



BEDFORD



CLAY



HAVEN



PALAZZO



PORTICO



PROMENADE



PROVENANCE

| SC-1 | | | |
|---|----------------------------------|--------------------|--------|
| Material | Manufacturer | Color Name | Code |
| Shingles | Certainteed | Moire Black | |
| Windows | Jeld-Wen | Black | |
| Garage Door | Wayne Dalton - Steel 9100 Series | White | |
| Primary Siding - LP Lap / Board & Batten | Sherwin Williams | Needlepoint Navy | SW0032 |
| Siding Accent Areas - LP Lap / Board & Batten | Sherwin Williams | Classic Light Buff | SW0050 |
| Front Door | Sherwin Williams | Dutch Tile Blue | SW0031 |
| Trim & Fypon Accents | Sherwin Williams | Classic Light Buff | SW0050 |
| Gutters & Downspouts | Union Corrugating Company | White | |
| Metal Roofs | Union Corrugating Company | Black | |
| Aluminum Fencing | 4' Tall - Front & Sides | Black | |
| Vinyl Fencing | USA Vinyl - 6' Privacy | White | |

| SC-2 | | | |
|---|----------------------------------|------------------------|--------|
| Material | Manufacturer | Color Name | Code |
| Shingles | Certainteed | Moire Black | |
| Windows | Jeld-Wen | Black | |
| Garage Door | Wayne Dalton - Steel 9100 Series | White | |
| Primary Siding - LP Lap / Board & Batten | Sherwin Williams | Classic French Gray | SW0077 |
| Siding Accent Areas - LP Lap / Board & Batten | Sherwin Williams | Classic Light Buff | SW0050 |
| Front Door | Sherwin Williams | Rookwood Shutter Green | SW2809 |
| Trim & Fypon Accents | Sherwin Williams | Classic Light Buff | SW0050 |
| Gutters & Downspouts | Union Corrugating Company | White | |
| Metal Roofs | Union Corrugating Company | Black | |
| Aluminum Fencing | 4' Tall - Front & Sides | Black | |
| Vinyl Fencing | USA Vinyl - 6' Privacy | White | |

| SC-3 | | | |
|---|----------------------------------|--------------------|--------|
| Material | Manufacturer | Color Name | Code |
| Shingles | Certainteed | Moire Black | |
| Windows | Jeld-Wen | Black | |
| Garage Door | Wayne Dalton - Steel 9100 Series | White | |
| Primary Siding - LP Lap / Board & Batten | Sherwin Williams | Classic Light Buff | SW0050 |
| Siding Accent Areas - LP Lap / Board & Batten | Sherwin Williams | Classic Light Buff | SW0050 |
| Front Door | Sherwin Williams | Westchester Gray | SW2849 |
| Trim & Fypon Accents | Sherwin Williams | Classic Light Buff | SW0050 |
| Gutters & Downspouts | Union Corrugating Company | White | |
| Metal Roofs | Union Corrugating Company | Black | |
| Aluminum Fencing | 4' Tall - Front & Sides | Black | |
| Vinyl Fencing | USA Vinyl - 6' Privacy | White | |

| SC-4 | | | |
|---|----------------------------------|--------------------|--------|
| Material | Manufacturer | Color Name | Code |
| Shingles | Certainteed | Moire Black | |
| Windows | Jeld-Wen | Black | |
| Garage Door | Wayne Dalton - Steel 9100 Series | White | |
| Primary Siding - LP Lap / Board & Batten | Sherwin Williams | Westchester Gray | SW2849 |
| Siding Accent Areas - LP Lap / Board & Batten | Sherwin Williams | Classic Light Buff | SW0050 |
| Front Door | Sherwin Williams | Needlepoint Navy | SW0032 |
| Trim & Fypon Accents | Sherwin Williams | Classic Light Buff | SW0050 |
| Gutters & Downspouts | Union Corrugating Company | White | |
| Metal Roofs | Union Corrugating Company | Black | |
| Aluminum Fencing | 4' Tall - Front & Sides | Black | |
| Vinyl Fencing | USA Vinyl - 6' Privacy | White | |

Epcon New Albany Schemes



Farmhouse Scheme 1

- 1 Body
- 2 Secondary Body
- 3 Trim
- 4 Door
- Metal Roof
- Roof Shingle
- Windows
- Gutters & Downspouts
- Porch Railings
- Garage Door

SW 0032 Needlepoint Navy
 SW 2821 Downing Stone
 SW 0050 Classic Light Buff
 SW 0031 Dutch Tile Blue
 Black
 Black
 Black
 Graphite
 Black
 White

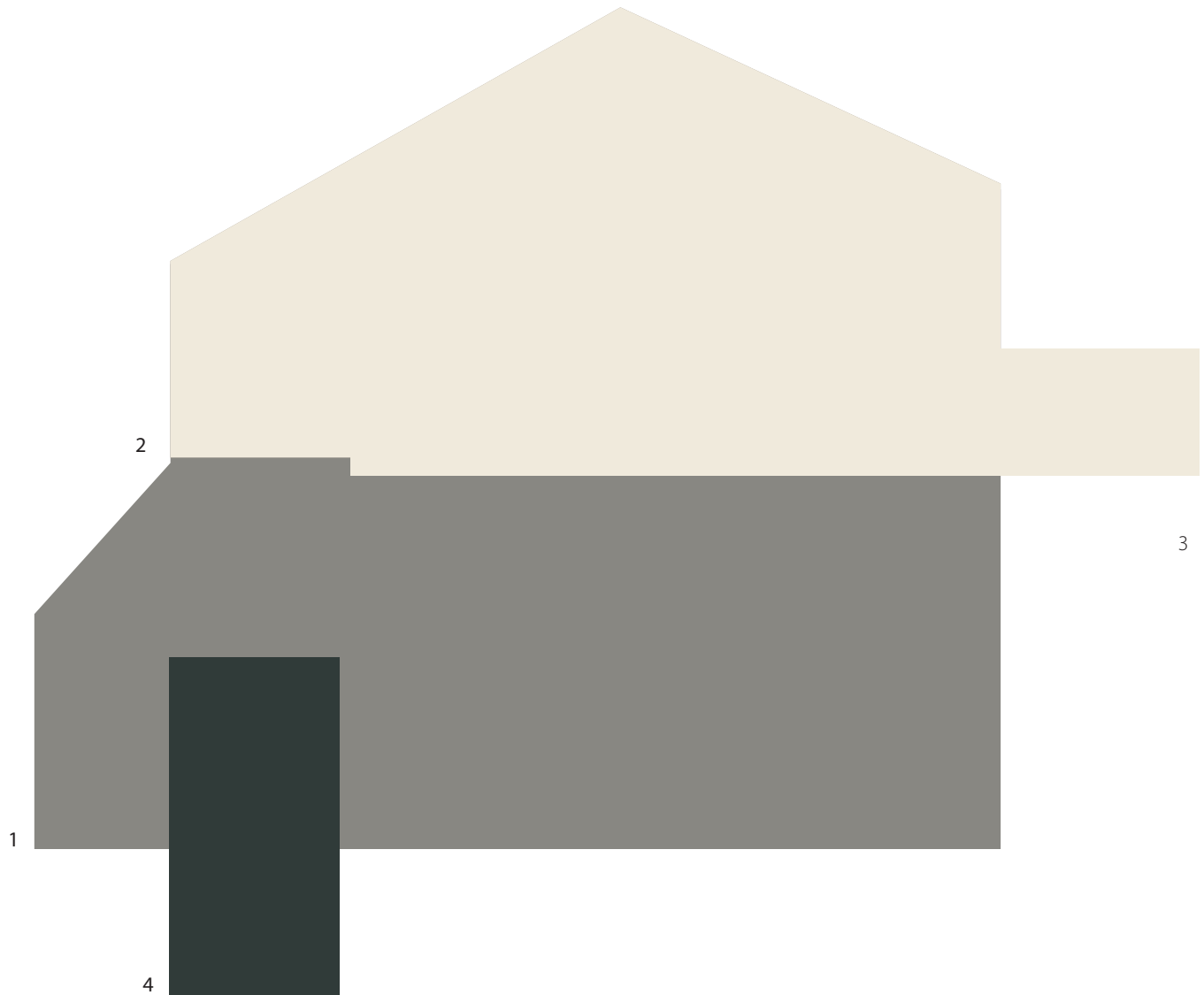
Brick

Dover White



EPCON®
COMMUNITIES

Epcon New Albany Schemes



Farmhouse Scheme 2

- 1 Body
- 2 Secondary Body
- 3 Trim
- 4 Door
- Metal Roof
- Roof Shingle
- Windows
- Gutters & Downspouts
- Porch Railings
- Garage Door

SW 0077 Classic French Gray Brick

SW 0023 Pewter Tankard

SW 0050 Classic Light Buff

SW 2809 Rookwood Shutter Green

Black

Black

Black

White

White

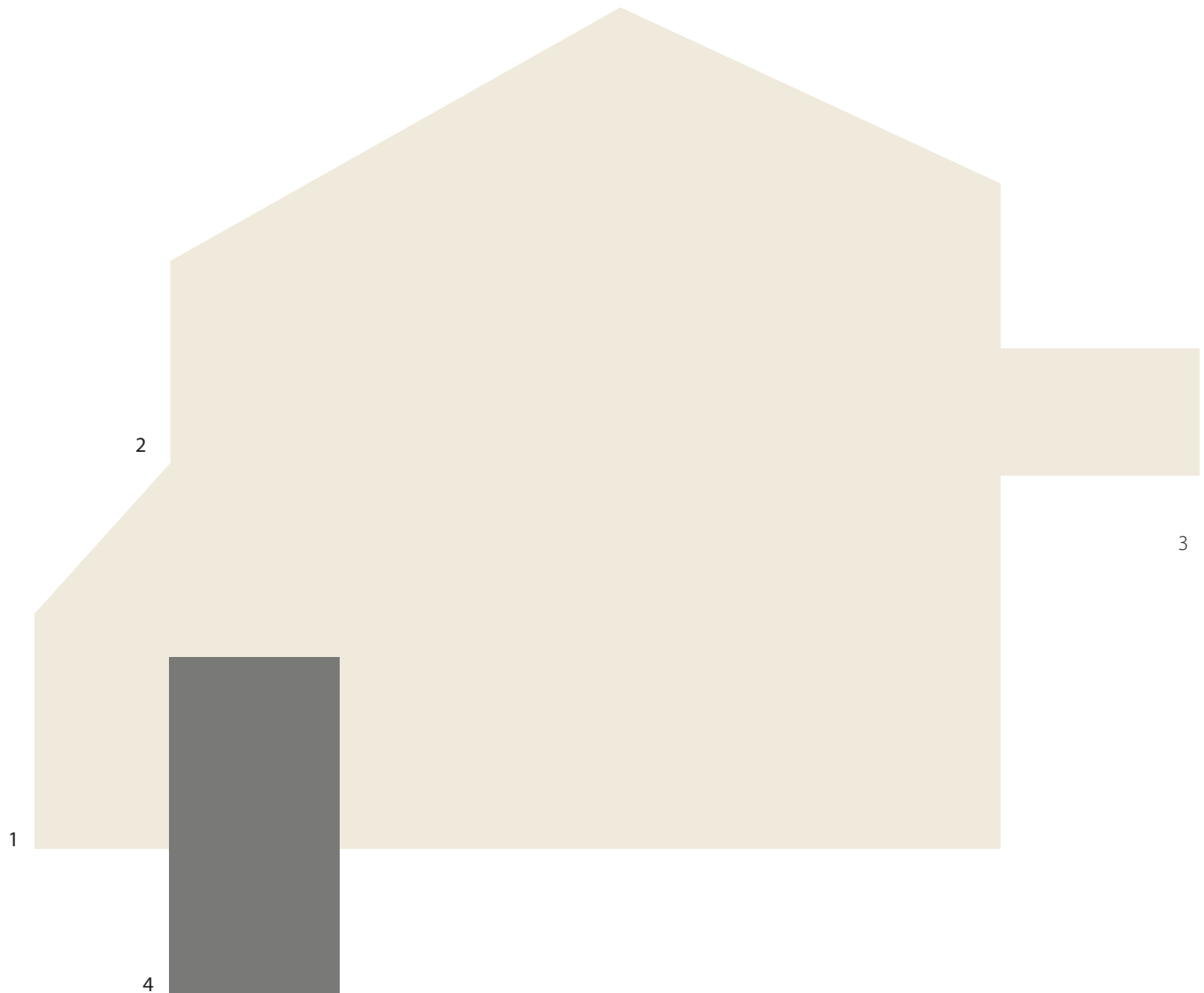
White

Dover White



EPCON®
COMMUNITIES

Epcon New Albany Schemes



Farmhouse Scheme 3

- 1 Body
- 2 Secondary Body
- 3 Trim
- 4 Door
- Metal Roof
- Roof Shingle
- Windows
- Gutters & Downspouts
- Porch Railings
- Garage Door

SW 0050 Classic Light Buff
 SW 0050 Classic Light Buff
 SW 0050 Classic Light Buff
 SW 2849 Westchester Gray
 Black
 Black
 Black
 White
 White
 White

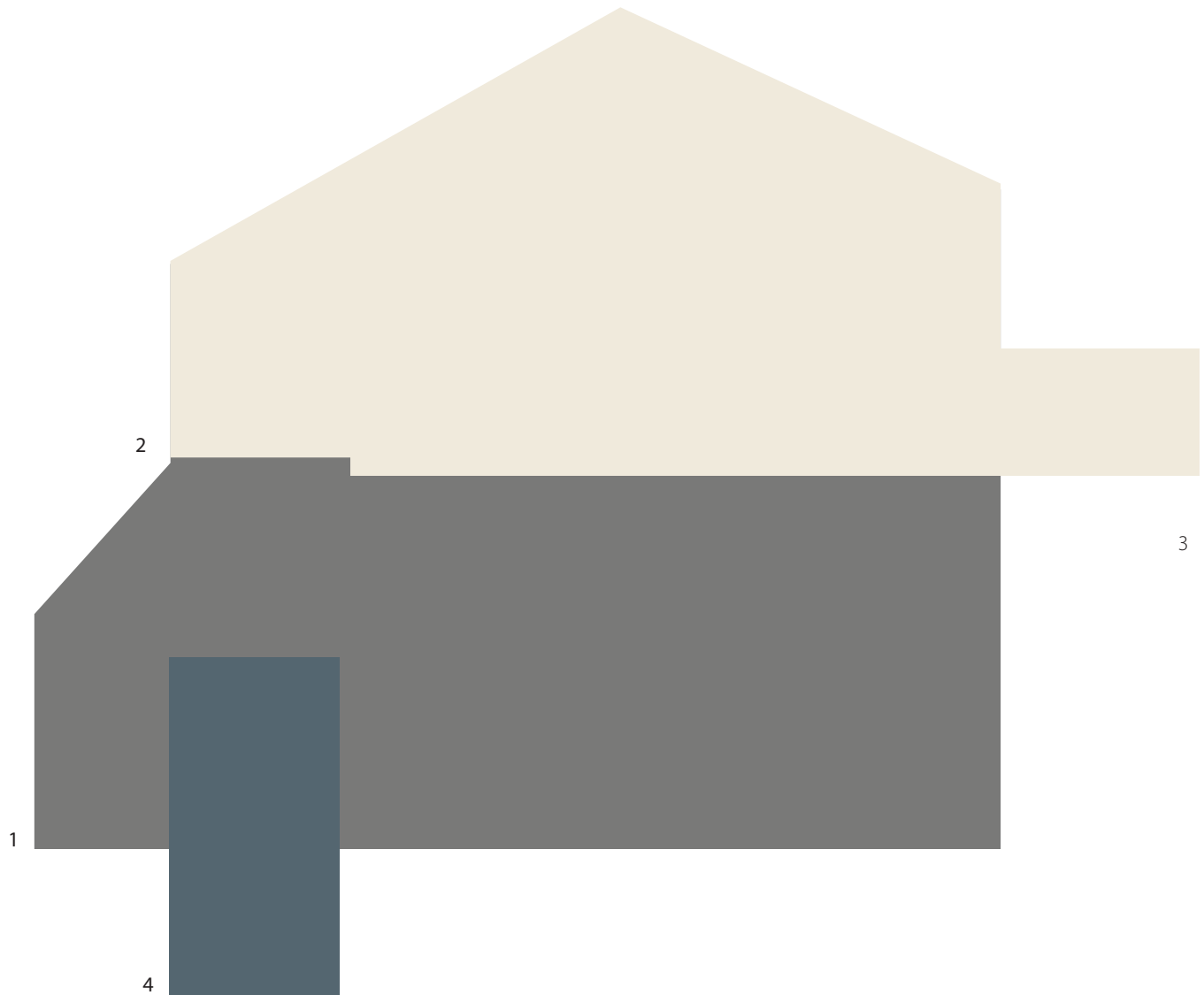
Brick

Dover White



EPCON®
COMMUNITIES

Epcon New Albany Schemes



Farmhouse Scheme 4

- 1 Body
- 2 Secondary Body
- 3 Trim
- 4 Door
- Metal Roof
- Roof Shingle
- Windows
- Gutters & Downspouts
- Porch Railings
- Garage Door

SW 2849 Westchester Gray
 SW 0050 Classic Light Buff
 SW 0050 Classic Light Buff
 SW 0032 Needlepoint Navy
 Black
 Black
 Black
 White
 White
 White

Brick

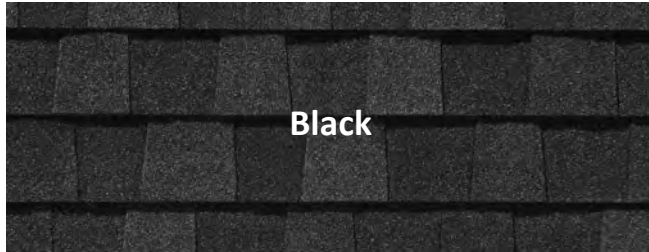
Dover White



EPCON®
COMMUNITIES

Haines Creek Colors – Epcon Communities
Scheme #1

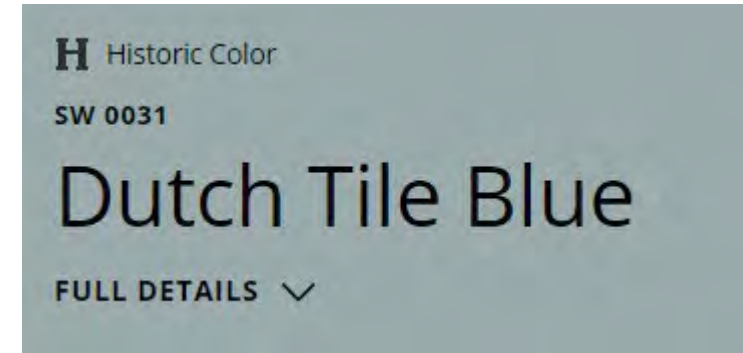
Shingles



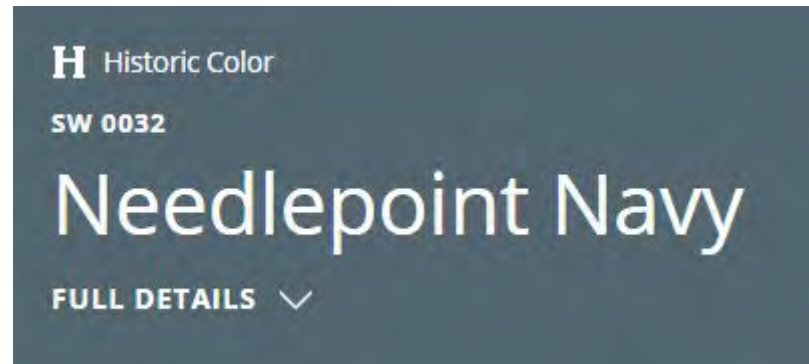
Trim & Windows



Front Door & Shutters



Garage Door



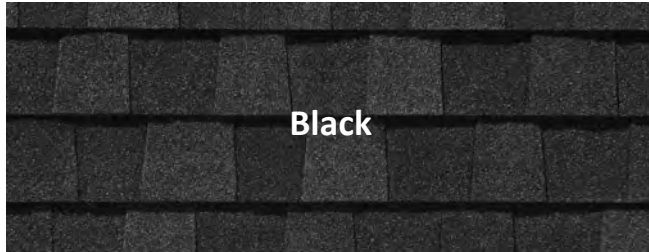
Siding Main



Siding Accent

Haines Creek Colors – Epcon Communities
Scheme #2

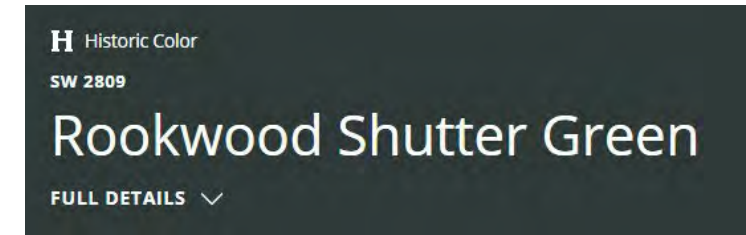
Shingles



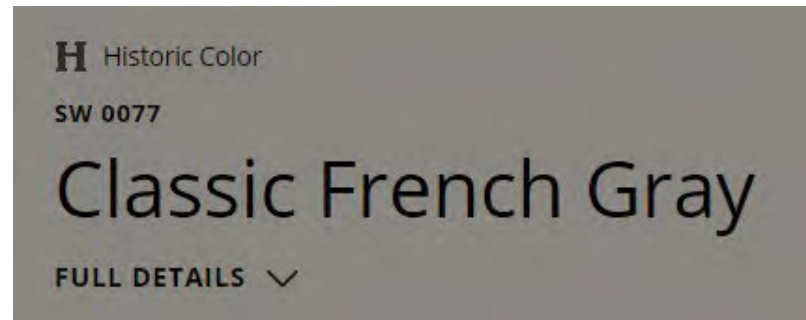
Trim & Windows



Front Door & Shutters



Garage Door



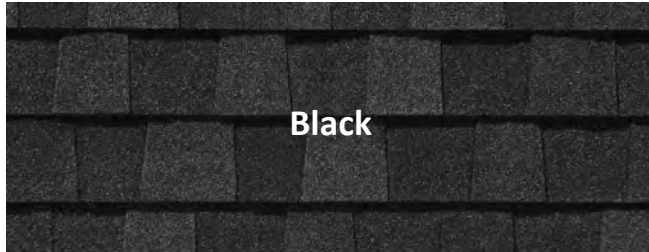
Siding Main



Siding Accent

Haines Creek Colors – Epcon Communities
Scheme #3

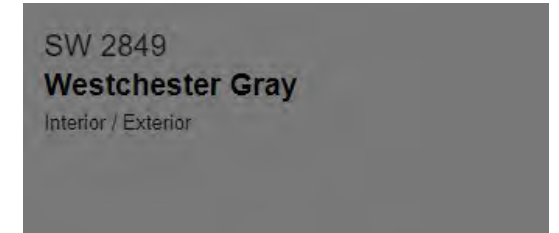
Shingles



Trim & Windows



Front Door & Shutters



Garage Door



Siding Main



Siding Accent

Haines Creek Colors – Epcon Communities
Scheme #4

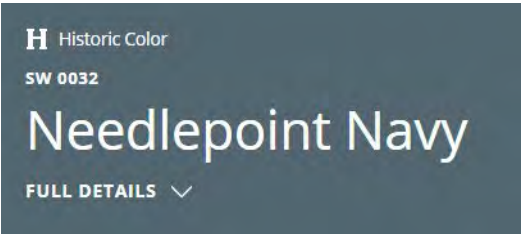
Shingles



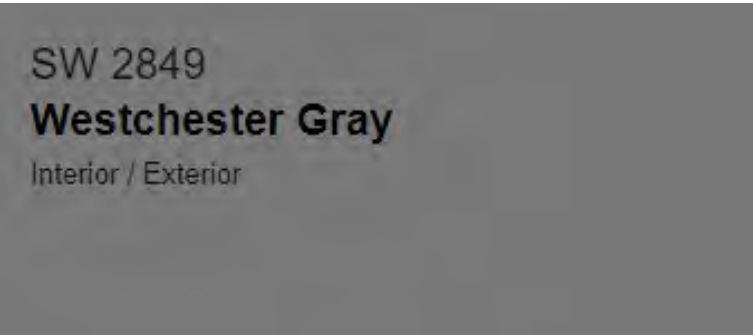
Trim & Windows



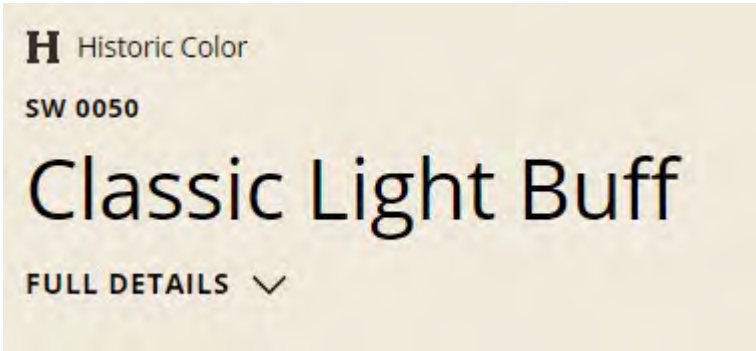
Front Door & Shutters



Garage Door



Siding Main



Siding Accent

Haines Creek Colors – Epcon Communities

All Schemes



Modular Brick

**“Dover White” With White
Mortar & Brown Sand**

TABLE OF CONTENTS

Options

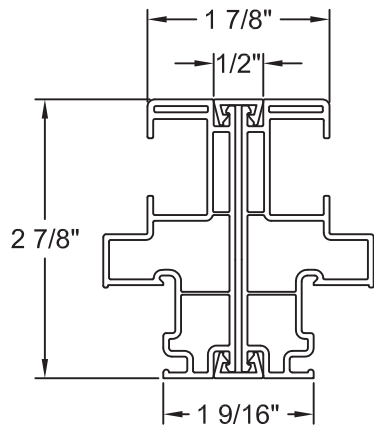
| | |
|----------------------------|---|
| Mullion | 2 |
| Divided Lite Options | 3 |
| Trim Options | 4 |
| Grille Patterns | 5 |
| Clear Opening Layout | 6 |

Section Details

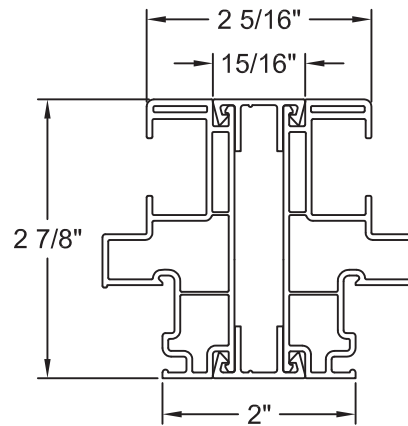
Standard Unit Sections:

| | |
|--|----|
| PG20 - Horizontal Section | 7 |
| PG20 w/ 4 9/16" Jamb Extender - Horizontal Section | 8 |
| PG20 w/ 6 9/16" Jamb Extender - Horizontal Section | 9 |
| PG50 - Horizontal Section | 10 |
| PG20 w/ Cam Lock - Vertical Section | 11 |
| PG50 w/ Cam Lock - Vertical Section | 12 |
| PG20 w/ Wenlock - Vertical Section | 13 |
| PG50 w/ Wenlock - Vertical Section | 14 |
| PG20 Pocket - Horizontal Section | 15 |
| PG50 Pocket - Horizontal Section | 16 |
| PG20 w/ Cam Lock Pocket - Vertical Section | 17 |
| PG50 w/ Cam Lock Pocket - Vertical Section | 18 |
| PG20 w/ Wenlock Pocket - Vertical Section | 19 |
| PG50 w/ Wenlock Pocket - Vertical Section | 20 |
| PG20 Twin - Horizontal Section | 21 |
| PG50 Twin - Horizontal Section | 22 |
| PG20 3 Wide - Horizontal Section | 23 |
| PG50 3 Wide - Horizontal Section | 24 |
| Bay & Bow Units - Vertical Section | 25 |
| Bay Units: | |
| 30° - Horizontal Section | 26 |
| 45° - Horizontal Section | 27 |
| Bows Units: | |
| 3 Wide 10° - Horizontal Section | 28 |
| 4 Wide 10° - Horizontal Section | 29 |
| 5 Wide 10° - Horizontal Section | 30 |

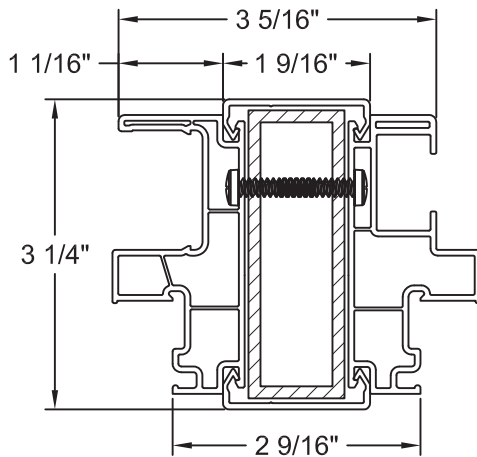
MULLION OPTIONS



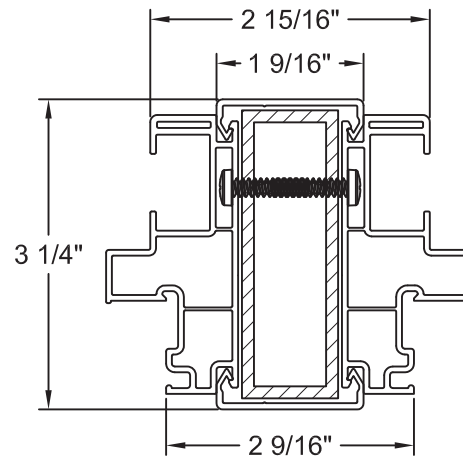
Tilt SH Muller To Tilt SH
1/2" Clip



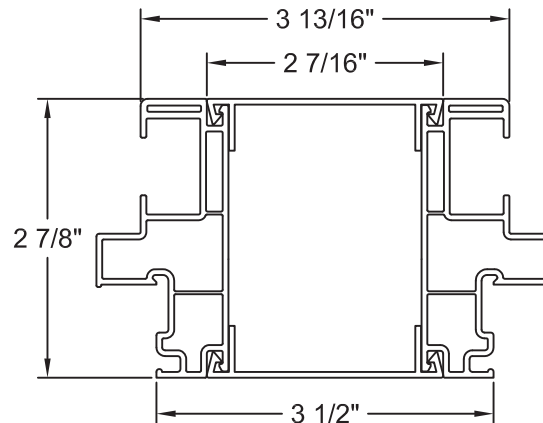
Tilt SH Muller To Tilt SH
15/16" Clip



Slider Muller To Tilt SH
1 9/16" Clip

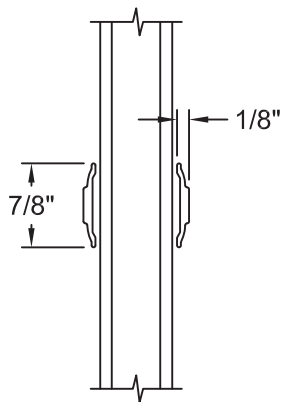


Tilt SH Muller To Tilt SH
1 9/16" Clip

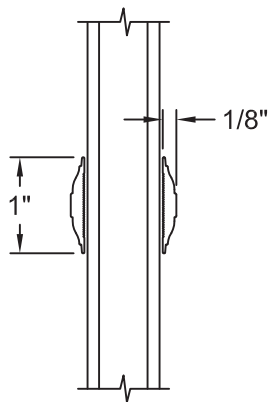


Tilt SH Muller To Tilt SH
2 7/16" Clip

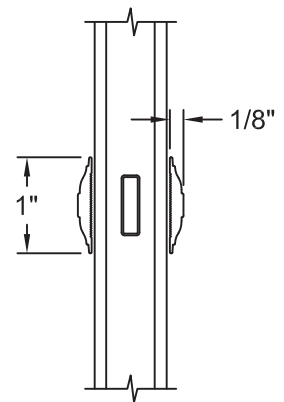
DIVIDED LITE OPTIONS



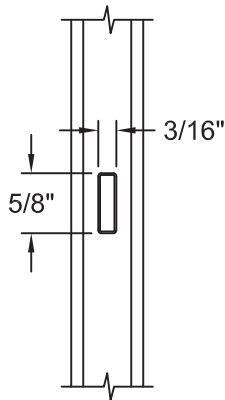
7/8" Low Profile
Contour SDL



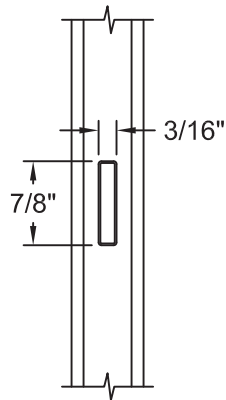
1" Raised Slim SDL



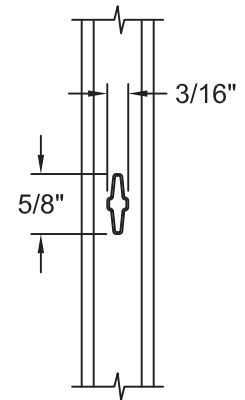
1" Raised Slim SDL
w/ Shadowbar



5/8" Flat GBG

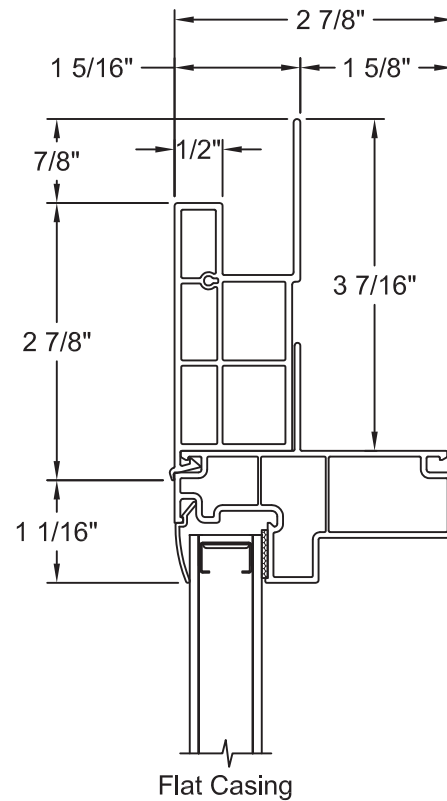
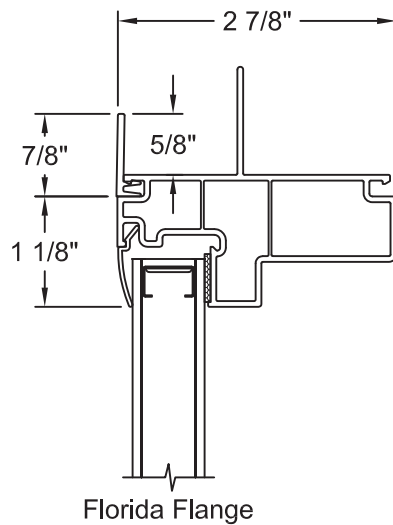
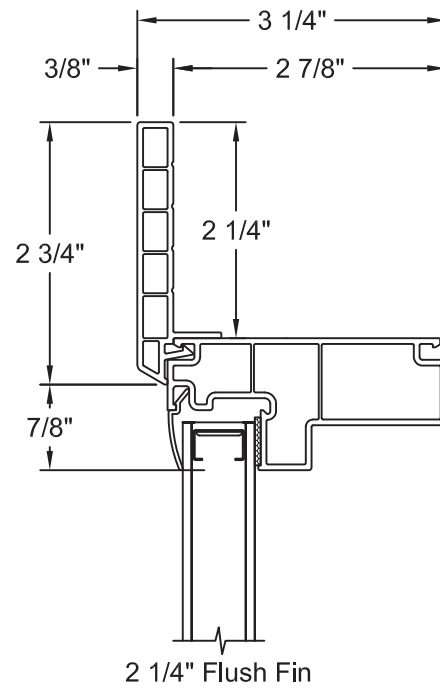
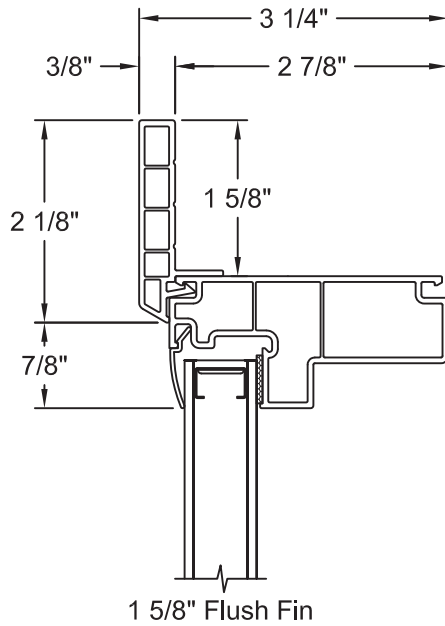


7/8" Flat GBG

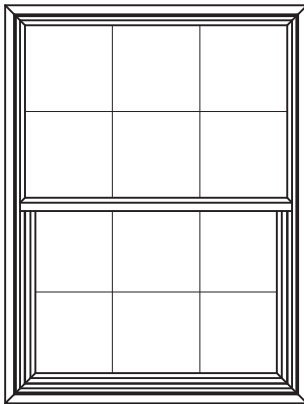


5/8" Contour GBG

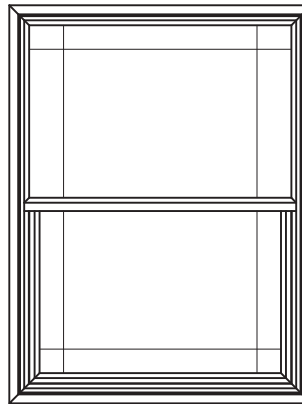
TRIM OPTIONS



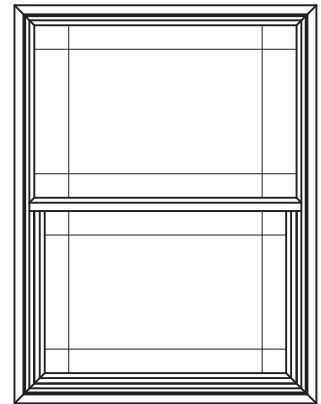
GRILLE PATTERNS



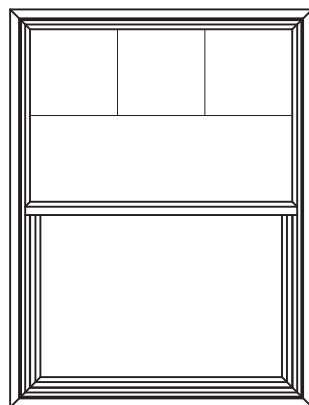
Standard



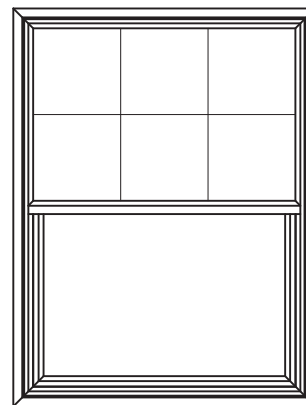
Prairie Frame



Prairie Glass

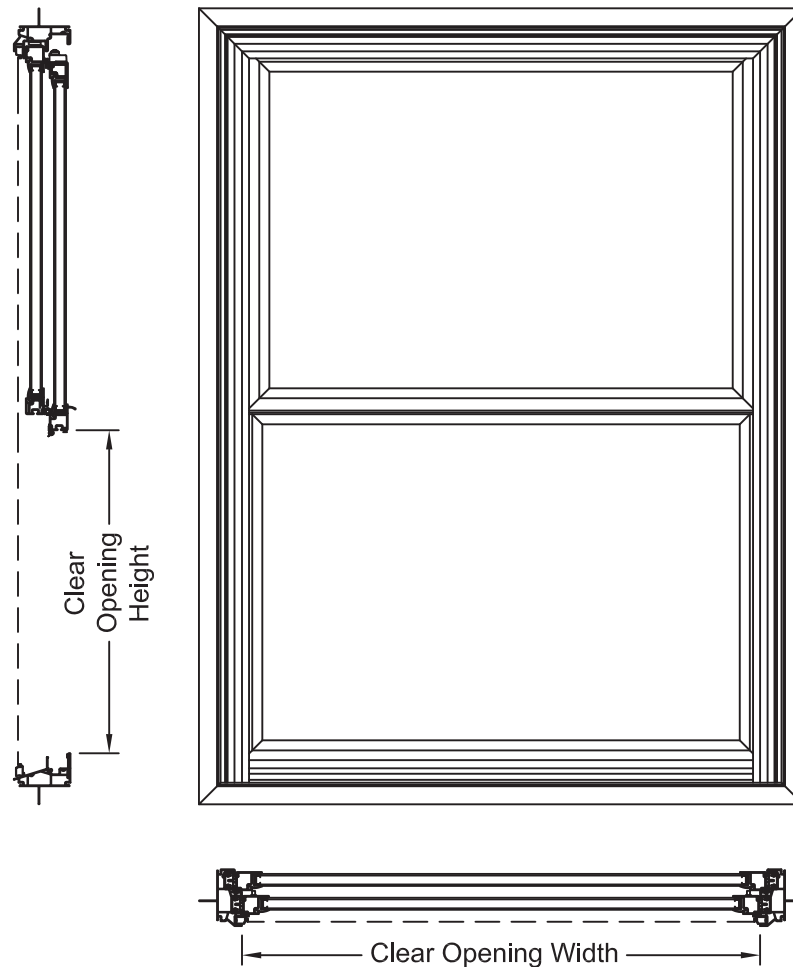


Colonial Top Down



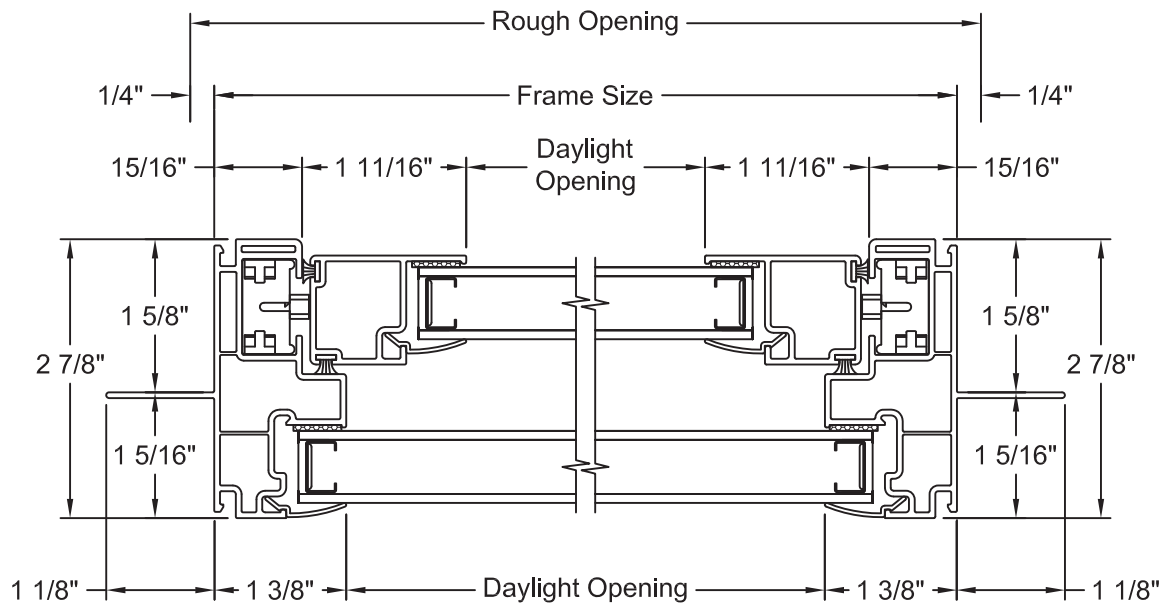
Colonial Top Sash

CLEAR OPENING LAYOUT

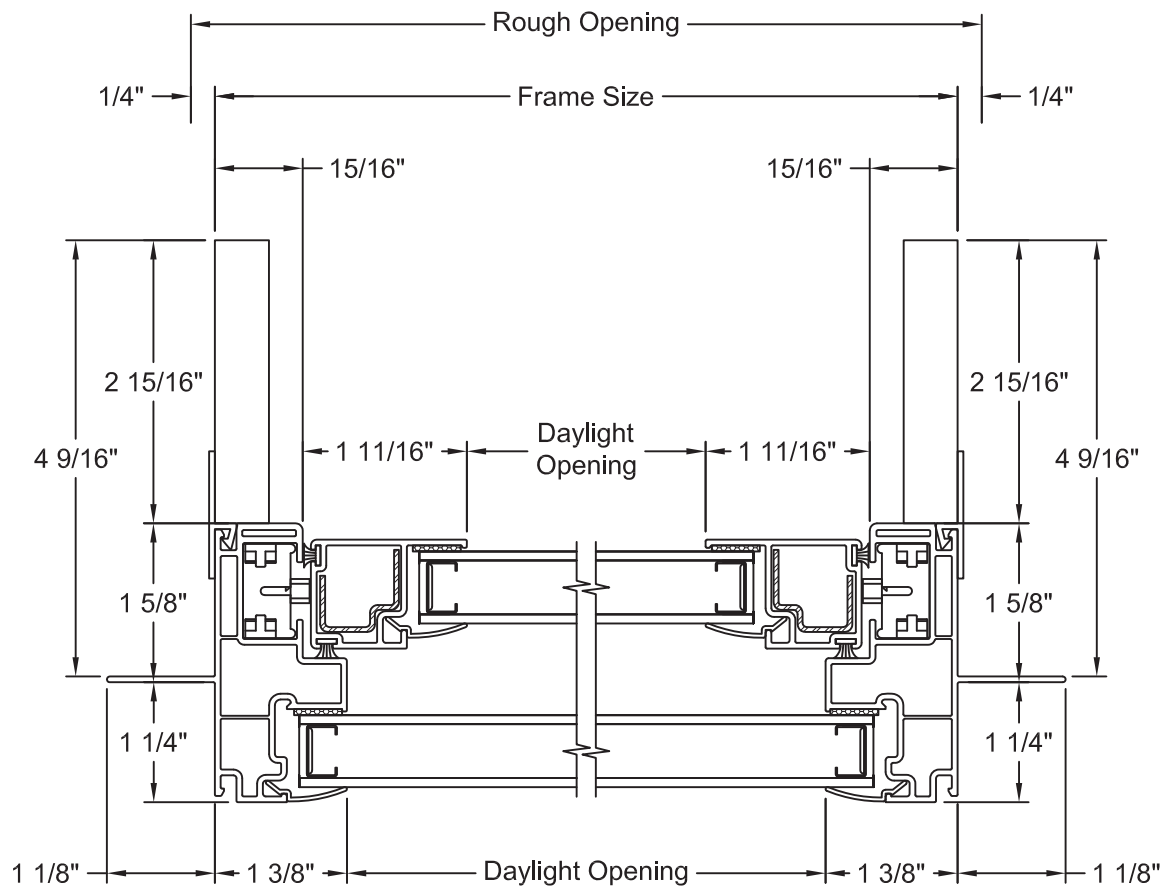


| Window Type | Clear Opening Formulas | |
|--------------------------|------------------------|-----------------------------|
| | Clear Opening Width | Clear Opening Height |
| Tilt Single Hung PG20 | Frame Width - 2.813" | (Frame Height / 2) - 3.345" |
| Tilt Single Hung PG35/50 | Frame Width - 2.813" | (Frame Height / 2) - 3.885" |

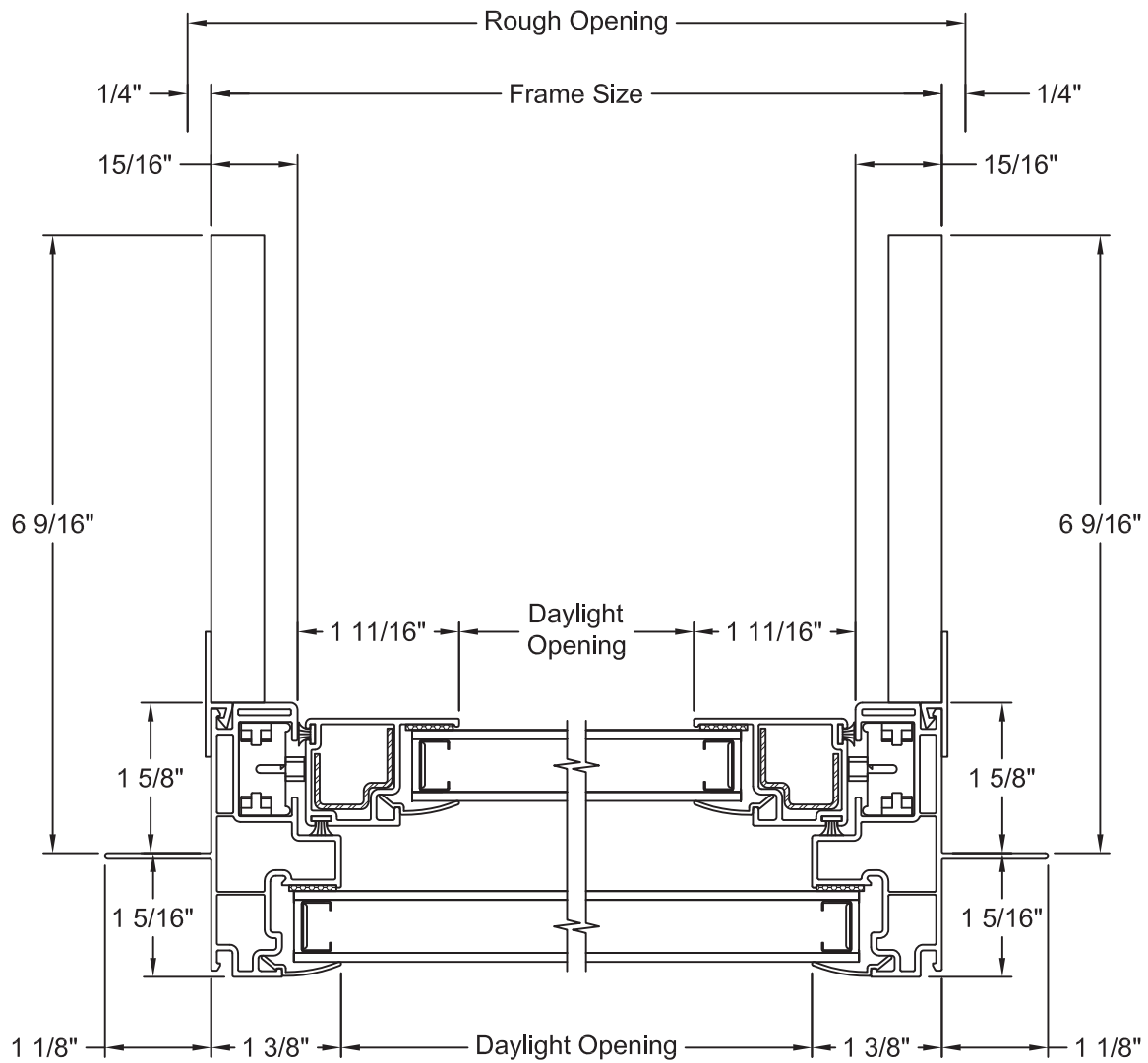
PG20 - HORIZONTAL SECTION



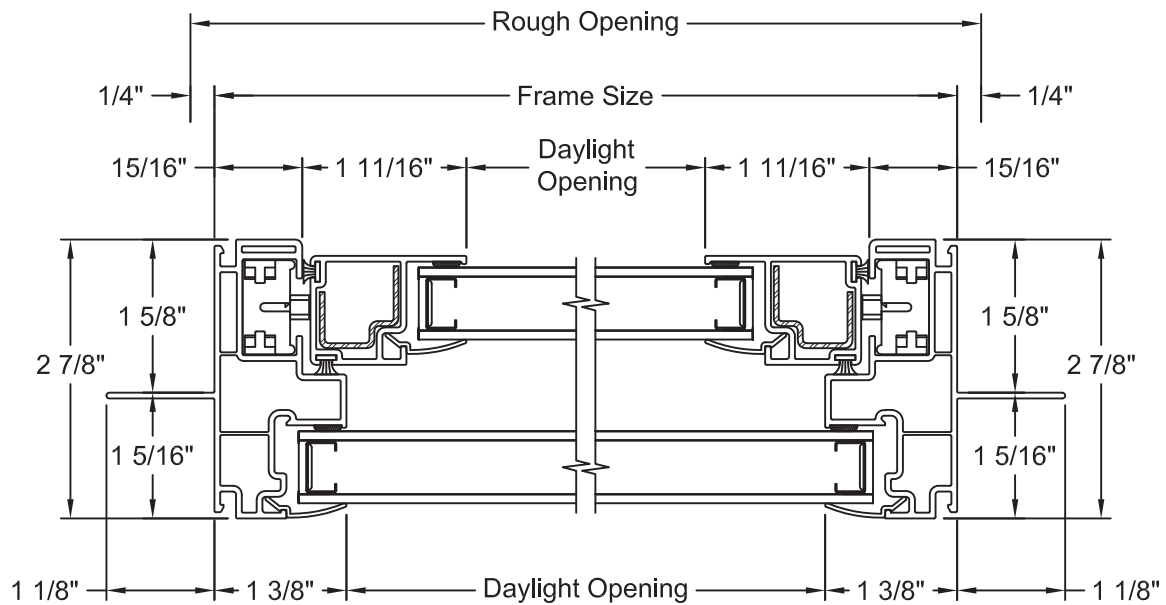
PG20 w/ 4 9/16" JAMB EXTENDER - HORIZONTAL SECTION



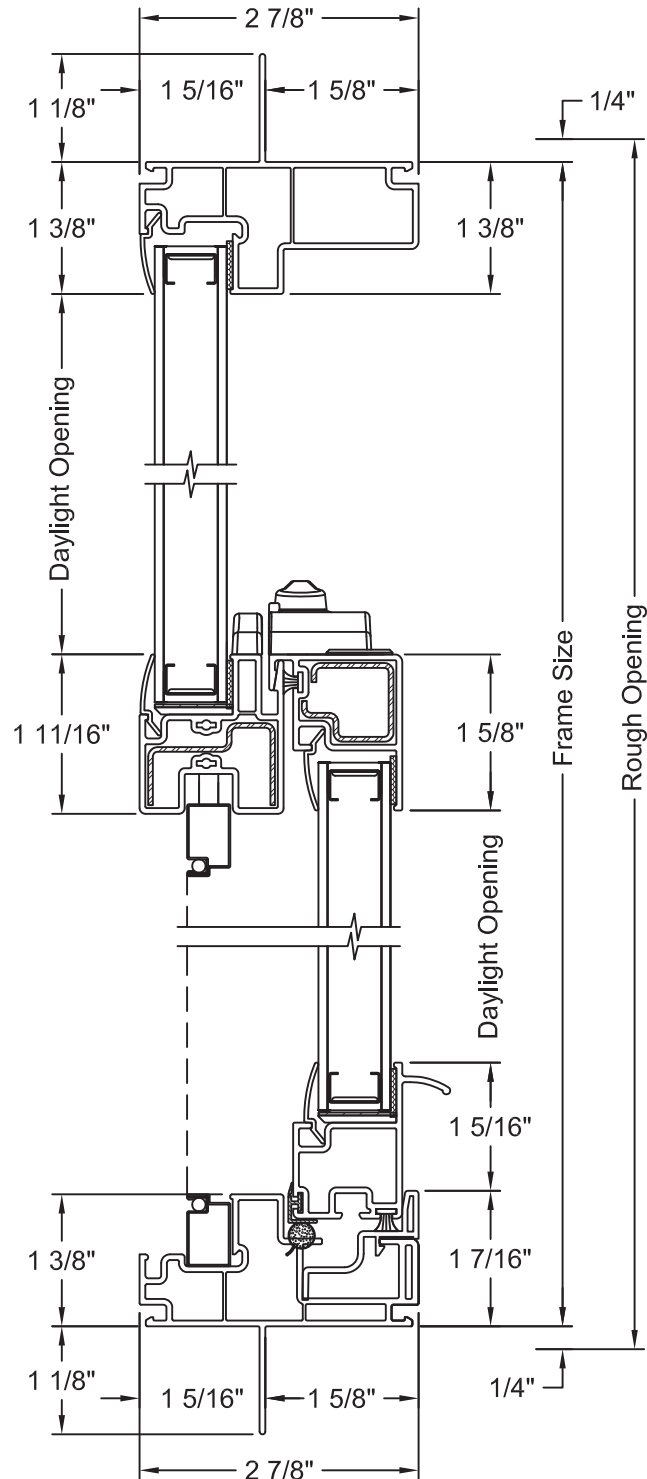
PG20 w/ 6 9/16" JAMB EXTENDER - HORIZONTAL SECTION



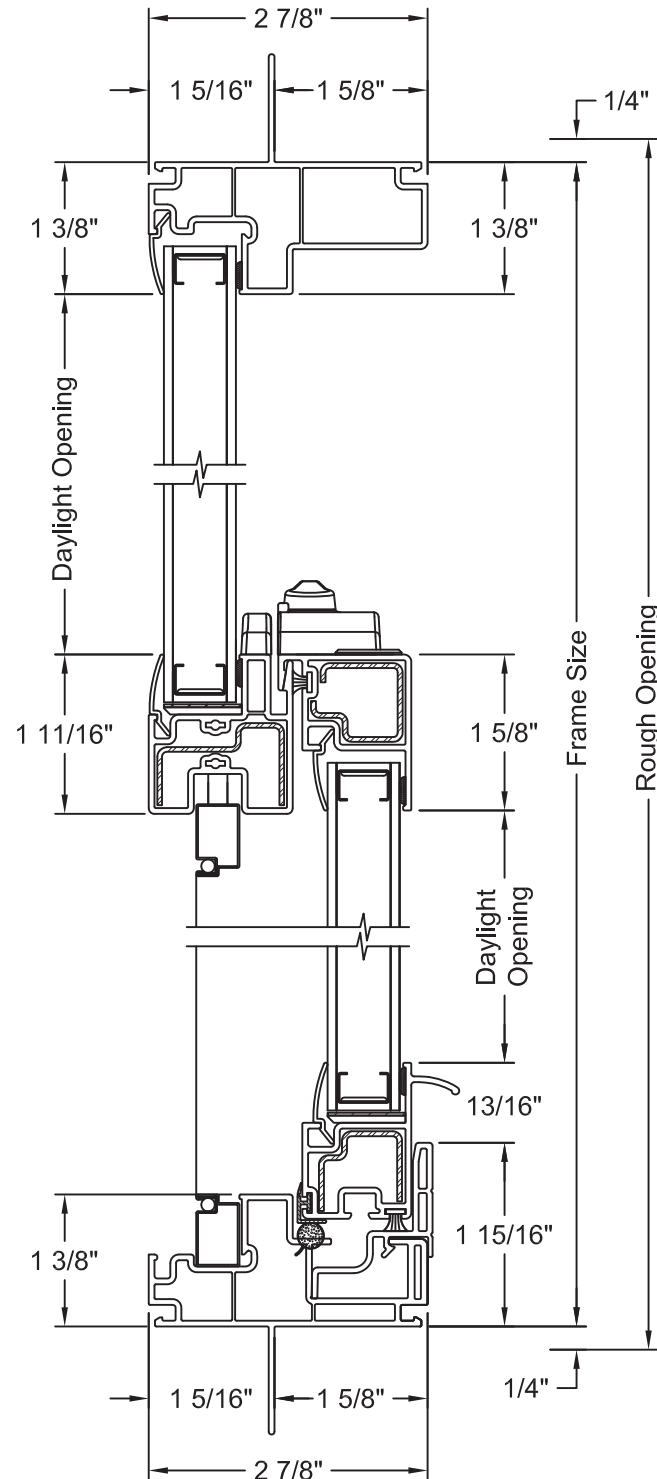
PG50 - HORIZONTAL SECTION



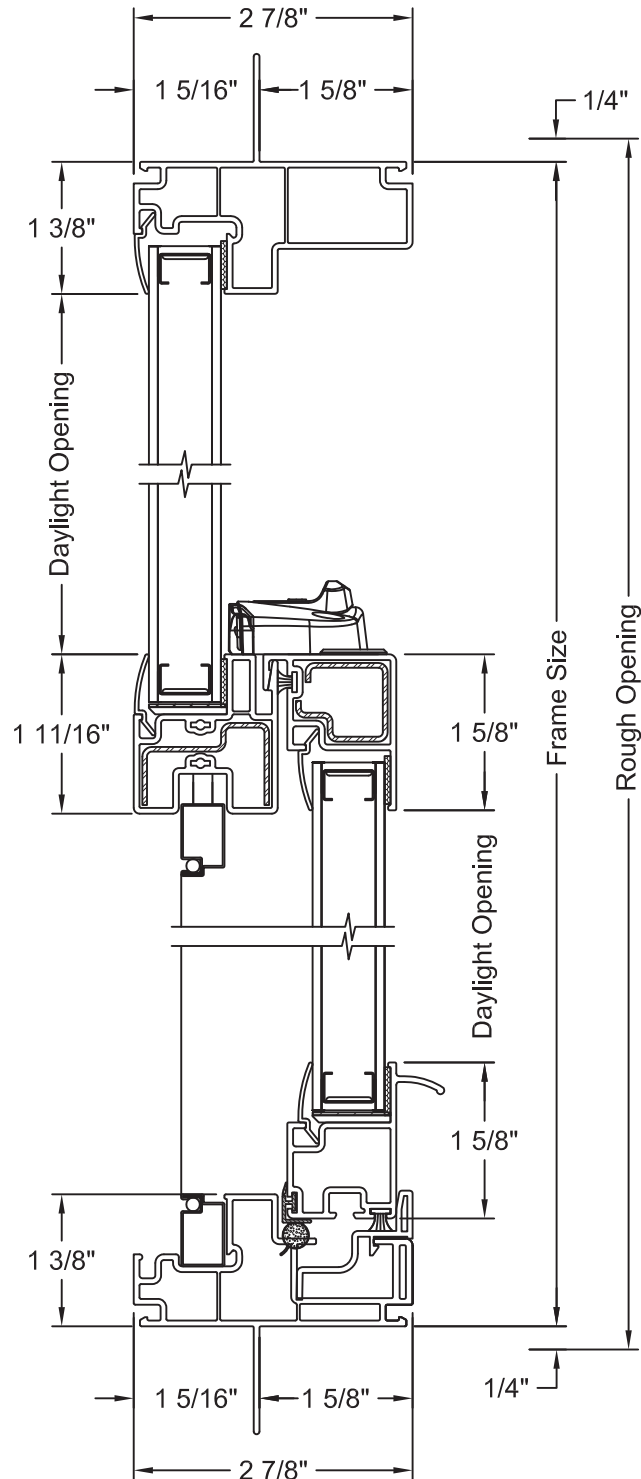
PG20 w/ CAM LOCK - VERTICAL SECTION



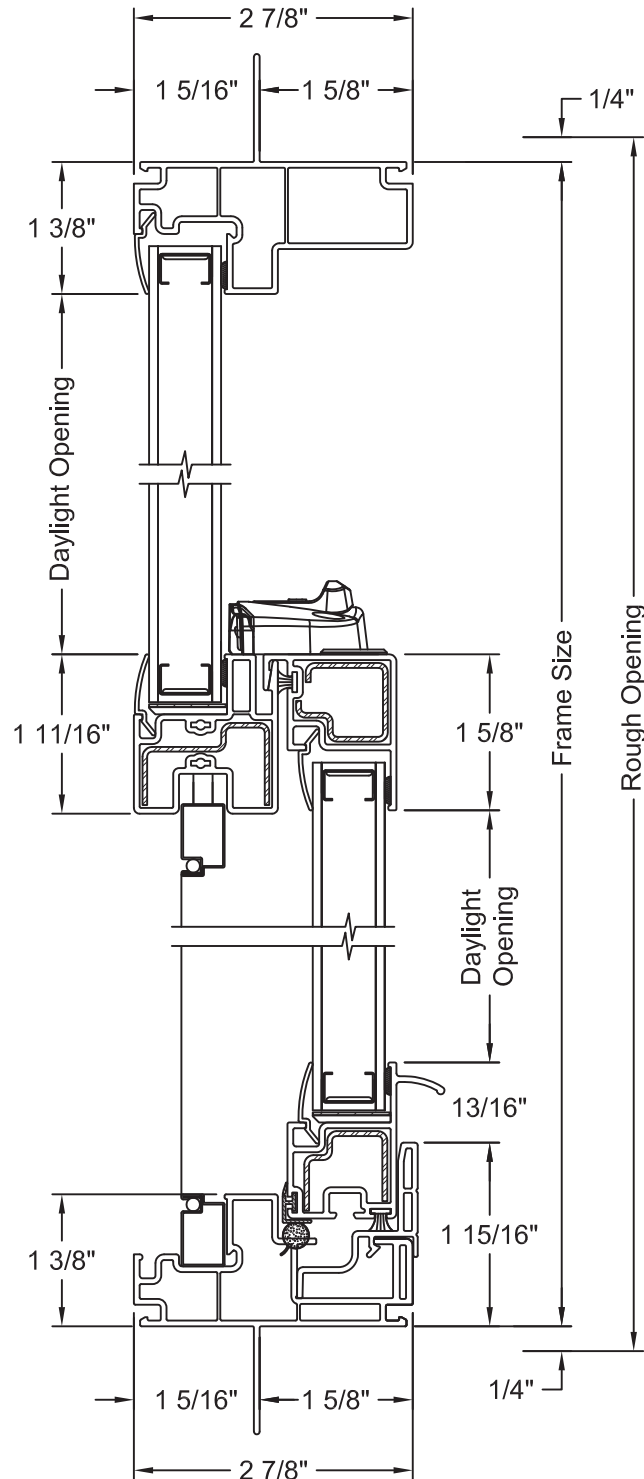
PG50 w/ CAM LOCK - VERTICAL SECTION



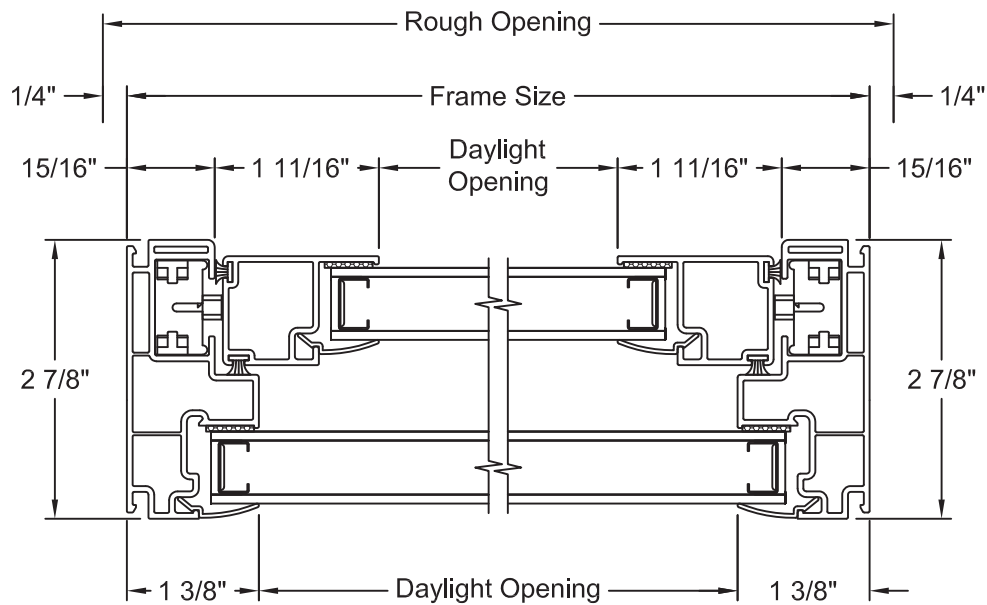
PG20 w/ WENLOCK - VERTICAL SECTION



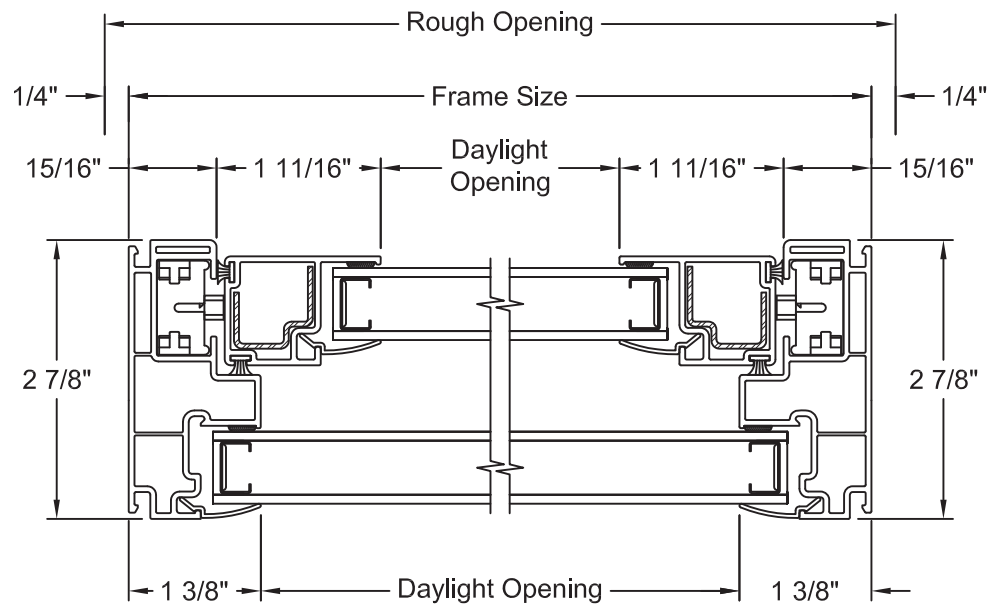
PG50 w/ WENLOCK - VERTICAL SECTION



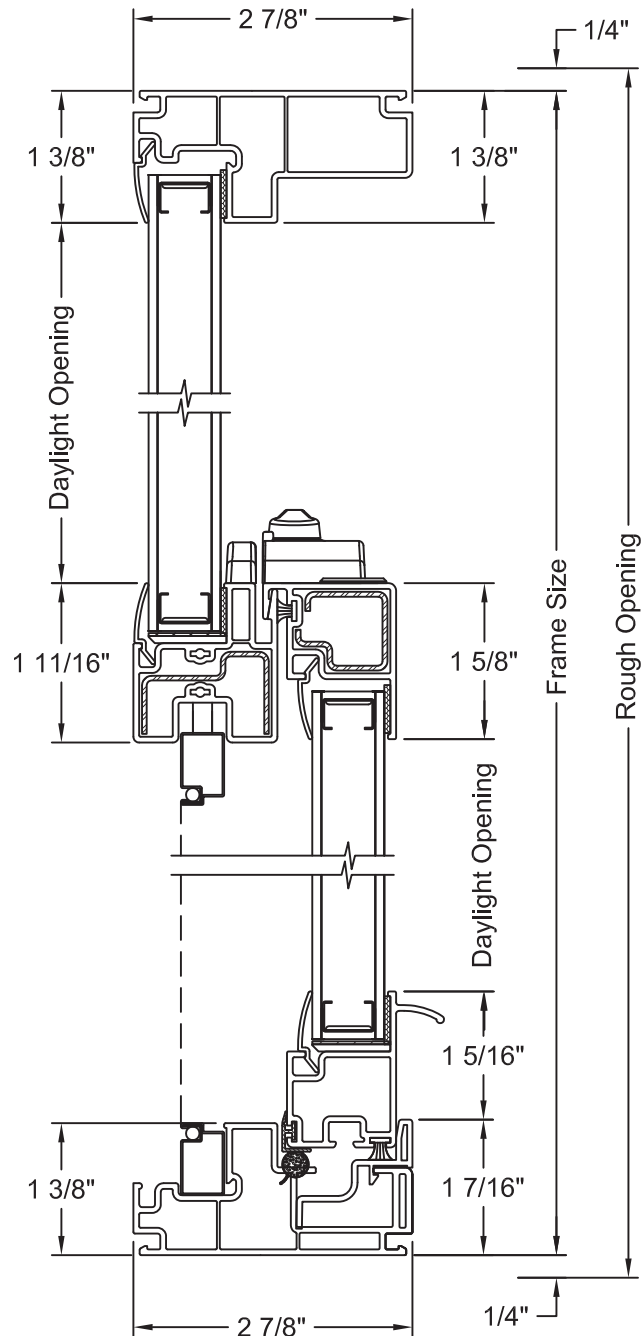
PG20 POCKET - HORIZONTAL SECTION



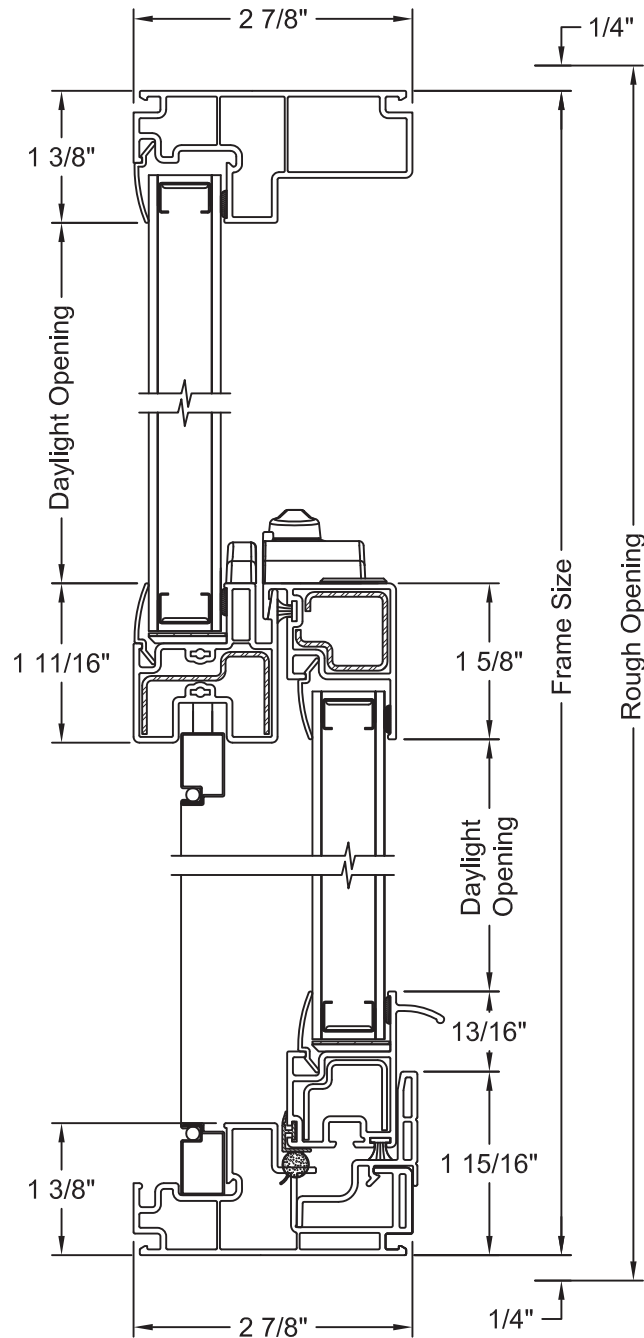
PG50 POCKET - HORIZONTAL SECTION



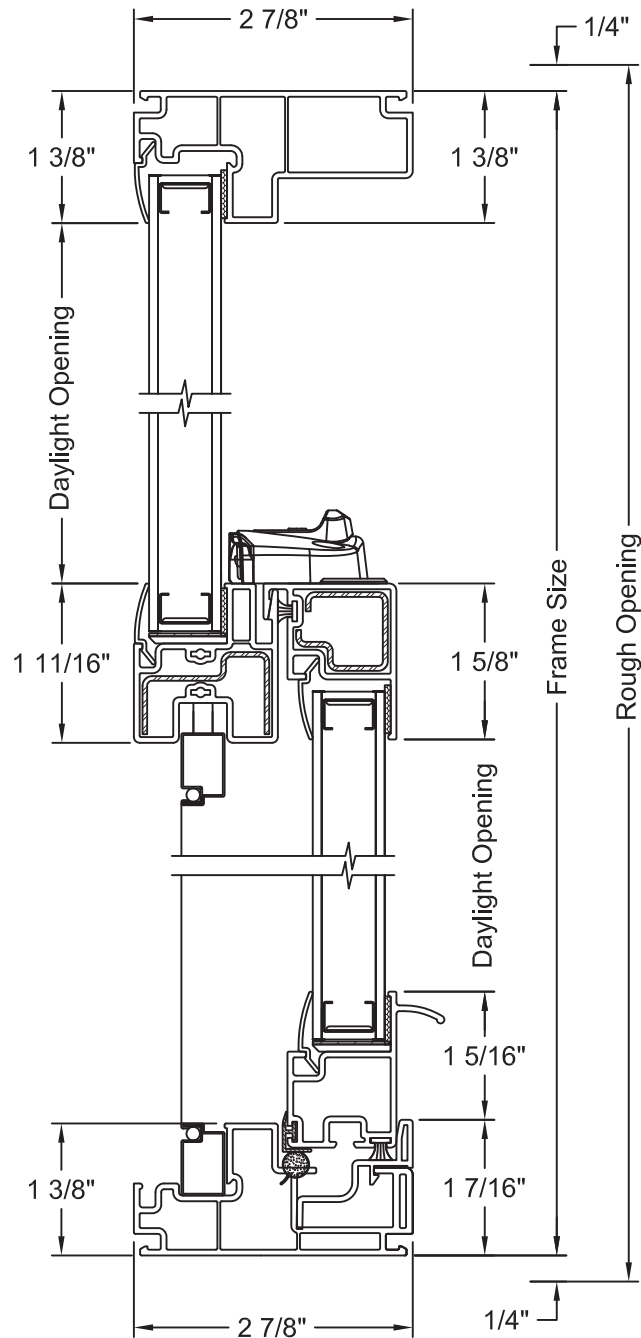
PG20 w/ CAM LOCK POCKET - VERTICAL SECTION



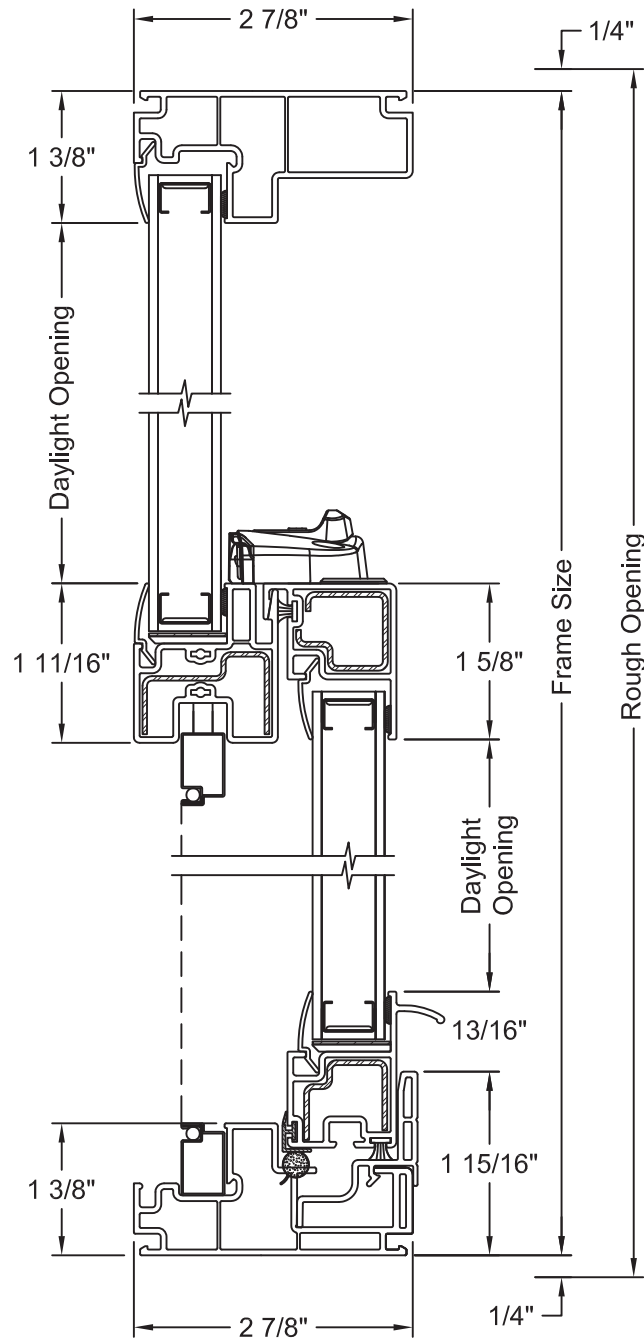
PG50 w/ CAM LOCK POCKET - VERTICAL SECTION



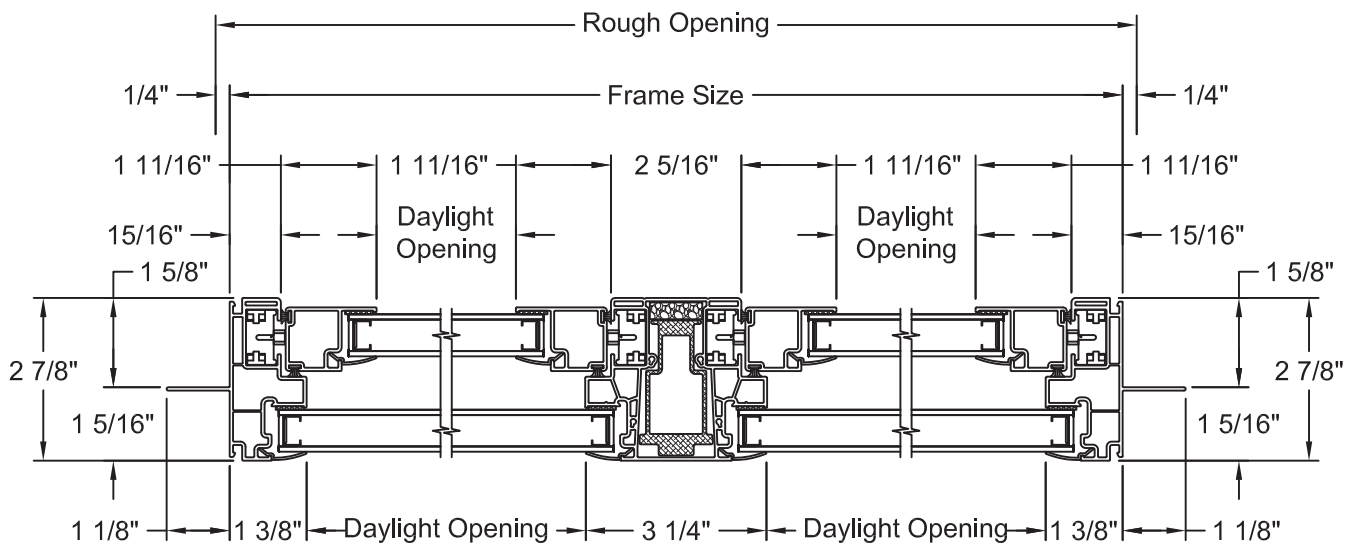
PG20 w/ WENLOCK POCKET - VERTICAL SECTION



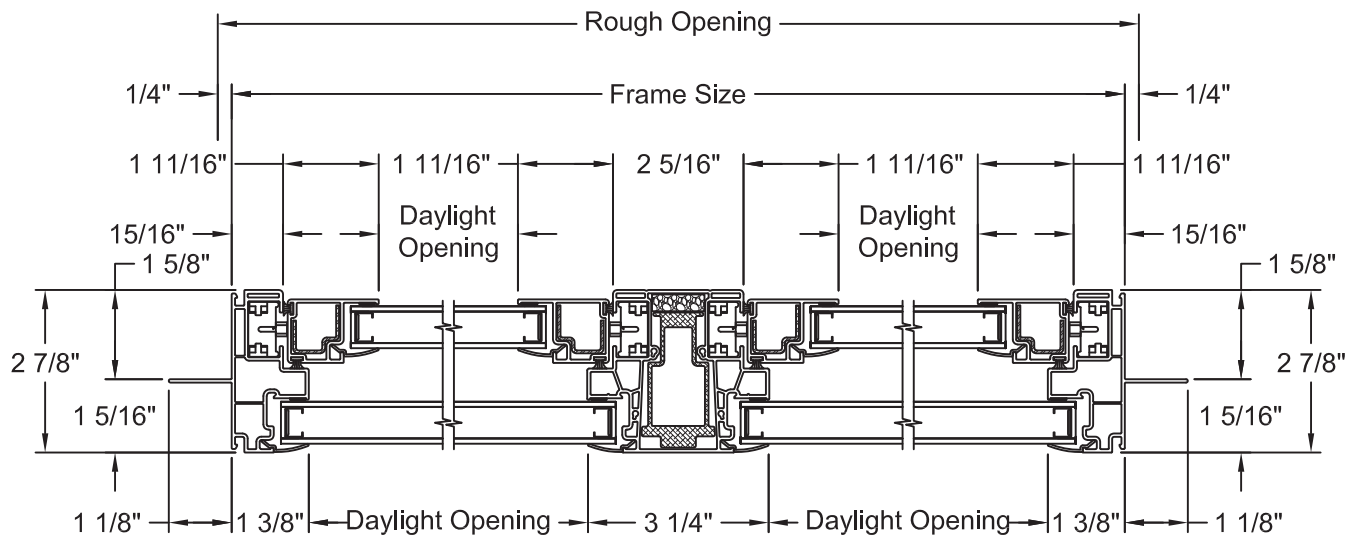
PG50 w/ WENLOCK POCKET - VERTICAL SECTION



PG20 TWIN - HORIZONTAL SECTION

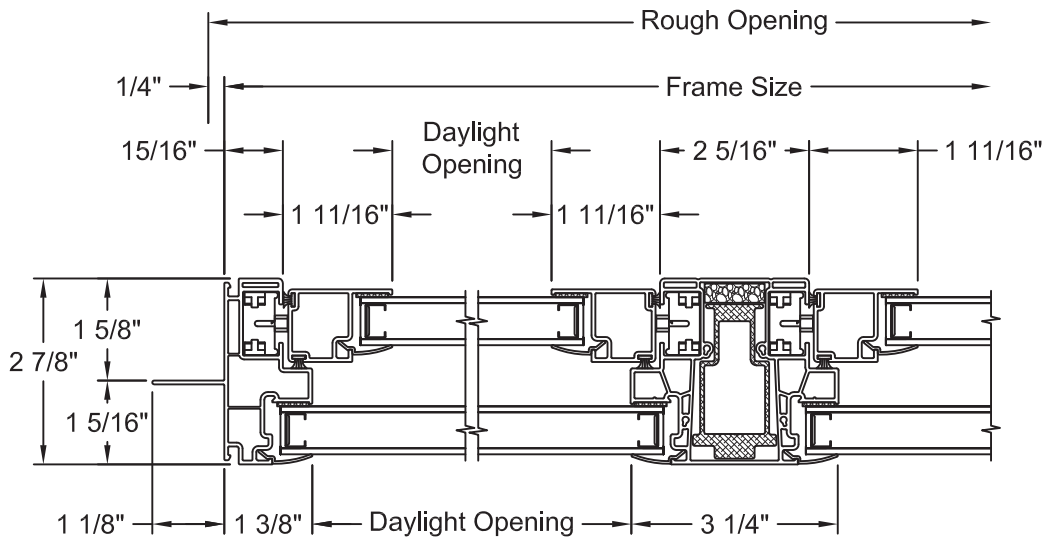
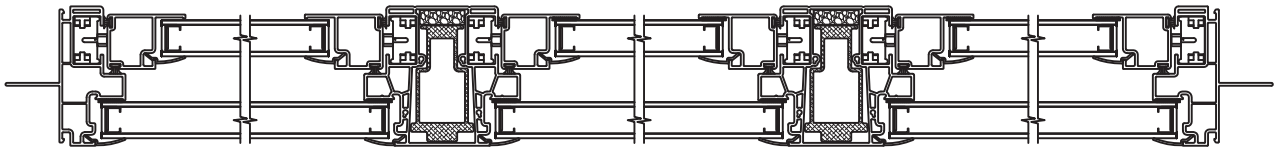


PG50 TWIN - HORIZONTAL SECTION



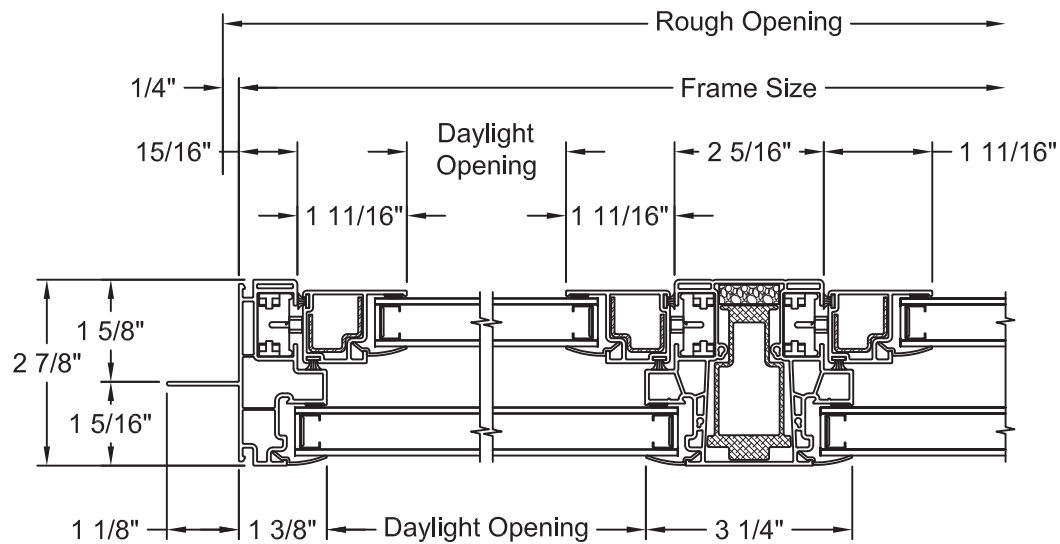
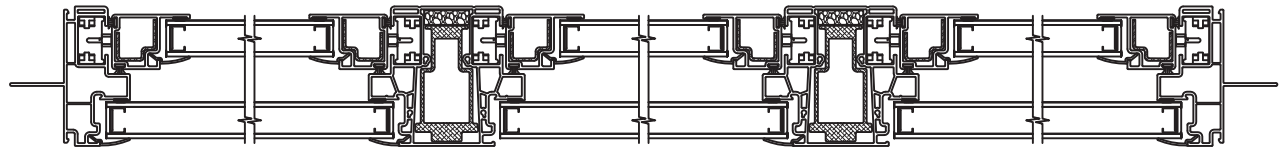
PG20 3 WIDE - HORIZONTAL SECTION

Not To Scale - For Reference Only

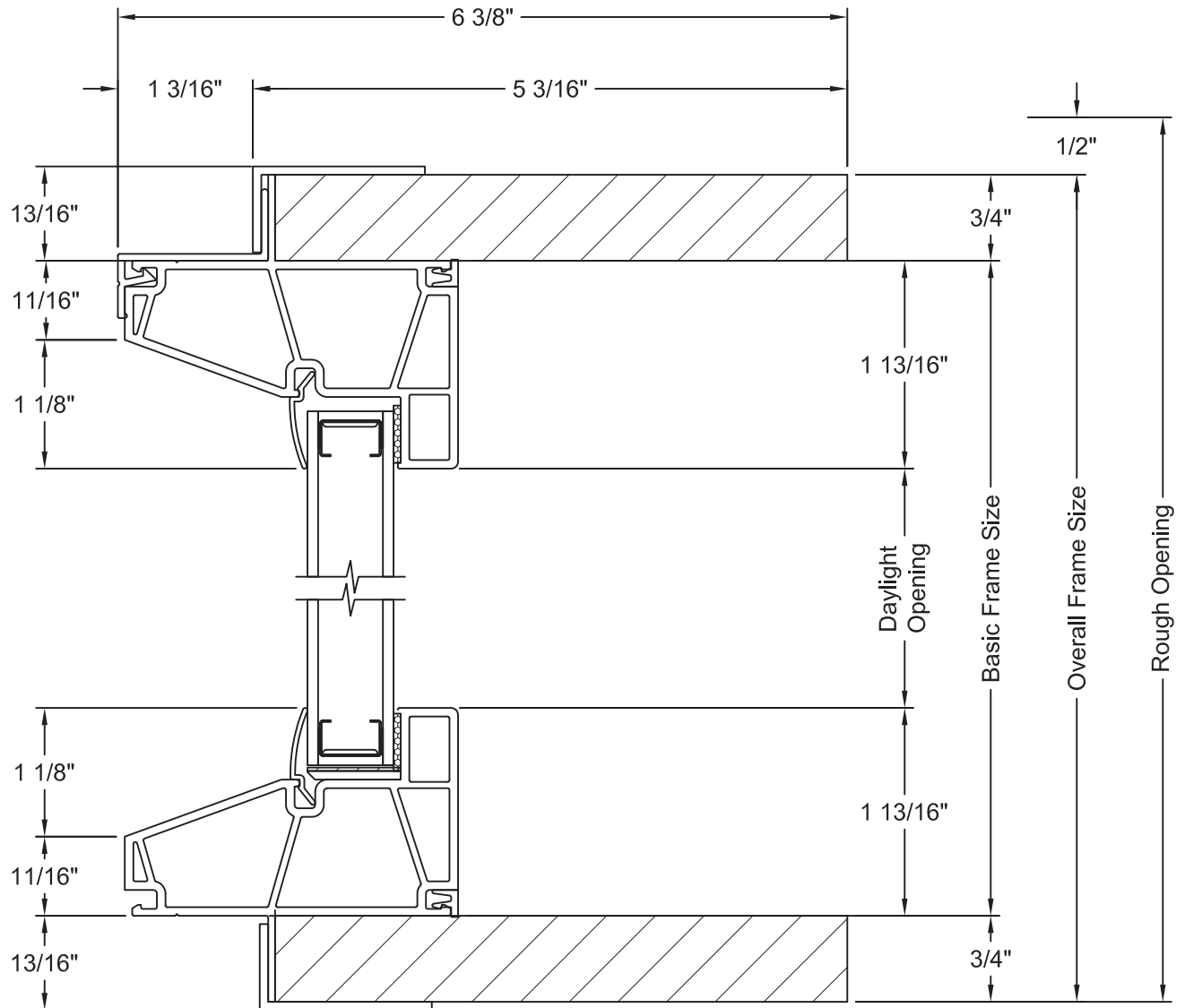


PG50 3 WIDE - HORIZONTAL SECTION

Not To Scale - For Reference Only



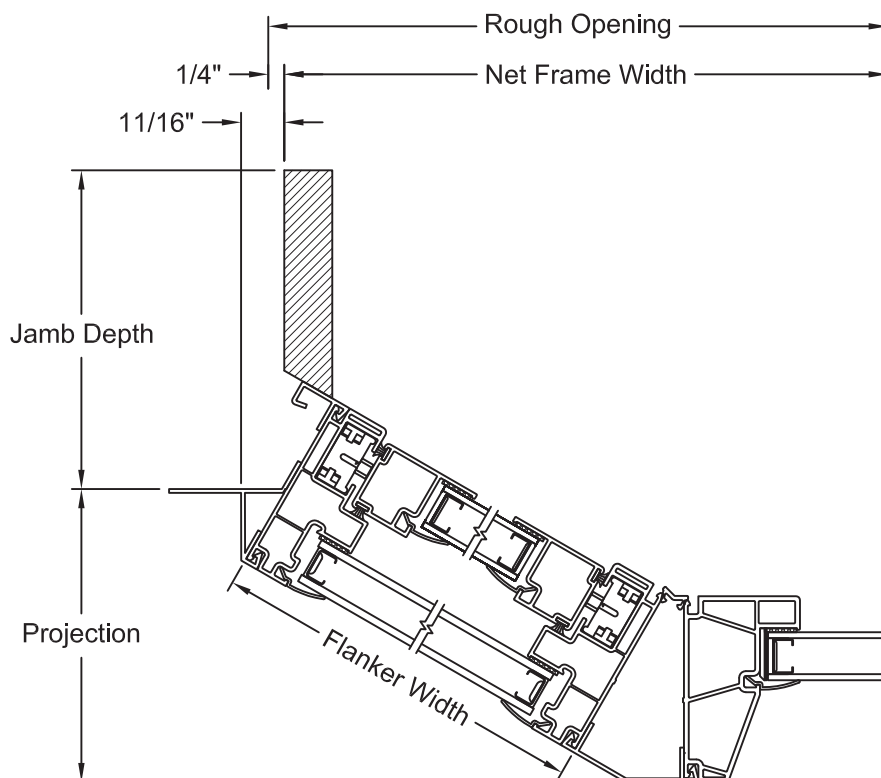
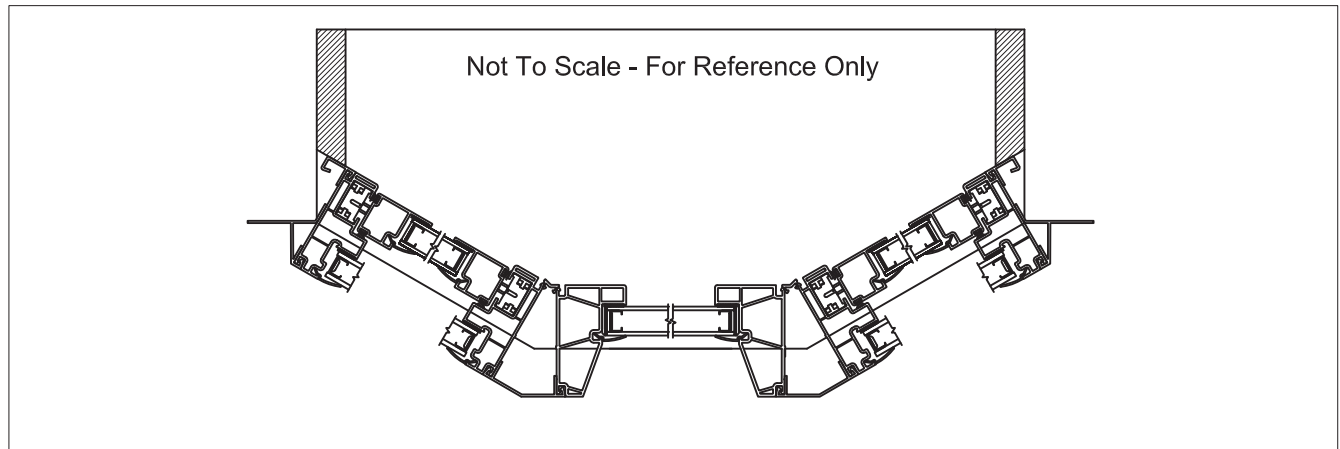
BAYS & BOWS - VERTICAL SECTION



NOTES:

1. Dimensional details available upon ordering
2. Fixed window frame shown, other frames available

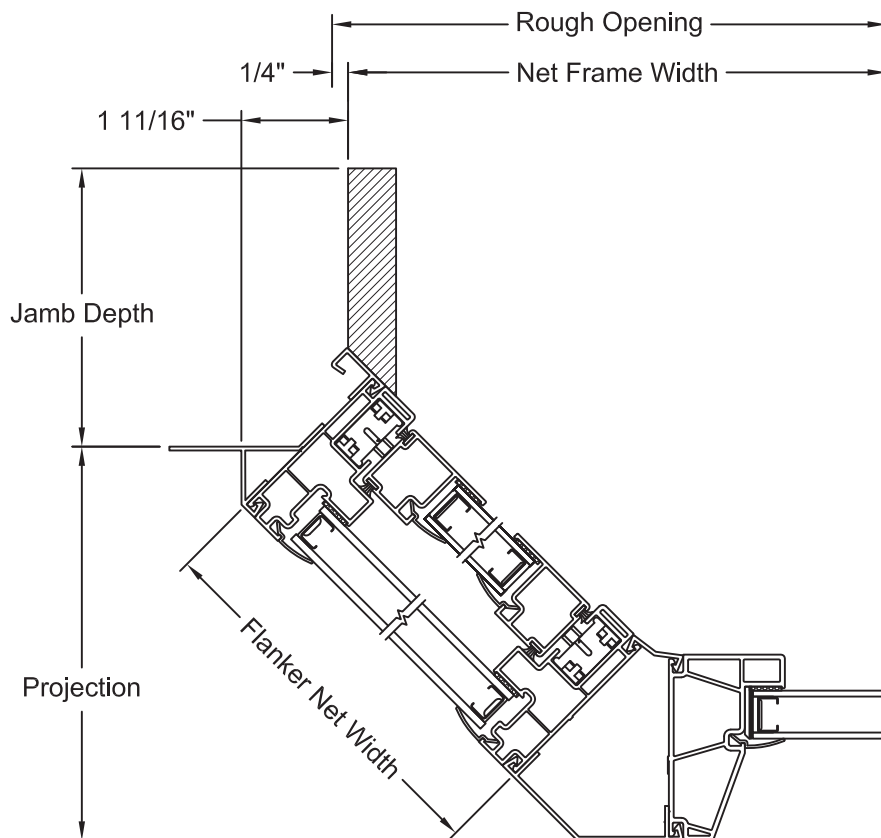
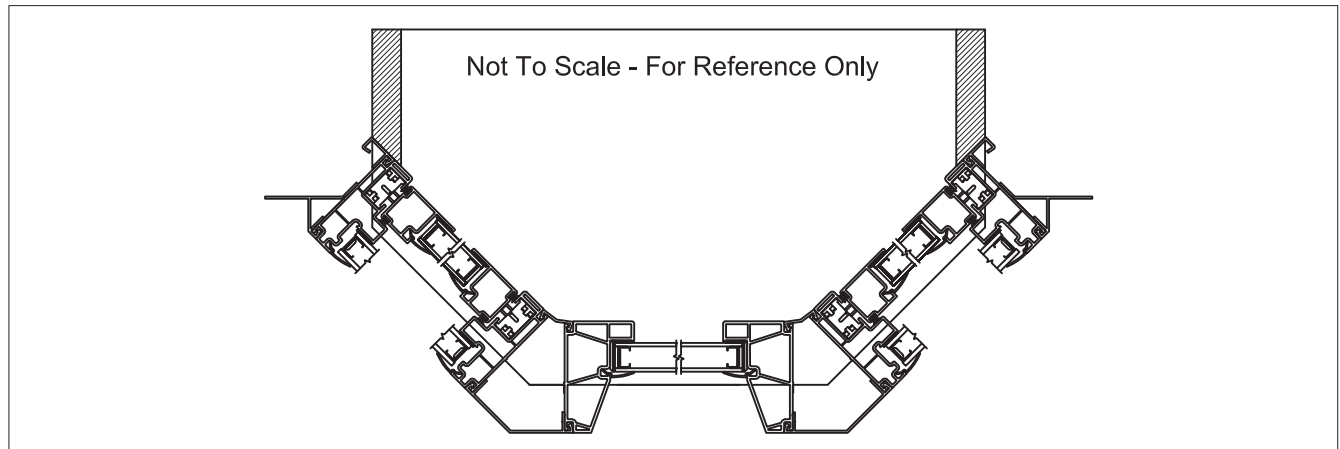
30° BAY - HORIZONTAL SECTION



NOTES:

1. Dimensional details available upon ordering
2. Jamb Depths available in 4 9/16" and 6 9/16"
3. Picture frame shown for center window, tilt single hung frame with track filler also available
4. Fixed center window shown, operating center window available

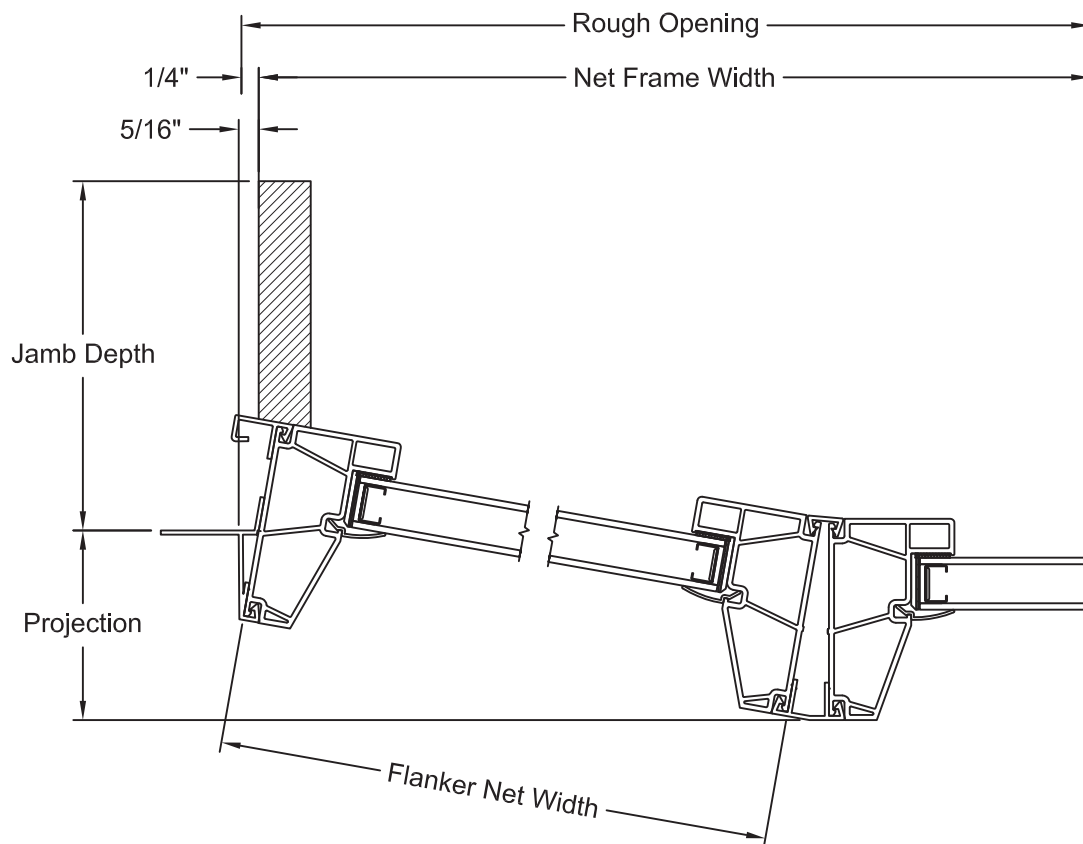
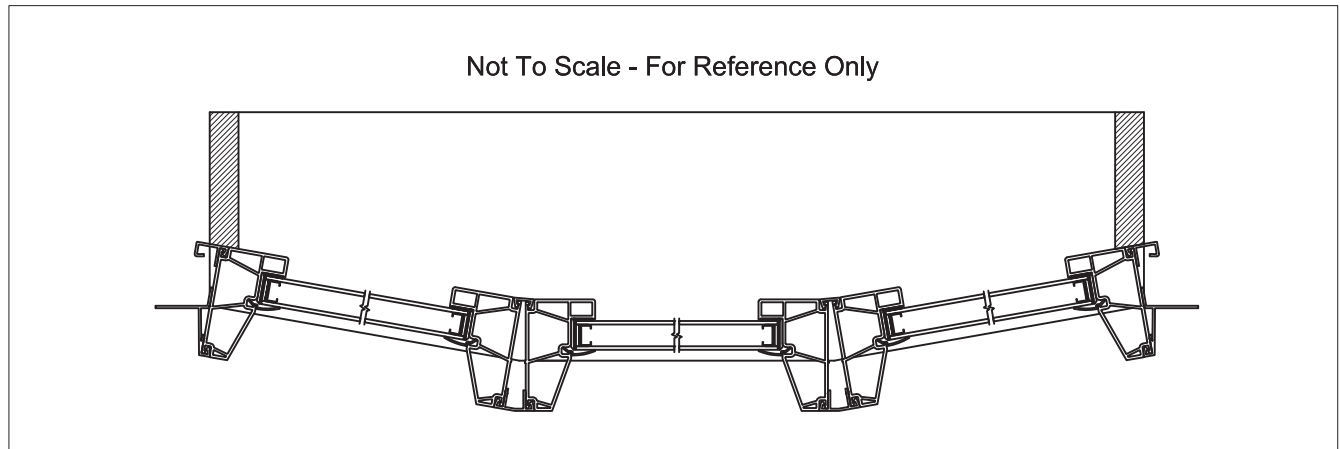
45° BAY - HORIZONTAL SECTION



NOTES:

1. Dimensional details available upon ordering
2. Jamb Depths available in 4 9/16" and 6 9/16"
3. Picture frame shown for center window, tilt single hung frame with track filler also available
4. Fixed center window shown, operating center window available

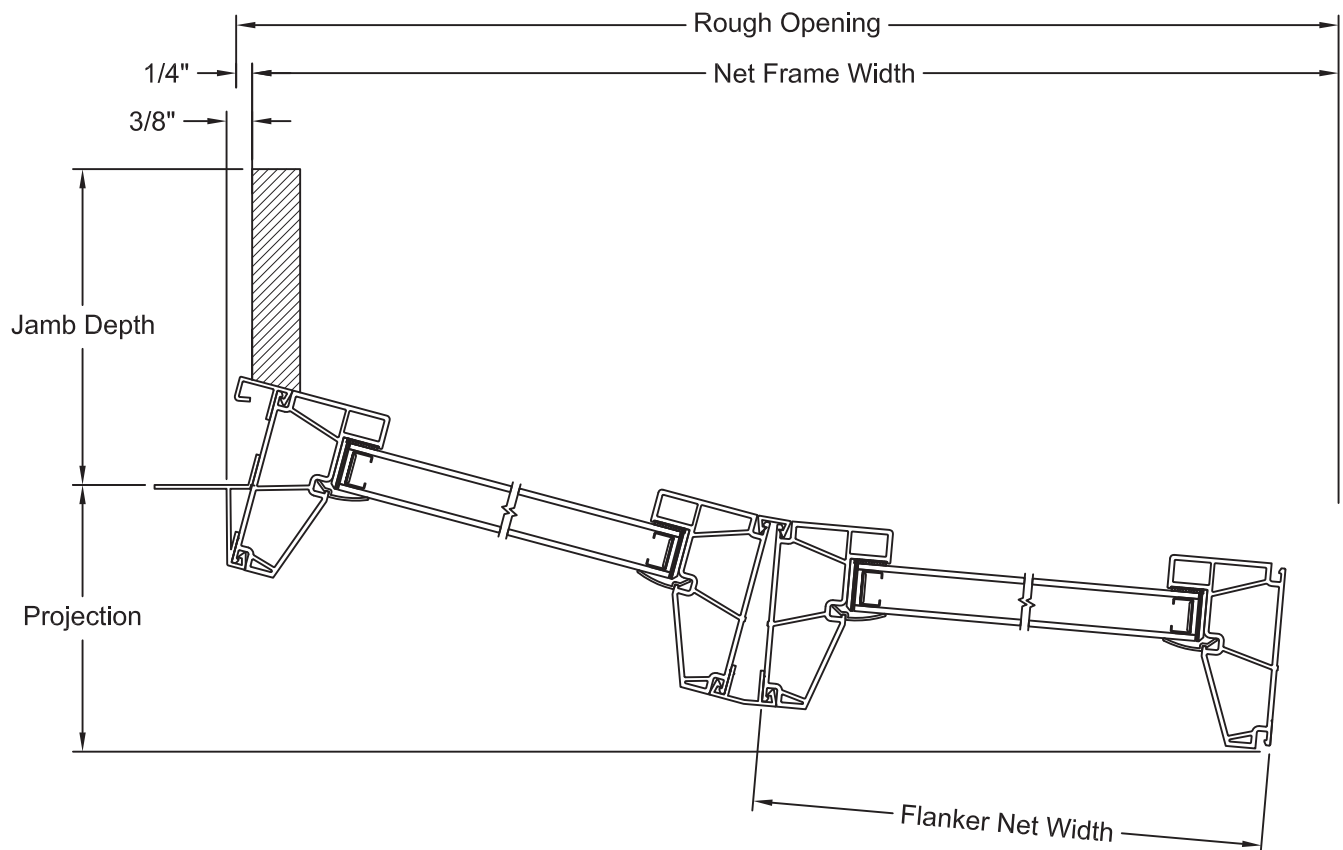
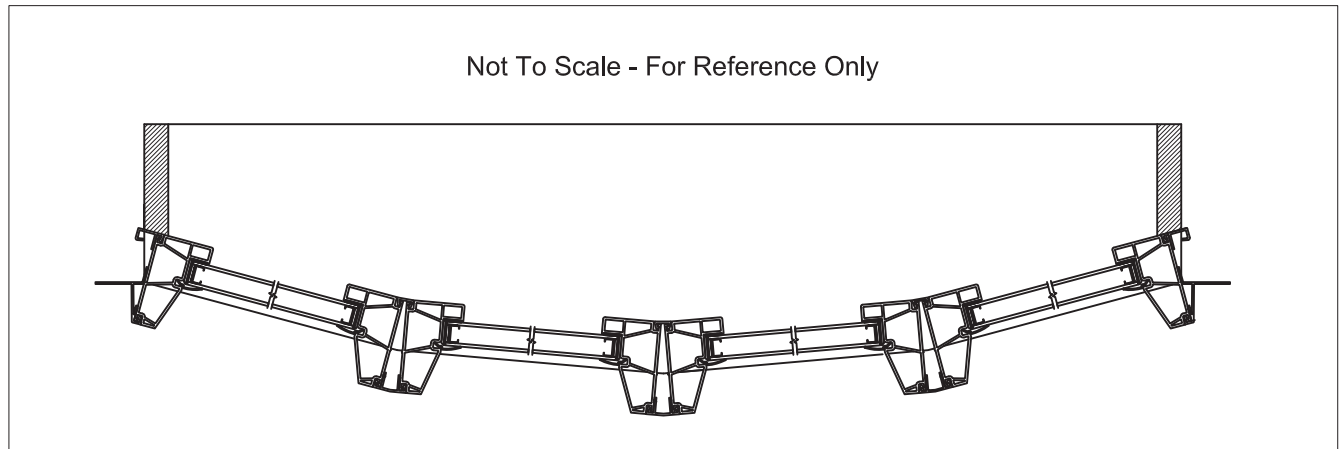
3 WIDE 10° BOW - HORIZONTAL SECTION



NOTES:

1. Dimensional details available upon ordering
2. Jamb Depths available in 4 9/16" and 6 9/16"
3. Picture frame shown, other frames available

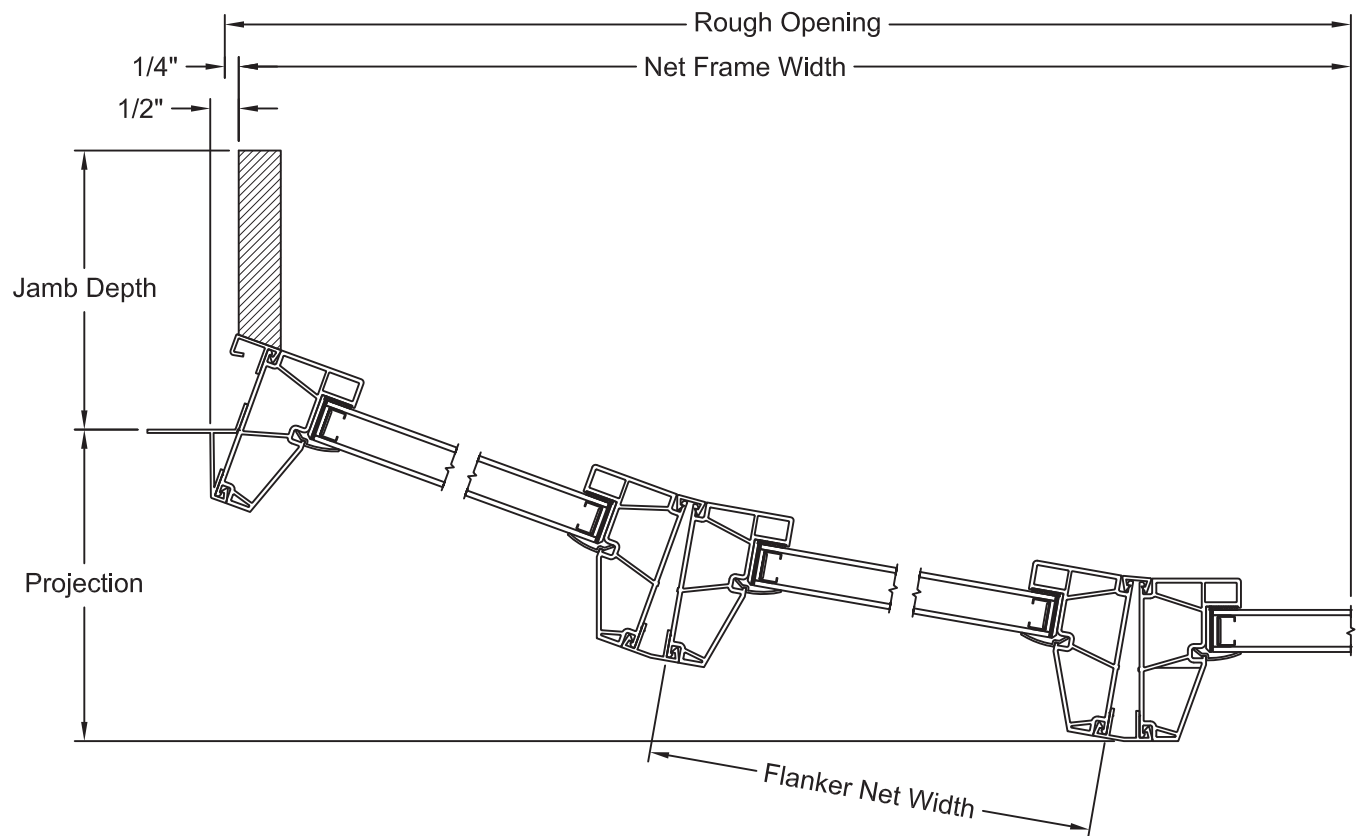
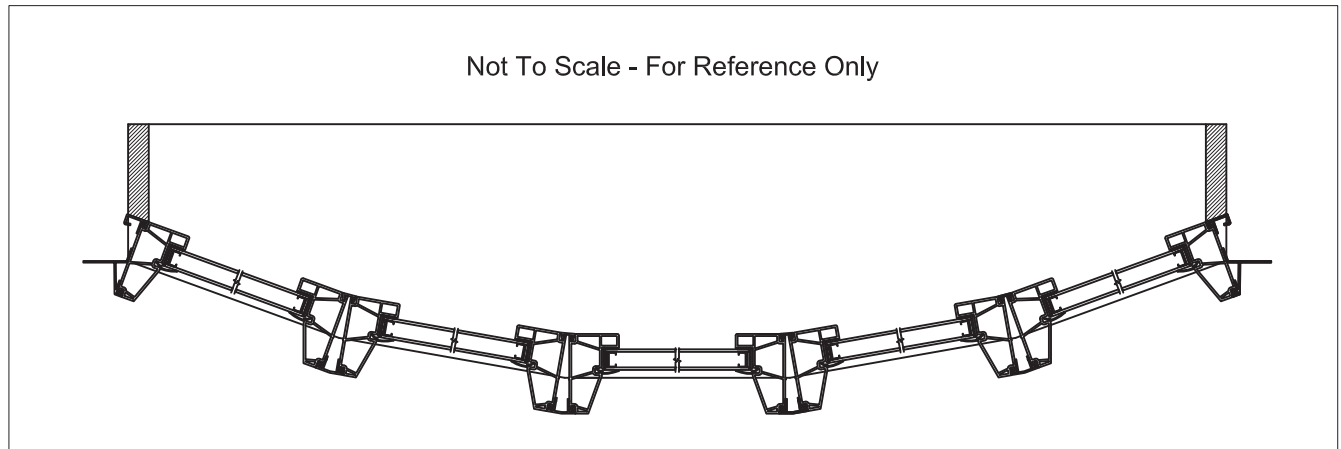
4 WIDE 10° BOW - HORIZONTAL SECTION



NOTES:

1. Dimensional details available upon ordering
2. Jamb Depths available in 4 9/16" and 6 9/16"
3. Picture frame shown, other frames available

5 WIDE 10° BOW - HORIZONTAL SECTION



NOTES:

1. Dimensional details available upon ordering
2. Jamb Depths available in 4 9/16" and 6 9/16"
3. Picture frame shown, other frames available

Search for



[Browse Catalog](#)

[Get DWG/DXF File Viewer](#)

[POLYURETHANE - PUR](#)

[+ BALUSTRADES & COLUMNS](#)

[+ DECORATIVE MILLWORK](#)

[+ E-VENT SYSTEMS](#)

[+ FINISHING PRODUCTS](#)

[- LOUVERS & GABLE VENTS](#)

[• LOUVER DECORATIVE](#)

[• LOUVER FUNCTIONAL](#)

[• TRIM](#)

[+ MOULDINGS](#)

[+ WINDOW & DOOR TRIM](#)

[POLYVINYL CHLORIDE - PVC](#)

[POLYURETHANE - PUR](#) » [LOUVERS & GABLE VENTS](#) » [LOUVER DECORATIVE](#) » [RECTANGLE VERTICAL LOUVER](#)
[30X42 SMOOTH](#)

LV30X42



CAD Elevation:
CAD Profile:

[DWG](#) [DXF](#)
[DWG](#) [DXF](#)

| | |
|-----------------|---------|
| WIDTH | 30.0000 |
| HEIGHT | 42.0000 |
| LENGTH | 0.0000 |
| PROJECTION | 2.0000 |
| DIAMETER | 0.0000 |
| INSIDE DIAMETER | 0.0000 |
| RADIUS | 0.0000 |

All dimensions in inches

Please note prices subject to change

Search for



Browse Catalog

Get DWG/DXF File Viewer

POLYURETHANE - PUR

+ BALUSTRADES & COLUMNS

+ DECORATIVE MILLWORK

+ E-VENT SYSTEMS

+ FINISHING PRODUCTS

- LOUVERS & GABLE VENTS

- LOUVER DECORATIVE

- LOUVER FUNCTIONAL

- TRIM

+ MOULDINGS

+ WINDOW & DOOR TRIM

POLYVINYL CHLORIDE - PVC

POLYURETHANE - PUR » LOUVERS & GABLE VENTS » LOUVER DECORATIVE » RECTANGLE VERTICAL LOUVER
DECO 32X16X2 SMOOTH



LV32X16

CAD Elevation:
CAD Profile:

[DWG](#) [DXF](#)
[DWG](#) [DXF](#)

| WIDTH | 32.0000 |
|------------|---------|
| HEIGHT | 16.0000 |
| LENGTH | 0.0000 |
| PROJECTION | 2.0000 |
| DIAMETER | 0.0000 |
| INSIDE | 0.0000 |
| DIAMETER | 0.0000 |
| RADIUS | 0.0000 |

All dimensions in inches

Please note prices subject to change

Search for



[Browse Catalog](#)

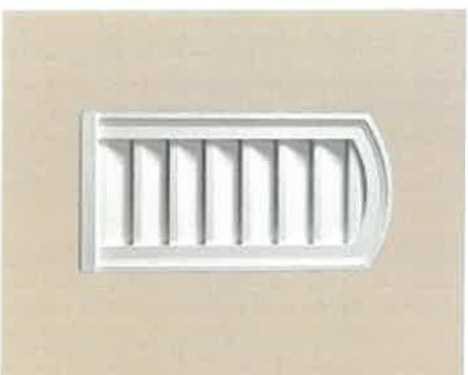
[Get DWG/DXF File Viewer](#)

POLYURETHANE - PUR

- + BALUSTRADES & COLUMNS
- + DECORATIVE MILLWORK
- + E-VENT SYSTEMS
- + FINISHING PRODUCTS
- LOUVERS & GABLE VENTS
- LOUVER DECORATIVE
- LOUVER FUNCTIONAL
- TRIM
- + MOULDINGS
- + WINDOW & DOOR TRIM

POLYVINYL CHLORIDE - PVC

POLYURETHANE - PUR » LOUVERS & GABLE VENTS » LOUVER DECORATIVE » EYBROW LOUVER DECO 18X30X2 SMOOTH



EBLV18X30

CAD Elevation: [DWG](#) [DXF](#)
CAD Profile: [DWG](#) [DXF](#)

| | |
|-----------------|---------|
| WIDTH | 19.0000 |
| HEIGHT | 2.7500 |
| LENGTH | 31.0000 |
| PROJECTION | 2.0000 |
| DIAMETER | 0.0000 |
| INSIDE DIAMETER | 0.0000 |
| RADIUS | 0.0000 |

All dimensions in inches

Please note prices subject to change

Manufactured product

Un pr

JELD-WEN®



INSTALL THIS SIDE
FACING INTERIOR

INSTALE CON ESTE
LADO DE CARA AL
INTERIOR

INSTALLER CE
CÔTÉ DIRIGÉ VERS
L'INTÉRIEUR

Thank You
for Choosing
JELD-WEN

16128462



National Fenestration
Rating Council®

CERTIFIED

JELD-WEN
WINDOWS & DOORS

Builders Vinyl Tilt Single
Hung

Double-glazing with Grid
and LowE

JEL-N-225-06375-00001

ENERGY PERFORMANCE RATINGS
EVALUACION DE RENDIMIENTO ENERGETICO

U-FACTOR
FACTOR-U

0.33 (U.S./I-P) | 1.87 (Metric/SI)

SOLAR HEAT GAIN COEFFICIENT
COEFICIENTE GANANCIA DE ENERGIA SOLAR

0.32

ADDITIONAL PERFORMANCE RATINGS
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

VISIBLE TRANSMITTANCE
TRANSMISION DE LUZ VISIBLE

0.54

AIR LEAKAGE
INFILTRACION DE AIRE

≤ 0.3 (U.S./I-P) | ≤ 1.5 (Metric/SI)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. Este fabricante estipula que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto.

www.nfrc.org



**American Architectural
Manufacturers Association**

Manufacturer of Certified Products

Manufacturer stipulates conformance to the applicable standards

JELD-WEN Windows & Doors

Builders Vinyl Tilt Single Hung

Class R-PG20 - Size Tested 48x84 in

Design Pressure = +20/-20 psf

Conforms To: AAMA/WDMA/CSA 101/I.S.2/A440-08

WARNING: Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Use a respirator or other safeguards to avoid inhaling wood dust.

"Retain this label and accompanying receipts with your tax materials to claim tax credit, if applicable. See www.jeld-wen.com/taxcredit for full details"

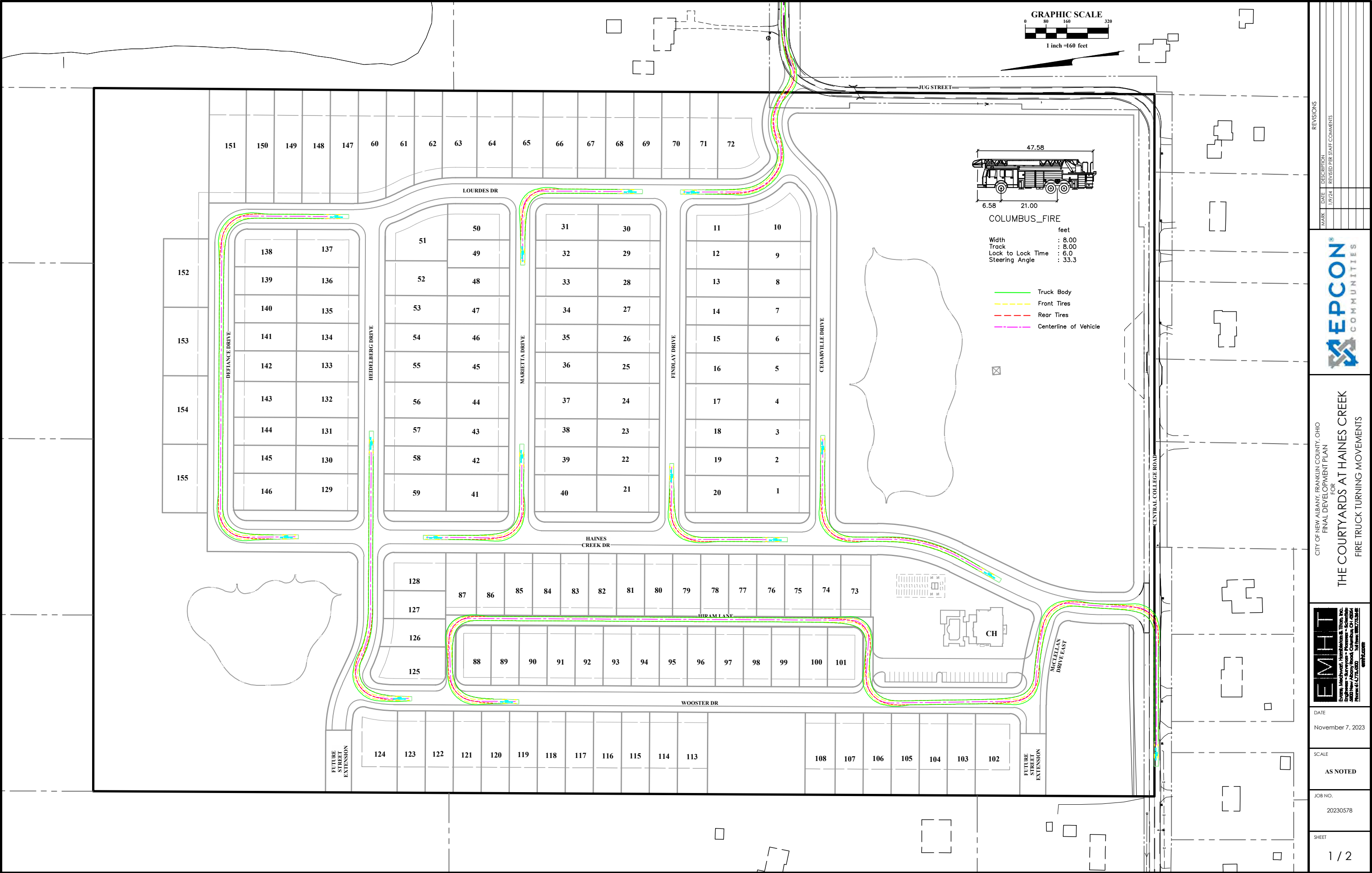
1618696 1

112922217

V10069

11/29/17

J:\20230578\Drawings\Exhibits\AutoTurn\20230578-Ex01-AutoTurn.dwg, Last Saved By: Vanover, Linda, 1/17/2024 2:33 PM
Title: 20230578-Ex01-AutoTurn.dwg, Date: 1/17/2024 2:30 PM, Plot: 1/17/2024 2:33 PM, Plotter: HP-GL/2, Plot Style: 20230578.ctb, Plot Size: 36x48, Plot Scale: 1"=60'



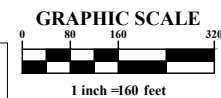
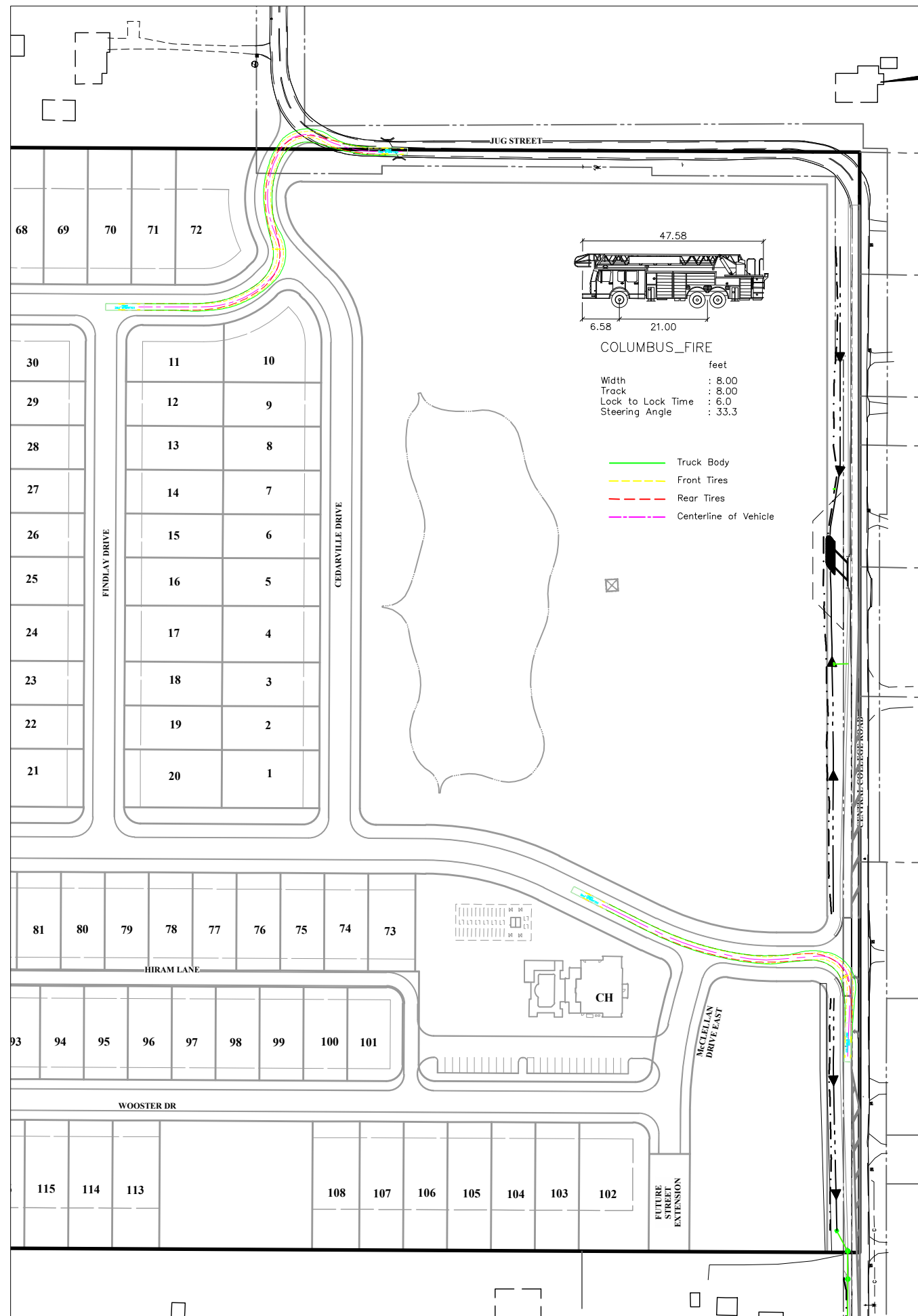
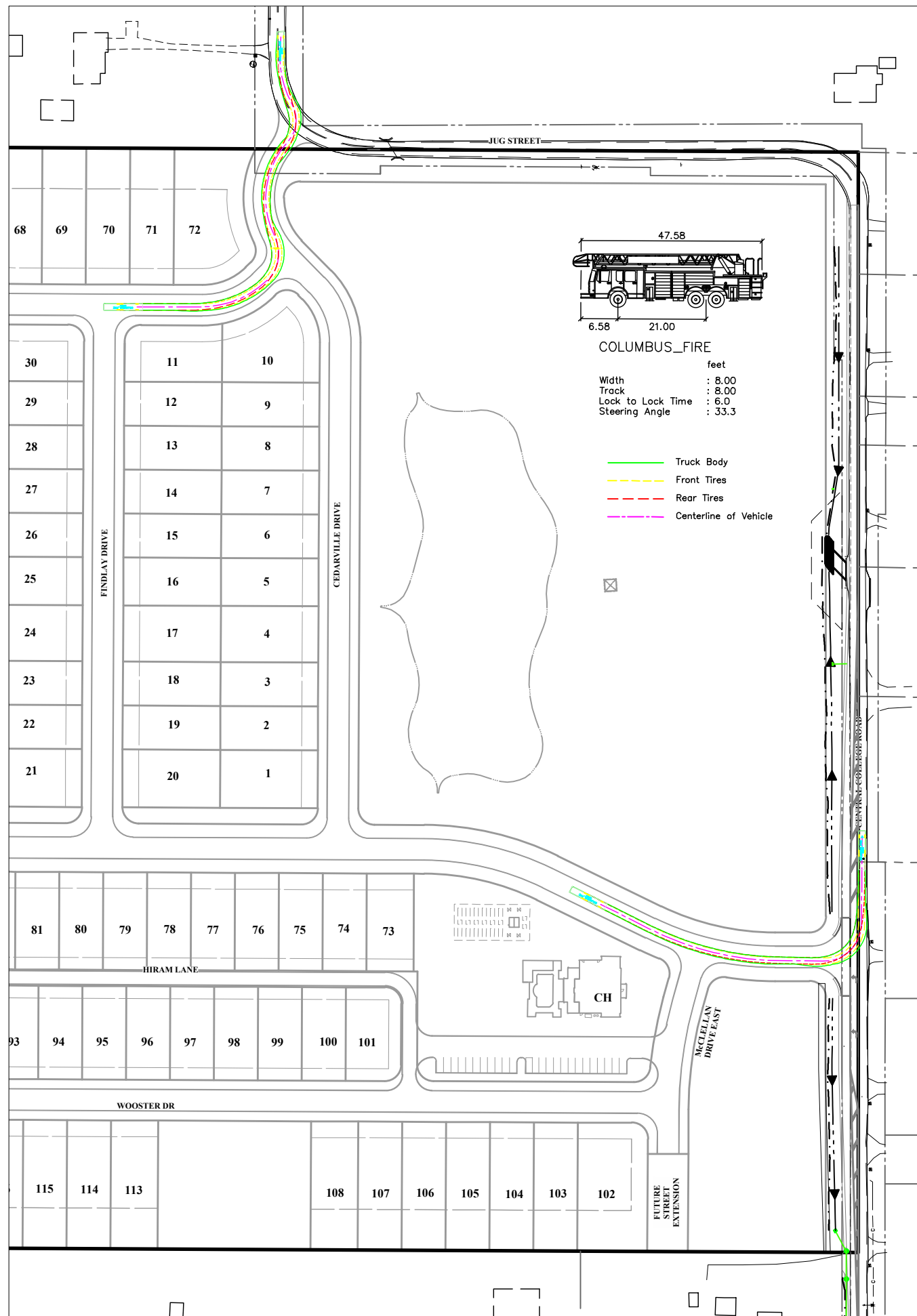
| REVISIONS | | | |
|-----------|----------------------------|-----------|-----------|
| DATE | DESCRIPTION | REVISIONS | REVISIONS |
| 1/17/24 | REVISED PER STAFF COMMENTS | | |

EPCON
COMMUNITIES

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
FIRE TRUCK TURNING MOVEMENTS

EMHT
Engineering & Mapping, Inc.
Engineers - Surveyors - Planners - Scientists
2001 New Albany Road, Columbus, OH 43204
Phone: 614.775.5001 Fax: 614.775.5002
www.emht.com

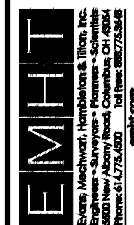
| | |
|---------|------------------|
| DATE | November 7, 2023 |
| SCALE | AS NOTED |
| JOB NO. | 20230578 |
| SHEET | 1 / 2 |



| REVISIONS | | | |
|-----------|--------|----------------------------|--|
| MARK | DATE | DESCRIPTION | |
| | 1/9/24 | REVISED PER STAFF COMMENTS | |
| | | | |
| | | | |
| | | | |



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
FIRE TRUCK TURNING MOVEMENTS



DATE
November 7, 2023

SCALE

AS NOTED

JOB NO.
20230578

SHEET

A RESTRICTED USE APPRAISAL OF
FEE SIMPLE VALUE
PARKLAND CONTRIBUTION
COURTYARD AT HAINES CREEK
HYPOTHETICAL 3.36 AC TRACT
ROCKY FORK METRO PARK AREA
NEW ALBANY
FRANKLIN COUNTY, OH

A Restricted Use Appraisal Of
Fee Simple Value
Parkland Contribution
Courtyard at Haines Creek
Hypothetical 3.36 AC Tract
Rocky Fork Metro Park Area
New Albany
Franklin County, OH



FOR:

Mr. Jason Coffee
VP Land Development
Epon Communities
500 Stonehenge Parkway
Dublin, Ohio 43017

BY:

Horner Appraisal Group, Inc.
185 North High Street
Suite B
Columbus, Ohio 43215

Horner Appraisal Group, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS
185 NORTH HIGH STREET, SUITE B
COLUMBUS, OHIO 43215
TEL. 614/246-8383

James R. Horner, MAI
james@hornerappraisal.com

Samuel R. Horner, MAI, AI-GRS
sam@hornerappraisal.com

October 20, 2023

Mr. Jason Coffee
VP Land Development
Epcon Communities
500 Stonehenge Parkway
Dublin, Ohio 43017

Re: A Restricted Use Appraisal Of
Fee Simple Value
Parkland Contribution
Courtyard at Haines Creek
Hypothetical 3.36 AC Tract
Rocky Fork Metro Park Area
New Albany
Franklin County, OH

Dear Mr. Coffee,

Pursuant to your request and in accordance with your directives, we are providing an estimate of value of a hypothetical 3.36 AC tract within the vicinity of the Rocky Fork Metro Park, Plain Township, Franklin County, OH.

This neighborhood is bordered on the south by New Albany, on the north by Delaware County, on the east by Bevelhymer Road and Licking County, and on the west by Rocky Fork Creek and the Corporation Limits of the City of Columbus. The Intended Use of this Report is to determine the approximate Market Value of a 3.36 AC tract within this region of Greater Columbus. The general parameters of the valuation would be as follows:

- *Acreage Values vs. Small Residential Homesites*
- *No access to “wet” utilities (i.e., sewer)*
- *Zoned Rural*
- *Not within a Flood Zone or Floodway area*

The Intended Use of this Report is to determine the value of this type of land, as it relates to the proposed donation of a contribution relating to a Proposed Epcon Project that is to be developed within New Albany. The value of the donation is based upon the value of 3.36 AC that could be assembled or used in conjunction with the areas abutting or near the Rocky Fork Metro Park.

The Intended Users of this Report are officials of Epcon Communities and Council Members and officials of New Albany.

This Report is being submitted as a Restricted Report, the outline of which is included within the Addendum.

Based upon the parameters set forth herein, it is our opinion that the value of a Hypothetical 3.36 AC tract, within this designated area and with these types of physical and legal characteristics, would have a Market Value at or near \$50K/AC. Applying this to the hypothetical 3.36 AC would indicate a Market Value, in terms of financial arrangements equivalent to cash, as of the most recent visitation date of the area, October 20, 2023, of \$168,000.

ONE HUNDRED SIXTY-EIGHT THOUSAND DOLLARS

(\$168,000)

Allocated:
\$50K/AC

In addition to the Comparable Sales set forth herein, the Appraisers are aware of negotiations currently underway between officials of New Albany and/or the Metropolitan Park Board for acquiring additional land within the area of the intersection of Peter Hoover and Fancher Roads within the extreme northeast quadrant of Franklin County, which would be assembled with Bevelhymer Park. These negotiations, as well as the Comparables set forth herein, provide strong support for the value of parkland within the Rocky Fork Metro Park neighborhood at \$50K/AC.

The most recent Sale, #1022, is a tract that was appraised by the Horner Appraisal Group for this City of New Albany and reflects an effective purchase price at or near \$60K/AC; however, this includes the owner's opinion of the value of \$550K. The Appraisers have had knowledge in regard to this property, and the stated purchase price requires a downward adjustment for "circumstances".

Additional Sales are included herein.

The Appraisers hereby certify that they have no present or future contemplative interest in the valuation involved in this assignment.

We certify this Report is within the scope of our certification, not contingent upon any fee and is provided by ourselves as disinterested and unbiased third parties. The Appraisers have visited the property and have concurred in the valuation and analysis.

The Appraisers wish to acknowledge the assistance of Ms. Amy Roberts in the preparation of this document.

Thank you for this opportunity to be of service.

Sincerely,



James R. Horner, MAI
GA Certification #380744



Samuel R. Horner, MAI, AI-GRS
GA Certification #430914

JRH/acr

PARK LAND

SALE NO 1022

QUAD: 2
TAXING DISTRICT: 220
PARCEL NUMBER: 000205, 001355
LOCATION: Bevelhymer Rd, NWC Walnut
Plain Tshp OH 43054
GRANTOR: Wallaby Properties LLC
James Reid
GRANTEE: New Albany City

99 W Main Street, New Albany, OH
614-939-2254

SALE PRICE: \$4,400,000
SALE DATE: 1/10/2023
SITE 73.66
rural

DEED REFERENCE: 202301100002855
FINANCING: Cash to seller
\$0

COMMENTS:

PRICE/SF \$1.37
PRICE/ACRE \$59,734

NEW ALBANY

New Albany to donate land to Rocky Fork Metro Park

Gary Seman Jr. [ThisWeek](#)

Published 11:41 a.m. ET Dec. 14, 2022 | Updated 1:37 p.m. ET Dec. 14, 2022

The city of New Albany is donating a piece of land to the Rocky Fork Metro Park.

City Council on Dec. 13 approved a resolution authorizing the city manager to purchase two parcels, totaling roughly 74 acres, from Wallaby Properties, LLC.

Both properties are located in Plain Township, adjacent to the northwest corner of the intersection of Bevelhymer Road and Walnut Street,

The city is to spend \$3.85 million cash for the parcel, while the asking price is \$4.4 million. The seller intends to declare the \$550,000 difference between the purchase price and cash amount as a charitable donation.

“We have set aside money to purchase additional acreage in order to grow Rocky Fork Metro Park,” said Scott McAfee, spokesperson for the city of New Albany.

“The metro park itself is already 1,200 acres, so there are already a lot of components that are in that metro park.”

New Albany will donate some of the acreage to the Rocky Fork Metro Park, although it is unclear how much, McAfee said.

The city has reached out to Columbus and Franklin County Metro Parks to see if the system would be interested in purchasing some of the land but no deal has been struck.

It also is not known what should become of the remainder of the land once a portion of it is donated, McAfee said.

The park features more than 3 miles of walking trails, a bridle park, a dog park, an off-leash trail for dogs, a play area for kids, a large shelter and observation areas.

New Albany has spent up to \$4 million on the park, part of the Columbus and Franklin County Metro Parks, which opened in 2015.

Joe Stefanov, city manager of New Albany, said no amenities are planned on the site for the time being.

“We foresee it being for the future expansion of the metro park,” Stefanov said. “I guess it really just depends on what we end up deciding to do with the land (in collaboration with) our community partners.”

The parcels are located within the park zone in the New Albany Strategic Plan. They also are located within the city of Columbus’ growth zone, as defined in the annexation agreement between the cities of New Albany and Columbus.

The parcels are being acquired for the purpose of enhancing the Rocky Fork Metro Park, facilitating the growth of the New Albany Joint Park District and managing residential growth and student population.

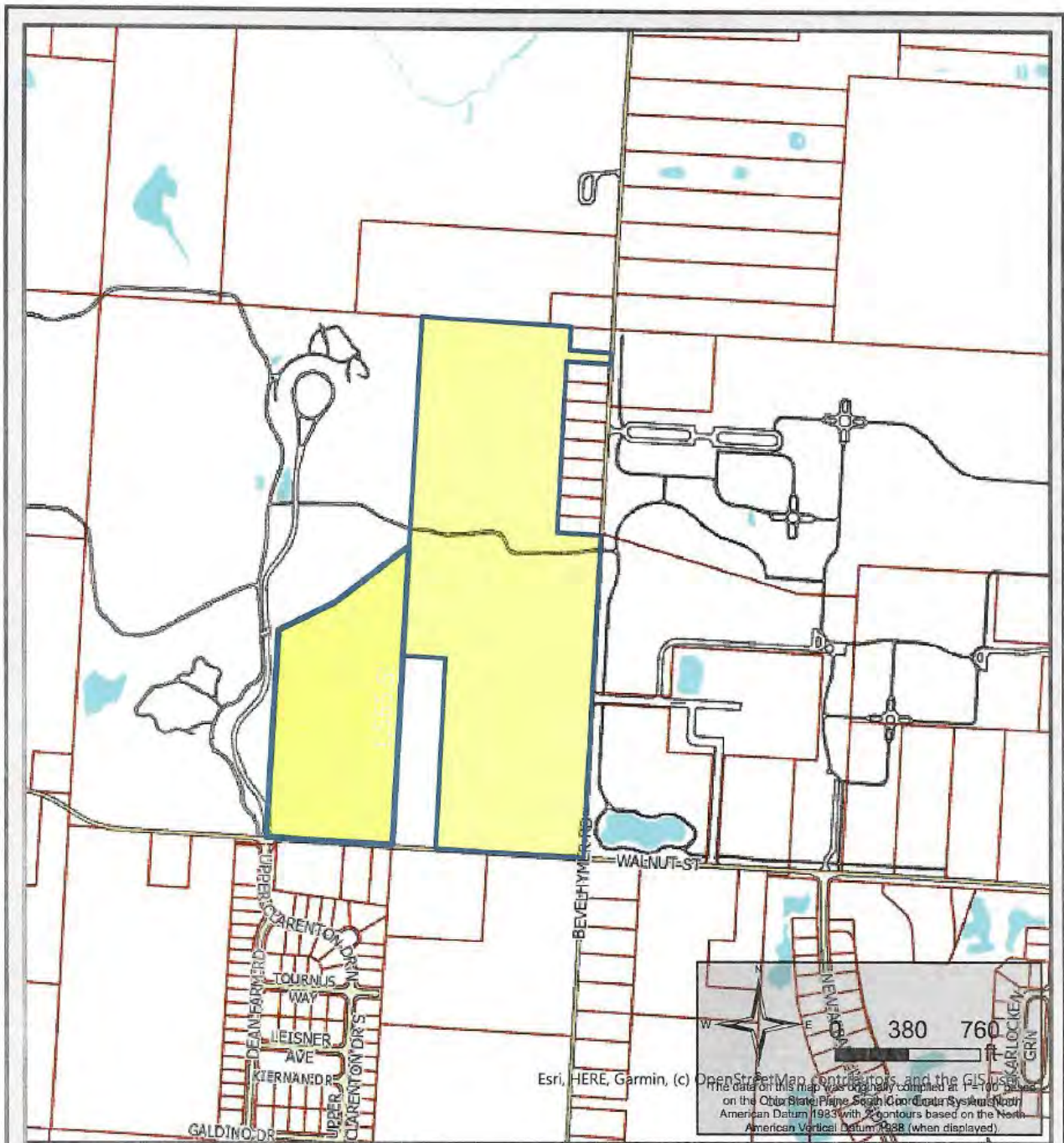
The site is outside of the New Albany growth zone and can’t be annexed to the city of New Albany. For now, it has no access to public utilities, Stefanov said.

“If it was annexed into Columbus, then any of the kids who would be generated by residential development in that area would have to go the Columbus public-school system,” he said.

“If it remains in the township, they would go to New Albany school district.”

gseman@thisweeknews.com

[@ThisWeekGary](#)



Franklin County Auditor's Office Auditor

Michael Stinziano
Map Produced February 24, 2023



Planimetric Legend Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

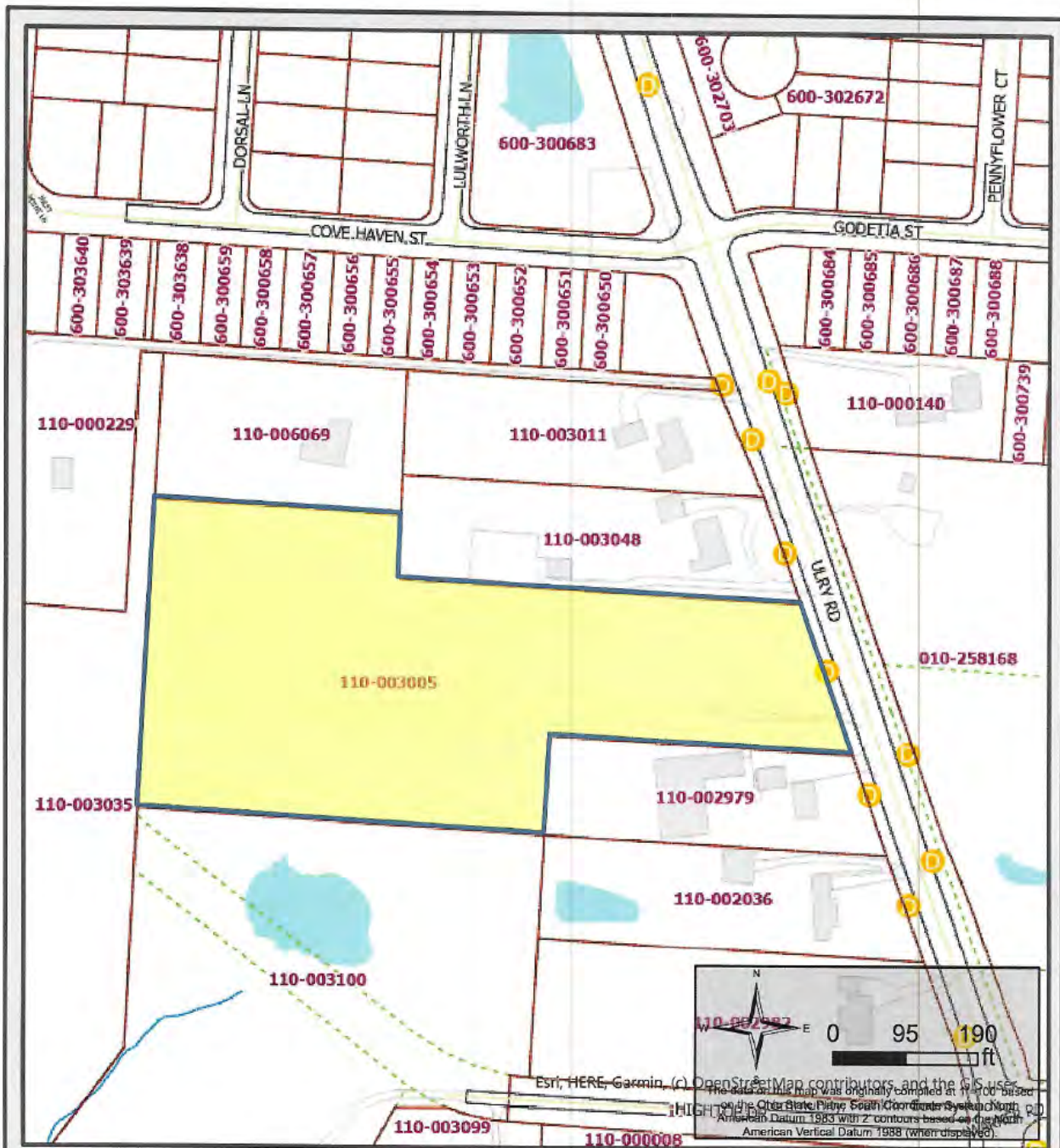
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

DEVELOPMENT LAND

SALE NO 1735

QUAD: 2
TAXING DISTRICT: 110
PARCEL NUMBER: 003005
LOCATION: Ulry Rd, N of Warner Rd
Westerville OH 43081
GRANTOR: Daniel & Amy Moore
GRANTEE: Lamb of God Evangelical Lutheran
David Chen
4925 Sunbury Rd, Columbus, OH
614-471-5164
SALE PRICE: \$380,000
SALE DATE: 8/3/2022
SITE 6.192
R1
DEED REFERENCE: 202208040112906
FINANCING: Cash to seller
\$0
COMMENTS: For construction of a church.

PRICE/SF \$1.41
PRICE/ACRE \$61,370



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced October 18, 2022



Planimetric Legend
Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend
Source: QGIS - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

DEVELOPMENT LAND

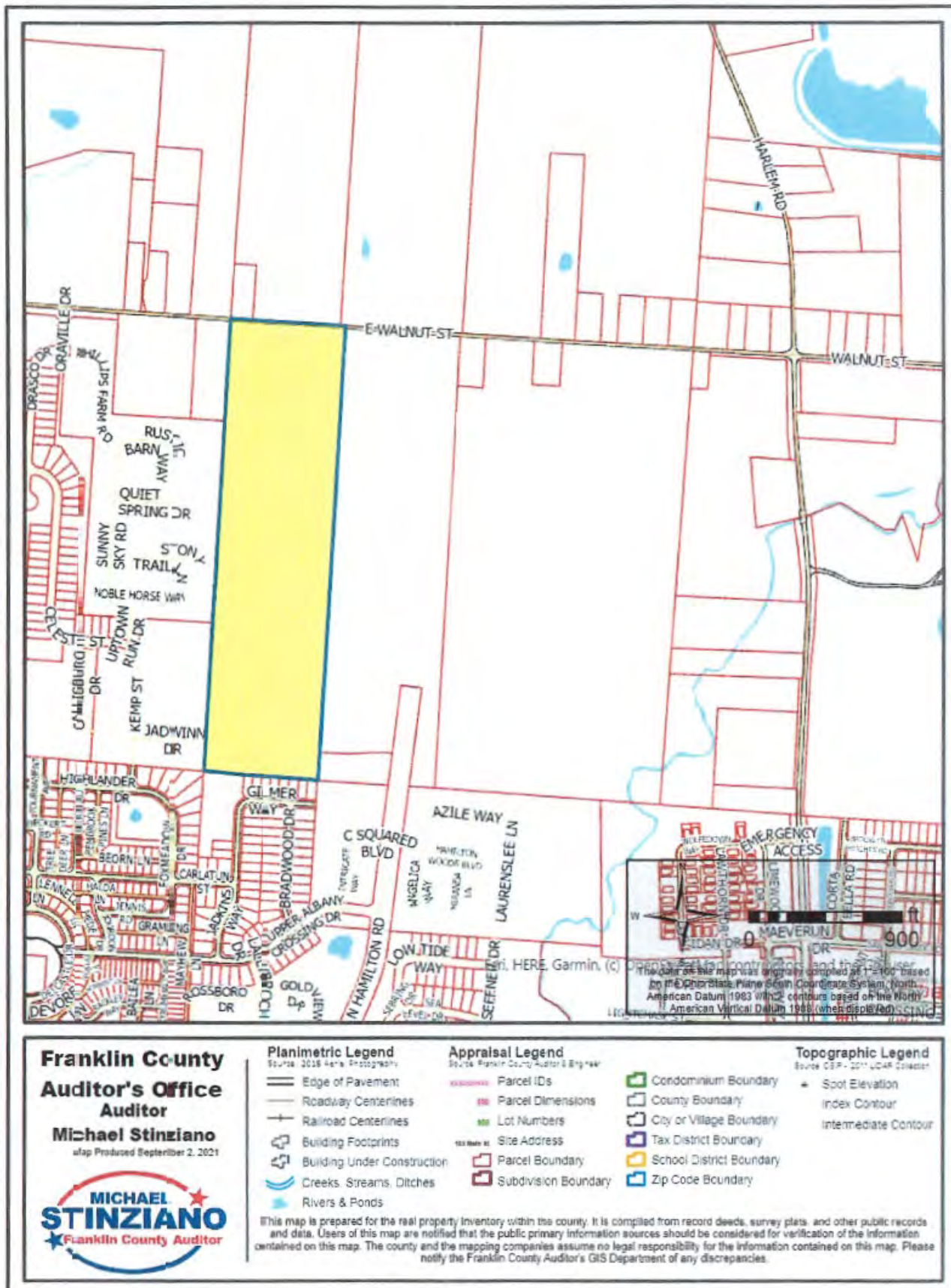
SALE NO 1518

QUAD: 2
TAXING DISTRICT: 010
PARCEL NUMBER: 302730
LOCATION: Walnut St, W of Harlem
Westerville OH 43081
GRANTOR: The Souder Family Trust
James Souder
GRANTEE: M/I Homes of Central Ohio

4131 Worth Avenue, Columbus, OH
614-379-4044
SALE PRICE: \$2,000,000
SALE DATE: 6/15/2021
SITE 41.111
PUD4

DEED REFERENCE: 202106160105165
FINANCING: Cash to seller
\$0
COMMENTS: Split from parcel 010-267724.

PRICE/SF \$1.12
PRICE/ACRE \$48,649



DEVELOPMENT LAND

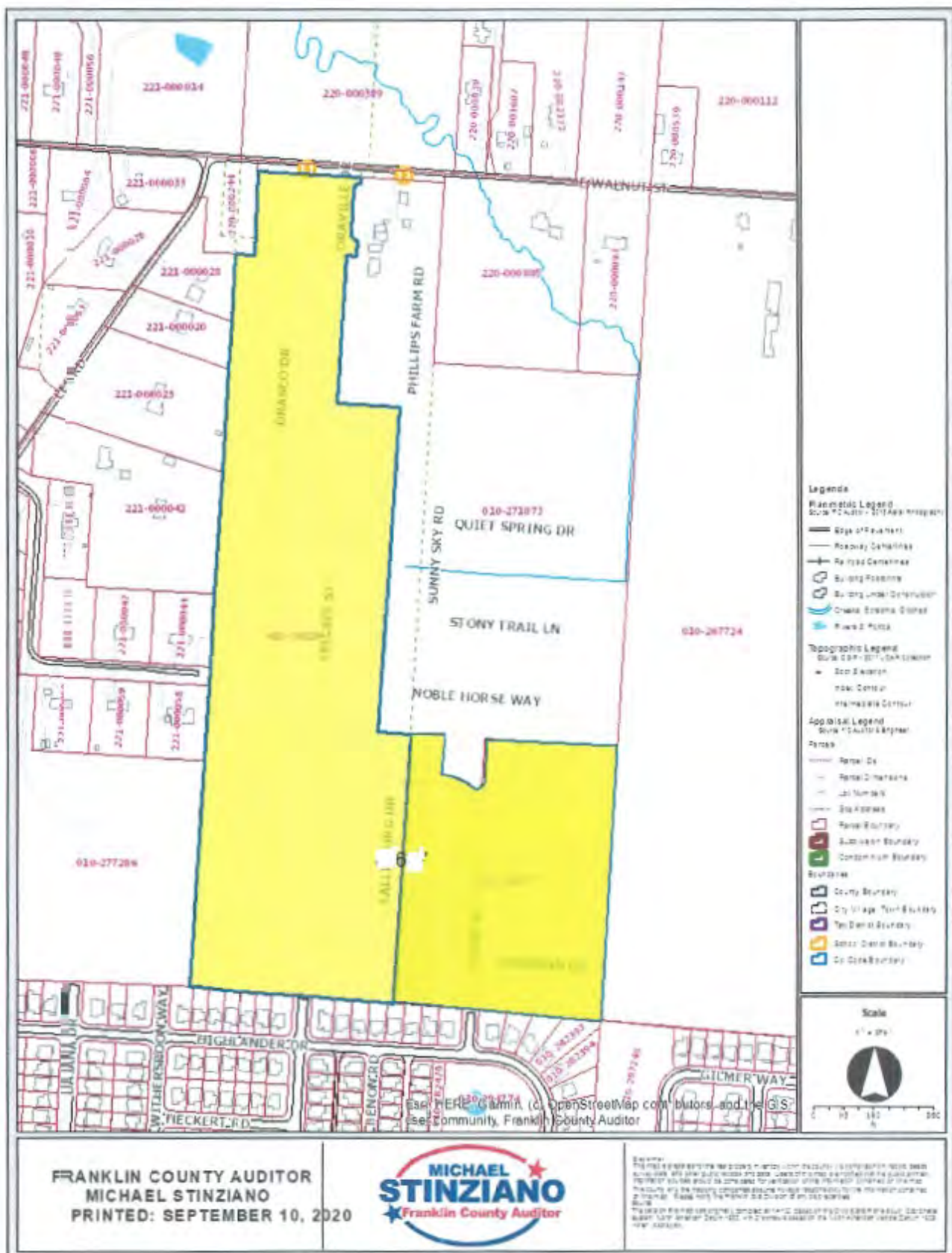
SALE NO 1302

QUAD: 2
TAXING DISTRICT: 010
PARCEL NUMBER: 301106-7
LOCATION: Walnut St, E of Lee Rd
Westerville OH 43081
GRANTOR: Phillips Farm LLC
Jonathan Wilcox
GRANTEE: M/I Homes of Central Ohio

3 Easton Oval #300, Columbus, OH
614-418-4000
SALE PRICE: \$2,616,600
SALE DATE: 6/1/2020
SITE 44.717
PUD6

DEED REFERENCE: 202006030076796
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$1.34
PRICE/ACRE \$58,515

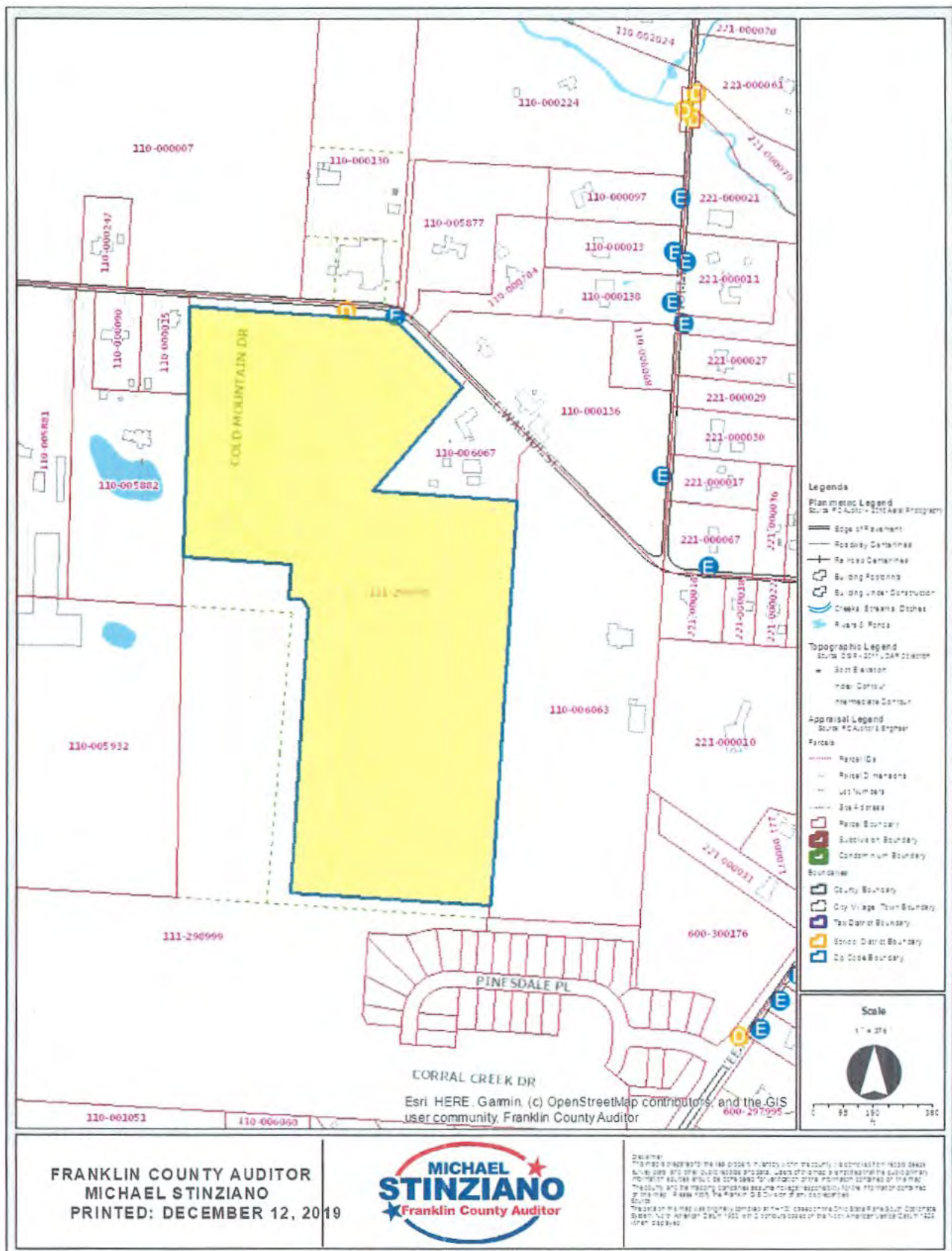


DEVELOPMENT LAND

SALE NO 1939

QUAD: 2
TAXING DISTRICT: 111
PARCEL NUMBER: 298998
LOCATION: Walnut St, W of Lee
Westerville OH 43081
GRANTOR: Daryl & Teresa Vesner
GRANTEE: M/I Homes of Central Ohio
3 Easton Oval, Columbus, OH
614-418-4000
SALE PRICE: \$1,633,118
SALE DATE: 11/1/2019
SITE 31.107
R1
DEED REFERENCE: 201911010146090
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$1.21
PRICE/ACRE \$52,500

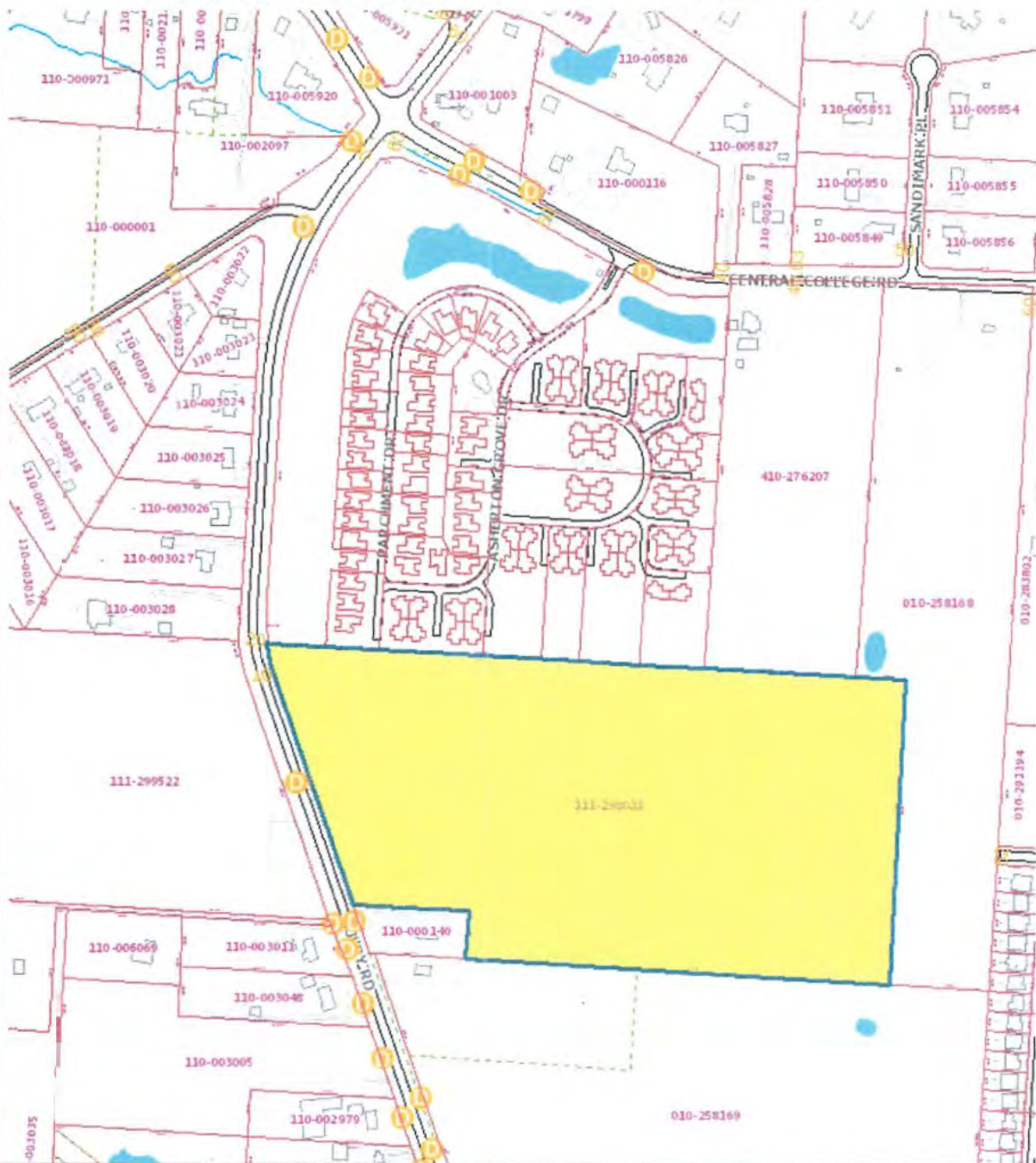


DEVELOPMENT LAND

SALE NO 1251

QUAD: 2
TAXING DISTRICT: 111
PARCEL NUMBER: 298021
LOCATION: Ulry Rd, S of Lee Rd
Blendon Tshp OH 43081
GRANTOR: McCorkle Soaring Eagles LLC
Naomi McCorkle
GRANTEE: C&Y Properties of Big Walnut
Joseph Ciminello
c/o Greenlawn Co, 555 Greenlawn Ave, Columbus, OH
614-443-7421
SALE PRICE: \$1,625,000
SALE DATE: 4/23/2019
SITE 30.338
R1
DEED REFERENCE: 201904230046321
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$1.23
PRICE/ACRE \$53,563



Disclaimer:

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County GIS Department of any discrepancies.

1" = 376'



0 90 180 360

RURAL LAND

SALE NO 1670

QUAD: 2
TAXING DISTRICT: 220
PARCEL NUMBER: 000061
LOCATION: Babbitt Rd, S of SR 161
New Albany OH 43054
GRANTOR: Kathleen Pollock
GRANTEE: New Albany Company
Brent Bradbury
8000 Walton Pkwy, New Albany, OH
614-989-3000
SALE PRICE: \$950,000
SALE DATE: 7/7/2021
SITE 19.791
Rural
DEED REFERENCE: 202107070118259
FINANCING: Cash to seller
\$0
COMMENTS:

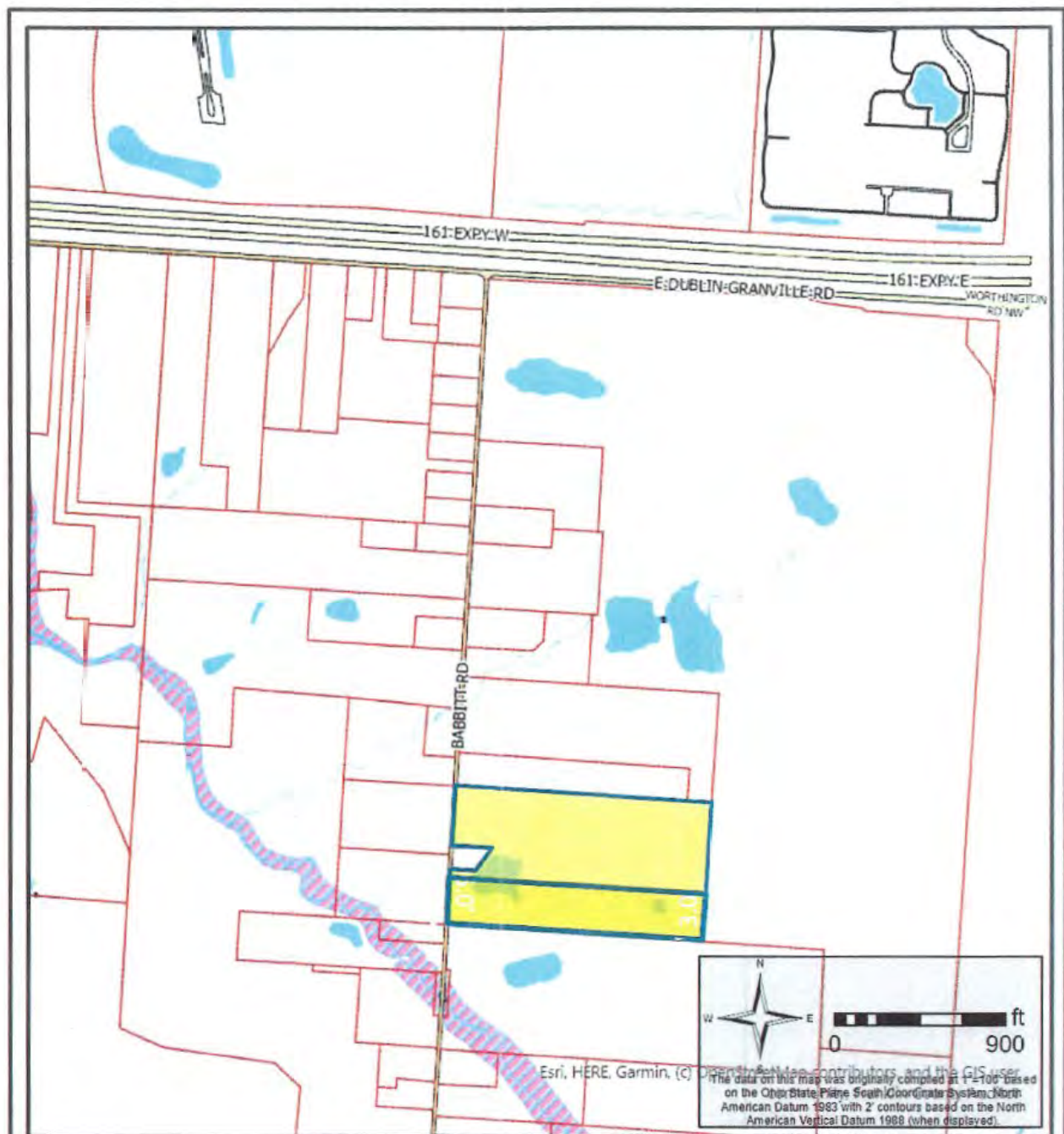
PRICE/SF \$1.10
PRICE/ACRE \$48,002

RURAL LAND

SALE NO 1671

QUAD: 2
TAXING DISTRICT: 220
PARCEL NUMBER: 000446, 000190
LOCATION: Babbitt Rd, S of SR 161
New Albany OH 43054
GRANTOR: Willard B Zarley Trust
Pamela S Zarley-Snyder
GRANTEE: New Albany Company
Brent Bradbury
8000 Walton Pkwy, New Albany, OH
614-989-3000
SALE PRICE: \$1,000,000
SALE DATE: 7/26/2021
SITE 22.2
Rural
DEED REFERENCE: 202107270131651
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$1.03
PRICE/ACRE \$45,045



Franklin County

Auditor's Office Auditor

Michael Stirziano
Map Produced September 3, 2021



Planimetric Legend

Source: 2018 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor's Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend

Source: OSR - 2011 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

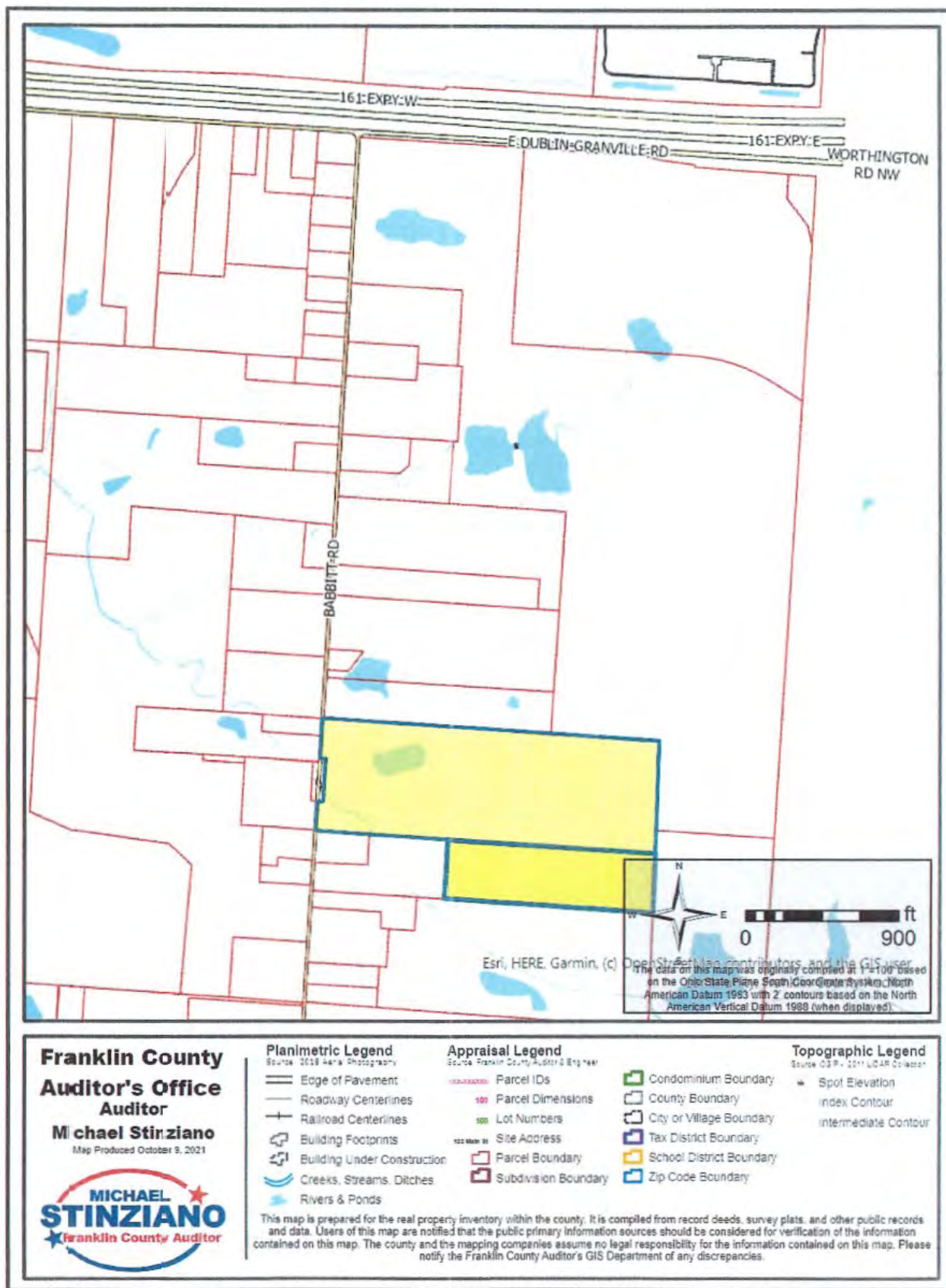
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

RURAL LAND

SALE NO 1795

QUAD: 2
TAXING DISTRICT: 220
PARCEL NUMBER: 000178, 002049
LOCATION: Babbitt Rd, S of SR 161
New Albany OH 43054
GRANTOR: Baker Heritage Trust
Mary Jordan
GRANTEE: New Albany Company
Brent Bradbury
8000 Walton Pkwy, New Albany, OH
614-939-8000
SALE PRICE: \$1,689,333
SALE DATE: 8/4/2021
SITE 39.937
ZONING: Rural
DEED REFERENCE: 202108040138140
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$0.97
PRICE/ACRE \$42,300

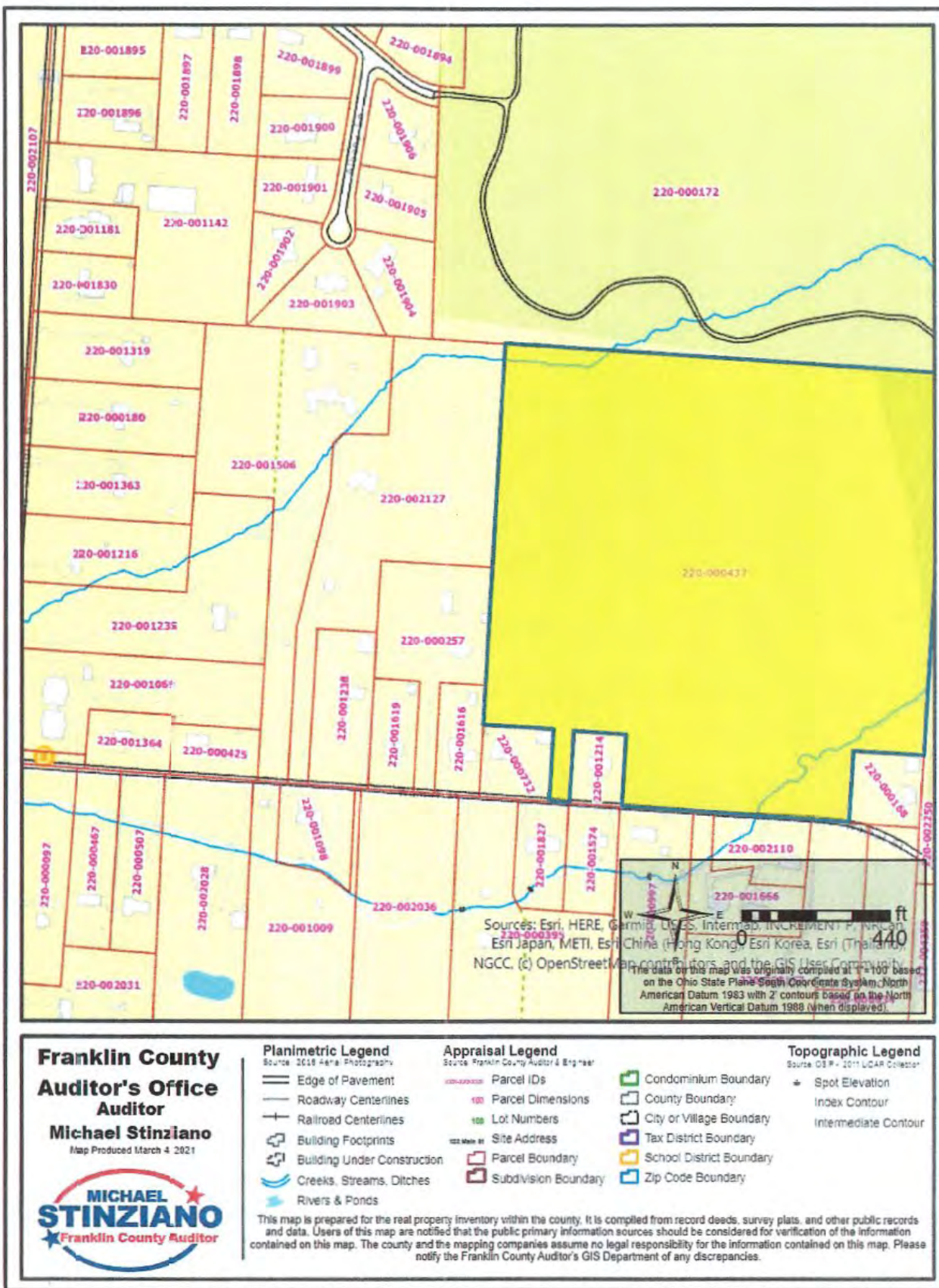


RURAL LAND

SALE NO 1911

QUAD: 2
TAXING DISTRICT: 220
PARCEL NUMBER: 000437
LOCATION: Walnut St, E of NewAlCon
New Albany OH 43054
GRANTOR: Diane Frazier & Nance Whittingham
GRANTEE: Coughlin Investments Ltd
Albert Coughlin
PO box 1474, Pataskala, OH
614-374-1448
SALE PRICE: \$1,561,350
SALE DATE: 12/1/2020
SITE 37.175
Rural
DEED REFERENCE: 202012020191296
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$0.96
PRICE/ACRE \$42,000

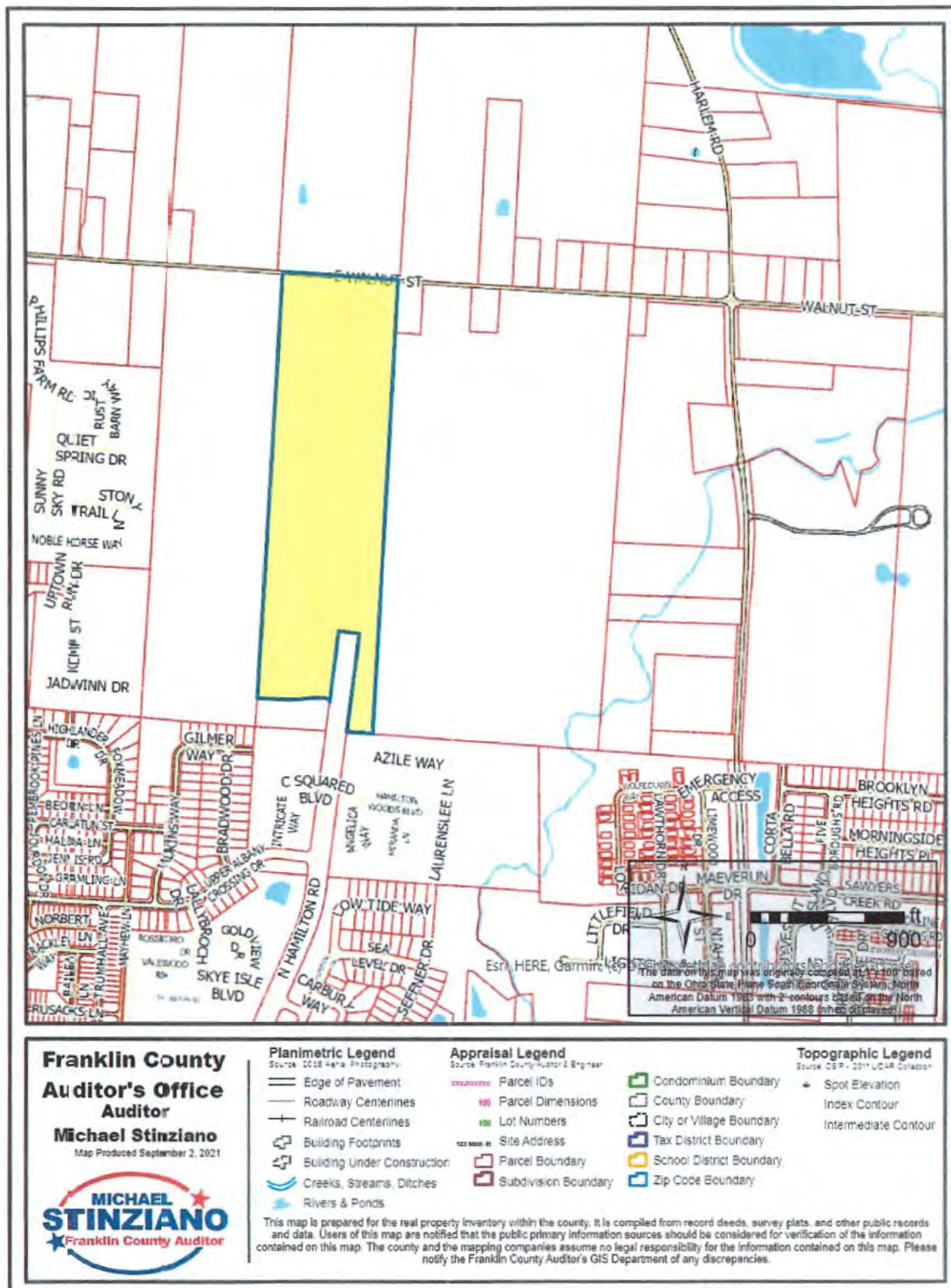


DEVELOPMENT LAND

SALE NO 1516

QUAD: 2
TAXING DISTRICT: 010
PARCEL NUMBER: 302731, 267724
LOCATION: Walnut St, W of Harlem
Westerville OH 43081
GRANTOR: The Souder Family Trust
James Souder
GRANTEE: Walnut Land Holding LLC
Joseph Ciminello
c/o Ciminello Landscape, 567 Lazelle Rd, Columbus, OH
614-885-3779
SALE PRICE: \$1,555,000
SALE DATE: 6/15/2021
SITE 40.711
PUD4
DEED REFERENCE: 202106160105166
FINANCING: Cash to seller
\$0
COMMENTS: Transferred 39.213 acres split from 010-267724 and the balance of 010-267724.

PRICE/SF \$0.88
PRICE/ACRE \$38,196

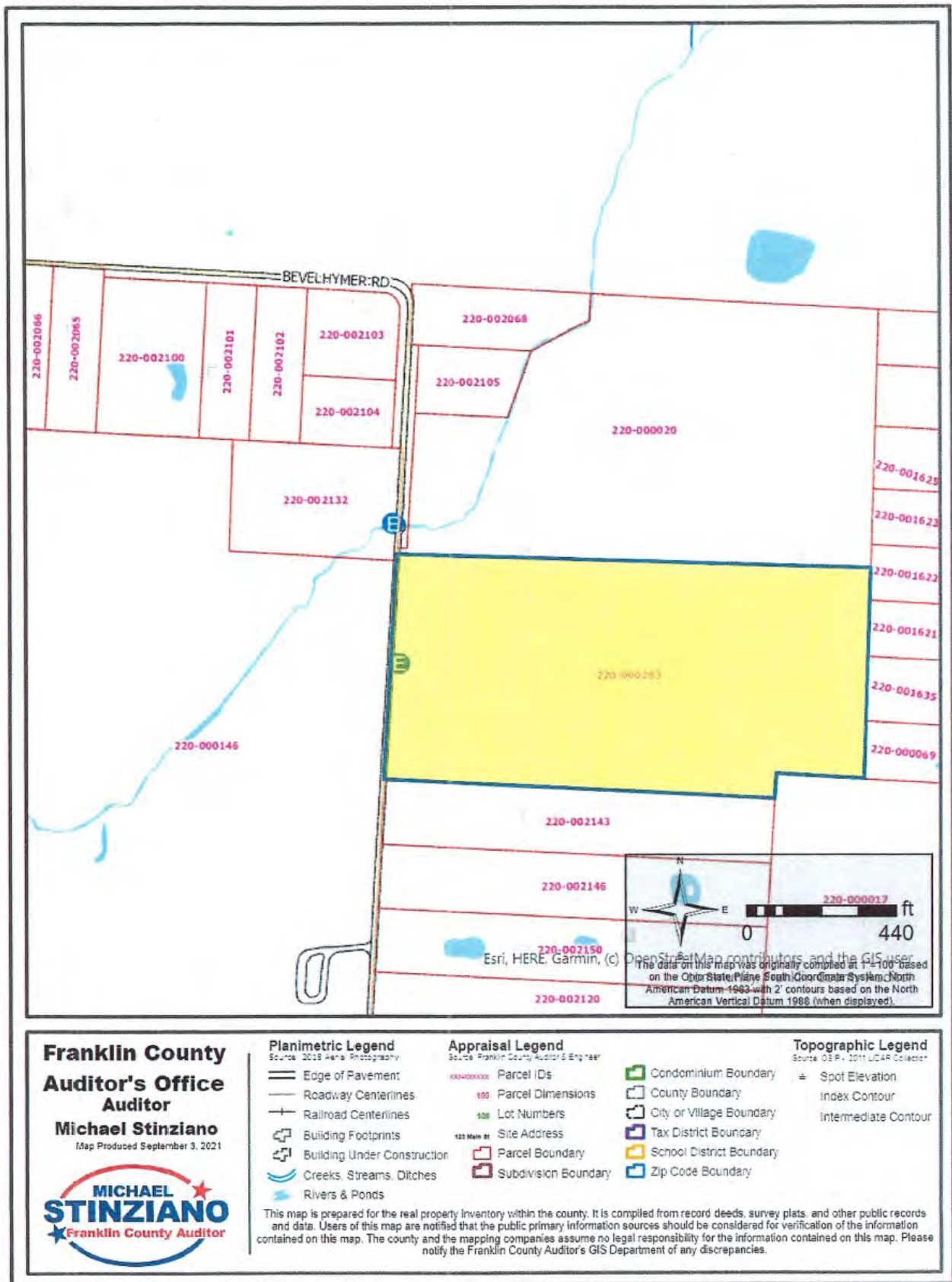


RURAL LAND

SALE NO 1552

QUAD: 2
TAXING DISTRICT: 220
PARCEL NUMBER: 000283
LOCATION: Bevelhymer, S of county ln
Westerville OH 43081
GRANTOR: Paul Doran
GRANTEE: Joshua & Courtney Beckner
5256 Sugar Run, New Albany, OH
614-745-7702
SALE PRICE: \$750,000
SALE DATE: 6/25/2021
SITE 21.637
Rural
DEED REFERENCE: 202106250111887
FINANCING: Union Savings
\$562,500
COMMENTS:

PRICE/SF \$0.80
PRICE/ACRE \$34,663



PARK LAND

SALE NO 1142

QUAD: 2
TAXING DISTRICT: 110
PARCEL NUMBER: 003035
LOCATION: Ulry Rd (rear), N of Warner
Blendon Tshp OH 43081

GRANTOR: Daniel & Amy Moore

GRANTEE: Board of Park Comm/Franklin

1069 W Main St, Westerville, OH
614-891-0700

SALE PRICE: \$168,000

SALE DATE: 2/25/2021

SITE 4
R1

DEED REFERENCE: 202102250035312

FINANCING: Cash to seller
\$0

COMMENTS: Split 4.0 acres from 110-000229 and combined to 110-003035 (existing park land).

PRICE/SF \$0.96

PRICE/ACRE \$42,000

RESOLUTION NO. 5876

AUTHORIZING THE PURCHASE OF REAL ESTATE LOCATED IN BLENDON
TOWNSHIP, FRANKLIN COUNTY

WHEREAS, property owned by Daniel and Amy Moore ("Moore's"), consisting of approximately 4 acres, more or less, located in Blendon Township, Franklin County, Ohio is necessary for the preservation of park land; and

WHEREAS, the Park Board deems the purchase of these lands to be in the public interest; and

WHEREAS, the Moore's are a willing seller at a negotiated price of \$168,000; and

WHEREAS, the costs of a property survey, lot split approval, environmental assessment, title work and other miscellaneous expenses are estimated to be approximately \$15,000; and

WHEREAS, monies for a total estimated price of \$183,000 including the above estimated expenses, are available in the 2020 Land Acquisition budget; Now, Therefore,

BE IT RESOLVED, that the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District hereby exercises its right to purchase said property and herewith directs and authorizes its Executive Director, as agent for this Board, to contract for the purchase of said property, to prepare the necessary deeds and agreements, and to obtain the execution thereof.

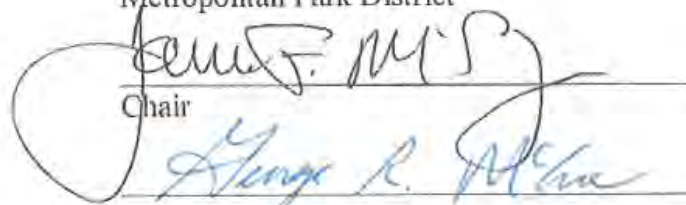

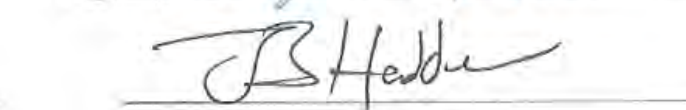
Adopted this 15th day of December, 2020.

BOARD OF PARK COMMISSIONERS
Columbus and Franklin County
Metropolitan Park District

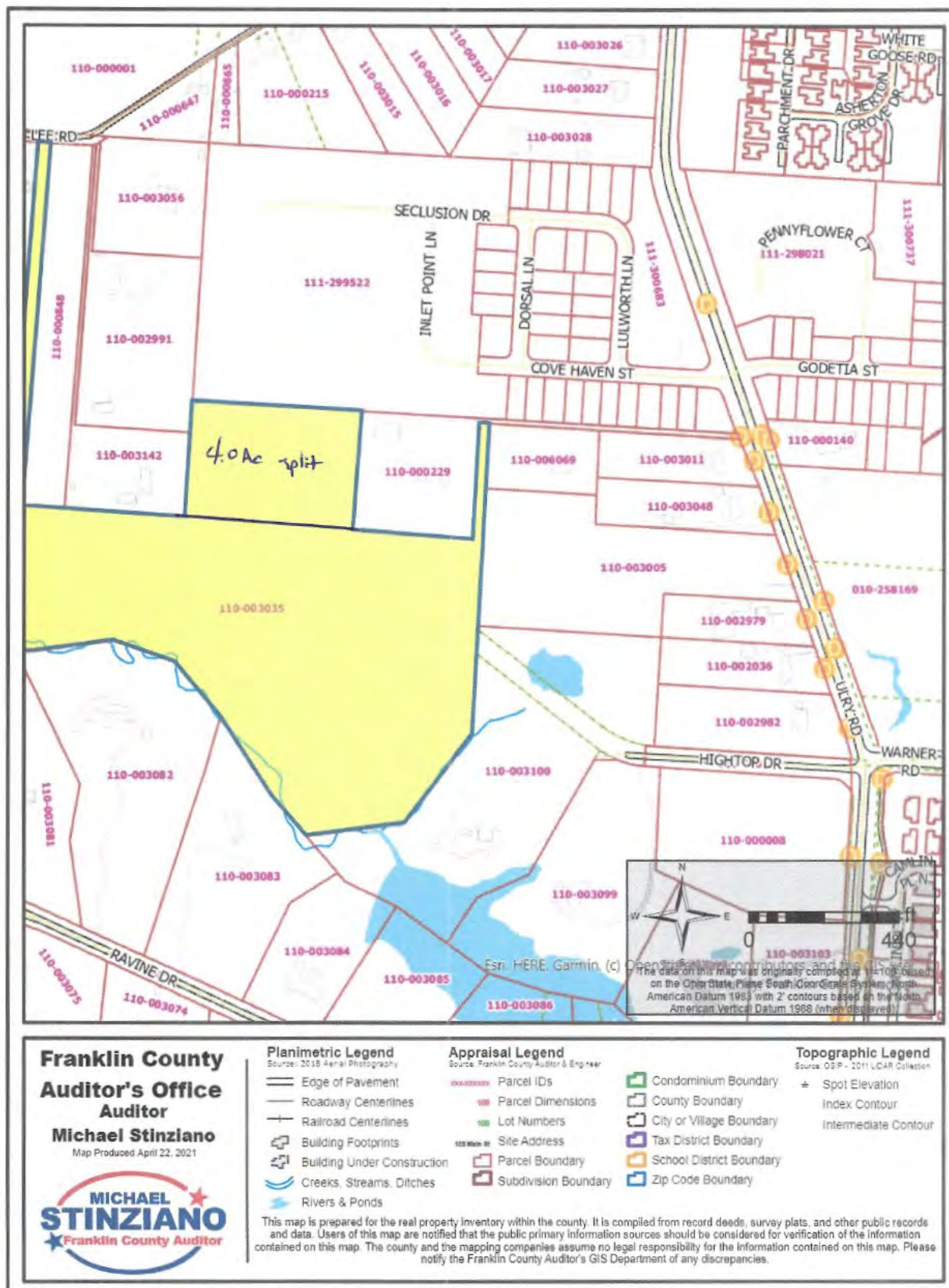
Chair

Attest:


Executive Director

December 20 Resolution



PARK LAND

SALE NO 1364

QUAD: 3
TAXING DISTRICT: 010
PARCEL NUMBER: 299605-7, 109405
LOCATION: Noe Bixby Rd, S of Broad St
Columbus OH 43213
GRANTOR: Columbus Torah Academy
David Bernzweig
GRANTEE: City of Columbus

90 W Broad St, Columbus, OH
614-645-5182

SALE PRICE: \$800,000
SALE DATE: 5/8/2019
SITE 21.962
R1

DEED REFERENCE: 201905080053723/4
FINANCING: Cash to seller
\$0

COMMENTS: Split 4.638 acres from 010-014163 to 299605; 5.922 acres from 010-015518 to 299606; 4.461 acres from 010-109405 to 299607.

PRICE/SF \$0.84
PRICE/ACRE \$36,427

Kim Wentzel

From: Kelly, Ann E <AEKelly@Columbus.gov>
Sent: Wednesday, June 26, 2019 3:41 PM
To: Kim Wentzel
Subject: RE: Noe Bixby

Hi Kim,

Sorry, the City Attorney that was involved is on vacation so the person I checked with drew a "blank". It was an acquisition using 2018 Clean Ohio Conservation Fund Round 12 funding project to create the Noe Bixby Parkland and Preserve Clean Water along Big Walnut Creek. Approximately 4+ acres of the property will become a future developed park space and the remaining 17+ acres will remain as a natural area with plans for future nature trails. The total acreage was 21.962 with a total purchase price was \$800,000 or \$36,426.55 per acre.

With best regards,

Ann

From: Kim Wentzel [mailto:kwentzel@moreresearch.net]
Sent: Wednesday, June 26, 2019 1:23 PM
To: Kelly, Ann E <AEKelly@Columbus.gov>
Subject: RE: Noe Bixby

There were two conveyance. Parcels included 010-014163, split 4.638 acres to 010-299605; 010-015518, split 5.922 acres to 010-299606; 010-109405 4.461 and 6.941. (The conveyance for this last parcel was not in the scans so I don't know how the splits went, but it's two sections now.)

Thanks!

Kim Wentzel
Mid Ohio Real Estate Research, Inc.
11138 York Rd, Etna, OH 43105
614-203-9554 (cell)
740-927-4402 (office)

From: Kelly, Ann E [mailto:AEKelly@Columbus.gov]
Sent: Tuesday, June 25, 2019 5:48 PM
To: Kim Wentzel <kwentzel@moreresearch.net>
Subject: RE: Noe Bixby

Hi Kim,

Do you have a parcel number and/or a date of transfer? To the best of my and City Attorney's knowledge the City has not purchased this property. Let me know if you have any additional information & I will research further.

Thanks,

Ann

Ann E. Kelly, Administrator
Real Estate Management Office

Department of Finance & Management
90 W. Broad Street, Room 425
Columbus, Ohio 43215
Ofc: (614) 645-5182

From: Kim Wentzel [<mailto:kwentzel@moreresearch.net>]
Sent: Tuesday, June 25, 2019 3:08 PM
To: Kelly, Ann E <AEKelly@Columbus.gov>
Subject:

Hi Ann!
Hope all's well.

Looking for info on city's acquisition of approximately 22 acres on Noe-Bixby from Torah Academy. Do you know anything about this, or who I would ask. I can't find anything in council minutes – which might mean they didn't buy it, not sure.

Thanks!

Kim

Kim Wentzel
Mid Ohio Real Estate Research, Inc.
11138 York Rd, Etna, OH 43105
614-203-9554 (cell)
740-927-4402 (office)

PLAT OF SURVEY FOR 4.6

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
REFUGEE LANDS, AND BEING A 4.638 ACRE PARCEL OUT OF THE 14.646
VOLUME 27011, PAGE 101, WITH ALL RECORD REFERENCES CITED HEREIN



SCALE: 1"=100'
DATE: 04/11/2019

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PL
ROAD, BEING S 04°09'21" E, AS TRAN
COUNTY SURVEY CONTROL MONUMENT
RESULTANT BEARING OF S 32°18'46" I
TO THE STATE PLANE COORDINATE SY

THE VILLAS AT SAINT THERESE, INC.
INST. NO. 201508190115344
6.7556 AC. (DEED)
PARCEL NO. 010-238627

N 03°59'49" E 739.93'

PROPOSED 4.638 AC.
LOT SPLIT
(202,031 SQ. FT.)

ZONING=R-1,
RESIDENTIAL DISTRICT

S 85°52'14" E
66.46'

CITY OF COLUMBUS, OHIO
O.R.V. 18888, PG. G20
4.18 AC. (DEED)

NOE-BIXB

S 85°52'14" E

S 50°12'55" W
139.71'

S 00°10'57" W
133.16'

S 20°27'23" E
75.27'

COLUMBU
O.R.V.
14.6
10.008 AC. R
(43
PARCEL
(TO BE COMBINED W

FLOOD
ZONE
"X"

FLOOD
ZONE
"X"

TRUE P.O.B
I.P. SET

N 85°50'35" W 551.50'

COLUMBUS TORAH SCHOOL
D.B. 3426, PG. 497
15.367 AC. (DEED)
PARCEL NO. 010-015518

FLOOD
ZONE
"AE"

1425.10' (M)

N
T)

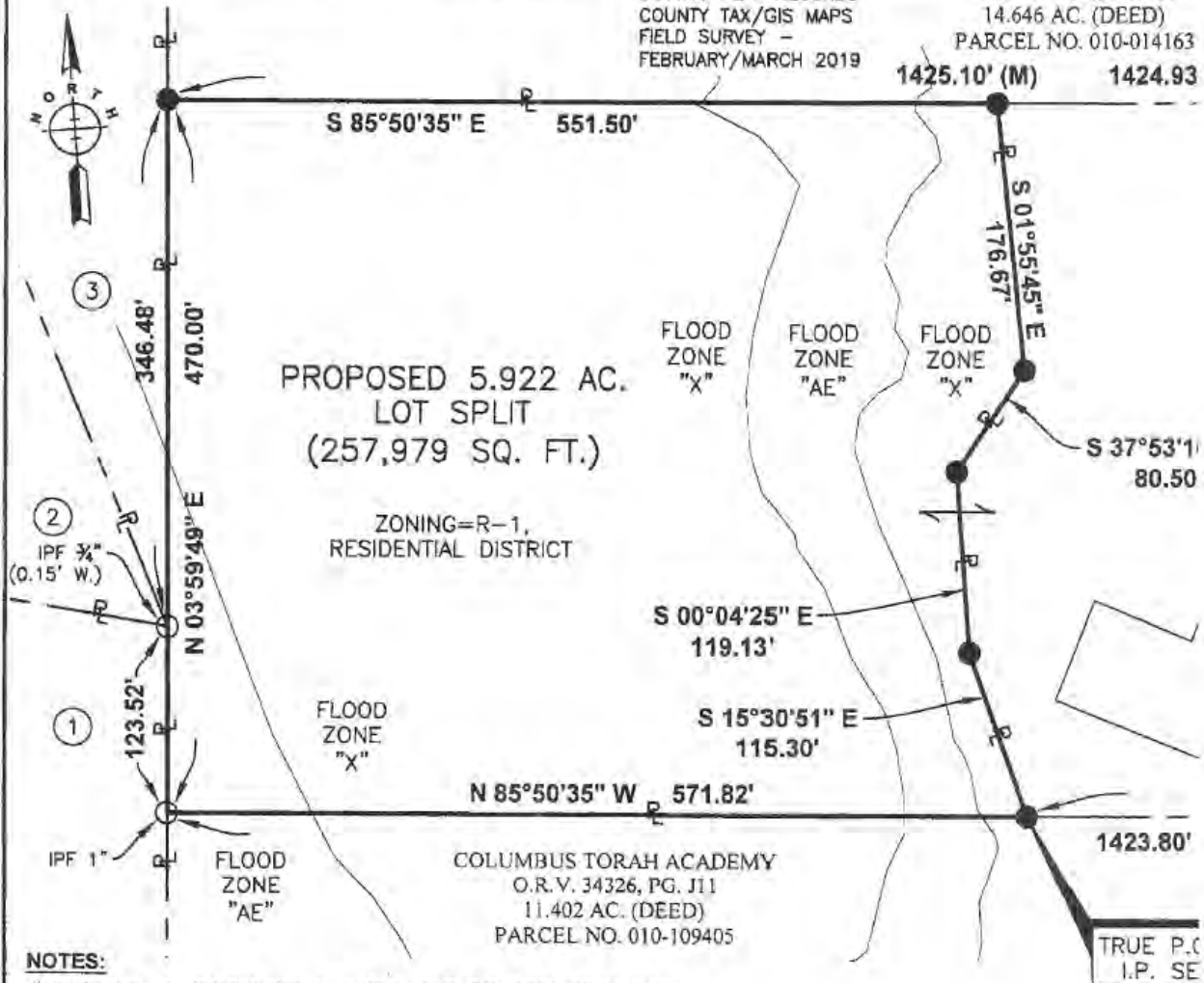
CERTIFICATION:

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM&S, INC., PREPARED THIS PLAT FROM
RECORD INFORMATION AND FROM A SURVEY OF THE LOT SPLIT PARCEL, CONDUCTED BETWEEN
FEBRUARY AND MARCH 2019, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

[Signature]
SIGNATURE

4/11/19
DATE



PRIME CM&S, INC.8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240**PLAT OF SU**SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
OUT OF THE 15.367 ACRE TRACT AS CONVEYED TO COLUMBUS TORAH S
RECORDER'S OFFICE, COLUMBUS, OHIO.SCALE: 1"=100'
DATE: 04/11/2019**REFERENCES:**COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
FIELD SURVEY -
FEBRUARY/MARCH 2019THE COLUMBUS TORAH ACA
O.R.V. 27011, PG. 101
14.646 AC. (DEED)
PARCEL NO. 010-014163**NOTES:**

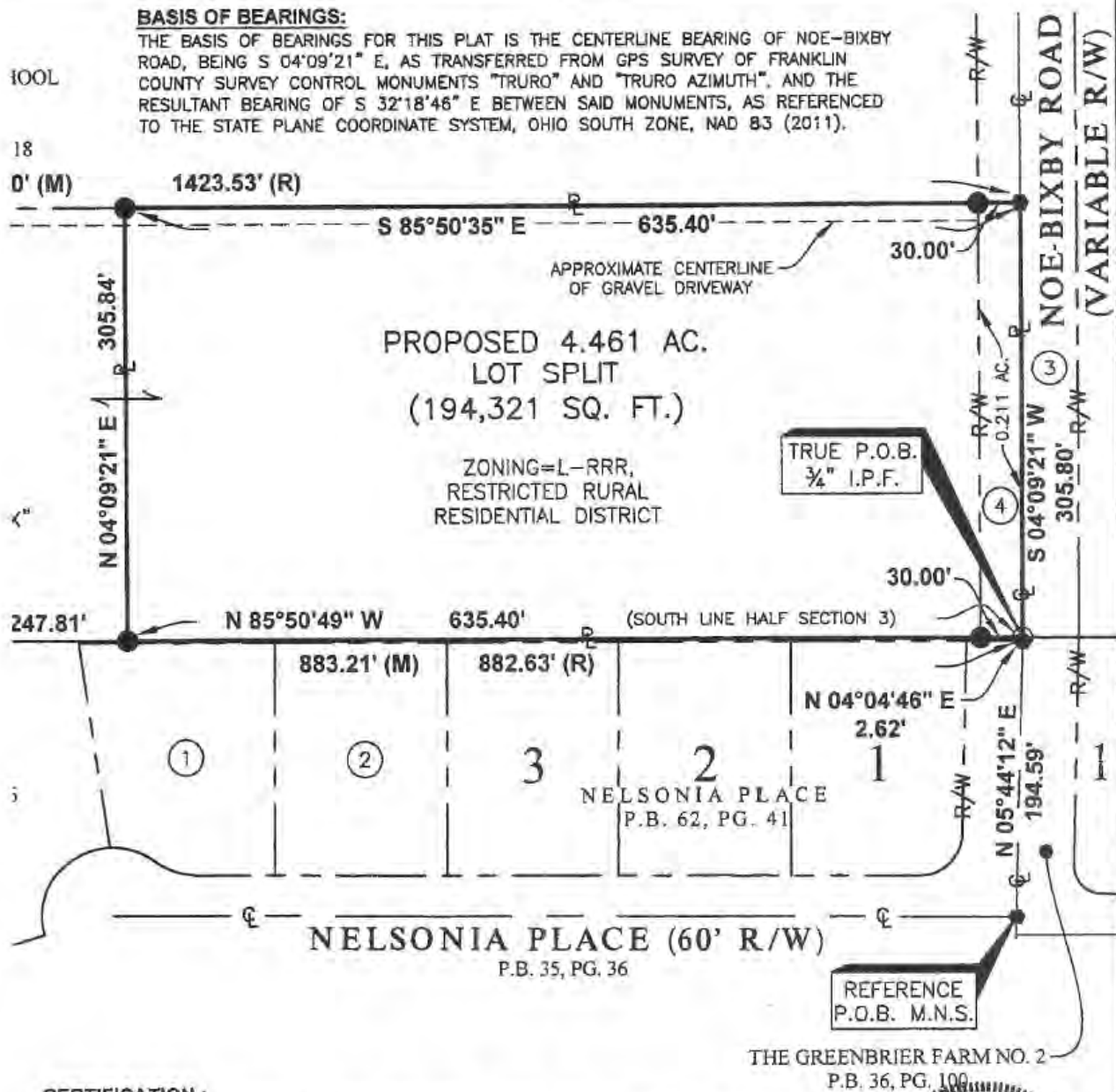
- 1) THIS SITE IS LOCATED WITHIN FLOOD ZONE "X", AREA OF MINIMAL FLOODING AND ZONE AE, AREA OF 1% ANNUAL CHANCE FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0351 K, EFFECTIVE DATE JUNE 17, 2008.
- 2) IRON PINS SET ARE 30" LONG, 3/4" I.D., IRON PIPES WITH YELLOW PLASTIC CAPS STAMPED "PRIME CM&S".
- 3) THE SUBJECT LOT SPLIT PARCEL IS LOCATED WITHIN THE "R-1", RESIDENTIAL DISTRICT PER ANNEXATION 6732 AND PER TITLE 33, CHAPTER 3332 OF THE COLUMBUS, OHIO CODE OF ORDINANCES.
- 4) CURRENT LAND USE OF SUBJECT LOT SPLIT PARCEL: VACANT/UNDEVELOPED. PROPOSED USE: NATURAL AREA (TO BE COMBINED WITH LOT SPLIT PARCELS NORTH TO NOE-BIXBY ROAD AND REMAINDER PARCEL SOUTH TO BIG WALNUT CREEK).

CERTIFICATION:I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME
RECORD INFORMATION AND FROM A SURVEY OF T
FEBRUARY AND MARCH 2019, AND THAT SAID PL
KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN

SIGNATURE

FOR 4.461 ACRE LOT SPLIT PARCEL

BEING IN HALF SECTION 3, TOWNSHIP 12 NORTH, RANGE 21 WEST, REFUGEE LANDS, AND BEING A 4.461 ACRE PARCEL IN OFFICIAL RECORD VOLUME 34326, PAGE J11, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN



CERTIFICATION :

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM&S, INC., PREPARED THIS PLAT FROM RECORD INFORMATION AND FROM A SURVEY OF THE LOT SPLIT PARCEL, CONDUCTED BETWEEN FEBRUARY AND MARCH 2019, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dwight A. Tillis
SIGNATURE

3/25/19
DATE



CERTIFICATION

I certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this Report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the Subject of this Report and I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the Subject of this Report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the Intended Use of this appraisal.
7. The reported analyses, opinions and conclusions were developed, and this Report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include *The Uniform Standards of Professional Appraisal Practice*.
8. The use of this Report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have made a personal visitation of the property that is the Subject of this Report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. As of the date of this Report, I, James R. Horner, MAI, have completed the continuing education program of the Appraisal Institute.
12. I have performed no services, as an Appraiser or in any other capacity, regarding the property that is the subject of this Report within the three-year period immediately preceding acceptance of this assignment.
13. The real estate which is the Subject of this Appraisal Report was valued as of:
October 20, 2023 (Visitation Date and Effective Date).

HORNER APPRAISAL GROUP, INC



James R. Horner, MAI
GA Certification #380744

October 24, 2023
Date

CERTIFICATION

I certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this Report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the Subject of this Report and I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the Subject of this Report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the Intended Use of this appraisal.
7. The reported analyses, opinions and conclusions were developed, and this Report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include *The Uniform Standards of Professional Appraisal Practice*.
8. The use of this Report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have made a personal visitation of the property that is the Subject of this Report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. As of the date of this Report, I, Samuel R. Horner, MAI, have completed the continuing education program of the Appraisal Institute.
12. I have performed no services, as an Appraiser or in any other capacity, regarding the property that is the subject of this Report within the three-year period immediately preceding acceptance of this assignment.
13. The real estate which is the Subject of this appraisal Report was valued as of:
October 20, 2023 (Visitation Date and Effective Date).

HORNER APPRAISAL GROUP, INC.



Samuel R. Horner, MAI, AI-GRS
GA Certification #430914

October 24, 2023
Date

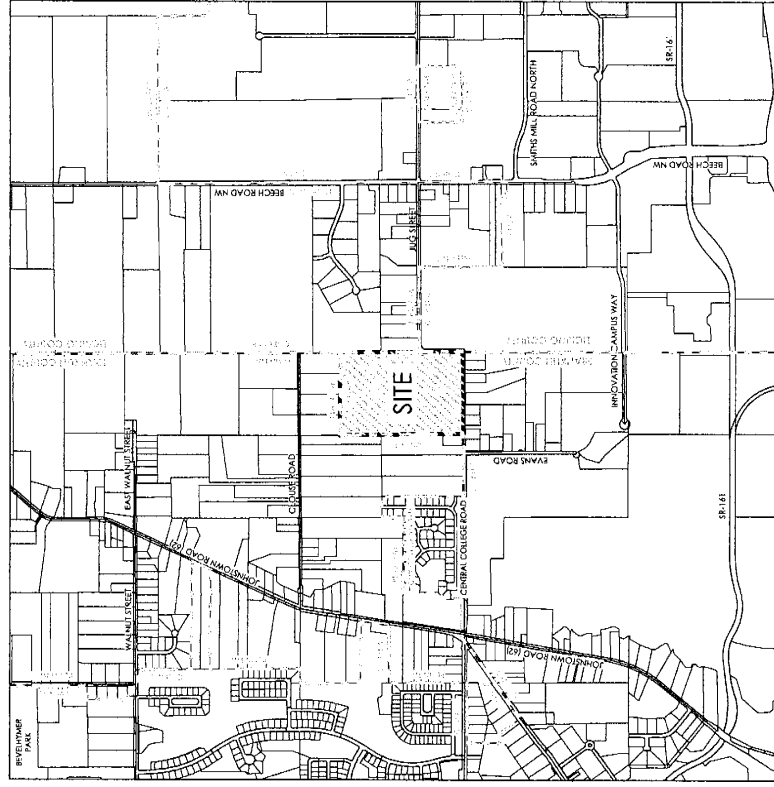
ADDENDUM

THE COURTYARDS AT HAINES CREEK

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PUD

FINAL DEVELOPMENT PLAN



SITE LOCATION MAP

PREPARED FOR:
EPCON COMMUNITIES
500 STONEHENGE PARKWAY
DUBLIN, OHIO 43017
P: (614) 761-1010

SUBMITTAL:
SEPTEMBER 15, 2023
RE-SUBMITTAL:
OCTOBER 2, 2023

CIVIL ENGINEER, LAND PLANNER
& LANDSCAPE ARCHITECT



INDEX OF DRAWINGS

- SHEET 1: COMMUNITY OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN
- SHEET 2: ILLUSTRATIVE SITE PLAN
- SHEET 3: OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN
- SHEET 4: SITE PLAN
- SHEET 5: UTILITY PLAN
- SHEET 6: MASTER GRADING PLAN
- SHEET 7: LANDSCAPE KEY PLAN
- SHEET 8: STREET TREE AND POND PLANTING PLAN
- SHEET 9: WEST BUFFER LANDSCAPE ENLARGEMENTS
- SHEET 10: NORTH BUFFER LANDSCAPE ENLARGEMENTS
- SHEET 11: AMENITY AREA ENLARGEMENT
- SHEET 12: CENTRAL COLLEGE AND JUG ENTRY ENLARGEMENTS
- SHEET 13: TYPICAL LANDSCAPE DETAILS
- SHEET 14: TYPICAL LANDSCAPE DETAILS
- SHEET 15: COURTYARD COURTESY
- SHEET 16: EXISTING TREE SURVEY
- SHEET 17: EXISTING TREE SURVEY SCHEDULE
- SHEET 18: EXISTING TREE SURVEY (INCLUDES OFF-SITE TREES)

PLANNING AND DESIGN
COMMISSION USURINE
DATE OF APPROVAL



COMMUNITY GARDEN



COMMUNITY GARDEN



PATH AT POND

BOCCE COURT

PICKLEBALL COURT



| Site | Size | Year Acquired | Size Acquired |
|-----------------------|------------|---------------|---------------|
| Central College | 1.25 | 1962 | 45.5 |
| Irish Street | 0.65 | 1962 | 1.9 |
| Net Developable Acres | | | |
| 107.42 | wide | 1962 | 61.4 |
| 115.55 | wide | 1962 | 151 |
| 29.42 | wide | 1962 | 21.02 |
| Open Space Required | | | 23.08 |
| 0.23 | 63.5 | 1962 | 2.02 |
| 151 | 2,400 | 1962 | 17.66 |
| Open Space Provided | | | 3.36 |
| Open Space Deficit | | | 6417 |
| 15 | Food | 1962 | 10 |
| 1 | Line/Alley | 1962 | 10 |

1. Number of lots with 42' and 55' wide product may change based on final engineering and market conditions.
2. Lot numbers 109-112 have been omitted.



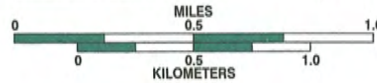
FRANKLIN COUNTY, OHIO

Road Atlas and Street Locator 2023 - 2025

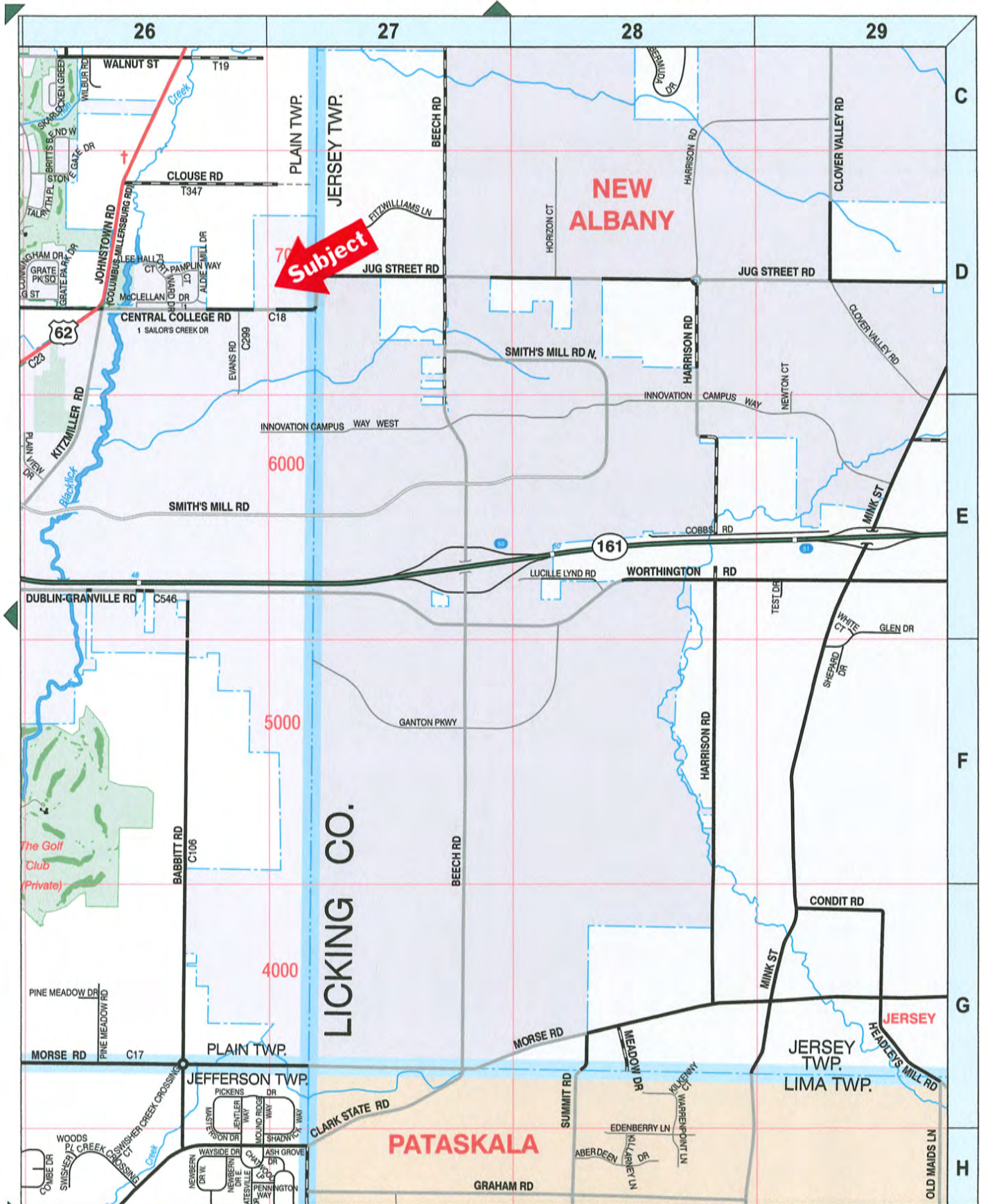
Cornell R. Robertson, P.E., P.S.
Franklin County Engineer

Map 15

RETURN TO LOCATOR



| | | | | | | |
|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 | 33 | 34 | 35 |
| 36 | 37 | 38 | 39 | 40 | 41 | 42 |
| 43 | 44 | 45 | 46 | 47 | | |



LEGEND

HORNER APPRAISAL GROUP INC

DEFINITION OF MARKET VALUE

Market Value is defined as follows:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus.”

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

DEFINITION OF MARKET VALUE AS DEFINED IN MOST RECENT EDITION OF USPAP

Market Value: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client’s intended use includes more than one intended user. The conditions included in the market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).²

¹ Federal Register Part VI, Department of the Treasury, Volume 75, Number 237, pages 77471 and 77472, effective December 10, 2010; The Dictionary of Real Estate Appraisal, Fifth Edition, pages 122-123, 2010, The Appraisal Institute. Pursuant to *Interagency Appraisal and Evaluation Guidelines*.

² USPAP, 2014-2015 Edition, The Appraisal Standards Board, Page U-3.

LIMITING CONDITIONS – PART I

The Certificate of Appraisal and report hereto attached are made expressly subject to the conditions and stipulations following:

No responsibility is assumed by the appraiser for matters which are legal in nature, nor is any opinion on the title rendered herewith. This appraisal assumed good title. Any liens or encumbrances which may now exist have been disregarded and the property has been appraised as though no delinquencies in the payment of general taxes or special assessments exist, and as though free of indebtedness.

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may the same be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and, in any event, only in its entirety.

The appraiser herein, by reason of employment to make this appraisal, agrees to give testimony and/or attend in court or any other governmental hearing with reference to the property in question, provided sufficient notice shall be given to him. The client's attorney shall have the right to determine what is considered sufficient notice, subject to approval by the appraiser.

The appraiser herein has no present or future contemplated interest in the property appraised.

Employment of James R. Horner and/or Samuel R. Horner to make the appraisal hereto attached is in no manner contingent upon the value reported.

The values for land and improvements as contained in the written report are constituent parts of the total value reported, and neither is to be used in making a summation appraisal by combination with values created by another appraiser. Either is invalidated if so used. The current purchasing power of the dollar is the basis for the value reported.

Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by anyone but the client or its assigns without previous written consent of the appraiser and/or of the client or its assigns; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute of any initialed designations conferred upon the appraiser.

LIMITING CONDITIONS – PART II

The opinion of value contained in this appraisal report is based upon the following Assumptions and Limiting Conditions:

- The information furnished by others is believed to be reliable. No warranty is given for its accuracy, though.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated in the report.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations, laws and license requirements unless otherwise stated in the report.
- The distribution, if any, of that total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- The value opinions, and the costs used, are as of the date of the value opinion.
- All engineering is assumed to be correct. The plot plans and other illustrative material in this report are included only to assist the reader in visualizing the property.
- The proposed improvements, if any, on or off-site, as well as any repairs required, are considered, for purposes of the appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraiser.
- Responsible ownership and competent property management are assumed.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- The appraisers are not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that make it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering or environmental studies that may be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on or in the property, were not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of such substances may affect the value of the property.

LIMITING CONDITIONS – PART II – (CONTINUED)

- The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.
- All mechanical components are assumed to be in good, operable condition unless otherwise noted.
- Our opinion of value does not consider the effect (if any) of possible noncompliance with the requirements of the ADA.
- Horner Appraisal Group, Inc. and its employees accept no responsibility for changes in market conditions or the inability of the client, intended user, or any other party to achieve desired outcomes.
- Projections or estimates of desired outcomes by the client, intended user, or any other party may be affected by future events. The client, intended user or any other party using this report acknowledges and accepts that Horner Appraisal Group, Inc. and its employees have no liability arising from these events.
- Unless specifically set forth, nothing contained herein shall be construed to represent any direct or indirect recommendations of Horner Appraisal Group, Inc., its officers or employees to provide financing (mortgage, equity or other) for the property at the value(s) stated.
- The client, or its representative(s), agrees to indemnify and hold Horner Appraisal Group, Inc., its officers and employees, harmless from and against any loss, damages, claims, and expenses (including costs and reasonable attorney fees) sustained as a result of negligence or intentional acts or omissions by the client, or its representative(s) arising from or in any way connected with the use of or purported reliance upon, the appraisal report or any part of the appraisal report.
- The contents of the appraisal report, and all attachments and information that will be contained within the report, is proprietary and confidential. The client, or its representative(s) will not release or provide the report, in any form, in whole or in part, to any third party, including any borrower, potential borrower, buyer or potential buyer, without the signing appraiser's express written authorization.

QUALIFICATIONS OF THE APPRAISER
JAMES R. HORNER, MAI

PRESENT STATUS

President of Horner Appraisal Group, Inc., an independent real estate appraising and consulting firm, specializing in investment properties.

BUSINESS ADDRESS

22 East Gay Street
Suite 300
Columbus, Ohio 43215

PHONE NUMBERS

| | |
|--------|---------------------------|
| Office | (614) 246-8383 |
| Fax | (614) 246-8384 |
| Cell | (614) 284-8888 |
| E-Mail | james@hornerappraisal.com |

DEGREES

Bachelor of Arts, The Ohio State University, 1969

PROFESSIONAL MEMBERSHIPS

Appraisal Institute: MAI #5762

FORMAL REAL ESTATE EDUCATION

Appraisal Institute

1. Attendance at numerous seminars and lectures dealing with new techniques in real estate, real estate appraisal, finance, etc.
2. Formerly on the faculty of Otterbein College.
3. Currently certified under the Continuing Education Program of the Appraisal Institute.
4. The appraiser is certified as a General Appraiser (GA) within the State of Ohio (See copy of certificate following qualifications).

REAL ESTATE APPRAISAL EXPERIENCE

Mr. Horner is engaged full-time in the real estate appraisal profession. From 1968 to January of 1971, he was under the training and supervision of Anthony F. Mollica, MAI. From 1971 to October of 1977, Mr. Horner was employed and was Vice President of Associated Consultants and Appraisers, Inc., Columbus, Ohio. In October of 1977, Mr. Horner formed his own firm. Since 1971, the appraiser has made numerous appraisal reports, including feasibility studies for apartment and condominium projects, office buildings, single-family residences and commercial properties. The purpose of the appraisal reports has been for condemnation, mortgage and for individual buying and selling. The Horner Appraisal Group has had the opportunity of appraising for many Federal, State, and Local Agencies, including, but not limited to, The Federal Aviation Administration, US Department of the Interior and Agriculture, The Ohio Department of Transportation, The Ohio Department of Natural Resources, COTA, and many City Agencies throughout the State of Ohio.

APPRAISER DISCLOSURE
STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: James R. Horner, MAI

2. Class of Certification/Licensure:

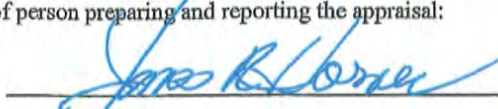
☒ Certified General
☐ Certified Residential
☐ Licensed Residential
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: GA Certification #380744

3. Scope: This report ☒ is within the scope of my Certification/License.
☐ is not within the scope of my Certification/License.

4. Service Provided By: ☒ disinterested & unbiased third party
☐ Interested & biased third party
☐ Interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal:



THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL
ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED
OR STATE-LICENSED REAL ESTATE APPRAISER.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland, Ohio
(216) 787-3100

George V. Voinovich, Governor

State of Ohio

Nancy Chiles Dix, Director

Department of Commerce

ORIGINAL ISSUE DATE: 7/01/91



Division of Real Estate

CERTIFICATE NO.: 380744

CERTIFIED GENERAL REAL ESTATE APPRAISER

THIS IS TO ACKNOWLEDGE THAT

HORNER, JAMES R.

HAS QUALIFIED UNDER THE LAWS AND REVISED CODE OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS A DULY CERTIFIED AND QUALIFIED PERSON TO ENGAGE IN THE PRACTICE OF GENERAL REAL ESTATE APPRAISAL.

Witness the seal of the Ohio Department of Commerce, Division of Real Estate and the signatures of this board this 16th day of June 1993.

Charles M. L. ...
Chairman
Andrew A. Bell
Member
Pat ...
Member

Nancy Chiles Dix
Director
James R. Horner
Appraiser
James R. Horner
Member

This certificate is not valid unless renewed in accordance with state requirements.

QUALIFICATIONS OF THE APPRAISER
SAMUEL R. HORNER

PRESENT STATUS

Vice President of Horner Appraisal Group, Inc., an independent real estate appraising and consulting firm, specializing in investment properties.

BUSINESS ADDRESS

22 East Gay Street
Suite 300
Columbus, Ohio 43215

PHONE NUMBERS

| | |
|--------|-------------------------|
| Office | (614) 246-8383 |
| Fax | (614) 246-8384 |
| Cell | (614) 284-8000 |
| E-Mail | sam@hornerappraisal.com |

DEGREES

B.S., Business Administration, Colorado State University, 1993
Emphasis: Real Estate/Finance

PROFESSIONAL MEMBERSHIP

Appraisal Institute: MAI, AI-GRS

FORMAL REAL ESTATE EDUCATION

Real Estate Principals
Real Estate Finance
Real Estate Law
Real Estate Appraisal

REAL ESTATE LICENSES

Ohio Certified General Appraiser, #430914
Ohio Sales Associate License, issued 6-17-97

REAL ESTATE APPRAISAL EXPERIENCE

For approximately two years, Mr. Horner was employed with D.F. Davis Real Estate, Inc., located in San Diego, California. During this period, Mr. Horner worked on a myriad of investment properties. In 1996, Mr. Horner became Vice President of the Horner Appraisal Group, Inc.

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: Samuel R. Horner, MAI

2. Class of Certification/Licensure:

 X Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: GA Certification #430914

3. Scope: This report X is within the scope of my Certification/License.
_____ is not within the scope of my Certification/License.

4. Service Provided By: X disinterested & unbiased third party
 Interested & biased third party
 Interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal:

of person preparing and reporting the appraisal:

THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED OR STATE-LICENSED REAL ESTATE APPRAISER.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland, Ohio
(216) 787-3100

George V. Voinovich, Governor

State of Ohio

Nº 4578

Donna Owens, Director

Department of Commerce

ORIGINAL ISSUE DATE: 10/17/1997



Division of Real Estate

CERTIFICATE NO.: 430914

CERTIFIED GENERAL REAL ESTATE APPRAISER

THIS IS TO ACKNOWLEDGE THAT

HORNER, SAMUEL ROBERT

HAS QUALIFIED UNDER THE LAWS AND REVISED CODE OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY CERTIFIED AND QUALIFIED TO ENGAGE IN THE PRACTICE OF GENERAL REAL ESTATE APPRAISAL.

Witness the seal of the Ohio Department of Commerce, Division of Real Estate and the signatures of this board this 17th day of October 1997. This certificate is not valid unless renewed in accordance with state requirements.


Chairman

Member

Member


Superintendent

Member

Member

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:

James R Horner

LIC/CERT NUMBER:

000380744

LIC LEVEL:

Certified General Real Estate Appraiser

Ohio

**Department
of Commerce**

Division of Real Estate
& Professional Licensing

CURRENT ISSUE DATE:

06/25/2023

EXPIRATION DATE:

07/01/2024

USPAP DUE DATE:

07/01/2024

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:

Samuel Robert Horner

LIC/CERT NUMBER:

000430914

LIC LEVEL:

Certified General Real Estate Appraiser

Ohio

Department
of Commerce

Division of Real Estate
& Professional Licensing

CURRENT ISSUE DATE:

08/22/2023

EXPIRATION DATE:

10/17/2024

USPAP DUE DATE:

10/17/2024

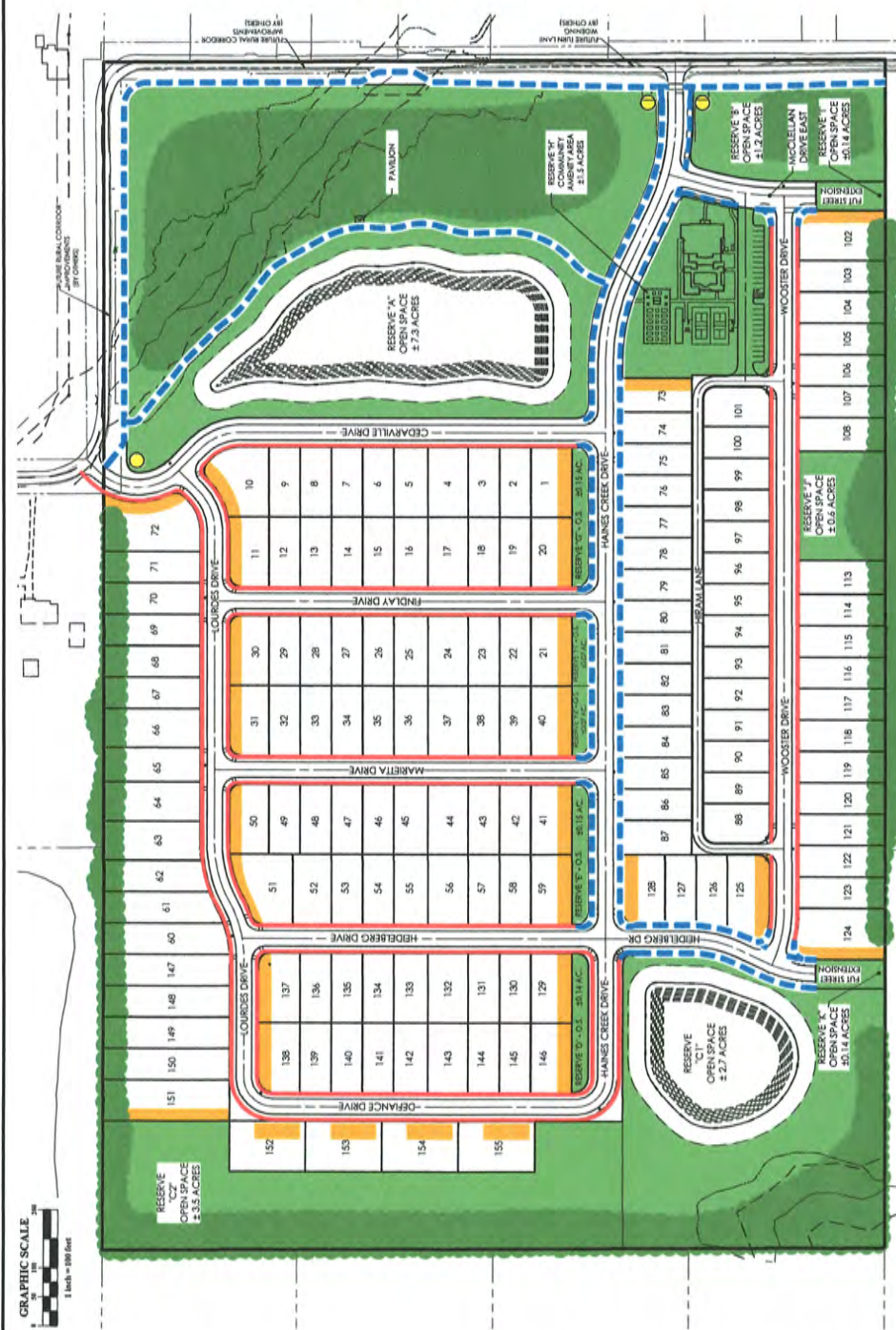
| Open Space and Parkland | | |
|---|-------------|--|
| Open Space and Parkland Required | 21.02 ac ± | |
| Open Space | 12.7 ac ± | |
| Open Space | 63.1 ± 20% | |
| Parkland | 17.56 ac ± | |
| Open Space x 2400 | 15,348 ac ± | |
| Acres/acre is net of pond from top of bank | 7.30 ac ± | |
| Acres/acre is net of pond from top of bank | 1.20 ac ± | |
| Reserve A | 6.20 ac ± | |
| Reserve B | 1.28 ac ± | |
| Reserve C | 0.58 ac ± | |
| Reserve D, E, F, G | 0.28 ac ± | |
| Reserve H | 0.28 ac ± | |
| Reserve I | 0.60 ac ± | |
| Reserve J | 3.36 ac ± | |
| Reserve Ownership and Maintenance | | |
| Reserve A, B, C, D, E, F, G, I, J, K | | |
| Owned by the City of New Albany | | |
| Active Areas Maintained by the HOA and Passive Areas Maintained by the City of New Albany | | |
| Reserve H | | |

LEGEND

- PROPOSED OPEN SPACE / PARKLAND
- 8' LEGURE TRAIL - ± 1.3 MILES
- 5' SIDEWALK - ± 2 MILES
- PROPOSED ENTRY FEATURE
- HOUSE REQUIRING FINANCED IDEAS ARCHITECTURAL DETAILS

Notes:

1. Polls along Central College Road/Avg Street/Brain shown for reference only. Location subject to change based on coordination with the city.
2. Lot numbers 109-112 have been omitted.
3. Developer shall preserve trees as shown on the tree survey plan within Reserve 1. During construction the Developer shall protect trees to remain with tree protection fence.



PAVILION WITH SEATING



PICKLEBALL COURT

BOCCCE COURT

PATH AT POND



COMMUNITY GARDEN



COMMUNITY GARDEN



Engineers, Surveyors, Planners, Scientists

February 7, 2024

Ms. Chelsea Nichols
City of New Albany
99 W. Main Street
New Albany, OH 43054

Subject: Courtyards at Haines Creek
Review Response Letter #2

Ms. Nichols:

Thank you for the review of our FDP and FPL applications for the Courtyards at Haines Creek. Below are the revisions the City has requested. Our responses are provided in red as to how we addressed these in the resubmittal materials. Note that per our correspondence, the FPL applications are being withdrawn and instead we are submitting a Preliminary Plat for Phase 1, therefore, FPL responses are omitted from this response letter and those comments will be addressed in the future.

Application: FDP 87-2023

Items from Planning Commission Staff Report – October 16, 2023:

Page 1

The Parks and Trails Advisory Board (PTAB) Conditions of Approval:

1. That the open space amenities shall be installed and included as part of the overall subdivision infrastructure improvements (e.g. streets, utilities, etc.).

Response: *The applicant agrees to this condition.*

2. That the final alignment of the leisure path shall be subject to staff approval.

Response: *The applicant agrees to this condition.*

3. Increase the open space with consideration of the wetland on the adjacent property to the north.

Response: *The applicant has increased overall open space to 20.02 acres by preparing more detailed stormwater design and overall site grading analysis. The open space deficit has been reduced from 3.36 acres to 1.00 acres. This is detailed throughout the updated FDP plans and can be seen on the Open Space and Pedestrian Connectivity Sheet*

4. Review the 42k fee in-lieu payment or purchase land within close proximity to the development.

Response: *The applicant has completed an appraisal and will submit to the City as required in Chapter 1165.10 (d).*

5. In addition, at the Parks and Trails Advisory Board meeting, the applicant verbally committed to sliding lots 152-155 west to allow pedestrian access at the northeast corner.

Response: *The applicant has adjusted lots 152-155 more to the west and incorporated two pedestrian access areas with seating in the northeast and northwest areas of the site adjacent to these lots.*

Pages 12 and 13

Based upon the current submittal, staff recommends the following conditions for the future hearing or that they are addressed prior to the next hearing date:

1. That lots on the plats match the lots on the final development plan.

Response: *The lots on the plat will be updated to match the lots on the FDP. Final Plat submittal has been withdrawn at this time.*

2. Revise location and position of entry sign at Central College Road. Signs to match preexisting residential examples, see image in memo.

Response: *The positioning of the entry signs along Central College have been located to match the pre-existing condition of the signs for the Courtyards at New Albany.*

3. Signage is to be installed at the end of the 10-foot stubs which indicates that these streets may be extended in the future as a through street. The signage is to be shown on the plans at the time of permitting, subject to staff approval.

Response: *The signage has been shown on the FDP and will be shown on the engineering plans at time of permitting.*

4. The installation of the leisure path along Central College Road be subject to staff approval.

Response: *Per a meeting with Ryan Ohly on 10/23, the path along Central College Road/Jug Street is no longer required due to the proposed waterline/existing culvert constraints. The path internal to the subdivision along the south side of the basin is an acceptable alternative. A path along Central College Road/Jug Street from the western property line to the proposed entrance is shown, but the remaining portion of the path along the roadway has been removed on the FDP.*

5. The architectural plans be updated at the time of permitting to meet the city architect's recommendation of the following items:

- a. Eliminate the horizontally proportioned grids; and
- b. Revise the dormers to reflect suggestions in the sketch provide.

Response: *The applicant agrees to this condition and has noted these items on the appropriate architectural sheets in the FDP.*

6. The plans be revised at the time of permitting as needed to meet the garage door color requirements, subject to staff approval.

Response: *The applicant agrees to this condition.*

7. The final shutter hardware design be subject to staff approval.

Response: *The applicant agrees to this condition*

8. The city floodplain regulations (C.O. Section 1154.02 and 1154.04) do not allow for any modifications to this area. The basin and grading plans shall be revised to meet code requirements or a variance can be requested.

Response: *The basin design and grading has been modified to meet this condition.*

9. The city landscape architect/design consultant comments outlined in the memo dated October 6, 2023 are addressed, subject to staff approval:

- i. Review entire development grading plan, focusing on the improvement of the following items.

Response: *In an effort to eliminate the need for a wall along the western property line, the applicant has regraded the entire site, redesigned the stormwater basins, and increased the depths of lots 102-108 and 113-124 by shifting Wooster Drive and Haines Creek Drive 8' to the east. This has allowed a majority of the site to be lowered, most notably along the western property line and a 4:1 slope has been incorporated in lieu of a wall.*

- i. Storm Water Basins - revise basins to increase undulation in grade and create a more naturalized form. Basins should not exceed 6:1 slopes.

Response: *The basin design and grading has been modified to meet this condition.*

- ii. Proposed Wall (west edge of site) - If deemed necessary after thorough review of grading plan, provide a minimum of three to five site condition sections for review. Include plan and details for proposed site condition at break in wall along 'Reserve J'. See diagram.

Response: *Revised site grading and layout shift explained in response above has eliminated the need for a wall along the west property line with details provided in the FDP. Grading refinements have been provided in Reserve J, per meeting with City Staff and the City Landscape Architect on 10/18.*

- ii. If proposed wall is deemed necessary, the use of natural stone is recommended. Developer to provide samples for review by Landscape Architect.

Response: *The wall has been removed.*

- iii. Center the four relocated parcels within Haines Creek and Lourdes Drive, providing access to a leisure path on either side for increased public green space. See diagram.

Response: *The applicant has centered lots 152-155 along Lourdes Drive and incorporated two pedestrian access points with seating in the northeast and northwest areas of the site adjacent to these lots.*

- iv. Provide a site plan that shows how the reserve green space will be used as an amenity for the community (i.e. seating, paths, etc.). See diagram.

Response: *This comment is in reference to Reserve J and a seating area with additional landscaping was discussed with the City Landscape Architect and provided in this area.*

- v. Revise entry sign at Central College Road to match precedents in the neighborhood, see images for reference.

Response: *The design of the entry signs along Central College will match the previously approved signs at the Courtyards at New Albany as provided in the FDP.*

- vi. Review and submit proposed removal of existing tree stands to landscape architect. Provide clear plan boundary for tree removal limits. Preserve the maximum number of established groupings of trees present on the site. Submit tree protection plan. Utilize fencing around tree drip lines for proper protection.

Response: *In the meeting with the City Staff and City Landscape Architect, it was agreed that this condition would be provided with final engineering/final landscape plans.*

- vii. Increase planting adjacent storm water basins. Trees should be planted in randomized spacing and species in groups of 3 to 9 trees. See diagram.

Response: *Increased tree plantings have been provided along the stormwater basins.*

- viii. If proposed wall is deemed necessary, update planting plan to include a seed mix of native grasses for disturbed areas.

Response: *The wall has been removed.*

- ix. Densely plant trees along swale. Trees should be planted in randomized spacing and species in groups of 3 to 9 trees. See diagram.

Response: *The swale has been densely planted with additional, random tree massings.*

- 10. The final lighting details are subject to staff approval.

Response: *The applicant agrees to this condition.*

Page 11

ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that these comments be addressed, subject to staff approval.

- 1. All of the city engineer comments be addressed, subject to staff approval.

Response: *See below.*

- 2. Refer to Exhibit A. Please modify the Cover Sheet to show all signature blocks and notes shown on this Exhibit.

Response: *The cover has been modified.*

- 3. Refer to Exhibit B. Add a sheet to the Index of Drawings entitled Turn Lane Improvements. Verify that the turn lane is in fact to be built "By Others".

Response: *This sheet has been added to the FDP. The turn lane sheet has been added to the Cover Sheet Index of Drawings. Turn lane construction timing coordination is ongoing with City Staff.*

- 4. Sheet 2 of 16. Notes indicate that the City of New Albany shall have some maintenance responsibility relative to the Reserves. This is consistent with the plat. The HOA maintains all reserves and only owns the reserve with the private club house.

Response: *No further action.*

5. Sheet 3 of 16. Delineate all Reserves that will be utilized for stormwater management as lying within Drainage Easements. Clearly show this on all sheets.

Response: *This has been updated on the appropriate plan sheets.*

6. Sheet 3 of 16. Label the width of the Tree Preservation Zone at the north parcel boundary.

Response: *This has been labeled on the appropriate FDP sheets.*

7. Sheet 5 of 16. Show the northern swale as lying within a Drainage Easement.

Response: *This is indicated on the Site Plan – Sheet 5.*

8. Sheet 7 of 16. Add site distance triangles at the curb cuts off of Central College Road and Jug Street. Remove landscaping and fencing that may impede motorist view.

Response: *Sheet 23 has been included and shows site distance triangles at each entrance.*

9. Provide Fire Truck turning radius analysis.

Response: *AutoTurn exhibit has been included as a separate exhibit for reference. See Section I of Submittal Materials per table of contents.*

10. “No Parking Signs” be added along curved sections of streets.

Response: *Signs have been shown on sheet 4 along Cedarville Drive and Defiance Drive curves.*

11. In accordance with code sections 1159.07 (b)(3) Z and AA, the applicant provide documentation indicating that all OEPA and ACOE permitting requirements have been obtained.

Response: *An updated environmental letter has been included indicating Army Corps of Engineers issuance of AJD letter. Approved permits will be provided at time of final engineering.*

12. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available.

Response: *Applicant will provide with final engineering documents.*

CITY OF NEW ALBANY EMAIL COMMENTS – 1/25/24

Revised grading plan review comments:

1. Confirm no additional trees will be removed with this grading plan. It appears as though 3 additional trees may be preserved. Please verify.

- i. Previous EMH&T response: No additional trees are being removed. We are saving 1 additional tree with the revised layout showing the slope in lieu of the wall.
- ii. **ii. Status: complete.**

2. Please provide sections that were previously requested.

- i. Previous EMH&T response: We will provide this with the FDP submission.
- ii. **Status: Complete.** EMH&T submitted one section. They appear acceptable but the city recommends that the 4:1 slope be planted with meadow grass. The city also recommends undulating the mounds where possible and around large tree bases to provide a more natural aesthetic. This can be included in the updated FDP submittal.

Current EMH&T Response: Section has been updated with meadow grass extending up the slope. Buffer plan has been updated with undulating mounds where possible.

3. The city staff suggests that you enhance and soften the remaining slope along the west side with landscaping.

- i. Previous EMH&T response: We will review and take it under consideration
- ii. Status: See comment above. This can be included in the updated FDP submittal.

Current EMH&T Response: Additional landscaping shown along slope.

4. Please be prepared to explain how stormwater is being controlled with the outlets. Also be prepared to discuss environmental impacts and flood protection code.

- i. Previous EMH&T response: Understood
- ii. Status: The city staff recommends the applicant's engineer attend the planning commission meeting to discuss these items.

Current EMH&T Response: Engineer will be in attendance and stormwater management, environmental impacts, and flood protection code can be discussed as needed.

5. Your last submittal showed gravel as opposed to grass in the rear of the homes. Staff had asked for this to be revised. The resubmittal should show this – perhaps on the sections mentioned above.

- i. Previous EMH&T response: We will provide updated sections with the FDP submission. Gravel is not necessary as the wall has been removed.
- ii. Status: Complete. EMH&T submitted one section. They appear acceptable but the city recommends that the 4:1 slope be planted with meadow grass. This can be included in the updated FDP submittal.

Current EMH&T Response: Section has been updated with meadow grass extending up the slope.

Floodplain study review comments:

6. Make sure the exhibits in the study match the titles shown in the table of contents.

- i. Status: The floodplain study review comments have been addressed and are complete.

7. Verify which areas are draining into the Epcon site, in relation to the Dragon Fly Study. Update Haines Creek study to clearly show these areas.

- i. Status: The floodplain study review comments have been addressed and are complete

Additional comments, submittals and action items:

8. Withdraw final plat applications. These may be replaced by preliminary plat applications.

- i. Status: Not completed yet. This can be done with the resubmittal of the FDP application.

Current EMH&T Response: Final plat applications are being withdrawn and replaced with a phase 1 preliminary plat application.

9. Provide a letter detailing the impacts, permits required, authorities having jurisdiction, public involvement, and so on. The city will suggest that the nearby residents are kept informed of the public involvement timing as a condition of approval for the FDP.

- i. Status: Incomplete. Based on feedback from residents and Planning Commission, we strongly recommend updating this letter with a commitment that Epcon will keep the neighbors informed of these permits with the revised FDP submittal.

Current EMH&T Response: Epcon will comply with the typical public notice procedure per Ohio EPA process.

10. Provide MOU Infrastructure Improvements/Maintenance – Epcon to draft an MOU outlining the infrastructure improvements and process along with the Haines Creek ditch maintenance and culvert improvement at the northeast corner of the site.

ii. Status: MOU submitted but the City has revisions and comments that need to be updated.

Current EMH&T Response: Per coordination with the City, the MOU comments may be addressed after the FDP submission, but before the public meeting. Epcon is actively working on addressing the MOU comments.

Please contact me at (614) 775-4409 if you have any questions or require additional information.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink that reads "Sydney Berry". The signature is written in a cursive, flowing style.

Sydney Berry, PE
Project Manager

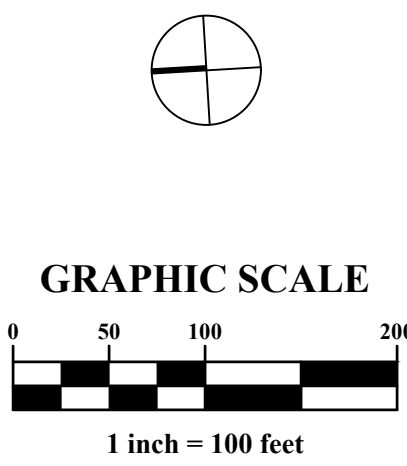
J:\20230578\Correspondence\Submittals\Final Development Plan\FDP\2024-02-07 (Fourth Submittal - Full)\Working Docs\2024-02-07 Response Letter to City - SBerry.docx

\\20230578\Draw\04Sheets\Final Development Plan\1 Illustrative Site Plan.dwg, Last Saved By: scharn, 2/6/2024, 3:29 PM, Last Printed By: Barry, Sunday, 2/7/2024, 11:40 AM (No Xrefs)



| Site Data: | |
|----------------------------------|---------------|
| Site Acreage | 63.5 ac ± |
| R/W Dedications | 1.9 ac ± |
| Central College | 1.25 |
| Jug Street | 0.65 |
| Net Developable Acres | 61.6 ac ± |
| Lots | 151 du |
| (106) 42' wide Courtyard Product | |
| (16) 55' wide Courtyard Product | |
| (29) 42' wide Lane Home Product | |
| Gross Density | 2.38 du /ac ± |
| Open Space Required | 21.02 ac ± |
| 0.2 x 63.5 = 12.7 | |
| 151 x 2400 = 8.32 | |
| Open Space Provided (Net BMP) | 20.02 ac ± |
| Open Space Deficit | 1.00 ac ± |
| LF Road | 8384 lf ± |
| LF Lane/Alley | 1078 lf ± |

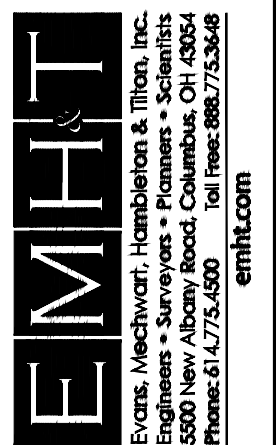
- Notes:
1. Number of lots with 42' and 55' wide product may change based on final engineering and market conditions.
 2. Lot numbers 109-112 have been omitted.



| REVISIONS | |
|-----------|---|
| MARK | DESCRIPTION REVISED PER STAFF COMMENTS |
| DATE | |
| 2/7/24 | |

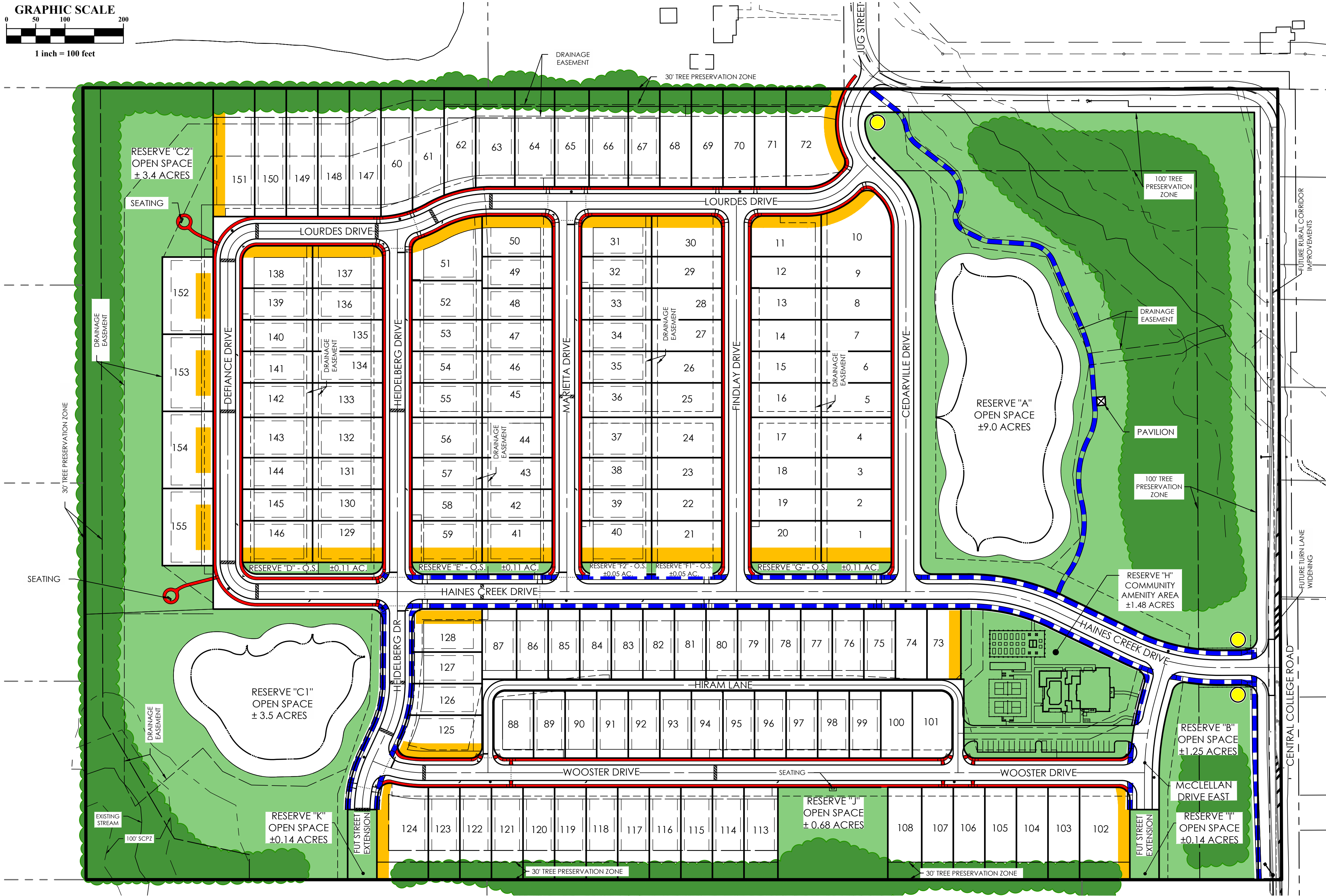
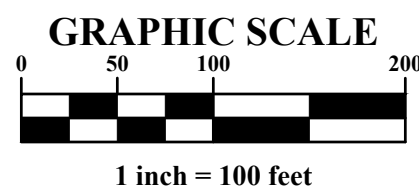


CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
ILLUSTRATIVE SITE PLAN



| | |
|---------|------------------|
| DATE | February 7, 2024 |
| SCALE | 1" = 100' |
| JOB NO. | 20230578 |
| SHEET | 2/23 |

J:\20230578\Drawings\45Sheets\Final Development Plan\4. Open Space & Pedestrian Connectivity.dwg, Last Saved By: pcashin, 2/6/2024 10:18 AM Last Printed By: Berry, Sydney, 2/7/2024 11:41 AM (No Xrefs)



| Open Space and Parkland | |
|---|------------|
| Open Space and Parkland Required | 21.02 ac ± |
| Open Space | |
| 63.5 X 20% | 12.7 ac ± |
| Parkland | |
| 151 D.U. x 2400 | 8.32 ac ± |
| Open Space and Parkland Provided | 20.02 ac ± |
| (Acreages are net of pond from top of bank.) | |
| Reserve A | 9.00 ac ± |
| Reserve B | 1.25 ac ± |
| Reserve C1, C2 | 6.90 ac ± |
| Reserves D, E, F1, F2, G | 0.43 ac ± |
| Reserve H | 1.48 ac ± |
| Reserve I, K | 0.28 ac ± |
| Reserve J | 0.68 ac ± |
| Open Space Deficit | 1.00 ac ± |
| Reserve Ownership and Maintenance | |
| Reserves A, B, C1, C2, D, E, F1, F2, G, I, J, K | |
| Owned by the City of New Albany | |
| Maintained by the HOA | |
| Reserve H | |
| Owned + Maintained by the HOA | |

LEGEND

- PROPOSED OPEN SPACE / PARKLAND
- 8' LEISURE TRAIL - ± 0.9 MILES
- 5' SIDEWALK - ± 2.0 MILES
- PROPOSED ENTRY FEATURE
- HOMES REQUIRING ENHANCED SIDE ARCHITECTURAL DETAILS (SEE ZONING TEXT FOR SPECIFIC REQUIREMENTS)

Notes:

- Lot numbers 109-112 have been omitted.
- Developer shall preserve trees as shown on the tree survey plan within Reserve J. During construction the Developer shall protect trees to remain with tree protection fence.



PAVILION WITH SEATING



COMMUNITY GARDEN



COMMUNITY GARDEN



PATH AT POND



BOCCE COURT

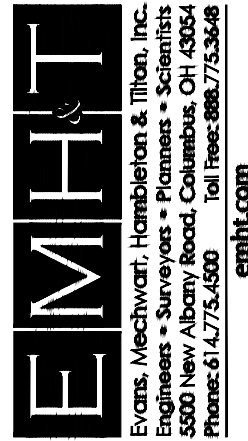


PICKLEBALL COURT

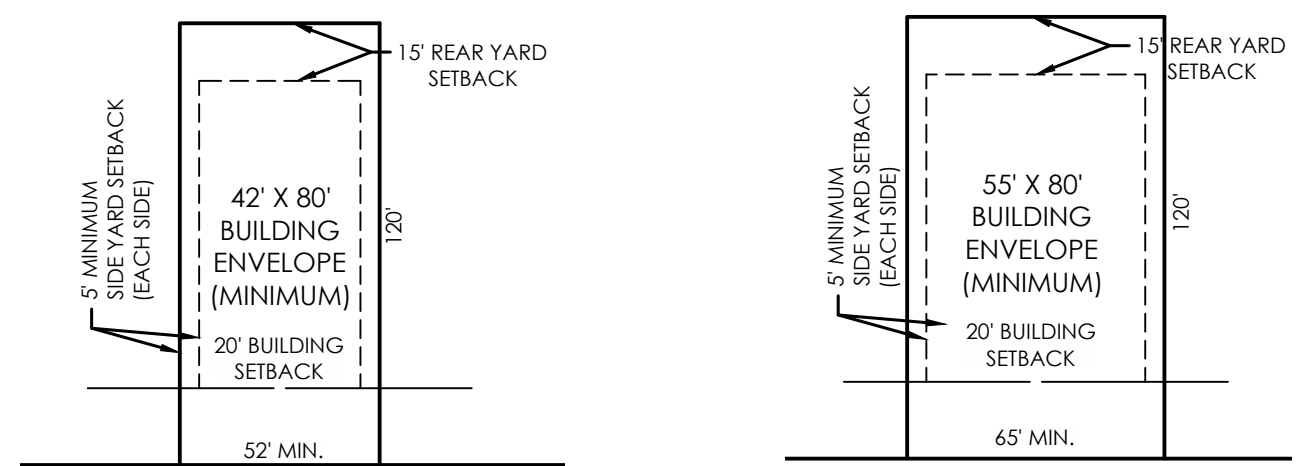


THE COURTYARDS AT HAINES CREEK

OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN



| | |
|---------|------------------|
| DATE | February 7, 2024 |
| SCALE | AS NOTED |
| JOB NO. | 20230578 |
| SHEET | |



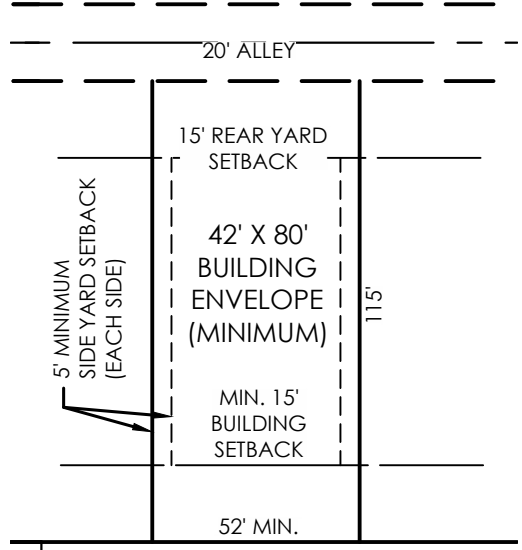
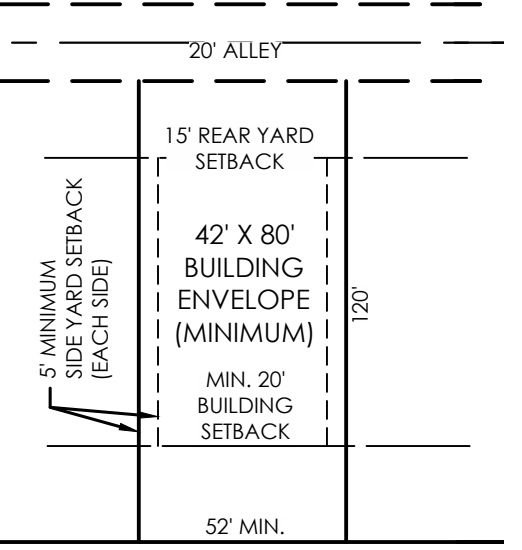
TYPICAL INTERIOR SINGLE
FAMILY LOT
(COURTYARD 42' WIDE PRODUCT)

TYPICAL INTERIOR SINGLE
FAMILY LOT
(COURTYARD 55' WIDE PRODUCT)

SCALE: 1"=50'

SCALE: 1"=50'

Note: Number of lots with 42' and 55' wide product may change based on final engineering and market conditions.

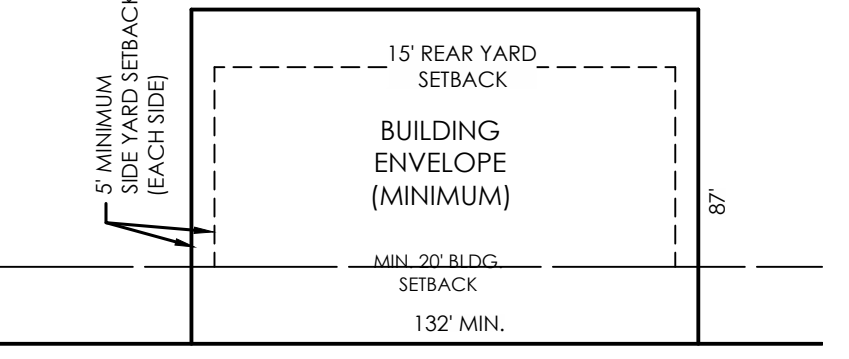


TYP. SINGLE FAMILY LOT
(LANE HOME)
(LOTS 73-87)

TYP. SINGLE FAMILY LOT
(LANE HOME)
(LOTS 88-101)

SCALE: 1"=50'

SCALE: 1"=50'



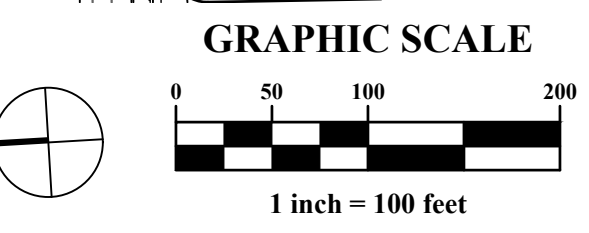
TYP. SINGLE FAMILY LOT
(SIDE-LOADED COURTYARD 42' PRODUCT)
(LOTS 152-155)

SCALE: 1"=50'

| | |
|----------------------------------|--------------------|
| Site Data: | |
| Site Acreage | 63.5 ac \pm |
| R/W Dedications | 1.9 ac \pm |
| Central College 1.25 | |
| Jug Street 0.65 | |
| Net Developable Acres | 61.6 ac \pm |
| Lots | 151 du |
| (106) 42' wide Courtyard Product | |
| (16) 55' wide Courtyard Product | |
| (29) 42' wide Lane Home Product | |
| Gross Density | 2.38 du / ac \pm |
| Open Space Required | 21.02 ac \pm |
| 0.2 x 63.5 = 12.7 | |
| 151 x 2400 = 8.32 | |
| Open Space Provided (Net BMP) | 20.02 ac \pm |
| Open Space Deficit | 1.00 ac \pm |
| LF Road | 8384 lf \pm |
| LF Lane/Alley | 1078 lf \pm |

Notes.

1. Number on lot with 42 and 53 wide product may change based on final engineering and market conditions.
2. All dimensions as shown hereon are approximate and will be confirmed with Final Engineering.
3. Lot numbers 109-112 have been omitted.
4. Reserve 'H' shall include 24 parking spaces to serve the Community Amenity Area.



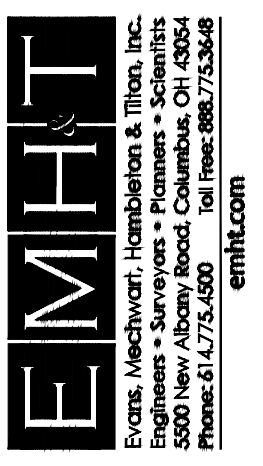
| MARK | DATE | DESCRIPTION | REVISIONS |
|------|--------|----------------------------|-----------|
| | 2/7/24 | REVISED PER STAFF COMMENTS | |
| | | | |
| | | | |
| | | | |
| | | | |



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FOR
FINAL DEVELOPMENT PLAN

THE COURTYARDS AT HAINES CREEK

SITE PLAN

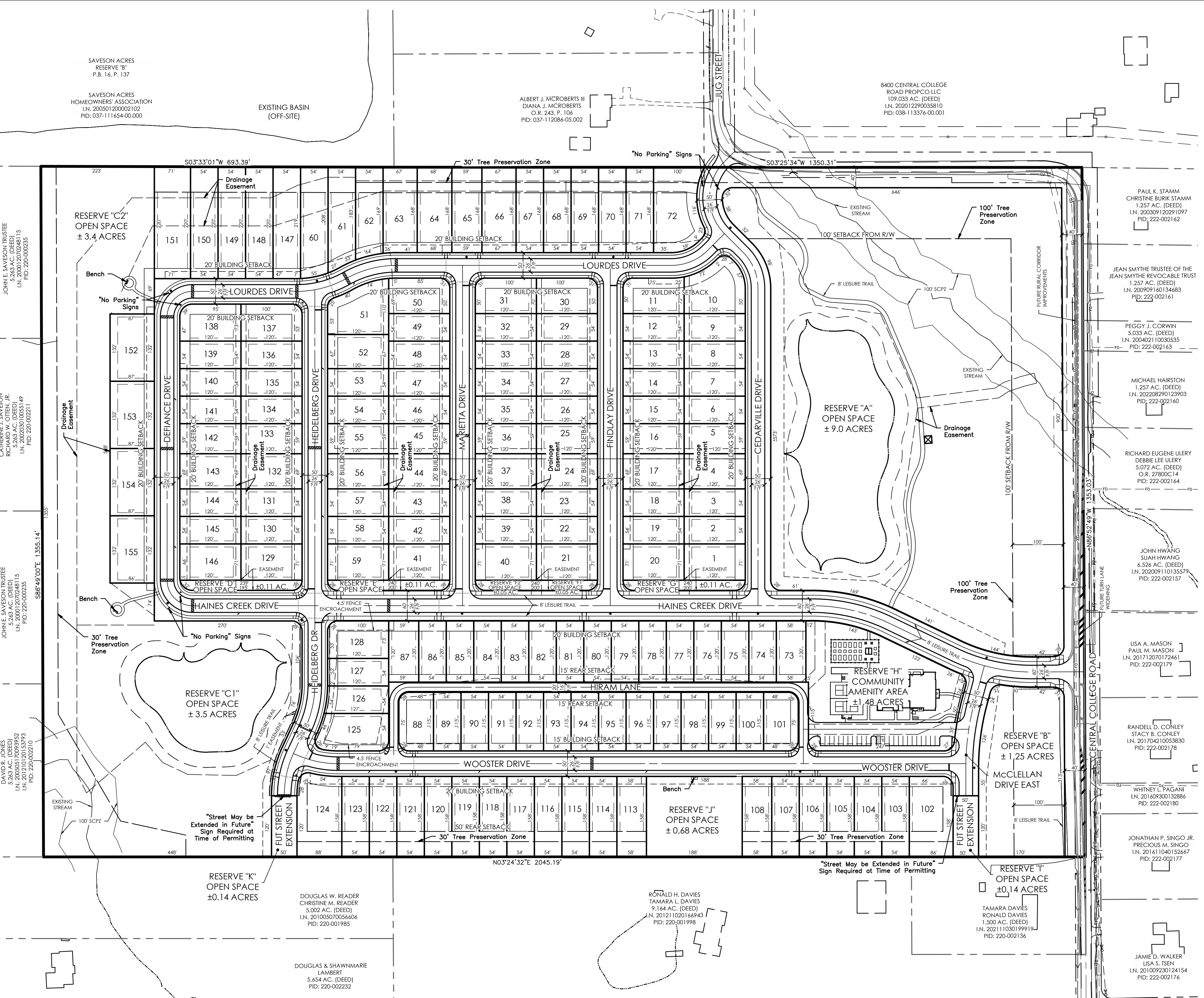


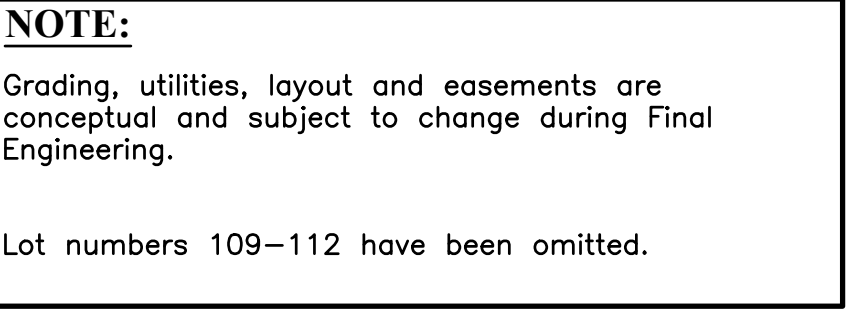
DATE
February 7, 2024

SCALE
AS NOTED

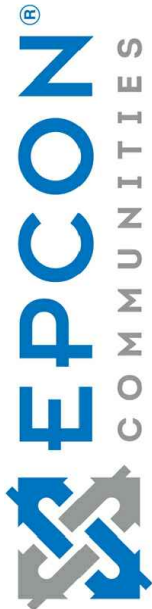
JOB NO.
20230578

SHEET

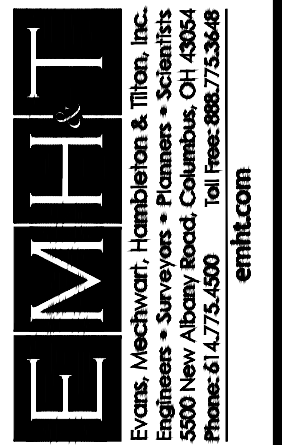




| REVISIONS | | |
|-----------|--------|----------------------------|
| MARK | DATE | DESCRIPTION |
| | 2/7/24 | REVISED PER STAFF COMMENTS |
| | | |
| | | |
| | | |
| | | |
| | | |



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
UTILITY PLAN



DATE
February 7, 2024

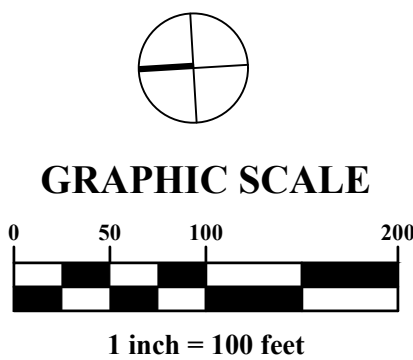
SCALE

1" = 100'

JOB NO.
20230578

SHEET

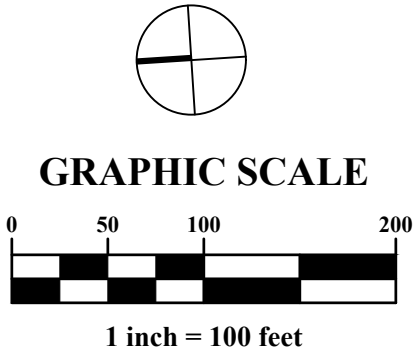
5/23




GRAPHIC SCALE









1 inch = 100 feet





| LANDSCAPE CALCULATIONS | | | | | |
|----------------------------|-----------|---------|---------------------|-------------|----------------|
| STREET TREES | | | | | |
| STREET | DIRECTION | LENGTH | REQUIREMENT | TREES REQ'D | TREES PROVIDED |
| Haines Creek Drive | West | ± 1,652 | 2 TREES/24' | 138 | 138 |
| (" ") | East | ± 1,496 | 2 TREES/24' | 125 | 125 |
| Defiance Drive | North | ± 528 | 1 TREE/30' | 18 | 18 |
| (" ") | South | ± 557 | 1 TREE/30' | 19 | 19 |
| Heidelberg Drive - | North | ± 338 | (SEE NOTE 1, BELOW) | | 0 |
| (West of Haines Creek Dr.) | South | ± 271 | 1 TREE/30' | 9 | 9 |
| Heidelberg Drive - | North | ± 558 | 1 TREE/30' | 19 | 19 |
| (East of Haines Creek Dr.) | South | ± 576 | 1 TREE/30' | 20 | 20 |
| Marietta Drive | North | ± 609 | 1 TREE/30' | 21 | 21 |
| (" ") | South | ± 609 | 1 TREE/30' | 21 | 21 |
| Findlay Drive | North | ± 609 | 1 TREE/30' | 21 | 21 |
| (" ") | South | ± 609 | 1 TREE/30' | 21 | 21 |
| Cedarville Drive | North | ± 872 | 1 TREE/30' | 30 | 30 |
| (" ") | South | ± 0 | (SEE NOTE 1, BELOW) | | 7 |
| McClellan Drive East | North | ± 145 | 1 TREE/30' | 5 | 5 |
| (" ") | South | ± 0 | (SEE NOTE 1, BELOW) | | 7 |
| Lourdes Drive | West | ± 890 | 1 TREE/30' | 30 | 30 |
| (" ") | East | ± 1,154 | 1 TREE/30' | 39 | 39 |
| Hiram Lane | West | ± 0 | (SEE NOTE 2, BELOW) | | 0 |
| (" ") | East | ± 0 | (SEE NOTE 2, BELOW) | | 0 |
| Wooster Drive | West | ± 1,262 | 1 TREE/30' | 43 | 43 |
| (" ") | East | ± 1,211 | 1 TREE/30' | 41 | 41 |
| TOTAL | | | | 620 | 634 |

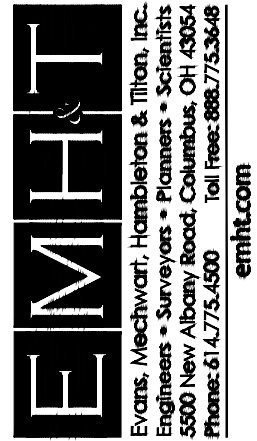
- Notes:
1. Where streets abut parks, open space, and reserve areas, street trees are not required.
 2. Street Tree requirements do not apply to Lanes.
 3. Required tree quantities shall be provided, but spacing may deviate to avoid interfering with other required improvements.
 4. Driveways shown on plan are for conceptual purposes only. Final design not established.
 5.  Street Light (Typical)

| PLANT SCHEDULE RESERVE 'C1' BASIN LANDSCAPE | | | | | | |
|---|-------------|------------|---------------------------------|------------------------|-------------|------------------|
| <u>SYMBOL</u> | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>SIZE</u> | <u>CONDITION</u> |
| TREES | | | | | | |
|  | AA | 8 | Amelanchier 'Autumn Brilliance' | Downy Serviceberry | 8' Ht. | B&B |
|  | AB | 3 | Betula n. 'Cully Improved' | River Birch | 12' Ht. | B&B |
|  | CO | 1 | Celtis occidentalis | Hackberry | 2.5" Cal. | B&B |
|  | CV | 5 | Crataegus viridis 'Winter King' | 'Winter King' Hawthorn | 8' Ht. | B&B |
|  | LT | 5 | Liriodendron tulipifera | Tulip Tree | 2.5" Cal. | B&B |
|  | MS | 9 | Malus x 'Spring Snow' | Spring Snow Crab Apple | 2.5" Cal. | B&B |
|  | QS | 4 | Quercus shumardii | Shumard Oak | 2.5" Cal. | B&B |
|  | ZV | 2 | Zelkova s. 'Village Green' | Village Green Zelkova | 2.5" Cal. | B&B |



EPCON
COMMUNITIES

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
STREET TREE AND POND PLANTING PLAN



DATE
February 7, 2024

SCALE
1" = 100'

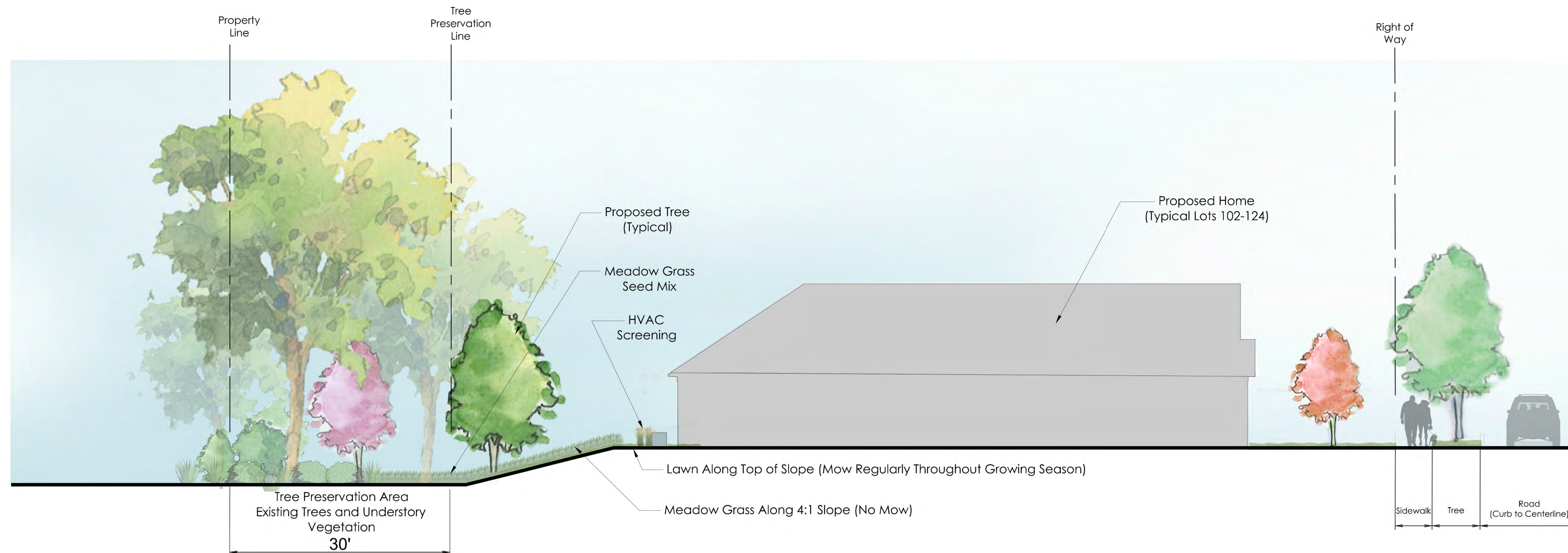
JOB NO.
20230578

SHEET



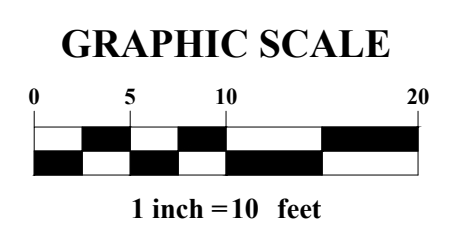
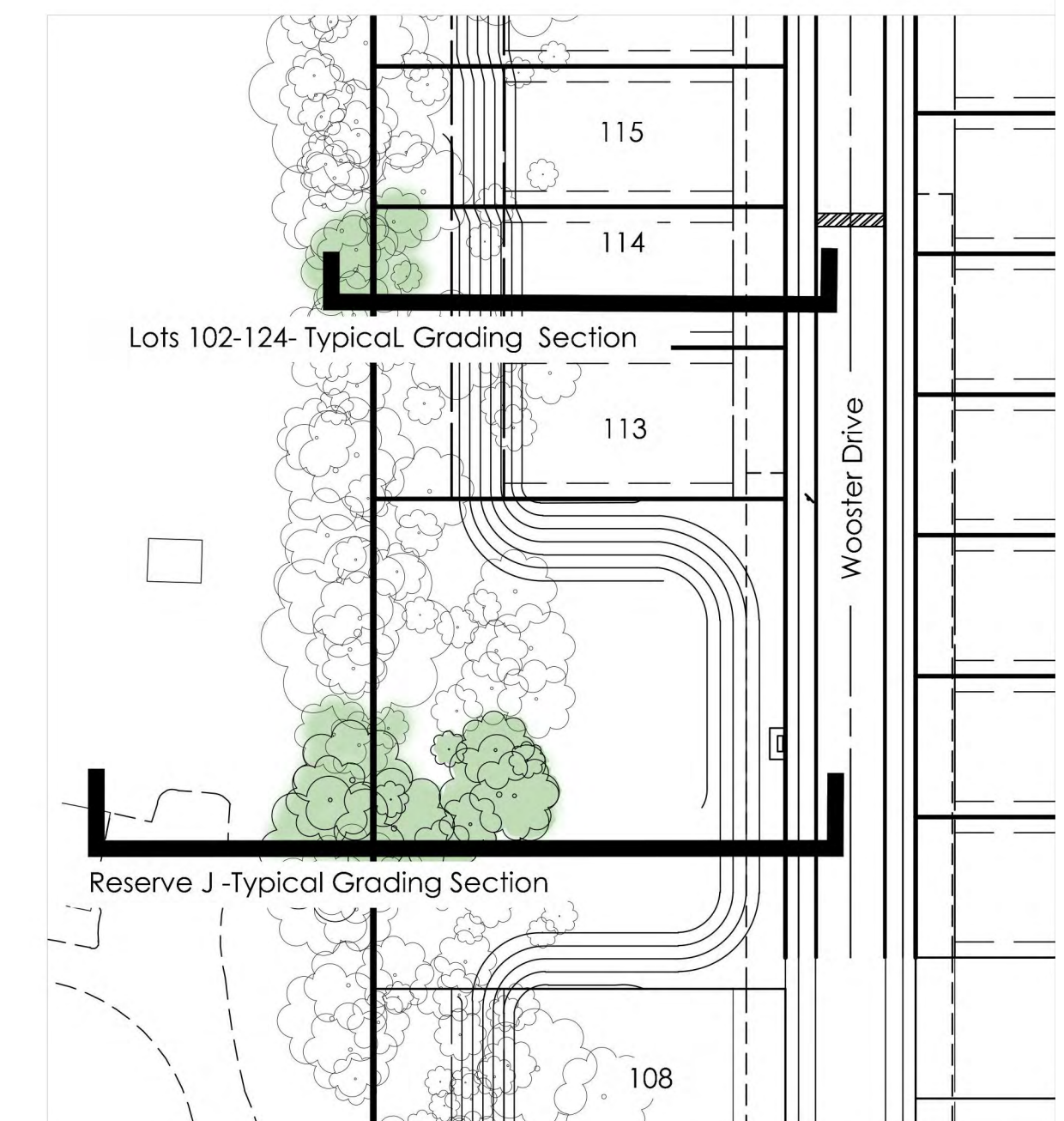
RESERVE J - TYPICAL GRADING SECTION

Existing preserved trees as shown (6" caliper and greater) are generally located based on the tree survey. The tree heights, tree canopies and understory vegetation as shown are conceptual. There are additional trees less than 6" in caliper and understory vegetation in Reserve J that were not surveyed and provide additional screening opportunities. There is also additional screening provided by offsite trees and understory vegetation on the property to the west. Some of these trees were located as part of the tree survey but were not inventoried for size, species and condition.



LOTS 102-124 - TYPICAL GRADING SECTION

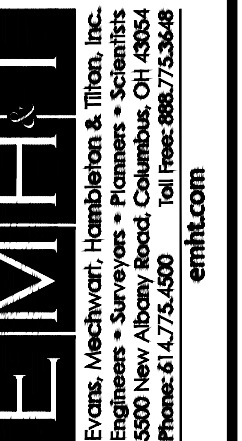
The grading section as shown is typical for Lots 102-124. Existing trees, in the tree preservation area as shown, are based on the section line shown on the key plan and will be slightly different per lot. The tree heights, tree canopies and understory vegetation as shown are conceptual.



| MARK | DATE | DESCRIPTION |
|------|--------|----------------------------|
| | 2/7/24 | REVISED PER STAFF COMMENTS |
| | | |
| | | |
| | | |
| | | |



THE COURTYARDS AT HAINES CREEK
FOR
FINAL DEVELOPMENT PLAN
WEST BUFFER TYPICAL GRADING SECTION



February 7, 2024

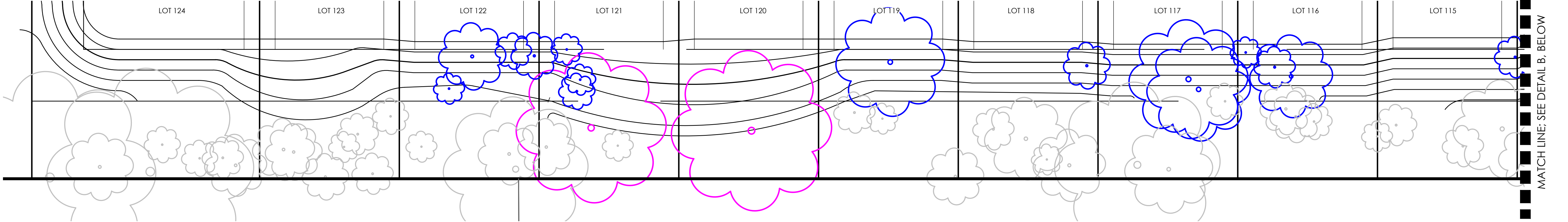
As Noted

DB NO.

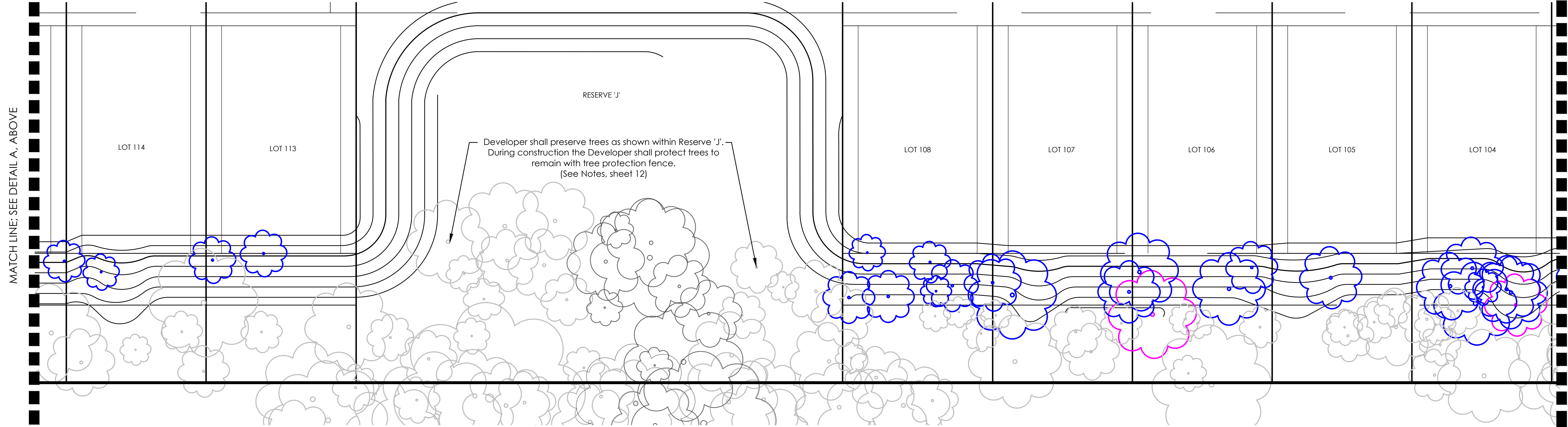
20230578

10/23

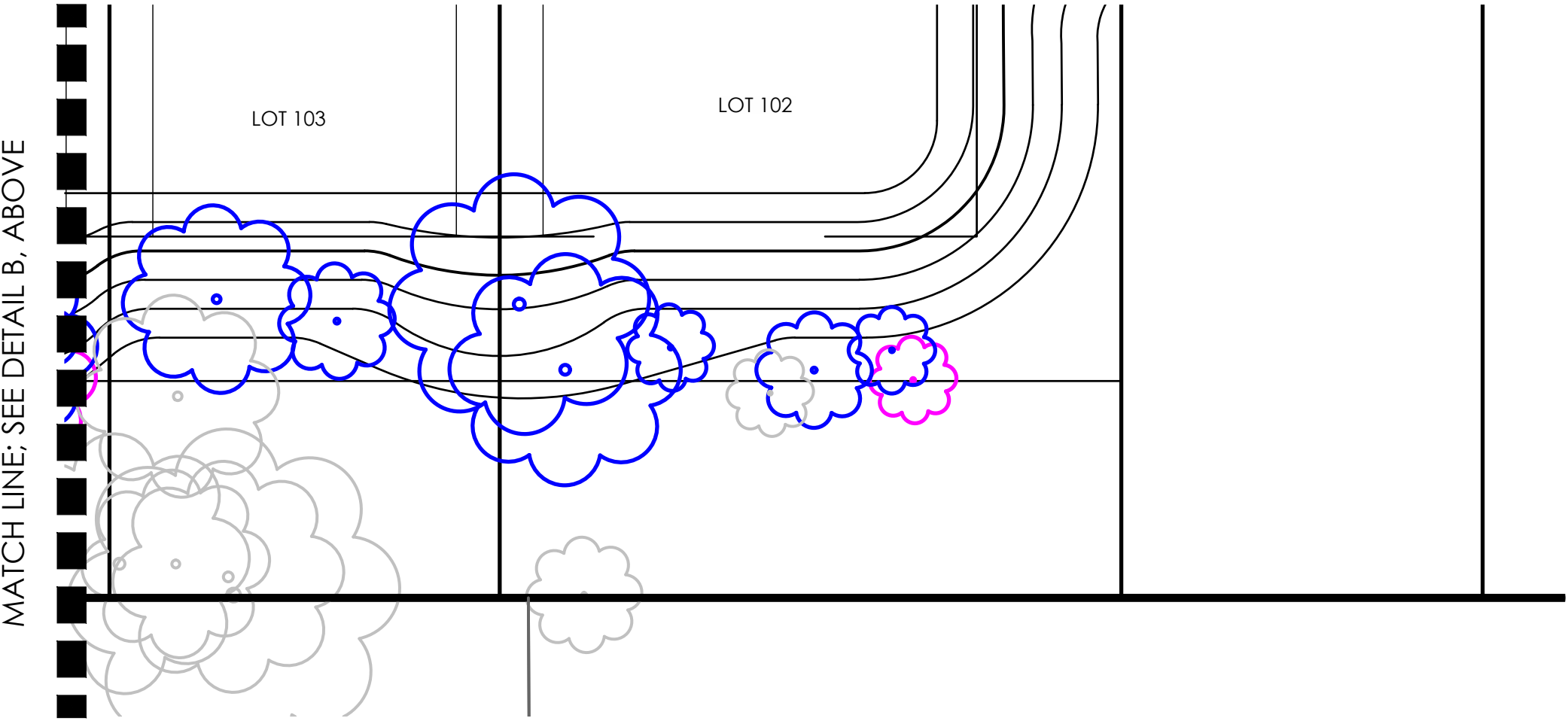
J:\20230578\Drawings\04Sheets\Final Development Plan\9 Buffer Landscape Enlargements.dwg, Last Saved By: sberry, 2/6/2024 11:33 AM Last Printed By: Berry, Sydney, 2/7/2024 11:45 AM
1 Year: 20171086 - IS-REF-B 20171086 - TBK 20171086 - XS-100-B



A - WEST BUFFER TREE REMOVAL ENLARGEMENT (NORTH)
1" = 20'



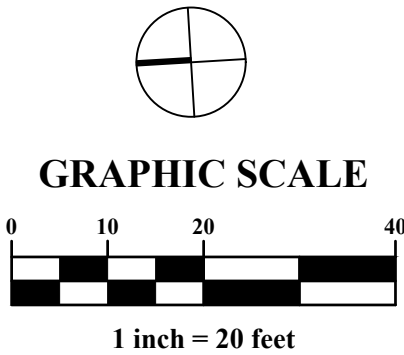
B - WEST BUFFER TREE REMOVAL ENLARGEMENT (CENTER)
1" = 20'



C - WEST BUFFER REMOVAL ENLARGEMENT (SOUTH)
1" = 20'

WEST BUFFER LANDSCAPE LEGEND
(See Tree Survey and Inventory, Sheets 18 & 19, for more information)

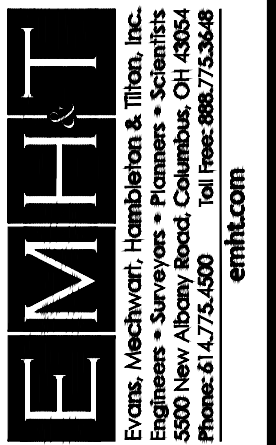
- Existing Tree
- Existing Tree 30' - 50' from Property Line (To Be Removed)
- Existing Tree 0' - 30' from Property Line (To Be Removed)



| REVISIONS | | |
|-----------|--------|--|
| MARK | DATE | DESCRIPTION / REVISED PER STAFF COMMENTS |
| | 2/7/24 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

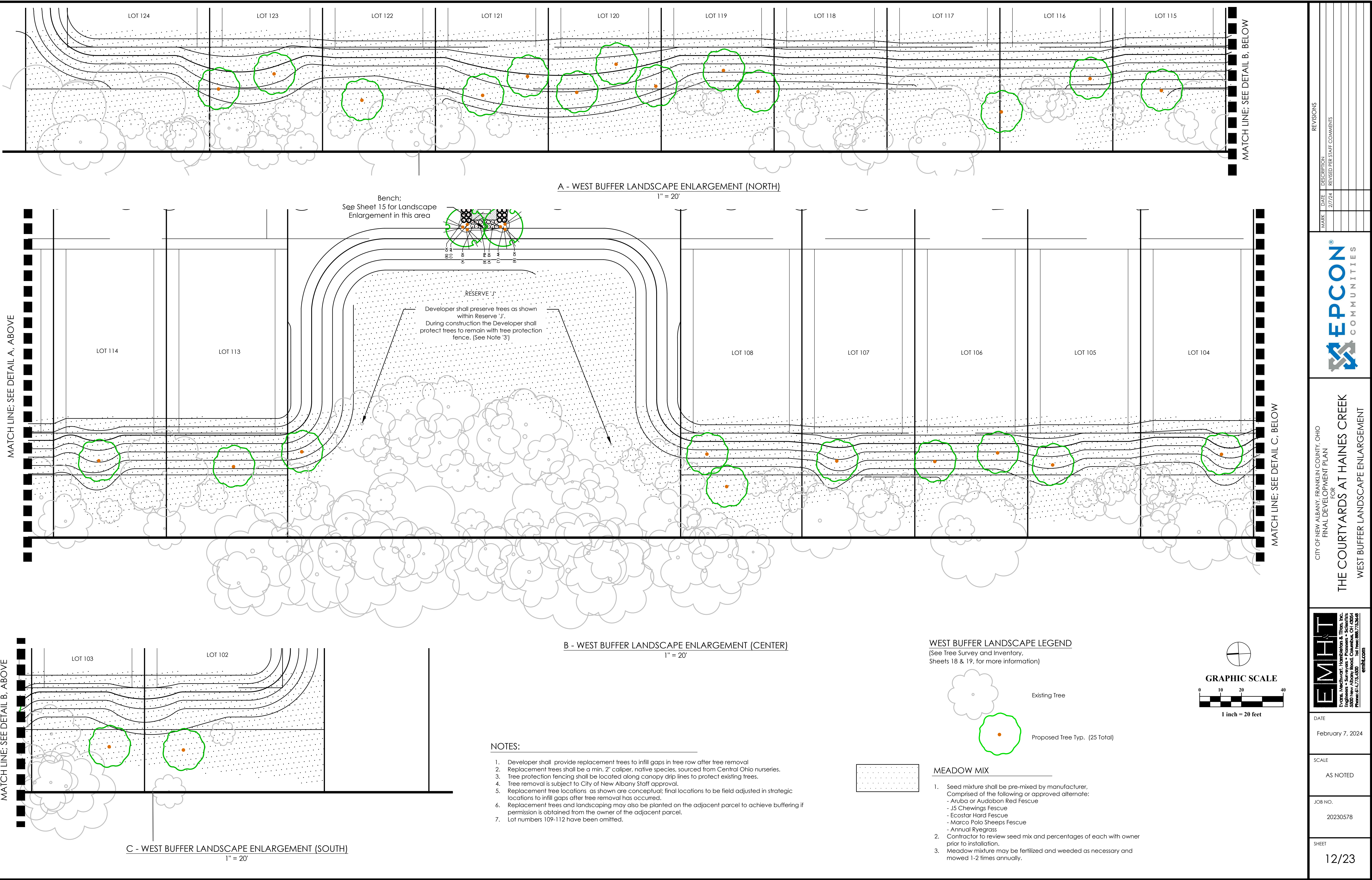


CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
WEST BUFFER TREE REMOVAL ENLARGEMENT

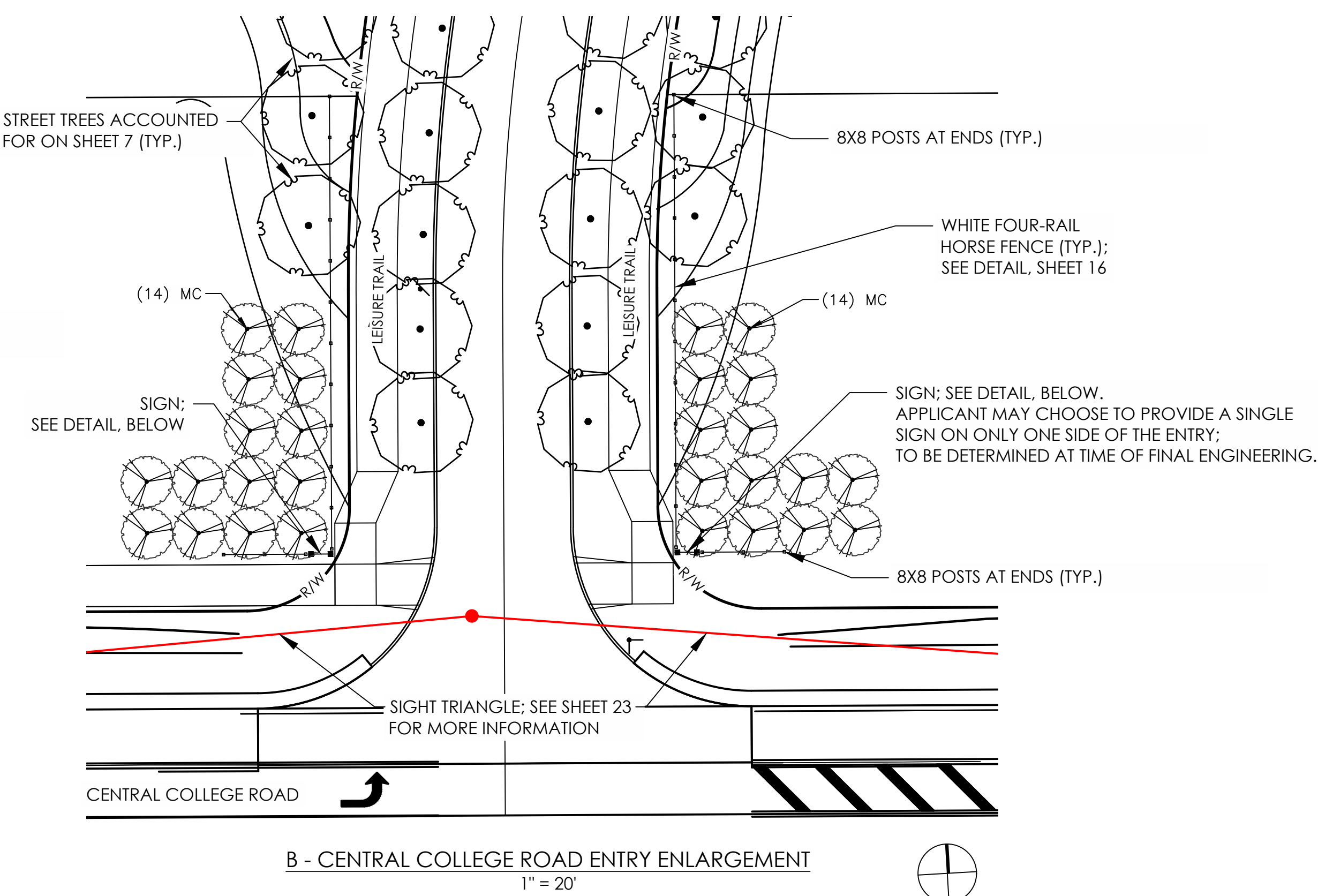
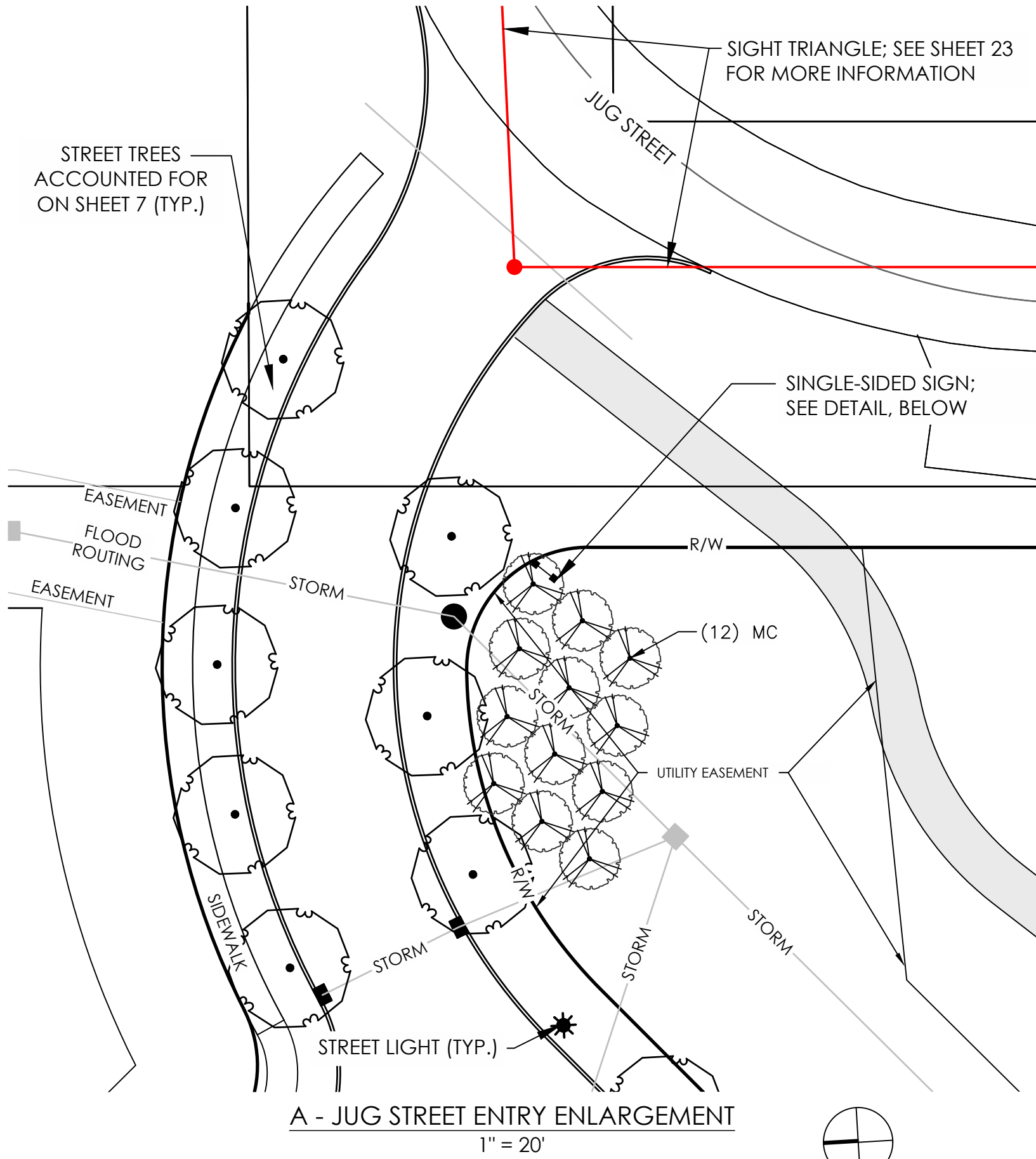


| | |
|---------|------------------|
| DATE | February 7, 2024 |
| SCALE | AS NOTED |
| JOB NO. | 20230578 |
| SHEET | 11/23 |

J:\20230578\Drawings\04Sheets\Final Development Plan\9 Buffer Landscape Enlargements.dwg, Last Saved By: sherry, 2/6/2024 11:33 AM Last Printed By: Berry, Sydney, 2/7/2024 11:46 AM
1 Year: 20171086 = IS-REF-B 20171086 = TBK 20171086 = XS=10B0-F



J:\20230578\Drawings\Final Development Plan\9 Buffer Landscapes Enlargements.dwg, Last Saved By: sherry, 2/6/2024 11:33 AM Last Printed By: Berry, Sydney, 2/7/2024 11:47 AM
1 Year: 20171086 = IS-REF-B, 20171086 = TBK, 20171086 = XS-1086-F

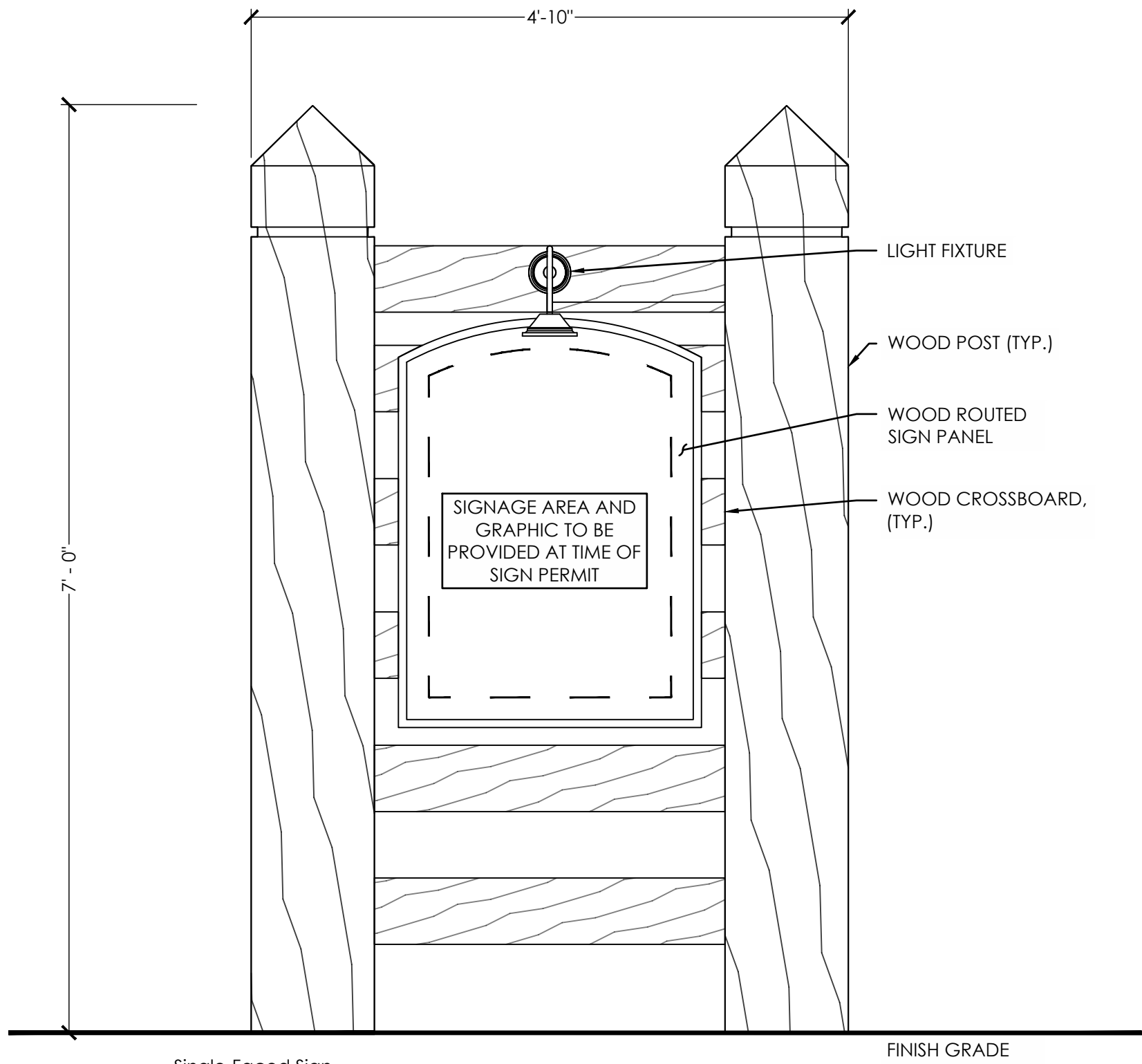


PLANT SCHEDULE JUG STREET ENTRY

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|-------|------|-----|---------------------|-------------------|-----------|-----------|
| | MC | 12 | Malus x 'Sargentii' | Sargent Crabapple | 2.5" Cal. | B&B |

PLANT SCHEDULE CENTRAL COLLEGE ROAD ENTRY

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|-------|------|-----|---------------------|-------------------|-----------|-----------|
| | MC | 28 | Malus x 'Sargentii' | Sargent Crabapple | 2.5" Cal. | B&B |

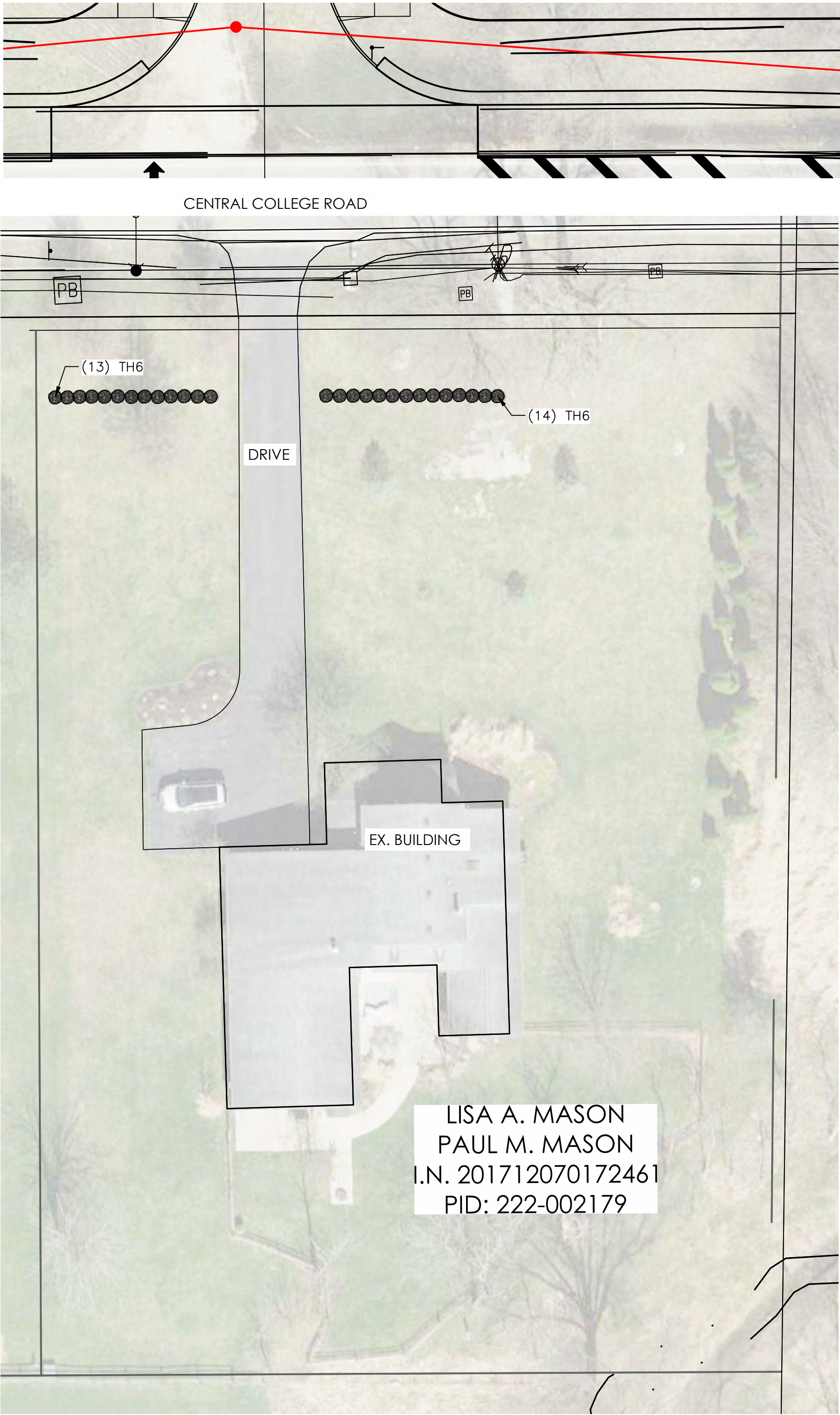


- Single-Faced Sign**
- Wood routed sign panel
 - Painted and / or vinyl graphics
 - Sign panel mounted to front cross members
 - Crossboards = wood 1 1/2" x 6"
 - Treated wood posts 12" x 12" with block and pyramid tops
 - Shop drawings for Sign to be submitted with Sign Permit
- Colors**
- Sign panel is painted new albania blue with 1/4" border
 - Graphics are white and gold with gold border around logo
 - Posts, crossboards and sign structure overall painted semi-gloss white.

Main Entry Sign at Central College
Road and Jug Street Entries
Not to Scale



ENTRY SIGN



C - CENTRAL COLLEGE ROAD SCREENING ENLARGEMENT
(MASON PROPERTY)
1" = 20'

PLANT SCHEDULE MASON PROPERTY LANDSCAPE BUFFER

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|--------|-----|-------------------------|-------------|--------|-----------|
| | 27 | Taxus x media 'Hicksii' | Hicks Yew | 6' Ht. | B&B |

- Notes:**
- Lot numbers 109-112 have been omitted.
 - Tree locations will be verified with OUPS and coordinated with the property owner prior to installation.

REVISIONS

| MARK | DATE | DESCRIPTION | REVISED PER | COMMENTS |
|------|--------|-------------|-------------|----------|
| | 2/7/24 | | | |

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

THE COURTYARDS AT HAINES CREEK
CENTRAL COLLEGE AND JUG ENTRY ENLARGEMENTS

EMHT
Engineering & Surveying
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5500
emht.com


DATE
February 7, 2024

SCALE
AS NOTED

JOB NO.
20230578

SHEET
13/23

GRAPHIC SCALE

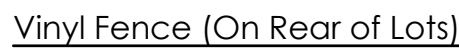
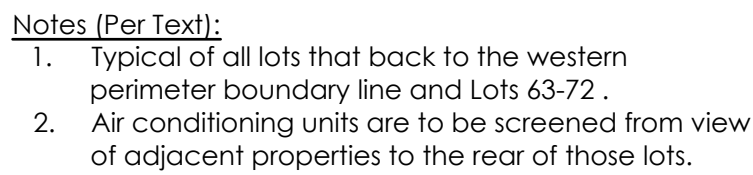


1 inch = 20 feet



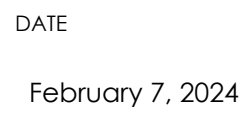
Notes:

1. All dimensions as shown hereon are approximate and will be confirmed with Final Engineering.



EPCON[®]
COMMUNITIES

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
TYPICAL LANDSCAPE DETAILS

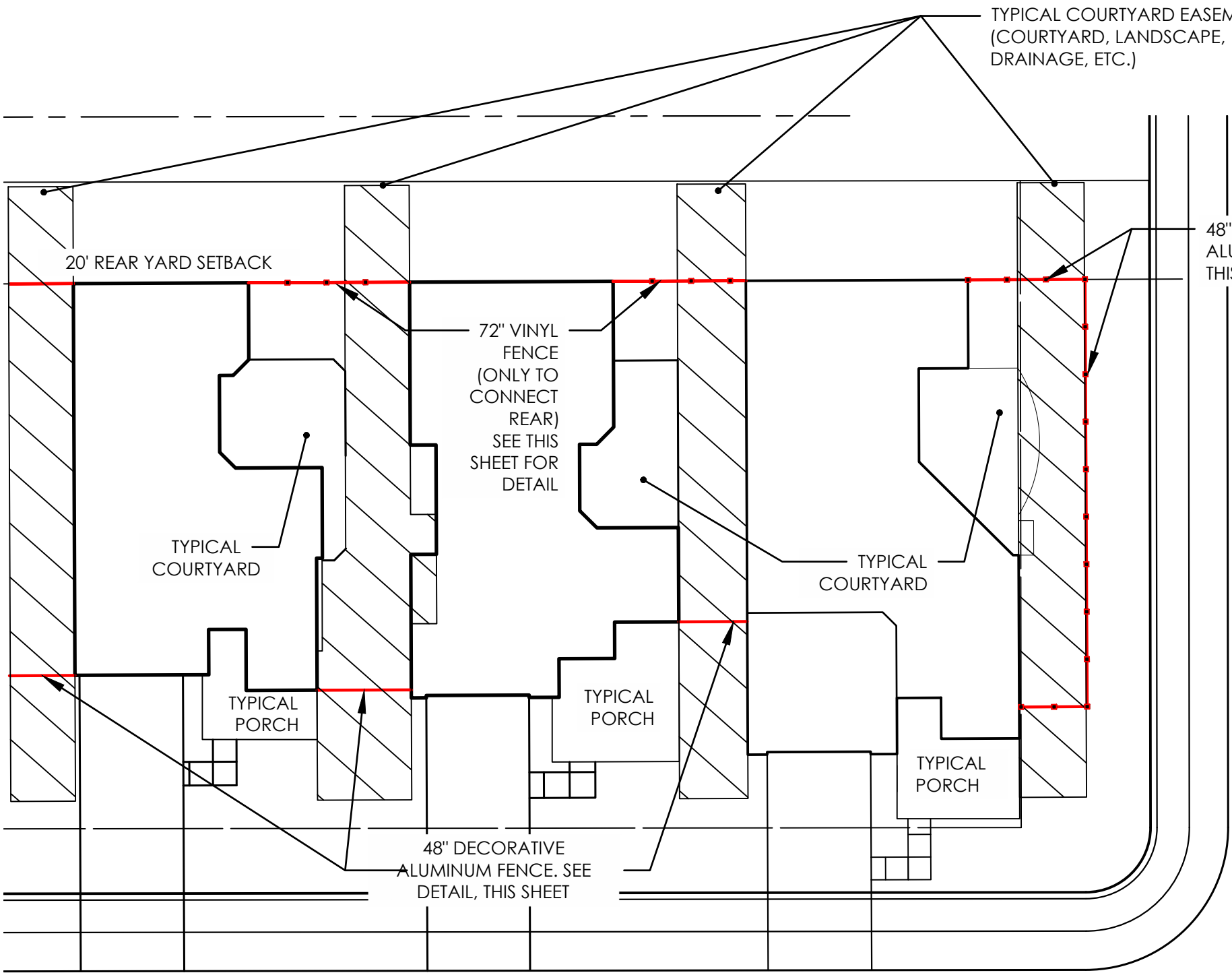


SCALE
AS NOTED

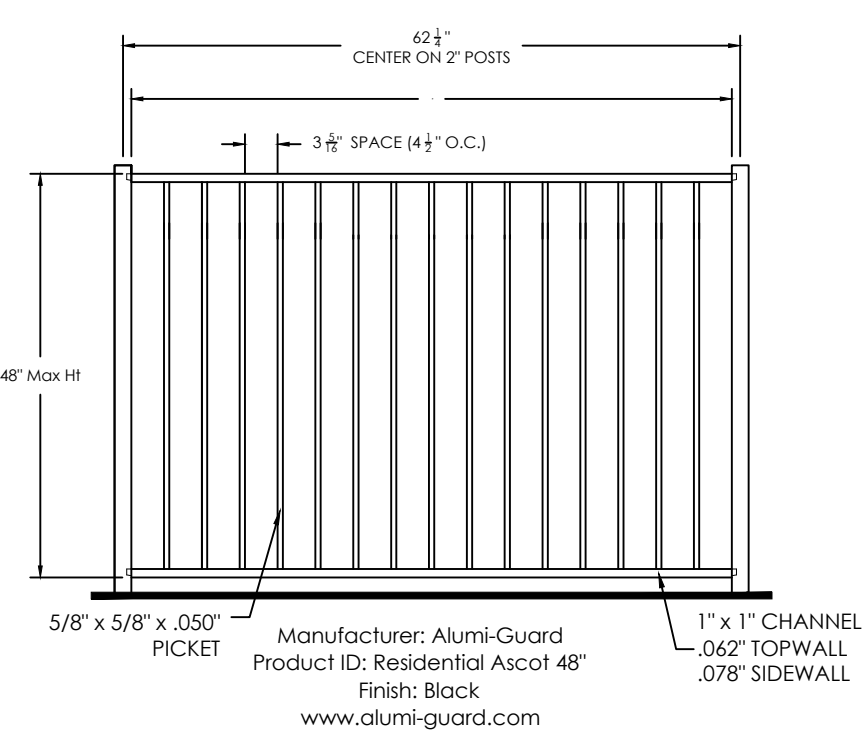
JOB NO.
20230578

SHEET

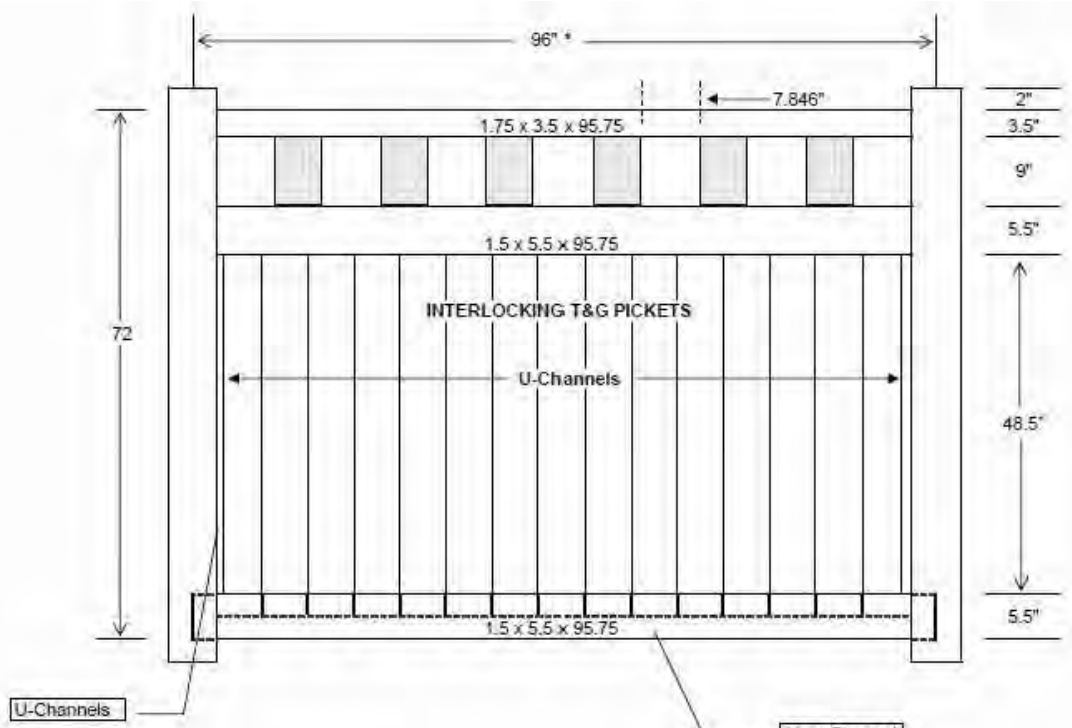
16/23



PLAN VIEW
SCALE: 1" = 20'



DECORATIVE ALUMINUM FENCE
No Scale



VINYL FENCE (ON REAR OF HOME)
No Scale



TYPICAL COURTYARD



TYPICAL COURTYARD



TYPICAL COURTYARD



TYPICAL COURTYARD



AERIAL VIEW : TYPICAL COURTYARDS



TYPICAL COURTYARD



TYPICAL COURTYARD



TYPICAL COURTYARD



TYPICAL COURTYARD ADJACENT TO STREET

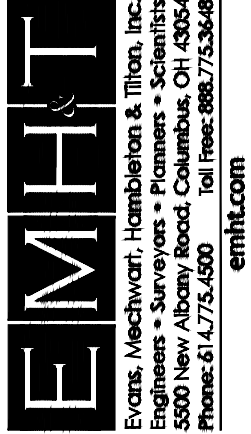


TYPICAL COURTYARD ADJACENT TO OPEN SPACE

| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
| | | |

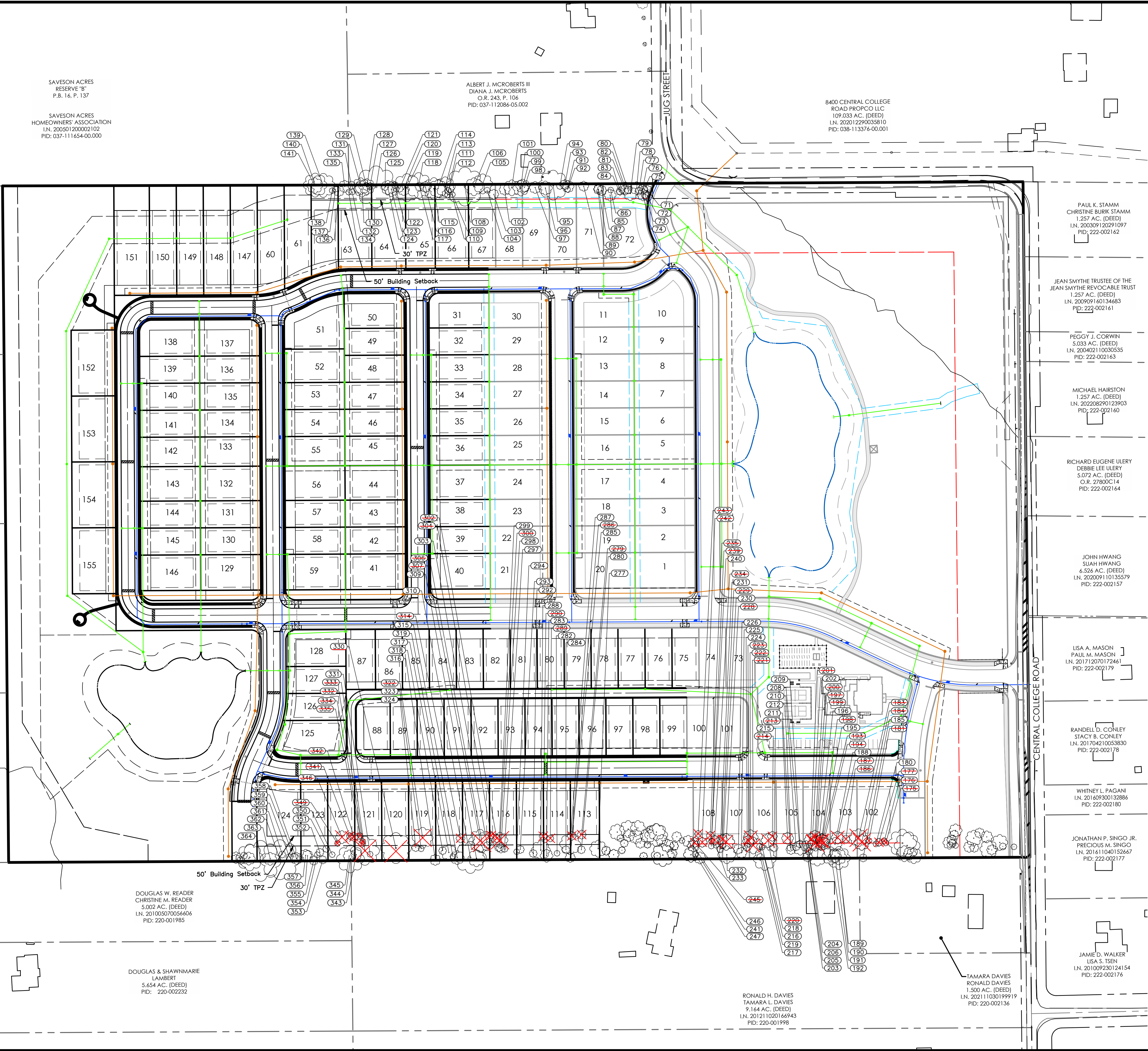


CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
COURTYARD CONCEPTS



| | |
|---------|------------------|
| DATE | February 7, 2024 |
| SCALE | AS NOTED |
| JOB NO. | 20230578 |
| SHEET | 17/23 |




J:\20230578\Drawings\45Sheets\Final Development Plan\19 Existing Tree Survey.dwg, Last Saved By: pcashin, 2/2/2024 1:00 PM Last Printed By: Berry, Sydney, 2/7/2024 11:51 AM
19 Existing Tree Survey.dwg, Last Saved By: pcashin, 2/2/2024 1:00 PM Last Printed By: Berry, Sydney, 2/7/2024 11:51 AM



| PNT. NO. | COMMON NAME | SCIENTIFIC NAME | SIZE | TRUNK | CONDITION |
|----------|-----------------|-------------------|------|-------|-----------|
| 71 | Pin Oak | Quercus palustris | 10 | 1 | Fair |
| 72 | Pin Oak | Quercus palustris | 10 | 1 | Good |
| 73 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 74 | Pin Oak | Quercus palustris | 12 | 1 | Good |
| 75 | Swamp White Oak | Quercus bicolor | 8 | 1 | Good |
| 76 | Pin Oak | Quercus palustris | 10 | 1 | Good |
| 77 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 78 | Pin Oak | Quercus palustris | 13,6 | 2 | Good |
| 79 | Pin Oak | Quercus palustris | 14 | 1 | Good |
| 80 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 81 | Pin Oak | Quercus palustris | 9 | 1 | Good |
| 82 | Pin Oak | Quercus palustris | 13 | 1 | Good |
| 83 | American Elm | Ulmus americana | 8 | 1 | Good |
| 84 | American Elm | Ulmus americana | 6 | 1 | Poor |
| 85 | Pin Oak | Quercus palustris | 12 | 1 | Good |
| 86 | Pin Oak | Quercus palustris | 6 | 1 | Good |
| 87 | American Elm | Ulmus americana | 10 | 1 | Good |
| 88 | American Elm | Ulmus americana | 10 | 1 | Good |
| 89 | Swamp White Oak | Quercus bicolor | 8 | 1 | Good |
| 90 | Pin Oak | Quercus palustris | 10 | 1 | Good |
| 91 | American Elm | Ulmus americana | 12 | 1 | Fair |
| 92 | American Elm | Ulmus americana | 6 | 1 | Poor |
| 93 | American Elm | Ulmus americana | 10 | 1 | Poor |
| 94 | American Elm | Ulmus americana | 7 | 1 | Good |
| 95 | Pin Oak | Quercus palustris | 30 | 1 | Good |
| 96 | American Elm | Ulmus americana | 14 | 1 | Fair |
| 97 | Pin Oak | Quercus palustris | 12 | 1 | Good |
| 98 | Pin Oak | Quercus palustris | 9 | 1 | Good |
| 99 | Pin Oak | Quercus palustris | 14 | 1 | Good |
| 100 | Pin Oak | Quercus palustris | 16 | 1 | Good |
| 101 | Swamp White Oak | Quercus bicolor | 16 | 1 | Good |
| 102 | American Elm | Ulmus americana | 11 | 1 | Fair |
| 103 | Pin Oak | Quercus palustris | 10 | 1 | Fair |
| 104 | Swamp White Oak | Quercus bicolor | 6 | 1 | Good |
| 105 | Swamp White Oak | Quercus bicolor | 20 | 1 | Good |
| 106 | Swamp White Oak | Quercus bicolor | 18 | 1 | Good |
| 108 | Swamp White Oak | Quercus bicolor | 39 | 1 | Good |
| 109 | Swamp White Oak | Quercus bicolor | 6 | 1 | Good |
| 110 | Swamp White Oak | Quercus bicolor | 8 | 1 | Good |
| 111 | Swamp White Oak | Quercus bicolor | 7 | 1 | Good |
| 112 | Pin Oak | Quercus palustris | 6 | 1 | Good |
| 113 | Swamp White Oak | Quercus bicolor | 20 | 1 | Good |
| 114 | Pin Oak | Quercus palustris | 18 | 1 | Good |
| 115 | Pin Oak | Quercus palustris | 22 | 1 | Good |
| 116 | Swamp White Oak | Quercus bicolor | 11 | 1 | Good |
| 117 | American Elm | Ulmus americana | 9 | 1 | Good |
| 118 | Swamp White Oak | Quercus bicolor | 26 | 1 | Good |
| 119 | Pin Oak | Quercus palustris | 28 | 1 | Good |
| 120 | Pin Oak | Quercus palustris | 12 | 1 | Good |
| 121 | Pin Oak | Quercus palustris | 7 | 1 | Good |
| 122 | Swamp White Oak | Quercus bicolor | 7 | 1 | Good |
| 123 | Pin Oak | Quercus palustris | 15 | 1 | Good |
| 124 | Pin Oak | Quercus palustris | 14,7 | 2 | Fair |
| 125 | Pin Oak | Quercus palustris | 7 | 1 | Good |
| 126 | Pin Oak | Quercus palustris | 42 | 1 | Good |
| 127 | American Elm | Ulmus americana | 7 | 1 | Fair |
| 128 | Pin Oak | Quercus palustris | 16 | 1 | Good |
| 129 | American Elm | Ulmus americana | 8 | 1 | Fair |
| 130 | Pin Oak | Quercus palustris | 16 | 1 | Good |
| 131 | Pin Oak | Quercus palustris | 17 | 1 | Good |
| 132 | Pin Oak | Quercus palustris | 6 | 1 | Good |
| 133 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 134 | Pin Oak | Quercus palustris | 6 | 1 | Good |
| 135 | Swamp White Oak | Quercus bicolor | 12 | 1 | Good |
| 136 | Pin Oak | Quercus palustris | 11 | 1 | Good |
| 137 | Silver Maple | Acer saccharinum | 6 | 1 | Good |
| 138 | Pin Oak | Quercus palustris | 6 | 1 | Good |
| 139 | Pin Oak | Quercus palustris | 24 | 1 | Good |
| 140 | Swamp White Oak | Quercus bicolor | 24 | 1 | Good |
| 141 | Swamp White Oak | Quercus bicolor | 16 | 1 | Good |
| 175 | Pin Oak | Quercus palustris | 6 | 1 | Poor |
| 176 | Swamp White Oak | Quercus bicolor | 6 | 1 | Good |
| 177 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 180 | Swamp White Oak | Quercus bicolor | 6 | 1 | Good |
| 181 | Silver Maple | Acer saccharinum | 6 | 1 | Fair |
| 183 | Pin Oak | Quercus palustris | 18 | 1 | Good |
| 184 | Pin Oak | Quercus palustris | 16 | 1 | Fair |
| 185 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 186 | American Elm | Ulmus americana | 8 | 1 | Good |
| 187 | Silver Maple | Acer saccharinum | 13,8 | 2 | Good |
| 188 | Pin Oak | Quercus palustris | 14 | 1 | Fair |
| 189 | Pin Oak | Quercus palustris | 16 | 1 | Good |
| 190 | Pin Oak | Quercus palustris | 23 | 1 | Good |
| 191 | Swamp White Oak | Quercus bicolor | 13 | 1 | Good |
| 192 | Pin Oak | Quercus palustris | 18 | 1 | Good |
| 193 | Pin Oak | Quercus palustris | 14 | 1 | Fair |
| 194 | Pin Oak | Quercus palustris | 12 | 1 | Fair |
| 195 | Pin Oak | Quercus palustris | 10 | 1 | Fair |
| 196 | Pin Oak | Quercus palustris | 18 | 1 | Good |
| 197 | Pin Oak | Quercus palustris | 16 | 1 | Fair |
| 198 | Pin Oak | Quercus palustris | 13 | 1 | Fair |
| 199 | Pin Oak | Quercus palustris | 7 | 1 | Fair |
| 200 | Pin Oak | Quercus palustris | 12,8 | 2 | Fair |
| 201 | Pin Oak | Quercus palustris | 13 | 1 | Good |
| 202 | Pin Oak | Quercus palustris | 9 | 1 | Good |
| 203 | Pin Oak | Quercus palustris | 11 | 1 | Good |
| 204 | Pin Oak | Quercus palustris | 8 | 1 | Fair |
| 205 | American Elm | Ulmus americana | 10 | 1 | Good |
| 206 | Pin Oak | Quercus palustris | 8 | 1 | Good |
| 208 | Pin Oak | Quercus palustris | 7 | 1 | Good |
| 209 | Pin Oak | Quercus palustris | 15 | 1 | Good |
| 210 | Pin Oak | Quercus palustris | 8 | 1 | Good |

| PNT NO. | COMMON NAME | SCIENTIFIC NAME | SIZE | TRUNK | CONDITION |
|---------|-------------------|--------------------|--------------|-------|-----------|
| 211 | Pin Oak | Quercus palustris | | 7 | 1 Fair |
| 212 | American Elm | Ulmus americana | | 10 | 1 Good |
| 213 | Silver Maple | Acer saccharinum | | 12 | 1 Fair |
| 214 | Pin Oak | Quercus palustris | | 10 | 1 Good |
| 215 | Silver Maple | Acer saccharinum | 8,7,7 | | 3 Good |
| 216 | Pin Oak | Quercus palustris | | 23 | 1 Good |
| 217 | Silver Maple | Acer saccharinum | | 7 | 1 Fair |
| 218 | American Elm | Ulmus americana | | 6 | 1 Good |
| 219 | Silver Maple | Acer saccharinum | 6,6 | | 2 Fair |
| 220 | Silver Maple | Acer saccharinum | 14,13,11,10 | | 4 Fair |
| 221 | Silver Maple | Acer saccharinum | 17,15,11,1,9 | | 5 Good |
| 222 | Silver Maple | Acer saccharinum | | 15 | 1 Good |
| 223 | Silver Maple | Acer saccharinum | 12,11 | | 2 Good |
| 224 | American Elm | Ulmus americana | | 8 | 1 Good |
| 225 | Pin Oak | Quercus palustris | | 11 | 1 Fair |
| 226 | Pin Oak | Quercus palustris | | 10 | 1 Good |
| 228 | Pin Oak | Quercus palustris | | 17 | 1 Good |
| 229 | Silver Maple | Acer saccharinum | | 11 | 1 Good |
| 230 | American Elm | Ulmus americana | | 6 | 1 Good |
| 231 | American Elm | Ulmus americana | | 7 | 1 Fair |
| 232 | Pin Oak | Quercus palustris | 18,13 | | 2 Good |
| 233 | Silver Maple | Acer saccharinum | | 6 | 1 Good |
| 234 | Pin Oak | Quercus palustris | | 10 | 1 Good |
| 235 | Silver Maple | Acer saccharinum | 8,7 | | 2 Fair |
| 239 | Silver Maple | Acer saccharinum | | 6 | 1 Good |
| 240 | Shagbark Hickory | Carya ovata | | 6 | 1 Good |
| 241 | Pin Oak | Quercus palustris | | 12 | 1 Good |
| 242 | Silver Maple | Acer saccharinum | | 10 | 1 Fair |
| 243 | American Elm | Ulmus americana | | 7 | 1 Good |
| 245 | Pin Oak | Quercus palustris | | 10 | 1 Good |
| 246 | Silver Maple | Acer saccharinum | | 12 | 1 Good |
| 247 | Silver Maple | Acer saccharinum | | 6 | 1 Good |
| 277 | Silver Maple | Acer saccharinum | 17,16 | | 2 Good |
| 279 | American Elm | Ulmus americana | | 9 | 1 Poor |
| 280 | American Elm | Ulmus americana | | 8 | 1 Poor |
| 282 | American Elm | Ulmus americana | | 6 | 1 Good |
| 283 | Pin Oak | Quercus palustris | | 13 | 1 Good |
| 284 | American Elm | Ulmus americana | | 8 | 1 Good |
| 285 | Red Oak | Quercus rubra | | 10 | 1 Good |
| 286 | American Elm | Ulmus americana | | 9 | 1 Good |
| 287 | Pin Oak | Quercus palustris | | 21 | 1 Good |
| 288 | Pin Oak | Quercus palustris | | 19 | 1 Good |
| 289 | American Elm | Ulmus americana | | 7 | 1 Good |
| 290 | Bur Oak | Quercus macrocarpa | | 8 | 1 Good |
| 292 | American Elm | Ulmus americana | | 8 | 1 Good |
| 293 | American Elm | Ulmus americana | | 8 | 1 Fair |
| 294 | American Elm | Ulmus americana | | 6 | 1 Good |
| 297 | Red Oak | Quercus rubra | | 7 | 1 Good |
| 298 | Red Oak | Quercus rubra | | 10 | 1 Good |
| 299 | American Elm | Ulmus americana | | 10 | 1 Good |
| 300 | Red Oak | Quercus rubra | | 16 | 1 Good |
| 302 | Swamp White Oak | Quercus bicolor | | 8 | 1 Good |
| 303 | Shellbark Hickory | Carya laciniosa | | 7 | 1 Good |
| 304 | American Elm | Ulmus americana | | 6 | 1 Good |
| 306 | Pin Oak | Quercus palustris | | 20 | 1 Good |
| 307 | Pin Oak | Quercus palustris | | 23 | 1 Good |
| 309 | Red Oak | Quercus rubra | | 17 | 1 Good |
| 310 | Pin Oak | Quercus palustris | | 32 | 1 Good |
| 314 | American Elm | Ulmus americana | | 9 | 1 Fair |
| 315 | Red Oak | Quercus rubra | | 14 | 1 Fair |
| 316 | Red Oak | Quercus rubra | | 11 | 1 Fair |
| 317 | Red Oak | Quercus rubra | | 16 | 1 Fair |
| 318 | American Elm | Ulmus americana | | 8 | 1 Good |
| 319 | Red Oak | Quercus rubra | | 6 | 1 Good |
| 322 | Red Oak | Quercus rubra | | 21 | 1 Good |
| 323 | Pin Oak | Quercus palustris | | 26 | 1 Good |
| 324 | American Elm | Ulmus americana | | 8 | 1 Good |
| 330 | Pin Oak | Quercus palustris | | 31 | 1 Good |
| 331 | American Elm | Ulmus americana | | 6 | 1 Good |
| 332 | American Elm | Ulmus americana | | 6 | 1 Good |
| 333 | Red Oak | Quercus rubra | | 29 | 1 Good |
| 334 | American Elm | Ulmus americana | | 7 | 1 Good |
| 335 | Silver Maple | Acer saccharinum | | 6 | 1 Good |
| 341 | Sugar Maple | Acer saccharum | | 7 | 1 Good |
| 342 | American Elm | Ulmus americana | | 9 | 1 Good |
| 343 | Red Oak | Quercus rubra | | 11 | 1 Good |
| 344 | Pin Oak | Quercus palustris | | 28 | 1 Good |
| 345 | Swamp White Oak | Quercus bicolor | | 12 | 1 Good |
| 346 | Silver Maple | Acer saccharinum | | 13 | 1 Good |
| 349 | American Elm | Ulmus americana | | 6 | 1 Fair |
| 350 | Box Elder | Acer negundo | | 6 | 1 Fair |
| 351 | Shagbark Hickory | Carya ovata | | 7 | 1 Good |
| 352 | American Elm | Ulmus americana | | 8 | 1 Good |
| 353 | Red Oak | Quercus rubra | | 8 | 1 Good |
| 354 | Pin Oak | Quercus palustris | | 6 | 1 Good |
| 355 | Swamp White Oak | Quercus bicolor | | 9 | 1 Good |
| 356 | Red Oak | Quercus rubra | | 11 | 1 Good |
| 357 | Silver Maple | Acer saccharinum | 12,10,9 | | 3 Good |
| 358 | Silver Maple | Acer saccharinum | 12,8,8,7,6 | | 5 Good |
| 359 | Red Oak | Quercus rubra | | 8 | 1 Good |
| 360 | Swamp White Oak | Quercus bicolor | | 7 | 1 Good |
| 361 | American Elm | Ulmus americana | | 7 | 1 Good |
| 362 | Red Oak | Quercus rubra | | 40 | 1 Good |
| 363 | Silver Maple | Acer saccharinum | 13,6 | | 2 Good |
| 364 | Red Oak | Quercus rubra | | 41 | 1 Good |

LEGEND

| | |
|---|--|
|  | Removals within 30' Tree Preservation Zone |
|  | Removals between 30' Tree Preservation Zone and 50' Rear Setback |
|  | City of New Albany Forester evaluated the tree and recommends saving the tree. |

TREE EXCLUSION NOTE

The following trees are located offsite or outside of the 50' rear setback: 1-70, 107, 142-174, 178-179, 182, 207, 227, 236-238, 244, 248-276, 278, 281, 291, 295-296, 301, 305, 308, 311-313, 320-321, 325-329, 336-340, 347-348, 365-474, 252A and 386A.

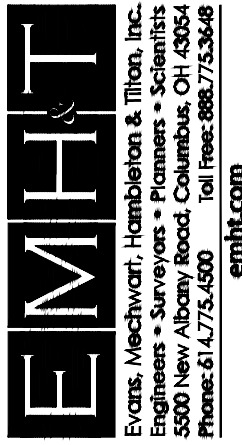
TREE SURVEY NOTES

Tree Preservation Zones shall apply (1) for a minimum distance of 100 feet from the right-of-way of Central College Road and Jug Street in Reserve A, in areas to the south of the intersection of Jug Street and a new public street connecting to the new subdivision, (2) within the new public street in the north portion of the subdivision, and (3) along the north property line of Reserve C all as generally shown on the Preliminary Development Plan, and (4) within a distance of 30 feet from the rear property line on any lots where a minimum rear yard setback of 50 feet is required, provided as to this subsection G.

Trees shall be preserved in accordance with the recommendations of a certified arborist and subject to staff approval. Within these areas, only the construction of roads, paths/trails/sidewalks, underground utility lines and underground storm water management infrastructure shall be permitted. Healthy mature trees and understory vegetation shall be preserved within these areas unless they conflict with the installation of permitted utility or storm water infrastructure. Trees and understory vegetation within the tree preservation zone plan may be trimmed, cut, or removed if they are diseased, dead, or of a noxious species or if they present a threat of danger to persons or property. When trees are removed from the Tree Preservation Zones due to utility installation, reasonable efforts shall be made to plant new trees in areas within or outside of (but near to) the Tree Preservation Zone in order to provide buffering from adjacent parcels outside of this zoning district. The number, species, and locations of new trees shall be reviewed by the Planning Commission as part of a final development plan and confirmed with a landscape plan provided with final engineering. Trees shall not be required to be planted in easements and/or locations that may harm the health of preserved trees or unreasonably encroach into the rear yards of lots.

[illegible]

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
EXISTING TREE SURVEY SCHEDULE



DATE
February 7, 2024

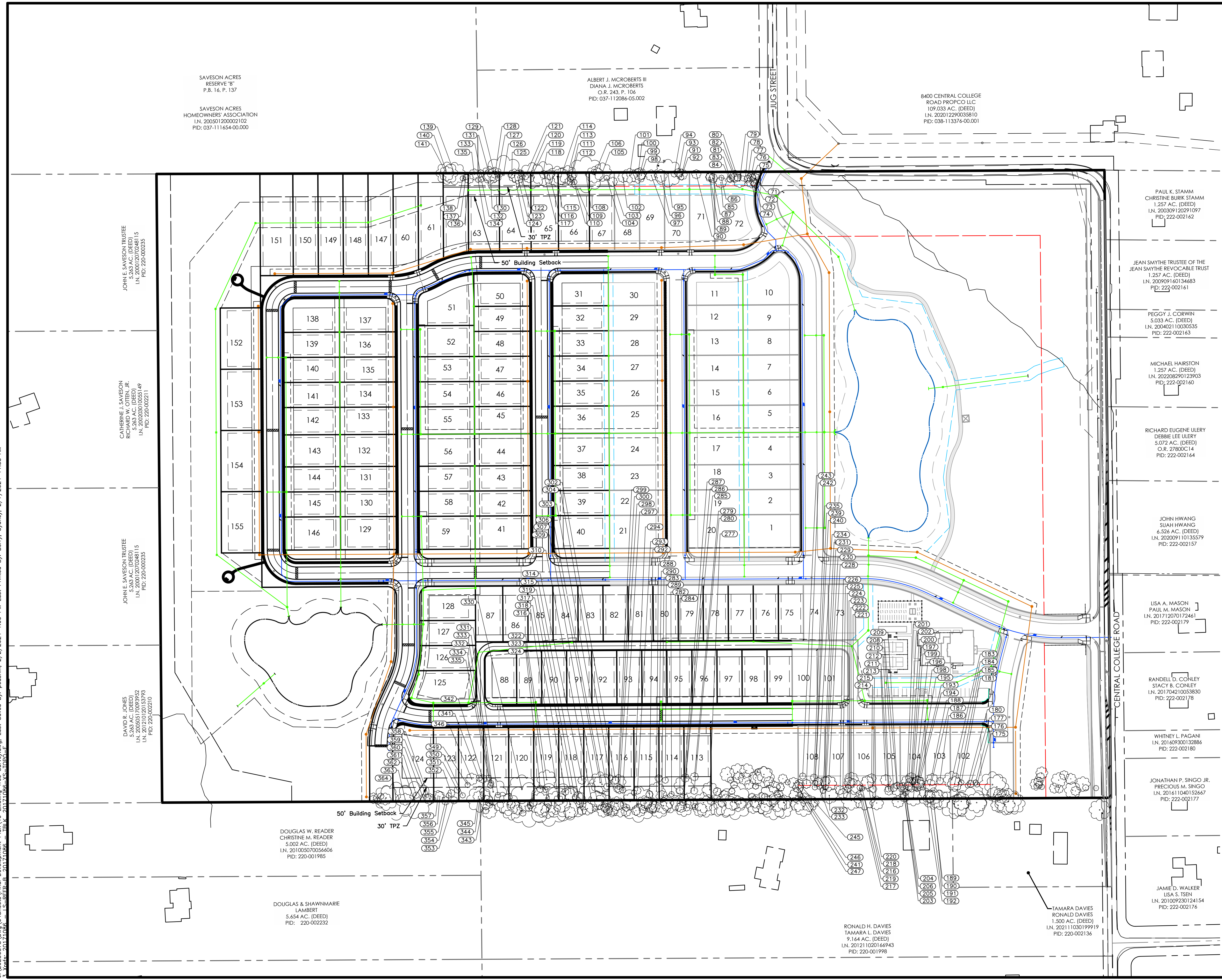
SCALE

None

JOB NO.
20230578

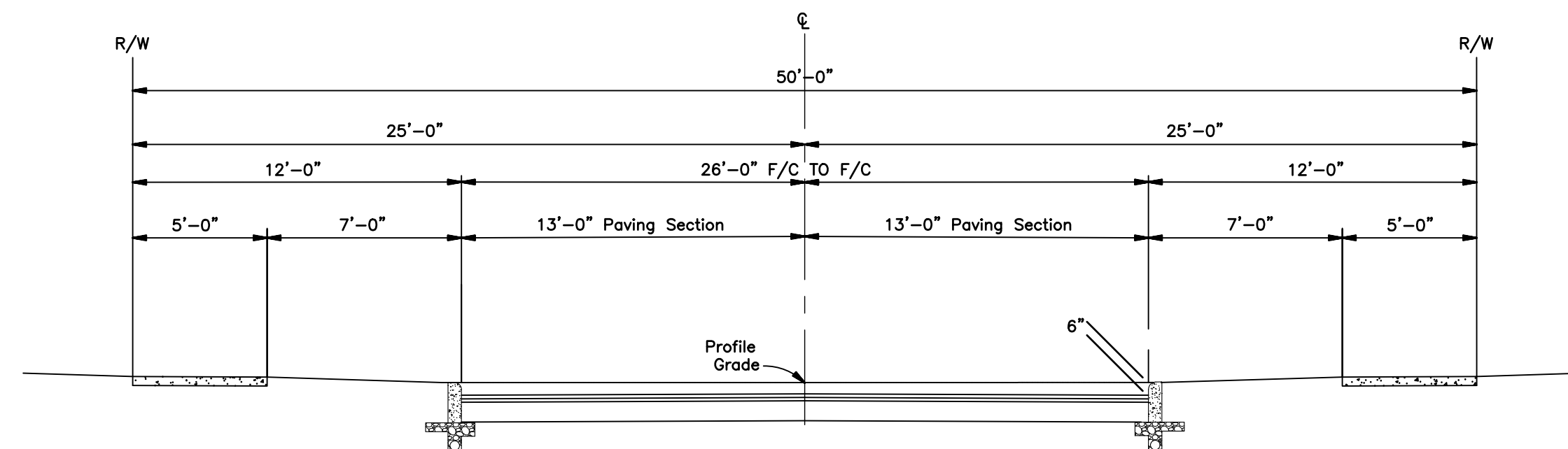
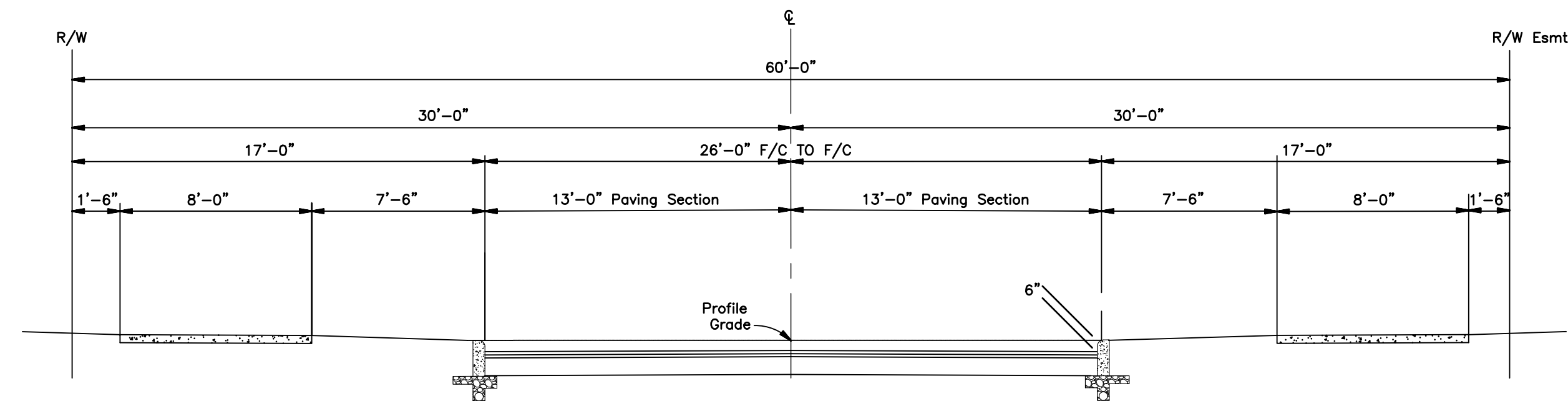
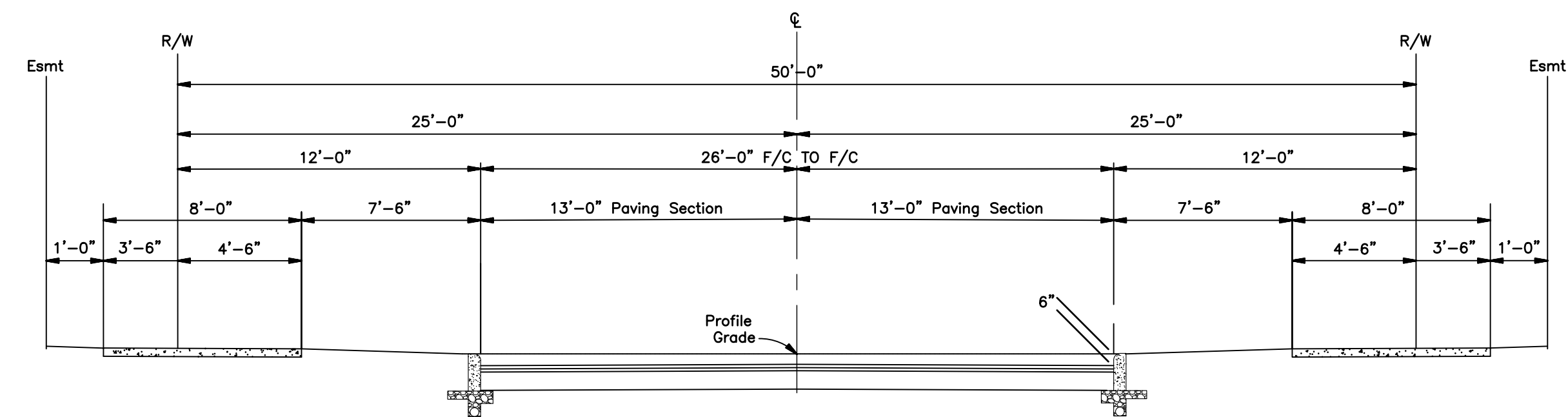
SHEET

19/23

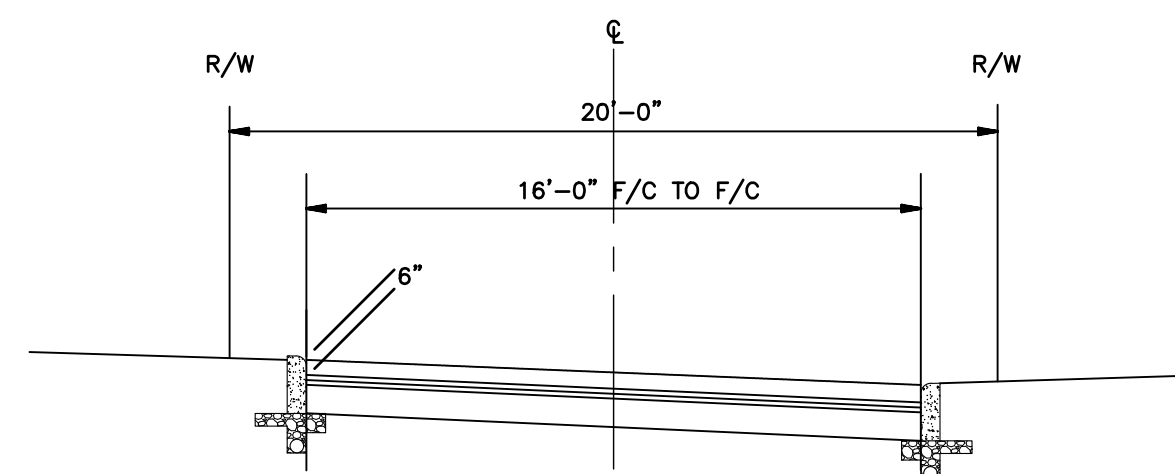


EPCON[®]
COMMUNITIES

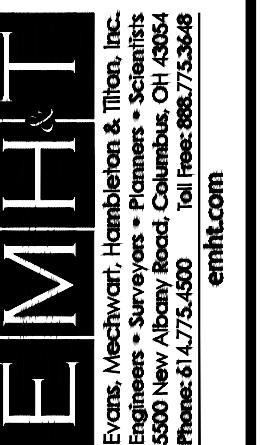
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
EXISTING TREE SURVEY (INCLUDES OFF-SITE TREES)
INCLUDES TREES OFFSITE & OUTSIDE 50' REAR SETBACK



* SIDEWALK ON CEDARVILLE DRIVE
LOCATED ON THE NORTH SIDE ONLY

[illegible]

THE COURTYARDS AT HAINES CREEK
FOR
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN



DATE
February 7, 2024

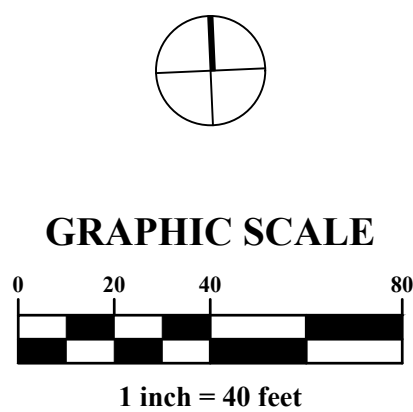
| | |
|------|--|
| CALE | |
| None | |

OBJ NO.

20230578

HEET

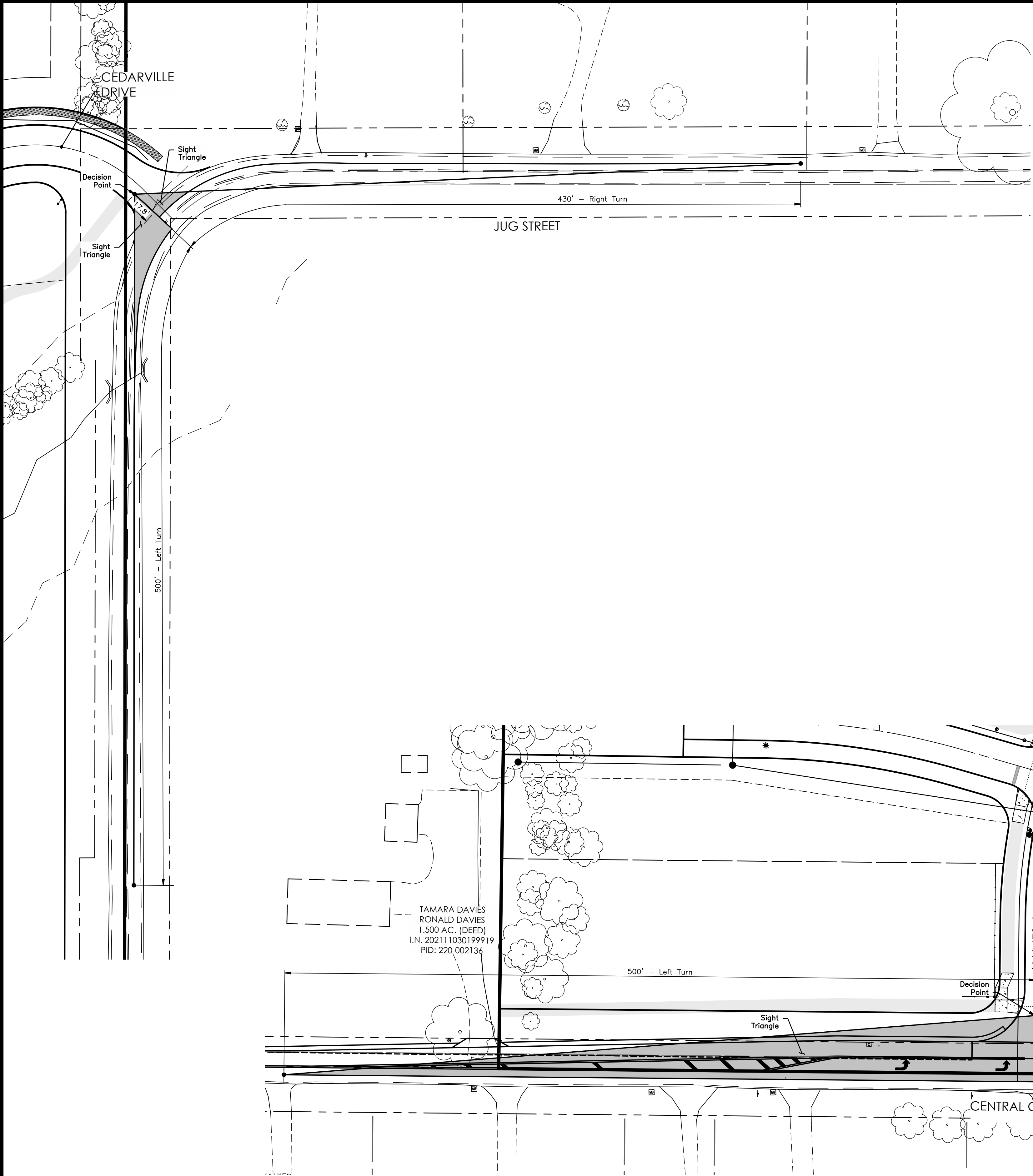
21/23



SHEET

22/23

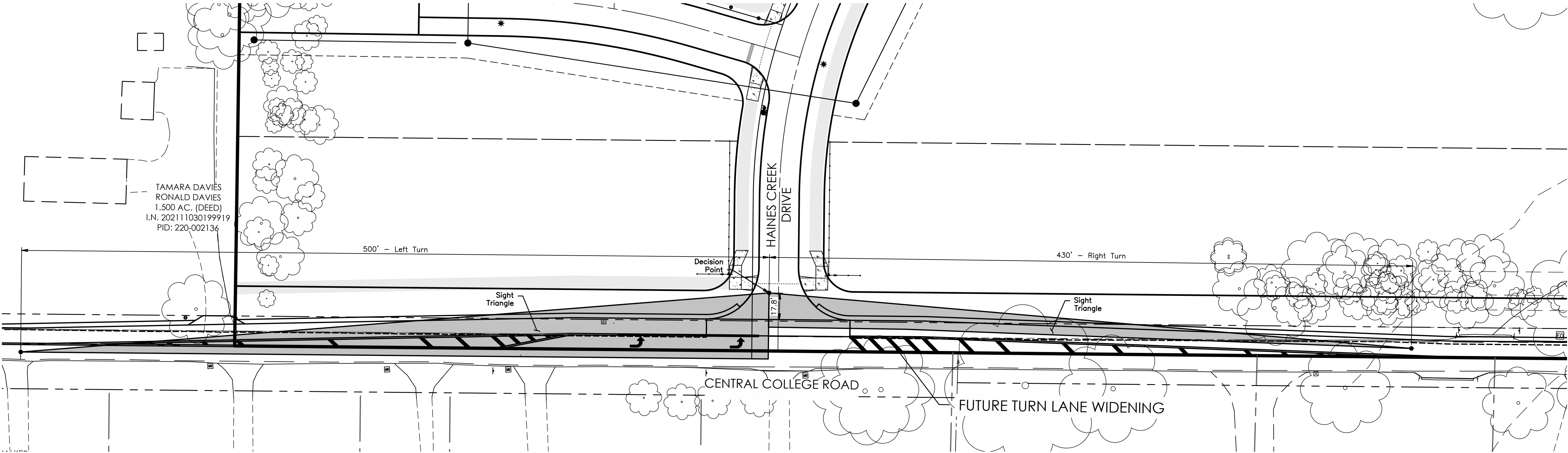
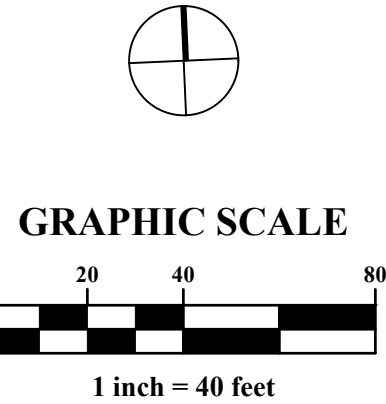
J:\20230578\Drawings\04Sheets\Final Development Plan\21. Proposed Site Distance Exhibit.dwg, Last Saved By: pccashin, 2/6/2024 11:56 AM, Last Printed By: Berry, Sydney, 2/7/2024 11:56 AM
4 Years: 20230578-EDVP-TALK, 20230578-CS-REFR-N, 20230578-CS-REFR-E



NOTE:

Design Speed = 45 MPH.

No sight obstructions shall be constructed in the shaded area.



| REVISIONS | | |
|-----------|--------|--|
| MARK | DATE | DESCRIPTION / REVISED PER STAFF COMMENTS |
| | 2/7/24 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS AT HAINES CREEK
PROPOSED SITE DISTANCE EXHIBIT

EMHIT

EMHIT Engineering & Planning, Inc.
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.5500 Fax: 614.775.5501 emhit.com

| | |
|---------|------------------|
| DATE | February 7, 2024 |
| SCALE | 1" = 40' |
| JOB NO. | 20230578 |
| SHEET | 23/23 |



**Planning Commission Staff Report
March 4, 2024 Meeting**

**COURTYARDS AT HAINES CREEK SUBDIVISION
PRELIMINARY PLAT**

| | |
|-----------------|--|
| LOCATION: | Generally located at the northwest corner of the intersection at Central College Road and Jug Street Rd NW (PIDs: 222-005156, 222-005157, 222-005158, 222-005159). |
| APPLICANT: | EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq. |
| REQUEST: | Preliminary Plat |
| ZONING: | Courtyards at Haines Creek I-PUD Zoning District |
| STRATEGIC PLAN: | Residential District |
| APPLICATION: | PPL-09-2024 |

Review based on: Application materials received February 7, 2024 and February 20, 2024.

Staff report completed by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

This preliminary plat application is for the Courtyards at Haines Creek subdivision. This subdivision includes 151 residential lots, 12 reserves (A, B, C1, C2, D, E, F1, F2, G, I, J, K), and ten new public streets on 63.5+/- acres.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on June 20, 2023 (ZC-07-2023) and the zoning change was adopted by city council on July 18, 2023 (O-84-2023).

There is a related final development plan application on the March 4th Planning Commission agenda. This application is reviewed under a separate staff report (FDP-87-2023).

II. SITE DESCRIPTION & USE

The 63.5+/- acre subdivision is located in Franklin County. The site is generally located at the northwest corner of the intersection at Central College Road and Jug Street Rd NW. The site is located immediately west of the Licking County line and immediately, north of Agricultural zoned and residentially used properties, and there are unincorporated residentially zoned and used properties to the west and north of the site.

III. PLAN REVIEW

The Planning Commission's review authority of the plat is found under C.O. Section 1187. The staff's review is based on New Albany plans and studies, zoning text, and zoning regulations.

Residential Lots

1. The preliminary plat is consistent with the proposed Courtyards at Haines Creek final development plan. The plat shows 151 residential lots. The proposed lot layout and dimensions match what is shown on the final development plan and meet the requirements of the zoning text.
 - o The plat appropriately shows the lot widths to be at least 52 feet, as required by zoning text section VI(D).
 - o The plat appropriately shows the lot depths to be at least 115 feet, as required by zoning text section VI(E).

- The plat appropriately shows the following front yard setbacks, as required by the zoning text section VI(F)(2):
 - A 15-foot setback for Lane Homes (lots 100 and 101).
 - A 20-foot setback for all other lots on the preliminary plat.
- Zoning text section VI(F)(1) states that there shall be a minimum building and pavement setback of 100 feet from the Central College Road and Jug Street right-of-way. However, the text states that homes and other improvements located on lots 71 and 72 may encroach into this setback. This setback is shown on the plat.
- At the Parks and Trails Advisory Board meeting on Monday, October 2, 2023, the applicant verbally committed to sliding lots 152-155 west to allow access at the northeast corner. The Planning Commission should evaluate the lot location as part of the Final Development Plan application. Staff recommends a condition of approval that the lots on this plat match the lots on the final development plan (condition #1).

Streets

1. The plat creates ten (10) new publicly dedicated streets totaling 10.14+/- acres. All of the new streets meet the right-of-way requirements in the zoning text:
 - Haines Creek Drive provides access to the subdivision from Central College Road, with 60 feet of right-of-way.
 - Cedarville Drive, provides access to the subdivision from Jug Street, with 50 feet of right-of-way.
 - McClellan Drive East, is stubbed from this development to the west property line to provide for a future connection with the existing portion of McClellan Drive located in the Tidewater subdivision, with 50 feet of right-of-way.
 - The city police chief has reviewed the street name and recommends this name be changed to distinguish it from the existing McClellan Drive in the existing Tidewater subdivision located generally to the west of this site. The city staff recommends a condition of approval that the street name be changed to a unique name (condition #2).
 - Wooster Drive, with 50 feet of right-of-way.
 - Hiram Lane, a publicly dedicated alley, with 20 feet of right-of-way.
 - Findlay Drive, with 50 feet of right-of-way.
 - Heidelberg Drive, is stubbed from this development to the west property line to provide for a future connection, with 50 feet of right-of-way.
 - Marietta Drive, with 50 feet of right-of-way.
 - Lourdes Drive, with 50 feet of right-of-way.
 - Defiance Drive, with 50 feet of right-of-way.
2. The utility easements are shown on the plat.
3. Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. The applicant proposes to utilize the names of private Ohio colleges as street names within the subdivision. Haines Creek Drive shares the same name as the subdivision.

Parkland, Open Space and Tree Preservation Areas

1. The plat contains twelve (12) reserve areas shown as Reserves "A", "B", "C1", "C2", "D", "E", "F1", "F2", "G", "H", "I", "J", and "K" on the plat with a total acreage of 20.02+/- acres.
 - According to the plat notes, all Reserves other than "H" shall be owned by the City of New Albany and maintained by the homeowner's association in perpetuity for open space and/or stormwater retention.
 - The plat states that Reserve "H" will be owned and maintained by the homeowner's association for a community amenity area.
 - The plat states that Reserve "I" and "K" shall be owned by the City of New Albany and maintained by the homeowner's association until a public road is constructed within the reserves and is dedicated to the city as public right-of-way. Specifically, the city will maintain just the street, which is everything between and including the concrete curbs. Everything else outside of the curbs must be maintained by the HOA in perpetuity.

- The plat states Reserve “J” shall be owned by the City of New Albany and maintained by the homeowner’s association in perpetuity for open space and/or stormwater retention.
 - The plat states trees as shown on the Final Development Plan within Reserve “J” shall be preserved and subject to staff approval. Within this reserve, only the construction of paths/trails/sidewalks, underground utility lines and underground storm water management infrastructure shall be permitted.
 - The plat includes a 14-foot-wide general utility easement along Wooster Drive. A plat note requires healthy mature trees and understory vegetation to be preserved unless they conflict with the installation of permitted utility or storm water infrastructure. And, when trees are removed from the reserve due to utility installation, reasonable efforts shall be made to plant new trees in areas within the reserve. Trees shall not be required to be planted in easements and/or locations that may harm the health of preserved trees or unreasonably encroach into the rear yards of lots.
 - Trees and understory vegetation within the reserve may be trimmed, cut, or removed if they are diseased, dead, or of a noxious species or if they present a threat of danger to persons or property.
 - The plat states that within the area consisting of Reserve C1 and C2, the application of fertilizer or other lawn treatment chemicals shall be prohibited. Within this area, prairie grass shall be planted and maintained and the landscape plan shall provide for the planting of additional trees to increase buffering of the site from the properties to the north.
2. Various tree preservation zones are shown on the preliminary plat and comply with the tree preservation zone requirements of zoning text section VI(G).
 3. The plat requires the developer to provide Tree Preservation Zone signs on every other lot line. It states the design shall be subject to staff approval and shall be installed by the developer before infrastructure acceptance by the city.
 4. C.O. 1187.04(d)(4) and (5) requires verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act and to the U.S. Army Corps of Engineers in compliance with Section 404 of the Clean Water Act. The applicant states that a delineation report is currently under review with the U.S. Army Corps of Engineers; however, the permits have not yet been issued. Staff requests evidence of any permits received from the Ohio Environmental Protection Agency as a condition of approval (condition #3).

IV. ENGINEER’S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #4).

1. The project narrative states that proposed stormwater retention will be provided within Reserves A and C. Sheet 3 of the 3 of the plans contain notes however permitting stormwater retention within Reserve J and within the Tree Preservation Zones (TPZ). We recommend that reference to underground retention be removed from the Reserve J and TPZ note blocks.
2. Clearly show each of the three phases on the Vicinity Map shown on sheet 1 of 3.
3. Clearly delineate the area represented by the 100-year water surface elevation at each basin and show this area as lying within a drainage easement.
4. Note that City Policy is to provide drainage structures at every other parcel line in rear yard areas. This may require that a drainage easement be shown in the rear yard areas of Lots 102-124.
5. Notify staff one week in advance of the beginning of the Ohio EPA public comment period regarding wetland permitting.

V. ACTION

Basis for Approval:

The preliminary plat is generally consistent with the final development plan and meets code requirements. Should the Planning Commission approve the application, the following motion would be appropriate:

Suggested Motion for PPL-09-2024:

Move to approve preliminary plat application PPL-09-2024
with the following conditions:

1. That the lots on this plat match the lots on the final development plan.
2. That the proposed McClellan Drive street name be changed to a unique name to distinguish it from the existing McClellan Drive in the existing Tidewater subdivision located generally to the west of this site.
3. Evidence of any permits received from the Ohio Environmental Protection Agency shall be provided to the city staff.
4. The city engineer comments are addressed, subject to staff approval.
5. Approval of the preliminary plat is contingent upon the approval of the final development plan for this development.

Approximate Site Location:



Source: ArcGIS

404.616-02
February 19, 2024

To: Chelsea Nichols
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: The Courtyards at Haines
Creek Preliminary Plat
Phase 1, 2 and 3

We reviewed the referenced plat in accordance with Code Section 1187.05. Our review comments are as follows:

1. The project narrative states that proposed stormwater retention will be provided within Reserves A and C. Sheet 3 of the 3 of the plans contain notes however permitting stormwater retention within Reserve J and within the Tree Preservation Zones (TPZ). We recommend that reference to underground retention be removed from the Reserve J and TPZ note blocks.
2. Clearly show each of the three phases on the Vicinity Map shown on sheet 1 of 3.
3. Clearly delineate the area represented by the 100 year water surface elevation at each basin and show this area as lying within a drainage easement.
4. Note that City Policy is to provide drainage structures at every other parcel line in rear yard areas. This may require that a drainage easement be shown in the rear yard areas of Lots 102-124.
5. Notify staff one week in advance of the beginning of the Ohio EPA public comment period regarding wetland permitting.

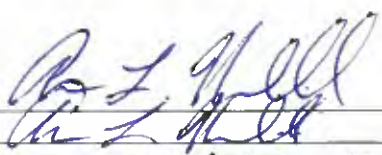
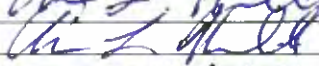
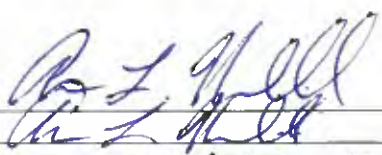
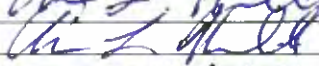
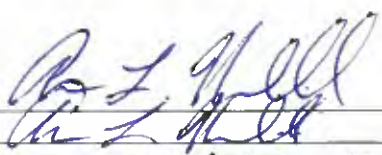
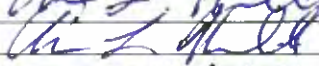
MEF/JMH

cc: Josh Albright, Development Engineer
Cara Denny, Engineering Manager
Kylor Johnson, City Engineer
Ryan Ohly, Development Department
Dave Samuelson, P.E. Traffic Engineer

Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

| Project Information | Site Address <u>8306 Central College Road</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--|-------------------------|--|----------------------|------------------------|---|----------------------|--|--|--|--|--------------------------------|--|--|--|--|-----------------|--|--|--|--|------------------|-------------|-------|---------------|-----------|--------|--------------------|-------|--|--|-------------|-------------|-------|------------|--|------------------------------|--|--|--|--|----------|----------|--|--------|--|----------|--|--|--|--|-------------------|--|--|--|--|--------|----------------------|--|-------------------|
| | Parcel Numbers <u>222-005156, 222-005157, and 222-005159</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Acres <u>63.5 +/-</u> # of lots created <u>151</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"><thead><tr><th>Choose Application Type</th><th colspan="4">Circle all Details that Apply</th></tr></thead><tbody><tr><td>Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td>Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td>Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td>Development Plan</td><td>Preliminary</td><td>Final</td><td>Comprehensive</td><td>Amendment</td></tr><tr><td>X Plat</td><td><u>Preliminary</u></td><td>Final</td><td></td><td></td></tr><tr><td>Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td>Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td>Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td>Variance</td><td></td><td></td><td></td><td></td></tr><tr><td>Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td>Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></tbody></table> | Choose Application Type | Circle all Details that Apply | | | | Appeal | | | | | Certificate of Appropriateness | | | | | Conditional Use | | | | | Development Plan | Preliminary | Final | Comprehensive | Amendment | X Plat | <u>Preliminary</u> | Final | | | Lot Changes | Combination | Split | Adjustment | | Minor Commercial Subdivision | | | | | Vacation | Easement | | Street | | Variance | | | | | Extension Request | | | | | Zoning | Amendment (rezoning) | | Text Modification |
| Choose Application Type | Circle all Details that Apply | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appeal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Certificate of Appropriateness | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conditional Use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Plan | Preliminary | Final | Comprehensive | Amendment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| X Plat | <u>Preliminary</u> | Final | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Changes | Combination | Split | Adjustment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minor Commercial Subdivision | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vacation | Easement | | Street | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Variance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extension Request | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zoning | Amendment (rezoning) | | Text Modification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Description of Request: <u>Review and approval of a preliminary plat for the Courtyards at Haimes Creek residential subdivision, containing 151 lots and related new streets and other improvements.</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contacts | Property Owner's Name: <u>Homewood Corporation</u> Address: <u>Attn: Bill Moorehead, 2700 E. Dublin-Granville Road, Suite 320</u> City, State, Zip: <u>Columbus, Ohio 43231</u> Phone number: <u>614-898-7200</u> Fax: _____ Email: <u>Bill@trinity-homes.com</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Applicant's Name: <u>EC New Vision LLC, c/o Aaron Underhill, Esq.</u> Address: <u>Underhill & Hodge, 8000 Walton Parkway, Suite 260</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614-335-9320</u> Fax: <u>614-335-9329</u> Email: <u>aaron@uhlfirm.com</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signature | Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table><tr><td>Signature of Owner</td><td></td><td>Date: <u>2/15/24</u></td></tr><tr><td>Signature of Applicant</td><td></td><td>Date: <u>2/15/24</u></td></tr></table> <p><i>Aaron L. Underhill, attorney for owner and applicant</i></p> | Signature of Owner |  | Date: <u>2/15/24</u> | Signature of Applicant |  | Date: <u>2/15/24</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signature of Owner |  | Date: <u>2/15/24</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signature of Applicant |  | Date: <u>2/15/24</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Engineers, Surveyors, Planners, Scientists

January 19, 2024

City of New Albany
99 W. Main Street
New Albany, OH 43054

Subject: Courtyards at Haines Creek
Preliminary Plat - Narrative

To the City of New Albany,

EC New Vision Ohio, LLC (Epcon) has received approval for the Preliminary Development Plan/rezoning of 63.5± acres of land north of and adjacent to Central College Road and west of and adjacent to the Franklin-Licking County boundary line in the City of New Albany. The subject land has been rezoned to I-PUD (Infill Planned Unit Development). Epcon is currently working through the Final Development Plan process to develop the property into a residential community consisting of 151 single family lots which will be 90% age-restricted in accordance with applicable federal law.

The proposed development has two existing streams located on the property. One in the northwest corner of the property and the other in the southeast corner. Stormwater management will be provided utilizing two proposed onsite retention basins located at the northwest and southeast corners of the site. The basins will be designed to meet the water quality and detention requirements of New Albany and the Ohio EPA. A storm sewer system will be constructed to collect and outlet stormwater from the proposed development to the stormwater basins. The stormwater facilities will outlet to the existing streams/wetlands located on the property. The proposed stormwater system will be designed to meet the necessary requirements of New Albany and the Ohio EPA.

A Traffic Access study has been completed/approved for the project and indicates no improvements are necessary to the existing public roadways (Central College or Jug Street) in the immediate opening/design year of the development. Licking County will require a 50' curb radius for the inbound right turn movement at the entrance of Jug Street to satisfy their access management regulations. An eastbound left turn lane at the entrance along Central College is warranted in the horizon year of 2034 after full build out of the development.

The proposed development will be designed with internal local residential public streets to provide vehicular circulation throughout the subdivision. The public streets will meet the City of New Albany public standards for pavement composition, width and emergency vehicle circulation. The development will be designed with public sanitary sewer and water with fire hydrants installed to provide fire protection meeting the City of New Albany standards.

As previously mentioned the proposed site will be 90% age restricted. This has a reduced impact on the City of New Albany School District while providing increased revenue for the school district. Please see enclosed School Impact letter.

The property was delineated for Waters of the U.S. in July, 2023. Wetlands and streams were delineated on the property. The U.S. Army Corps of Engineers (USACE) reviewed the delineation report and issued an Approved Jurisdictional Determination (AJD) for the site on October 11, 2023. Development of the site

January 19, 2024

would require impact to the existing wetlands. Environmental permitting application is being prepared and will be provided to the City once approved by the OEPA. Please see enclosed Environmental Permitting letter.

If you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4396.

Sincerely,



Patricia A. Brown, PE
Sr. Project Manager/Associate

Enclosures: 2

J:\20230578\Correspondence\Submittals\Prel Plat\Working Docs\2024-01-19-HainesCreek-PP-Narrative.docx



Aaron L. Underhill
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9321
F: 614.335.9329
aaron@uhlfirm.com

March 16, 2023

Chris Christian
Planner II
City of New Albany
99 W. Main Street
New Albany, Ohio 43054

RE: School Impact of Proposed Age-Restricted Residential Development (Courtyards at Haines Creek I-PUD)

Dear Chris:

EC New Vision Ohio LLC (“Epcon”) is in contract to purchase 63.5+/- acres of real property located to the north of and adjacent to Central College Road and to west of and adjacent to the Franklin County-Licking County boundary line in the City of New Albany. Epcon has submitted a rezoning application to the City which seeks the approval of an I-PUD, Infill Planned Unit Development zoning classification to allow for the development of a residential community consisting of 151 homes which will be 90% age-restricted in accordance with applicable federal law. The proposed community will be similar to the Courtyards at New Albany neighborhood that Epcon developed on State Route 605. The purpose of this letter is to highlight how this project will be financially beneficial to the New Albany-Plain Local School District (NAPLSD).

Age Restriction

The pending rezoning application includes a commitment by Epcon to subject the 63.5+/- acres of single-family residential uses to age restrictions in accordance with the “Housing for Older Persons Exemption” (codified at 42 U.S.C. § 3607) (the “HOPA Exemption”) of The Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601–3619) (the “Act”). The Act and the HOPA Exemption provide in part that, in order for a residential development to meet legal requirements to be age-restricted, at least 80 percent of the units in the development must have at least one occupant who is 55 years of age or older. Epcon proposes to exceed this minimum threshold with this proposal.

School children from New Development

The school impact statement for the age-restricted Courtyards at New Albany and for the age-restricted Nottingham Trace subdivision to the north of that site assumed that 0.05 students per unit would be generated from the units that were age-restricted. The housing product in the current proposal is substantially similar to the Courtyards at New Albany and therefore the same student-per-home ratio should apply here. So, for purposes of this school impact analysis, the 0.05 students per unit will apply to 90% of the homes. While the remaining 10% of the units will not be age-restricted, they will include homes that are of the same designs and styles as the age-restricted units. Therefore, they are likely to generate more students, but not many. Just as was assumed in the Nottingham Trace subdivision’s school impact statement, this letter assumes that 0.15 students per unit will be generated from the 10% of the units which are not age restricted.

Based on these assumptions, the proposed community is projected to generate 9 students:

$$0.9 \times 151 \text{ units} \times 0.05 \text{ students} = 6.8 \text{ students}$$

$$\frac{0.1 \times 151 \text{ units} \times 0.15 \text{ students}}{9 \text{ students}} = 2.2 \text{ students}$$

On the other hand, the present zoning of the property is AG, Agricultural, allowing 1 housing unit per 5 acres. Therefore, the property would accommodate 12 traditional single-family homes right now (63.5 acres / 5 acres per unit = 12.7 units). Single-family homes are expected to generate 0.8 students per unit. Under the current AG zoning, the property would produce 10 schoolchildren (12 homes x 0.8 students per home = 9.6 students). The proposed development is projected to generate one less student than would the current zoning classification of the property, and the value that will be created for the school district with this proposal provides a far more beneficial result for the district.

The annual cost to educate a student in the NAPLSD is \$12,311.¹ Of this amount, 85.7% is locally funded and the remainder (14.3%) is funded by the State of Ohio.² Therefore, there is an annual local cost to educate one student in the NAPLSD of \$10,550. Using this number as a baseline, the costs to educate the students that would reside in Epcon's development is anticipated to be \$94,950 (9 students x \$10,550 local cost to educate one student = \$94,950). Development under the current AG zoning of the property would bring a cost to educate students of \$105,500 (10 students x \$10,550 local cost to educate one student = \$105,500).

School District Revenue from New Development

The average value of the homes to be constructed in this development is projected to be \$575,000. At this price, each unit will have an assessed value of \$201,250 (0.35 x \$575,000 value = \$201,250). The 2022 effective residential millage rate (the most recent available) for the taxing district in which this property is located (Franklin County #222) is 83.096 mills. The school district currently collects 58.39% of this millage. Therefore, the annual real property taxes collected by the school district before rollbacks for each home in the new neighborhood will equal \$9,764 (\$201,250 Assessed Value x 0.083096 millage rate x 0.5839 = \$9,764). This number is reduced by the 2.5% owner-occupied property tax rollback, leaving \$9,520 available to the schools from each home. As a result, in total at full buildout this community of 151 homes will generate \$1,437,520 annually in school district revenue (151 homes x \$9,520 school taxes per home = \$1,437,520 total school taxes).

On the other hand, under the existing AG zoning 12 traditional single-family homes that could be constructed on the subject property today would be worth an estimated \$1,000,000 each. This would yield an assessed value per home of \$350,000 (0.35 x \$1,000,000 value = \$350,000). Applying the effective millage rate, each homeowner would be required to pay \$28,356 in annual taxes after applying the owner-occupied tax rollback, of which \$16,557 would be paid to the NAPLSD. Across 12 homes, this would provide \$198,684 of total annual taxes to the school district.

NAPLSD Fiscal Impact

The fiscal impact to the NAPLSD from the proposed development of the property by Epcon is substantial. The excess revenue to the school district after educating the relatively small number of students that may

¹ <https://www.napls.us/Page/1696>

² <https://www.napls.us/Page/1694>

reside in the community is \$1,342,570 (\$1,437,520 school tax revenue - \$94,950 cost to educate students = \$1,342,570 surplus). This is enough surplus revenue to cover the costs of educating 127 students living elsewhere in the district. The current AG zoning of the property would generate a surplus of only \$93,184 (\$198,684 school tax revenue - \$105,500 cost to educate students = \$93,184 surplus). So the net positive benefit to the NAPLSD from the development of the property in accordance with the requested I-PUD zoning is \$1,249,386.

We look forward to more dialogue on this application and its benefits as we move through the City's review process.

Sincerely,

A handwritten signature in blue ink that reads "Aaron L. Underhill". The signature is written in a cursive style with a large, stylized 'A' and 'U'.

Aaron L. Underhill



January 4, 2024

Mr. Ryan Ohly
City of New Albany
Public Service
7800 Bevelhymmer Road
New Albany, OH 43054

Subject: Courtyards at Haines Creek – Environmental Permitting

Dear Mr. Ohly,

This letter serves to inform the City of New Albany of proposed wetland permitting coordination planned for the Courtyards at Haines Creek project.

The subject property was delineated for Waters of the U.S. in July, 2023. The U.S. Army Corps of Engineers (USACE) reviewed the report and issued an Approved Jurisdictional Determination (AJD) for the site on October 11, 2023. The AJD agreed with the findings of the report as submitted.

Construction of the proposed site plan would require impacts to approximately 2.56 acres of wetlands. All of these wetlands are isolated State Waters and subject to Ohio EPA jurisdiction. This will require a Level 2 Isolated Wetlands Permit (IWP). EMH&T will be preparing the IWP application on behalf of Epcon Communities.

Upon submission of the permit application, Ohio EPA will perform an initial review to determine completeness. Once the application is determined to be complete, Ohio EPA will place a public notice in a local newspaper and post the entire application on their webpage (Division of Surface Water) for public review and comment. Ohio EPA will review any comments received and notify EMH&T if additional information is required before the technical review of the application is completed.

EMH&T will notify the City of New Albany (via email) when the application is posted online.

If you have any questions, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Robert F. Milligan
Director of Environmental Services
Principal

THE COURTYARDS AT HAINES CREEK

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PUD
PRELIMINARY PLAT
PHASES 1-3

PREPARED FOR:

EPCON COMMUNITIES

500 STONEHENGE PARKWAY

DUBLIN, OHIO 43017

P: (614) 761-1010

OWNER:

HOMEWOOD CORPORATION

2700 E. DUBLIN-GRANVILLE ROAD, SUITE 300

COLUMBUS, OHIO 43231

P: (614) 898-7200

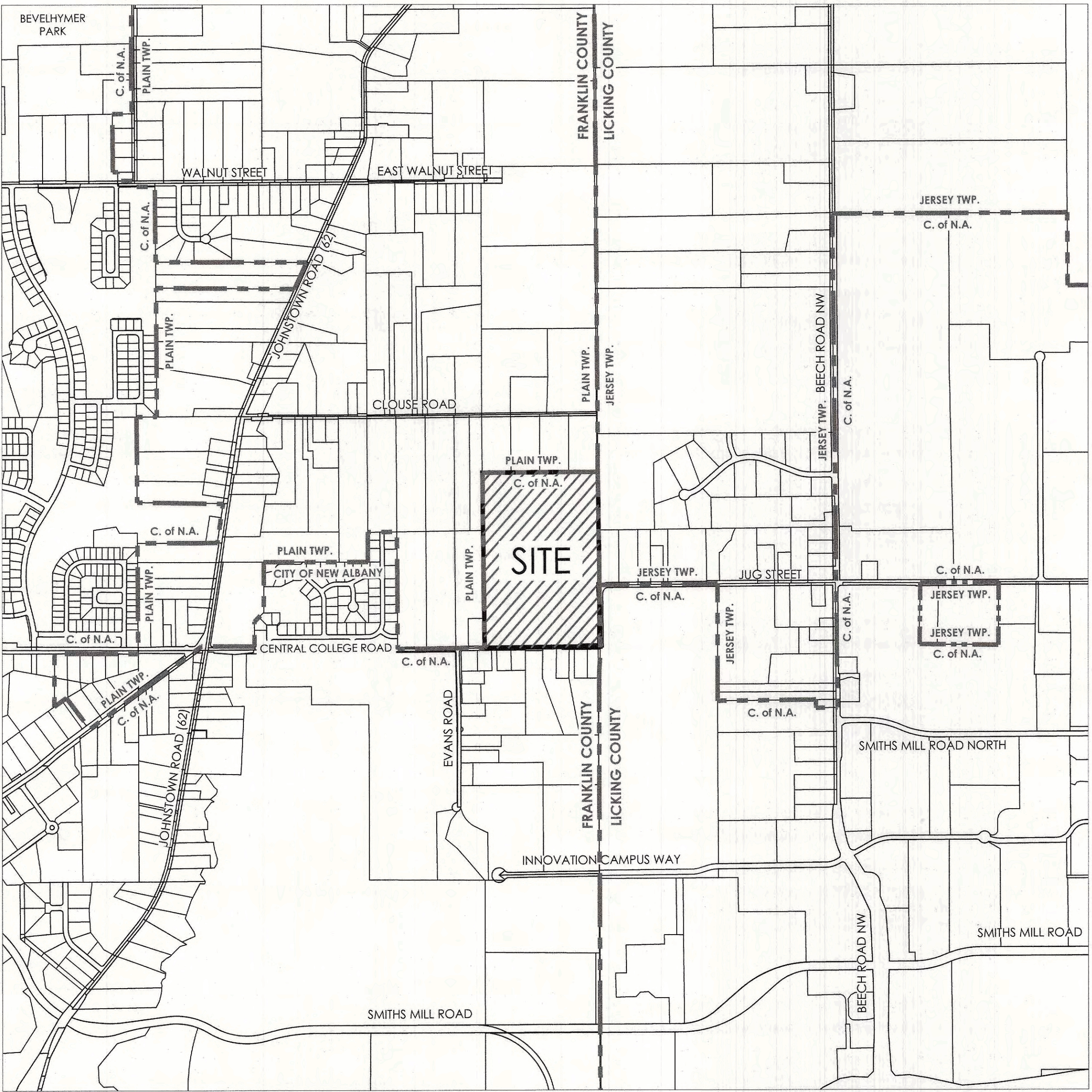
SUBMITTAL:

FEBRUARY 14, 2024

CIVIL ENGINEER, LAND PLANNER
& LANDSCAPE ARCHITECT



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com



SITE LOCATION MAP

INDEX OF DRAWINGS

SHEET 1: VICINITY MAP
SHEET 2: EXISTING CONDITIONS PLAN
SHEET 3: SITE PLAN

Eugene M. Dayberry

2/14/24

APPLICANT

DATE

Sydney L. Berry

2/14/24

PROFESSIONAL ENGINEER

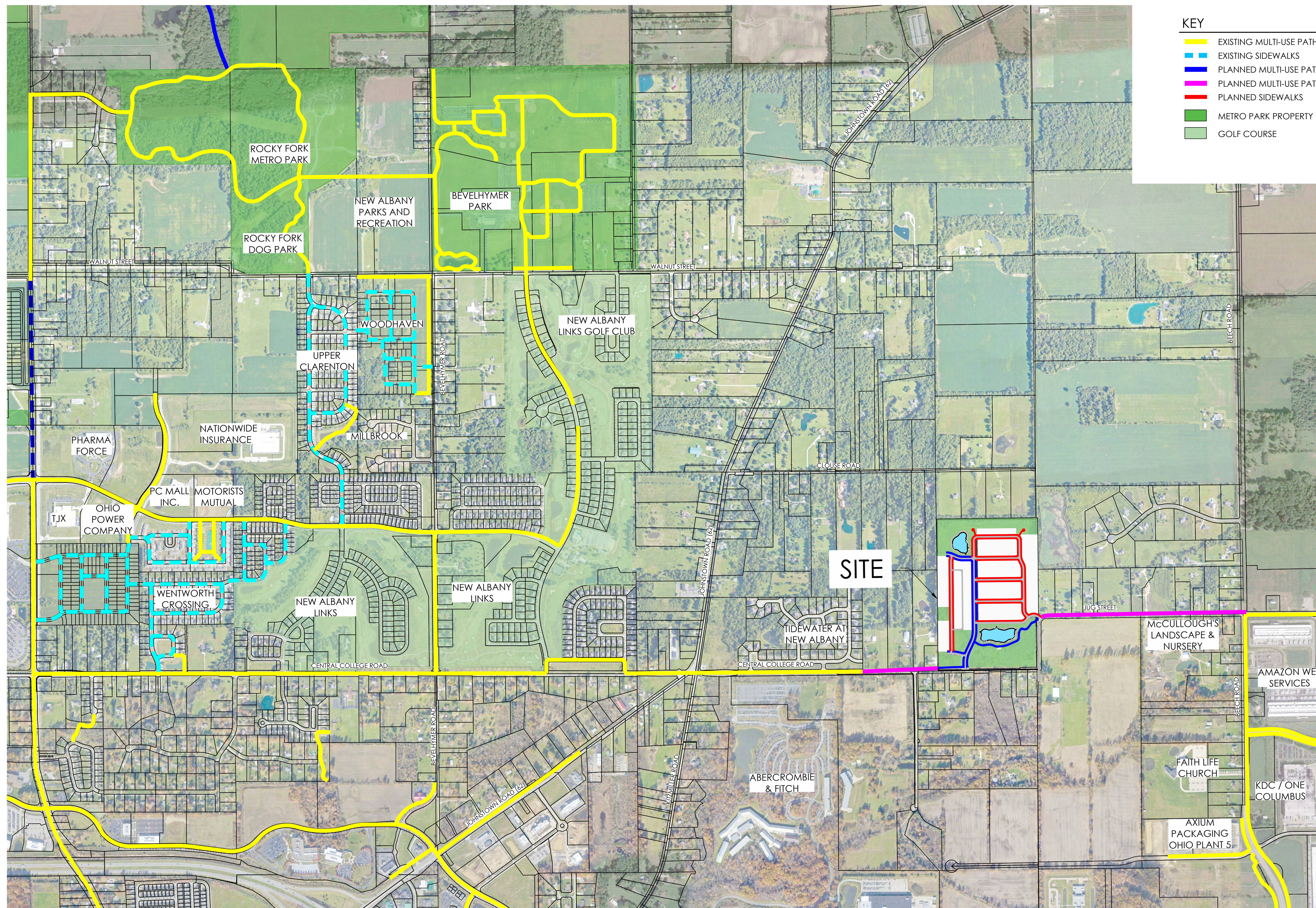
DATE

Matthew A. Rik

2/14/24

PROFESSIONAL SURVEYOR

DATE

[illegible]

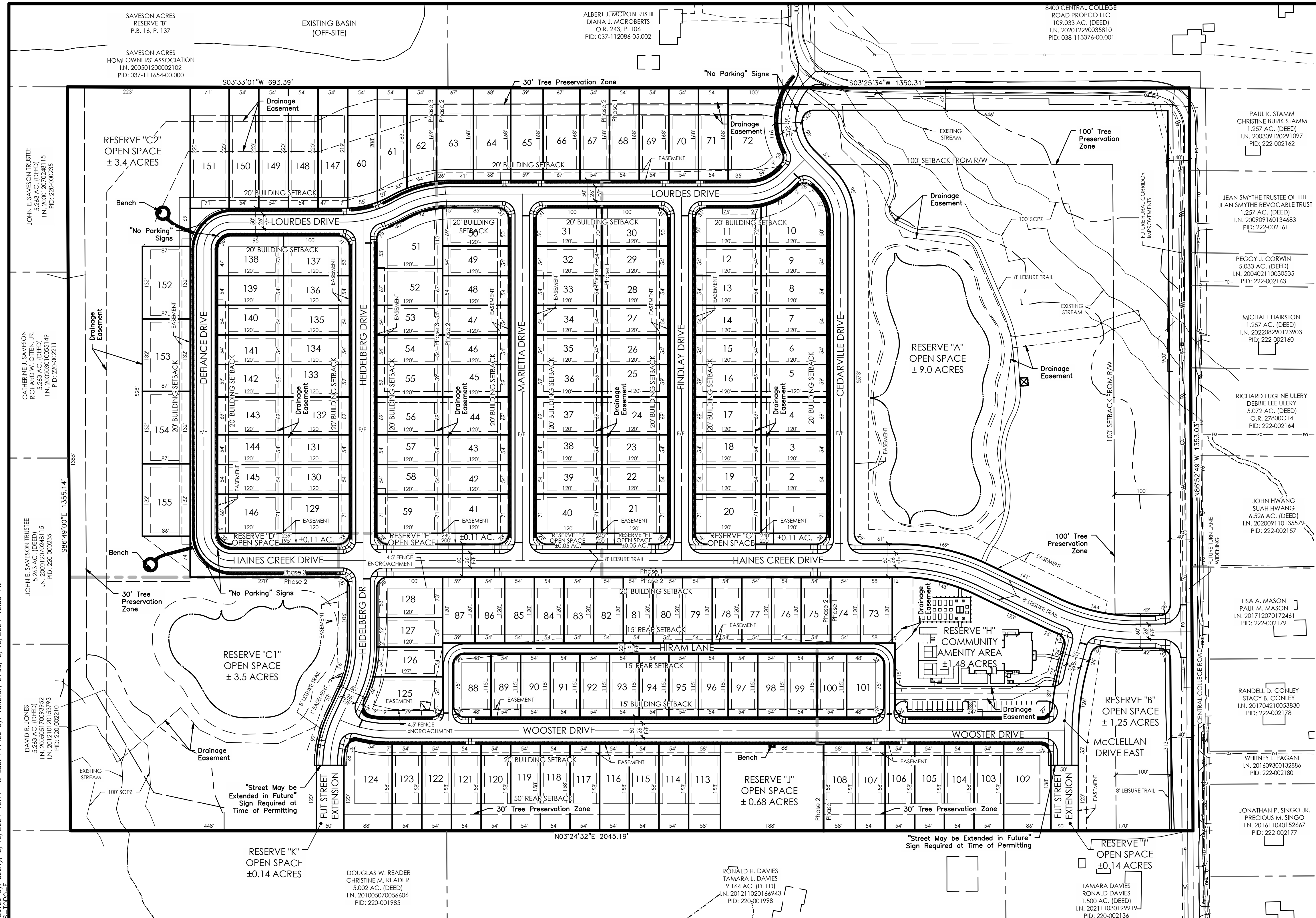
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
PHASES 1-3
FOR
THE COURTYARDS AT HAINES CREEK
VICINITY MAP



| | |
|---------|-------------------|
| DATE | FEBRUARY 14, 2023 |
| SCALE | None |
| JOB NO. | 20230578 |
| SHEET | |



J:\20230578\DWG\04Sheets\Preliminary\Plat\3 SITE PLAN.dwg, Last Saved By: Barry, Linda, 2/15/2024 12:17 PM Last Printed By: Vanover, Linda, 2/15/2024 12:55 PM



NOTES:

All Reserves except "H" as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the The Courtyards at Haines Creek subdivision in perpetuity for the purpose of open space and/or stormwater retention. Trees as shown on the Final Development Plan within the reserve shall be preserved and subject to staff approval. Within this reserve, only the construction of paths/trails/sidewalks, underground utility lines and underground storm water management infrastructure shall be permitted. Healthy mature trees and understory vegetation shall be preserved within the reserve unless they conflict with the installation of permitted utility or storm water infrastructure. Trees and understory vegetation within the reserve may be trimmed, cut, or removed if they are diseased, dead, or of a noxious species or if they present a threat of danger to persons or property. When trees are removed from the reserve due to utility installation, reasonable efforts shall be made to plant new trees in areas within the reserve. Trees shall not be required to be planted in easements and/or locations that may harm the health of preserved trees or unreasonably encroach into the rear yards of lots.

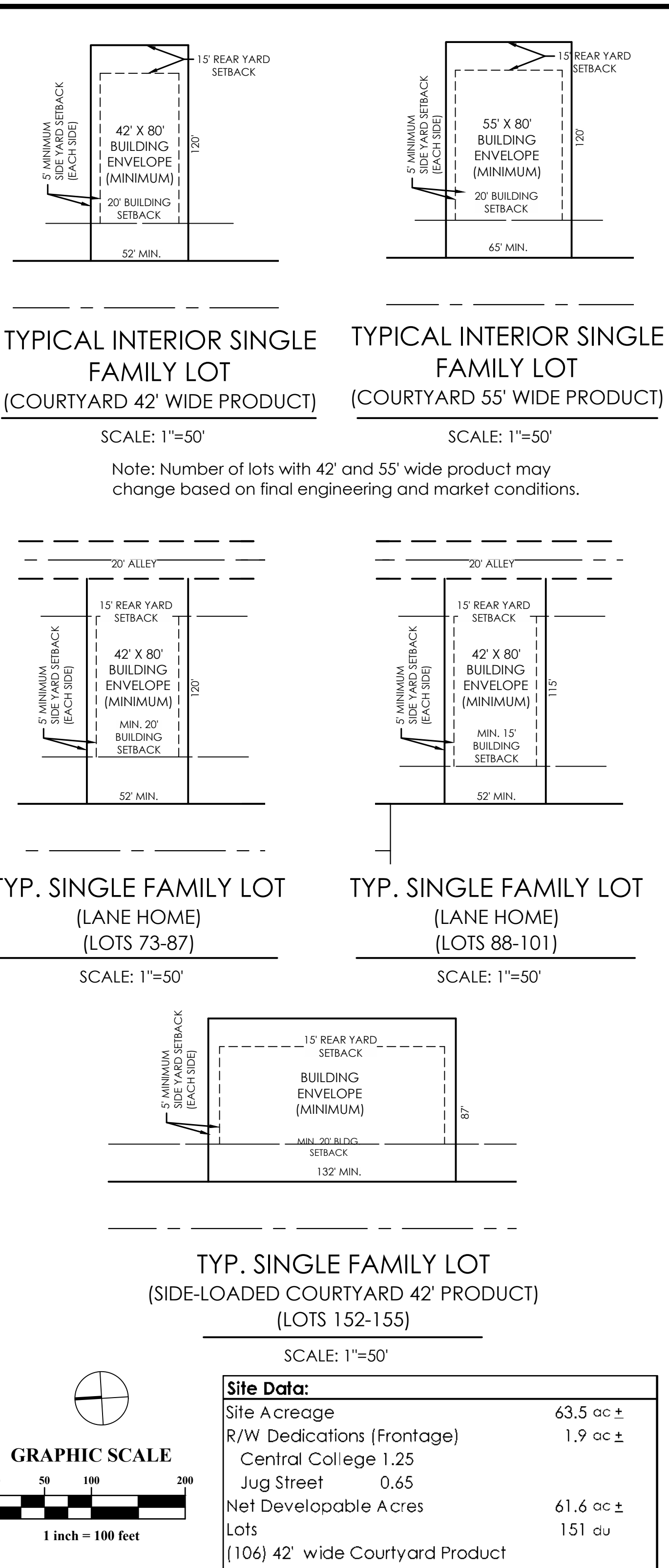
Reserve "H", as designated and delineated hereon, shall be owned and maintained by the association comprised of the owners of the fee simple titles to the lots in the Courtyards at Haines Creek subdivisions in perpetuity for the purpose of a Community Amenity Area.

Within Reserve "C1" & "C2", the area between the northern perimeter boundary line of this zoning district and extending southward to the upper limit of a drainage swale that will be installed within the large open space/reserve area in the northern portion of the site, the application of fertilizer or other lawn treatment chemicals shall be prohibited. Within this area, prairie grass shall be planted and maintained and the landscape plan shall provide for the planting of additional trees to increase buffering of the site from the properties to the north.

Reserve "J", as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the The Courtyards at Haines Creek subdivision in perpetuity/until a public road is constructed and Reserve "K" & "I" are dedicated to the City as public right-of-way. The City of New Albany shall maintain the future street (areas within the curb limits and including curbs). Areas outside the curb limits shall be maintained by an association comprised of the owners of the fee simple titles to the lots in the The Courtyards at Haines Creek subdivisions.

"Tree Preservation Zones" shall apply (1) for a minimum distance of 100 feet from the right-of-way of Central College Road and Jug Street in Reserve A, in areas to the south of the intersection of Jug Street and a new public street connecting it to the new subdivision, (2) within the northwest corner of the zoning district, (3) covering the tree line along the north property line of Reserve C, all as generally shown on the Final Development Plan, (Reserve A, C1 and C2 as shown on Final Development Plan) and (4) within a distance of 30 feet from the rear property line on any lots where a minimum rear yard setback of 50 feet is required, provided as to this subsection G.(4) trees shall be preserved in accordance with the recommendations of a certified arborist and

subject to staff approval. Within these areas, only the construction of roads, paths/trails/sidewalks, underground utility lines and underground storm water management infrastructure shall be permitted. Healthy mature trees and understory vegetation shall be preserved within these areas unless they conflict with the installation of permitted utility or storm water infrastructure. Trees and understory vegetation within the tree preservation zone plan may be trimmed, cut, or removed if they are diseased, dead, or of a noxious species or if they present a threat of danger to persons or property. When trees are removed from the Tree Preservation Zones due to utility installation, reasonable efforts shall be made to plant new trees in areas within or outside of (but near to) the Tree Preservation Zone in order to provide buffering from adjacent parcels outside of this zoning district. The number, species, and locations of new trees shall be reviewed by the Planning Commission as part of a final development plan and confirmed with a landscape plan provided with final engineering. Trees shall not be required to be planted in easements and/or locations that may harm the health of preserved trees or unreasonably encroach into the rear yards of lots. The developer shall provide Tree Preservation Zone signs on every other lot line. Design shall be subject to staff approval. Signs shall be installed by the developer prior to infrastructure acceptance by the city.



Site Data:

| | |
|----------------------------------|--------------|
| Site Acreage | 63.5 ac ± |
| R/W Dedication (Frontage) | 1.9 ac ± |
| Central College | 1.25 |
| Jug Street | 0.65 |
| Net Developable Acres | 61.6 ac ± |
| Lots | 151 du |
| (106) 42' wide Courtyard Product | |
| (16) 55' wide Courtyard Product | |
| (29) 42' wide Lane Home Product | |
| Gross Density | 2.38 du/ac ± |
| Open Space Required | 21.02 ac ± |
| 0.2 x 63.5 = 12.7 | |
| 151 x 2400 = 8.32 | |
| Open Space Provided (Net BMP) | 20.02 ac ± |
| Open Space Deficit | 1.00 ac ± |
| LF Road | 8384 ft ± |
| LF Lane/Alley | 1078 ft ± |
| Prop Public Roadway R/W Area | 10.14 ac ± |

Notes:

- Number of lots with 42' and 55' wide product may change based on final engineering and market conditions.
- All dimensions as shown hereon are approximate and will be confirmed with Final Engineering.
- Lot numbers 109-112 have been omitted.
- Reserve "H" shall include 24 parking spaces to serve the Community Amenity Area.

REVISIONS

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

EPCON COMMUNITIES

THE COURTYARDS AT HAINES CREEK
FOR PHASES 1-3
SITE PLAN

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR PHASES 1-3
THE COURTYARDS AT HAINES CREEK
SITE PLAN

EMHT

5800 New Albany Road, Columbus, OH 43244
Phone: 614.775.5500
Fax: 614.775.5501
emht.com

| | |
|---------|-------------------|
| DATE | FEBRUARY 14, 2024 |
| SCALE | AS NOTED |
| JOB NO. | 20230578 |
| SHEET | 3/3 |