

GreenbergFarrow



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Arlington Heights, IL 60005
t: 847 788 9200
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MEXICO CITY

Letter of Transmittal

August 19, 2014

To City of Grove City
Development Department
Attn: Kimberly Shields, AICP
4035 Broadway
Grove City, Ohio 43123
614-277-3007

Project TRH Grove City, OH / ADDITIONAL PARKING
Project# 20140512.0
From Marisa Kolman

We are sending you the following enclosures via **Air Express - Priority** for your use:

Copies	Date	Description
One (1)	8/19/14	Response Letter from Emily Bernahl
One (1)	8/19/14	Application for Preliminary Development Plan
Twenty (20) Sets	8/19/14	Development Plan, DP1.0 SWPPP, C4.0 Photometric Plan, PH1.0 Landscape Plan, L1.0 & L2.0
Twenty (20) Sets	8/19/14	Lighting System Cut Sheets

Message

Ms. Shields,

Enclosed please find the above revised documents in response to the plan review comments for the Texas Roadhouse parking lot expansion. These documents are for the September 2nd Planning Commission meeting for the Preliminary Development Plan request. Should you require additional information or have any questions related to the request for approval, please do not hesitate to contact our office.

Regards,
Marisa Kolman

If enclosures are not as noted, please contact sender

Copies Emily Bernahl, GreenbergFarrow



CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
 (614) 277-3000
 Fax (614) 277-3011
 www.ci.grove-city.oh.us

RECEIVED
 AUG 21 2014
 PRELIMINARY DEVELOPMENT PLAN
 APPLICATION
 GC PLANNING COMMISSION
 Date Submitted _____

**PRELIMINARY DEVELOPMENT PLAN
 APPLICATION
 FEE \$150.00**

PROJECT INFORMATION		
PROJECT NAME Texas Roadhouse		
PROPERTY LOCATION/ADDRESS 4155 Parkway Centre Drive		
PARCEL TAX ID # 040-015111 (Parking lot addition parcel)		
EXISTING ZONING C-2	PROPOSED ZONING PUD-C	
PROPERTY OWNER(S) Texas Roadhouse under contract to purchase from Stringtown Road Grove City		
MAILING ADDRESS 6040 Dutchmans Lane, Louisville, KY 40205		
DAYTIME TELEPHONE () 502-515-7264	FAX NUMBER () 502-371-0751	E-MAIL douglas.druen@texasroadhouse.com

APPLICANT/AGENT		
NAME OF APPLICANT Emily Bernahl, GreenbergFarrow		
MAILING ADDRESS 21 S. Evergreen Avenue, Arlington Heights, IL 60005		
DAYTIME TELEPHONE () 847-788-0694	FAX NUMBER () 847-788-9536	E-MAIL ebernahl@greenbergfarrow.com
DESIGNATED CONTACT PERSON Emily Bernahl	DAYTIME TELEPHONE () 847-788-0694	

I, Doug Druen / Texas Roadhouse, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant [Signature] Date 8/19/14
 Signature of Owner [Signature] Date 8/19/14

FOR OFFICE USE ONLY		
DATE RECEIVED	PAYMENT RECEIVED/AMOUNT	CHECK NUMBER
RECEIVED BY	DATE SCHEDULED FOR PC	TEXT INCLUDED YES NO
PROJECT ID #	PLANNING COMMISSION ACTION APPROVED DISAPPROVED	



August 19, 2014

To City of Grove City
Development Department
Attn: Kimberly Shields, AICP
4035 Broadway
Grove City, Ohio 43123
614-277-3007

Project TRH Grove City, OH / ADDITIONAL PARKING
Project # 20140512.0
Re Response Letter to Plan Review Comments

Dear Ms. Shields,

We are in receipt of your Plan Review Comments dated August 8, 2014 for the above referenced project, and we offer the following in **response**:

Development Department:

1. The proposed parking lot does not meet setbacks based on the current lot configuration. Parcels 040-015110 and 040-015111 should be combined to eliminate set back requirements.

Response: Acknowledged. Texas Roadhouse has discussed options with staff and will be proceeding with the rezoning process.

2. A revised layout has been drafted for the COTA bus pull-off on Parkway Centre Drive. Staff will provide you with the CAD files to incorporate into revised plans.

Response: The revised ROW area has been incorporated into the plans as requested.

3. Details for lighting fixtures proposed within the expanded parking lot should be submitted. Fixtures should match those on the Texas Roadhouse property.

Response: Photometric Plans and cut sheets were obtained from the original Texas Roadhouse development. The adjacent existing lights have been incorporated into the proposed photometrics. We will be matching the existing light fixtures as requested.

4. A photometric plan showing the proposed parking area (all vehicular and pedestrian areas) meets the 0.5 footcandle minimum should be submitted.

Response: A photometric plan has been prepared for the re-submittal showing we meet the 0.5 footcandle min

5. All curbing should be 18" straight curbing.

Response: The curbing has been revised to 18" barrier curb. Details for the curb will be provided on the construction plans.

6. Parkway Centre Drive is mislabeled on plans as "Parkway Centrex Drive".

Response: The street label has been revised.

Building Division:

7. This site is a separate lot and not joined to Texas Roadhouse. A parking lot is not an approved use in C-2 when separate.

Response: Acknowledged. Texas Roadhouse has discussed options with staff and will be proceeding with the rezoning process.

8. Provide the following items and show compliance with requirements; photometric plan, detail on light pole and head, and color of parking lot paint.

Response: A photometric plan has been prepared for the re-submittal. The light pole and head details are shown on the attached cut sheets. The striping will be 4" white.

Urban Forestry:

9. Clarification is needed as to what will be happening to the existing Maple trees and burning bush (shrubs) along Parkway Centre Drive. Are these items going to be preserved during the construction process? Or removed and replaced? The Development Plan shows that Honeylocust trees are to be planted in the same area where the existing Maple trees are planted; will these trees be in addition to the existing Maple trees? Or replacing the Maple trees?

Response: The additional parking lot frontage is 259.22 feet which requires (8) additional trees along Parkway Centre Drive. The (8) Honey locust trees are in addition to the existing Maples and shrub row, which should be protected during construction.

Engineer, EMH&T:

10. Provide an erosion and sediment control plan and details that conform to the best management practices outlined in the ODNR Rainwater and Land Development Manual. Refer to Grove City standard drawings (e.g. Dandy Bag, Construction Entrance, silt fence, etc.).

Response: A SWPPP plan has been prepared for the re-submittal. Per conversations with Ryan Andrews, the corresponding details will be added to the construction plans.

11. The Signature Block must be updated as follows:
 - a. Remove Mayor and Safety Director as their signatures are not required for development plans.
 - b. Revise the "City Engineer" line to read "Reviewed for the City of Grove City".

Response: The signature block updates have been made as requested.

12. Provide size and grades for all proposed storm sewers and structure rim and invert elevations.

Response: The storm sewer design information is now shown on the Development Plan.

13. Verify that the proposed bus stop right-of-way meets the needs of the City of Grove City. Provide a right-of-way description that is signed by a registered land surveyor for review and with the construction plan submittal.

Response: The ROW now shown on the Development Plan was provided to us by the City and prepared by EMH&T and dated 07/17/14.

14. The original storm water management report prepared by CESO, Inc. for the Texas Roadhouse development states that a total 2.21 acres of impervious area was planned for during the time of the original development. It is unclear from these current plans whether or not the 0.427 new acres of impervious area (taken from the Landscape Data table) was included in the 2.21 acres that are accounted for by the current detention and water quality features. Please provide an exhibit or table stating what the total proposed impervious area is from the original development plus this lot addition. If it exceeds 2.21 acres, the additional storm water impacts will need to be addressed within this design.

Ms. Kimberly Shields
Re: TRH Grove City, OH / Additional Parking
08/19/2014
3 of 3 pages

Response: The development data table has been updated to show the entire Texas Roadhouse development. The total impervious area, including the proposed parking lot addition is 2.10 acres.

We trust we have satisfactorily addressed each of your concerns. We have included twenty (20) revised and folded sets for your review and use for the Planning Commission meeting on September 2nd. Should you have any questions or require additional information, please contact me at (847) 788-0694.

Sincerely,



Emily Bernahl
Sr. Site Development Coordinator/Associate



PROPOSED LEGEND:

- PROPERTY LINE
- - - 773 PROPOSED CONTOUR
- - - LAND DISTURBANCE LIMITS (SEE DISTURBED SITE AREA TABLE)
- SF PROPOSED SILT FENCE
- ⊕ PROPOSED INLET PROTECTION INSERT
- SW4 PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- SW5 PROPOSED TEMPORARY TOPSOIL STOCKPILE (SUGGESTED LOCATION)
- SW6 PROPOSED CONCRETE WASHOUT (SUGGESTED LOCATION)
- SW7 PROPOSED CONTRACTOR STAGING AREA (SUGGESTED LOCATION)
- - - PROPOSED GRADING RIDGE LINE
- STM> PROPOSED STORM SEWER
- ⊕ PROPOSED STORM SEWER INLET
- ⊕⊕ PROPOSED LIGHT POLE

SWPPP KEY NOTES:

- SW1 PROPOSED PROJECT LAND DISTURBANCE LIMITS
- SW2 PROPOSED SILT FENCE
- SW3 PROPOSED FLEXFORM INLET PROTECTION INSERT
- SW4 PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- SW5 PROPOSED TEMPORARY TOPSOIL STOCKPILE WITH DOUBLE SILT FENCE PROTECTION
- SW6 PROPOSED CONCRETE WASHOUT WITH MINIMUM 30-MIL POLYETHYLENE LINING AND LOCATION SIGNAGE
- SW7 PROPOSED CONTRACTOR STAGING AREA INCLUDING MATERIALS STORAGE, COVERED TRASH DUMPSTER, AND PORTABLE TOILET FACILITIES

DISTURBED SITE AREA TABLE:

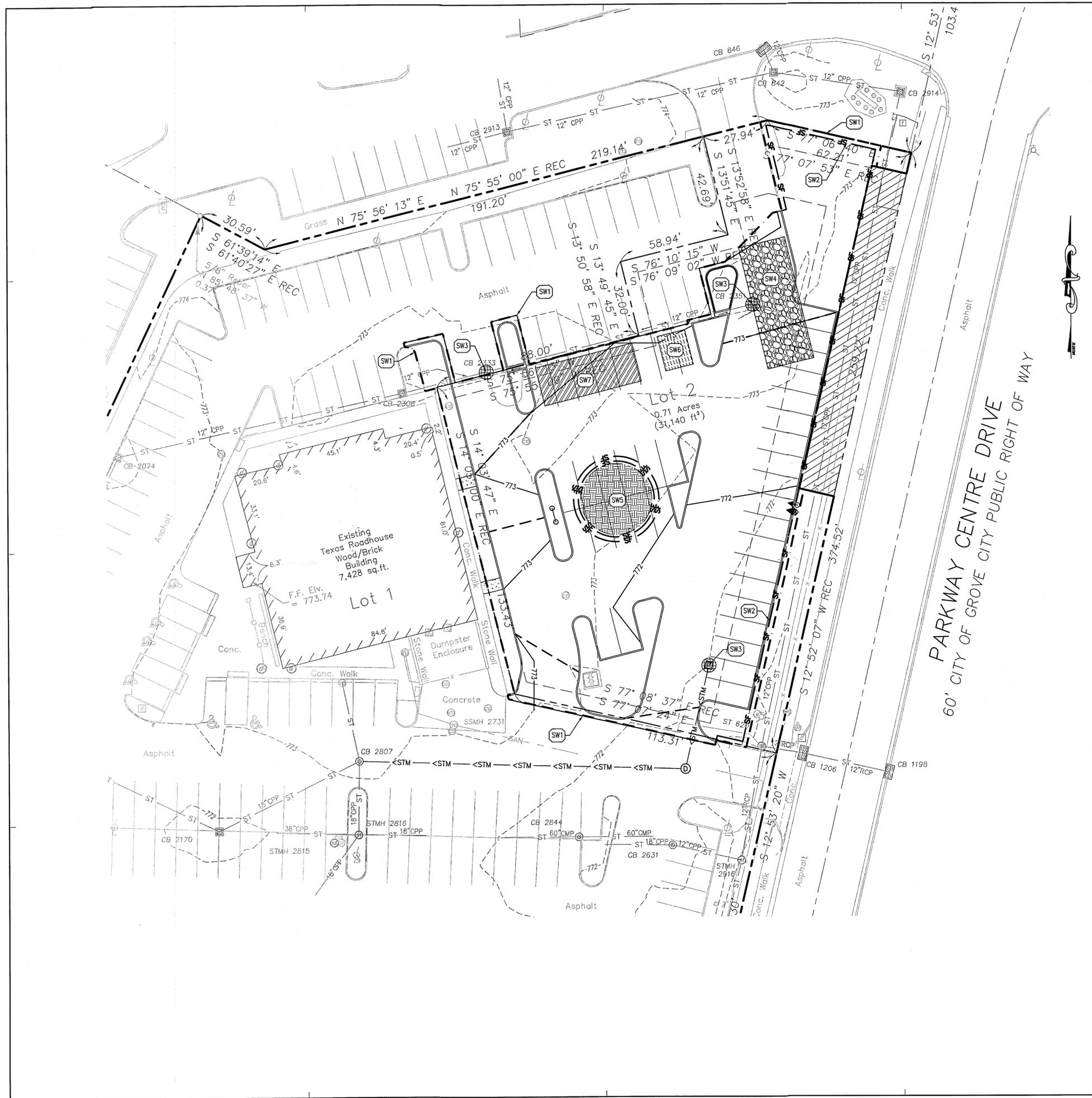
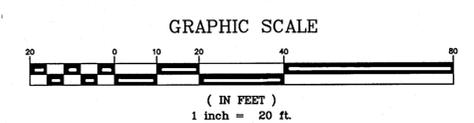
TOTAL DISTURBED AREA:	26,003 SQ. FT. / 0.60 ACRES
IMPERVIOUS AREA:	1,478 SQ. FT. / 0.03 ACRES
PERVIOUS AREA:	24,525 SQ. FT. / 0.56 ACRES

SWPPP CONSTRUCTION SCHEDULE:

1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
3. INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
4. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
 - 4.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
 - 4.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
5. INSTALL NEW STORM SEWERS AS INDICATED ON THE PLANS.
6. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FOURTEEN (14) DAYS.
7. INSTALL TEMPORARY CONCRETE WASHOUT FACILITY PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
8. INSTALL CURBS AND BEGIN SITE PAVING OPERATIONS (I.E. DRIVEWAYS, SIDEWALKS, ETC.).
9. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
10. REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

EXISTING LEGEND:

- EXISTING LOT LINE
- EXISTING BUILDING
- EXISTING CURB
- x - EXISTING FENCE
- ST - EXISTING STORM SEWER
- EXISTING SIGN
- - - 773 - - - EXISTING CONTOUR
- ⊕ ⊕ ⊕ EXISTING STORM SEWER STRUCTURES
- ⊕ EXISTING SANITARY SEWER STRUCTURE



WLS LIGHTING SYSTEMS

LS SERIES

VERTICAL LAMP



Flat-lensed fixtures meet IESNA full cutoff classification.



Listed for wet locations

SPECIFICATIONS

LAMP TYPES - Standard or Pulse Start Metal Halide, High Pressure Sodium, and Compact Fluorescent.

SHADE AND CROWN - Die Cast Aluminum.

TRANSITIONS - There are four available transitions between the crown and the shade. N - Non luminous for areas where dark skies are critical; as well as H - Horizontal, and V - Vertical louvers for architectural appeal, and R - Rings to add a touch of whimsy. Rings are available in clear acrylic or aluminum. Aluminum rings can be painted to match or contrast the fixture.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

FINISH - Available in metallic silver, satin verde green, bronze, black, white, buff, platinum plus, or graphite polyester powder coat.

LENS - Flat or Contoured tempered lenses are available. Lens is sealed to the lens frame casting.

GASKETS AND SEALS - Silicone gaskets seal the lens to the housing and the crown to the shade. All gaskets are extruded, molded or die cut silicone.

OPTICS - Four distributions - Type II, III, V and Forward Throw Perimeter. Shade attachment allows field orientation of optics in 90° increments.

LAMPHOLDER - Matched to the lamp. Glazed porcelain, medium or mogul base, 4KV pulse rated with spring center contact.

BALLASTS - High power factor for -20°F starting is standard. Universal electronic for 120 - 277V, 50 or 60 HZ operation is available for some wattages.

COLOR BANDS - Accent color decals are available in nine colors, and guaranteed for five years against peeling, cracking, or fading.

FASTENERS - All exposed fasteners are black oxide coated stainless steel.

Base Cover - Optional Decorative or Contemporary base covers have two-piece die cast construction with stainless steel fasteners. Base covers are polyester powder coated to match pole.

RECEIVED

AUG 21 2014

GC PLANNING COMMISSION

Approved By: _____ Project Name: _____

Location: _____ Date: _____

P.O. Box 100519 Fort Worth, TX 76185 800.633.8711 Fax: 817.735.4824 www.wslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

LS SERIES

VERTICAL LAMP

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	SHADE	CROWN	WATTAGE/ LAMP TYPE	VOLTAGE	OPTICS	LENS	FINISH
LS-S	A B F	N H R V	50, 70, 100, 150, 175 MH E-17 Medium Base	MT - Multi Tap ¹ TT - Tri Tap ² (Magnetic Ballast is not available in 50, 70, 150 MH or 50 HPS)	2 - Type II 3 - Type III FP - Forward Throw Perimeter 5 - Type V	F - Flat Lens (provides full cut off) CT - Contoured Clear Tempered Glass	MSV - Metallic Silver SVG - Satin Verde Green BLK - Black BRZ - Bronze BUF - Buff WHT - White GPT - Graphite PLT - Platinum Plus
			50, 70, 100, 150 HPS E-17 Medium Base 2/32/42 CFL Type V Optics Only 57 CFL Type V Optics & Countoured Lens only				
LS-M	A B F	N H R V	175, 250, 400 MHR Reduced MH-Mogul Base 175, 200, 250, 320, 350, 400 PSMH Pulse Start Metal Halide 250, 400 HPS High Pressure Sodium	480 - (Magnetic ballast is not available in 50 MH or HPS)			

LS-S B V 175PSMH MT 3 F MSV

(EXAMPLE ORDER)

ORDER :

WLS-

FIXTURE MOUNTING CONFIGURATIONS



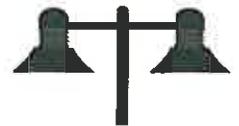
CHD
Classic Hook Double



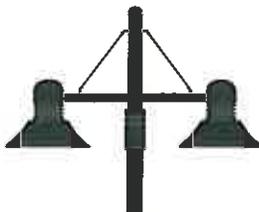
CHS
Classic Hook Single



CHW
Classic Hook Wall Mount



SAD
Side Arm Double



SCD
Straight Clevis Double



SCS
Straight Clevis Single



SCW
Straight Clevis Wall Mount



PT
Post Top

Approved By: _____ Project Name: _____

Location: _____ Date: _____

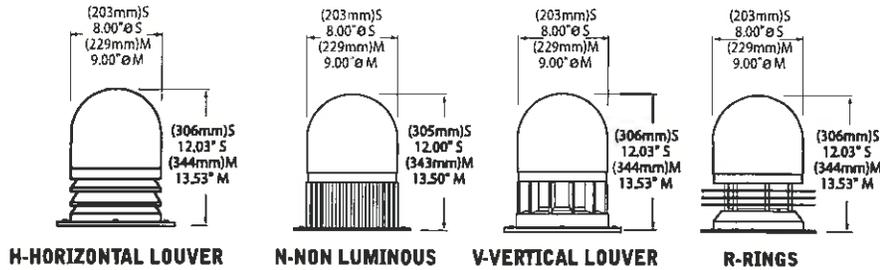
WLS LIGHTING SYSTEMS

LS SERIES

VERTICAL LAMP

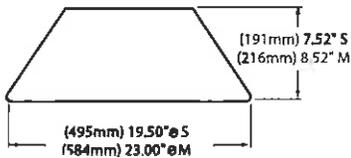
CROWN DIMENSIONS

CROWN DIMENSIONS S = Small M = Medium

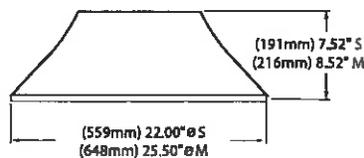


SHADE DIMENSIONS

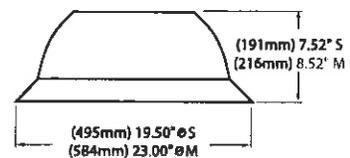
SHADE DIMENSIONS S = Small M = Medium A-ANGLE SHADE



F-FLARED SHADE



B-BELL SHADE



Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS