

NOTE:
THIS PLAN IS PRELIMINARY IN NATURE AND IS STRICTLY TO BE USED FOR ZONING REVIEW PURPOSES ONLY.

BENCHMARK
 DATUM: NAVD 83
 10' 11" 10' 11" NORTH POINT PLUMB BY LOCATED APPROXIMATELY 100 FEET EAST OF CENTERLINE OF I-77 OFF RAMP AND APPROXIMATELY 40 FEET WEST OF CENTERLINE OF GHENT RD.
 10' 11" 10' 11" NORTH POINT PLUMB BY LOCATED APPROXIMATELY 100 FEET EAST OF CENTERLINE OF I-77 OFF RAMP AND APPROXIMATELY 10 FEET WEST OF CENTERLINE OF GHENT RD.
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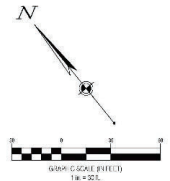
- EXISTING LEGEND**
- Anchor Pole
 - Asphalt
 - Cast Stone
 - Cast Iron
 - Downspout
 - Dredstone Tree
 - Electric Box
 - Electric Meter
 - Fire Hydrant
 - Gas Meter
 - Light Pole
 - Water Telephone Call Box
 - Water Light Pole
 - Handicap Marking
 - Sign
 - Signal Pole
 - Storm Manhole
 - Commander Pole
 - Telephone Pole
 - Trash Box
 - Water Valve
 - Water Shut-off

- SITE LEGEND**
- PROPOSED**
- Building
 - Concrete Curb
 - Edge of Pavement / Walk
 - Asphalt to Concrete Transition
 - Parking Space Control
 - Sign

- UTILITY LEGEND**
- PROPOSED**
- Gas Main
 - Storm Sewer
 - Sanitary Sewer
 - Clearcut
 - Downspout
 - Water Valve

GENERAL NOTES:
 1. ALL PAVEMENT MARKINGS SHALL BE YELLOW.

SITE COVERAGE
 PROPOSED PERVIOUS = 1.62 ACRES (51%)
 PROPOSED IMPERVIOUS = 1.60 ACRES (49%)
 TOTAL AREA = 3.22 ACRES

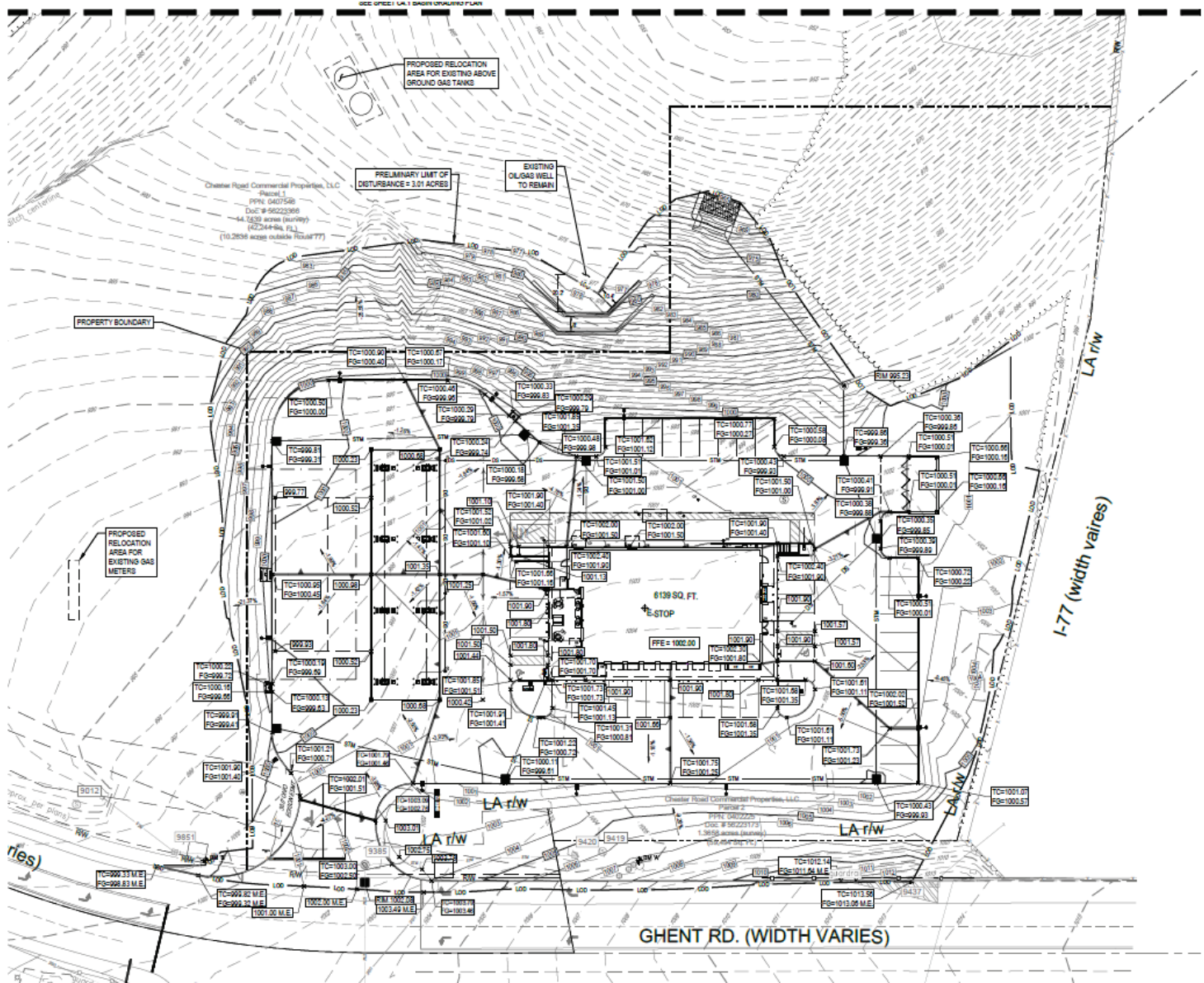


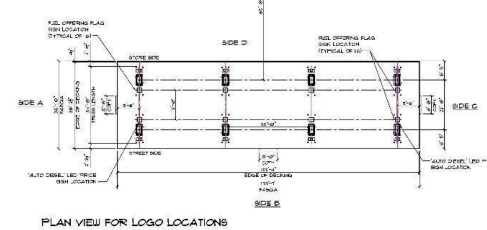
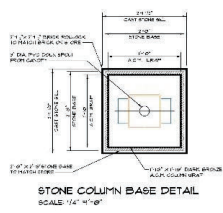
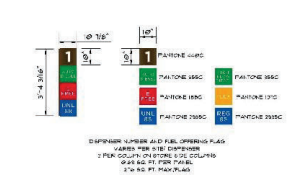
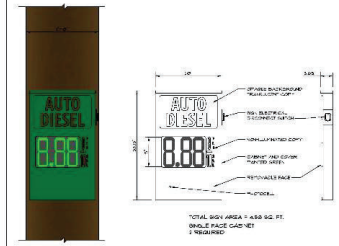
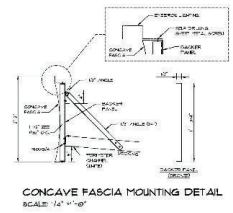
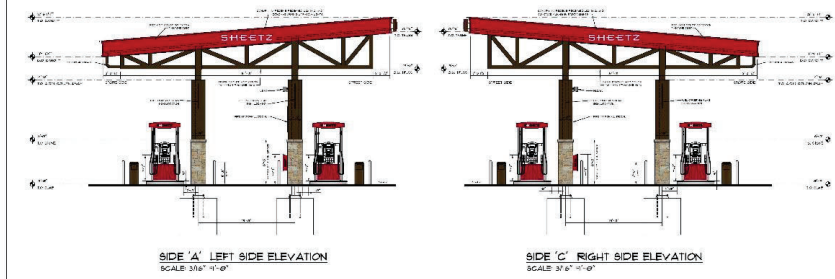
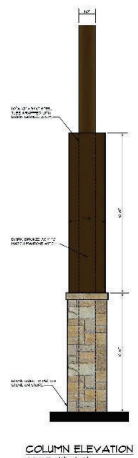
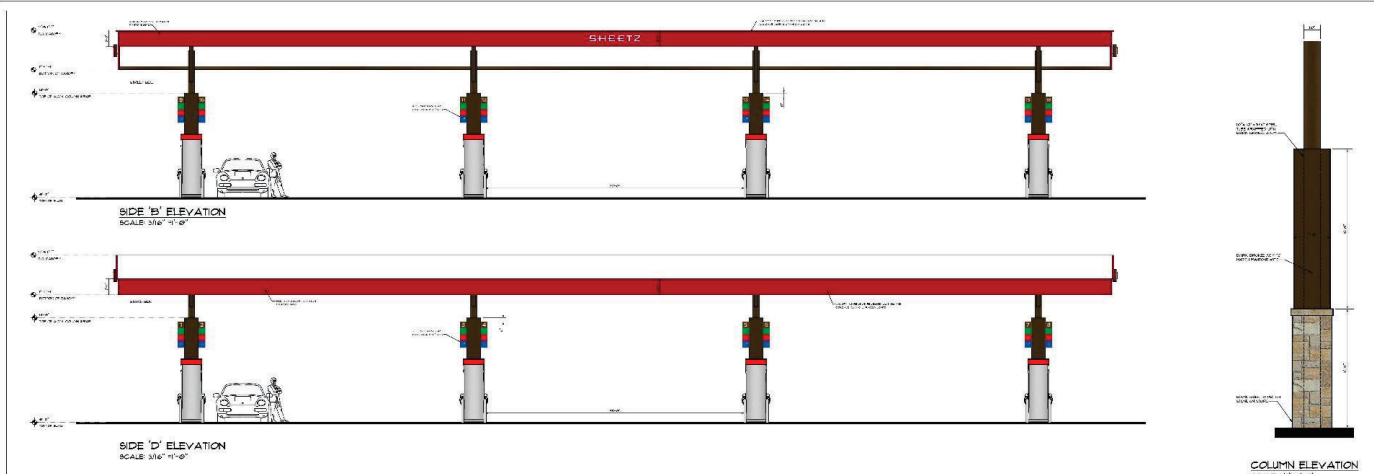
VISCONSI COMPANIES, LTD
C-STORE DEVELOPMENT
 881 GHEENT ROAD
 AURON, OH 44833

Revision / Submittal
 Description Date
 Project Number: 768343
 Scale: AS SHOWN
 Drawn By: MST
 Checked By: RAP
 Date: 03 30 2026
 Issue: PRELIMINARY

Drawing Title: **SITE PLAN**
C3.0







Convenience Architecture
and Design P.C.
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PROJECT NAME:
**NEW SHEETZ STORE
HARPERSFIELD
TOWNSHIP**

OWNER:
SHEETZ, INC.
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN



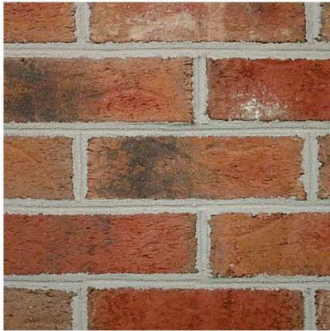
ISSUE: **01-30-2025**
PROJECT NO.
AUTHOR: DMC
REVIEWER:
SHEET TITLE

GAS AWNING

AWNING

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PROTOTYPE MATERIALS



(1): BRICK VENEER



(2): ANCHORED CAST STONE MASONRY



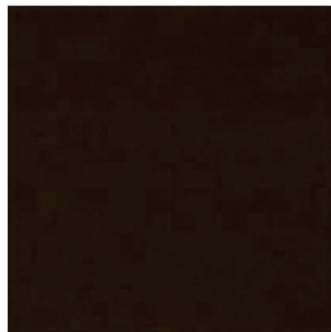
(3): CAST STONE SILL



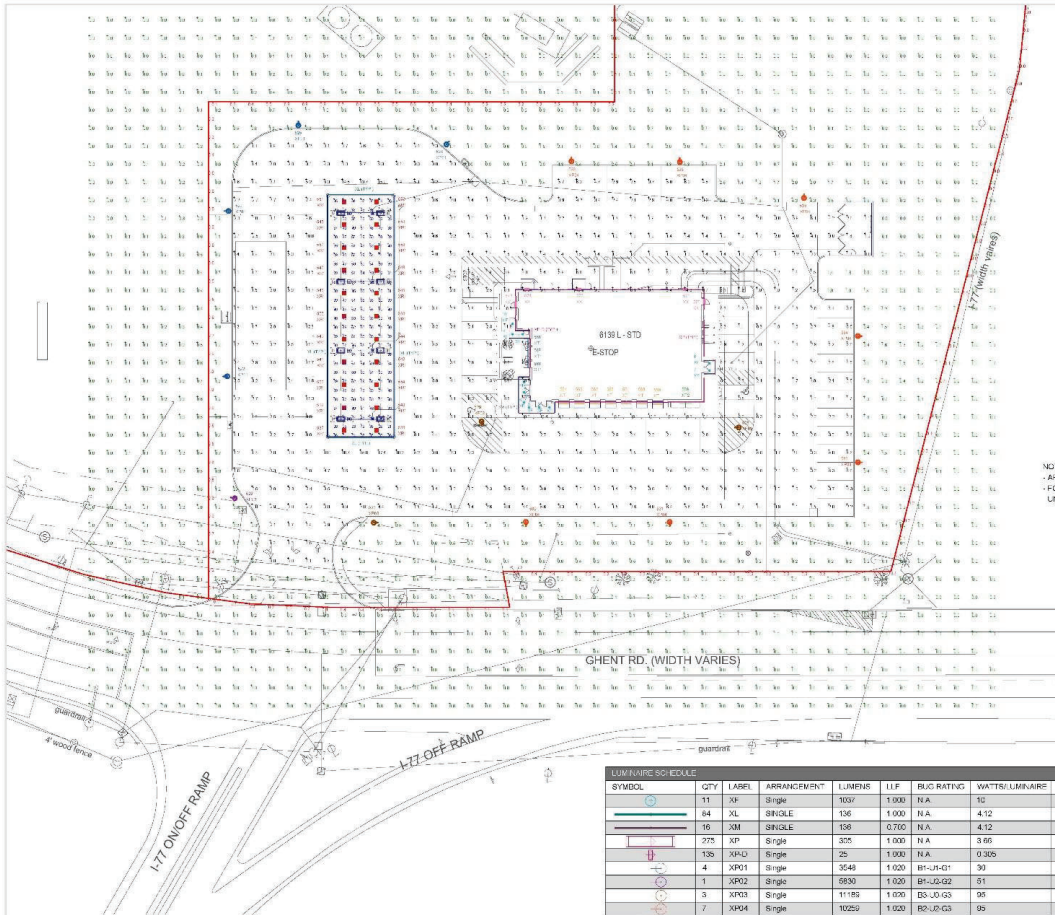
(4): RED METAL



(5): RED ACM



(6): DARK BRONZE METAL



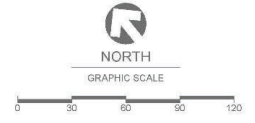
LUMEN NO.	LOC.	SUBMARY	MTG. H.T.	TILT
11	11	XP	11.53	0
12	XL	17.867	5	0
13	XL	21.079	0	0
14	XL	18.062	5	0
15	XL	18.416	5	0
16	XL	19.77	5	0
17	XL	19.103	5	0
18	XL	19.476	5	0
19	XL	19.83	5	0
20	XL	20.183	5	0
21	XL	20.537	5	0
22	XL	20.89	5	0
23	XL	18.062	5	0
24	XL	18.416	5	0
25	XL	19.77	5	0
26	XL	19.103	5	0
27	XL	19.476	5	0
28	XL	19.83	5	0
29	XL	20.183	5	0
30	XL	20.537	5	0
31	XL	20.89	5	0
32-63	XL	21.079	0	0
64-95	XL	17.867	0	0
96-111	XM	12	0	0
112-398	XP	19	0	0
397-524	XP/D	19	0	0
522-525	XP/1	18	0	0
526	XP/2	19	0	0

LUMEN NO.	LABEL	MTG. H.T.	TILT
527-529	XP/3	19	0
530-536	XP/4	18	0
537	XR1	19	0
538	XR1	17.42	0
539	XR1	19	0
540	XR1	17.42	0
541	XR1	19	0
542	XR1	17.42	0
543	XR1	19	0
544	XR1	17.42	0
545	XR1	19	0
546	XR1	17.42	0
547	XR1	19	0
548	XR1	17.42	0
549	XR1	19	0
550	XR1	17.42	0
551	XR1	19	0
552	XR1	17.42	0
553	XR1	19	0
554	XR1	17.42	0
555	XR1	19	0
556	XR1	17.42	0
557	XR1	19	0
558	XR1	17.42	0
559-565	XT	15.5	90
566-568	XT1	15.5	90
569	XT2	15	0
570-574	XX	19	0

NOTE:
 - AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES
 - FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES
 UNLESS NOTED OTHERWISE

THIS STD IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINES	0.25	1.0	0.0	N/A	N/A
SITE PAVED AREA	3.96	27.1	0.8	4.94	33.88
UNDEVELOPED	0.94	6.8	0.0	N/A	N/A
UNDER CANOPY	43.25	97	20	2.16	2.89



SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	L/F	BUC RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGO
[Symbol]	11	XP	Single	1600	1.000	N.A.	16	176	ATMELIC LLC	ONROAD-16-300-18-0274-180-LOW
[Symbol]	64	XL	SINGLE	136	1.000	N.A.	4.12	346.08	Star Companies	4 FT. LINEAR SFPTR1 LIGHT (BY OPT-FERR, 9H-OHW FOR CONTRASTION)
[Symbol]	16	XM	SINGLE	136	0.700	N.A.	4.12	85.92	Star Companies	LB-110-00-XX-029-RD1(FR-15)
[Symbol]	275	XP	Single	325	1.000	N.A.	3.66	1020.6	P.L.F.D.	STREET WRAP FLEX BACK 02ND 3000K
[Symbol]	136	XP/AD	Single	25	1.000	N.A.	0.308	41.176	P.L.F.D.	STREET WRAP FLEX BACK BRND 3000K
[Symbol]	4	XP/1	Single	3540	1.020	BH-JR-G1	30	120	Holephane	GRIP-F10 30K MVOLT 1 ASY QBM BZ + GR-J3-HS + CVC 27IN 1A TN QBM BZ + MSA 14 S/C 17D C12 BZ
[Symbol]	1	XP/2	Single	6930	1.020	BH-J2-G2	31	51	Holephane	GRIP-F20 30K MVOLT 1 ASY QBM BZ + GR-J3-HS + CVC 27IN 1A TN QBM BZ + MSA 14 S/C 17D C12 BZ
[Symbol]	3	XP/3	Single	11493	1.000	RD-D-G3	95	285	Holephane	GRIP-F30 30K MVOLT 1 ASY QBM BZ + CVC 27IN 1A TN QBM BZ + MSA 14 S/C 17D C12 BZ
[Symbol]	7	XP/4	Single	10259	1.020	RD-D-G3	95	665	Holephane	GRIP-F30 30K MVOLT 1 ASY QBM BZ + GR-J3-HS + CVC 27IN 1A TN QBM BZ + MSA 14 S/C 17D C12 BZ
[Symbol]	22	XP1	Single	15105	1.000	BS-1A-G2	107	2354	Lithonia Lighting	RCNY LED AL02 4CK 19081 5YMV MVCL1 62S DAWXD SET 1X3 6
[Symbol]	7	XT	Single	1840	1.000	N.A.	20	140	SPI Lighting Inc	SSW12146 SFT L20W AN03 120-277V 3000K PSE SMA OAP (6.00 IN) FIXT HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG
[Symbol]	3	XT1	Single	1472	1.000	N.A.	16	48	SPI Lighting Inc	SCW12146 4FT L19W AN03 120-277V 3000K PSE SMA OAP (6.00 IN) FIXT HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG
[Symbol]	1	XT2	Single	2256	1.000	N.A.	24	24	SPI Lighting Inc	SSW12146 6FT L29W AN03 120-277V 3000K SMA PSE OAP12
[Symbol]	5	XX	Single	1621	1.000	BF-J3-G0	16	80	WILLIAMS OUTDOOR	WWM-H L17810-3L-02Z-GDL DGM LNUV (BRONZE COLOR 6/6C/3)

DESIGNER: REDLEONARD ASSOCIATES
 SHEET: SHEETZ AKRON, OH (BATH TWP) RL-11054-S1
 DATE: 08/20/2024
 DRAWN BY: [Name]



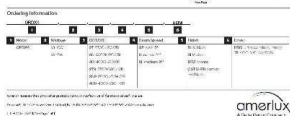
QTY	LABEL	DESCRIPTION
13	XT	ORDX4-10-300-M-020M-405-40M



ORDX4

Cyber Flood Exterior Downlight

Feature/Attribute	Value
Material/Finish	Aluminum, Matte Black
Dimensions	10" Dia, 3" H
Weight	1.5 lbs
Power/Current	100W, 100V
Beam Angle	30°
Color Temperature	4000K
Life Span	50,000 Hours
Warranty	5 Years



QTY	LABEL	DESCRIPTION
375	XT	STREET WRAP FLEX BACK-BEND 3030K
15	XX	STREET WRAP FLEX BACK-BEND 3030K



Street Wrap Flex Back-Bend

Additional details and specifications for the Street Wrap Flex Back-Bend fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	SWR-MB-01	Aluminum, Matte Black
Wiring Harness	SWR-WH-01	100W, 100V

QTY	LABEL	DESCRIPTION
4	XP01	GRF03-160-304-MOUNT-ADJ-QSM-82 + CULF03-160-304-MOUNT-ADJ-QSM-82 + CULF03-160-304-MOUNT-ADJ-QSM-82
1	XP02	GRF03-160-304-MOUNT-ADJ-QSM-82 + CULF03-160-304-MOUNT-ADJ-QSM-82
3	XP03	GRF03-160-304-MOUNT-ADJ-QSM-82 + CULF03-160-304-MOUNT-ADJ-QSM-82
7	XP04	GRF03-160-304-MOUNT-ADJ-QSM-82 + CULF03-160-304-MOUNT-ADJ-QSM-82



GRF03

Additional details and specifications for the GRF03 fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	GRF-MB-01	Aluminum, Matte Black
Wiring Harness	GRF-WH-01	100W, 100V

QTY	LABEL	DESCRIPTION
22	XP1	RCNY LED 4024-40-90CR-90W-MOUNT-825-DIAND-SETTING-6



RCNY LED

Additional details and specifications for the RCNY LED fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	RCNY-MB-01	Aluminum, Matte Black
Wiring Harness	RCNY-WH-01	100W, 100V

QTY	LABEL	DESCRIPTION
37	XT	SEW1214-10-300-M-020M-405-40M



Sew1214

Additional details and specifications for the Sew1214 fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	SEW-MB-01	Aluminum, Matte Black
Wiring Harness	SEW-WH-01	100W, 100V

Street Wrap Flex Back-Bend

Additional details and specifications for the Street Wrap Flex Back-Bend fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	SWR-MB-01	Aluminum, Matte Black
Wiring Harness	SWR-WH-01	100W, 100V

GRU3

Additional details and specifications for the GRU3 fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	GRU-MB-01	Aluminum, Matte Black
Wiring Harness	GRU-WH-01	100W, 100V

RCNY LED

Additional details and specifications for the RCNY LED fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	RCNY-MB-01	Aluminum, Matte Black
Wiring Harness	RCNY-WH-01	100W, 100V

SEW1214

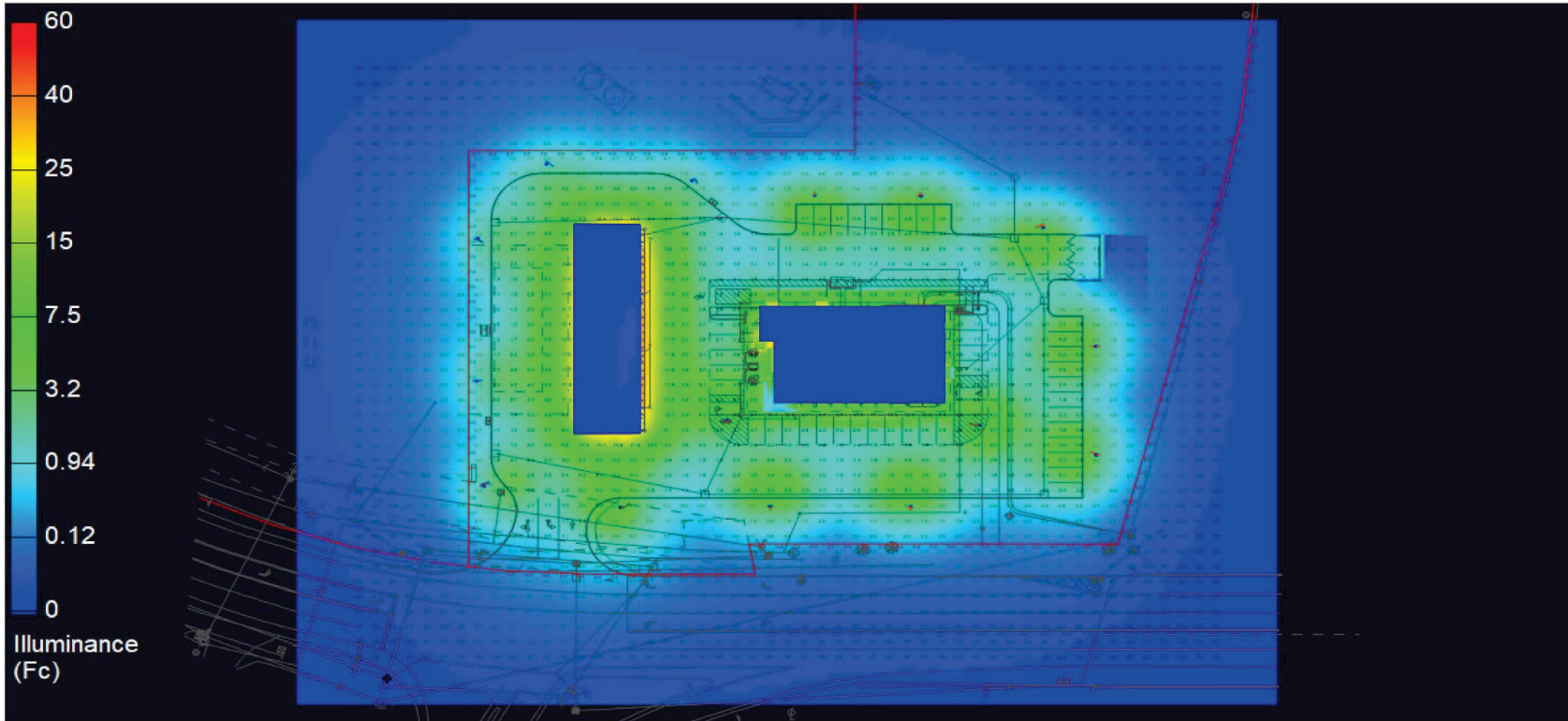
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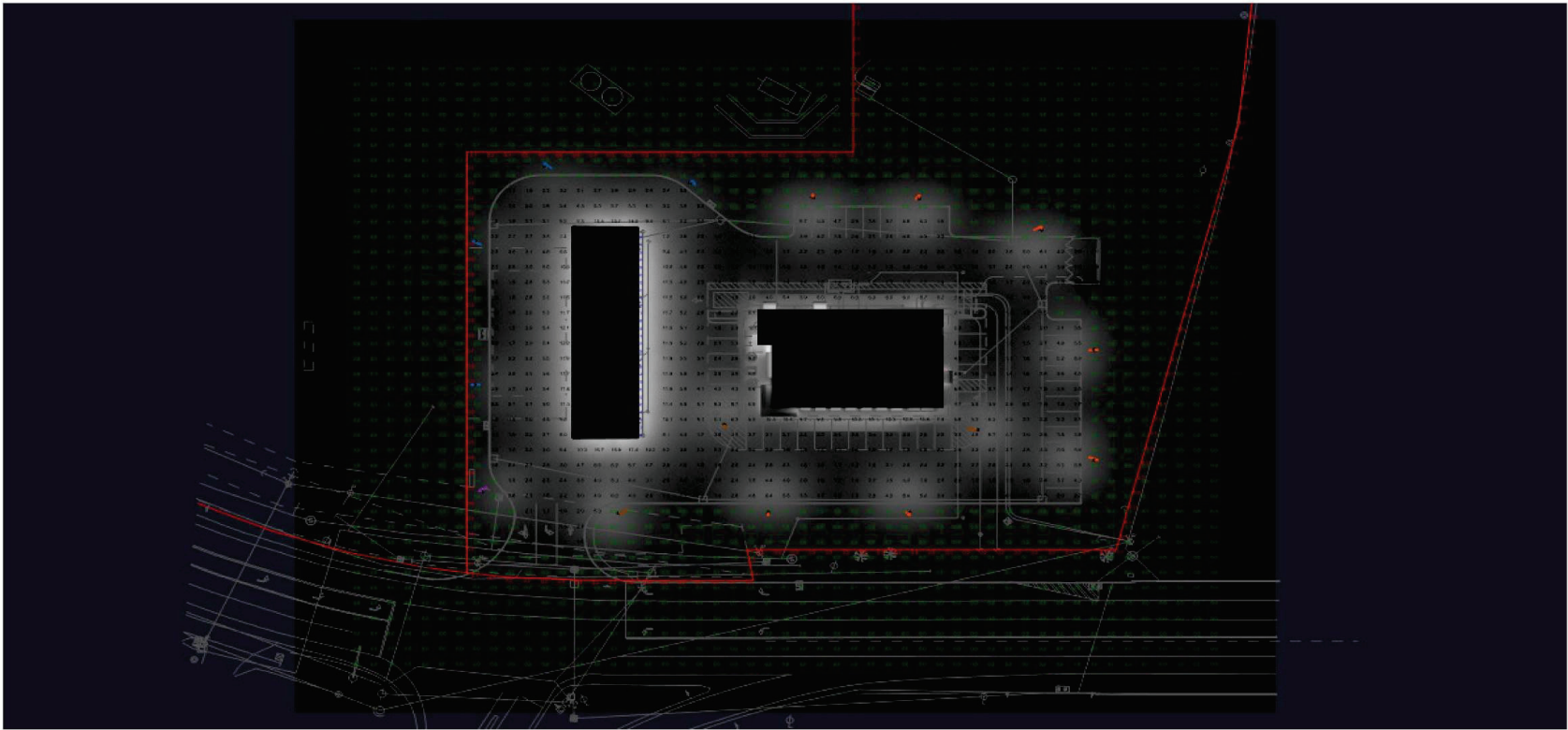
Accessories	Part Number	Description
Mounting Bracket	SEW-MB-01	Aluminum, Matte Black
Wiring Harness	SEW-WH-01	100W, 100V

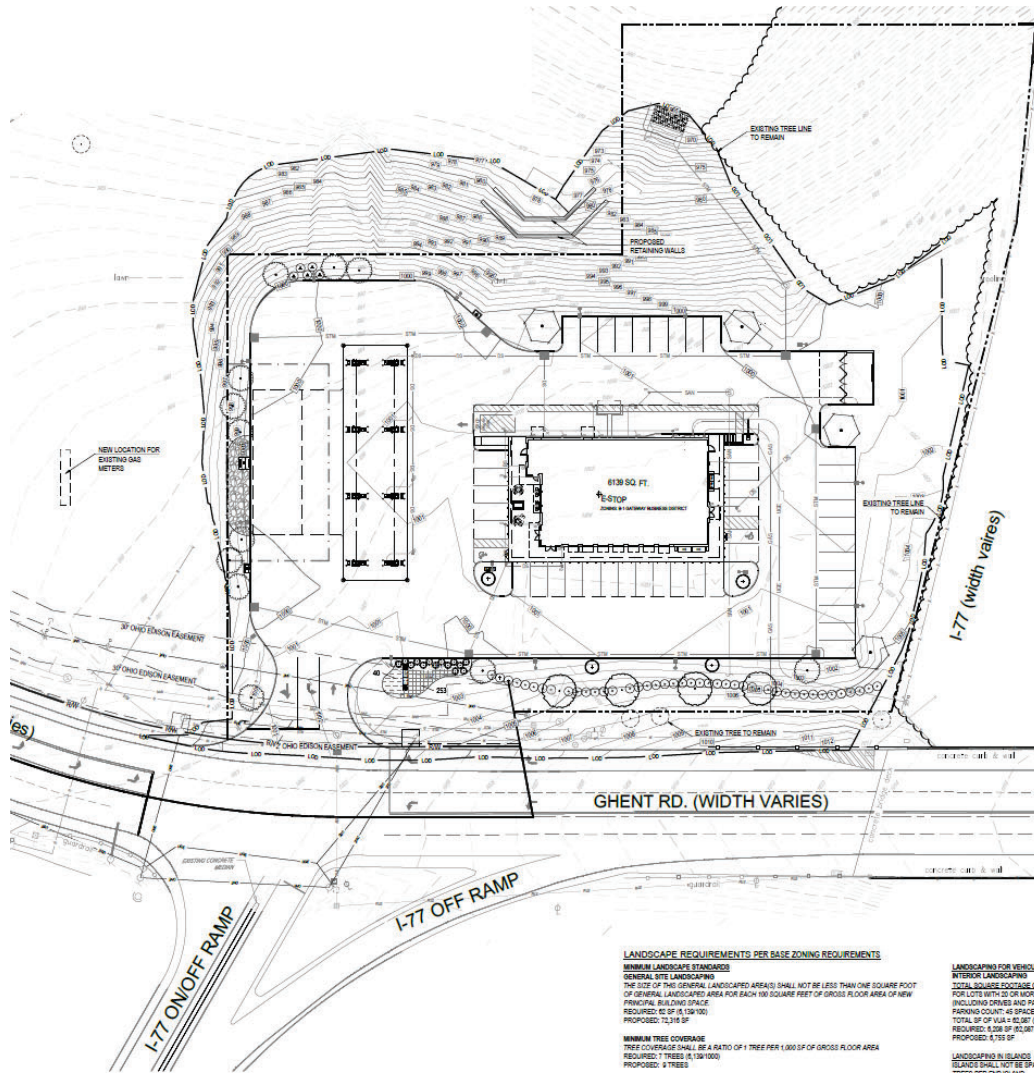
SEW1214

Additional details and specifications for the Sew1214 fixture, including a table of dimensions and a list of accessories.

Accessories	Part Number	Description
Mounting Bracket	SEW-MB-01	Aluminum, Matte Black
Wiring Harness	SEW-WH-01	100W, 100V





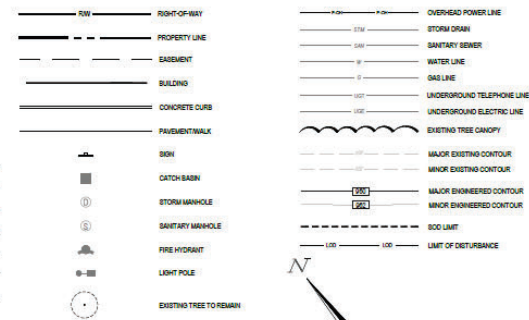


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	4	ACER RUBRUM OCTOBER GLORY OCTOBER GLORY RED MAPLE	7" CAL		AS SHOWN
	4	FRAXINUS PENNSYLVANICA GREEN ASH	7" CAL		AS SHOWN
	4	MALUS X LOLLIAM LOLLIPOP CRABAPPLE	7" CAL		AS SHOWN
	12	MALUS X TELYFIA FLOWERING CRABAPPLE	7" CAL		AS SHOWN
SHRUBS					
	5	CORNUS SERICEA RED TWIG DOGWOOD		30" HT	5'-0" OC
	42	ILEX CORNUTA BURFORD HAWK DWARF BURFORD HOLLY		30" HT	5'-0" OC
	14	JUNIPERUS X PYRRAZIANA GOLD COAST GOLD COAST PYRRAZIAN JUNIPER		24" HT	4'-0" OC
GROUND COVERS					
	40	BUDYNIUM FORTUNAE 'COLORATUS' PURPLE LEAF WATERCRESSER		1 GAL	2'-0" OC
	123	HEMEROCALLIS X STELLA DE ORO? STELLA DE ORO DAFFODIL		1 GAL	1'-0" OC
	833 SF	DECORATIVE GRAVEL			

NOTES:
 1. ALL PLANTS SHALL BE 1" CALIBER UNLESS OTHERWISE SPECIFIED.
 2. ALL TREES SHALL BE PLANTED WITH PROPER STAKING AND MULCHING.
 3. ALL SHRUBS SHALL BE PLANTED WITH PROPER STAKING AND MULCHING.
 4. ALL GROUND COVERS SHALL BE PLANTED WITH PROPER STAKING AND MULCHING.
 5. ALL PLANTS SHALL BE PLANTED WITH PROPER STAKING AND MULCHING.

LEGEND



LANDSCAPE REQUIREMENTS PER BASE ZONING REQUIREMENTS

MINIMUM LANDSCAPE STANDARDS
GENERAL SITE LANDSCAPING
 THE SIZE OF THE GENERAL LANDSCAPED AREAS SHALL NOT BE LESS THAN ONE SQUARE FOOT OF GENERAL LANDSCAPED AREA FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA OF NEW PRINCIPAL BUILDING SPACE
 REQUIRED: 6130 SF (6130/100)
 PROPOSED: 7,316 SF

MINIMUM TREE COVERAGE
 TREE COVERAGE SHALL BE A RATIO OF 1 TREE PER 1,000 SF OF GROSS FLOOR AREA
 REQUIRED: 6 TREES (6130/1000)
 PROPOSED: 9 TREES

SURFERS
STREETSCAPE BUFFER
 30' WIDE BUFFER, 1 DECIDUOUS TREE/EVERGREEN TREE AND 5 SHRUBS PER 50 LF OF STREET FRONTAGE

SOUTH - GHENT RD. 40' LF
 REQUIRED: 8 TREES, 40 SHRUBS
 PROPOSED: 9 TREES, 40 SHRUBS

EAST - HWY I-77 400' LF
 REQUIRED: 8 TREES, 40 SHRUBS
 PROPOSED: REQUIREMENT MET WITH EXISTING VEGETATION

LANDSCAPING FOR VEHICULAR USE AREAS

INTERIOR LANDSCAPING
 TOTAL PLANTS PER SQUARE FOOT OF INTERIOR LANDSCAPING FOR LOTS WITH 20 OR MORE SPACES, VIA LANDSCAPING NEEDS TO BE 10% OF THE GROSS VIA (INCLUDING DRIVES AND PARKING AREAS)
 PARKING COUNT: 48 SPACES
 TOTAL SF OF VIA = 8,100 SF (NOT INCLUDING BUILDING SF)
 REQUIRED: 810 SF PLANT @ 10%
 PROPOSED: 4,735 SF

LANDSCAPING IN ISLANDS
 ISLANDS SHALL NOT BE SPACED OUT MORE THAN 15 SPACES, AND MUST BE 1/3 SF MINIMUM ONE TREE PER SQ. FT. ISLAND
 REQUIRED: 8 TREES
 PROPOSED: 8 TREES (2 RELOCATED DUE TO THE DRIVE THROUGH)

SCREENING OF SERVICE STRUCTURES

SCREENING SERVICE STRUCTURES WITH PLANTINGS 1' HIGHER THAN STRUCTURE WITH 75% OPACITY WITHIN 2 YEARS OF PLANTING
 REQUIRED: SCREENING OF MECHANICAL EQUIPMENT
 PROPOSED: REQUIREMENT MET WITH 4' HIGH VINYL FENCE



NOTE:
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