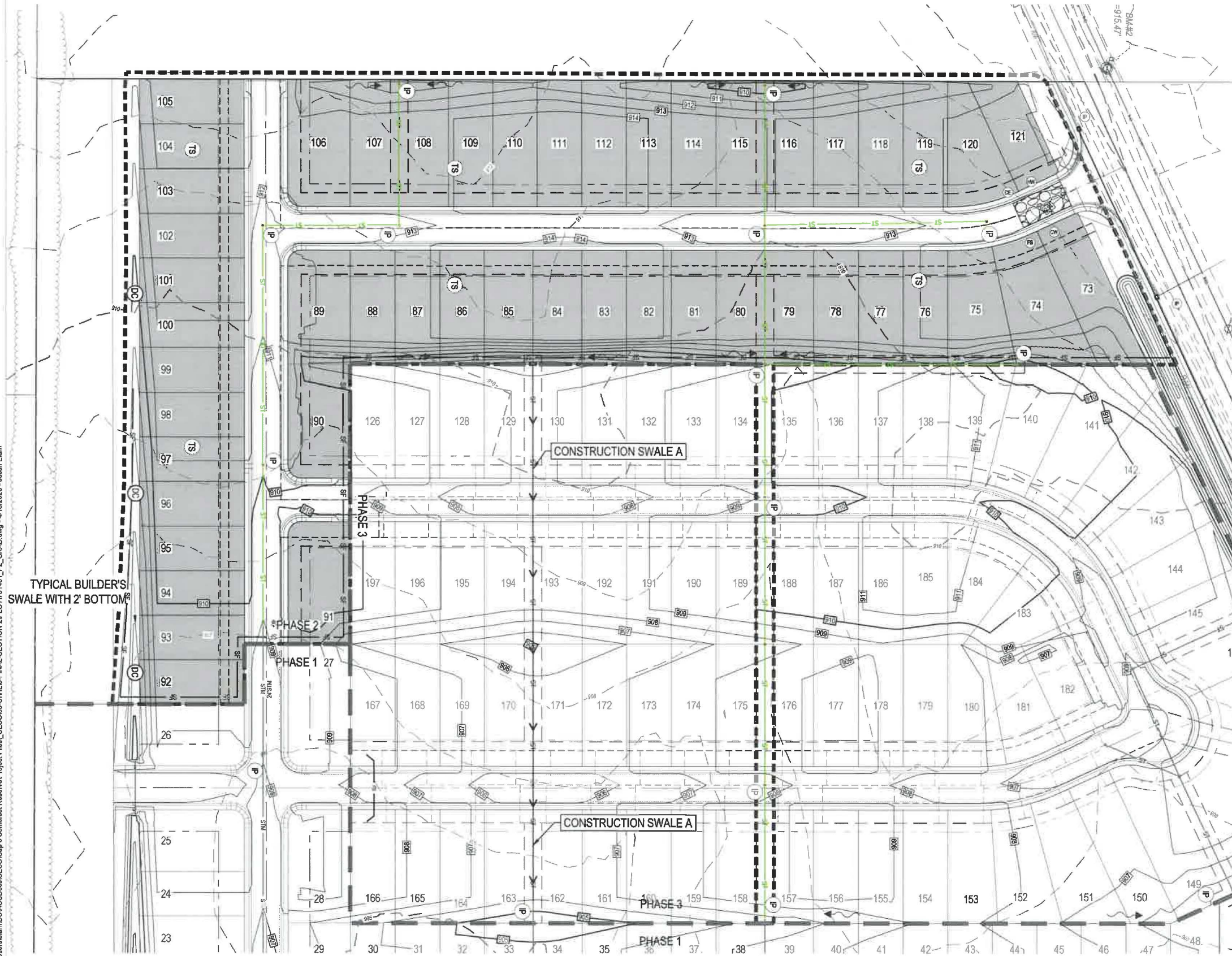
Checked By: JE

Date: APRIL 15, 202

Issue: CONSTRUCTION

Drawing Title:
SWPPP - PH I

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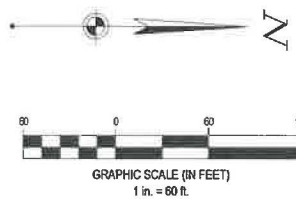


SWPPP LEGEND

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
	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.
4. FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



DDCM MANAGEMENT LLC.

SOMERSET RESERVE PHASE 2

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

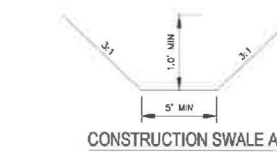
ID	Description	Date
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Project Number: 461451
Scale: 1" = 100'
Drawn By: DS
Checked By: JEE
Date: APRIL 15, 2025
Issue: CONSTRUCTION

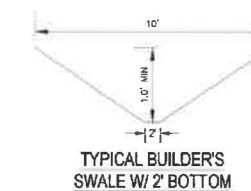
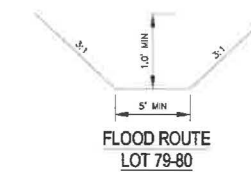
Drawing Title:
SWPPP - PH II



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. FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



NOTE: CONSTRUCTION SWALE TO BE
CONSTRUCTED IF PHASE 3 IS GRADED BUT NOT
CONSTRUCTED WITH PHASE 2. RUN AT MIN 1%
ENDING AT EXISTING CATCH BASIN ELEVATION.



g 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
PHASE 2**
3054 SR 55 W

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
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2024 CESO, INC.

Project Number: 461451

Scale: 1" = 60'

Drawn By: DS

Checked By: JEE

Date: APRIL 15, 2025

Issue: CONSTRUCTION

Drawing Title: _____

Drawing Title: **FINAL GRADING**

FINAL GRADING

15

15

13

NOTES

- 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.
- CONSTRUCTION ITEMS INCLUDE SEDIMENT BASINS, SEDIMENT DAMS, DIVERSION DIKES AND/OR DITCHES AND STRAW BALES OR OTHER FILTER DICES SHOWN ON SOOT STANDARD DRAWING INC-11. OTHER MISCELLANEOUS EROSION CONTROL MEASURES INCLUDE REPAIR SEEDING AND MULCHING, COMMERCIAL FERTILIZER, WATER AND MOWING AND ROCK CHANNEL PROTECTION COVERED IN SOOT SPECIFICATION ITEMS 656 AND 661.
- 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 CONSTRUCTION SHALL BE TREATED PRIOR TO COMBINING IT WITH OFF-PAVEMENT DRAINAGE.
- 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.
- THERE SHALL BE ONLY ONE CONSTRUCTION ENTRANCE OFF THE SITE ENTRANCE TO BE CONSTRUCTED OF 8" OF #2 STONE, 7'8" LONG BY 20" WIDE. CONTRACTOR TO KEEP MAINTAIN EXISTING STREETS. NO EQUIPMENT TO BE PARKED ON EXISTING STREETS. MORE THAN ONE ENTRANCE MUST BE APPROVED BY THE CITY.

PLAN SUBMITTAL

- 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 OSHA EROSION CONTROL APPROVALS.

CONSTRUCTION

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

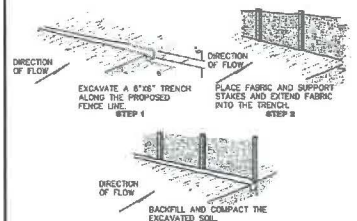
STORM WATER PERMITS

- STORM WATER POLLUTION PREVENTION SHOULD BE A HIGH PRIORITY ON ALL CONSTRUCTION PROJECTS. ALL PROJECTS WHICH DISTURB AT LEAST 1 ACRE OF SOIL, A HOME'S PERMIT IS REQUIRED FROM CEMA AND A COPY OF THE PERMIT MUST BE ON FILE AT THE CITY BEFORE CONSTRUCTION BEGINS.
- EROSION CONTROL SUBMITTALS SHALL BE AS PER THE CINCINNATI STORM WATER MANAGEMENT ORDINANCE.

CONTROL MEASURES

- DISTURB ONLY THE AREAS NEEDED FOR CONSTRUCTION.
- REMOVE ONLY THOSE TREES, SHRUBS, AND GRASSES THAT MUST BE REMOVED FOR CONSTRUCTION; PROTECT THE REST TO PRESERVE THEIR AESTHETIC AND EROSION-CONTROL VALUES.
- INSTALL SEDIMENT BASINS AND DIVERSION DIKES BEFORE DISTURBING THE LAND THAT DRAINS INTO THEM.
- 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.
- 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.
- LEVEL DIVERSION DIKES, 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 SEEDING TO PERMANENT VEGETATION AFTER THEY ARE BUILT.
- DISCHARGE WATER FROM OUTLET STRUCTURES AT NON-EROSIVE VELOCITIES.

PLACEMENT AND CONSTRUCTION OF DITCH CHECK FILTER FABRIC FENCE



PLACEMENT AND CONSTRUCTION OF PERIMETER FILTER FABRIC FENCE

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- 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.
- TO PREVENT WATER FORCED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE 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.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 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.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- 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.

FABRIC PROPERTIES	
MINIMUM TENSILE STRENGTH	120 LBS.
MAXIMUM ELONGATION AT 60 LBS	80%
MINIMUM PUNCTURE STRENGTH	50 LBS.
MINIMUM TEAR STRENGTH	40 LBS.
MINIMUM BURST STRENGTH	200 PSI
EQUIVALENT OPENING SIZE	5.0 mm
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	5.0" MIN. 70%

TEMPORARY EROSION CONTROL 1

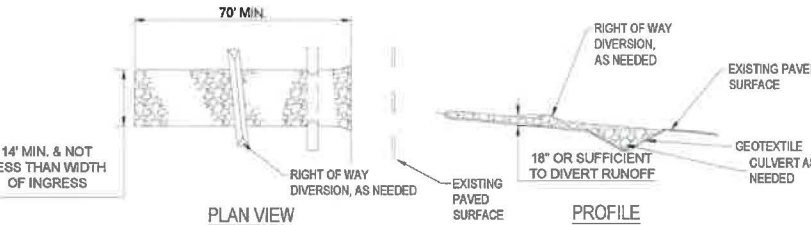
TEMPORARY EROSION CONTROL 2

SPECIFICATIONS FOR SILT FENCE

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEBURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SURFACE FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE #20
ULTRAVIOLET RADIATION STABILITY	80% MINIMUM	ASTM - G 26

CRITERIA FOR SILT FENCE MATERIALS

- 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.
- SILT FENCE FABRIC (SEE CHART BELOW)



GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 lbs.
MINIMUM PUNCTURE STRENGTH	80 psi.
MINIMUM TEAR STRENGTH	50 lbs.
MINIMUM BURST STRENGTH	320 psi.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 mm.
PERMITTIVITY	1x10-3 cm/sec.

STABILIZED CONSTRUCTION ENTRANCE

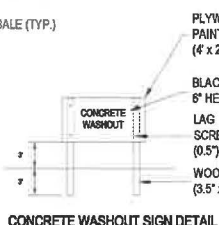
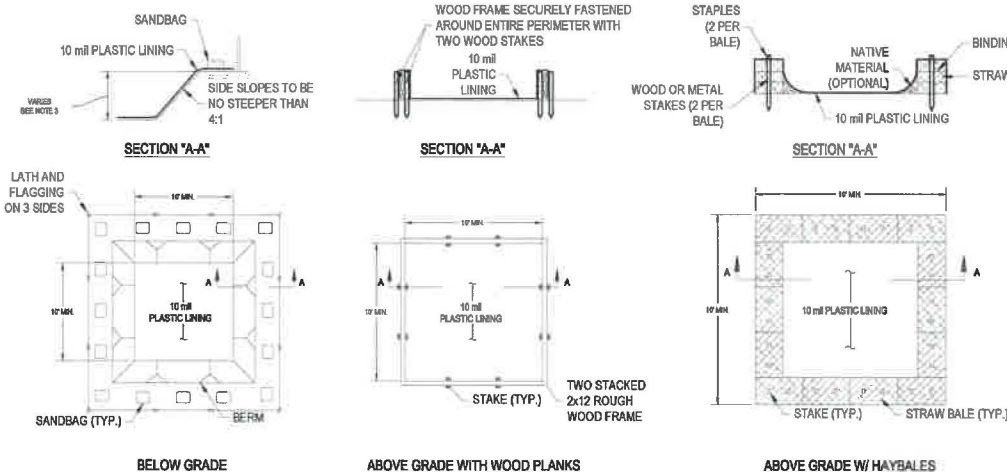
NOTES:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- 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.
- TO PREVENT WATER POUNDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE 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.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

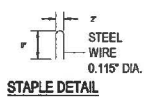
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- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY 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.

SILT FENCE

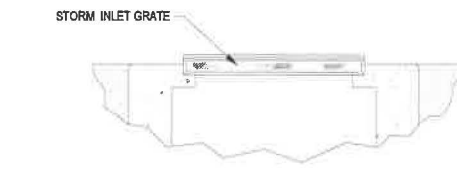
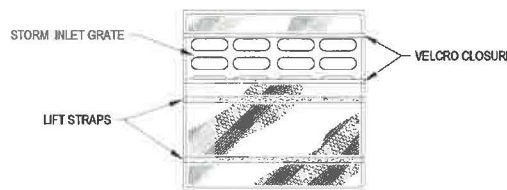
NTS



CONCRETE WASHOUT SIGN DETAIL



STAPLE DETAIL



NOTE:

- INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

INLET PROTECTION

NTS

NOTES:

- ACTUAL LAYOUT DETERMINED IN THE FIELD.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- 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.

CONCRETE WASHOUT

NTS

GENERAL

A. ALL STREET CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH GOVT SPECIFICATIONS. LATEST EDITION OF THE CITY SPECIFICATIONS MANUWRITE OR MORE STIMMENT SHALL PREVAIL UNLESS OTHERWISE APPROVED.

B. CONTRACTOR MUST APPLY FOR NECESSARY PERMITS, ETC. ETC. WITH THE CITY BEFORE CONSTRUCTION OR DEMOLITION BEGINS.

C. NO CITY STREET OR ALLEY SHALL BE CLOSED WITHOUT PERMISSION FROM THE ENGINEERING DEPARTMENT. APPROVAL MUST BE OBTAINED 48 HOURS IN ADVANCE OF THE START OF ANY CONSTRUCTION. ADVANCEMENT OF PUBLIC NOTIFICATION AND PUBLISHING SHALL BE AT THE DISCRETION OF THE CITY ENGINEERING DEPARTMENT.

D. ALL STREETS SHALL BE CLOSED.

TRAFFIC CONTROL

A. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES AS PER THE CITY SAFE CITY MANUAL. THE CONTRACTOR SHALL PROVIDE THESE CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY WORK COMMENCING.

B. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE CITY.

PAVEMENT (ASPHALT)

A. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT HIS OR HER OWN RISK. IF THE TEMPORARY PAVEMENT OR SIDEWALK TRAFFIC LANE PERMANENT REPLACEMENT IS LAID OR ON THE EXISTING PAVEMENT, THE CONTRACTOR SHALL PATCH ALL TRENCHES TO 1 1/2" TO 2" WHEN FINAL ASPHALT WILL NOT BE REPLACED WITHIN 24 HOURS.

B. IMMEDIATELY AFTER PLACEMENT OF BACKFILL IN TRENCHES, THE CONTRACTOR SHALL HAVE THE TRENCHES INSTALLED AND THE STREET OPENED. TEMPORARY PAVEMENT SHALL BE MAINTAINED FOR 24 HOURS. TEMPORARY SIDEWALK SHALL BE MAINTAINED FOR 24 HOURS. TEMPORARY SIDEWALK SHALL BE MAINTAINED FOR 24 HOURS. TEMPORARY SIDEWALK SHALL BE MAINTAINED FOR 24 HOURS.

C. PERMANENT PAVEMENT REPLACEMENT SHALL EQUAL OR EXCEED THE EXISTING PAVEMENT.

D. ANY SETTLEMENT OF A TRENCH CAUSING A DEPRESSION SHALL BE REPAIRED AS REQUIRED BY THE CITY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS FOR A ONE-YEAR PERIOD AFTER WORK IS COMPLETED AT THE CITY'S DISCRETION.

E. PATCHED AREAS SHALL BE SEALED ON THE PERIMETER OF THE PATCH WITH ASPHALT CEMENT.

F. ALL UTILITY ADJUSTMENTS, MANHOLES, WATER VALVES, ETC. SHALL BE MAINTAINED IN PLACE PRIOR TO ANY CONSTRUCTION.

G. ASPHALT CEMENT SHALL BE USED NEXT TO THE UP OF GUTTER PRIOR TO THE FINAL ASPHALT LIFT BEING PLACED. (NO JACK OR ROLLERS TO BE USED).

H. NO ASPHALT SHALL BE PLACED OVER EXCAVATED TRENCHES UNLESS TRENCHES HAVE BEEN COMPLETED AS PER CITY CONSTRUCTION STANDARDS & DRAININGS.

I. ALL EDGES TO BE FINISHED TO SMOOTH MATERIAL. EDGES BE STRAIGHT AND NEAT AS PER THE CITY'S INSTRUCTIONS.

PERMIT FOR WORK IN PUBLIC RIGHT-OF-WAY

A. A PUBLIC RIGHT-OF-WAY OR OPENING PERMIT TO EXERCISE ANY WORK ON OR WITH A PUBLIC RIGHT-OF-WAY, (STREET, ALLEY, ETC.) IS REQUIRED. A PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT. THE PERMIT SHALL NOT BE LIMITED TO TUNNEL, SLOPE, OR OPENING, OR EXCAVATION UNDER OR IN THE RIGHT-OF-WAY OF PUBLIC ROADS.

B. PERMIT FORMS ARE AVAILABLE FROM THE CITY ENGINEERING DEPARTMENT. THE PERMIT FORM WILL BE COMPLETED BY THE PERSON OR PLANNING THE WORK WITHIN THE RIGHT-OF-WAY. ALL APPROVALS MUST BE OBTAINED BEFORE ANY WORK IS STARTED. 24 HOURS LEAD TIME IS REQUIRED.

C. THE APPLICANT SHALL HAVE SUFFICIENT BARRICADES, WARNING SIGNS, AND LIGHTS DURING THE ENTIRE PERIOD OF THE WORK. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT. THE APPLICANT SHALL ADHERE TO APPLICABLE SECTION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

D. THE EXISTING PAVEMENT SHALL BE HEAVILY SAWCUT PRIOR TO THE EXCAVATION. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE JOB SITE. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL PAVERMENT DAMAGED OUTSIDE OF THE TRENCH AREA.

E. REFER TO CITY CONSTRUCTION STANDARD TRENCH DETAIL FOR ALL EXCAVATIONS.

F. SIDEWALKS, CURBS AND DRIVEWAYS SHALL BE REPAIRED IN ACCORDANCE WITH CITY SPECIFICATIONS IN COMPLIANCE WITH THE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS FOR A ONE-YEAR PERIOD AFTER WORK IS COMPLETED AT THE CITY'S DISCRETION.

RIGHT OF WAY/ROADWAY TESTING

A. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CITY ENGINEERING STANDARDS OR CITY MANUWRITE OR MORE STIMMENT SHALL PREVAIL UNLESS OTHERWISE APPROVED.

B. ALL ROADWAY AND TRENCH COMPLETION SHALL MEET THE CITY REQUIREMENTS. IF TESTING OF COMPLETED AREAS IS REQUESTED BY THE CITY, SAID TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR/CONTRACTOR.

C. DEVELOPER/CONTRACTOR SHALL UTILIZE PROOF ROLLING TECHNIQUES TO DETERMINE THE NEED FOR UNDERCUTTING. THE ENTIRE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANGHE ALLEY OR LAUNDED DUMP TRUCK DRIVEN ACROSS THE SUBGRADE AS DIRECTED BY THE CITY INSPECTOR ON OR OFF THE SUBGRADE. THE CITY INSPECTOR SHALL NOT REMOVE OR THE IDENTIFICATION IN SUBGRADE MATERIAL. IF THE CITY INSPECTOR IS UNSATISFIED WITH THE SUBGRADE, THE SUBGRADE SHALL BE STABILIZED BY EITHER UNDERCUTTING OR UTILIZED TENSAR OR OTHER EQUIVALENT METHOD.

D. ALL EMBANKMENT AND SUBGRADE AREAS SHALL BE COMPLETED TO A MINIMUM OF 85% OF ASTM D698. THE CITY INSPECTOR SHALL BE TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY.

E. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEIZED WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED. PAVING FABRIC FENCE OR CURB CHECKS MAY BE USED TO PREVENT TRAFFIC FROM SEEING TO CONSTRUCTION. EROSION IF REQUIRED BY THE CITY.

CITY OF TROY



MISCELLANEOUS PAVEMENT NOTES

APPROVED: _____
DATE: _____

APPROVED: _____
DATE: _____

PLAN VIEW

SECTION A-A

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 LAIN 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 POUR, AT EACH SIDE OF A TREE, DRIVEWAY, ON ANY FIXED STRUCTURE, AND AT A MINIMUM OF EVERY 50 FEET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESET ANY PROPERTY POINTS OR SURVEY MONUMENTS 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.

CITY OF TROY

SIDWALK DETAIL

REVISIONS

DATE APPROVED: NOV 2011

PAGE NO. 300-8

[illegible]

MINIMUM STANDARDS

ITEM	DESCRIPTION	ARTERIAL	COUNTY	LOCAL
I	RIGHT-OF-WAY	100'-0"	80'	50'
II	RIGHT-OF-WAY	100'-0"	80'	50'
III	SIDE WALK	4'-0"	4'-0"	4'-0"
IV	CURB	4'-0"	4'-0"	4'-0"
V	SURFACE	1'-1/2"	1'-1/2"	1'-1/4"
VI	INTERMEDIATE COURSE	1'-1/2"	1'-1/2"	2'-1/4"
VII	BASE	1'-1/2"	1'-1/2"	2'-1/4"
VIII	SUBGRADE	6"	6"	6"

NOTES:

- ALL WORK TO CONFORM TO GOVT. CONSTRUCTION AND MATERIAL SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE SPECIFIED.
- ITEM 451 CONCRETE SUBGRADE SHALL BE 12" THICK UNLESS OTHERWISE SPECIFIED.
- ITEM 452 CONCRETE INTERMEDIATE COURSE SHALL BE 12" THICK UNLESS OTHERWISE SPECIFIED.
- ITEM 453 CONCRETE BASE SHALL BE 12" THICK UNLESS OTHERWISE SPECIFIED.
- ITEM 454 CONCRETE SURFACE COURSE SHALL BE 12" THICK UNLESS OTHERWISE SPECIFIED.
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PERPENDICULAR CURB RAMPS

Standard angle curb ramp, with 10' min. width, per Table 200-12.

Standard angle curb ramp, with 10' min. width, per Table 200-12.

PARALLEL CURB RAMPS

Two only of this ramp type are permitted, with 10' min. width, per Table 200-12.

Angle or parallel ramps with 10' min. width, per Table 200-12.

COMBINATION CURB RAMPS

One ramp placed side-by-side with 10' min. width, per Table 200-12.

One ramp placed side-by-side with 10' min. width, per Table 200-12.

NOTES

GENERAL: This graphic shows ramp types, cross details and dimensional constraints for each ramp construction, including the location of detectable warnings.

Curb ramp types are shown as 20'-0" wide and include Perpendicular, Parallel, and Combination types as specified in the construction plan on the project plans.

Only ramps added to an existing intersection or curb should be highlighted (shown as the existing plans in orange) and not added to a new intersection. If a new intersection is added, it should be highlighted (shown as the existing plans in orange) and not added to a new intersection.

Only ramps added to an existing intersection or curb should be highlighted (shown as the existing plans in orange) and not added to a new intersection. If a new intersection is added, it should be highlighted (shown as the existing plans in orange) and not added to a new intersection.

PERPENDICULAR CURB RAMPS

Acceptable design for 10' min. width, per Table 200-12.

Acceptable design for 10' min. width, per Table 200-12.

PARALLEL CURB RAMPS

Acceptable design for 10' min. width, per Table 200-12.

Acceptable design for 10' min. width, per Table 200-12.

PERPENDICULAR RAMPS

ACCEPTABLE CONSTRUCTION PLACEMENT

DIAGONAL RAMP (Type D)

ACCEPTABLE CONSTRUCTION PLACEMENT

CITY OF TROY

ChryslerOne

CURB RAMPS 1

REVISIONS:

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BARRIER CURB

CURB AND GUTTER

BUTY LAPP JOINT DETAIL

VALUES FOR "T" AND "D" ARE OBTAINED FROM PLANS.

NEW PAVEMENT MEETING EXISTING PAVEMENT JOINT

REMOVE ACCORDING TO ITEM 202 WEARING COURSE REMOVED. REMOVE WITH THE P-1-H-SPECIFIED ASPHALT COURSE ITEM. PAYMENT FOR GRIND & REMOVAL IS INCLUDED WITH THE ASPHALT COURSE ITEM.

[illegible]

NOTES

- A. ALL WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 12 WORKING DAYS BEFORE DATE OF CONSTRUCTION IS SHOWN TO THE CITY.
- B. THE MINIMUM LENGTH OF PIPE HORIZES SHALL BE 18" UNLESS OTHERWISE APPROVED BY THE CITY.
- C. ALL CUSTOMERS SHALL 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, DOT ITEM 836, AND ANWA STANDARDS UNLESS OTHERWISE MORE RESTRICTIVE 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 DITCH OF 6'-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 MINIMUM OF 12" OF COVER.
- I. A REPRESENTATIVE FROM THE PROPERTY OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE FOR PAYING TAP-IN FEE AND SIGNING UP FOR ACCOUNT IN ORDER FOR A METER TO BE SET.
- J. DESIGNERS ARE NOT PERMITTED AND MUST BE LOOSED UNLESS THEY ARE DENIED UNLAWFULLY BY THE CITY ENGINEERING DEPARTMENT AFTER A REVIEW OF THE DESIGN.
- K. ALL WATER MAINS SHALL BE IDENTIFIED BY THE CITY AND SHALL BE TERMINATED WITH A PIPE HYDRANT AT THE END.

ABANDONED WATER MAIN

THROUGH THE CONSTRUCTION OF THIS PROJECT, IT WOULD BE CONFLICTS THAT ARISE BETWEEN PROPOSED CONSTRUCTION AND THE PROPOSED ABANDONED WATER MAIN. THE CONTRACTOR MAY CUT AND REMOVE EXISTING ABANDONED MAIN AND PILES THE OPEN LINES ONLY AFTER THE EXISTING WATER MAIN HAS BEEN FULLY EXTERMINATED. THE CONTRACTOR SHALL CLOSE ALL ABANDONED VALVES, REMOVE THE MAINS AND PLACE THEM IN A POSITION TO BE USED IN THE CLOSED POSITION WHEN THE SYSTEM IS APPROVED, THEN TRANSFER TO NEW WATER MAIN. THE ABOVE WORK IS UNLAWFUL TO ITEM 836 WATER.

MATERIAL SPECIFICATIONS

A. WATER MAIN SHALL BE ANWA D-151 DUCTILE IRON PIPE CLASS 252 WITH TAP-ON JOINTS AND RUBBER GASKETS. ALL WATER MAIN SHALL BE A MINIMUM OF 8" IN DIAMETER.

B. BALL JOINT RESTRAINTS – USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT.

C. MECHANICAL JOINT RESTRAINTS – BRASS RING NEODUR NEODUR CLAMP OR EQUIVALENT.

D. FIRE HYDRANTS – USE FIVE HYDRANT DETAIL.

E. GATE VALVES – GATE VALVES SHALL BE ANWA C-31A REDUCED ORifice, NONBORING STOM, MECHANICAL 150 PSI WORKING PRESSURE, OPEN LEFT WITH ARROW INDICATING OPEN DIRECTION, MULLER, AMERICAN ALPHA OR EQUIVALENT.

F. VALVE BOXES SHALL BE 3'-PRCE, ADJUSTABLE 30" TO 46", 5.5" DIA. MINIMUM, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER", DOMESTIC MADE ONLY.

G. TRACER MINE IS REQUIRED OVER ALL WATER MAIN REGARDLESS OF PIPE TYPE, USE TRACER MINE DETAIL.

DOMESTIC STEEL

DOMESTIC STEEL, USE REQUIREMENTS AS SPECIFIED IN SECTION 15.01.01 OF THE CITY REVENUE CODE APPLY TO ALL FITTINGS, JOINTS AND VALVES. COPIES OF SECTION 15.01.01 OF THE CITY REVENUE CODE CAN BE OBTAINED FROM THE DEPARTMENT OF ADMINISTRATIVE SERVICES.

CITY OF TROY

1000 W. WASHINGTON AVE
TROY, MI 48063-3000
313.246.2000

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FITTINGS, VALVES AND HYDRANTS	HYDRANTS/VALVES
A. FITTINGS OR SPECIALS IN SIZES 1" THROUGH 48" SHALL CONFORM TO ALL REQUIREMENTS OF ANWA C-153, FITTINGS AND SPECIALS 1" AND SMALLER SHALL BE CLASS 250. LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE CASTLE RING. CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE CITY.	HYDRANTS/VALVES SHALL BE CLASS 250. LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE CASTLE RING. CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE CITY.
B. TANK/MAIN SPACING UNLESS OTHERWISE APPROVED	HYDRANTS/VALVES SHALL BE CLASS 250. LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE CASTLE RING. CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE CITY.
C. NO VALVE SHALL BE OPERATED BY PERSONS, OTHER THAN A REPRESENTATIVE EMPLOYED BY THE CITY.	HYDRANTS/VALVES SHALL BE CLASS 250. LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE CASTLE RING. CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE CITY.

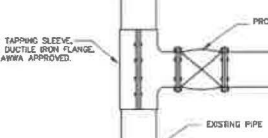
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TAPPING SLEEVE AND VALVE DETAIL




SEE TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS

NOTES

A. BOLL JOINT RESTRAINTS – USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT.

B. MECHANICAL JOINT RESTRAINTS – EBAA (OR) MEGALUG RETAINER GLAND OR EQUIVALENT.

C. ALL MECHANICAL BONDS, TEES, ETC., SHALL BE RESTRAINED USING MECHANICAL RESTRAINING JOINTS.

D. TEST SLEEVE TO 150 PSI(200 PSF FOR FINE LINES) PRIOR TO CUTTING IN DOWNS PIPE.

E. TAPPING SLEEVE AND VALVE SHALL BE PROVIDED BY CONTRACTOR EACH TIME INTO THE EXISTING WATER MAIN.

D-DIAMETER OF PIPE

	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4"	4	5	7	8	9	11	14	18
22 1/2"	7	10	13	15	16	23	27	32
45"	14	20	26	31	36	47	57	66
90"	34	47	62	74	87	112	136	160
TEE	34	47	62	74	87	112	136	160
END	34	47	62	74	87	112	136	160

REQUIRED RESTRAINED JOINT AT FITTING AND ONE BOLL JOINT FROM FITTING MINIMUM

DESIGN PARAMETERS FOR RESTRAINED JOINT TABLE

LAYING CONDITIONS – TYPE 2

SOIL DEPRESSION – 0.01'

DEPTH OF COVER – 5'-0"

WATER PRESSURE – 150 PSI

SAFETY FACTOR – 1.50

POLYWRAPPED PIPE

IF MOST CONDITIONS EXIST, ADDITIONAL RESTRAINTS WILL BE NECESSARY.

CITY OF TROY

Choice One

RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS

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TOP VIEW SINGLE METER SETTING
SINGLE 5/8" METER

TOP VIEW DOUBLE METER SETTING
DOUBLE 5/8" OR 1" METER

PROFILE VIEW

20" FRESH GRADE

20" TYPICAL WALL THICKNESS DOUBLE PLASTIC LID WITH A 4" DEPTH OR EQUIVALENT.

18"-20"

GROUND KEY STOP

PIPE SUPPORT SEE NOTE BELOW

FROM WATERMAIN

TO HOME

COPPER TUBE

20" MIN. SEE NOTES A

CONCRETE BLOCKS 7.5"x10"x3.5"

NOTES

A. 20" I.D. PLASTIC TILE FOR 5/8" METERS OR 34" 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 FRESHED 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
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1" AND SMALLER METER PIT DETAIL

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APPROVED: [Signature]
PAGE NO.: 800-7

DISINFECTION A. DISINFECTION TESTING SHALL BE PERFORMED PRIOR TO ANY HYDROSTATIC TESTING. COORDINATE WITH CITY OF TROY TO PERFORM ALL WATER MAIN TESTING. THE COMPLETED WATER MAIN SHALL BE INSPECTED IN ACCORDANCE WITH AWWA 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 STRONG CHLORINE RESIDUAL REQUIREMENTS ON A CASE-BY-CASE BASIS. C. MAINTAIN PIPS FREE OF DIRT AND FOREIGN MATTER DURING CONSTRUCTION BY COVERING TRENCH AND SEALING OPEN PIPE BARRELS ON EACH LENGTH OF PIPE AS IT IS INSTALLED. UPON COMPLETION OF MAIN, GROUT MAIN SEGMENTS AND FLUSH PIPE AT 2 FPS VELOCITY. D. STERILIZE MAIN IN ACCORDANCE WITH AWWA C-801. FLUSH TO 16 IN VPM CHLORINE SOLUTION TO PROVIDE 30 TO 60 MG PER LITER CONCENTRATION IN MAIN. E. ANALYZE SAMPLES OF 100 GALS OF PIPE AT THE TIME OF INSTALLATION. SAMPLE WATER AT EACH END OF THE MAIN. ANALYZE AT AWWA C-801. A SAMPLE TAP SHALL BE INSTALLED BY CONTRACTOR EVERY 1200 FT.. ANALYZE SAMPLE USING ORTHOTOLUIDINE REAGENT TO VERIFY FREE CHLORINE CONCENTRATION. MAINTAIN CONCENTRATION IN MAIN FOR 24 HOURS. SAMPLE CONCENTRATION AT COMPLETION OF STERILIZATION VERIFYING MINIMUM CHLORINE RESIDUAL OF 50 MG PER LITER. F. CONTRACTOR SHALL ACCOMMODATE FLUSHING AND SAMPLE LOCATIONS. G. WATER SAMPLES - BACTERIOLOGICAL TEST PER AWWA C-651. TEST TO BE COLLECTED AND PERFORMED BY THE CITY.	HYDROSTATIC TEST A. AFTER THE PIPE HAS BEEN Laid AND INSPECTED, ALL NEWLY Laid PIPE OR MAINTED SECTION SHALL BE SUBJECT TO HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED (AWWA C-603). THE LEAKAGE TEST PRESSURE SHALL BE NOT LESS THAN 150 PSI FOR 30 MINUTES FOR DOWNSIZED WATER MAIN. THE TEST SHALL BE NOT LESS THAN 200 PSF FOR 2 HOURS FOR FIRE WATER MAIN. B. HYDROSTATIC PRESSURE SHALL BE APPLIED BY A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. ALL PIPING MUST BE PROPERLY FILLED AND FLUSHED TO DISPEL ALL AIR BEFORE THE TEST IS MADE USING POTABLE MAIN WATER. C. TESTING REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE IN ACCORDANCE TO THE REQUIREMENT OF THE CITY'S DIVISION OF FIRE. D. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE REMAIN Laid PIPE, OR ANY VALVED SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED TEST PRESSURE. IF THE WATER HAS BEEN FILLED WITH WATER AND THE AIR EXPULSED. E. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS THE LEAKAGE DETERMINED BY THE FOLLOWING FORMULA: $\text{Where: } S = \text{length of pipe tested, in ft.} \quad L = \pm 2.0 \pm .5\%$ $P = \text{inlet pressure, in inches} \quad 148,000$ $P = \text{average test pressure, in inches}$ $L = \text{length per hour}$ F. DURING THE HYDROSTATIC TEST, THOROUGH EXAMINATION OF ALL JOINTS, FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE PERFORMED. LEAKING JOINTS MUST BE IDENTIFIED, AND CRACKED OR OTHERWISE DEFECTIVE MATERIAL SHALL BE REMOVED AND REPLACED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. BELOW IS A TABLE WHICH REPRESENTS THE ALLOWABLE LEAKAGE IN GALLONS PER 1000 FT. OF PIPELINE <table> <tr> <th>Ans. Test Pressure psi(ton)</th><th>3</th><th>4</th><th>5</th><th>6</th><th>8</th><th>10</th><th>12</th></tr> <tr> <td>450(32)</td><td>0.43</td><td>0.57</td><td>0.66</td><td>1.15</td><td>1.43</td><td>1.72</td><td></td></tr> <tr> <td>450(20)</td><td>0.41</td><td>0.54</td><td>0.61</td><td>1.08</td><td>1.35</td><td>1.62</td><td></td></tr> <tr> <td>300(24)</td><td>0.38</td><td>0.51</td><td>0.78</td><td>1.01</td><td>1.26</td><td>1.52</td><td></td></tr> <tr> <td>300(12)</td><td>0.35</td><td>0.43</td><td>0.73</td><td>0.94</td><td>1.17</td><td>1.46</td><td></td></tr> <tr> <td>270(19)</td><td>0.34</td><td>0.45</td><td>0.67</td><td>0.89</td><td>1.12</td><td>1.34</td><td></td></tr> <tr> <td>250(17)</td><td>0.33</td><td>0.43</td><td>0.64</td><td>0.83</td><td>1.07</td><td>1.28</td><td></td></tr> <tr> <td>225(16)</td><td>0.30</td><td>0.41</td><td>0.61</td><td>0.81</td><td>1.01</td><td>1.21</td><td></td></tr> <tr> <td>200(15)</td><td>0.29</td><td>0.38</td><td>0.57</td><td>0.78</td><td>0.98</td><td>1.18</td><td></td></tr> <tr> <td>190(10)</td><td>0.25</td><td>0.33</td><td>0.50</td><td>0.68</td><td>0.83</td><td>0.99</td><td></td></tr> <tr> <td>175(12)</td><td>0.27</td><td>0.36</td><td>0.54</td><td>0.72</td><td>0.89</td><td>1.07</td><td></td></tr> </table>	Ans. Test Pressure psi(ton)	3	4	5	6	8	10	12	450(32)	0.43	0.57	0.66	1.15	1.43	1.72		450(20)	0.41	0.54	0.61	1.08	1.35	1.62		300(24)	0.38	0.51	0.78	1.01	1.26	1.52		300(12)	0.35	0.43	0.73	0.94	1.17	1.46		270(19)	0.34	0.45	0.67	0.89	1.12	1.34		250(17)	0.33	0.43	0.64	0.83	1.07	1.28		225(16)	0.30	0.41	0.61	0.81	1.01	1.21		200(15)	0.29	0.38	0.57	0.78	0.98	1.18		190(10)	0.25	0.33	0.50	0.68	0.83	0.99		175(12)	0.27	0.36	0.54	0.72	0.89	1.07		CITY OF TROY MISCELLANEOUS WATER NOTES 2
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MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: June 5, 2025

SUBJECT: Record Plan – Somerset Reserve Section 2

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.

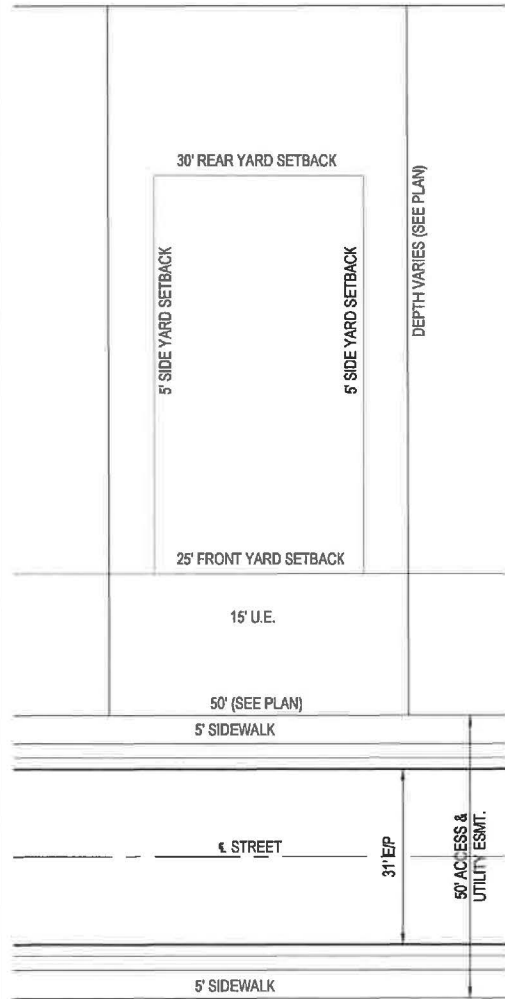
REQUESTED ACTION:

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.

C:\D:\AC\Docs\CESO\Cap 5 Somerset Reserve\Project Files_CESO\05-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 2_record plat.dwg - 5/14/2025 - Corey Teague



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 - 8.123 acres
open space - 2.551 acres
r/w area
(public) - 0.849 acres
(private) - 1.905 acres
total acreage = 13.428

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) 610-1900

Lot Data Cont.

Building Lots = 49
Open Space Lots = 4
Total Lots = 53

Note:

All Open Space shall be maintained by the HOA/Developer.

Record Plat Somerset Reserve Planned Development Phase 2

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 13.428 Acres

DEDICATION:

The undersigned, being the owners of 58.093 acres of land, being a part of 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 Planned Development Phase 1 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 Instrument 2024OR-07298.

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 storm 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 storm 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.

Somerset Reserve Project I, LLC,
An Ohio Limited Liability Company

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

By: _____

Name: _____

Its: _____

Witness
Printed Name: _____

Witness
Printed Name: _____

State of Ohio

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 _____, 2025.

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

FEE \$ _____

Miami County Recorder

by Deputy Recorder

Miami County Auditor

Approved and transferred _____, 2025.

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 11550 and being 13.428 acres out of a 58.093 acre tract, conveyed to Somerset Reserve Project I, LLC, as recorded in Instrument 2024OR-07298 of the Miami County, Ohio Records.

CITY OF TROY ENGINEER

This plat was reviewed by the City of Troy Engineer, on this _____ day of _____ 2025, this plat was approved.

Engineer

Printed Name: _____

CITY OF TROY PLANNING COMMISSION APPROVAL

At a meeting of the Planning Commission of the City of Troy, Ohio, held this _____ day of _____ 2025, 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 _____ 2025, 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 _____

Prepared By:



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

DDC MANAGEMENT LLC.

Somerset Reserve Planned
Development Phase 2

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID Description Date

© 2024 CESO, INC.

Project Number: 761451

Scale: N/A

Drawn By: CTT

Checked By: JKH

Date: 5/13/2025

Issue: 1

Drawing Title:

RECORD PLAT

1 OF 5

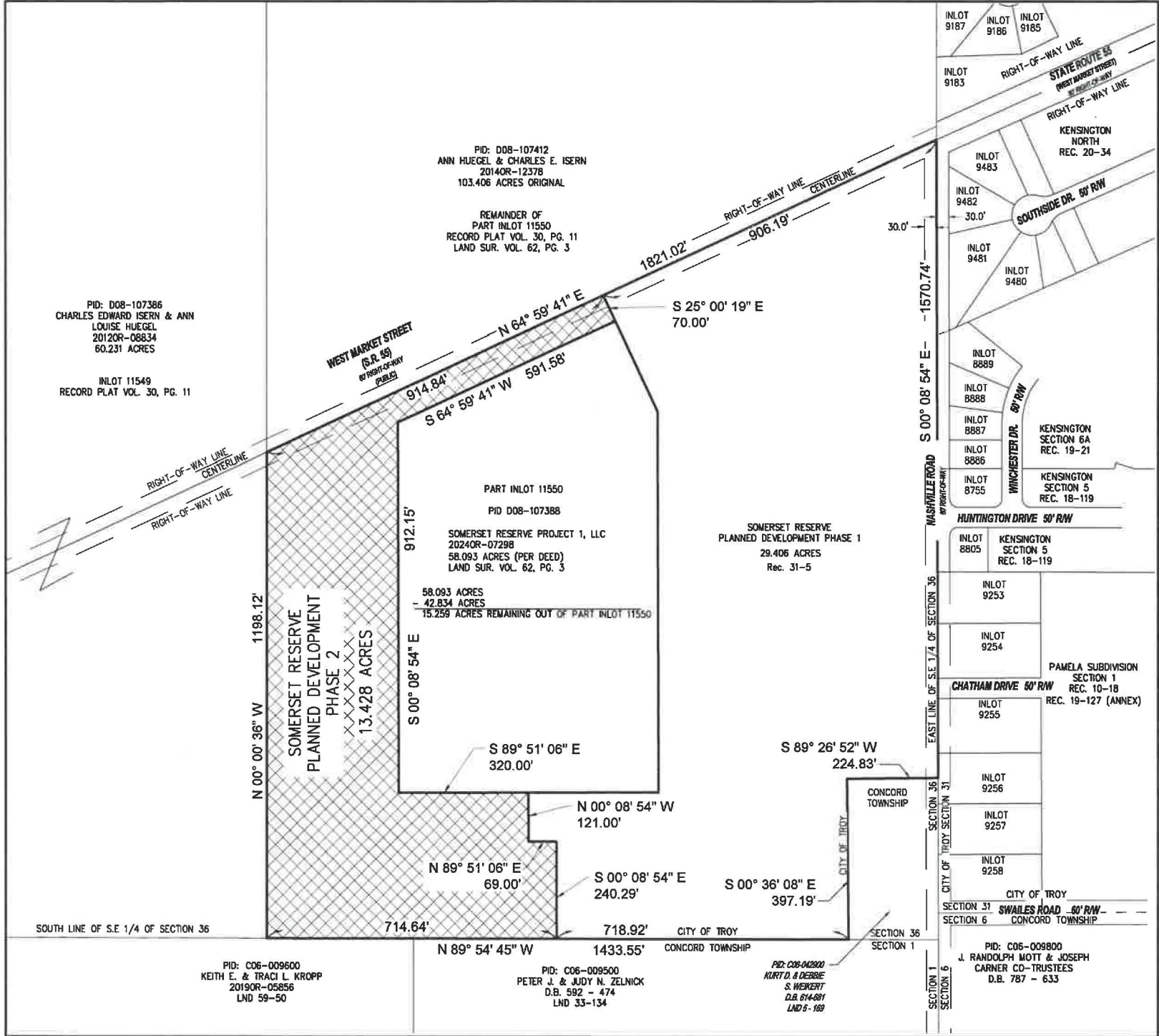
Record Plat
Somerset Reserve Planned Development Phase 2
Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 13.428 Acres

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

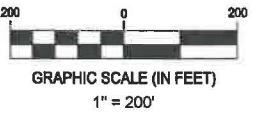
Prepared By:



CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 637.435.5554 Fax: 637.208.4826



SUPERIMPOSED AREA
ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 2
3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions	
ID	Description

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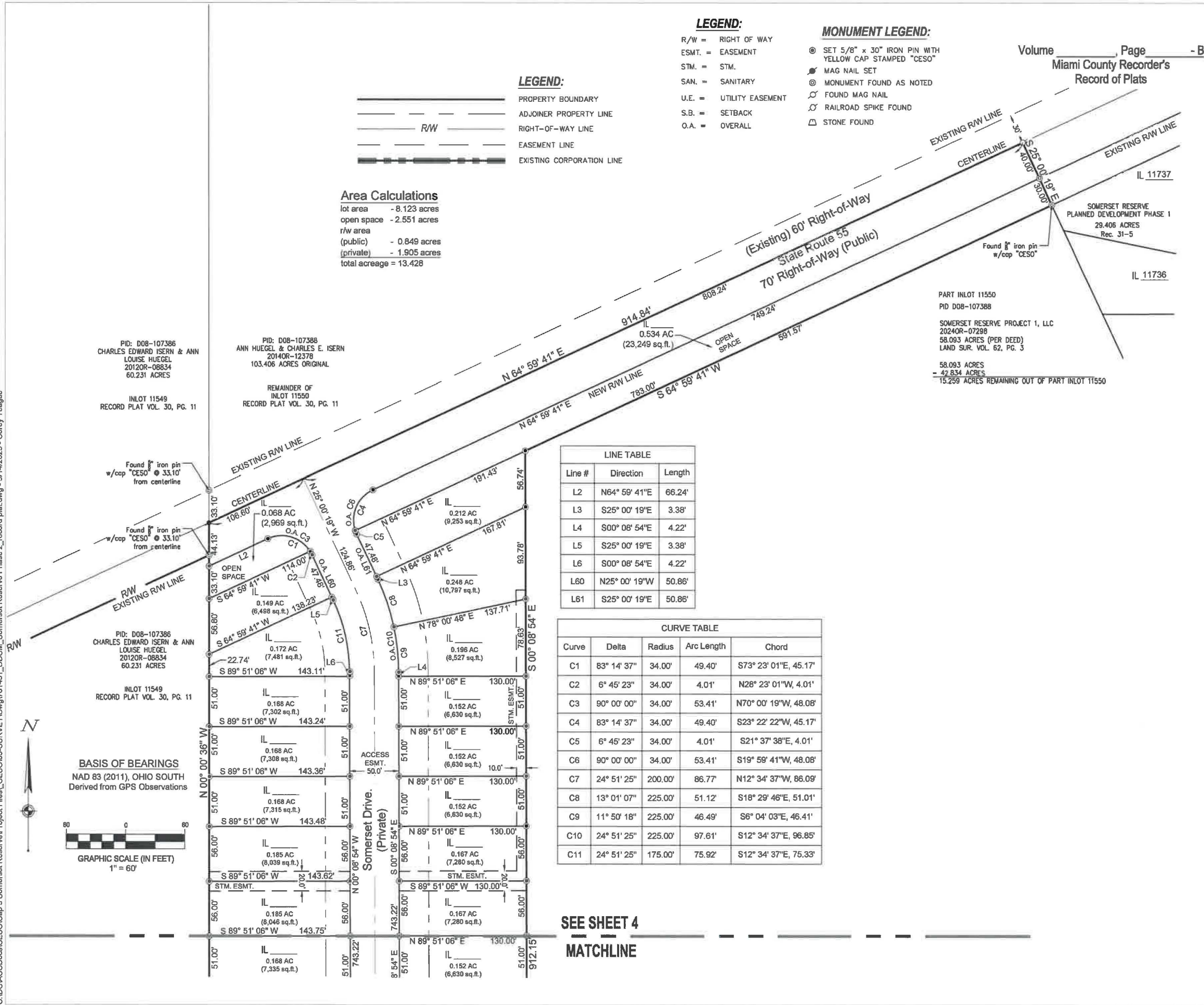
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Drawn By: CTT
Checked By: JKH
Date: 5/13/2025
Issue: 1

Drawing Title:
RECORD PLAT

2 OF 5

C:\DCVACC\DCS\CESO\Cap 5 Somerset Reserve\Project Files\CESO05-SURVEY\DWG\761451_DDCM_Somerset Reserve Phase 2_record plat.dwg - 5/14/2025 - Corey Teague

C:\DCC\Acc\CESO\Cap 5 Somerset Reserve\Project Files\CESO05-SURVEY\DWG\761451_DCCM_Somerset Reserve Phase 2_record plat.dwg - 5/14/2025 - Corey Teague



Prepared By:

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Mansfield, OH 45342
Phone: 937.435.8584 Fax: 866.208.4826

DDC MANAGEMENT LLC.

**Somerset Reserve Planned
Development Phase 2**

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

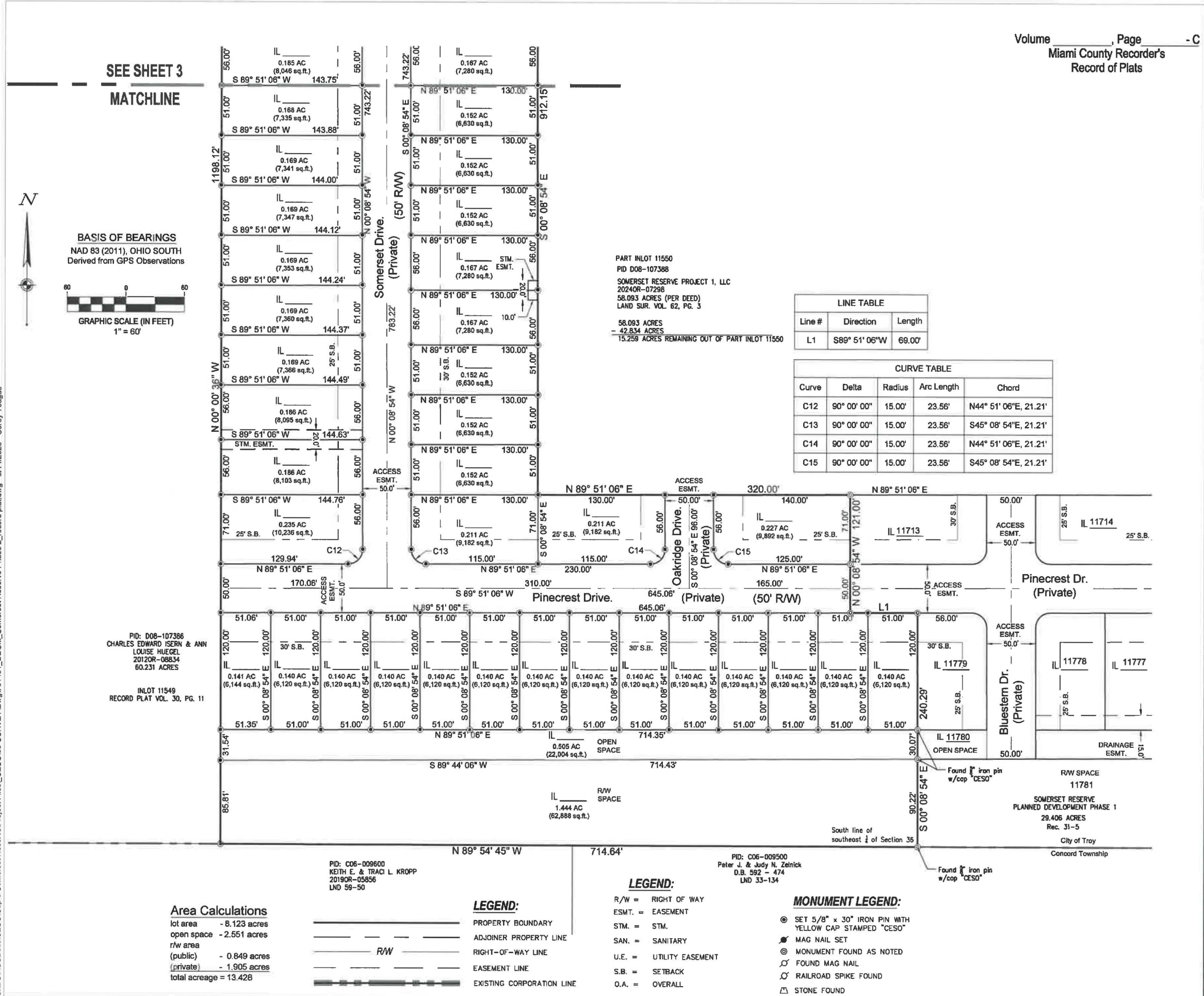
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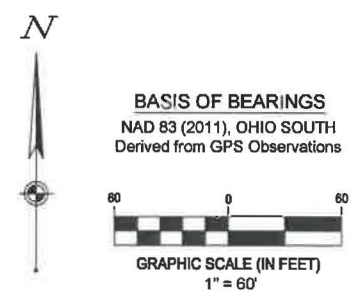
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Scale: 1" = 60'
Drawn By: CTT
Checked By: JKH
Date: 5/13/2025
Issue: 1

Drawing Title:
RECORD PLAT

3 OF 5



SEE SHEET 3
MATCHLINE



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

PART INLOT 11550
PID D08-107388
SOMERSET RESERVE PROJECT 1, LLC
2024OR-07298
58.093 ACRES (PER DEED)
LAND SUR. VOL. 62, PG. 3

58.093 ACRES
- 42.834 ACRES
15.259 ACRES REMAINING OUT OF PART INLOT 11550

LINE TABLE		
Line #	Direction	Length
L1	S89° 51' 06" W	69.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C12	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C13	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'
C14	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C15	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'

PID: D08-107386
CHARLES EDWARD ISERN & ANN
LOUISE HUEGEL
2012OR-08834
60.231 ACRES

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

Area Calculations
lot area - 8.123 acres
open space - 2.551 acres
r/w area
(public) - 0.849 acres
(private) - 1.905 acres
total acreage = 13.428

PID: C06-009600
KEITH E. & TRACI L. KROPP
2019OR-05856
LND 59-50

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

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

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

Prepared By:

WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mansfield, OH 44842
Phone: 837.435.6584 Fax: 888.208.4826

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 2

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
Checked By: JKH
Date: 5/13/2025
Issue: 1

Drawing Title:
RECORD PLAT

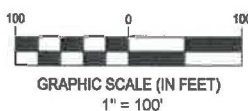
4 OF 5

Record Plat
Somerset Reserve Planned
Development Phase 2

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 13.428 Acres

EASEMENTS
SANITARY, WATER
AND UTILITY

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



SANITARY & WATER EASEMENT

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
SEC16	24° 51' 25"	243.00'	105.42'	S12° 34' 37"E, 104.60'
SEC17	24° 51' 25"	200.00'	86.77'	N12° 34' 37"W, 86.09'

UTILITY EASEMENT

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
EC18	24° 51' 25"	253.00'	109.76'	S12° 34' 37"E, 108.90'
EC19	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
EC20	24° 51' 25"	243.00'	105.42'	N12° 34' 37"W, 104.60'
EC21	24° 17' 39"	34.00'	14.42'	S37° 09' 09"E, 14.31'
EC22	24° 51' 25"	175.00'	75.92'	S12° 34' 37"E, 75.33'
EC23	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
EC24	24° 51' 25"	160.00'	69.41'	N12° 34' 37"W, 68.87'

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:

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

LEGEND:

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

Area Calculations

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PID: D08-107386
CHARLES EDWARD ISERN & ANN
LOUISE HUEGEL
20120R-08834
60.231 ACRES

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

PID: D08-107412
ANN HUEGEL & CHARLES E. ISERN
20140R-12378
103.406 ACRES ORIGINAL

REMAINDER OF
PART INLOT 11550
RECORD PLAT VOL. 30, PG. 11
LAND SUR. VOL. 62, PG. 3

PID: D08-107386
CHARLES EDWARD ISERN & ANN
LOUISE HUEGEL
20120R-08834
60.231 ACRES

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

PART INLOT 11550
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SOMERSET RESERVE PROJECT 1, LLC
20240R-07298
58.093 ACRES (PER DEED)
LAND SUR. VOL. 62, PG. 3

58.093 ACRES
= 42.834 ACRES
15.259 ACRES REMAINING OUT OF PART INLOT 11550

PID: C06-009600
KEITH E. & TRACI L. KROPP
20190R-08856
LND 59-50

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL25	N64° 59' 40"E	10.00'
EL26	S25° 00' 19"E	64.85'
EL28	S00° 08' 54"E	743.22'
EL29	N89° 51' 06"E	217.00'
EL30	N00° 08' 54"W	56.00'
EL31	N89° 51' 06"E	15.00'
EL32	S00° 08' 54"E	56.00'
EL34	S89° 51' 06"W	227.00'
EL35	N00° 08' 54"W	758.22'
EL37	N25° 00' 19"W	64.85'
EL38	N64° 59' 40"E	11.99'
EL40	S25° 00' 19"E	50.86'
EL42	S00° 08' 54"E	743.22'
EL44	S89° 51' 06"W	129.94'
EL45	N00° 00' 36"W	15.00'
EL46	N89° 51' 06"E	129.94'
EL47	N00° 08' 54"W	743.22'
EL49	N25° 00' 19"W	64.85'
EL50	N00° 00' 36"W	10.00'
EL51	N89° 51' 06"E	714.10'

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Miami County Recorder's
Record of Plats

UTILITY EASEMENT

LINE TABLE		
Line #	Direction	Length
EL52	S00° 08' 54"E	10.00'
EL53	S89° 51' 06"W	714.13'
EL54	N89° 51' 06"E	10.00'
EL55	S00° 08' 54"E	56.00'
EL56	N89° 51' 06"E	112.00'
EL57	S00° 08' 54"E	15.00'
EL58	S89° 51' 06"W	122.00'
EL59	N00° 08' 54"W	71.00'

SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL7	N64° 59' 40"E	43.00'
SEL8	S25° 00' 19"E	64.85'
SEL9	S00° 08' 54"E	766.22'
SEL10	N89° 51' 06"E	267.00'
SEL11	N00° 08' 54"W	111.50'
SEL12	N89° 51' 06"E	43.00'
SEL13	S00° 08' 54"E	111.50'
SEL14	N89° 51' 06"E	122.00'
SEL15	S00° 08' 54"E	42.00'
SEL16	N89° 51' 06"E	69.00'
SEL17	S00° 08' 54"E	18.00'
SEL18	S89° 51' 06"W	714.10'
SEL19	N00° 00' 36"W	60.00'
SEL20	N89° 51' 06"E	169.96'
SEL21	N00° 08' 54"W	766.22'
SEL22	N25° 00' 19"W	64.85'

Prepared By:



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DDC MANAGEMENT LLC.

Somerset Reserve Planned
Development Phase 2

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID Description Date

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Project Number: 761451

Scale: 1" = 100'

Drawn By: CTT

Checked By: JKH

Date: 5/13/2025

Issue: 1

Drawing Title:

RECORD PLAT

5 OF 5