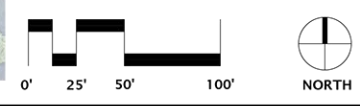


NOTE: This existing conditions exhibit is based on a Preliminary Site Survey provided by Advanced Civil Design dated July 27th, 2023.



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



BIRD'S EYE LOOKING NORTH



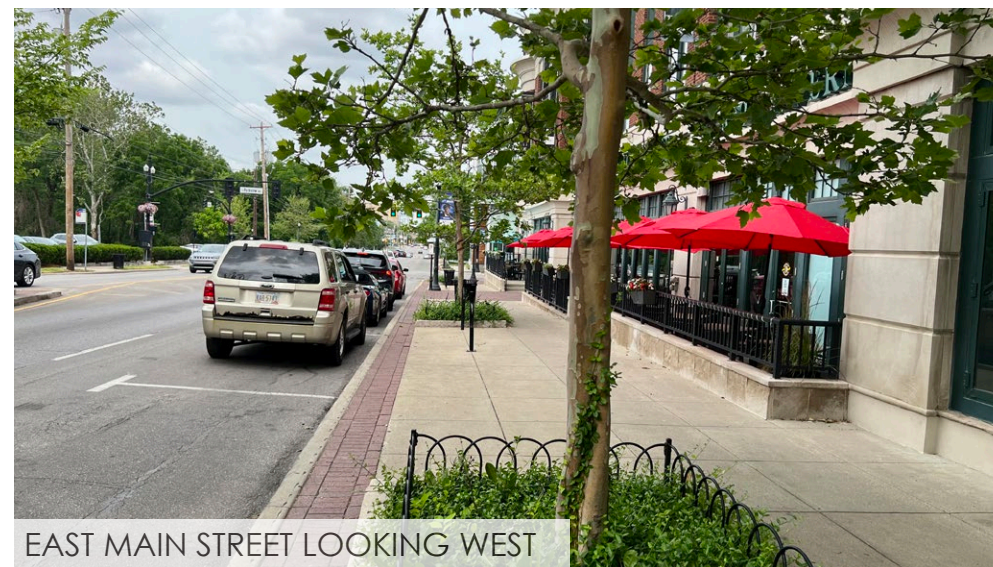
EXISTING TREES ALONG NORTH PROPERTY LINE



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

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
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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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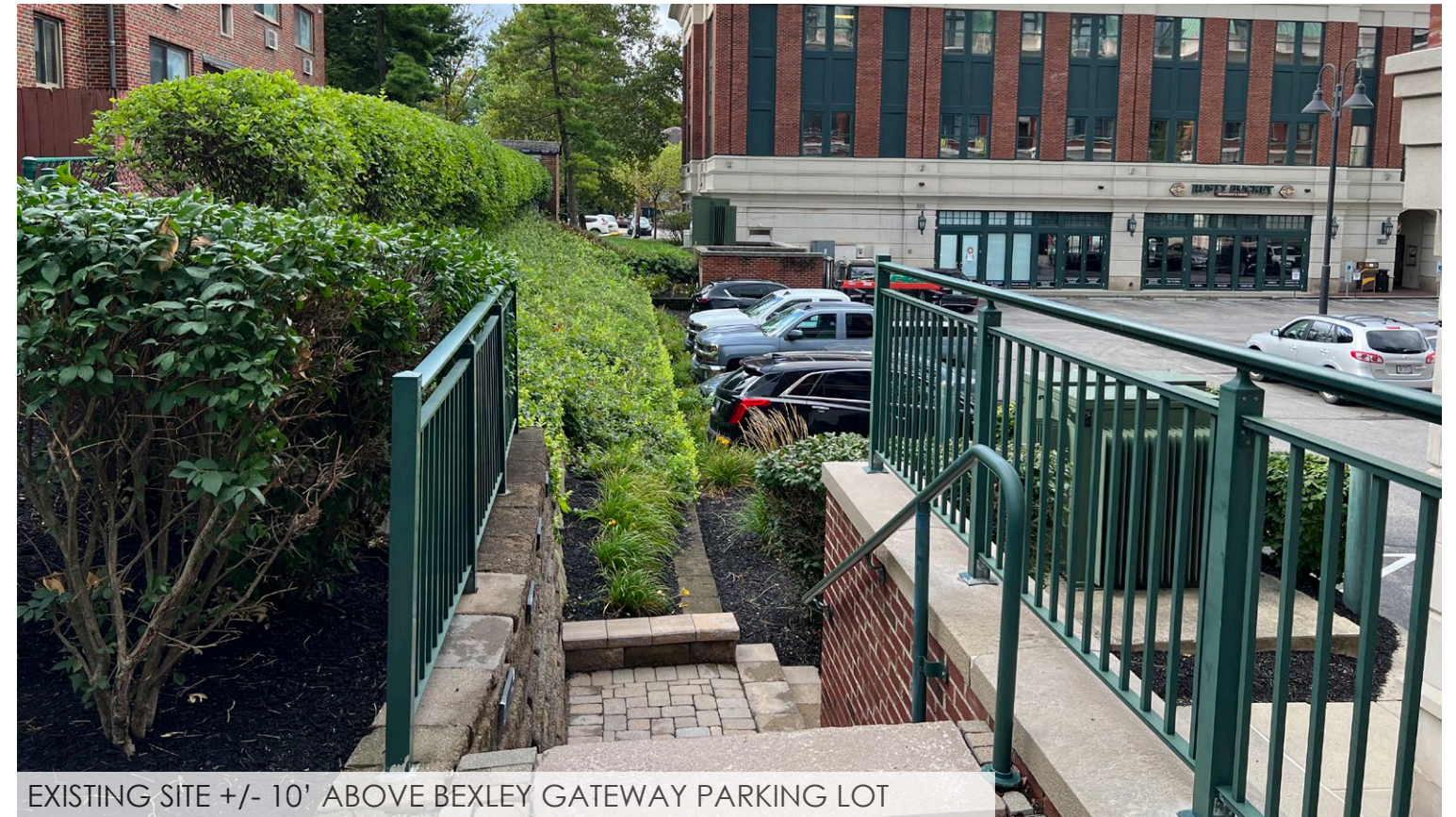
PROPOSED 10' GREEN 3'
EXISTING PAVEMENT +/- 2' FROM FACE OF ALEXANDER (+/- 5' TO PROPERTY LINE) 2'



NORTHEAST CORNER OF THE ALEXANDER



PROPOSED "GREEN" SEPARATION @ ALEXANDER



EXISTING SITE +/- 10' ABOVE BEXLEY GATEWAY PARKING LOT

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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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