



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

CONDITIONAL USE 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

USE SPECIFICATIONS
Proposed Use/Project Description: This projects 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. The necessary utilities to serve the site such water, sanitary, electric and a private storm sewer is proposed as well.
STAFF USE ONLY: (Code Section): 1151.03(b)(2)

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. **CU-24-2**

RECEIVED: **KAW**
DATE: **04-02-2024**

PAID: **\$200.00**
DATE: **04-02-2024**

Updated
Apr 2022

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.

C P Crescent, LLC
(property owner name printed)

William J. Riat
(property owner signature)

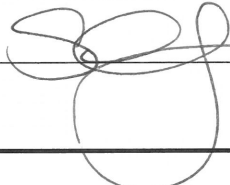
William J. Riat, Member of Management Committee

3/27/24
(date)

Subscribed and sworn to before me on this 27th day of March, 2024.

State of Ohio County of Franklin

Notary Public Signature: _____




Steven K. Dankof, Jr., Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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. Rautte
(applicant/representative/property owner name printed)

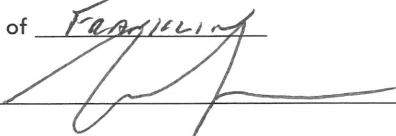
D.W. Rautte
(applicant/representative/property owner signature)

3-28-24
(date)

Subscribed and sworn to before me on this 28th day of March, 2024.

State of OHIO County of Franklin

Notary Public Signature: _____




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

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

CITY OF GAHANNA OHIO
200 N HAMILTON
GAHANNA OHIO 43230

COLUMBUS REGIONAL AIRPORT
AUTHORITY
4600 INTERNATIONAL GTWY
COLUMBUS OH 43219

COLUMBUS REGIONAL AIRPORT
AUTHORITY
4600 INTERNATIONAL GTWY
COLUMBUS OH 43219

CP CRESCENT LLC
250 CIVIC CENTER DRIVE SUITE 500
COLUMBUS OH 43215

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COLUMBUS OH 43219

CRESCENT AT CENTRAL PARK LLC
132 PRESTON RD
COLUMBUS OH 43209

COLUMBUS REGIONAL AIRPORT
AUTHORITY
4600 INTERNATIONAL GTWY
COLUMBUS OH 43219

COLUMBUS REGIONAL AIRPORT
AUTHORITY
4600 INTERNATIONAL GTWY
COLUMBUS OH 43219

March 21, 2024

**DESCRIPTION OF A 2.987 ACRE TRACT,
AT THE NW CORNER OF TECH CENTER DRIVE AND CRESCENT DRIVE,
CITY OF GAHANNA, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a 2.987 acre portion of Lot No. 3, as shown upon the plat of Crescent Woods, of record in Plat Book _____, Pages _____, said lot being a portion of an original 40.807 acre tract of land conveyed to CP Crescent, LLC, by deed of record in Instrument No. 202301230007433, all references being to the Recorder's Office, Franklin County, Ohio and bounded described as follows:

Beginning at a point at the intersection of the curved northerly right-of-way line of Tech Center Drive (120 feet in width), with the westerly right-of-way line of Crescent Place (70 feet in width), as shown upon said plat of Crescent Woods, said Tech Center Drive having been conveyed, as Parcel 3-WD – 7.488 acre tract, to City of Gahanna, by deed of record in Instrument No. 201007150089298;

thence westerly along the curved northerly right-of-way line of Tech Center Drive, along a portion of a curved southerly line of said Lot No. 3, and with a curve to the left, data of which is: radius = 1,560.00 feet, and delta = 11° 34' 35", arc length = 315.19 feet, a chord distance of 314.66 feet bearing S 68° 49' 12" W to a point;

thence N 26° 32' 04" W crossing a portion of said Lot No. 3 a distance of 258.89 feet to a point at the point of curvature;

thence northerly crossing a portion of said Lot No. 3 and with a curve to the right, data of which is: radius = 100.00 feet, and delta = 78° 59' 47", arc length = 137.87 feet, a chord distance of 127.21 feet bearing N 12° 57' 50" E to a point at the point of tangency;

thence N 52° 27' 44" E crossing a portion of said Lot No. 3 a distance of 239.21 feet to a point in a curved westerly right-of-way line of Crescent Place and in a curved easterly line of said Lot No. 3;

thence southeasterly along a portion of a westerly right-of-way line of Crescent Place, and along a portion of an easterly line of said Lot No. 3, and with a curve to the left, data of which is: radius = 335.00 feet, and delta = 02° 16' 44", arc length = 13.32 feet, a chord distance of 13.32 feet bearing S 42° 57' 25" E to a point the point of tangency;

thence S 44° 05' 47" E along the southwesterly right-of-way line of Crescent Place and along the northeasterly line of said Lot No. 3 a distance of 97.49 feet to a point at the point of curvature;

thence southerly along a curved westerly right-of-way line of Crescent Place, along an curved easterly line of said Lot No. 3, and with a curve to the right, data of which is: radius = 265.00 feet, and delta = 30° 00' 00", arc length = 138.75 feet, a chord distance of 137.17 feet bearing S 29° 05' 47" E to a point at the point of tangency;

thence S 14° 05' 47" E along a westerly right-of-way line of Crescent Place and along an easterly line of said Lot No. 3 a distance of 193.85 feet to the place of beginning;

containing 2.987 acres of land, more or less, and being subject to all easements and restrictions of record. Of the above described 2.987 acres, all are within P.N. _____.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd, Consulting Engineers & Surveyors, Columbus, Ohio, an actual field survey performed under his supervision in August, 2023 and February, 2024. All 5/8" iron pins set are 30" in length with a plastic cap stamped "V3 PX OH FIRM #04838". Basis of bearings is the centerline of Hamilton Road, being N 04° 09' 11" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

Kevin L. Baxter ~ Ohio Surveyor No. 7697



March, 28, 2024

RE: Proposed Sheetz | 530 Tech Center Drive

Statement of Desirability of the proposed use to the community:

Food and beverage service is the primary focus of every Sheetz, providing restaurant quality food that is convenient for today's busy lifestyles using touch screen, drive-through, or mobile meal ordering. Sheetz are always open, 24 hours daily, 365 days per year as the one-stop shop for coffee, sandwiches, salads, and an expansive cooler offering. There are also options for purchased food to be enjoyed onsite, either inside or outside in the patio area.

Sheetz is also a gas station, with comfortably lit and canopied pump islands. This site provides a total of 6 pumps, servicing 12 vehicles. The end pumps include diesel options for family vehicles. This site is not designed to accommodate semi-truck diesel fueling.

In addition, the Sheetz Site is located adjacent and will serve the future developments along Tech Center Drive, providing a convenient stop along the way.



March, 28, 2024

RE: Proposed Sheetz | 530 Tech Center Drive

Statement of Proposed Use of The Property:

The proposed project is located at 530 Tech Center Drive, Gahanna, OH 43230 in Gahanna Ohio. We are proposing a 6,139 SF Sheetz store development, to serve as a resource for people on the go.

Food and beverage service is the primary focus of every Sheetz, providing restaurant quality food that is convenient for today's busy lifestyles using touch screen, drive-through, or mobile meal ordering. Sheetz are always open, 24 hours daily, 365 days per year as the one-stop shop for coffee, sandwiches, salads, and an expansive cooler offering. There are also options for purchased food to be enjoyed onsite, either inside or outside in the patio area.

Sheetz is also a gas station, with comfortably lit and canopied pump islands. This site provides a total of 6 pumps, servicing 12 vehicles. The end pumps include diesel options for family vehicles. This site is not designed to accommodate semi-truck diesel fueling.

This existing parcel is 2.90 acres with no existing structures on it.

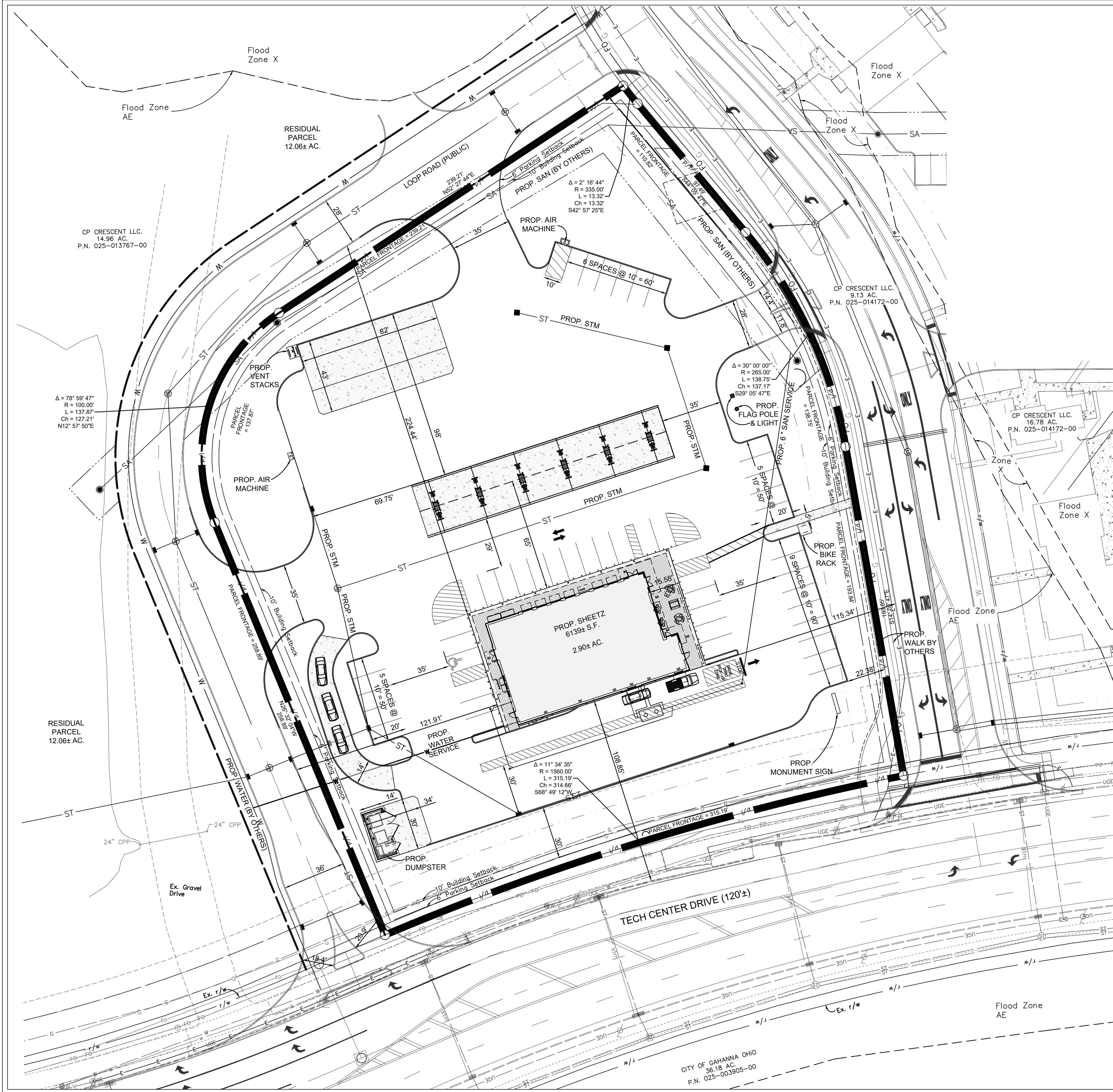


March, 28, 2024

RE: Proposed Sheetz | 530 Tech Center Drive

Statement of Relationship of proposed use to the adjacent property:

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.



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

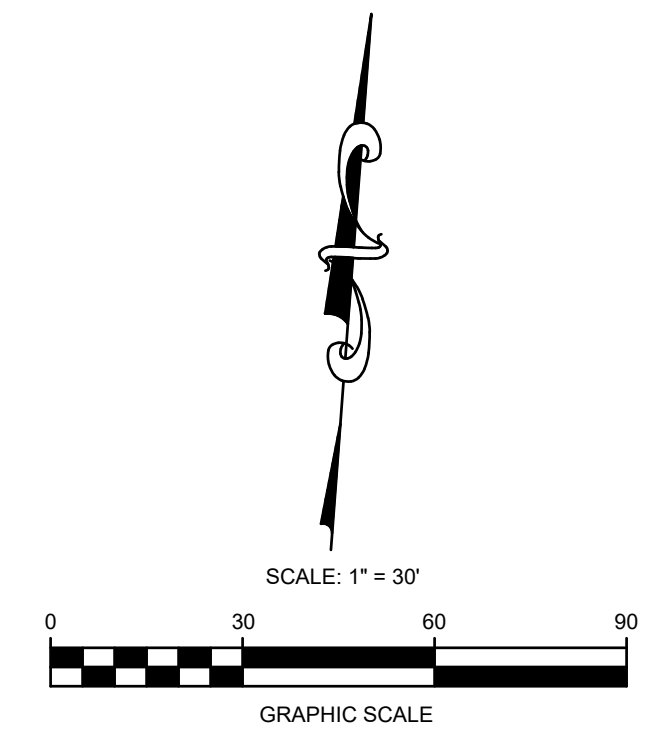
PROPOSED 'SPLIT' SITE ACREAGE:
 RESIDUAL PARCEL: 11.97 ACRES
 PROP. SHEETZ PARCEL: 2.99 ACRES

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

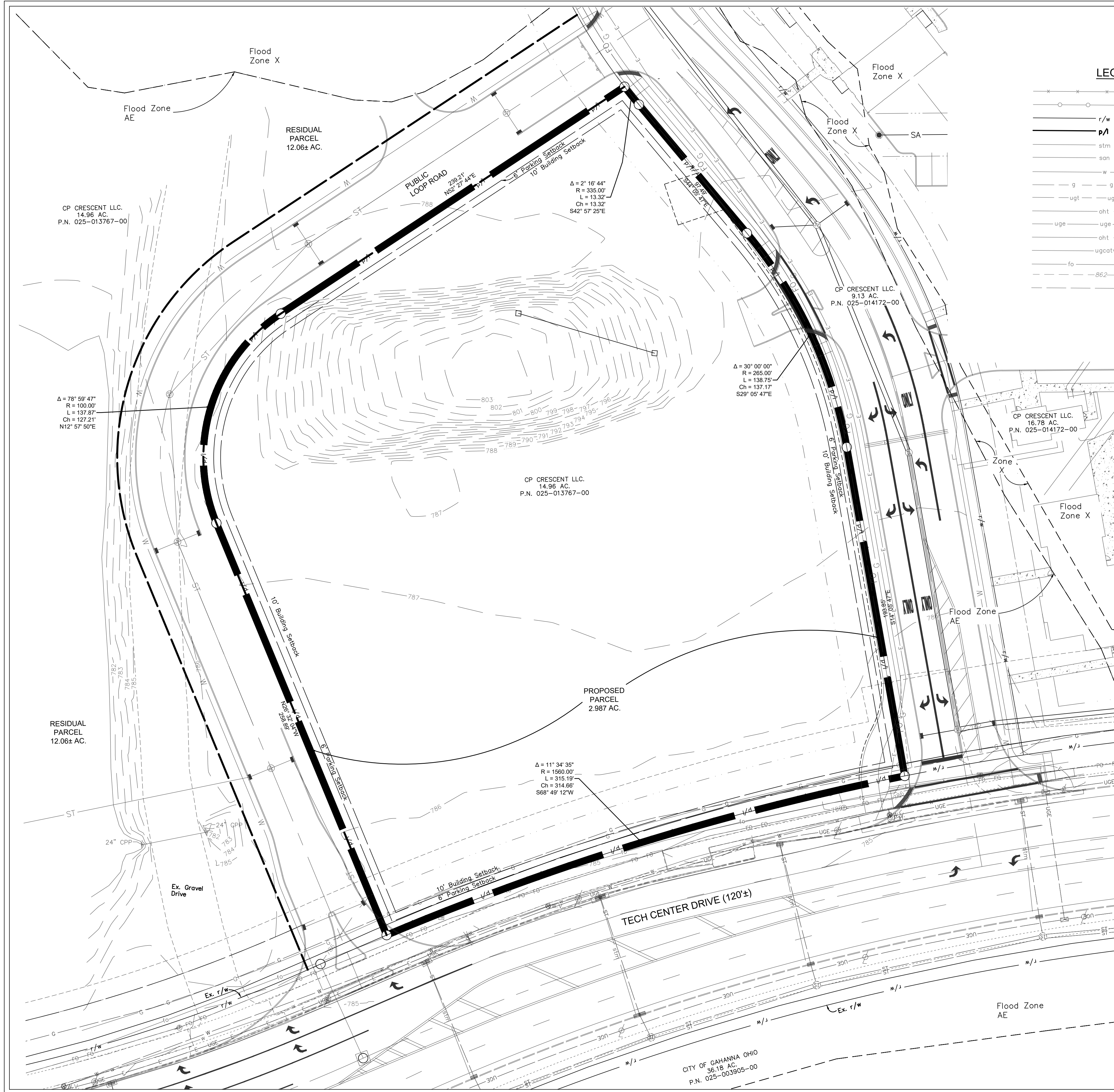
PROJECT NO.: 230944
 PROJECT MANAGER: AAG
 DESIGNED BY: BNP
 DRAWN BY: RUB

FINAL DEVELOPMENT PLAN
SHEETZ TECH CENTER

OHIO
 S04
 GAHANNA

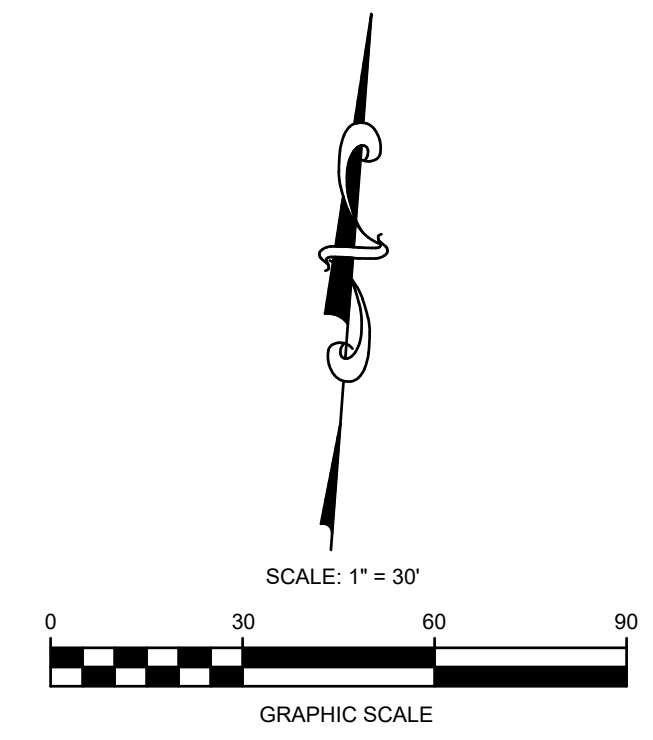
550 Polaris Parkway,
 Suite 250
 Westerville, OH 43082
 614.761.1661 phone
 www.v3co.com

DRAWING NO.
1

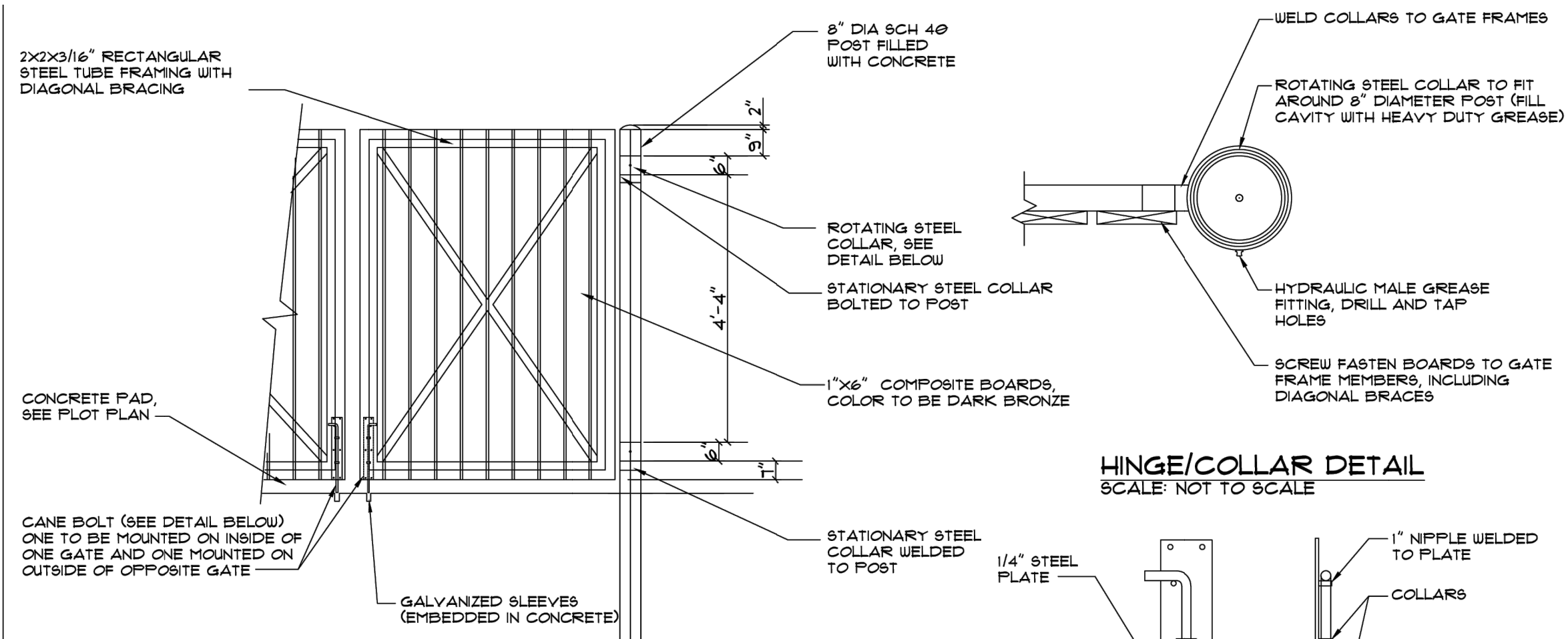


LEGEND

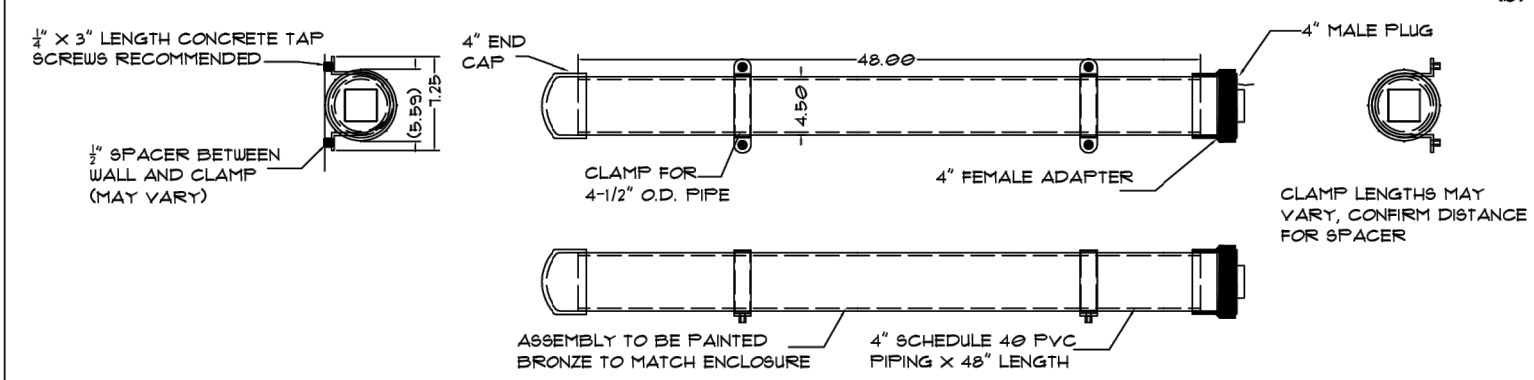
—*—*—*—*—*—*—*	FENCE
—○—○—○—○—○—○—○—	GUARDRAIL
—r/w—	RIGHT-OF-WAY
—p/l—	PROPERTY LINE
—stm—	STORM SEWER
—san—	SANITARY SEWER
—w—	WATER
—g—g—g—	GAS
—ugt—ugt—ugt—	TELEPHONE (UNDERGROUND)
—oht—	TELEPHONE (OVERHEAD)
—uge—uge—uge—	ELECTRIC (UNDERGROUND)
—oht—	ELECTRIC (OVERHEAD)
—ugcatv—	CATV (UNDERGROUND)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



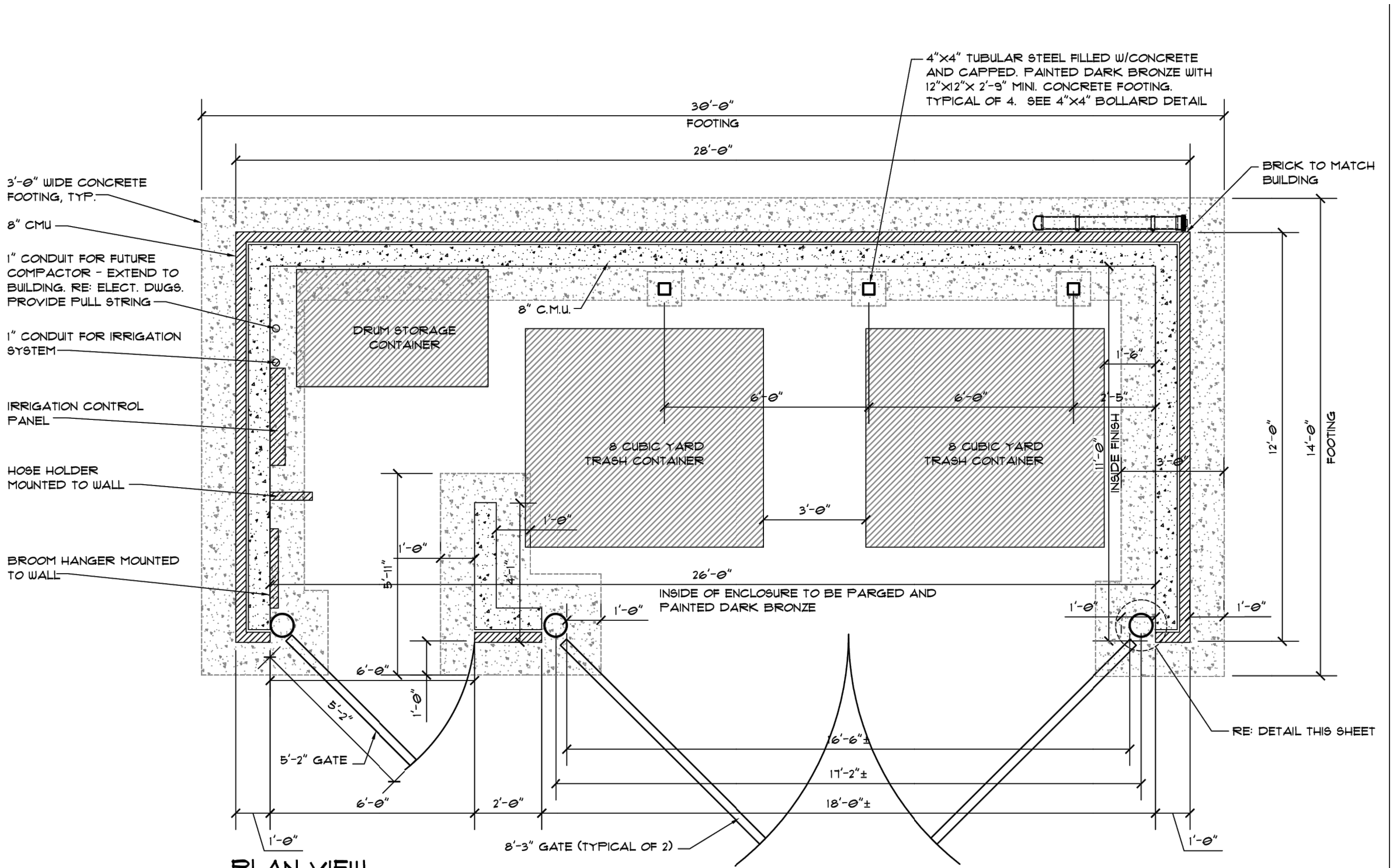
EXISTING CONDITIONS PLAN SHEETZ TECH CENTER GAHANNA OHIO	PROJECT NO.: 230944 PROJECT MANAGER: AAG DESIGNED BY: BNP DRAWN BY: RUB
	ORIGINAL ISSUE DATE: 05/20/2024
550 Polaris Parkway, Suite 250 Westerville, OH 43082 614.761.1661 phone www.v3co.com	DRAWING NO. 2



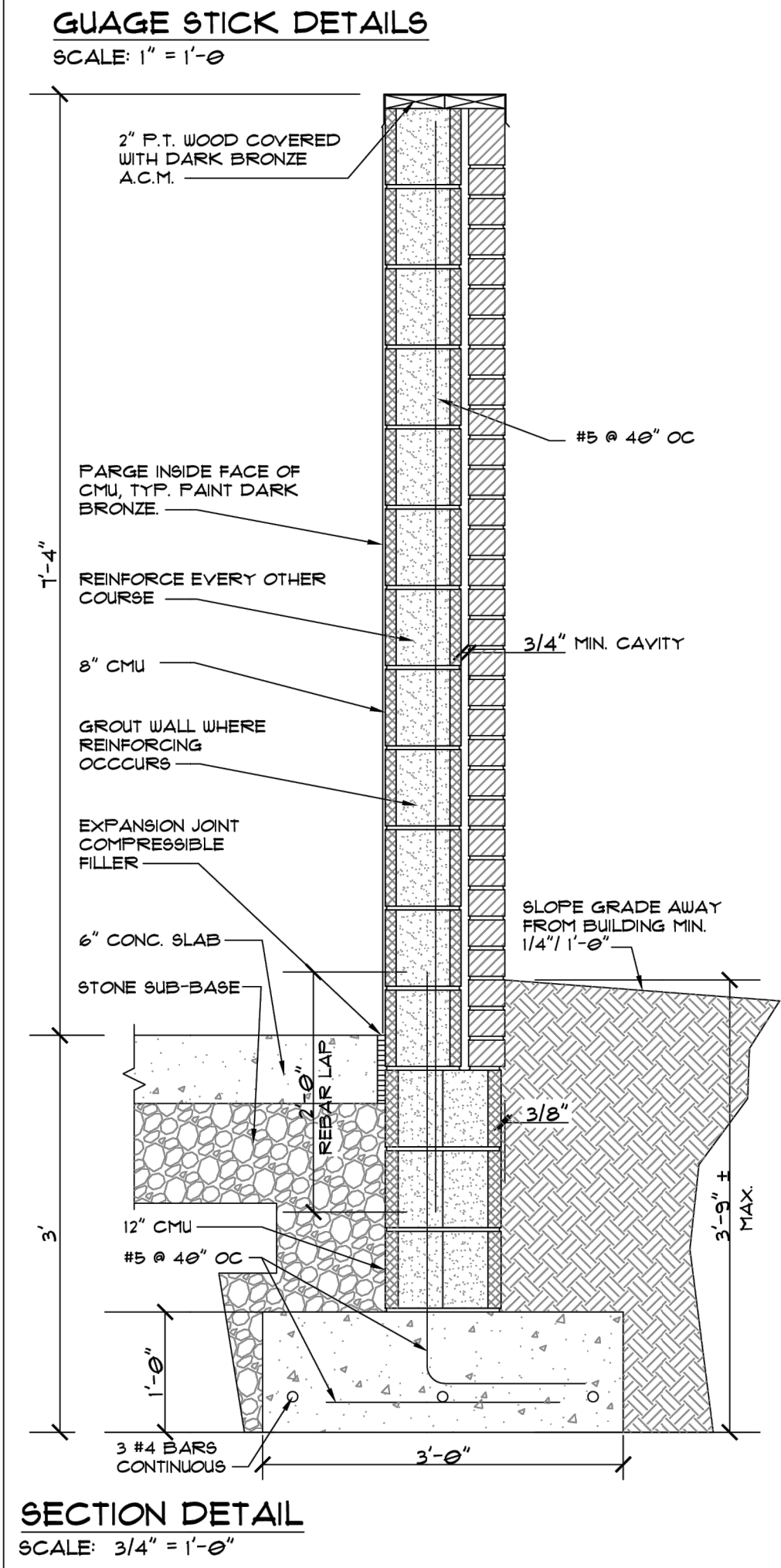
GATE AND POST DETAIL
FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN



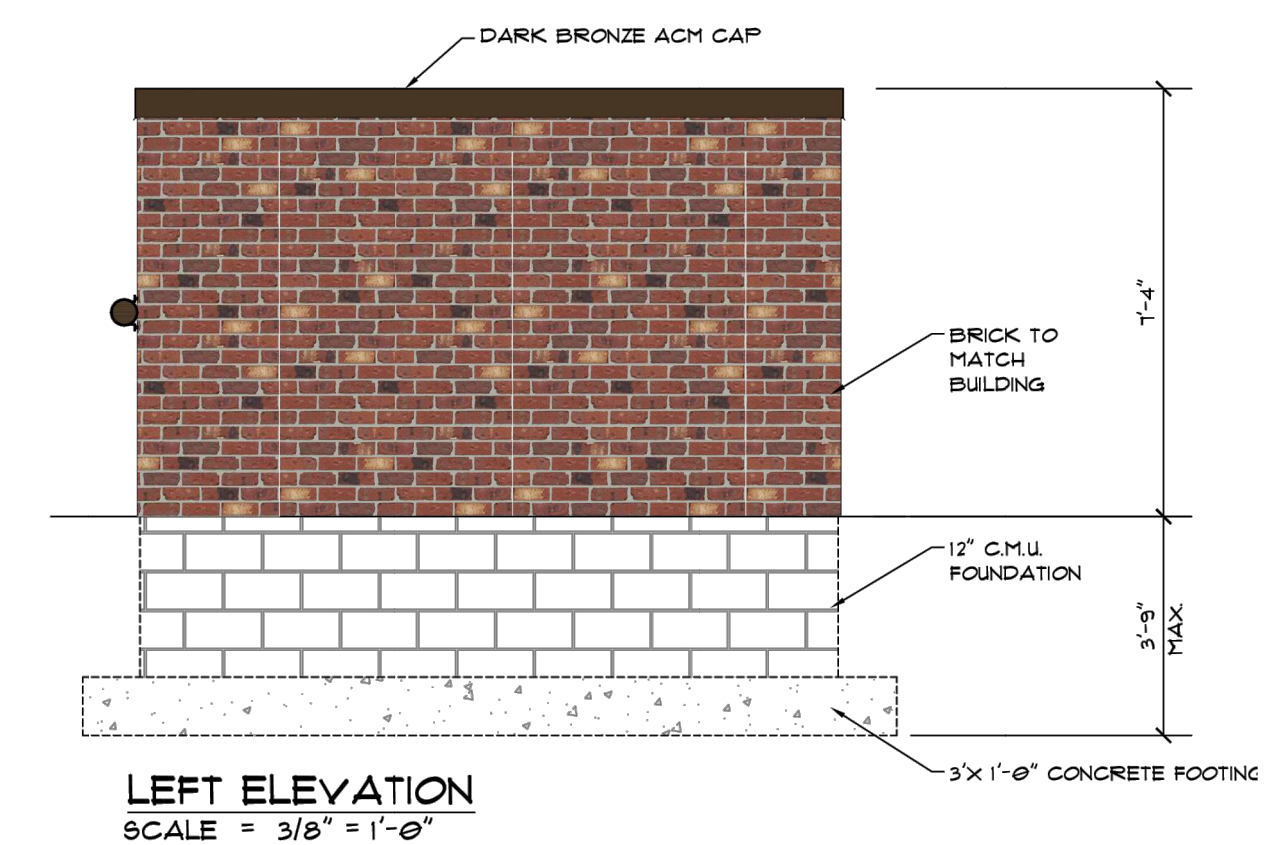
CANE BOLT DETAIL
ONE TO BE MOUNTED ON INSIDE OF ONE GATE AND ONE MOUNTED ON OUTSIDE OF OPPOSITE GATE



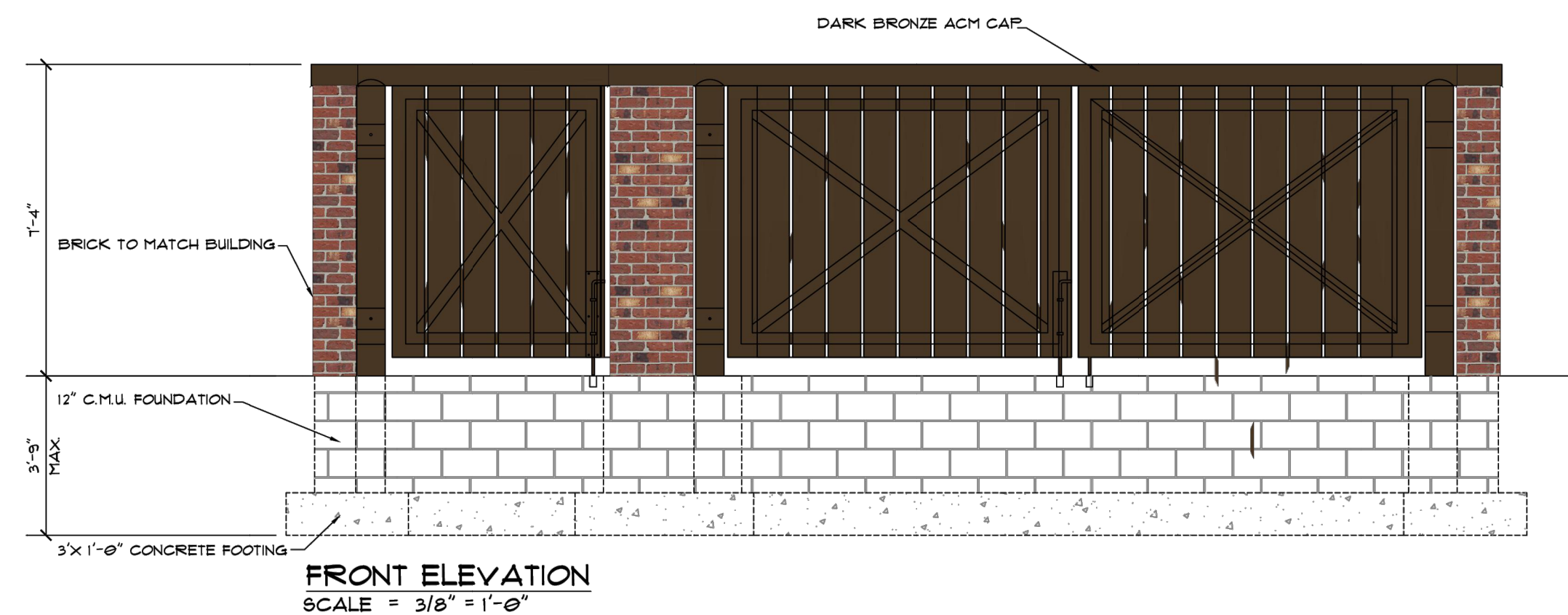
PLAN VIEW
SCALE = 3/8" = 1'-0"



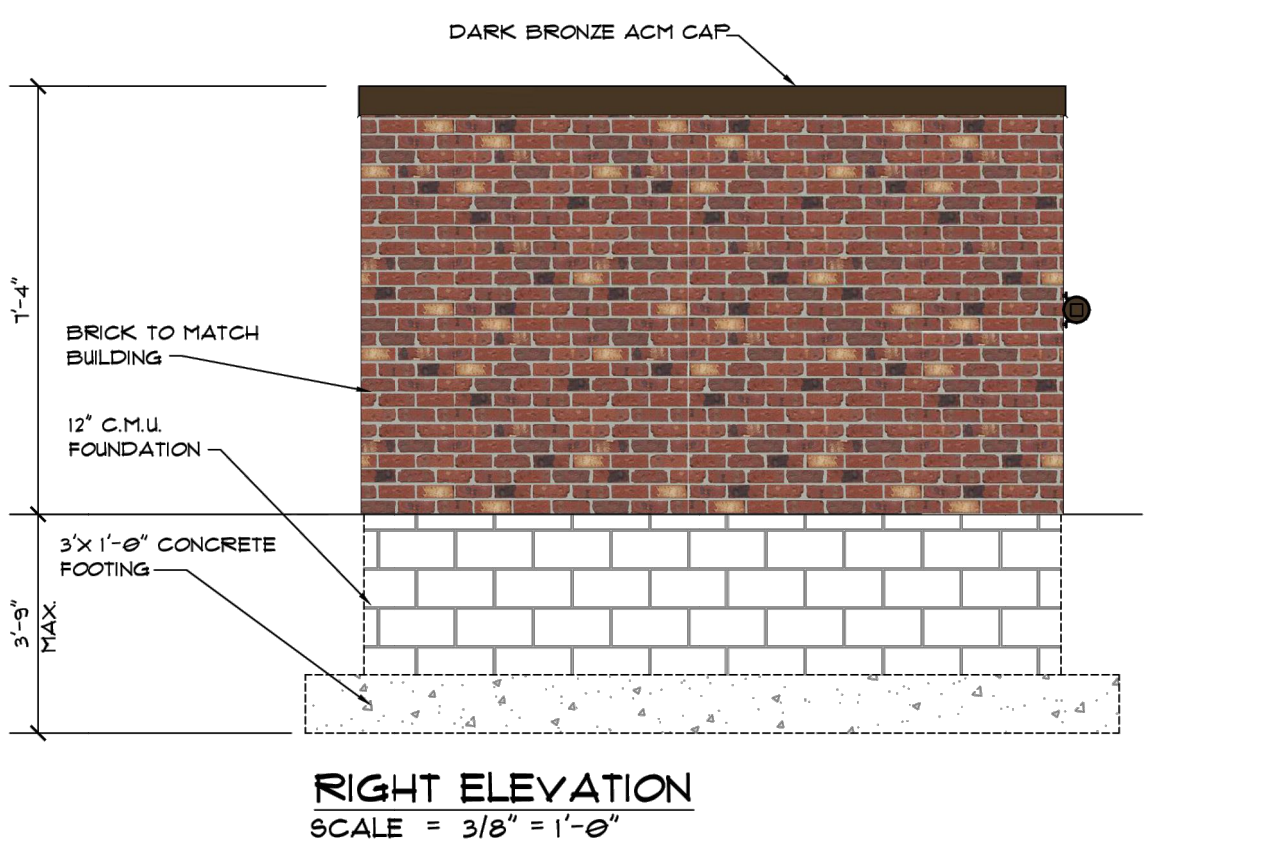
SECTION DETAIL
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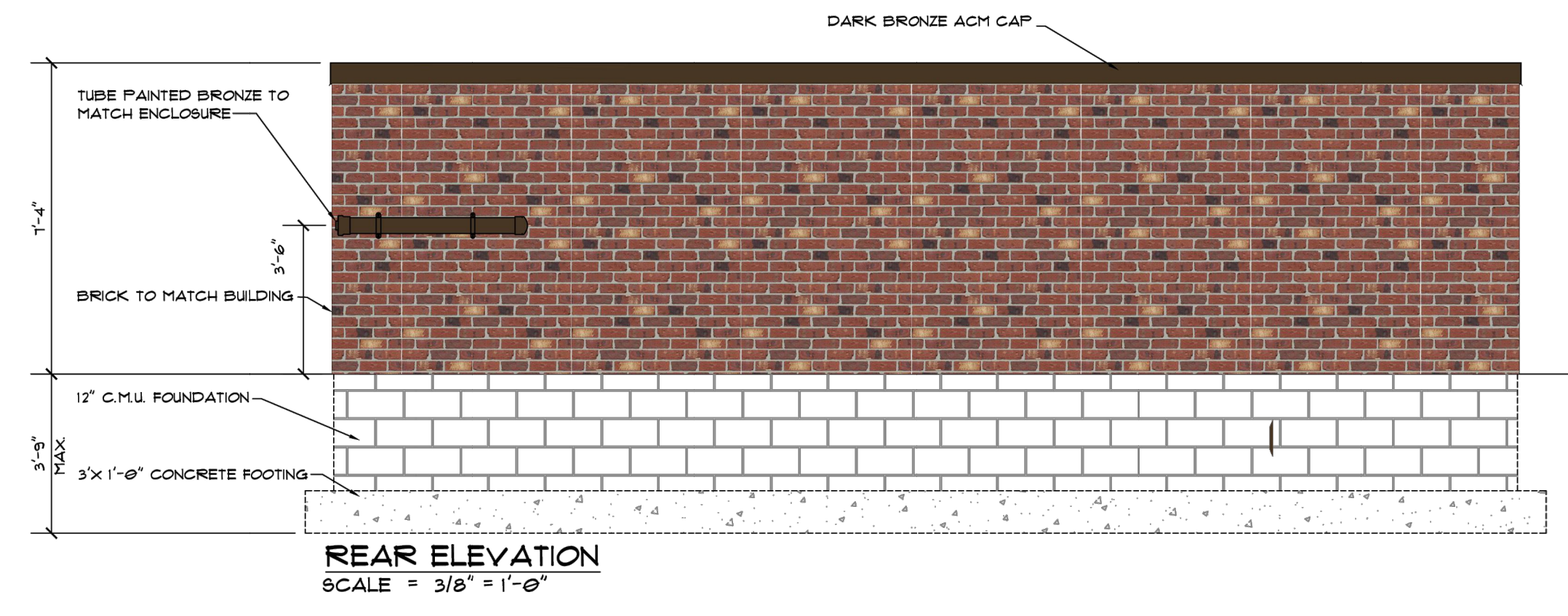
LEFT ELEVATION
SCALE = 3/8" = 1'-0"



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"

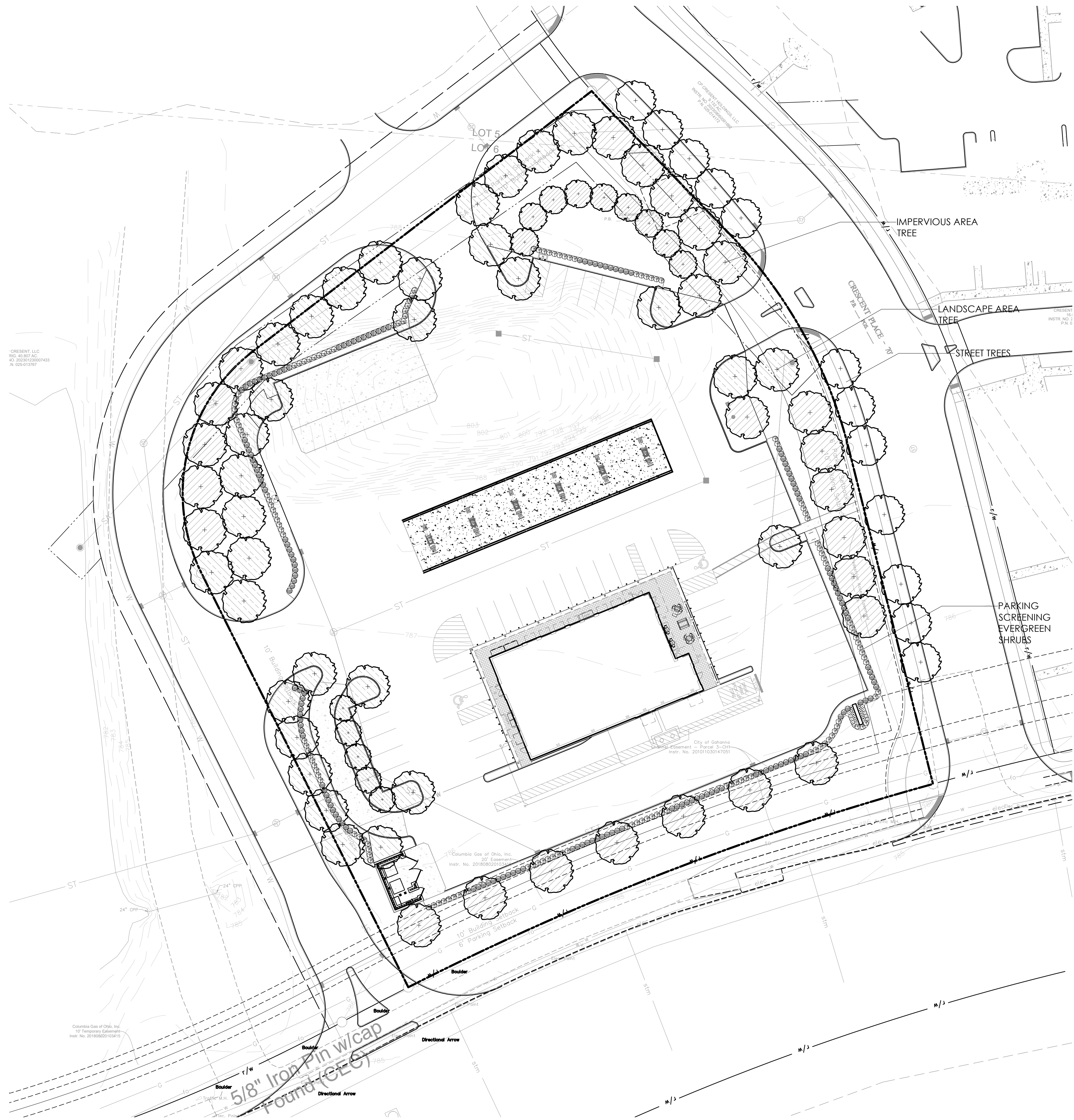
REVISIONS		DESCRIPTION
NO.	DATE	

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

SHEETZ DETAILS
SHEETZ TECH CENTER

OHIO
GAHANNA

550 Polaris Parkway,
Suite 250
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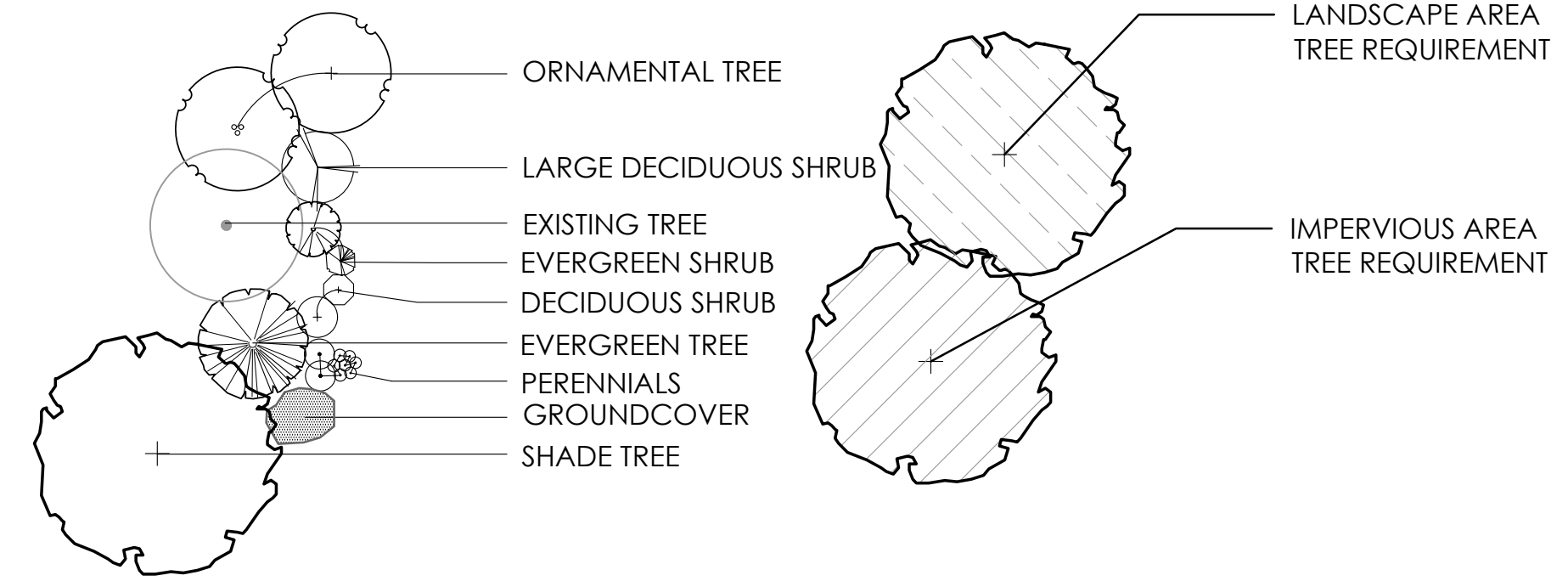


LANDSCAPE REQUIREMENTS

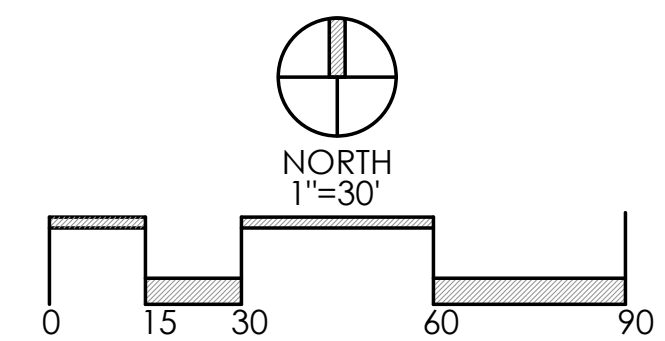
REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM TREES REQUIRED (914.05)		
NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.	±83,354.11 SF OF IMPERVIOUS SURFACE. 83.35 CAL. INCHES OF SHADE 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

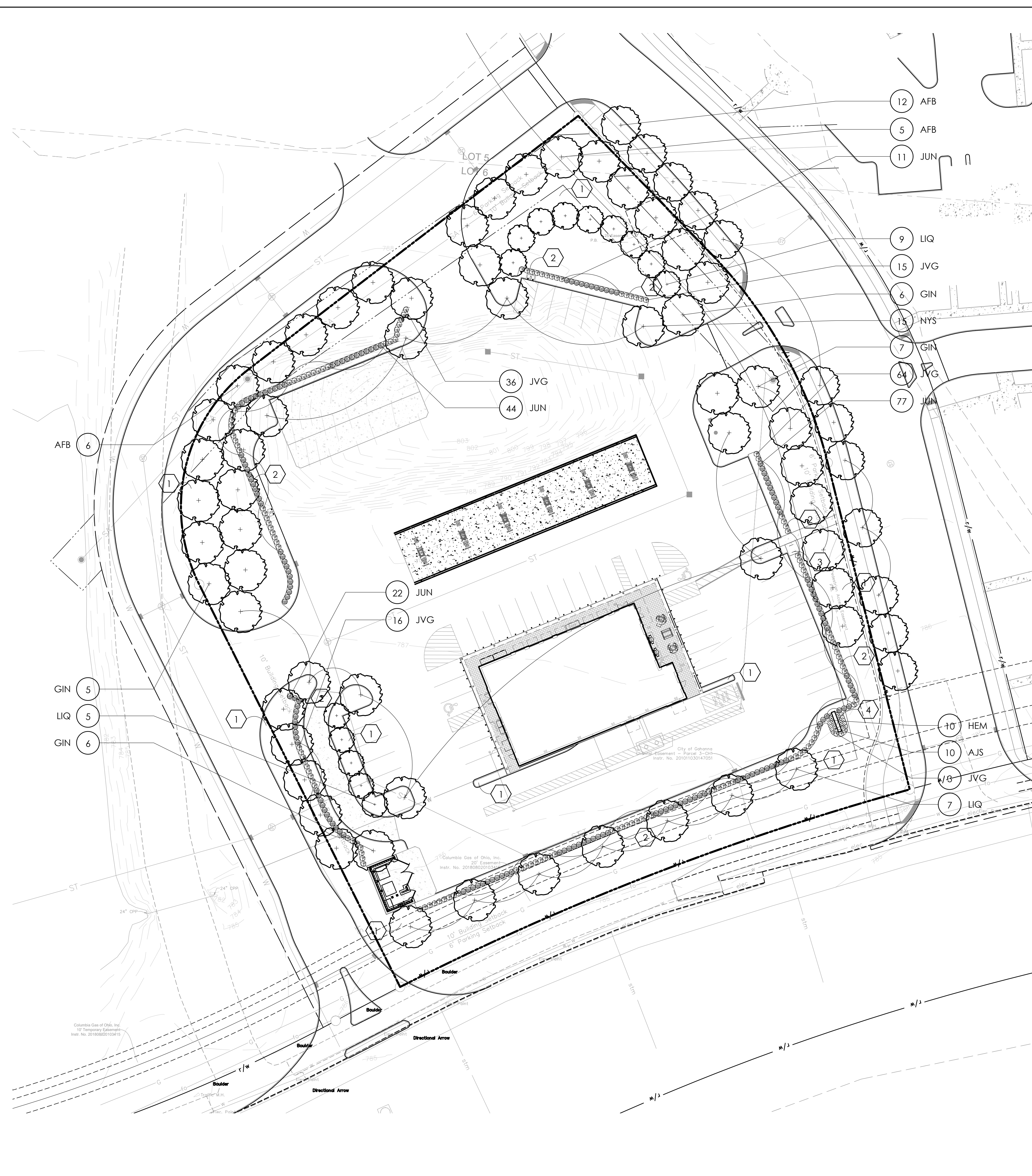
SHEETZ TECH CENTER

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

Paris Planning & Design

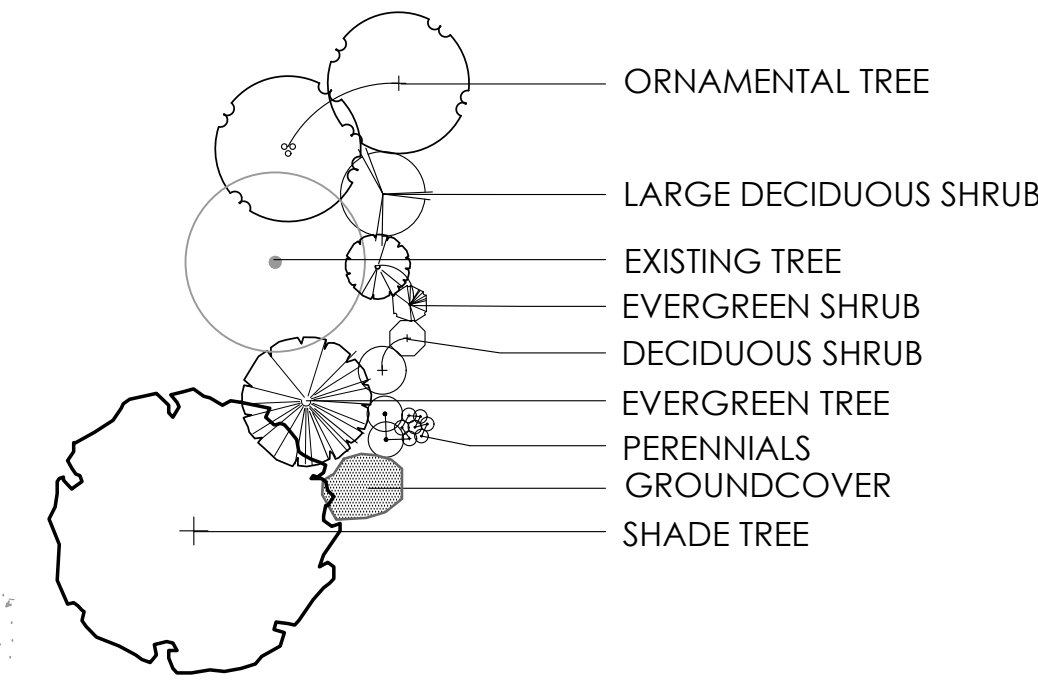
LAND PLANNING
LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
P (614) 487-1964
www.parisplanninganddesign.com

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 SEED/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

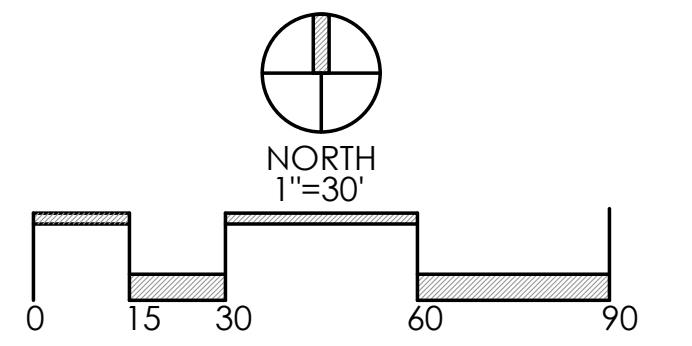
OVERALL LANDSCAPE PLAN

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**



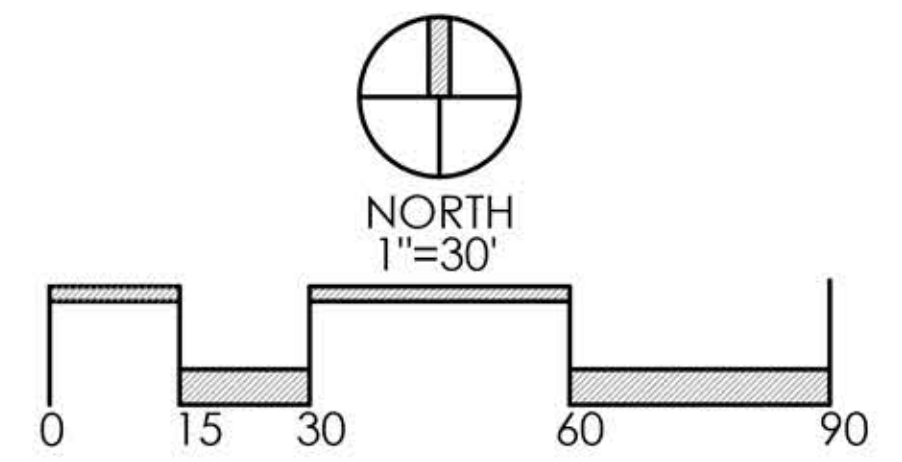
DATE 05/02/24

PROJECT XXXXXX

SHEET



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

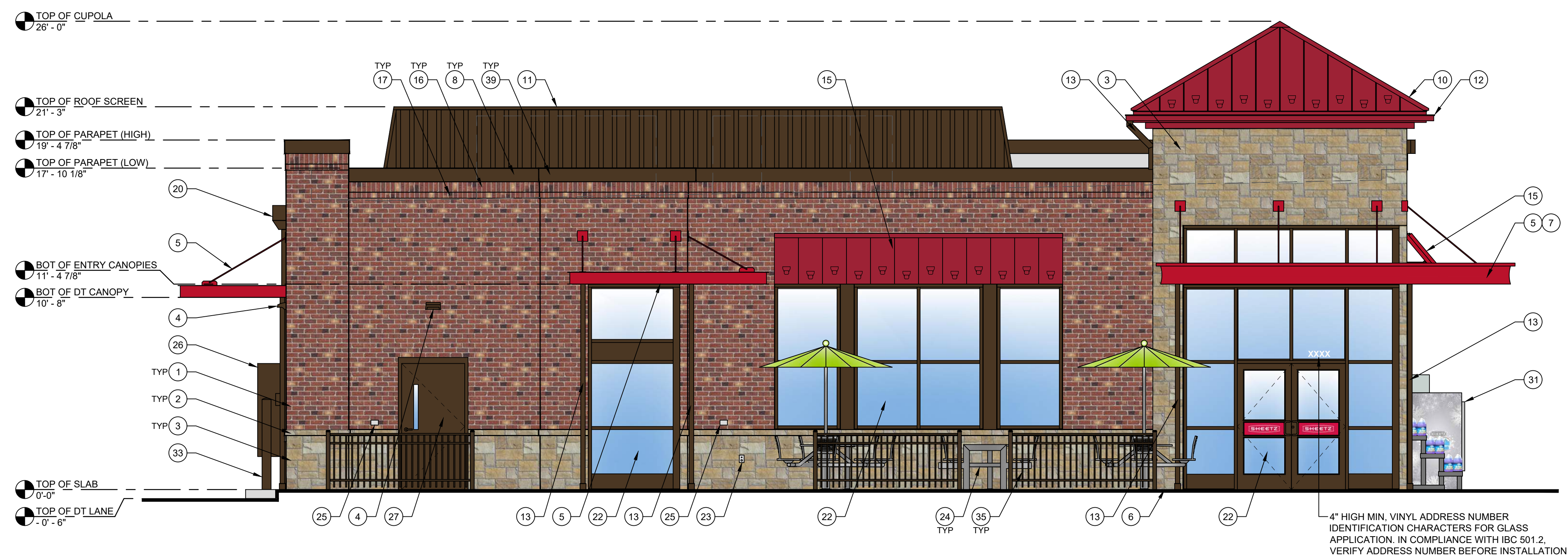


1 FRONT ELEVATION
1/4" = 1'-0"

- 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"

PROJECT NAME:
NEW SHEETZ STORE

**GAHANNA
TECH CENTER DR**

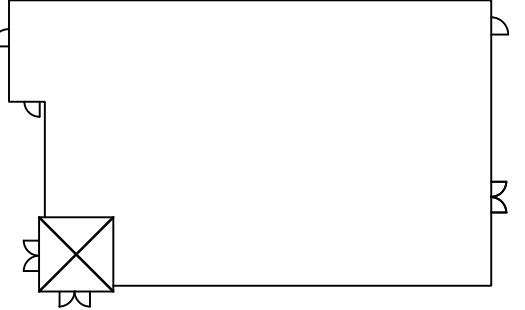
Int. of Tech Center Drive
and Hamilton Road
Gahanna, Oh 43230

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



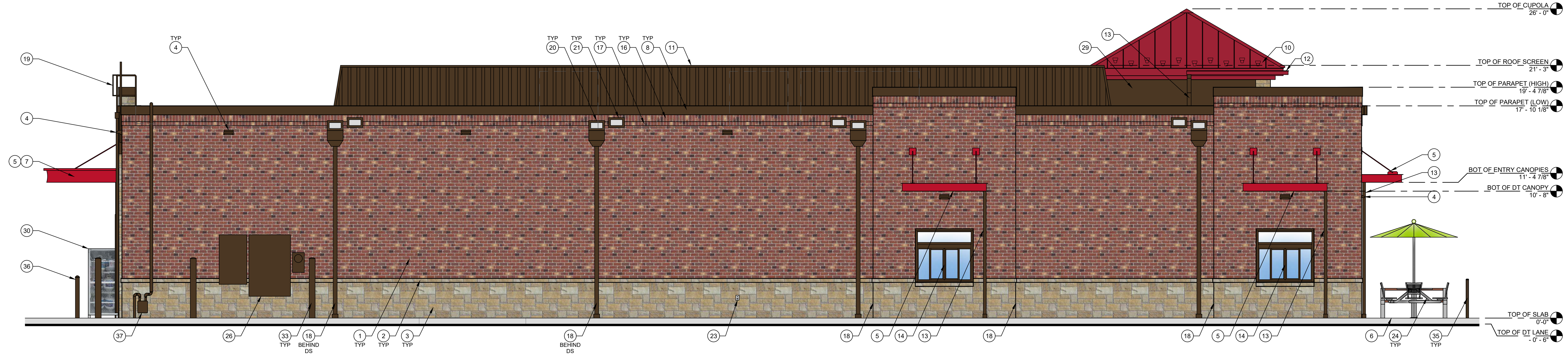
KEYPLAN

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

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



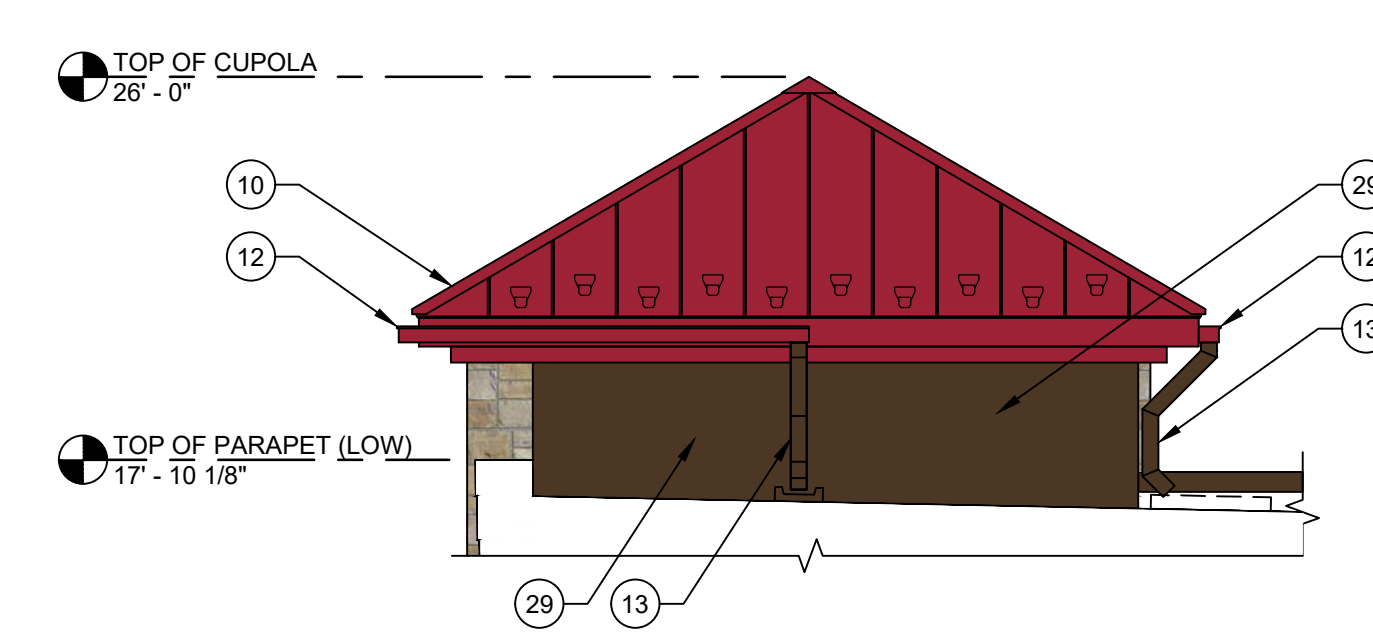
3 REAR ELEVATION
1/4" = 1'-0"

- TYPICAL EXTERIOR ELEVATION NOTES:**
- 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 FASCIAE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

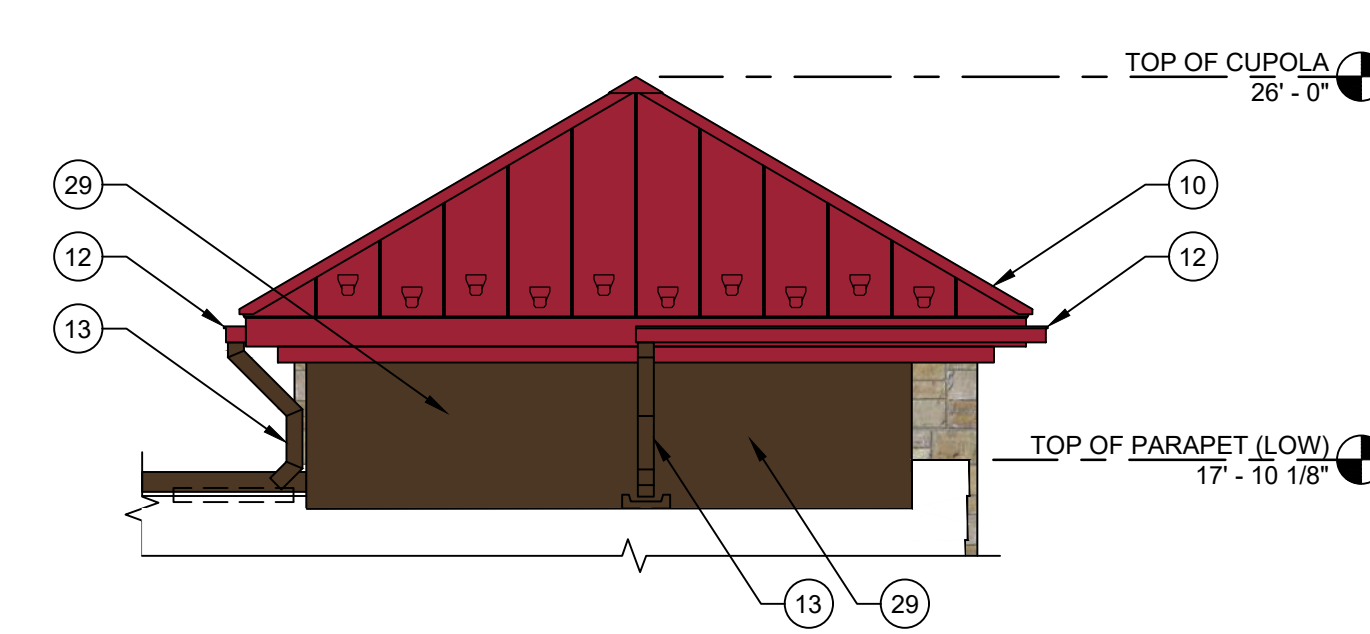
- EXTERIOR ELEVATION KEYNOTES:**
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
 - CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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 - MTO GRAPHIC DECAL, SEE SHEET A200.
 - LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



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"

PROJECT NAME:
**NEW SHEETZ STORE
GAHANNA**

Along Tech Center Drive
Gahanna
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

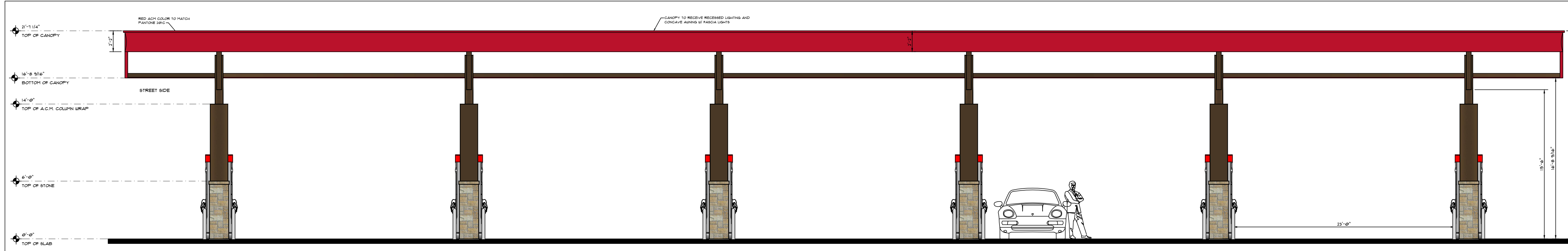
KEYPLAN

MARK	DATE	DESCRIPTION

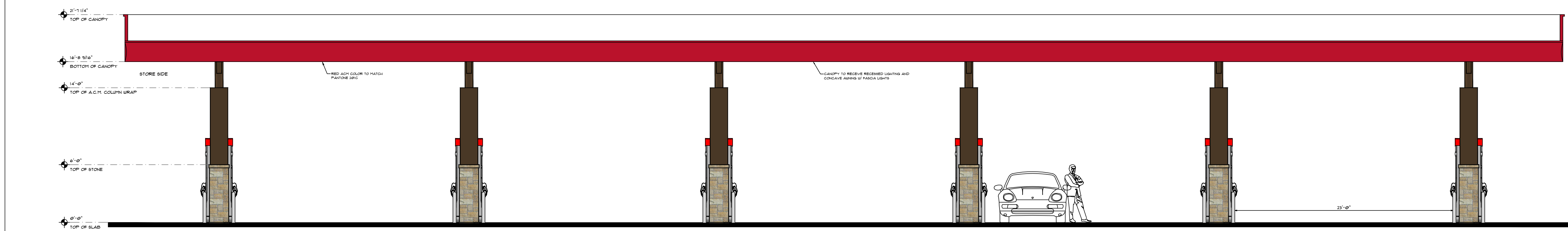
ISSUE: **05-17-24**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

**GAS AWNING
CONCAVE FASCIA**

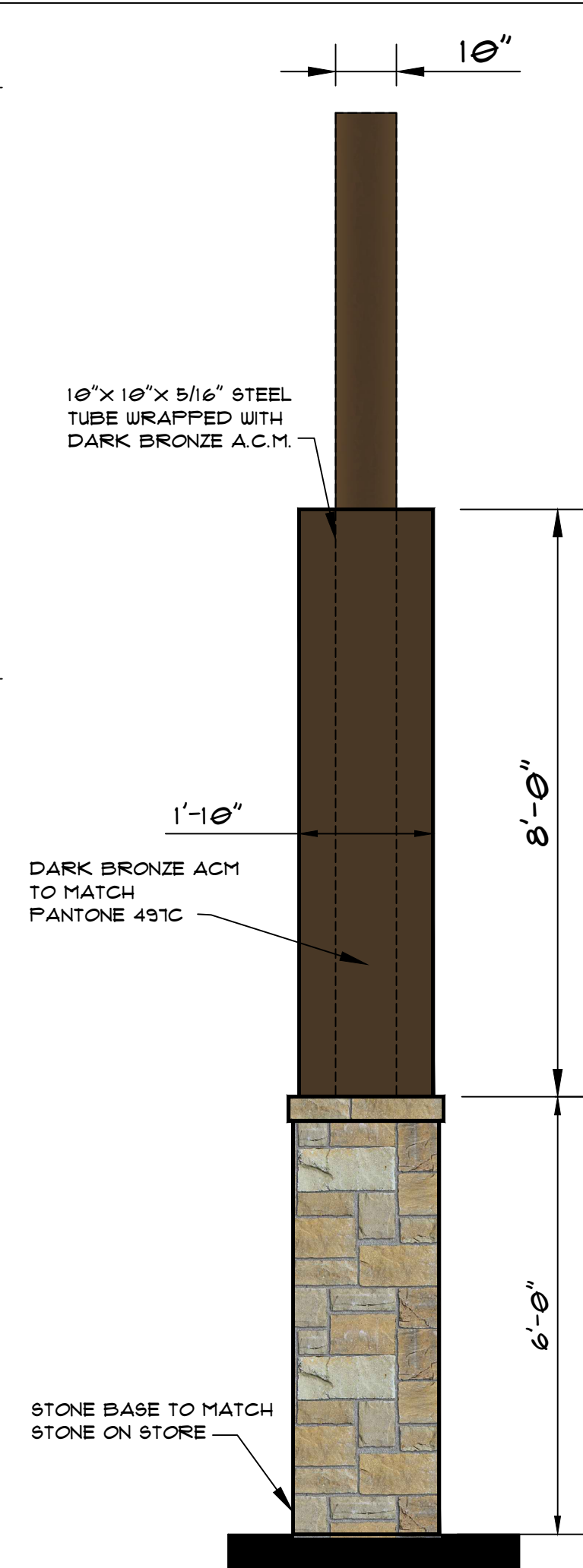
AWNING



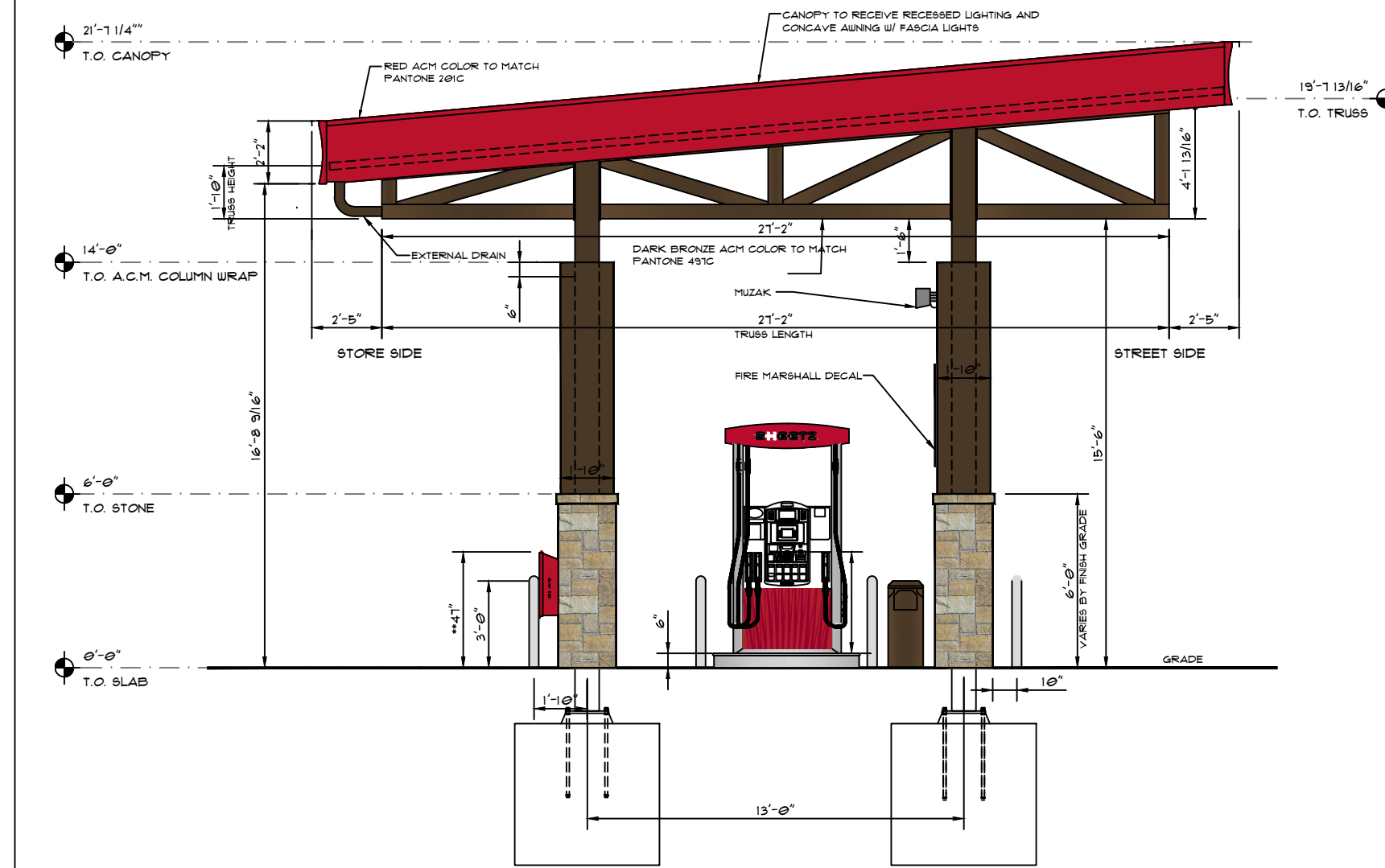
SIDE 'B' ELEVATION
SCALE: 3/16" = 1'-0"



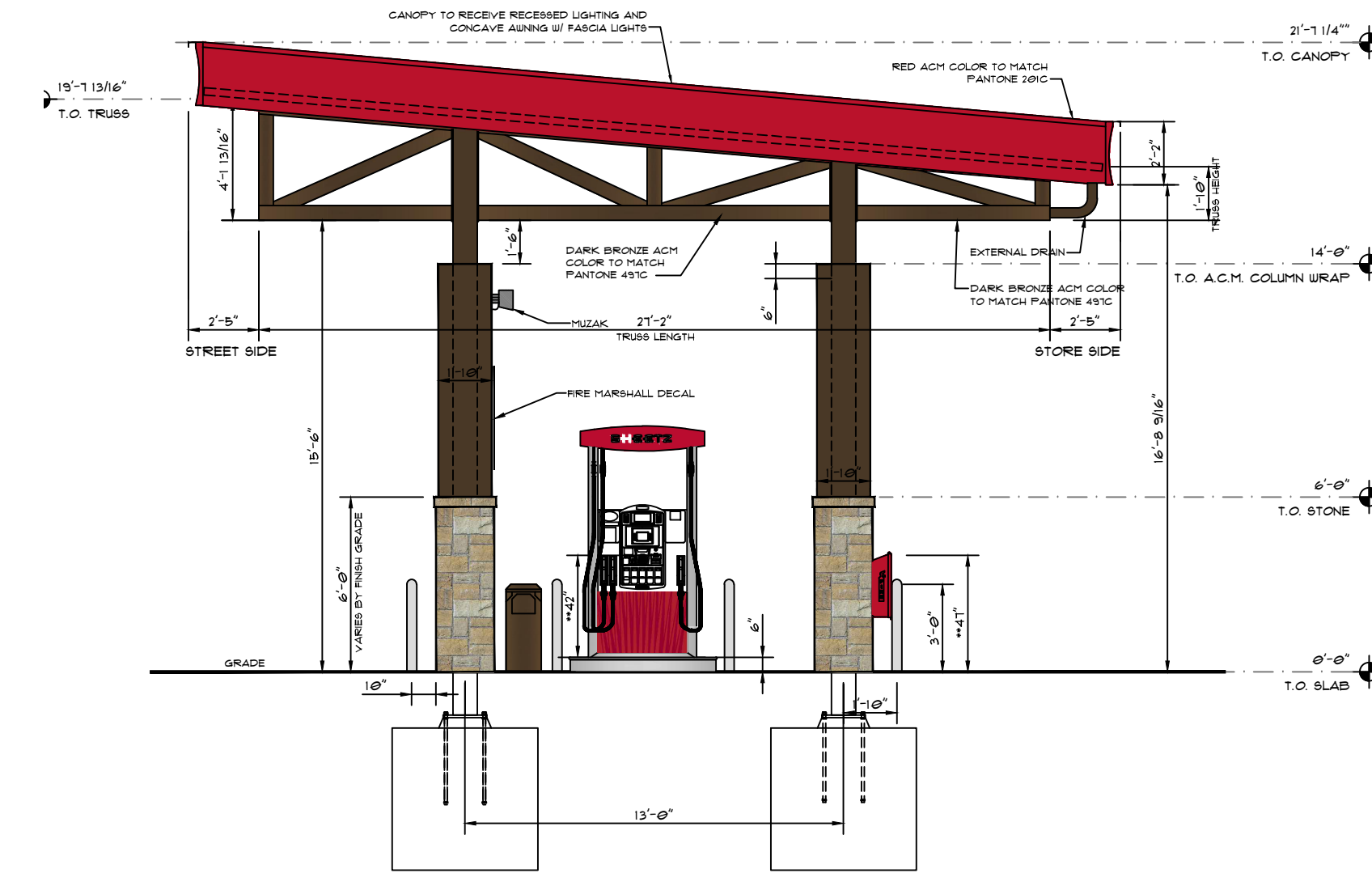
SIDE 'D' ELEVATION
SCALE: 3/16" = 1'-0"



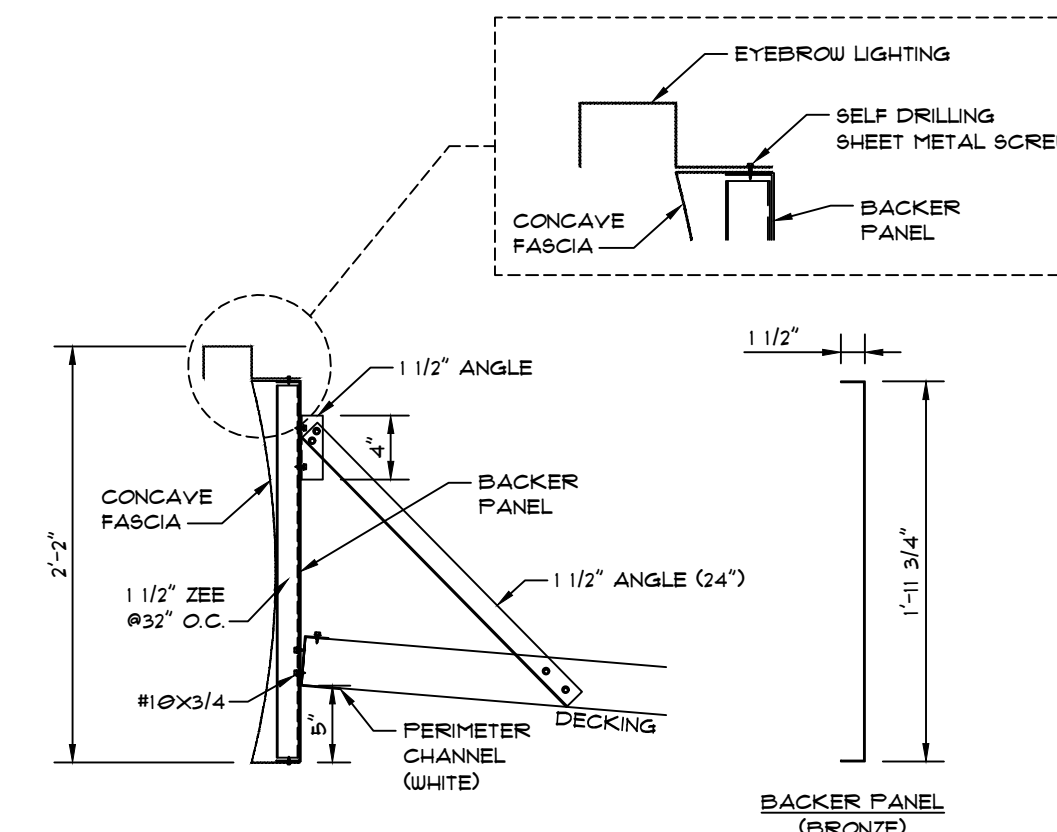
COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



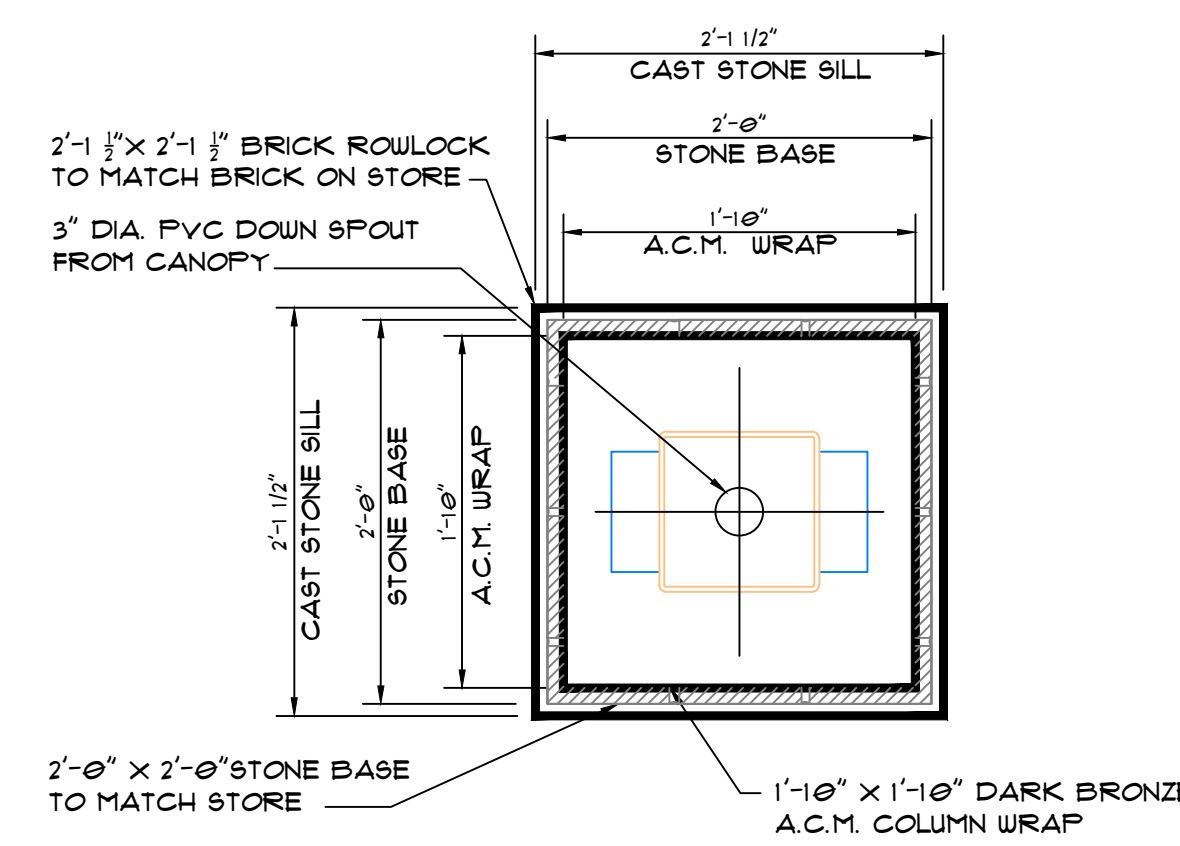
SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



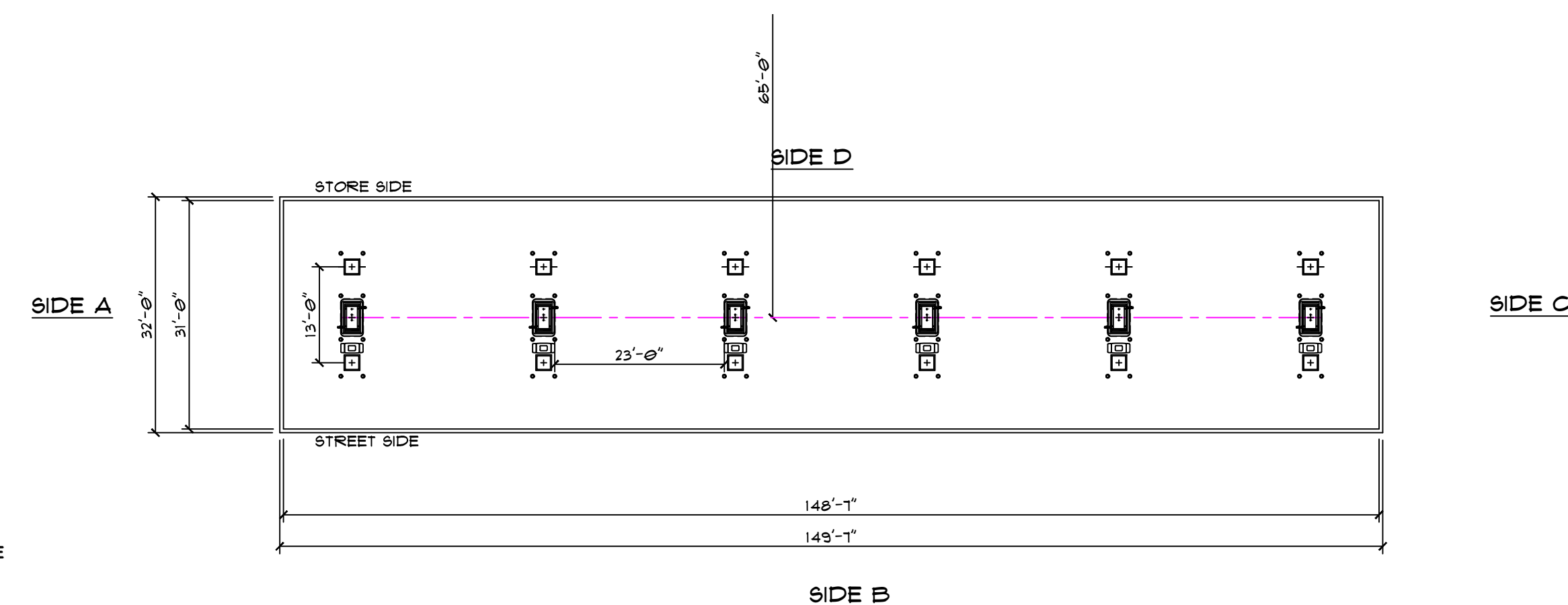
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



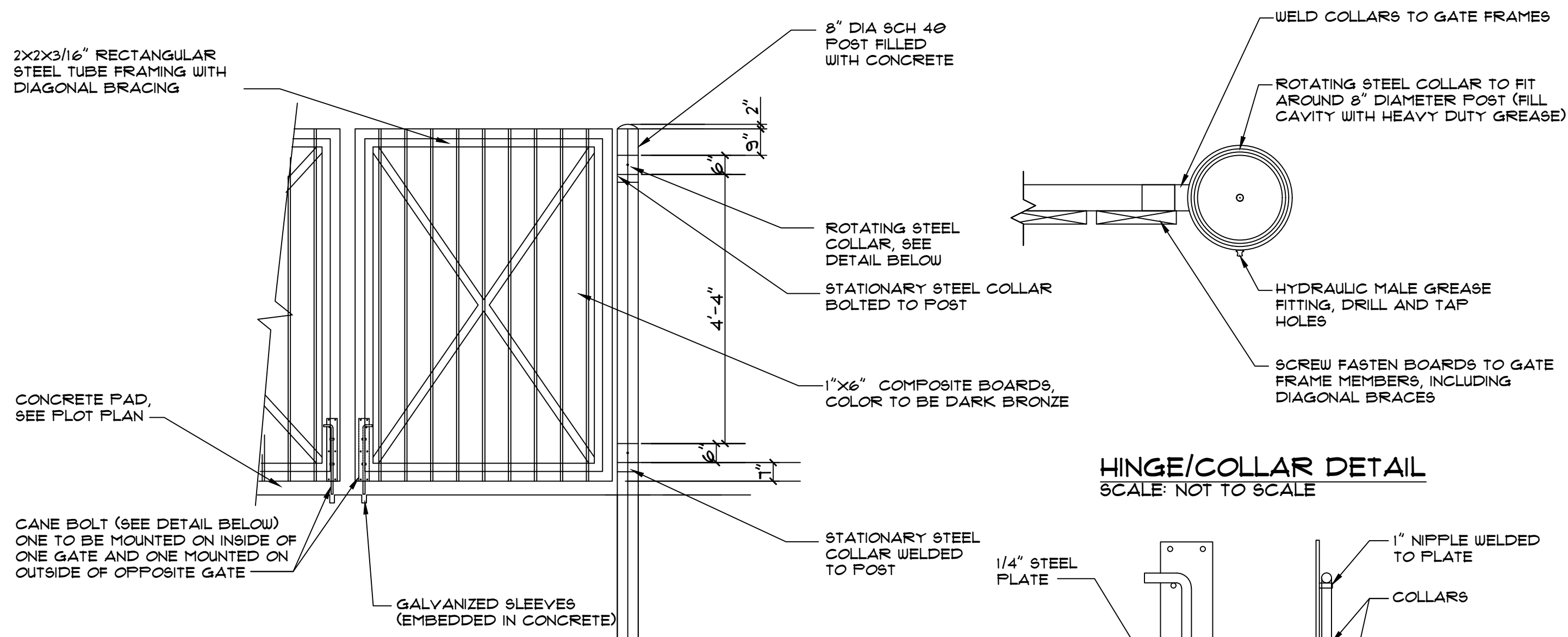
PLAN VIEW FOR LOGO LOCATIONS

PROJECT NAME:
**NEW SHEETZ STORE
GAHANNA**

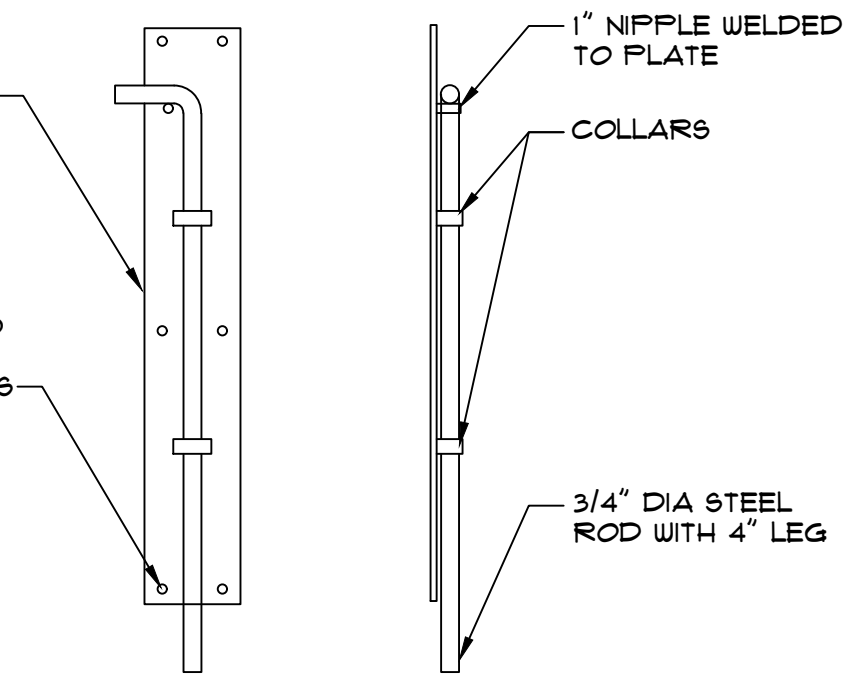
Along Tech Center Drive
Gahanna
Ohio

OWNER:
SHEETZ, INC.

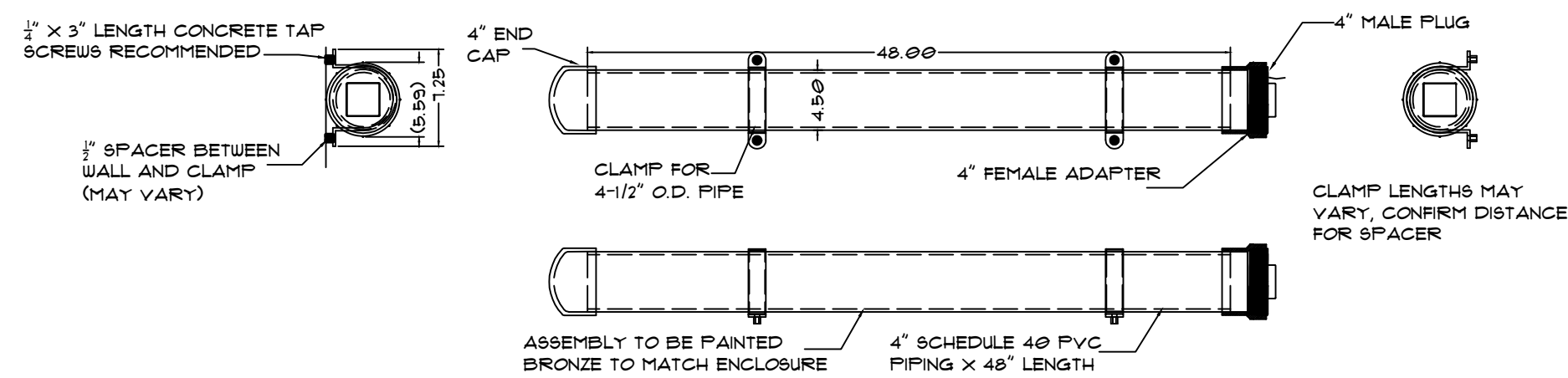
5700 SIXTH AVE.
ALTOONA, PA 16602



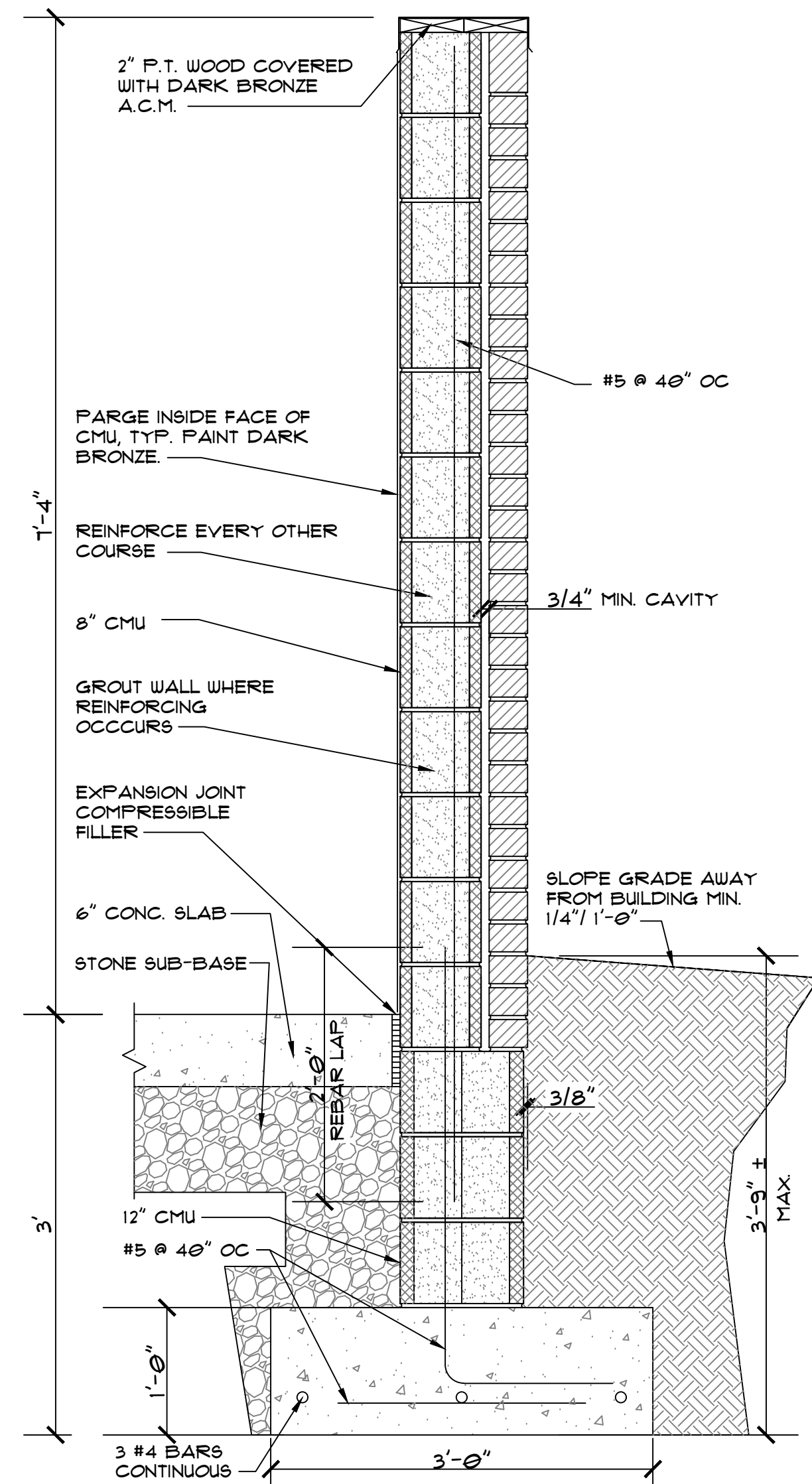
HINGE/COLLAR DETAIL
SCALE: NOT TO SCALE



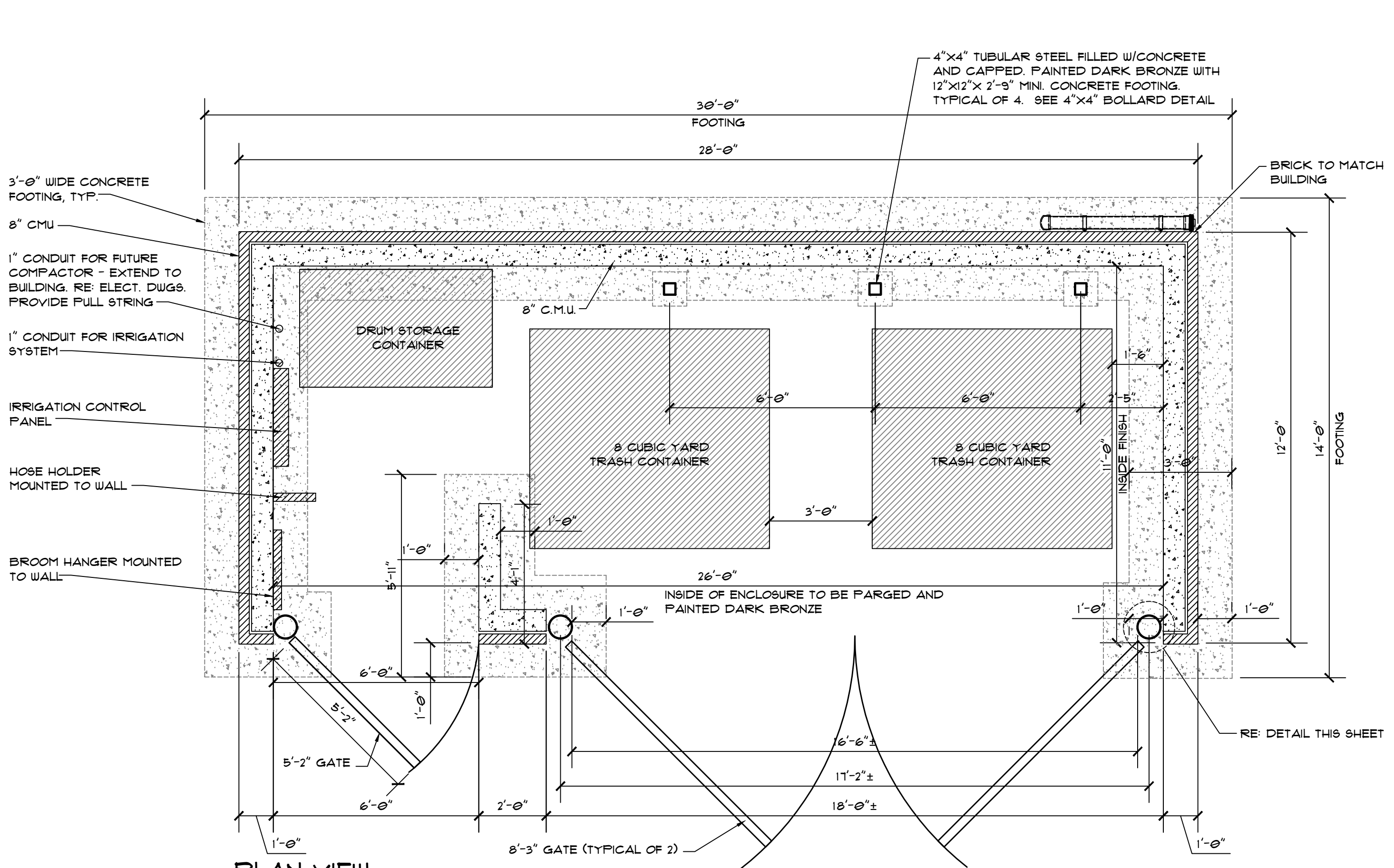
CANE BOLT DETAIL
ONE TO BE MOUNTED ON INSIDE OF ONE GATE AND ONE MOUNTED ON OUTSIDE OF OPPOSITE GATE



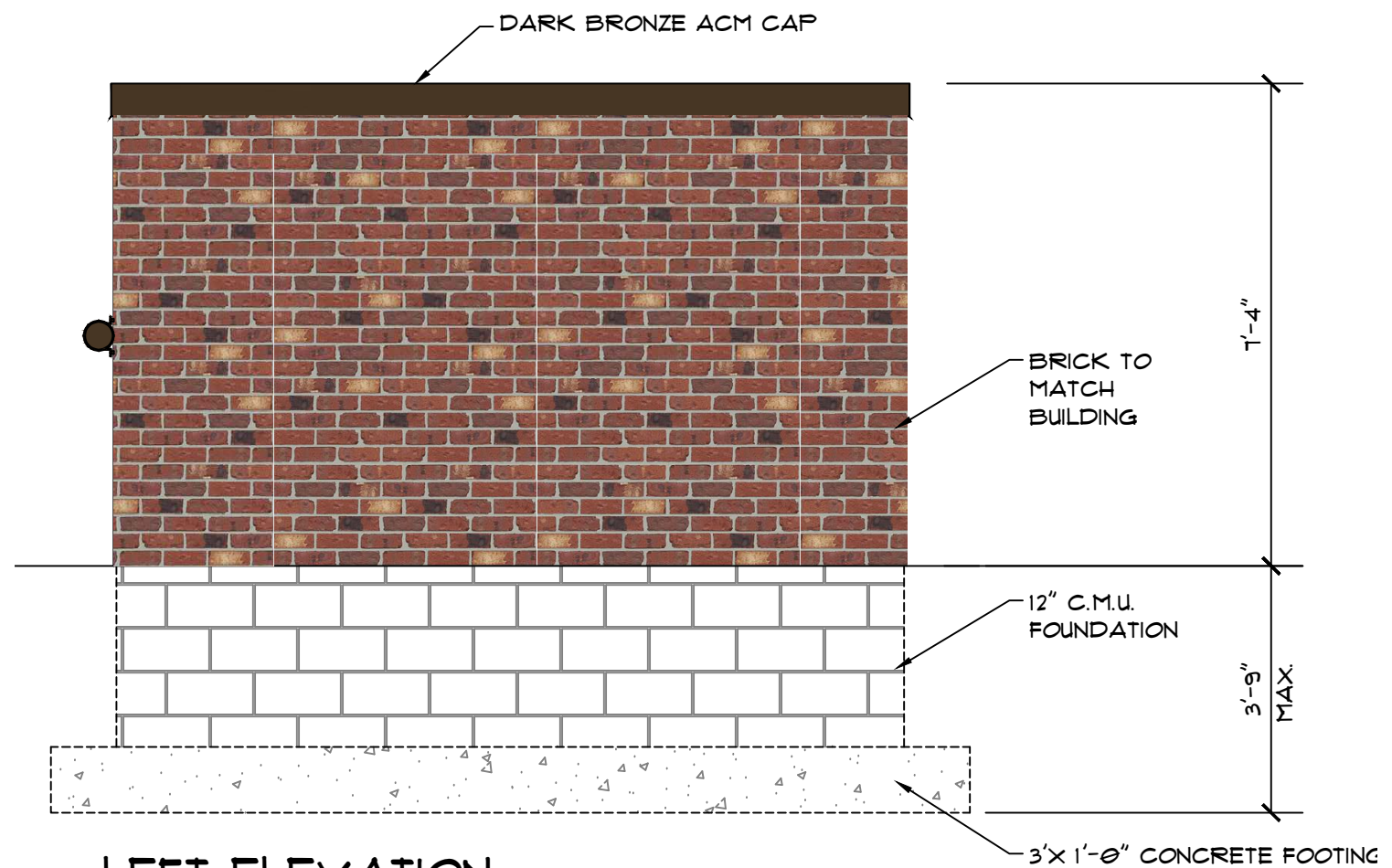
GUAGE STICK DETAILS
SCALE: 1/2" = 1'-0"



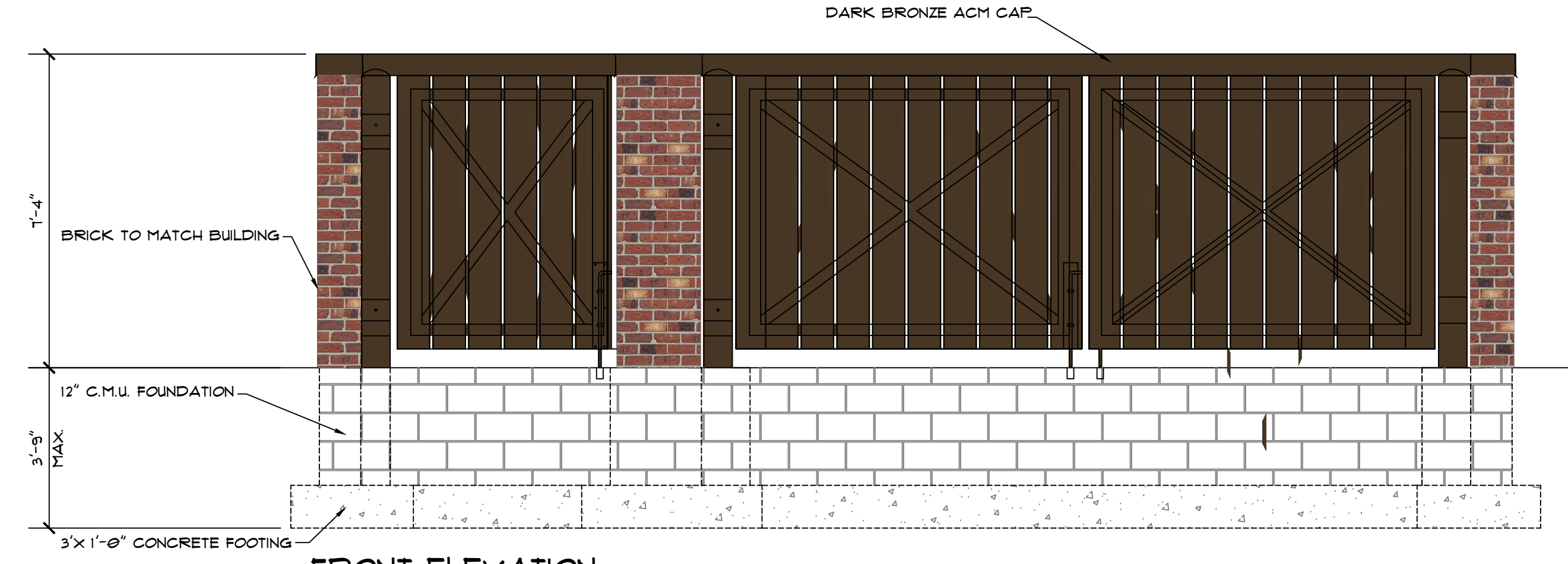
SECTION DETAIL
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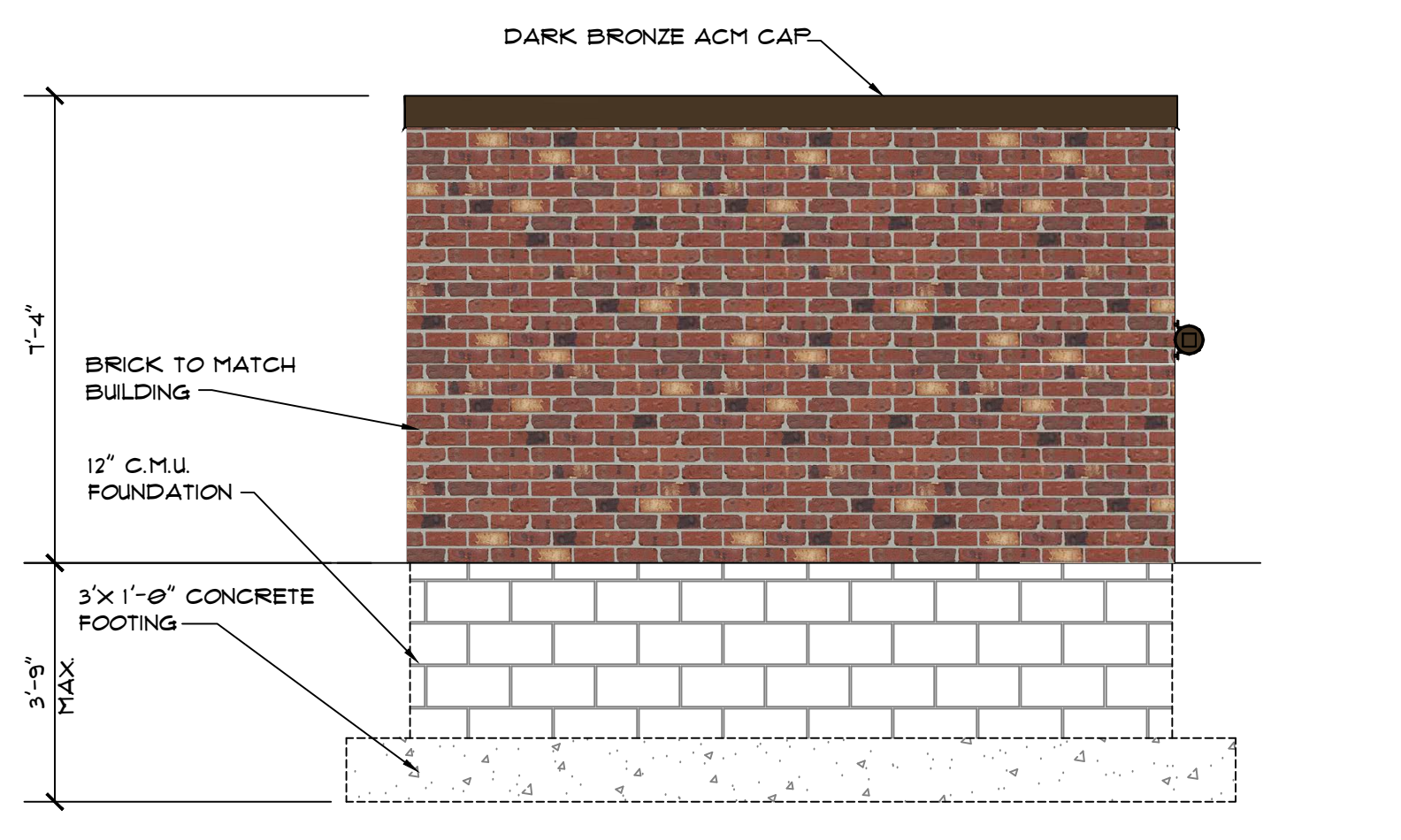
PLAN VIEW
SCALE = 3/8" = 1'-0"



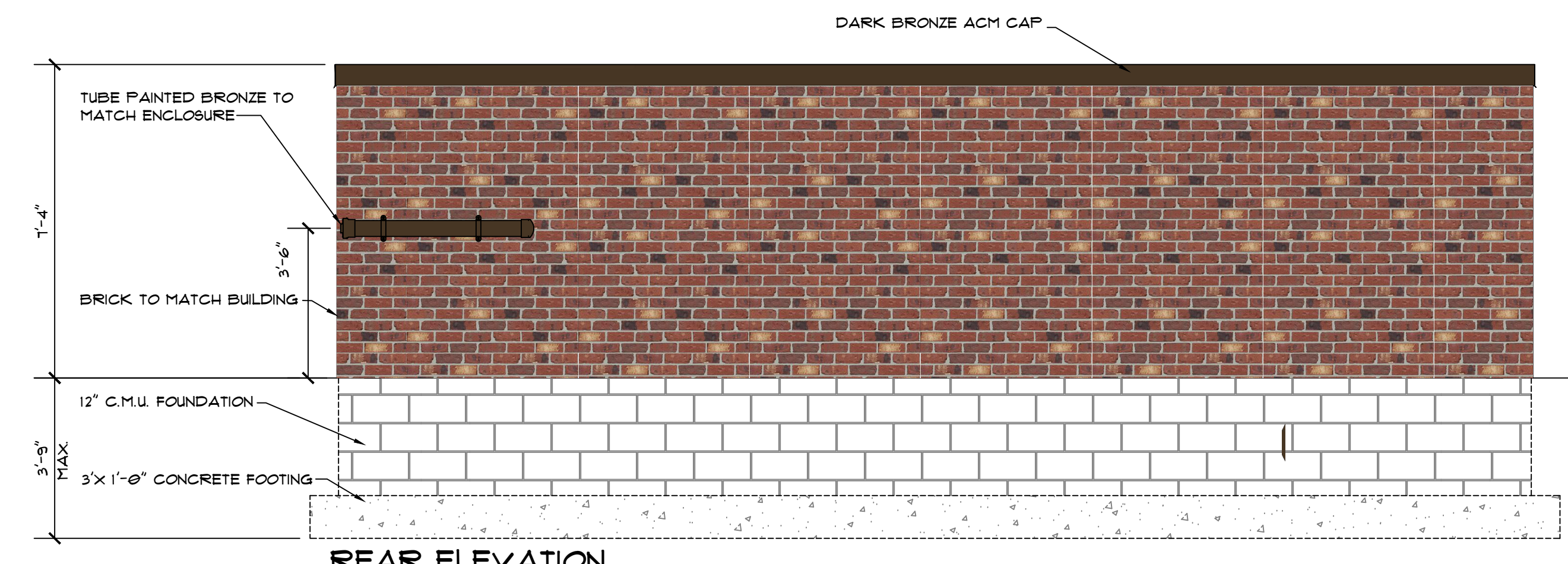
LEFT ELEVATION
SCALE = 3/8" = 1'-0"



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



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



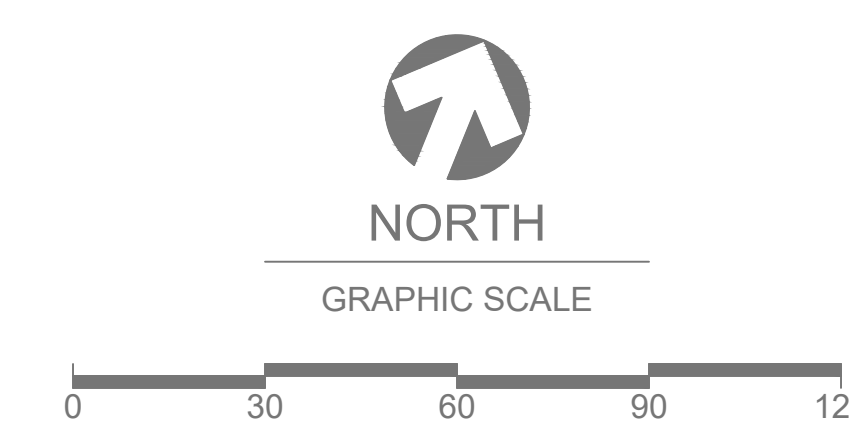
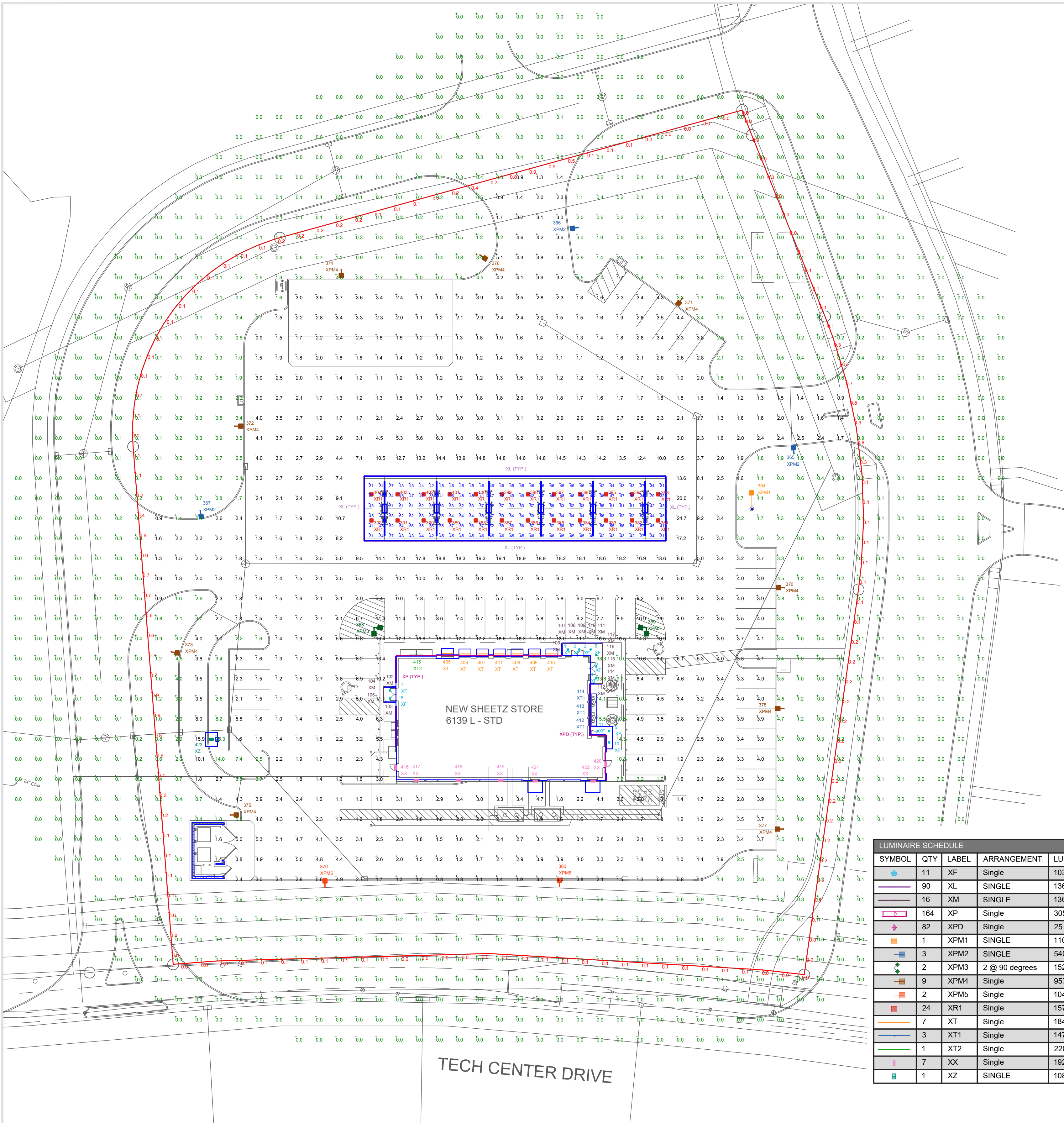
REAR ELEVATION
SCALE = 3/8" = 1'-0"

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

MARK	DATE	DESCRIPTION

ISSUE: **05-17-24**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

TRASH
ENCLOSURE



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



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:** UL, SHV, UL, EUL, RoHS, Compliant (DALI, Manual, CL, RDM)
- Dimensions: 24" and Custom Lengths Available
- Weight: 2.90 lbs
- Operating Temp: -40° to +40°C
- Mount: 3/16" Recessed
- Power Supply: PLED 24V
- Protection Grade: IP67
- Beam Spread: 60° to 70°
- Product Options: See Specs

Color	Beam Spread	Socket Color	LED Color	LED Length	Max Length	Min Length	SKU
Sign White	60°	White	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-65
Natural White	60°	White	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-59
Medium White	60°	White	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-49
Red	62°	Red	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-36
Blue	62°	Blue	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-38
Green	62°	Green	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-34
Yellow	62°	Yellow	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-16
Orange	62°	Orange	35°	3.9375" (100mm)	287' 40" (87.5m)	8' 7"	M-S824-30
Clear	N/A	White	36	2.8117" (71.6mm)	287' 24" (87.5m)	8' 5"	M-S824-CN
Clear	N/A	White	41	2.8117" (71.6mm)	287' 24" (87.5m)	8' 5"	M-S824-AM
Black	N/A	White	37	2.8117" (71.6mm)	287' 24" (87.5m)	8' 5"	M-S824-RL
RGB	N/A	White	38	2.8117" (71.6mm)	287' 24" (87.5m)	8' 5"	M-S824-3C

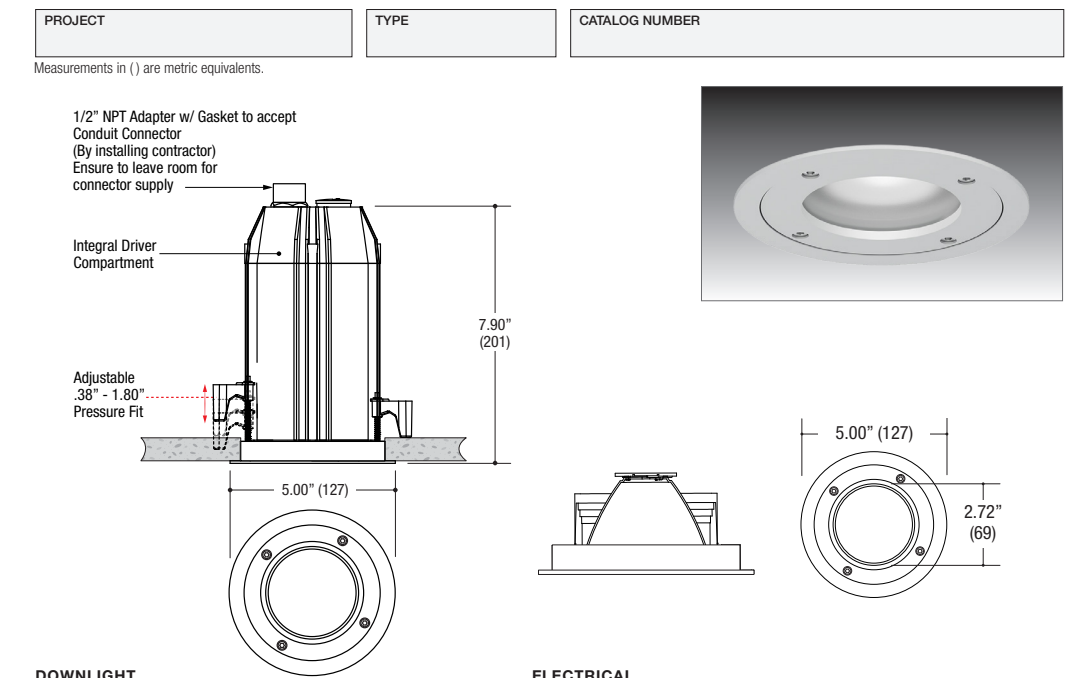
IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.



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

BULLET - MINI OUTDOOR RECESSED FIXED DOWNLIGHT

WET LOCATION - IP66 LED



- Project:** Measurements in () are metric equivalents.
- Type:** 1 1/2" NPT Adapter w/ Gasket to accept Conical Connector (By installing contractor) Ensure to leave room for connector supply.
- Features:**
 - 120° Beam Track
 - 120° Beam Track
 - Dual exhaust, IP66-rated, ultra-tem and thermal conductive heat sink
 - Easy installation
 - Applications: outdoor lighting, building and sign lighting, and general lighting
 - UV-resistant
 - Finish: Matte Black
 - Frame Material: Aluminum
 - Standard: 120V, 50/60Hz, 1000lm, 1000lm, RGB outside every 24" (610mm)
- Mounting:**
 - Recessed fixed downlight
 - Die-cast aluminum trim
 - Fluorescent hood finish
- Housing:**
 - Die-cast aluminum central housing
 - Powder coat finish
 - Die-cast and metal air inlet
 - Coiling Cut-Out - 04.65"
- Electrical:**
 - Integrates LED driver included
 - Primary wiring compartment with power supply
 - Subsidiary aluminum reflector
 - Dimmable
 - Saving out pressure fit mounting clips
 - Adjustable up to 1.80" max. ceiling thickness
 - Available for wet location
 - IP66 rated

Series	Color	Beam Spread	Beam	Driver	Voltage	Finish
5911-1AA-T	White	60°	1.0" Medium 30"	Driving N/A (0-10V)	0-10V White Present (120-277V)	Matte Black
	Black	60°	1.0" Medium 30"	Driving N/A (0-10V)	0-10V White Present (120-277V)	Matte Black
	Clear	60°	1.0" Medium 30"	Driving N/A (0-10V)	0-10V White Present (120-277V)	Matte Black

Ordering Example: 5911-1AA-T-13C-9240-M-DMU-BLACK
9243 LF ILLUMINATION LLC | HEADQUARTERS: 8000 Downing Avenue, Olatheville, OH 45151 | Phone: 618-885-1335, Fax: 618-885-1332, 618-878-1335

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

SEW12146 2 in
JOB NAME: SHEETZ
TYPE: EXTERIOR
NOTES:
ORDERING CODE: SEW12146 | SFT-L20W(AN08) | 120-277V | 4000K | SMA
Please Note: Default specifications "DF_XXX" will not appear in the ordering code.

- Description:** Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It's excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1" to 8" lengths, Styk can be mounted individually or configured in runs.
- Features & Benefits:**
 - Sleek 1.5" diameter housing
 - A forward throw optic, for even wall wash illumination, is standard
 - Symmetrical optic options are available for more volumetric illumination
 - Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
 - Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
 - Anodized finish provides durable corrosion protection
 - All visible fasteners are flush mounted, providing a clean design
 - Handcrafted in USA

Specifications:
• LIGHT SOURCE: IP66 white LED light engine
• CRI: 90+ (contact factory for 90+)
• LUMEN MAINTENANCE: L70 > 50,000 Hrs.
• EFFICIACY: 102 lm/W delivered (with Forward Throw distribution)
• CCT: 3000K, 3500K, or 4000K
• VOLTAGE: 120-277V standard
• DRIVER: Includes one remote damp listed Class 2 power supply and wet location enclosure, except 6FT-113W which has two.

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QTY	LABEL	DESCRIPTION
7	XX	VWM-H-L17/840-TL-DBZ-GGL-DIM-UNV (BRONZE COLOR 80CRI)

VWM LED WetLocation Mini Architectural Wall Pack

Features:

- IP66-rated, die-cast aluminum housing
- IP66-rated, die-cast aluminum housing
- IP66-rated, die-cast aluminum housing

Specifications:

- Light Source: IP66 white LED light engine
- CRI: 90+ (contact factory for 90+)
- Lumen Maintenance: L70 > 50,000 Hrs.
- Efficiency: 102 lm/W delivered (with Forward Throw distribution)
- CCT: 3000K, 3500K, or 4000K
- Voltage: 120-277V standard
- Driver: Includes one remote damp listed Class 2 power supply and wet location enclosure, except 6FT-113W which has two.

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QTY	LABEL	DESCRIPTION
24	XR1	CP5-20L-50K8-DF-UL-DM-XX-Q8-RZ

CP500™ LED Canopy Luminaire - Direct Mount

Performance Summary:

- Assembled in the USA by Cree Lighting from US and imported parts
- Total Delivered Lumens: Up to 28,700
- Efficacy: Up to 175 LMW
- CRI: Minimum to CRI 84K, 90K, 95K, and CRI 90K, 95, 90 (40K, 50K)
- CCT: 3000K, 4000K, 5000K, 5700K
- Limited Warranty: 10 years on Luminaire/70 years on ColorCast DuraGuard™ finish/5 years for 5-year warranty accessories

Accessories:

- CP5-20L-50K8-DF-UL-DM-XX-Q8-RZ
- CP5-20L-50K8-DF-UL-DM-XX-Q8-RZ

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Shimstone Design Studio LIGHTING DESIGN | SHEETZ 2.0

INSTALLATION ACCESSORIES:

- Transparent PC Pipe
- 3.282 and 6.564 aluminum mill finish extrusions for outdoor application
- Aluminum mill finish clips for outdoor applications - 1.980" gips

Dimensions: 5.64", 7.283", 7.283", 5.64"

Wiring: Single-Cable Product, RGB Product

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Shimstone Design Studio LIGHTING DESIGN | SHEETZ 2.0

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Dimensions: 5.64", 7.283", 7.283", 5.64"

Wiring: Single-Cable Product, RGB Product

SPI LIGHTING | P:302.242.1420 | SP@www.splighting.com | Last Revised: 6/1/2022 | Design Rights Reserved | SEW12146 | 1 of 6

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SPI LIGHTING | P:302.242.1420 | SP@www.splighting.com | Last Revised: 6/1/2022 | Design Rights Reserved | SEW12146 | 1 of 6

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- Aluminum mill finish clips for outdoor applications - 1.980" gips

Dimensions: 5.64", 7.283", 7.283", 5.64"

Wiring: Single-Cable Product, RGB Product

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SPI LIGHTING | P:302.242.1420 | SP@www.splighting.com | Last Revised: 6/1/2022 | Design Rights Reserved | SEW12146 | 1 of 6

CP500™ LED Canopy Luminaire - Direct Mount

CONSTRUCTION & MATERIALS:

- Die-cast aluminum housing that mounts to bottom of canopy
- Light engine is constructed of rugged cast aluminum with integral heat sink
- Large uniform light panel features 1.5" milled borosilicate glass lens w/ optional bead trim accessories provide optical glare control and shading for 80° beam spread

CP500™ Series Ambient Adjusted Lumen Maintenance:

Temp	Initial LMF	25K hr Adjusted LMF	50K hr Adjusted LMF	75K hr Adjusted LMF	100K hr Adjusted LMF
0°C	1.00	0.96	0.92	0.88	0.84
5°C	1.00	0.96	0.92	0.88	0.84
10°C	1.00	0.96	0.92	0.88	0.84
15°C	1.00	0.96	0.92	0.88	0.84
20°C	1.00	0.96	0.92	0.88	0.84
25°C	1.00	0.96	0.92	0.88	0.84
30°C	1.00	0.96	0.92	0.88	0.84
35°C	1.00	0.96	0.92	0.88	0.84
40°C	1.00	0.96	0.92	0.88	0.84
45°C	1.00	0.96	0.92	0.88	0.84
50°C	1.00	0.96	0.92	0.88	0.84

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REDLEONARD ASSOCIATES | 1340 Kemper Meadow Dr. Forest Park, OH 45424 | 513-674-9500 | redleonard.com


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REDLEONARD ASSOCIATES | 1340 Kemper Meadow Dr. Forest Park, OH 45424 | 513-674-9500 | redleonard.com

PROJECT NAME: SHEETZ (CONCEPT) GAHANNA, OH | DRAWING NUMBER: RL-9416-S1-R2 | SHEETZ FRESH FOOD MADE TO ORDER

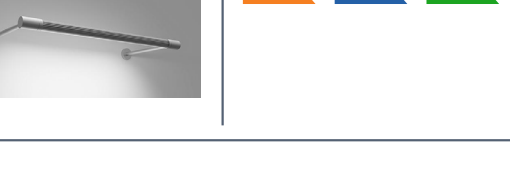
STREET WRAP



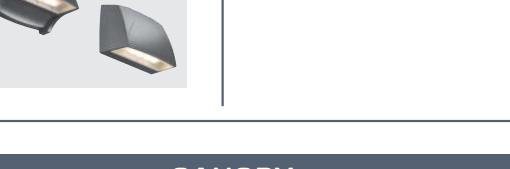
DOWNLIGHT




WALL MOUNTED




WALL MOUNTED




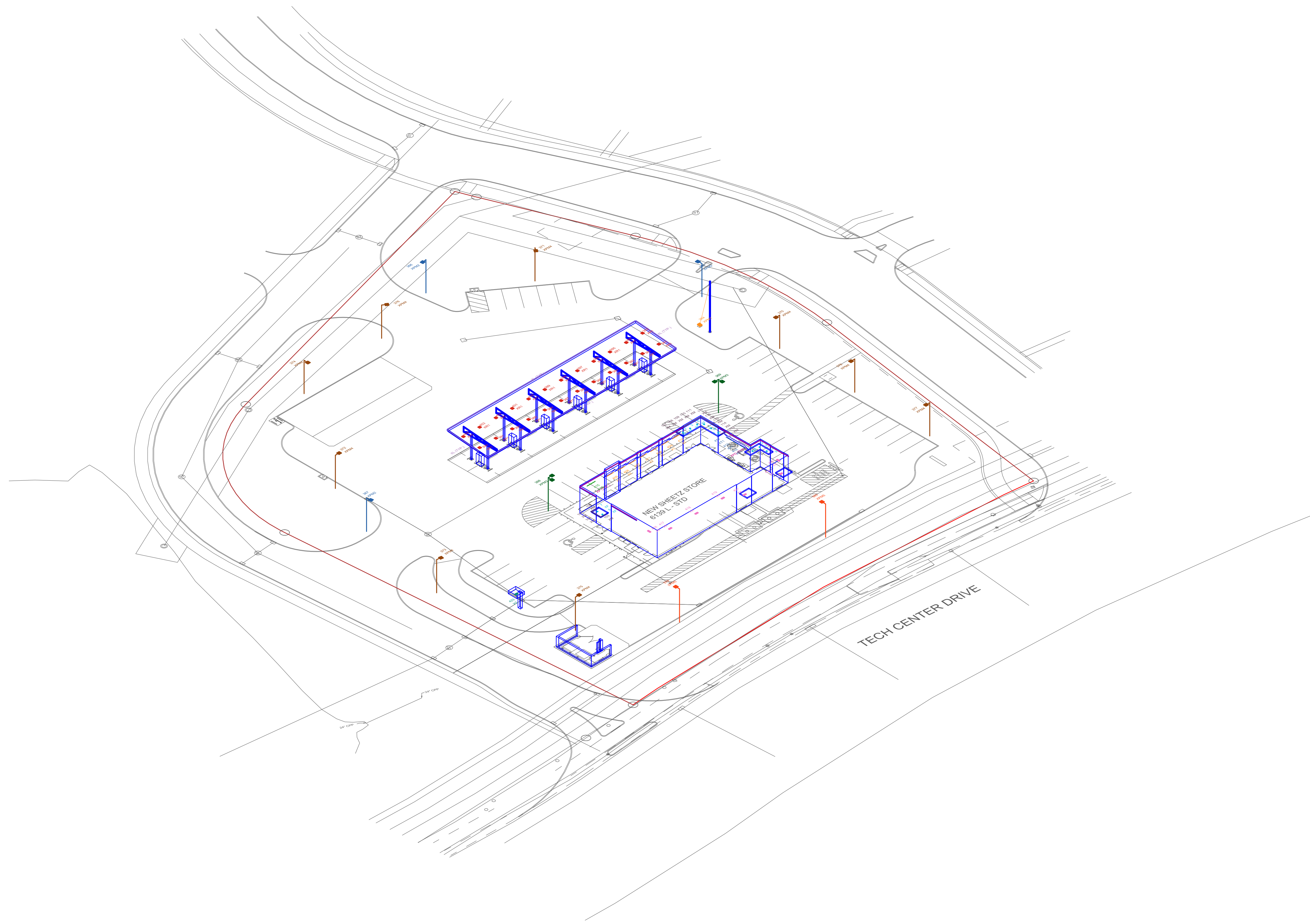
CANOPY

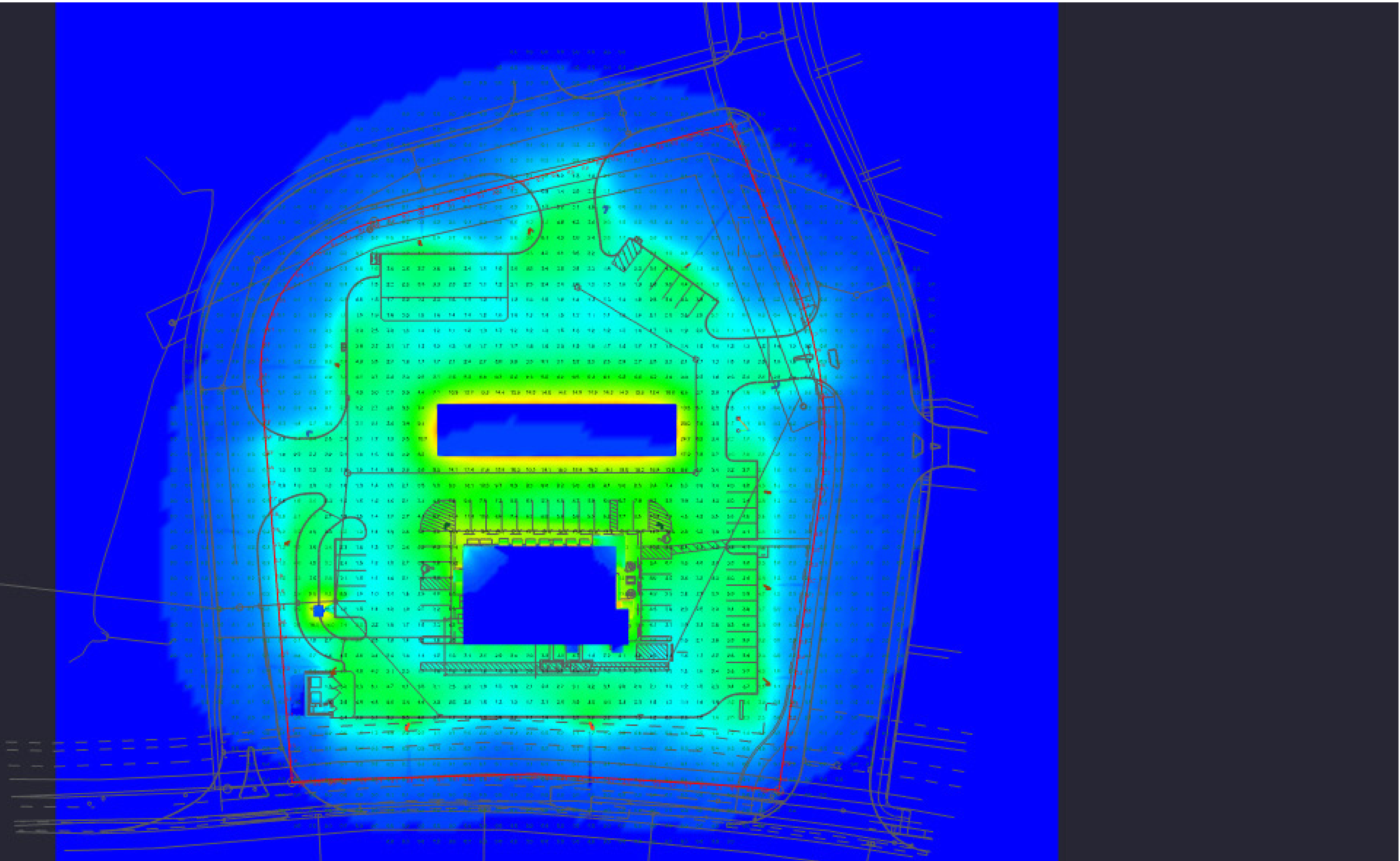
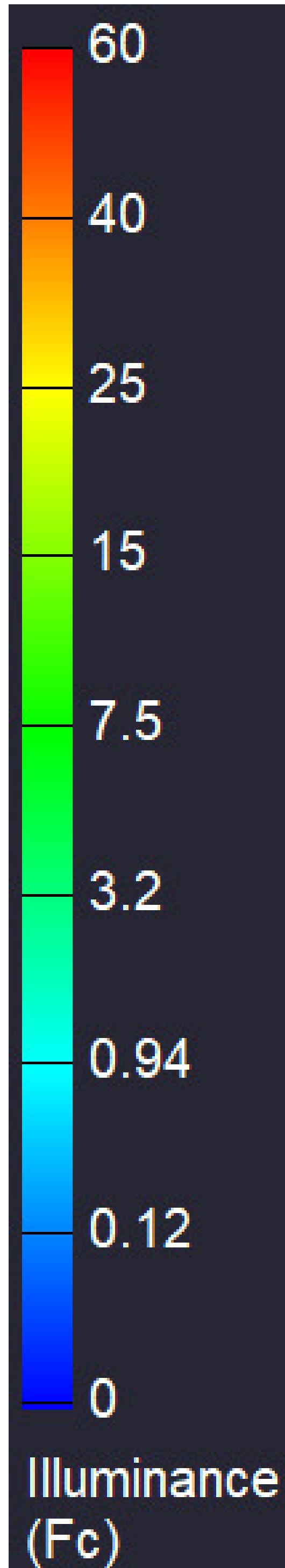


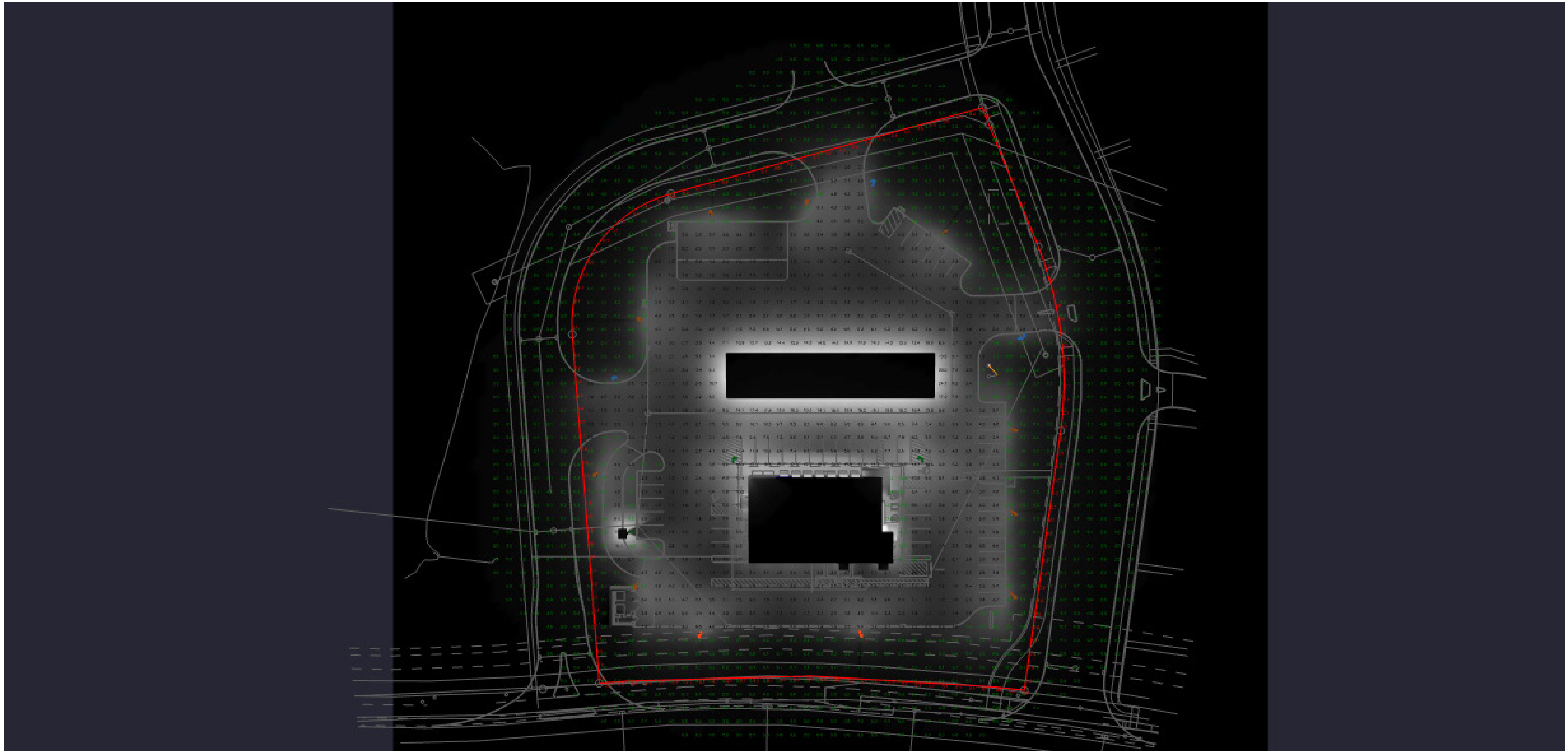
AREA



CANOPY





May 7th, 2024

Kelly Wicker 200
S. Hamilton Road
Gahanna, OH 43230

RE: Project Tech Center Dr Sheetz Final Development Plan

Please see below for responses to comments in red. The two design review comments also follow with responses after this final development plan response letter. Thank you,

Building (614) 342-4010

1. The project shall comply with the requirements of the Ohio Building Code and any plan approval and permits obtained.
-Understood and acknowledged.

Fire District (welshp@mifflin-oh.gov)

2. The fire division has no objections to the change of use, design review, and final development plan for the proposed Sheetz at Tech Center Drive. All underground permits will need to be pulled with Mifflin Township Division of Fire.
-Understood and acknowledged.

Planning (614) 342-4025

3. The infrastructure construction agreement approved by City Council in 2023 requires the loop road, which is currently labeled as "private drive", to be public. The road will require platting per ORC and Chapter 1106.04(b). Please be aware that the plat will have to be approved by Council and be effective prior to this application and the companion applications proceeding to hearing. Please also be aware that the change from private drive to public road changes yard requirements. The parcel will have four front yards.
-Loop road references are changed to public. This will be handled by casto going forward for creating this roadway, due to it becoming public.
4. Per Ch 1163.03(a), the maximum width for an access drive is 35 ft. The west access drive exceeds this. Please revise or apply for a variance.
-Revised
5. Per Ch 1167.18(c)(1), dumpsters must be located to the rear of the primary structure. However, 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.
-Variance application accompanies this resubmittal.
6. Per Ch 1151.04(b)(14), the building setbacks for this site are 10 ft for all property lines and the parking setback is 6 ft for all property lines. Please accurately label these setbacks on the site plan.
-Revised
7. Per Ch 1151.04(b)(9), only two access drives are permitted unless explicitly approved by Planning Commission. In order to be approved, there must be at least 200 ft of frontage above the first 350 ft. Additionally, the drive must be warranted due to site constraints, land use characteristics, and/or present traffic system and planned improvements. Please provide the total street frontage for this site.
-Additional labels are added to clarify the street frontage. Since we are surrounded on all sides by public roadway, We believe that the additional drive is warranted as the total road frontage is well above 550 feet.

8. Please see associated applications and revise as necessary.
-Understood and acknowledged. Please see responses below

Engineering Project Administrator (614) 342-4056

1. Use the City of Gahanna Basemap Application as a reference for public utilities owned and operated by the City of Gahanna. *(Informational Comment)*
-Understood and acknowledged.
2. This preliminary review does not constitute a comprehensive engineering design review. A formal site civil review will be conducted upon the approval of the final development plan. *(Informational Comment)*
-Understood and acknowledged.
3. Coordinate with the Floodplain Administrator to ensure all Floodplain requirements are met.
-Understood and acknowledged. This will occur during full engineering.
4. On-site stormwater improvements will be required per the redevelopment provisions of the OEPA General Construction Permit

-Understood and acknowledged.

Planning (614) 342-4025

3. Per Ch 1163.06(a), the illumination value along each property line cannot exceed 1.0 footcandles. This requirement is not fully met. Please revise or apply for a variance.
-Plans revised to meet this condition.
4. Per Ch 1163.08(b), parking lots must be screened from the ROW to a height of 3 ft. Since the private drive is actually a street, this requirement applies to all sides of the lot. Please revise.

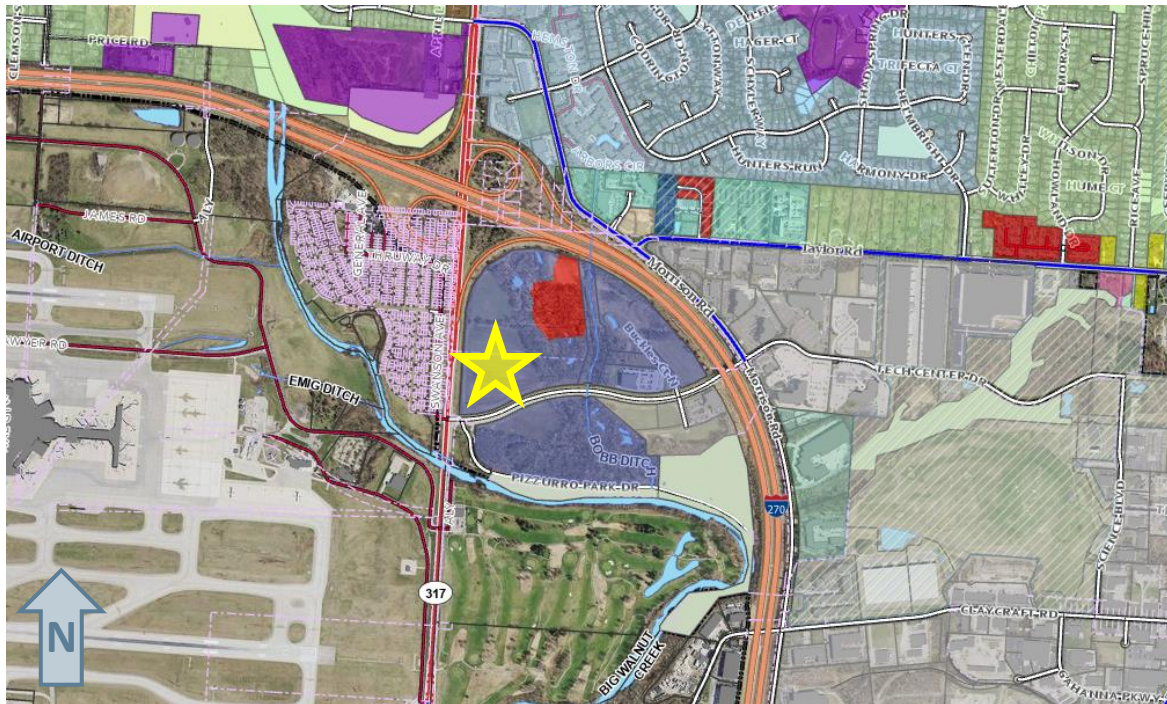
-Additional screening revised to meet this condition, please refer to updated landscape plans.

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.