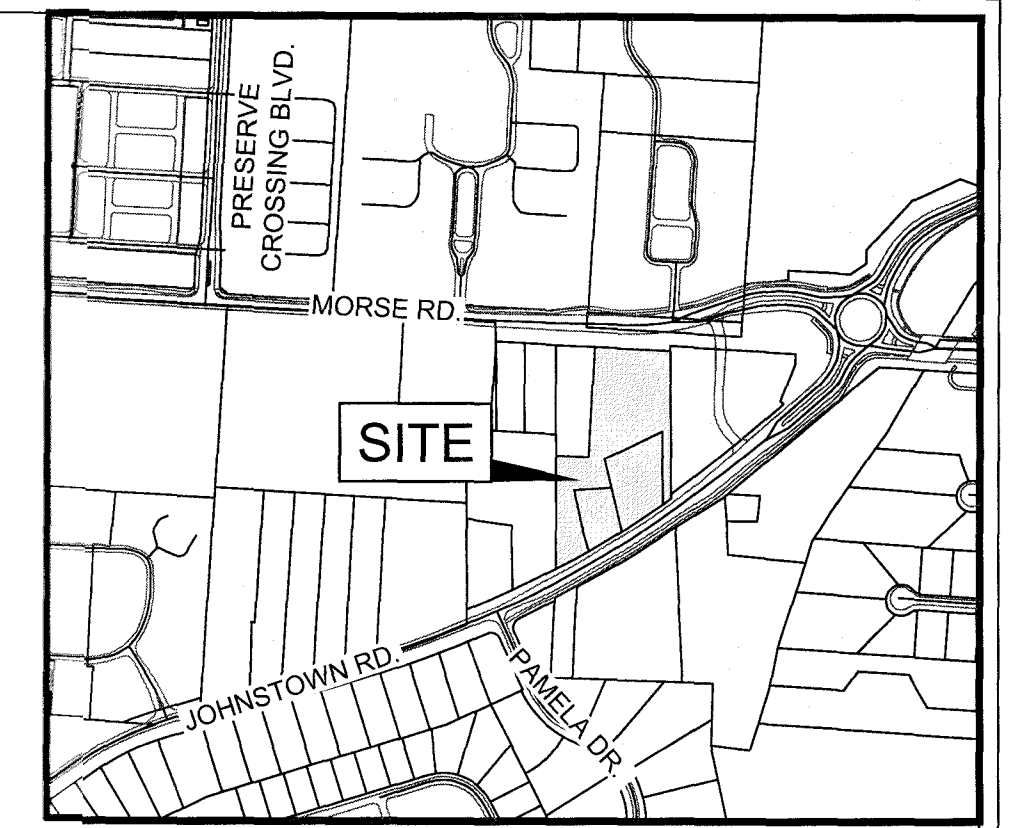


# FINAL DEVELOPMENT PLANS FOR SHEETZ GAHANNA MORSE ROAD GAHANNA, OHIO



LOCATION MAP  
NO SCALE

RECEIVED  
DEC 02 2012  
BY: *J. Van Meter*  
Clerk

**PROJECT TEAM**

OWNER

Sheetz Inc.  
630 Morrison Road  
Gahanna, Ohio 43230  
Contact: Michael Casale  
Phone: 614-929-2126  
mcasale@sheetz.com

DEVELOPER

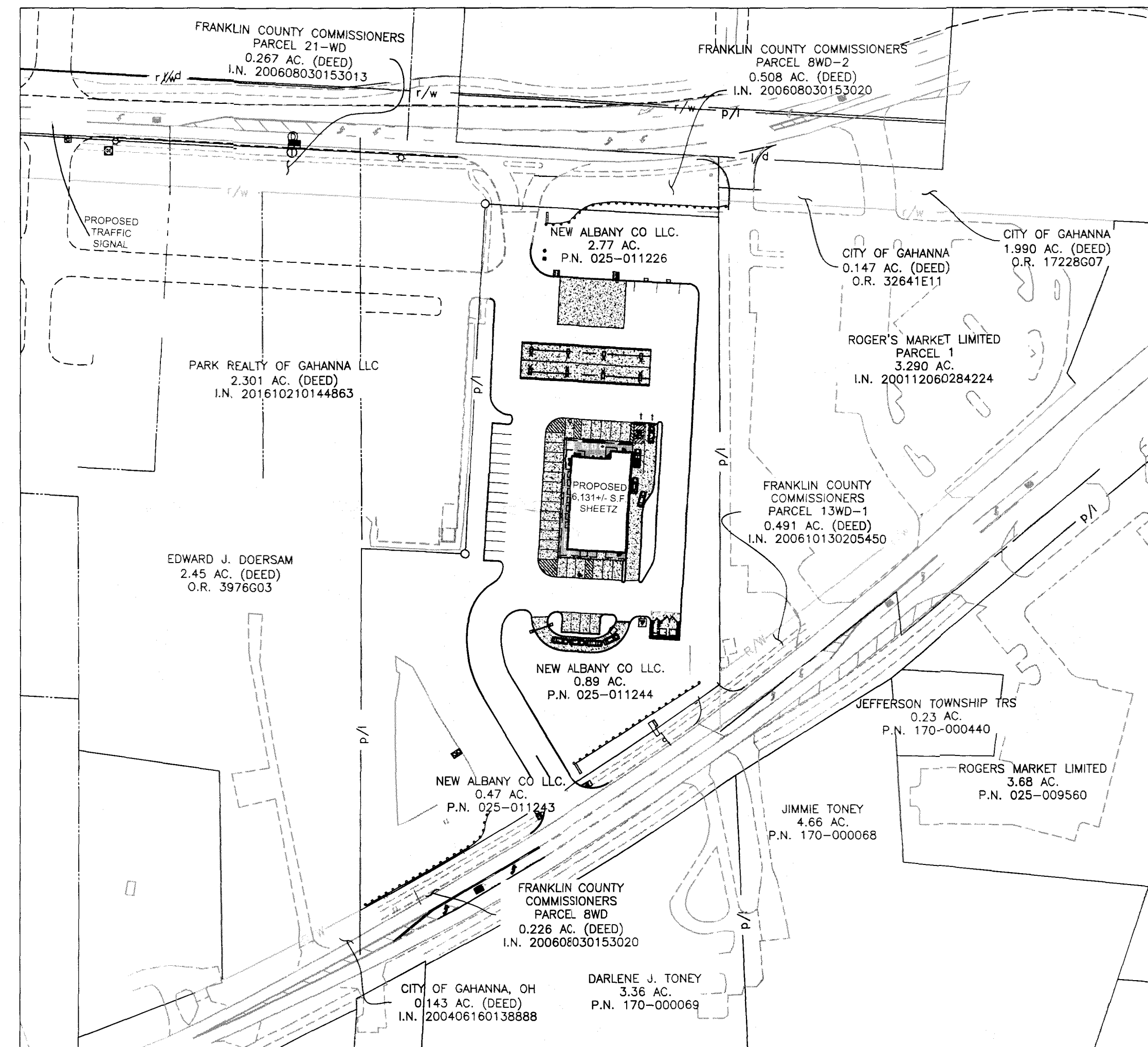
Skilken Gold Real Estate Development  
4270 Morse Road  
Columbus, Ohio 43230  
Contact: Sarah Gold  
Phone: 380-800-7822  
sgold@skilkengold.com

ENGINEER / SURVEYOR

V3 Companies, Ltd.  
3500 Snouffer Road, Ste. 225  
Columbus, Ohio 43235  
Phone: 614-761-1661  
Project Manager: Andrew Gardner  
Project Engineer: Joshua Miller  
Email: agardner@v3co.com  
Email: jdmiller@v3co.com

LANDSCAPE ARCHITECT

Faris Planning & Design, LLC  
4876 Cemetary Road  
Hilliard, Ohio 43026  
Phone: 614-487-1964  
Contact: Todd Faris  
Email: tfaris@farisplanninganddesign.com



**INDEX OF DRAWINGS**

SHEET #	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	NORTH AND WEST BUILDING ELEVATIONS
4	SOUTH AND EAST BUILDING ELEVATIONS
5	CANOPY ELEVATIONS
6	DRIVE THRU ELEVATIONS
7	DRIVE THRU ELEVATIONS (CONT.)
8	SIGN DETAILS
9	SITE LIGHTING PLAN
10	SITE LIGHTING DETAILS
11	SITE LIGHTING MODEL
12	SITE LIGHTING ILLUMINANCE
13	SITE LIGHTING ILLUMINANCE (CONT.)
14	SITE LIGHTING ILLUMINANCE (CONT.)
15	SITE LIGHTING ILLUMINANCE (CONT.)
16	LANDSCAPE PACKAGE CONTENTS
17	OVERALL LANDSCAPE PLAN
18	LANDSCAPE ENLARGEMENT
19	TREE PRESERVATION PLAN
20	SITE DETAILS
21-31	SHEETZ SITE RENDERINGS

Mike @ v3law firm.com  
614-579-1888  
3/7/365



3500 Snouffer Road,  
Suite 225  
Columbus, Ohio 43235  
614.761.1661 phone  
www.v3co.com

REVISIONS

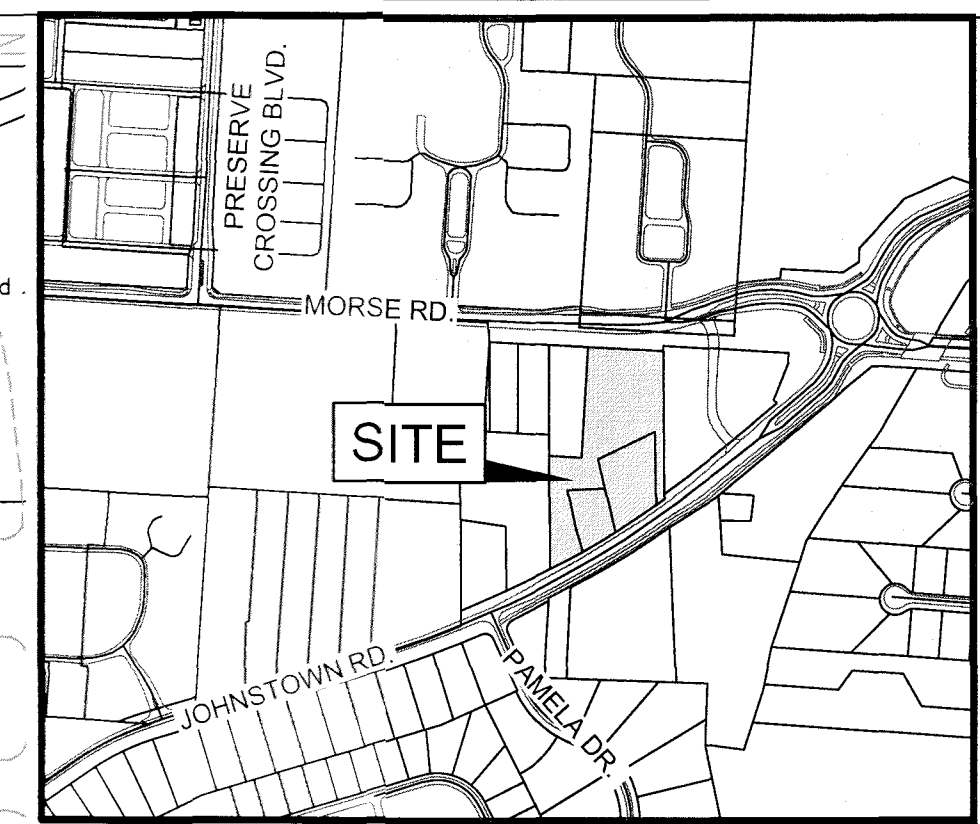
NO.	DATE	DESCRIPTION	SHEETS REVISED	REV. BY

ORIGINAL ISSUE DATE:



DRAWING NO.

0



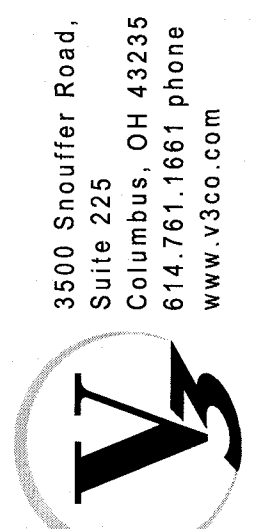
LOCATION MAP  
NO SCALE

NO.	DATE	DESCRIPTION
1	11/17/22	SITE PLAN

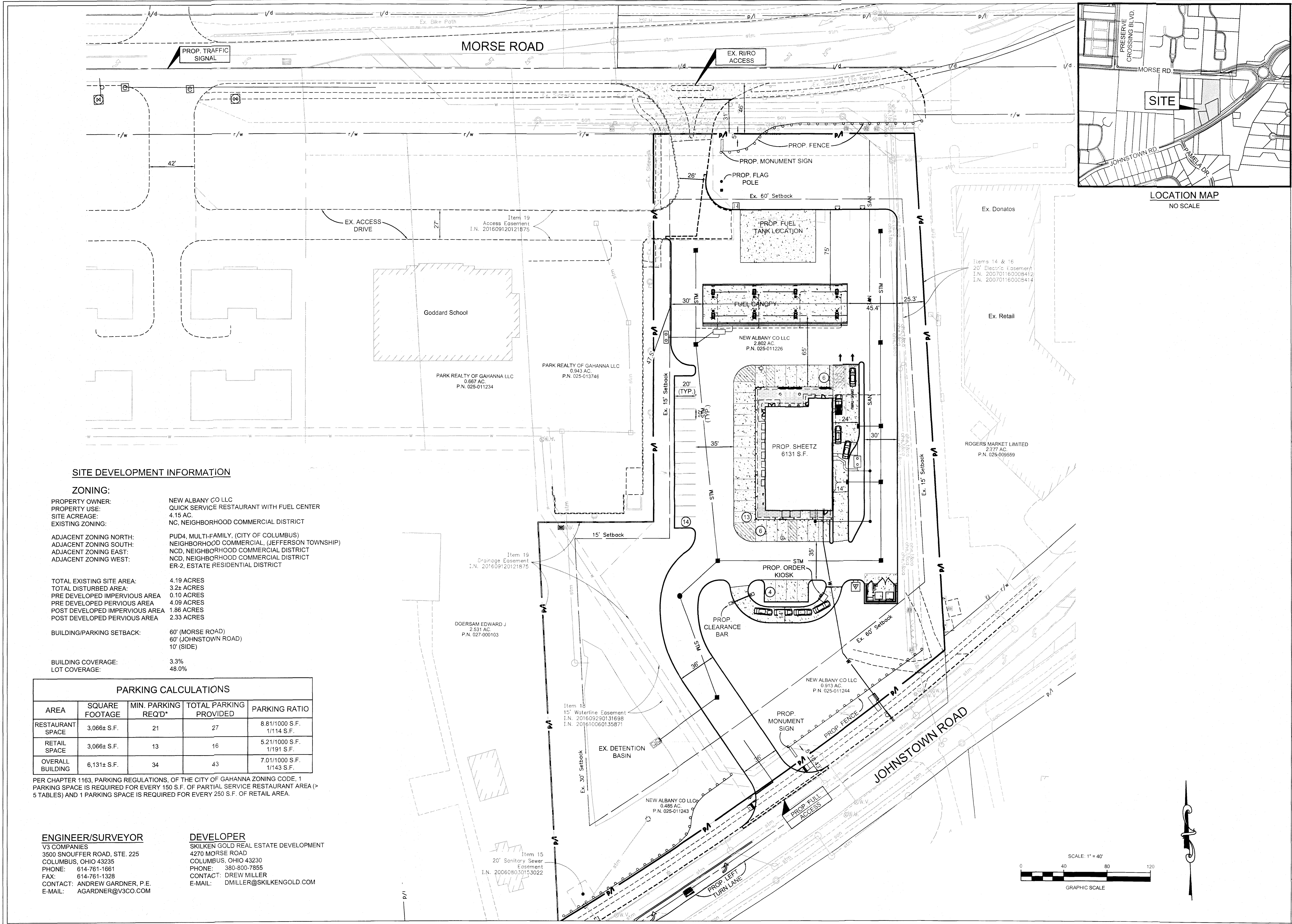
PROJECT NO: 211042  
 ORIGINAL ISSUE DATE: 01/20/2022  
 PROJECT MANAGER: A. GARDNER  
 DESIGNED BY: AAG  
 DRAWN BY: RJB  
 OH

**SITE PLAN**  
**SHEETZ GAHANNA**  
 S03  
 GAHANNA

DRAWING NO. 1



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



**SITE DEVELOPMENT INFORMATION**

**ZONING:**

PROPERTY OWNER: NEW ALBANY CO LLC  
 PROPERTY USE: QUICK SERVICE RESTAURANT WITH FUEL CENTER  
 SITE ACREAGE: 4.15 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%

**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: 380-800-7855  
 CONTACT: DREW MILLER  
 E-MAIL: DMILLER@SKILKENGOLD.COM

