

**MEMO:**

Re: Application for development

Date: April 29, 2016

**Summary:**

Because of the historic nature of these three structures our proposed development is designed to ensure that we maintain the historic character of Historic Dublin. Our proposed mix use development (Eberly Hill), behind these structures and to the east, will feature a parking structure, office and residential condominiums.

Because of the topography, the parking garage will cut into the bank thus allowing the building not to exceed the 2.5 story limit on all sides. There will be approximately 6,500 sq. ft. office on the 1<sup>st</sup> floor and an additional 6,500 sq. ft. of residential space on the 2<sup>nd</sup> floor. This will allow approximately 4 residential units.

**Parking:**

The parking structure will have 20 parking spaces inside and an additional 10 parking spaces on the south side of the structure. We have also added 5 parking spaces on the east side of the structure with an additional 5 parking spaces on the street. Since it is not determined at the present time whether Biddie;'s will return to a restaurant or be used as an office space, we wanted to allow for enough parking to ensure that we meet all code requirements.

The above information is a short summary of the mixed use project that we would like to bring to the Historic Dublin Area. We look forward to our meeting on Thursday May, 5<sup>th</sup> and were we will welcome your import on this incredible project.

## **Exhibits**

1. Eberly Hill Rendering
2. Eberly Hill North Elevation
3. Eberly Hill Site Concept
4. Parcel Surveys
5. Rear Parcel Picture
6. Biddies – Yellow Pictures
7. Satellite View
8. Material Type



Exhibit #1

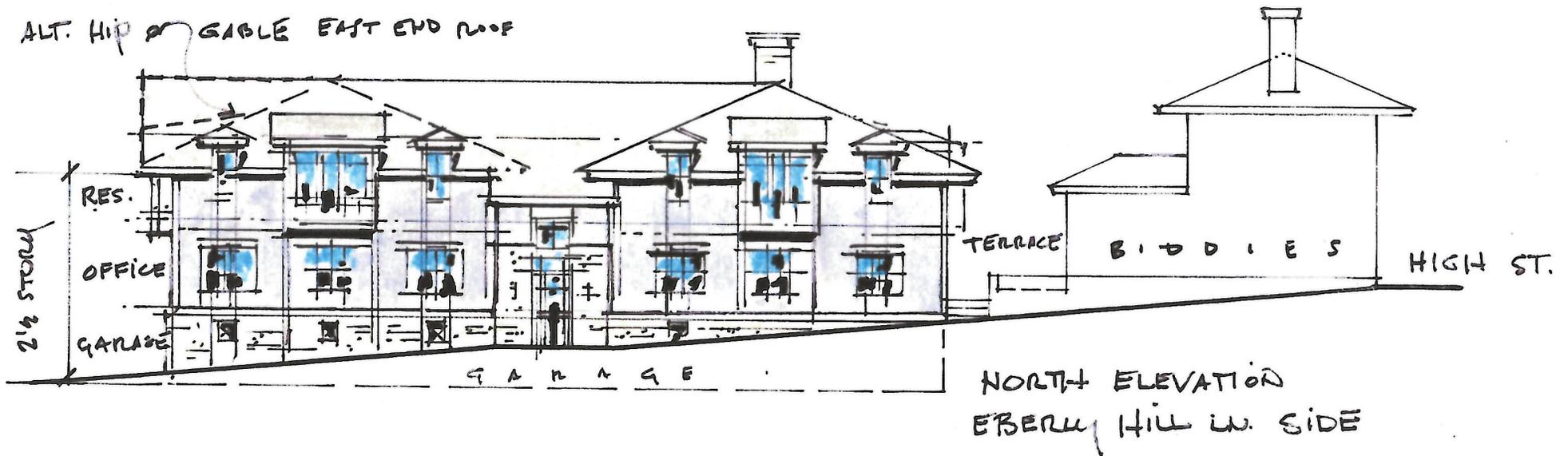
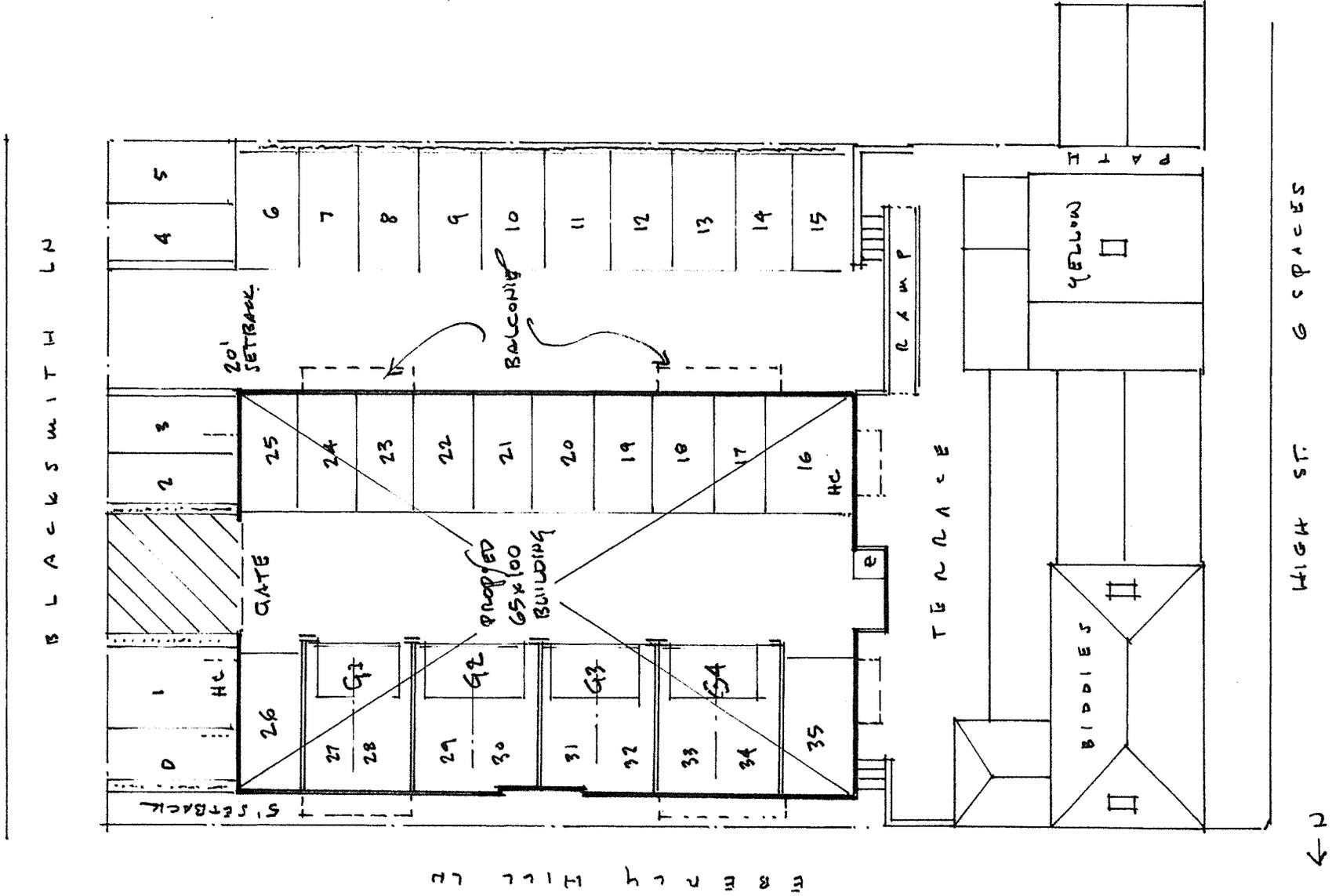


Exhibit #2

Exhibit 3



# BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF DUBLIN

76-78 S High Street  
Dublin, OH 43017

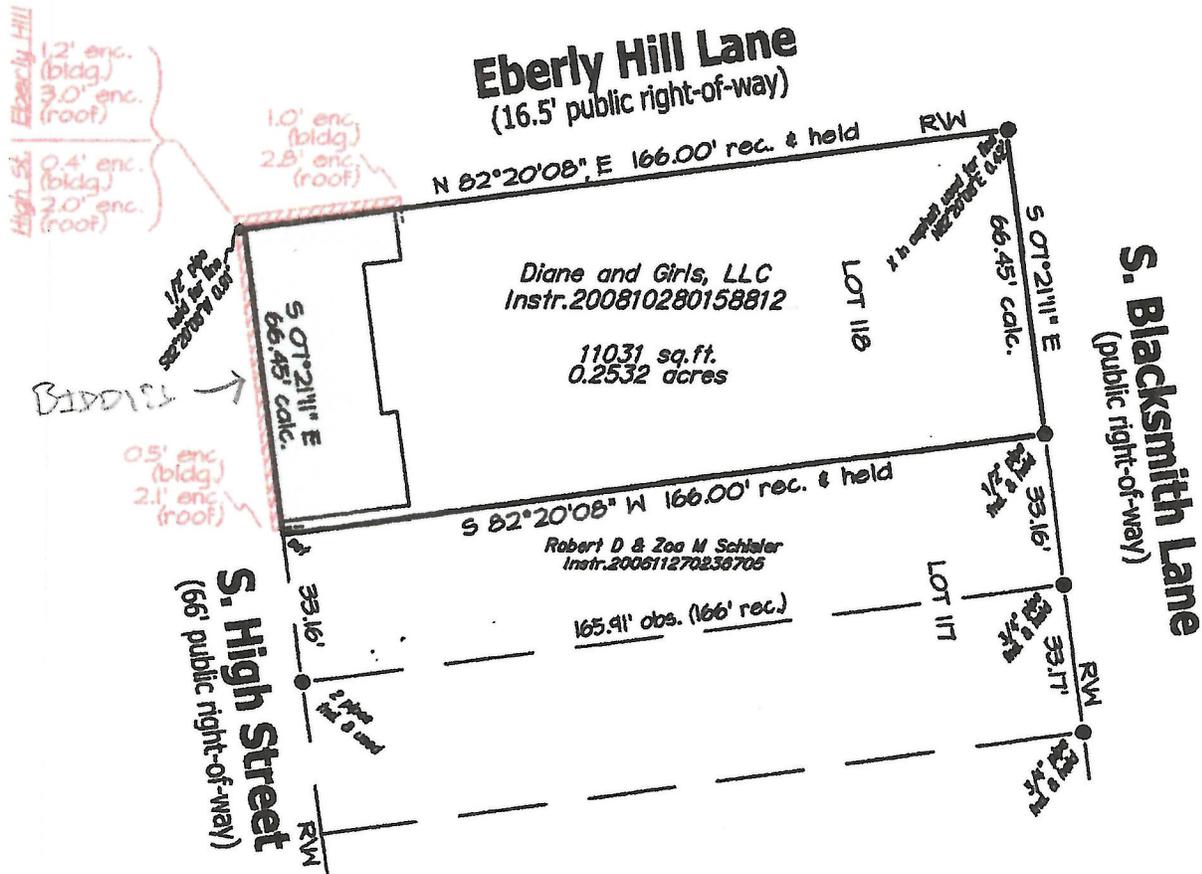
Lot 118 of Original Town of Dublin  
Plat Book 1 Page: 193



0 40'  
SCALE: 1"=40'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ASSUMED.



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.



*Matthew L. Campbell*  
MATTHEW L. CAMPBELL REG. NO. 8546  
CAMPBELL & ASSOCIATES, INC.

6/29/2015  
DATE

### LEGEND

- rec. - RECORD DISTANCE OR ANGLE
- calc. - CALCULATED DISTANCE OR ANGLE
- obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET

Fieldwork completed:  
6/29/2015  
Job: CO107073-BNDY

**CA**  
CAMPBELL & ASSOCIATES, INC.  
Land Surveyors  
(800)233-4117  
www.campbellsurvey.com

Exhibit #4

# BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF DUBLIN

Part of Lot 117 of Original Town of Dublin  
Plat Book 1 Page: 199

82 S High Street  
Dublin, OH 43017



0 40'  
SCALE: 1"=40'

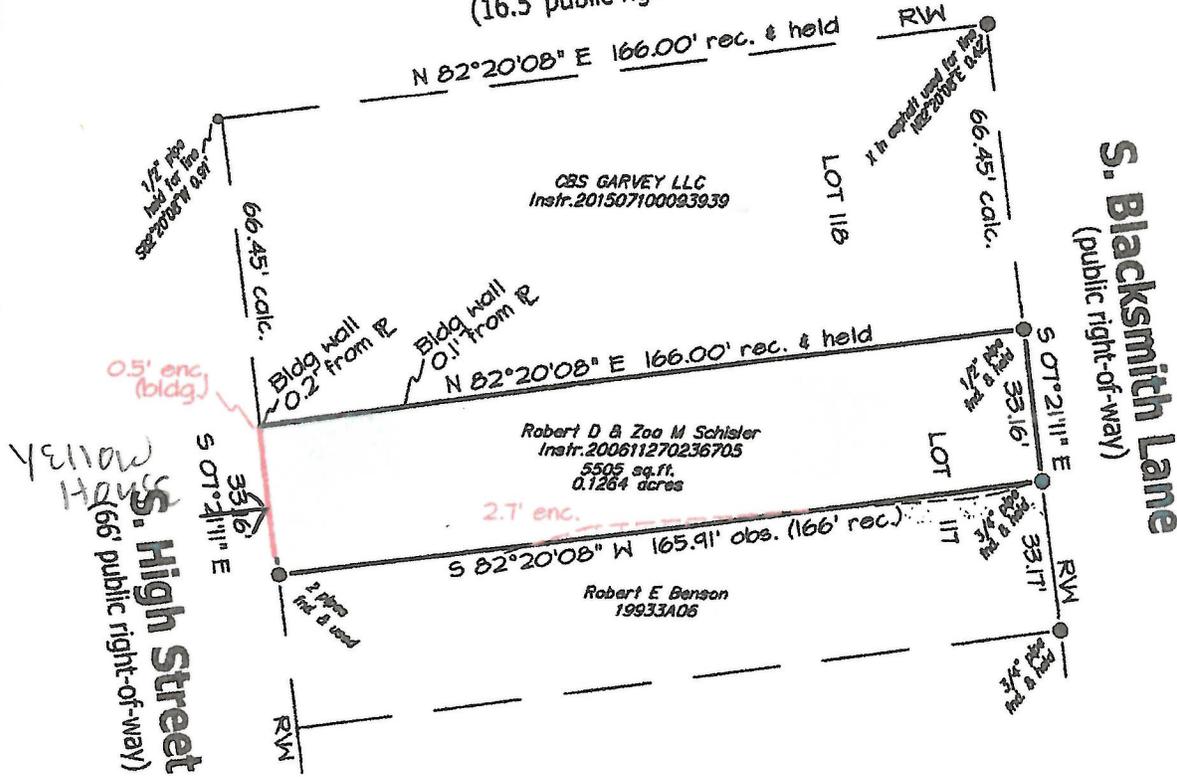
## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ASSUMED.

**ENCROACHMENTS:**  
SUBJECT'S BUILDING  
ENCROACHES AS SHOWN.

ADJOINER'S ASPHALT DRIVEWAY  
ENCROACHES AS SHOWN.

**Eberly Hill Lane**  
(16.5' public right-of-way)



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

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*Matthew L. Campbell*  
MATTHEW L. CAMPBELL  
CAMPBELL & ASSOCIATES, INC. REG. NO. 8546

8/3/2015  
DATE

### LEGEND

- rec. - RECORD DISTANCE OR ANGLE
- calc. - CALCULATED DISTANCE OR ANGLE
- obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET

Fieldwork completed:  
8/1/2015  
Job:CO130938-BNDY

**CA**  
CAMPBELL & ASSOCIATES, INC.  
Land Surveyors  
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www.campbellsurvey.com

Exhibit #4



Exhibit #5



Image capture: Jul 2015 © 2016 Google

Dublin, Ohio

Street View - Jul 2015



Google Maps

Exhibit # 6

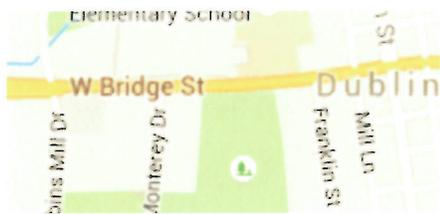


82 S HIGH

Image capture: Jul 2015 © 2016 Google

Dublin, Ohio

Street View - Jul 2015



Google Maps

#6 cont.



Image capture: Jul 2015 © 2016 Google

Dublin, Ohio

Street View - Jul 2015



Google Maps

#6 Const.



Imagery ©2016 Google, Map data ©2016 Google 10 ft

Google Maps

Exhibit # 7



Exhibit # 8



#8 cont



Exhibit # 9.