



ORDINANCE O-15-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 14 RESIDENTIAL LOTS, FOUR RESERVES, AND FOUR ROADS ON 15.24 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 1 GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL CILLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 1 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 April 20, 2026, recommended approval of this final plat (FPL-22-2026); and

WHEREAS, the final plat includes 15.24 +/- acres of land to be subdivided into 14 residential lots, four roads, and four reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 1 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. 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 3. 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 16 day of June, 2026.

Attest:



Kasey Kist
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	04/24/2026
Introduced:	05/05/2026
Postponed:	05/19/2026 to 06/02/2026
Revised:	
Adopted:	06/16/2026
Effective:	07/16/2026

HAMLET AT SUGAR RUN PHASE 1

Exhibit A - O-15-2026

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 15.466 acres of land, more or less, and 15.466 acres being comprised of all of Parcels III, IV, V, VIII, IX, X, XII and XIII, and part of Parcels VI and VII conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202112190131531, all of those tracts of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Numbers 202107070645759 and 202205180075664, and part of those tracts of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Numbers 202106280112895 and 202205170075705, Recorder's Office, Franklin County, Ohio.

The undersigned, **NONA MASTER DEVELOPMENT, LLC**, an Ohio limited liability company, by **YAROMIR STEINER**, Authorized Agent, do hereby certify that this plat correctly represents its "HAMLET AT SUGAR RUN PHASE 1", a subdivision containing Lots numbered 1 to 18, both metes and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D" does hereby accept this plat of same and dedicates to public use, as such, all of Ashbourne Way, Central College Road, Hurton Loop, New Albany-Cordell Road, Rensch Boulevard and Tilia Alley 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, **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, has hereto set his hand this ___ day of ___ 20__.

Signed and Acknowledged
In the presence of: **NONA MASTER DEVELOPMENT, LLC**

By **YAROMIR STEINER**
Authorized Agent

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **NONA MASTER DEVELOPMENT, 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 Ordinance No. _____, passed ___ 20__ wherein all of Ashbourne Way, Central College Road, Hurton Loop, New Albany-Cordell Road, Rensch Boulevard and Tilia Alley shown dedicated hereon are accepted, in whole, by the Council for the City of New Albany, Ohio.

Transferred this ___ day of ___ 20__ Auditor, Franklin County, Ohio

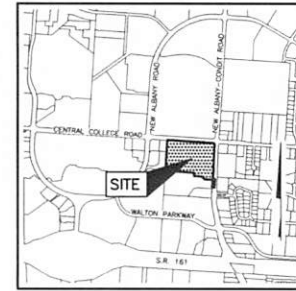
Deputy Auditor, Franklin County, Ohio

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

Flat Book ___ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 86° 08' 42" East, assigned to the southerly right of way line of Central College Road, 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 pins, three-eighths 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 (punch) 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 sidewalks 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. 7865 Date _____

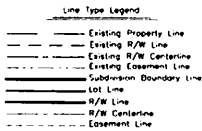
HAMLET AT SUGAR RUN PHASE 1

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	45°00'00"	50.00'	38.27'	S. 64°04'41" E	38.27'
C2	45°00'00"	50.00'	38.27'	S. 19°04'41" E	38.27'
C3	90°00'00"	58.00'	87.96'	S. 41°34'41" E	79.20'
C4	45°00'00"	60.00'	42.83'	S. 69°04'41" E	61.23'
C5	45°00'00"	60.00'	42.83'	S. 19°04'41" E	61.23'
C6	45°00'00"	30.00'	15.11'	S. 64°04'41" E	15.11'
C7	45°00'00"	30.00'	15.11'	S. 19°04'41" E	15.11'
C8	90°00'00"	31.00'	48.63'	S. 41°34'41" E	43.84'
C9	36°51'53"	50.00'	32.17'	N. 67°42'28" W	31.62'
C10	15°17'36"	50.00'	13.24'	N. 47°41'11" W	13.21'

LINE BEARING	DISTANCE
L1 S 17°02'48" W	16.77'
L2 S 24°08'35" W	13.64'



- Legend**
- S.S. = Subdivision Section
 - R.L. = Right of Way Line
 - E.L. = Easement Line
 - L.S. = Lot Line
 - L.S.L. = Lot Subdivision Line
 - C.R. = Centerline
- ** = RESERVE "B"**



- (A) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 11WD-1
I.N. 200411290271526
- (B) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 12WD-1
I.N. 200412130282221
- (C) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 13WD-1
I.N. 200411290271525
- (D) STATE OF OHIO
PARCEL NO. 10 WD
I.N. 199908170208852
- (E) STATE OF OHIO
PARCEL NO. 84 WD
O.R. 21810G15

NOTE "A": At the time of platting, all of Hamlet at Sugar Run Phase 1 is within Zone X (Areas determined to be outside of 2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community Flood Number 15045C0202K for Franklin County, Ohio and incorporated herein with an effective date of June 17, 2006 and updated on 11/14/02-15-05-11/199, with an effective date of June 4, 2016.

NOTE "B" - AGRICULTURAL RECOMPENENT (Areas being the duly authorized representatives of the developer dedicating the property described in this plat hereby agree to indemnify the City of New Albany, Inc. and hold it harmless from any agricultural re-compensation assessed or levied in the future against the property dedicated herein, which results from grantor's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN

Total acreage	15.866 Ac.
Average right-of-way	2.691 Ac.
Average in lots	12.836 Ac.
Average in Reserves	0.277 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Hamlet at Sugar Run Phase 1 is comprised of all of the following Franklin County Parcel Numbers:

222-00111	1.010 Ac.
222-00419	0.803 Ac.
222-00614	0.993 Ac.
222-00664	0.270 Ac.
222-00668	0.528 Ac.
222-00669	3.519 Ac.
222-00670	2.691 Ac.
222-00671	0.999 Ac.
222-00672	0.999 Ac.
222-00673	0.804 Ac.
222-00674	0.528 Ac.
222-00675	0.273 Ac.
222-00686	0.948 Ac.
222-00688	0.804 Ac.
222-01167	0.273 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase 1. 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" - RESERVE "A": Reserve "A", as designated and delineated herein, shall be owned and maintained by the City of New Albany, Ohio.

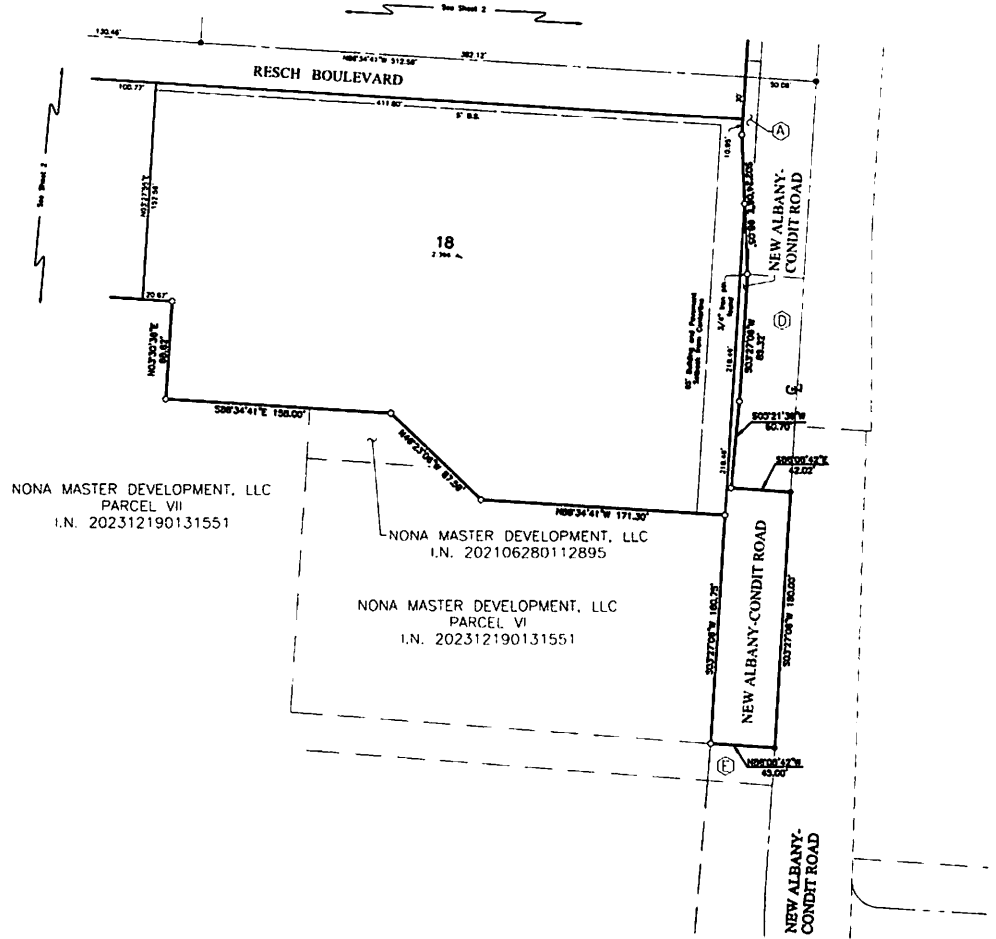
NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on this area hereby platted. The City of New Albany, Ohio approval of this plat of Hamlet at Sugar Run Phase 1 does not imply any approval of the site as it may pertain to wetlands.

NOTE "H": No vehicular access to be an effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "I": The purpose of this plat is to show certain property rights of way and easement boundaries as of the time of platting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plat. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. Note "I" should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "J" - RESERVES "B", "C" AND "D": Reserves "B", "C" and "D" as designated and delineated herein, shall be owned and maintained by an association composed of the owners of the fee simple titles to the lots in the Hamlet at Sugar Run subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of multi-use paths.

NOTE "K": At the time of platting, electric, cable, and telephone service providers have not stated identification required so that easement areas, in addition to those shown on this plat as deemed necessary by these 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 Hamlet at Sugar Run Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those on the Recorder's OGC's, Franklin County, Ohio.





ORDINANCE O-16-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 28 RESIDENTIAL LOTS, TWO ROADS, AND FOUR RESERVES ON 6.12 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 2 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL COLLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 2 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 April 20, 2026, recommended approval of this final plat (FPL-23-2026); and

WHEREAS, the final plat includes 6.12 +/- acres of land to be subdivided into 28 residential lots, two roads, and four reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 2 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. 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 3. 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 16 day of June, 2026.

Attest:



Jennifer H. Mason
Clerk of Council

Kasey Kist
President Pro Tem

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	04/24/2026
Introduced:	05/05/2026
Postponed:	05/19/2026 to 06/02/2026
Revised:	
Adopted:	06/16/2026
Effective:	07/16/2026

HAMLET AT SUGAR RUN PHASE 2

Exhibit A - O-16-2026

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 6.149 acres of land, more or less, said 6.149 acres being comprised of all of Parcels I and II conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202512109131551, and all of that tract of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 2025109910696075, Recorder's Office, Franklin County, Ohio.

The undersigned, **NONA MASTER DEVELOPMENT, LLC**, an Ohio limited liability company, by **YAROMIR STEINER**, Authorized Agent, does hereby certify that the plat correctly represents as "HAMLET AT SUGAR RUN PHASE 2", a subdivision containing Lots numbered 19 to 46, both inclusive, and areas designated as Reserve "E", Reserve "F", Reserve "G" and Reserve "H", does hereby accept this plat of same and dedication to public use, as such, all of Central College Road, Comm Lane, New Albany-Comdit Road, and Resch Boulevard 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, **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of: **NONA MASTER DEVELOPMENT, LLC**

By **YAROMIR STEINER**,
Authorized Agent

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **NONA MASTER DEVELOPMENT, LLC**, for the uses and purposes expressed hereon.

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

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____
Chaperson, Planning Commission, New Albany, Ohio

Approved this _____ Day of _____, 20____
Finance Director, New Albany, Ohio

Approved and accepted by Ordinance No. _____, passed _____, 20____, wherein all of Central College Road, Comm Lane, New Albany-Comdit Road, and Resch Boulevard 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

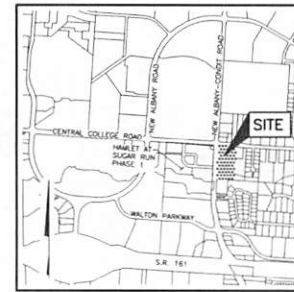
Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20____ at _____, MI. Fee \$ _____
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 Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 65° 08' 42" East, assigned to the southerly right of way line of Central College Road, 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 pins, 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

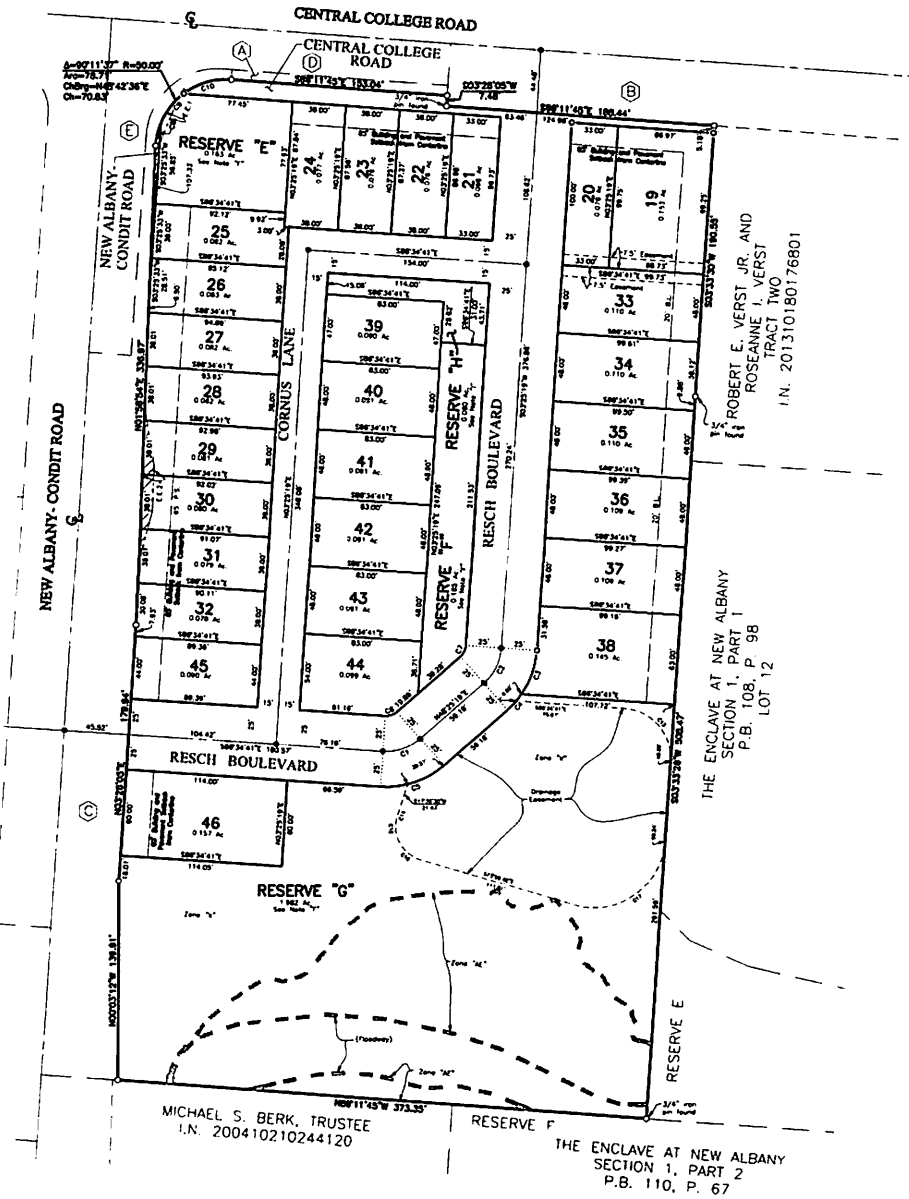


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Professional Surveyor No. 7865 Date _____

HAMLET AT SUGAR RUN PHASE 2



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
- - - Stream Preservation Zone Line
- - - Tree Preservation Zone Line

NOTE "A": At the time of platting, part of Reserve "C" is within Zone "AE" Floodway (the channel of the stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights) and Zone AE (Area of 1% annual chance flood with those Flood Elevations determined). The remainder of Hamlet at Sugar Run Phase 2 is within Zone "X" (Area determined to be outside 0.1% annual chance floodplain) as delineated on FEMA's Flood Insurance Rate Map, Community-Panel Number 39049-0304G for Franklin County, Ohio and incorporated herein, with an effective date of June 17, 2008 and revised on FEMA LOMR 25-05-1119P with an effective date of June 26, 2025.

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

NOTE "C" - ACREAGE BREAKDOWN

Total Acreage	6.189 Ac.
Acreage in right-of-way	1.154 Ac.
Acreage in Reserves	2.192 Ac.
Acreage in lots	2.641 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Hamlet at Sugar Run Phase 2 is comprised of all of the following Franklin County Parcel Numbers

222-00114	0.905 Ac.
222-00175	4.460 Ac.
222-00177	0.824 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase 2. 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 "E", "F" AND "G": Reserves "E", "F" and "G", as designated and delineated herein, shall be owned and maintained by the City of New Albany.

NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of Hamlet at Sugar Run Phase 2 does not imply any approval of the site as it may pertain to wetlands.

NOTE "H": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plat. The boundaries and representations may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the governmental authority having jurisdiction. Note "H" should not be construed as creating plat or subdivision restrictions, private site restrictions, covenants running with the land or other encumbrances of any nature, except to the extent specifically identified as such.

NOTE "I" - RESERVE "H": Reserve "H", as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the lots in the plat as to the lots in the Hamlet at Sugar Run subdivisions for the purpose of open space, parking, and a central mail box mast.

NOTE "J": At the time of platting, electric, cable, and telephone service providers have not stated information required so that coverage areas, in addition to those shown on the plat as deemed necessary by these providers for the installation and maintenance of all of their major line facilities, could conveniently be shown on this plat. Any existing or proposed information about Hamlet at Sugar Run Phase 2 or any part thereof can be acquired by a computer examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



Legend

- BL = Building Line
- D.E. = Driveway Easement
- P.S. = Platted Section
- L.E. = Utility Easement
- R.L. = Right-of-Way Boundary (From Centerline)
- E.L.1 = Easement
- E.L.2 = Easement
- E.L.3 = Easement
- E.L.4 = Easement
- E.L.5 = Easement
- E.L.6 = Easement
- E.L.7 = Easement
- E.L.8 = Easement
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- E.L.100 = Easement

- (A) VILLAGE OF NEW ALBANY PARCEL NO. 2WV1 I.N. 200411290271523
- (B) VILLAGE OF NEW ALBANY PARCEL NO. 27WV I.N. 200411290271522
- (C) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION PARCEL NO. 2WD-1 I.N. 200411290271524
- (D) VILLAGE OF NEW ALBANY PARCEL NO. 3WV I.N. 199911090281049
- (E) STATE OF OHIO PARCEL NO. 3WD I.N. 199911090281053

CLUMP TABLE

CLUMP NO.	DEG. 1/4	WALUS	LEDCIN	CHORD	CHORD BEARING
C1	49°02'00"	36.00'	29.37'	N 70°50'18" E	27.57'
C2	49°02'00"	36.00'	29.37'	N 29°50'18" E	27.96'
C3	30°58'24"	47.00'	32.98'	N 48°50'18" E	32.96'
C4	14°02'36"	61.00'	14.92'	N 41°25'01" E	14.86'
C5	49°02'00"	61.00'	47.91'	N 70°50'18" E	46.89'
C6	49°02'00"	11.00'	8.64'	N 70°50'18" E	8.42'
C7	49°02'00"	11.00'	8.64'	N 29°50'18" E	8.42'
C8	14°44'36"	80.00'	16.38'	E 12°58'14" W	16.29'
C9	30°19'36"	50.00'	26.47'	S 37°31'31" W	26.18'
C10	41°08'31"	50.00'	35.88'	S 72°14'59" W	35.11'
C11	90°00'00"	35.00'	55.83'	S 41°30'38" E	49.26'
C14	21°12'37"	19.00'	0.96'	S 18°12'37" W	0.96'
C15	48°16'44"	23.50'	20.21'	S 02°48'50" E	19.26'
C18	45°37'28"	25.00'	19.83'	S 57°11'58" E	19.32'
C19	102°30'33"	30.00'	88.44'	N 54°48'52" E	76.00'



RESOLUTION R-18-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A GMP AMENDMENT WITH MESSER CONSTRUCTION AND OTHER RELATED AGREEMENTS FOR THE PURPOSE OF CONSTRUCTING THE SECOND PHASE OF ROSE RUN PARK/VETERANS MEMORIAL IN THE VILLAGE CENTER

WHEREAS, the continued development of the Village Center is a priority for the City of New Albany; and

WHEREAS, the second phase of the Rose Run Park project implements a vision that has been planned for years with extensive community input that will honor the community's veterans, increase amenities for residents and expand police department operations within the Village Center; and

WHEREAS, the second phase of the project includes a Veterans Memorial, a parking lot, bridges over Rose Run Creek, stream restoration, public walking paths, a plaza with pavilion and restrooms, roadway improvements, and utility undergrounding; and

WHEREAS, council approved Resolution R-59-2021 that authorized a Construction Manager at Risk (CMR) contract with Messer Construction for phase 2 of the Rose Run Park project, and

WHEREAS, Resolution R-59-2021 specifies that a Guaranteed Maximum Price (GMP) will be established for Rose Run Park Phase 2 and council will be presented with additional legislation authorizing the city manager to enter into a Guaranteed Maximum Price Amendment to the contract; and

WHEREAS, the GMP has been submitted to the city and is within the project budget previously approved by council.

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

Section 1. The city manager is hereby authorized to enter into a GMP amendment with Messer Construction the same as, or substantially similar to, the attached Exhibit A for the purpose of constructing Rose Run Park in the Village Center.


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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 16 day of June, 2026.

Attest:




Kasey Kist
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	05/19/2026
Introduced:	06/16/2026
Revised:	
Adopted:	06/16/2026
Effective:	06/16/2026

Exhibit A – R-18-2026

This exhibit is 109 Pages. Please use [THIS LINK](#) to download the file.

OR

Contact Clerk of Council Jennifer Mason, ph. (614) 939-2244, email: jmason@newalbanyohio.org to obtain a copy.



RESOLUTION R-19-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A GMP AMENDMENT WITH MESSER CONSTRUCTION AND OTHER RELATED AGREEMENTS FOR THE PURPOSE OF RENOVATING AND EXPANDING THE POLICE DEPARTMENT

WHEREAS, providing the highest level of law enforcement services available is a priority for the City of New Albany; and

WHEREAS, the police department building, which was built in 2006, has reached its anticipated capacity, and the renovations will provide the space and amenities needed to continue to provide a high level of service to the developing community; and

WHEREAS, the project includes a larger meeting space, additional conference rooms, a larger roll call room, additional workspace, and larger locker rooms; and

WHEREAS, council approved Resolution R-59-2021 that authorized a Construction Manager at Risk (CMR) contract with Messer Construction for phase 2 of the Rose Run Park project, and

WHEREAS, Resolution R-59-2021 specifies that a Guaranteed Maximum Price (GMP) will be established for Rose Run Park Phase 2 and council will be presented with additional legislation authorizing the city manager to enter into a Guaranteed Maximum Price Amendment to the contract; and

WHEREAS, council approved Resolution R-29-2024 that authorized the city manager to amend the Construction Manager at Risk (CMR) contract with Messer Construction to revise the scope of work within the contract to include, among other items, a building addition to the existing police department and associated exterior improvements, and

WHEREAS, the GMP has been submitted to the city and is within the project budget previously approved by council.

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


Section 1. The city manager is hereby authorized to enter into a GMP amendment with Messer Construction the same as, or substantially similar to, the attached Exhibit A for the purpose of renovating and building additions onto the police department.

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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

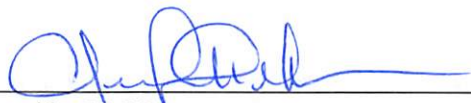
Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 16 day of June, 2026.

Attest:



Kasey Kist
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	06/04/2026
Introduced:	06/19/2026
Revised:	
Adopted:	06/16/2026
Effective:	06/16/2026

Exhibit A – R-19-2026

This exhibit is 141 Pages. Please use [THIS LINK](#) to download the file.

OR

Contact Clerk of Council Jennifer Mason, ph. (614) 939-2244, email: jmason@newalbanyohio.org to obtain a copy.



RESOLUTION R-20-2026

A RESOLUTION TO REQUEST PERMISSION FROM THE AUDITOR OF STATE TO ESTABLISH THE COOPERATIVE ECONOMIC DEVELOPMENT FUND

WHEREAS, the City of New Albany (the "City") and Jersey Township (the "Township") entered into a Cooperative Economic Development Agreement ("CEDA") effective October 15, 2024, pursuant to Ohio Revised Code Section 701.07; and

WHEREAS, the purpose of the CEDA is to promote coordinated economic development, planning, zoning, infrastructure improvements, and public investment within the Cooperative District established by the Agreement; and

WHEREAS, the CEDA requires the City and Township to jointly undertake planning, development, and implementation activities, including the preparation of a land use plan and related development initiatives; and

WHEREAS, the City expects to incur expenditures related to planning services, professional consulting services, zoning and development review, economic development activities, infrastructure planning, administrative services, and other activities authorized by the CEDA; and

WHEREAS, the CEDA further contemplates reimbursement to the City for certain expenditures and contributions from future revenues generated within the Cooperative District and associated Joint Economic Development Districts; and

WHEREAS, the city desires to account for revenues, expenditures, advances, reimbursements, and other financial activity associated with implementation of the CEDA in a separate fund in order to provide transparency, accountability, and proper financial reporting; and

WHEREAS, Ohio Revised Code Section 5705.12 authorizes the establishment of special funds with approval of the Auditor of State; and

WHEREAS, Auditor of State Bulletin 99-006 establishes procedures for requesting approval of special revenue funds not otherwise specifically authorized by statute.

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

Section 1: City Council hereby requests approval from the Auditor of State pursuant to Ohio Revised Code Section 5705.12 to establish the Cooperative Economic Development Fund as a Special Revenue Fund.

Section 2: City Council hereby declares its intent to establish the Cooperative Economic Development Fund upon receipt of any approvals required by law.

Section 3: The purpose of the Cooperative Economic Development Fund shall be to account for revenues, expenditures, advances, reimbursements, and other financial activity associated with the implementation of the Cooperative Economic Development Agreement between the City of New Albany and Jersey Township.

Section 4: Monies deposited into the Fund shall be used solely for purposes authorized under the Cooperative Economic Development Agreement, including but not limited to planning, zoning, economic development, infrastructure planning, professional services, administrative services, reimbursement of advances, and related lawful expenditures.


Section 5: The Director of Finance is authorized to submit all documents necessary to obtain approval from the Auditor of State.

Section 6. 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.


Section 7. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 16 day of June, 2026.

Attest:



Kasey Kist
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	06/07/2026
Introduced:	06/16/2026
Adopted:	06/16/2026
Effective:	06/16/2026