



DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION
Project/Property Address: Sheetz Gahanna / TBD (Lot Combination in Progress)
Project Name/Business Name: Sheetz Gahanna/ Skilken Gold Real Estate Development
Parcel #: 025011244,025011243,025011226
Zoning: NC
Acreage: 4.19

PLAN SPECIFICATIONS
Application Type: [x] Site Plan [x] Landscaping [x] Building Design [ ] Demolition [ ] Other
Project Description: This project consists of the development of a Sheetz quick service restaurant with fuel center. The primary building will be surrounded by parking and drive isles and an associated fuel center. A private storm sewer system is proposed and will drain to an existing detention basin in the southwest corner of the site. Other than the existing detention basin, this site is mostly undeveloped and is in the process of a lot combination.

APPLICANT INFORMATION
Applicant Name: Eric Elizondo (Sarah Gold)
Applicant Address: 4270 Morse Road, Columbus, Ohio 43230
Applicant E-mail: sgold@skillkengold.com
Applicant Phone: 380.800.7822
Business Name: Skilken Gold Real Estate Development

ADDITIONAL CONTACTS
\*Please list all applicable contacts for correspondence\*
Name(s) Contact Information (phone/email)
Engineer- V3 Companies Braydon Putnam - 330-575-6830 - bputnam@v3co.com
Architect - J. Carter Bean Architect, LLC Andrew Gardner - 614-236-3650 - agardner@v3co.com
Carter Bean - 614-595-2285 - carter@beanarchitects.com
Property Owner Name: The New Albany Company, LLC
Property Owner Contact Information: Molly Iams 614-939-801/miams@newalbanycompany.com

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: [Signature] Date: 6/1/22

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. DR-0243-2022

RECEIVED: KAW
DATE: 6-8-22

PAID: 200.00
DATE: 6-8-22

Updated Jan 2022

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS**

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code Section 1197 ( <i>visit <a href="http://www.municode.com">www.municode.com</a></i> )
2.	Materials List ( <i>see page 3</i> ) – <i>does not apply to demolition applicants</i>
3.	Authorization Consent Form Complete & Notarized ( <i>see page 4</i> )
4.	Application & all supporting documents submitted in digital format
5.	Application & all supporting documents submitted in hardcopy format
6.	Application fee paid ( <i>in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a></i> )
7.	Color rendering(s) of the project in plan/perspective/or elevation
8.	<b>One (1) copy</b> 24"x36" or 11"x17" prints of the plans
<b>Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)</b>	
1.	<b>SITE PLAN</b> that includes the following: ( <i>include: scale, north arrow, &amp; address</i> ) if applicable
-	All property & street pavement lines
-	Property size
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
-	Location of all existing and proposed buildings on the site
-	Location of all existing & proposed exterior lighting standards
-	Breakdown of parking spaces required & spaces provided ( <i>see <a href="#">Gahanna Code Section 1163</a></i> )
-	Provide lot coverage breakdown of building & paved surface areas
2.	<b>LANDSCAPE PLAN</b> (including plant list)
-	Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
-	Designation of required buffer screens (if any)
-	Interior landscaping breakdown for paved surface ( <i>see <a href="#">Gahanna Code Section 1163</a></i> )
3.	<b>ELEVATIONS</b> from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	<b>LIGHTING STANDARD DRAWING</b> that includes the following: (exterior only)
-	All sizing specifications
-	Information on lighting intensity (no. of watts, iso foot candle diagram)
-	Materials, colors, & manufacturer's cut sheet
5.	<b>OPTIONAL</b> REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
-	Scale model
-	Section profiles
-	Perspective drawing
<b>Demolition or Removal of Existing Structures Requirements</b>	
1.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood

<b>MATERIAL LIST</b>			
<i>NOT REQUIRED FOR DEMOLITION</i>			
<b>ITEM</b>	<b>MATERIAL TYPE</b>	<b>COLOR NAME</b>	<b>COLOR NUMBER</b>
Facade	Brick Veneer	Albany Modular Glen Gary	
Facade	Brick Veneer and Sill	Ashmont Modular Glen Gary	
Facade			
Awnings	Canvas (per NACO req.)	Bronze	
Lighting	Per elevations and lighting plan		
Roofing	Standing Seam Metal (on tower)	Brite Red	
Trim	Metal coping	Dark bronze	
Other (please specify)	Metal canopies with kynar finish	Regal Red	
Other (please specify)			
Other (please specify)			

**PLEASE NOTE:**

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

**AUTHORIZATION CONSENT FORM**

*(must sign in the presence of a notary)*

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

The New Albany Company  
(property owner name printed)  
*Grant S. Smalley*, Treasurer May 12, 2022  
(property owner signature) (date)

Subscribed and sworn to before me on this 12 day of May, 2022.

State of Ohio County of Franklin

Notary Public Signature: *Marjorie Ball*



MARJORIE BALL  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 March 1, 2026

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

ERIC M. ELIZONDO (APPLICANT) SVP OF OPERATIONS  
(applicant/representative/property owner name printed)  
*Eric M. Elizondo* 06/06/2022  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 6th day of June, 2022.

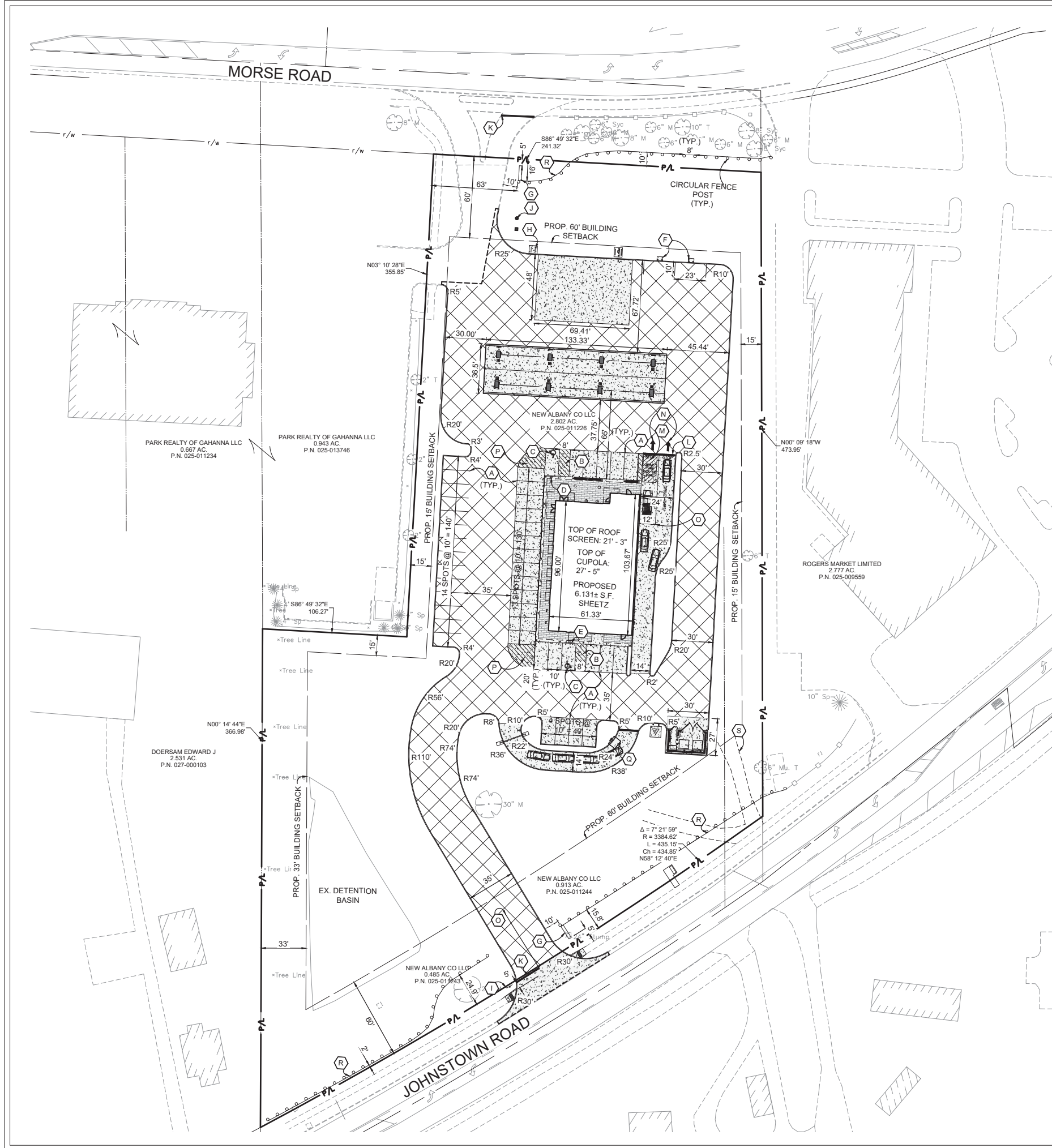
State of Ohio County of Franklin

Notary Public Signature: *Deborah D. Lenington*

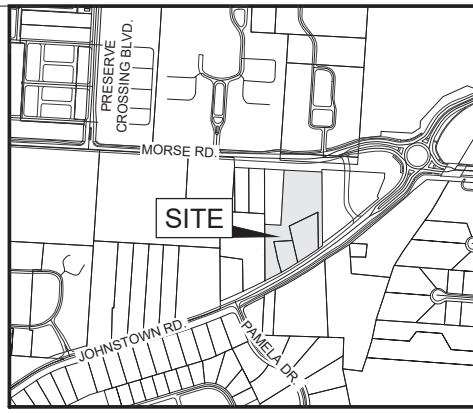


DEBORAH D. LENINGTON  
 NOTARY PUBLIC  
 FOR THE  
 STATE OF OHIO  
 My Commission Expires  
 June 27, 2023





- 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)



**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: 27' - 5"  
 TOP OF ROOF SCREEN: 21' - 3"  
 TOP OF CUPOLA: 27' - 5"

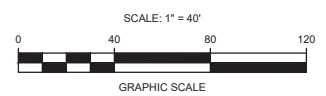
**PARKING CALCULATIONS**

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: RJB

ORIGINAL ISSUE DATE: OIDATE

**SITE PLAN**

**SHEETZ GAHANNA**

S04

GAHANNA

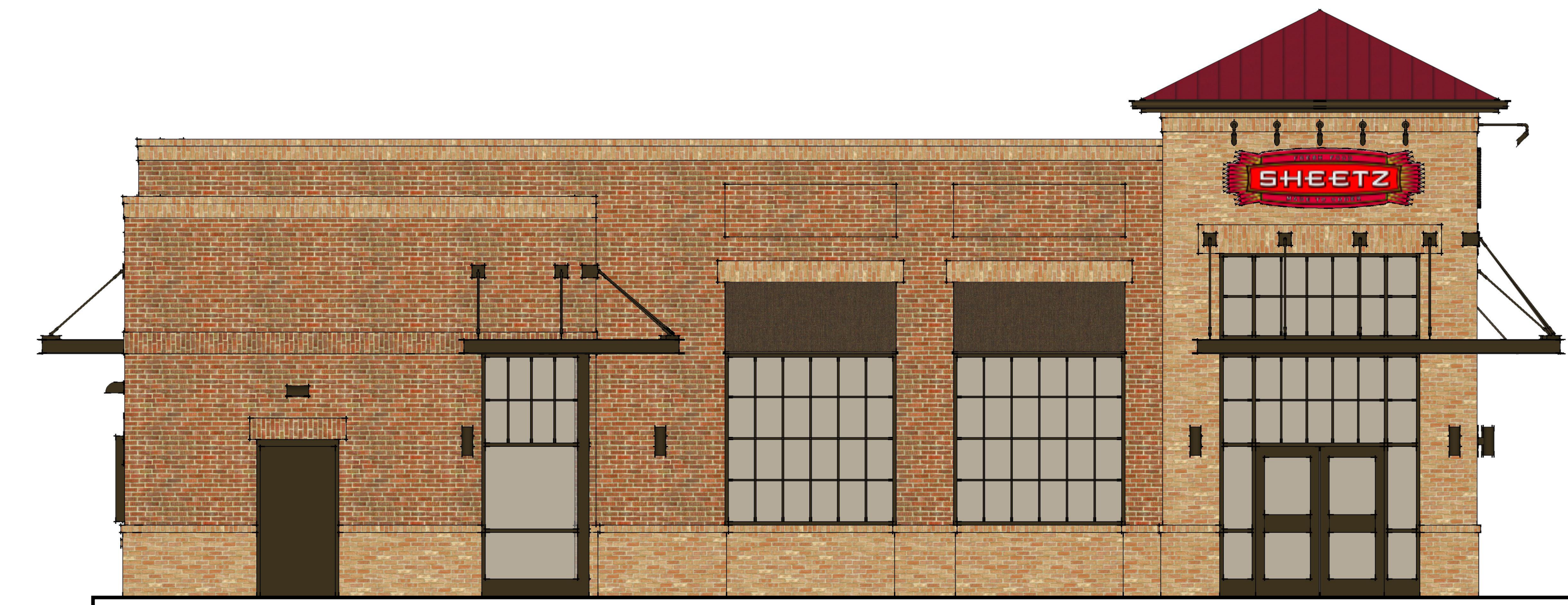
3500 Snuffer Road,  
 Suite 225  
 Columbus, OH 43235  
 614.761.1661 phone  
 www.v3co.com

DRAWING NO.  
**1**



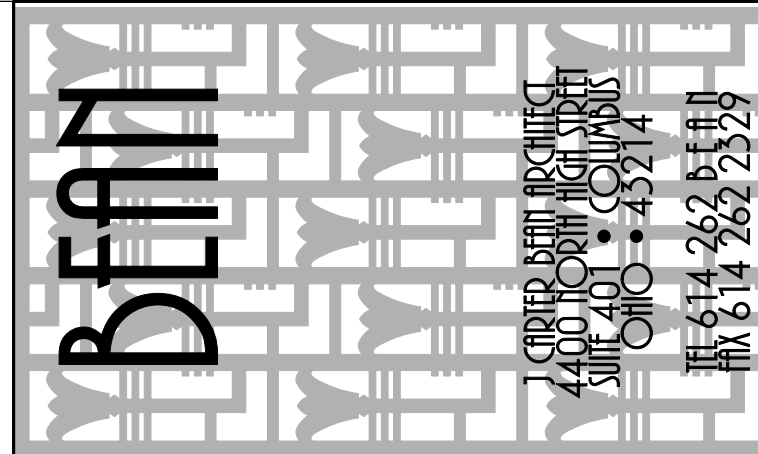


1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
<b>AWNINGS</b>			
<AWN-1>	SUNBRELLA	WALNUT BROWN TWEED	FRAME TO BE PREFINISHED DARK BRONZE
<b>BRICK</b>			
<BR-1>	GLEN GERY	ALBANY MODULAR	MORTAR: ARGOS MAGNOLIA BUFF
<BR-2>	GLEN GERY	ASHMONT MODULAR	MORTAR: ARGOS MAGNOLIA BUFF
<BR-3>	CLOUD CERAMICS	TERRA COTTA DARK	EXTERIOR BRICK PAVERS
<b>FIBER CEMENT</b>			
<FC-1>	JAMES HARDIE	5/16" FIBER CEMENT PANEL SIDING	PAINT PF-1
<FC-2>	JAMES HARDIE	4/4 X 4 FIBER CEMENT TRIM	PAINT PF-1
<b>METAL</b>			
<MTL-1>	DMI	DARK BRONZE	-
<MTL-2>	DMI	PANTONE 201C	STANDING SEAM/ CANOPIES
<b>PAINT</b>			
<PF-1>	SHERWIN-WILLIAMS	MATCH MTL-1	-
<PF-2>	SHERWIN-WILLIAMS	MATCH FUEL KIOSK "GREY"	-
<b>STOREFRONT FRAMING</b>			
<SF-1>	YKK	2"x4 1/2" FRAMING w/ 1" INSULATED GLAZING	FINISH TO BE ANODIZED DARK BRONZE



PROJECT NAME:  
NEW SHEETZ STORE

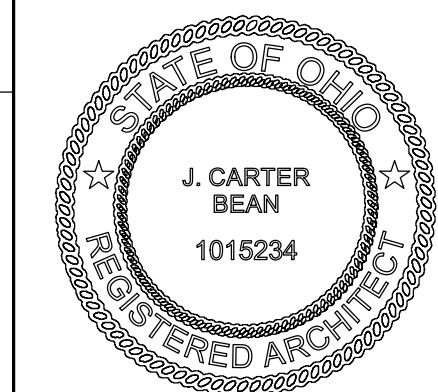
GAHANNA, OH

COLLINGWOOD POINTE  
FRANKLIN COUNTY,  
NEW ALBANY, OHIO 43230

OWNER:  
SHEETZ, INC.

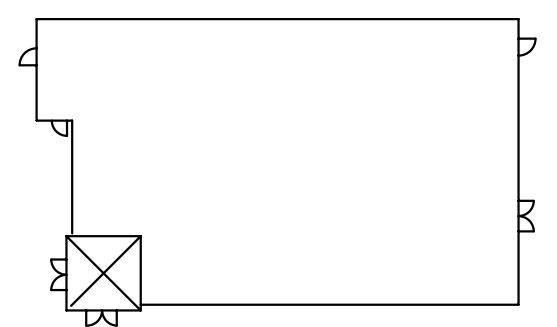
5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT:



J. CARTER BEAN  
LICENSE #1015234  
EXPIRATION DATE: 12/31/2022

PROFESSIONAL:



KEYPLAN:

MARK	DATE	DESCRIPTION
	03-18-2022	NACO SUBMISSION
		FIELD ORDER 1 - BRICK DIMENSIONS
		FIELD ORDER 4 - BRICK BASE
		FIELD ORDER 5 - STONE CAP SPEC.

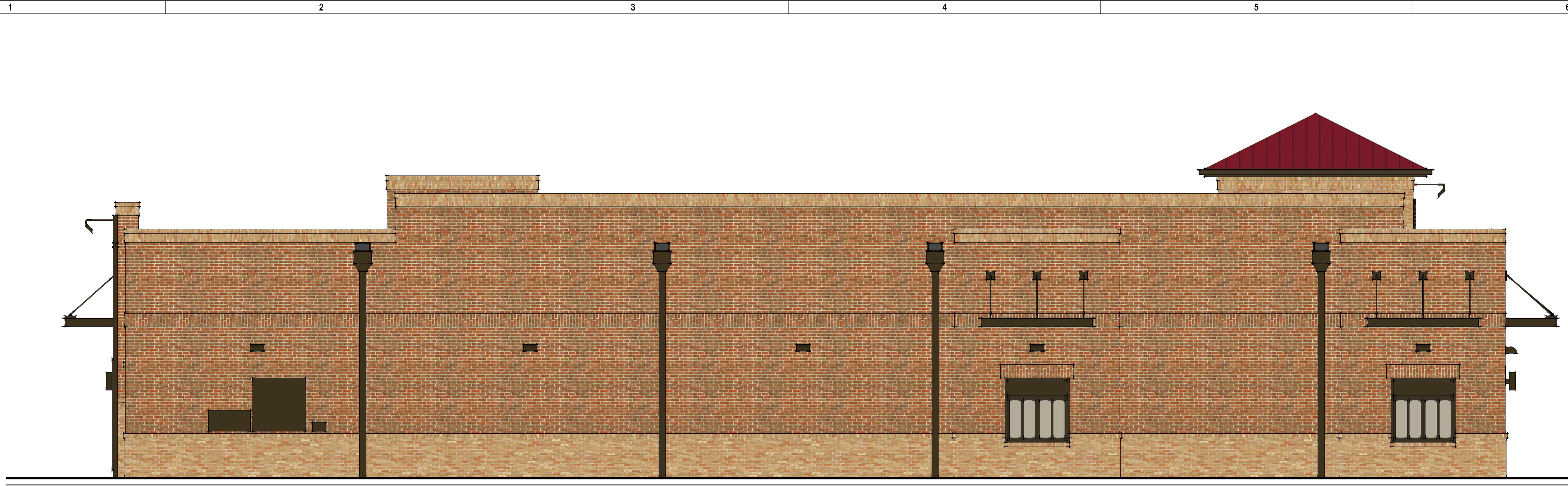
ISSUE: 03/18/2022  
PROJECT NO.:  
CAD DWG FILE: -  
AUTHOR BY: -  
REVIEW BY: -  
SHEET TITLE:

EXTERIOR  
ELEVATIONS

A200

DESIGN REVIEW DRAWINGS

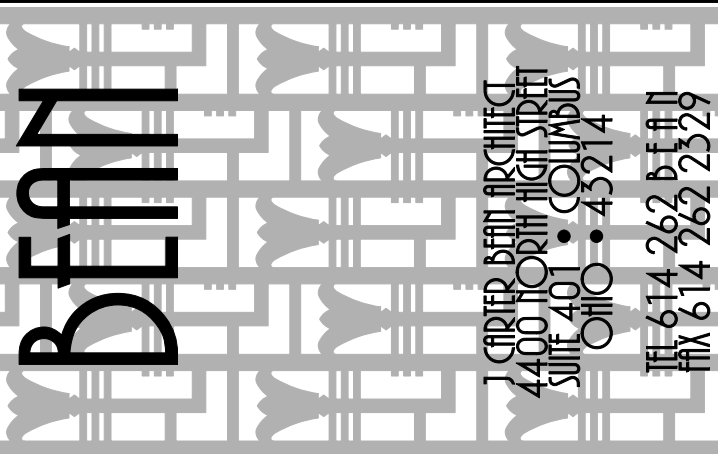




① EAST ELEVATION  
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROJECT NAME:  
NEW SHEETZ STORE

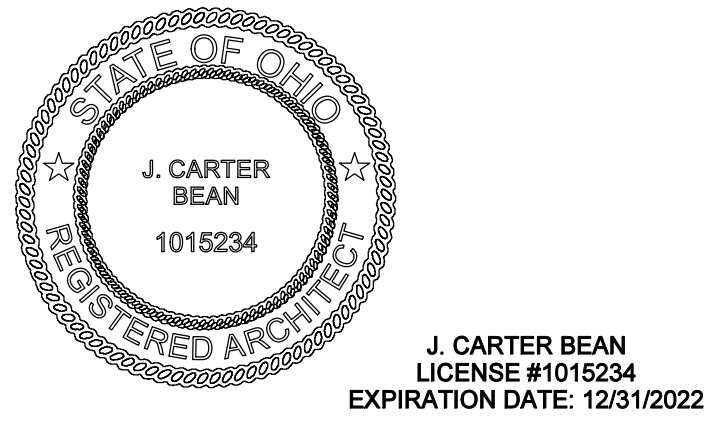
GAHANNA, OH

COLLINGWOOD POINTE  
FRANKLIN COUNTY,  
NEW ALBANY, OHIO 43230

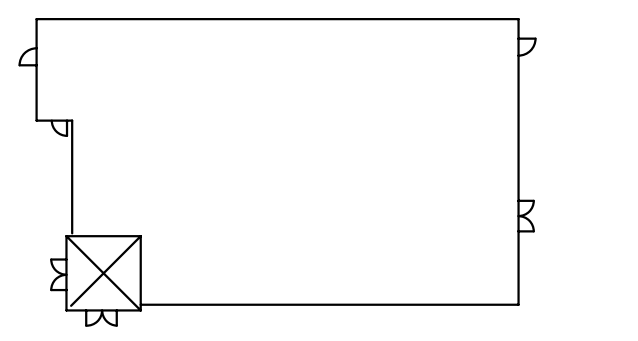
OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT:



PROFESSIONAL:



KEYPLAN:

MARK	DATE	DESCRIPTION
	03-18-2022	NACO SUBMISSION

ISSUE: 03/18/2022  
PROJECT NO.:  
CAD DWG FILE: -  
AUTHOR BY: -  
REVIEW BY: -

SHEET TITLE:  
  
EXTERIOR  
ELEVATIONS

A210

DESIGN REVIEW DRAWINGS



PROJECT NAME:  
**NEW SHEETZ SITE  
GAHANNA**

Along East Johnstown Road  
and Morse Road  
Gahanna  
Ohio

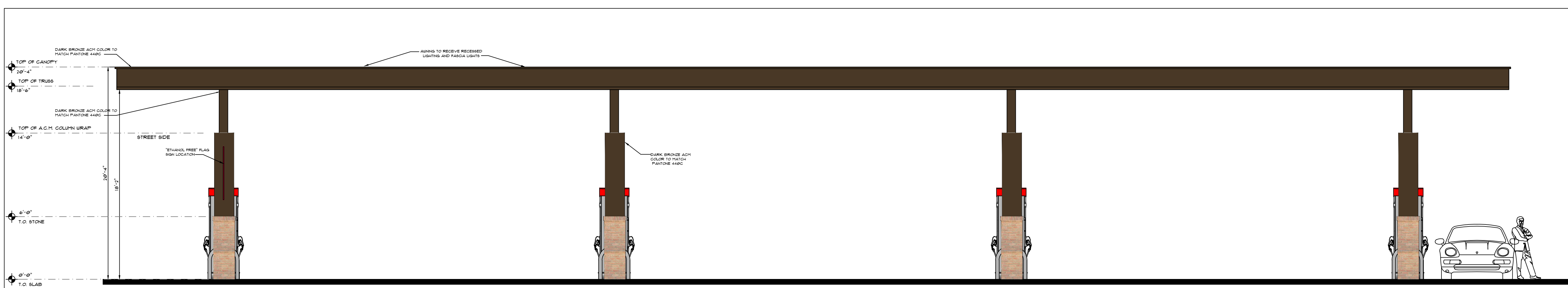
OWNER:  
**SHEETZ, INC.**

5700 SIXTH AVE.  
ALTOONA, PA 16602

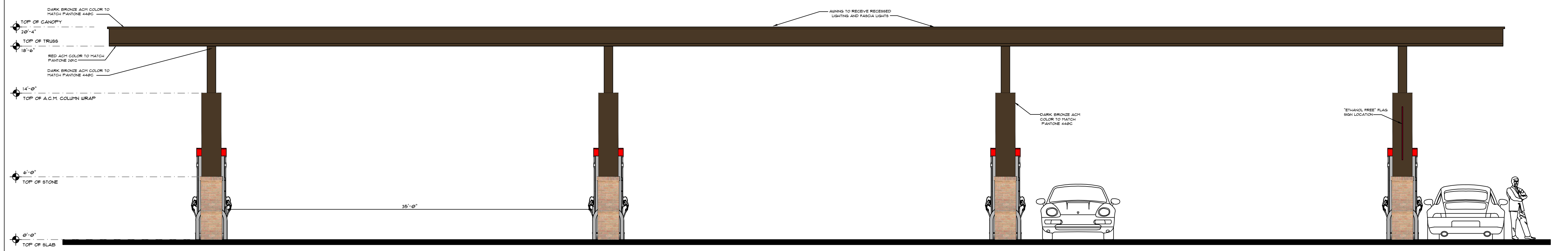
CONSULTANT

PROFESSIONAL

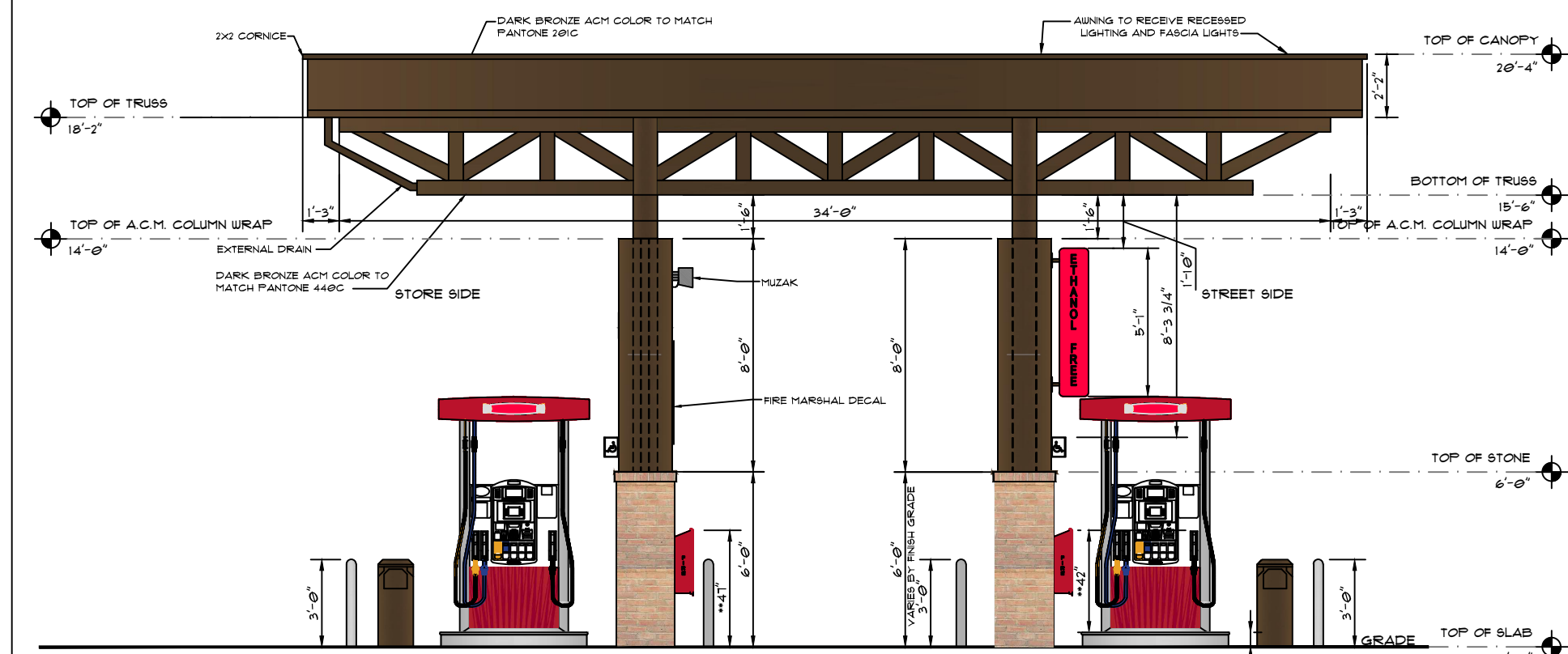
KEYPLAN



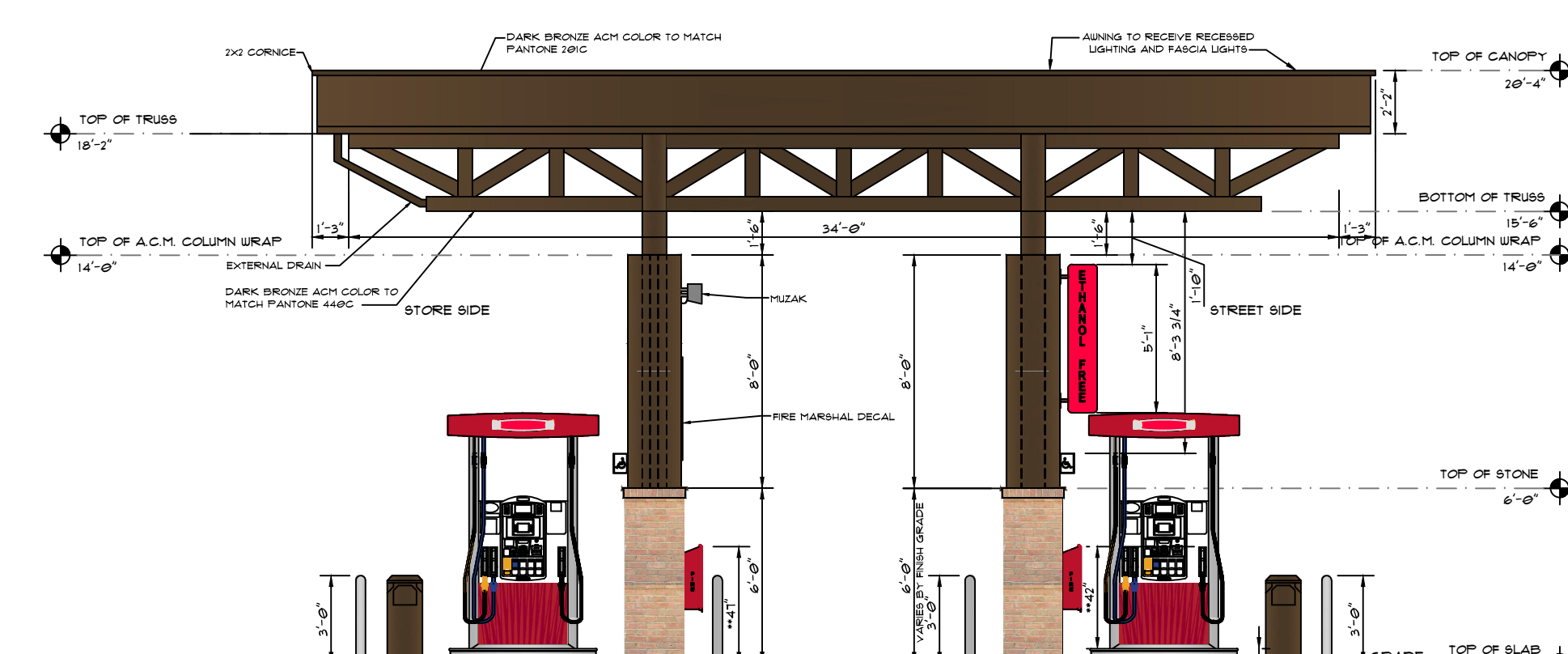
**SIDE 'A' STREET SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



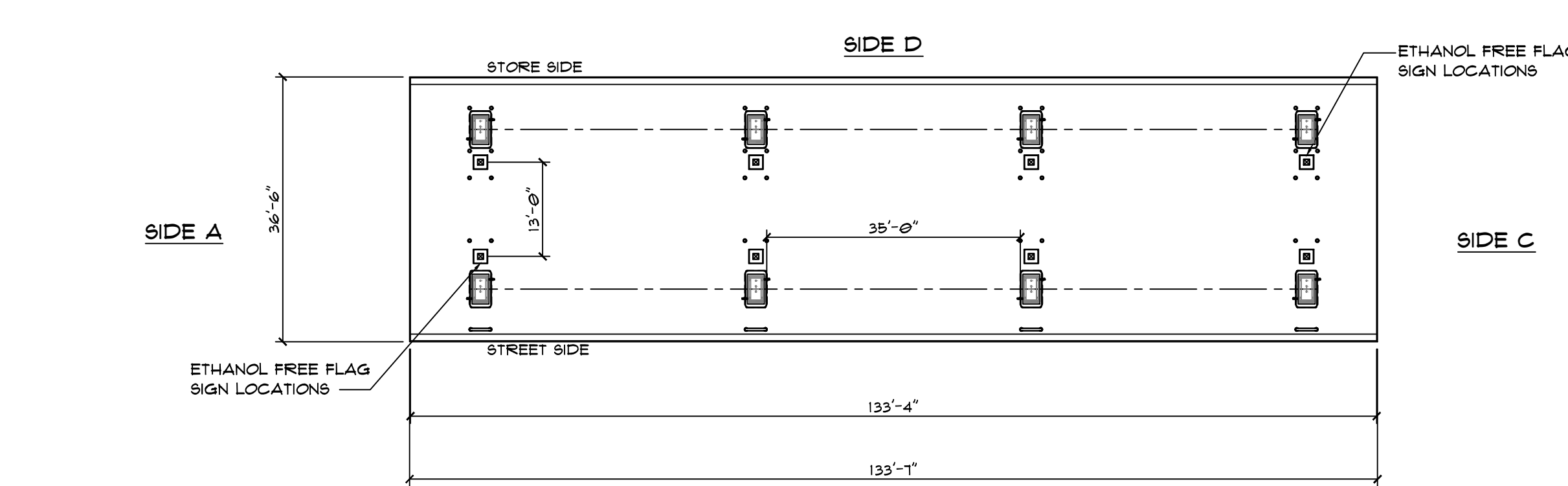
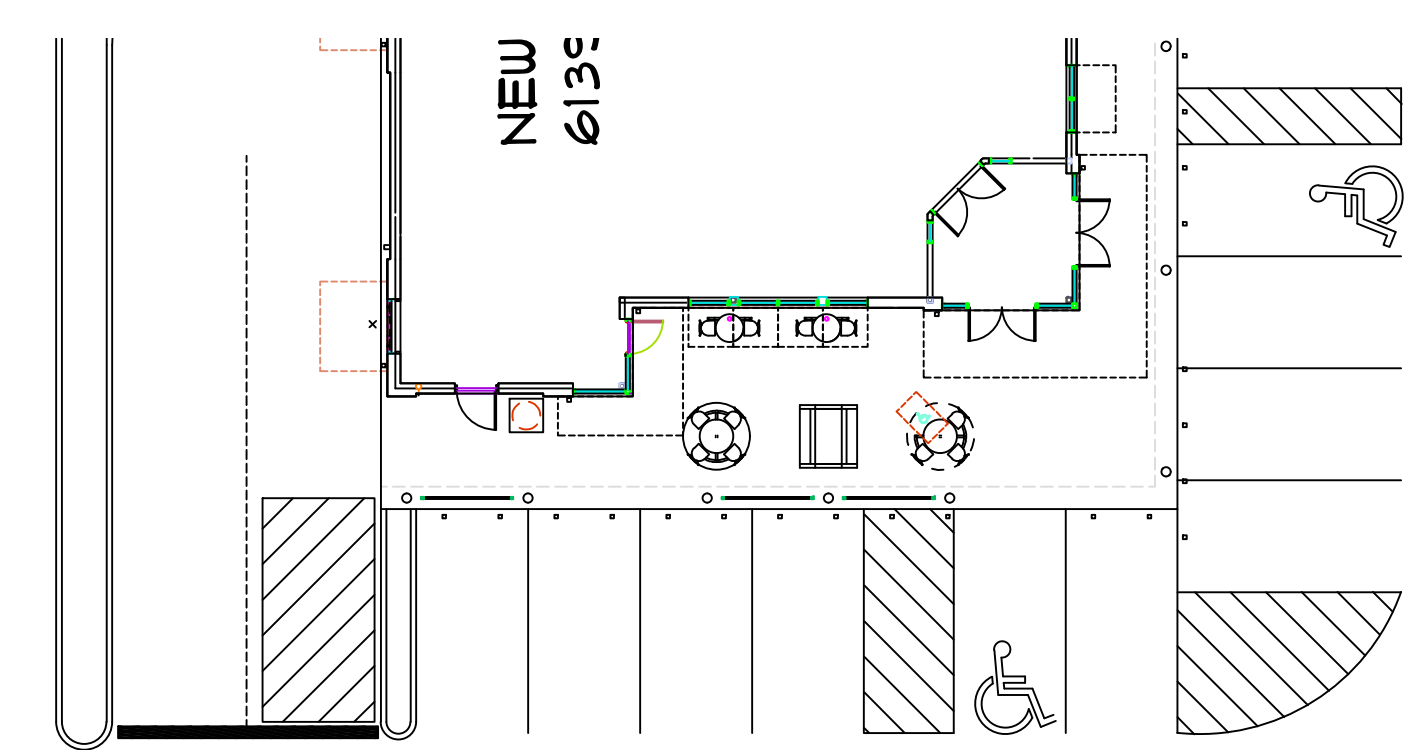
**SIDE 'D' STORE SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



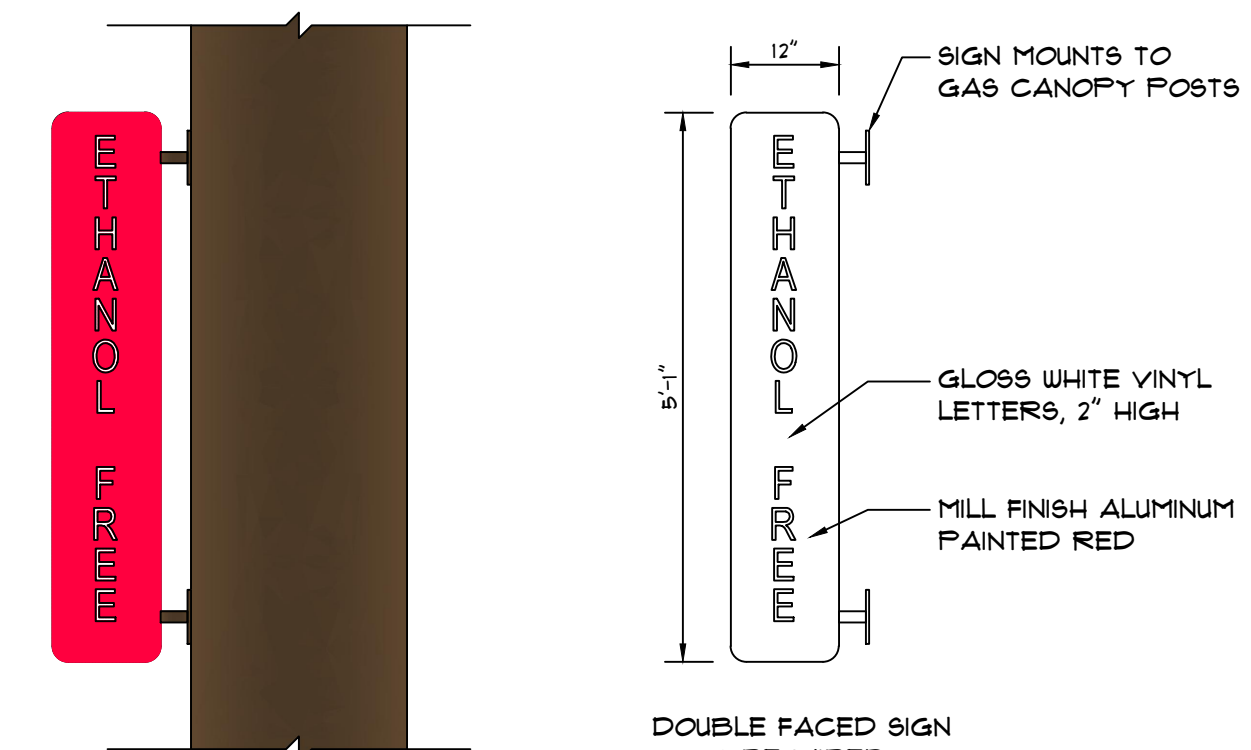
**SIDE 'A' LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



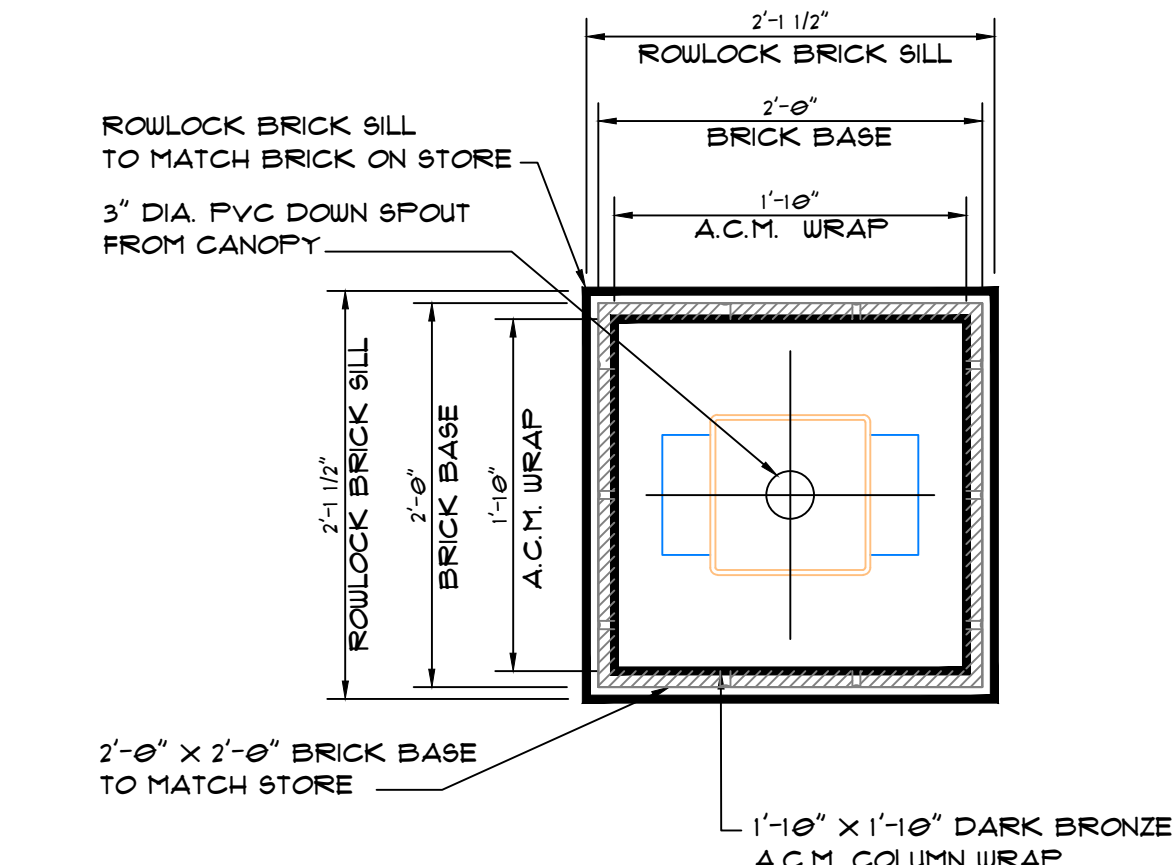
**SIDE 'C' RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



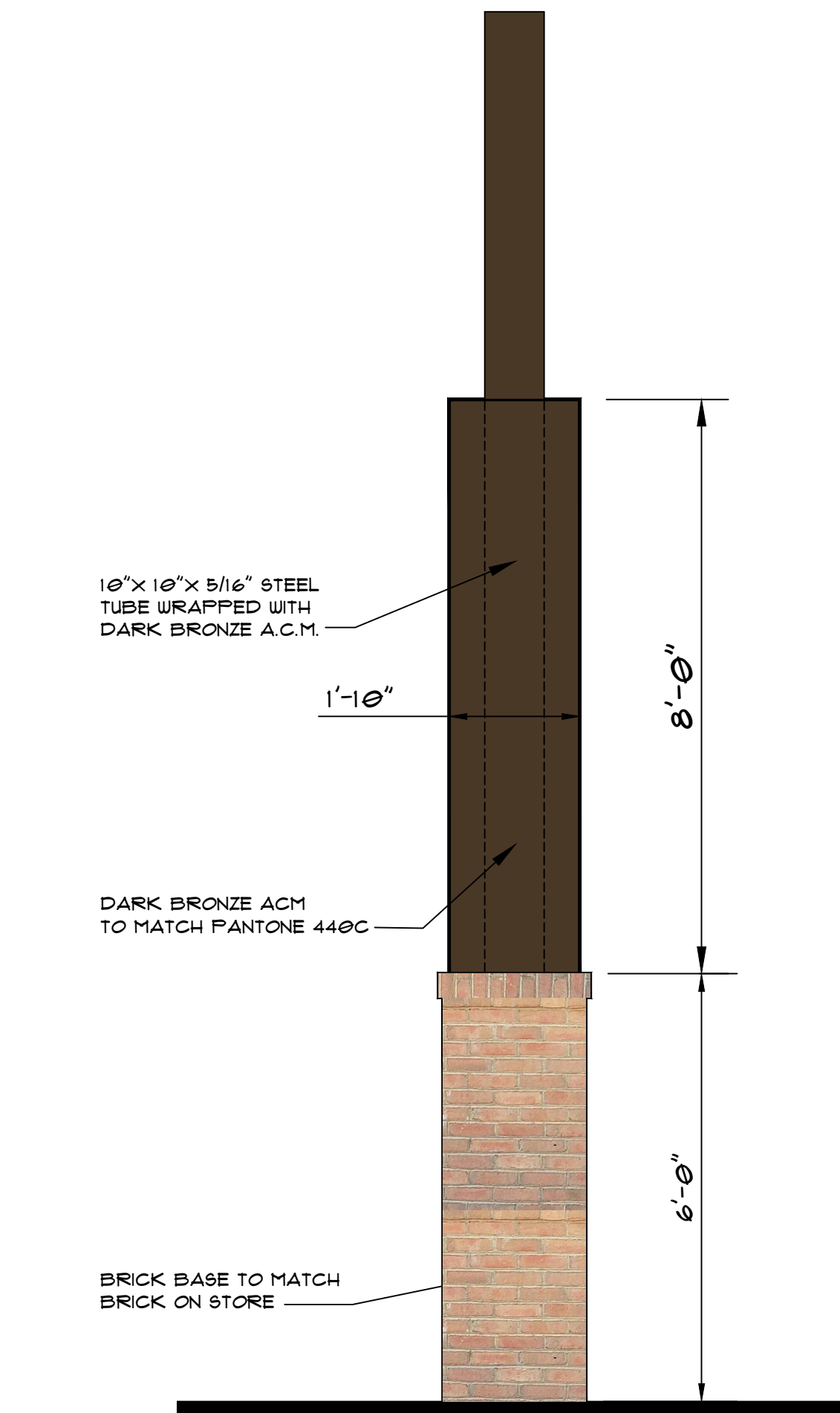
**PLAN VIEW FOR ETHANOL FREE FLAG SIGN LOCATIONS**



**ETHANOL FREE FLAG SIGN ELEVATION AND DETAIL**  
SCALE: 1/4" = 1'-0"



**BRICK COLUMN BASE DETAIL**  
SCALE: 1/4" = 1'-0"



**COLUMN ELEVATION**  
SCALE: 1/2" = 1'-0"

MARK	DATE	DESCRIPTION

**GAS AWNING  
DETAILS**

**AWNING**

ISSUE: **03-14-22**  
PROJECT NO:  
AUTHOR BY: NMI  
REVIEW BY:  
SHEET TITLE







PROJECT NAME:  
**NEW SHEETZ SITE  
GAHANNA**

Along East Johnstown Road  
and Morse Road  
Gahanna  
Ohio

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

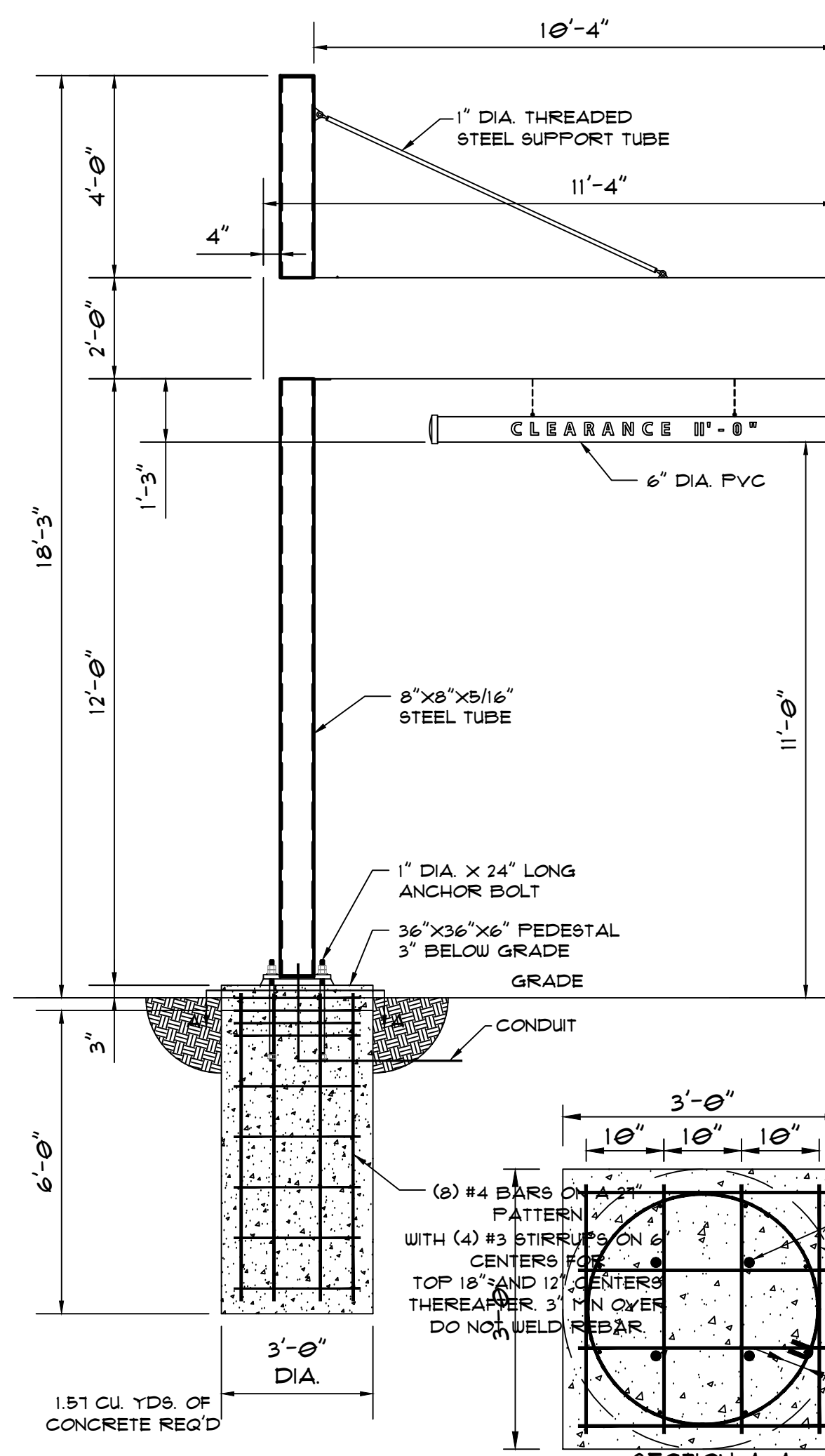
PROFESSIONAL

KEYPLAN

ISSUE: **04-09-20**  
PROJECT NO:  
AUTHOR BY: NMI  
REVIEW BY:  
SHEET TITLE

DRIVE THRU  
SIGN DETAILS

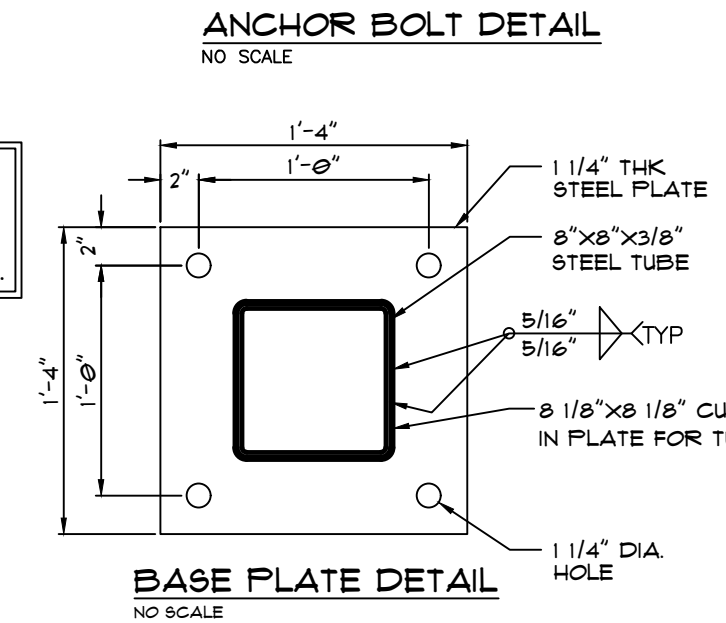
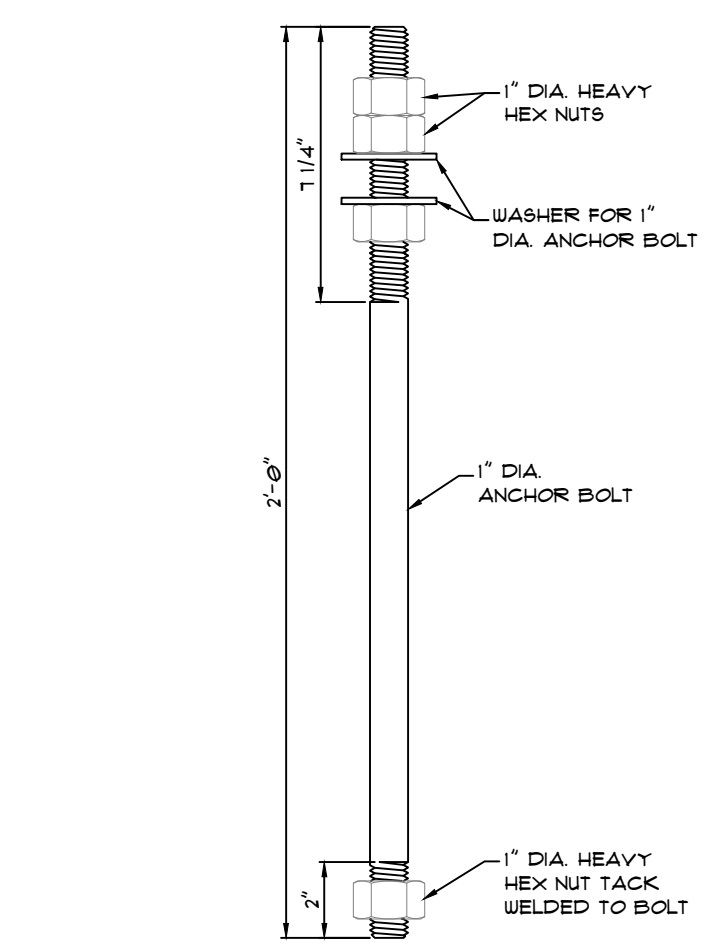
**DT-2**



- NOTES:
- DESIGN IS BASED ON 90 MPH 3 SEC GUST DESIGN WIND SPEED PER NBC 2009 EXPOSURE C.
  - CAISSON FOUNDATION ANALYSIS IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE OF 1.5K PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE CONCRETE IN RAIN. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
  - SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI FOR TUBE. PLATE AND ANGLE SHALL MEET ASTM A36. ALUMINUM SHALL BE FABRICATED FROM 3003-H14 SHEET OR EXTRUDED FROM 6063-T6 ALLOY.
  - STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
  - ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
  - ALL Voids BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
  - WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE LAST TWO YEARS.
  - STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
  - THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN BELOW AND SHOULD NOT BE USED AT OTHER LOCATIONS.

ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING.

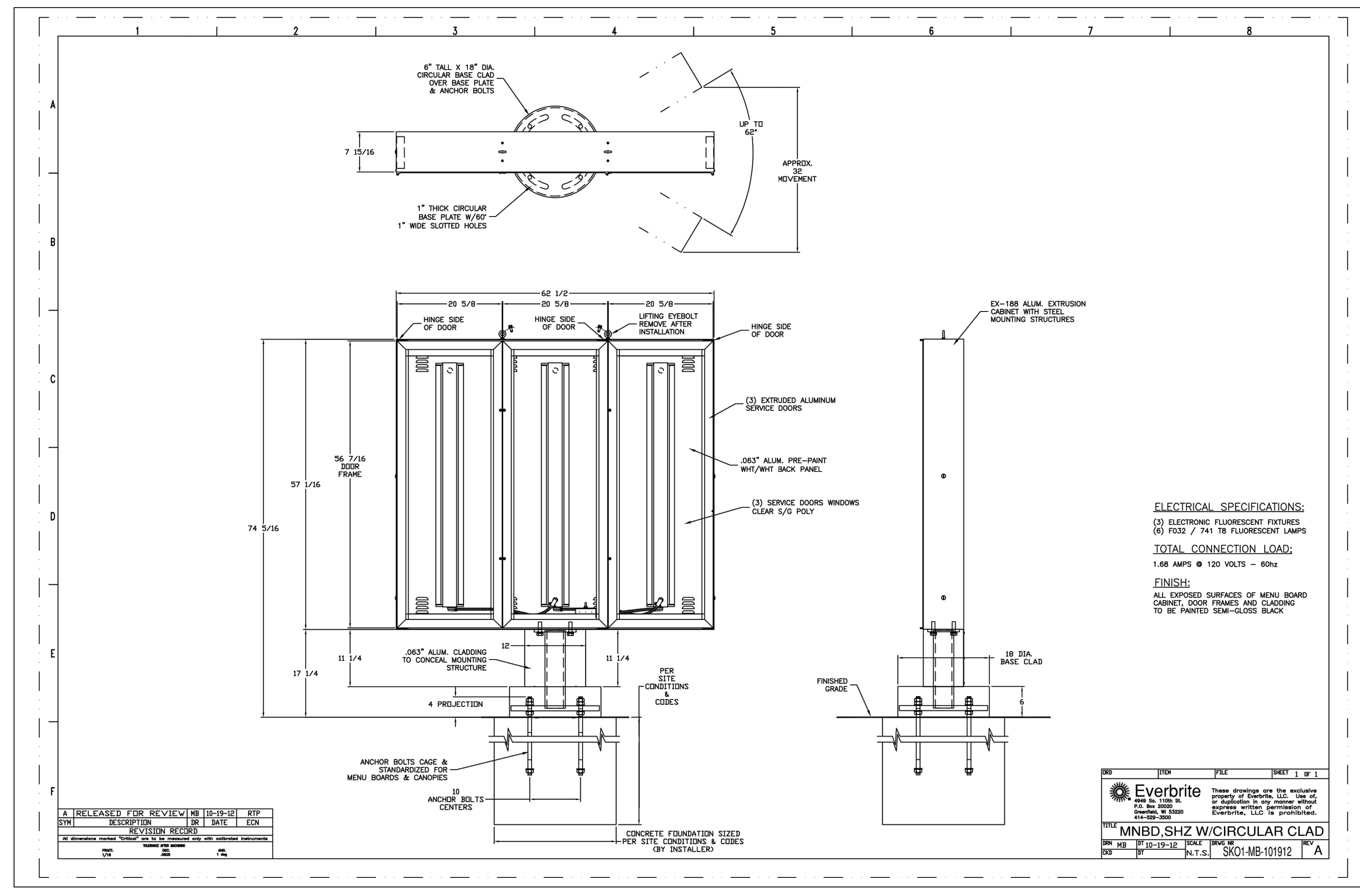
FOUNDATION & PEDESTAL SHALL BE PLACED MONOLITHICALLY IN ONE CONTINUOUS POUR.



PROJECT: SHEETZ  
CANTILEVERED CLEARANCE BAR

CLIENT: **BLAIR SIGN COMPANY**  
5107 KESSEL AVENUE, ALTOONA, PENNSYLVANIA 16601  
PHONE: (814) 948-8897 FAX: (814) 948-8898

SHT.	4	BY:	TMD	Project Number:	11-0930
OF	4	DATE:	12/12/11	Drawing Number:	B107326

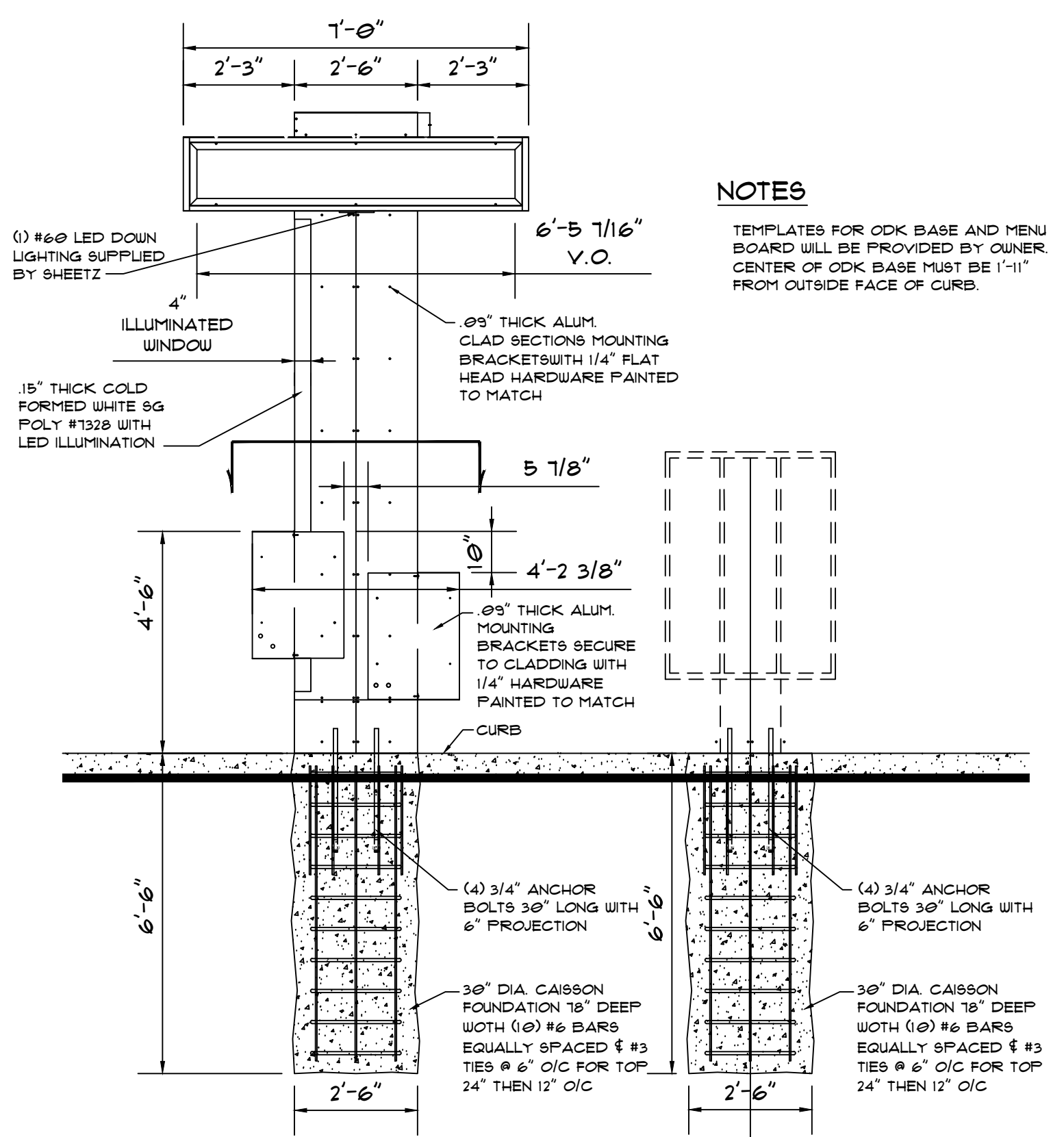


ELECTRICAL SPECIFICATIONS:  
(3) ELECTRONIC FLUORESCENT FIXTURES  
(6) F32 / 741 T8 FLUORESCENT LAMPS

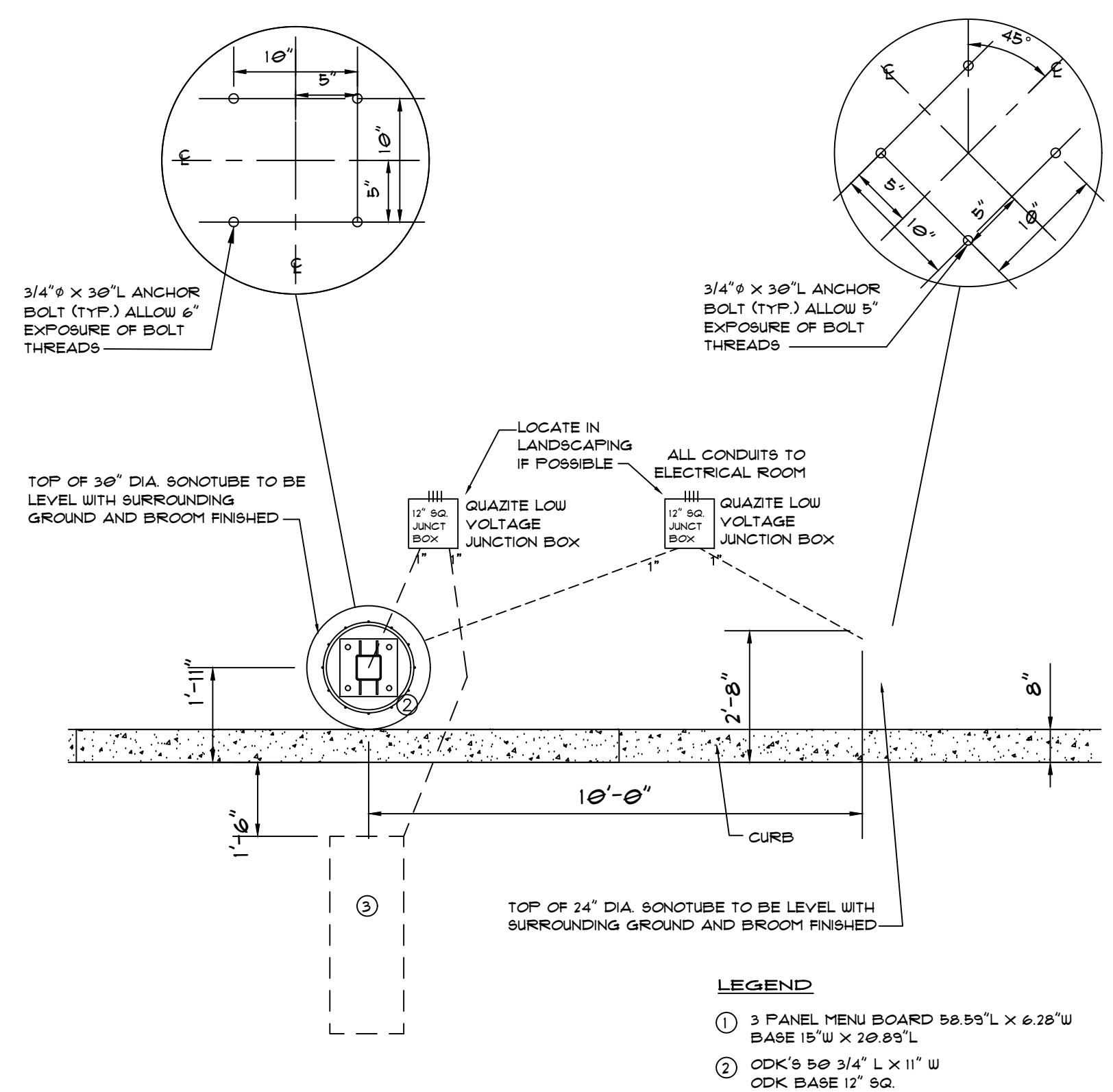
TOTAL CONNECTION LOAD:  
1.68 AMPS @ 120 VOLTS - 60hz

FINISH:  
ALL EXPOSED SURFACES OF MENU BOARD CABINET, DOOR FRAMES AND CLADDING TO BE PAINTED SEMI-GLOSS BLACK

NO.	ITEM	DATE	REV. 1 OF 1
1	Everbrite		
2	MNBD, SHZ W/CIRCULAR CLAD		
3			
4			



- NOTES
- TEMPLATES FOR ODK BASE AND MENU BOARD WILL BE PROVIDED BY OWNER. CENTER OF ODK BASE MUST BE 1'-11" FROM OUTSIDE FACE OF CURB.



- LEGEND
- 3 PANEL MENU BOARD 36.00" L x 6.26" W BASE 15" W x 20.00" L
  - ODK'S 50 3/4" L x 11" W ODK BASE 12" SQ.
  - TOP OF 54" x 18" MAGNETIC LOOP 2" BELOW TOP OF CONCRETE



DRIVE THRU ORDER POINT ELEVATION  
SCALE: 3/8"=1'-0"

MARK DATE DESCRIPTION



PROJECT NAME:  
**NEW SHEETZ SITE  
GAHANNA**

Along East Johnstown Road  
and Morse Road  
Gahanna  
Ohio

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

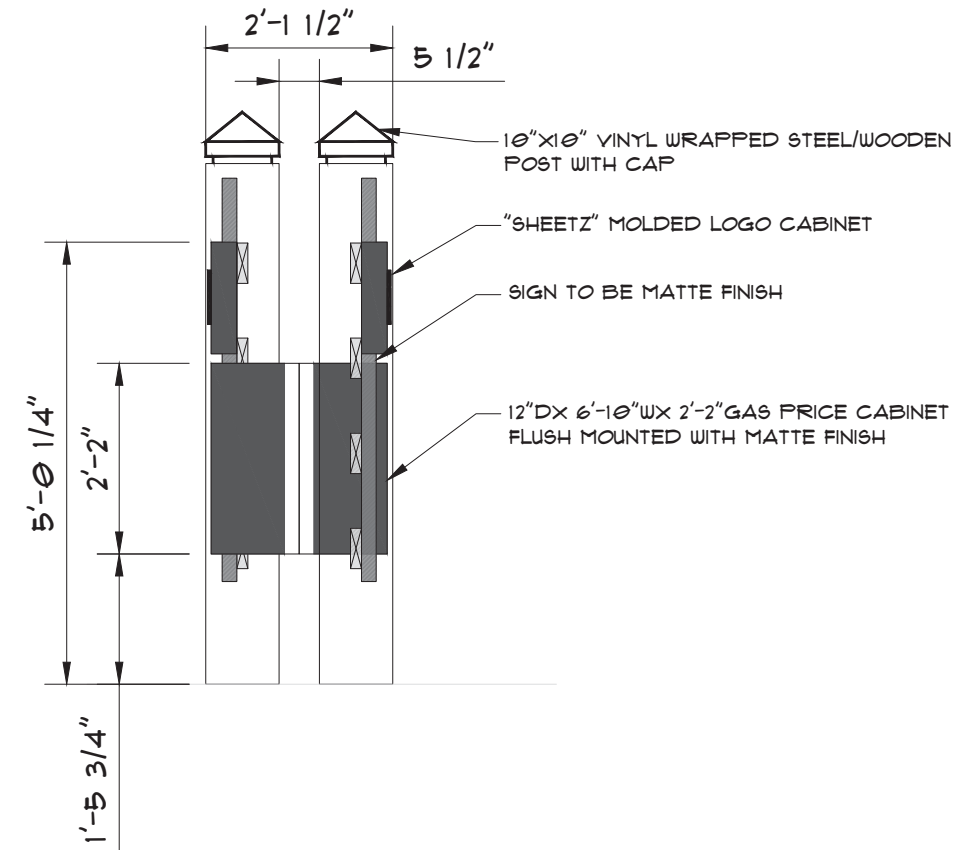
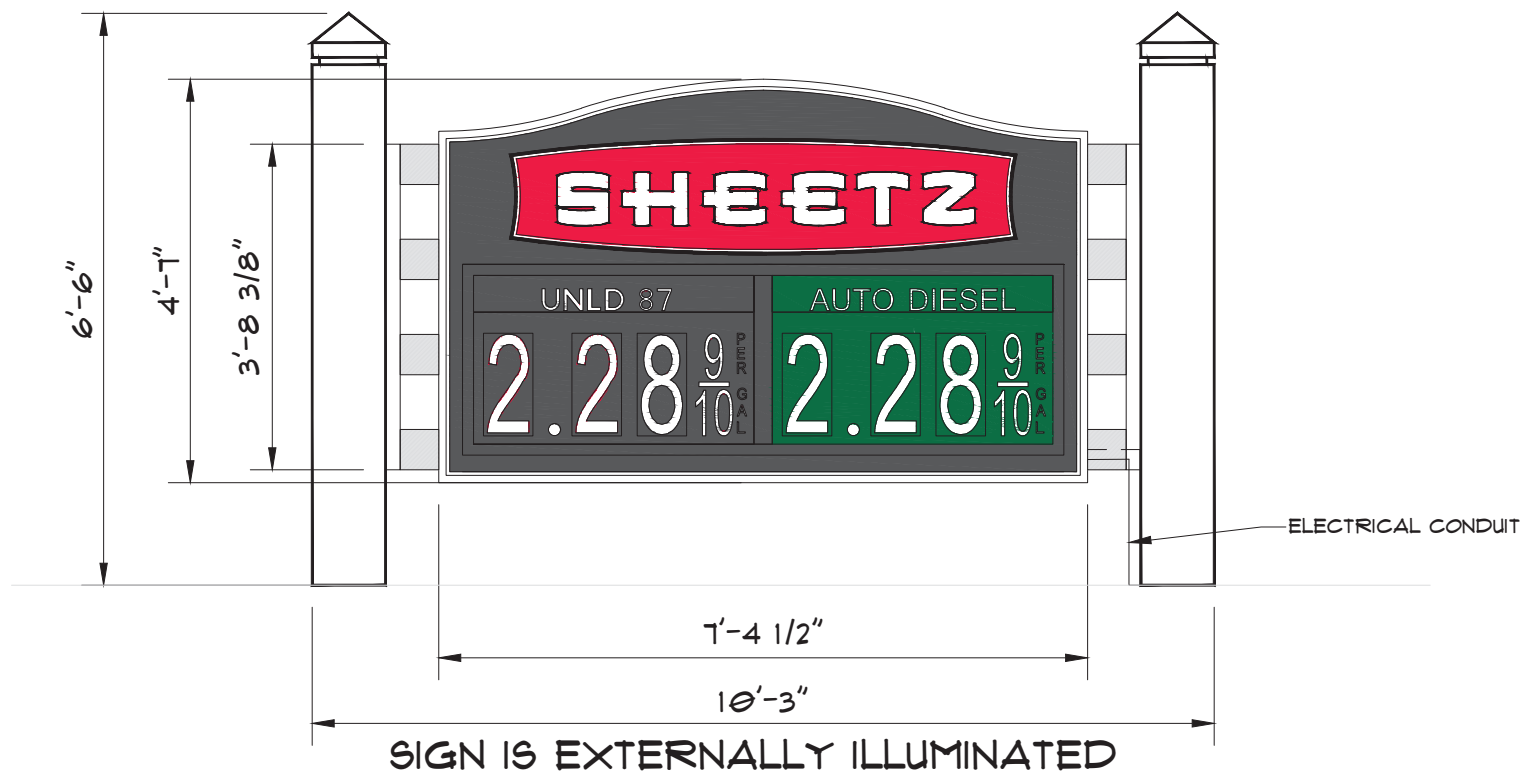
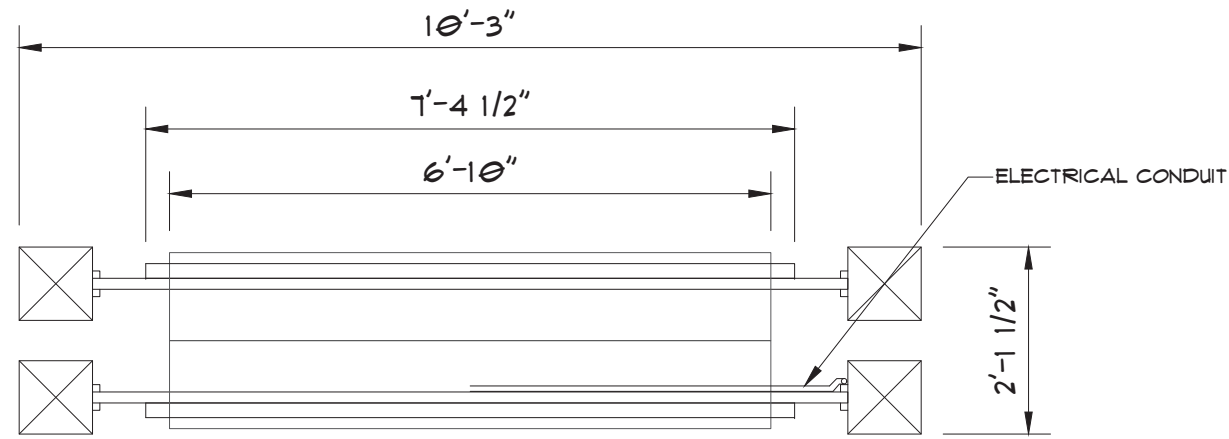
KEYPLAN

MARK	DATE	DESCRIPTION
NMI	07-12-22	UPDATED SIGN COLORS

ISSUE: **06-10-22**  
PROJECT NO:  
AUTHOR BY: NMI  
REVIEW BY:  
SHEET TITLE

POLE SIGN  
DETAILS

**SIGN**

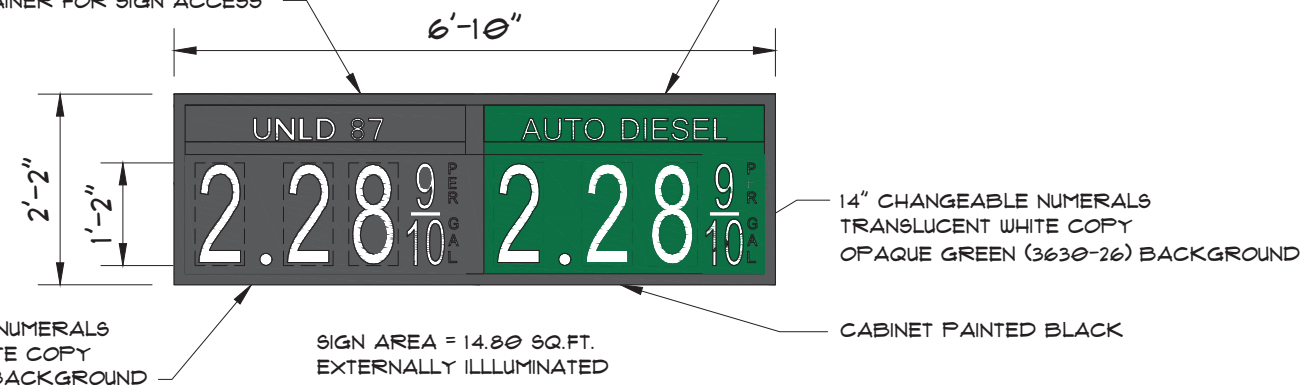
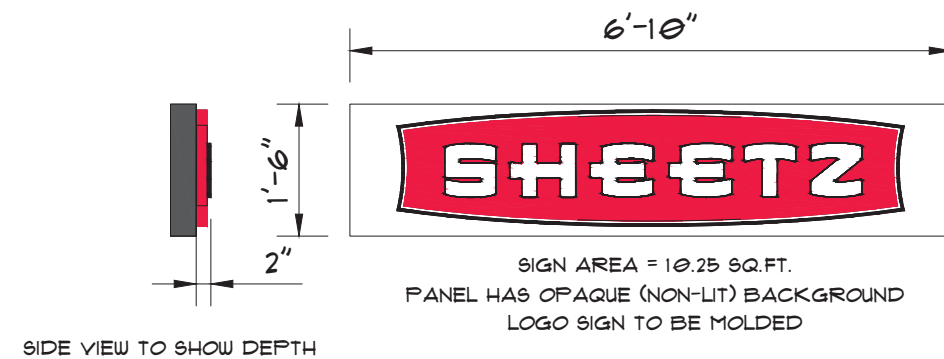


**CABINET DETAILS**

SCALE: 1" = 1'-0"

6'-10" WIDE X 2'-2" HEIGHT X 12" DEEP  
EXTRUDED ALUMINUM SIGN CABINET W/  
REMOVABLE RETAINER FOR SIGN ACCESS

OPAQUE BACKGROUND  
WHITE TRANSLUCENT COPY DECORATED PER  
COMMODITY PANEL



**SIGN IS EXTERNALLY ILLUMINATED**

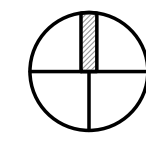
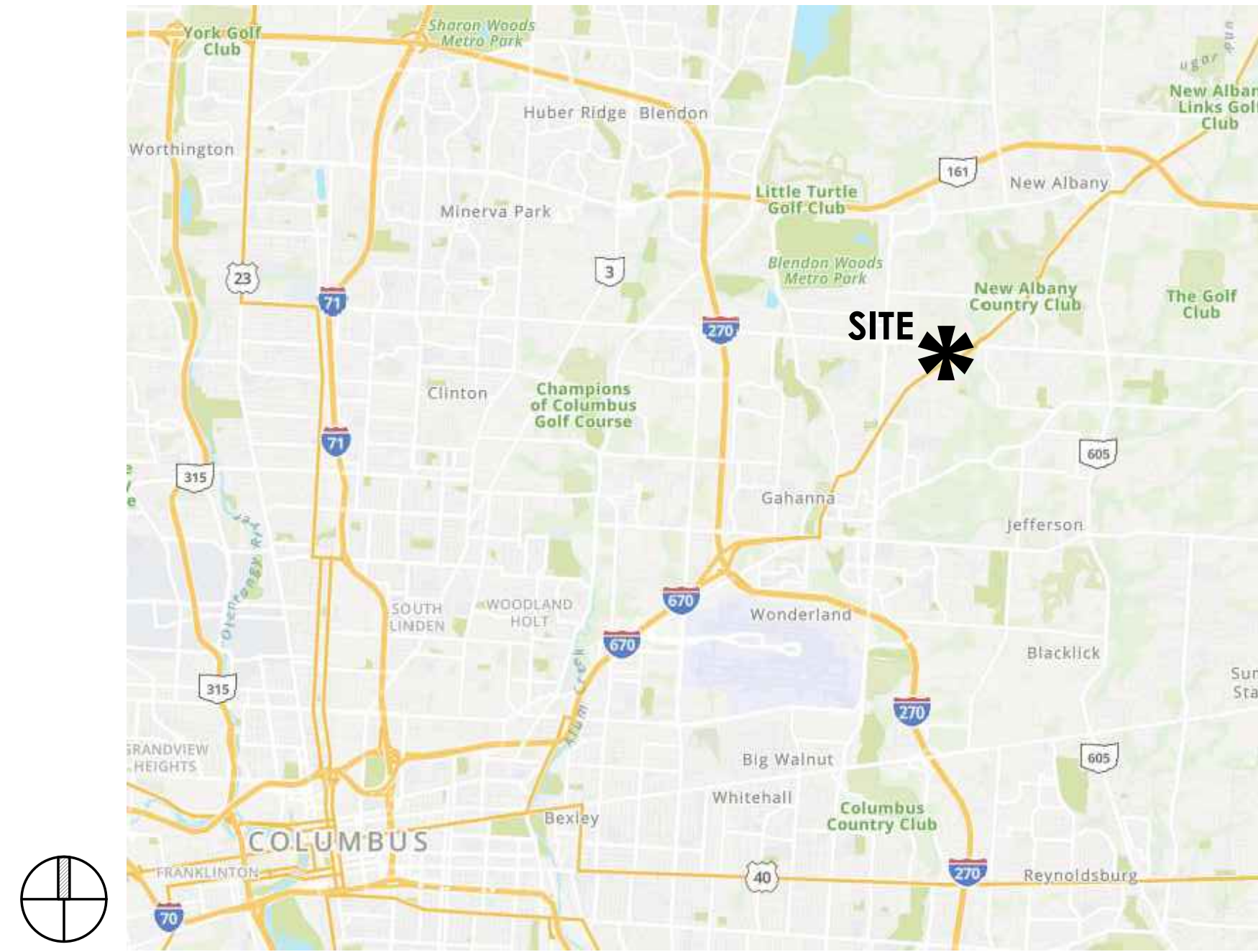
**GENERAL LAYOUT NOTES**

- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY : V-3 COMPANIES; 3500 SNOUFFER ROAD, SUITE 225, COLUMBUS, OH 43235; (614) 761-1661
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**CONSTRUCTION NOTES**

1	LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2	LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3	6' HGT. WOOD FENCE. SEE DETAIL 1, SHEET L-4.
4	EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN.
5	PROPOSED FENCE 4' HGT. 4 RAIL FENCE.

**VICINITY MAP**



# SHEETZ GAHANNA

MORSE ROAD, GAHANNA, OH

PREPARED FOR

SKILKEN GOLD REAL  
ESTATE DEVELOPMENT

4270 MORSE ROAD  
COLUMBUS, OH 43230  
(614) 342-6632

PREPARED BY

**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE  
4876 Cemetery Road      Hilliard, OH 43026  
p (614) 487-1964      www.farisplanninganddesign.com



**LANDSCAPE REQUIREMENTS**

REQUIREMENTS	REQUIRED	PROVIDED
<b>MINIMUM TREES REQUIRED (914.05)</b>		
NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.	±82,171 SF OF IMPERVIOUS SURFACE. 82.2 CAL. INCHES OF SHADE TREE REQUIRED, OR AT LEAST 83" CAL. EXISTING TREES PRESERVED ON SITE.	42" CAL. OF EXISTING TREES PRESERVED ON SITE. 42' CAL. PROVIDED.
<b>INTERIOR LANDSCAPE REQUIREMENTS (1163.08)</b>		
THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT. (1) TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA. THE MINIMUM CALIPER OF SUCH TREES SHALL BE THREE INCHES.	±72,296 SF OF PARKING LOT PAVEMENT. 5% = 3,614.8 SF OF LANDSCAPE AREA & 37 TREES REQUIRED	3,809 SF OF LANDSCAPE AREA & 11 DECIDUOUS TREES PROVIDED AT 3" CAL. VARIANCE TO BE REQUESTED FOR ADDITIONAL 26 TREES
<b>PROPERTY PERIMETER REQUIREMENTS (1167.20)</b>		
ANY RESIDENTIAL ZONE ADJOINING ANY COMMERCIAL ZONE, REQUIRED BUFFER ZONE IS 15 FEET ADJACENT TO ALL COMMON BOUNDARIES EXCEPT STREET FRONTAGE AND SHALL INCLUDE ONE TREE FOR EACH 40 FEET OF LINEAR BOUNDARY, OR FRACTION THEREOF, AND A CONTINUOUS SIX FOOT HIGH PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND.	±367 LF OF BOUNDARY. 1 TREE PER 40 LF AND 6' HIGH PLANTING, HEDGE, FENCE OR WALL.	10 EVERGREEN TREES @ 6' HGT. & A 6' HIGH FENCE.

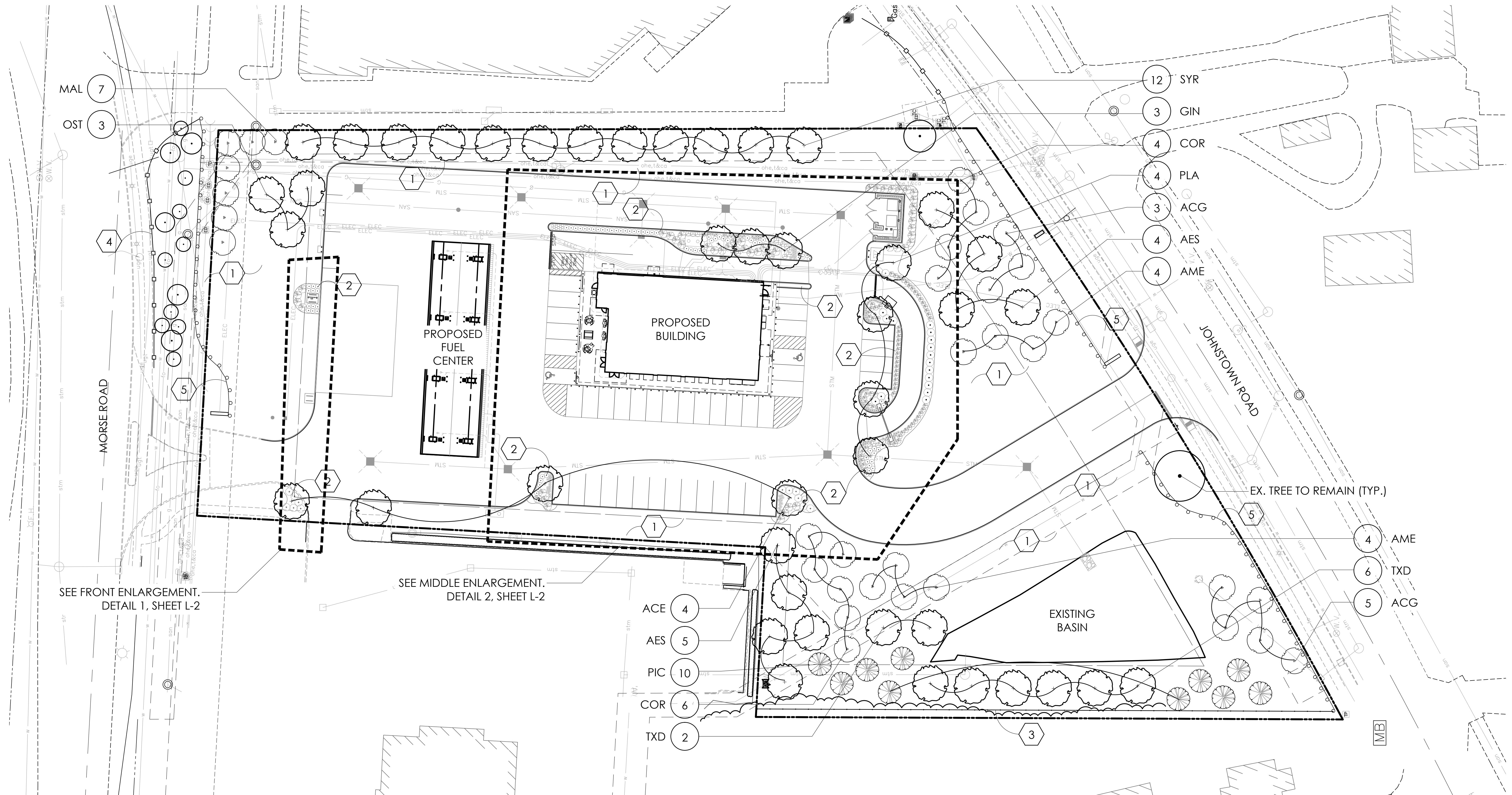
**LANDSCAPE PACKAGE CONTENTS**

- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE ENLARGEMENTS
- L-3 TREE PRESERVATION PLAN
- SD-1 SITE DETAILS

SUBMISSION DATE:  
10/06/22

REVISIONS:





REVISIONS	

**OVERALL  
LANDSCAPE PLAN**

**SHEETZ GAHANNA**  
PREPARED FOR  
**SKILKEN GOLD REAL ESTATE DEVELOPMENT**  
4270 MORSE ROAD  
COLUMBUS, OH 43230  
(614) 342-6632

**Paris Planning & Design**  
LANDSCAPE ARCHITECTURE  
Hilliard, OH 43026  
P (614) 487-1964  
www.parisplanninganddesign.com

DATE	10/06/22
PROJECT	21149
SHEET	

**L-1**

**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
4	ACE	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	3" CAL.	B&B	
8	ACG	ACER GRISEUM	PAPERBARK MAPLE	7-8' HGT.	B&B	3 STEM MIN.
9	AES	AESCULUS OCTANDRA	YELLOW BUCKEYE	2" CAL.	B&B	
8	AME	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7-8' HGT.	B&B	3 STEM MIN.
10	COR	CORNUS KOUSA 'MILKY WAY'	MILKY WAY DOGWOOD	7-8' HGT.	B&B	
3	GIN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	3" CAL.	B&B	
7	MAL	MALUS 'PRAIRIEFIRE'	PRAIRIE FIRE CRABAPPLE	2" CAL.	B&B	
3	OST	OSTRAY VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B&B	
10	PIC	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	
4	PLA	PLATANUS ACERFOLIA 'EXCLAMATION'	EXCLAMATION LONDON PLANE TREE	3" CAL.	B&B	
12	SYR	SYRINGA RETICULATA 'SNOWDANCE'	SNOWDANCE JAPANESE TREE LILAC	2" CAL.	B&B	
8	TXD	TAXODIUM DISTICHUM	BALDCYPRESS	2" CAL.	B&B	

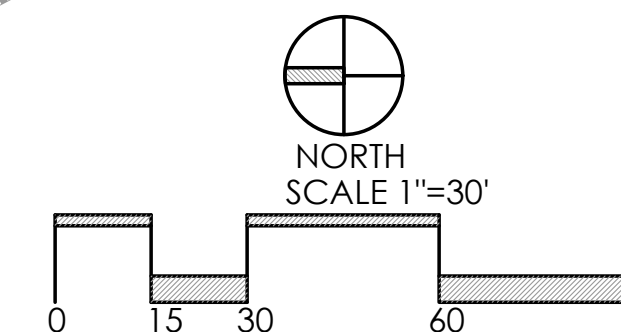
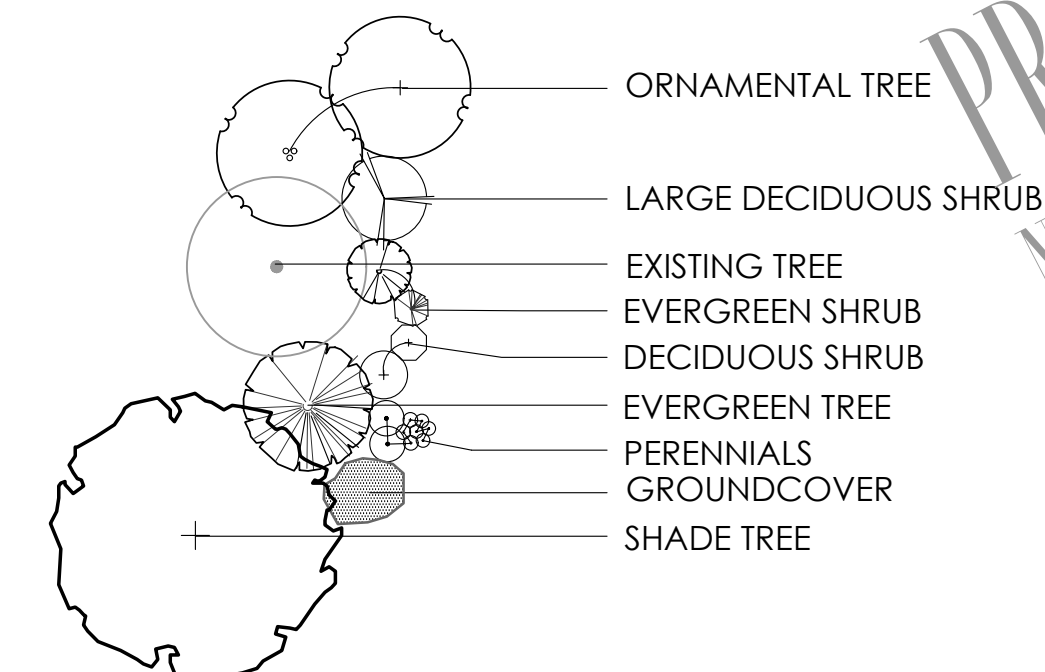
NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

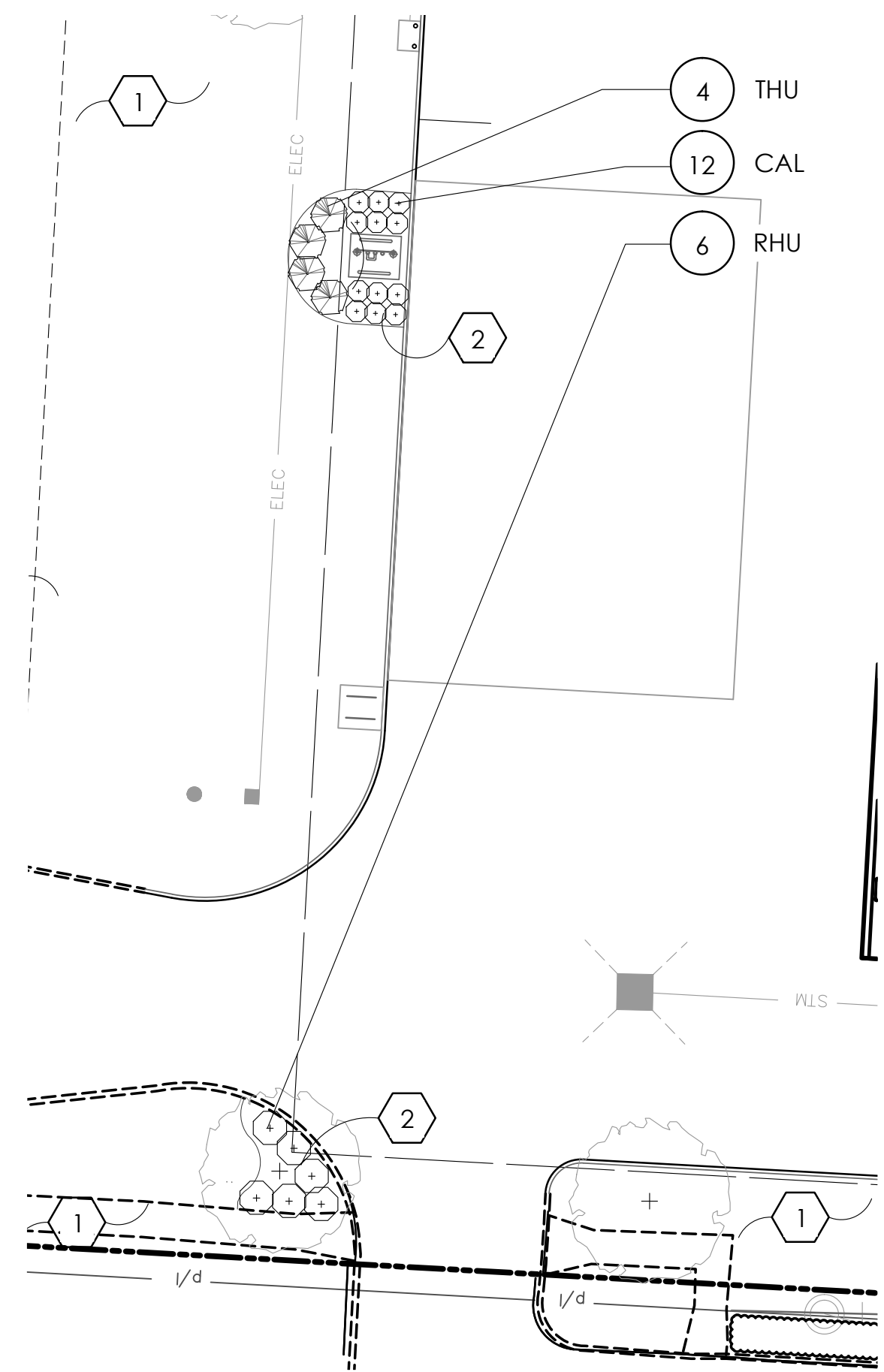
**CONSTRUCTION NOTES**

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ 6' HGT. WOOD FENCE. SEE DETAIL 1, SHEET L-4.
- ④ EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN.
- ⑤ PROPOSED FENCE 4' HGT. 4 RAIL FENCE.

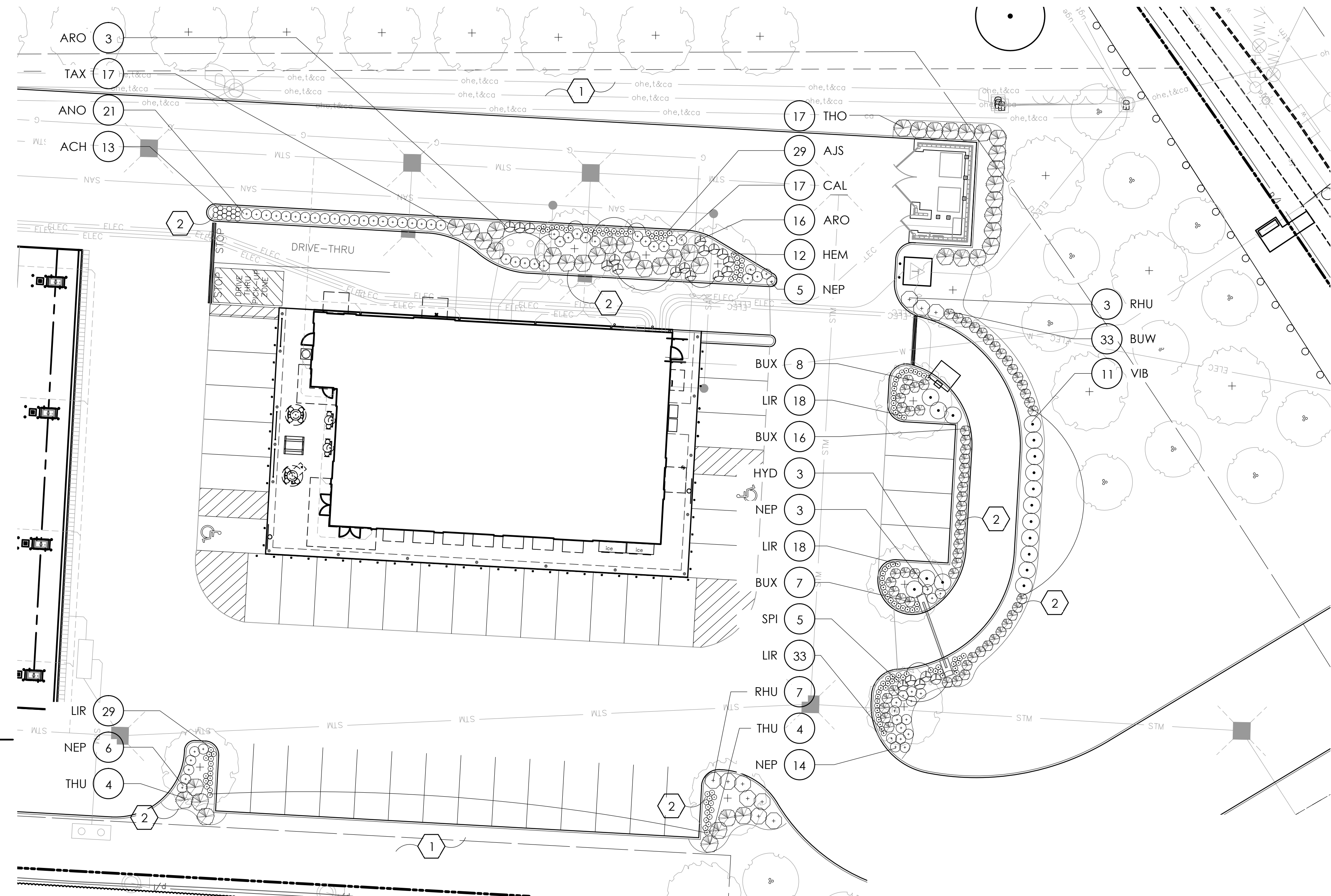
**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





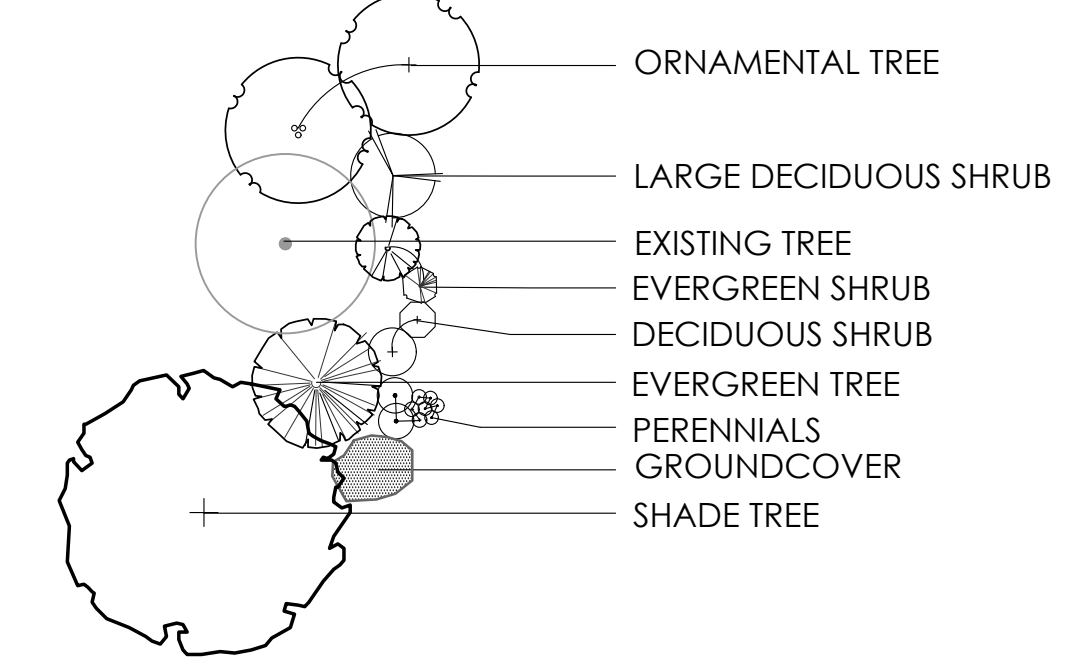
**1 FRONT ENLARGEMENT**  
SCALE: 1" = 20'



**2 MIDDLE ENLARGEMENT**  
SCALE: 1" = 20'

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**CONSTRUCTION NOTES**

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 NOT USED.
- 4 EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN.
- 5 NOT USED.

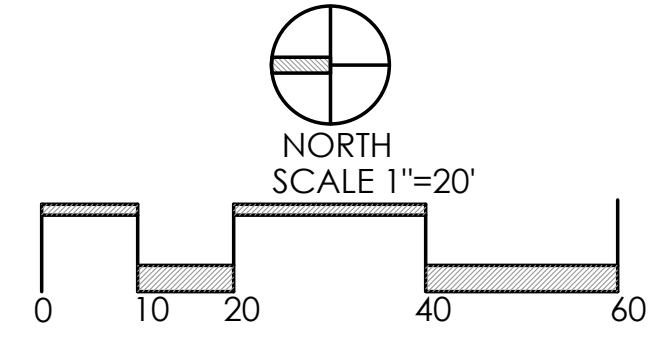
**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
19	ARO	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND CHOKEBERRY	18" HGT.	B&B	
33	BUW	BUXUS MICROPHYLLA VAR. 'WINTERGEM'	WINTERGEM BOXWOOD	18" HGT.	B&B	
31	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
3	HYD	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	18" HGT.	B&B	
16	RHU	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	18" HGT.	B&B	
5	SPI	SPIRAEA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HGT.	B&B	
17	TAX	TAXUS MEDIA HICKSII	HICKSII YEW	18" HGT.	B&B	
17	THO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' HGT.	B&B	
12	THU	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	18" HGT.	B&B	
11	VIB	VIBURNUM X JUDDII	JUDDII VIBURNUM	18" HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
13	ACH	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	NO. 1	CONT.	
29	AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	
21	ANO	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BLUESTEM	NO. 2	CONT.	
29	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	NO. 2	CONT.	
12	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
88	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	NO. 1	CONT.	
28	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



REVISIONS	

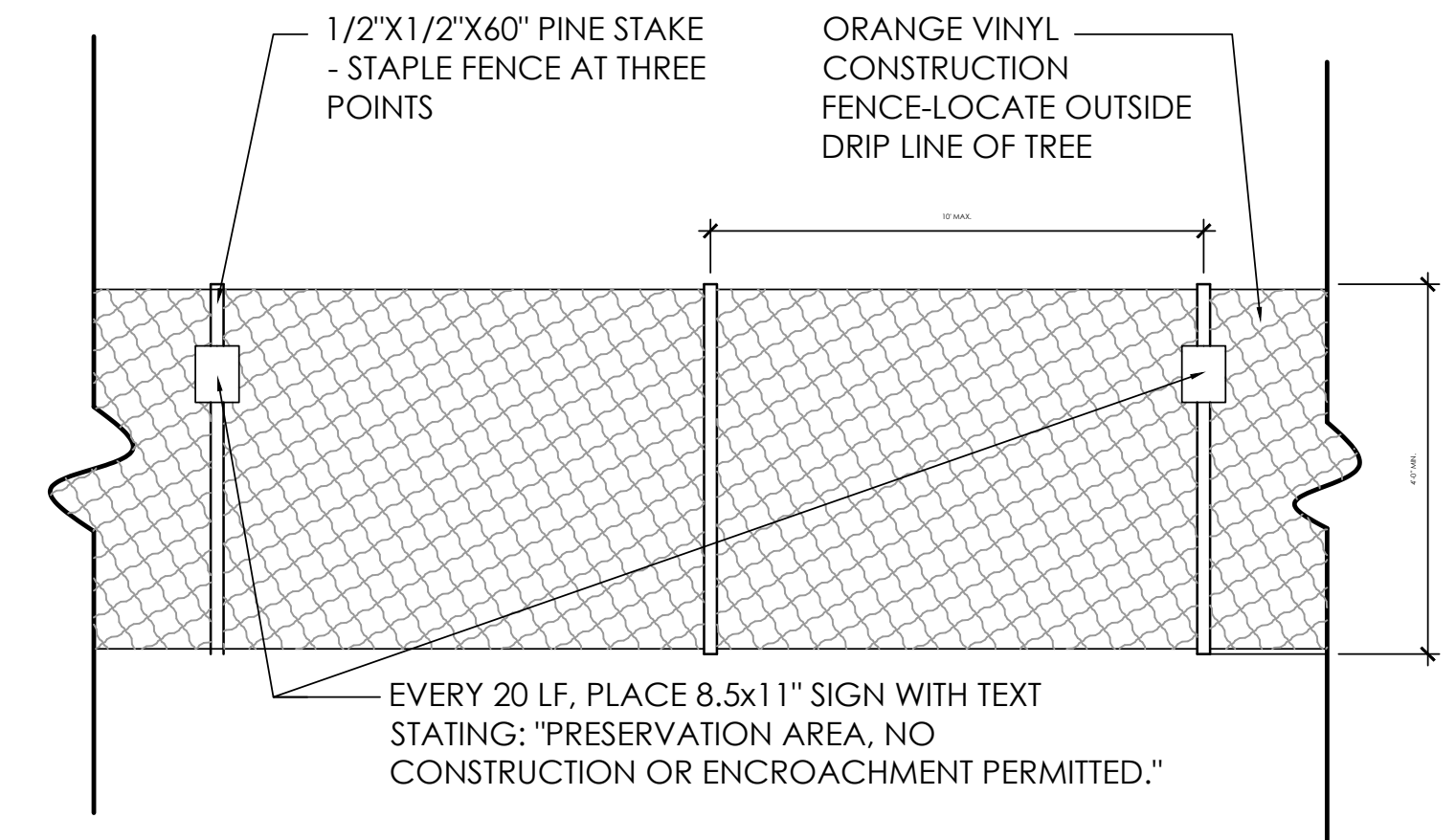
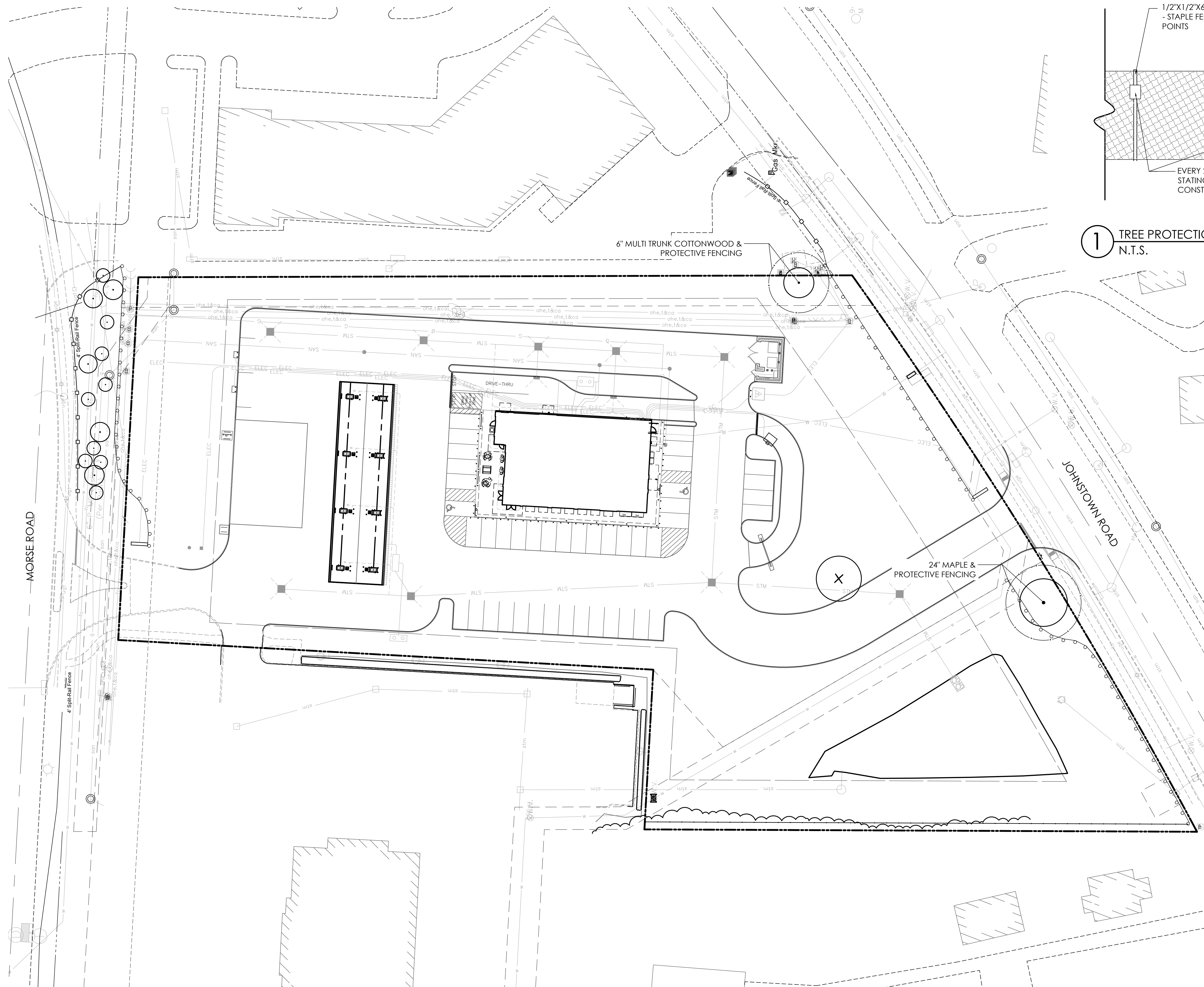
**LANDSCAPE ENLARGEMENTS**

**SHEETZ GAHANNA**  
PREPARED FOR  
**SKILKEN GOLD REAL ESTATE DEVELOPMENT**  
4270 MORSE ROAD  
COLUMBUS, OH 43230  
(614) 342-6632

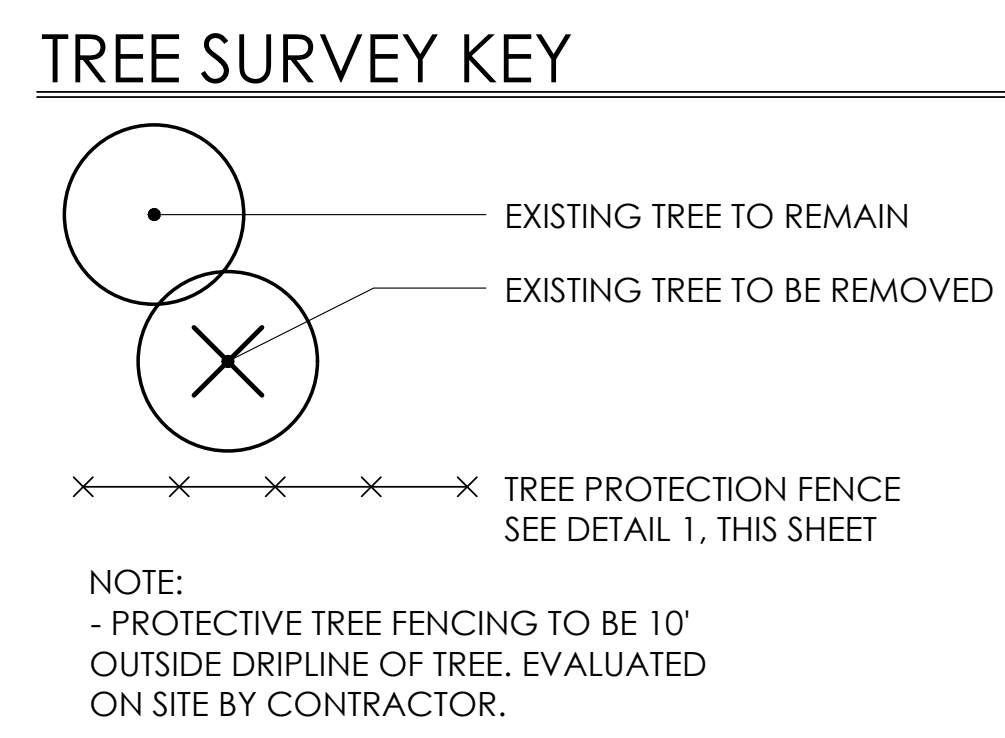
**Paris Planning & Design**  
LANDSCAPE ARCHITECTURE  
Hilliard, OH 43026  
4876 Cemetery Road  
P (614) 487-1964  
www.parisplanninganddesign.com

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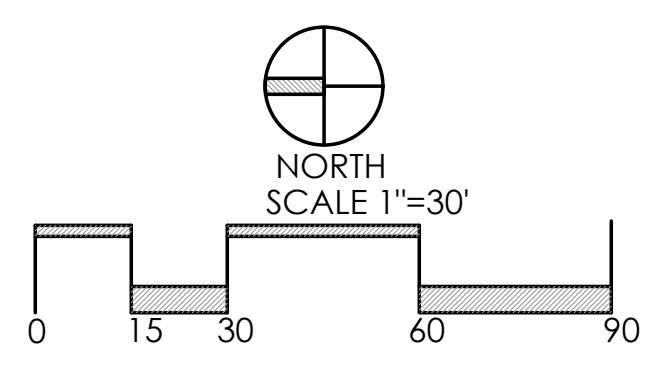




**1** TREE PROTECTION FENCE  
N.T.S. 05-2809



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



REVISIONS	

# TREE PRESERVATION PLAN

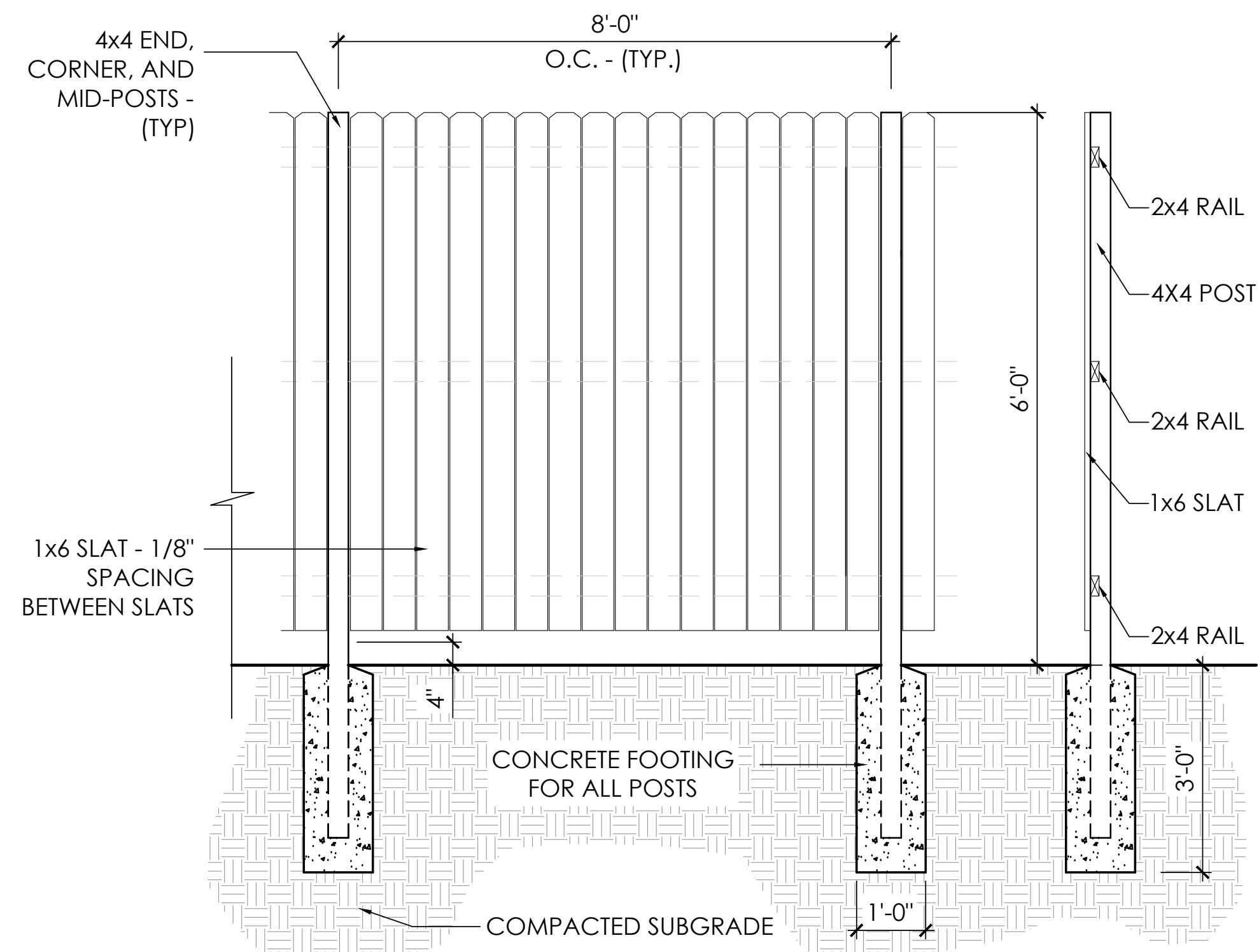
PREPARED FOR  
**SHEETZ GAHANNA**  
SKILKEN GOLD REAL ESTATE DEVELOPMENT  
4270 MORSE ROAD  
COLUMBUS, OH 43230  
(614) 342-6632

**Paris Planning & Design**  
LANDSCAPE ARCHITECTURE  
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Hilliard, OH 43026  
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SHEET	

**L-3**

NOTE:  
 -ALL WOOD TO BE PRESSURE TREATED AS APPROVED BY OWNER  
 -WOOD SCREWS TO BE FLAT HEAD WEATHER MASTER DACROTIZED STEEL COARSE, THREAD 12x2  
 MANUFACTURED BY TEXTRON INC. OR OWNER APPROVED EQUAL  
 -ALL WOOD MEMBERS TO BE PAINTED/STAINED TO MATCH FENCE COLOR OF ADJACENT CONDOMINIUM ASSOCIATION TO THE EAST. SUBMIT SAMPLE FOR OWNERS APPROVAL.



1 6' WOOD PRIVACY FENCE  
 N.T.S.

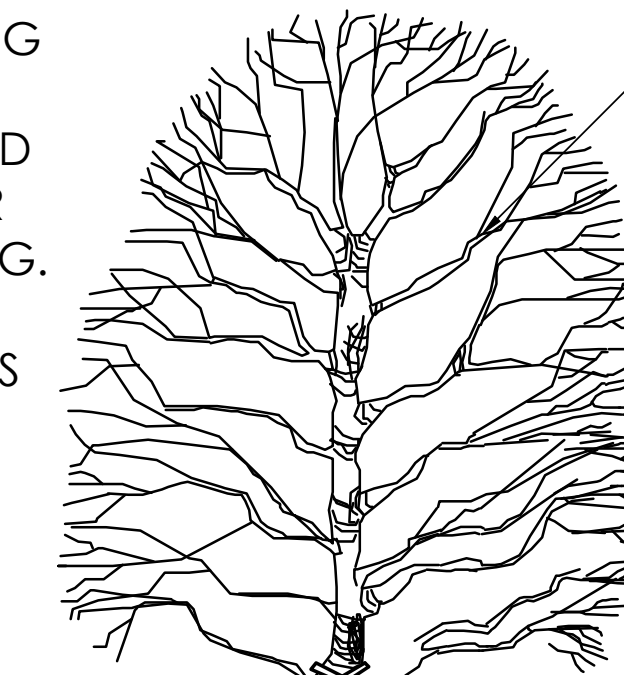
05-1004

NOTE:  
 THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES, & COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. RETAIN NORMAL SHAPE. PLANT TREES, SHRUBS ( EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.

GUYING DETAIL:

12 GAUGE WIRE  
 RUBBER HOSE

CABLES EGUIDISTANT AROUND TREE  
 2"X2"X30" OAK STAKES & 12 GAUGE WIRE, 3 PER TREE



DO NOT CUT MAIN LEADER

CONSTRUCTION TAPE  
 TURNBUCKLES AS REQUIRED  
 EXPOSE ROOT FLARE AT TIME OF PLANTING. ROOT FLARE TO BE PLANTED AT GRADE. MULCH COLLAR

MULCH PULLED AWAY FROM ROOT FLARE

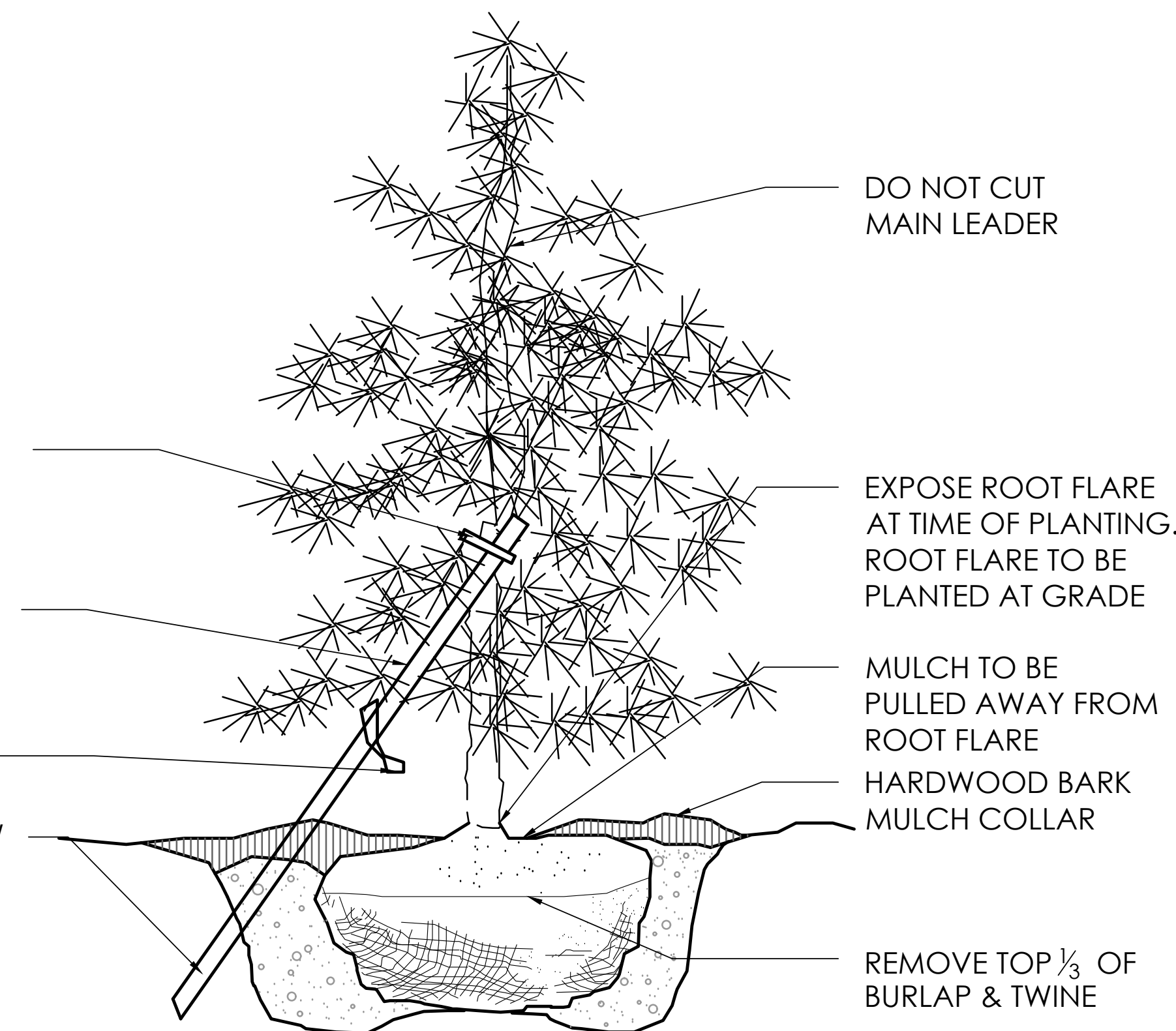
REMOVE TOP 1/3 OF BURLAP & TWINE

2 DECIDUOUS TREE UNDER 3-1/2" CALIPER  
 N.T.S.

01-1001

NOTE:  
 PLANT TREES, SHRUBS, & EVERGREENS AT SAME GRADE AS GROWN IN NURSERY

HOSE WITH 12 GAUGE WIRE INSIDE  
 2" X 2" X 8' WOOD STAKE, 1 PER TREE UP TO 7' HEIGHT  
 CONSTRUCTION TAPE  
 DRIVE STAKES TO 18" BELOW PIT

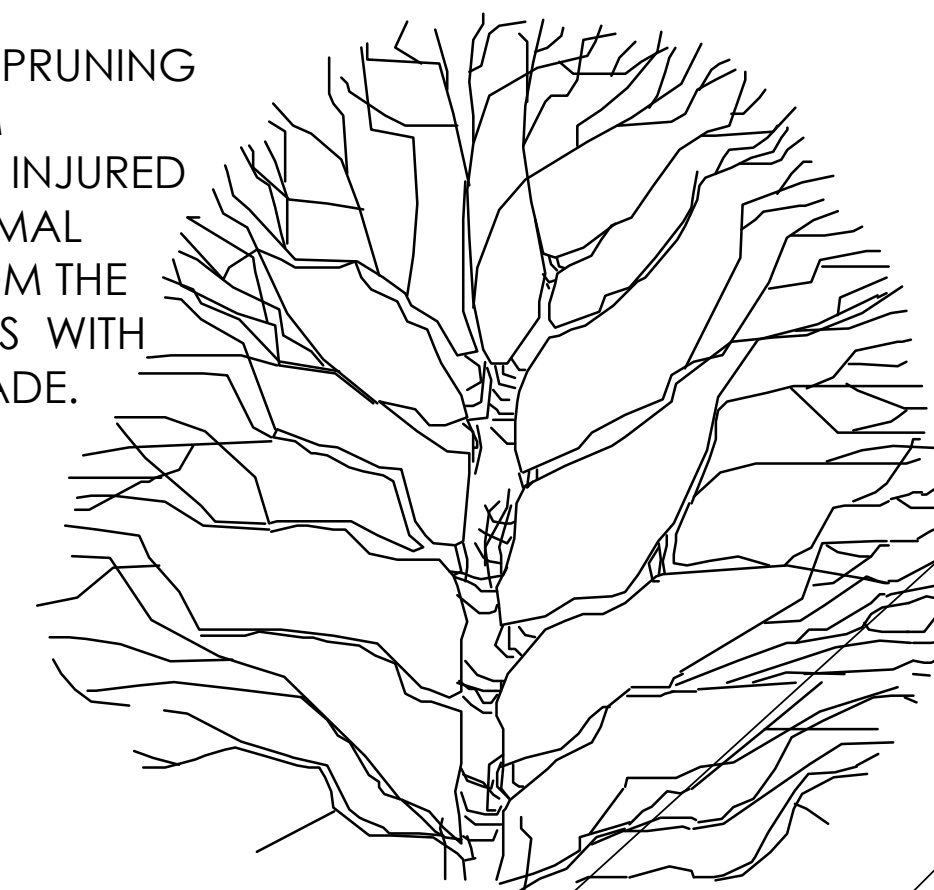


3 EVERGREEN TREE UNDER 7' HGT.  
 N.T.S.

01-1100

NOTE:  
 THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLOUDS AND CLUMPS



4 SHRUB PLANTING DETAIL  
 N.T.S.

01-1300

REVISIONS	

SITE DETAILS

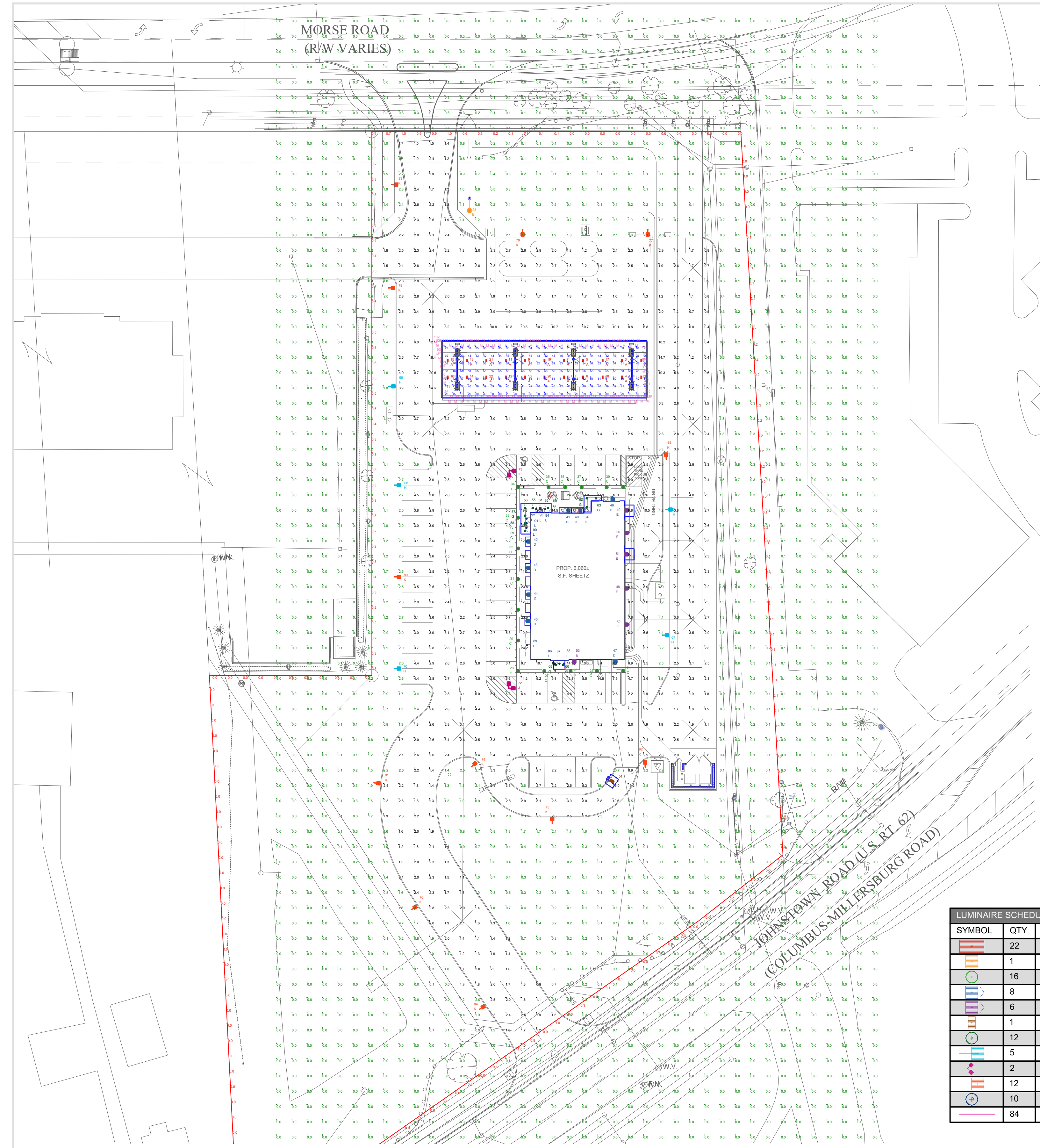
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SD-1

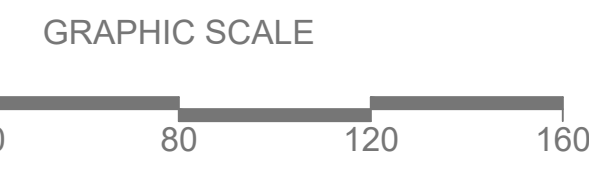




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6	A	17.83	-5
7	A	18.79	-5
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9	A	18.79	-5
10	A	17.83	-5
11	A	18.79	-5
12	A	17.83	-5
13	A	18.79	-5
14	A	17.83	-5
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18	A	17.83	-5
19	A	18.79	-5
20	A	17.83	-5
21	A	18.79	-5
22	A	17.83	-5
23	B	1	166
24 - 39	C	3	0
40 - 45	D	12	0
46, 47	D	9.33	0
48	E	12	0
49	E	10	0
50	E	12	0

LUM NO.	LABEL	MTG. HT.	TILT
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52, 53	E	12	0
54	F	11	0
55 - 66	G	11.33	0
67 - 71	H	23	0
72, 73	J	23	0
74 - 85	K	23	0
86 - 95	L	18.5	30
96	M	18.77	5
97	M	19.123	5
98	M	19.476	5
99	M	19.83	5
100	M	20.183	5
101	M	20.537	5
102	M	20.89	5
103 - 134	M	21.079	0
135 - 167	M	17.887	0
168	M	21.079	0
169	M	18.062	5
170	M	18.415	5
171	M	18.77	5
172	M	19.123	5
173	M	19.476	5
174	M	19.83	5
175	M	20.183	5
176	M	20.537	5
177	M	20.89	5
178	M	18.062	5
179	M	18.415	5

NOTES:  
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE



FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINES	0.15	1.0	0.0	N.A.	N.A.
SITE PAVED AREA	4.00	36.0	0.4	10.00	90.00
UNDEFINED	0.24	20.7	0.0	N.A.	N.A.
UNDER CANOPY	40.44	56	15	2.70	3.73

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	22	A	SINGLE	11213	1.030	B3-U0-G0	71.28	1568.16	CREE, INC.	CAN-228-PS-RM-06-E-UL-XX-525-57K
[Symbol]	1	B	SINGLE	11950	1.040	B4-U0-G0	72	72	CREE, INC.	OSQ-ML-B-AA-XX + OSQM-B-11L-57K7-N3-UL-NM-XX
[Symbol]	16	C	SINGLE	1441	1.030	B1-U0-G1	22	352	CREE, INC.	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
[Symbol]	8	D	SINGLE	2947	1.030	B1-U0-G1	36	288	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-525
[Symbol]	6	E	SINGLE	5893	1.030	B2-U0-G2	68	408	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525
[Symbol]	1	F	SINGLE	13946	1.030	B3-U0-G1	132	132	CREE, INC.	BXCT9020&CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY)
[Symbol]	12	G	SINGLE	484	1.000	N.A.	6.9	82.8	B-K LIGHTING, INC.	BKLT CH-LED-e09-FL-BZP-12 (BY OTHERS)
[Symbol]	5	H	SINGLE	8824	1.030	B1-U0-G2	72	360	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX + OSQ-BLSMF
[Symbol]	2	J	2 @ 90 DEGREES	11174	1.030	B2-U0-G2	72	288	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
[Symbol]	12	K	SINGLE	8574	1.030	B1-U0-G2	72	864	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX + OSQ-BLSMF
[Symbol]	10	L	SINGLE	626	1.000	B0-U1-G1	13.841	138.41	TROY-CSL LIGHTING	RA8-LED1140-XX-3 + 3SL23XX
[Symbol]	84	M	SINGLE	136	1.000	N.A.	4.12	346.08	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)

REV.	BY	DATE	DESCRIPTION
R1	DAR	7/1/22	REVISED PER UPDATED BASE PLAN

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SCALE: 1" = 40'  
LAYOUT BY: DAR  
DWG SIZE: D  
DATE: 1/17/22

PROJECT NAME:  
**SHEETZ**  
GAHANNA, OH  
DRAWING NUMBER:  
**RL-7843-S1-R1**

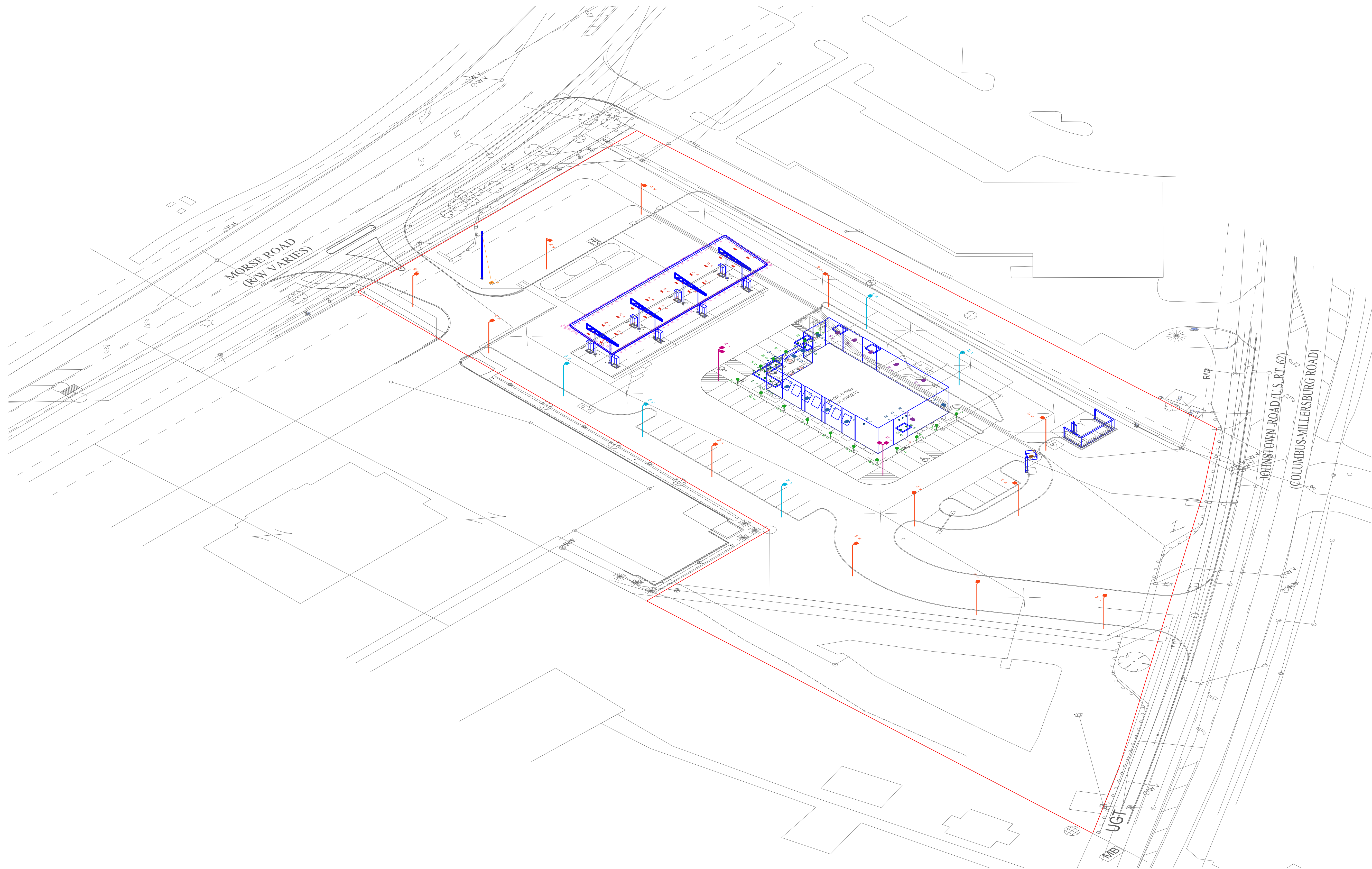




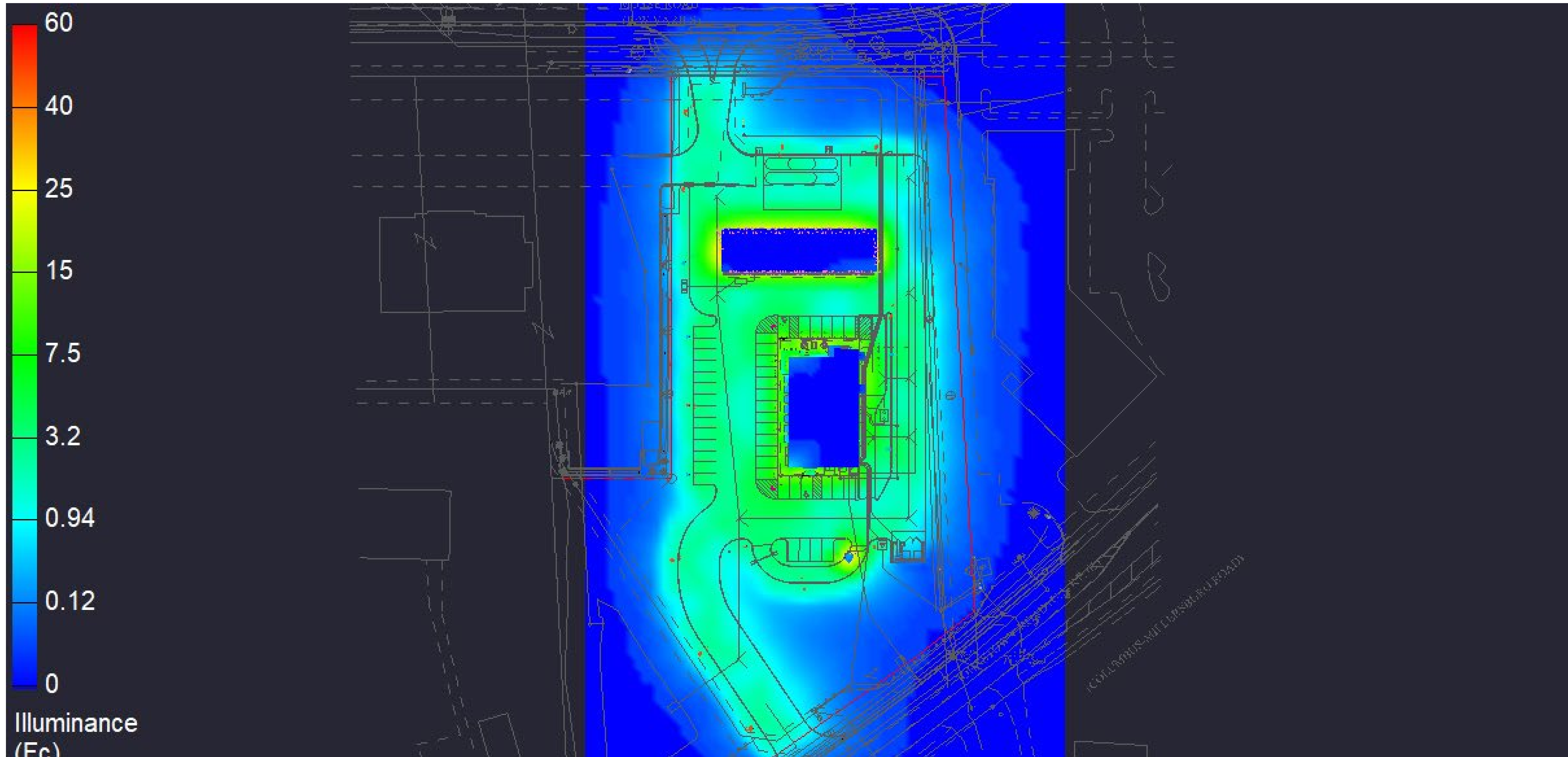




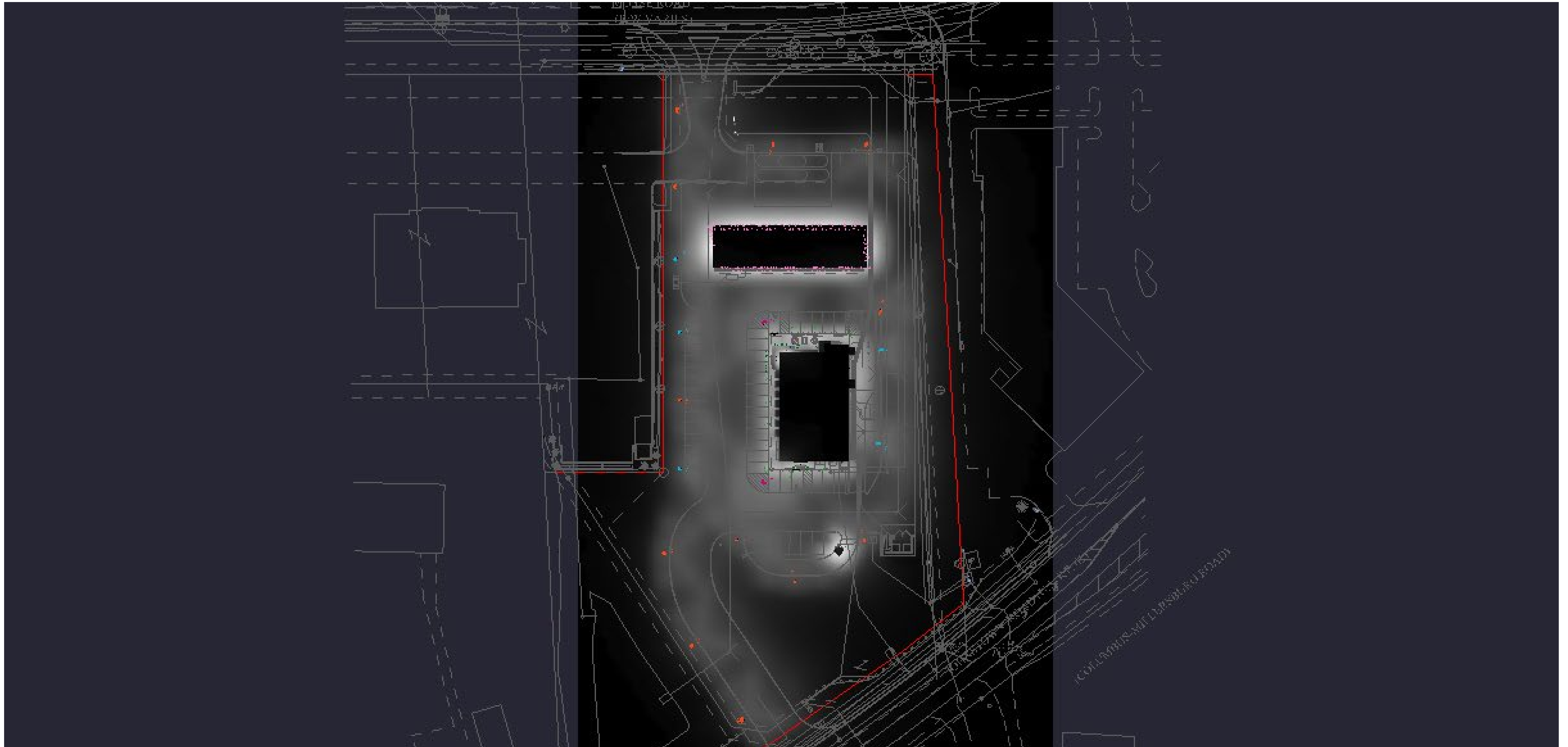
CANOPY	
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WALL MOUNTED	

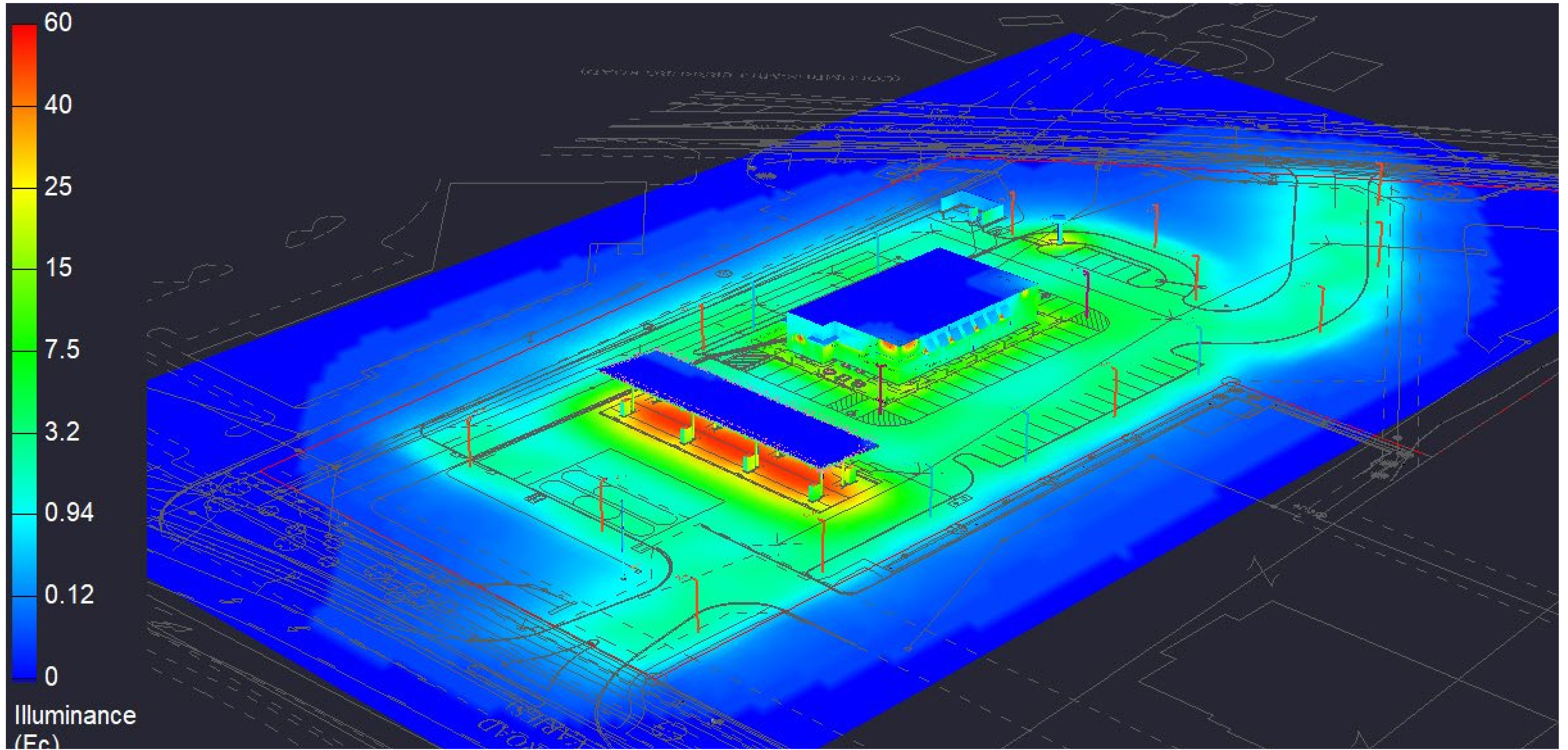




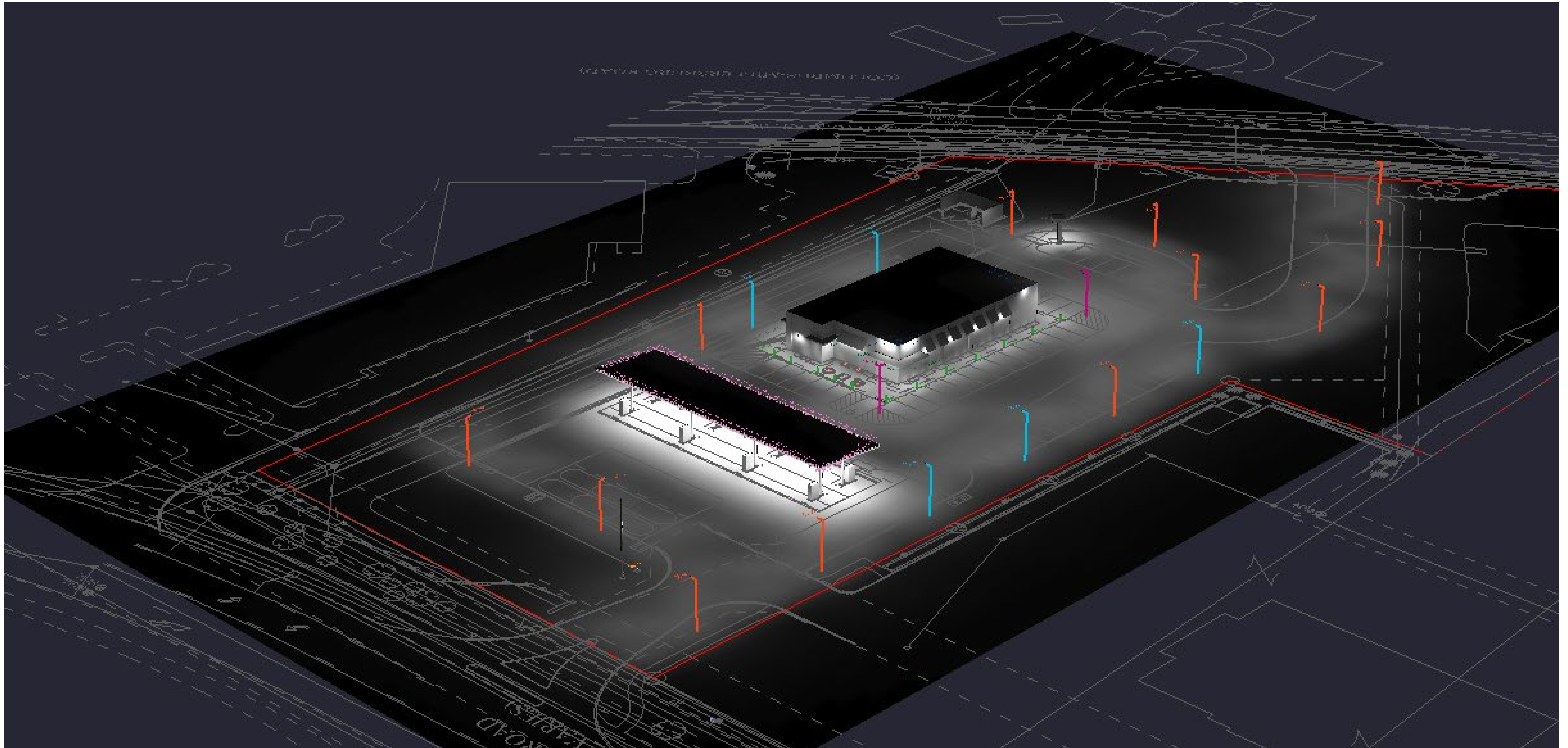
















June 27, 2022

Skiliken Gold Real Estate Development  
4270 Morse Rd  
Gahanna, OH 43230

RE: Project Sheetz Gahanna Design Review/C of A

Dear Skiliken Gold Real Estate Development:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

### **Fire District**

1. The roadways shown on the plans comply with section 503.2 of the 2017 Ohio Fire Code.
2. There are two fire hydrants located near the property that are within the distance required for hydrants. One hydrant is 150 feet to the west and the second hydrant is located 350 feet to the south across East Johnstown Road.  
The property requires one hydrant. A map of the water lines and hydrants is attached. *(Informational Comment)*
3. The development plan pertaining to road and water supply complies with the provisions of the 2017 Ohio Fire Code.

### **Development Engineer**

4. See comments for this development on corresponding Final Development Plan.

### **Parks**

5. The species selection for new plantings looks appropriate, and I am glad to see specs for protective fencing included. I would like to see the species and condition of proposed preserved trees included in plans. Planting specifications look appropriate. I did not see a variance come through for the interior landscape requirements, but I see in the notes that a variance is to be requested for 26 trees.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator

Department of Planning 200 S. Hamilton Rd. Gahanna, Ohio 43230  
614.342.4025 (Phone) 614.342.4100 (Fax)

August 9, 2022

Attn: Kelly Wicker  
Department of Planning  
200 S. Hamilton Road  
Gahanna, OH 43230

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Ms. Wicker,

The four (4) staff comment letters, dated June 24-27, 2022, were received and the plans have been revised accordingly. Please find the response to the Design Review comments and updated plans, below and attached, for your review. Do not hesitate to reach out, if you have any questions.

#### Design Review/CofA

Attachment 2 contains responses to all comments, except #5 (found below).

#### Comment #5 (Parks) with Response by Skilken Gold, in coordination with Landscape Architect

5. The species selection for new plantings looks appropriate, and I am glad to see specs for protective fencing included. I would like to see the species and condition of proposed preserved trees included in plans. Planting specifications look appropriate. I did not see a variance come through for the interior landscape requirements, but I see in the notes that a variance is to be requested for 26 trees.

***Sheet L-3 has been updated to include general identification of the existing trees on-site that are to remain. The tree to remain in the middle of the E. Johnstown Road frontage is a maple (Landscape Architect thinks it is a sugar maple), and the tree in the SE corner of the site is an Eastern Cottonwood. The trees within the public right-of-way, along the Morse Road frontage are a mix of oak, maple and sycamore trees.***

#### Primary Project Contacts:

Sarah Gold (Project Manager)  
Skilken Gold Real Estate Development  
4270 Morse Rd. Columbus, Ohio 43230  
380.800.7822  
[sgold@skilkengold.com](mailto:sgold@skilkengold.com)

Corinne Jones (Asst. Project Manager)  
Skilken Gold Real Estate Development  
4270 Morse Rd. Columbus, Ohio 43230  
380.800.7826  
[cjones@silkengold.com](mailto:cjones@silkengold.com)

#### ATTACHMENTS

1. City Comments Letter
2. Response Letter from V3 Companies (project engineer)
3. Project Plans (complete set, 11x17)  
\*Plan sheets that have been updated are the Site, Landscape, Lighting and Ground Sign (background changed to black, to comply with NACO requirement)





July 18<sup>th</sup>, 2022

City of Gahanna - Engineering

RE: Sheetz Gahanna | Plan Review

To Whom It May Concern,

At this time, we believe we have generally resolved the majority of the City's comments related to the civil drawings on the review for the Sheetz Gahanna Plans. We have briefly restated the comments below along with how they have been addressed. Please let us know if you have further concerns or need additional clarification.

### **Fire District**

1. The roadways shown on the plans comply with section 503.2 of the 2017 Ohio Fire Code.
2. There are two fire hydrants located near the property that are within the distance required for hydrants. One hydrant is 150 feet to the west and the second hydrant is located 350 feet to the south across East Johnstown Road. The property requires one hydrant. A map of the water lines and hydrants is attached.
3. The development plan pertaining to road and water supply complies with the provisions of the 2017 Ohio Fire Code.
  - [All of these comments meet minimum required fire code per our civil drawings](#)

### **Planning**

4. Minimum 15ft side yard building setback required per Section 1153.02(c)(4). Please revise the site plan.
  - [The setbacks have been adjusted to meet and address this comment.](#)
5. It appears the portions of the proposed fences will be within the public right-of-way. Structures within the R/W are not allowed unless otherwise permitted by engineering. Please reach out to engineering division for more information. Label the height and type of the fence.
  - [See cover letter for response by Skilken Gold.](#)
6. Label the height of the building.
  - [Addressed as stated on the site plan](#)
7. Access drives shall not exceed 35 feet wide per Section 1163.03(a). 36 feet is proposed.
  - [Plans updated to show 35' wide access drive.](#)
8. Section 1167.18(c)(1) requires trash receptacles to be located to the rear of the main structure. A variance may be requested.
  - [Variance needs requested as stated; justification statements included as an attachment with resubmittal.](#)
9. A variance application is required for not providing the minimum amount of interior parking lot trees per Section 1163.08.
  - [Variance needs requested as stated; justification statements included as an attachment with resubmittal.](#)

### Development Engineer

10. A formal engineering plan review will be performed following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk. (Informational Comment)
  - Will occur as stated upon approval on the site plan.
11. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193 and 1195.
  - Water quality and detention have already been provided for the site through the existing onsite retention pond. Additional information to be provided with full engineering review.
12. Show proposed asphalt surface on site plan.
  - Addressed as stated.
13. Driveways are to be concrete and comply with City of Columbus Standard Drawing 2202.
  - Addressed as stated.
14. An analysis of the stormwater management requirements will be conducted along with engineering plans. Stormwater calculations will be required to be provided showing existing detention basin has the capacity for the development. (Informational Comment)
  - This will be addressed after full engineering plans start.
15. Access drives are to be a maximum of 36' wide per Gahanna Codified Ordinance 1163.03. Revise plans to show a 35' access drive.
  - Plans updated to show 35' wide access drive.
16. Proposed fence is shown in public right-of-way on both frontages. Please shift locations to outside right-of-way.
  - See cover letter for response by Skilken Gold.
17. ADA requirements will be required to be met during Engineering review. (Informational Comment)
  - These will be met as stated.
18. The City of Gahanna's comments for this development's Traffic Impact Study have been submitted separately. This development's Traffic Impact Study has also been submitted to the City of Columbus for review. Comments will be provided once they are returned to the City of Gahanna. (Informational Comment)
  - The site will comply with the approved TIS once it has been finalized.
19. The existing curb cut/access drive on the south side appears to be within an easement for the maintenance and use of the power line and facilities. What is the plan for these facilities and access? Coordination will need to be made with the holder of this easement and owner of the facilities. Driveway access may need to be maintained for this maintenance. If access is not needed for these utilities, this curb cut shall be removed and sidewalk is to be extended along its existing location.
  - This driveway will likely be retained for future access by utility company. This will be coordinated with the utility company as part of the full engineering review.
20. The City's records show three existing parcels as part of this site's footprint. Is this being combined before this development plan is to be approved? Include details.
  - The lot will be combined into a single parcel. Additional information to be provided with full engineering review.

Sincerely,  
V3 Companies





October 6, 2022

Skiliken Gold Real Estate Development  
4270 Morse Rd  
Gahanna, OH 43230

RE: Project Sheetz Gahanna Design Review/C of A

Dear Skiliken Gold Real Estate Development:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Fire District**

1. The roadways shown on the plans comply with section 503.2 of the 2017 Ohio Fire Code.
2. There are two fire hydrants located near the property that are within the distance required for hydrants. One hydrant is 150 feet to the west and the second hydrant is located 350 feet to the south across East Johnstown Road. (*Informational Comment*)
3. The development plan pertaining to road and water supply complies with the provisions of the 2017 Ohio Fire Code.
4. The fire division has no objections to the design review, variance, and final development plan for the new Sheetz on Johnstown Road.

### **Development Engineer**

5. See comments for this development on corresponding Final Development Plan.

### **Building**

6. The project will be required to comply with the Ohio Building Code and all permit requirements.

### **Parks**

7. Species selection looks appropriate except for crabapple. While crabapples are allowed, I am discouraging the planting of crabapples because they are disease prone. I am happy to see such a wide variety of species on the planting list
8. Planting details and tree protection fencing plans look appropriate.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

Applicant is requesting approval of a Conditional Use, Final Development Plan, Design Review, and Variance applications to develop a Sheetz gas station with a food service drive thru on property that has frontage on Johnstown Road to the south and Morse Road to the north. The applicant will be combining three parcels (025-011244, 025-011243, 025-011226) prior to developing the land, totaling 4.19 acres. The properties are zoned NC – Neighborhood Commercial. Per Section 1153.02(b) of the zoning code, gasoline service stations and eating place with drive-thru facilities are conditionally permitted uses in the NC district.

The site proposal includes a 6,131 sq. ft. Sheetz retail/restaurant building with a 4,866 sq. ft. (36.5' x 133') gas canopy north of the primary building that contains 16 gas service stations. The primary building will be setback approximately 240 feet from the Morse Road right-of-way and approximately 180 feet from the Johnstown Road right-of-way. The gas canopy will be setback approximately 130 feet from the Morse Road right-of-way. The project complies with all applicable building and parking setback requirements.

Based on the square footages of the retail and restaurant uses, 34 parking spaces are required. The applicant proposes to install 43 parking spaces. 27 of those spaces will be located to the west of the primary building, 6 spaces will be on the north end and the remaining 10 spaces will be on the south end.

Landscaping will be dispersed throughout the site along the perimeters and within the pavement areas. The type of landscaping includes ornamental, evergreen, and shade trees along with deciduous and evergreen shrubs. In addition, perennial plantings and shrubs will be installed along sections of the pavement perimeter and within parking lot islands and peninsulas. Please refer to the submitted landscaping plan for more details.

Lighting will consist of wall mounted lights on the primary building, canopy lighting which will be illuminating the fueling area, and light poles 20 feet in height along the parking lot and access drive perimeters. The illumination will not exceed 1 footcandle measured at the property line, which meets the minimum code requirement.

The building design and materials are consistent with a typical Sheetz building and will consist of the following:

- Façade: Albany modular glen grey brick veneer & Ashmont modular glen gray
- Awnings: Bronze canvas
- Roofing: Brite red standing seam metal
- Trim: Dark bronze metal coping

All requirements of the Design Review code for parking, landscaping, and building materials are complied with.



Signage

10 new permanent signs are proposed for the property as follows:

Sign	Description	Location	Area
A.1	"Sheetz" Wall Sign	North elevation	25.94 sf
A.2	"Sheetz" Wall Sign	West elevation	25.94 sf
A.3	"Sheetz" Wall Sign	South elevation	25.94 sf
B.1	Information Sign	Gas Canopy Column	5 sf
B.2	Information Sign	Gas Canopy Column	5 sf
C.1	Ground Sign	Morse Road	33.8 sf
C.2	Ground Sign	E. Johnstown Road	33.8sf
D.1	Pickup Unit – Clearance Bar	Drive-Thru	16.67 sf
D.2	Pickup Unit – Order Point	Drive-Thru	23.25 sf
D.3	Pickup Unit – Menu Board	Drive-Thru	24.57 sf

Land Use Plan

The Land Use Plan designates the property as Community Commercial which is intended for medium to large scale commercial uses adjacent to primary arterials that serve the larger community or regional area. It is also located in the North Gateway Focus Area which encourages a dynamic mix of integrated uses that create a sense of place and to increase connectivity between uses.

Variiances:

There are two requested variances from the site plan:

1. **Section 1167.18(c)(1) – Dumpsters are required to be located to the rear of the building.**
  - a. Due to the property abutting rights-of-way on the north and south ends, two front yards and two side yards exist with no rear yard. A front yard is defined as the area between the building line and the right-of-way. Therefore, the property lacks any compliant location for the dumpster. The dumpster will be 60 feet from the Johnstown Road right-of-way and be screened by a wall and surrounded by 5-foot tall arborvitae and trees and a cluster of 5 shade trees.
2. **Section 1163.08(c) - The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.**
  - a. Minimum number of trees is calculated as One tree per 100 square feet of required landscape area. Based on this, 37 interior parking lot trees would be required within landscaped islands or peninsulas. The applicant proposes to install 11 trees in the interior parking lot. However, 86 new trees are proposed for the entire site in addition to any trees being preserved. This meets the intent of the landscaping requirements which is to promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking.



## Sign Variances

The applicant is seeking approval of the following sign variances:

1. **Section 1165.08(a)** – Maximum of 150 sq. ft. of total sign area is permitted.
  - a. 222.5 sq. ft. of sign area is proposed.
2. **Section 1165.08(b)(6)** – One ground sign per street frontage is permitted.
  - a. 5 ground signs are proposed which includes two monument signs at either street and three drive-thru signs which are considered to be ground signs by code definition.
3. **Signs B.1, B.2:**
  - a. Variance to allow for two projecting signs directed towards the same street where one projecting sign per street frontage is permitted per Section 1165.08(b)(1).
4. **Signs C.1, C.2:**
  - a. Variance to allow a reduced sign setback of 5 feet from the right-of-way from the required 10-foot setback per Section 1165.08(b)(6).
  - b. Variance to allow no landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)
5. **Sign D.1**
  - a. Variance to allow for a clearance bar ground sign at 16.67 sq. ft. and 18 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
  - b. Variance to allow 18 sq. ft. of landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)
6. **Sign D.2**
  - a. Variance to allow for an order point ground sign at 23.25 sq. ft. and 13 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
  - b. Variance to allow 18 sq. ft. of landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)
  - c. Variance to allow for two electronic order screens approximately 1 sq. ft. in area that changes more than once a day where electronic signs may not change more than once a day per Section 1165.09(a)(4)(C)
7. **Sign D.3**
  - a. Variance to allow 18 sq. ft. of landscaping at the base of the menu board sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)





### Conditional Use Criteria

The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.
2. The proposed development is in accord with appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

### Final Development Plan Criteria

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area

### Design Review Criteria

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

### Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.



### Staff Comments

Staff recommends approval of the Condition Use Application. It's staff's opinion that all four conditional use criteria are met. Gasoline service stations and eating place with drive-thru facilities are conditionally permitted uses in the NC district. The development is in accordance with the Land Use Plan. It will not have undesirable effects and it will be in keeping of the existing land use character of the area.

Staff recommends approval of the Final Development Plan. Given the layout of the property with frontage on two streets on opposite sides, the development is designed to be setback greater distances from the property lines than what is required by code which reduces the visual impact from the street and abutting properties. Additional landscaping in excess of what is required by code will be installed within the interior site and along the property perimeter which further limits the visual impact. Lighting is designed in way which meets all code requirements and will be shielded from abutting properties.

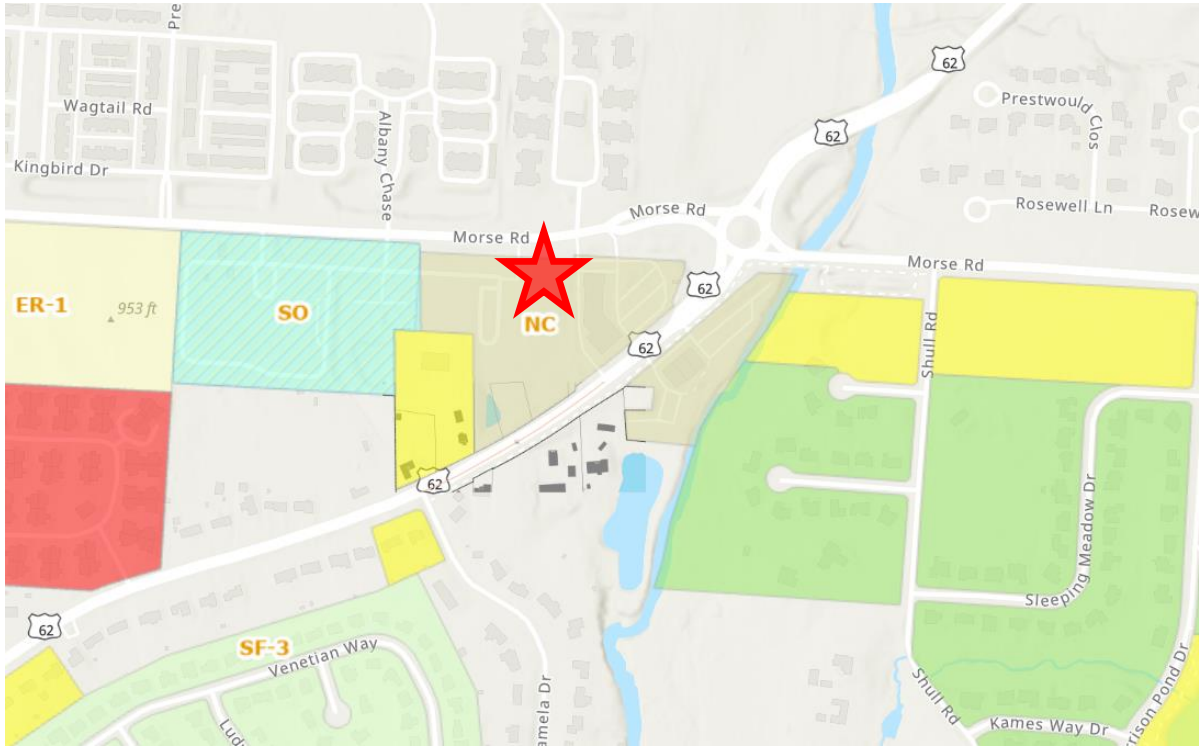
Staff recommends approval of the Design Review Application. The Sheetz building designs and materials are consistent across the country for their branding. As mentioned, the proposed building materials and landscaping comply with all requirements of the Design Review chapter. In addition, it's staff's opinion that the Design Review Criteria has been met.

Staff recommends approval of most Variance requests. As mentioned, the code requires that dumpsters are placed to the rear yard, which this property does not have do to multiple frontages. The dumpster is thoroughly screened and located to be as unintrusive as possible. While the minimum number of trees will not be installed in the interior parking lot, this requirement is offset by the number of trees elsewhere on the property which complies with the intent of the landscaping requirements. Staff recognizes that the sign code does not accommodate such uses as this which requires multiple drive-thru signs and signage at gas canopies. Uses similar to this and fast-food restaurants have had similar variance requests approved to allow for additional signs in drive-thru areas. Staff anticipates the zoning code rewrite to address these issues to account for these types of signs.

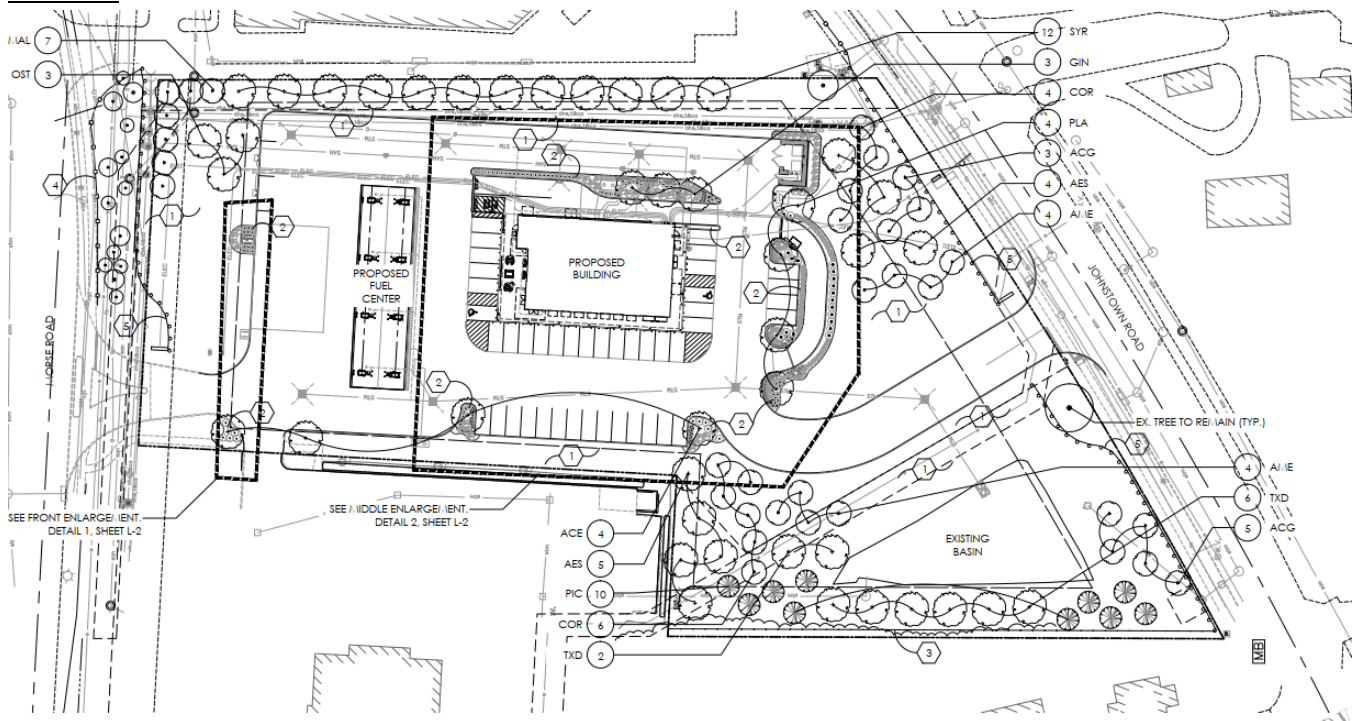
Staff does object to the variance requests to allow for a reduced setback and reduced landscaping for the ground sign along Morse Rd and Johnstown Rd (referred to as Sign C.1/C.2). The application provides no information as to why setbacks and landscaping cannot be met. Staff is not aware of similar variances being granted for projects in the area. Additionally, staff has some concerns that a reduced setback may create an unsafe condition. Simply put, the closer a sign is to the right-of-way, the more likely the sign is to obstruct traffic. Given the visibility of the site, the number of signs requested, the size of signs requested, staff does not see the need for a reduced setback or for reduced landscaping.



**Location/Zoning Map:**



**Site Plan:**



Proposed Renderings:



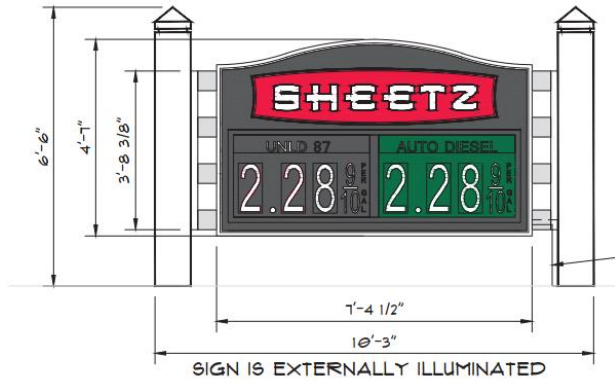
① WEST ELEVATION  
SCALE 1/4"=1'-0"



② NORTH ELEVATION  
SCALE 1/4"=1'-0"



Sign Renderings:



Respectfully Submitted By:  
Zack Cowan, AICP and Michael Blackford, AICP