





S. PARKVIEW AVE

S. DEXREL AVE

E. MAIN STREET

2200 E. MAIN STREET

448 W Nationwide Blvd
Loft 100
Columbus, OH 43215



11/03/2023

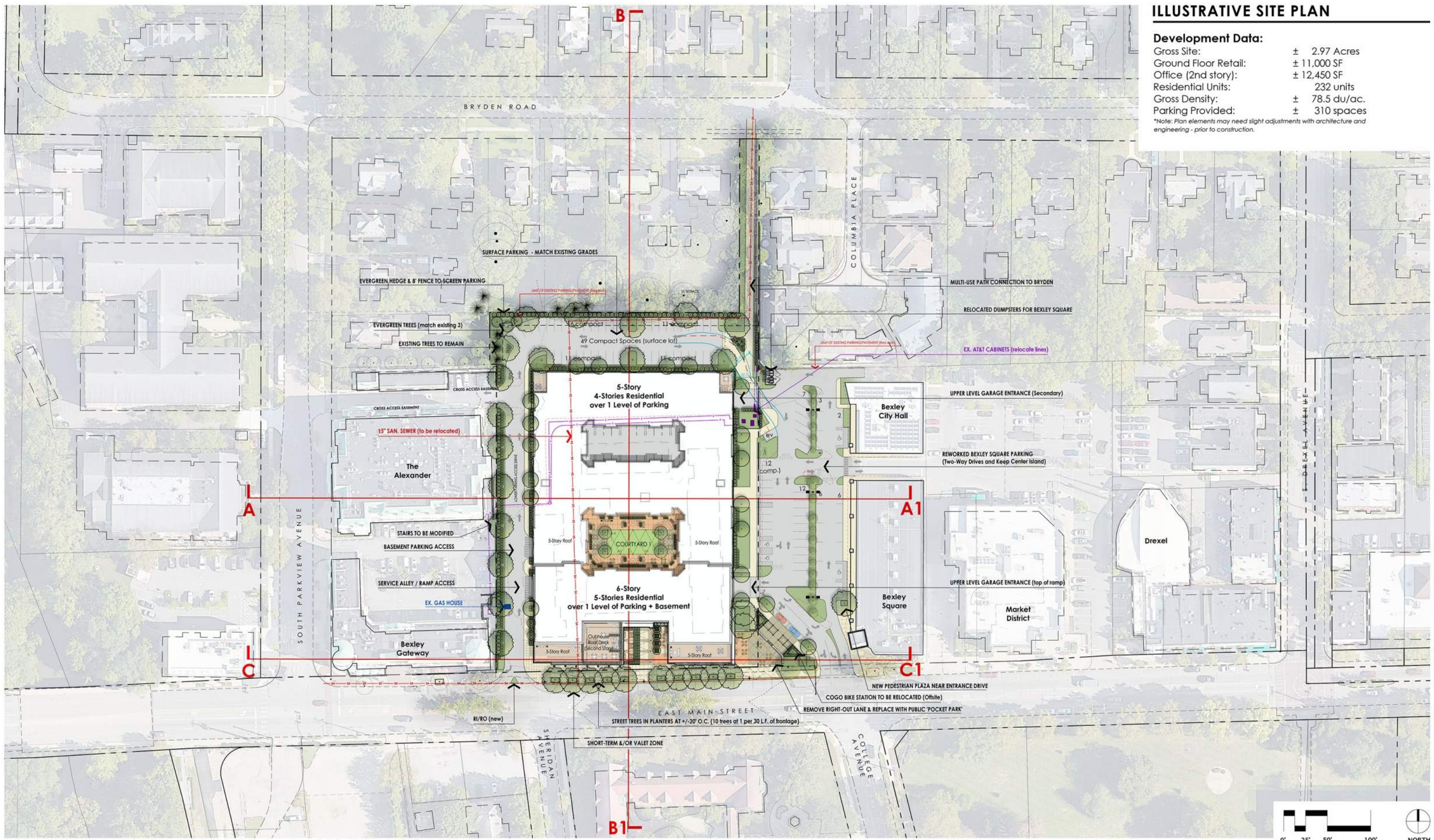
NOLLI PLAN AND STREET MASSING

ILLUSTRATIVE SITE PLAN

Development Data:

Gross Site:	± 2.97 Acres
Ground Floor Retail:	± 11,000 SF
Office (2nd story):	± 12,450 SF
Residential Units:	232 units
Gross Density:	± 78.5 du/ac.
Parking Provided:	± 310 spaces

*Note: Plan elements may need slight adjustments with architecture and engineering - prior to construction.

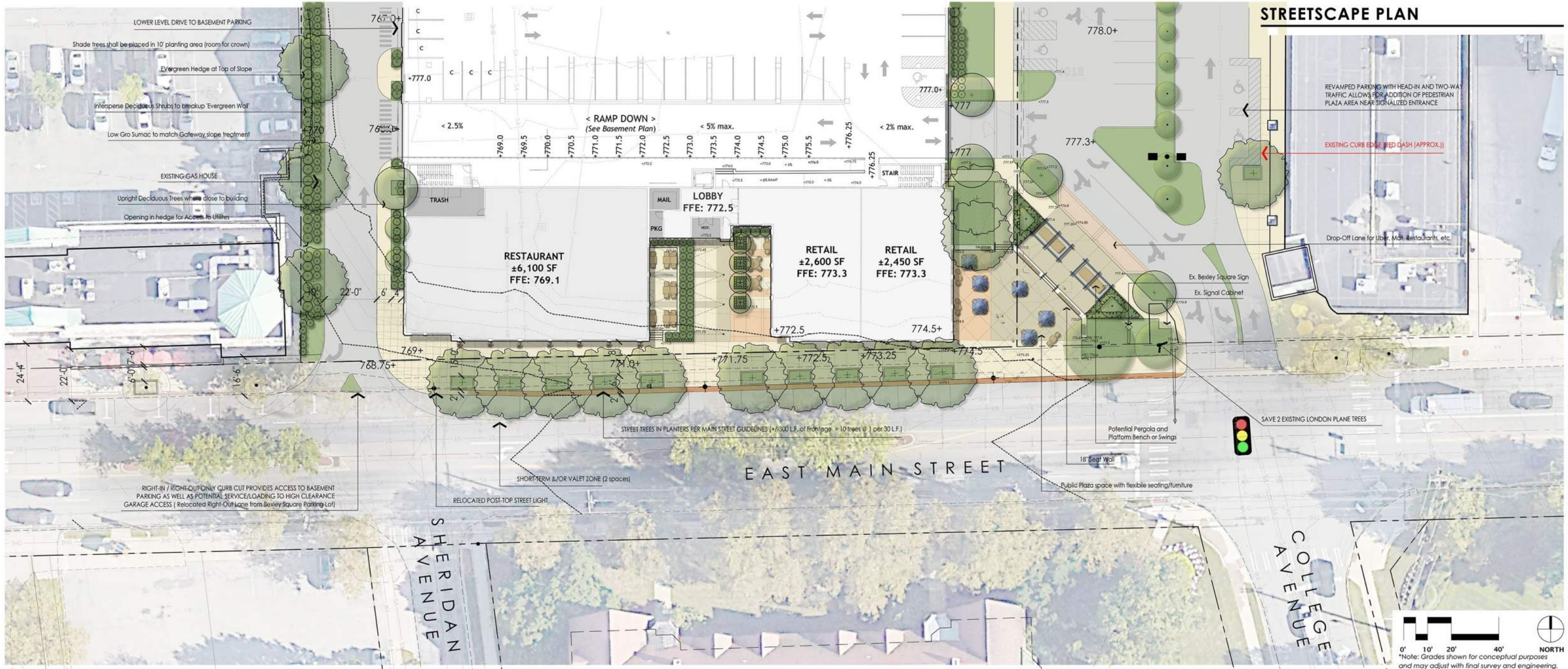


NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

CONCEPTUAL DEVELOPMENT PLAN 2200 E. Main Street Bexley, OH

July 13, 2023 (rev.: 8.10.23, 9.8.23, 10.6.23, 11.03.23 - ARB)





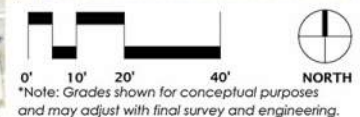
STREETSCAPE PLAN

REVAMPED PARKING WITH HEAD-IN AND TWO-WAY TRAFFIC ALLOWS FOR ADDITION OF PEDESTRIAN PLAZA AREA NEAR SIGNALIZED ENTRANCE

EXISTING CURB EDGE (RED DASH (APPROX.))

Drop-Off Lane for Uber, Mail, Restaurants, etc.

SAVE 2 EXISTING LONDON PLANE TREES



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CONCEPTUAL DEVELOPMENT PLAN
2200 E. Main Street
 Bexley, OH
 September 8, 2023 - ARB Submittal (rev.: 11.03.23 - ARB)





SOUTH ELEVATION

11/03/2023



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SOUTHWEST CORNER

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SOUTH ELEVATION

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SOUTHEAST CORNER

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EAST ELEVATION

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NORTHEAST CORNER

11/03/2023



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NORTH ELEVATION

11/03/2023



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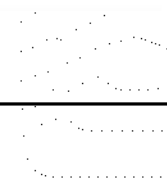
1 MAIN STREET ELEVATION

1" = 30'-0"



2 EAST ELEVATION

1" = 30'-0"





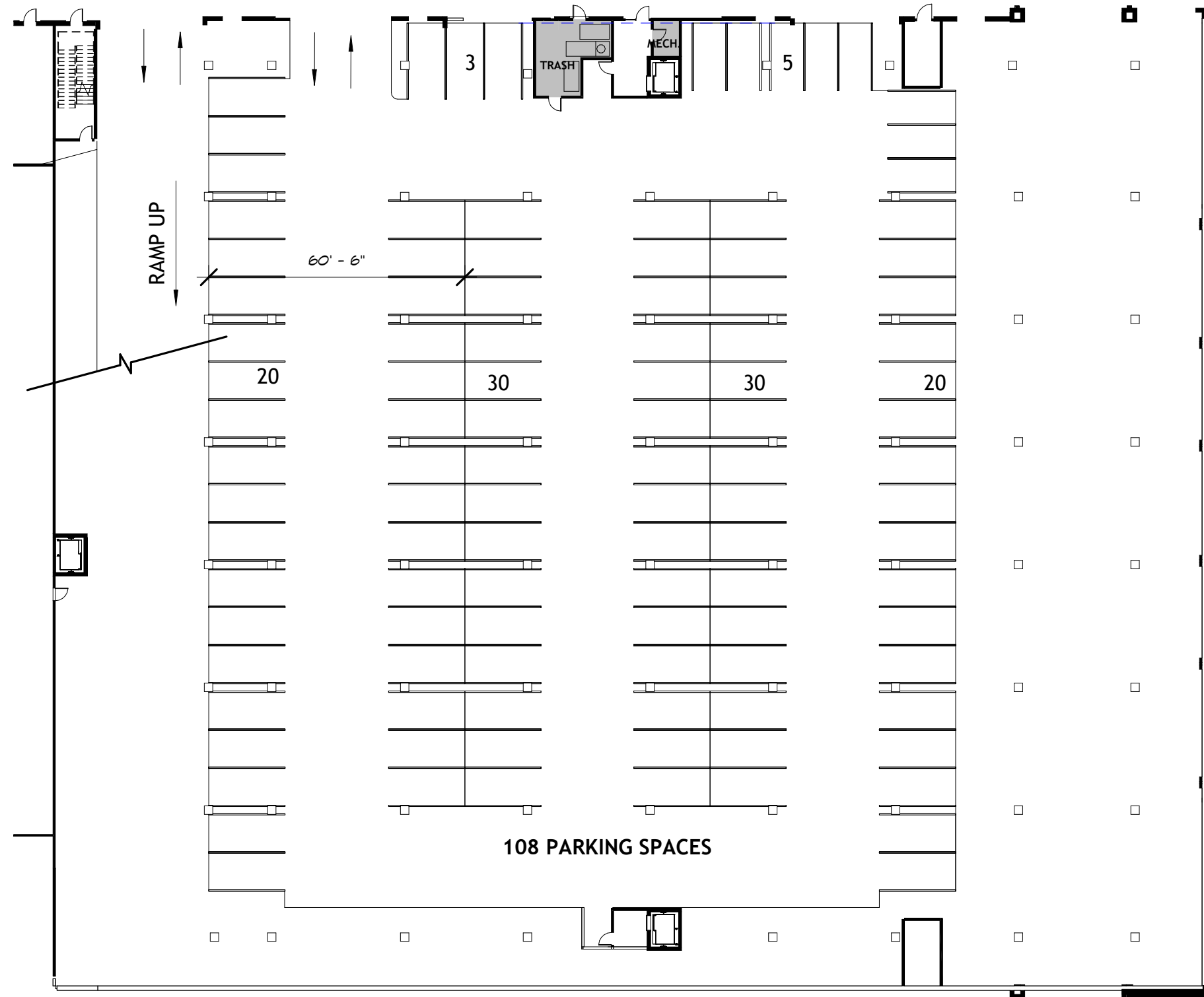
1 WEST ELEVATION

1" = 30'-0"

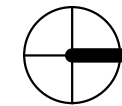


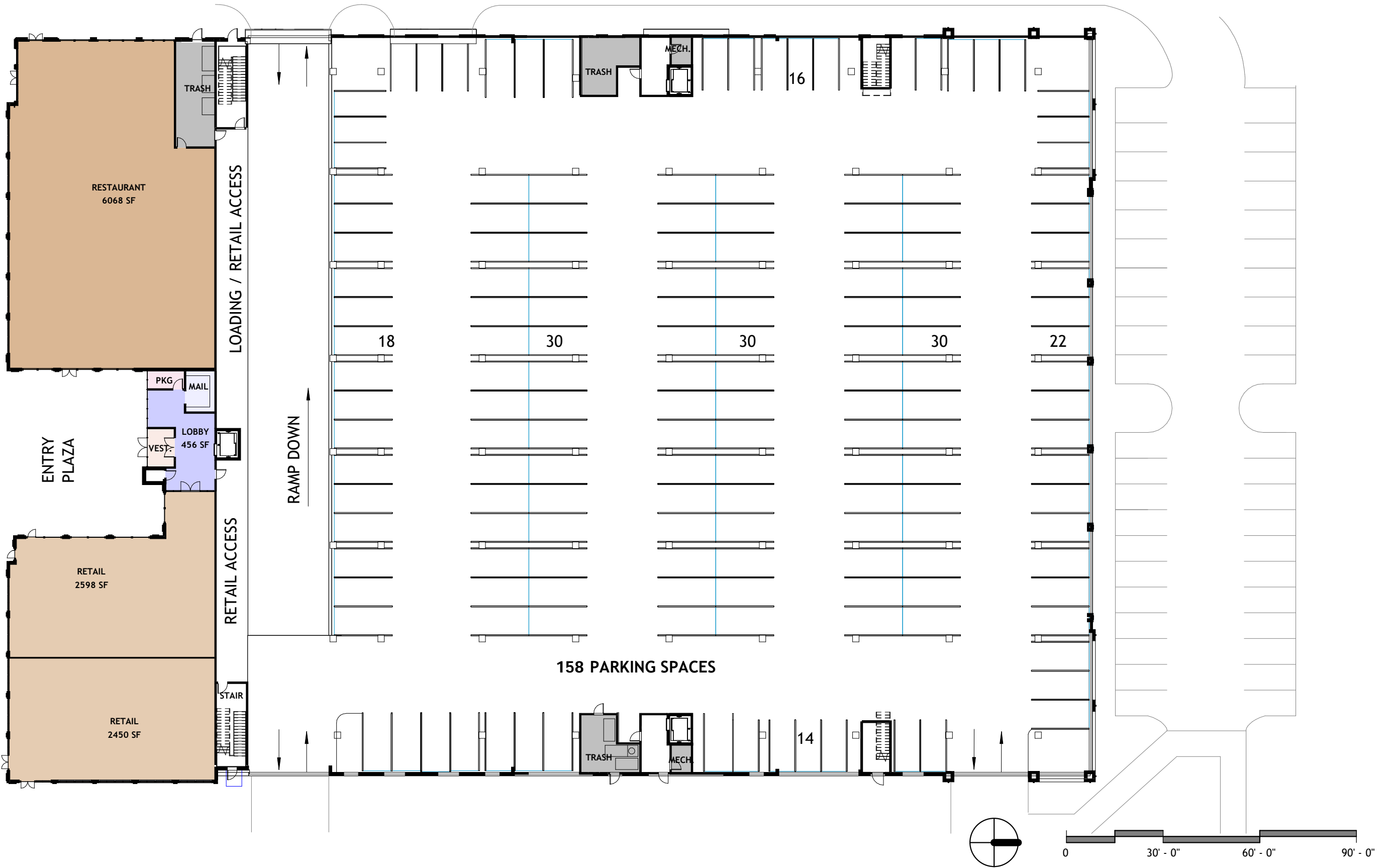
2 NORTH ELEVATION

1" = 30'-0"



108 PARKING SPACES

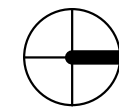




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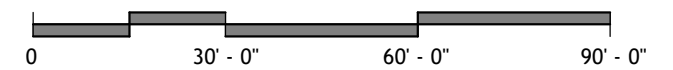
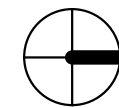
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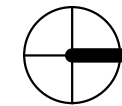


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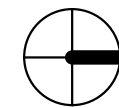
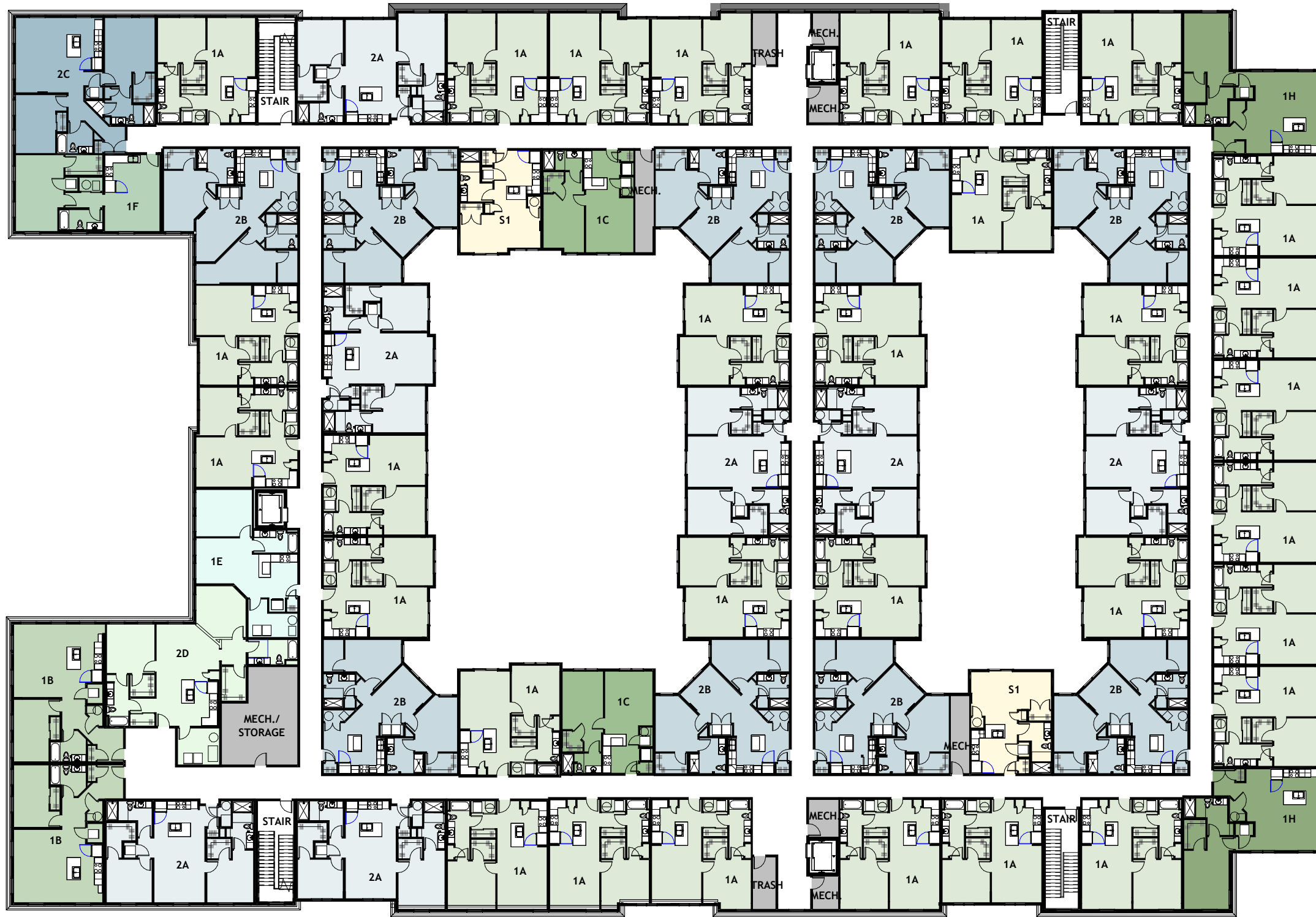


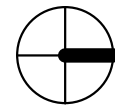
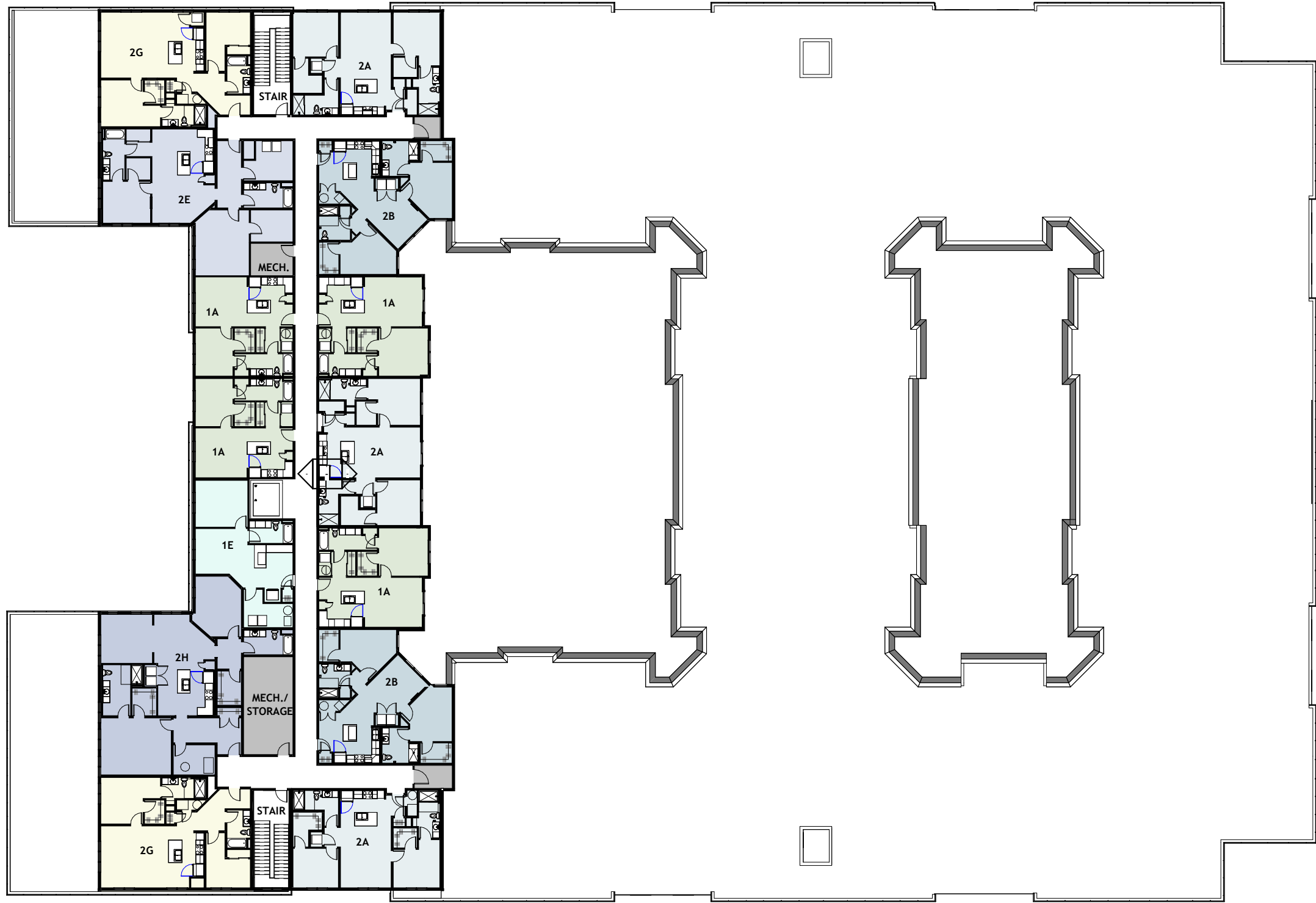


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