

RECORD OF PROCEEDINGS

Minutes of the Development Committee

Held on February 1st, 2024



Village of West Jefferson Council

Development Committee

MINUTES

February 1st, 2024

CALL TO ORDER

Chairperson Linda Hall called the Development Committee Meeting to Order at 5:30 P.M.

ROLL CALL

Council Members: Linda Hall, Jeff Patterson, Howard Wade

Quorum Declare: 3 present, 0 absent.

Also attending: Council President; Jen Warner, Council member, Erica Bogner and Clerk of Council, Tisha Edwards.

APPROVAL OF AGENDA AND MINUTES:

Motion to Adopt the Agenda moved by Howard Wade and seconded by Jeff Patterson.

All in Favor

Motion to Approve the Minutes of the November 30th, 2023 moved by Howard Wade and seconded by Jeff Patterson.

All in Favor

OLD BUSINESS: None

At this time, Chairperson Linda Hall turned the meeting over to Howard Wade due to a conflict of interest. Council member Hall lives in a complex which is owned by Raymo and Romo who is an investor in the Circle K Development. She has been advised by our Law Offices to abstain from all deliberations and voting.

NEW BUSINESS:

- A. Discussing Preliminary and Final Development Plans for Circle K.

Council member Howard Wade asked the Developer to introduce themselves and state their business for the evening. Nathan Painter an attorney for the Developer introduced himself and stated that he was representing the applicant

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Held on February 1st, 2024

for the Circle K Development. Mr. Painter introduced Bret Lamb who was included in the meeting via speaker phone and Mr. John Royer the Developer of the property who attended the meeting in person. They were excited to introduce an updated Circle K presence in the community of West Jefferson that will take the place of the current business that is located in the downtown area as a convenience store. The new Development will include gas pumps. Initially the piece of property was in the township and zoned for commercial use. The Village of West Jefferson annexed the property a few years ago and it was updated as a PMU and one of the uses allowed for the PMU is a gas station. The preliminary and final development plan was approved by the Planning and Zoning Commission and then brought to Council and failed. The Council expressed their concerns and Circle K went back to the drawing board, updated the planning, and resubmitted it to the Planning and Zoning Commission in January of 2024 and was passed unanimously. Mr. Tom Hart, who is with the Development and Bret Lamb a representative of Circle K met with a neighboring resident of the plan and addressed the neighbors' concerns. Mr. Painter supplied an updated and modified plan to the Council members and explained all the areas that had been modified. The setback was increased to 50 ft, the fence was increased to 8 ft as well as extended and the arbors were increased. The sign was lowered to 5 ft on a monument, a 1 ft base with a 4 ft sign. The station size was decreased from up to 5,000 sf to 3,962 sf proposed building. The green space was pointed out and how much was maintained. A traffic study was completed. The lighting is downward casting and within zoning parameters. The Development company feels as though they have made great strides towards the request that had Council made at the previous meeting. Mr. Royer addressed Mr. Lamb who was on the phone to make sure everything had been covered and Mr. Lamb stated that even though he was having a little difficulty hearing the conversation he believed everything had been covered. Council member Howard Wade asked if just one neighbor had been spoken with or more than one. Mr. Royer stated that it was only the one resident that had concerns that was behind the property, and they have spoken with that neighbor. He stated if there are other neighbors that have concerns, they would be happy to address those, but no other neighbors have been brought to their attention. Council member Jeff Patterson stated that as he stated in the first meeting with Circle K, his concern is bringing more traffic into town. He would like to see it be sent out around town and he feels that this will not be the case with this development. Mr. Royer spoke to Mr. Patterson and stated that all 4 corners in that area are currently zoned commercial. If Council did not want them zoned that way, they shouldn't have made that choice. The Developer went through the proper channels and stated that their development falls within one of the allowed uses. Mr. Royer asked Mr. Patterson what he would prefer to see in that location and Mr. Patterson stated he felt as if it were a medical building that people would not be coming in off of 70 to get to specifically, like a gas station. Mr. Patterson voiced his concerns that the current Circle K in town always has machines that are broken down and was concerned whether that would change if it was a new or old building. Mr. Royer stated that is why they would like to upgrade to a new facility that is modernized, and West Jefferson currently has nothing like that. Mr. Royer has owned the property for over 25 years now and is familiar with the stations in West Jefferson. Mr. Patterson asked if the traffic study had been done and Mr. Painter stated that it has been done and our Public Service Director, John Mitchell, has that information. Everything that requires ODOT's approval has been approved. Council member Wade asked what Mr. Royer had in mind initially when he purchased the property. Mr. Royer stated that they had thought about fast food and originally one of the local

RECORD OF PROCEEDINGS

Minutes of the Development Committee

Held on February 16, 2024

hospitals from the Central Ohio area had thought about putting a facility there for some of the local physicians and then decided not to. He said that in many cases you purchase it with one idea in mind and then those plans don't come to fruition. He stated that he feels very good with what Circle K has proposed for the area. The clerk asked if she could clarify that the section on the map marked as a detention pond was just that and not a retention pond. Mr. Painter clarified that it is a detention pond. Also, the Clerk asked that we clarify for the minutes that this was not a Public Hearing but a Development Committee meeting. That point was clarified as well. A motion for a recommendation was asked of the Committee.

Motion to Recommend to Council motioned by Jeff Patterson and seconded by Howard Wade.

Roll Call: Howard Wade, yes; Jeff Patterson, yes; and Linda Hall, abstained due to a conflict on interest with Raymo and Romo owning the complex that she resides in.

Mr. Royer asked if he could have a timeline of when the Public hearing would be. The Clerk stated that it will be on Monday March 18th. Mr. Royer asked why the timeline seemed so long. The Clerk explained that she would send the Public Notice to the Madison Messenger after this meeting, and it would be posted the following Sunday the 11th. It will need to run for 30 days. She would also send the resident letters out within 20 days of the hearing for those located within 200 ft. That period falls after the 1st meeting in March so we will need to have it on the 2nd meeting of the month. Mr. Royer appreciated the clarification. Mr. Bret Lamb was released from the phone call and thanked everyone for their time.

ADJOURN

Motion to Adjourn by Jeff Patterson at 5:52 p.m. Seconded by Howard Wade.

All in favor

Linda Hall
Chairperson, Linda Hall

5/16/24
Date

Tisha K. Edwards
Clerk of Council, Tisha Edwards

5-16-24
Date



DEPARTMENT OF DEVELOPMENT
28 EAST MAIN STREET
WEST JEFFERSON, OHIO 43162
#614-379-5250
buildingandzoning@westjeffersonohio.gov

VARIANCE / SITE PLAN APPROVAL

Applicant or your representative must attend the Hearing as scheduled or your request **WILL NOT** be reviewed by the Planning and Zoning Commission.

Date: 12/18/2023 Permit # _____

Purpose of Application: Variance _____ or Site Plan Approval Yes _____

Other _____

Name of Applicant and/or Appellant Circle K c/o Bret Lamb

Phone Number 216-870-3932 Email blamb@circlek.com

Parcel # 16-00054.000 and 16-00061.000

Address To Be Determined

Legal Description of Property See Exhibit A

Purpose of Application Proposed Circle K retail gasoline sales and convenience store

Signature of Applicant/Appellant Bret Lamb Date: 2023-12-18

Date of Hearing by Planning and Zoning Commission _____

Accepted _____ Denied _____ Tabled _____

EXHIBIT "A"
Legal Description

Situated in the County of Madison, in the State of Ohio, and in the Township of Jefferson;

Beginning at a point in the center line of U.S. Route 40 corner to Robert E. Wood et al. and Paul B. Holway; thence with said center line N. 83° 01' E.- 189.55 feet to the most northerly corner to said Holway; thence with an easterly line of the subdivision of 5.362 acres in Jefferson Township made for said Holway (passing a post at 44.05 feet) S. 31° 45' E., - 195.95 feet to a stake, thence with the northerly line of Parcel No. 6 of said subdivision (passing an iron pin at 195.53 feet) S. 83° 35' W.- 273.03 feet to an iron pin corner to said Wood, thence with an easterly line of said Wood (passing a stake at 135.5 feet) N. 6° 32' W.- 175.5 feet to the beginning, containing 0.936 acres of land, more or less, a part of 5.30 acres, V.M.S.-2678, conveyed by J. Gladstone Holway to Paul B. Holway by deed dated February 5, 1938 and recorded in Vol. 121, Page 615, of the deed records of Madison County, Ohio.

Said tract being known as Parcel 7 of the division of said 5.30 acres.

LESS AND EXCEPT:

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey Number 2678, and being more particularly described as follows:

Being a parcel of land lying on the right side of centerline of survey of MAD-40-14.89 made by the Ohio Department of Transportation as recorded in Slide _____ in the records of Madison County and being located within the following described points in the boundary thereof:

Commencing at a concrete monument set in the proposed intersection of United State Route 40 and State Route 142, County Road 7, said point designated as station 190+89.12 in the centerline of survey of the eastbound lanes of United State Route 40 and station 19+93.99 of the centerline of survey of both County Road 7 (South) and State Route 142(North);

Thence South 83 degrees 31 minutes 33 seconds West along the centerline of survey of United State Route 40 for a distance of 396.74 feet to a point being United State Route 40 centerline station 186+92.38;

Thence North 06 degrees 28 minutes 27 seconds West for distance of 6.20 feet to a point on the grantor's northerly property line being 6.20 feet left of United State Route 40 centerline station 186+92.38, the TRUE POINT BEGINNING of the parcel herein described;

Thence South 32 degrees 19 minutes 21 seconds East along the grantor's easterly property line also being the westerly line of RAYMO CORPORATION and ROMO INVESTMENT COMPANY 2.441 acre tract as described in Official Record 103, Page 1529 in the Madison County Recorder's Office for a distance of 56.50 feet crossing the proposed centerline of survey of United State Route 40 at 6.89 feet to an iron pin set being 44.65 feet right of United States Route 40 centerline station 187+17.02;

Thence South 83 degrees 35 minutes 45 seconds West along the proposed southerly right of way line of United State Route 40 for a distance of 213.09 feet to an iron pin set being 44.39 feet right of United State Route 40 centerline station 185+03.93;

Thence North 06 degrees 49 minutes 05 seconds West along the grantor's westerly property line also being the easterly line of JANICE B. LOMBARD 1.000 acre tract as described in Official Record 126, Page 383 in the Madison County Recorder's Office for a distance of 50.57 feet crossing the proposed centerline of survey of United State Route 40 at 44.39 feet to a point being 6.18 feet left of United State Route 40 centerline 185+03.62;

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EXHIBIT "A"
Legal Description

Thence North 83 degrees 31 minutes 04 seconds East along the grantor's northerly property line for a distance of 188.76 feet to the point of beginning.

This above described area contains 0.234 acres, more or less, of which the present right of way occupies 0.182 acres, more or less and is contained within Madison County Auditor's Parcel Number 08-00961.000.

This description was prepared under the direction of and reviewed by Robert O. Brenner, Registered Surveyor Number 5987.

This description is based upon a field survey performed by CT Consultants, Inc. in 2005 under the direction and supervision of Robert O. Brenner, Register surveyor Number 5987.

The basis of bearings in this description are based on an assumed meridian and are for the purpose of angular measurement only.

Monuments refer to as iron pins set are 3/4 inch diameter x30 inch long iron bars with a 1 1/2 inch diameter aluminum cap marked "DOT R/W, DISTRICT 6." The stations referred to herein are from centerline Right of Way of State Route 40 as found on Ohio Department of Transportation Right of Way Plan MAD-40-14.89.

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REVISIONS	DATE

PROFESSIONAL IN CHARGE
 RW
PROJECT MANAGER
 RH
QUALITY CONTROL
 JS
DRAWN BY
 TN
PROJECT NAME

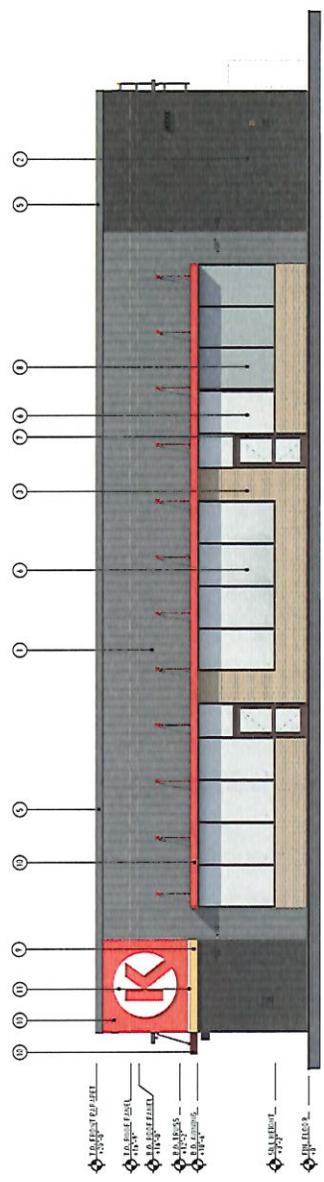
CIRCLE K STORES, INC.
WEST JEFFERSON, OH
 600 WEST BROADWAY
 WEST JEFFERSON, OH 44780
 PROJECT NUMBER: STORE #3325



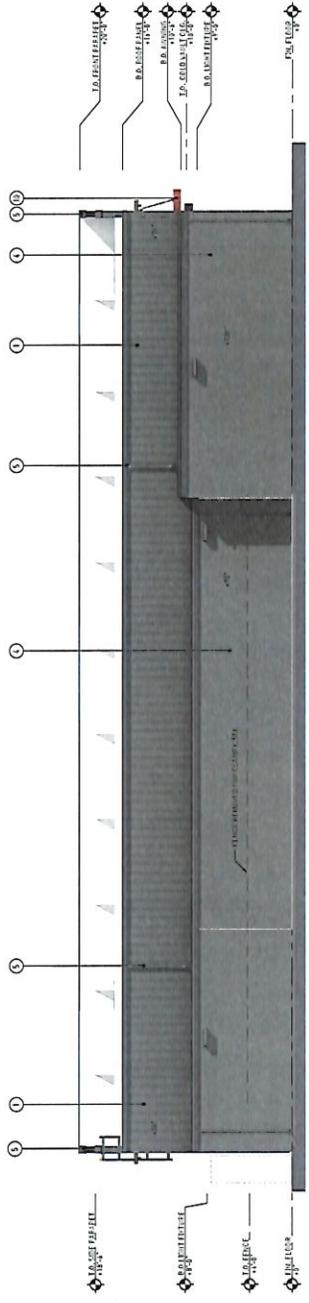
CIRCLE K STORE, INC.
 EXTERIOR ELEVATIONS MATERIALS AND COLORS

MATERIALS

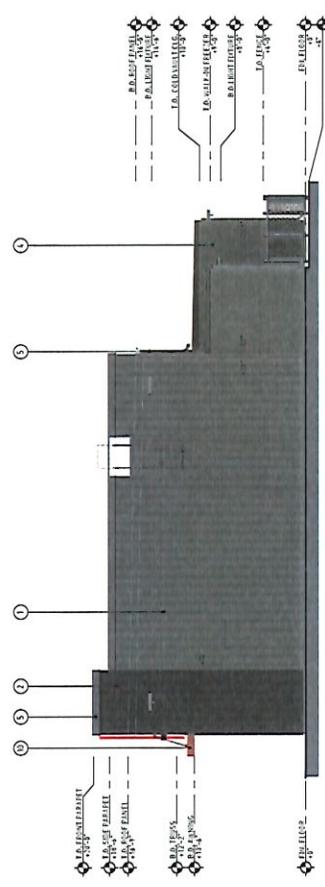
- 1. LIGHT GRAY METAL PANEL (INSTALL VERTICAL) - 3000000000
- 2. DARK GRAY METAL PANEL (INSTALL VERTICAL) - 3000000000
- 3. FAUCI CLAY PATTERN BRICK - 3000000000
- 4. COLORED PAINT - 3000000000
- 5. METAL CORNER CORNICE (PAID OFFER) - 3000000000
- 6. INSULATED GLAZED GLASS - 3000000000
- 7. ANODIZED ALUMINUM FINISH - 3000000000
- 8. POLYURETHANE GLASS - 3000000000
- 9. POLYURETHANE GLASS - 3000000000
- 10. POLYURETHANE GLASS - 3000000000
- 11. POLYURETHANE GLASS - 3000000000
- 12. POLYURETHANE GLASS - 3000000000
- 13. POLYURETHANE GLASS - 3000000000
- 14. POLYURETHANE GLASS - 3000000000
- 15. POLYURETHANE GLASS - 3000000000
- 16. POLYURETHANE GLASS - 3000000000
- 17. POLYURETHANE GLASS - 3000000000
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- 19. POLYURETHANE GLASS - 3000000000
- 20. POLYURETHANE GLASS - 3000000000



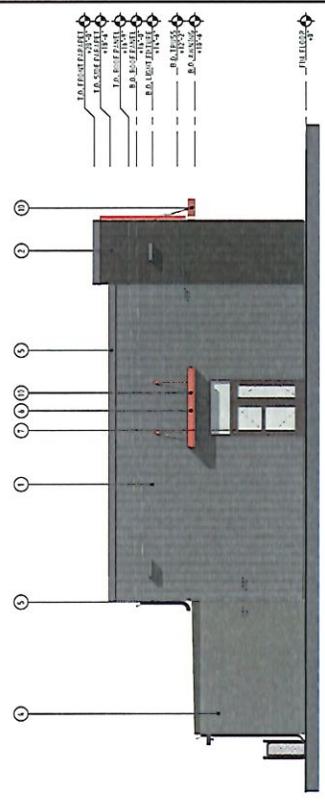
FRONT ELEVATION (NORTH) | 1 | 3/16" = 1'-0"



REAR ELEVATION (SOUTH) | 2 | 3/16" = 1'-0"



SIDE ELEVATION (WEST) | 4 | 3/16" = 1'-0"



SIDE ELEVATION (EAST) | 3 | 3/16" = 1'-0"

MATERIALS

- 1. PREFINISHED BLANKING
1/2" X 1/2" X 1/2" X 1/2" X 1/2" X 1/2"
- 2. METAL PANEL HANGERS
1/2" X 1/2" X 1/2" X 1/2" X 1/2" X 1/2"
- 3. ELECTRIC WIRE PANEL INSTALLED VERTICAL
1/2" X 1/2" X 1/2" X 1/2" X 1/2" X 1/2"

rdc.

1921 Freedom Dr #1110
Pawson, VA 20190
703.668.0056
rdcollaborative.com

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PROFESSIONAL SEAL

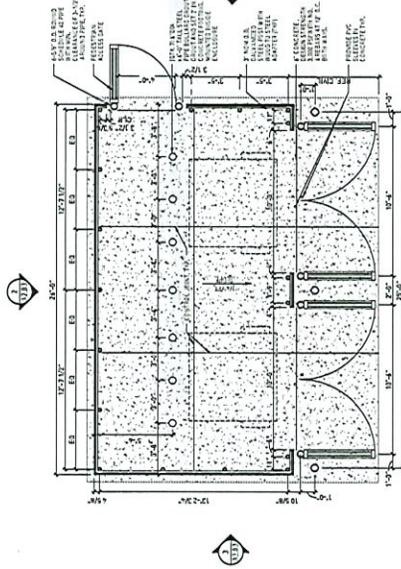
REVISIONS	DATE
Δ	

PROFESSIONAL IN CHARGE
RW
PROJECT MANAGER
RM
QUALITY CONTROL
JS
DRAWN BY
VM
PROJECT NAME

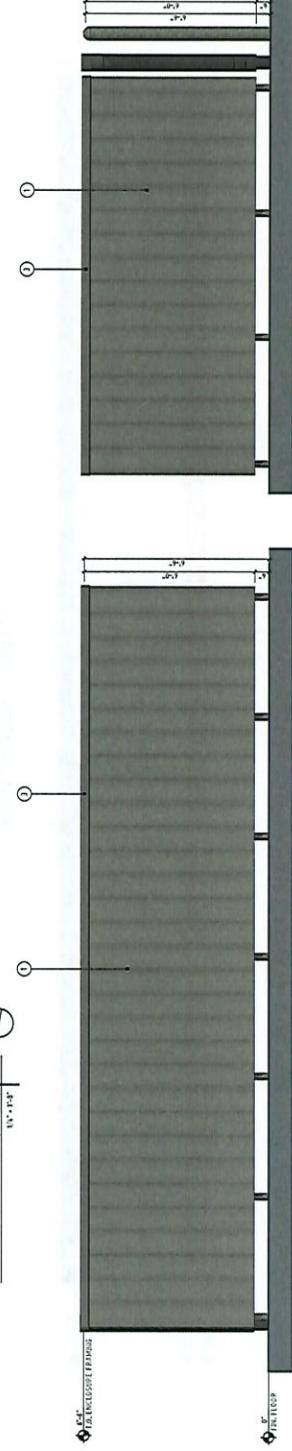
CIRCLE K STORES, INC.
WEST JEFFERSON, OH
5000 E. BRIDGES AVE. S.E.
P.O. BOX 1000
WEST JEFFERSON, OH 44780
PROJECT NUMBER: STORE #5325



TRASH ENCLOSURE
PLAN, EXTERIOR
ELEVATIONS
MATERIALS AND
COLORS
A2.03

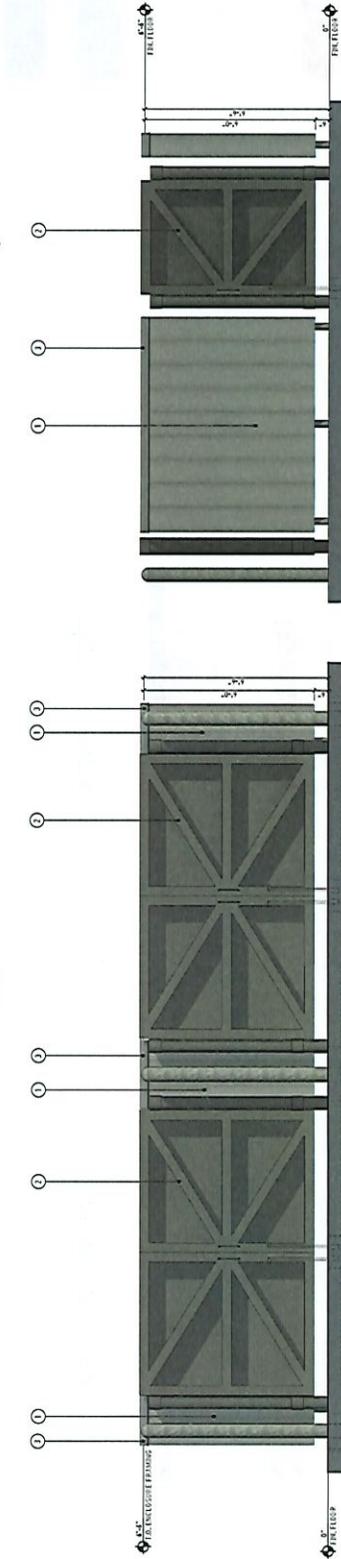


TRASH ENCLOSURE (PLAN) 1
1/8" = 1'-0"



REAR ELEVATION (WEST) 2
1/8" = 1'-0"

SIDE ELEVATION (SOUTH) 3
1/8" = 1'-0"



FRONT ELEVATION (EAST) 5
1/8" = 1'-0"

SIDE ELEVATION (NORTH) 4
1/8" = 1'-0"

MATERIALS

- 1. CIRCLE K WHITE
- 2. CIRCLE K RED
- 3. CIRCLE K RED PHOSPHOR
- 4. CIRCLE K ORANGE PHOSPHOR
- 5. POLYURETHANE WHITE
- 6. PVC BELLSHIELD "500" GMP
- 7. SUPERPOLYURETHANE COATING



1921 Freedom Drive #1110
Reston, VA 20190
703.668.0055
info@rdcinc.com

COMPONENT INTAKE
The drawings and parts are for the above referenced project and are not to be used for any other project without the written permission of RDC. All drawings are subject to change without notice.

PROFESSIONAL SEAL

REVISIONS	DATE

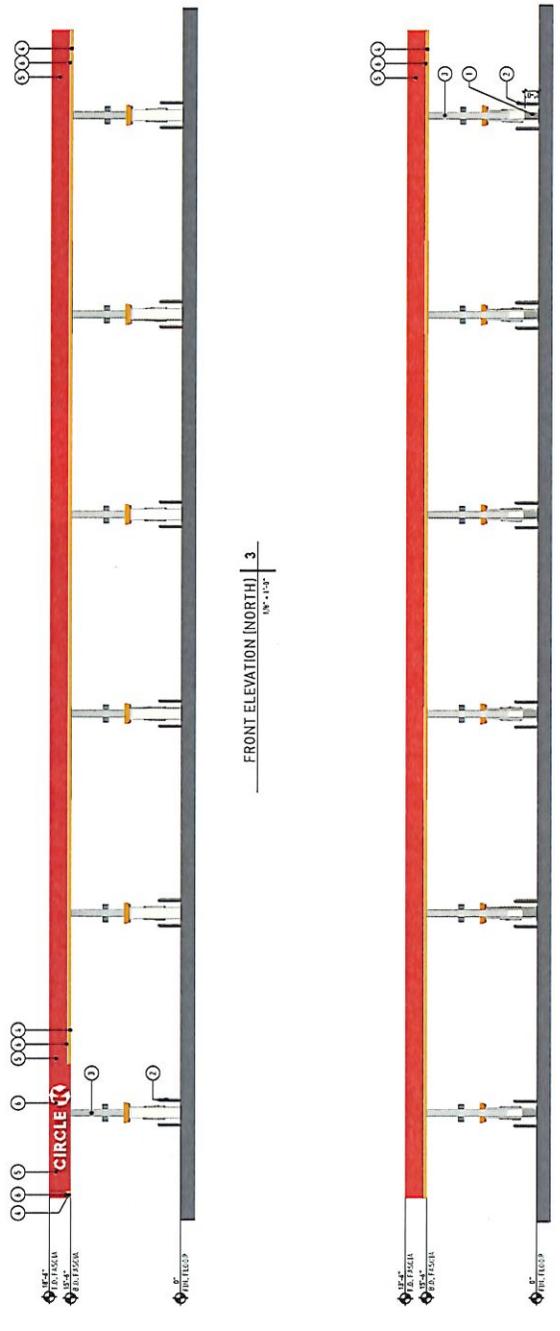
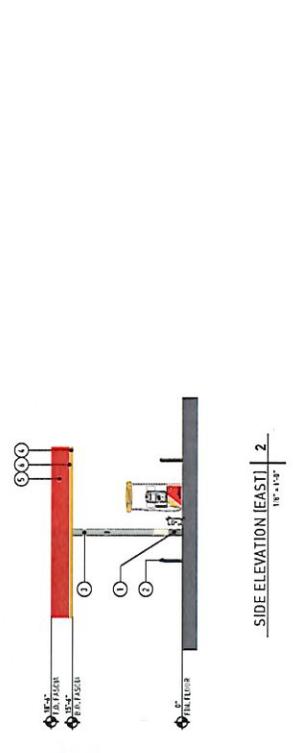
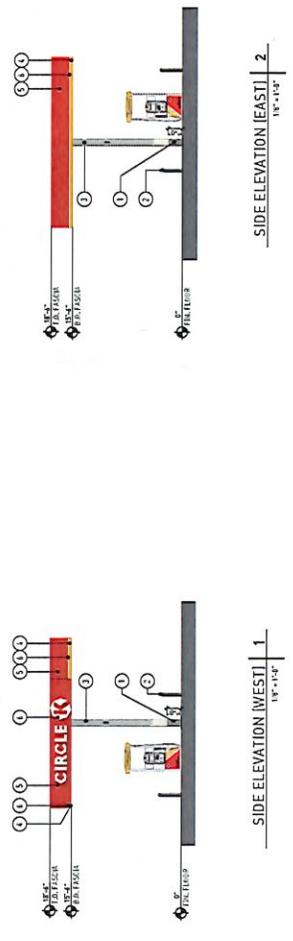
PROFESSIONAL IN CHARGE
PROJECT MANAGER
QUALITY CONTROL
DRAWN BY
PROJECT NAME

CIRCLE K STORES, INC.
WEST JEFFERSON, OH
5100 WEST BROAD STR &
PLAIN-CITY GEORGETOWN RD.
WEST JEFFERSON, OH 44789
PROJECT # R12-028273



CIRCLE K STORE, INC.
PROJECT NUMBER: 5108-85335
**FUEL CANOPY
EXTERIOR
ELEVATIONS
MATERIALS AND
COLORS**

A2.04





28 East Main Street
West Jefferson, Ohio 43162
Office# 614-379-5250

Director
Thomas A. Hale

Department of Development
thale@westjeffersonohio.gov

VILLAGE OF WEST JEFFERSON PLANNING/ZONING COMMISSION

Council Recommendation Form

- Planning & Zoning Meeting Date: January 10, 2024
- Project / Development: Circle K
- Representative: Bret Lamb
- Case Number: WJV23-0005
- Address: 16-00054.000 and 16-00061.000
- Summary of Action / Recommendation: Preliminary and final site plan approval for a Proposed Circle K retail gasoline sales and convenience store. Per Ordinance 1125.10
- Conditions: All road signs to be monument type.
- Chairman Signature / Date: 1-10-2024 Paula Hay
- Council Approval / Disapproval Date: _____



CIRCLE K
CIRCLE K
MIDWEST REGION
400 WEST 10TH STREET
COLUMBUS, OH 43260
(614) 379-9227



Wellert
SURVEYING & ENGINEERING
1111 W. 12TH STREET
COLUMBUS, OH 43260
(614) 291-1111

NO.	DATE	REVISION
1	10/24/23	ISSUE FOR THE PLAN REVIEW
2	10/24/23	ISSUE FOR THE PLAN REVIEW



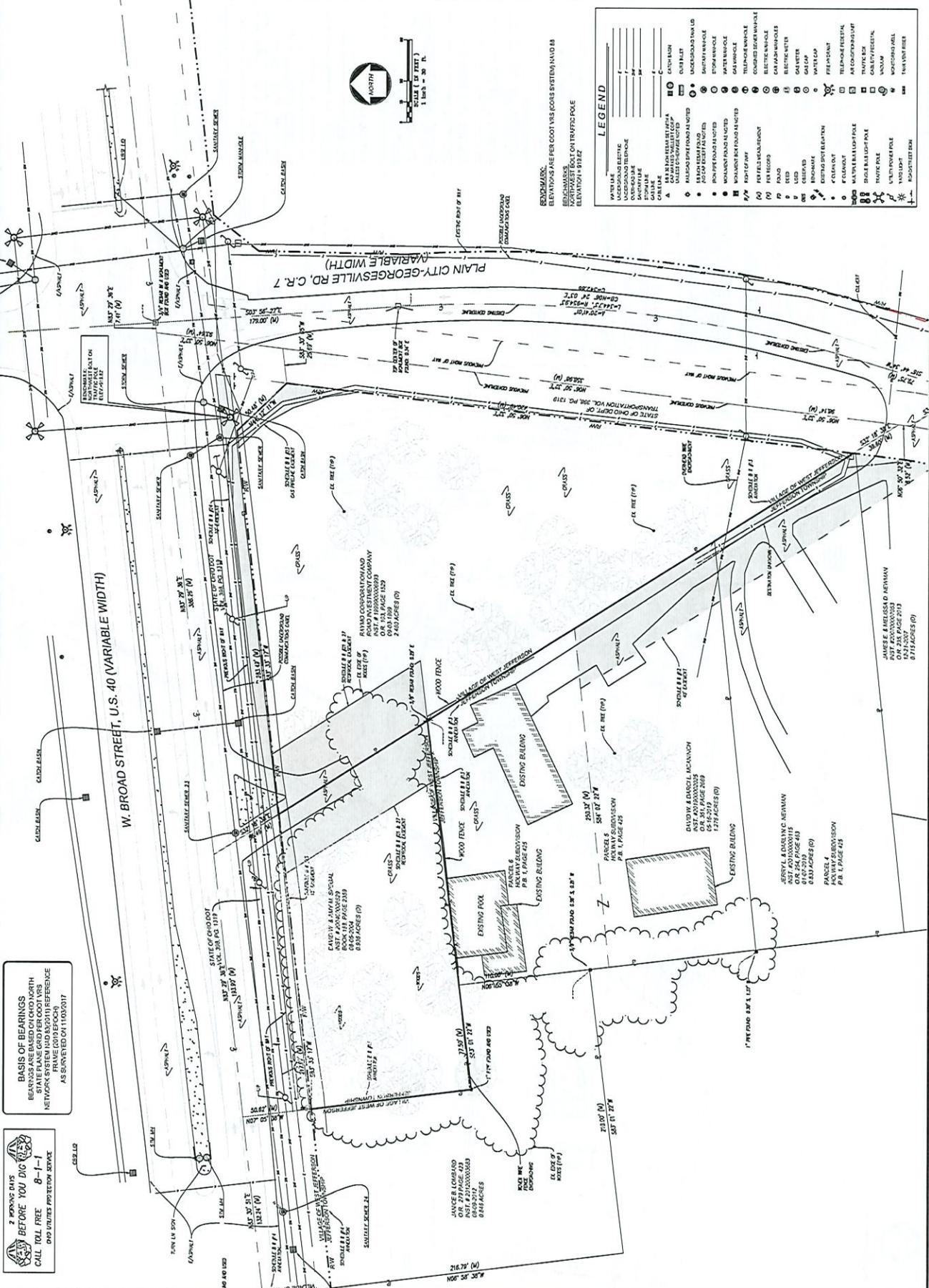
PROPOSED CIRCLE STORE #5325

SECTION
SOUTHWEST CORNER
OF W BROAD STREET,
U.S. ROUTE 40 AND
PLAIN
CITY-GEORGESVILLE
ROAD SE, C.R. 7, WEST
JEFFERSON, OHIO

SCALE 1" = 30'
DATE 01/17/2023
PROJECT # 5325
DRAWN BY JWH
CHECKED BY JWH
DATE PLOTTED 2/28/23-14:04
JOB NUMBER 202303
PROJECT NAME

ALTA-NSPS LAND TITLE SURVEY

S1.3



LEGEND

Water Line	Water Mains	Sanitary Sewer	Storm Sewer	Electric	Gas	Telephone	Optical Fiber	Other Utility	Other
Water Main	Water Main	Sanitary Sewer	Storm Sewer	Electric	Gas	Telephone	Optical Fiber	Other Utility	Other
Water Main	Water Main	Sanitary Sewer	Storm Sewer	Electric	Gas	Telephone	Optical Fiber	Other Utility	Other

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 8-1-1
OHIO UTILITY PROTECTION SERVICE
AS SURVEYED ON 11/03/2017

STATE OF OHIO DEPARTMENT OF TRANSPORTATION
STATE OF OHIO DEPARTMENT OF TRANSPORTATION
STATE OF OHIO DEPARTMENT OF TRANSPORTATION

STATE OF OHIO DEPARTMENT OF TRANSPORTATION
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STATE OF OHIO DEPARTMENT OF TRANSPORTATION
STATE OF OHIO DEPARTMENT OF TRANSPORTATION

CIRCLE K
 CIRCLE K
 4200 W. JOHANN MOORE BLVD
 COLUMBUS, OH 43227
 (614) 278-2227

Wellert
 ENGINEERS
 11250 W. STATE ST. SUITE 100
 COLUMBUS, OH 43240
 (614) 291-1125

NO.	DATE	REVISION
1	05/23/2023	ISSUE FOR PERMITS
2	05/23/2023	ISSUE FOR UTILITY WORK

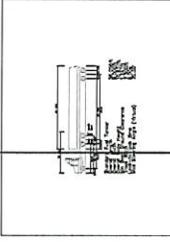
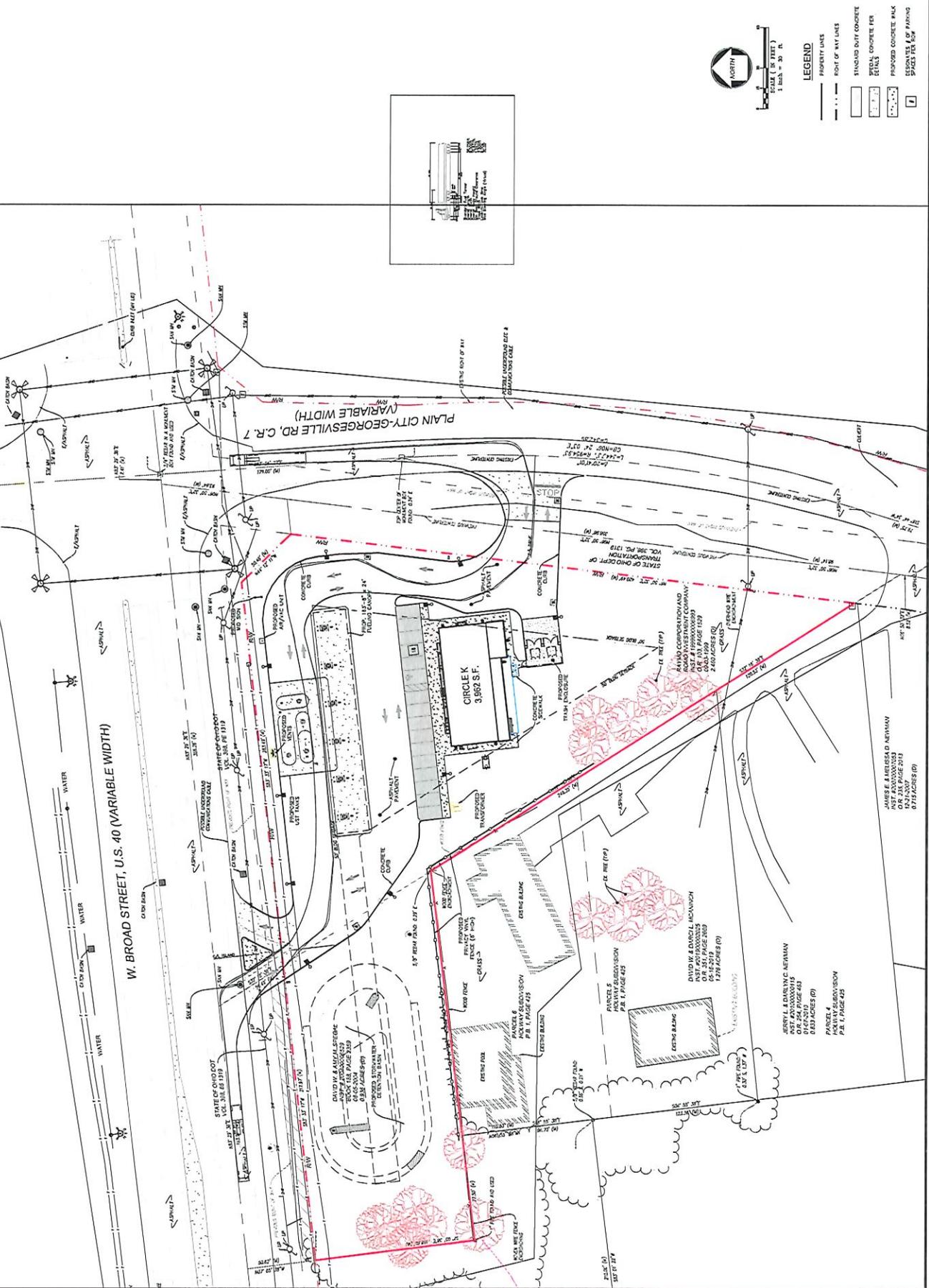
PROPOSED CIRCLE K STORE #5325

SWC WEST BROAD STREET & PLAIN-CITY GEORGETOWN ROAD WEST JEFFERSON, OH 44070

SCALE	1" = 30'
DATE	05/23/2023
DESIGNER	JD
DRAWN BY	BJB
CHECKED BY	JD
FILE NAME	22283-C1.A42
JOB NUMBER	22283
DATE PLOTTED	05/23/2023

VEHICLE CIRCULATION PLAN

C1.1

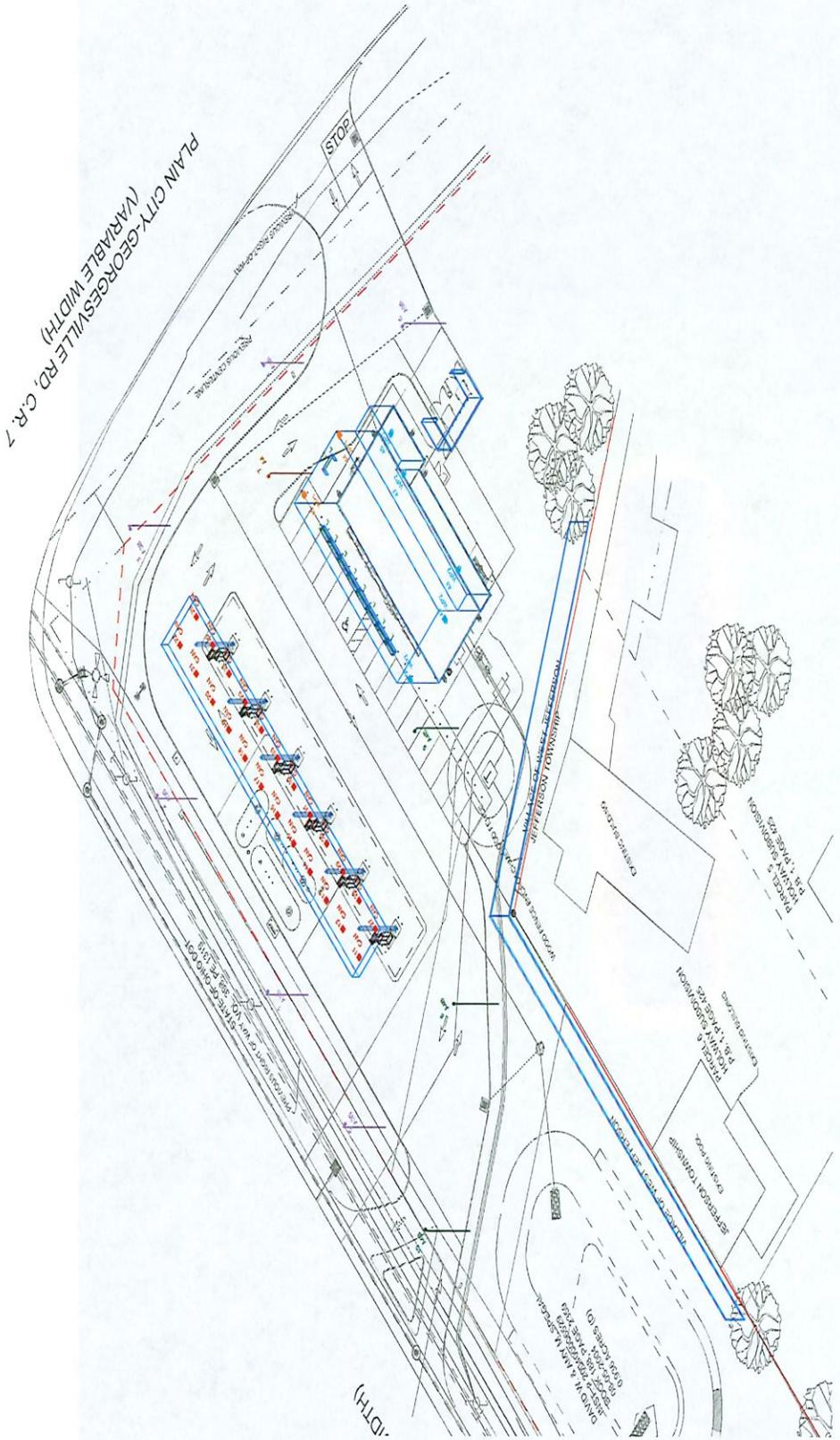


LEGEND

- PRIORITY LANE
- RIGHT OF WAY LINES
- STANDARD CURB CONCRETE
- CONCRETE KER
- SEWER
- PROPOSED CONCRETE PAVK
- EXISTING CURB
- PROPOSED CONCRETE PAVK
- EXISTING CURB
- PROPOSED CONCRETE PAVK
- EXISTING CURB

SCALE (AS SHOWN)
 1 inch = 30 ft

AREA	
CANOPY	
STREET WRAP	
WALL MOUNTED	

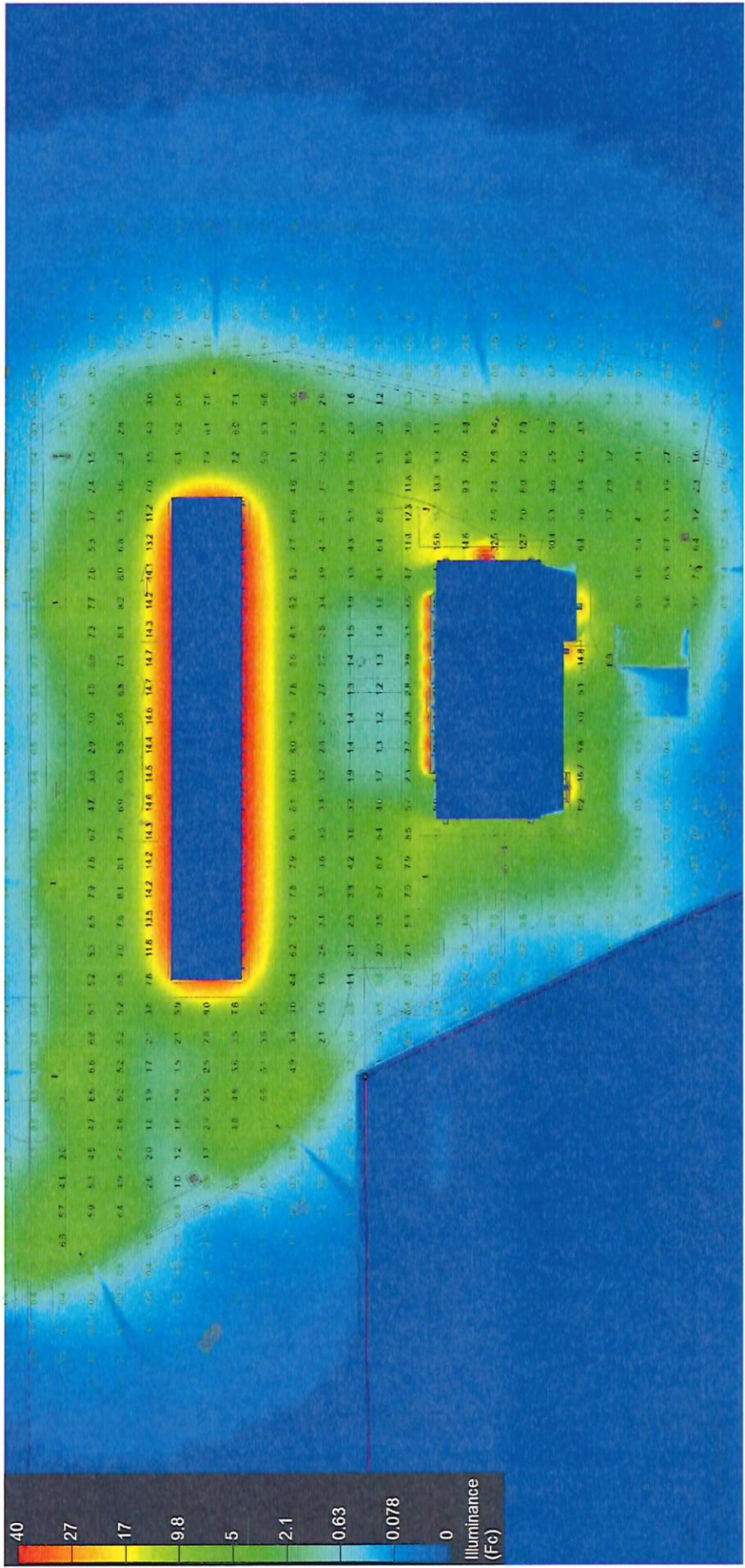


REDLEONARD ASSOCIATES
 1100 W. Main St., Columbus, OH 43260
 614.291.8500 | redleonard.com

PROJECT BY
CIRCLE K
 W. JEFFERSON, OH
 RL-9018-S1-R1



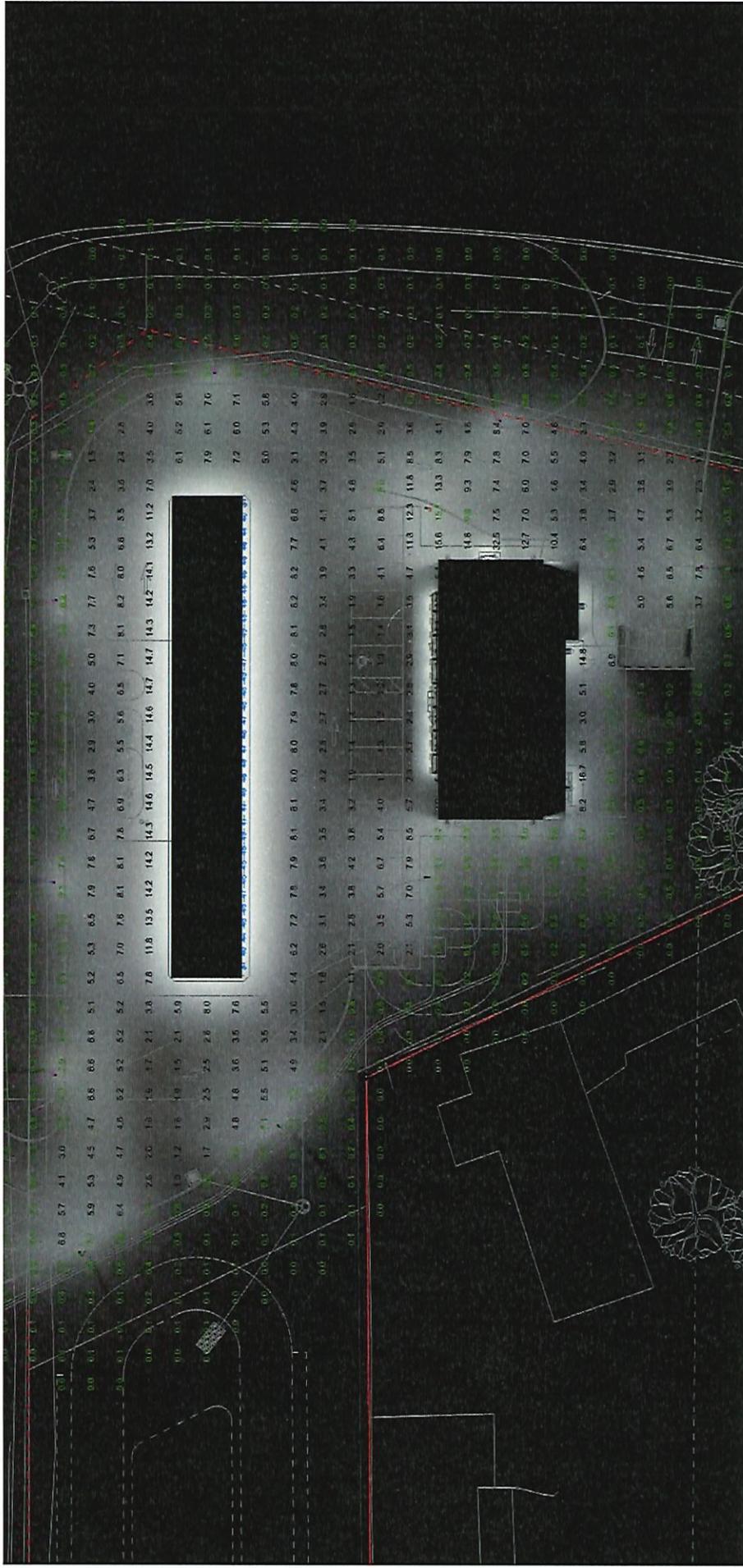
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PROJECT FOR
CIRCLE K
W. JEFFERSON, OH
 DRAWING NO.
RL-9018-S1-R1

REDLEONARD ASSOCIATES
 1100 Kings Highway, Cincinnati, OH 45202
 513-566-1100 | redleonard.com



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PROJECT NAME
CIRCLE K
W. JEFFERSON, OH
 08/20/2018
RL-9018-S1-R1



1500 Koppel Moore Dr., Findlay, OH 44826
 419-224-8000 | redleonard.com

Circle K

Prepared for VWJ - Planning and
Zoning Commission, January 10, 2024



**Comparison Updated vs.
Previous Plan**



1/3/24

**CIRCLE K
COMPARISON UPDATED V. PREVIOUS PLAN**

**2024
UPDATED PLAN** **2023
PREVIOUS PLAN**

Privacy Fence Height	8'	6'
Privacy Fence Length	Extends to existing tree stand along residential drive (east side) 347 LF	Stopped at midpoint of residential drive (east side)
Double Row - Arborvitae Height	6' height at install	No height commitment at install
Double Row - Arborvitae Length	Extended beyond neighboring pool on west side; 279 LF	Stopped between house and pool west side
Proposed Building Setback (west) to neighboring residential	50' minimum	39.92'
Site Identification Sign (front corner)	Willing to consider monument signage	20' sign height at front corner of site

PCD Zoning Text as Approved by Council vs. Proposed Final Site Plan

1/3/24

**CIRCLE K
PCD ZONING TEXT AS APPROVED BY COUNCIL
V. PROPOSED FINAL SITE PLAN**

	PCD Text Allowance as Approved	2024 Final Site Plan
Lot Coverage and Green Areas	80% for buildings	-Lot coverage building and canopy 7.82% -Lot coverage impervious surface 42.51% -Total lot coverage 50.33% -Nearly 50% "green areas"
Building Size Gas Station/ Convenience Store	Up to 5,000 SF building for gas station	3,962 SF proposed building
Setbacks	15' building side yards 20' building rear yards	50' building setback for residential border on west (side yard)

**Site was rezoned to PCD, including Gas Station Uses,
upon annexation to VWJ**

**Site was previously zoned for commercial uses
under Madison County zoning prior to annexation
to Village of West Jefferson**



NO.	DATE	REVISION
1	05/11/2013	ISSUE FOR PERMIT REVIEW
2	05/11/2013	REVISED PER PLAN COMMENTS
3	05/11/2013	REVISED PER PLAN COMMENTS
4	05/11/2013	REVISED PER PLAN COMMENTS
5	05/11/2013	REVISED PER PLAN COMMENTS
6	05/11/2013	REVISED PER PLAN COMMENTS
7	05/11/2013	REVISED PER PLAN COMMENTS
8	05/11/2013	REVISED PER PLAN COMMENTS
9	05/11/2013	REVISED PER PLAN COMMENTS
10	05/11/2013	REVISED PER PLAN COMMENTS

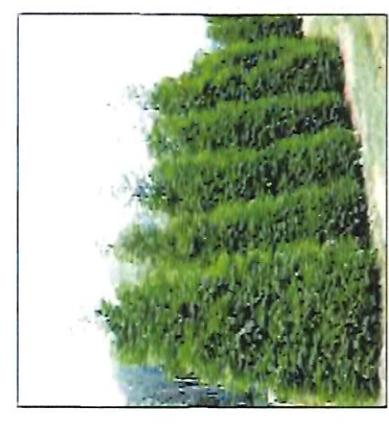
PROPOSED CIRCLE STORE #5325

SNC WEST BROAD STREET & PLAIN-CITY GEORGEVILLE ROAD WEST JEFFERSON, OH 44070

SCALE: 1"=30'
 DATE: 05/11/2013
 DRAWN BY: DJJ
 CHECKED BY: DJJ
 PROJECT NO: 12013-01-0009
 JOB NUMBER: 22033

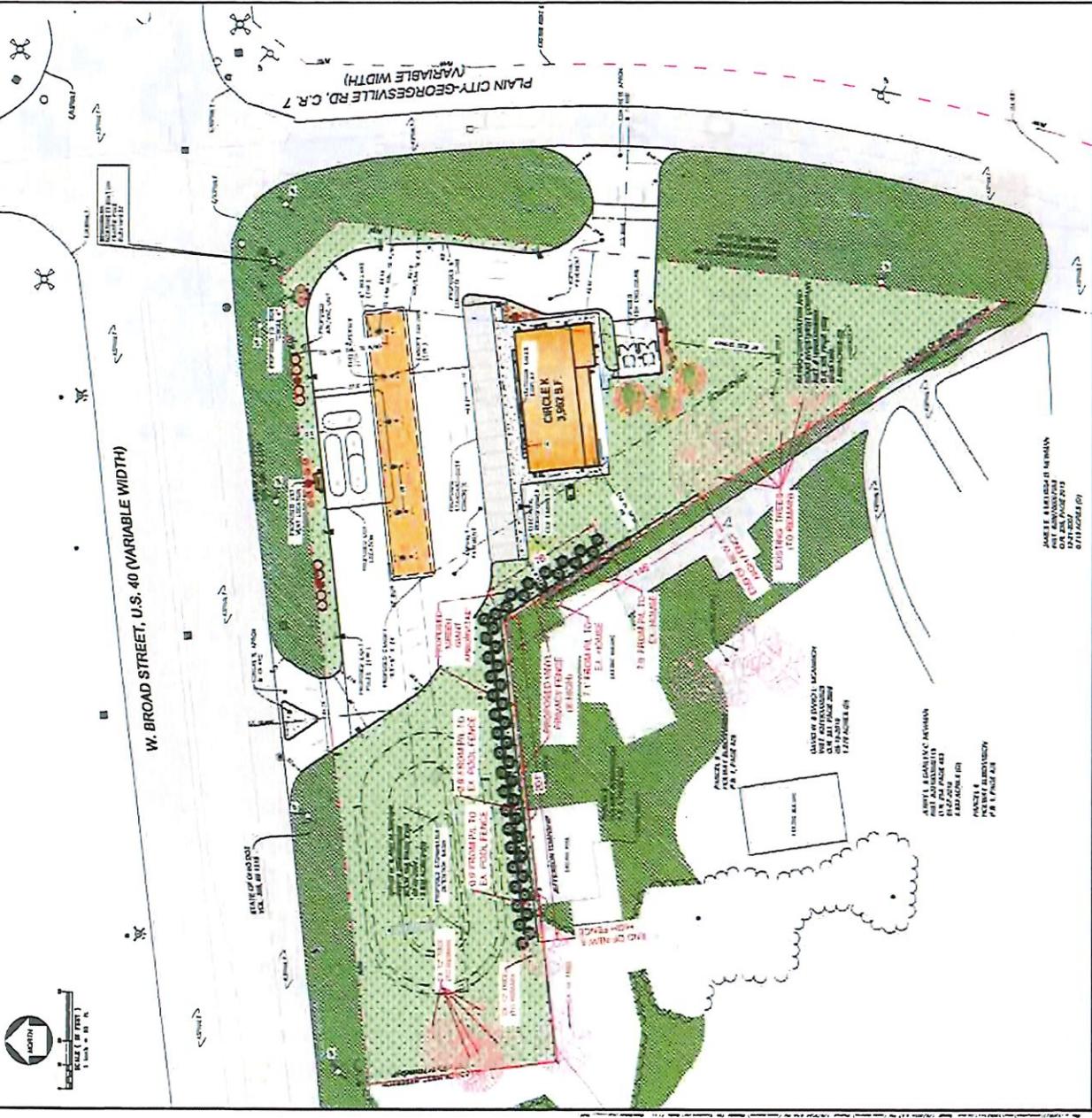
COLORIZED SITE LAYOUT PLAN

C1.0A



CELEBRITY SIGNAGE
 TOTAL SIGNAGE: 178'
 SIGNAGE: 100' x 100' x 100'
 SIGNAGE: 100' x 100' x 100'

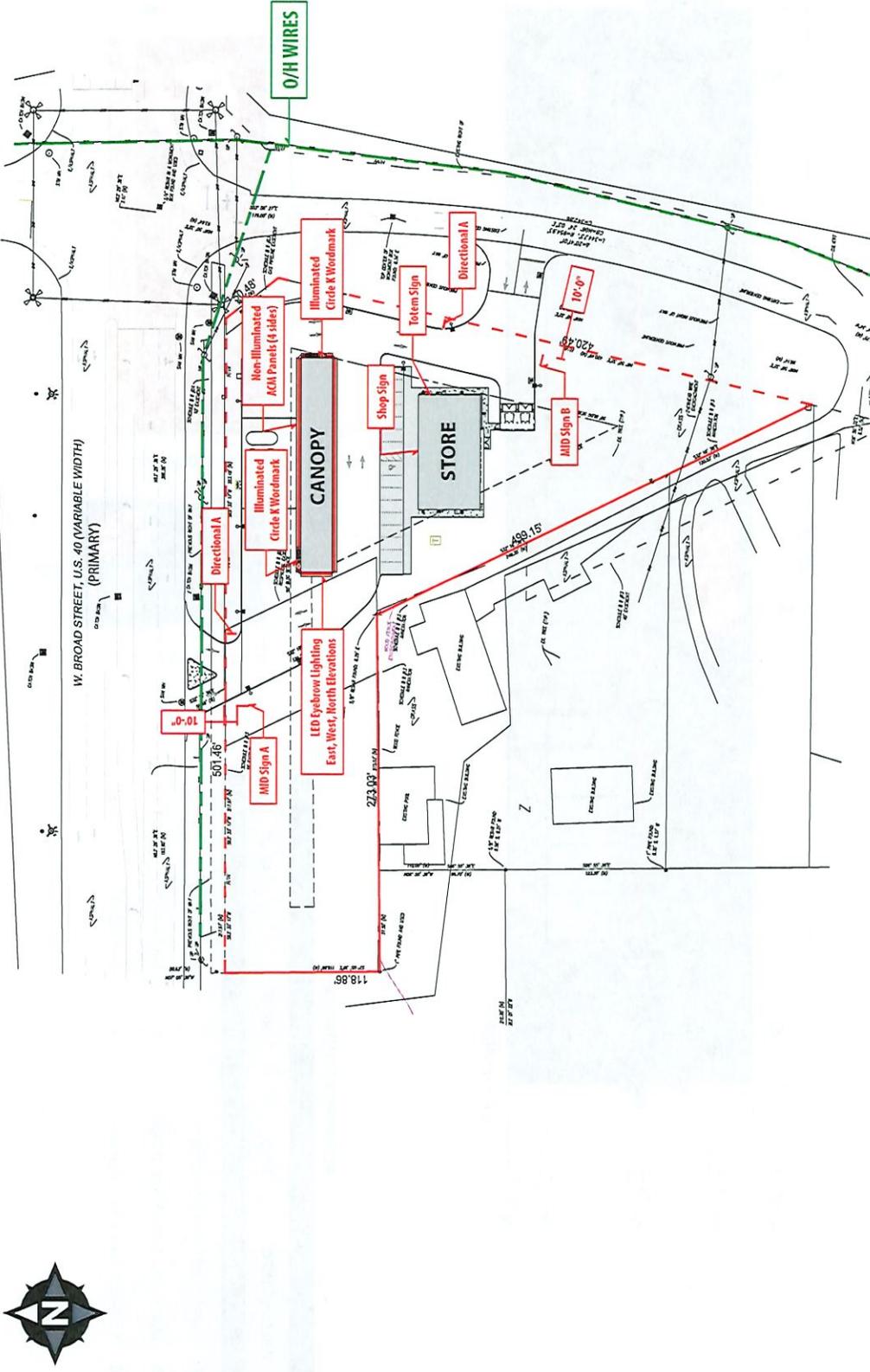
ADDITIONAL NOTES:
 1. ALL SIGNAGE SHALL BE INSTALLED BY 08/01/2013.
 2. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION.
 3. ALL SIGNAGE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.
 4. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WEST JEFFERSON ORDINANCES.
 5. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WEST JEFFERSON ORDINANCES.
 6. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WEST JEFFERSON ORDINANCES.



JAMES K. ALLEN, P.E.
 CIVIL ENGINEER
 12717 W. 11TH AVE.
 COLUMBUS, OH 43240
 614-891-1111

Circle K - 1/10/2024

US 40 & SR 142



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
5325

LOCATION
WEST JEFFERSON, OH
ACCOUNT REP
BEN DEHAVES

DRAWN BY
MH
DATE
01/26/24

REVISION
02
SCALE
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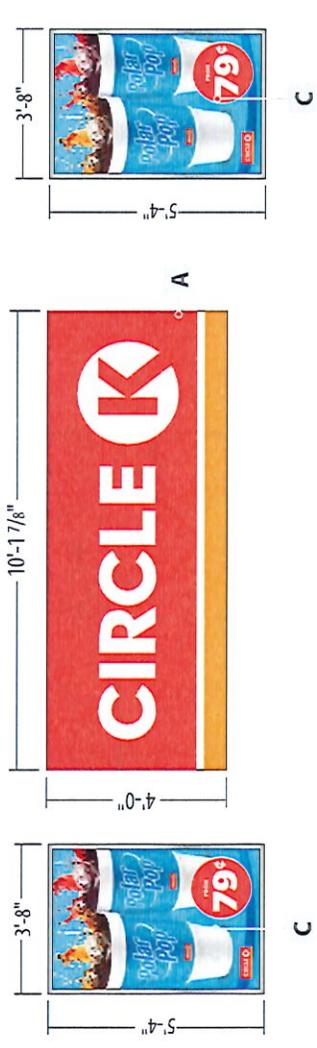
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SIGNATURE _____ DATE _____



STOREFRONT SUMMARY

BUILDING INFO	HEIGHT	FRONT	SIDES
	20'-0"	88'-0"	48'-2"
SIGN DESCRIPTION	QTY	SIZE	AREA
A Illuminated Circle K Shop Sign	1	4'-0" x 10'-1 7/8"	40.6 SF
B Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF
C Non-Illuminated Snap Frames	2	5'-4" x 3'-8"	19.5 SF



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
5325

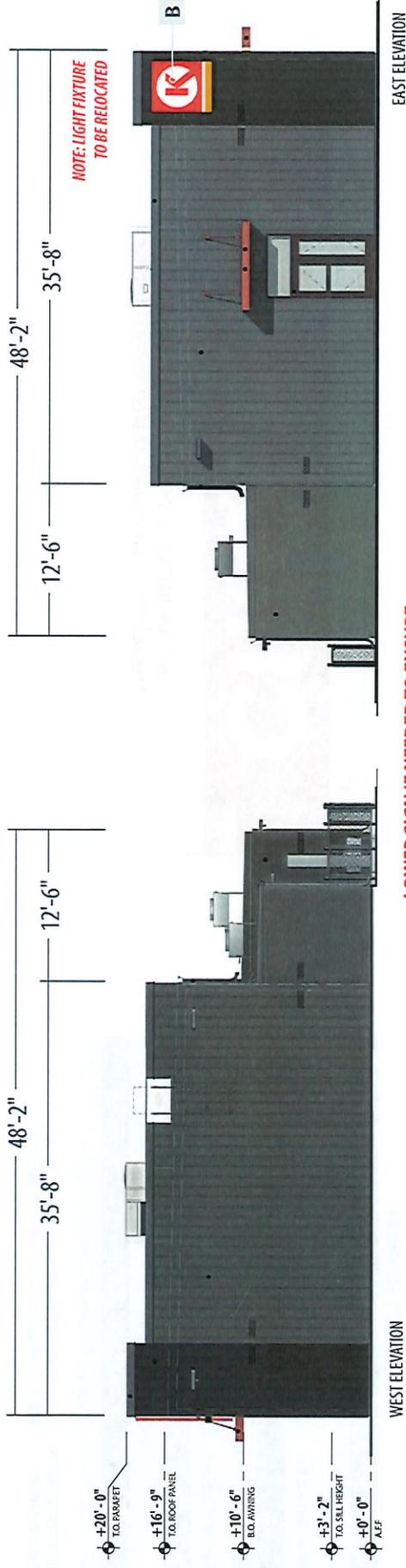
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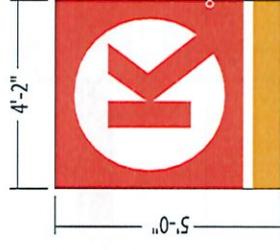
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LOWER SIGN IF NEEDED TO ENSURE ELECTRICAL IS BELOW ROOFLINE

STOREFRONT SUMMARY

BUILDING INFO	HEIGHT	FRONT	SIDES
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SIGN DESCRIPTION	QTY	SIZE	AREA
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B Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF
C Non-Illuminated Snap Frames	2	5'-4" x 3'-8"	19.5 SF



SCALE: 3/8" = 1'-0"



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER: CIRCLE K
 SITE NUMBER: 5325

LOCATION: WEST JEFFERSON, OH
 ACCOUNT REP: BEN DEHAYES

DRAWN BY: MH
 DATE: 01/26/24

REVISION: 02
 SCALE: NTS

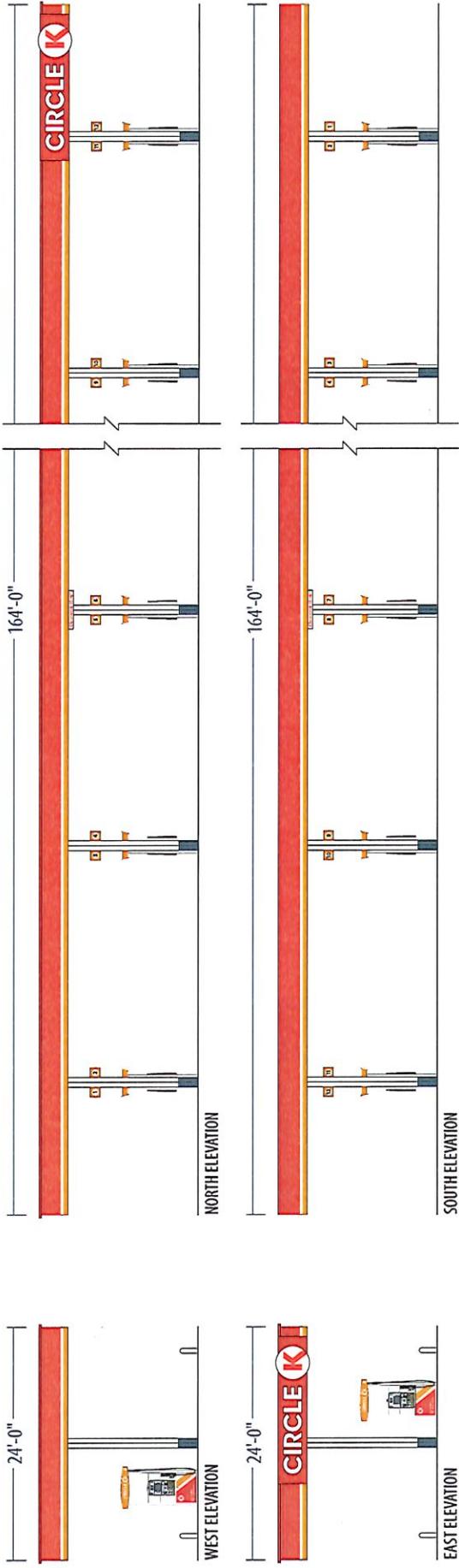
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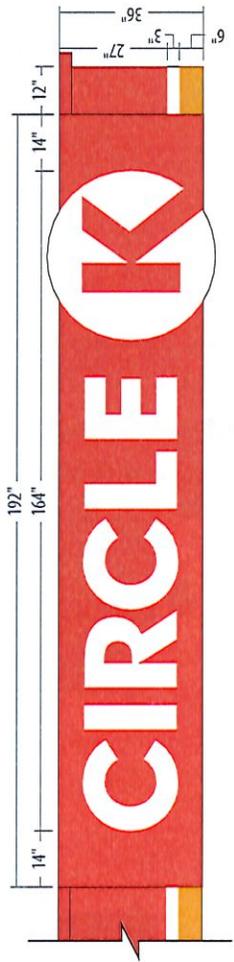
DATE _____



GAS CANOPY SUMMARY

NORTH ELEVATION		
Gas Island Canopy Fascia	3'-0" x 164'-0"	492.0 SF
Illuminated Circle K Letters	24" x 112" + 42" x 42"	30.8 SF
		6.2% of available space
EAST ELEVATION		
Gas Island Canopy Fascia	3'-0" x 24'-0"	72.0 SF
Illuminated Circle K Letters	24" x 112" + 42" x 42"	30.8 SF
		42.8% of available space
SOUTH ELEVATION		
Non-illuminated Red, White, and Orange ACM panels		
WEST ELEVATION		
Non-illuminated Red, White, and Orange ACM panels		

COLUMN PAINT SCHEDULE
 □ SW #570 Egret White - From gray to bottom of canopy (SEMI-GLOSS FINISH)
 ■ SW #6236 Grays Harbor - From grade to 24" above grade



**NON-ILLUMINATED RED, WHITE, AND ORANGE ACM PANELS
 LED EYEBROW DOWNLIGHTING ON EAST, WEST, NORTH ELEVATIONS**



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
5325

LOCATION
WEST JEFFERSON, OH
ACCOUNT REP
BEN DEHAVES

DRAWN BY
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01/26/24

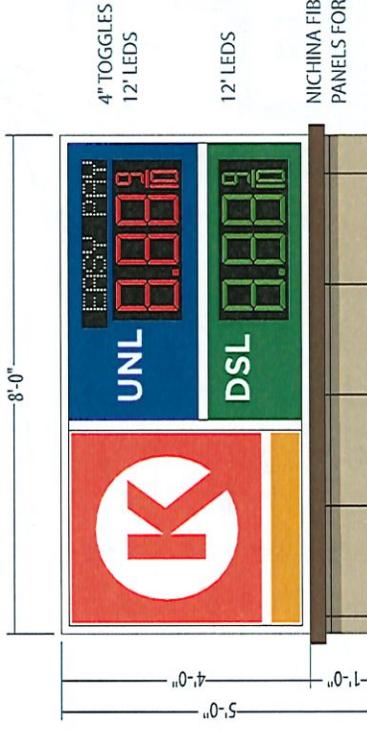
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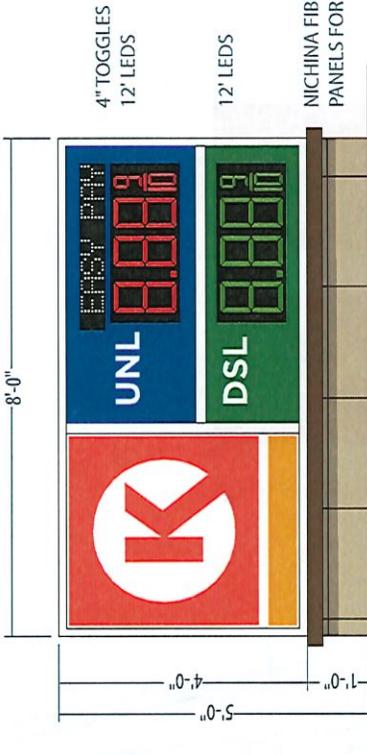
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PRICER ALWAYS
TOWARDS ROAD →



MID SIGN A
32.0 SF

PRICER ALWAYS
TOWARDS ROAD →



MID SIGN B
32.0 SF



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
CIRCLE K
SITE NUMBER
5325

LOCATION
WEST JEFFERSON, OH
ACCOUNT REP
BEN DEHAYES

DRAWN BY
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DATE
01/26/24

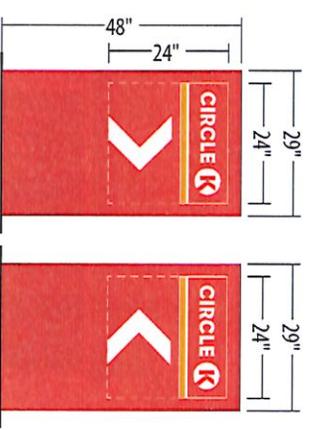
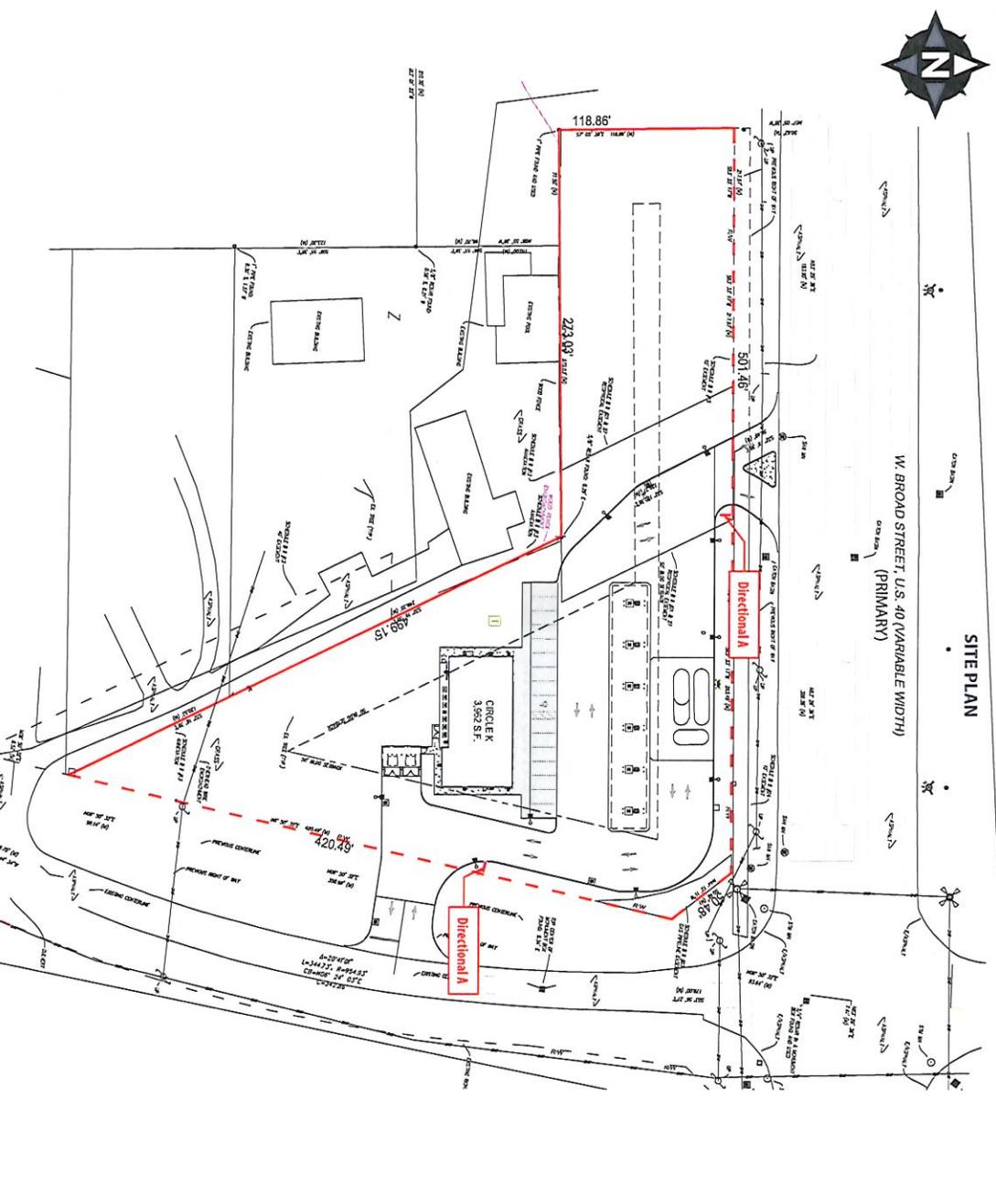
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SIGNATURE

DATE



SIDE A
DIRECTIONAL A
NON-ILLUMINATED
4.0 SF
QTY (2)



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
5325

LOCATION
WEST JEFFERSON, OH
ACCOUNT REP
BEN DEHAVES

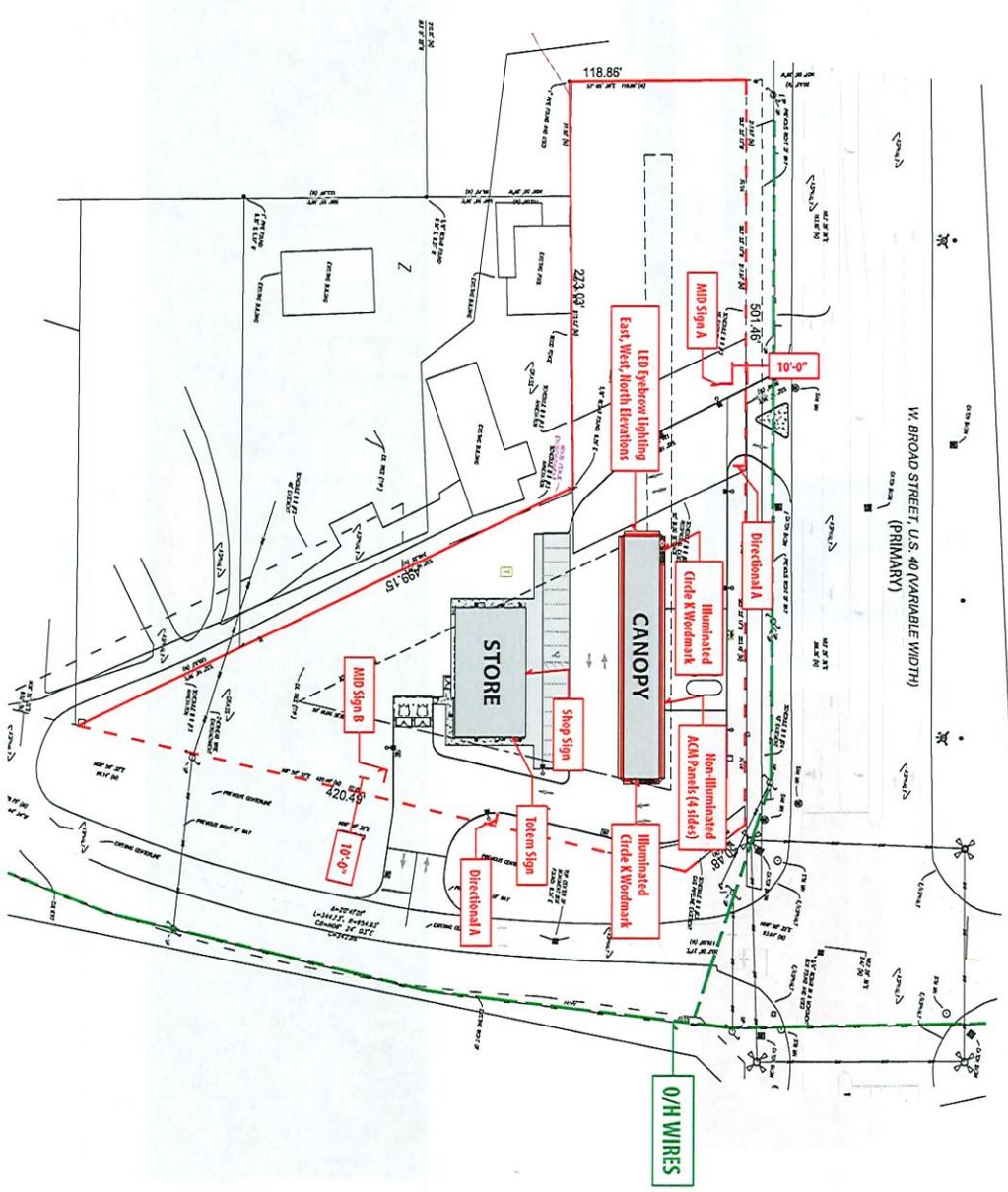
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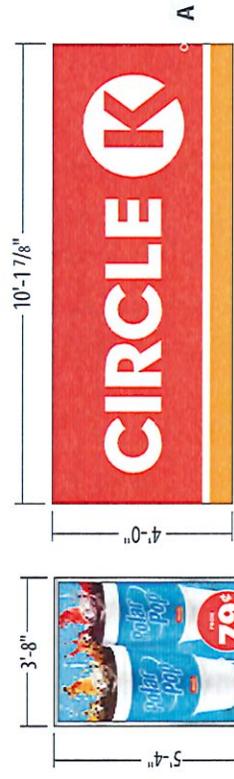
SIGNATURE _____ DATE _____



NORTH ELEVATION

STOREFRONT SUMMARY

BUILDING INFO	HEIGHT	FRONT	SIDES
	20'-0"	88'-0"	48'-2"
SIGN DESCRIPTION	QTY	SIZE	AREA
A Illuminated Circle K Shop Sign	1	4'-0" x 10'-1 7/8"	40.6 SF
B Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF
C Non-illuminated Snap Frames	2	5'-4" x 3'-8"	19.5 SF



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
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ACCOUNT REP
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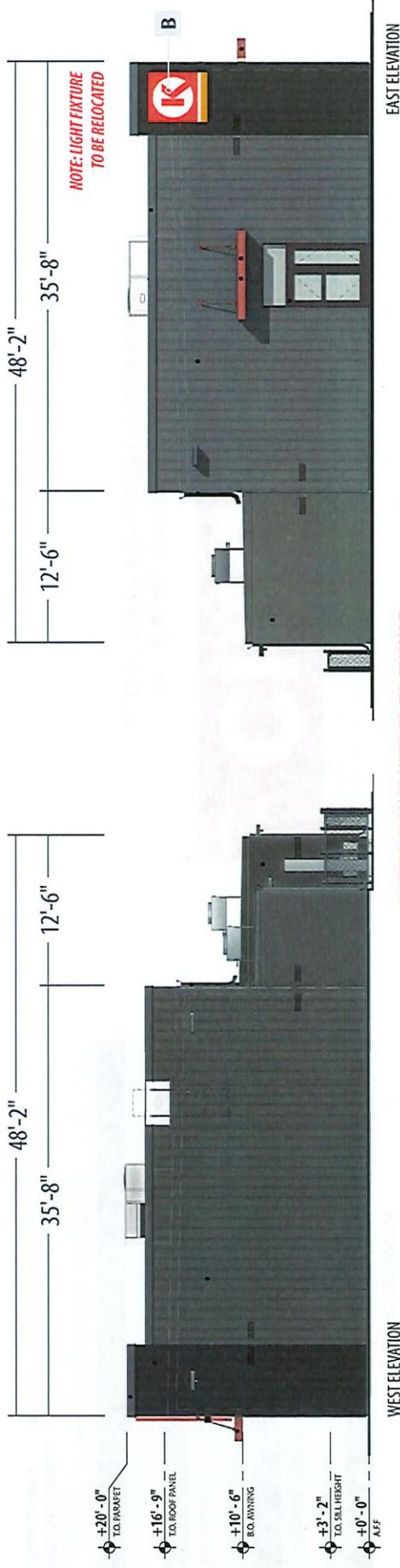
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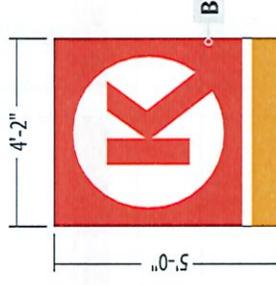
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LOWER SIGN IF NEEDED TO ENSURE ELECTRICAL IS BELOW ROOFLINE

STOREFRONT SUMMARY

BUILDING INFO	SIGN DESCRIPTION	QTY	SIZE	AREA	HEIGHT	FRONT	SIDES
					20'-0"	88'-0"	48'-2"
A	Illuminated Circle K Shop Sign	1	4'-0" x 10'-1 7/8"	40.6 SF			
B	Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF			
C	Non-illuminated Snap Frames	2	5'-4" x 3'-8"	19.5 SF			



SCALE: 3/8"=1'-0"



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER: CIRCLE K
SITE NUMBER: 5325

LOCATION: WEST JEFFERSON, OH
ACCOUNT REP: BEN DEHAVES

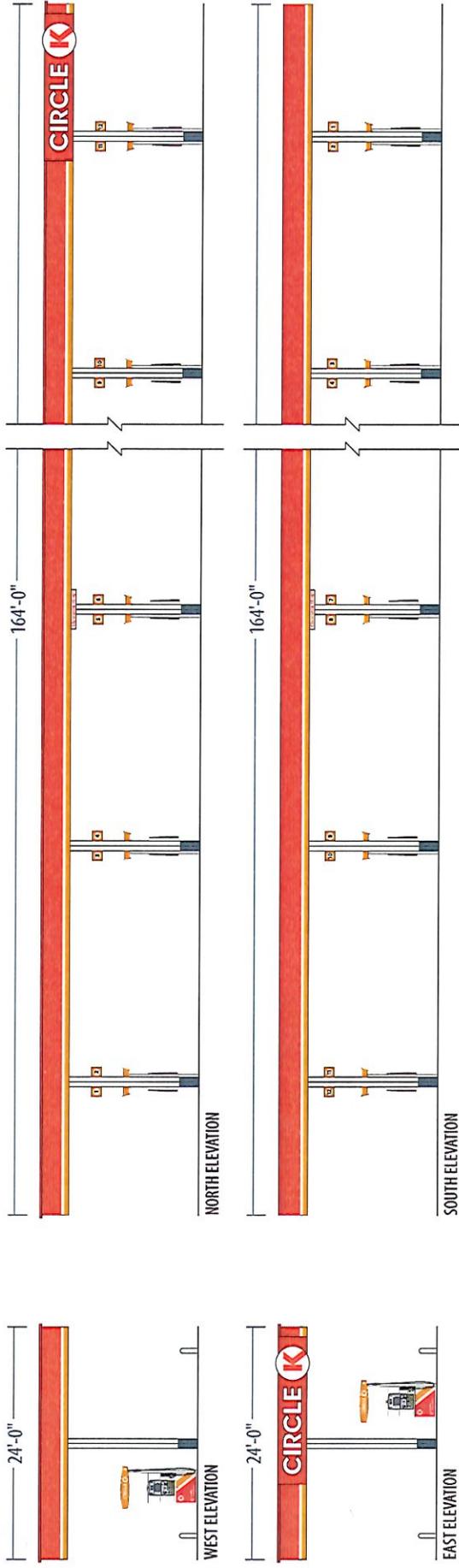
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REVISION: 02
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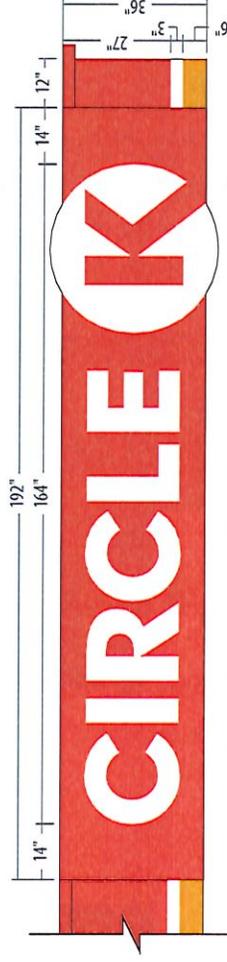
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GAS CANOPY SUMMARY

NORTH ELEVATION		
Gas Island Canopy Fascia	3'-0" x 164'-0"	492.0 SF
Illuminated Circle K Letters	24" x 112" + 42" x 42"	30.8 SF
		6.2% of available space
EAST ELEVATION		
Gas Island Canopy Fascia	3'-0" x 24'-0"	72.0 SF
Illuminated Circle K Letters	24" x 112" + 42" x 42"	30.8 SF
		42.8% of available space
SOUTH ELEVATION		
Non-illuminated Red, White, and Orange ACM panels		
WEST ELEVATION		
Non-illuminated Red, White, and Orange ACM panels		

COLUMN PAINT SCHEDULE
 (SEMI-GLOSS FINISH)
 □ SW #1570 Egret White - From gray to bottom of canopy
 ■ SW #6236 Grays Harbor - From grade to 24" above grade



**NON-ILLUMINATED RED, WHITE, AND ORANGE ACM PANELS
 LED EYEBROW DOWNLIGHTING ON EAST, WEST, NORTH ELEVATIONS**



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER: CIRCLE K
 SITE NUMBER: 5325

LOCATION: WEST JEFFERSON, OH
 ACCOUNT REP: BEN BEHAVES

DRAWN BY: AMH
 DATE: 01/26/24
 REVISION: 02
 SCALE: NTS

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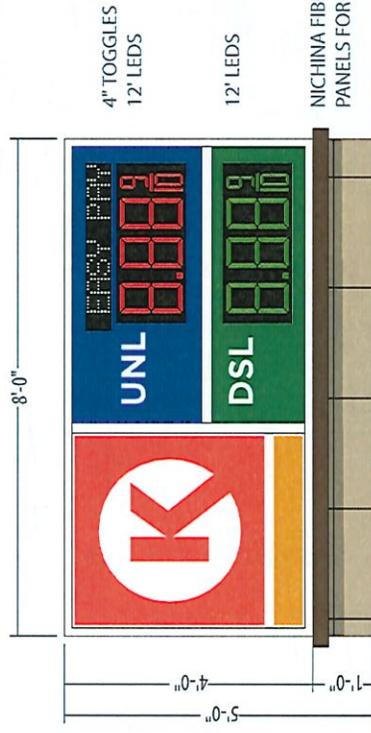
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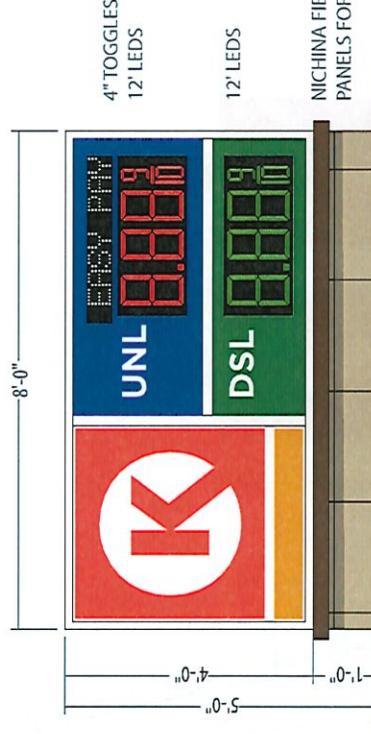
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PRICER ALWAYS
TOWARDS ROAD →



MID SIGN A
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PRICER ALWAYS
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SOLUTIONS**

CUSTOMER
CIRCLE K
SITE NUMBER
5325

LOCATION
WEST JEFFERSON, OH
ACCOUNT REP
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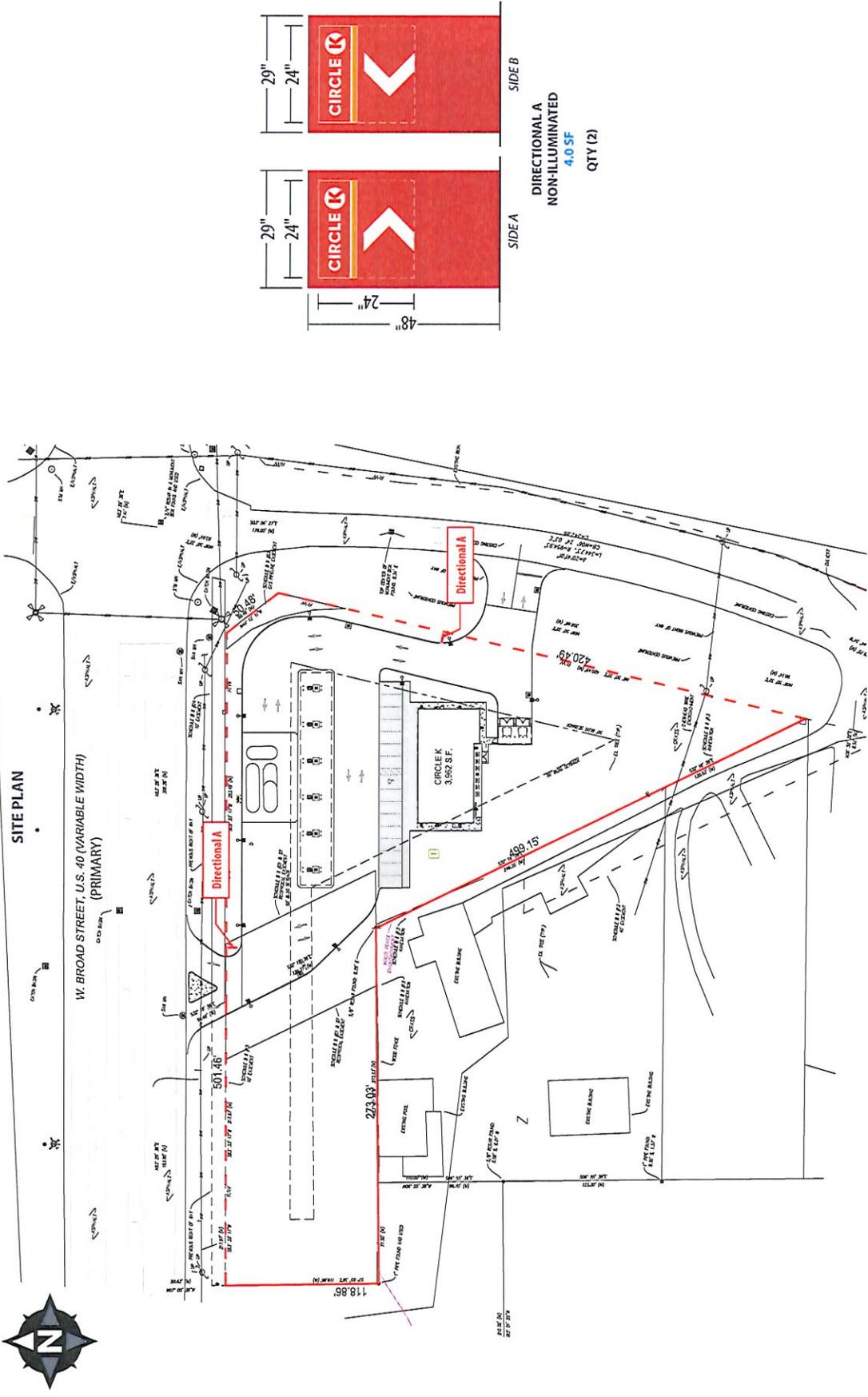
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CIRCLE K
SITE NUMBER
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LOCATION
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