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635 Brooksedge Boulevard
Westerville OH 43081 USA
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RECEIVED
JUN 22 2016
GC PLANNING COMMISSION

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 (East) #201602020010
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 west and east 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 # 3 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: Starbucks is still considering options for this location. Possible options under consideration are included in the attached photos. Final selections are anticipated very soon. Upon a decision, the corresponding cut sheets will then be forwarded to the City of Grove City for review. See the updated project narrative for discussion on the umbrella.

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 # 3 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

Eric P. Chenevey, P.E.
Project Manager

Cc: *File*

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Special Use Permit Application
for
Gateway Retail
Starbucks Patio #201602020010
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 600 s.f. patio containing approximately 36 seats will be built and located on the west end of building. This patio is being proposed to support a 2,240 square foot Starbucks Restaurant with Drive Thru service. The proposed starting hours of operations for the restaurant and patio will be from 5:30 AM – 11:00 PM. However, this restaurant given its proximity to the business park, Hospital (under construction) and I-71 may eventual operate 24 hours a day. The lighting will be designed as part of the building drawings together with the parking lot lighting. The patio will not have a speaker system. Please see the attached photos showing the proposed patio furniture and railing. The tables will have umbrellas which will be Green and are proposed to have the Corporate Trademark or the words Starbucks Coffee in white lettering. Given the location of this development and the setback from the major roads the patio described above should not interfere with any business or residence within the immediate area.

DESCRIPTION OF 1.907 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434, and being 1.907 acres of Lot 2B as the same is numbered and delineated upon the Plat "Gateway Business Park Resubdivision of Lot 2, dedication of Meadow Pond Court and Easements" of record in Plat Book 107, Page 8 and being a part of lands conveyed to Ironwood Properties II, LTD by deed of record in Official Record 32578E13 All references to records herein are those located in the Recorder's Office of Franklin County, Ohio, said 1.907 acres being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of London-Groveport Road (S.R. 665) and North Meadows Drive.

Thence **N 06 degrees 38 minutes 51 seconds E** a distance of **70.07 feet** with the centerline of North Meadows Drive to a point, said point being where the easterly extension of the northerly right of way line for London Groveport Road would intersect the centerline of North Meadows Drive;

Thence **N 83 degrees 31 minutes 49 seconds W** a distance **204.00 feet** with said right of way easterly extension and the northerly right of way line of London Groveport Road, the north line of Parcel 6-WD, being a 0.088 acre tract conveyed to the City of Grove City *(in fee simple)* of record in Instrument No. 200704060059951 as shown on Right of Way Plans FRA-71-6.09 on file at The Ohio Department of Transportation and the south line of Lot 2, as the same is numbered and delineated upon the Plat "Gateway Business Park" of record in Plat Book 86, Page 4 and being a 1.066 acre tract conveyed to OUR S. LTD by deed of record in Instrument No. 199911300296314 to an iron pin found with cap stamped "EMH&T" in the common corner of said Lot 2 and said Lot 2B, being also the common corner of said Parcel 6-WD and Parcel 9-WL2, being a 0.495 acre tract conveyed to the City of Grove City *(in fee simple)* of record in Instrument No.201202230025616 and the ***TRUE POINT OF BEGINNING;***

Thence **N 83 degrees 31 minutes 49 seconds W** a distance **270.65 feet** continuing with said northerly right of way line of London Groveport Road, the north line of said Parcel 9-WL2, and the south line of Lot 2B, to a found monument with a disk;

Thence **N 52 degrees 44 minutes 54 seconds W** a distance of **83.83 feet** with the northerly right of way line of London Groveport Road, the northerly line of said Parcel 9-WL2 and the south line of said Lot 2B to an iron pin found with cap stamped "EMH&T";

Thence **N 74 degrees 01 minutes 38 seconds W** a distance of **12.05 feet** with the northerly right of way line of London Groveport Road, the northerly line of said Parcel 9-WL2 and the south line of said Lot 2B to an iron pin set

Thence **N 06 degrees 19 minutes 29 seconds E** a distance of **173.78 feet** across said Lot 2B to an iron pin set, being on a curve in the southerly right of way line of Meadows Pond Court (width varies), being also the north line of said Lot 2B;

Thence with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B with said curve to the left, being non tangent to the previous course and having as its elements a delta angle of 47°12'01", a radius of 45.00 feet, an arc length of 37.07' and a **chord length of 36.03' with a chord bearing of N 72 degrees 43 minutes 29 seconds E** to an iron pin set at a point of reverse curvature;

Thence with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B with a curve to the right, having as its elements a delta angle of 47°12'01", a radius of 25.00 feet, an arc length of 20.59' and a **chord length of 20.02' with a chord bearing of N 72 degrees 43 minutes 28 seconds E** to an iron pin set at the point of tangency;

Thence **S 83 degrees 40 minutes 31 seconds E** a distance of **304.50 feet** with the southerly right of way line of Meadows Pond Court and the north line of said Lot 2B to the northwesterly corner of said Lot 2 of the Plat "Gateway Business Park" of record in Plat Book 86, Page 4, same being the northeasterly corner of said Lot 2B;

Thence **S 06 degrees 39 minutes 43 seconds W** a distance of **242.01 feet** with the west line of said Lot 2 and the east line of said Lot 2B to the ***TRUE POINT OF BEGINNING;*** containing 1.907 acre of land, more or less.

The above described area contains a total of **1.907 acres** within Franklin County Auditor's Parcel Number 040-013250-00, which includes 0.000 acres in the present road occupied.

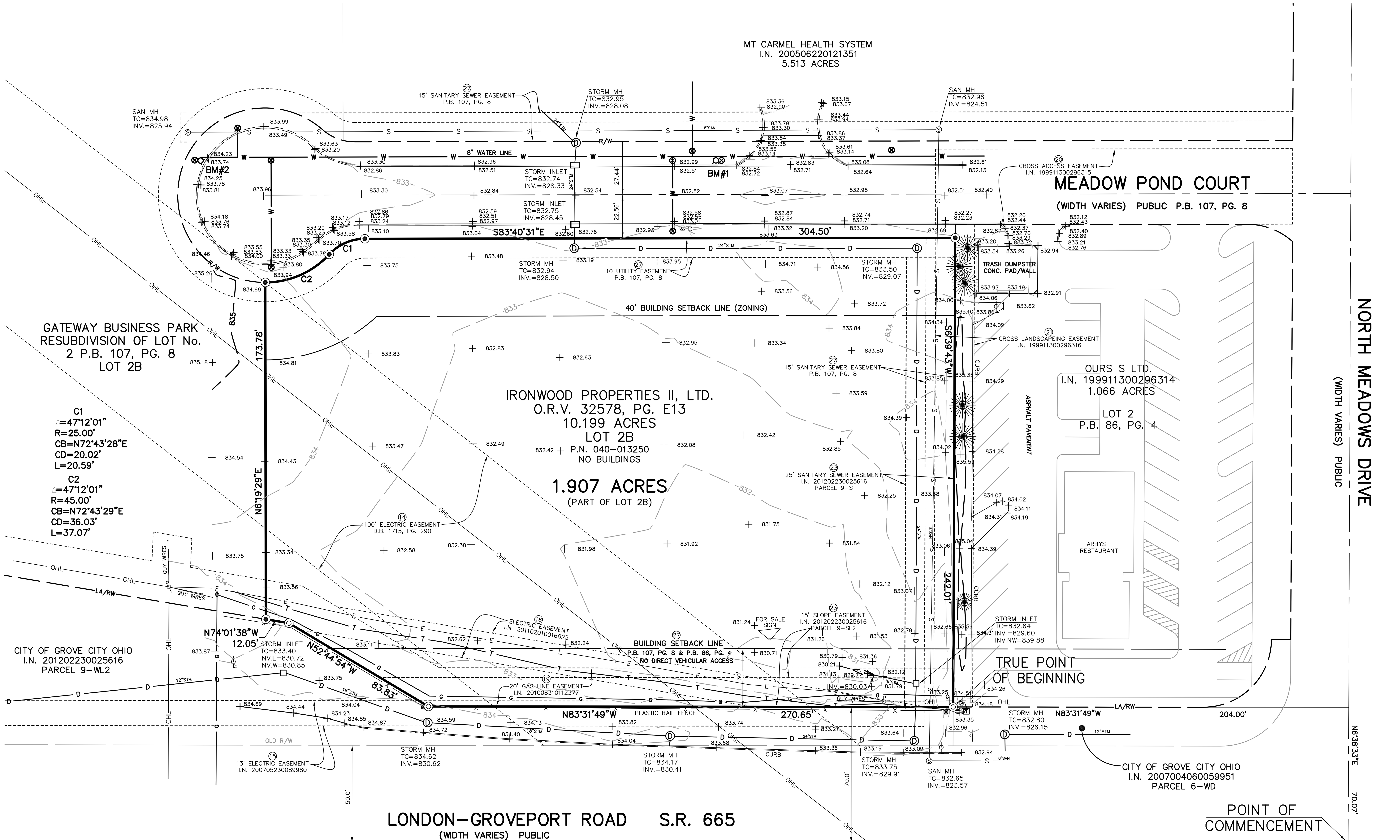
Grantor claims title by Instrument recorded in Official Record 32578E13, in the records of Franklin County, Ohio.

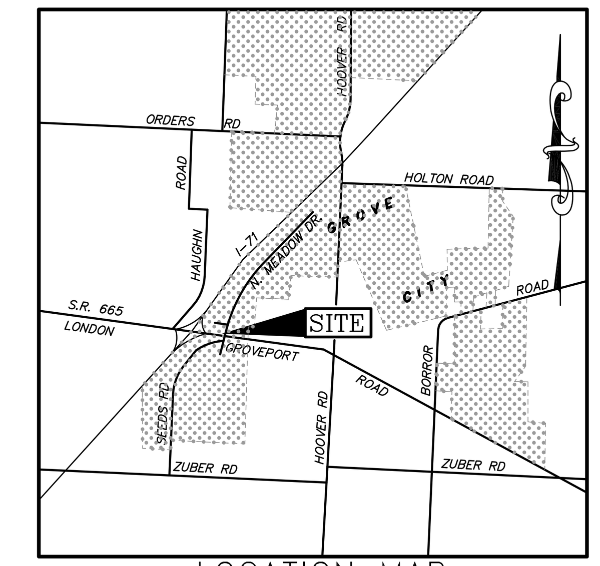
Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and established bearing of N 83°31'49" W along the northerly right of way line of London Groveport Road.

This description was prepared from existing records and a field survey performed in August 2013.

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 1434





LOCATION MAP

DESCRIPTION *(BY OTHERS)*

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TITLE NOTES

This survey was prepared with the benefit of the title commitment prepared by Esquire Title Services, Inc., File Number 15–14307 with an effective date of July 27, 2015.

The following items are from the Schedule B – Section II of said commitment:

Item 12) Easement of record in Deed Book 2880, Page 533 does not apply to subject property.
Item 13) Easement of record in Deed Book 1079, Page 319 does not apply to subject property it is located in present right–of–way of S.R. 665.
Item 14) Easement of record in Deed Book 1715, Page 290 does apply to subject property and is plotted.
Item 15) Easement of record in Instrument No. 200705230089980 does apply to subject property and is plotted.
Item 16) Easement of record in Instrument No. 201102010016625 does apply to subject property and is plotted.
Item 17) Easement of record in Deed Book 2095, Page 222 does not apply to subject property.
Item 18) Easement of record in Official Record Volume 7993, Page J08 does not apply to subject property it is located in present right–of–way of S.R. 665.
Item 19) Easement of record in Instrument No. 201008310112377 does apply to subject property and is plotted.
Item 20) Easement and Maintenance Agreement of record in Instrument No. 199911300296315 does not apply to subject property.
Item 21) Cross Landscaping Easement of record in Instrument No. 199911300296316 does apply to subject property and is plotted.
Item 22) Easement of record in Instrument No. 200506220121352 does not apply to subject property.
Item 23) Easements of record in Instrument No. 201202230025616 do apply to subject property and are plotted.
Item 24) Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument No. 199711060138178 do apply to subject property.
Item 26) Restrictions, reservations and conditions of record in Instrument No. 200506220121351 do apply to subject property.
Item 27) Building setbacks, utility easements and drainage easements of record in Plat Book 86, Page 4 and Plat Book 107, Page 8 do apply to subject property and are plotted.
Item 28) Easement of record in Instrument No. 199911300296317 does not apply to subject property.

NOTES

1) Property is currently zoned: PUD–C Planned Unit Development Commercial.

2) Subject property is located in Flood Zone "X" according to F.E.M.A. Map No. 39049C0404K, dated June 17, 2008.

3) Subject property has access to Meadow Pond Court a publicly dedicated road. No direct vehicular access to London–Groveport Road.

4) No identified wetlands are located on subject property.

5) No cemetery located on subject property.

6) No evidence of earthmoving or building construction on subject premises.

7) No evidence of waste dump or landfill on subject premises.

8) No evidence of recent street or sidewalk construction repairs.

9) Apparent encroachments shown and noted.

UTILITY NOTE

OUPS REFERENCE No. A533800416

LEGEND

Symbol	Description
▭ ☐	STORM SEWER INLET
—W—	WATERLINE
—S—	SANITARY SEWER
—D—	STORM SEWER
—G—	GAS LINE
—T—	TELEPHONE LINE
—OHL—	OVERHEAD UTILITY LINES
	FIRE HYDRANT
	UTILITY BOX
	LIGHT POLE
	UTILITY POLE
	SIGN
⊗	WATER VALVE
Ⓢ	SANITARY MANHOLE
Ⓓ	STORM SEWER MANHOLE
◎	IRON PIN FOUND
⊠	BRICK COLUMN
T	TELEPHONE BOX
⊡	MONUMENT BOX FOUND
⦿	IRON PIN SET (BY OTHERS)

BENCH MARKS

FRANKLIN COUNTY BENCH MARK No. PTSMO.5Y

ALUMINUM PLUG ON CONCRETE PLATFORM AT THE SOUTHEAST CORNER OF HOVER ROAD AND LONDON–GROVEPORT ROAD, 55 FEET EAST OF THE CENTERLINE OF HOVER ROAD AND 54.8 FEET SOUTHEAST OF A TRAFFIC SIGNAL POLE, 60 FEET SOUTHWEST OF A POWER POLE.

ELEV.=810.63 (NAVD88)

BM#1 CUT 'X" ON SOUTHWEST BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MEADOW POND COURT 330 FEET WEST OF NORTH MEADOWS DRIVE.

ELEV.=835.34

BM#2 CUT 'X" ON EAST BOLT OF FIRE HYDRANT LOCATED AT THE END OF MEADOW POND COURT 600 FEET WEST OF NORTH MEADOWS DRIVE

ELEV.=836.42

CERTIFICATION

To: FS Real Estate Development, LLC, an Ohio limited liability company, Northstar Ventures, LLC, First American Title Insurance Company and Esquire Title Services, Inc.

This is to certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on January 4, 2016.

BY______________________________
David L. Chiesa
Registered Surveyor No. 7740

Date__________________

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

IBI
IBI GROUP
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Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
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SUBMISSION:

REVISION:

STAMP:

IRONWOOD PROPERTIES II, LLC
MEADOW POND COURT
GROVE CITY, OHIO

FIELD	DRAFT	CHECK
BS	DC	DC

IBI GROUP NO.: 16-012

DATE: JANUARY 2016

SCALE:
HORIZONTAL: 1"=30'
VERTICAL:

SHEET TITLE:

ALTA/ACSM LAND TITLE SURVEY

SHEET NO.:

J:\16-012_GATEALTA\5.9 Drawings\baseinfo\survey\16012ALTA.dwg by:david.chiesa on 01/06/2016 @ 11:18:37 am ~ © IBI Group

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STARBUCKS COFFEE