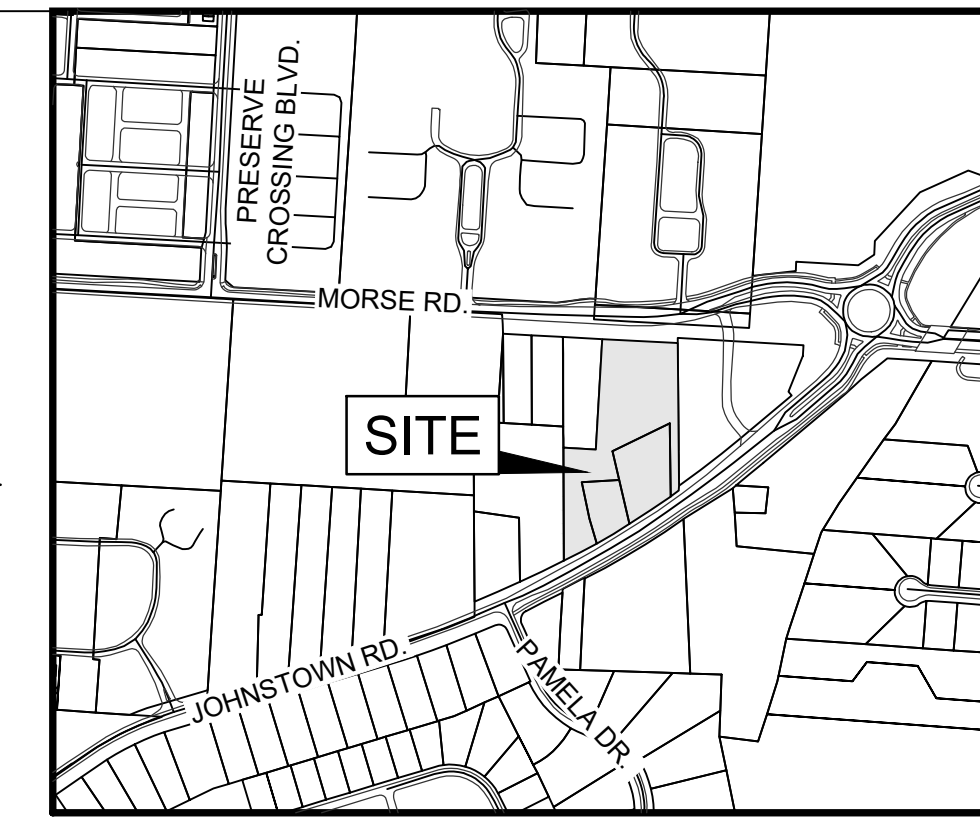


**LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PROPOSED BRICK PAVERS.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED SAWCUT

**CODED NOTES**

- (A)** 4" WHITE CHANNELIZING LINE FOR PARKING STALL.
- (B)** BLUE TRANSVERSE STRIPING FOR HANDICAP AREA.
- (C)** BLUE HANDICAP SYMBOL.
- (D)** HANDICAP PARKING SIGN.
- (E)** "VAN ACCESSIBLE" HANDICAP PARKING SIGN.
- (F)** AIR MACHINE AND PAD.
- (G)** PROPOSED MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- (H)** BIKE RACK.
- (I)** "STOP" SIGN.
- (J)** PROPOSED FLAG POLE.
- (K)** 24" WHITE STOP BAR
- (L)** STOP BAR FOR DRIVE THRU.
- (M)** DRIVE THRU PICK-UP ZONE TRANSVERSE STRIPING (RED).
- (N)** DRIVE THRU DIRECTIONAL ARROW (WHITE)
- (O)** 4" YELLOW LANE LINE
- (P)** WHITE TRANSVERSE NO PARKING AREA
- (Q)** ORDER KIOSK SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DETAILS.
- (R)** PROP. 4" WHITE WOODEN HORSE FENCE. FENCE SEGMENTS TO TERMINATE WITH 10 X 10 POSTS WITH CHAMFERED TOPS.
- (S)** EXISTING GRAVEL LIMITS. (TO REMAIN)
- (T)** EXISTING ACCESS ROAD AND DRIVE APPROACH. (TO REMAIN)
- (U)** EXISTING FIRE HYDRANT NEAR SITE.



**SITE DEVELOPMENT INFORMATION**

**ZONING:**

PROPERTY OWNER: NEW ALBANY CO LLC.  
 PROPERTY USE: QUICK SERVICE RESTAURANT WITH FUEL CENTER  
 SITE ACREAGE: 4.19 AC.  
 EXISTING ZONING: NC, NEIGHBORHOOD COMMERCIAL DISTRICT

ADJACENT ZONING NORTH: PUD4, MULTI-FAMILY, (CITY OF COLUMBUS)  
 ADJACENT ZONING SOUTH: NEIGHBORHOOD COMMERCIAL, (JEFFERSON TOWNSHIP)  
 ADJACENT ZONING EAST: NCD, NEIGHBORHOOD COMMERCIAL DISTRICT  
 ADJACENT ZONING WEST: NCD, NEIGHBORHOOD COMMERCIAL DISTRICT  
 ER-2, ESTATE RESIDENTIAL DISTRICT

TOTAL EXISTING SITE AREA: 4.19 ACRES  
 TOTAL DISTURBED AREA: 3.2± ACRES  
 PRE DEVELOPED IMPERVIOUS AREA: 0.10 ACRES  
 PRE DEVELOPED PERVIOUS AREA: 4.09 ACRES  
 POST DEVELOPED IMPERVIOUS AREA: 1.86 ACRES  
 POST DEVELOPED PERVIOUS AREA: 2.33 ACRES

BUILDING/PARKING SETBACK: 60' (MORSE ROAD)  
 60' (JOHNSTOWN ROAD)  
 10' (SIDE)

BUILDING COVERAGE: 3.3%  
 LOT COVERAGE: 48.0%  
 BUILDING HEIGHT: 33'  
 TOP OF ROOF SCREEN: 21' - 3"  
 TOP OF CUPOLA: 27' - 5"

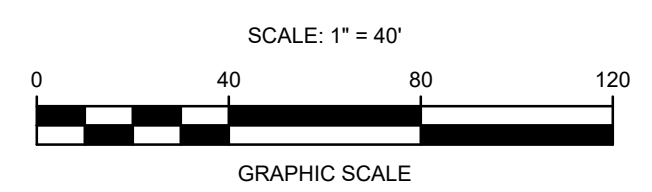
**PARKING CALCULATIONS**

AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT SPACE	3,066± S.F.	21	27	8.81/1000 S.F. 1/114 S.F.
RETAIL SPACE	3,066± S.F.	13	16	5.21/1000 S.F. 1/191 S.F.
OVERALL BUILDING	6,131± S.F.	34	43	7.01/1000 S.F. 1/143 S.F.

PER CHAPTER 1163, PARKING REGULATIONS, OF THE CITY OF GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 150 S.F. OF PARTIAL SERVICE RESTAURANT AREA (> 5 TABLES) AND 1 PARKING SPACE IS REQUIRED FOR EVERY 250 S.F. OF RETAIL AREA.

**ENGINEER/SURVEYOR**  
 V3 COMPANIES  
 3500 SNOUFFER ROAD, STE. 225  
 COLUMBUS, OHIO 43235  
 PHONE: 614-761-1661  
 FAX: 614-761-1328  
 CONTACT: ANDREW GARDNER, P.E.  
 E-MAIL: AGARDNER@V3CO.COM

**DEVELOPER**  
 SKILKEN GOLD REAL ESTATE DEVELOPMENT  
 4270 MORSE ROAD  
 COLUMBUS, OHIO 43230  
 PHONE: 330-604-6363  
 CONTACT: SARAH GOLD  
 E-MAIL: SGOLD@SKILKENGOLD.COM



REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NO.: 211042  
 PROJECT MANAGER: JDM  
 DESIGNED BY: JDM  
 DRAWN BY: RUB

**SITE PLAN**  
**SHEETZ GAHANNA**  
 S04  
 GAHANNA

3500 Snuffer Road,  
 Suite 225  
 Columbus, OH 43235  
 614.761.1661 phone  
 www.v3cc.com

DRAWING NO.  
**1**