



**ORDINANCE O-14-2026**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 18.461 +/- ACRES OF LAND LOCATED AT 6060 EAST DUBLIN-GRANVILLE ROAD FOR AN AREA TO BE KNOWN AS THE “PRAIRIE HOUSE NEIGHBORHOOD” FROM ITS CURRENT ZONING OF SINGLE FAMILY RESIDENTIAL (R-2) TO “I-PUD” INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY FIVE DEVELOPMENT LLC, C/O AARON UNDERHILL, ESQ.**

**WHEREAS**, the council of the city of New Albany has determined that it is necessary to rezone certain property located in the city to promote orderly growth and development of lands; and

**WHEREAS**, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

**WHEREAS**, pursuant to the application by Five Development LLC, c/o Aaron Underhill, Esq., the New Albany Planning Commission has reviewed the proposed zoning amendment and recommended its approval on April 6, 2026 (ZC-15-2026).

**NOW, THEREFORE, BE IT ORDAINED** by council for the city of New Albany, counties of Franklin and Licking, state of Ohio, that:

**Section 1.** Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 18.461 ± acre area of land located at 6060 East Dublin-Grandville Road for an area to be known as the “Prairie House Neighborhood” from its current zoning of Single Family Residential (R-2) to Infill-Planned Unit Development (I-PUD).
- B. The zoning district’s zoning text and preliminary development plan are hereby attached and marked Exhibit A.

**Section 2.** It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code.

**Section 3.** Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Attest:**

\_\_\_\_\_  
Sloan T. Spalding  
Mayor

\_\_\_\_\_  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared: 04/24/2026

Introduced: 05/05/2026

Revised:

Adopted:

Effective:

**PRAIRIE HOUSE NEIGHBORHOOD  
INFILL PLANNED UNIT DEVELOPMENT (I-PUD)  
ZONING AND DEVELOPMENT STANDARDS TEXT**

**April 22, 2026**

**I. Introduction and Summary:**

The property that is the subject of this PUD zoning text consists of 18.461± acres located on the former Prairie House site. It is to the north of and adjacent to East Dublin-Granville Road across from the intersection of that street with the entrance to Pickett Place. Various phases of Hampsted Village are located adjacent to the property on the west, east, and north.

The present zoning of the property is R-2, Estate Residential. This classification has applied to the property for many years despite retail uses having been operated therefrom. Non-residential uses are not appropriate for the property given the developed context around it. While the R-2 zoning of the site provides for a permitted density of 2.1 units per acre (20,000 minimum lot size divided into 43,560 square feet contained in an acre = 2.1 units/acre), the development standards which apply to the site are outdated and will result in a homogenous and less interesting plan that is being presented with this PUD. This plan will facilitate the clustering of homes, variety in lot sizes, and the preservation of trees that may not be achievable under the current zoning. The flexibility of standards afforded by a PUD will be pivotal in driving home prices upward, benefiting the New Albany Plain Local School District and the values of surrounding homes. The community will consist of custom and semi-custom homes that will meet the level of quality found in the New Albany County Club Communities.

**II. Permitted Uses:**

Permitted uses in this zoning district include single-family dwellings, parks, and open spaces. Residential model homes shall be conditional uses.

**III. Development Standards:**

Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of the Codified Ordinances of the City of New Albany shall apply to this zoning district, as will the applicable provisions of the City's Design Guidelines and Requirements (DGRs). Basic development standards are being provided for items such as density, site planning, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

**A. Density, Lot and Setback Commitments:**

1. Number of Homes. There shall be a maximum of 39 homes.

2. Lot Widths. There shall be a mixture of lot widths and lot areas in this zoning district to achieve a variety of lot sizes. All lots shall have a minimum lot width of 60 feet or greater, provided that a maximum of 2 lots may have a minimum width of 50 feet or greater. For purposes of determining width and setback requirements, lots shall be categorized as Lot Prototype A, B, C, D, or E, or as a “Specialty Lot”. The preliminary locations of each type of lot are shown in the “Lot Parameters” exhibit that accompanies the preliminary development plan. Final locations of each lot type shall be reviewed and approved as part of a final development plan.
3. Lot Depths. The minimum depths of lots shall be 95 feet.
4. Front Yard Setbacks.
  - a. Home Facades. The following minimum front yard setbacks shall be required from the front lot line for all facades of a home which are not part of a garage based on the Lot Prototype on which they are located:
    - i. Lot Prototype A. 28 feet
    - ii. Lot Prototype B. 28 feet
    - iii. Lot Prototype C. 8 feet
    - iv. Lot Prototype D. 8 feet
    - v. Lot Prototype E. 28 feet
    - vi. Specialty Lots. 8 feet
  - b. Garage Facades. The minimum setback from front lot lines shall be zero for garages of homes that are located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum front setback shall be 8 feet.
5. Side Yard Setbacks.
  - a. Home Facades. There shall be a minimum setback of 5 feet from side lot lines on all lots for all facades of a home which are not part of a garage.
  - b. Garage Facades. The minimum setback from side lot lines shall be zero for garages of homes located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented

to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum garage setback shall be 5 feet. In no event shall any two structures on adjacent lots be located less than 5 feet from one another.

6. Rear Yard Setbacks. There shall be a minimum rear yard setback for homes and garages of (i) 20 feet for all lots which do not share a property line with a perimeter boundary of this zoning district, except that lots which a rear lot line along an alley shall have a 10-foot minimum setback. There shall be a minimum rear yard setback for homes and garages of 30 feet for all lots which share a property line with the eastern perimeter boundary line of this zoning district and 40 feet for all lots which share a property line with the western perimeter boundary of this zoning district.
7. East Dublin-Granville Road. There shall be a minimum setback for homes of 50 feet from the right-of-way of East Dublin-Granville Road.
8. Encroachments. Stoops, steps, and covered porches shall be permitted to encroach a maximum of 5 feet within the front yard setback line. They shall not be permitted to encroach within rights-of-way or easements. Patios shall be permitted to encroach up to 10 feet into the minimum rear yard setback. Window wells may encroach up to 2 feet into the minimum required side yard, excluding locations where a zero setback is permitted. Air conditioning units shall not be permitted to encroach into side yards.
9. Lot Coverage. The maximum impervious lot coverage for each lot shall be 60%.

**B. Access, Loading, Parking and other Traffic Related Commitments**

1. Vehicular Access. Vehicular access to and from the zoning district shall be provided from a public street within the development which connects to East Dublin-Granville Road and aligns its intersection with the public street to the south known as Pickett Place. A second access point shall be provided to the west of the primary entry point on East Dublin-Granville Road but shall be restricted to emergency access only. The emergency access shall be located within dedicated public right-of-way and shall be constructed of grass pavers. The grass within the pavers shall be mowed and trimmed by the development's property owners' association while the pavers themselves shall be maintained and replaced as needed by the City. Breakaway bollards shall be installed near the intersection of the emergency access drive and the right-of-way of East Dublin-Granville Road.

2. Rights-of-Way and Road Widths:
  - a. East Dublin-Granville Road: Right-of-way shall be dedicated to the City for East Dublin-Granville Road for a distance of 50 feet from the centerline of the existing right-of-way for that street.
  - b. New Two-Way Streets. The right-of-way for internal public streets within the development that allow for traffic flow in opposite directions shall be 50 feet in width. Pavement for all internal public streets shall be 26 feet in width.
  - c. New One-Way Street. A one-way street shall be located to the front of Lots 22 through 26 as identified in the preliminary development plan. It shall have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet. Parallel parking shall be permitted on one side of this street.
  - d. Private Alley. A private alley shall be located as generally illustrated in the preliminary development plan and as approved as part of a final development plan. The alley shall have a minimum of 12 feet of pavement and shall allow for one-way traffic. It shall be maintained by a private forced and funded homeowners' association that applies only to this zoning district. Appropriate easements shall be provided at the time of platting for vehicular access through (and the placement of utilities underneath or beside) the alley.
3. Off-Street Parking. All single family homes shall be required to have a minimum of 2 parking spaces within a garage and a minimum of 1 off-street parking space.
4. On-Street Parking. On-street parking shall be prohibited on the public entry street into the development between East Dublin-Granville Road and the first intersection of that public street with another public street within the development. Otherwise, on-street parking shall be permitted on the sides of public streets which do not contain fire hydrants. No parking shall be permitted in the private alley within the development.
5. Driveway Aprons. All driveway aprons shall be constructed to accommodate a maximum 16-foot driveway at the right-of-way line.
6. Traffic Access Study. At a minimum, a traffic access study shall be filed by the applicant along with a final development plan for review and approval by the City Engineer.

**C. Architectural Standards**

1. Building Height. The maximum height of homes shall be 35 feet as measured per the Codified Ordinances.

2. Exterior Materials.

- a. Wall finish materials. Brick, wood siding, and composite materials shall be permitted as exterior façade materials. Exterior wall finish material must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited. The use of vinyl as a primary or secondary façade material also is prohibited.
- b. Brick. House brick to be of a "handmade appearance". Traditional brick detailing is required, such as, but not limited to, traditional bonds, water table caps, sills, jack arches, segmental arches and soldier courses.
- c. Siding. Siding shall be cedar shiplap wood siding or composition material with a natural appearance. Houses with wood or composite siding shall have brick chimneys and brick plinths to the height of the water table.
- d. Colors. Permissible colors for exterior home façade materials shall comply with permitted color palettes under the City's Design Guidelines and Requirements unless modifications to this color palette are approved by the Planning Commission as determined in its sole discretion at the time of final development plan review.
- e. Roofs. Pitched roofs shall be required to have a minimum 6:12 rise over run. Roof pitches with rise over run of less than 6:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted but must integrate strong cornice lines. Roofs may be of natural slate wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
- f. Windows. Windows shall be of traditional themes. Simulated or true divided lite windows shall be required.
- g. Shutters. Where used, shutters shall be sized to cover the adjacent window and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).
- h. Gutters and downspouts. Traditional half round gutters and/or ogee gutters with downspouts shall be used.
- i. Skylights. Skylights in the roof shall be permitted, provided they are not visible from off-site. Cupolas, dormers, lanterns, belvederes or window

bays shall be permitted, provided they are consistent with the architectural theme.

- j. Solar: Solar panels are permitted to be installed as long as they are not visible from the front of the home.

3. Vehicular and Pedestrian Standards.

a. Garages.

- i. Orientation. Garages may be side loaded or front loaded, except that homes served by the private alley shall be rear loaded..
- ii. Overhead Doors. Individual bay garage doors are required, double wide garage doors are prohibited. The width of garage doors shall not exceed 9 feet. The scale of the garage shall be minimized by low, one-story roof lines and low fascia lines. Windows are encouraged in the walls of garages.
- iii. Garage Doors (Pedestrian). All pedestrian garage doors shall be solid paneled.
- iv. Garage doors (Vehicular). All overhead garage doors shall be solid paneled. No glazing shall be permitted in garage doors unless they are consistent with the architectural theme.

- b. Driveways and Entry Courts. The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges, and rolled-in stone topping. Concrete driveways are prohibited, except if there is a sidewalk in front of the house, the approach to the sidewalk may be concrete.

- c. Sidewalks. A 5-foot wide concrete sidewalk shall be provided along both sides of each public street.

- d. Walkways. A minimum of three (3) foot wide private sidewalk constructed of brick shall be required for every residence from the public sidewalk to the residence or from the driveway to the residence. Landscape timbers and railroad tie edging of walks or driveways is prohibited.

- e. Leisure Paths. An existing leisure trail runs along the north side of East Dublin-Granville Road and includes a curvature where it will overlap with the proposed primary street entrance into the zoning district. When this new public street is constructed this portion of the leisure trail shall be

removed and, to the extent that is not located within the new street pavement, will be reconstructed to provide a more linear alignment with the path as it exists to the east and west of the entrance. Appropriate related improvements to the path at and near the new street shall be made along with the construction of the new street to meet typical requirements at street crossings as required in similar situations throughout the City. A paved asphalt leisure path with a minimum width of 8 feet shall be provided in the parkland/open space within the northern portion of the zoning district. If permission is obtained from relevant adjacent property owners, the path shall provide for connections to adjacent properties. A potential layout for the leisure trail is provided along with the preliminary development plan, but the final location and layout shall be determined at the time of final development plan approval.

4. Attached Structures.

- a. Screened Porches. Screened porches are encouraged on the rear or sides of homes but are not permitted on the front. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6". All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.
- b. Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters. All such facilities shall be enclosed within a service court which is attached to the house, entirely enclosed by a privacy wall or fence being a minimum of four feet high. Service courts shall be located away from the bedrooms of adjoining residences where possible.

5. Swimming Pools/Spas.

- a. Locations and Enclosures. All swimming pools/spas shall be located in the rear yard, within the building line of the site, completely enclosed by fencing and screened from adjoining properties. Variances to allow encroachments of pools and spas into minimum required rear yard setbacks are strongly discouraged.
- b. In-Ground Pools. All swimming pools shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.
- b. Spas. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

6. Storage Buildings.
  - a. Accessory Structures. Accessory structures shall be constructed of the same wall and roof materials as the home. The colors, walls, roof, and trim, shall match those used on the home. All other requirements for accessory structures shall be governed by relevant provisions of the Codified Ordinances.
  - b. Equipment Storage. Storage of all maintenance equipment shall be within garages or permitted storage structures or screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots, or adjacent developments.
  - c. Vehicle Storage. All campers, off-road vehicles (i.e. box trucks), and boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.
7. Mailboxes. In accordance with federal postal regulations, one clustered box unit (CBU) shall be provided for mail delivery to residents in the development. The CBU shall be located within a privately owned common open space in a location to be determined at the time of final development plan approval and shall be maintained by a property owners' association that is specific to this development.
8. House Numbering. Each residence shall be required to install house numbers in a common location.
9. Orientation of Certain Homes. No homes shall back to parkland or open space except on Lots 38 and 39. Homes on Lots 1 and 28 as shown in the preliminary development plan shall have their front facades facing the primary entry street into the zoning district, meaning that each of them shall have a side facade facing East Dublin-Granville Road. Landscaping shall be provided between the right-of-way of East Dublin-Granville Road and the sides on the homes on Lots 1 and 28 in a manner that is similar to that which was approved for the lots at the entry of the Oxford residential subdivision, known as Lots 1 and 20 of New Albany County Club Section 29.

Homes on Lots 2 and 29 shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. Side facades of homes on Lots 1, 2, 28, and 29 which face East Dublin-Granville Road shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs. Examples of such enhancements include (but are not limited to) the presence of brick chimneys, generous use of windows, and the placement of a pedestrian entrance to the home which is designed to feel as if it is a primary entrance. As part of the final development plan application, a landscaping plan shall be provided for review and approval for the area within the minimum required setback from East Dublin-Granville Road. The landscaping

plan shall provide similar types and quantities of landscaping as are found within the minimum required setback from East Dublin-Granville Road on the south side of that street within the Pickett Place neighborhood. Where existing trees exist, they may be incorporated into the landscaping plan to meet the requirements of this provision.

**D. Buffering, Landscaping, Open Space and Screening Commitments:**

1. **Stream Corridor Protection Zone:** A stream corridor protection zone that is a minimum of 150 feet in width with no less than 75 feet of this width to be located on either side of the centerline of the stream shall be provided along the stream within the parkland/open space located in the northern portion of the development. Buildings, pavement, and any accessory or accessory structures that include a foundation or that otherwise require a building permit shall be prohibited in this protection zone. A leisure path may be located within this zone.
2. **Tree Preservation Zones:**
  - a. **Along Perimeters.** A tree preservation zone shall apply:
    - i. Between the western perimeter boundary line of the zoning district and the western boundary of an existing sanitary sewer easement as shown in the preliminary development plan. This zone is at least 20 feet in width and may exceed that distance in some location. For purposes of clarification, the developer does not intend to remove trees from within the sanitary sewer easement area but has not labeled that area as a tree preservation zone due to the rights of the easement holder to remove trees should it need to maintain, repair, or replace the sanitary line within it;
    - ii. For a distance of 15 feet from the eastern perimeter boundary line of this zoning district; and
    - iii. For a distance of 50 feet from the right-of-way of East Dublin Granville Road between the emergency vehicular access point on that street and the western perimeter boundary line of the zoning district.
  - b. **Protection and Limited Removal.** Trees shall be protected and shall not be removed from tree preservation zones unless they are dead or diseased, are of an invasive or noxious species, or if they present a threat to the safety of persons or property.
  - c. **Within Northern Green Space.** Trees shall be preserved within the northern parkland/open space within the zoning district except that they may be removed to install an approved leisure trail and to install

stormwater management infrastructure, provided that the tree preservation requirements within perimeter tree preservation zones as detailed in the immediately preceding paragraph are respected. Trees also may be removed in this area for any other reason that is permitted and described in the immediately preceding paragraph.

- d. Standard Preservation Practices. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
  - e. Removal of Understory Vegetation. As part of final development plan approval, the Planning Commission may allow for the clearing of understory within tree preservation zones if it determines that it will enhance the aesthetics of these areas and will not unreasonably and negatively impact screening from adjacent lots or if it determines that understory is of a noxious or invasive species.
  - f. Recorded Restrictions. A written instrument with a specific prohibition on locating improvements within the tree preservation zones along the eastern and western perimeter boundary lines of the zoning district or within the existing sanitary sewer easement generally running parallel to the western perimeter boundary line of the zoning district shall be record against each lot which shares a rear lot line with said eastern perimeter or western perimeter boundary lines.
  - g. Playground Equipment. Playground equipment shall be provided within an open space or parkland within the zoning district in a location that is approved as part of a final development plan. The developer shall be responsible for constructing this equipment. The party that is responsible for the maintenance of the playground equipment (i.e., the property owners' association or the City) shall be determined as part of the approval of a final development plan based on the equipment's location.
3. Street Trees. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half (2 ½) inches in caliper at installation and shall be spaced at a maximum distance of thirty (30) feet on center. Trees may be grouped, provided the quantity is equivalent to one (1) tree per thirty (30) feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Trees shall not obstruct sight distance or signage, subject to staff approval. Street tree and signage locations shall be shown on the final development plan for review and approval.
4. Parkland and Open Space. Parkland and open space shall be provided in quantities required by the Codified Ordinances. Parkland shall be owned by the City and open space shall be owned by the community's property owners'

association. Maintenance responsibilities for parkland and open space shall be defined and approved as part of the final development plan.

5. Temporary Fences. Snow fences shall be used as temporary barriers during construction around vegetation. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
6. Permanent Fencing. Permanent fencing shall be permitted within required side and rear yard setbacks. No perimeter yard fencing shall extend beyond the front façade of a home that is closest to a street or road on which it fronts, nor shall any fencing be permitted within stormwater drainage easement areas. Permitted fencing materials include wood, wrought iron, and cementitious fiberboard or equivalent. Vinyl and chain link fences shall be prohibited. The maximum height of private fencing shall be as provided in the Codified Ordinances.

**E. Lighting and Storage:**

1. Lighting:
  - a. Landscape Lighting. Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods. Uplighting of the exterior of a home shall be prohibited.
  - b. Street Lights. City of New Albany gooseneck street lights shall be utilized (Holophane-Holbrook HLDK-175 M11 120 or its equivalent). Finish of the fixtures shall be in New Albany Green. Other light fixtures may be used subject to approval by the City of New Albany Planning Commission.
  - c. Security Lighting: Utility pole-mounted yard lights and large (greater than 200 watts) flood lights mounted to the house, which are visible from adjacent properties, are prohibited.
  - d. Yard and Door Lights. Each house shall have a minimum of one (1) yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house. All yard lights shall have a photocell light sensor.
2. Garbage Cans. All garbage cans and other waste containers shall be kept in the garage, permitted storage buildings, or within approved screened areas.

**F. Graphics and Signage Commitments**

The development shall utilize standard City of New Albany street regulatory signage. Other signage shall conform with relevant provisions of the Codified Ordinances.

**G. Miscellaneous Commitments**

1. No Pre-Fabricated Buildings. Pre-fabricated storage buildings are prohibited.
2. Sport and Recreational Equipment: Basketball backboards and supports, swing sets and other children's play facilities shall be permitted, provided they are screened from adjoining properties.
3. Utilities: All proposed utilities shall be placed underground.
4. Owners' Association. The property within this zoning district will be made part of a forced and funded property owner's association particular to the development in order to provide the means to maintain and operate common areas that are not dedicated to the City.

**H. Variances and Appeals:**

1. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.
2. Variance and Appeals Process: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.

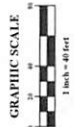
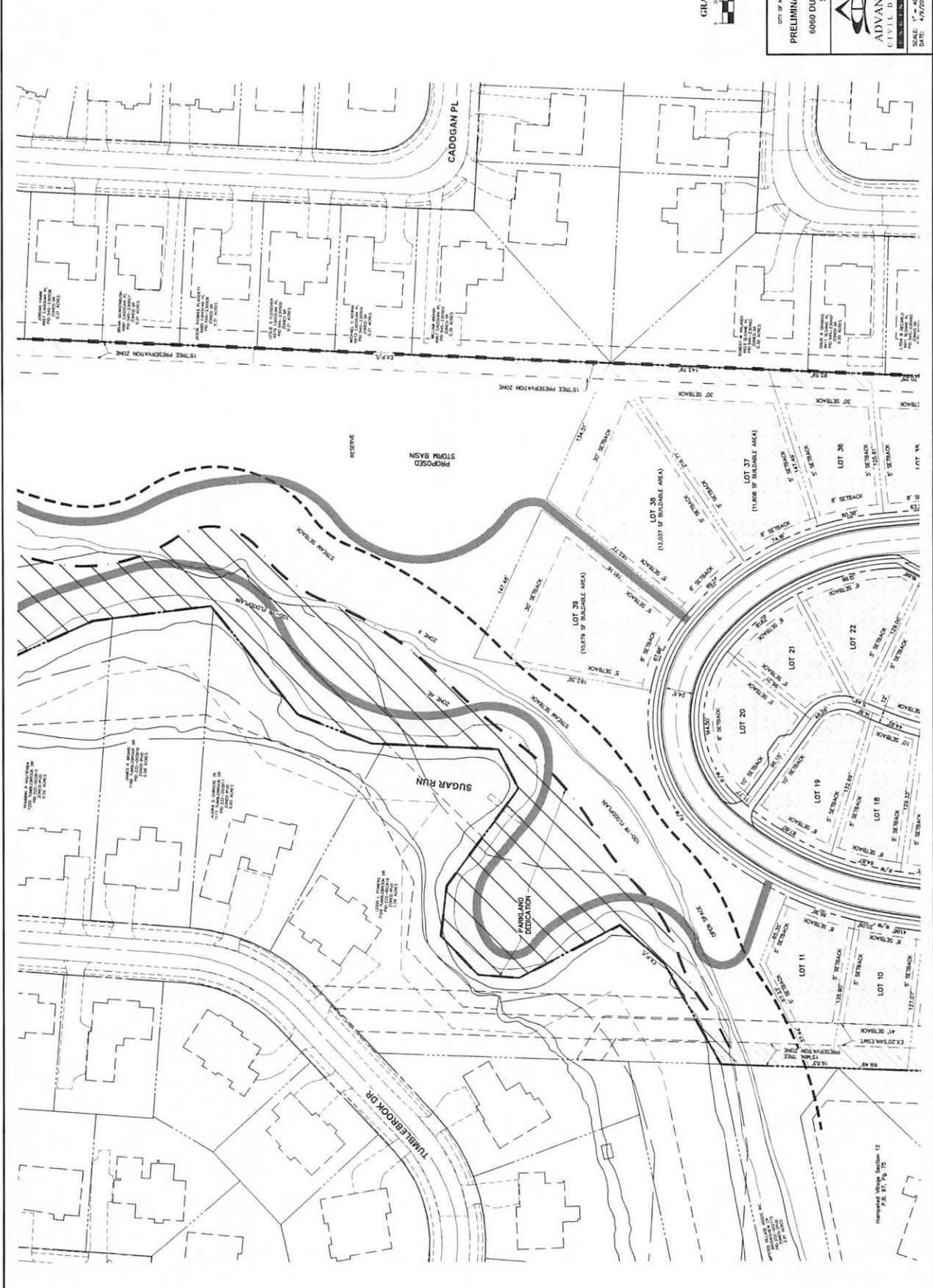






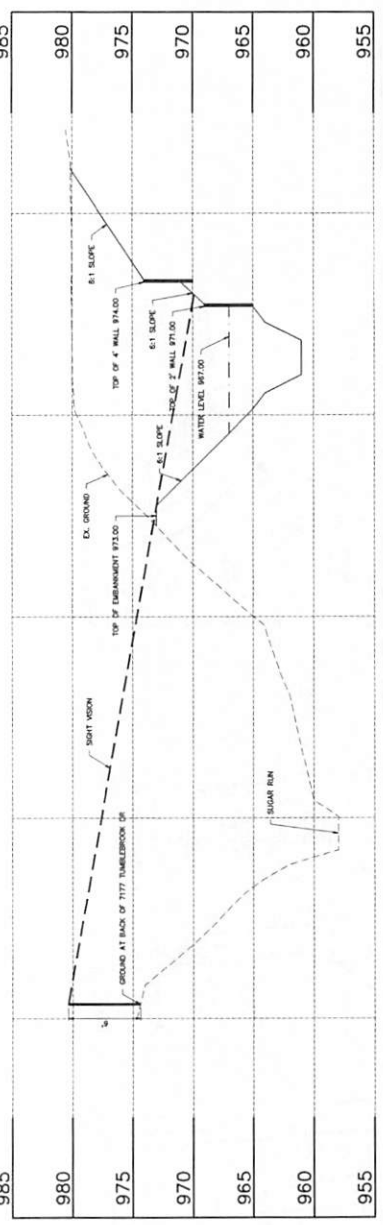
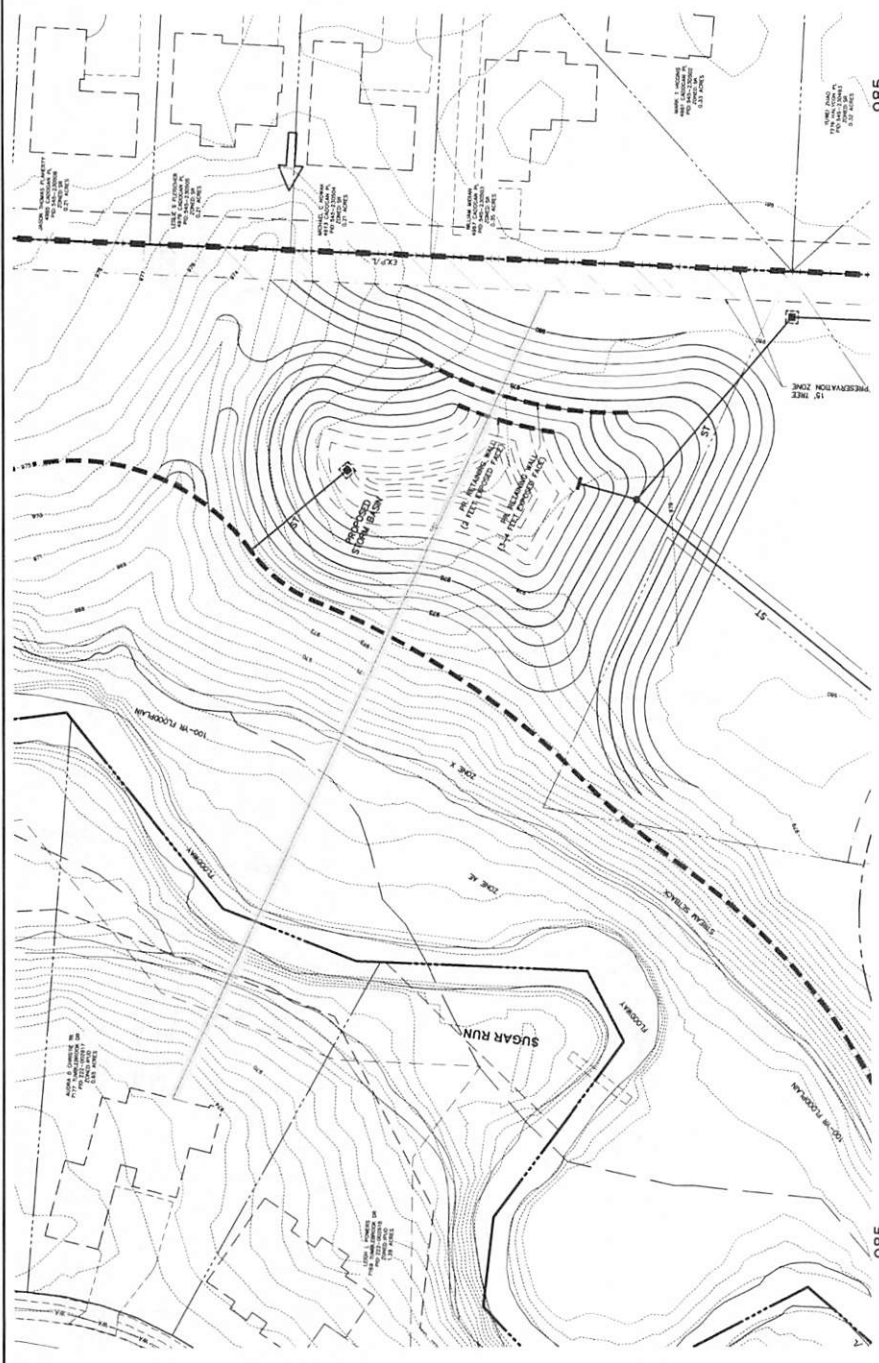
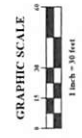


CITY OF NEW ALBANY, HENNING COUNTY, OHIO  
**PRELIMINARY DEVELOPMENT PLAN**  
**6000 DUBLIN GRANVILLE ROAD**  
**SITE PLAN**  
 PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
 7800 Highway 100, Suite 100  
 Columbus, Ohio 43240  
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CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO  
**PRELIMINARY DEVELOPMENT PLAN**  
 FOR  
**6060 DUBLIN GRANVILLE ROAD**  
**SITE PLOT PLAN**  
 PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 781 Wilshire Boulevard, Suite 300  
 Columbus, Ohio 43230  
 PH 614.488.7900  
 FX 614.488.7905  
 DATE: 4/9/2025  
 SHEET 5 / 7





CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

**PRELIMINARY DEVELOPMENT PLAN**  
FOR  
6060 DUBLIN GRANVILLE ROAD  
UTILITY PLAN

PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
180 S. HANCOCK BLVD., SUITE 300  
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