



Parks and Trails Advisory Board Agenda
Monday, March 6, 2023 6:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: March 7, 2022

IV. Additions or corrections to agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Cases:

FPL-20-2023 Preliminary and Final Plat

Preliminary and final plat for Alden Woods which will be located at 6700, 6770, 6800 Central College Road in Franklin County (PID: 222-001997, 222-001998 and 222-001999).

Applicant: Andrew Maletz

Motion of acceptance of staff reports and related documents into the record for - FPL-20-2023.

Motion of approval for application FPL-20-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

1. Annual Organizational Meeting

- Swear in new members
- Elect Chairperson
- Elect Vice-Chairperson
- Elect Secretary
- Establish date, time, and location for 2023 regular meetings

**Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all current serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered a forfeiture of the membership to the*

commission/board. The forfeiture would occur regardless of the reason for the absences. The applicable department designee would then notify the clerk of council so that they can inform council that a new appointment needs to be made.

2. Annual Trail Update/Parks Framework Plan Implementation Update

VIII. Poll members for comment

IX. Adjournment

Parks and Trails Advisory Board
DRAFT Meeting Minutes
Monday, March 7, 2022 6:00pm

- I. Call to order.
The New Albany Parks and Trails Advisory Board held a regular meeting on March 7, 2022 in the Development Conference Room. Mr. Stribick called the meeting to order at 6:00 p.m.

- II. Roll call
Staff present: Steve Mayer, Planning Manager; Chris Christian, Planner.

Planning Manager Mayer indicated that Chris Hermann, Sara Lilly and Karla Salmans from MKSK were present.

Those answering roll call:

Mr. Resch	present
Ms. Steelman	present
Ms. Brooks	not present
Ms. Bhat	present
Mr. Stribick	present
Council Member Fellows	present

Mr. Stribick stated that a quorum was present.

- III. Action on Minutes: September 8, 2021
Mr. Stribick asked if there were any additions or corrections to the minutes.

Hearing none the minutes were approved as submitted without objection.

- IV. Additions or Corrections to Agenda
Chair Stribick asked if there were any additions or corrections to the agenda.

Chair Stribick stated that he and Planner Christian had discussed prioritizing trails along the rapid 5 watersheds as indicated on the handout that had been distributed. He explained that he is an avid biker and can be seen riding his recumbent bike around town. He stated that he and Planning Manager Mayer had attended the Urban Land Institute Conference in 2021. At the conference 5 suburbs in Columbus, including New Albany, agreed to work together on planning. He explained that there are 5 watersheds created and tilted southward by the glaciers. There are Metro Parks located at the watersheds, along the riparian corridors. The Rocky Fork Blacklick watershed is in New Albany and it is part of the larger Big Walnut Watershed. Chair Stribick had laid the 5 watersheds over the map distributed at the conference. He stated that the business park in New Albany is several thousand acres and consists of several square miles along Smith's Mill Road. The Blacklick riparian zone is beautiful and presents an opportunity for a trail to connect to other places. We currently do not have a tributary to the Big Walnut watershed which is beside Abercrombie & Fitch. The Urban Land Institute has an incredible vision for Central Ohio, the most developed of which is the Olentangy.

Board Member Steelman added that a trail could be constructed along the Sugar Run Watershed to connect to the Metro Park to the north. She explained the connection points as indicated on the map on the handout. She mentioned the Steiner Program and the discussions of where the trails would go around Cedar Brook.

Chair Stribick stated that Cedar Brook was never envisioned with a trail, so that area would need to be retrofitted with a trail. He discussed the vision, historical influences, and the underpinnings of the planning of the green spaces in this area including Frank Olmstead who planned Central Park. New Albany has an existing tunnel under the expanded SR 161, and a beautiful set of trails to Gahanna, and underpass under the 62 bridge and a tunnel under Morse Rd. He thanked staff for helping to add this item to the agenda and asked if there were any questions. Thus, we already have the tunnels under the highway and Morse Road, the only thing we are missing is the trail through the riparian zone.

He continued that a trail at Central College and 605 could be utilized more if the Hamlet concept was approved. This is also adjacent to the Wagner Cemetery.

Planning Manager Mayer stated that the Sugar Run section was added. He explained how trails were installed, the funding mechanisms and the easement process. The role of the PTAB was to make recommendations to Council regarding which projects to fund.

Chair Stribick asked for more information about ownership of the riparian zones. Planning Manager Mayer responded that sometimes the city owns the riparian zone and other times the city is granted an access easement to the riparian zone.

Chair Stribick stated that the Harlem Rd trail was a great example of property owners granting easements for the installation of a trail.

There were no cases to discuss.

VII. Other Business

1. Organization meeting.

The annual organizational meeting was conducted.

The newest member, Tricia Bhat, was sworn in.

The following officers were unanimously elected:

Chair - George Stribick
Vice-Chair - Char Steelman
Secretary - Tricia Bhat.

There was discussion of the role of the secretary and whether the secretary would be responsible for the minutes. Planning Manager Mayer and Planner Christian stated that staff would draft and distribute the minutes prior to the next meeting.

Board Member Steelman stated that in accordance with the attendance policy in the Standard Rules of Procedure for Boards and Commissions attendance at each meeting encouraged, particularly because the PTAB meets so infrequently. There was discussion regarding forfeiture as established in the rules. More specifically how many meetings constitutes forfeiture and also who would inform the board member of their forfeiture.

Planning Manager confirmed that meetings were streamed for viewing purposes only, board members and were required by law and local rule to attend in person in order to participate in the meeting.

2. Leisure Trail Prioritization Charrette

Planning Manager Mayer delivered the staff presentation. He explained the history of leisure trails and said that the city installs 1-2 miles of new trail per year. And also maintains existing trails. He further stated that the city was seeking recommendations for new trails to include in part of its capital projects budget. He explained there are two main expenditures. The first is Taylor Farm Park which will have 3 total miles of trail within the park and trails connecting upper Harlem/Dublin Granville Road to the park and that trail will accompany the intersection improvement. The second is the Windsor to Walton Trail. He further recognized that Covid – 19 had impacted the availability of building materials and thus had slowed everything down. He also explained which trail segments the ODOT had rejected. He discussed the improvements to intersections along 62.

There was discussion of Woodhaven, Sugar Run, Mill Brook Farm and connections to Bevelhymer.

MKSK delivered a presentation on the Charette which included an explanation of the routes with the goal of creating loops rather creating out and back trails. The loops would include connections to parks and would avoid major roadways as much as possible. This could be hampered by private ownership of land and it was hoped that easements would be assisted by priorities such as the Rocky Fork Blacklick Accord. Another goal was to connect the area north of SR 161 with the areas south of SR 161, and also to establish trails that were safe enough for kids to get to on their bikes. Finally, the school district is larger than the city and it is worth having parks that are accessible to kids who live outside of the city but are in the district.

Chair Stribick stated that historically the priority of the school board was to educate the kids and the focus was placed on bricks and mortar structures such as the school buildings, the library, and the McCoy. He further explained that a Joint Parks District is a separate entity established to share the burden of paying for leisure spaces and parks.

Chair Stribick reiterated that it would be good to make a connection to the business park. MKSK agreed but indicated that that creating trails for business park employees was lower on the list of priorities.

Each member was given 4 green dots to place on the map to vote on their trail preferences.

Planning Manager Mayer confirmed that everyone had voted. He thanked the board for their consideration and input. He stated that MKSK would summarize the results and that summary document would be shared with the board.

Planner Christian also mentioned the possibility of placing a trail along Kitsmiller Rd.

VIII. Adjournment

Chair Stribick asked for a motion to adjourn. There was a discussion of the timing of the next meeting and distribution of the summary dot tally. The motion to adjourn was made and seconded. Without objection the meeting was adjourned at 7:48 p.m.



**Parks and Trails Advisory Board Staff Report
March 6, 2023 Meeting**

**ALDEN WOODS SUBDIVISION
PARKS AND OPEN SPACE REVIEW**

LOCATION: 6700, 6770, 6800 Central College Road (PIDs: 222-001997, 222-001998 and 222-001999).
APPLICANT: Andrew Maletz
REQUEST: Parkland and Open Space Review
ZONING: Alden Woods: Limited Suburban Single-Family Residential District (L-R-4)
STRATEGIC PLAN: Residential District
APPLICATION: FPL-20-2023

Review based on: Application materials received on February 3, 2023 and February 21, 2023.

Staff report completed by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to the Planning Commission regarding the suitability of parkland and open space proposed to be provided in a new subdivision located at 6700, 6770 and 6800 Central College Road. The subdivision is known as “Alden Woods”.

City Council reviewed and approved the rezoning application for this subdivision during their meeting on October 18, 2022 (O-30-2022). The approved zoning text contains requirements for open space and parkland within the subdivision.

II. SITE DESCRIPTION & USE

The 8.83+/- acre zoning area is located in Franklin County and is currently made up of three properties. The properties are zoned to allow for the development of a nine lot residential subdivision. The site is located on the north side of Central College Road. The site is located generally east of New Albany Condit Road, generally west of the Wentworth Crossing subdivision, and generally south of the Courtyards at New Albany subdivision.

III. PLAN REVIEW

The Parks and Trails Advisory Board review authority is found under C.O. Chapter 139.04 and 139.05. Upon review of a proposed final development plan, or if a final development is not required, on each final plat, the board shall make a recommendation to the Planning Commission regarding the suitability of parkland, or fee-in-lieu therefore, being provided to the municipality.

New Albany Parks Framework Plan

The New Albany parks framework plan lists the following overall recommendations:

- As most park maintenance responsibilities transfer from homeowner’s associations to the city of New Albany, remove exclusive signage from the parks and development communications to clarify that parks are open to everyone.
- Improve the quality and maintenance of existing parks.
- Create a park system in which each park satisfies the needs of a variety of user groups with a range of active and passive recreation options.
- Continue to connect parks, green spaces, and natural corridors with leisure trails.

- Expand programming, especially free and family-friendly programming, in parks and civic open spaces.
- Consider the addition of public art in New Albany's park and public spaces.
- Incorporate amenities in the pocket playgrounds providing necessary comforts for all ages, such as shaded area, seating, picnic tables and trash receptacles.
- Manage and maintain city-owned forests, street trees, and natural open spaces by maintaining a tree inventory, developing re-forestation plans, and controlling invasive species.
- Improve the quality of city-owner natural resources, especially streams, wetlands, and other ecologically sensitive areas.

The New Albany parks framework plan lists the following recommendations for neighborhood parks:

- Upgrade the pocket playgrounds with more engaging play equipment that is inclusive for a range of ages and abilities.
- Vary play equipment from site to site to provide residents variety.
- Incorporate amenities in the pocket playground proving necessary comforts for all ages, such as shaded areas, seating, and picnic tables.
- Use the development process to ensure adequate open space and parkland dedication for all new residential development.

Per Codified Ordinance Chapter 1165.10 in deciding on the change, the Parks and Trails Advisory Board shall consider, among other things, the following elements of the case:

- 1) The basic mandatory land dedication with each type of new development listed below. These requirements shall not apply to existing residential lots and/or homes that are being improved or reconstructed.
- 2) The following suitability and quality criteria shall be used to provide an assessment and recommendation relative to the appropriateness of proposed land dedication or area/facility, i.e., playground, park, recreational area/facility, and open space. The criteria to be used shall include, but not be limited to the following:
 - a) Minimum size for each service level:

Playgrounds	2 acres
Neighborhood Parks	5 acres
Playfields	10 acres
Community Parks	40 acres

- b) Suitability of the following for the proposed use:
 - i) Soils and geology.
 - ii) Topography and drainage.
 - iii) Location and impact of designated floodways and floodway fringe areas.
 - iv) Extent of natural vegetation and tree cover. Preservation of wooded areas is a top priority.
 - v) The degree of access of proposed area to pedestrians and vehicles, where appropriate. Public accessibility is a top priority.
- c) The proposed recreational facilities and site improvement to be made.
- d) A schedule indicating how actual construction of the proposed park/open space and improvements are to be phased in relationship with the overall project.
- e) How both ownership and maintenance of such areas is to be undertaken.

- f) Residential development as categorized in C.O. 1165.10(a)(1) must be within one thousand two hundred (1,200) feet of playground equipment and a Pocket Park or a larger size park for development categorized in C.O. 1165.

Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

The following should be considered in the board decision:

1. This new subdivision includes 9 residential lots on 8.83+/- acres.
2. There is an existing 8-foot wide asphalt leisure trail along Central College Road. No additional leisure trail is required to be installed based on the recommendations of the New Albany Leisure Trail Master Plan.
3. Zoning text section XI.(C) requires the applicant to provide a 5-foot wide, concrete public sidewalk within the right-of-way along the new internal streets. These are typically installed in conjunction with the home.
4. New Albany's Codified Ordinance requires that 2,400 square feet per home be dedicated as parkland and 20% of the total acreage in the subdivision shall be dedicated as open space. For this development the total minimum, required parkland and open space is 2.26 acres. The applicant is providing three reserve areas that consist of either open space or parkland, totaling 2.39 acres.
 - a. Open space is provided by reserves "A" and "B". These reserves are located between Central College Road the Woodview Drive as recommended by the New Albany strategic plan to create an appropriate setback.
 - b. Parkland is provided by reserve "C" and is centrally located within the Woodview Drive loop.
 - c. Per C.O. 1187.16 wet and dry stormwater basins shall not be considered open space. The proposed amounts meet the codified ordinance requirements and the applicant is exceeding the required dedication amount.
5. The zoning text states that all open space and parkland be owned by the city and maintained by the HOA in perpetuity. This is consistent with all other residential subdivisions.
6. The applicant proposes to install playground equipment that aligns with the design of current city neighborhood park improvements. The proposed playground would accommodate children ages 2-5 years old. The equipment includes three wooden wobble boards, a wooden step cluster, and a wooden play structure with slide. The submittal does not specify the proposed ground materials to be used within the play area. The city staff recommends a condition of approval that the ground material be subject to staff approval at the time of permitting.
 - a. The proposal appears appropriate based on the number of lots within the subdivision and the city service level criteria.
 - b. C.O. 1187.15(c)(6) requires all residences to be located within 1,200 feet of playground equipment. The applicant has committed to including playground equipment within Reserve C that is centrally located within the subdivision thereby meeting this proximity requirements. This location provides a high degree of access to pedestrians.
 - c. The location is not within a floodway or floodplain and there are no known topography, drainage, soil or geologic constraints or environmentally sensitive areas.
 - d. The proposal does not include amenities within Reserve C where the playground is located that would provide necessary comforts for all ages such as shaded area(s), seating, picnic table(s) and trash receptacle(s). The city staff recommends a condition of approval that these items be incorporated into the design of the playground area for Reserve C, subject to staff approval.
7. A schedule has not been provided indication how construction of the proposed park and open space improvements are to be phased in relation to the overall project. In accordance with city code requirements, the city staff recommends a condition of

approval that the playground amenities be installed and included as part of the overall subdivision infrastructure improvements (e.g. streets, utilities, etc.).

8. The open space location is appropriate. It provides a high degree of access to pedestrians. The location is not within a floodway or floodplain and there are no known topography, drainage, soil or geologic constraints or environmentally sensitive areas.
 - a. Trees also shall be provided around the stormwater basins that will be located in reserves at the rate of four (4) trees per one hundred (100) linear feet of pond perimeter.
 - b. Along the College Central Road frontage, within these reserves, the text requires a landscaping buffer to be provided at the rate of four (4) trees per one hundred (100) linear feet along Central College Road.

IV. SUMMARY

The final plat is generally consistent with the zoning exhibit and meets code requirements. The application includes many of the same development standards that have made more recent subdivisions successful including providing meaningful open space and pedestrian connectivity. It appears that the proposal meets the recommendations found in the Parks Framework Plan and the playground aligns with the design of current city neighborhood park improvements. The plan for the subdivision's parkland and open space adds to the creation of a park system in which it satisfies the needs of a variety of user groups with both active and passive recreation options. The plan positively attributes to the connection of parks, green spaces, and natural corridors with leisure trails.

V. ACTION

Suggested Motion for FPL-20-2023:

To recommend approval to Planning Commission of the suitability of the proposed parkland and open space, the following motion would be appropriate: Move to recommend approval of FPL-20-2023 based on the findings in the staff report with the following condition:


1. The city engineer comments regarding the final plat must be addressed at the time of engineering permits, subject to staff approval;
2. Shaded areas, seating, picnic tables and trash receptacles shall be incorporated into the design of the playground area for Reserve C, subject to staff approval;
3. The ground material for the playground area shall be subject to staff approval at the time of permitting; and
4. The playground amenities shall be installed and included as part of the overall subdivision infrastructure improvements (e.g. streets, utilities, etc.).

An aerial photograph of a residential area with three lots highlighted by red outlines. The lots are labeled '6700 CENTRAL COLLEGE RD', '6770 CENTRAL COLLEGE RD', and '6800 CENTRAL COLLEGE RD'. The map shows surrounding streets including Summerwest Dr, Central College Rd, New Albany Condon Rd, and Winworth Dr. A small pond is visible on the right side of the map. The bottom right corner contains a disclaimer: 'Map: Microsoft, Esri, Community Maps Contributors, Planet, County Aerials, Web, Bing, GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swiremap, GeoTechnologies, Inc, HERE, MA, USA, NPS, US Coast Guard, USA'.

Permit # _____
Board _____
Mtg. Date _____

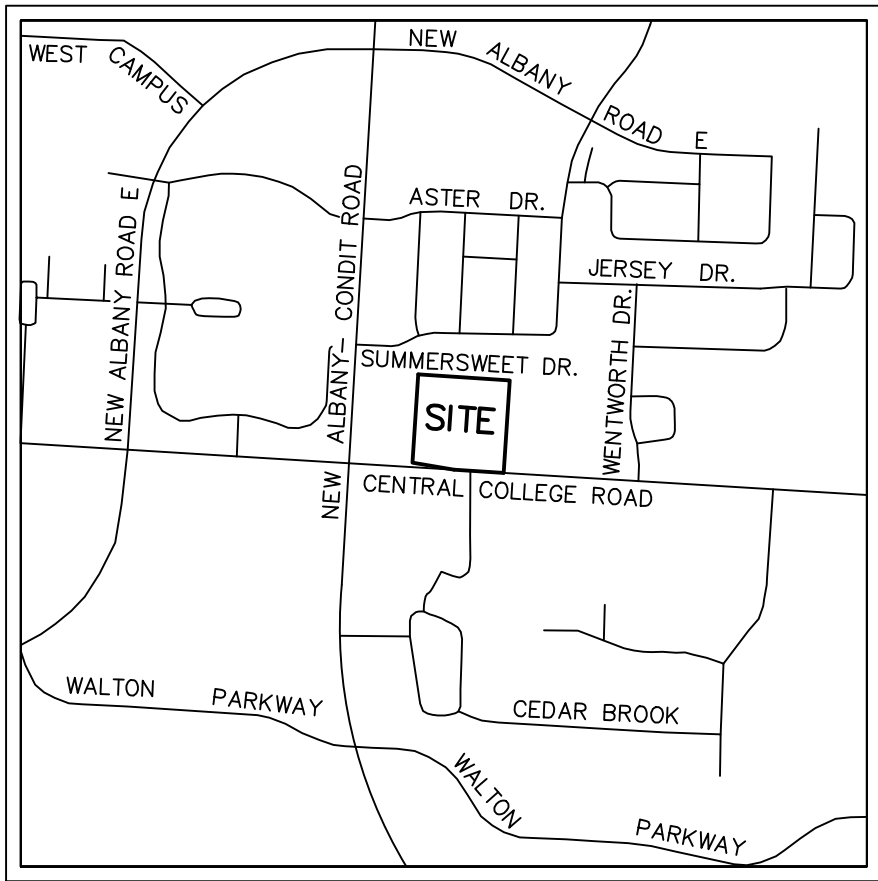


Community Development Planning Application

Project Information	Site Address <u>6700, 6770, 6800 Central College Road</u>																																																							
	Parcel Numbers <u>222-001997, 222-00198 & 222-001999</u>																																																							
	Acres <u>8.45</u>	# of lots created <u>9</u>																																																						
Choose Application Type	Circle all Details that Apply																																																							
	<table><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td>Final</td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input checked="" type="checkbox"/> Plat</td><td><input checked="" type="checkbox"/> Preliminary</td><td><input checked="" type="checkbox"/> Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></table>		<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input checked="" type="checkbox"/> Plat	<input checked="" type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																					
Description of Request:	<u>The attached documents include the final proposed plat for the subdivision known as Alden Woods, which was approved by the city in November 2022. In addition a colored site plan is included to indicate proposed open spaces, preserved trees and park space.</u>																																																							
Contacts	Property Owner's Name: <u>Central College Development, LLC, Andrew Maletz</u>																																																							
	Address: <u>4075 Chelsea Green W</u>																																																							
City, State, Zip:	<u>New Albany, OH 43054</u>																																																							
	Phone number: <u>614-973-9450</u>	Fax: _____																																																						
Email:	<u>andrew@maletzarchitects.com</u>																																																							
Applicant's Name:	<u>Andrew Maletz</u>																																																							
	Address: <u>4075 Chelsea Green W</u>																																																							
City, State, Zip:	<u>New Albany, OH 43054</u>																																																							
Phone number:	<u>614-973-9450</u>	Fax: _____																																																						
Email:	<u>andrew@maletzarchitects.com</u>																																																							
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																							
	Signature of Owner Signature of Applicant	 Date: <u>2/3/23</u> Date: <u>2/3/23</u>																																																						

ALDEN WOODS SUBDIVISION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO



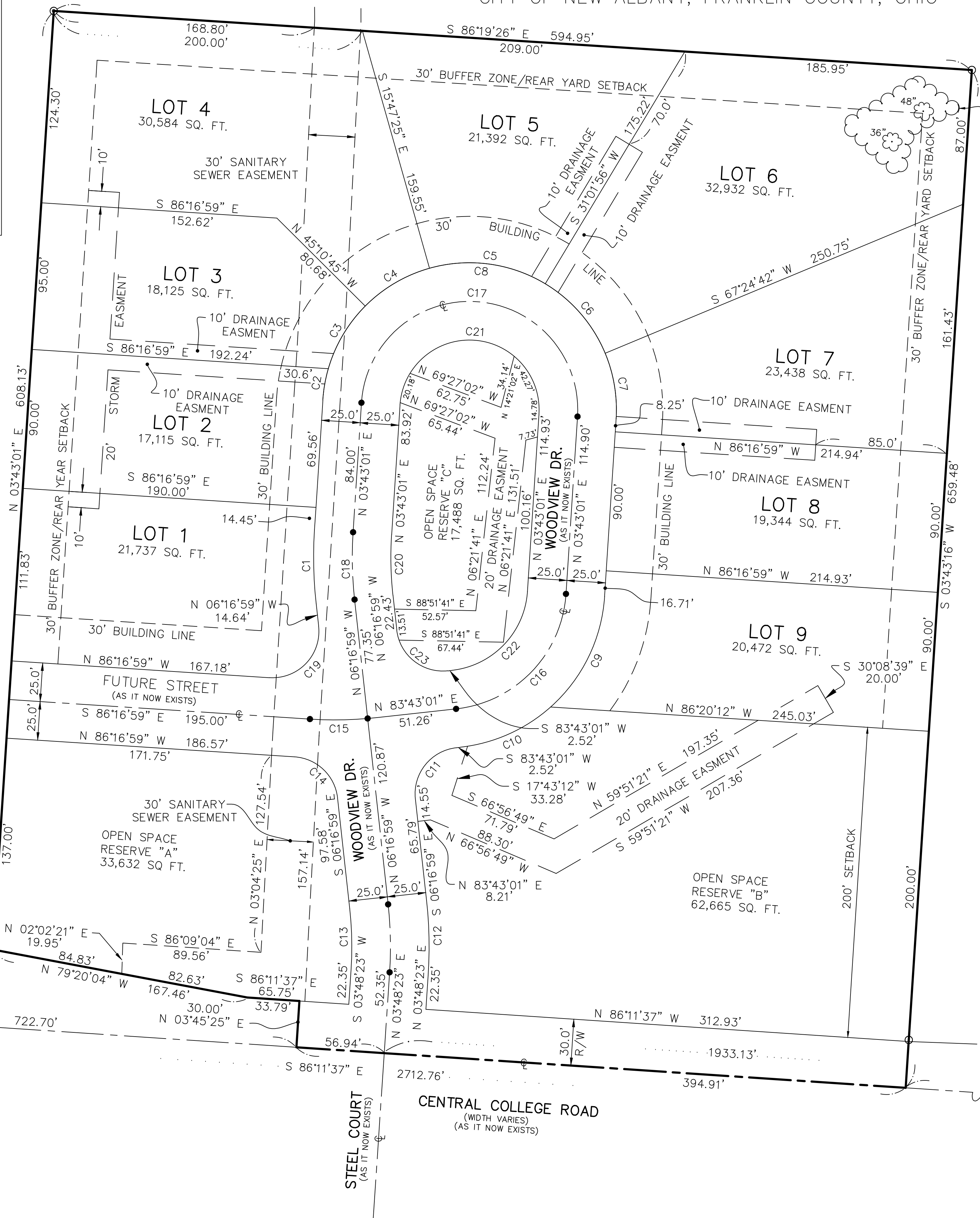
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



* 36" TREE AND 48" TREE
ARE TO REMAIN AND
SHALL NOT BE REMOVED
BY DEVELOPER AND/OR
PROPERTY OWNER WITHOUT
PERMISSION BY CITY STAFF

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	48.00'	47.94'	S 01°16'59" E	10°00'00"
C2	95.00'	20.73'	20.69'	S 09°55'36" W	12°30'04"
C3	95.00'	47.49'	47.00'	S 30°29'56" W	28°38'37"
C4	95.00'	48.73'	48.20'	S 59°30'55" W	29°23'21"
C5	95.00'	77.63'	75.49'	N 82°22'44" W	46°49'20"
C6	95.00'	60.32'	59.31'	N 40°46'41" W	36°22'46"
C7	95.00'	43.55'	43.17'	N 09°27'22" W	26°15'52"
C8	95.00'	298.45'	190.00'	S 86°19'26" E	180°00'00"
C9	105.00'	81.55'	79.52'	N 25°58'02" E	44°30'04"
C10	105.00'	65.06'	64.02'	N 65°58'02" E	35°29'56"
C11	30.00'	47.12'	42.43'	N 38°43'01" E	90°00'00"
C12	275.00'	48.43'	48.36'	N 01°14'18" W	10°05'22"
C13	225.00'	39.62'	39.57'	S 01°14'18" E	10°05'22"
C14	30.00'	41.89'	38.57'	S 46°16'59" E	80°00'00"
C15	250.00'	37.37'	37.33'	N 89°26'05" E	8°33'52"
C16	80.00'	111.70'	102.85'	N 43°43'01" E	80°00'00"
C17	70.00'	219.91'	140.00'	S 86°19'26" E	180°00'00"
C18	250.00'	43.63'	43.58'	N 01°16'59" W	10°00'00"
C19	30.00'	52.36'	45.96'	S 43°43'01" W	100°00'00"
C20	225.00'	39.27'	39.22'	N 01°16'59" W	10°00'00"
C21	45.00'	141.37'	90.00'	S 86°19'26" E	180°00'00"
C22	55.00'	76.79'	70.71'	S 43°43'01" W	80°00'00"
C23	30.00'	47.12'	42.43'	N 51°16'59" W	90°00'00"

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio

IRON PINS: Iron Pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug place in the top and bearing the name PS 8112.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, Thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of ground and then capped with an aluminum cap stamped GARCIA SURVEYORS. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio Municipal Engineer shall be notified when the markers are in place.

FOUND RAILROAD SPIKE
SE. COR., SEC 8
SW COR., SEC 9
NW COR., SEC. 12
NE COR., SEC. 13
TOWN 2 RANGE 16
U.S. MILITARY DISTRICT

Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



1/31/2023
235S00615

LEGAL DESCRIPTION:

A parcel of land being part of the original 15.90 acre tract conveyed to Madge E Lang by deed of record in Deed Book 1662, Page 407, in Quarter Township One (1), Township Two (2), Range sixteen (16), United States Military Lands, in the City of New Albany, Franklin County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of Central College Road, as it now exists, with the centerline of New Albany-Conduit Road, as it now exists, said centerline of New Albany-Conduit Road also being known as State Route 605, said point of intersection being marked with a found monument box with a bronze disk in PVC encased concrete monument, said point of intersection also being known as Franklin County Engineer's Monument No. 5113;

Thence in an easterly direction along said centerline of Central College Road, having an assumed bearing of South eighty-six (86) degrees, eleven (11) minutes, thirty-seven (37) seconds East, a distance of seven hundred twenty-two and seventy hundredths (722.70') feet to the intersection of the easterly line of a parcel of land described in Instrument No. 199910190262967, Franklin County Deed Records, currently deeded to the Village of New Albany, said point of intersection being marked with a set mag nail, said point of intersection also being the True Point of Beginning;

- 1.Thence North three (03) degrees, forty-five (45) minutes, twenty-five (25) seconds East along said easterly line of a parcel of land described in Instrument No. 199910190262967, Franklin County Deed Records, currently deeded to the Village of New Albany, a distance of thirty and zero hundredths (30.00') feet to the intersection of the northerly line of said parcel of land described in Instrument No. 199910190262967, Franklin County Deed Records, currently deeded to the Village of New Albany, said point of intersection being marked with a set concrete monument;
- 2.Thence North eighty-six (86) degrees, eleven (11) minutes, thirty-seven (37) seconds West along said northerly line of a parcel of land described in Instrument No. 199910190262967, Franklin County Deed Records, currently deeded to the Village of New Albany, a distance of thirty-three and seventy-nine hundredths (33.79') feet to the intersection of the northerly line of a parcel of land described in Instrument No. 200412130282225, Franklin County Deed Records, currently deeded to the Village of New Albany, said point of intersection being marked with a set concrete monument;
- 3.Thence North seventy-nine (79) degrees, twenty (20) minutes, four (04) seconds West along said northerly line of a parcel of land described in Instrument No. 200412130282225, Franklin County Deed Records, currently deeded to the Village of New Albany, a distance of one hundred sixty-seven and forty-six hundredths (167.46') feet to the intersection of the easterly line of a parcel of land described in Instrument No. 199212310255431, Franklin County Deed Records, currently deeded to Fredrick Roy Meyers & Judy L Doran, said point of intersection being marked with a set concrete monument;
- 4.Thence North three (03) degrees, forty-three (43) minutes, one (01) second East along said easterly line of a parcel of land described in Instrument No. 199212310255431, Franklin County Deed Records, currently deeded to Fredrick Roy Meyers & Judy L Doran, a distance of six hundred eight and thirteen hundredths (608.13') feet to the intersection of the southerly line of "The Courtyards at New Albany" being recorded in Plat Book 125, Page 84, Franklin County Plat Records, said point of intersection being marked with a set concrete monument
- 5.Thence South eighty-six (86) degrees, nineteen (19) minutes, twenty-six (26) seconds East along said southerly line of "The Courtyards at New Albany" being recorded in Plat Book 125, Page 84, Franklin County Plat Records, a distance of five hundred ninety-four and ninety-five hundredths (594.95') feet to the intersection of the westerly line of a parcel of land described in Instrument No. 200607110135694, Franklin County Deed Records, currently deeded to Christopher D. Jourdan, & Lindsay E. Robards, said point of intersection being marked with a set concrete monument;
- 6.Thence South three (03) degrees, forty-three (43) minutes, sixteen (16) seconds West along said westerly line of a parcel of land described in Instrument No. 200607110135694, Franklin County Deed Records, currently deeded to Christopher D. Jourdan, & Lindsay E. Robards, passing through a set concrete monument at a distance of six hundred twenty-eight and forty-three hundredths (628.43') feet, a total distance of six hundred fifty-nine and forty-eight hundredths (659.48') feet to the intersection of said centerline of Central College Road;
- 7.Thence North eighty-six (86) degrees, eleven (11) minutes, and thirty-seven (37) seconds West along said centerline of Central College Road a distance of three hundred ninety-four and ninety-one hundredths (394.91') feet to the True Point of Beginning.

Said parcel of land containing a total area of 384,278 square feet or 8.822 acres of land, more or less, all contained within Franklin County tax parcel numbers 222-001997-00, 222-001998-00, & 222-001999-00. Said parcel of land having a Present Road Occupied area of 11,847 square feet or 0.272 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Said set capped iron rebars being a 5/8" diameter by 30" long iron rebar with a plastic cap stamped "PS ____".

Prior Instrument references are Instrument No. 202108100140522, Franklin County Deed Records, currently deeded to Central College Development, LLC, and Instrument No. 202108190148285, Franklin County Deed Records, currently deeded to Central College Development, LLC.

The bearings used heron are based on an assumed meridian and are for the express purpose of calculating angular measurement.

The above described is based on an actual field survey performed under my supervision during January 2023.

ALDEN WOODS SUBDIVISION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

Situate in the County of Franklin, State of Ohio, and being in Quarter Township One (1), Township, Two (2), Range sixteen (16), United States Military Lands, in the City of New Albany, Franklin County, Ohio Containing 8.535 acres and being the same tract as conveyed to Central College Development LLC. and described in deed recorded in Official Record 202108190148285 and in 202108100140522 Recorder's Office, Franklin County Ohio.

The undersigned, Central College Development LLC., by Andrew Maletz, Member and Roland Tokarski, Member, Owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its Alden Wood Subdivision, a new subdivision containing Lots numbered 1 thru 9, both inclusive, and areas designated as Reserve "A", Reserve "B" and Reserve "C", does hereby accept this plat of same and dedicates to public use, as such, all or part of Central College Road, and Woodview Drive shown hereon, and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, Andrew Maletz, Member and Roland Tokorski, Member of Central College Development LLC. has hereunto set there hand this ____day of _____, 20____.

Signed and acknowledged in the presence of:

Central College Development LLC.

Andrew Maletz, member

Roland Tokarski,, member

STATE OF OHIO, COUNTY OF FRANKLIN

Before me a Notary Public in and for said County personally came Andrew Maletz and Roland Tokarski both members of Central College Development LLC. who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ____ day of _____, 20____.

My Commission Expires _____

Notary Public State of Ohio

SURVEYOR'S CERTIFICATION:

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. Dimensions on curves are chord measurements.

Anthony A. Garcia Professional Surveyor No. 8112

Date



Approved this ____day of _____, 20____.

Mayor, New Albany, Ohio

Approved this ____day of _____, 20____.

Municipal Engineer, New Albany, Ohio

Approved this ____day of _____, 20____.

Council Representative to Planning Commission, New Albany, Ohio

Approved this ____day of _____, 20____.

Chairperson, New Albany, Ohio

Approved this ____day of _____, 20____.

Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. _____, passed _____, 20____, wherein all of Central College Road and Woodview Drive, shown hereon are accepted, as such, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to _____, 20____.

Transferred this ____day of _____, 20____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____day of _____, 20____. at _____ M. Fee \$ _____

Recorder, Franklin County, Ohio

File No. _____

Recorded this ____day of _____, 20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



1/31/2023
235S00615

ALDEN WOODS

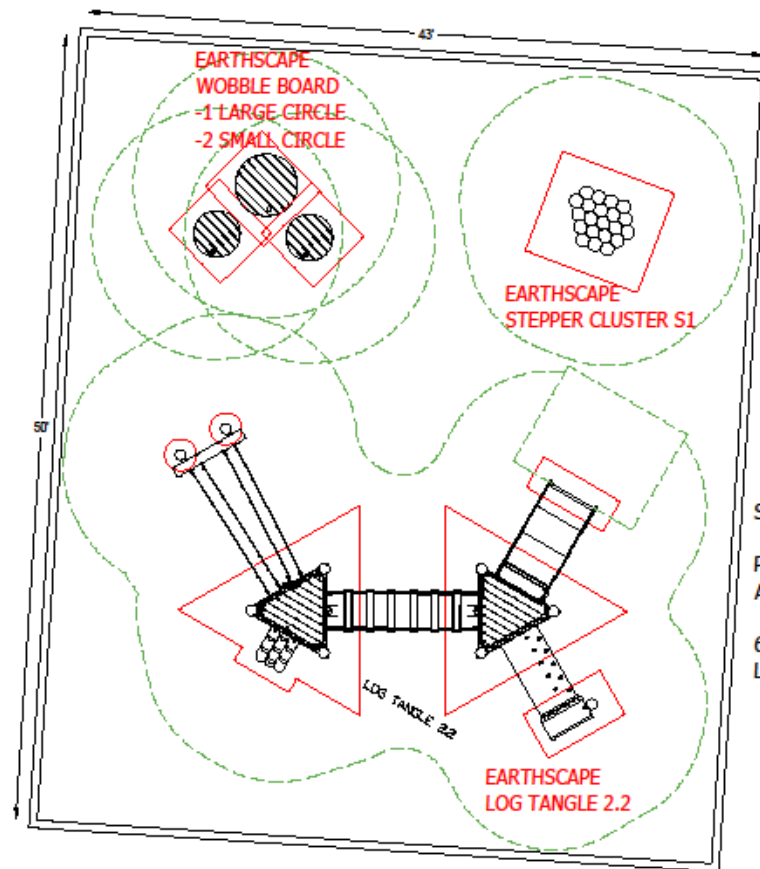
NEW ALBANY, OHIO



PLAYGROUND
EXAMPLE FOR REFERENCE



MALETZ
ARCHITECTURE + BUILD



MIDSTATES
RECREATION
WWW.MIDSTATESRECREATION.COM

EQUIPMENT SIZE:
SEE DWG

USE ZONE:
SEE DWG

AREA:
SEE DWG

PERIMETER:
SEE DWG

FALL HEIGHT:
3 FT

USER CAPACITY:
25+

AGE GROUP:
2-5

✓ ASTM F1487-21
✓ CPSC #325



PROJECT NO:
23-4064A

SCALE:
1/8"=1'-0"

DRAWN BY:
CJS

Paper Size

DATE:
02-23-2023

B

ALDEN WOODS PLAYGROUND

NEW ALBANY, OHIO

*PLAYGROUND SUPERVISION REQUIRED

