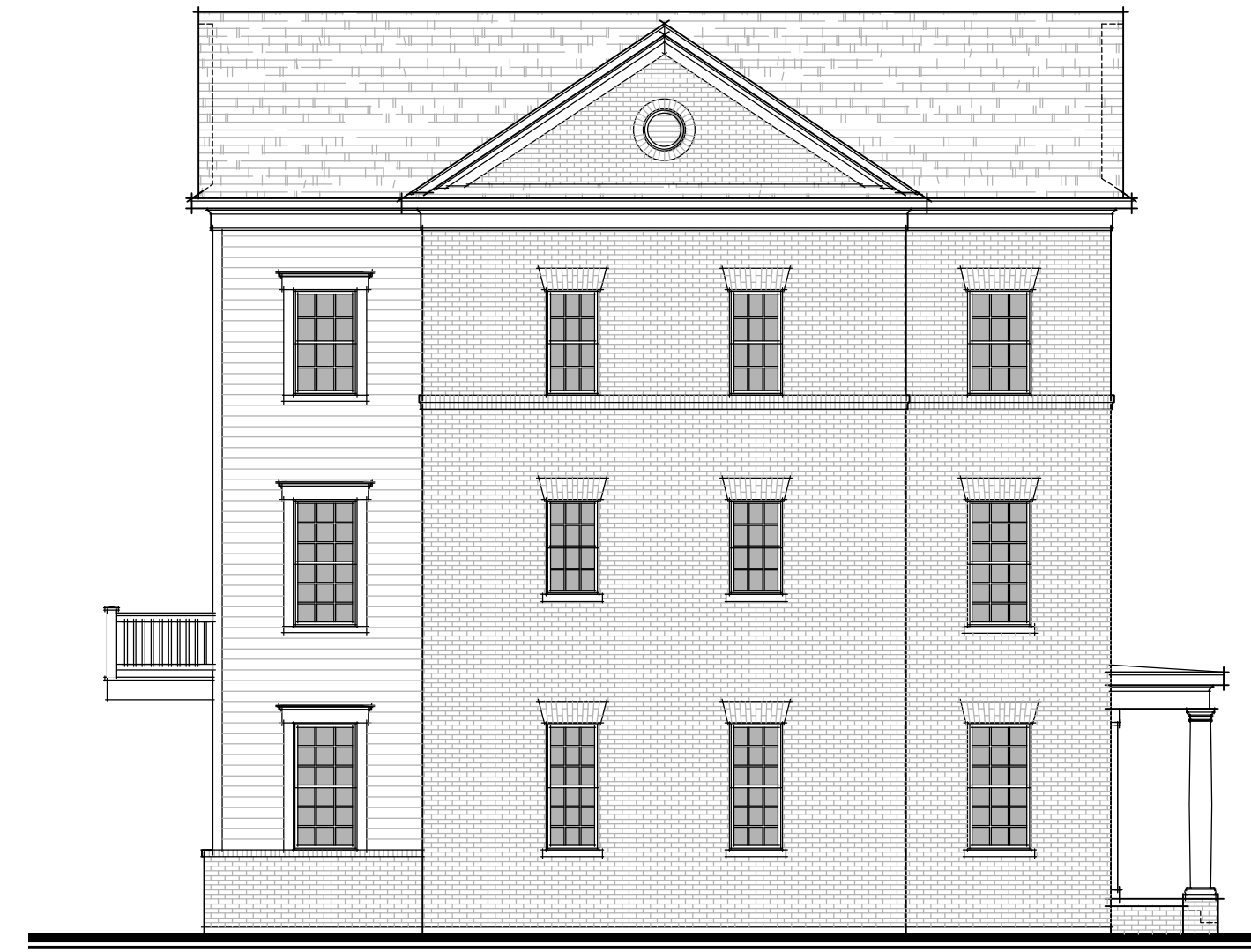
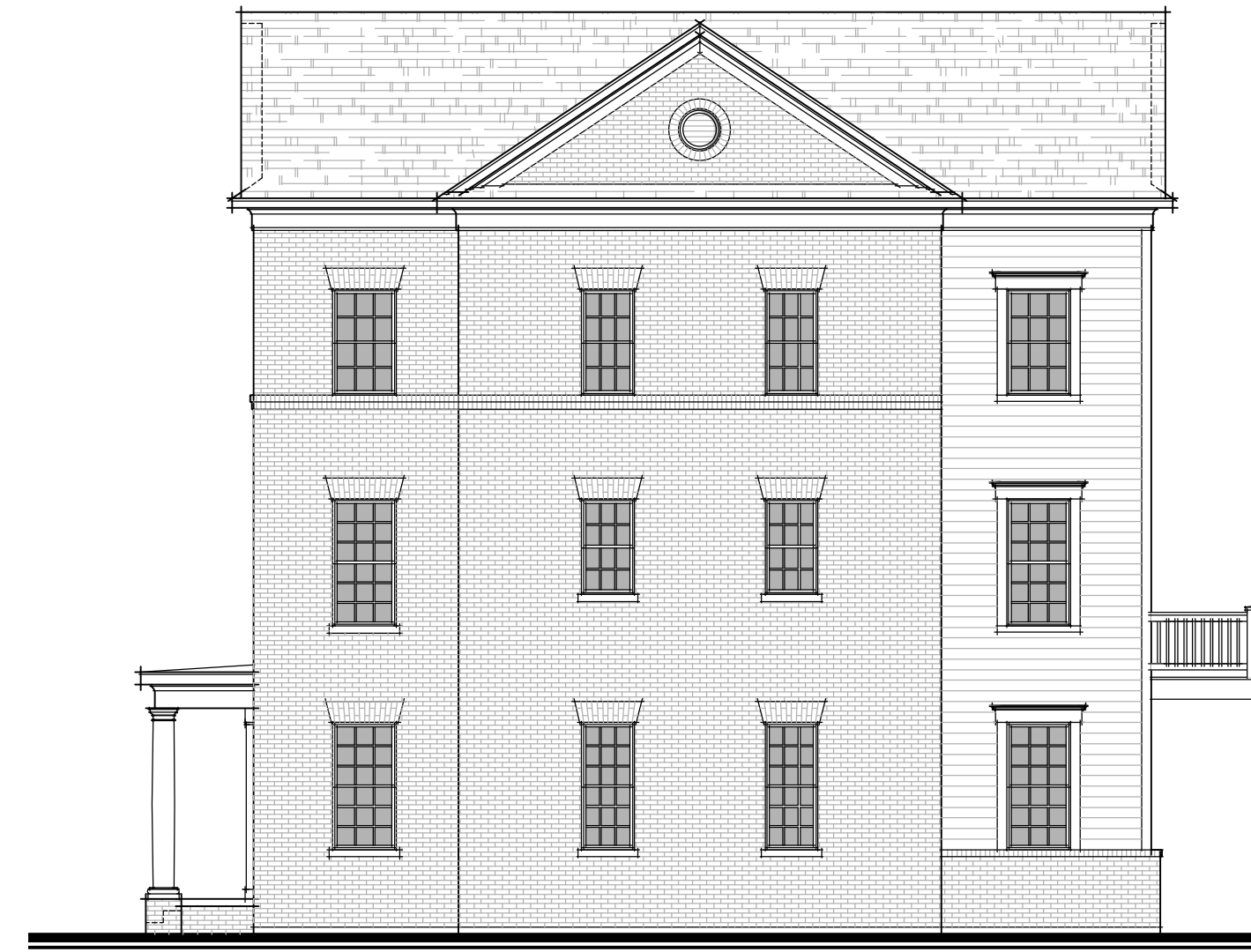




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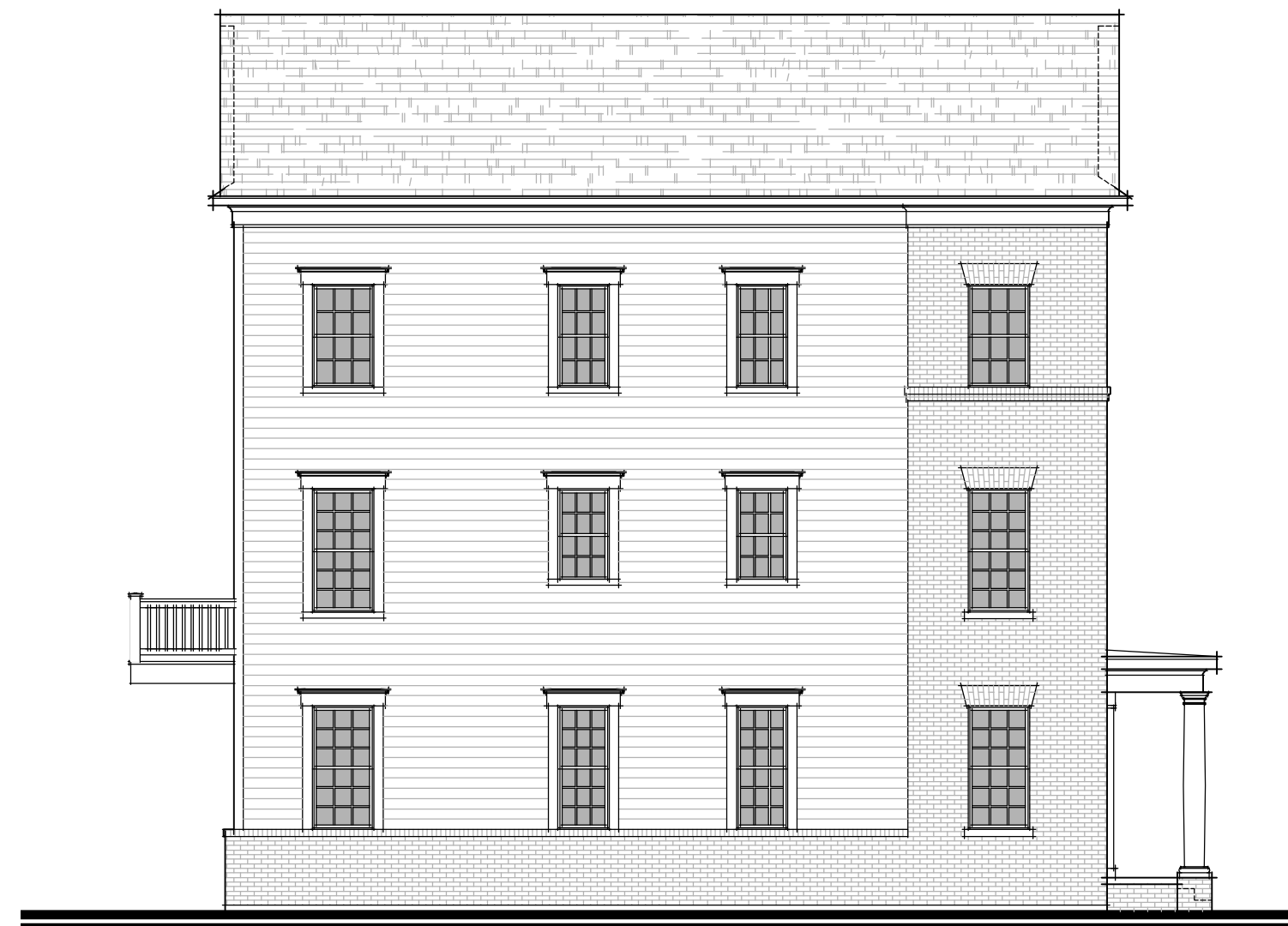


Right Elevation



Rear Elevation





Left Elevation

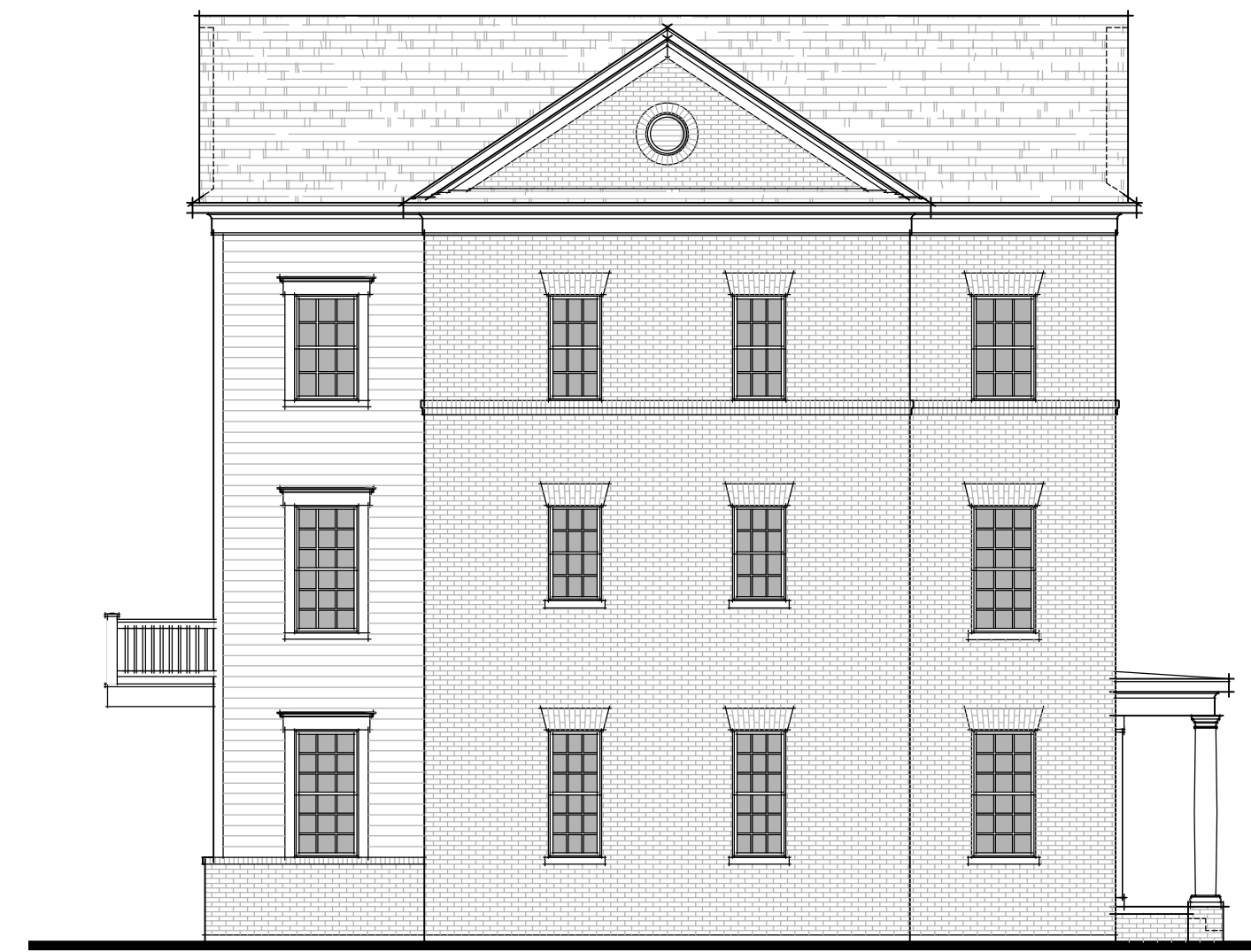


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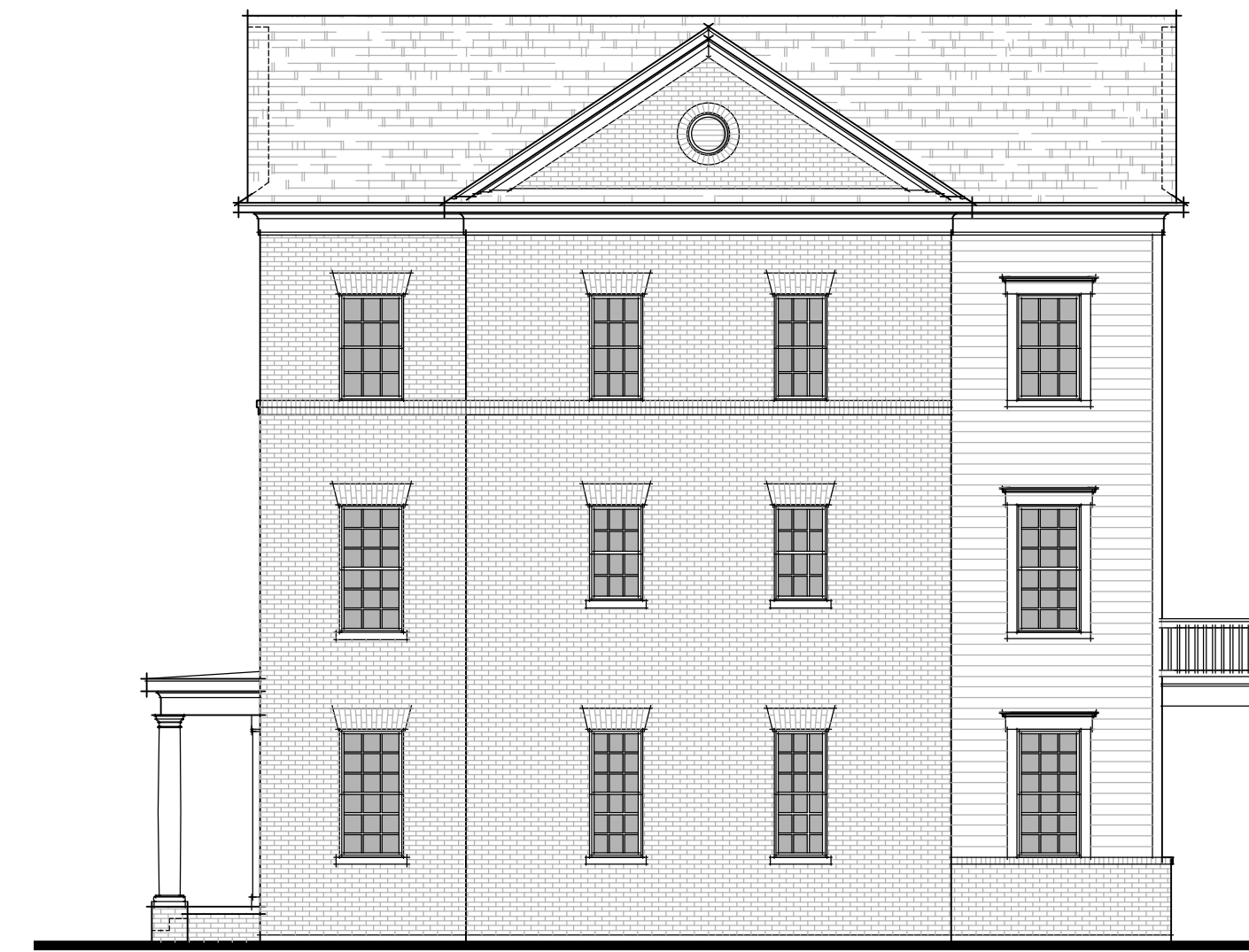


Rear Elevation





Left Elevation

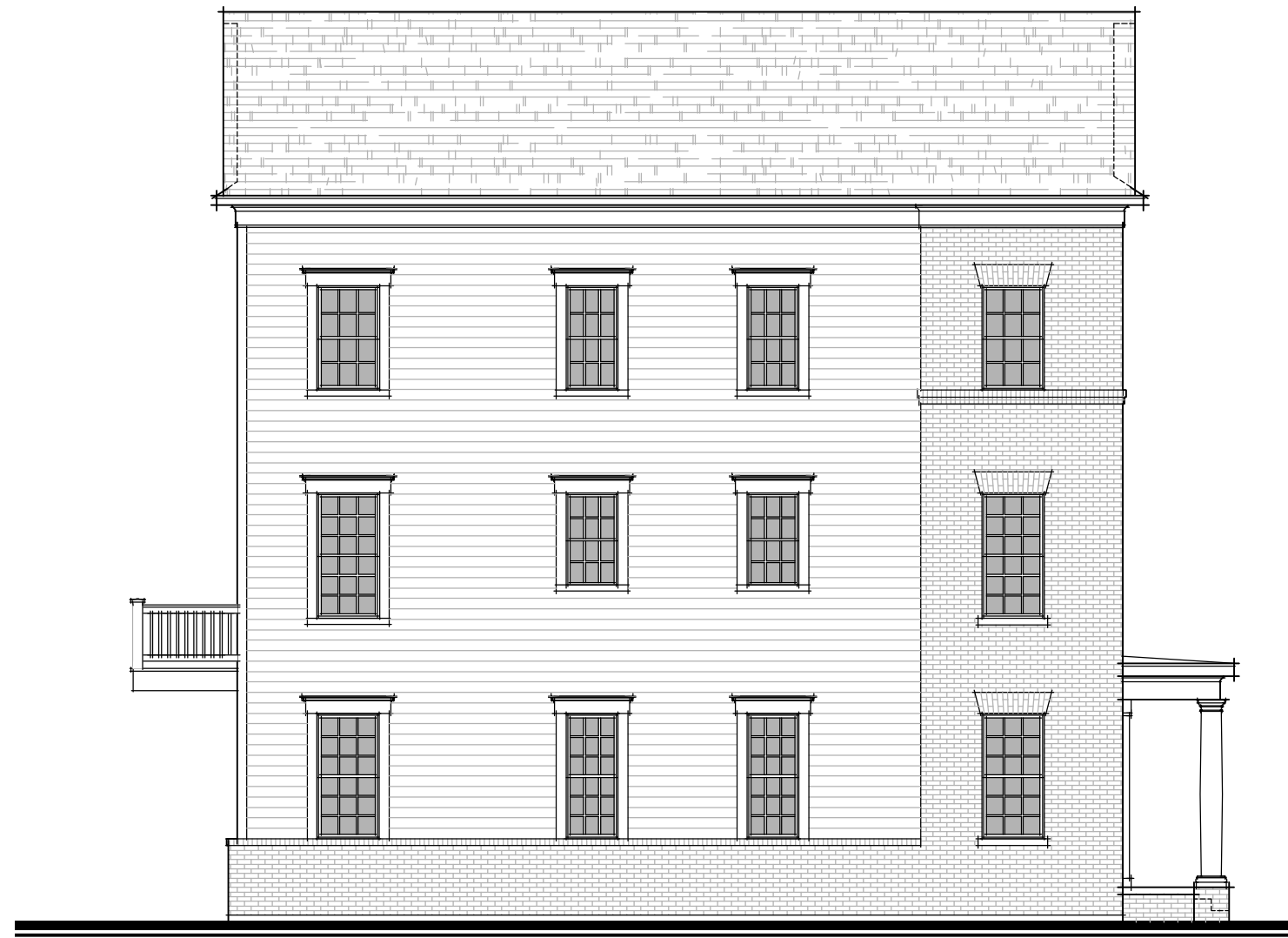


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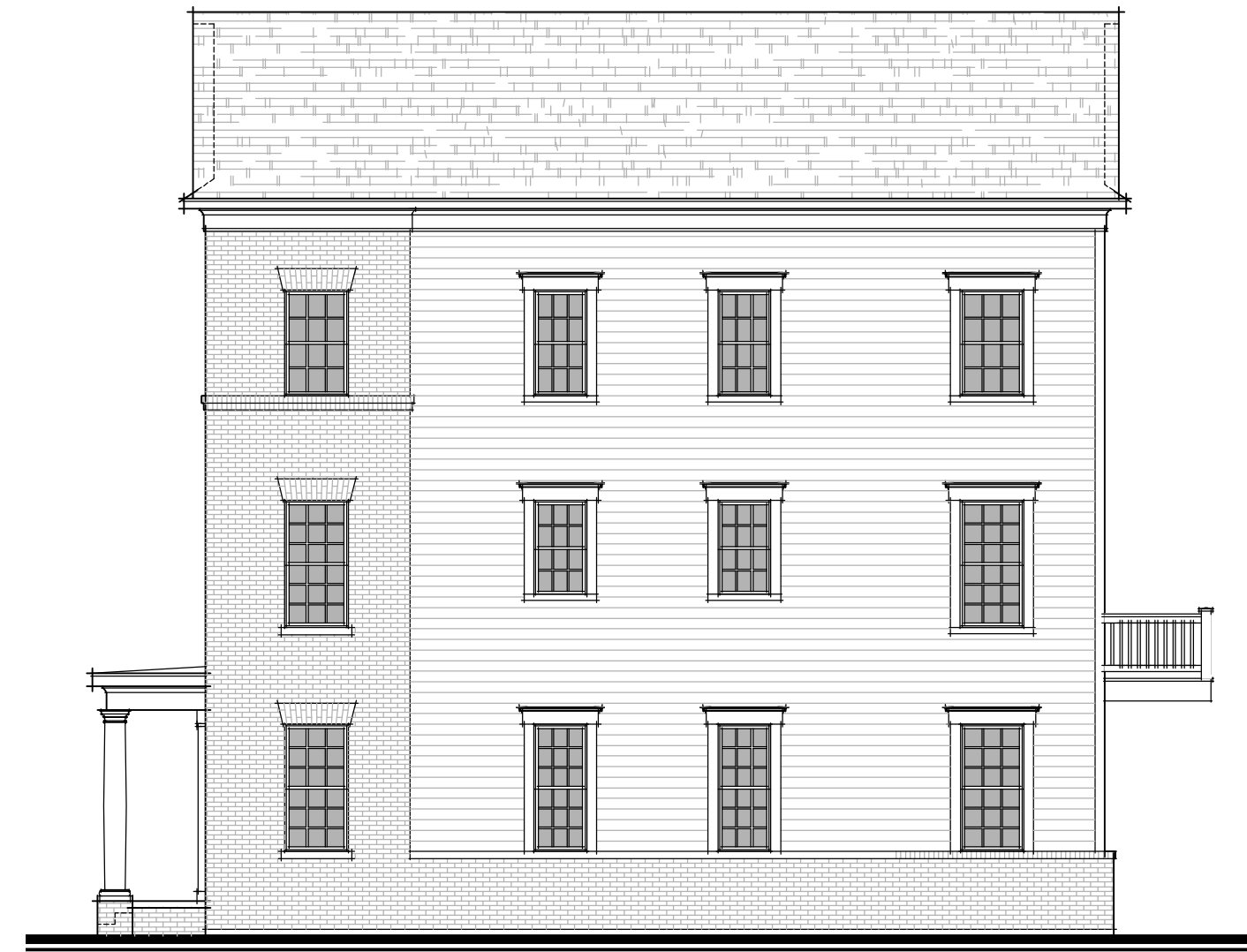


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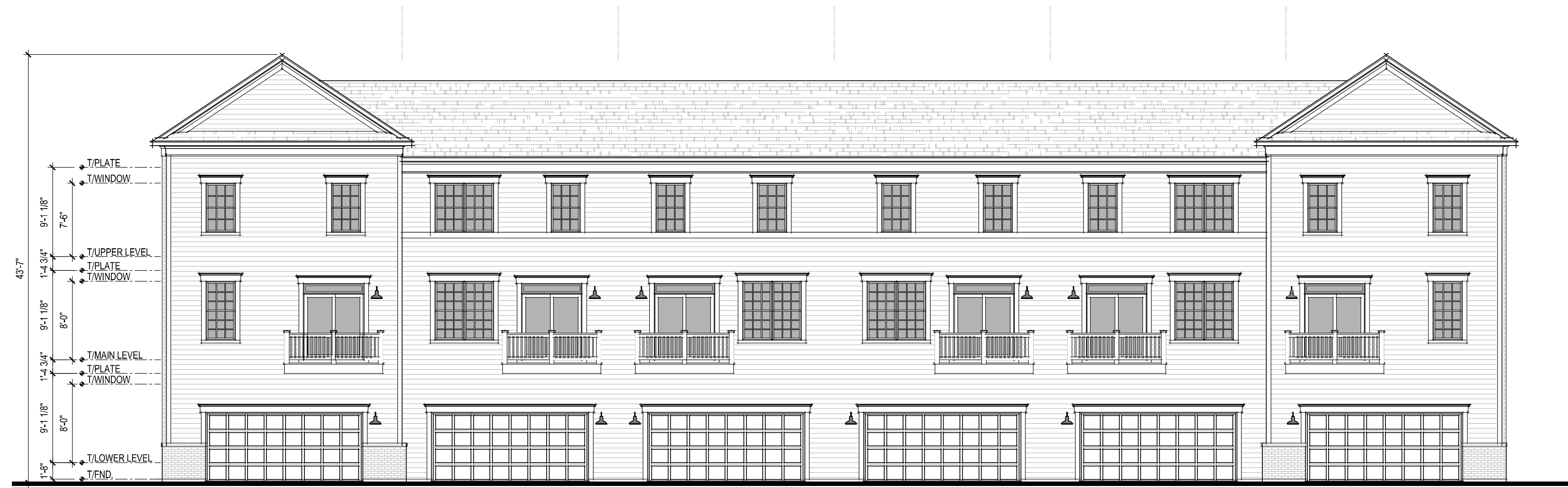




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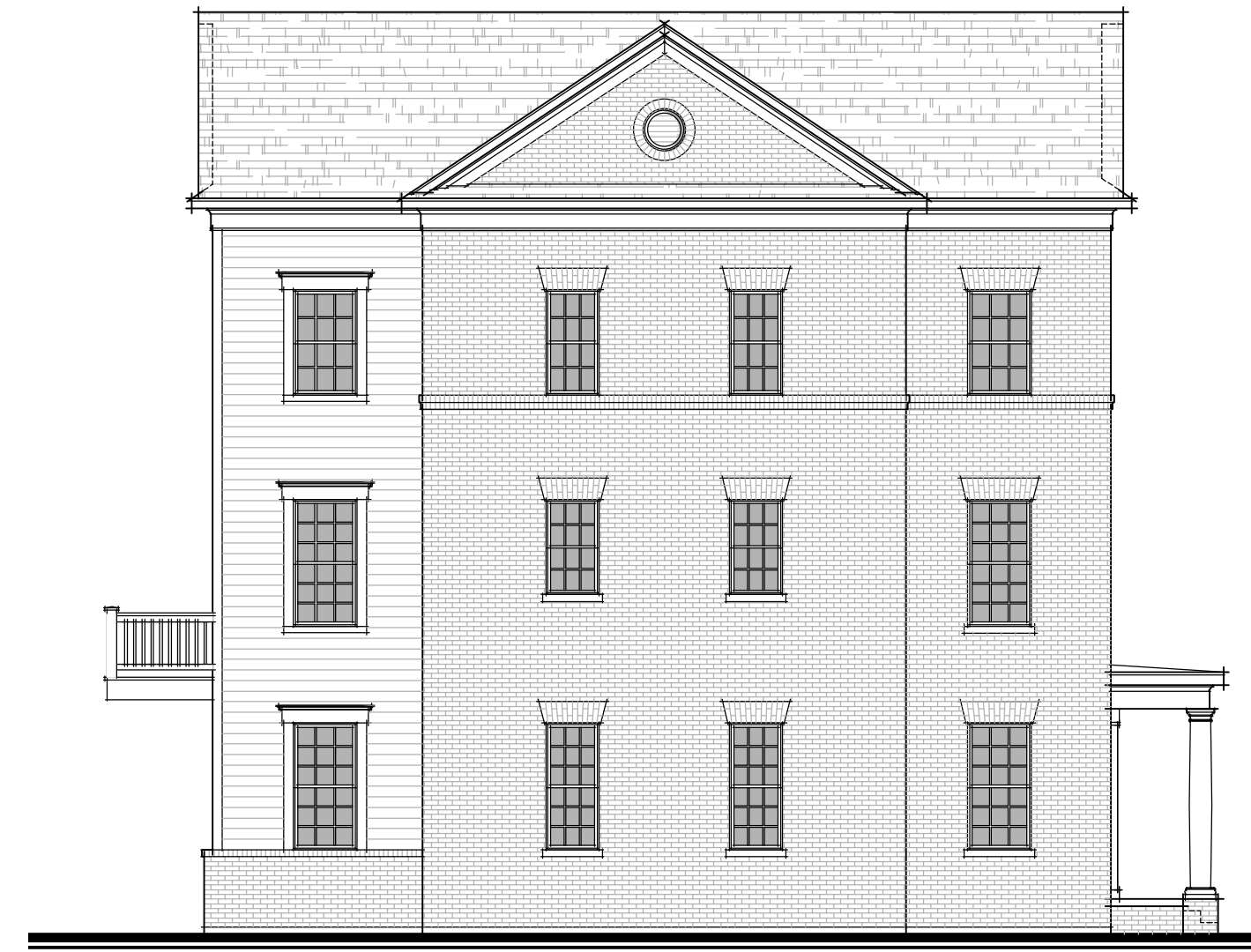


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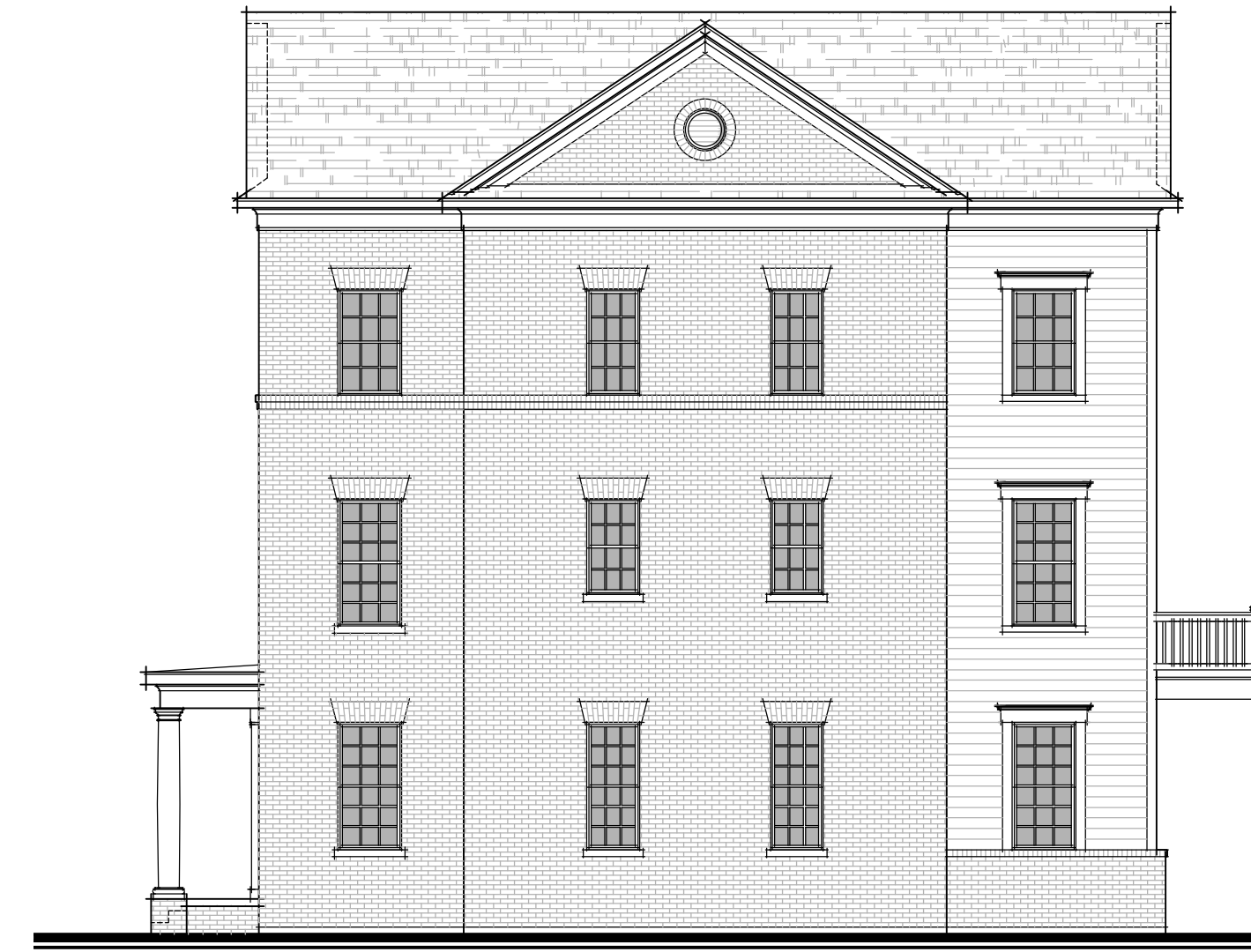


Rear Elevation





Left Elevation



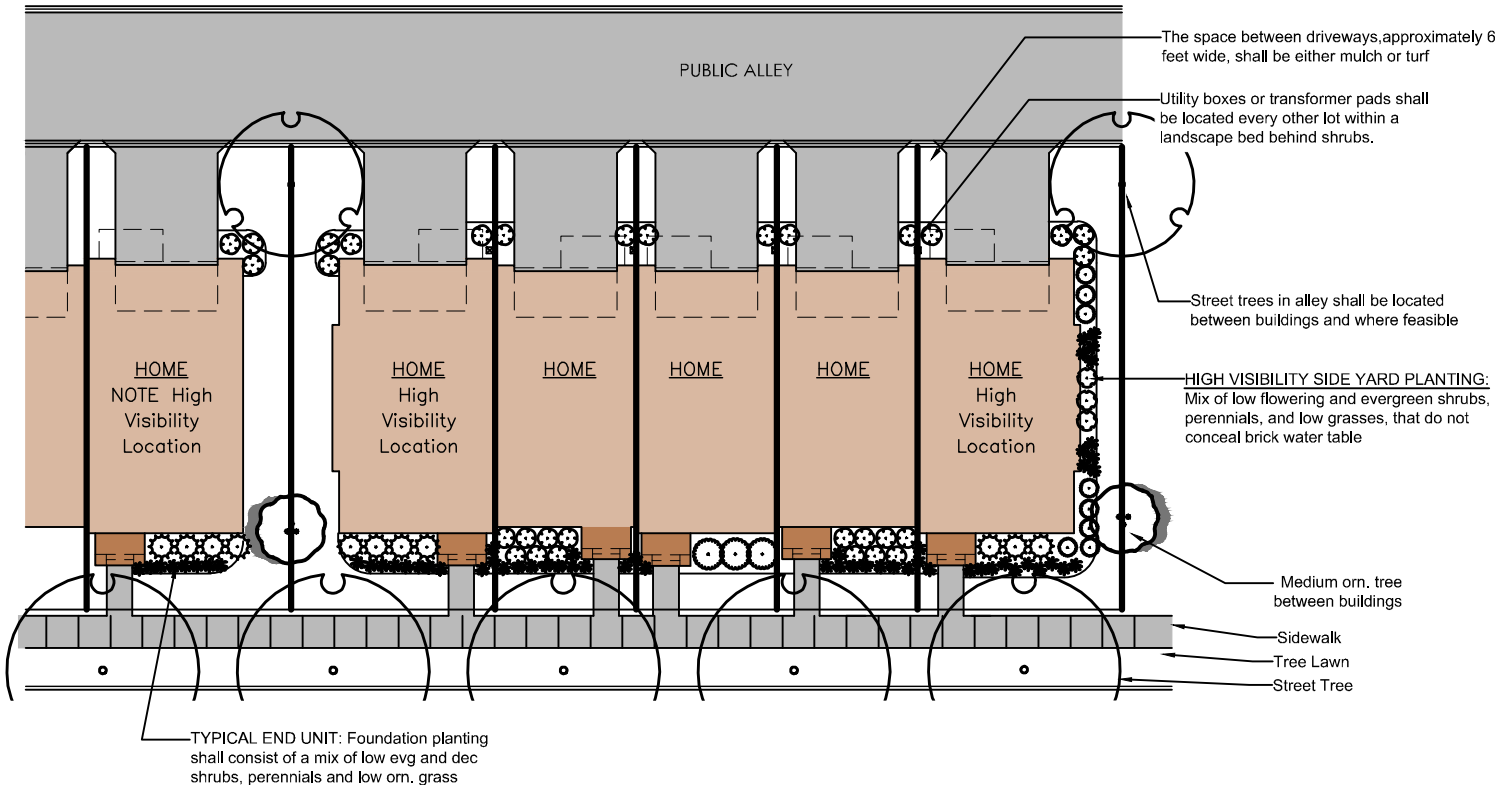
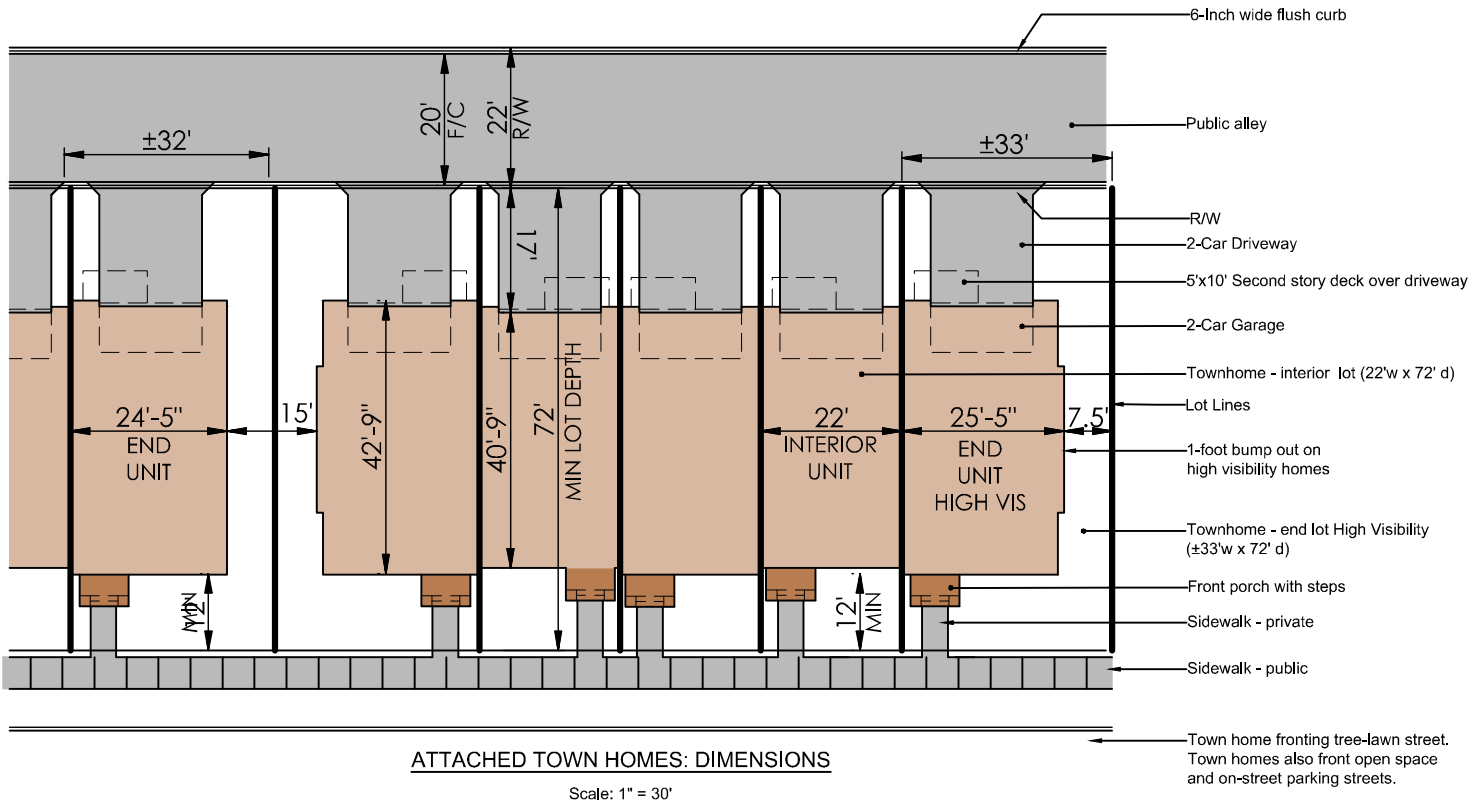
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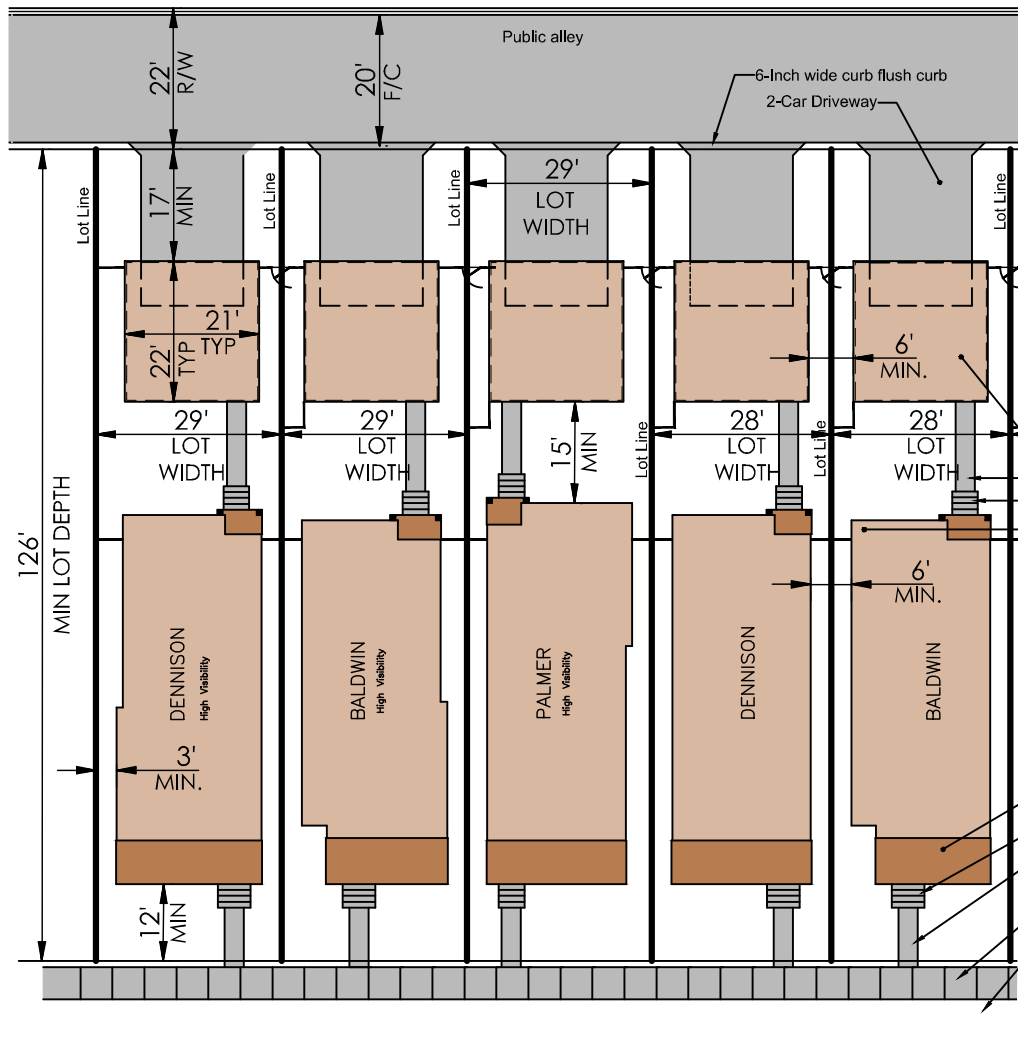
Rear Elevation

ATTACHED TOWN HOUSE NOTES:

1. Plan depicts rear-load town houses on a platted lots on a public streets and alleys.
2. Town house lots shall be a minimum $\pm 1,580$ sf for interior lots, and $\pm 2,300$ sf for end lots.
3. Access shall be granted to each town house through a 20' wide alley in a dedicated public with a right-of-way that is 22' wide.
4. High Visibility end units are one foot wider.
5. Each town house shall have four parking spaces, two garage and two driveway.
6. Front Setback: 12' minimum from face of home to R/W (not including porch)
9. Side Setback: 7.5' minimum side yard on end units: 15' minimum between buildings.
10. Rear Setback: 17' minimum from face of garage to alley right-of-way.
Allowing for an 18' long driveway



Typical Lot Details
Attached Homes

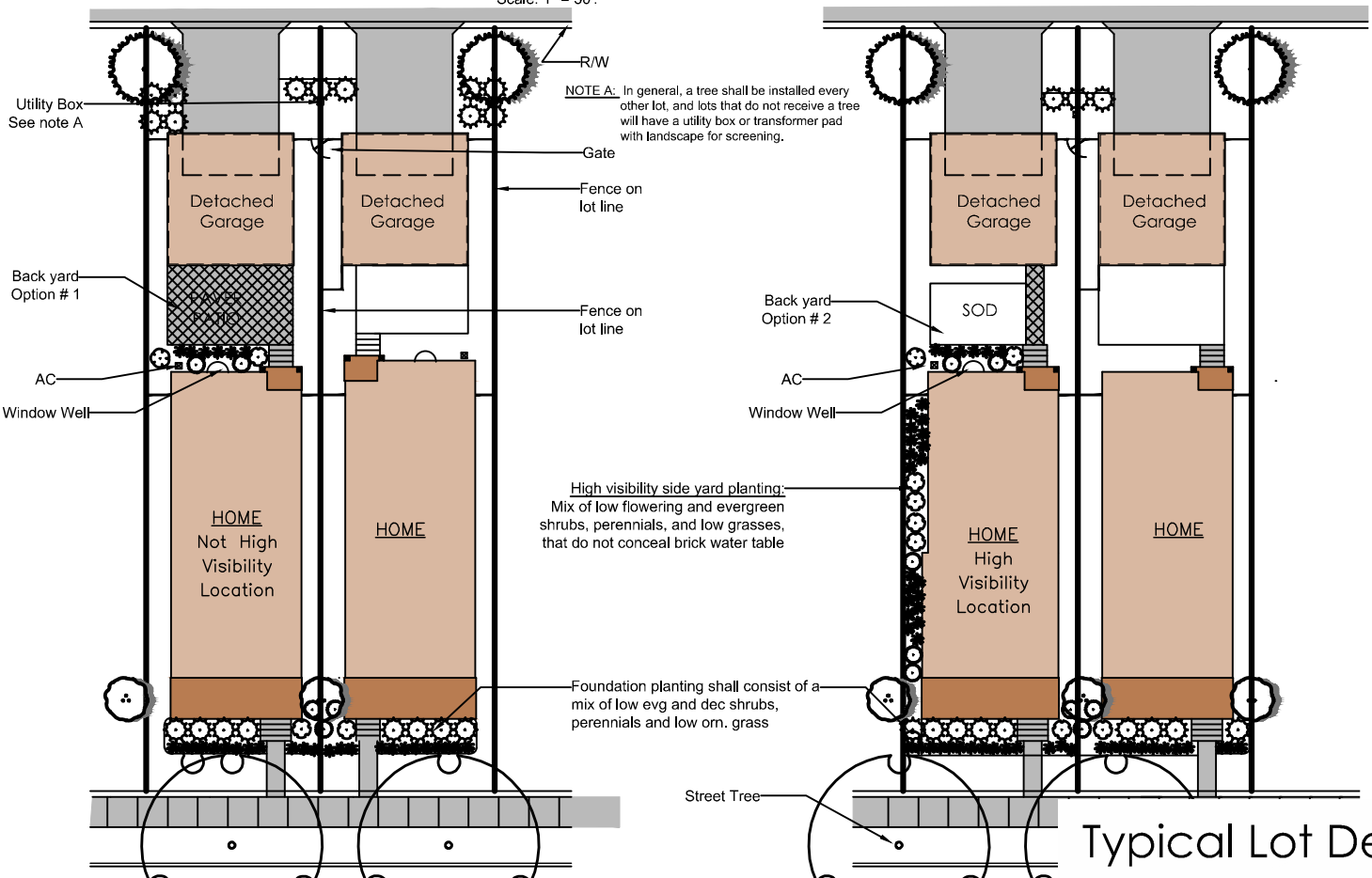


SINGLE-FAMILY HOME NOTES:

1. Plan depicts a single-family home with a detached 2-car garage on a platted lot on a public street.
2. Lots shall be at least $\pm 3,500$ sf (126'd x 26'w)
3. Access shall be granted to each home through a 20' wide alley in a dedicated public right-of-way that is 22' wide
4. Each home shall have four parking spaces, two garage and two driveway.
5. **Front Setback:** 12' minimum from face of home to R/W (not including steps)
9. **Side Setback:** 3' minimum side yard. 6' minimum between buildings.
10. **Rear Setback:** 17' minimum from face of garage to alley right-of-way. Allowing for an 18' long driveway

DETACHED HOMES: DIMENSIONS

Scale: 1" = 30'



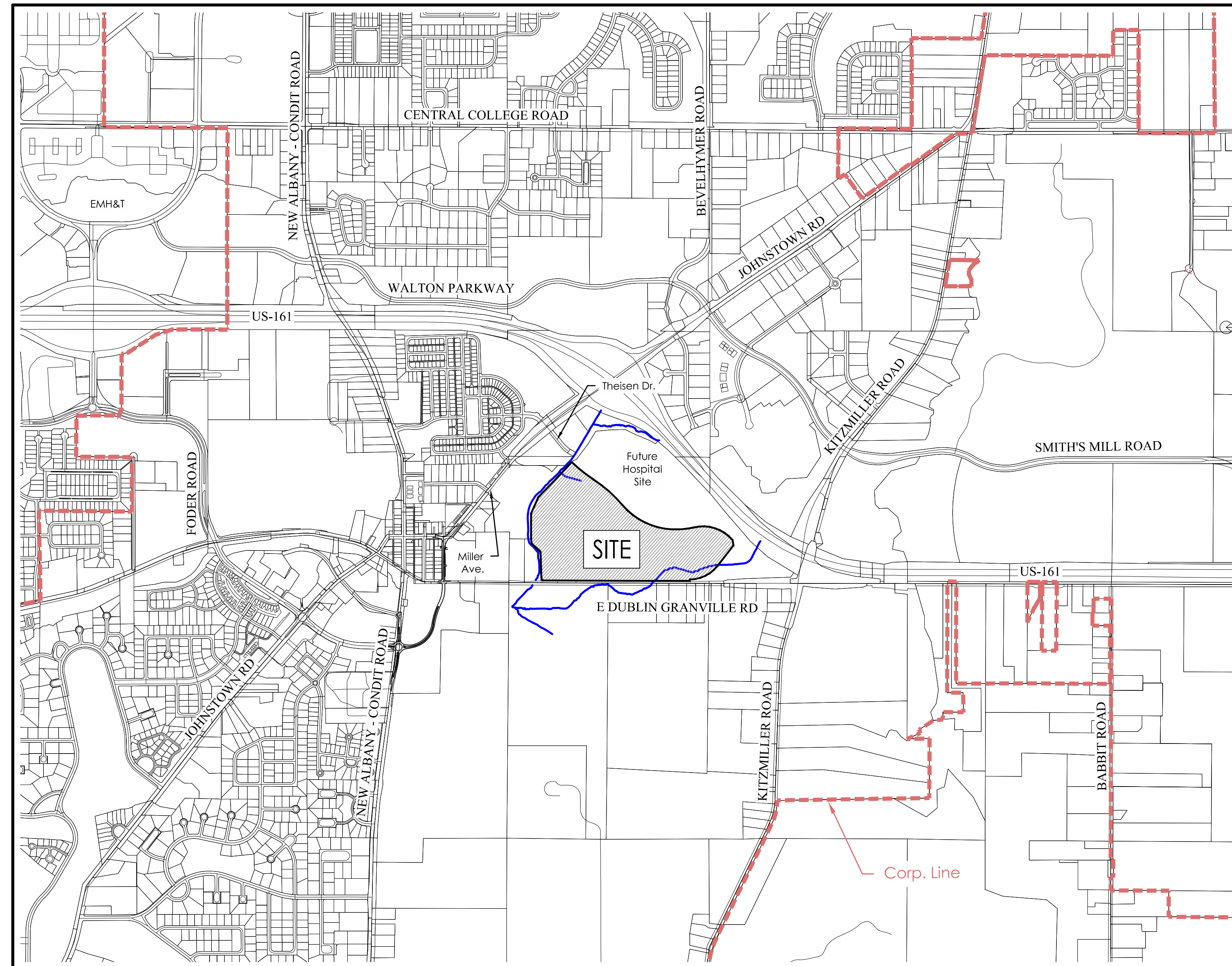
DETACHED HOMES: LANDSCAPE

Scale: 1" = 30'

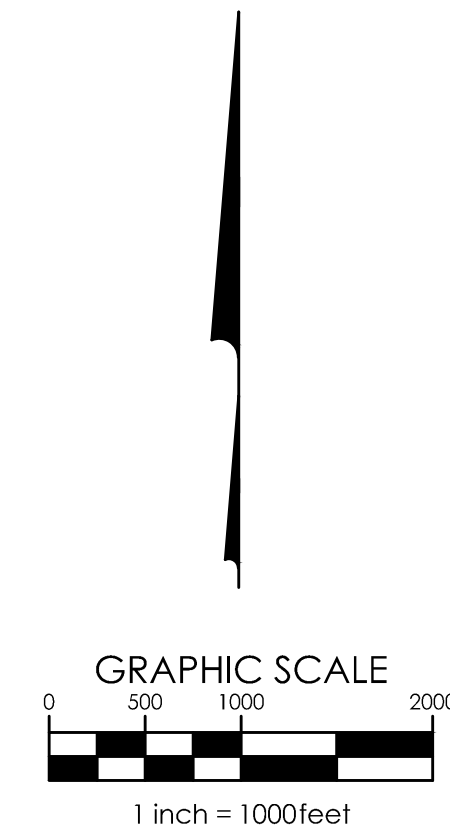
Typical Lot Details Detached Homes

INDEX OF DRAWINGS

- | | |
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| EXHIBIT B-1: | PLAN ON AERIAL |
| EXHIBIT C-1: | ILLUSTRATIVE SITE PLAN |
| EXHIBIT C-2 - C-4: | SITE PLAN |
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| EXHIBIT F-1 - F-3: | STREET TREE & OVERALL LANDSCAPE PLAN |
| EXHIBIT F-3 - F-7: | LANDSCAPE ENLARGEMENTS AND DETAILS |
| EXHIBIT G-1: | OPEN SPACE & CBU PLAN |
| EXHIBIT H-1 & H-2: | TYPICAL STREET SECTIONS |
| EXHIBIT I-1 & I-2: | SITE DETAILS |
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| EXHIBIT L-1: | PARKING AND OPEN SPACE |
| EXHIBIT M-1: | HIGH VISIBILITY LOTS |
| EXHIBIT N-1: | MONUMENTATION EXHIBIT |
| EXHIBIT O-1: | STREET NAME EXHIBIT |



SITE LOCATION MAP
SCALE: 1" = 1000'

DEVELOPER/OWNER

M/I HOMES
JOSH BARKAN
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OH 43219
TEL: (614) 379-4044
EMAIL: JBARKAN@MIHOMES.COM

ENGINEER

EMH&T, INC.
STEVE SCHEHL, PE
5500 NEW ALBANY ROAD
NEW ALBANY, OH 43054
TEL: (614) 775-4440
EMAIL: [SSCHEHL@EMHT.COM](mailto:sschehl@emht.com)

LANDSCAPE ARCHITECT

EMH&T, INC.
JOE LOOBY, PLA
5500 NEW ALBANY ROAD
NEW ALBANY, OH 43054
TEL: (614) 775-4706
EMAIL: JLOOBY@EMHT.COM

APPROVALS:

PLANNING COMMISSION CHAIR

DATE _____

VICE CHAIR OR DESIGNEE

DATE _____

PROFESSIONAL ENGINEER

DATE _____

PROFESSIONAL SURVEYOR

DATE _____

MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL



M/I HOMES
4131 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

FOR
EDGEHILL
COVER SHEET



DATE _____

July 1, 2026

SCALE

AS NOTED

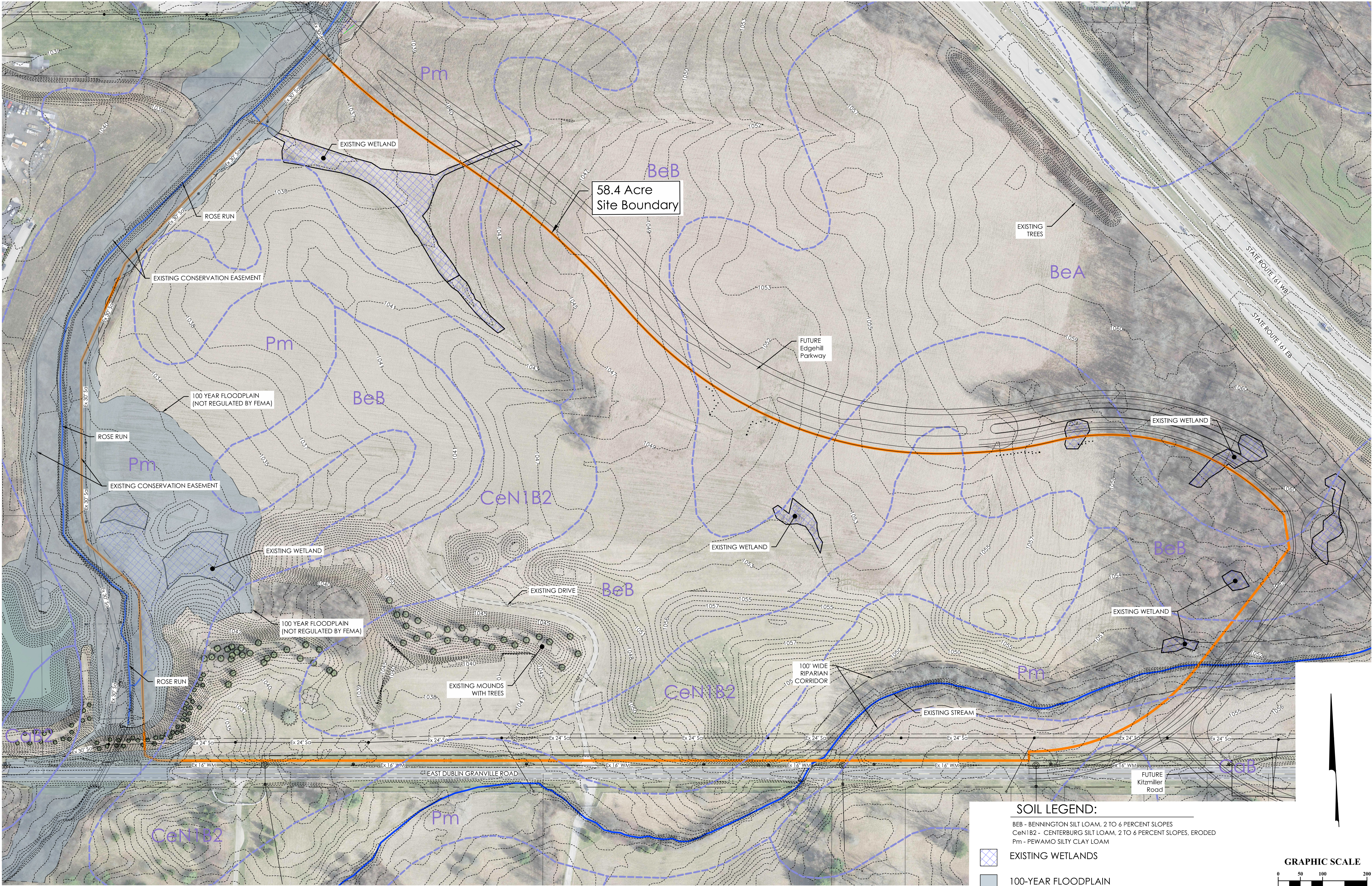
OB NO.

20250643

EXHIBIT

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M/I HOMES
431 WOODBINE
SUITE 310
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
EXISTING CONDITIONS PLAN

EMHT
Environmental Management & Technology, Inc.
Engineers, Surveyors, Planners, Scientists

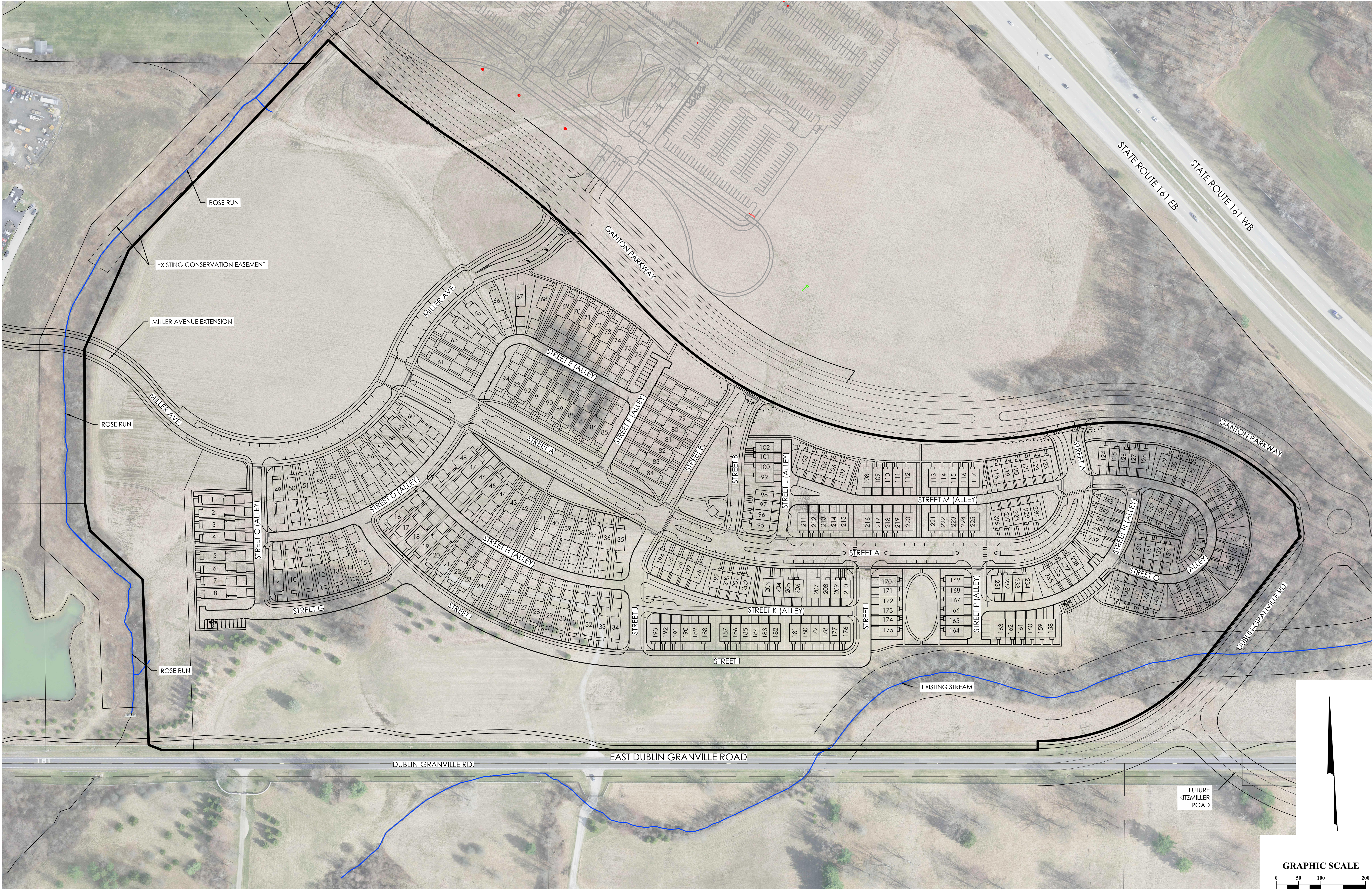
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July 1, 2026

SCALE
1" = 100'

JOB NO.
20250643

EXHIBIT
A-1

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M/I HOMES

451 WOODBINE AVE.
SUITE 310
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
PLAN ON AERIAL



Engineering & Mapping
Hydrology & Topography
Environmental Remediation & Scientifics

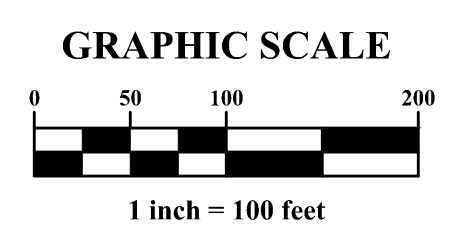
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SCALE
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JOB NO.
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EXHIBIT
B-1

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**M/I HOMES**
451 WOODBURN BLVD.
SUITE 310
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
ILLUSTRATIVE SITE PLAN

**EM&HT**
Environmental Management & Technology, Inc.
Engineers, Surveyors, Planners, Scientists

DATE
July 1, 2026

SCALE
1" = 100'

JOB NO.
20250643

EXHIBIT
C-1

SITE STATISTICS:

EXISTING ZONING:.....C-PUD, NEW ALBANY
SUBAREA 3, ZC-48-2024
PROJECT AREA:±56.4 ACRES
TOTAL UNITS243 UNITS
ATTACHED SINGLE FAMILY HOMES:.....149
DETACHED SINGLE FAMILY HOMES:.....94

ROADWAYS:

- TWO-LANE BOULEVARD: STREET- A,
- TWO-LANE BOULEVARD (MODIFIED): STREET- B
- NEIGHBORHOOD STREET-: STREETS- G, I, J
- ALLEY: STREETS- C, D, E, F, H, K, L, M, N, O, P
- FUTURE MILLER AVE (BY CTY)

SETBACKS:

- GANTON PARKWAY: 25' SETBACK
40' UTILITY AND STREET-SCAPE EASEMENT
- E. DUBLIN GRANVILLE RD: 140' BLDG & PVMT TAPERS TO 180' EAST END
- ROSE RUN: 100' PARK DEDICATION FROM BOUNDARY +10' BLDG & PVMT SETBACK
- INTERNAL STREET- SETBACKS VARY - SEE LOT DETAIL EXHIBIT

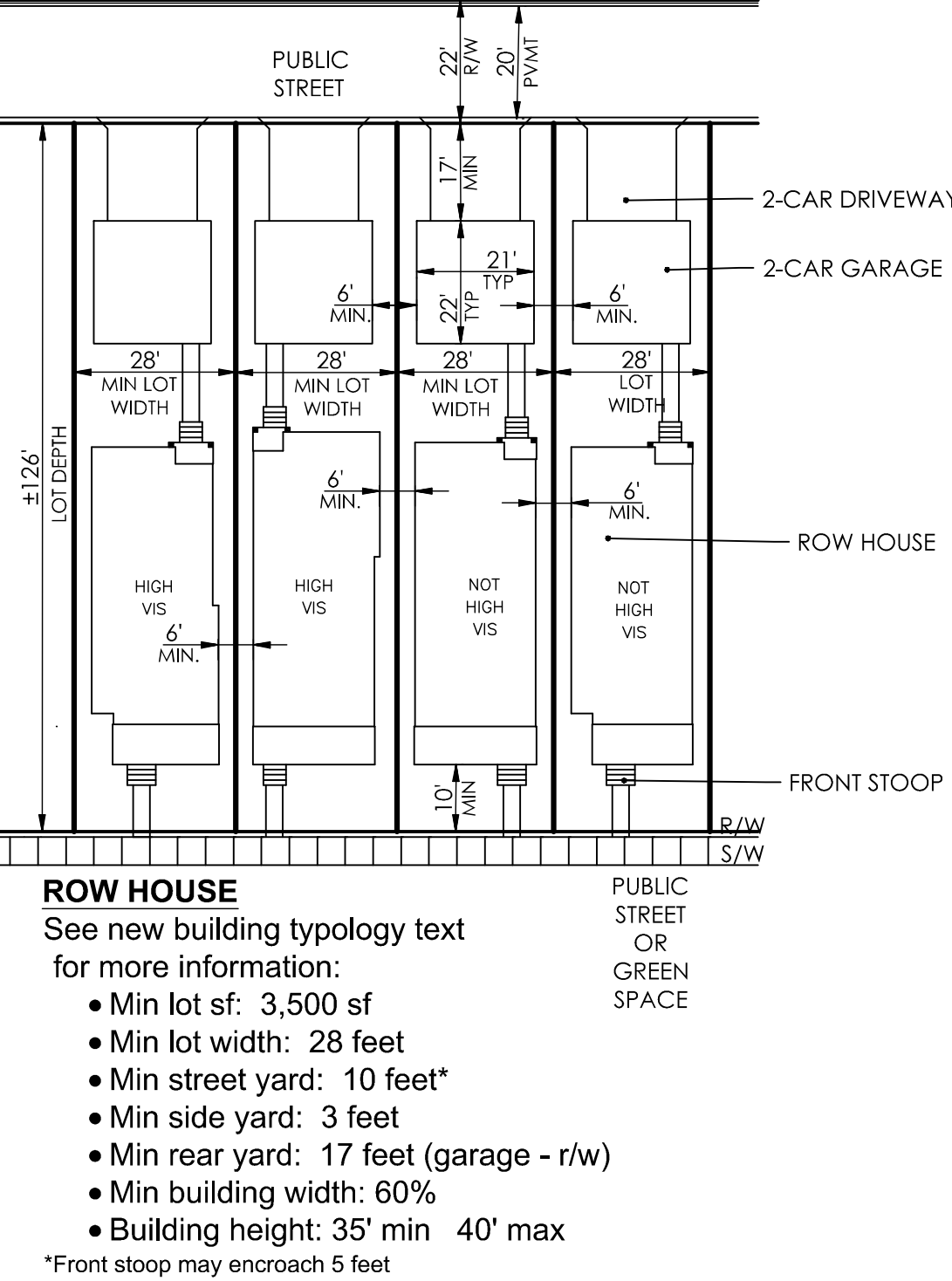
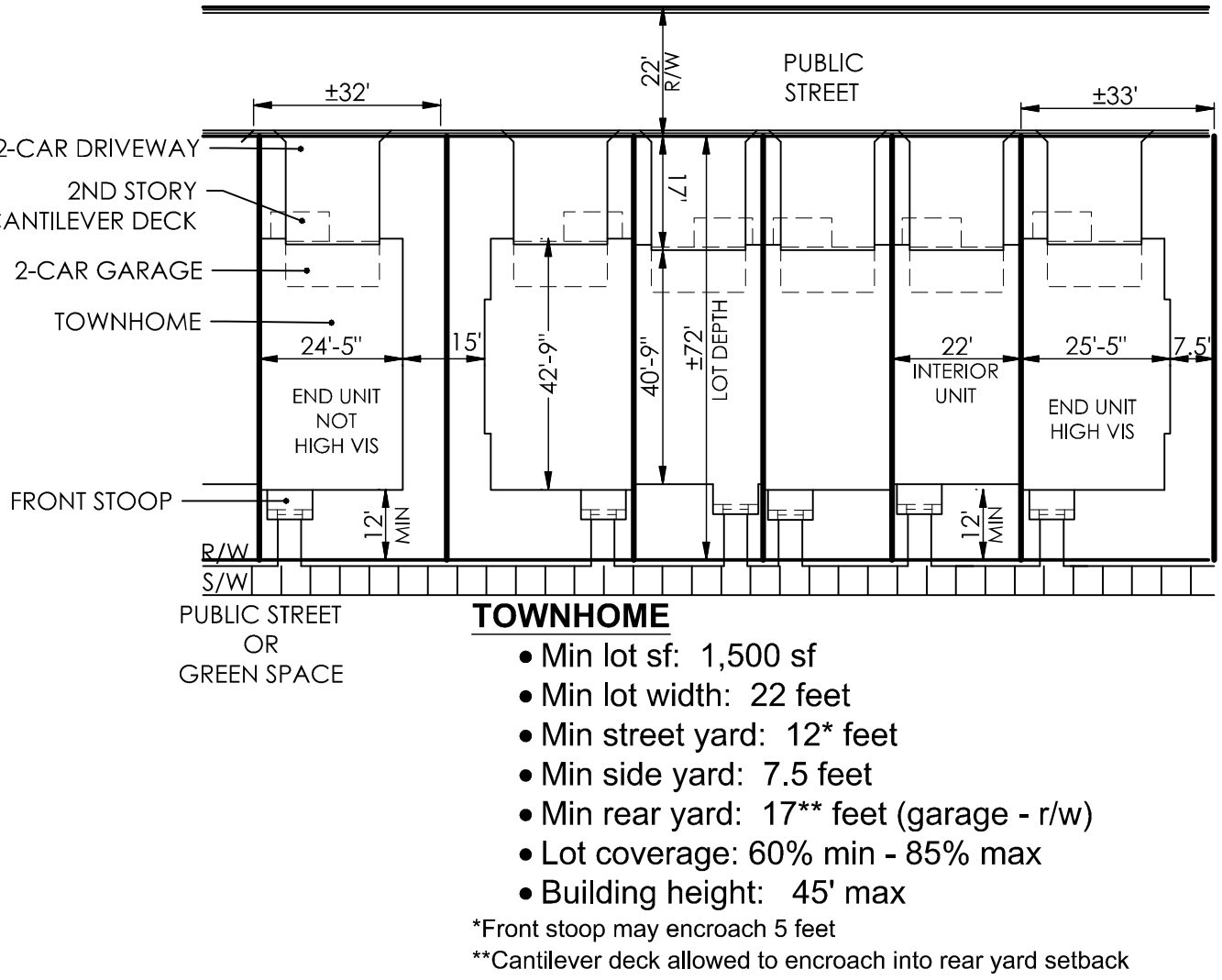
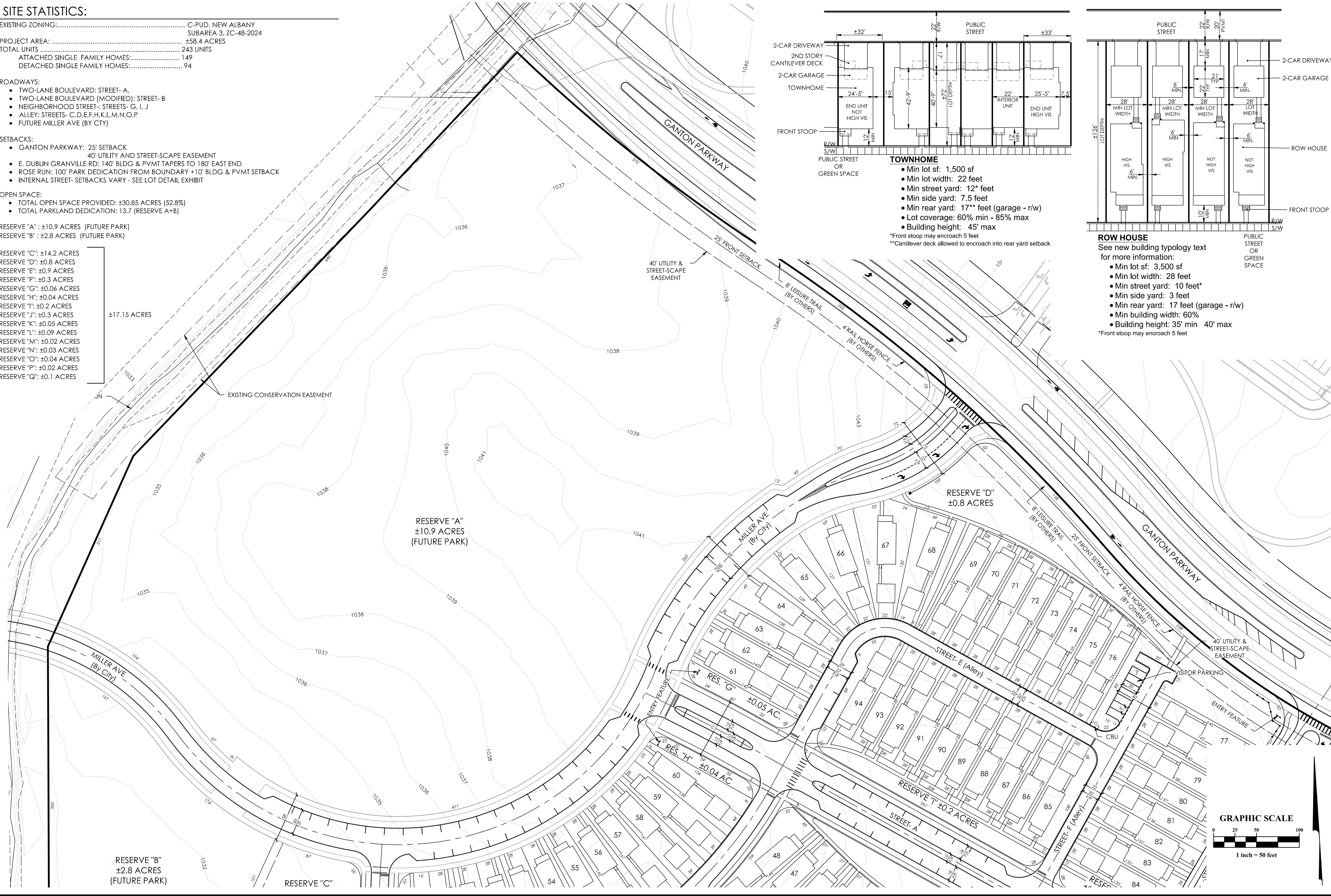
OPEN SPACE:

- TOTAL OPEN SPACE PROVIDED: ±30.85 ACRES (52.8%)
- TOTAL PARKLAND DEDICATION: 13.7 (RESERVE A+B)

RESERVE "A": ±10.9 ACRES (FUTURE PARK)
RESERVE "B": ±2.8 ACRES (FUTURE PARK)

RESERVE "C": ±14.2 ACRES
RESERVE "D": ±0.8 ACRES
RESERVE "E": ±0.9 ACRES
RESERVE "F": ±0.3 ACRES
RESERVE "G": ±0.06 ACRES
RESERVE "H": ±0.04 ACRES
RESERVE "I": ±0.2 ACRES
RESERVE "J": ±0.3 ACRES
RESERVE "K": ±0.05 ACRES
RESERVE "L": ±0.09 ACRES
RESERVE "M": ±0.02 ACRES
RESERVE "N": ±0.03 ACRES
RESERVE "O": ±0.04 ACRES
RESERVE "P": ±0.02 ACRES
RESERVE "Q": ±0.1 ACRES

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M/I HOMES

451 WOODBINE SUITE 310 COLUMBUS, OHIO 43219

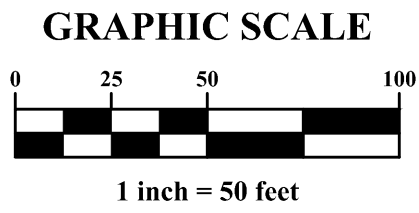
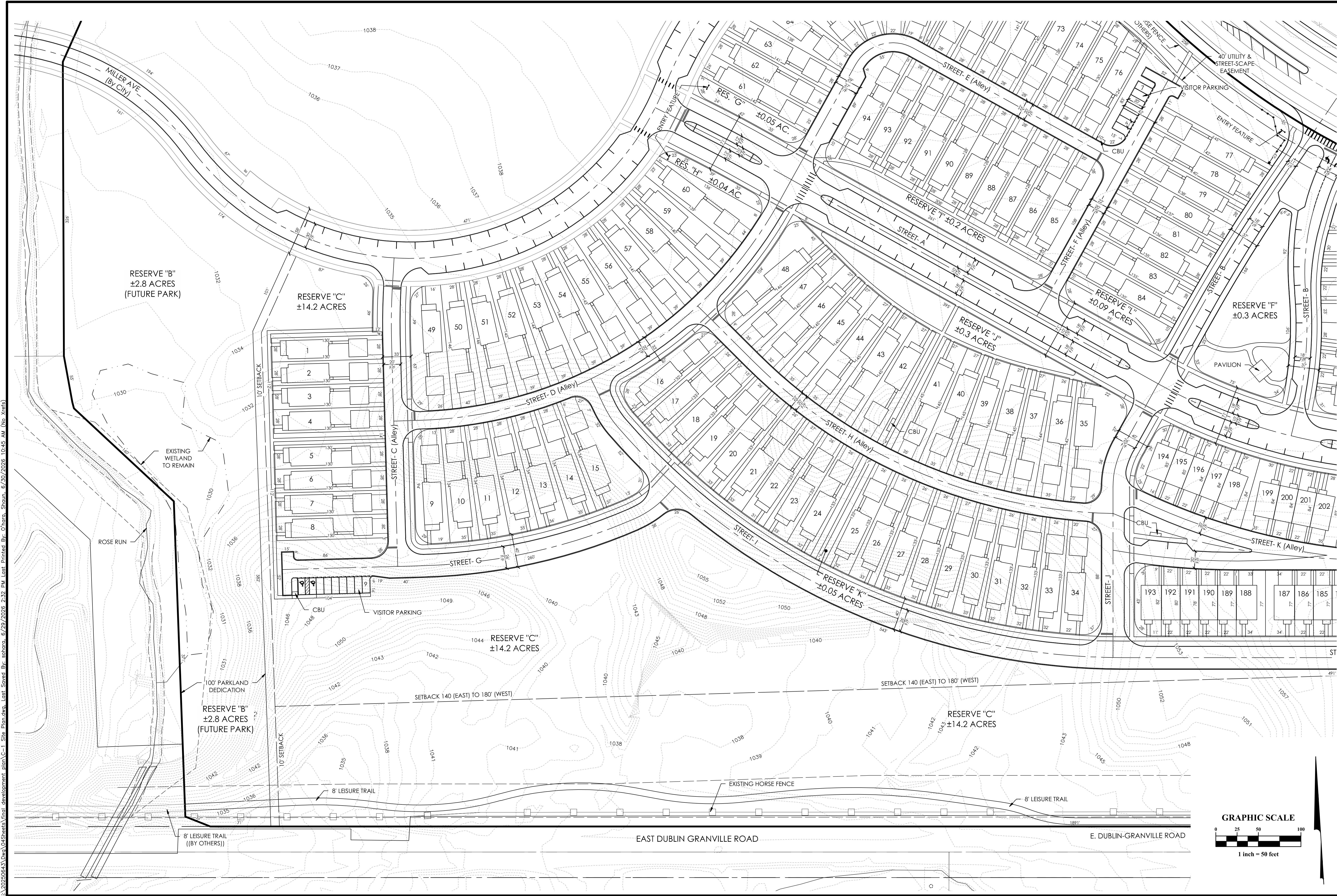
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
SITE PLAN



Engineering, Management, Health, Technology

DATE	July 1, 2026
SCALE	1" = 50'
JOB NO.	20250643
EXHIBIT	C-2

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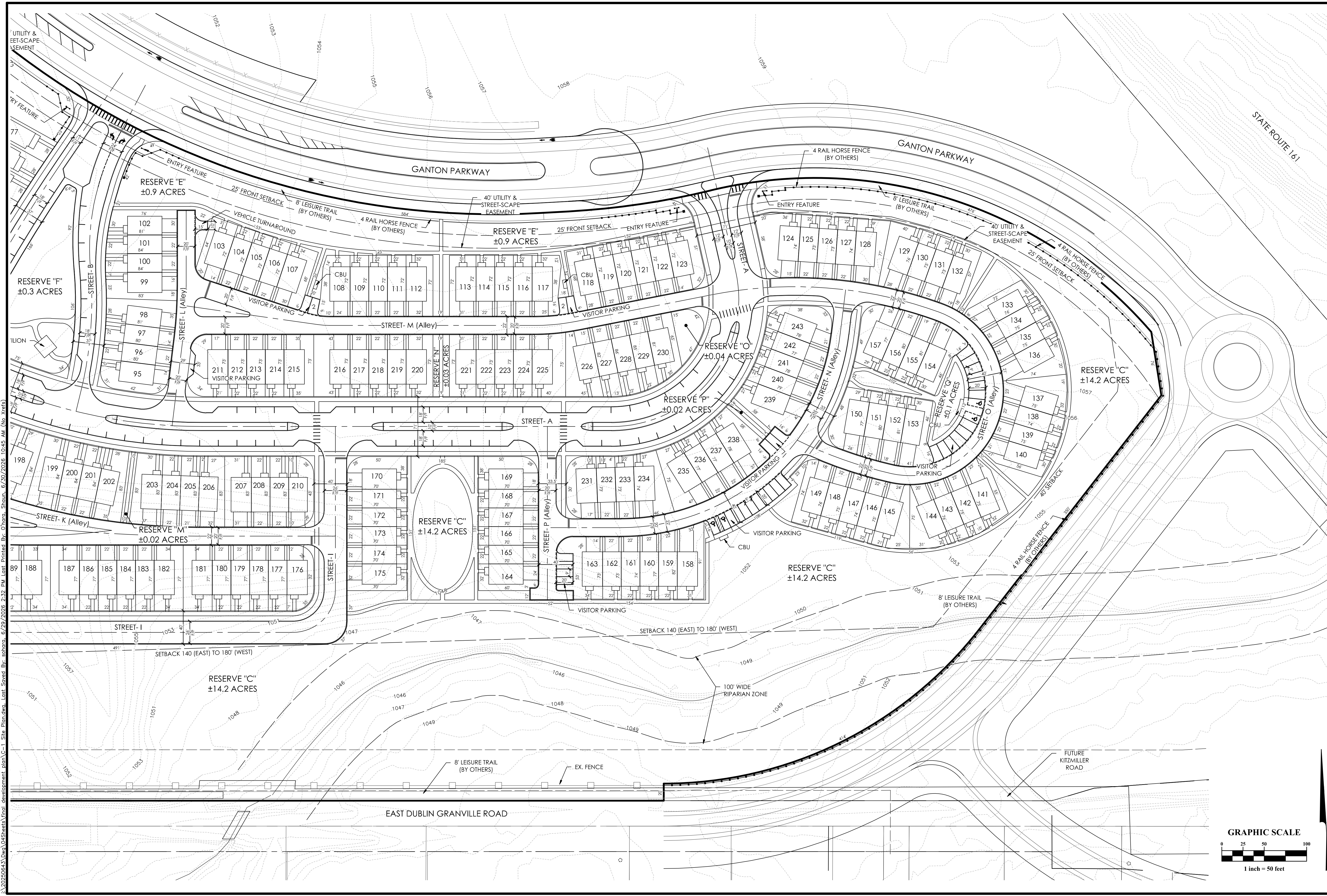
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

M/I HOMES
4131 WOODBINE BLVD.
SUITE 310
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
SITE PLAN



DATE	July 1, 2026
SCALE	1" = 50'
JOB NO.	20250643
EXHIBIT	C-3



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REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

**M/I HOMES**
451 WOODBINE
SUITE 310
COLUMBUS, OHIO 43219

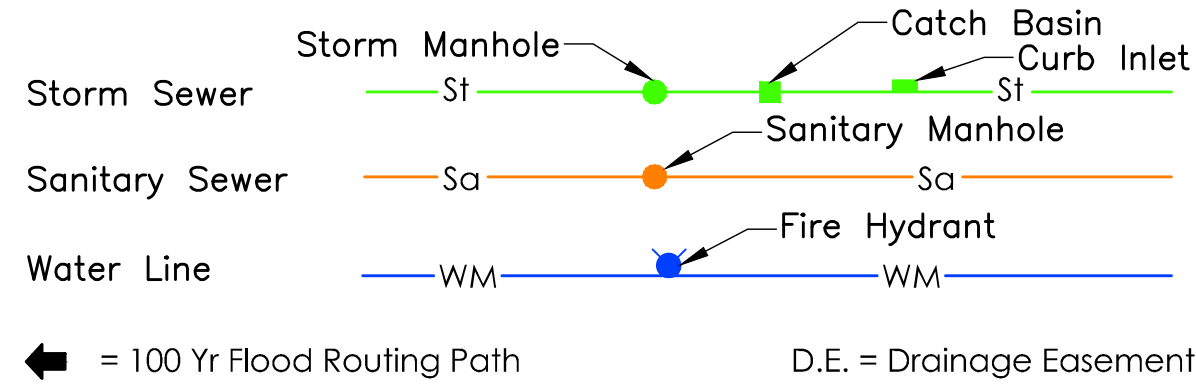
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
SITE PLAN



DATE	July 1, 2026
SCALE	1" = 50'
JOB NO.	20250643
EXHIBIT	C-4

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LEGEND

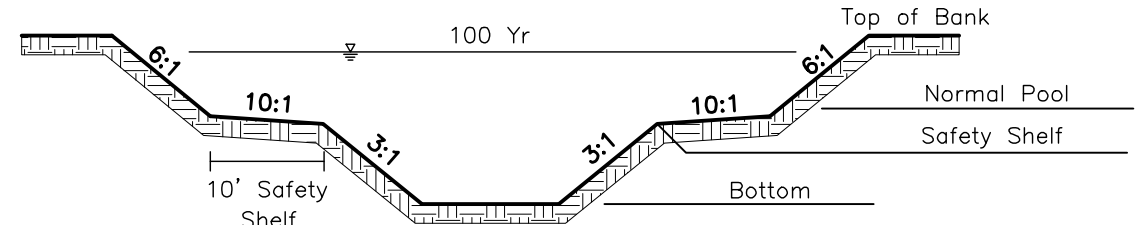


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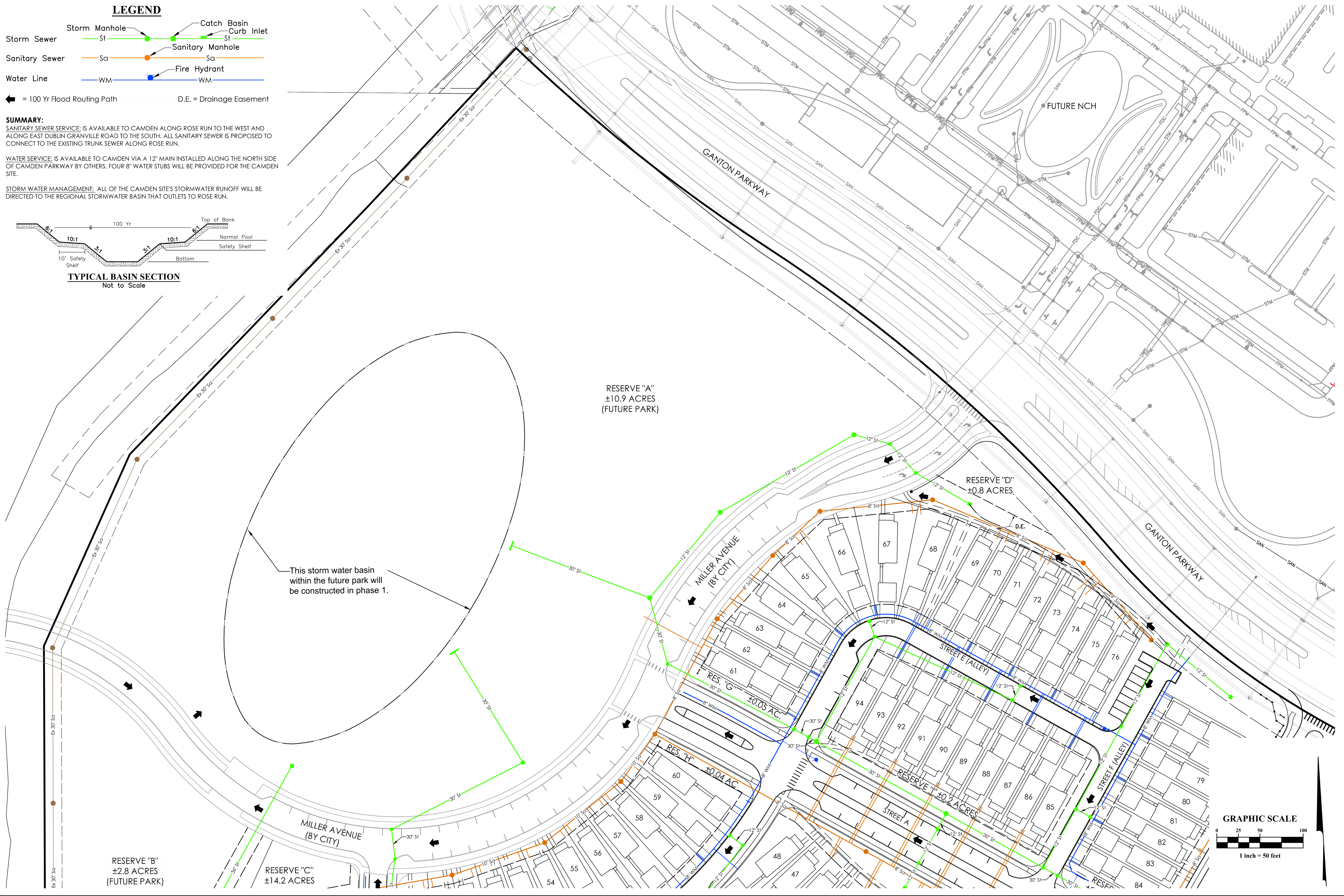
SANITARY SEWER SERVICE: IS AVAILABLE TO CAMDEN ALONG ROSE RUN TO THE WEST AND ALONG EAST DUBLIN GRANVILLE ROAD TO THE SOUTH. ALL SANITARY SEWER IS PROPOSED TO CONNECT TO THE EXISTING TRUNK SEWER ALONG ROSE RUN.

WATER SERVICE: IS AVAILABLE TO CAMDEN VIA A 12" MAIN INSTALLED ALONG THE NORTH SIDE OF CAMDEN PARKWAY BY OTHERS. FOUR 8" WATER STUBS WILL BE PROVIDED FOR THE CAMDEN SITE.

STORM WATER MANAGEMENT: ALL OF THE CAMDEN SITE'S STORMWATER RUNOFF WILL BE DIRECTED TO THE REGIONAL STORMWATER BASIN THAT OUTLETS TO ROSE RUN.



TYPICAL BASIN SECTION
Not to Scale

[illegible]

M/I HOMES
4131 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

FOR
EDGEHILL
PRELIMINARY UTILITY PLAN



July 1, 2026

SCALE

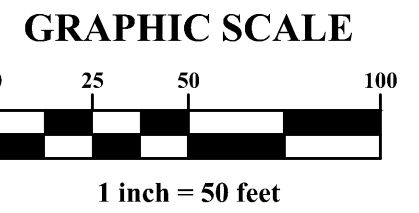
1" = 50'

OB NO.

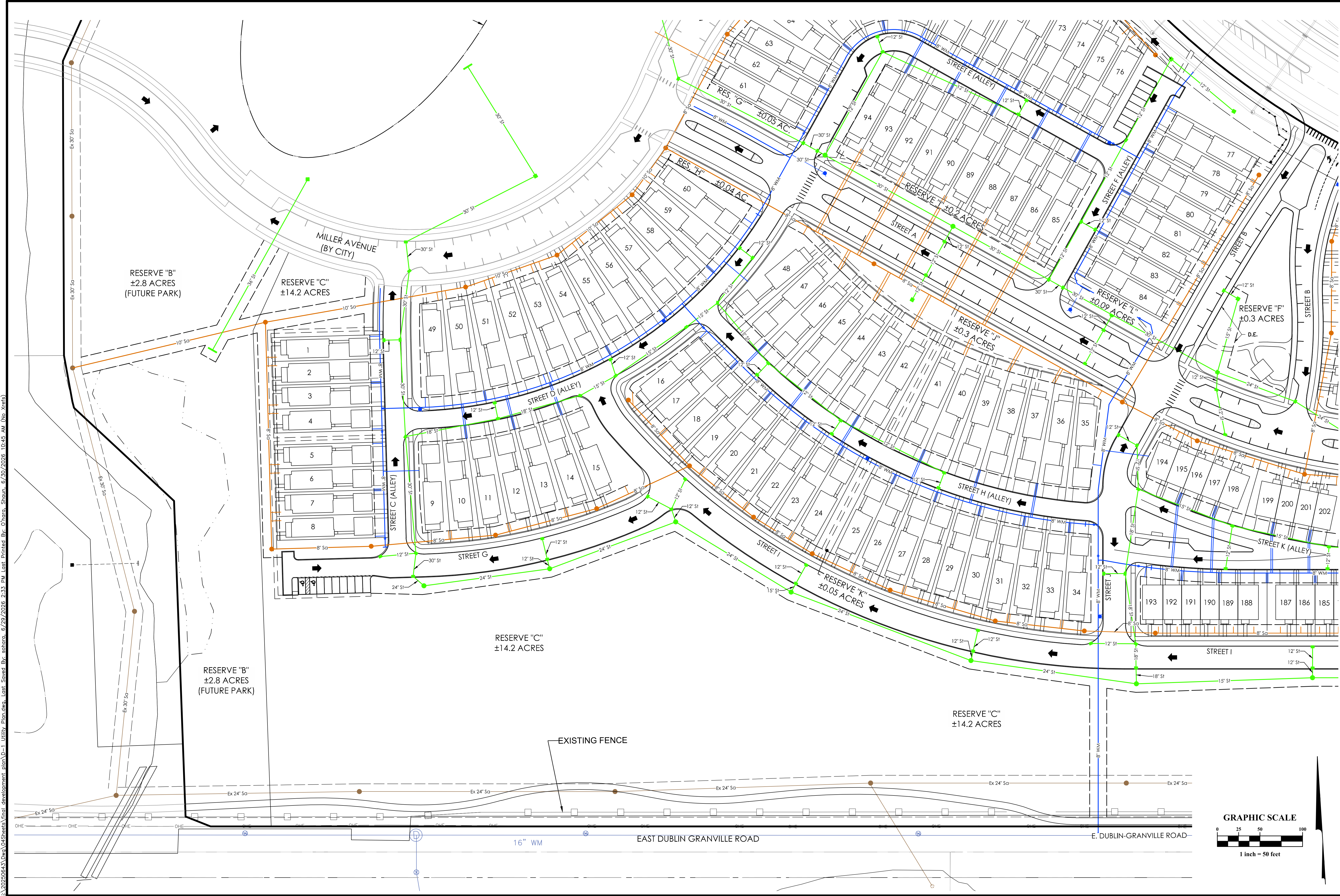
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D-1



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M/I HOMES
431 WOODBINE
SUITE 310
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
PRELIMINARY UTILITY PLAN

EMHT
Engineering, Mapping, and Technology, Inc.
Engineering, Surveying, Planning, and Science

DATE	July 1, 2026
SCALE	1" = 50'
JOB NO.	20250643
EXHIBIT	D-2