



DEPARTMENT OF
DEVELOPMENT & ZONING

FINAL DEVELOPMENT PLAN APPLICATION

5111 South Old 3C Highway, Westerville, OH 43082

P: 614.899.0725

www.GenoaTwp.com

Zoning@GenoaTwp.com

#: _____

PROPERTY INFORMATION

Property Owner Name(s):

CRI OUTPARCELS LLC

Address or Parcel Number(s):

7447 STATE ROUTE 3, WESTERVILLE, OH (PARCEL: 31734201008004)

City: **WESTERVILLE (GENOA TOWNSHIP)**

State: OH

ZIP Code: **43082**

Phone Number: (**508**)**270-1476**

Fax Number: ()

E-Mail Address: **robert.polo@eg-america.com**

APPLICANT INFORMATION—If the same as owner, check here: ☐

Name(s) and Firm/Company: **Rob Polo (EG America)**

Street Number: **165**

Street Name: **FLANDERS ROAD**

City: **WESTBOROUGH**

State: **MA**

ZIP Code: **01581**

Phone Number: ()

Fax Number: ()

E-Mail Address: **robert.polo@eg-america.com**

REPRESENTATIVE INFORMATION—If the same as applicant, check here: ☐

Name(s) and Firm/Company: **Josh Long, CESO (CIVIL ENGINEER)**

Street Number: **2800**

Street Name: **CORPORATE EXCHANGE DRIVE, SUITE 400**

City: **COLUMBUS**

State: **OH**

ZIP Code: **43231**

Phone Number: (**567**)**208-9233**

Fax Number: ()

E-Mail Address: **josh.long@cesoinc.com**

Are you submitting this application on behalf of the property owner? ☒ Yes ☐ No

PROJECT INFORMATION

Type: ☐ Original Plan Submission ☒ Amendment to an Approved Plan

Name of Project/Development: **Turkey Hill (Previously ZC 2001-10 Genoa Square)**

Zoning District(s): **PD-2**

Existing Use(s): **Fueling Center Convenience Store & Car Wash**

Proposed Use(s): **Fueling Center Convenience Store & Car Wash**

Scope of work: **Replacing vacuums and signage. Parking lot striping being revised.**

Gross Acreage:

1.37 ACRES

RESIDENTIAL

Gross Acreage (minus Right-of-Ways):

1.37 ACRES

Number of Proposed Units: _____

Net Developable Acreage:

1.37 ACRES

Number of Proposed Lots (Buildable): _____

Net Density:

N/A

Number of Phases/Sections: _____

Proposed Open Space (Acres and %):

0.17 AC. (12%)*

NON-RESIDENTIAL

Proposed Common Open Space (Acres and %):

0 (0%)

Building Size (Square Feet): _____


***PROJECT PROPOSES TO REMOVE ONE LANDSCAPE ISLAND (66 SF)**

SEE NEXT PAGE

EFFECTIVE: 5/1/21

By signing this application, I hereby acknowledge: I have provided all required and applicable fees, materials, plans, and documentation, as well as the proper number of copies of each as further detailed in the Zoning Fee Schedule and Article 27 of the Genoa Township Zoning Resolution; the information contained herein, as well as on all supplemental materials being submitted is true and correct; all applicable provisions of the Genoa Township Zoning Resolution and any other applicable zoning cases shall be complied with unless relief is otherwise requested and granted; the subject request may require review by other governmental agencies; zoning permits will need to be obtained to construct any building or structure on the subject property; I have a legitimate and verifiable interest in the property; both the requested development(s) and the identified property herein may be subject to reasonable inspection(s) by Genoa Township for the purposes of determining and/or verifying zoning compliance; I am authorizing said inspection(s); and this application may be rejected and returned, or denied, if found to be administratively incomplete and/or not in compliance with the Genoa Township Zoning Resolution.


EG America
Nick Unkovic, Secretary
Printed Name(s) of Applicant(s)


Signature(s) of Applicant(s)

Date: 8/10/2022

NOTE: If the property owner(s) is/are not the official applicant(s) of record, they must also sign the application. *

Beth A. VanderPol
Printed Name(s) of Property Owner(s)


Signature(s) of Property Owner(s)
Property Manager, Agent for Owner

Date: 08/12/22

* _____ Documentation proving the applicant has the permission of the property owner(s) to submit this application and/or has a legal interest in the subject property(ies) has been submitted in lieu of the signature(s) of the property owner(s).

PLEASE DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Date Received: _____ Received By: _____ Payment Type: _____ Check No.: _____ Amount: _____

Application Complete? ☐ Yes ☐ No Staff Completing Review: _____

Zoning Commission Action: ☐ Major Amendment ☐ Minor Amendment Date of Action: _____

☐ Approved ☐ Denied Date of Action: _____

NOTES: _____

Board of Trustees Action: ☐ Approved ☐ Denied Date of Action: _____

NOTES: _____

Amended Development Text for Lots 4556 & 4557 of Genoa Square

Date: November 18, 2022

Parcel: 31734201010002

Address: 7425 State Route 3, Westerville, (Genoa Township), Delaware County, OH

The applicant proposed to amend the existing development text for lots 4556 & 4557 of Genoa Square dated September 28, 2001, revised from the September 24, 2001, PZC meeting.

A. Building & Site Criteria

The applicant proposes no changes to the building and site criteria.

B. Parking

The applicant proposes no changes to the number parking spaces provided (See Exhibit A).

C. Lighting

The applicant proposes no changes to the building and site criteria.

D. Signage

The applicant has submitted a list of permitted signs along with their dimensions (See Exhibit B).

The applicant agrees to, and/demonstrate compliance with the standards set forth in Section 1804.10 (including sub-sections) as they pertain to the proposed digital portions of the ground sign.

E. Plat

The applicant proposes no changes to the plat.

F. Divergence from the Zoning Code

1. Article 19 – Parking Standards, Section 1903 Off-Street Parking Design Standards.

Minimum width of parking spaces (45-degree) per code = 14'

Minimum width of parking spaces proposed (50-degree) (vacuum spaces) = 12'

2. Article 18 – Freestanding Signage Section 1804

Maximum total area of freestanding signage per code = 29 SF (25SF +15% Bonus for width of R/W (245') & State Route 3 speed limit (35mph)

Total area of freestanding signage proposed = 47.1 SF

Project: EG America – 7447 SR 3 Westerville, OH – Car Wash & Vacuum Revision

Scope:

1. Revise internal car wash (Building permits received through Delaware County)
2. New vacuums installed to replace existing vacuums
 - a. Existing = 2 vacuums, 4 spaces
 - b. Proposed = 6 vacuums, 6 spaces
 - c. Detail on sheet CFG09.0
3. Existing air stations removed (located within curb island of the eastern ex. vacuum)
4. Proposed air tower added
 - a. Detail on sheet CFG09.0
5. Pavement replacement at the proposed 6 vacuum spaces
6. Existing parking lot striping revised per CFG4.0
7. Existing landscape island to be removed
8. Proposed directional sign, dryer timer, height bar, menu board, pay station, arrow pavement markings, and gate to be added to the exterior car wash stacking route

The purpose of this project is to revise the internal portion of the car wash building, revise the vacuum spaces, and update signage for the exterior car wash stacking route. The project does not propose any revisions to the site access.

Construction on the site occurred with approval from Delaware County but not from Genoa Township Zoning due to a misunderstanding during the permitting process. As of July 11, 2022, the parking lot has been restriped, the vacuums have been replaced, the air tower has been replaced, and temporary signage has been put in place with permits from Genoa Township. Sheet CFG04.0 from the development plan amendment application outlines the changes that have occurred. The only proposed change to the site from the July 11, 2022, conditions is restriping of the angled parking spaces to be increased in size to meet Genoa Township code.

Signage bonuses will be applied to this site per section 1804.05.

- A. Width of the R/W is 245.5' (10% bonus)
- B. Speed limit = 35 mph (5% bonus)
- C. Total Bonus = 15%

The proposed project requires two divergences from the existing development text.

1. 50-degree parking stalls minimum width to be 12' (code = 14' for 45-degree stalls)
 - a. To utilize the existing pavement space and align the parking spaces with the existing curb, the vacuum spaces are proposed at 12' wide and at a 50-degree angle. Code requires 14' for 45-degree angle spaces and 11.5' width for 60-degree angle spaces. Utilizing the 12' width allows for maximizing the parking within the existing space while not changing the open space or existing landscaping that enhances the site.
2. Total area of freestanding signage to be 47.1 SF (code = 29 SF)
 - a. The freestanding signage proposed on site are for information purposes specific to the convenience store business. The price sign for the gas is critical to the functionality of the site and the additional sign is for the car wash pricing. The sign is required to be free standing to provide proximity to the cars queuing in line to read the sign.

The applicant requests this modification to the existing development plan be considered by the Genoa Township zoning commission. Per section 2710.03 of the Genoa Township zoning code, the following factors are the criteria for determining if the change is a minor or major change.

- A. A significant change in the Use or character of the development
 - a. The use of the site will remain unchanged. The site will be utilized as a conveyance store with fuel sales and a car wash.
- B. A significant increase in overall coverage of Structures
 - a. The existing structures are to remain and any modifications to the building will be interior
- C. An increase in the Density
 - a. There will be no increase in the density
- D. An increase in the problems of traffic circulation and public utilities
 - a. The site circulation will remain unchanged. The spirit of the original layout is met, and modifications are minor in nature to serve the replaced vacuums and air stations
- E. A significant reduction in approved Open Space
 - a. There is no significant change in open space
- F. A reduction of required Off-Street parking and loading space
 - a. The site provides 27 code compliant parking spaces
- G. A reduction in required pavement widths; or
 - a. There is no significant change in pavement width
- H. A reduction of the acreage in the Planned Development.
 - a. There will be no change to the site acreage

Site Pictures:



Photo 1: Existing Turkey Hill Store



Photo 2: Existing Car Wash



Photo 3: Existing Fuel Canopy



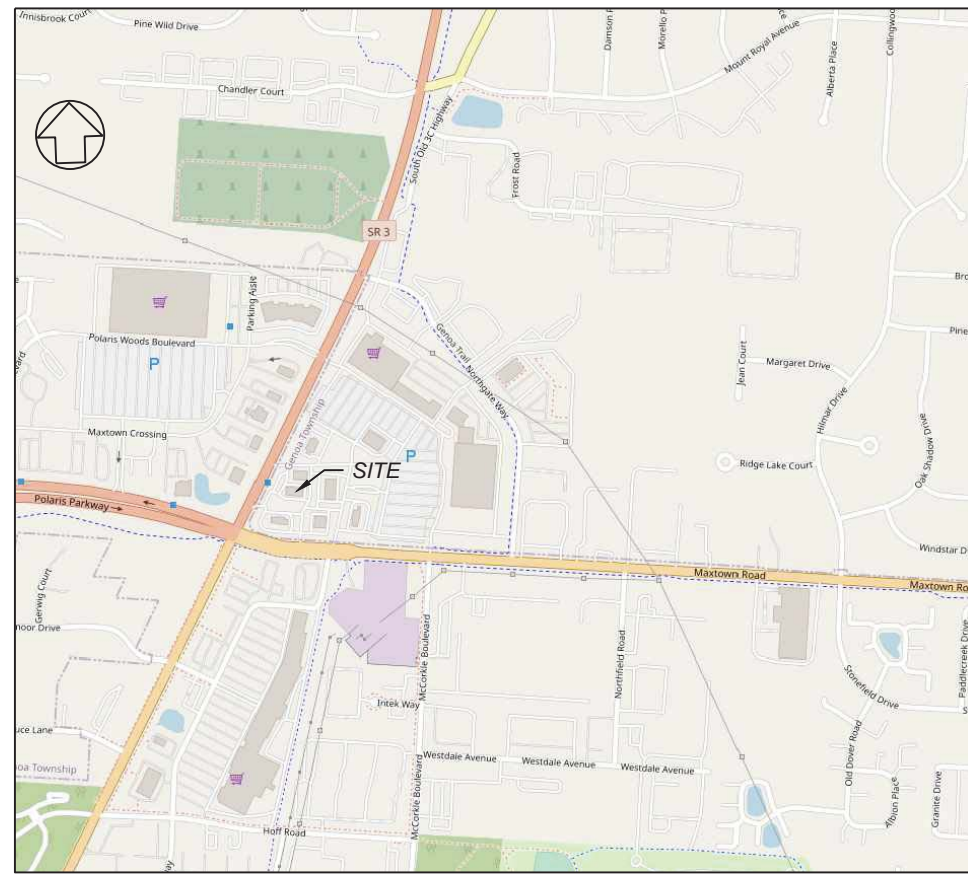
Photo 4: Installed in 2022 Vacuums



Photo 5: Parking lot striping constructed in 2022

APPENDIX A

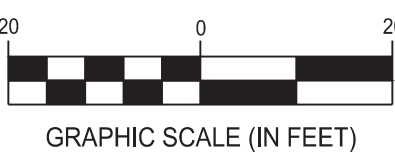
CIVIL PLANS



Surveyor's Notes

- North and Bearing System based upon Ohio State Plane, North Zone NAD 83 (2011) and further based upon GPS Observations performed by CESO, Inc. in April of 2021, utilizing the Ohio CORS V.R.S. Network.
- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Fidelity National Title Insurance Company, Commitment Number GLW2100797, Effective Date April 15, 2021 at 6:00 AM.
- The utilities shown are located from field survey information, OUPS Ticket #B112601288, and/or existing drawings. Underground markings are shown per Underground Detective Utility Locate Scan dated April 15, 2021. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contacting a private underground utility location service.
- All data sources, documents and records shown hereon are on file in the Delaware County Recorder's office located in Delaware, Ohio.
- All monumentation shown hereon is in good condition unless otherwise noted.
- The subject parcel can be accessed along S.R. 3 (public).
- The surveyor was not made aware of any proposed changes in street right-of-way lines at the time of survey.
- There was no evidence of recent street or sidewalk construction at the time of survey.
- Existing buildings and improvements are as shown hereon.
- There currently exist: 26 parking spaces on the subject parcel of which 2 are ADA accessible.
- By graphic plotting only, this property is in Zone "X" - Area outside 0.2% annual flood" of the Flood Insurance Rate Map, Map Number 39041C0270K which bears an Effective Date of April 15, 2009 and IS NOT in a special flood hazard area. As shown on the FEMA website (<https://msc.fema.gov/>) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

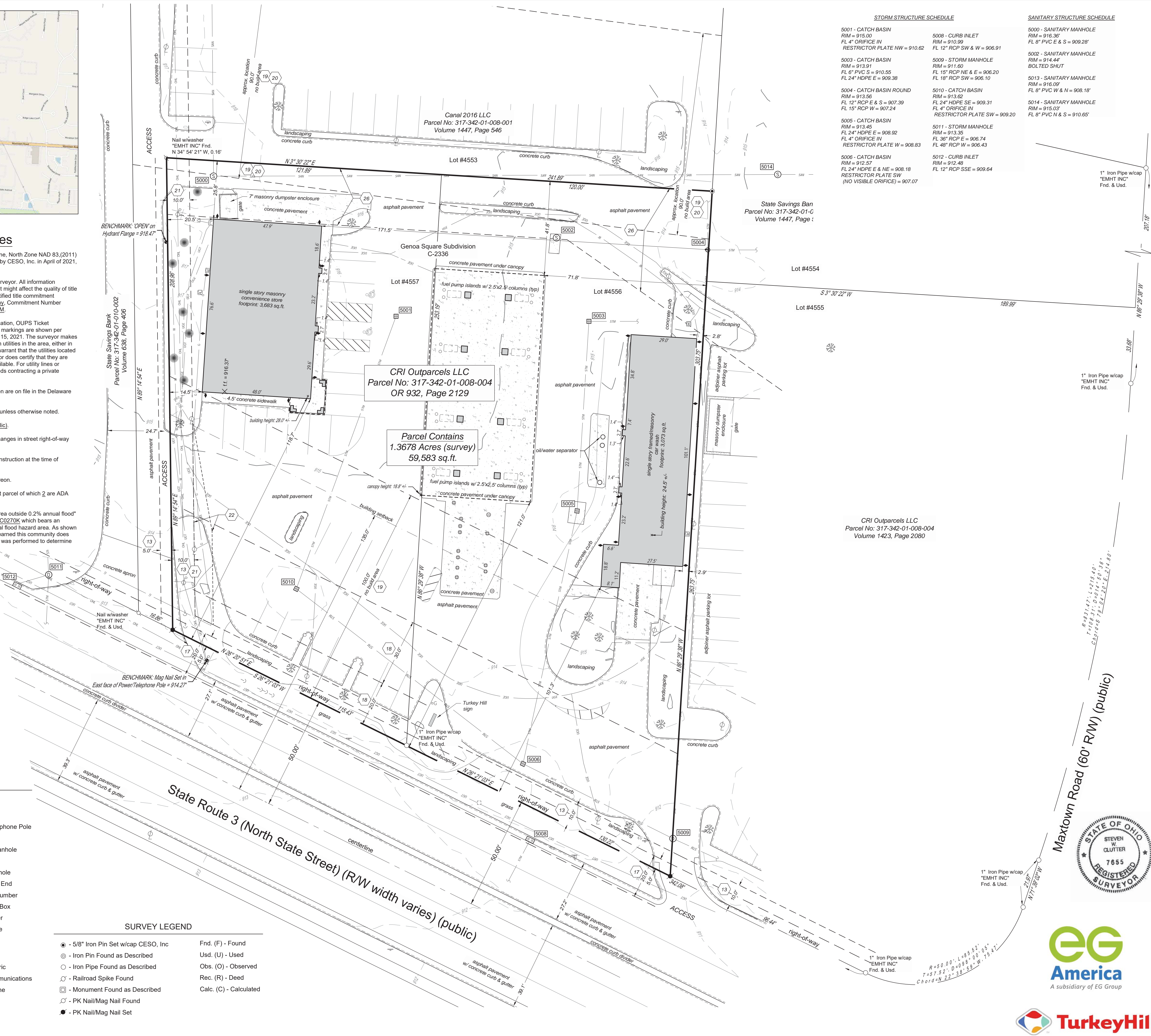


TOPOGRAPHIC LEGEND

- | | |
|------------------------------------|------------------------|
| ○ Bollard | ☼ Pine Tree |
| ☐ Catch Basin | ○ Post |
| ☼ Cleanout | ⚡ Power Telephone Pole |
| ☼ Deciduous Tree | ⚡ Power Pole |
| ⬇️ Downspout | Ⓢ Sanitary Manhole |
| ⚡ Electric Meter | ⚡ Sign |
| ⚡ Fire Hydrant | Ⓢ Storm Manhole |
| ⚡ Fuel Fill Lid | ⚡ Storm Pipe End |
| ⚡ Fuel Vent | ### Structure Number |
| ⚡ Gas Line Marker | ☐ Telephone Box |
| ⚡ Gas Meter | ☐ Water Meter |
| ☐ Light Pole | ○ Water Valve |
| — G — Gas Line | |
| — W — Water Line | |
| — UGE — Underground Electric | |
| — UGT — Underground Communications | |
| — OHL — Overhead Utility Line | |
| — STM — Storm Sewer | |
| — SAN — Sanitary Sewer | |
| — — Ditch Centerline | |

SURVEY LEGEND

- | | |
|---------------------------------------|------------------------|
| ⦿ - 5/8" Iron Pin Set w/cap CESO, Inc | Fnd. (F) - Found |
| ⦿ - Iron Pin Found as Described | Usd. (U) - Used |
| ○ - Iron Pipe Found as Described | Obs. (O) - Observed |
| ⚡ - Railroad Spike Found | Rec. (R) - Deed |
| ☐ - Monument Found as Described | Calc. (C) - Calculated |
| ⚡ - PK Nail/Mag Nail Found | |
| ● - PK Nail/Mag Nail Set | |



STORM STRUCTURE SCHEDULE

- | | |
|---|---|
| 5001 - CATCH BASIN
RIM = 915.00
FL 4" ORIFICE IN
RESTRICTOR PLATE NW = 910.62 | 5008 - CURB INLET
RIM = 910.99
FL 12" RCP SW & W = 906.91 |
| 5003 - CATCH BASIN
RIM = 913.91
FL 6" PVC S = 910.55
FL 24" HDPE E = 909.38 | 5009 - STORM MANHOLE
RIM = 911.60
FL 15" RCP NE & E = 908.20
FL 15" RCP SW = 906.10 |
| 5004 - CATCH BASIN ROUND
RIM = 913.56
FL 12" RCP E & S = 907.39
FL 15" RCP W = 907.24 | 5010 - CATCH BASIN
RIM = 913.62
FL 24" HDPE SE = 909.31
FL 4" ORIFICE IN
RESTRICTOR PLATE SW = 909.20 |
| 5005 - CATCH BASIN
RIM = 913.45
FL 24" HDPE E = 908.92
FL 4" ORIFICE IN
RESTRICTOR PLATE W = 908.83 | 5011 - STORM MANHOLE
RIM = 913.35
FL 36" RCP E = 906.74
FL 48" RCP W = 906.43 |
| 5006 - CATCH BASIN
RIM = 912.57
FL 24" HDPE E & NE = 908.18
RESTRICTOR PLATE SW
(NO VISIBLE ORIFICE) = 907.07 | 5012 - CURB INLET
RIM = 912.48
FL 12" RCP SSE = 909.64 |

SANITARY STRUCTURE SCHEDULE

- | | |
|---|---|
| 5000 - SANITARY MANHOLE
RIM = 916.35
FL 8" PVC E & S = 909.28 | 5002 - SANITARY MANHOLE
RIM = 914.44
BOLTED SHUT |
| 5013 - SANITARY MANHOLE
RIM = 916.09
FL 8" PVC W & N = 908.18 | 5014 - SANITARY MANHOLE
RIM = 915.03
FL 8" PVC N & S = 910.65 |

Exhibit "A" Legal Description

Situated in the State of Ohio, County of Delaware and in the Township of Genoa, and being Lot Number 4556 and Lot Number 4557, in Genoa Square Subdivision, as the same are numbered and delineated upon the plat recorded in Plat Cabinet 2, Page 236, Recorder's Office, Delaware County, Ohio.

TOGETHER WITH those non-exclusive beneficial easements for ingress and egress, and sanitary sewer and water lines as set forth in the certain Easements Agreement, of record in Official Record 638, Page 827, and modified in Official Record 182, Page 1997, Recorder's Office, Delaware County, Ohio.

TOGETHER WITH the non-exclusive rights of access (right in only) contained in the Reciprocal Easement of record in Official Record 73, Page 280, Recorder's Office, Delaware County, Ohio.

Schedule B

- Easements, setback lines, conditions, restrictions and no vehicular access shown on plat recorded in Plat Cabinet 2, Slide 236 and 236A, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Easement granted to The Logan Natural Gas and Fuel Company recorded in Lease Volume 4, Page 44, of the Delaware County, Ohio Records.
-DOCUMENT NOT SUPPLIED TO SURVEYOR, 05/10/2021
- Easement granted to The Logan Natural Gas and Fuel Company, recorded in Lease Volume 4, Page 359, as subsequently assigned to The Logan Gas Company in Lease Volume 4, Page 439, as further assigned to The Ohio Fuel and Gas Co., in Lease Volume 6, Page 93, as further assigned to Columbus Gas of Ohio, Inc., in Miscellaneous Volume 4, Page 426, of the Delaware County, Ohio Records.
-THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
- Easement granted to The Ohio Bell Telephone Company recorded May 19, 1949 in Deed Book 228, Page 213, of the Delaware County, Ohio Records.
-THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
- Terms, conditions and easements contained in Easement Agreement between Ohio Power Company and Columbia Gas of Ohio, Inc. recorded November 20, 1975 in Deed Book 395, Page 502, of the Delaware County, Ohio Records.
Partial Release of Right of Way recorded January 8, 1997 in Deed Book 616, Page 188, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Terms, conditions and easements for pipeline purposes granted to Columbia Gas of Ohio recorded October 24, 1998 in Deed Book 612, Page 802, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Covenants, conditions, restrictions, easements and provisions for obligations contained in Restrictive Covenants, Easement Agreement by and among Northgate Commercial Center, Maxtown Partners Ltd., and State Savings Bank recorded March 17, 1998 in Deed Book 638, Page 827, of the Delaware County, Ohio Records. As modified by Easement, Maintenance, Acknowledgement and Modification Agreement by and among Northgate Commercial Center, Regency Centers L.P., successor in title to Maxtown Partners Ltd., Fifth Third Bank, Central Ohio, successor by merger to State Savings Bank and Richard J. Solove and John J. Chester, recorded July 7, 1999 in Deed Book 667, Page 347, of the Delaware County, Ohio Records. As further modified by Modification and License Agreement Northgate Commercial Center, Regency Centers L.P., successor in title to Maxtown Partners Ltd., Fifth Third Bank, Central Ohio, successor by merger to State Savings Bank, The Kroger Co., Genoa Square, L.P., successor in title to Richard J. Solove and John J. Chester recorded April 27, 2001 in Official Record 90, Page 418, of the Delaware County, Ohio Records. As further modified by Modification Agreement by and among Northgate Commercial Center, Regency Centers L.P., successor in title to Maxtown Partners Ltd., Fifth Third Bank, Central Ohio, successor by merger to State Savings Bank, The Kroger Co., Genoa Square, L.P., successor in title to Richard J. Solove and John J. Chester recorded March 12, 2002 in Official Record 182, Page 1997, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Restriction as to 'No Build Area' as set forth in Modification and License Agreement recorded April 27, 2001 in Official Record 90, Page 418, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Right of Way and Easement granted to Columbus Southern Power Company recorded June 9, 1999 in Deed Book 665, Page 460, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Right of Way and Easement granted to Del-Co Water Company, Inc., recorded December 17, 1999 in Official Record 14, Page 282, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON
- Terms, conditions and easements contained in Reciprocal Easement Agreement by and among Genoa Square RTM Acquisition Company, L.L.C., and National City Bank, recorded February 16, 2001 in Official Record 73, Page 280, of the Delaware County, Ohio Records.
-ITEM IS ON SUBJECT PARCEL, BUT LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT
- Right of Way and Easement Agreement granted to Columbus Southern Power Company recorded March 5, 2001 in Official Record 76, Page 2013, of the Delaware County, Ohio Records.
-THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
- Terms and conditions of Lease by and between Genoa Square, L.P., as Landlord, and Gilligan Oil Company, as Tenant, as evidenced by Memorandum of Lease recorded April 3, 2002 in Official Record 189, Page 2371; as assigned to Gilligan Oil Company, LLC, by Memorandum of Assignment and Assumption of Lease recorded September 18, 2008 in Official Record 137, Page 1478; as further assigned by Assignment and Assumption of Lease dated October 12, 2009 and recorded October 20, 2009 in ORV 189, Page 2371, of the Delaware County, Ohio Records.
-NOT A SURVEY MATTER
- Easements, obligations, private charges, and covenants as set forth in Mutual Access Easement and CAM Contribution Agreement recorded in Official Record Book 1447, Page 535, of the Delaware County, Ohio Records.
-PLOTTED AND SHOWN HEREON

SURVEYOR'S CERTIFICATION:

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, and 19 of Table A thereof. The field work was completed in April 2021.

DATE OF PLAT OR MAP: 8/12/2021

SIGNED
Steven W. Clutter, P.S. 7655
CESO, INC.
175 Montrose West Ave
Suite 400
Akron, OH 44321

DATE: 8/12/2021

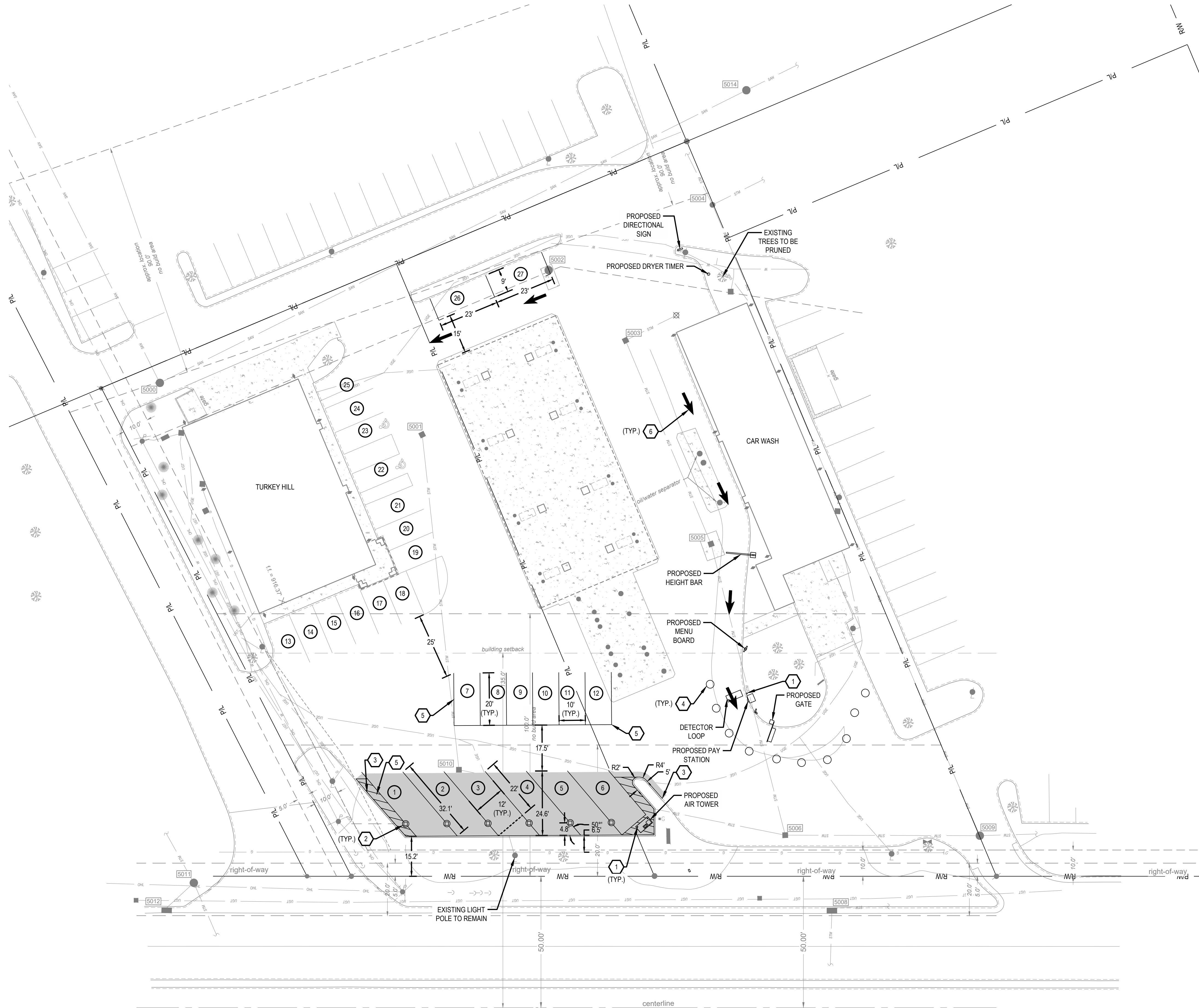
ALTA / NSPS Land Title Survey

EG America / Turkey Hill

7447 OH-3 Westerville, OH 43082	Lot 6, Sharon Twp, Qtr. Twp. 1, T-2N, R-18W County of Delaware, State of Ohio
SCALE: 1" = 20'	DATE: 8/12/2021
DESIGN: DRAWN: CHECKED:	JOB NO.: 759001 SHEET NO.: 1 OF 1
TDC SWC	CESO WWW.CESOINC.COM



COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.



State Route 3 (North State Street) (R/W width varies) (public)

LEGEND
PROPOSED

- MATCH EXISTING CURB IN-KIND
- PROPOSED ASPHALT PAVEMENT
- PARKING SPACE COUNT

GENERAL NOTES:

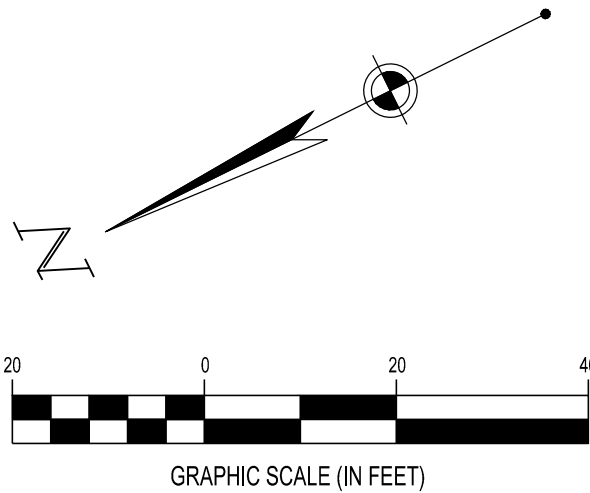
- PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 39159C0263D, EFFECTIVE DATE: DECEMBER 16, 2008; AND FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 39159C0244D, EFFECTIVE DATE: DECEMBER 16, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
- REFER TO CONSTRUCTION DETAILS SHEET/GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.

SITE LAYOUT NOTES:

- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, PILASTERS, RAMPS, ETC.
- NON-ACCESSIBLE PAVEMENT MARKINGS AND STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT (WHITE OR YELLOW) PER FEDERAL SPECIFICATION T1P-115 TYPE 1; ALKYD. PROPOSED PAVEMENT MARKINGS AND STRIPING SHALL BE IN ACCORDANCE WITH DELAWARE COUNTY STANDARDS.
- DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
- SNOW SHALL NOT BE STORED IN ANY OF THE LANDSCAPED AREAS, EXCEPT FOR DESIGNATED SNOW STORAGE AREAS, AND SHALL NOT BE STORED IN ANY MANNER WHICH AFFECTS VISIBILITY FOR PEDESTRIANS AND VEHICLES. THE CLEARING OF SNOW MUST COMMENCE WHEN STOCKPILED SNOW EITHER IMPEDES THE SIDEWALK OR PARKING SPACE ACCESS, AT WHICH TIME, THE APPLICANT WOULD BE EXPECTED TO REMOVE THE SNOW.

CODED NOTES:

- PROPOSED 6" BOLLARD PROTECTION, REFER TO DETAIL ON SHEET CFG09.0
- PROPOSED VACUUM, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED LIMITS OF CURB REPLACEMENT
- PROPOSED TRAFFIC CONE
- PROPOSED PAVEMENT STRIPING
- PROPOSED RED PAVEMENT MARKING DIRECTIONAL ARROW, PER DETAIL ON SHEET CFG09.0



REVISION DESCRIPTION

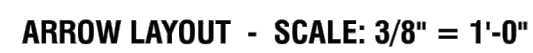
NO.	DATE	REVISION DESCRIPTION
1	02/25/2022	BULLETIN #1
2	04/11/2022	BULLETIN #3
3	05/10/2022	BULLETIN #4
4	07/07/2022	BULLETIN #5
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EG AMERICA
WESTERVILLE, OH

SITE PLAN

ISSUE:	PERMIT SET
DATE:	03/04/2022
JOB NO.:	759008
DESIGN:	RMA
DRAWN:	RMA
CHECKED:	MMP
SHEET NO.	CFG04.0



This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. ©FHS



APPENDIX B

SIGNAGE PACKAGE

19 September 2022



Turkey Hill #711-S
7447 State Rte. 3
Westerville, OH 43082

REVISIONS:

R1 9.9.21 GB Rev A to 8' EMC; Add Sign B Opt. 2; Correct Directional Brand ID

R2 9.22.21 GB Update per latest (9.21.21) Car Wash Stds.

R3 10.11.21 GB Remove Entrance Canopy & Del. Sign B /Option 2

R4 10.25.21 GB Rev B to 70"; Rev F: add Smart Pay panel

R5 2.3.22 GB Add Ch. Letters to Clear. Bar; Update Menu board & All Base Plate Covers

R6 2.7.22 BW Update specs for signs C & D.

R7 2.8.22 GB Rev Sign F depth to 8.5"; remove Survey Note

R8 2.17.22 GB Rev Sign A to 4x10 EMC

R9 5.31.22 Create OPTION A Design Pkg.

R10 5.31.22 GB Rev Sign A EMC to 10'w.; Rev Sign F to 29.60 sq. ft.

R11 6.8.22 GB Rev E Base Plates

R12 6.9.22 GB Rev CW Menu Board Graphics

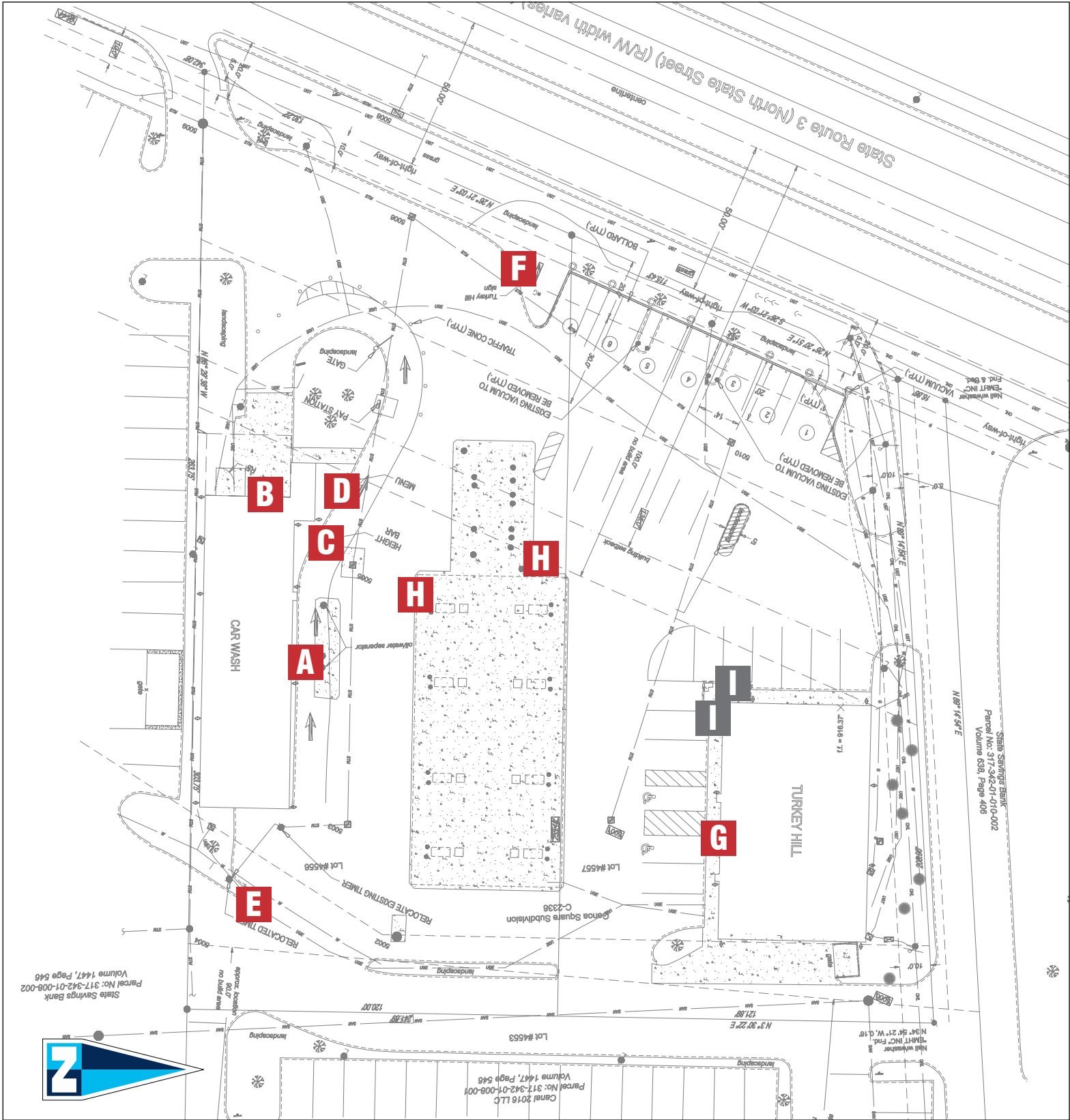
R13 6.20.22 GB ReCalc Menu Board Sq. ftg

R14 7.15.22 GB Rev Sign D Base Plate to Custom

R15 8.4.22 GB Rev Sign A to AutoSpa Logo Cabinet

R16 9.9.22 GB Rev Sign G SOW to Re-face

R17 9.19.22 GB Add Clearance Bar width; Add existing dims @ G&H; Add Existing Subway Signs;



SITE PLAN - NTS

SIGN SCHEDULE

A	53" INT. ILLUM. LOGO CABINET WALL SIGN	36.71 SQ. FT.
B	53" INT. ILLUM. LOGO CABINET WALL SIGN	36.71 SQ. FT.
C	CARWASH CLEARANCE BAR ARCH	N/A
D	INT. ILLUM. S/F CARWASH MENU BOARD	17.50 SQ. FT.
E	CARWASH D/F DNE/TY DIRECTIONAL (3X)	3.00 SQ. FT.
F	MONUMENT D/F REPLACEMENT CABINET	29.60 SQ. FT.
G	C-STORE LOGO REMOVAL & LETTERS REFACE	12.77 SQ. FT.
H	CANOPY LOGO REMOVAL & LETTERS REFACE (QTY. 2)	12.77 SQ. FT.
I	EXISTING "SUBWAY" SIGNS TO REMAIN AS IS (QTY. 2)	16.00 SQ. FT.



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Landlord Approval/Date: _____


Account Rep: **Dan Hull**

Project Manager: **Jeannie Biller**

Drawn By: **Gene Bourbonnais**



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Project / Location:

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Westerville, OH 43082

Job Number: **29-11856-00**

Date: **03 August 2021**

Sheet Number: **2** of **15**

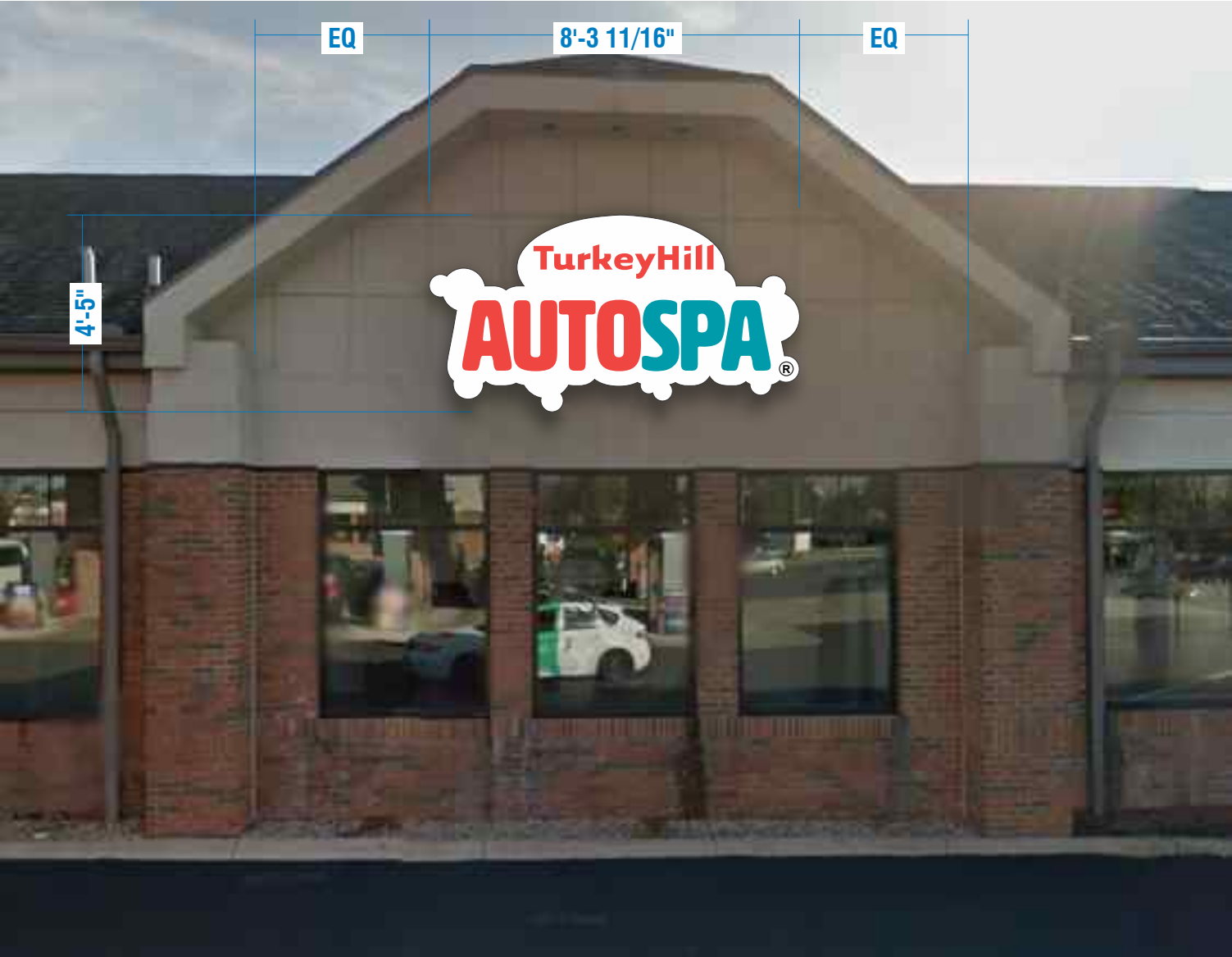
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EXISTING 00.00 SQ. FT.



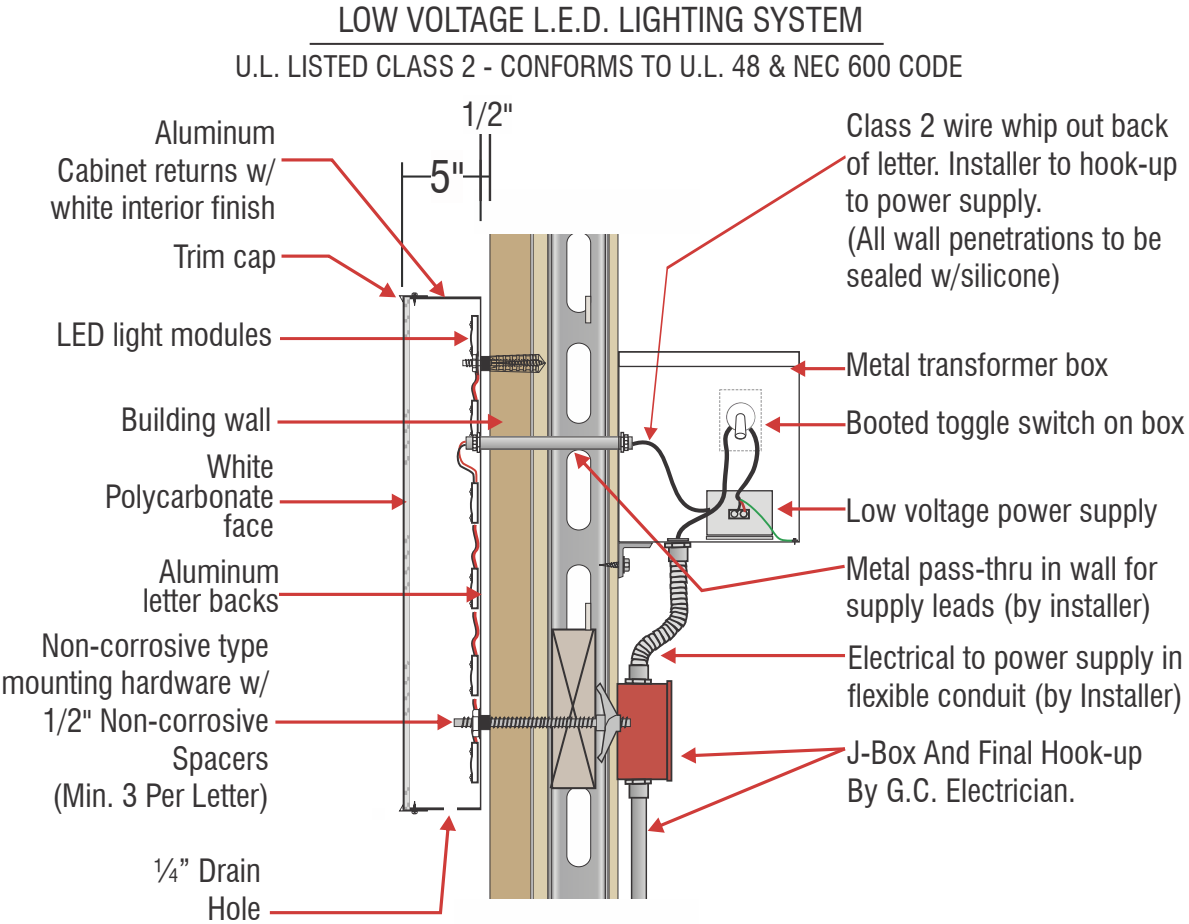
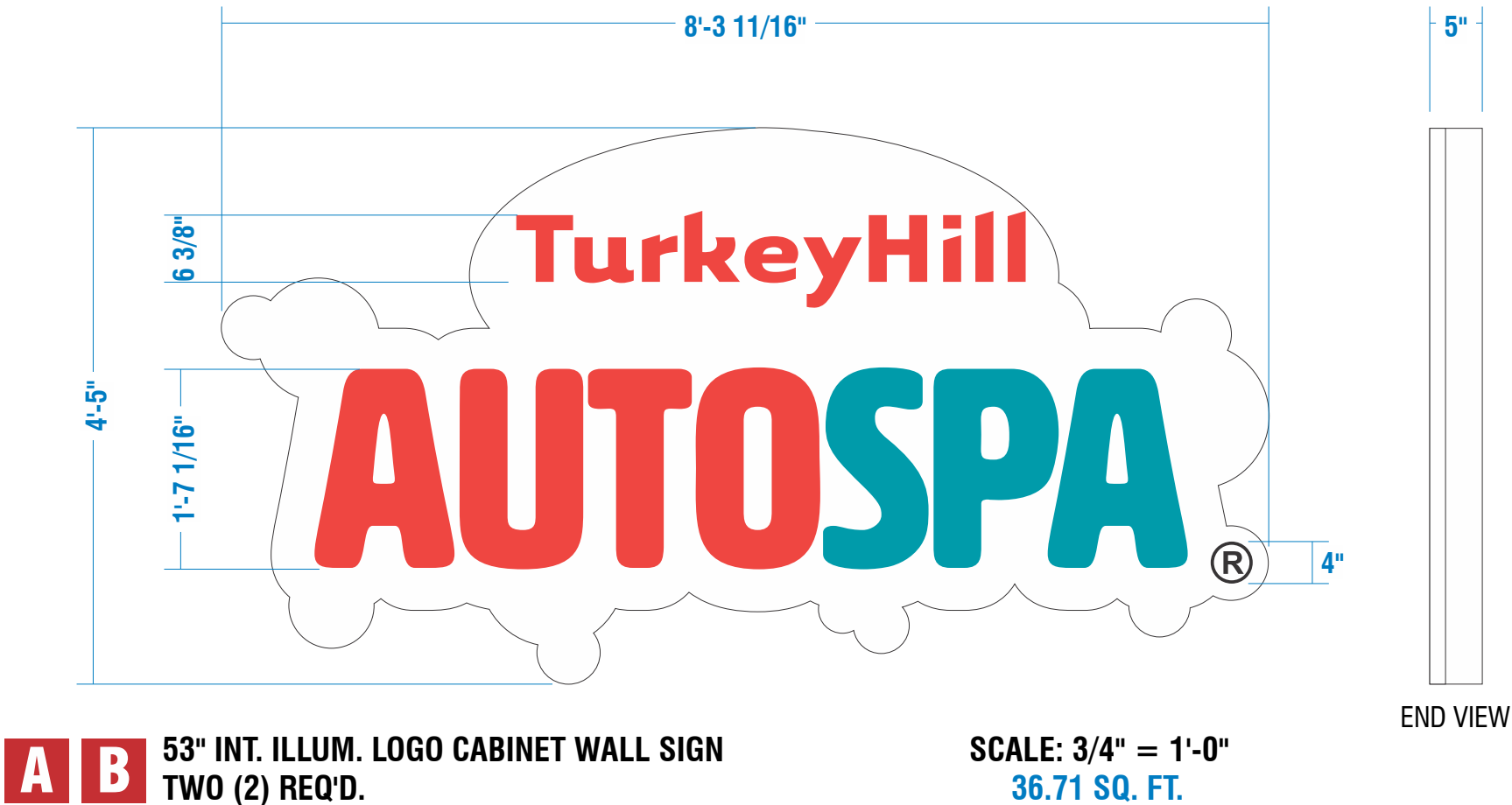
A PROPOSED 36.71 SQ. FT.



EXISTING 25.50 SQ. FT.



B PROPOSED 36.71 SQ. FT.







SECTION DETAIL - LED ILLUMINATED CHANNEL LOGO CABINET W/ TRIM CAP
NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS

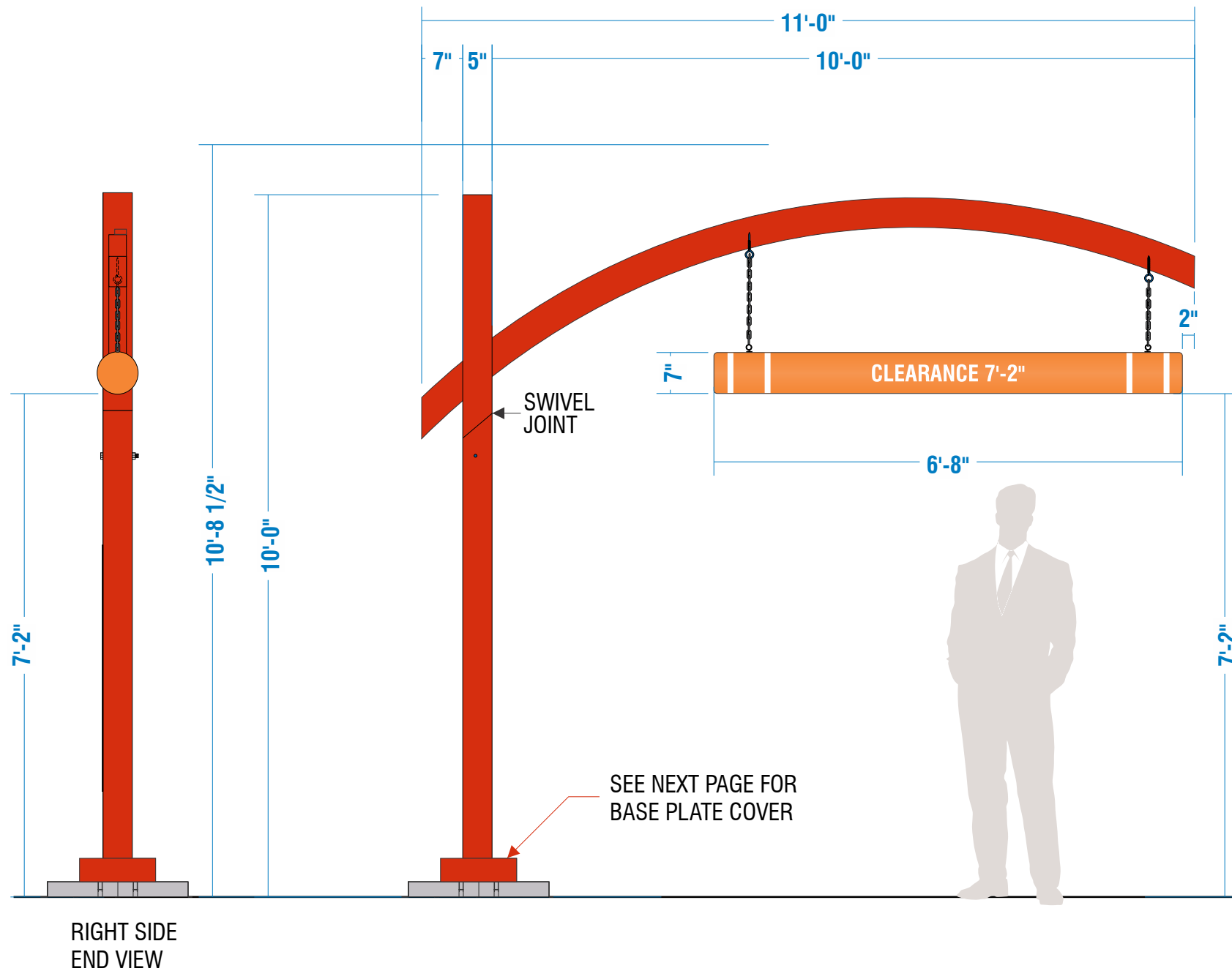
SCOPE OF WORK: MANUFACTURE & INSTALL TWO (2) INTERNALLY ILLUMINATED LOGO CABINET WALL SIGNS.

SPECIFICATIONS:
CABINET: 5" D. FABRICATED .040 PRE-PAINT WHITE ALUMINUM RETURNS W/ .080 ALUM. BACK
FACE: .177 WHITE POLYCARBONATE W/ 1ST SURFACE TRANSLUCENT VINYL GRAPHICS, T/M COLOR KEY BELOW, & 1" WHITE JEWELITE TRIM CAP.
"R" MARK: 3M 3630-22 BLACK VINYL GRAPHIC
ILLUMINATION: PROVIDED BY WHITE SLOAN PRISM LEDs & REMOTE POWER SUPPLIES.
MOUNTING: CABINET TO BE MOUNTED TO BUILDING FASCIA W/ NON-CORROSIVE HARDWARE AND 1/2" STAND-OFF SPACERS.

COLOR KEY:

 VINYL: 3M 3630-143 PMS 485C MATCH	 DIGITAL PRT VINYL: T/M PMS 3135C	 VINYL: 3M 3630-22 BLACK	 PAINT: PRE-PAINT WHITE
---	---	--	---

AUTO SPA R MARK



C “CAR WASH” CLEARANCE BAR ARCH
QTY ONE (1) REQ'D

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

SCOPE OF WORK: MANUFACTURE & INSTALL CLEARANCE BAR ARCH.

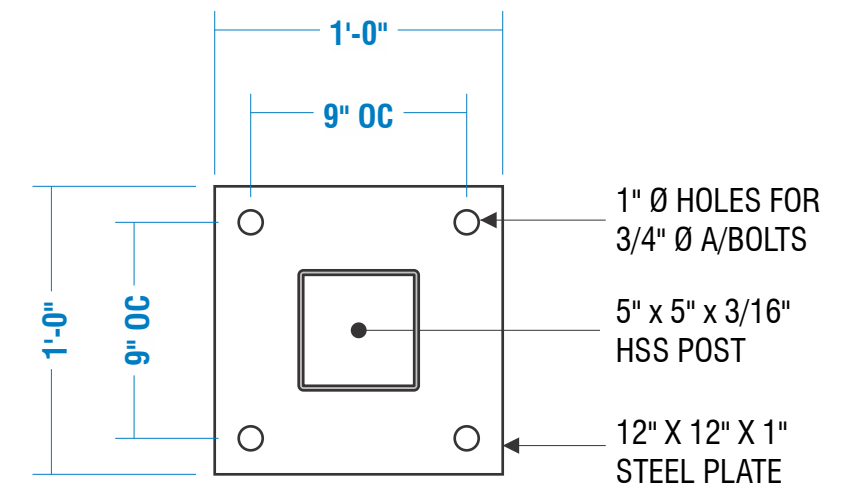
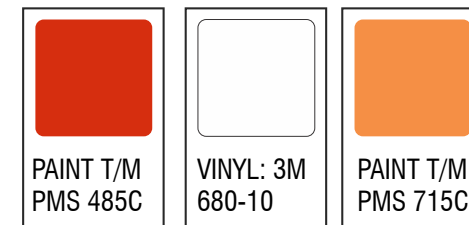
ARCH: 5" X 3" X 3/16" STEEL TUBE, PAINTED T/M PMS 485C. SATIN RED.

POST: 5" X 5" X 3/16" SQ. STEEL POST W/ “BREAK-AWAY” SWIVEL JOINT & BASE PLATE COVER, PAINT T/M 485C SATIN RED

SWIVEL JOINT: 4" INTERNAL PIPE SWIVEL W/ 5/8" X 6" SHEAR BOLT.

BANG BAR: 7" Ø PVC W/ END CAPS, PAINTED T/M PMS 715C SATIN ORANGE W/ 1/4" DRAIN HOLES @ 24" OC, 3M 680-10 REFLECTIVE WHITE VINYL GRAPHICS & SUSPENDED VIA EYE BOLTS & CHAIN.

COLOR KEY:



BASE PLATE LAYOUT SCALE: 1 1/2" = 1'-0"



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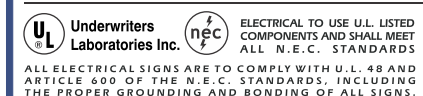
Dan Hull

Project Manager:

Jeannie Biller

Drawn By:

Gene Bourbonnais



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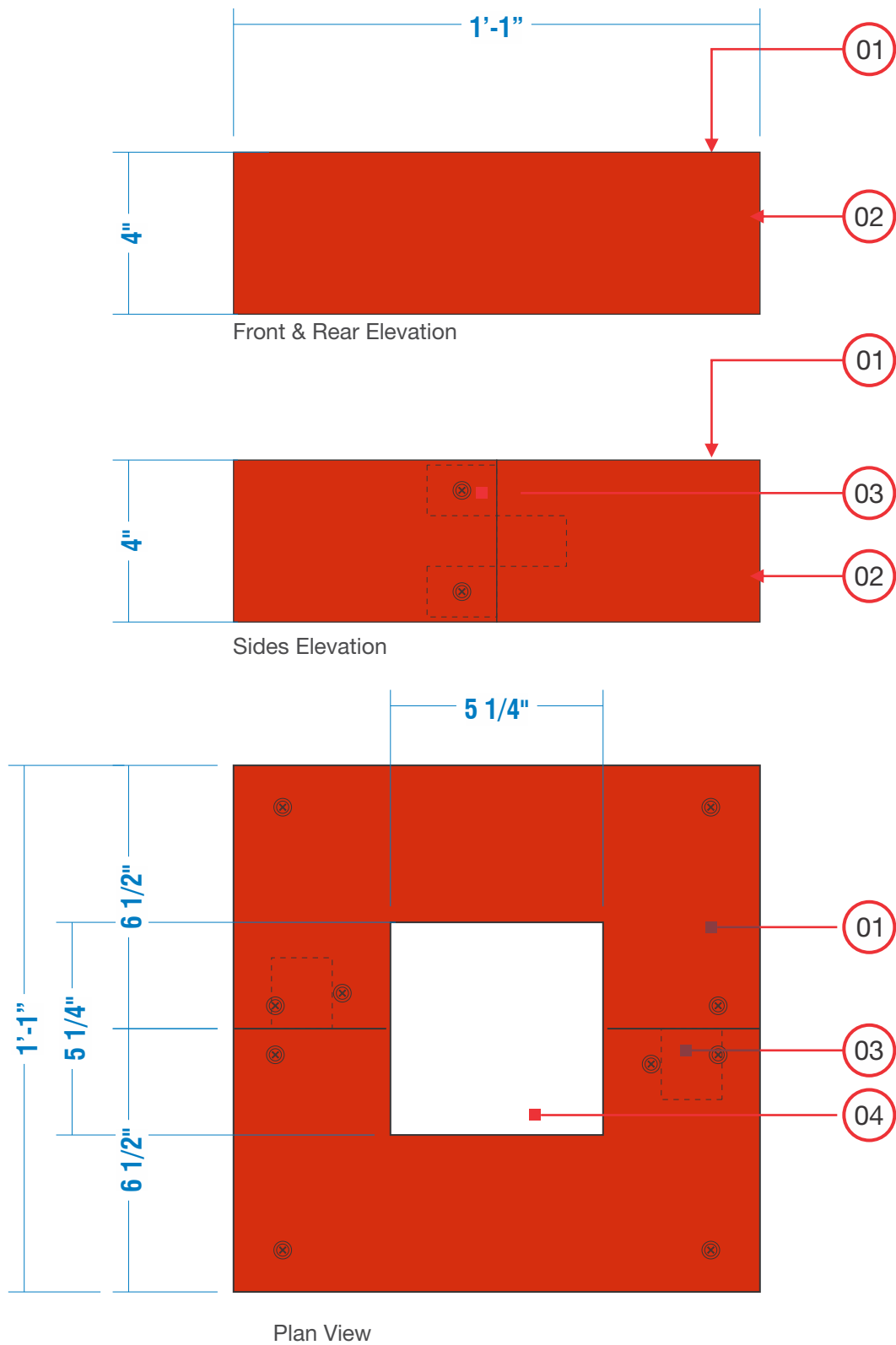
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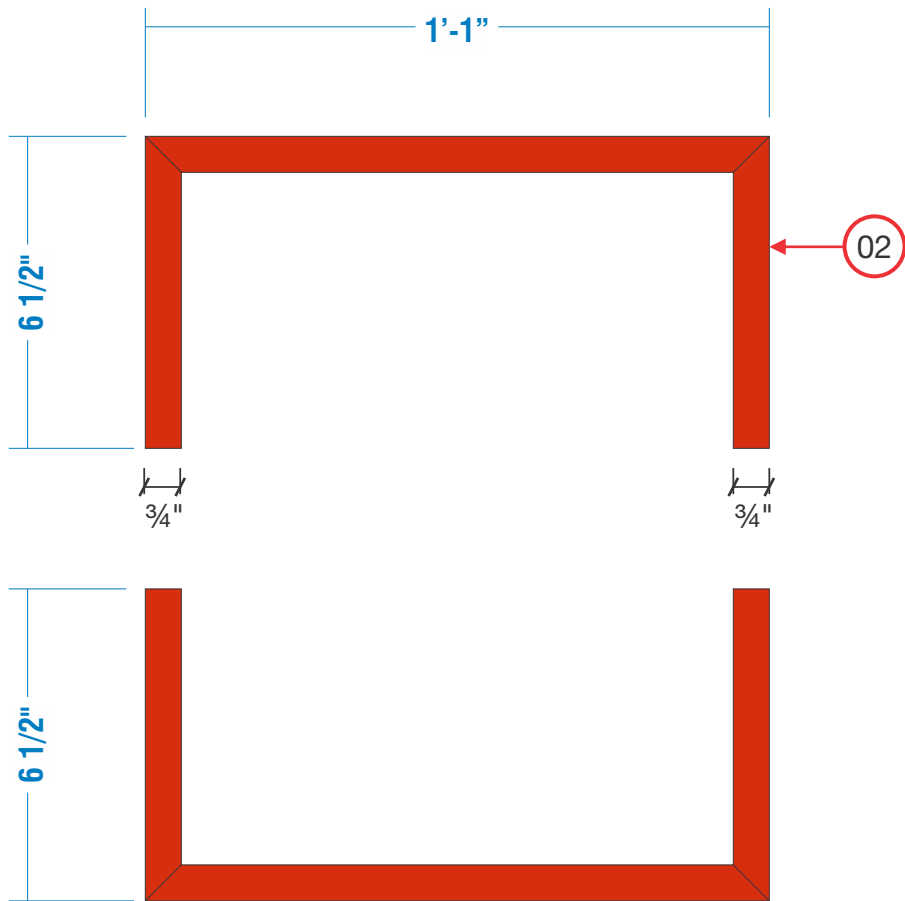
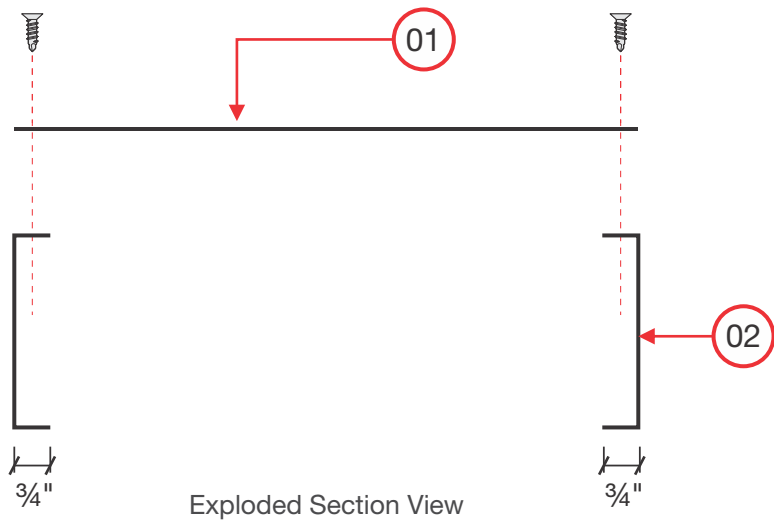
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CLEARANCE BAR BASE PLATE COVER
SCALE: 3" = 1'-0"



Channel Frame Plan View



**NOTE: EXISTING BOLTS
CUT DOWN IN FIELD
(LOWER THAN 4" FROM CONCRETE PIER)**

- 01 .063 base plate cover in two halves painted RED to match Auto Spa Clearance Bars
- 02 3/4" x 4" x 3/4" x .063 Bent Aluminum Channel Frame painted RED to match Auto Spa Clearance Bars
- 03 Glue .063" Tabs to join halves
- 04 5 1/4" x 5 1/4" Hole for 5" x 5" Steel Sq. Tube Clearance Bar Support Pole



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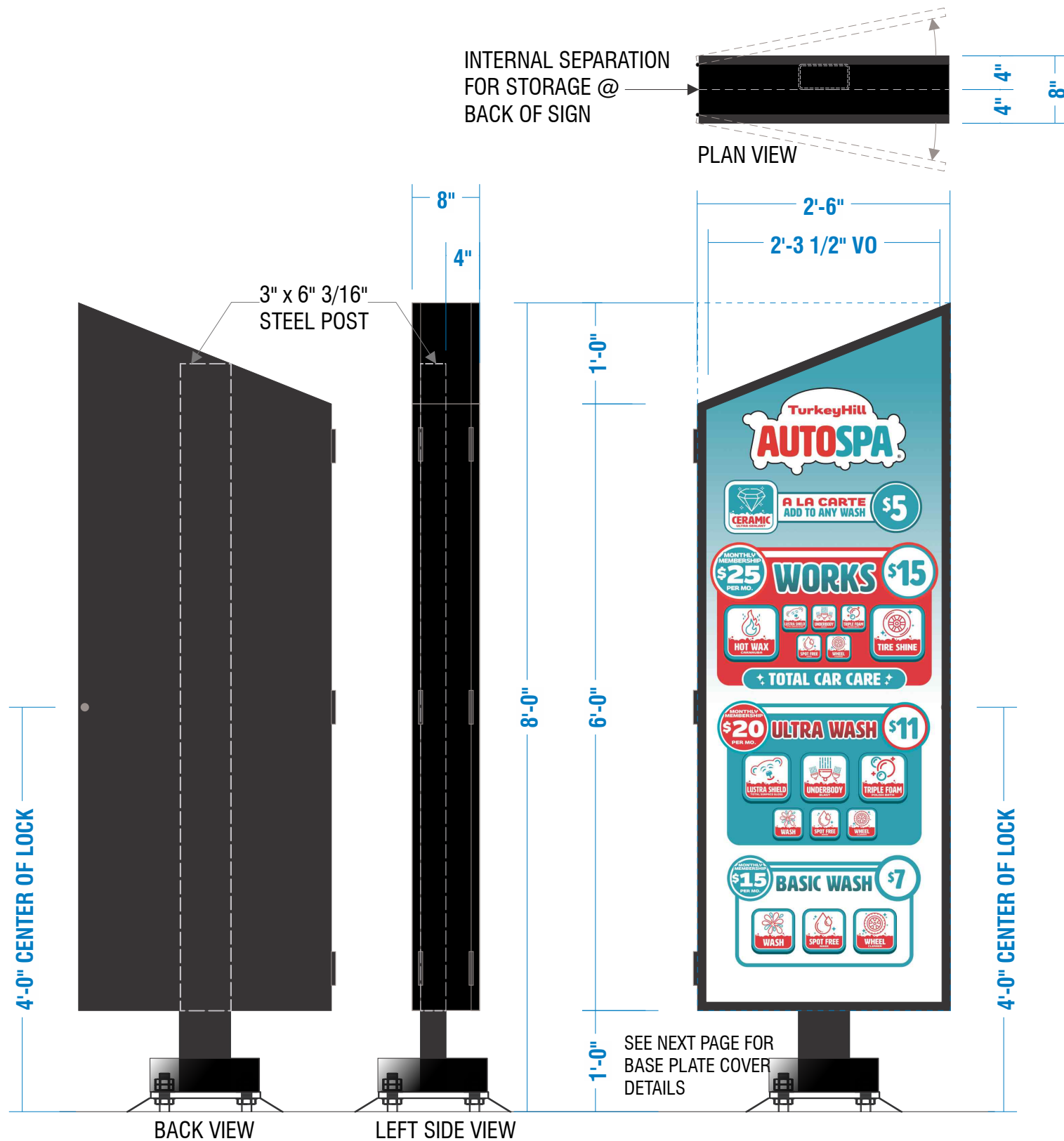
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ENGINEERING AND FOOTING SPECS PER LOCATION BY LK ARCHITECTURE

D

INT. ILLUM. DUAL ACCESS CARWASH MENU BOARD ONE (1) REQ'D

SCALE: 3/4" = 1'-0"
CABINET = 17.50 SQ. FT.

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) NEW INTERNALLY ILLUMINATED S/F CARWASH MENU BOARD W/ REAR STORAGE ACCESS.

SPECIFICATIONS:

CABINET: 8" D. S/F FABRICATED ALUMINUM W/ HINGED 1 1/4" FABRICATED ALUMINUM RETAINERS. ALL EXPOSED SURFACES TO BE PAINTED T/M GLOSS BLACK.

INTERIOR TO BE DIVIDED FOR STORAGE OF ADDITIONAL DIGITAL PRINT GRAPHICS.

NOTE: FRONT & REAR ACCESS TO HAVE KEYED LOCKS THAT ARE IDENTICALLY KEYED.

FACE: CLEAR POLYCARBONATE W/ 2ND SURFACE DIGITALLY PRINTED TRANSLUCENT GRAPHICS

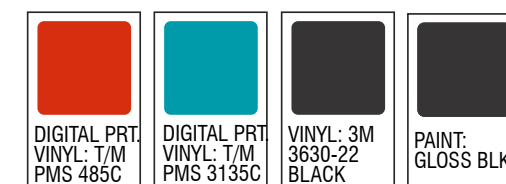
ILLUMINATION: WHITE LEDs & S/C POWER SUPPLY.

POST: 6" X 3" X 3/16" STEEL POST W/ **CUSTOM BASE PLATE & COVER**, PAINTED GLOSS BLACK.

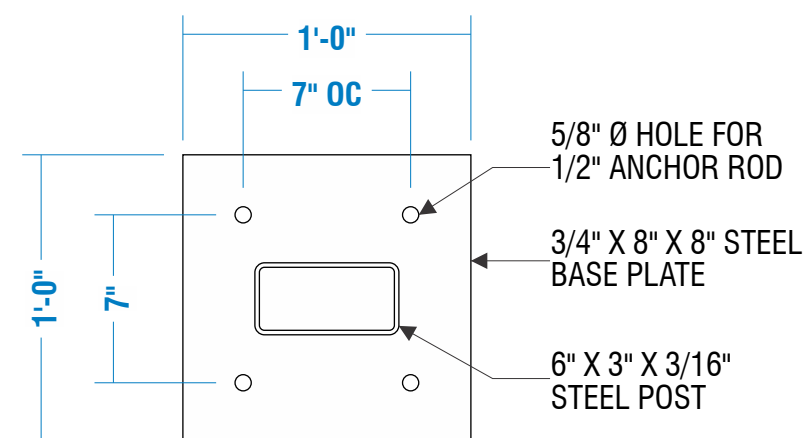
NOTE: POST TO BE AT 4" FROM FRONT OF SIGN TO PREVENT SHADOWS FROM LEDs.

SEE NEXT PAGE FOR BASE PLATE COVER DETAILS.

COLOR KEY:



AUTO SPA R MARK



CUSTOM BASE PLATE LAYOUT SCALE: 1 1/2" = 1'-0"

NOTE:
THIS LOCATION REQUIRES A CUSTOM
BASE PLATE DUE TO GC POURING
FOUNDATION W/ INCORRECT CENTERS.



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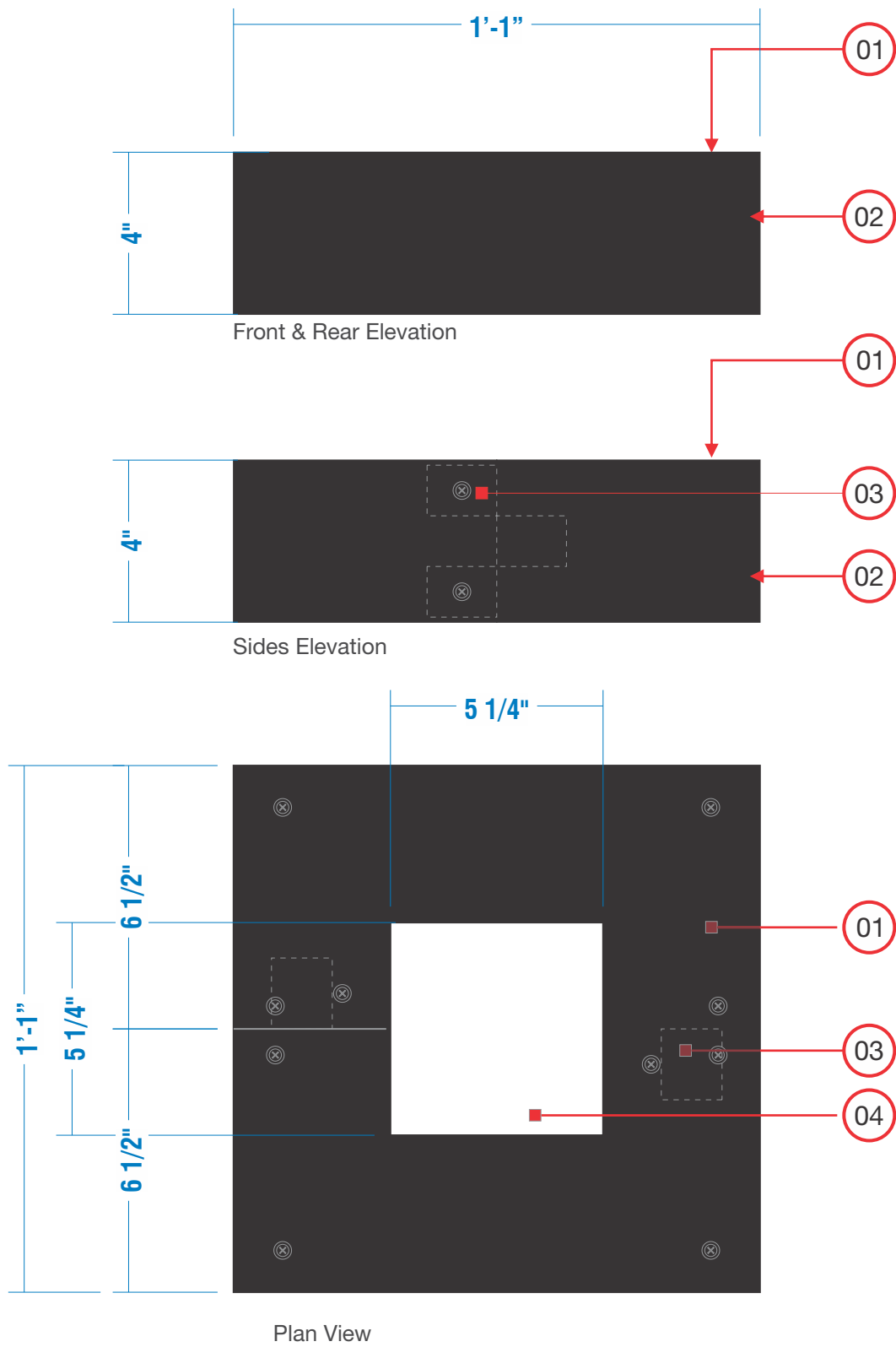
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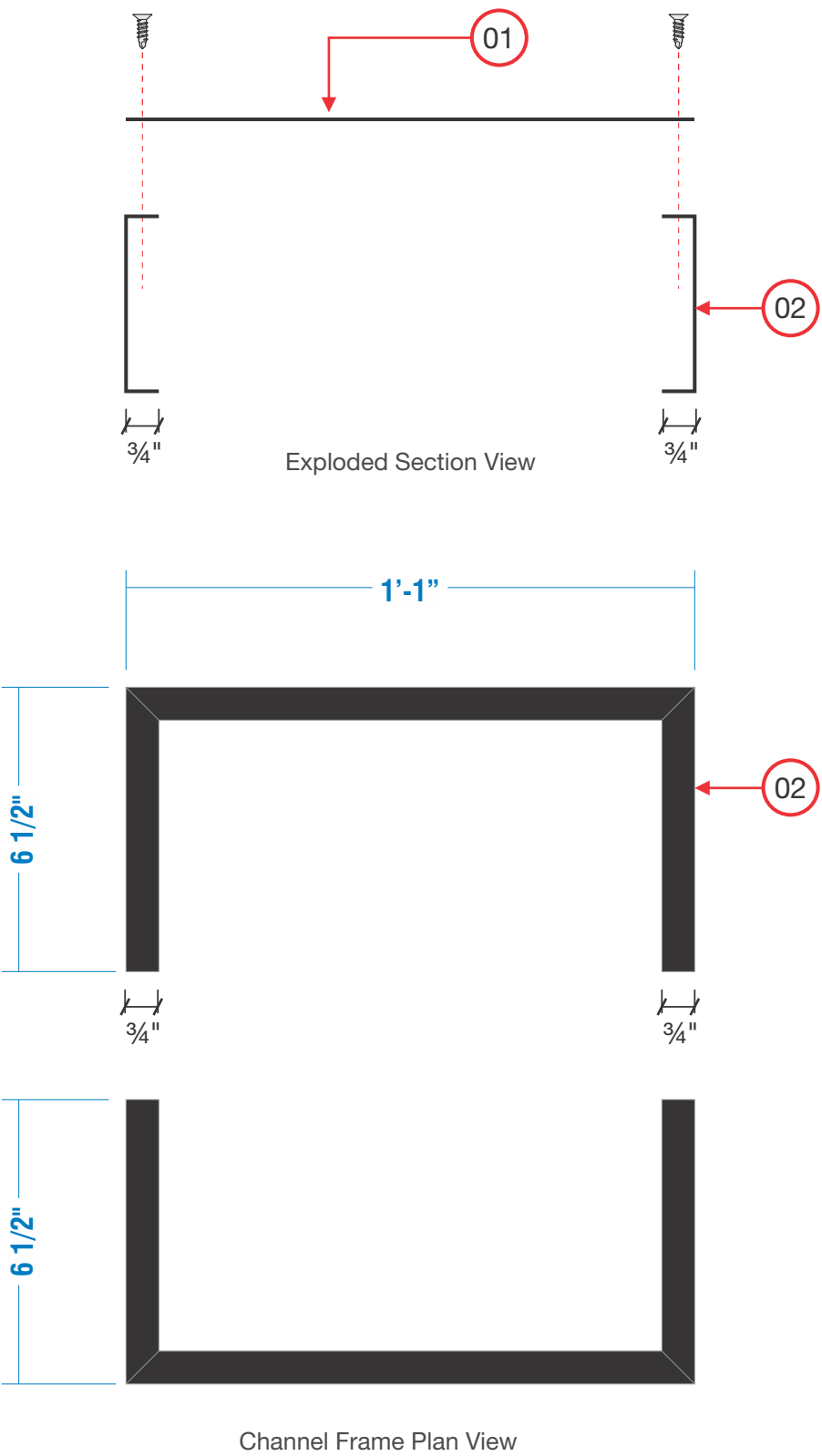
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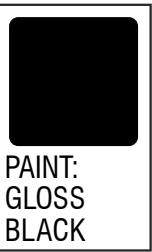


CUSTOM MENU BOARD BASE PLATE COVER
SCALE: 3" = 1'-0"



**NOTE: EXISTING BOLTS
CUT DOWN IN FIELD
(LOWER THAN 4" FROM CONCRETE PIER)**

- 01 .063 base plate cover in two halves painted GLOSS BLACK to match MENU BOARD
- 02 3/4" x 4" x 3/4" x .063 Bent Aluminum Channel Frame painted GLOSS BLACK to match MENU BOARD
- 03 Glue .063" Tabs to join halves
- 04 3 1/8" x 6 1/8" Hole for 3" x 6" Pole Cover @ Menu Board



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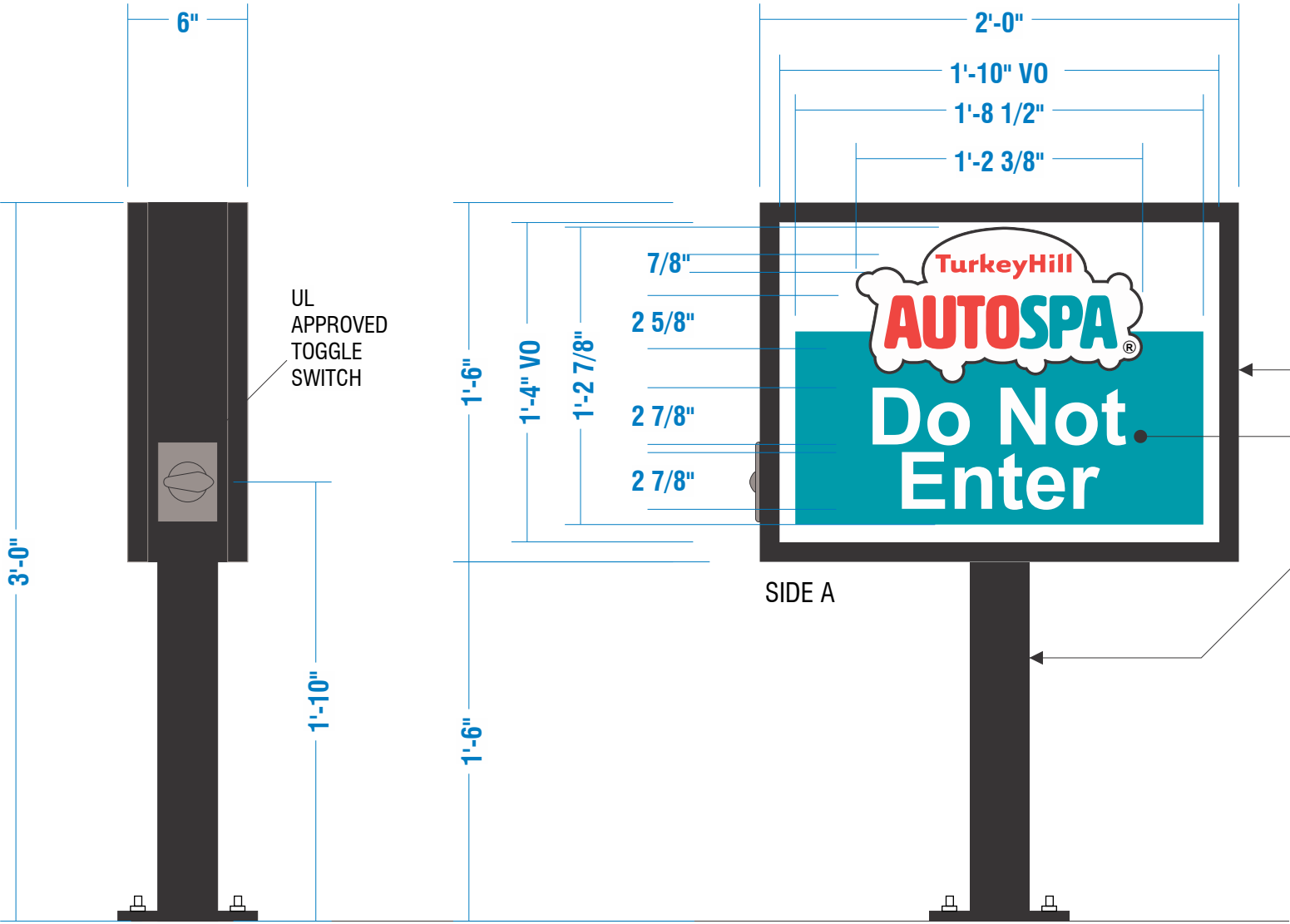
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INT. ILLUM. D/F DIRECTIONAL
ONE (1) REQ'D

SCALE: 1 1/2" = 1'-0"
CABINET = 3.00 SQ. FT.

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) NEW INTERNALLY ILLUMINATED
DOUBLE-FACE DIRECTIONAL.

SPECIFICATIONS:

CABINET: 6" D. D/F FABRICATED ALUMINUM W/ 1" FABRICATED ALUMINUM RETAINERS. ALL
EXPOSED SURFACES TO BE PAINTED GLOSS BLACK
FACE: WHITE POLYCARBONATE W/ 1ST SURFACE VINYL GRAPHICS T/M COLOR KEY BELOW.
ILLUMINATION: 3000K WHITE LEDs & S/C POWER SUPPLY.

POST: 3" X 3" SQ. STEEL (PER ENGINEERING) W/ BASE PLATE, PAINTED GLOSS BLACK

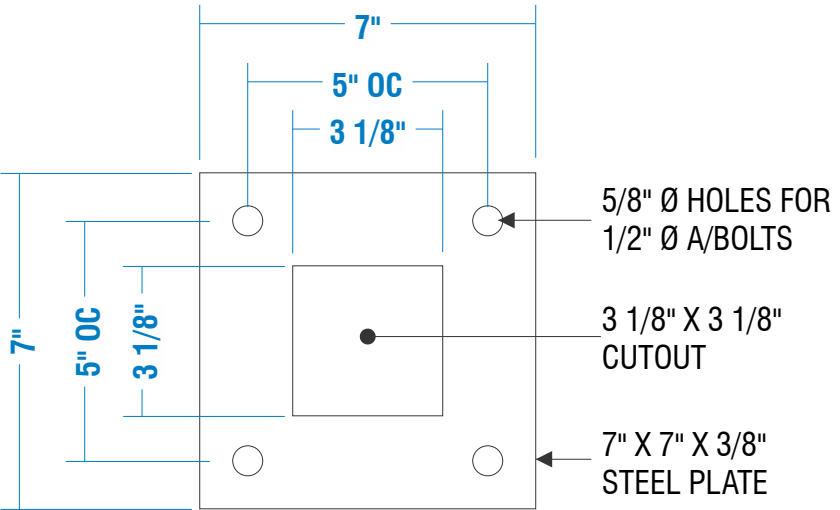
COLOR KEY:

WHITE POLYCARB- NATE	VINYL: 3M 3630-143 PMS 485C MATCH	DIGITAL PRT VINYL: T/M PMS 3135C	VINYL: 3M 3630-22	PAINT: GLOSS BLK.



SIDE B

ENGINEERING AND FOOTING SPECS PER
LOCATION BY LK ARCHITECTURE



BASE PLATE LAYOUT SCALE: 3" = 1'-0"



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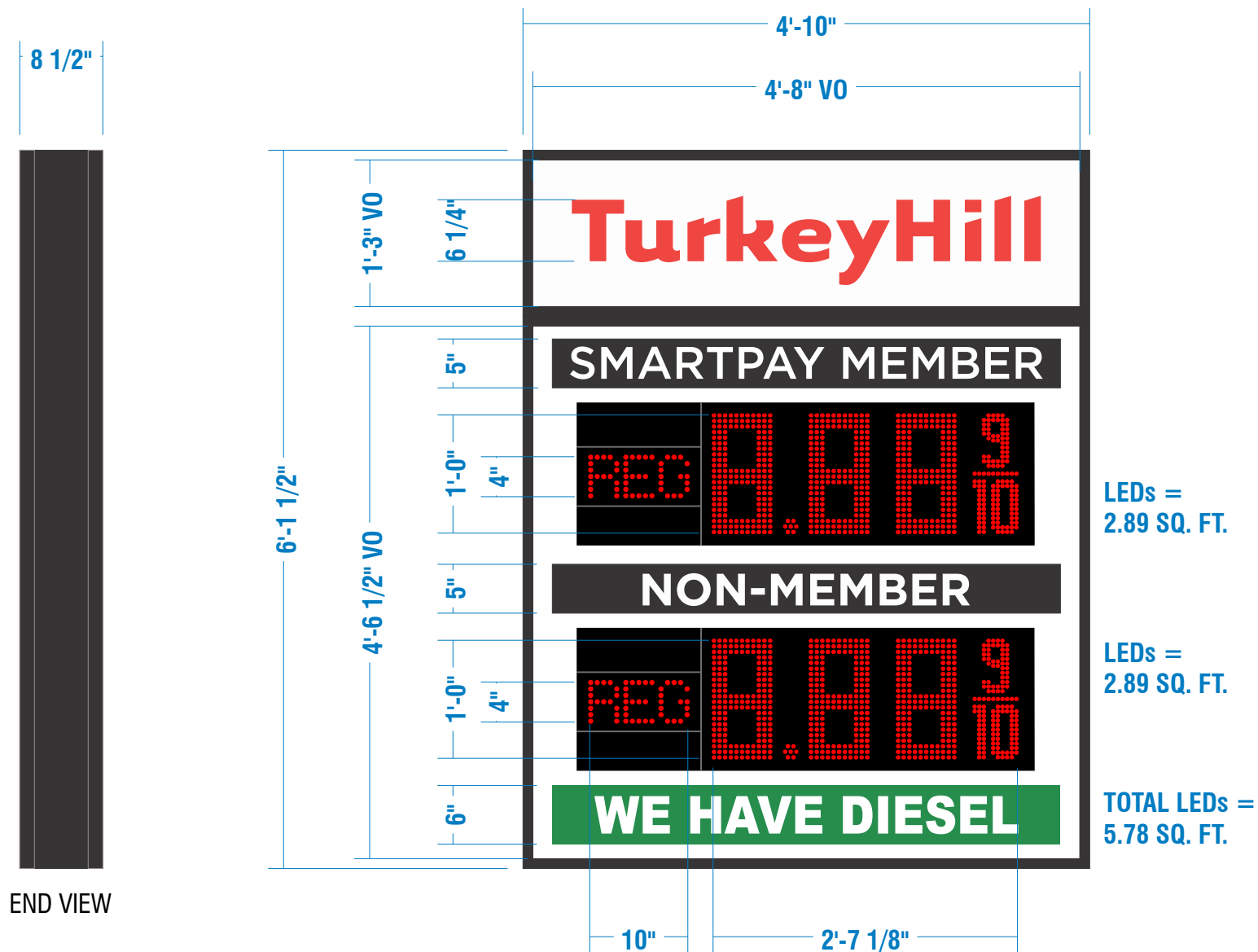
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EXISTING 26.95 SQ. FT.



F PROPOSED 29.60 SQ. FT.



F MONUMENT D/F REPLACEMENT CABINET
ONE (1) REQ'D.

SCALE: 3/4" = 1'-0"
29.60 SQ. FT.

SCOPE OF WORK: REMOVE EXISTING CABINET & DISPOSE.
MANUFACTURE & INSTALL ONE (1) NEW REPLACEMENT D/F CABINET.

SPECIFICATIONS:

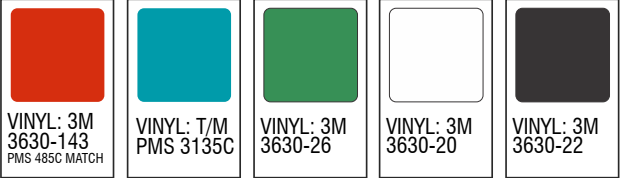
BRAND I.D. CABINET: 8 1/2" D. FAB. ALUM. CABINET, 1" RETAINERS & FILLER, PAINTED SATIN BLACK.
WHITE POLYCARBONATE FACE W/ 1ST SURFACE VINYL GRAPHICS.
INT. ILLUMINATED W/ SLOAN PRISM 6500K WHITE LEDS.

FUEL PRICER CABINET:
8 1/2" D. FABRICATED ALUMINUM W/ 1" FABRICATED RETAINERS, PAINTED SATIN BLACK.

FACES:
FLAT ALUMINUM, PAINTED WHITE, BACKGROUND TO HAVE ROUTED "WINDOWS" TO ALLOW FOR
VISIBILITY AT FUEL PRICERS, "SMARTPAY MEMBERS", "MOM-MEMBERS" & "WE HAVE DIESEL" PANEL.
FUEL PRICE DISPLAY: TWO (2) 12" H. ABLE LED PRICER UNITS, PROVIDED BY CUSTOMER PRIOR
TO FABRICATION, W/ 12" RED LED DIGITS.
"SMARTPAY MEMBER": 2ND SURFACE 3M 3630-22 BLACK VINYL W/ 3M 3630-20 WHITE VINYL COPY.
"NON-MEMBER": 2ND SURFACE 3M 3630-22 BLACK VINYL W/ 3M 3630-20 WHITE VINYL COPY.
"WE HAVE DIESEL" FACE: 2ND SURFACE 3M 3630-26 GREEN VINYL W/ 3630-20 WHITE COPY.

**NOTE: "WE HAVE DIESEL" "SMARTPAY MEMBER" & "NON-MEMBER" TO BE INTERNALLY
ILLUMINATED W/ WHITE LEDS.**

Colors:



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Drawn By: **Gene Bourbonnais**

Underwriters Laboratories Inc. **nec** **ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS**

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

TurkeyHill

STORE 711-S
7447 State Rte. 3
Westerville, OH 43082

Job Number: **29-11856-00**

Date: **03 August 2021**

Sheet Number: **12 of 15**

Design Number: **29-11856-00 R17**
OPTION A

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EXISTING 23.08 SQ. FT.



G PROPOSED 12.77 SQ. FT.

SCOPE OF WORK:
REMOVE EXISTING DIAMOND LOGO CABINET & DISPOSE.
PATCH & SPOT PAINT FASCIA TO LIKE-NEW CONDITION & REPLACE LETTER FACES..



G LOGO REMOVAL & LETTER REFACE
ONE (1) SET REQ'D.

SCALE: 3/4" = 1'-0"
12.77 SQ. FT.

H LOGO REMOVAL & LETTER REFACE
TWO (2) SETS REQ'D.

SCALE: 3/4" = 1'-0"
12.77 SQ. FT.

SCOPE OF WORK: REMOVE EXISTING DIAMOND LOGOS & DISPOSE. PATCH & SPOT PAINT CANOPY FASCIA.
REMOVE EXISTING LETTER FACES & DISPOSE.
MANUFACTURE & INSTALL NEW REPLACEMENT LETTER FACES.

SPECIFICATIONS:

LETTER FACES: 7328 WHITE ACRYLIC W/ 1ST SURFACE 3M 3630-143 RED (PMS 485C RED MATCH)
& 1" RED TRIM CAP.



PROPOSED (TYP. @ 2 ELEVATIONS) 12.77 SQ. FT.



EXISTING (TYP. @ 2 ELEVATIONS) 23.08 SQ. FT.



1020 Pittsburgh Drive, Suite A Delaware, OH 43015
(740) 368-4120 Fax: (740) 368-4123

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Oceanside, CA - Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH - Euless, TX
Grafton, WI - Houston, TX - Idaho Falls, ID - Jacksonville, TX
Knoxville, TN - Las Vegas, NV - Louisville, KY
Oceanside, CA - Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: Dan Hull

Project Manager: Jeannie Biller

Drawn By: Gene Bourbonnais

Underwriters Laboratories Inc. nfc

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EXISTING @ SOUTH ELEVATION 16.00 SQ. FT.



EXISTING @ WEST ELEVATION 16.00 SQ. FT.

I

EXISTING "SUBWAY" LETTERS TO REMAIN AS IS (QTY. 2)

16.00 SQ. FT.