



GPD GROUP
Gibbs, Pyle, Schemer, Burns & DeMayon, Inc.

Akron Office
520 South Main Street tel 330.572.2100
Suite 2531 fax 330.572.2101
Akron, OH 44311 www.gpdgroup.com

February 10th, 2012

2011088.45

Mr. Kyle Rauch
City of Grove City
4035 Broadway
Grove City, OH 43123

**Proposed Taco Bell
Meijers Outlot
London Groveport Rd
Grove City, OH**

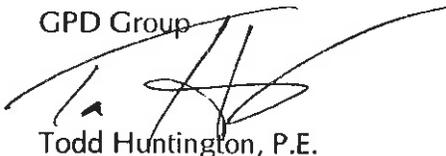
Dear Mr. Rauch,

At this time we are submitting applications for Development Plan, Special Use Permit, and Lot Split Approval for a proposed Taco Bell restaurant in a proposed outlot in the existing Meijer Development. The outlot is situated on the north side of the property directly in front of the Meijer, and is the middle lot of three (3) outlots, and has frontage on London-Groveport Rd. The entrance to the site will be from a proposed access drive to be located along the north side of the drainage ditch. The dining area for the restaurant is 780 sf. This requires a minimum of 22 parking spaces. TB is proposing 30 parking spaces for the property. The TB restaurant will have a drive-thru that allows a 9 cars stack. The drive-thru also includes a full by-pass lane in the event a customer decides to leave the drive-thru prior to completing their order.

There are several signs that are requested for this development. The exact number and square footages are noted on the sign package. The sign package includes a menu board and preview board for the drive-thru customers, a monument sign, a directional sign, and several wall signs.

We look forward to working with the City of Grove City to make this project a success. Please do not hesitate to contact us if you have any questions or require further information. My e-mail address is thuntington@gpdco.com and my contact number is 330-572-2207.

Sincerely,
GPD Group



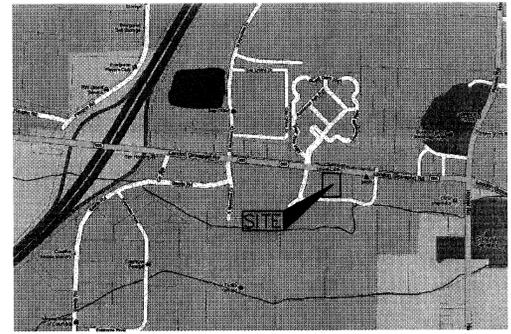
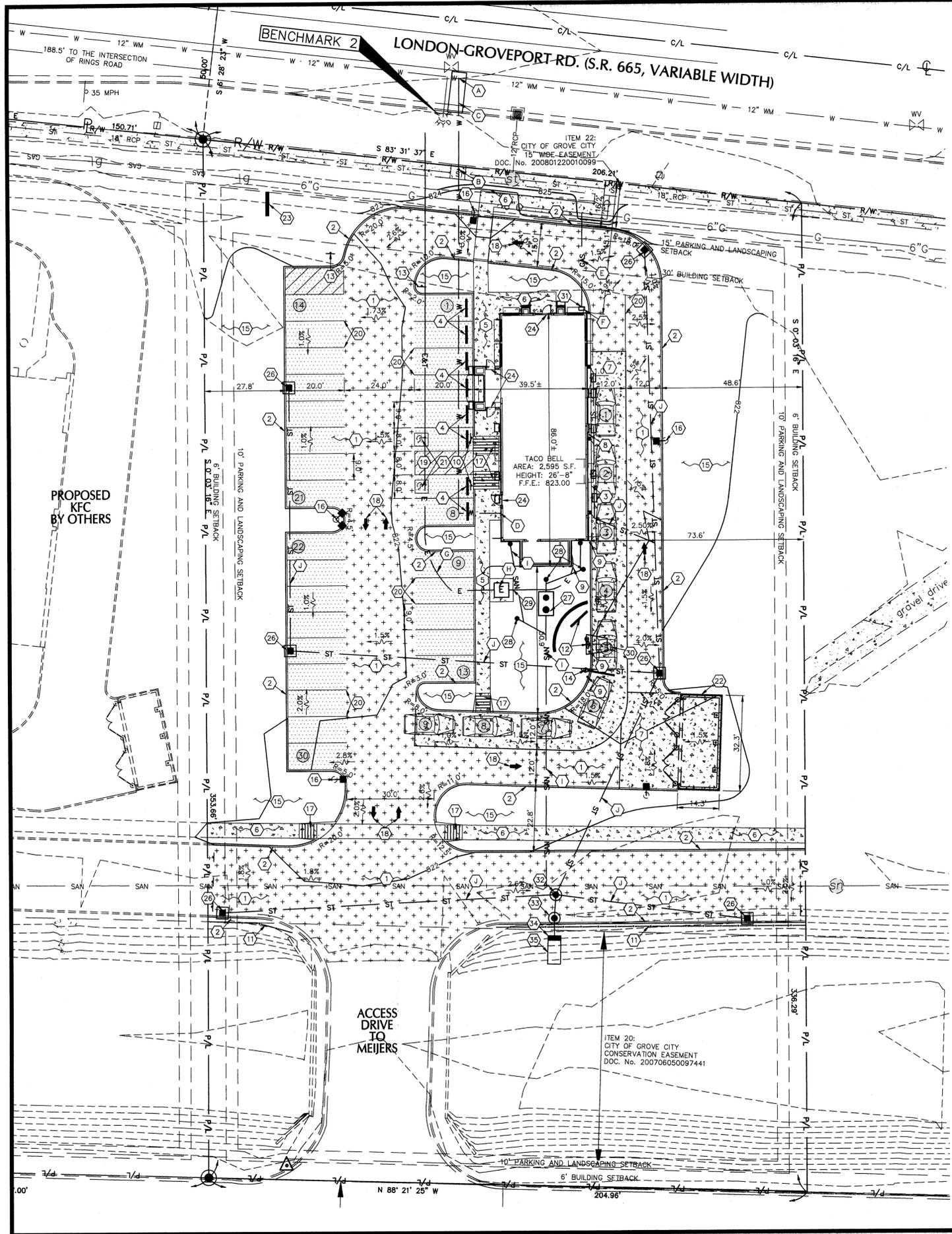
Todd Huntington, P.E.

Cc: File

RECEIVED

FEB 10 2012

GC PLANNING COMMISSION



VICINITY MAP
N.T.S.

Underground Utilities

2 Working Days
Before You Dig
Call 800-362-2764 (Toll Free)
Ohio Utilities Protection Service

Non-members
Must Be Called Directly
Call 800-925-0988 (Toll Free)
Oil & Gas Producers Utility Protection Service

BENCHMARKS:

BASIS OF BEARING IS STATE PLANE GRID NORTH,
NAD 83(1986), OHIO SOUTH ZONE. ELEVATIONS ARE NAVD
88.

TIED TO FRANKLIN COUNTY SURVEY CONTROL
"JACKSON" & "FOGS 0024 RESET"

BENCHMARK #1 - "BOX CUT" ON LIGHT POLE BASE.
ELEVATION=828.60

BENCHMARK #2 - "ARROW" SYMBOL ON HYDRANT.
ELEVATION=828.11

SIGNATURE BLOCK:

CITY ADMINISTRATOR: _____
SERVICE DIRECTOR: _____
REVIEW FOR THE CITY OF GROVE CITY: _____
JACKSON TOWNSHIP FIRE DEPARTMENT: _____

CONSTRUCTION NOTES

1) PROPOSED ASPHALT PAVEMENT AS SPECIFIED:
NOTE: SOILS REPORT GOVERNS IF ANY DISCREPANCIES OCCUR.

MATERIAL	DEPTH (HYV. DUTY)	DEPTH (STD. DUTY)	ODOT SPECIFICATIONS ITEM
A.C. SURFACE COURSE	1.5"	1.5"	ITEM 446
A.C. INTERMEDIATE COURSE	2.5"	1.5"	ITEM 448
AGG. BASE COURSE	10"	8"	ITEM 304
SUBGRADE COMPACTION	PER SOILS REPORT	PER SOILS REPORT	PER SOILS REPORT

2) PROPOSED P.C.C. CURB.
3) PROPOSED CURB AT DRIVE THRU.
4) PROPOSED 6'-0" LONG P.C.C. WHEELSTOP.
5) PROPOSED P.C.C. CURBED WALK.
6) PROPOSED P.C.C. WALK.
7) PROPOSED 7" P.C.C. PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 6" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
8) PROPOSED BOLLARD IN CURB.
9) PROPOSED BOLLARD.
10) PROPOSED ADA PARKING SIGN.
11) PROPOSED GUARDRAIL PER DETAIL XX, SHEET C-50X.
12) PROPOSED MENU BOARD, HALF HEIGHT WALL AND ORDER CONFIRMATION BOARD. SIGN SUPPLIER TO PROVIDE A TEMPLATE FOR G.C. TO COORDINATE A MEETING WITH THE CONSTRUCTION/PROJECT MANAGER AND OPERATIONS TO VERIFY LOCATION AND PLACEMENT OF MENU BOARD, HALF HEIGHT WALL AND ORDER CONFIRMATION BOARD PRIOR TO ANY CONSTRUCTION. SIGN SUPPLIER SHALL PROVIDE G.C. WITH FOUNDATION DETAILS. G.C. RESPONSIBLE FOR SIGN FOUNDATIONS/ELECTRICAL.
13) PROPOSED DO NOT ENTER SIGN.
14) PROPOSED EVOLUTION PORTAL CLEARANCE BAR.
15) PROPOSED LANDSCAPING AREA. SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED.
16) PROPOSED 30' LIGHT POLE. SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
17) PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS.
18) PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE.
19) PROPOSED PAINTED TRANSVERSE STRIPING.
20) PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
21) PROPOSED PAINTED INTERNATIONAL ADA SYMBOL PER ADA SPECIFICATIONS.
22) PROPOSED MASONRY DUMPSTER ENCLOSURE ON P.C.C. PAD OVER CRUSHED AGGREGATE OR GRAVEL BASE PER DETAIL 12, SHEET C-502. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
23) PROPOSED 8'-0" O.A.H., 50 S.F. MONUMENT SIGN PER SIGN SUPPLIER SPECIFICATIONS. SIGN SUPPLIER SHALL DESIGN AND INSTALL FOUNDATION WITH A BRICK LEDGE. G.C. SHALL INSTALL BRICK BASE TO MATCH BUILDING.
24) PROPOSED FROST SLAB AT DOOR. SEE STRUCTURAL DRAWINGS.
25) NOT USED.
26) PROPOSED CATCH BASIN PER ODOT SPECIFICATIONS.
27) PROPOSED 1,000 GALLON EXTERIOR GREASE INTERCEPTOR.
28) PROPOSED CLEANOUT.
29) PROPOSED ELECTRICAL TRANSFORMER PER ELECTRICAL COMPANY SPECIFICATIONS. G.C. TO VERIFY EXACT LOCATION AND SIZE WITH UTILITY ENGINEER.
30) PROPOSED SENSOR LOOP. SEE ELECTRICAL DRAWINGS FOR DETAILS.
31) PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
32) PROPOSED MANHOLE
33) PROPOSED MECHANICAL BMP
34) PROPOSED HEADWALL
35) PROPOSED ROCK CHANNEL PROTECTION

CONSTRUCTION NOTES

A) 1.5" WATER MAIN TAP PER CITY OF COLUMBUS STANDARDS. COORDINATE ALL WATER LINE INSPECTIONS WITH THE CITY OF COLUMBUS PRIOR TO THE START OF INSTALLATION.
B) CURB BOX. REFER TO CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWING, L-9901, CURB BOX INSTALLATION 3/4" THRU 2". REFER TO SHEET C-506 FOR DRAWING.
C) BACKFILL WATERLINE INSTALLATION IN ACCORDANCE WITH CITY OF GROVE CITY STANDARD DRAWING, C-GC-26. REFER TO SHEET C-505 FOR DRAWING.
D) PROPOSED WATER LINE ENTRY. METER AND BACKFLOW PREVENTER SHALL BE INSIDE THE BUILDING. SEE MECHANICAL PLANS.
E) PROPOSED GAS LINE. CONTRACTOR SHALL COORDINATE GAS SERVICE WITH UTILITY PROVIDER. SEE SHEET C-001 FOR SCOPE OF WORK.
F) PROPOSED GAS METER LOCATION. COORDINATE WITH GAS COMPANY.
G) PROPOSED ELECTRIC SERVICE. COORDINATE WITH ELECTRIC COMPANY COMPANY.
H) PROPOSED TRANSFORMER LOCATION. COORDINATE WITH ELECTRIC COMPANY.
I) PROPOSED 6" SANITARY
J) PROPOSED 12" STORM

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT: LONDON	30'	45.1'
REAR: SOUTH	6'	210.4'
SIDE: EAST	6'	73.6'
SIDE: WEST	6'	101.1'

PARKING SETBACKS

	REQUIRED	PROVIDED
FRONT: LONDON	15'	16.2'
REAR: SOUTH	10'	135.6'
SIDE: EAST	10'	48.6'
SIDE: WEST	10'	27.8'

LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
FRONT: LONDON	15'	16.2'
REAR: SOUTH	10'	135.6'
SIDE: EAST	10'	48.6'
SIDE: WEST	10'	27.8'

PARKING SPACES

NUMBER OF SPACES	REQUIRED	PROVIDED
XX	XX	30

PARKING REQUIREMENTS
1 SPACE PER 300 S.F. OF GROSS FLOOR AREA
THEREFORE: 3420 S.F./50 = 11.4
PLUS 1.5 SPACES PER 2 EMPLOYEES = 3

LAND USE DATA

	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	4%	.06 AC.
PAVEMENT/IMPERVIOUS	42%	.68 AC.
LANDSCAPING	54%	.88 AC.
TOTAL	100%	1.62 AC.

CURRENT ZONING: C-2 RETAIL COMMERCIAL

FLOOD ZONE:

THE DESCRIBED REAL ESTATE IS IN A ZONE X, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 39049C0404K, EFFECTIVE DATE OF JUNE 17th 2008.

NARRATIVE DESCRIPTION:

THE PROPOSED DEVELOPMENT AT 2811 LONDON GROVEPORT ROAD WILL CONSIST OF A NEW TACO BELL RESTAURANT AND IT'S ASSOCIATED AMENITIES. THE NEW STORE WILL BE LOCATED IN THE MEIJER'S OUTLET. ACCESS TO THE STORE WILL BE FROM WITHIN THE COMPLEX.

DEVELOPMENT PLAN:

CITY OF GROVE CITY TACO BELL

CITY PROJECT #:

OWNER: YUM! BRANDS
CLINT LANGLEY
104 LISA COURT
MCMURRAY, PA 15317

SUBMITTAL DATE: FEBRUARY 10, 2012



REVISED
FEB 10 2012
CITY OF GROVE CITY



CONTRACT DATE: 11-11-11
BUILDING TYPE: T-50
PLAN VERSION: T-50
SITE NUMBER: 308639/410368
STORE NUMBER: 2011088.45

TACO BELL
2811 LONDON GROVEPORT ROAD (SR 665)
GROVE CITY, OHIO



DEVELOPMENT PLAN

C-111

PLOT DATE: