



New Albany Planning Commission Meeting Agenda
Monday, August 18, 2025, at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: July 21, 2025

IV. Additions or corrections to the agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Cases:

FDP-57-2025 Nationwide Children's Hospital FDP

Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).

Applicant: Bryce Shirley

Motion of acceptance of staff reports and related documents into the record for FDP-57-2025.

Motion of approval for application FDP-57-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-55-2025 Courtyards at Haines Creek CU

Conditional use request to allow a temporary sales trailer with associated landscaping, parking, and signage for the Courtyards at Haines Creek subdivision on a 0.341-acre site located at 5675 Lourdes Drive (PID: 222-005481).

Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for CU-55-2025.

Motion of approval for application CU-55-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-58-2025 Courtyards at Haines Creek FDP Modification

Final development plan modification to provide updated architecture elevations for the Courtyards at Haines Creek subdivision generally located at the northwest corner of Central College Road and Jug Street Road (PID: 222-005158 and 47 others). See page 3 for the full parcel list.

Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for FDM-58-2025.

Motion of approval for application FDM-58-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VAR-59-2025 4 Highgrove Farms Variance

Variance to encroach into the 30-foot rear yard setback on 0.85 acres of land located at 4 Highgrove Farms (PID: 222-004626-00).

Applicant: Ghiloni Custom Builders c/o Vince Ghiloni

Motion of acceptance of staff reports and related documents into the record for VAR-59-2025.

Motion of approval for application VAR-59-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

CU-62-2025 Nottingham Trace Model Home CU Extension

Conditional use extension to allow an existing model home to continue operations in the Nottingham Trace subdivision (PIDs: 222-004904, 222-004905 and 222-004906).

Applicant: Nicki Martin

Motion of acceptance of staff reports and related documents into the record for CU-62-2025.

Motion of approval for application CU-62-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VII. Other business

1. City Code Amendment: C.O. 1105.02 – Zoning Definitions
2. City Code Amendment: C.O. 1153 General Employment – Architectural Changes
3. City Code Amendment: C.O. 1157 Architectural Review Overlay District
4. City Code Amendment: C.O. 1169.08 – Sign Area and Other Measurement Calculations

VIII. Poll members for comment

IX. Adjournment

**THE COURTYARDS AT HAINES CREEK
PARCELS INCLUDED IN DEVELOPMENT TEXT MODIFICATION
APPLICATION**

Franklin County Auditor Parcel Numbers:

222-005158 222-005466 222-005468
222-005159 222-005447 222-005467
222-005498 222-005448
222-005486 222-005449
222-005487 222-005450
222-005488 222-005451
222-005490 222-005452
222-005491 222-005453
222-005492 222-005454
222-005484 222-005455
222-005485 222-005481
222-005483 222-005480
222-005482 222-005479
222-005456 222-005478
222-005457 222-005477
222-005458 222-005476
222-005459 222-005475
222-005460 222-005474
222-005461 222-005473
222-005462 222-005472
222-005463 222-005471
222-005464 222-005470
222-005465 222-005469

*Reserves A, B, F, G, H, & I have been omitted as they are not affected by the elevation updates submitted in application (222-05493; 222-005494; 222-0055495; 222- 222-005496; 222-005497; 222-005489).



**Planning Commission Staff Report
August 18, 2025 Meeting**

**THE COURTYARDS AT HAINES CREEK
TEMPORARY SALES TRAILER CONDITIONAL USE**

LOCATION: 5675 Lourdes Drive (PID: 222-005481)
APPLICANT: EC New Vision Ohio, LLC
REQUEST: Conditional Use
ZONING: Infill Planned Unit Development (I-PUD)
The Courtyards at Haines Creek Zoning District I-PUD zoning text
STRATEGIC PLAN: Residential
APPLICATION: CU-55-2025

Review based on application materials received July 7, 2025, and updated July 31, 2025.

Staff report completed by Lauren Sauter, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a conditional use permit for a temporary sales trailer to operate at 5675 Lourdes Drive in The Courtyards at Haines Creek residential subdivision. The trailer will serve as a sales office for Epcon Communities to showcase homes for this subdivision.

The subdivision is an age-restricted residential community zoned for Infill Planned Unit Development (I-PUD). The I-PUD zoning text allows single-family detached residences (subject to age restriction requirements), publicly or privately owned parks and open spaces, a private amenities center or clubhouse, and model homes and a temporary sales office.

The Planning Commission approved the final development plan for the subdivision on March 4, 2024 (FDP-87-2023), and the final plat for Phase I of the subdivision on November 18, 2024 (FPL-85-2024). The latter case was adopted by city council on January 7, 2025 (O-48-2024).

II. SITE DESCRIPTION AND USE

The Courtyards at Haines Creek subdivision is located on the north side of Central College Road and abuts the transition of Central College Road to Jug Street Road NW, which is where Franklin County and Licking County meet. The subdivision is located fully within Franklin County. The 0.34-acre lot is located along the eastern boundary of the subdivision and near one of the two entrances to the subdivision from Central College Road.

The subdivision is abutted on its north, west, and east sides by city limits. The land immediately south of the subdivision is zoned Agricultural (AG), and the areas generally south are zoned as part of the Business Park. Tidewater is a residentially zoned subdivision located nearby to the west.

III. EVALUATION

General Standards for Conditional Uses (C.O. 1115.03)

The Planning Commission shall not approve a conditional use unless it shall, in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location shall meet all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

Model Home Standards (C.O. 1165.09)

Per code, temporary lot sales offices are temporarily placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The sales office may be staffed and furnished.

The Courtyards at Haines Creek Zoning District text section II(D) specifies that model homes and temporary sales offices shall be in accordance with Section 1133.04(d) of the codified ordinances. Chapter 1133 regulates R-2, R-3, and R-4 single-family residential districts, and Section 1133.04(d) regulates this district's residential model homes and temporary lot sales offices. Because the regulating text that constitutes Section 1133.04(d) is identical to that contained in Section 1165.09 (under Chapter 1165, General Development Standards), the latter Section will be cited within this staff report; however, either code section is applicable.

Section 1165.09(a)

When making its decision to approve, disapprove, or approve with conditions the application, the Planning Commission shall consider that the temporary sales trailer:

1. *Is appropriately located within the community and sited so that it is easily accessible without creating a nuisance or hazard to nearby properties.*
The proposed sales trailer is located close to the subdivision entrance when entering via Jug Street Road NW. Its site, lot 72, is the closest lot to this point of ingress. The proposed location appears to be appropriate as it is easily accessible and identifiable upon entering the subdivision.
2. *Is integrated into the residential character of the neighborhood with external lighting in conformity with customary residential lighting.*
The applicant has not explicitly stated whether external lighting shall be used. Staff recommends a condition of approval that any proposed lighting meets the requirements set in the zoning text, subject to staff approval (condition #1).
3. *Is approved with a limited duration which shall be determined by the Planning Commission after consultation with the applicant. Extensions of time may be granted by the Planning Commission, but decisions must be based on the same criteria as outlined in this section.*

The Courtyards at Haines Creek Zoning District text permits temporary sales offices to operate until the first model home is open for use. Additionally, C.O. 1165.09(c)(5) specifies that sales offices in trailers are permitted for a duration of 12 months. The applicant has proposed the sales trailer be used for a period not to exceed one year after the approval of the conditional use.

4. *Is identified by no more than one sign which shall be in compliance with regulations governing signage.*
This provision is overridden by the PUD zoning text's signage standards (section XIII(A)), which allows "other signage [to] be used subject to approval by the City of New Albany Planning Commission." The applicant proposes the installation of two ground signs (see the evaluation of the fourth item for Section 1165.09(b)).
5. *Shall not be used as a general real estate brokerage office where the sale of properties not owned or previously owned wholly or in part by the applicant occurs.*
The applicant has not explicitly stated whether the temporary sales trailer shall be used for the sale of properties that they do not own or have not previously owned. Staff recommends a condition of approval that the sales trailer not be used as a general real estate brokerage office (condition #2).

Section 1165.09(b)

The Planning Commission shall also consider and may set conditions on the following as part of its decision to allow the temporary sales trailer:

1. *Hours of operation.*
The temporary sales trailer will operate on Mondays from 11:00am to 6:00pm, on Tuesdays through Saturdays from 10:00am to 6:00pm, and on Sundays from 12:00pm to 6:00pm. These operating hours are generally consistent with other model homes and sales trailers that have been approved by the Planning Commission.
2. *Number of employees and maximum number of employees on the site at any one time.*
The applicant states there will be one employee on site Monday through Friday and two employees on Saturdays and Sundays.
3. *Provisions for parking for employees and customers.*
The proposal indicates that parking will be provided on a temporary asphalt parking lot located in front of the sales trailer. There are six parking spaces provided, including one handicap parking spot. The parking spaces meet size requirements per C.O. 1167.03(a). Access from the parking lot to the trailer is provided via sidewalk. Staff recommends a condition of approval that the temporary parking lot and landscaping be removed at the expiration of the permit (condition #3).
4. *Size, lighting, content and location of signage.*
C.O. 1169.10(j), "Residential For Sale/For Lease Signs," permits signs up to 36 square feet in area and eight feet in height for areas with 100 feet or more of street frontage. These signs must not interfere with the safe movement of vehicular and pedestrian traffic and must be removed within 10 days after the sale has occurred. Staff recommends a condition of approval that the temporary signage be removed within 10 days after the sale has occurred (condition #4).
 - a) The first proposed temporary sign is labeled as a "Welcome Center Hours Sign." Its faces feature the temporary sales trailer's hours, the community logo, and the community contact information, and the sign is located 10 feet away from the nearest right-of-way. The sign meets code requirements:
 - i. Sign area: 24 square feet (four feet in width; six feet in height)—meets code.
 - ii. Total height: seven feet—meets code.

- iii. Location: does not interfere with the safe movement of traffic—meets code.
- b) The second proposed temporary sign is labeled as a “Brochure Box Sign.” This sign features a box that protrudes 5.25 inches from the flat sign face and allows customers to take a brochure at times when the sales trailer is not open for business. It is located between the proposed parking lot and sales trailer, close to the trailer’s entrance. The brochure box is consistent with similar signs approved by the Planning Commission for temporary sales trailers.
 - i. Sign area: approx. 2.14 square feet (308 square inches)—meets code.
 - ii. Total height: approx. 3.67 feet (44 inches)—meets code.
 - iii. Location: does not interfere with the safe movement of traffic—meets code.



*Left: Proposed Welcome Center Hours Sign (a).
Right: Proposed Brochure Box Sign (b).*

5. *Landscaping and screening.*

The applicant has included a landscape plan for the temporary sales trailer. The plan uses trees that are six to seven feet in height to screen the sales trailer from Central College Road/Jug Street Road NW. Additional shrubbery is used in front of the trailer and as screening around the Porta Kleen tank in the back.

Section 1165.09(c)

Permission to occupy a temporary sales office for the purpose of home and lot sales within a newly constructed subdivision shall be granted only if the following conditions are additionally met:

1. *Such facility is located on a main arterial roadway or highway.*
The sales trailer is proposed to be located closely off Central College Road/Jug Street Road NW.
2. *Such facility is substantially screened by the use of landscaping and/or mounding.*
The landscape plan shows the sales trailer as being screened from Central College Road/Jug Street Road NW and from generally outside of the subdivision by trees that are six to seven feet in height. Along the eastern boundary of the site, there is a 30-foot tree preservation zone that provides further screening of the sales trailer.

3. *Such facility shall not create a nuisance to surrounding properties.*
The applicant states the property will not generate glare, fumes, or vibrations to adjoining properties, and any waste generated by sales staff will be disposed of in the onsite dumpster or removed from the premises by staff as needed. Additionally, the trailer and parking lot face away from adjoining properties. With the platted lots, setbacks, tree preservation zone, and landscaping, the sales trailer is not expected to create a nuisance to surrounding properties.
4. *Such other conditions as the Planning Commission deems appropriate.*
5. *Sales offices in trailers or mobile homes are permitted for a duration of twelve (12) months. Users of such facilities may apply to the Planning Commission for an extension of an additional twelve (12) months.*
See item 3 of the criteria listed by Section 1165.09(a). Staff recommends a condition of approval that the sales trailer Conditional Use is permitted to operate for one year and that any extension in time is subject to review and approval by the Planning Commission, or until such time that the model home is open and operable (condition #5).

V. SUMMARY

Basis for Approval:

If the recommended conditions of approval are met, the proposed temporary sales trailer and associated landscaping, parking, and signage are consistent with code requirements. Additionally, the operational aspects of the proposed trailer are consistent with other temporary sales trailers that have been approved to operate in residential subdivisions in New Albany.

VI. MOTION

Should the Planning Commission find that the application meets sufficient basis for approval, the following motion would be appropriate:

Move to approve conditional use application CU-55-2025, subject to the following conditions:

1. Any proposed lighting shall meet the requirements set in the zoning text, subject to staff approval.
2. The sales trailer shall not be used as a general real estate brokerage office.
3. The temporary parking lot and landscaping are to be removed at the expiration of the conditional use permit.
4. The temporary signage shall be removed within 10 days after the sale has occurred.
5. The temporary sales trailer is permitted to operate for one year and any extension in time is subject to review and approval by the Planning Commission, or until such time that the model home is open and operable.

Approximate Site Location:



Source: CityView



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																								
Project Information	<p>Site Address <u>5675 Loudres Drive, New Albany 43054/ Lot 72 Per Phase 1 Plat</u></p> <p>Parcel Numbers <u>222-005481</u></p> <p>Acres <u>0.341 AC</u> # of lots created <u>NA</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th> <th style="width: 50%;">Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td rowspan="8"> Conditional Use request for the location of a Temporary Sales Trailer, Asphalt Parking Lot, Landscaping and Signage. The Sales Trailer will be in use for a period not to exceed 1 year from approval of conditional use or until the Clubhouse is completed and received a Certificate of Occupancy. </td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input checked="" type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Conditional Use request for the location of a Temporary Sales Trailer, Asphalt Parking Lot, Landscaping and Signage. The Sales Trailer will be in use for a period not to exceed 1 year from approval of conditional use or until the Clubhouse is completed and received a Certificate of Occupancy.	<input type="checkbox"/> Certificate of Appropriateness	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Lot Changes	<input type="checkbox"/> Minor Commercial Subdivision	<input type="checkbox"/> Zoning Amendment (Rezoning)	<input type="checkbox"/> Zoning Text Modification												
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Email	kfankhauser@epconcommunities.com	Email	kfankhauser@epconcommunities.com																						
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> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p>Signature of Owner <i>Epcon Haines Creek, LLC Chris Churn</i></p> <p>Signature of Applicant <i>Kelly Fankhauser EC New Vision Ohio, LLC</i></p> </div> <div style="width: 45%;"> <p>Date: <u>7/1/25</u></p> <p>Date: <u>7/1/25</u></p> </div> </div>																								

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	600.00
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

Plat – Subdivision Final

Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____

Lot Changes

200.00

Minor Commercial Subdivision

200.00

Vacation (Street or Easement)

1200.00

Variance

Non-single family, commercial, subdivision, multiple properties 600.00

Single Family residence 250.00

In conjunction with Certification of Appropriateness 100.00

Extension Request

0.00

Zoning

Rezoning - First 10 acres 700.00

Each additional 5 acres or part thereof 50.00 / each

Rezoning to Rocky Fork Blacklick Accord 250.00

Text Modification 600.00

Easement Encroachment

800.00



CONDITIONAL USE REQUIREMENTS

Name of Project The Courtyards at Haines Creek Sales Trailer
Site Address 5676 Lourdes Drive, New Albany, OH / Lot 72 Per Phase 1 Plat
Due Date _____ Application Number _____

Submit planning applications and all required materials to planning@newalbanyohio.org.

Paper copies are not required at the time of the application submittal; however, 12 paper copies of the entire submission will be required a minimum of 30 days ahead of the hearing date. The planner assigned to your application will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once your application is entered.

Planning staff will complete a preliminary review of your submission no later than one week after it is submitted to the department. Staff will inform you of any missing information via email and you will be given one week to provide it. Incomplete applications cannot be placed on meeting agendas.

The submittal requirements below are based on the New Albany Code of Ordinances. See [C.O. 1187.03](#) for the codified contents of a Conditional Use, listed in the same order as given on this checklist. Additional information regarding the property, proposed use, or surrounding area may be requested by staff or the Board to make a determination.

Submitted?

(please check one)

Y | N | N/A

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Submittal requirements:

- 1) Name, address, and phone number of the applicant.
- 2) Legal description of the property, as recorded in the Franklin County Recorder's office.
- 3) Description of existing use.
- 4) Present zoning district.
- 5) Description of proposed conditional use.
- 6) A plan of the proposed site showing the location of all:

Buildings	Parking and loading areas	Traffic circulation
Open spaces	Landscaping	Refuse
Signs	Service areas and utilities	Yards

Continue to next page



MEMO

Date: July 31, 2025

To: City of New Albany Planning Commission

From: Epcon Communities

Subject: Conditional Use Application – The Courtyards at Haines Creek

Copies:

Responses to the Conditional Use Application Submittal Requirements

1. Name, address and telephone number
 - This is provided on the Community Development Planning Application.
2. Legal description of the property
 - The Courtyards at Haines Creek Phase 1 Plat is attached which serves as the property legal description.
3. Description of existing use
 - The site is an active construction site for an Approved Residential Subdivision.
4. Present zoning district
 - I-PUD – Infill Planned Unit Development.
5. Description of the proposed conditional use
 - The proposed conditional use is a temporary sales trailer with asphalt parking lot, landscaping and signage.
6. A plan of the proposed site
 - A plan set is provided with the application which contains a site plan with the proposed location of the sales trailer, asphalt parking lot, landscaping and signage.
7. Narrative Statement:
 - Effects on the Adjoining Property:
 - The proposed sales trailer is located on a lot at the development entry along Jug Street. The proposed sales trailer entrance and parking lot face the opposite direction from the adjoining property owners. A 30 Tree Preservation Zone also separates the conditional use from the McRoberts Property. The 8400 Central College Road Propco LLC Property is undeveloped.

- Effects of elements such as noise, glare, odor, lights, fumes and vibrations on adjoining properties:
 - Due to the nature of the use, there will be minimal noise and lights from the sales trailer. Anticipated hours of use are:
 - Monday: 11:00 AM-6:00PM
 - Tuesday – Saturday: 10:00 AM – 6:00 PM
 - Sunday: 12:00 PM – 6:00 PM
 - There will be one sales person in the trailer Monday through Friday and two on Saturday and Sunday.
 - No dedicated outdoor trash receptacle is required for the proposed use. The volume of waste generated by the sales staff is minimal. All trash will be either disposed of in the onsite dumpster or removed from the premises by staff as needed.
 - The proposed use will not generate glare, fumes and vibrations on the adjoining properties.
 - A discussion of the compatibility with adjacent and other properties within the district:
 - With the platted lots, setbacks, tree preservation zone and landscaping, the sales trailer is a compatible temporary use with the adjoining properties. In fact, it will be less intensive than when the Courtyards at Haines Creek is fully developed.



8. Names and Addresses of all Property Owners within 200 feet of the proposed conditional use:

- There are two adjacent property owners within 200 feet of the Courtyards at Haines Creek. The remainder of the lots within 200 feet are part of the Courtyards at Haines Creek Development. These lots are under construction, have not been sold and are still under the ownership of Epcon Haines Creek, LLC.
- Adjoining Property Owners within 200 feet:

Albert J. McRoberts III and Diana J. McRoberts
 14624 Jug Street Road
 New Albany OH 43054
 PID: 037-112086-05.002 (Licking Co.)

8400 Central College Road Propco LLC
 8400 Central College Road
 New Albany OH 43054
 PID: 038-113376-00.001 (Licking Co.)

DO NOT DETACH

 Instrument Number: 202503030020069 Recorded Date: 03/03/2025 1:14:30 PM		
 Daniel J. O'Connor, Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-1310 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov		Return To (Mail): E P FERRIS & ASSOCIATES, INC
Transaction Number: T20250314476 Document Type: PLAT Document Page Count: 3		
Submitted By (Walk-in): E P FERRIS & ASSOCIATES, INC		
Developer: EPDM HAINES CREEK LLC		Plat: COURTYARDS AT HAINES CREEK PHASE 1
Fees: Plat Recording Fee: \$259.20 Total Fees: \$299.20 Amount Paid: \$259.20 Amount Due: \$0.00		Instrument Number: 202503030020069 Volume/Page: PB 132 607 Recorded Date: 03/03/2025 1:14:30 PM

OFFICIAL RECORDING COVER PAGE**DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

THE COURTYARDS AT HAINES CREEK PHASE 1

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 10, Quarter Township 1, Township 16, United States Military Lands, containing 22.656 acres of land, more or less, said 22.656 acres being part of those tracts of land conveyed to EPICON HAINES CREEK, LLC by deed of record in Instrument Number 202407020605759, Recorder's Office, Franklin County, Ohio.

The undersigned, EPICON HAINES CREEK, LLC, an Ohio limited liability company, by CRAIG CHERRY, Regional President, owner of the lands platted hereto, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE COURTYARDS AT HAINES CREEK PHASE 1", a subdivision containing Lots numbered 1 to 30, 48 to 74, and 100 to 108, all inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", and Reserve "F", does hereby accept this plat of same and dedicate to public use, as such, all of Antioch Drive, Central College Road, Cedarville Drive, Findlay Drive, Haines Creek Drive, Hiram Lane, Louisa Drive, and Worcester Drive shown hereon and hereinafter dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easements", "Drainage Easement", "Trail Easement" or "Sidewalk Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lots and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. Improvements related to the reserve park may be located within the areas containing a Drainage Easement. No building shall be constructed in any area over which easements are hereby reserved. Within those areas designated "Trail Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a repeat path for use by the public. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, CRAIG CHERRY, Regional President of EPICON HAINES CREEK, LLC, has hereunto set his hand this 21st day of January, 2025.

Signed and Acknowledged
in the presence of:

[Signature]

EPICON HAINES CREEK, LLC

By *[Signature]*

CRAIG CHERRY,

Regional President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CRAIG CHERRY, Regional President of EPICON HAINES CREEK, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of EPICON HAINES CREEK, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 24th day of January, 2025.

My commission expires

[Signature]
Notary Public, State of Ohio



Approved this 21st Day of January
2025

[Signature]
Mayor, New Albany, Ohio

Approved this 23rd Day of January
2025

[Signature]
City Engineer, New Albany, Ohio

Approved this 21st Day of January
2025

[Signature]
County Representative to Planning Commission, New Albany, Ohio

Approved this 22nd Day of January
2025

[Signature]
Chairperson, Planning Commission, New Albany, Ohio

Approved this 21st Day of January
2025

[Signature]
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 0-18-2024 passed 2-26-2025

[Signature]
Recorder, Franklin County, Ohio

Transmitted this 22nd Day of February 2025

[Signature]
Recorder, Franklin County, Ohio

Filed for record this 28th day of March 2025 at 1:14 P.M. Fee \$ 259.20

[Signature]
Recorder, Franklin County, Ohio

File No. 2025 03030020069

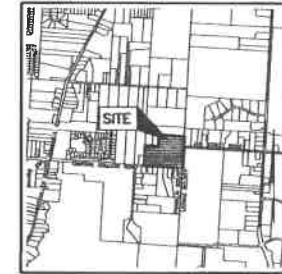
[Signature]
Recorder, Franklin County, Ohio

Recorded this 28th day of March 2025

[Signature]
Deputy Recorder, Franklin County, Ohio

File Book 132, Page 607-610

[Signature]
Deputy Recorder, Franklin County, Ohio



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

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 20 and Frank 180. The portion of the centerline of Central College Road, having a bearing of North 86°52'49" West and recommended as shown hereon, is designated as the "basis of bearings" for this plat.

SOURCE OF DATA: The accuracy of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PIN: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, three-eighths inch inside diameter, thirty inches long with a plastic plug placed in the top and bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top and flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (painted) to record the actual location of the point. These markers shall be set following the completion of the construction/Installation of the area pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- Iron Pin (See Survey Data)
- 1/2" x 1/2" x 1/2" (See Survey Data)
- Permanent Marker (See Survey Data)
- FDOT Monument found
- 1" square box

By *[Signature]* 9-20-25
Professional Surveyor No. 7865 Date



THE COURTYARDS AT HAINES CREEK PHASE 1

- (A) CITY OF NEW ALBANY
I.N. 202206240094052
- (B) RICHARD EUGENE ULERY
DEBBIE LEE ULERY
O.R. 27800C14
- (C) MICHAEL HAIRSTON
I.N. 202208290123903
- (D) TASE HOMES LLC
I.N. 202407160070736
- (E) TASE HOMES LLC
I.N. 202406030053841
- (F) PAUL K. STAMM
CHRISTINE BURIK STAMM
I.N. 200309120291097

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line
- Stream Preservation Zone Line
- Tree Preservation Zone Line



- ** = RESERVE "F1"
(100' x 100' Reserve "F1")
- *** = RESERVE "G"
(100' x 100' Reserve "G")
- **** = RESERVE "H"
(100' x 100' Reserve "H")

Legend

- R/L = Existing Line
- T.P.Z. = Tree Preservation Zone
- S.P.Z. = Stream Preservation Zone
- T.P.Z. = Tree Preservation Zone

** The information used to show the location of each of these 100-foot flood zone lines was taken from a flood study prepared by USACE dated May, 2024.

TAMARA L. DAVIES
RONALD H. DAVIES
I.N. 201211020166943

TAMARA DAVIES
RONALD DAVIES
I.N. 202111030199919

EPCON HAINES CREEK, LLC
I.N. 202407020065759

EPCON HAINES CREEK, LLC
I.N. 202407020065759

ALBERT J. MCROBERTS III
DIANA J. MCROBERTS
O.R. 243, P. 106

8400 CENTRAL COLLEGE ROAD PROPOC LLC
I.N. 202012290035810

THE COURTYARDS AT HAINES CREEK PHASE 1

3
3

NOTE "A": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be plotted contains sites that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby plotted. The City of New Albany, Ohio, approved of this plot of "The Courtyards at Haines Creek Phase 1" does not imply any approval of the site as it may pertain to wetlands.

NOTE "B": At the time of plotting, the land being plotted as The Courtyards at Haines Creek Phase 1 is in Zone S (as determined to be outside of the 0.2% annual exceedance floodplain), as said Zone S is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County Unincorporated areas map number 3909020207, with effective date of June 17, 2008.

NOTE "C" - AGRICULTURAL RECOUPMENT: Grants, loans, fee, duty authorized representative of the developer dedicating the property described in this plot, hereby agree to indemnify the City of New Albany, fee, and hold it harmless from, any agricultural noncompliance or liability in the future against the property dedicated herein, which result from grantee's conversion of the property from agricultural use.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage:	28.656 Ac.
Acreage in right-of-way:	3.940 Ac.
Acreage in Reserve:	14.677 Ac.
Acreage in remaining lot:	1.227 Ac.

NOTE "E" - ACREAGE BREAKDOWN: The Courtyards at Haines Creek Phase 1 is out of the following Franklin County Parcel Numbers:

222-005156	1.344 Ac.
222-005157	1.500 Ac.
222-005158	3.018 Ac.
222-005159	11.854 Ac.

NOTE "F" - DEPRESSURE DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The Courtyards at Haines Creek Phase 1. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

NOTE "G": At the time of plotting, electric, cable, and telephone service providers have not issued indications required to that amount area, in addition to those shown on this plot as deemed necessary by those providers for the installation and maintenance of all of their existing facilities, could reasonably be shown on this plot. Existing recorded easement information about The Courtyards at Haines Creek Phase 1 or any part thereof can be acquired by a subsequent examination of the latest current public records, including those in the Recorder's Office, Franklin County, Ohio.

NOTE "H" - RESERVES "A", "B", "F1" AND "C": Reserve "A", "B", "F1" and "C", as designated and delineated herein, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple title to the lots in The Courtyards at Haines Creek subdivisions in perpetuity for the purpose of open space and/or water retention.

NOTE "I" - RESERVE "B1": Reserve "B1", as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the fee simple title to the lots in The Courtyards at Haines Creek subdivisions for the purpose of a community amenity area.

NOTE "J" - RESERVE "F": Reserve "F", as designated and delineated herein, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple title to the lots in The Courtyards at Haines Creek subdivisions in perpetuity as a public road is constructed and Reserve "F" is dedicated to the City as public right-of-way. The City of New Albany shall maintain the future street (area within the curb limits and including curbs). Areas outside the curb limits shall be maintained by an association comprised of the owners of the fee simple title to the lots in The Courtyards at Haines Creek subdivisions.

NOTE "K": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plot or deed.

NOTE "L" - STREAM PRESERVATION ZONE: The Stream Preservation Zone shall forever be reserved from development with buildings and structures and the natural state of said zone shall remain undisturbed. It is the intent, purpose and intent of the Stream Preservation Zone to protect and benefit any activity or use which would be a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

Additional restrictions include:

- No dumping or burning of refuse.
- No hunting or trapping.
- Natural resources of the area shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
- Nothing shall be permitted to occur within the Stream Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead, diseased, unstable, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety. Notwithstanding the foregoing, the following improvements and activities shall be permitted within the public and easement may be retained in favor of the developer and future property owners for the following:
 - Storm water detention or retention ponds and related underground storm water management infrastructure;
 - Underground utility lines and underground storm water management infrastructure;
 - One or more paved bikeway trails in locations which are approved as part of a final development plan for this subdivision;
 - Planting and maintenance of trees, bushes, and other landscaping;
 - Bushes, deciduous trees, shrubs, and other landscaping;
 - Planting and maintenance of wooded and forested areas in keeping with good forestry management practices, including, but not necessarily limited to, the removal of dead, diseased, or decaying trees and the treatment or removal of noxious or invasive plant species.

Any and all alterations to the Stream Preservation Zone require the approval of the City of New Albany Community Development Department.

NOTE "M" - TREE PRESERVATION ZONE: "Tree Preservation Zone" 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 view to the south of the intersection of Jug Street and a new public street connecting it to the new subdivision, (2) within the northeast corner of the zoning subdivision, (3) covering the tree line along the north property line of Reserve C, all as generally shown on the Final Development Plan, (Reserve A, C1 and C2 as shown on Final Development Plan) and (4) within a distance of 30 feet from the new property line on any lot where a minimum rear yard setback of 50 feet is required, provided as to this subdivision C1 was shall be preserved in accordance with the recommendations of a certified arborist and subject to staff approval. Within these areas, only the construction of roads, paths/trails/bridges, 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 may be trimmed, cut, or removed if they are diseased, dead, or of a species 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 unsuitably encroach into the rear yards of lots. The developer shall provide Tree Preservation Zone signs on every other lot line. Signs shall be subject to staff approval. Signs shall be installed by the developer prior to infrastructure acceptance by the city.

NOTE "N": The purpose of this plot is to show certain property, right of way and easement boundaries as of the time of plotting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plot. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable set and development limitations of the zoning code as adopted by the governing authority having jurisdiction. Note "N" should not be construed as creating plot or subdivision restrictions, private use limitations, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

CURVE TABLE				
CURVE NO.	DELTA	BEARING	CHORD BEARING	CHORD DISTANCE
C1	173°34'	380.00'	80.00'	1078.90'
C2	173°34'	380.00'	80.00'	1078.90'
C3	285°11'	330.00'	136.44'	1078.90'
C4	142°13'	300.00'	136.28'	1078.90'
C5	44°07'30"	100.00'	76.60'	309.60'
C6	41°06'15"	100.00'	145.15'	889.10'30"
C7	25°30'45"	300.00'	118.87'	118.20'30"
C8	14°53'15"	100.00'	76.60'	119.02'30"
C9	80°00'00"	20.00'	31.42'	4897.11'
C10	90°04'15"	360.00'	80.37'	8746.18'
C11	63°30'36"	30.00'	29.18'	37.25'31"
C12	10°19'12"	475.80'	128.82'	7857.18'
C13	80°00'00"	30.00'	31.42'	4897.11'
C14	80°00'00"	30.00'	31.42'	4897.11'
C15	80°00'00"	30.00'	47.15'	4874.23'
C16	84°00'00"	30.00'	39.67'	3294.00'
C17	9°41'33"	565.00'	88.81'	7808.91'
C18	63°30'36"	30.00'	29.18'	37.25'31"
C19	2°54'32"	380.00'	35.86'	2700.94'
C20	26°46'48"	320.00'	143.34'	119.13'30"
C21	90°00'00"	80.00'	31.42'	4897.11'
C22	80°00'00"	30.00'	31.42'	4897.11'
C23	44°34'02"	78.00'	58.84'	119.02'30"
C24	71°50'12"	30.00'	35.10'	77.07'00"
C25	54°23'00"	125.00'	118.78'	88.14'11"
C26	88°00'00"	30.00'	31.42'	4897.11'
C27	44°34'02"	78.00'	58.84'	119.02'30"
C28	80°00'00"	30.00'	31.42'	4897.11'




CURVE TABLE				
CURVE NO.	DELTA	BEARING	CHORD BEARING	CHORD DISTANCE
C29	90°00'00"	30.00'	31.42'	4897.11'
C30	88°00'00"	30.00'	31.42'	4897.11'
C31	11°21'04"	125.00'	34.87'	3.02'17'30"
C32	37°33'30"	105.00'	73.18'	3.04'48'11"
C33	90°38'12"	30.00'	58.10'	3.02'38'08"
C34	44°02'17"	75.00'	58.10'	3.02'38'08"
C35	44°02'17"	75.00'	98.87'	3.02'38'08"
C36	90°00'00"	30.00'	31.42'	4897.11'
C37	90°00'00"	30.00'	31.42'	4897.11'
C38	37°34'11"	300.00'	144.88'	119.02'30"
C39	57°38'18"	300.00'	170.10'	119.02'30"
C40	80°00'00"	30.00'	31.42'	4897.11'
C41	90°00'00"	30.00'	31.42'	4897.11'
C42	17°32'19"	50.00'	34.86'	4.47'49'20"
C43	37°38'33"	50.00'	38.14'	4.47'49'20"
C44	80°00'00"	67.00'	78.74'	4.47'49'20"
C45	81°30'10"	30.00'	38.89'	4.47'49'20"
C46	17°32'19"	50.00'	34.86'	4.47'49'20"
C47	17°32'19"	50.00'	34.86'	4.47'49'20"
C48	80°00'00"	100.00'	125.15'	3.02'38'08"
C49	44°02'17"	100.00'	111.02'	3.02'38'08"
C50	37°38'33"	100.00'	98.87'	3.02'38'08"
C51	11°21'04"	125.00'	34.87'	3.02'17'30"
C52	37°33'30"	105.00'	73.18'	3.04'48'11"
C53	90°38'12"	30.00'	58.10'	3.02'38'08"
C54	27°32'20"	118.00'	47.33'	11.78'38'10"
C55	17°32'19"	50.00'	123.36'	3.02'38'08"

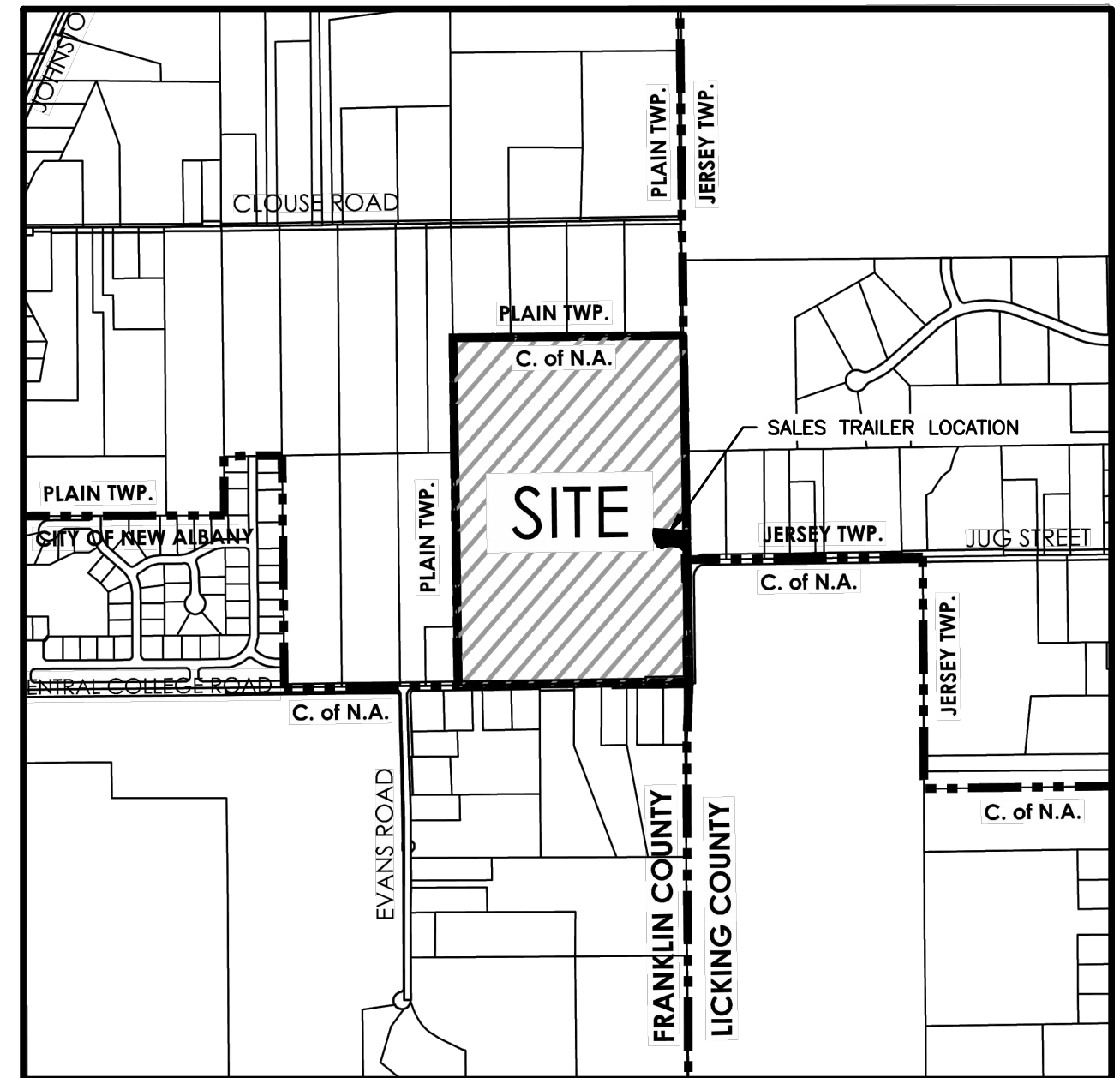
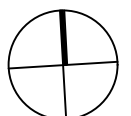
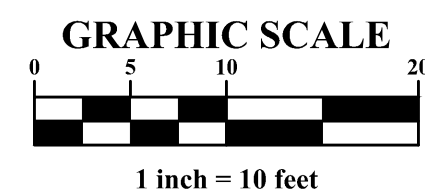
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°38'00"W	22.34'
L2	S88°02'34"E	1.61'
L3	N41°36'30"W	46.88'
L4	S44°23'00"E	51.67'
L5	N71°50'12"E	71.00'
L6	S68°30'27"E	88.88'
L7	S44°42'30"E	84.82'
L8	N68°30'27"E	46.87'
L9	N63°54'30"E	46.10'
L10	N78°46'18"E	31.78'
L11	N103°30'36"E	282.83'
L12	N63°54'30"E	71.00'
L13	N44°17'00"E	86.64'
L14	N44°17'00"E	3.78'
L15	S70°00'00"E	138.19'
L16	N11°00'00"E	148.38'
L17	S70°00'00"E	180.10'
L18	S20°00'00"E	36.36'
L19	N11°00'00"E	24.81'
L20	N11°00'00"E	77.87'
L21	S11°00'00"E	30.00'
L22	N11°00'00"E	77.11'
L23	N11°00'00"E	188.71'
L24	S88°30'27"E	108.17'
L25	N63°54'30"E	71.00'
L26	N44°17'00"E	46.88'
L27	S44°23'00"E	16.36'
L28	S44°23'00"E	39.00'
L29	N44°17'00"E	41.39'
L30	S88°30'27"E	36.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N88°38'00"W	22.34'
L32	S88°02'34"E	42.14'
L33	N41°36'30"W	36.88'
L34	S44°23'00"E	26.82'
L35	N71°50'12"E	12.60'
L36	S68°30'27"E	24.11'
L37	S44°42'30"E	46.88'
L38	N68°30'27"E	21.88'
L39	N63°54'30"E	46.88'
L40	N78°46'18"E	31.78'
L41	N103°30'36"E	282.83'
L42	N63°54'30"E	71.00'
L43	N44°17'00"E	86.64'
L44	N44°17'00"E	3.78'
L45	S70°00'00"E	138.19'
L46	N11°00'00"E	148.38'
L47	S70°00'00"E	180.10'
L48	S20°00'00"E	36.36'
L49	N11°00'00"E	24.81'
L50	N11°00'00"E	77.87'
L51	S11°00'00"E	30.00'
L52	N11°00'00"E	77.11'
L53	N11°00'00"E	188.71'
L54	S88°30'27"E	108.17'
L55	N63°54'30"E	71.00'
L56	N44°17'00"E	46.88'
L57	S44°23'00"E	16.36'
L58	S44°23'00"E	39.00'
L59	N44°17'00"E	41.39'
L60	S88°30'27"E	36.36'

Scale: 1" = 10'

SYMBOLS

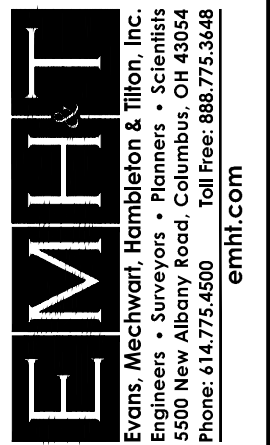
	ANNUALS - 50 S.F.
	MULCH - 30 C.Y.
	STRAW MAT - 731 S.Y.



Not To Scale

[illegible]

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
CONDITIONAL USE PLAN
FOR
COURTYARDS AT HAINES CREEK
SALES TRAILER
LANDSCAPE PLAN



DATE
JULY 31, 2025
SCALE
AS NOTED
JOB NO.
20230578
SHEET



1 **DETAIL**
Sales Trailer

Not to Scale

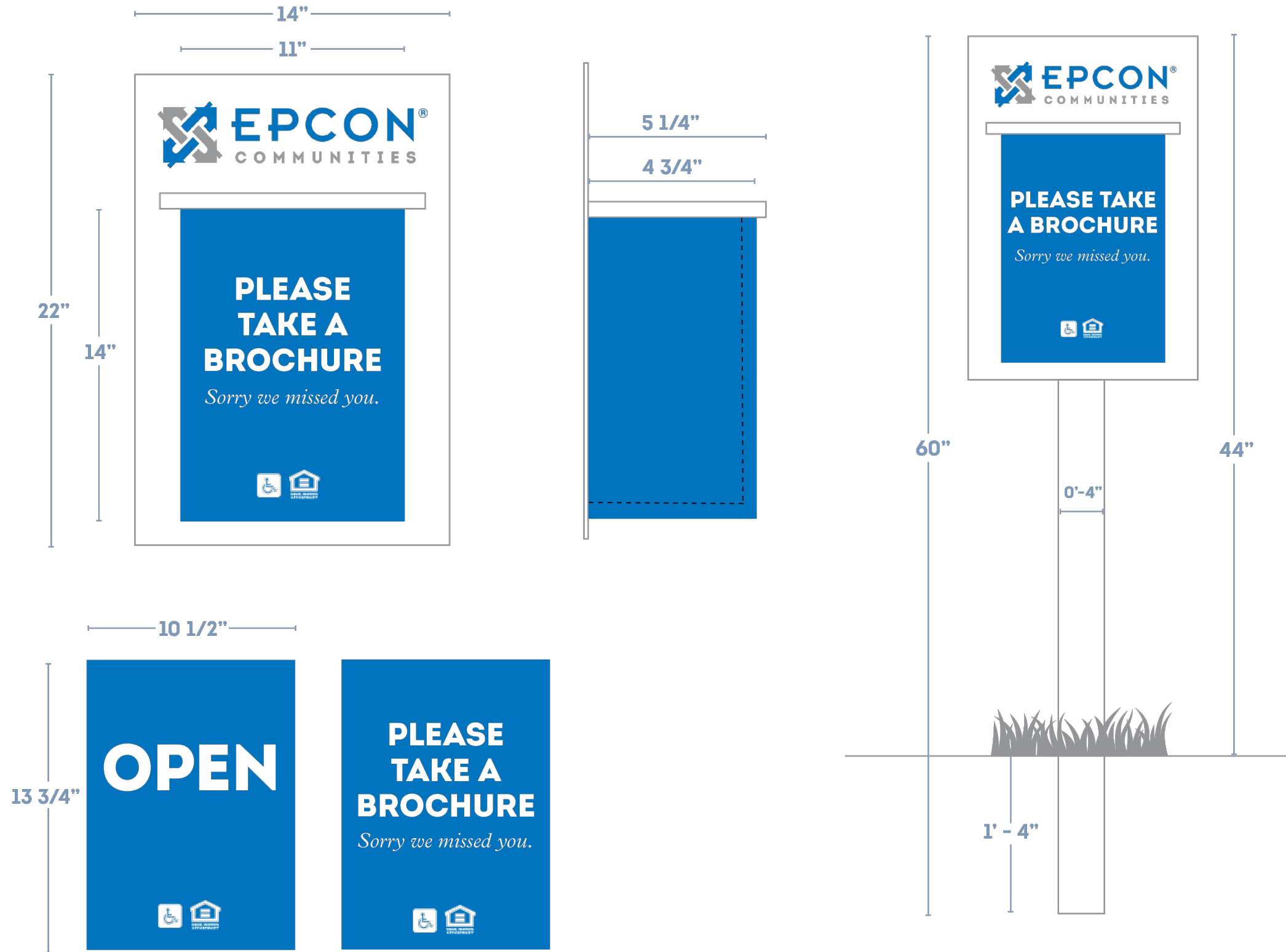
NOTE:
Existing Trees, Proposed Landscape and Pavement as shown is conceptual. See Sheet 1/3 for Site Layout and Landscape.

BROCHURE BOX SIGN | 14" X 22"

- 4" aluminum posts with PVC top cap, finished gloss white
- 3/4" PVC sign panel with flat decorated graphics

Intro Black
Plantin MT Pro Italic

- PMS 2935 C
- PMS Cool Gray 8 C
- White



3 **DETAIL**
Brochure Box

Not to Scale

WELCOME CENTER HOURS SIGN | 4' X 6'

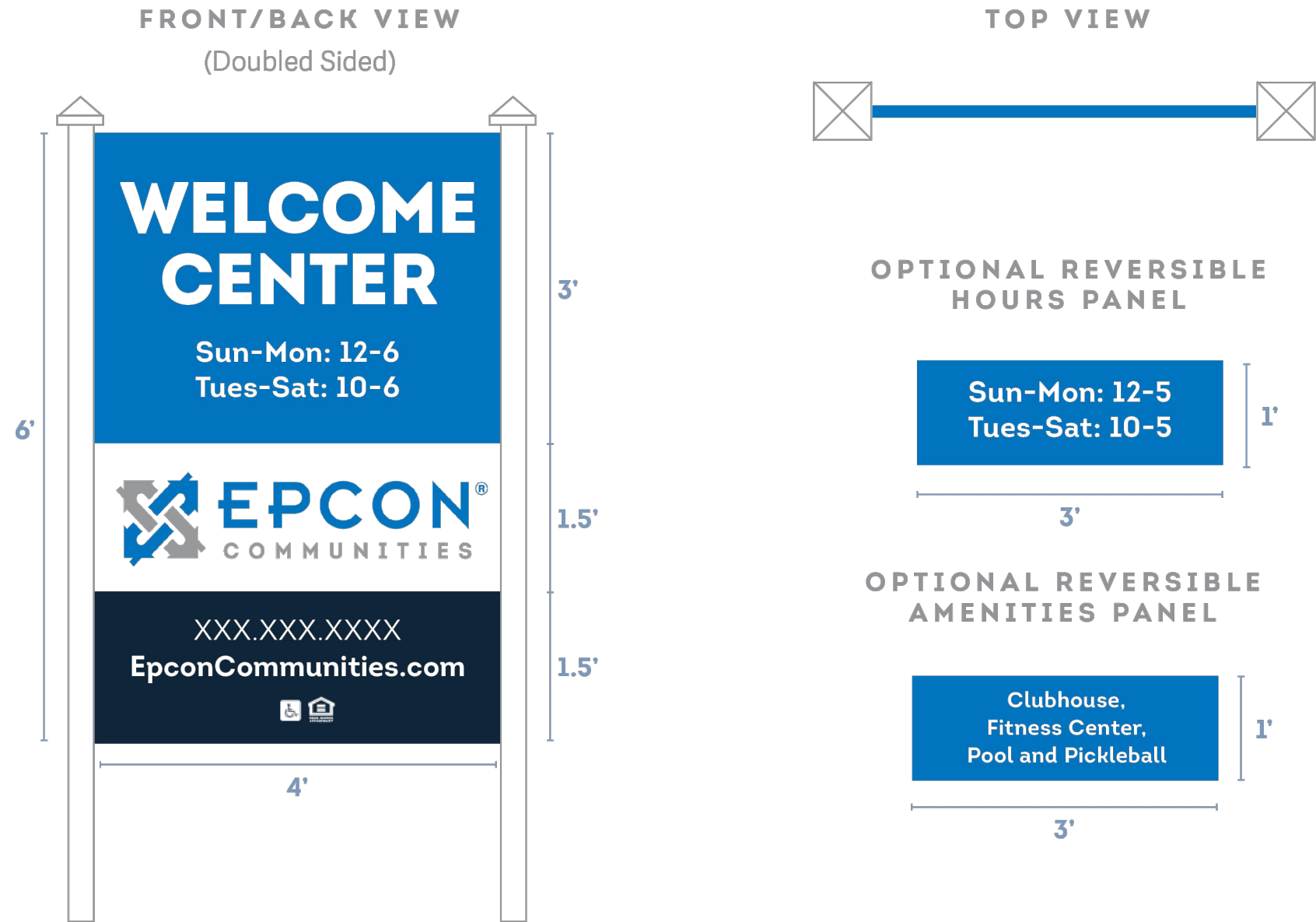
- 4" aluminum posts with PVC top caps, finished gloss white
- 3/4" PVC sign panels with flat decorated graphics

Intro Book, **Intro Bold**, **Intro Black**

- PMS 2935 C
- PMS Cool Gray 8 C
- PMS 539 C
- White

SIGN ASSEMBLY INSTRUCTIONS:

Sign panels mounted in between post. Sign panels can be attached to post with sign "U" brackets, crossbars or channels in post.



2 **DETAIL**
Welcome Sign

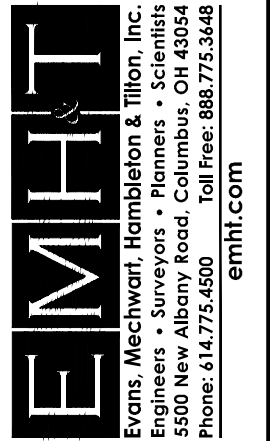
Not to Scale

NOTE:
See Sheet 1/4 for Sign Locations

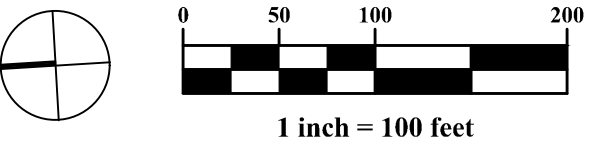
REVISIONS	
MARK	DESCRIPTION



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FOR
CONDITIONAL USE PLAN
COURTYARDS AT HAINES CREEK
SALES TRAILER
CONDITIONAL USE SIGNAGE DETAILS



DATE
JULY 31, 2025
SCALE
AS NOTED
JOB NO.
20230578
SHEET

[illegible]

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
CONDITIONAL USE PLAN

FOR

**THE COURTYARDS AT HAINES
CREEK**

SALES TRAILER LOCATION PLAN



DATE

JULY 31, 2025

SCALE

AS NOTED

JOB NO.
20230578

SHEET

3/3



**Planning Commission Staff Report
August 18, 2025 Meeting**

**THE COURTYARDS AT HAINES CREEK ELEVATIONS
FINAL DEVELOPMENT PLAN MODIFICATION**

LOCATION:	Generally located at the northwest corner of Central College Road and Jug Street Road NW (PID: 222-005158 and 47 others)
APPLICANT:	EC New Vision Ohio LLC
REQUEST:	Final Development Plan Modification
ZONING:	Courtyards at Haines Creek I-PUD Zoning District
STRATEGIC PLAN:	Residential District
APPLICATION:	FDM-58-2025

Review based on: Application materials received July 17 and July 31, 2025.

Staff report completed by Jay Henderson, Planner.

I. REQUEST AND BACKGROUND

This application is for a final development plan modification for home elevations of the subdivision known as “The Courtyards at Haines Creek.” The change includes architectural alterations to the previously approved home elevations.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on June 20, 2023 (ZC-07-2023), and the zoning change was adopted by City Council on July 18, 2023 (O-84-2023). The Planning Commission reviewed and approved the final development plan on March 4, 2024 (FDP-87-2023), and the final plat was approved by City Council on January 7, 2025 (FPL-85-2024).

The Planning Commission is hearing the application based on section IX(C)(1) of The Courtyards at Haines Creek zoning text, which states, “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.” The change in home elevations is the element that triggers review and approval by the Planning Commission.

II. SITE DESCRIPTION & USE

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

III. EVALUATION

Staff’s review is based on New Albany’s plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in the underlined text. The Planning Commission’s review authority is found under Chapter 1159. The property owners within 200 feet of the property in question have been notified.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*

- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

Engage New Albany Strategic Plan

The site is located within the Residential District Future Land Use District. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or streets.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on-site.
- Rear or side-loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front façade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles, such as: interconnectivity, a hierarchy of street typologies, and a connected community. To achieve these principles, streets within residential developments must be public.

The Engage New Albany Strategic Plan recommends the following standards as prerequisites for all development proposals in New Albany:

- Development should meet setback recommendations contained in the strategic plan.
- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
 - All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.
- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure trails, and should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for single-family residential and a density of 3 du per acre for age restricted housing.
 - Higher density may be allowed if additional land is purchased and deed restricted. This type of density "offset" ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.
 - 3 du/acre is only acceptable if 100% age restricted. Otherwise, the federal regulations and criteria for subdivisions to qualify as age-restricted must be

accounted for when calculating density (i.e. 80% age restricted and 20% non-age restricted).

- Age restriction must be recorded as a deed restriction and included as a requirement in the subdivision's zoning text.

A. Use, Site and Layout

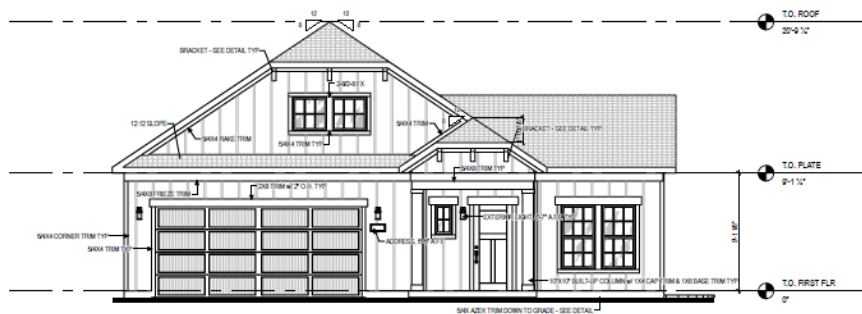
1. The proposed modifications include changes to the exterior appearance of the previously approved home elevations for the Courtyard at Haines Creek subdivision.
2. The modifications include the following home styles: Palazzo, Portico, and Promenade, with minor changes to the Bedford and Clay home styles.
3. There are no proposed changes in uses for the development.
4. All proposed elevations continue to meet the maximum building height of the development, 35 feet, and a minimum of 1.5 stories or 1.5 stories in appearance.
5. Setbacks will be unchanged.

B. Access, Loading, Parking

1. Per the zoning text, 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. These requirements will not be changed with this proposal.

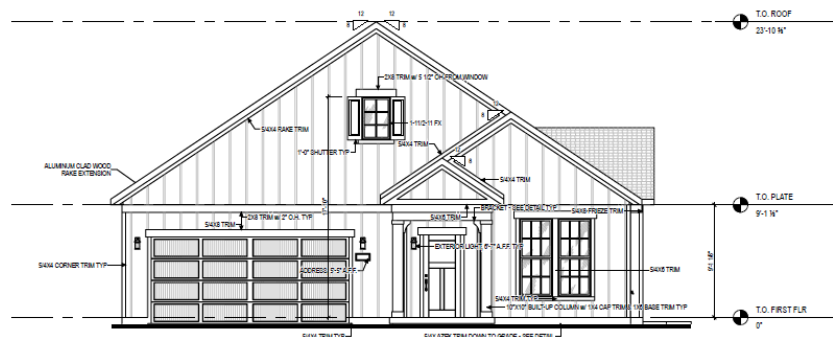
C. Architectural Standards

1. The applicant has proposed changes to the previously approved home elevations for the following plans: Bedford, Clay, Palazzo, Portico, and Promenade. To view the full list of changes, see the "Haines Creek" elevation changes sheet in the packet.
2. The Bedford and Clay proposed elevations remove the front porch railing from the Bedford Bonus A, Clay Bonus B, and Bonus C, and Portico Ranch C, D, and Bonus A.
3. The Palazzo-style homes have proposed changes for Ranch A-D and Bonus A-C. The changes consist of updated windows, columns, a new entry gable with post-and-beam detail, and a reduced porch (Ranch C), as well as removing the four-seasons room on the base elevation.



Palazzo – Ranch D

4. The Portico-style has proposed changes that include additional windows (Ranch A and B, Bonus A), removal of the full front porch (Ranch B), removal of porch rails (Ranch C and D and Bonus A, along with other removals and additions.



5. The home style Promenade will include all new elevations, and the entry door will be located in the front, from the previously approved location on the side.
6. Minimum 6:12 rise over run roof pitches are being met with the updated elevations.
7. Four-sided architecture will be maintained throughout the elevations.
8. The City Architect has reviewed the elevations and recommends approval of the proposed designs.

D. Parkland, Buffering, Landscaping, Open Space, Screening

1. All garbage cans and other waste containers shall be kept in garages or within approved screened areas. There are no proposed changes for parkland, buffering, landscaping, open space, or screening.

E. Lighting & Signage

1. Updated coach lighting has been provided for staff and is shown in the revised home elevations.

IV. ENGINEER'S COMMENTS

These changes do not require the City Engineer to review the referenced plan in accordance with the engineering-related requirements of Code Section 1159.07(b)(3).

V. SUMMARY

The final development plan modification aligns with the residential land use density recommendations outlined in the Engage New Albany Strategic Plan and is consistent with the zoning text requirements approved as part of the final development plan. The updated elevations continue the unity in home styles while also providing different options for residents. The homes comply with the recommended four-sided architecture and complement the surrounding area. The city architect has stated that the proposed changes are appropriate for the style of architecture in The Courtyards at Haines Creek.

VI. ACTION

Suggested Motion for FDP-58-2025:

Move to approve FDP-58-2025.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																									
Project Information	<p>Site Address <u>5555 Haines Creek Drive, The Courtyards at Haines Creek</u></p> <p>Parcel Numbers <u>222-005447 through 222-005498, 222-005158, 222-005159</u></p> <p>Acres <u>63.5</u> # of lots created <u>n/a</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th><th style="width: 50%;">Description of Request:</th></tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td><td><input type="checkbox"/> Extension Request</td></tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td><td><input type="checkbox"/> Variance</td></tr> <tr> <td><input type="checkbox"/> Conditional Use</td><td><input type="checkbox"/> Vacation</td></tr> <tr> <td><input checked="" type="checkbox"/> Development Plan</td><td>FDP Modification to allow updated architecture on home</td></tr> <tr> <td><input type="checkbox"/> Plat</td><td>elevations : Bedford, Clay, Palazzo, Portico, Promenade</td></tr> <tr> <td><input type="checkbox"/> Lot Changes</td><td>and Provenance</td></tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td></tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td><td></td></tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td><td></td></tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	<input type="checkbox"/> Extension Request	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/> Development Plan	FDP Modification to allow updated architecture on home	<input type="checkbox"/> Plat	elevations : Bedford, Clay, Palazzo, Portico, Promenade	<input type="checkbox"/> Lot Changes	and Provenance	<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification					
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Contacts	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Applicant Information</th><th colspan="2">Property Owner Information</th></tr> </thead> <tbody> <tr> <td style="width: 25%;">Name</td><td style="width: 25%;">EC New Vision Ohio, LLC</td><td style="width: 25%;">Name</td><td style="width: 25%;">Epcon Haines Creek, LLC</td></tr> <tr> <td>Address</td><td>500 Stonehenge Pkwy</td><td>Address</td><td>500 Stonehenge Pkwy</td></tr> <tr> <td>City, State, Zip</td><td>Dublin, OH 43017</td><td>City, State, Zip</td><td>Dublin, OH 43017</td></tr> <tr> <td>Phone Number</td><td>614-761-1010</td><td>Phone Number</td><td>614-761-1010</td></tr> <tr> <td>Email</td><td>kfankhauser@epconcommunities.com</td><td>Email</td><td>ccherry@epconcommunities.com</td></tr> </tbody> </table>		Applicant Information		Property Owner Information		Name	EC New Vision Ohio, LLC	Name	Epcon Haines Creek, LLC	Address	500 Stonehenge Pkwy	Address	500 Stonehenge Pkwy	City, State, Zip	Dublin, OH 43017	City, State, Zip	Dublin, OH 43017	Phone Number	614-761-1010	Phone Number	614-761-1010	Email	kfankhauser@epconcommunities.com	Email	ccherry@epconcommunities.com
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Email	kfankhauser@epconcommunities.com	Email	ccherry@epconcommunities.com																							
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> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 60%;"> <p>Signature of Owner _____</p> <p>Signature of Applicant _____</p> </div> <div style="width: 35%; text-align: right;"> <p>DocuSigned by: Signed by: _____ 35CC78B9AE042F... 417C7BBE49CA460...</p> </div> <div style="width: 5%;"> <p>Date: <u>7/15/2025</u></p> <p>Date: <u>7/15/2025</u></p> </div> </div>																									

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	600.00
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

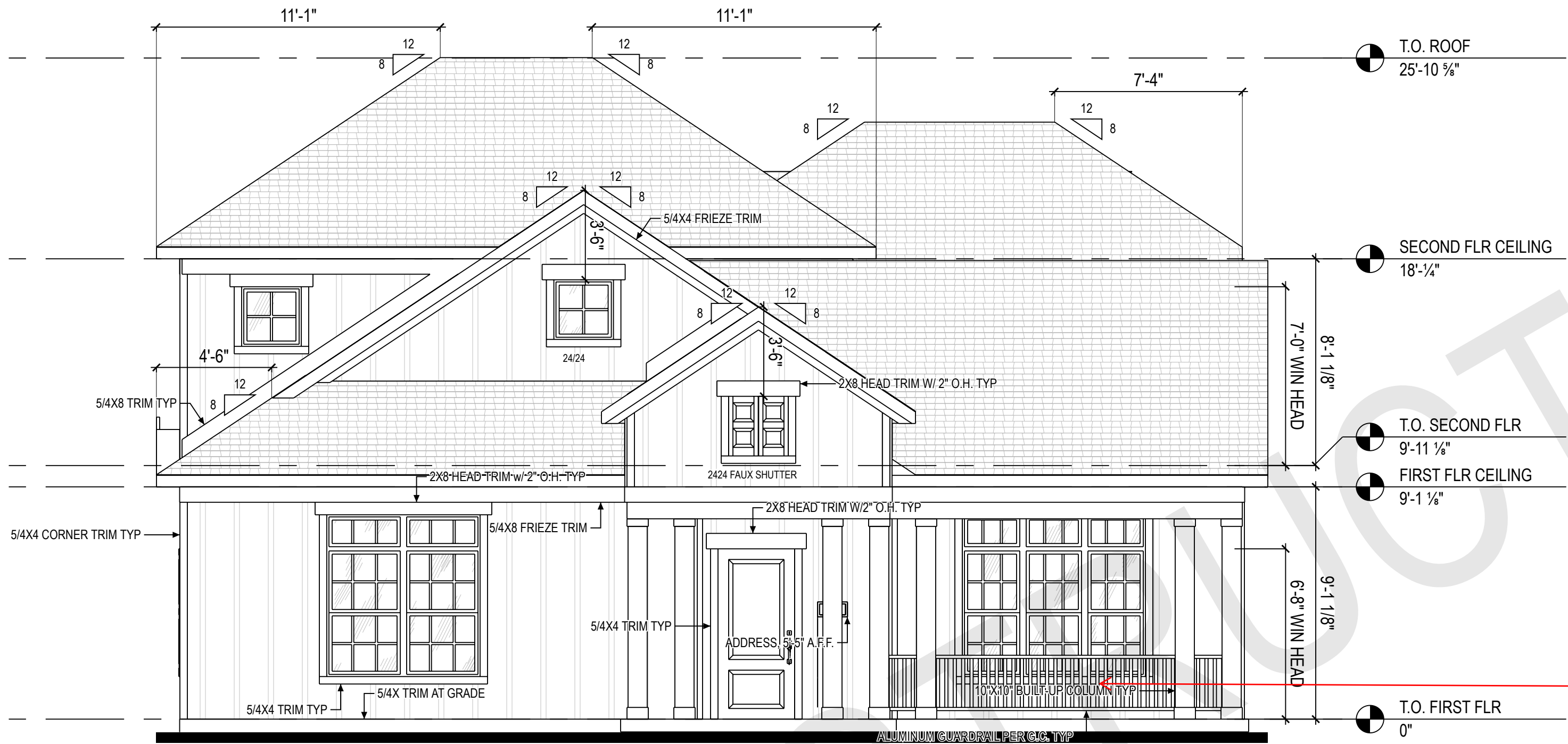
Haines Creek

Approved Elevation = Approved Elevations in Final Dev Plan Resubmission Nov. 2023

Updated and New Elevations =Submitted 7.18.25 & revised per Staff comments 7.31.25

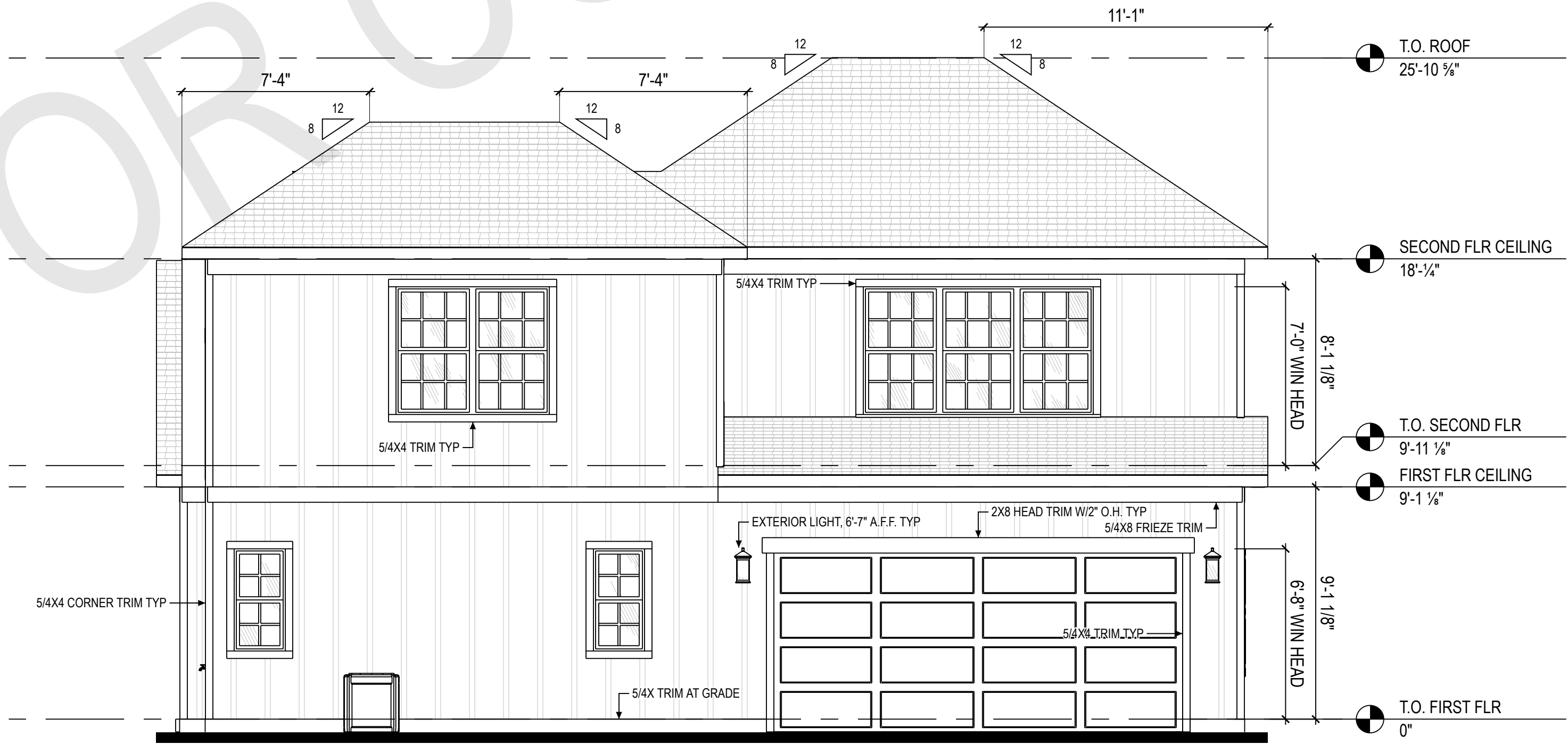
Palazzo	
Removal of four seasons room on base elevation. Four seasons room is a structural option that can be added by homebuyer	
Ranch A	Approved elevation shows 1 small dormer over garage vs. updated elevation has large gable with small window and shutters New front entry gable has a post and beam detail
Ranch B	Approved elevation shows 2 front porch columns vs. updated elevation has 4 columns Approved elevation shows small foyer window vs. updated elevation has none Approved elevation shows just a front door with NO transom above vs. updated elevation has transom above door
Ranch C	Approved elevation is a full front porch vs. updated elevation is just the small porch Approved elevation shows a single dormer vs. updated elevation is a double size dormer
Ranch D	Approved elevation shows no clipped gable roofs vs. updated elevation is clipped Approved elevation shows 1 false window in gable vs. updated elevation has 2 windows Approved elevation shows a barrel front porch with 4 columns vs. updated elevation is straight with 2 columns and fypon corbels
Bonus A	Updated elevation shows small 'eyebrow' roof above garage
Bonus B	Approved elevation shows 2 window dormer vs. updated elevation has 3 window dormer Approved Elevation shows closed porch gable vs. updated elevation having an open post and beam gable end truss.
Bonus C	New elevation, not previously submitted
Portico	
Ranch A	Approved elevation shows 1 front window vs. updated elevation shows 2 windows
Ranch B	Approved elevation shows 1 front window vs. updated elevation shows 2 windows Updated elevation shows full front porch on the right vs. approved elevation shows nothing Updated elevation shows different louver/shutter above garage vs. approved elevation Updated elevation shows 2 false windows in large gable vs. approved elevation shows 1 false window with shutters
Ranch C	Approved elevation shows front porch railing vs. updated elevation has no railing
Ranch D	Approved elevation shows front porch railing vs. updated elevation has no railing Updated elevation has arch above front porch vs. approved elevation is straight Fypon brackets removed to better adhere to aesthetics of front porch arch.
Bonus A	Approved elevation has 3 windows in dormer vs. updated elevation has 2 windows Approved elevation shows front porch railing vs. updated elevation has no railing Updated elevation has additional front porch small gable in middle plus 2 additional columns vs. PDF New elevation has updated wall brackets to indicate support of the new front porch gable roof.
Bonus B	Approved elevation shows no clipped gable roofs vs. updated elevation is clipped Approved elevation shows louver in small gable vs. updated elevation has none New wall brackets to indicate support of trunkated roof portion.
Bonus C	New elevation, not previously submitted
Promenade	
All new elevations - entry door moved from side to front elevation	
Provenance	
No changes on approved elevations	
Bedford	
Bonus A	Remove Railing
No changes on all other approved elevations	
Clay	
Bonus B	Remove Railing
Ranch C	Remove Railing
No changes on all other approved elevations	

Approved Elevation - FDP



We would like to
remove railing

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



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

Higharc, Inc. is not an architectural firm nor are the artistic representations contained herein intended to be construed as ready-to-use architectural plans, construction documents, drawings, renderings, or any other similar or related documents. All drawings are artist's representations only and solely intended to reflect design intent derived exclusively from the home building plans and associated information, data, and specifications provided by Epcon Columbus. Higharc, Inc. is not responsible, nor may it be held liable for any errors or omissions contained herein or resulting from its usage. Any usage of the representations should be reviewed by local professionals to ensure conformance with local and state codes and be field verified prior to the start of any construction.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Bedford
ELEV: Bonus Elevation A
LOT:

LOT ADDRESS:

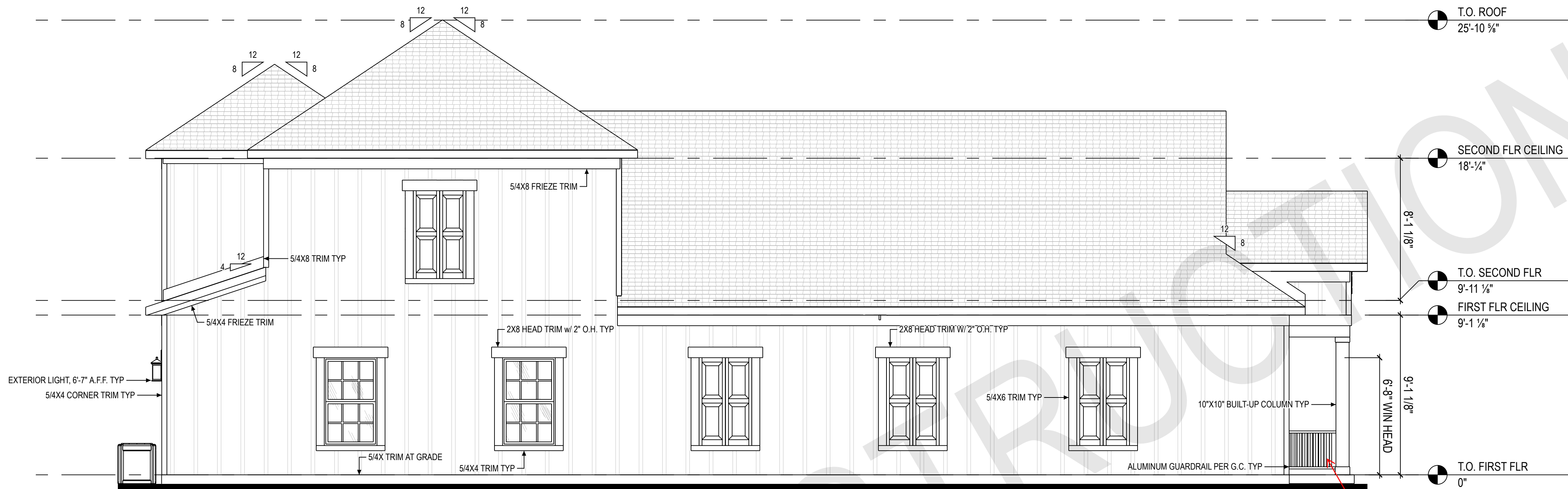
DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

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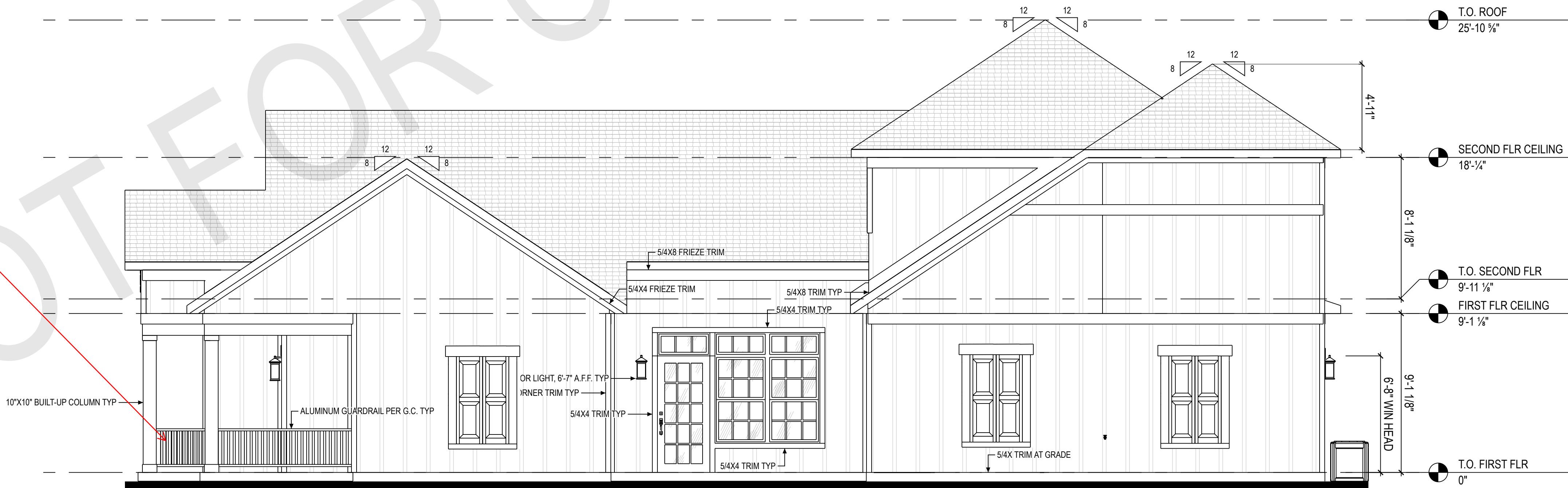
Approved Elevation - FDP



We would like to
remove railing

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

We would like to
remove railing



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



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Dublin, OH, 43017

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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

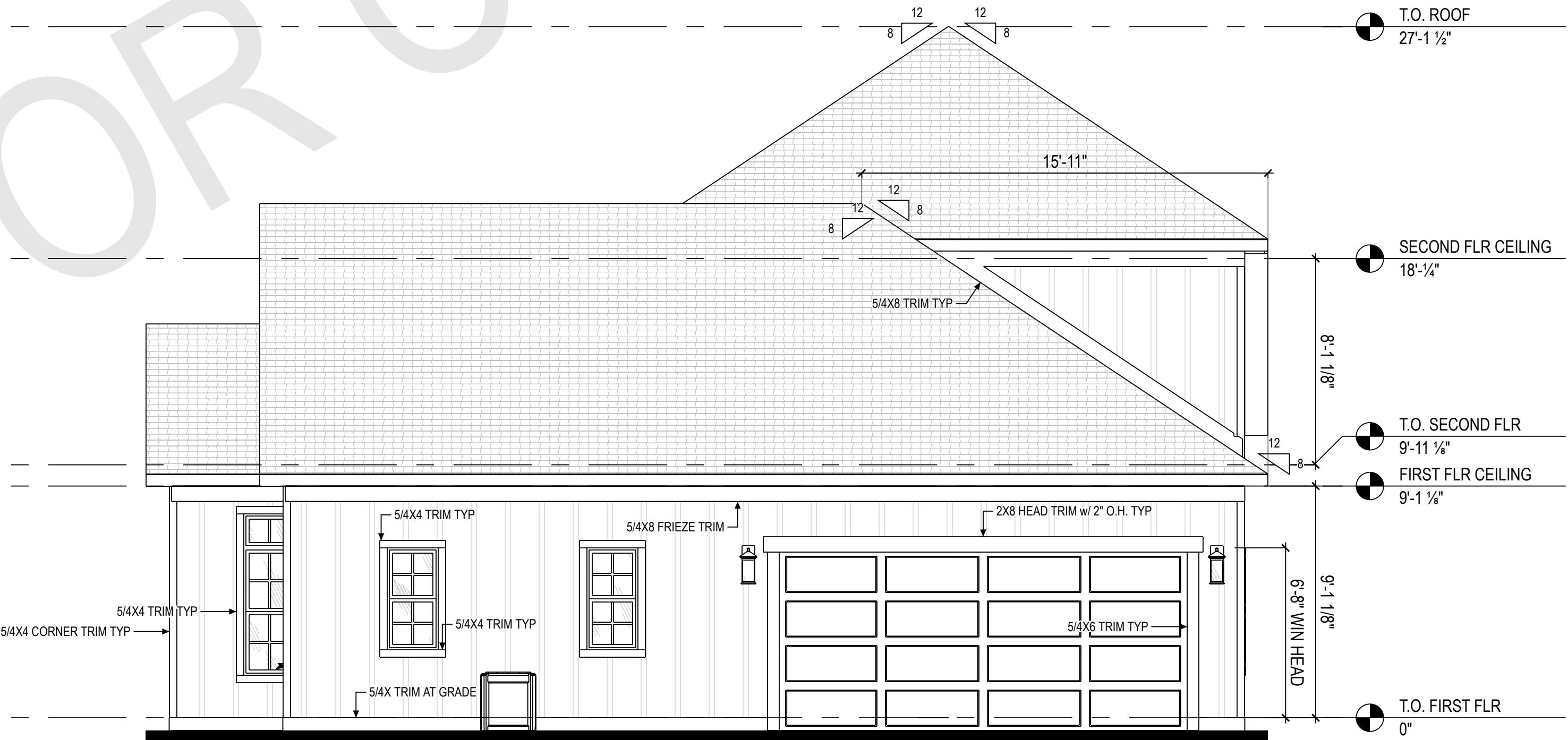
NOT FOR CONSTRUCTION

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Approved Elevation - FDP



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



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Clay
ELEV: Bonus Elevation B
LOT:

LOT ADDRESS:

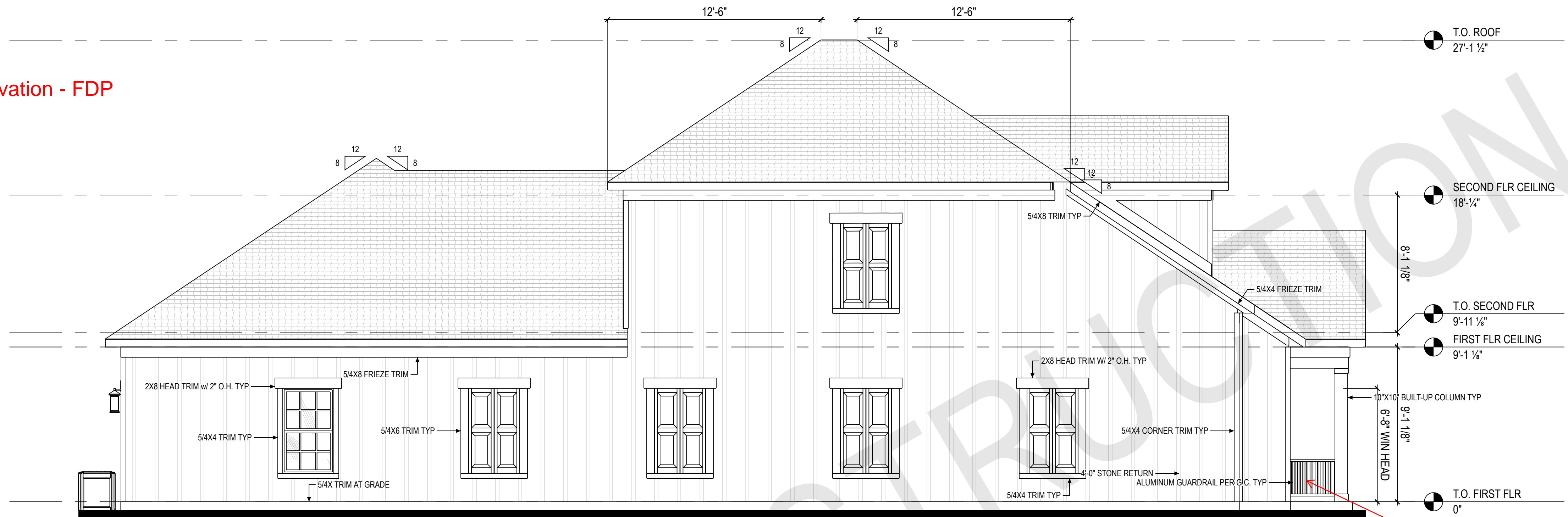
DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

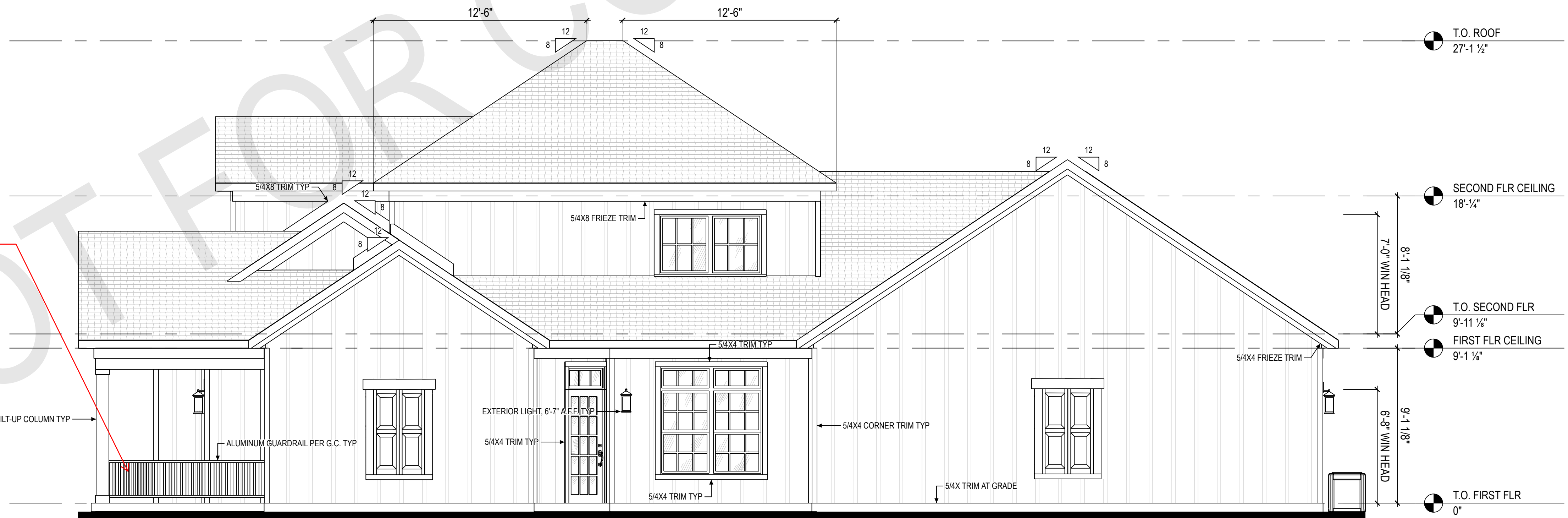
© 2023 HIGHARC, INC.

Approved Elevation - FDP



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

We would like to remove railing



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

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

LOT ADDRESS:

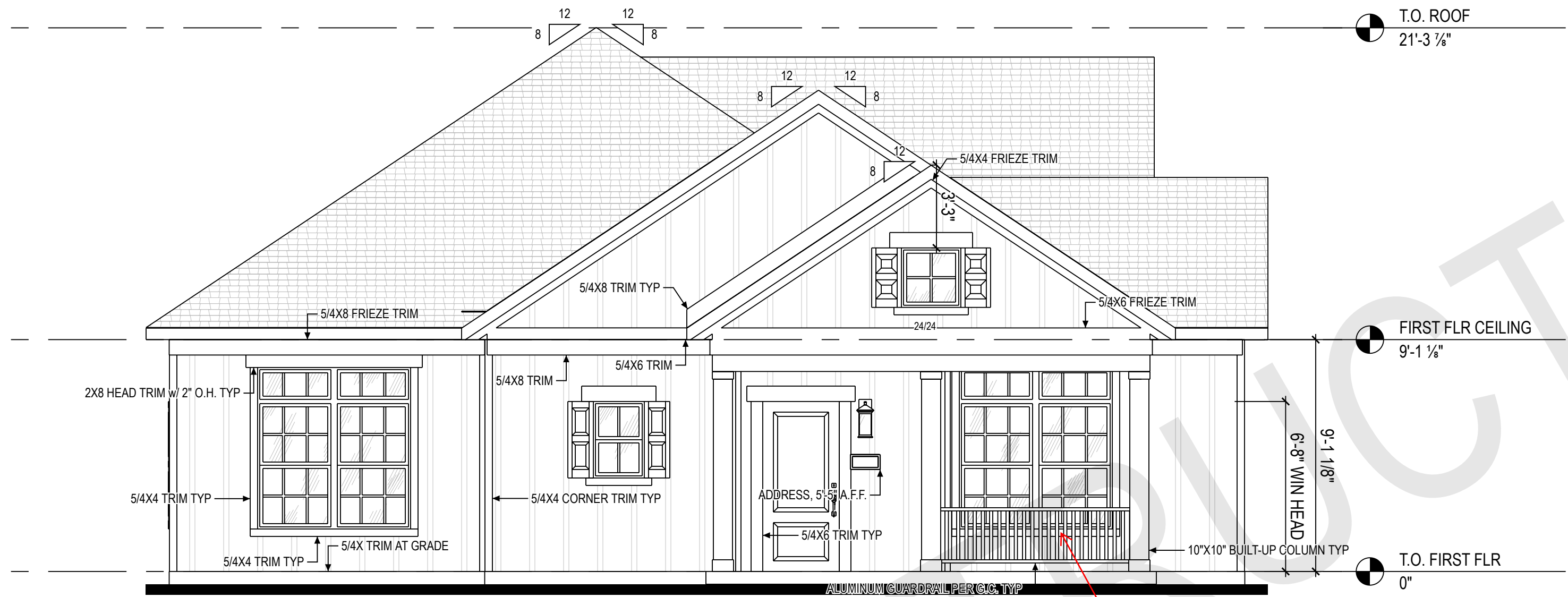
DRAWING TITLE
LEFT / RIGHT ELEVATION

SHEET NUMBER
A-201

NOT FOR CONSTRUCTION

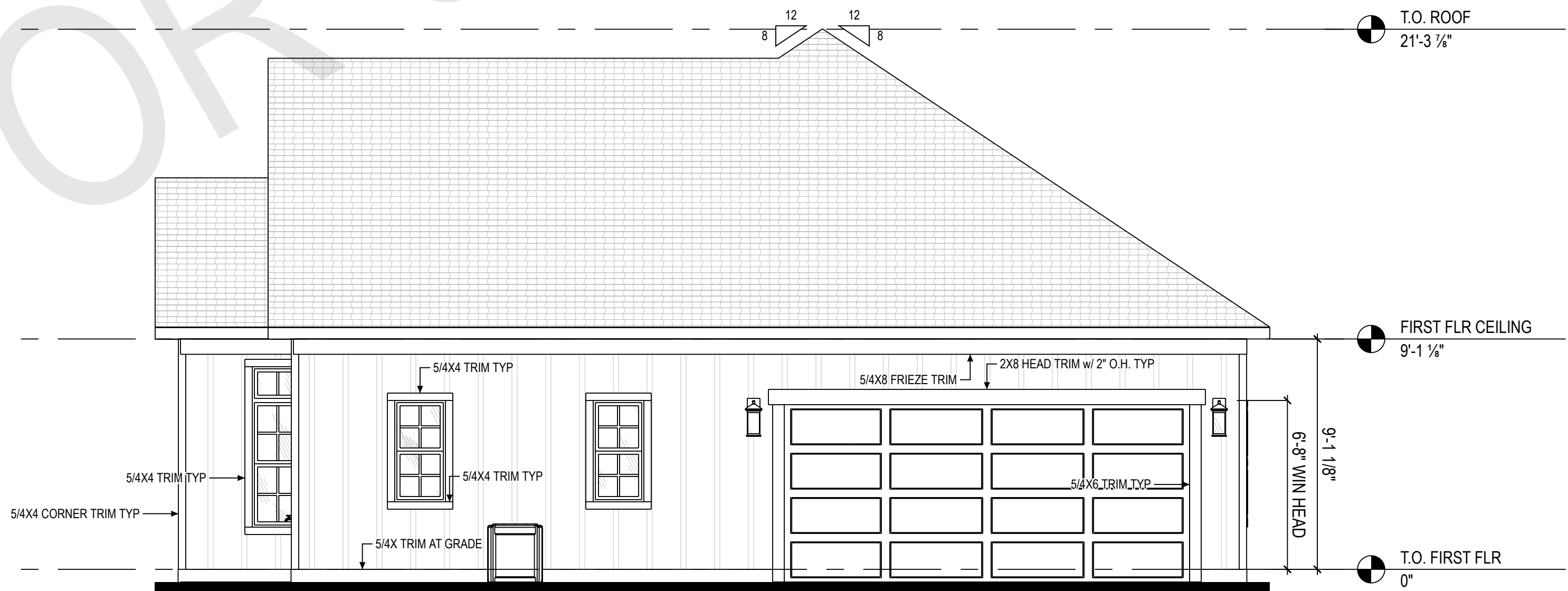
© 2023 HIGHARC, INC.

Approved Elevation - FDP



We would like to
remove railing

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



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



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Epcon Columbus

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Clay
ELEV: Ranch Elevation C
LOT:

LOT ADDRESS:

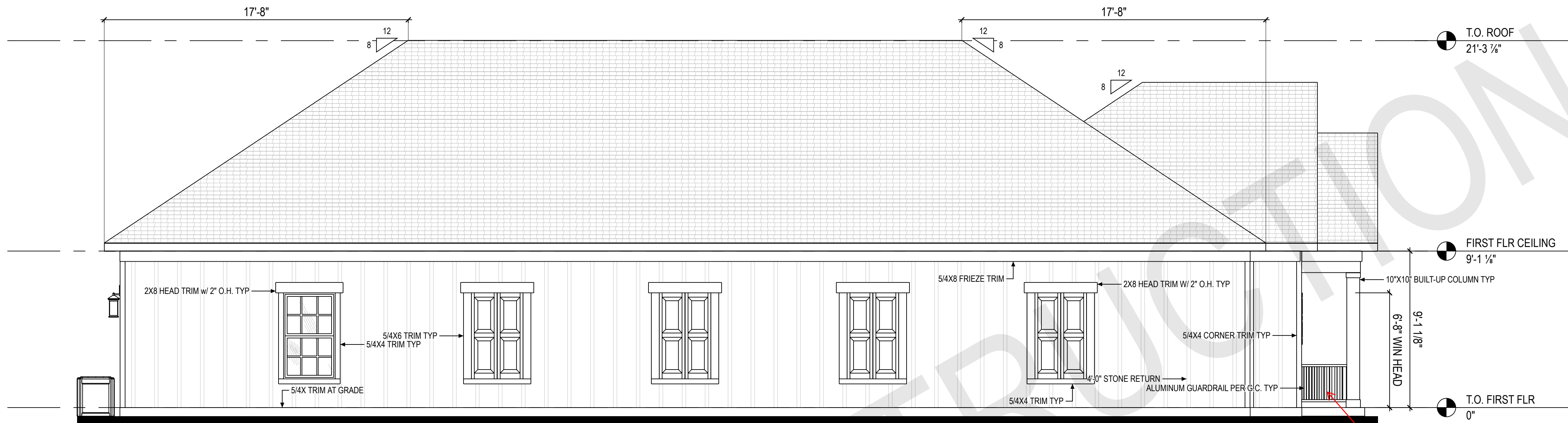
DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

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Approved Elevation - FDP



We would like to
remove railing

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



We would like to
remove railing

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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/11/2023

PROJECT
PLAN: Clay
ELEV: Ranch Elevation B - Enhanced Side
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

NOT FOR CONSTRUCTION

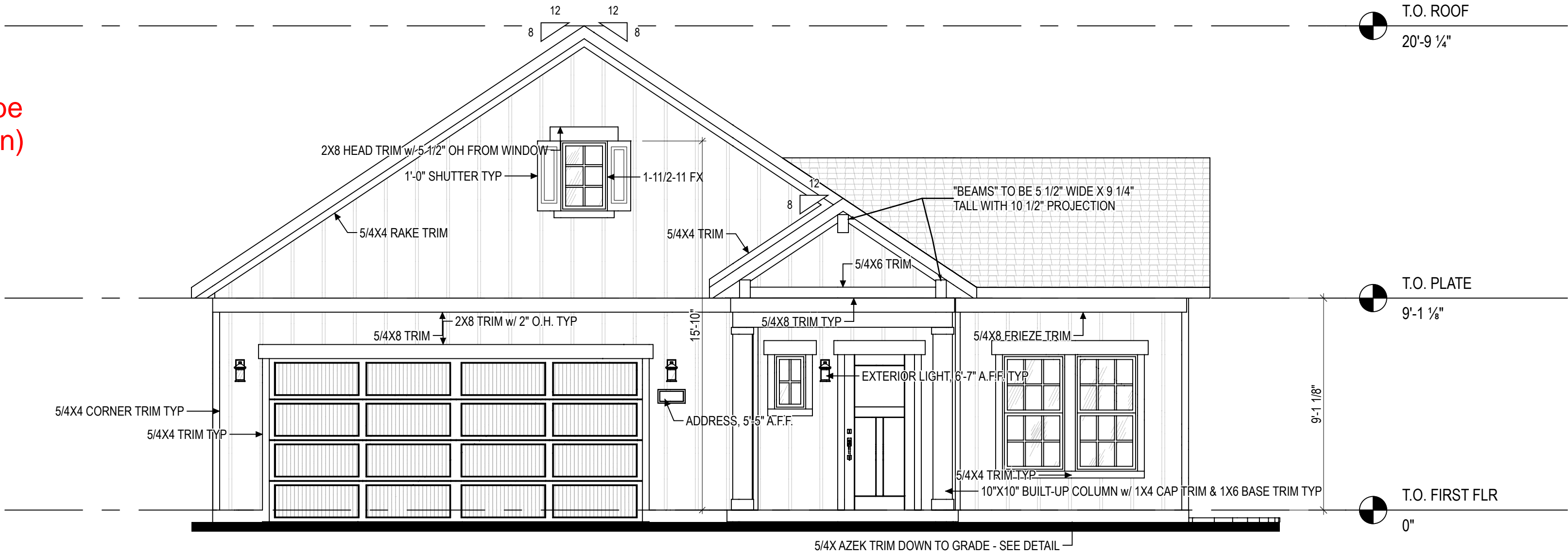
© 2023 HIGHARC, INC.

NOTES

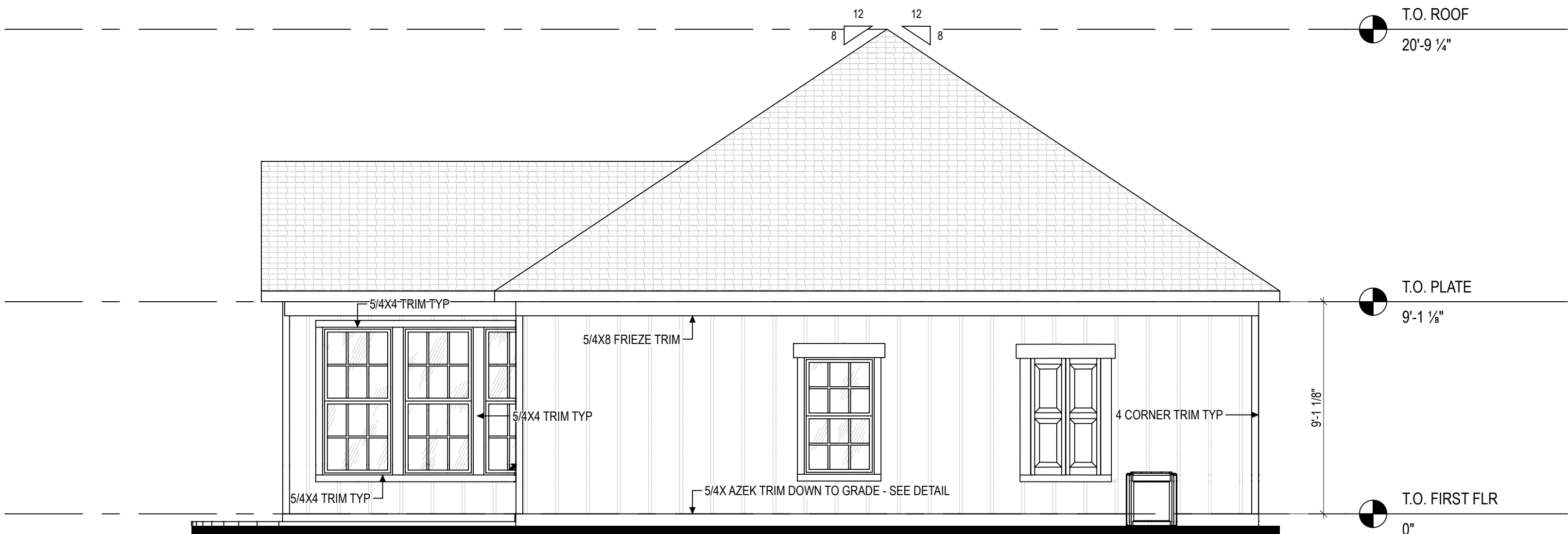
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)




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



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

MATERIAL LEGEND

BOARD & BATTEN SIDING


EPCON
COMMUNITIES
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Dublin, OH, 43017

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)
ELEV: Elevation A Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

**FRONT / BACK
ELEVATION**

SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



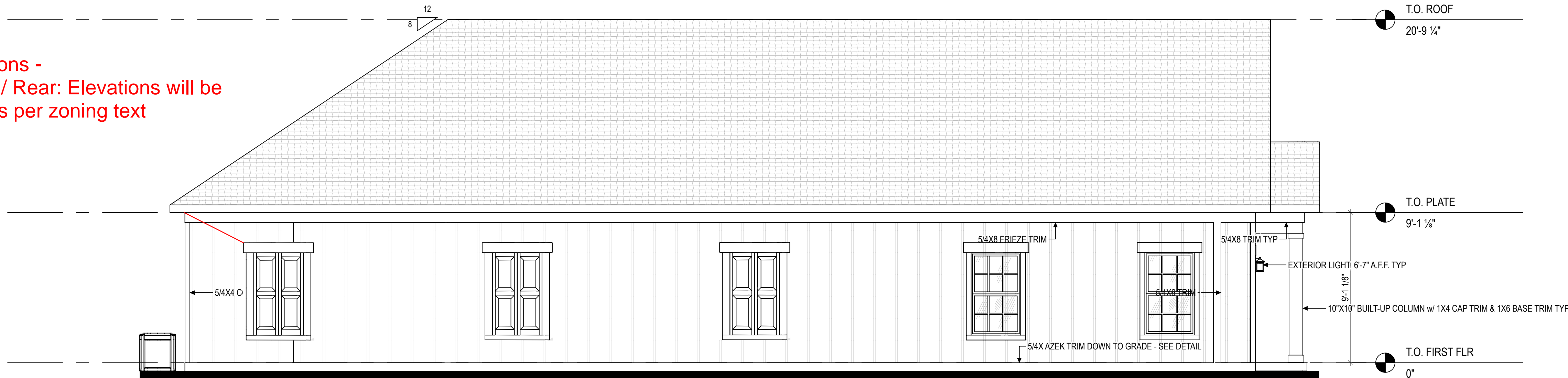
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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text
(shown)

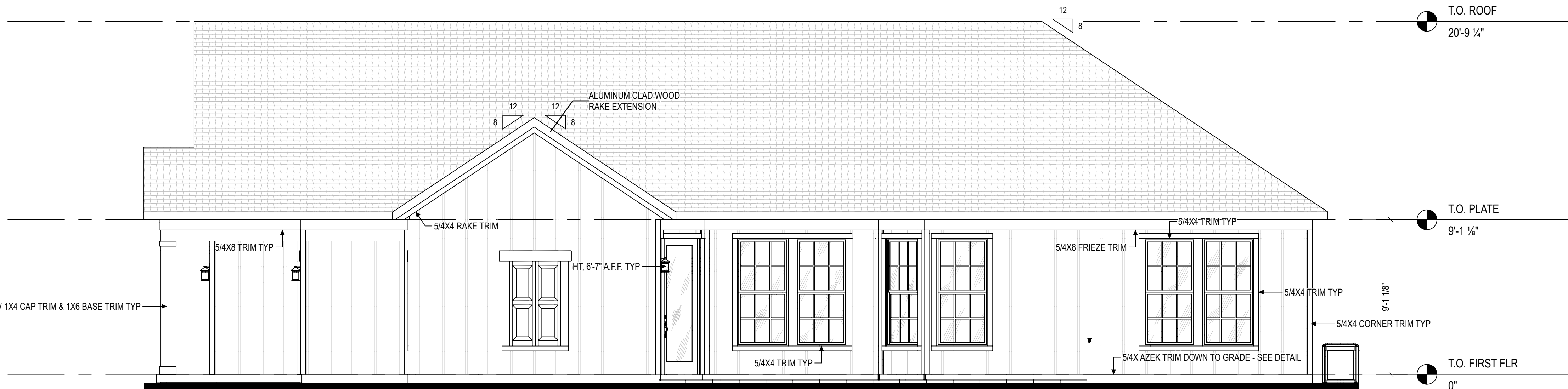


1

LEFT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



2

RIGHT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation A Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



BOARD & BATTEN
SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)
ELEV: Elevation B Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

**FRONT / BACK
ELEVATION**

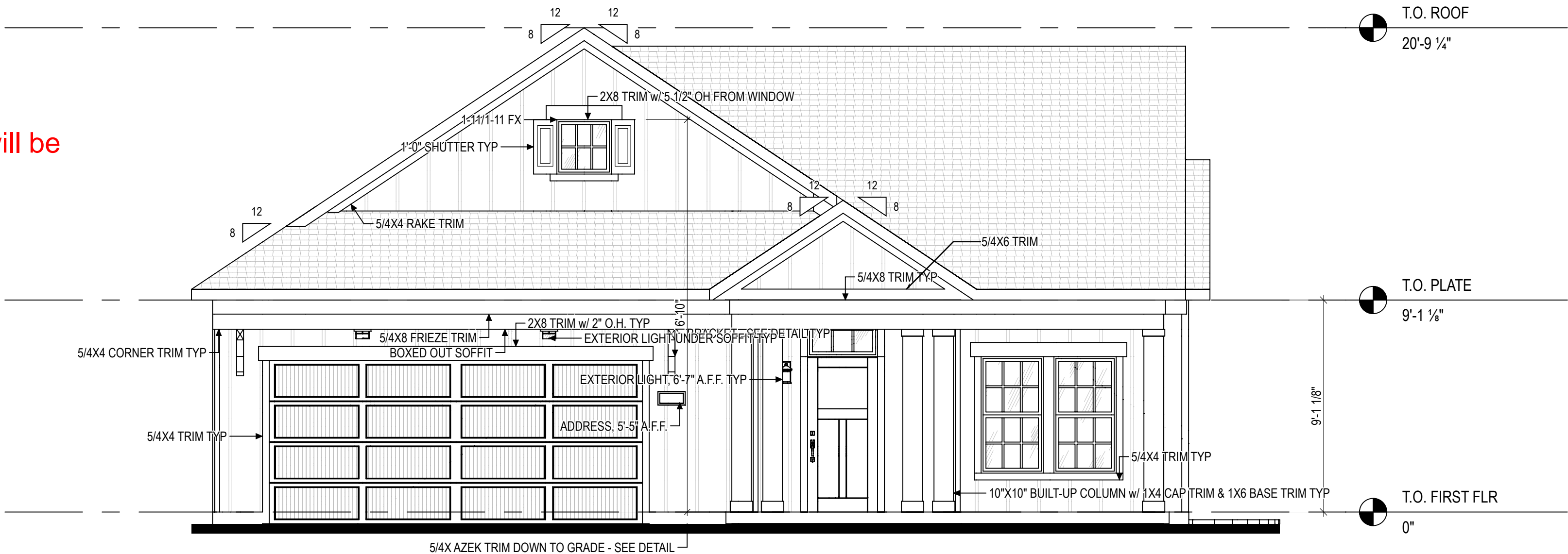
SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text
(shown)

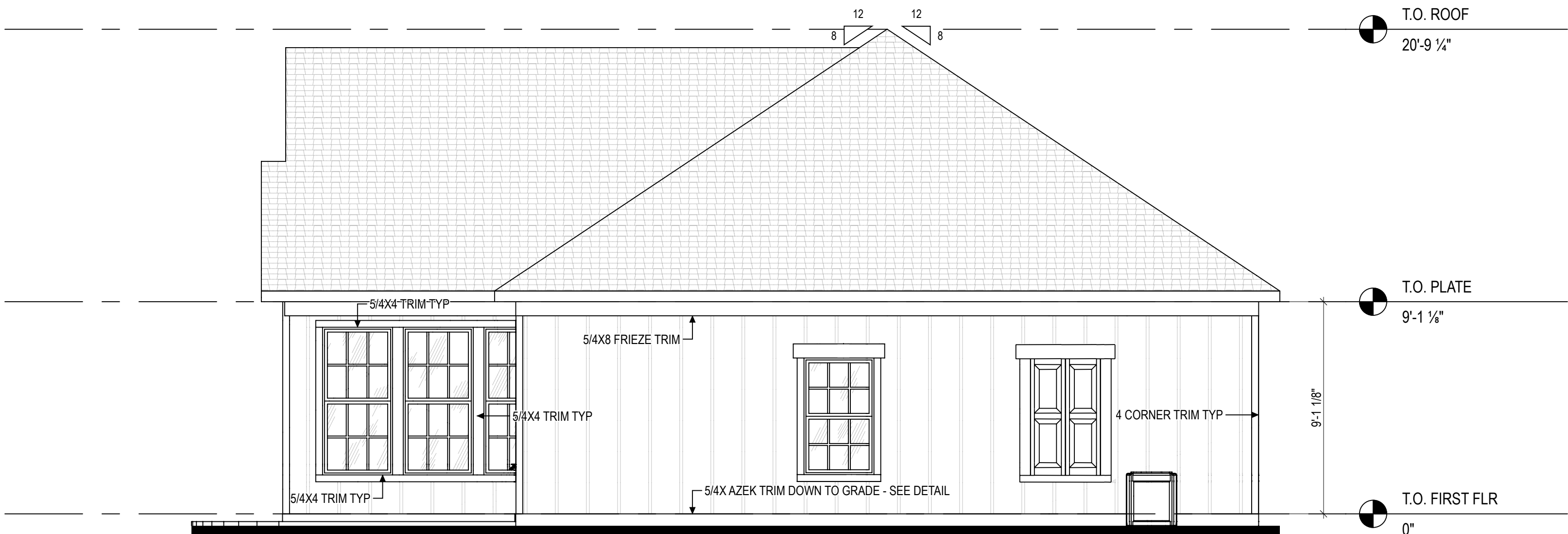


1

FRONT ELEV

A-200

1/4" = 1'-0" @ 22" x 34"



2

BACK ELEV

A-200

1/4" = 1'-0" @ 22" x 34"

NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation B Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

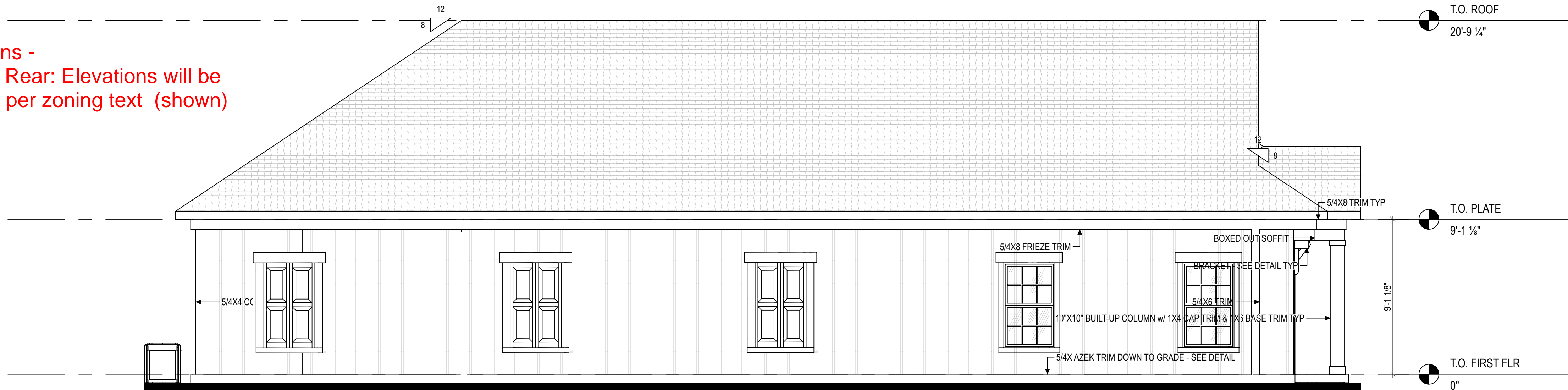
SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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**New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)**

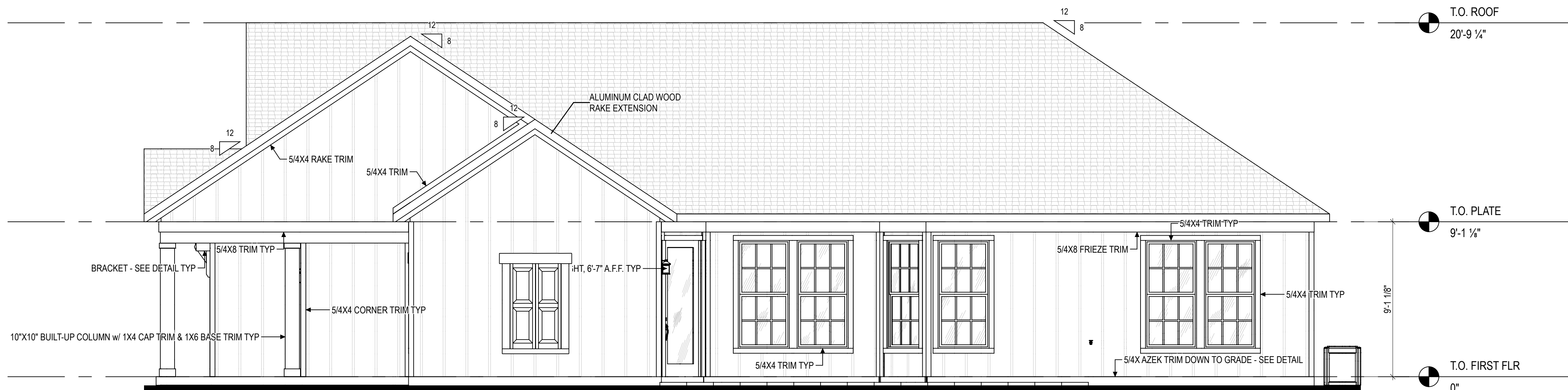


1

LEFT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



2

RIGHT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"

NOTES

- HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
- WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



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SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT
PLAN: D-1 Palazzo (2023)
ELEV: Elevation C Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

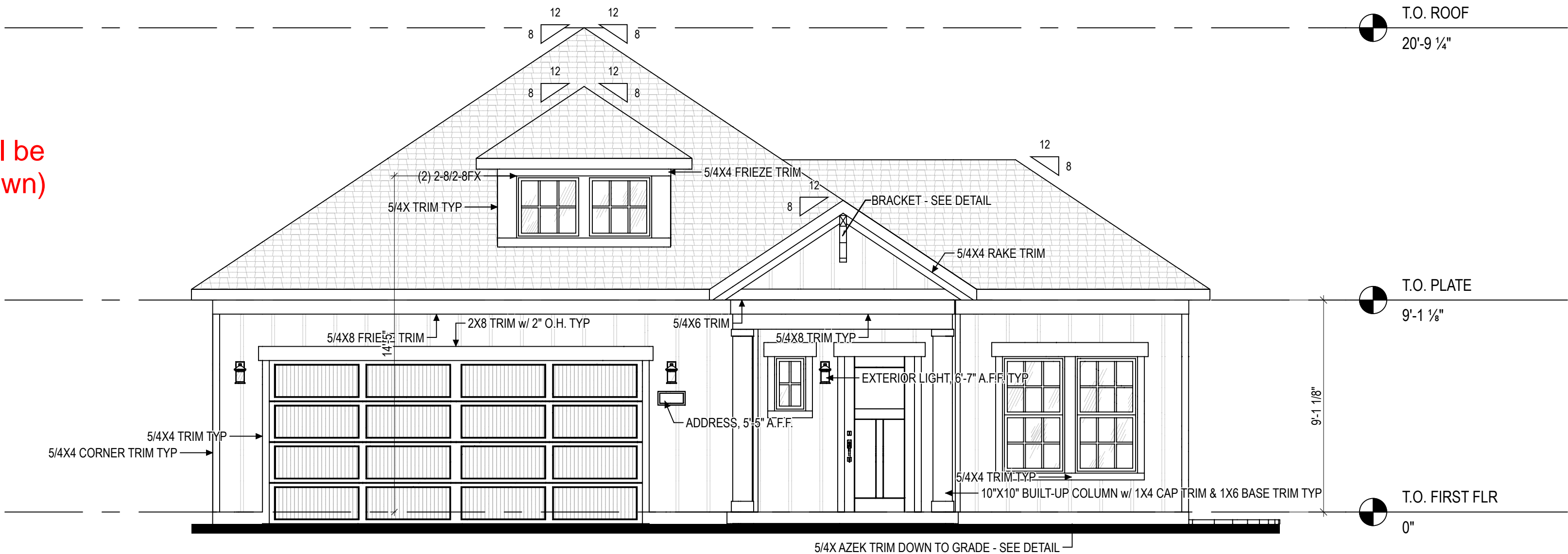
SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)

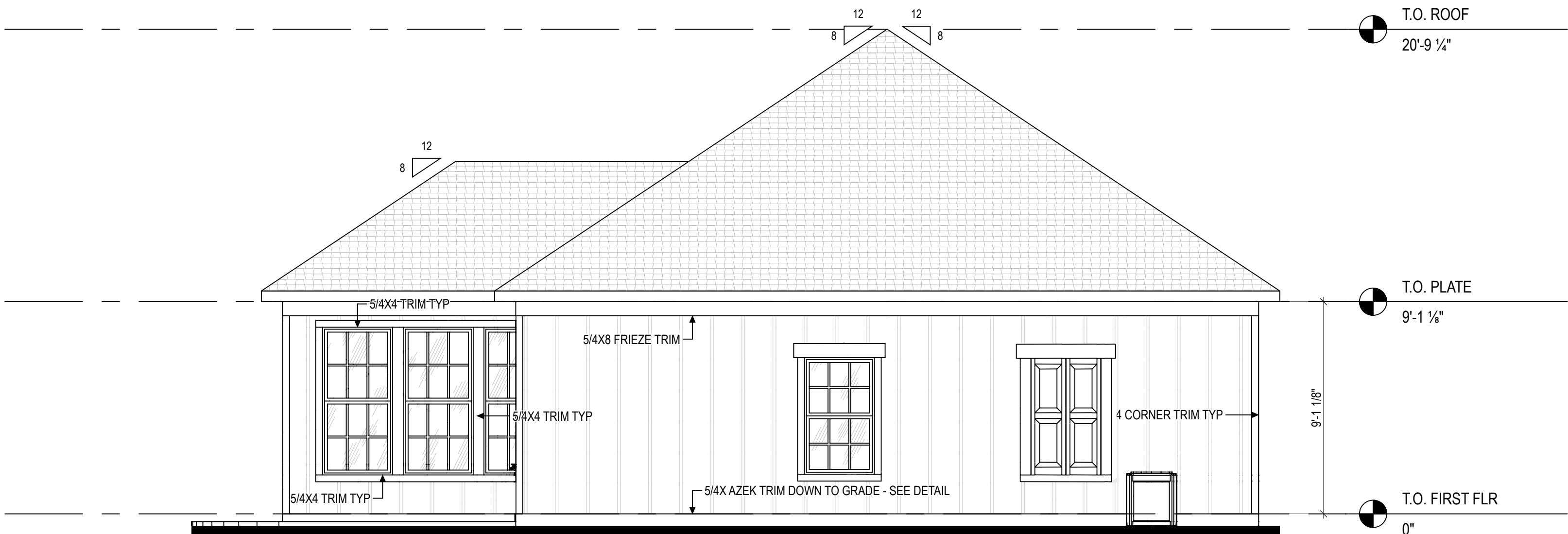


1

FRONT ELEV

A-200

1/4" = 1'-0" @ 22" x 34"



2

BACK ELEV

A-200

1/4" = 1'-0" @ 22" x 34"

NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



BOARD & BATTEN
SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation C Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

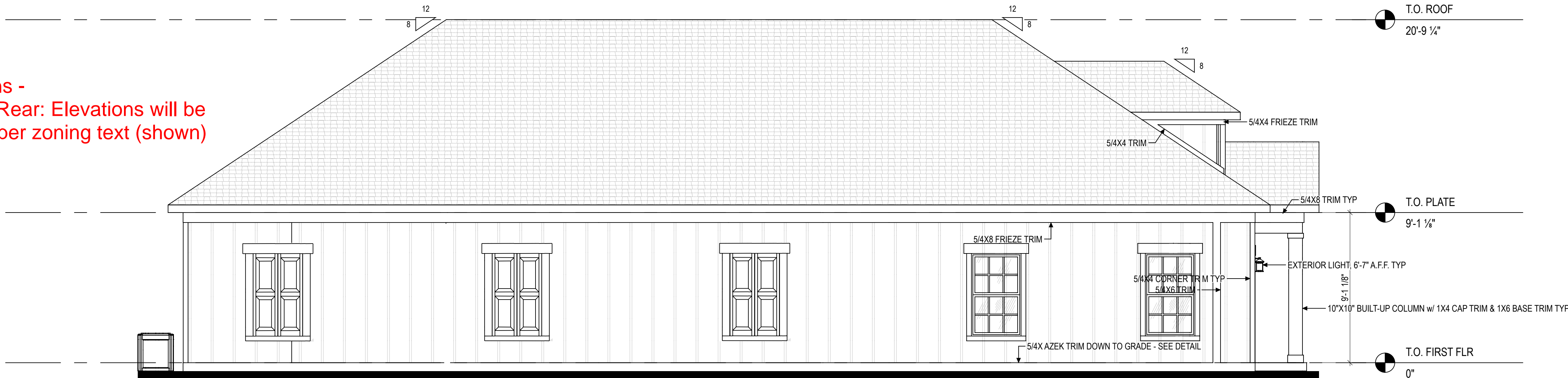
SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)

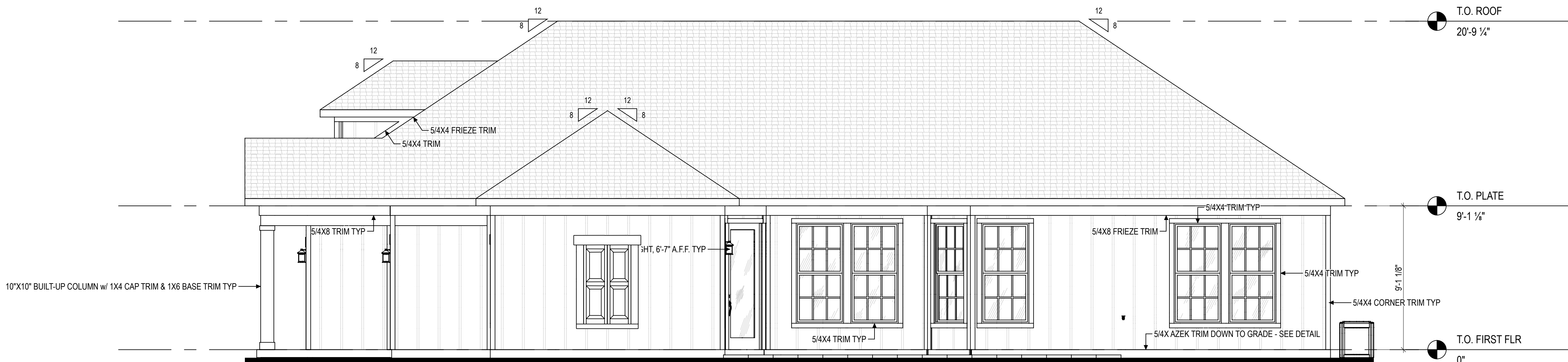


1

LEFT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



2

RIGHT ELEV


A-201


1/4" = 1'-0" @ 22" x 34"

NOTES

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2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND	
	BOARD & BATTEN SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)
ELEV: Elevation D Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

**FRONT / BACK
ELEVATION**

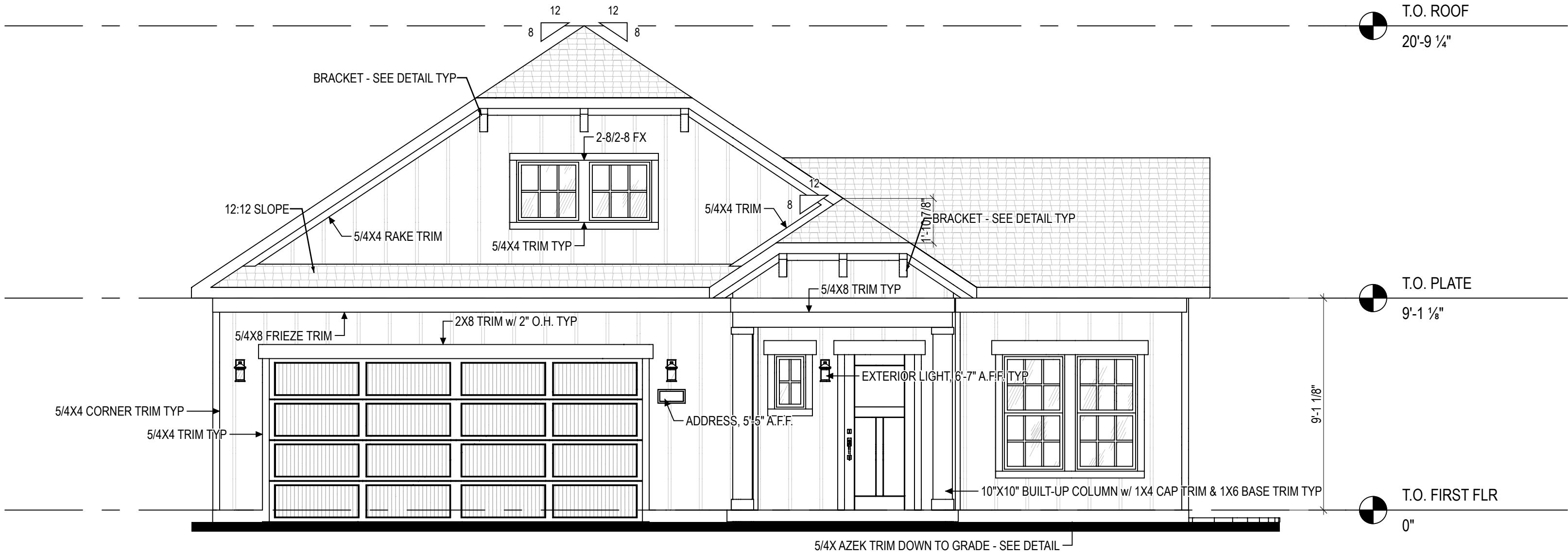
SHEET NUMBER

A-200

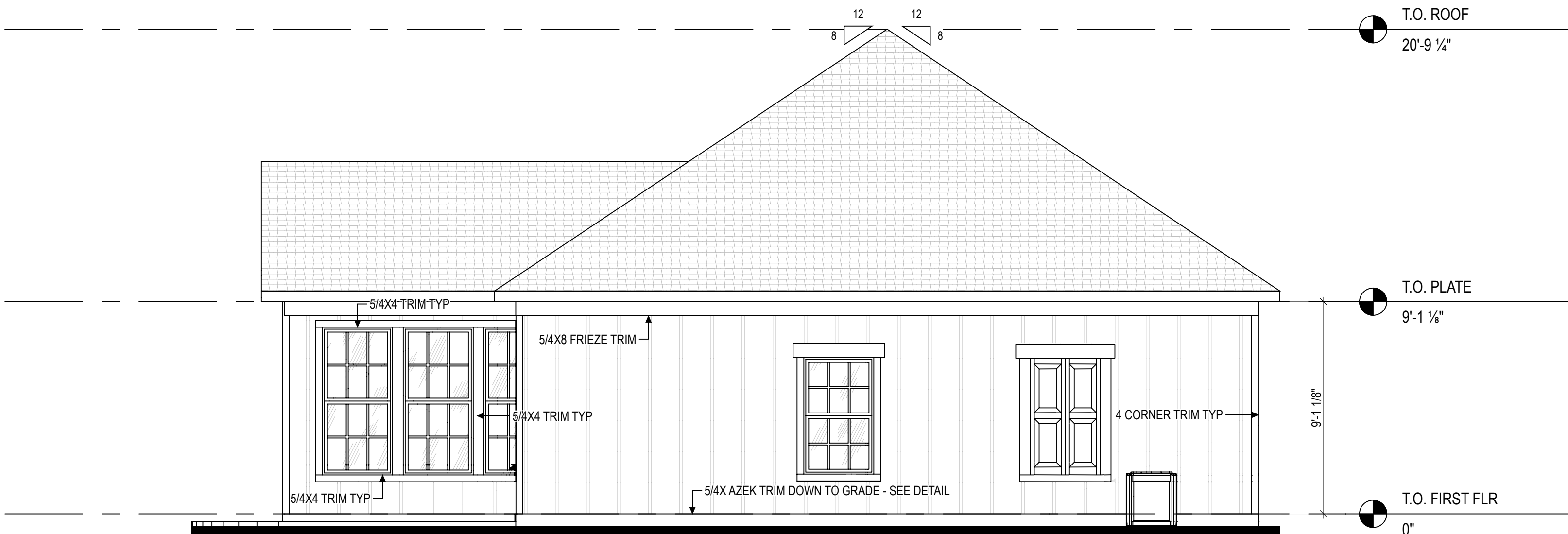
NOT FOR CONSTRUCTION

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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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

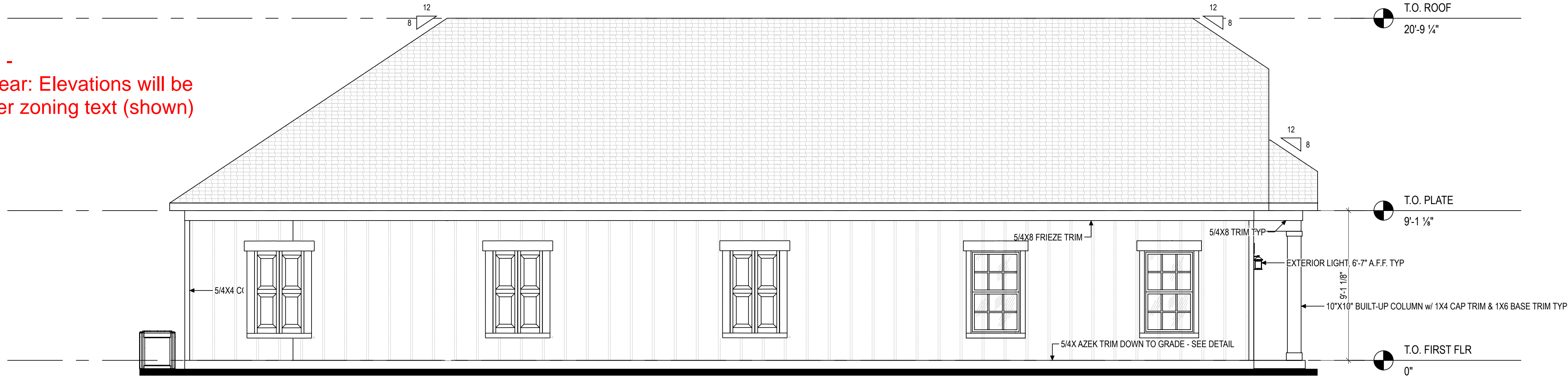
NOTES

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2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



1

LEFT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



2

RIGHT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation D Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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NOTES


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2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)

MATERIAL LEGEND

BOARD & BATTEN SIDING


EPCON
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation A Bonus

LOT:

LOT ADDRESS:

DRAWING TITLE

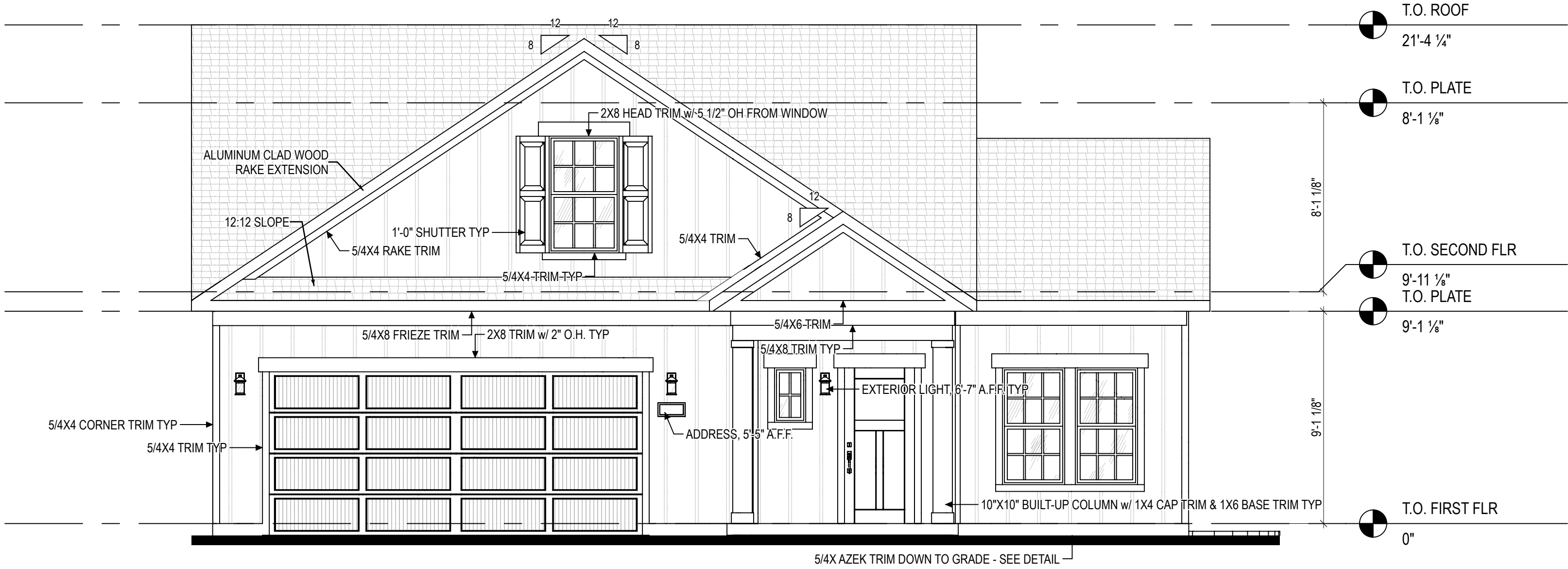
**FRONT / BACK
ELEVATION**

SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

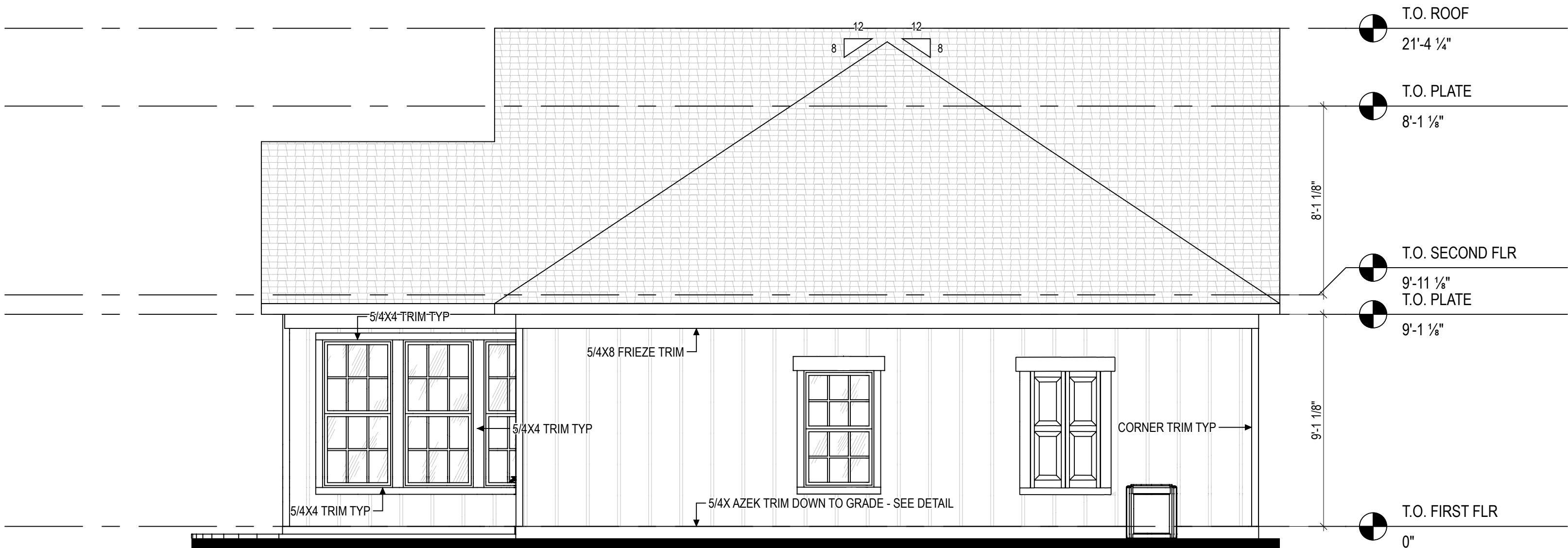
© 2025 HIGHARC, INC.



1 FRONT ELEV

A-200

1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV

A-200

1/4" = 1'-0" @ 22" x 34"

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.



BOARD & BATTEN
SIDING



500 Stonehenge Pkwy
Dublin, OH, 43017

[illegible]

A-201 $1/4" = 1'-0" @ 22" \times 34"$

A-201 $1/4" = 1'-0" @ 22" \times 34"$



LOT:

LOT ADDRESS:

LEFT / RIGHT
ELEVATION

A-201

NOT FOR CONSTRUCTION

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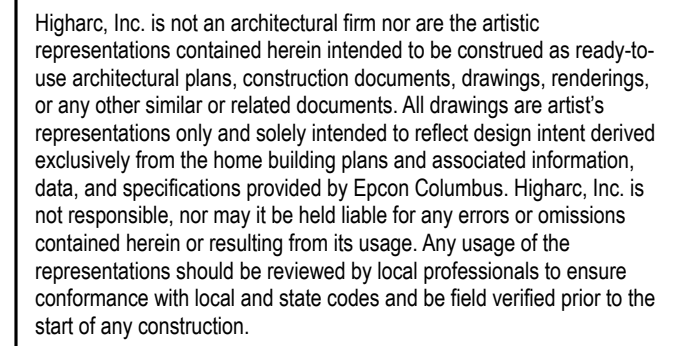
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

Architectural elevation drawing of the front of a house. The drawing includes the following annotations and dimensions:

- Annotations:**
 - ALUMINUM CLAD WOOD RAKE EXTENSION
 - 5/4X4 RAKE TRIM
 - 5/4X6 TRIM
 - 5/4X4 TRIM
 - 5/4X TRIM TYP
 - 5/4X TRIM TYP
 - 4X4 PT POST W/ 1X TRIM TYP
 - SEE PARTIAL WALL SECTION - ELEV BBR - FRONT PORCH*
 - 6X6 FAUX BEAM W/ 8" PROJECTION - SEE SECTION
 - 5/4X8 FRIEZE TRIM
 - 2X8 TRIM W/ 2" O.H. TYP
 - 5/4X4 CORNER TRIM TYP
 - ADDRESS, 5.5" A.F.F.
 - EXTERIOR LIGHT, 6-7" A.F.F. TYP
 - 5/4X4 TRIM TYP
 - 10"X10" BUILT-UP COLUMN W/ 1X4 CAP TRIM & 1X6 BASE TRIM TYP
 - 5/4X4 TRIM TYP
 - 5/4X AZEK TRIM DOWN TO GRADE - SEE DETAIL
- Dimensions:**
 - 6'-4"
 - 8'-1 1/8"
 - 9'-1 1/8"
 - 0"
- Level Markers:**
 - T.O. ROOF
 - 21'-4 1/4"
 - T.O. PLATE
 - 8'-1 1/8"
 - T.O. SECOND FLR
 - 9'-11 1/4"
 - T.O. PLATE
 - 9'-1 1/8"
 - T.O. FIRST FLR

Architectural elevation drawing of a building facade. The drawing shows a gabled roof structure with a central peak. The roof is labeled with dimensions: 12' on the left slope, 12' on the right slope, and 8' at the base of each slope. The roof is labeled "T.O. ROOF" with a height of 21'-4 1/4". Below the roof is a horizontal line labeled "T.O. PLATE" with a height of 8'-1 1/8". The main body of the building is labeled "T.O. SECOND FLR" with a height of 9'-11 1/4". Below the main body is another horizontal line labeled "T.O. PLATE" with a height of 9'-1 1/4". The base of the building is labeled "T.O. FIRST FLR" with a height of 0". The drawing includes various trim details: "5/4X4 TRIM TYP" for the window frames, "5/4X8 FRIEZE TRIM" for the horizontal trim above the windows, "5/4X4 TRIM TYP" for the vertical trim on the right side, "5/4X AZEK TRIM DOWN TO GRADE - SEE DETAIL" for the base trim, and "CORNER TRIM TYP" for the corner trim. The drawing also shows a small square feature on the right side, possibly a door or a small window.

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



PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation B Bonus

LOT:

**FRONT / BACK
ELEVATION**

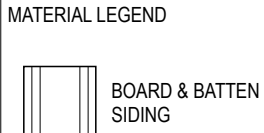
A-200

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NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT

PLAN: D-1 Palazzo (2023)

ELEV: Elevation B Bonus

LOT:

LOT ADDRESS:

DRAWING TITLE

LEFT / RIGHT
ELEVATION

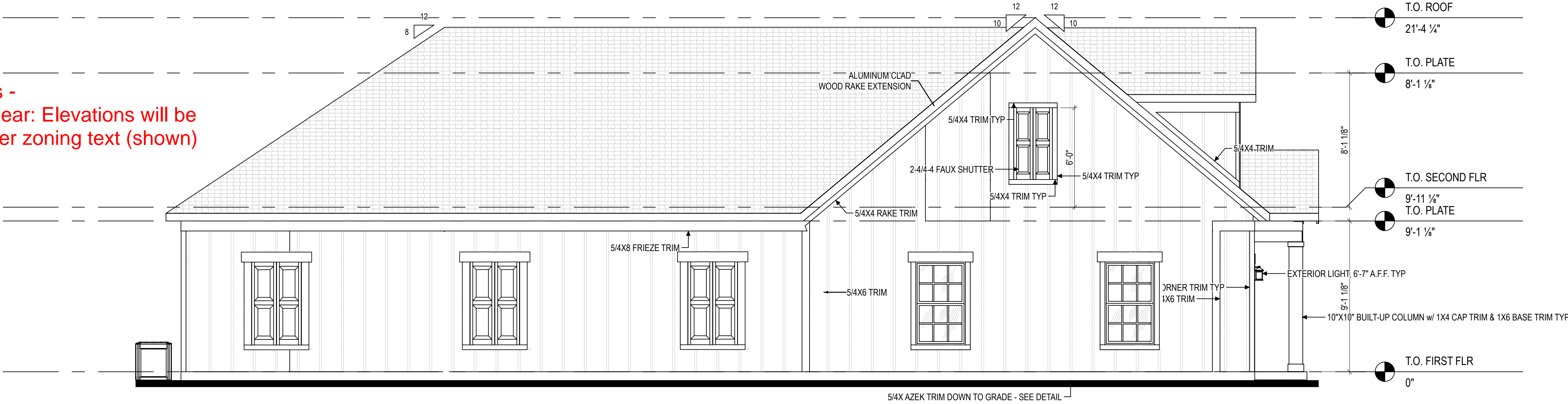
SHEET NUMBER

A-201

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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



1 LEFT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"

NOTES

- HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
- WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND



BOARD & BATTEN
SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/11/2025

PROJECT
PLAN: D-1 Palazzo (2023)
ELEV: Elevation C Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

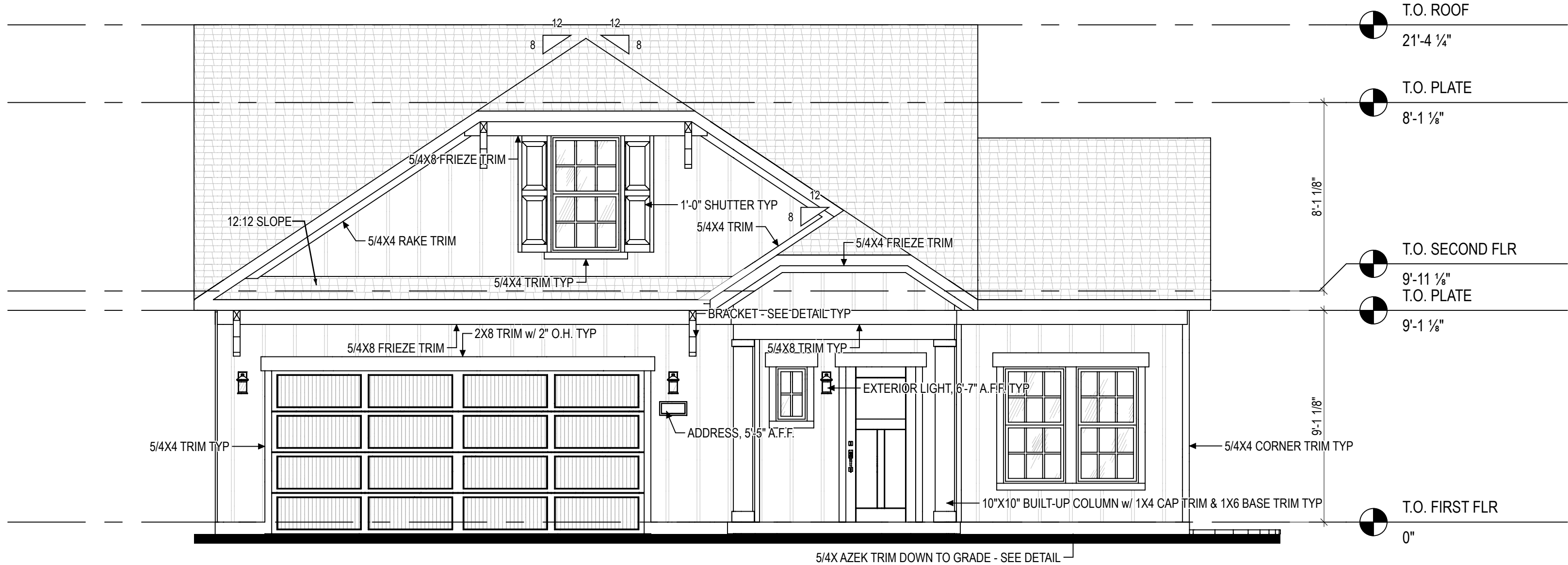
SHEET NUMBER

A-200

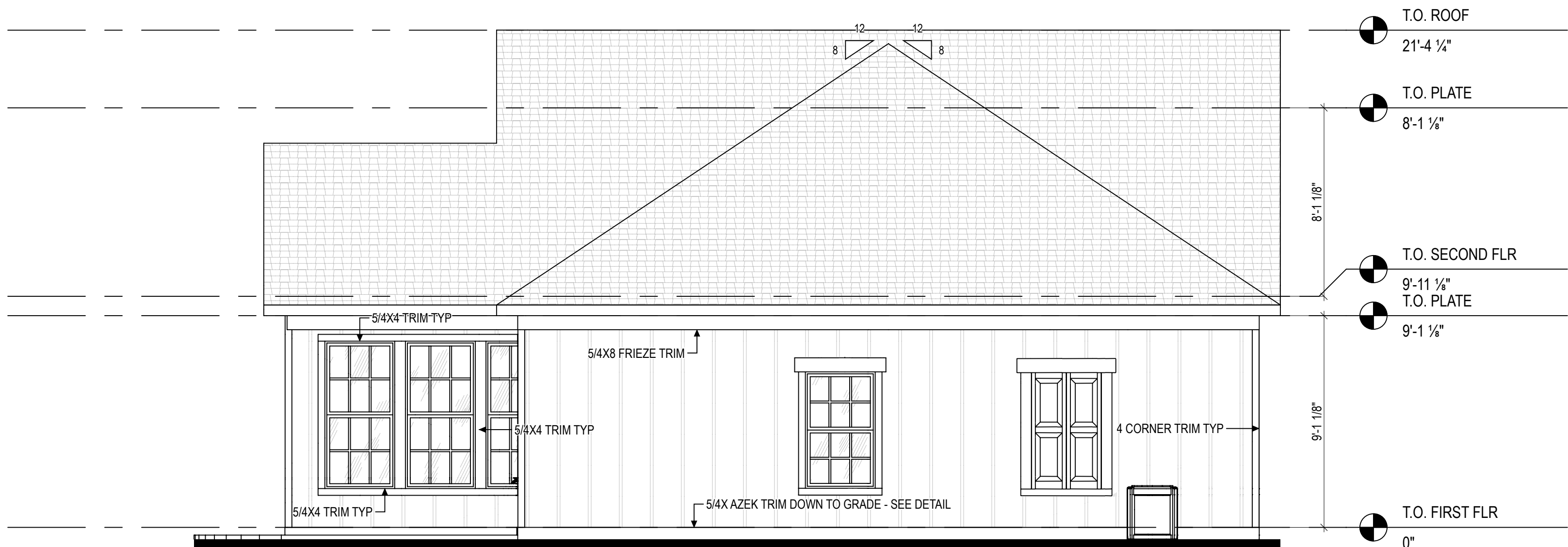
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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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

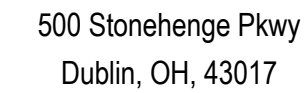


2 BACK ELEV
A-200
1/4" = 1'-0" @ 22" x 34"

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.



BOARD & BATTEN
SIDING



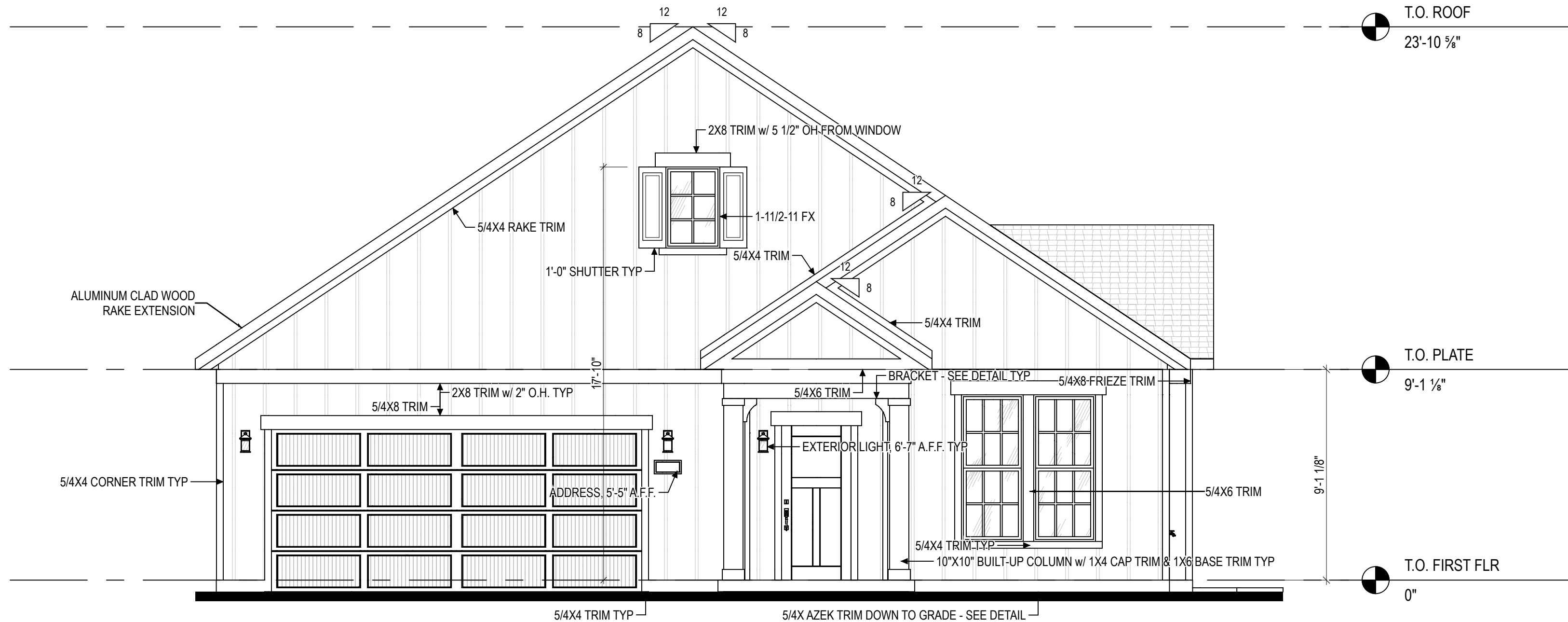
© 2025 HIGHARC, INC.

1/4" = 1'-0" @ 22" x 34"

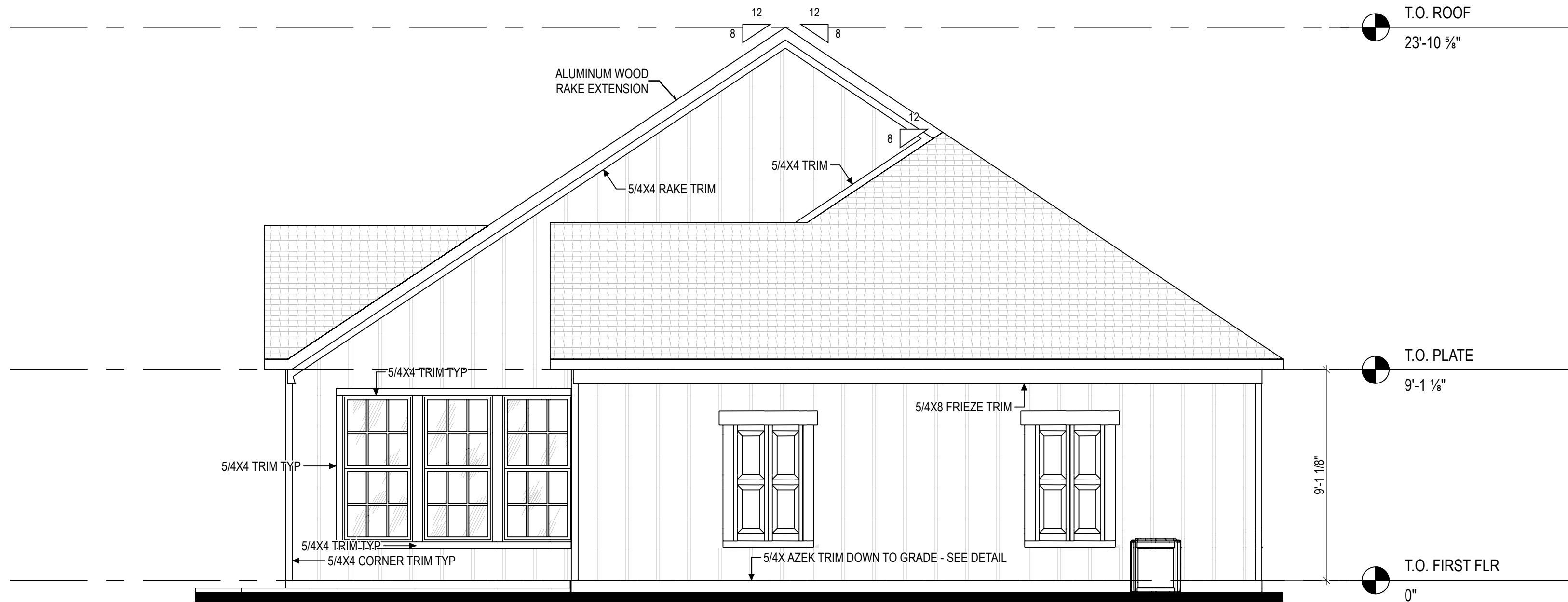
1/4" = 1'-0" @ 22" x 34"

- NOTES
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

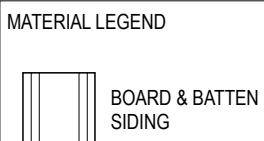
New Elevation -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-2 Portico (2023)
ELEV: Elevation A Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

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NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

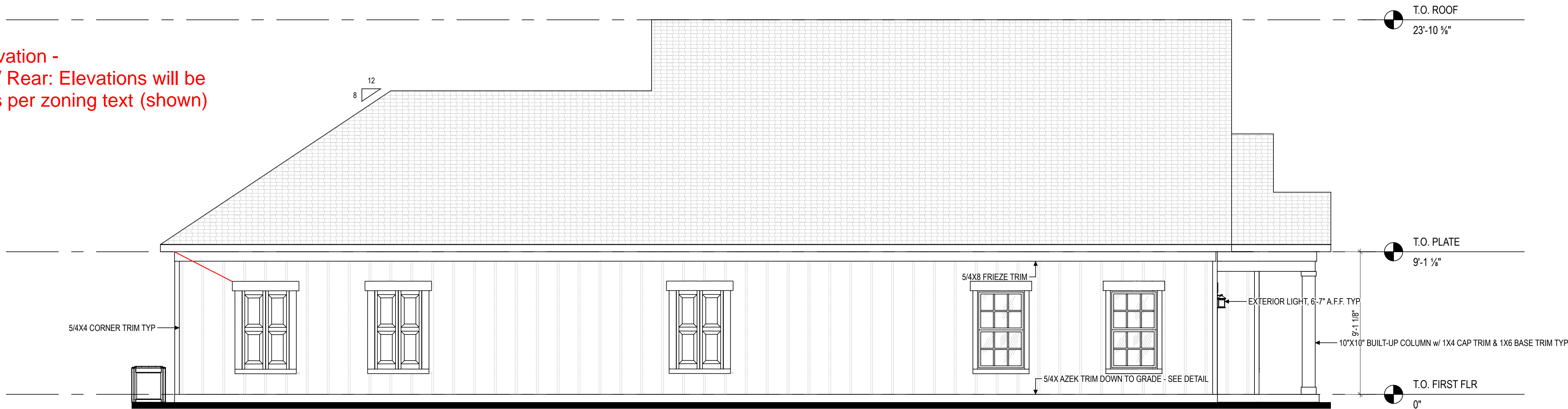
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND

BOARD & BATTEN SIDING

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Updated Elevation -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)
ELEV: Elevation A Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

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

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

Architectural elevation drawing of a house. The drawing includes various annotations for materials, dimensions, and trim. Key features include a standing seam metal roof, aluminum clad wood rake extension, exterior light, address, and a large window. Dimensions for roof pitch, plate height, and floor level are provided.

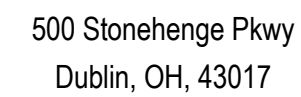
Annotations and Dimensions:

- Roof:** 12/8 pitch, 23'-10 3/4" T.O. ROOF
- Trim:** 5/4X4 RAKE TRIM, 5/4X4 TRIM TYP, 5/4X4 TRIM, 5/4X6 TRIM, 5/4X8 FRIEZE TRIM, 5/4X4 CORNER TRIM TYP, 5/4X AZEK TRIM DOWN TO GRADE - SEE DETAIL, 5/4X4 TRIM TYP
- Windows:** (2) 2'-8/2'-8 FX, (2) 1'-4/2'-8 SHUTTERS, 10'X10" BUILT-UP COLUMN w/ 1X4 CAP TRIM & 1X6 BASE TRIM TYP
- Door:** EXTERIOR LIGHT, 6'-7" A.E.F. TYP, ADDRESS, 5'-5" A.E.F.
- Other:** ALUMINUM CLAD WOOD RAKE EXTENSION, STANDING SEAM METAL ROOF, 2X8 TRIM w/ 2" O.H. TYP
- Dimensions:** 9'-1 1/4" T.O. PLATE, 0" T.O. FIRST FLR

A-200 $1/4" = 1'-0" @ 22" \times 34"$

A-200 $1/4" = 1'-0" @ 22" \times 34"$

BOARD & BATTEN
SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)

ELEV: Elevation B Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

**FRONT / BACK
ELEVATION**

A-200

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NOTES

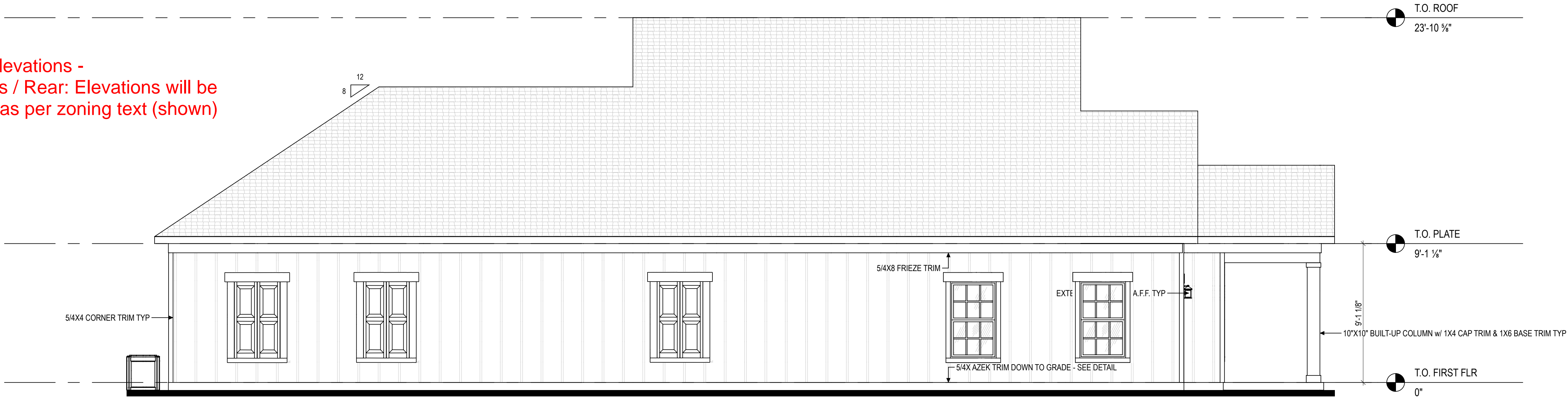
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

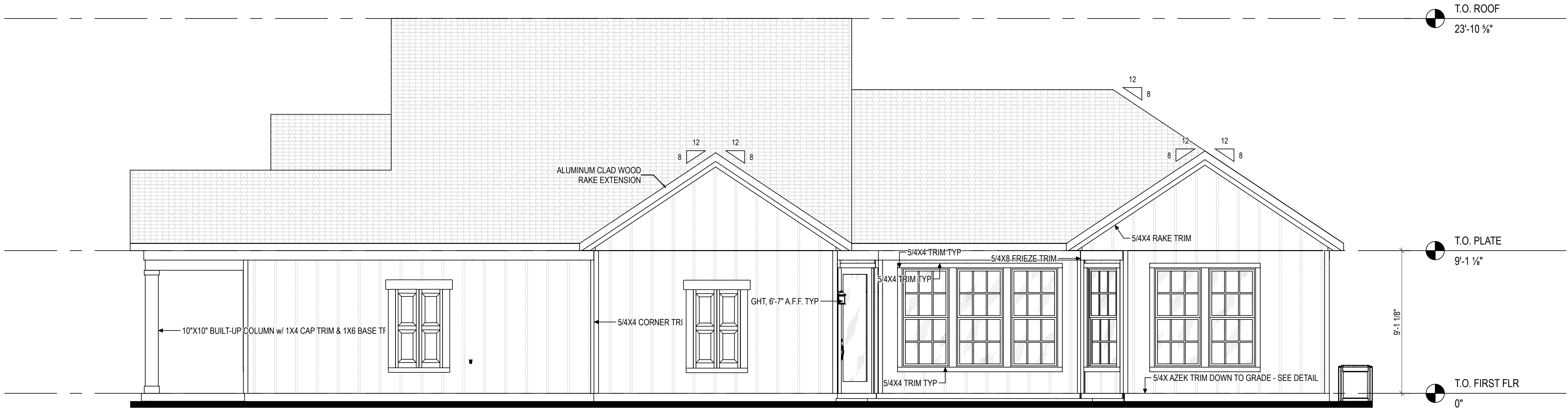
MATERIAL LEGEND

BOARD & BATTEN SIDING

Updated Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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


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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)
ELEV: Elevation B Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

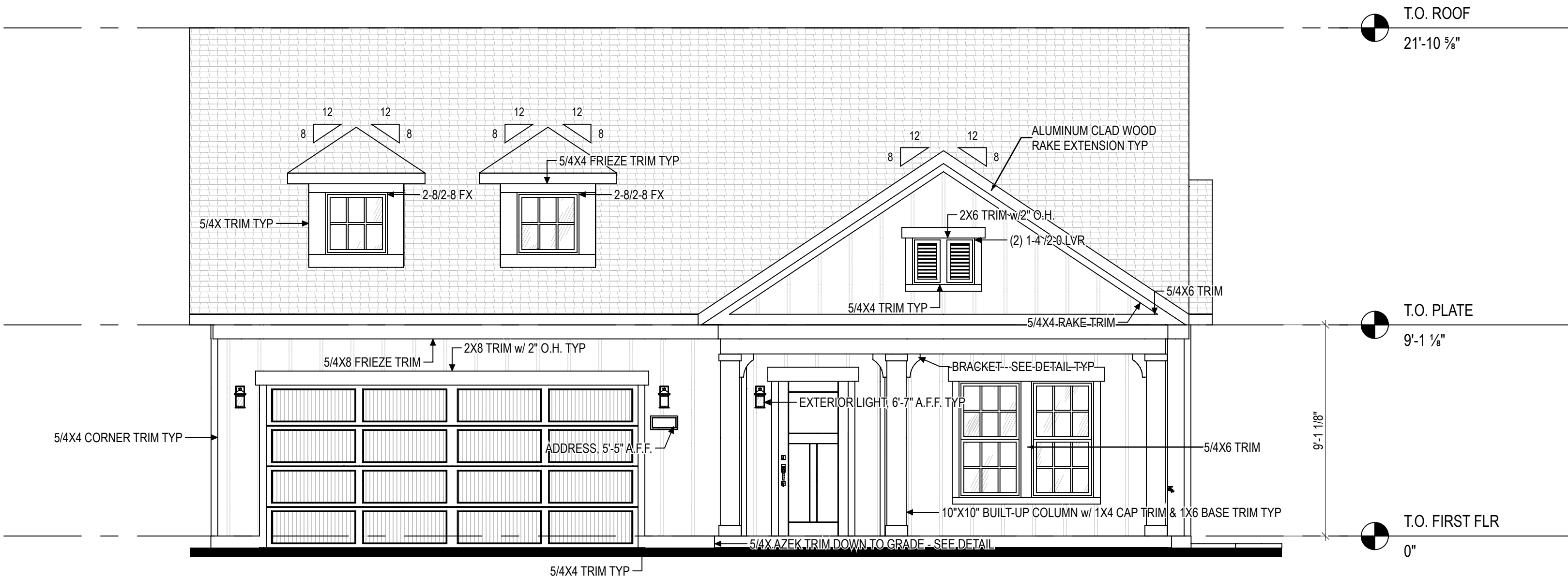
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NOTES

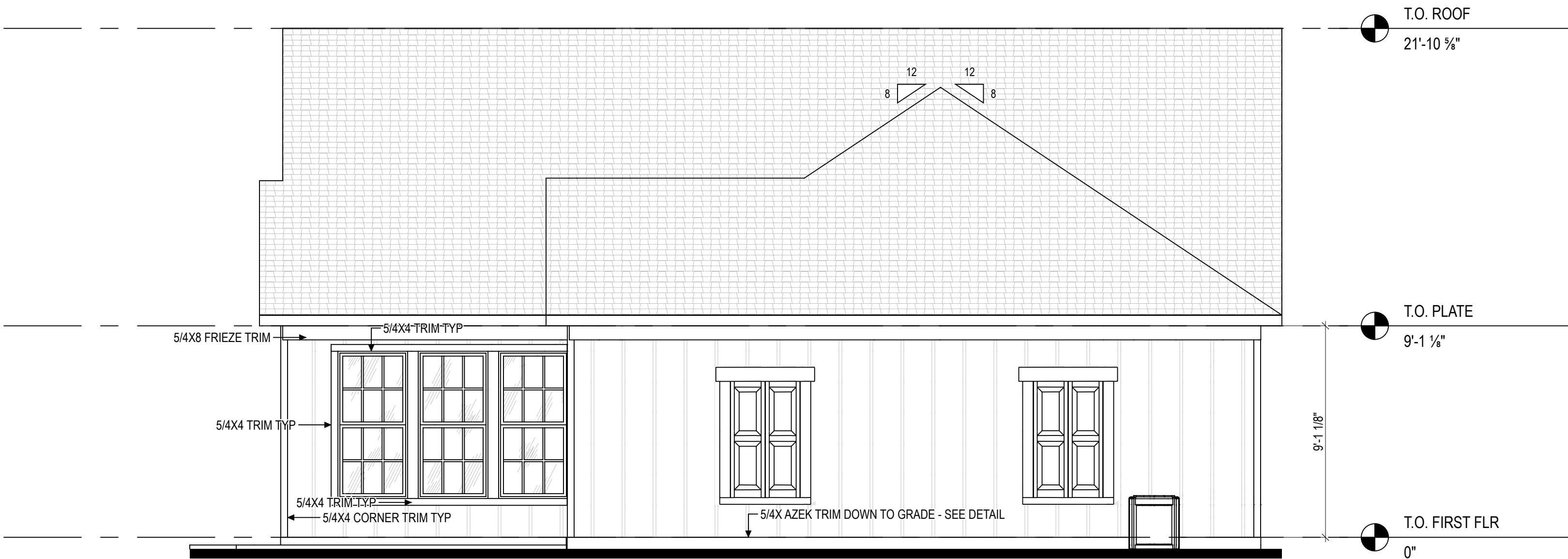
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

Updated Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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

MATERIAL LEGEND

BOARD & BATTEN SIDING

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)
ELEV: Elevation C Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

**FRONT / BACK
ELEVATION**

SHEET NUMBER

A-200

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NOTES

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

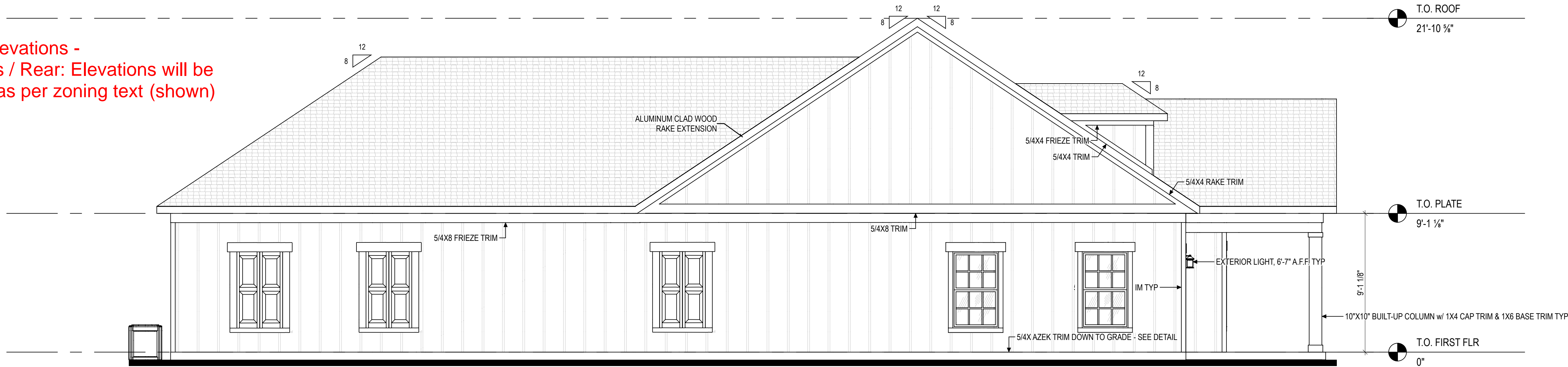
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND

BOARD & BATTEN SIDING

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Updated Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)

ELEV: Elevation C Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

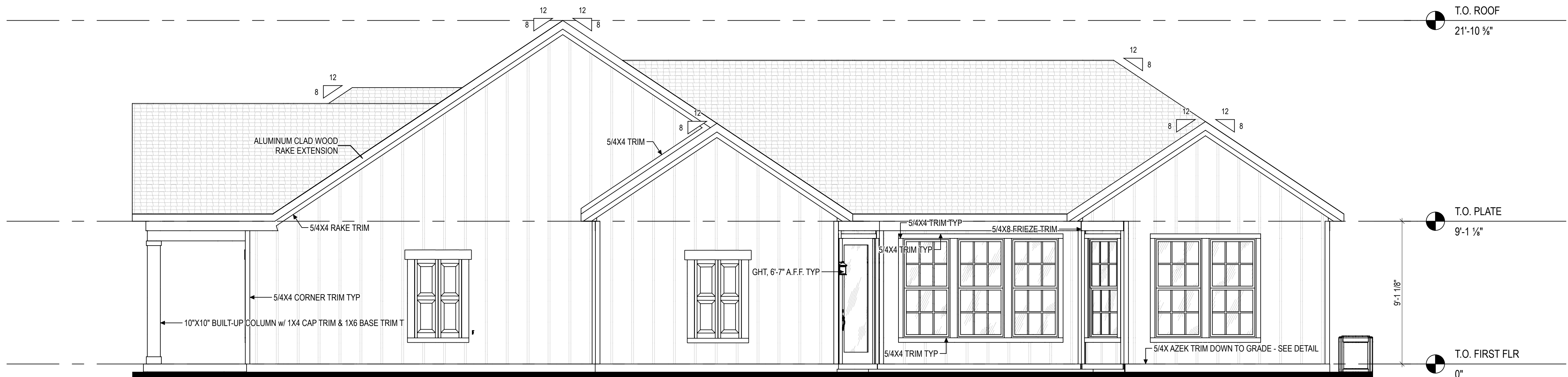
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

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2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

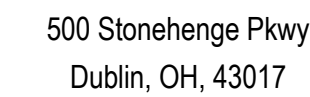
Architectural elevation drawing of a building facade. The drawing includes the following elements and callouts:

- Roof:** T.O. ROOF 21'-10 5/8"
- Dormer:**
 - 5/4X6 TRIM (pointing to the dormer's outer frame)
 - (3) 2-5/2-5 FX (pointing to the dormer's windows)
 - 5/4X TRIM TYP (pointing to the dormer's window frames)
 - 5/4X6 TRIM (pointing to the dormer's window frames)
 - 2X6 TRIM w/ 2" O.H. (pointing to the dormer's roofline)
 - 1-1/2" LVR (pointing to the dormer's window frame)
 - 5/4X4 TRIM (pointing to the dormer's window frame)
 - 5/4X4 RAKE TRIM (pointing to the dormer's rake)
 - 5/4X6 TRIM (pointing to the dormer's window frame)
 - ALUMINUM CLAD WOOD RAKE EXTENSION TYP (pointing to the dormer's rake)
- Garage:**
 - 5/4X8 FRIEZE TRIM (pointing to the garage's frieze)
 - 2X8 TRIM w/ 2" O.H. TYP (pointing to the garage's trim)
 - 5/4X4 CORNER TRIM TYP (pointing to the garage's corner trim)
 - ADDRESS, 5'-5" A.F.F. (pointing to the address plate)
 - 5/4X4 TRIM TYP (pointing to the garage's trim)
- Entrance:**
 - 10"X10" BUILT-UP COLUMN w/ 1X4 CAP TRIM & 1X6 BASE TRIM TYP (pointing to the entrance column)
 - EXTERIOR LIGHT, 6'-7" A.F.F. TYP (pointing to the entrance light)
 - 5/4X4 TRIM TYP (pointing to the entrance trim)
 - 5/4X6 TRIM (pointing to the entrance trim)
- Windows:**
 - 5/4X4 TRIM TYP (pointing to the main window frame)
 - 5/4X6 TRIM (pointing to the main window frame)
- Dimensions:**
 - 9'-1 1/8" (overall height)
 - 0" (T.O. FIRST FLR)
- Other Callouts:**
 - 5/4X AZEK TRIM DOWN TO GRADE - SEE DETAIL (pointing to the base trim)

A-200 $1/4" = 1'-0" @ 22" \times 34$

A-200 $1/4" = 1'-0" @ 22" \times 34$

BOARD & BATTEN
SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-2 Portico (2023)
ELEV: Elevation D Ranch
LOT:

LOT ADDRESS:

**FRONT / BACK
ELEVATION**


A-200

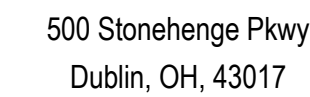
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2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND

 **BOARD & BATTEN SIDING**



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PROJECT	
PLAN: D-2 Portico (2023)	
ELEV: Elevation D Ranch	
LOT:	

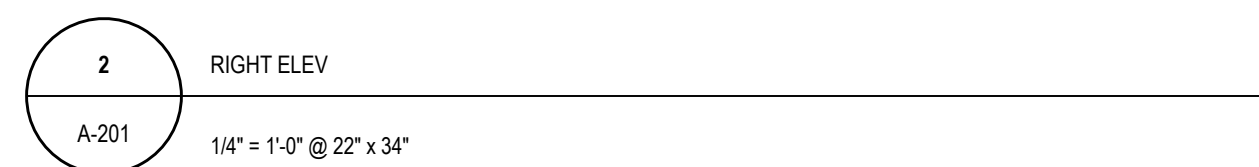
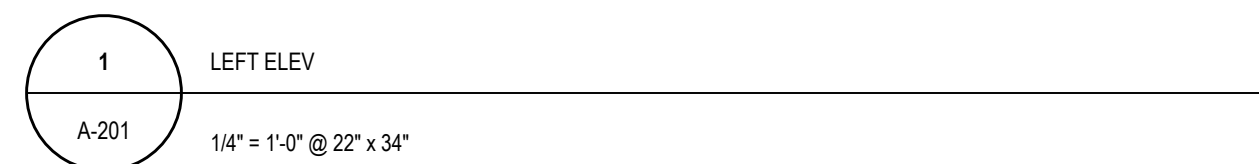
DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

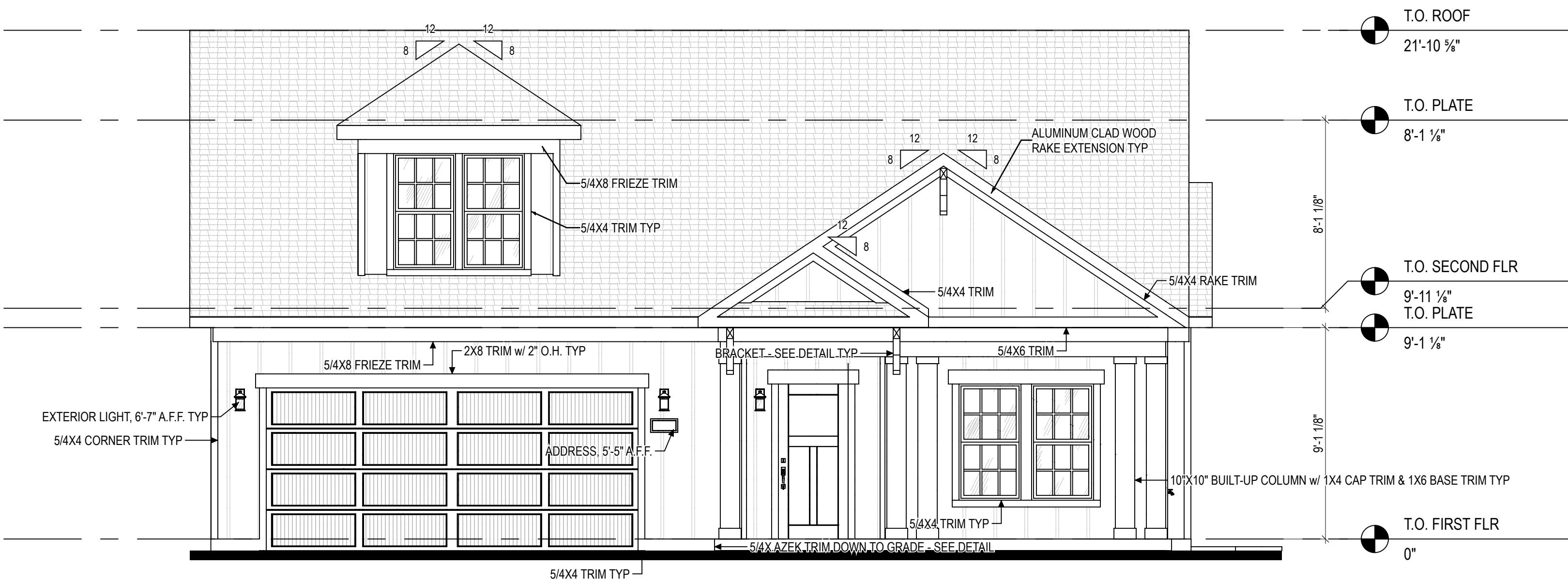
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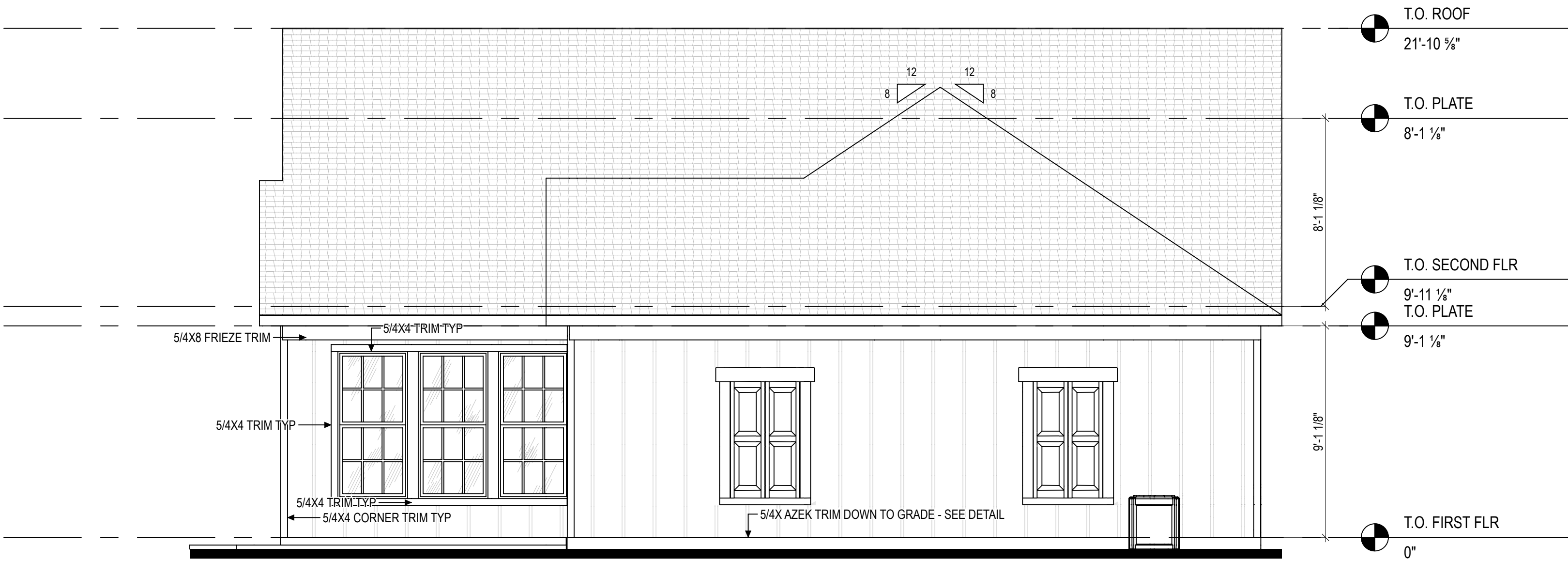
NOT FOR CONSTRUCTION

- NOTES
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

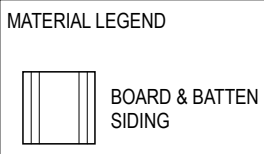
Updated Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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




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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-2 Portico (2023)
ELEV: Elevation A Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

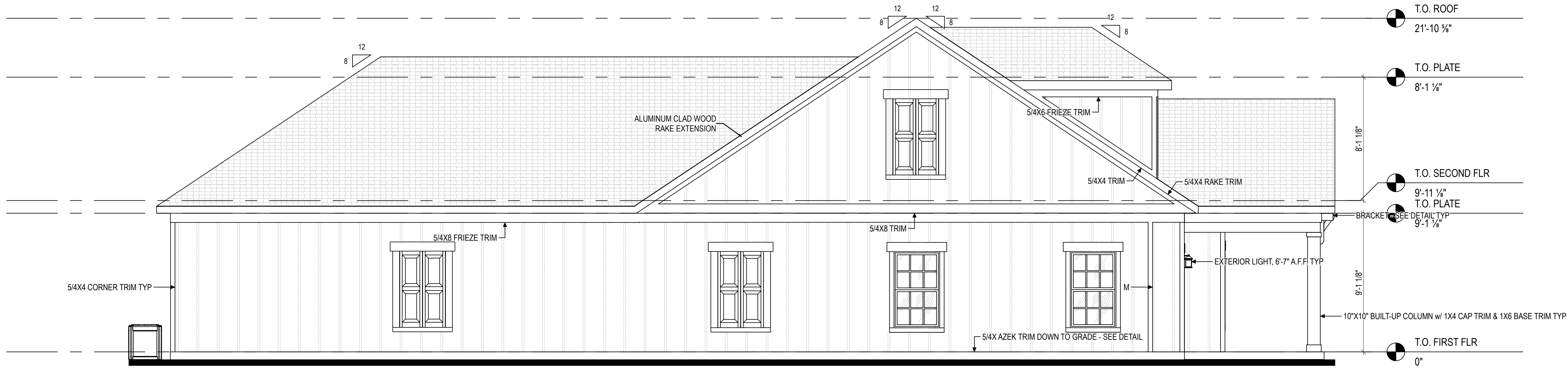
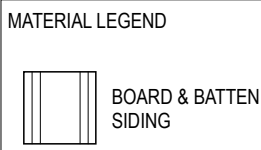
SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

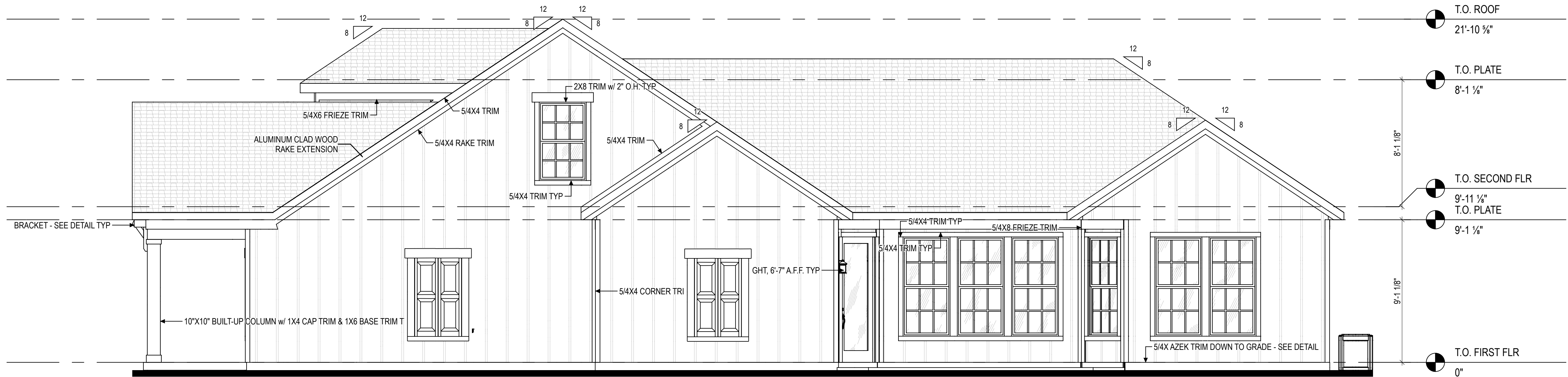
© 2025 HIGHARC, INC

- NOTES
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

Updated Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-2 Portico (2023)
ELEV: Elevation A Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

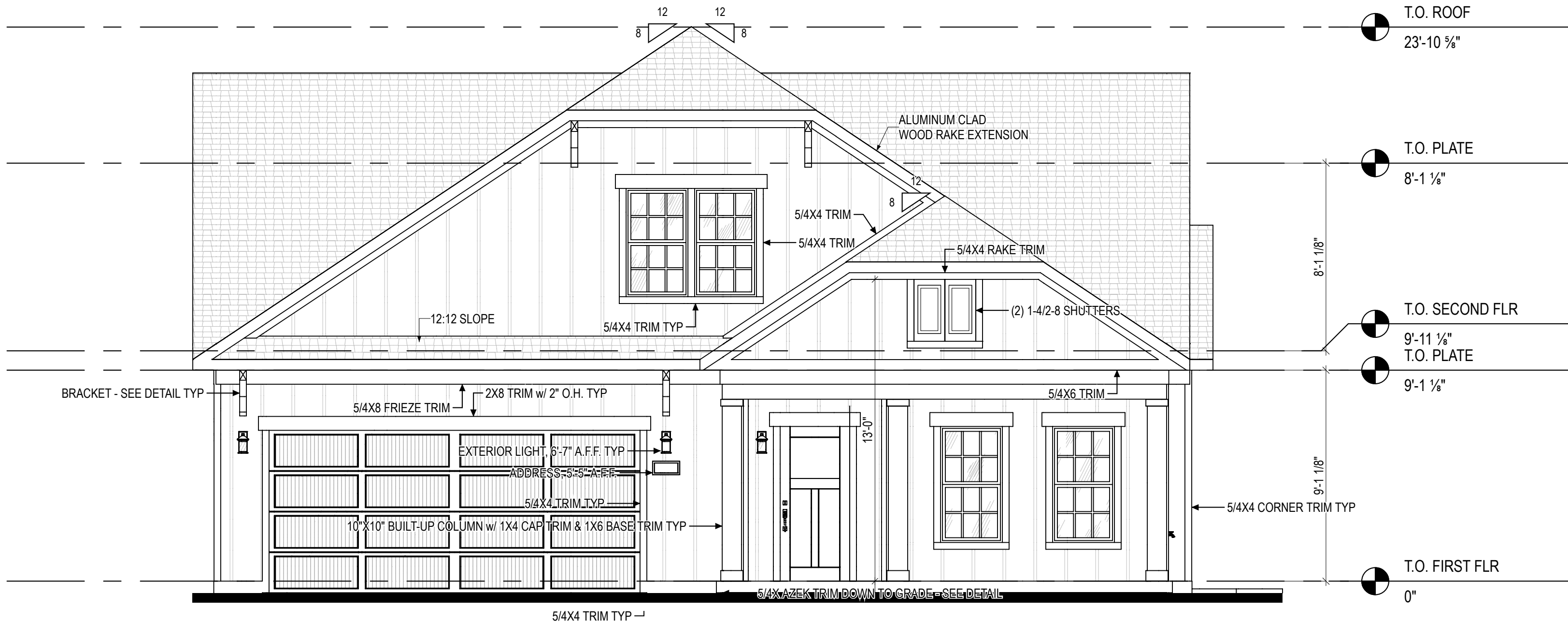
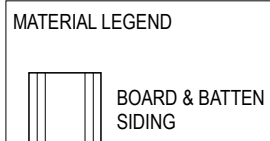
NOT FOR CONSTRUCTION

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Enhanced as per zoning text (shown)



1

FRONT ELEV

A-200

1/4" = 1'-0" @ 22" x 34"



2

BACK ELEV

A-200

1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-2 Portico (2023)
ELEV: Elevation B Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200


NOT FOR CONSTRUCTION

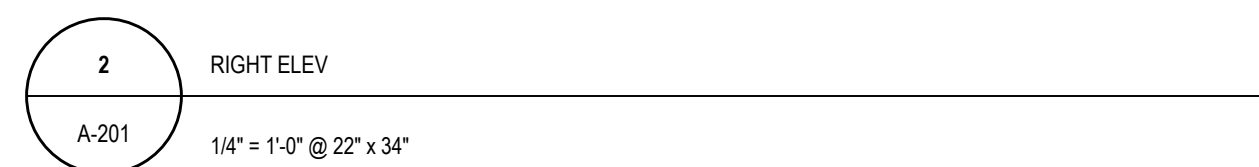
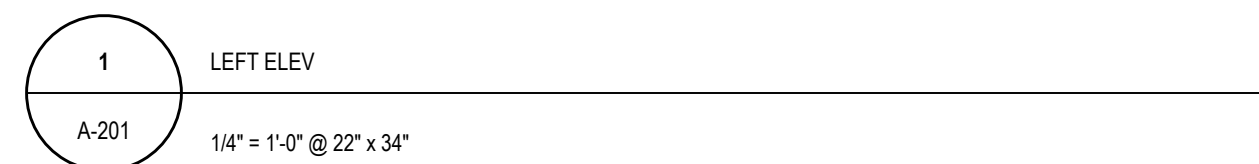
© 2025 HIGHARC, INC

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2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND

 **BOARD & BATTEN SIDING**



500 Stonehenge Pkwy
Dublin, OH, 43017

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)

ELEV: Elevation B Bonus

LOT:

LOT ADDRESS

DRAWING TITLE

LEFT / RIGHT
ELEVATION

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

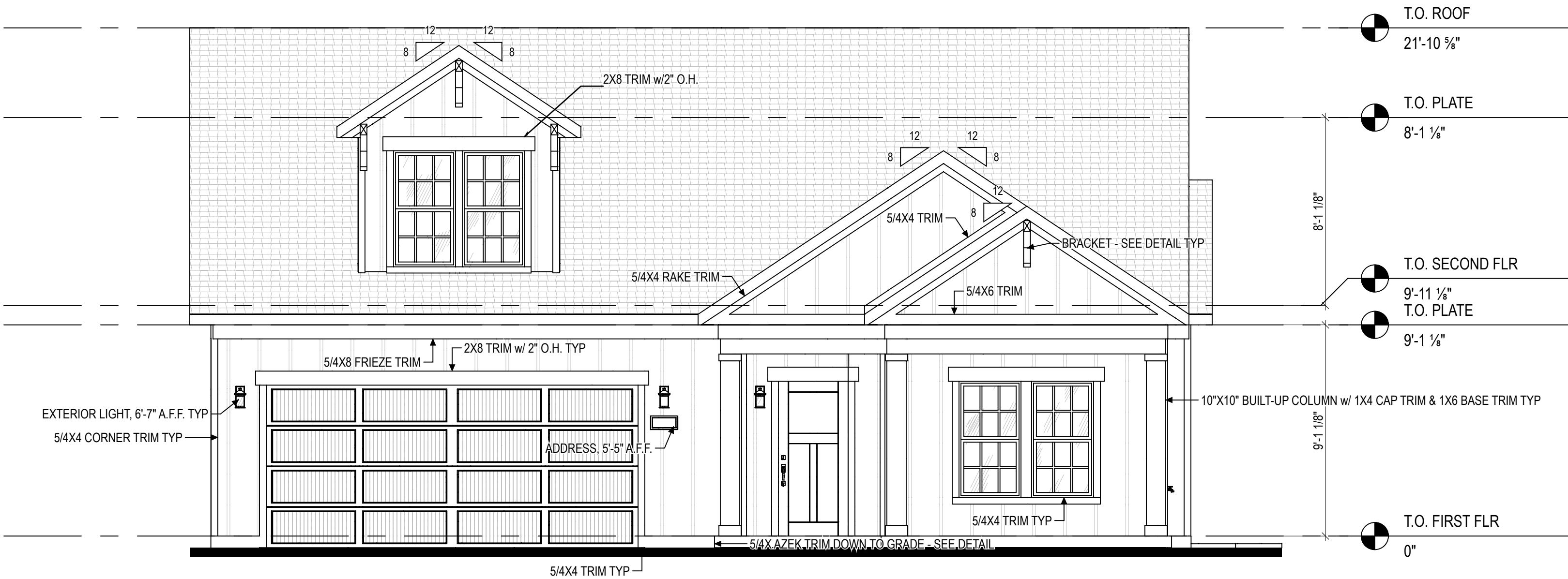
© 2025 HIGHARC, INC.

NOTES

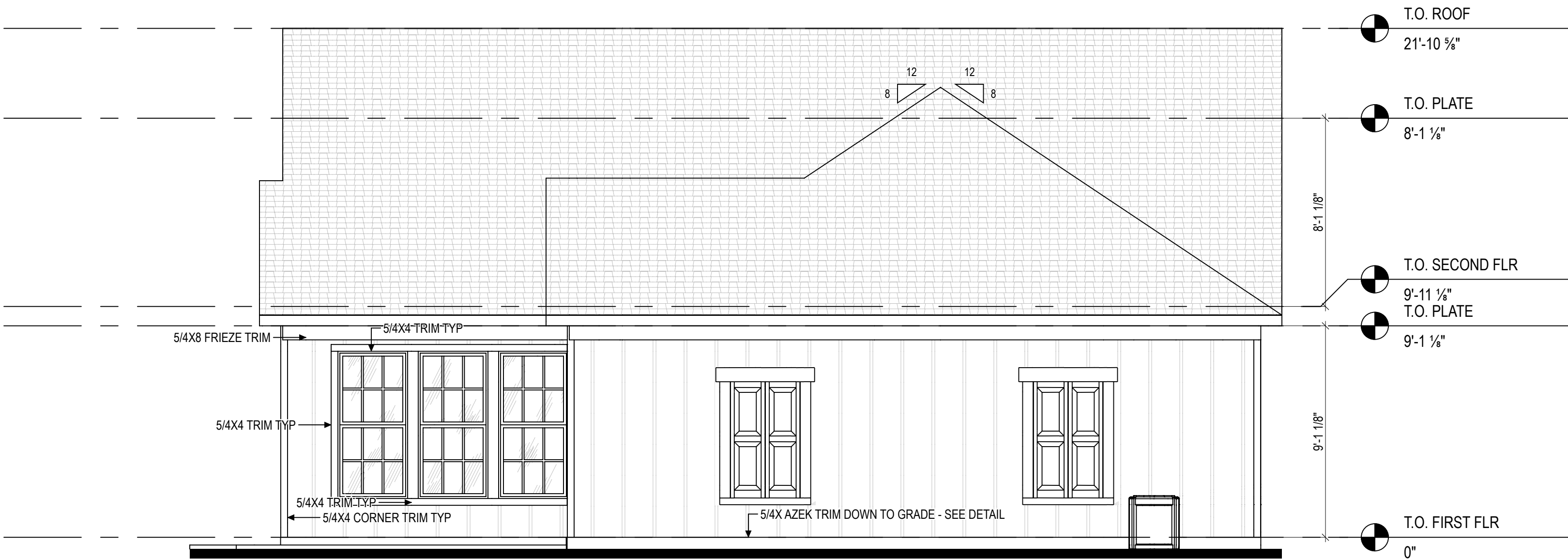
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Updated Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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

MATERIAL LEGEND

BOARD & BATTEN SIDING

EPCON
COMMUNITIES

Epcon Columbus

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Dublin, OH, 43017

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)
ELEV: Elevation C Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE

**FRONT / BACK
ELEVATION**

SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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NOTES

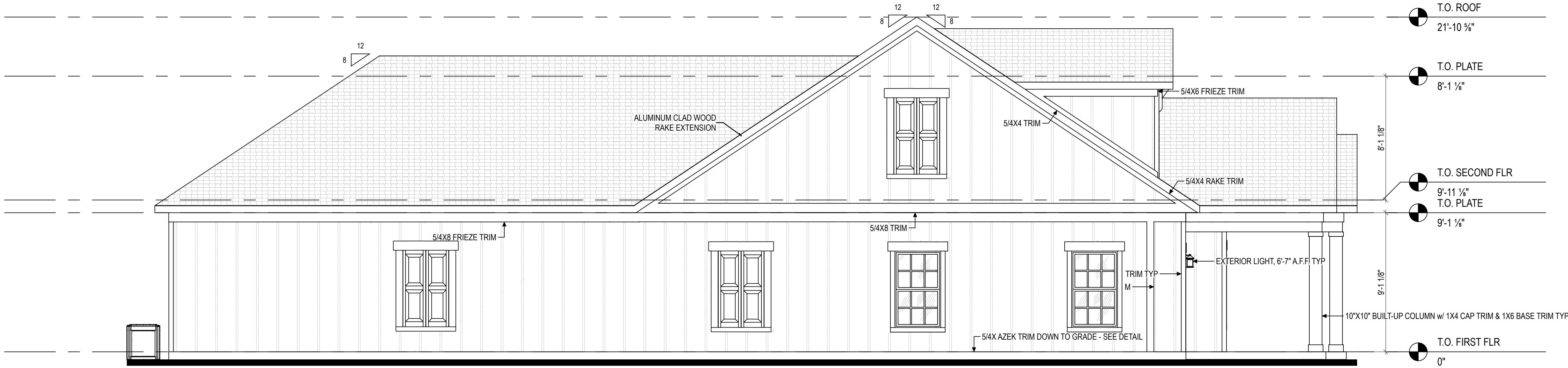
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.

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Updated Elevations -
Corner Lots / Rear: Elevations will be
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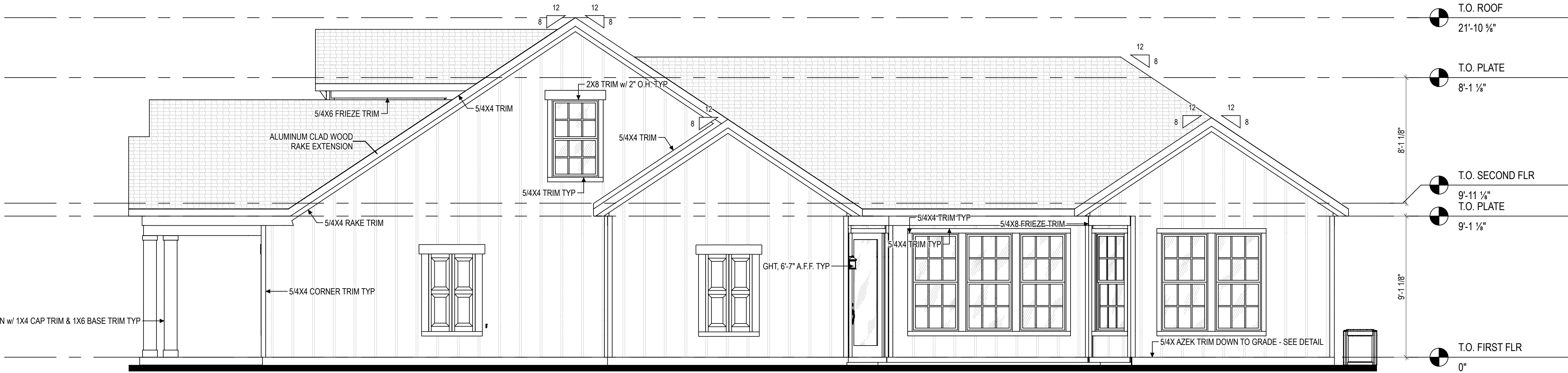
MATERIAL LEGEND

BOARD & BATTEN
SIDING



1 LEFT ELEV

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



2 RIGHT ELEV

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


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COMMUNITIES
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-2 Portico (2023)
ELEV: Elevation C Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER


A-201

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC.

1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

MATERIAL LEGEND

 BOARD & BATTEN SIDING



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-4 Promenade (2023)

ELEV: Elevation A Ranch

LOT:

LOT ADDRESS:

DRAWING TITLE

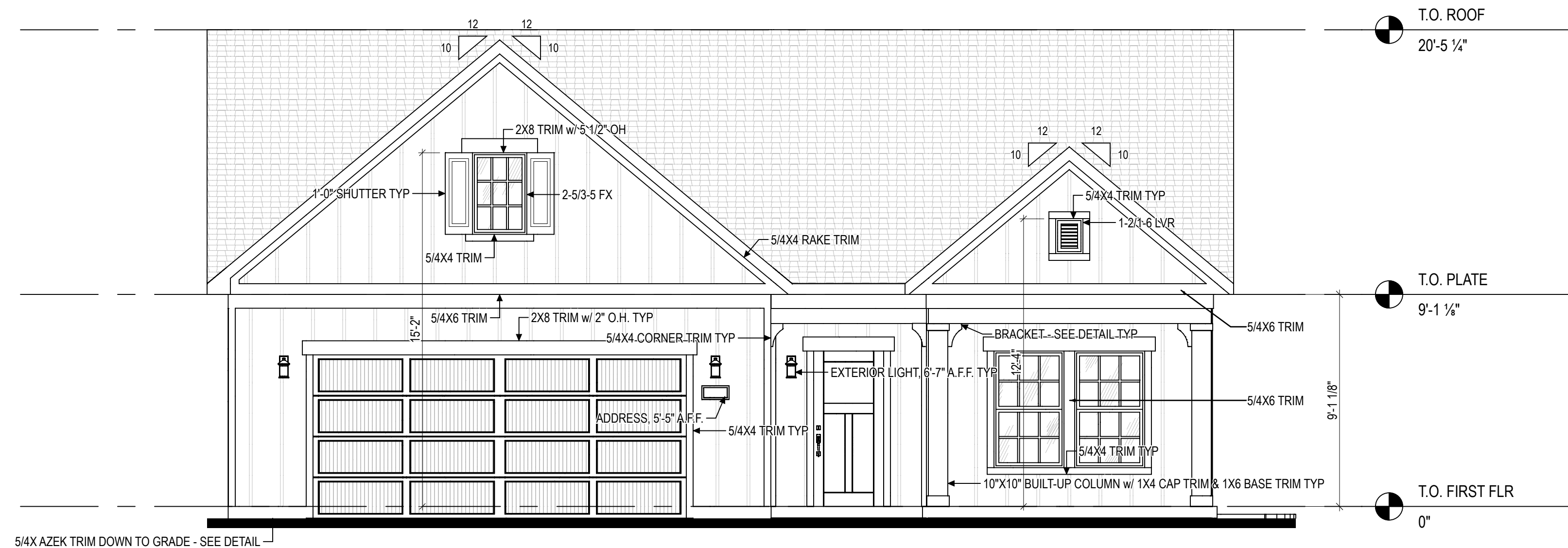
**FRONT / BACK
ELEVATION**

SHEET NUMBER

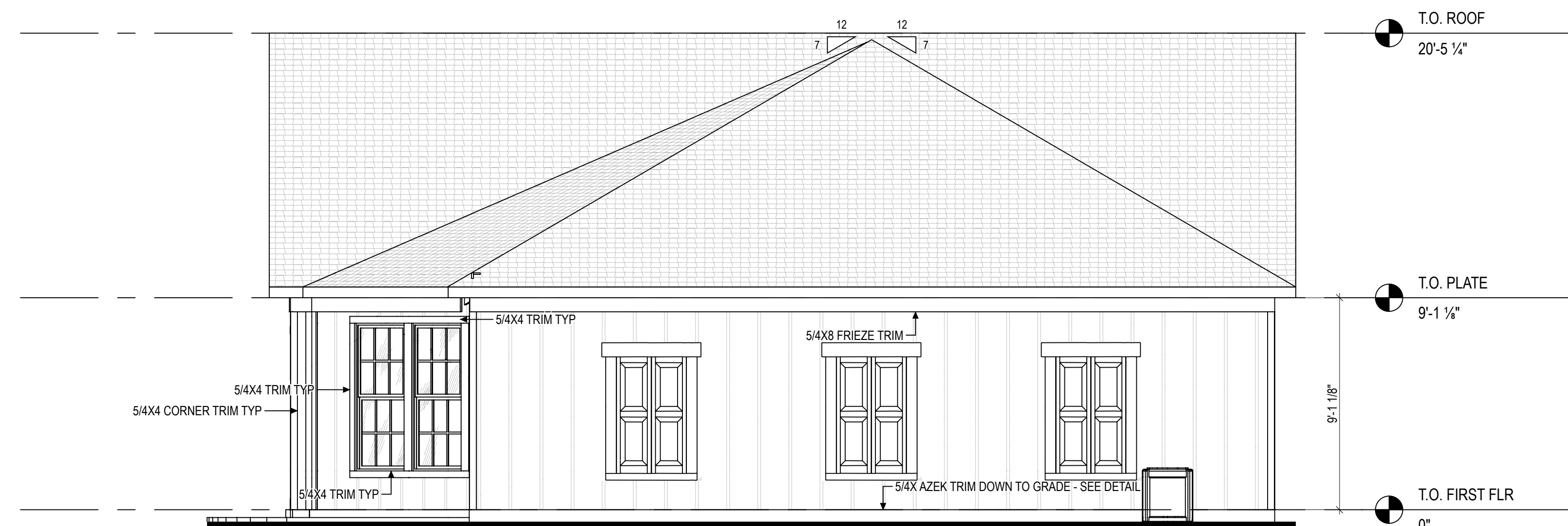
A-200

NOT FOR CONSTRUCTION

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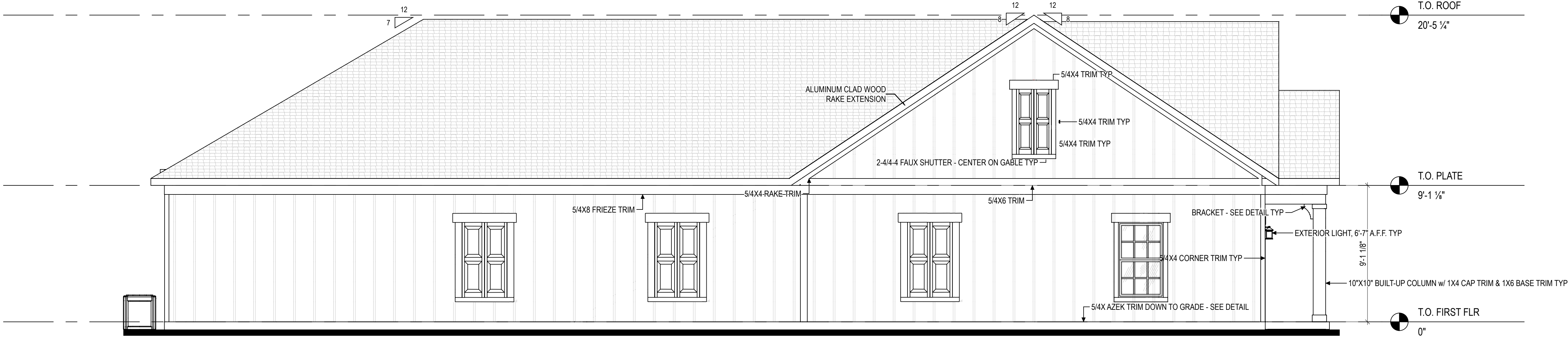
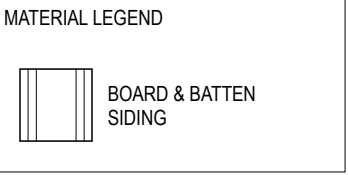
1 FRONT ELEV
A-200 1/4" = 1'-0" @ 22" x 34"



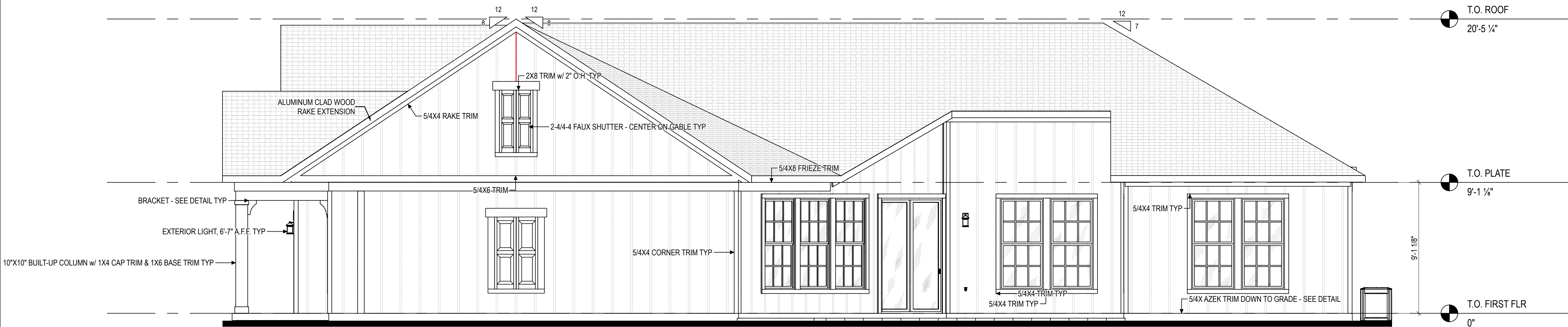
2	BACK ELEV
A-200	1/4" = 1'-0" @ 22" x 34"

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New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation A Ranch
LOT:

LOT ADDRESS:


DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

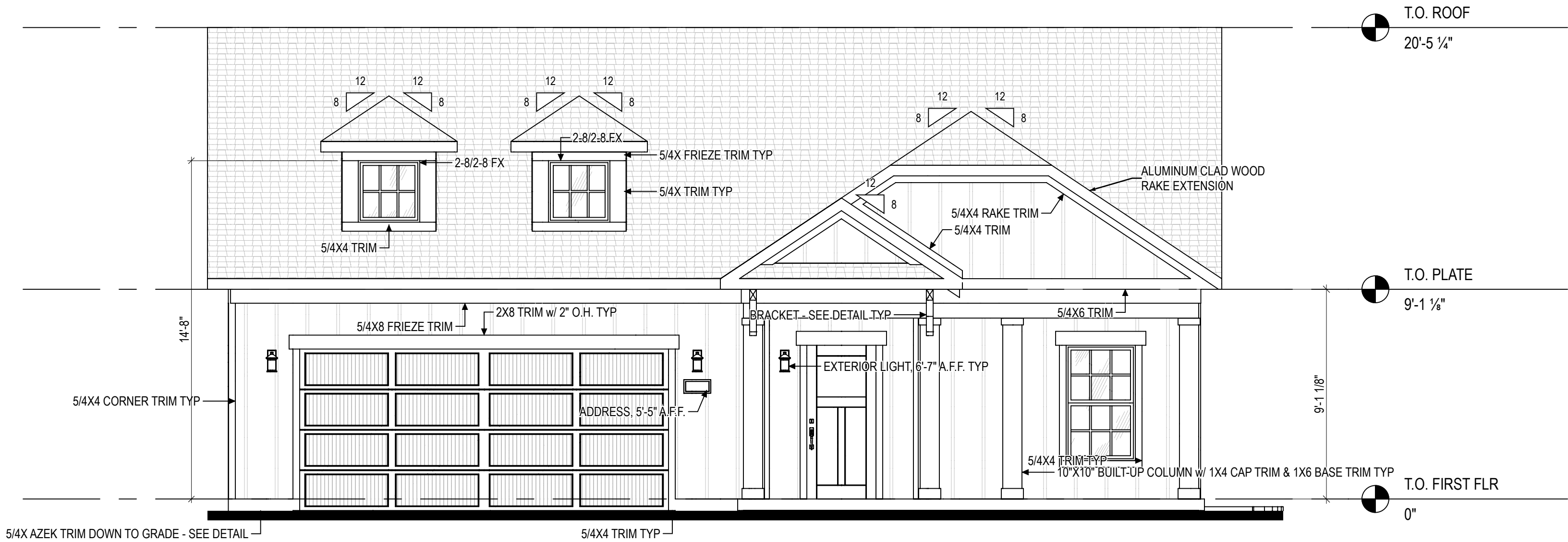
SHEET NUMBER
A-201

NOT FOR CONSTRUCTION

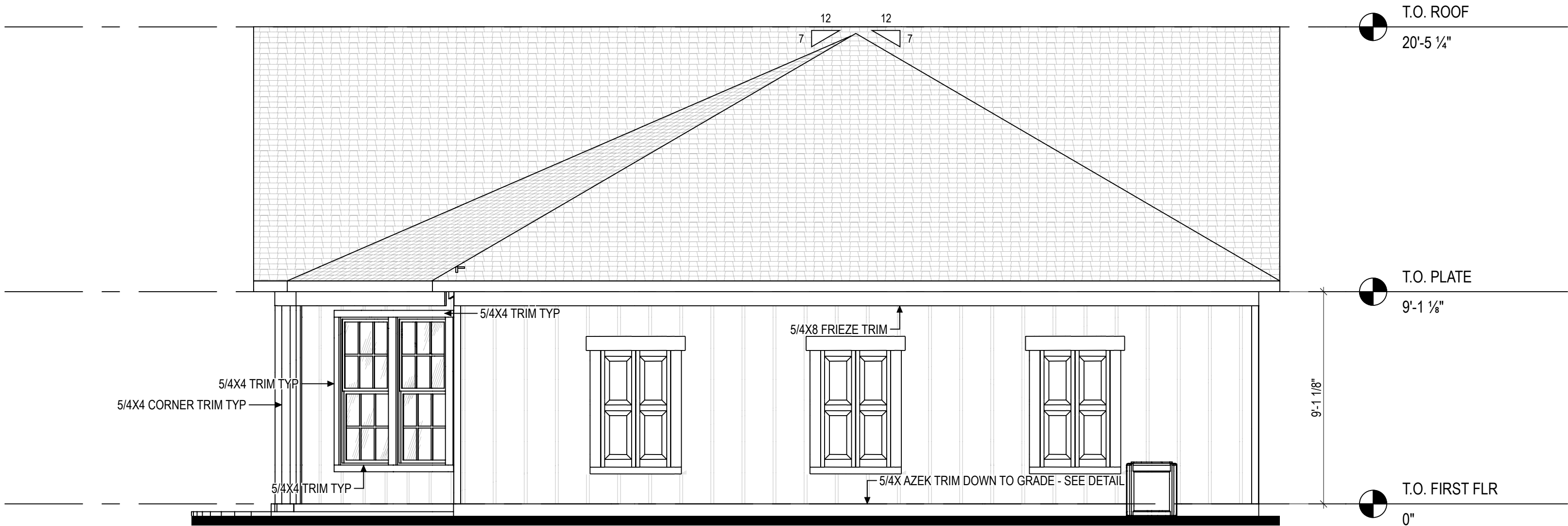
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MATERIAL LEGEND	
	BOARD & BATTEN SIDING



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



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


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Dublin, OH, 43017

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation B Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER

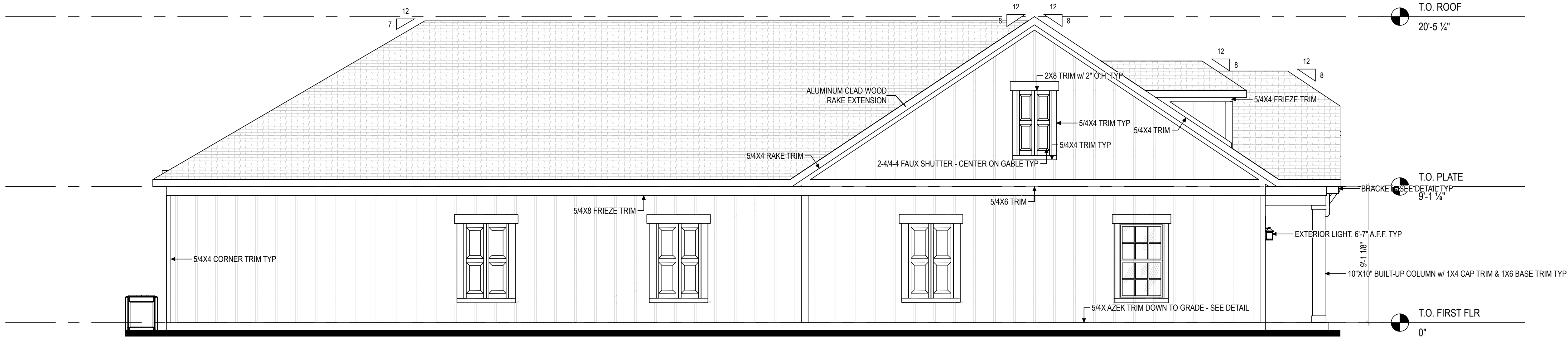
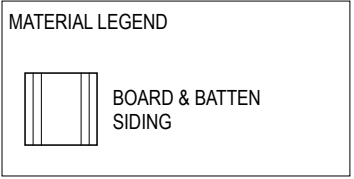
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NOT FOR CONSTRUCTION

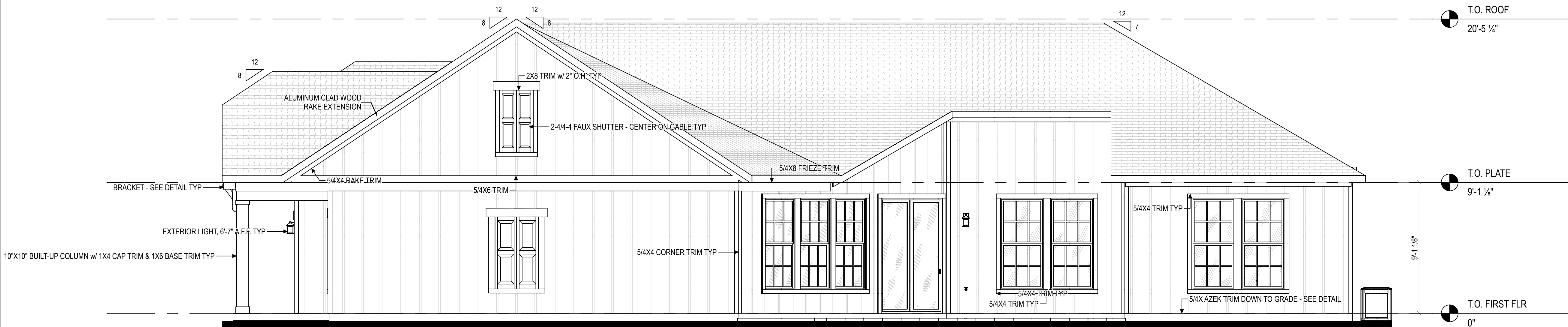
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1 LEFT ELEV
A-201
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A-201
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation B Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

NOT FOR CONSTRUCTION


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MATERIAL LEGEND

BOARD & BATTEN SIDING


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Dublin, OH, 43017

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-4 Promenade (2023)
ELEV: Elevation C Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

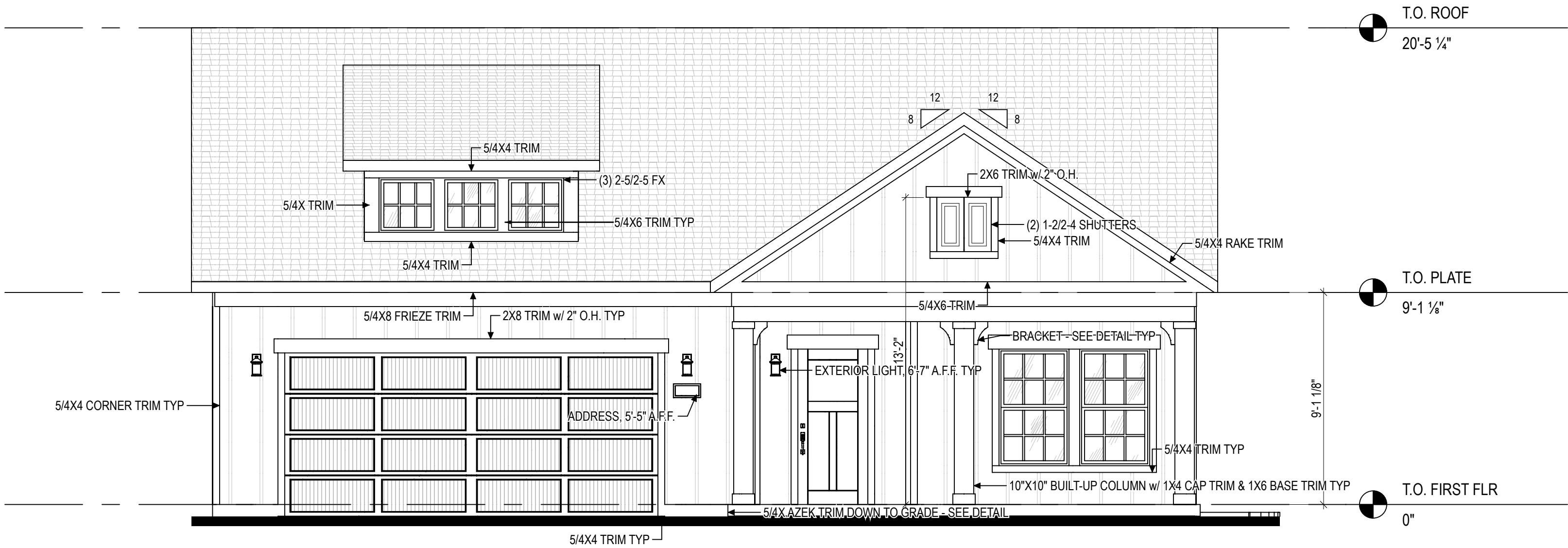
**FRONT / BACK
ELEVATION**

SHEET NUMBER

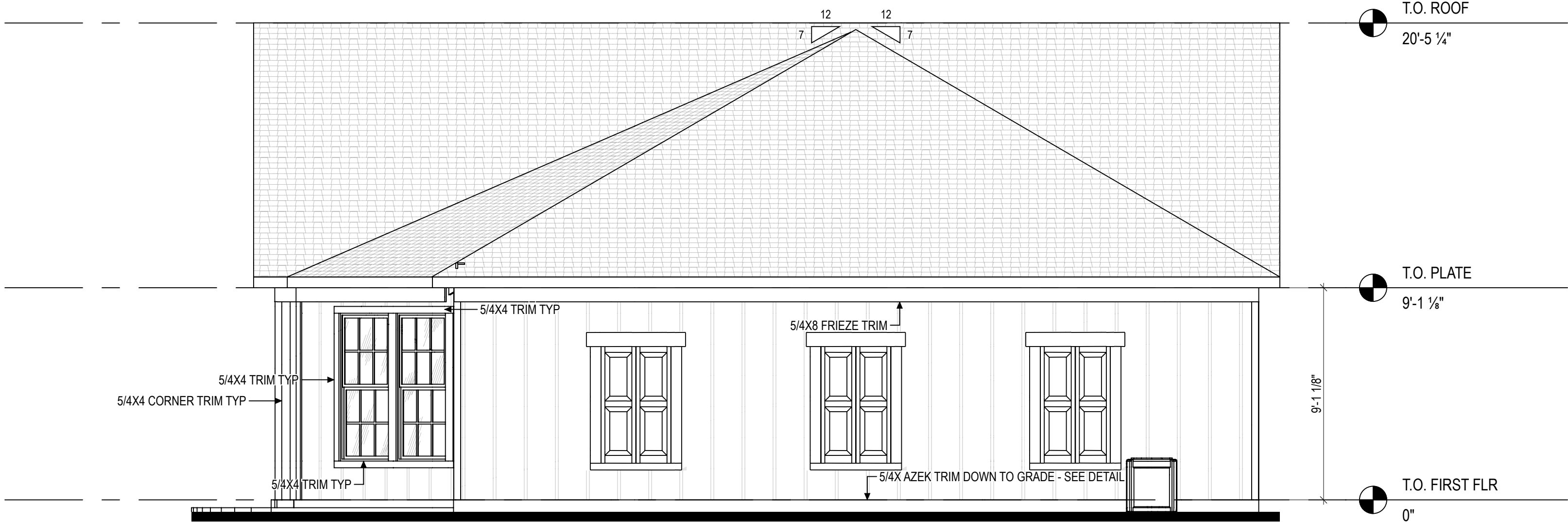
A-200

NOT FOR CONSTRUCTION

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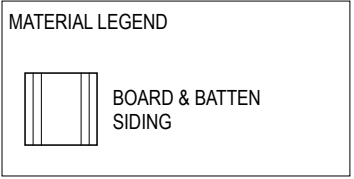
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-4 Promenade (2023)
ELEV: Elevation C Ranch
LOT:

LOT ADDRESS:

DRAWING TITLE

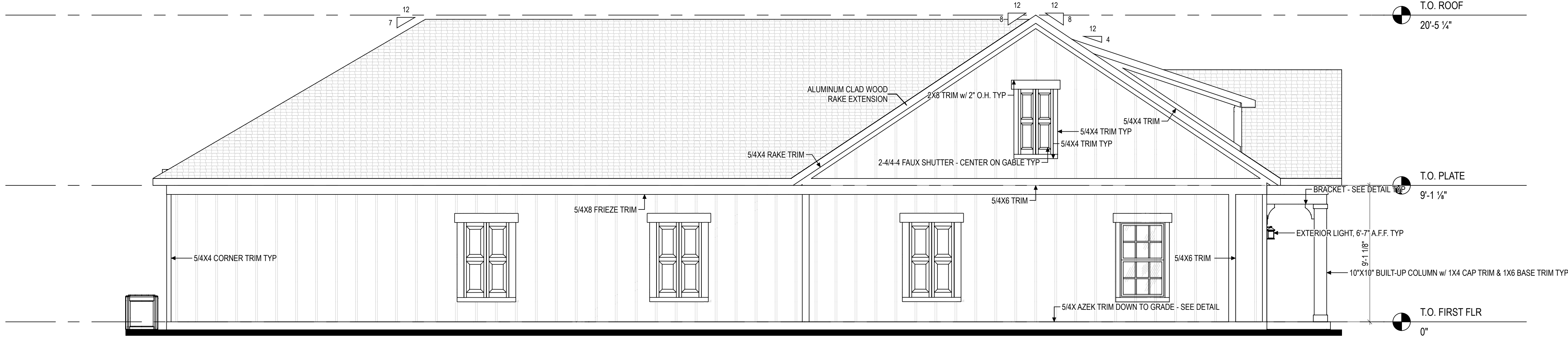
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

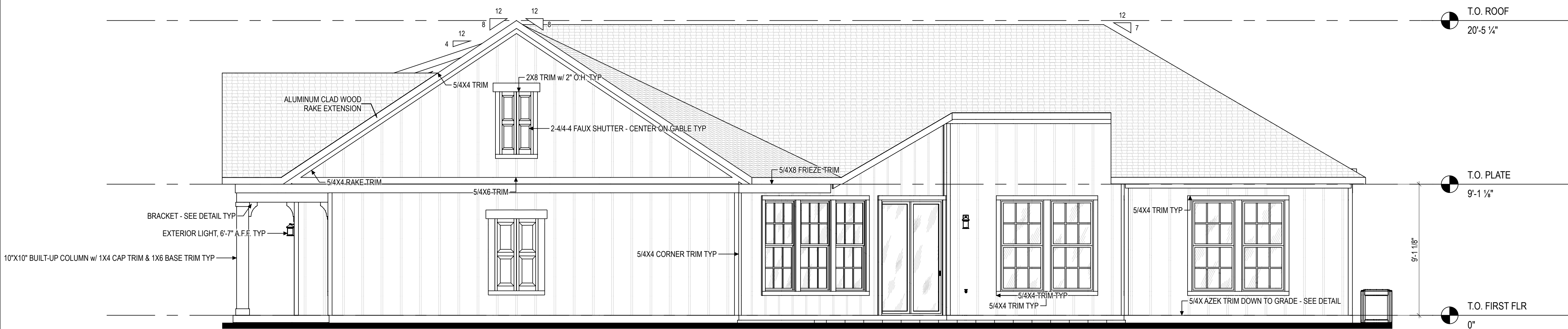
A-201

NOT FOR CONSTRUCTION

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

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MATERIAL LEGEND	
	BOARD & BATTEN SIDING



Epcon Columbus
500 Stonehenge Pkwy
Dublin, OH, 43017

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation D Ranch
LOT:

LOT ADDRESS:

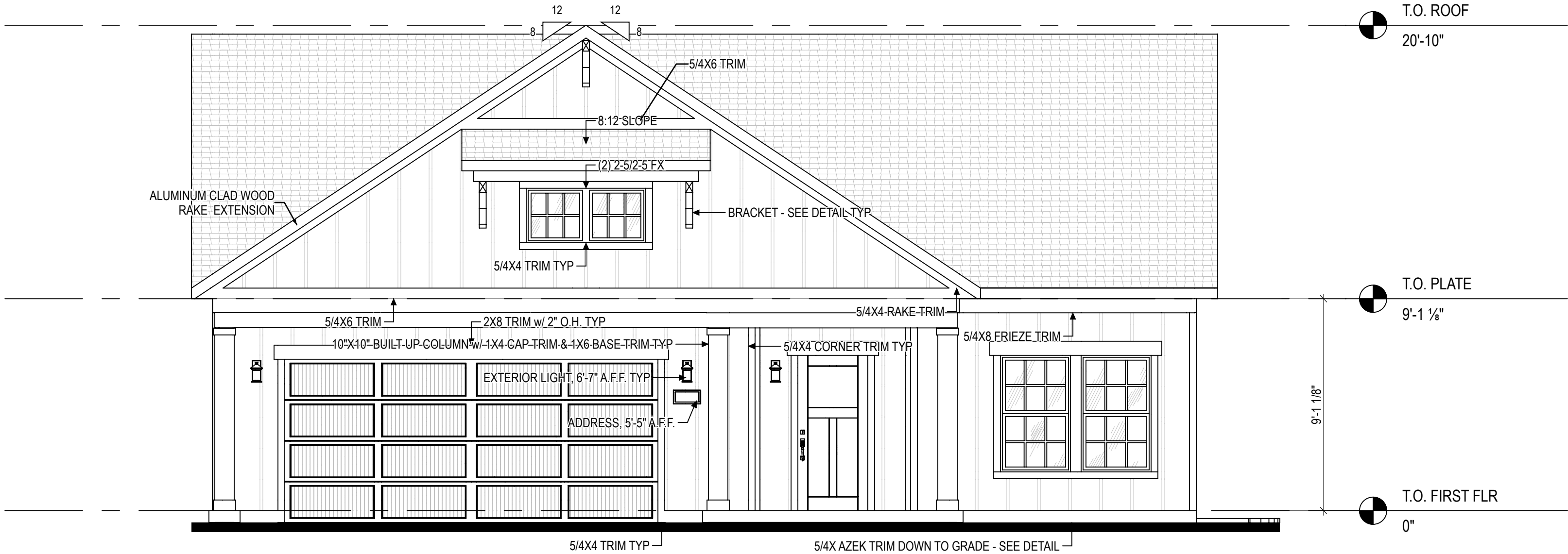
DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER

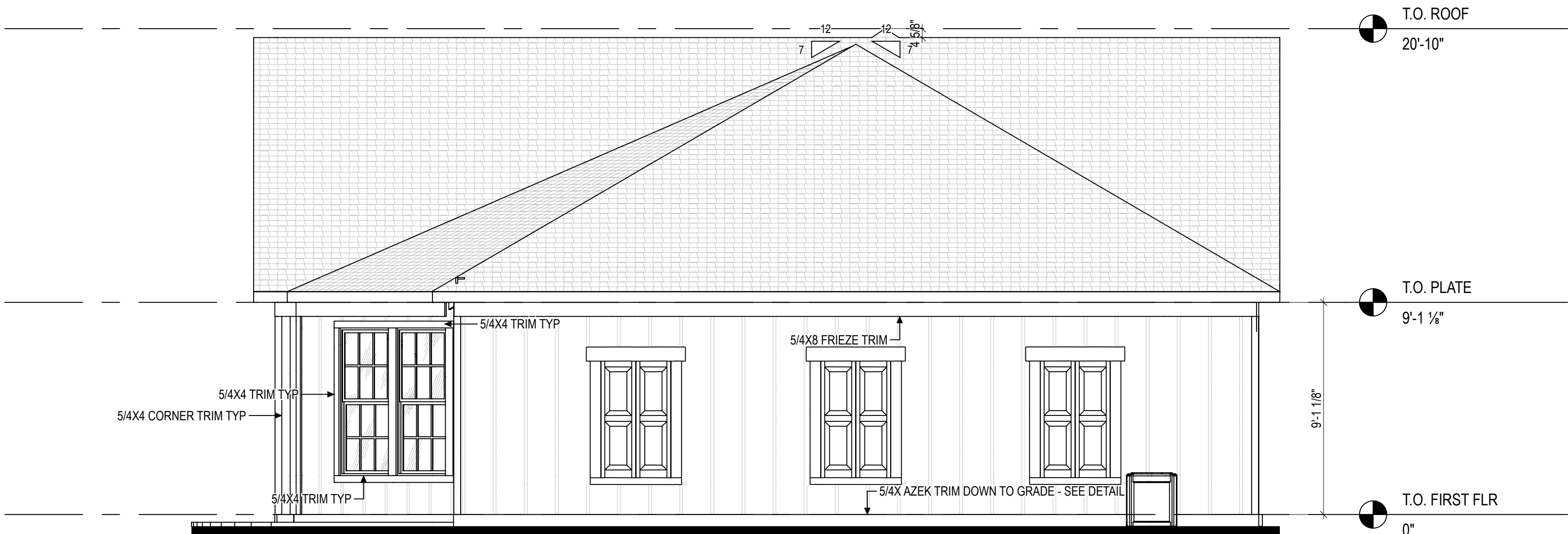
A-200

NOT FOR CONSTRUCTION

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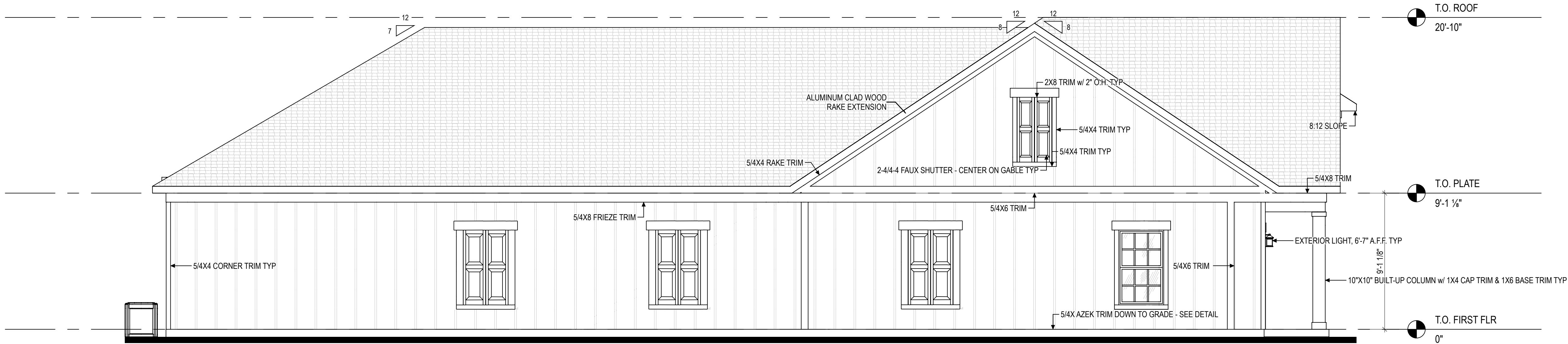
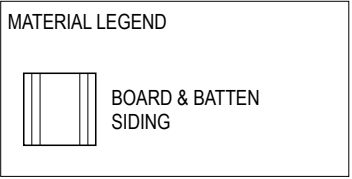
1 FRONT ELEV
A-200
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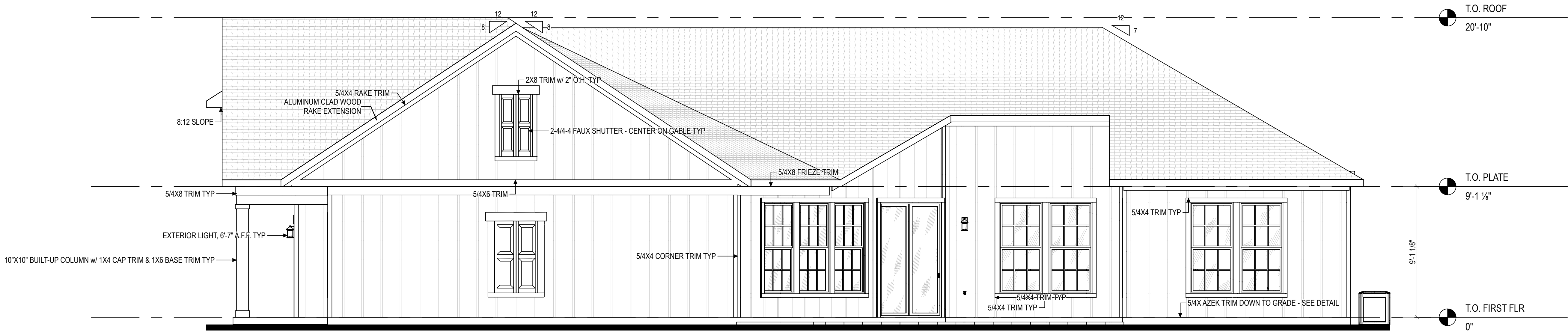
2 BACK ELEV
A-200
1/4" = 1'-0" @ 22" x 34"

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A-201
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation D Ranch
LOT:

LOT ADDRESS:

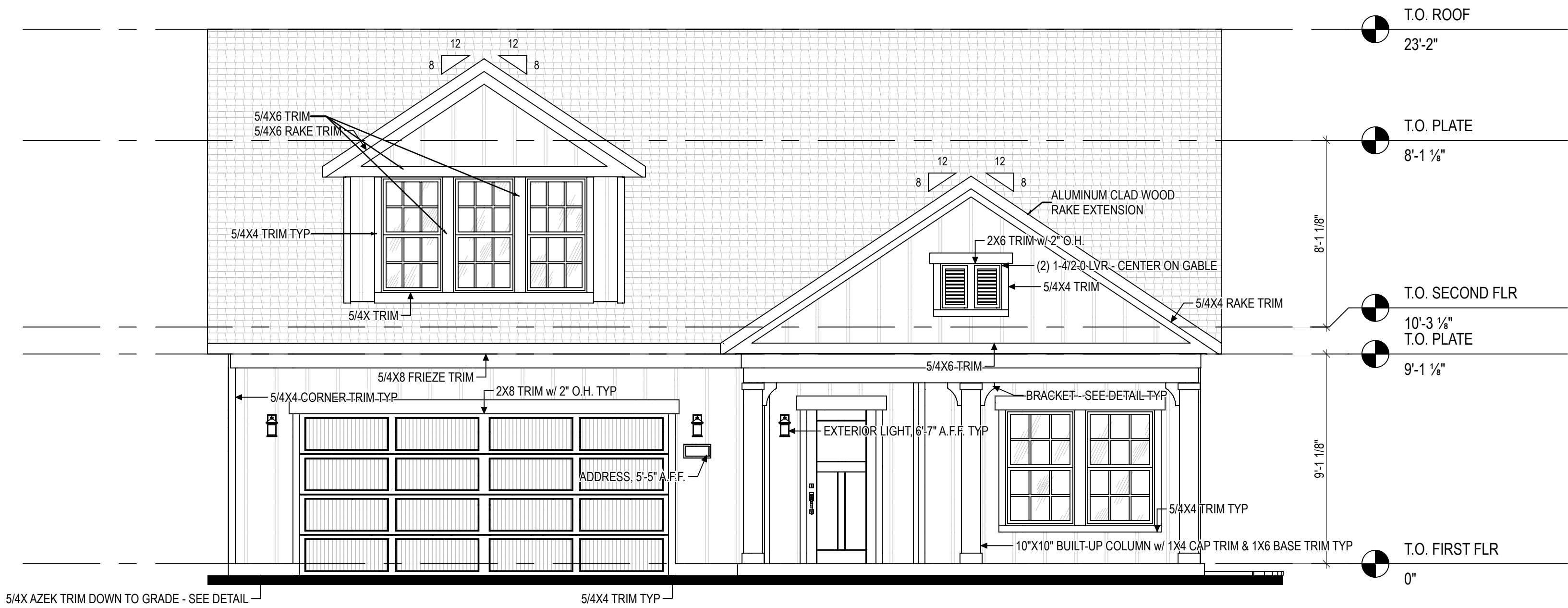
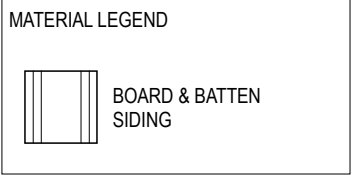
DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

SHEET NUMBER
A-201

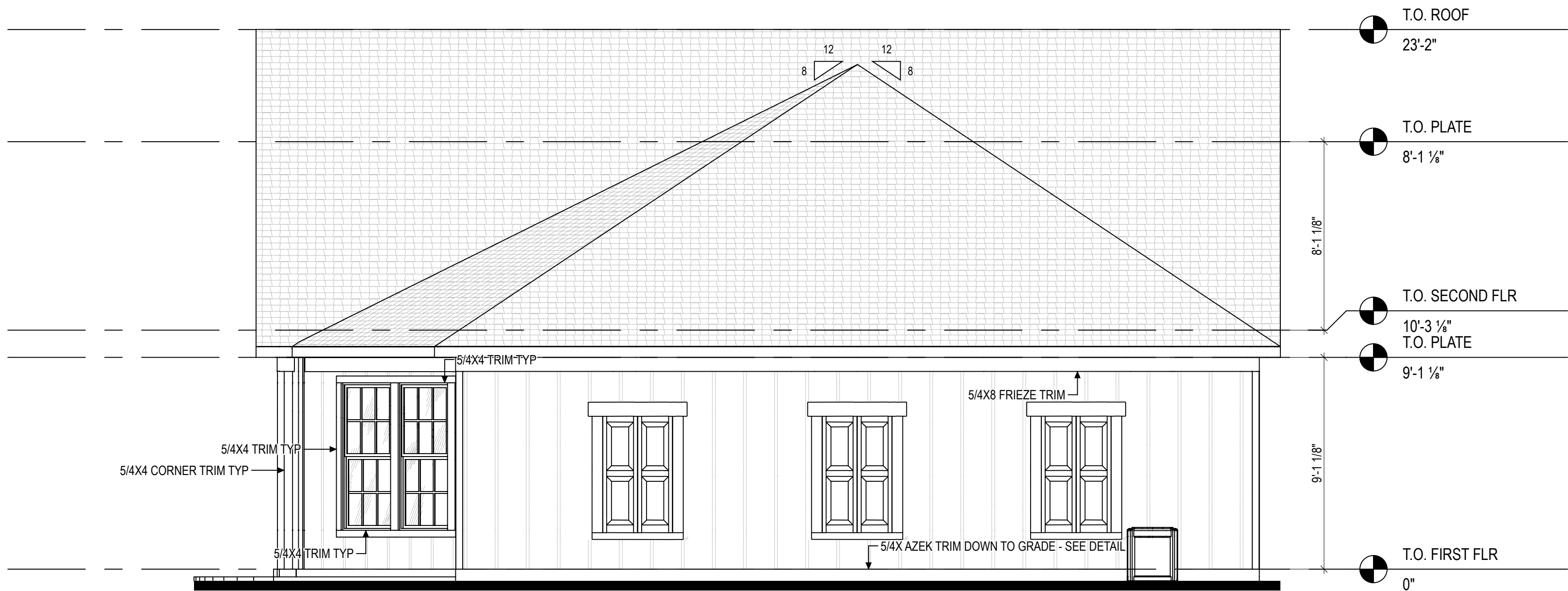
NOT FOR CONSTRUCTION

- NOTES
1. HINGES & SHUTTER DOG HOLDBACK AK4 REQUIRED FOR ALL SHUTTERS.
2. WINDOWS REQUIRED TO HAVE SIMULATED DIVIDED LITES.

New Elevations -
Corner Lots / Rear: Elevations will be
Enhanced as per zoning text (shown)



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



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation A Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

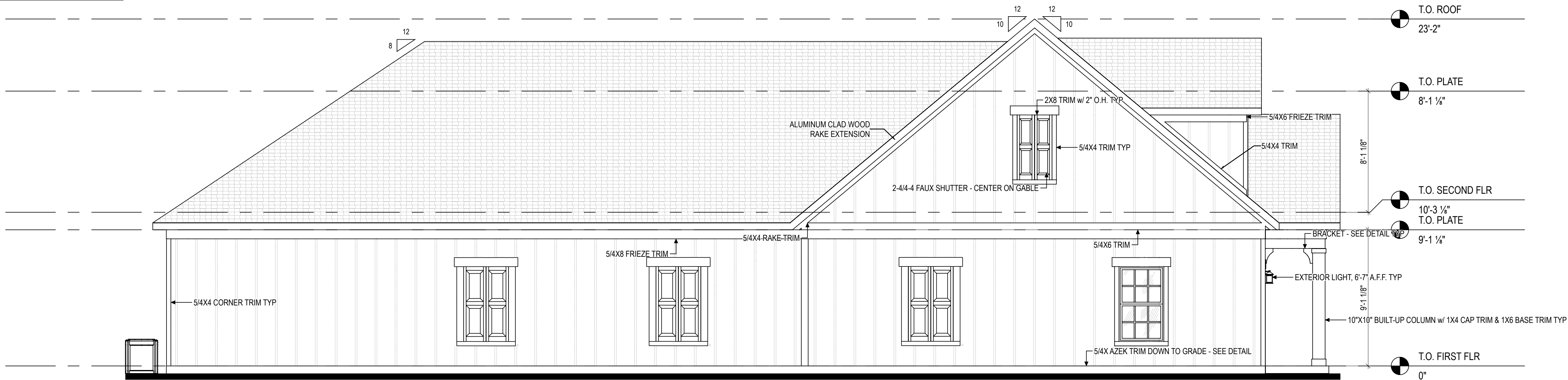
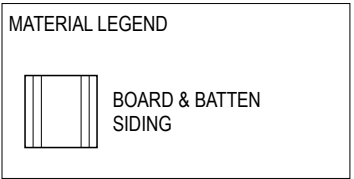
SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

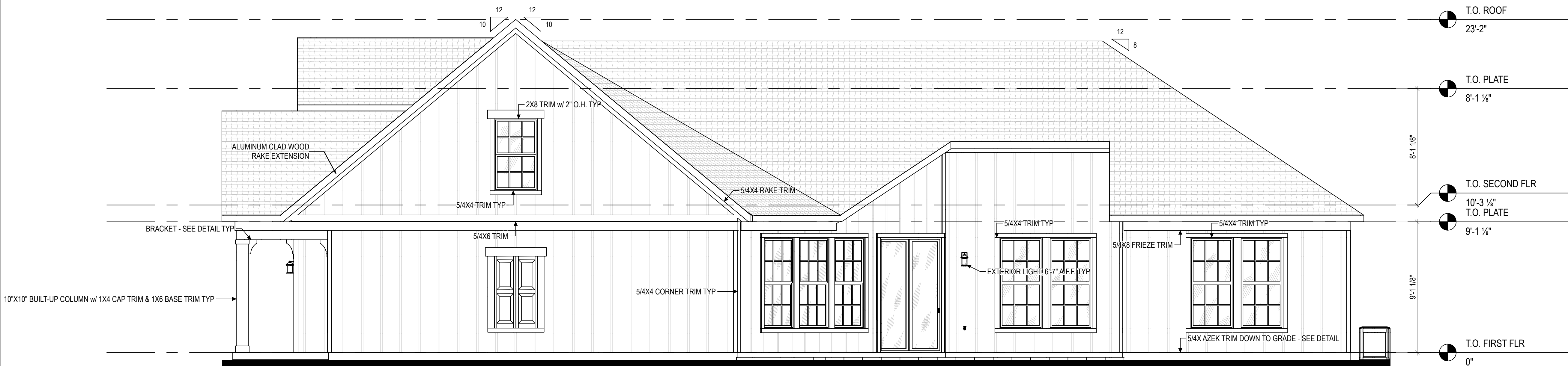
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Epcon Columbus
500 Stonehenge Pkwy
Dublin, OH, 43017

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PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation A Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
LEFT / RIGHT
ELEVATION

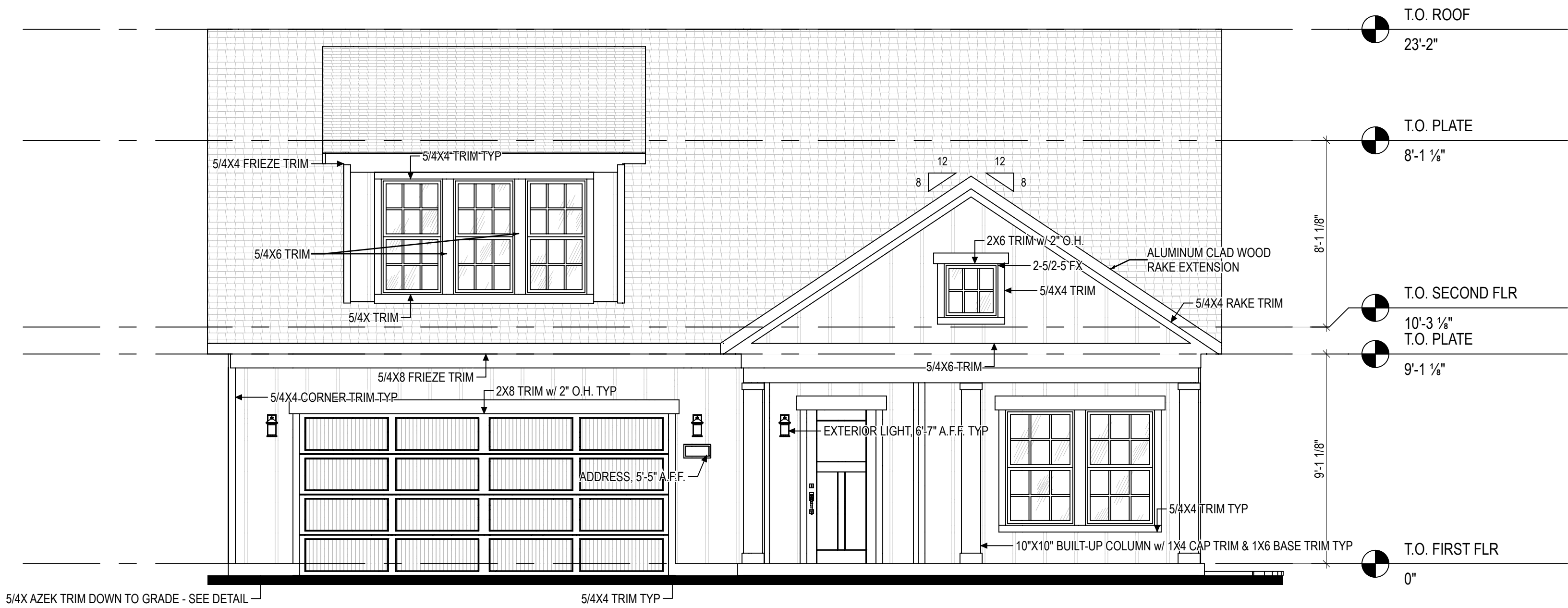
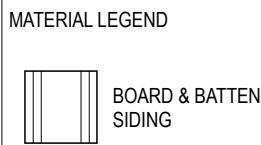
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A-201

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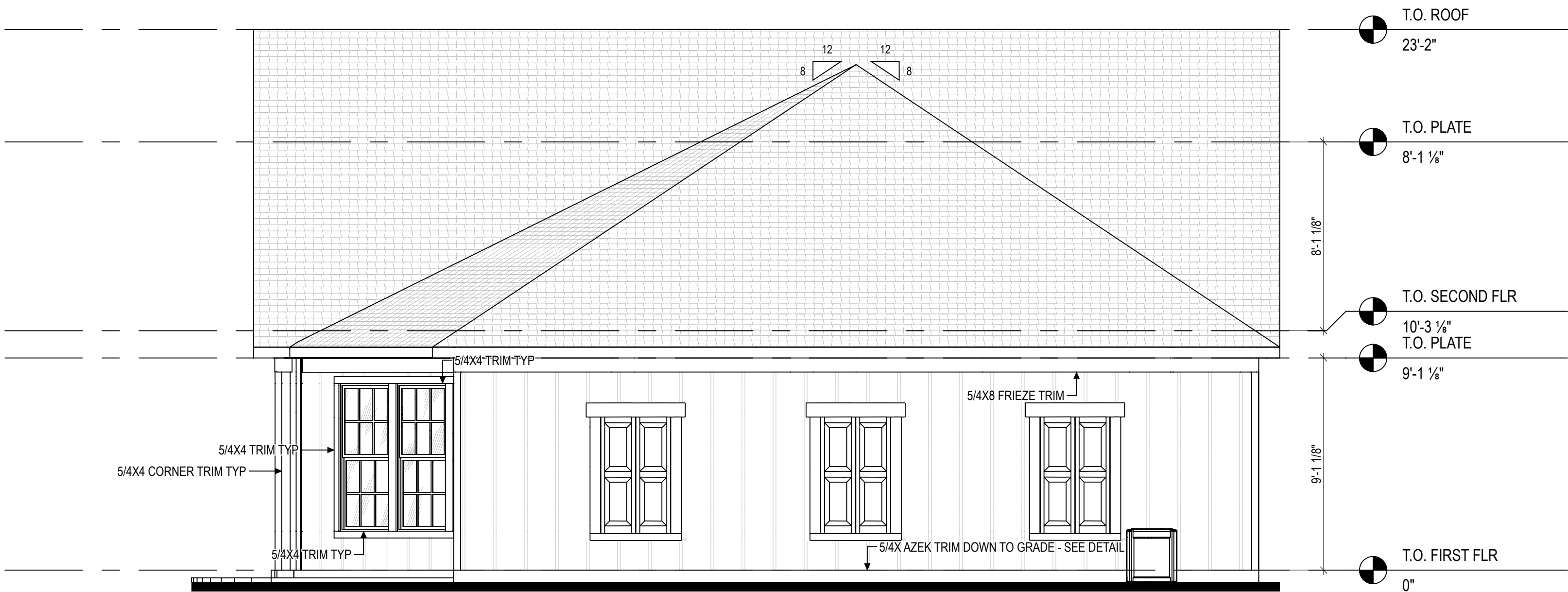
© 2025 HIGHARC, INC.

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation B Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

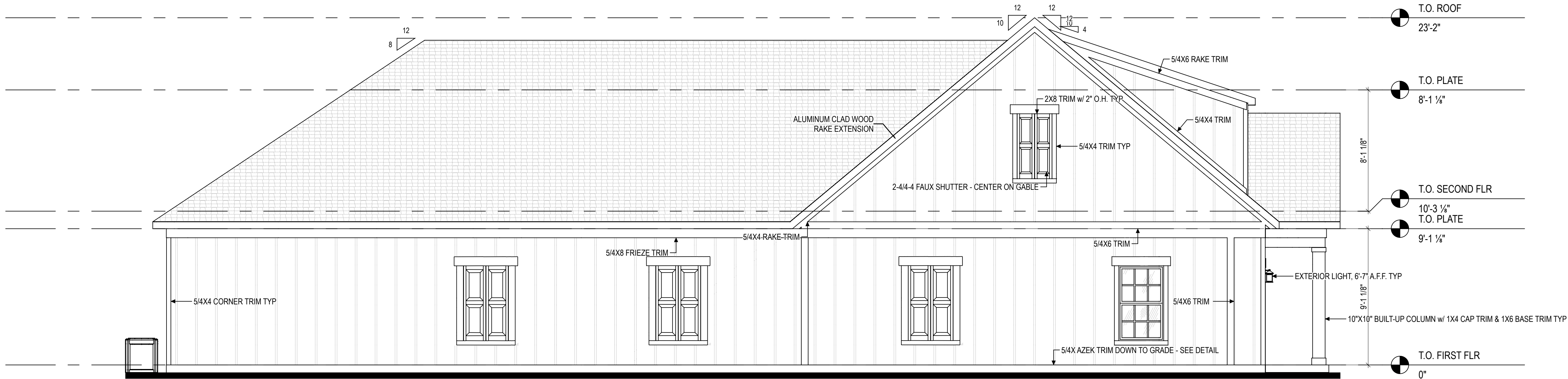
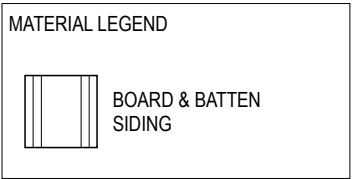
SHEET NUMBER
A-200

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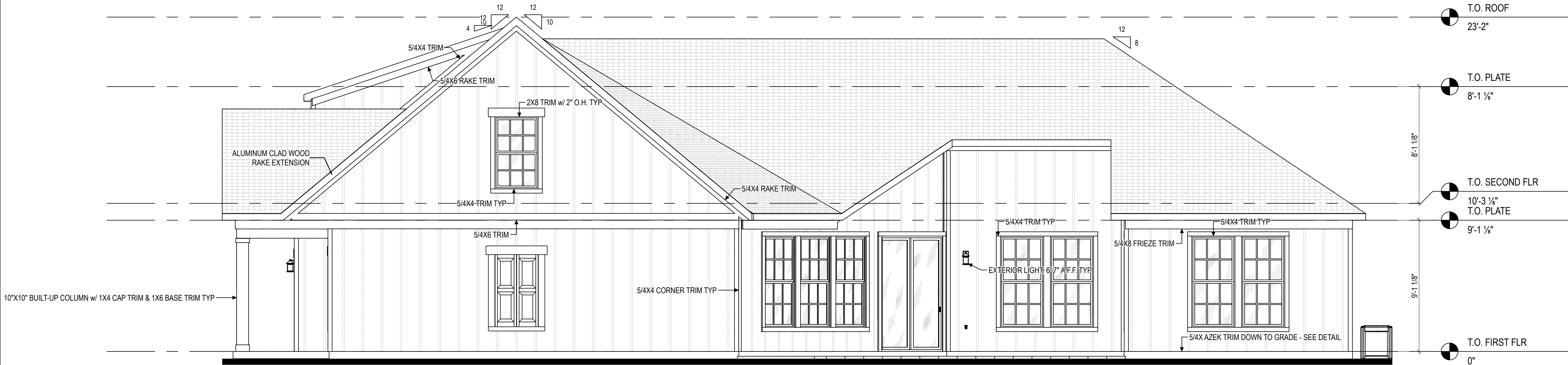


1

LEFT ELEV

A-201

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2

RIGHT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
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PROJECT

PLAN: D-4 Promenade (2023)

ELEV: Elevation B Bonus

LOT:

LOT ADDRESS:

DRAWING TITLE

LEFT / RIGHT
ELEVATION

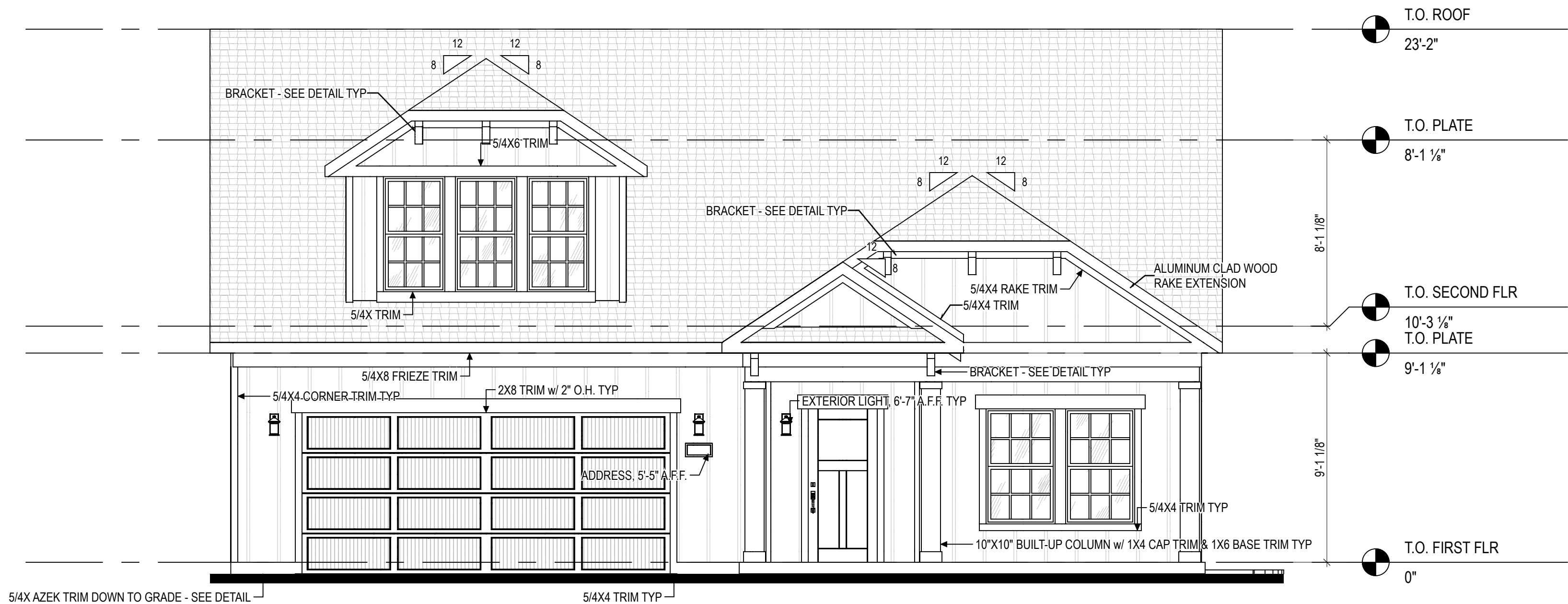
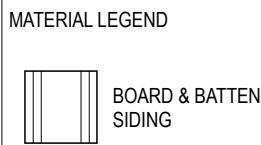
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A-201

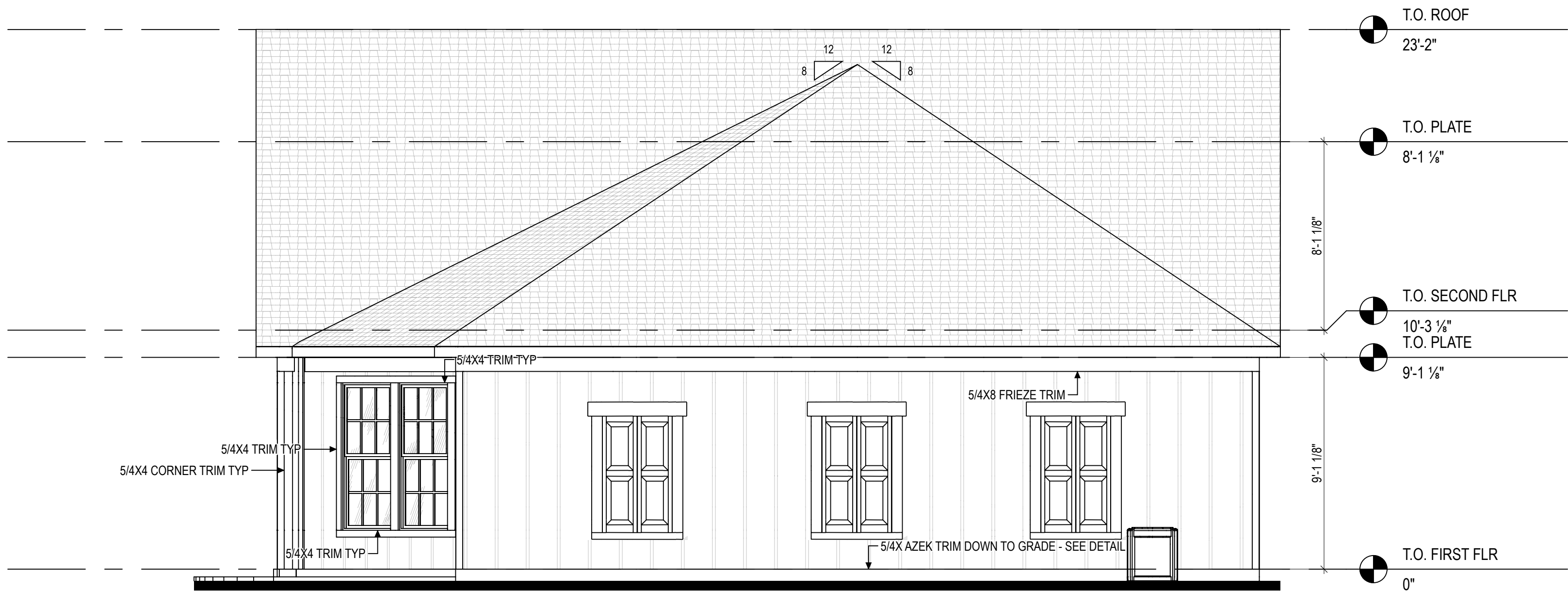
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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT
PLAN: D-4 Promenade (2023)
ELEV: Elevation C Bonus
LOT:

LOT ADDRESS:

DRAWING TITLE
**FRONT / BACK
ELEVATION**

SHEET NUMBER
A-200

NOT FOR CONSTRUCTION

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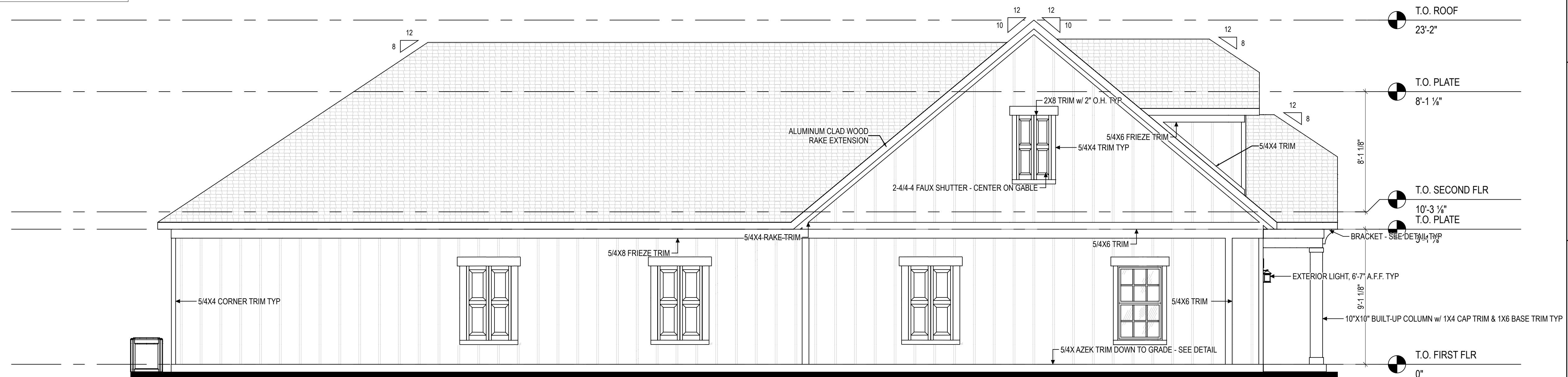
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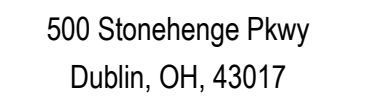
BOARD & BATTEN
SIDING



A-201 $1/4" = 1'-0" @ 22" \times 34"$



A-201 $1/4" = 1'-0" @ 22" \times 34"$



Higarch, Inc. is not an architectural firm nor are the artistic representations contained herein intended to be construed as ready-to-use architectural plans, construction documents, drawings, renderings, or any other similar or related documents. All drawings are artist's representations only and solely intended to reflect design intent derived exclusively from the home building plans and associated information, data, and specifications provided by Epoon Columbus. Higarch, Inc. is not responsible, nor may it be held liable for any errors or omissions contained herein or resulting from its usage. Any usage of the representations should be reviewed by local professionals to ensure conformance with local and state codes and be field verified prior to the start of any construction.



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/7/2025

PROJECT

PLAN: D-4 Promenade (2023)

ELEV: Elevation C Bonus

LOT:

LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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AFFIDAVIT OF FACTS


I, Kelly Fankhauser, as applicant listed on FDP modification application pertaining to 63.5+/- acres known as Franklin County Parcel Numbers 222-005447 through 222-005498, inclusive and 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 withing 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 the affidavit.

Further Affiant sayeth not.

By:


Kelly Fankhauser
EC New Vision Ohio, LLC

STATE OF OHIO
COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the 15th day of July 2025, by Kelly Fankhauser, who acknowledged the foregoing signature to be her voluntary act and deed.



Teresa D. Grubbs
Notary Public, State of Ohio
My Commission Expires 07-07-2026


Notary Public

My Commission Expires: 7-7-2026

APPLICANT:

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

PROPERTY OWNER:

Epcon Haines Creek, LLC
500 Stonehenge Parkway
Dublin, Ohio 43017

SURROUNDING PROPERTY OWNERS:

Douglas & Shawnmarie Lambert
8245 Clouse Road
New Albany, OH 43054
PID: 220-002232

John and Suah Hwang
8323 Central College Rd.
New Albany, OH 43054
PID: 222-002157

Michael Hairston
8383 Central College Road
New Albany, OH 43054
PID: 222-002160

8400 Central College Road
Propco LLC
213 Briarwood Drive
Somers, NY 10589
PID: 038-113376-00.001

John Saveson, Tr.
8370 Clouse Road
New Albany, Ohio 43054
PID: 220-000235

David Jones
8337 Clouse Road
New Albany, Ohio 43054
PID: 220-002210

Catherine Saveson & Richard Otten
8370 Clouse Road
New Albany, Ohio 43054
PID: 220-002211

Christine and Douglas Reader
8263 Clouse Road
New Albany, Ohio 43054
PID: 220-001985

Ronald and Tamara Davies
8200 Central College Road
New Albany, Ohio 43054
PID: 220-001998

Paul and Lisa Mason
8293 Central College Road
New Albany, Ohio 43054
PID: 222-002179

Randell and Stacy Conley
8275 Central College Road
New Albany, Ohio 43054
PID: 222-002178

Jonathan and Precious Singo
8237 Central College Road
New Albany, Ohio 43054
PID: 222-002177

Jamie Walker and Lisa Tsen
8221 Central College Road
New Albany, Ohio 43054
PID: 222-002176

Whitney Pagani
8257 Central College Road
New Albany, Ohio 43054
PID: 222-002180

Richard and Debbie Ulery
10929 York Road
Etna, Ohio 43105
PID: 222-002164

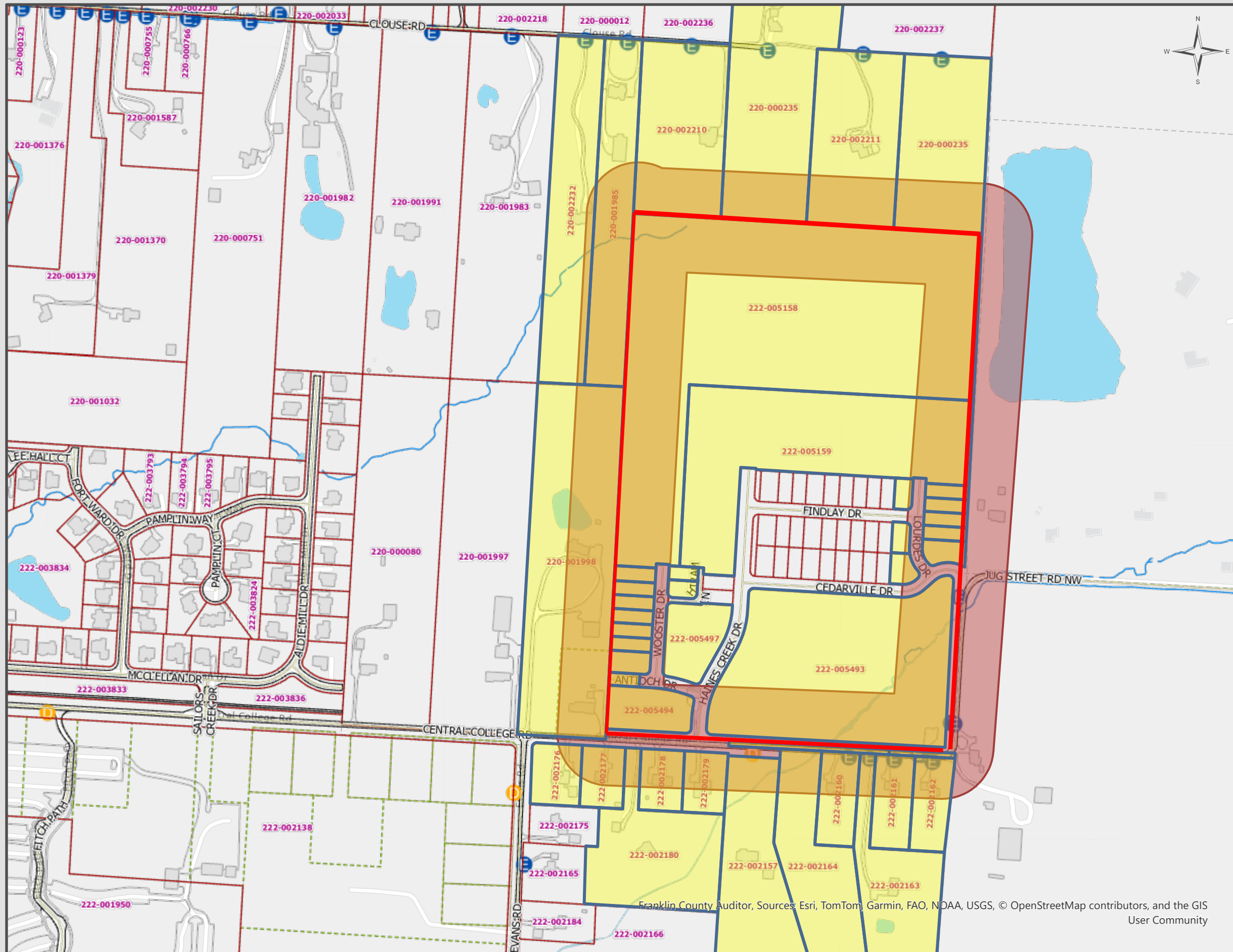
8411 Central College Road
Tase Homes, LLC
8050 Clouse Road
New Albany, Ohio 43054
PID: 222-002161

8433 Central College Road
Maya Guragai and Poudel Om
Prakash
5039 Enclave Blvd.
Westerville, Ohio 43081
PID: 222-002162

8397 Central College Road
Tase Homes, LLC
5080 Clouse Road
New Albany, Ohio 43054
PID: 222-002163

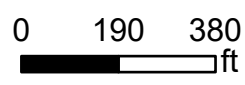
Albert and Diana McRoberts
14624 Jug Street
Johnstown, Ohio 43031
PID: 037-112068-05.002

Saveson Acres Homeowners Assoc
Ron Barrett
91 Fitzwilliam Lane
Johnstown, Ohio 43031
PID: 037-11654-00.000



- Planimetric Legend**
Source: 2021 Aerial Photography
- Edge of Pavement
 - Roadway Centerlines
 - Railroad Centerlines
 - Building Footprints
 - Building Under Construction
 - Creeks, Streams, Ditches
 - Rivers & Ponds
- Topographic Legend**
Source: OSIP - 2019 LiDAR Collection
- Spot Elevation
 - Index Contour
 - Intermediate Contour
- Appraisal Legend**
Source: Franklin County Auditor & Engineer
- Parcel IDs
 - Parcel Dimensions
 - Lot Numbers
 - Site Address
 - Parcel Boundary
 - Subdivision Boundary
 - Condominium Boundary
 - County Boundary
 - City or Village Boundary
 - Tax District Boundary
 - School District Boundary
 - Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



Franklin County
Auditor's Office
Auditor
Michael Stinziano
Map Produced July 16, 2025

Franklin County Auditor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community