

NOTE: This existing conditions exhibit is based on a Preliminary Site Survey provided by Advanced Civil Design dated July 27th, 2023.



CONCEPTUAL DEVELOPMENT PLAN
2200 E. Main Street
Bexley, OH
July 13, 2023 (rev.: 8.10.2023)



BIRD'S EYE LOOKING NORTH



EXISTING TREES ALONG NORTH PROPERTY LINE



BRYDEN CONNECTION & COLUMBIA PLACE WALL (TO REMAIN AS-IS)



BEXLEY GATEWAY PARKING LOOKING EAST AT SLOPE 3.5 STORY TRINITY APTS.



EAST MAIN STREET LOOKING WEST



EXISTING SITE SITS +/- 5'-7' ABOVE SIDEWALK GRADES

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EXISTING SITE SITS +/- 5'-7' ABOVE SIDEWALK GRADES



EXISTING RIGHT-OUT LANE TO BE REMOVED & REPLACED WITH EXTENSION OF GREENSPACE/ BUFFER *POTENTIAL TO SAVE 2 EXISTING TREES



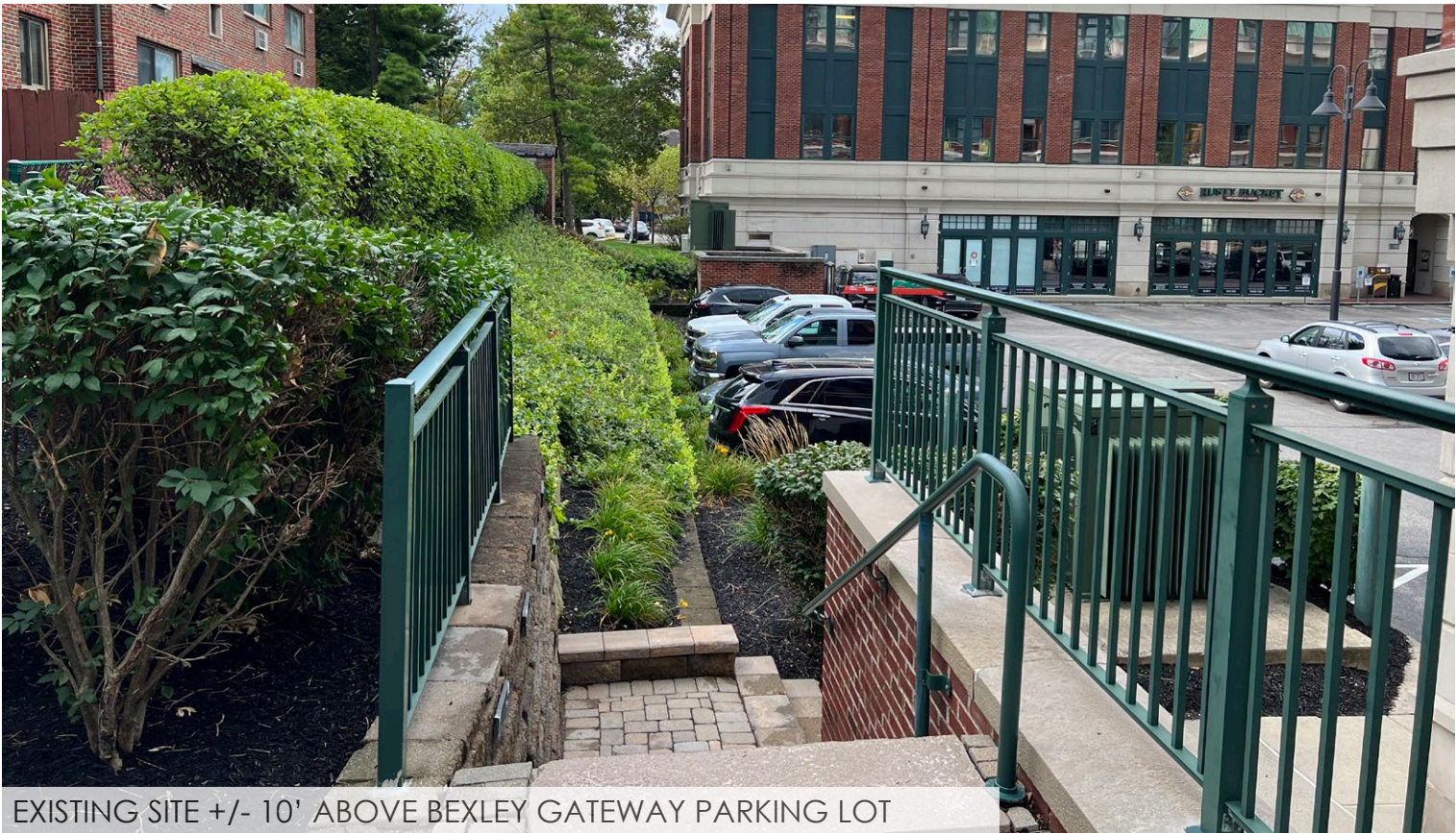
EAST MAIN STREET LOOKING WEST



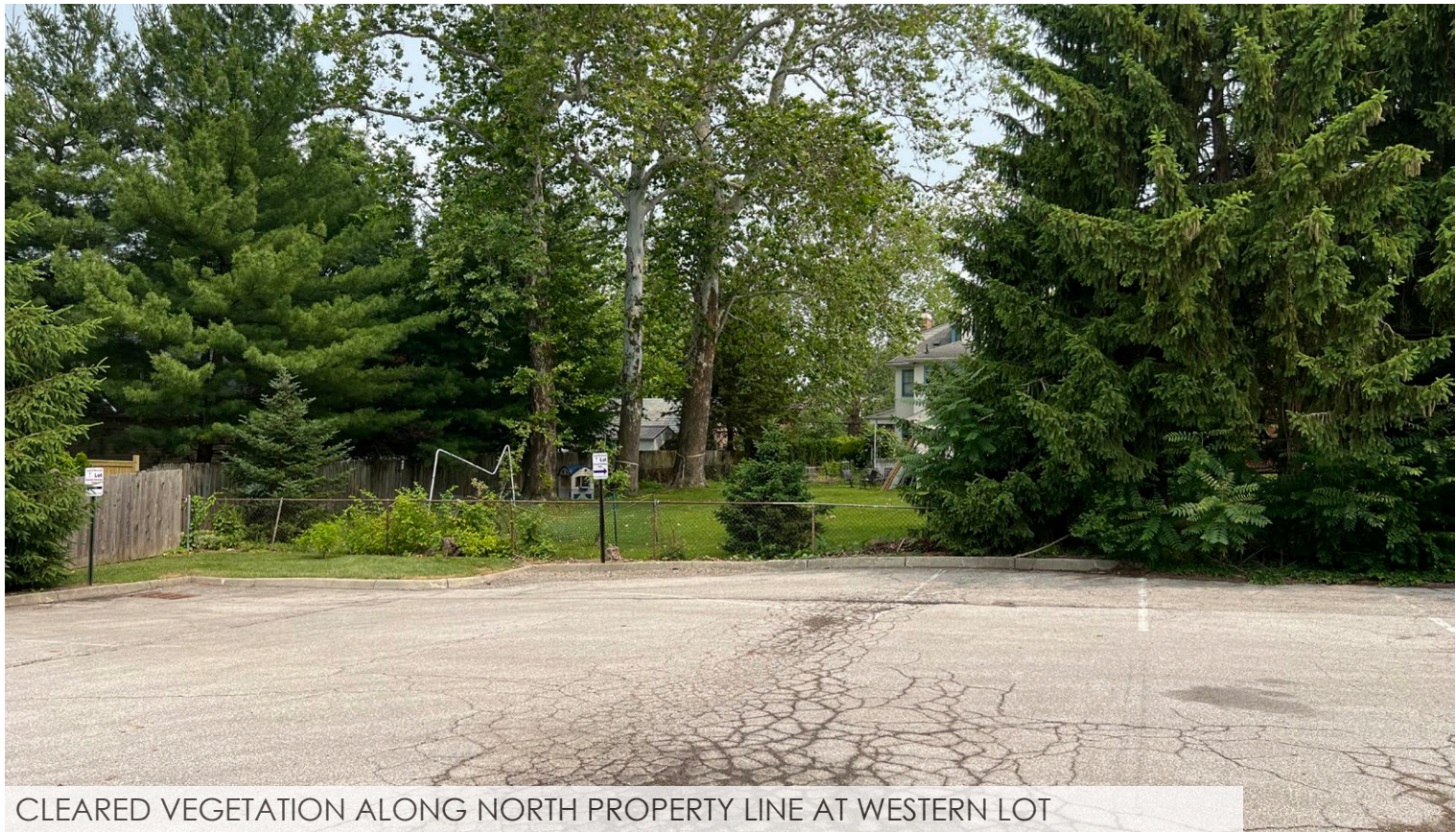
EAST MAIN STREET LOOKING EAST

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CLEARED VEGETATION ALONG NORTH PROPERTY LINE AT WESTERN LOT



LOOKING AT EXISTING NORTH PROPERTY



EXISTING BUFFER ALONG WESTERN PROPERTY LINE AT NORTH CORNER (INFILL WITH NORWAY SPRUCE TO CORNER)



VIEW LOOKING DOWN BRYDEN CONNECTOR (TO REMAIN AS-IS)

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BEXLEY SQUARE PARKING - PEDESTRIAN CUT-THROUGH MAKES IT DIFFICULT TO ESTABLISH GROUND COVER



LOOKING NORTH ALONG EASTERN PROPERTY LINE



PROPOSED CONCEPT EXTENDS PEDESTRIAN PLAZA AT SIGNALIZED INTERSECTION

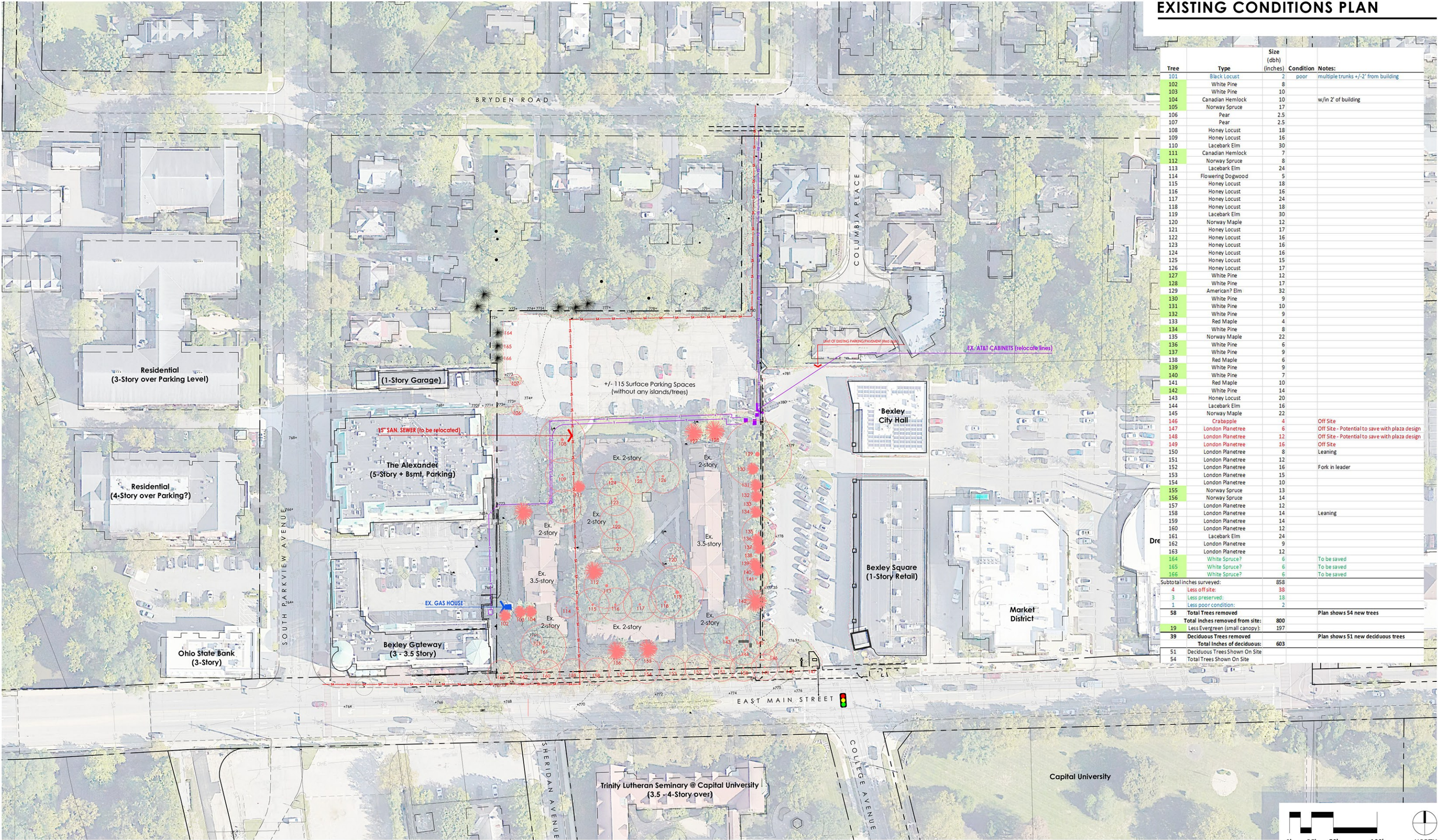


POTENTIAL OPPORTUNITY TO EXTEND BED AT CITY HALL?

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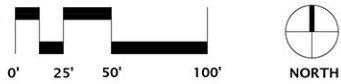
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EXISTING CONDITIONS PLAN



Tree	Type	Size (dbh) (inches)	Condition	Notes
101	Black Locust	2	poor	multiple trunks +/- 2' from building
102	White Pine	8		
103	White Pine	10		
104	Canadian Hemlock	10		w/in 2' of building
105	Norway Spruce	17		
106	Pear	2.5		
107	Pear	2.5		
108	Honey Locust	18		
109	Honey Locust	16		
110	Lacebark Elm	30		
111	Canadian Hemlock	7		
112	Norway Spruce	8		
113	Lacebark Elm	24		
114	Flowering Dogwood	5		
115	Honey Locust	18		
116	Honey Locust	16		
117	Honey Locust	24		
118	Honey Locust	18		
119	Lacebark Elm	30		
120	Norway Maple	12		
121	Honey Locust	17		
122	Honey Locust	16		
123	Honey Locust	16		
124	Honey Locust	16		
125	Honey Locust	15		
126	Honey Locust	17		
127	White Pine	12		
128	White Pine	17		
129	American Elm	32		
130	White Pine	9		
131	White Pine	10		
132	White Pine	9		
133	Red Maple	4		
134	White Pine	8		
135	Norway Maple	22		
136	White Pine	6		
137	White Pine	9		
138	Red Maple	6		
139	White Pine	9		
140	White Pine	7		
141	Red Maple	10		
142	White Pine	14		
143	Honey Locust	20		
144	Lacebark Elm	16		
145	Norway Maple	22		
146	Crabapple	4		Off Site
147	London Planetree	6		Off Site - Potential to save with plaza design
148	London Planetree	12		Off Site - Potential to save with plaza design
149	London Planetree	16		Off Site
150	London Planetree	8		Leaning
151	London Planetree	12		
152	London Planetree	16		Fork in leader
153	London Planetree	15		
154	London Planetree	10		
155	Norway Spruce	13		
156	Norway Spruce	14		
157	London Planetree	12		
158	London Planetree	14		Leaning
159	London Planetree	14		
160	London Planetree	12		
161	Lacebark Elm	24		
162	London Planetree	9		
163	London Planetree	12		
164	White Spruce?	6		To be saved
165	White Spruce?	6		To be saved
166	White Spruce?	6		To be saved
Subtotal inches surveyed:		858		
Less off site:		38		
Less preserved:		18		
Less poor condition:		2		
58	Total Trees removed			Plan shows 54 new trees
Total inches removed from site:		800		
19	Less Evergreen (small canopy):	197		
39	Deciduous Trees removed			Plan shows 51 new deciduous trees
Total inches of deciduous:		603		
51	Deciduous Trees Shown On Site			
54	Total Trees Shown On Site			

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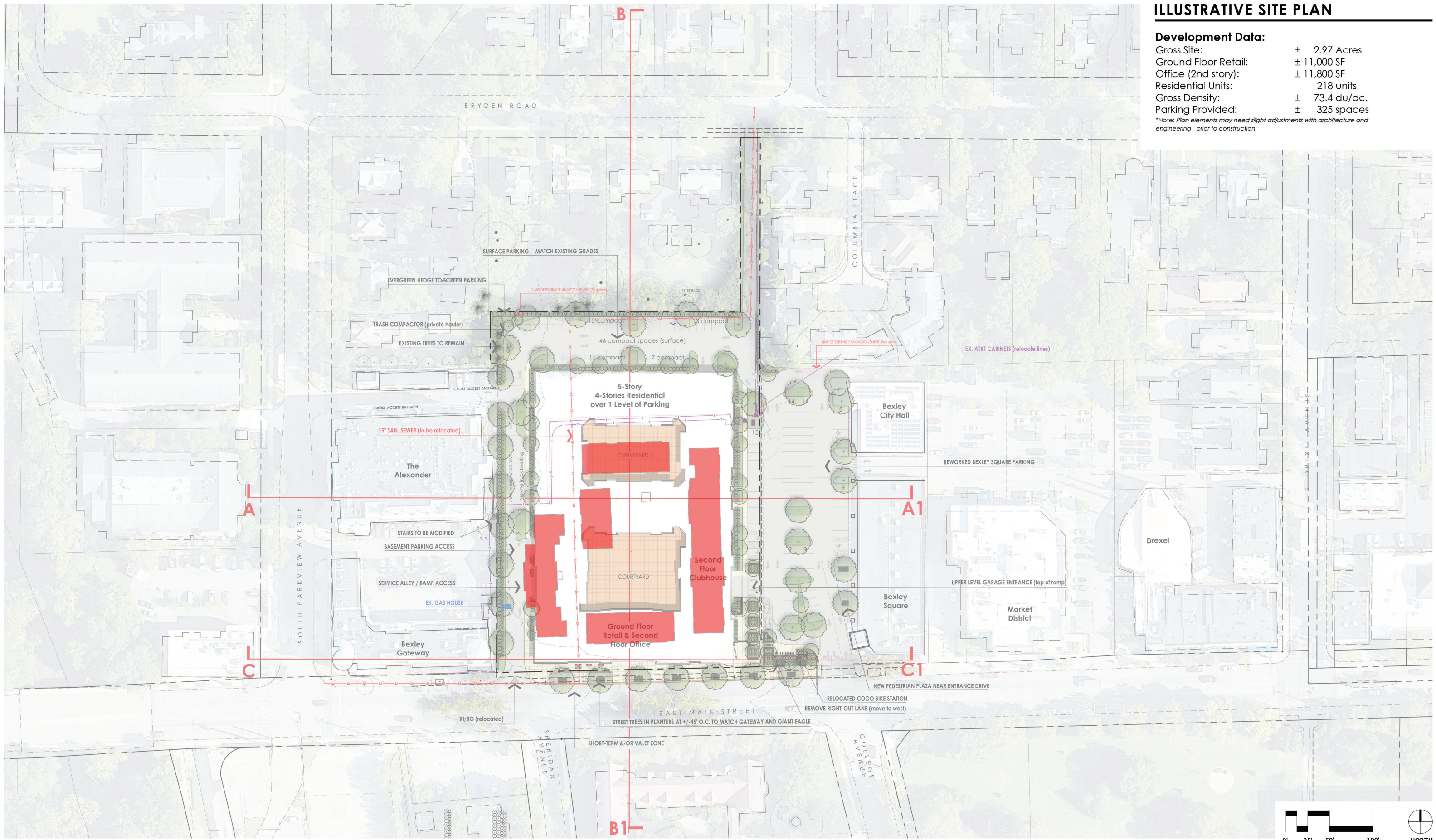


ILLUSTRATIVE SITE PLAN

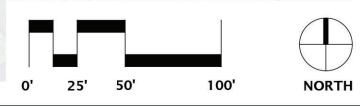
Development Data:

Gross Site:	± 2.97 Acres
Ground Floor Retail:	± 11,000 SF
Office (2nd story):	± 11,800 SF
Residential Units:	218 units
Gross Density:	± 73.4 du/ac.
Parking Provided:	± 325 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.



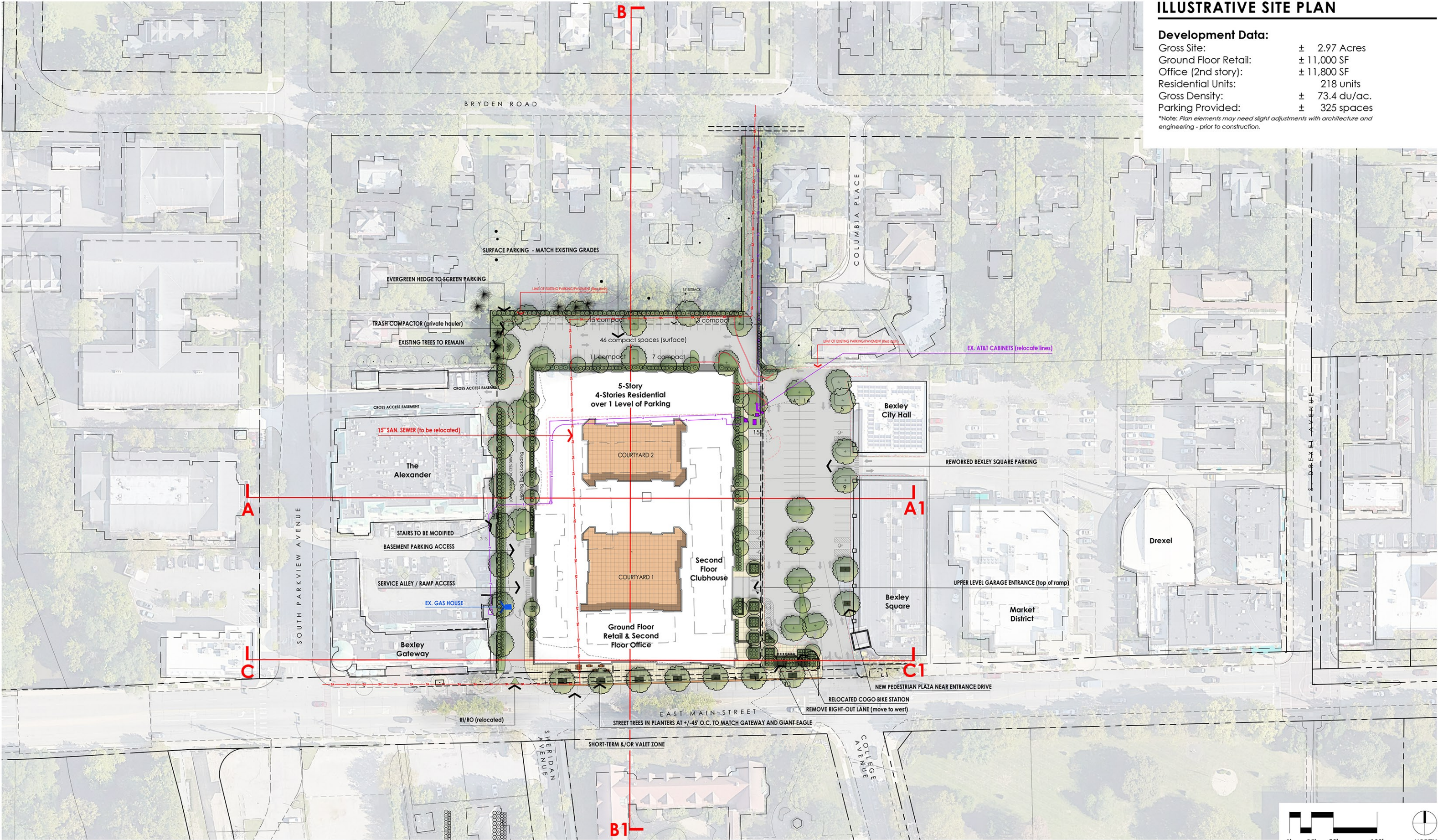
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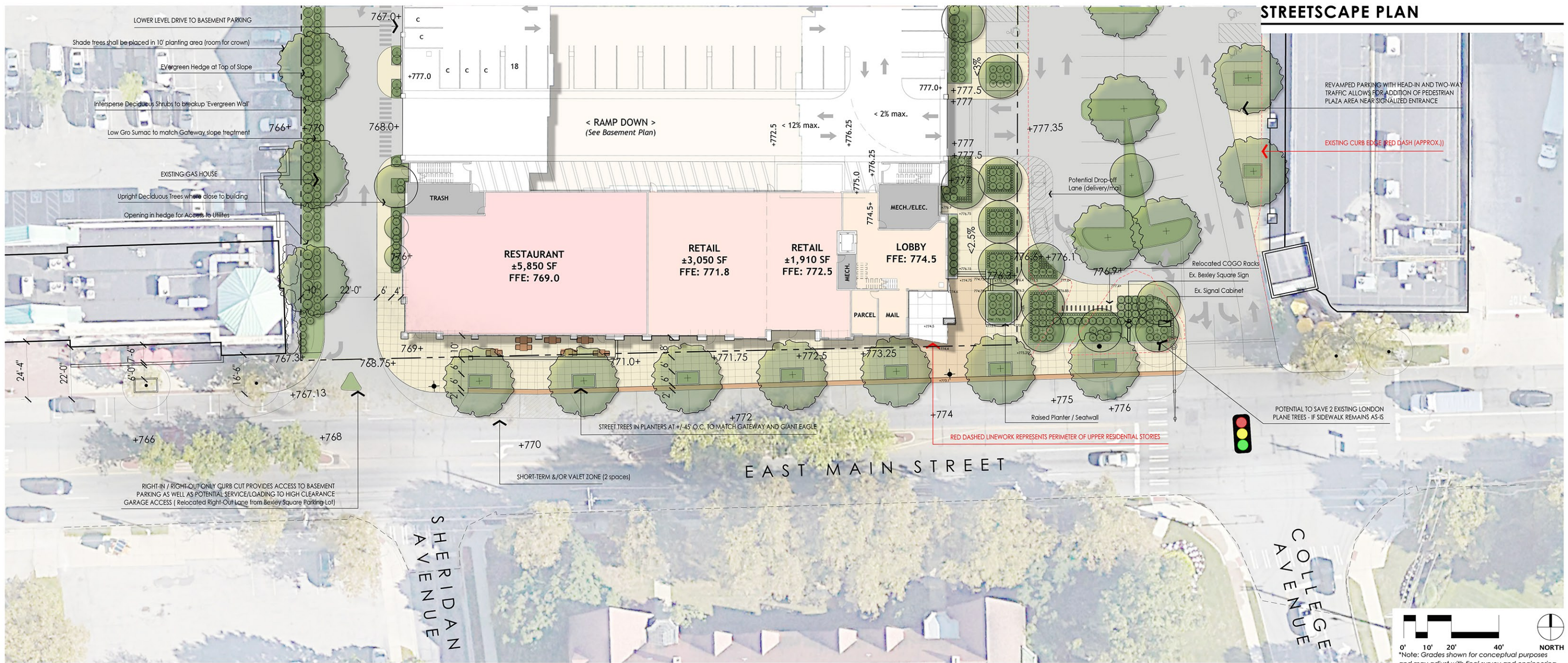


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*Note: Transect/Elevation shown for reference purposes only. Section Lines are shown to depict distortion between differing viewpoints and should be considered when analyzing this graphic.

CONCEPTUAL DEVELOPMENT PLAN 2200 E. Main Street

Bexley, OH
September 8, 2023 - ARB Submittal



1 MAIN STREET ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



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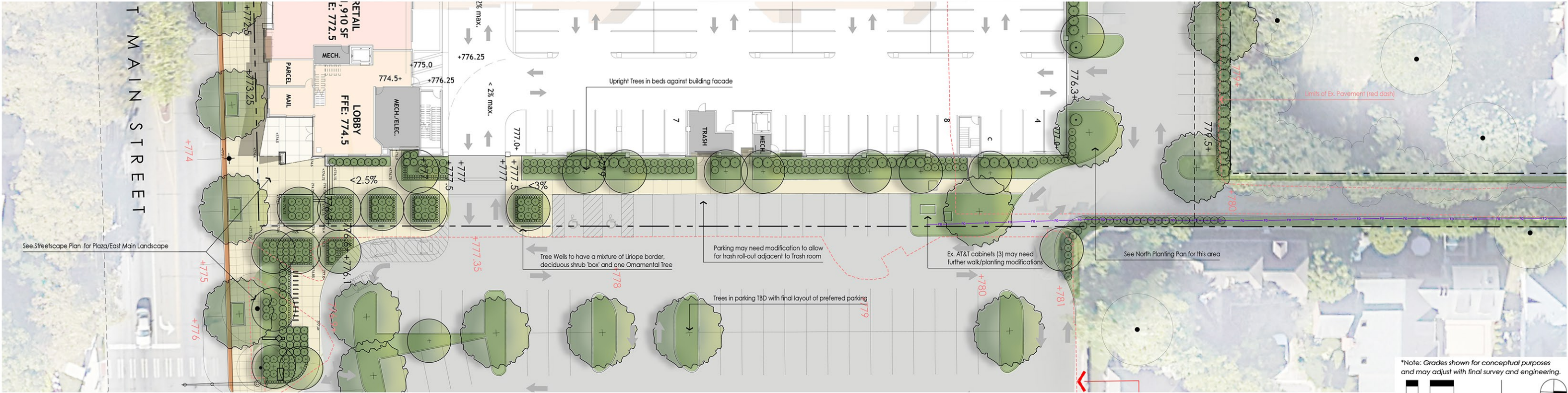
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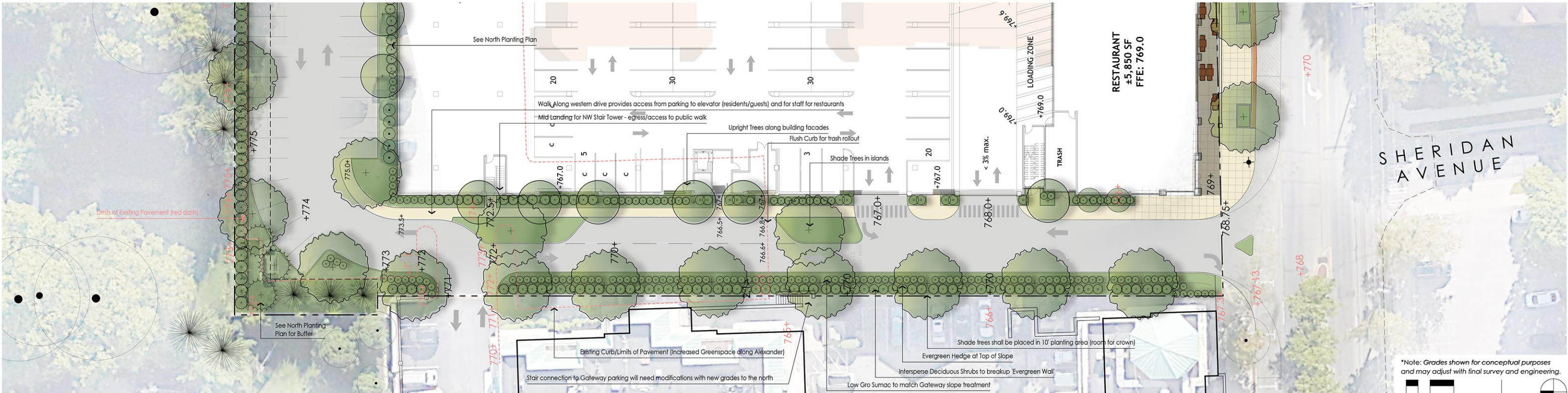
1 WEST ELEVATION
1" = 30'-0"



2 NORTH ELEVATION
1" = 30'-0"

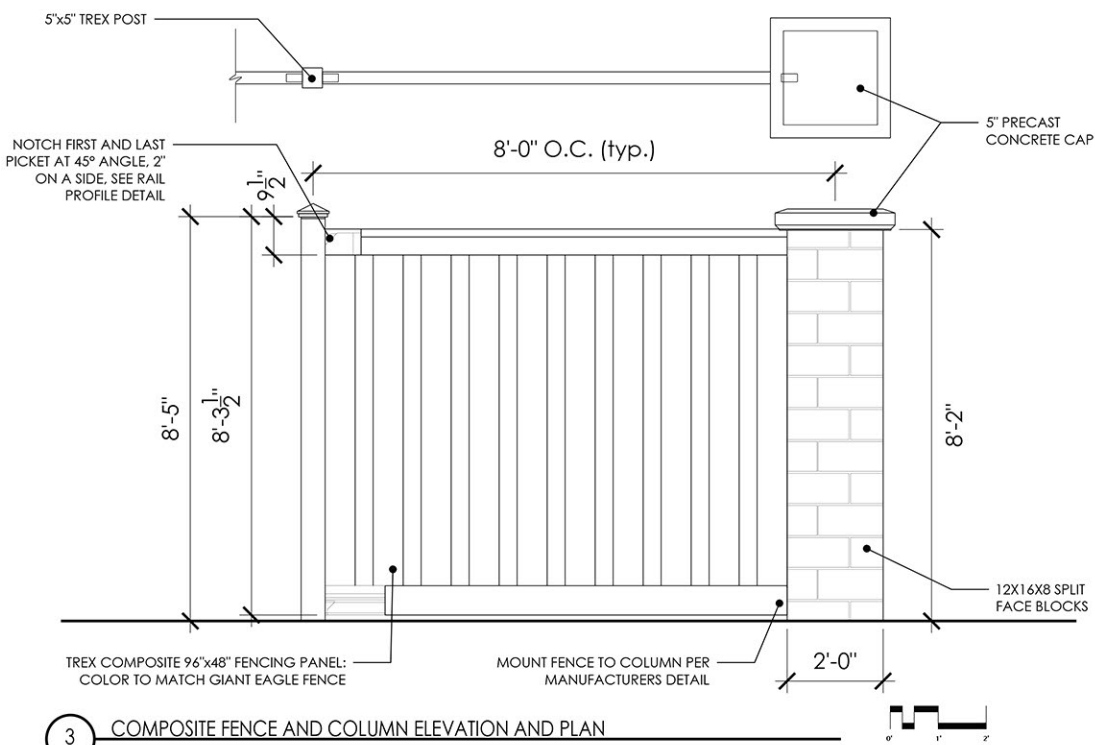
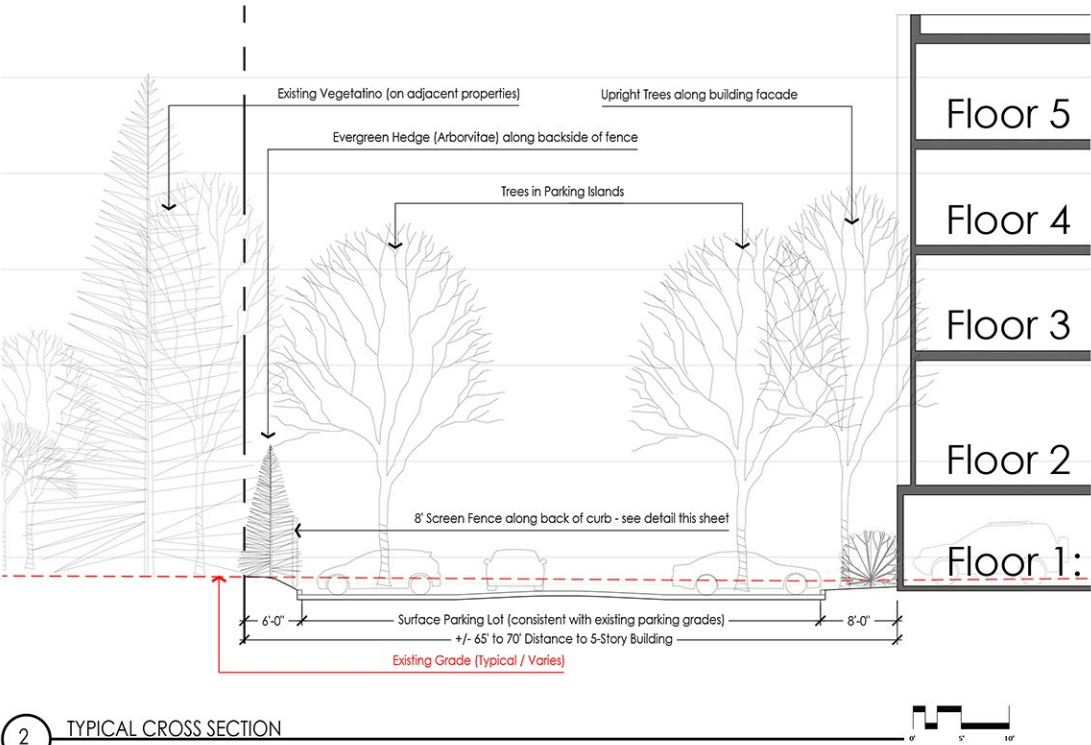
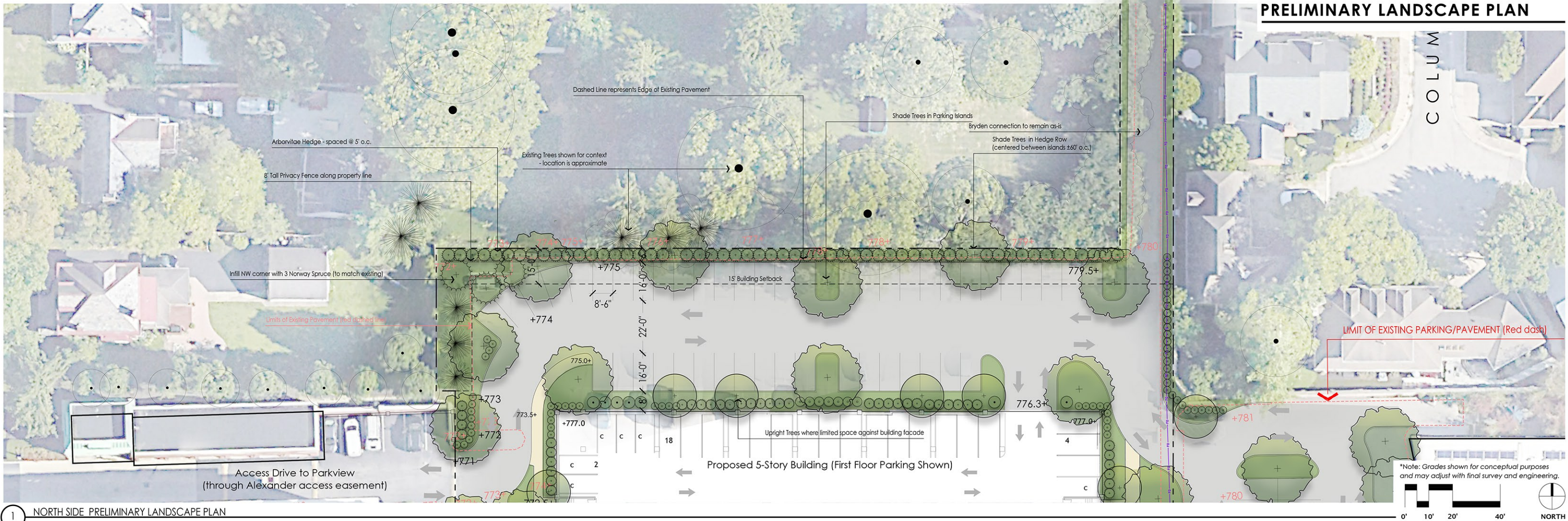


1 EAST SIDE PRELIMINARY LANDSCAPE PLAN



2 WEST SIDE PRELIMINARY LANDSCAPE PLAN

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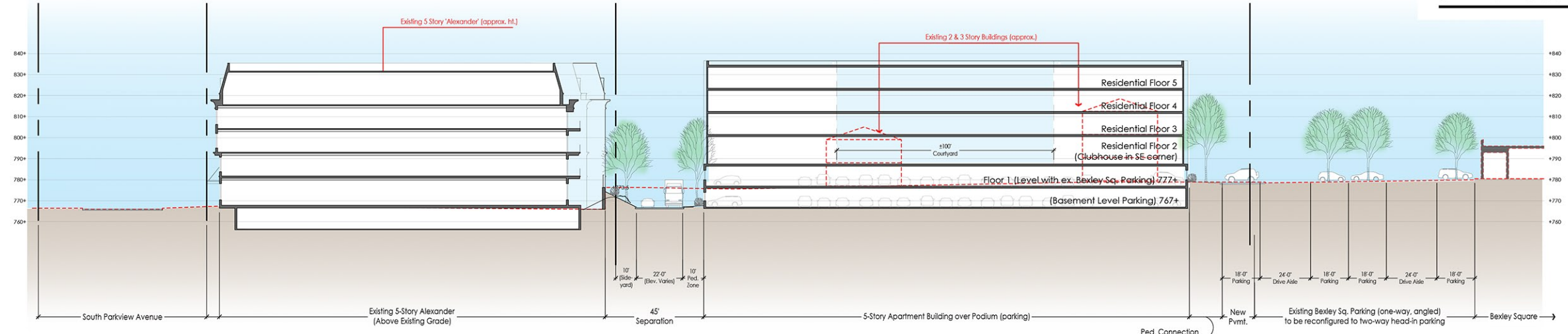
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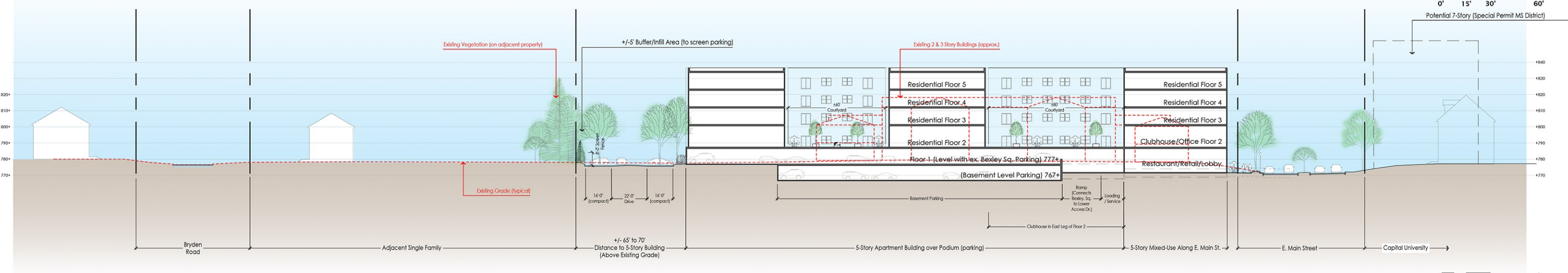
Proposed Quantities

Shade Trees:	26
Upright Trees:	20
Ornamental Trees:	5
Evergreen Trees:	3
	54

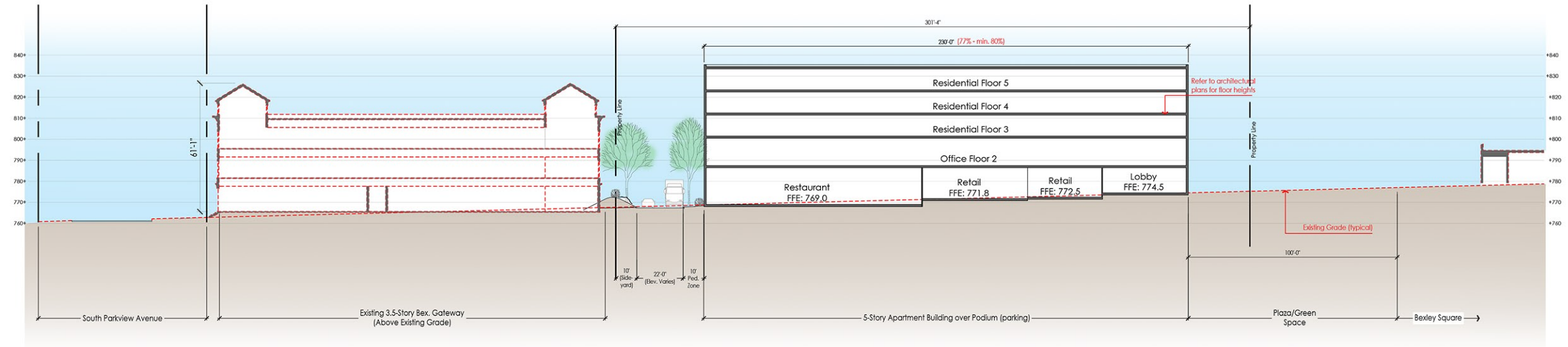
SITE CROSS-SECTIONS



TYPICAL CROSS-SECTION A-A1 (Looking North Through Middle of the Site)



TYPICAL CROSS-SECTION B-B1 (Looking East Through Middle of the Site)



TYPICAL CROSS-SECTION C-C1 (Looking North Through East Main Street Frontage)

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2200 E. MAIN STREET



