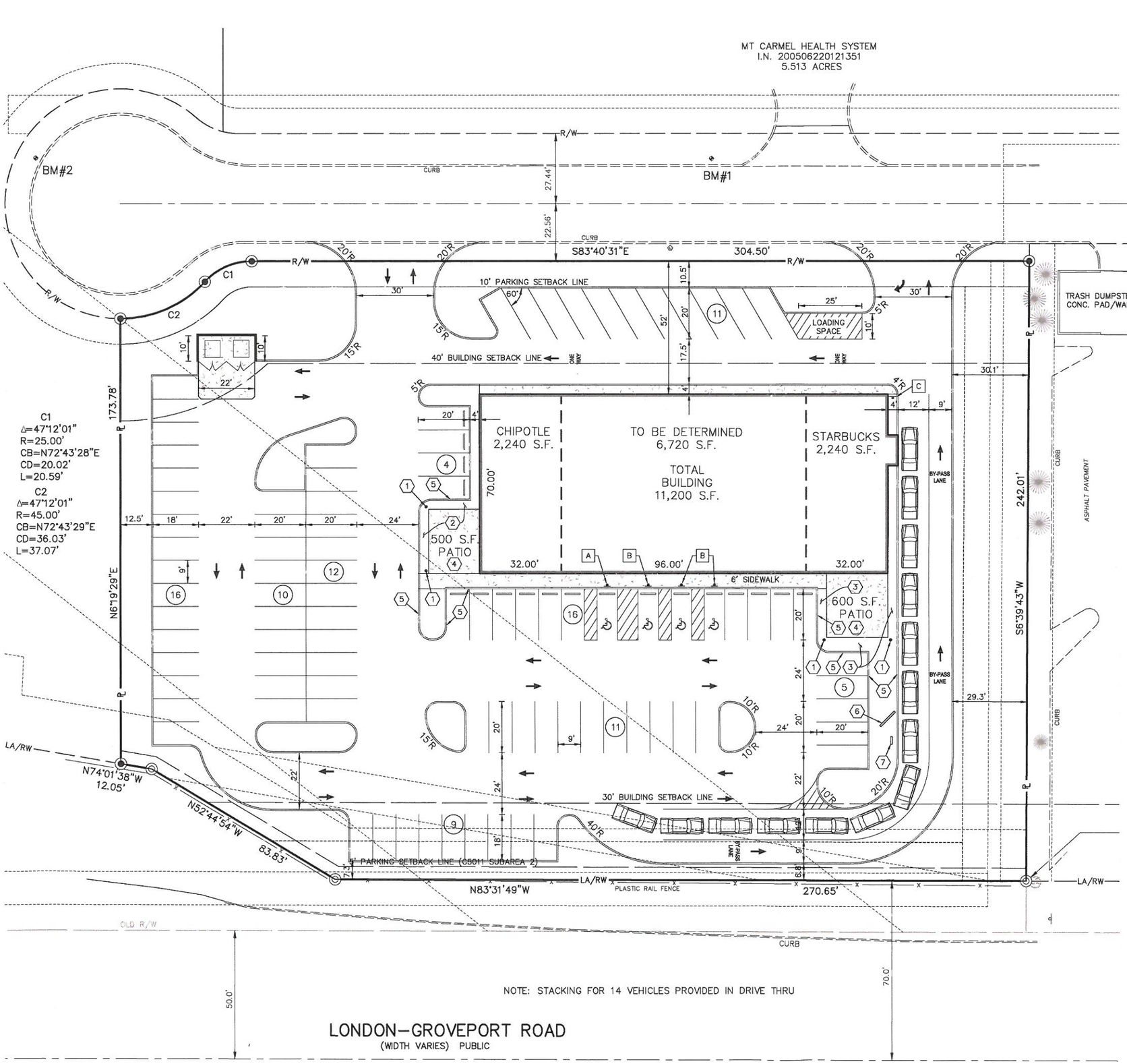


LEGEND – PROPOSED TRAFFIC SIGNS:

NOTES: SIGNS TO BE MOUNTED ON NO. 3 POST (ITEM 630). BOTTOM OF SIGN TO BE A MINIMUM 7' FROM GROUND.

A
- D9-6 (ODOT)
- R7-8A (ODOT)
- ** CR-305.08 (CITY)

** SIGN TO INCLUDE THE FOLLOWING OR SIMILAR WORDING "UNLAWFUL PARKING HAS A MINIMUM FINE OF $250, MAXIMUM FINE OF $500, SECTION 4511.99 ORC"

B
- D9-6 (ODOT)
- ** CR-305.08 (CITY)

C
- DO NOT ENTER R5-1

SITE DATA

LOCATION: LONDON-GROVEPORT ROAD & MEADOW POND COURT
GROVE CITY, OHIO 43123

AREA: 1.907 ACRE

PID: 040-013250

ZONING: PUD-C

USE: RESTAURANT & RETAIL

PROPOSED GROSS BUILDING AREA:
RESTAURANT = 8,750 S.F. WITH 2 PATIOS (1,100 S.F. TOTAL) & 1 DRIVE-THRU
RETAIL = 2,450 S.F.
TOTAL = 11,200 S.F.

PROPOSED RESTAURANT DINING AREA (INSIDE BUILDING) = 3,775 S.F.

MINIMUM PARKING SPACES: 1 SPACE / 50 S.F. DINING AREA (INSIDE BUILDING)
1 SPACE / 200 S.F. RETAIL AREA
NO PARKING SPACES ARE REQUIRED FOR PATIO AREA

(3,775 / 50) + (2,450 / 200) = 87.75

TOTAL PARKING SPACES PROVIDED: 94

HANDICAP PARKING SPACES PROVIDED: 4

LOADING SPACES REQUIRED: 1

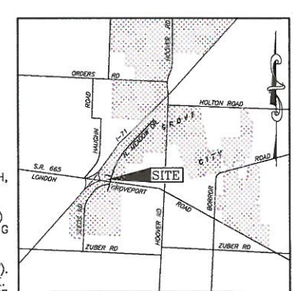
IMPERVIOUS AREA: 1.429 ACRE

PERVIOUS AREA: 0.478 ACRE

LOT COVERAGE: 1.429/1.907 = 74.93%

KEYED NOTES

1. PROPOSED BOLLARD (FOUR TOTAL). RELIANCE FOUNDRY R-7576 STEEL BOLLARD (BLACK).
2. PROVIDE LANSDCAPING ON NORTH AND WEST SIDES OF PATIO.
3. PROVIDE LANDSCAPING ON WEST, SOUTH, AND EAST SIDES OF PATIO.
4. PATIO AREA IS BE LOCATED AT THE ELEVATED SIDEWALK LEVEL (OR HIGHER) AND NOT FLUSH WITH THE SURROUNDING PARKING LOT AND DRIVE AISLE. SEE SHEET 2 FOR ADDTIONAL DETAILS.
5. PROPOSED CONCRETE CURB (6" HEIGHT).
6. MENU BOARD MOUNTED ON BRICK BASE.
7. ORDER BOARD MOUNTED ON BRICK BASE.



LOCATION MAP

RECEIVED
JUN 2 3 2016
GC PLANNING COMMISSION

STATE OF OHIO
ERIC P. CHENEVEY
E-55806
REGISTERED
PROFESSIONAL ENGINEER

ERIC P. CHENEVEY
OHIO ENGINEER NO. 55806

06-22-16
DATE

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

BY	DESCRIPTION	DATE	REV

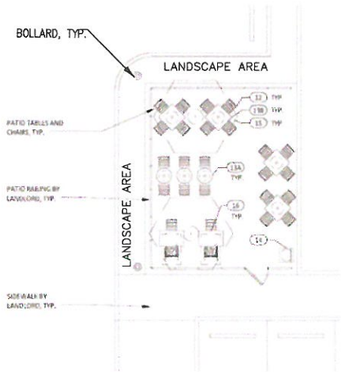
PREPARED FOR:

DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
TJS	6/22/2016	EPC	06/22/2016

PLANS: GATEWAY RETAIL
SHEET TITLE: SITE PLAN
SITE ADDRESS: S.R. 665 & MEADOWN POND COURT, GROVE CITY, OH
SITE ID: -
SHEET NO. 1/3

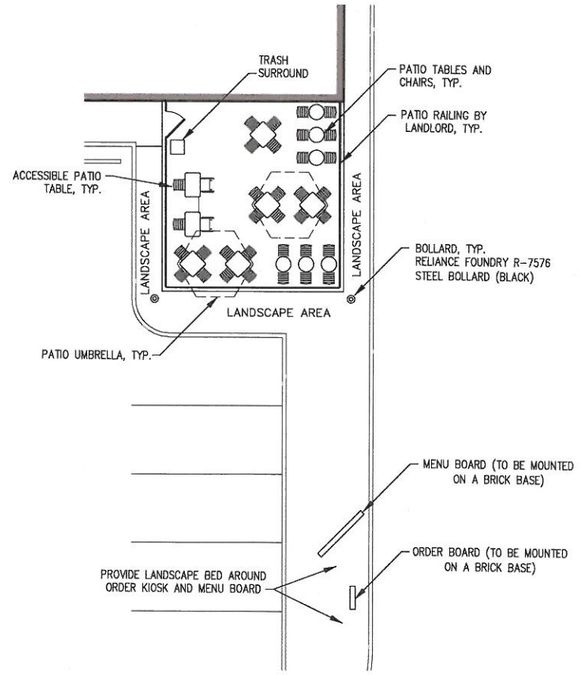
FURNITURE LIST

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)



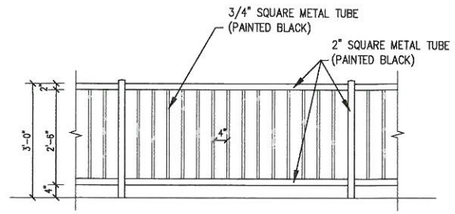
OUTDOOR PATIO PLAN (CHIPOTLE)

SCALE: 1" = 10'



OUTDOOR PATIO PLAN &
DRIVE THRU BOARDS (STARBUCKS)

SCALE: 1" = 10'



RAILING DETAIL

SCALE: 1" = 2'

REV	DATE	DESCRIPTION	BY

ERIC P. CHENEVEY
OHIO ENGINEER NO. 55806

06-22-16
DATE

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

PREPARED FOR:

DRAWN BY: TJS
STD ISSUE DATE: 6/22/2016
REVIEWED BY: EPC
DATE ISSUED: 06/22/2016

PLANS: GATEWAY RETAIL
SHEET TITLE: SITE DETAILS
SITE ADDRESS: S.R. 665 & MEADOWN POND COURT, GROVE CITY, OH
SITE ID: -

SHEET NO. 2/3

MT CARMEL HEALTH SYSTEM
I.N. 200506220121351
5.513 ACRES

MEADOW POND COURT
(WIDTH VARIES) PUBLIC P.B. 107, PG. 8

BM#2

BM#1

R/W

CURB

27.44'

22.56'

42' Fire truck

S83°40'31"E 304.50'

C1
Δ=47°12'01"
R=25.00'
CB=N72°43'28"E
CD=20.02'
L=20.59'

C2
Δ=47°12'01"
R=45.00'
CB=N72°43'29"E
CD=36.03'
L=37.07'

173.78'

N6°19'29"E

ONE WAY

TRASH DUMPSTER
CONC. PAD/WALL

OURS S LTD.
I.N. 199911300296314
1.066 ACRES

LOT 2
P.B. 86, PG. 4

BY-PASS LANE

242.01'

S6°39'43"W

ASPHALT PAVEMENT

NORTH MEADOWS DRIVE
(WIDTH VARIES) PUBLIC

0' 20' 40'
SCALE 1" = 20'

LA/RW

N74°01'38"W
12.05'

N52°44'54"W
83.83'

N83°31'49"W

PLASTIC RAIL FENCE

270.65'

OLD R/W

50.0'

70.0'

LONDON–GROVEPORT ROAD
(WIDTH VARIES) PUBLIC

NOTE: 42' FIRE TRUCK USED
IN TURNING ANALYSIS

BY	DESCRIPTION	DATE	REV

STATE OF OHIO
ERIC P CHENEVEY
E-55806
REGISTERED
PROFESSIONAL ENGINEER

ERIC P. CHENEVEY
OHIO ENGINEER NO. 55806

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PREPARED FOR:

DRAWN BY: TJS
STD ISSUE DATE: 6/22/2016
REVIEWED BY: EPC
DATE ISSUED: 06/22/2016

PLANS: GATEWAY RETAIL

SHEET TITLE: TURNING ANALYSIS

SITE ID: -

SITE ADDRESS: S.R. 665 & MEADOWN POND COURT, GROVE CITY, OH

SHEET NO. 3/3