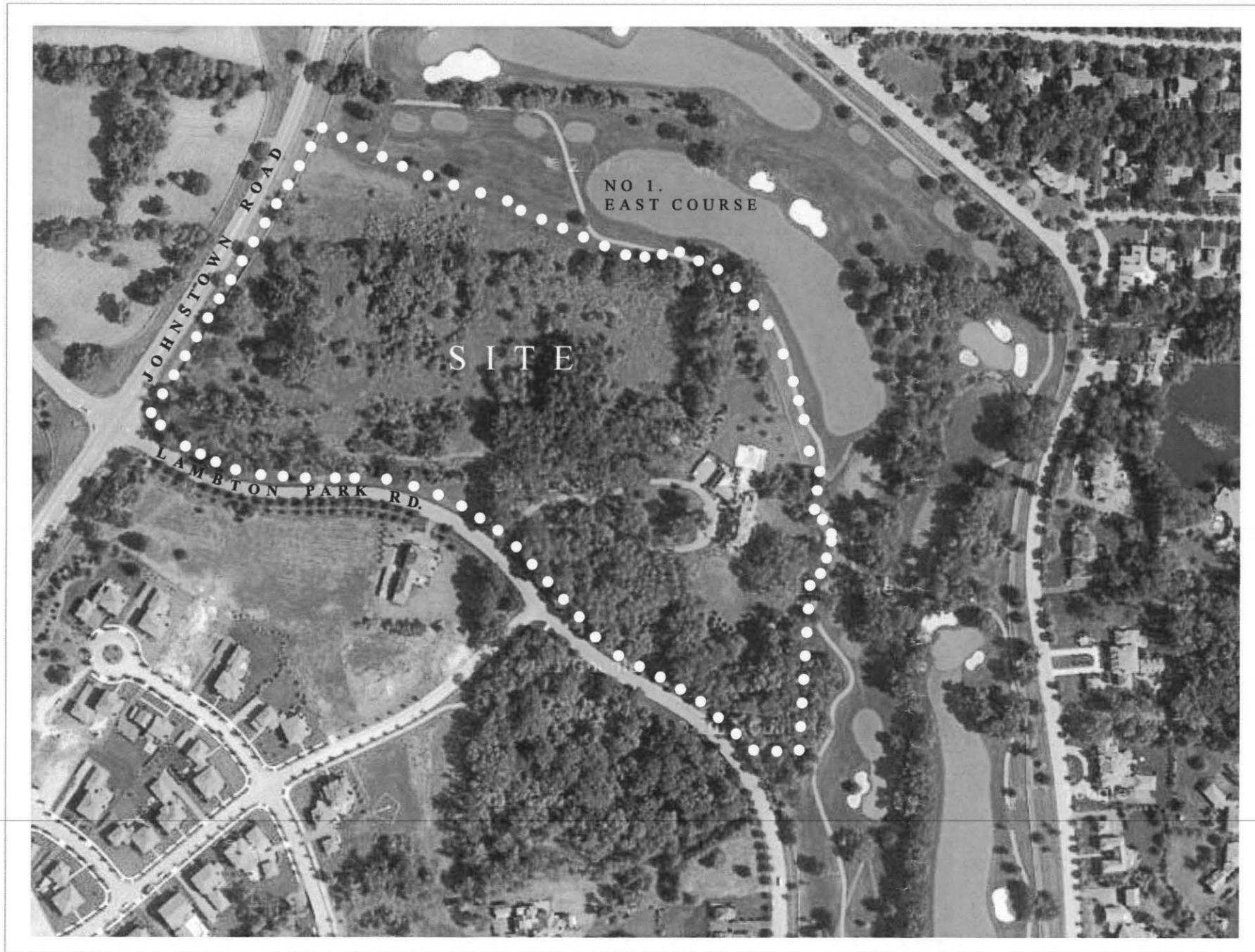
An aerial photograph of a wooded area with a stream and some buildings. The stream flows from the top left towards the bottom right. There are several buildings and structures scattered throughout the landscape, particularly in the lower left and right areas. The overall scene is a mix of natural and developed land.

**EDGEMONT**  
new albany, ohio

[DESIGN GUIDELINES]  
*March 2012*



## Edgemont

### *Section 1: Introduction*

Edgemont is situated on over 20 acres of land in New Albany, Ohio. The site is a blend of uncommon, natural characteristics ranging from the expansive golf course frontage to the mature woodlands and uncommon topography that provide the backdrop to the superior setting.

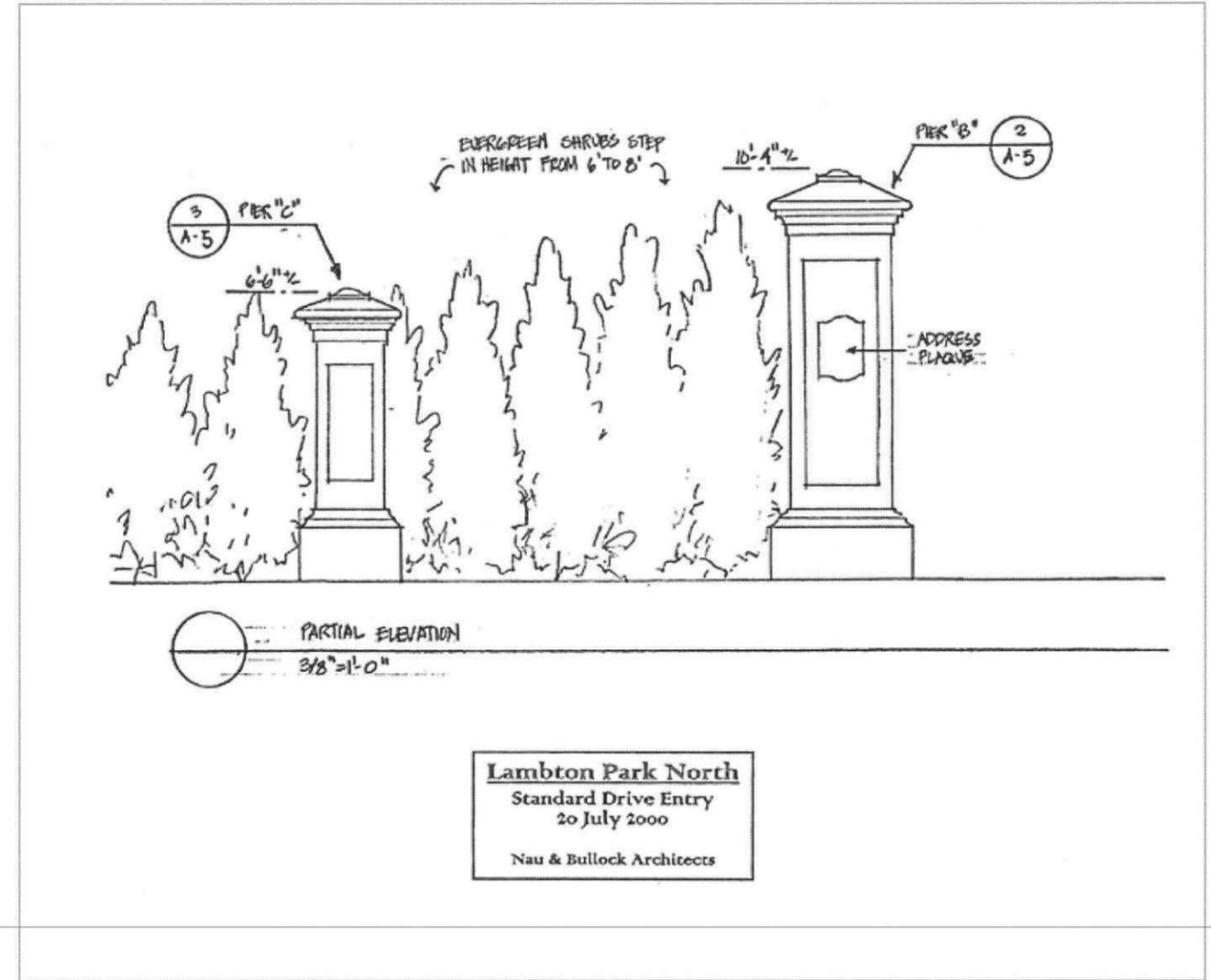
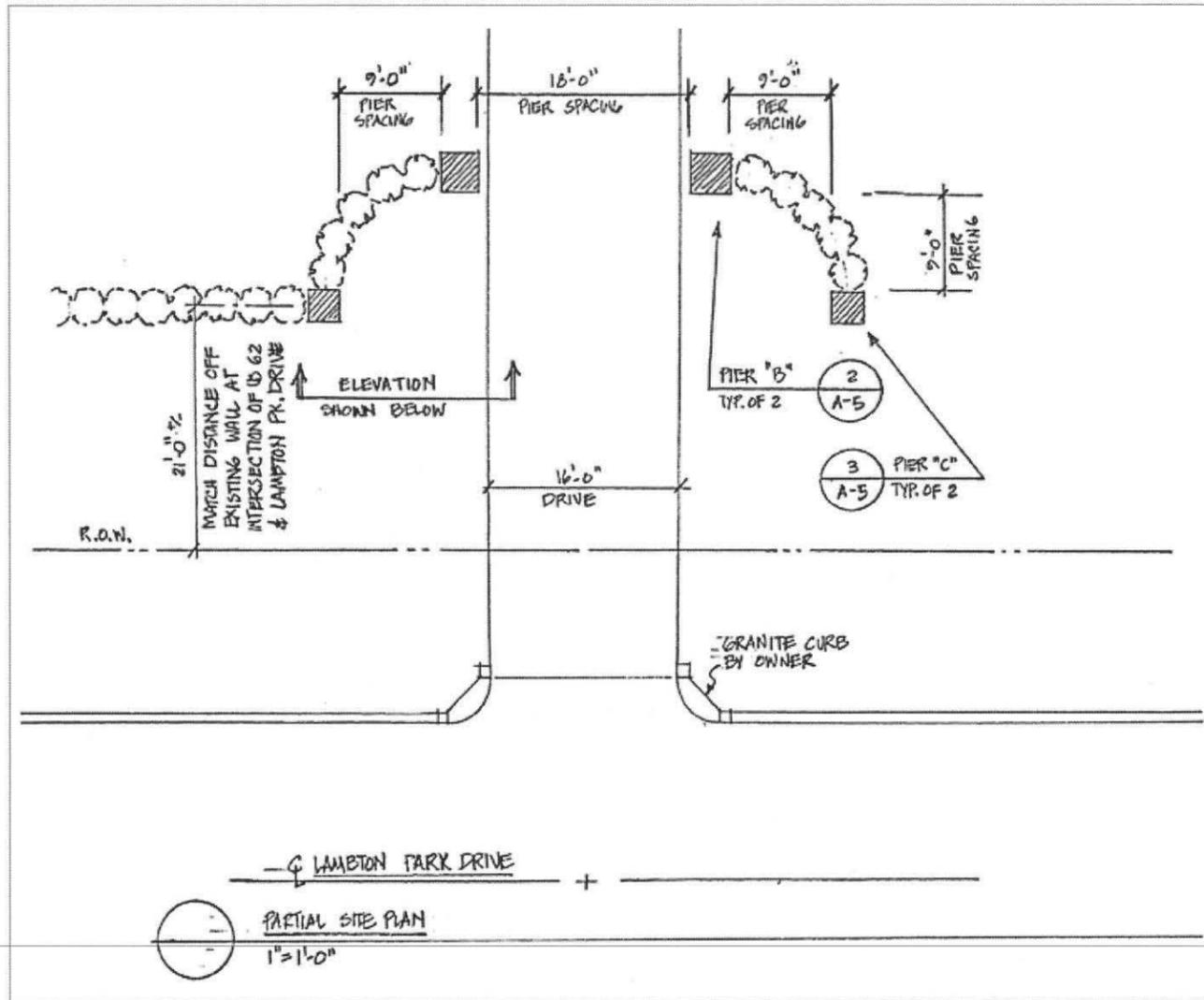
The standards and guidelines that are outlined in this booklet have been created to assist in preserving the natural elements that compose this unique place. Through promoting strict development and architectural criteria, the harmonious character of the fields, and woodlands will be maintained as the figural elements of the site.

The following pages outline the Development Standards, Planning Criteria and Architectural Guidelines that have been established for Edgemont.

● ● ● ● Edgemont Boundary

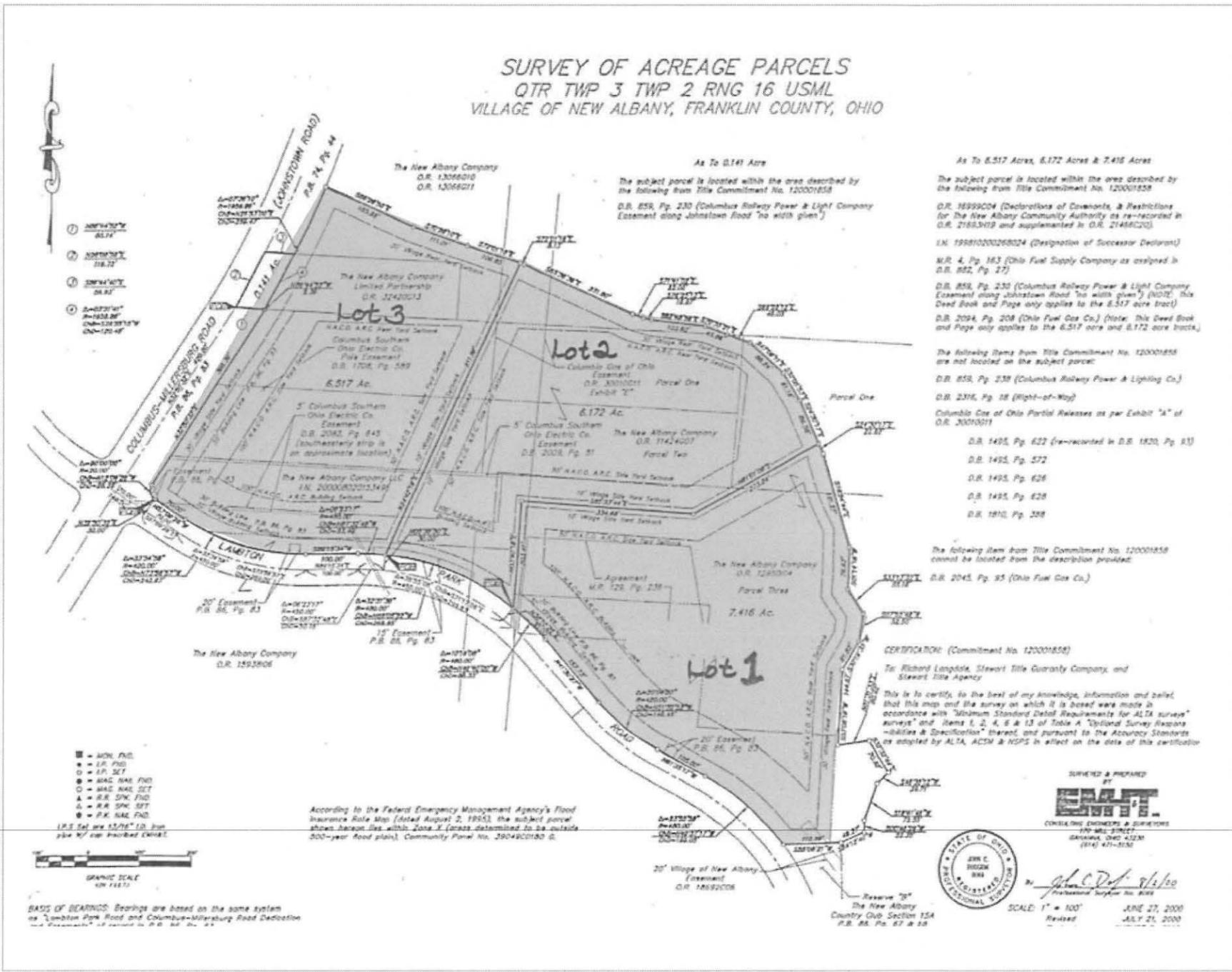
# Edgemont

## Section 3: Entry Detail Standards



Lambton Park North  
 Standard Drive Entry  
 20 July 2000  
 Nau & Bullock Architects

**SURVEY OF ACREAGE PARCELS**  
**QTR TWP 3 TWP 2 RNG 16 USML**  
**VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO**



**Edgemont**  
 Section 2: Survey of Acreage Parcels

**A. Site Description**

Edgemont is situated on over 20 acres of land in New Albany, Ohio. The site is a blend of uncommon, natural characteristics ranging from the expansive open space to the mature woodlands and golf course frontage.

**B. Woodland Preserve**

Preserve areas depicted on these documents shall be maintained in their existing state. Construction and site development within these areas are prohibited, except for (i) lawn and landscape improvements (ii) landscaping restoration, each as permitted under the Declarations of Conditions, Covenants, Restrictions and Easements for Edgemont.

**C. Individual Entry Drives**

Individual asphalt entry drives shall be constructed by the individual lot owners from Lambton Park road through the brick gateways. These drives shall be constructed of asphalt or chip and seal. Refer to page 3 of 5 for standar pier details.

# ARCHITECTURAL GUIDELINES

## Edgemont

1. **Architectural Style:** The approved architectural style for Edgemont is derived from Georgian architecture. Designers are encouraged to look at strong examples of this historic style as they interpret a design for a particular home.

2. **Architectural Massing and Scale:** The architectural massing and scale can be best achieved by close adherence to the scale and proportions of the Georgian style as viewed in a while or as detailed in numerous books and studies produced over the years. Particular attention should be given to the basic massing elements, the roof forms, the floor to ceiling heights, the window arrangements and proportion, and relationship of each part of the Building to the whole, as well as the general Building symmetry. All dwellings are required to have chimneys symmetrically positioned around the main center axis within the forward two-thirds of the main house block.

3. **Home Size and Height:** The minimum heated and air-conditioned area permitted in a dwelling shall be not less than 4,000 square feet and shall be two (2) stories in height.

#### 4. Exterior Finished Materials:

A. **Roofing:** All dwellings shall have sloped roofs of natural non-fading slates as approved by the ARC. The roofs of detached buildings may be of the sameroof materials as the primary dwellings or may be standing seam oxidized copper, lead covered copper or terne metal.

B. **Gutters/Downspouts:** Dwellings with slate roofs shall have copper gutters, copper collection boxes and round copper downspouts on all facades.

C. **Brick:** Houses shall utilize one of the following varieties of handmade, over sized brick in traditional shapes and sizes, installed in a Flemish or English bond pattern:

Brick A\_Cushwa "Rose Full Range" H.M.O.S in Flemish Bond only with Lafarge "Lite Buff" trowel point grapevine, joint & Shelley/ Reese sand.

Brick B\_Glen- Gery "Belgium Toasted" H.M.O.S. in Flemish Common Bond only (Flemish Bond every sixth course) with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick C\_ Old Carolina "Williamstowne # 750" H.M.O.S.-Running Bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick D-Old Carolina "Tyron #750" H.M.O.S.-Running bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Jack arches are required to be factory made on a radius and shall be three to five courses in height.

D. **Stone:**Due to the unique characteristics of these parcels, some opportunity exists for the use of natural stone. Traditional patterns and methods of application shall be reviewed by the ARC for their appropriateness. The limitations for stone should occur below the line of the first floor.

E. **Mortar:** Mortar in a buff range of color are required and shall be submitted with the brick and/or stone selection to the ARC for approval.

F. **Windows:** All windows shall be constructed of wood and shall have consistent themes on all elevations. ARC approved True Divided Lite or Simulated Divided Lite windows are required. Vertically oriented light patterns are to be used.

G. **Paint Colors:** The following paint manufacturers are pre approved for doors, shutters, facias, cornices, soffits, and other miscellaneous trim, subject to color selection approval by the ARC. The owner may present alternate manufacturer's color samples to the ARC for approval.

Manufacturer	Color Lines
Sherwin Williams Paint Co.	Heritage Colors
Coronado Paint Co.	Chesapeake Bay
Benjamin Moore Paints	Historical Color Collection

H. **Shutters:** Exterior shutters shall be painted wood and may be raised panel or louvered. All shutters shall be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be consistent on all elevations and size to fully cover the adjacent window.

I. **Exterior House Door:** Exterior house doors shall be traditional wood doors with stiles and rails with raised panels or divided lites. Flush wood, metal insulated doors or sliding doors are not permitted,

J. **Skylights and Accent Elements:** Skylights in the roof are not permitted unless screened from off-site views. Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architectural theme.

K. **Exterior Lighting:** Lighting the front entry court and Rear Yard area for the safety and convenience for the homeowner is permitted. This can be best accomplished by:

- (a.) wall mounted light by the entry
- (b.) traditional post mounted lights near the driveway and road intersections

Site lighting shall be limited and underrated. The lighting of the driveways within the Agricultural Preserve is strictly prohibited. Comprehensive site lighting plans and specifications are subject to ARC review and approval.

5. **Garage:** Garages shall be front, side, or rear loaded. Garages that face the front of the lot must be a minimum of 30'-0" behind the Building Face. Garages facing the side Property Line shall be set back a minimum of 50'-0" from the side Property Line. Garage doors shall be screened from adjoining properties with a 6'-0" tall evergreen landscape buffer.

Windows are encouraged in the walls of garages. Sufficient storage area should be planned for tools, auto accessories and trash storage in the total garage space. Special care shall be exercised to minimize the exposure of all garage doors by the use of fencing, walls or landscaping, regardless of which Property Line the garage doors face.

- A. **Garage Doors ( Pedestrian).** All such doors shall be paneled.
- B. **Garage Doors (Vehicular).** All such doors shall be paneled. No glazing shall be permitted on garage doors unless it is consistent with the architectural theme of the dwelling. Eight (8) or (9) feet wide individual bay doors are required. Double wide garage doors are not permitted.

6. **Driveways and Entry Courts:** The appearance of driveways shall remain rural through open fields woodlands. These rural driveways shall be gravel, asphalt/ bituminous pavement, or stone aggregated topped bituminous pavement and shall incorporate roadside swales. Paved concrete drive surfaces, wood timber edging, or any type of curb is prohibited. Driveways shall not exceed 14'-0" in width through the fields and woodlands, but may increase in width as they approach the domesticated building site.

Entry courtyards shall be designed to provide a comfortable turn-around area with a space for guest parking. Entry court material shall be one of the following: gravel, asphalt/bituminous pavement, stone aggregated topped bituminous pavement, brick or belgian block. Poured concrete is not permitted.

7. **Private Walkway and Sidewalks:** Walkways shall be constructed of brick used on the dwelling or bluestone. Railroad tie edging of walks is notpermitted.

8. **Screened Porches:** Screened porches are encouraged on the rear or sides of homes, but are not permitted on the front. Detailing shall be traditional wood with a break in screening at the rail height. Columns of full height vertical wood members shall be in proper proportion to the height of the space. All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.

9. **Balconies, Porches and Platforms:** Balconies or other constructed platforms above the grade are discouraged. All such structures must be submitted to the ARC for approval.

10. **Utilities:** All utilities shall be underground.

11. **Pool/Spas:** Fountains/Ponds: All water features shall be located in the Rear Yard, within the Building Line of the Site, completely enclosed by appropriate fencing and screened from adjoining properties. All water features shall be in-ground construction. The pool/spa/fountain equipment shall be within the enclosure and completely screened from adjoining properties. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

12. **Service Courts:** Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners/heat pumps, approved satellite dishes, trash receptacles and carts, irrigation controllers and meters. All such facilities on a Site shall be enclosed within a service court which is attached to the house, entirely enclosed by a privacy wall or landscaped fence being a minimum of 4'-0" high. Service courts shall be located away from the bedrooms of adjoining residences where possible. They may be located in Side or Rear Yards, but not in the Front Yard.

13. **Ancillary Structures:** All ancillary structures are subject to ARC review and approval. New ancillary structures that are built near the main house shall be constructed of the same wall and roof material as the house. Any structures that occur within the area designated

# [ARCHITECTURAL GUIDELINES]

## Edgemont

### PROVISION FOR UTILITY EASEMENTS

The Agricultural Preserve within Parcel 'A' shall be constructed with brick or natural wood siding and shall be designed in an Ohio barn vernacular. All new structures, improvements, alterations or renovations of any existing buildings are subject to ARC review and approval and the exterior materials used in any such renovations shall be consistent with these Architectural Standards.

14. Equipment Storage: Storage of all maintenance equipment shall be within garages or storage structures or be well screened. Such items should not be visible from streets, common open spaces or adjacent properties.

15. Vehicle Storage: All campers, off-road vehicles, pick-up trucks must be parked within an enclosed garage. No undriveable vehicles or parts of vehicles may be stored outside. Owner or guest vehicles which cannot be accommodated in garages must be parked within screened, paved areas of Rear or Side Yards.

16. Sport and Recreational Equipment: Basketball backboards are prohibited. Swing sets and other children's play facilities shall be reviewed by the ARC after being provided with appropriate sketches indicating location, material, types and color. The applicant shall consider view from adjoining properties and indicate appropriate methods of screening.

## [DEVELOPMENT STANDARDS]

### NEW ALBANY COUNTRY CLUB ENTITLEMENTS & REQUIREMENTS

The properties depicted on this Plan (Lots 1, 2 and 3) shall be included within the New Albany Communities Master Association. The entitlements and requirements of the property owners will be consistent with the standard elements associated with said status. These will include, but are not limited, to the following:

A. Adherence to the Declaration of Covenants, Conditions, Restrictions and Easements for the New Albany Communities.

B. Incorporation into the following associations:

1. New Albany Communities Authority (NACA) District, which is a special assessment to repay infrastructure bonds for improvements to the community such as roads, schools fire stations, etc.

2. New Albany Community Master Association (NAMA), which is a quarterly association due paid by each homeowner is the country club community for the improvements and maintenance of the community common areas such as parks and green space.

3. Edgemont Association "EA" which is a quarterly association due paid by each homeowner of Edgemont for the improvement and maintenance of the shared private drive, if desired by the board of the EA, the agricultural preserves and the woodland preserves.

C. Adherence to the Edgemont Association Architectural Review Committee (ARC) criteria.

It is anticipated that local utility services will require dedication of easements to accommodate future servicing needs.

### JURISDICTIONAL DEVELOPMENT APPROVALS & USE LIMITATIONS

A. APPROVALS-No jurisdictional approvals for the development of Parcel A or Lots 1,2, and 3 have been sought by The New Albany Company at the time of the creation of this document.

B. Density Limitations-Not more than three single family residential dwellings shall be permitted within the buildable area described on Parcel A. Not more than one (1) single family residential dwelling shall be permitted within the buildable area of Lots, 1, 2 and 3. No new residences shall be built within any of the described preserves or building setbacks.

C. No portions of Parcel a, or Lots, 1, 2, or 3 may be used for any commercial or construction related purposes, other than for construction or residential dwellings and ancillary buildings as permitted under these Design Guidelines for Edgemont. No portion of Parcel A, or Lots 1, 2, or 3 may be used for the staging of public events or exhibitions other than charitable functions.

### GENERAL NOTES

1. The architectural site plan for Edgemont that accompanies these standards has been prepared for graphic presentation and as an aid to generate site location. Any party needing to determine actual commitments should examine the recorded plats, deeds, deed restrictions and covenants.

2. The following architectural guidelines have been developed for improvements and construction on the parcels known as Edgemont.

3. These guidelines, while general in nature, establish fundamental criteria in the following areas:

I.) Agricultural Preserve Requirements, II.) Woodland Preservation Areas  
III.) Building and Paving Setbacks IV.) Utility availability, and  
V.) Architectural Building Standards

### WOODLAND AND CREEK WAY PRESERVATION

### III. SETBACKS

### IV. UTILITIES

At the time of the production of this document (March 2012) utility information exists as follows:

A. Sanitary Sewer- Parcel A, Lots 1, 2, and 3 shall be serviced by private septic systems installed at the expense of the lot purchasers.

B. Water- A private well and filtration system, provided by the individual parcel owners, is required at this time for both Parcel A and Lots 1, 2, and 3.

C. Electric, Telephone, Gas will be provided by ----- Road for each lot owners access and private routing.

D. Storm water Management- A comprehensive storm water management plan has been prepared for the site. It is the responsibility of each lot owner to reference the criteria specified for their respective lot.

Important Note: Verification of relevant easements, site engineering, platting and storm water management has not been undertaken by the developer at the time of production of this document. All utility information is preliminary and subject to change.

# THE NEW ALBANY COUNTRY CLUB SECTION 17

PLAT BOOK 106 PG 51

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	CHORD DISTANCE
C1	154°41'4"	420.00	N 51°42'10" W	144.21	144.21
C2	36°38'13"	420.00	N 60°56'43" E	280.00	280.00
C3	18°34'36"	480.00	S 68°26'36" E	155.00	155.00
C4	90°00'00"	20.00	S 77°50'32" E	28.28	28.28
C5	35°25'15"	600.00	S 68°26'25" E	330.00	330.00
C6	41°24'25"	50.00	S 78°28'47" E	75.36	75.36
C7	23°04'26"	50.00	N 67°28'36" W	20.00	20.00
C8	04°07'54"	525.00	S 71°03'57" W	37.85	37.85
C9	05°02'56"	475.00	N 03°13'28" W	41.84	41.84
C10	41°24'25"	50.00	S 78°28'47" E	75.36	75.36
C11	41°24'25"	50.00	S 78°28'47" E	75.36	75.36
C12	41°24'25"	50.00	S 78°28'47" E	75.36	75.36
C13	14°59'59"	480.00	S 83°14'27" E	125.30	125.30
C14	10°17'27"	420.00	N 85°26'43" E	75.33	75.33
C15	41°24'25"	50.00	S 78°28'47" E	75.36	75.36
C16	88°51'14"	50.00	S 56°33'22" W	70.00	70.00
C17	71°24'26"	50.00	N 51°27'12" W	56.36	56.36
C18	58°59'58"	50.00	S 62°50'31" W	50.00	50.00
C19	88°25'24"	50.00	S 00°22'10" E	54.77	54.77
C20	64°38'11"	50.00	S 64°04'27" E	53.72	53.72
C21	60°00'00"	50.00	S 62°38'33" W	50.00	50.00
C22	71°24'26"	50.00	N 51°27'12" W	56.36	56.36
C23	58°59'58"	50.00	S 62°50'31" W	50.00	50.00
C24	71°24'26"	50.00	N 51°27'12" W	56.36	56.36
C25	11°25'48"	575.00	N 78°14'44" E	114.51	114.51
C26	04°34'01"	500.00	S 88°05'17" E	38.84	38.84
C27	04°33'31"	475.00	S 85°03'35" E	35.02	35.02
C28	01°19'15"	525.00	N 20°17'43" W	12.10	12.10
C29	17°31'31"	400.00	N 48°27'51" W	126.92	126.92
C30	10°07'23"	575.00	N 75°10'14" E	75.26	75.26
C31	18°05'44"	575.00	N 47°48'17" W	100.00	100.00
C32	90°00'00"	20.00	S 84°46'15" E	28.28	28.28
C33	85°27'46"	50.00	S 33°35'59" E	74.00	74.00
C34	41°24'25"	50.00	S 78°28'47" E	75.36	75.36
C35	08°48'24"	625.00	S 86°09'11" E	85.84	85.84
C36	50°25'43"	50.00	S 68°51'17" E	46.51	46.51
C37	08°48'24"	625.00	S 86°09'11" E	85.84	85.84
C38	08°48'24"	625.00	S 86°09'11" E	85.84	85.84
C39	08°48'24"	625.00	S 86°09'11" E	85.84	85.84
C40	08°48'24"	625.00	S 86°09'11" E	85.84	85.84
C41	01°17'29"	575.00	S 84°51'44" W	8.45	8.45
C42	81°01'57"	20.00	S 78°04'44" E	28.54	28.54
C43	08°28'30"	575.00	S 85°11'11" E	85.03	85.03
C44	11°28'42"	575.00	N 68°25'48" E	115.00	115.00
C45	04°57'50"	1000.00	S 81°52'28" W	136.86	136.86
C46	87°31'35"	20.00	S 30°55'11" E	27.87	27.87
C47	87°31'35"	20.00	S 30°55'11" E	27.87	27.87
C48	05°33'11"	1025.00	S 86°34'12" W	86.30	86.30
C49	24°32'00"	400.00	N 73°27'12" E	172.36	172.36
C50	15°33'04"	425.00	N 81°53'11" E	115.00	115.00
C51	24°32'00"	400.00	N 73°27'12" E	172.36	172.36
C52	11°19'08"	400.00	N 28°38'54" W	78.89	78.89
C53	82°30'28"	20.00	S 14°10'20" W	28.90	28.90
C54	82°30'28"	20.00	S 14°10'20" W	28.90	28.90
C55	04°14'43"	875.00	S 81°52'28" W	81.56	81.56
C56	05°19'13"	875.00	S 81°52'28" W	81.56	81.56
C57	11°04'37"	375.00	N 28°29'38" W	72.38	72.38
C58	11°07'33"	425.00	S 28°31'07" W	82.40	82.40
C59	07°15'46"	425.00	S 53°31'25" W	53.84	53.84
C60	07°29'46"	1000.00	S 57°58'38" W	130.74	130.74
C61	08°19'50"	425.00	S 52°29'30" W	89.14	89.14
C62	00°03'46"	1025.00	S 50°15'38" W	1.13	1.13
C63	17°15'14"	500.00	S 37°07'10" E	150.00	150.00
C64	17°15'14"	500.00	S 37°07'10" E	150.00	150.00
C65	20°04'20"	480.00	S 81°52'28" W	167.37	167.37
C66	90°00'00"	20.00	S 81°52'28" W	28.28	28.28
C67	90°00'00"	20.00	S 81°52'28" W	28.28	28.28
C68	17°15'14"	525.00	N 57°10'10" E	150.00	150.00
C69	15°31'32"	1000.00	S 57°58'38" W	270.00	270.00
C70	26°24'00"	50.00	S 28°35'11" W	75.00	75.00
C71	26°24'00"	50.00	S 28°35'11" W	75.00	75.00
C72	26°24'00"	50.00	S 28°35'11" W	75.00	75.00
C73	10°28'59"	904.83	S 27°26'37" W	168.12	168.12
C74	00°28'52"	904.83	S 27°26'37" W	168.12	168.12
C75	10°03'26"	525.00	N 14°38'23" W	82.03	82.03
C76	05°44'48"	475.00	S 13°51'25" W	47.62	47.62
C77	10°42'41"	500.00	S 15°38'00" W	83.34	83.34
C78	04°36'00"	475.00	S 08°30'58" E	46.80	46.80
C79	04°36'48"	525.00	S 07°21'37" W	40.73	40.73



LAMBTON PARK ROAD AND COLUMBUS-MILLERSBURG ROAD DEDICATION AND EASEMENTS P.B. 86, P. 83

**BOUNDARY LEGEND**

- (A) N 86°29'48" W 350.84'
- (B) S 52°35'48" W 55.74'
- (C) S 86°29'48" E 70.37'
- (D) S 01°45'43" W 3.50'
- (E) S 86°29'48" E 325.64'

DETAIL NOT TO SCALE