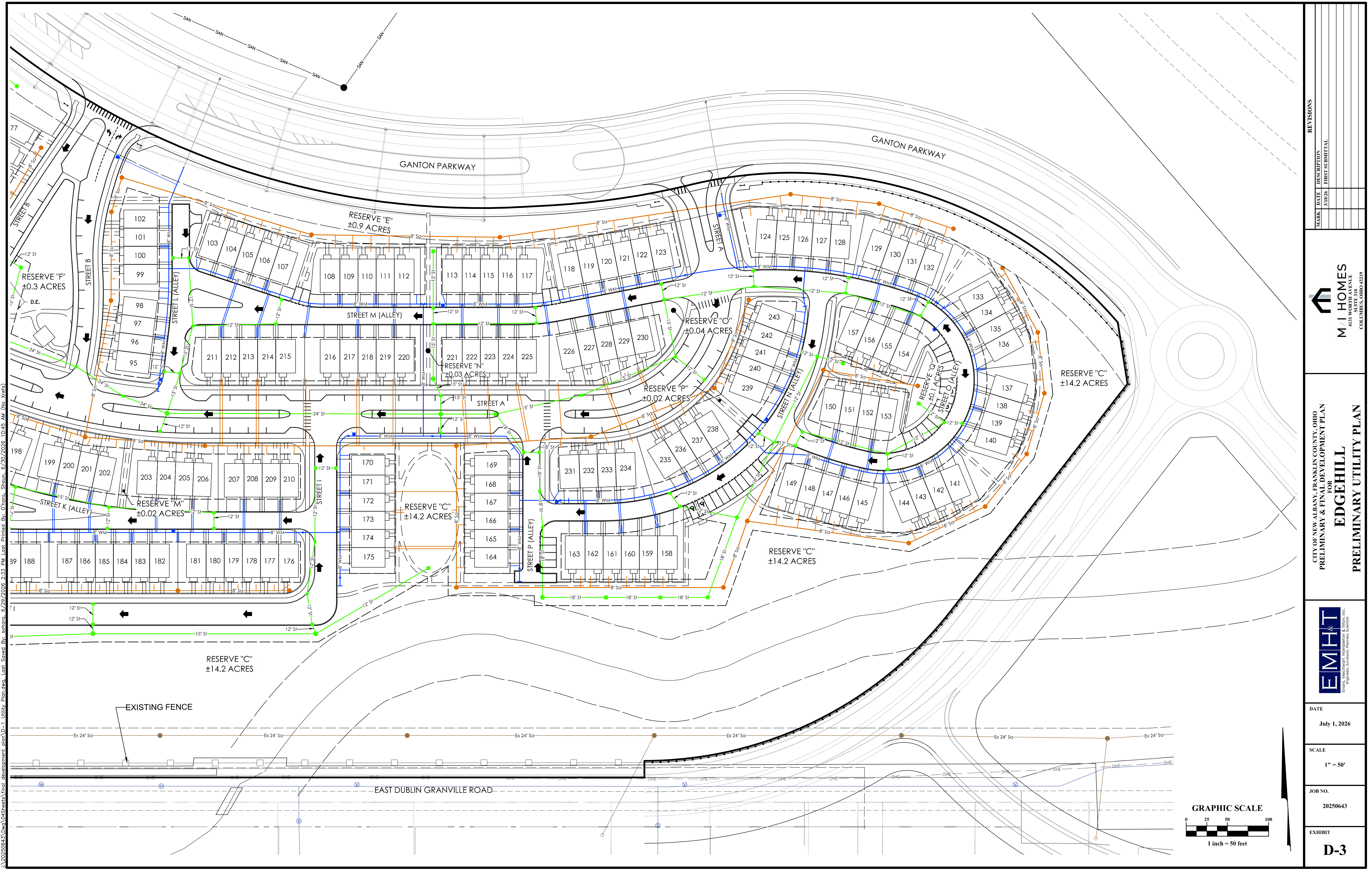


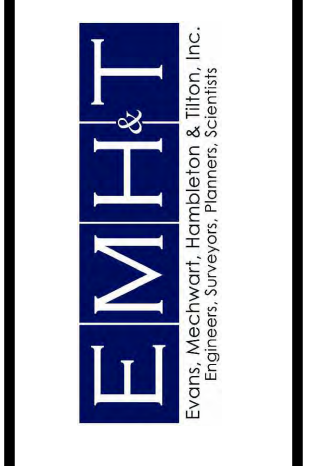


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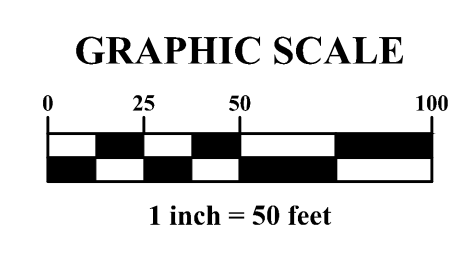
REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

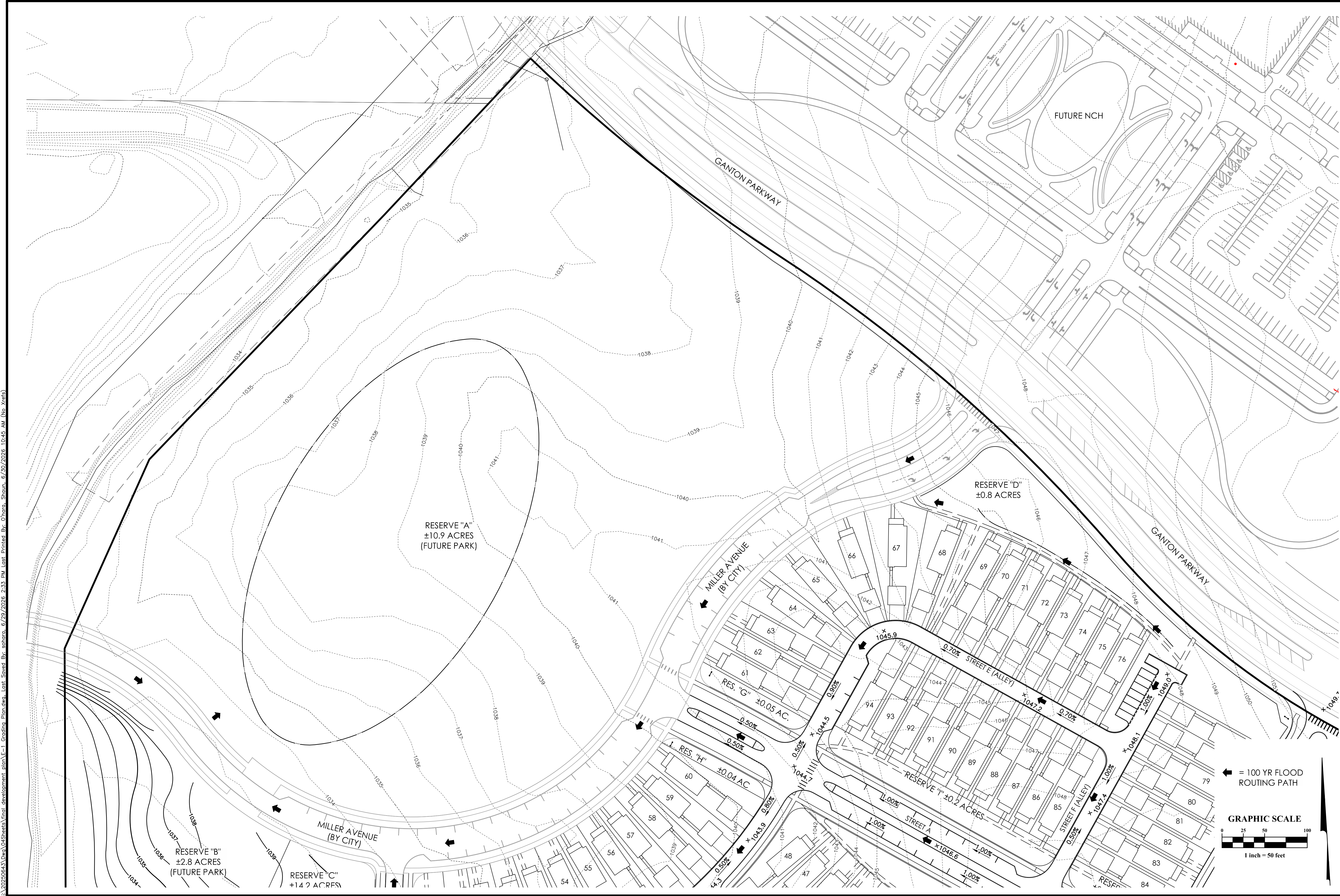
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
PRELIMINARY UTILITY PLAN



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



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REVISIONS			
MARK	DATE	DESCRIPTION	
	3/18/26	FIRST SUBMITTAL	

M/I HOMES
4531 WOODBURN AVENUE
SUITE 310
COLUMBUS, OHIO 43219

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

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

DATE
July 1, 2026

SCALE
1" = 50'

JOB NO.
20250643

EXHIBIT
E-1

X:\20250643\Draw\045sheets\final development plan\E-1 Grading Plan.dwg, Last Saved By: sohara, 6/30/2026 2:33 PM Last Printed By: O'hara, Shaun, 6/30/2026 10:45 AM (No Xrefs)



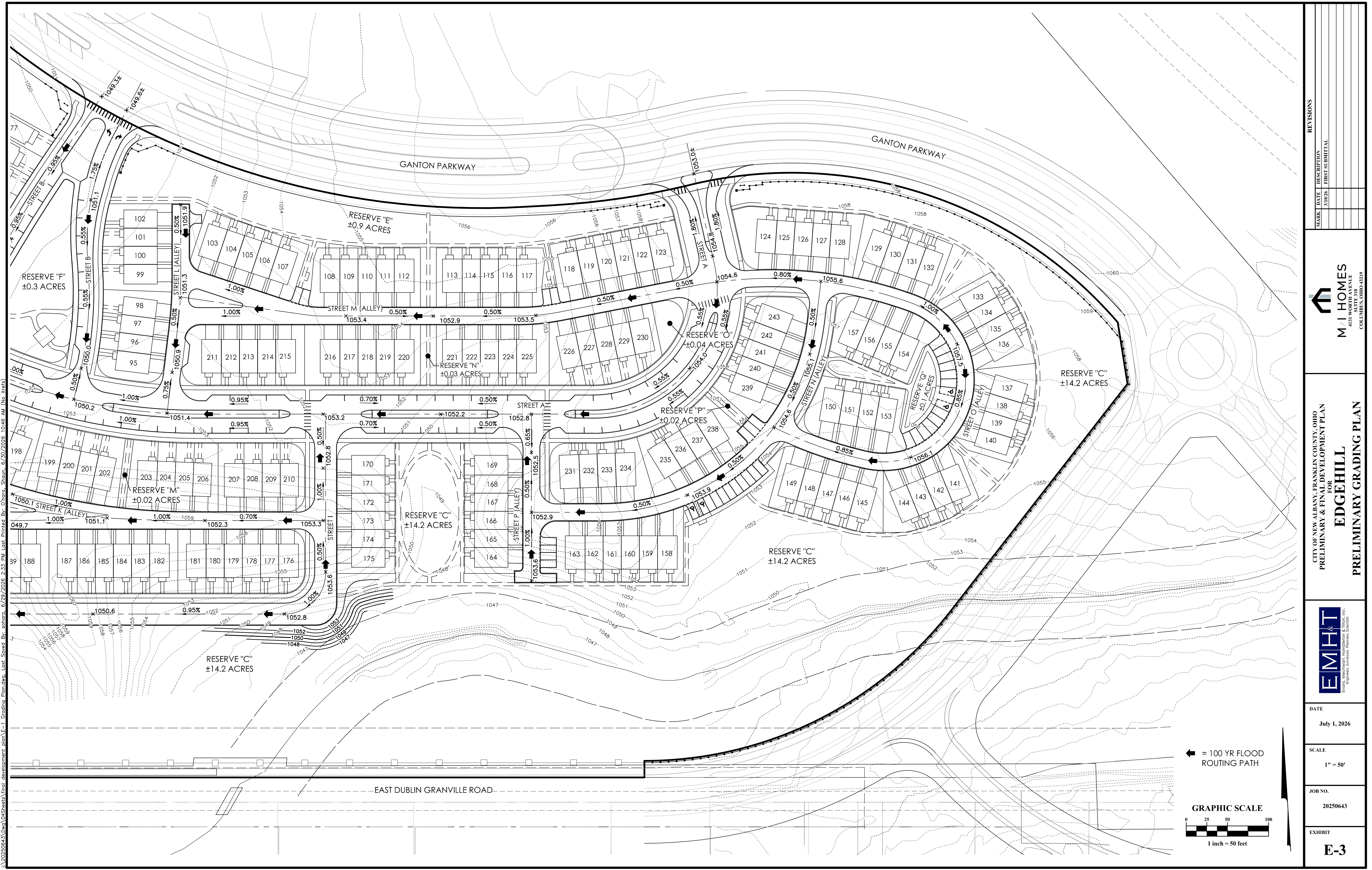
REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

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

**EMHT**
Engineering, Mapping, & Technology, Inc.
Engineering, Surveying, Planning, & Architecture

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



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REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

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

**EMHT**
Engineering, Mapping, & Technology, Inc.
Franklin, Columbus, Cincinnati, Dayton, Ohio

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

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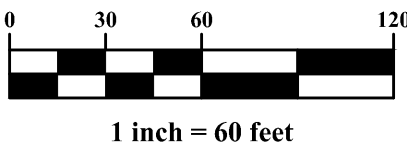
Matchline, See Exhibit F-2

STREET TREE REQUIREMENTS			
STREET	FRONTAGE	REQD. TREES	PROP. TREES
Miller Ave.	900	25 (South side only)	26
STREET A	1,641	45 required per side	121, see note 2
STREET B	615	17 required per side	38, see note 3
STREET C	296	8 required per side	14, see note 1
STREET D	478	13 required per side	19, see note 1
STREET E (ALLEY)	464	13	15 see note 4
STREET F (ALLEY)	258	7	11 see note 4
STREET G	352	10 required per side	30
STREET H (ALLEY)	527	15	14 see note 4
STREET I	1,397	40 required per side	99
STREET J	248	7 required per side	17
STREET K (ALLEY)	467	13	5 see note 4
STREET L (ALLEY)	202	6	8
STREET M (ALLEY)	626	17	14 see note 4
STREET N (ALLEY)	416	12	13 see note 4
STREET O (ALLEY)	556	15	13 see note 4
STREET P (ALLEY)	161	5	7 see note 4
STREET Q (ALLEY)	161	5	7 see note 4
OTHER SITE TREES			215
TOTAL		414	688

NOTES:

- Proposed tree quantities on the chart are based on 25' spacing.
- See Sheet F-2 for sizes at time of installation.
- Tree spacing in front of the attached homes increased to allow for utilities.
- Total does not include trees in the medians.
- Total does not include trees in the open space areas.
- STREET tree spacing in the public ALLEYS does not conform to the spacing requirements due to conflicts with driveways.
- Species substitutions may be necessary based on availability and shall be approved administratively, and not require a public hearing.
- Per Section 1171.04, street tree shall be located so that a twenty-five (25) foot sight triangle is maintained at street intersections.
- See additional Notes Sheet F-2

GRAPHIC SCALE



REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
STREET TREE & OVERALL
LANDSCAPE PLAN



DATE
July 1, 2026

SCALE
1" = 100'

JOB NO.
20250643

EXHIBIT
F-1

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LANDSCAPE CODE REVIEW:

- Urban Center Code states STREET tree spacing shall be 25'.
- A The riparian area to be preserved shall be established as follows: A (riparian corridor with minimum width of one hundred (100) feet, with at least twenty-five (25) feet on each side of the centerline of the stream. See list of activities permitted in corridor.
- 1171.04 STREET Trees:
 - The planting of trees along roadways for all new development shall be according to the following STREET Tree Requirements:
 - (See urban Center Code for tree spacing)
 - STREET trees must be planted in the tree lawn, between the sidewalk or leisure trail and the road pavement. Tree lawns shall be a minimum width of six (6) feet.
 - STREET trees shall be a minimum of three (3) inches caliper dbh (trunk diameter at four and one-half (4.5) feet above the ground.
 - Any tree on the list undesirable species in Section 1171.09 shall not be planted as STREET trees.
 - STREET trees shall be located so that a twenty-five (25) foot sight triangle is maintained at STREET intersections.
 - STREET trees shall be located not less than fifteen (15) feet from fire hydrants and/or utility poles.
 - The developer shall be required to maintain all STREET trees for a period of one year after the tree is planted and to replace any tree which dies within such one year period.
 - STREET trees should be of the same genus and species planted continuously along the length of the STREET.
- Note STREET trees in the public ALLEYS do not conform to the spacing requirements due to conflicts with driveways.
- 1171.06 Parking Lot Screening: (b)Buffering. Parking lots shall be screened from primary STREETS, residential areas, and open space by a three and one-half (3.5)-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONDITION
TREES				
	AO	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.	B&B
	MG	Metasequoia glyptostroboides Dawn Redwood	2.5" Cal.	B&B
	PC	Picea pungens Colorado Spruce	6' Ht.	B&B
	TA	Tilia americana American Linden	2.5" Cal.	B&B
	UJ	Ulmus americana 'Jefferson' Jefferson American Elm	2.5" Cal.	B&B
	UP	Ulmus americana 'Princeton' Princeton American Elm	3" Cal.	B&B
	UV	Ulmus americana 'Valley Forge' Valley Forge American Elm	2.5" Cal.	B&B
	ZS	Zelkova serrata Japanese Zelkova	2.5" Cal.	B&B
ORNAMENTAL TREES				
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	10' Ht.	M.S B&B
	MA	Magnolia virginiana australis Sweetbay Magnolia	10' Ht.	B&B
	MP	Malus x 'Prairie Rose' Prairie Rose Crabapple	2.5" Cal.	B&B
	MS	Malus x 'Spring Snow' Spring Snow Crabapple	2.5" Cal.	B&B
	SI	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B
STREET TREES				
	AR2	Acer rubrum Red Maple	3" Cal.	B&B
	AS	Acer saccharum Sugar Maple	3" Cal.	B&B
	AX	Acer x freemanii Freeman Maple	3" Cal.	B&B
	CO	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	3" Cal.	B&B
	GS	Gleditsia triacanthos inermis 'Skyline' Skyline Honey Locust	3" Cal.	B&B
	PA	Platanus x acerifolia London Plane Tree	3" Cal.	B&B

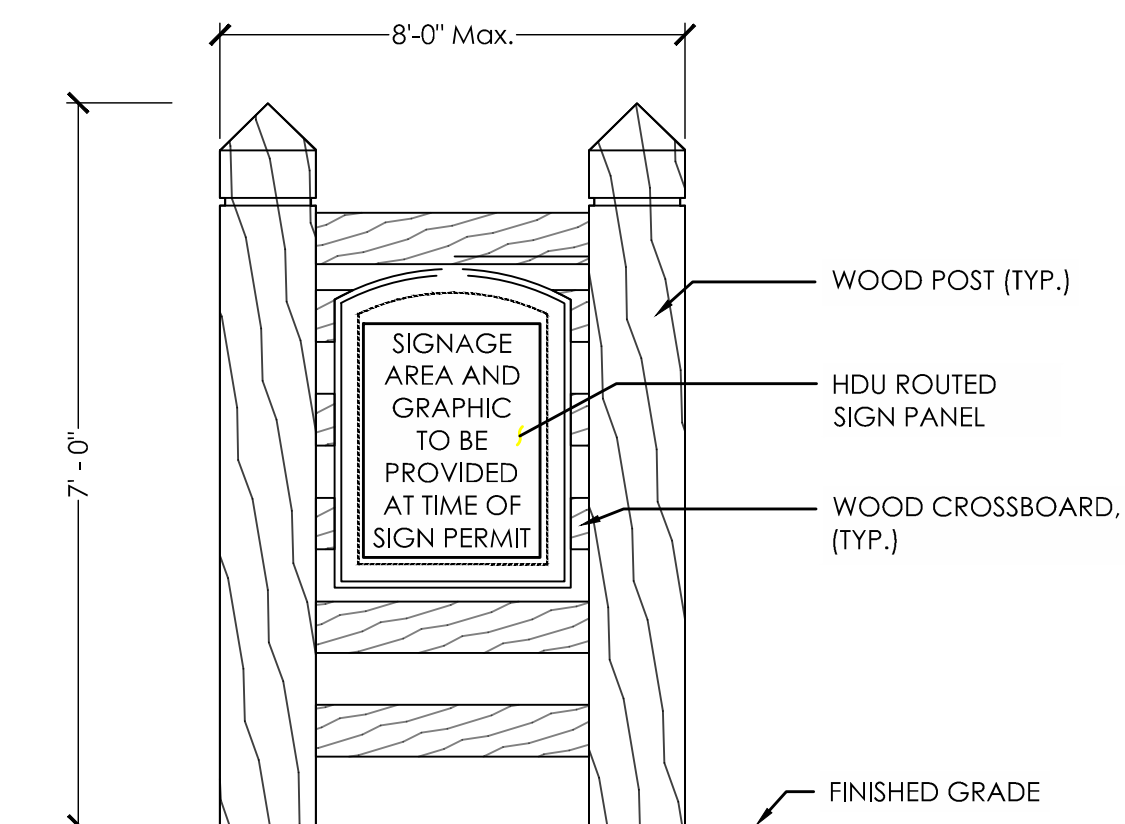
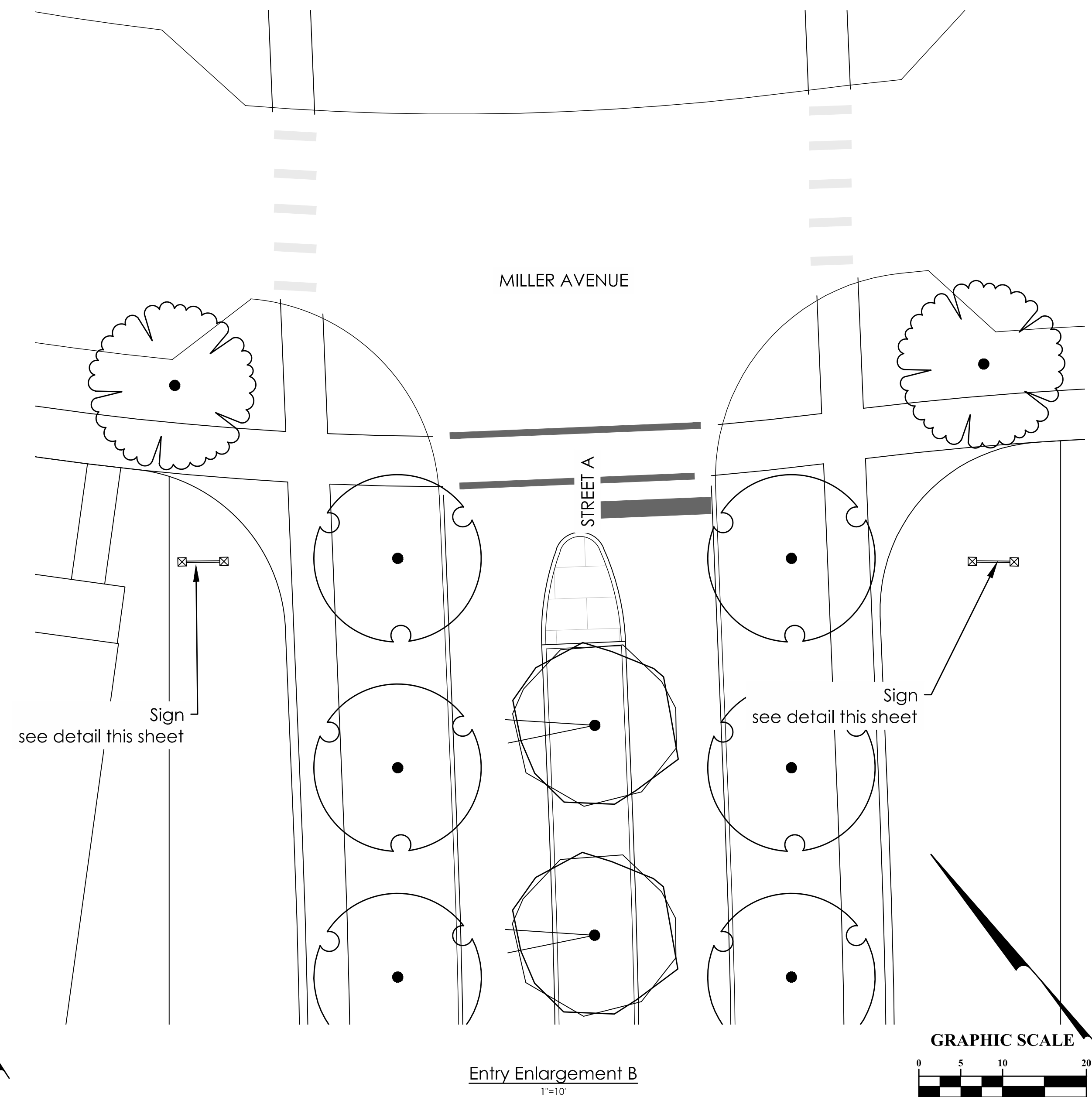
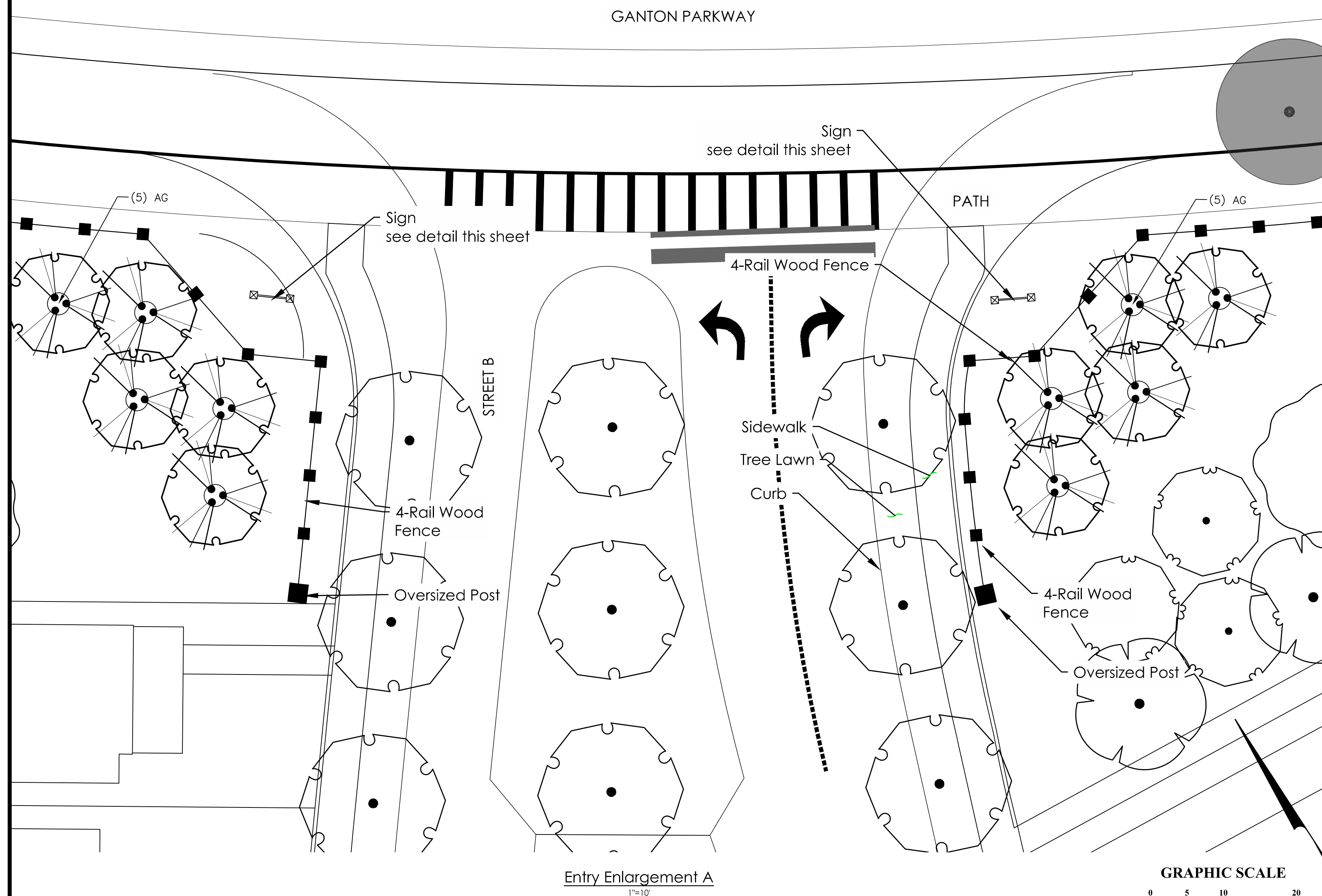
REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
STREET TREE & OVERALL
LANDSCAPE PLAN

EMHT
Environmental Management
Engineering, Surveying, Planning, & Architecture, Inc.

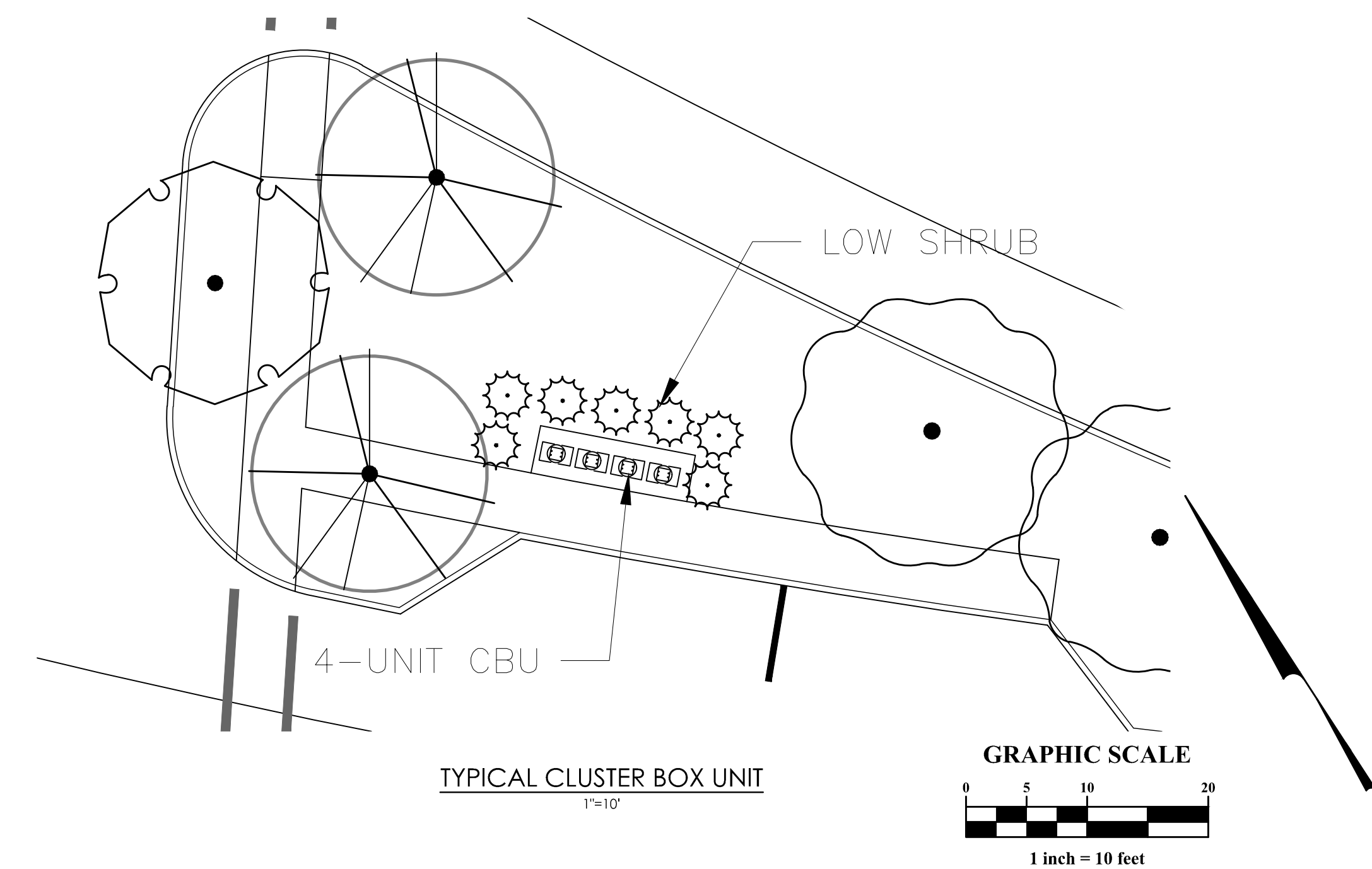
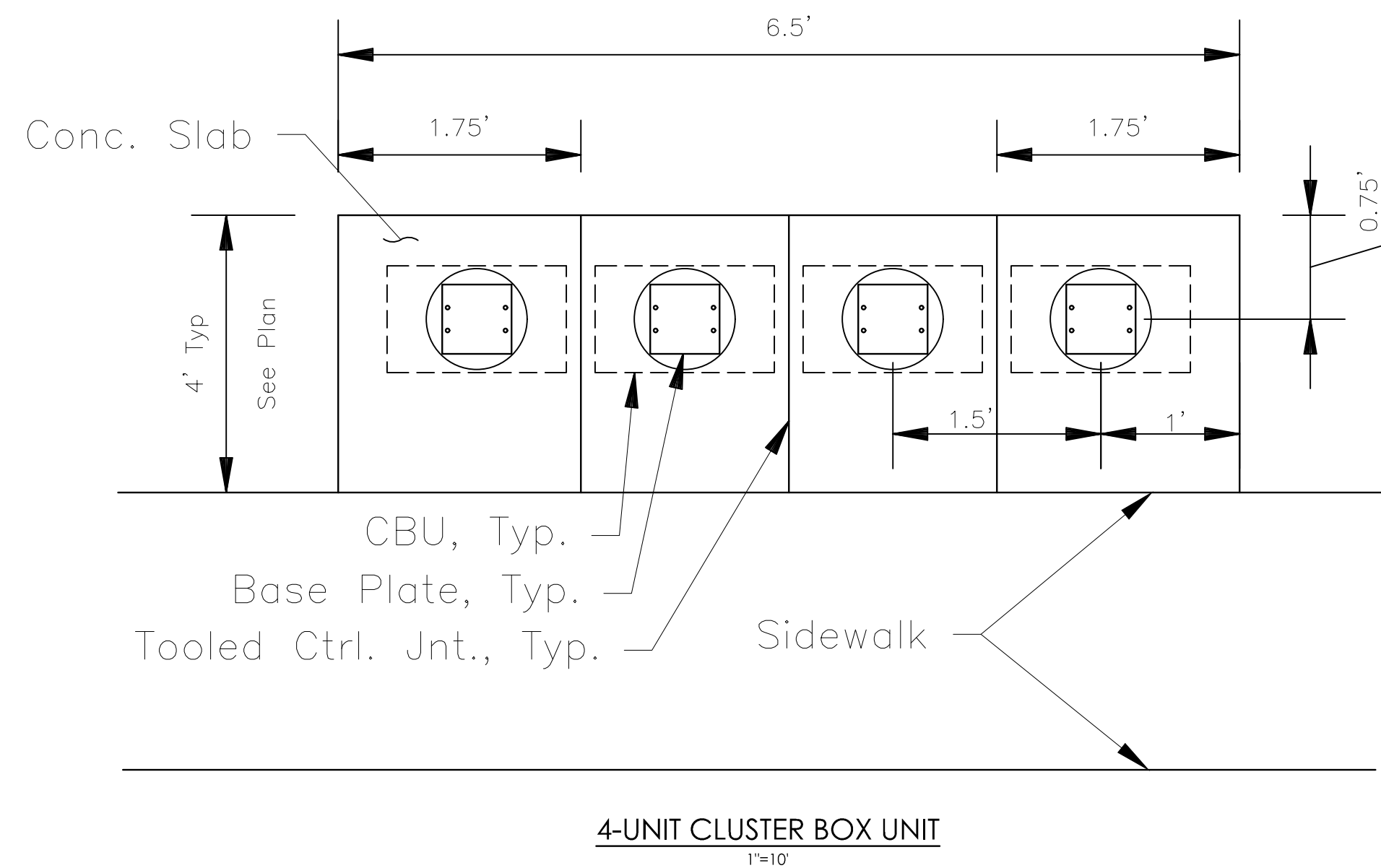
DATE
July 1, 2026
SCALE
1" = 60'
JOB NO.
20250643
EXHIBIT

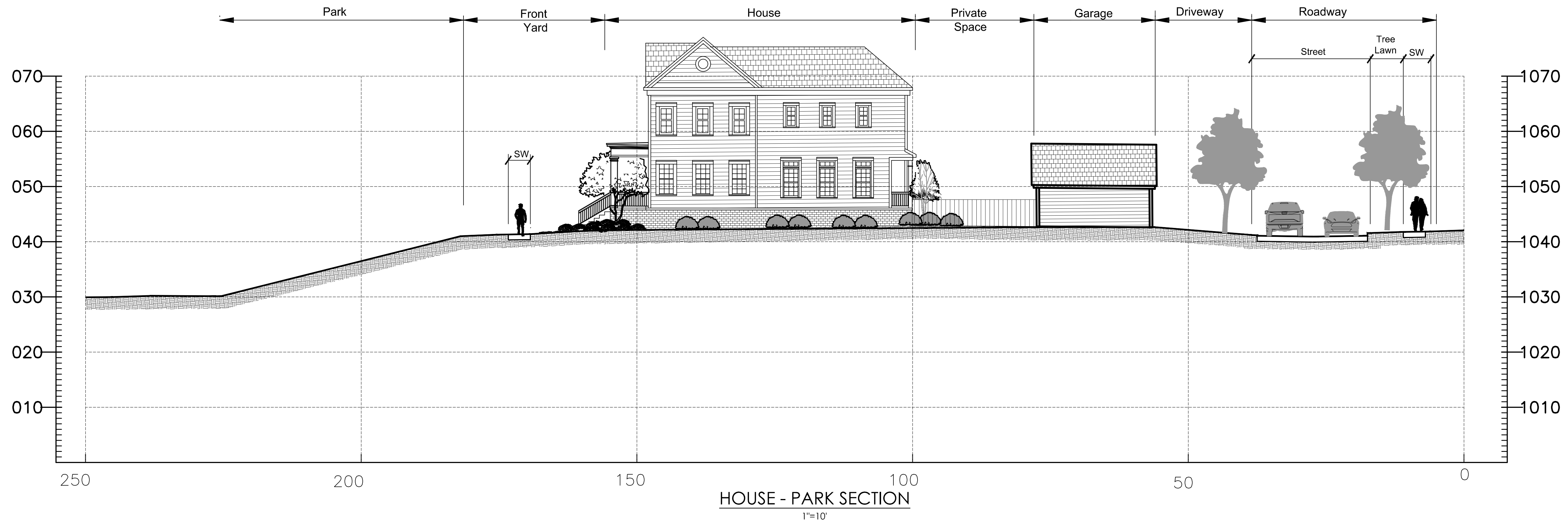


Single-Faced Sign
Sign Panel: HDU routed and painted
Text and Graphics: Painted and / or vinyl
Mounting: Sign panel mounted to cross boards
Cross boards: 1 x 6 treated boards
Posts: 12 x 12 Treated wood posts with block and pyramid tops
Shop drawings for Sign to be submitted with Sign Permit.
Sign to be uplit

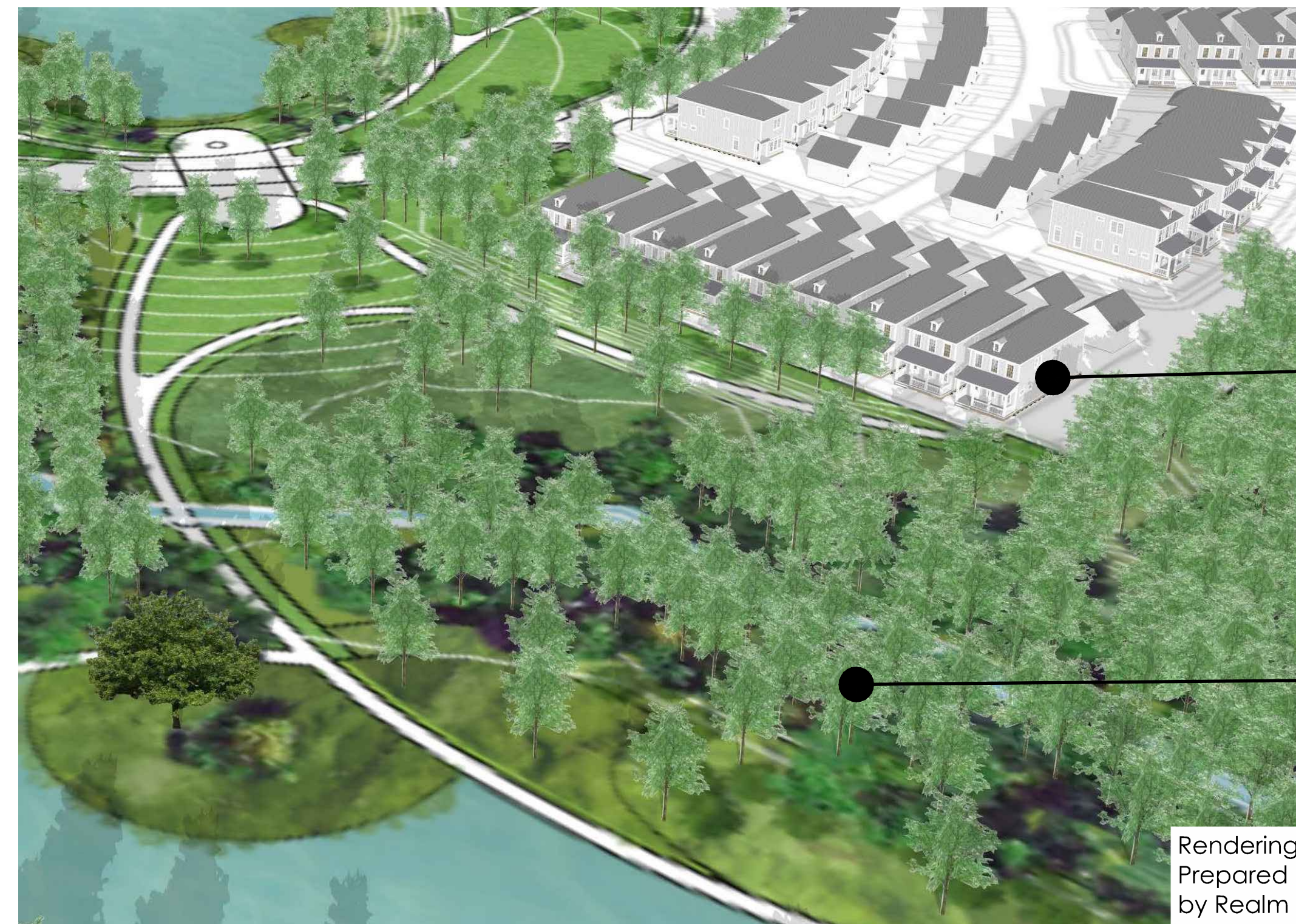
Colors
Sign Panel: Dark blue with white border
Graphics: White
Text: White
Posts, cross boards and sign structure: White

Entry Sign
Not to Scale

[illegible]



PLAN VIEW WITH SECTION LINE
Not to scale



BIRDS-EYE RENDERING
Not to scale

Detached
Row Houses

Future City Park

Rendering
Prepared
by Realm

REVISIONS

MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

M/I HOMES
431 WOODLAND AVENUE
SUITE 310
COLUMBUS, OHIO 43219

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

EMHT
Environmental Management
Engineering, Surveying, Planning, & Architecture

DATE
July 1, 2026

SCALE
1" = 10'

JOB NO.
20250643

EXHIBIT
F-6

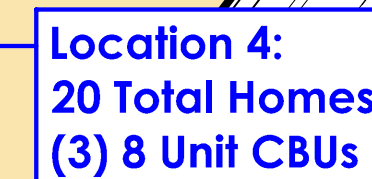
RESERVE "C": ± 14.2 ACRES
RESERVE "D": ± 0.8 ACRES
RESERVE "E": ± 0.9 ACRES
RESERVE "F": ± 0.3 ACRES
RESERVE "G": ± 0.05 ACRES
RESERVE "H": ± 0.04 ACRES
RESERVE "I": ± 0.2 ACRES
RESERVE "J": ± 0.2 ACRES
RESERVE "K": ± 0.05 ACRES
RESERVE "L": ± 0.08 ACRES
RESERVE "M": ± 0.02 ACRES
RESERVE "N": ± 0.03 ACRES
RESERVE "O": ± 0.3 ACRES
RESERVE "P": ± 0.02 ACRES
RESERVE "Q": ± 0.1 ACRES

±17.29 ACRES



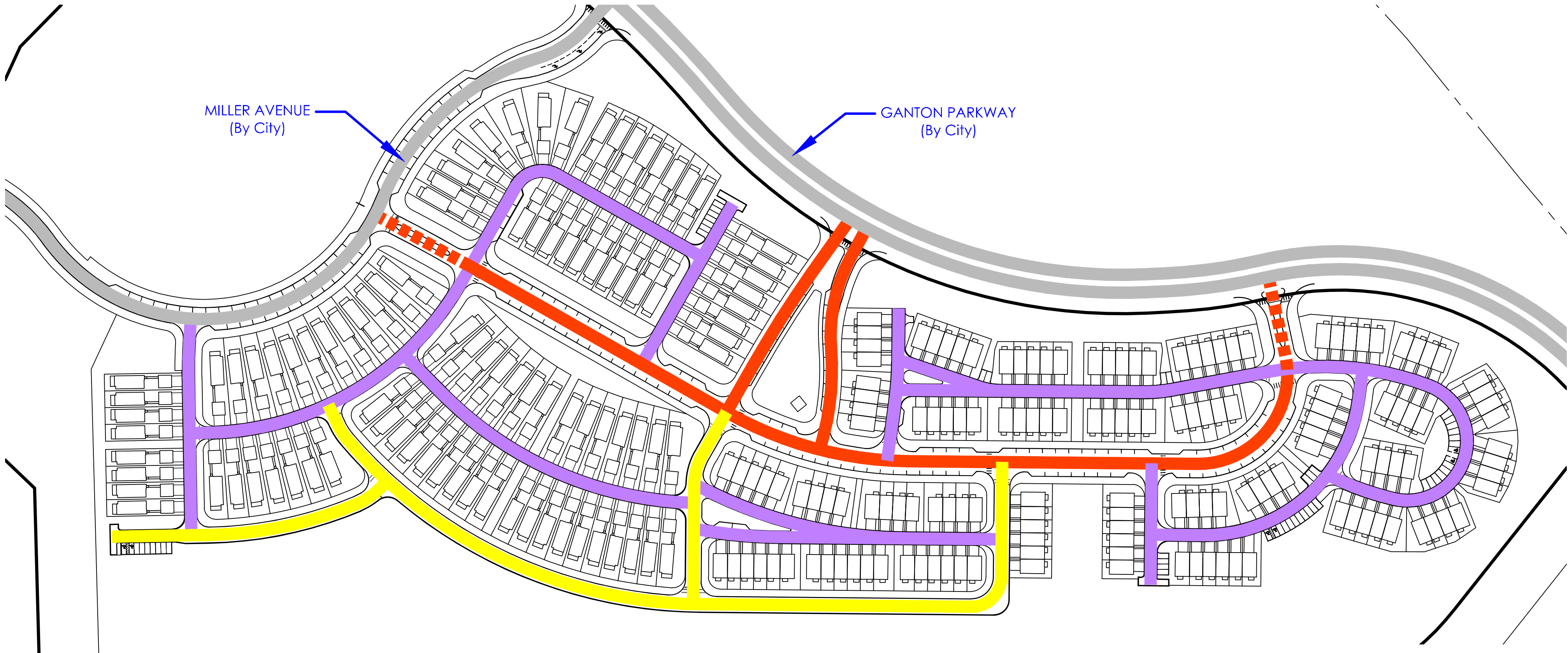
Note: Number CBUs and number of mail and parcel slots will vary by number of units served.

Cluster Box Unit (CBU)



Location 3:
39 Total Homes
(5) 8 Unit CBUs

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NEIGHBORHOOD STREET

5.11 Neighborhood Street
A typical two travel lane local street. This street is not heavily traveled but is important to provide connectivity and disperse traffic. On-street yield parking, open tree lawns, and sidewalks make this an intimate street.

5.12 Neighborhood Street Design Standards

Vehicle Movement:	Yield
Street Edge:	Vertical, square curb
Tree Lawn:	Open lawn
Ped. Bump-outs:	Recommended
On-street Parking:	Yield
Turn Lane:	None

	Min.	Max.
Corner Radius:	-	15'
Tree Spacing:	25'	25'
Tree Lawn:	6'	8'
Sidewalk Width:	5'	5'
Parking Width:	7'	7'
Drive Lane Width:	12'	16'
Turn Lane Width:	-	-
Total R.O.W.:	48'	56'



Map Color



TWO-LANE BOULEVARD

5.19 Two-Lane Boulevard
A two lane boulevard designed for residential neighborhoods. Yield on-street parking, comfortable in-lane biking, and sidewalks or leisure trails on both sides of the boulevard allow for this road to accommodate all types of transportation users.

5.20 Two-Lane Boulevard Design Standards

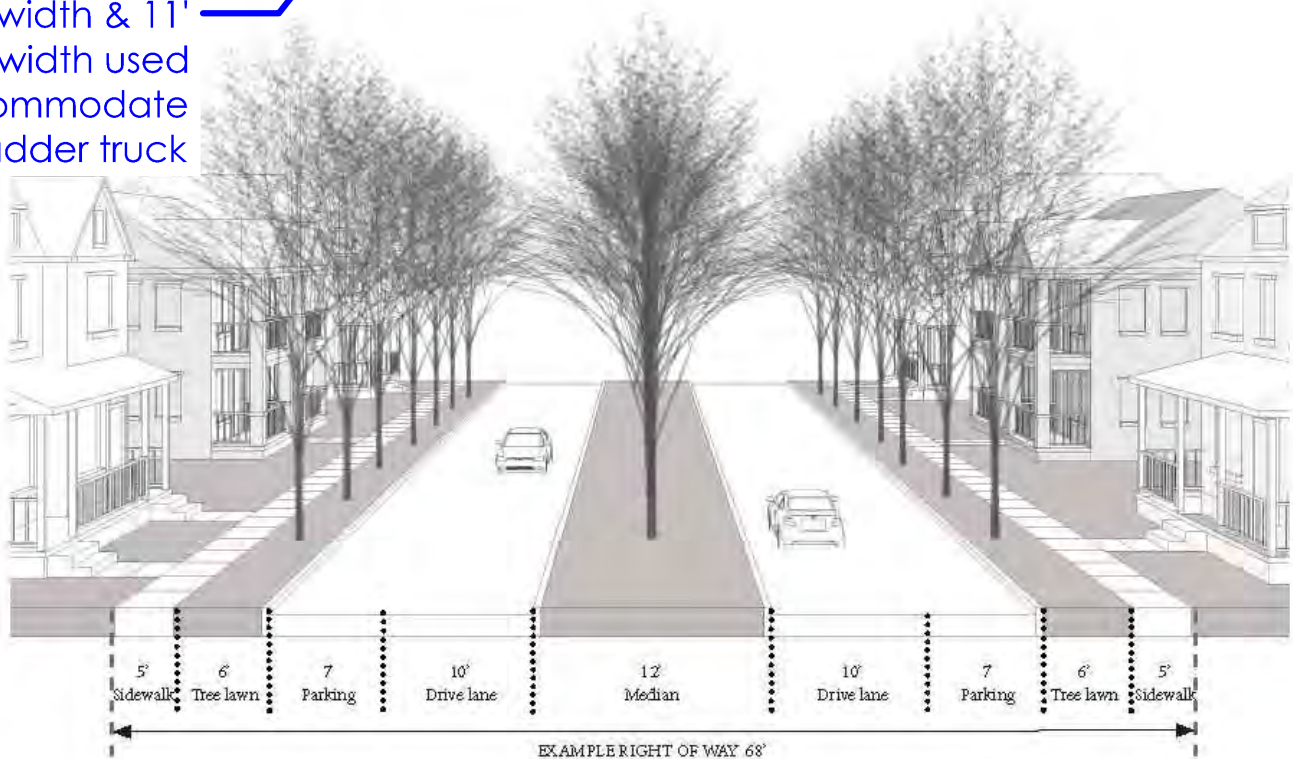
Vehicle Movement:	Slow
Street Edge:	Vertical, square curb
Tree Lawn:	Open lawn
Ped. Bump-outs:	Intersections and crosswalks
On-street Parking:	Yield
Turn Lane:	Intersections Only

	Min.	Max.
Corner Radius:	-	25'
Tree Spacing:	25'	25'
Tree Lawn:	6'	8'
Sidewalk Width:	5'	5'
Parking Width:	7'	7'
Median Width:	12'	20'
Drive Lane Width:	10'	11'
Total R.O.W.:	68'	82'



Map Color
TWO-LANE BLVD
NO ON-STREET PARKING

10' median width & 11' drive lane width used to accommodate PTFD ladder truck



ALLEY

5.23 Alley
A service road to the rear of development linking parking fields and minimizing the need for curb-cuts along adjacent roadways. Two way operation is important.

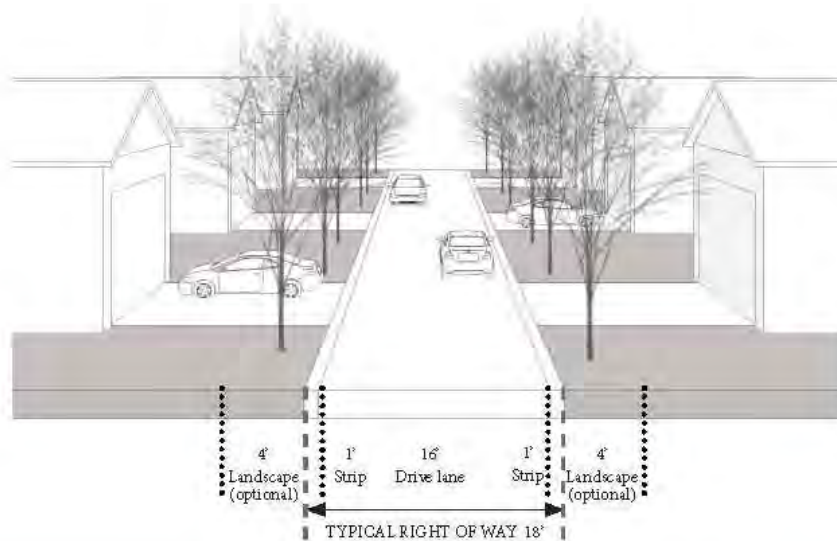
5.24 Alley Design Standards

Vehicle Movement:	Yield
Street Edge:	Curb or concrete strip
Tree Lawn:	Open lawn
Ped. Bump-outs:	None
On-street Parking:	None
Turn Lane:	None

	Min.	Max.
Corner Radius:	-	15'
Tree Spacing:	no min	no max
Landscape Area:	4'	no max
Concrete Edge:	1'	2'
Drive Lane Width:	10' (one way)	18'
Total R.O.W.:	12'	22'



Map Color
20' Drive lane width used with 6" wide flush curb edge



REVISIONS

MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
TYPICAL STREET SECTIONS

EMHT
Engineering, Mapping, Planning, Surveying, Inc.
10000 W. Main St., Suite 100
Columbus, OH 43240

DATE
July 1, 2026

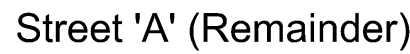
SCALE
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JOB NO.
20250643

EXHIBIT
H-1



Not To Scale



Not To Scale



Not To Scale



Not to Scale

Butter Seal Pure AC-

6"

D.

Pavement Section

section

.. ..

~~#8 or #57~~

Aggregate

6"

(To

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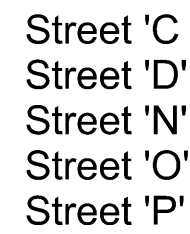
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WITH UNDERDRAIN



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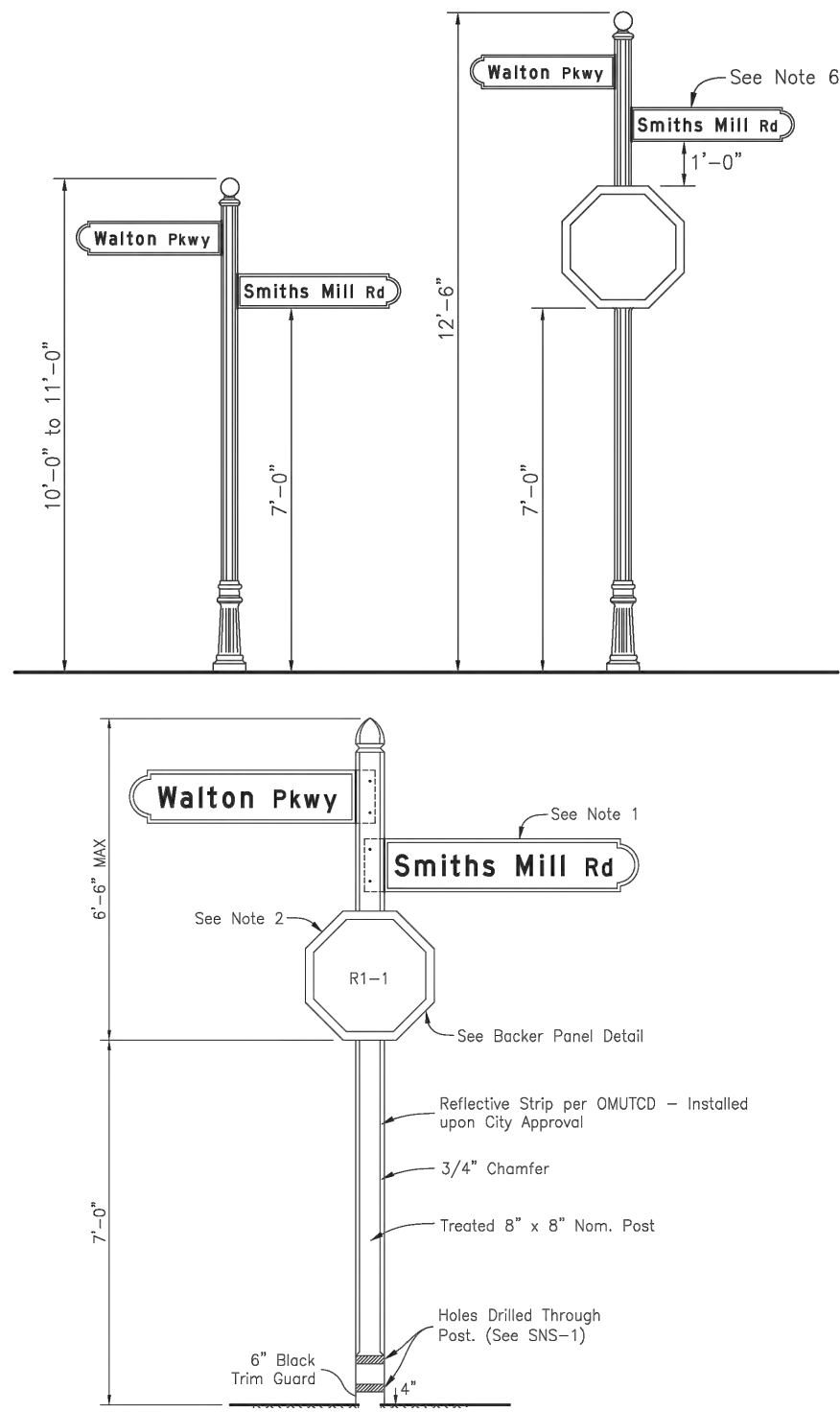


Not To Scale

Design Speed 25 MPH Unless Noted Otherwise

- 1 Item 441, 1 1/2" Asphalt Concrete Surface Course, Type 1 (448) PG 64--22
- 2 Item 441, 1 1/2" Asphalt Concrete Intermediate Course, Type 2 (448)
- 3 Bituminous Trackless Tack Coat, Item 407. Bituminous Material 702.02, RC-70 or RC-250 or 702.04, RS-1, RS-2 or MS-2, Applied 0.1 Gal per SY and cover consisting of crushed gravel or limestone size No. 9
- 4 7" Roller Compacted Concrete per Supplemental Specifications 1523
- 5 Straight 18" Concrete Curb, Item 609
- 6 6" Underdrain, Item 605
- 7 No. 8 or No. 57 Aggregate
- 8 Subgrade Compaction, Item 204
- 9 Seeding & Mulching, Item 659
- 10 4" Topsoil, Item 653
- 11 Item 608, 4" Concrete Sidewalk, Class "C"

H-2

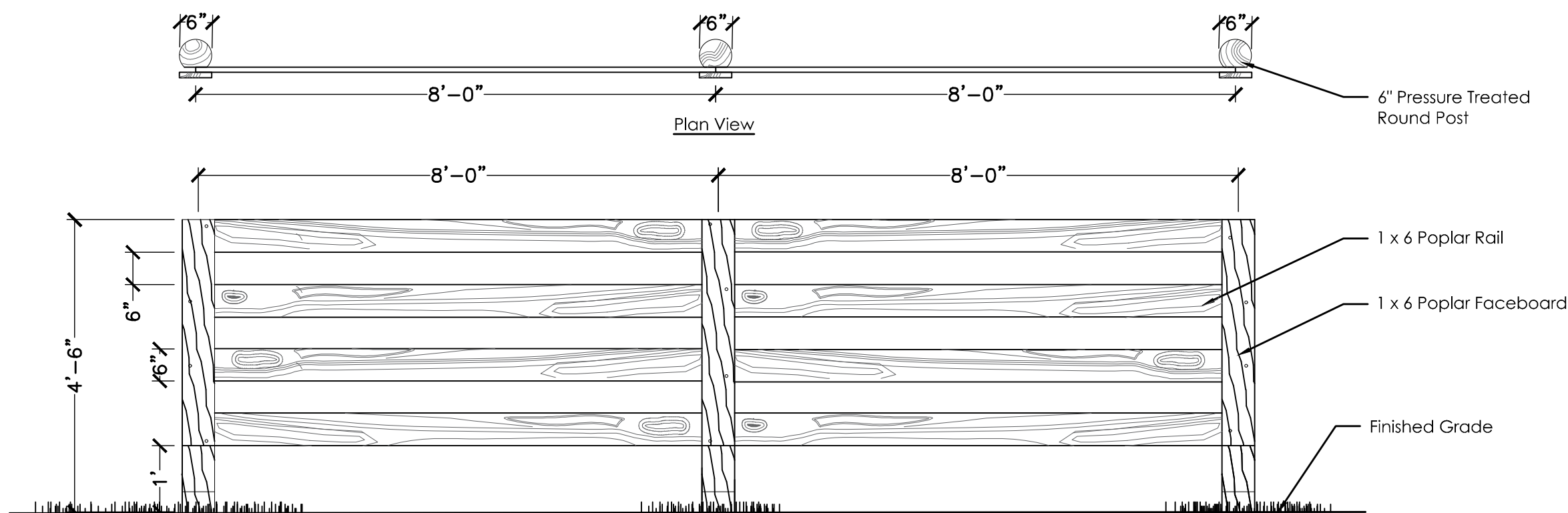


Typical Street Regulatory and Warning Signs

Signs per City Standard Drawings NA-SNS-7.8 & 9.
Painted Green PMS 5535 or similar.

Typical Street Regulatory and Street Name Sign

Signs per City Standard Drawings NA-SNS-1.2.3 & 4.
Painted Green PMS 5535 or similar.



Note: All exposed fence surfaces to be painted white.

4 - Rail Horse Fence

Not to Scale



Privacy Fence - alleys

Character Photo



COMMUNITY PAVILION

Not to Scale

Character Photo: This image of a pavilion provides the reviewer with design intent. Exact details may vary at the discretion to the developer; however, significant deviation from this image will require additional review and approval by the City.

REVISIONS

MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL



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



DATE

July 1, 2026

SCALE

NONE

JOB NO.

20250643

EXHIBIT

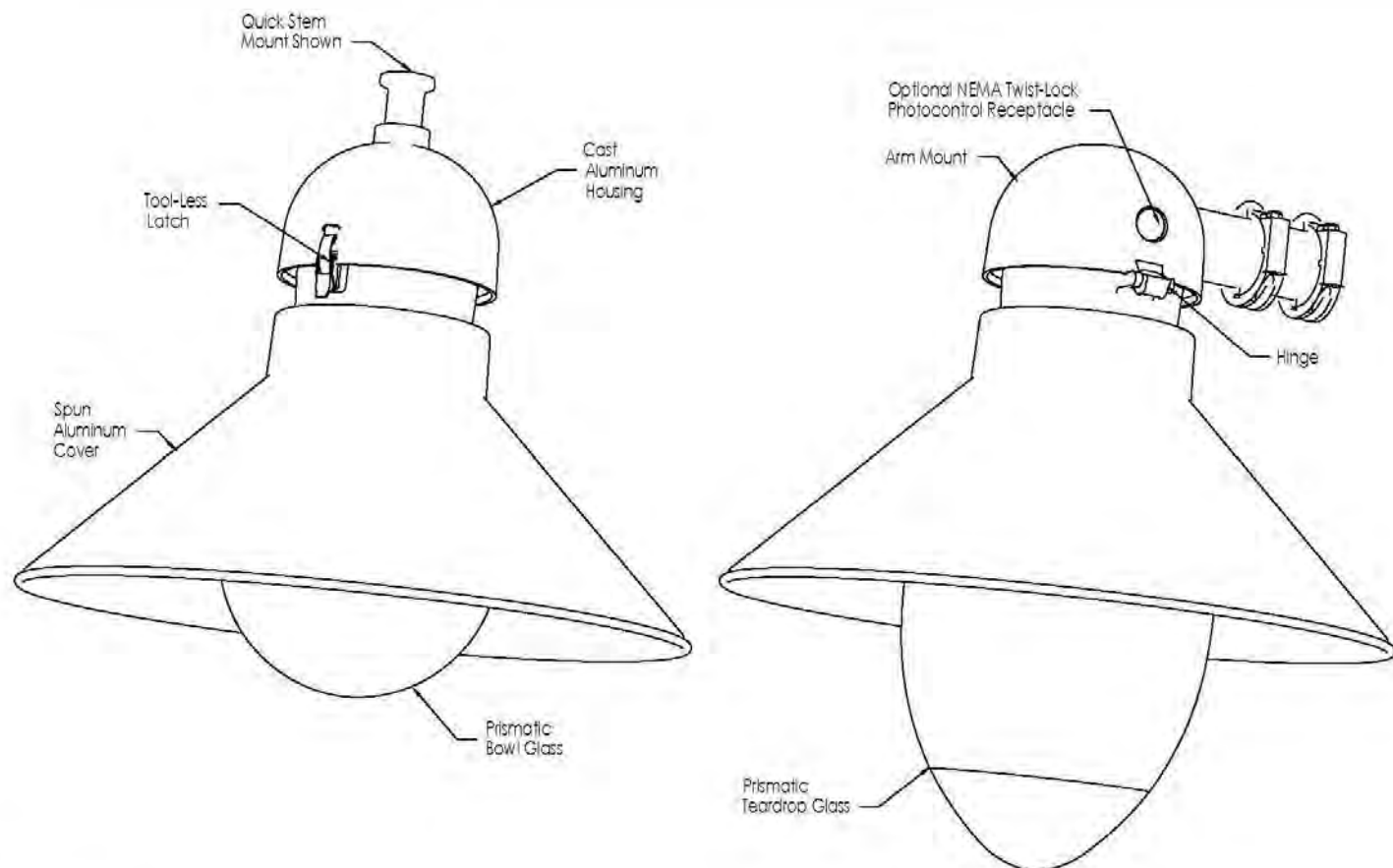
I-1



GELB3
GlasWerks® Prismatic LED
Hallbrook® Extended



DIMENSIONAL DATA



Maximum Weight - 64 lbs
Maximum Effective Projected Area - 1.7 ft²

AcuityBrands | HoloPhane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | techsupport@acuitybrands.com
© 2021-2024 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/07/24 Specifications subject to change without notice.

GELB3
Page 1 of 5

Catalog Number	
Notes	Type

SPECIFICATIONS

General Description
This architectural luminaire consists of a borosilicate glass refractor coupled with a spun aluminum housing.

Optical Assembly
The optical assembly consists of a prismatic glass refractor to precisely distribute light with excellent visual comfort and reduced glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with many different form factors and optical distributions.

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours.

Mounting Style
Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.
Quick Lock Stem Mounting style includes a welded stem for fast installation and is compatible with the following leveling fitters:
- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GWDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Arm Fitter (BADF)
The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2" nominal (Ø2-3/8" O.D.) horizontal arm and allow a ±5° degree adjustment from horizontal to the cover.

Finish
Aluminum housing is finished with corrosion resistant super durable powder coat paint for maximum durability. Finish is rated to 5,000 hour salt spray per ASTM B117.

Listings
The luminaire is CSA certified to US and Canadian standards. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C. Optical chamber is sealed to IP66.
DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
Limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specification subject to change without notice.

GELB3

GlasWerks® Prismatic LED Hallbrook® Extended



ORDERING INFORMATION

Example: GELB3 P20 30K MVOLT BG3 QSM BK

Product Series	Lumen Package	Color Temperature	Voltage	Optics	Mounting	Color
GELB3 Hallbrook® Extended	P10 P10 Performance Package	27K 2700K	MVOLT Auto-sensing 120-277V	BG3 Bowl Glass, Type 3	ARM Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K	HVOLT Auto-sensing 347-480V	BG5 Bowl Glass, Type 5	NPT Pendant 1.5" NPT	BZ Bronze
	P30 P30 Performance Package	40K 4000K		TG4 Teardrop Glass, Type 4	QSM Quick Stem Mount	GH Graphite
	P40 P40 Performance Package			SC2 Small Cylinder Glass, Type 2		GN Green
	P50 P50 Performance Package			SC3 Small Cylinder Glass, Type 3		GR Gray
	P60 P60 Performance Package			SC5 Small Cylinder Glass, Type 5		WH White
				LC3 Large Cylinder Glass, Type 3		
				LC5 Large Cylinder Glass, Type 5		
				SG3 Sag Glass, Type 3		
				SG5 Sag Glass, Type 5		

Options				
Photocontrol Receptacle: PR7 7-pin NEMA twistlock photocontrol receptacle PR7E Prepared for external 7-pin photocontrol receptacle	Photocontrol: PCLL DTL solid state long life photocontrol (120-277V) P34 Solid state long life photocontrol (347V) P48 Solid state long life photocontrol (480V) SH Shorting Cap	Dimming Options: AO Adjustable Output Module DALI DALI driver	Prewire Lead Options: L03 3' of prewired leads L10 10' of prewired leads L20 20' of prewired leads L25 25' of prewired leads L30 30' of prewired leads	NEMA Label Option: NL1X1 1" x 1" NEMA Label NL3X3 3" x 3" NEMA Label

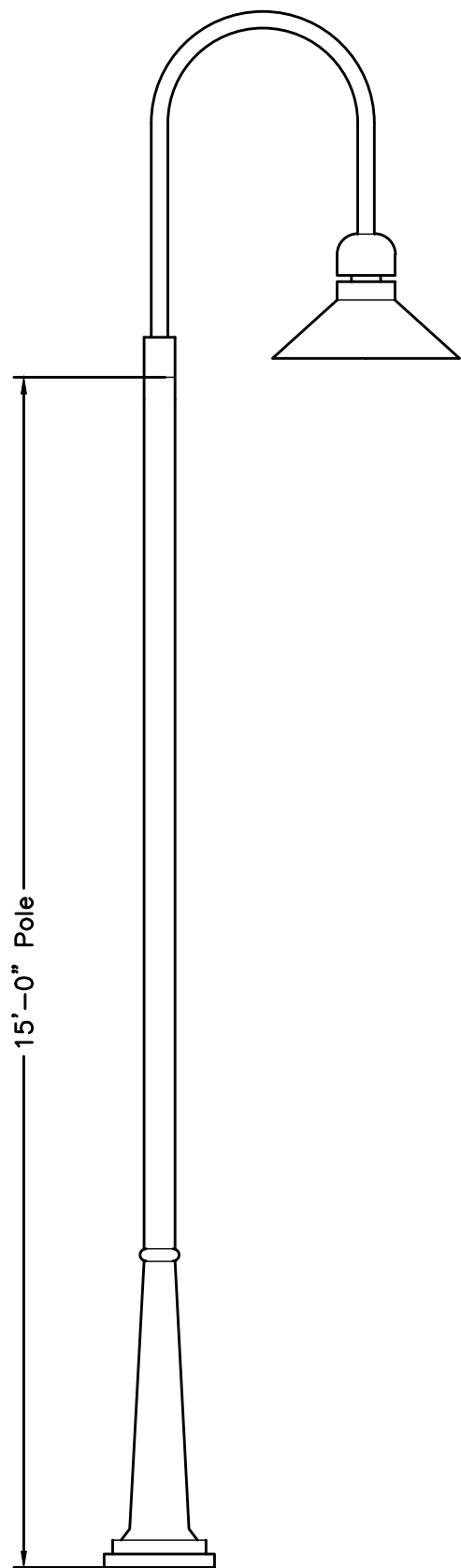
OPTIONS MATRIX

		Lumen Package						Voltage		Receptacle		Photocontrol				Dimming Options	
		P10	P20	P30	P40	P50	P60	MVOLT	HVOLT	PR7	PR7E	PCLL	PCL3	PCL4	SH	AO	DALI
Lumen Package	P10		N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P20	N		N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P30	N	N		N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P40	N	N	N		N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P50	N	N	N	N		N	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P60	N	N	N	N	N		Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
Voltage	MVOLT	Y	Y	Y	Y	Y	Y			N	Y	Y	N	Y	Y	Y	N
	HVOLT	Y	Y	Y	Y	Y	Y	N		Y	Y	N	Y	Y	Y	Y	Y
Receptacle	PR7	Y	Y	Y	Y	Y	Y	Y	Y		N	N	Y	Y	Y	Y	RFD
	PR7E	Y	Y	Y	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	Y	RFD
Photocontrol	PCLL	Y	Y	Y	Y	Y	Y	Y	N	Y	Y		N	N	N	N	Y
	PCL3	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N		N	N	N	Y
	PCL4	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N		N	N	Y
	SH	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	RFD
Dimming Options	AO	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		N
	DALI	RFD	RFD	RFD	RFD	RFD	RFD	RFD	N	RFD	RFD	RFD	RFD	RFD	RFD	N	

Y = combination is available
N = combination is not available
RFD = consult factory, additional information required

AcuityBrands | HoloPhane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | techsupport@acuitybrands.com
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GELB3
Page 2 of 5



STREET LIGHT POLE DETAIL
NOT TO SCALE



TYPICAL STREET LIGHT

REVISIONS	
MARK	DATE
	3/16/26
	FIRST SUBMITTAL



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



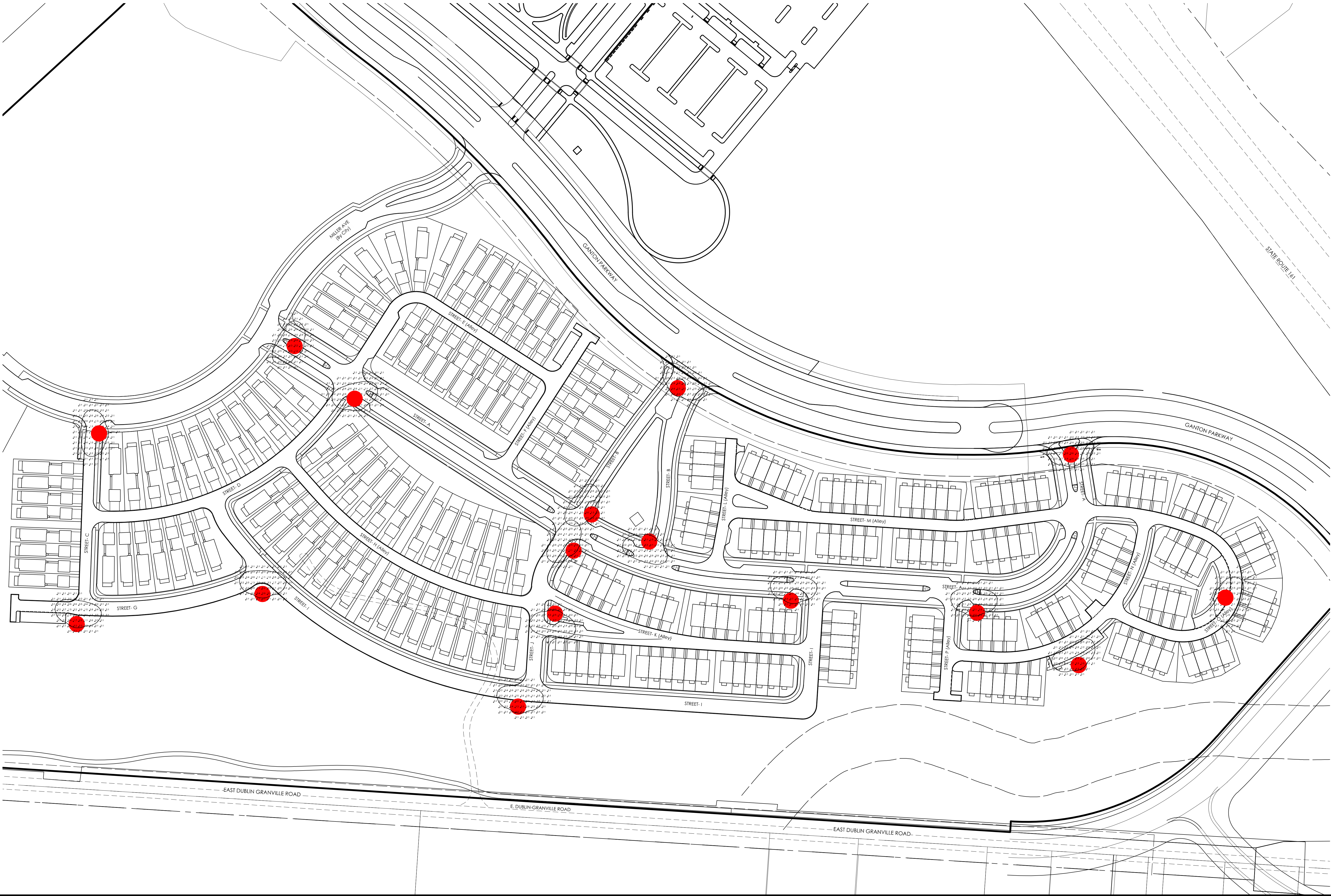
DATE
July 1, 2026

SCALE
NONE

JOB NO.
20250643

EXHIBIT
I-2

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REVISIONS

MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

M/I HOMES

4131 WOODLAND BLVD.
SUITE 310
COLUMBUS, OHIO 43219

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

EMHT

Environmental Management & Technology, Inc.
Engineering, Surveying, Planning, Scientific

DATE
July 1, 2026

SCALE
1" = 80'

JOB NO.
20250643

EXHIBIT
I-3

X:\20250643\Draw\04sheets\final development plan\1-1 Environmental Plan.dwg, Last Saved By: sohara, 6/29/2026 2:40 PM Last Printed By: O'hara, Shaun, 6/30/2026 10:47 AM (No Xrefs)



- Legend**
- Study Area
 - Jurisdictional Wetland
 - Non-Jurisdictional Wetland
 - Jurisdictional Perennial Stream
 - Jurisdictional Intermittent Stream
 - Non-Jurisdictional Swale
 - Non-Jurisdictional Tile Outflow
 - Upland Data Point
 - Wetland Data Point

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
ENVIRONMENTAL PLAN



EM&HT

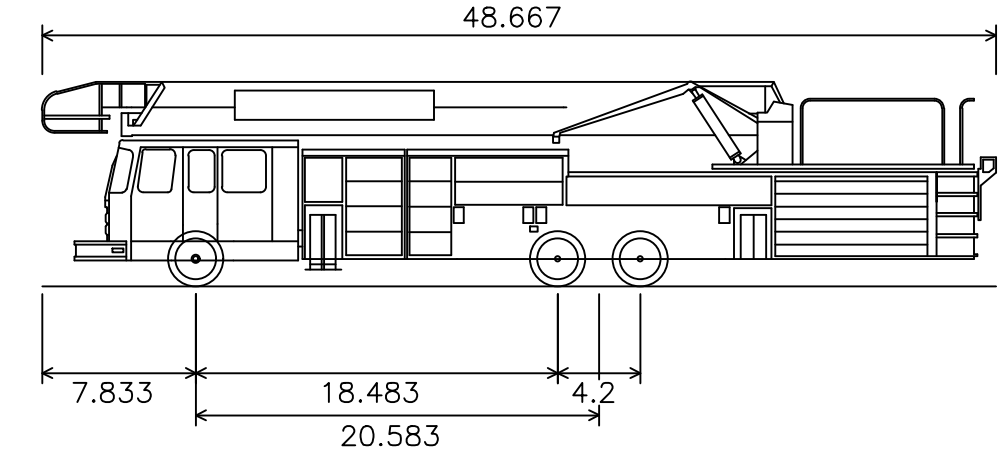
Environmental Management & Technology, Inc.

Engineers, Surveyors, Planners, Scientists

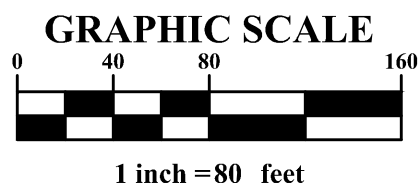
DATE	July 1, 2026
SCALE	1" = 200'
JOB NO.	20250643
EXHIBIT	J-1

 Paved aprons, brick, concrete, or other suitable material, shall be installed where necessary to allow large vehicles to turn at intersections without running over the curb. Typically installed at the ends of center medians

Fire Truck turning radius analysis depicted on this sheet was prepared by AutoCad's Autoturn using the following criteria:



Plain Twp Ladder	
Overall Length	48.667ft
Overall Width	8.333ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	42.00°



REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL



M/I HOMES

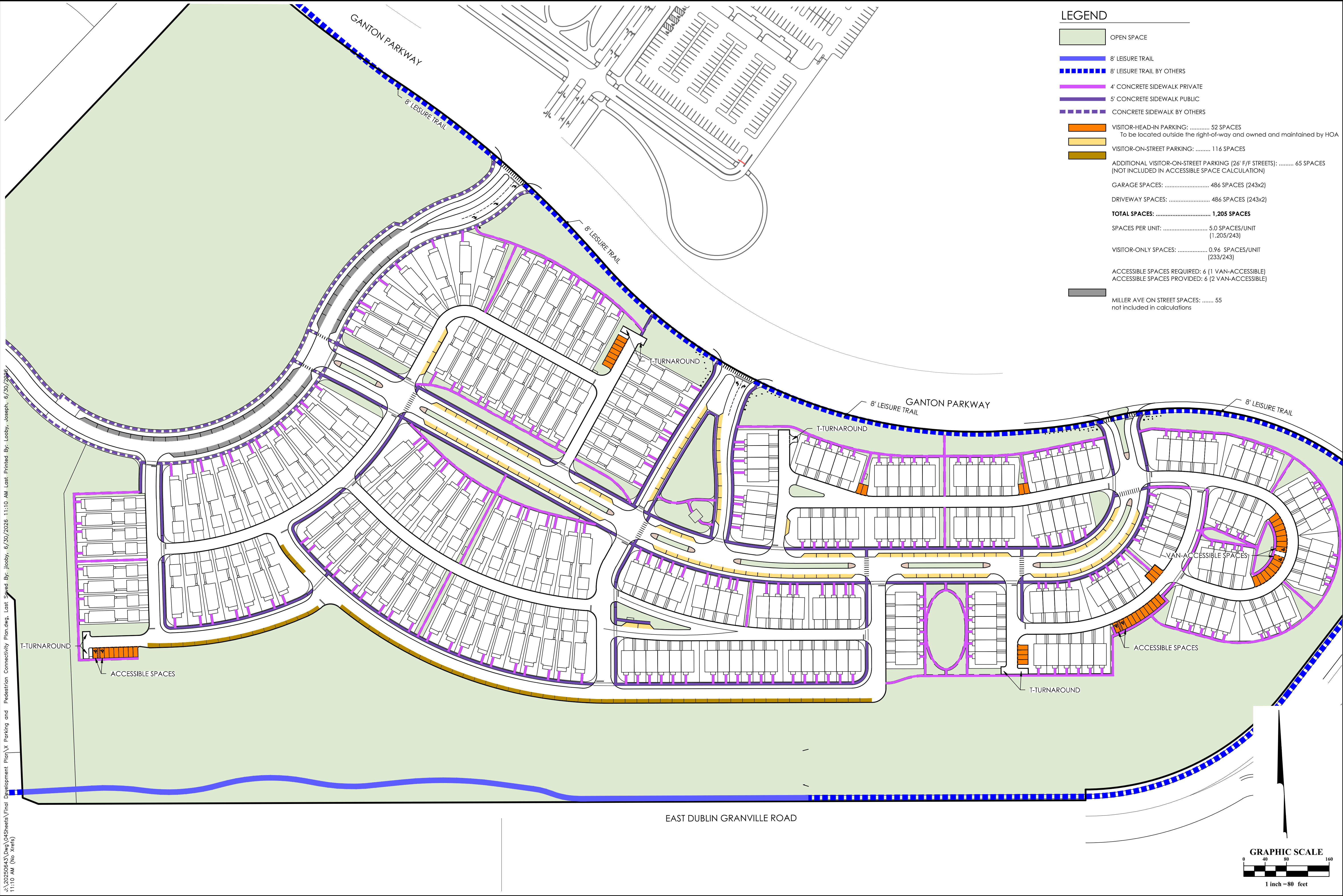
431 WOODLAND AVENUE
SUITE 310
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
FIRE TRUCK TURNING EXHIBIT



Engineering & Mapping
Hill & Trenchard
Inc.
Franklin, Surveyors, Planners, Scientists

DATE	July 1, 2026
SCALE	1" = 80'
JOB NO.	20250643
EXHIBIT	K-1



LEGEND

- OPEN SPACE
- 8' LEISURE TRAIL
- 8' LEISURE TRAIL BY OTHERS
- 4' CONCRETE SIDEWALK PRIVATE
- 5' CONCRETE SIDEWALK PUBLIC
- CONCRETE SIDEWALK BY OTHERS
- VISITOR-HEAD-IN PARKING: 52 SPACES
To be located outside the right-of-way and owned and maintained by HOA
- VISITOR-ON-STREET PARKING: 116 SPACES
- ADDITIONAL VISITOR-ON-STREET PARKING (26' F/F STREETS): 65 SPACES
(NOT INCLUDED IN ACCESSIBLE SPACE CALCULATION)
- GARAGE SPACES: 486 SPACES (243x2)
- DRIVEWAY SPACES: 486 SPACES (243x2)
- TOTAL SPACES: 1,205 SPACES**
- SPACES PER UNIT: 5.0 SPACES/UNIT
(1,205/243)
- VISITOR-ONLY SPACES: 0.96 SPACES/UNIT
(233/243)
- ACCESSIBLE SPACES REQUIRED: 6 (1 VAN-ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED: 6 (2 VAN-ACCESSIBLE)
- MILLER AVE ON STREET SPACES: 55
not included in calculations

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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
PARKING AND OPEN SPACE

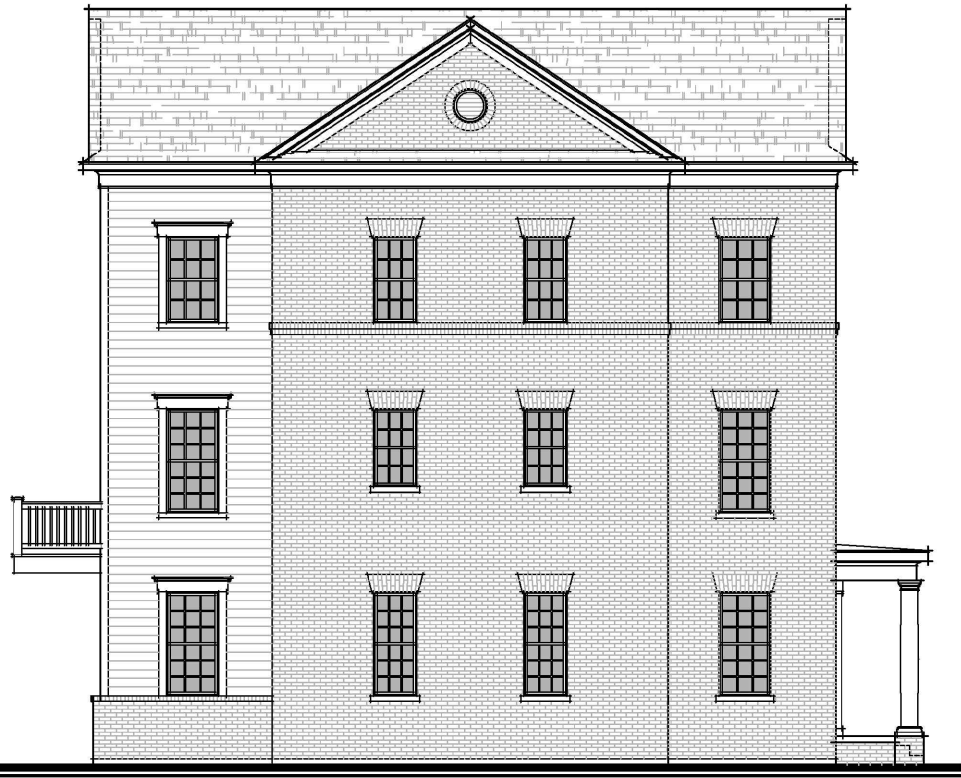
EMHT
Engineering, Management, Health, and Technology, Inc.
Engineers, Surveyors, Planners, Scientists

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

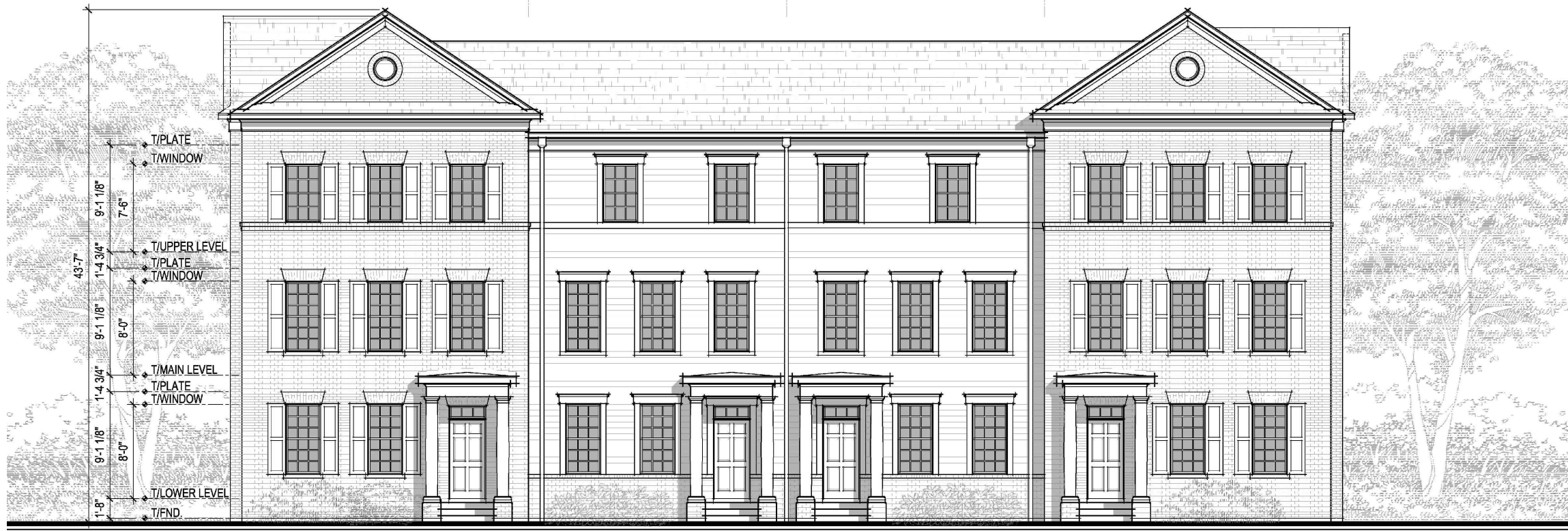
I:\20250643\dwg\04sheets\final development plan\M-1 High Visibility Lots.dwg, Last Saved By: sohara, 6/29/2026 2:43 PM Last Printed By: O'hara, Shaun, 6/30/2026 10:48 AM (No Xrefs)

- Within this area at least 60% of the homes shall be all brick.
- Within this area at least 40% of the homes shall be all brick.

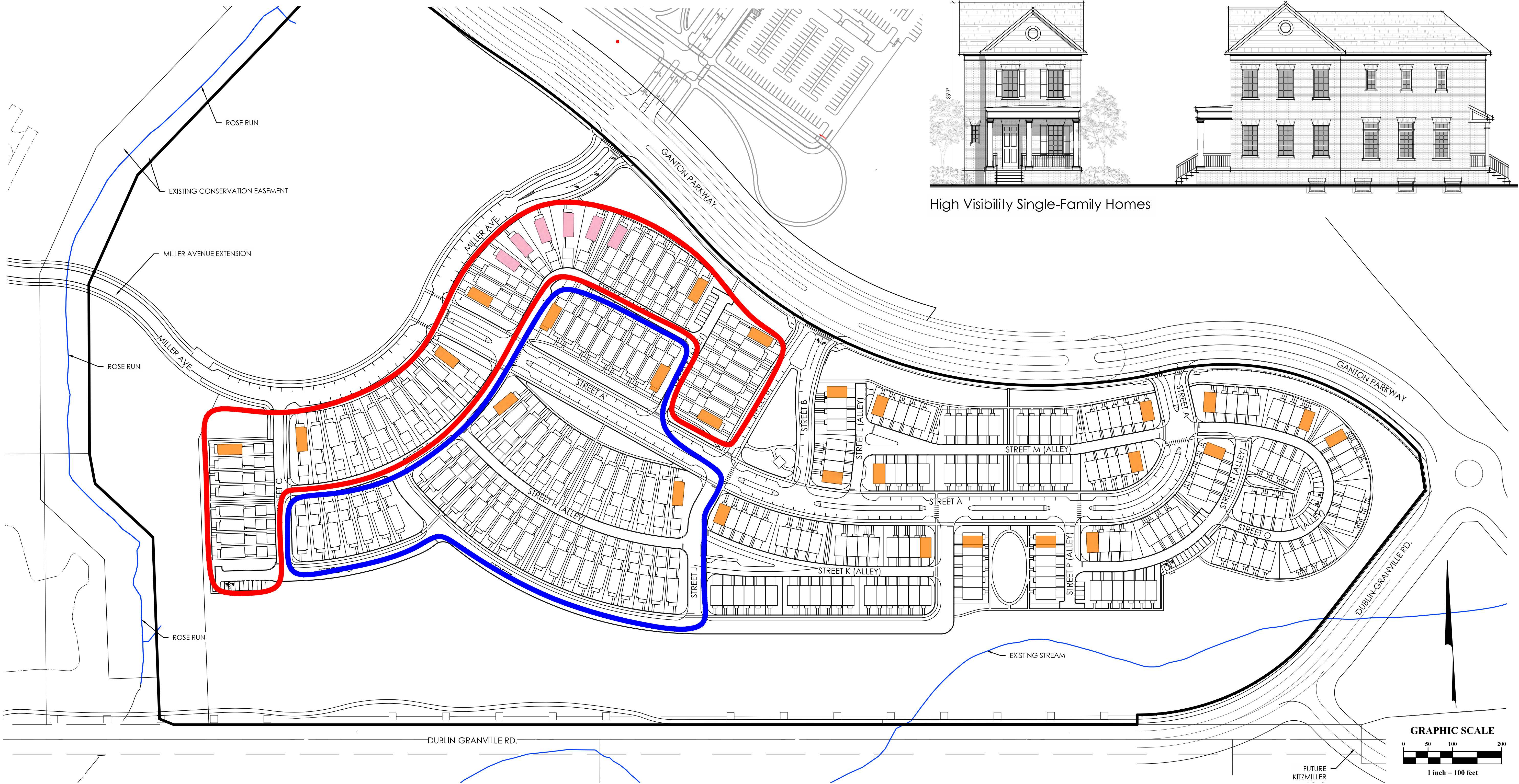
- Brick option
- High Visibility homes
 - See elevations for additional architectural features
 - Additional landscaping
 - Shall count toward the all-brick percent requirement



High Visibility Town Home



High Visibility Single-Family Homes



REVISIONS	
MARK	DESCRIPTION
1	FIRST SUBMITTAL

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

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
HIGH VISIBILITY LOTS

Engineering, Mapping, and Technology
Engineering, Surveying, Planning, Scientific

DATE	July 1, 2026
SCALE	1" = 100'
JOB NO.	20250643
EXHIBIT	M-1

\\0250643\Drawings\Drawings\Development\Monumentation\Monumentation.dwg, Plot Date: 6/29/2026 2:43 PM, Plot By: choro, Sheet: 6/29/2026 10:45 AM, No. 1

Bench Mark	Elevation	Description
SOURCE BM FCGS 9917A	1022.219	Aluminum cap in concrete monument, at a P.I. in the centerline of Reynoldsburg-New Albany Road (STA 103+72.27 1984 plans), 162.8 feet south of Dublin-Granville Road, on a P/L west, access through Franklin County road monument box.
Z18	1048.11 (EMH&T)	Brass disk on the southeast corner of Dublin-Granville Road culvert PLA 546-15.44, 0.38 miles west of road monument FCGS 6609 Reset at Kitzmiller Road, 17.5 feet south of the centerline.
FCGS 6609 RESET	1079.38 (EMH&T)	Aluminum disk in PVC encased concrete monument, at the intersection of Old Kitzmiller Road and Dublin-Granville Road, access through a F.C. road monument box.
FCGS 7706	1062.63 (EMH&T)	Aluminum disk in a concrete monument, at a P.T. in the centerline of Kitzmiller Road, 752 feet south of Dublin-Granville Road, access through a F.C. road monument box.
BM#1	1039.39	Chiseled "X" on the west rim of a storm manhole located 15 feet west of the southwest stubbed end of Theisen Road.
BM#2 RESET	1040.96	Chiseled square on the northeast corner of a concrete electric pad located at the northwest corner of the intersection of Johnstown Road (U.S. 62) and Chappell Drive.
BM#3	1047.91	Chiseled "X" on the east flange bolt of a fire hydrant located 30 feet east of the northeast corner of 154 E. Main Street (U.S. 62).
BM#4	1044.77	Chiseled "X" on the north flange bolt of a fire hydrant located at the southeast corner of the intersection of 3rd Street and E. Main Street (U.S. 62).
BM#5	1031.58	Chiseled "X" on the south flange bolt of a fire hydrant located at the northeast corner of the intersection of E. Dublin Granville Road and 3rd Street.
BM#6 RESET	1034.15	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Dublin-Granville Road, being the first hydrant (90 feet) west of the entrance to JCC New Albany Pre School (#150).
BM#7 RESET	1032.56	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Dublin-Granville Road, being the first hydrant (150 feet) west of the driveway to residence #72102.
BM#8	1039.76	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of E. Dublin Granville Road, being the seventh hydrant east of the intersection of E. Dublin Granville Road and 3rd Street.

Vertical Datum

The Vertical Datum is based on the elevations established by the Franklin County Engineering Department, at monument FCGS 9917A, being 1022.219 feet in elevation using differential leveling procedures to the site. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

Horizontal Datum

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 7706, and FCGS 6609 RESET. The grid to ground scale factor (1.00003657431824) was applied at the location of point #301.

U.S. Survey Foot				
Points	Northing (Ground)	Easting (Ground)	Elevation	Description
1	759000.961	1883535.617	0.00	1152 #1 IPSw/cap
2	759293.078	1883674.995	0.00	1152 #2 IPSw/cap
4	757962.045	1884208.618	1037.76	1152 TOPO IPSw/cap
15	759109.902	1883126.299	1044.59	1157 TOPO IRSw/cap
104	758072.197	1882595.025	1028.39	1052 GPS (AKA #1204 2014-1474) IPFw/cap
201	757807.687	1887406.532	1078.16	1052 GPS IPFw/cap
202	757873.941	1886350.912	1056.95	1052 GPS IPFw/cap
203	757749.220	1888343.305	1070.07	1052 GPS IPFw/cap
206	758240.299	1884086.585	1049.62	1152 RTK IPSw/cap
207	757978.025	1884886.232	1040.90	1152 GPS IPSw/cap
208	759952.079	1886130.621	1057.02	1152 GPS IPSw/cap
209	760571.797	1884693.581	1046.56	1152 GPS IPSw/cap
210	759254.528	1883259.446	0.00	1165 RTK MAGS
300	757072.540	1887139.068	1062.63	1083 GPS FCGS 7706 MBF
301	757776.987	1887401.249	1079.38	1083 GPS FCGS 6609 RESET BMF
302	757889	1885393	1048.13	1081 Z18 CMF
303	758115	1882065	1022.22	1083 FCGS 9917A BMF
401	759727	1884352	1039.39	1085 BM#1 BMF
402	759650	1883518	1040.96	1185 BM#2 BMS
403	759054	1883020	1047.89	1185 BM#3 BMS
404	758681	1882669	1044.76	1185 BM#4 BMS
407	758018	1883980	1032.56	1185 BM#7 RESET BMS
408	757967	1884768	1039.76	1185 BM#8 BMS
500	758867.201	1883424.233	1034.14	1157 TOPO (AKA #10000 2014-1474) IRSw/cap
501	758844.444	1883561.556	1032.52	1157 TOPO (AKA #10001 2014-1474) IRSw/cap
502	758723.463	1883508.438	1033.73	1157 TOPO (AKA #10002 2014-1474) IRSw/cap
551	759155.973	1883849.967	1032.27	1157 TOPO (AKA #15051 2014-1474) IRSw/cap
576	759026.580	1883769.796	1031.79	1157 TOPO (AKA #11476 2014-1474) IRSw/cap
602	759851.781	1884312.802	1039.34	0052 34 EMHT IPFw/cap
901	758865.163	1882430.708	1039.34	1052 GPS (AKA #3001 2014-1474) IPFw/cap
903	759109.028	1883037.854	1044.92	1052 #903 (AKA #3003 2014-1474) IPFw/cap
904	758830.445	1882775.446	1042.90	1052 GPS (AKA #3004 2014-1474) IPFw/cap
905	758349.432	1882657.225	1036.41	1052 GPS (AKA #1005 2014-1474) IPFw/cap
907	758031.369	1883690.446	1031.02	1052 GPS (AKA #2007 2014-1474) IPFw/cap
922	758420.367	1883476.452	1034.83	1157 RTK (AKA #11422 2014-1474) IRSw/cap
923	758134.412	1883469.485	1035.56	1157 RTK (AKA #11423 2014-1474) IRSw/cap
989	758140.137	1883811.739	1031.25	1157 RTK (AKA #1789 2014-1474) IRSw/cap

LEGEND	
	Static/Rapid Static GNSS Control Point
	Primary Horizontal Control Point
	Secondary Horizontal Control Point
	Tertiary Horizontal Control Point
	Vertical Bench Mark
	Primary Horizontal Control Traverse
	Secondary Horizontal Control Traverse

* Elevations for Static/Rapid Static GNSS points will always be measured and verified by a bench circuit or double occupations unless noted otherwise.
Note: Solid symbols indicate that elevations are based on bench circuit originating from project Benchmarks.

Project History

SEE 2014-1474 FOR HISTORY BEFORE 03-02-2026 PUBLISH DATE!

2025-0643: Added: 4, 201-203 (Vt Only), 300-301 (Vt Only), 303 (Hz Only, Source BM), 408 (Hz for BM#8); RESET: 206 (Hz & Vt), BM#6-7; GONE: 3, 204-205, 1788, 20001, 20118.

Site Calibration

J:\20250643\Calculations\GPS\SiteCallReadyforField

REVISIONS		
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

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

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

DATE
July 1, 2026

SCALE
NONE

JOB NO.
20250643

EXHIBIT
N-1

