



August 21, 2019

Received by
City of Grove City
08-23-19

Jimmy Hoppel
City of Grove City
4035 Broadway
Grove City, Ohio 43123

Dear Mr. Hoppel:

Subject: Response to Comments
Taco Bell (Special Use Permit)
3340 Broadway, Grove City, Ohio
CEC Project 192-803

Civil & Environmental Consultants, Inc. (CEC) and the project team has addressed the review comments provided by City of Grove City on August 13, 2019 in reference to the Taco Bell development located at 3340 Broadway, in Grove City, Ohio. Below are responses to the comment letter received.

ADDITIONAL INFORMATION AND/OR REVISIONS

- 1. Because most of the site improvement plans will be reviewed with the development plan application, only a site plan is needed for the special use permit application.*
As discussed on the phone August 16, 2019, only the site plan sheet will be re-submitted.
- 2. The drive-lane circulation on the northeastern corner of the site conflicts with proposed dumpster location and dumpster service due to close proximity.*
A 22' wide arc has been added to sheet C200, which shows the northern drive aisle width at the dumpster pad.
- 3. The bypass lane is only provided on the western side of building. A bypass lane must be designed on the northern and southern sides of building as well, resulting in continuous bypass lane.*
A bypass lane has been added to the north side of the building. As discussed on the phone August 16, 2019, a bypass lane on the south side of the building is not provided. Based on the operations of the drive through, it is not expected that vehicles would be sitting in this area.
- 4. Please provide an auto-stacking diagram to demonstrate circulation capability and/or challenges.*
Auto-stacking has been provided.

5. *Cars parked in the northernmost parking spaces have potential to be blocked in if auto-stacking stretches around to eastern side of building. Per Code, drive-thru lanes shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, and to minimize impacts on the use of required parking or drive or on the abutting streets and hazards to pedestrians.*

The project narrative has been updated to discuss the proposed developments auto-stacking.

6. *Please provide menu board detail for review.*

A detail has been provided with this resubmittal.

7. *The project narrative should state the anticipated hours of operation of the drive-thru.*

Hours of operation have been provided in the updated narrative with this resubmittal.

8. *Loudspeakers associated with the drive-thru should be located and designed, with volume and hours of operation controlled in a manner to minimize noise impacts on adjacent residential uses.*

The drive-thru speaker has been re-oriented to face Broadway.

Thank you for your efforts in reviewing the Special Use Permit for the Taco Bell development. Should you need any additional information from us, please do not hesitate to contact me at 614-540-6633 or tvolchko@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Tim Volchko, PE, LEED AP
Project Manager

Taco Bell – Project Narrative

Taco Bell is a proposed drive through restaurant situated at the northeast corner of Broadway and Parlin Drive. This site will feature a single building along with onsite parking areas, a drive through and site landscaping. The building and site plan are designed to be compatible with the surrounding commercial land use and overall nature of the intersection. The existing structure on the site was previously a gas station and is currently a floral boutique. An existing McDonald's is currently situated at the southeastern corner of Broadway and Parlin Drive.

The proposed improvements will feature a primary access point along Parlin Drive with the existing access point along Broadway being eliminated. Onsite parking and proposed drive through will allow traffic to efficiently traverse the site and maintain current traffic patterns along Parlin Drive and Broadway.

The drive through is the main source of business for Taco Bell. Based on data gathered from operating Taco Bell restaurants, approximately 70% of all Taco Bell sales are generated at the drive through. Taco Bell restaurants are consistently among the fastest drive through operations in the industry. Taco Bell Corporate design standards require seven stacking spaces within the drive through, which has been determined to will be sufficient during high service demands. This proposed Taco Bell accommodates seven stacking spaces, as required.

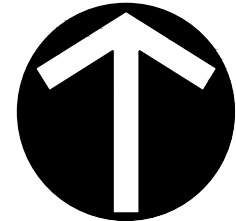
Due to the drive through being the primary source of business, the limited (and code compliant) number of parking spaces provided on site are adequate to serve this restaurant. The drive through backing up and blocking the northernmost parking spaces is not a concern due to the anticipated efficiency of the drive through.

The maximum number of employees working within the store will range from 8-10 given the time and demand of service, although typically there will less employees at any given shift. Based on information gathered from operating Taco Bell restaurants, most employees hired by Taco Bell use public transportation or rideshare to commute to work. Based on the percentage of sales typically generated in the dining room and the typical employee's use of public transportation, the amount of parking provided is considered adequate for operations of this restaurant.

The proposed hours of operation for the proposed Taco Bell will be as follows: dining room hours will be from 7:00 AM to 10:00 PM and the drive through will operate from 7:00 AM to 2:00.

The existing sidewalk along Parlin Drive will be connected to the proposed restaurant via a sidewalk connection at the southeastern corner of the site allowing safe pedestrian access. Landscaping will be provided around the site in accordance to the City of Grove City requirements providing a desirable aesthetic.

The proposed Taco Bell provides a new restaurant in accordance with Grove City requirements and maintains the current and future uses of the site.



NORTH



Received by
City of Grove City
08-23-19

STATE OF OHIO
O.R. 11281A01
0.2154 ACRES
(PARCEL 50WD)

THE CONDOMINIUM AT HERITAGE GLEN
IN: 200609120181857 (DECLARATION)
CONDO PLAT BOOK 175, PAGE 53
14.871 ACRES

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED WALL
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED PAVEMENT MARKING

PROJECT ZONING INFORMATION

SITE DATA

STREET ADDRESS: 3340 BROADWAY, GROVE CITY, OH 43123
 LOT SIZE: 0.643 ACRES
 GENERAL ZONING CATEGORY: RETAIL COMMERCIAL DISTRICT (C-2)
 PARCEL NO.: 040-001240-00

BUILDING DATA

BUILDING AREA: 1,633 S.F.
 RESTAURANT AREA: 538 S.F.
 KITCHEN AREA: 1,095 S.F.

PARKING DATA

PARKING AREA (INCLUDING DRIVE AISLE): 12,669 S.F. (0.291 AC.)
 PROVIDED STANDARD PARKING: 11 SPACES
 PROVIDED ACCESSIBLE PARKING: 1 SPACES
 TOTAL PROVIDED PARKING: 12 SPACES

LOADING DATA:

PROPOSED LOADING AREA: N/A

ZONING INFORMATION

	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK (A)	30'	30'
SIDE/REAR YARD BUILDING SETBACK (B)	60'	30'
FRONT YARD PARKING SETBACK (C)	15'	15'
SIDE/REAR YARD PARKING SETBACK (D)	20'	20'
ON-SITE PARKING (E)	11 SPACES (1 PER 50 S.F.)	12 PARKING SPACES*
PARKING DIMENSIONS	180 S.F.	9' X 20'
ON-SITE ACCESSIBLE PARKING	1	1 PARKING SPACES
ACCESS DRIVES		24'
SIDEWALK	4'	5'

TOTAL PROPERTY AREA

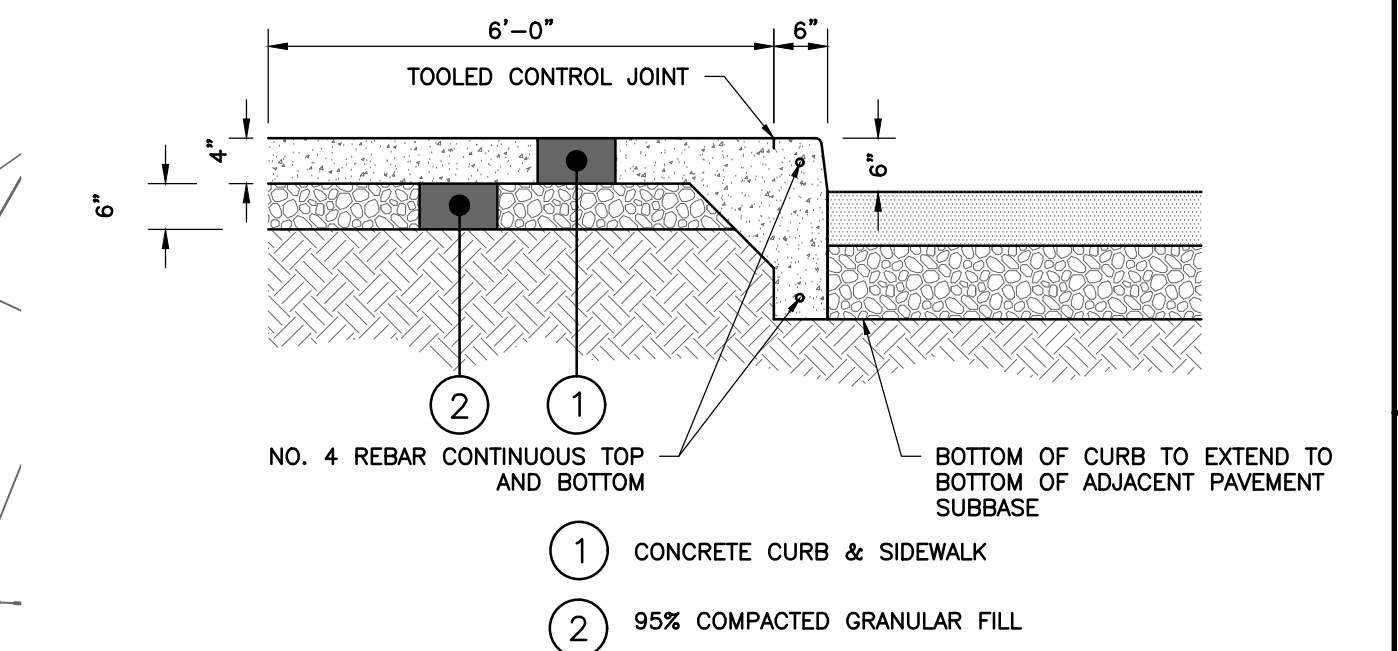
SUBJECT PARCEL ±0.643 AC

(A) 70' FROM C OR 20' FROM R/W OF A PRIMARY THOROUGHFARE (WHICHEVER IS GREATER)
 60' FROM C OR 20' FROM R/W OF A SECONDARY THOROUGHFARE (WHICHEVER IS GREATER)
 (B) MAY BE REDUCED BY 50% IF APPROPRIATE SCREENING IS PROVIDED ADJACENT RESIDENTIAL DISTRICTS
 (C) REQUIRES CONTINUOUS 3'-0" HEIGHT EVERGREEN HEDGE
 (D) REQUIRES CONTINUOUS 6'-0" HEIGHT WALL OR SOLID FENCE OR A 5'-0" HEIGHT EVERGREEN SCREEN,
 OR A COMBINATION THEREOF
 (E) EXCLUDES KITCHEN AREA

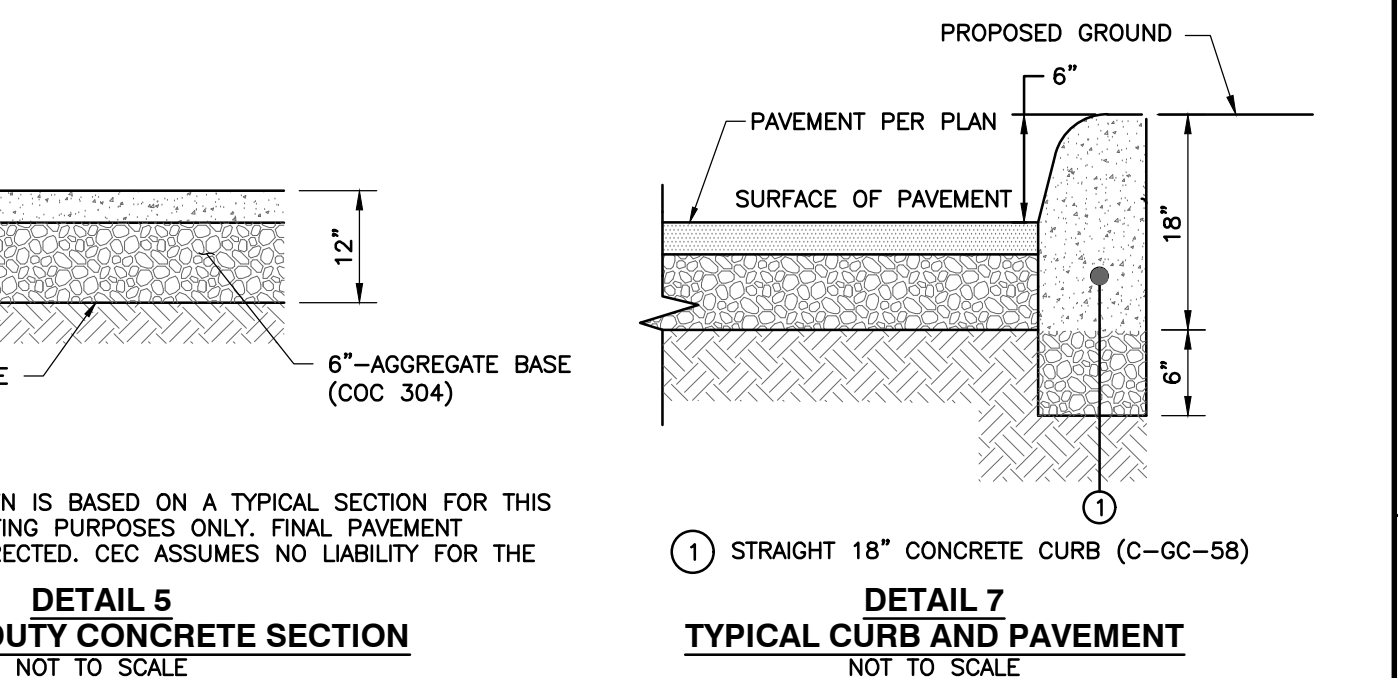
* INCLUDES ACCESSIBLE PARKING

NOTES

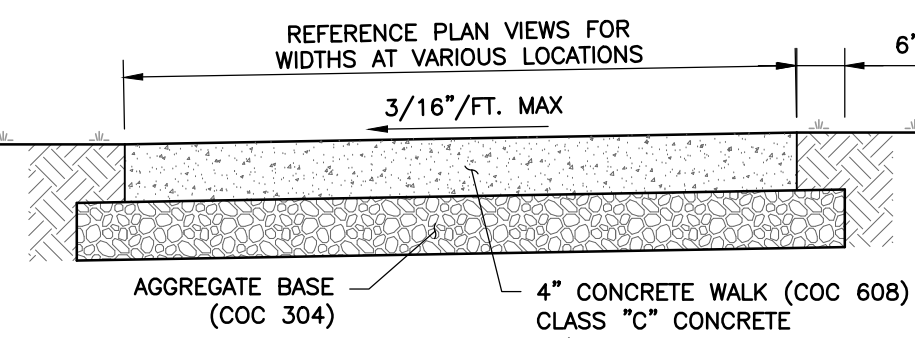
- ALL PAVEMENT MARKINGS SHOWN SHALL BE WHITE.



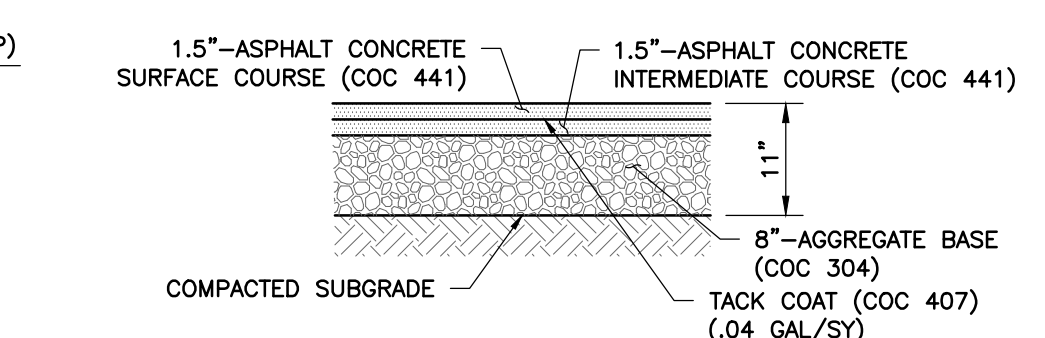
DETAIL 6
INTEGRAL CURB & SIDEWALK DETAIL
NOT TO SCALE



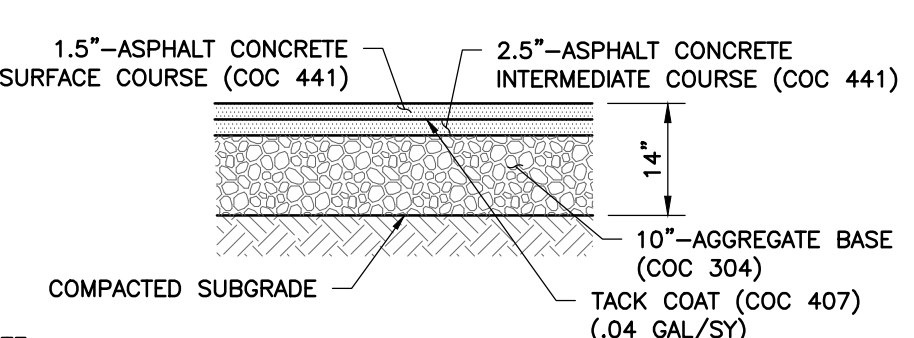
DETAIL 7
TYPICAL CURB AND PAVEMENT
NOT TO SCALE



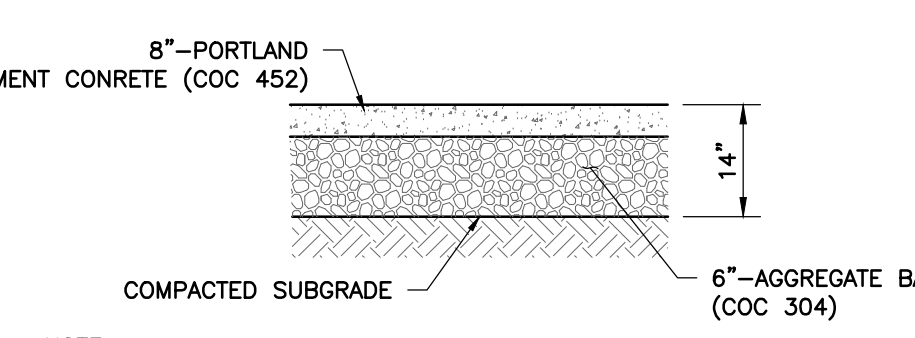
DETAIL 1
SIDEWALK SECTION
NOT TO SCALE



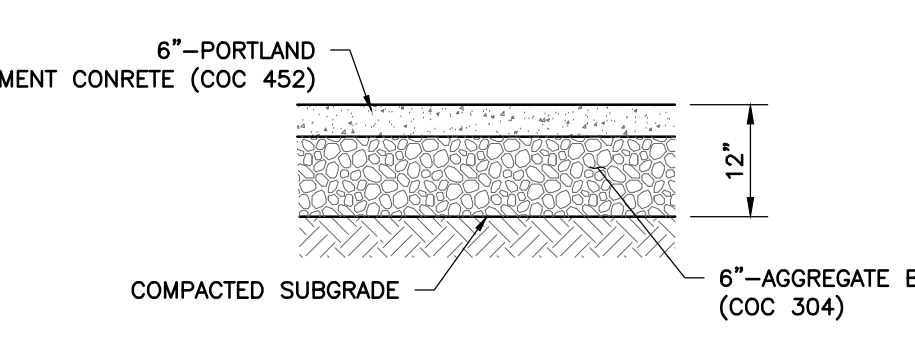
DETAIL 2
LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE



DETAIL 3
HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE



DETAIL 4
CONCRETE TRASH CONTAINER PAD
NOT TO SCALE



DETAIL 5
STANDARD DUTY CONCRETE SECTION
NOT TO SCALE

NOTE: 1. SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

NOTE: 1. PAVEMENT SECTION SHOWN IS BASED ON A TYPICAL SECTION FOR THIS USE AND IS FOR ESTIMATING PURPOSES ONLY. FINAL PAVEMENT DESIGN SHALL BE AS DIRECTED. CEC ASSUMES NO LIABILITY FOR THE PAVEMENT SECTION.

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BROADWAY (U.S. ROUTE 62)
PUBLIC R/W

PARLIN DRIVE
60' PUBLIC R/W

PROPOSED BUILDING
1,883 S.F.

JOHN W. CRAWFORD &
PATRICIA D. CRAWFORD
O.R. 2981C14
ORIGINAL 0.852 ACRES
PIN: 040-001240-00

REGENCY ARMS APARTMENTS, LLC
IN: 201702020016353
3.524 ACRES (TRACT ONE-PARCEL 1)
PIN: 040-001146-00

NO.	DATE	DESCRIPTION

CEC
 Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecinc.com

CANTINA HOSPITALITY, LLC
 TACO BELL
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

SITE LAYOUT PLAN AND
 MISCELLANEOUS DETAILS

DATE: AUGUST 2019 DRAWN BY: JTH
 DWG SCALE: TUV
 PROJECT NO: 192-803
 CHECKED BY: JTH
 APPROVED BY: JTH

DRAWING NO.:
C200
 SHEET 3 OF 7

I:\s-columbus\projects\2019\192-803-C200-C200-Site Layout Plan.dwg (3 SITE LAYOUT PLAN & MISCELLANEOUS DETAILS) (LS(8/21/2019 - jhammond)) - LP, 8/22/2019 12:32 PM

DESCRIPTION OF 0.643 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located within Virginia Military Survey Number 1388, being part of an original 0.852 acre tract of land conveyed to John W. Crawford and Patricia D. Crawford of record in Official Record 2981C14, all references being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a Mag nail found at the southwest corner of Reserve "A" of Parlin Manor of record in Plat Book 34, Page 10, being at the southeast corner of a 3.524 acre tract of land conveyed to Regency Arms Apartments, LLC of record in Instrument Number 201702020016353, and being on the north right-of-way line of Parlin Drive (60 feet wide);

Thence with the south line of said 3.524 acre tract and with the north right-of-way line of said Parlin Drive the following three (3) courses:

- 1) North 87°37'10" West, a distance of 455.10 feet, to a ¾" iron pipe found at a point of curvature;
- 2) With the arc of a curve to the right having a radius of 300.00 feet, a central angle of 26°53'40", a chord bearing of North 74°10'20" West, a chord distance of 139.53 feet, and an arc length of 140.82 feet, to a Mag nail found at a point of tangency;
- 3) North 60°43'30" West, a distance of 15.20 feet, to a ¾" pinch top iron pipe found at the southwest corner of said 3.524 acre tract, being at the southeast corner of said 0.852 acre tract, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence North 60°43'30" West, a distance of 119.17 feet with the south line of said 0.852 acre tract and with the north right-of-way line of said Parlin Drive, to an iron pin set at the southeast corner of a 0.2154 acre tract of land conveyed to the State of Ohio of record in Official Record 11281A01 and being on the east right-of-way line of Broadway (U.S. Route 62);

Thence with the east line of said 0.2154 acre tract and with the east right-of-way line of said Broadway the following two (2) courses:

- 1) With the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of North 15°47'33" West, a chord distance of 28.28 feet, and an arc length of 31.42 feet, to an iron pin set at a point of tangency;
- 2) North 29°12'27" East, a distance of 146.44 feet, to a ¾" iron pipe found with an EMHT cap on the north line of said 0.852 acre tract and being at the southwest corner of a 14.871 acre tract known as The Condominium at Heritage Glen of record in Instrument Number 200609120181857 and Condo Plat Book 175, Page 53;

Thence South 87°33'17" East, a distance of 156.18 feet, with the north line of said 0.852 acre tract and with the south line of said 14.871 acre tract, to an iron pin set at the northeast corner of said 0.852 acre tract and being at the northwest corner of said 3.524 acre tract;

Thence South 29°16'30" West, a distance of 236.91 feet with the east line of said 0.852 acre tract and with the west line of said 3.524 acre tract, to the **TRUE POINT OF BEGINNING** containing 0.643 acres, subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 60°43'30" West for the centerline of Parlin Drive as determined by GPS observations based on NAD 83 (2011), Ohio State Plane South Zone.

All iron pins set are 5/8" solid rebar, 30" in length, with a yellow plastic cap bearing the name "CEC INC".

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Darrell B. Plummer 7/30/2019

 Darrell B. Plummer, P.S. Date
 Registered Surveyor No. 7595



Date Prepared: 7/30/2019
File Name: 192803-SV01-SRV-0.643 AC.docx

