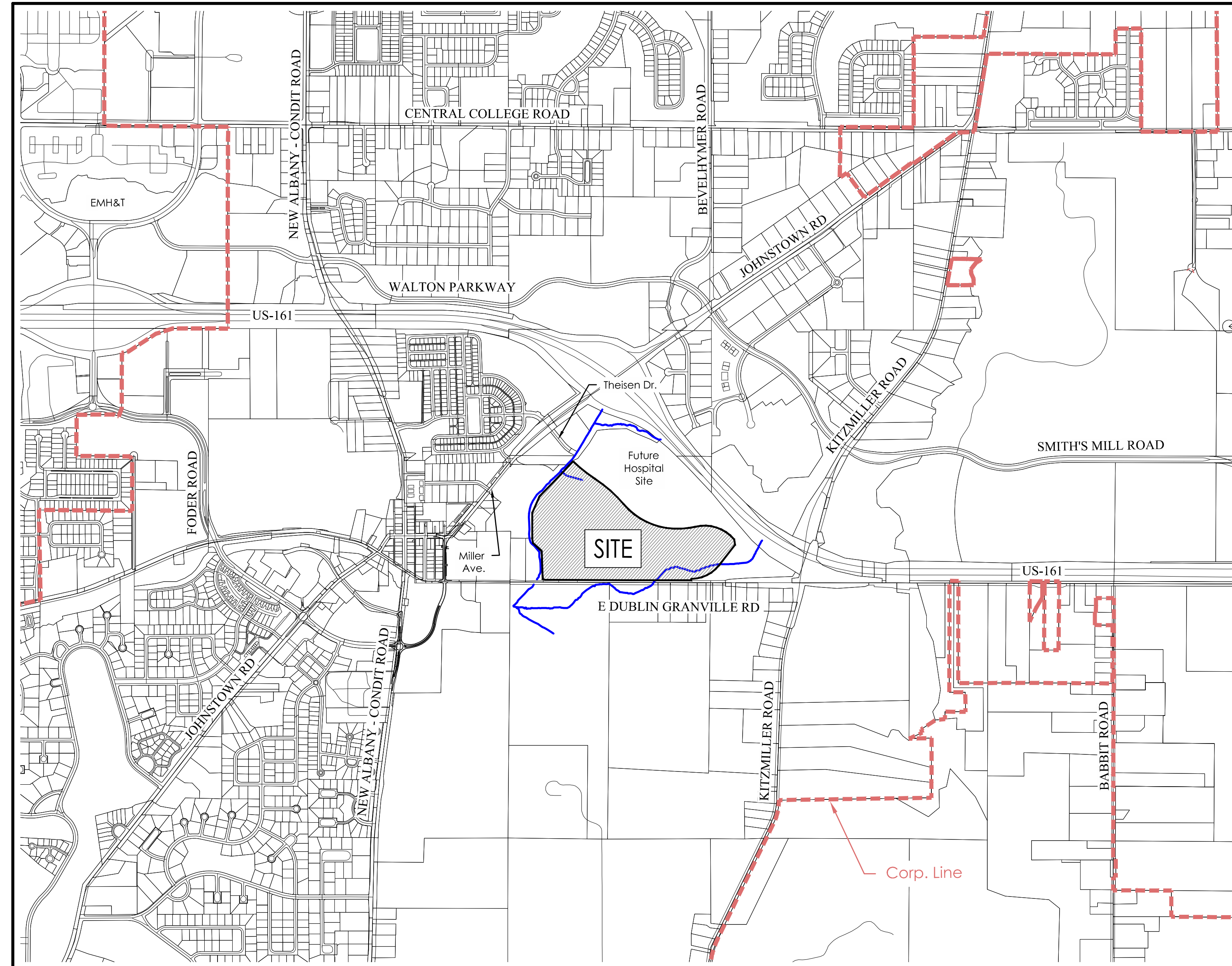


CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 FOR
EDGEHILL
 2026

INDEX OF DRAWINGS

- EXHIBIT A-1: EXISTING CONDITIONS PLAN
- EXHIBIT B-1: PLAN ON AERIAL
- EXHIBIT C-1: ILLUSTRATIVE SITE PLAN
- EXHIBIT C-2 - C-4: SITE PLAN
- EXHIBIT D-1 - D-3: PRELIMINARY UTILITY PLAN
- EXHIBIT E-1 - E-3: PRELIMINARY GRADING PLAN
- 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
- EXHIBIT I-3: PHOTOMETRIC EXHIBIT
- EXHIBIT J-1: ENVIRONMENTAL PLAN
- EXHIBIT K-1: FIRE TRUCK TURNING EXHIBIT
- 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

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:

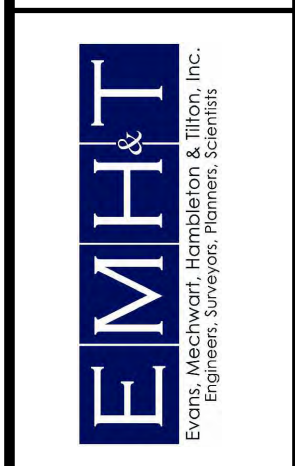
PLANNING COMMISSION CHAIR	DATE
VICE CHAIR OR DESIGNEE	DATE
PROFESSIONAL ENGINEER	DATE
PROFESSIONAL SURVEYOR	DATE

REVISIONS

MARK	DATE	DESCRIPTION
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CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 FOR
EDGEHILL
 COVER SHEET



DATE
 July 1, 2026

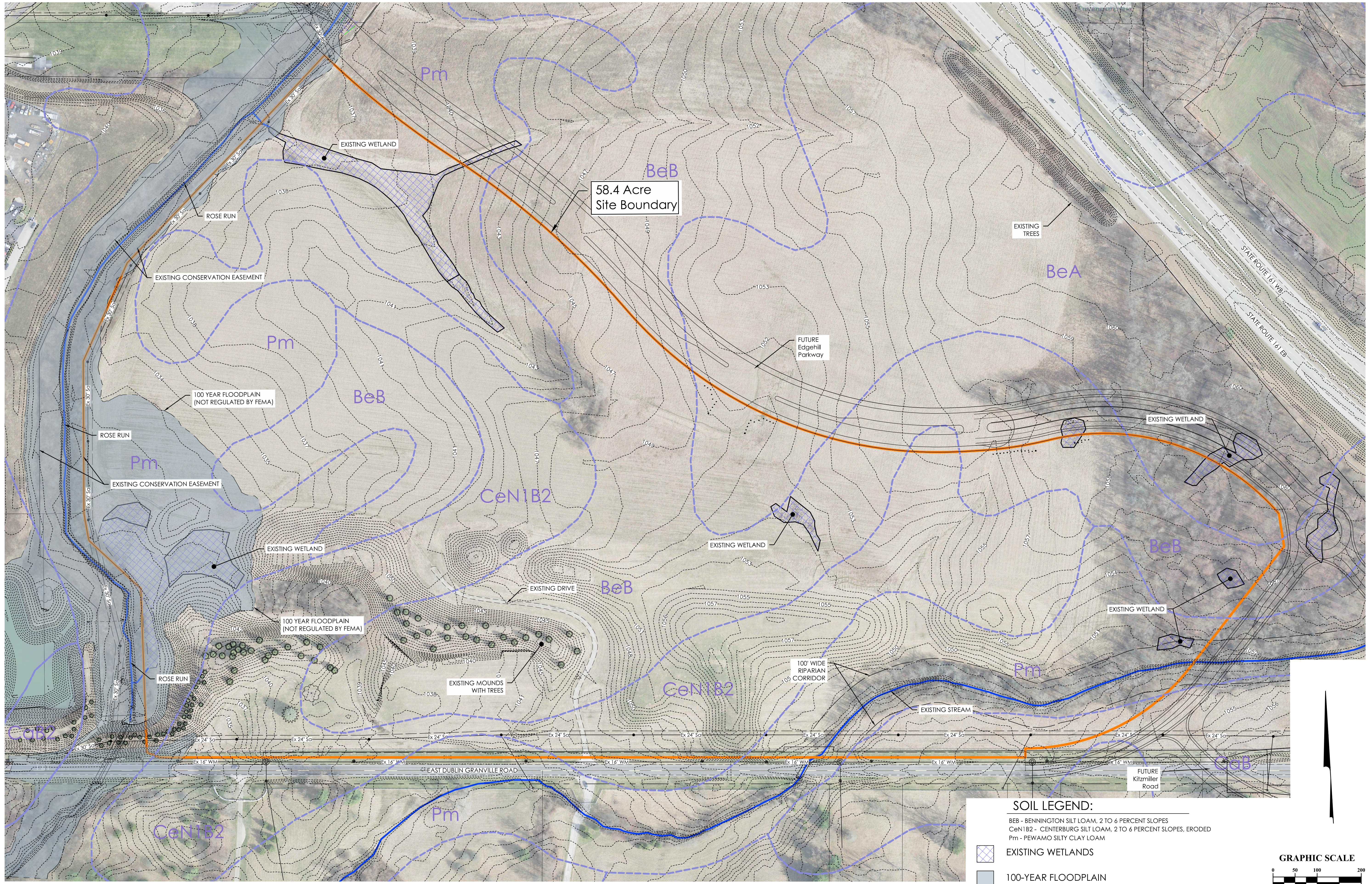
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JOB NO.
 20250643

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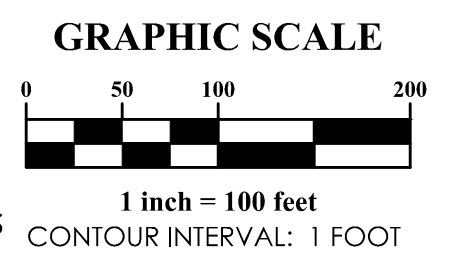
58.4 Acre Site Boundary

SOIL LEGEND:

- BeB - BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
- CeN1B2 - CENTERBURG SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
- Pm - PEWAMO SILTY CLAY LOAM

EXISTING WETLANDS

100-YEAR FLOODPLAIN
This is a Local Floodplain that has been calculated based on site conditions, and not regulated by FEMA's FIRM maps



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SUITE 310
COLUMBUS, OHIO 43219

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

EMHT
Engineering, Surveying, Planning, Scientists, Inc.

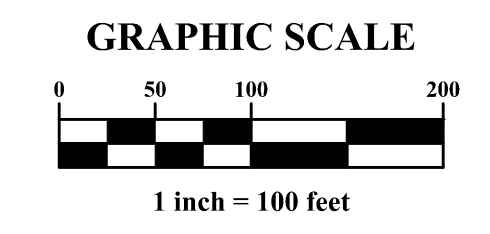
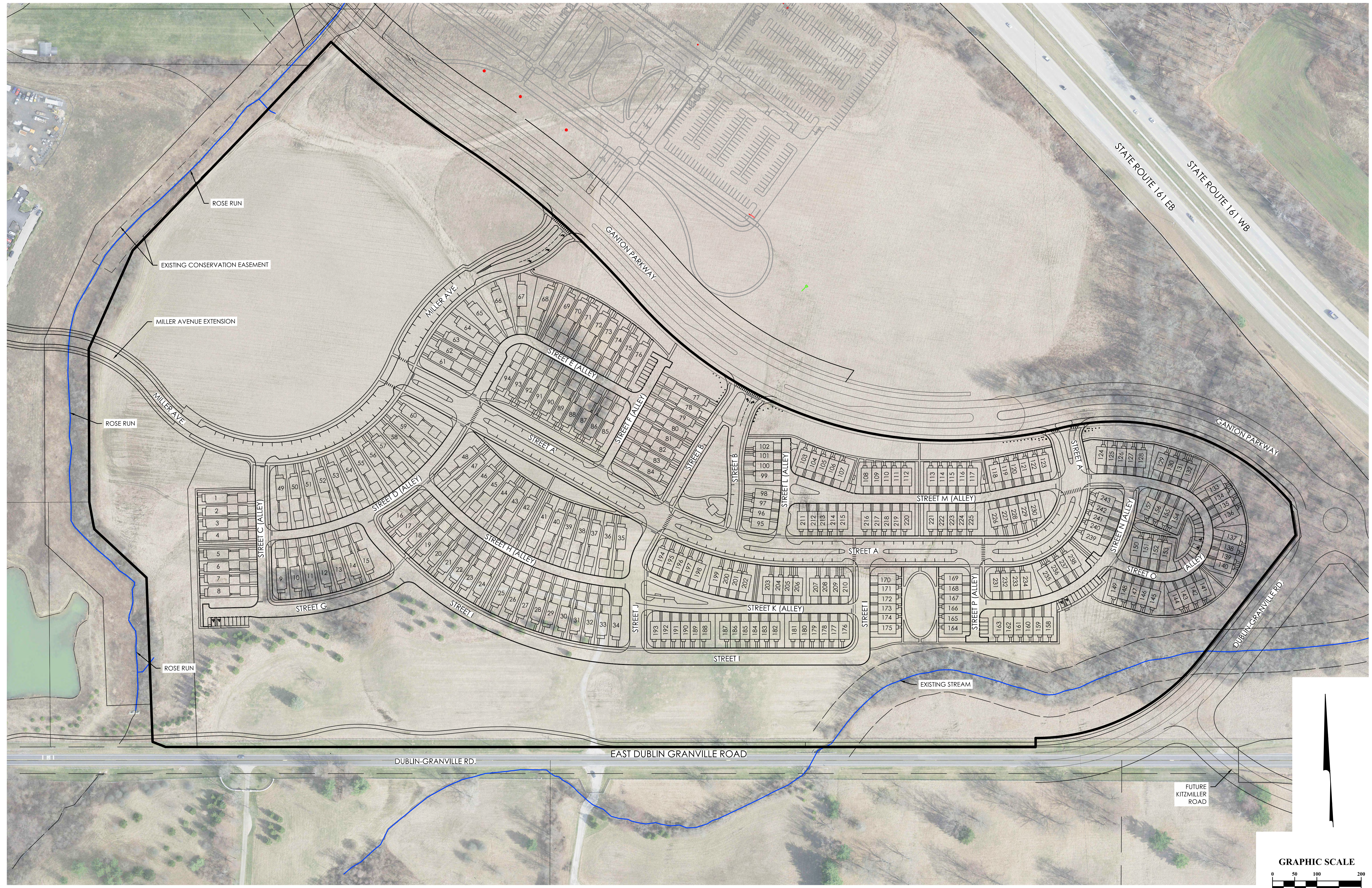
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SCALE
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JOB NO.
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EXHIBIT
A-1

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



DATE
 July 1, 2026

SCALE
 1" = 100'

JOB NO.
 20250643

EXHIBIT
B-1

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 COLUMBUS, OHIO 43219

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



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:..... ±58.4 ACRES
 TOTAL UNITS..... 243 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

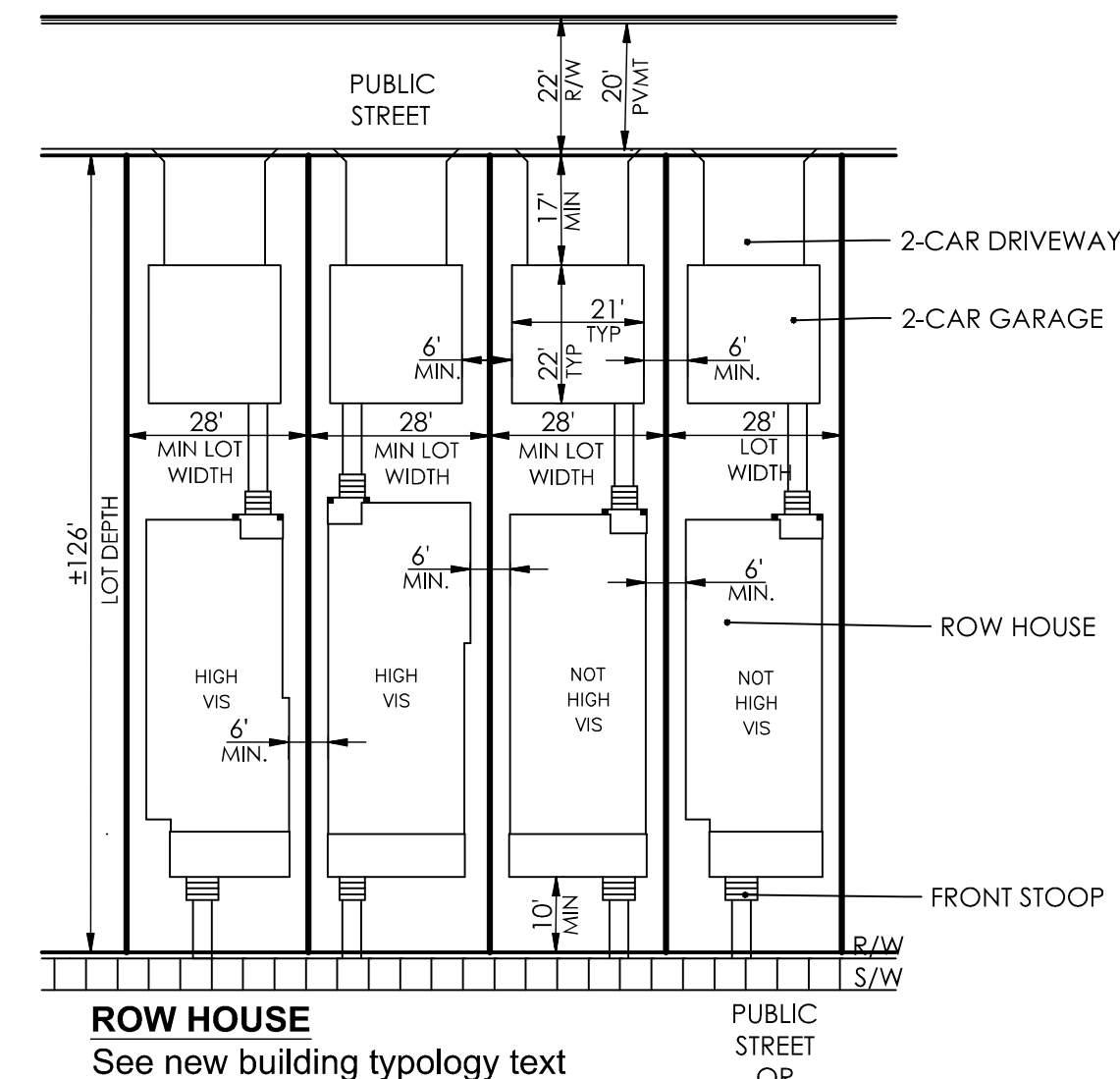
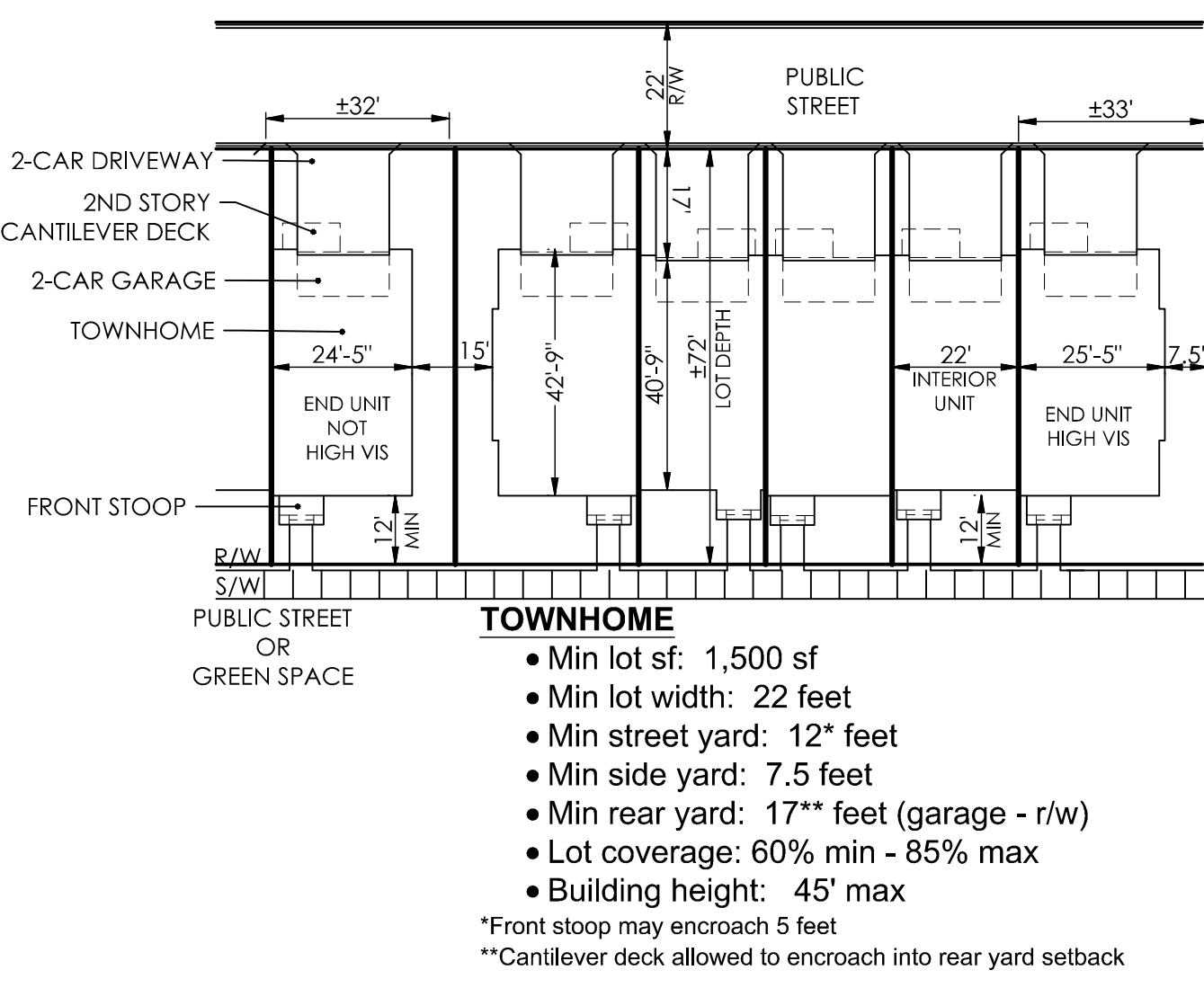
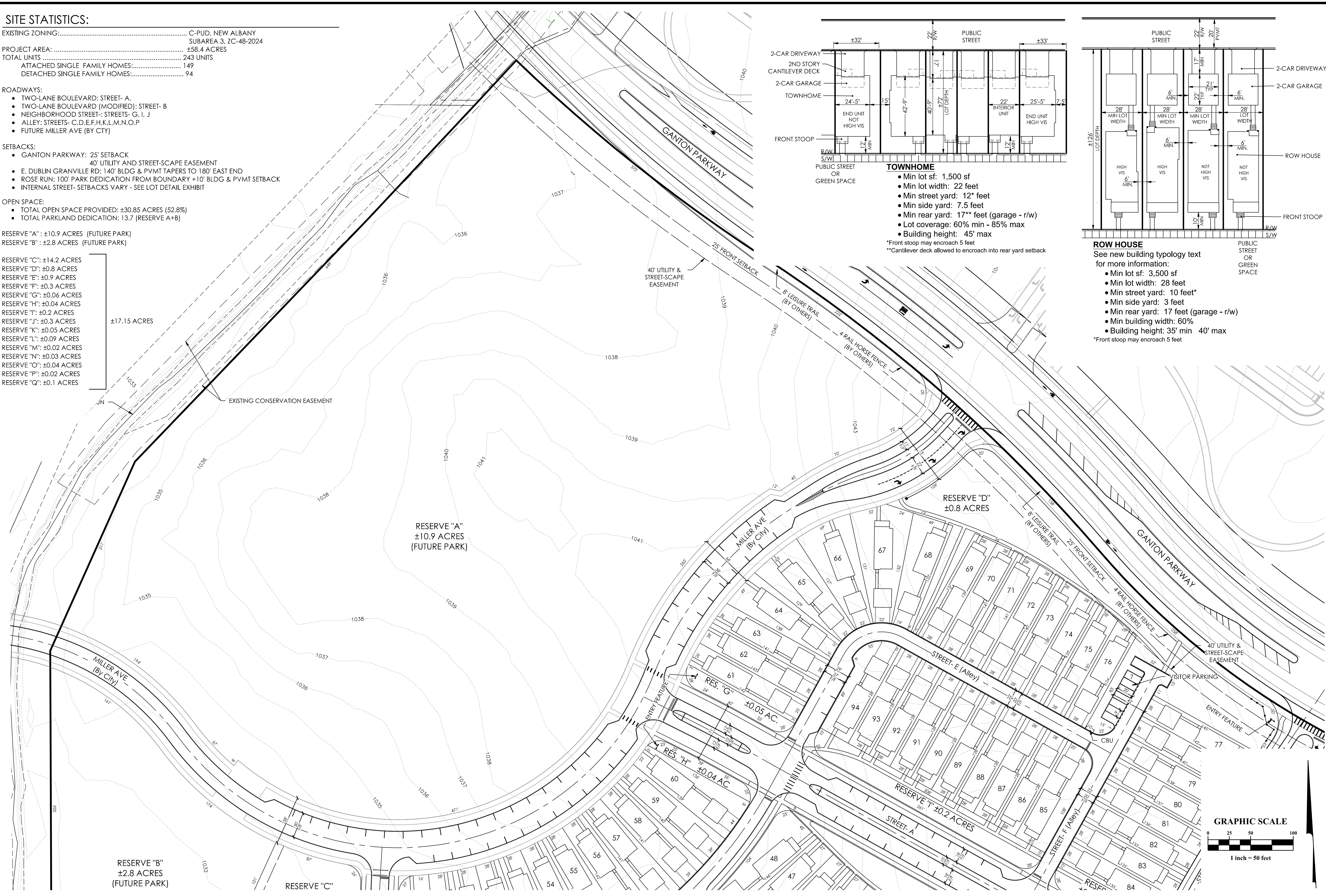
OPEN SPACE:

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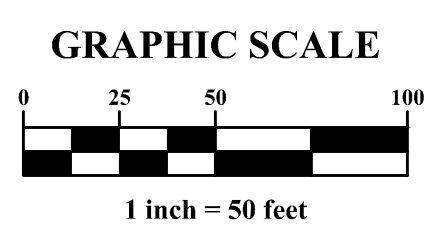
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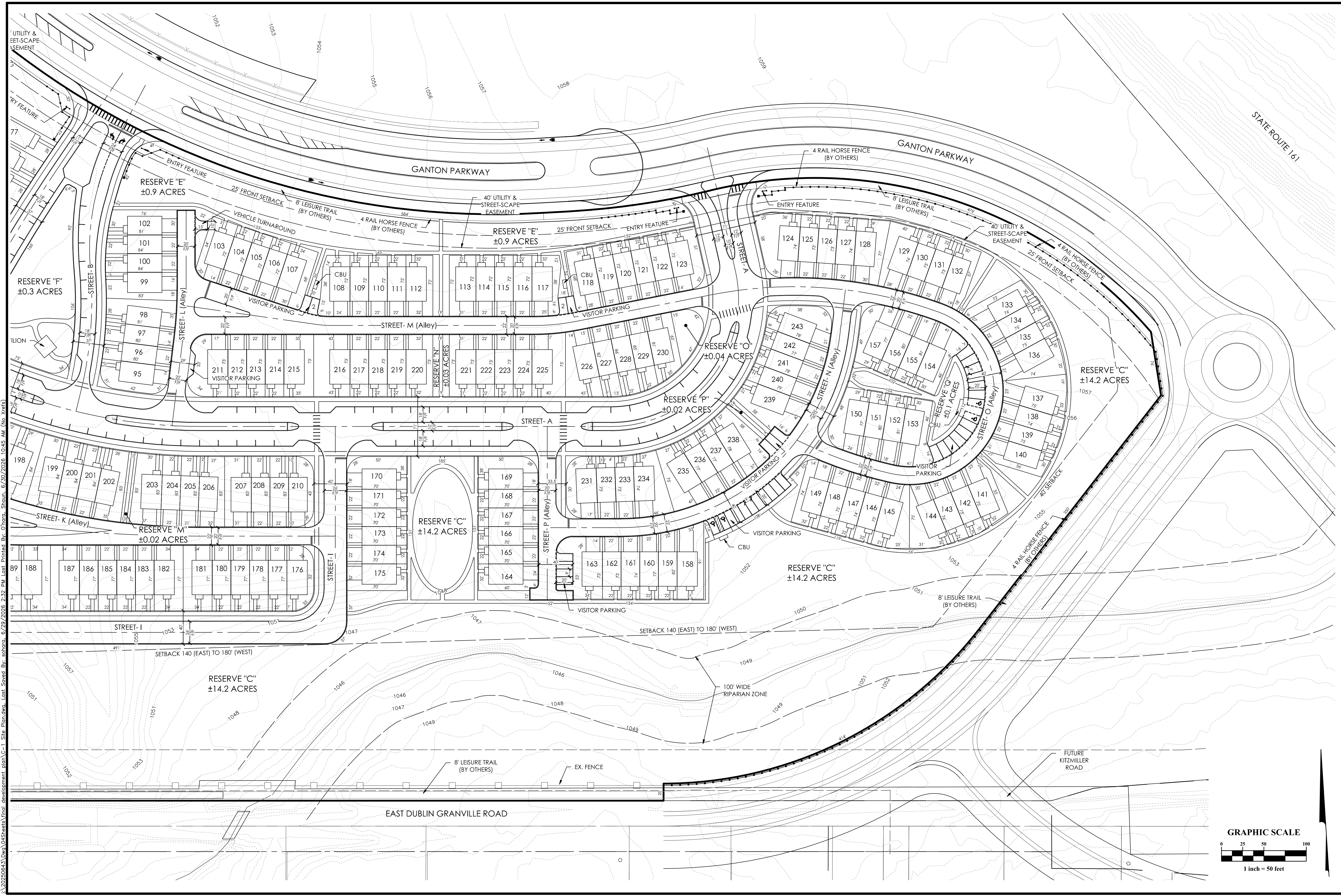
M/I HOMES
 431 WOODLAND AVENUE SUITE 310
 COLUMBUS, OHIO 43219

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-2



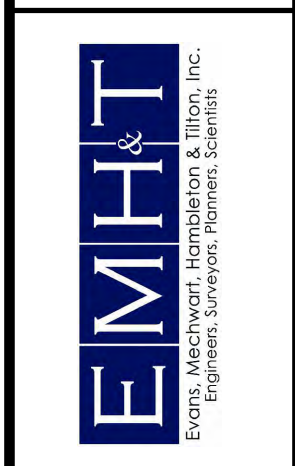


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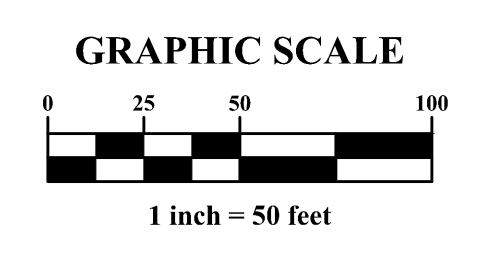
MARK	DATE	DESCRIPTION	REVISIONS
	3/16/26	FIRST SUBMITTAL	

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 431 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

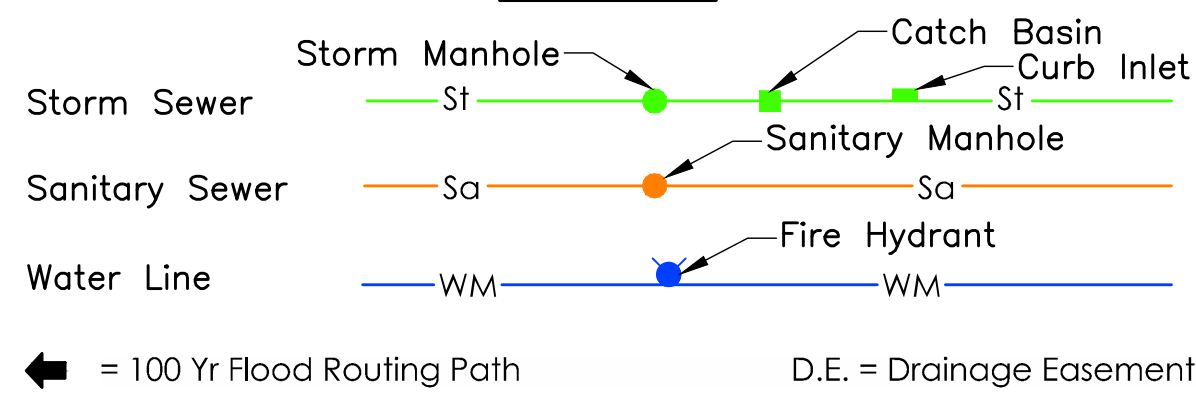
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 FOR
EDGEHILL
 SITE PLAN



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



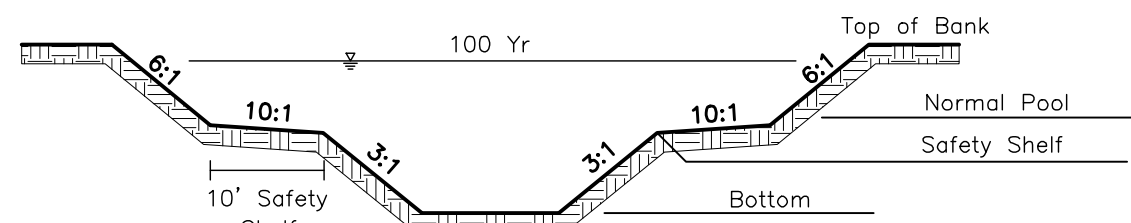
LEGEND



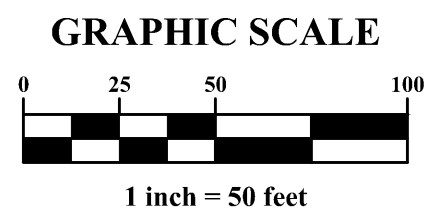
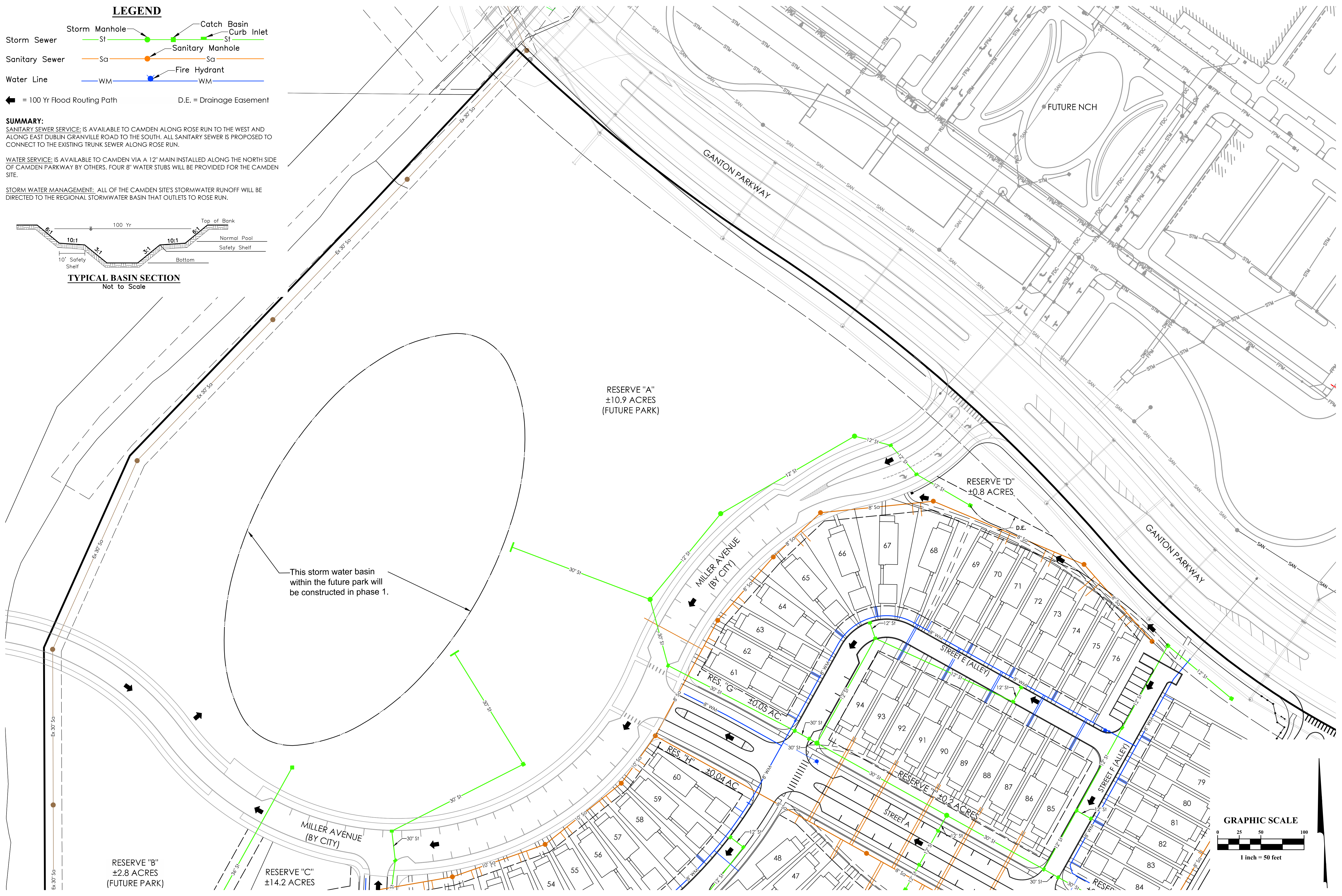
SUMMARY:
 SANITARY SEWER SERVICE: IS AVAILABLE TO CAMDEN ALONG ROSE RUN TO THE WEST AND ALONG EAST DUBLIN GRANVILLE ROAD TO THE SOUTH. ALL SANITARY SEWER IS PROPOSED TO CONNECT TO THE EXISTING TRUNK SEWER ALONG ROSE RUN.

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.



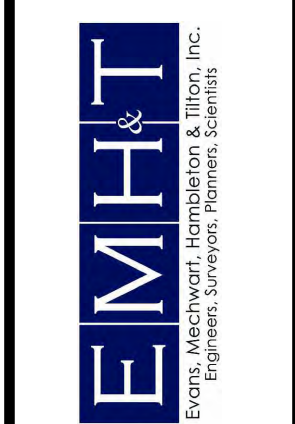
TYPICAL BASIN SECTION
 Not to Scale



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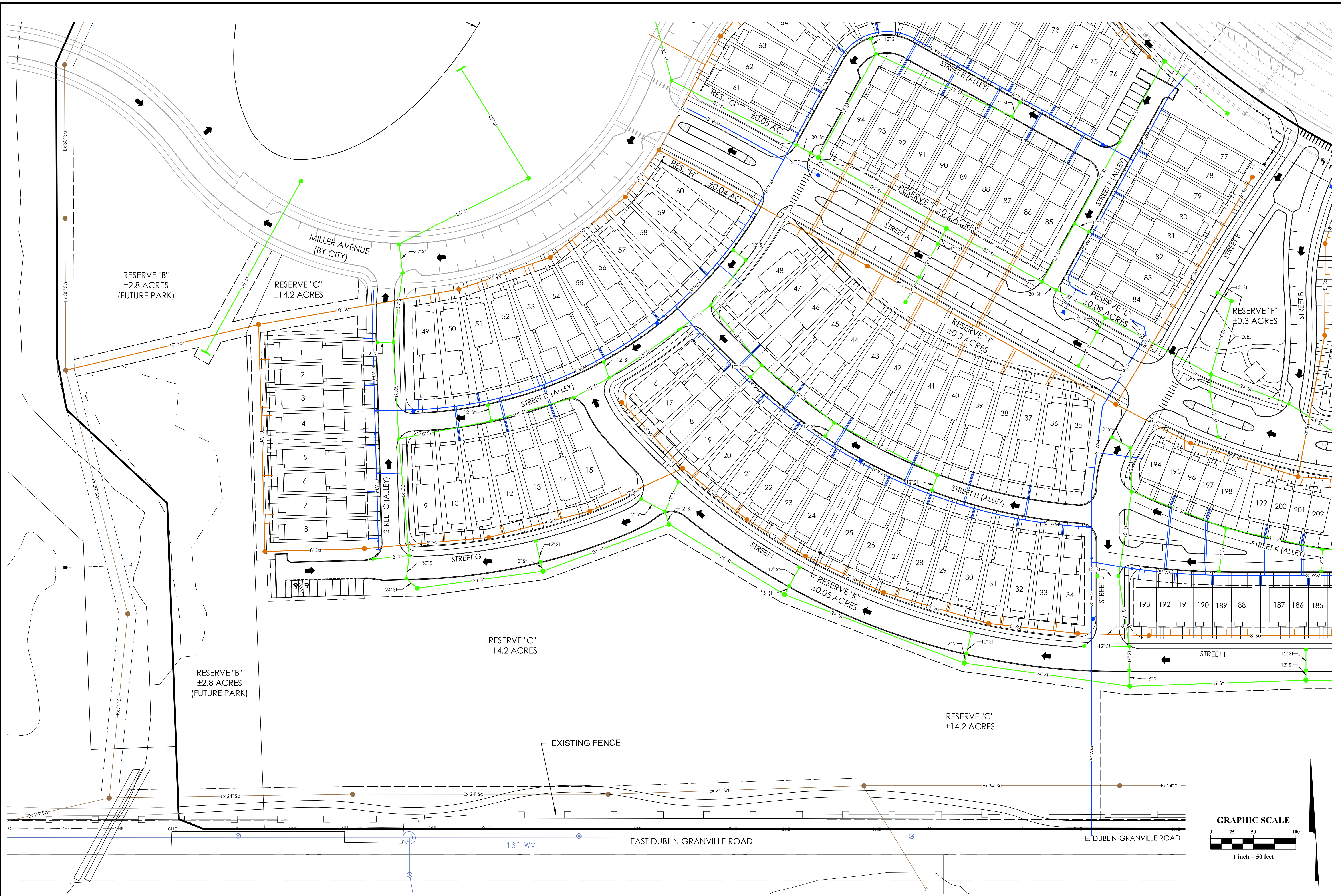
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 FOR
EDGEHILL
 PRELIMINARY UTILITY PLAN



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

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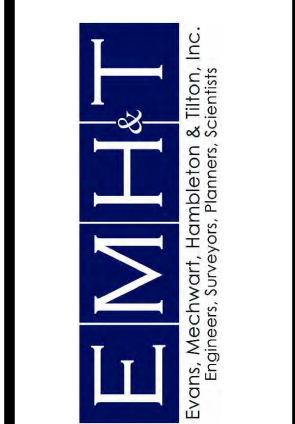
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	3/18/26	FIRST SUBMITTAL

M/I HOMES
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 SUITE 310
 COLUMBUS, OHIO 43219

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

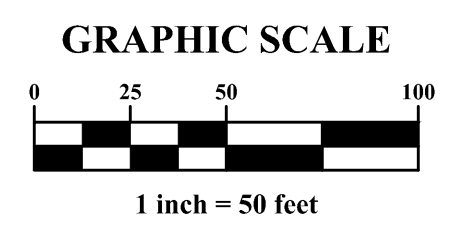


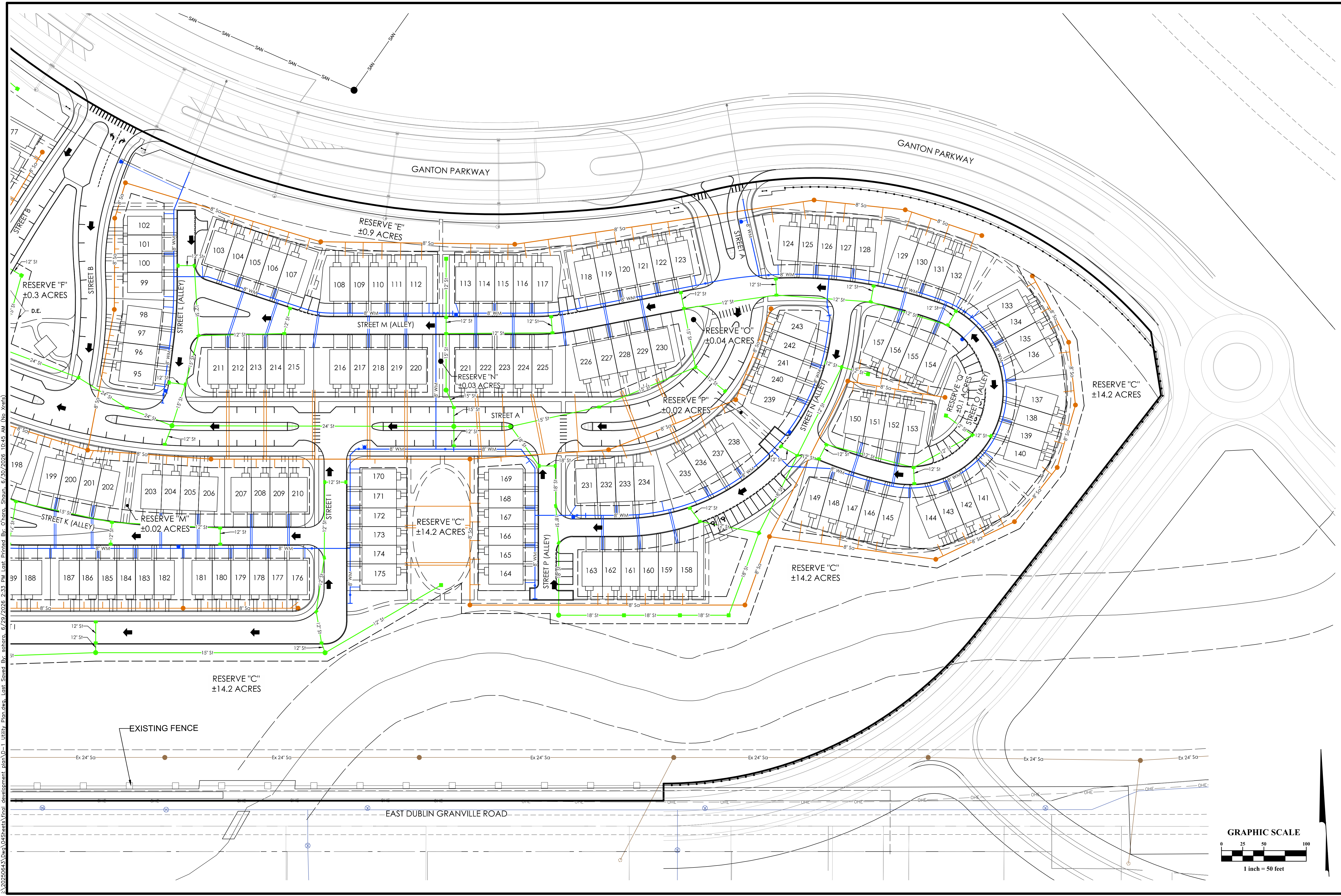
DATE
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JOB NO.
 20250643

EXHIBIT
D-2





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MARK	DATE	DESCRIPTION
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M/I HOMES
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 SUITE 310
 COLUMBUS, OHIO 43219

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

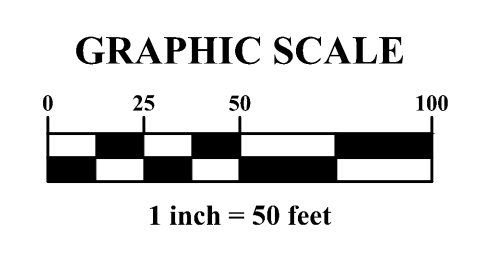

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DATE
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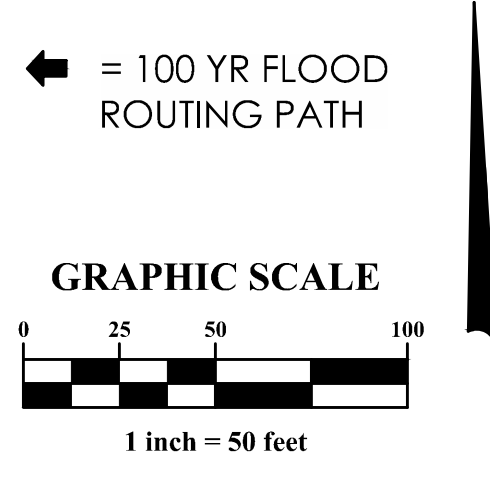
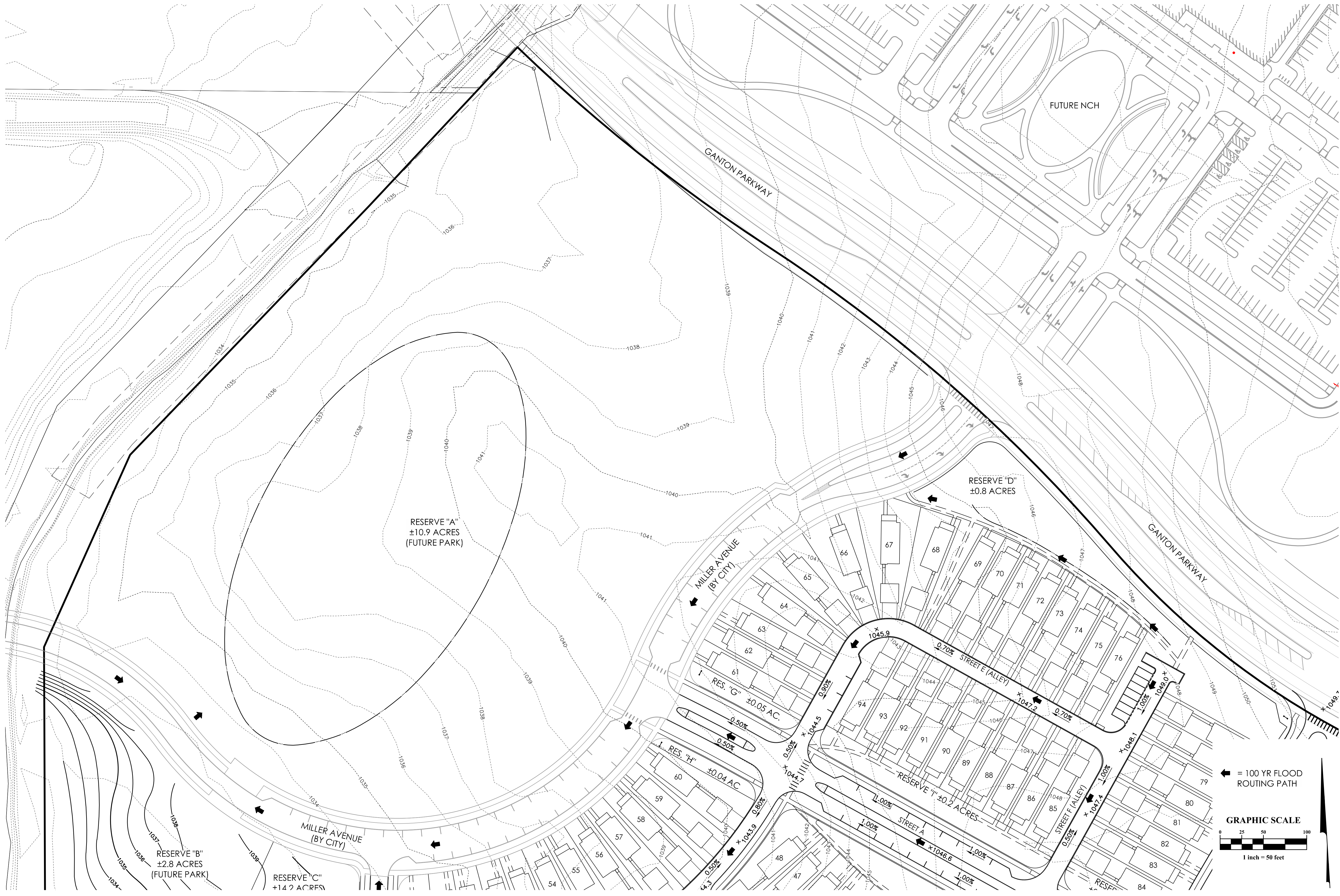
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JOB NO.
 20250643

EXHIBIT
D-3



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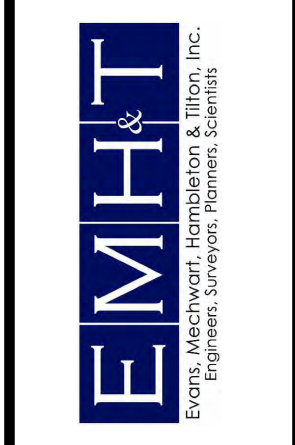


← = 100 YR FLOOD ROUTING PATH

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



DATE
July 1, 2026

SCALE
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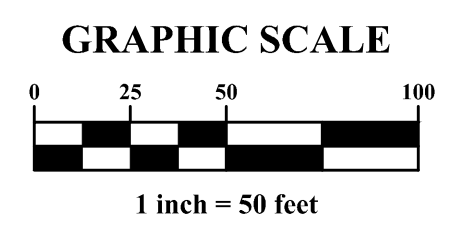
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EXHIBIT
E-1

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← = 100 YR FLOOD ROUTING PATH



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

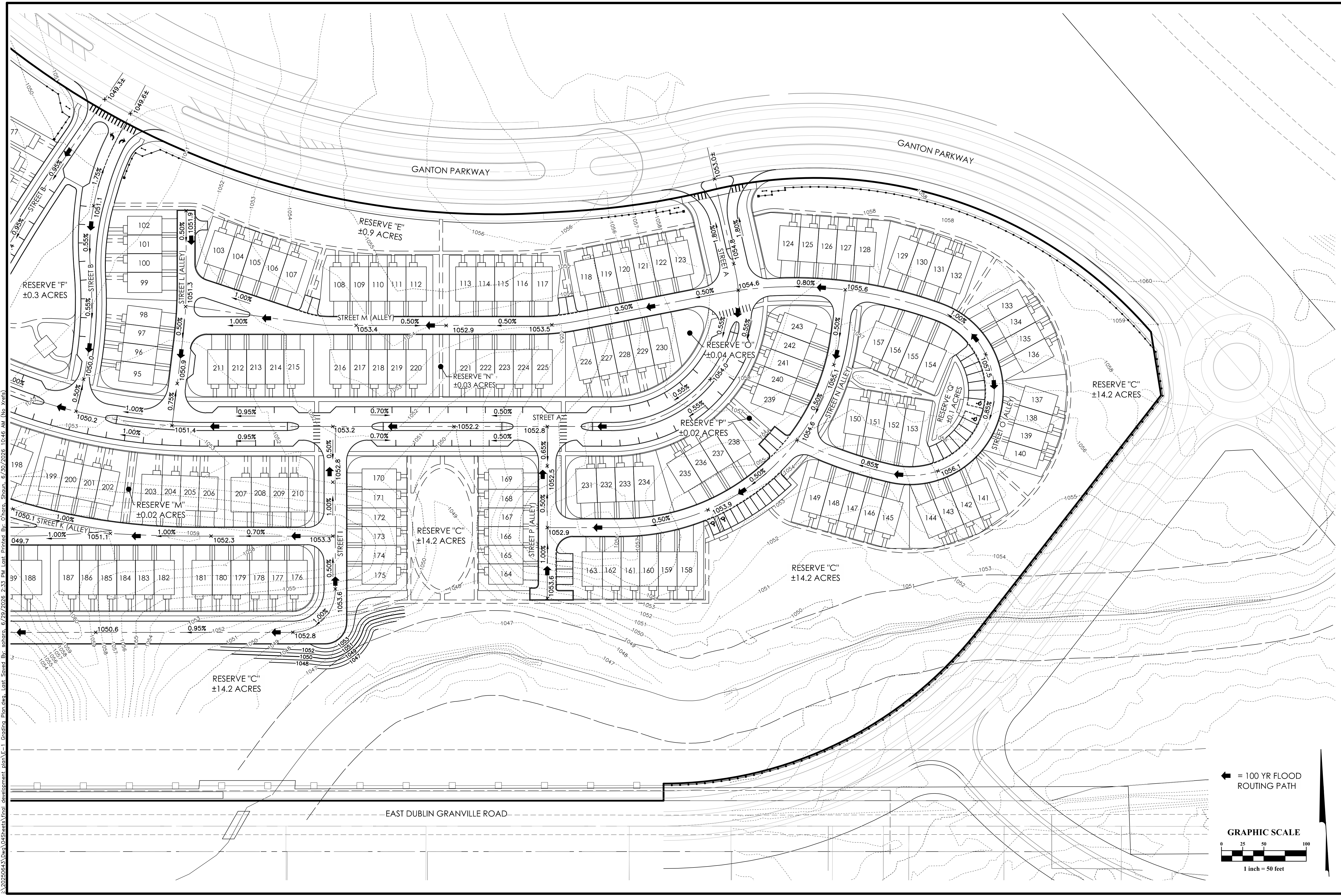


DATE
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SCALE
 1" = 50'

JOB NO.
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EXHIBIT
E-2




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 SUITE 310
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CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 FOR
EDGEHILL
 PRELIMINARY GRADING PLAN


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 ENGINEERING, SURVEYING, PLANNING, SCIENTISTS

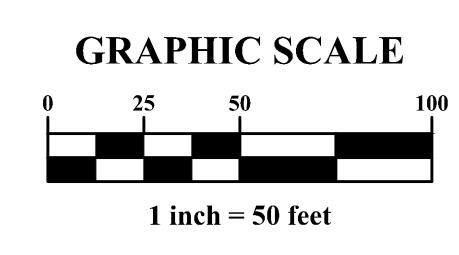
DATE
July 1, 2026

SCALE
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JOB NO.
20250643

EXHIBIT
E-3

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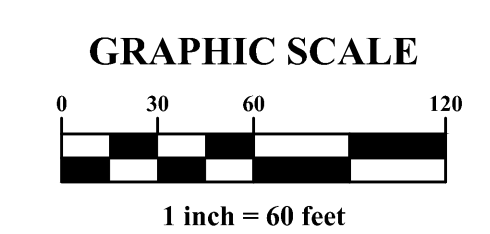


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STREET TREE REQUIREMENTS			
STREET	FRONTAGE	REQD. TREES	PROP. TREES
Miller Ave.	900	25 (South side only)	26
STREET A	1,641	45 required per side	121, see note 2
STREET B	615	17 required per side	38, see note 3
STREET C	296	8 required per side	14, see 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



REVISIONS			
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M/I HOMES

 431 WORTH 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

 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS

DATE
July 1, 2026

SCALE
1" = 100'

JOB NO.
20250643

EXHIBIT
F-1