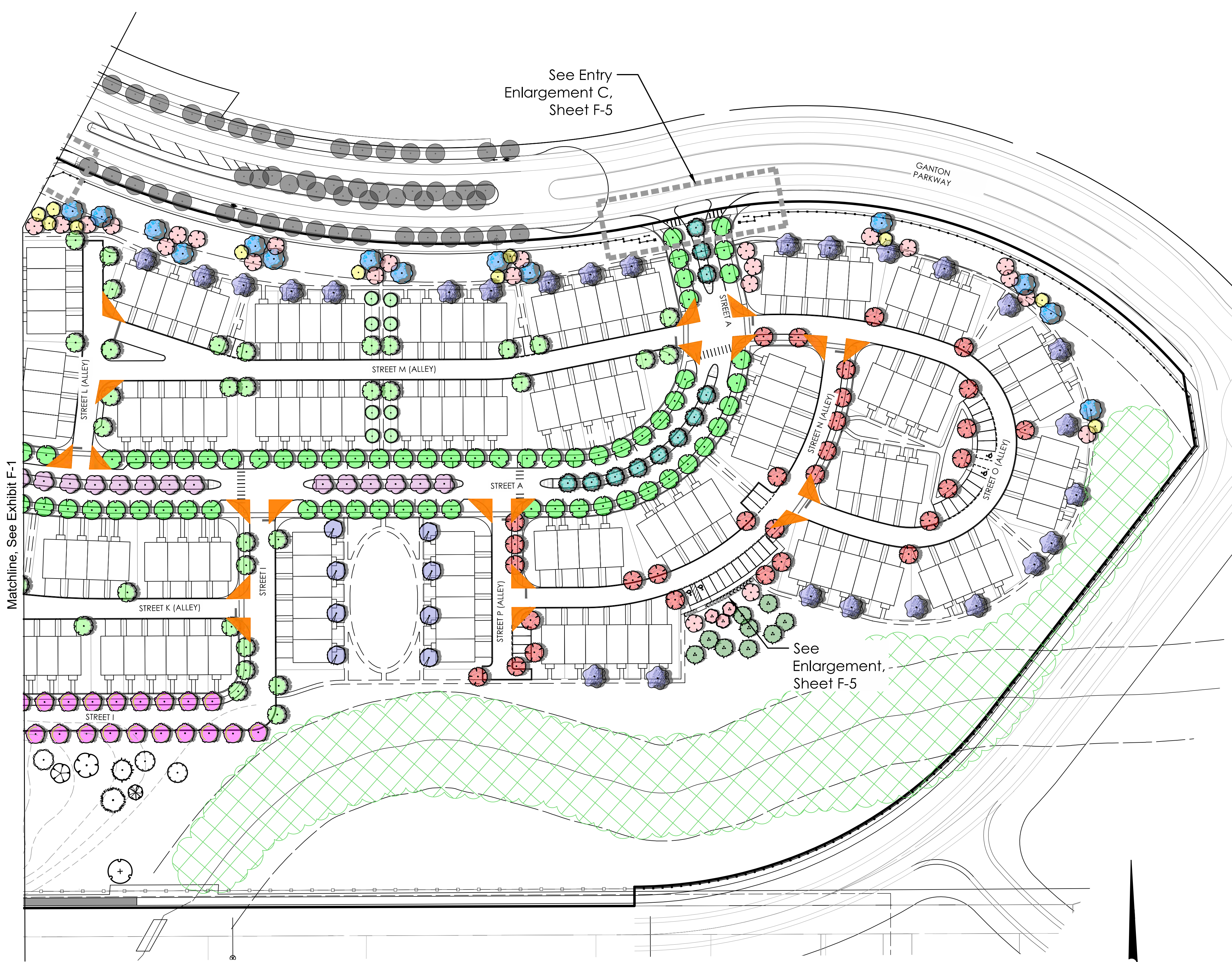
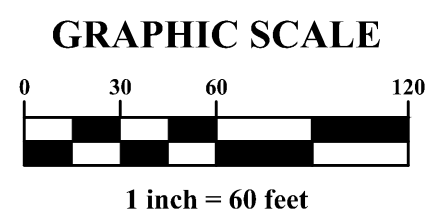


I:\20250643\045\045sheets\final development plan\F-1 Landscaping Plan.dwg, Last Saved By: sohara, 6/29/2026 2:35 PM, Last Printed By: Ohara, Shaun, 6/30/2026 10:46 AM (No Xrefs)



Matchline, See Exhibit F-1



Existing stand of mature trees to remain

**LANDSCAPE CODE REVIEW:**

1. Urban Center Code states STREET tree spacing shall be 25'.
2. 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.
3. 1171.04 STREET Trees:
  - a. The planting of trees along roadways for all new development shall be according to the following STREET Tree Requirements:
  - b. (See urban Center Code for tree spacing)
  - c. 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.
  - d. 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.
  - e. Any tree on the list undesirable species in Section 1171.09 shall not be planted as STREET trees.
  - f. STREET trees shall be located so that a twenty-five (25) foot sight triangle is maintained at STREET intersections.
  - g. STREET trees shall be located not less than fifteen (15) feet from fire hydrants and/or utility poles.
  - h. 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.
  - i. STREET trees should be of the same genus and species planted continuously along the length of the STREET.
4. Note STREET trees in the public ALLEYS do not conform to the spacing requirements due to conflicts with driveways.
5. 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
<b>TREES</b>				
	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
<b>ORNAMENTAL TREES</b>				
	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
<b>STREET TREES</b>				
	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	Cellis 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

MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

**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

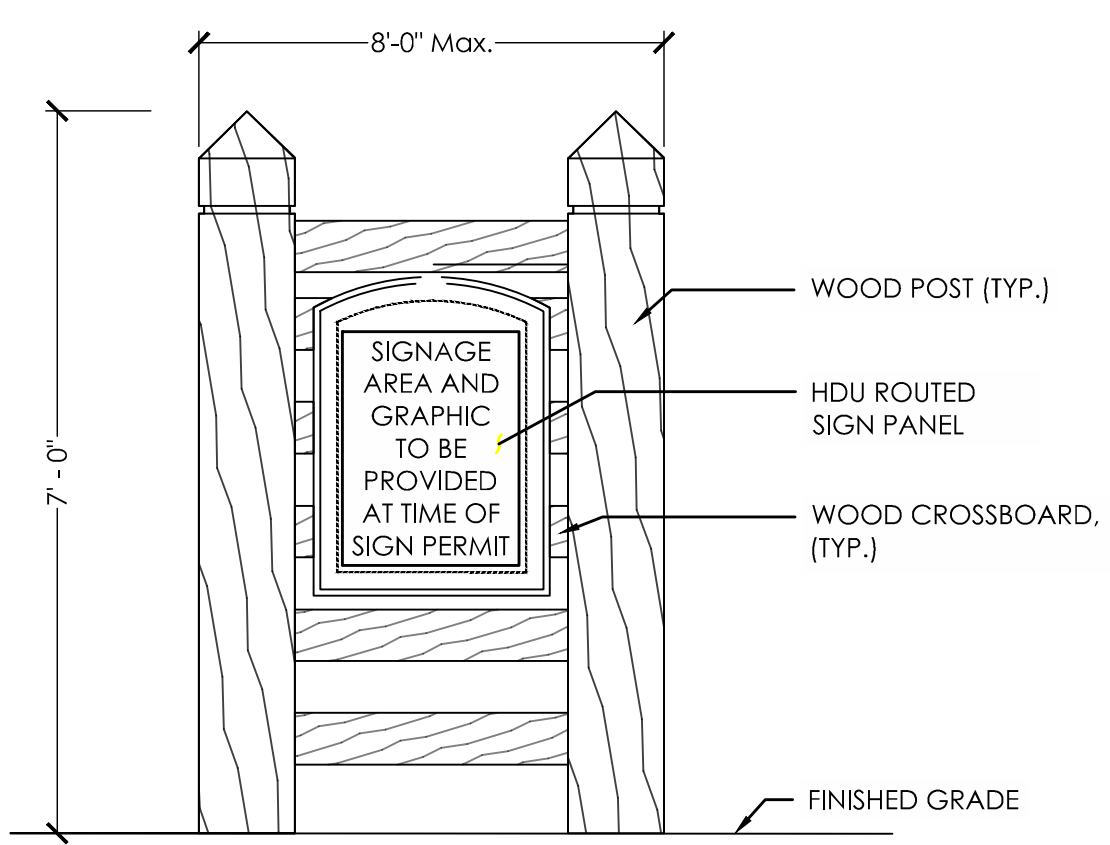
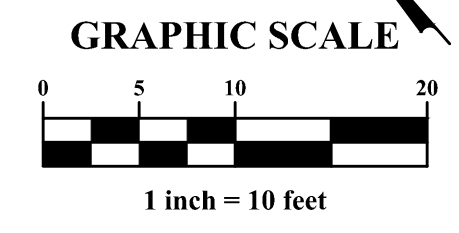
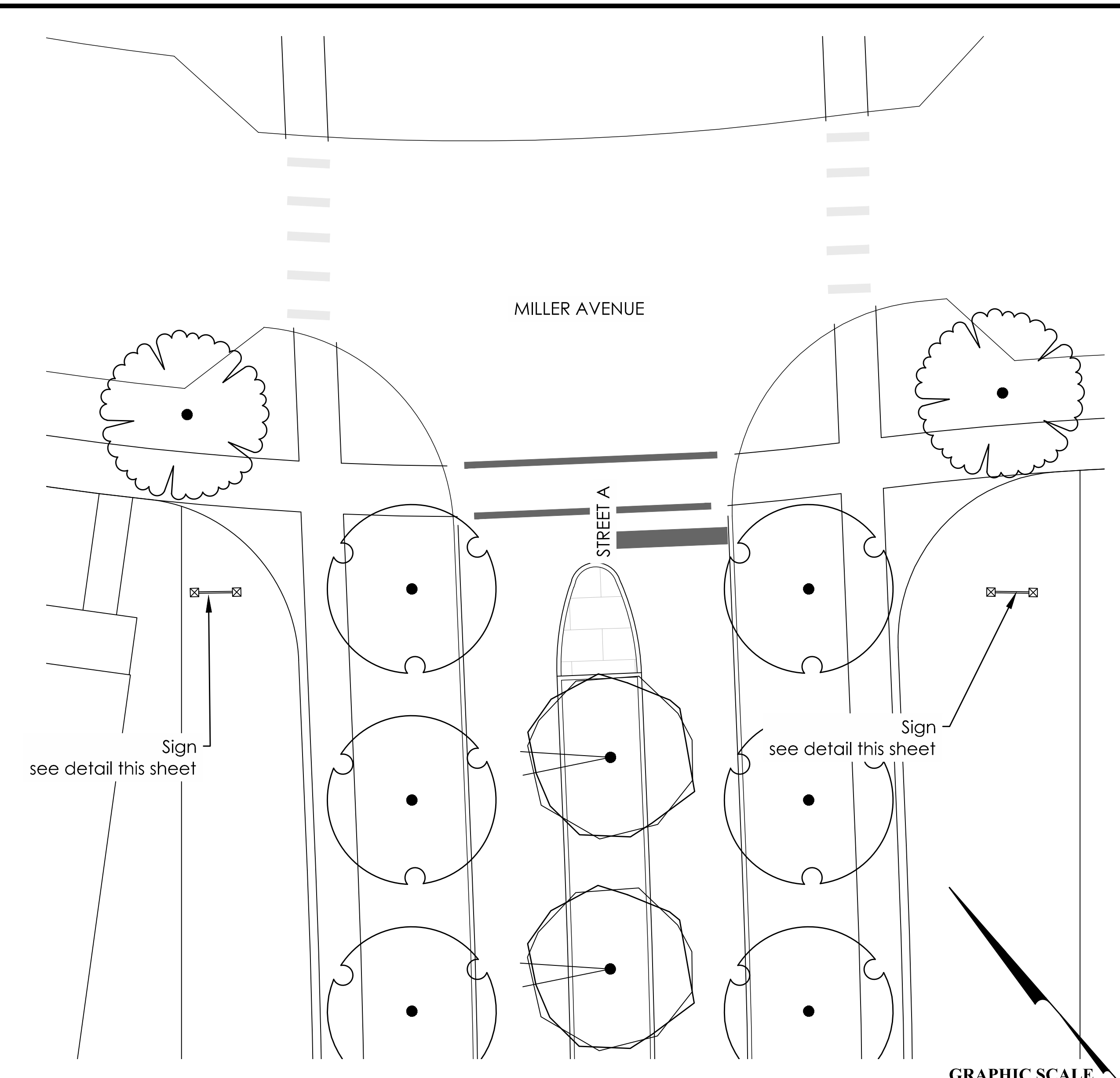
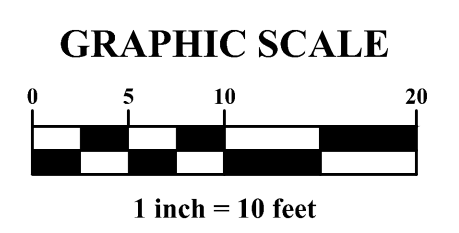
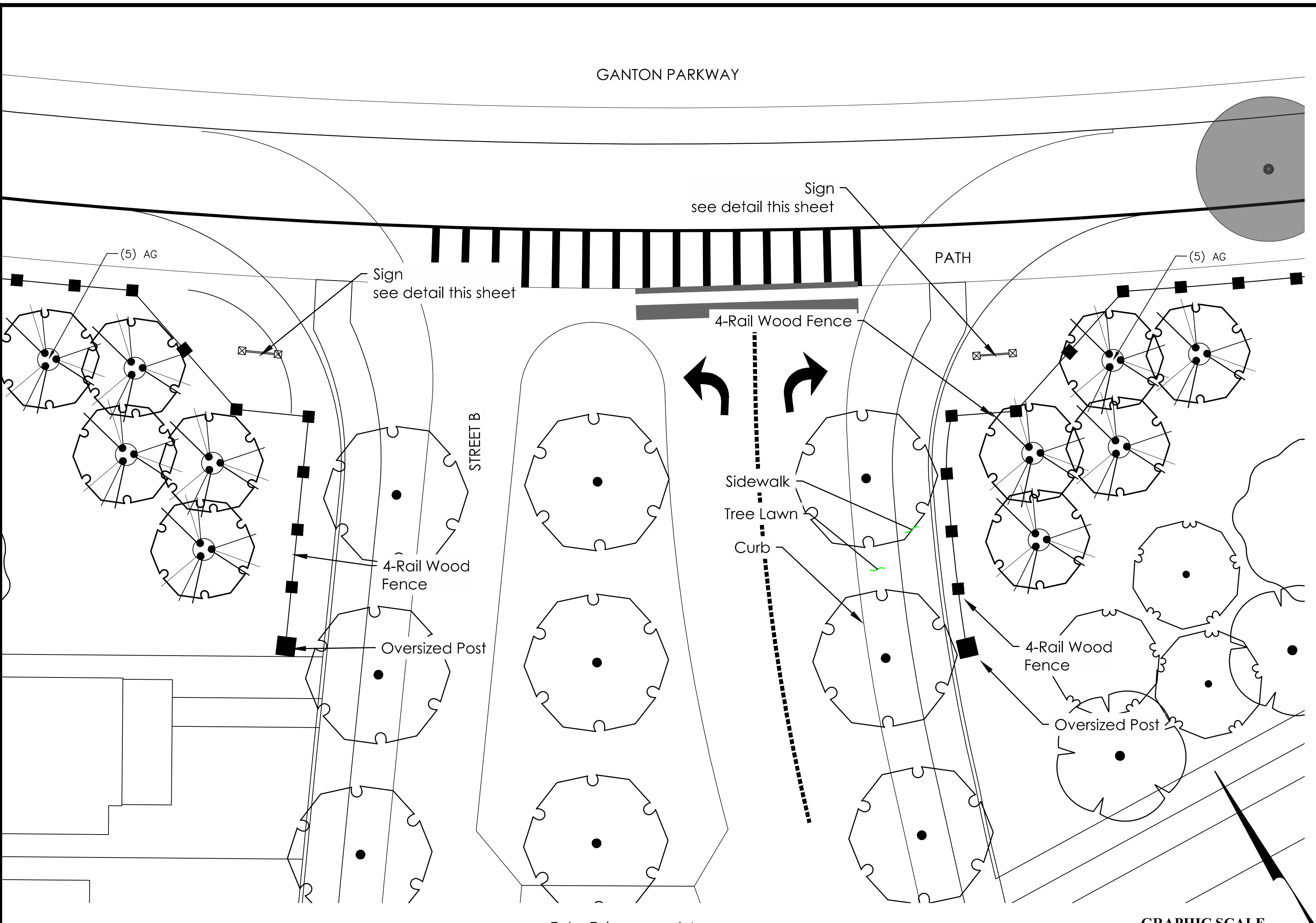
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JOB NO.  
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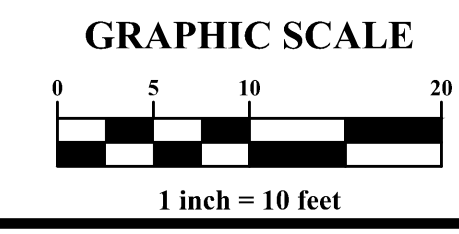
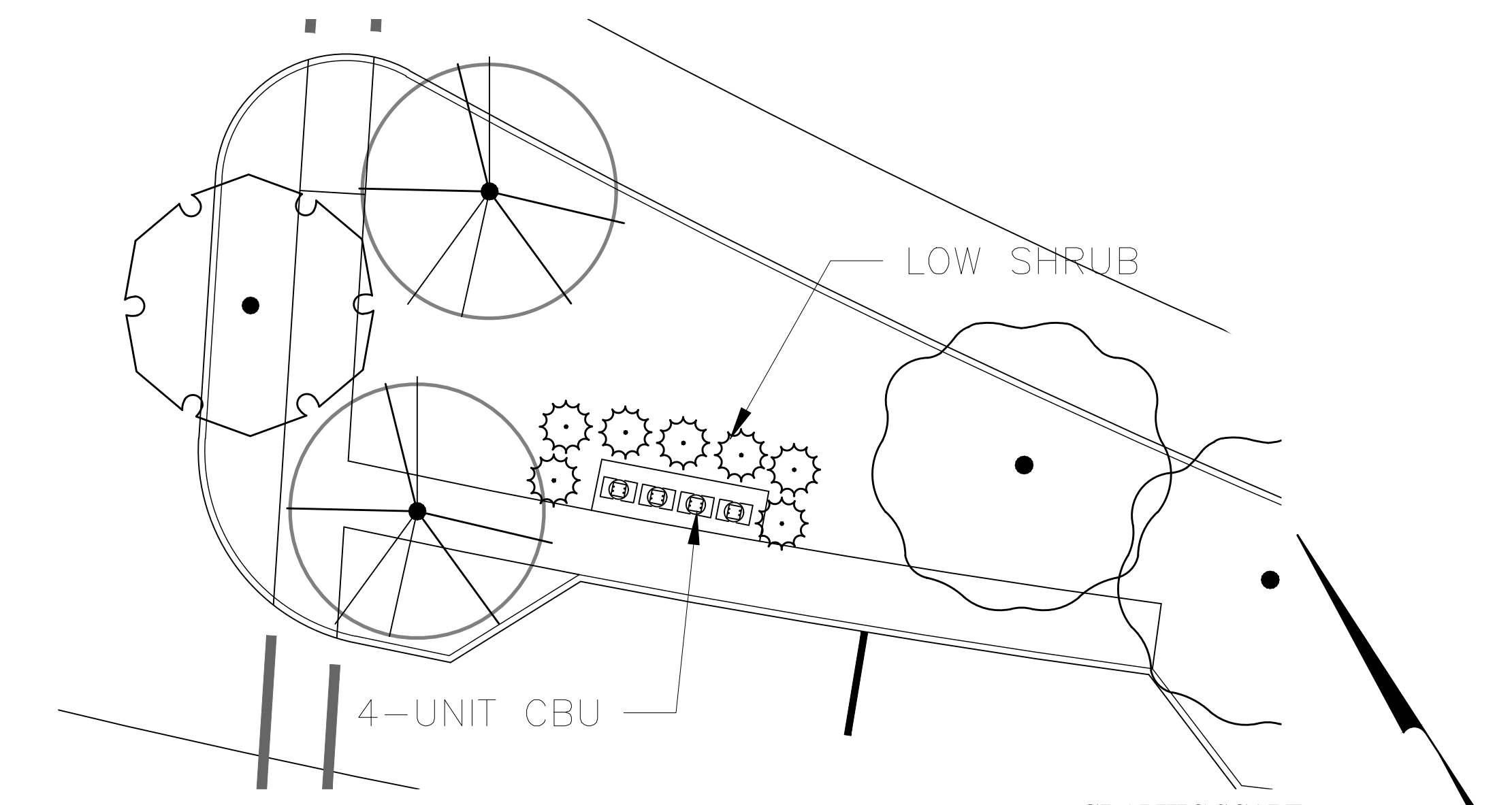
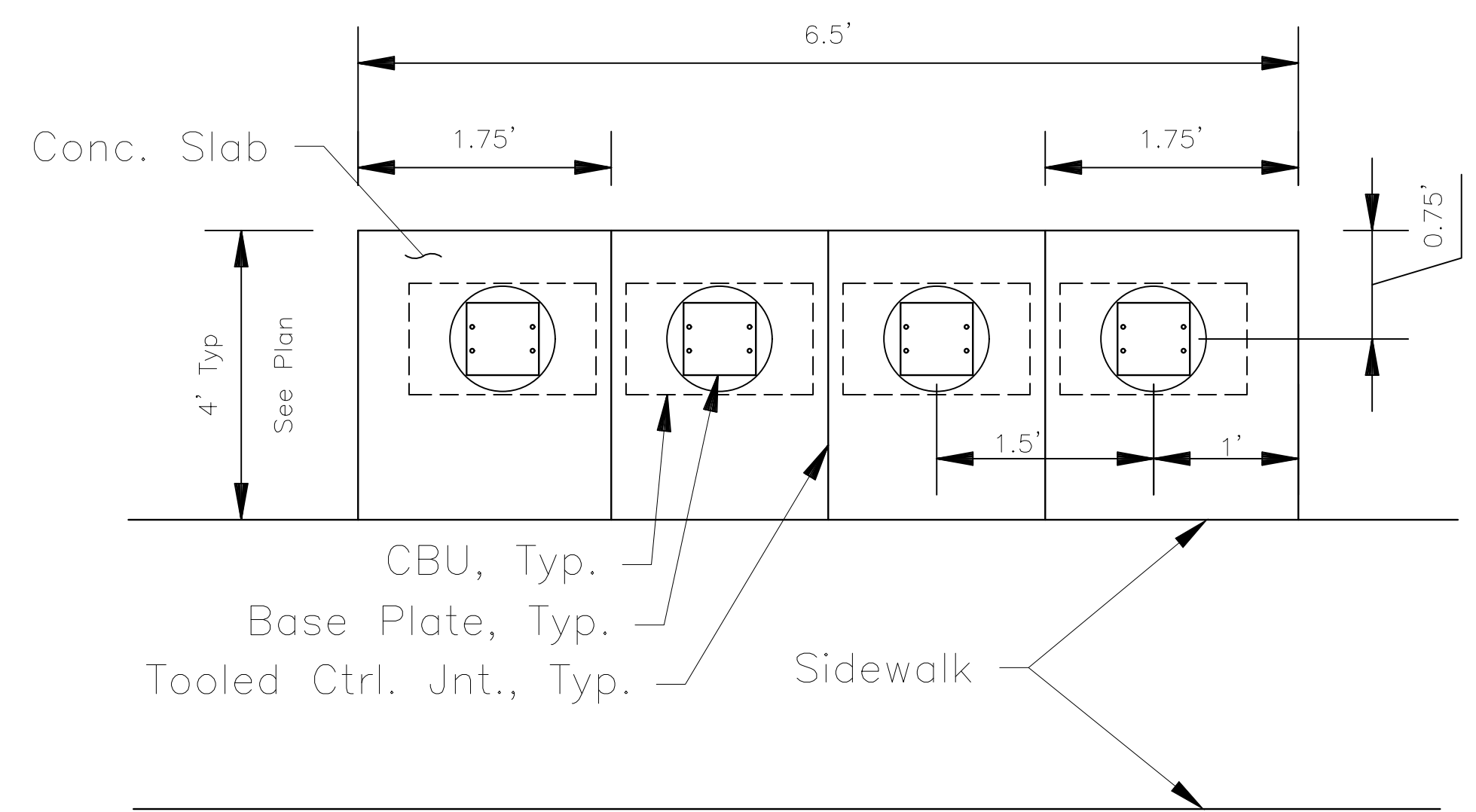
EXHIBIT  
**F-2**



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**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 black 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



MARK	DATE	DESCRIPTION
	3/8/26	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**  
 ENTRY ENLARGEMENTS

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

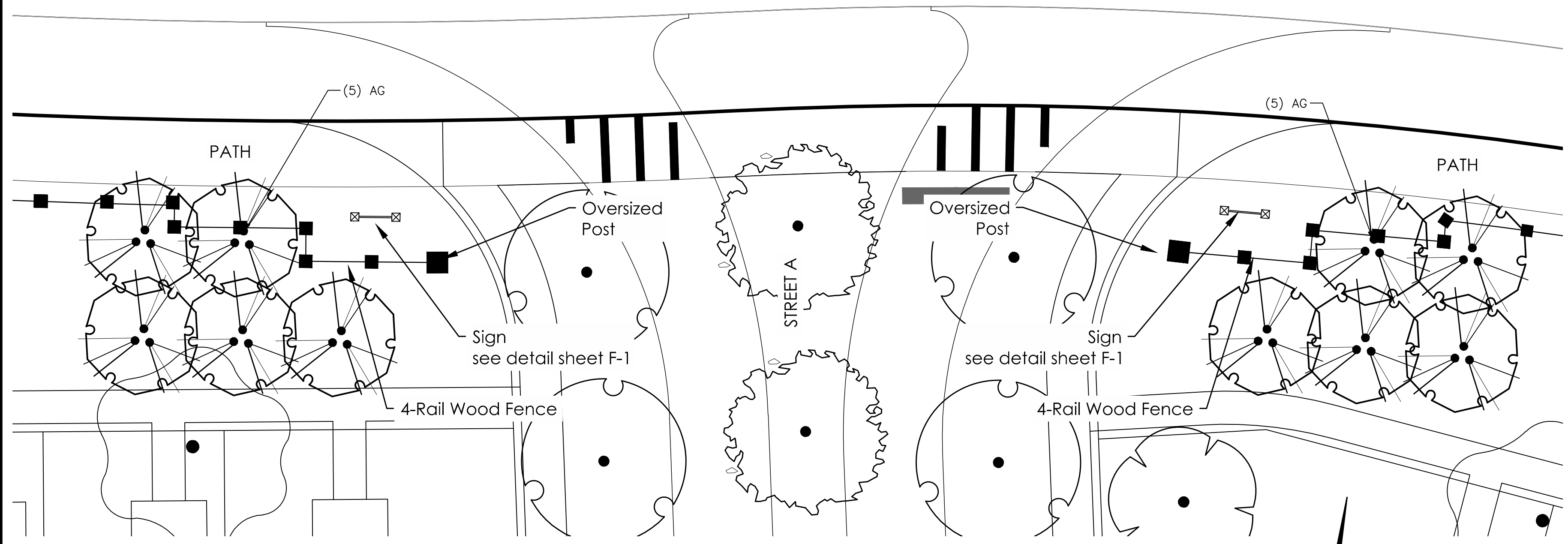
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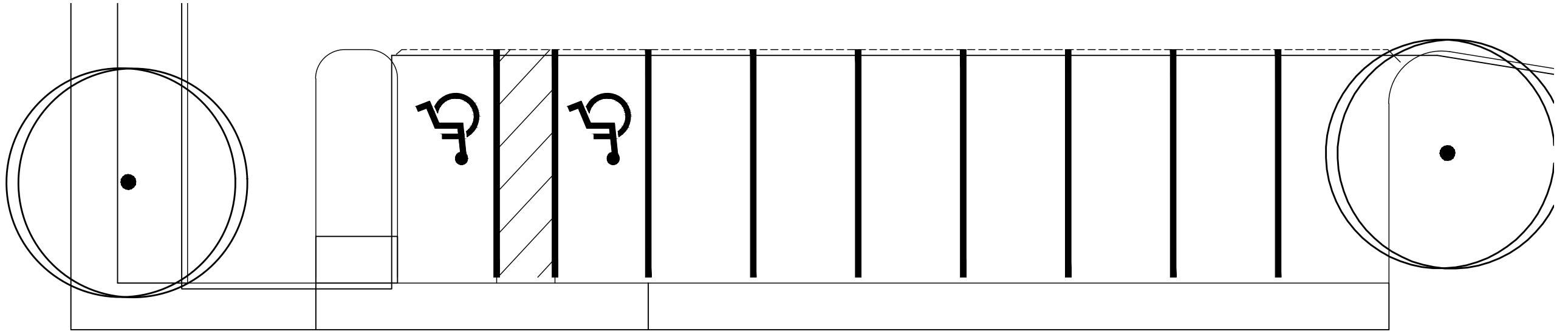
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EXHIBIT  
**F-4**

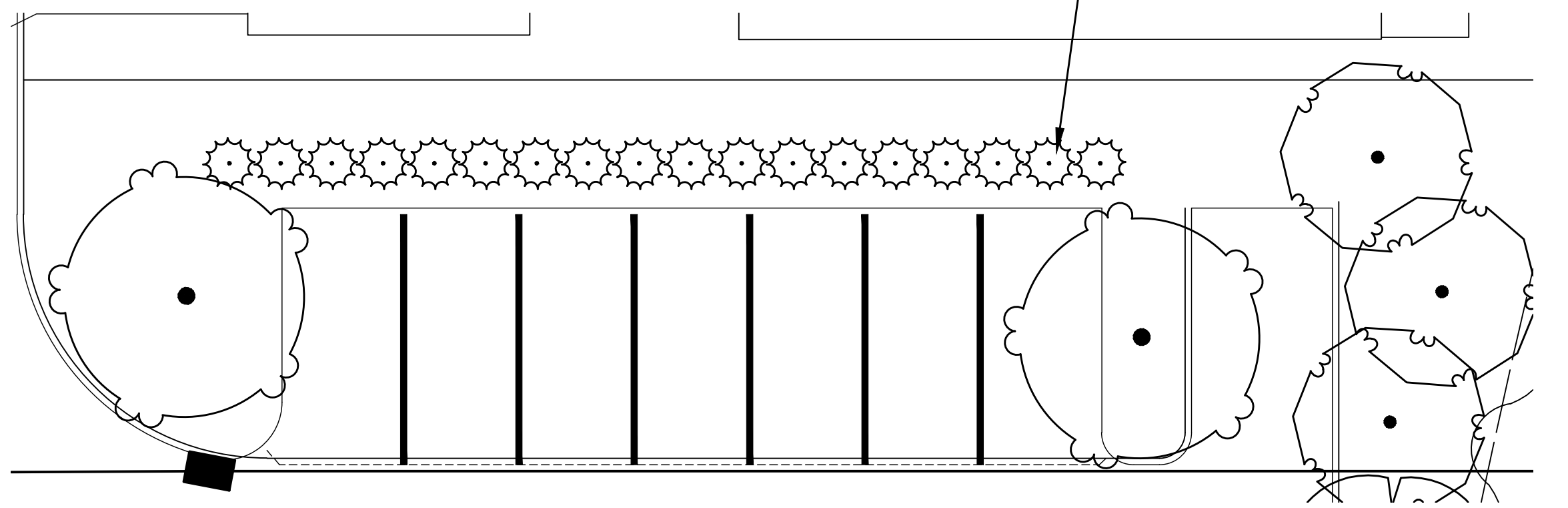
GANTON PARKWAY



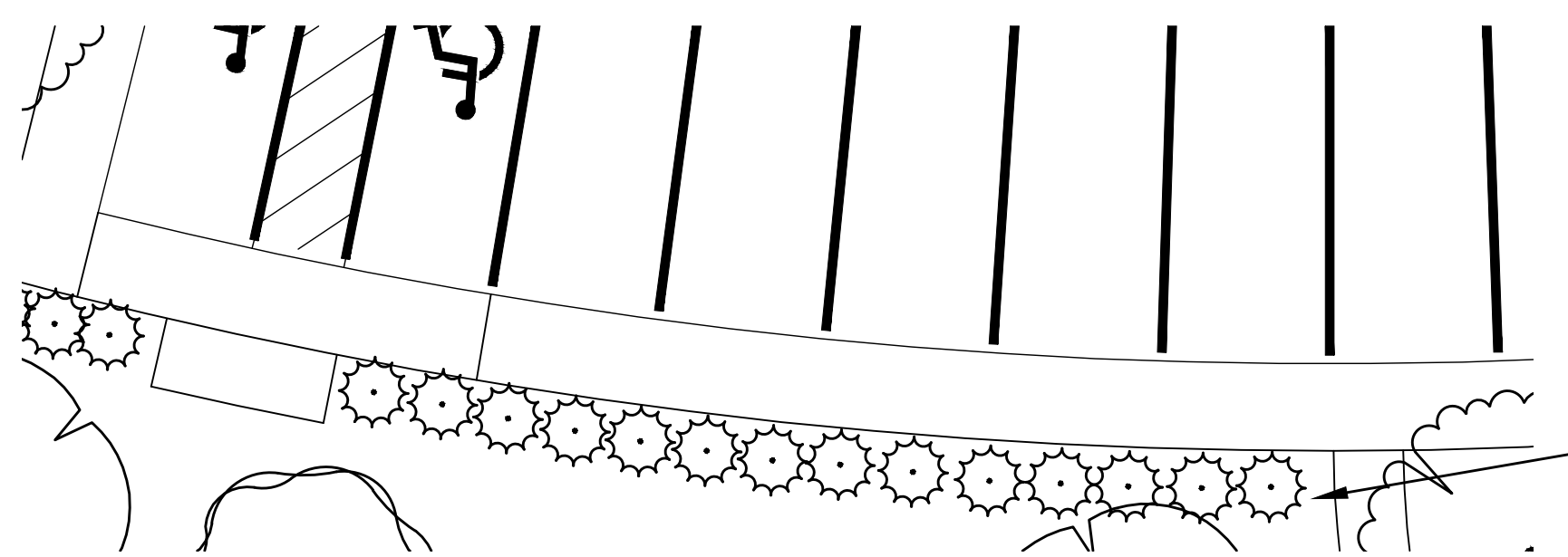
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1"=10'



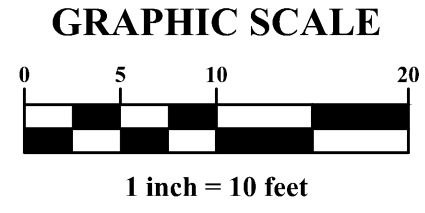
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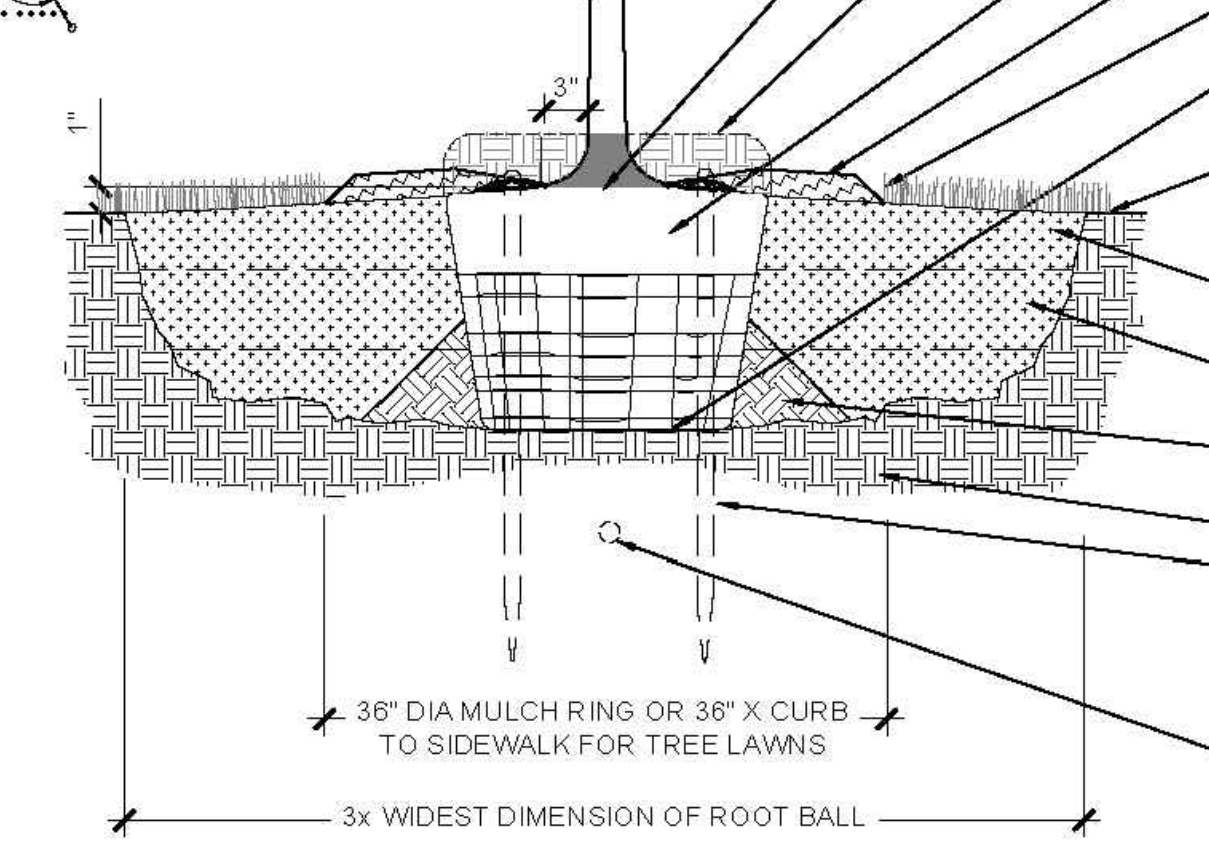
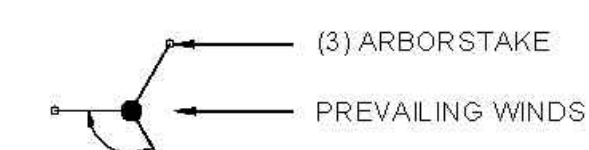
Enlargement Street F Parking  
1"=10'



Enlargement Street N Parking  
1"=10'



STAKING PLAN



- NOTE:
- DO NOT EXCAVATE HOLE BY MECHANICAL DRILL.
  - PRIOR TO PLACING THE ROOT BALL IN THE EXCAVATED HOLE
  - SET ROOT FLARE 1" ABOVE FINISHED GRADE AND ON-CENTER OF EXCAVATED HOLE
  - PRIOR TO MULCHING, WALK-IN COMPACT SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL. DO NOT ALLOW AIR PICKETS TO FORM WHEN BACKFILLING.

- ROOT FLARE: THE AREA AT THE BASE OF THE TRUNK WHERE THE TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT STEM AND TRUNK.
- IF PRESENT, REMOVE EXCESS SOIL TO EXPOSE BASE OF ROOT FLARE. REMOVE STEM GIRDLING, SUCKERS, ASCENDING, KINKED OR ENCIRCLING ROOTS ATTACHED TO THE FLARE OR VISIBLE AT THE ROOT BALL SURFACE.
- REMOVE UPPER 1/2 OF WIRE BASKET AND BURLAP. REMOVE TRIMMED PIECES FROM SITE.
- 2" MULCH LAYER, 36" DIA. KEEP FLARE OF TRUNK CLEAR OF MULCH BY 3".
- CREATE CLEAN AND WELL DEFINED EDGE AT LAWN AND REMOVE WASTE FROM SITE.
- BOTTOM OF ROOT BALL TO REST ON UNDISTURBED OR RECOMPACTED SOIL.
- FINISHED / ORIGINAL GRADE
- SOIL MIX PER NOTES, UNLESS OTHERWISE SPECIFIED IN THE PROJECT MANUAL. MAXIMUM 6" LIFTS.
- EXCAVATED TREE PIT. ROUGHEN SIDE WALLS BEFORE BACKFILLING WITH SOIL MIX.
- COMPACT SOIL AT BASE OF ROOT BALL TO STABILIZE TREE.
- EXISTING SOIL
- ARBORSTAKE BELOW GRADE TREE STABILIZATION. PROVIDE QUANTITY, PER MANUFACTURERS RECOMMENDATIONS, (3) MINIMUM. INSTALL PER MANUFACTURERS RECOMMENDATION.
- VERIFY EXISTING UTILITIES PRIOR TO EXCAVATION AND PLACEMENT OF ARBORSTAKE
- 36" DIA MULCH RING OR 36" X CURB TO SIDEWALK FOR TREE LAWNS
- 3x WIDEST DIMENSION OF ROOT BALL

City Landscape Architect:  
**MKSK**  
Landscape Architecture  
Urban Design  
Planning

CONTACT:  
462 S. LUDLOW ALLEY  
COLUMBUS, OH 43215  
614.621.2796  
MKSKSTUDIOS.COM

**DECIDUOUS TREE PLANTING STANDARD**

CITY OF NEW ALBANY  
STANDARD DRAWING  
12/12/2025

STD. NO. NA-###-#

MARK	DATE	DESCRIPTION
	3/16/26	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**  
ENTRY ENLARGEMENTS

**EMHT**  
Engineering, Surveying, Planning, Scientists, Inc.

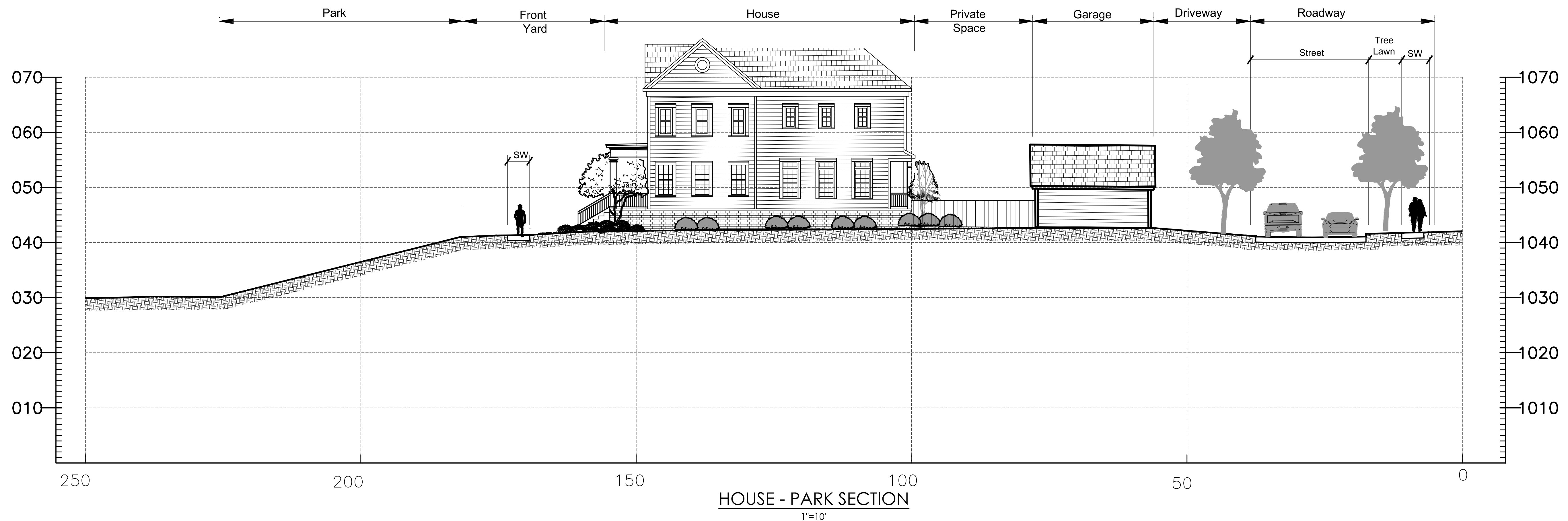
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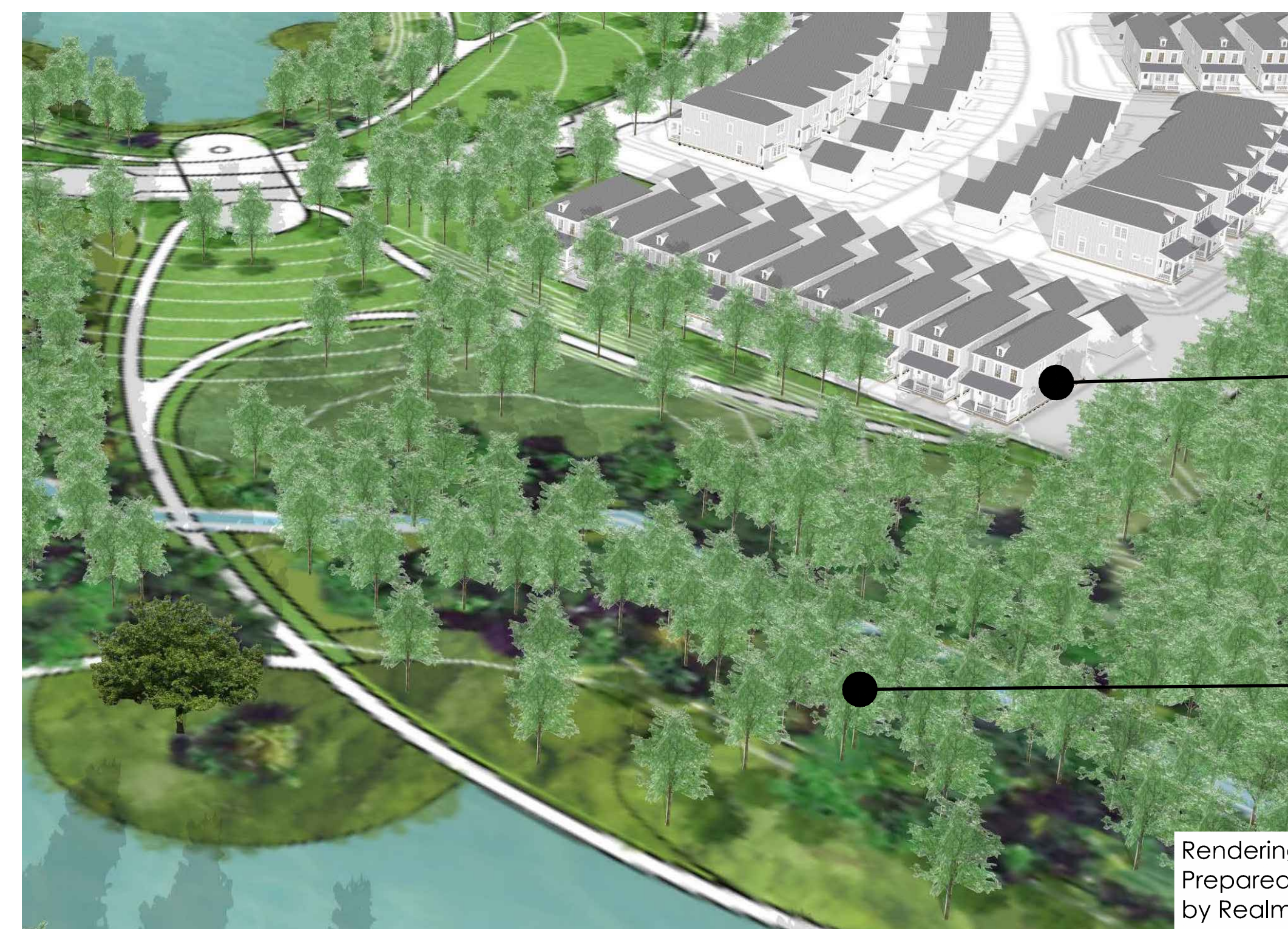
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EXHIBIT  
**F-5**

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PLAN VIEW WITH SECTION LINE  
Not to scale



BIRDS-EYE RENDERING  
Not to scale

● Detached Row Houses  
● Future City Park

Rendering Prepared by Realm

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



DATE  
July 1, 2026

SCALE  
1" = 10'

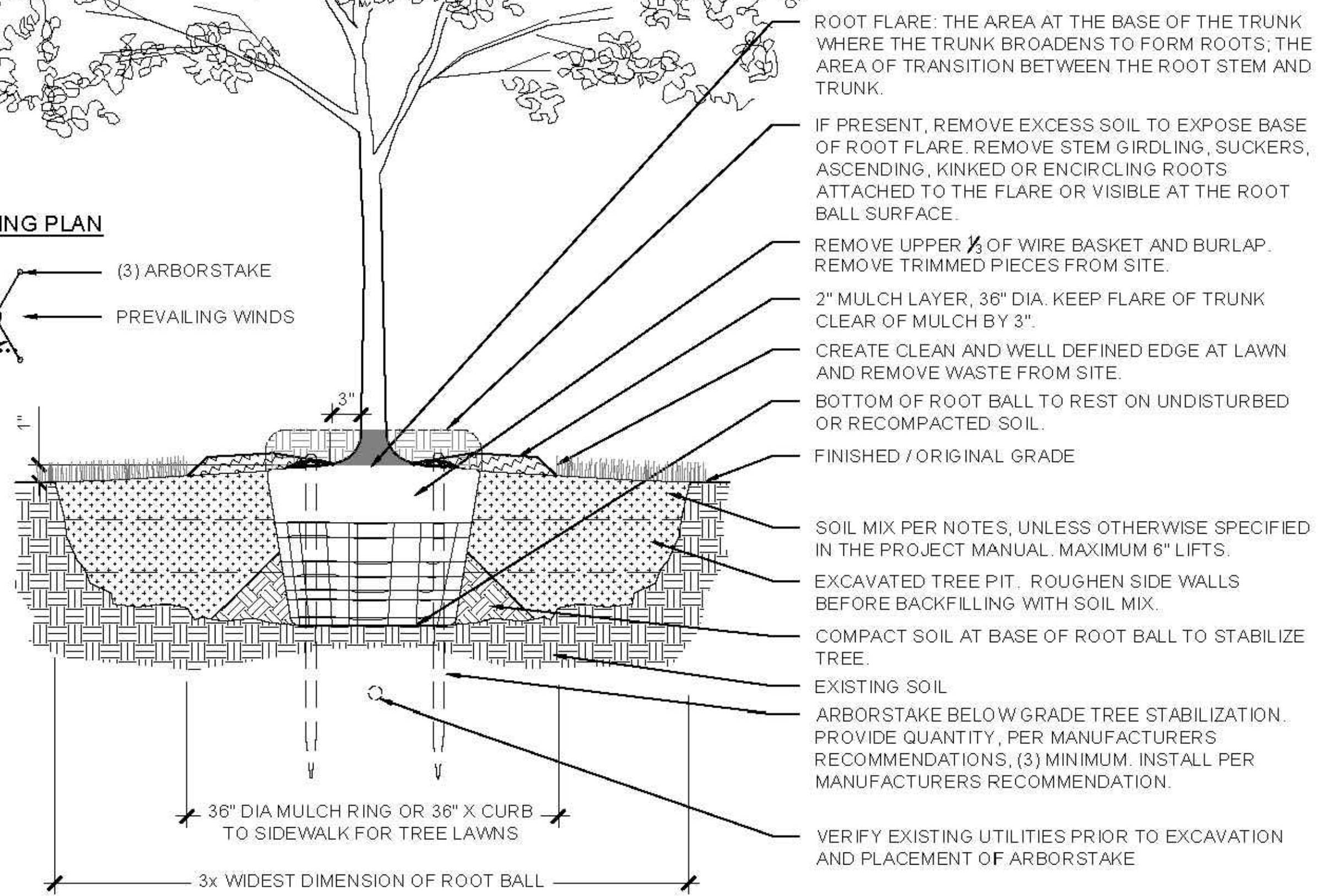
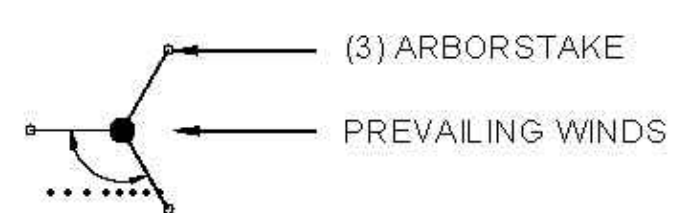
JOB NO.  
20250643

EXHIBIT  
**F-6**



- NOTE:
1. DO NOT EXCAVATE HOLE BY MECHANICAL DRILL.
  2. PRIOR TO PLACING THE ROOT BALL IN THE EXCAVATED
  3. SET ROOT FLARE 1" ABOVE FINISHED GRADE AND ON-CENTER OF EXCAVATED HOLE
  4. PRIOR TO MULCHING, WALK-IN COMPACT SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL. DO NOT ALLOW AIR PICKETS TO FORM WHEN BACKFILLING.

**STAKING PLAN**



- ROOT FLARE: THE AREA AT THE BASE OF THE TRUNK WHERE THE TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT STEM AND TRUNK.
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- FINISHED / ORIGINAL GRADE
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- EXISTING SOIL
- ARBORSTAKE BELOW GRADE TREE STABILIZATION. PROVIDE QUANTITY, PER MANUFACTURERS RECOMMENDATIONS, (3) MINIMUM. INSTALL PER MANUFACTURERS RECOMMENDATION.
- VERIFY EXISTING UTILITIES PRIOR TO EXCAVATION AND PLACEMENT OF ARBORSTAKE

City Landscape Architect  
**MKSK**  
 Landscape Architecture  
 Urban Design  
 Planning

CONTACT:  
 462 S. LUDLOW ALLEY  
 COLUMBUS, OH 43215  
 614.621.2796  
 MKSKSTUDIOS.COM

**DECIDUOUS TREE  
 PLANTING STANDARD**

<b>CITY OF NEW ALBANY STANDARD DRAWING 12/12/2025</b>	<b>STD. NO. NA-####</b>
---	-------------------------

**PLANTING NOTES**

1. CONFIRM LOCATIONS OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO EXCAVATION.
2. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. SUBSTITUTIONS FOR PLANT MATERIALS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
3. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
4. PROVIDE PLANT PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE CITY FOR COMPLIANCE REVIEW PRIOR TO PURCHASING.
5. PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
6. THE CITY WILL REJECT TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED. DO NOT PROVIDE TREES WITH CROWNS HEADED BACK OR CUT BACK. THE CITY WILL ALSO REJECT TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER NOT COMPLETELY CLOSED.
7. PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE CITY BEFORE, DURING AND AFTER INSTALLATION.
8. VERIFY PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
9. STAKE TREE LOCATIONS FOR THE CITY'S REVIEW PRIOR TO INSTALLATION. PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE CITY AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE CITY.
10. REFER TO THE PLANTING DETAIL FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, STONE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS.
12. BED EDGE SHALL BE SMOOTH, CONSISTENT, WELL DEFINED, HAND TRENCHED 4" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED.
13. ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" 260.2.
14. PRUNE TREES AFTER INSTALLATION PER ITEM 661.14: PRUNING. ONLY REMOVE BROKEN OR DAMAGED LIMBS. PRUNING SHALL NOT INCLUDE TRIMMING OF LEADER. IF REMOVAL OF DEAD/DAMAGED BRANCHES WILL RESULT IN MORE THAN 25% OF THE TREE CANOPY, THE TREE WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
15. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MINIMUM.
16. TREES SHALL BE PLACE A MINIMUM OF 3' FROM SIDEWALKS AND CURBS. TREES LOCATED IN LAWN AREAS BETWEEN STREET CURBS AND SIDEWALKS OR PATHS SHALL BE CENTERED IN THE LAWN AREA. TREES LOCATED IN THE MEDIAN ISLANDS SHALL BE CENTERED IN THE MEDIAN ISLAND, UNLESS OTHERWISE SPECIFIED.
17. TEST FILL EACH TREE AND PLANTING PIT WITH WATER, PRIOR TO PLANTING TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER SCARIFIED ALONG OUTER EDGES AND SIDES OF PIT
18. PROVIDE BACKFILL SOILS THAT ARE 1 PART LEAF COMPOST / 1 PART EXCAVATED SOIL UNLESS OTHERWISE SPECIFIED.
19. DO NOT DISTURB AREA SUPPORTING TREE BALL. REPEAT TEST. ALLOWANCES WILL NOT BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE.
20. PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT.
21. REMOVE PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
22. WATER ALL TREES PER ITEM 661.17 - PERIOD OF ESTABLISHMENT AND AS MODIFIED. INCLUDE 2 APPLICATIONS PER WEEK STARTING IMMEDIATELY AT INSTALLATION AND CONTINUING THROUGH THE PERIOD OF ESTABLISHMENT. THE USE OF WATERING (GATOR) BAGS IS ACCEPTABLE. IF USING WATER BAGS, THE BAGS SHALL BE REMOVED ON OR AROUND DECEMBER 1 AND REINSTALLED NO LATER THAN MARCH 1 THE FOLLOWING YEAR. COSTS ASSOCIATED WITH WATERING IS INCLUDED IN THE UNIT PRICE BID FOR EACH TREE. NO ADDITIONAL COMPENSATION WILL BE MADE FOR WATERING.
23. THE CITY MAY OBSERVE PLANT MATERIAL EITHER AT THE PLACE OF GROWTH OR AT THE PROJECT SITE BEFORE, DURING OR AFTER PLANT INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR SPECIES, VARIETY, CULTIVARS, SIZE AND QUALITY. THE CITY MAY SELECT AND TAG TREES AT PLACE OF GROWTH FOR INSTALLATION ON THIS PROJECT. THE CITY RETAINS THE RIGHT TO OBSERVE TREES FURTHER FOR SIZE AND CONDITION OF ROOTBALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS, DAMAGE DURING TRANSPORTATION. THE CITY RETAINS THE RIGHT TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. REMOVE REJECTED TREES IMMEDIATELY FROM PROJECT SITE.
24. THE GUARANTEE PERIOD BEGINS AT THE DATE OF FINAL ACCEPTANCE.
25. MAKE PERIODIC INSPECTIONS DURING THE GUARANTEE PERIOD TO MONITOR THE CONDITION OF THE TREES. WATER THE TREES AS NEEDED TO MAINTAIN THE TREES ALIVE AND IN AN ACCEPTABLE CONDITION.
26. PERFORM A SURVIVAL INSPECTION, JOINTLY WITH THE CITY, IN THE FIRST GROWING SEASON BEFORE THE END OF SUMMER. MEET WITH THE CITY IN THE FALL TO COMPARE LISTS, RECONCILE DIFFERENCES AND DEVELOP A SPRING REPLACEMENT LIST.
27. GUARANTEE HEALTHY AND FLOURISHING PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
28. REPLACE ALL PLANTS DETERMINED BY THE CITY TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, AT NO COST TO THE CITY. THE CITY WILL CONSIDER ACCEPTABLE PLANTS FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND BEARING FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACE DEAD OR UNACCEPTABLE PLANTS WITH PLANTS THAT CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. PROVIDE REPLACEMENTS THAT SATISFY ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
29. GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AFTER REPLACEMENT. THE CITY MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR A REPLACEMENT PLANT DEEMED UNACCEPTABLE DURING OR AT THE END OF THE GUARANTEE PERIOD.
30. AT THE END OF THE GUARANTEE, RESET GRADES THAT SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.
31. BASIS OF PAYMENT: THE CITY WILL PAY 80% OF THE BID PRICE FOR PLANT MATERIALS DELIVERED, ACCEPTED AND INSTALLED AT THE PROJECT SITE. THE CITY WILL PAY THE REMAINING 20% OF THE BID PRICE AT THE END OF THE ESTABLISHMENT PERIOD. REPLACE ALL PLANTS NOT SURVIVING THE ESTABLISHMENT PERIOD AT NO ADDITIONAL COST TO THE CITY.

City Landscape Architect  
**MKSK**  
 Landscape Architecture  
 Urban Design  
 Planning

CONTACT:  
 462 S. LUDLOW ALLEY  
 COLUMBUS, OH 43215  
 614.621.2796  
 MKSKSTUDIOS.COM

**DECIDUOUS TREE  
 PLANTING STANDARD**

<b>CITY OF NEW ALBANY STANDARD DRAWING 12/12/2025</b>	<b>STD. NO. NA-####</b>
---	-------------------------

MARK	DATE	DESCRIPTION
	3/16/26	FIRST SUBMITTAL

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

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

**EMHT**  
 ENGINEERS, ARCHITECTS, PLANNERS, INC.  
 Columbus, Lovington, Cincinnati, Xenia, OH

DATE  
 July 1, 2026

SCALE  
 NONE

JOB NO.  
 20250643

EXHIBIT  
**F-7**

**LEGEND**

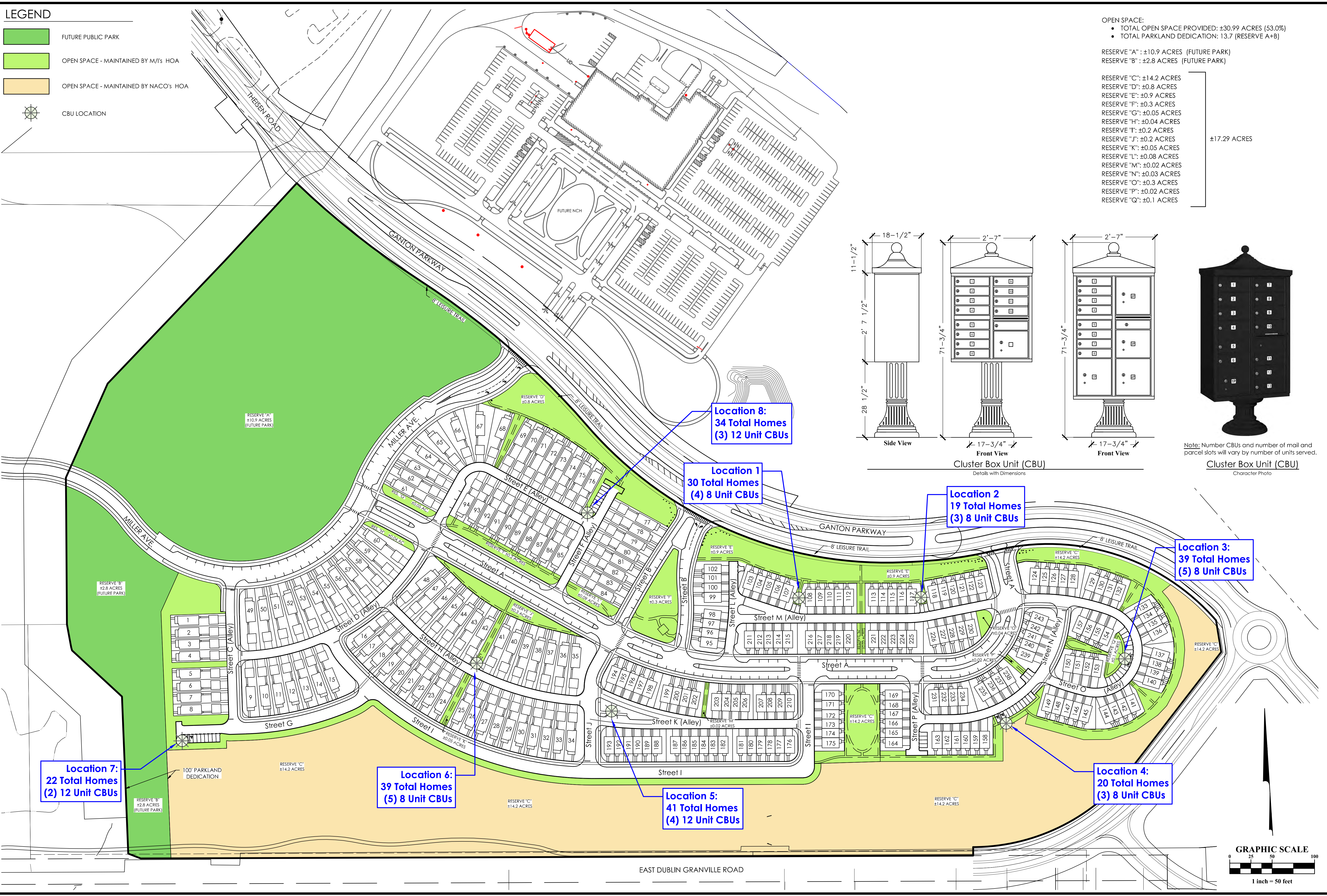
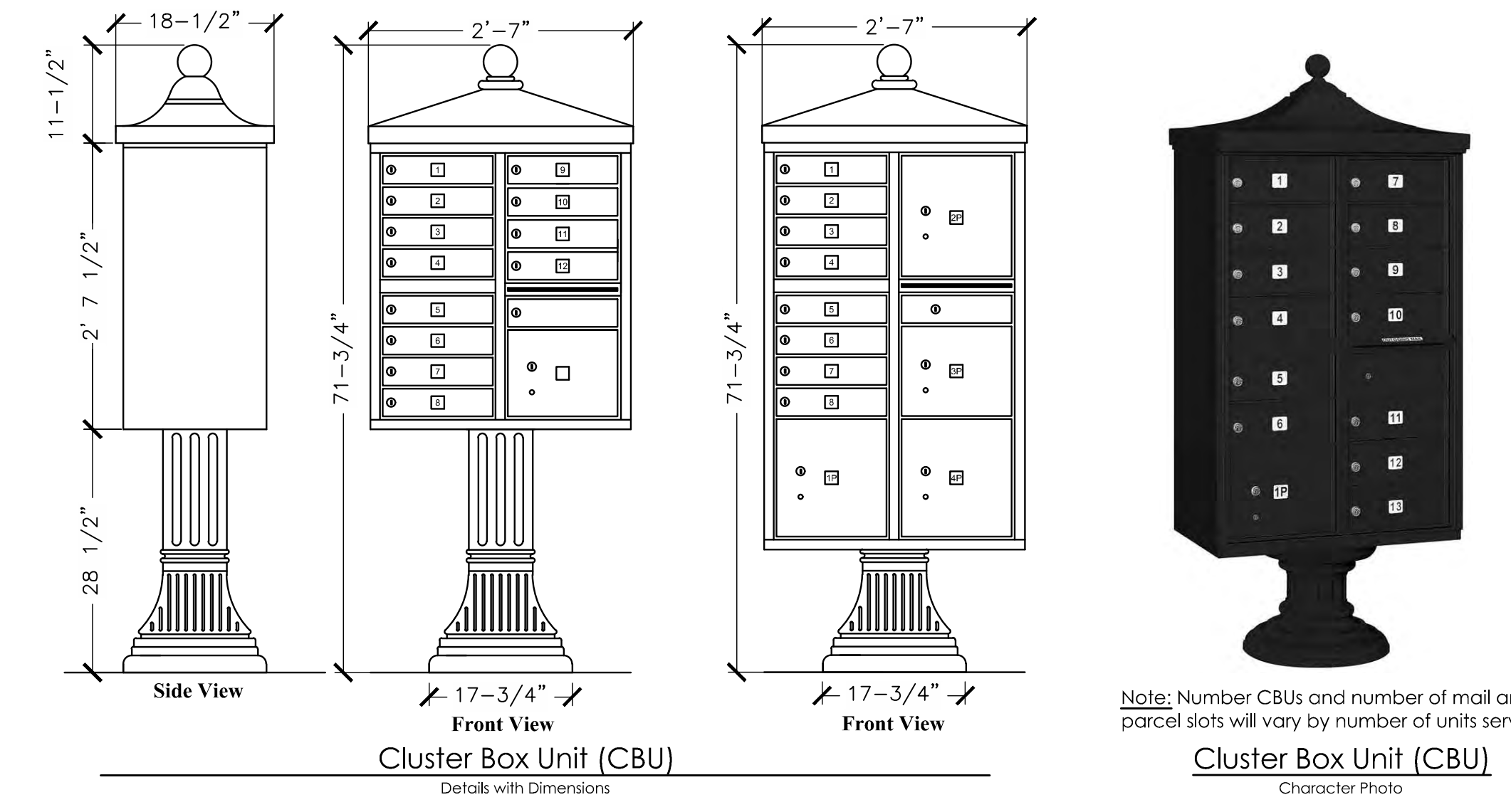
- FUTURE PUBLIC PARK
- OPEN SPACE - MAINTAINED BY M/I'S HOA
- OPEN SPACE - MAINTAINED BY NACO'S HOA
- CBU LOCATION

OPEN SPACE:  
 • TOTAL OPEN SPACE PROVIDED: ±30.99 ACRES (53.0%)  
 • 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": ±0.05 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



**Location 7:**  
 22 Total Homes  
 (2) 12 Unit CBUs

**Location 6:**  
 39 Total Homes  
 (5) 8 Unit CBUs

**Location 5:**  
 41 Total Homes  
 (4) 12 Unit CBUs

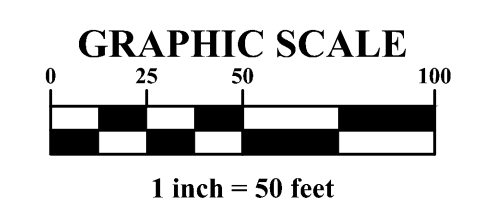
**Location 1:**  
 30 Total Homes  
 (4) 8 Unit CBUs

**Location 8:**  
 34 Total Homes  
 (3) 12 Unit CBUs

**Location 2:**  
 19 Total Homes  
 (3) 8 Unit CBUs

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

**Location 4:**  
 20 Total Homes  
 (3) 8 Unit CBUs



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**

**EMHT**  
 ENGINEERING, SURVEYING, PLANNING, SCIENTISTS

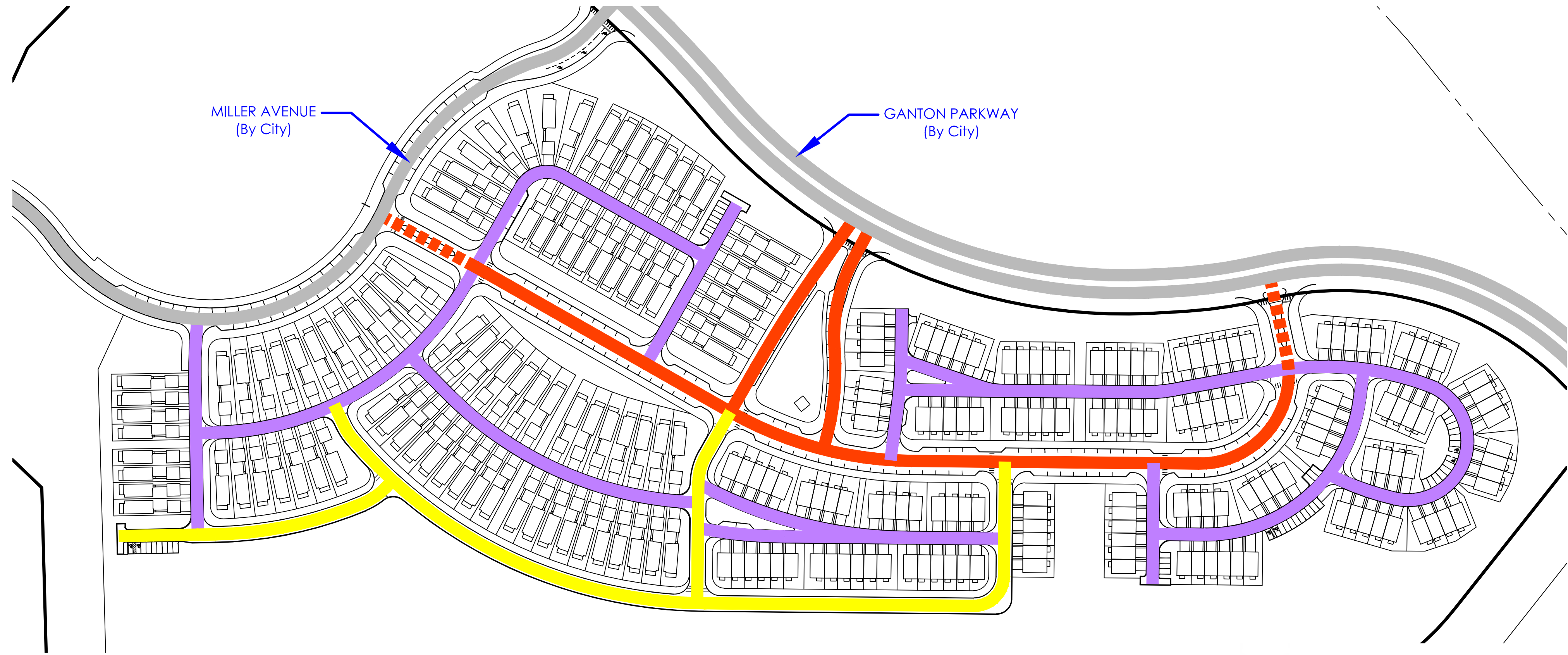
DATE  
 July 1, 2026

SCALE  
 1" = 50'

JOB NO.  
 20250643

EXHIBIT  
**G-1**

I:\20250643\Drawings\04sheets\final development plan\G-1 Open Space and Pedestrian Connectivity Plan.dwg, Last Saved By: sohara, 6/29/2026 2:37 PM Last Printed By: O'hara, Shaun, 6/30/2026 10:47 AM (No Xrefs)



**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**

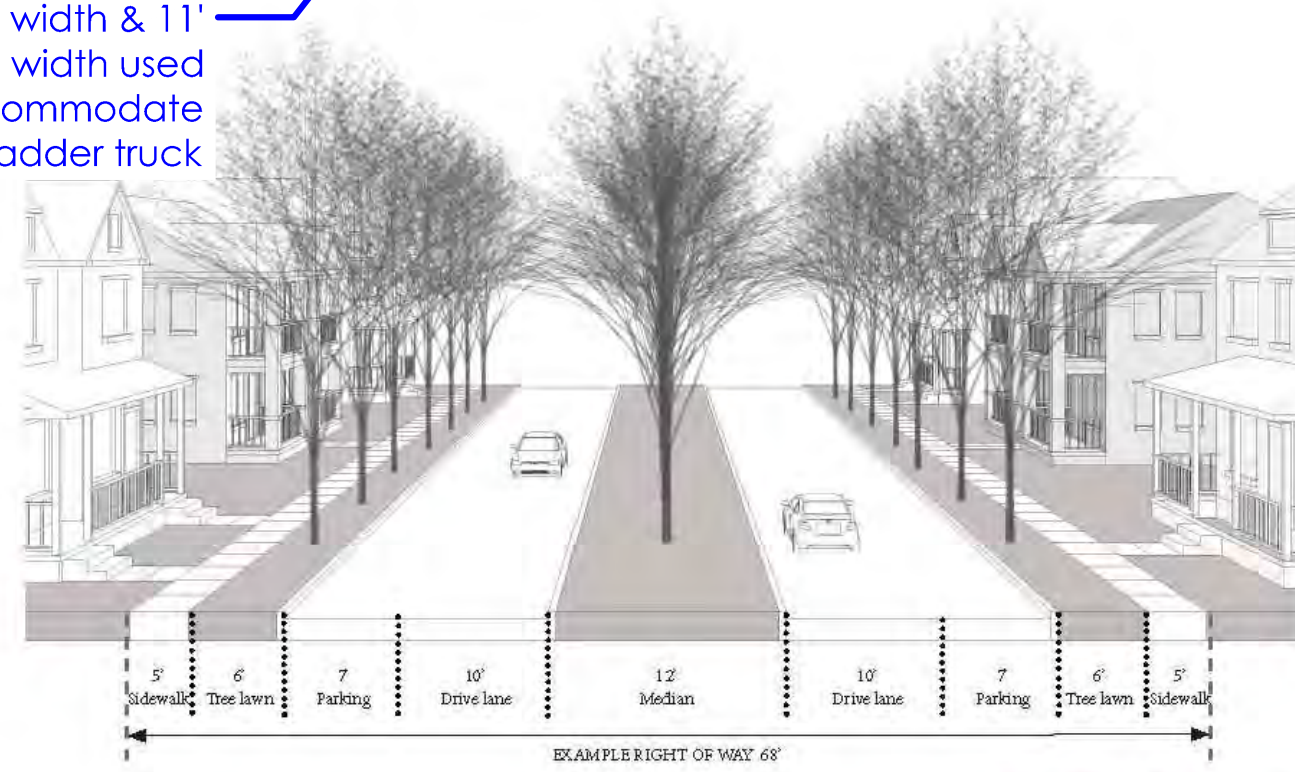
Vehicle Movement:	Slow
Street Edge:	Vertical, square curb
Tree Lawn:	Open lawn
Ped. Bump-outs:	Intersections and crosswalks
On-street Parking:	Yield
Turn Lane:	Intersections Only

	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 curbs along adjacent roadways. Two way operation is important.

**5.24 Alley Design Standards**

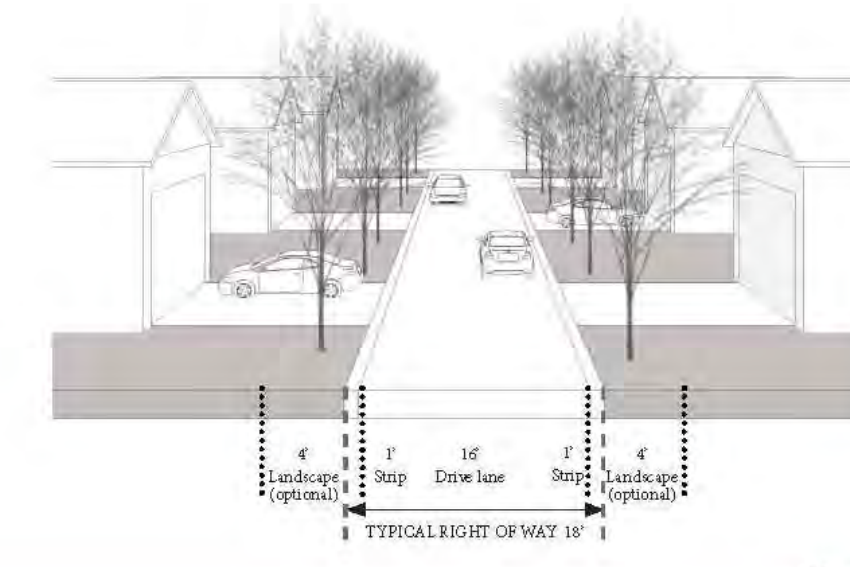
Vehicle Movement:	Yield
Street Edge:	Curb or concrete strip
Tree Lawn:	Open lawn
Ped. Bump-outs:	None
On-street Parking:	None
Turn Lane:	None

	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**  
 431 WORTH AVENUE  
 SUITE 310  
 COLUMBUS, OHIO 43219

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

**EMHT**  
 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS

DATE

July 1, 2026

SCALE

NONE

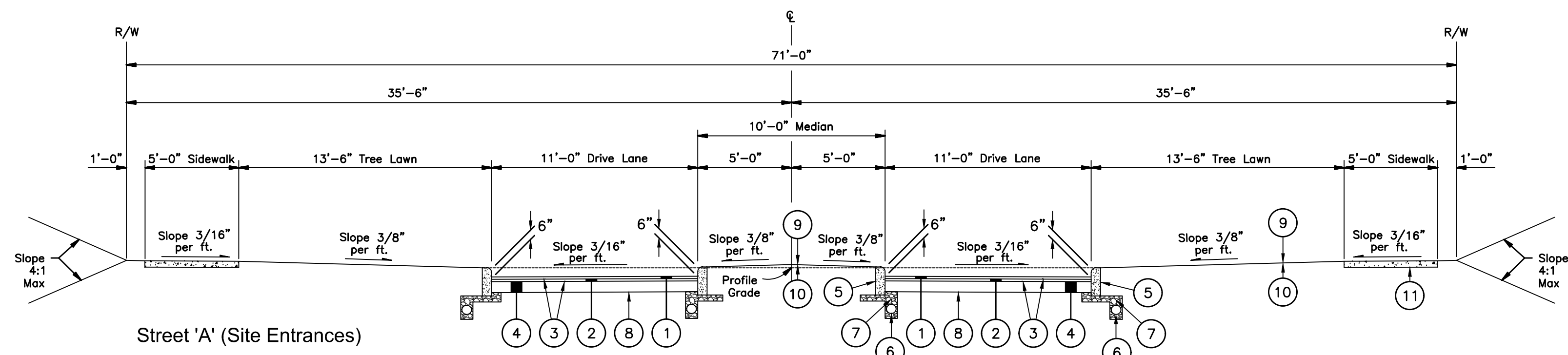
JOB NO.

20250643

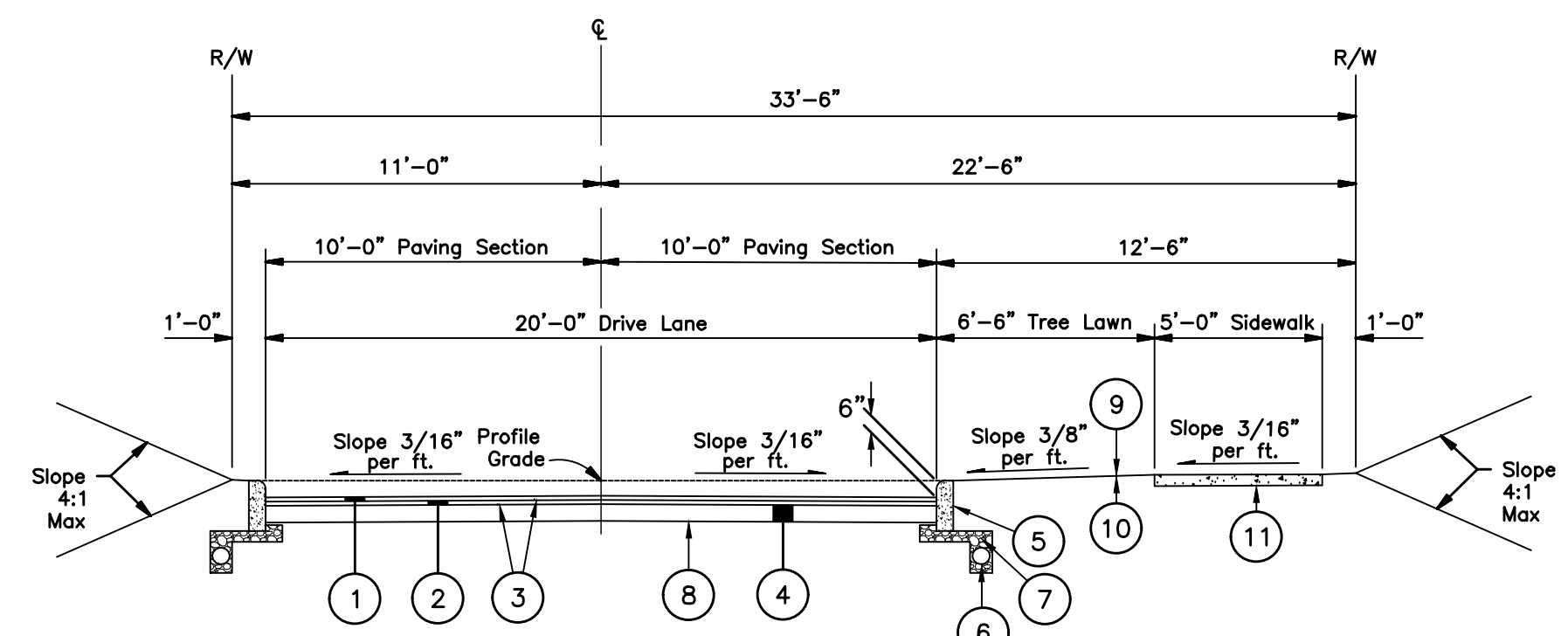
EXHIBIT

**H-1**

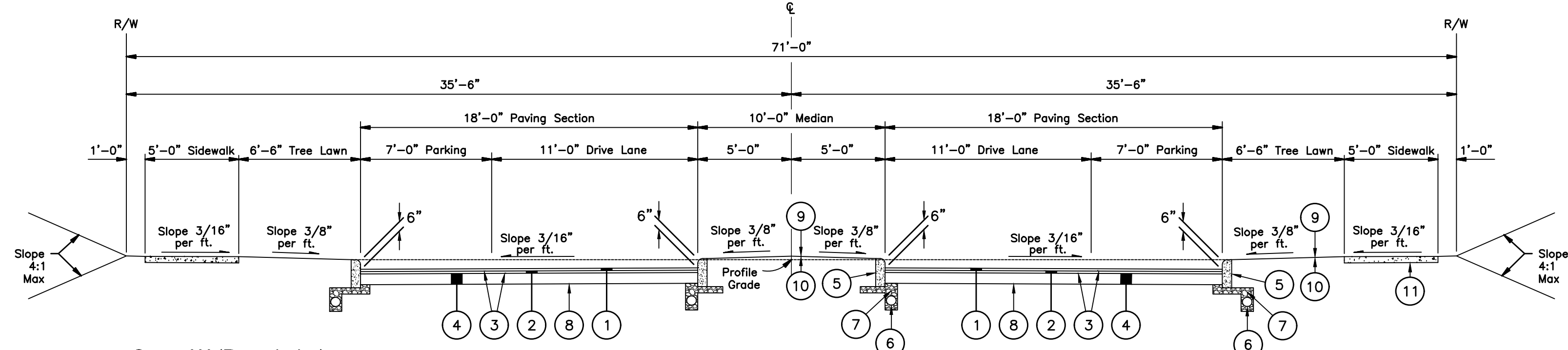
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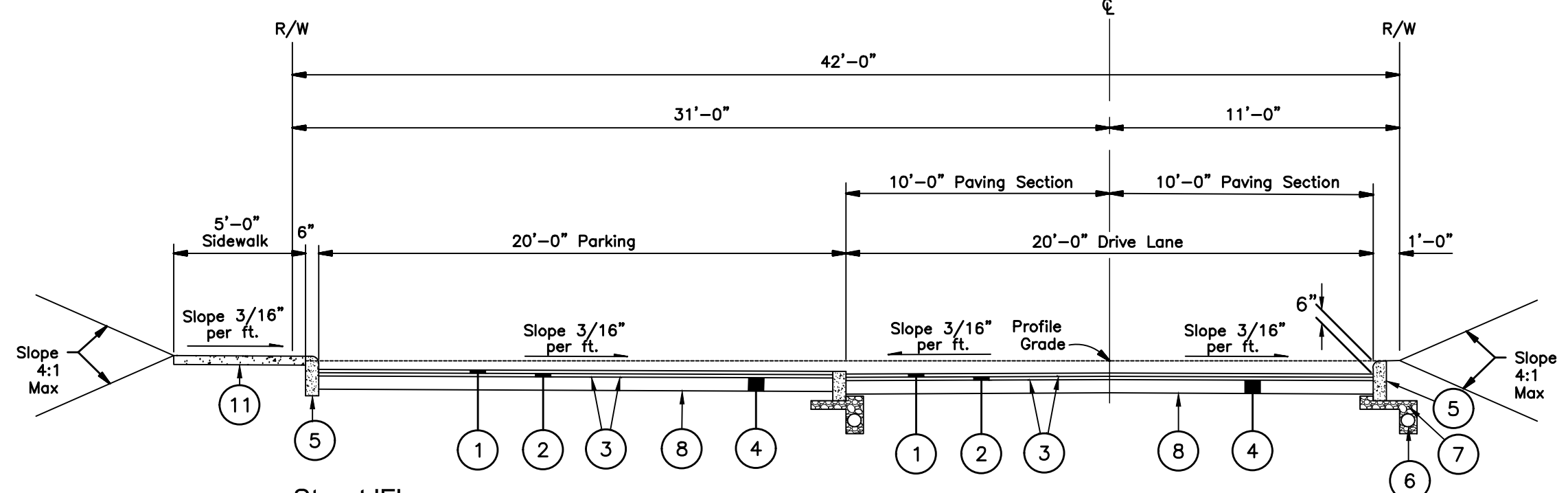
**TYPICAL TWO-LANE BOULEVARD WITHOUT ON-STREET PARKING SECTION (71' R/W)**  
Not To Scale



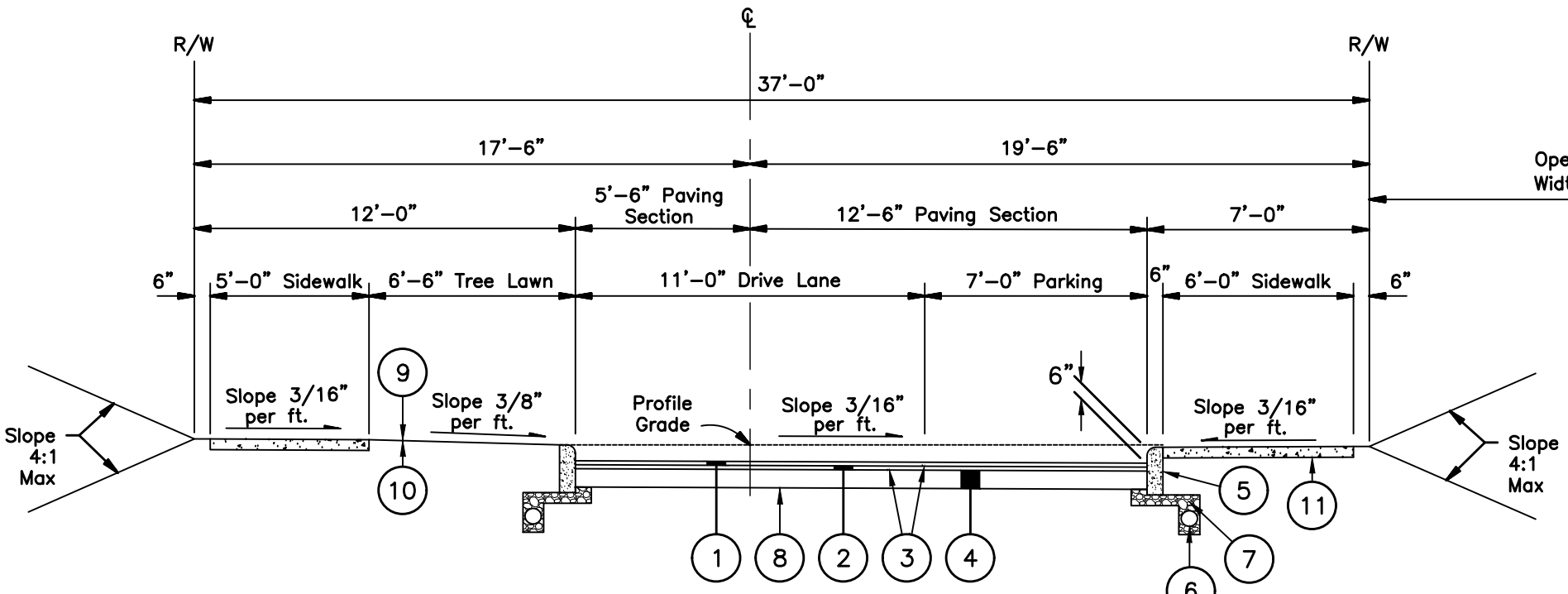
**TYPICAL ALLEY WITH SIDEWALK SECTION (33.5' R/W)**  
Not To Scale



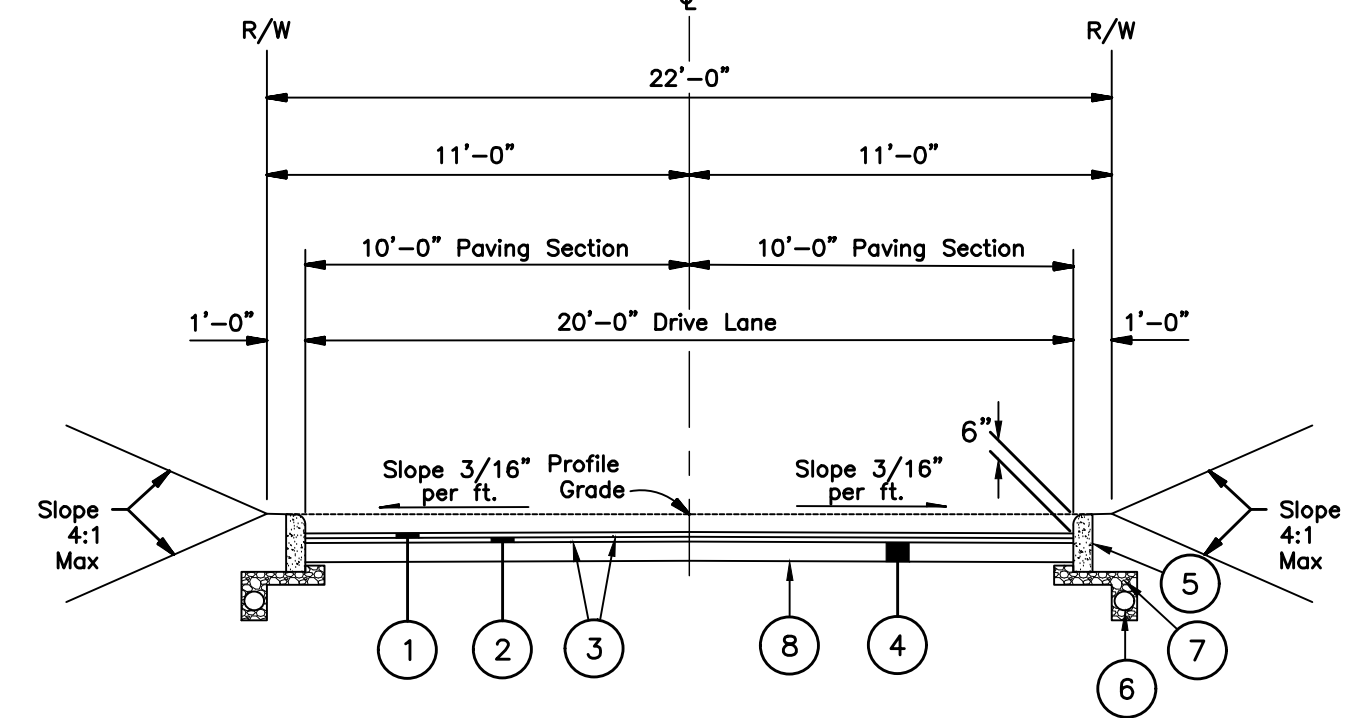
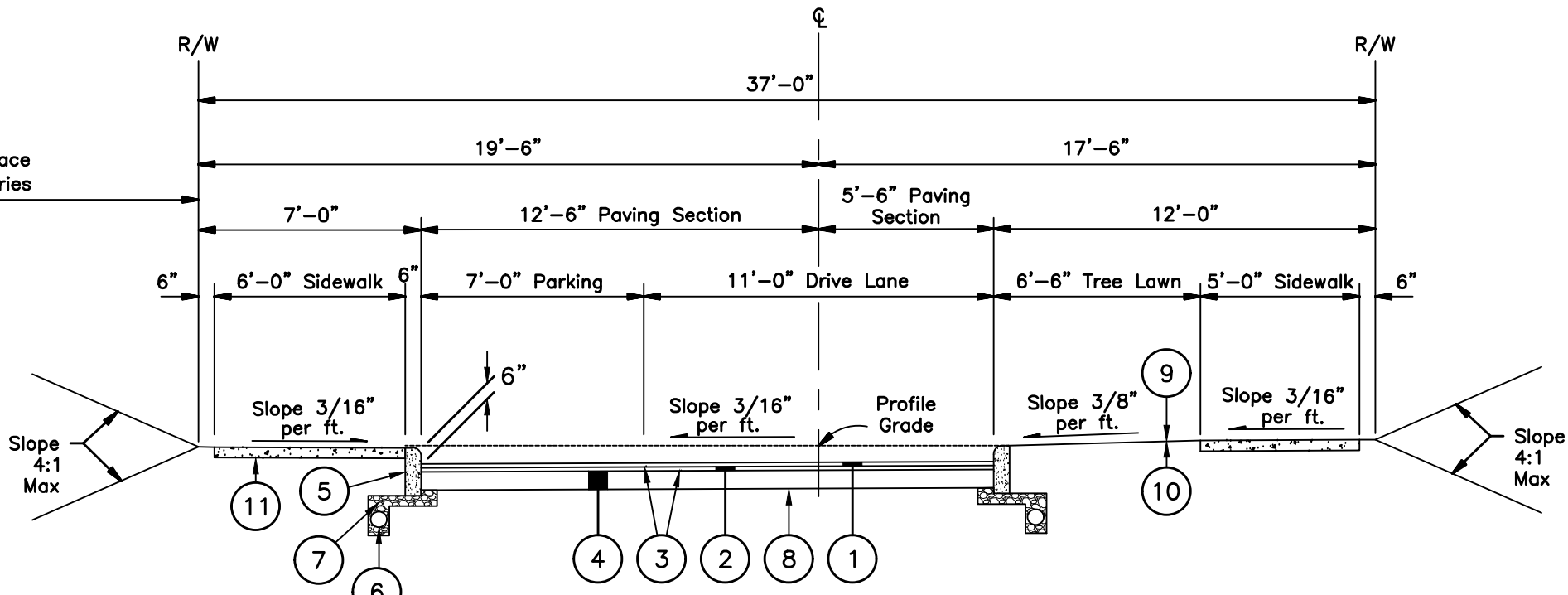
**TYPICAL TWO-LANE BOULEVARD WITH ON-STREET PARKING SECTION (71' R/W)**  
Not To Scale



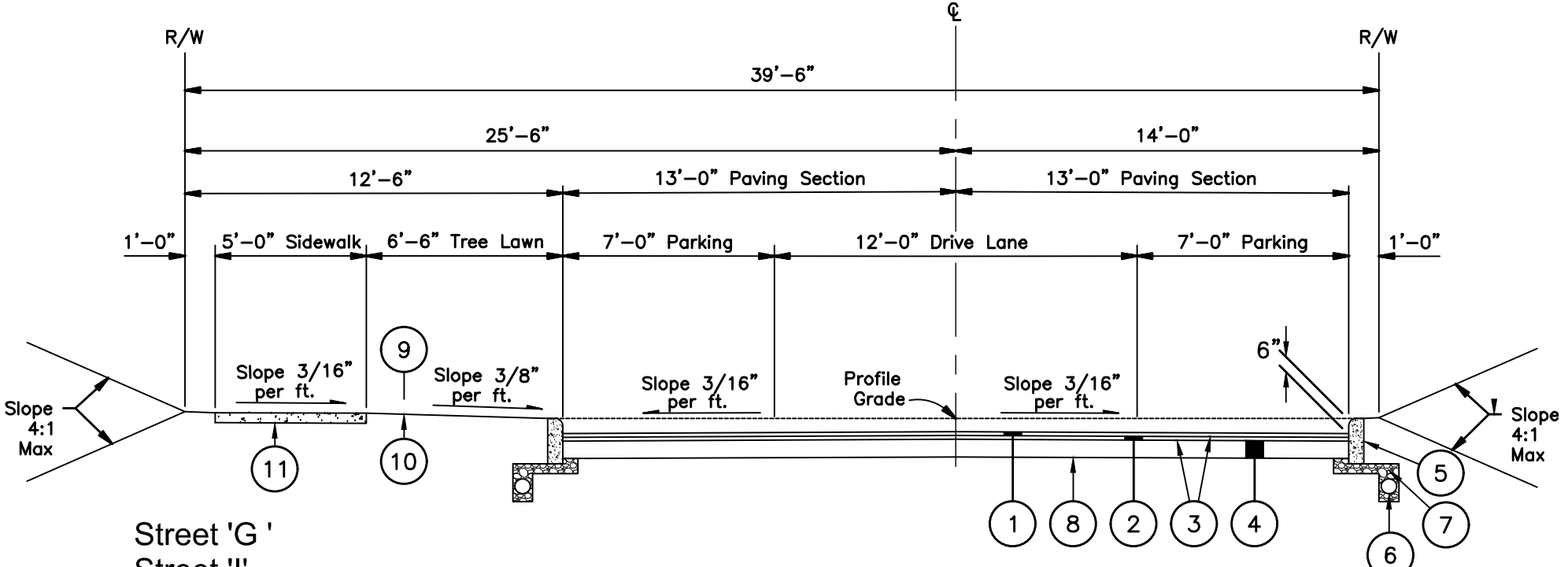
**TYPICAL ALLEY WITH OFF-STREET PARKING SECTION (42' R/W)**  
Not To Scale



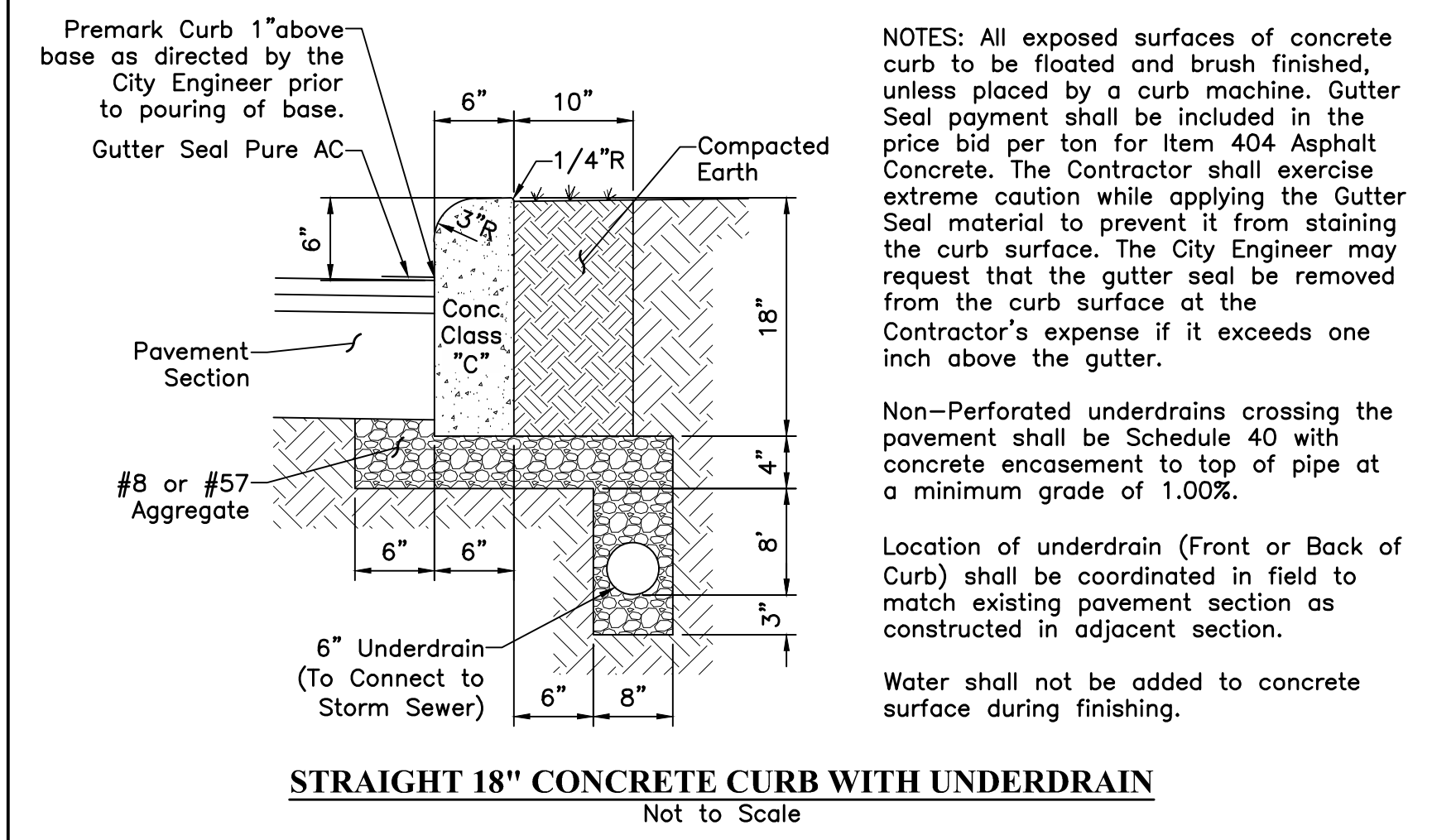
**TYPICAL ENTRANCE STREET (TWO-LANE BOULEVARD MODIFIED) SECTION (37' R/W)**  
Not To Scale



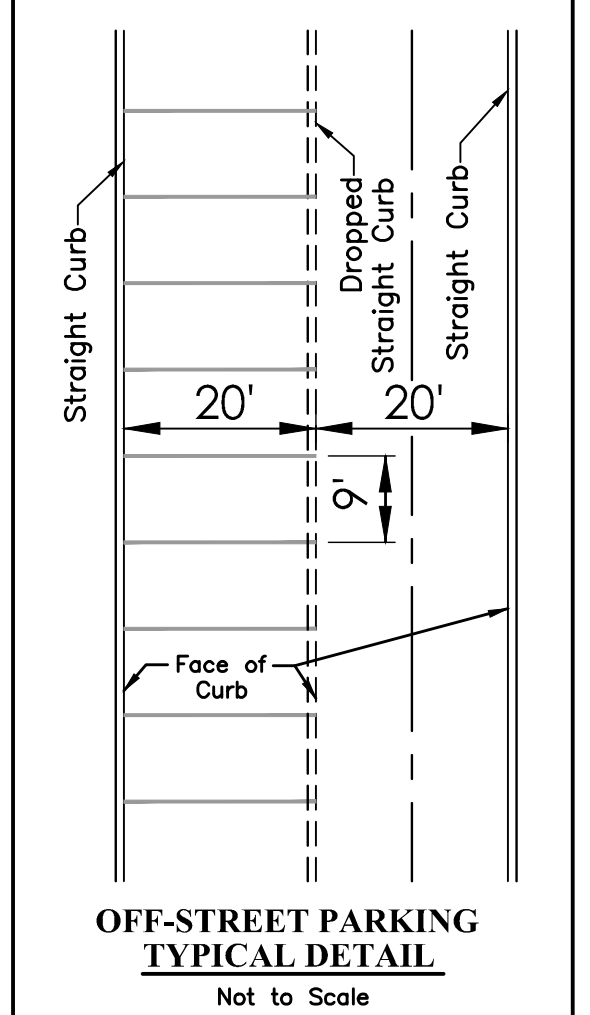
**TYPICAL ALLEY SECTION (22' R/W)**  
Not To Scale



**TYPICAL NEIGHBORHOOD STREET SECTION (39.5' R/W)**  
Not To Scale



**STRAIGHT 18" CONCRETE CURB WITH UNDERDRAIN**  
Not to Scale



**OFF-STREET PARKING TYPICAL DETAIL**  
Not to Scale

**PAVEMENT LEGEND**  
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"

MARK	DATE	DESCRIPTION
	3/8/26	FIRST SUBMITTAL

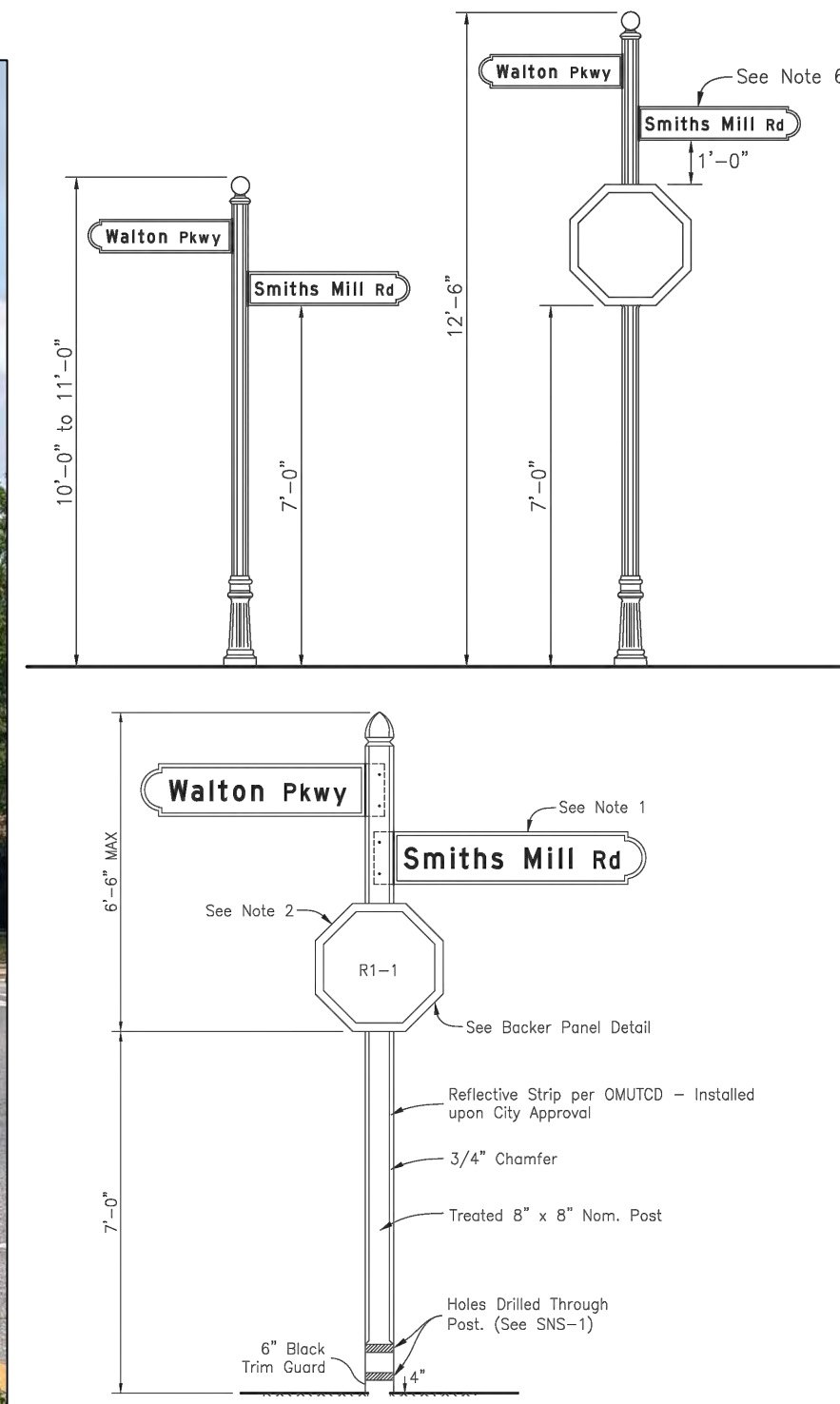
**M/I HOMES**  
431 WOODLAND AVENUE  
SUITE 310  
COLUMBUS, OHIO 43219

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

**EMHT**  
Engineering, Surveying, Planning, Scientists, Inc.

DATE	July 1, 2026
SCALE	NONE
JOB NO.	20250643

EXHIBIT  
**H-2**



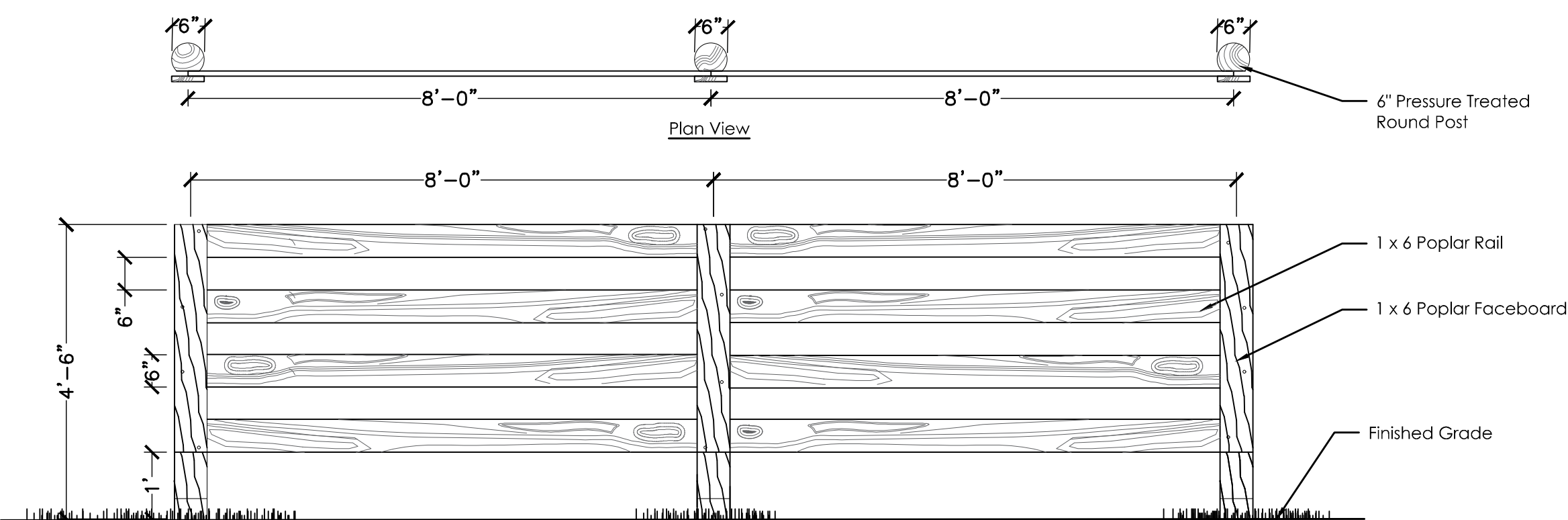
**Typical Street Regulatory and Street Name Sign**  
Signs per City Standard Drawings NA-SNS-1.2,3 & 4.  
Painted Green PMS 5535 or similar.

**Typical Street Regulatory and Warning Signs**

Signs per City Standard Drawings NA-SNS-7,8 & 9.  
Painted Green PMS 5535 or similar.

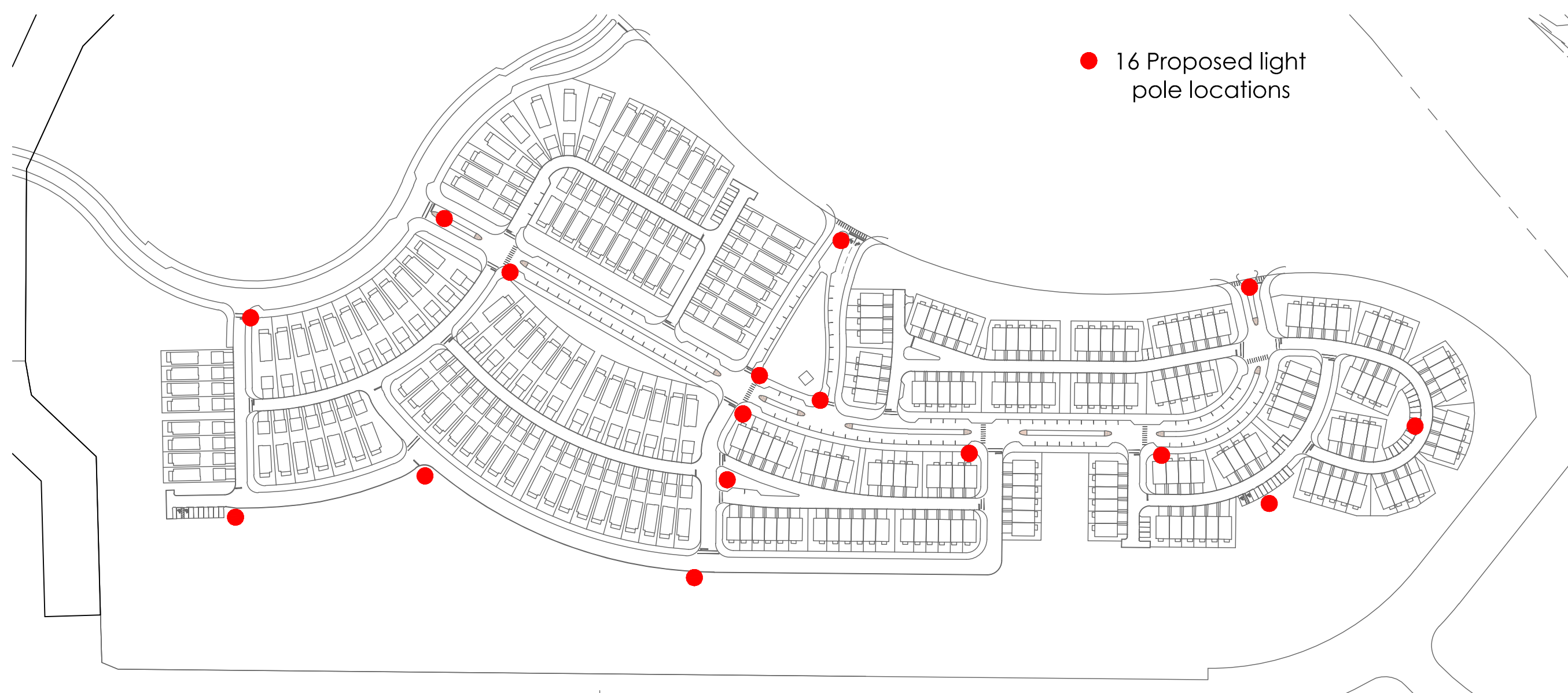


**Privacy Fence - alleys**  
Character Photo



Note: All exposed fence surfaces to be painted white.

**4 - Rail Horse Fence**  
Not to Scale



● 16 Proposed light pole locations



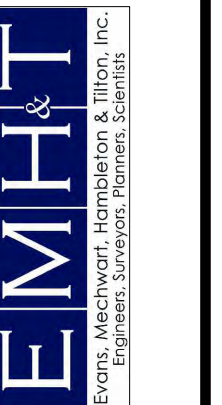
**COMMUNITY PAVILION**  
Not to Scale

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.

MARK	DATE	DESCRIPTION
	3/8/26	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**

A:\20250643\Draw\045sheets\final development plan\1 - Site Details.dwg, Last Saved By: ovrndracek, 6/29/2026 3:53 PM, Last Printed By: O'hara, Shaun, 6/30/2026 10:47 AM (No Xrefs)



**GELB3**  
GlasWerks® Prismatic LED  
Hallbrook® Extended



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 utilized 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.

**Listing**

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](http://www.designlights.org/QPL) to confirm which versions are qualified.

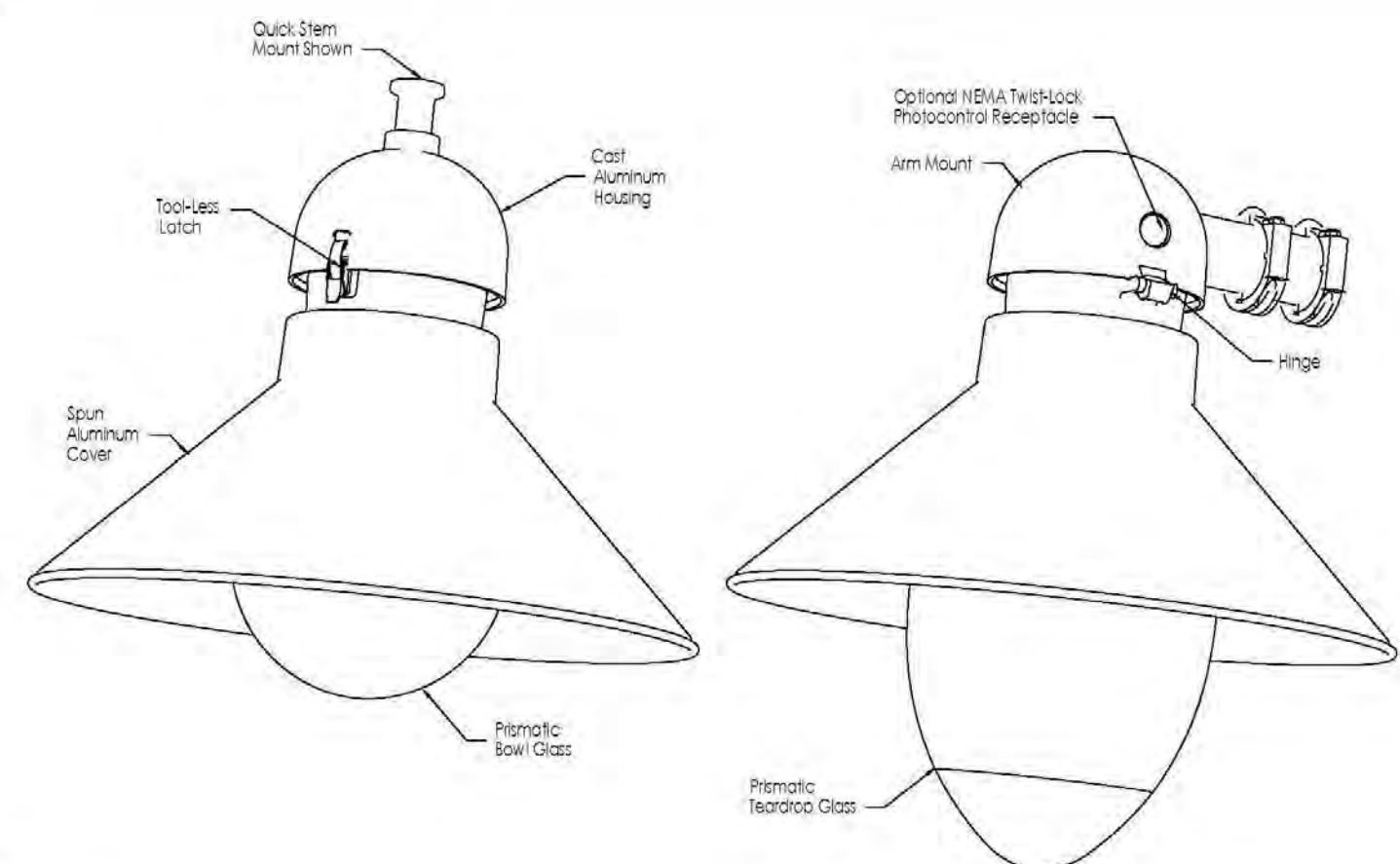
**Government Procurement**

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.

**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](http://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.

**DIMENSIONAL DATA**



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

**GELB3**

GlasWerks® Prismatic LED Hallbrook® Extended



**ORDERING INFORMATION**

Example: GELB3 P20 30K MVOLT BG3 QSM BK

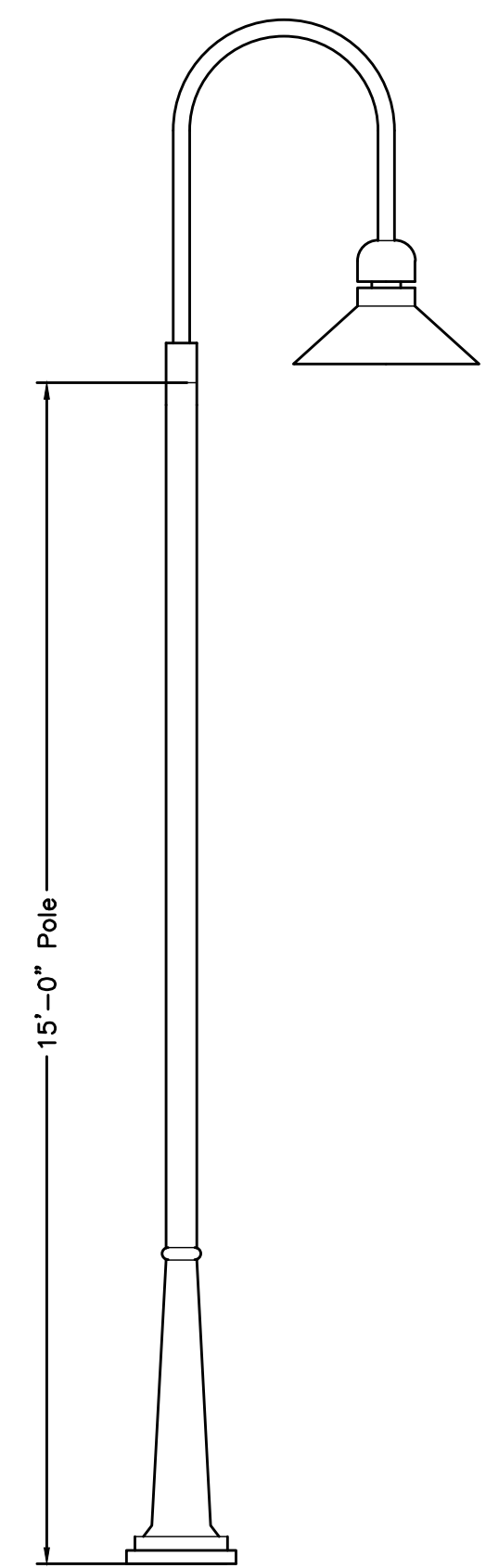
Product Series	Lumen Package	Color Temperature	Voltage	Optics	Mounting	Color
GELB3 Hallbrook® Extended	P10 P10 Performance Package	27K 2700K	MVOLT Auto-sensing 120-277V	BG3 Bowl Glass, Type 3	ARM Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K	HVOLT Auto-sensing 347-480V	BG5 Bowl Glass, Type 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

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

**OPTIONS MATRIX**

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

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



**STREET LIGHT POLE DETAIL**  
NOT TO SCALE

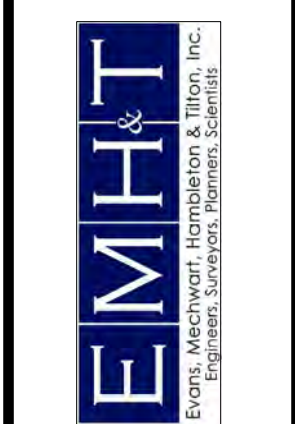


**TYPICAL STREET LIGHT**

MARK	DATE	DESCRIPTION
	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



I:\20250643\04\04sheets\final development plan\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	DESCRIPTION
1	FIRST SUBMITTAL

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

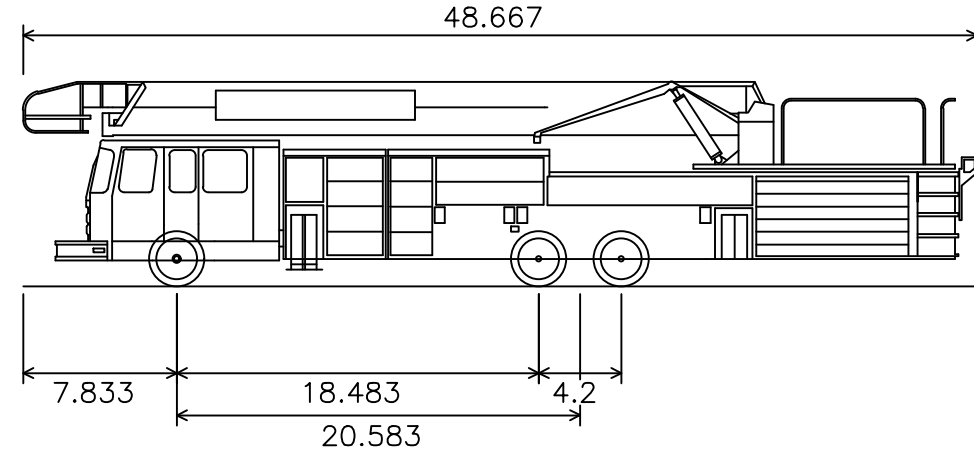
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO  
 PRELIMINARY & FINAL DEVELOPMENT PLAN  
**FOR**  
**EDGEHILL**  
**ENVIRONMENTAL PLAN**

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

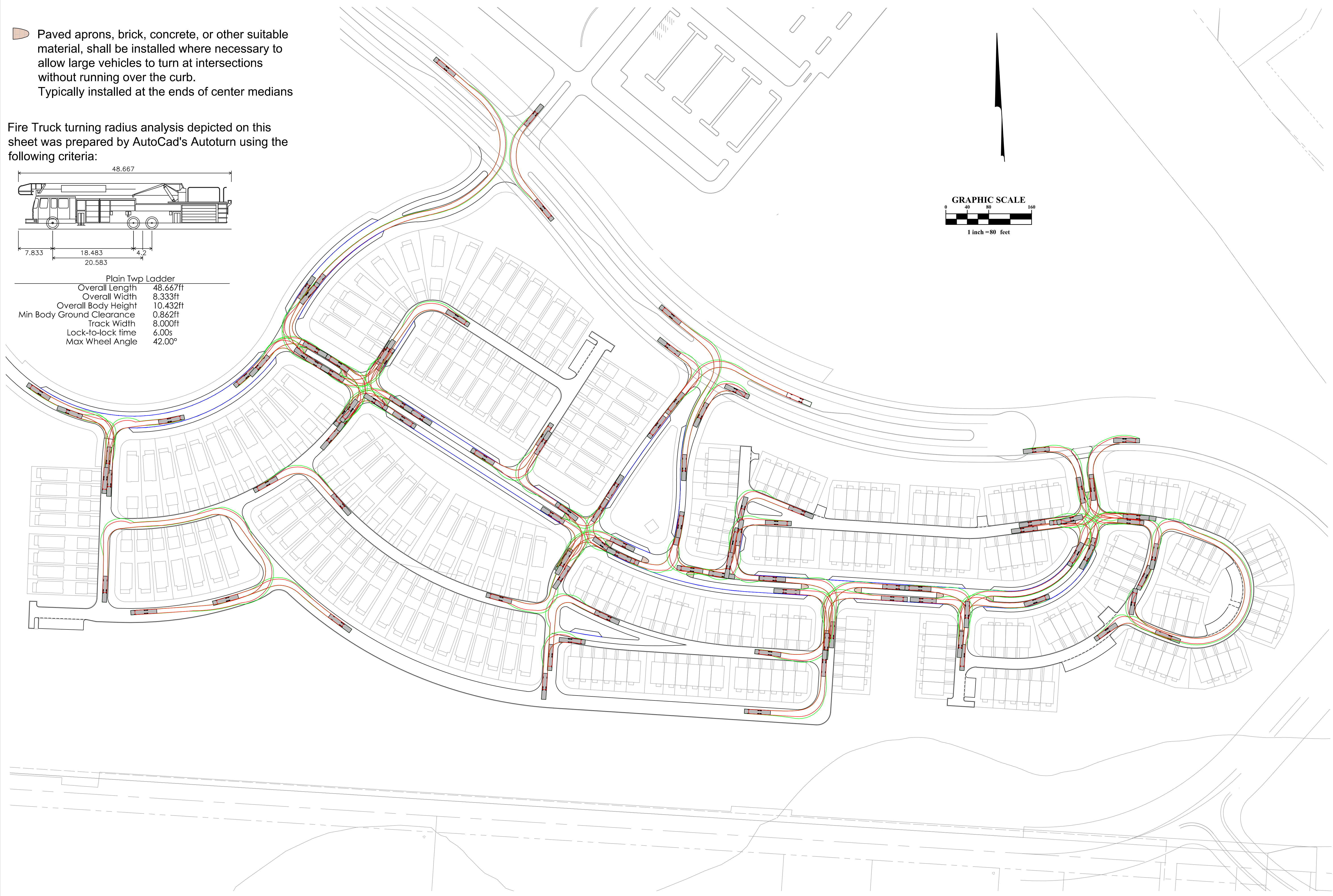
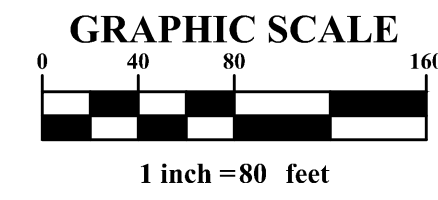
DATE	July 1, 2026
SCALE	1" = 200'
JOB NO.	20250643
EXHIBIT	<b>J-1</b>

 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**  
 4131 WOODBINE AVENUE  
 SUITE 310  
 COLUMBUS, OHIO 43219

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



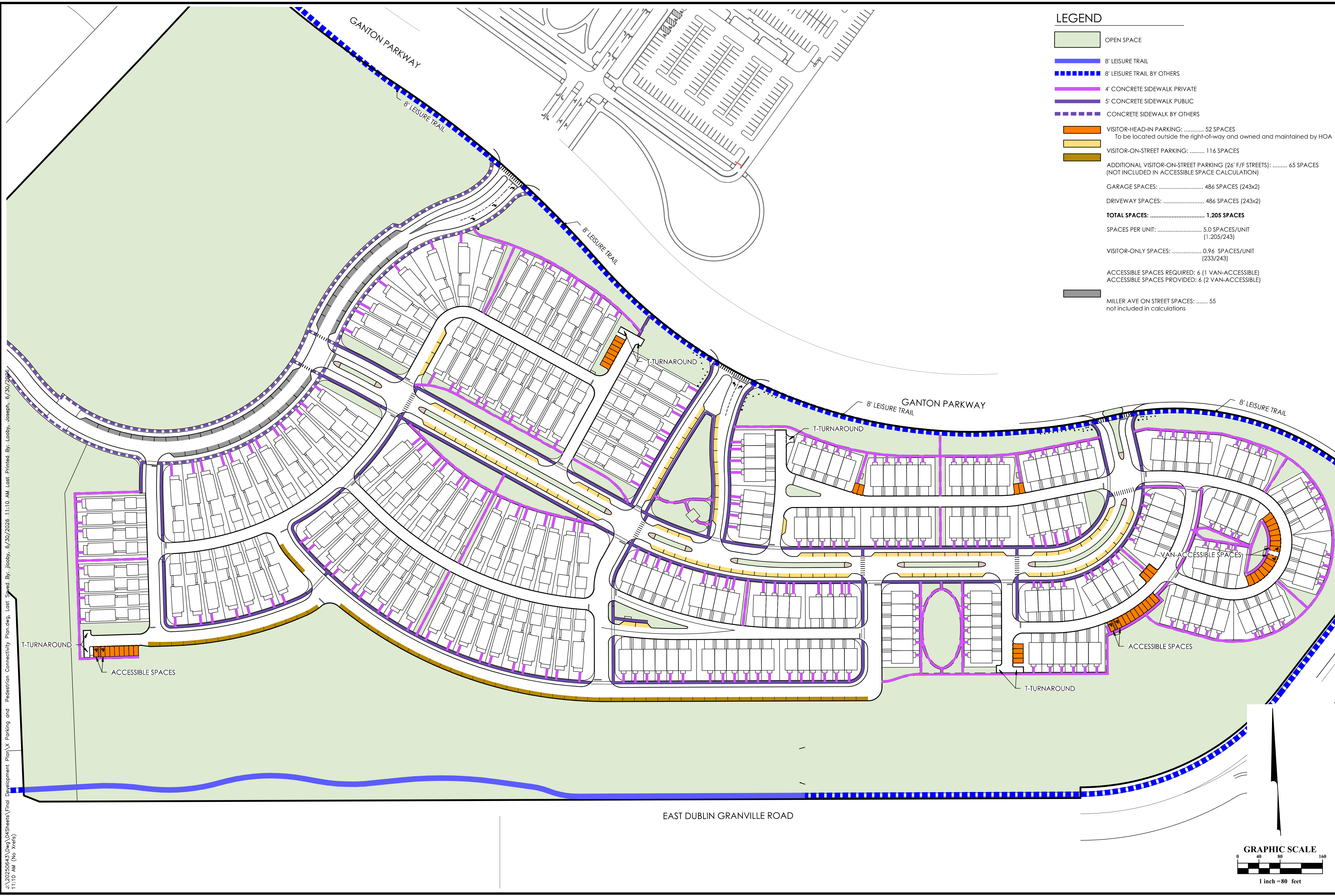
DATE  
July 1, 2026

SCALE  
1" = 80'

JOB NO.  
20250643

EXHIBIT  
**K-1**

J:\20250643\dwg\04sheets\final development plan\1-1 Fire Truck Turning Exhibit.dwg, Last Saved By: sohara, 6/29/2026 2:41 PM Last Printed By: Ohara, Shaun, 6/30/2026 10:48 AM (No Xrefs)



**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

**REVISIONS**

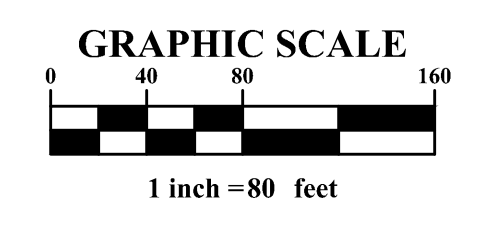
MARK	DATE	DESCRIPTION
	3/18/26	FIRST SUBMITTAL

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

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO  
 PRELIMINARY & FINAL DEVELOPMENT PLAN  
 FOR  
**EDGEHILL**  
 PARKING AND OPEN SPACE

**EMHT**  
 ENGINEERING, SURVEYING, PLANNING, SCIENTISTS

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



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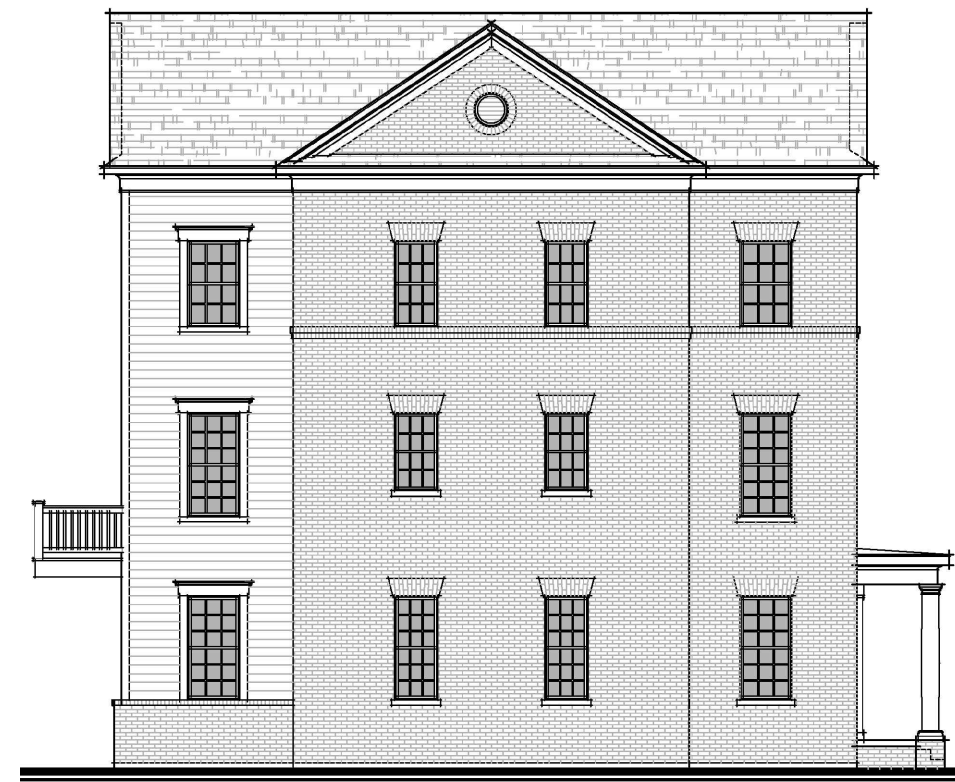
Within this area at least 60% of the homes shall be all brick.

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

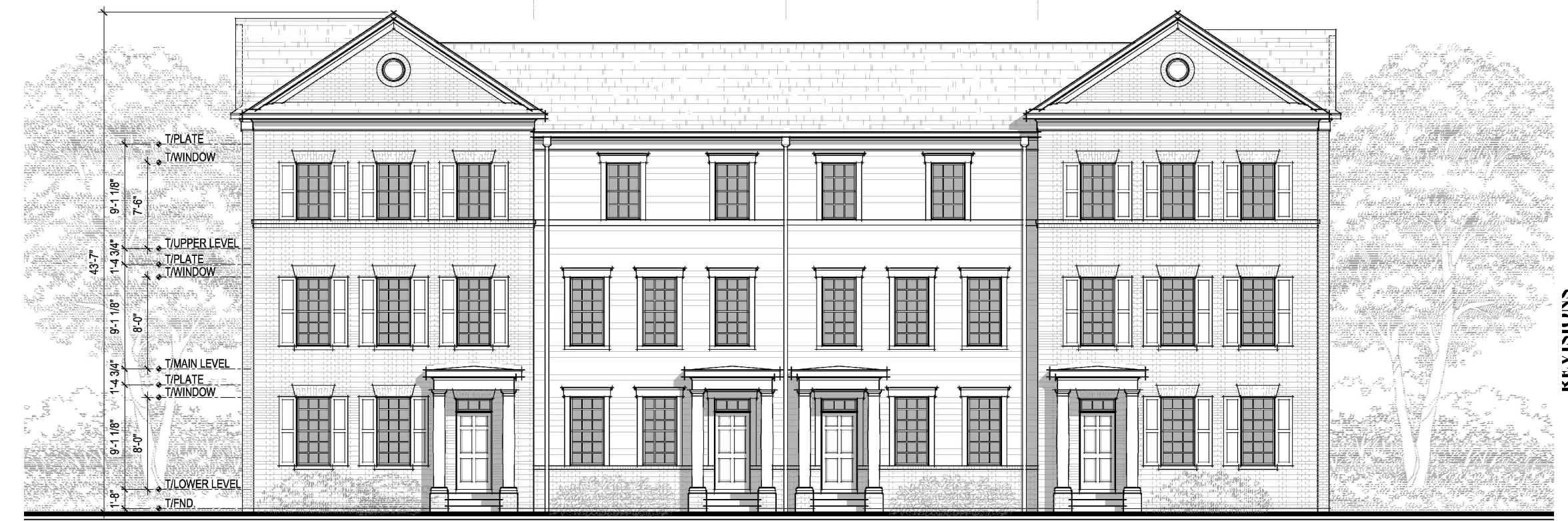
Brick option

High Visibility homes

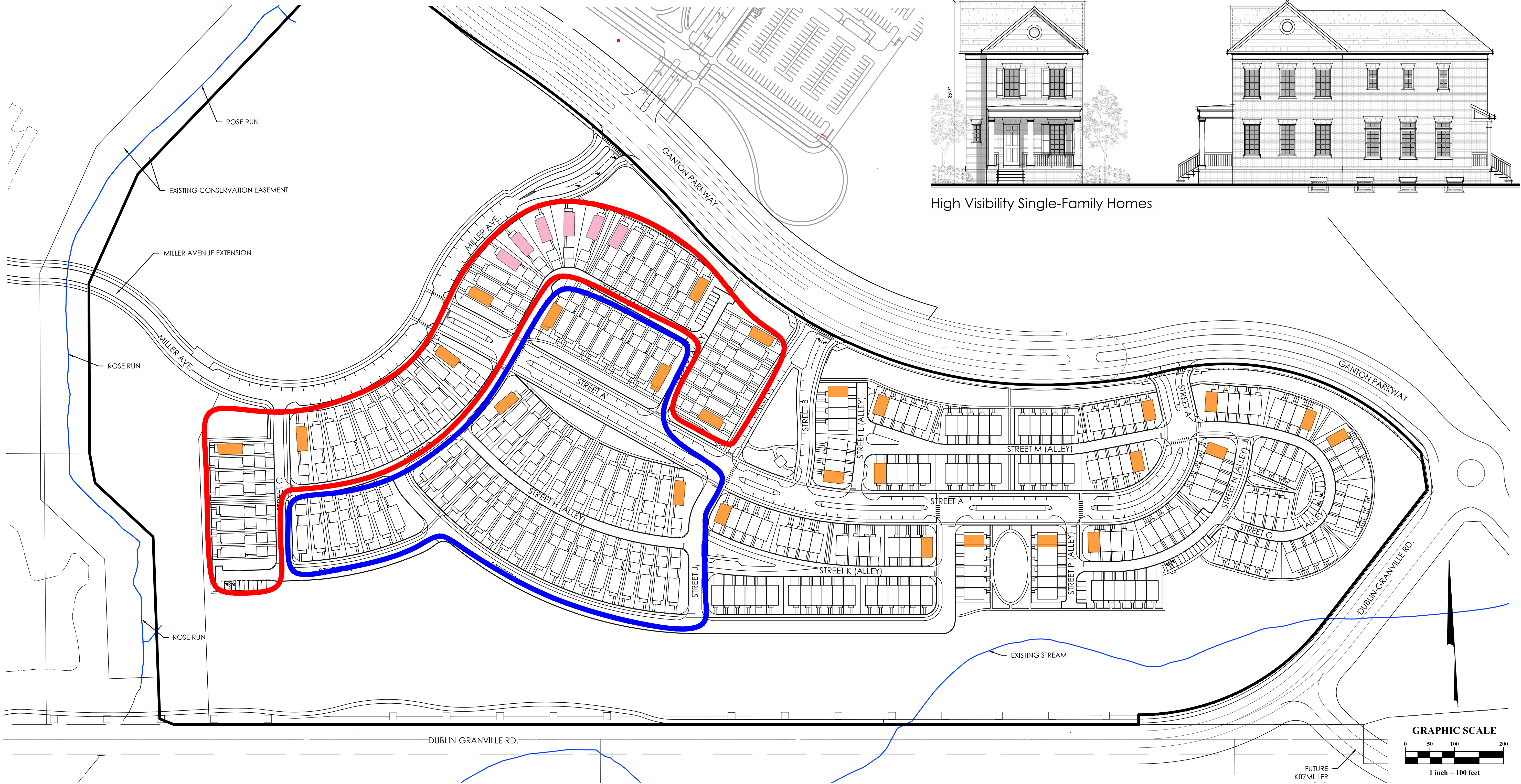
- See elevations for additional architectural features
- Additional landscaping
- Shall count toward the all-brick percent requirement



High Visibility Town Home



High Visibility Single-Family Homes



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**  
HIGH VISIBILITY LOTS

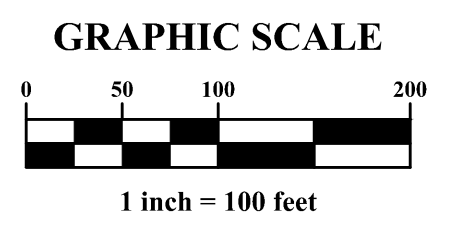


DATE  
July 1, 2026

SCALE  
1" = 100'

JOB NO.  
20250643

EXHIBIT  
**M-1**



FUTURE  
KITZMILLER

I:\20250643\045heets\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)

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 #2102.
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)	Eastings (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	757149.220	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

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**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\SiteCal\ReadyforField

**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**  
**MONUMENTATION EXHIBIT**

**EMHT**  
 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS

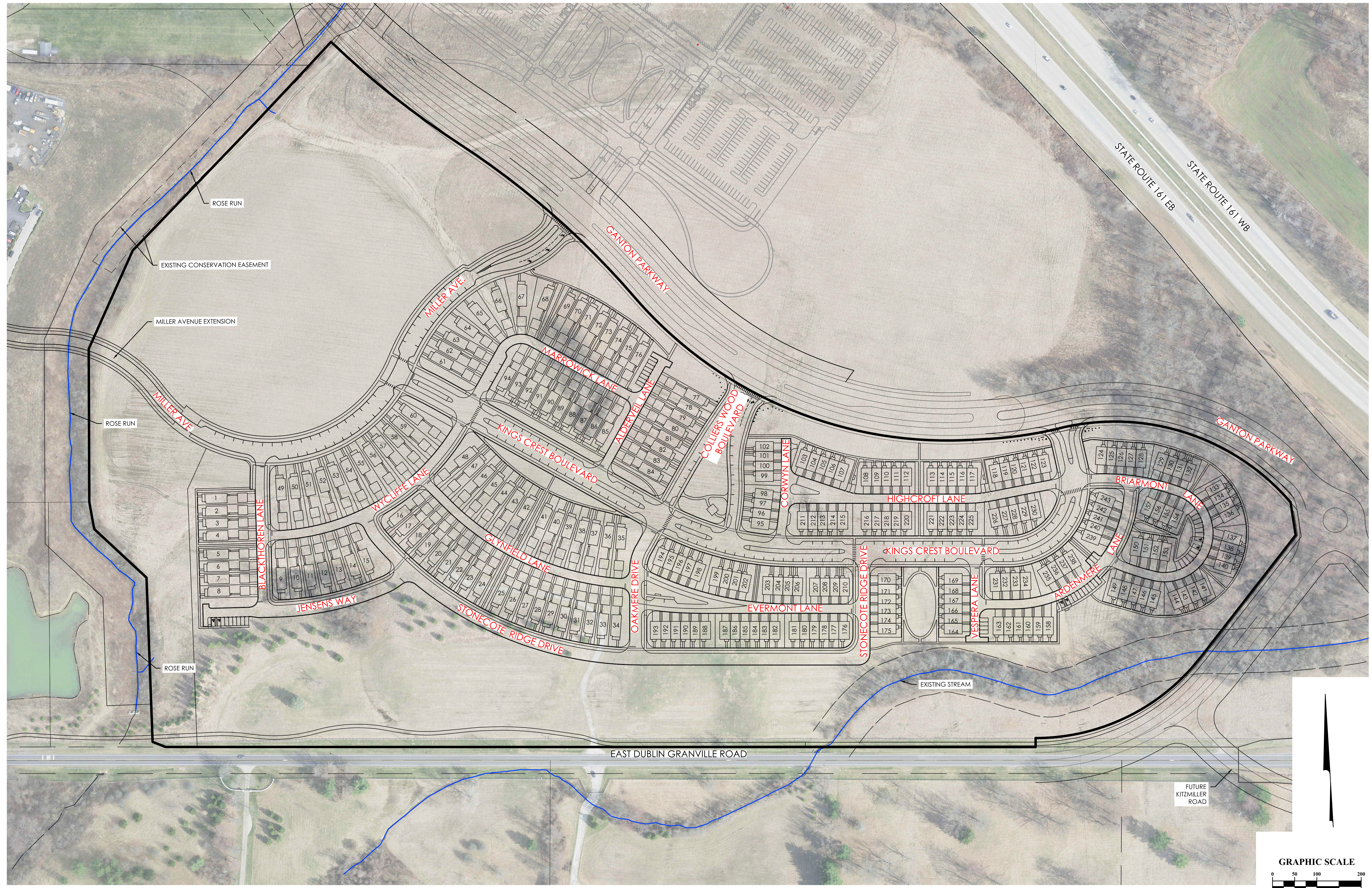
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 July 1, 2026

**SCALE**  
 NONE

**JOB NO.**  
 20250643

**EXHIBIT**  
**N-1**

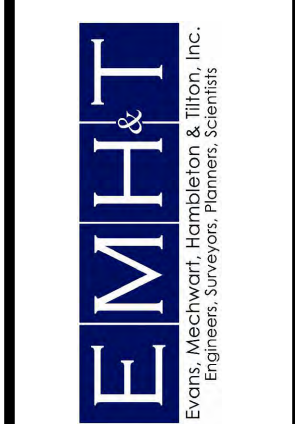
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MARK	DATE	DESCRIPTION



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



DATE  
 July 1, 2026

SCALE  
 1" = 100'

JOB NO.  
 20250643

EXHIBIT  
**O-1**