



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 11, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

Revised 2-10-2026 to add item 5

1. Roll Call
2. Approval of Minutes - Jan. 28, 2026
3. Dedication of 0.471 acres Right-of-Way along 1375 S. Union Street, IL 10898. Right-of-Way dedication is a result of a replat to divide IL 10898 into two parcels.
-Commission to make a recommendation to City Council.
4. Preliminary Plan Approval of the Sycamore Pointe Subdivision, located along Fenner Road, west of the Reserve at Cliff Oaks Subdivision
Applicant - Jeff Puthoff, Choice One Engineering
-Commission to make a decision
5. Somerset Reserve Planned Development Phase 2 (PD-R), located on the SW corner of Nashville Road and W. Market Street
 - A. Final Development Plan Approval
-Commission to make decision
 - B. Record Plan
-Commission to make a recommendation to City Council
6. Other
7. Adjourn

Next Meeting Date - 2-25-2026

Members - if you will not be attending, please call or email Sue

January 28, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, January 28, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke, Titterington, and Westmeyer; Development Staff – Bruner, Burgei and Eidemiller; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the January 14, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 18 N. MARKET STREET, INSTALLATION OF A BUILDING SIGN READING “THE TRAVELERS MARKET”; OWNER - ALLEN LAY; APPLICANT – KEN THOMPSON, FLAWLESS SIGNS. Staff reported: Parcel ID is D08-000430; the property owner signed the application; this building is part of the row of five separate commercial buildings connected by common walls; most of the block was destroyed by a fire in 1824 and rebuilt in 1833 in vernacular style; significant features mentioned in the OHI form include rectangular windows with stone lintels/sills, and the chimneys between each segment; and this property is not listed on the National Register of Historic Places.

DISCUSSION:

This building is permitted to have a total of 27 square feet of building signage. The applicant is proposing to install the maximum square footage allowance of 27 square feet. The proposed building sign will have raised dimensional lettering and be made from aluminum composite material using black lettering, dark brown trim, and a faux wood background.

DESIGN MANUAL:

The Design Manual section 5.4 states, “Wall signs should be three dimensional, with letters carved by a router, or letters should be individually pin-mounted or incorporated into a sign panel”. The proposed building signage will meet section 5.4 of the Design Manual.

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

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

COMMISSION DISCUSSION:

-in response to Mr. Wolke, staff commented that the business may operate more as a restaurant.

-In response to Mr. Titterington, staff advised that the owner is aware of the maximum sign size permitted.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the historic district application, certificate of appropriateness for signage at 18 N. Market Street as submitted and for the exact colors and materials included in the application and as viewed by the Commission, and based on the findings of staff that the proposed signage will meet the City of Troy Sign Code requirements and complies with Sections 5.4 of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:33 p.m. upon motion of Mr. Emerick, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary



TO: CITY OF TROY PLANNING COMMISSION
FROM: Jillian Rhoades, PE, City Engineer
DATE: FEBRUARY 5, 2026
SUBJECT: Dedication of right-of-way along 1375 S. Union Street

Attached is a copy of a plat for the dedication of right-of-way along the property of 1375 S Union Street. The right-of-way to be dedicated is 0.471 acres of current Inlot 10898. The replat was requested to split inlot 10898 into two (2) parcels. The replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval. City Council is required to review and make a determination regarding the acceptance and dedication of the right-of-way presented on this plat, following review and recommendation of the Planning Commission.

The replat has been reviewed by the City Engineer and staff is requesting that Planning Commission make a positive recommendation to the City Council to dedicate 0.471 acres of current Inlot 10898 as right-of-way.



MEMORANDUM

TO: Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: February 5, 2026

SUBJECT: Sycamore Pointe Subdivision – Preliminary Plan

REQUEST:

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision located along Fenner Road, Parcel ID: D08-107846. The land is currently undeveloped and located west of the Reserve at Cliff Oaks Subdivision. The land is owned by Sycamore Pointe LLC.

PROPOSAL:

City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-4 Single Family Residential (minimum lot size of 9,000 square feet) per O-23-2025. The applicant wishes to create a new subdivision named Sycamore Pointe. The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a three-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Final Plat.

Uses and Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 57.50 acres and includes 159 buildable lots that range from .207 acres to .659 acres and will be developed in three-phases. The first phase will create 49 lots and the second phase will create 53 lots.

Roadways: Access to this development will be provided by three separate points. The main access point to the subdivision will be from Wilson Road and Fenner Road. The remaining access point will connect into the Reserve at Cliff Oaks subdivision. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

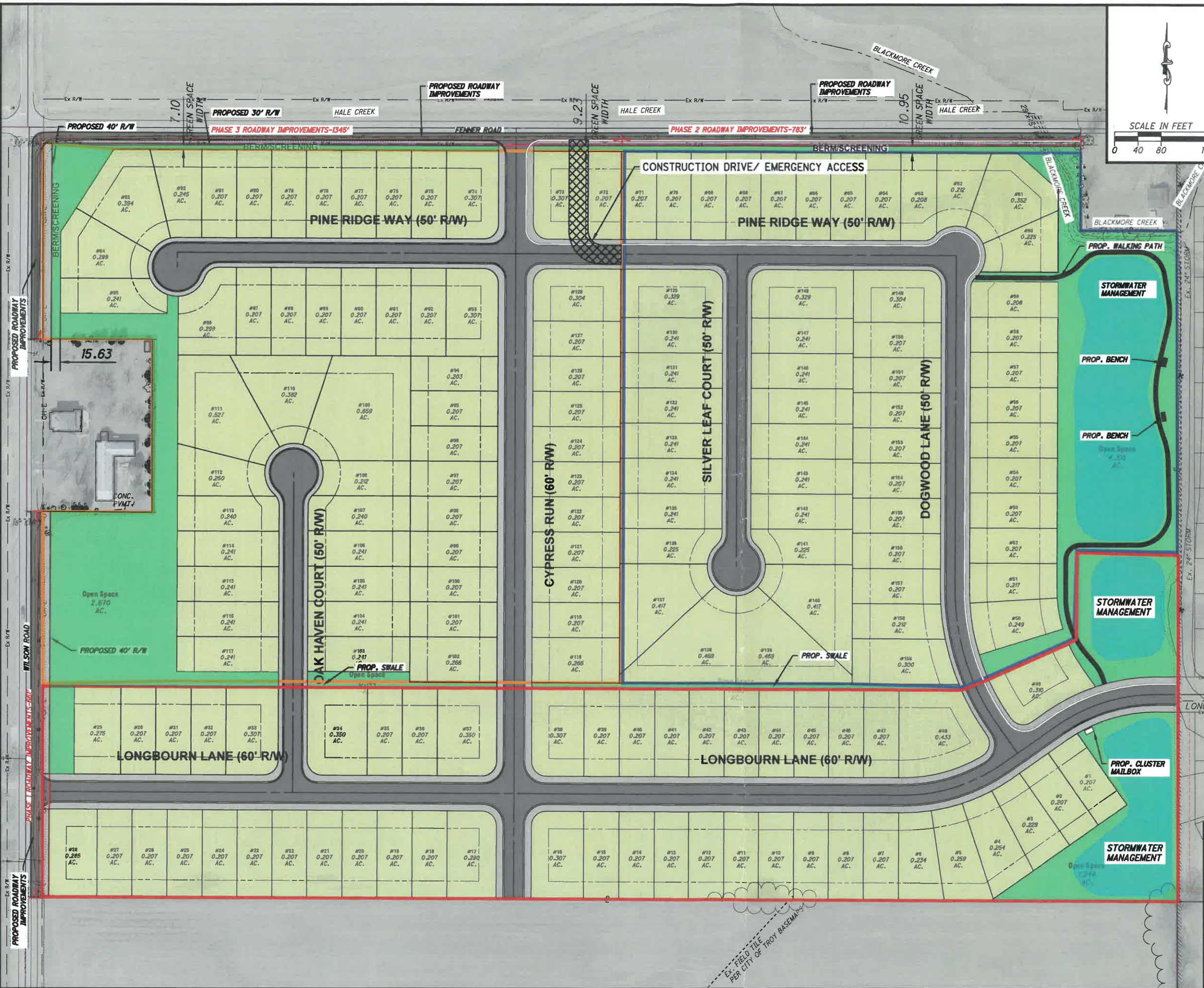
Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing three (3) retention areas located in the northwest and southwest portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

Parkland: The Development is proposing 14.5% private open space that includes a walking trail and benches around the eastern pond. This will go before the Park Board at the next regular scheduled Park Board meeting.

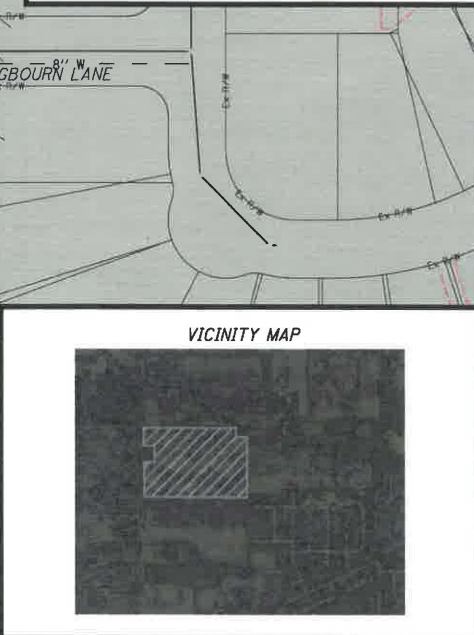
Landscaping/Screening: A landscaped berm has been provided along Fenner Road and Wilson Road to prevent properties from having direct access and buffer from the road rights-of-way. Accessory structures like fences, sheds, etc. will not be permitted in the landscaped area.

RECOMMENDATION:

It is requested that the Planning Commission approve the Preliminary Plan.



PROP. EASEMENTS
PROP. SETBACKS
SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.
TOTAL AREA: 57.50 ACRES
TOTAL GREEN SPACE: 8.347 ACRES (14.5%)
EX. ZONING: R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
MIN. LOT SIZE: 9,000 S.F.
MIN. FRONTAGE: 60'
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 7.5', 15' TOTAL
NUMBER OF RESIDENTIAL LOTS: 159
DENSITY: 2.77 UNITS/ACRE
NUMBER OF GREEN SPACE LOTS: 6
TYPICAL LOT SIZE: 60'x150'
NEW STREETS: 6,593'
STREET R/W: 50' OR 60' (SEE PLAN VIEW)
50' R/W STREET WIDTHS: 35'
60' R/W STREET WIDTHS: 37'
6' WIDENING ON FENNER ROAD
8' WIDENING ON WILSON ROAD
BERM/SCREENING SHALL BE IN A LANDSCAPING EASEMENT, AS NEEDED.
PHASE 1
TOTAL LOTS: 49
NEW STREETS: 2,668'
PHASE 2
TOTAL LOTS: 53
NEW STREETS: 1,843'
PHASE 3
TOTAL LOTS: 57
NEW STREETS: 2,082'
GREEN SPACE (6 LOTS)
RETENTION POND
THE SYCAMORE POINTE SUBDIVISION TO BE LOCATED SOUTHEAST OF THE INTERSECTION OF FENNER ROAD AND WILSON ROAD. PROPOSED STREETS TO TIE INTO FENNER ROAD WILSON ROAD, AND LONGBOURN LANE.
DEVELOPER: OAKES TREE DEVELOPMENT, LANCE OAKS (937) 272-1100 8534 YANKEE STREET, DAYTON, OH 45458 LANCE.OAKES@OAKESTREDEV.COM
ENGINEER: CHOICE ONE ENGINEERING 937-497-0200 440 E. HOEWISHER ROAD, SIDNEY, OH 45365



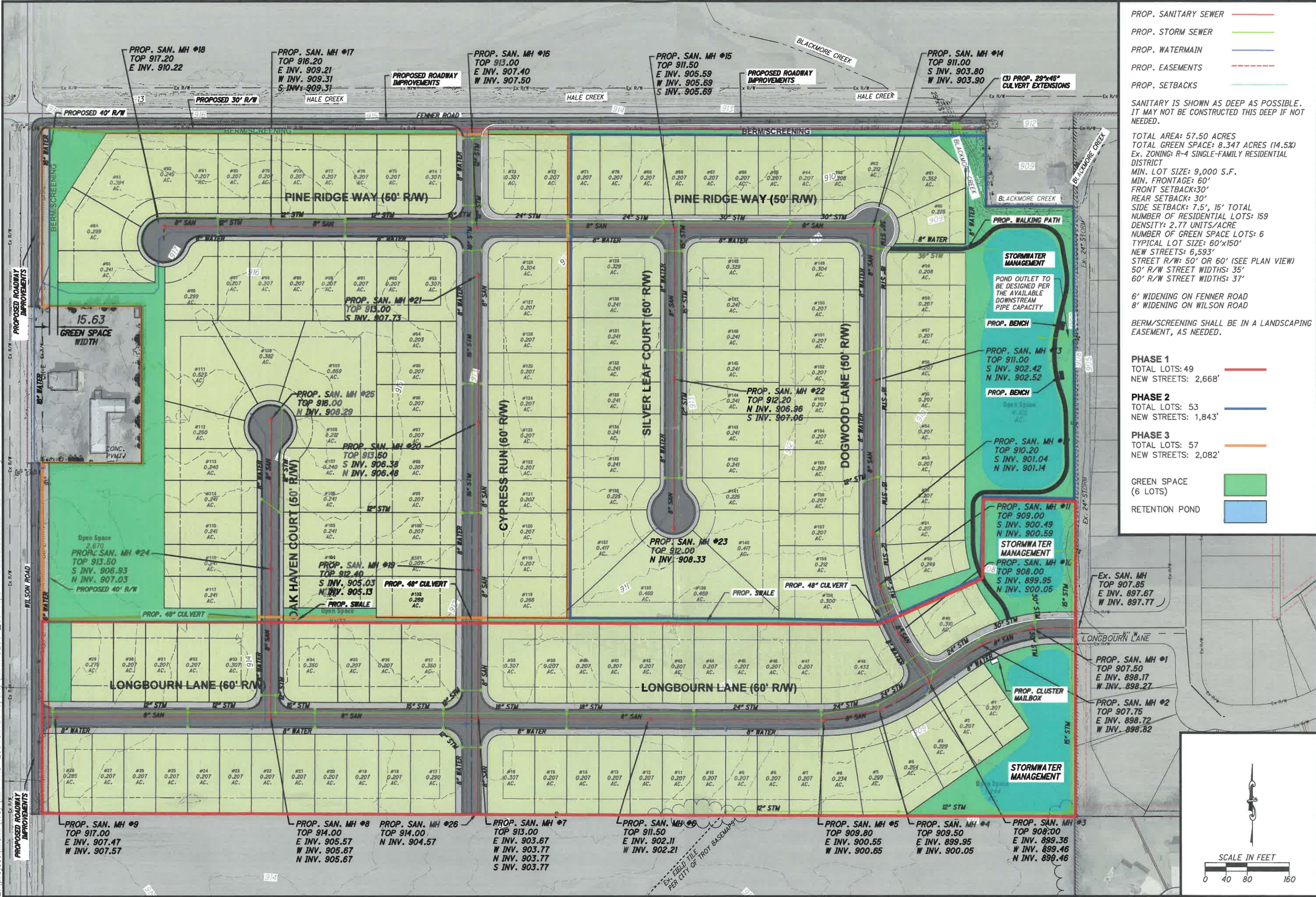
choiceOne
Engineering

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

SYCAMORE POINTE RESIDENTIAL DEVELOPMENT
CITY OF TROY
PRELIMINARY PLAT

REVISIONS:

FILE NAME	PRELIM PLAT 1
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WIA-TRO2501
DATE	01-20-2026
SHEET NUMBER	1 OF 3



PROP. SANITARY SEWER
PROP. STORM SEWER
PROP. WATERMAIN
PROP. EASEMENTS
PROP. SETBACKS

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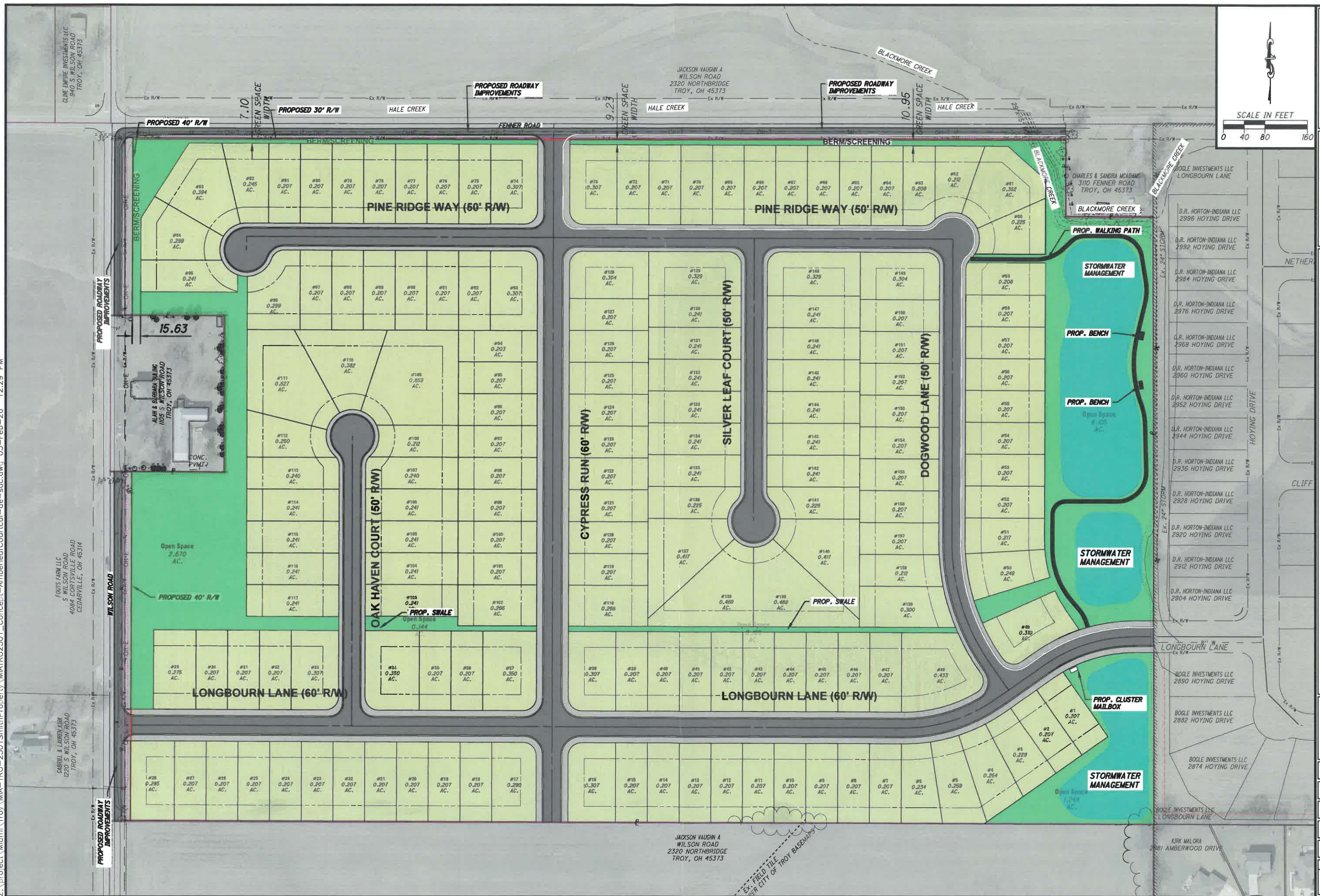
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WWW.CHOICEONEENGINEERING.COM

**SYCAMORE POINTE RESIDENTIAL DEVELOPMENT
CITY OF TROY
PRELIMINARY PLAT UTILITIES**

REVISIONS:

FILE NAME	PRELIM PLAT 2
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT NO.	MIA-TRO2501
DATE	01-20-2026
SHEET NUMBER	2 OF 3



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: February 10, 2026

SUBJECT: Final Development Plan – Somerset Reserve Section 2

BACKGROUND:

The Planning Commission previously approved this Final Development Plan during the June 11, 2025, Planning Commission Meeting. The Record Plan was not approved by City Council within six (6) months and has expired per Zoning Code Section 1145.21 (a). This is due to the lack of an escrow agreement. The applicant is now requesting the same Final Development Plan approval.

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.

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
3801 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 610-1500

ENGINEER/SURVEYOR:
CESO, INC.
3801 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

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

COMMUNICATIONS:
SPECTRUM
PHONE: (844) 777-3691

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. 750' WEST OF ITS INTERSECTION WITH NASHVILLE RD.
ELEV = 909.01' (NAVD 88)

BENCHMARK #2 - BENCH TIE IN SOUTH FACE OF POWER POLE LABELED '51159' ON NORTH SIDE OF SR. 55
ELEV = 915.47' (NAVD 88)

BENCHMARK #3 - BENCH TIE IN WEST FACE OF POWER POLE LABELED '51148' 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.

OUPS NOTIFICATION DATE: OCTOBER 22, 2022; TICKET NUMBERS A228301621-00A 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. 39109C0144E, EFFECTIVE DATE: AUGUST 2, 2011.

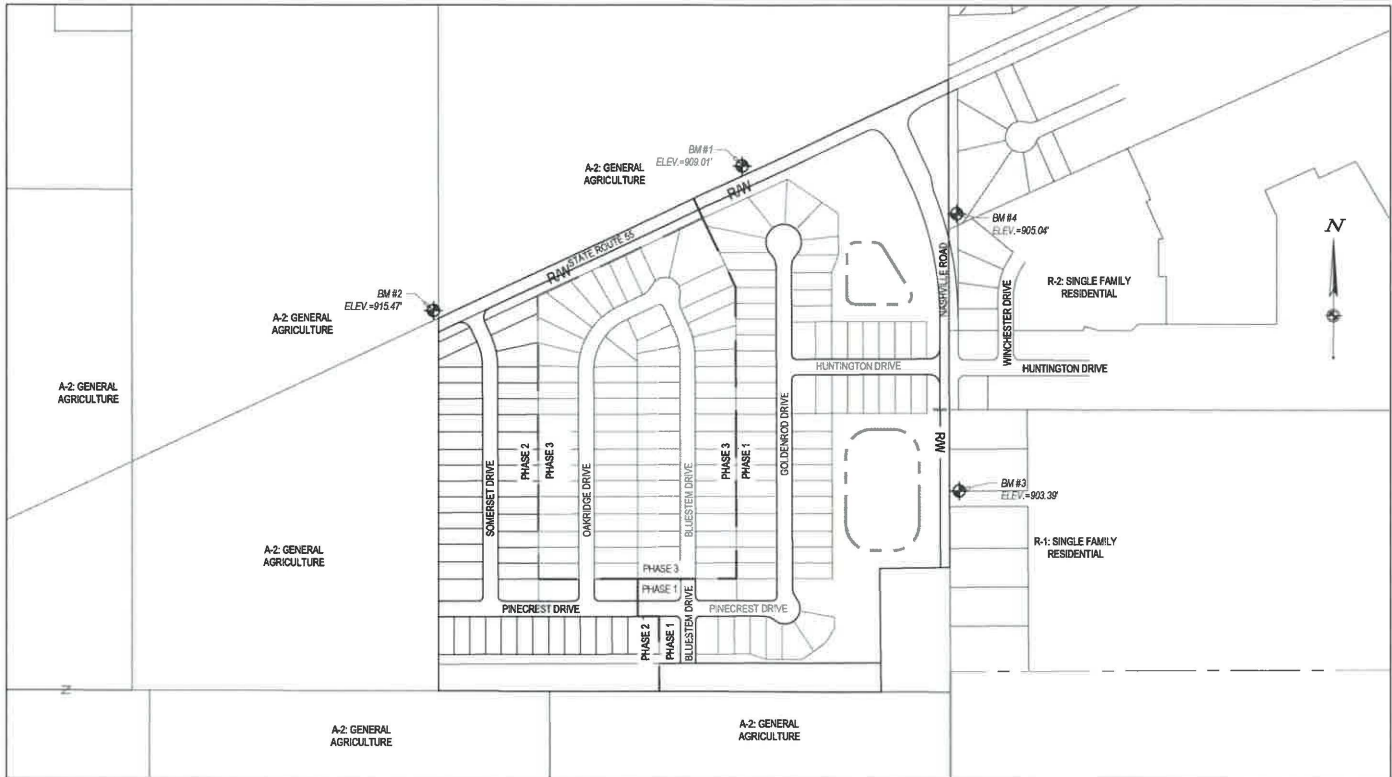
IMPROVEMENTS PLANS/FINAL DEVELOPMENT PLANS

SOMERSET RESERVE

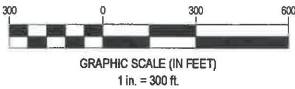
PHASE 2

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 - OAKRIDGE 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



3801 Rigby Rd, Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.208.4825

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 800-392-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



GENERAL NOTES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADDS, WALLS, 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 MOVED PER STATE AND LOCAL REQUIREMENTS.
2. FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4. PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
5. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
11. PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
13. THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADRESSED.
15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
16. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
17. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
4. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
5. REFER TO GEOTECHNICAL ENGINEERING REPORT PROVIDED BY GEOTECHNICAL CONSULTANTS INC. FOR SITE WORK PREPARATION/RECOMMENDATIONS.
6. REFER TO ORIGINAL SURVEY PROVIDED BY CISO INC.

GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
7. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
10. ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
11. ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
12. ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
13. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14. WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
15. IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE AROUNDED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
9. IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10') FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
12. UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13. ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF TROY CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14. INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 5'.



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SOMERSET RESERVE PHASE 2

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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:

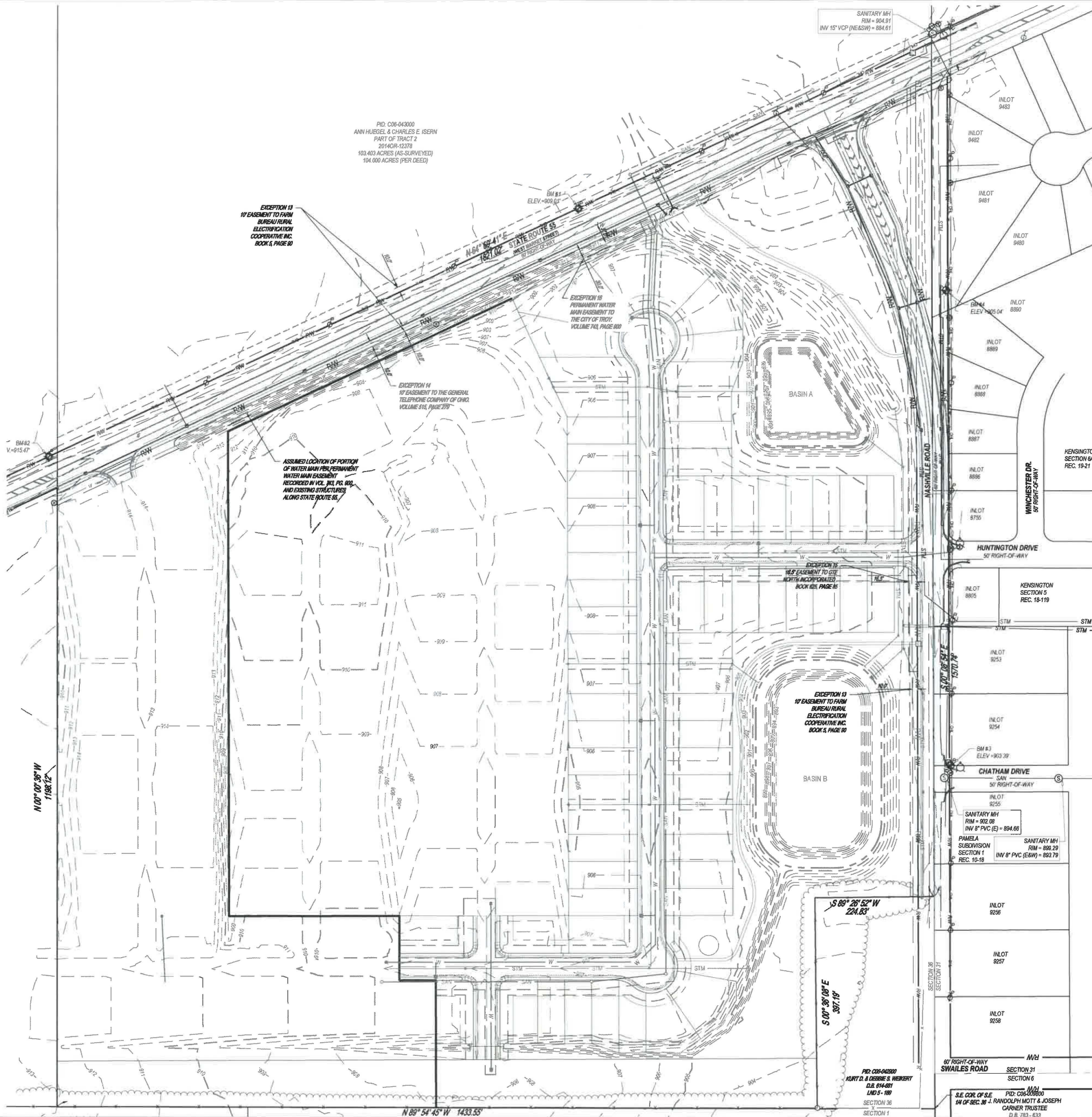
GENERAL NOTES

2

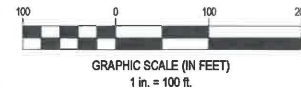
FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: OHIO UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-362-2764 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION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



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N



EXISTING FEATURES LEGEND

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

EXISTING FEATURES AND DEMOLITION NOTES:

- ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS OTHERWISE NOTED.
- 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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Revisions / Submissions

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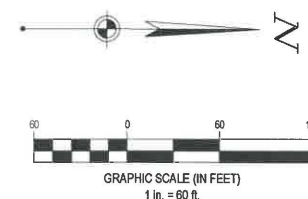
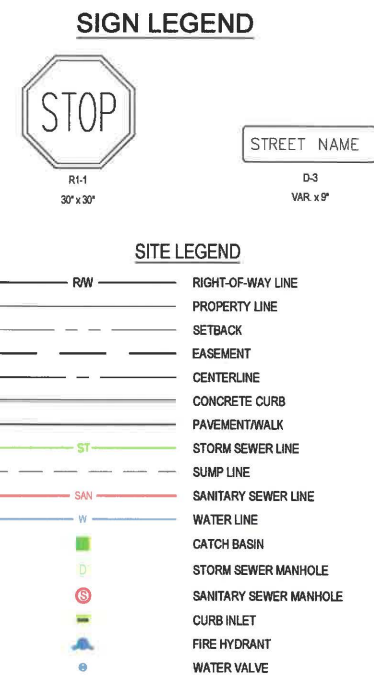
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Date: APRIL 15, 2025
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Drawing Title:
**EXISTING CONDITIONS
& DEMOLITION PLAN**

FORTY-EIGHT (48) HOURS
BEFORE DIGGING IS TO
COMMENCE, THE CONTRACTORS
SHALL NOTIFY THE FOLLOWING
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PROTECTION SERVICE AT 811 OR
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Drawing Title:

OVERALL PLAN



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SOMERSET RESERVE PHASE 2

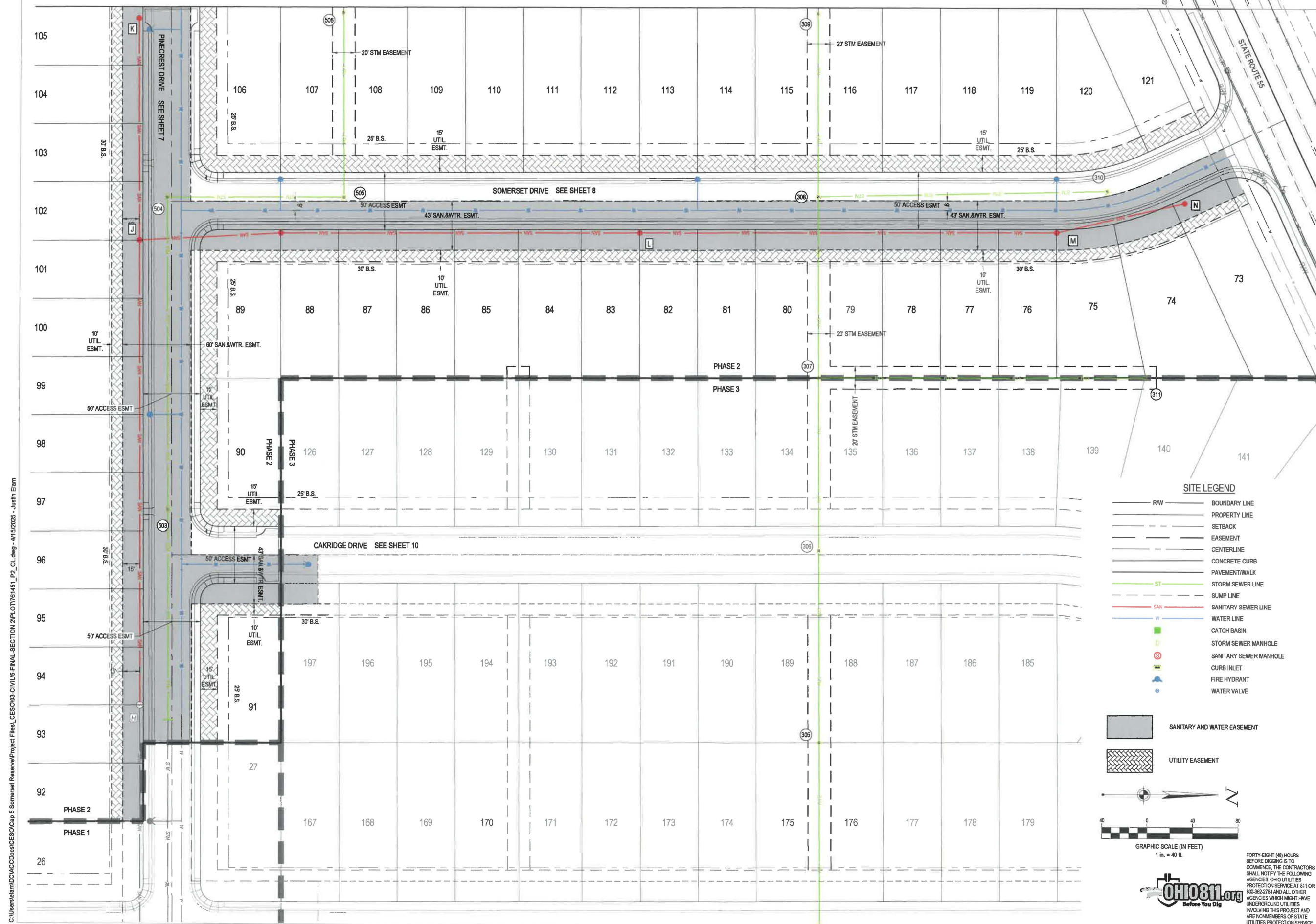
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Revisions / Submissions

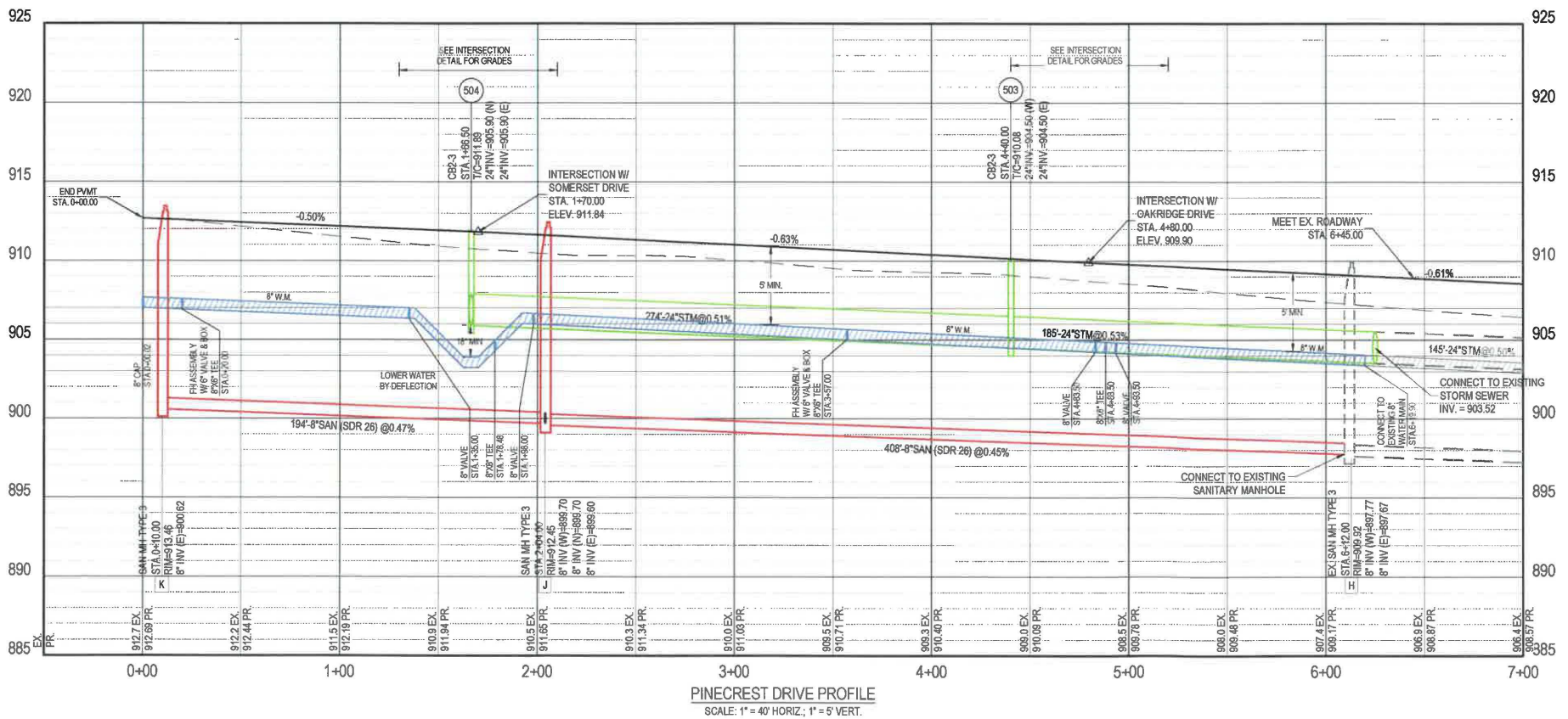
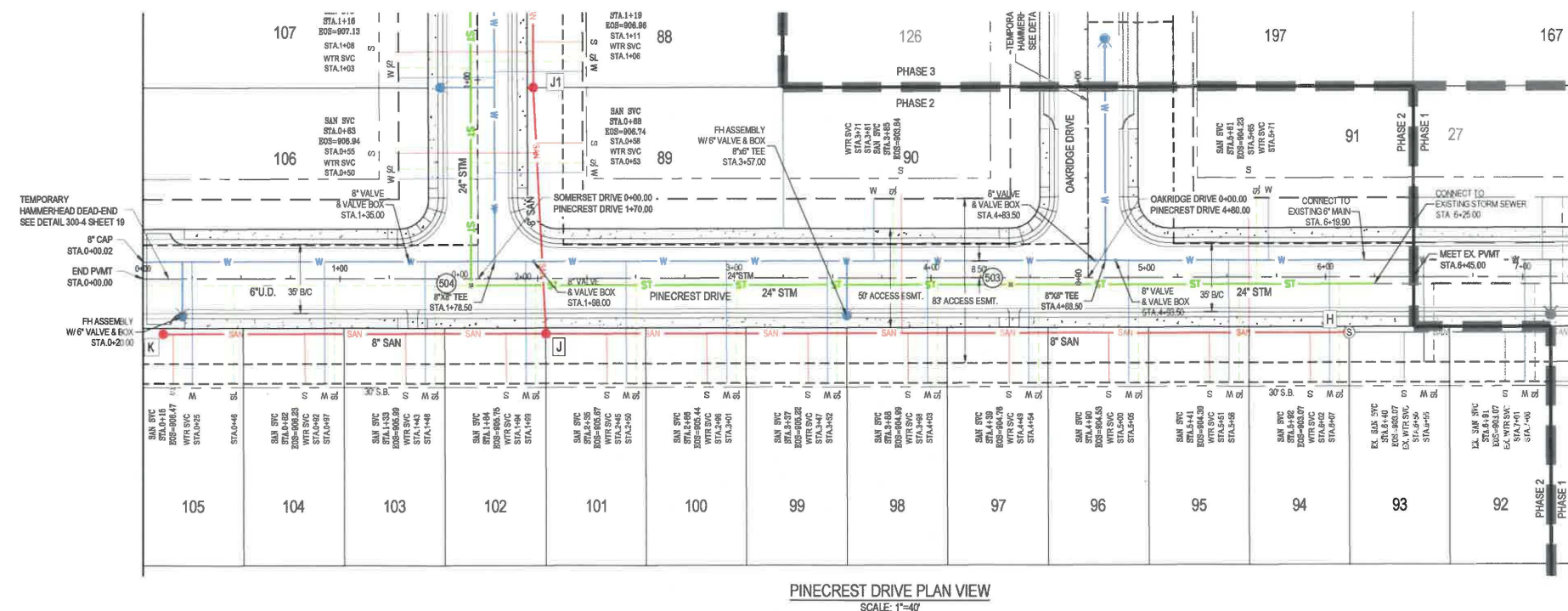
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Drawing Title:
EASEMENT PLAN

6



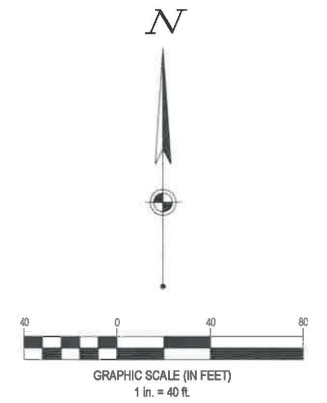
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LEGEND

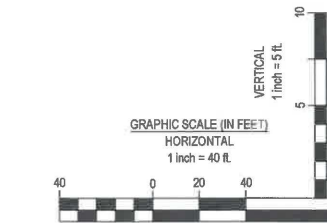
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- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY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

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



PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE



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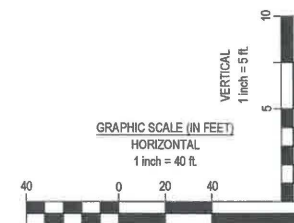
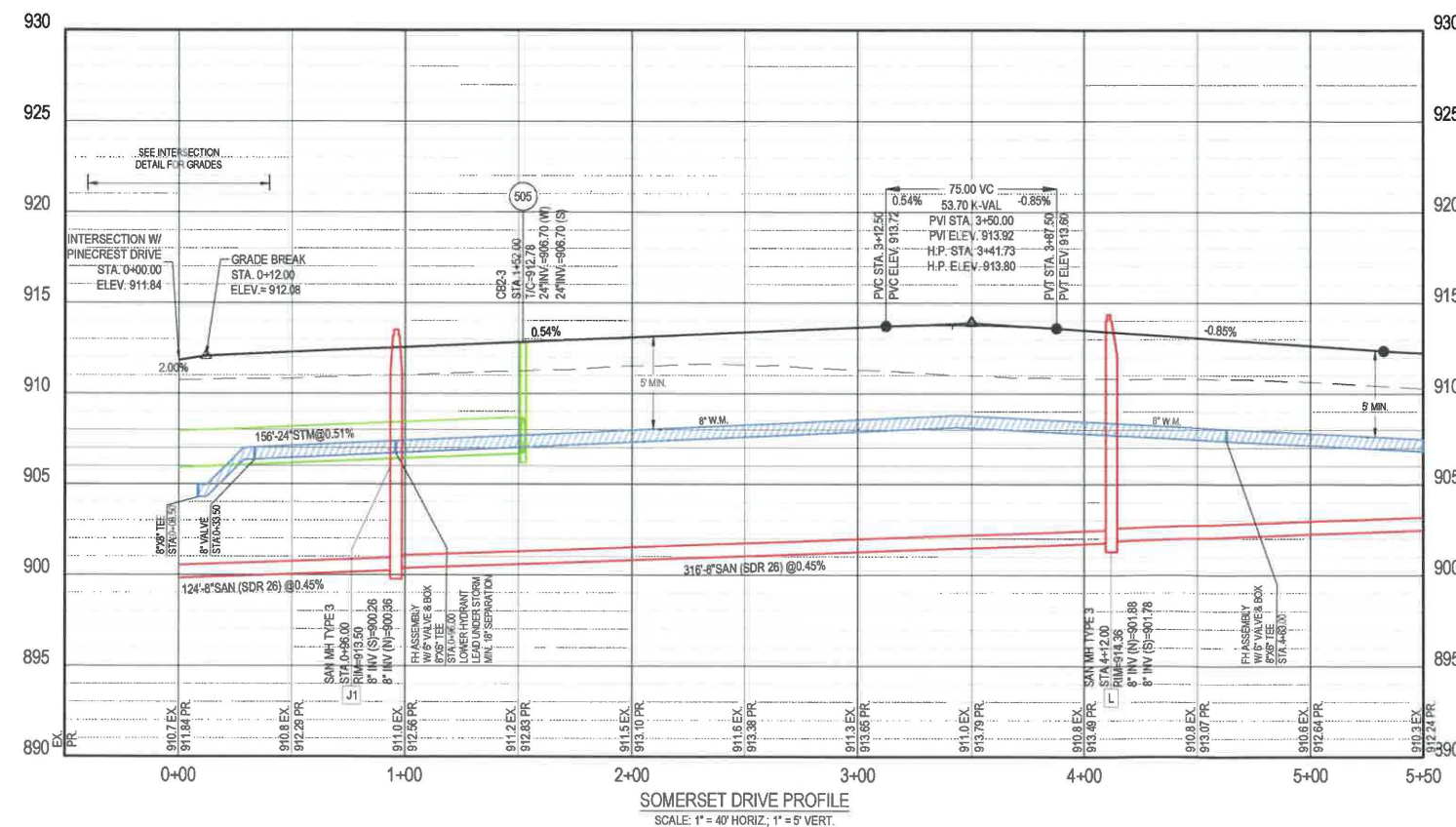
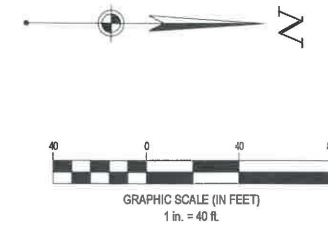
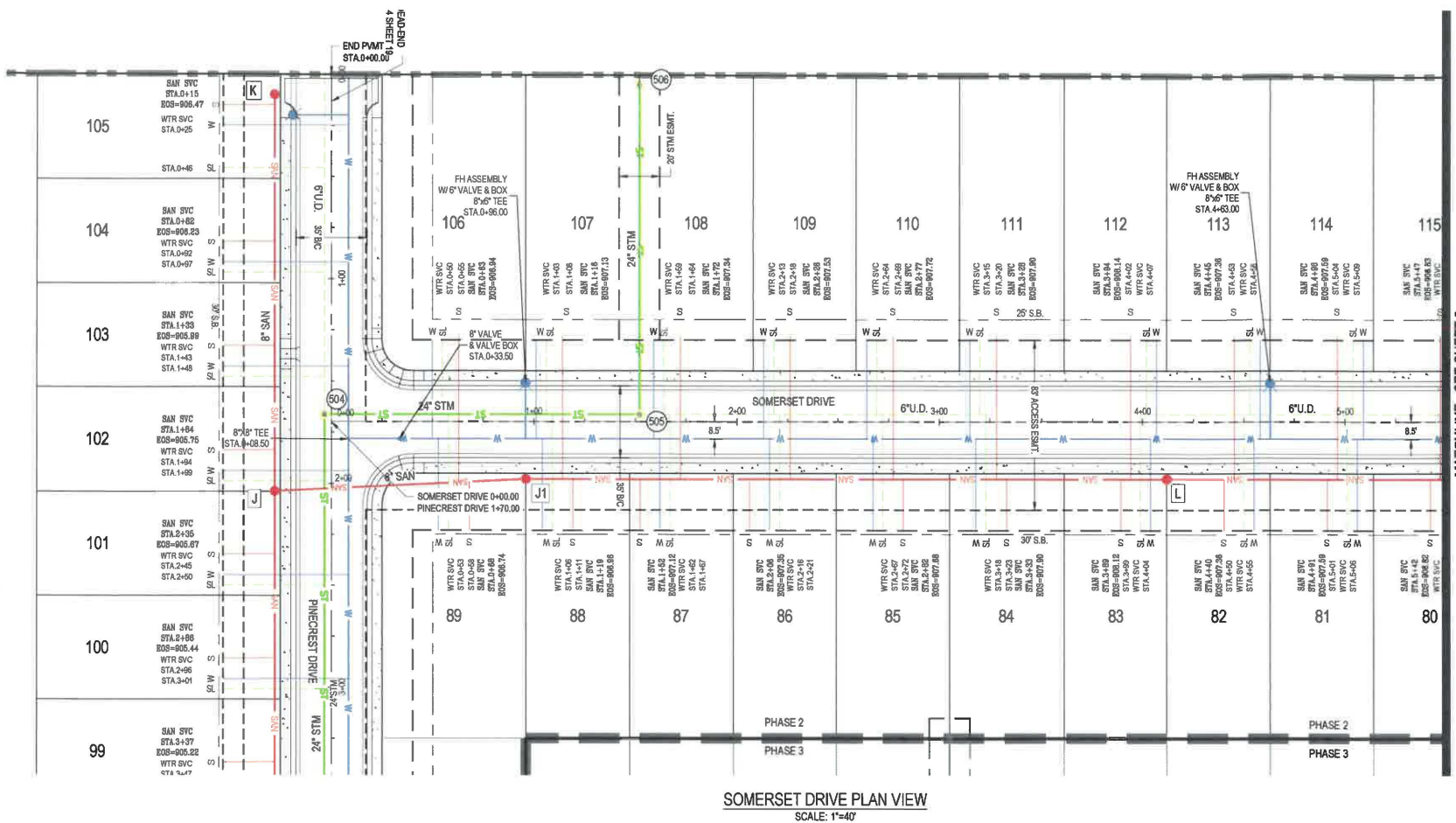
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Drawing Title:
**PLAN AND PROFILE -
PINECREST DR**

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

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

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



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SOMERSET RESERVE PHASE 2

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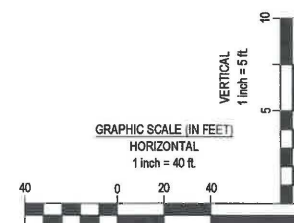
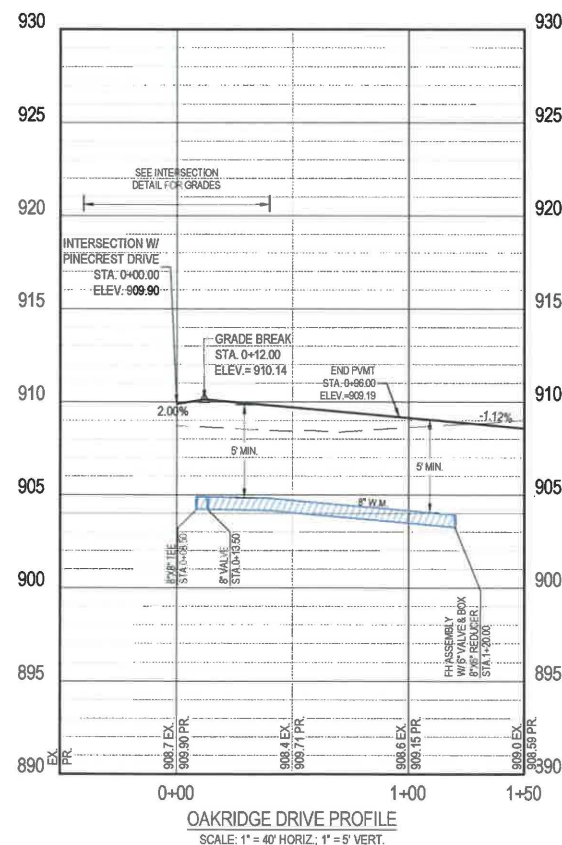
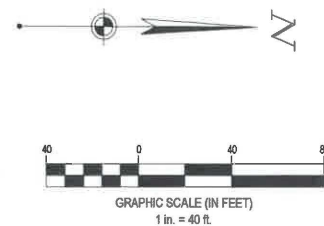
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**PLAN AND PROFILE -
SOMERSET DR**

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.

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Drawing Title:
**PLAN AND PROFILE -
OAKRIDGE DR**

10

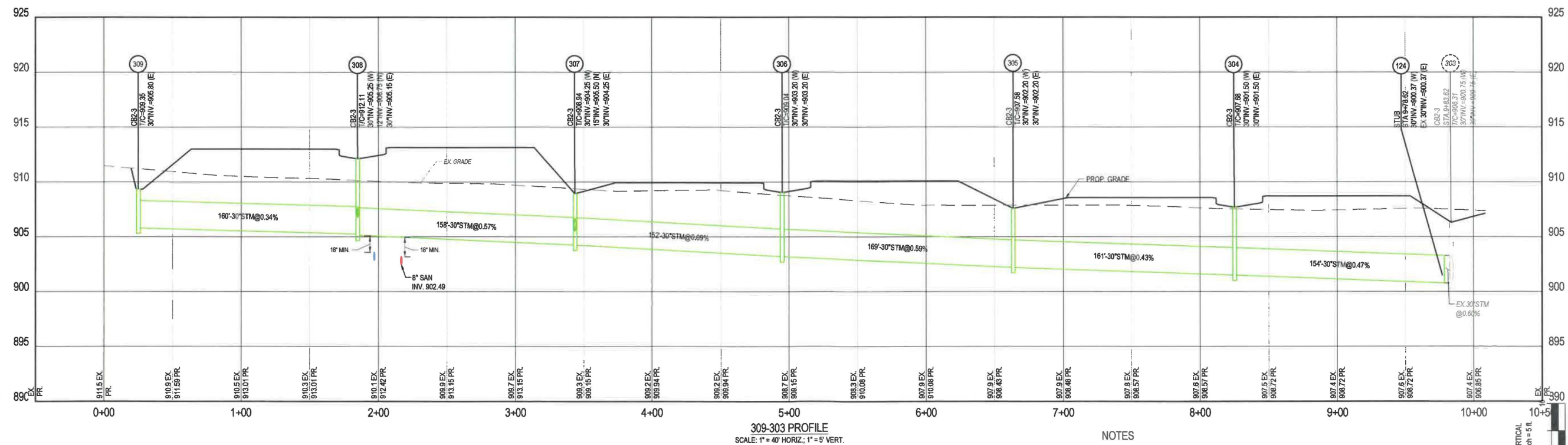
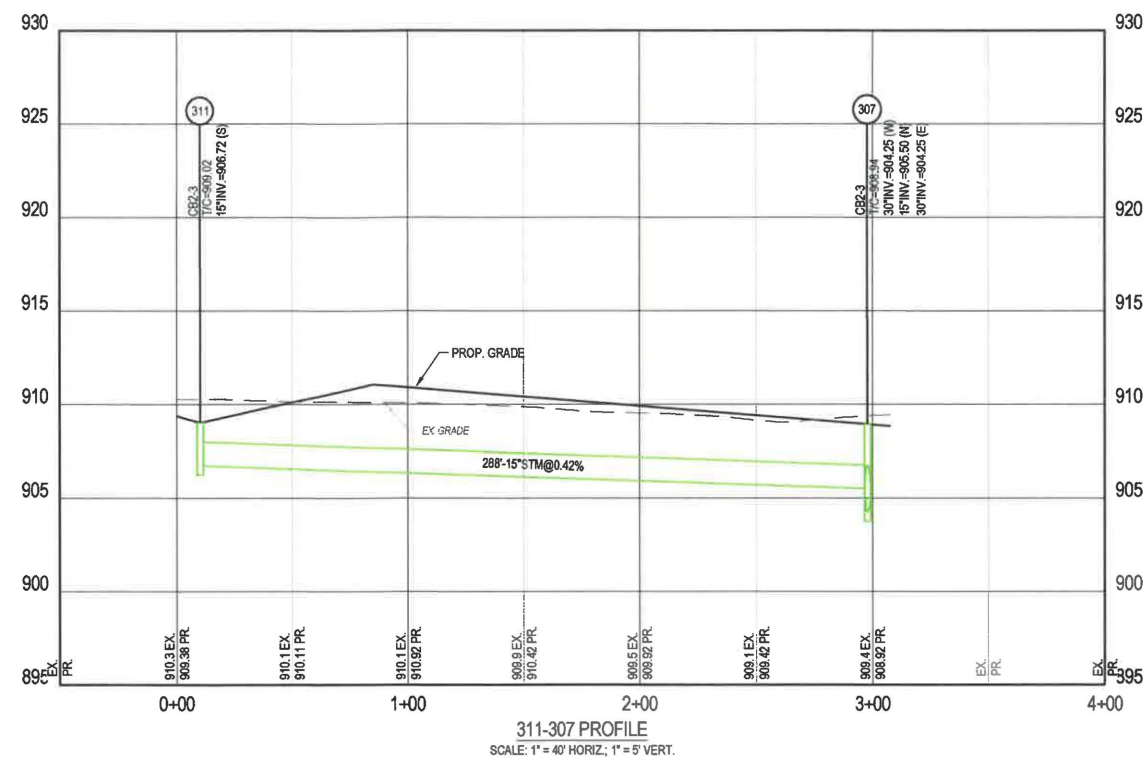
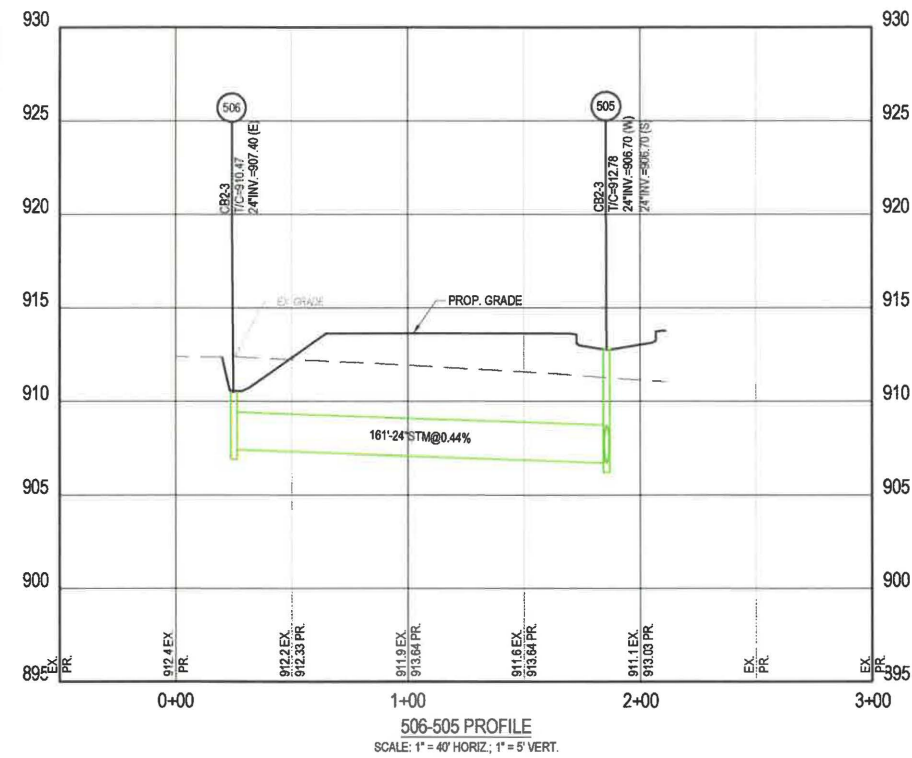


LEGEND

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

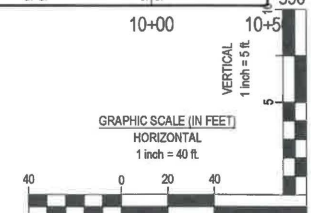
NOTE: FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.

FORTY- EIGHT (48) HOURS
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- ## NOTES

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



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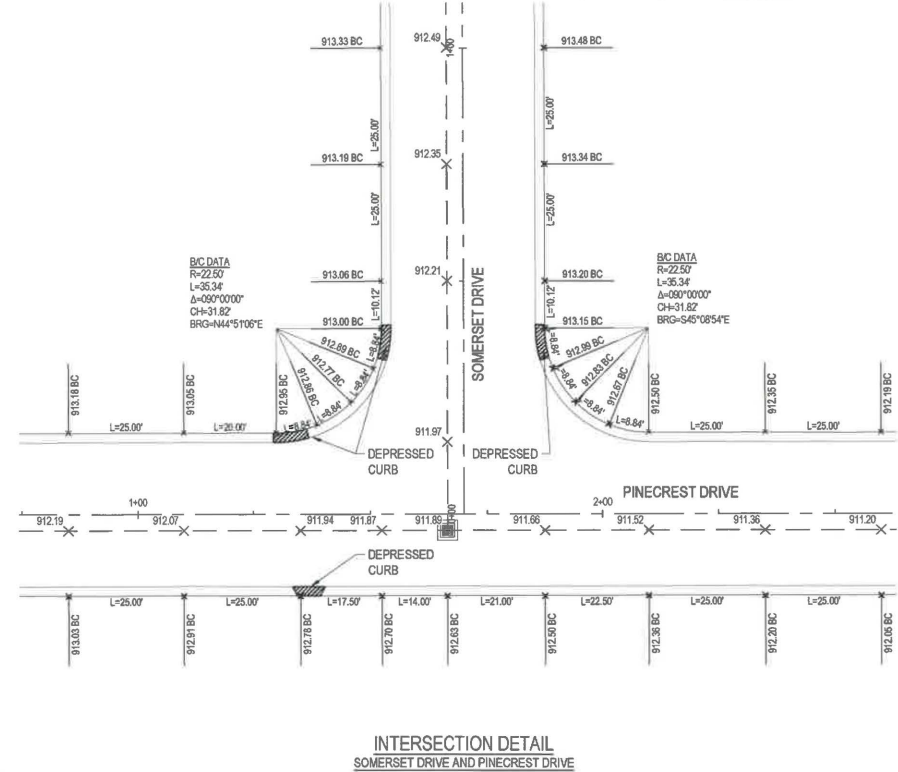
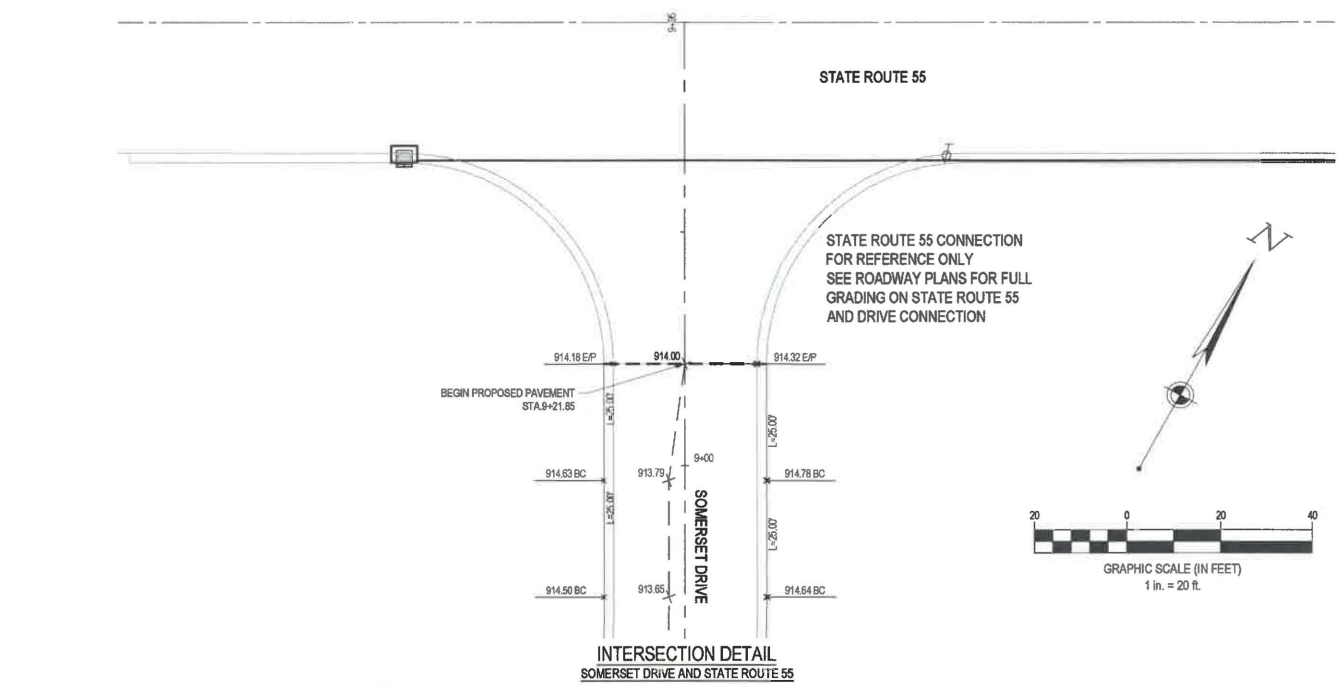
**SOMERSET RESERVE
PHASE 2**

3034 SK 33 W
TROY, OH 45373

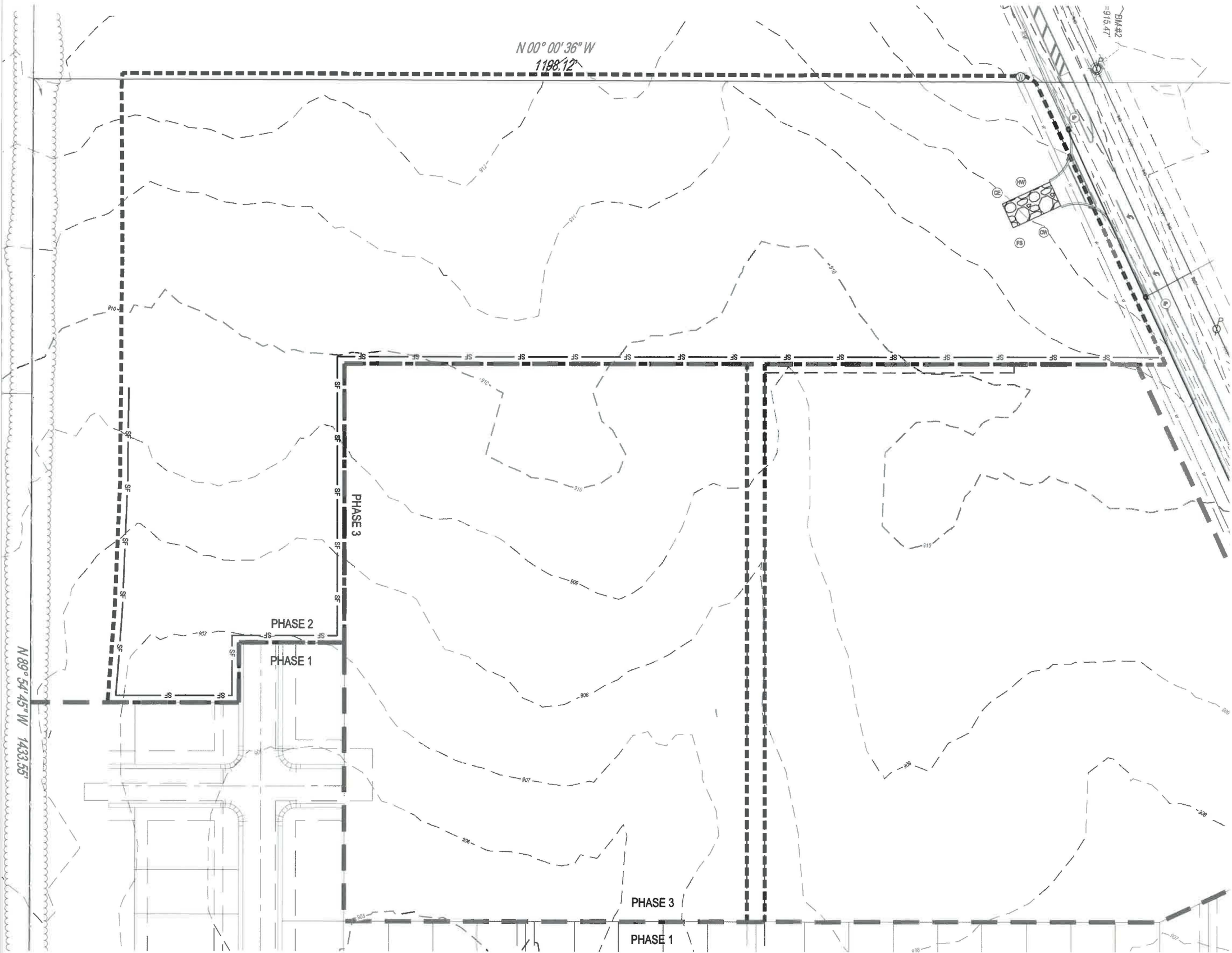
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Drawing Title:
OFFSTREET PROFILES

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SWPPP LEGEND

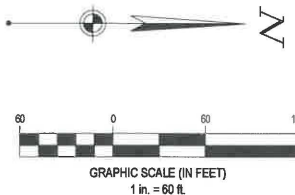
PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- CE
- TS
- PS
- HW
- FS
- CW
- IP
- TR

NPDES PERMIT 1GC10010*AG.
GENERAL CONTRACTOR SHALL
REFERENCE OEPA GENERAL
PERMIT OH C000005 PRIOR TO
START OF CONSTRUCTION.

NOTES:

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



FORTY-EIGHT (48) HOURS
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Mansfield, OH 44842
Phone: 937.435.8564 Fax: 688.208.4628

DDCM MANAGEMENT LLC.

**SOMERSET RESERVE
PHASE 2**

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

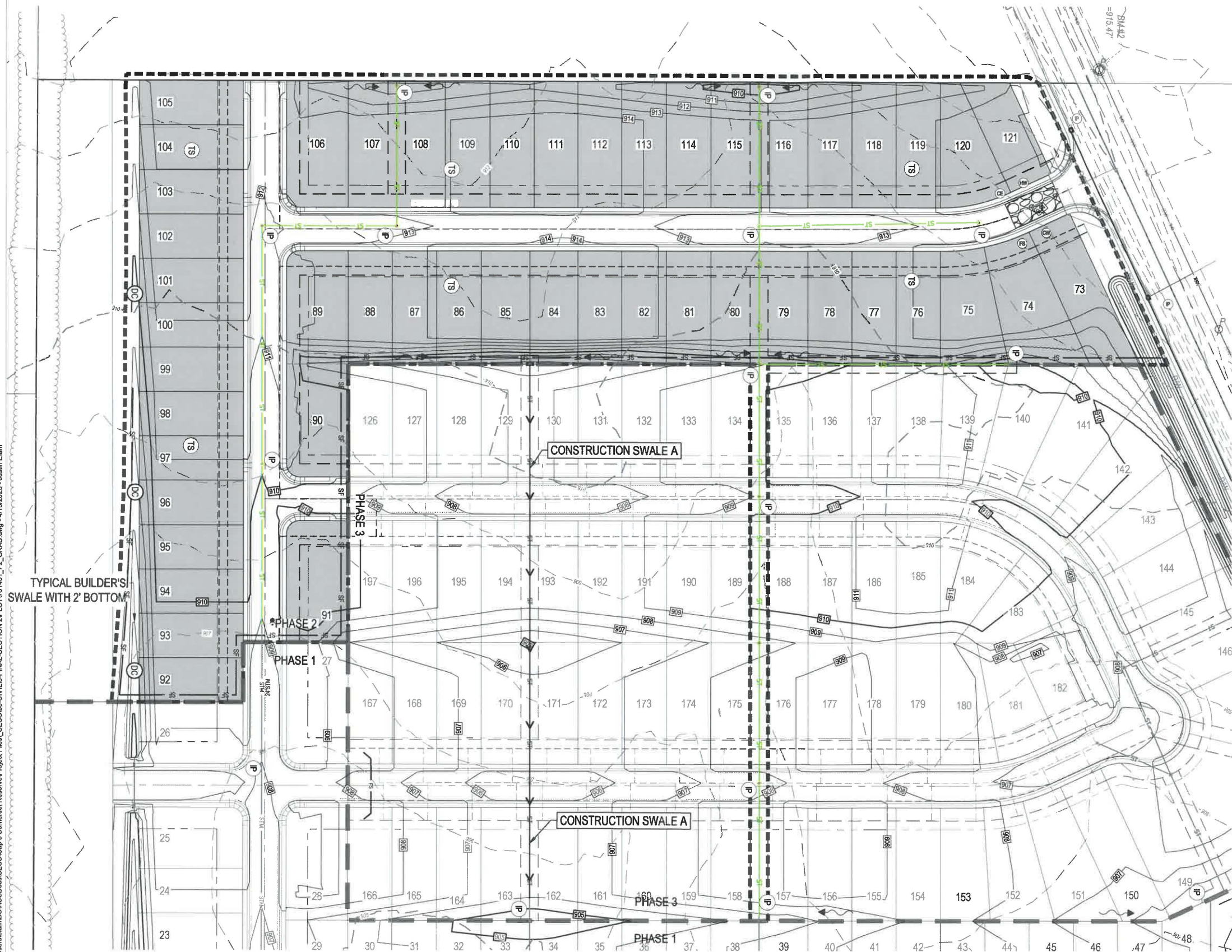
ID	Description	Date
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Project Number: 461451
Scale: 1" = 100'
Drawn By: DS
Checked By: JEE
Date: APRIL 15, 2025
Issue: CONSTRUCTION

Drawing Title:
SWPPP - PH I

C:\Users\jellam\Documents\CESOCap 5 Somerset Reserve\Project Files\CESOCap 5 Somerset Reserve\SWPPP-FINAL-SECTION 2\LOT1761451_P2_GRAD.dwg - 4/15/2025 - Justin Elam



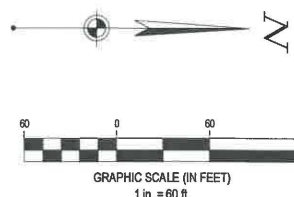
SWPPP LEGEND

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:

- EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
- THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
- ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OESA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
- FIELD TILES SHALL BE INTERCEPTED AND TIED INTO THE STORM SEWER SYSTEM.



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



3401 Rigby Rd., Suite 300
Mansfield, OH 44902
Phone: 937-435-8584 Fax: 937-208-4828

DDCM MANAGEMENT LLC.

SOMERSET RESERVE PHASE 2

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

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SWPPP - PH II

17

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Specifications
for

Additional Construction Site Pollution Controls

1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:

• Prevent spills

• Use products up

• Follow label directions for disposal

• Remove lids from empty bottles and cans when disposing in trash

• Recycle wastes whenever possible

• Don't pour into waterways, storm drains or onto the ground

• Don't pour down the sink, floor drain or septic tanks

• Don't bury chemicals or containers

• Don't burn chemicals or containers

• Don't mix chemicals together
2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.

3. No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.

4. Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.

5. Equipment Fueling and Maintenance, oil changing, etc., shall be performed away from watercourses, ditches or storm drains. In an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.

6. Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.

7. Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1 800 282 9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.

8. Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.

9. Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.

10. Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.

11. Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.

12. Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.

13. A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

Specifications
for

Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1000 ft2	Lb./Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
	Oats	3	128 (3 bushel)
	Tall Fescue	1	40
August 18th to November	Annual Ryegrass	1	40
	Rye	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	40
November 1 to Feb. 29	Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.

2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.

3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.

5. Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications
for

Temporary Seeding

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:

• Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)

• Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 46 lb./1,000-sq.-ft.

• Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ac.

3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:

• Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.

• Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

• Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates recommended by the manufacturer.

• Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. / 100 gal.
- Specifications
for

Permanent Seeding
- Site Preparation
1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on silt-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.

2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

3. Topsoil shall be applied where needed to establish vegetation.

• From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.

• From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.

• Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.

• Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.
- Seedbed Preparation
1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.

2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.

3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.
- Seeding Dates and Soil Conditions
- Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

• Mulching

1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.

2. Materials

• Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.

• Hydroseeders—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.

• Other—Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood mulch/chips applied at 6 tons per acre.

• Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates specified by the manufacturer.

• Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

• Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

• Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.

Dormant Seeding

1. Seeding should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.

2. The following methods may be used for "Dormant Seeding":

3. Straw and Mulch Anchoring Methods

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

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.

• Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

• Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.

Table 7.10.2 Permanent Seeding

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

Note: Other approved seed species may be substituted.

Specifications
for

Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.

2. Mulch shall consist of one of the following:

• Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.

• Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.

• Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.

3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.

• Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.

• Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.

• Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.

• Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.
- Specifications
for

Small Construction Site Controls
1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.

2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.

3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.

4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and

Inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.

5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.

6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.
- DDCM MANAGEMENT LLC.
- SOMERSET RESERVE
PHASE 2
- 3054 SR 65 W
TROY, OH 45373
- | Revisions / Submissions | | |
|-------------------------|-------------|----------------|
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SWPPP DETAILS
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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 NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE
- 18

GENERAL

A. ALL STREET CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH DOT SPECIFICATIONS. LATEST REVISION AND TO THE CITY SPECIFICATIONS WHICHEVER IS MORE STRINGENT SHALL PREVAIL UNLESS OTHERWISE SPECIFIED.

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

C. NO CITY STREET OR ALLEY SHALL BE CLOSED WITHOUT PERMISSION FROM THE ENGINEERING DEPARTMENT. APPROVED WORK SHALL BE COMPLETED WITHIN ADVANCE OF CLOSURE FOR A NON-EMERGENCY SITUATION. ADVANCED PUBLIC NOTIFICATION AND PUBLISHING SHALL BE A MINIMUM OF 14 DAYS PRIOR TO CLOSURE.

TRAFFIC CONTROL

A. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES AS PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 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 EXPENSE IN A SATISFAE AND SAFE CONDITION FOR THE DURATION OF THE PROJECT. IF THE TEMPORARY PAVEMENT IS MADE OF THE PROJECT IS FINALLY ACCEPTED BY THE CITY, COLD BITUMINOUS ASPHALT SHALL BE USED. IF THE TEMPORARY ASPHALT WILL NOT BE REPLACED WITHIN 24 HOURS.

B. IMMEDIATELY AFTER PLACEMENT OF BADOLIN, IN EXISTING STRIPS, A TEMPORARY PAVEMENT SHALL BE INSTALLED AND THE STREET OPENED. TEMPORARY PAVEMENT SHALL CONSIST OF 6" OF COMPACTED COLD BITUMINOUS ASPHALT. THE TEMPORARY PAVEMENT SHALL BE REPLACED WITHIN 24 HOURS. IF THE TEMPORARY PAVEMENT IS NOT REPLACED WITHIN 24 HOURS, THE SURFACE SHALL BE KEPT FLUSH WITH THE EXISTING STREET.

C. PERMANENT PAVEMENT SHALL BE EQUAL TO OR EXCEED THE EXISTING PAVEMENT.

D. ANY SETTLEMENT OF A TRENCH CAUSING A DEPRESSION SHALL BE REPAIRED AS REQUIRED AT THE CONTRACTOR'S EXPENSE. THIS PROVISION APPLIES FOR A ONE-YEAR PERIOD AFTER WORK IS ACCEPTED BY THE CITY.

E. PATCHED AREAS SHALL BE SEAMLESS ON THE PERIMETER OF THE PATCH WITH ASPHALT CONCRETE.

F. ALL UTILITY ADJUSTMENTS, MANHOLES, WATER VALVES, BOXES, ETC., SHALL BE ADJUSTED PER CITY STANDARDS.

G. ASPHALT CEMENT SHALL BE USED NEXT TO THE UP OF GUTTER PRIOR TO THE FINAL LIFT BEING PLACED. (50-1 TACK OR 60-4-22 SEAL)

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

I. ALL EDGES TO BE TRIMMED BACK TO SOLID MATERIAL AND BE STRAIGHT AND NEAT AS PER THE CITY'S INSTRUCTIONS.

RIGHT OF WAY/ROADWAY TESTING

A. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CITY ENGINEERING STANDARDS OR OTHER WHENEVER IS MORE RESTRICTIVE.

B. ALL ROADWAY AND TRENCH COMPACTATION SHALL MEET THE CITY REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE CITY, SAG TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER/CONTRACTOR.

C. DEVELOPER/CONTRACTOR SHALL UTILIZE PROOF ROLLING TECHNIQUES TO DETERMINE THE NEED FOR SUBGRADE STABILIZATION. THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE (OR LARGER) DUMP TRUCK DRIVEN ACROSS THE SUBGRADE AS INDENTED BY THE CITY INSPECTOR ON SITE.

D. SUBGRADE SHALL NOT BE APPROVE UNTIL NO DEFLECTION AS INDENTED BY THE CITY INSPECTOR IS OBSERVED. IF ANY DEFLECTION IS OBSERVED THE SUBGRADE SHALL BE STABILIZED OR REWORKED. PRESENTING OR UTILIZING TENSAR OR OTHER APPROVED SOIL STABILIZATION METHODS. .

E. ALL EMBANKMENT AND SUBGRADE AREAS SHALL BE SUBGRADE MINIMUM OF 80% OF ASTM B96 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY.

F. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDDED WITHIN 48 HOURS AFTER THE CURB IS BACKFILLED. FILTER FABRIC FENCE OR OTHER CHECKS MAY BE REQUIRED IN ADDITION TO SEEDING TO CONTROL EROSION IF REQUESTED BY THE CITY.

REVISIONS

DATE: 08/11/2018

APPROVED: [Signature]

DATE: 08/11/2018

FILE NO: 2018-001

200-

MINIMUM STANDARDS

ITEM	DESCRIPTION	ARTERIAL	COLLECTOR COMMERCIAL AND RESIDENTIAL	LOCAL
I	RIGHT-OF-WAY	100'-0"	80'	50'
II	8" CURB	60"	41"	37"
III	SIDE WALK WIDTH	5'	3'	4'
IV	CURB LAWN WIDTH	4'	6'	3'
V	LIQUID COURSE	1-1/4"	1-1/4"	1-1/4"
VI	INTERMEDIATE COURSE	1-3/4"	1-3/4"	2-3/4"
VII	ASPHALT BASE COURSE	2"	—	—
VIII	ASPHALT BASE COURSE	6"	9"	9"

* SEE DESIGN CRITERIA AND CITY ENGINEER

[illegible]

PLAN VIEW

EXISTING WALK
1/2" EXPANSION JOINT (SEE NOTE F)
1" JOINTER CUTS FINISHED TO A RADIUS OF 3/8"
1/2" EXPANSION JOINT (SEE NOTE F)
VARIABLE
CURB

SECTION A-A

SLOPE UP OR DOWN AS REQUIRED
CONCRETE SHALL BE 4000 OR MISC. (CEMENT ONLY - NO POZZOLAN MATERIAL).
SLOPE 1/4" PER 1'-0"
ELEVATION OF FRONT OF SIDEWALK IS EQUAL TO 1/2" PER 1'-0" ABOVE TOP OF CURB.
VARIABLE
4" OF COMPACTED 4000 TYPE 304 OR ITEM 411 AGGREGATE BASE SHALL BE PLACED ON COMPACTED SUBGRADE UNDER ALL SIDEWALK AND CURB RAMPS.

NOTES

- FORMS SHALL BE INSPECTED BY THE CITY OF TROY ENGINEER FOR PROPER BASE, GRADE AND ALIGNMENT BEFORE PLACING CONCRETE.
- THE TOP 4" OF MATERIAL IN THE CURB LAWN SHALL BE ORGANIC TOPSOIL.
- ALL WALK AND CURB SHALL HAVE A BROOM FINISH.
- WHERE ASPHALTIC CONCRETE PAVEMENT IS DISTURBED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE CITY.
- A CONCRETE SEALER SHALL BE APPLIED TO ALL SURFACES WITHIN 24 HOURS.
- EXPANSION JOINTS SHALL BE REQUIRED AT THE END OF EACH POUR, AT EACH SIDE OF A TREE, DRIVEWAY, OR ANY FIXED STRUCTURE AND AT A MINIMUM OF EVERY 20 FEET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESET ANY PROPERTY POINTS OR SURVEY MONUMENT WHICH ARE DISTURBED AS A RESULT OF CONSTRUCTION. THE PROPERTY POINTS AND SURVEY MONUMENTS SHALL BE RESET UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

CITY OF TROY

CHOICES ONE

REVISIONS:

DATE APPROVED: NOV. 2017

PAGE NO. 300

SIDEWALK DETAIL

SECTION A-A
EXISTING WALK DETAIL

SECTION D-D
NORMAL DETAIL

SECTION D-D
RAMP

DETAIL A
50% to 65% of Base Diameter

DETECTABLE WARNING NOTES

DETECTABLE WARNING ALIGNMENT

HEIGHT AND DIAMETER

SQUARE PATTERN, PARALLEL ALIGNMENT

RADIAL ALIGNMENT

TRUNCATED DOMES DETAILS

CITY OF TROY

CHOICE ONE

CURB RAMPS 2

REVISIONS:

DATE:

APPROVE:

NOV 2017

PAGE NO:

300-1

[illegible]

Barrier Curb

CURB AND GUTTER

CURB NOTES

- CONCRETE AND WORK SHALL MEET THE REQUIREMENT SET FORTH IN ODOT ITEM 609 CURBING.
- MINIMUM OF 6" OF ODOT 304 SHALL BE PLACED UNDER CURBING.
- CURBING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR AS SOON AS PRACTICAL WHEN SLIP FORMING PRIOR TO OTHER CONSTRUCTION OPERATIONS.
- PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
- APPLY 1 COAT WHITE PIGMENTED CURBING AND SEALING COMPOUND PER MANUFACTURERS RECOMMENDATION ON ALL SURFACES INCLUDING BACK IMMEDIATELY AFTER FINISHING SURFACES. APPLICATION, SHALL CONFORM TO ODOT'S STANDARD.
- CONCRETE SHALL BE ODOT OC MISC. (CEMENT ONLY - NO POZZOLAN MATERIAL).
- MINIMUM FLOW LINE SLOPE OF PERFORATED PIPE IS 0.003 FT/FT TO OUTLET.
- EXPANSION JOINTS SHALL BE PLACED EVERY 100'. SHRINKAGE JOINTS SHALL BE SCORED A MINIMUM OF EVERY 10' OR AS DIRECTED.
- ALL UNDERGROUND UTILITY LATERALS SHALL BE MARKED IN THE TOP OF CURB WHILE IT IS BEING POURED AS FOLLOWS:
 - "W" - WATER SERVICE
 - "ST" - STORM LATERAL
 - "S" - SANITARY LATERAL

C:\Users\slam\Documents\CESODoc\Cap 5 Somerset Reserve\Project Files_CESODoc\SECTION 2\LOT76451_P2_TTL.dwg - 4/16/2025 - Justin Elam

NOTES

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

B. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND PROVIDED WITH UNOBSTRUCTED OUTLETS AS APPROVED AND DIRECTED BY THE CITY AND MARKED ON THE RECORD DRAWINGS.

C. ALL STORM SEWER CONSTRUCTION SHALL ADHERE TO ODOT SPECIFICATIONS LATEST EDITION OR WITH THE CITY STORM SEWER SPECIFICATIONS, WHICHEVER IS APPLICABLE AND MORE RESTRICTIVE.

D. MASTIC MATERIAL IS REQUIRED ON ALL NON O-RING STORM SEWER AND MANHOLES, UNLESS OTHERWISE APPROVED.

E. WHEN A CASTING IS REMOVED IT REMAINS CITY PROPERTY AND TO BE DELIVERED TO THE CITY SERVICE CENTER, UNLESS OTHERWISE APPROVED.

F. ANY DETAILS OR NOTES NOT DIRECTLY ADDRESSED IN THESE ENGINEERING STANDARDS SHALL BE COORDINATED WITH THE CITY ENGINEERING DEPARTMENT.

G. ALL STORM SEWER SHALL BE INSTALLED USING A PIPE LASER. INSIDE THE PIPE IF POSSIBLE, FOR GRADE AND ALIGNMENT.

H. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SEWER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

I. CITY RESERVES THE RIGHT TO REQUIRE CONTRACTOR TO THOROUGHLY CLEAN STORM SEWER SYSTEM OF ALL FOREIGN MATTER BY USE OF A SEWER-JET OR EQUAL TYPE OF EQUIPMENT AND/OR TELEVISION STORM SEWER SYSTEM IF OBSTRUCTIONS OR IRREGULARITIES ARE NOTED. THIS WORK SHALL BE AT CONTRACTORS EXPENSE.

STORM SEWER PIPE

A. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DIAMETER OF 12", UNLESS OTHERWISE APPROVED.

B. ALL PIPE MATERIALS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS FOR DEPTH AND COVER.

C. TYPES OF PIPE PERMITTED:

PIPE MATERIAL, GREATER THAN 2 FEET OF COVER

REINFORCED CONCRETE PIPE	706.02
REINFORCED CONCRETE ELIPTICAL PIPE	706.04
CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (N-12)	707.33
POLYVINYL CHLORIDE PLASTIC PIPE (NON-PERFORATED)	707.41
POLYPROPYLENE (PP-A05) DOUBLE WALL 12"-30"	707.85
POLYPROPYLENE (PPS-A05) TRIPLE WALL 36"-60"	707.89

PIPE MATERIAL, LESS THAN 2 FEET OF COVER

REINFORCED CONCRETE PIPE	706.02
REINFORCED CONCRETE ELIPTICAL PIPE	706.04

CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (N-12), (707.33) CAN ONLY BE USED OUTSIDE OF THE RIGHT-OF-WAY.

D. THE CITY RESERVES THE RIGHT TO REFUSE THE TYPE OF PIPE MATERIAL SUBMITTED IF THEY SO CHOOSE.

ODOT OMS NUMBER

706.02
706.04
707.33
707.41
707.85
707.89

DATE

OCT 2018
NOV 2017

REVISIONS

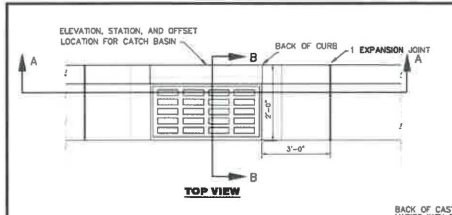
OCT 2018
DEC 2019

CITY OF TROY

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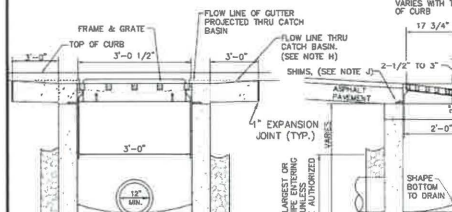
MISCELLANEOUS STORM NOTES

ELEVATION, STATION, AND OFFSET
LOCATION FOR CATCH BASIN



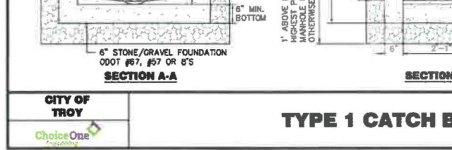
TOP VIEW

BACK OF CURB - 1' EXPANSION JOINT



SECTION A-A

BACK OF CASTING
VARIES WITH TYPE
OF CURB



SECTION B-B

NOTES

A. CASTING SHALL BE EAST JORDAN 7030 OR NEENAH R-3087 OR EQUIVALENT.

B. FOR TYPE 2 COMBINATION CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE 14 OR NEENAH (3" RADIUS) (R-3246-1).

C. FOR TYPE 1 COMBINATION CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE 12 OR NEENAH (INSURABLE CURB) (R-3246-3).

D. CATCH BASIN IN DRIVE APPROACHES TO BE AVOIDED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE BACKS SHALL BE EAST JORDAN TYPE 13 OR NEENAH (R-3246-4 WITH CURB PLATE).

E. STANDARD GRATE SHALL BE EAST JORDAN TYPE M2, NEENAH TYPE C, OR EQUIVALENT. THE CITY MAY REQUEST OTHER GRATES AS CONDITIONS WARRANT. ALL GRATE EDGES TO BE ROUNDED 1/8" RADIUS.

F. CONCRETE, CAST-IN-PLACE, TO BE ODOT QC MISC. (CEMENT ONLY-NO POZZOLAN MATERIALS). ALL CONCRETE SHALL MEET THE REQUIREMENTS OF 708.13 AND BE MARKED WITH CATCH BASIN NUMBER. OPENINGS FOR PIPES SHALL BE C.D. +2" WHEN FABRICATED OR FIELD CUT. KNOCKOUTS ARE REQUIRED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

G. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE, SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN. PIPE TO INTRUDE INTO CATCH BASIN 1" ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN USE NONSHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

H. DROP FLOW LINE 1/2" WITHIN BLOCK OUT OF COMBINED CURB AND GUTTER WHILE KEEPING UP OF GUTTER CONSISTENT WITH TOP OF CURB.

I. ALL GRATES SHALL BE CONSIDERED "BICYCLE SAFE".

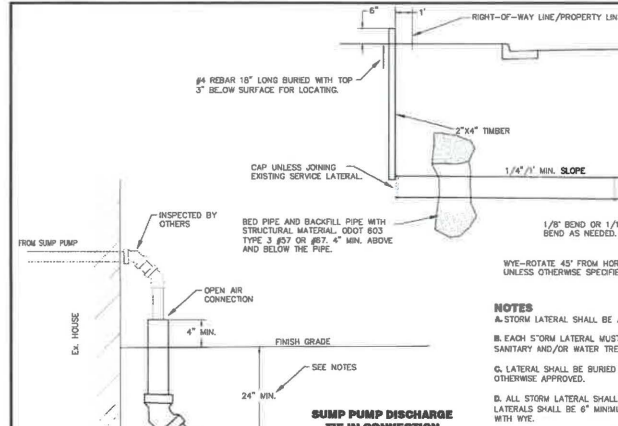
J. SHIMMING OF CATCH BASIN FRAME MAY BE REQUIRED TO KEEP UP OF GUTTER CONSISTENT. WOOD SHIMS ARE NOT ACCEPTABLE. COMPOSITE, RUBBER, OR PLASTIC SHIMS ARE ACCEPTABLE. ALL CONCRETE USED FOR GROUTING SHALL MEET ODOT QC.

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TYPE 1 CATCH BASIN

RIGHT-OF-WAY LINE/PROPERTY LINE OR CASEMENT LINE



STORM LATERAL DETAIL

NOTES

A. STORM LATERAL SHALL BE AT A MINIMUM PVC SDR-35.

B. EACH STORM LATERAL MUST BE IN SEPARATE TRENCHES FROM SANITARY AND/OR WATER TRENCHES.

C. LATERAL SHALL BE BURIED AT A MINIMUM OF 24" UNLESS OTHERWISE APPROVED.

D. ALL STORM LATERAL SHALL BE 4" MINIMUM. SHARED STORM LATERALS SHALL BE 6" MINIMUM INSTALLED ON PROPERTY LINE WITH WYE.

E. STORM LATERALS ARE PREFERRED TO BE TIED INTO THE NEAREST CATCH BASIN.

F. STORM LATERALS TIED INTO CONCRETE PIPE SHALL BE CORED AND SEALED WITH A RUBBER GASKET, KORE-N-SEAL OR APPROVED EQUAL.

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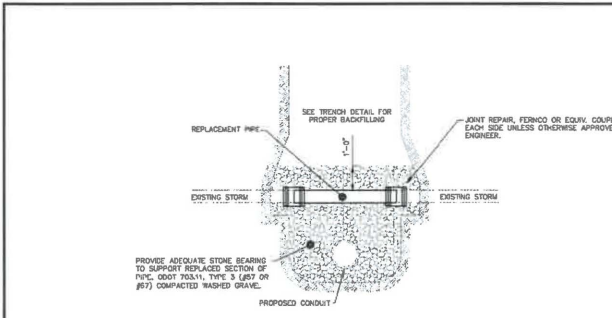
NOV 2017

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STORM LATERAL DETAIL

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL



REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

NOTES

A. CONCRETE REPAIRS OR PATCHES ARE UNACCEPTABLE.

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

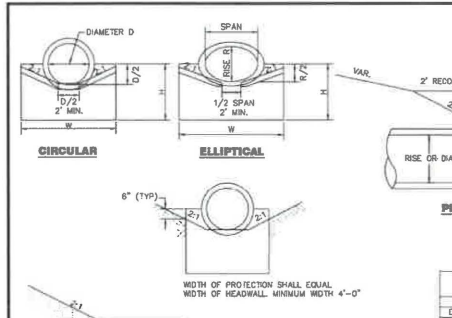
C. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY.

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REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

HEADWALL FOR CONCRETE PIPE



HEADWALL FOR CONCRETE PIPE

NOTES

A. CONCRETE FOR HEADWALLS SHALL BE ODOT CLASS GC. CONCRETE QUANTITIES ARE BASED ON HEADWALLS ONLY.

B. HEADWALLS MAY BE PRECAST CONCRETE CONSTRUCTED TO THE ABOVE REQUIREMENTS. GROUT AROUND PIPE AFTER INSTALLATION.

C. LAST 20% OF PIPE BEFORE HEADWALL SHALL BE REINFORCED CONCRETE PIPE. SEE CONCRETE ENCASUREMENT DETAIL 600-9 FOR PIPE TRANSITION.

D. A CONCRETE SLAB IS REQUIRED FOR PIPES WITH A DIAMETER OF 18" AND ABOVE.

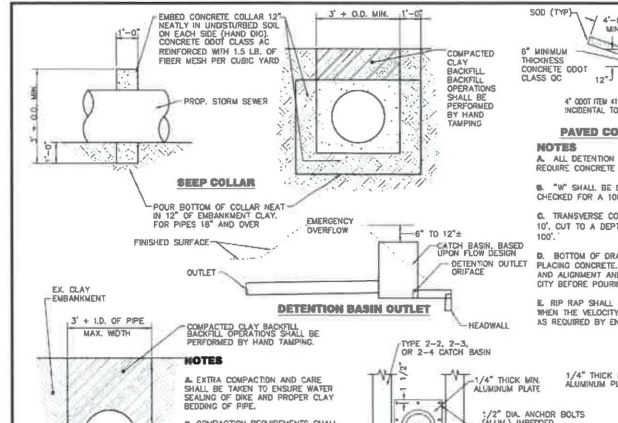
E. FOR THE PLACEMENT OF ROCK CHANNEL PROTECTION SEE ODOT "LOADING AND DESIGN MANUAL, VOLUME 2: DRAINAGE DESIGN" TABLE 1102-1 FOR THE TYPE, THICKNESS, AND LENGTH.

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HALF-HEIGHT HEADWALL

DETENTION/RETENTION BASIN DETAILS



DETENTION/RETENTION BASIN DETAILS

NOTES

A. ALL DETENTION BASINS WITH SLOPES LESS THAN 1% REQUIRE CONCRETE CHANNEL.

B. 4" SHALL BE DESIGNED FOR A 25 YEAR STORM AND CHECKED FOR A 100 YEAR STORM.

C. TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 10', CUT TO A DEPTH OF 1 INCH. EXPANSION JOINTS EVERY 100'.

D. BOTTOM OF DRAINAGE DITCH SHALL BE FORMED BEFORE PLACING CONCRETE. ALL FORMS SHALL BE SET TO GRADE AND ALIGNMENT AND BE INSPECTED AND APPROVED BY THE CITY BEFORE POURING CONCRETE.

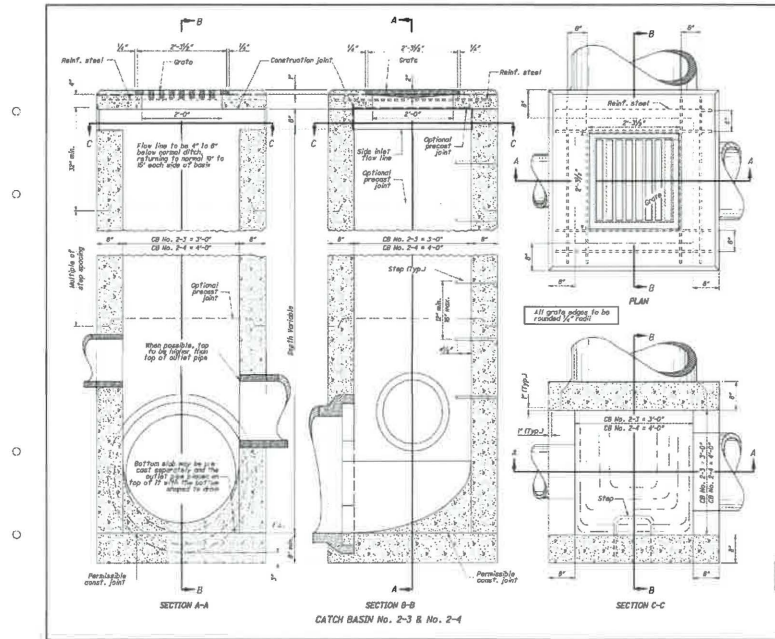
E. RIP RAP SHALL BE USED ON EMERGENCY OVERTOPS WHEN THE VELOCITY OF WATER WILL SCOUR THE SOIL, OR AS REQUIRED BY ENGINEER.

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DETENTION/RETENTION BASIN DETAILS

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



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

NOTES

GENERAL: Catch Basins 2-3 and 2-4 are not intended for traffic bearing applications.

ODOT See details on STD CD-2-3-1, 2-3-2, 2-3-3, 2-3-4, 2-3-5, 2-3-6, 2-3-7, 2-3-8, 2-3-9, 2-3-10, 2-3-11, 2-3-12, 2-3-13, 2-3-14, 2-3-15, 2-3-16, 2-3-17, 2-3-18, 2-3-19, 2-3-20, 2-3-21, 2-3-22, 2-3-23, 2-3-24, 2-3-25, 2-3-26, 2-3-27, 2-3-28, 2-3-29, 2-3-30, 2-3-31, 2-3-32, 2-3-33, 2-3-34, 2-3-35, 2-3-36, 2-3-37, 2-3-38, 2-3-39, 2-3-40, 2-3-41, 2-3-42, 2-3-43, 2-3-44, 2-3-45, 2-3-46, 2-3-47, 2-3-48, 2-3-49, 2-3-50, 2-3-51, 2-3-52, 2-3-53, 2-3-54, 2-3-55, 2-3-56, 2-3-57, 2-3-58, 2-3-59, 2-3-60, 2-3-61, 2-3-62, 2-3-63, 2-3-64, 2-3-65, 2-3-66, 2-3-67, 2-3-68, 2-3-69, 2-3-70, 2-3-71, 2-3-72, 2-3-73, 2-3-74, 2-3-75, 2-3-76, 2-3-77, 2-3-78, 2-3-79, 2-3-80, 2-3-81, 2-3-82, 2-3-83, 2-3-84, 2-3-85, 2-3-86, 2-3-87, 2-3-88, 2-3-89, 2-3-90, 2-3-91, 2-3-92, 2-3-93, 2-3-94, 2-3-95, 2-3-96, 2-3-97, 2-3-98, 2-3-99, 2-3-100.

CITY OF TROY

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

CESO

3801 Ripley Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.633.6564 Fax: 937.208.4820

DDCM MANAGEMENT LLC.

SOMERSET RESERVE
PHASE 2

3054 SR 55 W
TROY, OH 45373

Revisions / Submissions

ID	Description	Date
1	Initial Issue	4/16/2025

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Project Number: 461451

Scale: -

Drawn By: DS

Checked By: JEE

Date: APRIL 15, 2025

Issue: CONSTRUCTION

Drawing Title:
STORM WATER NOTES
& DETAILS

21

OHIO811.org
Before You Dig

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

NOTES
A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.
B. THE MINIMUM LENGTH OF PIPE WIPES 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, CDDT ITEM 638, AND AWWA STANDARDS WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY.
E. OPERATION OF CITY FIRE HYDRANTS, VALVES, METERS, SERVICE STOPS, AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED.
F. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 5'-0" AND A MAXIMUM DEPTH OF 6'-0" FROM TOP OF PIPE TO SURFACE, UNLESS OTHERWISE APPROVED FOR DESIGN.
G. ALL TAPS INTO EXISTING WATER MAIN SHALL BE INSTALLED OR OBSERVED BY CITY OF TROY.
H. ALL SERVICE CONNECTIONS REQUIRE A METER.
I. A REPRESENTATIVE FROM THE PROPERTY OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR PAYING TAP-IN FEE AND SOWING UP FOR ACCOUNT IN ORDER FOR A METER TO BE SET.
J. DEADENDS ARE NOT PERMITTED AND MUST BE LOOPED UNLESS THEY ARE DEEMED UNPRACTICAL BY THE CITY ENGINEERING DEPARTMENT AFTER A REVIEW OF A WATER MAIN DESIGN. WHEN APPROVED THEY SHALL BE TERMINATED WITH A FIRE HYDRANT AT THE END.

ABANDONED WATER MAIN
DURING THE CONSTRUCTION OF THIS PROJECT, IF THERE ARE CONFLICTS THAT ARISE BETWEEN PROPOSED CONSTRUCTION AND THE PROPOSED ABANDONED WATER MAIN, THE CONTRACTOR MAY CUT AND REMOVE THE EXISTING WATER MAIN AND PLUG THE OPEN ENDS ONLY AFTER THE EXISTING WATER MAIN IS COMPLETELY ABANDONED. THE CONTRACTOR SHALL CLOSE ALL ABANDONED VALVES, REMOVE THE VALVE BOX, AND PLACE CONCRETE TO SECURE VALVE IN THE CLOSED POSITION WHEN SYSTEM IS APPROVED, THEN TRANSFER TO NEW WATER MAIN THE ABOVE WORK IS INCIDENTAL TO ITEM 638 WATER.
MATERIAL SPECIFICATIONS
A. WATER MAIN SHALL BE AWWA C-151 DUCTILE IRON PIPE CLASS 52, WITH SLIP-ON JOINTS AND RUBBER GASKETS. ALL WATER MAIN SHALL BE A MINIMUM OF 8" IN DIAMETER.
B. BELL JOINT RESTRAINTS – USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIVALENT.
C. MECHANICAL JOINT RESTRAINTS – EBAA IRON MEGALUG RETAINER GLAND OR EQUIVALENT.
D. FIRE HYDRANTS – SEE FIRE HYDRANT DETAIL.
E. GATE VALVES – GATE VALVES SHALL BE AWWA C-515, RESILIENT WEDGE, NONRISING STEM, MECHANICAL JOINT, 150 PSI WORKING PRESSURE, OPEN LEFT WITH ARROW INDICATING OPEN DIRECTION, MUELLER, AMERICAN ALPHA OR EQUIVALENT.
F. VALVE BOXES SHALL BE 3-PIECE, ADJUSTABLE 36" TO 48", 5.2" DIAMETER NOMINAL, ADJUSTABLE SREW TYPE, COVER MARKED "WATER", DOMESTIC MADE ONLY.
G. TRACER WIRE IS REQUIRED OVER ALL WATER MAIN REGARDLESS OF PIPE TYPE, SEE TRACER WIRE DETAIL.
DOMESTIC STEEL
DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE OHIO REVISED CODE APPLY TO ALL FITTINGS, PIPE, AND VALVES. CODE OF SECTION 153.011 OF THE OHIO REVISED CODE CAN BE OBTAINED FROM THE DEPARTMENT OF ADMINISTRATIVE SERVICES.

FITTINGS, VALVES AND HYDRANTS
A. FITTINGS AND SPECIALS IN SIZES 12" THROUGH 48" SHALL CONFORM TO ALL REQUIREMENTS OF AWWA C-153, FITTINGS AND SPECIALS 12" AND SMALLER SHALL BE CLASS 250. LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL BE DUCTILE IRON, CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE CITY.
B. MAXIMUM SPACING UNLESS OTHERWISE APPROVED

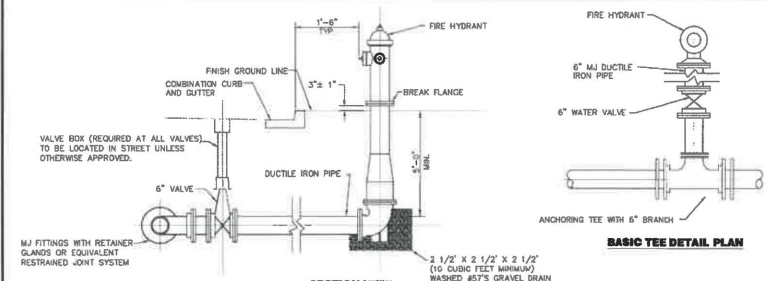
HYDRANT VALVES	500'	800'
SINGLE & TWO FAMILY RESIDENTIAL	500'	800'
INDUSTRIAL, COMMERCIAL & MULTI-FAMILY	300'	800'

C. ALL TEES AND CROSSES SHALL BE VALVED IN EACH DIRECTION UNLESS OTHERWISE APPROVED.
D. NO VALVE SHALL BE OPERATED BY PERSONNEL OTHER THAN A REPRESENTATIVE EMPLOYED BY THE CITY.

DISINFECTION
A. DISINFECTION TESTING SHALL BE PERFORMED PRIOR TO HYDROSTATIC TESTING. COORDINATE WITH CITY OF TROY TO PERFORM ALL WATER MAIN TESTING. THE COMPLETED WATER WORK SHALL BE DISINFECTED IN ACCORDANCE WITH 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 STRICTER CHLORINE RESIDUAL REQUIREMENTS ON A CASE-BY-CASE BASIS.
C. MAINTAIN PIPES FREE OF DIRT AND FOREIGN MATTER DURING CONSTRUCTION BY DOWATERING TRENCH AND SEALING OPEN PIPE BARRELS, SHAKE EACH LENGTH OF PIPE AS IT IS INSTALLED. UPON COMPLETION OF MAIN, ISOLATE MAIN SEGMENTS AND FLUSH PIPE AT 2 FPS VELOCITY.
D. STERILIZE MAIN IN ACCORDANCE WITH AWWA C-651. INJECT 3% TO 5% HYPO CHLORITE SOLUTION TO PROVIDE 50 TO 60 MG PER LITER CONCENTRATION IN MAIN. CHLORINE MAY BE PLACED IN EACH SECTION OF PIPE AT THE TIME OF INSTALLATION. SAMPLE WATER AT EACH HYDRANT OR IF NO HYDRANT IS AVAILABLE, A SAMPLE TAP SHALL BE INSTALLED BY CONTRACTOR EVERY 1000 FT. ANALYZE SAMPLE USING ORTHOTOLUIDINE REAGENT TO VERIFY FREE CHLORINE CONCENTRATION. MAINTAIN MINIMUM CHLORINE RESIDUAL OF 20 MG PER LITER.
E. CONTRACTOR SHALL ACCOMMODATE FLUSHING AND SAMPLE LOCATIONS.
F. WATER SAMPLES – BACTERIOLOGICAL TEST PER AWWA C-851. TEST TO BE COLLECTED AND PERFORMED BY THE CITY.

HYDROSTATIC TEST
A. AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, ALL NEWLY LAID PIPE OR VALVED SECTION SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (AWWA C-605). THE LEAKAGE TEST PRESSURE SHALL BE NOT LESS THAN 150 PSI FOR 30 MINUTES FOR DOMESTIC WATER MAIN. THE TEST SHALL NOT BE LESS THAN 200 PSI FOR 2 HOURS FOR FIRE WATER MAIN. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. ALL PIPING MUST BE PROPERLY FILLED AND FLUSHED TO DEPLET ALL AIR BEFORE THE TEST IS MADE USING POTABLE WATER.
B. TESTING REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE IN ACCORDANCE TO THE REQUIREMENT OF THE CITY'S DIVISION OF FIRE.
C. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.
D. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS THE LEAKAGE DETERMINED BY THE FOLLOWING FORMULA:
Where: S = length of pipe tested, in ft. L = S.D. x .N²
D = pipe diameter, in inches P = average test pressure L = allowable leakage per hour
E. DURING THE HYDROSTATIC TEST, A THOROUGH EXAMINATION OF ALL PIPING, FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE PERFORMED. LEAKING JOINTS SHALL BE TIGHTENED, AND CRACKED OR OTHERWISE DEFECTIVE MATERIAL SHALL BE REMOVED AND REPLACED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
F. BELOW IS A TABLE WHICH REPRESENTS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.

ALLOWABLE LEAKAGE PER 1000 FT. OF PIPELINE	
Avg. Test Pressure (psi)	NOMINAL PIPE DIAMETER - INCHES
3	4 5 6 8 10 12
400(3)	0.43 0.57 0.66 0.81 1.08 1.38
350(2)	0.38 0.51 0.76 1.01 1.28 1.52
300(2)	0.35 0.47 0.70 0.96 1.17 1.40
275(1)	0.34 0.45 0.67 0.90 1.12 1.34
250(1)	0.32 0.43 0.64 0.85 1.07 1.28
225(1)	0.30 0.41 0.61 0.81 1.01 1.22
200(1)	0.29 0.39 0.57 0.78 0.98 1.15
150(1)	0.25 0.33 0.50 0.68 0.83 0.99
175(1)	0.27 0.36 0.54 0.72 0.89 1.07

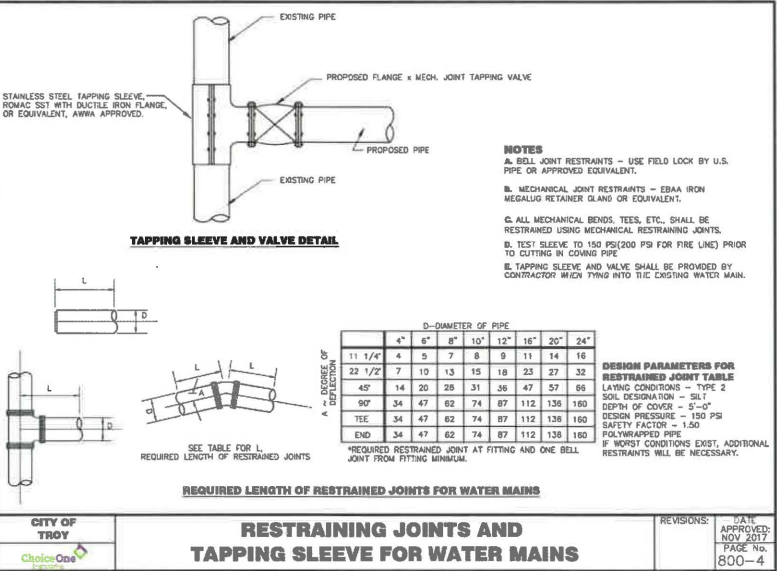


NOTES
A. FIRE HYDRANTS – AMERICAN DARLING BRAD; TWO 2-1/2" HOSE NOZZLE WITH DAYTON THREAD CONNECTIONS; ONE 4" LD (4-1/2" O.D.) WITH 3" STORTZ PUMPER NOZZLE NOT NATIONAL STANDARD THREADS, CONFORMING TO AWWA COW TO OPEN, SELF-DRAINING, BREAK FLANGES 3" ABOVE GRADE.
B. FIRE HYDRANT BASES – HYDRANT INLET SHALL BE DESIGNED FOR MULTI-PURPOSE MATERIAL USE WITH A WIDE RANGE OF PIPE OUTSIDE DIAMETERS (O.D.). INLET SHALL INCORPORATE A STAB-FIT DESIGN REQUIRING THE USE OF ONLY ONE TYPE 304 STAINLESS STEEL FASTENER. RESTRAINT ACCESSORIES SHALL BE FACTORY INSTALLED AND ALL HYDRANT INLETS SHALL BE ALPHA DESIGN FURNISHED BY AMERICAN FLOW CONTROL.
C. GATE VALVES SHALL BE AWWA C-515, RESILIENT WEDGE, NONRISING STEM, MECHANICAL JOINT, 150 PSI WORKING PRESSURE, COW TO OPEN WITH ARROW INDICATING OPEN DIRECTION, MUELLER, AMERICAN ALPHA OR EQUIVALENT, DOMESTIC MADE ONLY. VALVE SHALL BE PLACED AS CLOSE TO THE WATER MAIN AS POSSIBLE.
D. VALVE BOXES SHALL BE 3-PIECE, ADJUSTABLE 36" TO 48", 5.2" DIAMETER NOMINAL, ADJUSTABLE SREW TYPE, COVER MARKED "WATER", DOMESTIC MADE ONLY.
E. ALL FITTINGS TO BE RESTRAINED AND AWWA C-153 DUCTILE IRON COMPACT.
F. ALL VALVES AND HYDRANTS SHALL OPEN LEFT BY TURNING IN A COUNTER-CLOCKWISE DIRECTION.
G. CONTRACTOR TO PLACE HYDRANT AS REQUIRED BY THE CITY.
H. HYDRANT BODY SHALL BE YELLOW AND CONE SHALL BE WHITE.
YELLOW – DOPANI YELLOW 3188 OR APPROVED EQUAL
WHITE – POLAR WHITE WITH REFLECTIVE CLEAR COAT 822900

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	DEC 2019	PAGE No. 800-1

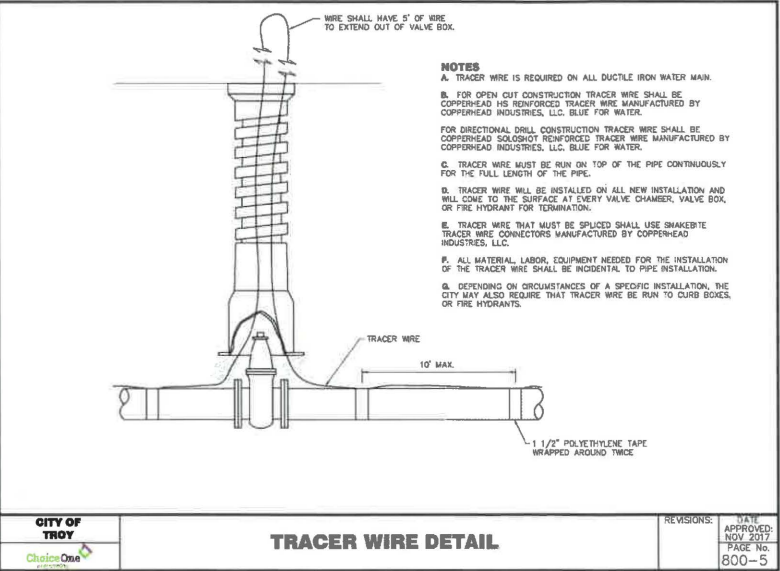
CITY OF TROY	REVISIONS:	DATE:
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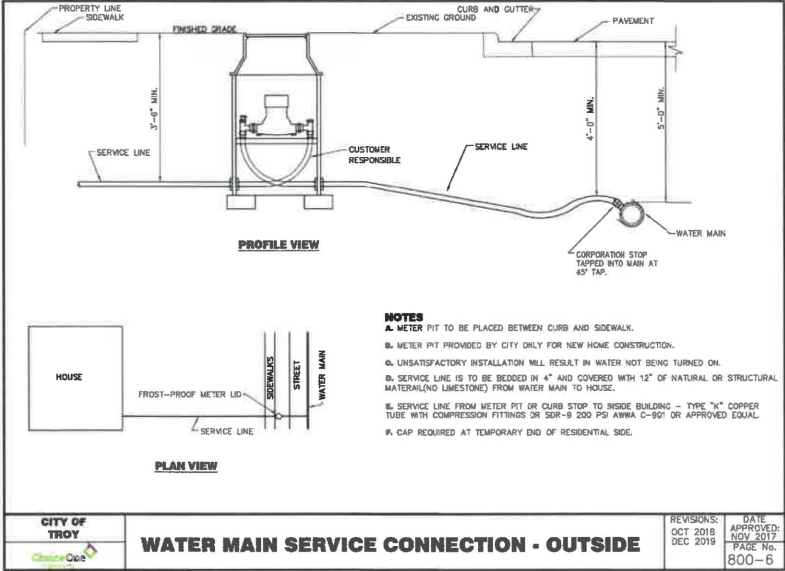
RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS

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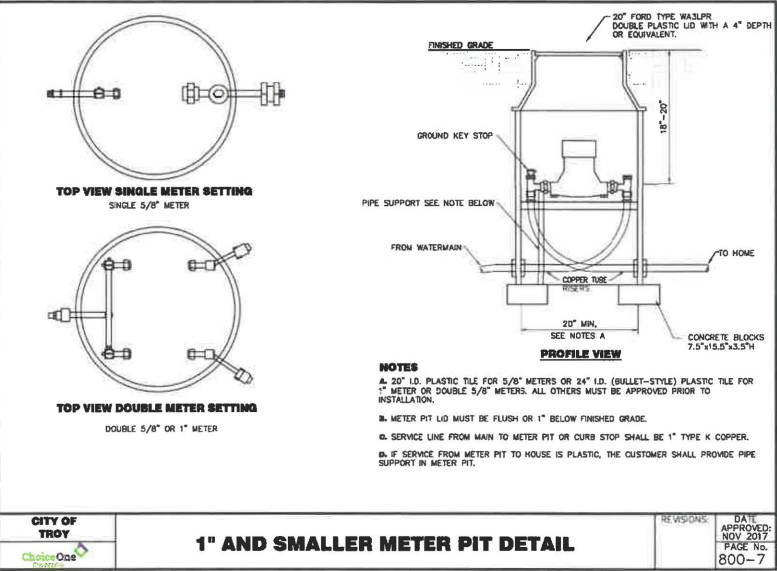
TRACER WIRE DETAIL

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WATER MAIN SERVICE CONNECTION - OUTSIDE

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1" AND SMALLER METER PIT DETAIL

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DDCM MANAGEMENT LLC. SOMERSET RESERVE PHASE 2

3054 SR 55 W TROY, OH 45373

Revisions / Submissions		
ID	Description	Date
Project Number: 461451		
Scale: -		
Drawn By: DS		
Checked By: JEE		
Date: APRIL 15, 2025		
Issue: CONSTRUCTION		
Drawing Title: WATER MAIN NOTES & DETAILS		

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



NOTES
A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.
B. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
C. WHEN A SEWER IS TO BE EXTENDED AT THE CONSTRUCTED MANHOLE OR FIRST MANHOLE IN THE NEW LINE, IT SHALL BE PLUGGED BEFORE CONSTRUCTION BEGINS. IF THE SEWER IS SMALLER OR EQUAL TO 12" DIAMETER, IT SHALL BE PLUGGED BY PLACING A POLY-ETHYLENE BAG APPROXIMATELY 8" INTO THE SEWER. SIZES LARGER THAN 12" WILL BE PLUGGED BY OTHER APPROVED METHODS. NO PLUGS SHALL BE REMOVED UNTIL CONSTRUCTION IS COMPLETED AND SOIL IS STABILIZED AND THEN ONLY AS DIRECTED BY THE CITY.
D. WHEN A NEW CASTING OR OTHER PUBLIC PROPERTY IS ABANDONED IT REMAINS CITY PROPERTY, UNLESS OTHERWISE DIRECTED.
E. NEW SEWERS OR ANY SEWER THAT IS RELOCATED OR RESIZED MUST HAVE EPA PLAN APPROVAL PRIOR TO CONSTRUCTION.
F. THE DGS OF ALL SERVICE LINES OR TEST SHALL BE ACCURATELY LOCATED, MAPPED, AND GIVEN TO THE CITY WITHIN 15 DAYS OF INSTALLATION.
G. IN THE DEMOLITION OF AN EXISTING BUILDING, ALL ABANDONED SEWER LATERALS SHALL BE COORDINATED WITH THE CITY AND CAPPED AT THE OWNER'S EXPENSE.

PIPE
A. ALL MAINLINE PIPE AND SPECIALS SHALL BE PVC, SDR-35 UNLESS OTHERWISE APPROVED BY THE CITY. MINIMUM DIAMETER OF PIPE SHALL BE 8".
B. DUCTILE IRON PIPE WILL BE USED IN STREAM CROSSINGS AND WHERE MAXIMUM SEPARATION CANNOT BE MAINTAINED OR WHEN DEPTH OF SEWER EXCEEDS 35 FEET.

TESTING REQUIREMENTS
A. BEFORE ANY SEWER LINE IS PLACED INTO SERVICE OR ACCEPTED BY THE CITY, IT SHALL BE SUBJECTED TO AND PASS LOW PRESSURE AIR TEST EACH RUN BETWEEN MANHOLES, WITH ALL SERVICE LATERALS STUBBED INTO PROPERTY LINES, SHALL BE TESTED BEFORE BEING ACCEPTED. THE CONTRACTOR OR DEVELOPER SHALL FURNISH ALL EQUIPMENT AND MATERIAL NECESSARY TO CONDUCT THIS TEST. THE TRENCH SHALL BE COMPLETELY BACKFILLED BEFORE TESTING.
B. BEFORE FINAL ACCEPTANCE BY THE CITY AND BEFORE ANY SERVICE LINE IS PUT INTO USE, ALL SANITARY SEWERS AND MANHOLES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER BY USE OF A SEWER-JET OR EQUAL, TYPE OF EQUIPMENT BY THE CONTRACTOR. SEWER-JET PROCEDURE MUST BE PERFORMED BEFORE CONTRACTOR T.V. TESTS THE PIPE.
C. THE CITY RESERVES THE RIGHT TO A FINAL TELEVISIONING AT THE CONTRACTOR'S EXPENSE IF DEFICIENCIES OR IRREGULARITIES ARE NOTED DURING CONSTRUCTION.
IN THIS CASE, THE CITY WILL NOT PASS OR ACCEPT THE SANITARY SEWER FOR FINAL PAYMENT WITHOUT HAVING A PASSING VIDEO AND LOG OF THE SANITARY SEWER TELEVISIONING FOLLOWING THE STANDARDS PREVIOUSLY DESCRIBED.

EXCAVATION AND PIPE LAYING
A. THE LAYING OF THE PIPE SHALL COMMENCE AT THE LOWEST POINT WITH THE BELL END LAD UPWARD. THE PIPE SHALL BE CENTERED IN THE TRENCH AND ALL PIPE SHALL BE LAD WITH ENDS ABUTTING AND TRUE TO LINE AND GRADE.
B. LASER SHALL BE USED INSIDE THE PIPE WHENEVER POSSIBLE UNLESS OTHERWISE APPROVED.

DEPTH	MATERIAL	ACCEPTABLE
FEET	SPECIFICATIONS	TO INVERT
POLYETHYLENE	ASTM D-3034	SDR-35 (45") SDR-26 (15")
DUCTILE IRON	ANSI A-21.01 & AWWA C-151	ALL

1. SEWER = OUTSIDE DIAMETER DIVIDED BY WALL THICKNESS.
2. THE SPECIFICATIONS ABOVE SHALL BE THOSE MOST RECENTLY ADOPTED BY THE APPROPRIATE STANDARDS SETTING ORGANIZATIONS.
3. LOCATOR WIRE SHALL BE REQUIRED TO BE INSTALLED ON FOREMAN SANITARY SEWERS.

MISCELLANEOUS SANITARY SEWER NOTES 1

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TESTING REQUIREMENTS CONTINUED
ALL SEWER LINES ARE TO BE FLUSHED AND CLEANED OUT PRIOR TO TESTING.
LOW PRESSURE AIR TEST
A. AFTER BACKFILLING THE AIR TEST SHALL BE CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED WITH SUITABLE TEST PLUGS. ONE OF THE PLUGS USED AT A MANHOLE MUST BE TAPPED AND EQUIPPED FOR AN AIR INLET CONNECTION FOR FILLING THE LINE FROM THE AIR COMPRESSOR. AIR SHALL BE SUPPLIED SLOWLY TO THE TEST SECTION UNTIL THE INTERNAL PRESSURE REACHES APPROXIMATELY 4 PSI. IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED BY THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE, BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EXCEED 5 PSI.
B. AT LEAST 2 MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE. WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE 3.5 PSI, THE AIR SUPPLY SHALL BE DISCONNECTED AND TAPPING SHALL BEGIN WITH A STOP WATCH. THE TEST WATCH SHALL BE ALLOWED TO RUN UNTIL THE PRESSURE HAS DROPPED 1.0 PSI. IF THE TIME SHOWN ON THE STOP WATCH IS GREATER THAN THE SPECIFIED MINIMUM TIME LISTED BELOW.

Time for	Specified Minimum for Length (L) Shown (minutes)
PIPE LENGTH (ft.)	100 FT. 150 FT. 200 FT. 250 FT. 300 FT. 350 FT. 400 FT.
4	0.350 0.46 0.46 0.46 0.46 0.46 0.46
6	0.55 0.74 0.74 0.74 0.74 0.74 0.74
8	0.74 0.93 0.93 0.93 0.93 0.93 0.93
10	0.93 1.12 1.12 1.12 1.12 1.12 1.12
12	1.12 1.31 1.31 1.31 1.31 1.31 1.31
14	1.31 1.50 1.50 1.50 1.50 1.50 1.50
16	1.50 1.69 1.69 1.69 1.69 1.69 1.69
18	1.69 1.88 1.88 1.88 1.88 1.88 1.88
20	1.88 2.07 2.07 2.07 2.07 2.07 2.07
22	2.07 2.26 2.26 2.26 2.26 2.26 2.26
24	2.26 2.45 2.45 2.45 2.45 2.45 2.45

SPECIFICATION TIME FOR LENGTH (L) SHOWN (MINUTES)
*ALL TESTS SHALL BE WITNESSED BY A CITY OF TROY ENGINEERING DEPARTMENT REPRESENTATIVE.

MISCELLANEOUS SANITARY SEWER NOTES 2

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DEFLECTION TEST
A. DEFLECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.
B. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF DEFLECTION EXCEEDS 5%, REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVING AGENCY.
C. THE RIGID BALL OR MANHOLE USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 5% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS MANUFACTURED. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D-2122 STANDARD TEST METHOD OF DETERMINING DIMENSIONS OF THERMOPLASTIC PIPE AND FITTINGS. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

MANHOLE VACUUM TEST
ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED BY THE CONTRACTOR USING THE FOLLOWING PROXY/TURPS FROM ASTM D-1744.
A. PREPARATION OF THE MANHOLE
1. ALL LIFT HOLES SHALL BE PLUGGED.
2. ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED TAKING CARE TO SECURELY BRACE THEM TO PREVENT THEM FROM BEING DRAWN INTO THE MANHOLE.
B. PROCEDURE
1. THE FIRST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. A VACUUM OF 10" OF MERCURY (4.9 PSI) SHALL BE DRAWN ON THE MANHOLE. THE VALUE ON THE VACUUM LINE OF THE TEST HEAD CLOSED, AND THE VACUUM PUMP SHUT OFF, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 4" OF MERCURY (4.9 PSI).

DIAMETER, INCHES	TIME, SECONDS
48	30
72	45
36	20
48	30
60	45
72	60
84	75
96	90
108	105
120	120
144	150
168	180
192	210
216	240
240	270
264	300
288	330
312	360
336	390
360	420
384	450
408	480
432	510
456	540
480	570
504	600
528	630
552	660
576	690
600	720
624	750
648	780
672	810
696	840
720	870
744	900
768	930
792	960
816	990
840	1020
864	1050
888	1080
912	1110
936	1140
960	1170
984	1200
1008	1230
1032	1260
1056	1290
1080	1320
1104	1350
1128	1380
1152	1410
1176	1440
1200	1470
1224	1500
1248	1530
1272	1560
1296	1590
1320	1620
1344	1650
1368	1680
1392	1710
1416	1740
1440	1770
1464	1800
1488	1830
1512	1860
1536	1890
1560	1920
1584	1950
1608	1980
1632	2010
1656	2040
1680	2070
1704	2100
1728	2130
1752	2160
1776	2190
1800	2220
1824	2250
1848	2280
1872	2310
1896	2340
1920	2370
1944	2400
1968	2430
1992	2460
2016	2490
2040	2520
2064	2550
2088	2580
2112	2610
2136	2640
2160	2670
2184	2700
2208	2730
2232	2760
2256	2790
2280	2820
2304	2850
2328	2880
2352	2910
2376	2940
2400	2970
2424	3000
2448	3030
2472	3060
2496	3090
2520	3120
2544	3150
2568	3180
2592	3210
2616	3240
2640	3270
2664	3300
2688	3330
2712	3360
2736	3390
2760	3420
2784	3450
2808	3480
2832	3510
2856	3540
2880	3570
2904	3600
2928	3630
2952	3660
2976	3690
3000	3720
3024	3750
3048	3780
3072	3810
3096	3840
3120	3870
3144	3900
3168	3930
3192	3960
3216	3990
3240	4020
3264	4050
3288	4080
3312	4110
3336	4140
3360	4170
3384	4200
3408	4230
3432	4260
3456	4290
3480	4320
3504	4350
3528	4380
3552	4410
3576	4440
3600	4470
3624	4500
3648	4530
3672	4560
3696	4590
3720	4620
3744	4650
3768	4680
3792	4710
3816	4740
3840	4770
3864	4800
3888	4830
3912	4860
3936	4890
3960	4920
3984	4950
4008	4980
4032	5010
4056	5040
4080	5070
4104	5100
4128	5130
4152	5160
4176	5190
4200	5220
4224	5250
4248	5280
4272	5310
4296	5340
4320	5370
4344	5400
4368	5430
4392	5460
4416	5490
4440	5520
4464	5550
4488	5580
4512	5610
4536	5640
4560	5670
4584	5700
4608	5730
4632	5760
4656	5790
4680	5820
4704	5850
4728	5880
4752	5910
4776	5940
4800	5970
4824	6000
4848	6030
4872	6060
4896	6090
4920	6120
4944	6150
4968	6180
4992	6210
5016	6240
5040	6270
5064	6300
5088	6330
5112	6360
5136	6390
5160	6420
5184	6450
5208	6480
5232	6510
5256	6540
5280	6570
5304	6600
5328	6630
5352	6660
5376	6690
5400	6720
5424	6750
5448	6780
5472	6810
5496	6840
5520	6870
5544	6900
5568	6930
5592	6960
5616	6990
5640	7020
5664	7050
5688	7080
5712	7110
5736	7140
5760	7170
5784	7200
5808	7230
5832	7260
5856	7290
5880	7320
5904	7350
5928	7380
5952	7410
5976	7440
6000	7470
6024	7500
6048	7530
6072	7560
6096	7590
6120	7620
6144	7650
6168	7680
6192	7710
6216	7740
6240	7770
6264	7800
6288	7830
6312	7860
6336	7890
6360	7920
6384	7950
6408	7980
6432	8010
6456	8040
6480	8070
6504	8100
6528	8130
6552	8160
6576	8190
6600	8220
6624	8250
6648	8280
6672	8310
6696	8340
6720	8370
6744	8400
6768	8430
6792	8460
6816	8490
6840	8520
6864	8550
6888	8580
6912	8610
6936	8640
6960	8670
6984	8700
7008	8730
7032	8760
7056	8790
7080	8820
7104	8850
7128	8880
7152	8910
7176	8940
7200	8970
7224	9000
7248	9030
7272	9060
7296	9090
7320	9120
7344	9150
7368	9180
7392	9210
7416	9240
7440	9270
7464	9300
7488	9330
7512	9360
7536	9390
7560	9420
7584	9450
7608	9480
7632	9510
7656	9540
7680	9570
7704	9600
7728	9630
7752	9660
7776	9690
7800	9720
7824	9750
7848	9780
7872	9810
7896	9840
7920	9870
7944	9900
7968	9930
7992	9960
8016	9990
8040	10020
8064	10050
8088	10080
8112	10110
8136	10140
8160	10170
8184	10200
8208	10230
8232	10260
8256	10290
8280	10320
8304	10350
8328	10380
8352	10410
8376	10440
8400	10470
8424	10500
8448	10530
8472	10560
8496	10590
8520	10620
8544	10650
8568	10680
8592	10710
8616	10740
8640	10770
8664	10800
8688	10830
8712	10860
8736	10890
8760	10920
8784	10950
8808	10980
8832	11010
8856	11040
8880	11070
8904	11100
8928	11130
8952	11160
8976	11190
9000	11220
9024	11250
9048	11280
9072	11310
9096	11340
9120	11370
9144	11400
9168	11430
9192	11460
9216	11490
9240	11520
9264	11550
9288	11580
9312	11610
9336	11640
9360	11670
9384	11700
9408	11730
9432	11760
9456	11790
9480	11820
9504	11850
9528	11880
9552	11910
9576	11940
9600	11970
9624	12000
9648	12030
9672	12060
9696	12090
9720	12120
9744	12150
9768	12180
9792	12210
9816	12240
9840	12270
9864	12300
9888	12330

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: February 10, 2026

SUBJECT: Record Plan – Somerset Reserve Section 2

BACKGROUND:

The Planning Commission previously approved this Record Plan during the June 11, 2025, Planning Commission Meeting. The Record Plan was not approved by City Council within six (6) months and has expired per Zoning Code Section 1145.21 (a). This is due to the lack of an escrow agreement. The applicant is now requesting the Record Plan approval.

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.

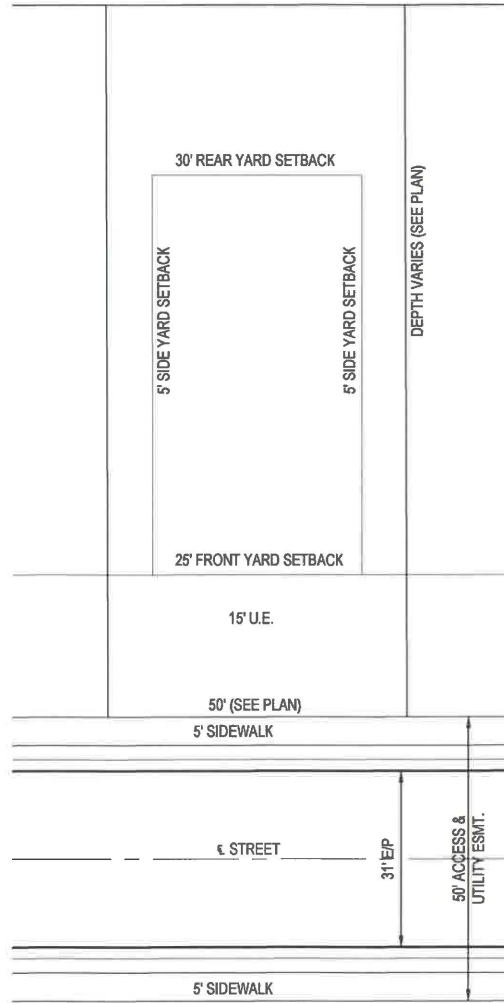
REQUESTED ACTION:

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:\Users\corey.teague\OneDrive\DCI\ACCDocs\CESO\Cap 5 Somerset Reserve\Project Files\CESO05-SURVEY\DWG761451_DDCM_Somerset Reserve Phase 2_record plat.dwg - 4/14/2025 - 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) 610-1500

Lot Data Cont.

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

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:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.208.4628

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: 4/14/2025

Issue: 1

Drawing Title:

RECORD PLAT

1 OF 5

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

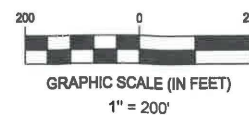
Volume _____, Page _____ - A
Miami County Recorder's
Record of Plats



Revisions / Submissions		
ID	Description	Date

Project Number:	761451
Scale:	N/A
Drawn By:	CTT
Checked By:	JKH
Date:	4/14/2025
Issue:	1

2 OF 5



Drawing Title:

RECORD PLAT

3 OF 5

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.208.4888

EXISTING RW LINE

CENTERLINE

S 25° 00' 19" E

40.00'

30.00'

Found 8" iron pin
w/cap "CESO"

IL 11737

SOMERSET RESERVE
PLANNED DEVELOPMENT PHASE 1
29.406 ACRES
Rec. 31-5

IL 11736

PART INLOT 11550
PID D08-107388

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

PART INLOT 11550
PID D08-107388

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

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

- ⊙ 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

PROPERTY BOUNDARY

ADJOINER PROPERTY LINE

RW RIGHT-OF-WAY LINE

EASEMENT LINE

EXISTING CORPORATION LINE

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

LINE TABLE		
Line #	Direction	Length
L2	N64° 59' 41"E	66.24'
L3	S25° 00' 19"E	3.38'
L4	S00° 08' 54"E	4.22'
L5	S25° 00' 19"E	3.38'
L6	S00° 08' 54"E	4.22'
L60	N25° 00' 19"W	50.86'
L61	S25° 00' 19"E	50.86'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	83° 14' 37"	34.00'	49.40'	S73° 23' 01"E, 45.17'
C2	6° 45' 23"	34.00'	4.01'	N28° 23' 01"W, 4.01'
C3	90° 00' 00"	34.00'	53.41'	N70° 00' 19"W, 48.08'
C4	83° 14' 37"	34.00'	49.40'	S23° 22' 22"W, 45.17'
C5	6° 45' 23"	34.00'	4.01'	S21° 37' 38"E, 4.01'
C6	90° 00' 00"	34.00'	53.41'	S19° 59' 41"W, 48.08'
C7	24° 51' 25"	200.00'	86.77'	N12° 34' 37"W, 86.09'
C8	13° 01' 07"	225.00'	51.12'	S18° 29' 46"E, 51.01'
C9	11° 50' 18"	225.00'	46.49'	S6° 04' 03"E, 46.41'
C10	24° 51' 25"	225.00'	97.61'	S12° 34' 37"E, 96.85'
C11	24° 51' 25"	175.00'	75.92'	S12° 34' 37"E, 75.33'

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

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

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

REMAINDER OF
INLOT 11550
RECORD PLAT VOL. 30, PG. 11

Found ¹/₂" iron pin
w/cap "CESO" @ 33.10'
from centerline

Found ^{2nd} iron pin
w/cap "CESO" @ 33.10"
from centerline

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

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

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

SEE SHEET 4
— — —
MATCHLINE

SEE SHEET 3
MATCHLINE



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

GRAPHIC SCALE (IN FEET)
1" = 60'

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

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

PID: C06-009500
KEITH E. & TRACI L. KROPP
2019OR-05856
LND 59-50

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

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'

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

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

LEGEND:
R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
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

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: 1" = 60'		
Drawn By: CTT		
Checked By: JKH		
Date: 4/14/2025		
Issue: 1		

Drawing Title:

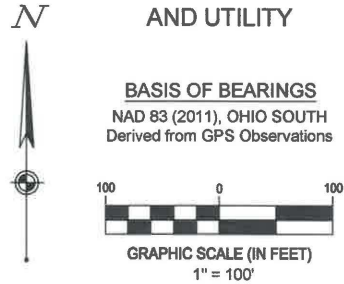
RECORD PLAT

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

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

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

PID: D08-107412
ANN HUEGEL & CHARLES E. ISERN
2014OR-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
2012OR-08834
60.231 ACRES

INLOT 11549
RECORD PLAT VOL. 30, PG. 11

PART INLOT 11550
PID D08-107386
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

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

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'

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:

3501 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.435.8585

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: 1" = 100'

Drawn By: CTT

Checked By: JKH

Date: 4/14/2025

Issue: 1

Drawing Title:

RECORD PLAT