



CONDITIONAL USE PERMIT# _____

CITY OF CIRCLEVILLE CONDITIONAL USE PERMIT APPLICATION

APPLICANT'S NAME: Andrew Gardner PHONE #: 614-761-1661APPLICANT'S ADDRESS: 3500 Snouffer Road, Columbus, Ohio 43235APPLICANT'S E-MAIL ADDRESS: agardner@birdbull.comPROPERTY OWNER'S NAME: Connie Klema, 1395 S. Court Street LLC PHONE #: _____
(If same as Applicant, write same)PROPERTY ADDRESS: 1395 South Court Street, Circleville Ohio 43113SUBDIVISION: _____ LOT#: _____ TAX PARCEL#: A05051510001400 (Tax
Parcel information must be provided and can be obtained from your property tax bill or by calling the County Auditor's office 740-474-4765 OR AT
THEIR WEB SITE HTTP://PICKAWAY.IVIEWAUDITOR.COM)PRESENTLY ZONED: General Business PRESENT USE: Vacant PROPOSED USE: Restaurant, Gas, Car Wash

A PLOT PLAN OF THE PROPOSED SITE FOR THE CONDITIONAL USE, SHOWING THE LOT SIZE, THE SIZE AND LOCATION OF ALL BUILDINGS (MEASUREMENT OF FRONT, REAR AND SIDE YARD SETBACKS), PARKING AND LOADING AREAS, TRAFFIC CIRCULATION, UTILITIES AND EASEMENTS, AND SUCH INFORMATION AS THE ZONING COMMISSION MAY REQUIRE, MUST BE SUPPLIED.

PLOT PLAN SUBMITTED: YES ☒ NO ☐

A LEGAL DESCRIPTION OF THE PROPERTY, AS RECORDED IN THE PICKAWAY COUNTY RECORDER'S OFFICE MUST BE SUPPLIED. LEGAL DESCRIPTION SUBMITTED: YES ☐ NO ☐

THE FOLLOWING STATEMENT REPRESENTS AN ELEVATION OF THE EFFECTS ON ADJOINING PROPERTY, SUCH AS NOISE, GLARE, ODOR, LIGHT, FUMES, VIBRATION, TRAFFIC, ETC.:

None, we are requesting a car wash as a conditional use.

THE NAMES AND MAILING ADDRESSES OF ALL PROPERTY OWNERS WITH 100 FEET, CONTIGUOUS TO, AND DIRECTLY ACROSS THE STREET FROM THE PROPERTY, AS APPEARING ON THE PICKAWAY COUNTY AUDITOR'S CURRENT TAX LIST, IN THE PICKAWAY COUNTY COURT HOUSE, MUST BE PROVIDED.

LIST OF ADJACENT PROPERTY OWNERS (WITHIN 100 FEET ATTACHED: YES ☒ NO ☐

I hereby state that the information shown above and on the plot plan and any other information submitted, is accurate.

DATE: 03/10/20 SIGNATURE OF APPLICANT: *Andrew Gardner*

DO NOT WRITE BELOW THIS LINE	FOR OFFICE USE ONLY
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APPLICATION RECEIVED BY: B. Shat DATE: 3/23/2020

FEE PAID \$ 100.00 CASH: _____ CHECK #: 36978

ON _____, THIS PERMIT WAS APPROVED _____ REJECTED _____

SUBJECT TO THE FOLLOWING CONDITIONS/COMMENTS: _____

IF THE CONDITIONAL USE PERMIT IS APPROVED AND SIGNED BY THE SECRETARY OF THE ZONING COMMISSION, THE ADMINISTRATIVE OFFICER IS HEREBY AUTHORIZED TO ISSUE A ZONING PERMIT, BEING IN COMPLIANCE WITH ALL REQUIREMENTS OF THE ZONING CODE.

SECRETARY OF ZONING COMMISSION: _____

DATE: _____

(Revised 11/2015)



2514

VARIANCE # _____
ZONING PERMIT # _____
OTHER # _____

CITY OF CIRCLEVILLE APPLICATION FOR VARIANCE

APPLICANT'S OR AGENT FOR APPLICANT'S NAME: Andrew Gardner (Agent)
APPLICANT'S /AGENT'S ADDRESS: 3500 Snouffer Road, Columbus, Ohio 43235
APPLICANT'S PHONE NUMBER: 614-761-1661 DAY TIME _____ ALTERNATE # _____
APPLICANT'S E-MAIL ADDRESS: agardner@birdbull.com

OWNER'S NAME & ADDRESS: Connie Klema, 1395 South Court Street LLC.
(IF SAME AS APPLICANT, WRITE "SAME")

PROPERTY ADDRESS: 1395 South Court Street, Circleville Ohio 43113

ZONING DISTRICT: General Business PROPOSED USE OF PROPERTY: Restaurant, Gas, Car Wash

THE PROPERTY OWNER/APPLICANT/AGENT FOR APPLICANT MUST SUPPLY A LEGAL DESCRIPTION OF THE PROPERTY, AS RECORDED IN THE PICKAWAY COUNTY RECORDER'S OFFICE. LEGAL DESCRIPTION ATTACHED: YES ☒ NO ☐

A SCALED PLOT MUST BE PROVIDED. PLOT PLAN ATTACHED: YES ☒ NO ☐

REASON (ZONING)(SIGN) PERMIT WAS DENIED BY THE ZONING INSPECTOR:

ARTICLE # XXII SECTION # 22.04 OF THE ZONING CODE

APPLICANTS REASON'S FOR APPEAL: SECTION 7.02 – CHOOSE ONE A-E (SEE REVERSE SIDE) _____

FURTHER DESCRIBED: Applicant is requesting a building setback variance to allow for a proposed Car Wash Structure to be 13' from the R/W. Code requires a 40' front yard setback.

THE NAMES AND MAILING ADDRESSES OF ALL PROPERTY OWNERS WITHIN 100 FEET, CONTIGUOUS TO, AND DIRECTLY ACROSS THE STREET FROM THE PROPERTY, AS APPEARING ON THE PICKAWAY COUNTY AUDITOR'S CURRENT TAX LIST, IN THE PICKAWAY COUNTY COURT HOUSE, MUST BE PROVIDED.

LIST OF ADJACENT PROPERTY OWNERS (WITHIN 100 FEET) ATTACHED: YES ☒ NO ☐

I hereby appeal the decision of the Zoning Inspector for the reasons stated above.

DATE: 3/10/20 APPLICANTS SIGNATURE: [Signature]

DO NOT WRITE BELOW THIS LINE

DATE FILED: 3/23/2020 FEE: 150⁰⁰ RECEIVED BY: BShat

CASH: _____ CHECK #: 36978

ACTION BY ZONING COMMISSION: ON THE _____ DAY OF _____ 20 ____.

THE PLANNING AND ZONING COMMISSION (APPROVED) (DENIED) THE VARIANCE WITH THE FOLLOWING CONDITIONS: _____

FOR THE FOLLOWING REASONS: _____

(PURSUANT TO SECTION 7.02 (A-E) SEE REVERSE SIDE)

THE ZONING INSPECTOR IS HEREBY AUTHORIZED TO ISSUE A (ZONING) (SIGN) PERMIT FOR THE ABOVE LOCATION, SUBJECT TO THE ABOVE CONDITION.

DATE: _____ ZONING COMMISSION: _____

**DESCRIPTION OF 2.917 ACRES
TRACT 1
LYING SOUTH OF PHILLIPS AVENUE
AND EAST OF U.S. ROUTE 23**

Situated in the State of Ohio, County of Pickaway, Township of Yamarick, City of Circleville, being in Section 30, Township 11, Range 21, United States Military Lands, and being 2.917 acres of an original 8.88 acre tract (P.I.D. A05-0-151-00-014-00) conveyed to 1395 S. Court LLC, by deed of record in Official Record 711, Page 1161, Recorder's Office, Pickaway County, Ohio and being bounded and more particularly described as follows:

Beginning, at a Concrete Right-of-Way monument found at an angle point in the easterly limited access right-of-way of U.S. Route 23 (width varies), and being 95.00 feet right of centerline station 397+50, as shown on plan PIC-23-7.26, on file with the Ohio Department of transportation;

Thence North 07°31'25" West, a distance of 596.47 feet, across said 8.88 acre tract, and along the easterly line of said U.S. Route 23, to a 3/4 inch iron pin found with a cap bearing the name "STANTEC", at the southwesterly corner of a 1.308 acre tract (Parcel 1-WD) conveyed to the City of Circleville, by deed of record in Official Record 741, Page 2307;

Thence with the following three (3) courses and distances, along the southerly line of said 1.308 acre tract:

- 1) With the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 81.76 feet, a central angle of 93°41'35", a chord which bears North 39°24'58" East and a chord distance of 72.95 feet, to a rebar set;
- 2) With the arc of a curve to the right, having a radius of 704.00 feet, an arc length of 220.03 feet, a central angle of 17°54'28", a chord which bears South 84°46'41" East and a chord distance of 219.14 feet, to a rebar set;
- 3) With the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 80.12 feet, a central angle of 91°48'44", a chord which bears South 29°55'14" East and a chord distance of 71.82 feet, to a P.K. nail found, on the westerly right-of-way of Court Street (width varies);

Thence with the following five (5) courses and distances, across said 8.88 acre tract, and along the westerly lines of said Court Street:

- 1) South 15°59'00" West, a distance of 64.31 feet, to a P.K. nail found;
- 2) South 74°01'00" East, a distance of 15.00 feet, to a 3/4 inch iron pin found with a cap bearing the name "STANTEC";
- 3) South 15°59'00" West, a distance of 198.01 feet, to a P.K. nail found;
- 4) South 20°00'14" West, a distance of 321.38 feet, to a 3/4 inch iron pin found with a cap bearing the name "STANTEC";
- 5) South 82°28'27" West, a distance of 55.00 feet, to the **Point of Beginning**, containing 2.917 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the easterly line of U.S. Route 23, having a bearing of North 07°31'33" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

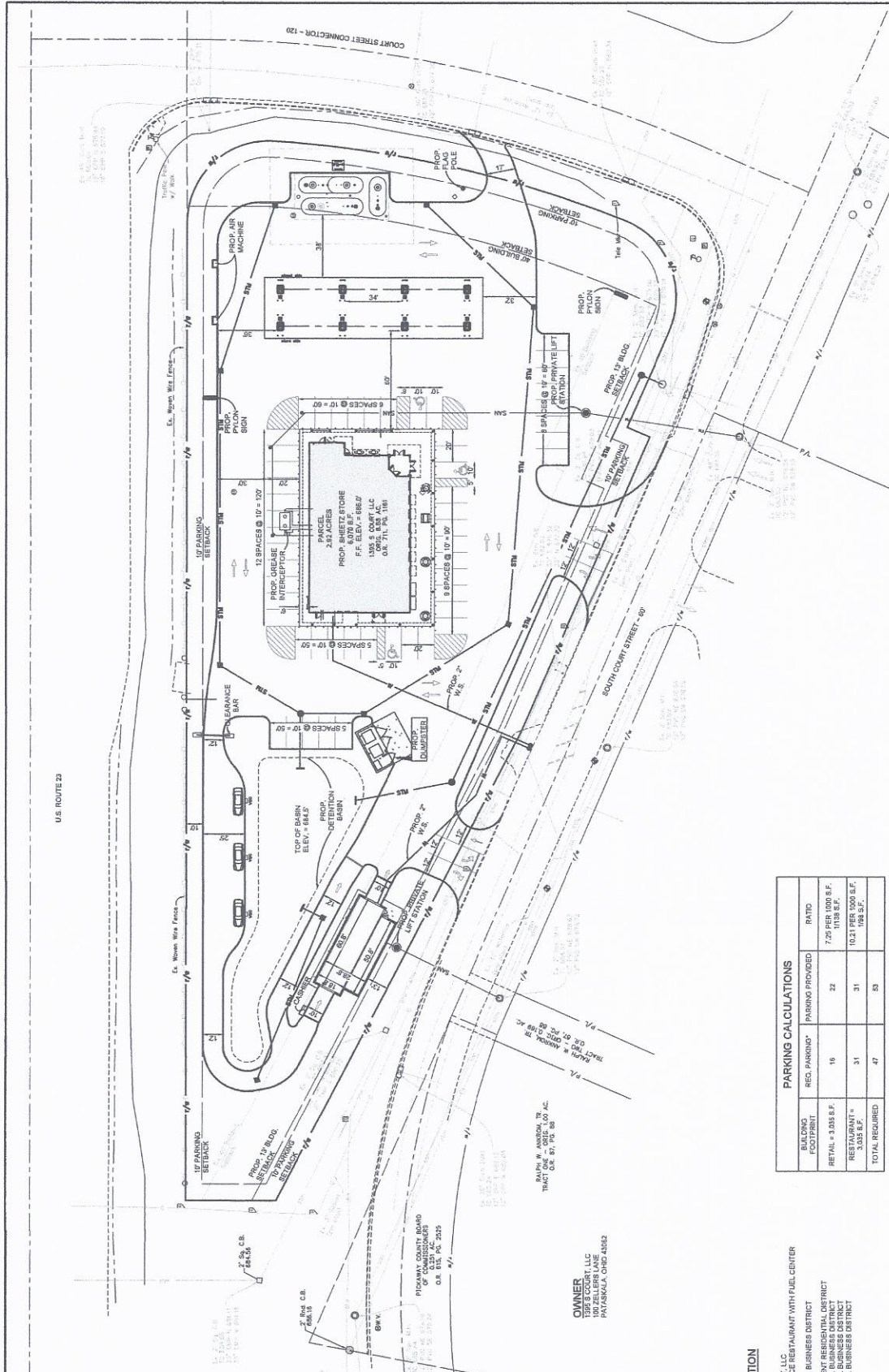
All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in July of 2017 and June of 2019.

PARCELID	House Number	Dir Street Name	Wrapper/Owner1	Wrapper/Owner2	ADDRESS	OWNER	Mailing Address
A05-0-151-00-018-01	0	U S 23	RCG CIRCLEVILLE LLC		0 U S 23	RCG CIRCLEVILLE LLC	C/O POER 2211 York Rd, Ste 222 Oak Brook, IL 60523
A05-0-151-00-012-01	23501 S	U S 23	E.A.C.L.	L.L.C.		23501 S U S 23	EAC L LLC C/c Tricon Tax Dept 4175 114 Dorchester, OH 43081
A01-0-001-00-317-00	1400 S	COURT	ANKROM JOHN R	SUCCESSOR TRUSTEE		1400 S COURT	John Ankrom Trustee 130 Crites Rd Circleville, OH 43113
A01-0-001-00-317-01	0 S	COURT	BOARD OF COMMISSIONERS	PICKAWAY COUNTY	0 S COURT	BOARD OF COMMISSIONERS PICKAWAY COUNTY	Board of Commissioners Pickaway County 139 W Franklin St 43113
A05-3-077-00-002-00	0 S	COURT	1395 S COURT LLC		0 S COURT	1395 S COURT LLC	1395 S Court LLC P.o> Box 1474 Pataskala, OH 43062
A05-3-077-00-001-00	1235 S	COURT	CHCT OHIO LLC		1235 S COURT	CHCT OHIO LLC	CHCT Ohio LLC 3326 Aspen Grove Drive Ste 150 Franklin, TN 37067
A05-4-109-00-018-00	1250 S	COURT	CHURCH LIGHTHOUSE BAPTIST	OF CHILLICOTHE	1250 S COURT	CHURCH LIGHTHOUSE BAPTIST OF CHILLICOTHE	Southern Ohio Development Group LLC P.O. Box 448 Circleville, OH 43113
A05-4-109-00-020-00	1300 S	COURT	FRANCHISE REALTY	INTERSTATE CORP	1300 S COURT	FRANCHISE REALTY INTERSTATE CORP	R.H.F. Enterprises Inc P.O. Box 969 Chillicothe, OH 45601
A01-0-001-00-316-00	1400 S	COURT	ANKROM JOHN R	SUCCESSOR TRUSTEE		1400 S COURT	John Ankrom Trustee 130 Crites Rd Circleville, OH 43113
A01-0-001-00-318-00	130	CRITES	ANKROM JOHN R SUCCESSOR TRUSTEE		130 CRITES	ANKROM JOHN R SUCCESSOR TRUSTEE	John Ankrom Trustee 130 Crites Rd Circleville, OH 43113
A05-4-109-00-019-01	0 S	COURT	CITY OF CIRCLEVILLE		0 S COURT	CITY OF CIRCLEVILLE	City of Circleville 104 E Franklin Street Circleville, OH 43113
A05-4-109-00-018-02	0 S	COURT	CITY OF CIRCLEVILLE		0 S COURT	CITY OF CIRCLEVILLE	City of Circleville 104 E Franklin Street Circleville, OH 43113
A05-0-151-00-014-00	1395 S	COURT	1395 S COURT LLC		1395 S COURT	1395 S COURT LLC	1395 S Court St LLC 100 Zellers Lane Pataskala, OH 43062
A01-0-001-00-313-00	0 N	U S 23	1395 S COURT LLC		0 N U S 23	1395 S COURT LLC	1395 S Court St LLC 100 Zellers Lane Pataskala, OH 43062



LOCATION MAP
NO SCALE



BIRD + BULL
Engineers & Surveyors
3500 Saddle Road, Suite 225
Columbus, Ohio 43235
Tel: (614) 861-1331
Fax: (614) 761-1331
WWW.BIRDBULL.COM

SHEETZ
1385 S COURT STREET
CIRCLEVILLE, OHIO 43113

ZONING SITE PLAN

SCALE: 1" = 30'
DATE: 04/09/2020
JOB NO.
18-188



PARKING CALCULATIONS			
BUILDING FOOTPRINT	REQ. PARKING*	PARKING PROVIDED	RATIO
RETAIL - 3,025 S.F.	16	22	7.25 PER 1000 S.F.
RESTAURANT - 3,025 S.F.	31	31	10.21 PER 1000 S.F.
TOTAL REQUIRED	47	53	198 S.F.

*PER CIRCLEVILLE CITY PLANNING AND ZONING CODE ARTICLE XXXIV (SECTION 14.04), 1 SPACE IS REQUIRED FOR EVERY 200 S.F. OF FOOD AND OTHER RETAIL SALES, 1 SPACE IS REQUIRED FOR EVERY 100 S.F. OF EATING OR DRINKING ESTABLISHMENTS WITHOUT DRIVE-THRU SERVICE.

REQUESTED VARIANCES: VARIANCE TO THE 40' FRONT BUILDING SETBACK TO ACCOMMODATE THE CAR WASH STRUCTURE.

OWNER
1385 S COURT, LLC
1385 S COURT, STE. 225
COLUMBUS, OHIO 43235
PHONE: (614) 861-1331
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@BIRDBULL.COM

ENGINEER/SURVEYOR
BIRD + BULL, INC.
1385 S COURT, STE. 225
COLUMBUS, OHIO 43235
PHONE: (614) 861-1331
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@BIRDBULL.COM

DEVELOPER
BIRDBULL ESTATE DEVELOPMENT
4270 MOORE ROAD
COLUMBUS, OHIO 43235
PHONE: (614) 861-1331
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@BIRDBULL.COM

SITE DEVELOPMENT INFORMATION

ZONING:
PROPERTY OWNER: 1385 S COURT, LLC
EXISTING ZONING: 1385 S COURT, STE. 225
SITE AREA: 2.97 AC.
EXISTING ZONING: 1385 S COURT, STE. 225
ADJACENT ZONING NORTH: 1385 S COURT, STE. 225
ADJACENT ZONING SOUTH: 1385 S COURT, STE. 225
ADJACENT ZONING EAST: 1385 S COURT, STE. 225
ADJACENT ZONING WEST: 1385 S COURT, STE. 225
TOTAL EXISTING SITE AREA: 2.97 ACRES
TOTAL DISTURBED AREA: 2.97 ACRES
TOTAL IMPERVIOUS FOOTPRINT: 1.18 ACRES
PARKING/FUEL CANOPY SETBACK: 10'
BUILDING SETBACK: 40' (FRONT), 30' (REAR), 20' (SIDE)
BUILDING COVERAGE: 4.8%
LOT COVERAGE: 6.1%
BUILDING DATA: NOT TO EXCEED 35 FEET
PROPOSED BUILDING FOOTPRINT

6.

GENERAL PLANTING NOTES:

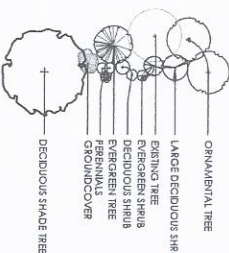
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATION AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 7" DEEP SPREAD HARDWOOD BARK MULCH, MATCH BEDDES 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. SOODING / 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 EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED 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 MATCHED TO EXISTING AND CONFORM TO THE PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THE PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACE.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACE.

PLANT KEY TYPICALS

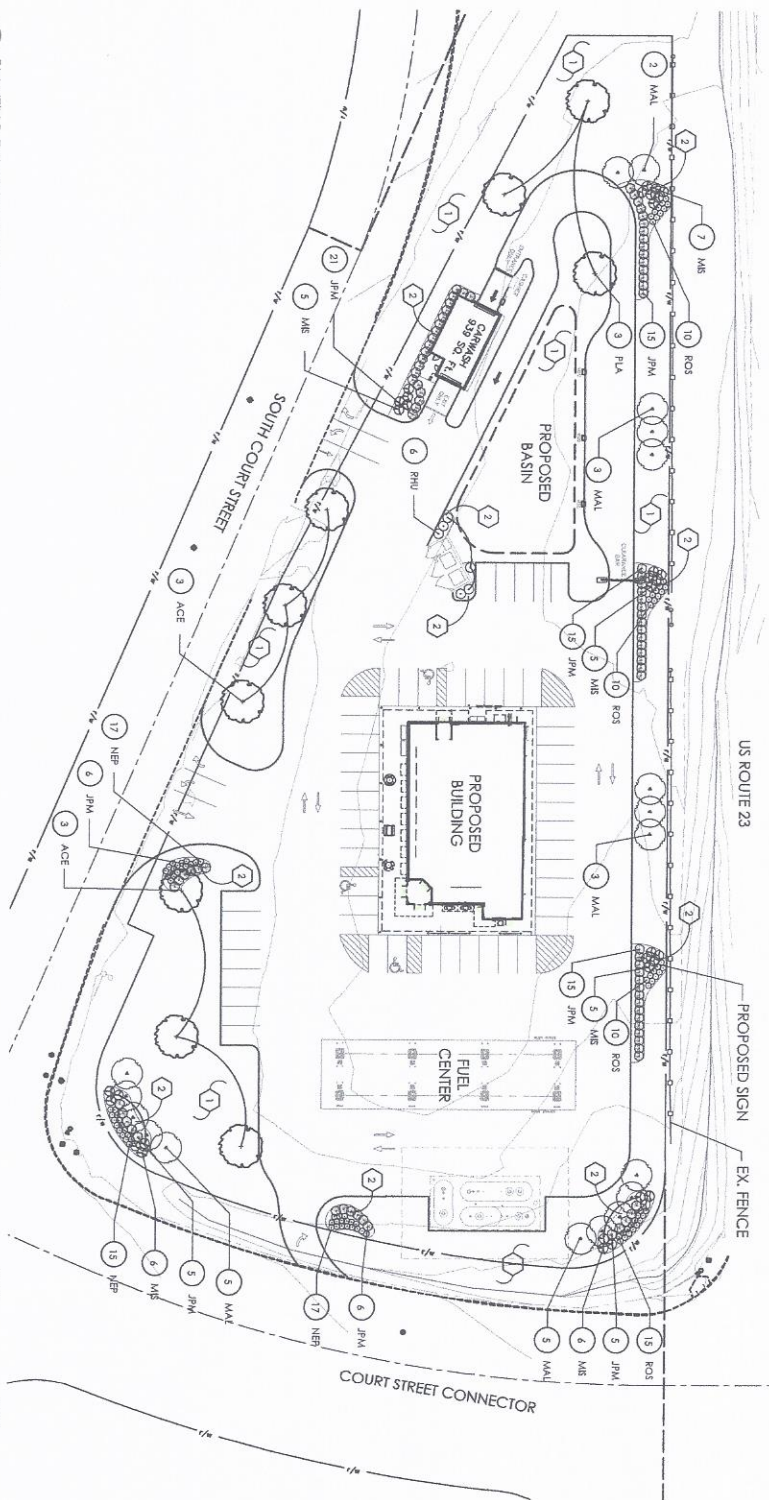
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.	REMARKS
6	ACE	ACER X FREEMAN'S TRENA.	SERENA GLIM WATLE	2' CAL.	B.B.	
18	MAL	MAULUS SNOOWERT.	SNOOWERT CABBAGE	2' CAL.	B.B.	
18	FLA	FLANINA X ACEROLIA MORION PLANE TREE	EXCLAMATION LONDON PLANE TREE	2' CAL.	B.B.	
68	JPM	JUNPERUS X PRETERIANA NINT JUEP	NINT JUEP JUNPER	3 1/2' HGT.	B.B.	
45	RCS	ROSA PARADIZ.	PARADIZ ROSE	3 1/2' HGT.	B.B.	
6	RHU	RHUS ARCADINCA GRO LOW	KNOCK OUT SHRUB ROSE	2 1/2' HGT.	B.B.	
6	RHU	RHUS ARCADINCA GRO LOW	KNOCK OUT SHRUB ROSE	2 1/2' HGT.	B.B.	
34	MS	MISCANTHUS SPENSIS GRACILIMUS	MAIDEN GRASS	NO. 2	CONT.	
49	NEP	NEPENTHA X FASSINA WALTER'S LOW	WALTER'S LOW CALMINT	NO. 2	CONT.	



3 PLANTING ENLARGEMENT PLAN

SCALE: 1"=30'

NOTE: THE COUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL TWIGS & BRANCHES. RETAIN NORMAL TOP OF ROOT MASS. PLANT FIBERS TO TOP OF ROOT MASS AT FINISH GRADE.

NOTE: THE COUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL TWIGS & BRANCHES. RETAIN NORMAL TOP OF ROOT MASS. PLANT FIBERS TO TOP OF ROOT MASS AT FINISH GRADE.

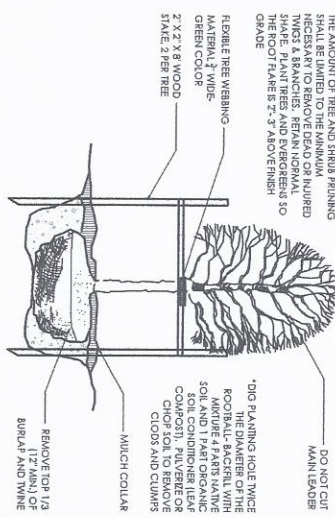


2 SHRUB PLANTING DETAIL

N.T.S.

1 DECIDUOUS TREE

N.T.S.



01-1001

REVISIONS

OVERALL LANDSCAPE PLAN

SHEETZ CIRCLEVILLE, OHIO
PREPARED FOR:
BIRD & BULL ENGINEER'S & SURVEYORS, INC.
3500 SNOUFFER RD #225, COLUMBUS, OH 43235

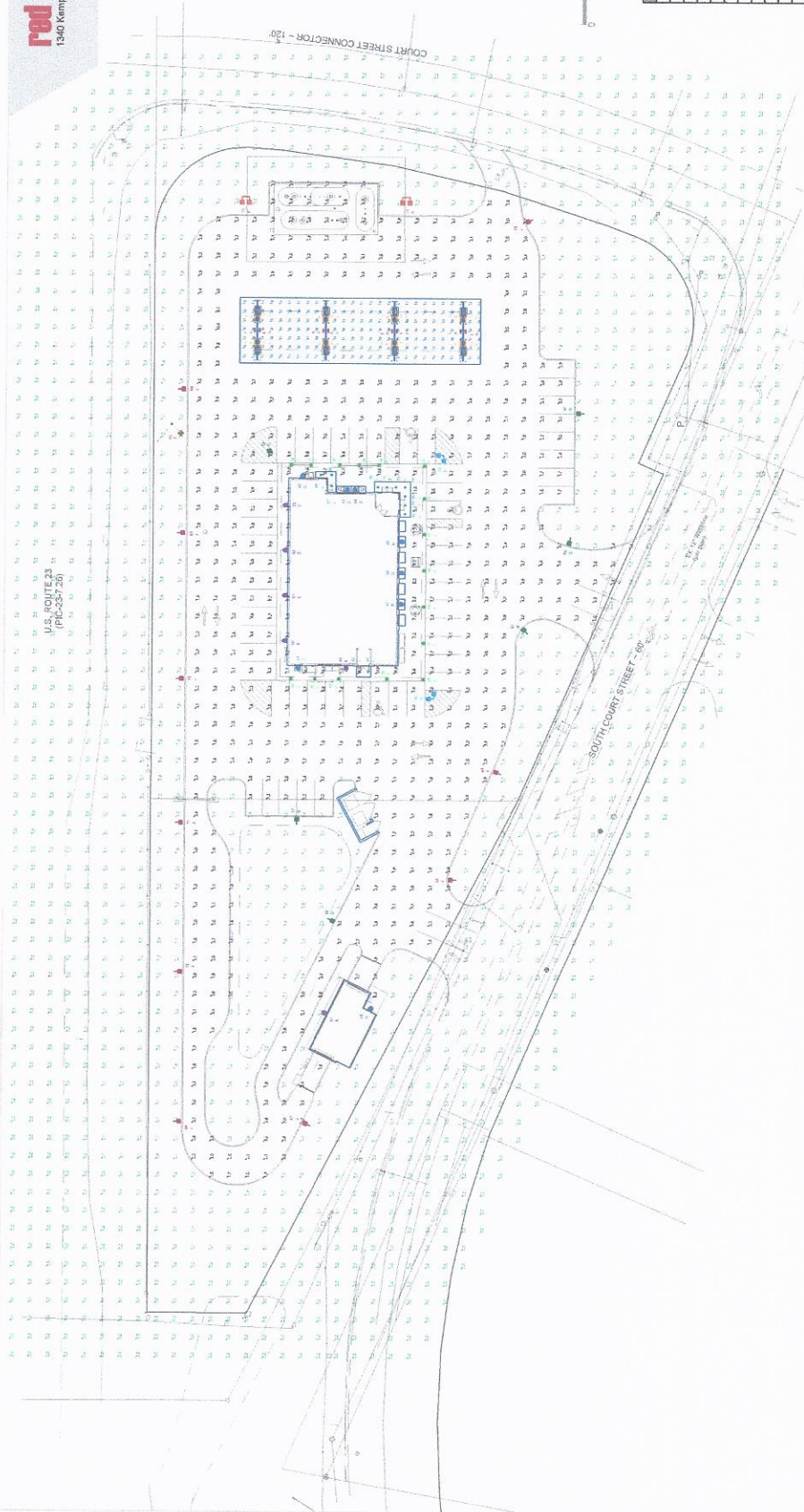
Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1944 www.farispplanninganddesign.com

L-1

DATE	1/22/20
PROJECT	19154
SHEET	

U.S. ROUTE 28
(I-75/28)



NORTH

GRAPHIC SCALE



LUM. NO.	LABEL	MTD. HT.	TILT
1-8	A	15.03	90
9-24	B	15.03	150
25-40	C	3	0
41-42	D	5.33	0
43-47	D	12	0
48	D	5.33	0
49-54	E	12	0
55-61	G	33	0
62-63	H	33	0
64-73	J	23	0
74-75	K	23	0
76-87	L	11.33	0

NOTE

* ALL AREA LIGHTS ON NEW 30 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLP	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
16	8	A	SINGLE	5080	1.030	80-UG-00	66	528	CREE INC.	F1D-CL-120X144X-XX-700-WAX-FR8XX
17	8	B	4 FT. LINEAR	4588	1.030	80-LJ-00	66	2112	CREE INC.	F1D-CL-120X144X-XX-700-WAX-FR8XX
18	8	C	SINGLE	1441	1.030	81-LJ-01	32	352	CREE INC.	FWY-EDC-3M-WAX-25-XX-80-37K
19	8	D	SINGLE	2547	1.030	81-LJ-01	36	288	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
20	8	E	SINGLE	8993	1.030	80-UG-02	66	408	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
21	8	F	SINGLE	11078	1.030	80-UG-02	66	165	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
22	8	G	SINGLE	11648	1.030	80-UG-02	66	516	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
23	8	H	2 @ 80 LUMENS	11648	1.030	80-UG-02	66	344	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
24	8	I	SINGLE	8850	1.030	81-LJ-02	36	860	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
25	8	J	SINGLE	9990	1.030	81-LJ-02	36	344	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
26	8	K	SINGLE	9990	1.030	81-LJ-02	36	344	CREE INC.	SEC-EDC-3M-WAX-25-XX-80-37K
27	8	L	SINGLE	730	1.030	N/A	N/A	97.2	BLACKHOLE INC.	BLK-CHLD-417-F-100-12 (BY OTHERS)

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	3.79	16.7	1.0	3.79	16.70
UNDEFINED	6.42	5.3	0.0	N/A	N/A
UNDER CANOPY	31.23	51	6	5.21	5.59

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

NEW SHEETZ STORE
"CIRCLEVILLE"

INT. OF SOUTH COURT STREET
AND COURT STREET CONNECTOR
CIRCLEVILLE, OHIO

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS

SHEETZ SIGN = 25.94 SQ. FT. X 3 = 77.82 SQ. FT.	
MTG SIGN = 26.52 SQ. FT X 1 = 26.52 SQ. FT	
TOTAL = 104.34 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 3 = 57.06 SQ. FT.
TOTAL = 73.23 SQ. FT.

GAS CANOPY AWNING

SHEETZ LOGO AREA = 35.5 SQ. FT. X 3 = 106.5 SQ. FT.

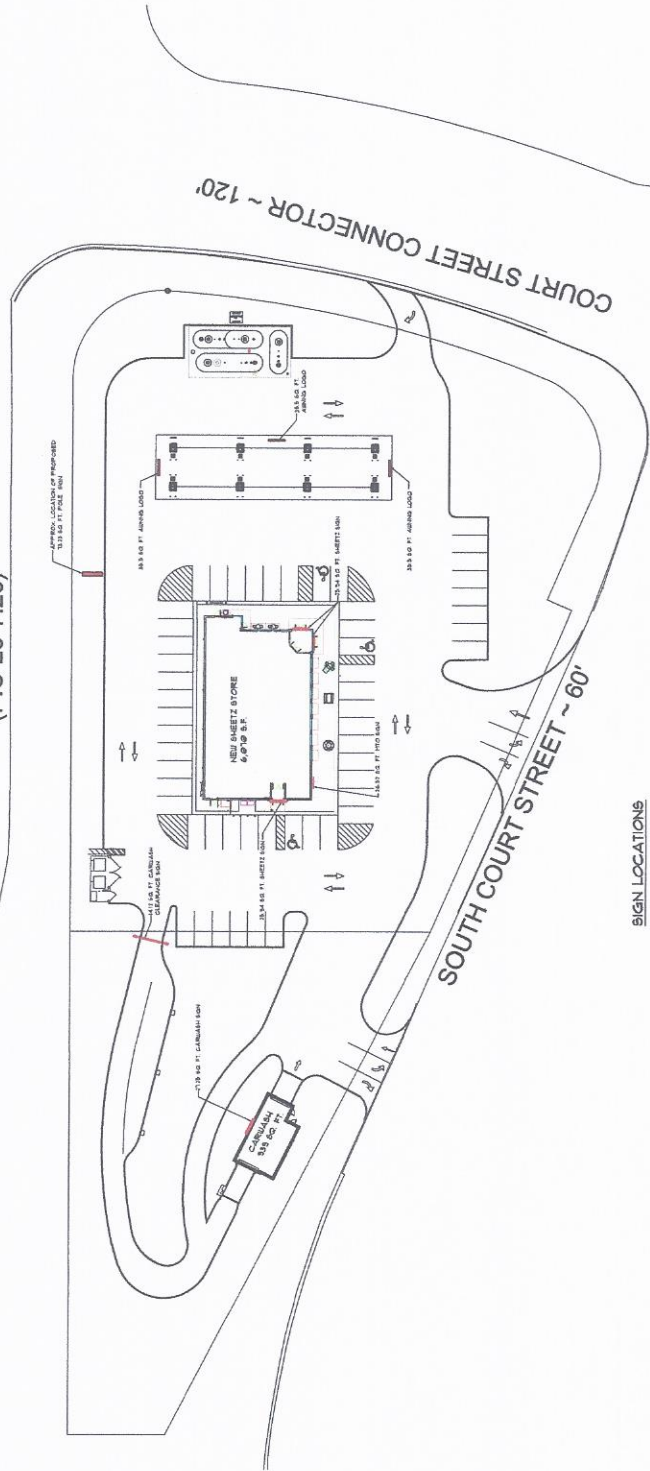
TOTAL = 106.50 SQ. FT. 106.50 SQ. FT.

CARWASH SIGNS

CARWAGH SIGN = 27.25 SQ. FT.	X 1 = 27.25 SQ. FT.
CLEARANCE BAR SIGN = 14.12 SQ. FT.	X 1 = 14.12 SQ. FT.
TOTAL	= 41.37 SQ. FT.

TOTAL SIGNAGE SQ. FT. FOR SITE = 325.44 SQ. FT.

U.S. ROUTE 23
(PIC-23-7.26)



SIGN LOCATIONS

CREATED: 01-22-20

[illegible]



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

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

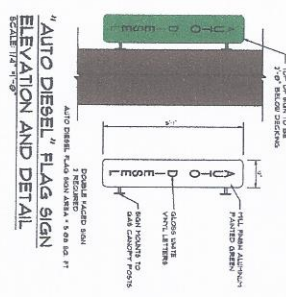
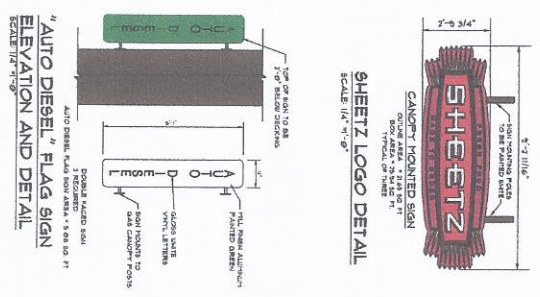
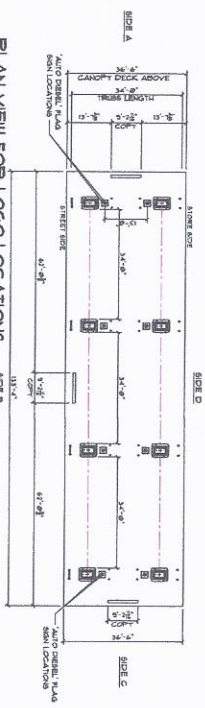
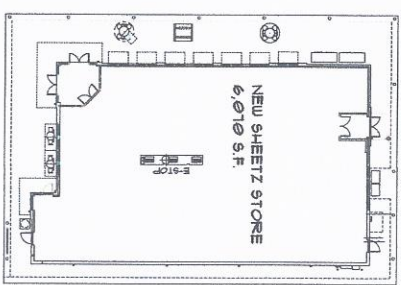
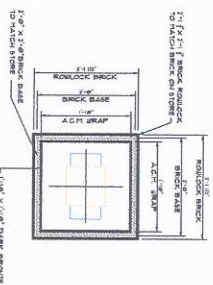
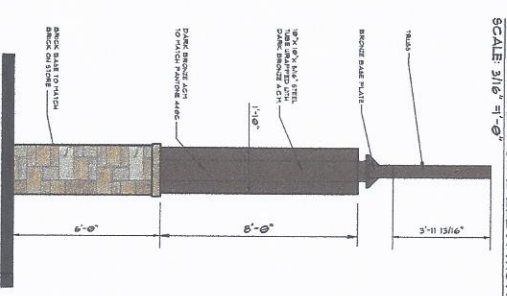
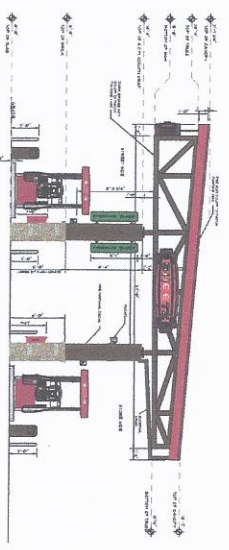
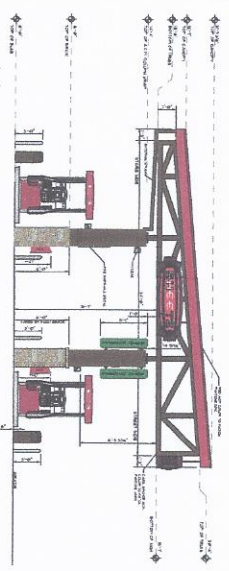
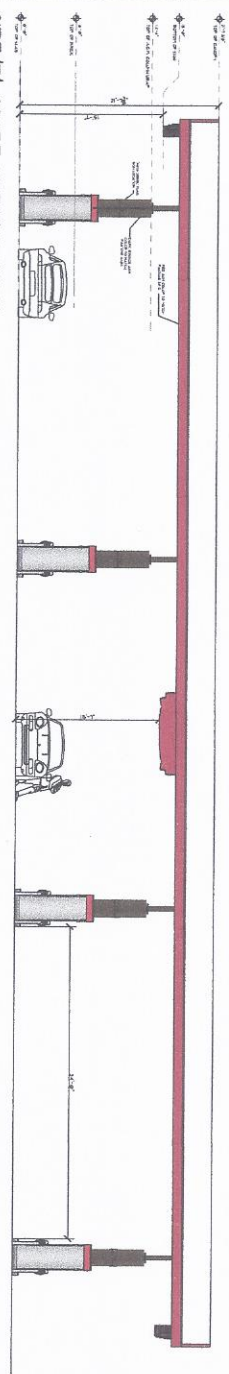
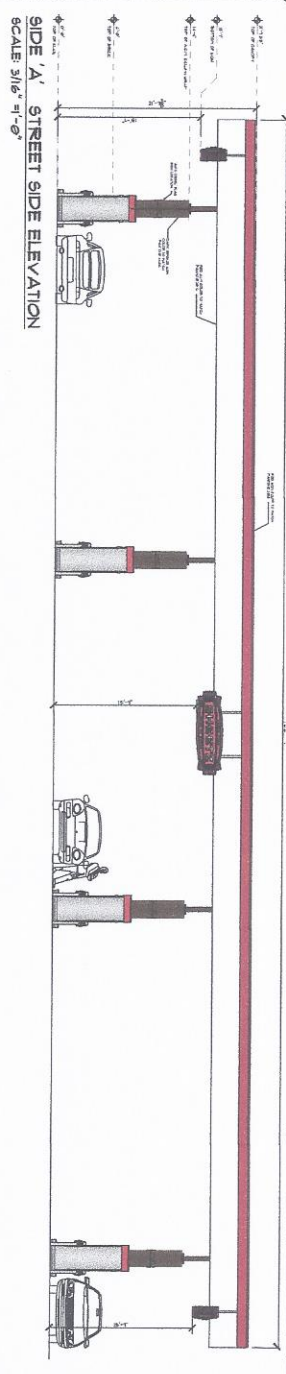
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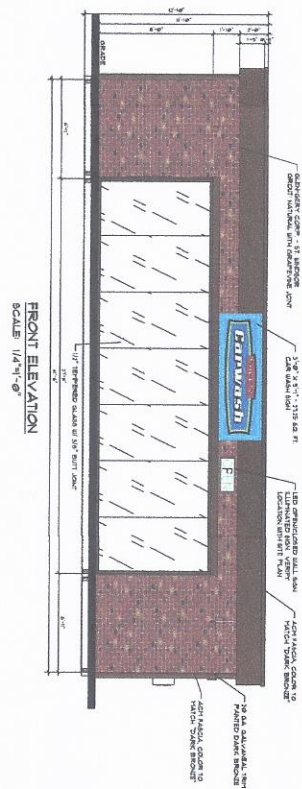
NEW SHEETZ STORE
"CIRCLEVILLE"
INT. OF SOUTH COURT STREET
AND COURT STREET CONNECTOR
CIRCLEVILLE, OHIO

EXTERIOR BUILDING ELEVATIONS

*Convenience Architecture
and Design P.C.*

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



RIGHT ELEVATION (ENTRANCE)
SCALE: 1/4"=1'-0"

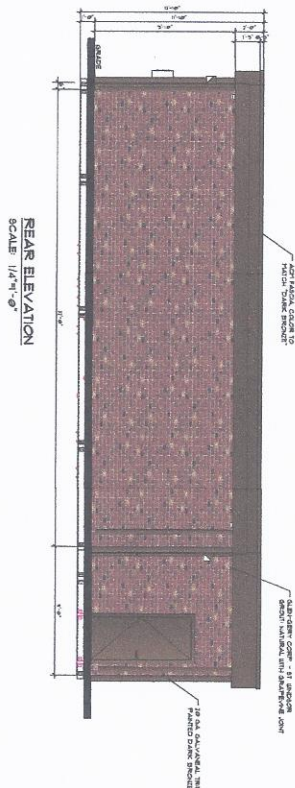
CARWASH INSTRUCTIONS WALL SIGN
SCALE: 1/4"=1'-0"
AS SHOWN

LED OPEN/CLOSED WALL SIGN
SCALE: 1/4"=1'-0"
AS SHOWN

BUILDING WALL SIGN
SCALE: 1/4"=1'-0"
AS SHOWN

CARWASH DISCLAIMER WALL SIGN
SCALE: 1/4"=1'-0"
AS SHOWN

CARWASH EXIT ONLY WALL SIGN
SCALE: 1/4"=1'-0"
AS SHOWN



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION (EXIT)
SCALE: 1/4"=1'-0"

NEW SHEETZ STORE
"CIRCLEVILLE"
INT. OF SOUTH COURT STREET
AND COURT STREET CONNECTOR
CIRCLEVILLE, OHIO

CAR WASH
EXTERIOR
ELEVATIONS

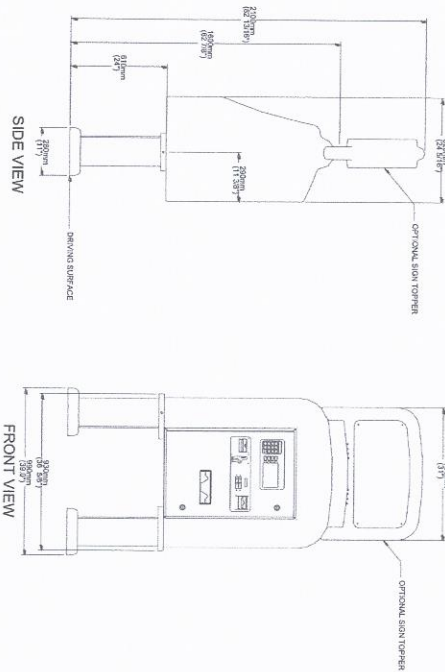
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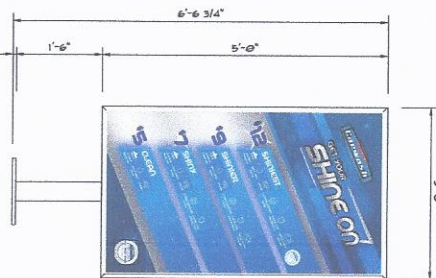
DATE	BY	DESCRIPTION

12

TELLER DETAIL 9
SCALE: NO SCALE



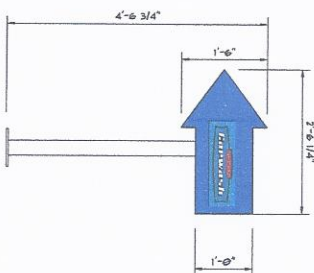
CARWASH MENU BOARD
SCALE: 1"=1'-0"
AREA = 15 SQ. FT.
SIGN TO BE BACK LT



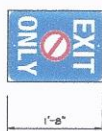
CARWASH DISCLAIMER WALL SIGN
SCALE: 1"=1'-0"
AREA = 6.00 SQ. FT.



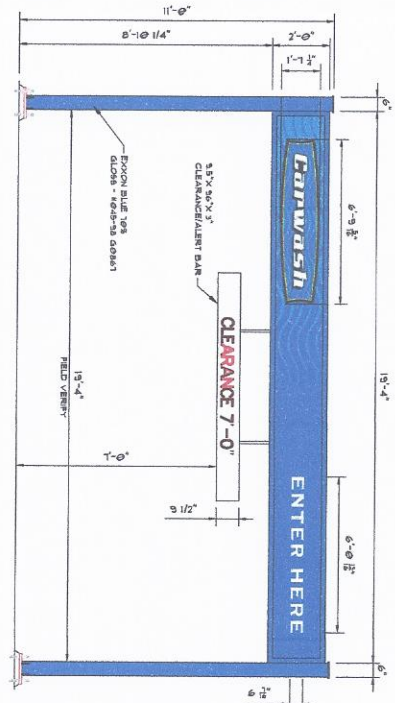
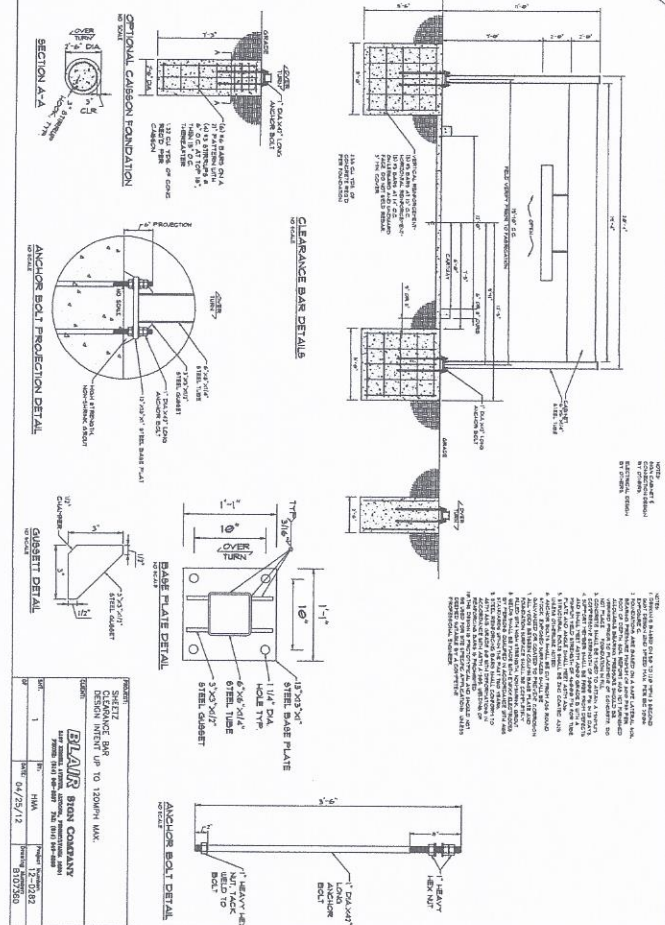
CAR WASH DIRECTIONAL SIGN
SCALE: 1"=1'-0"
AREA = 2.75 SQ. FT.
NON ILLUMINATED TYPICAL OF ONE



CARWASH EXT ONLY WALL SIGN
SCALE: 1"=1'-0"
AREA = 3.09 SQ. FT.
TYPICAL OF TWO



CARWASH INSTRUCTIONS WALL SIGN
SCALE: 1"=1'-0"
AREA = 2.75 SQ. FT.



CARWASH
SIGNS

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DATE	BY	DESCRIPTION

