

THE COURTYARDS OF HAINES CREEK

INFILL PLANNED UNIT DEVELOPMENT DISTRICT

(I-PUD)
New Albany, Ohio

PRELIMINARY DEVELOPMENT PLAN
June 22, 2023
Council Submittal



EPCON[®]
Communities

Joel Rhoades
500 Stonehenge Parkway Suite 100
Dublin, Ohio 43017

LEGAL COUNSEL:

Aaron Underhill
Underhill Hodge
8000 Walton Parkway - Suite 260
New Albany, Ohio 43054

ENGINEER

PLANNER AND LANDSCAPE ARCHITECT:

EMHT
Patricia Brown/Linda Menerey
5500 New Albany Road
Columbus, Ohio 43054

SECTION I SUBMITTAL MATERIALS

- Executed Application and Affidavit
- Surrounding Property Owners Labels
- Legal Description
- Parkland Letter
- School Impact Statement
- Environmental Compliance Letter
- Utility Feasibility Memo
- Zoning Text
- Architectural Elevations (P Series and Lane Homes)
- Farmhouse Color Palette

SECTION II PRELIMINARY DEVELOPMENT PLAN

- Cover
- Vicinity Map
- Illustrative Site Plan
- Existing Conditions Plan
- Site Plan
- Open Space and Pedestrian Connectivity Plan
- Typical Community Amenities Plan
- Home Landscape Concepts
- Street Cross Sections (Illustrative)
- Street Cross Sections
- Representative Architecture- Courtyard Homes
- Representative Architecture- Lane Homes
- Community Open Space and Pedestrian Connectivity Plan

Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>0, 8390 and 8306 Central College Road, New Albany, OH 43054</u> Parcel Numbers <u>222-005156, 222-005157, 222-005158 and 222-005159</u> Acres <u>63.5 +/-</u> # of lots created _____																																																											
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="4" style="text-align: center;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Plan</td> <td style="border: 1px solid black; padding: 2px;">Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning</td> <td style="border: 2px solid black; padding: 2px;">Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table> <p style="margin-top: 10px;">Description of Request: <u>Request to rezone 63.5 +/- acres from AG, Agricultural to I-PUD, Infill Planned Unit Development to allow for the development of an empy-nester community.</u></p>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input checked="" type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																									
Contacts	Property Owner's Name: <u>Homewood Corp., Attn: Bill Moorhead</u> Address: <u>2700 East Dublin-Granville Road</u> City, State, Zip: <u>Columbus, OH 43231</u> Phone number: _____ Fax: _____ Email: <u>Bill@trinity-homes.com</u>																																																											
	Applicant's Name: <u>EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.</u> Address: <u>Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614.335.9320</u> Fax: <u>614.335.93 29</u> Email: <u>aaron@uhlfirm.com</u>																																																											
Signature	<p>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.</p>																																																											
	<table style="width:100%;"> <tr> <td style="width: 30%;">Signature of Owner</td> <td style="width: 30%;">By: </td> <td style="width: 40%;">Date: <u>01/10/23</u></td> </tr> <tr> <td>Signature of Applicant</td> <td>By: </td> <td>Date: <u>1/11/23</u></td> </tr> </table> <p style="font-size: small; margin-top: 5px; text-align: center;">Aaron L. Underhill, Attorney for Applicant</p>	Signature of Owner	By:	Date: <u>01/10/23</u>	Signature of Applicant	By:	Date: <u>1/11/23</u>																																																					
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AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 63.5+/- acres known as Franklin County Parcel Numbers 222-005156, 222-005157, 222-005158 and 222-005159, being first duly sworn, do hereby state and depose the following:

That accompanying this affidavit is a list of all property owners located within two hundred (200) feet of the parcel(s) that are the subject of the application and their addresses as appearing on the Franklin County Auditor's current tax list; and

That said list is based solely on the records of the Office of the Auditor of Franklin County, Ohio, as provided on its website on or about the date of this affidavit.

Further Affiant sayeth not.

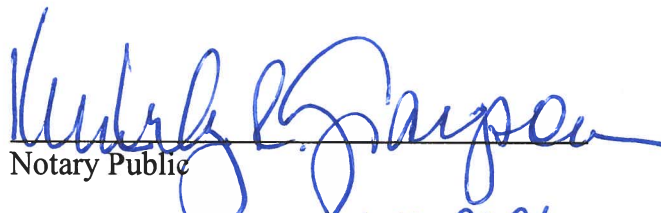
By: 
Aaron L. Underhill
Attorney, Underhill & Hodge LLC

STATE OF OHIO
COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the 11th day of January 2023, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026


Notary Public
My Commission Expires: 1-11-2026

APPLICANT:

EC New Vision Ohio LLC
500 Stonehenge Parkway
Dublin, OH 43017

Linda Menerey
C/o EMHT INC
5500 New Albany Road
Columbus, OH 43054

PROPERTY OWNER:

Homewood Corp.
2700 East Dublin-Granville Road
Columbus, OH 43231

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054

SURROUNDING PROPERTY OWNERS:

Douglas and Shawnmarie Lambert
8425 Clouse Road
New Albany, OH 43054

John and Suah Hwang
5360 Aldie Mill Drive
New Albany, OH 43054

Michael Hairston
8383 Central College Road
New Albany, OH 43054

8400 Central College Road Propco
LLC
213 Briarwood Drive
Somers, NY 10589

John Saveson, Tr.
8370 Clouse Road
New Albany, Ohio 43054

David Jones
8337 Clouse Road
New Albany, Ohio 43054

Catherine Saveson and Richard Otten
8370 Clouse Road
New Albany, Ohio 43054

Christine and Douglas Reader
8263 Clouse Road
New Albany, Ohio 43054

Ronald and Tamara Davies
8200 Central College Road
New Albany, Ohio 43054

Paul and Lisa Mason
8293 Central College Road
New Albany, Ohio 43054

Randell and Stacy Conley
8275 Central College Road
New Albany, Ohio 43054

Jonathan and Precious Singo
8237 Central College Road
New Albany, Ohio 43054

Jamie Walker and Lisa Tsen
8221 Central College Road
New Albany, Ohio 43054

Whitney Pagani
8257 Central College Road
New Albany, Ohio 43054

Richard and Debbie Ulery
10929 York Road
Etna, Ohio 43105

Jean Smythe, Tr.
8411 Central College Road
New Albany, Ohio 43054

Paul and Christine Stamm
8433 Central College Road
New Albany, Ohio 43054

Dean and Peggy Corwin
8397 Central College Road
New Albany, Ohio 43054

Albert and Diana McRoberts
14624 Jug Street
Johnstown, Ohio 43031

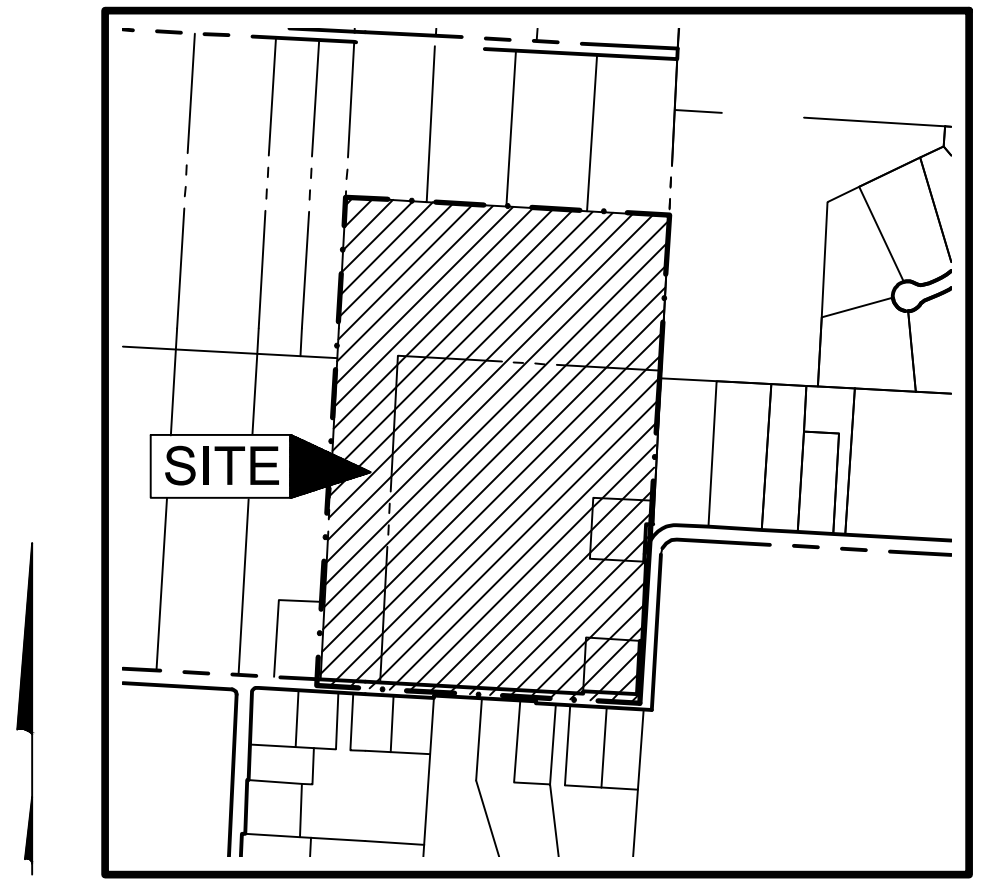
Saveson Acres Homeowners
Association
Ron Barrett
91 Fitzwilliam Lane
Johnstown, Ohio 43031

ALTA/NSPS LAND TITLE SURVEY

SECTION 10, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY DISTRICT

CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

DESCRIPTION FROM TITLE COMMITMENT NO. 22848859-JUT:

The land referred to in this commitment is described as follows: City of New Albany, County of Franklin, State of Ohio

Situated in the County of Franklin in the State of Ohio and in the City of New Albany:

PARCEL 1:

Being 10 acres, more or less, taken off the west side of 35 acres formerly owned by Jacob Kitsmiller, deceased, and the lands assigned to Catharine Kitsmiller, his widow, now deceased; commencing 47 rods 16 links west of the Franklin and Licking County line in the line of said lot and the south line of lands owned by David Hand; thence west with said line, 19 rods 3 links to the west line of the lot and east line of lands owned by said David Hand; thence south with said line 84 rods to the center of the road leading to Alexandria, Ohio; thence east with the center of said road, 19 rods 3 links to the west line of lands conveyed to Francis M. Doran for his natural life time and fee simple title to his children and heirs (said conveyance being recorded in Deed Book 330, page 490, Franklin County Deed Records); thence north with said west line, 84 rods to beginning, contained ten (10) acres, more or less, said land being in 1st Quarter, 2nd Township, Range 16, southeast part of Lot 10.

Note: Said first parcel is the same tract conveyed by Francis M. Doran and Dora A. Doran to Samuel F. Atwood and Gertrude Atwood, said conveyance being recorded in Deed Book 471 page 449, Franklin County, Ohio, Deed Records.

PARCEL 2:

Being 25 acres of land taken off the east side of 35 acres of land formerly owned by Jacob Kitsmiller, deceased, and the lands assigned to Catherine Kitsmiller, his widow, now deceased; Commencing in the center of the county road leading to Alexandria, Ohio, at the southwest corner of said lot and on the county line between Franklin and Licking Counties; thence running north with said county line 84 rods to the south line of lands owned by David Hand; thence west with said south line of said David Hand and the north line of this lot, 47 rods 16 links; thence south 84 rods to the center of said county road leading to Alexandria, Ohio; thence east with the center of said road, 47 rods, 16 links to the beginning, containing 25 acres in 1st Quarter, 2nd Township, Range 16, southeast part of Lot 10.

EXCEPTING THEREFROM THE FOLLOWING:

Being a 1.50 acre tract out of the James E. and Waneta Kitsmiller 25 acre tract, of record in Deed Book 1815, page 131, Recorder's Office, Franklin County, Ohio, deeded to Morris A. Kitsmiller, by deed of record, recorded in Deed Book 3355, page 234, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin marking the southeaster quarter of the aforesaid 25.00 acre tract and an angle point in the center line of Central College Road in the Franklin and Licking County line;

Thence North 587.27 feet along the center line of Central College Road (sometimes known as Alexandria Road), the Franklin and Licking County line to the true point of beginning of the herein described 1.50 acre tract;

Thence S. 89 deg. 39' W. 255.61 feet along the southerly line of the herein described 1.50 acre tract to a point marking the southwest corner of said tract;

Thence North 255.61 feet to the northwest corner of said 1.50 acre tract;

Thence N 89 deg. 39' E. 255.61 feet along the northerly line of the herein described 1.50 acre tract to the northeasterly corner of said tract in the line between Franklin and Licking County;

Thence South 255.61 feet along the easterly line of the herein described 1.50 acre tract, the easterly line of aforesaid 25.00 acre tract, the Franklin and Licking County line to the place of beginning and containing 1.50 acres of land subject to all legal highways of record.

EXCEPTING THEREFROM THE FOLLOWING:

Being a 1.50 acre tract of land of the James E. and Waneta Kitsmiller 25 acre tract of record in Deed Book 1815 page 131, Recorder's Office, Franklin County, Ohio, deeded to Stanley L. Kitsmiller and Priscilla K. Kitsmiller, in Deed Book 3367, page 23 of the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin in the center line of Central College Road and in the Franklin and Licking County Line, said point being an angle point in said road;

Thence S 89 deg. 39' W. 255.61 feet along the center line of said Central College Road to a point marking the southwesterly corner of the herein described 1.50 acre tract;

Thence North 255.61 feet along the westerly line of the herein described 1.50 acre tract to a point marking the northwesterly corner of said tract;

Thence N 89 deg. 30' E. 255.61 feet along the northerly line of said 1.50 acre tract to a point in the center line of Central College Road in the aforesaid Franklin and Licking County line the same being the northwesterly corner of said 1.50 acre tract;

Thence South 255.61 feet along the northerly line of said 1.50 acre tract to a point in the center line of Central College Road in the aforesaid Franklin and Licking County line the same being the northwesterly corner of said 1.50 acre tract;

Thence South 255.61 feet along the center line of said Central College Road and the line between Franklin and Licking County to the place of beginning and containing 1.50 acres of land subject to all legal highways of record.

PARCEL 3:

Being part of the east half of the southeast quarter of Section 10, Township 2, Range 16, U.S.M. Lands, beginning 41 poles south of the northeast corner of the east half of the southeast quarter of Section 10; thence west 82 poles; thence South 41 poles; thence east 82 poles; thence north 41 poles to the place of beginning, containing 21 acres, more or less.

PARCEL 4:

Being part of the east half of the southeast quarter of Section 10, Township 2 Range 16, U.S.M. Lands; Beginning at the southeast corner of said east half of the southeast corner of said east half of the southeast quarter of said section 10 and running north half the distance of the east line of said quarter section; thence west 82 poles; thence south to the south line of said Quarter Section; thence east to the place of beginning, supposed to contain 42.25 acres. Excepting therefrom the 35 acres set off and assigned as dower to Catherine Kitsmiller, described as follows: Beginning at the southeast corner of Section 10, Township 2, Range 16, U.S.M. Lands; thence north 80 poles; thence west 70 poles to the place of beginning, leaving the amount hereby conveyed and sold to the said David Hand of 28.25 acres of land, and being the same land that was sold by Emanuel Kitsmiller to the said Lafayette Clouse, being 28.25 acres of land, more or less.

PARCEL 5:

Situated in the County of Franklin, State of Ohio, and being located in the first quarter, second township, Range 16, Southeast part of Lot 10 and being a 1.50 acre tract of land of the James E. and Waneta Kitsmiller 25 acre tract of record in Deed Book 1815 page 131, Recorder's Office, Franklin County, Ohio, deeded to Stanley L. Kitsmiller and Priscilla L. Kitsmiller, in Deed Book 3367 page 23 of the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin in the center line of Central College Road and in the Franklin and Licking County Line, said point being an angle point in said road;

Thence S 89 deg. 39' W. 255.61 feet along the center line of said Central College Road to a point marking the southwesterly corner of the herein described 1.50 acre tract;

Thence North 255.61 feet along the westerly line of the herein described 1.50 acre tract to a point marking the northwesterly corner of said tract;

Thence N. 89 deg. 39' E. 255.61 feet along the northerly line of said 1.50 acre tract to a point in the center line of Central College Road in the aforesaid Franklin and Licking County line, the same being the northwesterly corner of said 1.50 acre tract;

Thence South 255.61 feet along the center line of said Central College Road and the line between Franklin and Licking County to the place of beginning and containing 1.50 acres of land, subject to all legal highways.

PARCEL 6:

Situated in the County of Franklin, State of Ohio, 1st Quarter, 2nd Township, Range 16, southeast part of Lot 10 and being a 1.50 acre tract out of the James E. and Waneta Kitsmiller 25 acre tract, of record in Deed Book 1815, page 131, Recorder's Office, Franklin County, Ohio, deed to Morris A. Kitsmiller, by deed of record, recorded in Deed Book 3355, page 243, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin marking the southeasterly quarter of the aforesaid 25.00 acre tract and an angle point in the center line of Central College Road in the Franklin and Licking County line;

Thence North 587.27 feet along the center line of Central College Road (sometimes known as Alexandria Road), the Franklin and Licking County line to the true point of beginning of the herein described 1.50 acre tract;

Thence S. 89 deg. 39' W. 255.61 feet along the southerly line of the herein described 1.50 acre tract to a point marking the southwest corner of said tract;

Thence North 255.61 feet to the northwest corner of said 1.50 acre tract;

Thence N. 89 deg. 39' E. 255.61 feet along the northerly line of the herein described 1.50 acre tract to the northeasterly corner of said tract in the line between Franklin and Licking County;

Thence South 255.61 feet along the easterly line of the herein described 1.50 acre tract, the easterly line of aforesaid 25.00 acre tract, the Franklin and Licking County line to the place of beginning and containing 1.50 acres of land subject, to all legal highways of record.

Schedule B Items from Title Commitment No. 2284889-JUT issued by First American Title Insurance Company with an effective date of August 22, 2022 at 8:00 A.M.

Items 1-16 NOT SURVEY RELATED ITEMS.

Item 17 Easement of record as set forth in Deed Book 3054, Page 612. THE 10' TILE DRAINAGE DITCH EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 18 Easement for Highway Purposes to the County of Franklin of record as set forth in Deed Book 3332, Page 302. THE 30' HIGHWAY EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 19 Easement for Highway Purposes to the County of Franklin County of record as set forth in Deed Book 3370, Page 492. THE 30' HIGHWAY EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 20 Right-of-Way Easement to Licking Rural Electrification, Inc., of record as set forth in Deed Book 3405, Page 781. THE ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCELS 6 ONLY) BUT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD.

Item 21 Right-of-Way Easement to Licking Rural Electrification, Inc. of record as set forth in Deed Book 3480, Page 510. THE ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCELS 1, 2, 3, 4 AND 5) BUT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD.

Item 22 Annexation Ordinance from Plain Township to City of New Albany of record as set forth in Instrument No. 202009140137205. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

Items 23-25 NOT SURVEY RELATED ITEMS.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Central College Road, having a bearing of South 86°52'49" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0207K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

UTILITY STATEMENT:

A Utility Marking and Plans request was submitted to OHIO811 on September 21, 2022. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although she does certify that they are located as accurately as possible.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

TABLE A OPTIONAL ITEM NOTES:

- 9. No parking striping was observed on the subject tract at the time the fieldwork was conducted.

CERTIFICATION: Commitment No. 22848859-JUT

To: EC New Vision Ohio, LLC, Homewood Corporation, First American title Insurance Company and Unity Title, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on September 30, 2022.

DRAFT

By Heather L. King Date _____
Professional Surveyor No. 8307
hking@cmht.com

<p style="font-size: 8px; margin: 0;">Evans, Mechwart, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5000 New Albany Road, Columbus, OH 43054 Phone: 614.778.4300 Toll Free: 888.778.3448 emht.com</p>	Date: October 10, 2022	
	Scale: 1" = 100'	
Job No: 2022-0455	Sheet: 1 of 2	
REVISIONS		
MARK	DATE	DESCRIPTION

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ALTA/NSPS LAND TITLE SURVEY

SECTION 10, TOWNSHIP 2, RANGE 16
 UNITED STATES MILITARY DISTRICT
 CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

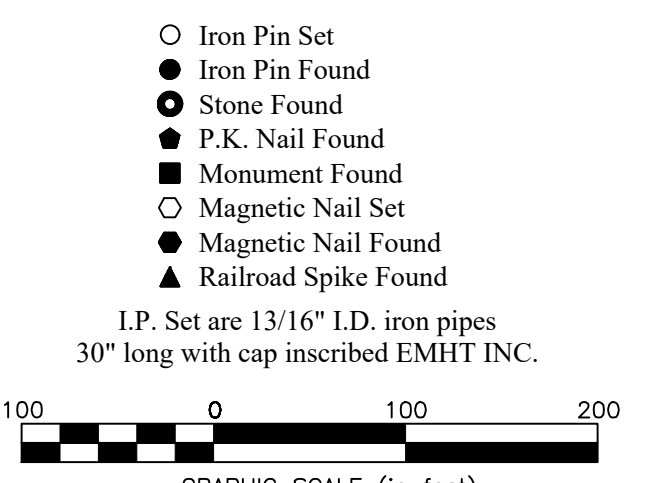


SYMBOL LEGEND

○	Iron Pin Set
●	Iron Pin Found
●	Stone Found
●	P.K. Nail Found
■	Monument Found
○	Magnetic Nail Set
●	Magnetic Nail Found
●	Railroad Spike Found
—	Sign
—	Guy Wire & Anchor
—	Utility Pole
—	Telephone Manhole
—	Telephone Pedestal Box
—	Telephone Pole
—	Telephone Marker Post
—	Fiber Optic Pull Box
—	Mail Box
—	Electric Meter
—	Catch Basin
—	Yard or French Drain

LINE LEGEND

—C—C—	Underground Comm.
—FO—	Underground Fiber Optic
—OHW—	Overhead Wires



EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5600 New Albany Road, Columbus, OH 43254
 Phone: 614.776.4300 Fax: 614.776.3646
 emht.com

Date: October 10, 2022
 Scale: 1" = 100'
 Job No: 2022-0455
 Sheet: 2 of 2

REVISIONS

MARK	DATE	DESCRIPTION

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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: Parkland and Open Space – Courtyards at Haines Creek Zoning District

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. Simultaneously with this letter, Epcon has submitted a rezoning application to the City of New Albany which seeks the approval of a residential community consisting of 151 homes which will be age-restricted in accordance with applicable federal law. The required open space and parkland for the community, if approved as submitted, is as follows:

Open space: 20% of gross acreage x 63.5 total acres = 12.7 acres

Parkland: 2,400 square feet per unit x 151 units = 362,400 square feet; 362,400 square feet divided by 43,560 square feet per acre = 8.31 acres

Identification of the final locations and sizes of parkland and open space within this new community will be determined as part of one or more final development plans based on the phasing of the project. The applicant proposes that, should it decide to develop the subdivision in more than one phase and therefore submit more than one final development plan for review and approval, each phase of the project will be evaluated independently for compliance with the parkland and open space requirements of the Codified Ordinances based on the number of units and the amount of acreage contained within the particular final development plan for that phase.

To the extent that a particular phase of development is deficient in terms of providing the Code-required amount of dedicated parkland or open space, the applicant will pay a fee-in-lieu to the City in an amount equal to product of (a) the number of acres by which the phase is deficient in its provision of parkland and/or open space and (b) \$42,000.00, which is the City’s accepted average per-acre value for acquiring land in the Rocky Fork Metro Park area.

Epcon is cognizant of the fact that payments in lieu of the provision of on-site parkland and open space must be approved in accordance with relevant City procedures. However, we wanted to acknowledge the need to address this issue as we move forward through the zoning process.

Sincerely,



Aaron L. Underhill



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.

Aaron L. Underhill



Engineers, Surveyors, Planners, Scientists

January 11, 2023

Mr. Steve Mayer
City of New Albany
Development Department
99 West Main Street
New Albany, OH 43054

Subject: Courtyards at Haines Creek – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the Courtyards at Haines Creek project, located north of Central College Road and west of Jug Street, in the City of New Albany, Franklin County, Ohio. The property is approximately 63 acres in size and consists of agricultural fields with several woodlots.

The subject property was inspected by the Environmental Department of EMH&T in September, 2022. The northern one-third of the site consisted of an agricultural field that was in the process of drain tile repair by the owner. This field will be delineated for Waters of the U.S. in August, 2023. The southern two-thirds of the property was delineated and surveyed and contains a jurisdictional stream, jurisdictional wetlands, and isolated wetlands. The delineation report has not yet been coordinated with the U.S. Army Corps of Engineers (USACE).

The development concept will require a Nationwide Permit from the USACE and an Isolated Wetlands Permit from Ohio EPA. EMH&T is planning to prepare these permit applications for EC Vision Ohio LLC and will provide copies to the City of New Albany upon receipt.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink that reads "Robert F. Milligan".

Robert F. Milligan
Director of Environmental Services
Principal

Cc: Sydney Berry, EMH&T
Aaron Underhill, Underhill & Hodge LLC



Engineers, Surveyors, Planners, Scientists

Utility Feasibility Summary **The Courtyards at Haines Creek**

City of New Albany
1/16/23

The following is a summary of the proposed utilities:

Sanitary Sewer

The proposed development will utilize a system of underground sanitary sewers located outside the right-of-way and within easements. The proposed sanitary sewer system will connect to the 42" sanitary sewer (CC-19011) currently under construction and located along Central College Road. The entire site acreage of approximately 63.5 acres is tributary to this sanitary sewer. The proposed sanitary sewers will be designed to City of Columbus, New Albany and Ohio EPA standards.

Water

The proposed development will utilize a system of underground water mains located within the right of way and outside of the proposed face of curb. The proposed water mains will connect to a 20" water main currently being designed and located along the frontage of the property. Water main sizing and locations throughout the development will be finalized during final engineering.

Storm Water

Storm water management will be provided utilizing two proposed onsite retention basins located at the north and south ends 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 storm water from the proposed development to the basins. The storm water facilities will outlet to the existing streams/wetlands located on the property. The proposed storm water system will be designed to meet the necessary requirements of New Albany and the Ohio EPA.

Private Utilities

Electric service in the area is provided by AEP. The gas provider for the area is Columbia Gas of Ohio. Telephone, cable and fiber optic service to the area is provided by a combination of AT&T and Charter Communications.

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COURTYARDS AT HAINES CREEK ZONING DISTRICT

INFILL PLANNED UNIT DEVELOPMENT (I-PUD) ZONING TEXT

June 22, 2023

I Introduction: The Courtyards at Haines Creek Zoning District will facilitate the development of an age-restricted residential community. The vast majority of this zoning district will consist of housing that is age restricted 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 the 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. The applicant, Epcon Communities, commits to exceed the minimum percentage of age-restricted units by increasing it to 90% of the units. Furthermore, the applicant shall prohibit any permanent residents within the 90% age-restricted units who are under the age of 21 to the extent permitted by law.

The local housing market in New Albany continues to demand expanded residential opportunities for members of the community who desire to continue to live in the City but seek to transition to smaller homes after their children have grown and moved away. The product being provided on this property will serve this need and will provide universal lawn maintenance, a private amenities center to serve the community, and homes that are specifically designed to serve the distinct needs and desires of an older resident.

II. Permitted Uses: Permitted uses in this zoning district shall be as follows:

- A. Single-family detached residences, subject to the age restriction requirements which are detailed in Section IV below;
- B. Publicly or privately-owned parks and open spaces;
- C. One private amenities center/clubhouse, which may include a fitness center, gathering spaces, outdoor pool, and/or other recreational and social facilities, amenities, and improvements serving only the residents living in this zoning district; and
- D. Residential model homes. A temporary sales office shall be permitted to be operated until the first model home is open for use. The temporary sales office shall consist of a temporary structure used by the homebuilder or developer to display home styles and lot availability in the subdivision to promote the sale of new housing units. The model homes and temporary sales office may be staffed and furnished. Model homes and temporary sales offices shall be subject to the review and approval of the Planning Commission in accordance with Section 1133.04(d) of the Codified Ordinances of the City of New Albany. Notwithstanding anything to the contrary in the City’s Codified Ordinances, upon approval of a final plat by the City the developer may commence construction of model homes and/or the private amenities

center/clubhouse. Construction of model homes and/or the private amenities center/clubhouse may occur in advance of, or in conjunction with, installation of public infrastructure for the subdivision.

III. Development Standards: Homes shall comply with the design guidelines of the development standards in this text. Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of Part Eleven of the Codified Ordinances of the City of New Albany shall apply to this zoning district. If there is a conflict between the development standards contained in the Codified Ordinances and this text, the standards contained in this text shall govern.

IV. Age Restriction: Homes within this zoning district shall be age restricted in accordance with the Act and the HOPA Exemption so that 90% of the homes shall be required to have at least one occupant that is age 55 or older. Should the Act and/or the HOPA Exemption be amended at any time following the effective date of this zoning text so that it becomes illegal to market and operate this zoning district in accordance with the immediately preceding sentence, then this zoning district shall be permitted to be developed and operated in accordance with the amended law. The applicant further agrees that the community shall not permit permanent residents within the 90% age-restricted units who are under the age of 21 to the extent permitted by law.

Prior to being issued a temporary or permanent certificate of occupancy for the first home in each phase of construction in this zoning district, the applicant/developer shall deliver written and legally binding documentation to the City to provide confirmation that the phase legally complies with the Act and the HOPA Exemption. The issuance of a zoning compliance permit, building permit, or any other permit required to be issued by the City for the development of this zoning district shall not constitute a representation or warranty by the City or any of its administrative or elected officials that the development project does, in fact, comply with the requirements of the Act and/or the HOPA Exemption. Compliance with the Act and the HOPA Exemption shall be the sole responsibility of the property owner(s), the applicant/developer of the property, and the HOA (as such term is defined in the next paragraph). Failure to comply with the Act and/or the HOPA Exemption shall constitute a zoning violation that is enforceable by the City.

Also, prior to the issuance of the first building permit for construction of a home in this zoning district, the applicant/developer shall provide evidence to the City that it has recorded, with the Office of the Recorder of Franklin County, Ohio and against all portions of the zoning district, a written restriction (a "Recorded Restriction") requiring that the property may only be developed and operated in accordance with the Act and the HOPA Exemption as described in the immediately preceding paragraph. The Recorded Restriction shall provide the City with the legal right, as a third-party beneficiary thereunder, to compel the applicant/developer and all other future owners of any portion of real property that is the subject of the final plat to adhere to the requirements of the Act and the HOPA Exemption. Prior to recording the Recorded Restriction, the applicant/developer shall deliver a draft copy of the Recorded Restriction to the City's Law Director for reasonable review and confirmation (which shall not be unreasonably withheld or delayed) that the instrument does, in fact, require the real property which is the subject thereof to adhere to the requirements of the Act and the HOPA Exemption.

V. Homeowners' Association: Prior to selling the first home that is built in this zoning district, the applicant/developer shall create a forced and funded homeowners' association (an "HOA") that shall apply to all property owners in this zoning district. The written instruments that create the HOA shall be recorded if required by applicable law and shall require each homeowner in the zoning district to pay an assessment charge to the HOA for the purpose of funding the HOA's operations and obligations. The HOA shall be responsible for maintaining the private amenities center/clubhouse and associated improvements, maintaining entry signs and entry features, providing lawn maintenance on each individual lot, and maintaining open space and/or parkland as determined in an approved final development plan. "Lawn maintenance" shall include, at a minimum, regular mowing of lawns, fertilization and weed treatment, landscape trimming and landscape bed edging, and other maintenance as determined by the HOA. Maintenance of the exterior facades and roofs of homes shall be the responsibility of each individual homeowner.

In addition to the foregoing, once the last home in this zoning district has been sold by the applicant/developer to a third-party purchaser, the HOA shall be responsible for undertaking all actions which are necessary in order for the community to comply with the requirements of the Act and HOPA Exemption as contemplated in this zoning test. Such obligations shall include, but shall not be limited to, (i) the publishing of and adherence to policies and procedures that demonstrate the intent to operate homes in the zoning district as "55 or older" housing; and (ii) compliance with the Department of Housing and Urban Development's (HUD's) regulatory requirements for age verification of residents. No later than thirty (30) days after filing reports and any other required information with HUD or other regulatory authorities as required by the Act, the HOPA Exemption, and applicable federal administrative regulations, the applicant/developer (until such time as the last home in this zoning district is sold to a third party) or the HOA (after such time as the last home in this zoning district is sold to a third party) shall file copies of the same with the City for its records.

VI. Density, Lot and Setback Commitments:

A. Number of Units: There shall be a maximum of 151 units in this zoning district. In addition, one private amenities center/clubhouse shall be permitted with ancillary recreational uses.

B. Unit Types: Single-family units shall be permitted on all lots. Units may be front-loaded or rear-loaded. Rear-loaded units shall be accessed from a public "lane" and shall be referred to herein as "Lane Units."

C. Minimum Square Footage: A maximum of 25% of the single-family homes may be a minimum of 1,400 square feet of living area. All other single-family homes shall have a minimum of 1,600 square feet of living area. Square footage of living area for any home shall be exclusive of garages, basements, and porches.

D. Minimum Lot Widths: There shall be a minimum lot width of 52 feet at the building line.

E. Minimum Lot Depths: The minimum lot depth shall be 115 feet.

F. Minimum Setbacks:

1. Central College and Jug Street: There shall be a minimum building and pavement setback of 100 feet as measured from the edge of the right of way of Central College Road/Jug Street, except that homes and other improvements on Lots 71 and 72 shall be permitted within this setback.
2. Front Yards: The minimum front yard setback shall be 20 feet from the edge of right-of-way for each home except for the Lane Homes facing Street 9 (such term being defined in Section VI), which shall have a minimum front yard setback of 15 feet.
3. Side Yards: The minimum side yard setback shall be 5 feet between the lot line and structures for all homes.
4. Rear Yards: The minimum rear yard setbacks shall be as follows:
 - a. On lots with rear boundary lines which also serve as the eastern and western perimeter boundary of this zoning district the minimum rear yard setback shall be 50 feet.
 - b. On all lots other than those which are described in the immediately preceding subsections b. and c., the minimum rear yard setback shall be 15 feet.

G. Tree Preservation Zones: "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, and (3) covering the tree line along the north property line of Reserve C, all as generally shown on the Preliminary Development Plan. 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.

H. Buffering – Western and Eastern Perimeter Boundaries: Along with the landscaping plan that is filed as part of a final development plan, the applicant shall submit a report from a certified arborist to detail the conditions of existing trees within the minimum required rear yard setbacks on lots of homes that back to the western perimeter boundary line of the zoning district and along that portion of the eastern perimeter boundary of the zoning district that serve as the rear lot lines for homes on Lots 62 through 72 as numbered on the preliminary development plan. The report also shall detail the anticipated need to remove trees within these areas in order to accommodate development, preserve the health of trees, and/or to ensure the safety of residents of homes that are to be constructed on those lots. The landscape plan shall identify which trees will be preserved based on the report and shall provide for the planting of replacement trees, landscaping, and/or other improvements to provide additional buffering between new homes and adjacent property to the west which is outside of this zoning district, and shall provide that understory located within 30 feet of the western perimeter boundary line of the zoning district shall remain, provided that removal of understory associated with permitted removal of trees or understory that is of a noxious or invasive species shall be allowed. New trees and landscaping may be planted on an adjacent parcel to achieve the buffering objective if permission is obtained from the owner of such parcel. The applicant shall share the arborist's report with the adjacent property owners and/or their authorized representatives on or before the date when the final development plan is filed with the City, and shall meet with the property owners (if they are willing) prior to the Planning Commission's hearing on the final development plan. Removal of trees within the areas which are subject to the arborist's report shall be subject to staff approval.

I. Encroachments – Front Yards: Stoops, steps, and covered porches shall be permitted to encroach a maximum of 5 feet within the front yard setback line. They shall not be permitted to encroach within rights-of-way or easements.

J. Encroachments – Side Yards: Paver patios and concrete patios with associated elements such as, but not necessarily limited to, landscaping, water features, trellises, fireplaces, fire pits, counters, grilling areas, and other related or similar outdoor amenities shall be permitted to encroach into the minimum side yard on a lot with a residential unit that contains a side courtyard, provided that when two side yards are adjacent to one another, only one of them shall be permitted to have a side courtyard. Such courtyards may encroach past the shared lot line. Reciprocal easements burdening and benefiting each lot in this scenario shall be recorded to define the use and maintenance rights of the respective owners.

Where the courtyard condition is present and is not screened from the view of a public right-of-way by a structure or existing trees, a decorative fence, in locations to be approved as part of a final development plan, shall be installed and may extend past the building setback line to provide screening of the courtyard area from the right-of-way. Decorative fencing shall be permitted to the rear of a home, along with any other permitted fencing per the Codified Ordinances. A combination of landscaping and fencing also may be used to achieve the same screening objective, but solid fences shall be prohibited to provide this screening. Where the courtyard condition is adjacent to open space a decorative fence and landscaping may be installed between the lot line and the courtyard to provide screening. Screening shall have a minimum opacity of 75% to a height of 4 feet.

K. Encroachments (Easements): Encroachments shall not be allowed in storm or drainage easements in side or rear yards.

L. Street Frontage: All lots shall have frontage on and shall have vehicular access to and from a public street or public Lane (such term being defined in Section VI.F). The primary front façade of each home generally shall be located parallel to the public right-of-way on which its lot fronts or, on a lot fronting on a curved right-of-way, generally parallel to the chord of the right-of-way. Notwithstanding the foregoing, City staff shall have the discretion to allow for a deviation from this requirement on irregularly-shaped lots in order to allow individual home placement to more accurately meet the intent of the neighborhood’s design as contemplated by this text and the approved preliminary development plan and final development plan(s) for this zoning district. On corner lots, the street on which the front facade of a home is required to be located shall be identified in and approved as part of a final development plan that includes that lot.

VII. Access, Loading, Parking, Pedestrian, and Traffic-Related Commitments:

A. Off-Street Parking: All homes shall be required to have a minimum of 2 off-street parking spaces on their driveways in addition to a minimum of 2 parking spaces within the garage. Lane homes shall include a driveway that is a minimum of 18 feet in length and shall have a width sufficient to park two cars.

B. On-Street Parking: On-street parking shall be permitted on the side of public streets that do not contain fire hydrants in accordance with the City’s Codified Ordinances.

C. Central College Road and Jug Street ROW: Prior to the issuance of the first building permit for any structure to be built in this zoning district, the applicant/developer shall dedicate right-of-way to the City for a distance that extends 40 feet from the centerlines of Central College Road and Jug Street.

D. Access Points: The primary access points to the site will be from Central College Road and Jug Street in the general locations shown on the approved preliminary development plan and with final locations as approved as part of a final development plan. Right-of-way shall be dedicated for the future extension of two streets to the western boundary line of this zoning district, both as more specifically detailed in Section IV.E, as generally shown on the preliminary development plan, and as specifically approved as part of a final development plan.

E. Internal street and alley widths and rights-of-way: Internal vehicular routes within this zoning district shall consist of public streets and public Lanes. For purposes of this text, a “Lane” shall be defined to mean “a public lane providing vehicular access to and from garages located on the rears of residential units.”

1. Lanes: The right-of-way for Lanes shall be a minimum of 20 feet with a minimum of 16 feet of pavement.

2. Streets: The right-of-way for internal streets within the development shall be 50 feet in width with the exception of the North-South Street that is to extend from Central College Road to the northern portion of the zoning district. The “North-South Street” shall have a right-of-way of 60 feet in width. Pavement for all internal streets shall be 26 feet in width, measured from face to face of curbs. Public streets located in the northwestern and southwestern portions of the zoning district may be extended to the western property line by a party other than the developer at some future date, as shown on the preliminary development plan. In recognition that these street extensions may never be necessary (or will be necessary only with the redevelopment of property located to the west), the developer of this zoning district shall be required to construct the extension for a distance of 10 feet from its westernmost intersection internally within the zoning district. Signage shall be installed at the end of the 10-foot stubs which indicate that these streets may be extended in the future as a through street. The design of such signage shall be subject to staff approval. Disclosure of the likelihood of the future street extension shall be included as part of the land sale contract for the lots located immediately adjacent to the right-of-way for the extensions.

F. Public Sidewalks: A public sidewalk shall be located within the right-of-way on each street other than the North-South Street (south of the intersection with Streets 5 and 8), the south side of Street 2 and the north side of Street 8 in the general locations shown in the preliminary development plan and with final locations as approved in a final development plan. Sidewalks shall be 5 feet in width and shall be constructed of concrete. Sidewalks shall not be required within rights-of-way of Lanes.

G. Leisure Paths: Asphalt leisure trails with a width of 8 feet shall be constructed by the applicant/developer in the following locations in this zoning district: (i) Along the north side of Central College and west side of Jug Street rights of way, (ii) along both sides of the North-South Street north to the intersection with Streets 5 and 8 and (iii) along the north side of Street 8.

H. Additional Pedestrian Connectivity: The applicant/developer will work with staff on the feasibility, location and material of a path with a minimum width of 8 feet to be constructed along the south side of the pond in Reserve A except that the path may be reduced to a minimum width of 5 feet in areas restricted by site conditions (trees, grading, etc.) Details shall be presented for review with a final development plan and finalized at time of final engineering. Additional leisure trails or paths may be presented for review with a final development plan.

VIII. Buffering, Landscaping, Open Space and Screening Commitments:

A. Parkland and Open Space: Parkland shall be dedicated to the City from locations as specifically approved as part of a final development plan. Where the side lot line of a residential lot abuts parkland or open space, a demarcation between them shall be provided consisting of fencing, landscaping, and/or other elements with a final design that is approved as part of a final development plan. Ownership and maintenance of the parkland and open space areas which are shown on the preliminary development plan shall be defined and approved with the final development plan. To the extent that parkland and/or open space requirements of the City's Codified Ordinances cannot be provided within this zoning district, the developer shall be

required to provide for an equivalent contribution toward the City's parkland and open space amenities through the purchase and dedication to the City or Franklin County Metro Parks of undeveloped land located elsewhere in the New Albany Plain Local School District, or alternatively by making an equivalent monetary contribution to the City for the purpose of funding other parkland development, leisure path, and/or other recreational programs or plans. The form and amount of such contribution shall be approved as part of a final development plan for this zoning district.

B. Amenity Area: The private community clubhouse shall be located as generally shown on the preliminary development plan. This parcel shall be owned and maintained by applicant (or its affiliated entities) or the HOA. The final size and configuration of this parcel and the design of the clubhouse shall be identified in an approved final development plan.

C. Street Trees: Street trees shall be required on both sides of internal public streets, except that this requirement shall not apply to Lanes or to the sides of streets which abut parks, open space or reserve areas (the planting requirements, if any, for these areas shall be approved as part of the relevant final development plan). Trees shall be a minimum of 2 ½ inches in caliper at installation and shall be spaced at an average distance of 30 feet on center, except that a double row of trees shall be provided along the proposed North-South Street at an average distance of 24 feet on center. These trees may be grouped, provided the quantity is equivalent to 1 tree per 30 feet or fraction thereof or 1 tree per 24 feet or fraction thereof, as applicable. Notwithstanding the foregoing, tree spacing on public streets may deviate from this spacing requirement if necessary or appropriate to provide a desirable streetscape, or to avoid interfering with other required improvements. Trees shall not obstruct sight distance or signage, subject to staff approval. Street tree and signage locations shall be shown on a final development plan for review and approval. Trees will be preserved within the Tree Preservation Zone along Central College Road and Jug Street as generally shown in the preliminary development plan. The applicant will coordinate with staff on a plan that incorporates the use of existing trees and credits them toward street tree requirements along these roads.

D. Lot Trees: In addition to street trees, each lot shall provide a minimum of 1 deciduous tree in the front yard.

E. Exemption to Section 1187.15(c)(6): Due to the nature of this zoning district as an age-restricted community, it shall be exempt from the requirement of Section 1185.15(c)(6) that would otherwise require all residences to be located within 1,200 feet of playground equipment.

F. Landscaping: Except as otherwise provided in other sections of this text, the minimum landscaping size at installation shall be 2 inches caliper for deciduous shade and ornamental trees and 6 feet high for evergreen trees for the open spaces, amenity area, and parkland. Artificial turf shall be permitted to be utilized within the fenced pool area of the amenity building, the bocce court and the fenced side and rear courtyards on individual lots.

G. Perimeters: The landscaping plan that is provided with the final development plan shall, in addition to other required items, indicate whether or not trees presently exist on this property along the northern, western and eastern boundary lines. The landscaping plan shall identify locations where grading, utility crossings and associated easements will occur that necessitate the removal of trees from within the Tree Preservation Zone or within the required setback from the boundary lines of the zoning district. Within 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 (such location to be determined at the time of final engineering), 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.

IX. Architectural Standards – Homes:

A. Design Intent: The design of this neighborhood borrows from the tradition of the summer retreat camps popular in the 1900s. Examples include the Oak Bluffs Meeting Camp on Martha's Vineyard and Lakeside Ohio. These camps were a collection of small cottages around a central meeting house and green. In the proposed neighborhood an architectural aesthetic is employed which is consistent with the character of New Albany architecture, specifically referencing the "Rectangular Form Houses" which are described on Pages 10 and 11 of the City's Design Guidelines and Requirements as they exist on the date of this text. The homes in this community will be simple in their forms, generally rectangular in shape.

B. Maximum building height: All homes shall be a minimum of 1.5 stories or 1.5 stories in appearance from the front elevation. Maximum building height shall be 35 feet.

C. Exterior Materials:

1. Appearance: The residences in this community will serve a very specific market, which demands efficiently designed homes with components that serve the particular needs of an age-restricted community. To this end, this community will not be required to strictly adhere to the City's Design Guidelines and Requirements (DGRs) and its Codified Ordinances. Instead, the intent is to meet the spirit and purpose of the DGRs and the Codified Ordinances by replicating the architectural styles of the DGRs while allowing for deviations to accommodate home designs that serve the active adult segment of the home buying market. Home designs are intended to use elements of traditional American architectural themes and shall be designed in accordance with the architectural character of the homes which are depicted in the architectural elevations and/or renderings that have been filed with the preliminary development plan application. In addition, more detailed architectural elevations and/or renderings shall be submitted for approval by the Planning Commission as part of a final development plan application. The Planning Commission shall not have approval rights over each specific home to be constructed in this zoning district, but instead shall approve a

baseline set of architectural requirements and guidelines from which each home design will be based.

2. Wall finish materials: Brick, brick veneer, and cementitious/composite siding or equivalent shall be permitted as exterior façade materials. Vinyl siding shall be prohibited. Cementitious/composite siding or equivalent on a home shall have colors as generally noted in the architectural drawings provided with the preliminary development plan and as approved in one or more final development plans. Exterior wall finish materials must be used to complete massing elements. Each exterior façade of a home shall utilize one primary material, and that material shall be used on all elevations of that home. Exposed concrete foundation walls shall be prohibited and, unless otherwise approved as part of a final development plan, shall be covered by (a) brick or brick veneer or (b) an extension of the primary building façade material to the surrounding grade.

3. Four-sided architecture: Four-sided architecture shall be required on all homes, meaning that there shall be a consistent use of materials and design elements on all sides of the structure. Blank facades shall be prohibited on all units except on the side façade of a structure that is oriented toward a side courtyard serving a home on an adjacent lot. Side facades facing a courtyard may (but shall not be required) to include transom windows. The term “four-sided architecture” shall mean:

a. The same materials and details used on front elevations of homes shall be carried through to and utilized on all other elevations of the home in a manner that creates continuity and balance among all facades;

b. The side and rear elevations of each home shall display a high level of architectural quality and interest. Side elevations oriented towards another home’s side courtyard shall not be required to install architectural elements, such as windows, that will impede on the privacy of the courtyard. Other architectural detailing and elements must be continued on the courtyard-oriented elevation. The Base Elevations and Bonus Elevations for each home type as identified in the architectural drawings that accompany this text shall be deemed to meet the requirements of this subsection.

c. Any side or rear elevation of a home that faces a public street on a corner lot and any side elevation of a home that is adjacent to open space or parkland shall include two or more windows trimmed in a color that distinguishes the trim from the color of the façade’s siding (except that houses with a primary façade color that is white shall be permitted to have white trim). In addition, such elevations shall include at least one of the design elements from the following list:

1. Cornices above windows;

2. Shutters which appear to be open and appear to be operable and mounted on appropriate shutter hardware (hinges and shutter dogs);
3. Closed shutters that appear to completely cover one or more windows, although no window shall be required to be installed behind such shutters;
4. Doors;
5. Bay windows or bay elements; and
6. Chimney; or
7. Decorative louvers.

d. When the side elevation of a home is found in a location other than one that is oriented toward a side courtyard or as described in subsection 3(c) above, that elevation shall be articulated with a minimum of at least one design element from the following list. In addition to any required side home element(s), any rear elevation that is visible from a public right-of-way, open space, or parkland shall be articulated with a minimum of at least two of the design elements from the same list:

1. Doors;
2. Porches;
3. Two or more windows (bay windows count as a window);
4. Bay windows or bay elements;
5. Chimney;
6. Decorative louvers;
7. Shutters which appear to be open and appear to be operable and mounted on appropriate shutter hardware (hinges and shutter dogs); or
8. Closed shutters that appear to completely cover one or more windows, although no window shall be required to be installed behind such shutters.

e. Single Style: Homes shall not be designed in a manner that mixes elements from different architectural styles.

f. Brick: When brick is used, traditional detailing is required, such as, but not limited to, traditional bonds, water table caps, sills, jack arches, segmental arches and soldier courses.

g. Roofs: The main house mass shall have pitched roofs which shall be required to have a minimum 6:12 rise over run or greater. Minor gables, dormers, and porch pediments are permitted to have minimum pitches of 4:12 rise over run. Roof pitches with rise over run of less than 6:12 are permitted on

minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted only for porches, but must integrate strong cornice lines. Roofs may be of natural slate wood shake or wood shingle, an architectural grade fiberglass asphalt shingle, or may be standing seam. Metal standing seam shall be permitted as a roof material only on porches. Solar panels shall be permitted to be installed on south-facing roofs on the rears of homes.

h. Windows: Windows shall be of traditional themes. Simulated or true divided lite windows shall be required. Double-hung windows shall be required, provided that fixed panel accent windows and casement style windows may be used where appropriate. Windows shall be vinyl-clad. Trim detail and cornices shall be highly encouraged where architecturally appropriate above windows on the front facades of every home, on side elevations facing the public street on corner lots, and on side elevations facing parkland or open space. Trim detail along all windows shall be light in color.

i. Shutters: Shutters shall be highly encouraged to be used on the front facades of homes in window locations which are architecturally appropriate. Required locations for shutters shall be identified for each home type in the final development plan. Shutters shall be dark in color, with the palette of permitted colors to be approved as part of the final development plan. Where used on any façade of a home (and regardless of whether they are open or appear to be closed), shutters shall be sized to cover the adjacent window and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs). Shutters must be painted and may be solid paneled (raised paneled) or louvered.

j. Exterior paint colors: Exterior paint colors for siding, doors, shutters, fascias, cornices, soffits and miscellaneous trim shall be selected from pre-approved color guide of historic colors, which shall be provided for review and approval as part of the first final development plan and be based on historical color palette for this zoning district.

k. Gutters and downspouts: Traditional half round gutters and/or ogee gutters with downspouts shall be used.

l. Skylights: Skylights in the roof shall be permitted, provided they are not visible from the street directly in front of the home.

m. Chimneys: Exposed exterior chimneys, when incorporated into a home design, shall be brick or brick veneer. Chimneys with wood, siding, or stucco shall be prohibited.

n. Entrances: The front entrances to each home shall be a minimum of six inches (6") and range up to twenty-four (24") inches above the finished grade of the lot on which the home is located.

o. Other elements: Cupolas, lanterns, belvederes and/or window bays shall be permitted, provided that they are consistent with the architectural theme of the home.

p. Architectural Details: Additional architectural details including roof plans; garage door design/colors; dormer details; entablature; and shutter specifications; columns, cornice and pediment details; window specifications; louver details, brick mould profile shall be provided at the final development plan for review by the Planning Commission.

q. Front Porches: Each home shall include a front porch. For purposes of this text, a "front porch" shall be defined as "a covered but unscreened area that is at least 90 square feet in size and adjacent to the home's front door."

r. Screened Porches: Screened porches are encouraged on the rear or sides of homes but shall not be permitted on the front. Detailing shall be traditional wood in appearance with a break in screening at rail height. All screened porch trim shall be painted or stained. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.

X. Lighting:

A. Each home shall provide coach lights on the garage. Coach light locations shall be consistent from house to house. All coach lights shall have a photocell light sensor. Light fixtures shall be the same or substantially similar across all lots/homes. Coach lights shall have an opaque top.

B. Uplighting of the exterior of a home shall be prohibited.

C. Security lighting, when used, shall be of a motion sensor type.

D. Light poles, if provided within parking lot areas near the private amenities center/clubhouse shall not exceed 18 feet in height, shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

E. Street lighting shall be provided at each street intersection with the fixture, color and spacing to be approved at time of final development plan. Street light height shall not exceed 18 feet in height. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the zoning district.

F. Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.

G. Fully shielded, downcast, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout this zoning district.

H. Except as otherwise expressly provided in this text, lighting shall be provided in accordance with the City's Codified Ordinances.

XI. Garage Standards:

A. Garages:

1. Garages shall be attached and may front on a public street. Each home shall provide a 2-car garage.

2. Individual bay doors or double wide garage doors that have the appearance of individual bay doors when closed shall be required. All garage doors shall contain decorative features and shall be of a color and style that is consistent with architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door. Garage doors that are white in color shall only be used in the circumstance when white is the primary exterior color of the individual home.

3. Garages may be front-loaded or rear-loaded. Each garage shall be set back a minimum of 2 feet, 8 inches from the front façade of the home. The "front façade of a home" shall be considered to be the single plane of a home's front façade or the forward-most plane of a front porch that is located closest to the front property line of the lot.

4. Garage doors (Vehicular): All garage doors shall be solid paneled but may have windows provided that the interior of the garage cannot be viewed at a height of 6 feet when standing in the middle of the public street found in front of the garage. No glazing shall be permitted on garage doors unless they are consistent with the architectural theme.

5. Garage doors (Pedestrian): All pedestrian garage doors shall be solid paneled.

B. Driveways: The appearance of driveways shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, and asphalt with controlled edges. Concrete driveways are prohibited. The driveway may extend up to 1 foot to the outside of both sides of the garage. All driveway aprons (curb-cuts) shall be constructed to accommodate a maximum sixteen-foot-wide driveway at the right-of-way line. All driveways shall have a maximum grade of 8%.

XII. Architectural and Development Standards – Amenities Center/Clubhouse:

A. Maximum building height: The maximum height of the private amenities center/clubhouse shall be 35 feet as measured from finished grade at the front door to the ridge on the roof.

B. Appearance: The amenities center/private clubhouse shall be 1 ½ stories in appearance or two stories in height. The architectural design and appearance of this structure shall be complimentary to and consistent with the homes in this zoning district.

C. Parking: A parking lot may be provided near the private amenities center/clubhouse to provide for the parking needs of residents and other visitors of the residents in the community. The location of the parking lot and the number of spaces to be provided shall be determined at the time of approval of a final development plan for this zoning district.

XIII. Miscellaneous Standards:

A. Graphics and Signage Commitments: This zoning district shall utilize standard City of New Albany street regulatory signage. Entry feature signage at the public street entries into the zoning district from Central College Road and Jug Street shall be permitted with designs that are approved by the Planning Commission as part of a final development plan for this zoning district. Entry feature signage may be provided at the entry into the zoning district along its northern perimeter at any time after the North-South Street extends northward past the northern perimeter boundary line of this zoning district. Other signage may be used subject to approval by the City of New Albany Planning Commission.

B. Swimming Pools/Spas: Swimming pools shall be prohibited in this zoning district except on the exterior of the private amenities clubhouse. When installed, spas shall be located in the side yard within courtyards and shall be completely enclosed by a minimum of 48-inch high fencing and screened from adjoining properties. No minimum setback shall be required for spas located in courtyards.

C. Storage:

1. Storage Sheds: Storage sheds shall be prohibited.

2. Equipment Storage: Storage of all maintenance equipment shall be within garages or otherwise screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots or developments.

3. Vehicle Storage: All campers, off-road vehicles (i.e. box trucks), and boats, must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.

D. Centralized Mailbox Units: Location, design, and landscaping for grouped mailbox units shall be included in an application for a final development plan for review and approval by the Planning Commission.

E. House Numbering: Each residence shall be required to install house numbers in a common location

F. Garbage Cans: All garbage cans and other waste containers shall be kept in garages or within approved screened areas. Pedestrian garbage receptacles may be located on the exterior of the amenities center/private clubhouse, provided that they are placed within or covered by an enclosure made of materials and with colors that are complimentary to the building.

G. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this zoning district.

H. Fencing shall be prohibited along the eastern perimeter boundary line in the northeast corner of the zoning district that is adjacent to the large open space/reserve area.

I. Phasing: This zoning district may be developed in one or more phases. Each phase of development shall require the review and approval of a final development plan.

J. The existing barn in the southern portion of the zoning district may be removed.

XIV. Variances and Appeals:

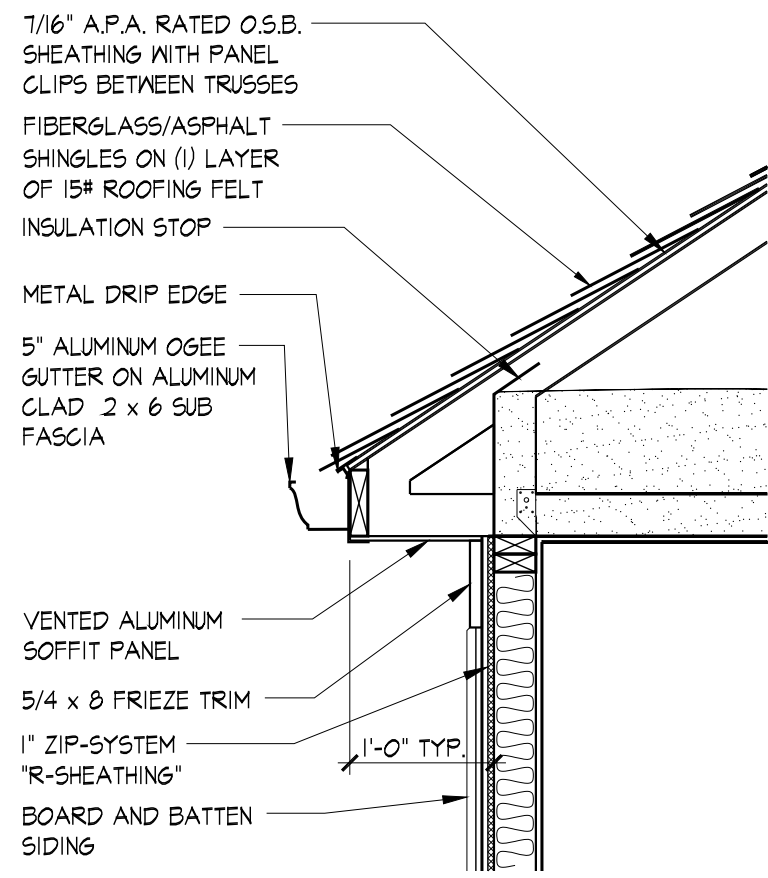
A. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

B. Variance and Appeals Process: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.

COURTYARDS AT HAINES CREEK

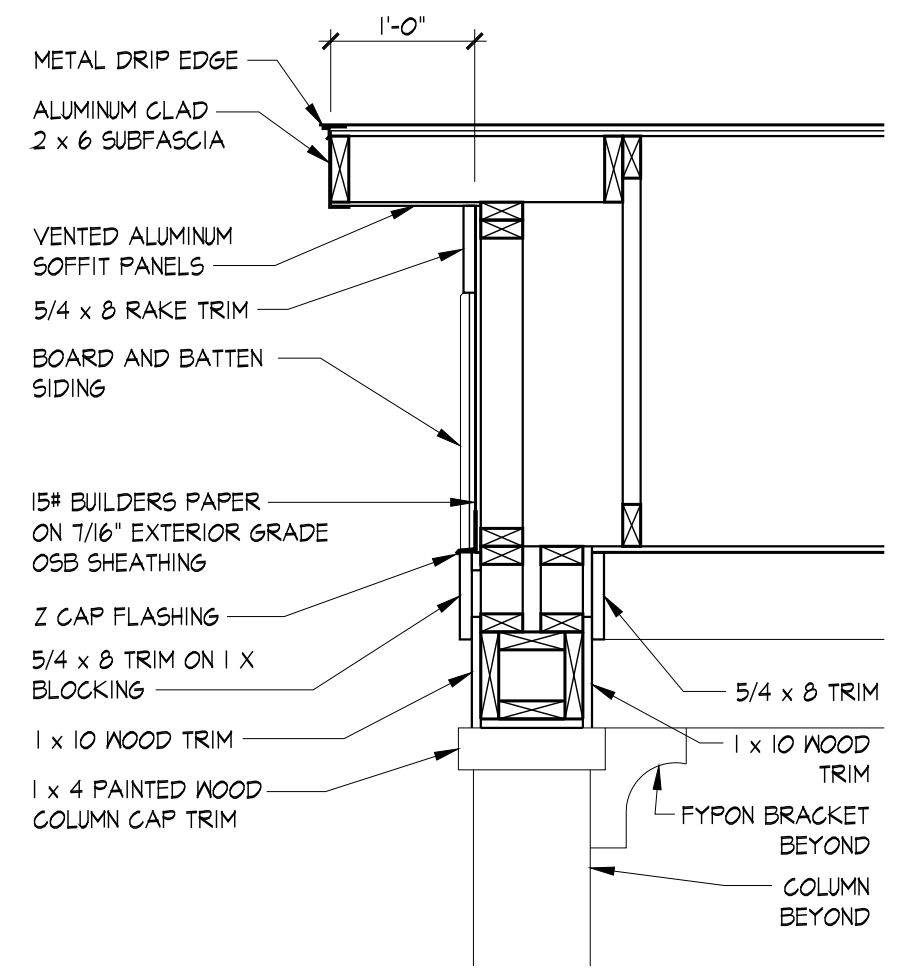
TYPICAL UNIT DETAILS

NOTE:
SEE EXTERIOR ELEVATIONS
FOR EXACT CONFIGURATION
- DRAWINGS SHOW TYPICAL
DETAILS ONLY



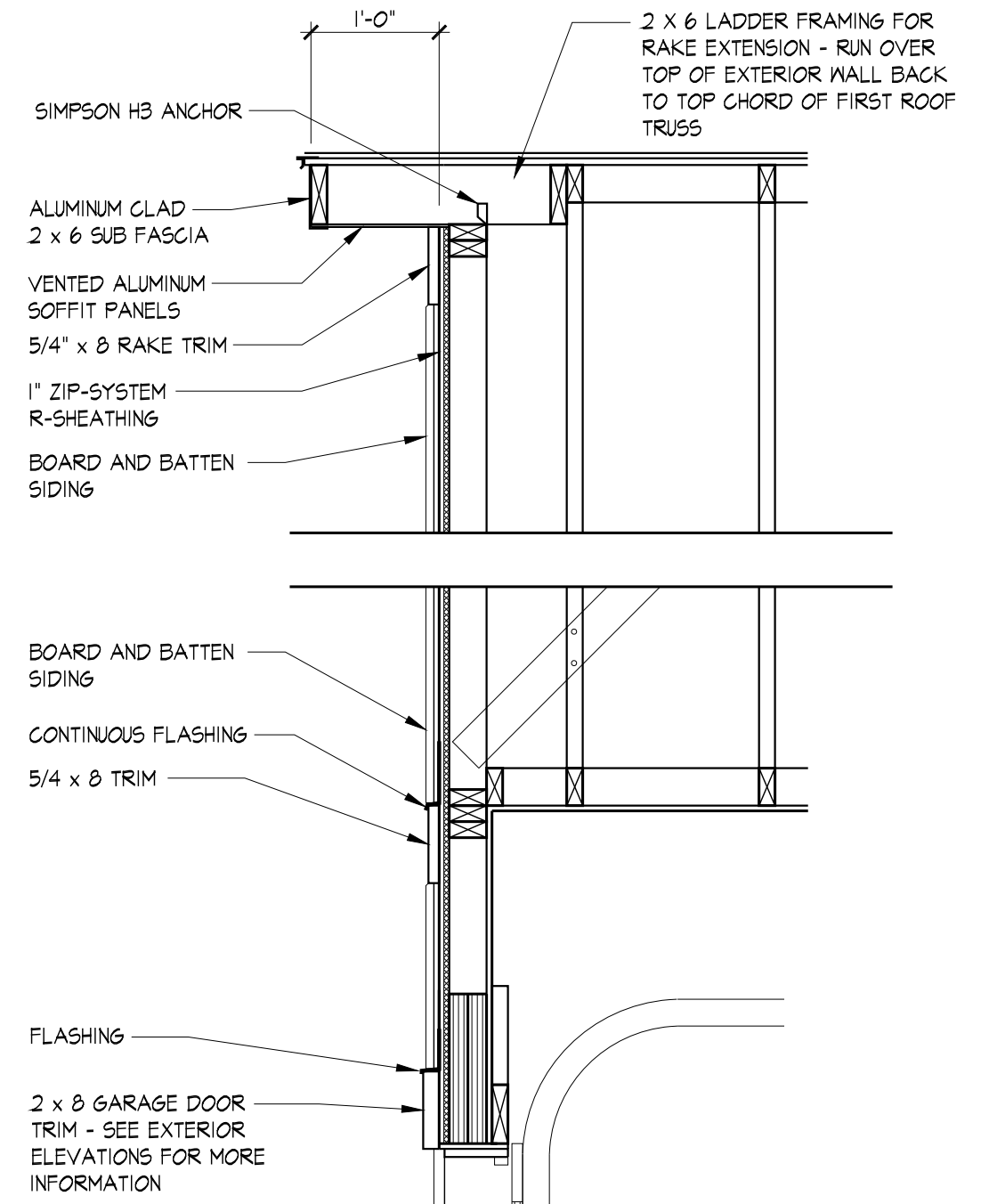
Frieze Detail

Scale: 3/4" = 1'-0"



Gable Detail at Porch

Scale: 3/4" = 1'-0"



Gable Detail at Garage

Scale: 3/4" = 1'-0"

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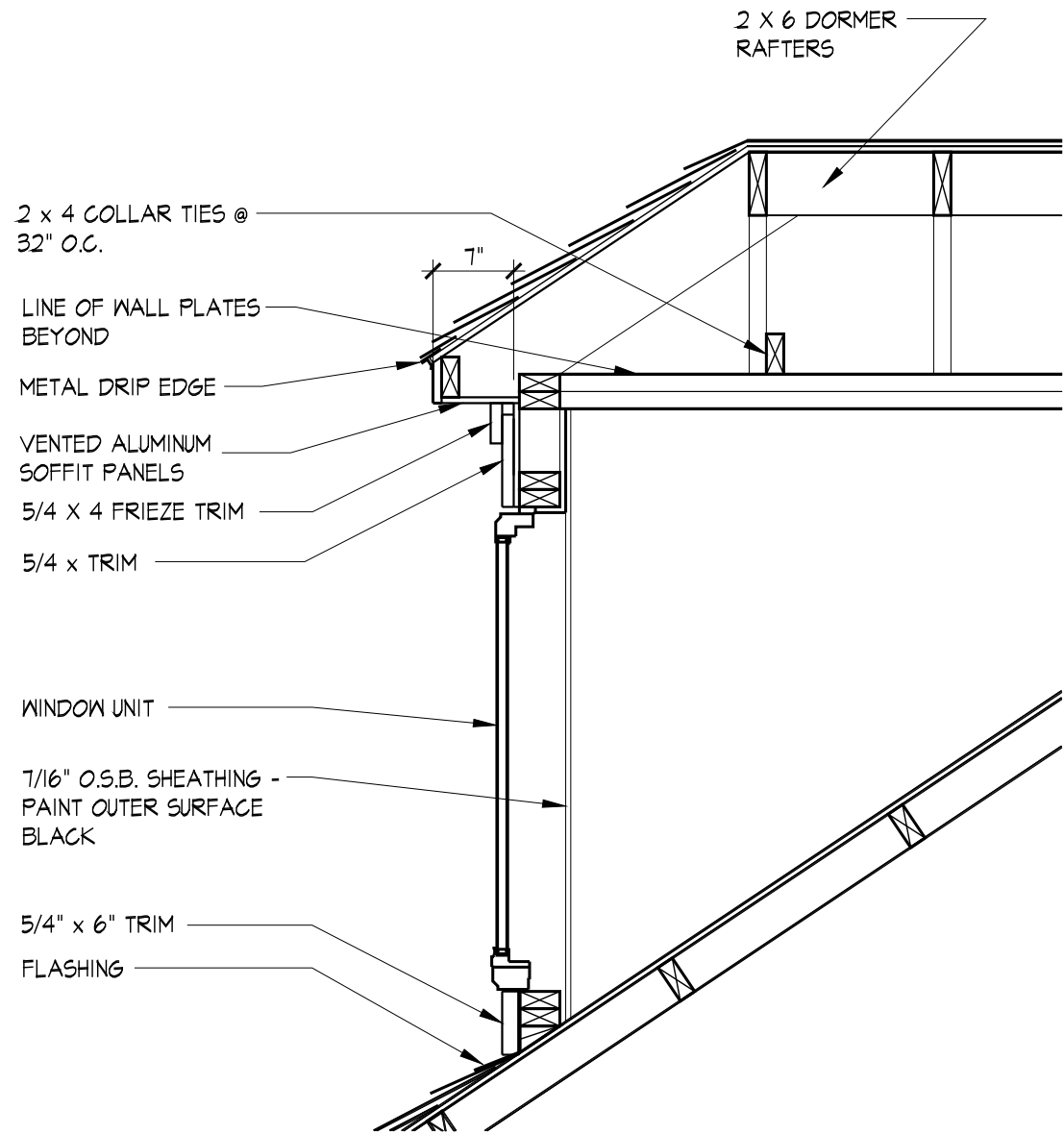
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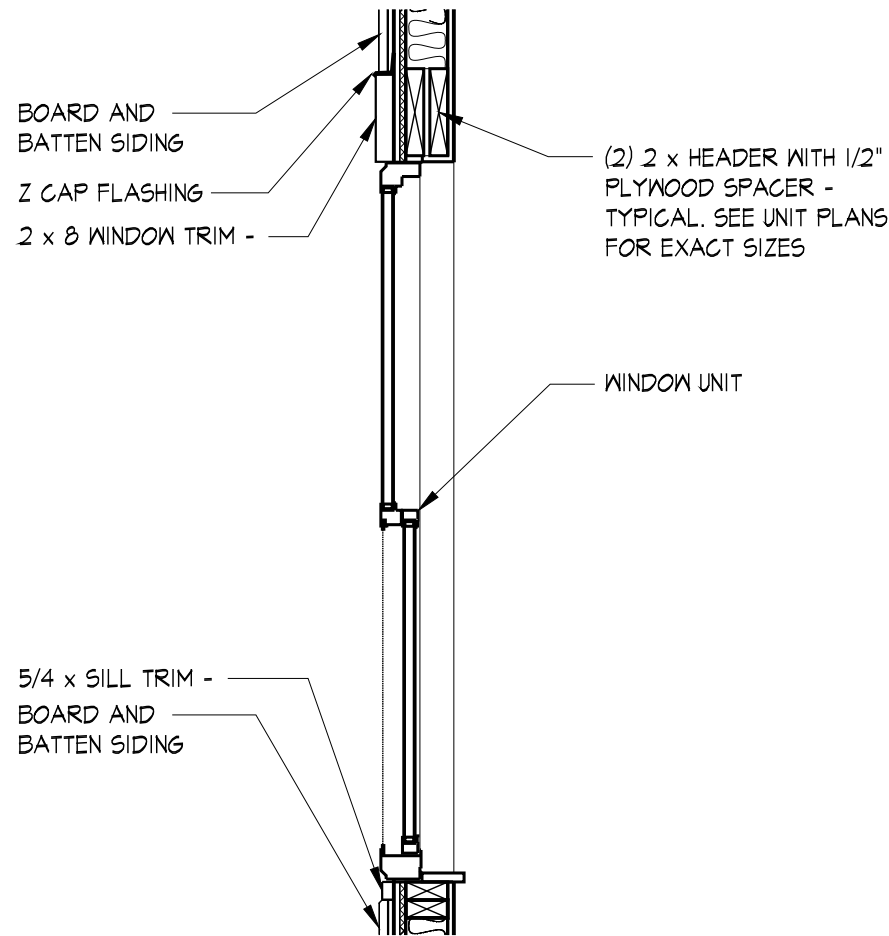
COURTYARDS AT HAINES CREEK

TYPICAL UNIT DETAILS

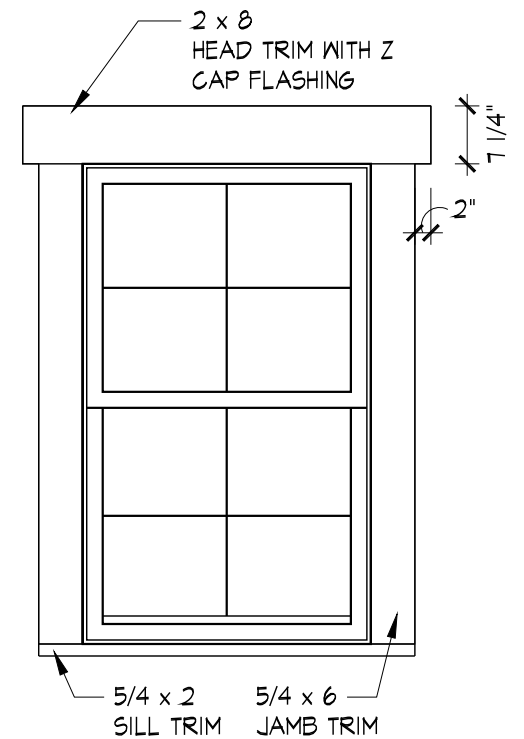
NOTE:
SEE EXTERIOR ELEVATIONS
FOR EXACT CONFIGURATION
- DRAWINGS SHOW TYPICAL
DETAILS ONLY



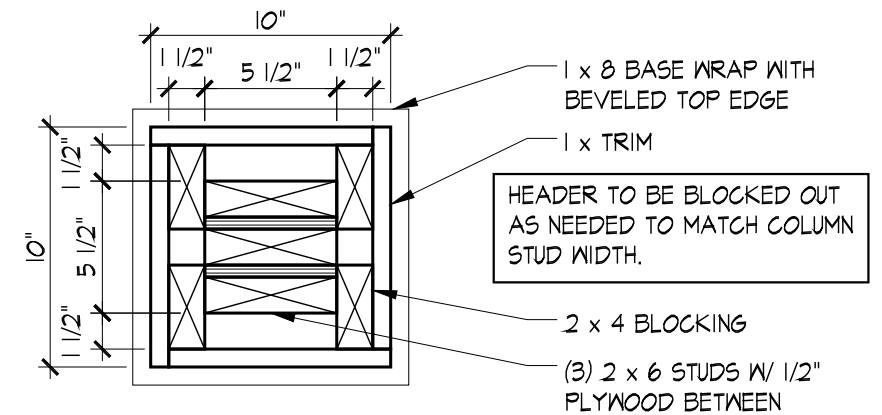
Faux Dormer Detail
Scale: 3/4" = 1'-0"



Window Trim Detail
Scale: 3/4" = 1'-0"



Window Detail
Scale: 1/2" = 1'-0"



Column Detail
Scale: 1-1/2" = 1'-0"

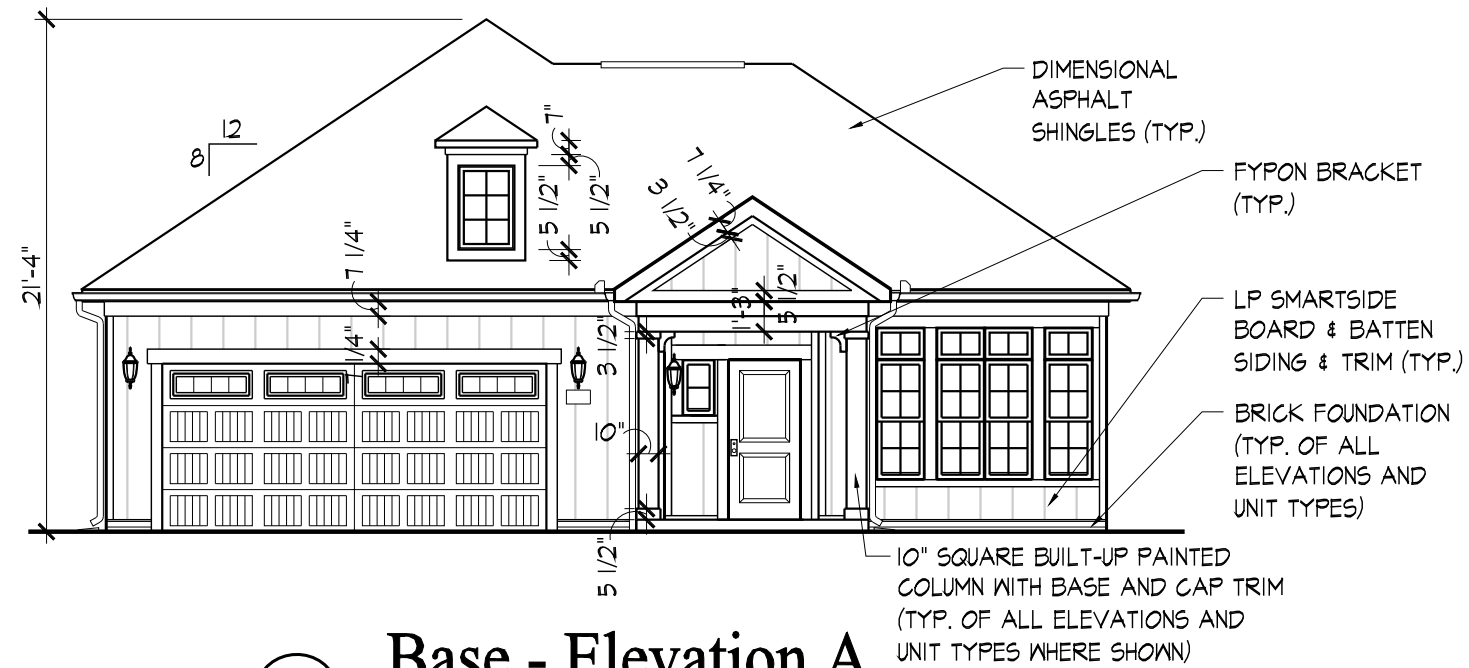
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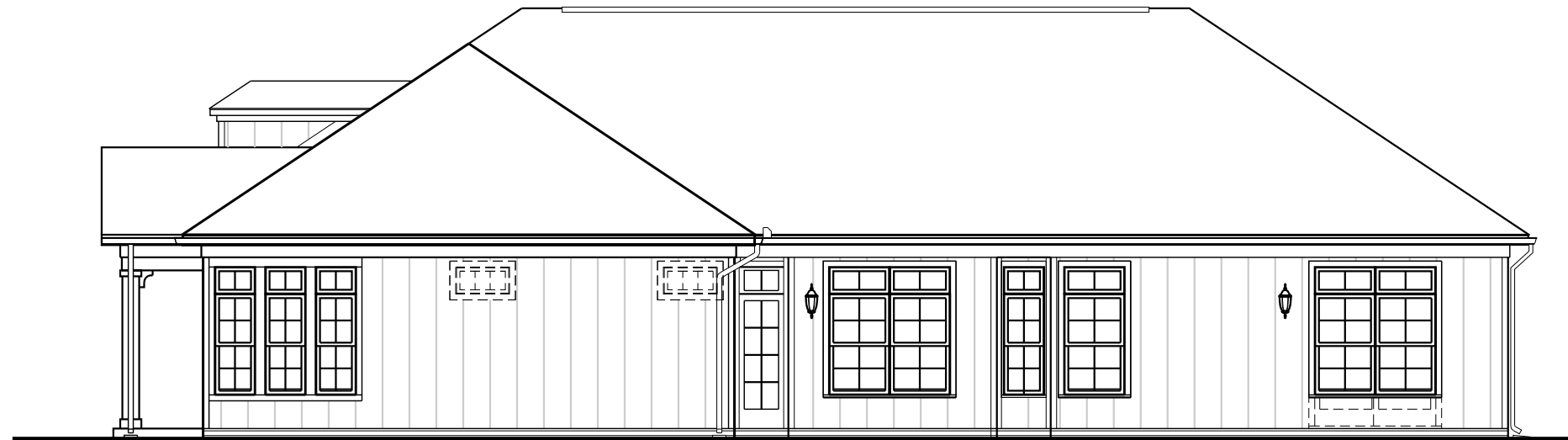
COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



Base - Elevation A

Scale: 1/8" = 1'-0" FRONT



Base - Elevation A

Scale: 1/8" = 1'-0" RIGHT SIDE

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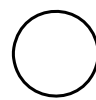
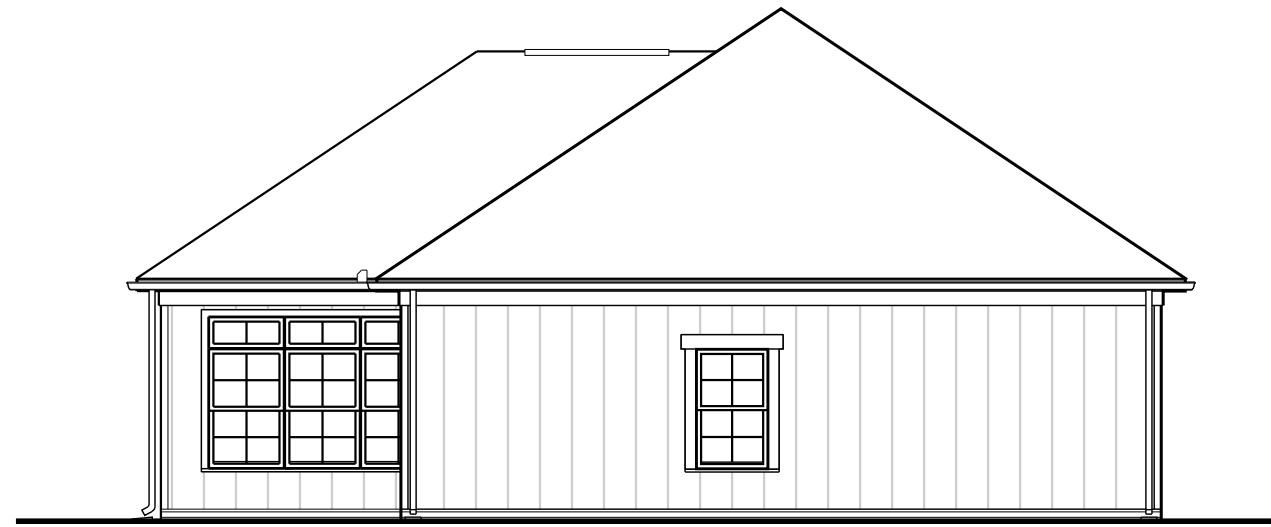
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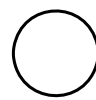
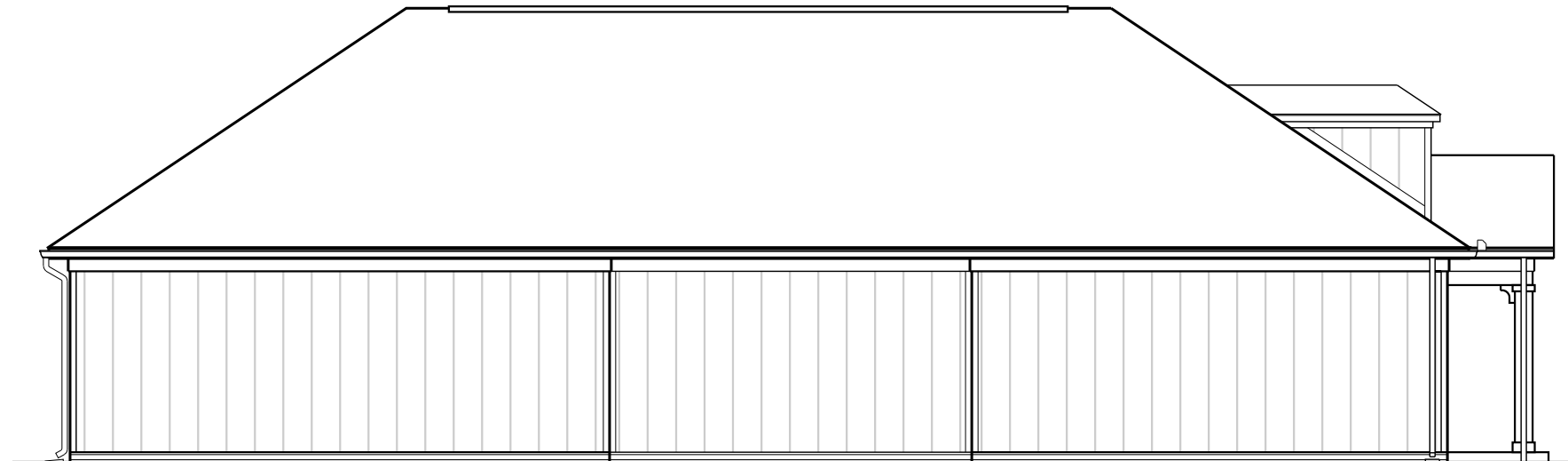
COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



Base - Elevation A

Scale: 1/8" = 1'-0" REAR



Base - Elevation A

Scale: 1/8" = 1'-0" LEFT SIDE

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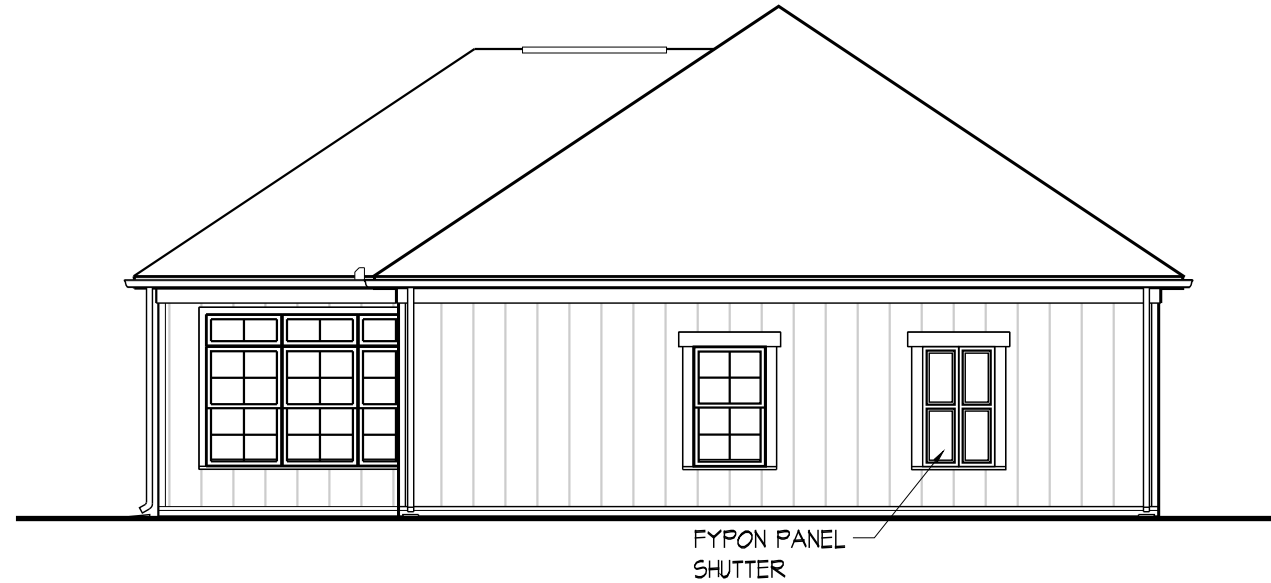
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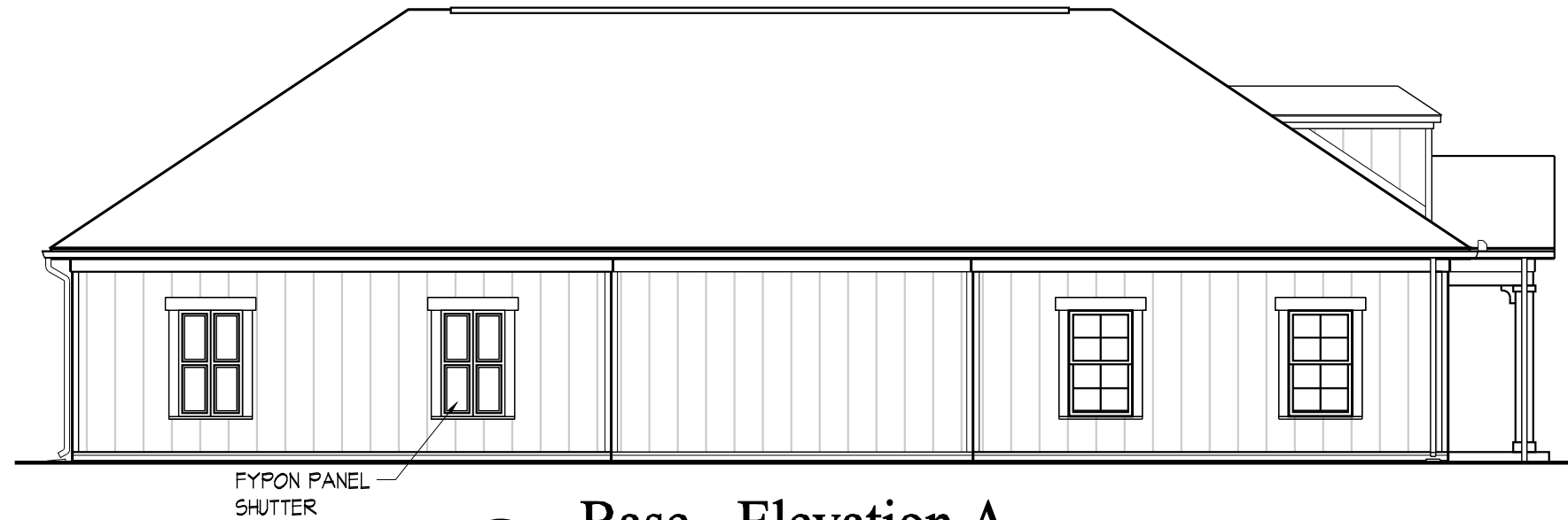
COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



Base - Elevation A

Scale: 1/8" = 1'-0" ENHANCED REAR



Base - Elevation A

Scale: 1/8" = 1'-0" ENHANCED LEFT SIDE

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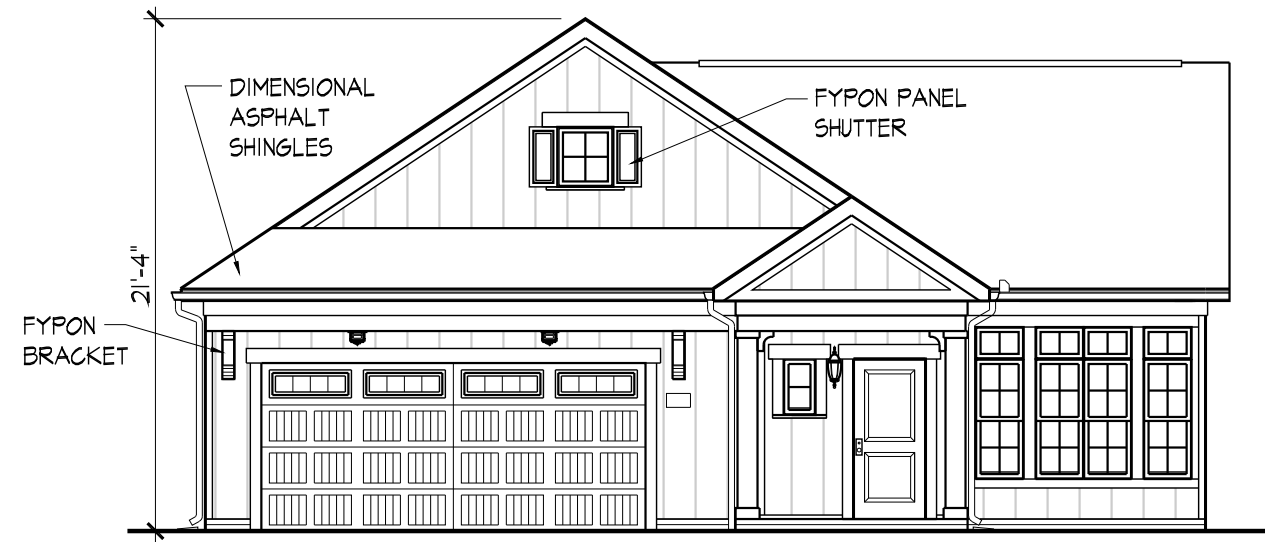
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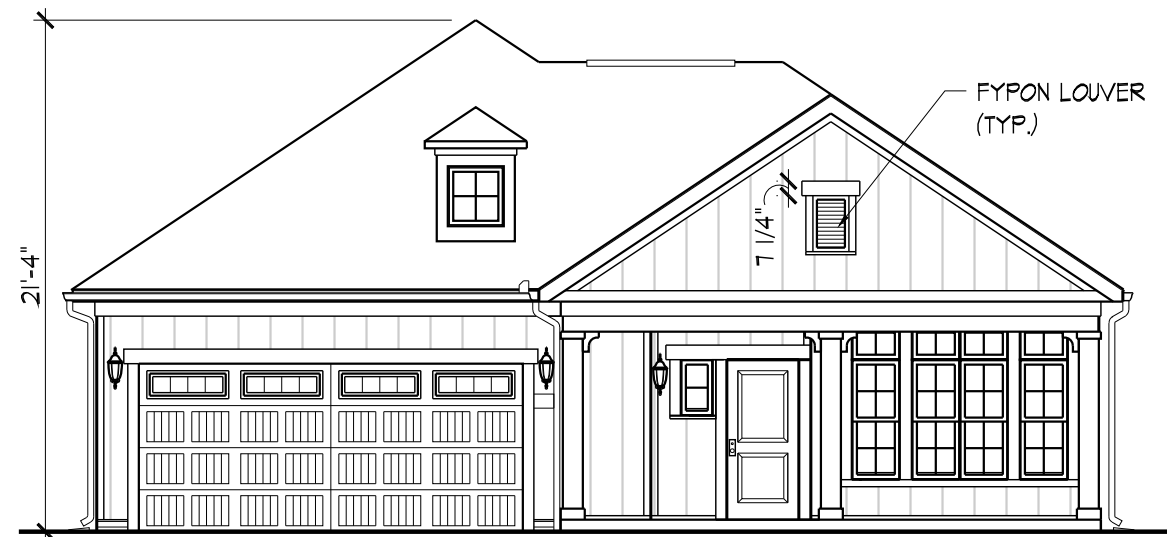
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COURTYARDS AT HAINES CREEK

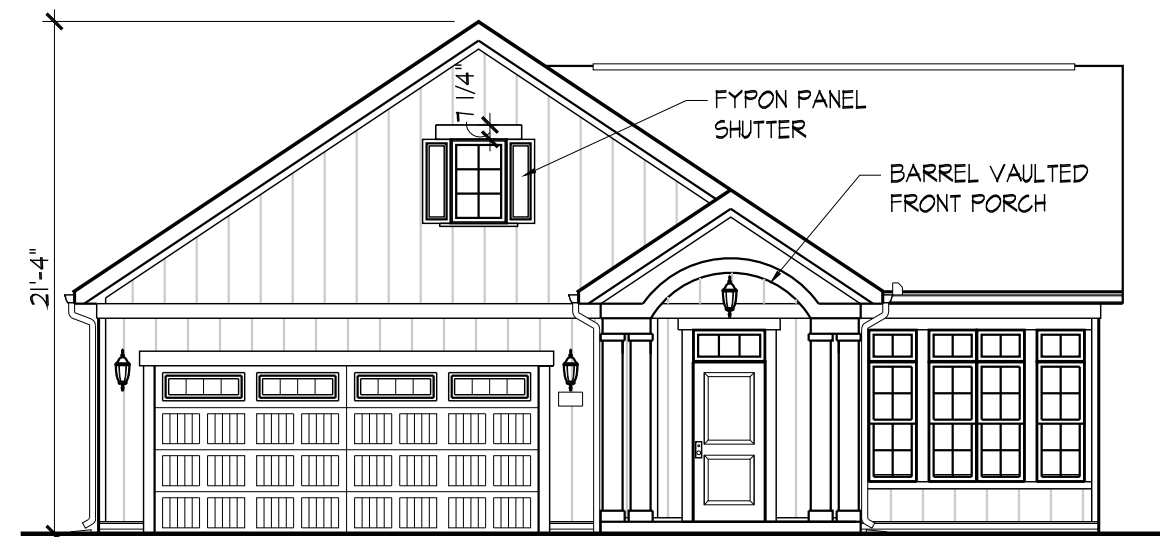
UNIT D-1 - PALAZZO



○ **Base - Elevation B**
Scale: 1/8" = 1'-0" FRONT



○ **Base - Elevation C**
Scale: 1/8" = 1'-0" FRONT



○ **Base - Elevation D**
Scale: 1/8" = 1'-0" FRONT (c) 2018 IP86, LLC, All Rights Reserved

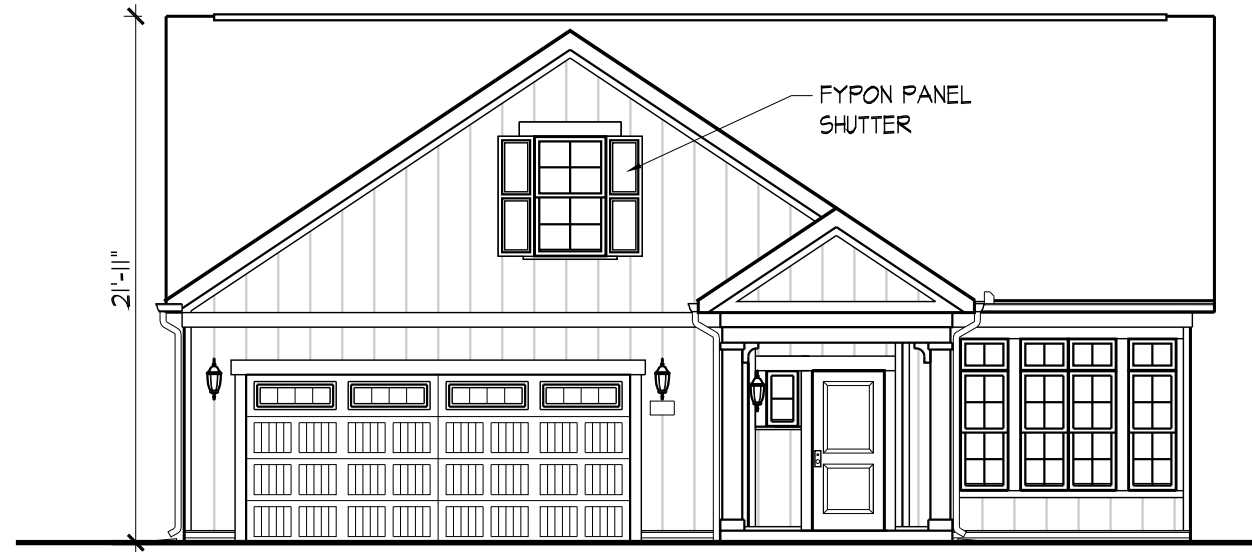
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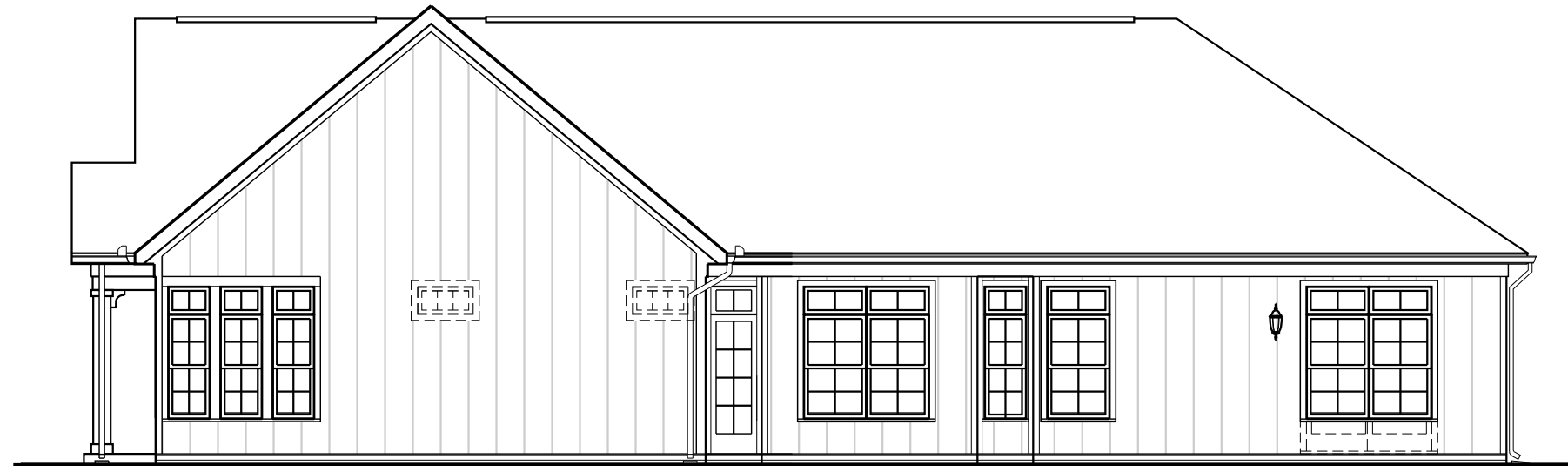
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COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



○ **Bonus - Elevation A**
Scale: 1/8" = 1'-0" FRONT



○ **Bonus - Elevation A**
Scale: 1/8" = 1'-0" RIGHT SIDE

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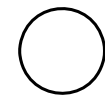
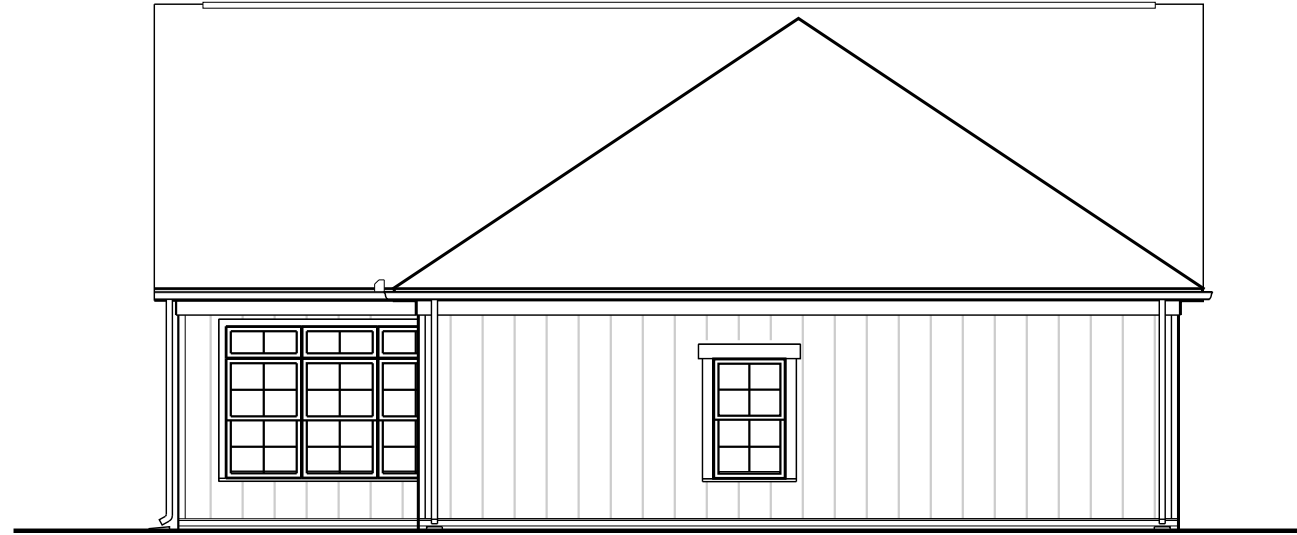
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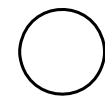
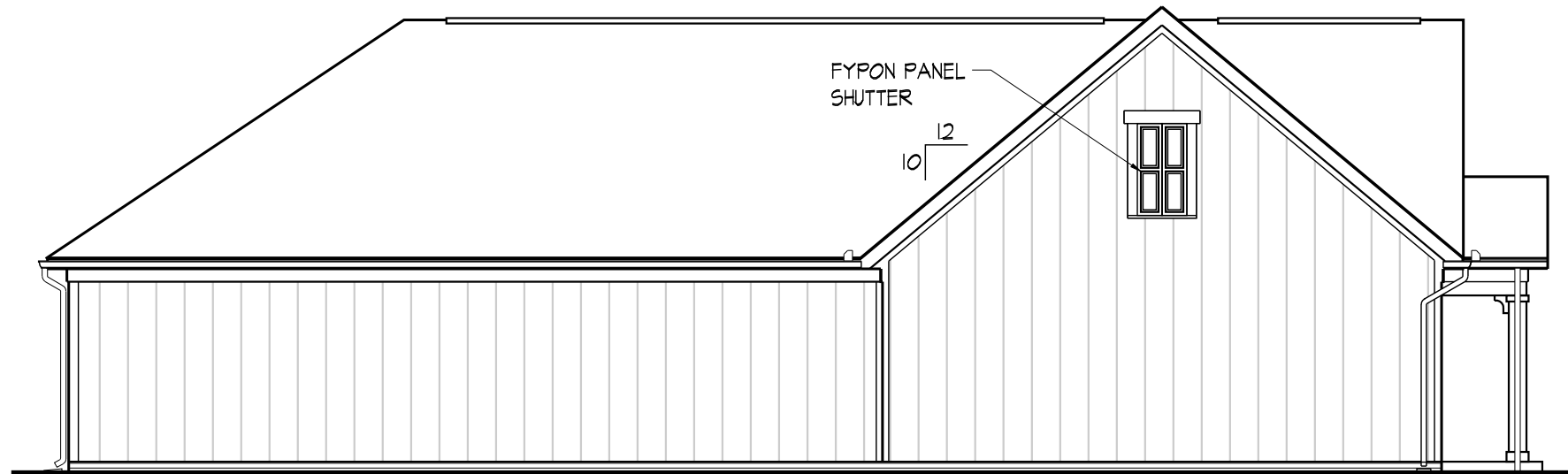
COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



Bonus - Elevation A

Scale: 1/8" = 1'-0" REAR



Bonus - Elevation A

Scale: 1/8" = 1'-0" LEFT SIDE

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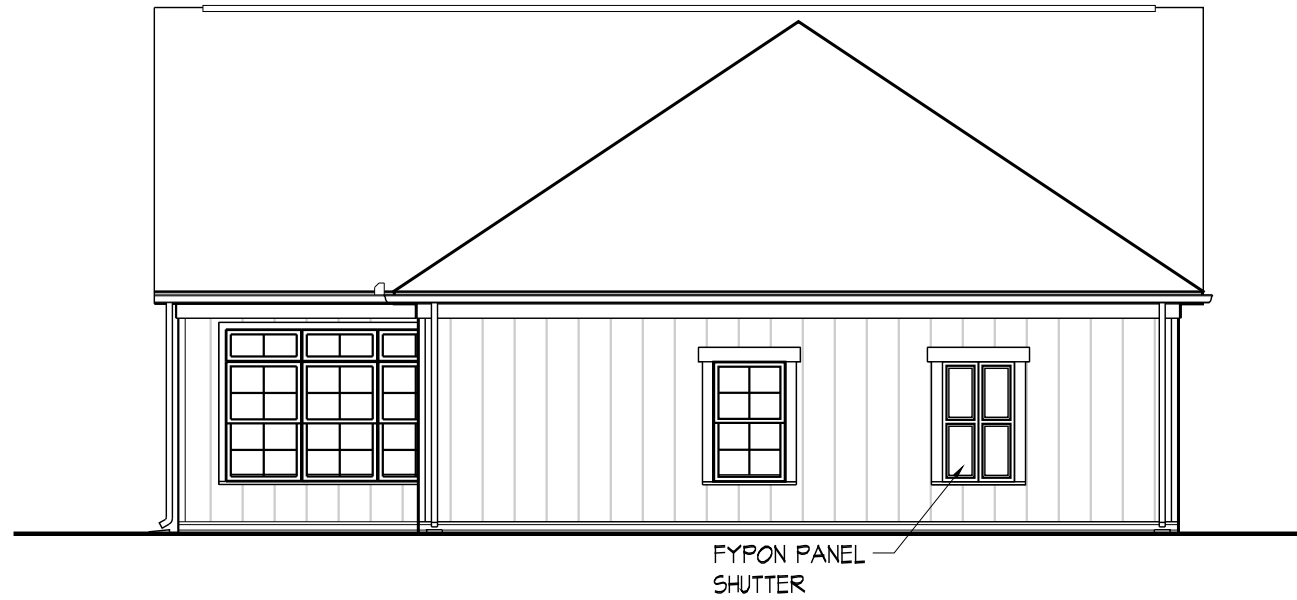
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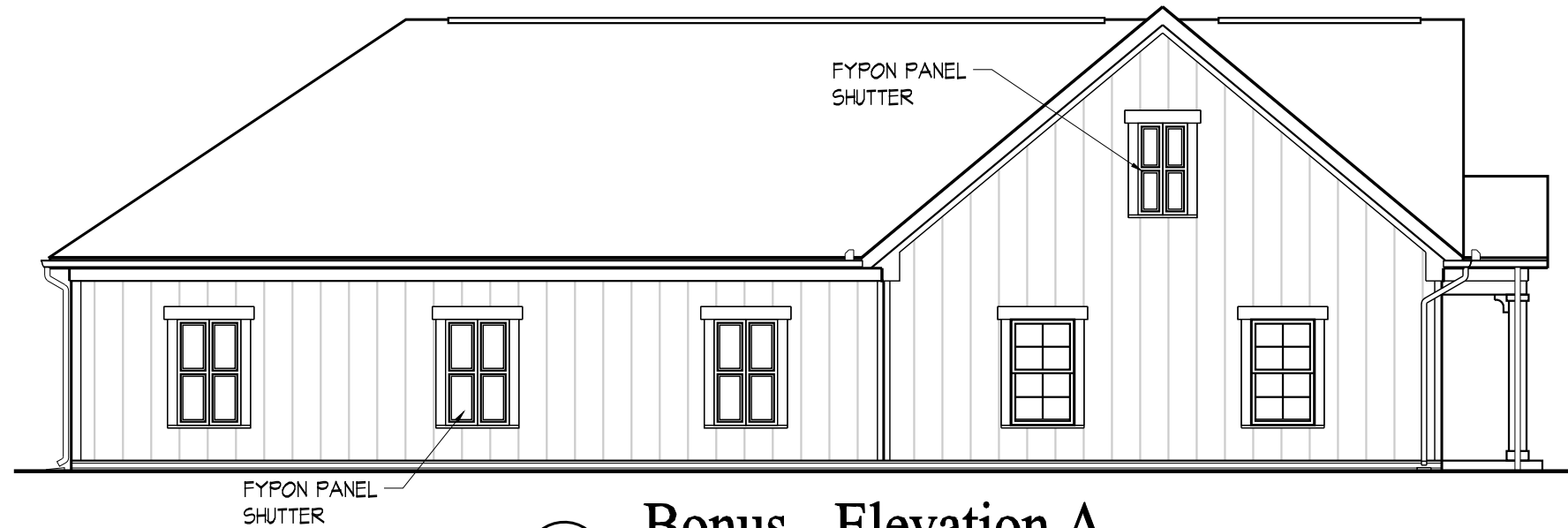
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COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



○ Bonus - Elevation A
Scale: 1/8" = 1'-0" ENHANCED REAR



○ Bonus - Elevation A
Scale: 1/8" = 1'-0" ENHANCED LEFT SIDE

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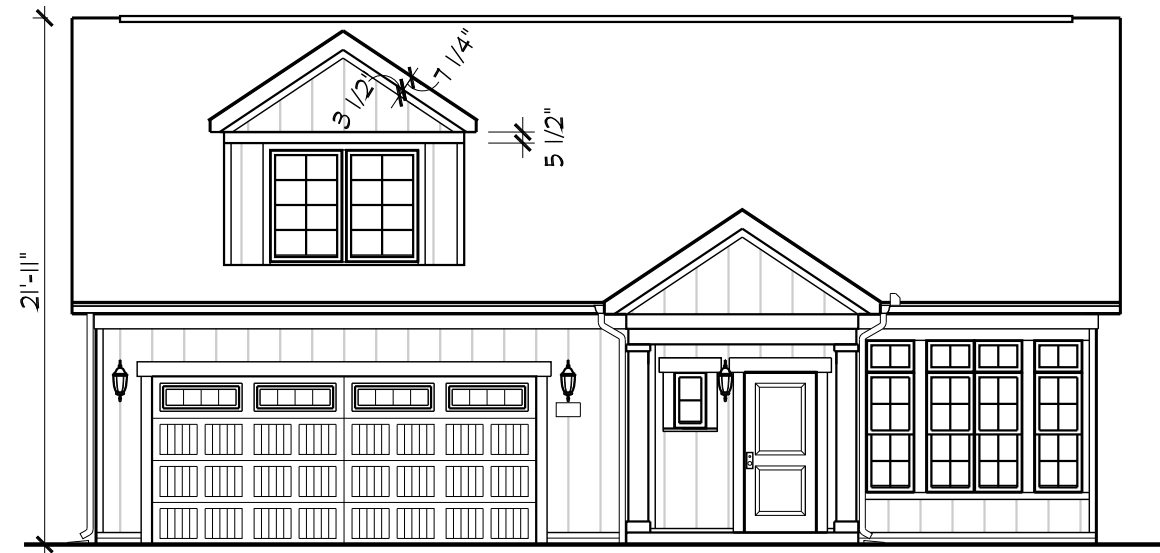
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COURTYARDS AT HAINES CREEK

UNIT D-1 - PALAZZO



○ Bonus - Elevation B
Scale: 1/8" = 1'-0" FRONT

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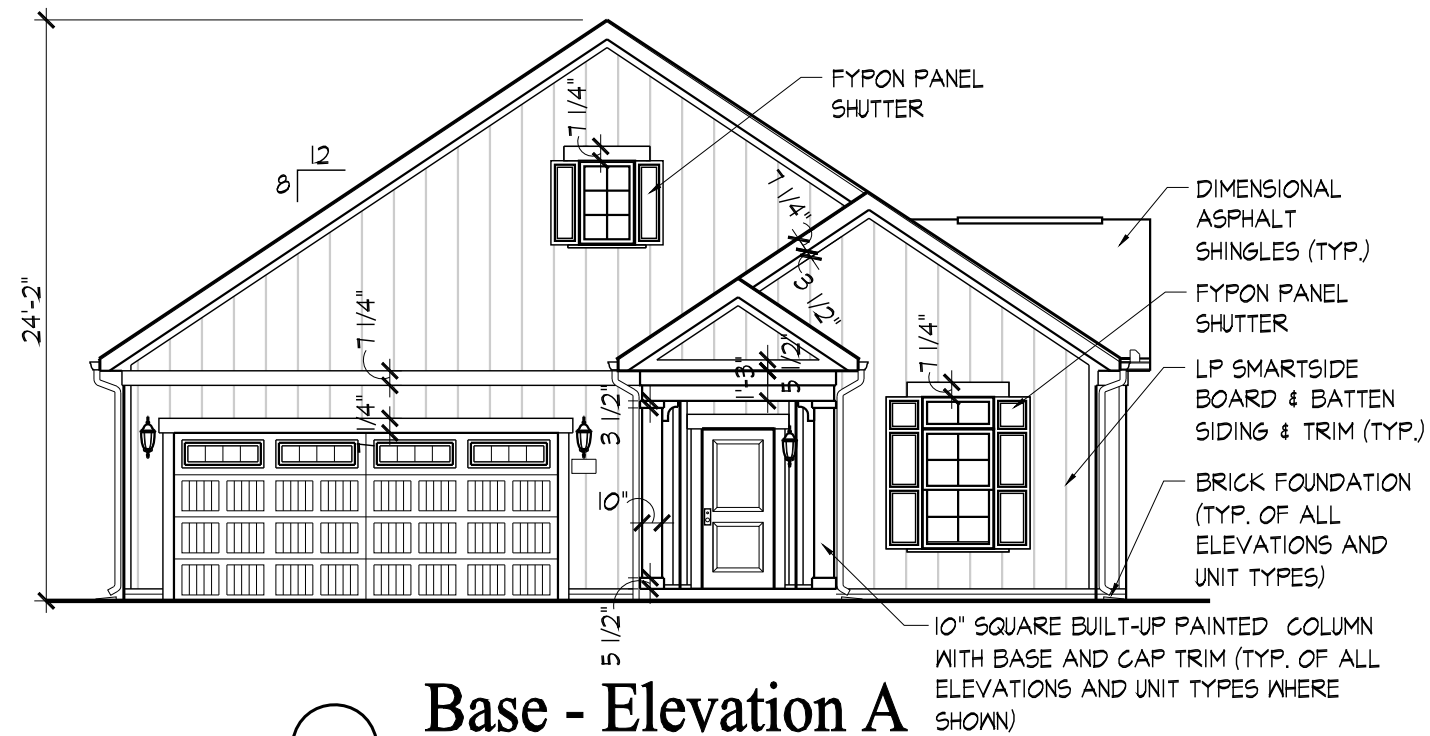
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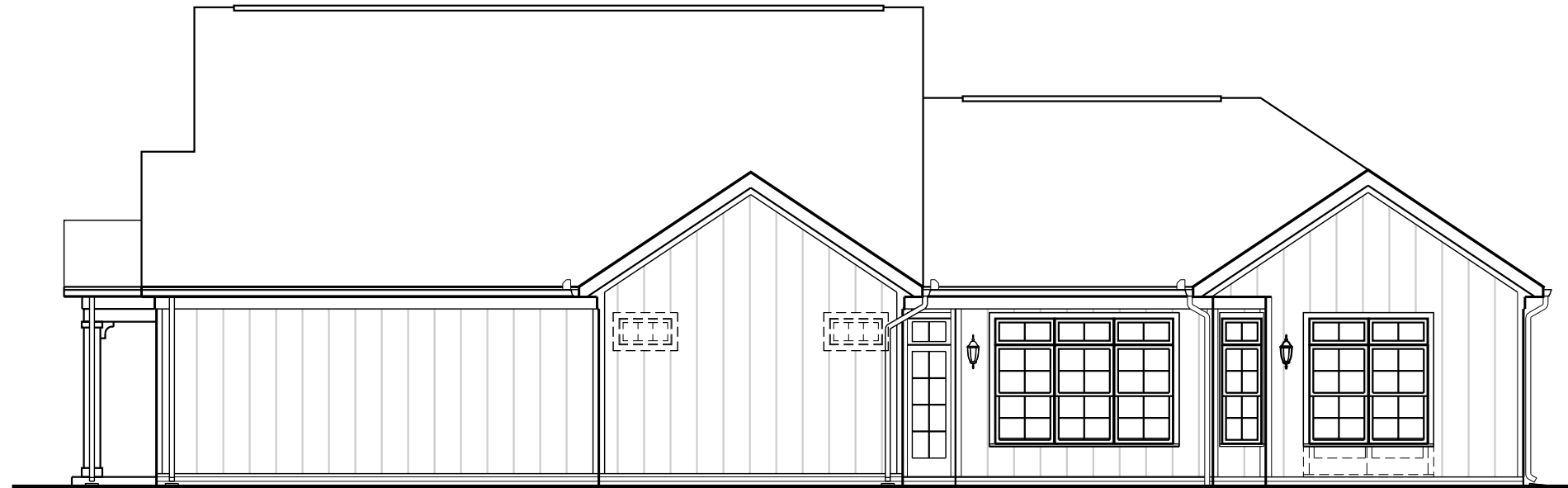
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COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



○ **Base - Elevation A**
Scale: 1/8" = 1'-0" FRONT



○ **Base - Elevation A**
Scale: 1/8" = 1'-0" RIGHT SIDE

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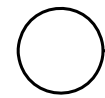
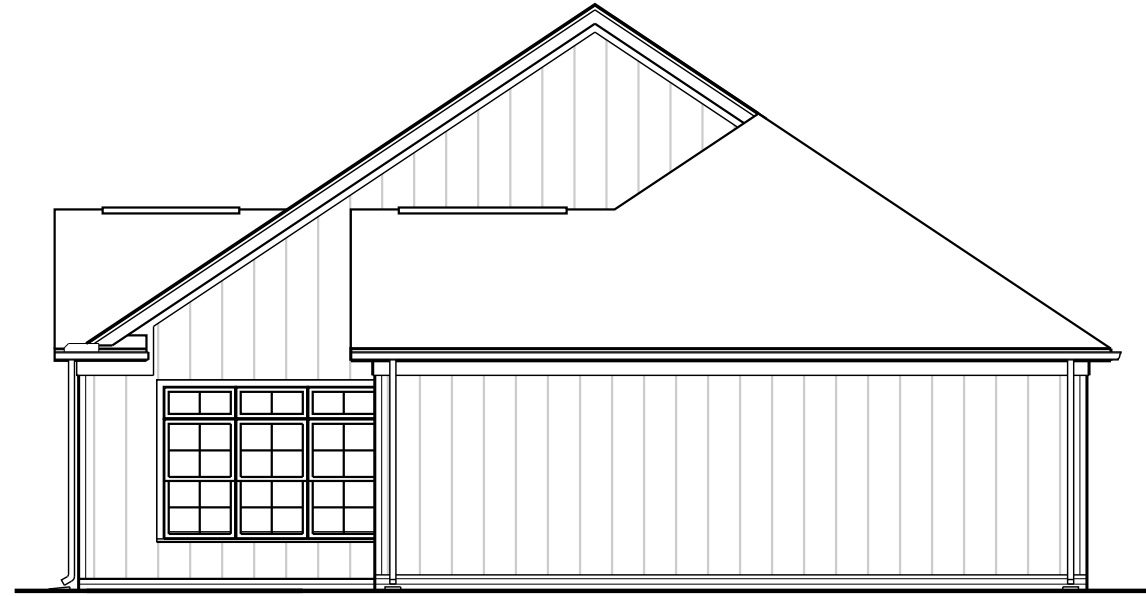
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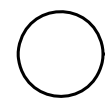
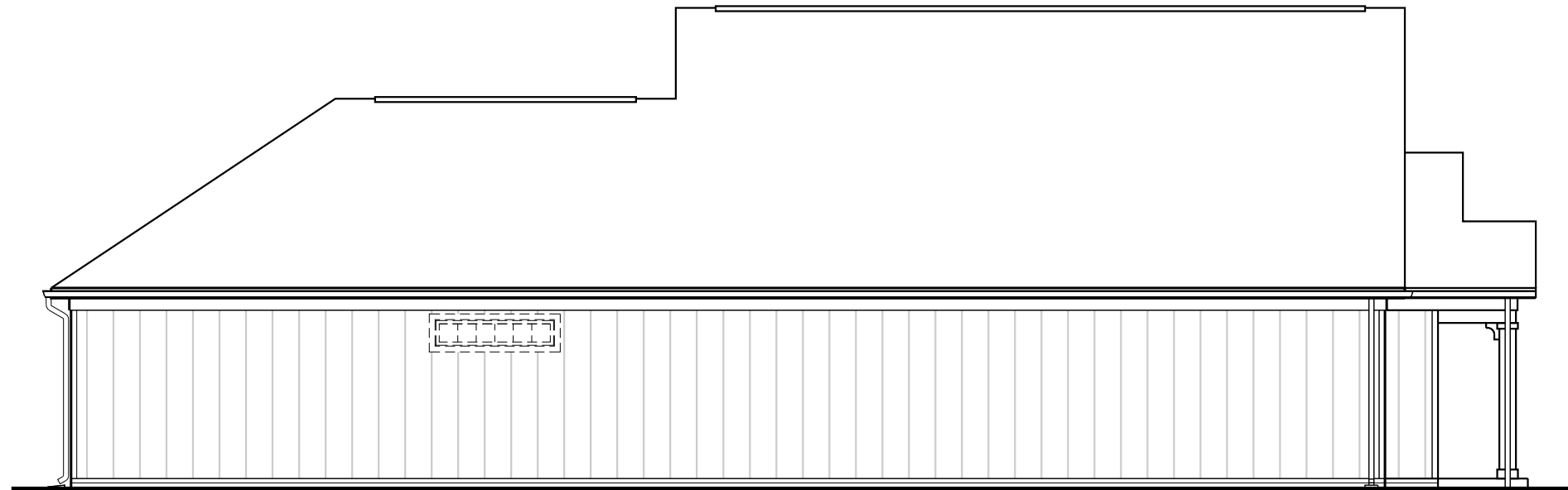
COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



Base - Elevation A

Scale: 1/8" = 1'-0" REAR



Base - Elevation A

Scale: 1/8" = 1'-0" LEFT SIDE

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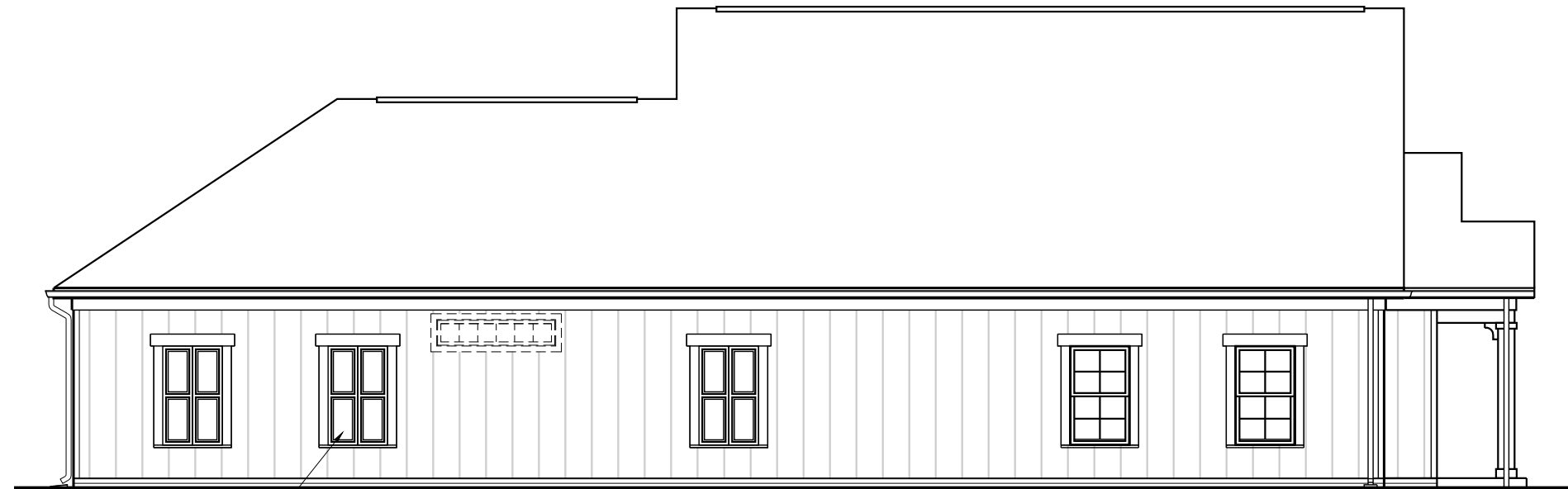
COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



Base - Elevation A

Scale: 1/8" = 1'-0" ENHANCED REAR



Base - Elevation A

Scale: 1/8" = 1'-0" ENHANCED LEFT SIDE

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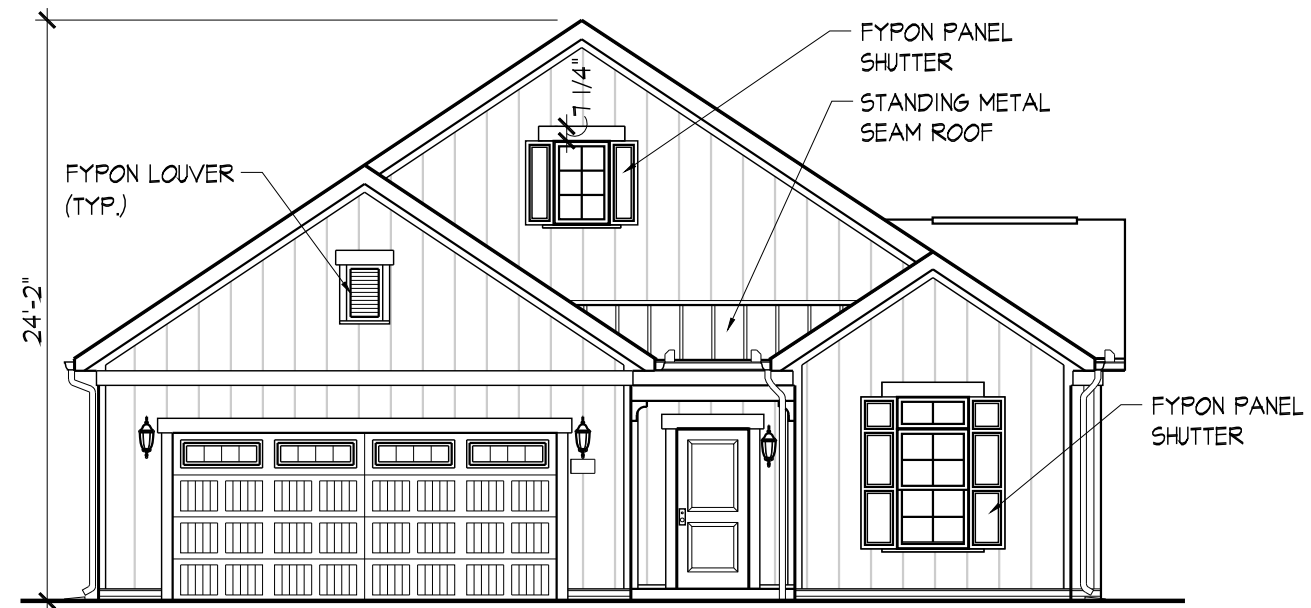
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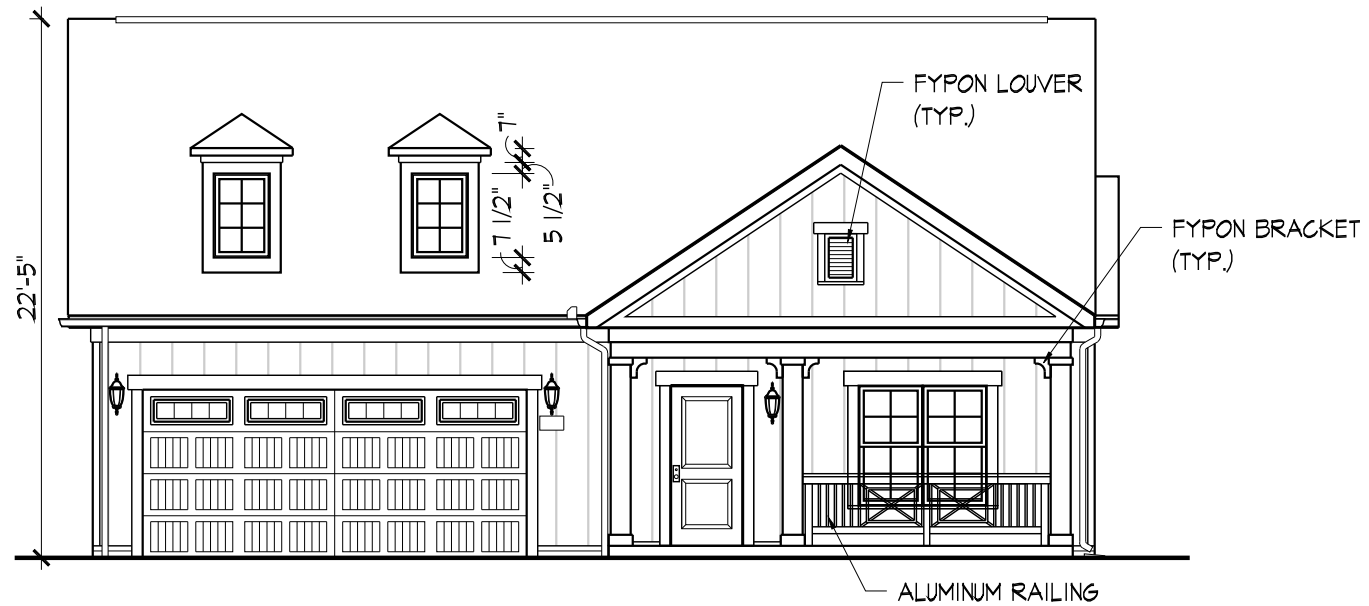
COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



Base - Elevation B

Scale: 1/8" = 1'-0" FRONT



Base - Elevation C

Scale: 1/8" = 1'-0" FRONT



Base - Elevation D

Scale: 1/8" = 1'-0" FRONT

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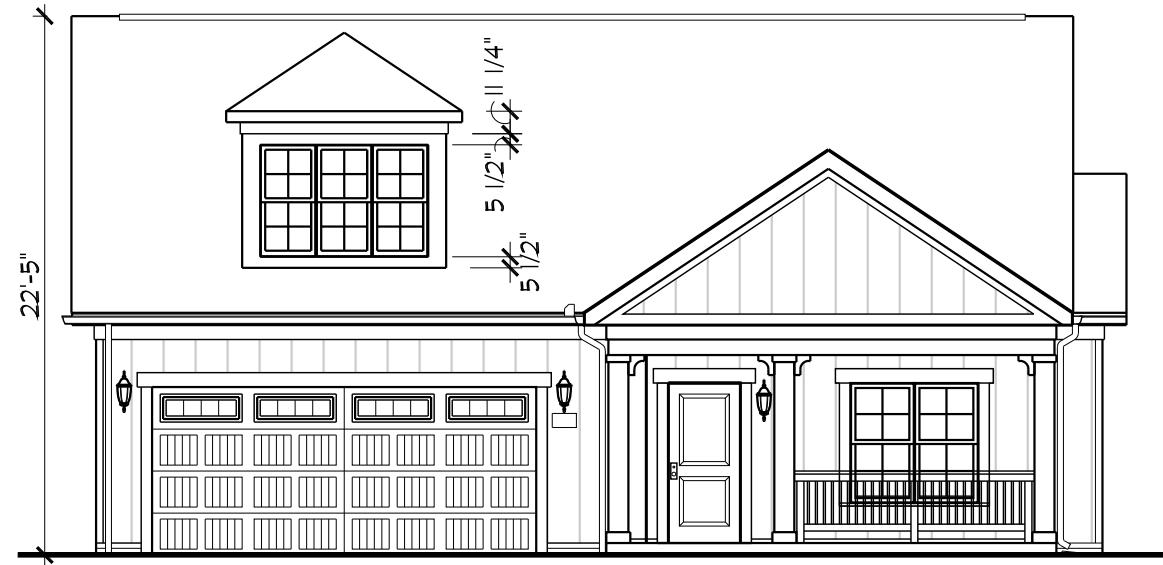
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COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



Bonus - Elevation A

Scale: 1/8" = 1'-0" FRONT



Bonus - Elevation A

Scale: 1/8" = 1'-0" RIGHT SIDE

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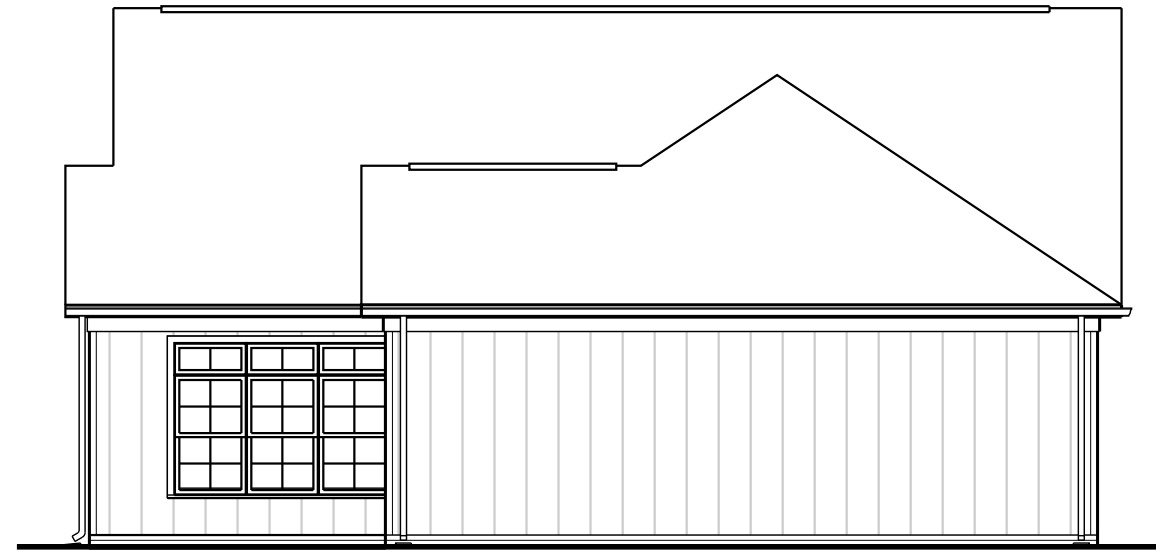
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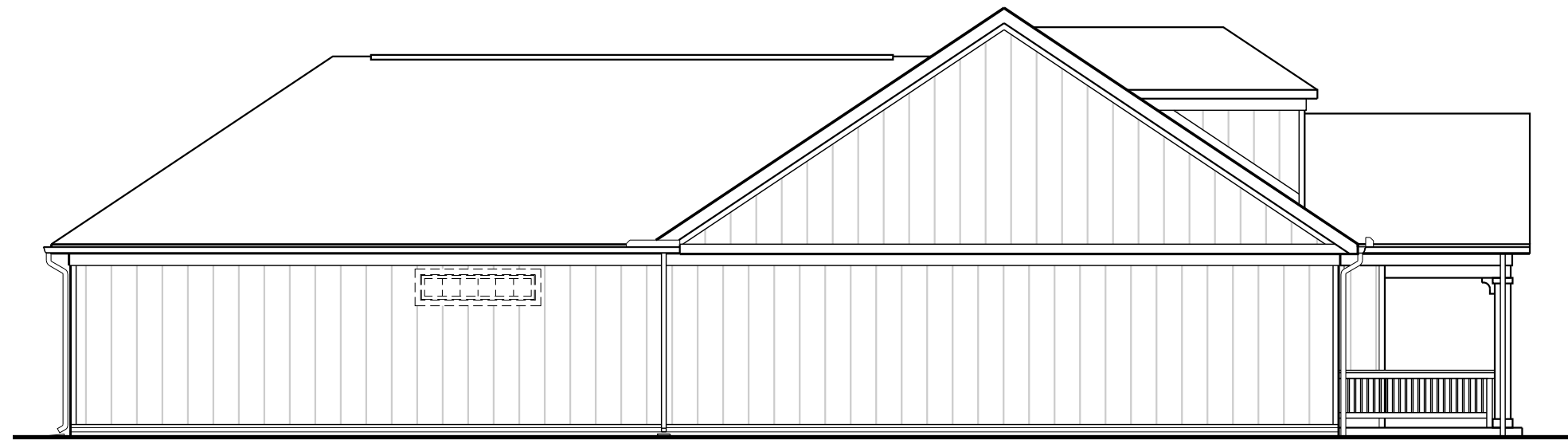
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COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



○ **Bonus - Elevation A**
Scale: 1/8" = 1'-0" REAR



○ **Bonus - Elevation A**
Scale: 1/8" = 1'-0" LEFT SIDE

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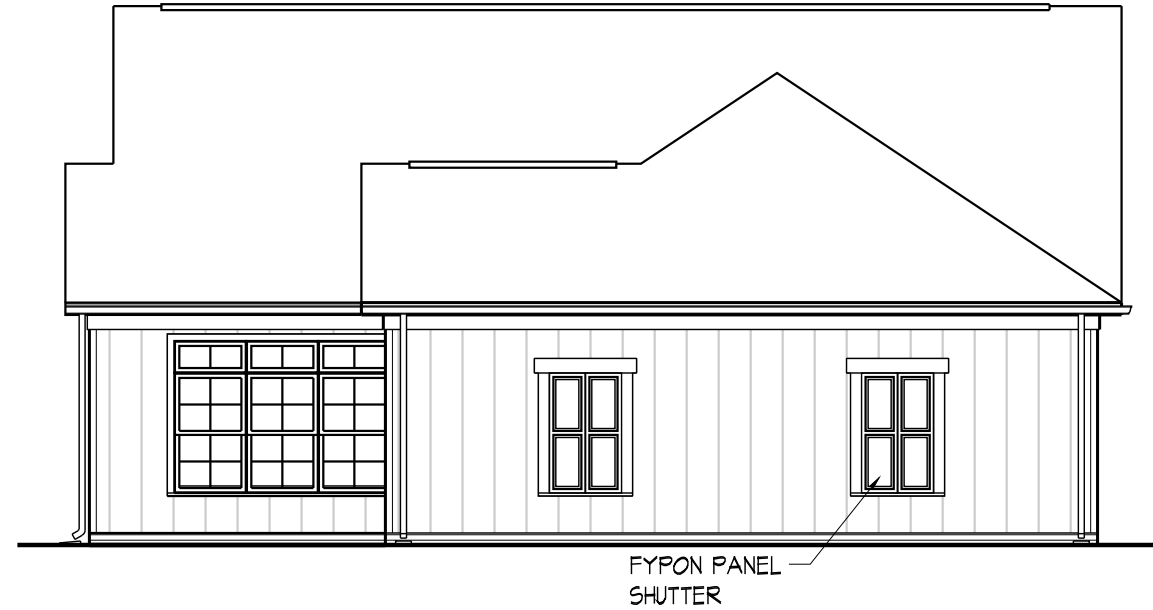
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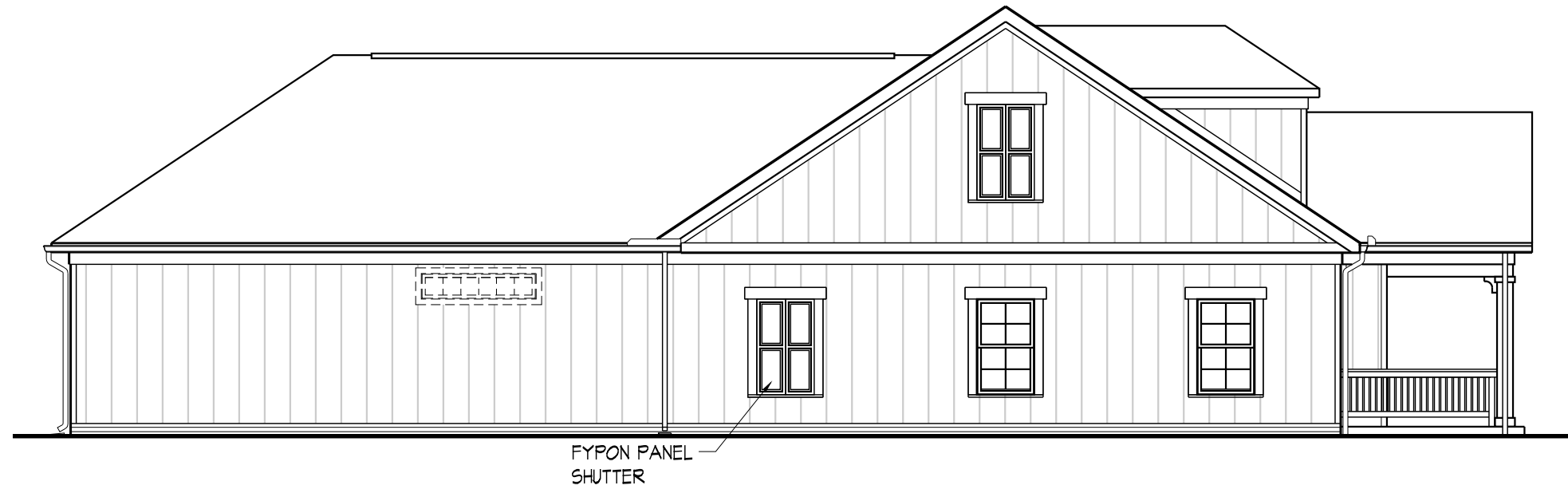
COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



Bonus - Elevation A

Scale: 1/8" = 1'-0" ENHANCED REAR



Bonus - Elevation A

Scale: 1/8" = 1'-0" ENHANCED LEFT SIDE

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COURTYARDS AT HAINES CREEK

UNIT D-2 - PORTICO



○ **Bonus - Elevation B**

Scale: 1/8" = 1'-0"

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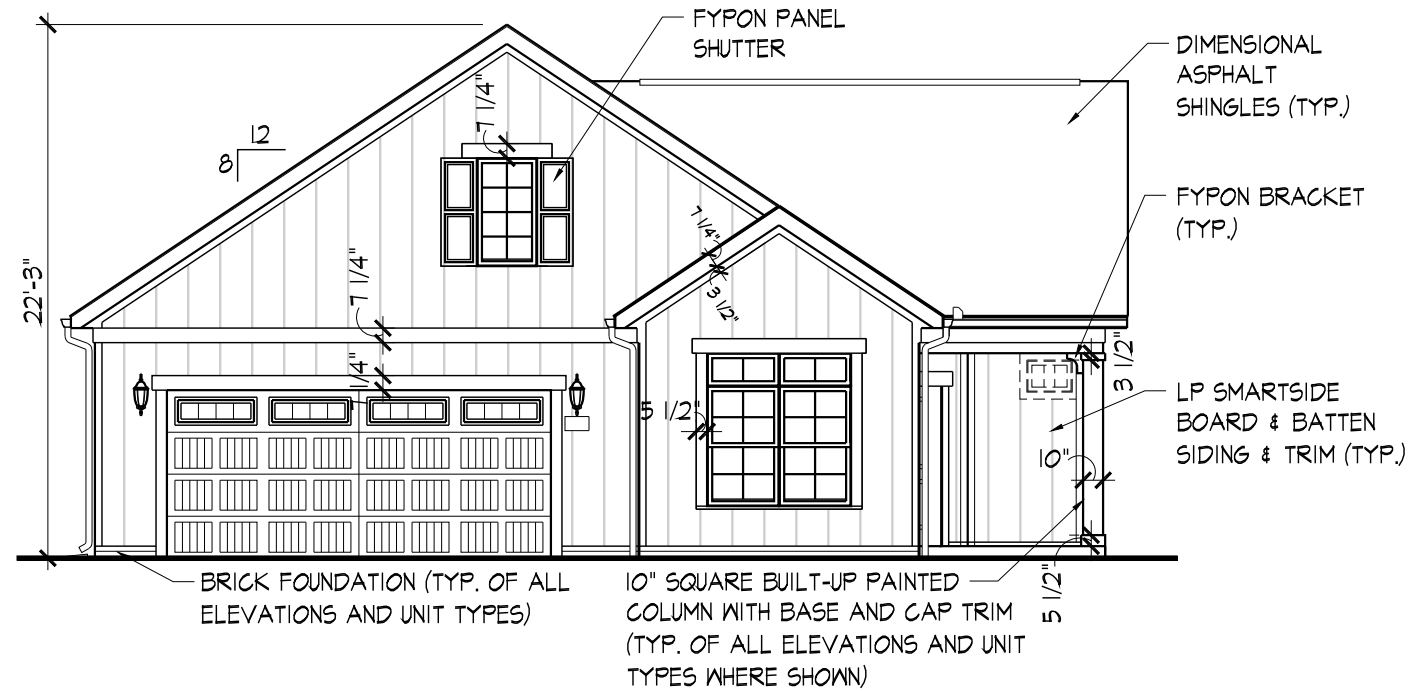
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COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



Base - Elevation A

Scale: 1/8" = 1'-0" FRONT



Base - Elevation A

Scale: 1/8" = 1'-0" RIGHT SIDE

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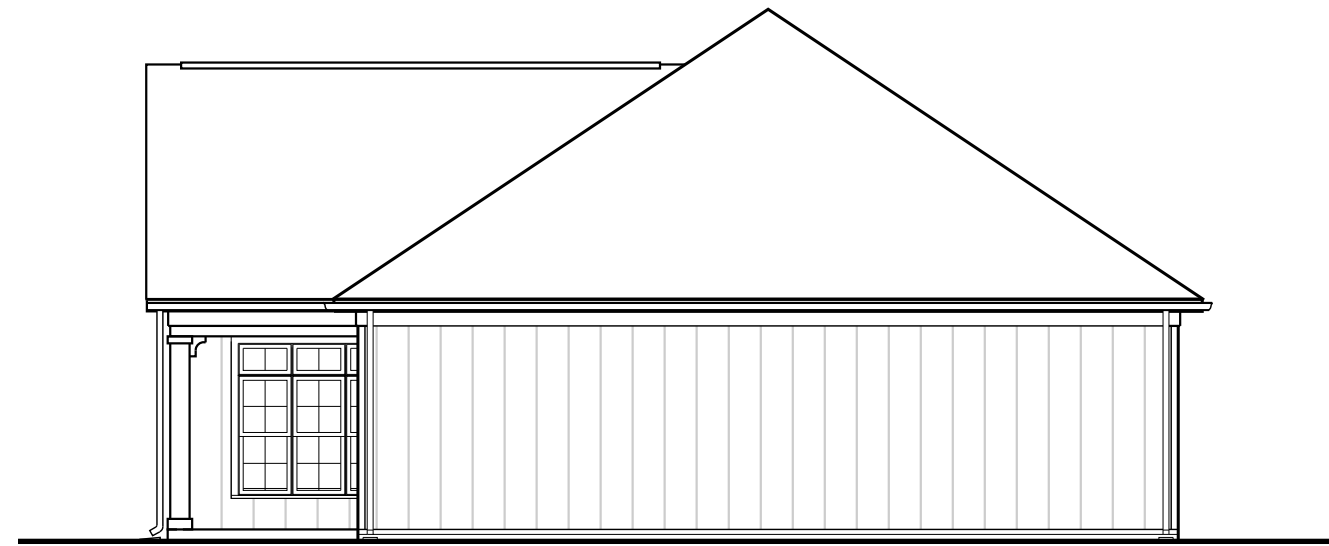
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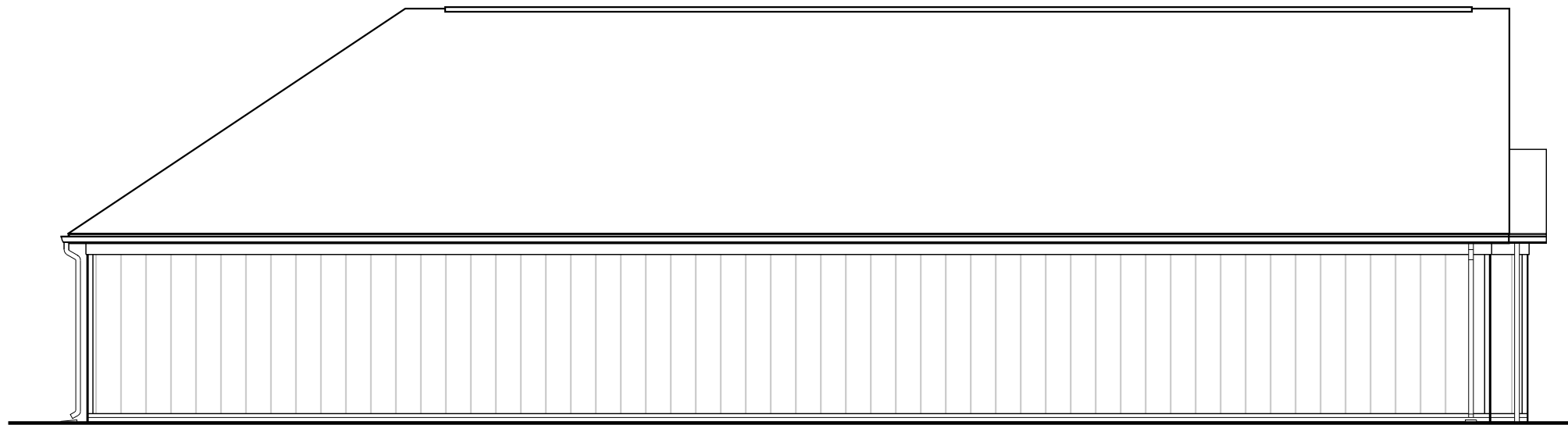
COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



Base - Elevation A

Scale: 1/8" = 1'-0" REAR



Base - Elevation A

Scale: 1/8" = 1'-0" LEFT SIDE

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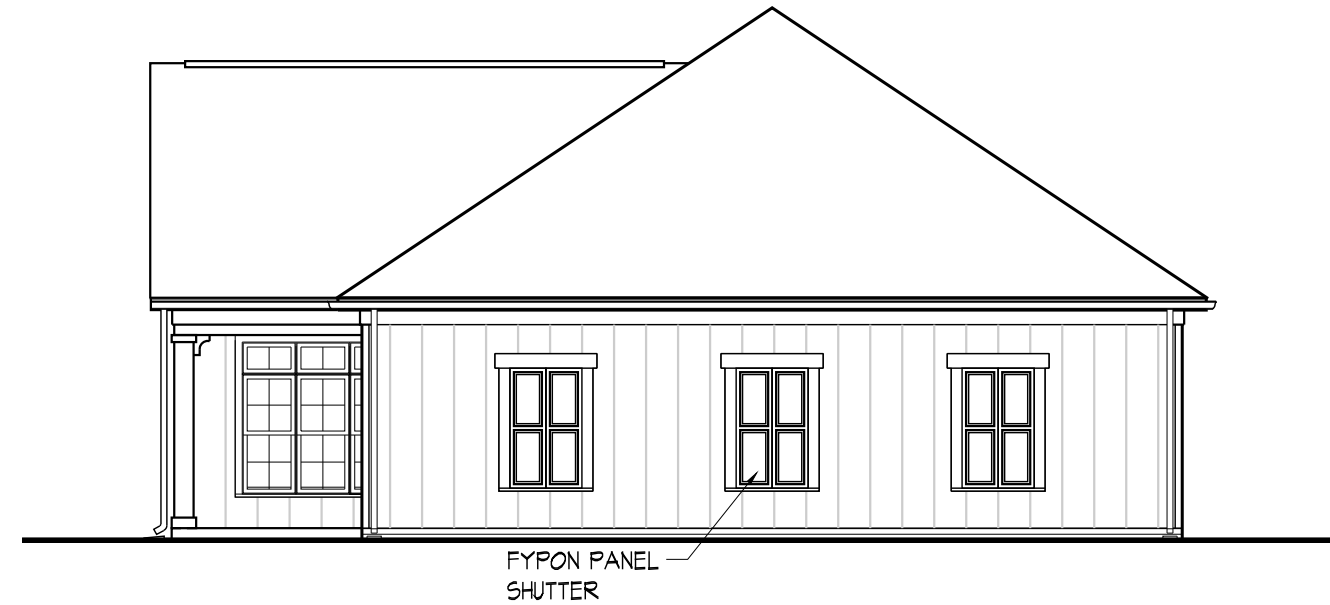
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COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



Base - Elevation A

Scale: 1/8" = 1'-0" ENHANCED REAR



Base - Elevation A

Scale: 1/8" = 1'-0" ENHANCED LEFT SIDE

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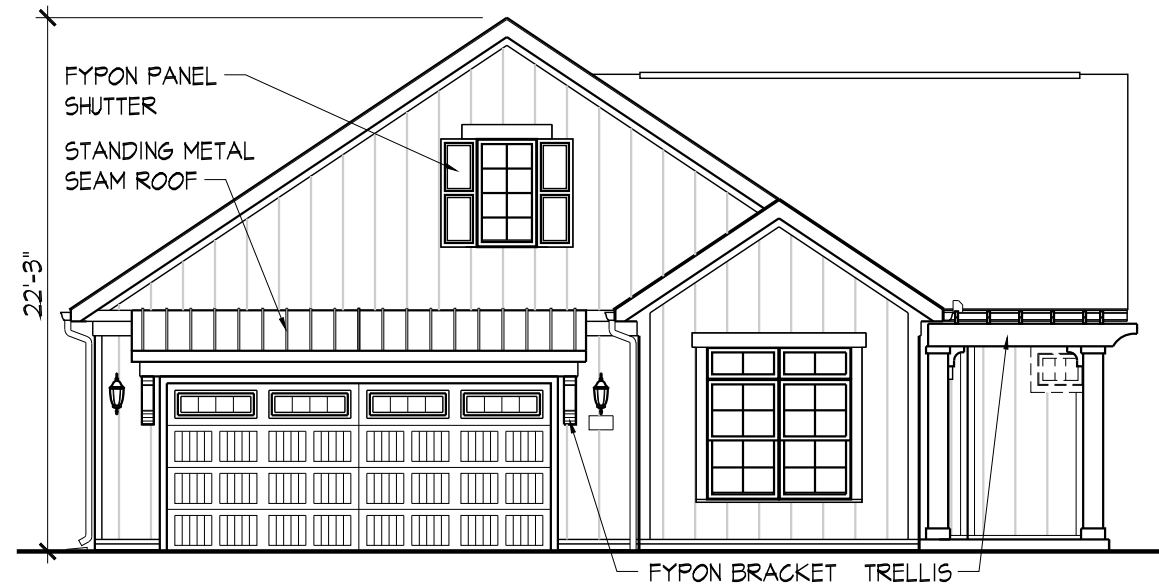
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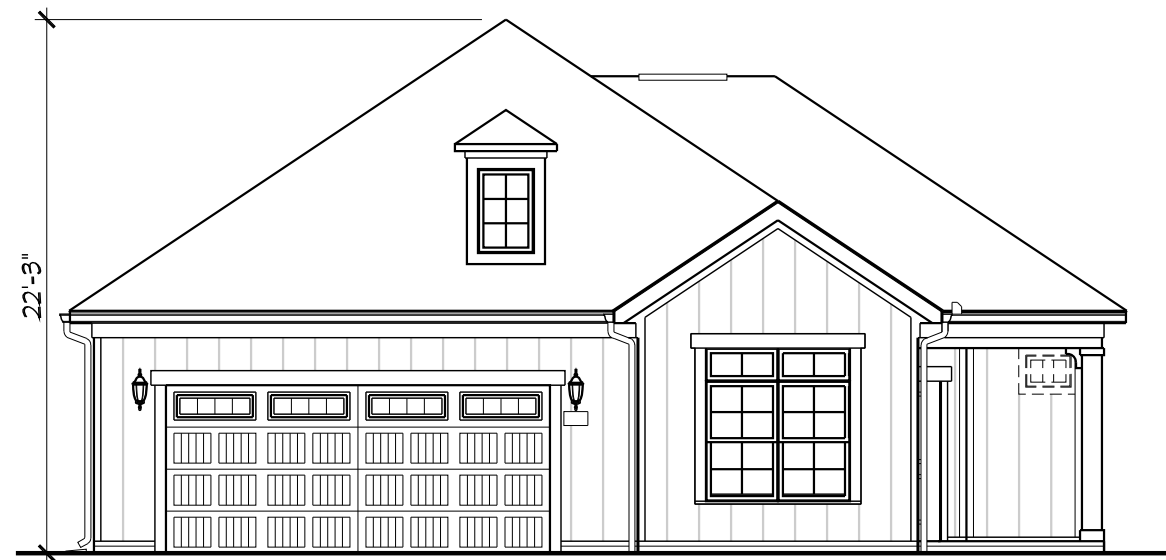
COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



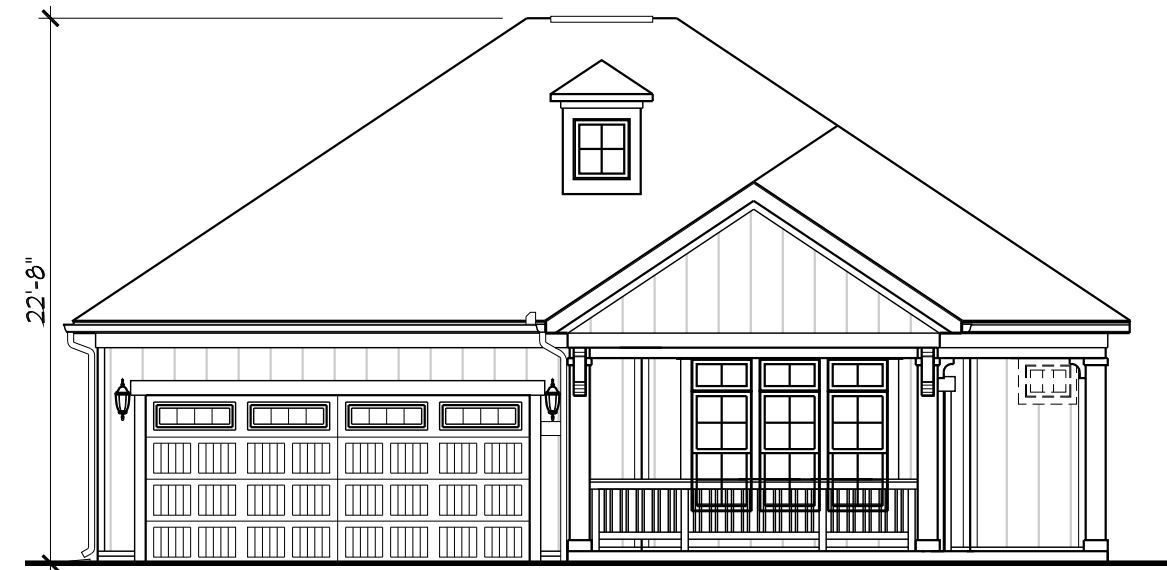
Base - Elevation B

Scale: 1/8" = 1'-0"



Base - Elevation C

Scale: 1/8" = 1'-0"



Base - Elevation D

Scale: 1/8" = 1'-0"

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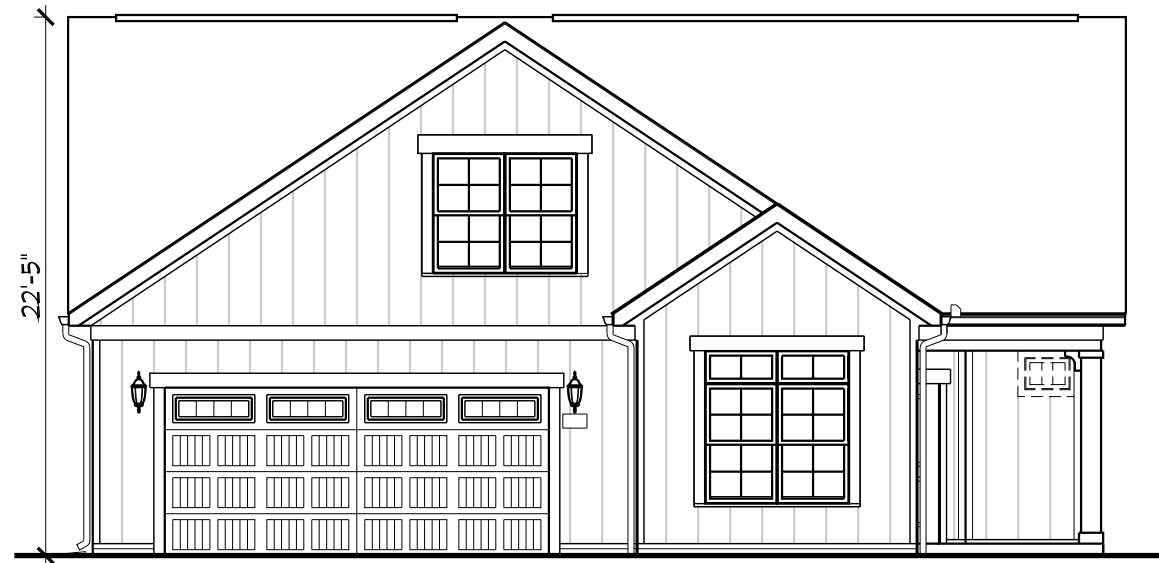
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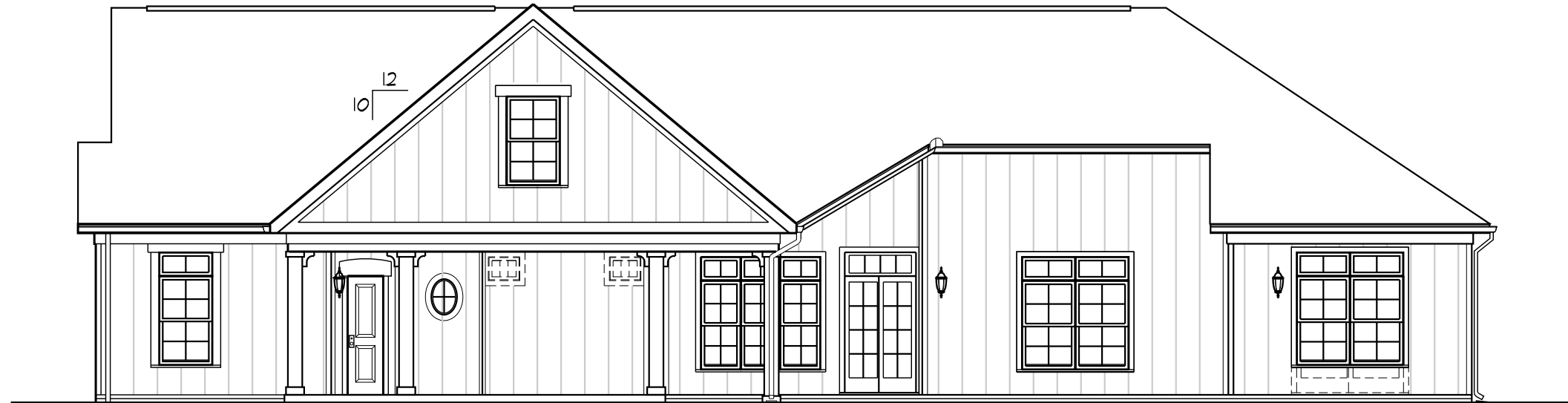
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COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



○ **Bonus - Elevation A**
Scale: 1/8" = 1'-0" FRONT



○ **Bonus - Elevation A**
Scale: 1/8" = 1'-0" RIGHT SIDE

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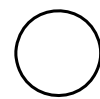
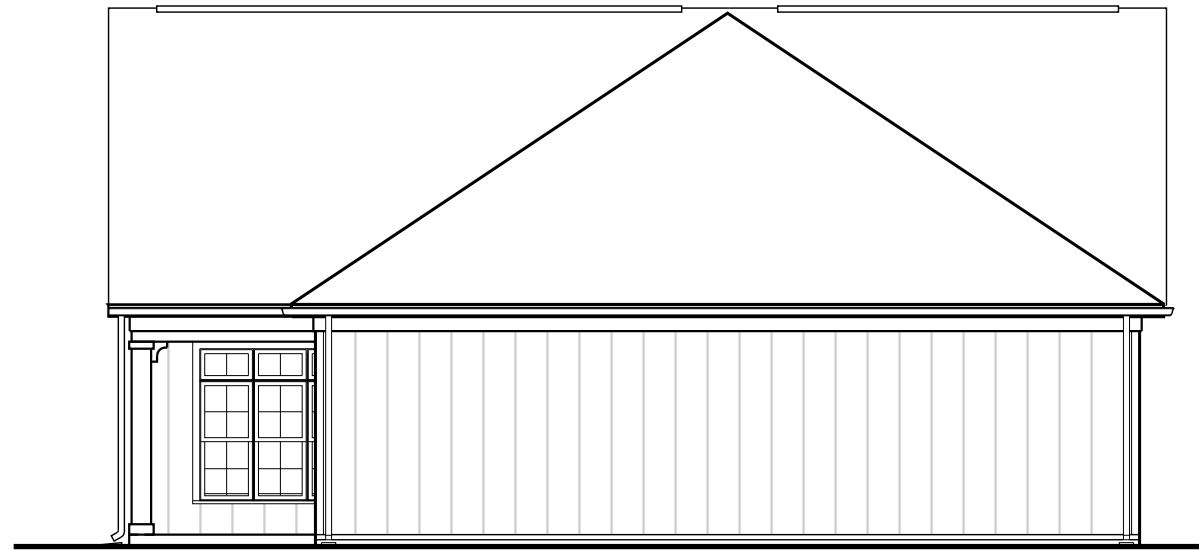
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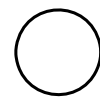
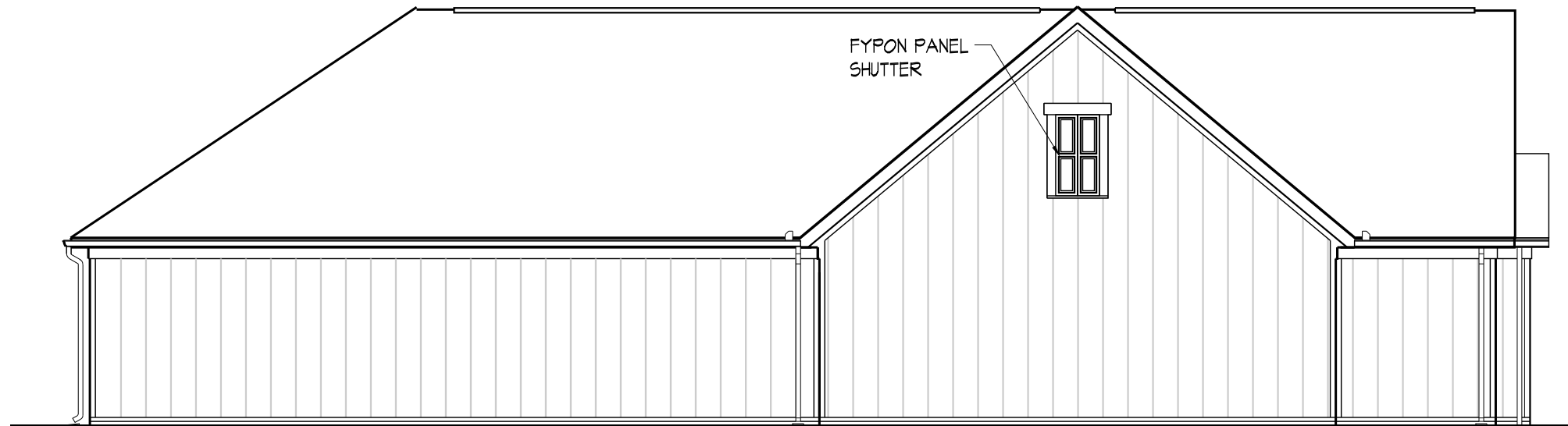
COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



Bonus - Elevation A

Scale: 1/8" = 1'-0" REAR



Bonus - Elevation A

Scale: 1/8" = 1'-0" LEFT SIDE

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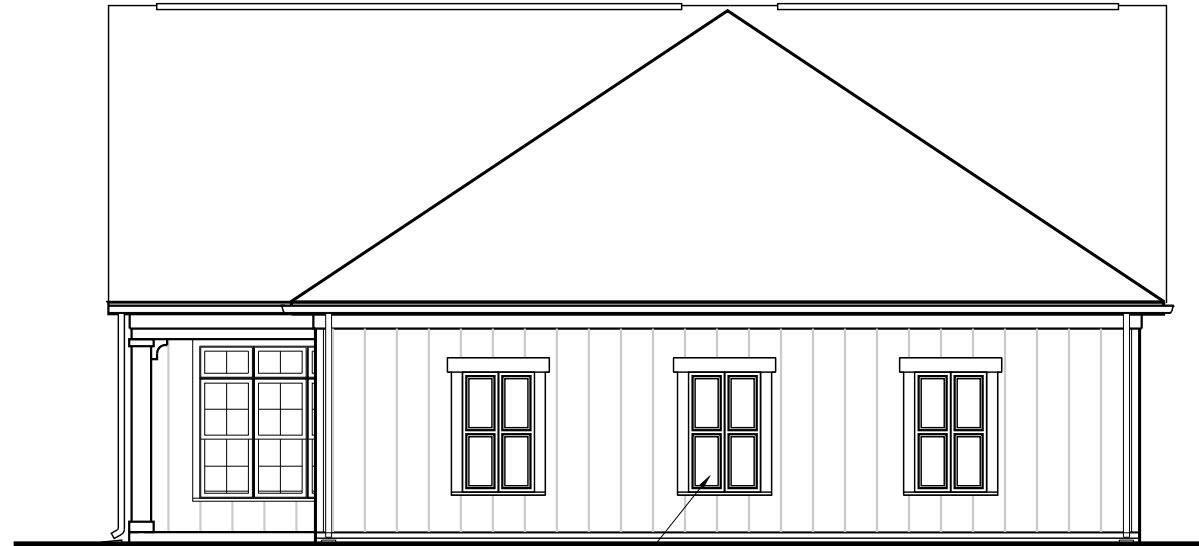
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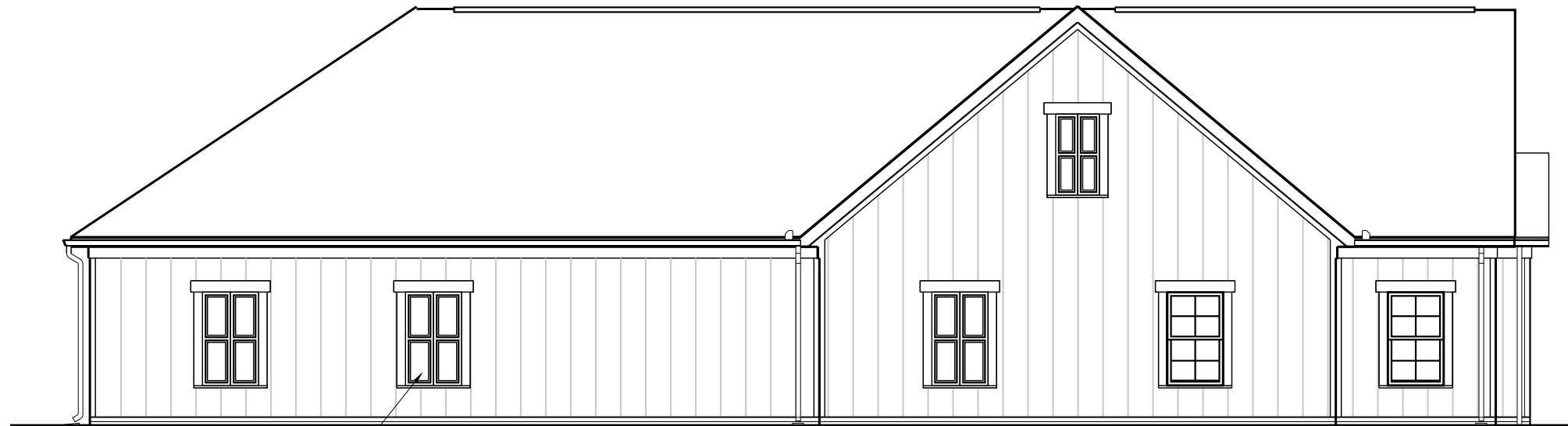
COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



Bonus - Elevation A

Scale: 1/8" = 1'-0" ENHANCED REAR



Bonus - Elevation A

Scale: 1/8" = 1'-0" ENHANCED LEFT SIDE

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COURTYARDS AT HAINES CREEK

UNIT D-3 - PROMENADE



○ Bonus - Elevation B

Scale: 1/8" = 1'-0"

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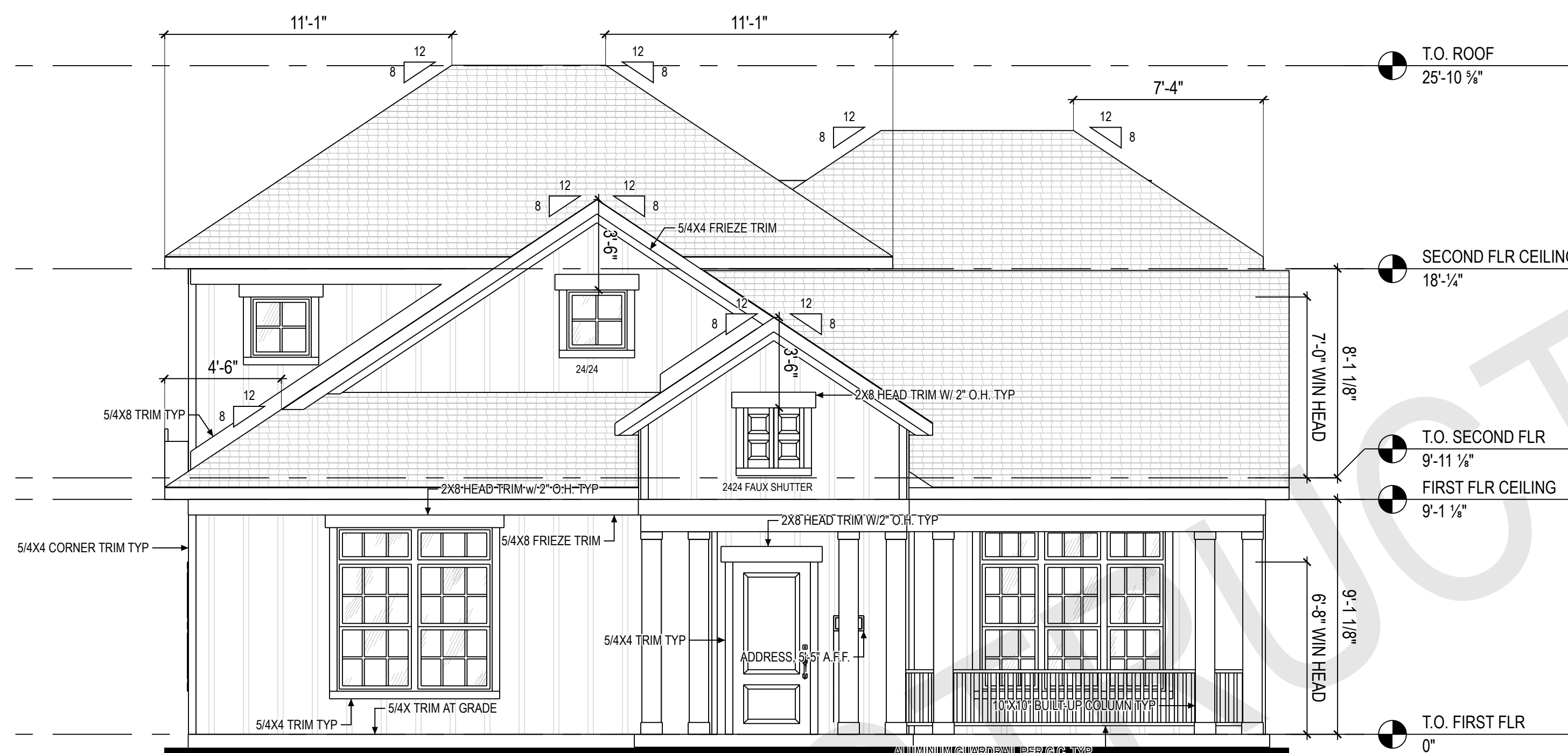


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1 FRONT ELEV
A-200 1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV
A-200 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Bonus Elevation A
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

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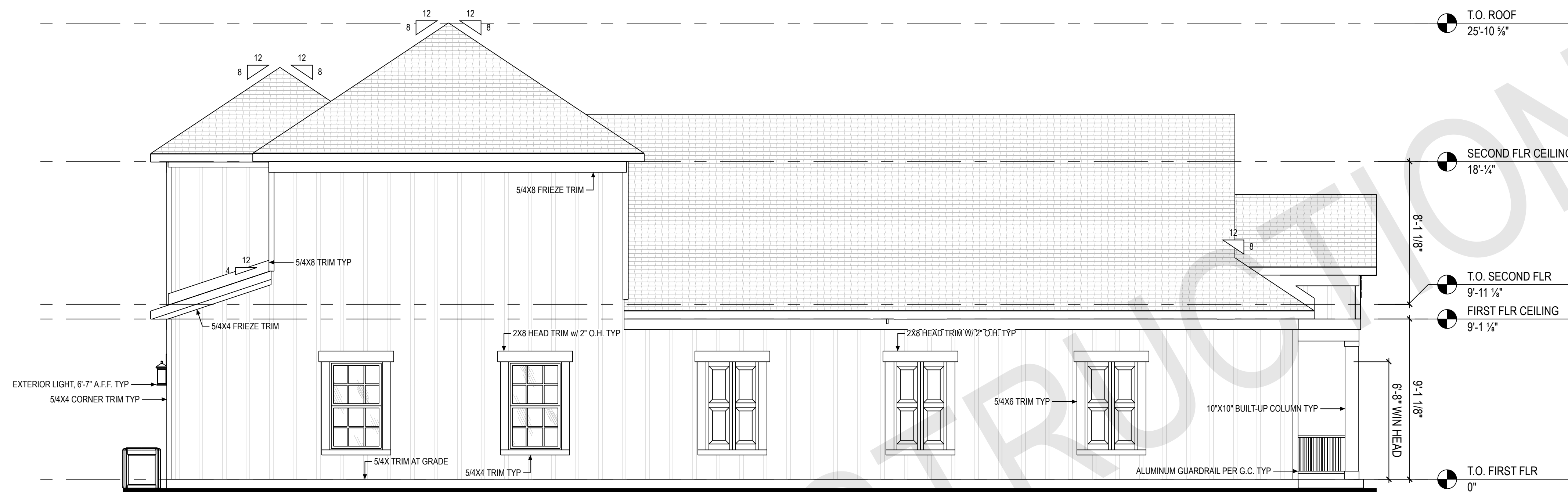


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COMMUNITIES

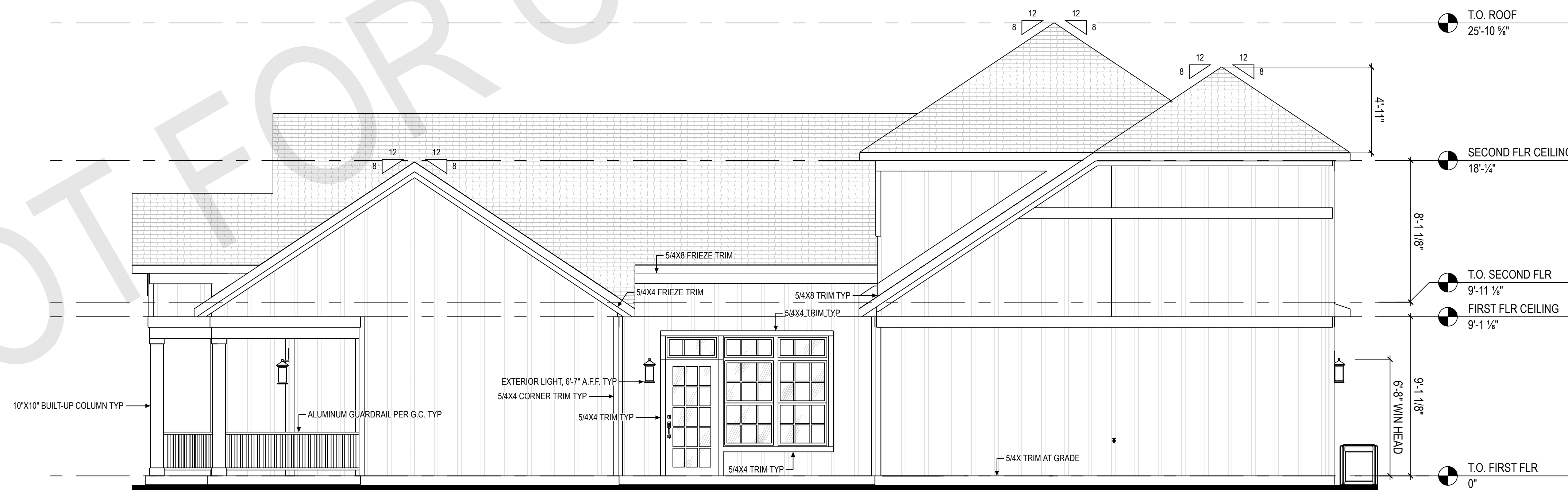
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1 LEFT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Bonus Elevation A - Enhanced Side
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

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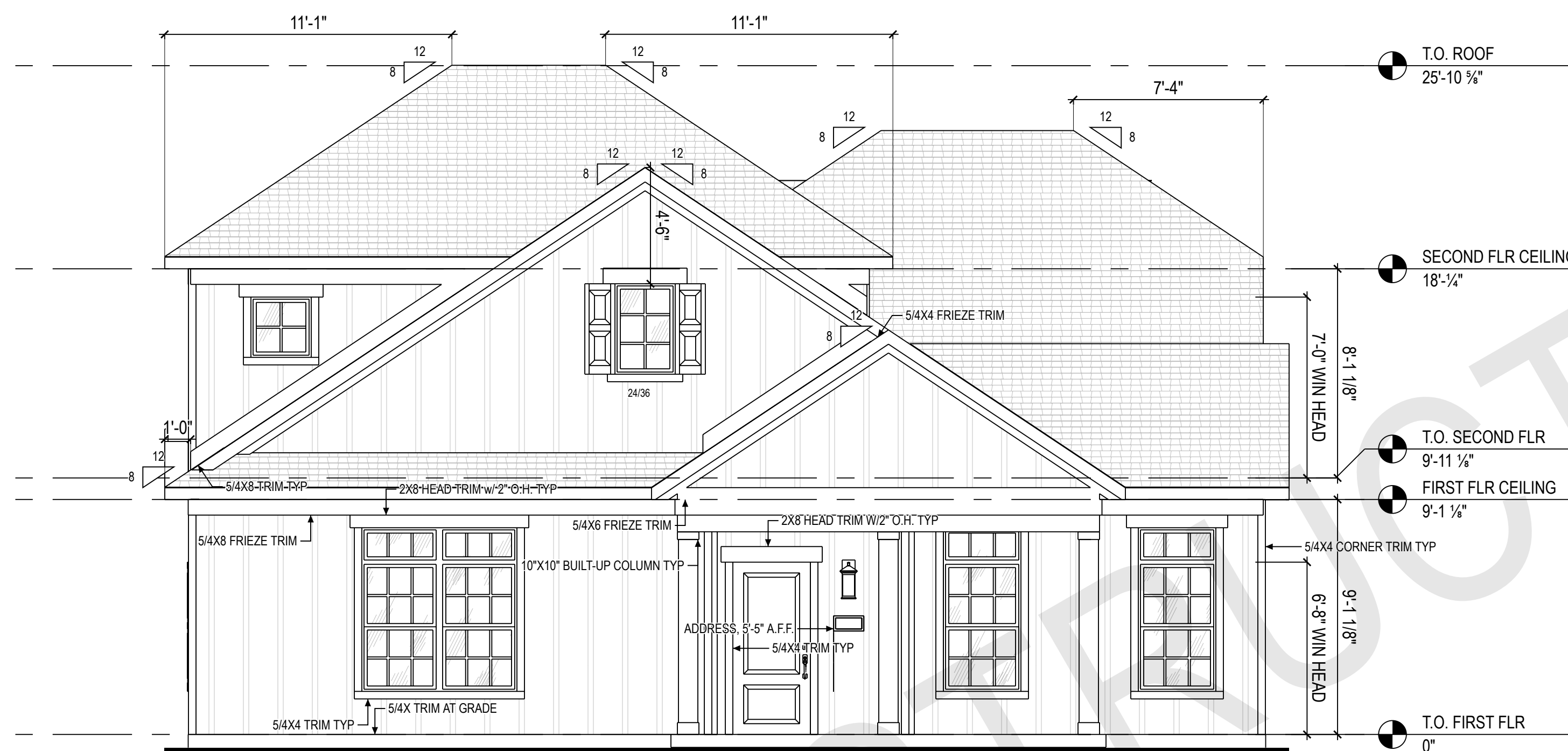


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1 FRONT ELEV
A-200 1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV
A-200 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Bonus Elevation B
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

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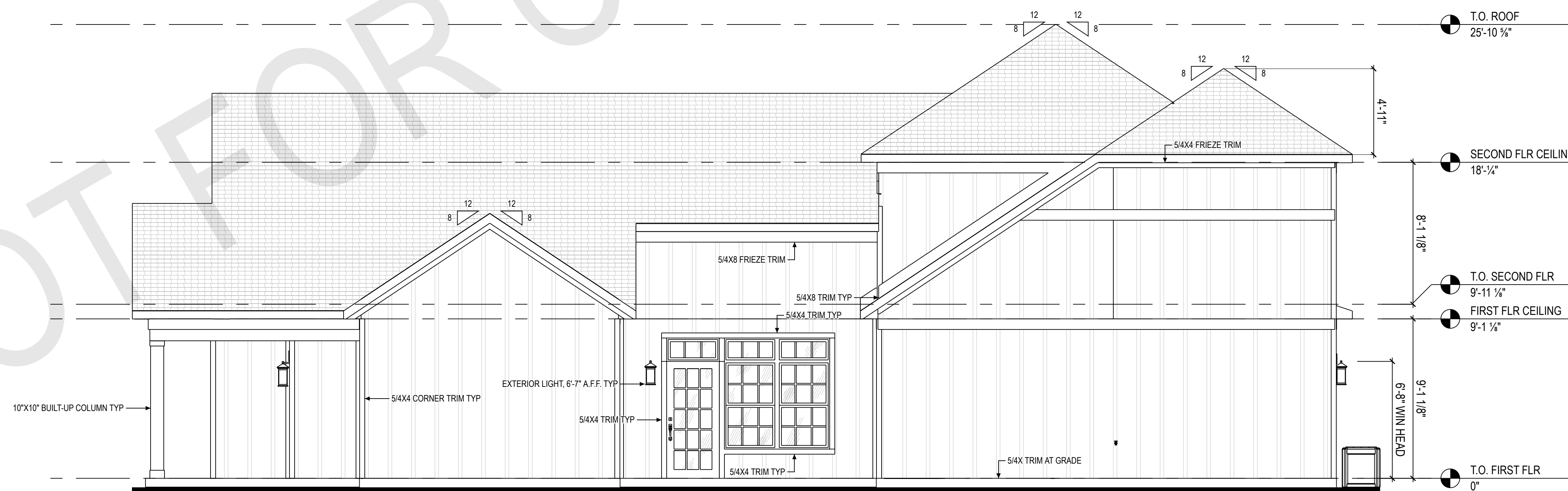
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1 LEFT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Bonus Elevation B - Enhanced Side
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

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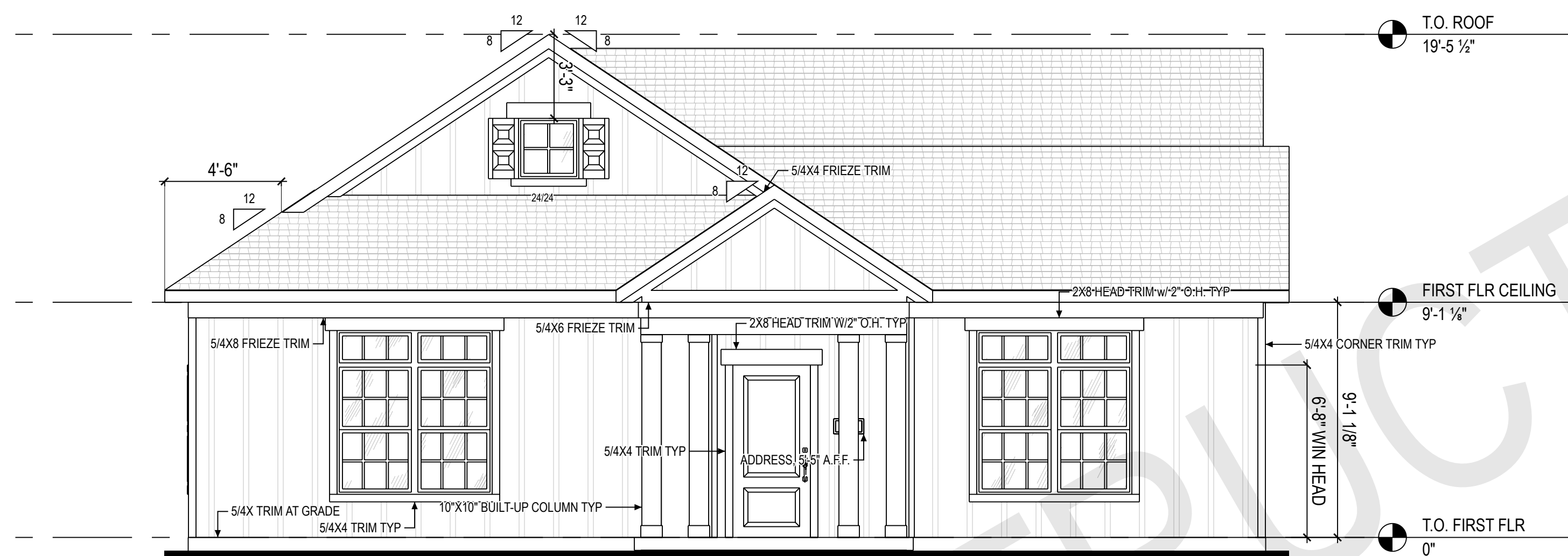


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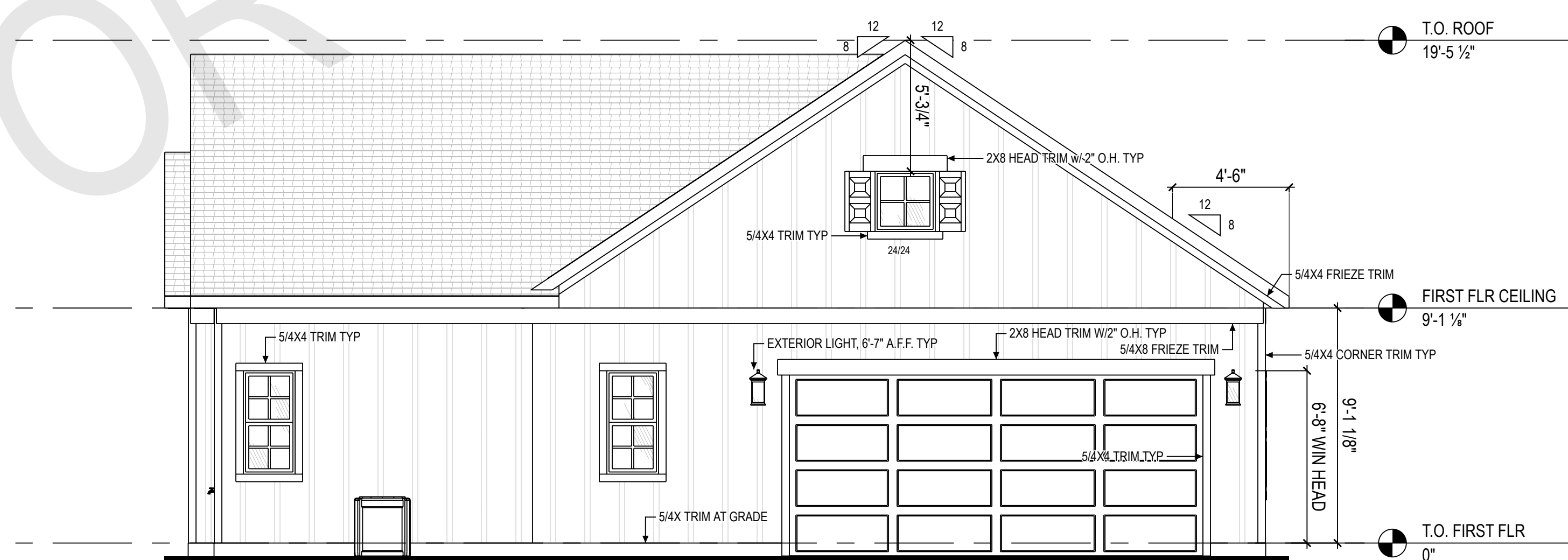
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1 FRONT ELEV
A-200 1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV
A-200 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Ranch Elevation A
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

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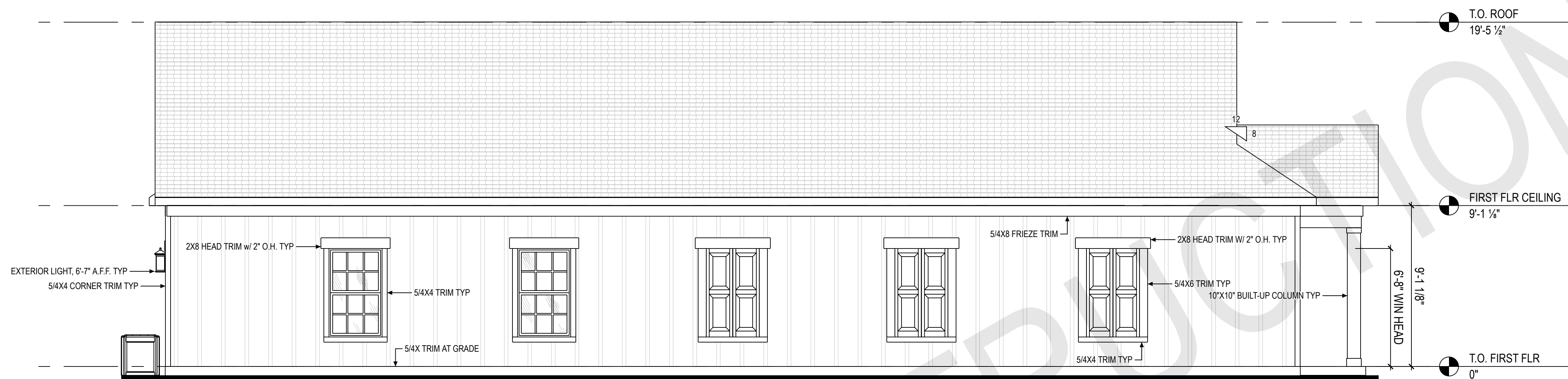


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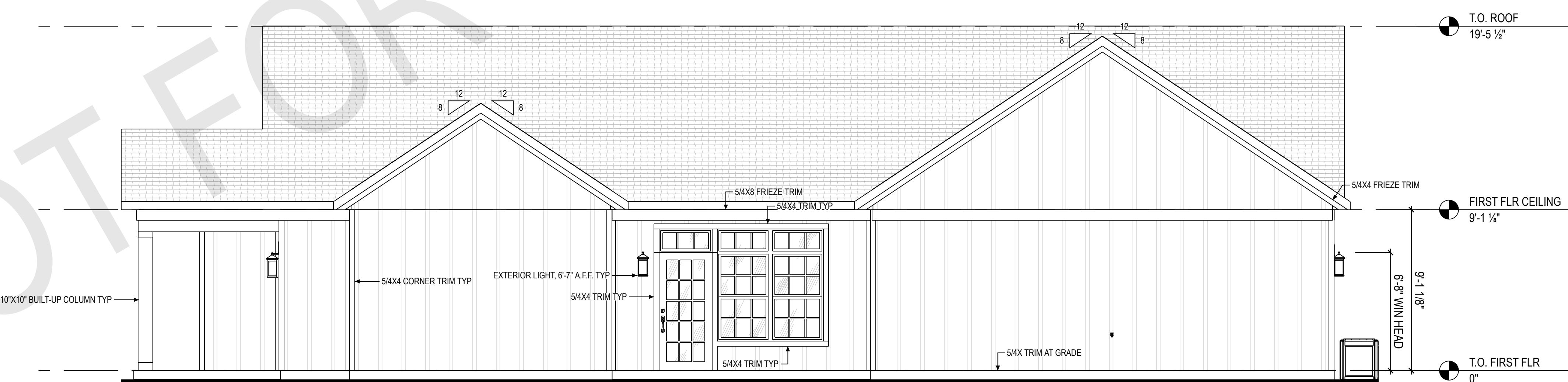
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1 LEFT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Ranch Elevation A - Enhanced Side
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

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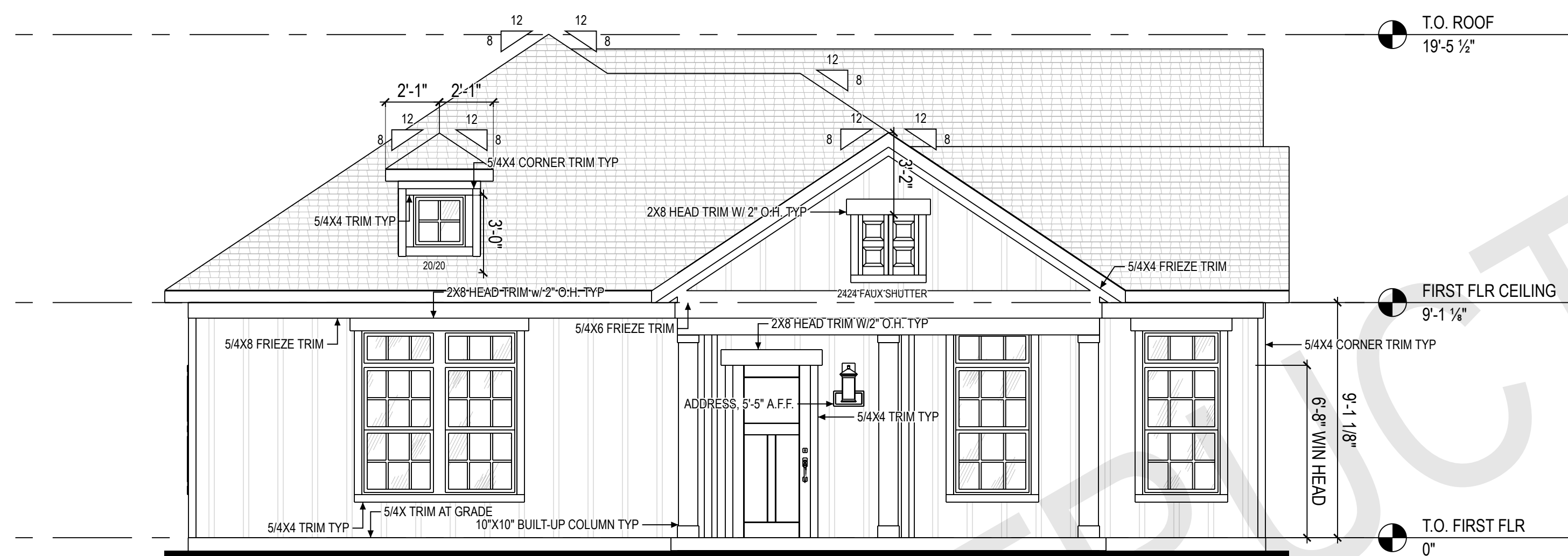


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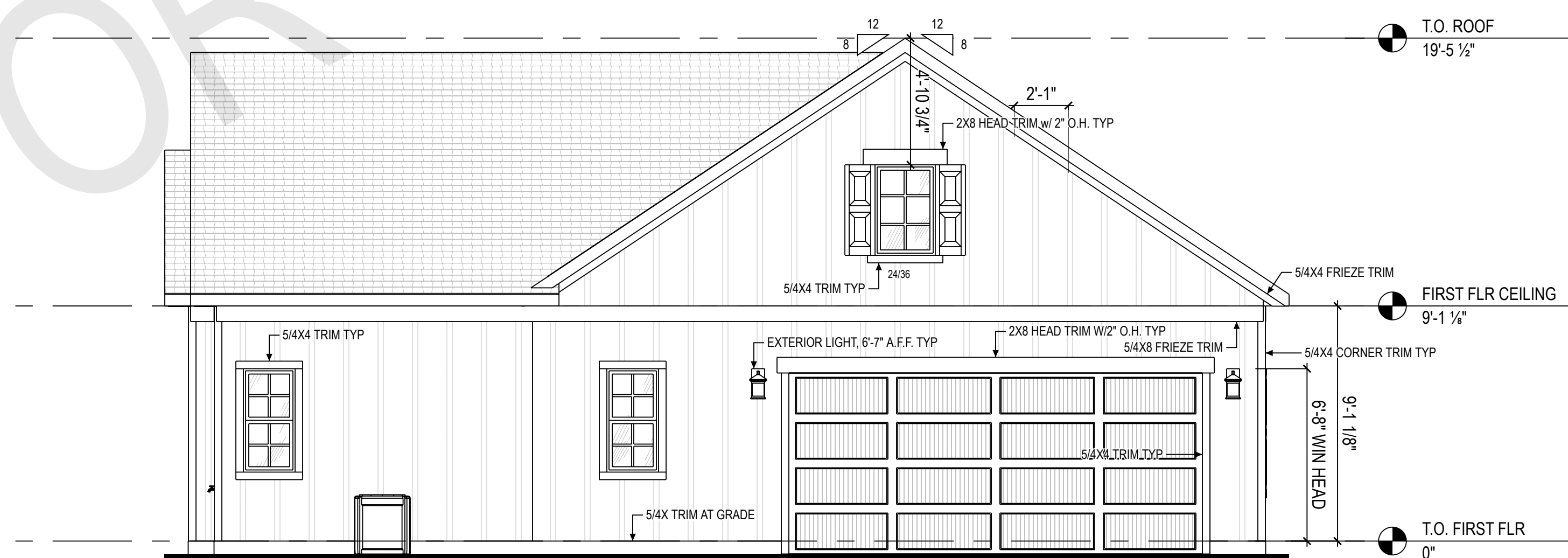
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1 FRONT ELEV
A-200 1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV
A-200 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/14/2023

PROJECT
PLAN: Bedford
ELEV: Elevation B
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

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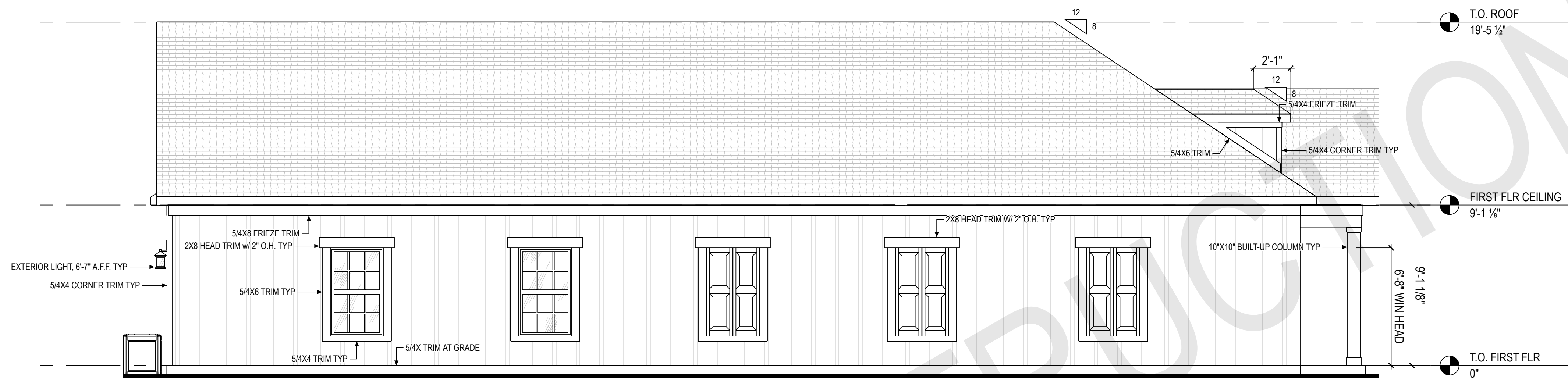


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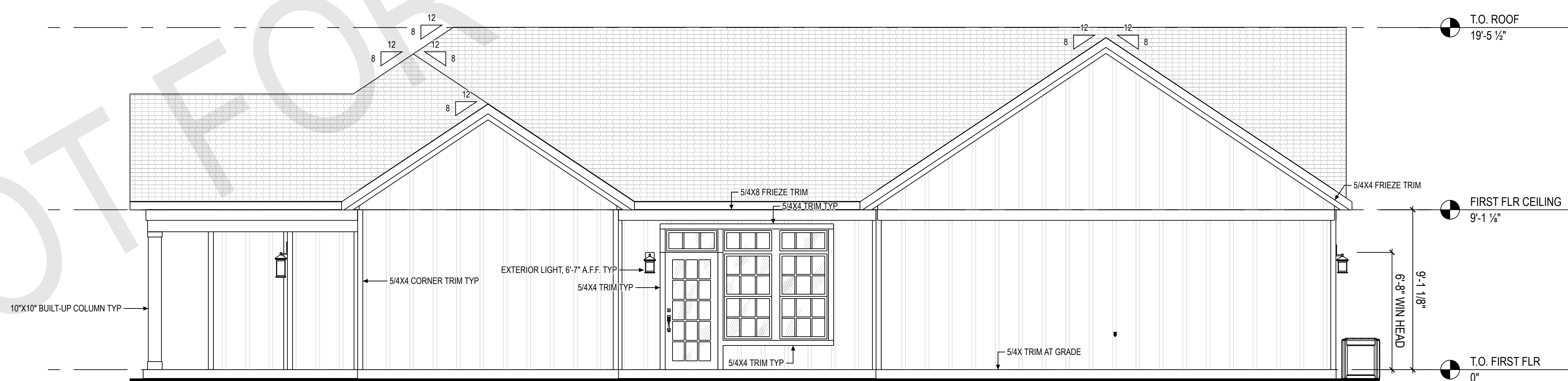
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1 LEFT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/14/2023

PROJECT
PLAN: Bedford
ELEV: Elevation B
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

NOT FOR CONSTRUCTION

© 2023 HIGHARC, INC.

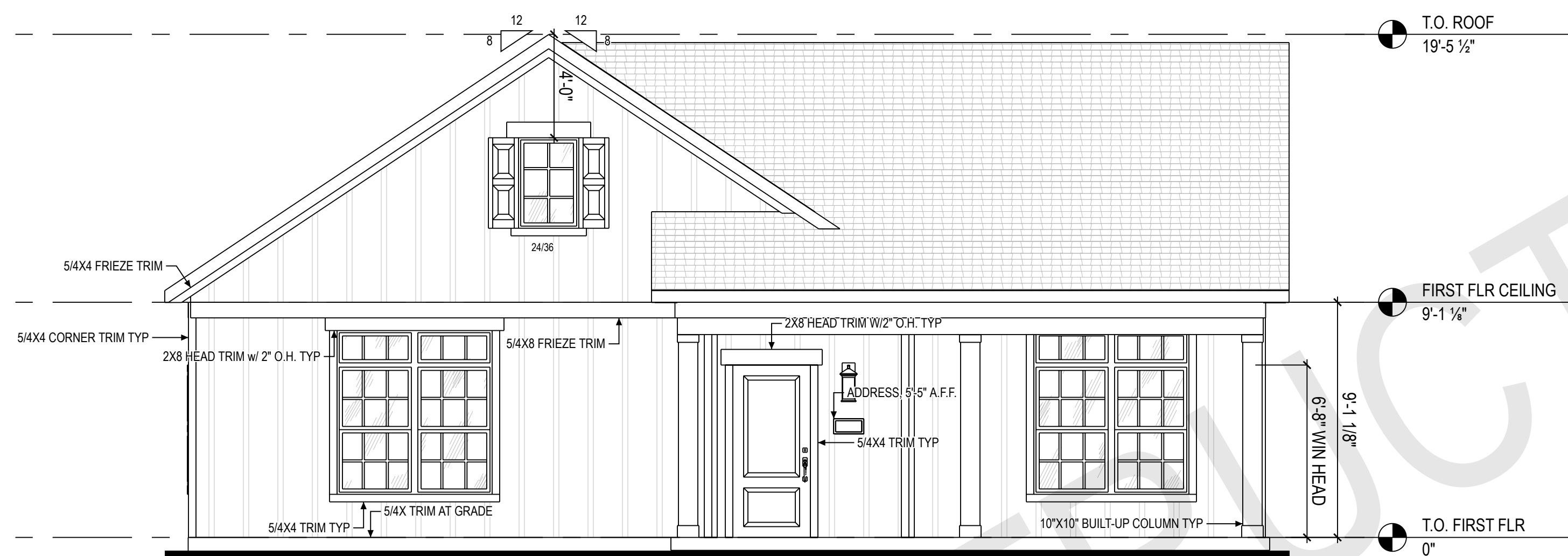


EPCON
COMMUNITIES

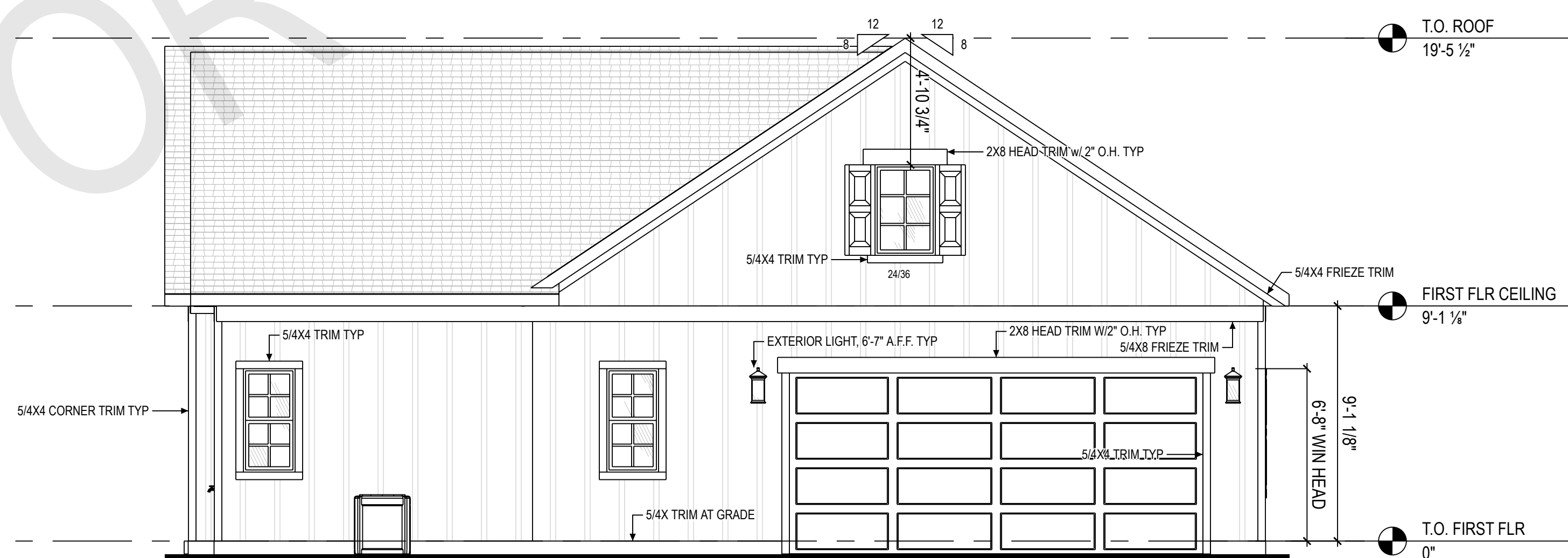
Epcon Columbus

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1 FRONT ELEV
A-200 1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV
A-200 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Ranch Elevation C
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

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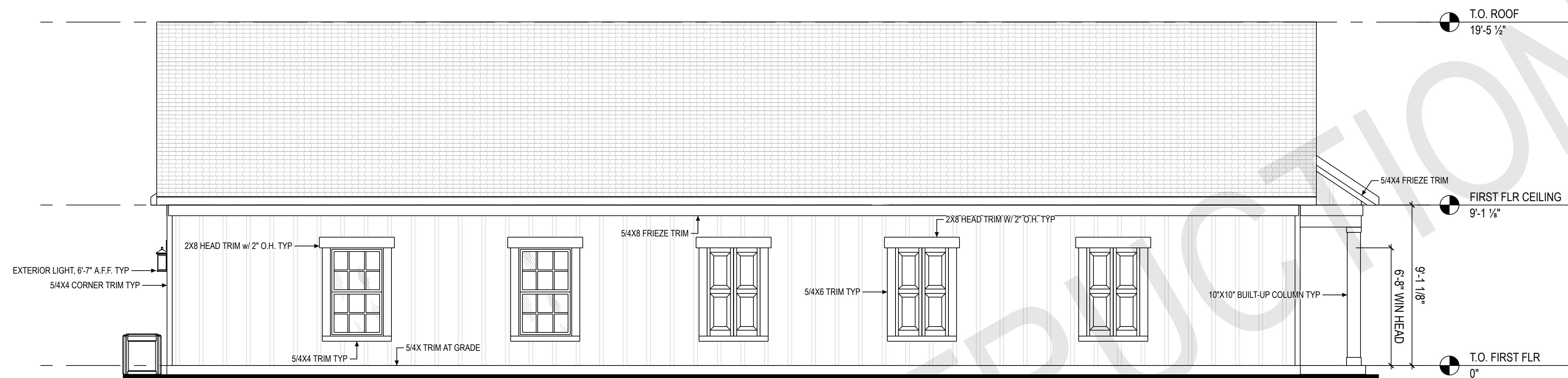


EPCON
COMMUNITIES

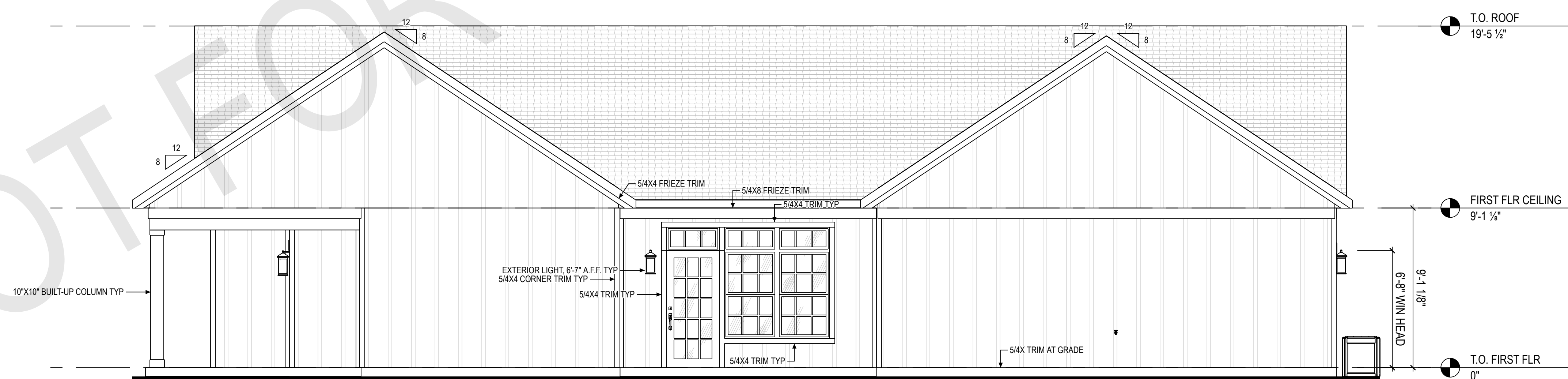
Epcon Columbus

500 Stonehenge Pkwy
Dublin, OH, 43017

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1 LEFT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV
A-201 1/4" = 1'-0" @ 22" x 34"

Courtyards at Haines Creek
Lane Homes

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Ranch Elevation C - Enhanced Side
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

NOT FOR CONSTRUCTION

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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
- White
- White
- White

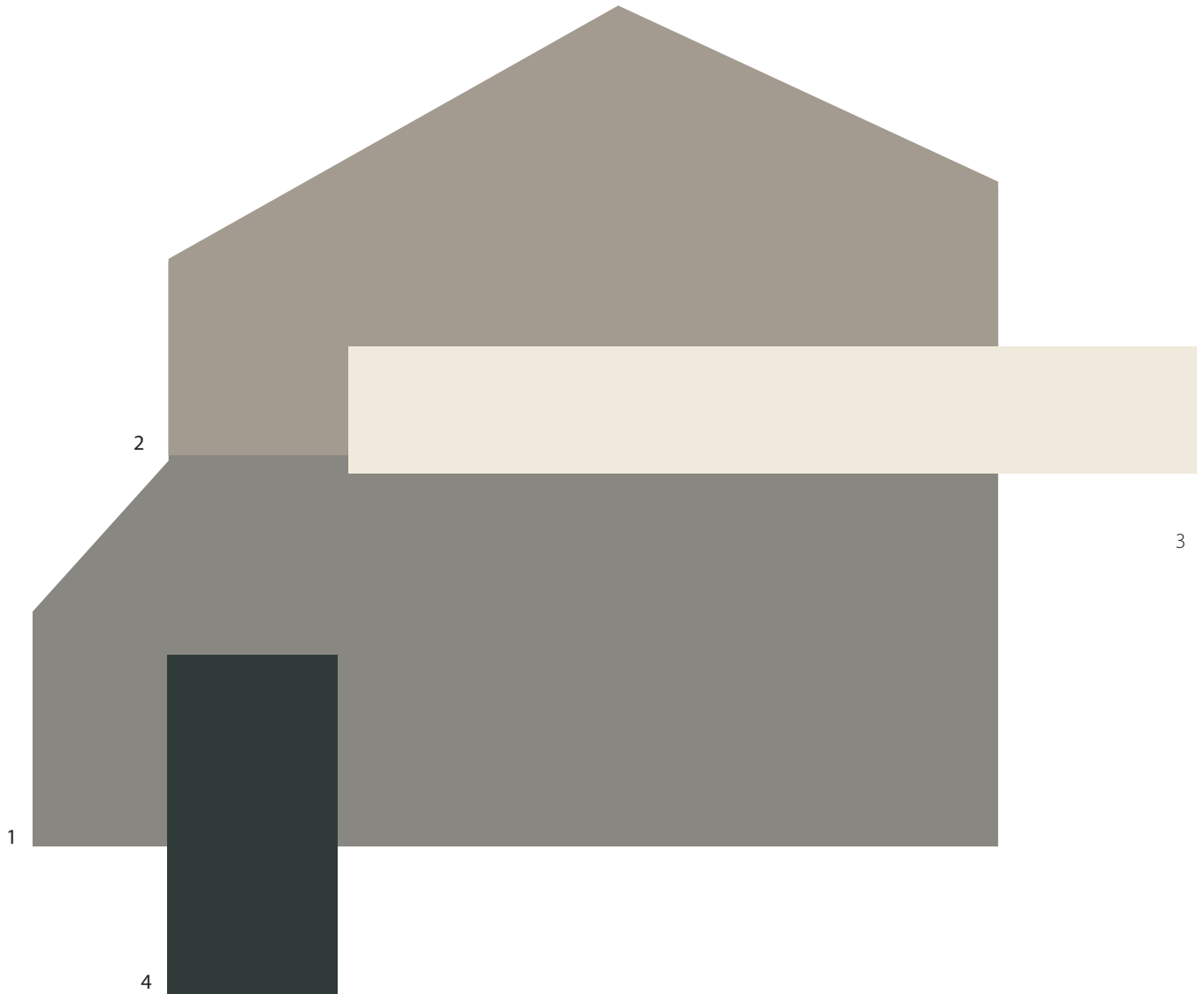
Brick

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
- SW 0023 Pewter Tankard
- SW 0050 Classic Light Buff
- SW 2809 Rookwood Shutter Green
- Black
- Black
- Black
- White
- White
- White

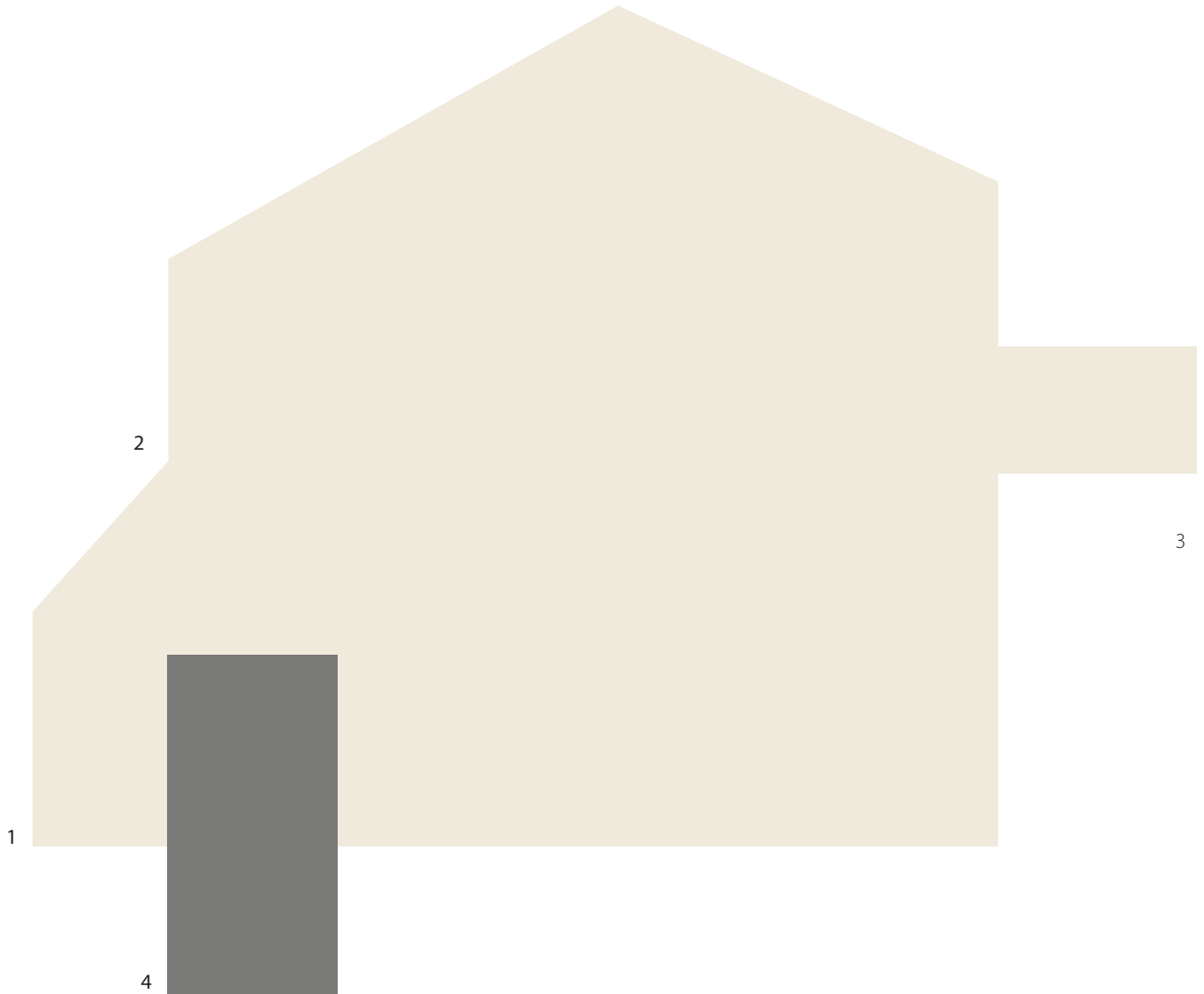
Brick

Dover White



EPCON[®]
COMMUNITIES

Epcon New Albany Schemes



Farmhouse Scheme 3

1	Body	SW 0050 Classic Light Buff	Brick	Dover White
2	Secondary Body	SW 0050 Classic Light Buff		
3	Trim	SW 0050 Classic Light Buff		
4	Door	SW 2849 Westchester Gray		
	Metal Roof	Black		
	Roof Shingle	Black		
	Windows	Black		
	Gutters & Downspouts	White		
	Porch Railings	White		
	Garage Door	White		



EPCON[®]
COMMUNITIES

Epcon New Albany Schemes



Farmhouse Scheme 4

1	Body	SW 2849 Westchester Gray	Brick	Dover White
2	Secondary Body	SW 0050 Classic Light Buff		
3	Trim	SW 0050 Classic Light Buff		
4	Door	SW 0032 Needlepoint Navy		
	Metal Roof	Black		
	Roof Shingle	Black		
	Windows	Black		
	Gutters & Downspouts	White		
	Porch Railings	White		
	Garage Door	White		

Color samples shown approximate actual paint colors as closely as possible. 23-01-0747 3/15/2023



COURTYARDS AT HAINES CREEK

CITY OF NEW ALBANY, OHIO

PUD

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR:

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

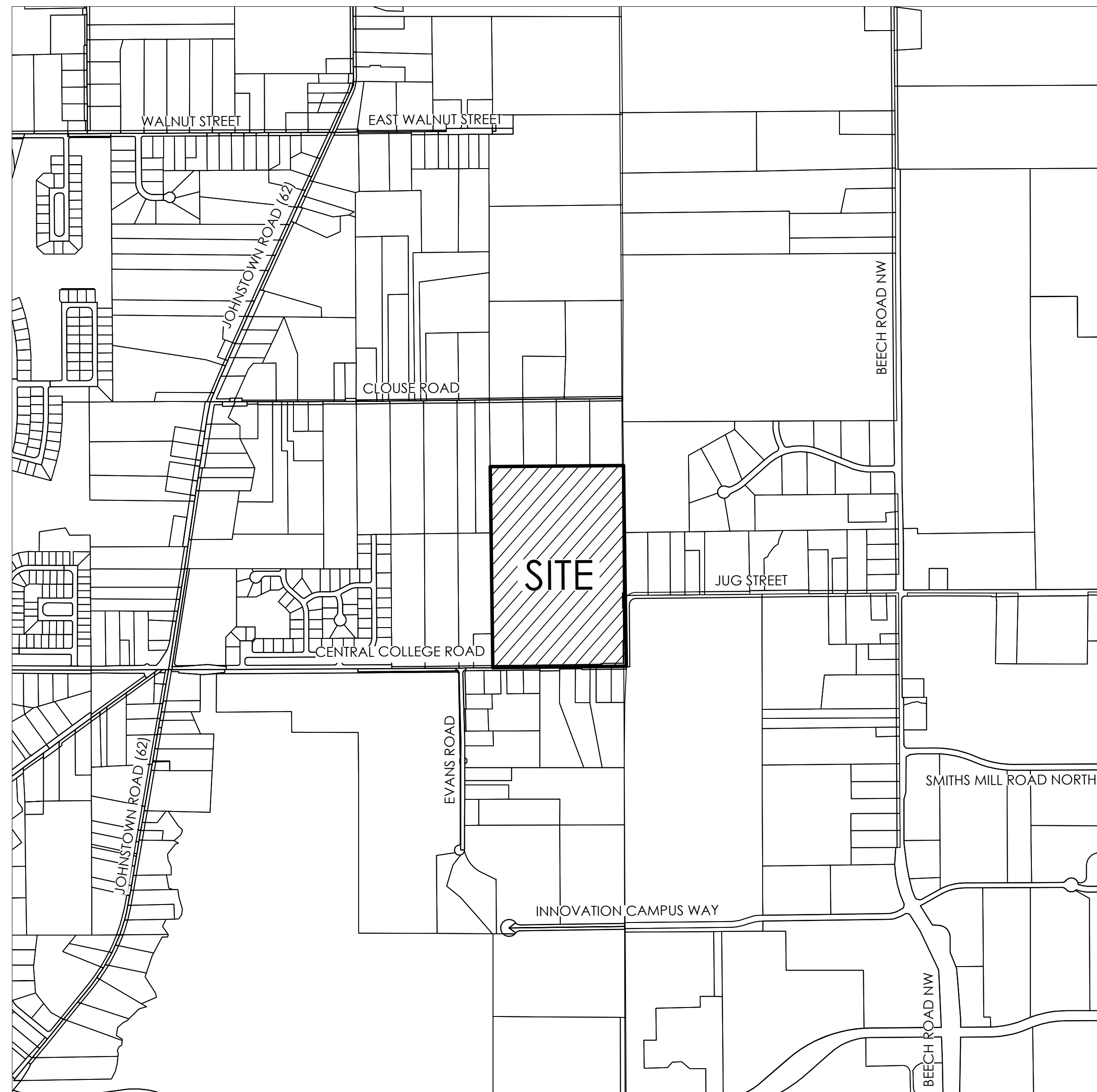
SUBMITTAL:

JANUARY 13, 2023
MARCH 16, 2023
MAY 4, 2023
MAY 25, 2023
JUNE 22, 2023-COUNCIL SUBMITTAL

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

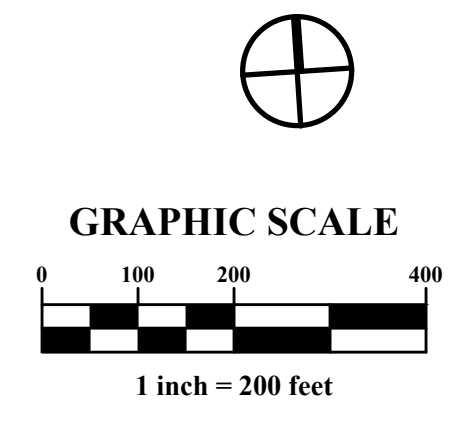
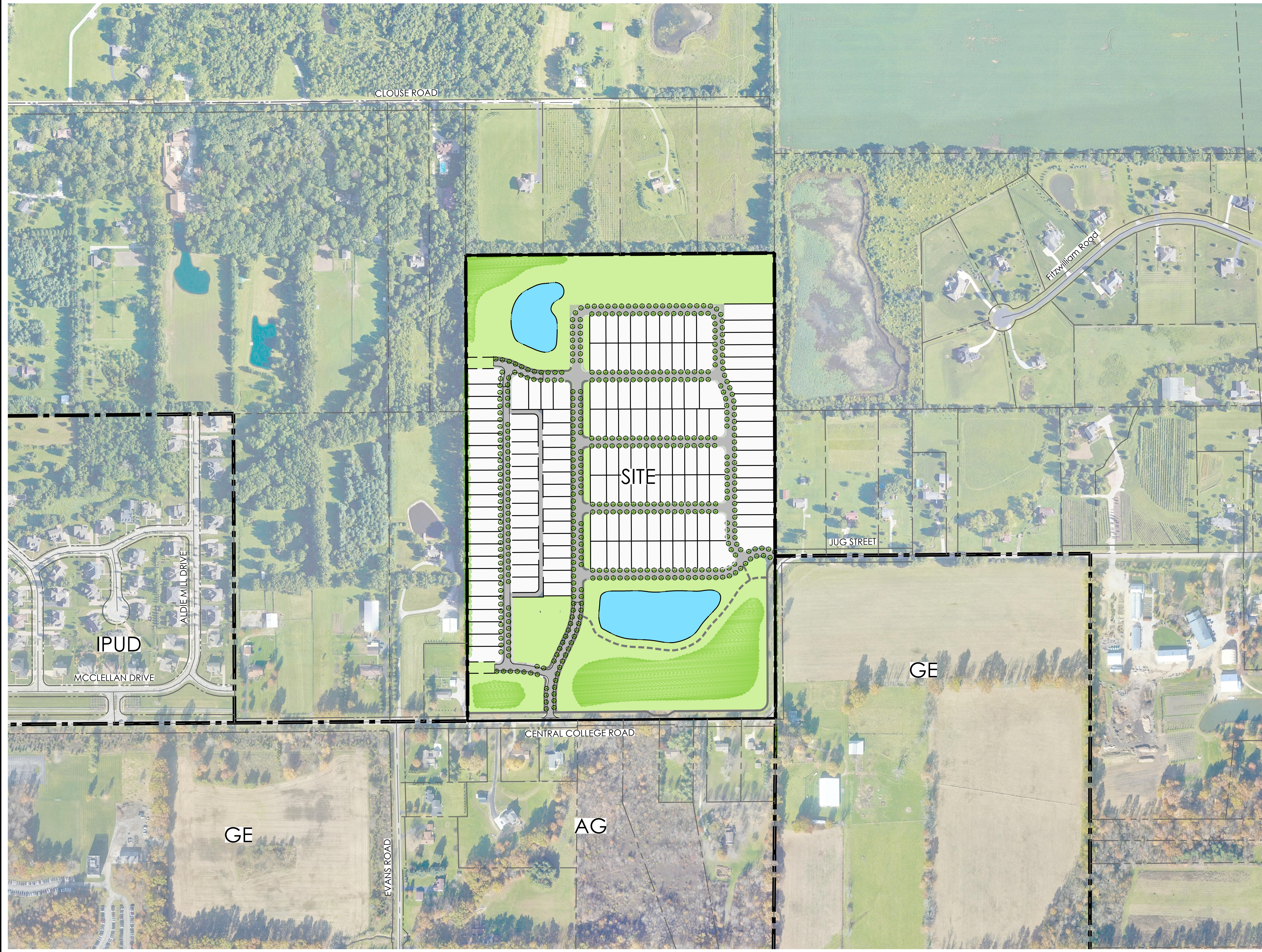


SITE LOCATION MAP

INDEX OF DRAWINGS

SHEET 1:	VICINITY MAP
SHEET 2:	ILLUSTRATIVE SITE PLAN
SHEET 3:	EXISTING CONDITIONS PLAN
SHEET 4:	SITE PLAN
SHEET 5:	OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN
SHEET 6:	TYPICAL COMMUNITY AMENITIES PLAN
SHEET 7:	HOME LANDSCAPE CONCEPTS
SHEET 8:	STREET CROSS SECTIONS
SHEET 9:	STREET CROSS SECTIONS
SHEET 10:	REPRESENTATIVE ARCHITECTURE
SHEET 11:	REPRESENTATIVE ARCHITECTURE

\\20220455\Drawings\preliminary_development_plan\1_Vicinity_Map.dwg - Last Saved By: sara_ 6/21/2023 1:38 PM - Last Printed By: Chara_Shaub_ 6/21/2023 2:07 PM (No Xrefs)



MARK	DATE	DESCRIPTION
	5/16/23	REVISED PER STAFF COMMENTS
	5/17/23	REVISED PER STAFF COMMENTS
	6/22/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT HAINES CREEK
 VICINITY MAP

EMHT
 Earth & Mechanical, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43264
 Phone: 614.775.5500 Fax: 614.775.3656
 emht.com

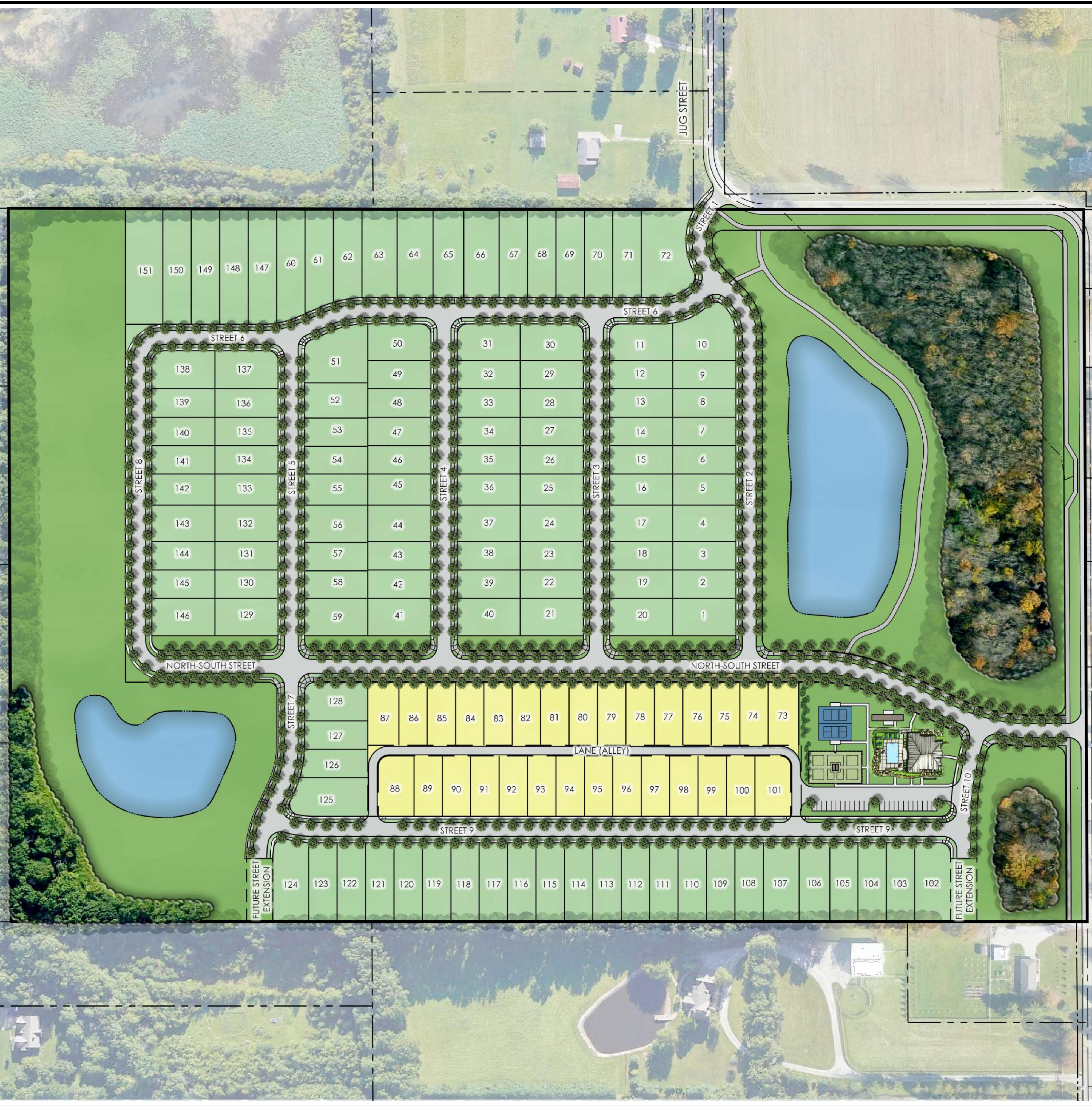
DATE
January 13, 2023

SCALE
1" = 100'

JOB NO.
20220455

SHEET
1/11

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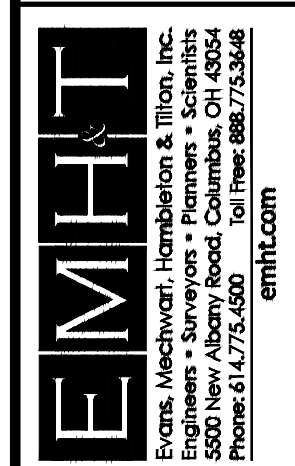
Site Data:	
Site Acreage	63.5 ac ±
R/W Dedications	1.9 ac ±
Central College	1.25
Jug Street	0.65
Net Developable Acres	61.6 ac ±
Lots	151 du
(110) 42' wide Courtyard Product	
(12) 55' wide Courtyard Product	
(29) 42' wide Lane Home Product	
Gross Density	2.38 du /ac ±
Open Space Required	21.02 ac ±
0.2 x 63.5 = 12.7	
151 x 2400 = 8.32	
Open Space Provided (Net BMP)	17.48 ac ±
Open Space Deficit	3.54 ac ±
LF Road	8420 lf ±
LF Lane/Alley	1088 lf ±

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

MARK	DATE	DESCRIPTION
	3/14/23	REVISED PER STAFF COMMENTS
	3/29/23	REVISED PER STAFF COMMENTS
	4/27/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT HAINES CREEK
 ILLUSTRATIVE SITE PLAN

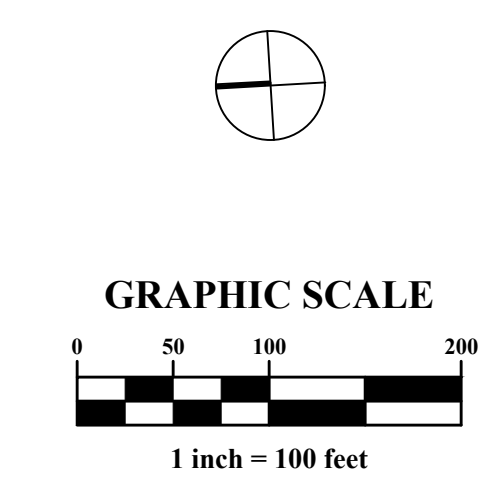


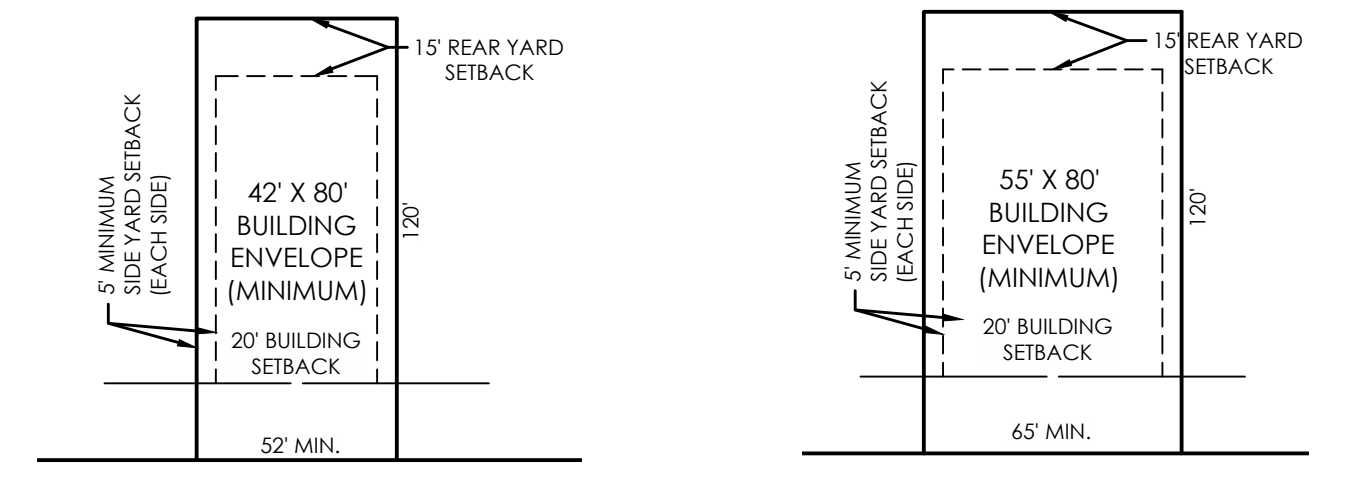
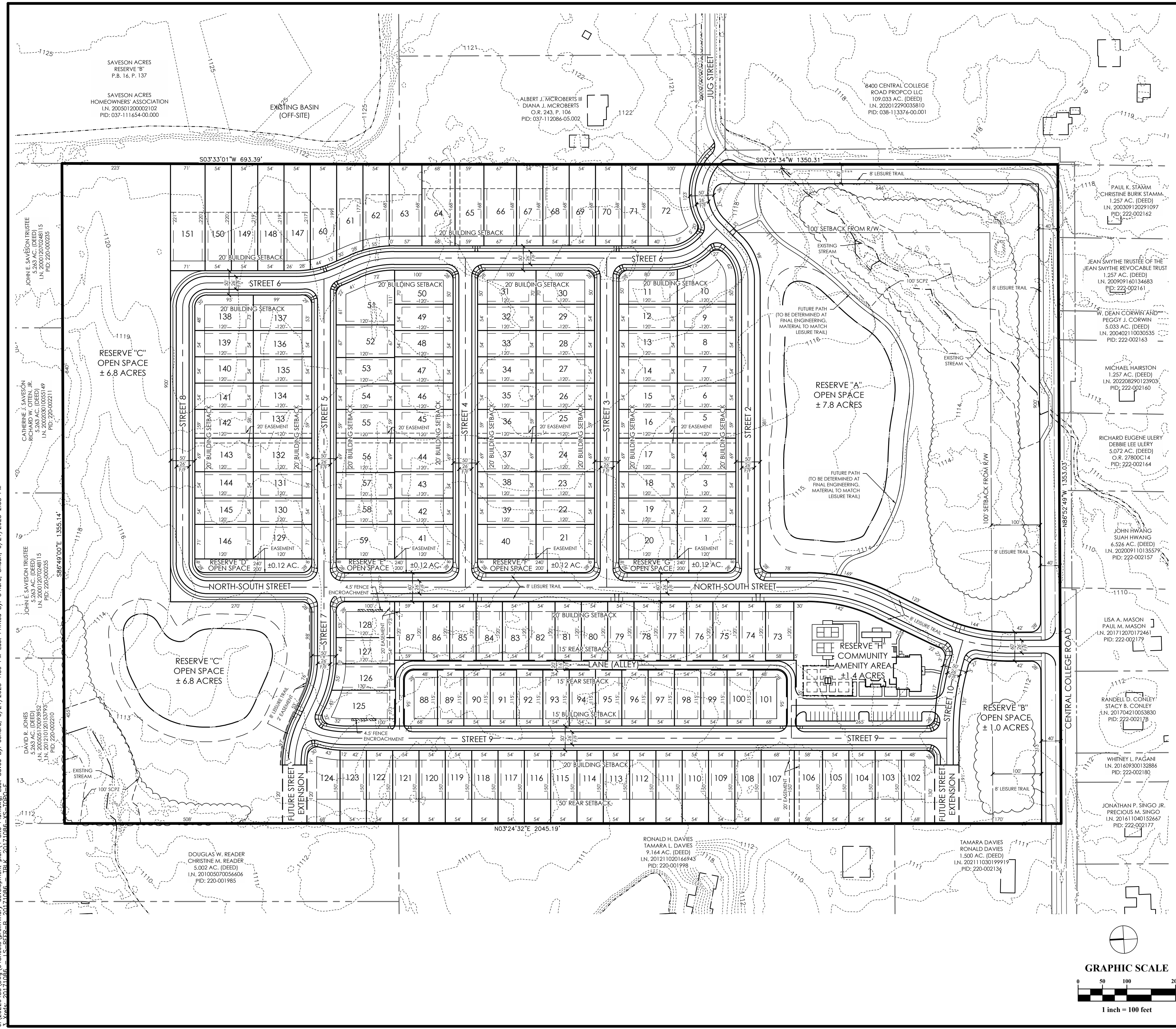
DATE
January 13, 2023

SCALE
1" = 100'

JOB NO.
20220455

SHEET
2/11



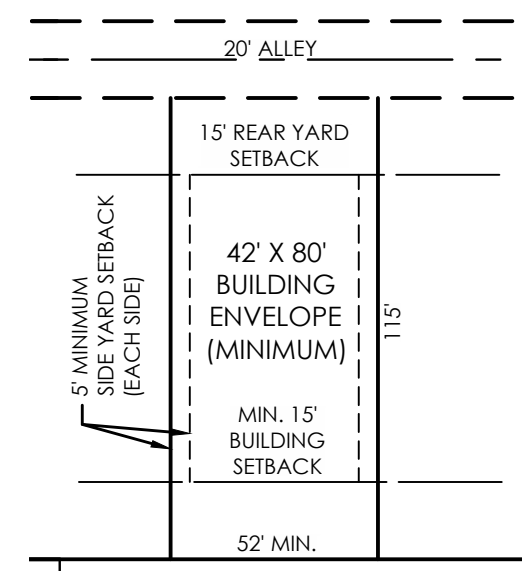
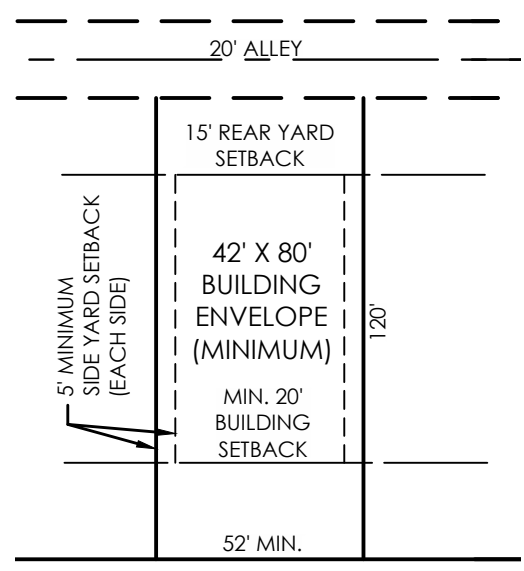


TYPICAL INTERIOR SINGLE FAMILY LOT (COURTYARD 42' WIDE PRODUCT)

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

SCALE: 1"=50'

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



TYPICAL SINGLE FAMILY LOT (LANE HOME) (LOTS 73-87)

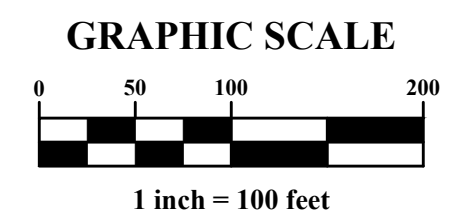
TYPICAL SINGLE FAMILY LOT (LANE HOME) (LOTS 88-101)

SCALE: 1"=50'

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
(110) 42' wide Courtyard Product	
(12) 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)	17.48 ac ±
Open Space Deficit	3.54 ac ±
LF Road	8420 lf ±
LF Lane/Alley	1088 lf ±

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

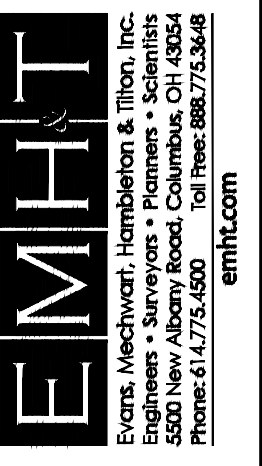
All dimensions as shown hereon are approximate and will be confirmed with Final Development Plan and Final Engineering.



MARK	DATE	DESCRIPTION
	3/1/23	REVISED PER STAFF COMMENTS
	3/28/23	REVISED PER STAFF COMMENTS
	6/22/23	REVISED PER STAFF COMMENTS

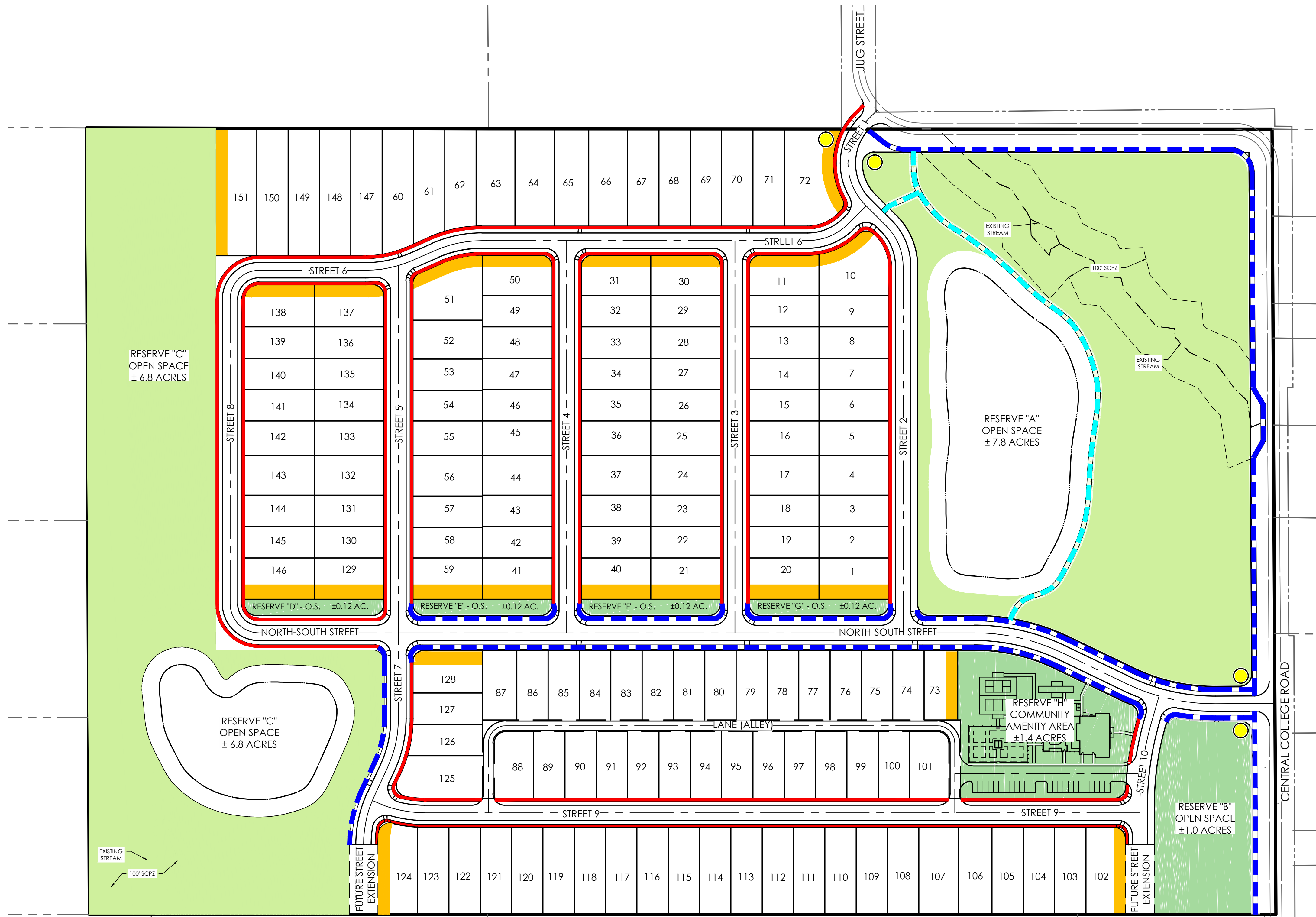


CITY OF NEW ALBANY
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT HAINES CREEK
SITE PLAN



DATE	May 4, 2023
SCALE	AS NOTED
JOB NO.	20220455
SHEET	4/11

J:\2022\0455\Drawings\0455sheets\preliminary development\plan\5 Open Space and Pedestrian Connectivity Plan.dwg, Last Saved By: sohara, 6/21/2023 9:57 AM Last Printed By: O'hara, Shaun, 6/21/2023 12:33 PM (No Xrefs)

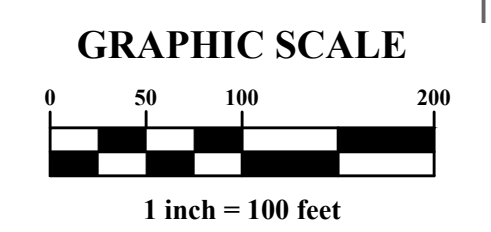
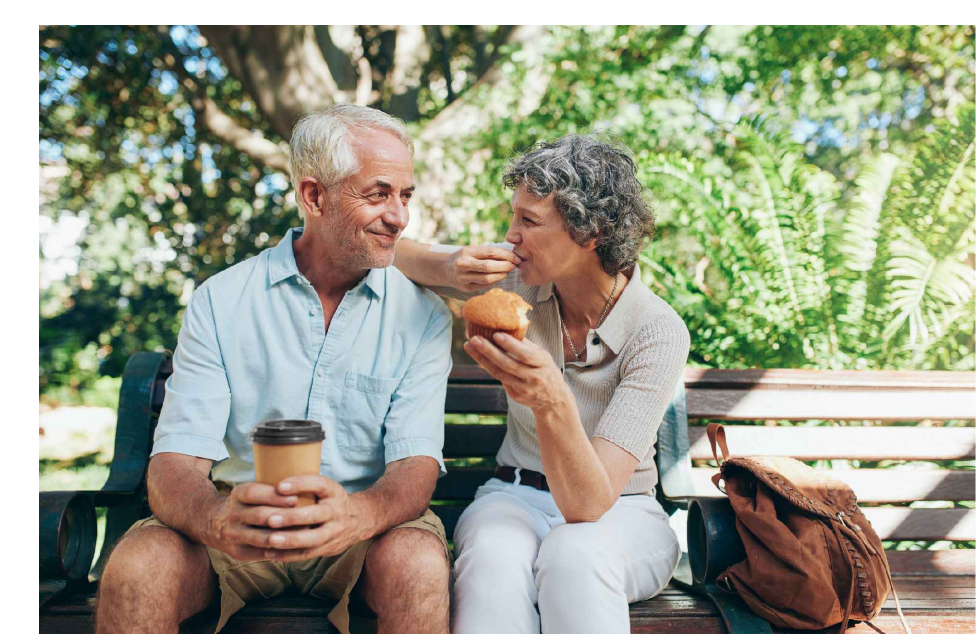
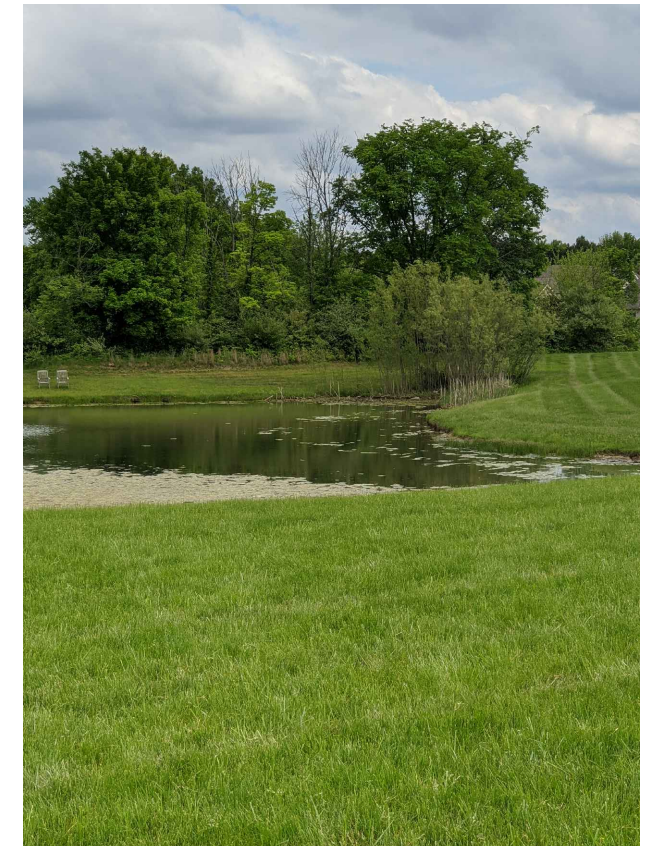
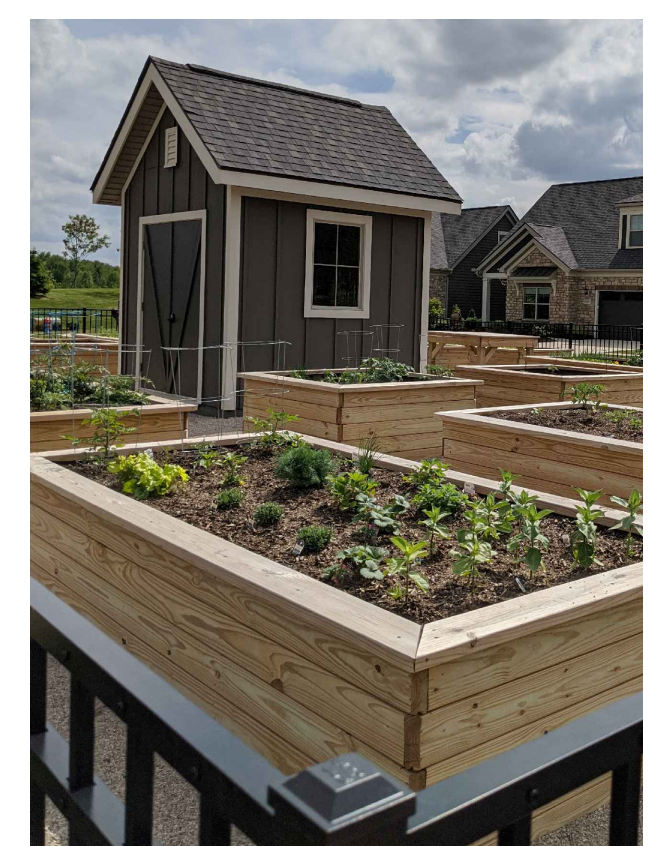
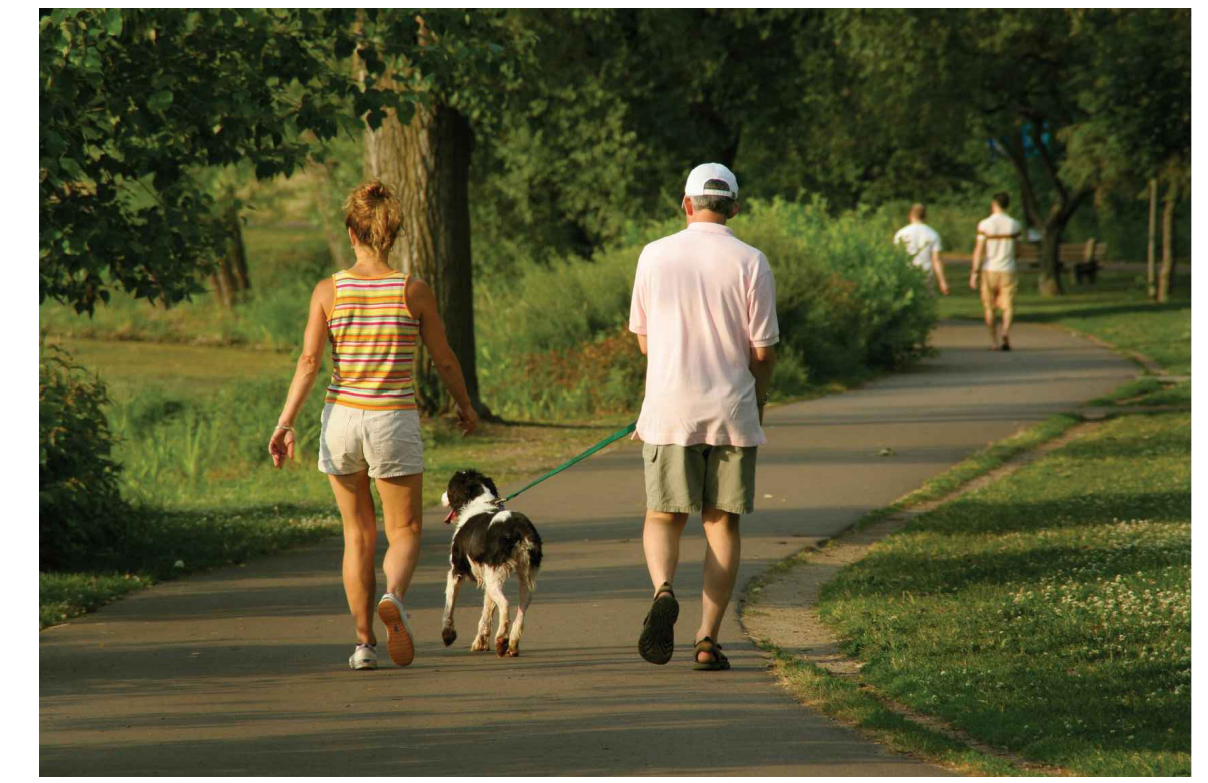


Open Space and Parkland	
Open Space and Parkland Required	21.02 ac ±
Open Space	
63.5 X 20%	12.7 ac ±
Parkland	
151 D.U. x 2400	8.32 ac ±
Open Space and Parkland Provided	17.48 ac ±
(Acreages are net of pond from top of bank.)	
Reserve A	7.80 ac ±
Reserve B	1.00 ac ±
Reserve C	6.80 ac ±
Reserves D, E, F, + G	0.48 ac ±
Reserve H	1.40 ac ±
Open Space Deficit	3.54 ac ±
Reserve Ownership and Maintenance	
Reserves A-G	
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	
Owned + Maintained by the HOA	

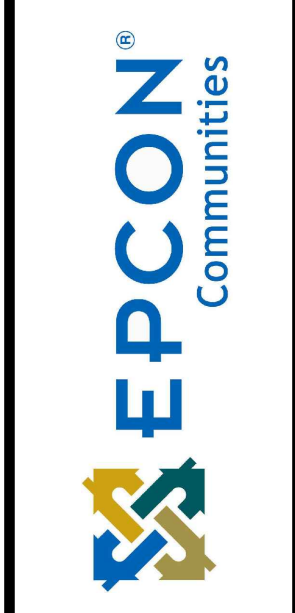
Note:
Community Amenity Area Layout is shown for reference only. Detailed layout for amenity area will be provided at time of Final Development Plan.
Open Space and Parkland acreages will be confirmed at time of Final Development Plan.

LEGEND

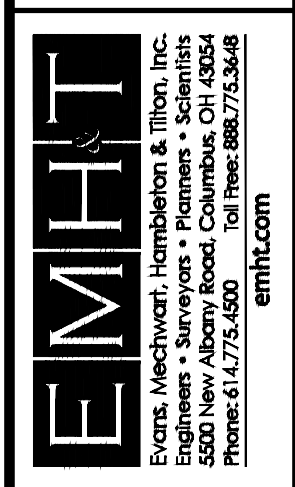
- PROPOSED OPEN SPACE / PARKLAND
- 8' LEISURE TRAIL - ± 1.1 MILES
- PATH (SEE TEXT) - ± 0.2 MILES
- 5' SIDEWALK - ± 2 MILES
- 4-RAIL WHITE HORSE FENCE
- PROPOSED ENTRY FEATURE
- HOMES REQUIRING ENHANCED SIDE ARCHITECTURAL DETAILS (SEE ZONING TEXT FOR SPECIFIC REQUIREMENTS)



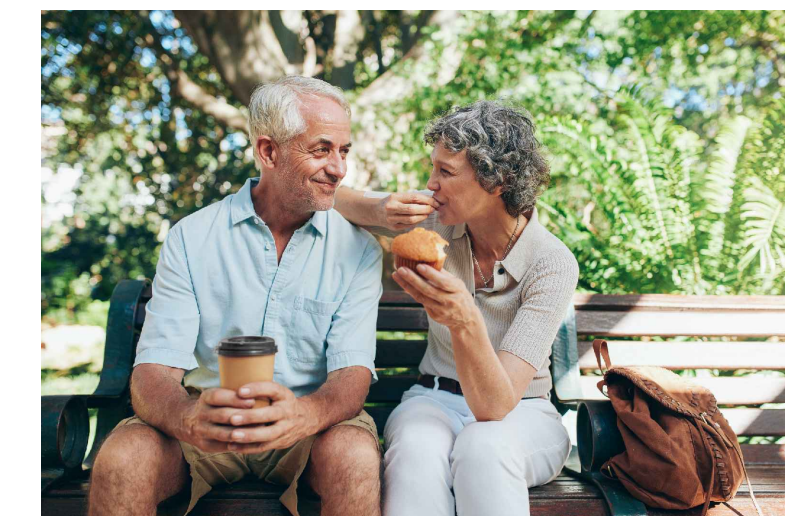
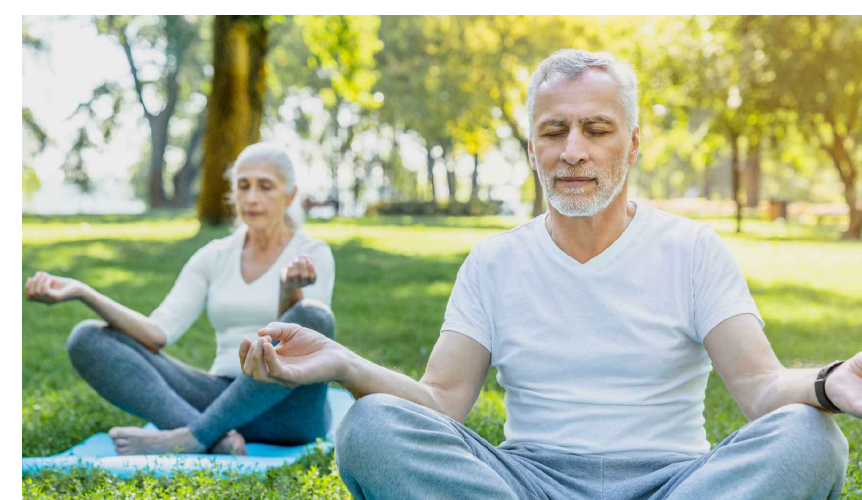
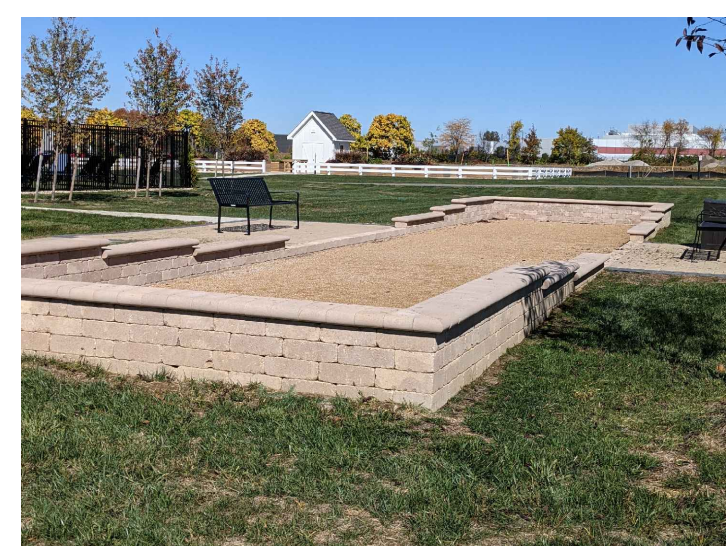
REVISIONS			
MARK	DATE	DESCRIPTION	REVISED PER
	5/16/23	REVISED PER STAFF COMMENTS	
	5/17/23	REVISED PER STAFF COMMENTS	
	6/20/23	CORRECTED STREET NAMES AND ADDED PATH DISTANCES	
	6/22/23	CORRECTED STREET NAMES AND SITE DATA	



CITY OF NEW ALBANY
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT HAINES CREEK
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN



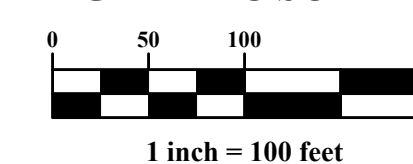
DATE	January 13, 2023
SCALE	1" = 100'
JOB NO.	20220455
SHEET	5/11



KEY: TYPICAL AMENITIES

- A CLUBHOUSE AMENITY AREA (ACTIVE)**
- Clubhouse
 - Fitness
 - Gathering Area
 - Kitchen
 - Restrooms
 - Pool
 - Lawn Games
 - Yoga/Meditation
 - Pickle Ball
 - Bocce Ball
 - Community Gardens
- B COMMUNITY PARK AREAS (PASSIVE)**
- Tree Preserve(s)
 - Pond(s)
 - Leisure Trails/Walking Paths
 - Seating
 - Pavilion
 - Dog Park
- C LEISURE TRAILS & SIDEWALKS**
- Leisure Trails ± 1.1 Miles
 - Sidewalks ± 2 Miles
 - Path (See Text) ± 0.2 Miles
- Approximate Tree Preservation Area (See Text)

GRAPHIC SCALE



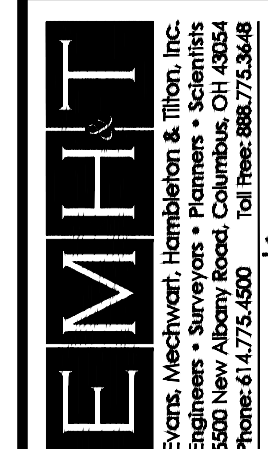
- Notes:
- The amenities shown are typical elements the developer may incorporate in this development.
 - The clubhouse amenity area layout is shown for reference only.
 - Details for clubhouse amenity area & community park areas will be provided at time of Final Development Plan.
 - Open space and parkland acreage will be confirmed at time of Final Development Plan.

REVISIONS

MARK	DATE	DESCRIPTION
	5/16/23	REVISED PER STAFF COMMENTS
	5/14/23	REVISED PER STAFF COMMENTS
	6/20/23	CORRECTED STREET NAMES, TRAIL DISTANCE
	6/22/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY PRELIMINARY DEVELOPMENT PLAN FOR COURTYARDS AT HAINES CREEK TYPICAL COMMUNITY AMENITIES PLAN



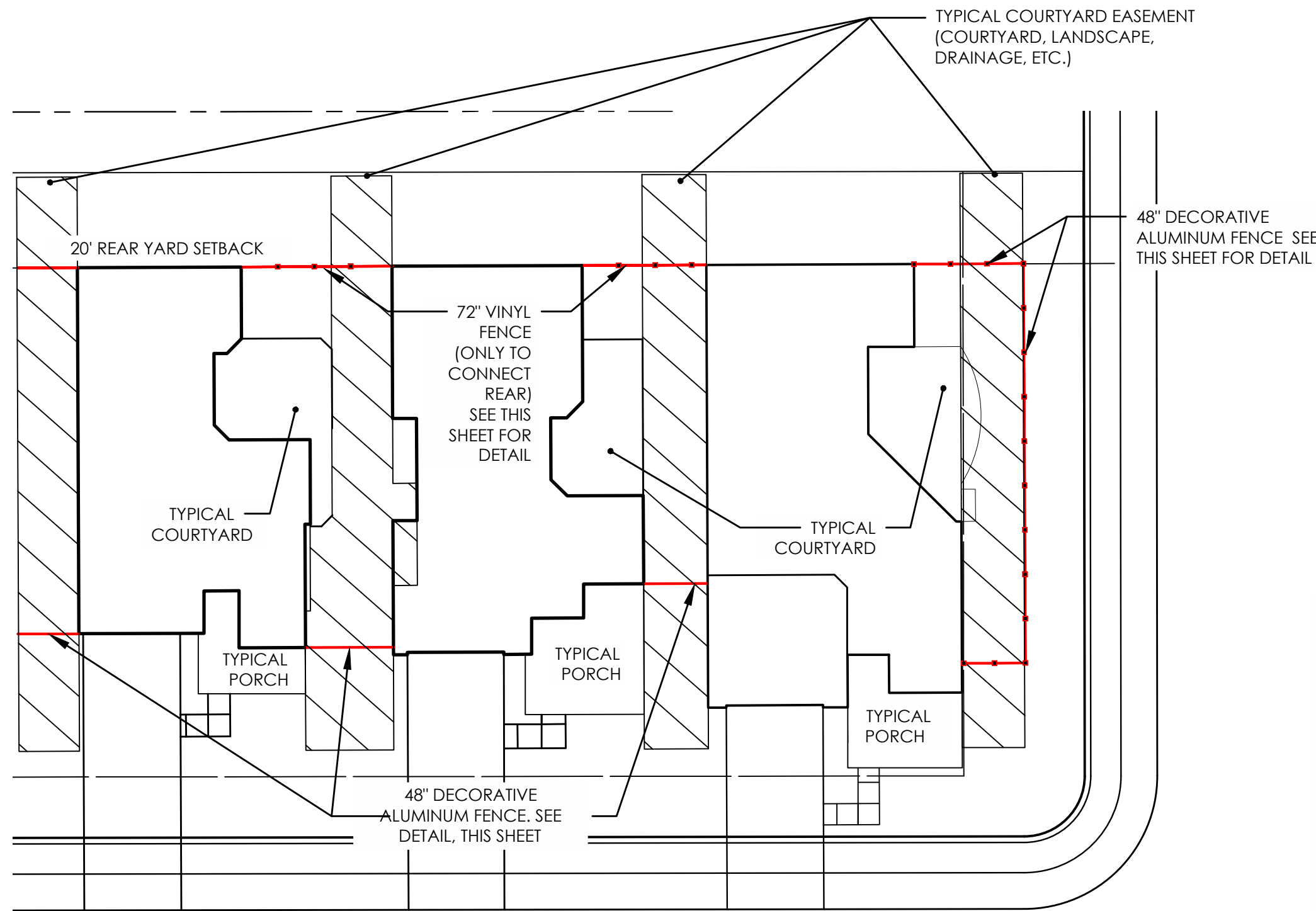
DATE
January 13, 2023

SCALE
1" = 100'

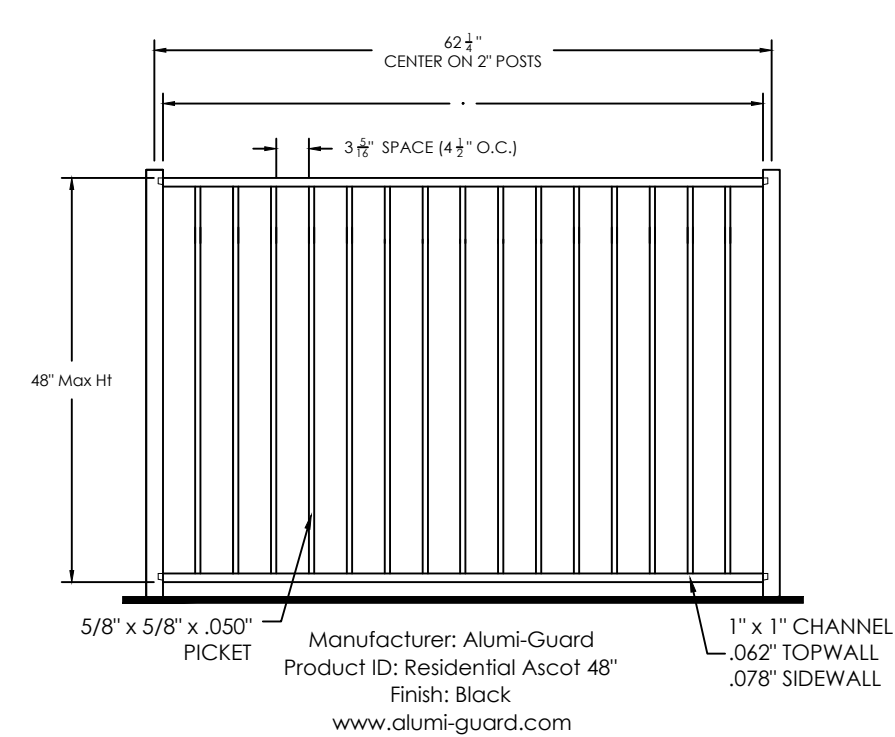
JOB NO.
20220455

SHEET
6/11

J:\20220455\Drawings\preliminary development\plan\6 Community Amenities Plan.dwg, Last Saved By: sohara, 6/21/2023 2:10 PM, Last Printed By: O'hara, Shaun, 6/21/2023 2:10 PM



PLAN VIEW
SCALE: 1" = 20'



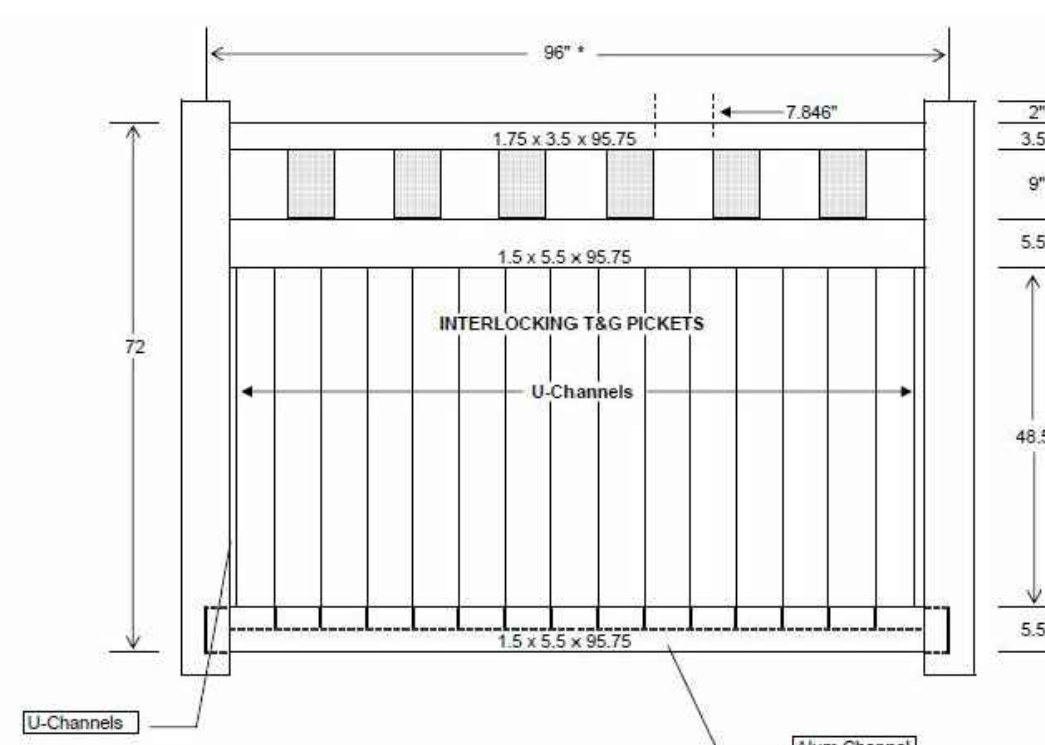
DECORATIVE ALUMINUM FENCE
No Scale



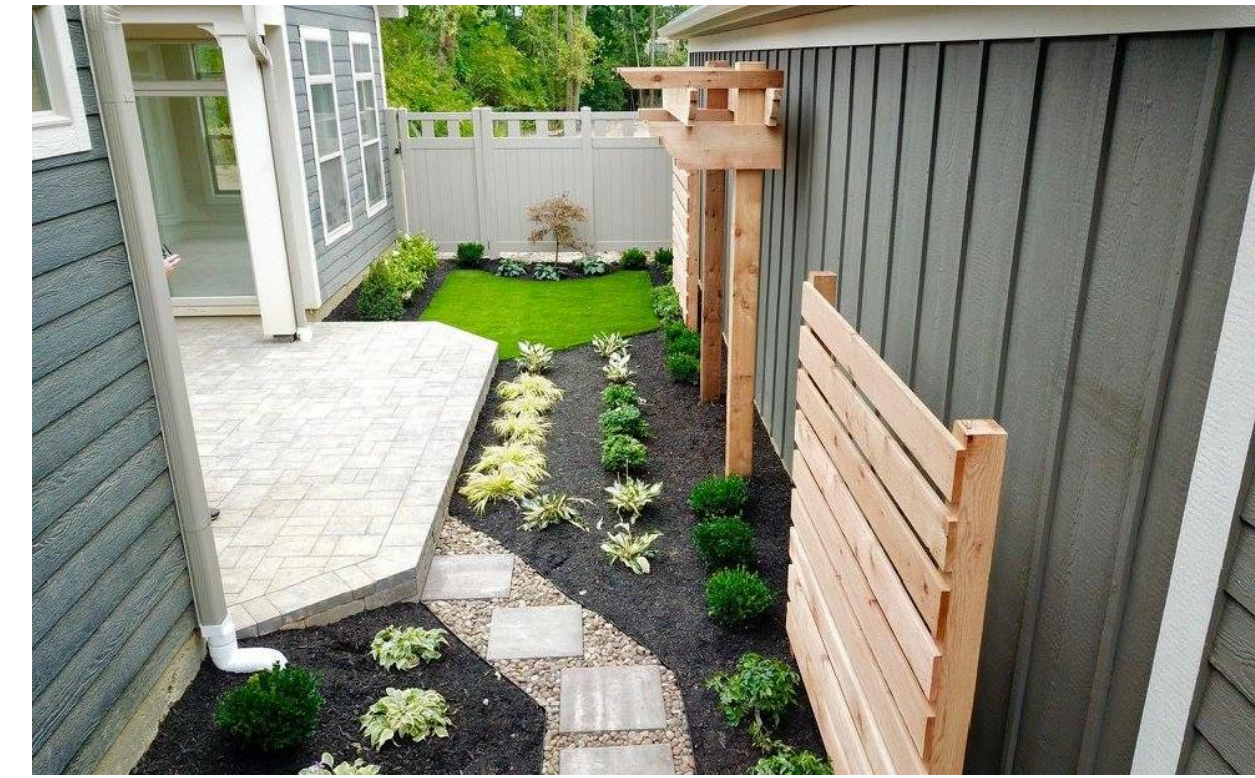
TYPICAL COURTYARD



TYPICAL COURTYARD



VINYL FENCE (ON REAR OF HOME)
No Scale



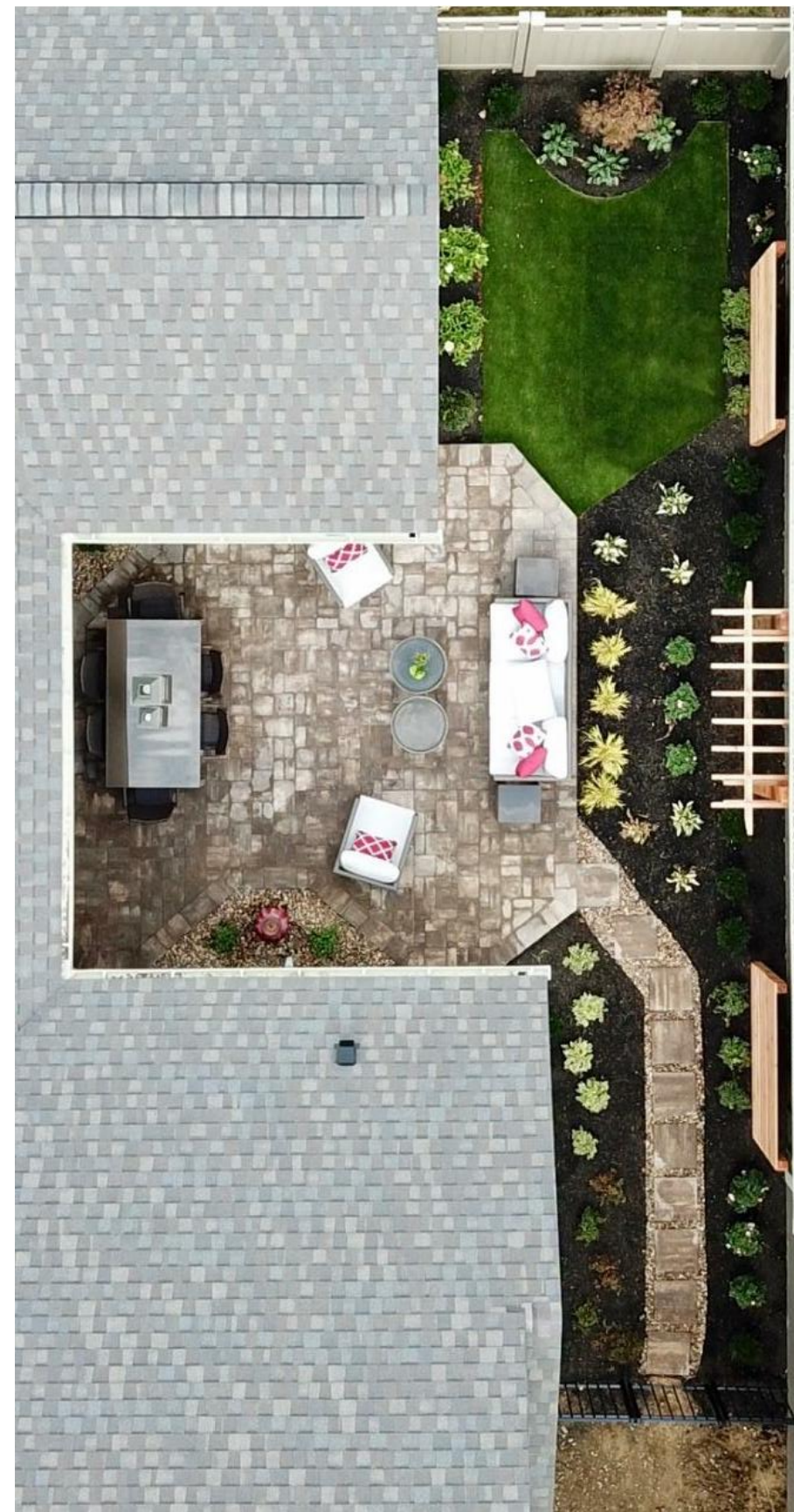
TYPICAL COURTYARD



TYPICAL COURTYARD



AERIAL VIEW : TYPICAL COURTYARDS



TYPICAL COURTYARD



TYPICAL COURTYARD



TYPICAL COURTYARD



TYPICAL COURTYARD ADJACENT TO STREET

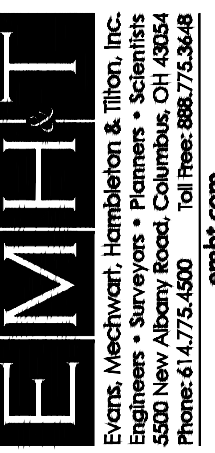


TYPICAL COURTYARD ADJACENT TO OPEN SPACE

MARK	DATE	DESCRIPTION
	5/1/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY
PRELIMINARY DEVELOPMENT PLAN
COURTYARDS AT HAINES CREEK
HOME LANDSCAPE CONCEPTS

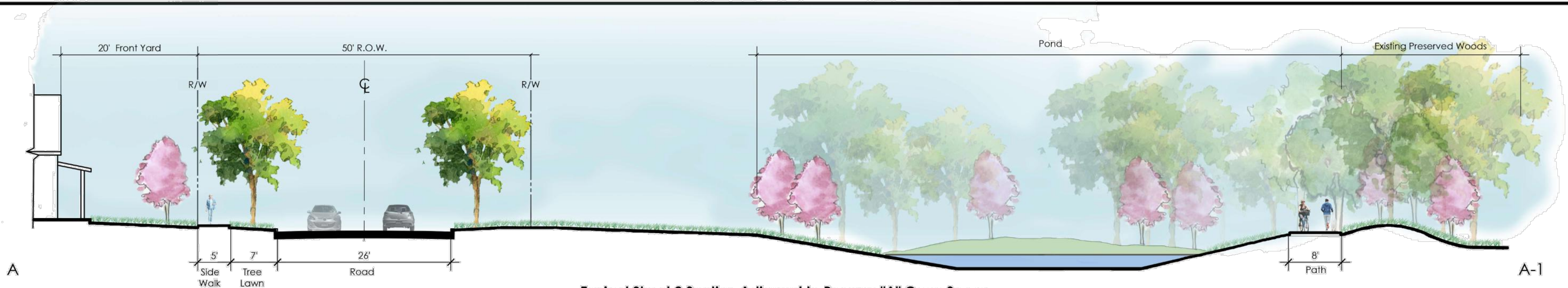


DATE
January 13, 2023

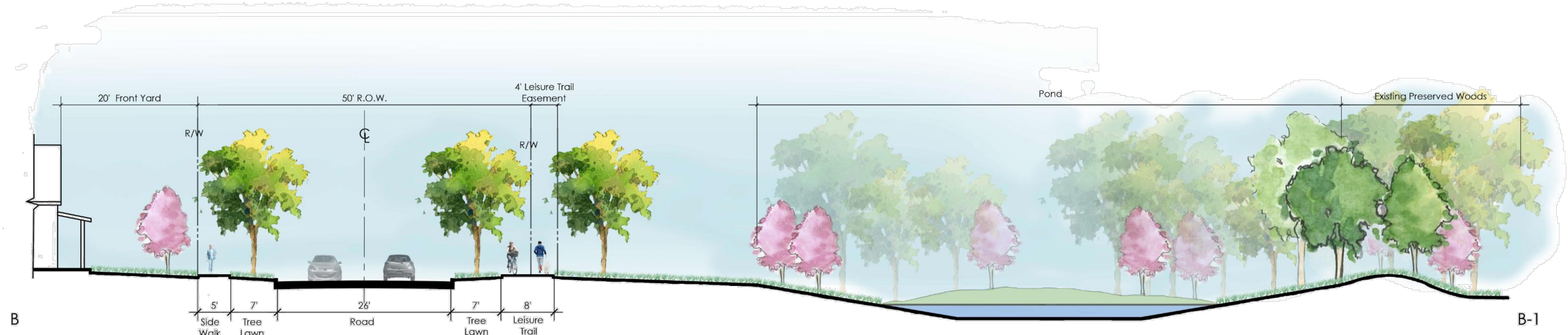
SCALE
AS NOTED

JOB NO.
20220455

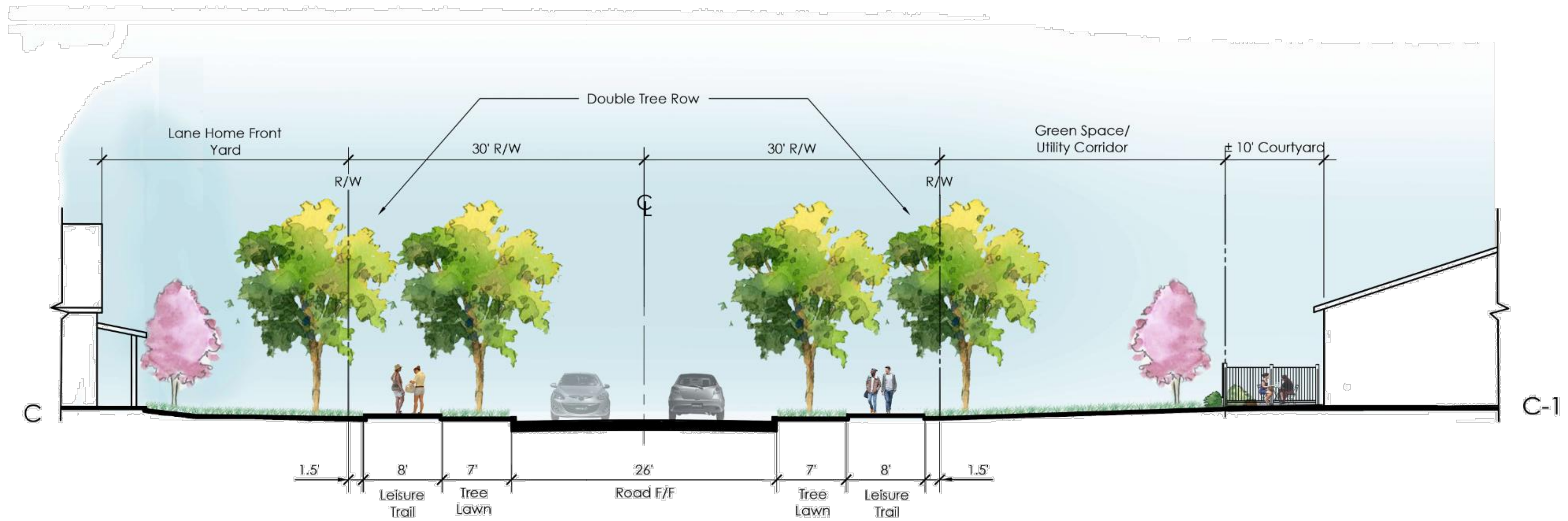
SHEET
7/11



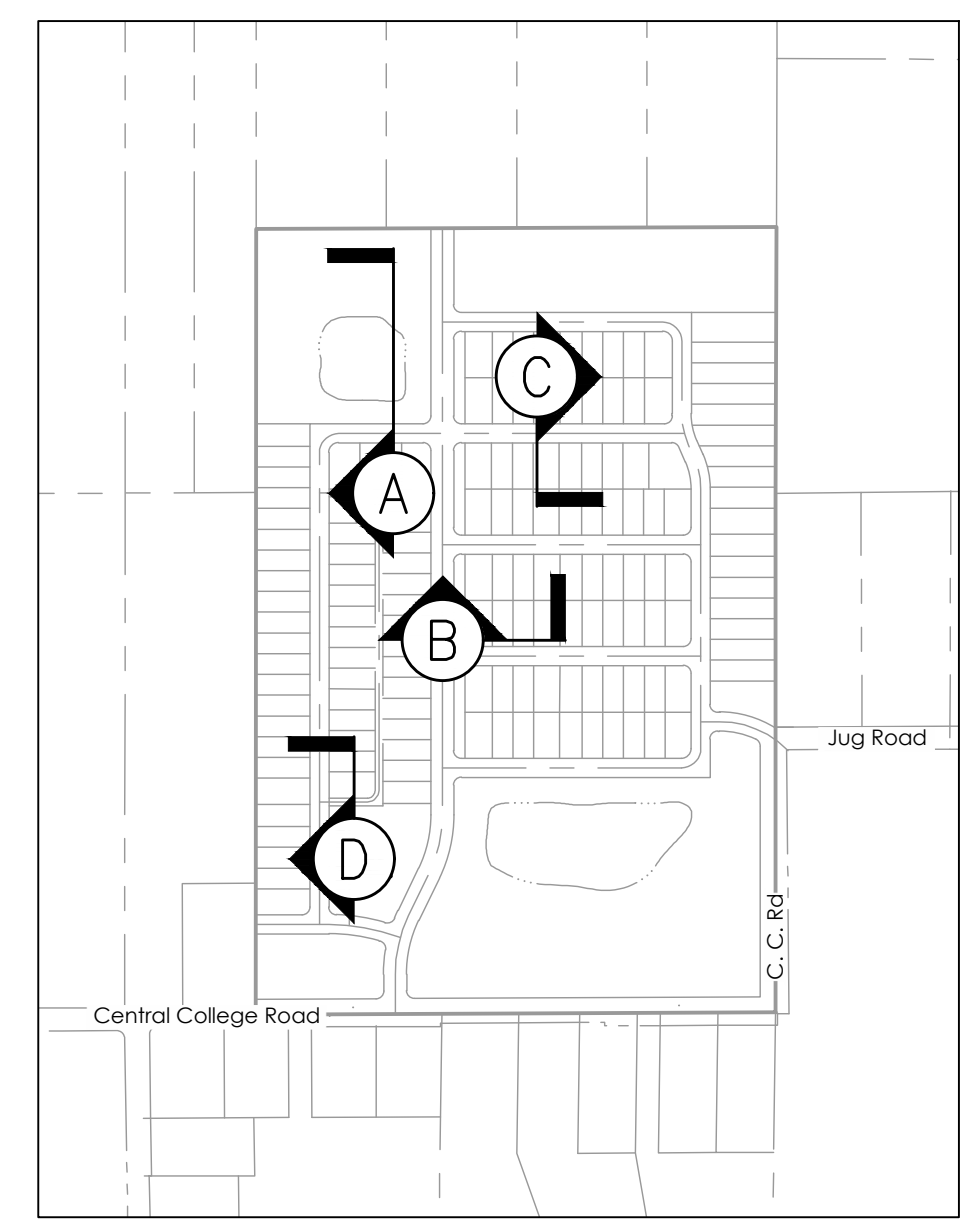
Typical Street 2 Section Adjacent to Reserve "A" Open Space
Proposed 50' R/W



Typical Street 7 Section Adjacent to Reserve "C" Open Space
Proposed 50' R/W



Typical North-South Street Section Typical
Proposed 60' R/W



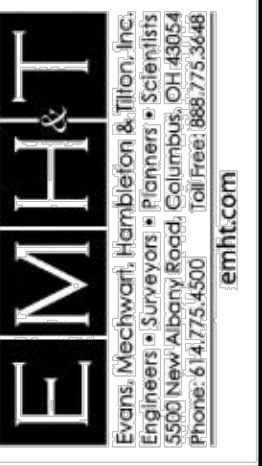
KEY PLAN
SCALE: 1" = 500'

NOTES:
1. STREET SECTIONS NOT TO SCALE.
2. TREES & QUANTITIES, AS SHOWN, ARE CONCEPTUAL AND WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT.

MARK	DATE	DESCRIPTION
	3/16/23	REVISED PER STAFF COMMENTS
	5/4/23	REVISED PER STAFF COMMENTS
	6/17/23	CORRECTED STREET NAMES



CITY OF NEW ALBANY
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT HAINES CREEK
STREET CROSS SECTIONS

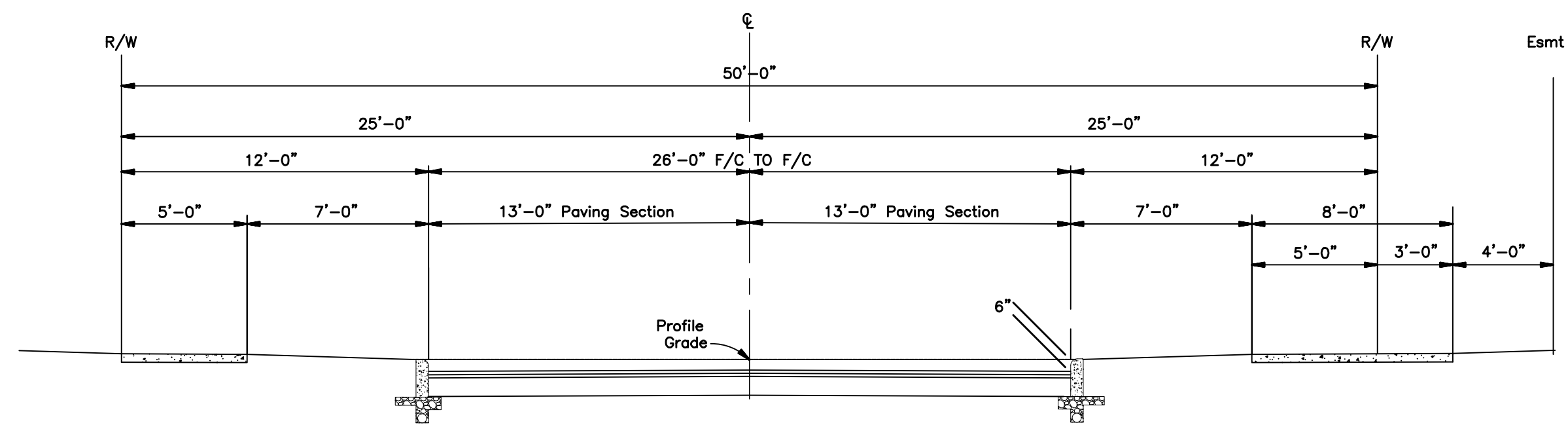


DATE
January 13, 2023

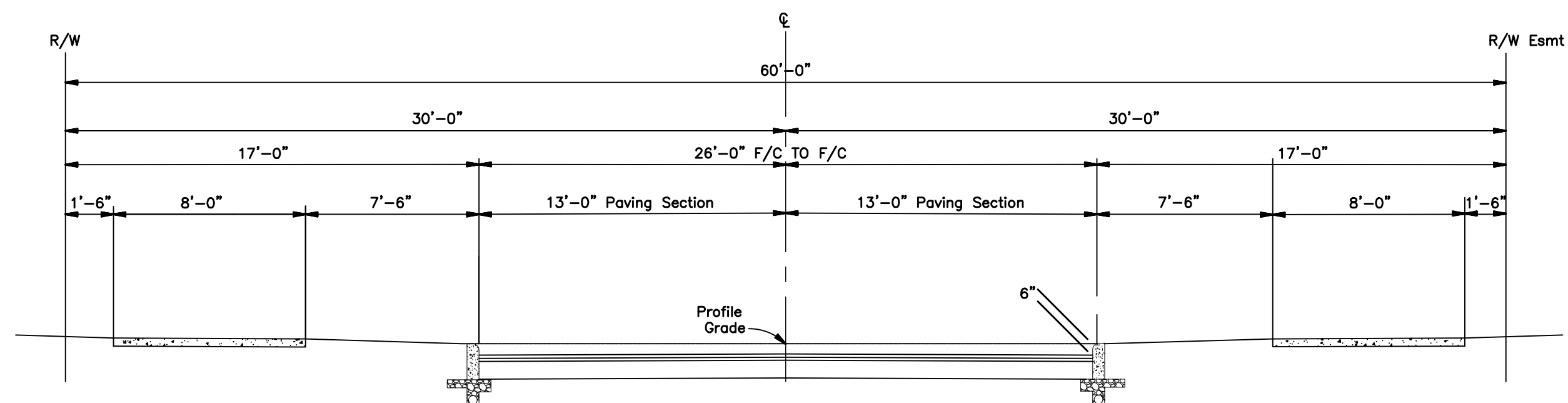
SCALE
NO SCALE

JOB NO.
20220455

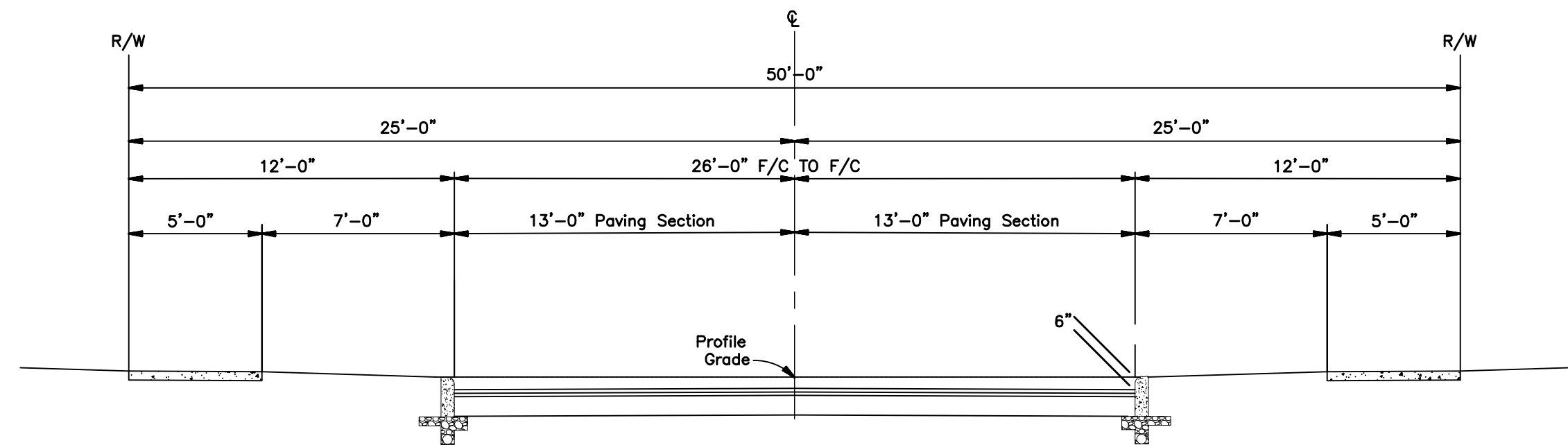
SHEET
8/11



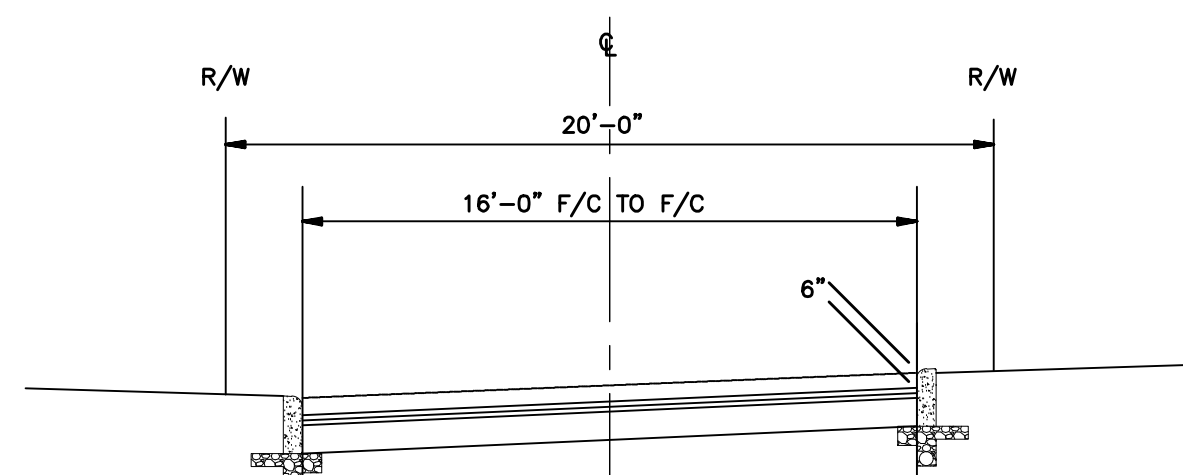
(A) INTERNAL PUBLIC STREET SECTION
TYPICAL 26' F/C TO F/C SECTION
(50' R/W) STANDARD CURB
SCALE: 1"=5'



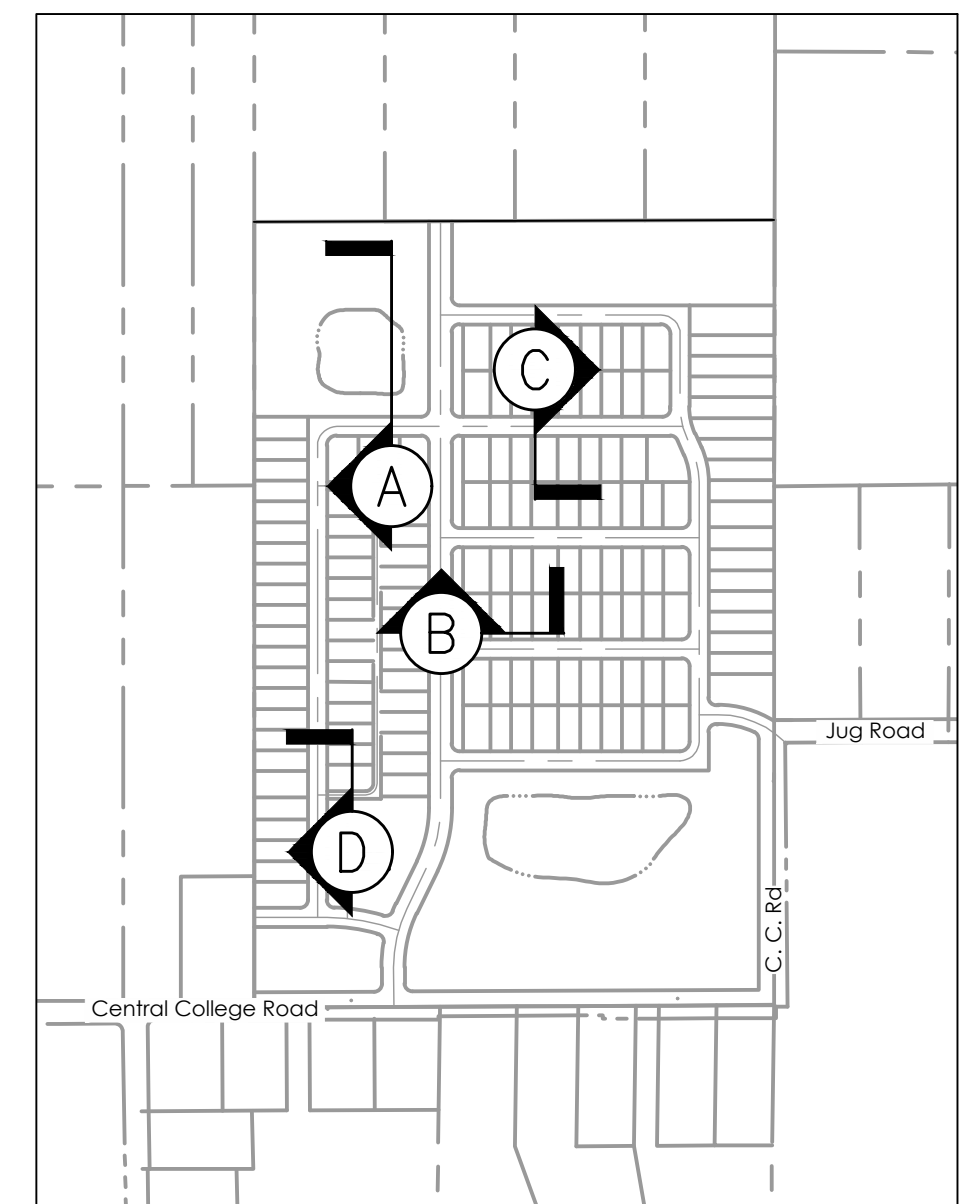
(B) NORTH-SOUTH PUBLIC STREET SECTION
TYPICAL 26' F/C TO F/C SECTION
(60' R/W) STANDARD CURB
SCALE: 1"=5'



(C) INTERNAL PUBLIC STREET SECTION
TYPICAL 26' F/C TO F/C SECTION
(50' R/W) STANDARD CURB
SCALE: 1"=5'



(D) PUBLIC ALLEY SECTION
16' F/C TO F/C SECTION
(20' R/W) STANDARD CURB
SCALE: 1"=5'



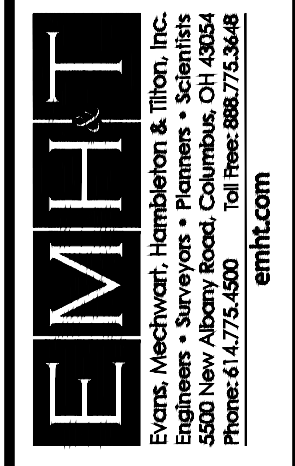
KEY PLAN
SCALE: 1" = 500'

*NOTE: TREES & QUANTITIES, AS SHOWN, ARE CONCEPTUAL AND WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT.

REVISIONS	
MARK	DESCRIPTION
5/14/23	REVISED PER STAFF COMMENTS
5/14/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY
PRELIMINARY DEVELOPMENT PLAN
FOR
COURTYARDS AT HAINES CREEK
STREET CROSS SECTIONS



DATE
January 13, 2023

SCALE
NO SCALE

JOB NO.
20220455

SHEET
9/11



COURTYARD HOME
 42' WIDE PRODUCT - (CAPRI, PALAZZO, PORTICO, AND PROVENANCE)
 (TYPICAL OF BUILT PRODUCT AT "COURTYARDS OF NEW ALBANY")

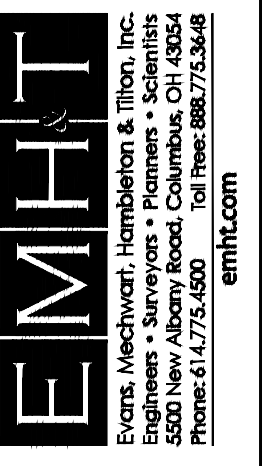
* A NEW COURTYARD & LANE HOMES WILL BE REDESIGNED TO BE CONSISTENT WITH ARCHITECTURE APPROVED FOR THE "COURTYARDS OF NEW ALBANY" AND TO MEET THE SPIRIT & INTENT OF THE CITY OF NEW ALBANY RESIDENTIAL DGR'S.

NEW BUILDING ELEVATIONS AND COLOR PALETTE (BASED ON HISTORICAL COLOR PALETTE) WILL BE PROVIDED WITH FINAL DEVELOPMENT PLAN.

MARK	DATE	DESCRIPTION
	3/28/23	REVISED PER STAFF COMMENTS
	5/4/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT HAINES CREEK
 REPRESENTATIVE ARCHITECTURE



DATE
 January 13, 2023

SCALE
 NO SCALE

JOB NO.
 20220455

SHEET
 10/11

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LANE HOME
 42' WIDE PRODUCT - (BEDFORD, CLAY, HAVEN)
 (TYPICAL OF BUILT PRODUCT AT "COURTYARDS OF
 NEW ALBANY")

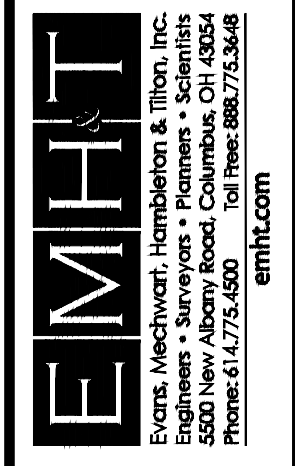
* A NEW COURTYARD & LANE HOMES WILL BE REDESIGNED TO BE CONSISTENT WITH ARCHITECTURE APPROVED FOR THE "COURTYARDS OF NEW ALBANY" AND TO MEET THE SPIRIT & INTENT OF THE CITY OF NEW ALBANY RESIDENTIAL DGR'S.

NEW BUILDING ELEVATIONS AND COLOR PALETTE (BASED ON HISTORICAL COLOR PALETTE) WILL BE PROVIDED WITH FINAL DEVELOPMENT PLAN.

MARK	DATE	DESCRIPTION	REVISIONS
	3/28/23	REVISED PER STAFF COMMENTS	
	5/4/23	REVISED PER STAFF COMMENTS	



CITY OF NEW ALBANY
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT HAINES CREEK
 REPRESENTATIVE ARCHITECTURE



DATE
 January 13, 2023

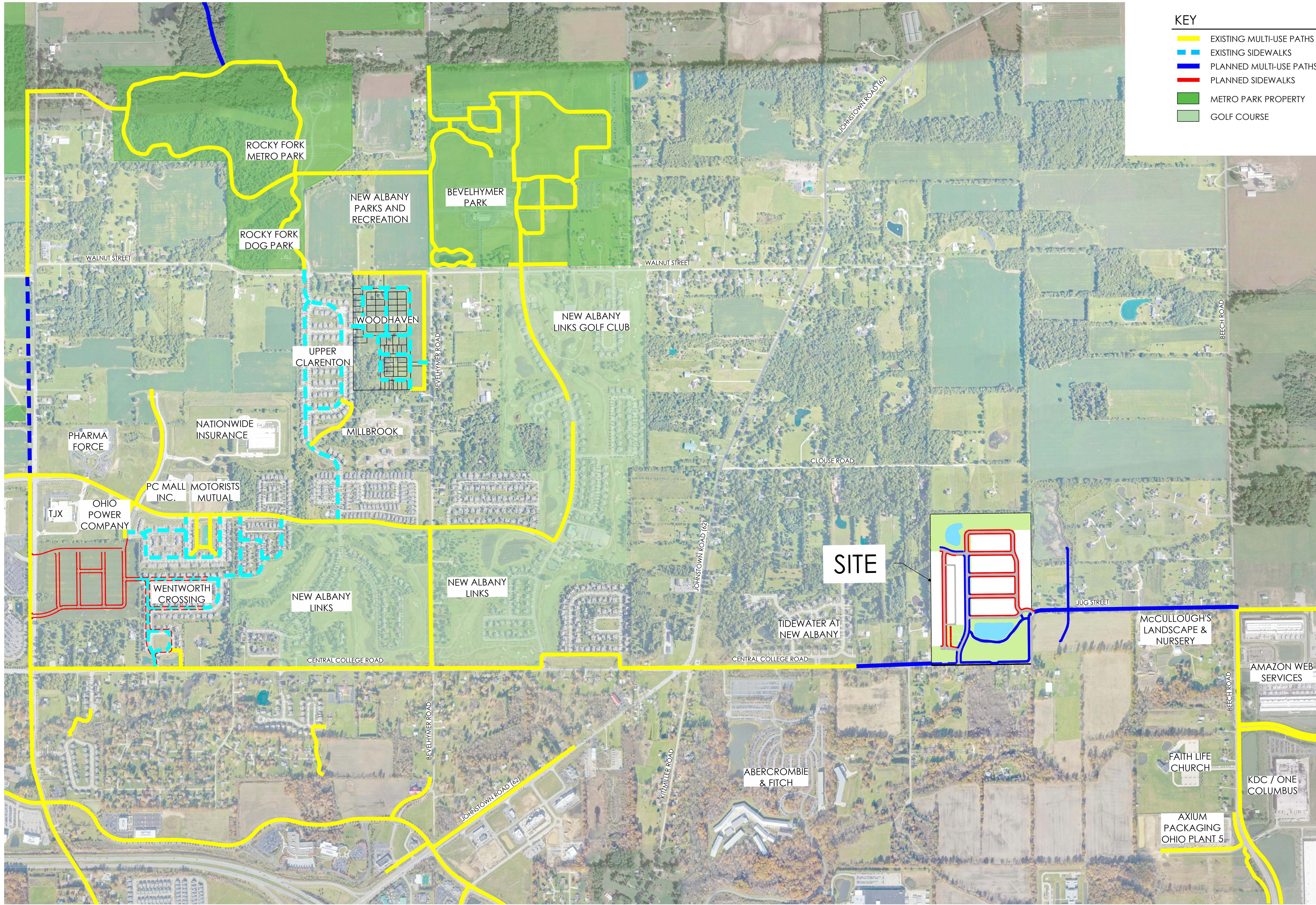
SCALE
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JOB NO.
 20220455

SHEET
 11/11

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J:\20220455\Drawings\preliminary development plan\1 Community Open Space and Pedestrian Connectivity Plan.dwg, Last Saved By: sahara, 6/21/2023 11:25 AM Last Printed By: O'hara, 6/21/2023 12:45 PM (No Xrefs)



KEY

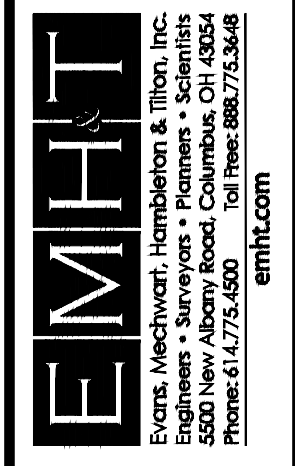
- EXISTING MULTI-USE PATHS
- EXISTING SIDEWALKS
- PLANNED MULTI-USE PATHS
- PLANNED SIDEWALKS
- METRO PARK PROPERTY
- GOLF COURSE

REVISIONS

MARK	DATE	DESCRIPTION
	3/16/23	REVISED PER STAFF COMMENTS
	5/1/23	REVISED PER STAFF COMMENTS
	6/22/23	REVISED PER STAFF COMMENTS



CITY OF NEW ALBANY
 PRELIMINARY DEVELOPMENT PLAN
 FOR
COURTYARDS AT HAINES CREEK
 COMMUNITY OPEN SPACE AND PEDESTRIAN
 CONNECTIVITY PLAN



DATE	January 13, 2023
SCALE	None
JOB NO.	20220455
SHEET	1/1