TROY
OHIO

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

1. Roll Call
2. Approval of Minutes - Oct. 28, 2026
3. Historic District Application – Certificate of Appropriateness, 100 W. Main Street, for exterior painting.
   Owner – Stephen Wells
   Applicant – Melissa Harmon
   -Commission to make the decision
4. Application to locate a proposed fuel canopy and fuel dispensing pumps within the front yard of the principal building – 1511 S, Market Street
   Owner – Troy Station LLC
   Applicant – Choice One Engineering
   -Commission to make the decision
5. Other – Determine if there would be a quorum for the next meeting (11-25, Day Before Thanksgiving) if there are agenda items.
6. Adjourn

Next Meeting Date – 11-25-2026

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

October 28, 2026

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

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

REVIEW OF CITY BEAUTIFICATION COMMITTEE PROPOSED PLANTINGS AND COLOR PALATE FOR 2027. Gareth Johnston, Chair of the City Beautification Committee, and Renee Lavey of Garden Stone Greenhouse provided a presentation of the types of plantings and color palate proposed for 2027. A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the plantings/color palate as presented.

Yes - Wingert, Titterington, Westmeyer, McGarry and Oda; No – None; Abstain – Wolke (to avoid the appearance of a conflict of interest as his wife is a member of the City Beautification Committee). **MOTION ADOPTED**

HISTORIC DISTRICT APPLICATION – CERTIFICATE OF APPROPRIATENESS, 215 E. MAIN STREET, EXTERIOR ALTERATIONS/REPAIR, OWNER – APPLICANT, GAVIN J. RICKER. Staff reported: the property is located in the B-3 Central Business District; the Ohio Historic Inventory (OHI) form describes this property as advancing gable block right with large window transomed in small pane border, semi-circular gable window, pavilion with mullion window and eyebrow decorative roof, round corner bay of triple mullion window, classic revival veranda; work has begun on the siding and windows without a Certificate of Appropriateness from the Planning Commission; Planning Staff met with the Owner and required an application; windows have also been replaced, but due to the nature of the existing stained glass, Planning Staff has required additional detail to be provided by the applicant to be considered in the future; the Commission viewed the siding materials and colors; this will be the installation of new siding, J-channel and trim; siding color TimberCrest Manor and new J-channel and trim color TimberCrest Autumn Harvest; regarding the Design Manual:

Design Manual 2.3 Exterior Materials

A. Original wood siding should not be covered over. **The original siding is not original wood siding.**
B. Wood siding should be used in one of the traditional forms as found on the building (e.g. shingle, board-and batten, shiplap, or beveled siding). **N/A**
C. Masonry walls that have not previously been painted should remain unpainted. Masonry which has been painted in the past should remain painted. **N/A**
D. Tuckpointing of masonry should match the color, texture, joint tooling, and physical composition of the building's historic pointing. **N/A**
E. Historically stuccoed surfaces should remain stuccoed. Stucco should not be applied to a wall which has not been previously stuccoed. **N/A**

Staff recommended approval of the siding due to the compliance with Design Manual Sections 2.3.

ACTION OF THE COMMISSION. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the historic district application for the exterior alterations/repair of 215 E. Main Street as submitted and based on the exact materials and colors viewed by the Commission and based on the findings of staff that the application be approved due to compliance with Design Manual Section 2.3. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) RELATED TO LIMITING THE TOTAL NUMBER OF TOBACCO, VAPE, AND CIGARETTE RETAIL STORES PERMITTED WITHIN THE CITY TO THE EXISTING NUMBER OF SEVEN. Staff provided a report as follows:

"The City has experienced the establishment of retail businesses specializing in the sale of tobacco products, vaping products, and cigarettes. There are currently seven (7) such establishments operating within the City of Troy. At the October 12, 2026, meeting, the Community & Economic Development Committee of City Council discussed this use and recommended limiting the total number of tobacco, vape, and cigarette retail stores permitted within the City to the existing number of seven (7).

DISCUSSION:

Establishing a maximum number of these establishments would allow the City to maintain the current level of these specialized retail uses while providing a mechanism to manage future growth in this business category. The recommendation reflects the Committee's direction to maintain the existing number of establishments rather than allow an unlimited number of additional stores to locate within the community. A cap of seven (7) establishments also provides a defined limit for future applications and allows the City to consider this use within the broader context of its land-use policies, commercial development objectives, and long-term planning goals.

This action requires a Zoning Code amendment to Section 1103-03 (NN), where the following language will be amended/added (in red) "Section 1103-03 (NN) Tobacco, Cigarette, and Vape Store.

1. The use shall be located a minimum of five hundred (500) feet from any residential use or district; a place of public assembly, indoor; child-care center ~~or another Tobacco, Cigarette, and Vape Store~~.
2. Tobacco, Cigarette, and Vape Stores are expressly prohibited in the Downtown Overlay District (DRO).
3. The use shall not be located within two thousand (2,000) feet from another Tobacco, Cigarette, and Vape Store."
4. The total number of Tobacco, Vape, and Cigarette Retail Establishments permitted to operate within the City of Troy shall not exceed seven (7). No new Tobacco, Vape, and Cigarette Retail Establishment shall be approved or permitted to commence operation if the maximum number of seven (7) establishments has been reached. The maximum established in this section shall apply citywide, regardless of zoning district. The sale of tobacco products, cigarettes, electronic smoking devices, or vaping products as an accessory component of a business whose primary use is another retail or commercial activity shall not, by itself, cause that business to be classified as a Tobacco, Vape, and Cigarette Retail Establishment as determined by the Development Code Administrator. This section does not apply to Cigar Shops.

The following addition to Section 1112-02 Definitions is proposed "**Cigar Shop**: A retail business where the merchandise consists only of cigars and related cigar accessories. A cigar shop may include a cigar lounge or smoking area accessory to the primary retail use if allowable by local and state law and has a walk-in humidor, defined as a separate room or enclosure with a door that has the necessary mechanical devices to maintain the humidity and temperature at the appropriate level to store and display cigars. The room shall be large enough to allow two or more adults the ability to enter the humidor."

The term Cigar Shop will need included in Table 1102-7 as well. "

Staff did not recommend the Commission hold a public hearing as Council will be required to do so.

Commission Recommendations

PUBLIC HEARING:

A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Commission does not hold a public hearing on thus issue as Council is required to hold a public hearing. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

RECOMMENDATION ON AMENDING THE UDC:

A motion was made by Mr. Westmeyer, seconded by Mayor Oda that the Troy Planning Commission recommends the Unified Development Code be amended to:

A. Limit the total number of tobacco, vape, and cigarette retail stores permitted within the City to the existing number of seven (7)

B. Include a definition of "Cigar Shop"

C. Include the term "Cigar Shop" in Table 1102-7. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION – CERTIFICATE OF APPROPRIATENESS, 120 E. MAIN STREET, REPLACEMENT WINDOWS FOR TROY POLICE DEPARTMENT; OWNER – APPLICANT, CITY OF TROY. Staff reported: the property is located in the B-3 Central Business District;; the building was built in 1994.

DISCUSSION:

Window Replacement. The applicant has requested approval to replace windows at 120 E. Main Street.
The windows are original to the building and consist of wood and aluminum windows that have been painted a white color. The original single-hung wood windows are proposed to be replaced with a blend of aluminum storefront windows and a bullet restraint window system. The frames of the new windows will be color matched to the existing window color to maintain the original appearance of the building. The mullions will also be carried over to the new windows to mimic the appearance of a single hung window. The full construction set and supporting documents are attached to this report.

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

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

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. **N/A**

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate replacement window sizes. **The window openings are maintaining the original size.**

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. **The replacement windows will match the existing windows. It is important to note that the existing windows are not historic as they were built in 1994.**

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

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

RECOMMENDATION (Windows):
Staff recommended approval of the window replacement due to compliance with Design Manual Section 2.8.

ACTION OF THE COMMISSION. A motion was made by Mr. Westmeyer, seconded by Mr. Wingert, that the Troy Planning Commission approves the historic district application for the window replacements at 120 E. Main Street as submitted and based on the exact materials and colors viewed by the Commission and based on the findings of staff that the application be approved due to compliance with Design Manual Section 2.3. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 4:10 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Wolke, followed by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

TROY
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

TO:	City of Troy Planning Commission Members
FROM:	Austin Eidemiller, Planning & Zoning Manager
DATE:	November 11, 2026
SUBJECT:	Certificate of Appropriateness – 100 W. Main Street

PROPOSAL:
The applicant Melissa Harmon, on behalf of the owner Wells Property Investments LLC, has requested the Planning Commission to review paint on the property located at 100 W. Main Street. The property is located in the B-3 Central Business District.

BACKGROUND:
The Ohio Historic Inventory Form (OHI) describes a previous demolition and new construction however, no specific character defining features are referenced.

DISCUSSION:
Paint. The applicant proposes painting the storefront framing, door, window frames, and lower panel a Sherwin Williams Caviar SW 6990. (See attached design graphic). The brick and cream-colored stone trim will remain unpainted. It is important to note that the signage is not included with this application.

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

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

Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The brick and stone surfaces remain unpainted. The proposal meets this guideline.**

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

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

Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **The proposed color is Sherwin Williams Caviar (a version of black). The proposal meets this guideline.**

TROY
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DEPARTMENT

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

RECOMMENDATION (Paint):
Staff recommend approval of the paint due to the compliance with Design Manual Section 2.6.

TROY
DEVELOPMENT DEPARTMENT

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

100 N MAIN ST.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470

OHIO HISTORICAL SOCIETY SINCE 1885

1. No.	2. County	4. Present Name(s) ☐ Coded	1. No.
cation of Negatives		5. Historic or Other Name(s)	
Roll No.	Picture No.(s)		
6. Specific Address or Location		16. Thematic Association(s)	28. No. of Stories
		17. Date(s) or Period: 1870 , 1910	17b. Alteration Date(s)	29. Basement? Yes ☐ No ☐	2. County
6a. Lot, Section or VMD Number		18. Style or Design ☐ High Style ☐ Elements	30. Foundation Material	
7. City or Village	If Rural, Township & Vicinity	18a. Style of Addition or Element(s)	31. Wall Construction	
8. Site Plan with North Arrow		19. Architect or Engineer	32. Roof Type & Material	
N ↑ 10. MAIN ST. CEMETERY ST.		19a. Design Sources	33. No. of Bays Front Side	4,5. Present or Historic Name
		20. Contractor or Builder	34. Exterior Wall Material(s)	
		21. Building Type or Plan	35. Plan Shape	
		22. Original Use, if apparent	36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐	
9. U.T.M. Reference Quadrangle Name TROY		23. Present Use	37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☐ Other	
16 | 733490 | 4435720		24. Ownership Public ☐ Private ☐	38. Building Dimensions	
Zone Easting Northing		25. Owner's Name & Address, if known	39. Endangered? Yes ☐ No ☐ By What?	
Site ☐ Structure ☐ Building ☐ Object ☐			40. Chimney Placement	
11. On National Register? Yes ☐ No ☐	12. N.R. Potential? Yes ☐ No ☐		41. Distance from and Frontage on Road	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☐	14. District Potential? Yes ☐ No ☐	26. Property Acreage		
15. Name of Established District (N.R. or Local)		27. Other Surveys in Which Included		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)			PHOTO	6. Specific Address or Location
43. History and Significance (Continue on reverse if necessary) Building constructed before by Geo. Ziegenfelder but torndown in 1889 and current original structure built in 1890 by Geo. Ziegenfelder. Lillie B. Ziegenfelder made significant addition to the building in 1910.			PHOTO	
44. Description of Environment and Outbuildings (See #52)			46. Prepared by	
			47. Organization	
45. Sources of Information			48. Date Recorded in Field	
			49. Revised by	50a. Date Revised
			50b. Reviewed by	

TROY
DEVELOPMENT DEPARTMENT

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

CITY OF TROY PLANNING COMMISSION
Certificate of Appropriateness (Historical Review)

Date 10-26-26

Applicant [redacted] Telephone No. [redacted]

Owner of Property [redacted] Has the Owner been Notified? yes

Address of Project 100 West Main St.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Self/Applicant

Application for renovation to include the following:

- [ ] Alteration
- [ ] Construction
- [ ] Moving A Building
- [x] Painting
- [ ] Repair
- [ ] Demolish - Principal Structure
- [ ] Demolish - Accessory Structure
- [ ] Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) [ ] Yes [x] No

*If yes, a use of public space application is required

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

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
(h) Application fee: $25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

[redacted] [redacted]

SIGNATURE OF PROPERTY OWNER: [signature] PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____


the birch tree

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Tim Davis, Development Director
Austin Eidemiller, Planning & Zoning Manager

DATE: November 9, 2026

SUBJECT: 1511 S. Market Street – Front Yard Canopy Request

BACKGROUND:

The Planning Commission previously recommended that City Council consider the text amendment to amend the existing Zoning Code for automobile fuel dispensing stations. City Council approved the text amendment per O-34-2026. This ordinance requires that:

> "The canopy and all associated fuel dispensing pumps shall be located in the rear yard of the principal building unless determined by the Planning Commission, that safe maneuverability of the site cannot be achieved. Evidence of this maneuverability shall be demonstrated by a Traffic Impact Study provided by the applicant."

The applicant requests approval from the Planning Commission to locate a proposed fuel canopy and fuel dispensing pumps within the front yard of the principal building.

STAFF ANALYSIS:

Choice One Engineering has provided a Gas Station Canopy Analysis (GA) and narrative that outlines the rationale for the fuel dispensing pump in the front yard (See Exhibit A – Troy Gas Station Canopy Analysis and Exhibit B – Turn Radius Movements).

The GA notes that a truck turn analysis was performed on a concept that has both canopies in the rear of the property. It was found that the lot does not have enough depth to accommodate safe maneuverability on the site with this orientation. Choice One States: "To ensure safe maneuverability with both canopies in back there would need to be a curbed island between the two canopy movements, but the depth of the lot cannot support this. Therefore, simple turn movements would have to be used. Our analysis concluded that such turn movements cannot ensure safe maneuverability.. These major safety concerns can only be alleviated by locating the passenger vehicle canopy along the front of the building and commercial canopy in the rear." The conflicts of the internal movement can be seen via Exhibit C.

RECOMMENDATION:

Staff recommends approval of the front yard canopy based on Choice One Engineering's analysis of the safe maneuverability of the site.

Exhibit A

ChoiceOne Engineering

Troy Gas Station Gas Canopy Analysis

On behalf of the property owner, we respectfully submit this narrative and the attached exhibits regarding the proposed development by Troy Station LLC at the southeast corner of Dye Mill Road and State Route 25A (S. Market Street). These documents demonstrate that due to the size and shape of the property on which the development is proposed, the safe maneuverability of the site cannot be achieved with all fuel dispensing pumps located in the rear yard of the principal building. To achieve safe maneuverability on the site, the passenger vehicle canopy must be located along the front of the building facing S. Market Street, and a separate commercial diesel fueling area located behind the building.

This proposed placement of these fueling areas has been coordinated with the overall site layout to address the safe maneuverability of commercial truck movements, passenger vehicle circulation, parking, and access to the proposed retail and restaurant uses.

1. Overall Site Functionality and Safety

A truck turn analysis was performed on a concept that has both canopies in the rear of the property. When this analysis was performed, it was found that the lot does not have enough depth to accommodate safe maneuverability on the site with this orientation.

To ensure safe maneuverability with both canopies in back there would need to be a curbed island between the two canopy movements, but the depth of the lot cannot support this. Therefore, simple turn movements would have to be used. Our analysis concluded that such turn movements cannot ensure safe maneuverability.

When the vehicle turn analysis was performed, if a commercial vehicle was at the western gas pump, then passenger vehicles would not be able to access their pumps without coming into conflict with the commercial vehicle. This is supported by the truck turn exhibit. This would cause major safety concerns on a regular basis.

Based on our analysis, these major safety concerns can only be alleviated by locating the passenger vehicle canopy along the front of the building, with the commercial diesel canopy in the rear yard.

In addition to the fueling operations, the proposed development includes retail and restaurant uses, parking areas, and a coffee-shop drive-through. The proposed site configuration is intended to accommodate these different uses while maintaining organized and predictable and safe vehicle circulation.

Separating the front gasoline canopy from the rear commercial diesel fueling is necessary to reduce the inevitable conflicts between passenger vehicles and commercial trucks if both canopies were located in the rear yard. With the passenger fueling in the front of the building, then all movement can be separated to remove all conflicts between the two canopies.

2. Separation of Passenger and Commercial Truck Fueling

A primary objective of the proposed site design is to achieve safe maneuverability on the site by providing separate fueling areas for passenger vehicles and commercial trucks. The front gasoline canopy is intended for passenger vehicles and light-duty traffic, while the rear diesel fueling area is intended for tractor-trailers and other commercial diesel vehicles.

This separation reduces unnecessary interaction between large commercial trucks and passenger vehicles, particularly within the fueling areas where vehicles frequently stop, maneuver, and enter or exit individual fueling positions.

The proposed arrangement also allows both fueling operations to function independently while serving the overall commercial development.

3. Dedicated Commercial Truck Circulation

The site has been designed to accommodate 53-foot tractor-trailers utilizing a designated circulation route. As illustrated on the accompanying truck-turning exhibit, commercial trucks will enter the property from State Route 25A (S. Market Street), proceed to the rear diesel fueling area, and exit onto Dye Mill Road.

This arrangement provides a defined commercial truck route that does not require tractor-trailers to circulate through the front passenger gasoline fueling canopy.

The proposed front gasoline canopy is positioned separately from this designated commercial truck route, allowing the development to accommodate both types of fueling operations within the available site area.

Request for Approval

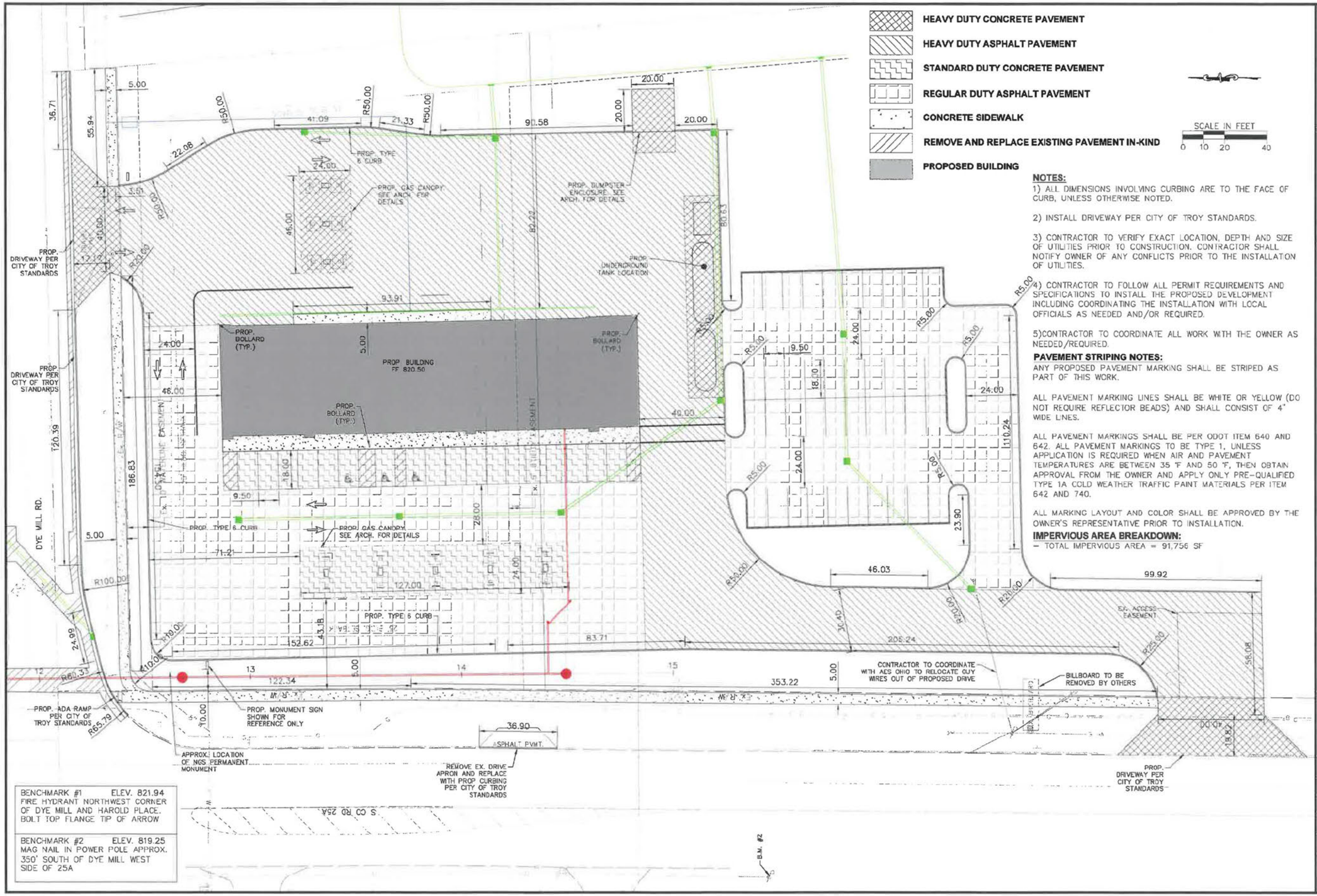
The proposed front gasoline canopy location is a deliberate component of the site's overall circulation and fueling strategy to achieve safe maneuverability on the site.

By providing separate fueling areas for passenger vehicles and commercial trucks, the development safely accommodates the operational needs of both user groups while maintaining a designated route for 53-foot tractor-trailers.

Based on the proposed site layout and supporting truck-turning exhibit, we respectfully request Planning Commission approval of the front gasoline canopy location as submitted.

Thank you for your time and consideration.

Exhibit B



NOTES:

1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

2) INSTALL DRIVEWAY PER CITY OF TROY STANDARDS.

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

4) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.

5)CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

PAVEMENT STRIPING NOTES:

ANY PROPOSED PAVEMENT MARKING SHALL BE STRIPED AS PART OF THIS WORK.

ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.

ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

IMPERVIOUS AREA BREAKDOWN:

– TOTAL IMPERVIOUS AREA = 91,756 SF

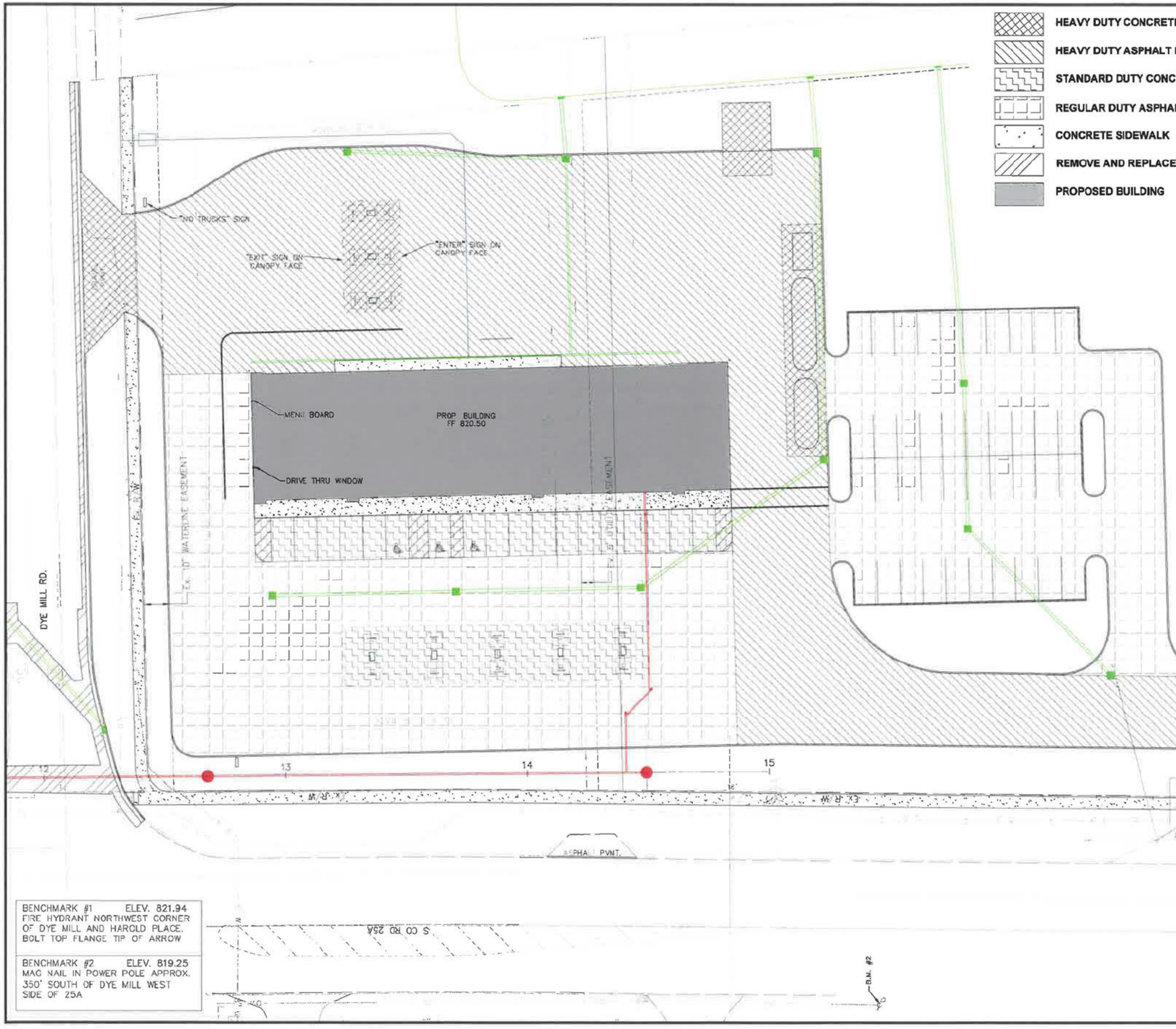
BENCHMARK #1	ELEV. 821.94
FIRE HYDRANT NORTHWEST CORNER OF DYE MILL AND HAROLD PLACE. BOLT TOP FLANGE TIP OF ARROW	
BENCHMARK #2	ELEV. 819.25
MAG NAIL IN POWER POLE APPROX. 350' SOUTH OF DYE MILL WEST SIDE OF 25A	

ChoiceOne Engineering
SIDNEY, OHIO 937.497.6020
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

TROY STATION SITE PLAN
CITY OF TROY
DIMENSIONING AND PAVEMENT PLAN

REVISIONS:

FILE NAME	DIMENSION
DRAWN BY	JAC
CHECKED BY	ATS
PROJECT No.	MATR02301
DATE	11-3-2026
SHEET NUMBER	4 OF 25



HEAVY DUTY CONCRETE PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

STANDARD DUTY CONCRETE PAVEMENT

REGULAR DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

REMOVE AND REPLACE EXISTING PAVEMENT IN-KIND

PROPOSED BUILDING

SCALE IN FEET
0 10 20 40

NOTES:

1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

2) INSTALL DRIVEWAY PER CITY OF TROY STANDARDS.

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

4) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.

5)CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

PAVEMENT STRIPING NOTES:

ANY PROPOSED PAVEMENT MARKING SHALL BE STRIPED AS PART OF THIS WORK.

ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.

ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

IMPERVIOUS AREA BREAKDOWN:

- TOTAL IMPERVIOUS AREA = 91,756 SF

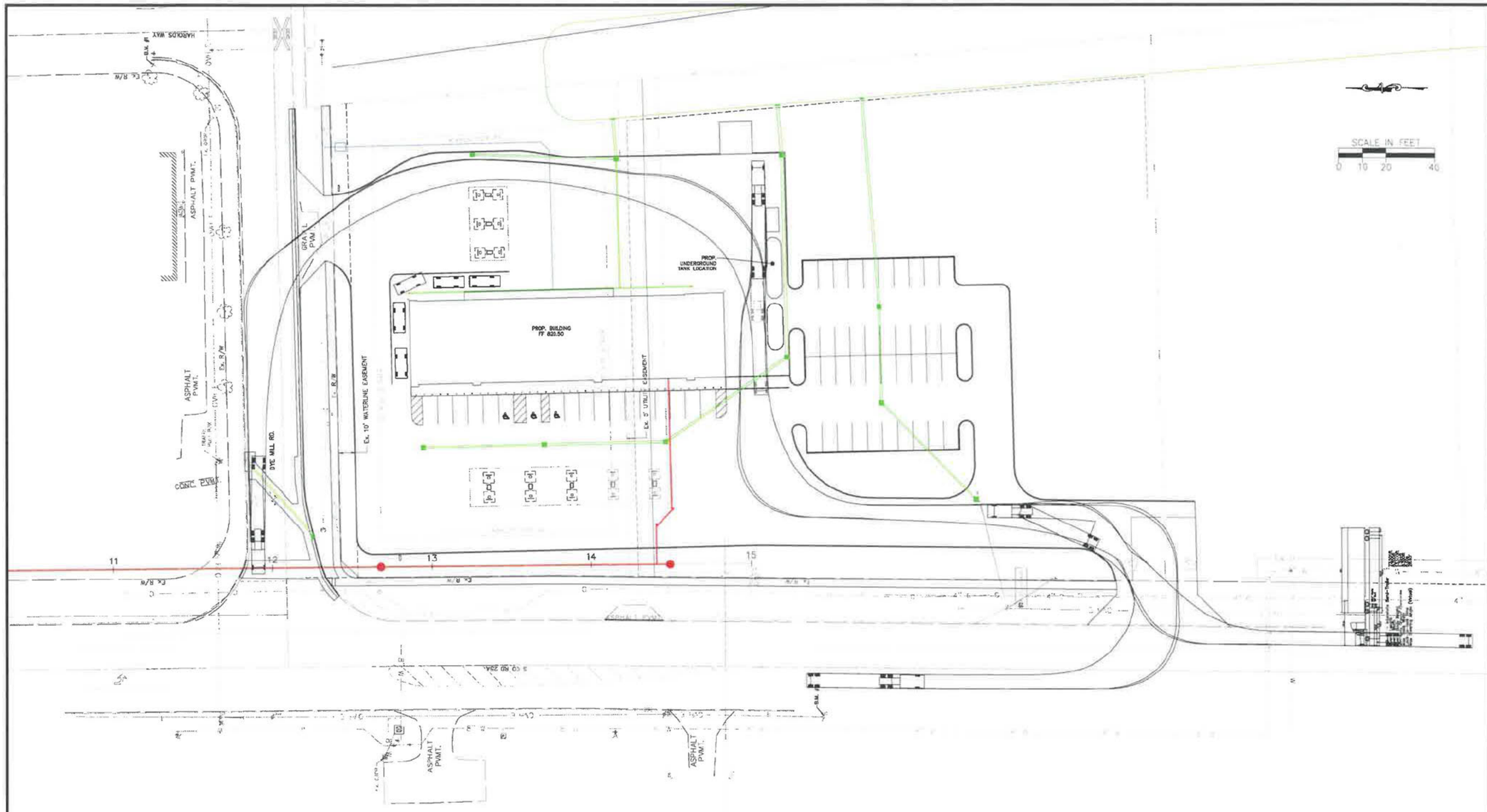
BENCHMARK #1	ELEV. 821.94 FIRE HYDRANT NORTHWEST CORNER OF DYE MILL AND HAROLD PLACE. BOLT TOP FLANGE TIP OF ARROW
BENCHMARK #2	ELEV. 819.25 MAG NAIL IN POWER POLE APPROX. 350' SOUTH OF DYE MILL WEST SIDE OF 25A

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0300
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

TROY STATION SITE PLAN
CITY OF TROY
SIGNAGE PLAN

REVISIONS:

FILE NAME: DIMENSION
DRAWN BY: JAC
CHECKED BY: ATS
PROJECT No.: MATR0230I
DATE: 9-22-2025
SHEET NUMBER: 14 OF 25



53' TRACTOR TRAILER TURN TEMPLATE

ALL TRUCK TRAFFIC WILL ENTER FROM 25A AND EXIT ONTO DYE MILL ROAD. THE UNDERGROUND GAS TANKS WILL BY ON THE NORTH SIDE OF THE BUILDING.

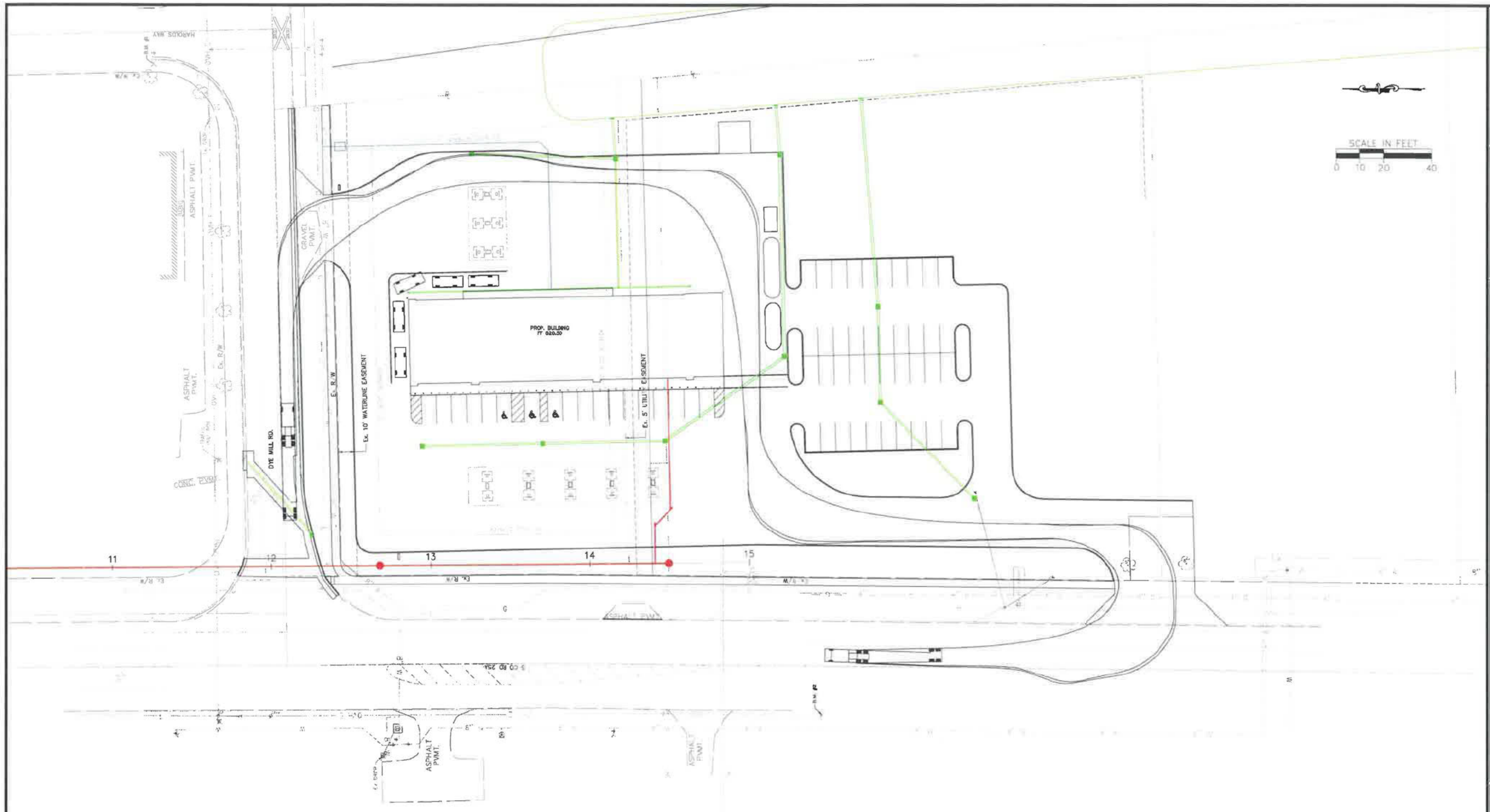
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TROY STATION SITE PLAN
CITY OF TROY
GAS TRUCK EXHIBIT

REVISIONS:

FILE NAME	Truck Turn
DRAWN BY	JAC
CHECKED BY	ATS
PROJECT No.	MATR02301
DATE	11-3-2026
SHEET NUMBER	21 OF 25



53' TRACTOR TRAILER TURN TEMPLATE

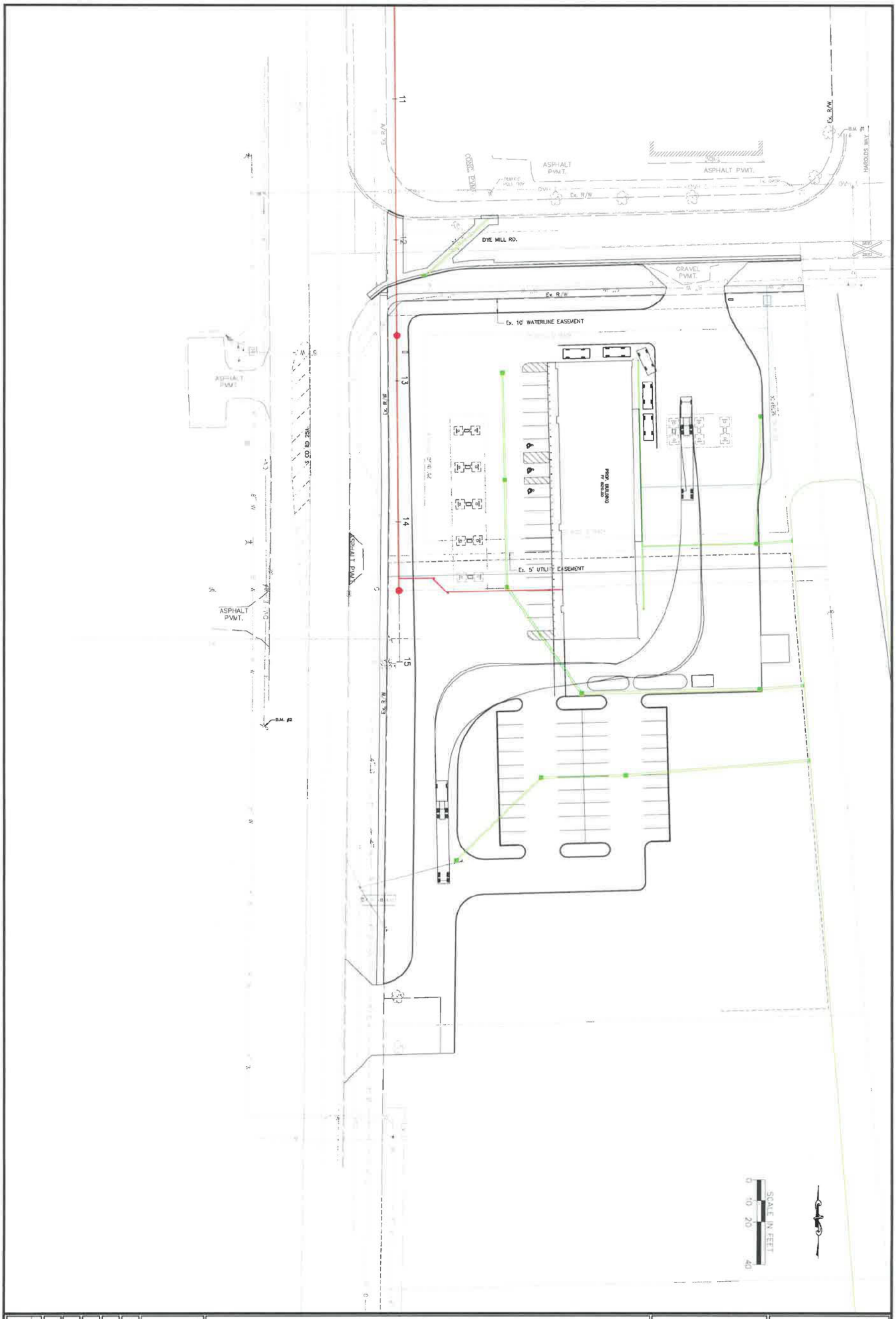
ALL TRUCK TRAFFIC WILL ENTER FROM 25A AND EXIT ONTO DYE MILL ROAD. THE UNDERGROUND GAS TANKS WILL BY ON THE NORTH SIDE OF THE BUILDING.

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TROY STATION SITE PLAN
CITY OF TROY
DYE MILL ROAD BYPASS EXHIBIT

REVISIONS:

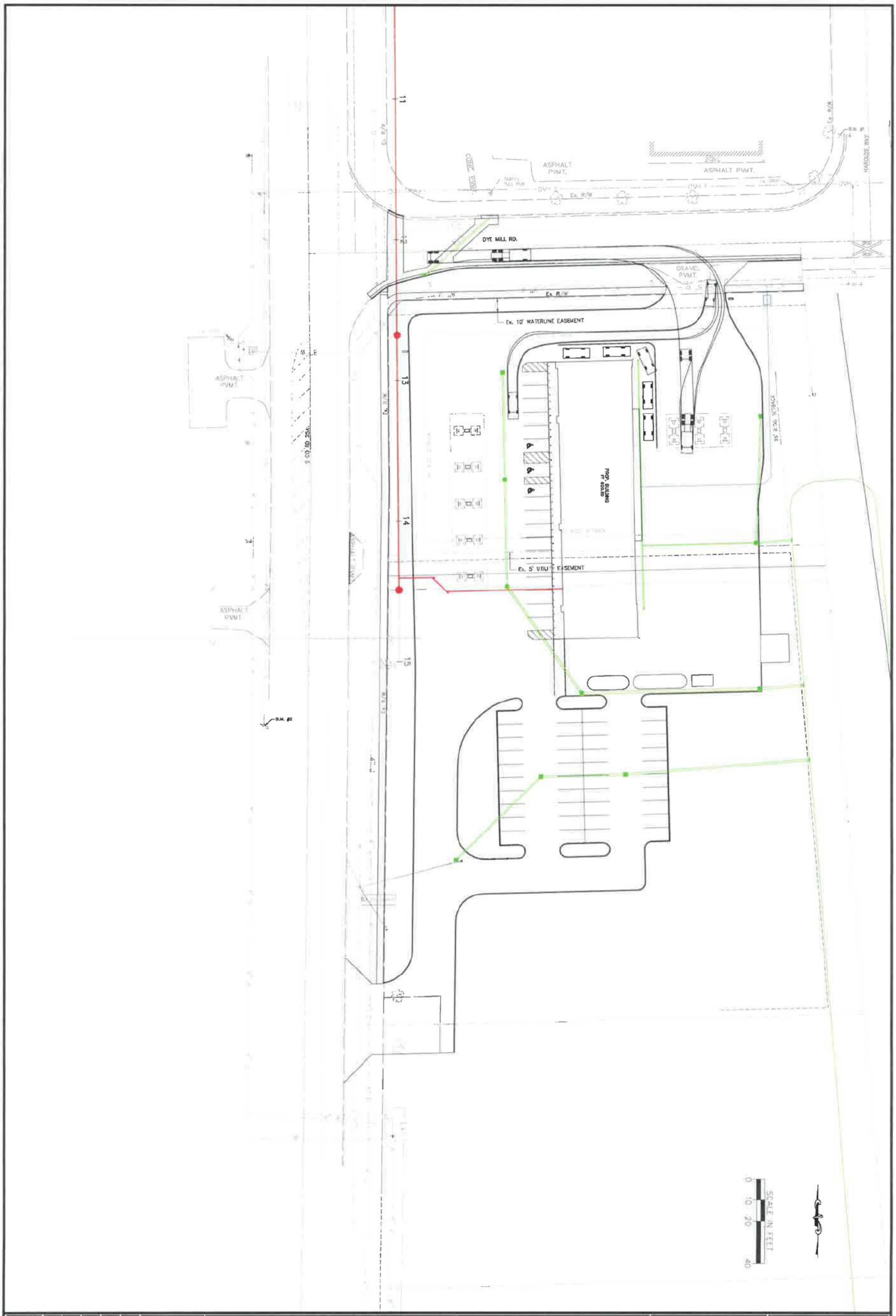
FILE NAME	Truck Turn (2)
DRAWN BY	JAC
CHECKED BY	ATS
PROJECT No.	MIATR02301
DATE	11-3-2026
SHEET NUMBER	21A OF 25



REVISIONS:	
FILE NAME	TRUCK TURN (3)
DRAWN BY	JAC
CHECKED BY	ATS
PROJECT No.	MIATRO2301
DATE	11-3-2026
SHEET NUMBER	21A OF 25

TROY STATION SITE PLAN
CITY OF TROY
TRUCK TO PUMP FROM 25A EXHIBIT

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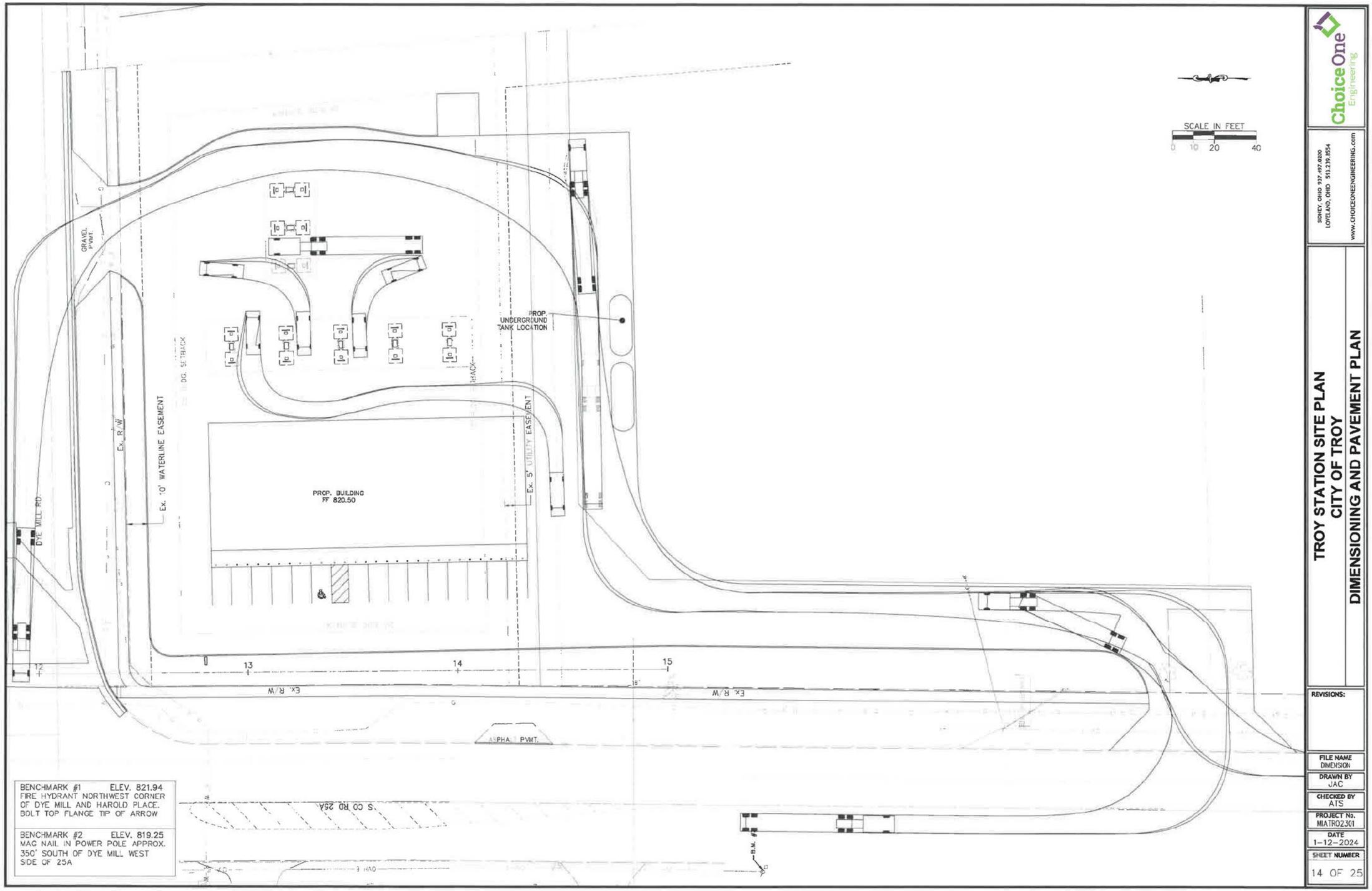
FILE NAME	TRUCK TURN 3
DRAWN BY	JAC
CHECKED BY	ATS
PROJECT No.	MIATR02301
DATE	11-3-2026
SHEET NUMBER	21A OF 25

REVISIONS:

TROY STATION SITE PLAN
CITY OF TROY
TRUCK TO PUMP FROM DYE MILL EXHIBIT

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Exhibit C



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TROY STATION SITE PLAN
CITY OF TROY
DIMENSIONING AND PAVEMENT PLAN

REVISIONS:

FILE NAME: DIMENSION
DRAWN BY: JAC
CHECKED BY: ATS
PROJECT No.: MIATR02301
DATE: 1-12-2024
SHEET NUMBER: 14 OF 25