

# WESTERVILLE SQUARE, Inc.

An Affiliated Corporation of The Hadler Companies

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2000 West Henderson Road ■ Columbus OH 43220-2453 ■ 614-457-6650 ■ Fax 614-457-0095 ■ [www.hadlercompanies.com](http://www.hadlercompanies.com)

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## MEMO

Date: March 28, 2018  
To: Grove City Planning Commission Members  
From: Josh Wilhelm  
Subject: Broadway Shopping Center Final Development Plan Narrative  
Copies: Brad Koniewich

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The Hadler Companies, owners of the Broadway Shopping Center, are submitting this Final Development Plan application to Grove City for review and approval. The total shopping center acreage is approximately 13.9 acres. With this final development plan, there are three main areas of enhancement proposed which total approximately 7 acres of the shopping center. They include:

- Upgraded building façade with incorporation of new materials and new building signage
- Upgraded monument sign along Broadway.
- Parking lot improvements with new parking layout to improve both vehicular and pedestrian safety, asphalt overlay, lighting and landscape upgrades, and a new curb cut on Southwest Boulevard aligned opposite Sheldon Place.

With opportunities available to expand the eastern portion of the Broadway Shopping Center, these enhancements will allow us to have a fresh face, better visibility for our current tenants and the opportunity to promote the center to prospective new tenants.

We are excited to be located in an active redevelopment corridor of the City and excited about the redevelopment opportunities happening around us including the new Library, Columbus Street extension and Beulah Park Redevelopment Project.

We look forward to sharing our proposal with the Planning Commission.



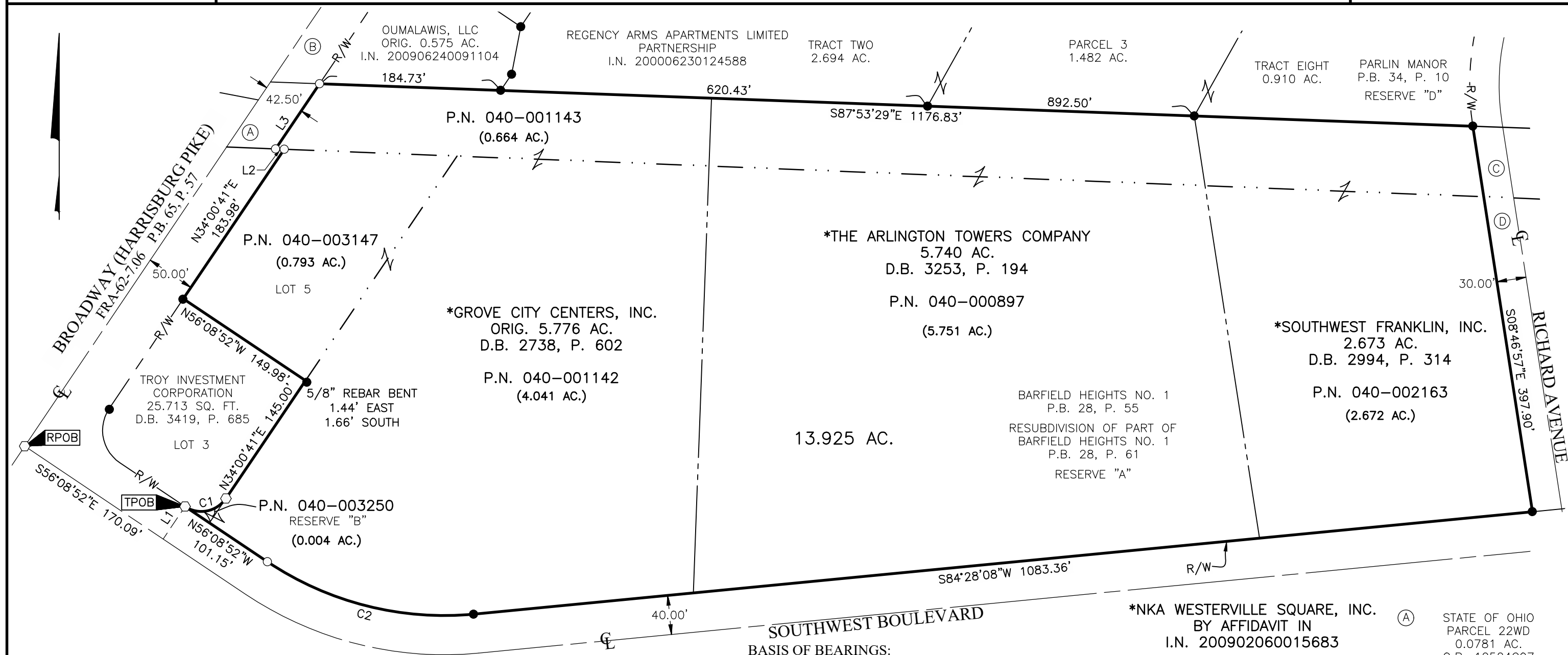
# SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 22, 2015  
 Scale: 1" = 100'  
 Job No: 2015-0908

J:\20150908\20150908-VS-BNDY-01.DWG plotted by DAVIS, ALAN on 3/23/2018 9:49:01 AM last saved by JDOODGION on 7/22/2015 3:00:11 PM



- = 3/4" I.P. FND. UNLESS OTHERWISE STATED
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



**BASIS OF BEARINGS:**

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007).

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	89°50'34"	30.08'	47.17'	N78°55'55"E	42.49'
C2	39°23'09"	323.90'	222.65'	N75°50'18"W	218.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N33°51'08"E	40.00'
L2	N87°43'41"W	8.82'
L3	N34°00'41"E	80.17'

- (A) STATE OF OHIO PARCEL 22WD 0.0781 AC. O.R. 12524C07
- (B) STATE OF OHIO PARCEL 27WD 0.1725 AC. O.R. 13708B07
- (C) CITY OF GROVE CITY PARCEL 1 0.101 AC. D.B. 2380, P. 555
- (D) CITY OF GROVE CITY PARCEL 2 0.497 AC. D.B. 2380, P. 555