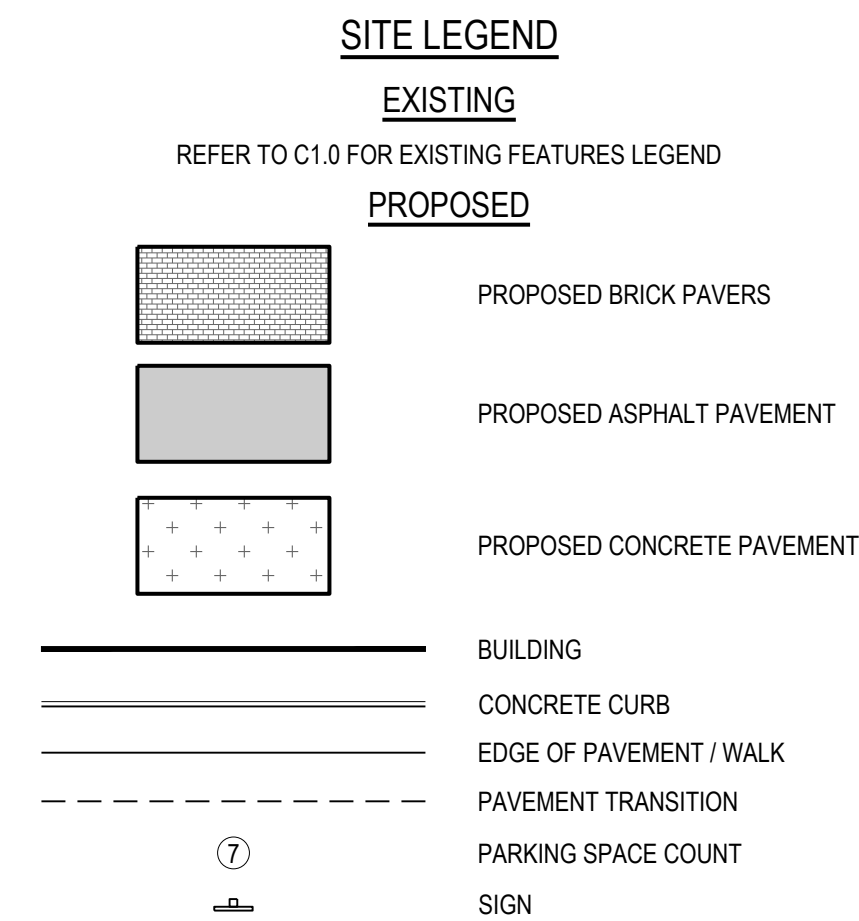
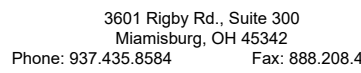




PARKING COUNT:	39 SPACES (2 ADA, 1 VAN)
BUILDING/CANOPY	= 6,139 SF (BLDG) + 3,489 SF (CNPY)
LOT COVERAGE:	= 9,628 SF = 0.22 ACRES 0.22 ACRES / 1.638 ACRES (SITE) x 100% 13% (LOT COVERAGE)

- ## CODED NOTES:
1. PROPOSED 6,139 SF STORE. REFER TO ARCHITECTURAL PLANS.
 2. PROPOSED DRIVE-THRU WINDOW.
 3. PROPOSED PATIO SEATING. REFER TO ARCHITECTURAL PLANS.
 4. PROPOSED 4" X 4" STOREFRONT BUMPER POST. SEE DETAIL ON SHEET C7.0.
 5. PROPOSED 6" BOLLARD. SEE DETAIL ON SHEET C7.0.
 6. PROPOSED BIKE RACK. SEE DETAIL ON SHEET C7.5.
 7. PROPOSED PROPANE LOCKER. SEE DETAIL ON SHEET C7.2.
 8. PROPOSED ICE MERCHANDISER LOCATION.
 9. PROPOSED DRIVE-THRU CANTILEVERED CLEARANCE BAR. REFER TO SIGNAGE PLAN.
 10. PROPOSED DRIVE-THRU TOUCH-SCREEN MENUBOARD. REFER TO SIGNAGE PLAN.
 11. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAIL ON SHEET C7.5 AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 12. PROPOSED DUMPSTER ENCLOSURE AND PAD. SEE DETAIL ON SHEET C7.3.
 13. PROPOSED AIR MACHINE. SEE DETAIL ON SHEET C7.1.
 14. PROPOSED FLAG POLE AND SPOTLIGHT. SEE DETAILS ON SHEET C7.2.
 15. PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C7.5.
 16. PROPOSED SIX (6) DISPENSER FUEL CANOPY. REFER TO ARCHITECTURAL PLANS.
 17. PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD. SEE DETAIL ON SHEET C7.0 FOR VENT PAD DETAIL.
 18. EMERGENCY STOP BUTTON FOR GASOLINE DISPENSERS. SEE DETAIL ON SHEET C7.1.
 19. PROPOSED SHEETZ SIGN. REFER TO SIGNAGE PLAN.
 20. PROPOSED LIGHT POLE. SEE DETAIL ON SHEET C7.2.
 21. PROPOSED STOP BAR. SEE DETAIL ON SHEET C7.4.
 22. PROPOSED STOP SIGN. SEE DETAIL ON SHEET C7.4.
 23. PROPOSED ISLAND SHALL BE NON-MOUNTABLE.
 24. PROPOSED DO NOT ENTER SIGN.
 25. PROPOSED "RIGHT TURN ONLY DURING PEAK HOURS" SIGN.
 26. PROPOSED PEDESTRIAN WARNING PAVEMENT MARKINGS.
 27. PROPOSED 2' HIGH 86 LF RETAINING WALL.



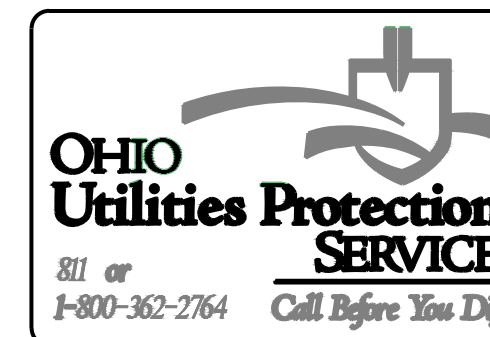
SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.	
Project Number:	763658
Scale:	AS SHOWN
Drawn By:	MRM
Checked By:	RAP
Date:	07.08.2024
Issue:	NOT FOR CONSTRUCTION

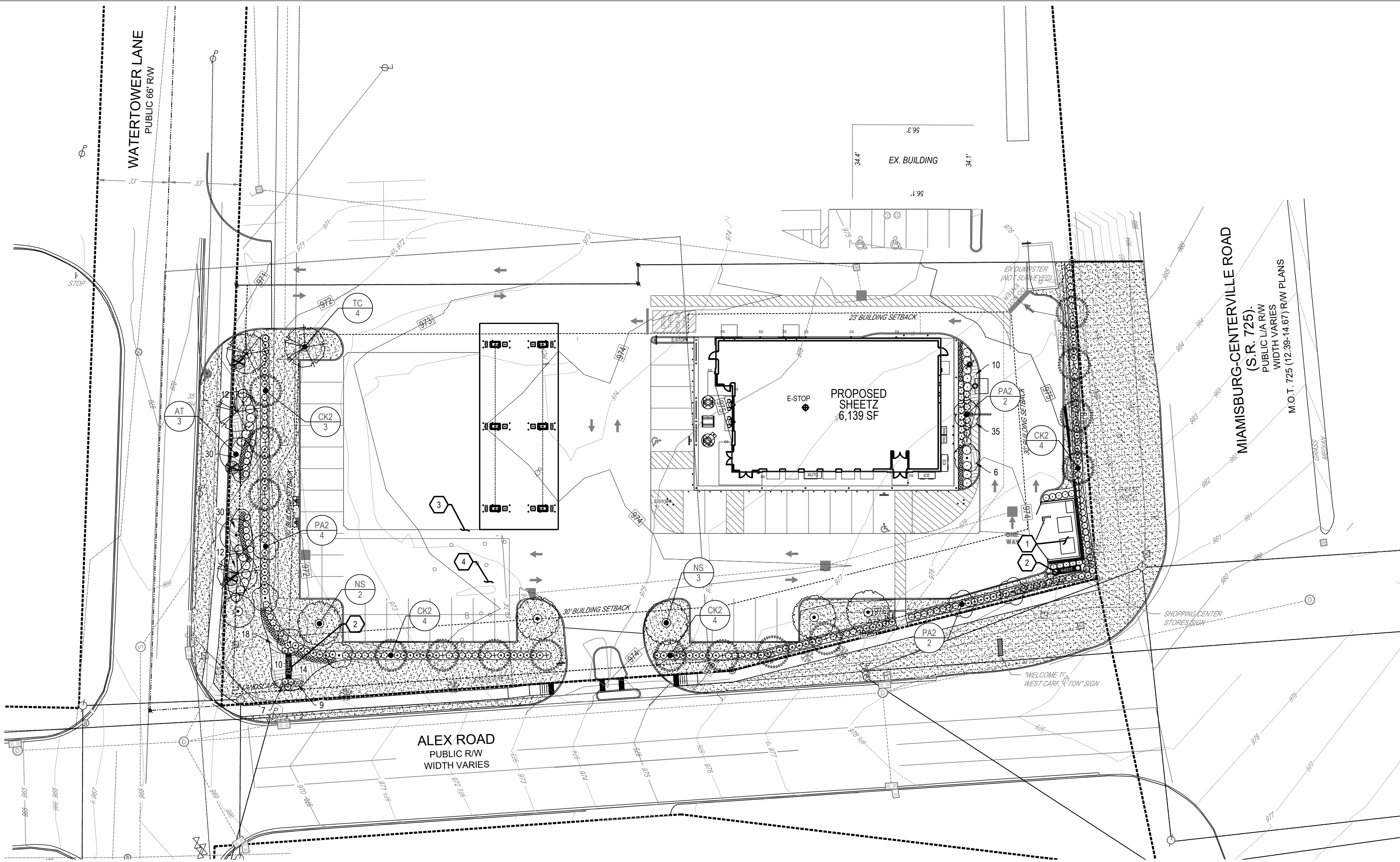
Drawing Title:
SITE PLAN

C3.0



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

W:\PROJECTS\SKILKEN GOLD\763658 Skilken Gold - Sheetz - West Carrollton, OH\06-LA_PLAN_CD\763658_Landscape Plan.dwg - 5/28/2024 - Makala Gibson



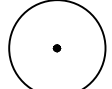
LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE SIDEWALK OR DECK
- OVERHEAD POWER LINE
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- SOD LIMIT
- MAJOR EXISTING CONTOUR
- MINOR EXISTING CONTOUR
- MAJOR ENGINEERED CONTOUR
- MINOR ENGINEERED CONTOUR
- EXISTING TREE TO BE REMOVED

CODED NOTES:

- PROPOSED TRASH ENCLOSURE
- PROPOSED MONUMENT SIGNAGE
- PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD
- PROPOSED STORMWATER DETENTION VAULT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES						
	AT	3	ACER TRUNCATUM SHANTUNG MAPLE	1.5" CAL	8-10' HT	AS SHOWN
	CK2	15	CORNUS KOUSA KOUSA DOGWOOD	1.5" CAL	8-10' HT	AS SHOWN
	NS	5	NYSSA SYLVATICA TUPELO	2" CAL	10-12' HT	AS SHOWN
	PA2	8	PRUNUS X 'JFS-KW14' FIRST BLUSH® CHERRY	1.5" CAL	8-10' HT	AS SHOWN
	TY	35	THUJA OCCIDENTALIS 'YELLOW RIBBON' YELLOW RIBBON ARBORVITAE	---	6' HT	3'-0" OC
	TC	4	TILIA CORDATA LITTLELEAF LINDEN	2" CAL	10-12' HT	AS SHOWN
SHRUBS						
	AE	87	ABELIA X 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	---	24-36" HT	3'-0" OC
	CK3	63	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	---	24" HT	2'-0" OC
	CF	24	CORNUS SERICEA 'FAIRROW' ARCTIC FIRE® RED TWIG DOGWOOD	---	24" HT	4'-0" OC
	CG	14	CRYPTOMERIA JAPONICA 'GLOBOSA NANA' DWARF JAPANESE CEDAR	---	24" HT	3'-0" OC
	IS3	93	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	---	24" HT	3'-0" OC
GROUND COVERS						
	HA	129	HYPERICUM ADPRESSUM CREEPING ST. JOHNSWORT	---	1 GAL	1'-6" OC
	JB	64	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	---	3 GAL	3'-0" OC
	PP	20,382 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		
--- NUMBER INDICATED ON HATCH THROUGHOUT THE DRAWING REFLECTS THE NUMBER OF PLANTS IN THAT PARTICULAR AREA						

NUMBER INDICATED ON HATCH THROUGHOUT THE DRAWING
REFLECTS THE NUMBER OF PLANTS IN THAT PARTICULAR AREA

MULCH

- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE HAMMERED HARDWOOD MULCH
- CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN
- LANDSCAPE ISLANDS ADJACENT TO THE TANK MAP AND BUILDING SHALL CONTAIN STONE MULCH, 1-3" JACKS, LOCALLY SOURCED AND INSTALLED OVER A WEED BARRIER

LANDSCAPE REQUIREMENTS

VEHICULAR USE AREAS (SEC 154.13.01.G)

PERIMETER LANDSCAPING - 5' PERIMETER SCREENING WITH EITHER 1 SHADE TREE @ 30' OC
AND SHRUBS @ 3' OC OR 1 ACCENT TREE @ 25' OC AND SHRUBS 3' OC

REQUIRED PERIMETER LANDSCAPING: 22 ACCENT TREES, 163 SHRUBS (555 LF)
PROVIDED PERIMETER LANDSCAPING: 22 ACCENT TREES, 163 SHRUBS

INTERIOR LANDSCAPE AREA - 5% OF THE TOTAL AREA DEVOTED TO PARKING SPACE AND
LANES SHALL BE LANDSCAPED AND PERMEABLE

REQUIRED INTERIOR LANDSCAPE AREA: 2,470 SF (49,392 SF * 5%)
PROVIDED INTERIOR LANDSCAPE AREA: 2,735 SF

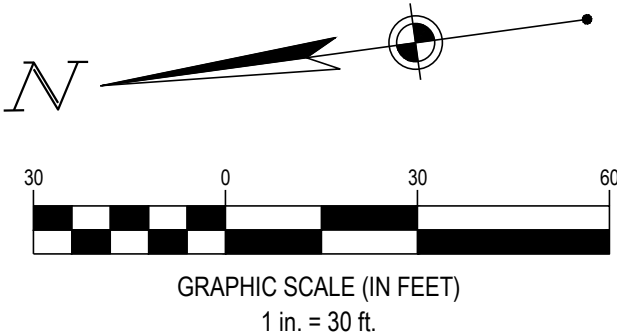
MINIMUM TREE SPECIFICATIONS - 2 TREES SHALL BE PROVIDED FOR EVERY 5,000 SF OF
TOTAL GROUND COVERED BY STRUCTURES AND PAVEMENT

REQUIRED TREES: 24 TREES (58,727 SF / 5000)
PROVIDED TREES: 24 TREES

LANDSCAPING REQUIREMENTS MATRIX (SEC 154.13.01.J)

PLANTING ALONG RIGHT-OF-WAY (FRONT YARD) - 10% OF TOTAL REQUIRED FRONT YARD
AREA MUST BE LANDSCAPED WITH A COMBINATION OF TREES, SHRUBS, PLANTING BEDS
AND/OR PERENNIALS

REQUIRED FRONT YARD LANDSCAPING: 1,212 SF (12,118 SF * 10%)
PROVIDED FRONT YARD LANDSCAPING: 1,260 SF



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO
COMMENCE. THE CONTRACTORS SHALL NOTIFY
THE FOLLOWING AGENCIES: OHIO UTILITIES
PROTECTION SERVICE AT 811 OR 1 (800) 362-2764
AND ALL OTHER AGENCIES WHICH MIGHT HAVE
UNDERGROUND UTILITIES INVOLVING THIS
PROJECT AND ARE NONMEMBERS OF OHIO
UTILITIES PROTECTION SERVICE



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ -
WEST CARROLLTON, OH

2100 SOUTH ALEX ROAD
WEST CARROLLTON, OH 45449

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 763658

Scale: AS SHOWN

Drawn By: JAL

Checked By: EAB

Date: 04.29.2024

Issue: NOT FOR CONSTRUCTION

Drawing Title:

LANDSCAPE PLAN

L1.0