

V3 COMPANIES
550 POLARIS PARKWAY, STE. 250
WESTERVILLE, OHIO 43082
PHONE: 614-761-1661
FAX: 614-761-1328
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@V3CO.COM

SKILKEN GOLD
4270 MORSE ROAD
COLUMBUS, OHIO 43230
PHONE: 380-800-7822
CONTACT: D.W. ROUTTE
EMAIL: DROUTTE@SKILKENGOLD.COM

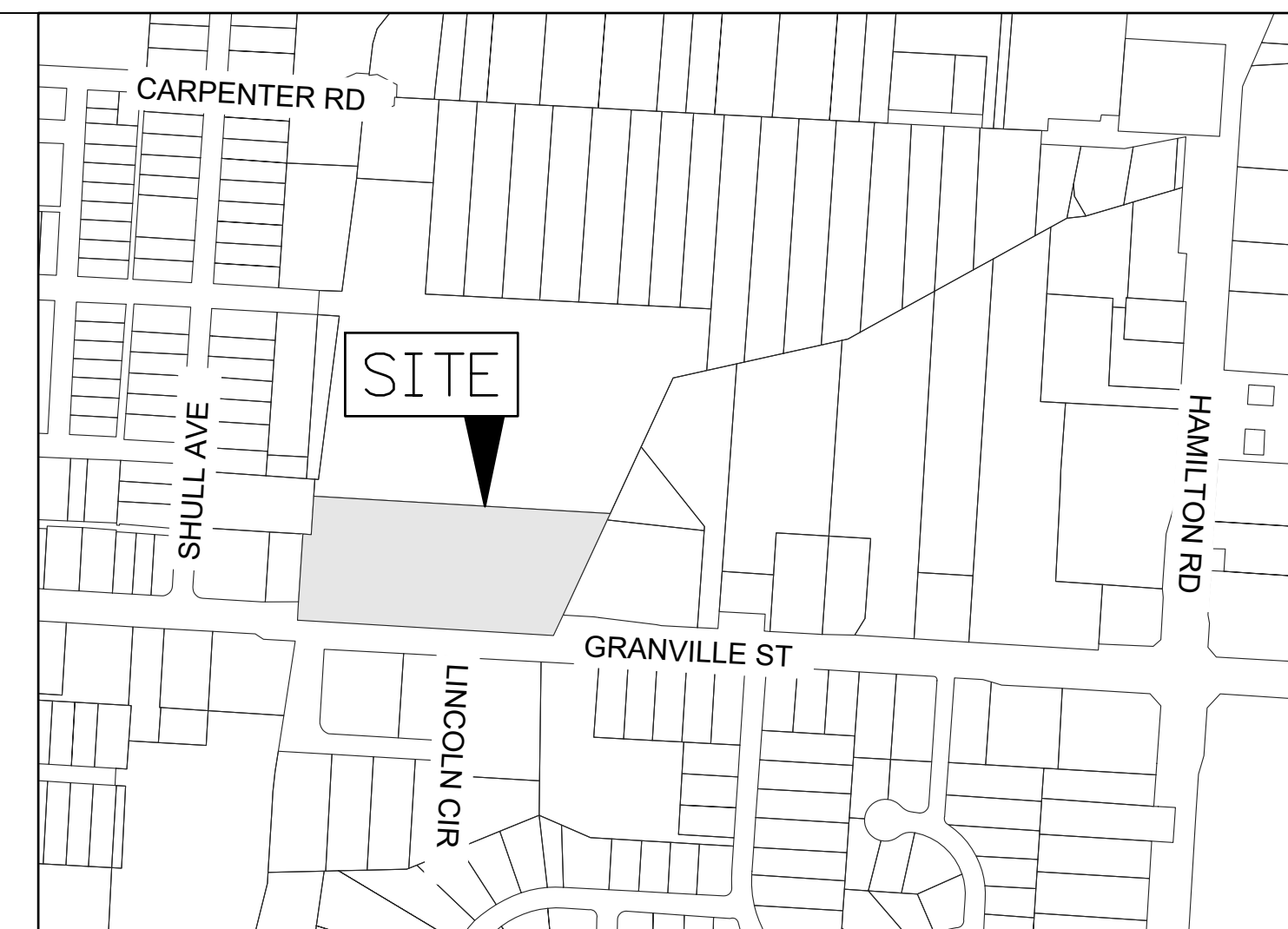
EXISTING PROPERTY OWNER:	LEATHERBUCK LLC.
EXISTING PROPERTY USE:	RESTAURANT / RETAIL
EXISTING SITE ACREAGE:	3.91 ACRES (EXCLUDING R/W)

PROPOSED 'SPLIT' SITE ACREAGE:	
LEFT RESIDUAL PARCEL:	0.90 ACRES
RIGHT RESIDUAL PARCEL:	1.76 ACRES
PROP. SHEETZ PARCEL:	1.25 ACRES
EX. IMPERVIOUS AREA (SHEETZ PARCEL):	0.94 ACRES
PROP. IMPERVIOUS AREA (SHEETZ PARCEL):	0.96 ACRES

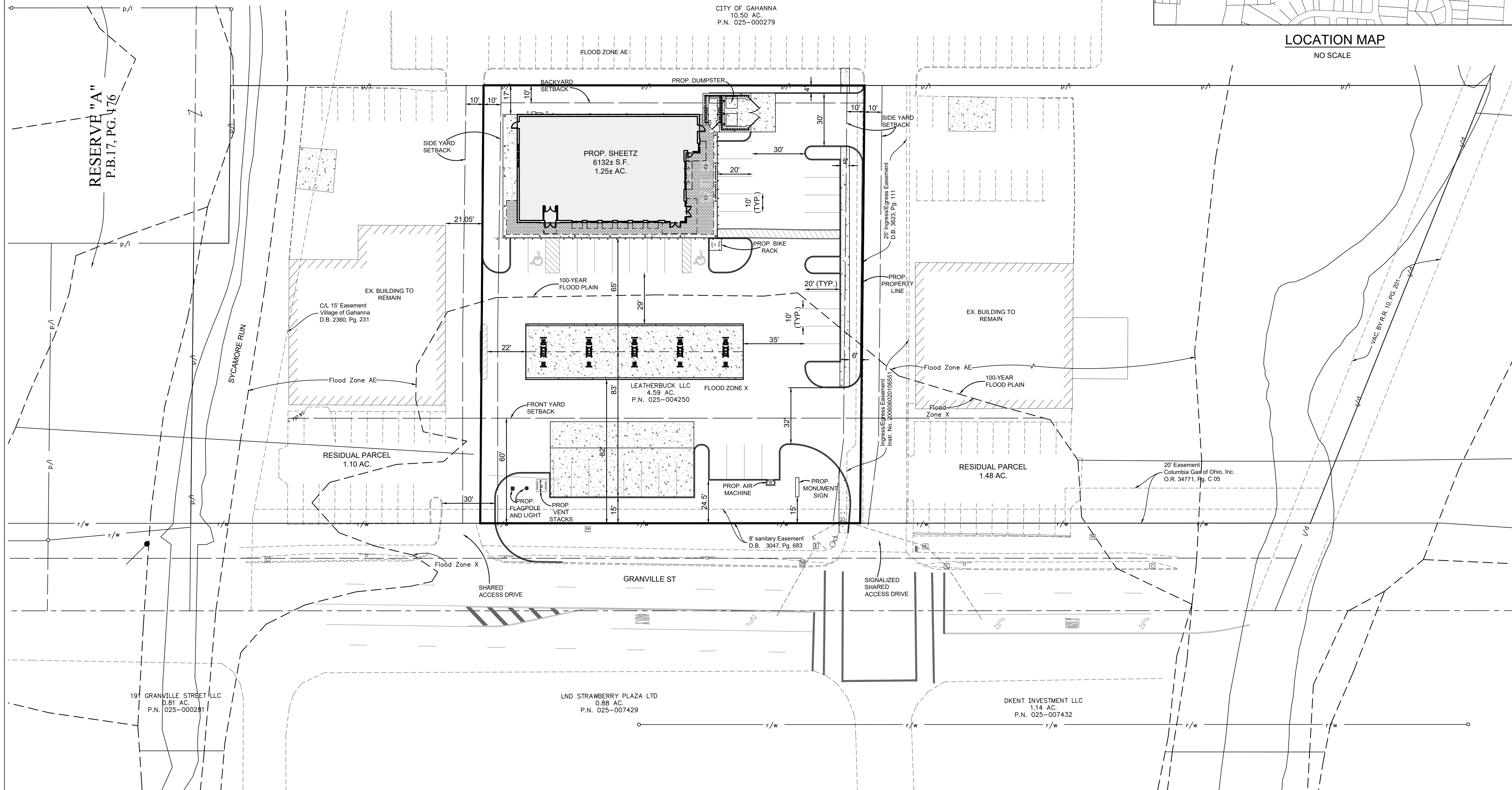
EXISTING ZONING: CC - COMMUNITY COMMERCIAL

ADJACENT ZONING NORTH:	CC -COMMUNITY COMMERCIAL
ADJACENT ZONING SOUTH:	CC -COMMUNITY COMMERCIAL
ADJACENT ZONING EAST:	CC -COMMUNITY COMMERCIAL
ADJACENT ZONING WEST:	OG-2 - OLDE GAHANNA MIXED USE NEIGHBORHOOD

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT SPACE	3,066± S.F.	21	24	7.83/1000 S.F. 1/128 S.F.
RETAIL SPACE	3,066± S.F.	13	13	4.24/1000 S.F. 1/236 S.F.
OVERALL BUILDING	6,132± S.F.	34	37	6.03/1000 S.F. 1/166 S.F.

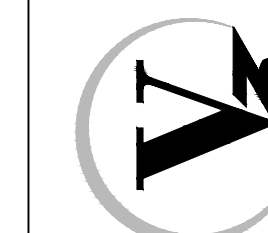


LOCATION MAP
NO SCALE

[illegible]

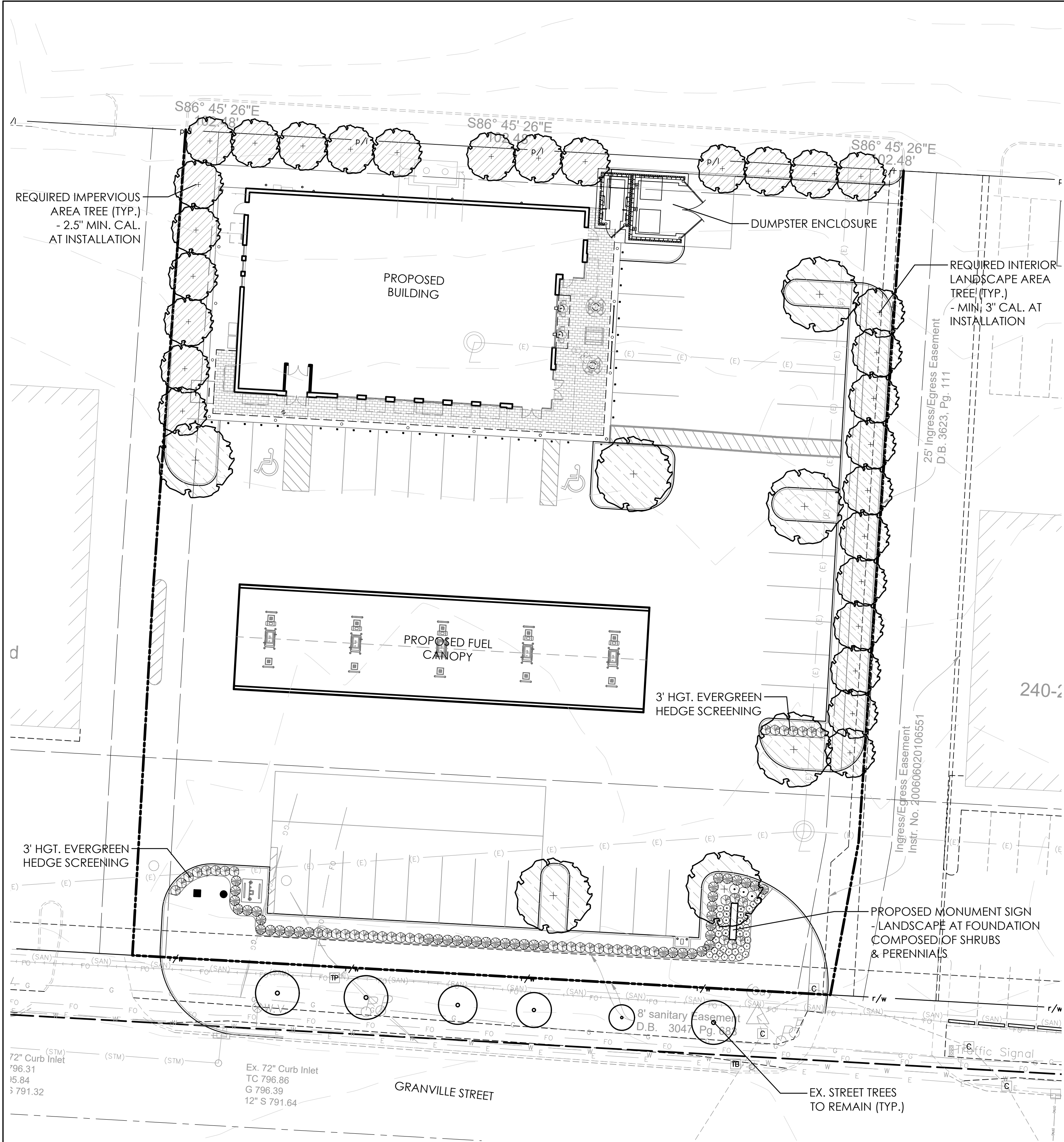
FINAL DEVELOPMENT PLAN
SHEET Z
230 GRANVILLE STREET
GAHANNA OHIO 43230

550 Polaris Parkway,
Suite 250
Westerville, OH 43082
614.761.1661 phone
www.v3co.com



DRAWING NO.

C-1

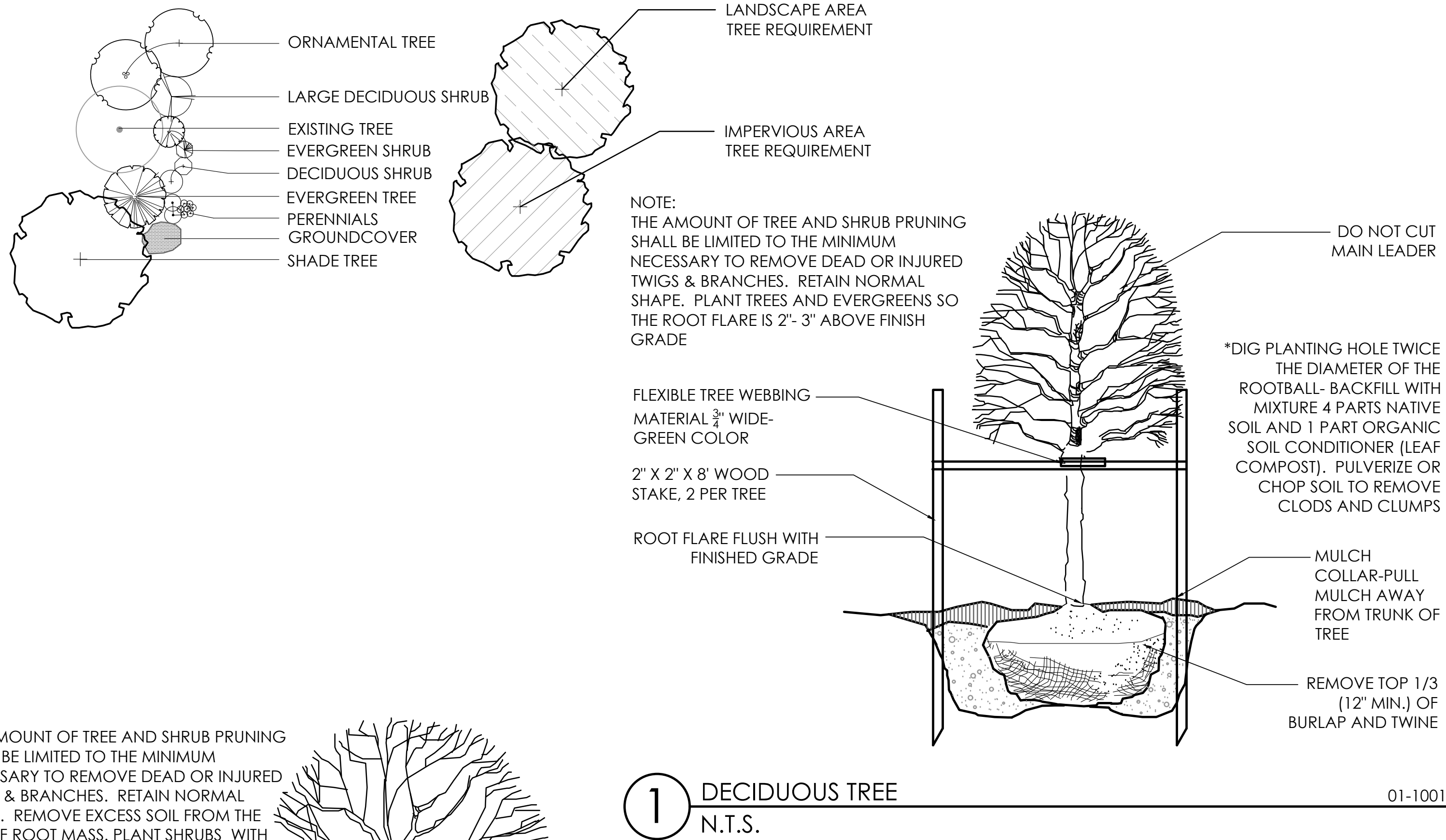


LANDSCAPE REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM TREES REQUIRED (914.05)		
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.	±44,811.90 SF OF IMPERVIOUS SURFACE. 45 CAL. INCHES OF SHADE TREE REQUIRED.	45 CALIPER INCHES OF SHADE TREE PROVIDED -(18) 2.5" CALIPER TREES
INTERIOR LANDSCAPE REQUIREMENTS (1163.08)		
(B) ALL PARKING AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET.	EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET.	EVERGREEN HEDGE TO A HEIGHT OF 3' PROVIDED.
(C) THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.	PARKING LOT PAVEMENT AREA = ±34,354.83 SF 34,354.83 X 5% = 1,717.74 SF OF INTERIOR LANDSCAPE AREA REQUIRED	± 2,274.62 SF OF INTERIOR LANDSCAPE AREA PROVIDED
(D) THE MINIMUM SIZE OF THE TOTAL AREA OF ANY ONE LANDSCAPE AREA SHALL BE 50 SQUARE FEET WITH THE MINIMUM DIMENSION BEING FIVE FEET.	50 SF MINIMUM LANDSCAPE AREA REQUIRED WITH MINIMUM DIMENSION BEING 5 FEET	NO LANDSCAPE AREA SMALLER THAN 50 SF AND NO DIMENSION LESS THAN 5 FEET PROVIDED
(E) ONE TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE THREE INCHES AS MEASURED IN ACCORDANCE WITH ANSI REQUIREMENTS.	17.17 TREES REQUIRED FOR 1,717.74 SF OF LANDSCAPE AREA REQUIRED	18 TREES PROVIDED

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



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 CLODS AND CLUMPS

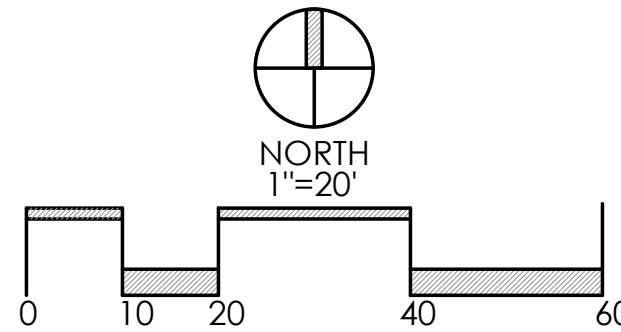
2 SHRUB PLANTING DETAIL
N.T.S.

1 DECIDUOUS TREE
N.T.S.

EXPOSE ROOT FLARE AT TIME OF PLANTING. ROOT FLARE TO BE PLANTED AT GRADE
HARDWOOD BARK MULCH COLLAR

MULCH PULLED AWAY FROM ROOT FLARE
PLANTING MIXTURE
REMOVE TOP 1/3 OF BURLAP AND TWINE
SCARIFY 4" DEEP AND RECOMPACT

PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS	

SITE COMPLIANCE
PLAN

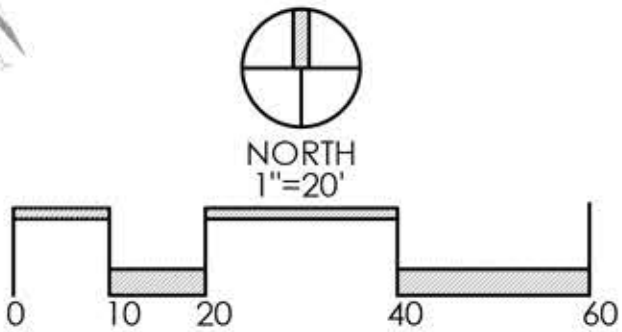
SHEETZ LINCOLN CIRCLE
PREPARED FOR
V3 COMPANIES
550 POLARIS PARKWAY, SUITE 250
WESTERVILLE, OH 43082

Paris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
4876 Cemetery Road
P (614) 487-1944
www.parisplanninganddesign.com

DATE	11/03/23
PROJECT	21358
SHEET	



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS	

ILLUSTRATIVE PLAN

SHEETZ LINCOLN CIRCLE
PREPARED FOR
V3 COMPANIES
550 POLARIS PARKWAY, SUITE 250
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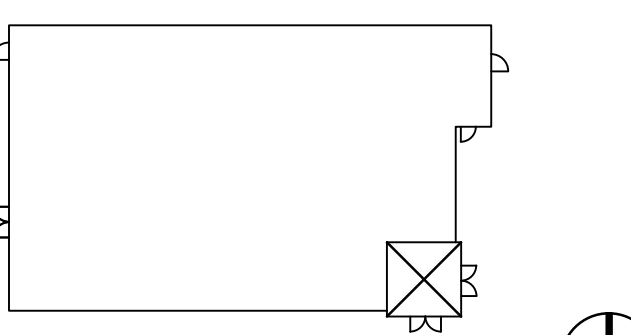
DATE	11/03/23
PROJECT	21358
SHEET	

L-1.1

OWNER:
SHEETZ, INC.

CONSULTANT

PROFESSIONAL



KEYPLAN

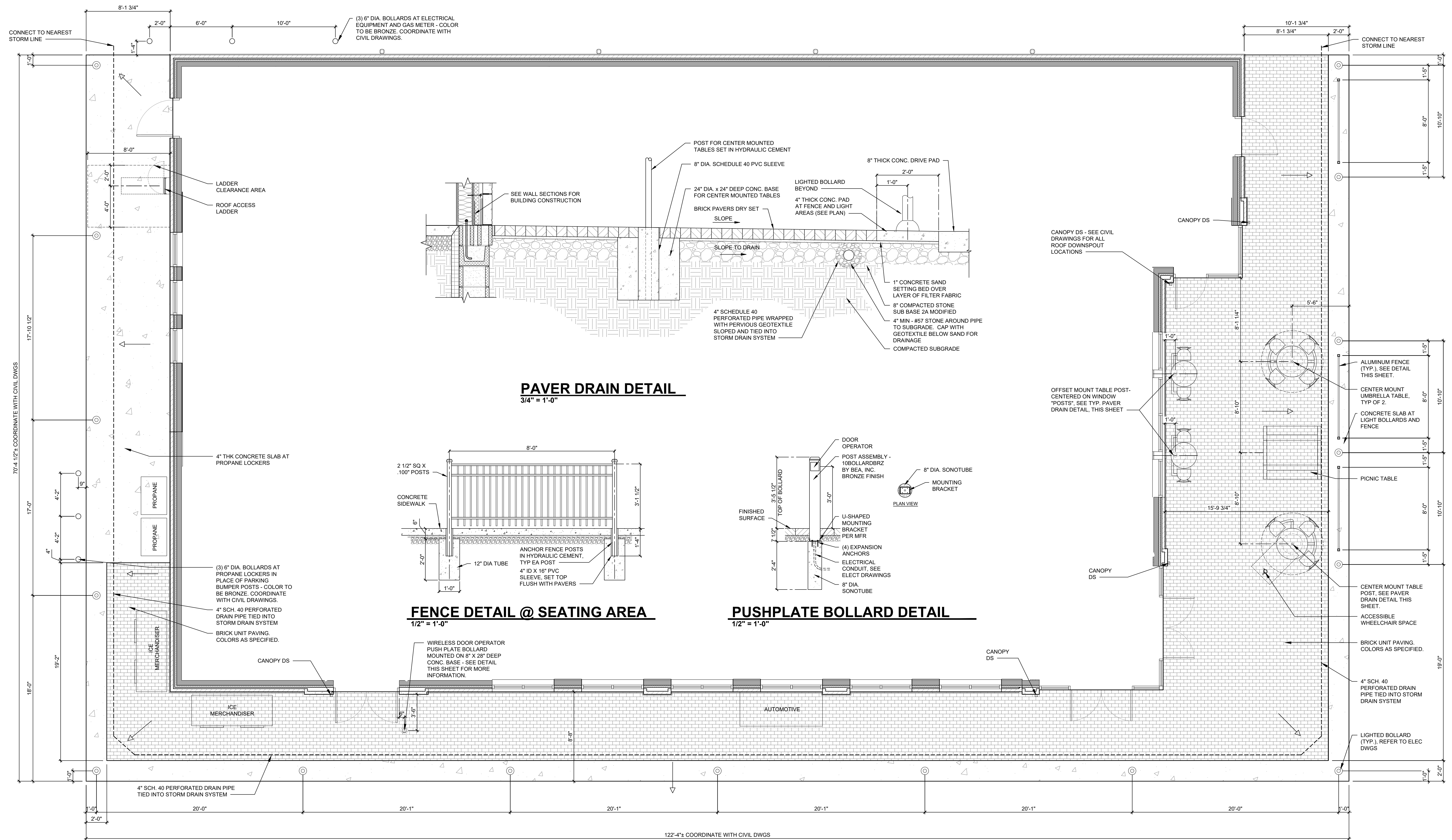
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DATE:	10.02.2023
E ID NO:	#####
THOR BY:	
VIEW BY:	
ERSION:	6132R_v1.5

SIDEWALK PLAN

A100

613ZK PROTOTYPE - FY24_V1.5



SIDEWALK PLAN

INDICATES DIRECTION OF SIDEWALK SLOPE.
COORDINATE FINAL ELEVATIONS WITH CIVIL
DRAWINGS.

PROJECT NAME:

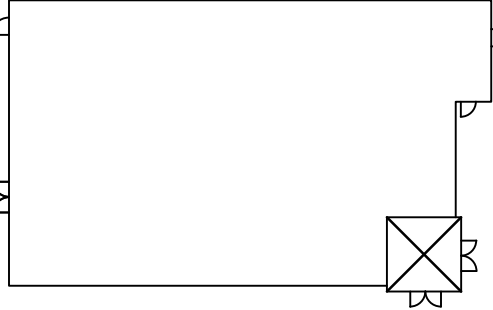
NEW SHEETZ STORE
230 GRANVILLE STREET
GAHANNA, OHIO 43230

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

ISSUE: **10.02.2023**
SITE ID NO: #####
AUTHOR BY:
REVIEW BY:
VERSION: **6132R_v1.5**

EXTERIOR
ELEVATIONS

A200

6132R PROTOTYPE - FY24_v1.5



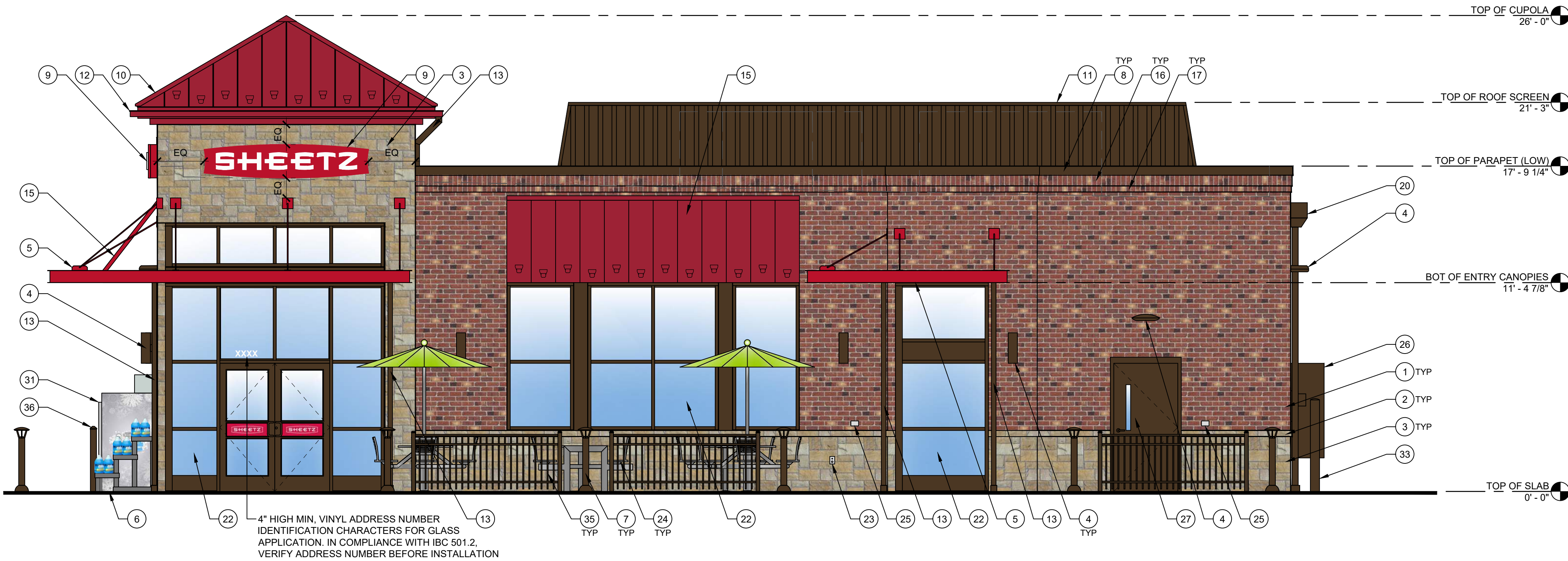
1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

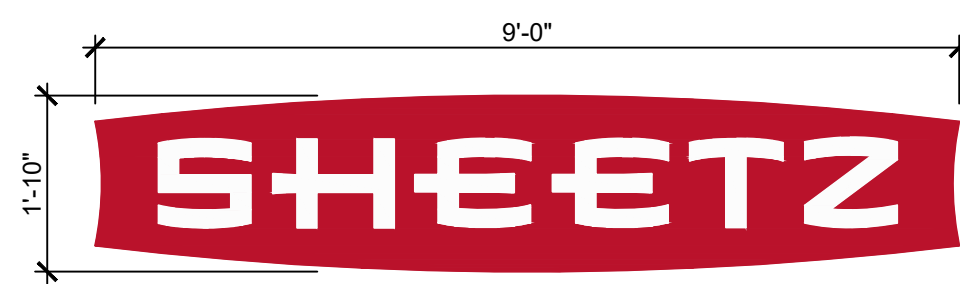
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIA/WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STONE.

EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED BOLLARD, REFER TO ELECTRICAL DRAWINGS
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
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- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.

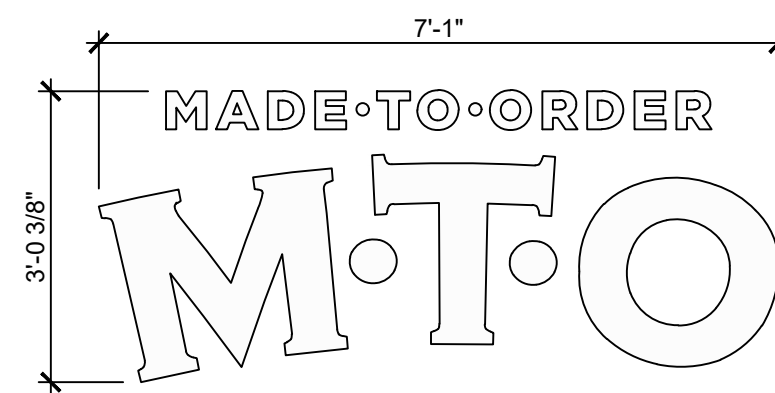


2 LEFT ELEVATION
1/4" = 1'-0"



OUTLINE AREA = 14.84 SQ. FT.
BOX AREA = 16.52 SQ. FT.
TYPICAL OF THREE
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



OUTLINE AREA = 8.38 SQ. FT.
BOX AREA = 21.47 SQ. FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE OF BUILDING

B WALL MOUNTED "MTO" DECAL
1/2" = 1'-0"

PROJECT NAME:

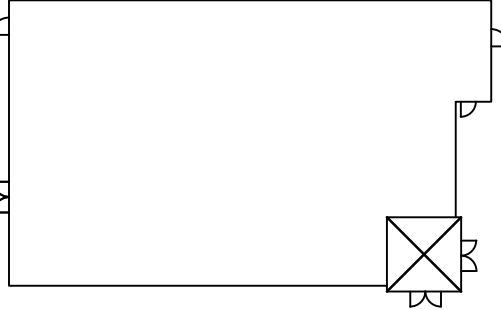
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GAHANNA, OHIO 43230

OWNER:
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5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



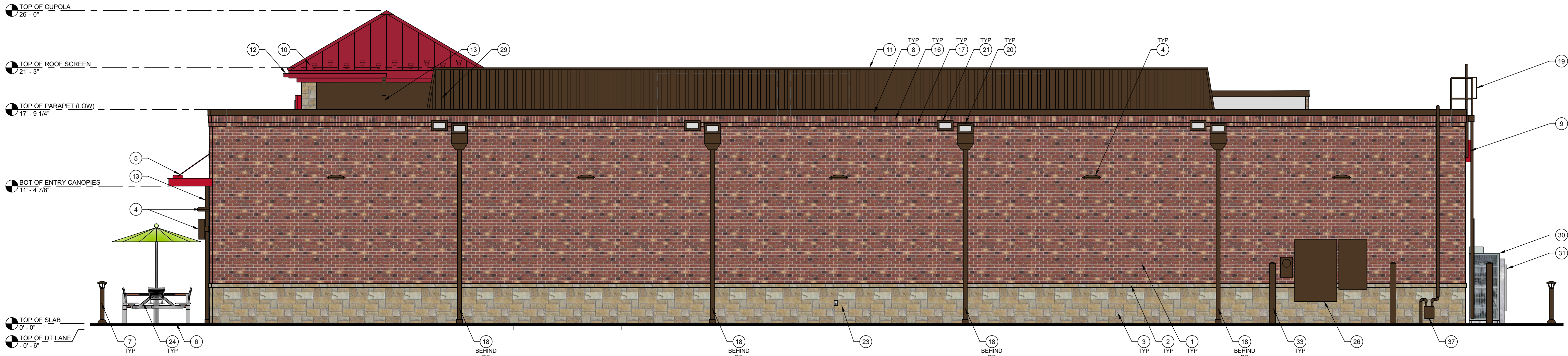
KEYPLAN

ISSUE: 10.02.2023
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REVIEW BY:
VERSION: 6132R_v1.5

EXTERIOR
ELEVATIONS

A201

6132R PROTOTYPE - FY24_v1.5



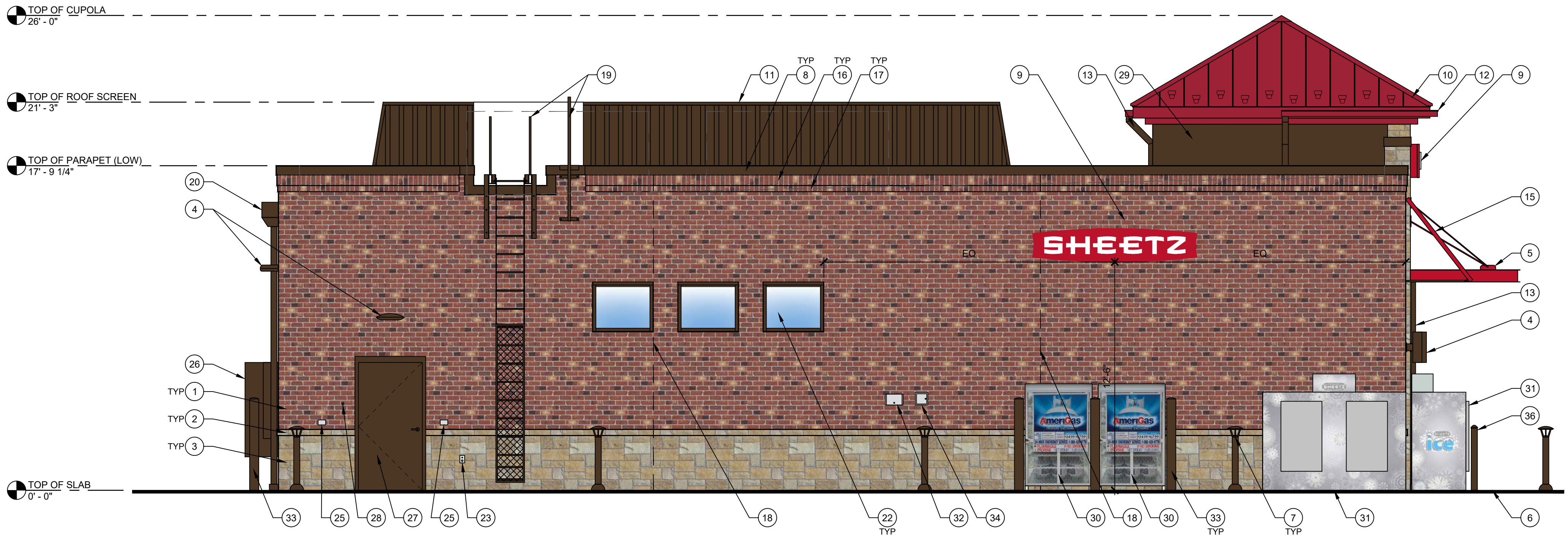
3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

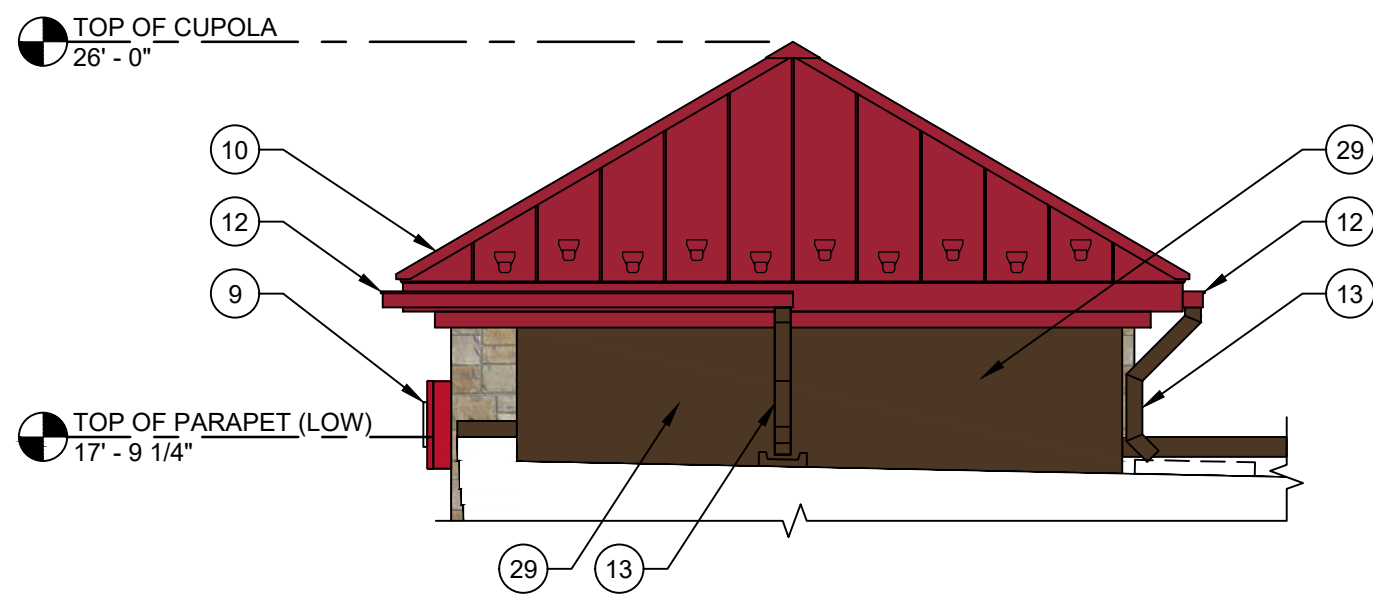
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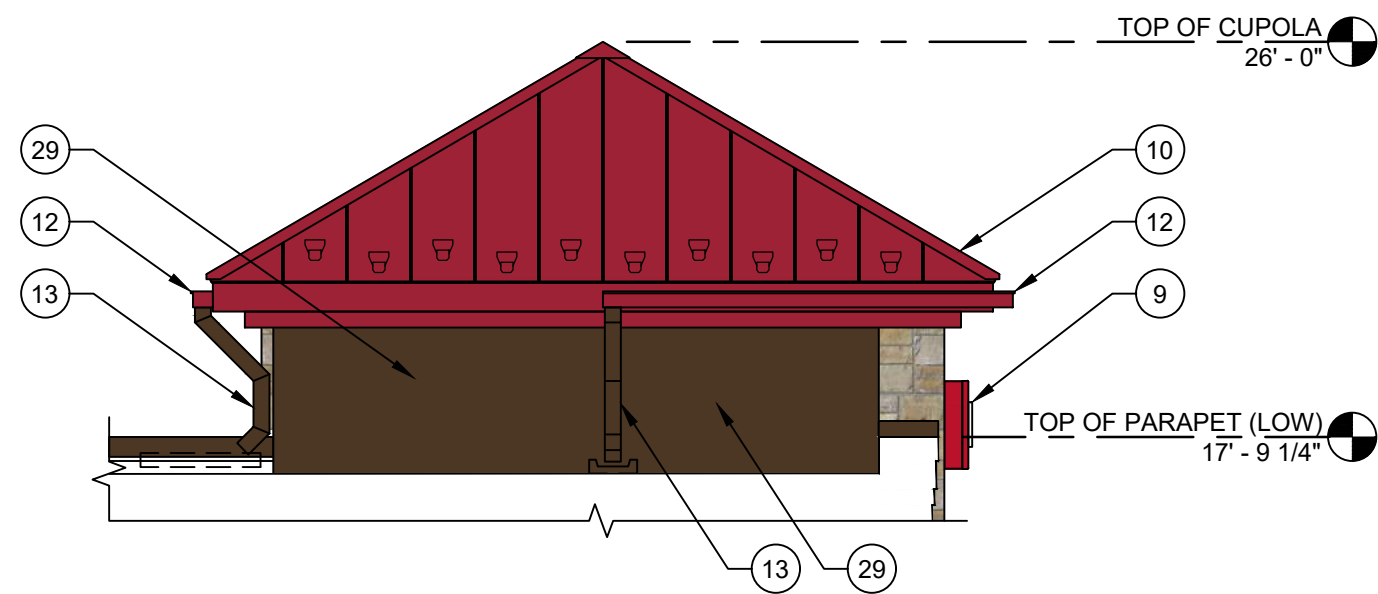
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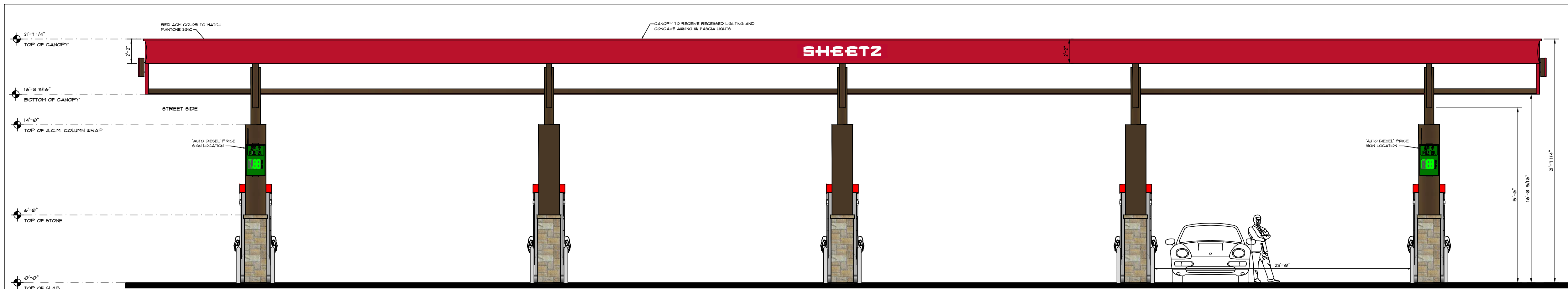
4 RIGHT ELEVATION
1/4" = 1'-0"



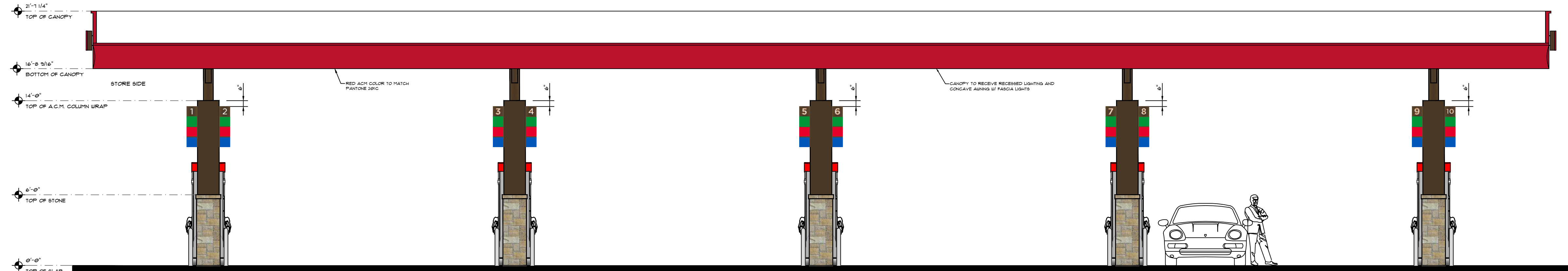
5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



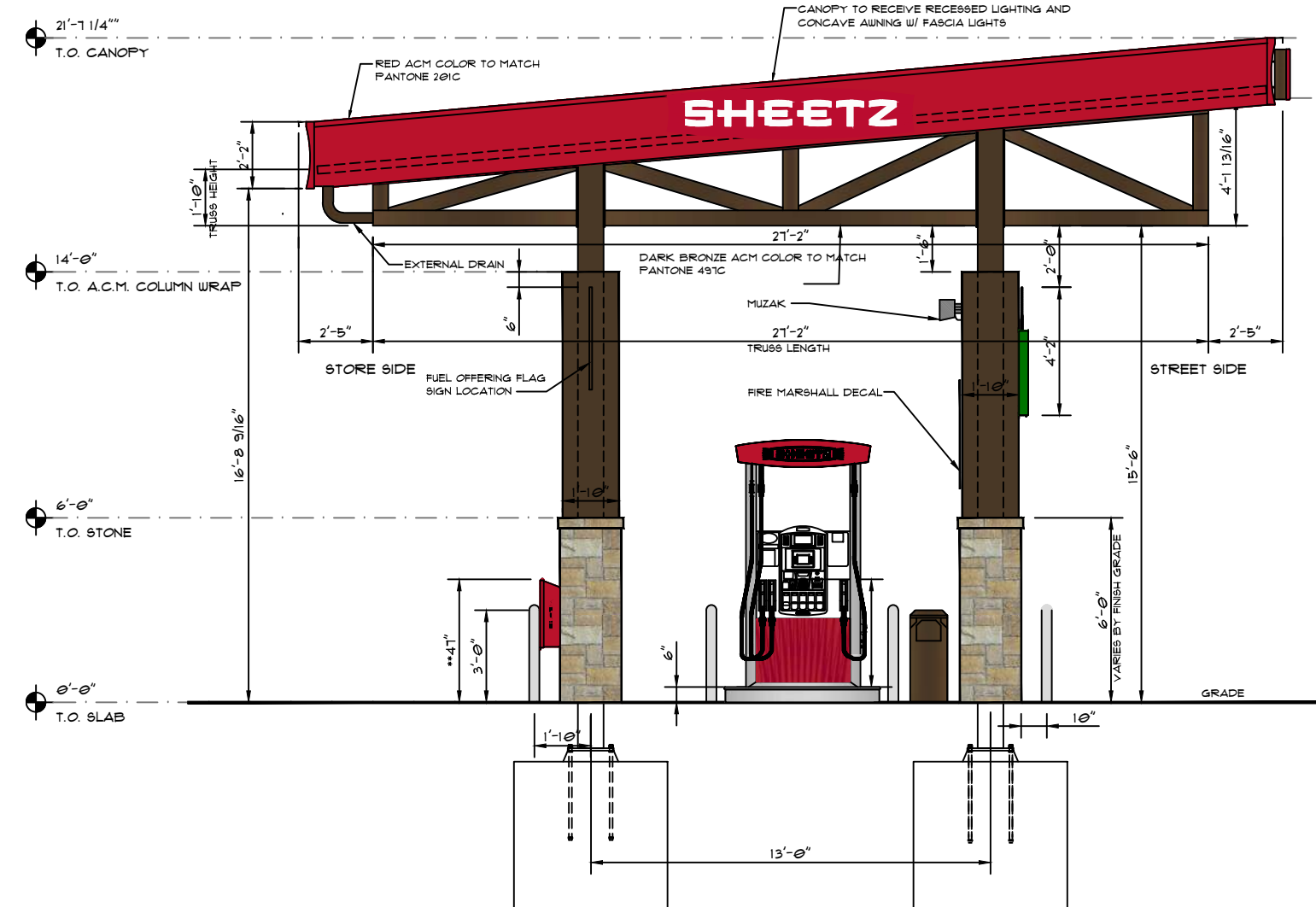
6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



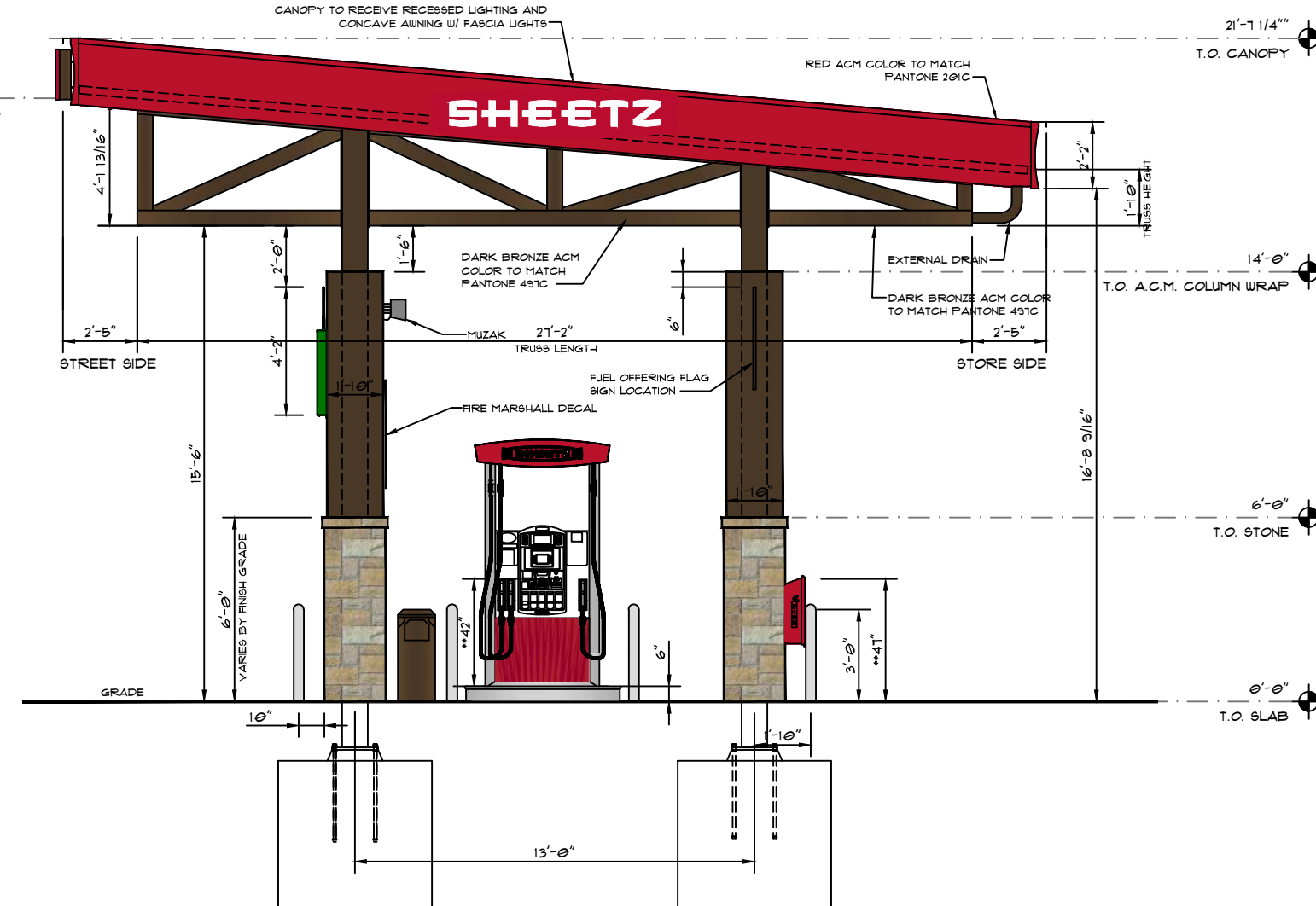
SIDE 'B' ELEVATION
SCALE: 3/16" = 1'-0"



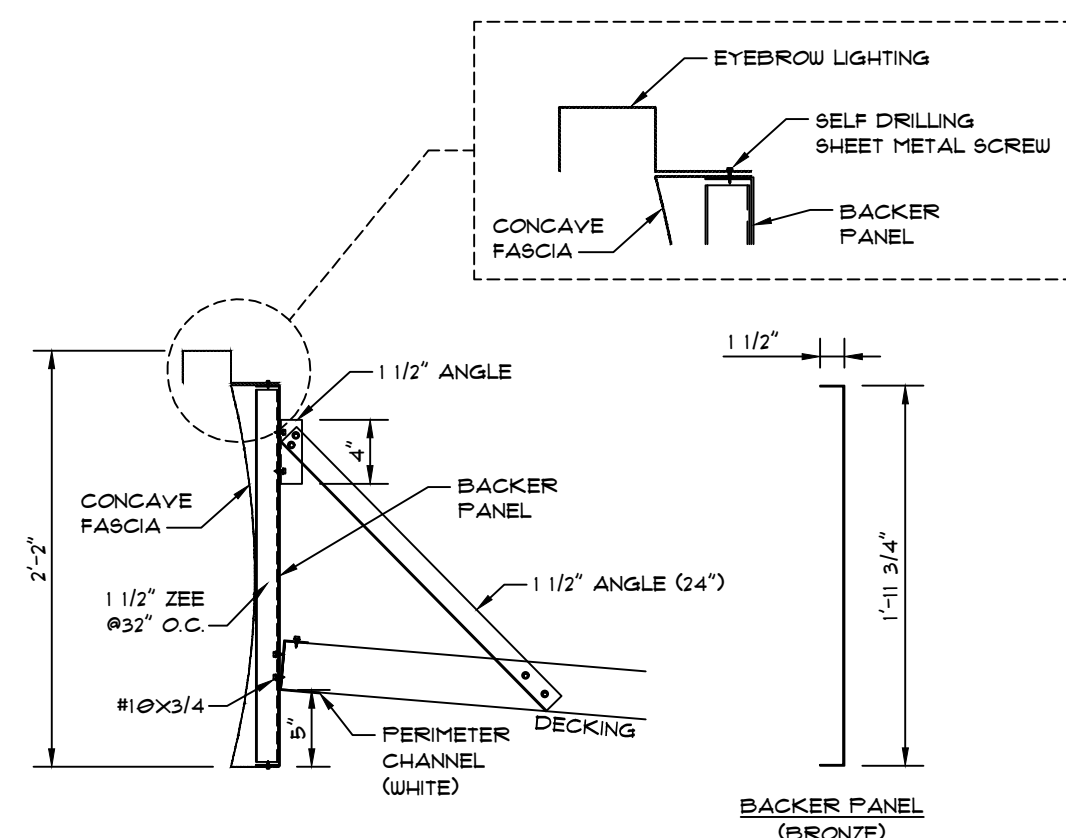
SIDE 'D' ELEVATION
SCALE: 3/16" = 1'-0"



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



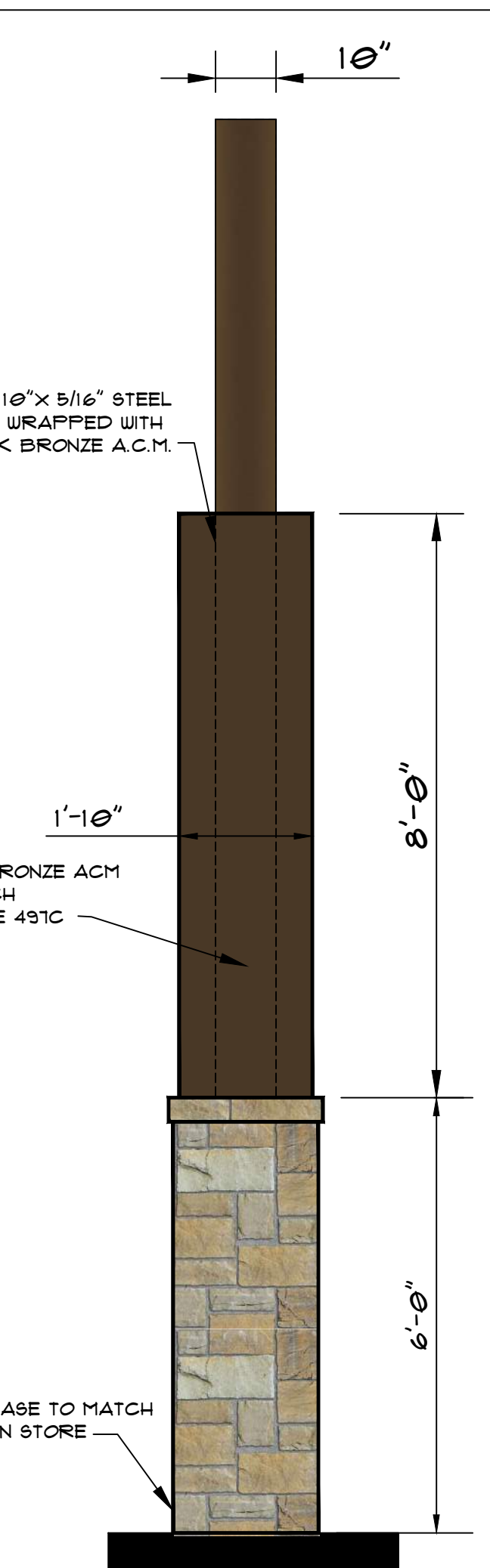
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



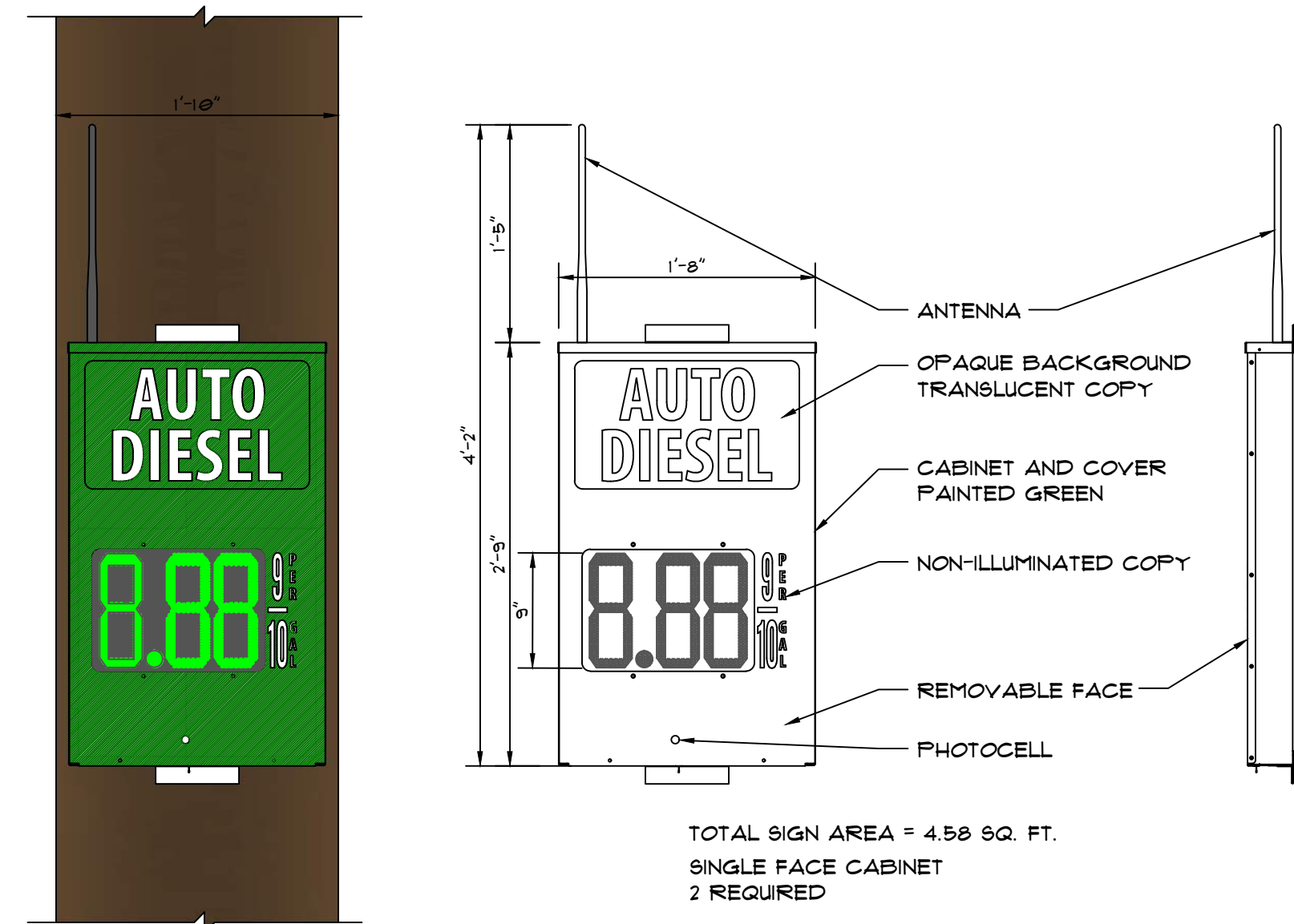
CONCAVE FASCIA MOUNTING DETAIL
SCALE: 1/4" = 1'-0"



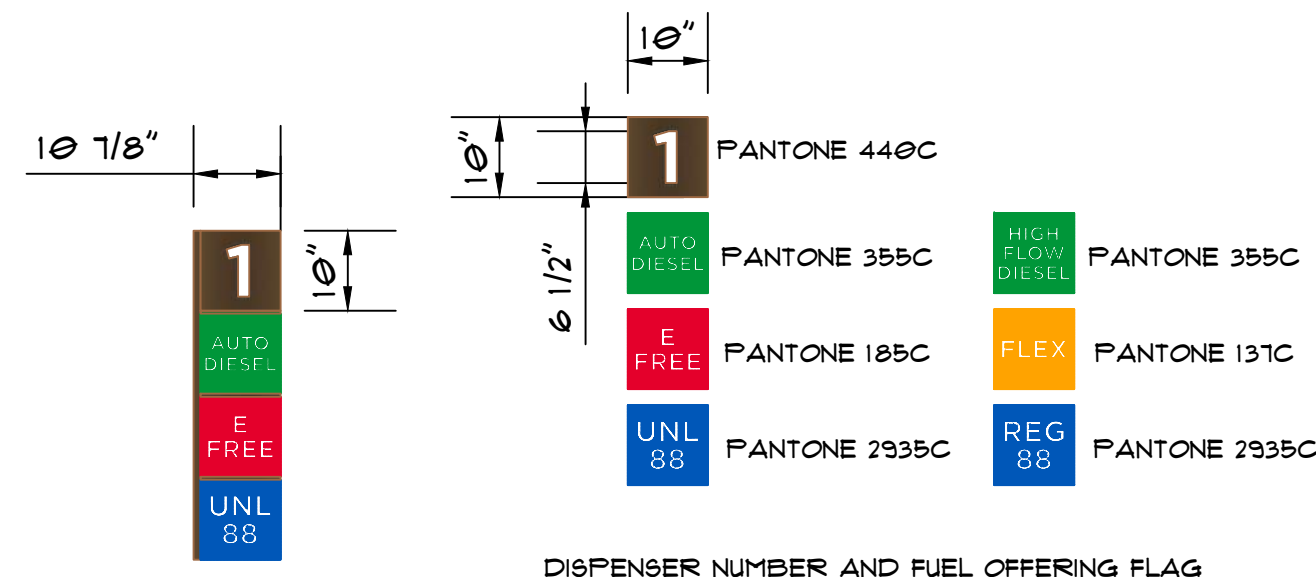
CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE: 1/2" = 1'-0"



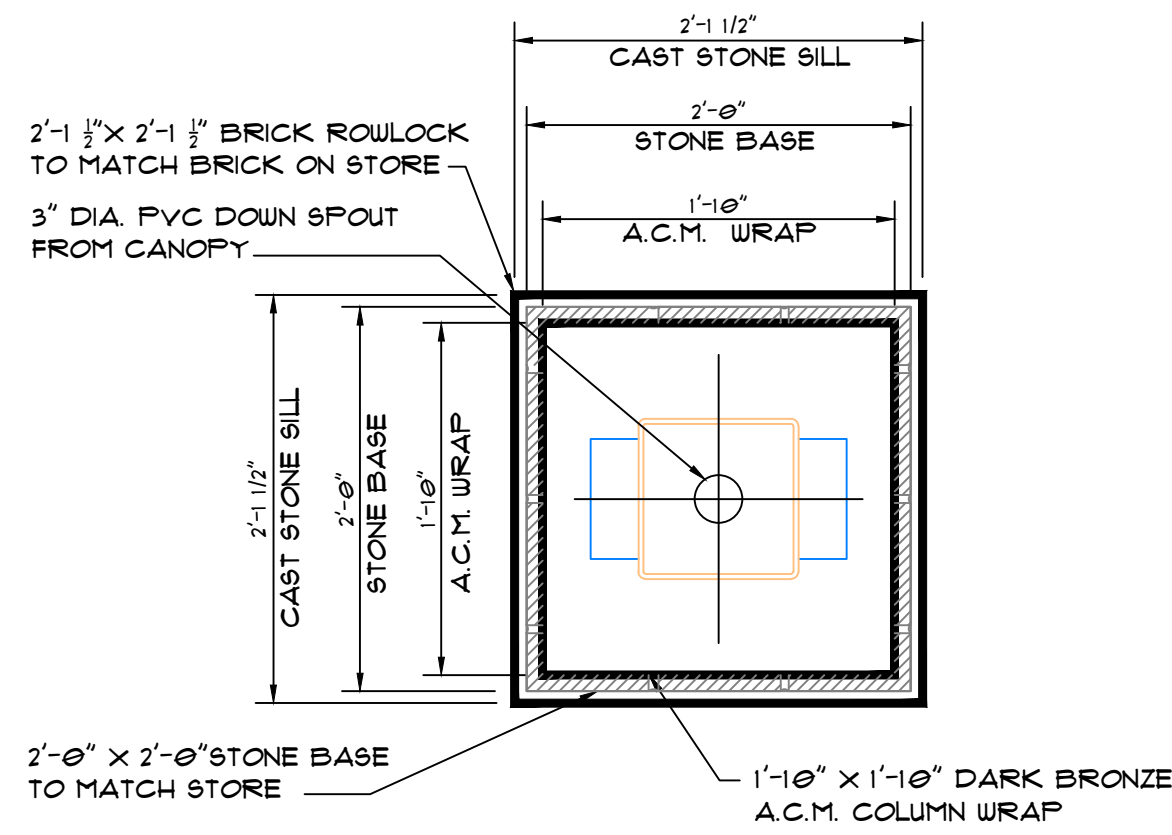
COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



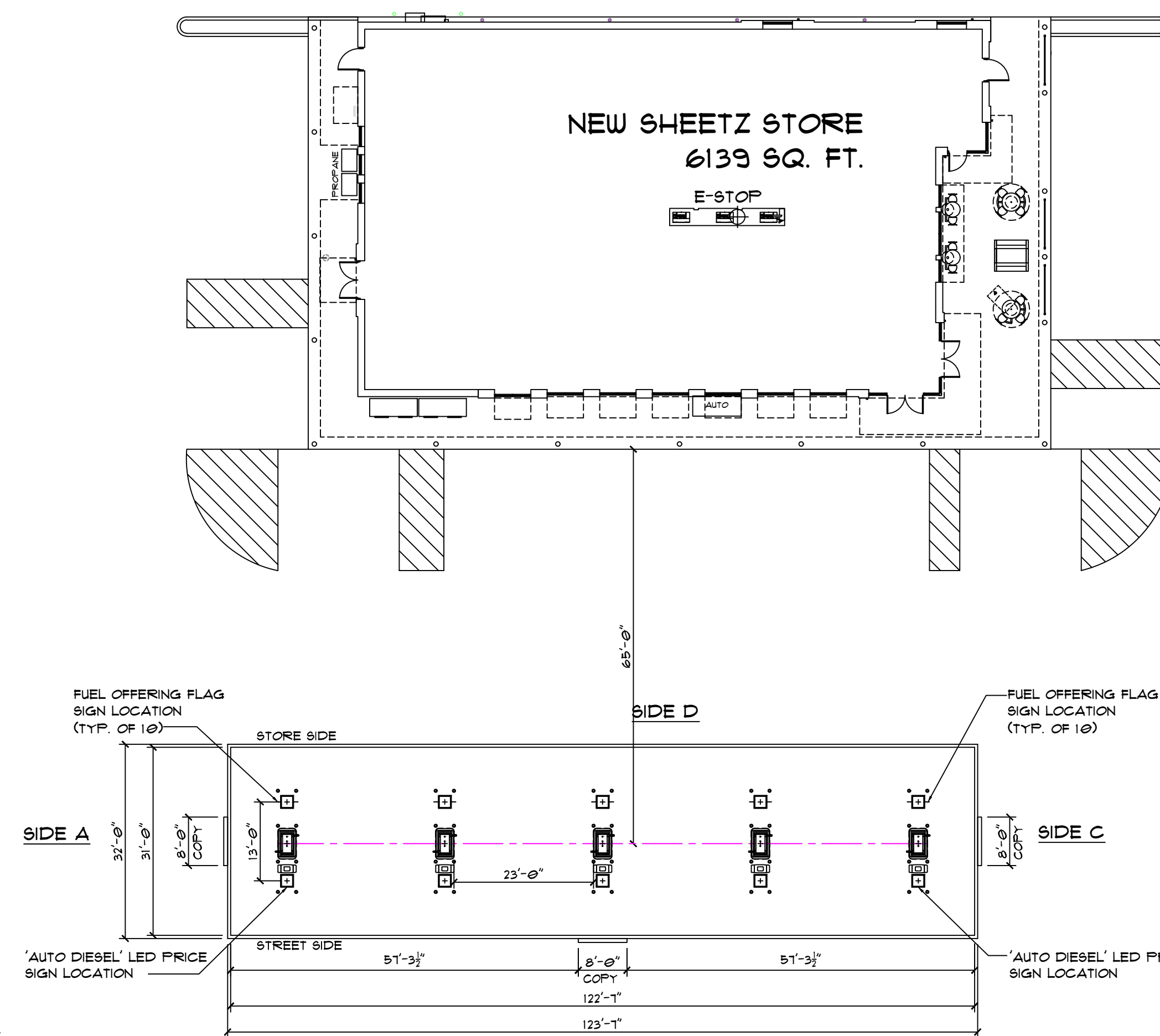
"AUTO DIESEL" PRICE SIGN ELEVATION AND DETAIL
SCALE: 1/4" = 1'-0"



FUEL OFFERING FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/2" = 1'-0"



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



PLAN VIEW FOR LOGO LOCATIONS

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ STORE
230 GRANVILLE STREET
GAHANNA, OHIO 43230

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 10-31-23
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

GAS AWNING
CONCAVE FASCIA

AWNING