



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

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 530 Tech Center Drive, Gahanna, OH 43230		Project Name/Business Name: Sheetz Tech Center / Sheetz, Inc.
Parcel #: 025-013767	Zoning: (see <u>Map</u>) SCPD	Acreage: Proposed 2.90 AC

VARIANCE SPECIFICATIONS
Description of Variance Request: A variance to eliminate the need for the dumpster to be located in the back of the property. This site is surrounded on all sides by roads, so there is no rear yard to place the dumpster.
STAFF USE ONLY: (Code Section): 1167.18(c)(1) Screening Requirements

APPLICANT INFORMATION	
Applicant Name (Primary Contact): D.W. Route	Applicant Address: 4270 Morse Road, Columbus, Ohio 43230
Applicant E-mail: Droute@skilkengold.com	Applicant Phone: 614-418-3100
Business Name (if applicable): 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 Andrew Gardner - 614-236-3650 - agardner@v3co.com
Property Owner Name: (if different from Applicant) CP Crescent LLC	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-24-2

RECEIVED: KAW
DATE: 05-13-2024

PAID: \$500.00
DATE: 05-13-2024

Updated
Apr 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1131 (visit www.municode.com) (Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)
2.	Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3.	Renderings, drawings, and/or pictures of the proposed project
4.	A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (in accordance with the Building & Zoning Fee Schedule)
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized (see page 3)

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: 

Date: 4-30-24

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.

Kathy Turnick
(property owner name printed)

[Signature]
(property owner signature)

5.2.24
(date)

Subscribed and sworn to before me on this 2nd day of MAY, 2024.
State of OHIO County of FRANKLIN

Notary Public Signature: Amy L. Finn



Amy L. Finn
Notary Public, State of Ohio
My Commission Expires 02/14/2028

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.

D.W. Route
(applicant/representative/property owner name printed)

[Signature]
(applicant/representative/property owner signature)

4-30-24
(date)

Subscribed and sworn to before me on this 30th day of April, 2024.
State of OHIO County of Franklin

Notary Public Signature: [Signature]



ANDREW JANITZKI
Notary Public, State of Ohio
Commission #: 2021-AT-841888



May 1st, 2024

RE: Proposed Sheetz | 530 Tech Center Drive, Gahanna, OH 43230

Variance Statement:

The proposed project is located at 530 Tech Center Drive in Gahanna Ohio. This parcel is 2.987 acres with no existing structures on it and is part of a larger planned development. This parcel will be occupied with a new 6139 S.F. Sheetz Store. The existing site to our South is undeveloped land zoned for Commercial Use. The East is slated to be a new subdivision. While the North and West of the property is highway use, I-270 and 317.

At this time, we are requesting a single variance for the attached site plan:

- Per Ch 1167.18(c)(1), dumpsters must be located to the rear of the primary structure.

As mentioned by the Planning Staff, "this site is surrounded by streets on all sides, so there is no rear yard to place the dumpster in. A Variance application is required." Due to this hardship, we are requesting a variance for this requirement.

taxid / Parcel #	legal1	legal2	legal3	ownername1	owneraddress1	owneraddress2
025-003905-00	HAMILTON ROAD	R16 T1 1/4T3	33.003 ACRES	CITY OF GAHANNA OHIO	200 N HAMILTON	GAHANNA OHIO 43230
520-117743-00	WONDERLAND LTS 1-23 BLK16	& LOTS 46-72 BLK 26	& 12.7402 ACRES	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
520-117520-00	BOBB AVE	WONDERLAND	LOTS 10-19 BLK 1	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
025-013767-00	HAMILTON ROAD	R16 T1 1/4T3	40.806	CP CRESCENT LLC	250 CIVIC CENTER DRIVE SUITE 500	COLUMBUS OH 43215
520-117719-00	WONDERLAND BLVD	WONDERLAND	LOTS 12-21 BLK 14	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
520-117688-00	MADISON AVE	WONDERLAND	LOTS 13-21 BLK 12	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
025-014173-00	HAMILTON ROAD	R16 T1 1/4T3	16.666 ACRES	CRESCENT WOODS LLC	250 CIVIC CENTER DRIVE SUITE# 500	COLUMBUS OH 43215
520-117564-00	MCKINLEY AVE	WONDERLAND	LOTS 12-21 BLK 4	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
025-014172-00	HAMILTON ROAD	R16 T1 1/4T3	9.132 ACRES	CP CRESCENT HOLDINGS LLC	250 CIVIC CENTER DRIVE SUITE 500	COLUMBUS OH 43215
520-117855-00	ADAMS AVE	WONDERLAND	LOTS 5-32 BLK 21	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
520-290601-00	WONDERLAND ADD/VACATION	PLAT OF VARIOUS R/W	10.501 ACRES	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
520-117625-00	MONROE AVE	WONDERLAND	LOTS 12-21 BLK 8	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
520-117591-00	GRANT AVE	WONDERLAND	LOTS 12-21 BLK 6	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
025-013774-00	CRESCENT AT CENTRAL PARK	SECTION 1	RESERVE A	CRESCENT AT CENTRAL PARK LLC	132 PRESTON RD	COLUMBUS OH 43209
520-117539-00	COOLIDGE AVE	WONDERLAND	LOTS 12-21 BLK 2	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219
520-117656-00	MADISON AVE	WONDERLAND	LOTS 12-21 BLK 10	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GTWY	COLUMBUS OH 43219

TITLE DESCRIPTION

DESCRIPTION TO BE DETERMINED AFTER AREA IS PLATTED.

SCHEDULE "B" ITEMS

STEWART TITLE COMPANY
FILE NO. 2125832
EFFECTIVE DATE: SEPTEMBER 01, 2023 AT 8:28 A.M.

- Item 11 - Existing Channel Easement shown on the recorded plat/map of Crescent at Central Park Section 1 as Plat Book 125 page 25.
Item 12 - Building lines, easements and restrictions shown on the recorded plat/map of FRA-Tech Center Drive Extension as Plat Book 113 page 54.
Item 14 - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1376 page 137.
Item 15 - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2919 page 563.
Item 16 - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 3148 page 65.
Item 21 - Waterline Easement granted to the City of Gahanna, Ohio, as more fully set forth in the document recorded as Instrument 202301230007435.

- Item 13 - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1225 page 117. Blanket in Nature. Notes easement shown on Exhibit "A". Exhibit "A" is not recorded with document and am unable to define.
The following apply and are as shown:
Item 17 - Easement and Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Instrument 201808020103415.
Item 18 - Easement granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Instrument 201808020103415.
Item 19 - Easement granted to the City of Gahanna, as more fully set forth in the document recorded as Instrument 201011030147051.
Item 20 - Easement & Right of Way granted to Columbus Southern Power Company, as more fully set forth in the document recorded as Instrument 201112300170757.

ALTA/NSPS LAND TITLE CERTIFICATION

To: Stewart Title Company,
CP Crescent, LLC, an Ohio limited liability company,
Sheetz, Inc., a Pennsylvania corporation,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6(Zoning reference only),8,11(a),13,16, and 17 of Table A thereof.

The field work was completed on February 14, 2024.

Kevin L. Baxter - Ohio Surveyor No. 7697 Date:

SURVEYOR'S NOTES

MISCELLANEOUS NOTES:
As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

The boundary lines of the subject property are contiguous to the property lines of its adjoiners with no gaps, gores or overlaps and is a portion of the same premises surveyed as described in the title commitment, File No. 2125832, as further referenced hereon.

The site has direct access to Crescent Place a publicly dedicated roadway.

The property is currently vacant.

A new description is being prepared and is a portion of the title description.

TABLE A NOTES:
Item 16 - at the time of this survey, there was no observed surface evidence of earth moving work, building construction or additions.
Item 17 - at the time of this survey, there was no observed evidence of any recent changes in street right-of-way nor any street or sidewalk construction.

UTILITY NOTE
The location, type and size of utilities and structures indicated on this survey drawing are a compilation of information furnished by the client, client representative, respective utility companies, field markings from locating services provided by the utility companies, and/or topographic data obtained at the time of our field survey. Utilities not marked in the field are labeled "per plan" on the survey and may be shown from information provided by the client, client representative, and/or respective utility companies, and not from an actual construction drawing. The location of facilities marked by an underground locating service are subject to a tolerance zone as specified by the Common Ground Alliance (CGA) Best Practices guidelines. As such, the utility locations indicated are not necessarily complete or correct, since existing utilities may not exist in the locations shown, and other utilities may exist that are not shown. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

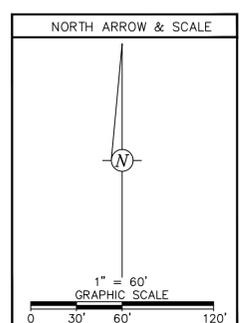
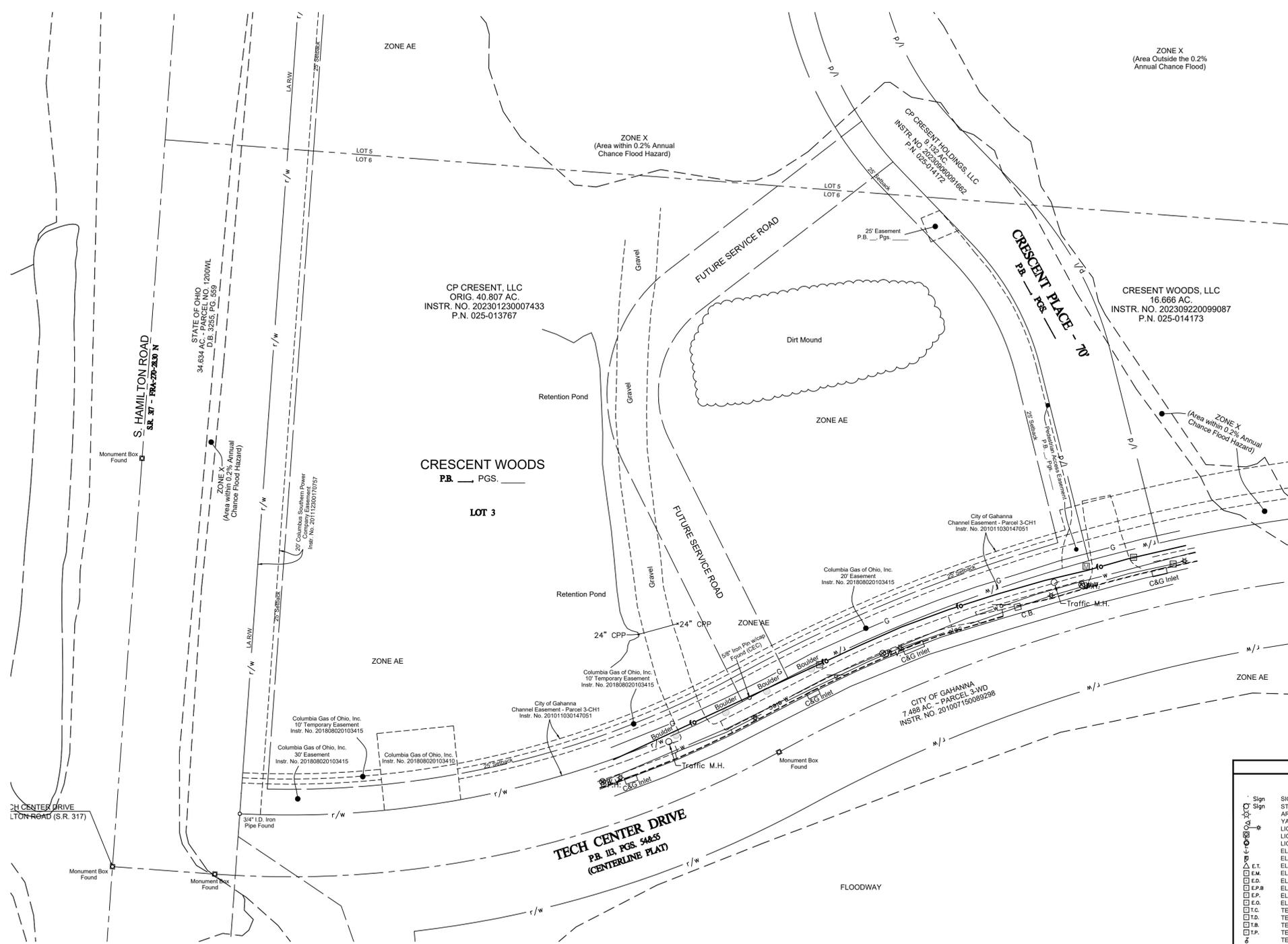
Field locating services, furnished by the utility companies, do not provide any depth of marked facilities.
Electric pedestals, electric transformers, lighting system, telephone closures, fire protection systems, power generators, irrigation systems, etc., may have been found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these facilities.

ZONING:
Property is Currently Zoned SCPD (Select Community Planned District) per City of Gahanna Planning Department. See Zoning Codes for Restrictions not Shown.

FLOOD INFORMATION:
By graphic depiction only: The subject property is in Zone AE (areas of 1% annual chance flood, with Base Flood Elevations determined) on Flood Insurance Rate Map, Panel 351 and 213 of 465, Franklin County, Ohio and Incorporated Areas, Maps Nos. 39049C0351 K and 39049C213 K (Effective Date: June 17, 2008). No field work specific to determining this zone was performed. Subject to map scale uncertainty. An elevation certificate may be needed to verify this determination and/or apply for relief from a flood hazard area from the Federal Emergency Management Agency.

SIGNIFICANT OBSERVATIONS:
Information noted below is simply a statement regarding the location of observed improvements relative to the boundary, easement(s), and setback lines, and is not a legal opinion determination of encroachments.
• None visible. Area is currently being developed.

PARKING TABLE:
Vacant Property - No marked parking spaces



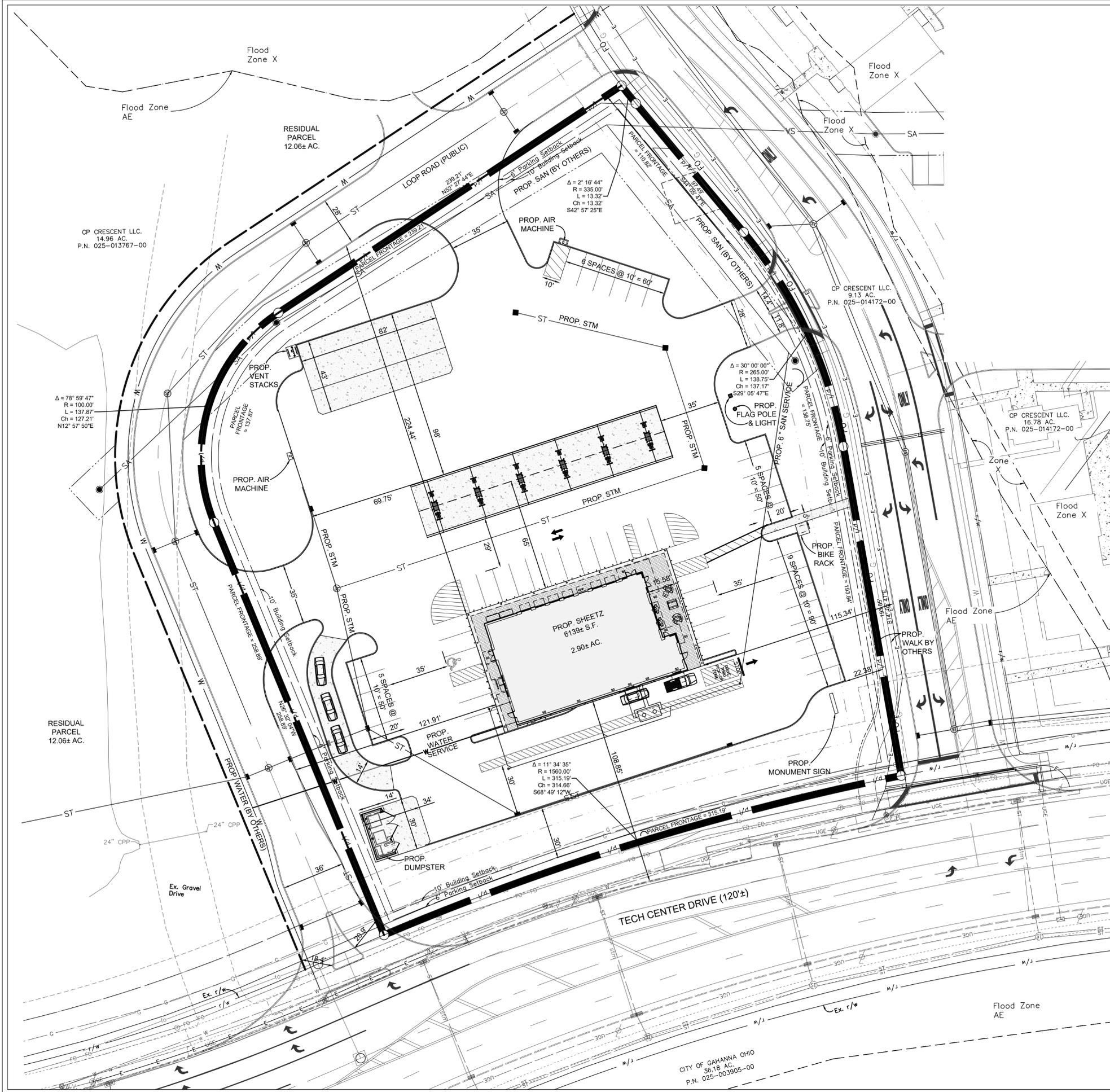
ALTA LEGEND AND SYMBOLS
EXISTING SYMBOLS LEGEND
Table listing symbols for signs, street signs, area lights, light poles, electric guy, electric transformer, electric meter, electric drop, electric pull box, electric pedestal, electric outlet, telephone closure, telephone drop, telephone pull box, telephone pedestal, telephone pole, utility pole, pull box, traffic pull box, traffic control box, traffic signal, traffic pole, traffic pole w/walk, sprinkler, water valve, fire hydrant, water meter, water service, water control valve, irrigation control valve, cable television drop, cable television pedestal, gas valve, gas service, gas meter, gas marker, clean out, catch basin w/top of casting elev., curb inlet w/top of casting elev., catch basin w/underdrain, storm manhole w/top of casting elev., sanitary manhole w/top of casting elev., down spout, roof drain, heating/cooling units, wood post, metal post, mail box, flagpole, existing gas line, existing water line, existing underground electric line, existing overhead electric line, existing underground telephone line, existing overhead telephone line, existing overhead cable television line, existing underground cable television line, existing index contour, existing intermediate contour, existing fence line, existing guardrail, 5/8" iron pins set 30' in length, w/cap stamped 'V3 PX OH FIRM #46438' Unless Otherwise Shown.

V3 Companies, Ltd.
Engineers and Surveyors
550 Polaris Parkway, Suite 250
Westerville, Ohio 43082
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.V3CO.COM



CP CRESCENT, LLC
INSTRUMENT NO. 202301230007433
ALTA/NSPS LAND TITLE SURVEY
AT THE NW CORNER OF TECH CENTER DRIVE
AND CRESCENT PLACE,
CITY OF GAHANNA, FRANKLIN CO., OHIO
xxx AC. IN QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.L.
SCALE: 1" = 60'
DWN: KLB CKD: FEBRUARY 23, 2024
JOB NO. 230944 1

N:\2023\230944\Drawings\ACAD\SVY\VP01\ALTA_230944_2024-02-26.dwg 02/26/2024



LOCATION MAP
NO SCALE

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT SPACE	3,069± S.F.	21	30	9.78/1000 S.F. 1/102 S.F.
RETAIL SPACE	3,069± S.F.	13	19	6.19/1000 S.F. 1/162 S.F.
OVERALL BUILDING	6,139± S.F.	34	49	7.98/1000 S.F. 1/125 S.F.

PER CHAPTER 1163 OF THE GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 250 S.F. OF RETAIL USE.
 PER CHAPTER 1163 OF THE GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 150 S.F. OF RESTAURANT USE, PARTIAL SERVICE, OVER 5 TABLES.
 PER ADA REQUIREMENTS, THERE IS A MINIMUM OF TWO REQUIRED ACCESSIBLE PARKING SPACES BASED ON THE PARKING COUNT BETWEEN 26 TO 50 SPACES. TWO ARE PROVIDED. (ONE ACCESSIBLE VAN AND ONE STANDARD SPACE).

TOTAL SITE DEVELOPMENT INFORMATION

EXISTING PROPERTY OWNER: CP CRESCENT LLC
 EXISTING PROPERTY USE: UNDEVELOPED
 EXISTING SITE ACREAGE: 14.96 ACRES

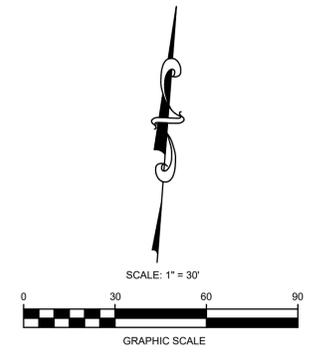
PROPOSED 'SPLIT' SITE ACREAGE:
 RESIDUAL PARCEL: 11.97 ACRES
 PROP. SHEETZ PARCEL: 2.99 ACRES

EXISTING ZONING: SCPD - SELECT COMMUNITY PLANNED DISTRICT

ADJACENT ZONING NORTH: SCPD - SELECT COMMUNITY PLANNED DISTRICT
 ADJACENT ZONING SOUTH: SCPD - SELECT COMMUNITY PLANNED DISTRICT
 ADJACENT ZONING EAST: SCPD - SELECT COMMUNITY PLANNED DISTRICT
 ADJACENT ZONING WEST: SCPD - SELECT COMMUNITY PLANNED DISTRICT

EX. BUILDING COVERAGE: 0.00 ACRES (~0%)
 EX. PAVEMENT COVERAGE: 0.02 ACRES (~0.74%)
 EX. SIDEWALK COVERAGE: 0.00 ACRES (~0%)

PROP. BUILDING COVERAGE: 0.14 ACRES (4.9%)
 PROP. PAVEMENT COVERAGE: 1.73 ACRES (59.7%)
 PROP. SIDEWALK COVERAGE: 0.08 ACRES (2.81%)
 TOTAL LOT COVERAGE: 67.41%



ENGINEER
 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

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

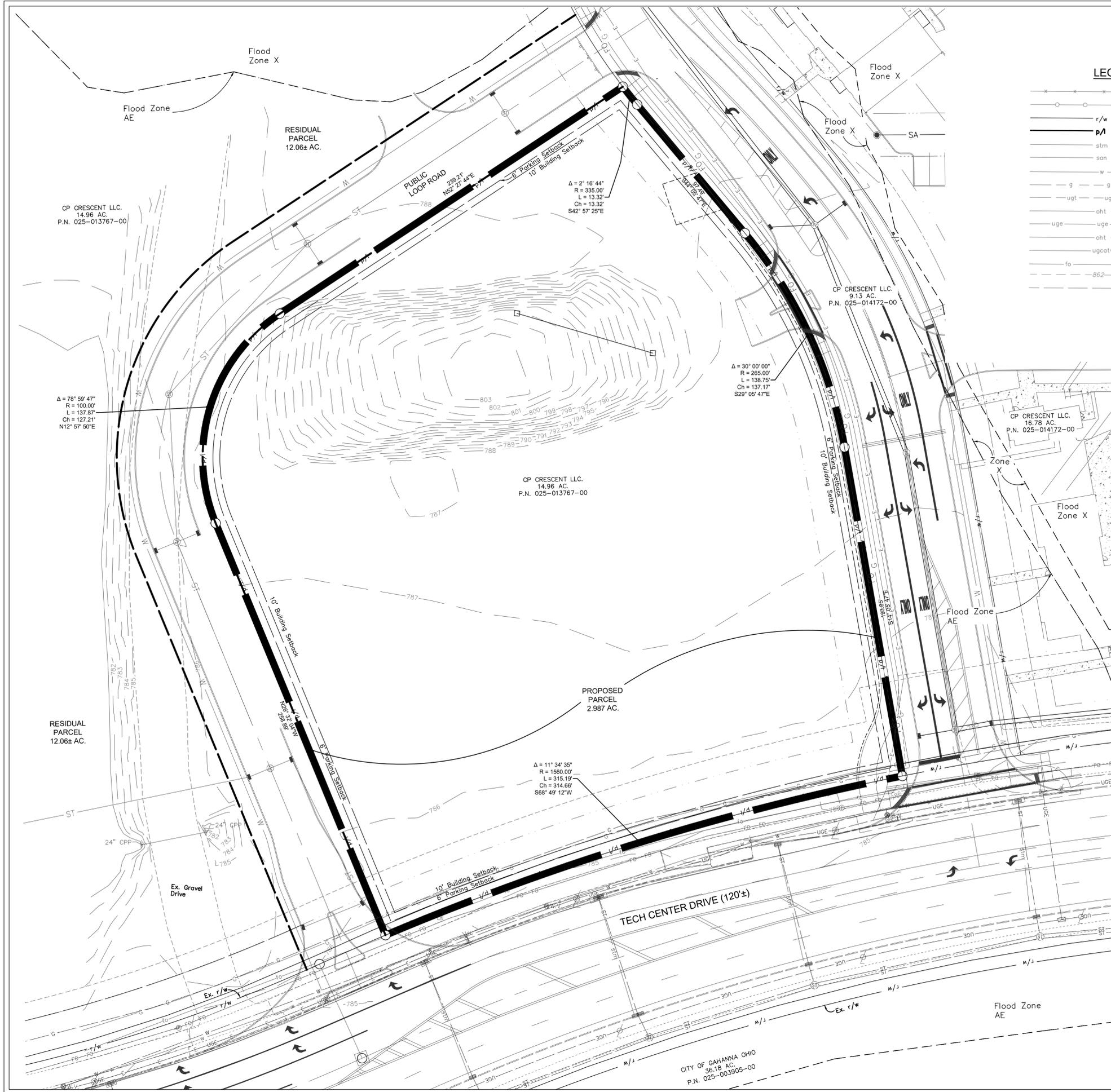
REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NO.: 230944
 ORIGINAL ISSUE DATE: 05/20/2024
 PROJECT MANAGER: AAG
 DESIGNED BY: BNP
 DRAWN BY: RUB

FINAL DEVELOPMENT PLAN
SHEETZ TECH CENTER
 OHIO
 S04
 GAHANNA

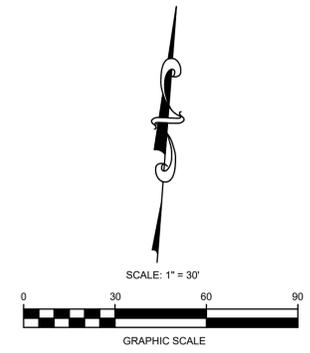
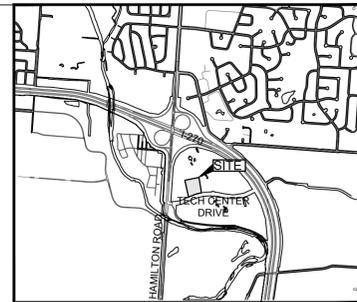
550 Polaris Parkway,
 Suite 250
 Westerville, OH 43082
 614.761.1661 phone
 www.v3co.com

DRAWING NO.
1

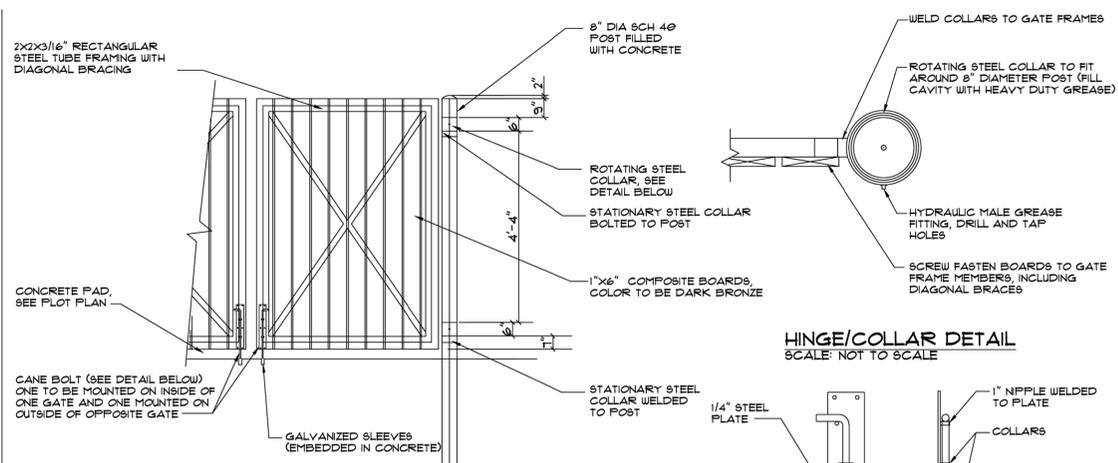


LEGEND

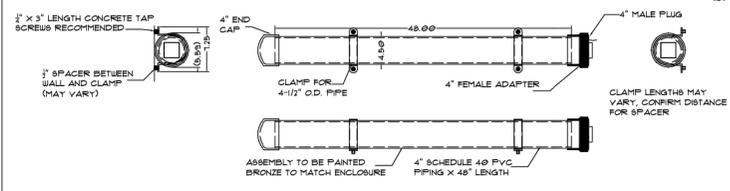
—*—*	FENCE
—○—○—	GUARDRAIL
—r/w—	RIGHT-OF-WAY
—p/l—	PROPERTY LINE
—stm—	STORM SEWER
—san—	SANITARY SEWER
—w—	WATER
—g—g—g—	GAS
—ugt—ugt—ugt—	TELEPHONE (UNDERGROUND)
—oht—	TELEPHONE (OVERHEAD)
—uge—uge—uge—	ELECTRIC (UNDERGROUND)
—oht—	ELECTRIC (OVERHEAD)
—ugcatv—	CATV (UNDERGROUND)
—fo—fo—	FIBER OPTIC (UNDERGROUND)
—66.2—	EXISTING CONTOURS
---	UNDERLYING PROPERTY LINE



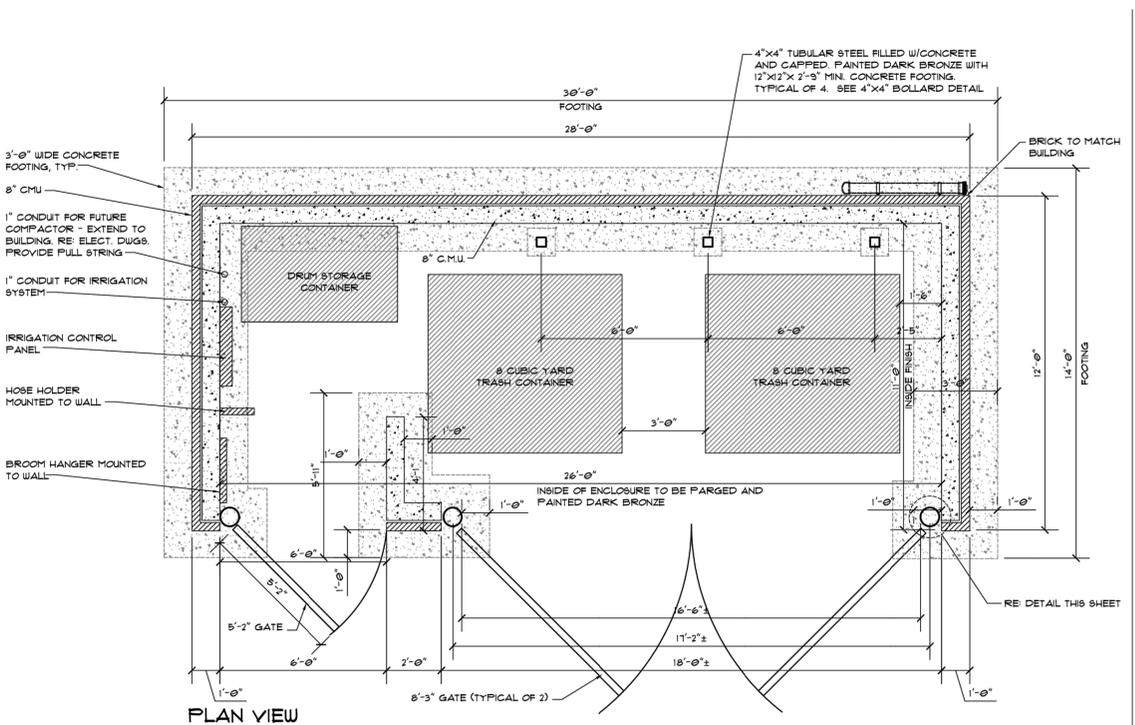
EXISTING CONDITIONS PLAN SHEETZ TECH CENTER GAHANNA OHIO	PROJECT NO.: 230944 PROJECT MANAGER: AAG DESIGNED BY: BNP DRAWN BY: RUB
	ORIGINAL ISSUE DATE: 05/20/2024
550 Polaris Parkway, Suite 250 Westerville, OH 43082 614.761.1661 phone www.v3co.com	DRAWING NO. 2



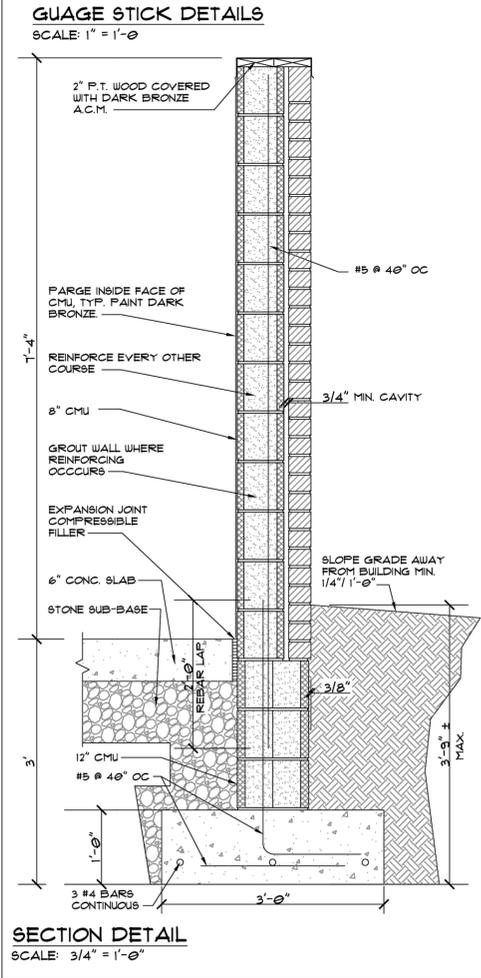
GATE AND POST DETAIL
FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN



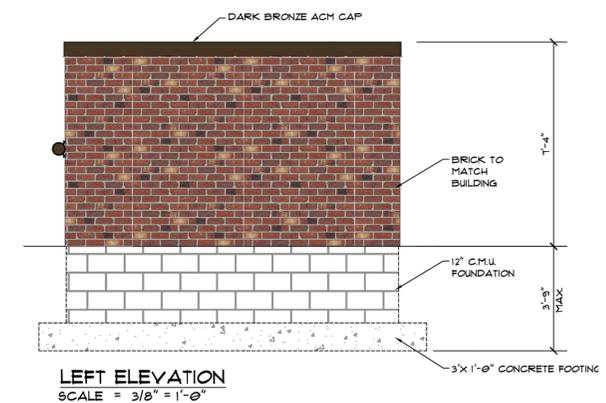
CANE BOLT DETAIL
ONE TO BE MOUNTED ON INSIDE OF ONE GATE AND ONE MOUNTED ON OUTSIDE OF OPPOSITE GATE



PLAN VIEW
SCALE = 3/8" = 1'-0"



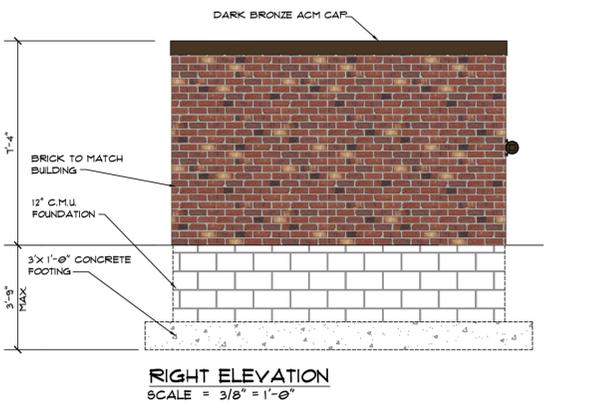
SECTION DETAIL
SCALE: 3/4" = 1'-0"



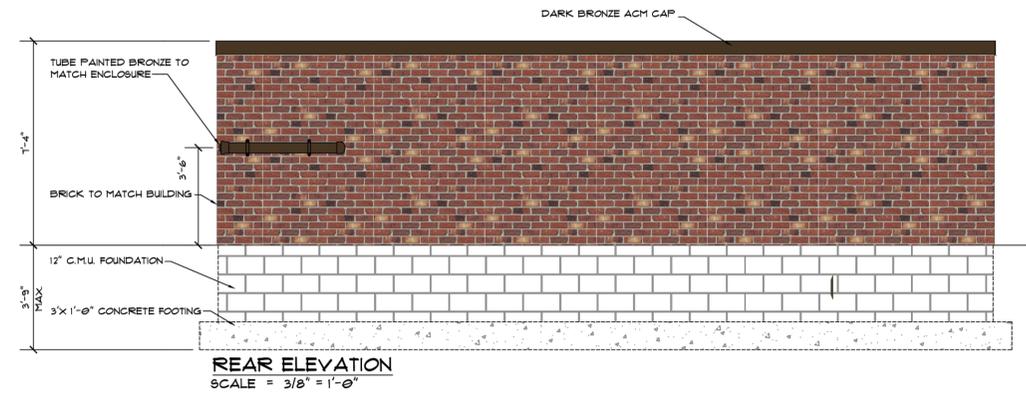
LEFT ELEVATION
SCALE = 3/8" = 1'-0"



FRONT ELEVATION
SCALE = 3/8" = 1'-0"



RIGHT ELEVATION
SCALE = 3/8" = 1'-0"



REAR ELEVATION
SCALE = 3/8" = 1'-0"

DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"

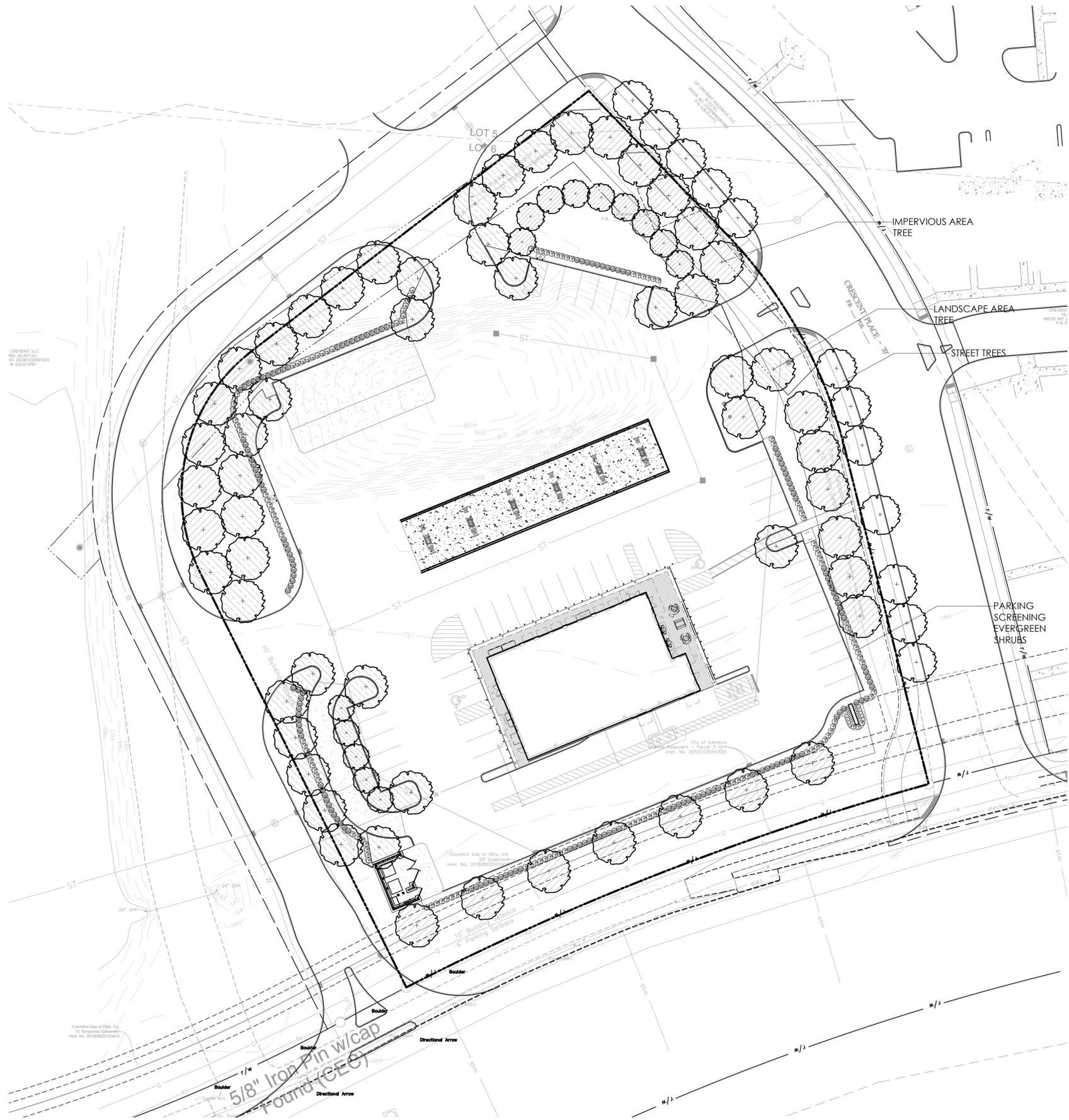
REVISIONS		DESCRIPTION
NO.	DATE	

PROJECT NO.:	230944
PROJECT MANAGER:	AAG
DESIGNED BY:	BNP
DRAWN BY:	RUB

SHEETZ DETAILS
SHEETZ TECH CENTER

OHIO
GAHANNA S04

550 Polaris Parkway,
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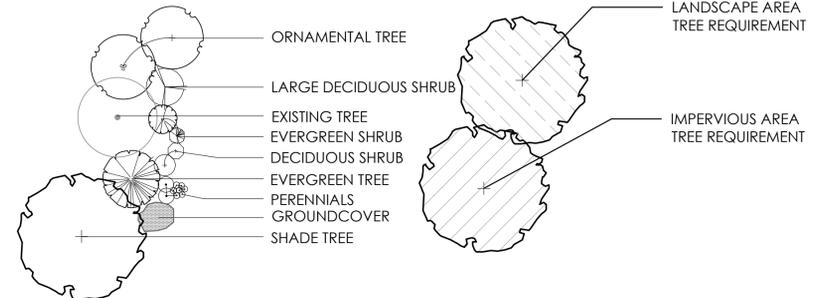


LANDSCAPE REQUIREMENTS

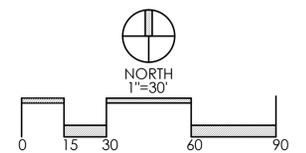
REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM TREES REQUIRED (914.05)		
NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.	±83,354.11 SF OF IMPERVIOUS SURFACE. 83.35 CAL. INCHES OF SHADE TREE REQUIRED.	85 CALIPER INCHES OF SHADE TREE PROVIDED -(34) 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 = ±73,381.76 SF 73,381.76 X 5% = 3,669.88 SF OF INTERIOR LANDSCAPE AREA REQUIRED	±3,875.80 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.	37 TREES REQUIRED FOR 3,864.69 SF OF LANDSCAPE AREA REQUIRED	37 TREES PROVIDED

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS

SITE COMPLIANCE PLAN

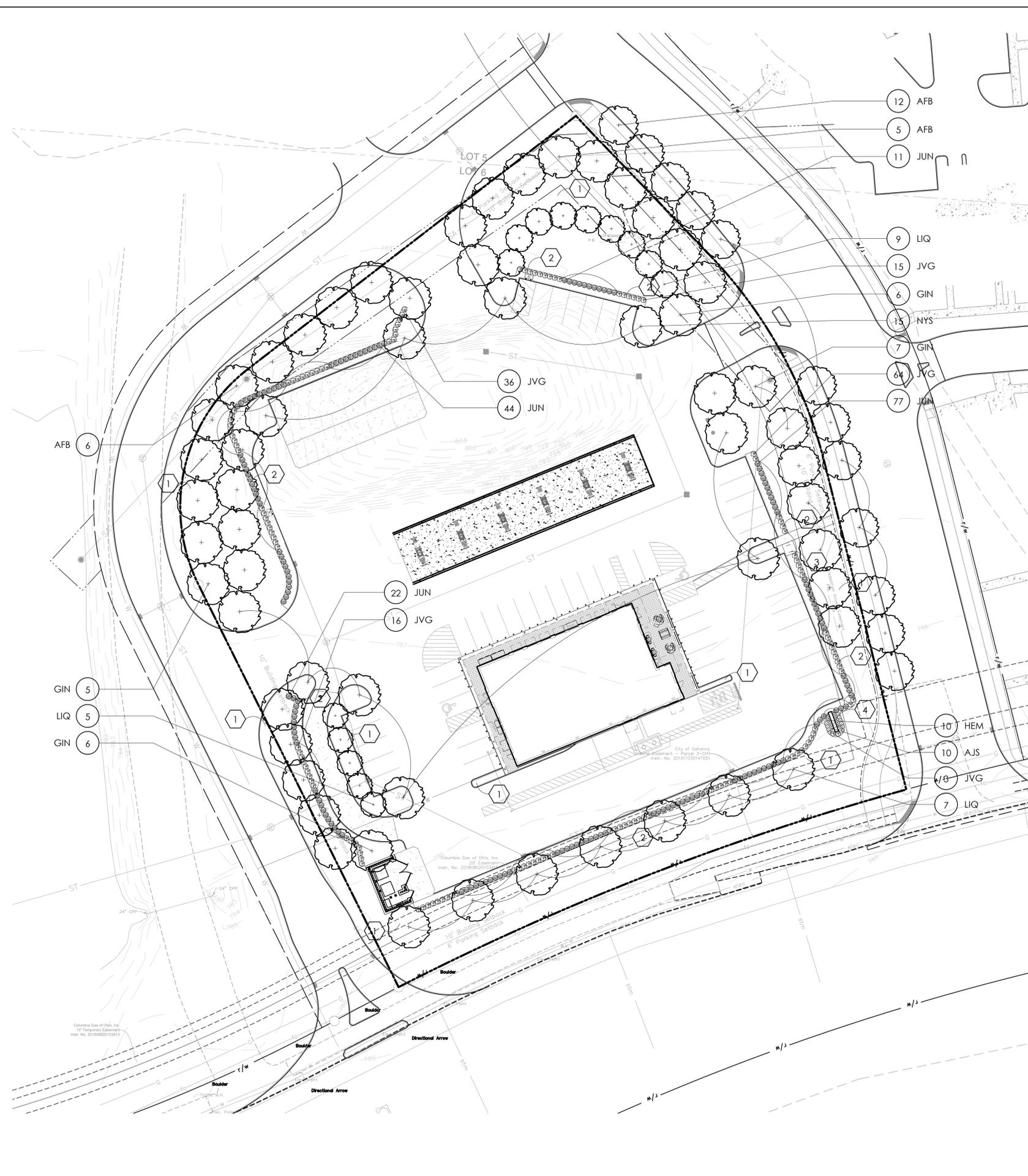
SHEETZ TECH CENTER

PREPARED FOR
V3 COMPANIES
550 POLARIS PARKWAY, SUITE 225
WESTERVILLE, OH 43082

Paris Planning & Design

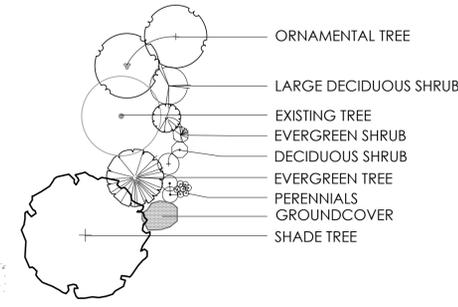
LAND PLANNING
LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
P (614) 487-1964
www.parisplanninganddesign.com

DATE	05/02/24
PROJECT	XXXXXX
SHEET	



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. 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.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 BIKE RACK. SEE ENGINEERING PLANS FOR MORE INFORMATION.
- 4 MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TREES					
23	AFB	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE FREEMAN MAPLE	3" CAL.	B&B
24	GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3" CAL.	B&B
21	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	3" CAL.	B&B
15	NYS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO BLACKGUM	3" CAL.	B&B
SHRUBS					
154	JUN	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	18" HGT.	CONT.
134	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18" HGT.	CONT.
PERENNIALS/ORNAMENTAL GRASSES					
10	AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.
10	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.

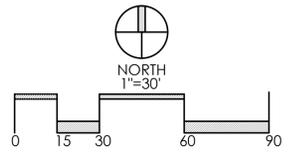
REVISIONS

OVERALL LANDSCAPE PLAN

SHEETZ TECH CENTER
PREPARED FOR
V3 COMPANIES
550 POLARIS PARKWAY, SUITE 225
WESTERVILLE, OH 43082

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

PRELIMINARY
NOT FOR CONSTRUCTION

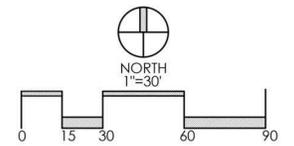


DATE	05/02/24
PROJECT	XXXXXX
SHEET	

L-2



NOT FOR CONSTRUCTION



REVISIONS	

ILLUSTRATIVE PLAN

SHEETZ TECH CENTER
 PREPARED FOR
V3 COMPANIES
 550 POLARIS PARKWAY, SUITE 225
 WESTERVILLE, OH 43082

Paris Planning & Design
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 Hilliard, OH 43026
 4876 Cemetery Road
 p (614) 487-1964
 www.parisplanninganddesign.com

DATE	05/02/24
PROJECT	XXXXXX
SHEET	

L-1.1

PROJECT NAME:
NEW SHEETZ STORE

**GAHANNA
TECH CENTER DR**

Int. of Tech Center Drive
and Hamilton Road
Gahanna, Oh 43230

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: **05.21.2024**
SITE ID NO: 214520
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6139_v1.6

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS



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 FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

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 KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- 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
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



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

4" HIGH MIN. VINYL ADDRESS NUMBER IDENTIFICATION CHARACTERS FOR GLASS APPLICATION. IN COMPLIANCE WITH IBC 501.2. VERIFY ADDRESS NUMBER BEFORE INSTALLATION

PROJECT NAME:
NEW SHEETZ STORE

**GAHANNA
TECH CENTER DR**

Int. of Tech Center Drive
and Hamilton Road
Gahanna, Oh 43230

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE:	05.21.2024
SITE ID NO:	214520
AUTHOR BY:	RJK
REVIEW BY:	RJH
VERSION:	6139_v1.6

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



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

TYPICAL EXTERIOR ELEVATION NOTES:

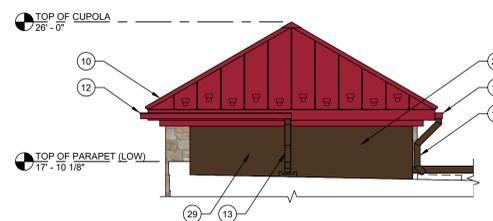
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EXTERIOR ELEVATION KEYNOTES:

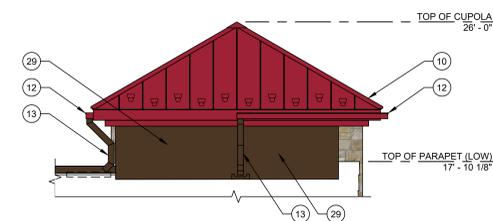
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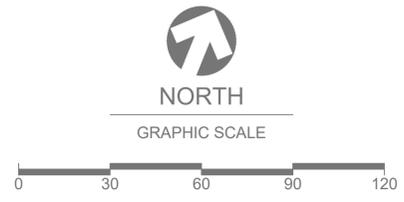
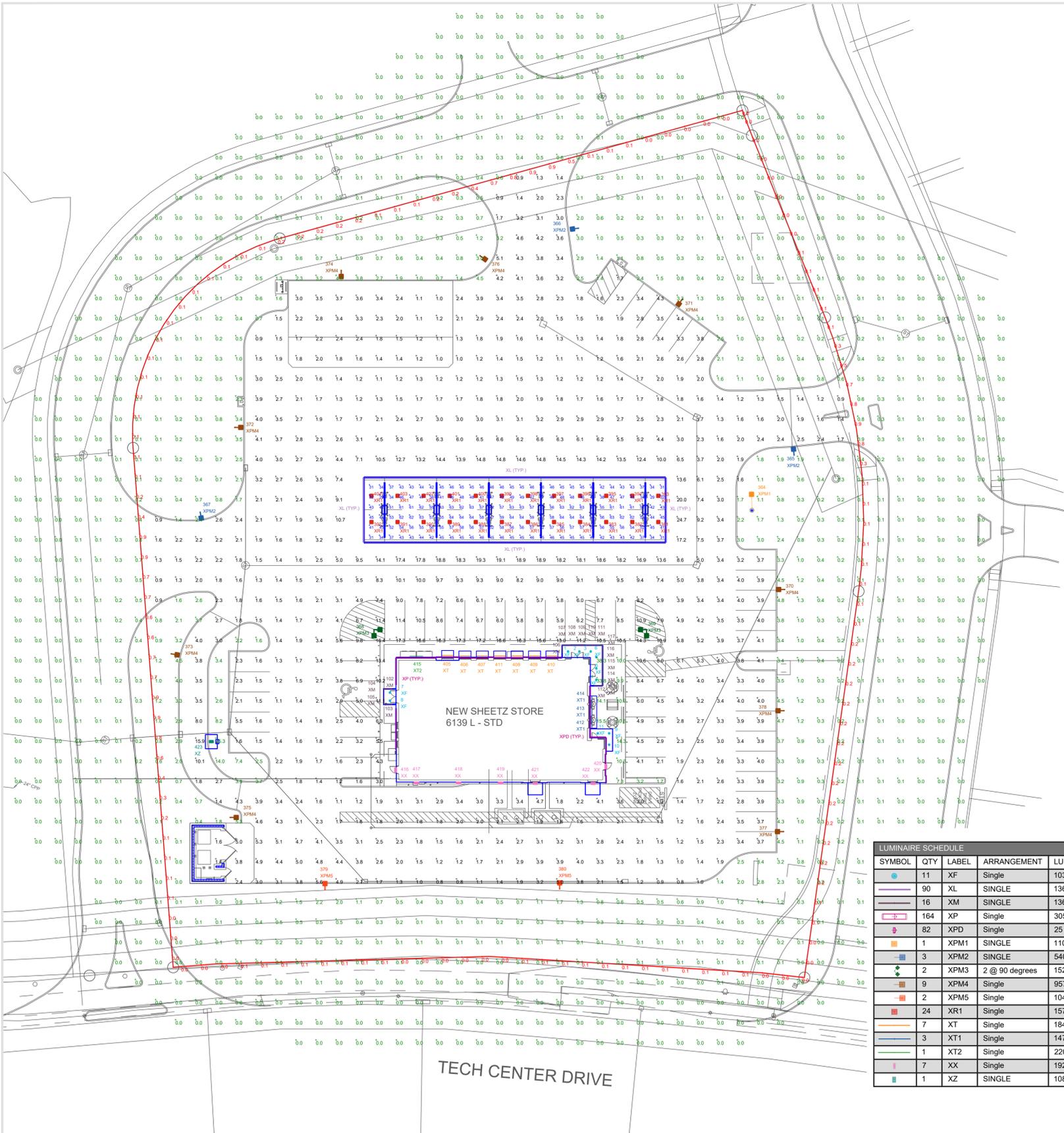
4 RIGHT ELEVATION
1/4" = 1'-0"



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



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



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

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

LUMINAIRE LOCATION SUMMARY				
LUM NO.	LABEL	MTG. HT.	TILT	ROLL
1 - 11	XF	11.33	0	0
12	XL	20.875	0	0
49	XL	18.06	0	0
86	XL	18.25	5	0
87	XL	18.599	5	0
88	XL	18.948	5	0
89	XL	19.297	5	0
90	XL	19.646	5	0
91	XL	19.995	5	0
92	XL	20.344	5	0
93	XL	20.693	5	0
94	XL	18.25	5	0
95	XL	18.599	5	0
96	XL	18.948	5	0
97	XL	19.297	5	0
98	XL	19.646	5	0
99	XL	19.995	5	0
100	XL	20.344	5	0
101	XL	20.693	5	0
102	XM	12	0	0
118	XP	18	0	0
209	XP	19	0	0
220	XP	18	0	0
282	XPD	18	0	0
320	XPD	19	0	0
323	XPD	18	0	0
364	XPM1	1	166	0
365	XPM2	23	0	0
368	XPM3	23	0	0
370	XPM4	23	0	0
379	XPM5	23	0	0
381	XR1	17.71	0	0
393	XR1	18.83	0	0
405	XT	13.5	0	25
412	XT1	13.5	0	-25
415	XT2	15	0	0
416	XX	15.42	0	0
420	XX	11.333	0	0
421	XX	9.33	0	0
423	XZ	11	0	0

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.16	24.7	0.8	5.20	30.88
PROPERTY LINE	0.21	0.9	0.0	N.A.	N.A.
UNDEFINED	0.51	38.3	0.0	N.A.	N.A.
UNDER CANOPY	48.98	64	29	1.69	2.21

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
●	11	XF	Single	1037	1.000	B1-U0-G0	13	143	LF Illumination LLC (Ledli)	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI
—	90	XL	SINGLE	136	1.000	N.A.	4.12	370.8	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
—	16	XM	SINGLE	136	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
—	164	XP	Single	305	1.000	N.A.	3.66	600.24	P-LED	STREET WRAP FLEX BACK BEND 4000K
—	82	XPD	Single	25	1.000	N.A.	0.305	25.01	P-LED	STREET WRAP FLEX BACK BEND 4000K
■	1	XPM1	SINGLE	11000	1.020	B4-U0-G1	68	68	Cree Lighting	OSQ-ML-C-AA-XX w/PGM-1 + OSQM-C-11L-40K7-33-UL-NM-XX
■	3	XPM2	SINGLE	5400	1.020	B1-U0-G1	55	165	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-9L-40K7-4B-UL-NM-XX
■	2	XPM3	2 @ 90 degrees	15200	1.020	B3-U0-G2	97	388	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-4M-UL-NM-XX
■	9	XPM4	Single	9575	1.020	B2-U0-G2	97	873	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-4B-UL-NM-XX
■	2	XPM5	Single	10450	1.020	B2-U0-G2	97	194	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-3B-UL-NM-XX
■	24	XR1	Single	15700	1.020	B3-U3-G2	127	3048	Cree Lighting	CPS-20L-50K9-DF-UL-DM-XX-Q9-HZ
■	7	XT	Single	1840	1.000	N.A.	20	140	SPI Lighting Inc.	SEW12146 5FT L20W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.
■	3	XT1	Single	1472	1.000	N.A.	16	48	SPI Lighting Inc.	SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.
■	1	XT2	Single	2208	1.000	N.A.	24	24	SPI Lighting Inc.	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12
■	7	XX	Single	1921	1.000	B1-U0-G0	16	112	WILLIAMS OUTDOOR	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)
■	1	XZ	SINGLE	10847	1.030	B3-U0-G1	132	132	CREE, INC.	BXCT9020&/CAN-228-SL-RM-06-E-UL-XX-525 (BRIGHT RED FINISH, ORDERED SEPARATELY)

REV.	BY	DATE	DESCRIPTION
R1	JAN	4/19/24	REVISED PER CITY COMMENTS
R2	DAR	5/6/24	REVISED PER UPDATED BASE PLAN AND TO COMPLY WITH 1.0 FC TRESPASS LIMIT AT PROPERTY LINES

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SCALE: 1" = 30'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 03/13/24

PROJECT NAME:
SHEETZ (CONCEPT)
GAHANNA, OH
DRAWING NUMBER:
RL-9461-S1-R2



QTY	LABEL	DESCRIPTION
82	XPD	STREET WRAP FLEX BACK BEND 4000K
164	XP	STREET WRAP FLEX BACK BEND 4000K

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0



STREET WRAP™ FLEX BACK-BEND

Our bendable solution is perfect for adding an extra punch of color to your building. No prior customization or set-up fee. Enjoy engaging your building quickly and easily.

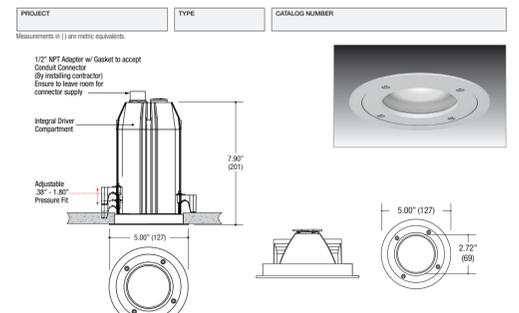
SPECIFICATIONS		FEATURES	
Dimensions	18.5" x 10.5" (468mm x 267mm)	Beam	1.2°
Operating Temp	-40° to +45°C	Power Supply	PLD 24W
Protection Grade	IP67	Beam Spread	1.2°
Beam Angle	1.2°	Beam Diameter	1.2"

Color	Beam Angle	Beam Diameter	Beam Spread	Beam Length	Beam Width	Beam Height
White	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Black	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Blue	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Green	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Red	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Yellow	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Purple	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Orange	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Grey	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
Black	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"
White	1.2°	1.2"	1.2°	1.2"	1.2"	1.2"

IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.

QTY	LABEL	DESCRIPTION
11	XF	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI

ILLUMINATION™
OUTDOOR RECESSED FIXED DOWNLIGHT
WET LOCATION - IP66 LED



DESCRIPTION
This downlight is designed for wet locations and provides a clean, modern look. It features a recessed design and is suitable for use in outdoor environments.

Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: 5911-1AA-T-13C-9240-M-DMU-BLACK
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

QTY	LABEL	DESCRIPTION
7	XT	SEW12146 6FT L20W AN08 120-277V 4000K SMA PSE OAP6 MOD-FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.
3	XT1	SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6 MOD-FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.
1	XT2	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12

STYK EXTERIOR WALL - STEM
JOB NAME: SHEETZ
TYPE: XSETZ
DATE: 10/20/2023



DESCRIPTION
This exterior wall lighting fixture is designed for use in outdoor environments. It features a sleek, modern design and is suitable for use in wet locations.

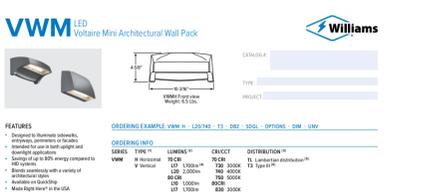
Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: SEW12146 6FT L20W AN08 120-277V 4000K SMA PSE OAP6
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

QTY	LABEL	DESCRIPTION
7	XX	VWM-H-L17/840-TL-DBZ-GGL-DIM-UNV (BRONZE COLOR 90CRI)

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0



DESCRIPTION
This lighting fixture is designed for use in outdoor environments. It features a modern, minimalist design and is suitable for use in wet locations.

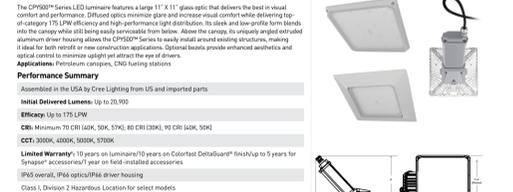
Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: VWM-H-L17/840-TL-DBZ-GGL-DIM-UNV (BRONZE COLOR 90CRI)
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

QTY	LABEL	DESCRIPTION
24	XR1	CPY500™ LED Canopy Luminaire - Direct Mount

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0



DESCRIPTION
This canopy luminaire is designed for use in outdoor environments. It features a modern, minimalist design and is suitable for use in wet locations.

Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: CPY500™ LED Canopy Luminaire - Direct Mount
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

QTY	LABEL	DESCRIPTION
1	XP	STREET WRAP FLEX BACK BEND 4000K
1	XP	STREET WRAP FLEX BACK BEND 4000K

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0



IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.

Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: 5911-1AA-T-13C-9240-M-DMU-BLACK
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: SEW12146 6FT L20W AN08 120-277V 4000K SMA PSE OAP6
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
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1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
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1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
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1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"

Ordering Example: VWM-H-L17/840-TL-DBZ-GGL-DIM-UNV (BRONZE COLOR 90CRI)
92933 ILLUMINATION LLC
10000 Duxbury Avenue
Duxbury, MA 01928
Tel: 978-385-1335
Fax: 978-385-1335

Beam	Color	Wattage	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height
1.2°	White	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Black	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Blue	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Green	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Red	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Yellow	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Purple	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Orange	10W	1.2°	1.2"	1.2"	1.2"	1.2"
1.2°	Grey	10W	1.2°	1.2"	1.2"	1.2"	

STREET WRAP



DOWNLIGHT



WALL MOUNTED



WALL MOUNTED



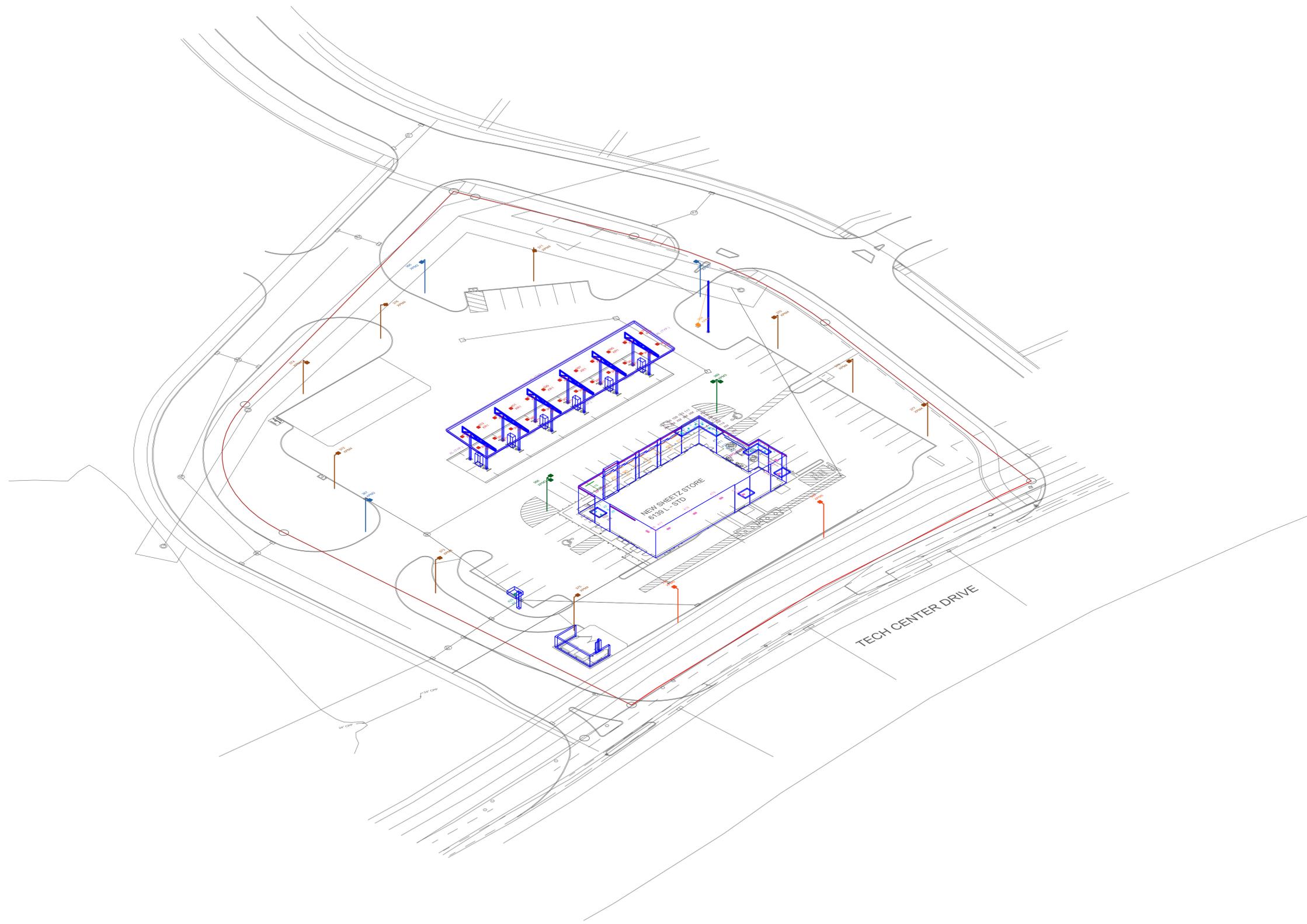
CANOPY

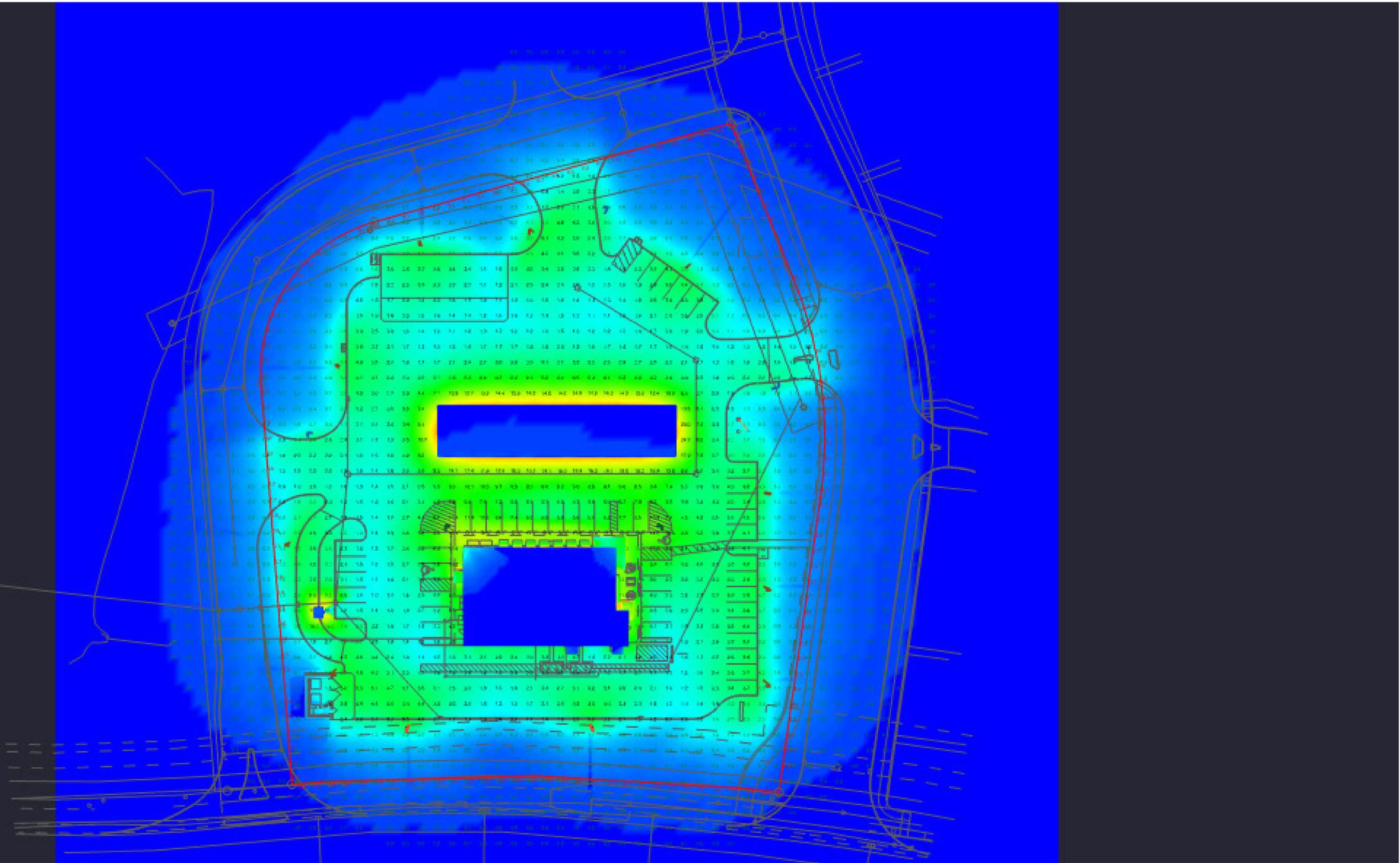
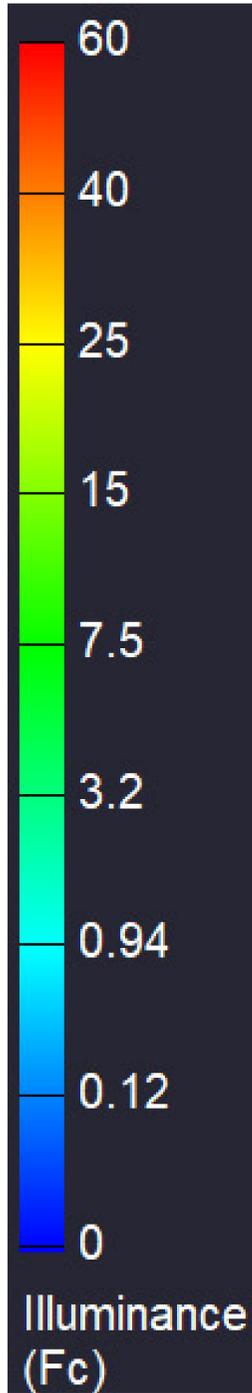


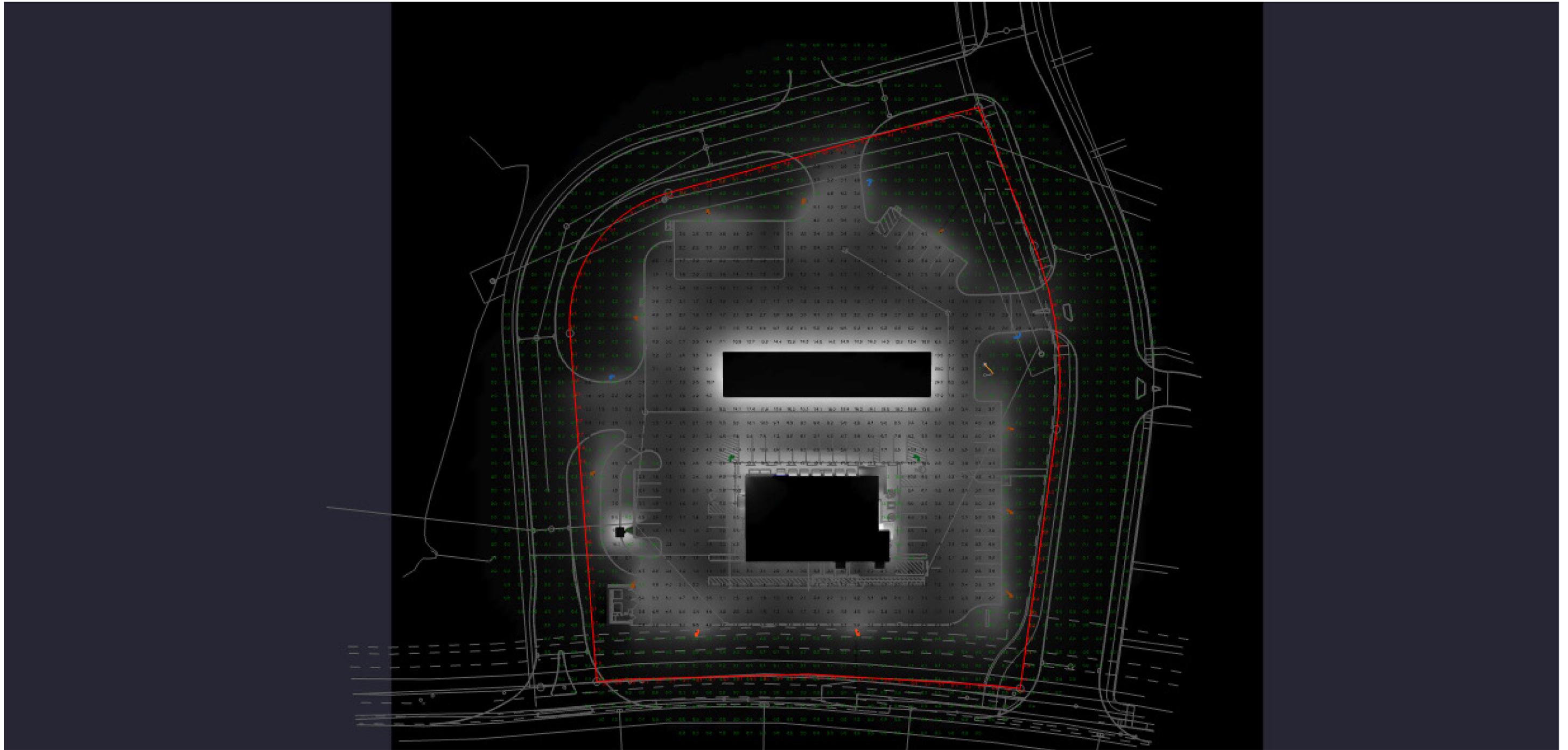
AREA



CANOPY



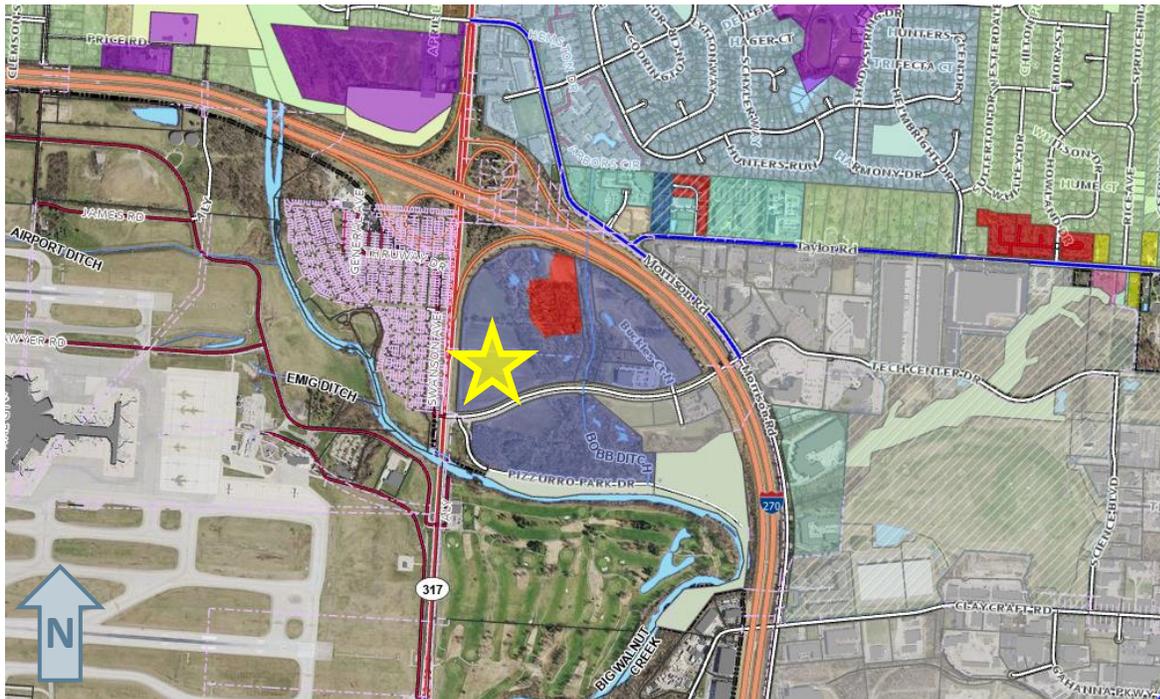


PLANNING COMMISSION STAFF REPORT

Project Summary – Sheetz

- Meeting Date:** July 24, 2024
- Location:** 1070 Tech Center Drive
- Zoning:** Select Commercial Planned District (SCPD)
- Application Type(s):** Final Development Plan (FDP), Design Review (DR), Variance (V), and Conditional Use (CU)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of all four applications as submitted.

Location Map:



Staff Review

Overview

The applicant is requesting approval of three applications for the construction of a Sheetz gas station and associated quick service restaurant at 1070 Tech Center Drive. The proposed site is 2.99 acres and is currently undeveloped. The site is part of the Crescent at Central Park development. Since the lot is surrounded by roads on all sides, each property line is considered the front, and so the setbacks are the same for each line. The lot and surrounding loop road will be created through a separate Final Plat application, which is currently under staff review.

The proposed restaurant/retail building is located on the southern portion of the lot along Tech Center Dr, and is 6,139 SF. There is also a drive thru proposed south of the main building. There are 6 fuel pumps to the north of the primary building, and they are covered by a canopy.

The main building façade will be constructed primarily of brick veneer with a stone base and a red standing seam metal roof. The building design and materials are consistent with the Sheetz brand and other locations in the area. The fuel pumps are located north of the building and will have a red canopy to match the roof of the primary building.

Parking and Landscaping

Code requires a minimum of 34 parking spaces for this project: 21 for the restaurant portion of the building and 13 for the retail portion. The applicant proposes 49 spaces, exceeding minimum requirements.

Along with parking space minimums, there are also interior landscaping requirements that must be met. Code requires ~3,600 SF of landscaping area for this project, and ~3,800 SF is provided. 37 trees are proposed to meet interior planting requirements. Chapter 914 contains additional tree planting requirements based on the area of new impervious surface. In this case, 84 caliper inches are required and 85 inches are provided. Since the site is surrounded by ROWs on all sides, 3 ft high shrubs are provided around the entire parking lot to meet screening requirements.

Review Criteria

Final Development Plan (FDP)

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

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

Design Review (DR)

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.

In addition to the general requirements, the site is subject to the standards of Design Review District 3 (DRD-3) since it is zoned commercial. The following design standards apply:

- Entrances and exits shall be well decorated and landscaped to minimize unsightly appearance.
- Landscape islands shall be in the center and perimeter of the parking areas.
- Earth mounding and trees should be considered to reduce neighborhood noise.
- Generous use of vegetation is encouraged.
- Preferred building materials include brick, stone, cement, decorative aluminum, and wood.

Variance (V)

The following variance has been requested:

1. 1167.18(c)(1) – Screening Requirements
 - a. Code requires that all dumpsters are located to the rear of the main structure.
 - b. The lot is surrounded by roads on all sides, so every yard is considered the front and there is no rear yard to place the dumpster in.

Planning Commission shall not grant a variance unless it finds that all 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.

Conditional Use (CU)

Requests for a conditional use shall be approved 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 the 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.

Recommendation

Staff recommends approval of all four applications as submitted. Staff believes the FDP and DR criteria have been met and the proposed development matches the land use character of the area. The DRD-3 criteria have also been met since all landscaping requirements have been met or exceeded and there is screening around the entire exterior of the parking lot.

The requested variance would be necessary regardless of site layout, since there is no rear yard on the site that the dumpster could be placed in. This means that there are special circumstances applying to the land that justify approval of the variance request.

The proposed use, gasoline service station, is a conditional use in SCPD, and staff believes the Conditional Use criteria is met. The use is appropriate for the area due to its close proximity to both Hamilton Road and I-270. The area is also primarily commercial and medical with one multi-family site. The Land Use Plan designates this area as “mixed use”, which recommends a complementary blend of uses including retail, office, and residential. There is a mix of uses in the area, both existing and under construction, and a gas station complements these uses more than it would single-family residential.