



ORDINANCE O-06-2022

AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION AND EASEMENTS FOR HORIZON COURT AND ASSOCIATED VARIANCE TO C.O. 1187.08(a)(5) TO ALLOW A PUBLIC CUL-DE-SAC STREET TO BE 2,600+/- FEET IN LENGTH WHERE CITY CODE ALLOWS A MAXIMUM LENGTH OF 1,000 FEET, AS REQUESTED BY LPC MIDWEST LLC

WHEREAS, an application to approve the final plat for Horizon Court has been submitted with an associated variance request to C.O. 1187.08(a)(5) to allow a public cul-de-sac street to be 2,600+/- feet in length where city code allows a maximum length of 1,000 feet; and

WHEREAS, the city will be the recipient (grantee) of the right of way dedication of approximately 3.77 acres; and

WHEREAS, the intent of code requirement is still met with the approval of the variance request as private drive connections and cross access easements will be provided between commercial sites to ensure traffic congestion is minimized and sufficient access for emergency responders is provided; and

WHEREAS, the New Albany Planning Commission recommended approval of the final plat and variance request at the January 19, 2022 public meeting (FPL-132-2021 & V-133-2021); and

WHEREAS, the city engineer certifies that Horizon Court meets all other requirements of chapter 1187 of the Codified Ordinances, stormwater management, design requirements and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2: LPC Midwest LLC is hereby granted a variance to C.O. 1187.08(a)(5) to permit a public cul-de-sac street to be 2,600+/- feet in length.

Section 3: It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 404 effective November 22, 2020.

Section 4: Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this 15 day of March, 2022.

Attest:

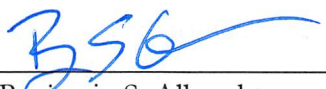


Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Interim Law Director

Legislation dates:

Prepared:	02/04/2022
Introduced:	03/01/2022
Revised:	
Adopted:	03/15/2022
Effective:	04/14/2022

EXHIBIT A

HORIZON COURT DEDICATION AND EASEMENTS

Exhibit A - O-06-2022

PROJECT DATA
PROJECT NAME: HORIZON COURT
LOT AREA: 2,000 SQUARE FEET
APPROXIMATE SPACING: 2000 SQUARE FEET
APPROXIMATE SPACING: 2000 SQUARE FEET
APPROXIMATE SPACING: 2000 SQUARE FEET
APPROXIMATE SPACING: 2000 SQUARE FEET

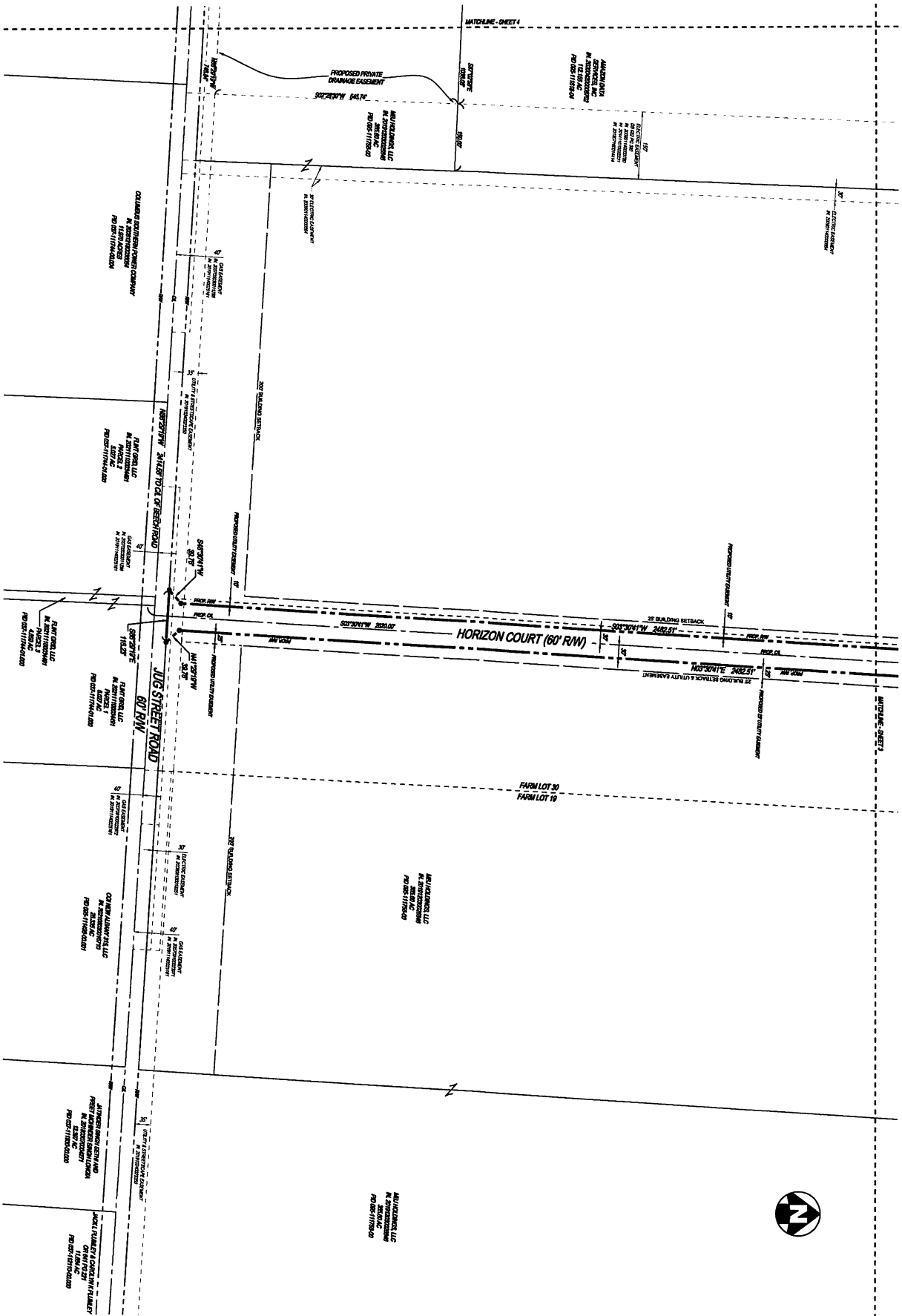
LEGEND

- DRIVE CHANGING FROM PAVEMENT TO ASPHALT
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SPARKS ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM. THE STATE PLANE
COORDINATE SYSTEM IS THE STATE PLANE
COORDINATE SYSTEM OF THE STATE OF OHIO.
STREET FRONT BEING SHOWN IN WHITE.

Shaded in this plan is the State of Ohio, County of Licking, City of New Albany, and in Lick 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 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HORIZON COURT DEDICATION AND EASEMENTS



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
ARCHITECTURE
910.322.2177



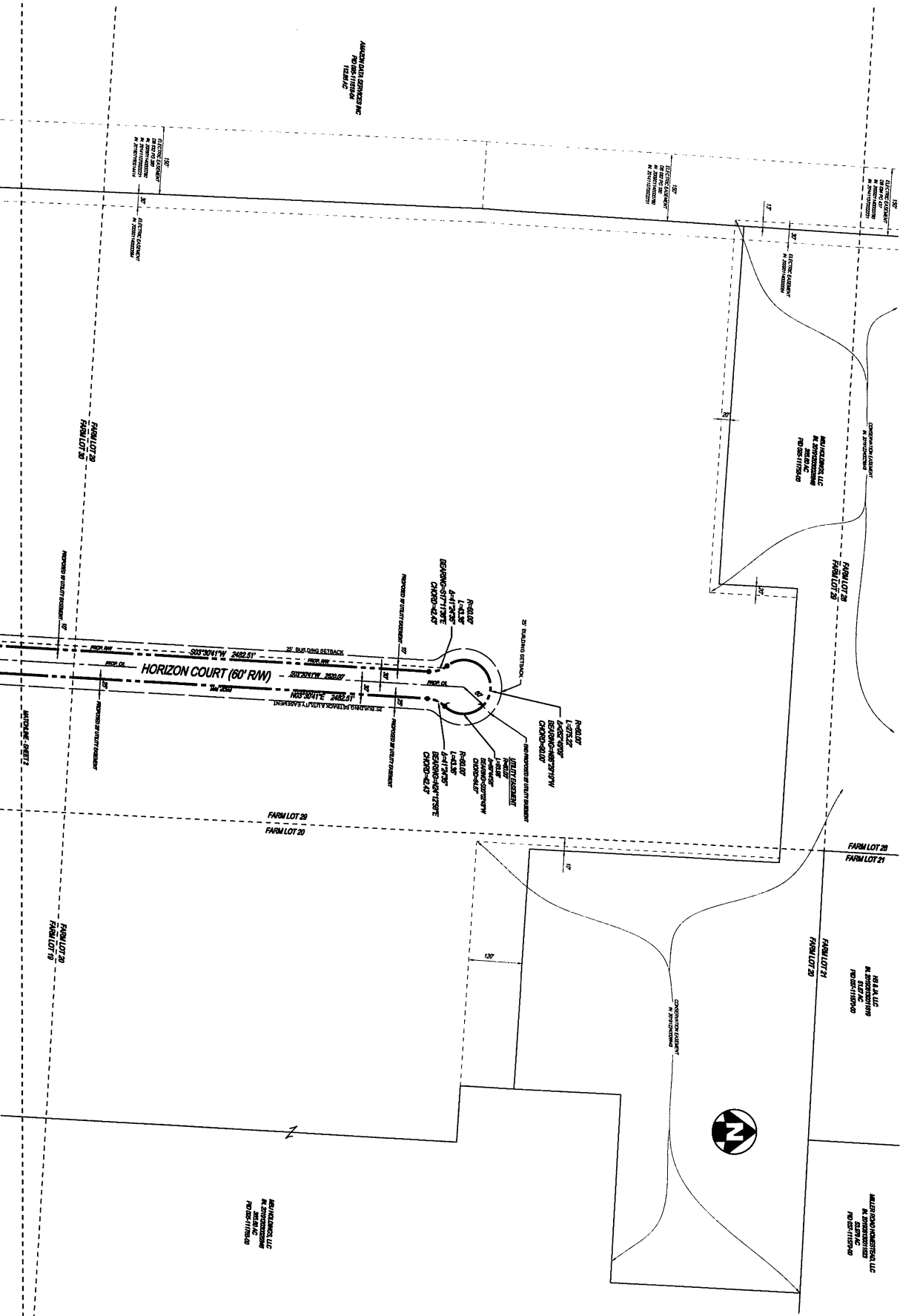
SHEET NO. 2 OF 4
DATE: 05/20/2019
PROJECT NAME: HORIZON COURT DEDICATION

HORIZON COURT DEDICATION
LOTS 10, 20, 30, 50
QTR. 1, TWP. 2, R. 15, U.S.M.A.
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

PROJECT NO. 15047-200
DATE: 05/20/2019
SCALE: 1" = 40'

RECORD PLAT
SHEET NO. 2 OF 4

HORIZON COURT DEDICATION AND EASEMENTS





THE KLEINGERS GROUP
2001 BENTLEY BLVD
SUITE 200
MARIETTA, OHIO 44130
PH: 330.331.1111



STATE OF OHIO
MICHAEL
TERRY
COUNTY CLERK

NO. DATE DESCRIPTION

HORIZON COURT DEDICATION
LOTS 19, 20, 21, 22
GTR. TWP. 2, R. 15, S. 30
LITCHFIELD COUNTY, OHIO

PROJECT NO. 21087.200
DATE 10/20/2023

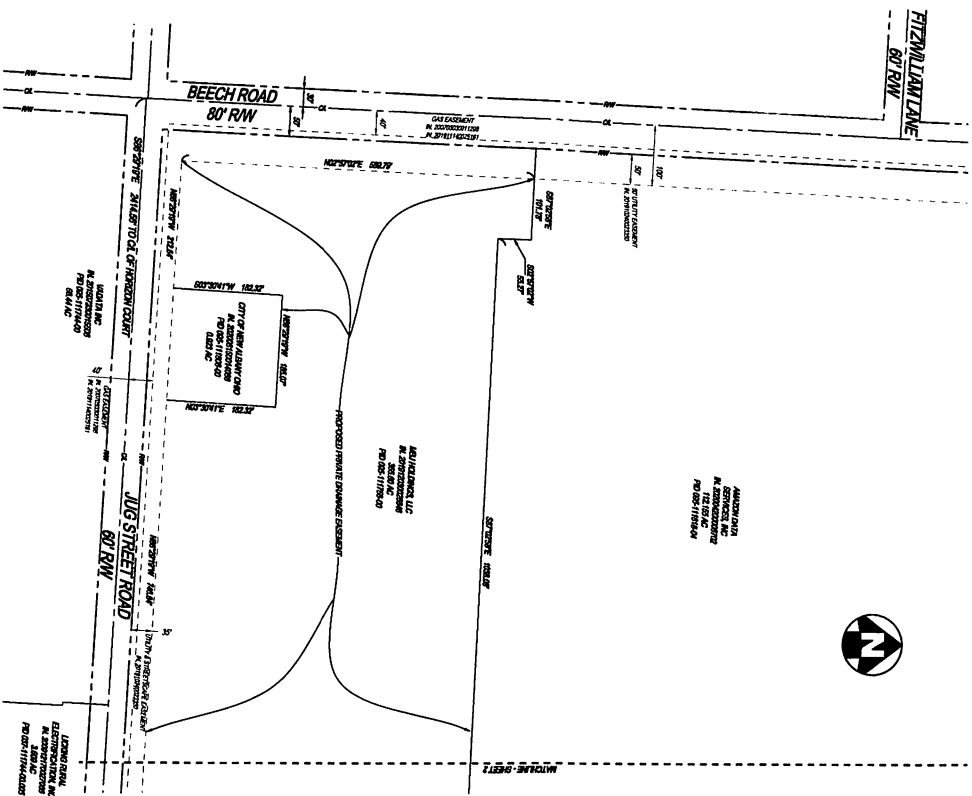
SCALE 1" = 40'

SHEET NAME

0 50 100 200

RECORD PLAT

3 OF 4



**THE
KLEINGERS
GROUP**

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.thekleingers.com
300 Westborough Rd.
Suite B
Westborough, MA 01581
(508) 852-4311



NO.	DATE	DESCRIPTION
1	11/1/78	...
2	11/2/78	...
3	11/3/78	...
4	11/4/78	...
5	11/5/78	...
6	11/6/78	...
7	11/7/78	...
8	11/8/78	...
9	11/9/78	...
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11	11/11/78	...
12	11/12/78	...
13	11/13/78	...
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27	11/27/78	...
28	11/28/78	...
29	11/29/78	...
30	11/30/78	...

**HORIZON COURT
DEDICATION**

QTR. TWP. 2, TWP. 2, R. 15, U.S.M.D.
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

PROJECT NO:	210617.00
DATE:	1/28/2022
SCALE: 1" = 100'	

RECORD PLAY

4 OF 4



ORDINANCE O-07-2022

AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 34 AGE RESTRICTED SINGLE FAMILY LOTS ON 9.56 +/- ACRES AND ACCEPT RESERVE "F" FOR PHASE 3 OF THE "NOTTINGHAM TRACE" SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, EAST OF SCHLEPPI ROAD, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES

WHEREAS, an application to approve the Nottingham Trace subdivision phase 3 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on March 18, 2019, recommended approval of this final plat (FP-14-2019); and

WHEREAS, the phase 3 Final Plat for Nottingham Trace includes approximately 9.56 +/- acres of land to be subdivided into 34 residential lots in addition to the public streets; and

WHEREAS, the 9.56 acre phase 3 Final Plat for Nottingham Trace final plat includes approximately 2.57 +/- acres of parkland; and

WHEREAS, the phase 3 Final Plat for Nottingham Trace includes the commitment to dedicate reserve F to the City for public parkland and open space; and

WHEREAS, New Albany city council has agreed to the terms and conditions by which this parkland will be donated; and

WHEREAS, the city engineer certifies that the Nottingham Trace phase 3 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2: City Council hereby accepts the lands shown on the map attached hereto as Exhibit A, under the terms and conditions outlined and the covenants and restrictions stipulated in the deed and final plat.

Section 3: It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 4: Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2022.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Interim Law Director

Legislation dates:

Prepared: 02/28/2022

Introduced: 03/15/2022

Revised:

Adopted:

Effective:

Exhibit A - O-07-2022

NOTTINGHAM TRACE PHASE 3

Shaded in the State of Ohio, County of Franklin, City of New Albany, and in Section 8, Quarter Township 2, Range 16, Union State Military Lands, containing 9.563 acres of land, more or less, and 9.563 acres being all that tract of land conveyed as plat correctly represents in "NOTTINGHAM TRACE PHASE 3", a subdivision containing lots numbered 102 to 135, both including, and an area designated as Reserve "P", does hereby accept this plat of same and dedicate to public use, as such, all of dedicated.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by DAVE BOZEL, Director of Land Development, does hereby certify that this plat correctly represents in "NOTTINGHAM TRACE PHASE 3", a subdivision containing lots numbered 102 to 135, both including, and an area designated as Reserve "P", does hereby accept this plat of same and dedicate to public use, as such, all of dedicated.

"Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Easement Easement". Each of the aforementioned designated easements for 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 use and for storm water drainage. Within those areas designated "Easement Easement", opening and maintaining major storm water drainage areas and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Easement Easement areas as delineated on this plat, as additional easement is hereby reserved for the purpose of constructing, maintaining, operating and maintenance of reserve easements to all adjacent use and lands and for storm water drainage. Within those areas designated "Easement Easement", opening and maintaining major storm water drainage areas and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Easement Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer.

In Witness Whereof, DAVE BOZEL, Director of Land Development of PULTE HOMES OF OHIO LLC, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
By DAVE BOZEL
Director of Land Development
PULTE HOMES OF OHIO LLC

In the presence of

Notary Public, State of Ohio

My commission expires ____ day of ____, 20__.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

Approved this ____ Day of ____, 20__

City Engineer, New Albany, Ohio

Approved this ____ Day of ____, 20__

Council Representative to Planning Commission, New Albany, Ohio

Approved this ____ Day of ____, 20__

Chairperson, Planning Commission, New Albany, Ohio

Approved this ____ Day of ____, 20__

Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. ____ passed ____

wherein all of Callaway Square East and Callaway Square West shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

Transferred this ____ day of ____, 20__

Auditor, Franklin County, Ohio

Filed for record this ____ at ____ M. P. C. S. ____

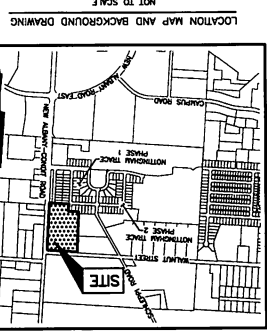
Recorder, Franklin County, Ohio

File No. ____

Recorded this ____ day of ____, 20__

Deputy Recorder, Franklin County, Ohio

Plat Book ____ Pages ____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA

BASES OF BEARINGS: The bearings shown hereon are based on the same meridian as those shown on the plat entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15. The bearing of South 86° 17' 47" East, assigned to the westerly right of way line of Walnut Street, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in this plat are set out in the record of IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, without-stake, each inside diameter, thirty inches long, with a plastic flag placed in the top and bearing the initials EXHITT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top and third with the surface of the ground and then capped with an aluminum cap marked EXHITT INC. 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 the construction (installation) of the exact pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.



SURVEYED & PLATTED
BY

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

Professional Surveyor No. 7885

By

▲ = Railroad Spike Found
⊙ = Permanent Marker (See Survey Data)
● = M&C Nail to be set
○ = Iron Pin (See Survey Data)

Date



ORDINANCE O-08-2022

AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 20 AGE RESTRICTED SINGLE FAMILY LOTS ON 5.30 +/- ACRES AND ACCEPT RESERVE "G" FOR PHASE 4 OF THE "NOTTINGHAM TRACE" SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES

WHEREAS, an application to approve the Nottingham Trace subdivision phase 4 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on March 18, 2019, recommended approval of this final plat (FP-15-2019); and

WHEREAS, the Nottingham Trace phase 4 final plat for includes approximately 5.30 +/- acres of land to be subdivided into 20 residential lots in addition to the public streets; and

WHEREAS, the 5.30 acre Nottingham Trace phase 4 final plat includes approximately 0.206 +/- acres of parkland; and

WHEREAS, the Nottingham Trace phase 4 final plat includes the commitment to dedicate reserve G to the city (grantee) for public parkland and open space; and

WHEREAS, New Albany city council has agreed to the terms and conditions by which this parkland will be donated; and

WHEREAS, the city engineer certifies that the Nottingham Trace phase 4 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2: City Council hereby accepts the lands shown on the map attached hereto as Exhibit A, under the terms and conditions outlined and the covenants and restrictions stipulated in the deed and final plat.

Section 3: It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 4: Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2022.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Interim Law Director

Legislation dates:

Prepared: 02/28/2022

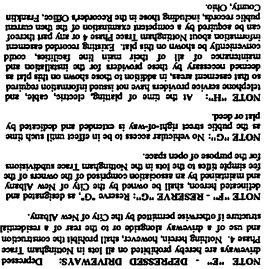
Introduced: 03/15/2022

Revised:

Adopted:

Effective:

A quarter-circle sector of a circle with radius 2 and central angle 2 radians. The sector is shaded gray.



GRAPHIC SCALE (in feet)

BL = Backing Line
UL = Utility Easement
DL = Driveway Easement

RESERVE "C"
NOTTINGHAM TRACE
PHASE 1
P.B. 124, P. 15