



IBI GROUP
635 Brookside Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

June 22, 2016

Ms. Kimberly Shields, AICP
City of Grove City – Development Department
4035 Broadway
Grove City, Ohio 43123



Re: Gateway Retail – Special Use Permit Application
Outdoor Seating (West) #201602020009
London-Groveport Road (S.R. 665) & Meadow Pond Court
Grove City, Ohio

Dear Ms. Shields:

Following is the disposition to first review comments (dated 5/12/2016) for the referenced project:

Development Department (Kimberly Shields, 614-277-3007)

1. A more detailed plan for the seating area should be submitted showing fencing location and details (post-spacing, gate location, etc.). The plan should also show the general seating configuration within the seating area.
Response: Complied, details shown on sheet 2.
2. Bollards should be placed around the north and west sides of the seating area to prevent vehicles from entering the seating area. Bollards should have a decorative cover and be compatible with the proposed fence style. The location of bollards should be noted on the detailed site plan for the seating area.
Response: Complied, two bollards have been added (see key note # 1 on sheet 1). In addition, 6" curb is being constructed adjacent to the drive aisles and parking, which will provide additional protection. There is a landscape area between the patio and curb providing additional clearance.
3. Plans should call out that the seating area will be located on the elevated sidewalk and not flush with the surrounding parking lot and drive aisle.
Response: Complied, see key note # 4 on sheet 1.
4. Landscape planters should be installed around the seating area to further visually separate the seating area from the surrounding vehicular areas.
Response: Complied, see key note # 2 on sheet 1.
5. The project narrative should be amended to speak specifically to the proposed seating area. It should note the hours during which the seating area will be open, any use of speakers within the seating area, the number of tables and chairs within the area, and any other information you feel is relevant to the proposal.

Response: Complied, the project narrative has been updated to address these topics.

6. Details should be submitted for the proposed tables, chairs, and umbrellas to be utilized within the seating area. Staff recommends black decorative wrought iron tables and chairs and muted earth tones for the umbrellas. Umbrellas should not display any signage or graphics.

Response: Cut sheets are included in this submittal.

7. Details should be submitted for the proposed fencing to enclose the seating area. Staff recommends utilizing 36" or 42" black decorative fencing.

Response: A patio railing detail has been added to sheet 2.

Building Division (Laura Scott, 614-277-3086)

8. Patio areas to show tables, umbrellas, fencing and bollards and include information about speakers and lighting.

Response: Complied, an outdoor patio seating area layout has been added to sheet 2. The updated project narrative addresses speakers and lighting.

Urban Forestry (Jodee Lowe, 614-277-1103)

9. Additional landscaping will be required around both seating areas

Response: Complied, see key note # 2 on sheet 1.

Service Department (Cindi Fitzpatrick, 614-277-1110)

10. No comments

Grove City Division of Police (Jeff Pearson, 614-277-1709)

11. Comments not received

Jackson Township Fire Department (Tammy Green, 614-945-5043)

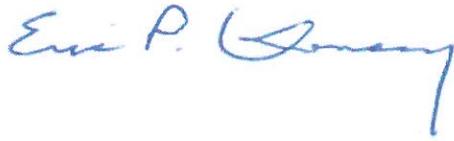
12. Bollards will be needed at both patios for vehicle impact protection.

Response: Complied, two bollards have been added (see key note # 1 on sheet 1). In addition, 6" curb is being constructed adjacent to the drive aisles and parking, which will provide additional protection. There is a landscape area between the patio and curb providing additional clearance

Should you have any questions about the information presented, or if you need additional information, please do not hesitate to contact me.

Respectfully Submitted,

IBI Group

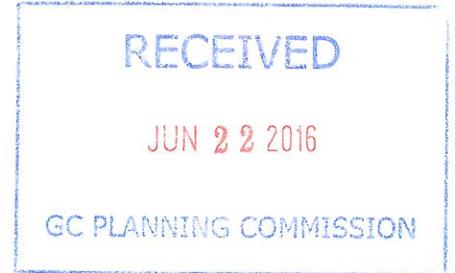
A handwritten signature in blue ink, reading "Eric P. Chenevey". The signature is fluid and cursive, with the first name "Eric" and last name "Chenevey" clearly legible.

Eric P. Chenevey, P.E.
Project Manager

Cc: *File*



IBI GROUP
635 Brooksedge Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com



Special Use Permit Application
for
Gateway Retail
Chipotle Patio #201602020009
London-Groveport Road (S.R. 665) & Meadow Pond Court
Grove City, Ohio
Parcel I.D. Number: 040-013250
June 21, 2016

Project Narrative

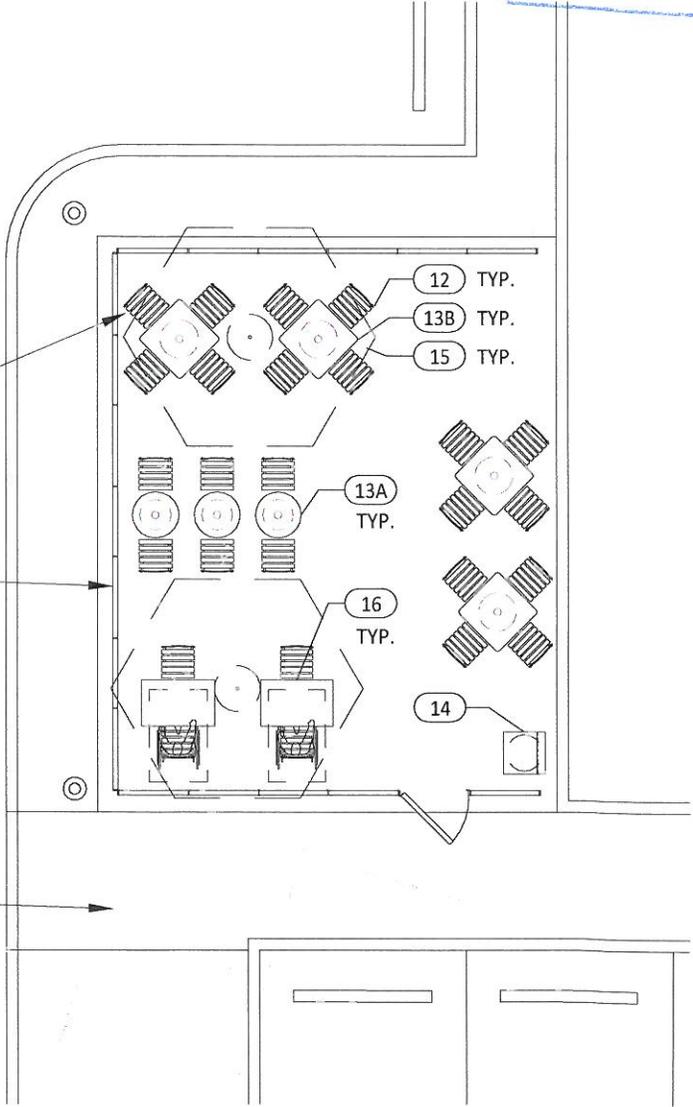
The project being considered is to construct an 11,200 s.f. retail center, asphalt parking lot, and trash enclosure for retail/restaurant use on 1.907 acres. In addition, a proposed 500 s.f. patio containing approximately 26 seats will be built and located on the west end of building. This patio is being proposed to support a 2,240 square foot Chipotle Mexican Grill Restaurant. The proposed starting hours of operations for the restaurant and patio will be from 11:00 AM – 10:00 PM. The lighting will be designed as part of the building drawings and parking lot lighting. The patio will not have any speaker system. Please see the attached cut sheets showing the proposed patio furniture. The tables will have umbrellas which will be black and which will not have any graphics.

RECEIVED
 JUN 22 2016
 GC PLANNING COMMISSION

PATIO TABLES AND CHAIRS, TYP.

PATIO RAILING BY LANDLORD, TYP.

SIDEWALK BY LANDLORD, TYP.



red

architecture + planning

855 grandview ave
 suite 295
 columbus, ohio 43215
 tel: 614.487.8870
 fax: 614.487.8777
 www.redarchitects.com



GROVE CITY GATEWAY - CHIPOTLE
 PATIO FLOOR PLAN
 06.20.2016
 1/8" = 1'-0"

500 SF PATIO
 26 EXTERIOR SEATS



FURNITURE LIST

TAG	DESCRIPTION	QTY	SUPPLIED BY	INSTALLED BY	REMARKS
12	Patio Chair - Bistro	26	KES	GC	Provided by EMU America, Contact: Carol Hughes (303-744-3200)
13A	24in Round Bistro Table	3	KES	GC	Provided By EMU America, Contact: Carol Hughes (303-744-3200)
13B	30in Square Bistro Table	4	KES	GC	Provided By EMU America, Contact: Carol Hughes (303-744-3200)
14	Trash Surround	1	TMS	GC	Trash Can Provided by Tundra in Smallwares Package
15	Patio Umbrella	2	KES	GC	
16	Accessible Patio Table	2	KES	GC	Provided By EMU America, Contact: Carol Hughes (303-744-3200)

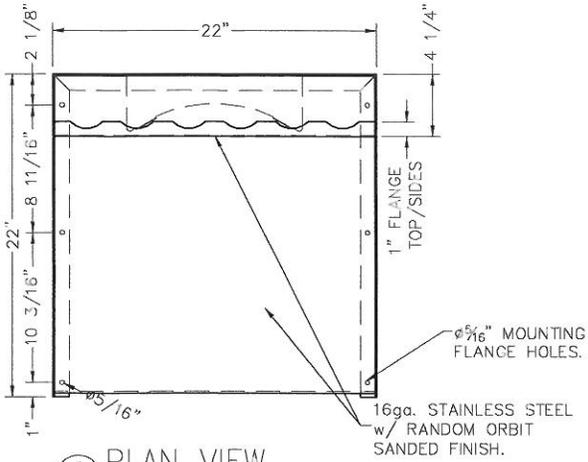


855 grandview ave
suite 295
columbus, ohio 43215
tel: 614.487.8870
fax: 614.487.8777
www.radarchitects.com

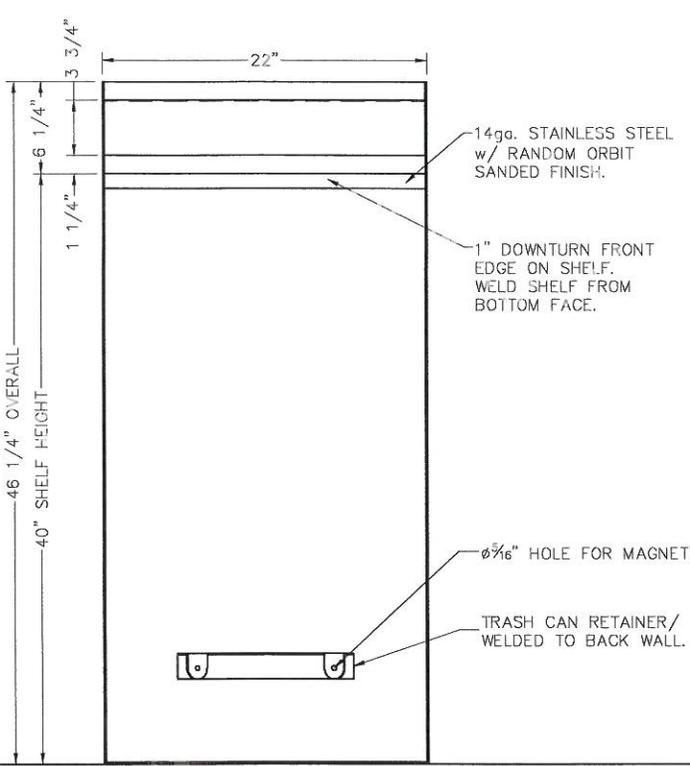
GROVE CITY GATEWAY - CHIPOTLE
PATIO FURNITURE SCHEDULE
06.20.2016



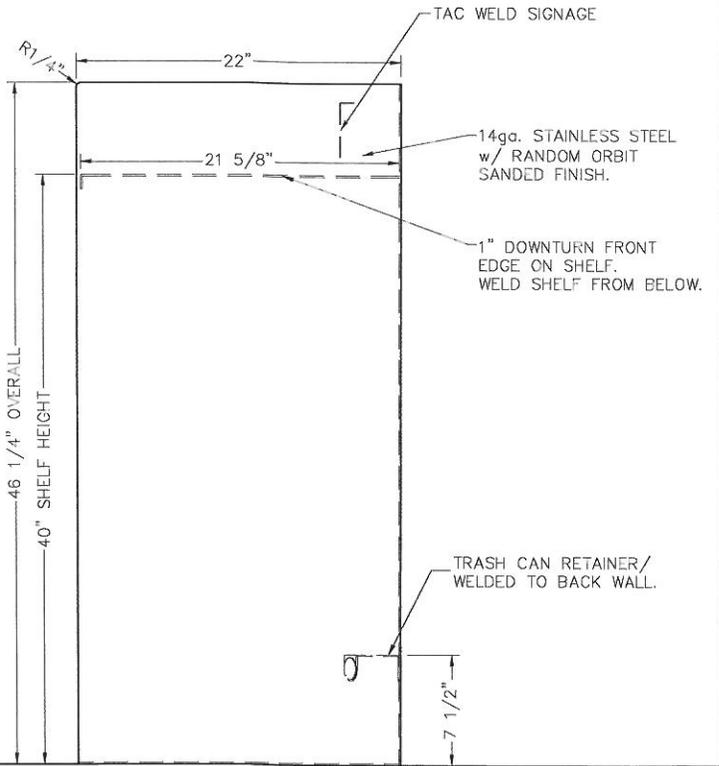
NOTES:
 ALL PARTS MADE FROM STAINLESS STEEL.
 PARTS SHALL BE FREE OF BURRS AND
 SHARP EDGES. ALL WELDS ON INSIDE OF
 PARTS. RANDOM ORBIT SANDED PATTERN
 ON ALL SURFACES.



1
X
PLAN VIEW
 Not To Scale 2010 Trash Icon



2
X
FRONT ELEVATION
 Not To Scale 2010 Trash Icon



3
X
SIDE ELEVATION
 Not To Scale 2010 Trash Icon

Qty. () Req'd.

C2000.5

X OF X	PROJECT	Chipotle - Moment Design Stock Part	REV.	3/16/11 - SM	 Wisconsin Built Custom Casework and Fixtures 400 Interpane Lane . Deerfield, WI 53531 . Phone (608)764-8661 . Fax (608)764-8664		
	TITLE	C2000.5 - Trash Surround - Stainless Steel		7/31/13 - MR			
	DATE	12/17/10	DRWN BY	SMC		SCALE	As Shown
J:\Drawings\ABC\CHIPOTLE\Book\2015\2015_Part_Drawings\C2000.5.dwg							



DETAILS

H	W	D	SH	Lbs
32"	17"	17"	18"	10.5

Outdoor/Indoor Folding Side Chair

E-coated powder coat finish

Made in Italy

Frame: Steel

Seat/Back: Steel Slats

Quick Ship Finishes:



SHIPPING

Master Pack Quantity: 2

Master Pack Dimensions: 38x8x19

Master Pack Weight: 25 Lbs.

Freight Class: 85

FOB: PA 17042

Bistro #900,#902

Seating with Style™



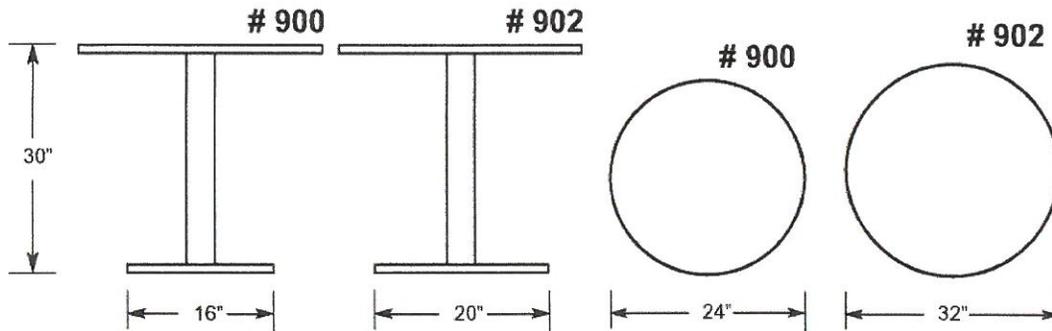
Print



Bistro #900, #902

Design: **A. Ciabatti**

[Return to Index](#)



Item #900, #902 Patented
Outdoor/Indoor Round Tables
Pedestal: Solid Steel
Column: Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic
Weight Each: 27 Lbs (#900), 38 Lbs (#902)
Units Per Box: 1
Box Volume: 2 Cubic Ft. (#900), 3 Cubic Ft. (#902)
Assembly Required



Bistro #901

Bistro #900H/902H

Bistro #971H/#972H

Bistro #973

Bistro #971/#972

[Print](#)

emuamericas LLC
T:(800) 726-0368 F: (800) 970-7708
www.emuamericas.com



With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design at the specifications of their products at any time and without prior notice.

Segno ADA #3521

Seating with Style™



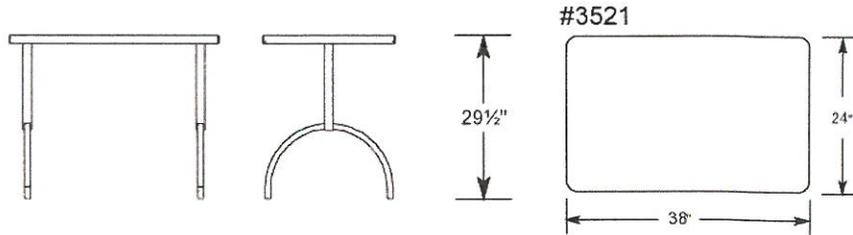
Print



Segno ADA #3521

Design: CR emu

[Return to Index](#)



**Item #3521 Patented
Outdoor/Indoor ADA Table**
Legs: Square Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic, with Adjustable Footcaps
Weight Each: 36.5 Lbs.
Units Per Box: 1
Box Volume: 4.5 Cubic Ft.
Assembly Required



Segno # 851, #852



Segno # 850, #853

[Print](#)

emuamericas LLC
T:(800) 726-0368 F: (800) 970-7708
www.emuamericas.com



With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design of the specifications of their products at any time and without prior notice.

Bistro #901

Seating with Style™



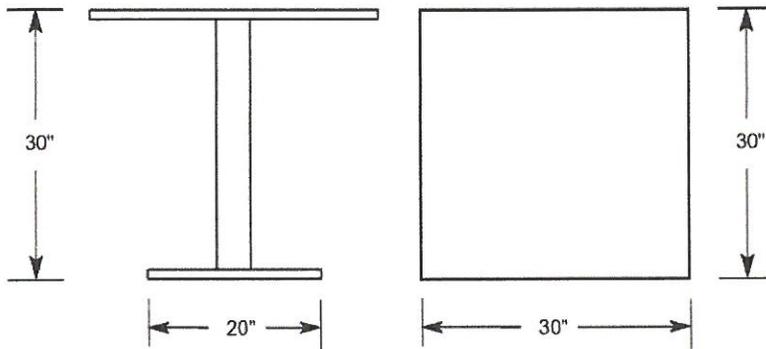
Print



Bistro #901

Design: **A. Ciabatti**

[Return to Index](#)



Item # 901 **Patented**
Outdoor/Indoor Table
Pedestal: Solid Steel
Column: Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic
Weight Each: 39 Lbs
Units Per Box: 1
Box Volume: 2.6 Cubic Ft.
Assembly Required



Bistro # 900/#902

Bistro # 900H/#902H

Bistro #971H/#972H

Bistro #973

Bistro #971/#972

[Print](#)

With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design of the specifications of their products at any time and without prior notice.

emuamericas LLC
T:(800) 726-0368 F: (800) 970-7708
www.emuamericas.com



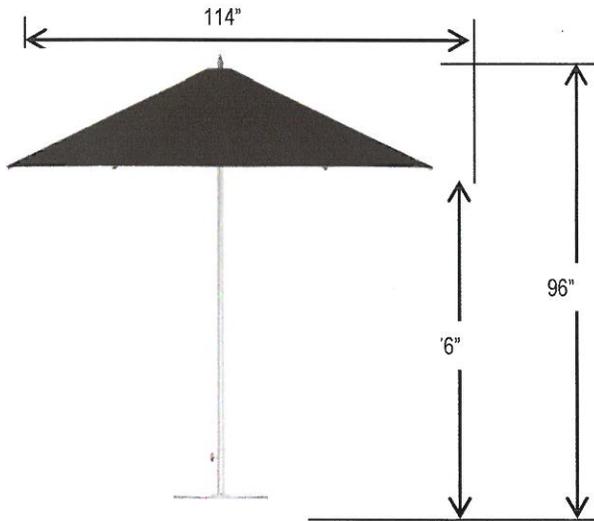
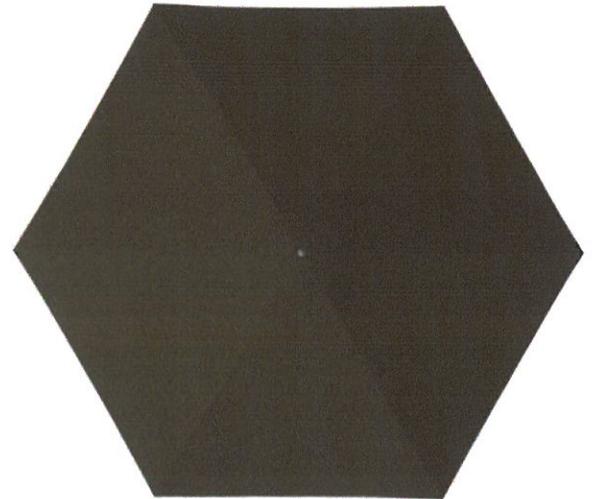


PARASOL PROGRAM 2013

SPECIFICATIONS, OPERATING INSTRUCTIONS
AND CARE & MAINTENANCE

TUUCI

2900 NW 35TH STREET, MIAMI, FLORIDA 33142
T: 305.634.5116 F: 305.634.5119 WWW.TUUCI.COM



TUUCI 8.5' Hexagon Premium Aluminum Parasol

Frame Construction:

- Armor-Wall™ Aluminum Mast
- Aluminum Marine Satin Anodized Finish
- TUUCI's Patented Independent Bracket Hub System
- Manual Lift with Stainless Steel Security Pin
- Stainless Steel Hardware
- Modular Design Allows for Easy Parts Replacement

Canopy Construction:

- 100% Solution Dyed Acrylic **Black** Canopy with Matching Vent
- Ballistic-Reinforced Vent and Pocket Construction
- Market Profile Canopy with Single Vent

Triton Polymer Finial

Thermal polymer finial is UV stabilized to prevent cracking and degeneration in hostile environments.



Marine Satin Anodized Construction with Stainless Steel Components

TUUCI's patented Independent Bracket System, engineered from aluminum struts and stainless steel components around a Delrin with TEFLON hub, provides extra strength and longevity.



Ballistic-Reinforced Pocket Construction

Added reinforcement at its most vulnerable points prolongs the parasol's life.



Durable Strut Extrusion

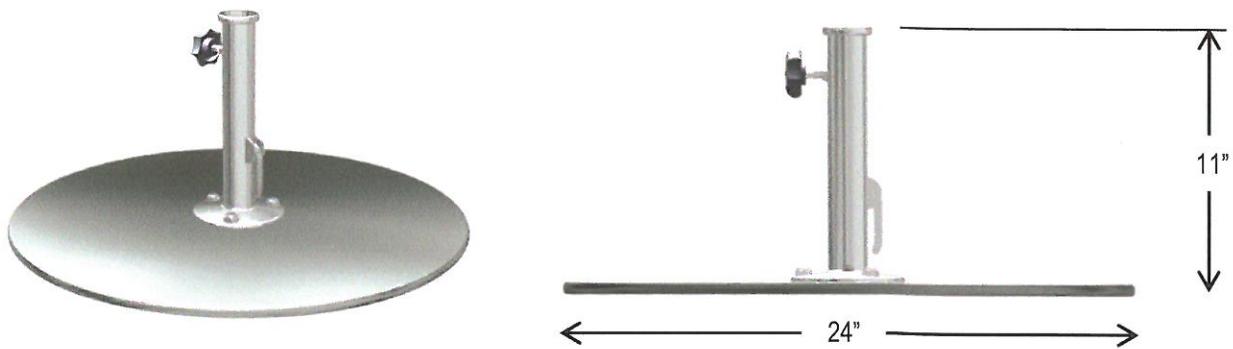
Bay Master's square struts enhance radial strength and have soft corners for aesthetic appeal.



Marine Satin Anodized Mast

The "backbone" of shade equipment, Bay Master's satin marine anodized mast has a three-year warranty.





24" / 75 lb Galvanized Steel Base with Auto-Cam Lock

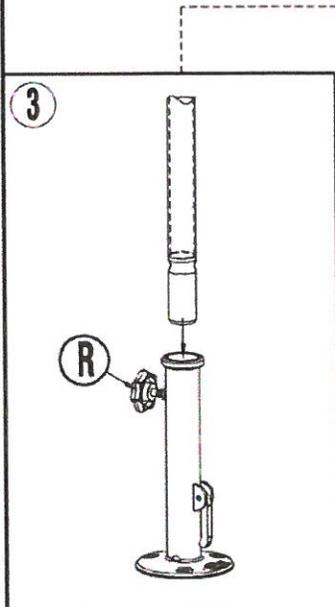
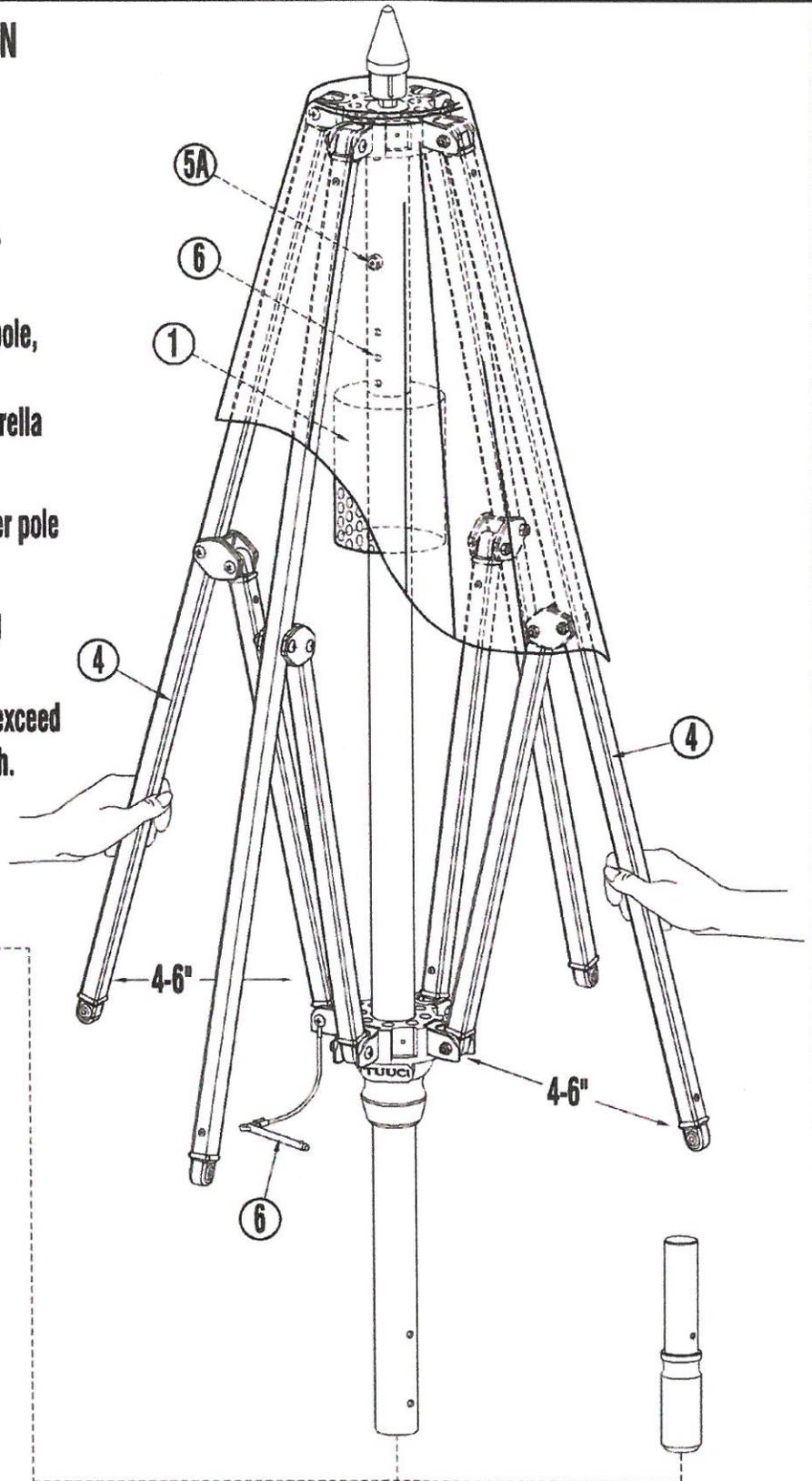
BASE: 24" round, 75 lb galvanized steel base with "Cam Lock" stainless steel security plate and "star" handle security knob.

OPERATING INSTRUCTIONS

CHIPOTLE ALUMINIUM UMBRELLA PROGRAM

CHIPOTLE ALUMINIUM 8.5' HEXAGON

- ① Remove all packaging from umbrella.
- ② Place umbrella in Above Ground Base.
- ③ Secure with latch in the down position.
Tighten Star-knob to center pole
- ④ Gently separate Each Rib from center pole, approx. 4-6" (10-15Cm). If ribs do not move easily, do not force. Inspect umbrella for additional packaging.
- ⑤ Gently slide main hub (Part A) up center pole (to 5A hub stop) into open position.
- ⑥ Secure umbrella in open position using security pin (Part H).
- ⑦ Close umbrella during conditions that exceed manufacturer's specifications of 20mph.
- ⑧ Close umbrella when not in use.

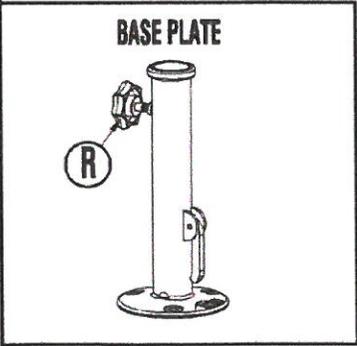
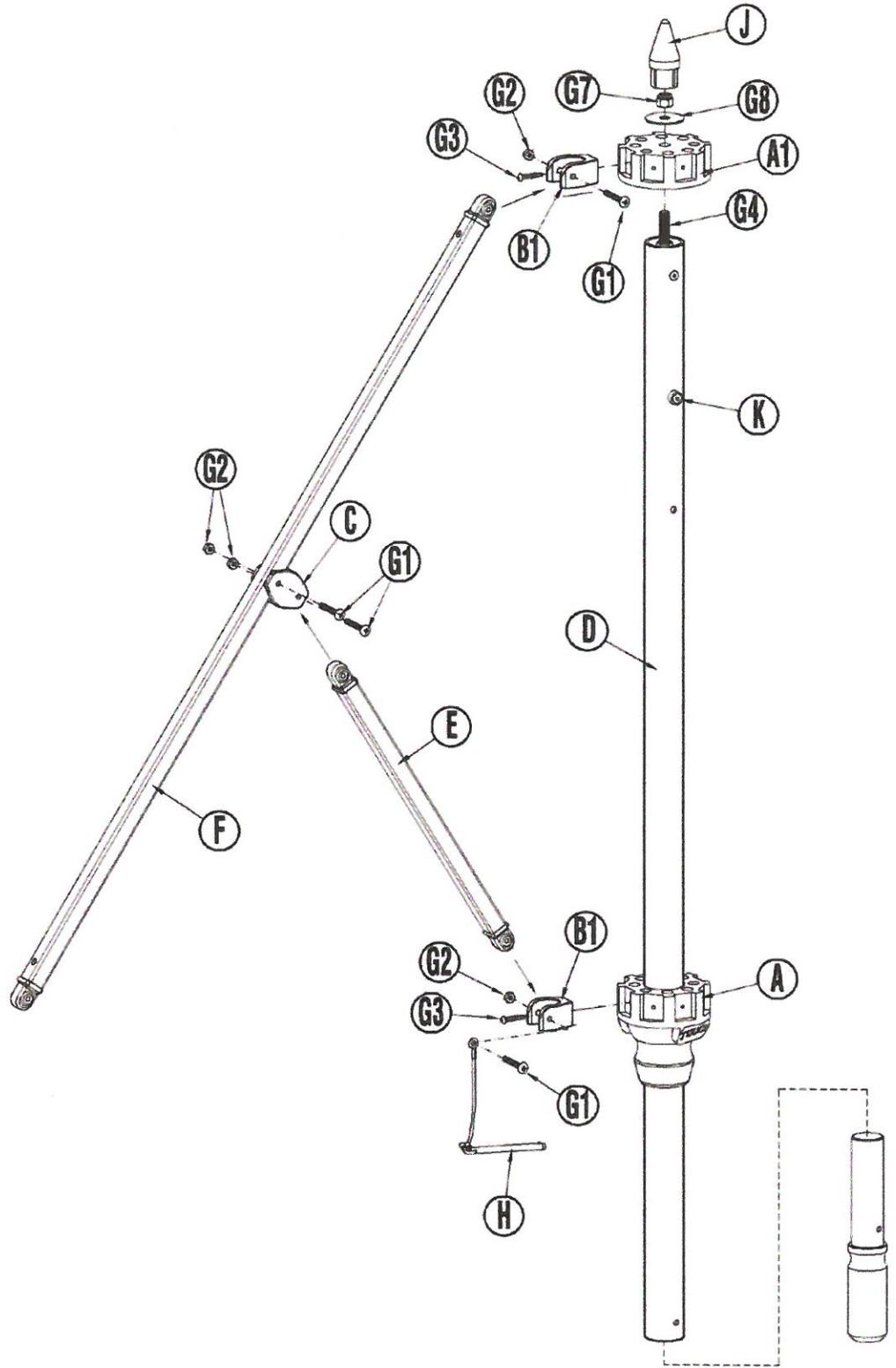


PARTS DIAGRAM

CHIPOTLE ALUMINIUM UMBRELLA PROGRAM

CHIPOTLE ALUMINIUM 8.5' HEXAGON

- (A)** CENTER HUB
- (A1)** TOP HUB
- (B1)** RIB/HUB CONNECTOR
- (C)** RIB/RIB CONNECTOR
- (D)** CENTER POLE
- (E)** SUPPORT LONG RIB
- (F)** LONG RIB
- (G1)** BOLT 10/24 x 1.5"
- (G2)** 10/24" LOCK NUT
- (G3)** SCREW #10 x 1"
- (G4)** HEX BOLT
- (G7)** HEX NUT
- (G8)** WASHER
- (H)** SECURITY PIN
- (J)** FINIAL
- (K)** NYLON HUB STOP
- (R)** STAR KNOB



GENERAL INFORMATION		
CORPORATE NAME	STORE #	ORDER #
SHIPPING ADDRESS		
	TEL	EMAIL
MANAGER	CHOOSE ONE: FRANCHISE <input type="checkbox"/> CORPORATE <input type="checkbox"/>	
DATE		

BILLING INFORMATION		
BILLING ADDRESS		
CHOOSE ONE: CHECK	VISA	MASTER CARD AMEX
NAME ON CARD		
CREDIT CARD #	EXP. DATE	
CVG SECURITY CODE	TEL	PO #

Umbrella: 8.5' Hexagon Chipotle **Polymer Components:** Silver

REPLACEMENT PARTS PRICE LIST							
SKU #	PART #	DESCRIPTION	QTY	SKU #	PART #	DESCRIPTION	QTY
32502	A	Center hub w/part B's		32448	G7	SS 3/8" Lock Nut	
32503	A1	Top hub w/part B's		32449	G8	SS 3/8" x 11/2" Washer	
32416	B1	Rib / Hub Connector		32439	H	SS Safety Pin	
32419	C	Rib / Rib Connector		32440	J	Polymer Finial	
32445	D	Std Center Pole (.25" Wall)		32504	K	Hub Stop SS Rivet w/4 #10's	
32420	G1	SS 10/24 Pan Screw		32424	R	Star Knob for Base	
32418	G2	SS 10/24 lock Nut		32516	BASE	Base	
32422	G3	SS #10 Screw		32517	UMB	Full Chipotle Walnut Umbrella	
32447	G4	SS 3/8" - 16x3" Hex Bolt		32518	CANOPY	Chipotle Canopy (CANOPY COVER ONLY)	



SEND COMPLETE FORM TO:

Fax: 800.447.4881 or Call: 800.447.4941 / Email: tuuciparts@etundra.com / www.etundra.com

FRAMES

TUUCI frames are constructed from durable and weather resistant materials, including marine-grade fiberglass, aluminum, Durateak composite and sustainable hardwood timber. All fasteners (nuts, bolts, pulleys, cam cleats, etc.) are marine-grade stainless steel and will withstand the most corrosive environments. Proper care and maintenance is important to extend the serviceable life of all TUUCI products. Fresh water rinses once a month will enhance the life and long lasting beauty of your shade equipment.

Prior to opening, ensure that the shade product is properly secured to an adequate shade anchor, using the locking system intended for the specific product (star knob, hitch pin or cam lock). When opening a TUUCI parasol, separate each rib 4" to 6" from the center post, before raising the hub. Do not force hub if it does not rise easily. When closing the parasol, pull the fabric out from between the struts to avoid pinching or damaging the TUFF SKIN canopy cover.

Although TUUCI frames have been tested for structural integrity in winds exceeding 50 miles per hour. It is always recommended that caution and common sense be applied in extreme winds and weather. TUUCI generally recommends that collapsible shade structures be closed in wind and weather conditions which exceed 25 MPH. Although it is common for wind to gust to levels much higher than this (especially during severe weather phenomena's) the use of durable and heavily weighted anchor structure is mandatory for safety and proper operation. Stability of TUUCI shade products in heavy wind and weather conditions is directly related to the size, weight and security of the shade anchor. Please use reasonable and cautious judgment when determining when the parasol should be closed.

CANOPIES

TUUCI's TUFF SKIN parasol canopies are normally made with Sunbrella® fabric, and should be cared for as described below (for fabric other than Sunbrella®, refer to manufacturer). Sunbrella® fabric should be cleaned regularly before dirt is allowed to accumulate and become embedded in the fabric. The fabric canopy can be cleaned without being removed from the frame. Simply brush off any loose dirt or particles; hose down and clean with a mild soap in lukewarm water (no more than 100° F.) Rinse thoroughly to remove soap. Allow fabric to air dry. **DO NOT USE DETERGENTS!**

For stubborn stains clean with a mild soap. Scrub vigorously with a soft bristle brush, sponge, or clean towel. Allow fabric to air dry. This method of cleaning may remove part of the water repellency. If water repellency is a factor, the fabric should receive an application of an air-curing water repellent treatment (such as SM fabric gaurd).

Sunbrella® may be machine washed but a water repellent treatment must be applied to the fabric after washing to reestablish water repellency. Sunbrella® is made from 100% acrylic fiber and is thermoplastic or heat sensitive. When washing or cleaning, **DO NOT SUBJECT TO EXCESSIVE HEAT** as the fabric will shrink. **DO NOT STEAM PRESS OR DRY IN ELECTRIC OR GAS DRYERS**, but allow air to dry.

In cases where the parasol is taken down and stored during the winter season, the Sunbrella® canopy should be cleaned, allowed to air dry, and stored in a dry, well ventilated area. A TUUCI Protective Cover should be used when umbrella is not in use.

SHADE ANCHORS

ALWAYS BE SURE THAT PARASOL CENTER POLE IS FIRMLY ATTACHED TO BASE BEFORE OPENING PARASOL. Clean above ground parasol bases regularly to maintain appearance. To clean, gently wash with soap and water using a non-abrasive cloth or pad. Check three bolts in base plate regularly to ensure that they remain fully tightened. Inspect weekly if parasol bases are moved on a regular basis.

Do not roll ACF (Aluminum Shell, Concrete Filled) bases on their side as damage to shell or finish can occur. Touch up bases with exterior paint as needed. Touch up can be ordered from the TUUCI parts department. Wheeled parasol bases are intended for use on even surfaces. Move bases slowly and with caution on uneven surfaces. Do not use on stairways or over distances, which exceed 50 feet, as damage to welded wheel tray may occur.