



ORDINANCE O-08-2024

AN ORDINANCE TO AMEND CHAPTERS 1111.05, 1111.07, and 1113.05 OF THE CITY OF NEW ALBANY, OHIO'S CODIFIED ORDINANCES TO UPDATE PUBLICATION REQUIREMENTS AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, under the non-appropriations provisions of House Bill 33, effective October 3, 2023, the state legislature made changes to Ohio Revised Code (R.C.) Section 731.21 Publication of ordinances and resolutions; and

WHEREAS, the new version of R.C. 731.21 authorizes publication of a succinct summary of each municipal ordinance or resolution and all statements, orders, proclamations, notices and reports required by law or ordinance by selecting 1 or more of the 3 following methods: (1) in a newspaper of general circulation in the municipal corporation, (2) the state's public notice website established under R.C. 125.182, (3) the municipal corporation's website and social media account; and

WHEREAS, R.C. 731.21 also contains provisions for proof of publication by affidavit, notice of where to obtain or view a complete text, review by the law director to ensure legal accuracy and sufficiency of text summary, and supplying a complete text upon request; and

WHEREAS, current New Albany Codified Ordinance Sections 1111.05, 1111.07, and 1113.05 require newspaper publication of certain council, planning commission, and board of zoning appeals public hearings related to amending the zoning map, zoning appeals, and zoning variances; and

WHEREAS, newspaper circulation numbers are smaller, the internet has supplanted newspapers as a primary source of information for the public, publication in a newspaper can be expensive, and the City of New Albany and State of Ohio both maintain websites that can make posted information easier to find; and

WHEREAS, the city will continue implementing the required additional modes of informing the public, including on-site signage and neighbor notice letters; and

WHEREAS, the city wishes to update its code to make legally published information more accessible to the public.

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

Section 1. Council hereby amends New Albany Codified Ordinance Sections 1111.05, 1111.07, and 1113.05 to allow for publication by city website and social media, state website, or newspaper of general circulation as set forth in the attached red-lined Exhibit A.

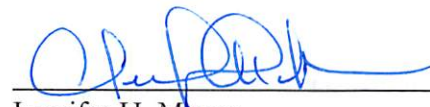
Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article VI, Section 6.07(A) of the Charter of the City of New Albany, this ordinance shall be in effect immediately upon adoption.

CERTIFIED AS ADOPTED this 17 day of March, 2024.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	01/04/2024
Introduced:	03/05/2024
Revised:	
Adopted:	03/19/2024
Effective:	04/18/2024

1111.05 - RECOMMENDATION BY THE PLANNING COMMISSION.

(A) Within sixty (60) days after the first regular meeting of the Planning Commission after the receipt of the proposed amendment or unless extended by majority vote of the Commission, the Commission shall recommend to Council that the amendment be approved as requested; recommend the application be granted with modifications; or recommend denial of the request for amendment consideration.

(B) A public hearing shall be held by the Planning Commission for consideration of the proposed amendment to the Zoning Ordinance or Map. In accordance with the Ohio Revised Code, notice of the time, place and purpose of such hearing shall be published once at least seven (7) days before the hearing in ~~a newspaper of general circulation in the Municipality. In addition, advertisement of the public hearing shall also be published in a local community publication that is issued weekly. one or more of the following methods:~~

(1) on the Municipality's website and social media account;

(2) on the state's public notice website established under R.C. 125.182;

~~(3) in a newspaper of general circulation in the Municipality. In addition, advertisement of the public hearing shall also be published in a local community publication that is issued weekly.~~

(C) In addition to the publication of notice required by this section, the Zoning Officer shall notify the applicants, all owners of the parcel or parcels proposed to be rezoned and all owners of neighboring properties as set out in the applicant's affidavit, of the time and place of the public meeting at which such application will be considered. Such notices, which shall include the additional information required in the published notice hereinabove provided for, shall be served by first class mail posted at least ten (10) days before the date of the proposed hearing.

(D) In addition to the written and published notification above, the Municipality shall post one sign per public street frontage of the parcel proposed for a zoning change. The sign shall be installed at least ten (10) days before the public hearing at which the Planning Commission hears the rezoning change application. New zoning at the time of annexation shall not be required to be posted. The sign shall be consistent with diagram in Figure 1, attached to original Ordinance 23-98. The exact design and content of the sign shall be determined and approved by the Zoning Officer in accordance with the intent and spirit of this section.

(Ord. 23-98. Passed 9-1-98.)

1111.07 - ACTION BY COUNCIL.

(a) Public Hearing. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing that may be held as part of the second reading of the ordinance.

(b) Public Notice. Notice of the public hearing shall be given by the Clerk of ~~Council~~ to at least one newspaper of general circulation in the Municipality for publication by one or more of the following methods:

- (1) on the Municipality's website and social media account;
- (2) on the state's public notice website established under R.C. 125.82;
- (3) in at least one newspaper of general circulation in the Municipality.

Proof of publication shall be made by affidavit of the proprietor of the newspaper or operator of the state's public notice website, as applicable, and shall be filed with the office of the Clerk of Council.

The notice shall be published at least seven (7) days before the date of the hearing. The published notice shall set the time and place of the public hearing and shall include a succinct summary of the proposed amendment. The publication shall contain notice that the complete text of each ordinance or resolution may be obtained or viewed at the Clerk of Council's office, and may be viewed at any other location designated by Council. The Municipality Law Director shall review the summary of an ordinance or resolution published under this section before forwarding it to the Clerk of Council for publication, to ensure the summary is legally accurate and sufficient. If the proposed ordinance intends to rezone or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be made to all applicants, all owners of the parcel or parcels proposed to be rezoned and all owners of neighboring properties as set out in the applicant's affidavit, by the Clerk of Council by first class mail at least seven (7) days before the date of the public hearing. The failure of delivery of such notice shall not invalidate such proposed ordinance.

(c) Display of Relevant Materials . Prior to the public hearing, the text or copy of the text of the proposed ordinance, together with maps, plans and reports submitted by the Planning Commission shall be on file, for public examination, in the office of the Clerk of Council.

(Ord. 21-2003. Passed 9-16-03; Ord. 53-2009. Passed 12-1-09; Ord. [O-12-2014](#) . Passed 6-3-14.)

1113.05 - PUBLIC HEARINGS AND NOTICE.

(a) Public Hearing . The Board of Zoning Appeals shall hold a public hearing within thirty (30) days after receipt of an application for an appeal or variance from staff.

(b) Notice . Before conducting the required public hearing, notice of the hearing shall be given ~~in one or more newspapers of general circulation in the Municipality~~ at least seven (7) days before the date of said hearing in one or more of the following methods:

- (1) on the Municipality's website and social media account;
- (2) on the state's public notice website as established under R.C. 125.182;
- (3) in one or more newspapers of general circulation in the Municipality.

The notice shall set forth the time and place of the public hearing and the nature of the proposed appeal or variance.

Written notice of the required public hearing shall be mailed by first class mail, at least ten (10) days before the day of the hearing to owners of property within two hundred (200) feet from, contiguous to, and directly across the street from the property being considered.

(Ord. 30-93. Passed 5-18-93; Ord. O-08-2011. Passed 5-17-11.)



ORDINANCE O-10-2024

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 42 AGE RESTRICTED SINGLE-FAMILY LOTS ON 9.001 +/- ACRES AND ACCEPT RESERVES "H" AND "I" FOR PHASE 5 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 5 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 December 4, 2023, recommended approval of this final plat (FP-114-2023); and

WHEREAS, the final plat includes 9.001 +/- acres of land to be subdivided into 42 residential lots in addition to the public streets; and

WHEREAS, the final plat includes approximately 1.13 +/- acres of parkland; 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 5 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: 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 19 day of March, 2024.

Attest:




Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	02/23/2024
Introduced:	03/05/2024
Revised:	
Adopted:	03/19/2024
Effective:	04/18/2024

NOTTINGHAM TRACE PHASE 5

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 8, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 9.001 acres of land, more or less, said 9.001 acres being all of that tract of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 202305303011173, Recorder's Office, Franklin County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, does hereby certify that this plat correctly represents its "NOTTINGHAM TRACE PHASE 5", a subdivision containing Lots numbered 156 to 197, both inclusive, and areas designated as Reserve "R" and Reserve "T", does hereby accept this plat of same and dedicates to public use, as such, all of Bailey Walk, Brinsley Lane and Bullock Lane 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 above ground 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.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereto set his hand this day of _____, 20____.

Signed and Acknowledged In the presence of: PULTE HOMES OF OHIO LLC

By: MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

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

My commission expires _____ Notary Public, State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON THE NEW ALBANY COMPANY, LLC LAND

Certain areas designated D.E.(Drainage Easement) and shown hereon outside of the 9.001 acres of land being platted as "Nottingham Trace Phase 5" are within lands located adjacent to "Nottingham Trace Phase 5" that are owned by THE NEW ALBANY COMPANY, LLC, a Delaware limited liability company, by deed of record in Instrument Number 20180300030572, Recorder's Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "D.E.". 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 above ground 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.

Signed and Acknowledged In the presence of: THE NEW ALBANY COMPANY LLC

By: BRENT B. BRADBURY, Chief Financial Officer

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed herein.

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

My commission expires _____ Notary Public, State of Ohio

Approved this ___ Day of _____, 20____ Mayor, New Albany, Ohio

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 _____, 20____, wherein all of Bailey Walk, Brinsley Lane, and Bullock Lane 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

Deputy Auditor, Franklin County, Ohio

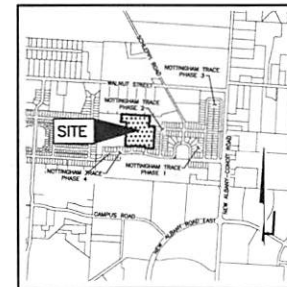
Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20____ at _____ M. For \$ _____ 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:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridians as those shown on the plat entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15. The bearing of South 86° 13' 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 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, three-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT 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 end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT 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 street 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.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7855 Date _____

NOTTINGHAM TRACE PHASE 5

- Line Type Legend**
- Existing Property Line
 - Existing Easement
 - Existing Easement Line
 - Proposed Easement Line
 - Proposed Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Corner Line

NOTE "A": At the time of planning, the land being platted in Nottingham Trace Phase 5 is in Zone "X" (residential) as shown on the zoning map of the City of New Albany, Indiana. The zoning map is subject to change and the zoning authority is the City of New Albany, Indiana. The zoning authority is the City of New Albany, Indiana. The zoning authority is the City of New Albany, Indiana.

NOTE "B": RESERVE "D" NOTTINGHAM TRACE PHASE 5 is a 100-foot wide easement for utility purposes. The easement is to be used for utility purposes and shall not be used for any other purpose. The easement is to be used for utility purposes and shall not be used for any other purpose.

NOTE "C": ACRESAGE BREAKDOWN:

Total acreage:	9.001 Ac.
Acres in right-of-way:	1.666 Ac.
Acres in easement:	6.407 Ac.

NOTE "D": ACRESAGE BREAKDOWN:

Total acreage:	9.001 Ac.
Acres in right-of-way:	1.666 Ac.
Acres in easement:	6.407 Ac.

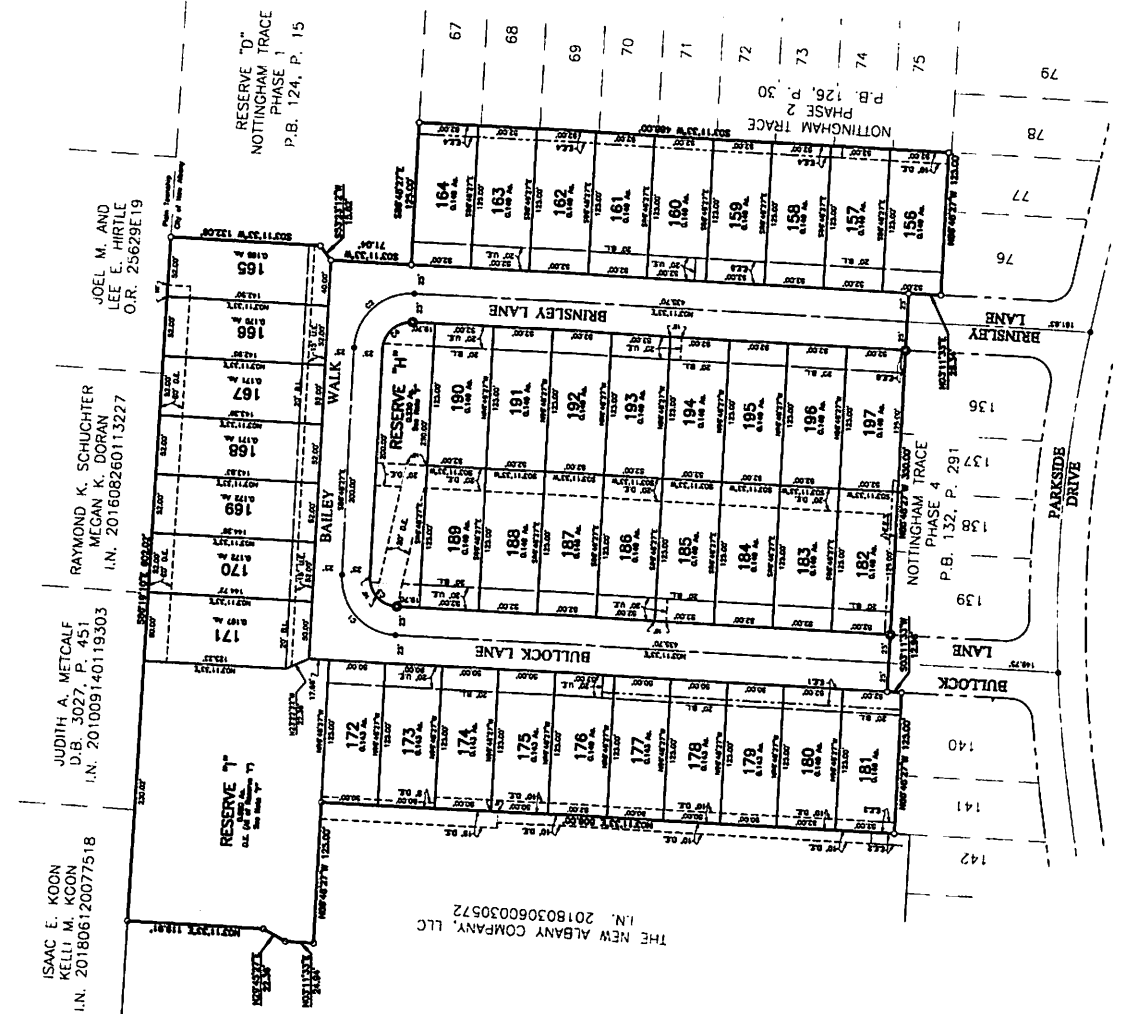
NOTE "E": DEPRECIATED DRIVEWAYS. The driveways shown on this plat are to be used for the purpose of access to the lots in Nottingham Trace Phase 5. The driveways are to be used for the purpose of access to the lots in Nottingham Trace Phase 5. The driveways are to be used for the purpose of access to the lots in Nottingham Trace Phase 5.

NOTE "F": RESERVE "D". The easement shown on this plat is to be used for utility purposes. The easement is to be used for utility purposes and shall not be used for any other purpose. The easement is to be used for utility purposes and shall not be used for any other purpose.

NOTE "G": All the lots of electric, gas, and telephone service providers have not been shown on this plat as they are not shown on the zoning map of the City of New Albany, Indiana. The utility companies are to be shown on the plat as they are not shown on the zoning map of the City of New Albany, Indiana.

NOTE "H": Where indicated lots shall be sold under open market conditions. The lots shall be sold under open market conditions and shall not be sold under any other conditions. The lots shall be sold under open market conditions and shall not be sold under any other conditions.

LOT	AREA	LENGTH	WIDTH	ACRES
162	100.00'	100.00'	100.00'	0.0000
163	100.00'	100.00'	100.00'	0.0000
164	100.00'	100.00'	100.00'	0.0000
165	100.00'	100.00'	100.00'	0.0000
166	100.00'	100.00'	100.00'	0.0000
167	100.00'	100.00'	100.00'	0.0000
168	100.00'	100.00'	100.00'	0.0000
169	100.00'	100.00'	100.00'	0.0000
170	100.00'	100.00'	100.00'	0.0000
171	100.00'	100.00'	100.00'	0.0000
172	100.00'	100.00'	100.00'	0.0000
173	100.00'	100.00'	100.00'	0.0000
174	100.00'	100.00'	100.00'	0.0000
175	100.00'	100.00'	100.00'	0.0000
176	100.00'	100.00'	100.00'	0.0000
177	100.00'	100.00'	100.00'	0.0000
178	100.00'	100.00'	100.00'	0.0000
179	100.00'	100.00'	100.00'	0.0000
180	100.00'	100.00'	100.00'	0.0000
181	100.00'	100.00'	100.00'	0.0000
182	100.00'	100.00'	100.00'	0.0000
183	100.00'	100.00'	100.00'	0.0000
184	100.00'	100.00'	100.00'	0.0000
185	100.00'	100.00'	100.00'	0.0000
186	100.00'	100.00'	100.00'	0.0000
187	100.00'	100.00'	100.00'	0.0000
188	100.00'	100.00'	100.00'	0.0000
189	100.00'	100.00'	100.00'	0.0000
190	100.00'	100.00'	100.00'	0.0000
191	100.00'	100.00'	100.00'	0.0000
192	100.00'	100.00'	100.00'	0.0000
193	100.00'	100.00'	100.00'	0.0000
194	100.00'	100.00'	100.00'	0.0000
195	100.00'	100.00'	100.00'	0.0000
196	100.00'	100.00'	100.00'	0.0000
197	100.00'	100.00'	100.00'	0.0000
198	100.00'	100.00'	100.00'	0.0000
199	100.00'	100.00'	100.00'	0.0000
200	100.00'	100.00'	100.00'	0.0000



ISAAC E. KOON
KELLI M. KOON
I.N. 201806120077518

JUDITH A. METCALF
D.B. 3027, P. 451
I.N. 201009140119303

RAYMOND K. SCHUCHTER
MEGAN K. DORAN
I.N. 201608260113227

JOEL M. AND
LEE E. HIRTLE
O.R. 25629E19

RESERVE "D"
NOTTINGHAM TRACE
PHASE 5
P.B. 124, P. 15

THE NEW ALBANY COMPANY, LLC
I.N. 201803060030572





ORDINANCE O-11-2024

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 44 AGE RESTRICTED SINGLE-FAMILY LOTS ON 9.430 +/- ACRES AND ACCEPT RESERVES "J" AND "K" FOR PHASE 6 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 6 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 December 4, 2023, recommended approval of this final plat (FP-115-2023); and

WHEREAS, the final plat includes 9.430 +/- acres of land to be subdivided into 44 residential lots in addition to the public streets; and

WHEREAS, the final plat includes approximately 0.995 +/- acres of parkland; 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 6 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: 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 19 day of March, 2024.

Attest:



Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

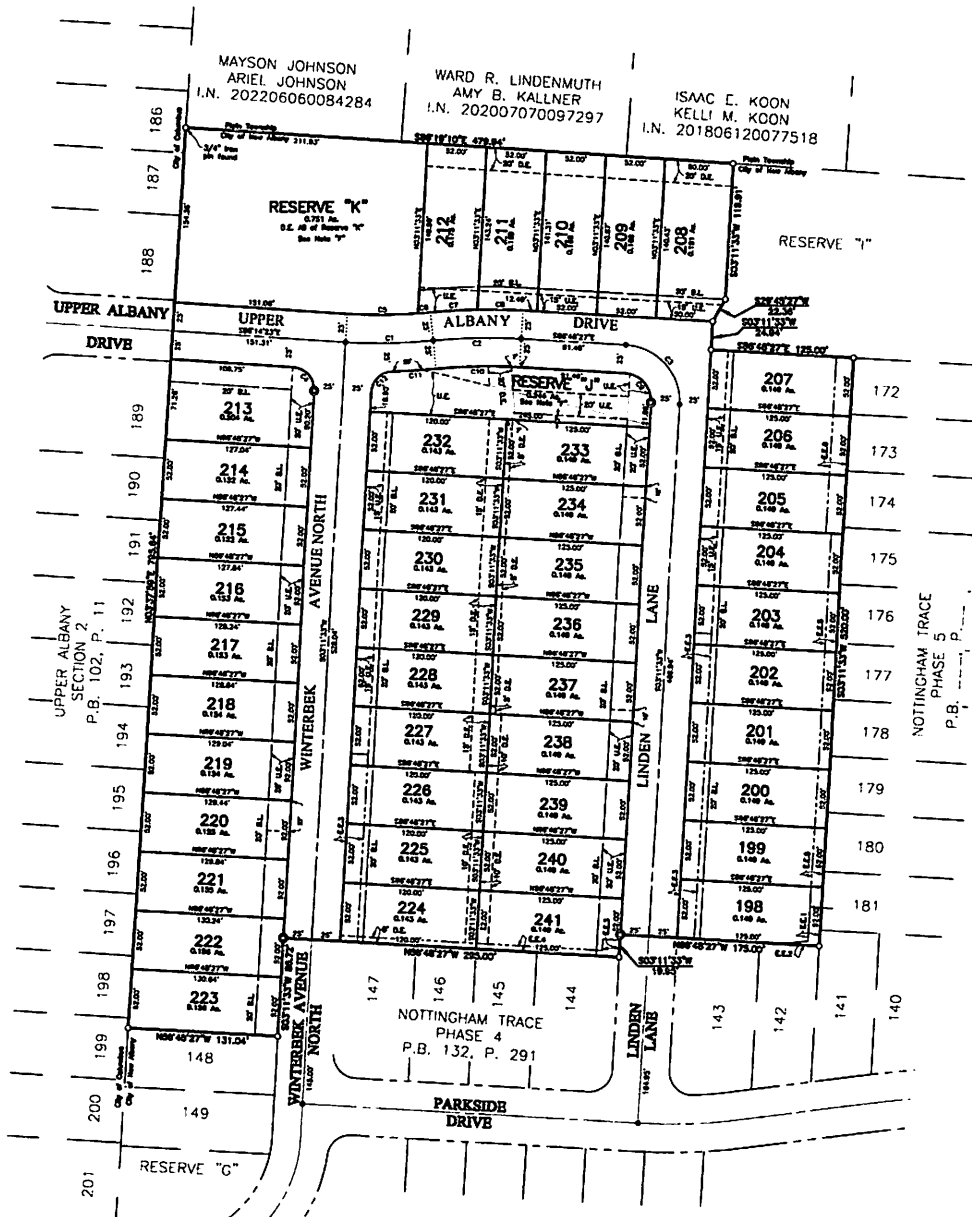
Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	02/23/2024
Introduced:	03/05/2024
Revised:	
Adopted:	03/19/2024
Effective:	04/18/2024

NOTTINGHAM TRACE PHASE 6



NOTE "A": At the time of platting, the land being platted as Nottingham Trace Phase 6 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood Insurance rate map for Franklin County, Ohio, and incorporated area map number 30049C0202C, with effective date of June 17, 2008.

NOTE "B" - AGRICULTURAL RECOMPACT: Greater, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recompact assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	9,430 Ac.
Acreage in rights-of-way:	1,694 Ac.
Acreage in Reserves:	0,995 Ac.
Acreage in remaining lots:	6,741 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Nottingham Trace Phase 6 is out of the following Franklin County Parcel Number:

222-00443	9,430 Ac.
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NOTE "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Nottingham Trace Phase 6. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

NOTE "F" - RESERVES: Reserves, as designated and delineated herein, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the five simple lots to the lots in the Nottingham Trace subdivisions for the purpose of open space.

NOTE "G": At the time of platting, electric, cable, and telephone service providers have not furnished information required so that easement areas, in addition to those shown on this plat as deemed necessary by those providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Nottingham Trace Phase 6 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

NOTE "H": Where residential lots are partitioned out or open space, wood bollards shall be placed and maintained along the shared property lines between said lots and said reserve in order to provide a clear delineation between public and private spaces.

- E1 - Building Line
- E2 - Driveway Easement
- U1 - Utility Easement
- E3 - Existing 10' R/W
- E4 - Existing 15' R/W
- E5 - Existing 20' R/W
- E6 - Existing 25' R/W
- E7 - Existing 30' R/W
- E8 - Existing 35' R/W
- E9 - Existing 40' R/W
- E10 - Existing 45' R/W
- E11 - Existing 50' R/W
- E12 - Existing 55' R/W
- E13 - Existing 60' R/W
- E14 - Existing 65' R/W
- E15 - Existing 70' R/W
- E16 - Existing 75' R/W
- E17 - Existing 80' R/W
- E18 - Existing 85' R/W
- E19 - Existing 90' R/W
- E20 - Existing 95' R/W
- E21 - Existing 100' R/W
- E22 - Existing 105' R/W
- E23 - Existing 110' R/W
- E24 - Existing 115' R/W
- E25 - Existing 120' R/W
- E26 - Existing 125' R/W
- E27 - Existing 130' R/W
- E28 - Existing 135' R/W
- E29 - Existing 140' R/W
- E30 - Existing 145' R/W
- E31 - Existing 150' R/W
- E32 - Existing 155' R/W
- E33 - Existing 160' R/W
- E34 - Existing 165' R/W
- E35 - Existing 170' R/W
- E36 - Existing 175' R/W
- E37 - Existing 180' R/W
- E38 - Existing 185' R/W
- E39 - Existing 190' R/W
- E40 - Existing 195' R/W
- E41 - Existing 200' R/W
- E42 - Existing 205' R/W
- E43 - Existing 210' R/W
- E44 - Existing 215' R/W
- E45 - Existing 220' R/W
- E46 - Existing 225' R/W
- E47 - Existing 230' R/W
- E48 - Existing 235' R/W
- E49 - Existing 240' R/W
- E50 - Existing 245' R/W
- E51 - Existing 250' R/W
- E52 - Existing 255' R/W
- E53 - Existing 260' R/W
- E54 - Existing 265' R/W
- E55 - Existing 270' R/W
- E56 - Existing 275' R/W
- E57 - Existing 280' R/W
- E58 - Existing 285' R/W
- E59 - Existing 290' R/W
- E60 - Existing 295' R/W
- E61 - Existing 300' R/W
- E62 - Existing 305' R/W
- E63 - Existing 310' R/W
- E64 - Existing 315' R/W
- E65 - Existing 320' R/W
- E66 - Existing 325' R/W
- E67 - Existing 330' R/W
- E68 - Existing 335' R/W
- E69 - Existing 340' R/W
- E70 - Existing 345' R/W
- E71 - Existing 350' R/W
- E72 - Existing 355' R/W
- E73 - Existing 360' R/W
- E74 - Existing 365' R/W
- E75 - Existing 370' R/W
- E76 - Existing 375' R/W
- E77 - Existing 380' R/W
- E78 - Existing 385' R/W
- E79 - Existing 390' R/W
- E80 - Existing 395' R/W
- E81 - Existing 400' R/W
- E82 - Existing 405' R/W
- E83 - Existing 410' R/W
- E84 - Existing 415' R/W
- E85 - Existing 420' R/W
- E86 - Existing 425' R/W
- E87 - Existing 430' R/W
- E88 - Existing 435' R/W
- E89 - Existing 440' R/W
- E90 - Existing 445' R/W
- E91 - Existing 450' R/W
- E92 - Existing 455' R/W
- E93 - Existing 460' R/W
- E94 - Existing 465' R/W
- E95 - Existing 470' R/W
- E96 - Existing 475' R/W
- E97 - Existing 480' R/W
- E98 - Existing 485' R/W
- E99 - Existing 490' R/W
- E100 - Existing 495' R/W
- E101 - Existing 500' R/W
- E102 - Existing 505' R/W
- E103 - Existing 510' R/W
- E104 - Existing 515' R/W
- E105 - Existing 520' R/W
- E106 - Existing 525' R/W
- E107 - Existing 530' R/W
- E108 - Existing 535' R/W
- E109 - Existing 540' R/W
- E110 - Existing 545' R/W
- E111 - Existing 550' R/W
- E112 - Existing 555' R/W
- E113 - Existing 560' R/W
- E114 - Existing 565' R/W
- E115 - Existing 570' R/W
- E116 - Existing 575' R/W
- E117 - Existing 580' R/W
- E118 - Existing 585' R/W
- E119 - Existing 590' R/W
- E120 - Existing 595' R/W
- E121 - Existing 600' R/W
- E122 - Existing 605' R/W
- E123 - Existing 610' R/W
- E124 - Existing 615' R/W
- E125 - Existing 620' R/W
- E126 - Existing 625' R/W
- E127 - Existing 630' R/W
- E128 - Existing 635' R/W
- E129 - Existing 640' R/W
- E130 - Existing 645' R/W
- E131 - Existing 650' R/W
- E132 - Existing 655' R/W
- E133 - Existing 660' R/W
- E134 - Existing 665' R/W
- E135 - Existing 670' R/W
- E136 - Existing 675' R/W
- E137 - Existing 680' R/W
- E138 - Existing 685' R/W
- E139 - Existing 690' R/W
- E140 - Existing 695' R/W
- E141 - Existing 700' R/W
- E142 - Existing 705' R/W
- E143 - Existing 710' R/W
- E144 - Existing 715' R/W
- E145 - Existing 720' R/W
- E146 - Existing 725' R/W
- E147 - Existing 730' R/W
- E148 - Existing 735' R/W
- E149 - Existing 740' R/W
- E150 - Existing 745' R/W
- E151 - Existing 750' R/W
- E152 - Existing 755' R/W
- E153 - Existing 760' R/W
- E154 - Existing 765' R/W
- E155 - Existing 770' R/W
- E156 - Existing 775' R/W
- E157 - Existing 780' R/W
- E158 - Existing 785' R/W
- E159 - Existing 790' R/W
- E160 - Existing 795' R/W
- E161 - Existing 800' R/W
- E162 - Existing 805' R/W
- E163 - Existing 810' R/W
- E164 - Existing 815' R/W
- E165 - Existing 820' R/W
- E166 - Existing 825' R/W
- E167 - Existing 830' R/W
- E168 - Existing 835' R/W
- E169 - Existing 840' R/W
- E170 - Existing 845' R/W
- E171 - Existing 850' R/W
- E172 - Existing 855' R/W
- E173 - Existing 860' R/W
- E174 - Existing 865' R/W
- E175 - Existing 870' R/W
- E176 - Existing 875' R/W
- E177 - Existing 880' R/W
- E178 - Existing 885' R/W
- E179 - Existing 890' R/W
- E180 - Existing 895' R/W
- E181 - Existing 900' R/W
- E182 - Existing 905' R/W
- E183 - Existing 910' R/W
- E184 - Existing 915' R/W
- E185 - Existing 920' R/W
- E186 - Existing 925' R/W
- E187 - Existing 930' R/W
- E188 - Existing 935' R/W
- E189 - Existing 940' R/W
- E190 - Existing 945' R/W
- E191 - Existing 950' R/W
- E192 - Existing 955' R/W
- E193 - Existing 960' R/W
- E194 - Existing 965' R/W
- E195 - Existing 970' R/W
- E196 - Existing 975' R/W
- E197 - Existing 980' R/W
- E198 - Existing 985' R/W
- E199 - Existing 990' R/W
- E200 - Existing 995' R/W
- E201 - Existing 1000' R/W

CURVE NO.	DETA	PIVOT	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°49'30"	300.00'	77.00'	N 89°42'37" E	76.98'
C2	0°49'30"	300.00'	77.00'	S 89°42'37" W	76.98'
C3	80°07'00"	30.00'	78.84'	N 41°48'27" W	26.91'
C4	80°07'00"	30.00'	31.23'	N 41°31'25" W	28.14'
C5	7°30'00"	478.00'	63.18'	N 82°38'32" E	63.13'
C6	1°19'00"	478.00'	116.07'	N 82°01'32" E	116.07'
C7	0°20'11"	628.00'	41.26'	S 82°37'06" W	41.26'
C8	0°19'00"	628.00'	38.25'	N 82°37'37" W	38.24'
C9	80°07'00"	25.00'	38.27'	N 41°48'27" W	38.26'
C10	0°49'30"	478.00'	73.81'	S 89°42'37" W	73.74'
C11	0°00'00"	628.00'	37.82'	N 82°37'37" E	37.81'
C12	80°18'00"	30.00'	29.76'	S 89°42'37" W	29.76'

- Line Type Legend**
- Existing Property Line
 - - - Existing R/W Line
 - - - Existing R/W Centerline
 - - - Existing Easement Line
 - - - Subdivision Boundary Line
 - Lot Line
 - - - R/W Line
 - - - R/W Centerline
 - - - Easement Line

