



TROY OHIO

AGENDA, TROY CITY COUNCIL
MONDAY, SEPTEMBER 21, 2020, 7:00 P.M.
BRAVO ROOM OF HOBART ARENA
255 ADAMS STREET, TROY, OHIO

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Excuse Mrs. Snee

absences by motion/second/roll call vote

PRESENTATION

Mayor Oda, on behalf of Rumpke of Ohio, Inc., will make a presentation to the recipient of the Rumpke "Look Who Is Recycling" quarterly reward program

SUMMARY OF MINUTES

September 8, 2020 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS

R-55-2020 OPWC Funding Application for the S. Stanfield Road Improvement Project, Phase 1 EMERGENCY 1st Reading

R-56-2020 Acceptance of Tax Levies, Troy and Miami East School Districts EMERGENCY 1st Reading

ORDINANCES

O-44-2020 Amend General Plan, Troy Christian Schools Education & Performing Arts Facility PD-R 1st Reading
PUBLIC HEARING 10-5-2020

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

September 8, 2020

MINUTES OF COUNCIL

A regular session of Troy City Council was held on Tuesday, September 8, 2020, at 7:00 p.m. at the Bravo Room of Hobart Arena.

Members Attending: Allen, Phillips, Rozell, Schilling, Schweser, Severt, Snee, Terwilliger and Twiss.

Presiding Officer: William Lutz President of Council

Also Attending: Robin I. Oda Mayor
Patrick E. J. Titterington Director of Public Service and Safety
Grant D. Kerber Director of Law
John E. Frigge City Auditor

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Terwilliger, followed by the Pledge of Allegiance.

MINUTES: The Clerk gave a summary of the minutes of the August 17, 2020 meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Phillips, seconded by Mr. Schilling, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS: NONE

COMMENTS ON AGENDA ITEMS: NONE

RESOLUTION NO. R-54-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH THE MIAMI COUNTY PUBLIC DEFENDER'S COMMISSION FOR 2021

This Resolution was given first title reading.

Mr. Schilling moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Severt, Snee, Schilling, Twiss, Schweser, Allen, Rozell, Phillips and Terwilliger.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Rozell.

Yes: Snee, Schilling, Twiss, Schweser, Allen, Rozell, Phillips, Terwilliger and Severt.

No: None.

RESOLUTION ADOPTED

COMMENTS OF MAYOR: Mayor Oda commented that she is hopeful for a great fall season for the City, noting that is not known what that will look like due to the restrictions of the COVID-19 Pandemic.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington noted:

1. Mayor Oda extended the State of Emergency due to the COVID-19 Pandemic to October 31, 2020.
2. Trick or Treat has been set for October 28, 2020.

COMMENTS OF MEMBERS OF THE AUDIENCE:

Steve Henriksen, 975 Dickerson Drive, commented that that the sound and video of the remote meetings (being held due to the COVID-19 Pandemic) are not good quality. Mr. Titterington commented that additional technology is being added to the Bravo Room to help address the quality.

There being no further business, the meeting adjourned at 7:10 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Finance Committee
SUBJECT: ACCEPTANCE OF TAX RATES

DATE: September 14, 2020

SUMMARY REPORT: *(To be read at Council Meeting)*

This Committee met on September 14 to review the certifications forwarded for acceptance by the Miami County Budget Commission for the rates of tax to be levied on the general duplicates for 2020 for collection in 2021. The certifications are to be based on the City's tax budget, which Council approved earlier this year. The certifications are provided geographically by school districts.

RECOMMENDATION: *(To be read at Council Meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the tax rates to be levied for the City of Troy as certified by the Miami County Budget Commission. We also support emergency legislation to meet the October 1 date by which acceptance of the certifications are to be returned to the County.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Finance Committee

DETAILED REPORT:

This Committee met on September 14, 2020, to review the certifications forwarded for acceptance by the Miami County Budget Commission for the tax rates to be levied on the general duplicates for 2020 for collection in 2021. The meeting was also attended by Mayor Oda, Council Member Schilling, the Director of Public Service and Safety, and members of the City staff.

The acceptance of the tax rates is an annual requirement. The certifications are to be based on the City's tax budget, which Council approved earlier this year. Acceptance of the levies is to be returned to the County by October 1. Certifications are provided geographically by school districts. As a portion of the City is within the Miami East School District, there are certifications for both the Troy City School District and the Miami East Local School District. As a part of Troy's boundary is within Staunton Township, there are certifications reflecting both school districts for the small Staunton Township area.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the tax rates to be levied for the City of Troy as certified by the Miami County Budget Commission. We also support emergency legislation to meet the October 1 date by which acceptance of the certifications are to be returned to the County.

Cc: Mayor, Council, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, file, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Streets and Sidewalks Committee

DATE: September 14, 2020

SUBJECT: OPWC APPLICATION FOR SOUTH STANFIELD ROAD IMPROVEMENT PROJECT, PHASE 1

SUMMARY REPORT: *(To be read at Council meeting)*

Committee members Schilling and Phillips met on September 14 regarding authorizing an application for Ohio Public Works Commission (OPWC) funds for the South Stanfield Road Improvement Project Phase 1. Phase I is the area from Commerce Center Blvd. to 2021 Stanfield Road. The pre-design estimate for Phase I is \$1,286,167.00. The grant application would be for an amount not to exceed \$600,000.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to file an application for OPWC funds for Phase 1 of the South Stanfield Road Improvement Project, and to execute any necessary agreements if the funding application is approved. As the application deadline is October 5, this Committee supports emergency legislation.

Respectfully submitted,

Jeffrey A. Schilling

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met on September 14, 2020 to consider recommending submittal of the application for Ohio Public Works Commission (OPWC) funds for the South Stanfield Road Improvement Project Phase 1. The meeting was also attended by Mayor Oda, Council Members Schweser and Severt, the Director of Public Service and Safety, and members of the City staff.

The entire project area is South Stanfield Road from Commerce Center Blvd. to 2021 Main Street, and will take approximately three years for completion. Phase I is the area from Commerce Center Blvd. to 2021 Stanfield Road. Phase 2 will be from West Stanfield Road to the Tractor Supply Co. store, and Phase 3 will be from the store to the intersection.

The pre-design estimate for Phase I is \$1,286,167. The funding requested from OPWC for Phase I is \$600,000. The project scope of this phase is the reconstruction of about 1,500' of roadway including new curbs, sidewalk and new storm sewer. Most of this segment does not currently have sidewalk and existing property owners would be accessed for their share. The application deadline is October 5. The project would be designed in 2021 for construction in 2022.

There was a discussion related to sidewalks being required for the properties south of Commerce Center Blvd. It was stated that the City will look into coordinating requiring the installation of sidewalk where it does not exist along South Stanfield Road so that the work can be done current to this project, but the sidewalk would not be included in the boundary of this OPWC project. It was also noted that part of the South Stanfield Road Project may be taking place during the same time period as part of the West Main Street Improvement Project; however, the roadway work will not be in the same area.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to file an application for OPWC funds for Phase 1 of the South Stanfield Road Improvement Project, and to execute any necessary agreements if the funding application is approved. As the application deadline is October 5, this Committee supports emergency legislation.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media

RESOLUTION No. R-56-2020

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING TAX LEVIES FOR THE CITY OF TROY, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AS DETERMINED BY THE BUDGET COMMISSION AND CERTIFYING SUCH LEVIES TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY

WHEREAS, this Council in accordance with the provisions of law, previously adopted a tax budget for the fiscal year beginning January 1, 2021; and

WHEREAS, the Budget Commission of Miami County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rates of tax that can be levied by this Council within the ten mill limitation:

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio as follows:

SECTION I: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Troy City School District, for the fiscal year beginning January 1, 2021, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	2.50	\$ 1,460,865.23
Fire Pension	.30	175,303.83
Police Pension	.30	175,303.83

No Limitation:

Miami Conservancy District	.25	146,086.52
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SECTION II: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Miami East School District, for the fiscal year beginning January 1, 2021, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	.50	\$ 11,339.64
Fire Pension	.30	6,803.78
Police Pension	.30	6,803.78

No Limitation:

Miami Conservancy District	.25	5,669.82
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SECTION III: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Troy School District, Staunton Township, for the fiscal year beginning January 1, 2021, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	1.55	\$ 210.07

SECTION IV: That there is levied on the tax duplicate of the City of Troy, Ohio, County of Miami, Miami East School District, Staunton Township, for the fiscal year beginning January 1, 2021, the following sums and rates:

<u>FUNDS</u>	<u>MILLS</u>	<u>AMOUNT</u>
<u>Ten Mill Limitation:</u>		
General Fund	.55	\$ 7,782.31

SECTION V: That the Clerk of Council is directed to certify a copy of this Resolution to the Auditor of Miami County, Ohio.

SECTION VI: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public welfare, and because a certified copy of this Resolution must be presented to the Auditor of Miami County by October 1, **NOW WHEREFORE**, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____
President of Council

Approved: _____

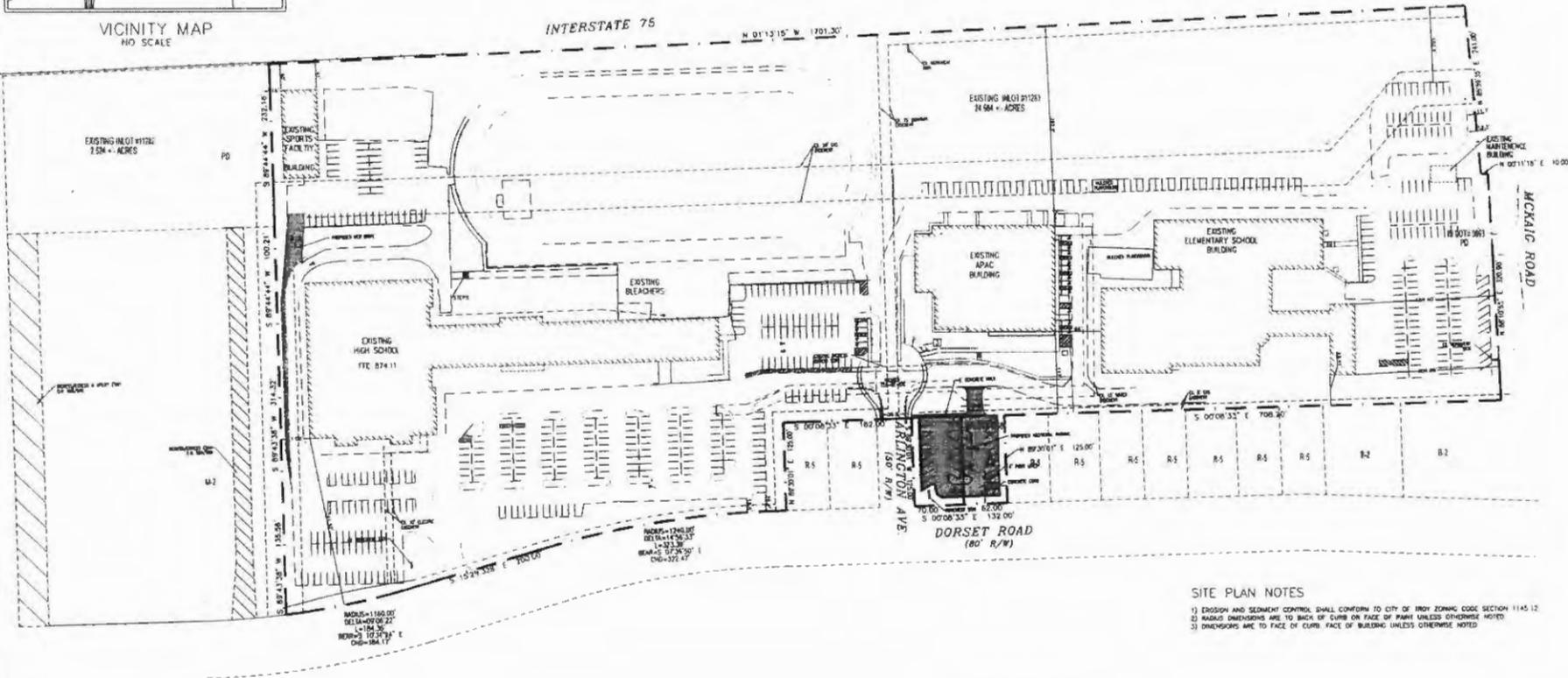
Attest: _____
Clerk of Council Mayor

CITY OF TROY, MIAMI COUNTY, OHIO
 SITE PLAN
 FOR
TROY CHRISTIAN SCHOOLS
 EDUCATION AND PERFORMING ARTS FACILITY
 PLANNED DEVELOPMENT
 700 S. DORSET ROAD



VICINITY MAP
 NO SCALE

INTERSTATE 75



SITE PLAN NOTES

- 1) EROSION AND SEDIMENT CONTROL SHALL CONFORM TO CITY OF TROY ZONING CODE SECTION 1145.12
- 2) RADIIUS DIMENSIONS ARE TO BACK OF CURB OR FACE OF PAVEMENT UNLESS OTHERWISE NOTED
- 3) DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING UNLESS OTHERWISE NOTED

HARDSCAPE LEGEND



PERMITS/REGULATIONS	
IS BUILDING AREA	154.87A LP 124 103
PROP. BUILDING AREA	NO INCREASE
EXISTING PAVING	365 SQUARE FEET 16 F.L.
PROPOSED PAVING	547 SQUARE FEET 25 F.L.C.

PLAT #	ACRES	EX. ZONING	CITY LOT #	PROPOSED LOT #
1	1.00	PD	1103	101
2	1.00	PD	1104	102
TOTAL	2.00			201

PROJECT DATA TABLE

TOTAL SITE AREA	24.86 ACRES
DEVELOPABLE AREA	23 ACRES

PROJECT ZONING INFORMATION

ADDRESS	700 S. DORSET ROAD
PLAT #	141-154-15
EXISTING ZONING	PD
PROPOSED ZONING	PD
TOTAL SITE AREA	24.86 ACRES
TOTAL DEVELOPABLE AREA	23 ACRES
PREP. DATE	08/05/2011

FEMA NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, THERE IS NO FLOODING IN THIS AREA. THE SUBJECT PARCELS SHOWN HEREON IS SHOWN ENTIRELY IN ZONE X AND ARE DESIGNATED BY FEMA AS AREAS OF MINIMAL RISK OF FLOODING.



Troost Improvement For
ARBOGAST PERFORMING ARTS CENTER
 700 S. Dorset Rd
 Troy, OH 45373

REVISION NO.	DATE
1	08/05/2011
2	08/05/2011
3	08/05/2011
4	08/05/2011
5	08/05/2011
6	08/05/2011
7	08/05/2011
8	08/05/2011
9	08/05/2011
10	08/05/2011

OVERALL SITE PLAN

PD1



MEMORANDUM

TO: Mr. Lutz, President, Troy City Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: September 3, 2020

SUBJECT: **REPORT OF THE PLANNING COMMISSION ON A PROPOSED MAJOR CHANGE TO THE GENERAL PLAN OF THE TROY CHRISTIAN SCHOOLS EDUCATION AND PERFORMING ARTS FACILITY PLANNED DEVELOPMENT (PD-R)**

On August 26, 2020, the Troy Planning Commission considered a proposed major change to the General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R). This Planned Development is generally located at 700 S. Dorset Road. The owner is Troy City Schools. The proposed revisions to the general plan would:

- Include Inlot 4958 (Parcel No. D08-048770), 466 S. Dorset Road, in the Planned Development and rezone that lot from R-5, Single-Family Residential District, to Planned Development – Residential.
- Establish a parking lot within the Planned Development, with the parking lot to include Inlot 4958. The parking lot is to be located off Arlington Avenue.
- Increase the area of the Planned Development from 24.684 acres to 24.862 acres.

The Troy Planning Commission determined not to hold a public hearing on the requested change to the General Plan.

By unanimous vote the Planning Commission recommends to Troy City Council that the proposed major change to the General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) be approved.

This matter is forwarded herewith for consideration by Troy City Council.

Attached is a copy of the information provided to the Planning Commission members.

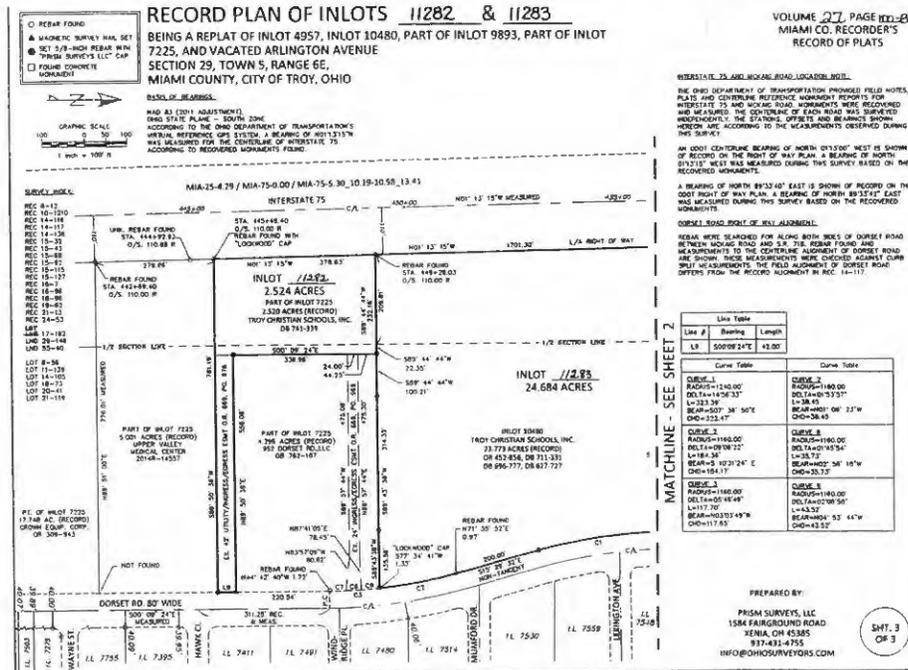
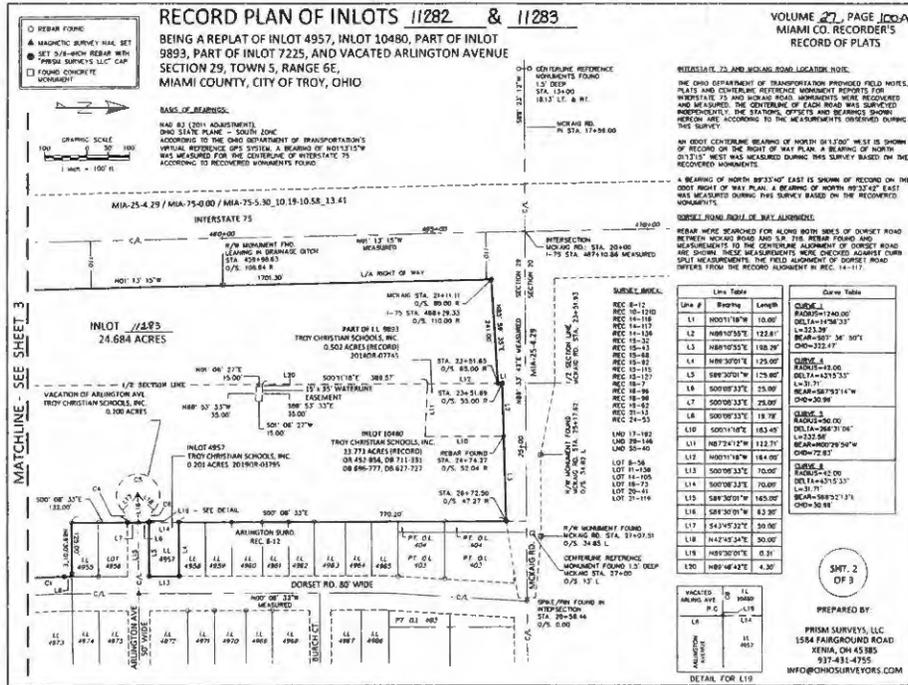
A Public Hearing on this request has been scheduled for the Council meeting of October 5, 2020.

encl.

TO: Troy Planning Commission
FROM: Planning Staff
DATE: August 21, 2020
SUBJECT: Major Revision to Ordinance O-31-2019 / Planned Development
OWNER: Troy Christian Schools
APPLICANT: Stephen Butler (Community Civil Engineers, LLC)

DISCUSSION:

The applicant comes before the Planning Commission requesting a major revision to the General Plan of the Planned Development approved by City Council last September by Ordinance O-31-2019. See approved Record Plan below.



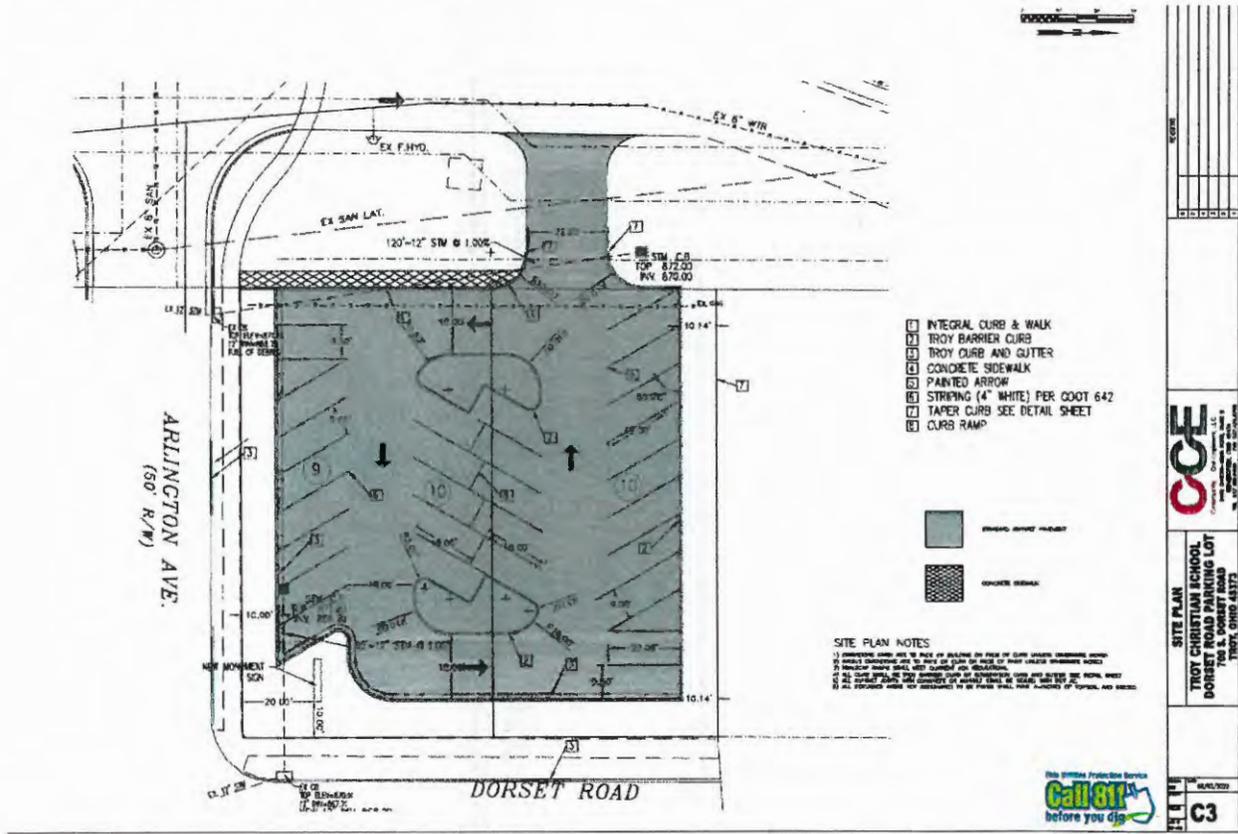
The original Planned Development measured 24.684 acres bordered by the land located between I-75, McKaig Road, and Arlington Avenue and S. Dorset. Troy Christian Schools (TCS) located at 700 S. Dorset Road has recently acquired residential lot 466 S. Dorset Road consisting of 0.178 acres, and now wishes to combine this parcel zoned R-5 Single-Family with the original 24.684 acre zoned Planned Development. The proposed Planned Development parcel would total 24.862 acres.

Map



The intent is to build a parking lot on the newly acquired 466 S. Dorset Road and the previously rezoned property 1611 S. Dorset Road which also abuts Arlington Avenue. There is no change to the existing Planned Development parcel (IL 11282) to the south at 2.5 acres established by Ordinance 0-31-2019. Future improvements to this site are still unknown. Additionally, TCS wishes to widen and add a small drive on the south side (IL 11283) of the high school that leads up to their wrestling facility to better improve the internal traffic flow.

The proposed 29 space parking lot development will be fully presented at the Final Development Plan step of this major revision. Both Engineering and Development Departments are reviewing applicable standards and requirements, including storm water, traffic flow, access, number of spaces, setbacks, landscaping, utilities, etc. The parking lot will have no access to Arlington Avenue or S. Dorset Road. The proposed site had a previously approved monument ground sign, of which the applicant would like to move an additional 10 feet from Arlington Avenue.



GENERAL PLANS STANDARDS:

As this is a Major alteration to the approved Planned Development, Planning Commission is required to review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, the following criteria:

1. The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area is for schools, institutions, and religious use. The land will continue to be in compliance with the Troy Comprehensive Plan.**
2. An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit parking lots in a zoning district different from property it serves.**
3. The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land

- uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics.**
4. The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **Public improvement and infrastructure have been studied with this proposed use for this area. The proposed parking lot will be reviewed for proper access and traffic flow as an addition to the site.**
 5. The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The proposed development will serve both the APAC and Education facilities as off-street parking in this neighborhood.**
 6. All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property has access to public utilities at the site and will meet any storm water requirements.**
 7. Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD proposes to combine both lots and bring the additional property into compliance with the City of Troy Zoning Code.**
 8. The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
 9. Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community serving both the performance arts center and school.**
 10. The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

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

The rezoning would be consistent with the following sections of the Zoning Code:

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

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

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. Schools – public or private, are permitted within residential districts.

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

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is not surrounded by vacant land with the current R-5 and M-2 zoning classifications.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the request as a major revision to an already approved Planned Development, staff believes a public hearing before the Planning Commission is not warranted. City Council is required to hold a public hearing if the request proceeds on.

RECOMMENDATION:

Staff recommends that Planning Commission make a positive recommendation to City Council to approve this request for Planned Development zoning.



August 19, 2020

Mr. Robert Watson
City Hall
South Annex
102 S. Market St.
Troy, OH 45373

RE: Troy Christian Schools
Dorset Parking Lot

Dear Mr. Watson:

Please find attached to this letter an application for a Planned Development and exhibits. As you are aware Troy Christian Schools has purchased a residential house located at 466 S Dorset Road. It is the intent to combine this parcel with the larger planned development that was approved last year. The proposed improvements on this parcel consist of a parking lot with curb and landscaping. The parking lot will be accessed through the school property and no direct access will be on Dorset Road or Arlington. A Monument sign is proposed to be located at the intersection of Dorset Road and Arlington Avenue. This sign location was approved in the 2019 submittal. Due to the parking configuration we are proposing to move the sign an additional 10 feet from the Arlington Avenue right-of-way; giving a total distance of 20 feet. The distance to the Dorset Road right-of-way remains unchanged.

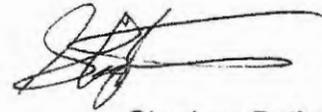
As part of this application we are proposing to modify the drive servicing the wrestling room, south of the existing high school. The safety and traffic flow in this area is proposed to be improved by widening the existing access drive to 24 feet and to extend it straight to the parking area.

Inlot 11282 is not included in the consolidation plat as future improvements on this site are still unknown.

During the rezoning in 2019 of the Troy Christian Schools campus, a large area (122,420 sf) of the elementary school was diverted to the existing detention basin. The diversion of the drainage shed allowed for an additional 100,545+/- sf of impervious area that could be added. The existing impervious area where the parking lot is proposed has an impervious area of 5,838; the proposed impervious area is 12,107 sf. This equated to an increase of 6,269 sf. This will allow the school to add no more than 94,276 sf of impervious area in the future.

Should you have any questions or need further clarification please don't hesitate to contact me. I can be reached at 937.490.9460.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Butler', with a long horizontal flourish extending to the right.

Stephen Butler
President

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: 8/26/20
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 8/12/20
Accepted by _____
Filing Fee Pd. 7500
Receipt # 2506

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at 466 S Dorset Road
(Street Address)

being lot number(s) D08-048770
(Parcel Identification Number)

OWNER

APPLICANT

Name TROY CHRISTIAN SCHOOL
Address 700 S DORSET ROAD
City TROY
State OHIO
Zip Code 45373
Phone No. 937.339.5692
Fax No. _____
Email gwilber@tcmail.org

Name COMMUNITY CIVIL ENGINEERS
Address 2440 DAYTON XENIA ROAD, SUITE B
City BEAVERCREEK
State OHIO
Zip Code 45434
Phone No. 937.490.9460
Fax No. _____
Email SBUTLER@COMMUNITYCIVILENGINEERS.COM

The applicant is the X AGENT FOR OWNER _____ of the property, which is subject to this application.

(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "D-1"**.
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common

open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as **EXHIBIT "D-2"**.

- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed; including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures; Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as **EXHIBIT "E"**.
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "F"**.
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

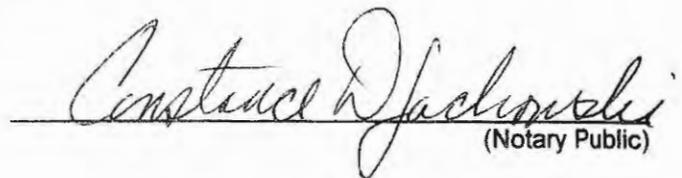

 8/11/20
 (Applicant Signature)

Subscribed and sworn to before me this 11 day of August, 2020

My Commission Expires April 25, 2023
(Month/Date/Year)



CONSTANCE D. JACKOWSKI
 Notary Public, State of Ohio
 My Comm. Expires 04-25-2023


 (Notary Public)

REQUIRED DOCUMENTS:

✓	EXHIBIT A	Nature of applicant interest
✓	EXHIBIT B	Legal Description of land
✓	EXHIBIT C	Written description principal uses
✓	EXHIBIT D-1	Dimensions
✓	EXHIBIT D-2	Location/arrangement of buildings & structures
✓	EXHIBIT D-3	Intensity of Land Use
✓	EXHIBIT D-4	Sketches property describing proposed buildings
NA	EXHIBIT D-5	Description of maintenance of open space or recreational facilities
NA	EXHIBIT D-6	Description of covenants, grants, easements or other restrictions
✓	EXHIBIT D-7	Modifications of regulations
✓	EXHIBIT E	Zoning classification of parcels within 250 feet of parcel
✓	EXHIBIT F	Property owners list within 250 feet of parcel
✓	Labels	Two (2) Sets of Mailing Labels of Property Owners
NA	Copies	Fifteen (15) Complete Sets in a reproducible format 11"x17"
✓	Filing Fee	Check issued to City of Troy for \$500.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE
_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: _____ 2nd: _____ 3rd: _____ PUBLIC HEARING DATE
_____ COUNCIL COMMITTEE RECOMMENDATION
Approved: _____ Denied: _____ CITY COUNCIL ACTION
Ordinance Number: _____
Effective Date: _____



8 1 1 5 6 3 2
Tx: 4063613

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019OR-05987
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO

06/05/2019 02:06:49 PM
REFERENCES 0

RECORDING FEE 28.00
PAGES: 1

Delgado

TRANSFERRED *500*
In compliance with ORC 319.202
MATTHEW W. GEARHARDT, Miami Co. Auditor

Randy Anderson

JUN 05 2019

Total Fee: \$ 265.00
ORC 319.54 \$ 132.50
ORC 322.02 \$ 132.50
Exempt

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DV DATE 6-5-2019

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT PAULINE I. JOHNSON and KENNETH R. JOHNSON, wife and husband, of Miami County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to TROY CHRISTIAN SCHOOLS, INC., an Ohio not-for-profit corporation, whose tax-mailing address is 700 South Dorset Road, Troy, Ohio 45373, the following real property:

Situated in the City of Troy, County of Miami, and State of Ohio:

Being Lot Numbered FOUR THOUSAND NINE HUNDRED FIFTY-EIGHT (4958) of the City of Troy, as recorded in Plat Book 8, Page 12 of the Plat Records of Miami County, Ohio.

Parcel No. D08-048770

This deed is executed, acknowledged and delivered by the Grantors and accepted by the Grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and Grantees assume and agree to pay the June, 2019 installment of taxes and assessments and thereafter.

0+L Box

Prior Instrument Reference: Volume ^{OR} 500, Page 863, Miami County Official Records

Executed this 4th day of June, 2019.

Pauline I. Johnson
PAULINE I. JOHNSON

Kenneth R. Johnson
KENNETH R. JOHNSON

State of Ohio,
Miami County, ss:

Executed before me, a Notary Public, in and for said County and State, on the 4th day of June, 2019, by the above-named PAULINE I. JOHNSON and KENNETH R. JOHNSON, wife and husband, who represented to me to be said person, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



MICHAEL A. RIEMAN, Attorney at Law

Michael A. Riemann

SECTION 29
TOWN 5
RANGE 6

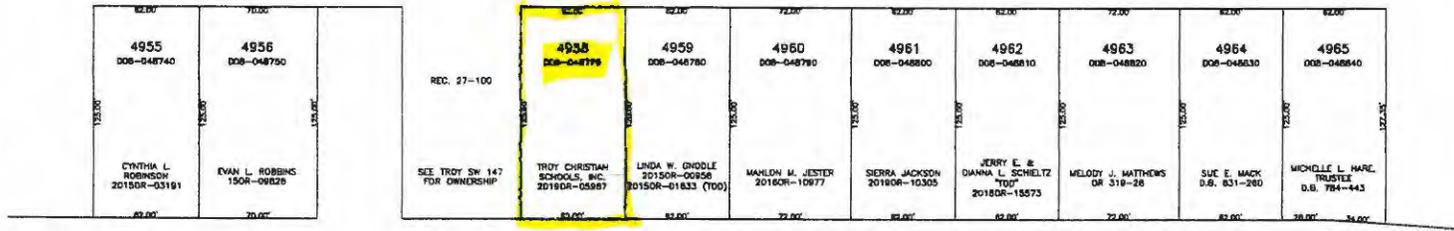
CITY OF TROY
MIAMI COUNTY, OHIO

PARCEL ID NUMBER
DOB-

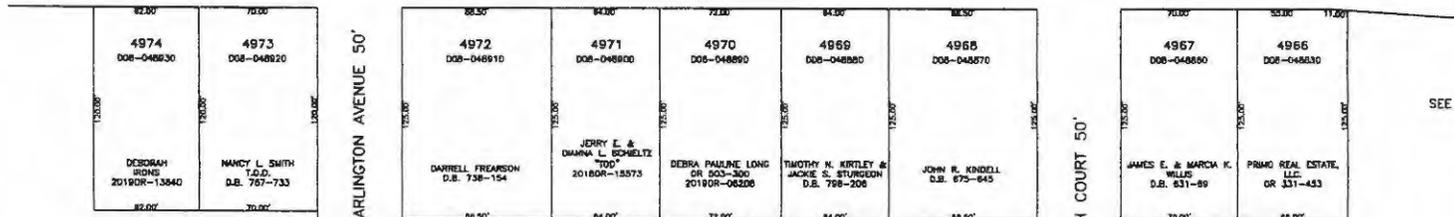
PLAT SW 98

SEE TROY SW 147

SEE TROY SW 177

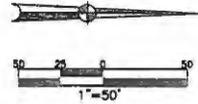


DORSET ROAD 80'



SEE TROY SW 97

ABBREVIATION LEGEND	
20140R-07759	= RECORDER'S DOCUMENT NUMBER OR 408-509 = OFFICIAL RECORD 408 PAGE 509
D.B. 613-172	= DEED BOOK 613, PAGE 172
REC. 15-72	= RECORDER'S PLAT BOOK 15, PAGE 72
LAND. 33-15	= LAND SURVEY VOLUME 33, PAGE 15
LOT 18-12	= LOT SURVEY VOLUME 18, PAGE 12
R.R. 8-29	= ROAD RECORD VOLUME 8, PAGE 29
R/W	= RIGHT OF WAY
C	= CENTERLINE
AC.	= ACRES
TWP.	= TOWNSHIP
TR.	= TRACT
IL	= INLOT



LINE LEGEND

—	Blow-up Boundary
—	Property Line
---	Lot Split Line
---	Section Line
---	Centerline
---	Right-of-Way Line
////	Corporation Line

SURVEY INDEX

REC. 8-12		
REC. 27-100		

SEE TROY SW 99

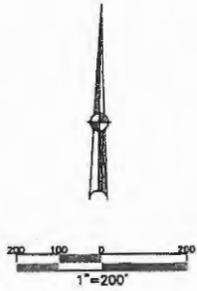
ARLINGTON SUBMISION- NO. 2
REC. 8-12
LOTS 4955-4979

SECTION 29
TOWN 5
RANGE 6

CITY OF TROY
MIAMI COUNTY, OHIO

PARCEL ID NUMBER
DOB-

PLAT SW 147



ABBREVIATION LEGEND		
201400-07759	=	RECORDER'S DOCUMENT NUMBER
OR 406-509	=	OFFICIAL RECORD 406 PAGE 509
D.B. 613-172	=	DEED BOOK 613, PAGE 172
REC. 15-72	=	RECORDER'S PLAT BOOK 15, PAGE 72
UND. 33-15	=	LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	=	LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	=	ROAD RECORD VOLUME 8, PAGE 29
R/W	=	RIGHT OF WAY
C.	=	CENTERLINE
AC.	=	ACRES
TWP.	=	TOWNSHIP
TR.	=	TRACT
E.	=	IN LOT

LINE LEGEND		
	=	Blow-up Boundary
	=	Property Line
	=	Lot Split Line
	=	Section Line
	=	Centerline
	=	Right-of-Way Line
	=	Corporation Line

SURVEY INDEX		
REC. 10-34	UND. 8-44	LOT 12-36
REC. 10-1210	UND. 14-105	LOT 16-105
REC. 14-117	UND. 17-24	LOT 18-73
REC. 15-48	UND. 20-33	LOT 20-153
REC. 18-66	UND. 22-113	LOT 21-119
REC. 18-129	UND. 29-146	
REC. 19-43	UND. 55-40	
REC. 21-13		
REC. 21-64		
REC. 24-53		
REC. 27-80		
REC. 27-100		



Map



8/19/2020, 9:27:54 AM

- | | |
|---|--|
| TroyStreets | R-6 Two Family Residential: 3,000 SqFt/DU |
| Parcels | R-7 Multiple Family Residential: 3,000 SqFL/DU |
| New Parcels | OR-1 Office-Residential: 3,000 SqFL/DU |
| Parcels annotation | OC-1 Office-Commercial District |
| Zones | B-1 Local Retail District |
| County Zoning (Outside Troy) | B-2 General Business District |
| Agriculture: 20 Acre Min. | B-3 Central Business District |
| Agriculture-Residential: 5 Acre Min. | B-4 Highway Service Business District |
| R-1 Single Family Residential: 40,000 SqFt. | M-1 Planned Industrial District |
| R-2 Single Family Residential: 20,000 SqFL | M-2 Light Industrial District |
| R-3 Single Family Residential: 15,000 SqFL | M-3 General Industrial District |
| R-3B Single Family Residential: 12,000 SqFL | PUD Planned Unit Development |
| R-4 Single Family Residential: 9,000 SqFL | WO Wellhead Operation District |
| R-5 Single Family Residential: 6,000 SqFL | |

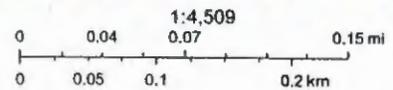


Exhibit D, E & F



8/19/2020, 9:08:23 AM

TroyStreets

Parcels annotation

Parcels

New Parcels

Zones

County Zoning (Outside Troy)

Agriculture: 20 Acre Min.

Agriculture-Residential: 5 Acre Min.

R-1 Single Family Residential: 40,000 SqFt.

R-2 Single Family Residential: 20,000 SqFt.

R-3 Single Family Residential: 15,000 SqFt.

R-3B Single Family Residential: 12,000 SqFt.

R-4 Single Family Residential: 9,000 SqFt.

R-5 Single Family Residential: 6,000 SqFt.

R-6 Two Family Residential: 3,000 SqFt/2DU

R-7 Multiple Family Residential: 3,000 SqFt/4DU

OR-1 Office-Residential: 3,000 SqFt/4DU

OC-1 Office-Commercial District

B-1 Local Retail District

B-2 General Business District

B-3 Central Business District

B-4 Highway Service Business District

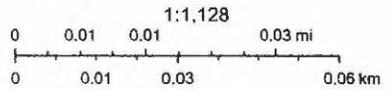
M-1 Planned Industrial District

M-2 Light Industrial District

M-3 General Industrial District

PUD Planned Unit Development

WO Wellhead Operation District



CITY OF TROY, MIAMI COUNTY, OHIO

SITE PLAN

FOR

TROY CHRISTIAN SCHOOLS

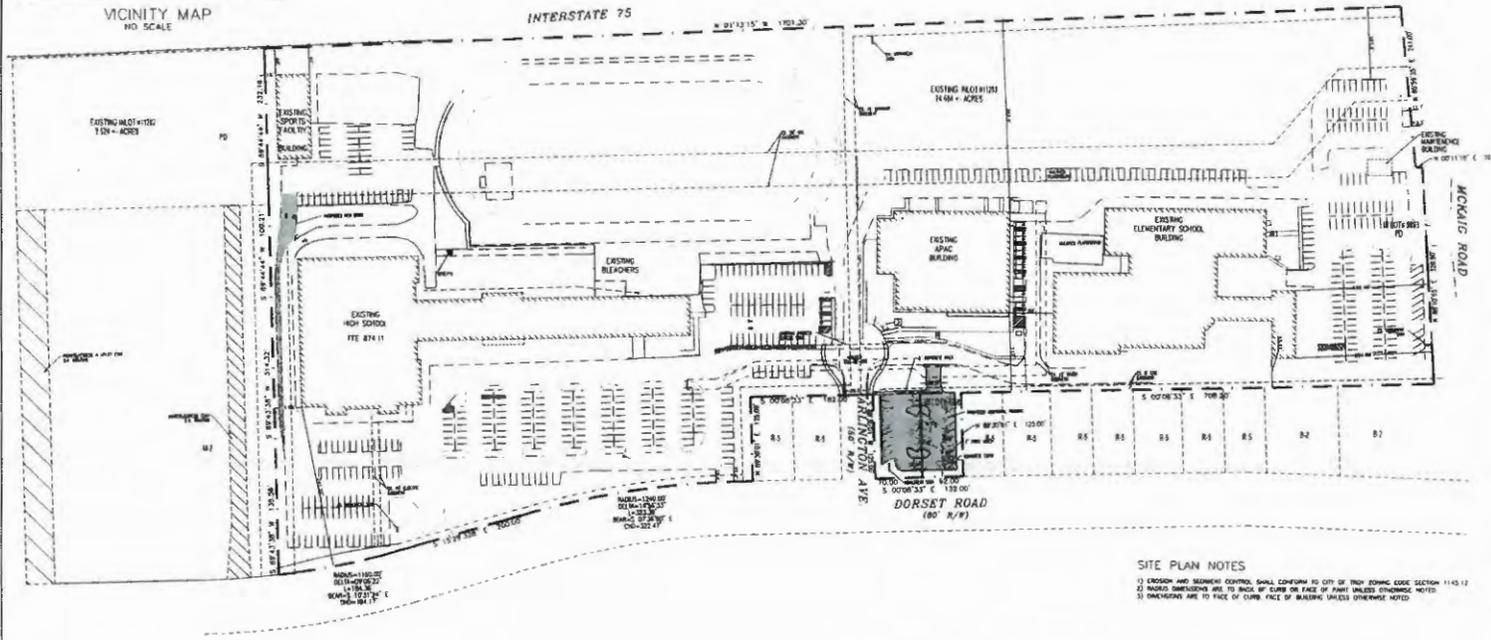
EDUCATION AND PERFORMING ARTS FACILITY

PLANNED DEVELOPMENT

700 S. DORSET ROAD



VICINITY MAP
NO SCALE



SITE PLAN NOTES

- 1) EXISTING AND NEWER CONSTRUCTION SHALL CONFORM TO CITY OF TROY ZONING CODE SECTION 11-43-12
- 2) ROAD IMPROVEMENTS ARE TO BE ON CURB OR FACE OF PAVEMENT UNLESS OTHERWISE NOTED
- 3) IMPROVEMENTS ARE TO FACE OF CURB FACE OF BUILDING UNLESS OTHERWISE NOTED

PROJECT DATA TABLE

PROJECT NO.	2018-001
PROJECT NAME	TROY CHRISTIAN SCHOOLS
PROJECT ADDRESS	700 S. DORSET ROAD
PROJECT CITY	TROY, OHIO
PROJECT COUNTY	MIAMI COUNTY
PROJECT STATE	OHIO
PROJECT ZIP	45375

PROJECT ZONING INFORMATION

ZONING DISTRICT	PD-1
ZONING CODE	PD-1
ZONING DISTRICT NAME	PLANNED DEVELOPMENT
ZONING CODE NAME	PLANNED DEVELOPMENT
ZONING DISTRICT ADDRESS	700 S. DORSET ROAD
ZONING CODE ADDRESS	700 S. DORSET ROAD
ZONING DISTRICT CITY	TROY, OHIO
ZONING CODE CITY	TROY, OHIO
ZONING DISTRICT COUNTY	MIAMI COUNTY
ZONING CODE COUNTY	MIAMI COUNTY
ZONING DISTRICT STATE	OHIO
ZONING CODE STATE	OHIO
ZONING DISTRICT ZIP	45375
ZONING CODE ZIP	45375

FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD HAZARD MAP AND PROPERTY DAMAGE ESTIMATION TOOL (FEMA FIRM), THE SUBJECT TRACT IS NOT A FLOOD HAZARD AREA. THE SUBJECT TRACT IS NOT A FLOOD HAZARD AREA. THE SUBJECT TRACT IS NOT A FLOOD HAZARD AREA. THE SUBJECT TRACT IS NOT A FLOOD HAZARD AREA.

HARDSCAPE LEGEND



PERMITS INFORMATION

PLANNING COMMISSION	APPROVED

NO.	ISSUES	LA. CHANG.	DATE	PROPOSED
1	LA. CHANG.	NO	10/11/17	NO
2	LA. CHANG.	NO	10/11/17	NO
3	LA. CHANG.	NO	10/11/17	NO
4	LA. CHANG.	NO	10/11/17	NO
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99	LA. CHANG.	NO	10/11/17	NO
100	LA. CHANG.	NO	10/11/17	NO



TRAVEL IMPROVEMENT FOR
ARBOGAST PERFORMING ARTS CENTER
700 S. DORSET ROAD
TROY, OH 45375

OVERALL SITE PLAN

DATE	10/11/17
SCALE	AS SHOWN
PROJECT NO.	2018-001
PROJECT NAME	TROY CHRISTIAN SCHOOLS
PROJECT ADDRESS	700 S. DORSET ROAD
PROJECT CITY	TROY, OHIO
PROJECT COUNTY	MIAMI COUNTY
PROJECT STATE	OHIO
PROJECT ZIP	45375

PD1

TROY CHRISTIAN SCHOOL DORSET ROAD PARKING LOT

GENERAL NOTES

- 1) ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS AND CONFORMS WITH CITY OF TROY STANDARDS AND SPECIFICATIONS. ANY CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE AT COMMUNITY CIVIL ENGINEERS, FOR 0001 SPEC. VISIT: <http://www.sds.state.oh.us/ohio/Construction/Manuals/Docs/Regen/2010CM5.pdf>
- 2) ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH 0001 STANDARDS.
- 3) ALL TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL WHERE SHOWN IN PROFILE AND BE DONE IN ACCORDANCE WITH CITY OF TROY COUNTY SPECIFICATIONS AND COMPACTED BEFORE SUBGRADE APPROVAL.
- 4) ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAN TO RIGHT-OF-WAY LINE OR EASEMENT LINE, WHICHEVER IS FURTHER, BEFORE STREETS ARE SURFACED.
- 5) ALL GATCH BASINS TO BE IN ACCORDANCE WITH 0001 STANDARDS UNLESS OTHERWISE SPECIFIED.
- 6) ALL MANHOLES TO BE TYPE "A" UNLESS OTHERWISE NOTED.
- 7) CHANNEL BOTTOMS OF ALL MANHOLES.
- 8) RADIUS OF BACK OF CURB AT INTERSECTIONS SHALL BE 25.00 FEET, UNLESS OTHERWISE SHOWN.
- 9) ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- 10) CURB RAMP TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTION IN ACCORDANCE WITH THE OHIO DEPT. OF TRANSPORTATION STD. CONST. DNG. (SP-7.1) TYPE "1".
- 11) ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHOULD NOTIFY THE FOLLOWING AGENCIES TO OBTAIN ACCURATE FIELD LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES.

UTILITY	OWNER	TELEPHONE
CABLE	TWC-BARNER 1450 EXPERIMENT FARM RD. TROY, OH 45373	(937)-294-6400
ELECTRIC	DAYTON POWER & LIGHT 1500 SPENCER ROAD DAYTON, OH 45429	(937)-531-3086
TELEPHONE	ASAT 2255 WOODMAN DR. DAYTON, OH 45420	(937)-295-3806
GAS	VECTREN 4285 N. JAMES H. WEEGE BLVD. DAYTON, OH 45427	(937)-312-2533
SANITARY SEWER WATER MAINS PUBLIC STORM SEWER & STREETS	CITY OF TROY 100 S. MARKET STREET TROY, OHIO 45372	(937)-335-1725

- NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORKFORCE.
- 12) ALL MANHOLES INSTALLED IN PAVEMENT AREAS SHALL BE INSTALLED EITHER CENTERED ON A TRAVELED LANE OR ON A LONGITUDINAL PAVEMENT MARKING STRIPE, SUCH AS A LANE LINE, CHANNELING LINE OR CENTERLINE.
 - 13) ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING ALL AREAS THAT ARE EXPOSED SHALL BE SEEDDED WITHIN 3 DAYS AS WORK IS COMPLETED IN THE AREA.
 - 14) ALL GATCH BASIN LATERALS TO BE REINFORCED CONCRETE ASTM SPECIFICATION NUMBER C-76 CLASS 4, UNLESS OTHERWISE NOTED.
 - 15) ANY VARIANCE BETWEEN THESE PLANS AND WHAT IS FOUND IN THE FIELD OR DURING CONSTRUCTION SHOULD BE ADDRESSED TO THE ENGINEER IN CHARGE OF THE PROJECT.
 - 16) ALL STREET SURFACES, DRIVEWAYS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTORS EXPENSE.
 - 17) TRAFFIC CONTROL ON ALL PUBLIC ROADS IS REQUIRED TO CONFORM TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ANY WORK ON A THROUGHFARE OR WORK REQUIRING CLOSURES REQUIRES 48 HOUR NOTIFICATION AND APPROVAL OF THE MONTGOMERY COUNTY. NOTICE SHALL BE GIVEN TO THE PUBLIC WORKS DIRECTOR A MINIMUM TWO WEEKS PRIOR TO ANY CLOSING.
 - 18) SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THIS CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.
 - 19) WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE. COSTS OF THE ABOVE, IF ANY, WILL BE INCLUDED IN THE BASE BID.
 - 20) PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADS, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS ADJACENT TO THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - 21) THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AT THE CONTRACTORS EXPENSE.
 - 22) CITY STANDARD DRAWINGS ARE TO BE CONSIDERED PART OF THESE PLANS.
 - 23) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO MAINTAIN OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
 - 24) THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.
 - 25) CONTRACTOR SHALL MAINTAIN INSPECTION AND MAINTENANCE LOSS OF EROSION CONTROL DEVICES IN CONFORMANCE WITH OHIO EPA RULES AND REGULATIONS.

ZONED R-5
LOCATED IN
CITY OF TROY
MIAMI COUNTY, OHIO 45373



VICINITY MAP
NO SCALE



USGS MAP
SCALE: 1" = 2,000'

INDEX OF SHEETS

TITLE SHEET	C1
EXISTING FEATURES DEMOLITION PLAN	C2
SITE AND LANDSCAPE PLAN	C3
GRADING PLAN	C4
EROSION CONTROL DETAILS	C5
DRAINAGE PLAN	C6
NOTES AND SITE DETAILS	C7
LANDSCAPE PLAN	L1

REVISIONS

NO.	DATE	DESCRIPTION



TITLE SHEET
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373



BENCHMARK #1
EXISTING HIGH SCHOOL BUILDING FINISHED FLOOR
ELEVATION = 874.11

BENCHMARK #2
EXISTING ELEMENTARY BUILDING FINISHED FLOOR
ELEVATION = 881.00



DATE: 08/03/2020
DRAWN BY: STEPHEN J. SMITH
CHECKED BY: STEPHEN J. SMITH
SCALE: AS SHOWN
SHEET NO: C1

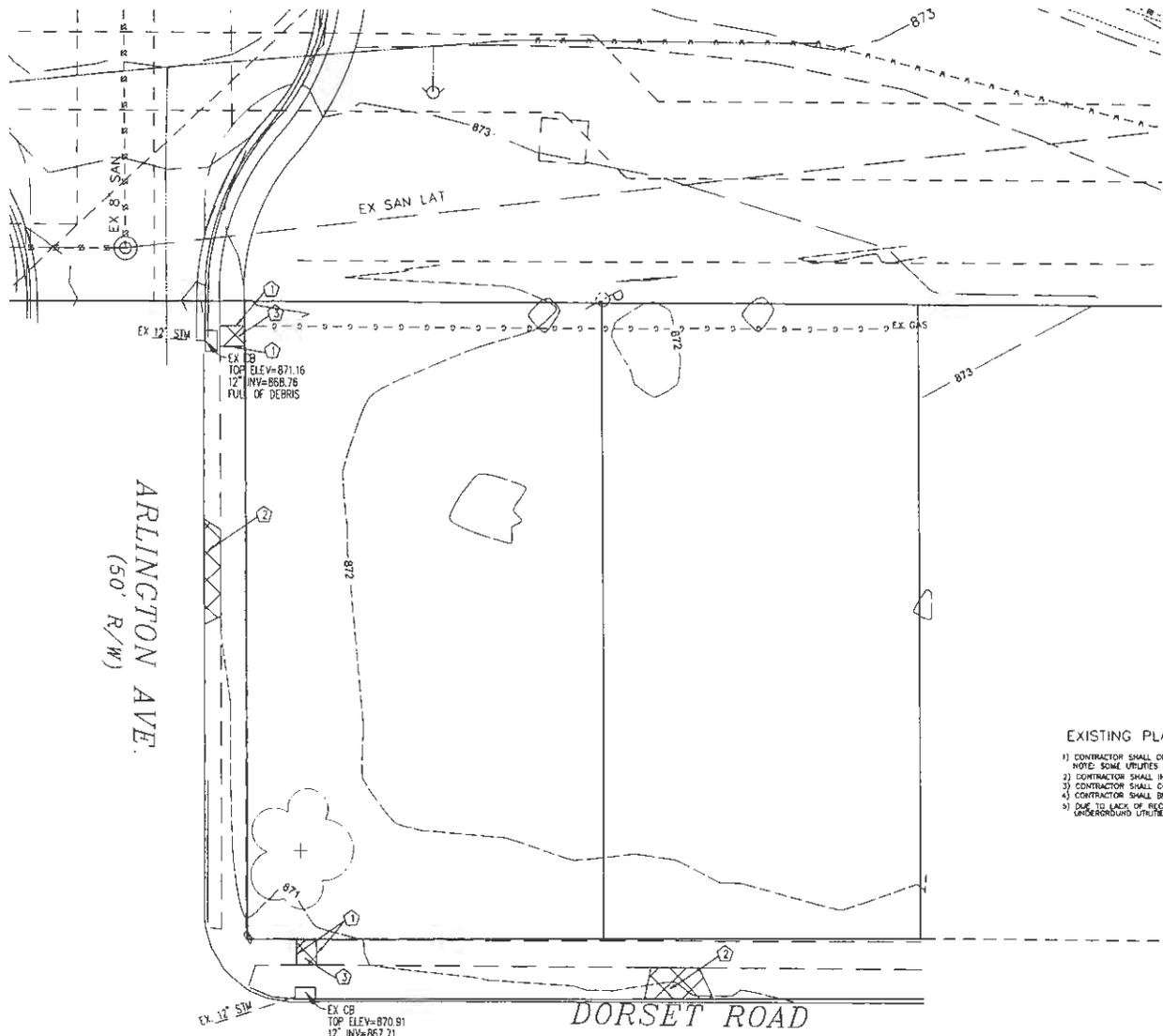


EXISTING FEATURES LEGEND

- FENCE
- 8" W/M EX WATER MAIN
- 12" EX STORM SEWER
- EX SAN
- EX SAN LAT
- EX EDGE OF PAVEMENT
- EX GAS MAIN
- EX TELEPHONE/CABLE
- EX FIRE HYDRANT
- EX CATCH BASIN
- EX MANHOLE
- ⊗ EX VALVE
- ⊕ EX LIGHTPOLE
- DS EX DOWNSPOUT
- EX CONCRETE
- EX TREE

DEMOLITION LEGEND

- ① SMOOTH
- ② REMOVE CONCRETE DRIVE AND CURB
- ③ REMOVE & REPLACE SIDEWALK FOR UTILITY INSTALLATION
- ⊗ REMOVE ASPHALT/CONCRETE INCL. BASE
- LIMITS OF DEMOLITION



EXISTING PLAN NOTES:

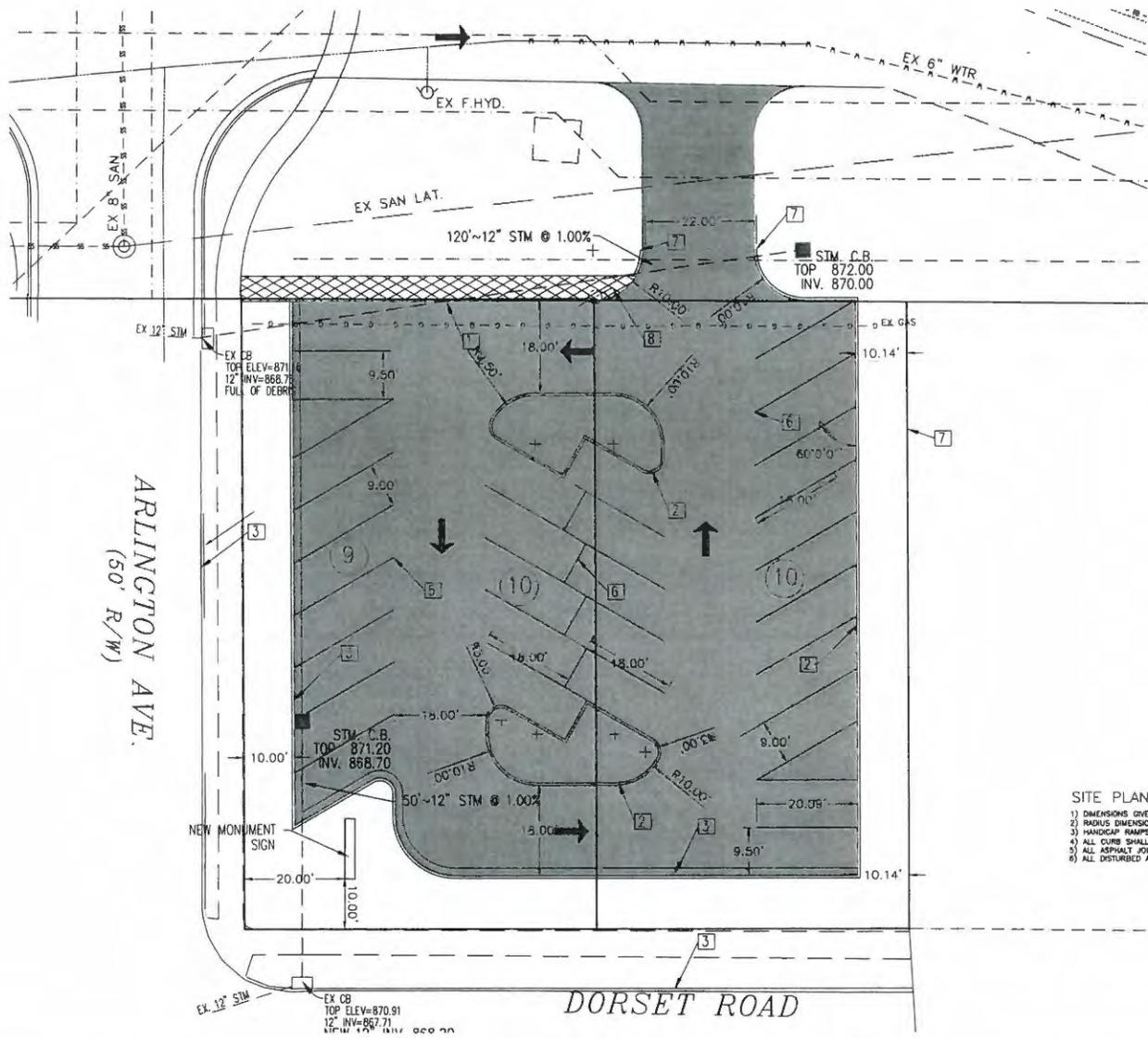
- 1) CONTRACTOR SHALL COORDINATE LOCATING OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. NOTE: SOME UTILITIES ARE CONSIDERED TO BE PRIVATE AND WILL NOT BE LOCATED BY CALLING OUPS
- 2) CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO BREAKING GROUND
- 3) CONTRACTOR SHALL CONFORM ALL INVERTS PRIOR TO STARTING WORK
- 4) CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF WASTE MATERIAL LEGALLY.
- 5) DUE TO LACK OF RECORDER AVAILABLE ASSIGNMENTS HAVE HAD TO BE MADE ON THE LOCATION OF SOME UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARISE.



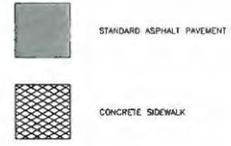
DEMOLITION PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373



DATE	06/03/2020
BY	
CHKD	
APP'D	
SCALE	C2



- 1 INTEGRAL CURB & WALK
- 2 TROY BARRIER CURB
- 3 TROY CURB AND GUTTER
- 4 CONCRETE SIDEWALK
- 5 PAINTED ARROW
- 6 STRIPING (4" WHITE) PER ODOT 642
- 7 TAPER CURB SEE DETAIL SHEET
- 8 CURB RAMP



- SITE PLAN NOTES**
- 1) DIMENSIONS GIVEN ARE TO FACE OF CURB OR FACE OF PAINT UNLESS OTHERWISE NOTED.
 - 2) RADIUS DIMENSIONS ARE TO FACE OF CURB OR FACE OF PAINT UNLESS OTHERWISE NOTED.
 - 3) HANDICAP RAMPS SHALL MEET CURRENT ADA REGULATIONS.
 - 4) ALL CURB SHALL BE TROY BARRIER CURB OR COMBINATION CURB AND GUTTER SEE DETAIL SHEET
 - 5) ALL ASPHALT JOINTS WITH CONCRETE OR ASPHALT SHALL BE SEALED WITH HOT AC.
 - 6) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE 4-INCHES OF TOPSOIL AND SEEDS.

ARLINGTON AVE.
(50' R/W)

DORSET ROAD

REVISIONS

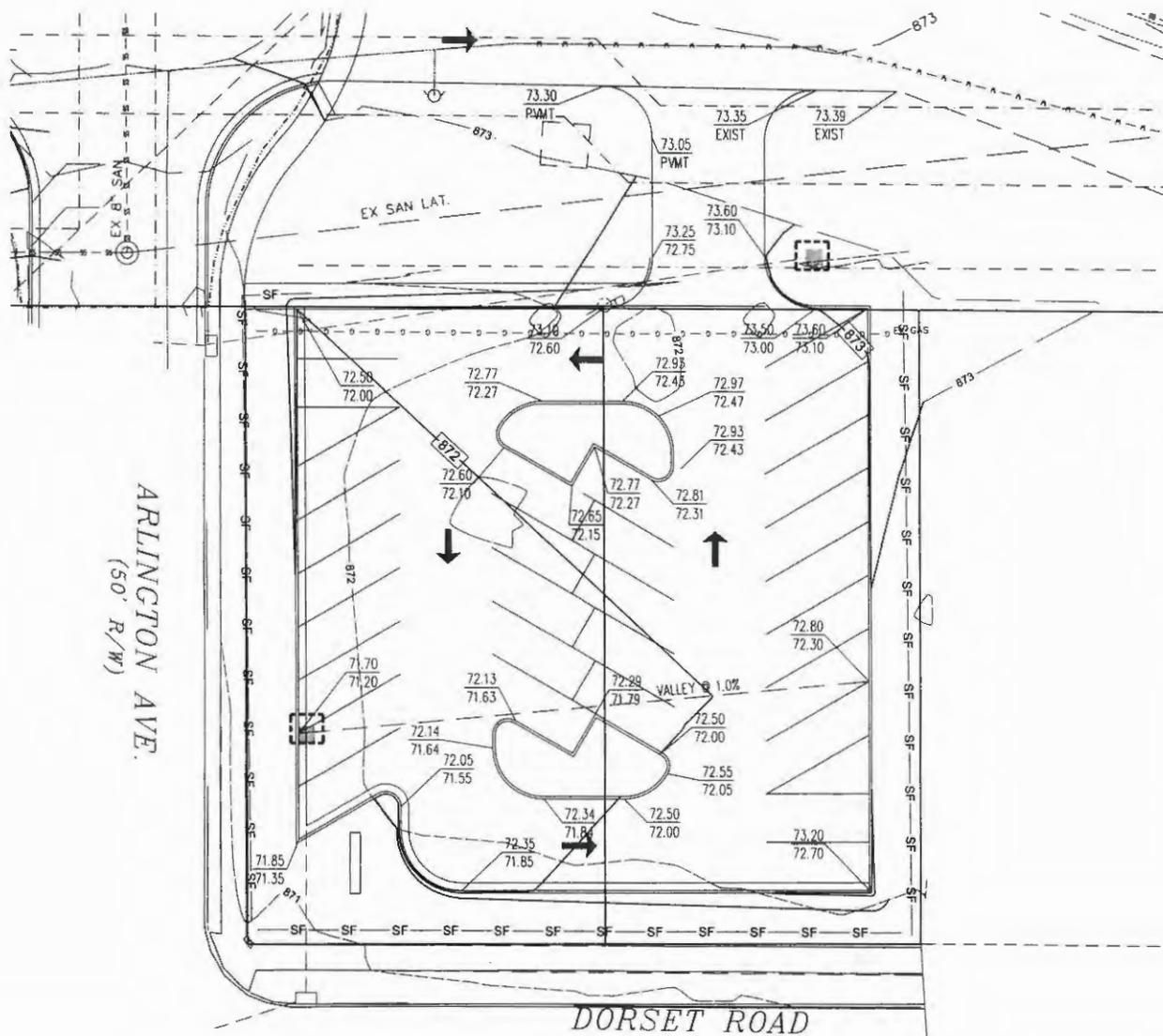
COE
Community Civil Engineers, LLC
2440 DARTMOUTH ROAD, SUITE 8
TROY, OHIO 45375
TEL: 937.680.8400

SITE PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45375

Ohio Utilities Protection Service
Call 811
before you dig

DATE	06/03/2020
BY	
CHK	
APP	

C3



GRADING NOTES:

1. BEFORE STARTING GRADING OPERATIONS, INSTALL EROSION CONTROL MEASURES.
2. PRIOR TO SITE CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL INSTALL ALL BMP MEASURES TO PROTECT EXISTING DRAINAGE FACILITIES. CONTRACTOR SHALL PREVENT SILTATION FROM LEAVING THE SITE AT ALL TIMES.
3. STAMP PAVEMENT AREAS OF ALL ORGANIC TOPSOILS, STOCKPILE EXISTING TOPSOILS FOR REUSE/RECYCLE ONTO LANDSCAPE AREAS. ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE. SEE GEOLOGICAL REPORT FOR STRIPPING AND TOPSOIL REQUIREMENTS.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SOFT, HOLDING OR UNSATURABLE MATERIALS AND REPLACING WITH SATURABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. UNLESS OTHERWISE SPECIFIED IN THE PLANS, INFORMATION OF SOILS REPORT THE SITE GRADING, EXCAVATION AND UNDERPINNING SHALL BE IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. ALL GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES EXIST PRIOR TO PROCESSING WITH CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGERS OF NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DISCREPANCIES OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH VERIFICATION HAS NOT BEEN GIVEN.
6. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER A.S.T.M. TEST 99-B. WORKING CONTACT AT TIME OF PLACEMENT SHALL NOT EXCEED 24 INCHES NOR BE BELOW OPTIMUM. THE PROJECT ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTATION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER. REVISIONS WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SHORING AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. NOTIFY PROJECT ENGINEER IF ANY UNSATURABLE SOILS ARE FOUND.
7. UNDERPINNING SHALL BE COMPACTED AND PLACED IN LAYERS, AS SPECIFIED BY THE GEOLOGICAL ENGINEER, PRIOR TO INSTALLATION OF STORM SEWER.
8. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OF LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE INDICATED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER ORIGINALLY TO PROMPT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. HE SHALL BE RESPONSIBLE FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND APPROVED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS FIRST NOTIFIED THE OWNER, ORIGINALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERING CONDITIONS.
9. PRIOR TO THE CONSTRUCTION OF THE STORM SEWER AND GRADING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE EXISTING UTILITIES CONFLICT WITH THE PROPOSED CONSTRUCTION.
10. FOLLOWING GRADING OF SUBSIDE TO SUGRADE ELEVATIONS, THE CONTRACTOR SHALL PLACE TOPSOIL TO A 4" DEPTH IN ALL DISTURBED AREAS WHICH ARE NOT TO BE PAVED. REMOVAL FROM GRADE TO MEET SURROUNDING LAND AREAS AND ENGINE PROTECTIVE CHANNELS, STOCKPILED TOPSOILS SHALL BE STORED PRIOR TO REUSE/RECYCLE. TOPSOIL SHALL BE FREE OF STONES, DEBRIS, BRUSH AND OTHERS LARGER THAN 1" IN ANY DIMENSION. SOILS HOLDING IN PLACE WILL NOT BE PERMITTED. ALL EXCESS TOPSOIL SHALL BE LEGALLY DISPOSED OF OFF SITE.
11. ELEVATIONS GIVEN ARE AT BOTTOM FACE OF CURBS AND/OR FINISHED PAVEMENT GRADE UNLESS OTHERWISE SPECIFIED ON GRADING PLAN. ALL PAVEMENT SHALL BE LAD ON A STRAIGHT 2% INCH AND UNIFORM GRADE WITH A MINIMUM OF 1% SLOPE TOWARD THE COLLECTION POINTS UNLESS OTHERWISE SPECIFIED ON THE GRADING PLAN. DO NOT ALLOW NEGATIVE GRADES ON PORTIONS OF SITES.
12. CONTRACTOR SHALL PROVIDE BUTT END JOINT TO MEET EXISTING PAVEMENT IN ELEVATION AT DRIVE RETURNS AND ENSURE POSITIVE DRAINAGE.
13. CONTRACTOR SHALL NOTIFY ENGINEER AT COMMUNITY CIVIL ENGINEERS (937-490-8483) OF ANY DISCREPANCIES OR IF UNCERTAIN OF ANY FEEL.

GRADING LEGEND:

- 443.99 --- EXISTING GRADE
- 83.00 --- TOP OF CURB
- 82.00 --- PAVEMENT GRADE
- 81.00 --- SPOT GRADES ON PAVEMENT/CONC./TOP
- 80.00 --- PAVMT
- OVERLAND DRAINAGE FLOW DIRECTION
- WORK LIMIT
- PAVMT --- PAVEMENT
- CONC --- CONCRETE
- HP --- HIGH POINT
- GND --- GROUND
- ASPH --- ASPHALT
- S --- SILT FENCE
- [] --- INLET PROTECTION

ARLINGTON AVE.
(50' R/W)

DORSET ROAD



GRADING PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373



DATE	06/03/2020
BY	
CHKD	
APP'D	C4

MODIFICATIONS
NO MODIFICATIONS TO BE MADE TO THIS DRAWING UNLESS THEY ARE APPROVED BY THE CITY ENGINEER AND THE CONTRACTOR.

RECORD DRAWINGS
THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS TO THE CITY ENGINEER WITHIN 30 DAYS OF THE DATE OF COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL BE ON 11x17 PAPER AND SHALL SHOW ALL CHANGES MADE TO THE ORIGINAL DRAWINGS. THE RECORD DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

PROPERTY POINTS AND SURVEY MONUMENTS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL PROPERTY POINTS AND SURVEY MONUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

SAFETY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

CONSTRUCTION NOISE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF CONSTRUCTION NOISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

GENERAL NOTES 1

CITY OF TROY	REVISION	DATE
100-1		

TRENCH DETAIL

TRENCH COMPACTOR METHODS

1. TRENCH COMPACTOR SHALL BE USED TO COMPACT THE SUBGRADE AND BACKFILL MATERIAL. THE TRENCH COMPACTOR SHALL BE OPERATED AT A SPEED OF 100 TO 150 FEET PER MINUTE. THE TRENCH COMPACTOR SHALL BE OPERATED AT AN ANGLE OF 45 DEGREES TO THE HORIZONTAL. THE TRENCH COMPACTOR SHALL BE OPERATED AT A MINIMUM OF 10 FEET FROM THE TRENCH WALLS.

GENERAL NOTES 2

CITY OF TROY	REVISION	DATE
100-3		

CURB RAMP DETAILS

GENERAL NOTES 3

CITY OF TROY	REVISION	DATE
300-12		

GRAFFITI AND VANDALISM
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

CONTROL OF SPILLS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SPILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

TESTING AND CERTIFICATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND CERTIFICATION OF ALL MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

EXISTING TILE ROOK-UPS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TILE ROOK-UPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL Easements, Right-of-Way Lines, and Utility Lines.

GENERAL NOTES 2

CITY OF TROY	REVISION	DATE
100-2		

SIDWALK DETAIL

GENERAL NOTES 2

CITY OF TROY	REVISION	DATE
300-8		

CURB RAMP DETAILS

GENERAL NOTES 2

CITY OF TROY	REVISION	DATE
300-11		

CURB DETAILS

GENERAL NOTES 2

CITY OF TROY	REVISION	DATE
300-13		

STANDARD ASPHALT PAVEMENT SECTION

CURB TAPER DETAIL

GENERAL NOTES 2

CITY OF TROY	REVISION	DATE
300-10		

CURB RAMP DETAILS

GENERAL NOTES 1

CITY OF TROY	REVISION	DATE
300-10		

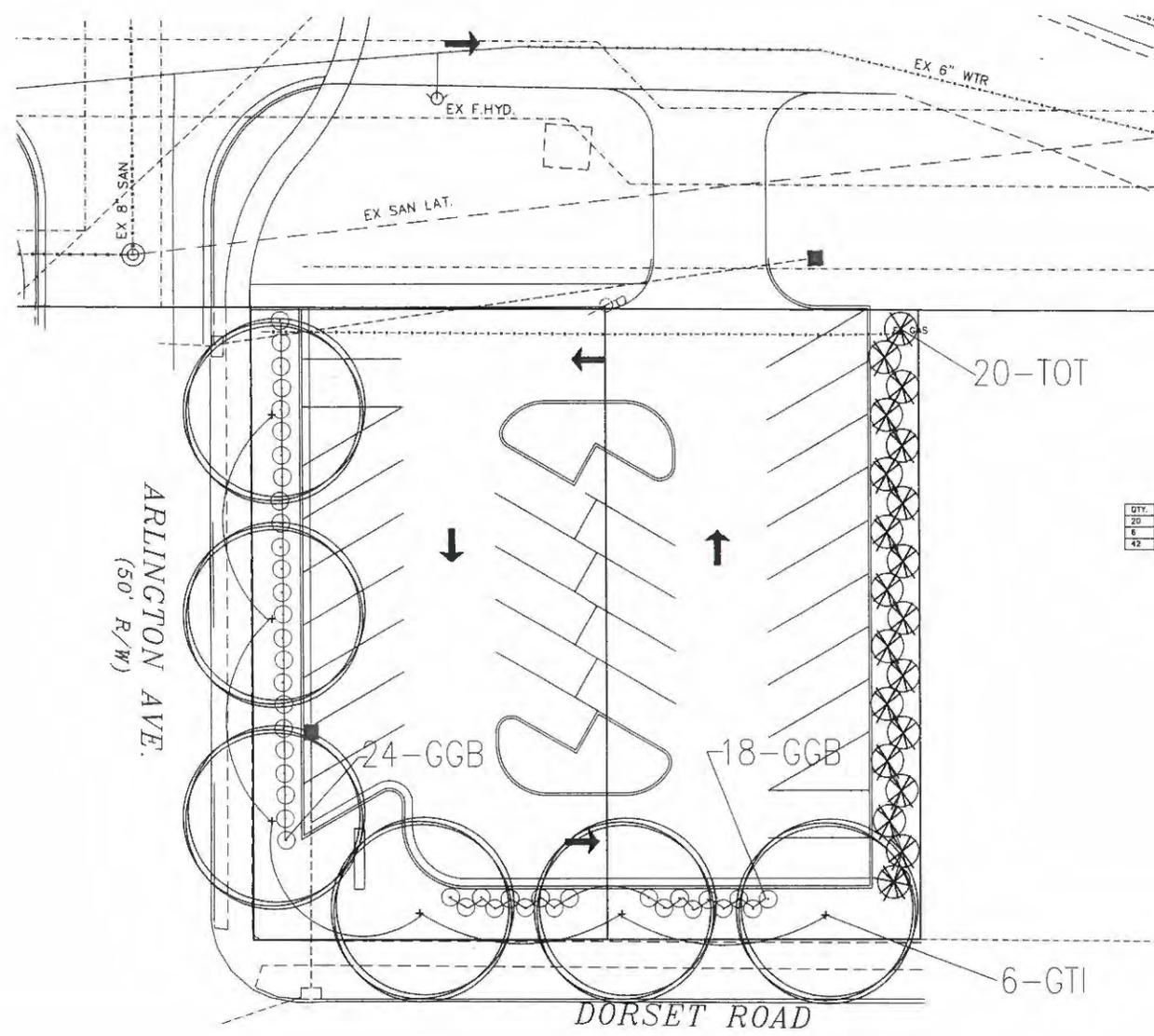
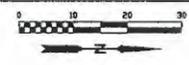
NOTES AND SITE DETAILS

TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373

Community Civil Engineers, LLC
2440 BARTON-SENA ROAD, SUITE B
MARIETTA, OHIO 45750
TEL. 537.467.0000 FAX 537.467.0001

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER

DATE: 06/03/2020
SHEET: C7
OF: 46



LEGEND

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20	TOT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8' B&B
6	GTI	CLEYERIA TRICANTHOS 'MORAIN'	MORAIN' HONE YLDOUST	2" CAL
42	GGB	ILEX 'GREEN GEM'	GREEN GEM BOXWOOD	24"

REVISIONS

1	
2	
3	
4	
5	



LANDSCAPE PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
 700 S. DORSET ROAD
 TROY, OHIO 45373



DATE: 06/03/2020
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
L1



ITEMS OF INTEREST

TO: Mayor Oda
Mr. Lutz, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director

DATE: September 18, 2020



We are providing the following for your information:

- Recreation Director Ken Siler has provided the following:
 - Fall/Winter ice began September 14 for hockey and figure skating.
 - Public Skating will begin October 16.
 - Walking has resumed at Hobart Arena.
 - A vendor completed the winterization of the Troy Aquatic Park on September 16.
 - An Evening with Urban Meyer has been rescheduled to April 22, 2021.
 - The Hobart Arena East Side Roof Replacement project should begin within the next couple weeks and should take approximately 3-4 weeks to complete.
- Employment Update:
 - Jeffrey Waite has been promoted to the position of Sergeant with the Police Department effective September 21.
- Contract Awards:
 - Five bids were received for the Hobart Arena East Side Roof Replacement Project ranging from \$108,800.00 to \$157,300.00. Council authorized \$120,000.00 for the project. The Recreation Board awarded the contract to Van Martin Roofing in the amount of \$113,427.00.
- The Cherry Street Farmers Market will come to an end for the season on Saturday, September 26 from 9:00 a.m. to 1:00 p.m. The vendors have been pleased with the market this year.
- The Cemetery Department will commence the annual fall cleanup of Rosehill and Riverside Cemeteries. Citizens are asked to remove all items from gravesites by October 1. Beginning October 1, staff will remove the remaining items and begin the cleanup of leaves. New decorations can be placed starting November 1.
- The annual Mayor's Prayer event will be held at the First Presbyterian Church on Saturday, October 10 at 9:00 a.m. The speaker will be former Mayor Michael Beamish. Tickets are \$5.00 and may be purchased at City Hall, Mayor's Office. The program will be held in the church sanctuary and attendees will receive a boxed breakfast at the end of the event.
- As a reminder, the County-wide Trick or Treat date has been set for Thursday, October 29 from 6:00 p.m. to 8:00 p.m.



Upcoming Events in Downtown Troy

Oct. 1		Miami County Court House Plaza Re-Dedication Ceremony
Oct. 2	5:30 p.m.	Troy Main Street - First Friday Non-Profit Night
Oct. 31	9:00 a.m.	Troy Main Street – Merchant Trick or Treat

Calendar of Meetings

Sept. 21	7:00 p.m.	Council
Sept. 23	3:30 p.m.	Planning Commission
Sept. 28	6:00 p.m.	Council Committee and Work Session
Oct. 1	6:30 p.m.	Human Relations Commission
Oct. 5	7:00 p.m.	Council
Oct. 6	4:00 p.m.	Board of Park Commissioners
Oct. 12	6:00 p.m.	Council Committee
Oct. 14	3:30 p.m.	Planning Commission
Oct. 15	6:30 p.m.	Human Relations Commission
Oct. 19	7:00 p.m.	Council
Oct. 21	4:00 p.m.	Recreation Board
Oct. 26	6:00 p.m.	Council Committee and Work Session
Oct. 28	3:30 p.m.	Planning Commission
Oct. 29	6:30 p.m.	Human Relations Commission

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure
cc: Department Head



**Operations
Items of Interest**
September 18, 2020

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 285 tons of residential trash since the last report of 435 tons
- Handled trash and recycling complaints
- Collected yard waste bags and bundled brush
- Continued asphalt operations. Staff has repaired over 110 areas in the street marked for rehab; using 463 tons of asphalt
- Crack-sealed asphalt patch repairs
- Performed concrete work around the lighthouse at Treasure Island
- Switched East Main Street reverse angle parking back to regular pull-in parking
- Took out electrical boxes and pedestals around the Public Square
- Prepared leaf collection schedule for 2020

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Department pulled the old traffic wiring out of the traffic boxes on the Public Square in preparation for removal
- Repaired a recirculating pump used for ice making at Hobart Arena
- Replaced a banner along West Main Street
- Repaired several lights at the Maintenance Facility
- Programmed the school flashers for the school year
- Repaired the north tennis court light at Community Park
- Repaired a light at by the restroom at Treasure Island Park
- Department troubleshot the air strip motor at the Water Treatment Plant
- Repaired the variable frequency drive for the main filtration pump at the Troy Aquatic Park
- Repaired several lights in the men's restroom at the Police Department

Water Distribution/Sewer Maintenance – Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Worked on numerous work orders for Billing and Collection
- Investigated numerous high consumption alerts
- Upgraded two water main services on South Madison Street
- Repaired water main breaks on East Water Street and Morehead Street
- Made a 4" tap for a fire line on East Main Street and two 6" taps on Ash Street
- Repaired a fire hydrant hit by an automobile on South County Road 25A
- Repaired sanitary lines on West Race Street and South Crawford Street
- Replaced a catch basin on East Water Street
- Ran sanitary and storm hot spots
- Mowed storm ditches

Wastewater Treatment Plant – Ken Parks

- On Tuesday, September 15, city staff met with an engineering firm to receive an update on the plant modeling project that is exploring the options for possible plant expansion in the future. Two scenarios were presented that would increase the design treatment capacity of the plant from seven million gallons per day (MGD) to 10 MGD. For the years of 2018 and 2019, the average daily flows have been just under or at design capacity.
- Due to the dry weather lately, the current average daily flow is 4.6 MGD. During periods of heavy rain, peak flows can exceed 20 MGD.

Water Treatment Plant – Jeff Monce

- Maintenance staff is pressure-washing Train 1 clarifiers in advance of the annual basin changeover that will occur in October.
- The USEPA mandated a five-year review of the Chlorine Risk Management Plan was completed on September 10 by plant staff and an engineering consultant.
- Barnhart Water Tower and the WTP backwash tank have been drained for routine interior washouts and inspections by tank maintenance vendor. They will return to service after bacteriological testing is completed on September 18. The Herrlinger, Stanfield, and Extra High Service tanks will also be visually inspected this week.
- Bulk Water Station HMI computer display and recording programs were updated on September 8.
- High Service Pump 2 factory rebuild is completed and this pump will be re-installed this month.

**Items of Interest
Engineering Department
September 18, 2020**

PROJ #	PROJECT TITLE	PROJECT STATUS
2019-25	South Market Street Signal Timing	Staff requested working with ODOT and DGL Consulting, LLC, an ODOT prequalified consultant for this type of project, to proceed with safety grant funding to review the traffic signals along South Market Street beginning at Water Street through Simpson Street. Council authorized the grant funding. Traffic counts will be completed in the next month.
2019-27	Madison Street Lift Station Pump Rehab	Staff prepared a CDBG Critical Infrastructure Grant application for funding to assist with the costs of the repair/rehabilitation of the Madison Street Stormwater Lift Station. The project has received grant funding. Design of this project will begin in 2021.
2019-23	Traffic Signal - West Main Street and Kings Chapel Drive	ODOT awarded safety funding to the project; the scope and LPA agreement is being finalized with ODOT. Design continues and environmental review is progressing for the signal design.
2019-24	Drury Lane Storm Sewer Replacement	Staff utilizing Choice One Engineering has submitted a permit to CSX to replace a failing storm sewer under the CSX spur line at Drury Lane and Madison Street. Staff plans to proceed with bidding the work in 2021.
2020-03	WWTP Aeration Blower Replacement	Council has approved the agreement with Hazen & Sawyer for the analysis of the existing biological process at the Wastewater Treatment Plant. The study of the aeration system modeling is progressing.
2020-10	Finsbury Detention Basin	Staff worked with Choice One Engineering and developer, Frank Harlow, to design and site a detention basin on the Halifax Villas Clubhouse site to divert the Finsbury Lane storm water into a basin from the Kidder Ditch. The improvements will be located in an easement.

ANNUAL PROJECTS

2020 Paving Program	Paving Contract was awarded to John R. Jurgensen Company of Springfield, Ohio. The paving program was reduced by approximately \$250,000 due to budget cuts. Paving and striping is complete. Staff is reviewing final payment in the coming weeks.
Sidewalk Program 2020 (Phase 12) and Towne Park Drive Sidewalks	The next phase continues to be the southeast side of the City and is generally to the east of Phase 11. This phase of the sidewalk repair is along E. Canal St. from S. Mulberry St. to Floral Ave., S. Clay St. between McClung St. and E. West St., S. Crawford St. between E. Canal St. and E. West St., and S. Union St. from E. Canal St. to E. Dakota St. The contract has been awarded to L.J. DeWeese Co., Inc. and work will begin in early October.

**Items of Interest
Engineering Department
September 18, 2020**

PROJ # PROJECT TITLE PROJECT STATUS

SUBDIVISION PROJECTS

2019-04	The Reserve at Washington	The subdivision has intermediate asphalt installed, home construction has begun.
2018-19	Halifax Villas	Clubhouse and housing construction continues.
2018-25 2019-14	Heritage at Troy Country Club Heritage Village at Troy Country Club	Housing construction continues.
2017-21; 2018-22; 2019-13	Fox Harbor	Contractor is working on punch list items in order to close out Section 4 and get the City's final acceptance. Sections 5 and 6 housing construction continues. Section 7 has been approved.
2017-15; 2018-02	Stonebridge Meadows	Sections 6 and 7 have intermediate asphalt installed. The contractor is repairing a couple of infrastructure deficiencies. Home construction is ongoing in Sections 6 and 7. Staff is working with the developer to finalize the outstanding items in the subdivision and the final course of asphalt.
2016-15; 2016-25; 2018-08; 2019-03	Halifax	Contractor is working on punch list items in order to close out Sections 2 and 3 and get the City's final acceptance. Section 4 has intermediate asphalt being installed; home construction is ongoing. Section 5 is beginning construction.
2015-35; 2017-12	Nottingham	Sections 9 and 10 escrow was released and entered into a one-year maintenance guarantee period.
2016-01	Edgewater	The improvements have been accepted for Section 8 and the maintenance guarantee has been released.
2007-19	Pleasantview Estates	Section 3 street improvements are completed with final course of asphalt. Staff is not aware of proposed improvements being planned for the remaining land in the subdivision at this time.
2000-50	Oakmont	Section 5 is awaiting final punch list and final course of asphalt. Developer has paid Miami Valley Lighting for street lights and plans to get the punch list and asphalt completed to finish the plat.
2018-07	Villages of Concord	A revised preliminary plan has been approved by Planning Commission.



MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Development Director

DATE: September 18, 2020

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from September 3, 2020 to September 16, 2020.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 21 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going property maintenance violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they are located within. There were 14 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay any invoice, the cost will be assessed to the property taxes where the violation occurred.

encl.

Permit Activity Report

September 3, 2020 - September 16, 2020

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
506 Virginia Ave	1	Change of Occupancy	Internet Sales	Robert Watson	9/11/2020	\$52.00
916 Arrow Drive	2	Zoning-Accessory-Residential	Backyard Shed 10 X 12	Robert Watson	9/12/2020	\$26.00
563 Branford Rd	2	Fence Permit	Fence	Gregg Harris	9/10/2020	\$10.40
608 N Market St	2	Fence Permit	Fence	Robert Watson	9/9/2020	\$10.00
567 E Staunton Rd	2	Sign-Reface	Reface Wall Sign	Robert Watson	9/3/2020	\$50.00
2729 Executive Dr	3	Zoning-Residential-New	Single Family Residence	Robert Watson	9/14/2020	\$79.81
3259 Heatherstone Dr	3	Fence Permit	Fence	Robert Watson	9/11/2020	\$10.00
3302 Heatherstone Dr	3	Zoning-Accessory-Residential	Pool	Robert Watson	9/11/2020	\$25.00
518 Norhtpoint Ct	3	Zoning-Accessory-Residential	Shed	Robert Watson	9/9/2020	\$25.00
81 S. Stanfield Road	3	Sign Permit-Temporary	Temporary Banner For Brookdale Troy Assisted Living	Robert Watson	9/9/2020	\$41.60
59 Heather Road	3	Zoning-Accessory-Commercial	Shed	Robert Watson	9/4/2020	\$25.00
521 Robinson Way	4	Zoning-Residential-New	New Residence	Gregg Harris	9/15/2020	\$84.57
615 E Canal St	4	Zoning-Accessory-Residential	Shed	Robert Watson	9/8/2020	\$25.00
12 S Dorset Rd	5	Change of Occupancy	Restaurant	Robert Watson	9/15/2020	\$122.13
2727 Fieldbrook Ct	5	Fence Permit	Fence	Gregg Harris	9/15/2020	\$10.00
12 S Dorset Road	5	Sign Permit-Permanent	Sign Permit	Robert Watson	9/15/2020	\$31.50
12 S Dorset Road	5	Sign Permit-Permanent	Sign Permit	Robert Watson	9/15/2020	\$34.50
2610 Huntington Dr	5	Fence Permit	Fence	Gregg Harris	9/9/2020	\$10.00
333 Elmwood Ave	5	Zoning-Accessory-Residential	Shed	Gregg Harris	9/9/2020	\$25.00
1802 West Main St	6	Sign Permit-Permanent	Wall Sign	Robert Watson	9/14/2020	\$39.00
2417 St Andrews	6	Fence Permit	Fence	Robert Watson	9/9/2020	\$10.00

Violation Activity Summary

September 3, 2020 - September 16, 2020

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20200469	9/9/2020	Robert Watson	1044 N MYSTIC LN	1	TRASH & DEBRIS	Open	9/9 RW, trash and debris, Sending Certificate, Follow Up 9/18
20200468	9/9/2020	Robert Watson	1161 N MARKET ST	1	TRASH & DEBRIS	Open	9/9 RW, trash, wood, litter, and other misc. debris. Sending Certified, Follow Up 9/18
20200467	9/9/2020	Robert Watson	904 W RACE ST	3	TALL GRASS/WEEDES	Open	9/9 RW, tall grass and weeds, Sending Certificate Follow Up 9/18
20200466	9/9/2020	Robert Watson	719 E CANAL ST	3	TRASH & DEBRIS	Open	9/9 RW, talked to friend who was in the back of property. Gave card told him to have owner call. Follow Up 9/18
20200465	9/9/2020	Robert Watson	714 E FRANKLIN ST	3	TALL GRASS/WEEDES	Open	9/9 Rw, tall grass and weeds, sending Certificate, Follow Up 9/18
20200464	9/9/2020	Robert Watson	927 E CANAL ST	3	TALL GRASS/WEEDES	Open	9/9 RW, tall grass and weeds, sending certificate, Follow Up 9/18
20200463	9/9/2020	Robert Watson	345 LINCOLN AVE	3	TRASH & DEBRIS	Open	9/9 RW, talked to owner, he evicted tenants. Will have cleaned up over the weekend. Follow Up 9/18
20200462	9/9/2020	Robert Watson	19 W RACE ST	3	TRASH & DEBRIS	Open	9/9 Rw, talked to owner, he'll get a trailer and remove items. Follow Up 9/18
20200461	9/9/2020	Robert Watson	912 E CANAL ST	3	TRASH & DEBRIS	Open	9/9 RW, trash and debris, Sending Certificate, Follow Up 9/18
20200460	9/9/2020	Robert Watson	912 E CANAL ST	3	TALL GRASS/WEEDES	Open	9/9 RW, tall grass and weeds, sending certificate, Follow Up 9/18
20200457	9/3/2020	Robert Watson	651 UNION ST	3	ZONING PROBLEM	Open	9/3 RW, possible the trailers are being used by as living quarters. This is a residential use in a Industrial Zoning. 9/10/20 ,placard the property as condemned and chained & locked the trailers that are used as living quarters. Follow-up to see if activity ceases 9/18/20.
20200470	9/10/2020	Robert Watson	805 DRURY LN	5	TRASH & DEBRIS	Open	9/10 RW, trash not meeting standards at the alley. Sending Certified Follow Up 9/18
20200459	9/9/2020	Robert Watson	1385 STONEY CREEK RD	5	TRASH & DEBRIS	Open	9/8 RW, talked to owner about trash. They just acquired property and Rumpke had an outstanding bill from previous owner. Should be emptied any day. Follow Up 9/18
20200471	9/15/2020	Robert Watson	1803 W MAIN ST	6	OVERSIZE PARKING	Open	9/15 RW, RV parked behind Khol's with someone living in the RV. Talked to Khol's and with RV owner and he been on the property since 9/9, Asked to have camper gone by 9/14. Still there sending Certified Mail to owner. Follow Up 9/25



TROY POLICE DEPARTMENT
REPORT TO COUNCIL
JULY 2020

	Previous Month	Present Month
Misdemeanor Arrest	160	142
Felony Arrest	14	25
Number of Calls	1914	1804

PARKING			
Type	Written	Paid	Amount
Parking Violations	95	78	2090.00

VEHICLE INFORMATION			
	Miles Driven	Gas Consumed	Average M.P.G.
Patrol Cars	19744	1941.4	10.2
Un-marked Vehicles	4827	318.3	15.2
Total	24571	2259.7	10.8

FORMAL COMPLAINTS:
0

USE OF FORCE:
6

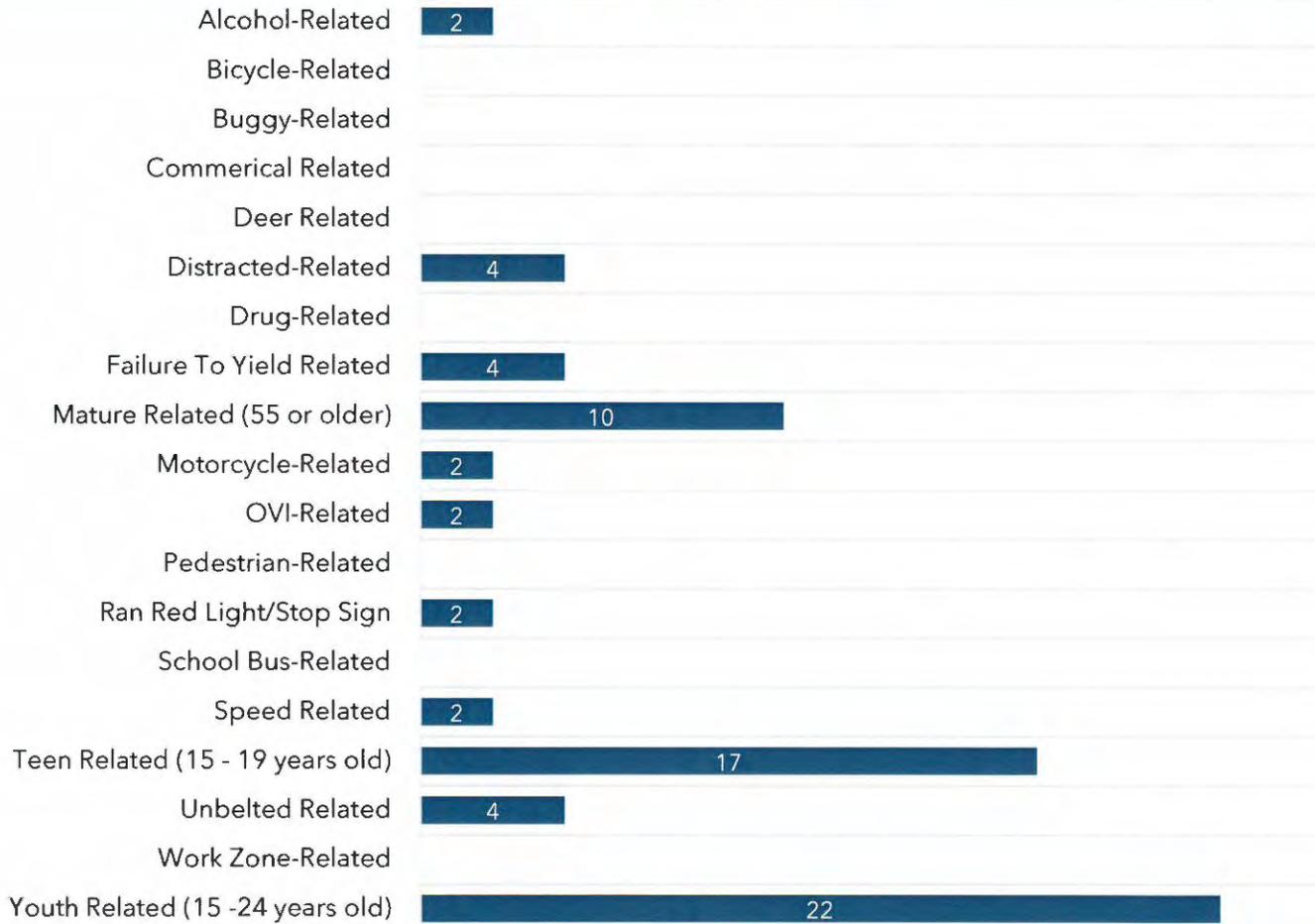
Traffic Stop Demographics			
Race/ Sex	Total Traffic Warning	Total Traffic Citation	% of Warnings
Black Male	8	0	100
Hispanic Male	4	2	66.66
White Male	47	41	53.41
Black Female	3	0	100
Hispanic Female	3	0	100
White Female	43	26	62.32





TROY POLICE DEPARTMENT
ACCIDENTS AND ANALYSIS
JULY 2020

CONTRIBUTING CIRCUMSTANCES



SEVERITY OF ACCIDENT	
Minor Injury	3
Injury Possible	4
Property Damage Only	31
Total	38



DAY OF WEEK						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8	2	9	10	4	4	1

TIME OF DAY				
Time	%		Time	%
12-12:59 AM			12-12:59 PM	13.2
1 - 1:59 AM			1 - 1:59 PM	13.2
2 - 2:59 AM	2.6		2 - 2:59 PM	2.6
3 - 3:59 AM			3 - 3:59 PM	7.9
4 - 4:59 AM			4 - 4:59 PM	5.3
5 - 5:59 AM			5 - 5:59 PM	10.5
6 - 6:59 AM	2.6		6 - 6:59 PM	10.5
7 - 7:59 AM	5.3		7 - 7:59 PM	2.6
8 - 8:59AM			8 - 8:59PM	7.9
9 - 9:59 AM	2.6		9 - 9:59 PM	2.6
10 - 10:59 AM	10.5		10 - 10:59 PM	
11 - 11:59 AM			11 - 11:59 PM	



TROY POLICE DEPARTMENT
REPORT TO COUNCIL
AUGUST 2020

	Previous Month	Present Month
Misdemeanor Arrest	142	92
Felony Arrest	25	25
Number of Calls	1804	1858

PARKING			
Type	Written	Paid	Amount
Parking Violations	128	68	2090

VEHICLE INFORMATION			
	Miles Driven	Gas Consumed	Average M.P.G.
Patrol Cars	19208	1903.3	10.1
Un-marked Vehicles	4366	269.2	16.2
Total	23574	2172.5	10.9

FORMAL COMPLAINTS:
0

USE OF FORCE:
6

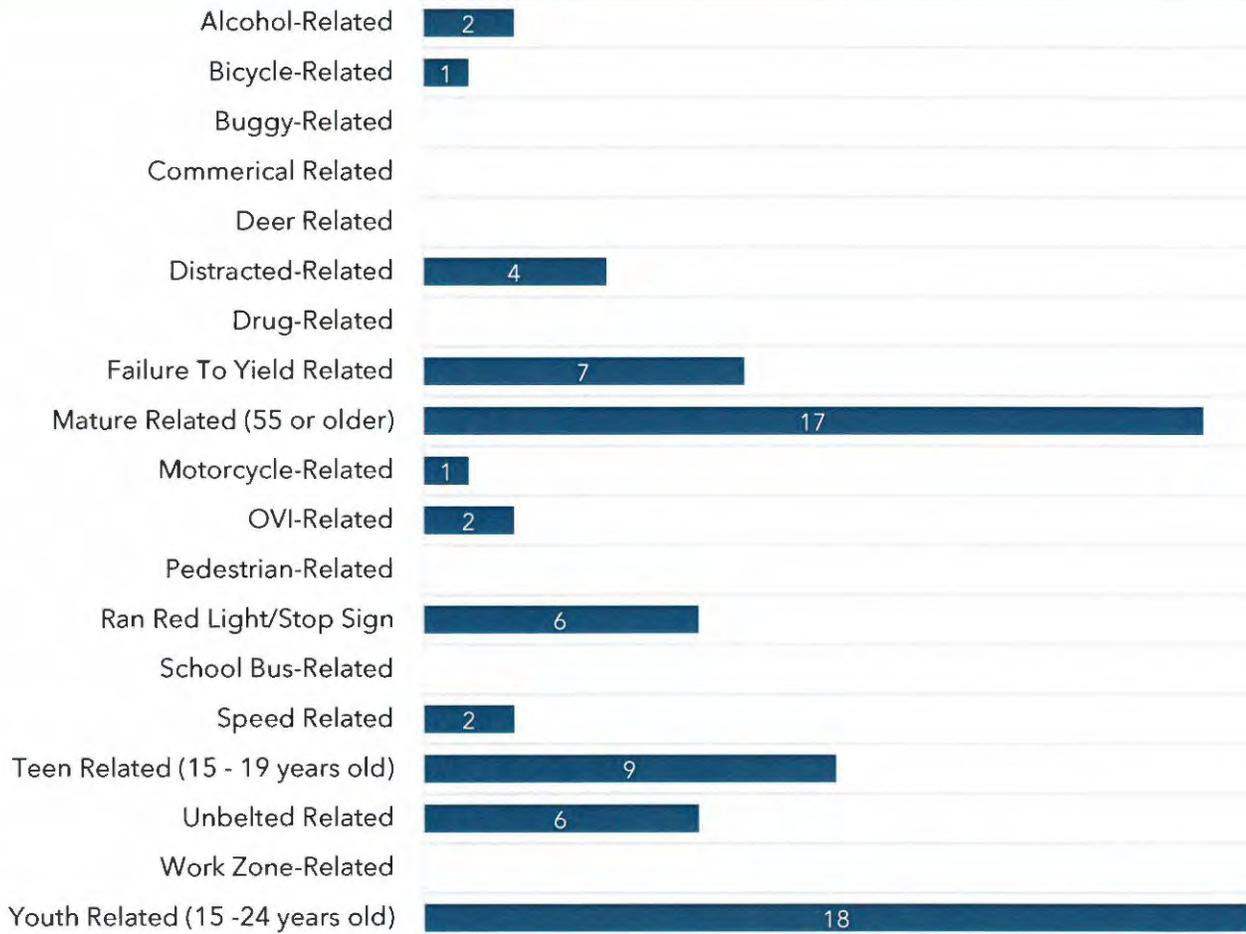
Traffic Stop Demographics			
Race/ Sex	Total Traffic Warning	Total Traffic Citation	% of Warnings
Black Male	12	1	92
Hispanic Male	1	1	50
White Male	98	49	40
Black Female	4	3	57
Hispanic Female	0	1	100
White Female	49	38	56





TROY POLICE DEPARTMENT
ACCIDENTS AND ANALYSIS
AUGUST 2020

CONTRIBUTING CIRCUMSTANCES



SEVERITY OF ACCIDENT

Minor Injury	1
Injury Possible	3
Property Damage Only	42
Total	46



DAY OF WEEK						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5	7	6	7	7	3	11

TIME OF DAY				
Time	%		Time	%
12-12:59 AM			12-12:59 PM	8.7
1 - 1:59 AM	4.3		1 - 1:59 PM	15.2
2 - 2:59 AM			2 - 2:59 PM	6.5
3 - 3:59 AM			3 - 3:59 PM	10.9
4 - 4:59 AM			4 - 4:59 PM	8.7
5 - 5:59 AM			5 - 5:59 PM	2.2
6 - 6:59 AM	4.3		6 - 6:59 PM	2.2
7 - 7:59 AM	4.3		7 - 7:59 PM	
8 - 8:59AM			8 - 8:59PM	7.4.39
9 - 9:59 AM	4.3		9 - 9:59 PM	2.2
10 - 10:59 AM	6.5		10 - 10:59 PM	2.2
11 - 11:59 AM	8.7		11 - 11:59 PM	4.3

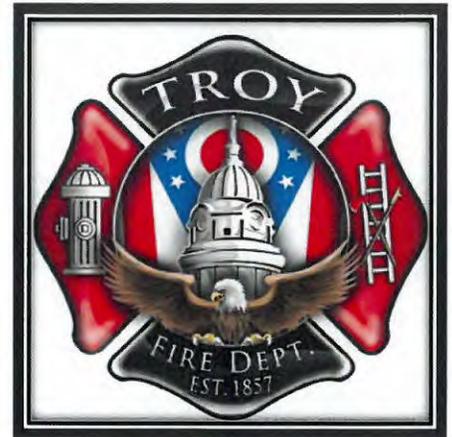
August 2020

TROY FIRE DEPARTMENT

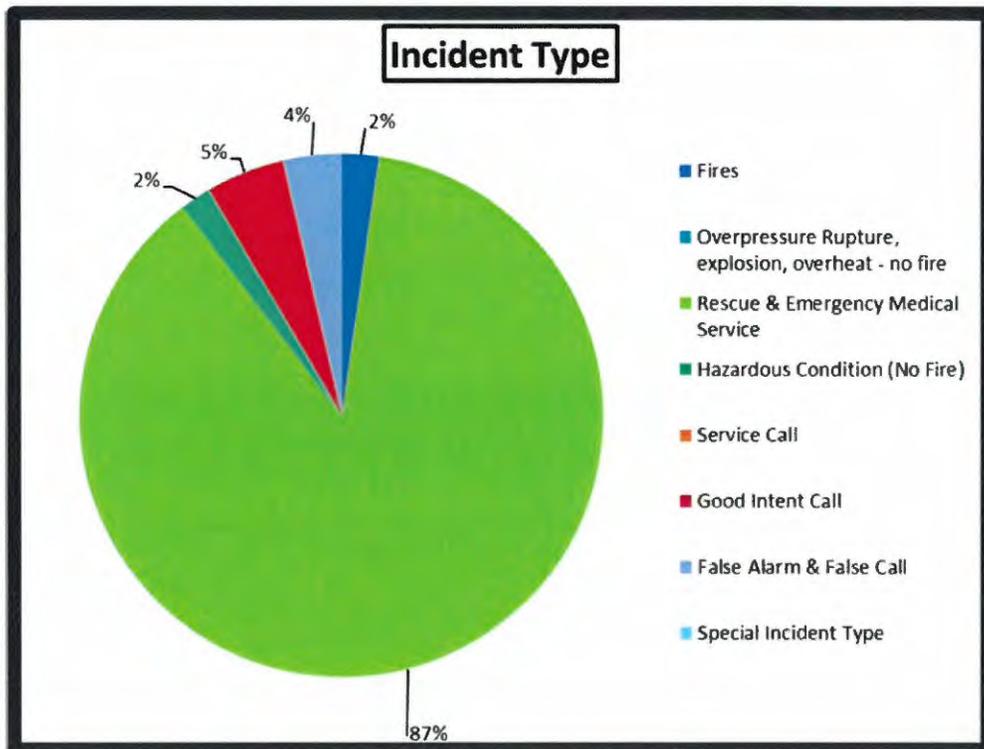
1528 North Market Street Troy, OH 45373

We are proud to serve our citizens and provide these statistics for the month of August for your review.

"Exceeding the Expectations of Our Community"



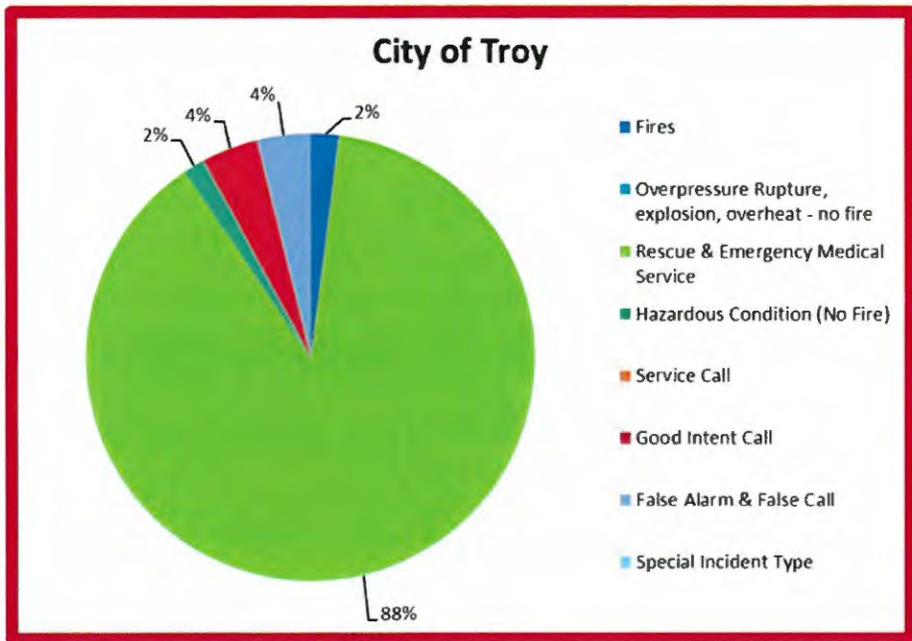
Monthly Incident Report							
Incident Type	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	Incident %
Fires	8	2	1	0	0	11	2%
Overpressure Rupture, explosion, overhear - no fire	0	0	0	0	0	0	0%
Rescue & Emergency Medical Service	349	35	22	2	5	413	87%
Hazardous Condition (No Fire)	6	2	0	0	1	9	2%
Service Call	0	0	0	0	0	0	0%
Good Intent Call	16	4	1	0	2	23	5%
False Alarm & False Call	15	0	2	0	0	17	4%
Special Incident Type	0	0	0	0	0	0	0%
Totals	394	43	26	2	8	473	100%



Monthly EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Totals
Medic-1	167	18	5	0	4	194
Medic-2	65	6	20	2	1	94
Medic-3	114	12	1	0	1	128
Medic-4	1	0	0	0	0	1
Totals	347	36	26	2	6	417

Monthly Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Totals
Engine-1	80	14	8	0	3	105
Engine-2	9	0	1	0	0	10
Ladder-3	14	4	2	0	0	20
Tanker-1	1	0	1	0	0	2
Tower-1	0	0	0	0	0	0
Grass-1	0	0	0	0	0	0
Truck-8	2	1	0	0	0	3
Totals	106	19	12	0	3	140

City of Troy		
	# Incidents	% of Total
Fires	8	2%
Overpressure Rupture, explosion, overhear - no fire	0	0%
Rescue & Emergency Medical Service	349	88%
Hazardous Condition (No Fire)	6	2%
Service Call	0	0%
Good Intent Call	16	4%
False Alarm & False Call	15	4%
Special Incident Type	0	0%
Totals	394	100%



City of Troy Fire Department
Significant Events August 2020

August 1, 2020

09:17 am

#2020-2819

8 Hauenstein Ct

Loss: \$90,000

Fire Cause: Undetermined

Chief 3, E 1, E 2, L 3, C 6, and Tipp City Engine responded to a reported structure fire in a multi-family residence. Upon arrival crews found heavy smoke and flames at the rear of the building on the second floor. Crews made quick entry and extinguished the flames. Additional crews made entry and checked for extension in the unburned areas. Red Cross was contacted for the displaced family. No crews were injured.

August 12, 2020

11:59 am

#2020-2991

718 Bristol Rd

Loss \$2,250

Fire Cause: Overloaded Circuit

Chief 2, Chief 3, E 1, E 2, L 3, C 5, and C 6 responded to a report of a fire in the garage. Upon arrival crews found homeowner with a garden hose attempting to extinguish the fire in the garage. First arriving L 3 deployed a handline and extinguished the fire. The remaining units worked to remove the smoke that had entered the structure. The fire was contained to one side of the garage and did not require Red Cross. Homeowner was advised to contact electrician to isolate the outlet that had burned. All crews returned to quarters with no injuries.

August 31, 2020

13:57 pm

#2020-3277

310 West Franklin St.

Loss \$20,000

Fire Cause: Unintentional

Chief 1, Chief 3, C 4, E 1, L 3, M 3, M 2, T 8, and Car 6 responded to a working structure fire in a detached garage. Upon arrival crews found heavy smoke and flames coming from the front and roof of the building. Crews deployed two handlines using one for extinguishment and the other for exposure protection of a nearby residence. Once the fire was extinguished crews made entry to search the attic above for any additional flames. DP&L was on scene to disconnect the power to the structure. Investigators determined that an individual was burning weeds too close to the structure which was not controlled. All crews returned to service with no injuries reported.

Trip Count by Destination Facility

Date IS BETWEEN 08/01/2020 AND 08 31 2020

	<u>ALS</u>	<u>BLS</u>	<u>Total</u>
<i><No Facility></i>	93	18	111
<i>DAYTON CHILDRENS</i>	1	0	1
<i>KHN Grandview</i>	1	0	1
<i>KHN KETTERING</i>	2	0	2
<i>KHN Troy</i>	141	14	155
<i>MAIMI VALLEY HOSPITAL</i>	1	0	1
<i>UVMC</i>	134	16	150
Total	373	48	421

Community Outreach and Prevention Division

Community outreach is essential to the safety of our citizens.

The Community Outreach and Prevention Division are proud to present our monthly statistics for your review.

"Keeping our Community Safe!"



<u>Community Outreach</u>	August 2020
General Inspections	90
Re-Inspections	10
Plan Reviews	4
Fire Prevention Permits	10
Fire Investigations	3
Public Education Events	0
Attendance @ PE Events	0

