

## KROGRE N842 PROJECT NARRITIVE

The Kroger Co. is proposing to expand their current grocery store located at 5965 Hoover Road in Grove City. The current store is 87,404 s.f. The proposed expansion will increase the square footage to 124,360 s.f. which is typical for Kroger's Marketplace type store.

The proposed expansion will consists of 2-phases. Phase 1 will include the construction of a new 10,500 s.f. addition to the back of the building. The addition will house a new loading dock which will allow the existing loading dock to be taken out of service for the phase 2 expansion.

Phase 2 of the expansion will include a new 26,450 s.f. expansion to rear and north sides of the store. A portion of the existing retail on the north side of the Kroger store will be demolished. In addition, a new secondary entry vestibule will be constructed on the front of the store. Additional sidewalk as well as parking lot modifications will be constructed to provide adequate access to the new entry.

The proposed improvements also include the construction of a remote drive through pharmacy kiosk in the parking lot. The drive thru pharmacy convenience has become an important component to Kroger's pharmacy business in a very competitive market. The remote kiosk is necessary because the store is bordered on both sides by existing retail, making the construction of a traditional drive through pharmacy impossible at this site.

**GROVE CITY PARKING CODE**  
1 Space / 200 S.F. City of Grove City Requirement

PARKING CALCULATIONS				
AREA	GROSS SQUARE FOOTAGE	TOTAL PARKING REQ'D. PER 1/200 S.F. GROSS S.F.	TOTAL PARKING PROVIDED RATIO	TOTAL PARKING PROVIDED
TOTAL EXISTING KROGER STORE AREA (Per Fixture Plan)	87,404 S.F.	437	-	-
POST-EXPANSION KROGER AREA	124,360± S.F.	621	-	-
<b>EXISTING PLAZA</b>	<b>115,859± S.F.</b>	<b>579</b>	<b>4.55 PER 1000 S.F.</b>	<b>528</b>
<b>POST EXPANSION PLAZA</b>	<b>152,815± S.F.</b>	<b>764</b>	<b>3.71 PER 1000 S.F.</b>	<b>567</b>

**SITE DEVELOPMENT INFORMATION**

PROPERTY OWNER: KROGER CO.  
TOTAL ACREAGE: 17.02 ACRES

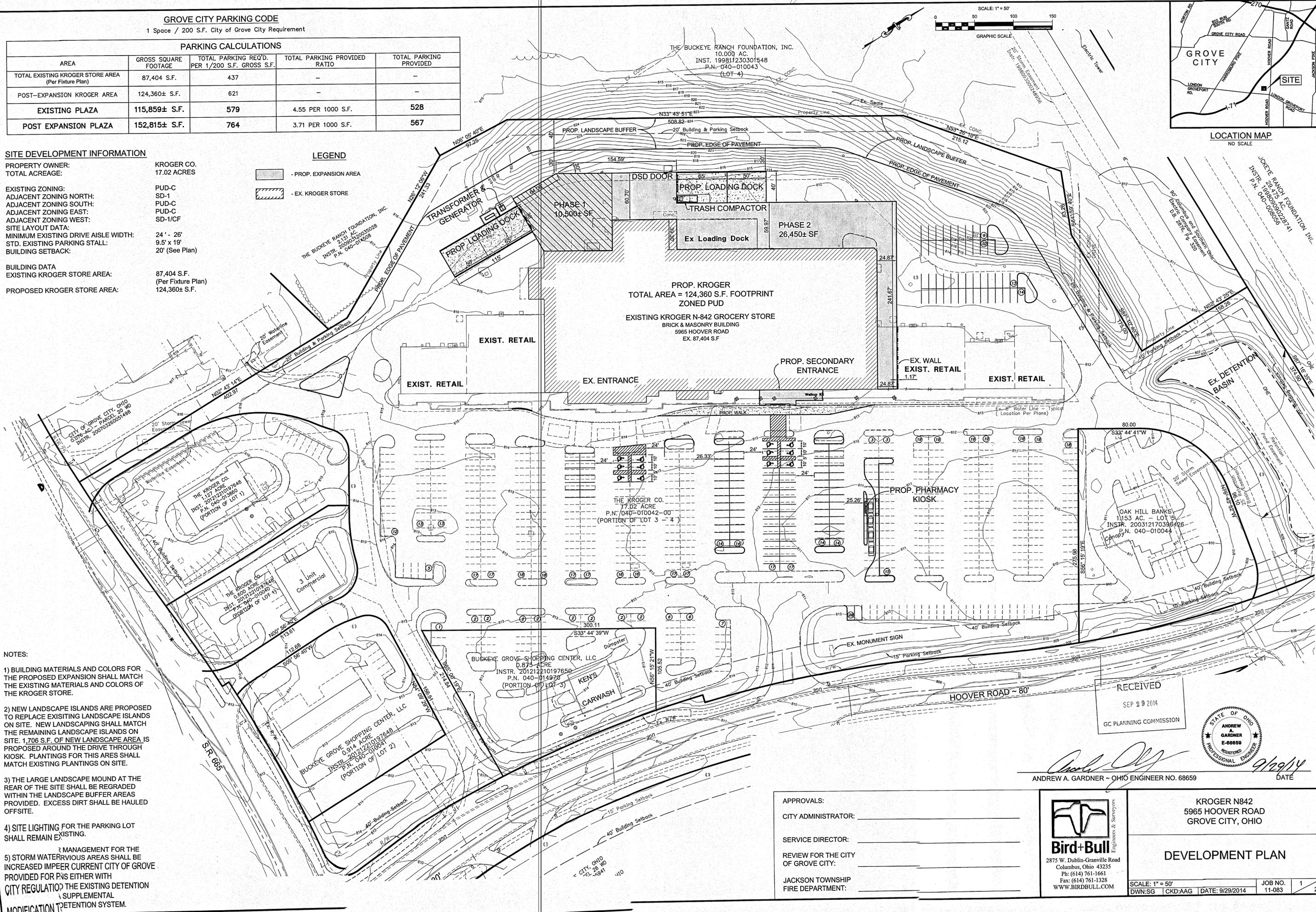
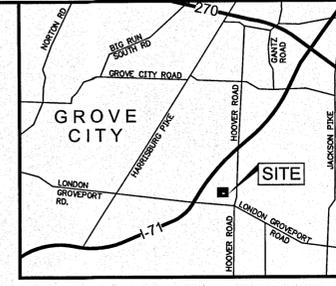
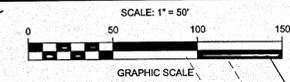
EXISTING ZONING: PUD-C  
ADJACENT ZONING NORTH: SD-1  
ADJACENT ZONING SOUTH: PUD-C  
ADJACENT ZONING EAST: PUD-C  
ADJACENT ZONING WEST: SD-1/CF

SITE LAYOUT DATA:  
MINIMUM EXISTING DRIVE AISLE WIDTH: 24' - 26'  
STD. EXISTING PARKING STALL: 9.5' x 19'  
BUILDING SETBACK: 20' (See Plan)

BUILDING DATA  
EXISTING KROGER STORE AREA: 87,404 S.F. (Per Fixture Plan)  
PROPOSED KROGER STORE AREA: 124,360± S.F.

**LEGEND**

-  - PROP. EXPANSION AREA
-  - EX. KROGER STORE



- NOTES:**
- 1) BUILDING MATERIALS AND COLORS FOR THE PROPOSED EXPANSION SHALL MATCH THE EXISTING MATERIALS AND COLORS OF THE KROGER STORE.
  - 2) NEW LANDSCAPE ISLANDS ARE PROPOSED TO REPLACE EXISTING LANDSCAPE ISLANDS ON SITE. NEW LANDSCAPING SHALL MATCH THE REMAINING LANDSCAPE ISLANDS ON SITE. 1,706 S.F. OF NEW LANDSCAPE AREA IS PROPOSED AROUND THE DRIVE THROUGH KIOSK. PLANTINGS FOR THIS AREA SHALL MATCH EXISTING PLANTINGS ON SITE.
  - 3) THE LARGE LANDSCAPE MOUND AT THE REAR OF THE SITE SHALL BE REGRADED WITHIN THE LANDSCAPE BUFFER AREAS PROVIDED. EXCESS DIRT SHALL BE HAULED OFFSITE.
  - 4) SITE LIGHTING FOR THE PARKING LOT SHALL REMAIN EXISTING.
  - 5) STORM WATER MANAGEMENT FOR THE REMAINING AREAS SHALL BE PROVIDED FOR PAVES EITHER WITH CITY REGULATORY REQUIREMENTS OR SUPPLEMENTAL DETENTION SYSTEM.

RECEIVED  
SEP 29 2014  
GC PLANNING COMMISSION

STATE OF OHIO  
REGISTERED PROFESSIONAL ENGINEER  
ANDREW A. GARDNER  
E-68659

Andrew A. Gardner  
ANDREW A. GARDNER - OHIO ENGINEER NO. 68659  
DATE: 9/29/14

**APPROVALS:**

CITY ADMINISTRATOR: \_\_\_\_\_

SERVICE DIRECTOR: \_\_\_\_\_

REVIEW FOR THE CITY OF GROVE CITY: \_\_\_\_\_

JACKSON TOWNSHIP FIRE DEPARTMENT: \_\_\_\_\_

**Bird+Bull**  
Engineers & Surveyors  
2875 W. Dublin-Granville Road  
Columbus, Ohio 43235  
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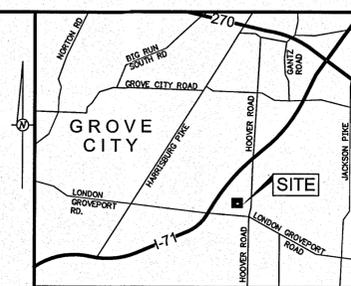
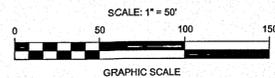
**KROGER N842**  
5965 HOOVER ROAD  
GROVE CITY, OHIO

**DEVELOPMENT PLAN**

SCALE: 1" = 50'  
DWN:SG CKD:AAG DATE: 9/29/2014

JOB NO. 11-083  
1  
2

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THE BUCKEYE RANCH FOUNDATION, INC.  
10,000 AC.  
INST. 199811230301548  
P.N. 040-010043  
(LOT 4)

THE BUCKEYE RANCH FOUNDATION, INC.  
2431 AC.  
INST. 200905120035028  
P.N. 040-014208

THE BUCKEYE RANCH FOUNDATION, INC.  
390.43 AC. AGC0228741  
INST. 1998090300228741  
P.N. 040-008056

EXISTING KROGER N-842 GROCERY STORE  
BRICK & MASONRY BUILDING  
5965 HOOVER ROAD  
EX. 87,404 S.F.

PROP. KROGER  
TOTAL AREA = 124,360 S.F. FOOTPRINT  
ZONED PUD

PHASE 1  
10,500± S.F.

PHASE 2  
26,450± S.F.

EXIST. RETAIL

EXIST. RETAIL

EXIST. RETAIL

THE KROGER CO.  
17.02 ACRE  
P.N. 040-010042-00  
(PORTION OF LOT 3 - 4)

THE KROGER CO.  
0.480 ACRE  
INST. 20121210197648  
P.N. 040-010940  
(PORTION OF LOT 1)

THE KROGER CO.  
0.814 ACRE  
INST. 20121210197648  
P.N. 040-010940  
(PORTION OF LOT 1)

BUCKEYE GROVE SHOPPING CENTER, LLC  
0.914 ACRE  
INST. 20121210197648  
P.N. 040-010941  
(PORTION OF LOT 2)

BUCKEYE GROVE SHOPPING CENTER, LLC  
0.875 ACRE  
INST. 20121210197650  
P.N. 040-014970  
(PORTION OF LOT 3)

KEN'S  
CARWASH

OAK HILL BANKS  
1,153 AC. - LOT 5  
INST. 200312170396426  
P.N. 040-010044

**CODED NOTES**

- (A) PROPOSED 8" SANITARY SERVICE W/ GREASE INTERCEPTOR.
- (B) CONNECT EXISTING SANITARY SERVICES INTO NEW SANITARY SEWER.
- (C) PROPOSED FIRE HYDRANT LOCATIONS.

**LEGEND**

- Proposer
- Building Area
- Existing

**NOTES:**

- 1) SITE LIGHTING FOR THE PARKING LOT SHALL REMAIN EXISTING.
- 2) STORM WATER MANAGEMENT FOR THE INCREASED IMPERVIOUS AREAS SHALL BE PROVIDED FOR PER CURRENT CITY OF GROVE CITY REGULATIONS EITHER WITH MODIFICATION TO THE EXISTING DETENTION BASIN OR WITH A SUPPLEMENTAL UNDERGROUND DETENTION SYSTEM.
- 3) GAS LINE, ELECTRIC LINE, AND TELEPHONE RELOCATIONS ARE REQUIRED AT THE REAR OF THE PROPERTY. THESE RELOCATIONS SHALL BE COORDINATED WITH THE UTILITY CARRIERS AS THE TIME OF FINAL DESIGN.

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5965 HOOVER ROAD  
GROVE CITY, OHIO

**DEVELOPMENT PLAN  
PROPOSED UTILITIES**

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