



## **AGENDA**

**PLANNING COMMISSION  
THURSDAY, AUGUST 5, 2021 6:00 PM**

**PLACE: COUNCIL CHAMBERS  
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

**A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

**B. PUBLIC COMMENT**

**C. UNFINISHED BUSINESS**

**D. NEW BUSINESS**

1. Application #2021-5348; PID 067-000086; Eric Elizondo (Skilken Gold); Major Site Plan (Sheetz)
2. Application #2021-5350; PID 060-004558-00; John Spagnolo; Final Plat (Rose Hill Townhome Development)

**E. OTHER BUSINESS**

**F. ADJOURNMENT**



Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

JUL 16 21  
REYNOLDSBURG  
BUILDING DEPT

App./Case#: 2021-5348  
Date Submitted: 7/16/21  
Fee Amount: \$500

☒ Paid: check

## PLANNING COMMISSION APPLICATION

### I. PROPERTY INFORMATION

|                                                                       |                       |                        |                             |  |
|-----------------------------------------------------------------------|-----------------------|------------------------|-----------------------------|--|
| Property Address:<br>TBD                                              |                       |                        | FOR DISTRICT CHANGE ONLY    |  |
| Description of Location:<br>SW Corner of E. Broad St. and Cedar Cliff |                       |                        | Proposed Zoning:            |  |
| Parcel ID#(s):<br>067-000086                                          |                       |                        | Size of Area to be Rezoned: |  |
| Number of<br>Lots: 1                                                  | Present Zoning:<br>CC | Present Use:<br>Vacant | Existing Structures:        |  |
| Complete Where Applicable:                                            |                       |                        |                             |  |
| Engineer/Surveyor: <u>The Mannik &amp; Smith Group, Inc.</u>          |                       |                        |                             |  |
| Builder/Developer: <u>Skilken Gold Real Estate Development</u>        |                       |                        |                             |  |

### II. PROPERTY OWNER OF RECORD

|                                                    |                                                                    |
|----------------------------------------------------|--------------------------------------------------------------------|
| Property Owner Name(s):<br>LRC Broad Investors LLC | Property Owner Address(s):<br>1585 Frederick Blvd., Akron OH 44320 |
|----------------------------------------------------|--------------------------------------------------------------------|

### III. APPLICANT INFORMATION

|                                                                                                                                                                                   |                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Applicant Name:<br>Skilken Gold Real Estate Development - Eric Elizondo                                                                                                           | Applicant Address:<br>4270 Morse Road, Columbus OH 43230 |
| Applicant Phone Number:<br>614-344-9095                                                                                                                                           | Applicant Email:<br>amr@skilkengold.com                  |
| <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer |                                                          |

### PROJECT INFORMATION

|                                                                                                                                                                                                 |                                                                              |                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> District Change (Rezoning)<br>(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)                                                                            | <input type="checkbox"/> Amendment of<br>Development Plan or Text<br>(\$500) | <input checked="" type="checkbox"/> Major Site Plan<br>(\$500) |
| Description of Project: <u>Sheetz Convenience Store with retail, self-service gasoline, food and beverage sales. Incorporating indoor and outdoor seating, drive-thru and adequate parking.</u> |                                                                              |                                                                |

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Eric M. Elizondo

Digitally signed by Eric M. Elizondo  
Date: 2021.07.13 10:07:18 -04'00'

Date: 7/15/2021

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

### \*\*OFFICE USE ONLY\*\*

|                   |                                            |                                                 |                                                 |
|-------------------|--------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Additional Notes: | Zoning Information                         | Planning Com. Meeting                           | City Council Meeting                            |
|                   | <input type="checkbox"/> Historic District | Date: <u>8/5/2021</u>                           | Date: _____                                     |
|                   | <input type="checkbox"/> CC Overlay        | <input type="checkbox"/> Approved as Submitted  | <input type="checkbox"/> Approved as Submitted  |
|                   | <u>CC</u>                                  | <input type="checkbox"/> Approved w/ Conditions | <input type="checkbox"/> Approved w/ Conditions |
|                   | Add'l Approvals Req'd                      | <input type="checkbox"/> Tabled                 | <input type="checkbox"/> Tabled                 |
|                   | <input type="checkbox"/> BZBA              | <input type="checkbox"/> Denied                 | <input type="checkbox"/> Denied                 |
|                   |                                            | P&Z Admin.: _____ Date: _____                   |                                                 |
|                   |                                            | Clerk of Council: _____ Date: _____             |                                                 |



## PROJECT DESCRIPTION

SHEETZ CONVENIENCE STORE WITH RETAIL, SELF-SERVICE GASOLINE, AND FOOD AND BEVERAGE SALES INCORPORATING INDOOR AND OUTDOOR SEATING WITH A DRIVE-THRU AND ASSOCIATED PARKING

## BENCHMARKS

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM-NAVD88 DATUM.

B.M. 1  
CHISELED "X" ON THE EAST RIM OF STORM MANHOLE  
ELEV = 1009.31

B.M. 2  
MAG NAIL SET IN SIDEWALK ALONG E. BROAD ST NEAR NORTHEAST CORNER OF SITE  
ELEV = 1010.19

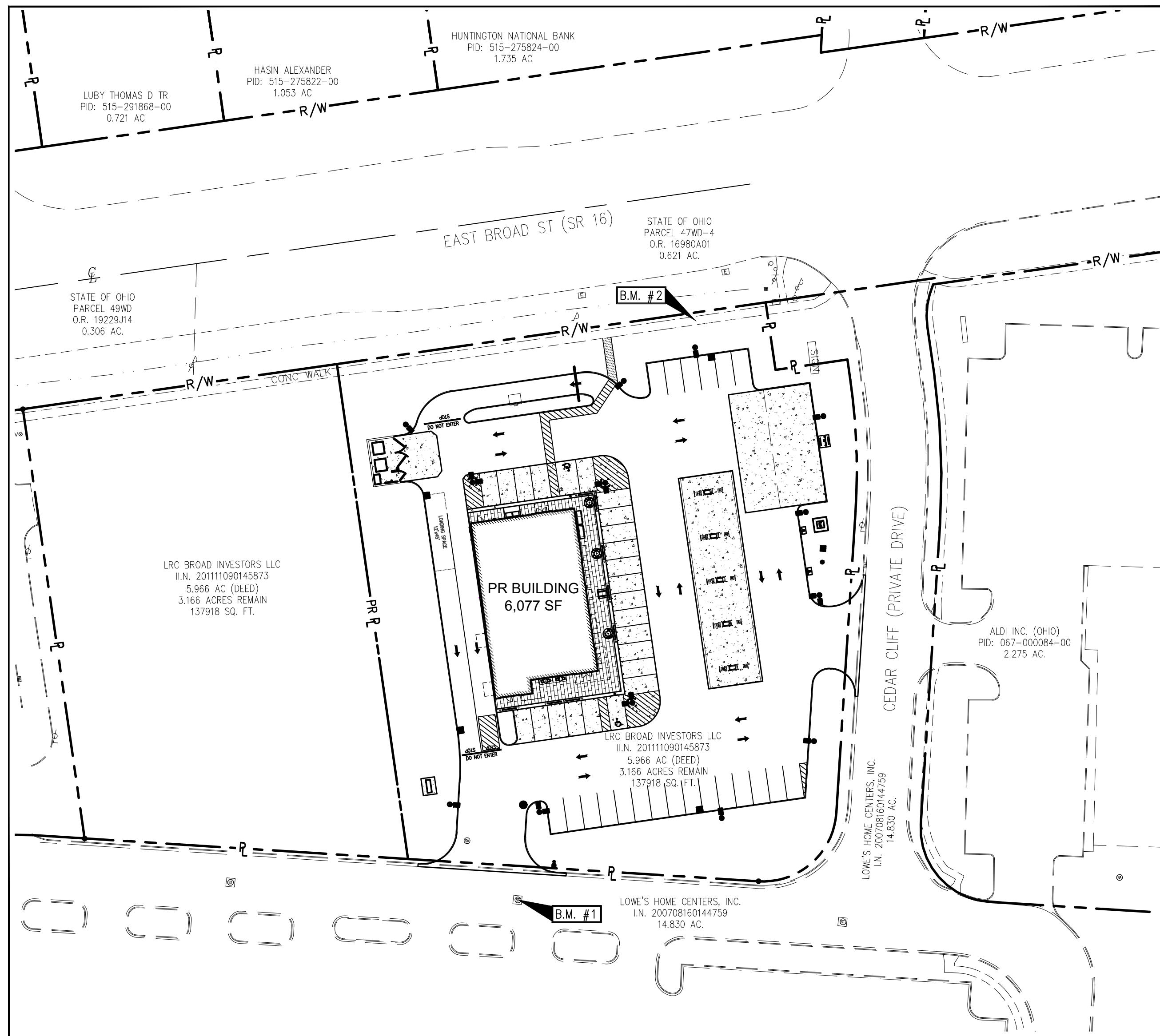
# MAJOR SITE PLAN

FOR

# SHEETZ

E BROAD STREET AND CEDAR CLIFF

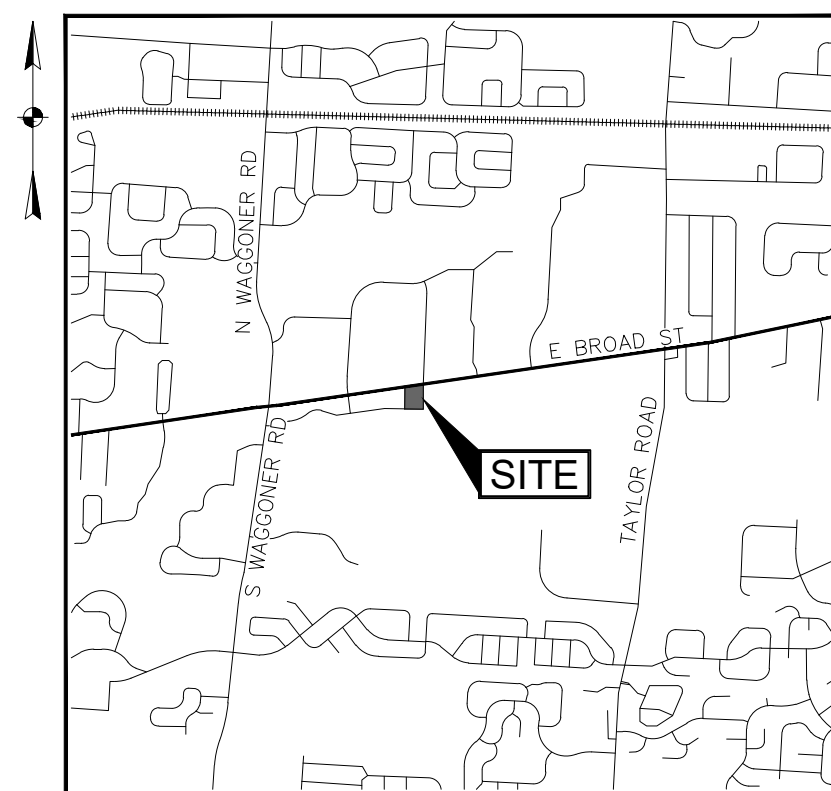
JULY 2021



INDEX MAP  
SCALE: 1" = 50'

## INDEX OF SHEETS

|                             |           |
|-----------------------------|-----------|
| COVER SHEET.....            | C000      |
| SITE PLAN.....              | C200      |
| GRADING PLAN.....           | C300      |
| UTILITY PLAN.....           | C400      |
| LANDSCAPE PLAN.....         | L100      |
| LIGHTING PACKAGE.....       | .6 SHEETS |
| ELEVATIONS AND SIGNAGE..... | .8 SHEETS |



VICINITY MAP  
NOT TO SCALE

## OWNER / DEVELOPER

SKILKEN|GOLD REAL ESTATE DEVELOPMENT  
4270 MORSE ROAD  
COLUMBUS, OHIO 43230  
CONTACT: KAREEM AMR  
PHONE: 614-342-6634  
EMAIL: AMR@SKILKENGOLD.COM

ENGINEER

THE MANNIK & SMITH GROUP, INC.  
1160 DUBLIN ROAD, SUITE 100  
CONTACT: MELISSA MILLER  
PHONE: (614) 441-4222  
EMAIL: MAMILLER@MANNIKSMITHGROUP.COM



PREPARED FOR:

**SKILKEN|GOLD  
REAL ESTATE  
DEVELOPMENT**

4270 MORSE ROAD  
COLUMBUS, OHIO 43230

MAJOR SITE PLAN FOR  
**SHEETZ**  
E BROAD STREET AND CEDAR CLIFF  
REYNOLDSBURG, OHIO 43068

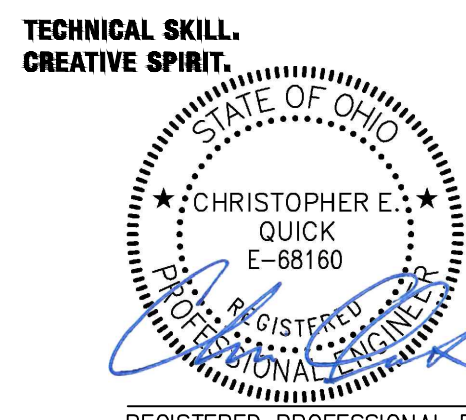
COVER SHEET

C000

ENGINEER

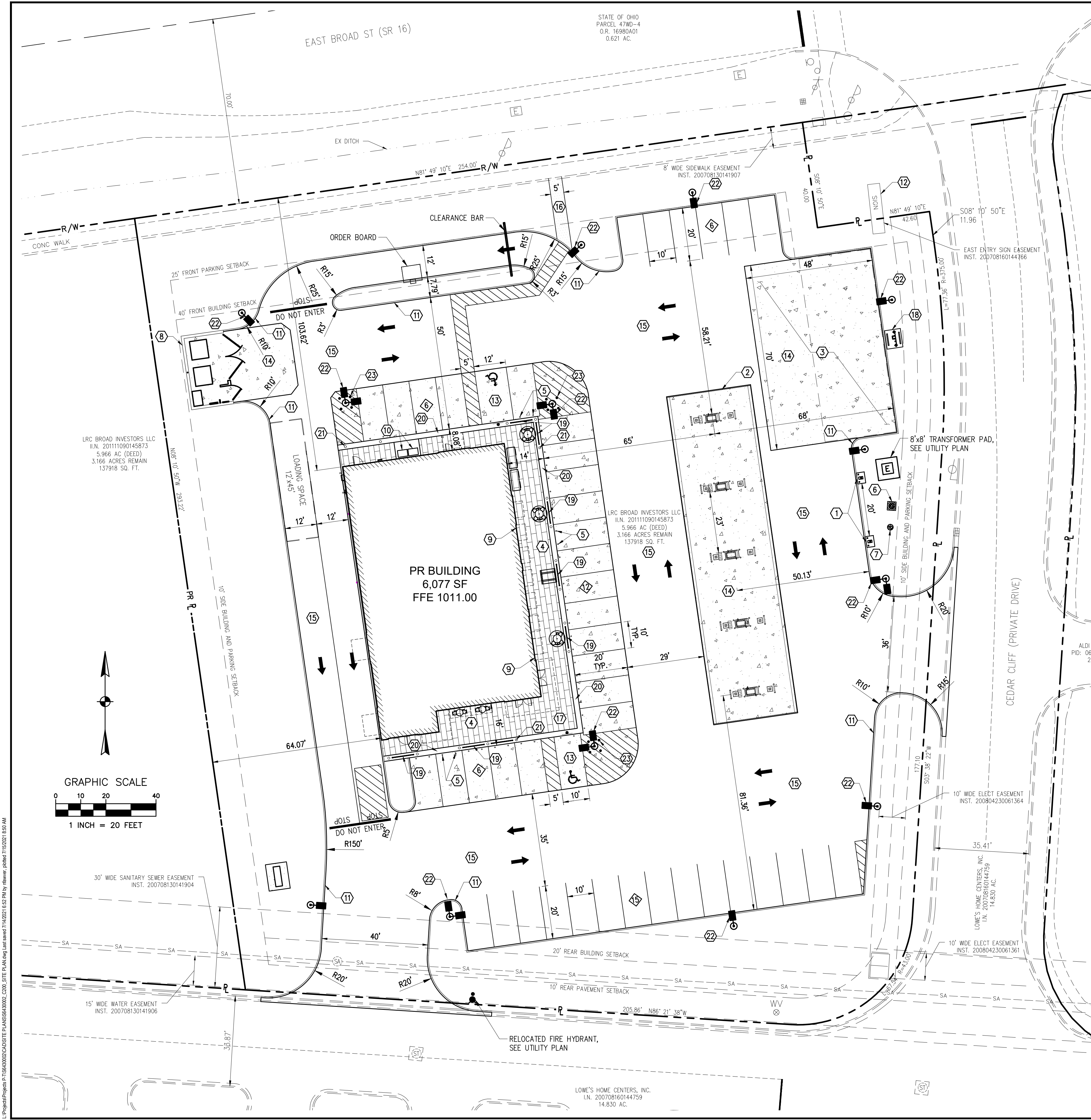


CONTACT: CHRISTOPHER E. QUICK, PE  
ADDRESS: 1160 DUBLIN ROAD, SUITE 100  
COLUMBUS, OHIO 43215  
PHONE: 614-441-4222  
PHONF: CQUICK@MANNIKSMITHGROUP.COM



07/15/2021  
REGISTERED PROFESSIONAL ENGINEER DATE





SITE DATA

|                          |                                                                                                                                                                                                                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY ZONING:         | CC (COMMUNITY COMMERCIAL)                                                                                                                                                                                                                                                                  |
| ADJACENT ZONING:         | CITY OF COLUMBUS LC4 TO THE NORTH ACROSS BROAD STREET<br>CC ZONING TO THE EAST, SOUTH AND WEST                                                                                                                                                                                             |
| PID:                     | 067-000086-00                                                                                                                                                                                                                                                                              |
| PARCEL SIZE:             | 1.997 AC                                                                                                                                                                                                                                                                                   |
| BUILDING:                | C-STORE/RESTAURANT: 6,077 SF                                                                                                                                                                                                                                                               |
| PARKING:                 | C-STORE WITH GASOLINE - 1 PER 2 FUEL DISPENSING STATIONS + 1 PER 200 SF RETAIL AREA<br>RESTAURANT - 1 PER 200 SF<br>6,077 SF/200 SF = 31 SPACES<br>5 FUEL DISPENSING STATIONS / 2 = 3 SPACES<br>34 SPACES REQUIRED<br>45 SPACES PROVIDED<br>2 ADA SPACES REQUIRED<br>2 ADA SPACES PROVIDED |
| MAXIMUM LOT COVERAGE:    | 70% - 67.6% PROVIDED                                                                                                                                                                                                                                                                       |
| MAXIMUM BUILDING HEIGHT: | 45' (28' PROPOSED)                                                                                                                                                                                                                                                                         |
| LANDSCAPE SETBACK:       | 6' FROM PROPERTY LINES                                                                                                                                                                                                                                                                     |

CODING NOTES

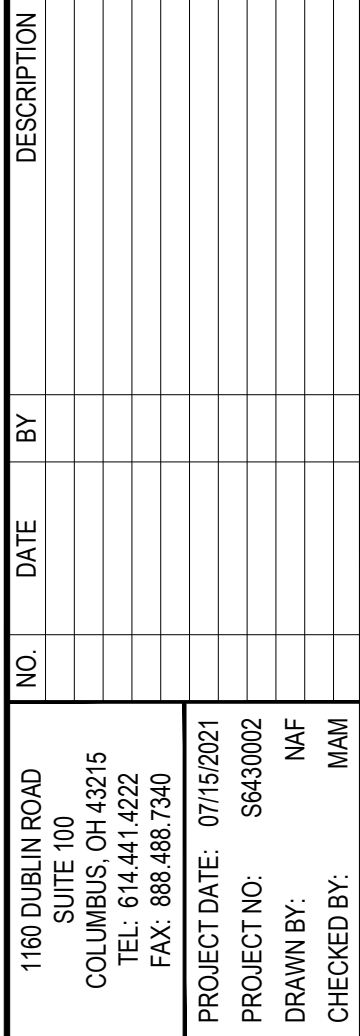
- AIR STATIONS PER SHEETZ STANDARD DETAIL E
- FUEL STATIONS AND CANOPY
- FUEL STORAGE TANKS
- PATIO AREA
- STOREFRONT BUMPER POST PER SHEETZ STANDARD DETAILS A AND H, TYP.
- 40' FLAG POLE PER SHEETZ STANDARD DETAILS K AND L
- FLAGPOLE LIGHT PER SHEETZ STANDARD DETAILS M AND N
- DUMPSTER SCREENING PER SHEETZ STANDARD DETAIL Y
- E-STOP LOCATION
- PROPANE LOCKERS PER SHEETZ STANDARD DETAIL S
- SITE PERIMETER CURBING PER SHEETZ STANDARD DETAIL C
- EX MONUMENT SIGN, SHEETZ LOGO TO BE ADDED
- ADA PARKING SPACE
- CONCRETE LOT/DUMPSTER PAD PAVEMENT PER SHEETZ STANDARD DETAIL T
- ASPHALT PAVEMENT PER SHEETZ STANDARD DETAIL T
- CONCRETE SIDEWALK
- BRICK PAVERS FOR WALK AROUND BUILDING, SEE ARCH PLANS FOR DETAIL
- UNDERGROUND STORAGE TANK VENT PAD PER SHEETZ STANDARD DETAIL D
- ALUMINUM FENCE AT SEATING AREA, SEE ARCH PLANS FOR DETAIL
- WALK TO BE CONSTRUCTED FLUSH WITH PAVEMENT, TYP.
- LIGHTED BOLLARDS, SEE ELEC PLANS FOR DETAILS, TYP.
- LIGHT POLE PER SHEETZ STANDARD DETAIL I
- 4 PIPE BOLLARDS TO PROTECT LIGHT POLE

LEGEND

| PROPOSED                | EXISTING            |
|-------------------------|---------------------|
| PR CONCRETE PAVEMENT    | EX FIRE HYDRANT     |
| PARKING COUNT           | EX WATER VALVE      |
| PR ELECTRIC TRANSFORMER | EX SANITARY MANHOLE |
|                         | EX CURB INLET       |
|                         | EX STORM MANHOLE    |

| DESCRIPTION                                                                                            |  | BY | DATE | NO. |
|--------------------------------------------------------------------------------------------------------|--|----|------|-----|
| 1160 DUBLIN ROAD<br>SUITE 100<br>COLUMBUS, OH 43215<br>TEL: 614.441.4222<br>FAX: 614.441.4222          |  |    |      |     |
| PROJECT NO: 07152021<br>DRAWN BY: NAF<br>CHECKED BY: MAM                                               |  |    |      |     |
| TECHNICAL SKILL:<br>CREATIVE SPIRIT.                                                                   |  |    |      |     |
| Mannik Smith GROUP<br>www.MannikSmithGroup.com                                                         |  |    |      |     |
| PREPARED FOR:<br>SKILKEN GOLD<br>REAL ESTATE<br>DEVELOPMENT<br>4270 MORSE ROAD<br>COLUMBUS, OHIO 43230 |  |    |      |     |
| MAJOR SITE PLAN FOR<br>SHEETZ<br>E BROAD STREET AND CEDAR CLIFF<br>REYNOLDSBURG, OHIO 43068            |  |    |      |     |
| SITE PLAN                                                                                              |  |    |      |     |
| C200                                                                                                   |  |    |      |     |





**Mannik  
Smith  
GROUP**

TECHNICAL SKILL.  
CREATIVE SPIRIT.

[www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)

PREPARED FOR:

**SKILKEN|GOLD  
REAL ESTATE  
DEVELOPMENT**

4270 MORSE ROAD  
COLUMBUS, OHIO 43230

MAJOR SITE PLAN FOR  
**SHEETZ**  
E BROAD STREET AND CEDAR CLIFF  
REYNOLDSBURG, OHIO 43068

## GRADING PLAN

C300

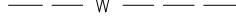
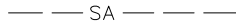
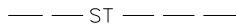
Attachment: Sheetz - Cedar Cliff - Major Site Plan (App #2021-5348, PID 067-000086, Eric Elizondo (Skilken Gold))





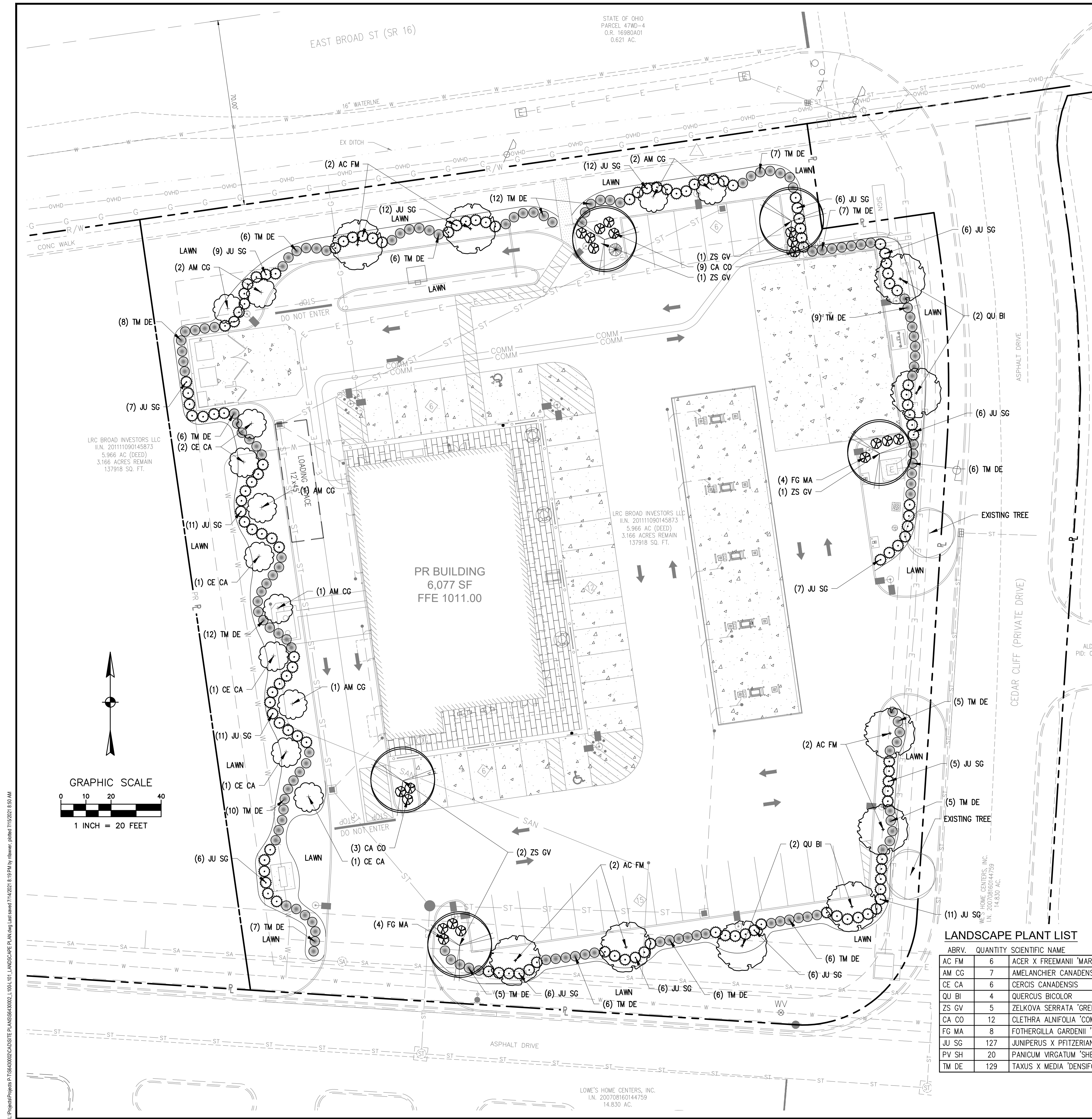
- ① PROPOSED 2" DOMESTIC WATER SERVICE TAP.
- ② PROPOSED 2" TYPE "K" COPPER DOMESTIC WATER SERVICE PER REYNOLDSBURG AND CITY OF COLUMBUS STANDARDS. INSTALL WITHIN 5' OF BUILDING.
- ③ MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN WATERLINE AND UTILITY. WATERLINE TO BE DEFLECTED AS NECESSARY.
- ④ PROPOSED SANITARY SERVICE CONNECTION TO EXISTING SANITARY STUB. CONTRACTOR TO FIELD VERIFY UTILITY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
- ⑤ PROPOSED SANITARY SEWER SERVICE. SERVICE SHALL BE RUN AT A MINIMUM SLOPE OF 2.08% INSTALL WITHIN 5' OF BUILDING. SANITARY SERVICES SHALL BE 6" IN DIAMETER UNLESS OTHERWISE NOTED.
- ⑥ PROPOSED 2000 GALLON GREASE INTERCEPTOR PER SHEETZ STANDARD DETAIL U.
- ⑦ PROPOSED HEAVY DUTY SANITARY CLEANOUT.
- ⑧ PROPOSED 2.5" GAS SERVICE AND METER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
- ⑨ PROPOSED TRANSFORMER TO BE INSTALLED BY UTILITY COMPANY. SITE CONTRACTOR SHALL PROVIDE 8'x8' CONCRETE PAD PER TRANSFORMER PAD SPECIFICATIONS. COORDINATE WITH UTILITY COMPANY.
- ⑩ TWO 5" SCHEDULE 40 CONDUITS FOR ELECTRIC SERVICE FROM UNDERGROUND ELECTRIC MAIN TO TRANSFORMER. COORDINATE WITH UTILITY COMPANY.
- ⑪ FOUR 4" SCHEDULE 40 CONDUITS FOR ELECTRIC SERVICE FROM TRANSFORMER INTO BUILDING.
- ⑫ EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED PER REYNOLDSBURG AND CITY OF COLUMBUS STANDARDS.
- ⑬ RELOCATED FIRE HYDRANT PER REYNOLDSBURG AND CITY OF COLUMBUS STANDARDS.
- ⑭ 2" WATER METER AND 2" ASSE #1030 BACKFLOW PREVENTER IN HEATED ENCLOSURE (HB4E) (90"x32"x57.5"H)

### LEGEND

| PROPOSED                                                                              |                         | EXISTING                                                                              |                     |
|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|---------------------|
|    | PR WATER LINE           |    | EX WATER LINE       |
|    | PR SAN LINE             |    | EX SAN LINE         |
|    | PR STORM LINE           |    | EX STORM LINE       |
|    | PR ELECTRIC LINE        |    | EX ELECTRIC LINE    |
|    | PR GAS LINE             |    | EX GAS LINE         |
|    | PR MANHOLE              |    | EX OVERHEAD LINE    |
|    | PR CATCH BASIN          |    | EX COMM LINE        |
|    | PR ELECTRIC TRANSFORMER |    | EX FIRE HYDRANT     |
|  | PR LIGHT POLE           |  | EX WATER VALVE      |
|                                                                                       |                         |  | EX SANITARY MANHOLE |
|                                                                                       |                         |  | EX CURB INLET       |
|                                                                                       |                         |  | EX STORM MANHOLE    |

|      |              |                                                                                                            |                                                                                                                |                                                                                                                                                                                                                 |                                                                                               |                                                                                      |                                        |
|------|--------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------|
| C400 | UTILITY PLAN | MAJOR SITE PLAN FOR<br><br><b>SHEETZ</b><br><br>E BROAD STREET AND CEDAR CLIFF<br>REYNOLDSBURG, OHIO 43068 | PREPARED FOR:<br><br>SKILKEN/GOLD<br>REAL ESTATE<br>DEVELOPMENT<br><br>4270 MORSE ROAD<br>COLUMBUS, OHIO 43230 |  <b>TECHNICAL SKILL.<br/>CREATIVE SPIRIT.</b><br><br><a href="http://www.MannikSmithGroup.com">www.MannikSmithGroup.com</a> | 1160 DUBLIN ROAD<br>SUITE 100<br>COLUMBUS, OH 43215<br>TEL: 614.441.4222<br>FAX: 888.488.7340 | PROJECT DATE: 07/15/2021<br>PROJECT NO: S6430002<br>DRAWN BY: NAF<br>CHECKED BY: MAM | NO.      DATE      BY      DESCRIPTION |
|------|--------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------|

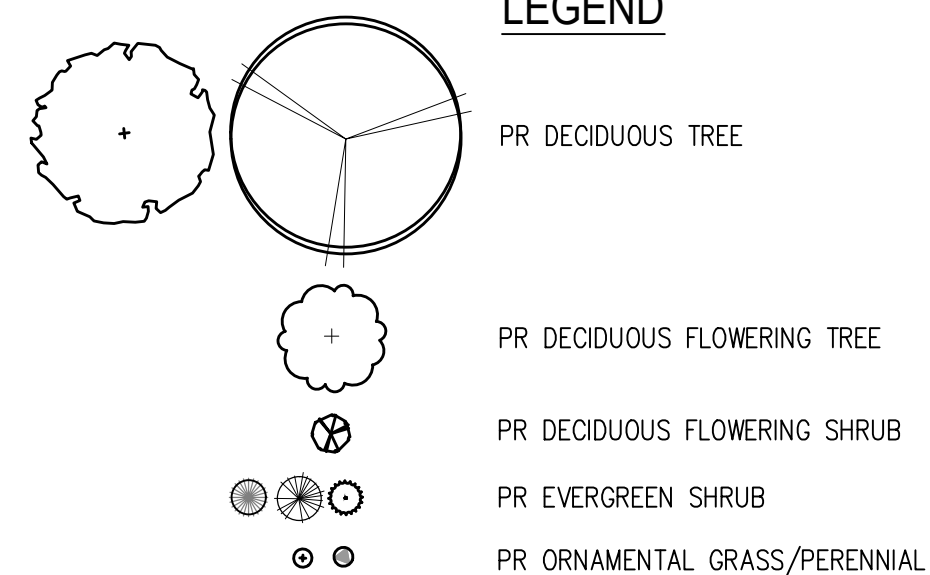




## LANDSCAPE CODE REQUIREMENTS

| REQUIRED:                                                                                                                                                                                                                                                                                                                                                           | PROVIDED:                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| SECTION 1105.07 – LANDSCAPING AND BUFFERING                                                                                                                                                                                                                                                                                                                         |                                                                                                          |
| F.ix. LANDSCAPE SETBACK IS NO LESS THAN 6'                                                                                                                                                                                                                                                                                                                          | 6' LANDSCAPE SETBACK PROVIDED                                                                            |
| G.i-iii. STREET TREES ARE REQUIRED WITH A SPACING OF 35' TO 45' FOR LARGE TREES (50'+ MATURE HEIGHT), 25' TO 35' FOR MEDIUM TREES (30'-50' MATURE HEIGHT), AND 15' TO 25' FOR SMALL TREES (10'-30' MATURE HEIGHT), 2" CALIPER MIN.                                                                                                                                  | TREES PROVIDED ALONG FRONTAGE WITH PERIMETER SCREENING AND PARKING LOT ISLANDS MEET SPACING REQUIREMENTS |
| G.iii. MINIMUM PLANT SIZES ARE:<br>2" CALIPER FOR DECIDUOUS TREES<br>1.5" CALIPER FOR ORNAMENTAL TREES<br>6" HEIGHT FOR EVERGREEN TREES<br>18" OR 18" SPREAD FOR SHRUBS DEPENDING ON GROWTH CHARACTERISTICS                                                                                                                                                         | MINIMUM SIZE OR LARGER SPECIFIED IN PLANT LIST TABLE BELOW                                               |
| G.iv. MAXIMUM NUMBER OF THE SAME SPECIES OF TREES:<br>10-19 TREES ON SITE = 50%<br>20-39 TREES ON SITE = 33%<br>40-59 TREES ON SITE = 25%<br>60+ TREES ON SITE = 15%                                                                                                                                                                                                | 28 TREES PROPOSED ON SITE<br>9 OF EACH SPECIES MAXIMUM<br>NO MORE THAN 7 PROVIDED                        |
| G.vi. SMALL TREES ARE REQUIRED WHEN PLANTING UNDER OR WITHIN 10' OF OVERHEAD UTILITY WIRES. A MEDIUM TREE MAY BE USED WHEN PLANTING WITHIN 10'-20' LATERAL OF OVERHEAD UTILITY WIRES                                                                                                                                                                                | GREATER THAN 20' FROM ALL OVERHEAD UTILITIES WITH PROPOSED TREE LOCATIONS                                |
| H.i.2 COMMERCIAL LOT LANDSCAPING:<br>AREA OF COMMERCIAL STRUCTURES, PARKING, LOADING, AND TRASH STORAGE = 59,734 SF<br>OVER 50,000 SF REQUIRES A TOTAL TRUNK DIAMETER OF 20" PLUS 1" OF TRUNK FOR EVERY 4,000 SF OVER 50,000 SF<br>59,734 SF = 23" OF TOTAL TRUNK DIAMETER REQUIRED WITHIN PARKING AREA<br>CAN BE MET BY ANY COMBINATION OF EXISTING AND NEW TREES. | 50" PROVIDED THROUGH PERIMETER AND INTERIOR LOT TREE REQUIREMENTS                                        |
| J.ii-iii. FOR EVERY 10 PARKING SPACES, NO LESS THAN 200 SF OF INTERIOR LANDSCAPED PARKING LOT AREA IS REQUIRED CONTAINING AT LEAST 1 TREE AND 4 SHRUBS, MUST BE MINIMUM WIDTH OF 10'. 45 SPACES = 5 TREES, 20 SHRUBS, AND 1000 SF                                                                                                                                   | 5 TREES, 20 SHRUBS, AND 1,637 SF PROVIDED WITHIN PARKING AREA                                            |
| J.v. PERIMETER LANDSCAPING SHALL BE A MINIMUM WIDTH OF 10' AND CONSIST OF EVERGREEN HEDGE, EVERGREEN TREES, MOUND, OR COMBINATION THEREOF. MUST BE A MINIMUM OF 36" IN HEIGHT AND CONTAIN 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER.<br>PARKING PERIMETER = 1,235 SF = 25 TREES REQUIRED                                                                      | CONTINUOUS EVERGREEN HEDGE PROVIDED WITH 23 PROPOSED TREES AND 2 EXISTING TREES ALONG CEDAR CLIFF        |
| K. A SOLID, OPAQUE FENCE OR WALL OR BERM WITH A CONTINUOUS EVERGREEN HEDGE SHALL ENCLOSE ANY SERVICE STRUCTURE. MECHANICAL EQUIPMENT MUST BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE. PLANT MATERIAL FOR SCREENING DOES NOT COUNT TOWARD ANY OTHER LANDSCAPE REQUIREMENTS.                                                                                          | PROPOSED TRANSFORMER AND AIR STATIONS SCREENED.<br>DUMPSTER SCREENED WITH WALL AND HEDGE                 |

## LEGEND



## LANDSCAPE PLANT LIST

| ABRV. | QUANTITY | SCIENTIFIC NAME                            | COMMON NAME                 | SIZE          | REMARKS   | TYPE             |
|-------|----------|--------------------------------------------|-----------------------------|---------------|-----------|------------------|
| AC FM | 6        | ACER X FREEMANII 'MARMO'                   | MARMO FREEMAN MAPLE         | 2" CALIPER    | B&B       | DECIDUOUS TREE   |
| AM CG | 7        | AMELANCHIER CANADENSIS 'GLENFORM'          | RAINBOW PILLAR SERVICEBERRY | 1.75" CALIPER | B&B       | ORNAMENTAL TREE  |
| CE CA | 6        | CERCIS CANADENSIS                          | EASTERN REDBUD              | 1.75" CALIPER | B&B       | ORNAMENTAL TREE  |
| QU BI | 4        | QUERCUS BICOLOR                            | SWAMP WHITE OAK             | 2" CALIPER    | B&B       | DECIDUOUS TREE   |
| ZS GV | 5        | ZELKOVA SERRATA 'GREEN VASE'               | GREEN VASE ZELKOVA          | 2" CALIPER    | B&B       | DECIDUOUS TREE   |
| CA CO | 12       | CLETHRA ALNIFOLIA 'COMPACTA'               | TOM'S COMPACT SUMMERSWEET   | 18" HEIGHT    | CONTAINER | DECIDUOUS SHRUB  |
| FG MA | 8        | FOTHERGILLA GARDENII 'MT AIRY'             | MT AIRY FOTHERGILLA         | 18" HEIGHT    | CONTAINER | DECIDUOUS SHRUB  |
| JU SG | 127      | JUNIPERUS X PFITZERIANA 'KALLAY'S COMPACT' | KALLAY'S COMPACT JUNIPER    | 24" HEIGHT    | CONTAINER | EVERGREEN SHRUB  |
| PV SH | 20       | PANICUM VIRGATUM 'SHENANDOAH'              | SHENANDOAH SWITCHGRASS      | 3 GALLON      | CONTAINER | ORNAMENTAL GRASS |
| TM DE | 129      | TAXUS X MEDIA 'DENSIFORMIS'                | DENSIFORMIS YEW             | 24" HEIGHT    | CONTAINER | EVERGREEN SHRUB  |

|                                                                                                                    |    |      |     |                                                                                               |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------|----|------|-----|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| DESCRIPTION                                                                                                        | BY | DATE | NO. | 1160 DUBLIN ROAD<br>SUITE 100<br>COLUMBUS, OH 43215<br>TEL: 614.441.4222<br>FAX: 614.441.4222 | PROJECT DATE: 07/15/2021<br>PROJECT NO: S643002<br>DRAWN BY: NAF<br>CHECKED BY: MAM |
|                                                                                                                    |    |      |     |                                                                                               |                                                                                     |
| <p>TECHNICAL SKILL:<br/>CREATIVE SPIRIT.</p> <p><b>Mannik Smith GROUP</b><br/>www.MannikSmithGroup.com</p>         |    |      |     |                                                                                               |                                                                                     |
| <p>PREPARED FOR:<br/>SKILKEN/GOLD<br/>REAL ESTATE<br/>DEVELOPMENT<br/>4270 MORSE ROAD<br/>COLUMBUS, OHIO 43230</p> |    |      |     |                                                                                               |                                                                                     |
| <p>MAJOR SITE PLAN FOR<br/><b>SHEETZ</b><br/>E BROAD STREET AND CEDAR CLIFF<br/>REYNOLDSBURG, OHIO 43068</p>       |    |      |     |                                                                                               |                                                                                     |
| <p><b>LANDSCAPE PLAN</b></p>                                                                                       |    |      |     |                                                                                               |                                                                                     |
| <p>L100</p>                                                                                                        |    |      |     |                                                                                               |                                                                                     |







Convenience Architecture  
and Design P.C.

351 Sheetz Way, Claysburg, PA 16625

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

PROJECT NAME:

## NEW SHEETZ STORE CEDAR CLIFF DR

Intersection of Cedar Cliff Dr.  
and East Broad St.  
Columbus  
Ohio, 43068

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 05/19/2021

PROJECT NO:

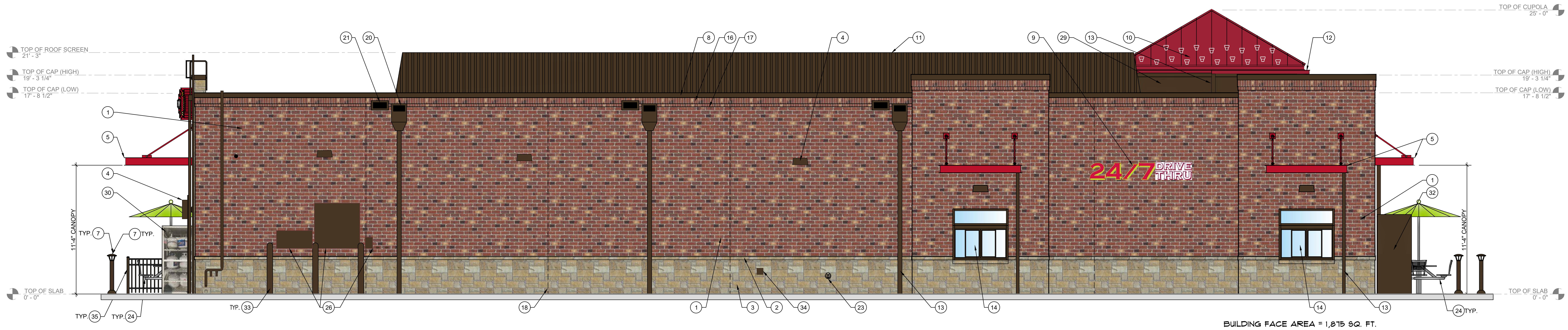
AUTHOR BY: RJK

REVIEW BY: BDL

SHEET TITLE

CONCEPT  
EXTERIOR  
ELEVATIONS

# A201



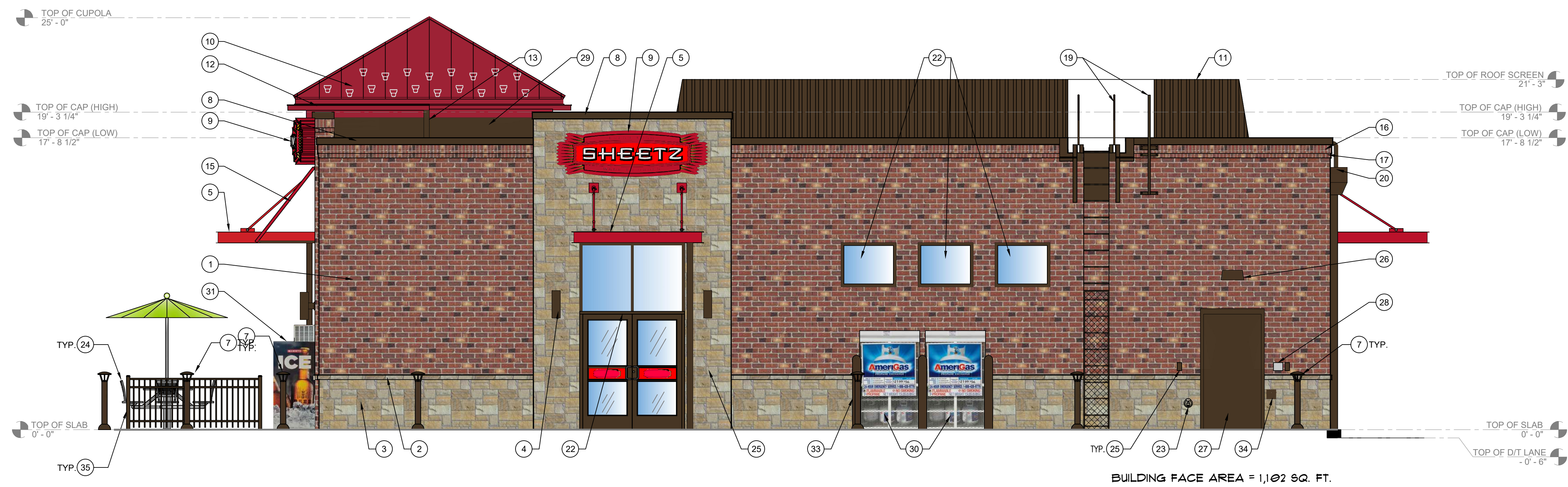
**3** REAR ELEVATION - WEST  
1/4" = 1'-0"

#### 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 ELEVATION KEYNOTES:

- BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CAST STONE SILL (COLOR = CRAB ORCHARD)
- ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYMAR FINISH)
- BRICK PAVER WALKWAY
- LIGHTED BOLLARD
- METAL COPING (COLOR = DARK BRONZE)
- WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200
- STANDING SEAM METAL ROOF (COLOR = CARDINAL RED)
- ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- GUTTER (COLOR = RED)
- DOWNSPOUT (COLOR = DARK BRONZE)
- DRIVE-THRU WINDOW
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = CARDINAL RED, FRAME COLOR = DARK BRONZE)
- BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CONTROL JOINT (COLOR = RUSTIC BRICK)
- STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR HOSE BIB
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- HM DOOR AND FRAME (COLOR = DARK BRONZE)
- EMERGENCY WATER CONNECTION
- SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANTISER
- GREASE STORAGE TANK SHROUD (COLOR = DARK BRONZE)
- STEEL BOLLARD (COLOR = DARK BRONZE)
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE



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





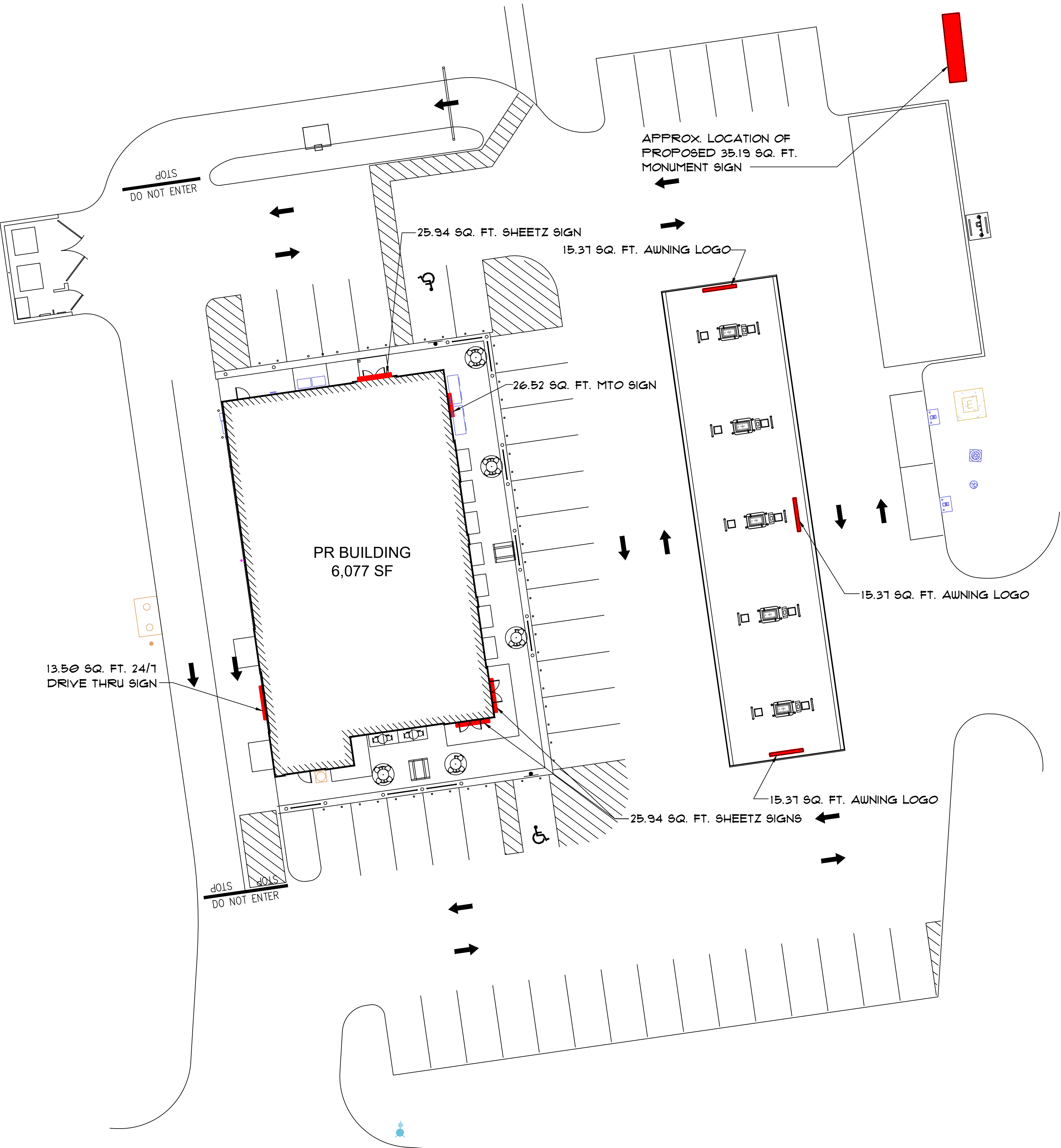
SHEETZ, INCORPORATED  
5700 SIXTH AVENUE  
ALTOONA, PA 16602  
(814) 946-3611

NEW SHEETZ STORE  
"REYNOLDSBURG"

INT. OF CEDAR CLIFF ROAD  
AND EAST BROAD STREET  
BLACKLICK, OHIO

SIGNAGE SQUARE FOOTAGE BREAKDOWN

|                                                 |                                                             |  |                |
|-------------------------------------------------|-------------------------------------------------------------|--|----------------|
| BUILDING ELEVATIONS                             | SHEETZ SIGN = 25.94 SQ. FT. X 3 = 77.82 SQ. FT.             |  |                |
|                                                 | 24<br>T DRIVE THRU SIGN = 13.50 SQ. FT. X 1 = 13.50 SQ. FT. |  |                |
|                                                 | MTO SIGN = 26.52 SQ. FT. X 1 = 26.52 SQ. FT                 |  |                |
|                                                 | TOTAL = 117.84 SQ. FT                                       |  | 117.84 SQ. FT. |
| GAS PRICE MONUMENT SIGN                         | SHEETZ SIGN = 16.17 SQ. FT. X 1 = 16.17 SQ. FT.             |  |                |
|                                                 | GAS PRICE SIGN = 19.02 SQ. FT. X 1 = 19.02 SQ. FT.          |  |                |
|                                                 | TOTAL = 35.19 SQ. FT.                                       |  | 35.19 SQ. FT.  |
| GAS CANOPY AWNING                               | SHEETZ LOGO AREA = 15.31 SQ. FT. X 3 = 46.11 SQ. FT.        |  |                |
|                                                 | TOTAL = 46.11 SQ. FT.                                       |  | 46.11 SQ. FT.  |
| TOTAL SIGNAGE SQ. FT. FOR SITE = 199.14 SQ. FT. |                                                             |  |                |



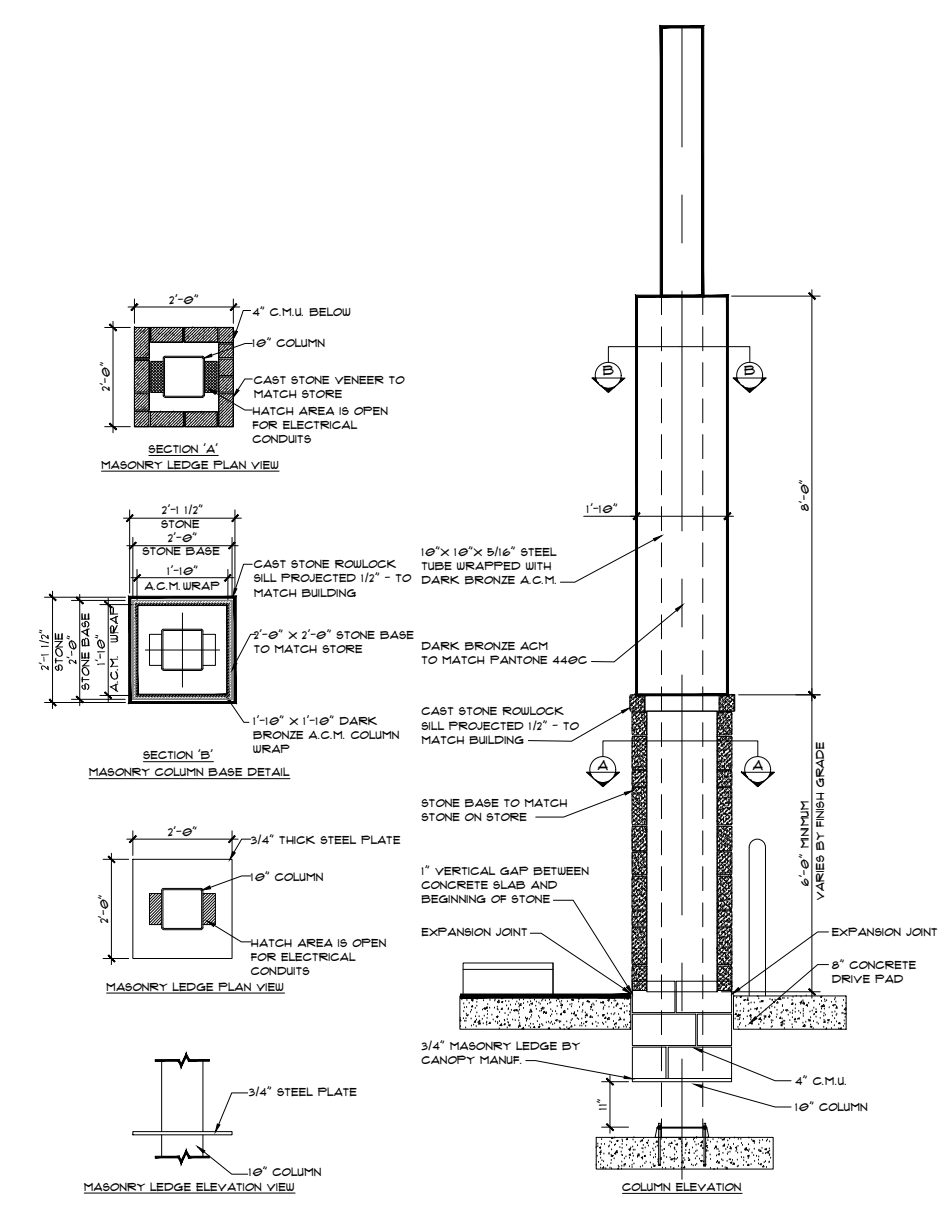
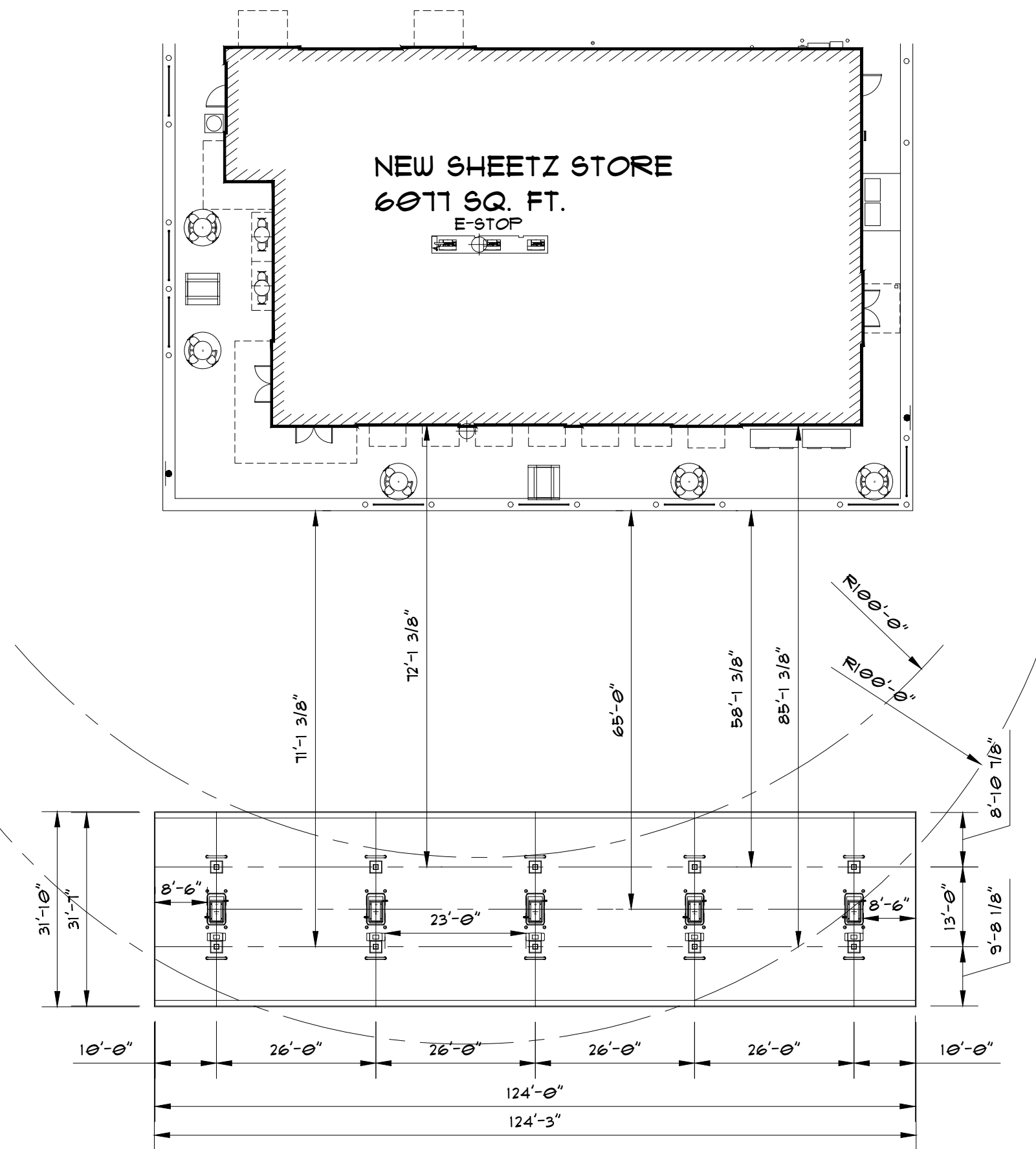
SIGN LOCATIONS



## AWNING







### A.C.M. - ALUMINUM COMPOSITE MATERIAL SPECIFICATION

ALL ACM WILL MEET AAMA 2605-05 STANDARD FOR COLOR RETENTION, CHALK RESISTANCE.

ACM SUPPLIER TO INCLUDE MINIMUM 20 YEAR WARRANTY FOR COLOR RETENTION AND CHALK RESISTANCE THAT INCLUDES REPLACEMENT OF MATERIALS AND LABOR TO INSTALL REPLACEMENT MATERIALS.

ACM THICKNESS REQUIREMENT IS 3MM

ALL EXPOSED FASTENERS SHALL MATCH THE COLOR OF ACM

DARK BRONZE ACM (COLOR MATCH PANTONE 491C)

ALL ACM, SUPPORT FRAMING, AND FASTENERS ARE TO BE SUPPLIED AND INSTALLED BY THE DISPENSER CANOPY MANUFACTURER

STONE SPECIFICATION:

STONE :  
TO MATCH BUILDING

STONE SILL :  
HEWED STANDARD SILL COLOR: SIENNA TO MATCH BUILDING

STANDARD A.C.M. COLUMN

PROJECT NAME:  
NEW SHEETZ STORE  
REYNOLDSBURG

Int. of Cedar Cliff Road  
and East Broad Street  
Blacklick  
Ohio

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN 

[illegible]

|             |                 |
|-------------|-----------------|
| ISSUE:      | <b>07-08-21</b> |
| PROJECT NO: |                 |
| AUTHOR BY:  | NMI             |
| REVIEW BY:  |                 |
| SHEET TITLE |                 |

### GAS CANOPY DETAILS







PROJECT NAME:  
**NEW SHEETZ STORE  
REYNOLDSBURG**

Int. of Cedar Cliff Road  
and East Broad Street  
Blacklick  
Ohio

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

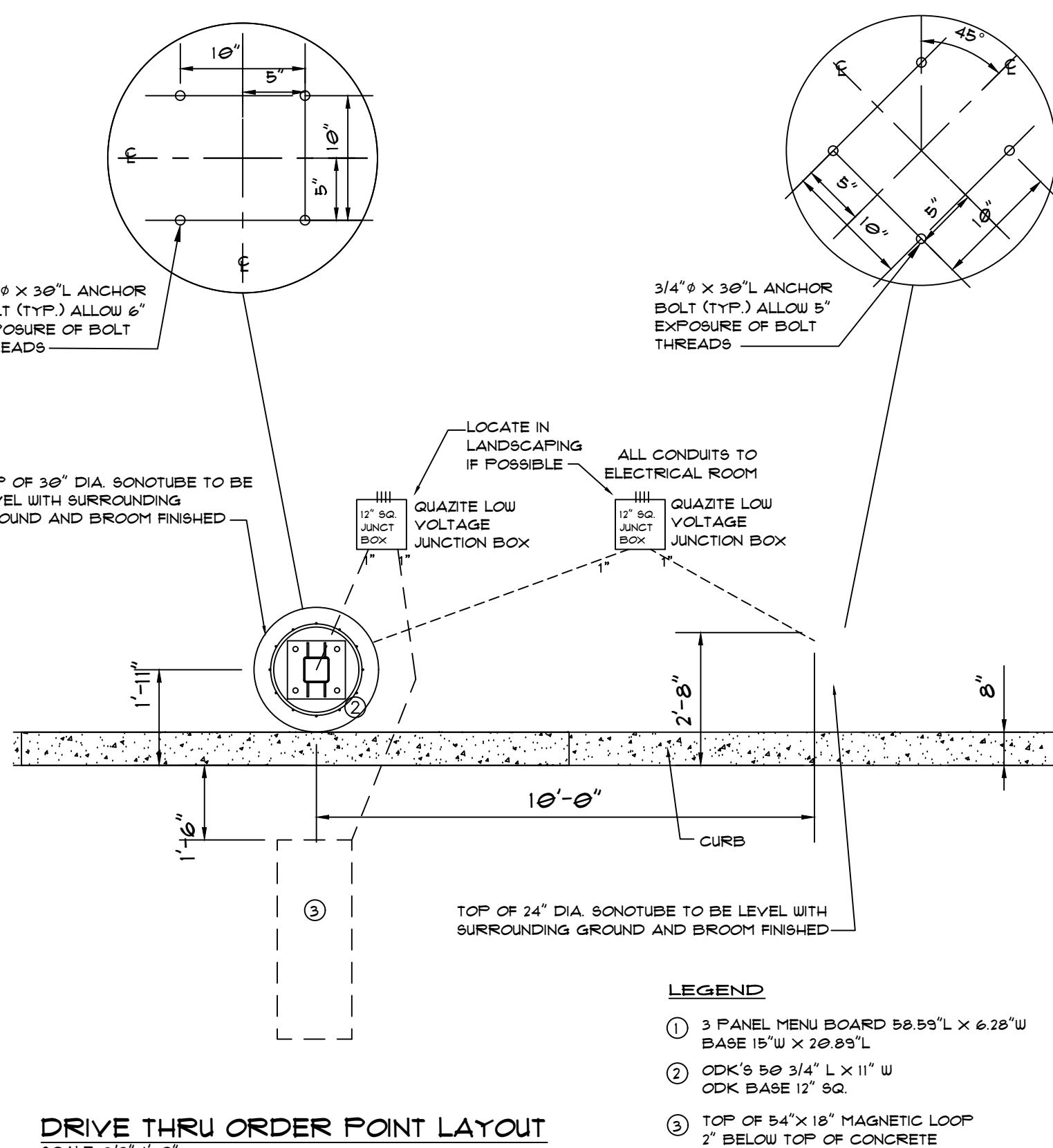
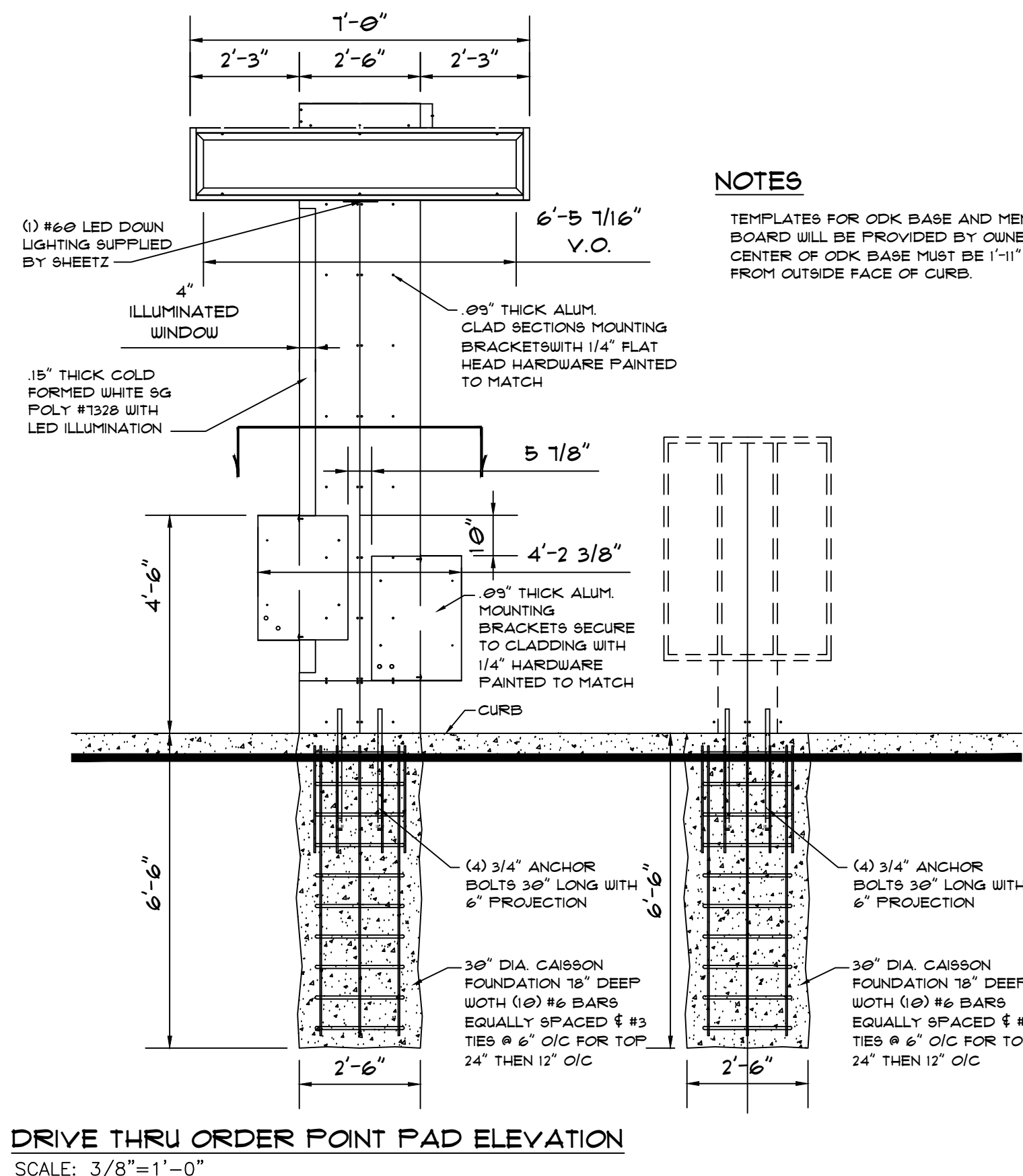
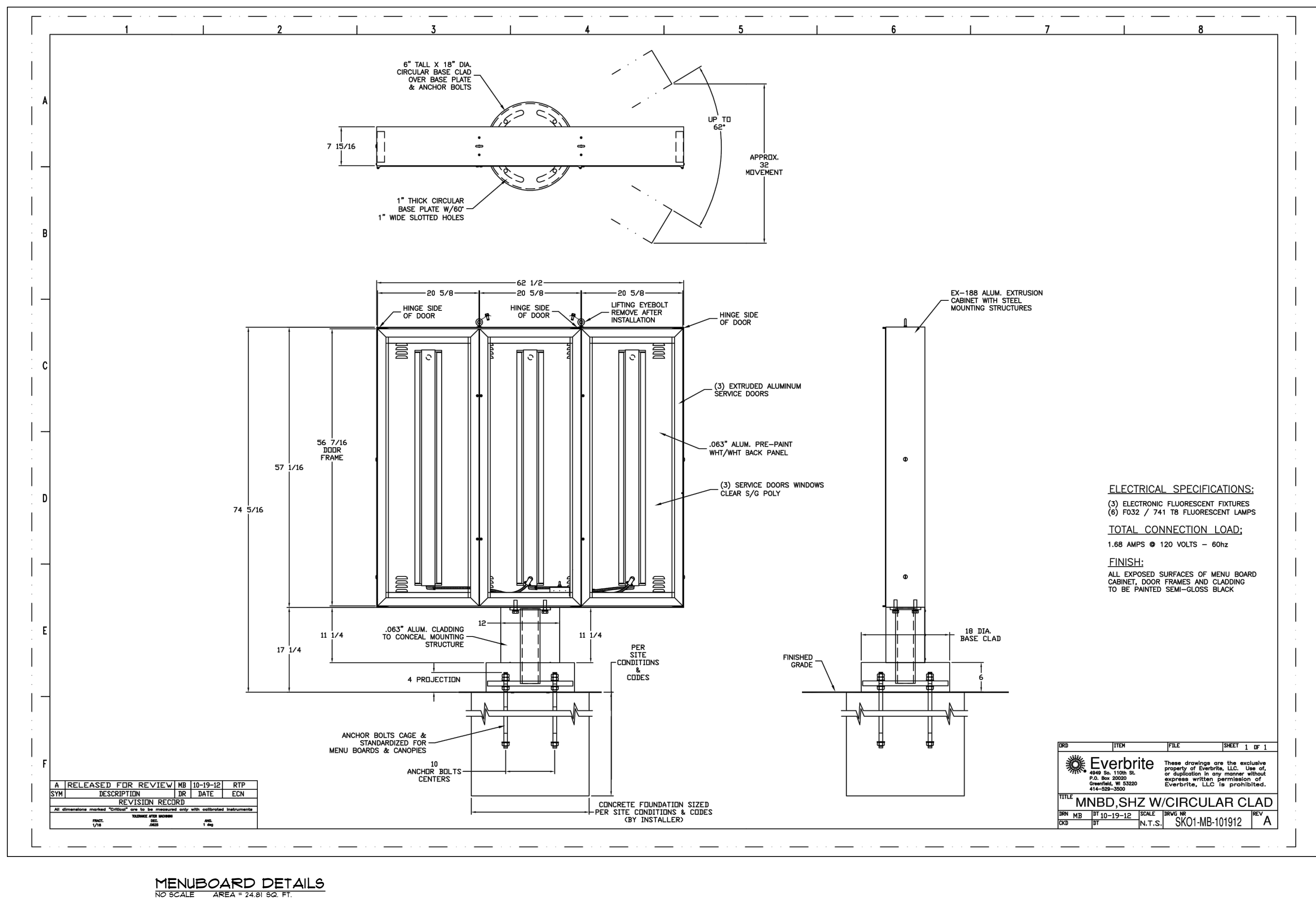
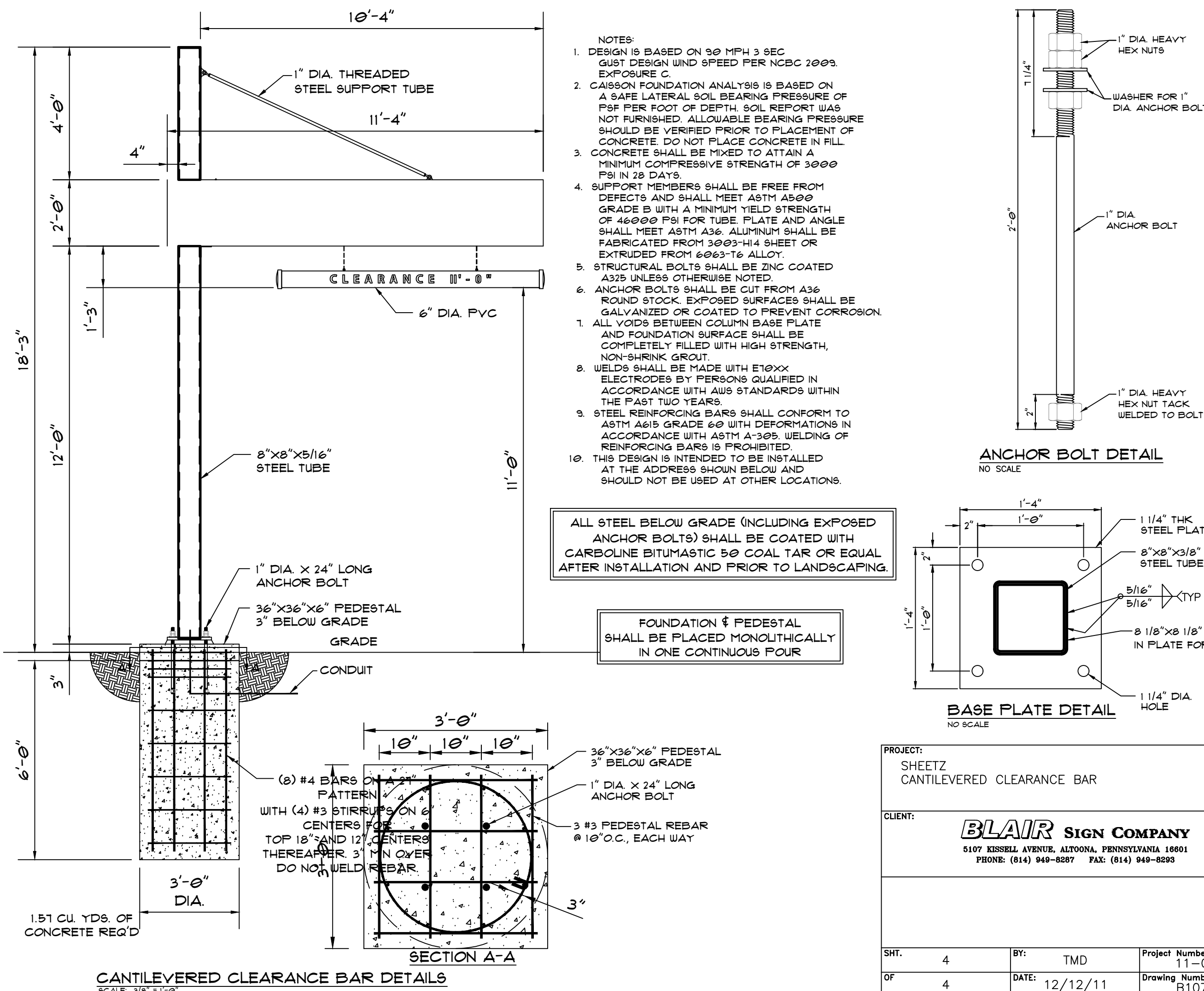
PROFESSIONAL

KEYPLAN

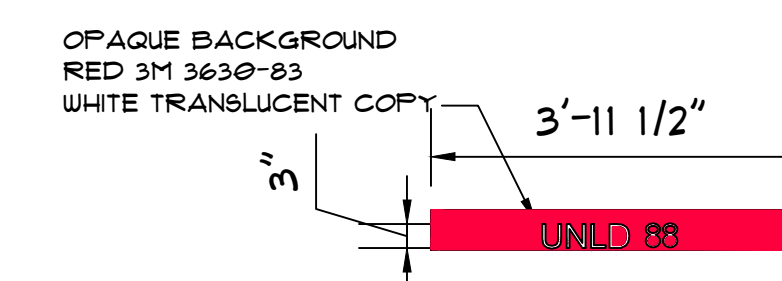
ISSUE: **07-07-21**  
PROJECT NO:  
AUTHOR BY: NMI  
REVIEW BY:  
SHEET TITLE

DRIVE THRU  
SIGN DETAILS

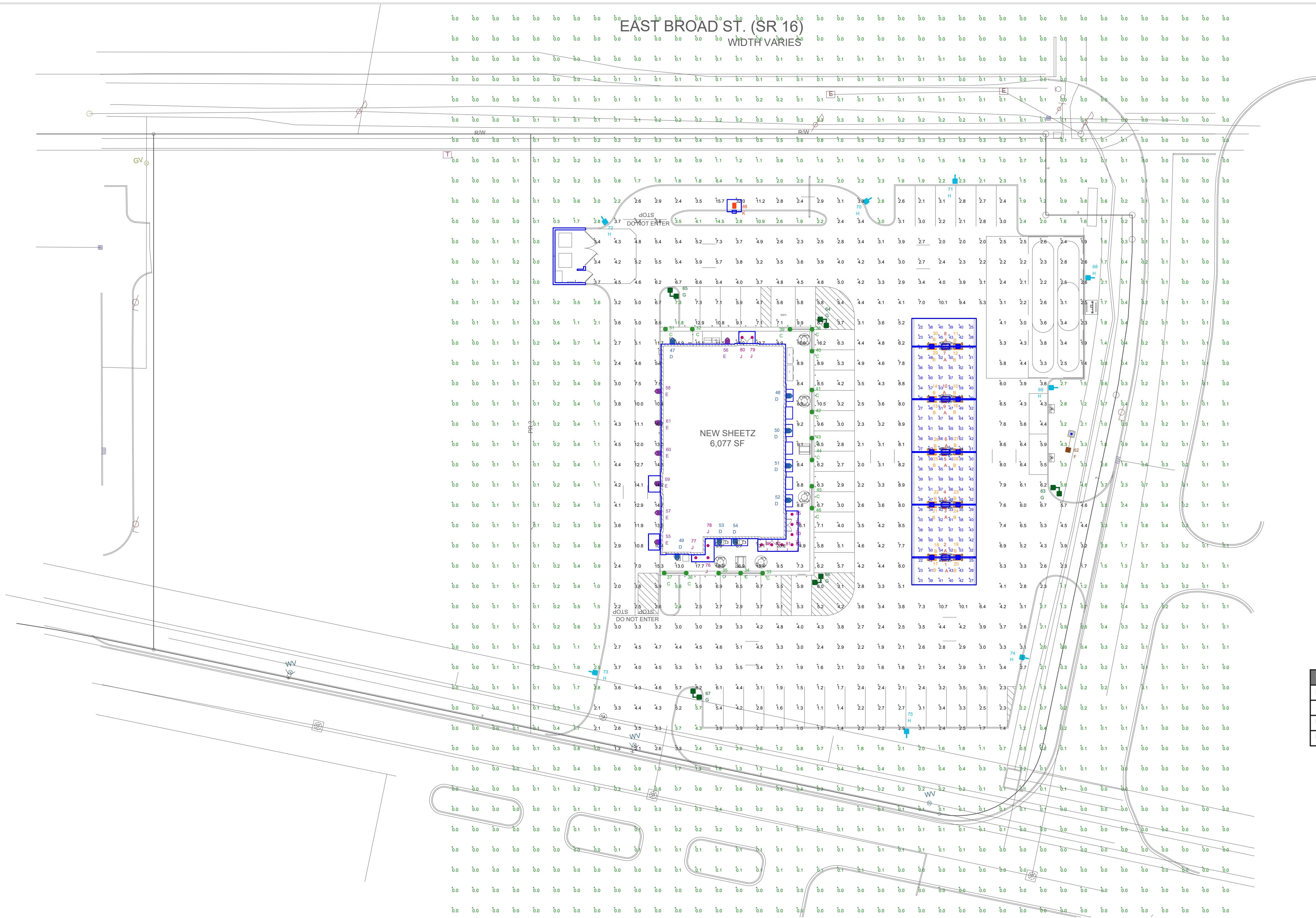
**DT-2**





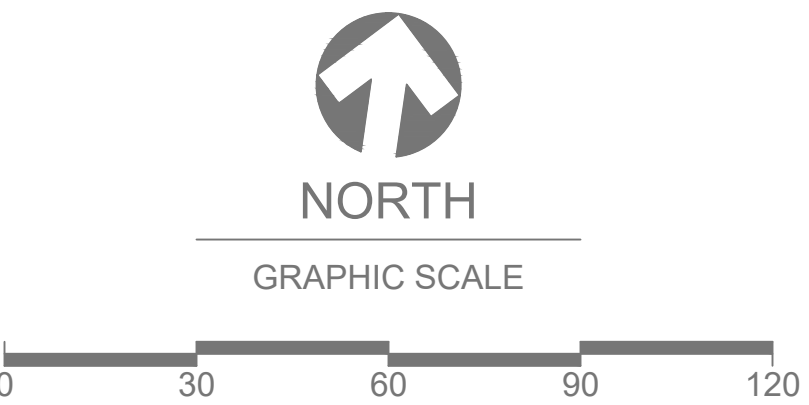






| LUMINAIRE LOCATION SUMMARY |       |          |      |
|----------------------------|-------|----------|------|
| LUM NO.                    | LABEL | MTG. HT. | TILT |
| 1 - 10                     | A     | 15.83    | 60   |
| 11 - 30                    | B     | 15.83    | 150  |
| 31 - 46                    | C     | 3        | 0    |
| 47                         | D     | 9.33     | 0    |
| 48                         | D     | 12       | 0    |
| 49                         | D     | 9.33     | 0    |
| 50 - 54                    | D     | 12       | 0    |
| 55                         | E     | 10       | 0    |
| 56 - 58                    | E     | 12       | 0    |
| 59                         | E     | 10       | 0    |
| 60, 61                     | E     | 12       | 0    |
| 62                         | F     | 1        | 166  |
| 63 - 67                    | G     | 23       | 0    |
| 68 - 75                    | H     | 23       | 0    |
| 76 - 87                    | J     | 11.33    | 0    |
| 88                         | K     | 11       | 0    |

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



| FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES |       |      |     |         |         |
|------------------------------------------------------------------|-------|------|-----|---------|---------|
| LABEL                                                            | AVG   | MAX  | MIN | AVG/MIN | MAX/MIN |
| SITE PAVED AREA                                                  | 5.02  | 32.0 | 1.0 | 5.02    | 32.00   |
| UNDEFINED                                                        | 0.39  | 14.5 | 0.0 | N.A.    | N.A.    |
| UNDER CANOPY                                                     | 45.53 | 69   | 11  | 4.14    | 6.27    |

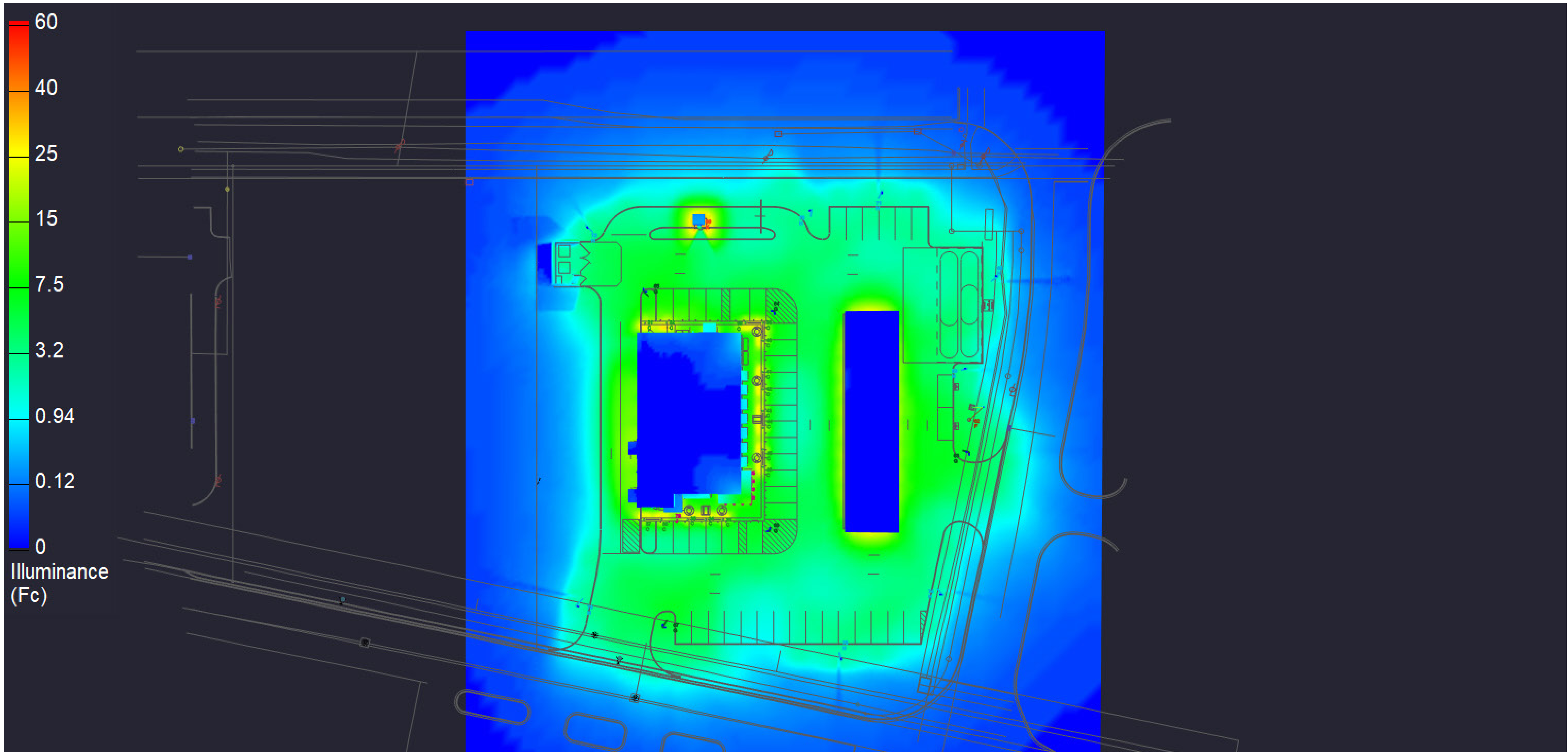
| LUMINAIRE SCHEDULE                                                                    |     |       |                |        |       |            |                 |             |                    |                                                                                |
|---------------------------------------------------------------------------------------|-----|-------|----------------|--------|-------|------------|-----------------|-------------|--------------------|--------------------------------------------------------------------------------|
| SYMBOL                                                                                | QTY | LABEL | ARRANGEMENT    | LUMENS | LLF   | BUG RATING | WATTS/LUMINAIRE | TOTAL WATTS | MANUFACTURER       | CATALOG LOGIC                                                                  |
|  | 10  | A     | SINGLE         | 5080   | 1.030 | B0-U5-G0   | 66              | 660         | CREE, INC.         | FLD-OL-15-D2-14-E-UL-XX-700 w/XA-XFR9XX                                        |
|  | 20  | B     | 4 FT LINEAR    | 4588   | 1.030 | B0-U5-G0   | 66              | 2640        | CREE, INC.         | FLD-OL-40-D4-07-E-UL-XX-700 w/XA-XFR9XX                                        |
|  | 16  | C     | SINGLE         | 1441   | 1.030 | B1-U0-G1   | 22              | 352         | CREE, INC.         | PWY-EDG-3M-P3-02-E-UL-XX-350-57K                                               |
|  | 8   | D     | SINGLE         | 2947   | 1.030 | B1-U0-G1   | 36              | 288         | CREE, INC.         | SEC-EDG-3M-WM-02-E-UL-XX-525                                                   |
|  | 7   | E     | SINGLE         | 5893   | 1.030 | B2-U0-G2   | 68              | 476         | CREE, INC.         | SEC-EDG-3M-WM-04-E-UL-XX-525                                                   |
|  | 1   | F     | SINGLE         | 11678  | 1.040 | B4-U0-G0   | 86              | 86          | CREE, INC.         | OSQ-AAXX w/PGM-1 + OSQ-A-NM-15D-B-57K-UL-XX                                    |
|  | 5   | G     | 2 @ 90 DEGREES | 11174  | 1.030 | B2-U0-G2   | 72              | 720         | CREE, INC.         | OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX                                   |
|  | 8   | H     | SINGLE         | 8574   | 1.030 | B1-U0-G2   | 72              | 576         | CREE, INC.         | OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-w_OSQ-BLSMF                       |
|  | 12  | J     | SINGLE         | 484    | 1.000 | N.A.       | 6.9             | 82.8        | B-K LIGHTING, INC. | BKLT CH-LED-e69-FL-BZP-12 (BY OTHERS)                                          |
|  | 1   | K     | SINGLE         | 13946  | 1.030 | B3-U0-G1   | 132             | 132         | CREE, INC.         | BXCT90208/CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY) |

DISCLAIMER  
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY VARY FROM THOSE PROVIDED. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PROJECT(S) SUCH AS EXISTING POLES(S), ANCHOR BOLTS(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

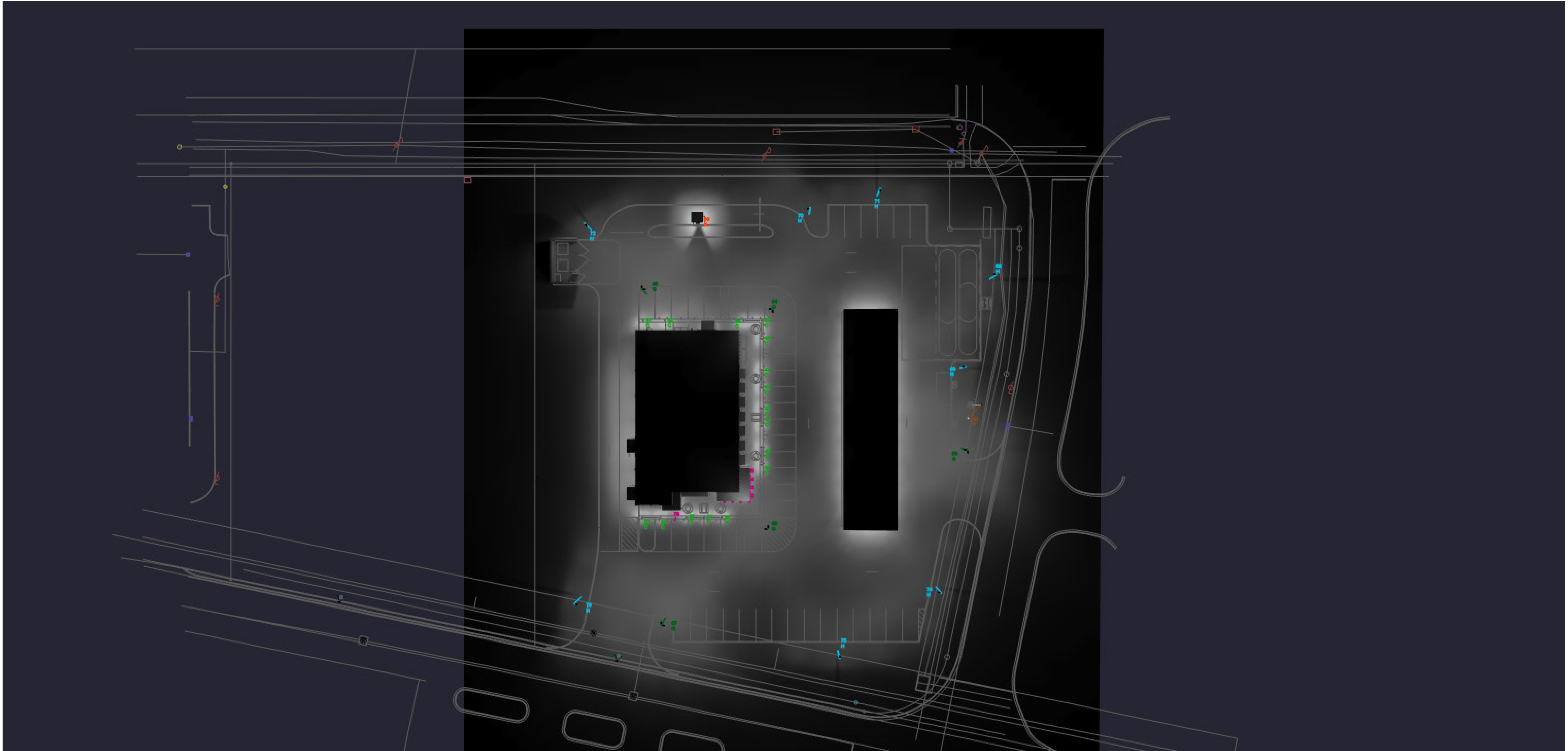




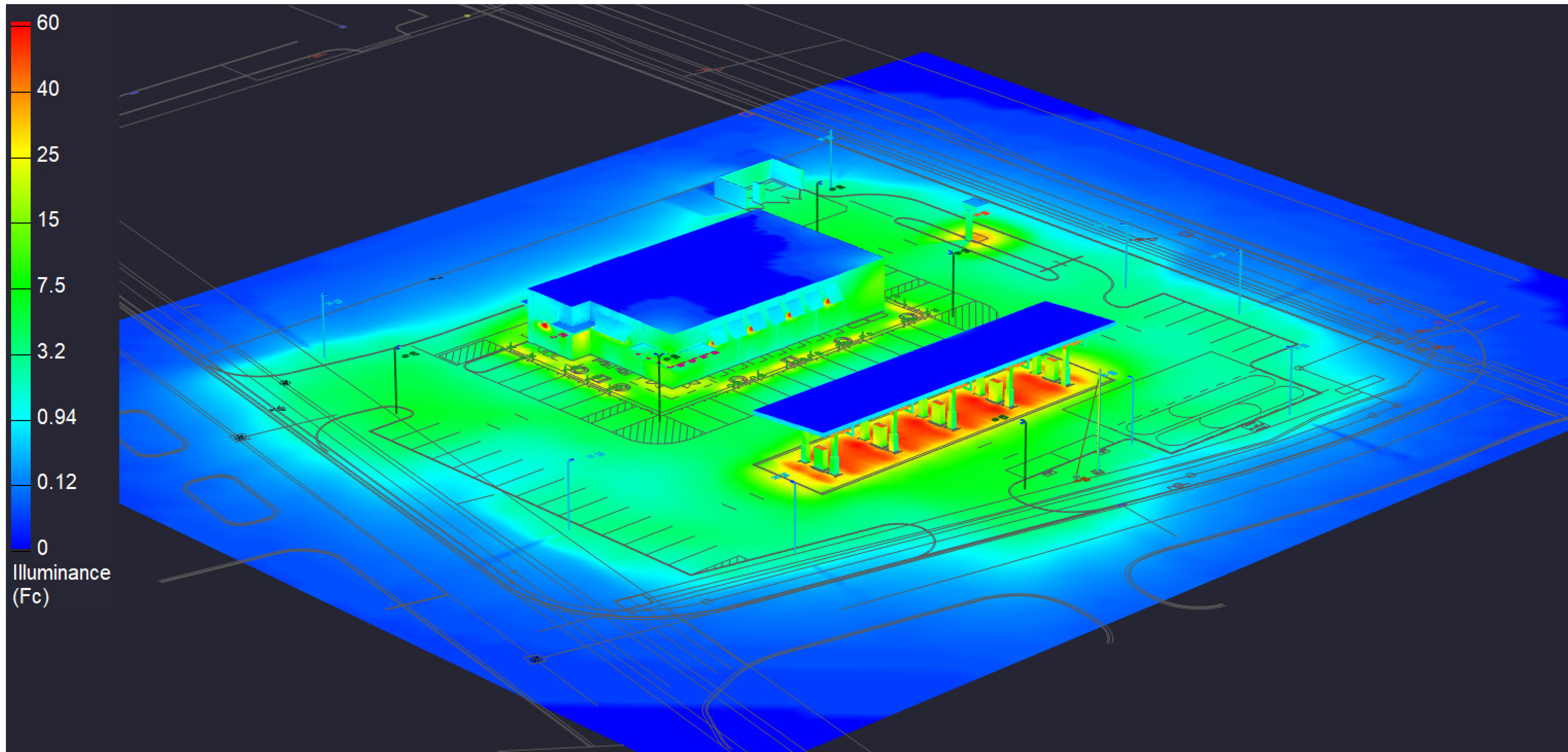




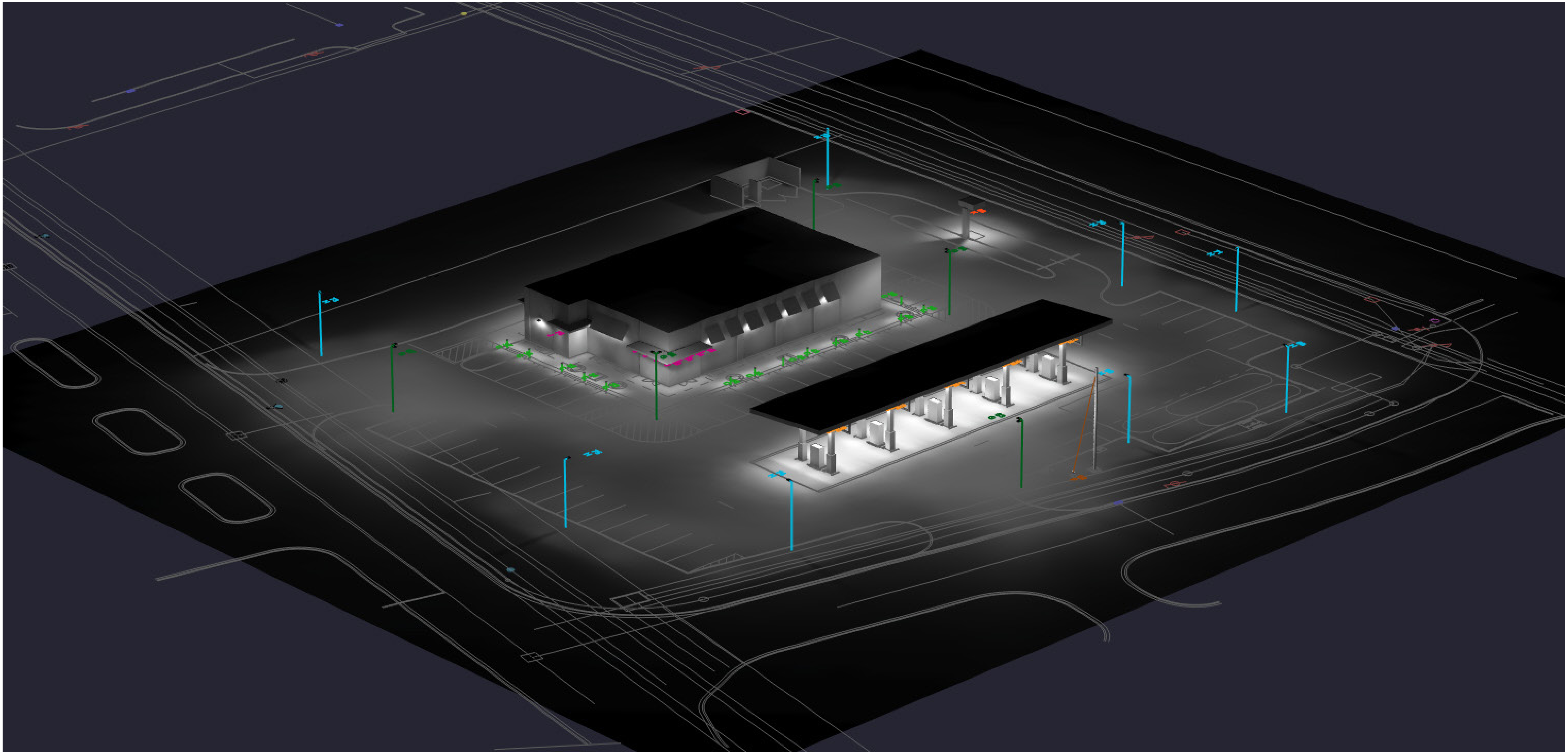














### 3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 1,650 gpd
- b. How much pressure is required? 45 psi

*Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).*

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 2,500 gpd

*Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).*

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.



- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2,766 ADT

| Generator Peak | Adjacent Street Peak | Peak Hour    |
|----------------|----------------------|--------------|
| <u>256</u> AM  | <u>336</u> AM        | 7:00-8:00 AM |
| <u>244</u> PM  | <u>276</u> PM        | 4:00-5:00 PM |

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

\_\_\_\_\_ Yes, Traffic Impact Study or Regional Traffic analysis is required.

\_\_\_\_\_ No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

\_\_\_\_\_ There are 200 or more Peak Hour trips anticipated.  
(Traffic Impact Study or Regional Traffic Study is required.)

\_\_\_\_\_ There are between 50-200 Peak Hour trips anticipated.  
(Traffic Access Study is required.)

\_\_\_\_\_ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

*Eric M. Elizondo*

Applicant's Signature

7/15/21

Date





Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

App./Case#: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Fee Amount: \_\_\_\_\_

☐ Paid: \_\_\_\_\_

## PLANNING COMMISSION APPLICATION

### I. PROPERTY INFORMATION

|                                                                       |                       |                        |                                 |  |
|-----------------------------------------------------------------------|-----------------------|------------------------|---------------------------------|--|
| Property Address:<br>TBD                                              |                       |                        | <b>FOR DISTRICT CHANGE ONLY</b> |  |
| Description of Location:<br>SW Corner of E. Broad St. and Cedar Cliff |                       |                        | Proposed Zoning:                |  |
| Parcel ID#(s):<br>067-000086                                          |                       |                        | Size of Area to be Rezoned:     |  |
| Number of<br>Lots: 1                                                  | Present Zoning:<br>CC | Present Use:<br>Vacant | Existing Structures:            |  |
| Complete Where Applicable:                                            |                       |                        |                                 |  |
| Engineer/Surveyor: The Mannik & Smith Group, Inc.                     |                       |                        |                                 |  |
| Builder/Developer: Skilken Gold Real Estate Development               |                       |                        |                                 |  |

### II. PROPERTY OWNER OF RECORD

|                                                    |                                                                    |
|----------------------------------------------------|--------------------------------------------------------------------|
| Property Owner Name(s):<br>LRC Broad Investors LLC | Property Owner Address(s):<br>1585 Frederick Blvd., Akron OH 44320 |
|----------------------------------------------------|--------------------------------------------------------------------|

### III. APPLICANT INFORMATION

|                                                                                                                                                                                   |                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Applicant Name:<br>Skilken Gold Real Estate Development - Eric Elizondo                                                                                                           | Applicant Address:<br>4270 Morse Road, Columbus OH 43230 |
| Applicant Phone Number:<br>614-344-9095                                                                                                                                           | Applicant Email:<br>amr@skilkengold.com                  |
| <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer |                                                          |

### PROJECT INFORMATION

|                                                                                                                                                                                          |                                                                              |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> District Change (Rezoning)<br>(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)                                                                     | <input type="checkbox"/> Amendment of<br>Development Plan or Text<br>(\$500) | <input checked="" type="checkbox"/> Major Site Plan<br>(\$500) |
| Description of Project: Sheetz Convenience Store with retail, self-service gasoline, food and beverage sales. Incorporating indoor and outdoor seating, drive-thru and adequate parking. |                                                                              |                                                                |

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

**Applicant Signature:** Eric M. Elizondo

Digitally signed by Eric M. Elizondo  
Date: 2021.07.13 10:07:18 -04'00'

**Date:** 7/15/2021

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. \*

### \*\*OFFICE USE ONLY\*\*

|                   |                                            |                                                 |                                                 |
|-------------------|--------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Additional Notes: | <u>Zoning Information</u>                  | <u>Planning Com. Meeting</u>                    | <u>City Council Meeting</u>                     |
|                   | <input type="checkbox"/> Historic District | Date: _____                                     | Date: _____                                     |
|                   | <input type="checkbox"/> CC Overlay        | <input type="checkbox"/> Approved as Submitted  | <input type="checkbox"/> Approved as Submitted  |
|                   |                                            | <input type="checkbox"/> Approved w/ Conditions | <input type="checkbox"/> Approved w/ Conditions |
|                   | <u>Add'l Approvals Req'd</u>               | <input type="checkbox"/> Tabled                 | <input type="checkbox"/> Tabled                 |
|                   |                                            | <input type="checkbox"/> Denied                 | <input type="checkbox"/> Denied                 |
|                   | <input type="checkbox"/> BZBA              | P&Z Admin.: _____ Date: _____                   | Clerk of Council: _____ Date: _____             |



## Section 1109.19 MAJOR SITE PLAN

### Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

- ☒ (1) General Requirements.
  - ☒ Completed application form.
  - ☒ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
  - ☒ Each sheet shall contain a title block.
  - ☒ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
- ☒ (2) Site Plan. A site plan indicating the following:
  - ☒ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
  - ☒ The names and addresses of all adjoining property within one hundred fifty feet (150FT) of the proposed development.
  - ☒ The current zoning of the parcel and all adjacent parcels.
  - ☒ The location of proposed buildings and structures.
  - ☒ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
  - ☒ Setbacks and building separations shall be noted in accordance with zoning requirements.
- ☒ (3) Environmental/Landscape Plan. An environmental plan that indicates the following:
  - ☒ Topography with a maximum contour interval of two feet (2FT).
  - ☒ The location of all proposed and existing structures with one hundred fifty feet (150FT) of parcel.
  - ☒ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
  - ☒ The limits of all wetlands and of the one hundred (100) year flood plain.
  - ☒ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
  - ☒ The location of all new landscape material and plantings. Utilities shall be shown on all landscape plans.
- ☒ (4) Utility Plan. A basic utility plan that indicates the following:
  - ☒ All existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.
  - ☒ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
- ☒ (5) Parking/Transportation Plan. A transportation/parking plan that indicates the following:
  - ☒ The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.
  - ☒ Complete facility demand worksheets.
  - ☒ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Chapter 1179.



☒ The location of all proposed walkways and pedestrian accesses within or to the site.

(6) Lighting Plan. A lighting plan that indicates the following:

☒ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.

☒ The styles and method of illumination of all heads and colors of all poles shall be indicated.

(7) Architectural Plan. An architectural plan that indicates the following:

☒ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection.

☒ The location of all service areas or structures and all fences.

☒ (8) A completed zoning certificate application and fees as required by Chapter 1155.

☐ (9) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

### Major Site Plan – Final Submittal Checklist

☒ Fourteen (14) complete sets of plans satisfying the requirements items 1-9.

☒ All plans to be folded into 8.5" x 11" size.

☒ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.

☒ Payment for the amount calculated on the attached form: "Plan Review Fee Schedule – Major Site Plans."

☒ Traffic evaluation, as stated on the attached "Facilities Demand Worksheet".



# Reynoldsburg

OHIO • 1839

July 29, 2021

Planning Commission  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: Sheetz – Major Site Plan #2021-5348 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

- a. The applicant, Eric Elizondo of Skilken Gold Real Estate Development, is requesting Planning Commission approval of a Major Site Plan for the construction of a 6,077 sf Sheetz Convenience Store. This 3.15-acre site will include self-service gasoline, food and beverage sales/retail, and indoor and outdoor seating. There will also be a drive-thru lane/service with ample amount of parking.

2. **Zoning Review (Section 1109.21)**

- a. The property is within the Community Commercial (CC) Zone. The proposed use ('Retail – Convenience with gasoline') is listed as a conditional use in CC.
- b. The proposed development previously received BZBA approval for a conditional use. The proposed development complies with the CC District in terms of building height, lot coverage, and rear setback requirements and is consistent with existing development of surrounding parcels along East Broad Street.
- c. The required parking for the proposed use is 1 off-street parking space for each 200 sq. ft. of floor area, therefore 30 parking spaces are required. The applicant has exceeded this requirement.
- d. Two access points will be provided on the Cedar Cliff private drive. These access points will be placed on the east and south portions of the site.

3. **Staff Recommendation**

- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.



Please contact the Development Department with any questions or comments.

Emily Wheeler  
Planning and Zoning Administrator  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068  
Ph: 614.322.6829 | Fax: 614.322.6833  
ewheeler@ci.reynoldsburg.oh.us | [www.ci.reynoldsburg.oh.us](http://www.ci.reynoldsburg.oh.us)





Engineers, Surveyors, Planners, Scientists

D.1.h

## MEMO

Date: August 4, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Sheetz-Cedar Cliff

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the Sheetz at the southwest corner of the intersection of East Broad Street and Cedar Cliff. The following summarizes our findings and recommendations with respect to this development.

### **ROADWAY ACCESS AND SITE PARKING**

1. The Chase Bank, AutoZone, Tire Discounters and Valvoline sites to the west are connected via cross access drives. Is there a desire by the City to provide a drive stub for a future connection when the property to the west develops? If so, it seems to be best located where the dumpster is currently shown. The dumpster could potentially relocate to the southwest corner of the site, and this would also allow for the dumpster to not be adjacent to East Broad Street.
2. The site is providing two access points; one onto Cedar Cliff across from the Aldi entrance and one to the south onto an existing access drive.
3. The south drive has a width of 40' which exceeds the maximum width of 36' as shown in Reynoldsburg Standard Drawing R-12. Please provide justification to exceed the maximum width of 36'.
4. A lot split will be necessary as the remaining land between Cedar Cliff and the Valvoline store is currently one parcel.
5. Based on the provided information on the Facilities Demand Worksheet regarding traffic, it appears that over 200 trips ends are being generated during the peak hour. However, we assume a study is not necessary since this site would have been included in the master planning of the overall shopping center and that a study was completed at that time.

### **UTILITIES**

6. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
7. The proposed fire hydrant relocation shall be per Reynoldsburg Standard Drawing W-14. Columbus standards are not needed.
8. With PGU submittal, provide labels and plan numbers for the existing watermain, sanitary sewer and storm sewer.
9. Please show that the drainage under the fuel canopy will be routed to an oil/water separator and into the sanitary system.
10. For lighting, the site is utilizing various styles of lights including light poles for the drives and parking areas, lighted bollards and wall mounted lights for pedestrian areas adjacent to the



building and canopy lights for the fuel canopy. Most are LED fixtures and appear to be appropriate for the use. A photometrics analysis was provided and is acceptable.

### **STORMWATER**

11. As shown on the approved plans for the Shoppes at East Broad (2007), a 15" storm sewer stub was provided to the development site from a catch basin in the access drive to the south. The stormwater master plan for the Shoppes at East Broad included the development site within its tributary boundaries so required stormwater quantity and quality is handled by the existing regional stormwater basin located at the western edge of the shopping center near Waggoner Road. The proposed onsite storm sewer network connects to the provided stub and utilizes catch basins throughout the proposed site to collect the stormwater runoff.
12. Please show further detail regarding flood routing for the site. It appears the catch basin near the northeast corner may breach the curb and flow towards East Broad Street prior to flood routing to the west as indicated.
13. Evaluate the need for an additional drainage structure at the western end of the island where the drive thru order board is located.
14. Although stormwater quantity and quality are provided in the existing basin, please provide a memo and tributary map with the PGU submission summarizing this as well as demonstrating that the proposed impervious area does not exceed the amount planned for in the basin master planning. If this should be exceeded, please provide information on how it will be mitigated onsite or in the existing basin.

### **DETAILS / SPECIFICATIONS**

15. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Broad Street should be per the Reynoldsburg Standard Drawing R-9.
16. Where applicable, refer to Reynoldsburg Standard Construction Drawings.
17. The Elevation and Signage package shows a Gas Price Monument Sign on page 8. The sign location as denoted on page 3 shows this sign being placed at the location of the existing shopping center pylon sign. The Major Site Plan shows on page C200 that the existing center pylon sign will remain and the Sheetz logo will be added to the sign. Please clarify if there will be a separate gas price monument sign and if so, where it will be located.



**CITY OF REYNOLDSBURG**  
 Department of Development  
 Planning & Zoning Division  
 7232 East Main Street  
 Reynoldsburg, Ohio

Application/Case#:

2021-5350

Date Submitted:

7/16/21

Fee Amount:

\$4,550☒ Paid: check**LAND SUBDIVISION/PLAT APPLICATION****II. PROPERTY INFORMATION**

Property Address/Name of Plat:

**Rose Hill Townhome Development**

Description of Location:

**Vacant parcel neighboring Rose Hill Elementary School**

Parcel ID#(s):

**060-004558-00 / 060-004557-00**

Number of Lots:

**76**

Present Zoning:

**RM/SR**

Present Use:

**Vacant Parcel**

Complete Where Applicable:

Engineer/Surveyor: Sheffler & Company, Inc.Builder/Developer: McVoyt Construction Company, Inc.**III. PROPERTY OWNER OF RECORD**

Property Owner Name(s):

**Rose Hill Ohio LLC**

Property Owner Address(s):

**257 Grove City Road, Slippery Rock, PA 16057****IV. APPLICANT INFORMATION**

Applicant Name:

**John Spagnolo**

Applicant Address:

**257 Grove City Road, Slippery Rock, PA 16057**

Applicant Phone Number:

**412-841-9657**

Applicant Email:

**johns@sandyhilldev.com****I. PROJECT TYPE**

Subdivision Without Plat

(\$150 Residential/\$250 Non-Residential)



Preliminary Plat

(\$750 + \$50 per lot)



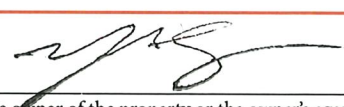
Final Plat

(\$750 + \$50 per lot)



Plat Modification/Vacation

(\$500)

Applicant Signature: Date: 7/12/2021

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. \*

**\*\*OFFICE USE ONLY\*\***

Additional Notes:

**Zoning Information**

- ☐ Historic District  
☐ CC Overlay

**Planning Com. Meeting**Date: 8/5/2021

- ☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

**City Council Meeting Date:**

- ☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

P&Z Admin.: 

Date: \_\_\_\_\_

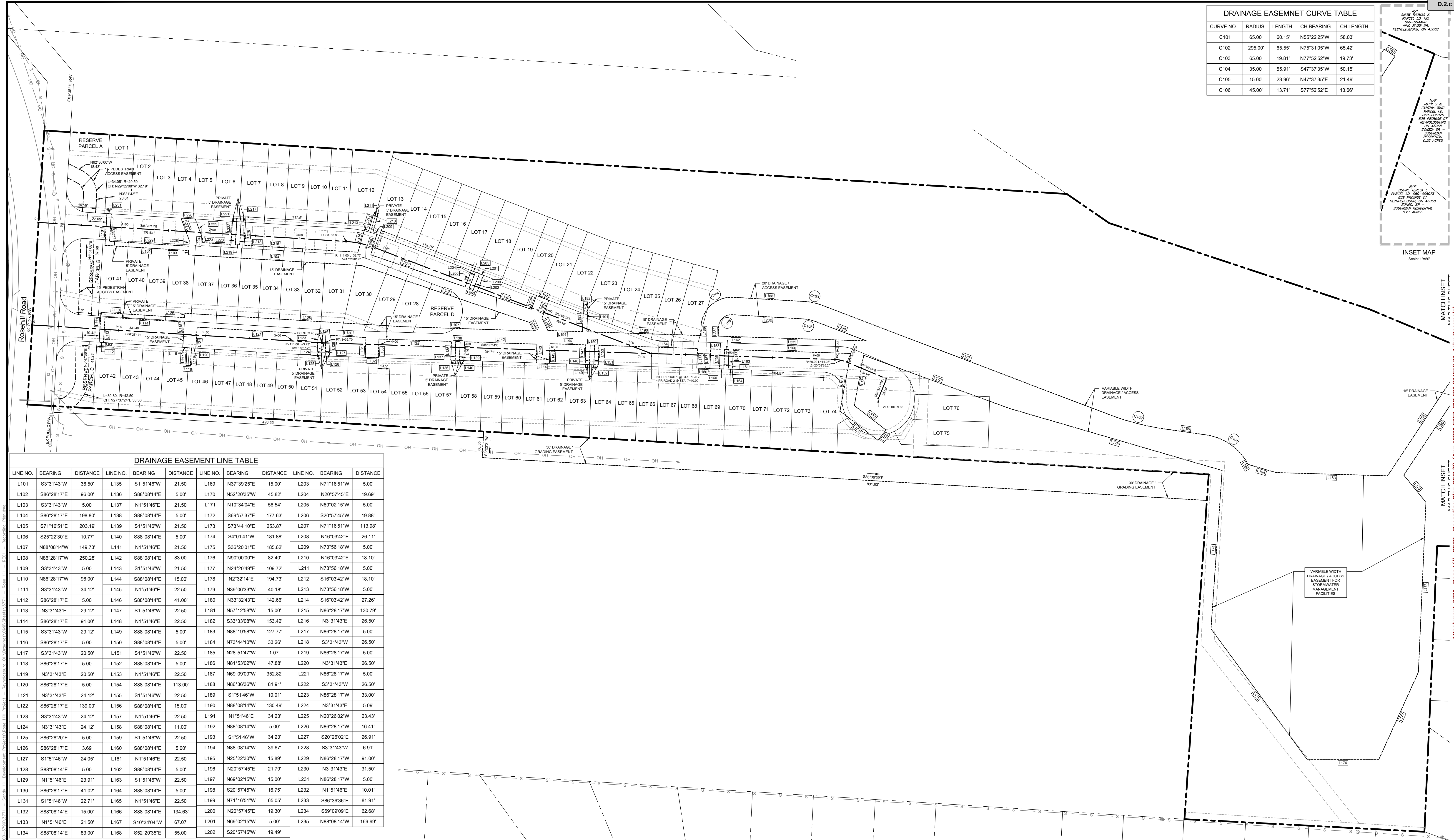
Clerk of Council: \_\_\_\_\_

Date: \_\_\_\_\_

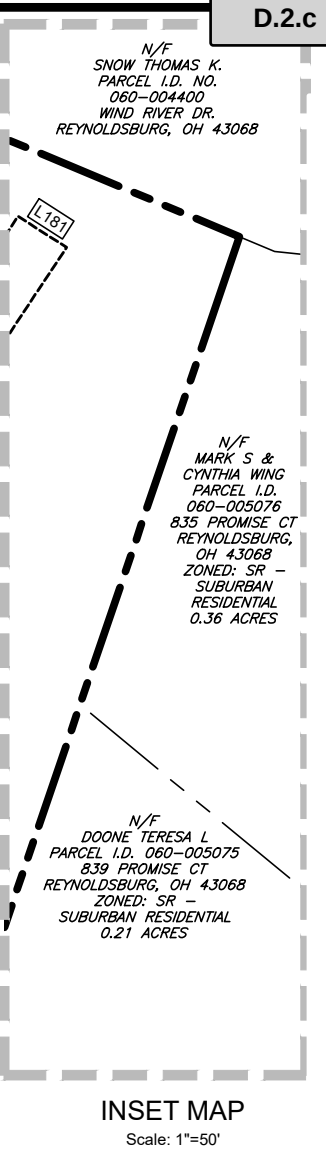








| DRAINAGE EASEMENT CURVE TABLE |         |        |             |           |
|-------------------------------|---------|--------|-------------|-----------|
| CURVE NO.                     | RADIUS  | LENGTH | CH BEARING  | CH LENGTH |
| C101                          | 65.00'  | 60.15' | N55°22'25"W | 58.03'    |
| C102                          | 295.00' | 65.55' | N75°31'05"W | 65.42'    |
| C103                          | 65.00'  | 19.81' | N77°52'52"W | 19.73'    |
| C104                          | 35.00'  | 55.91' | S47°37'35"W | 50.15'    |
| C105                          | 15.00'  | 23.96' | N47°37'35"E | 21.49'    |
| C106                          | 45.00'  | 13.71' | S77°52'52"E | 13.66'    |



DRAINAGE EASEMENT LINE TABLE

| LINE NO. | BEARING     | DISTANCE | LINE NO. | BEARING     | DISTANCE | LINE NO. | BEARING     | DISTANCE | LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|----------|-------------|----------|----------|-------------|----------|----------|-------------|----------|
| L101     | S3°14'33"W  | 36.50'   | L135     | S1°51'46"W  | 21.50'   | L169     | N37°39'25"E | 15.00'   | L203     | N71°16'51"W | 5.00'    |
| L102     | S86°28'17"E | 96.00'   | L136     | S88°08'14"E | 5.00'    | L170     | N52°20'35"W | 45.82'   | L204     | N20°57'45"E | 19.69'   |
| L103     | S3°31'43"W  | 5.00'    | L137     | N1°51'46"E  | 21.50'   | L171     | N10°34'04"E | 58.54'   | L205     | N69°02'15"W | 5.00'    |
| L104     | S86°28'17"E | 198.80'  | L138     | S88°08'14"E | 5.00'    | L172     | S69°57'37"E | 177.63'  | L206     | S20°57'45"W | 19.88'   |
| L105     | S71°16'51"E | 203.19'  | L139     | S1°51'46"W  | 21.50'   | L173     | S73°44'10"E | 253.87'  | L207     | N71°16'51"W | 113.98'  |
| L106     | S25°22'30"E | 10.77'   | L140     | S88°08'14"E | 5.00'    | L174     | S4°01'41"W  | 181.88'  | L208     | N16°03'42"E | 26.11'   |
| L107     | N88°08'14"W | 149.73'  | L141     | N1°51'46"E  | 21.50'   | L175     | S36°20'01"E | 185.62'  | L209     | N73°56'18"W | 5.00'    |
| L108     | N86°28'17"W | 250.28'  | L142     | S88°08'14"E | 83.00'   | L176     | N90°00'00"E | 82.40'   | L210     | N16°03'42"E | 18.10'   |
| L109     | S3°31'43"W  | 5.00'    | L143     | S1°51'46"W  | 21.50'   | L177     | N24°20'49"E | 109.72'  | L211     | N73°56'18"W | 5.00'    |
| L110     | N86°28'17"W | 96.00'   | L144     | S88°08'14"E | 15.00'   | L178     | N2°32'14"E  | 194.73'  | L212     | S16°03'42"W | 18.10'   |
| L111     | S3°31'43"W  | 34.12'   | L145     | N1°51'46"E  | 22.50'   | L179     | N39°06'33"W | 40.18'   | L213     | N73°56'18"W | 5.00'    |
| L112     | S86°28'17"E | 5.00'    | L146     | S88°08'14"E | 41.00'   | L180     | N33°32'43"E | 142.66'  | L214     | S16°03'42"W | 27.26'   |
| L113     | N3°31'43"E  | 29.12'   | L147     | S1°51'46"W  | 22.50'   | L181     | N57°12'58"W | 15.00'   | L215     | N86°28'17"W | 130.79'  |
| L114     | S86°28'17"E | 91.00'   | L148     | N1°51'46"E  | 22.50'   | L182     | S33°33'08"W | 153.42'  | L216     | N3°31'43"E  | 26.50'   |
| L115     | S3°31'43"W  | 29.12'   | L149     | S88°08'14"E | 5.00'    | L183     | N88°19'58"W | 127.77'  | L217     | N86°28'17"W | 5.00'    |
| L116     | S86°28'17"E | 5.00'    | L150     | S88°08'14"E | 5.00'    | L184     | N73°44'10"W | 33.26'   | L218     | S3°31'43"W  | 26.50'   |
| L117     | S3°31'43"W  | 20.50'   | L151     | S1°51'46"W  | 22.50'   | L185     | N28°51'47"W | 1.07'    | L219     | N86°28'17"W | 5.00'    |
| L118     | S86°28'17"E | 5.00'    | L152     | S88°08'14"E | 5.00'    | L186     | N81°53'02"W | 47.88'   | L220     | N3°31'43"E  | 26.50'   |
| L119     | N3°31'43"E  | 20.50'   | L153     | N1°51'46"E  | 22.50'   | L187     | N69°09'09"W | 352.82'  | L221     | N86°28'17"W | 5.00'    |
| L120     | S86°28'17"E | 5.00'    | L154     | S88°08'14"E | 113.00'  | L188     | N86°36'36"W | 81.91'   | L222     | S3°31'43"W  | 26.50'   |
| L121     | N3°31'43"E  | 24.12'   | L155     | S1°51'46"W  | 22.50'   | L189     | S1°51'46"W  | 10.01'   | L223     | N86°28'17"W | 33.00'   |
| L122     | S86°28'17"E | 139.00'  | L156     | S88°08'14"E | 15.00'   | L190     | N88°08'14"W | 130.49'  | L224     | N3°31'43"E  | 5.09'    |
| L123     | S3°31'43"W  | 24.12'   | L157     | N1°51'46"E  | 22.50'   | L191     | N1°51'46"E  | 34.23'   | L225     | N20°26'02"W | 23.43'   |
| L124     | N3°31'43"E  | 24.12'   | L158     | S88°08'14"E | 11.00'   | L192     | N88°08'14"W | 5.00'    | L226     | N86°28'17"W | 16.41'   |
| L125     | S86°28'20"E | 5.00'    | L159     | S1°51'46"W  | 22.50'   | L193     | S1°51'46"W  | 34.23'   | L227     | S20°26'02"E | 26.91'   |
| L126     | S86°28'17"E | 3.69'    | L160     | S88°08'14"E | 5.00'    | L194     | N88°08'14"W | 39.67'   | L228     | S3°31'43"W  | 6.91'    |
| L127     | S1°51'46"W  | 24.05'   | L161     | N1°51'46"E  | 22.50'   | L195     | N25°22'30"W | 15.89'   | L229     | N86°28'17"W | 91.00'   |
| L128     | S88°08'14"E | 5.00'    | L162     | S88°08'14"E | 5.00'    | L196     | N20°57'45"E | 21.79'   | L230     | N3°31'43"E  | 31.50'   |
| L129     | N1°51'46"E  | 23.91'   | L163     | S1°51'46"W  | 22.50'   | L197     | N69°02'15"W | 15.00'   | L231     | N86°28'17"W | 5.00'    |
| L130     | S86°28'17"E | 41.02'   | L164     | S88°08'14"E | 5.00'    | L198     | S20°57'45"W | 16.75'   | L232     | N1°51'46"E  | 10.01'   |
| L131     | S1°51'46"W  | 22.71'   | L165     | N1°51'46"E  | 22.50'   | L199     | N71°16'51"W | 65.05'   | L233     | S86°36'36"E | 81.91'   |
| L132     | S88°08'14"E | 15.00'   | L166     | S88°08'14"E | 134.63'  | L200     | N20°57'45"E | 19.30'   | L234     | S69°09'09"E | 62.68'   |
| L133     | N1°51'46"E  | 21.50'   | L167     | S10°34'04"W | 67.07'   | L201     | N69°02'15"W | 5.00'    | L235     | N88°08'14"W | 169.99'  |
| L134     | S88°08'14"E | 83.00'   | L168     | S52°20'35"E | 55.00'   | L202     | S20°57'45"W | 19.49'   |          |             |          |

THE LOCATIONS OF 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 BEFORE 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.

NORTH

Horizontal Scale  
(Feet)  
1 inch = 50 ft.

| Date:      | Revision Description:                     | By: |
|------------|-------------------------------------------|-----|
| 11/19/2020 | LAND DEVELOPMENT SUBMITTAL #1             | AGM |
| 01/11/2021 | REVISED PER CONTRACTOR COMMENTS           | AGM |
| 01/28/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | AGM |
| 02/18/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | AGM |
| 03/16/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | AGM |
| 03/24/2021 | REVISED WATERLINE PER OSPA COMMENTS       | RLS |
| 03/31/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | KAH |

Professional Seal

Prepared By:

**Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 412-219-4509  
Email: Info@ShefflerCo.com

**Rose Hill Townhome Subdivision Plan**

Prepared For:  
**Rose Hill Ohio, LLC**

Situate In:  
Section 12, Township 12 N, Range 21 W  
City of Reynoldsburg, County of Franklin, State of Ohio

Being a consolidation and subdivision of Parcel No. 06-00-4557, recorded in Instrument No. 200303210083655 and Parcel No. 060-00-4558, rec'd in Instrument No. 201304160062327.

|                         |                   |           |
|-------------------------|-------------------|-----------|
| DRAWING SCALE: 1" = 50' | DESIGNED BY: BUD  | Sheet No. |
| DATE ISSUED: 10/08/2020 | REVIEWED BY: GAS  |           |
| PROJECT JOB#: 3771      | FIELD BOOK #: --- |           |

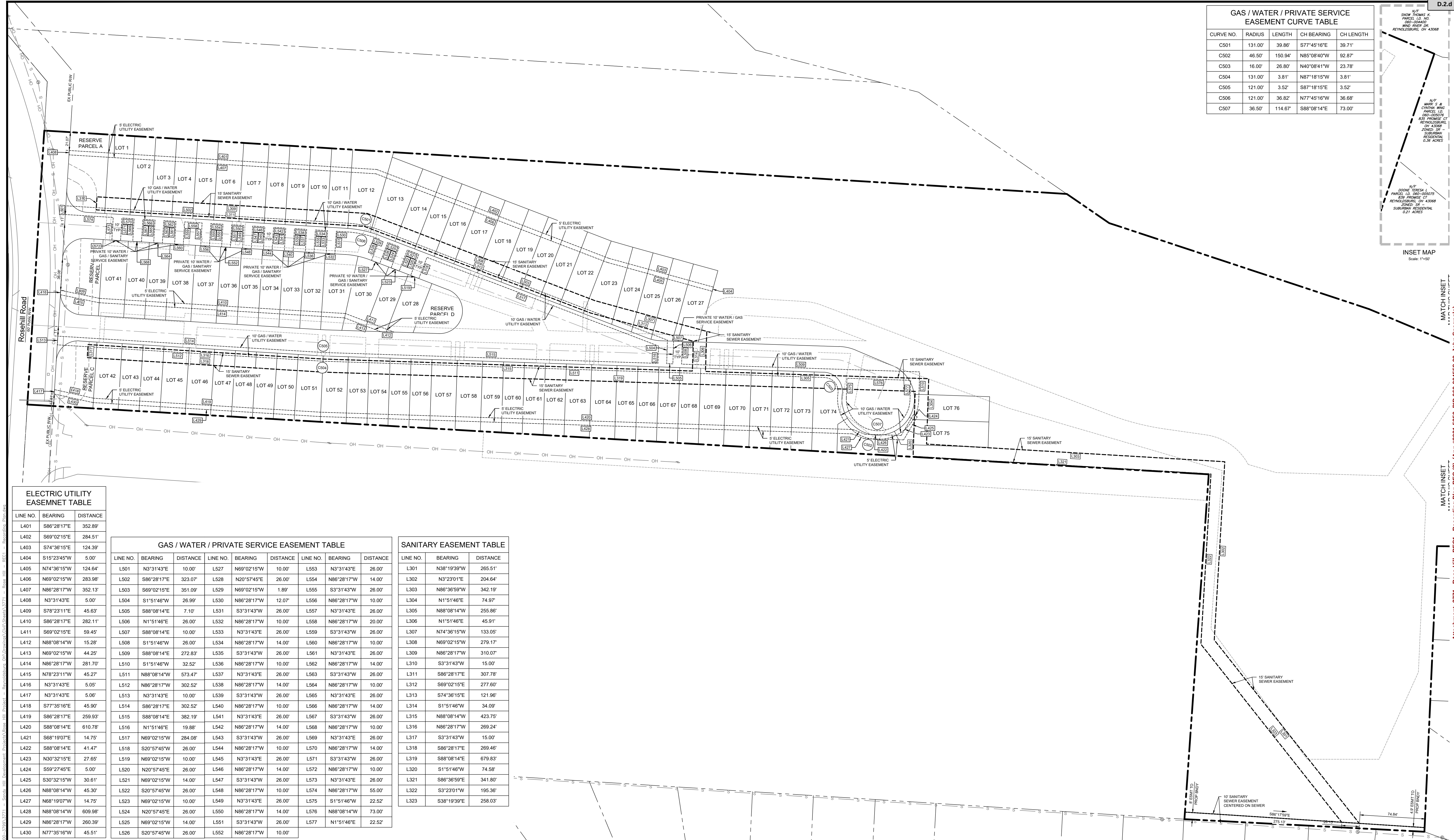
CADD#: 3771 - Rose Hill - REC1 - Recording Plan.dwg

**Rose Hill, LLC**  
257 Grove City Road  
Slippery Rock, PA 16057  
johns@sandyhilldev.com

REC 2

Packet Pg. 33





| GAS / WATER / PRIVATE SERVICE EASEMENT CURVE TABLE |         |         |             |           |
|----------------------------------------------------|---------|---------|-------------|-----------|
| CURVE NO.                                          | RADIUS  | LENGTH  | CH BEARING  | CH LENGTH |
| C501                                               | 131.00' | 39.86'  | S77°45'16"E | 39.71'    |
| C502                                               | 46.50'  | 150.94' | N85°08'40"W | 92.87'    |
| C503                                               | 16.00'  | 26.80'  | N40°08'41"W | 23.78'    |
| C504                                               | 131.00' | 3.81'   | N87°18'15"W | 3.81'     |
| C505                                               | 121.00' | 3.52'   | S87°18'15"E | 3.52'     |
| C506                                               | 121.00' | 36.82'  | N77°45'16"W | 36.68'    |
| C507                                               | 36.50'  | 114.67' | S88°08'14"E | 73.00'    |

ELECTRIC UTILITY EASEMENT TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L401     | S86°28'17"E | 352.89'  |
| L402     | S69°02'15"E | 284.51'  |
| L403     | S74°36'15"E | 124.39'  |
| L404     | S15°23'45"W | 5.00'    |
| L405     | N74°36'15"W | 124.64'  |
| L406     | N69°02'15"W | 283.98'  |
| L407     | N86°28'17"W | 352.13'  |
| L408     | N3°31'43"E  | 5.00'    |
| L409     | S78°23'11"E | 45.63'   |
| L410     | S86°28'17"E | 282.11'  |
| L411     | S69°02'15"E | 59.45'   |
| L412     | N88°08'14"W | 15.28'   |
| L413     | N69°02'15"W | 44.25'   |
| L414     | N86°28'17"W | 281.70'  |
| L415     | N78°23'11"W | 45.27'   |
| L416     | N3°31'43"E  | 5.05'    |
| L417     | N3°31'43"E  | 5.06'    |
| L418     | S77°35'16"E | 45.90'   |
| L419     | S86°28'17"E | 259.93'  |
| L420     | S88°08'14"E | 610.78'  |
| L421     | S68°19'07"E | 14.75'   |
| L422     | S88°08'14"E | 41.47'   |
| L423     | N30°32'15"E | 27.65'   |
| L424     | S59°27'45"E | 5.00'    |
| L425     | S30°32'15"W | 30.61'   |
| L426     | N88°08'14"W | 45.30'   |
| L427     | N68°19'07"W | 14.75'   |
| L428     | N88°08'14"W | 609.98'  |
| L429     | N86°28'17"W | 260.39'  |
| L430     | N77°35'16"W | 45.51'   |

GAS / WATER / PRIVATE SERVICE EASEMENT TABLE

| LINE NO. | BEARING     | DISTANCE | LINE NO. | BEARING     | DISTANCE | LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|----------|-------------|----------|----------|-------------|----------|
| L501     | N3°31'43"E  | 10.00'   | L527     | N69°02'15"W | 10.00'   | L553     | N3°31'43"E  | 26.00'   |
| L502     | S86°28'17"E | 323.07'  | L528     | N20°57'45"E | 26.00'   | L554     | N86°28'17"W | 14.00'   |
| L503     | S69°02'15"E | 351.09'  | L529     | N69°02'15"W | 1.89'    | L555     | S3°31'43"W  | 26.00'   |
| L504     | S1°51'46"W  | 26.99'   | L530     | N86°28'17"W | 12.07'   | L556     | N86°28'17"W | 10.00'   |
| L505     | S88°08'14"E | 7.10'    | L531     | S3°31'43"E  | 26.00'   | L557     | N3°31'43"E  | 26.00'   |
| L506     | N1°51'46"E  | 26.00'   | L532     | N86°28'17"W | 10.00'   | L558     | N86°28'17"W | 20.00'   |
| L507     | S88°08'14"E | 10.00'   | L533     | N3°31'43"E  | 26.00'   | L559     | S3°31'43"W  | 26.00'   |
| L508     | S1°51'46"W  | 26.00'   | L534     | N86°28'17"W | 14.00'   | L560     | N86°28'17"W | 10.00'   |
| L509     | S88°08'14"E | 272.83'  | L535     | S3°31'43"W  | 26.00'   | L561     | N3°31'43"E  | 26.00'   |
| L510     | S1°51'46"W  | 32.52'   | L536     | N86°28'17"W | 10.00'   | L562     | N86°28'17"W | 14.00'   |
| L511     | N88°08'14"W | 573.47'  | L537     | N3°31'43"E  | 26.00'   | L563     | S3°31'43"W  | 26.00'   |
| L512     | N86°28'17"W | 302.52'  | L538     | N86°28'17"W | 14.00'   | L564     | N86°28'17"W | 10.00'   |
| L513     | N3°31'43"E  | 10.00'   | L539     | S3°31'43"W  | 26.00'   | L565     | N3°31'43"E  | 26.00'   |
| L514     | S86°28'17"E | 302.52'  | L540     | N86°28'17"W | 10.00'   | L566     | N86°28'17"W | 14.00'   |
| L515     | S88°08'14"E | 382.19'  | L541     | N3°31'43"E  | 26.00'   | L567     | S3°31'43"W  | 26.00'   |
| L516     | N1°51'46"E  | 19.88'   | L542     | N86°28'17"W | 14.00'   | L568     | N86°28'17"W | 10.00'   |
| L517     | N69°02'15"W | 284.08'  | L543     | S3°31'43"W  | 26.00'   | L569     | N3°31'43"E  | 26.00'   |
| L518     | S20°57'45"W | 26.00'   | L544     | N86°28'17"W | 10.00'   | L570     | N86°28'17"W | 14.00'   |
| L519     | N69°02'15"W | 10.00'   | L545     | N3°31'43"E  | 26.00'   | L571     | S3°31'43"W  | 26.00'   |
| L520     | N20°57'45"E | 26.00'   | L546     | N86°28'17"W | 14.00'   | L572     | N86°28'17"W | 10.00'   |
| L521     | N69°02'15"W | 14.00'   | L547     | S3°31'43"E  | 26.00'   | L573     | N3°31'43"E  | 26.00'   |
| L522     | S20°57'45"W | 26.00'   | L548     | N86°28'17"W | 10.00'   | L574     | N86°28'17"W | 55.00'   |
| L523     | N69°02'15"W | 10.00'   | L549     | N3°31'43"E  | 26.00'   | L575     | S1°51'46"W  | 22.52'   |
| L524     | N20°57'45"E | 26.00'   | L550     | N86°28'17"W | 14.00'   | L576     | N88°08'14"W | 73.00'   |
| L525     | N69°02'15"W | 14.00'   | L551     | S3°31'43"W  | 26.00'   | L577     | N1°51'46"E  | 22.52'   |
| L526     | S20°57'45"W | 26.00'   | L552     | N86°28'17"W | 10.00'   |          |             |          |

SANITARY EASEMENT TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L301     | N38°19'39"W | 265.51'  |
| L302     | N3°23'01"E  | 204.64'  |
| L303     | N86°36'59"W | 342.19'  |
| L304     | N1°51'46"E  | 74.97'   |
| L305     | N88°08'14"W | 255.86'  |
| L306     | N1°51'46"E  | 45.91'   |
| L307     | N74°36'15"W | 133.05'  |
| L308     | N69°02'15"W | 279.17'  |
| L309     | N86°28'17"W | 310.07'  |
| L310     | S3°31'43"W  | 15.00'   |
| L311     | S86°28'17"E | 307.78'  |
| L312     | S69°02'15"E | 277.60'  |
| L313     | S74°36'15"E | 121.96'  |
| L314     | S1°51'46"W  | 34.09'   |
| L315     | N88°08'14"W | 423.75'  |
| L316     | N86°28'17"W | 269.24'  |
| L317     | S3°31'43"W  | 15.00'   |
| L318     | S86°28'17"E | 269.46'  |
| L319     | S88°08'14"E | 679.83'  |
| L320     | S1°51'46"W  | 74.58'   |
| L321     | S86°36'59"E | 341.80'  |
| L322     | S3°23'01"W  | 195.36'  |
| L323     | S38°19'39"E | 258.03'  |

THE LOCATIONS OF 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 BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale  
(Feet)  
1 inch = 50 ft.

| Date:      | Revision Description:                     | By: |
|------------|-------------------------------------------|-----|
| 11/19/2020 | LAND DEVELOPMENT SUBMITAL #1              | AGM |
| 01/11/2021 | REVISED PER CONTRACTOR COMMENTS           | AGM |
| 01/28/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | AGM |
| 02/18/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | AGM |
| 03/16/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | AGM |
| 03/24/2021 | REVISED WATERLINE PER ODEA COMMENTS       | RLS |
| 03/31/2021 | REVISED PER CITY OF REYNOLDSBURG COMMENTS | KAH |

GARY A. SHEFFLER  
REGISTERED PROFESSIONAL SURVEYOR

Prepared By:

**Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 412-219-4509  
Email: Info@ShefflerCo.com

**Rose Hill Townhome Subdivision Plan**  
(Sanitary and Utility Easement Description)

Prepared For:

**Rose Hill Ohio, LLC**

Situate In:

Section 12, Township 12 N, Range 21 W  
City of Reynoldsburg, County of Franklin, State of Ohio

Being a consolidation and subdivision of Parcel No. 06-00-4557, recorded in Instrument No. 200303210083655 and Parcel No. 060-00-4558, rec'd in Instrument No. 201304160062327.

|                         |                   |           |
|-------------------------|-------------------|-----------|
| DRAWING SCALE: 1" = 50' | DESIGNED BY: BUD  | Sheet No. |
| DATE ISSUED: 10/08/2020 | REVIEWED BY: GAS  |           |
| PROJECT JOB#: 3771      | FIELD BOOK #: --- |           |

CADD#: 3771 - Rose Hill - REC1 - Recording Plan.dwg

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REC 3

Packet Pg. 34