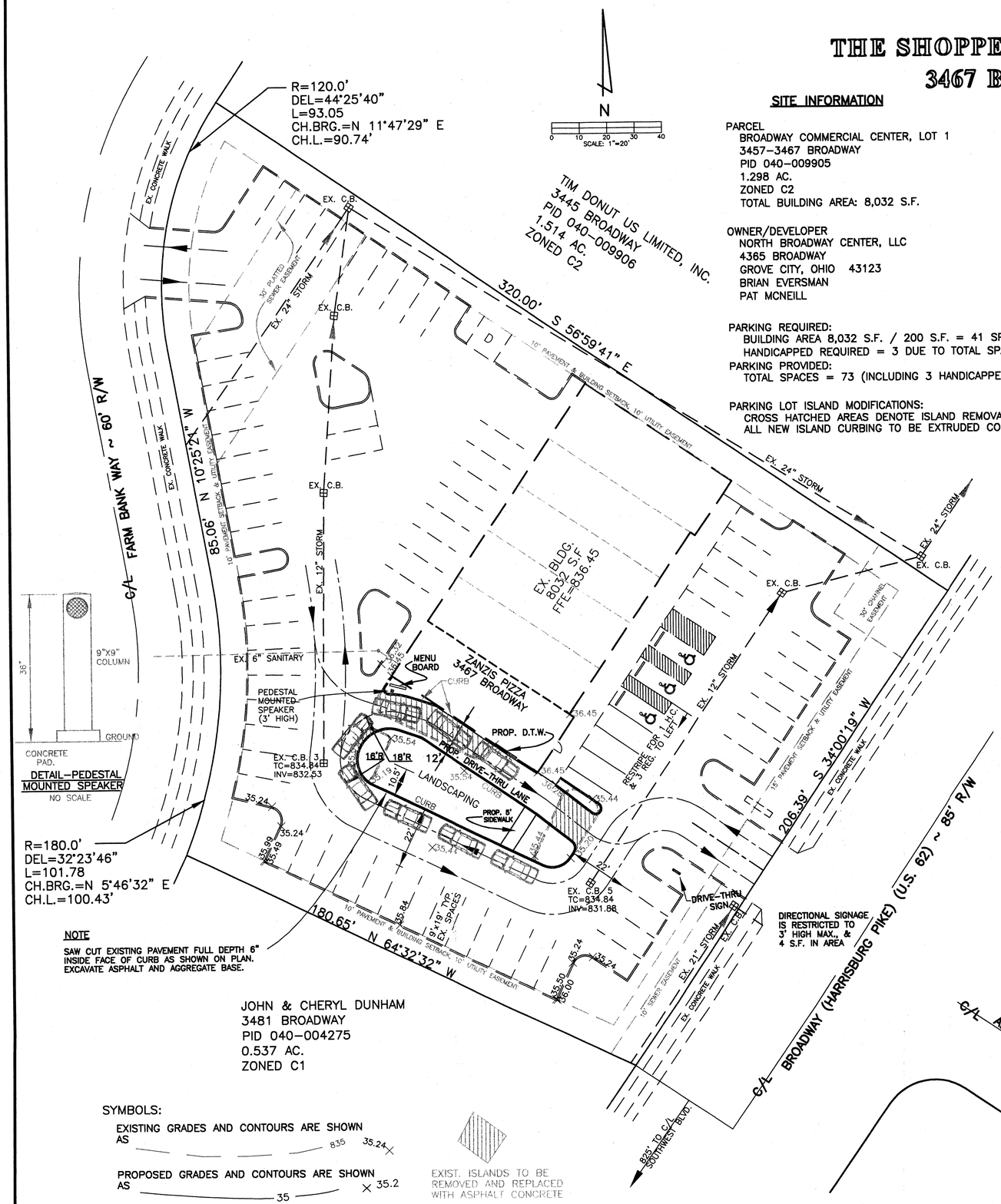
DEVELOPMENT PLAN AMENDMENT
FOR
THE SHOPPES ON BROADWAY
3467 BROADWAY



NOTE

SAW CUT EXISTING PAVEMENT FULL DEPTH 6" INSIDE FACE OF CURB AS SHOWN ON PLAN. EXCAVATE ASPHALT AND AGGREGATE BASE.

SITE INFORMATION

PARCEL
BROADWAY COMMERCIAL CENTER, LOT 1
3457-3467 BROADWAY
PID 040-009905
1.298 AC.
ZONED C2
TOTAL BUILDING AREA: 8,032 S.F.

OWNER/DEVELOPER
NORTH BROADWAY CENTER, LLC
4365 BROADWAY
GROVE CITY, OHIO 43123
BRIAN EVERSMAN
PAT MCNEILL

PARKING REQUIRED:
BUILDING AREA 8,032 S.F. / 200 S.F. = 41 SPACES
HANDICAPPED REQUIRED = 3 DUE TO TOTAL SPACES IN LOT
PARKING PROVIDED:
TOTAL SPACES = 73 (INCLUDING 3 HANDICAPPED)

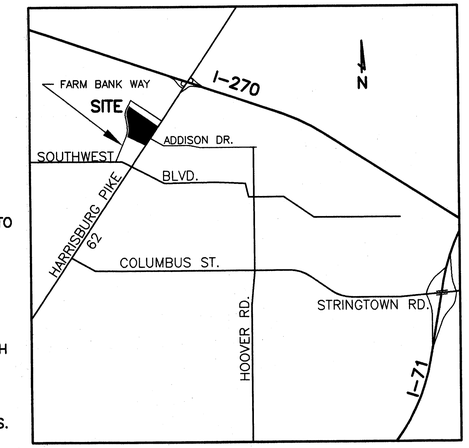
PARKING LOT ISLAND MODIFICATIONS:
CROSS HATCHED AREAS DENOTE ISLAND REMOVAL
ALL NEW ISLAND CURBING TO BE EXTRUDED CONCRETE.

EXISTING CONDITION

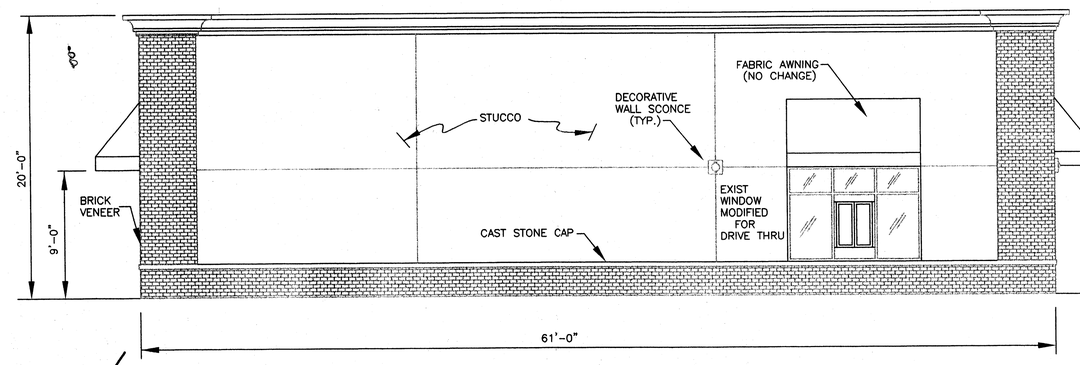
THE EXISTING BUILDING IS DIVIDED INTO 6 SECTIONS FOR INDIVIDUAL TENANTS. THE END UNIT AT 3467 BROADWAY IS CURRENTLY UNOCCUPIED. THE PARCEL HAS A DRIVEWAY ONTO BROADWAY AND 80 PARKING SPACES IN THE LOT.

PROPOSED DEVELOPMENT

A TENANT IS PLANNING TO RENOVATE THE END UNIT AT 3467 BROADWAY TO OPEN A ZANZIS PIZZA FRANCHISE. THE PLANS CALL FOR A DRIVE THROUGH WINDOW TO BE LOCATED ON THE SOUTHWEST CORNER OF THE UNIT. THE PROPOSED DRIVE THROUGH LANE AND RELATED SIGN LOCATIONS ARE SHOWN ON THIS PLAN. SIX EXISTING PARKING SPACES ARE BEING REMOVED AND THREE PARKING LOT ISLANDS ARE BEING MODIFIED OR REPLACED. WITH 74 REMAINING PARKING SPACES AN ADDITIONAL HANDICAPPED SPACE WILL BE RESTRIPED IN FRONT FOR A TOTAL OF 73 SPACES.



LOCATION MAP
NO SCALE



SOUTH ELEVATION
SCALE: 1"=5'

NOTE: THE ONLY MODIFICATION TO THE SOUTH ELEVATION IS TO REPLACE A PORTION OF THE EXISTING STORFRONT WINDOW WITH A DRIVE THROUGH WINDOW. ALL TEXTURES AND FINISHES REMAIN UNCHANGED.

REVIEWED/APPROVED:

APPROVAL BY THE CITY OF GROVE CITY SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ADMINISTRATOR, GROVE CITY, OHIO	DATE
SERVICE DIRECTOR, CITY OF GROVE CITY, OHIO	DATE
REVIEWED FOR THE CITY OF GROVE CITY, OHIO	DATE
JACKSON TOWNSHIP FIRE DEPARTMENT	DATE

STATE OF OHIO ROBERT R. WOLFE E-55033 REGISTERED PROFESSIONAL ENGINEER

SUBMITTED BY Robert R. Wolfe 6-11-10
REGISTERED ENGINEER NO. 55033 DATE

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

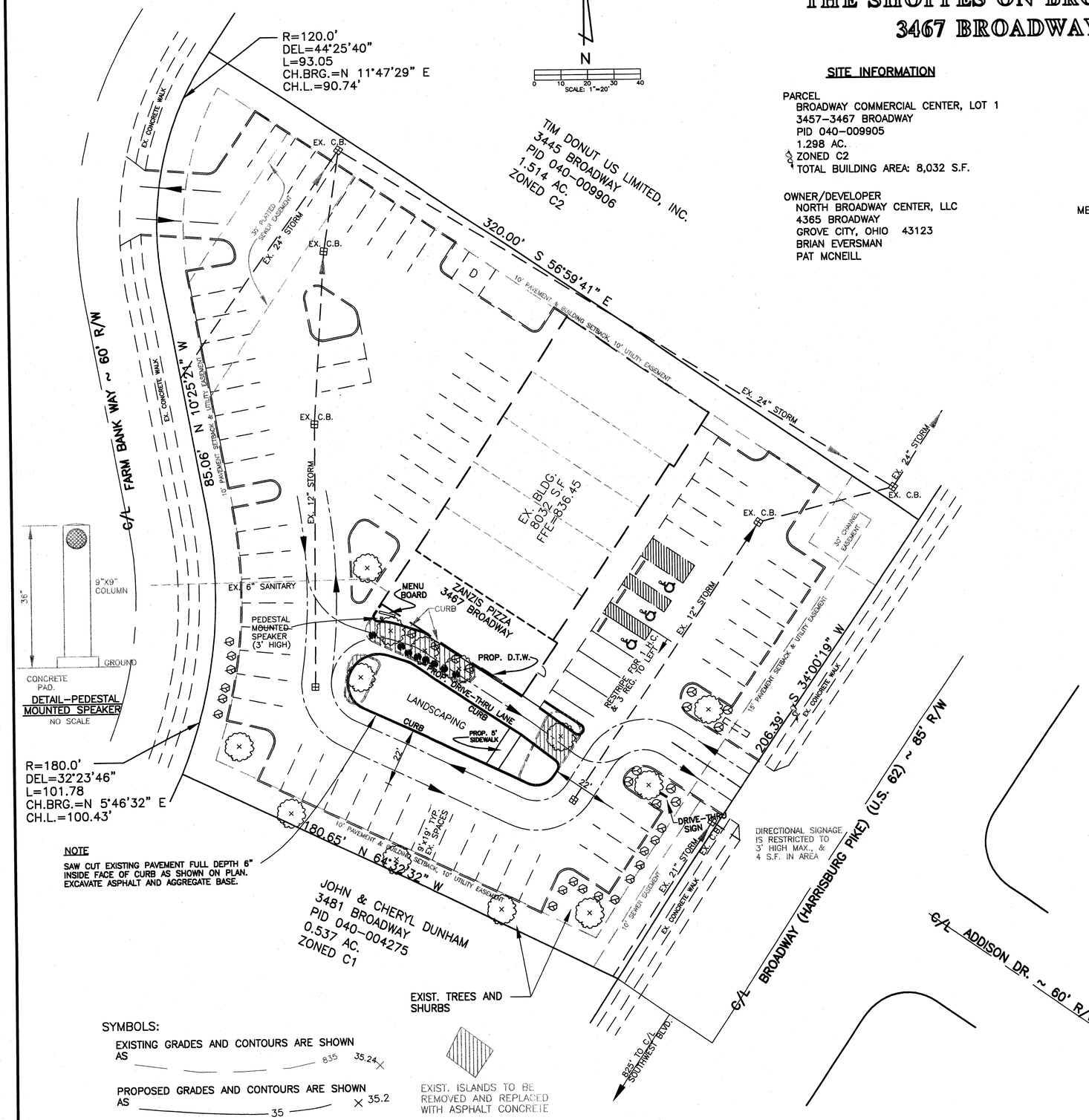
PH./FAX (614) 792-0485
EMAIL: JWOLFE37@JUNO.COM
BOB WOLFE ENGINEERING
7179 LAKEBROOK BLVD.
COLUMBUS, OHIO 43235

THE SHOPPES ON BROADWAY
3467 BROADWAY, GROVE CITY, OHIO

FINAL AMENDED
SITE DEVELOPMENT PLAN
#201005250025

SCALE:	DATE	DRAWN BY	
AS NOTED	06-07-10	JDC	1 OF 1

DEVELOPMENT PLAN AMENDMENT
FOR
THE SHOPPES ON BROADWAY
3467 BROADWAY



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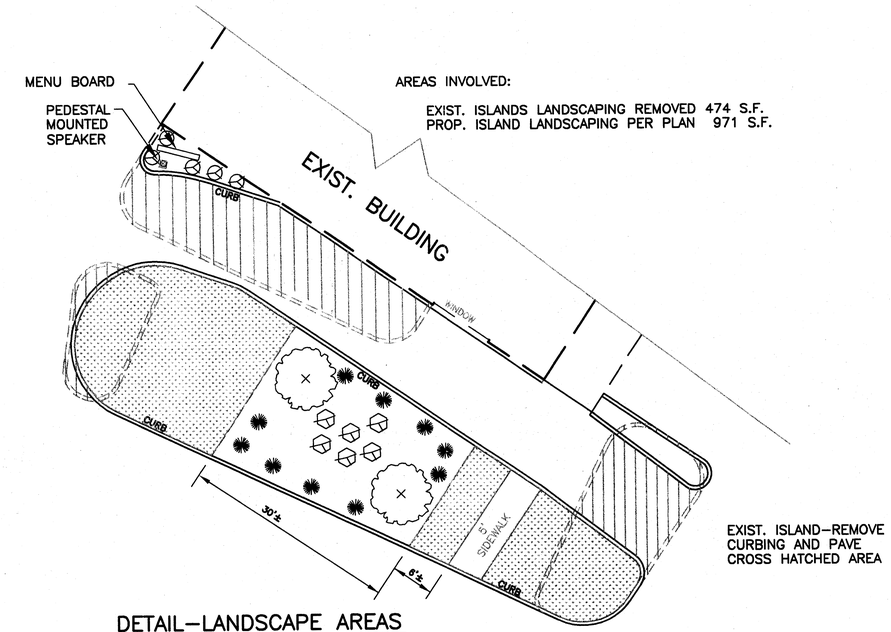


AREAS INVOLVED:

EXIST. ISLANDS LANDSCAPING REMOVED 474 S.F.
PROP. ISLAND LANDSCAPING PER PLAN 971 S.F.

EXIST. ISLAND–REMOVE CURBING AND PAVE CROSS HATCHED AREA

DETAIL–LANDSCAPE AREAS

SCALE: 1"=5'

SPECIAL ATTENTION IS DIRECTED TO CHAPTER 1136, LANDSCAPING, OF THE CITY OF GROVE CITY PLANNING AND ZONING TEXT TO ASSURE COMPLIANCE WITH THE CITY OF GROVE CITY REGULATIONS.

PLANT LIST:

TREES (ALL TREES TO BE 2" MIN.)

IVORY SILK LYLAC	2" B.B.	2 TOTAL	

SHRUBS

EVERLOW TAXUS	24" B.B.	10 TOTAL	
ARBORVITAE GLOBE	24" B.B.	6 TOTAL	
DAY LILLIES	1 GAL.	5 TOTAL	

ALL HYDRO SEEDED AREAS ARE SHADED (860 S.F.)

ALL EXPOSED AREAS NOT IDENTIFIED ON THIS PLAN SHALL BE COVERED WITH SOD OR HYDRO SEEDED.

ALL BURLAP SHALL BE REMOVED PRIOR TO PLANTING LANDSCAPE ITEMS

NOTE: EXISTING LANDSCAPE ITEMS TO BE REMOVED MAY BE RELOCATED AS PER THIS PLAN WITH APPROVAL OF GROVE CITY FORESTER. ALL EXCESS HEALTHY ITEMS, TREES AND SHRUBS, SHOULD BE RE–PLANTED ALONG THE PERIPHERY OF THE PARKING LOT.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SYMBOLS:

EXISTING GRADES AND CONTOURS ARE SHOWN AS 835 35.24

PROPOSED GRADES AND CONTOURS ARE SHOWN AS 35 35.2

EXIST. ISLANDS TO BE REMOVED AND REPLACED WITH ASPHALT CONCRETE

STATE OF OHIO ROBERT R WOLFE E-55033 REGISTERED PROFESSIONAL ENGINEER

SUBMITTED BY Robert R Wolfe 6-11-10
REGISTERED ENGINEER NO. 55033 DATE

PH./FAX (614) 792-0485
EMAIL: JWOLFE37@JUNO.COM

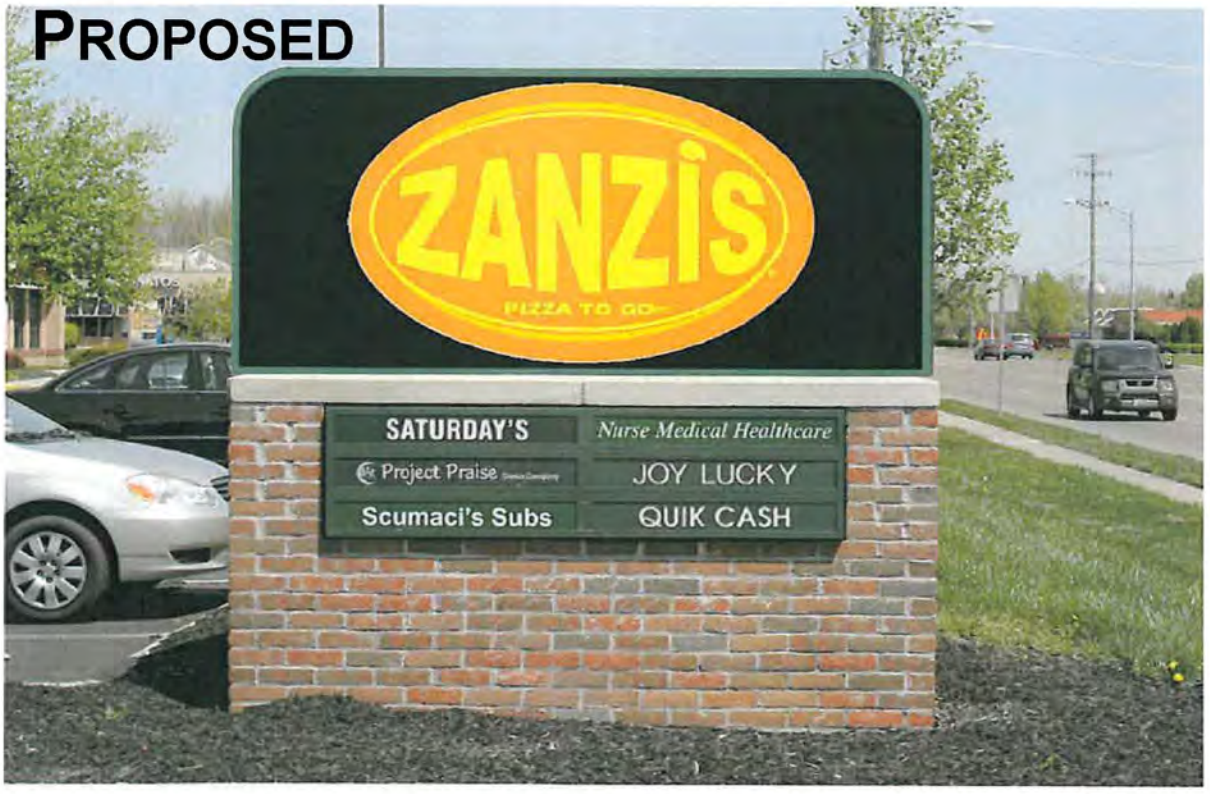
BOB WOLFE ENGINEERING
7179 LAKEBROOK BLVD.
COLUMBUS, OHIO 43235

THE SHOPPES ON BROADWAY
3467 BROADWAY, GROVE CITY, OHIO

LANDSCAPE PLAN
FOR
ISLAND IMPROVEMENTS

SCALE:	DATE	DRAWN BY	
AS NOTED	06-09-10	JDC	1 OF 1

EXISTING
THE SHOPPES ON
BROADWAY
SATURDAY'S
Nurse Medical Healthcare
Project Praise
JOY LUCKY
Scumaci's Subs
QUIK CASH


PROPOSED
ZANZIS
PIZZA TO GO
SATURDAY'S
Nurse Medical Healthcare
Project Praise
JOY LUCKY
Scumaci's Subs
QUIK CASH

ZANZIS To Go!
LARGE HANDTOSSED PIZZAS
(Half-Large Size Pizza 1/2 Less)
ZANZIS To Go! PIZZAS
ZESTY PREMIUM
PEPPERONI & EXTRA CHEESE 5.99
PEPPERONI & ITALIAN SAUSAGE 5.99
DOUBLE CHEESE-ZY (Kids Favorite!) 5.99
6-TOPPING COMBO 7.99
6-TOPPING ALL MEAT 7.99
SPECIALITY PIZZAS
CHICKEN BBQ SUPREME 7.99
BACON CHEDDAR CHEESEBURGER 7.99
CHICKEN CHEDDAR CLUB 7.99
CHICKEN & CHEDDAR 6.99
ZANZIS
PIZZA TO GO
STYXX, SUBS & WINGS
ZANZIS STYXX™
BREAD Styxx 1.49
CHEESE Styxx 1.49
CINNAMON Styxx 1.49
SAUCES & SIDES 60¢
Marinara, Garlic Butter, Cream Cheese Icing, Ranch, Italian, and Blue Cheese Dressing, Buffalo or BBQ Sauce (side or Swirl), Zesty Topical, Hot Peppers
LARGE 8 INCH OVEN FRESH SUBS
ITALIAN 2.99
HAM-N-CHEESE 2.99
WINGS (BBQ, BUFFALO, PLAIN)
6 Wings 3.99
12 Wings 10.99
24 Wings 15.99
BUILD-YOUR-OWN
(Serve Time 4 to 6 Minutes)
Large Size Loaded with Over 1/2 Pound of Mozzarella & Provolone Real Dairy Cheese
Your Crust Choice of Hand-Tossed, St. Louis -or New York Style Thin Crust
Large Cheese & 2 Toppings 5.99
Large Cheese & 4 Toppings 6.99
Large Cheese & 6 Toppings 7.99
Large Cheese & ANY Toppings 9.99
The ZIP ! (ZANZIS INDIVIDUAL PIZZA)
Regular ZIP & Any 2 Toppings 1.99
LARGE ZIP & Any 2 Toppings 2.99
(ZIP Served On Our Handtossed Crust)
HOT FRESH
SWEET BABY RAY'S
Barbecue Sauce
Otis Spunkmeyer Cookies...3 For 99¢
DRINKS
SOFT DRINKS & ICE TEA
Regular (16 oz) 79¢
Medium (20 oz) 99¢
Large (32 oz) 1.29
Large (32 oz) Ice Tea 99¢
Our Fresh Quality Toppings
Pepperoni, Italian Sausage, Fresh-Cut Red Onions, Green Peppers, Fresh Mushrooms, Beef, Ham, Bacon, Chicken, Ripe Olives, Extra Cheese, Cheddar Cheese, Hot Peppers
REAL
Hormel
Tyson
BYO CUSTOMER
FOR FAST SERVICE CALL AHEA
PHONE AND ORDER YOUR BY
OR WHEN 5 MINUTES AWAY
SATISFACTIO
GUARANTEE
www.zanzis.com
FOR FASTEST SERVICE
All Day - Every Day
ZANZIS To Go! Menu
LARGE PEPPERONI
EXTRA CHEESE
5.99
Cheese Styxx & Bread Styxx 1.49
4PM TILL 8PM
ZANZIS To Go! Menu
Special Orders Call Ahead & Use Our Pick-up Window, Or Order In The Lobby