NEW ALBANY
COMMUNITY CONNECTS US

ORDINANCE O-28-2026

AN ORDINANCE TO AUTHORIZE THE NEW ALBANY CITY MANAGER TO CONVEY REAL PROPERTY ACQUIRED BY THE CITY FOR THE IMPROVEMENT OF RIGHT OF WAY REMAINING IN UNINCORPORATED LICKING COUNTY TO THE BOARD OF COUNTY COMMISSIONERS OF LICKING COUNTY, OHIO PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT

WHEREAS, the City, entered into an Intergovernmental Agreement ("IGA") with the Board of County Commissioners of Licking County, Jersey Township and Monroe Township (collectively the "Parties") on November 21, 2022, with the approval of City Council in R-36-2022 adopted on November 1, 2022, that included real property in each Party's jurisdiction relating to certain road and public infrastructure improvements in a project area around the Intel site and surrounding development generally bounded by Mink Street, Green Chapel Road, Jug Street and including Clover Valley Road (the "Project"); and

WHEREAS, the IGA provided for the City to acquire the title to necessary land, construct public roads and infrastructure improvements within the Project area, upon the completion of the Project, annex certain unincorporated portions of roads in the Project area into the City and convey to the Licking County Board of County Commissioners the portions of property acquired by the City for right of way that was not being annexed and would remain in the unincorporated portion of a township and part of the county and township roadway system; and

WHEREAS, the portion of the Project that includes all of Mink Street and its intersections with Green Chapel Road and Jug Street has been completed and the Project property to be conveyed by the City to the County that will remain in unincorporated Licking County has been identified and agreed upon by the Parties and is described and depicted in the General Warranty Deed attached as Exhibit A; and

WHEREAS, the City desires to transfer title of that real property to the Board of County Commissioners of Licking County, Ohio as provided in the IGA.

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 city manager is hereby authorized to execute the General Warranty Deed attached as Exhibit A and transfer title to the property described therein to the "Board of County Commissioners of Licking County, Ohio" as provided in the IGA. The city manager is further authorized to make any minor modifications to the deed or legal description to comply with the terms of the IGA and other regulatory or other requirements for the transfer.

Section 2. The city clerk is hereby authorized and directed to work with city staff and consultants to provide the deed to the Board of County Commissioners of Licking County, Ohio for its acceptance and its recording in the Licking County Recorder's office.

Section 3. 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 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 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 17 **day of** Nov **, 2026.**

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	10/23/2026
Introduced:	11/03/2026
Revised:	
Adopted:	11/17/2026
Effective:	12/17/2026

Exhibit A - O-28-2026

GENERAL WARRANTY DEED

The City of New Albany, Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to the Board of Commissioners of Licking County, Ohio ("Grantee"), its successors and assigns forever, whose tax-mailing address is 99 W. Main Street, New Albany, Ohio 43054, the following real property:

Situated in the State of Ohio, County of Licking and City of New Albany and being more particularly described as follows:

See legal descriptions and depictions attached hereto and incorporated herein.

Licking County Current Tax Parcel No.: No Parcel Number, tax exempt

Property Address: Beaver Road NW, Jug Street Road NW, Miller Road NW and Green Chapel Road NW, New Albany, OH 43054

Prior Instrument Reference: Instrument Nos. 20230609001019 (Parcel M77-WD); 202308010013627 (Parcel M79-WD); 20240613001002 (Parcel M67-WD); 202304170006511 (Parcel M64-WD); 202601280001634 (Parcel M68-WD); 202309260017620 (Parcel M47-WD); 202309260017631 (Parcel M52-WD); 202310200019320 (Parcel M38-WD); 202310250019696 (Parcel M37-WD); 202309290017946 (Parcel M36-WD); 202403050003663 (Parcel M39-WD), Licking County, Ohio Recorder's Office.

The conveyance of this real estate is subject to the following: : (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable which are now or may hereafter become a lien on said property.

Executed this _____ day of _____, 2026.

CITY OF NEW ALBANY, OHIO

By: _____
Joseph Stefaov, City Manager

STATE OF OHIO :
: SS
COUNTY OF LICKING :

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Joseph Stefaov, the City Manager of the City of New Albany, Ohio, on behalf of the city.

_____
Notary Public
My Commission Expires: _____

This instrument prepared by and return to:
Catherine A. Cunningham, Esq., Kegler Brown Hill & Ritter Co., L.P.A., 65 E. State Street, Suite 1800, Columbus, Ohio 43215 (614) 462-5400
4902-7495-3177v2

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED ☒ CONDITIONAL ☐
APPROVED BY: BS
DATE: 10/5/26

2.861 ACRES

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1, Quarter Township 2 and Lots 12 & 13, Quarter Township 1, Township 2, Range 15, Section 13, Quarter Township 3, Township 2, Range 15, United States Military District, being part of that 4.459 acre tract conveyed as Parcel M77-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202306090010198 and that 0.387 acre tract conveyed as Parcel M79-WD to the City of New Albany, Ohio by deed of record in Instrument Number 202308010013627 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Beaver Road NW (Township Road 90) (60 feet wide) and Mink Street NW (County Road 41) (width varies), the common corner of said 0.387 and 4.459 acre tracts, in the line common to said Quarter Township 3 and Quarter Township 2 of said Township 2;

Thence South 86° 17' 48" East, with the centerline of said Beaver Road NW, with said common lines, a distance of 49.25 feet to a magnetic nail set at the TRUE POINT OF BEGINNING;

Thence North 01° 01' 39" East, across said Beaver Road NW and across said 4.459 acre tract, a distance of 30.03 feet to an iron pin set at a common corner of said 4.459 acre tract and that 131.600 acre tract conveyed to Sidecat LLC by deed of record in Instrument Number 202512290025083, being the intersection of the northerly right-of-way line of said Beaver Road NW and the easterly right-of-way line of said Mink Street NW;

Thence with the southerly line of said 131.600 acre tract and that 175.115 acre tract conveyed to BC Mink Street LLC by deed of record in Instrument Number 202412200022661, the northerly right-of-way line of said Beaver Road NW the following courses and distances:

South 86° 17' 48" East, a distance of 930.24 feet to an iron pin set;

South 86° 03' 30" East, a distance of 1485.73 feet to an iron pin set;

South 86° 27' 45" East, a distance of 1333.23 feet to an iron pin set; and

South 86° 32' 52" East, a distance of 179.96 feet to a 3/4 inch iron pipe found at the common corner of said 175.115 acre tract and said 4.459 acre tract in the westerly line of that 4.941 acre tract conveyed to Mary Jo Smith by deed of record in Deed Book 835, Page 581;

Thence South 03° 31' 31" West, across said Beaver Road NW with the line common to said 4.459 acre tract and said 4.941 acre tract, a distance of 30.00 feet to a magnetic nail found at a common corner thereof in the centerline of said Beaver Road NW being in the line common to Quarter Township's 1 and 4 of said Township 2;

Thence with said centerline and said common Quarter Township line, following courses and distances:

North 86° 32' 52" West, a distance of 179.94 feet to a 5/8 inch iron rebar found at a common corner of Sections 12 and 13;

North 86° 27' 45" West, (passing a railroad spike found 1.10 feet southerly at a distance of 787.76 feet) a total distance of 1333.36 feet to a 1/2" rebar found;

North 86° 03' 30" West, a distance of 1485.77 feet to a mag nail set at a common corner of said Quarter Townships 1, 2, 3 and 4; and

North 86° 17' 48" West, (passing a PK nail found 1.00 feet Northerly at a distance of 602.03 feet) a total distance of 709.11 feet to a mag nail found at a common corner of said 0.387 acre tract and that 138.847 acre tract conveyed to BC Mink Street LLC by deed of record in Instrument Number 202412200022661;

Thence South 03° 19' 25" West, across said Beaver Road NW, with a line common to said 0.387 and 138.847 acre tracts, a distance of 30.00 feet to a 5/8 inch iron rebar found with "B.L. Surveying 7980" cap at a common corner thereof in the southerly right-of-way line of said Beaver Road NW;

Thence North 86° 17' 48" West, with the southerly right-of-way line of said Beaver Road NW, the line common to said 0.387 and 138.847 acre tract (passing a 1/2 inch iron pin found bent at a distance of 43.12 feet) a total distance of 250.31 feet to an iron pin set;

Thence North 70° 22' 10" East, across said Beaver Road NW, across said 0.387 acre tract, a distance of 34.00 feet to an iron pin set;

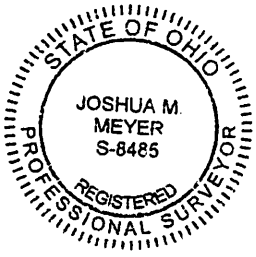
Thence North 01° 01' 39" East, continuing across said Beaver Road NW, across said 0.387 acre tract, a distance of 16.55 feet to the TRUE POINT OF BEGINNING, containing 2.861 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 29°32'02" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer — Date
Professional Surveyor No. 8485

10-1-2026

JMM:med
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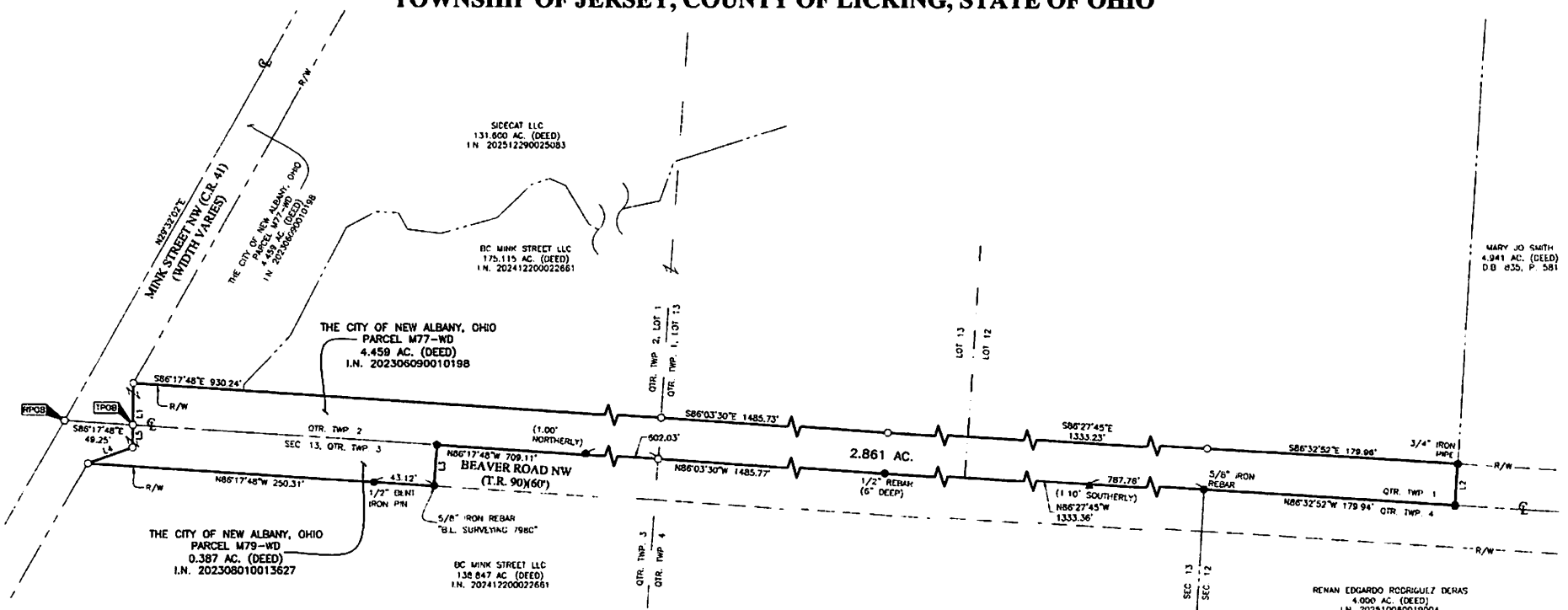
SURVEY OF ACREAGE PARCEL

LOT 1, QUARTER TOWNSHIP 2 AND LOTS 12 & 13, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15, SECTION 13, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY DISTRICT TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO



BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 29°32'02" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°01'39"E	30.03'
L2	S03°31'31"W	30.00'
L3	S03°19'25"W	30.00'
L4	N70°22'10"E	34.00'
L5	N01°01'39"E	16.55'

50 0 50 100
GRAPHIC SCALE (in feet)

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

STATE OF OHIO
JOSHUA M MEYER
S-8485
REGISTERED
PROFESSIONAL SURVEYOR

By _____ 10-1-2026
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com
Date

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	October 1, 2026
Scale:	1" = 50'
Job No:	2022-0233
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

Mink Street (Beaver Run - Green Chapel) / 20220233-VS-BNDY-01

J:\20220233\Dwg\04Sheets\Boundary\20220233-VS-BNDY-01.dwg plotted by Dillon, Max on 10/1/2026 12:54:38 PM last saved by mdillon on 10/1/2026 12:54:29 PM

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED [X] CONDITIONAL [ ]
APPROVED BY: BS
DATE: 10/5/26

0.800 ACRE

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 14 and 15 of the Middle Division of the Marsh Section, Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being all of that 0.316 acre tract conveyed as Parcel M67-WD to City of New Albany, Ohio by deed of record in Instrument Number 20240613001002 and part of that 0.908 acre tract conveyed as parcel M64-WD to City of New Albany, Ohio by deed of record in Instrument Number 202304170006511 and part of that 0.538 acre tract conveyed as Parcel M68-WD to City of New Albany , Ohio by deed of record in Instrument Number 202601280001634 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set in the centerline intersection of Mink Street NW (County Road 41) (Width Varies) and Jug Street Road NW (County Road 22) (Width Varies), in the line common to said Lot 14 (Southerly Division of the Marsh Section) and said Lot 15;

Thence South 86° 32' 27" East, with the centerline of said Jug Street Road NW, with the common line of said Lots 14 and 15, a distance of 79.41 feet to a magnetic nail set, being the TRUE POINT OF BEGINNING;

Thence North 13° 34' 17" East, across said 0.908 acre tract, a distance of 30.47 feet to an iron pin set at a common corner of said 0.908 acre tract and that 4.091 acre tract conveyed to Sidecat LLC by deed of record in Instrument Number 202609010017781, being the intersection of the northerly right-of-way line of said Jug Street Road NW with the easterly right-of-way line of said Mink Street NW;

Thence South 86° 32' 27" East, with said northerly right-of-way line, a distance of 463.25 feet to an iron pin set at a common corner of said 0.908 acre tract and said 4.091 acre tract in a westerly line of that 2.145 acre tract conveyed to Amy Gramke by deed of record in Instrument Number 201910110022231, being in the northerly right-of-way line of said Jug Street Road NW;

Thence across Jug Street Road NW, the following courses and distances:

South 04° 59' 47" West, with a line common to said 0.908 acre and 2.145 acre tracts, a distance of 30.01 feet to a mag nail set at a common corner thereof in the centerline of said Jug Street Road NW, the line common to said Lot 14 (Middle Division of the Marsh Section) and said Lot 14 (Southerly Division of the Marsh Section);

South 86° 32' 27" East, with said centerline, with said common Lot line, with the line common to said 0.316 acre and 2.145 acre tracts, a distance of 22.10 feet to a railroad spike found at a common corner of said 0.316 acre and that 0.998 acre tract conveyed to Sidecat LLC by deed of record in Instrument Number 202601020000092; and

South 03° 57' 55" West, with the line common to said 0.316 acre and 0.998 acre tracts, (passing a 5/8 inch rebar found bent at a distance of 24.69 feet) a total distance of 30.00 feet to an iron pin set at a common corner of said 0.316 acre tract and the remainder of that 2.004 acre tract conveyed to Deepali Tukaye and Kiran Rajneesh by deed of record in Instrument Number 202208030019089, being in the southerly right-of-way line of said Jug Street Road NW;

Thence with said southerly right-of-way line, the following courses and distances:

North 86° 32' 27" West, a distance of 200.61 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 04° 02' 01", a radius of 470.00 feet, an arc length of 33.09 feet, a chord bearing of South 85° 31' 49" West and chord distance of 33.08 feet to an iron pin set at a point of tangency;

South 83° 30' 48" West, a distance of 100.10 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the right, having a central angle of 17° 23' 47", a radius of 530.00 feet, an arc length of 160.92 feet, a chord bearing of North 87° 47' 18" West and chord distance of 160.30 feet to an iron pin at a point in the line common to that 1 acre tract conveyed to City of New Albany, Ohio by deed of record in Instrument Number 202211210027636 and that 0.538 acre tract conveyed to City of New Albany, Ohio by deed of record in Instrument Number 202601280001634;

Thence North 79° 05' 25" West, with said common line, a distance of 20.16 feet to an iron pin set at the intersection of the southerly right-of-way line of said Jug Street Road NW and the easterly right-of-way line of said Mink Street Road NW, being the common corner of the remainder of said 1 acre tract and said 0.538 acre tract;

Thence North 37° 27' 08" East, across said 0.538 acre tract, a distance of 32.10 feet to an iron pin set;

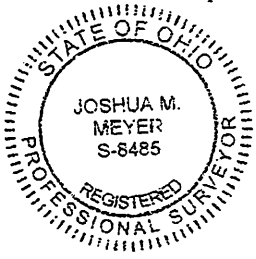
Thence North 13° 34' 17" East, continuing with across said 0.538 acre tract, a distance of 26.53 feet to the TRUE POINT OF BEGINNING, containing 0.800 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Jug Street Road NW, having a bearing of South 86°32'27" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-1-2026
Date

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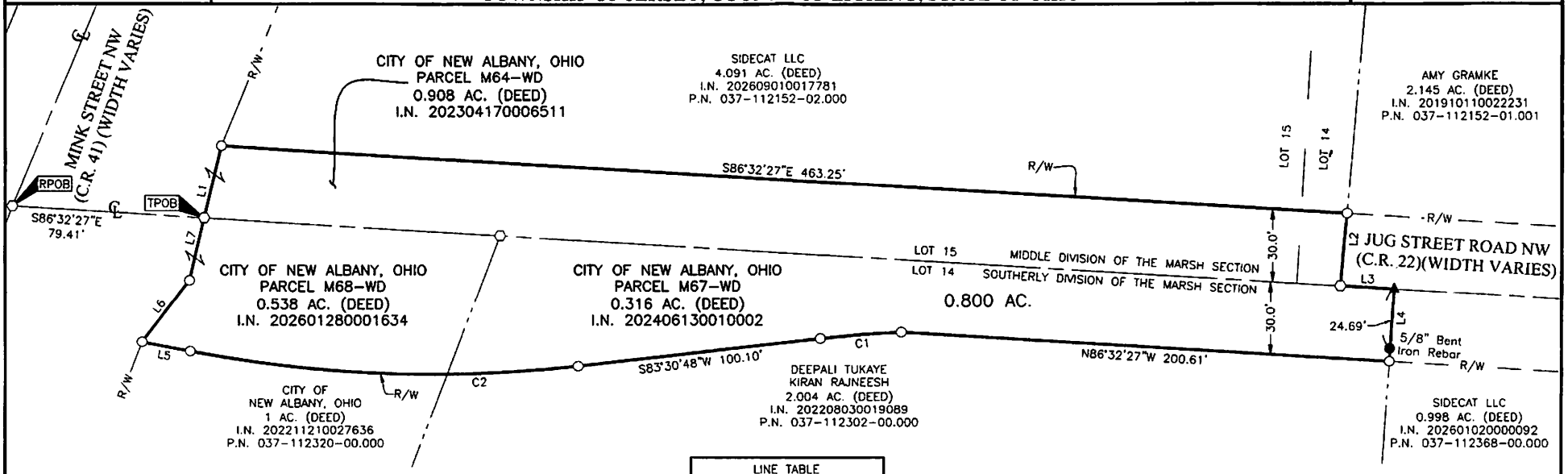
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOTS 14 AND 15 MIDDLE DIVISION OF THE MARSH SECTION, LOT 14 SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date:	October 1, 2026
Scale:	1" = 40'
Job No:	2022-0233
Sheet No:	1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°34'17"E	30.47'
L2	S04°59'47"W	30.01'
L3	S86°32'27"E	22.10'
L4	S03°57'55"W	30.00'
L5	N79°05'25"W	20.16'
L6	N37°27'08"E	32.10'
L7	N13°34'17"E	26.53'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	4°02'01"	470.00'	33.09'	S85°31'49"W	33.08'
C2	17°23'47"	530.00'	160.92'	N87°47'18"W	160.30'

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Jug Street Road NW, having a bearing of South 86°32'27" East, is designated the "basis of bearings" for this survey.

0 40
SCALE (in feet)

- ○ Iron Pin Set
- ● Iron Pin Found
- ◉ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ○ Magnetic Nail Set
- ⬢ Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

STATE OF OHIO
JOSHUA M MEYER
S-8485
REGISTERED PROFESSIONAL SURVEYOR

By _____ 10-1-26
Joshua M. Meyer Date
Professional Surveyor No. 8485
jmeyer@emht.com

PRE-APPROVAL
LICKING COUNTY ENGINEER

APPROVED ☒ CONDITIONAL ☐

APPROVED BY: BS

DATE: 10/6/26

0.430 ACRE

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 2 Marsh Heirs Land and Lots 1 and 2 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 0.475 acre tract conveyed as Parcel M47-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017620 and part of that 0.770 acre tract conveyed as Parcel M52-WD to the City of New Albany, Ohio by deed of record in Instrument Number 202309260017631 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Mink Street NW (County Road 41) and Miller Road NW (Township Road 89) at the line common to said Lot 2 of the Marsh Heirs Land and Lot 1 of the Middle Division of the Marsh Section and common corner of said 0.770 and 0.475 acre tracts;

Thence South 86° 27' 31" East, with the centerline of said Miller Road NW, the line common to said 0.475 and 0.770 acre tracts and the Southerly line of Lot 2 of the Marsh Heirs Land, the northerly line of Lot 1 of the Middle Division of the Marsh Section, a distance of 45.01 feet to a magnetic nail set at the TRUE POINT OF BEGINNING;

Thence North 22° 21' 07" East, across said Miller Road NW across said 0.475 acre tract, a distance of 31.69 feet to an iron pin set at an angle point in the northerly right-of-way line of said Miller Road NW, the line common to said 0.475 acre tract and the remainder of that 2.582 acre tract conveyed to Heimerl Farms, LTD by deed of record in Instrument Number 201710020021005;

Thence South 86° 27' 31" East, with said northerly right-of-way line and said common line, a distance of 307.59 feet to an iron pin set at the common corner of said 0.475 and 2.582 acre tracts, being in the westerly line of that 1.249 acre tract conveyed to Sarah Young and Keith D. Ramey Jr. by deed of record in Instrument Number 201503030003865;

Thence South 14° 19' 35" West, with the easterly lines of said 0.475 and 0.770 acre tracts, the westerly line of said 1.249 acre tract and the remainder of that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359, across said Miller Road NW, (passing a 3/4 inch iron pipe found at a distance of 13.78 feet), a total distance of 61.08 feet to an iron pin set;

Thence North 86° 27' 31" West, with the southerly right-of-way line of said Miller Road NW, the line common to said 0.770 acre tract and the remainder of said 17.937 acre tract, a distance of 308.47 feet to an iron pin set;

Thence South 67° 41' 41" West, continuing with said common line, a distance of 10.82 feet to an iron pin set;

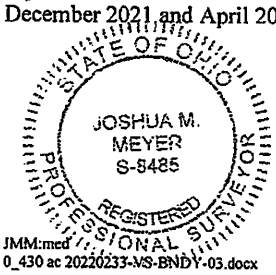
Thence North 22° 21' 07" East, across said Miller Road NW and across said 0.770 acre tract, a distance of 36.68 feet to the TRUE POINT OF BEGINNING, containing 0.430 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 22°41'41" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December 2021 and April 2022.



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EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-5-2026

Joshua M. Meyer
Professional Surveyor No. 8485

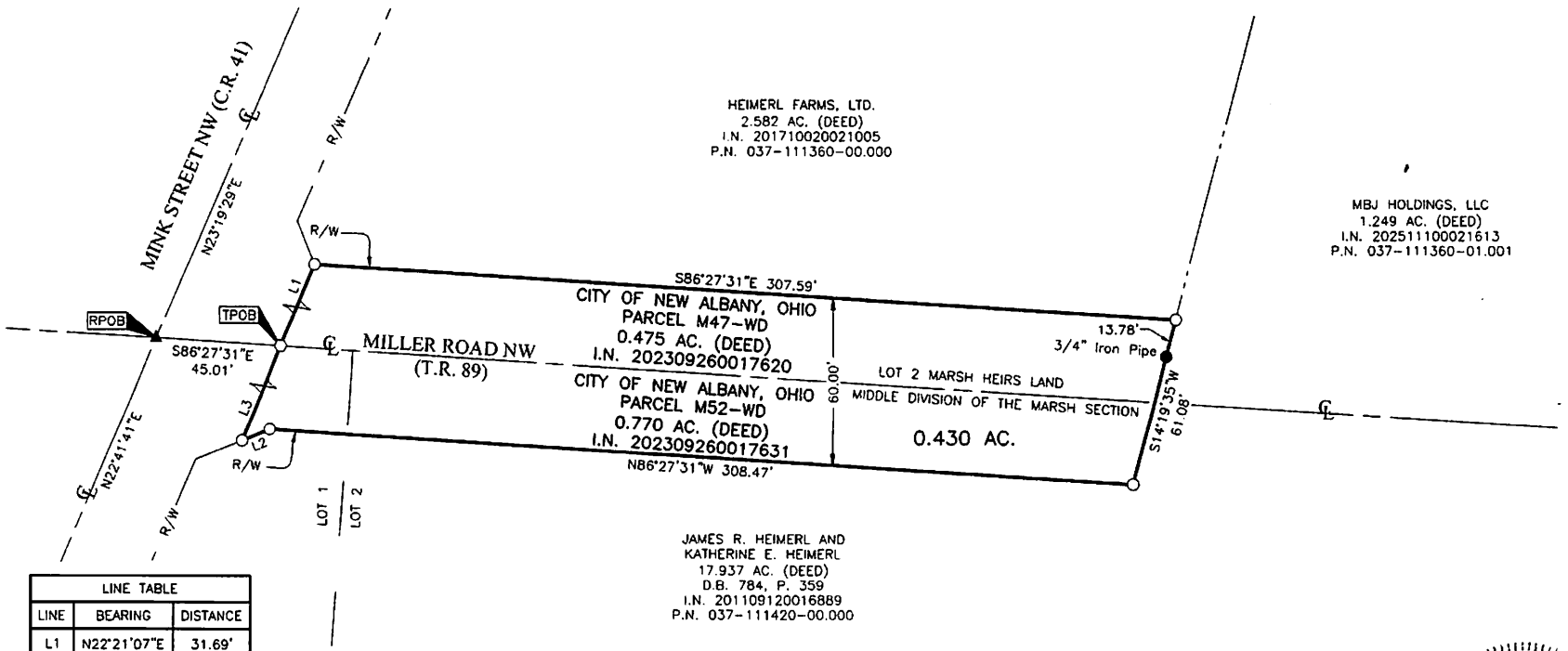
Date

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOTS 1 AND 2 MARSH HEIRS LAND, LOT 2 MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date:	October 5, 2026
Scale:	1" = 40'
Job No:	2022-0233
Sheet No:	1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°21'07"E	31.69'
L2	S67°41'41"W	10.82'
L3	N22°21'07"E	36.68'

- ○ Iron Pin Set
- ● Iron Pin Found
- ◉ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ○ Magnetic Nail Set
- ⬢ Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

0 40
SCALE (in feet)

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 22°41'41" East, is designated the "basis of bearings" for this survey.

STATE OF OHIO
JOSHUA M MEYER
S-8485
REGISTERED PROFESSIONAL SURVEYOR

By _____ 10-5-26
Joshua M. Meyer Date
Professional Surveyor No. 8485
jmeyer@emht.com

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED [X] CONDITIONAL [ ]
APPROVED BY: BS
DATE: 10/6/26

1.042 ACRES

Situate in the State of Ohio, County of Licking, Township of Monroe and Township of Jersey, lying in Lot 7 of the second range of Lots, Quarter Township 4, Township 3, Range 15, and Quarter Township 1, Township 2, Range 15, United States Military District, being all of that 0.275 acre tract conveyed as Parcel M38-WD to City of New Albany, Ohio by deed of record in Instrument Number 202310200019320, part of that 0.138 acre tract conveyed as Parcel M37-WD to City of New Albany, Ohio by deed of record in Instrument Number 202310250019696, part of that 0.371 acre tract conveyed as parcel M36-WD to City of New Albany by deed of record in Instrument Number 202309290017946, and part of that 2.009 acre tract conveyed as Parcel M39-WD to City of New Albany, Ohio by deed of record in Instrument Number 202403050003663 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found at the southerly common corner of the remainder of that 5.000 acre tract conveyed to Priya Vardhan LLC by deed of record in Instrument Number 202210190025341 and Lot 1 of that subdivision titled "Ravines of Monroe" of record in Plat Book 16, Page 301, being in the northerly right-of-way line of Green Chapel Road NW (T.R. 63);

Thence South 03° 59' 56" West, across said Green Chapel Road NW with the easterly line of said 0.275 acre tract, a distance of 30.00 feet to a railroad spike found in the centerline thereof the common corner of said 0.275 acre and 2.009 acre tracts;

Thence South 03° 46' 06" West, continuing across said across said Green Chapel Road NW, with a line common to said 2.009 acre tract and the remainder of that 73.71 acre tract conveyed to Bello Woods LLC by deed of record Instrument Number 202310200019338, a distance of 30.00 feet to an iron pin set at a common corner thereof;

Thence North 86° 13' 54" West, with the southerly right-of-way line of Green Chapel Road NW, the line common to said 2.009 acre tract and the remainder of said 73.71 acre tract, a distance of 370.53 feet to an iron pin set;

Thence South 87° 23' 30" West, continuing with said common line and said southerly right-of-way line, a distance of 144.99 feet to an iron pin set;

Thence North 02° 07' 27" East, across said Green Chapel Road NW and across said 2.009 acre and 0.138 acre tracts, a distance of 68.21 feet to an iron pin set at a point on the arc of a curve;

Thence crossing said Green Chapel Road NW, Mink Street (C.R. 41), said 0.138 acre and 0.371 acre tracts, and said 2.009 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of 04° 41' 31", a radius of 1037.95 feet, an arc length of 85.00 feet, a chord bearing of North 88° 49' 47" West and chord distance of 84.97 feet to an iron pin set at a point of tangency;

South 88° 49' 28" West, a distance of 117.07 feet to an iron pin set;

South 87° 23' 30" West, a distance of 126.78 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 37° 53' 58", a radius of 89.50 feet, an arc length of 59.20 feet, a chord bearing of North 73° 39' 31" West and chord distance of 58.13 feet to an iron pin set at a point of tangency;

North 54° 42' 32" West, a distance of 2.35 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 34° 48' 58", a radius of 59.50 feet, an arc length of 36.16 feet, a chord bearing of North 37° 18' 03" West and chord distance of 35.60 feet to an iron pin set at a point of compound curvature;

with the arc of a curve to the right, having a central angle of 18° 44' 30", a radius of 189.50 feet, an arc length of 61.99 feet, a chord bearing of North 10° 31' 19" West and chord distance of 61.71 feet to an iron pin set at a point of compound curvature;

with the arc of a curve to the right, having a central angle of 11° 55' 22", a radius of 489.50 feet, an arc length of 101.86 feet, a chord bearing of North 04° 48' 38" East and chord distance of 101.68 feet to an iron pin set at a point of compound curvature; and

with the arc of a curve to the left, having a central angle of 01° 00' 30", a radius of 3529.08 feet, an arc length of 62.10 feet, a chord bearing of North 10° 16' 04" East and chord distance of 62.10 feet to an iron pin set at a point of non-tangency in the line common to said 0.371 acre tract and that 0.888 acre tract conveyed to Kevin P. Johnson and Elijah H. Johnson by deed of record in Instrument Number 20230202002804;

Thence South 85° 54' 26" East, with said common line and continuing across said Mink Street, a distance of 19.69 feet to an iron pin set in the easterly right-of-way of said Mink Street and at the common corner of said 0.371 acre tract and the remainder of that 2.853 acre tract conveyed to Chelli Writesel AKA Shelli S. Writesel by deed of record in Instrument Number 201910020021346;

Thence South 04° 06' 18" West, with easterly right-of-way and the line common to said 0.371 acre tract and the remainder of said 2.853 acre tract, a distance of 184.47 feet to an iron pin set at a point on the arc of a curve;

Thence, continuing with the easterly right-of-way and said common line, with the arc of a curve to the left, having a central angle of 03° 15' 25", a radius of 479.00 feet, an arc length of 27.23 feet, a chord bearing of South 07° 01' 37" East and chord distance of 27.22 feet to an iron pin set at a point of compound curvature;

Thence, continuing with the easterly right of way line and said common line, with the arc of a curve to the left, having a central angle of 46° 03' 13", a radius of 19.00 feet, an arc length of 15.27 feet, a chord bearing of South 31° 40' 55" East and chord distance of 14.86 feet to an iron pin set at a point of tangency;

Thence South 54° 42' 32" East, continuing with the easterly right-of-way and common line, a distance of 8.98 feet to an iron pin set at a point of curvature;

Thence, continuing with the easterly right-of-way and said common line, with the arc of a curve to the left, having a central angle of 12° 03' 30", a radius of 99.00 feet, an arc length of 20.84 feet, a chord bearing of South 60° 44' 17" East and chord distance of 20.80 feet to an iron pin set at a point of non-tangency at the intersection of said right-of-way line and the northerly right-of-way line of said Green Chapel Road NW;

Thence continuing with said common line, and with the northerly right-of-way line of Green Chapel Road NW, the following courses and distances:

South 84° 08' 05" East, a distance of 61.53 feet to an iron pin set at a point on the arc of a curve;

with the arc of a curve to the right, having a central angle of 02° 37' 32", a radius of 594.00 feet, an arc length of 27.22 feet, a chord bearing of North 86° 04' 44" East and chord distance of 27.22 feet to an iron pin set at a point of tangency; and

North 87° 23' 30" East, a distance of 69.78 feet to an iron pin set;

Thence South 86° 13' 54" East, continuing with said northerly right-of-way lines of said 0.371, 0.138 and 0.275 acre tracts, and the southerly lines of the remainders of said 2.853, 5.000 and the remainder of that 2.222 acre tract conveyed to Andrew Spencer and Ashlee Spencer by

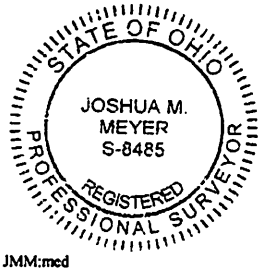
deed of record in instrument number 202212010028226, a distance of 716.14 feet to the POINT OF BEGINNING, containing 1.042 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86° 13' 54" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

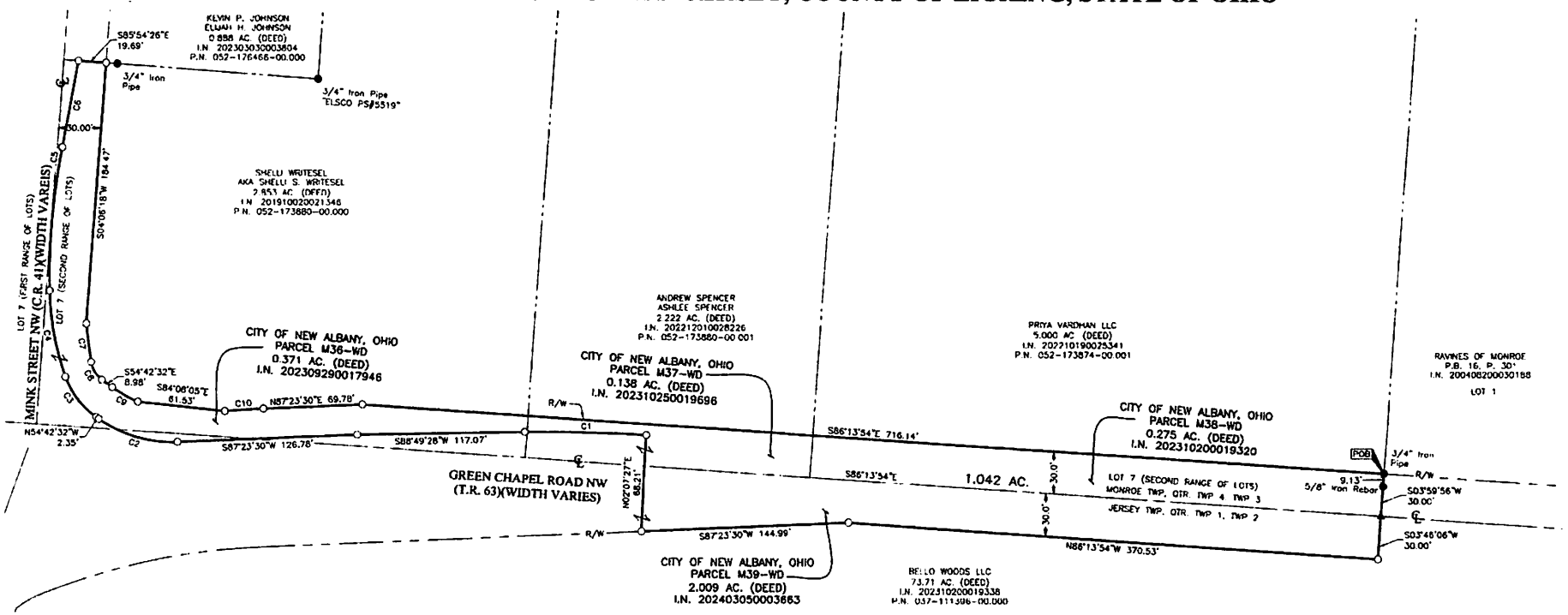
Joshua M. Meyer — Date
Professional Surveyor No. 8485

10-1-2026

JMM:med
1_042 ac 20220233-VS-BNDY-04.docx

SURVEY OF ACREAGE PARCEL

LOT 7 (SECOND RANGE OF LOTS), QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIPS OF MONROE AND JERSEY, COUNTY OF LICKING, STATE OF OHIO



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST
C1	4°41'31"	1037.95'	85.00'	N88°49'47"W	84.97'
C2	37°53'58"	89.50'	59.20'	N73°39'31"W	58.13'
C3	34°48'58"	59.50'	36.16'	N37°18'03"W	35.60'
C4	18°44'30"	189.50'	61.99'	N10°31'19"W	61.71'
C5	11°55'22"	489.50'	101.86'	N04°48'38"E	101.68'
C6	1°00'30"	3529.08'	62.10'	N10°16'04"E	62.10'
C7	5°15'25"	479.00'	27.23'	S07°01'37"E	27.22'
C8	46°03'13"	19.00'	15.27'	S31°40'55"E	14.86'
C9	12°03'30"	99.00'	20.84'	S60°44'17"E	20.80'
C10	2°37'32"	594.00'	27.22'	N85°04'44"E	27.22'

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

50 0 50 100
GRAPHIC SCALE (in feet)

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86° 13' 54" East, is designated the "basis of bearings" for this survey.

STATE OF OHIO
JOSHUA M. MEYER
S 8485
REGISTERED
PROFESSIONAL SURVEYOR

By _____ 10-1-2026
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com
Date

EMHT
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
emht.com

Date:	October 1, 2026
Scale:	1" = 50'
Job No:	2022-0233
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

Mink Street (Beaver Run - Green Chapel) / 20220233-VS-BNDY-04

J:\20220233\Dwg\04Sheets\Boundary\20220233-VS-BNDY-04.dwg plotted by Dillon, Max on 10/1/2026 1:25:16 PM last saved by mdillon on 10/1/2026 1:25:05 PM

NEW ALBANY
COMMUNITY CONNECTS US

ORDINANCE O-29-2026

AN ORDINANCE TO AUTHORIZE THE NEW ALBANY CITY MANAGER TO PETITION THE BOARD OF COMMISSIONERS OF LICKING COUNTY, OHIO, TO ANNEX 17.81 +/- ACRES OWNED BY THE CITY OF NEW ALBANY FROM JERSEY TOWNSHIP AND MONROE TOWNSHIP TO THE CITY OF NEW ALBANY

WHEREAS, the City entered into an Intergovernmental Agreement ("IGA") with the Board of County Commissioners of Licking County, Jersey Township and Monroe Township (collectively the "Parties") on November 21, 2022, with the approval of City Council in R-36-2022 adopted on November 1, 2022 relating to certain road and public infrastructure improvements in a project area around the Intel site and surrounding development generally bounded by Mink Street, Green Chapel Road, Jug Street and including Clover Valley Road (the "Project") that included real property in each Party's jurisdiction; and

WHEREAS, the IGA provided for the City to acquire the title to necessary land, construct public roads and infrastructure improvements within the Project area, that upon the completion of the Project, annex certain unincorporated portions of roads in the Project area into the City utilizing the Expedited Type 1 annexation process provided for in Ohio Revised Code Section 709.022 and that the IGA is an annexation agreement for the purposes of an Expedited Type 1 annexation and Ohio Revised Code Section 709.192; and

WHEREAS, the IGA also provided that the City would convey to the Licking County Board of County Commissioners the portions of property acquired by the City for right of way that was not being annexed and would remain in the unincorporated portion of a township and part of the county and township roadway system; and

WHEREAS, the portion of the Project that includes all of Mink Street and its intersections with Green Chapel Road and Jug Street has been completed; the Project property to be annexed to the City and conveyed to the County has been identified and agreed upon by the Parties; and the City wishes to annex an unincorporated 17.81+/- acres of the Property described in Exhibit A and depicted on Exhibit B to the City as agreed upon by the Parties.

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. The New Albany City Manager is hereby authorized and directed to sign and submit an Expedited Type-1 annexation petition for annexation of the contiguous 17.81 +/- acres of land, as described and depicted in Exhibits A and B, owned only by the City of New Albany to the Licking County Board of Commissioners, pursuant to Section 709.022 of the Ohio Revised Code.

Section 2. The City Manager is further authorized to perform all acts and execute all documents as may be required by Licking County during the annexation process.

Section 3. In accordance with Section 709.02(C)(3) of the Ohio Revised Code, the City Manager is hereby appointed as agent for the city, with full power and authority to prosecute the proceedings necessary to effect the annexation, and with all powers and authority set forth in the petition.

Section 4. 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 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 5. Pursuant to Article 6.07(B) of the charter of the City of New Albany, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 17 **day of** Nov **, 2026.**

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	10/23/2026
Introduced:	11/03/2026
Revised:	
Adopted:	11/17/2026
Effective:	12/17/2026

Exhibit A - O-29-2026

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED ☒ CONDITIONAL ☐
APPROVED BY:
DATE: 10/9/26

EXHIBIT "A"
PROPOSED ANNEXATION OF
17.81± ACRES

FROM: JERSEY AND MONROE TOWNSHIPS

TO: CITY OF NEW ALBANY

Situated in the State of Ohio, County of Licking, Townships of Jersey and Monroe, Lot 7 of the First Range of Lots, Lot 7 of the Second Range of Lots, Quarter Township 4, Township 3, Range 15, Lot 2 of Marsh Heirs Land, Lots 1, 10, 12, 13 and 15 of the Middle Division of Marsh Section, Lots 13 and 14 of Southerly Division of Marsh Section, Quarter Township 1, Township 2, Range 15, Lots 1 and 2, Quarter Township 2, Quarter Township 3, Township 2, Range 15, United States Military District, being all of that 0.857 acre tract conveyed as Parcel M29-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017623, part of that 0.371 acre tract conveyed as Parcel M36-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309290017946, part of that 0.138 acre tract conveyed as Parcel M37-WD to City of New Albany, Ohio by deed of record in Instrument Number 202310250019696, part of that 2.009 acre tract conveyed as Parcel M39-WD to City of New Albany, Ohio by deed of record in Instrument Number 202403050003663, all of that 0.140 acre tract conveyed as Parcel M40-WD to City of New Albany, Ohio by deed of record in Instrument Number 202505010007591, all of that 0.273 acre tract conveyed as Parcel M41-WD to City of New Albany, Ohio by deed of record in Instrument Number 202310250019697, all of that 0.289 acre tract conveyed as Parcel M42-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010900, all of that 0.172 acre tract conveyed as Parcel M43-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309070016305, all of that 0.172 acre tract conveyed as Parcel M44-WD to City of New Albany, Ohio by deed of record in Instrument Number 202509120017364, all of that 0.184 acre tract conveyed as Parcel M45-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202305120008409, all of that 0.877 acre tract conveyed as Parcel M46-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017631, part of that 0.475 acre tract conveyed as Parcel M47-WD to the City of New Albany, Ohio by deed of record in Instrument Number 202309260017620, part of that 0.770 acre tract conveyed as Parcel M52-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017631, all of that 0.138 acre tract conveyed as Parcel M53-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010904, all of that 0.580 acre tract conveyed as Parcel M54-WD to City of New Albany, Ohio by deed of record in Instrument Number 202403040003518, all of that 0.134 acre tract conveyed as Parcel M55-WD to City of New Albany, Ohio by deed of record in Instrument Number 202303060003876, all of that 0.537 acre tract conveyed to Parcel M56-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010898, all of that 0.238 acre tract conveyed as Parcel M57-WD to City of New Albany, Ohio by deed of record in Instrument Number 202303060003877, all of that 0.237 acre tract conveyed as Parcel M58-WD to City of New Albany, Ohio by deed of record in Instrument Number 202311010020160, all of that 0.247 acre tract conveyed as Parcel M59-WD to City of New Albany, Ohio by deed of record in Instrument Number 202305020007568, all of that 0.279 acre tract conveyed as Parcel M60-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306070010010, all of that 0.166 acre tract conveyed as Parcel M25-WD to the City of New Albany, Ohio by deed of record in Instrument Number 202311270021550, all of that 0.115 acre tract conveyed as Parcel M24-WD to the City of New Albany, Ohio by deed of record in Instrument Number 202309260017635, all of that 0.335 acre tract conveyed as Parcel M61-WD to City of New Albany, Ohio by deed of record in Instrument Number 202401080000407, all of that 0.454 acre tract conveyed as Parcel M62-WD to City of New Albany, Ohio by deed of record in Instrument Number 202303090004133, all of that 0.205 acre tract conveyed as Parcel M63-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017634, all of that 0.354 acre tract conveyed as Parcel M21-WD to City of New Albany, Ohio by deed of record in Instrument Number 202307030011668, all of that 0.211 acre tract conveyed as Parcel M20-WD to City of New Albany, Ohio by deed of record in Instrument Number 202304170006514, part of that 0.908 acre tract conveyed as Parcel M64-WD to City of New Albany, Ohio by deed of record in Instrument Number 202304170006511, all of that 0.194 acre tract conveyed as Parcel M19-WD to City of New

Albany, Ohio by deed of record in Instrument Number 202309260017637, part of that 0.538 acre tract conveyed as Parcel M68-WD to City of New Albany, Ohio by deed of record in Instrument Number 202601280001634, all of that 0.123 acre tract conveyed as Parcel M18-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017637, all of that 0.154 acre tract conveyed as Parcel M17-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017637, all of that 0.634 acre tract conveyed as Parcel M69-WD to City of New Albany, Ohio by deed of record in Instrument Number 202305120008407, all of that 0.470 acre tract conveyed as Parcel M70-WD to City of New Albany, Ohio by deed of record in Instrument Number 202305120008416, all of that 0.332 acre tract conveyed as Parcel M16-WD to City of New Albany, Ohio by deed of record in Instrument Number 202304130006298, all of that 0.571 acre tract conveyed as Parcel M15-WD to City of New Albany, Ohio by deed of record in Instrument Number 202303090004135, all of that 0.107 acre tract conveyed as Parcel M71-WD to City of New Albany, Ohio by deed of record in Instrument Number 202304130006300, all of that 0.140 acre tract conveyed as Parcel M72-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010897, all of that 1.527 acre tract conveyed as Parcel M14-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202412100021864, all of that 0.188 acre tract conveyed as Parcel M73-WD to City of New Albany, Ohio by deed of record in Instrument Number 202304130006301, all of that 0.174 acre tract conveyed as Parcel M74-WD to City of New Albany, Ohio by deed of record in Instrument Number 202310050018292, and all of that 0.082 acre tract conveyed as Parcel M75-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017636, all of that 0.258 acre tract conveyed as Parcel M76-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202605290010433, part of that 4.459 acre tract conveyed as Parcel M77-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202306090010198, part of that 0.387 acre tract conveyed as Parcel M79-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202308010013627, all of that 0.143 acre tract conveyed as Parcel M81-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202312040021980, (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the centerline intersection of Mink Street NW, with Beaver Road NW, in the existing City of New Albany corporation line as established by Ordinance Number O-02-2023, Instrument Number 202302170002966;

Thence with the centerline of said Mink Street, with the westerly line of said 4.459 acre tract conveyed as Parcel M77-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202306090010198, with the existing City of New Albany corporation lines as established by Ordinance Number O-02-2023, Instrument Number 202302170002966, Ordinance Number O-33-2021, Instrument Number 202110260032777, Ordinance Number O-44-2021, Instrument Number 202201240001965, the following courses and distances:

North 29° 32' 02" East, a distance of 266.50 feet to a point;

North 29° 19' 01" East, a distance of 671.09 feet to a point;

North 28° 35' 00" East, a distance of 808.76 feet to a point; and

North 28° 27' 31" East, a distance of 779.39 feet to a point;

Thence North 24° 23' 23" East, with the centerline of said Mink Street, with the westerly line of said 0.258 acre tract, with the existing City of New Albany corporation lines as established by Ordinance Number O-44-2021, Instrument Number 202201240001965, a distance of 311.14 feet to a point;

Thence North 22° 48' 23" East, with said centerline, with said existing City of New Albany corporation line, with the westerly line of said 0.258 acre, 0.082 acre and 0.174 acre tracts, a distance of 196.26 feet to a point;

Thence North 86° 27' 03" West, across said right-of-way, with said existing City of New Albany, Ohio corporation line, and with the southerly line of said 1.527 acre tract, a distance of 74.15 feet to a point in the westerly right-of-way line of said Mink Street NW;

Thence with the westerly right-of-way line of said Mink Street NW, with the southerly right-of-way line of said Jug Street Road NW, with the perimeter of said 1.527 acre tract, the following courses and distances:

North 22° 48' 23" East, a distance of 584.07 feet to a point;

North 22° 14' 00" West, a distance of 37.42 feet to a point;

North 67° 11' 37" West, a distance of 27.48 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 18° 47' 49", a radius of 464.50 feet, an arc length of 152.39 feet, a chord bearing of North 76° 35' 31" West and chord distance of 151.71 feet to a point of tangency; and

North 85° 59' 26" West, a distance of 186.50 feet to a southwesterly corner of said 1.527 acre tract and in the said City of New Albany, Ohio corporation line, as established by Ordinance Number O-44-2001, Instrument Number 202201240001965;

Thence North 03° 49' 56" East, across said Jug Street Road NW, with the westerly line of said 1.527 acre tract and with said existing City of New Albany, Ohio corporation line, a distance of 35.50 feet to a point in the centerline of said Jug Street Road NW;

Thence North 03° 37' 10" East, continuing across said Jug Street Road NW, with the westerly line of said 0.571 acre tract, a distance of 30.00 feet to a point in the northerly right-of-way line of said Jug Street Road NW;

Thence South 85° 59' 26" East, with said northerly right-of-way line and with the northerly line of said 0.571 acre tract, a distance of 423.91 feet to a point;

Thence with the westerly right-of-way line of said Mink Street NW, with the westerly line of said 0.571 acre, 0.332 acre, 0.154 acre, 0.123 acre, 0.194 acre, 0.211 acre and 0.354 acre tracts, the following courses and distances:

With the arc of a curve to the left, having a central angle of 00° 19' 31", a radius of 962.00 feet, an arc length of 5.46 feet, a chord bearing of North 21° 16' 09" East and chord distance of 5.46 feet to a point of tangency;

North 21° 06' 23" East, a distance of 79.64 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 08° 54' 24", a radius of 1062.00 feet, an arc length of 165.09 feet, a chord bearing of North 25° 33' 36" East and chord distance of 164.92 feet to a point of tangency;

North 30° 00' 48" East, a distance of 100.72 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 06° 02' 22", a radius of 962.00 feet, an arc length of 101.40 feet, a chord bearing of North 26° 59' 37" East and chord distance of 101.35 feet to a point of tangency;

South 73° 40' 37" East, a distance of 1.21 feet to a point;

North 21° 06' 23" East, a distance of 66.86 feet to a point;

North 20° 54' 35" East, a distance of 623.68 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 00° 30' 54", a radius of 8636.28 feet, an arc length of 77.61 feet, a chord bearing of North 22° 54' 14" East and chord distance of 77.61 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 07° 31' 38", a radius of 962.00 feet, an arc length of 126.38 feet, a chord bearing of North 19° 23' 52" East and chord distance of 126.29 feet to a point;

North 15° 38' 03" East, a distance of 104.14 feet to a point of curvature; and

With the arc of a curve to the right, having a central angle of 10° 11' 29", a radius of 1062.00 feet, an arc length of 188.90 feet, a chord bearing of North 20° 43' 48" East and chord distance of 188.65 feet to a point in the existing City of New Albany, Ohio corporation line as established in Ordinance Number O-01-2023, Instrument Number 202302170002968, being a southwesterly corner of that 1.053 acre tract conveyed as Parcel M22-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202306280011329;

Thence South 86° 03' 51" East, across the right-of-way of said Mink Street NW, with said existing corporation line, and the southerly line of said 1.053 acre tract, a distance of 75.54 feet to a point in the centerline of said Mink Street NW and in the westerly line of said 0.205 acre tract;

Thence with the centerline of said Mink Street NW, with the westerly lines of said 0.205 acre, 0.454 acre, and 0.335 acre tracts, and with said existing City of New Albany, Ohio corporation line, the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 41' 18", a radius of 8606.28 feet, an arc length of 253.60 feet, a chord bearing of North 26° 57' 13" East and chord distance of 253.59 feet to a point of tangency; and

North 27° 47' 52" East, a distance of 533.27 feet to the southeasterly corner of said 0.115 acre tract;

Thence North 86° 02' 58" West, with the southerly line of said 0.115 acre tract and with said existing City of New Albany, Ohio corporation line, a distance of 32.80 feet to a point in the westerly right-of-way line of said Mink Street NW;

Thence with said westerly right-of-way line, with the westerly line of said 0.115 and 0.166 acre tracts, the following courses and distances:

North 27° 47' 52" East, a distance of 33.19 feet to a point;

North 27° 44' 29" East, a distance of 59.70 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 09° 37' 32", a radius of 962.00 feet, an arc length of 161.61 feet, a chord bearing of North 22° 55' 43" East and chord distance of 161.42 feet to a point of tangency; and

North 18° 06' 57" East, a distance of 68.97 feet to the southwesterly corner of that 1.713 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202306090010197 and the southerly line of said existing City of New Albany, Ohio corporation line as established by Ordinance Number O-01-2023, Instrument Number 202302170002968;

Thence South 86° 02' 58" East, across said Mink Street NW, with the southerly line of said 1.713 acre tract, and said existing corporation line, a distance of 60.53 feet to the southeasterly corner of said 1.713 acre tract in the centerline of said Mink Street Road NW;

Thence with the centerline of said Mink Street NW, with the westerly lines of said 0.247, 0.237, 0.238, 0.537, 0.134, 0.580, 0.138 and 0.770 acre tracts, and said existing City of New Albany corporation line, the following courses and distances:

With the arc of a curve to the left, having a central angle of 02° 53' 37", a radius of 13657.11 feet, an arc length of 689.70 feet, a chord bearing of North 24° 37' 20" East and chord distance of 689.63 feet to a point of compound curvature;

With the arc of a curve to the left, having a central angle of 00° 35' 08", a radius of 13751.00 feet, an arc length of 140.50 feet, a chord bearing of North 22° 53' 34" East and chord distance of 140.50 feet to a point of tangency;

North 22° 36' 00" East, a distance of 675.72 feet to a point;

North 23° 09' 08" East, a distance of 194.75 feet to a point;

North 23° 32' 56" East, a distance of 1041.98 feet to a point; and

North 22° 41' 41" East, a distance of 786.39 feet to a point;

Thence North 23° 19' 29" East, with the centerline of said Mink Street NW, with said existing City of New Albany corporation line as established by Ordinance Number O-11-2022, Instrument Number 202205120011952, with the westerly line of said 0.475 acre and 0.877 acre tracts, a distance of 1637.22 feet to a point;

Thence North 23° 36' 42" East, continuing with said centerline, with said existing City of New Albany corporation line, with the westerly line of said 0.184, 0.172, 0.172, 0.289 and 0.273 acre tracts, a distance of 1262.60 feet to a point;

Thence North 24° 28' 38" East, continuing with said centerline, with said existing City of New Albany corporation line, with the westerly line of said 0.273, 0.140 and 2.009 acre tracts, a distance of 1128.79 feet to a point;

Thence continuing with said centerline, with said existing City of New Albany corporation line, with a westerly line of said 2.009 acre tract, the following courses and distances:

North 23° 24' 08" East, a distance of 199.45 feet to a point;

North 23° 42' 08" East, a distance of 300.00 feet to a point;

North 19° 07' 08" East, a distance of 241.20 feet to the centerline intersection of Green Chapel Road NW and Mink Street NW;

Thence North 86° 35' 51" West, with the centerline of said Green Chapel Road NW, with said existing City of New Albany corporation line, and the southerly line of said 0.857 acre tract, a distance of 435.95 feet to an angle point in the existing City of Johnstown corporation line as established by Ordinance Number 2023-30, Instrument Number 202401250001408;

Thence North 03° 26' 48" East, across said Green Chapel Road NW, with a westerly line of said 0.857 acre tract, with said existing City of Johnstown corporation line, a distance of 20.00 feet to a point in the northerly right-of-way line of said Green Chapel Road NW, in the existing City of New Albany corporation line as established by Ordinance Number 2025-29, Instrument Number 202508210015579;

Thence with said northerly right-of-way line, said City of Johnstown corporation line, the northerly and westerly lines of that said 0.857 acre tract, the following courses and distances:

South 86° 35' 51" East, a distance of 115.94 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 22° 10' 44", a radius of 479.00 feet, an arc length of 185.42 feet, a chord bearing of North 82° 18' 48" East and chord distance of 184.26 feet to a point of compound curvature;

With the arc of a curve to the left, having a central angle of 25° 54' 16", a radius of 79.00 feet, an arc length of 35.72 feet, a chord bearing of North 58° 16' 18" East and chord distance of 35.41 feet to a point of tangency;

North 45° 19' 09" East, a distance of 17.32 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 04° 40' 47", a radius of 99.00 feet, an arc length of 8.09 feet, a chord bearing of North 42° 58' 46" East and chord distance of 8.08 feet to a point of non-tangency;

North 15° 43' 40" East, a distance of 108.83 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 01° 15' 50", a radius of 594.00 feet, an arc length of 13.10 feet, a chord bearing of North 10° 00' 06" East and chord distance of 13.10 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 01° 50' 59", a radius of 3451.00 feet, an arc length of 111.41 feet, a chord bearing of North 09° 42' 31" East and chord distance of 111.40 feet to an angle point in said existing City of Johnstown corporation line (Ordinance Number 2023-30);

Thence South 86° 28' 18" East, across said Mink Street NW, with said City of Johnstown corporation line, a northerly line of said 0.857 acre tract, a distance of 60.50 feet to an angle point in said existing City of New Albany corporation line, in the centerline of said Mink Street NW, the northeasterly corner of said 0.857 acre tract;

Thence South 04° 06' 18" West, with the easterly line of said 0.857 acre tract, the centerline of said Mink Street NW, a distance of 66.90 feet to the northwesterly corner of said 0.371 acre tract;

Thence South 85° 54' 26" East, with a northerly line of said 0.371 acre tract, a distance of 10.31 feet to a point;

Thence across said 0.371 acre, 2.009 acre and 0.138 acre tracts, the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 00' 30", a radius of 3529.08 feet, an arc length of 62.10 feet, a chord bearing of South 10° 16' 04" West and chord distance of 62.10 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 11° 55' 22", a radius of 489.50 feet, an arc length of 101.86 feet, a chord bearing of South 04° 48' 38" West and chord distance of 101.68 feet to a point of compound curvature;

With the arc of a curve to the left, having a central angle of 18° 44' 30", a radius of 189.50 feet, an arc length of 61.99 feet, a chord bearing of South 10° 31' 19" East and chord distance of 61.71 feet to a point of compound curvature;

With the arc of a curve to the left, having a central angle of 34° 48' 58", a radius of 59.50 feet, an arc length of 36.16 feet, a chord bearing of South 37° 18' 03" East and chord distance of 35.60 feet to a point of tangency;

South 54° 42' 32" East, a distance of 2.35 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 37° 53' 58", a radius of 89.50 feet, an arc length of 59.20 feet, a chord bearing of South 73° 39' 31" East and chord distance of 58.13 feet to a point of tangency;

North 87° 23' 30" East, a distance of 126.78 feet to a point;

North 88° 49' 28" East, a distance of 117.07 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 04° 41' 31", a radius of 1037.95 feet, an arc length of 85.00 feet, a chord bearing of South 88° 49' 47" East and chord distance of 84.97 feet to a point;

South 02° 07' 27" West, a distance of 68.21 feet to a point in the southerly right-of-way line of said Green Chapel Road NW, the southerly line of said 2.009 acre tract;

Thence with the southerly right-of-way line of said Green Chapel Road, the southerly line of said 2.009 acre tract, the following courses and distances;

South 87° 23' 30" West, a distance of 267.12 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 18° 42' 51", a radius of 479.00 feet, an arc length of 156.45 feet, a chord bearing of South 78° 02' 04" West and chord distance of 155.76 feet to a point of compound curvature;

With the arc of a curve to the left, having a central angle of 16° 42' 00", a radius of 79.00 feet, an arc length of 23.03 feet, a chord bearing of South 60° 19' 39" West and chord distance of 22.94 feet to a point in the easterly right-of-way line of said Mink Street NW;

Thence with said easterly right-of-way line, the easterly line of said 2.009 acre, 0.140 acre, 0.273 acre, 0.289 acre, 0.172 acre (M43-WD), 0.172 acre (M44-WD), 0.184 acre, 0.877 acre, and 0.475 acre tracts, the following courses and distances:

South 19° 07' 08" West, a distance of 115.15 feet to a point;

South 23° 42' 08" West, a distance of 301.12 feet to a point;

South 23° 24' 08" West, a distance of 199.65 feet to a point;

South 24° 28' 38" West, a distance of 1128.85 feet to a point;

South 23° 36' 42" West, a distance of 189.29 feet to a point;

South 66° 23' 18" East, a distance of 5.00 feet to a point;

South 23° 36' 42" West, a distance of 101.35 feet to a point;

North 66° 23' 18" West, a distance of 5.00 feet to a point;

South 23° 36' 42" West, a distance of 971.66 feet to a point; and

South 23° 19' 29" West, a distance of 1578.41 feet to the intersection of the northerly right-of-way line of Miller Road NW, and the easterly right-of-way line of said Mink Street NW;

Thence South 21° 40' 31" East, with the northerly right-of-way line of said Miller Road NW, an easterly line of said 0.475 acre tract a distance of 16.72 feet to an angle point in the northerly right-of-way line of said Miller Road NW;

Thence South 22° 21' 07" West, across said Miller Road NW, across said 0.475 acre and 0.770 acre tracts, a distance of 68.37 feet to a point in the southerly right-of-way line of said Miller Road NW;

Thence South 67° 41' 41" West, with the southerly right-of-way line of said Miller Road NW, with the northerly line of said 0.770 acre tract, a distance of 18.02 feet to the intersection of the southerly right-of-way line of Miller Road NW and the easterly right-of-way line of said Mink Street NW;

Thence with the easterly right-of-way line of Mink Street NW, the easterly line of said 0.770 acre, 0.138 acre, 0.580 acre, 0.134 acre, 0.537 acre, 0.238 acre, 0.237 acre, 0.247 acre, 0.279 acre, 0.335 acre, 0.454 acre, 0.205 acre, and 0.908 acre tracts, the following courses and distances:

South 22° 41' 41" West, a distance of 751.97 feet to a point;

South 23° 32' 56" West, a distance of 1042.10 feet to a point;

South 23° 09' 08" West, a distance of 194.50 feet to a point;

South 22° 36' 00" West, a distance of 253.84 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 24° 29' 49", a radius of 506.00 feet, an arc length of 216.34 feet, a chord bearing of South 10° 21' 05" West and chord distance of 214.70 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 58° 34' 32", a radius of 105.00 feet, an arc length of 107.35 feet, a chord bearing of South 27° 23' 27" West and chord distance of 102.73 feet to a point;

South 56° 40' 43" West, a distance of 54.30 feet to a point;

South 29° 22' 15" West, a distance of 55.49 feet to a point;

South 22° 36' 00" West, a distance of 9.47 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 02° 54' 17", a radius of 13781.00 feet, an arc length of 698.63 feet, a chord bearing of South 24° 03' 08" West and chord distance of 698.55 feet to a point reverse curvature;

With the arc of a curve to the left, having a central angle of 06° 30' 16", a radius of 962.00 feet, an arc length of 109.21 feet, a chord bearing of South 21° 22' 05" West and chord distance of 109.15 feet to a point of tangency;

South 18° 06' 57" West, a distance of 102.86 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 09° 37' 32", a radius of 1062.00 feet, an arc length of 178.41 feet, a chord bearing of South 22° 55' 43" West and chord distance of 178.20 feet to a point of tangency;

South 27° 44' 29" West, a distance of 125.66 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 08° 49' 34", a radius of 1062.00 feet, an arc length of 163.59 feet, a chord bearing of South 32° 09' 16" West and chord distance of 163.43 feet to a point of tangency;

South 36° 34' 03" West, a distance of 107.58 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 08° 46' 11", a radius of 962.00 feet, an arc length of 147.24 feet, a chord bearing of South 32° 10' 58" West and chord distance of 147.10 feet to a point of tangency;

South 27° 47' 52" West, a distance of 71.38 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 01° 51' 48", a radius of 8576.28 feet, an arc length of 278.90 feet, a chord bearing of South 26° 51' 58" West and chord distance of 278.89 feet to a point compound curvature;

With the arc of a curve to the left, having a central angle of 10° 18' 01", a radius of 962.00 feet, an arc length of 172.94 feet, a chord bearing of South 20° 47' 04" West and chord distance of 172.71 feet to a point of tangency;

South 15° 38' 03" West, a distance of 104.14 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 07° 31' 38", a radius of 1062.00 feet, an arc length of 139.52 feet, a chord bearing of South 19° 23' 52" West and chord distance of 139.42 feet to a point of reverse curvature; and

With the arc of a curve to the left, having a central angle of 00° 08' 05", a radius of 8536.28 feet, an arc length of 20.07 feet, a chord bearing of South 23° 05' 39" West and chord distance of 20.07 feet to an intersection of the easterly right-of-way line of said Mink Street NW and the northerly right-of-way line of Jug Street Road NW;

Thence South 13° 34' 17" West, across said Jug Street Road NW, a distance of 57.00 feet to a point;

Thence South 37° 27' 08" West, across said Jug Street Road NW, a distance of 32.10 feet to the intersection of the southerly right-of-way line of Jug Street Road NW and the easterly right-of-way line of Mink Street NW;

Thence with the easterly right-of-way line of Mink Street NW the easterly line of said 0.538 acre, 0.634 acre, 0.470 acre, 0.107 acre, 0.140 acre, 0.188 acre, 0.174 acre, 0.082 acre, 0.258 acre, and 4.459 acre tracts the following courses and distances:

Thence South 20° 54' 35" West, with said easterly right-of-way line, the easterly line of said 0.538 acre tract, a distance of 590.13 feet to a point;

South 21° 06' 23" West, a distance of 19.01 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 08° 54' 24", a radius of 1062.00 feet, an arc length of 165.09 feet, a chord bearing of South 25° 33' 36" West and chord distance of 164.92 feet to a point of tangency;

South 30° 00' 48" West, a distance of 100.72 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 08° 54' 24", a radius of 962.00 feet, an arc length of 149.55 feet, a chord bearing of South 25° 33' 36" West and chord distance of 149.40 feet to a point of tangency;

South 21° 06' 23" West, a distance of 95.39 feet to a point;

South 22° 48' 23" West, a distance of 1.45 feet to a point;

South 67° 11' 37" East, a distance of 2.00 feet to a point;

South 22° 48' 23" West, a distance of 134.91 feet to a point;

North 67° 11' 37" West, a distance of 2.00 feet to a point;

South 22° 48' 23" West, a distance of 752.69 feet to a point;

South 24° 23' 23" West, a distance of 312.62 feet to a point;

South 28° 27' 31" West, a distance of 780.49 feet to a point;

South 28° 35' 00" West, a distance of 744.00 feet to a point;

South 61° 25' 00" East, a distance of 3.00 feet to a point;

South 28° 35' 00" West, a distance of 65.00 feet to a point;

South 29° 19' 01" West, a distance of 64.00 feet to a point;

North 60° 40' 59" West, a distance of 3.00 feet to a point;

South 29° 19' 01" West, a distance of 607.36 feet to a point; and

South 29° 32' 02" West, a distance of 218.70 feet to the intersection of the northerly right-of-way line of Beaver Road NW and the easterly right-of-way line of Mink Street NW;

EXHIBIT "A"
PROPOSED ANNEXATION OF
17.81± ACRES
-11-

Thence South 01° 01' 39" West, across said 4.459 and 0.387 acre tracts, a distance of 46.58 feet to a point in said Beaver Road NW;

Thence South 70° 22' 10" West, across said 0.387 acre tract, a distance of 34.00 feet to the intersection of the southerly right-of-way line of said Beaver Road NW and the easterly right-of-way line of said Mink Street;

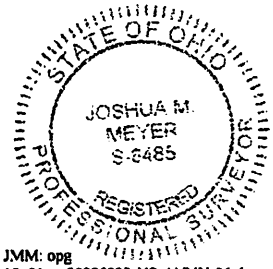
Thence South 29° 32' 02" West, with the easterly right-of-way line of said Mink Street, with the easterly line of said 0.387 acre tract, and with the easterly line of said 0.143 acre tract, a distance of 374.25 feet to a point;

Thence South 27° 47' 42" West, with the easterly right-of-way line of said Mink Street and with the easterly line of said 0.143 acre tract, a distance of 121.25 feet to a southeasterly corner of said 0.143 acre tract;

Thence North 76° 40' 18" West, across the right-of-way of said Mink Street, with the southerly line of said 0.143 acre tract, a distance of 30.98 feet to a southwesterly corner of said 0.143 acre tract in the centerline of said Mink Street, the existing City of New Albany corporation line as established by Ordinance Number O-13-2016, Instrument Number 201608100016926;

Thence North 27° 47' 42" East, with the centerline of said Mink Street, with the westerly line of said 0.143 acre tract, with said City of New Albany, Ohio corporation line, a distance of 129.45 feet to a point;

Thence North 29° 32' 02" East, continuing with said centerline and with the westerly line of said 0.143 and 0.387 acre tracts, with said City of New Albany, Ohio corporation line and with the existing City of New Albany corporation line as established by Ordinance Number O-02-2023, Instrument Number 202302170002966 a distance of 393.51 feet to the POINT OF BEGINNING, containing 17.81 acres, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-9-2026

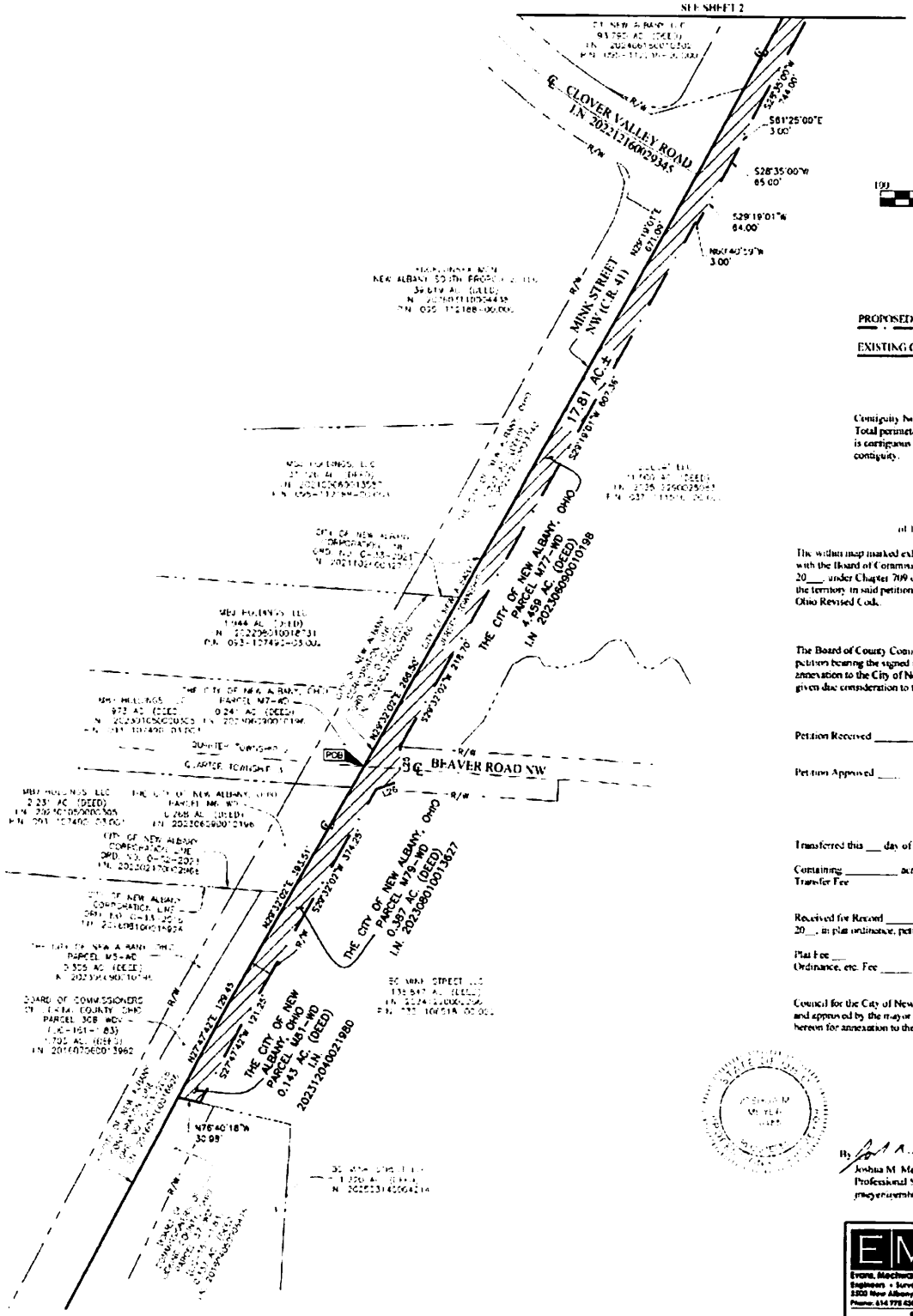
Joshua M. Meyer
Professional Surveyor No. 8485

JMM: opg
17_81 ac 20220233-VS-ANNX-06.doc

Exhibit B - O-29-2026

EXHIBIT "B"
ANNEXATION OF 17.81± ACRES

TO THE CITY OF NEW ALBANY FROM THE TOWNSHIPS OF JERSEY AND MONROE
LOT 7 of 1ST RNG. OF LOTS, LOT 7 OF 2ND RNG. OF LOTS, QTR. TWP. 4, TWP. 3, RNG. 15
LOT 2 OF MARSH HEIRS LAND, LOTS 1, 10, 12, 13, & 15 OF MIDDLE DIVISION OF MARSH SECTION,
LOTS 13 & 14 OF SOUTHERLY DIVISION OF MARSH SECTION, QTR. TWP. 1, TWP. 2, RNG. 15
LOTS 1 & 2, QTR. TWP. 2, QTR. TWP. 3, TWP. 2, RNG. 15
UNITED STATES MILITARY DISTRICT
TOWNSHIPS OF JERSEY AND MONROE, COUNTY OF LICKING, STATE OF OHIO



Contiguity Note
Total perimeter of annexation area is 33994.26 feet, of which 13355.74 feet is contiguous with the City of New Albany giving 39% perimeter contiguity.

Proposed Annexation
of 17.81 acres to the City of New Albany

The within map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____, 20___, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

_____
Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same

Board of Licking County Commissioners

Petition Received _____, 20__ _____ Commissioner

Petition Approved _____, 20__ _____ Commissioner

_____ Commissioner

Transferred this ___ day of _____, 20__, upon the duplicates of this office

Containing _____ acres
Transfer Fee _____
Licking County Auditor

Received for Record _____, 20__, at _____ (AM-PM) and recorded _____, 20___, in plat ordinance, petition, etc. in Plat Book Volume _____, Page _____

Plat Fee ___
Ordinance, etc. Fee _____
Licking County Recorder

Council for the City of New Albany, by ordinance _____ passed _____, 20___ and approved by the mayor on _____, 20___, did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest _____
Clerk, City of New Albany

By _____ 10-9-26
Joshua M. Meyer Date
Professional Surveyor No. 8185
jmeyer@emht.com

Date:	October 9, 2026
Scale:	1" = 100'
Job No:	2022-0233
Sheet:	1 of 9

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614 775 4500 Toll Free: 888 775 3648
emht.com

REVISIONS

MARK	DATE	DESCRIPTION

J:\2022\0233\Dwg\04Sheet\Exhibits\20220233-VS-ANNX-04b.dwg plotted by GaryBeam, Owen on 10/9/2026 11:02:07 AM last saved by ogoodheart on 10/9/2026 10:09:39 AM

Mink Street (Beaver Run - Green Chapel) : 20220233-VS-ANNX-06

EXHIBIT "B"
ANNEXATION OF 17.81± ACRES

TO THE CITY OF NEW ALBANY FROM THE TOWNSHIPS OF JERSEY AND MONROE
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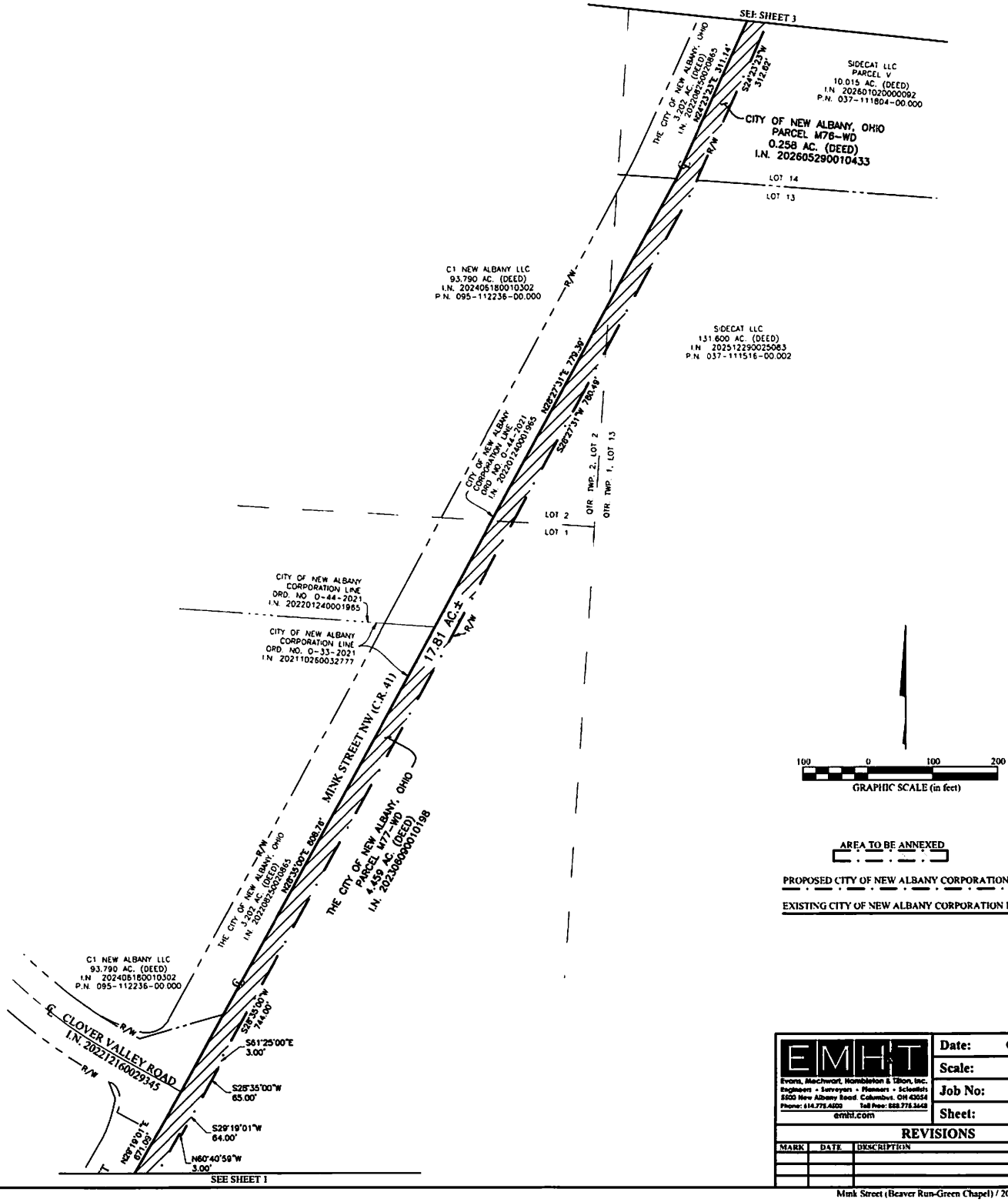

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Job No:	2022-0233
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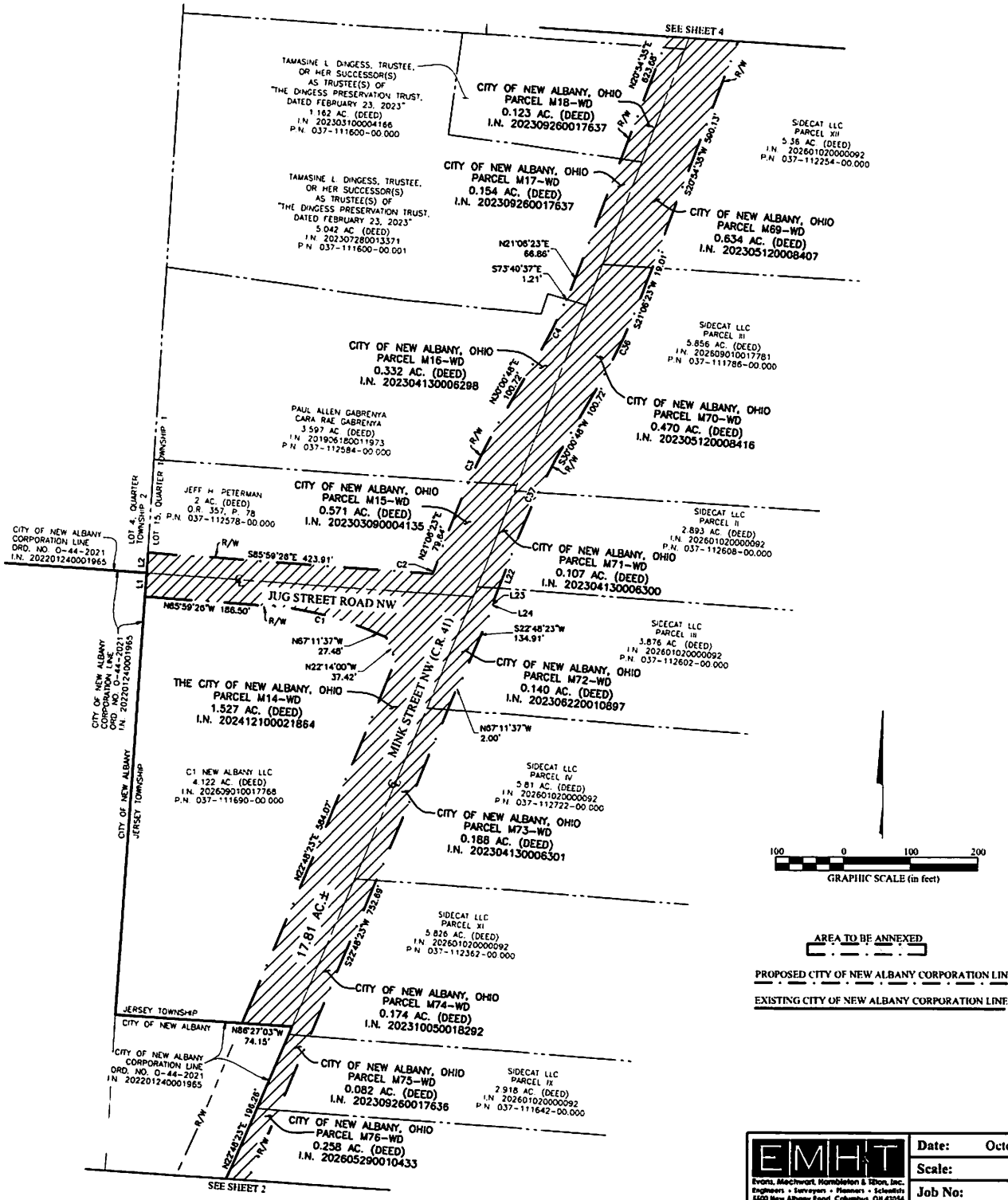

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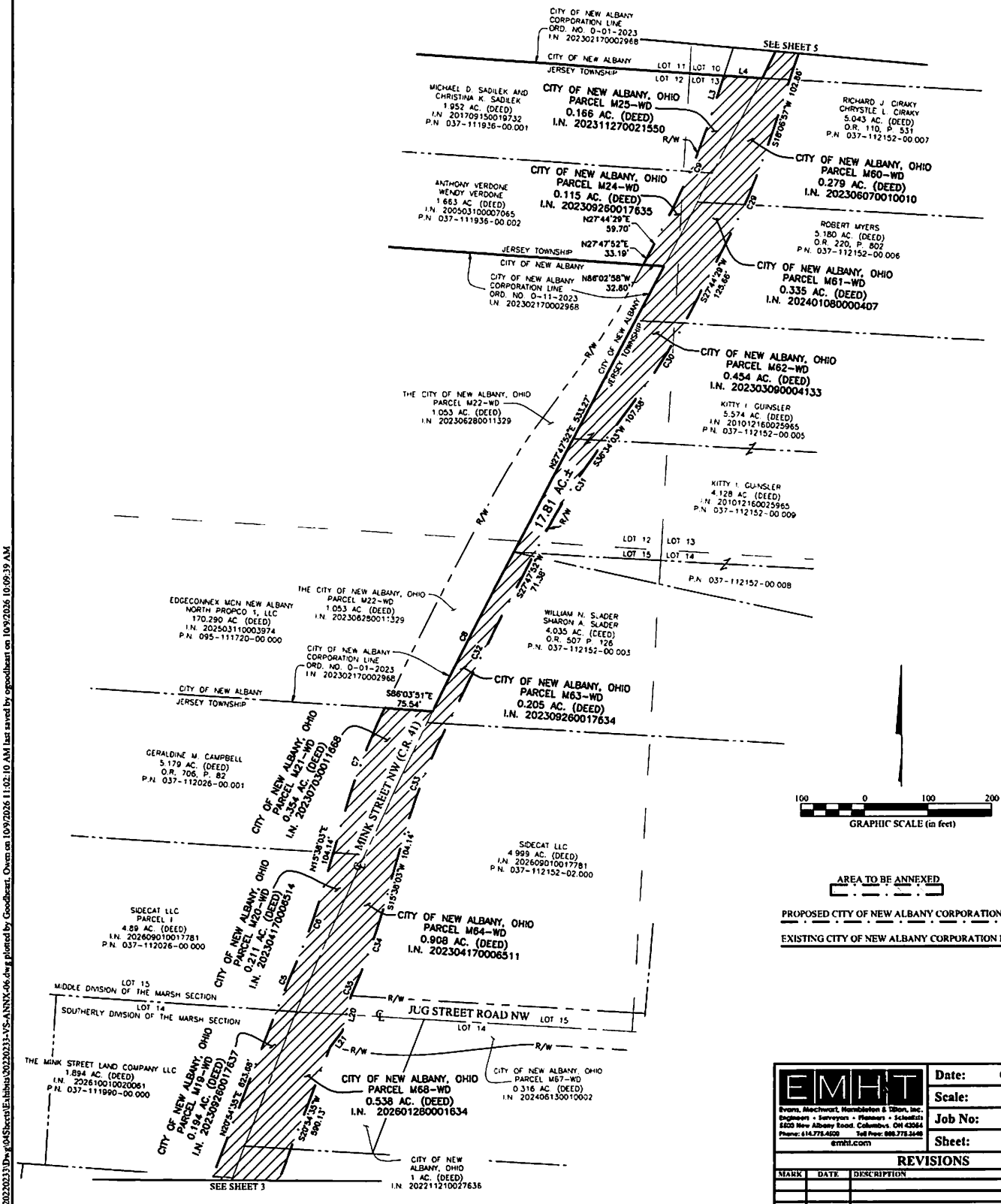

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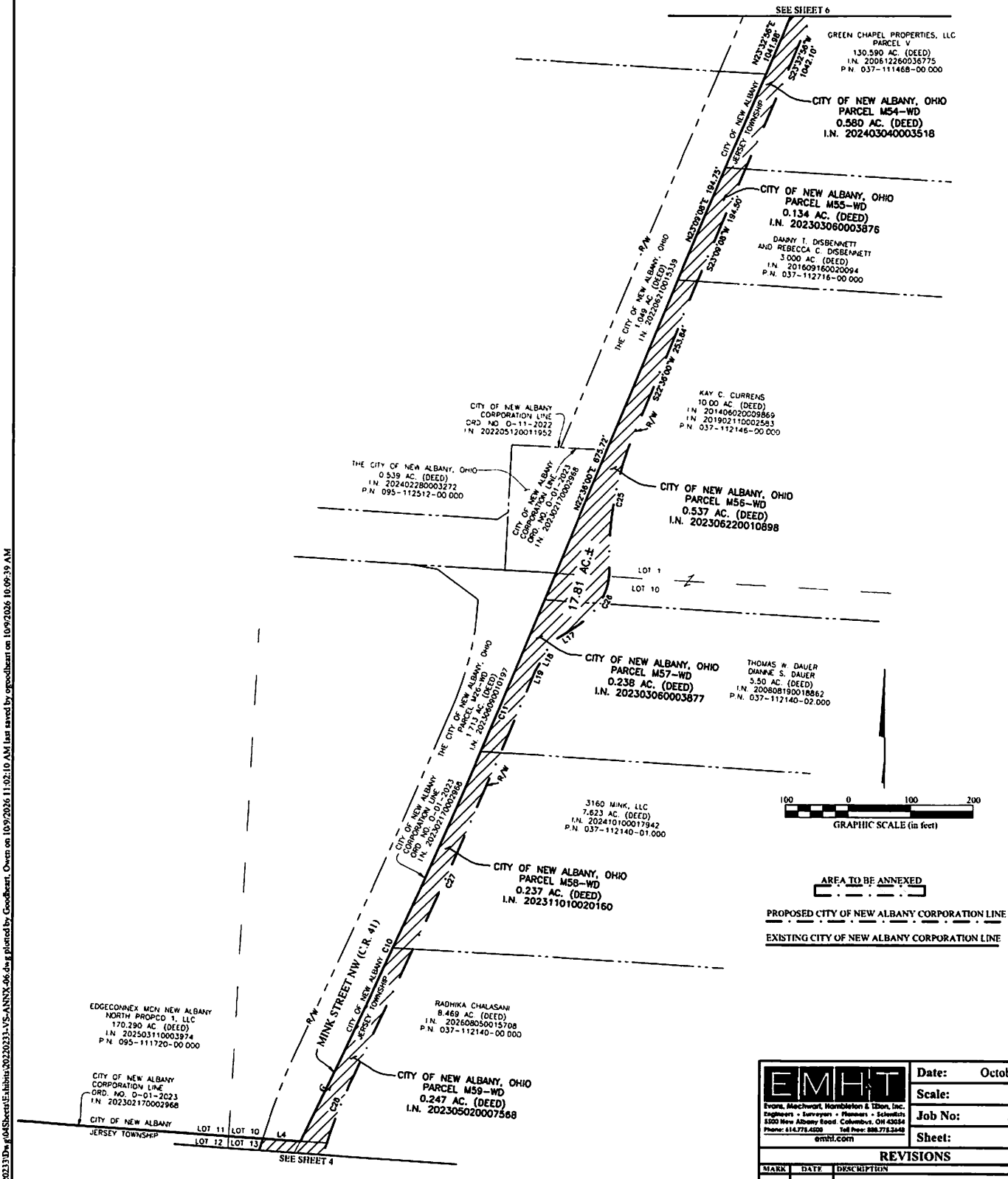

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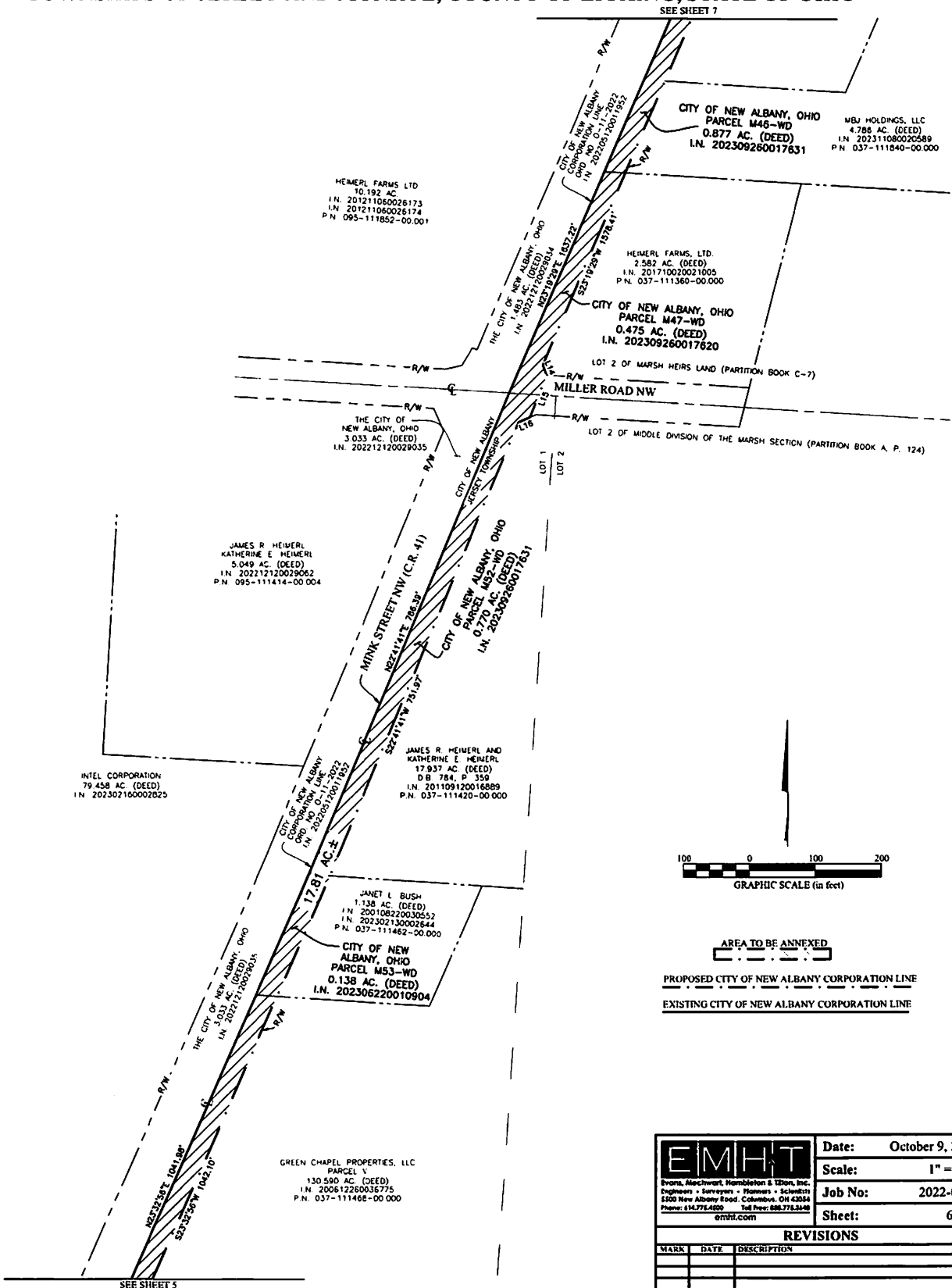

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UNITED STATES MILITARY DISTRICT
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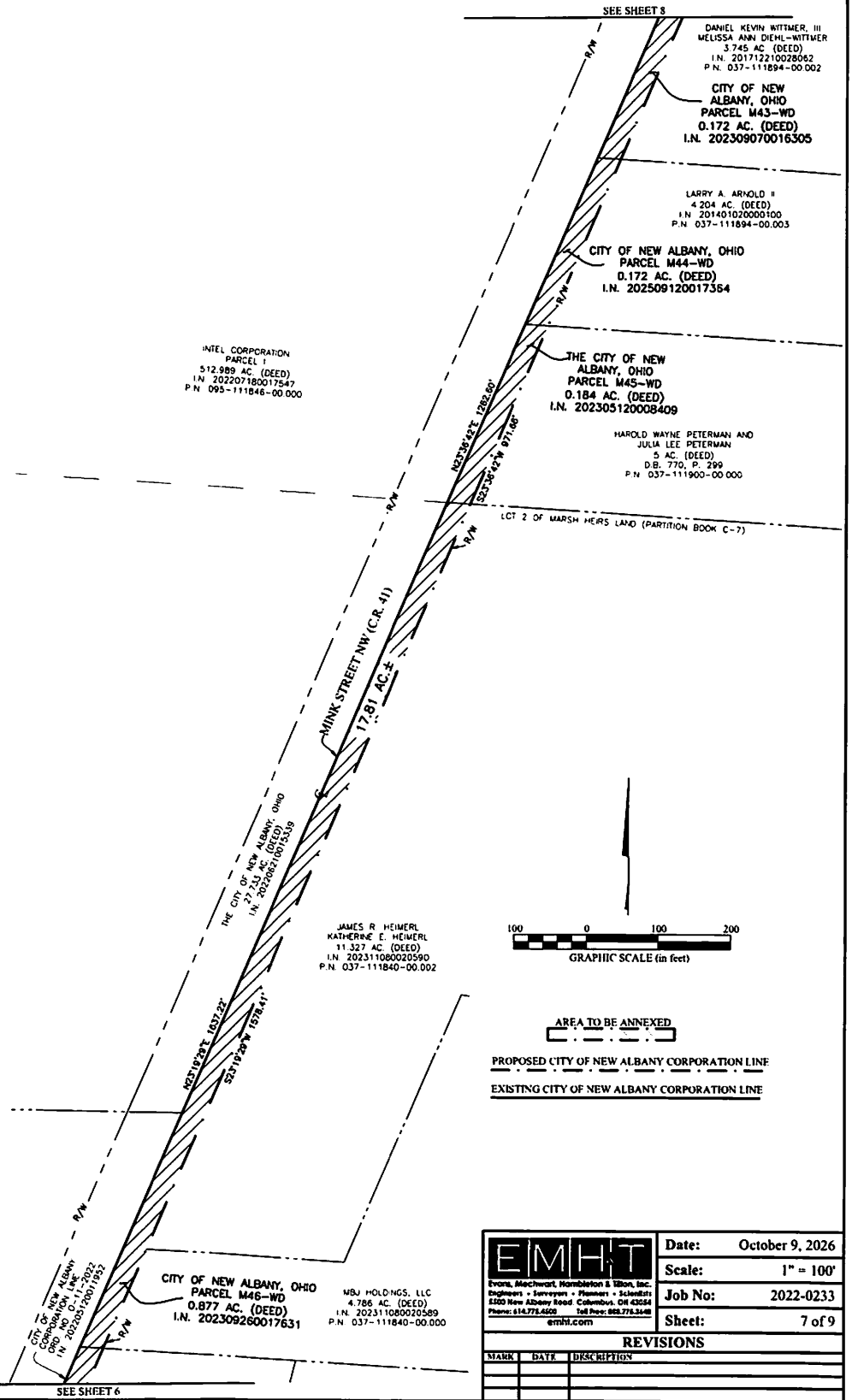
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°49'56"E	35.50'
L2	N03°37'10"E	30.00'
L3	N18°06'57"E	68.97'
L4	S86°02'58"E	60.53'
L5	N03°28'48"E	20.00'
L6	N45°19'09"E	17.32'
L7	N15°43'40"E	108.83'
L8	S86°28'18"E	60.50'
L9	S04°06'18"W	66.90'
L10	S85°54'26"E	10.31'
L11	S54°42'32"E	2.35'
L12	N87°23'30"E	126.78'
L13	N88°49'28"E	117.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S21°40'31"E	16.72'
L15	S22°21'07"W	68.37'
L16	S67°41'41"W	18.02'
L17	S56°40'43"W	54.30'
L18	S29°22'15"W	55.49'
L19	S22°36'00"W	9.47'
L20	S13°34'17"W	57.00'
L21	S37°27'08"W	32.10'
L22	S21°06'23"W	95.39'
L23	S22°48'23"W	1.45'
L24	S67°11'37"E	2.00'
L25	S01°01'39"W	46.58'
L26	S70°22'10"W	34.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	18°47'49"	464.50'	152.39'	N76°35'31"W	151.71'
C2	0°19'31"	962.00'	5.46'	N21°16'09"E	5.46'
C3	8°54'24"	1062.00'	165.09'	N25°33'36"E	164.92'
C4	6°02'22"	962.00'	101.40'	N26°59'37"E	101.35'
C5	0°30'54"	8636.28'	77.61'	N22°54'14"E	77.61'
C6	7°31'38"	962.00'	126.38'	N19°23'52"E	126.29'
C7	10°11'29"	1062.00'	188.90'	N20°43'48"E	188.65'
C8	1°41'18"	8606.28'	253.60'	N26°57'13"E	253.59'
C9	9°37'32"	962.00'	161.61'	N22°55'43"E	161.42'
C10	2°53'37"	13657.11'	689.70'	N24°37'20"E	689.63'
C11	0°35'08"	13751.00'	140.50'	N22°53'34"E	140.50'
C12	22°10'44"	479.00'	185.42'	N82°18'48"E	184.26'
C13	25°54'16"	79.00'	35.72'	N58°16'18"E	35.41'
C14	4°40'47"	99.00'	8.09'	N42°58'46"E	8.08'
C15	1°15'50"	594.00'	13.10'	N10°00'06"E	13.10'
C16	1°50'59"	3451.00'	111.41'	N09°42'31"E	111.40'
C17	1°00'30"	3529.08'	62.10'	S10°16'04"W	62.10'
C18	11°55'22"	489.50'	101.86'	S04°48'38"W	101.68'
C19	18°44'30"	189.50'	61.99'	S10°31'19"E	61.71'
C20	34°48'58"	59.50'	36.16'	S37°18'03"E	35.60'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C21	37°53'58"	89.50'	59.20'	S73°39'31"E	58.13'
C22	4°41'31"	1037.95'	85.00'	S85°49'47"E	84.97'
C23	18°42'51"	479.00'	156.45'	S76°02'04"W	155.76'
C24	16°42'00"	79.00'	23.03'	S60°19'39"W	22.94'
C25	24°29'49"	506.00'	216.34'	S10°21'05"W	214.70'
C26	58°34'32"	105.00'	107.35'	S27°23'27"W	102.73'
C27	2°54'17"	13781.00'	698.63'	S24°03'08"W	698.55'
C28	6°30'16"	962.00'	109.21'	S21°22'05"W	109.15'
C29	9°37'32"	1062.00'	178.41'	N22°55'43"E	178.20'
C30	8°49'34"	1062.00'	163.56'	S32°09'16"W	163.43'
C31	8°46'11"	962.00'	147.24'	S32°10'58"W	147.10'
C32	1°51'46"	8576.28'	278.90'	S26°51'58"W	278.89'
C33	10°18'01"	962.00'	172.94'	S20°47'04"W	172.71'
C34	7°31'38"	1062.00'	139.52'	S19°23'52"W	139.42'
C35	0°08'05"	8536.28'	20.07'	S23°05'39"W	20.07'
C36	8°54'24"	1062.00'	165.09'	S25°33'36"W	164.92'
C37	8°54'24"	962.00'	149.55'	S25°33'36"W	149.40'



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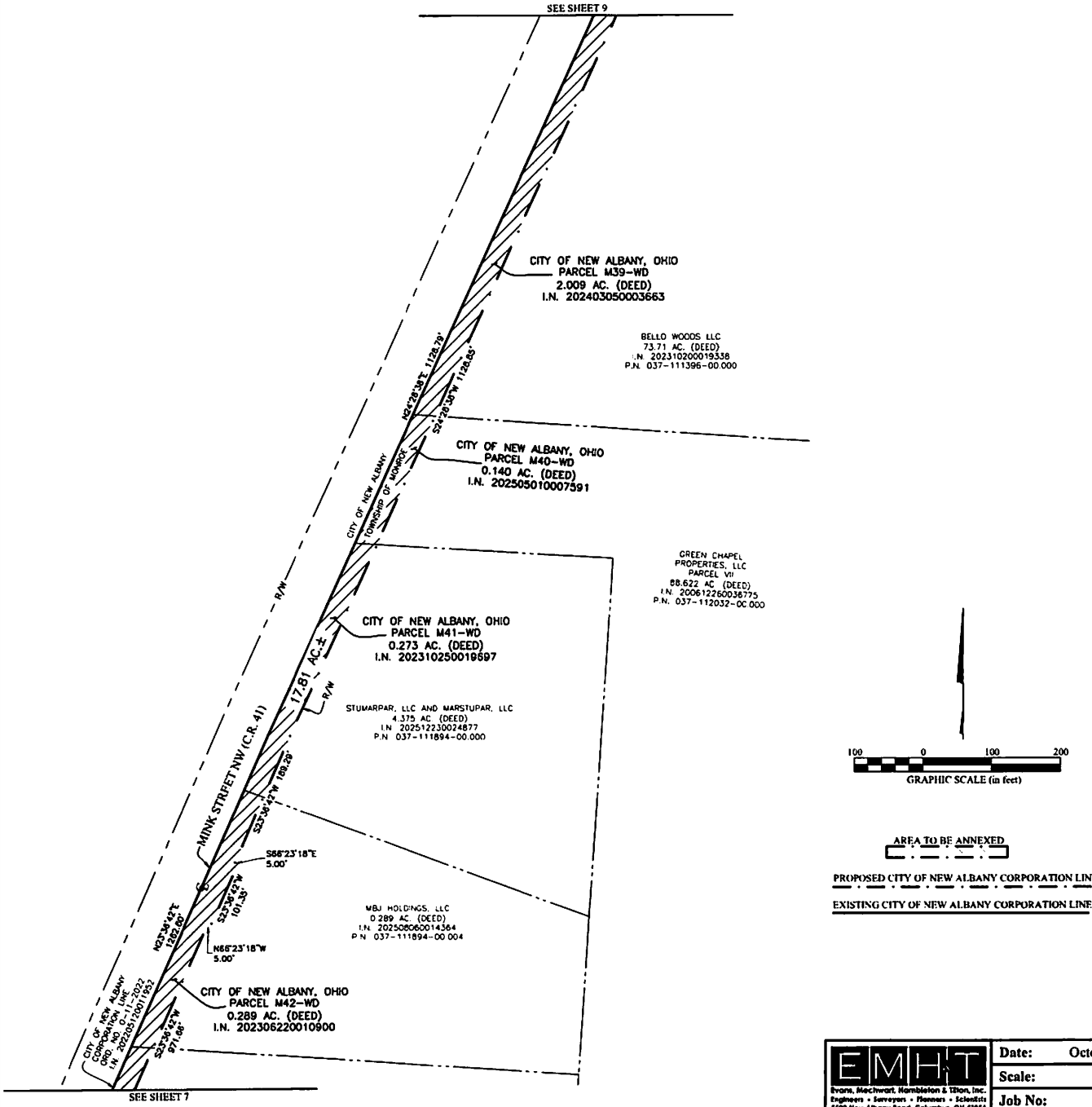

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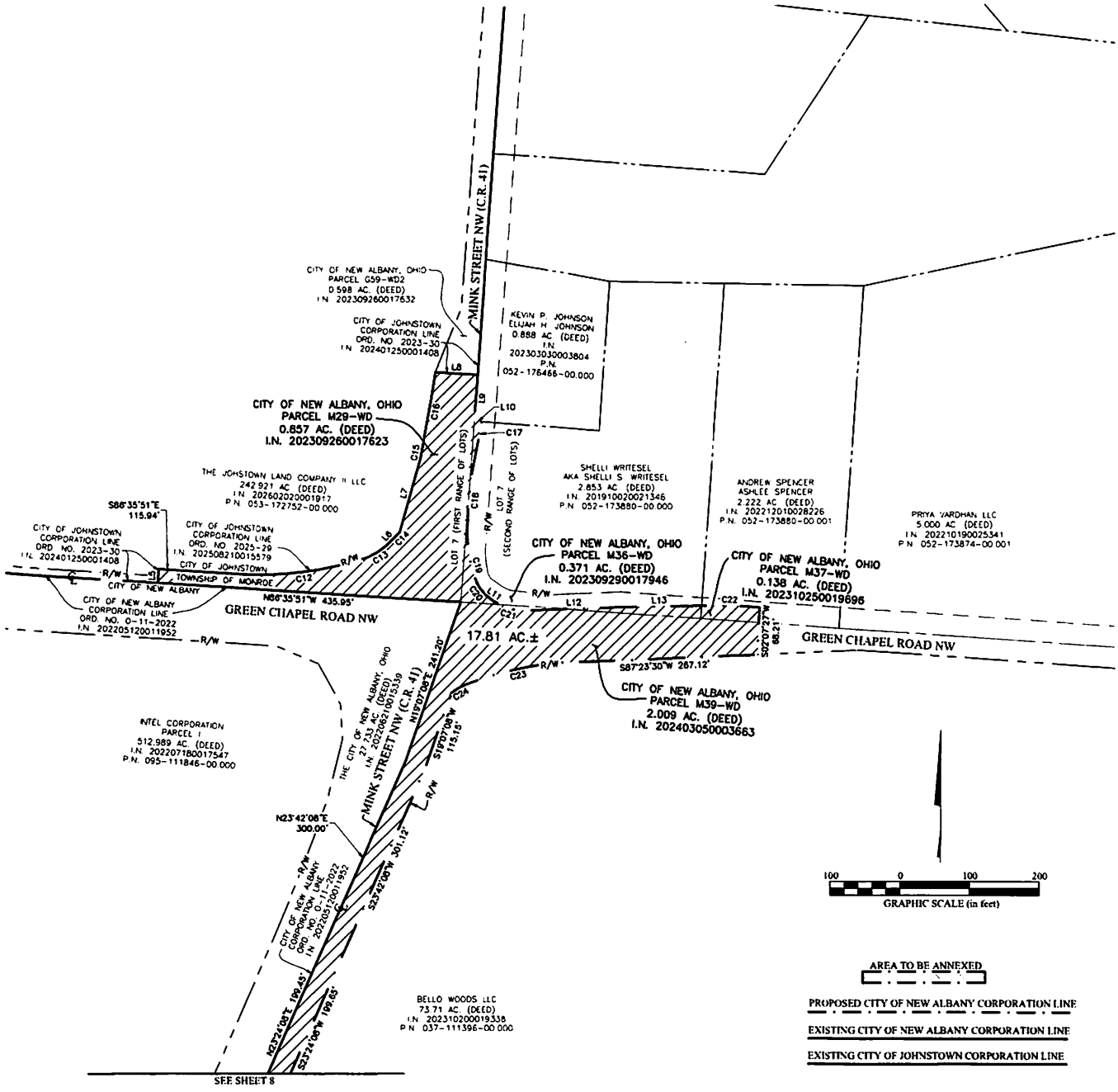

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Mink Street (Beaver Run-Green Chapel) / 20220233-VS-ANNX-06

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NEW ALBANY
COMMUNITY CONNECTS US

RESOLUTION R-51-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY AND RELATED CONTRACTS FOR THIRD-PARTY ADMINISTRATIVE SERVICES FOR HEALTH, PRESCRIPTION, ANCILLARY, STOP LOSS INSURANCE, AND WELLNESS PROGRAM BENEFITS EFFECTIVE JANUARY 1, 2027, AND TO WAIVE COMPETITIVE BIDDING

WHEREAS, in 2026 the City of New Albany ("City") established a self-insurance program; and

WHEREAS, the City intends to contract with third-party administrators ("TPA") to provide health benefits, prescription benefits, ancillary, stop loss insurance, and wellness program benefits for its employees and elective officials in 2027; and

WHEREAS, the City must waive competitive bidding to meet the contracting needs for its 2027 benefits plan year.

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

Section 1. Council authorizes the city manager to sign all contracts necessary and related to providing health, prescription, ancillary, stop-loss insurance, and wellness program benefits for its employees and elected officials.

Section 2. Council waives the requirement of competitive bidding to expedite the contracting process to meet the 2027 benefits plan year enrollment deadlines.

Section 3. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting and that all deliberations of this council and 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 4. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 17 **day of** November**, 2026.**

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	10/23/2026
Introduced:	11/17/2026
Revised:	
Adopted:	11/17/2026
Effective:	11/17/2026

NEW ALBANY
COMMUNITY CONNECTS US

RESOLUTION R-52-2026

A RESOLUTION TO APPROVE AND ADOPT THE BABBITT ROAD AREA PLAN ADDENDUM TO THE ENGAGE NEW ALBANY STRATEGIC PLAN, AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, council of the city of New Albany has established a strategic plan to guide land use, infrastructure development and economic impact; and to provide a guideline to establish goals, objectives and strategies related to the development of the city of New Albany, and adopted it by Resolution R-08-2021 on March 16, 2021, and

WHEREAS, New Albany has updated its strategic plan to respond to changing conditions and priorities that resulted from the city's continued growth and the strategic plan is based on community input and sound planning principles designed to improve quality of life, address community needs and protect investment for the long term; and

WHEREAS, the New Albany Planning Commission reviewed and recommended approval of the Babbitt Road Area Plan addendum to the Engage New Albany strategic plan at their meeting on November 16, 2026.

NOW, THEREFORE, BE IT RESOLVED by council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby adopts the Babbitt Road Area Plan Addendum as presented to council and as attached hereto as 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 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 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 17 **day of** November **, 2026.**

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared:	11/06/2026
Introduced:	11/17/2026
Revised:	
Adopted:	11/17/2026
Effective:	11/17/2026

Exhibit A - R-52-2026

ENGAGE NEW ALBANY

You're part of the plan

Babbitt Road

Strategic Plan Addendum

Fall 2026

NEW ALBANY
ESTABLISHED 1837



EXECUTIVE SUMMARY

The Babbitt Road Strategic Plan Addendum provides updated recommendations for a 111-acre site at the western edge of the New Albany Business Park, at the corner of Worthington/Dublin Granville Road and Babbitt Road. Portions of the site are in Plain Township, and the property owner is expected to request annexation into the city. This addendum to the New Albany Strategic Plan sets clear expectations for future Business Park growth and provides a consistent standard for reviewing future rezoning and development proposals.

Key Recommendations

- Future Land Use: Designate most of the site as Employment Center, while keeping the existing Residential designation south of the proposed Babbitt Road extension.
- Roadway Network: Extend Babbitt Road through the site to connect with Worthington/Dublin Granville Road. The alignment is conceptual and will be finalized through engineering and future development review. New roads will follow the Business Park and Business Park Transitional character typologies.
- Setbacks & Screening: Establish building and pavement setbacks that accommodate sufficient land area for right-of-way, utility easements, berms, and dense meadow and tree planting. Existing tree stands must be preserved to the greatest extent feasible and may be utilized to achieve landscape and screening requirements.
- Natural Features & Trails: Preserve healthy trees within perimeter setback areas where practical, protect the tributary stream corridor, meet open space requirements through tree canopy preservation where practical, and provide leisure trails along all site frontages.
- Supplemental Standards: Prohibit data centers, require noise studies for future zoning districts, and set standards for construction practices such as site-wide lighting and construction traffic.

The Landscape & Development Site Guidelines in this addendum establish design standards for roadway edges, streetscapes, site entrances, signage and on-site landscaping. They align future development with New Albany's established character and build on the strong design found throughout the Business Park.

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FIGURE 4
BUSINESS PARK TRANSITIONAL ROADWAYS

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FIGURE 6
NATURAL FEATURES, OPEN SPACE, & TRAIL CONNECTIVITY

FIGURE 7
DESIGN INTENT

LANDSCAPE GUIDELINES

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PURPOSE & OVERVIEW

In 2021, the City of New Albany adopted the most recent update of its Strategic Plan, titled *Engage New Albany*. The Strategic Plan identifies the desired future land uses, development, transportation, and other recommendations for both the city and its future expansion areas.

This document amends the Strategic Plan to update policy and standards for a 111-acre study area south of Worthington/Dublin Granville Road and west of Babbitt Road, where the future Bayer Pharmaceutical manufacturing campus will be located. Like other addenda adopted since 2021, it ensures that new development responds to community aspirations and establishes city policy to guide subsequent processes, including rezoning, development plan submissions, and annexation requests. The study area is near other major employment uses, including Amgen on Ganton Parkway and Google on Babbitt Road.

The City of New Albany is home to one of the fastest-growing job centers in the state of Ohio. As commercial and industrial real estate evolves, new types of development produce varying levels of job creation. To preserve this study area for employment-intensive uses, this plan addendum expressly prohibits data centers. Continued expansion of the Business Park's biomedical and health sector supports a large number of high-paying jobs and provides sustainable property and income tax revenue. That revenue contributes to the fiscal stability of New Albany-Plain Local Schools and city services, including parks, police, fire, and emergency medical services.

PLAN COMPONENTS & USE

The Babbitt Road Strategic Plan Addendum is organized into two parts: the Development Framework, which establishes high-level policy and planning outcomes for the site, and the Landscape & Development Site Guidelines, which provide design standards and requirements for a wide range of site-specific elements.

Development Framework

- *Future Land Use:* This identifies the desired land uses for the Babbitt Road Plan Area should it be incorporated into the city.
- *Future Thoroughfare Plan:* This identifies the manner in which to integrate the plan area into New Albany's roadway network and character.
- *Building & Pavement Setbacks:* Establishing desired building and pavement setbacks based on roadway typologies and berm/landscape buffer requirements.
- *Natural Features, Open Space, & Trail Connectivity:* Identifying key areas to consider as preserved open space areas, documenting significant tree canopy cover, and establishing priority trail alignments.

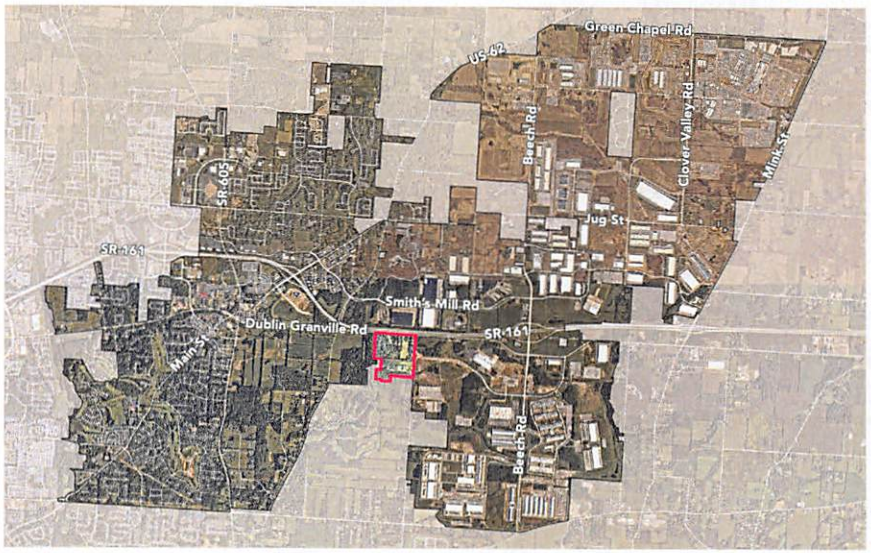
Landscape & Development Site Guidelines

- *Roadway Edge:* Establishing grading, planting, fencing and leisure trail standards along Business Park roadways to screen development and maintain New Albany character.
- *Streetscape:* Coordinating street trees, street lights and signage with the existing Business Park.
- *Site Entrances & Signage:* Setting design standards for entry drives, bridges and property signs.
- *Site Landscape & Planting:* Guiding planting within development sites, including front yards, hedgerows, parking lots and detention ponds, along with approved plant species and long-term maintenance.

EXISTING CONDITIONS

The Babbitt Road Plan Area covers 111 acres at the western edge of the New Albany Business Park. It is bordered by Worthington/Dublin Granville Road to the north, Babbitt Road to the east, The Golf Club to the south, and residential areas to the west. The site and much of its surroundings are heavily wooded, and Blacklick Creek runs north to south along its western edge.

City-wide Context



Babbitt Road Plan Area

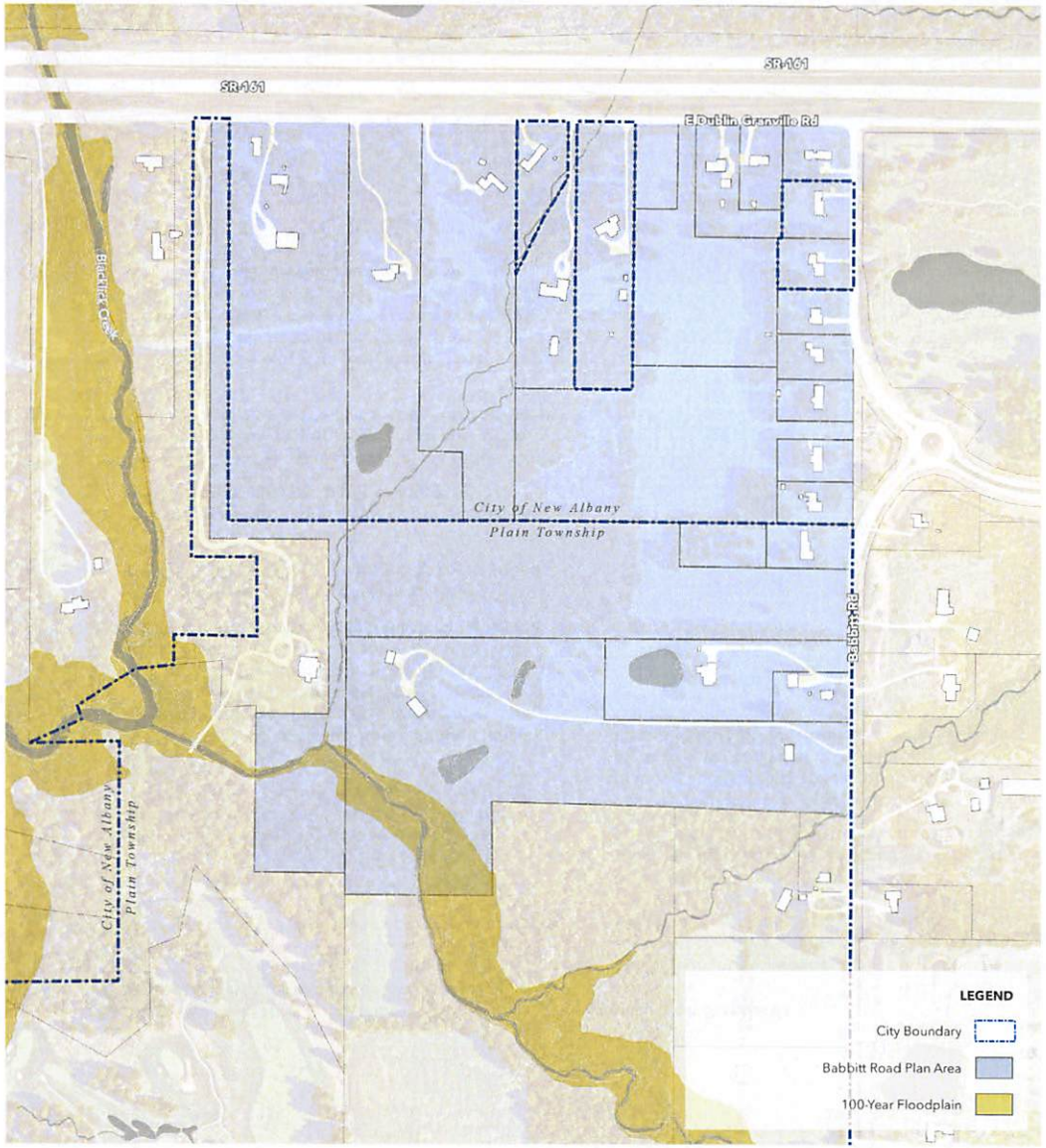


FIGURE 1
FUTURE LAND USE

The future land use map identifies desired future land use patterns for the City of New Albany and its future expansion areas, as well as the development strategies for each type of land use. It guides city officials and landowners through rezoning applications and annexation requests by setting the types of development that are appropriate in a given area. The zoning code and zoning map then interpret and regulate land use in accordance with this guidance.

Land use and growth patterns change over time. Areas that once seemed unlikely to change may transfer ownership, and their development potential can shift as nearby areas develop. In these cases, city policy should be proactive. Updating standards and expectations as conditions change helps ensure a rigorous, thoughtful review process and quality development outcomes.

Given the location of the area and the adjacent land uses in the Business Park along Ganton Parkway and Beech Road South, the Employment Center land use category is appropriate for most of the land in the Babbitt Road Plan Area. The existing Residential designation remains south of the proposed Babbitt Road extension.

The Employment Center category is intended to provide for a number of employment-intensive uses, including office, research, light industrial, technology manufacturing, and logistics uses. Having an adequate amount of land and development in this district is vital for the overall fiscal health of the city. The Employment Center category is designed to allow for flexibility and diversification of businesses that seek to locate in the Business Park.

The Residential category is intended to provide high-quality, interconnected, walkable neighborhoods embedded with green spaces and lush landscaping that are defining characteristics of New Albany. The Residential category allows for a variety of housing types to meet the needs of people throughout all life stages.

The development standards on this page provide guidance as to the way in which development should take shape in these two land use categories.

Employment Center Development Standards

As employment center development continues in New Albany, expectations must be clear in order to build upon the city's character and design. Generally, the standards for employment center development include the following:

- No freeway or pole signs are allowed.
- Heavy landscaping is highly desirable to buffer these uses from adjacent residential areas.
- Plan employment center buildings within the context of the area, not just the site.
- Sites with multiple buildings should be well organized and clustered if possible.
- All employment center developments are encouraged to employ shared parking or be designed to accommodate it.
- All employment center developments should plan for regional stormwater management.
- All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- Any periphery security should integrate with the existing landscape and maintain and enhance the character of the road corridor.
- Combined curb cuts and cross-access easements are encouraged.
- The use of materials, colors, and texture to break up large-scale facades is required.
- Data centers are prohibited in the Babbitt Road Plan Area.
- Noise studies should be required for future zoning districts within the Babbitt Road Plan Area.

Residential Development Standards

As residential development continues in New Albany, expectations must be clear in order to build upon the city's tradition of quality neighborhoods. The principles of good residential subdivision design and the distinctive features of New Albany's best neighborhoods should be emulated in future development. Generally, these standards include:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from 0.5 to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- All or adequate amounts of open space and parkland are strongly encouraged to be provided on-site.
- Houses should front onto public open spaces and never back onto public parks or roads.
- Rear or side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage should be set back from the front facade of the house.
- Private streets are at odds with many of the community's planning principles, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments must be public.

Construction Standards

- Similar lighting requirements for permanent lighting should apply to temporary construction lighting as well. Photometric plans should be submitted for review during construction showing zero or near-zero light pollution at the property lines. Cut-off downcast light fixtures should be required, subject to OSHA safety standards for construction sites.
- Construction traffic routing needs to be intentionally planned and respectful to surrounding residential areas. Primary construction traffic should be routed through Worthington/Dublin-Granville Road and Ganton Parkway.

Babbitt Road Plan Area

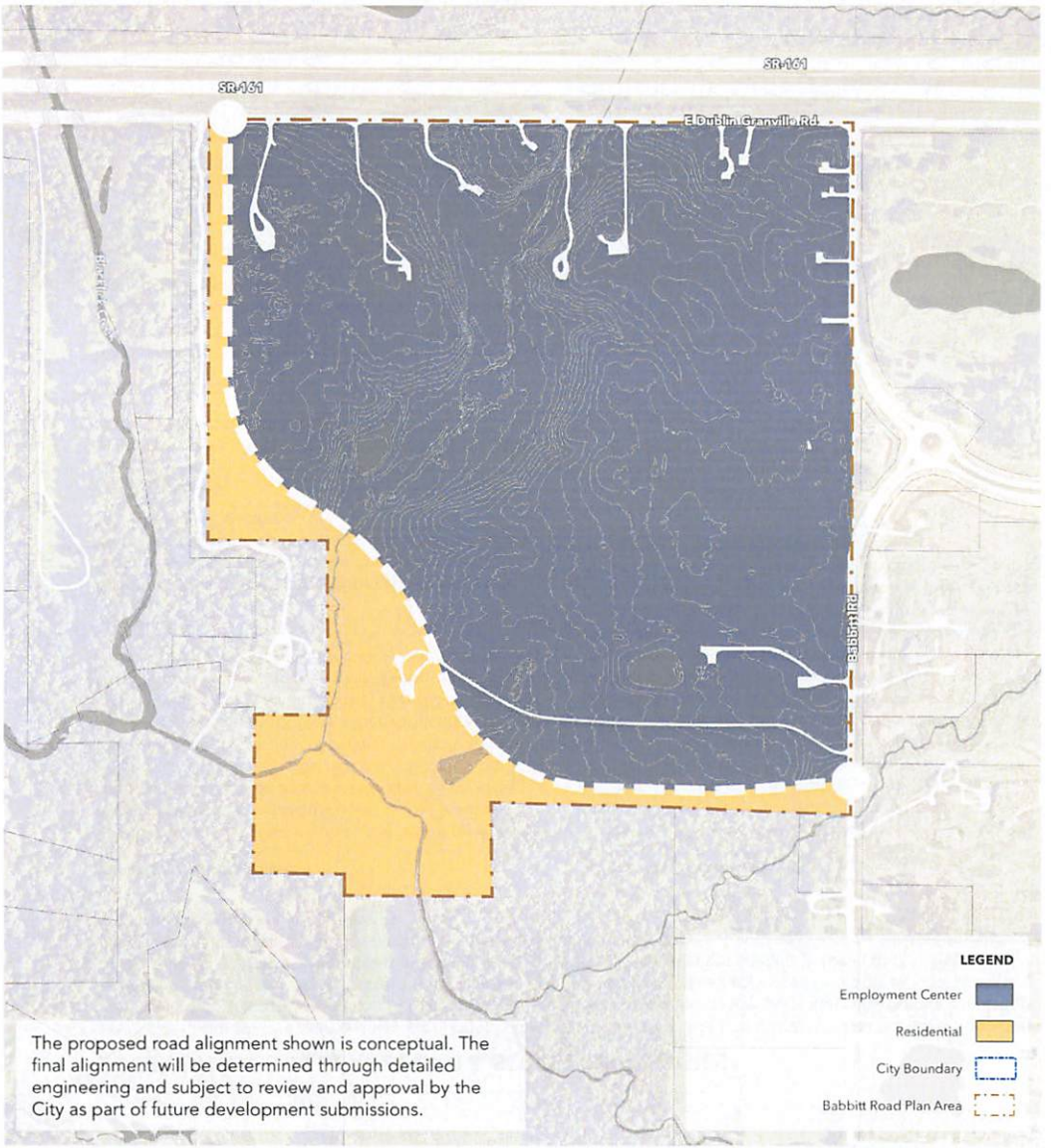


FIGURE 2

FUTURE THOROUGHFARE PLAN & STREET TYPOLOGIES

The future thoroughfare plan has two components: functional classifications and character classifications. Together, they guide future roadway construction and planning, including proposed connections that will improve circulation across the city. Functional classifications identify the existing or expected capacity of each roadway. Character classifications set the recommended road characteristics, streetscape elements, amenity zones and setback dimensions. The following pages introduce these classifications alongside supporting diagrams illustrating their respective dimensional requirements.

Functional Classification

Functional classification involves the grouping of roads and highways in a hierarchy based on the level of transportation service they are intended to provide. Functional classification defines the role that a particular roadway plays in the flow of traffic in a whole network. More information about New Albany's functional classification can be found on pp. 102-103 of Engage New Albany. The roadways in the Babbitt Road Plan Area fall into the following functional classes:

Minor Arterials

Minor arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts and offer connectivity to higher-level roadways.

Major Collectors

Major collectors gather and channel traffic from local roads to the arterial roadway network.

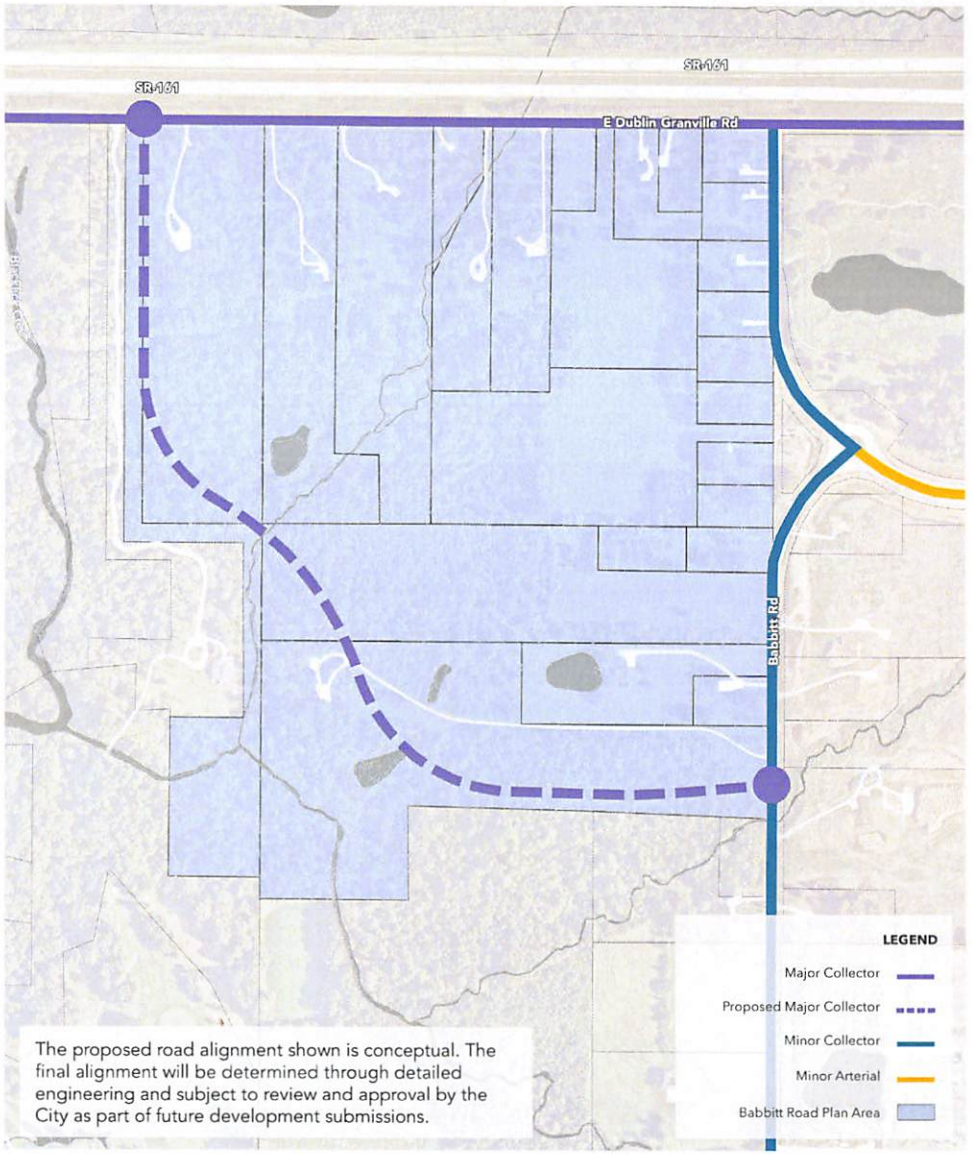
Minor Collectors

Minor collectors serve a purpose similar to major collectors, but generally have lower volumes, shorter lengths, fewer lanes, lower speed limits, and provide more access locations.

Character Classification

In addition to a functional roadway classification, Engage New Albany also established a more detailed classification and precise application of defining character elements of New Albany's roadway corridors. Character classification defines the ways in which existing and future roadway corridors in the strategic plan study area can contribute to New Albany's aesthetics and help to further define the character of the community. More information about New Albany's roadway character classification can be found starting on p. 104 of Engage New Albany. The roadways in the Babbitt Road Plan Area are classified as either Business Park or Business Park Transitional, which are explained in further detail on the following pages.

Functional Roadway Classifications



Future Thoroughfare Character Classifications

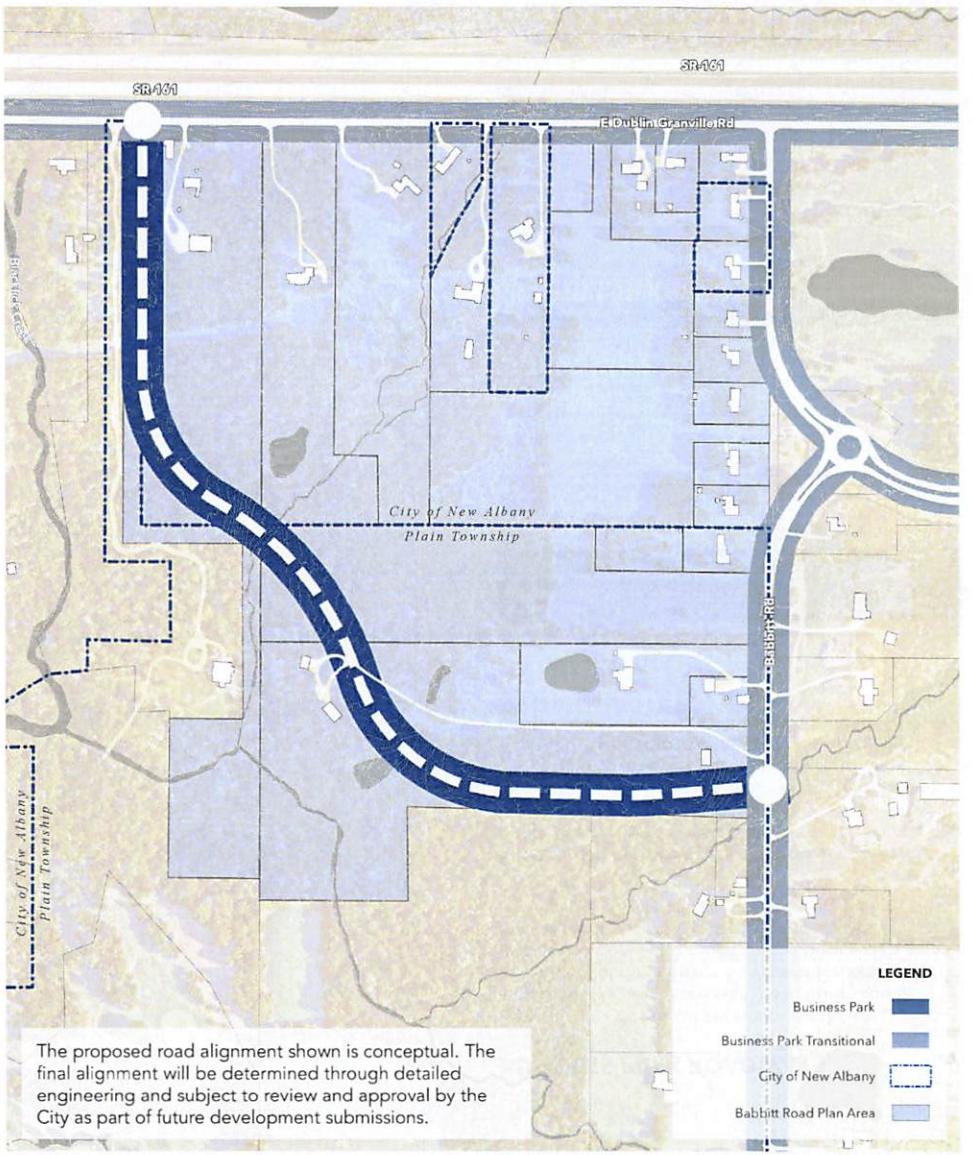


FIGURE 3

BUSINESS PARK ROADWAYS

New Albany's Business Park extends from west to east across the city, with more recent expansion south of SR 161 along the Beech Road corridor. With the anticipated continued growth of the Business Park and employment-based land uses, new roadways with this character classification will likely be built over the next several years.

Business Park roadways typically have employment-based uses on both sides of the street and carry employee, truck, and delivery traffic. These two- to four-lane roads have curbs, decorative street lighting, and should have leisure trails on both sides of the road. Most of the landscape is a mix of meadow/prairie grass, turf grass, and trees, with natural tree stands preserved where practical.

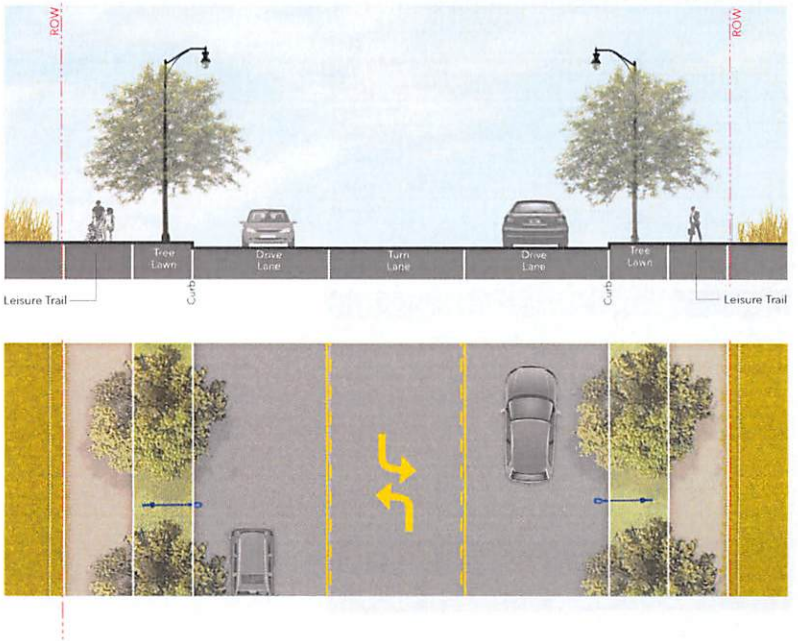
Business Park Typical Roadway Characteristics	
Street Pavement	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'-12'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	Medium
Transit Accommodations	Yes
Pavement Edge	Curb
Total Pavement Width	35'-69'
Streetscape/Amenities	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Tree lawn
Amenity Zone Width	8'-15'
Streetlights	Yes
Underground Utility Priority	High
Tree Spacing	30' on center
Four-Rail Horse Fence	Yes
Total Right-of-Way	**67'-115'**

* This does not include turn lanes and medians.
** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Site-Specific Conditions for Business Park Roadways

- The minimum 80' right-of-way width is recommended for the Babbitt Road extension.
- Given the extent of existing tree canopy on the site, tree stands that provide sufficient screening of buildings and parking areas may substitute for the setback, berm, and planting requirements for Business Park roadways, subject to review by the City's Landscape Architect.
- Setback, berm, and planting requirements for Business Park roadways may be modified along primary building facades that demonstrate a high level of architectural quality, subject to review by the City's Landscape Architect. Primary building facades are the portions of a building that contain the main public entrance and are marked by distinctive architectural features.

Business Park Typical Roadway Section



Business Park Typical Roadway Axon Diagram

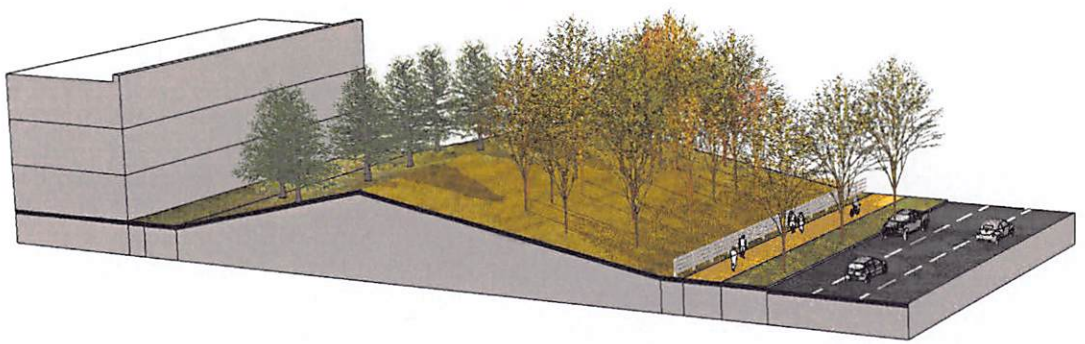


FIGURE 4

BUSINESS PARK TRANSITIONAL ROADWAYS

Business Park Transitional roadways are those where the long-term condition on at least one side of the road is likely to remain rural or residential. These roads, however, do still carry some through-traffic and traffic for the Business Park. These roads will have narrower road shoulders and a ditch street edge condition. They should also have a leisure trail on both sides of the street, along with four-rail horse fence and significant naturalized plantings, with some mounding if necessary. Any parking areas should be properly screened.

Business Park Transitional Typical Roadway Characteristics	
Street Pavement	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	High
Transit Accommodations	Yes
Pavement Edge	Swale
Total Pavement Width	24'-58'
Streetscape/Amenities	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Natural buffer
Amenity Zone Width	15'-20' min.
Streetlights	Yes
Underground Utility Priority	High
Tree Spacing	30', irregular spacing
Four-Rail Horse Fence	Yes
Total Right-of-Way	**70'-114'**

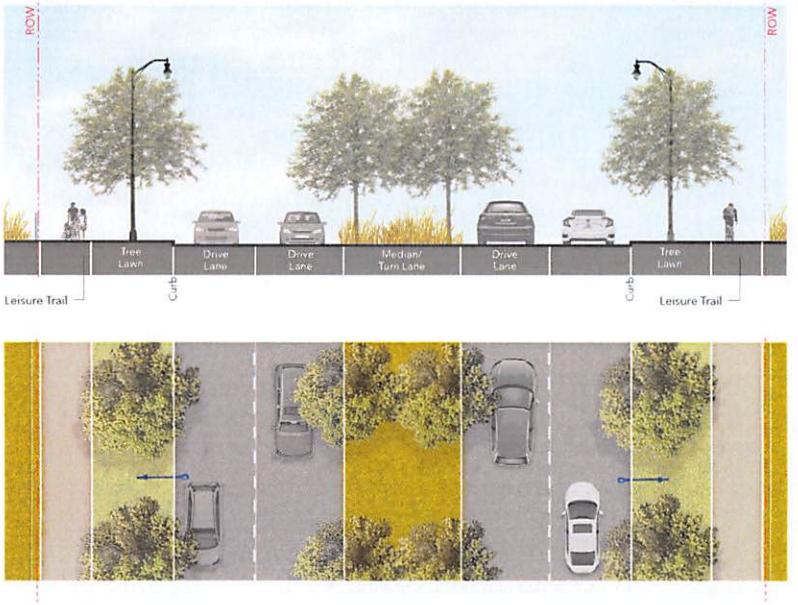
* This does not include turn lanes and medians.

** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Site-Specific Conditions for Business Park Transitional Roadways

- Given the extent of existing tree canopy on the site, tree stands that provide sufficient screening of buildings and parking areas may substitute for the setback, berm, and planting requirements for Business Park Transitional roadways, subject to review by the City's Landscape Architect.
- Setback, berm, and planting requirements for Business Park Transitional roadways may be modified along primary building facades that demonstrate a high level of architectural quality, subject to review by the City's Landscape Architect. Primary building facades are the portions of a building that contain the main public entrance and are marked by distinctive architectural features.

Business Park Transitional Typical Roadway Section



Business Park Transitional Typical Roadway Axon Diagram

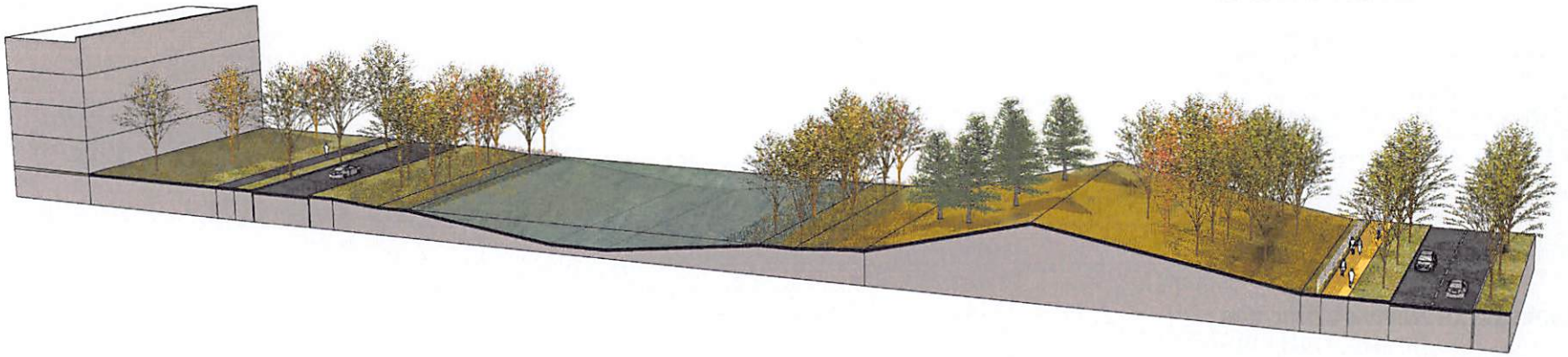


FIGURE 5

BUILDING & PAVEMENT SETBACKS

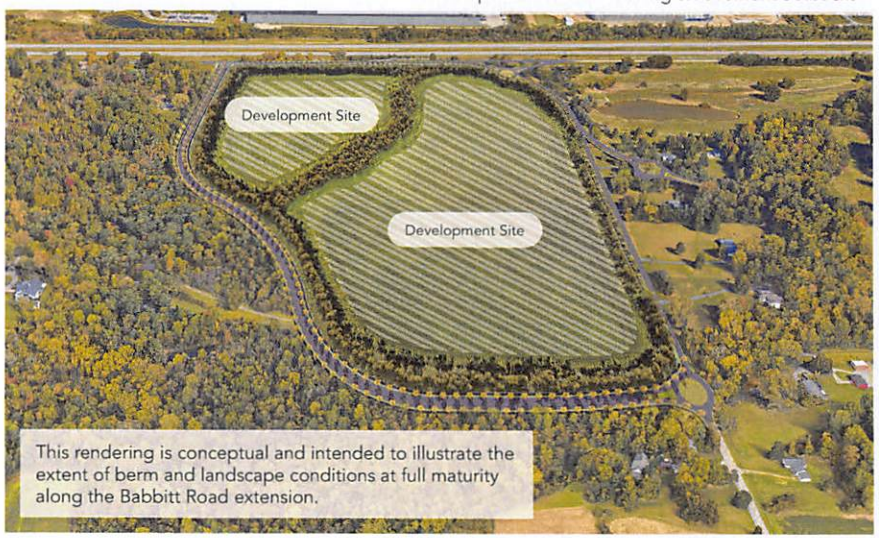
Based on the established roadway character typologies, Figure 5 identifies the recommended building and pavement setbacks for the entire site. These setbacks are intended to provide enough space for berms and planting to screen buildings and parking areas, along with space for right-of-way and utility easements. As noted on Figures 3 and 4, the screening intent may also be met where existing tree stands provide sufficient screening or where primary building facades demonstrate a high level of architectural quality. Final building and pavement setbacks will be established through future rezoning applications, subject to review and approval by the City.

Recommended Setbacks

Setbacks shall be measured from the road centerline:

- Building Setbacks: Minimum 140'
- Pavement Setbacks: Minimum 90'
- Setback, berm, and planting requirements may be modified along primary building facades that demonstrate a high level of architectural quality, subject to review by the City's Landscape Architect. Primary building facades are the portions of a building that contain the main public entrance and are marked by distinctive architectural features.

Conceptual Render - Building & Pavement Setbacks



Building & Pavement Setbacks

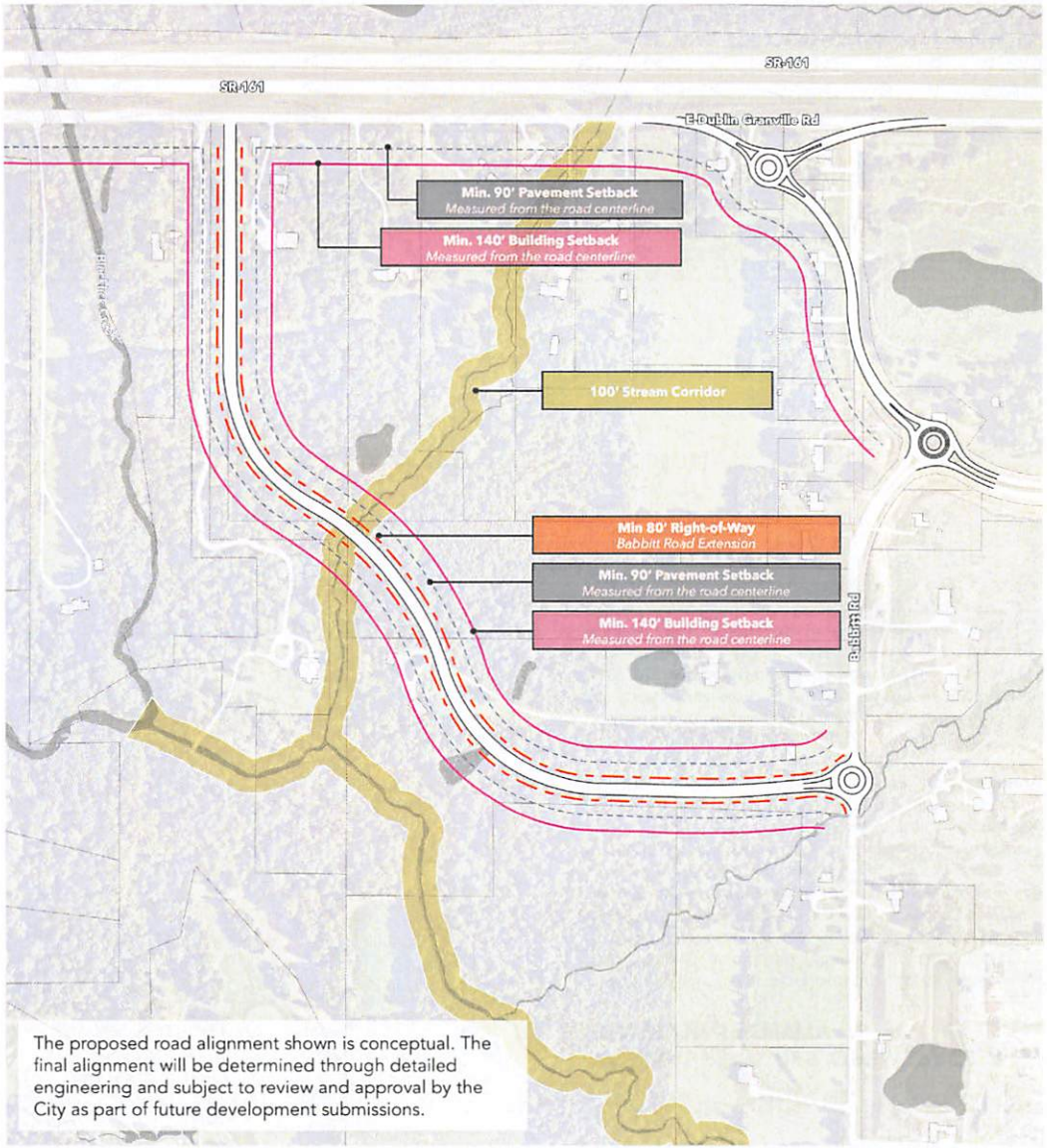


FIGURE 6

NATURAL FEATURES, OPEN SPACE, & TRAIL CONNECTIVITY

Figure 6 identifies the site's notable natural features and the proposed leisure trail network. A tributary stream divides the site roughly in half and drains west into Blacklick Creek. The site is also heavily wooded, with tree canopy covering about half of its total acreage. Development should preserve healthy trees and maintain a healthy stream corridor, in accordance with applicable state laws and City ordinances. Open space requirements should be met primarily by preserving existing wooded areas to the greatest extent feasible.

Given the site's constraints, the primary goal for pedestrian connectivity is providing safe, efficient access along all sides of the site. As shown, leisure trails are proposed along every site frontage and on both sides of the Babbitt Road extension. These connections will also improve infrastructure for pedestrians and cyclists along Ganton Parkway, Babbitt Road, and Worthington/Dublin Granville Road.

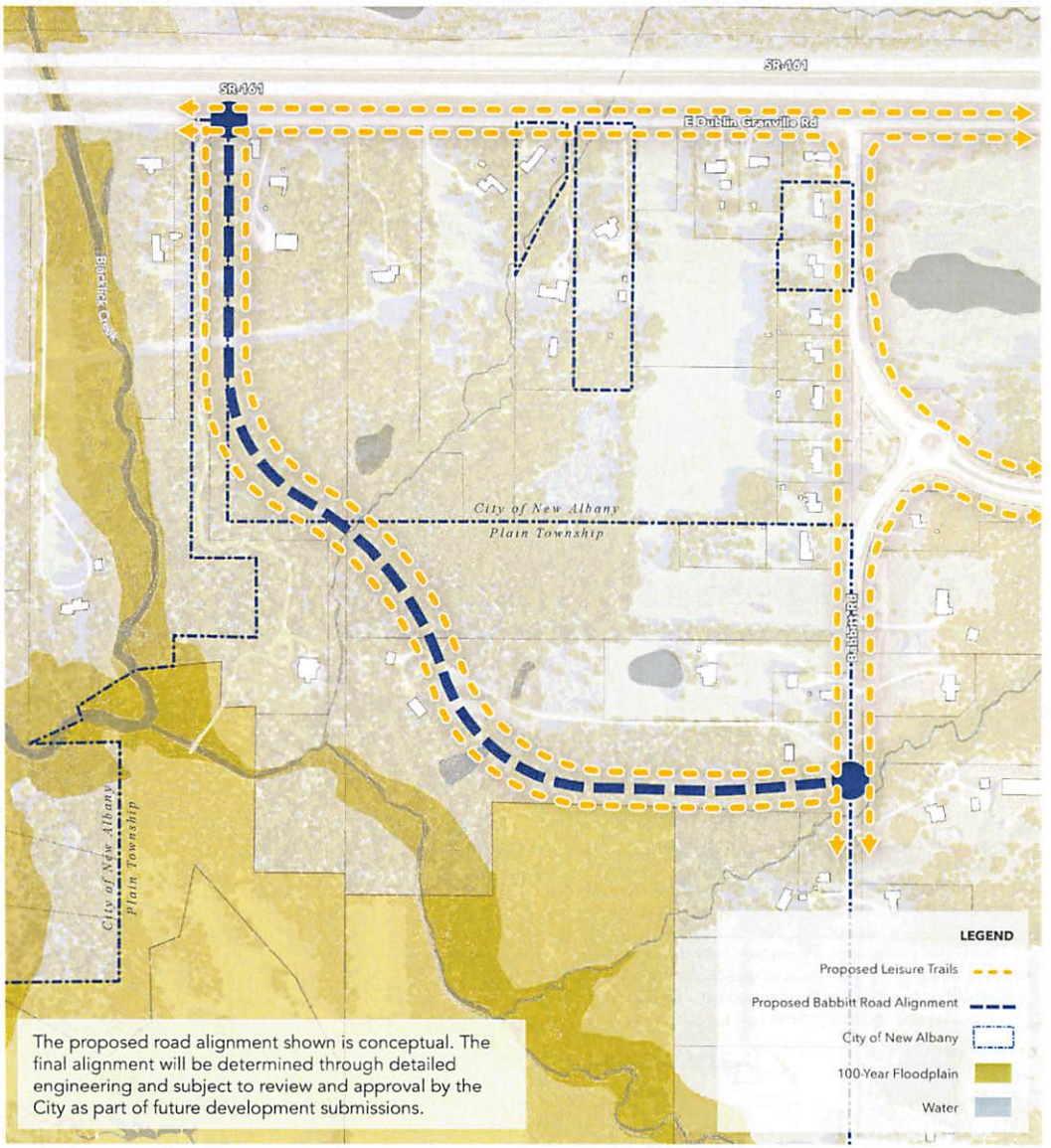
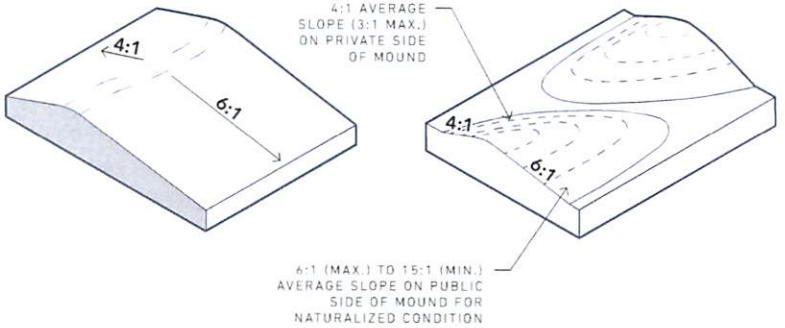
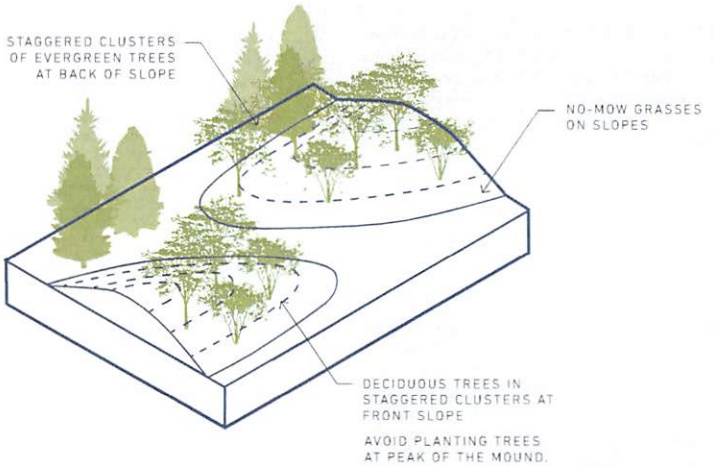

SR-161
SR-161
E Dublin Granville Rd
Blacklick Creek
City of New Albany
Plain Township
Babbitt Rd
City of New Albany
Plain Township
LEGEND
Proposed Leisure Trails
Proposed Babbitt Road Alignment
City of New Albany
100-Year Floodplain
Water
The proposed road alignment shown is conceptual. The final alignment will be determined through detailed engineering and subject to review and approval by the City as part of future development submissions.

FIGURE 7
DESIGN INTENT

The landscape intent is to cultivate a naturalized appearance with consistent planting and mounding conditions along parcel frontages. Landscape planting should prioritize conditions that ensure long-term health of vegetation and support biodiversity and local ecology. Berm conditions should undulate and vary in both vertical and horizontal dimensions, while remaining within the acceptable slope tolerances. Figure 7 highlights a typical approach for setback configurations.

Typical Mounding Condition





Typical Setback Condition

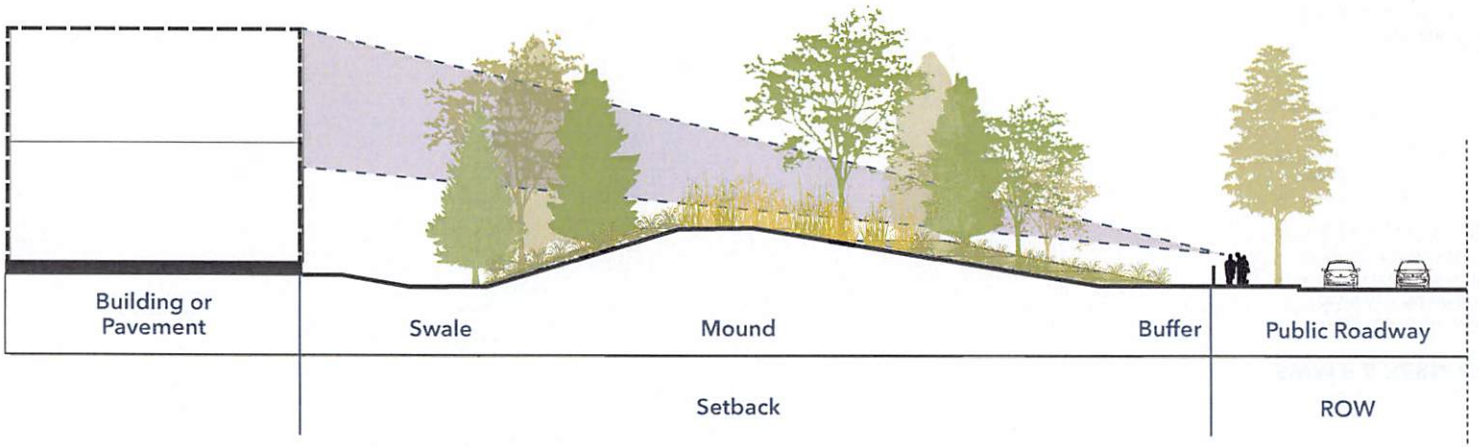
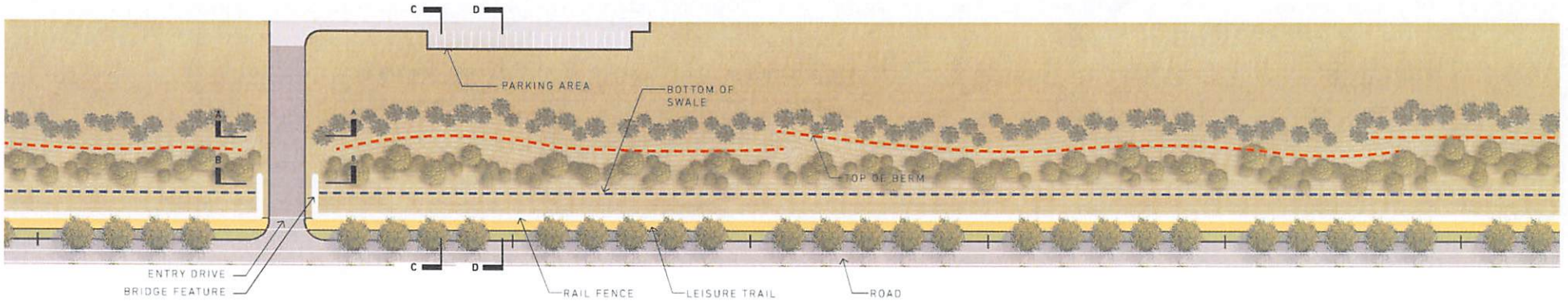
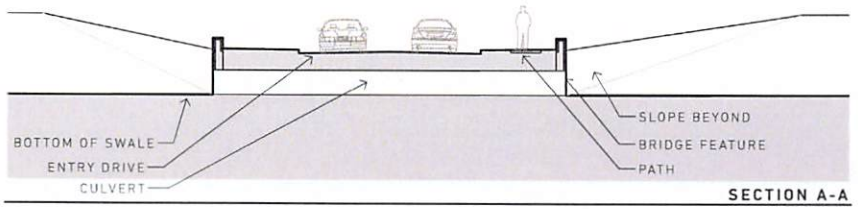


FIGURE 8

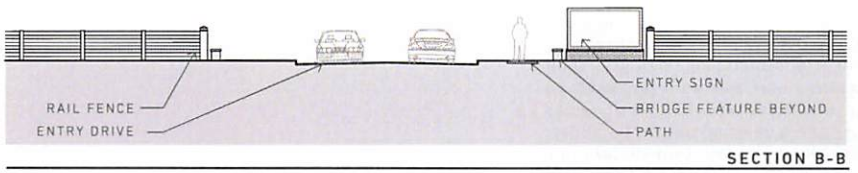
SWALE & BERM GRADING

- If there is a swale condition, the swale shall be sloped at a maximum 3:1 gradient starting from a minimum 3' behind the four-rail horse fence to the bottom of the swale.
- The bottom of the swale shall be at least 2' wide.
- The backslope of the swale shall be sloped at a maximum 3:1 gradient up to the elevation of the adjacent leisure trail. From this point further into the development site, the swale shall be sloped at a minimum 6:1 gradient to the top of the berm.
- Berm grading should undulate and vary in both vertical and horizontal dimensions, while remaining within the acceptable slope tolerances. Berm heights should range from 6-8' and the top of berm widths should range from 2-4'.
- The backslope of the berm should be sloped at a maximum 3:1 gradient. If grade cannot be met, a site wall of cast-in-place concrete or split-face concrete masonry unit block is allowable.
- Where the berm height cannot be met around the entirety of the site, plantings that provide 100% coverage at full foliage may be utilized to meet screening requirements. This condition should not exceed 30% of the entirety of the edge condition.
- In the case that there are existing trees within this berm area and the City's Landscape Architect recommends preservation of them, then the berm dimensions may be modified to utilize existing trees as the required screening. Per New Albany Code, Section 1171.05 - Landscaping Screening, the requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (e.g., deciduous trees, evergreens or shrubs) shall be planted in those areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved by the City's Landscape Architect.
- Plant species list: refer to Figure 21.





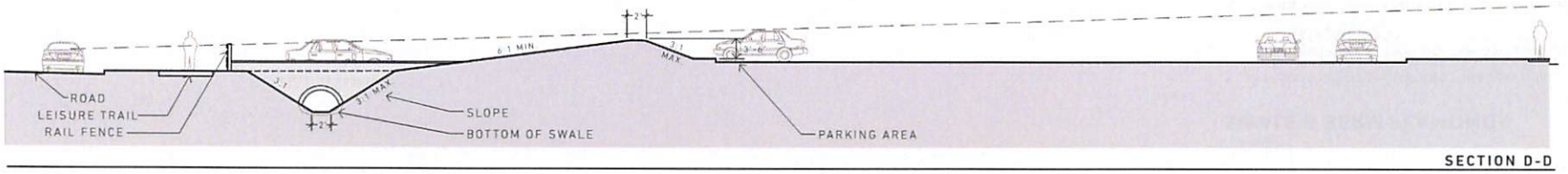
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

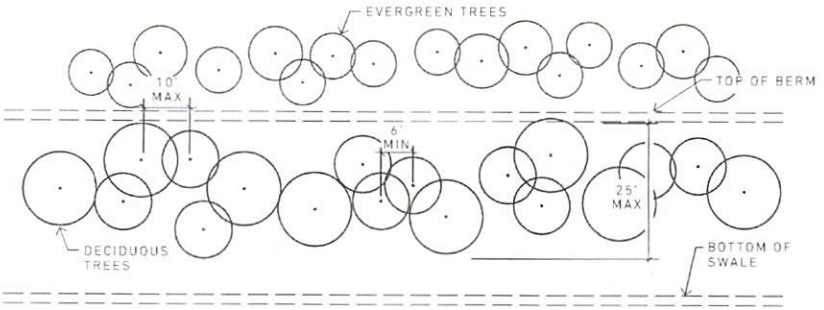
FIGURE 9

SWALE & BERM PLANTING

- Swales shall have a simple meadow mix.
  - Installation method: Seeded (see Figure 22, Meadow Mix)
- Berms shall have a simple mix of meadow and tree groupings placed in massings.
  - Tree installation sizes: Tree sizes to be mixed in at least three different sizes, ranging from 2" to 3" caliper. No more than 50% of trees shall be 2" caliper. Evergreen trees shall be a minimum of 12' in height.
  - Tree species diversity: At least 6 species shall be used per property. No quantity of any given species shall comprise more than 20% of the overall quantity of trees.
  - Tree spacing and density: tree species and sizes are to be randomly spaced in a staggered pattern between 6' and 10' on center. There should be a minimum of 50 trees per 100 linear feet, with 30 deciduous trees located on the front slope of the berm and 20 evergreen trees planted on the backslope.
  - Trees shall be underplanted with meadow mix as indicated on the species list.
- Plant species list: refer to Figure 21.



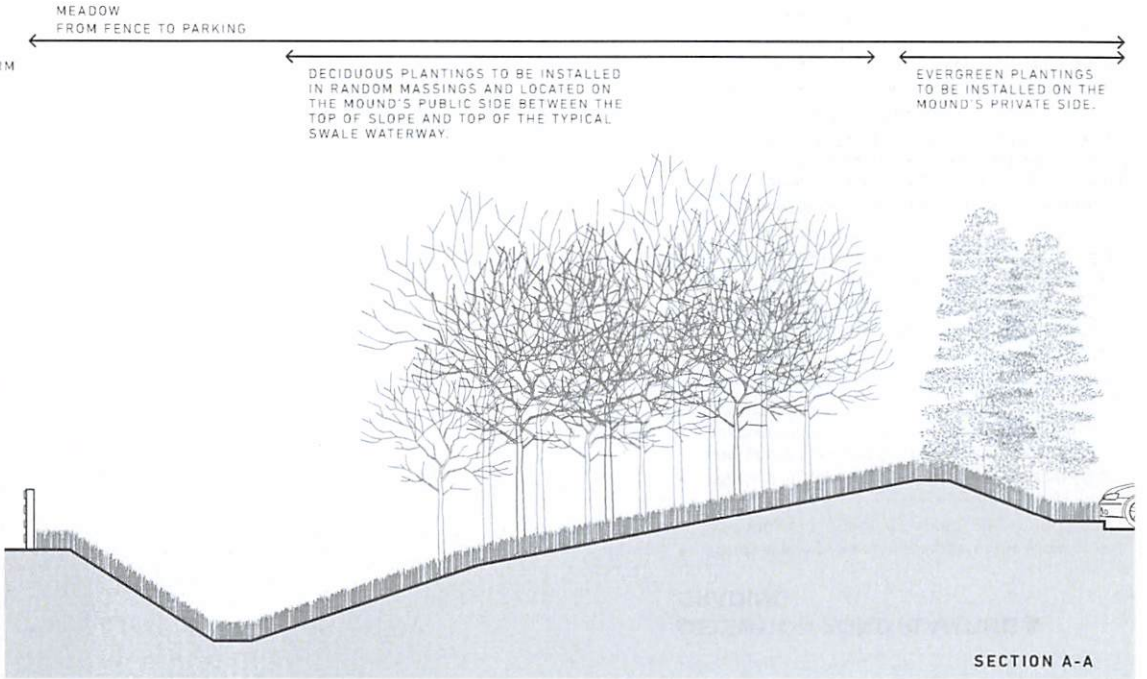
PLAN VIEW OF PLANTINGS AT BERM AND SWALE



BERM TREE PLANTING DENSITY



MEADOW AND TREE PLANTINGS

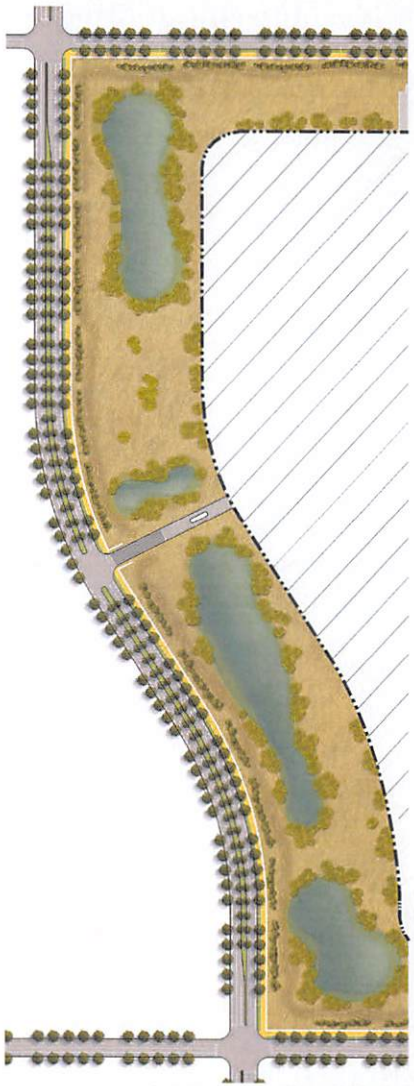


SECTION A-A

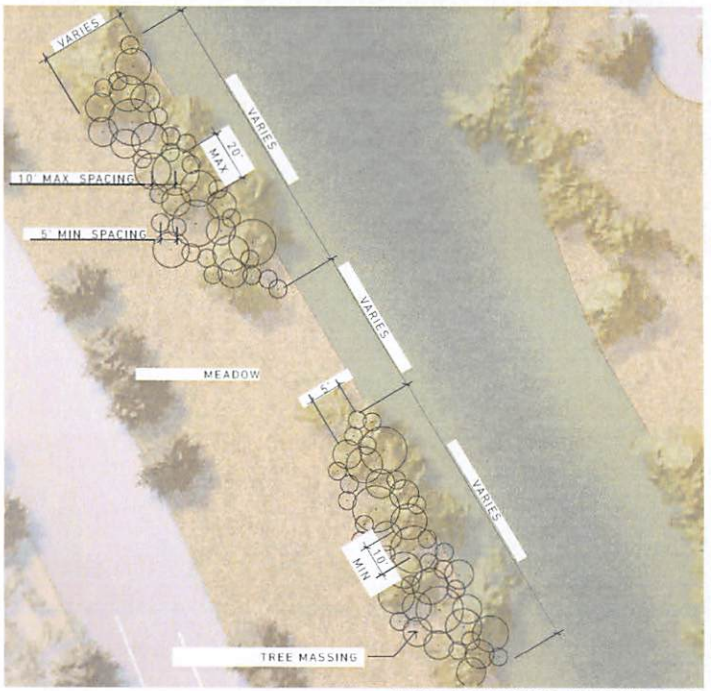
FIGURE 10

DETENTION POND PLANTING & GRADING

- Ponds shall have a simple edge of meadow grass, wetland plantings (in emergent areas), and tree groupings.
- Ponds shall have a natural shape and be planted and graded in an attractive manner to be aesthetically integrated into the surrounding landscape.
- Meadow shall be the same seed mix as swale and berm meadow mix.
- Trees shall be native canopy trees.
    - Species diversity: At least 8 species shall be used. No quantity of any given species shall comprise more than 20% of the overall quantity of trees.
    - Installation sizes: trees are to be planted in a variety of sizes, ranging from 3-year seedlings to 1.5" caliper trees. No more than 60% of trees can be seedlings. At least 20% of trees shall be 1.5" caliper.
    - Tree spacing: tree species and sizes are to be randomly spaced in a staggered pattern between 4' and 10' on center.
- Wetland mix shall be developed in consultation with a wetland ecologist.
- Diffused or bubbler-type aeration devices are permitted in stormwater ponds. Fountains or any above-water aeration devices are prohibited.
- Generally, detention pond slopes (from pond shelf) should be an average of 12:1 slope, but no steeper than 6:1 and no more gradual than 20:1.
- Ponds may be constructed within the defined building and pavement setbacks.
- Plant species list: refer to Figure 21.



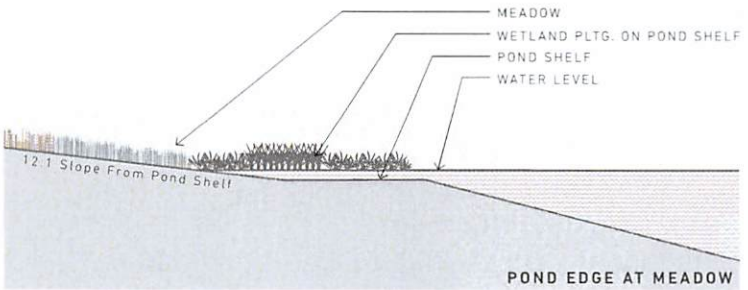
PLANT MASSINGS AT PONDS



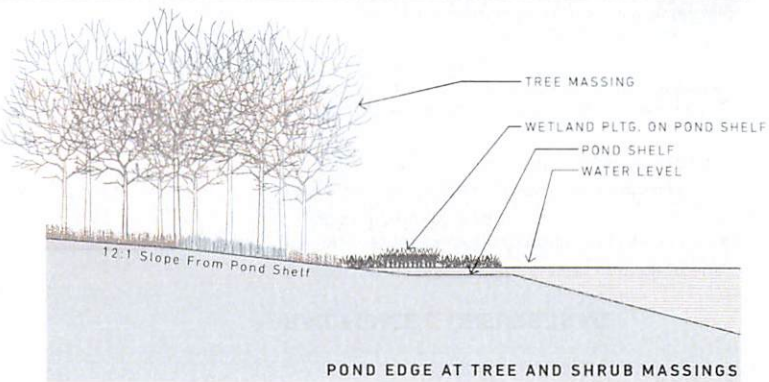
TREE PLANTINGS AT POND EDGE



EXAMPLE: MEADOW AT POND EDGE



POND EDGE AT MEADOW



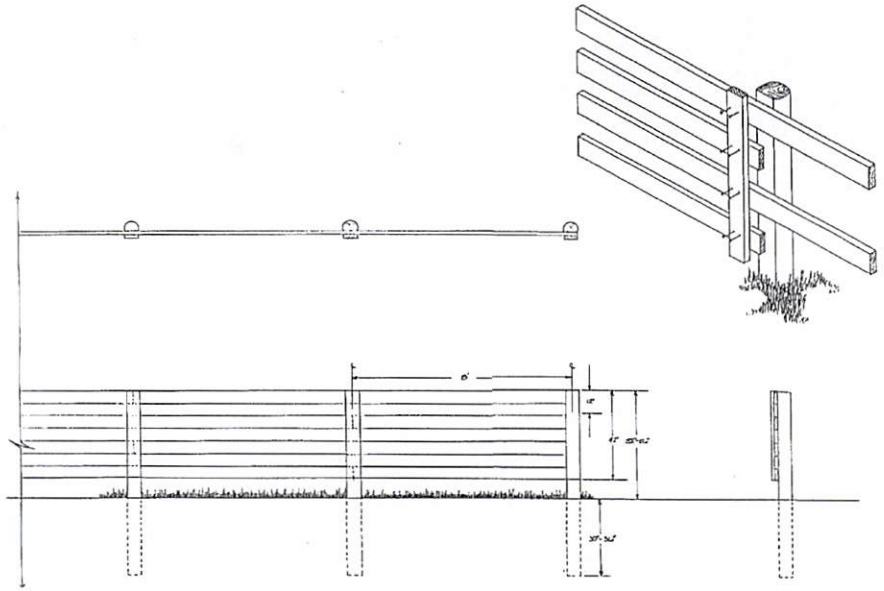
POND EDGE AT TREE AND SHRUB MASSINGS

PRIMARY ROAD - DETENTION POND PLANTING

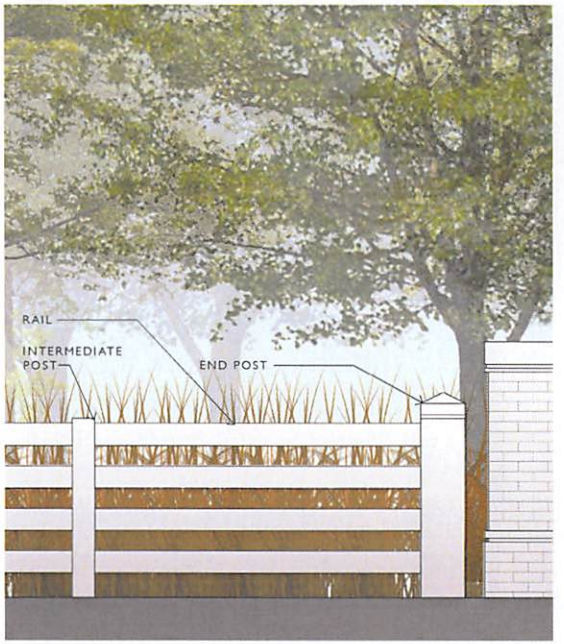
FIGURE 11

RAIL FENCE & LEISURE TRAIL

- Fence to be placed on both sides of public roads.
- Top of fence elevation to match (tolerance of +/- 6") on both sides of road.
- Fence to be located 2' away from leisure trail.
- Fence to begin and terminate with a 12" x 12" end post.
- Fence character to match the current standard City of New Albany four-rail horse fence in each of the following characteristics:
    - Finish: barn and fence paint by Sherwin-Williams. Color to be consistent with fencing throughout the City. Primer used for treated wood.
    - Rail: 1"x6"x16', treated rough-sawn poplar
    - Intermediate post: 6"x7'-6", treated Southern Yellow Pine, installed with post driver.
    - End post: 12"x12"x7'-6", treated Southern Yellow Pine.
- A leisure trail shall be placed along the inside of the road.
- Leisure trail location: 8' from back of curb, consistent.
- Leisure trail width: 8' wide.
- Leisure trail material: bituminous concrete (asphalt) paving.
- Turf shall be planted between the leisure trail and roadway curb and between the leisure trail and the four-rail horse fence.



FENCE DETAIL



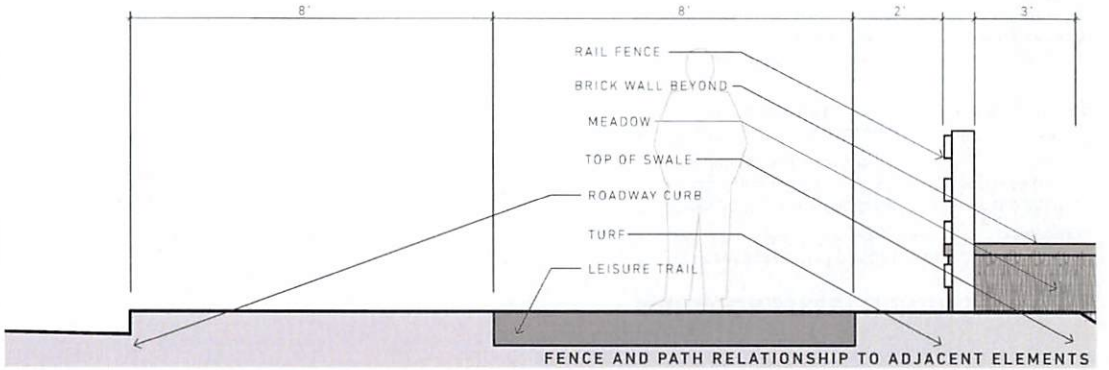
FENCE ELEVATION



FENCE WITH MEADOW GRASS BEHIND



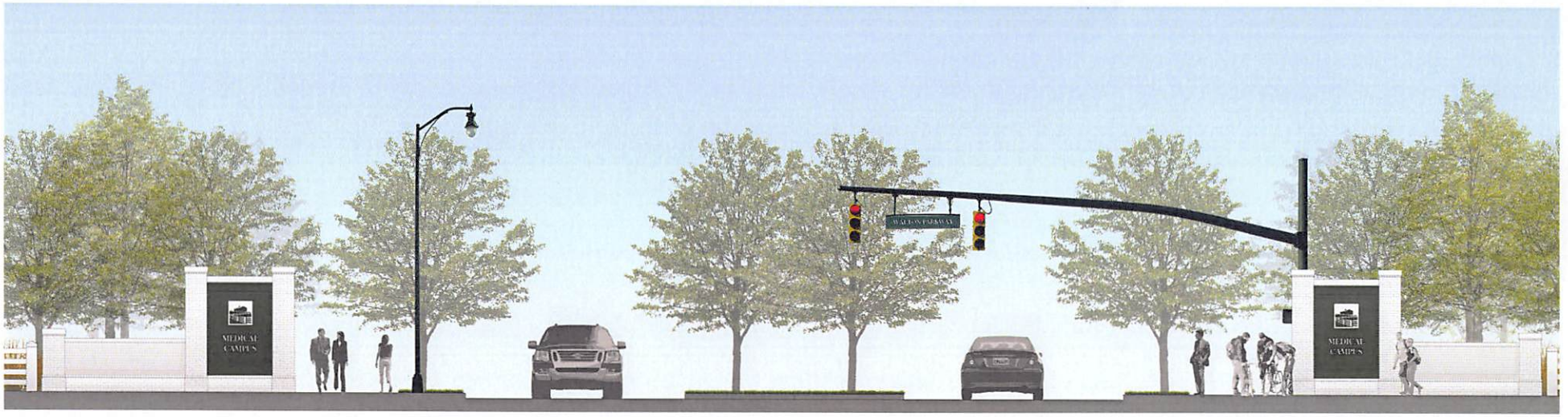
LEISURE TRAIL WITH FENCE AND TREE LAWN



FENCE AND PATH RELATIONSHIP TO ADJACENT ELEMENTS

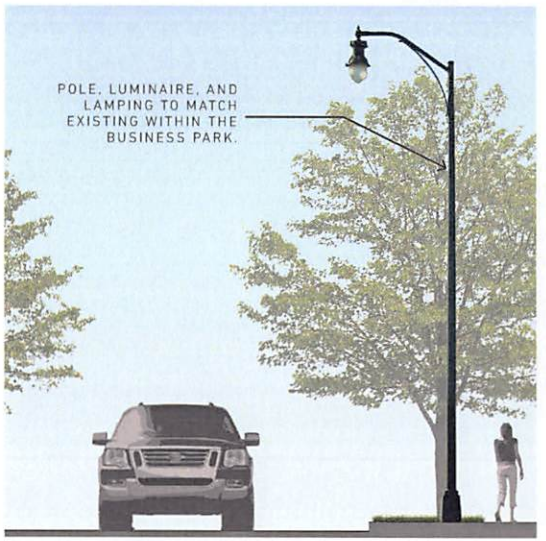
FIGURE 12
SIGNAGE & STREET LIGHTING

- All street lights shall match the optics, lamping, and style established within the existing Business Park.
- Street light metal post, base, and luminaire shall be dark green. The final color selection is to be coordinated with the City.
- Street lights shall be located in the middle of the tree lawn between the leisure trail and back of road curb.
- Street lights shall be spaced according to the current road bid documents, and coordinated with recommended street tree plantings. See Figure 13.
- Signs shall be permitted at each drive off the truck road, with an address and company name. The size and character of these signs shall match City regulatory signage.
- The size and character of street signs shall match street signs within the existing Business Park. Street signs shall have a mix of upper and lower case letters.



PROPOSED DISTRICT MARKERS

STREET LIGHT



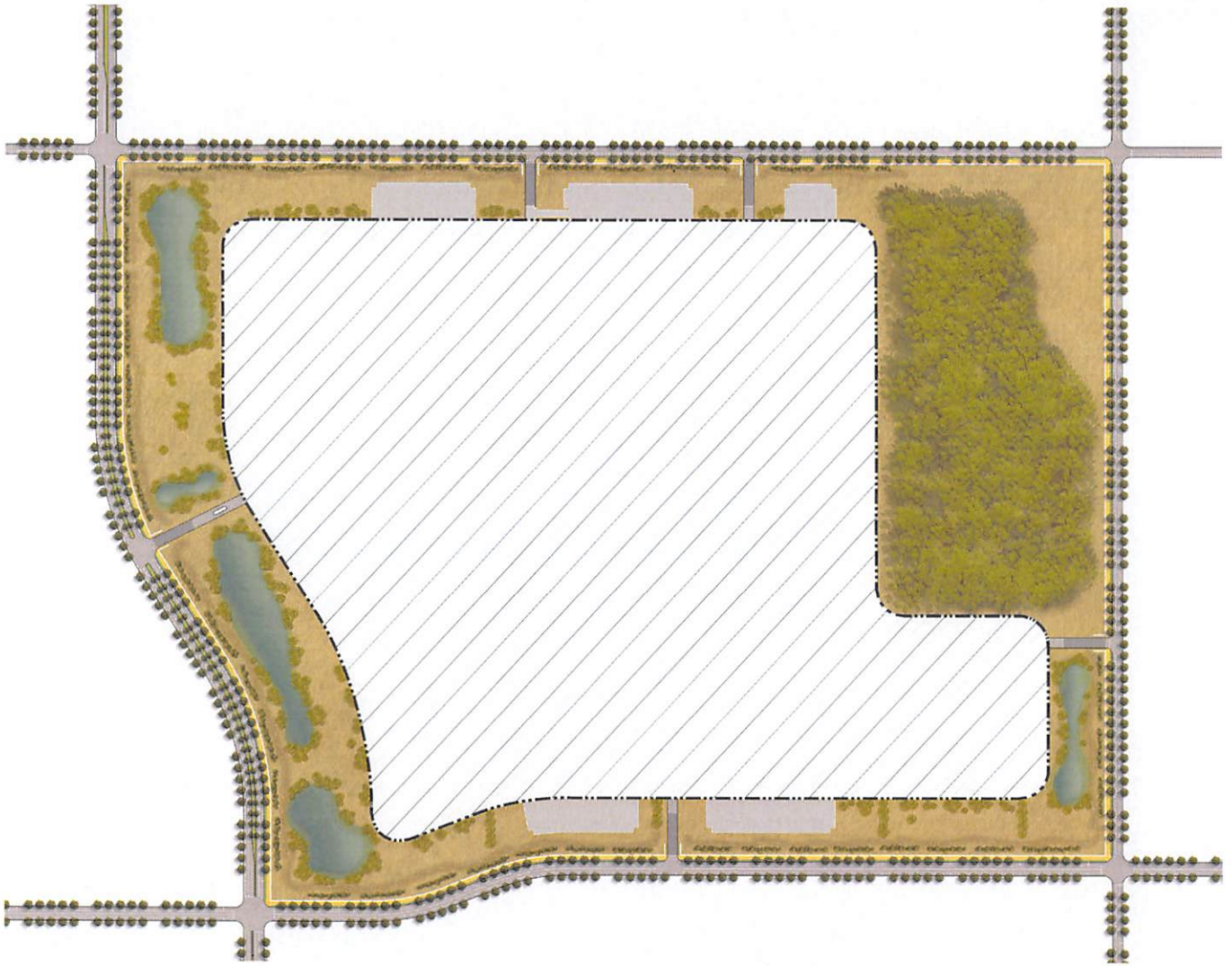
EXISTING/PROPOSED REGULATORY AND STREET SIGNAGE



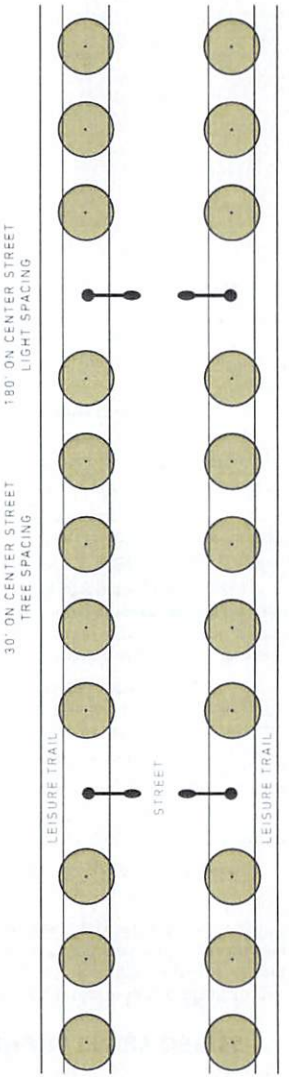


FIGURE 13
STREET TREE & STREET LIGHT SPACING

- All street trees shall be canopy trees.
- Trees shall be planted in the middle of the tree lawn between the leisure trail and back of road curb.
- Trees shall be planted at a spacing of 30' on center.
- Street lights shall replace street tree locations every 180' (every sixth tree).
- Installation size: 2.5" caliper in utility easements, 3" caliper elsewhere.
- Tree species list: refer to Figure 21.



EXAMPLE SITE PLAN VIEW



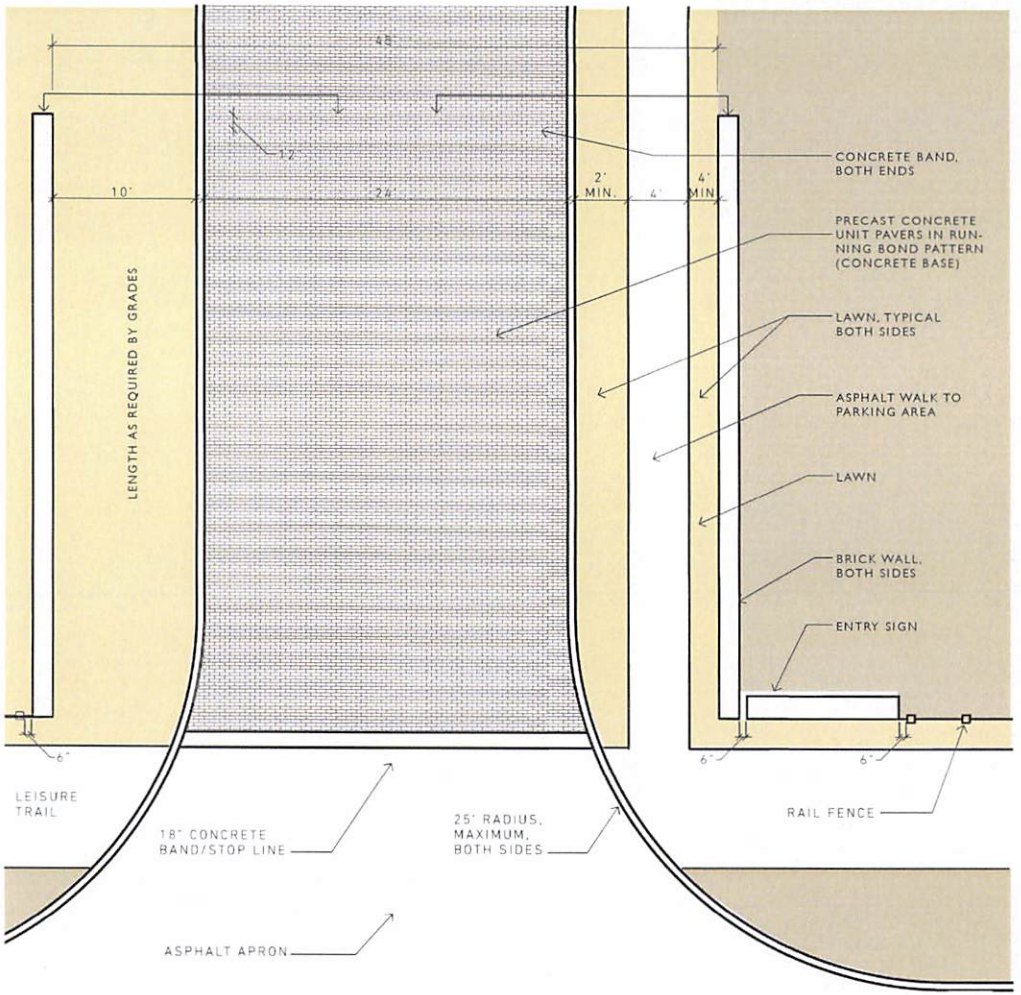
ENLARGEMENT PLAN - STREET TREE & STREET LIGHT SPACING

FIGURE 14

PRIMARY ENTRY DRIVES

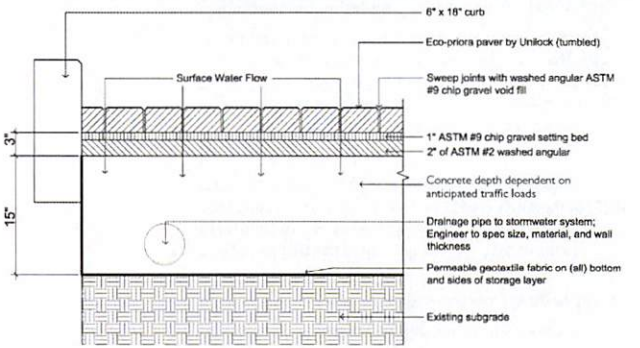
Standards set forth below apply to primary vehicular entry drives for employees and visitors. Service drives (trucks) should be asphalt and can vary in width based on engineering (traffic) study.

- Width: drive shall be 24' wide.
- Radii of curbing from entry drive to road shall be 25' maximum.
- Roadway material shall be bituminous concrete.
- Roadway material over bridge shall be as follows:
    - Pavers shall be Eco-Priora by Unilock, color: granite, texture: tumbled, size: rectangle (9.36" x 4.68" x 3.12").
    - Field paving shall be precast concrete pavers laid in a running bond pattern and set on an aggregate setting bed and permeable aggregate base.
    - A 12" wide concrete band shall separate the precast concrete pavers from the asphalt roadway.
    - Area of pavers shall equal the length of the bridge minus the two 12" concrete bands.
- Driveway pavers extend back to first parking or drive intersection.
- Pathway adjacent to entry drive shall be 4' wide minimum, and 6' wide maximum. If pathway is wider than 4', additional width shall be split evenly on either side of the pathway centerline.
- Concrete band/stop line shall be 18" wide.



ENTRY DRIVE PLAN VIEW



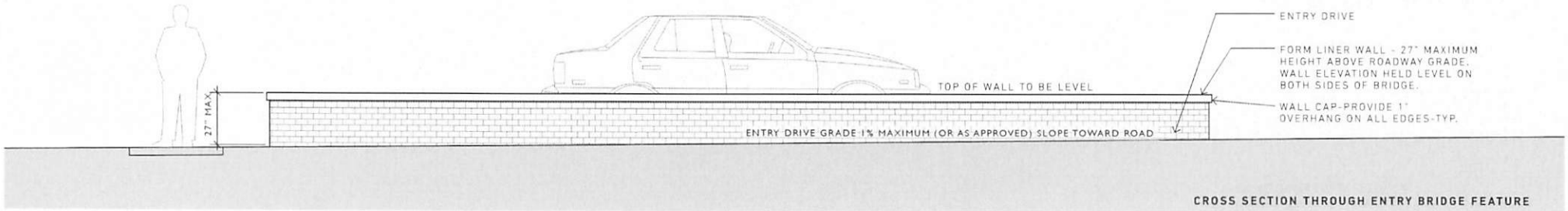


PRECAST CONCRETE UNIT PAVER IMAGE AND SCHEMATIC CONSTRUCTION DETAIL

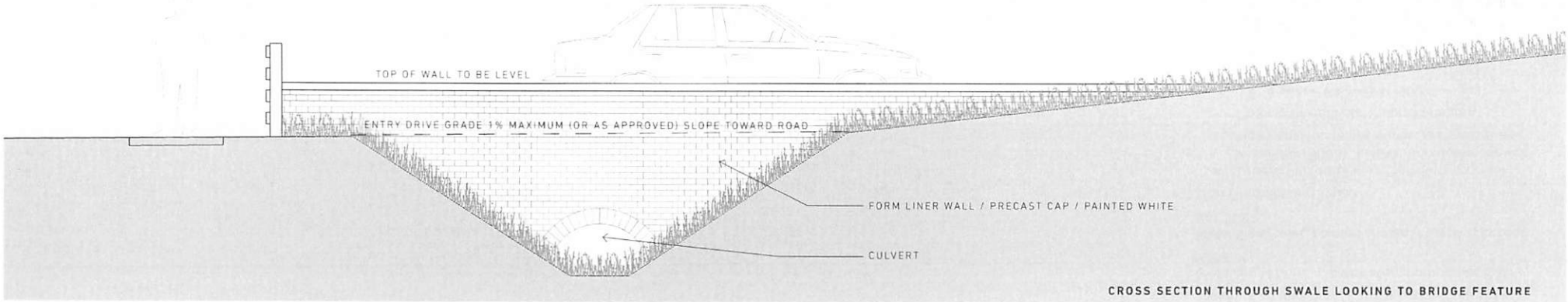
FIGURE 15

BRIDGE AT ENTRY DRIVE

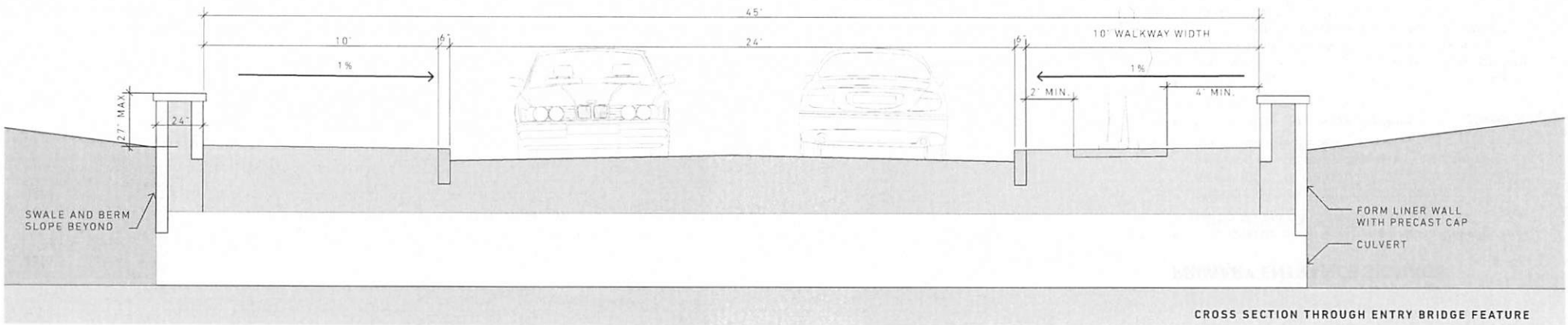
- Bridge wall shall be parallel with entry drive.
- Face of bridge wall shall be located 10' away from back of entry drive curb.
- Height of bridge wall shall be 27" above finish grade on entry drive side of wall at entrance adjacent to sign wall location (see Figure 16 for sign base details). Top of wall shall be held level.
- Wall width shall be 24".
- Wall Construction: cast-in-place concrete form liner. Paint color shall match color on fence. Finish face of form liner to be smooth and free of voids. Coordinate appropriate concrete mix design with structural engineer to provide this finished look.
- Capstone: white painted precast stone. Minimum lengths of 4' with a thickness of 4". All sections to be equal. Provide 1" overhang on all edges.
- Culvert Size and Shape: arch-shaped or round precast concrete pipe equivalent to 4' diameter flow.
- Example supplier: Rinker Materials (concrete arch pipe - 54" round equivalent).
- Additional vehicular lanes on entry drives may be warranted based on traffic volumes.



CROSS SECTION THROUGH ENTRY BRIDGE FEATURE



CROSS SECTION THROUGH SWALE LOOKING TO BRIDGE FEATURE



CROSS SECTION THROUGH ENTRY BRIDGE FEATURE

FIGURE 16

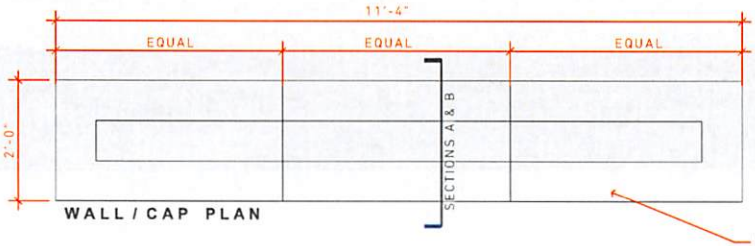
PRIMARY ENTRANCE SIGNAGE

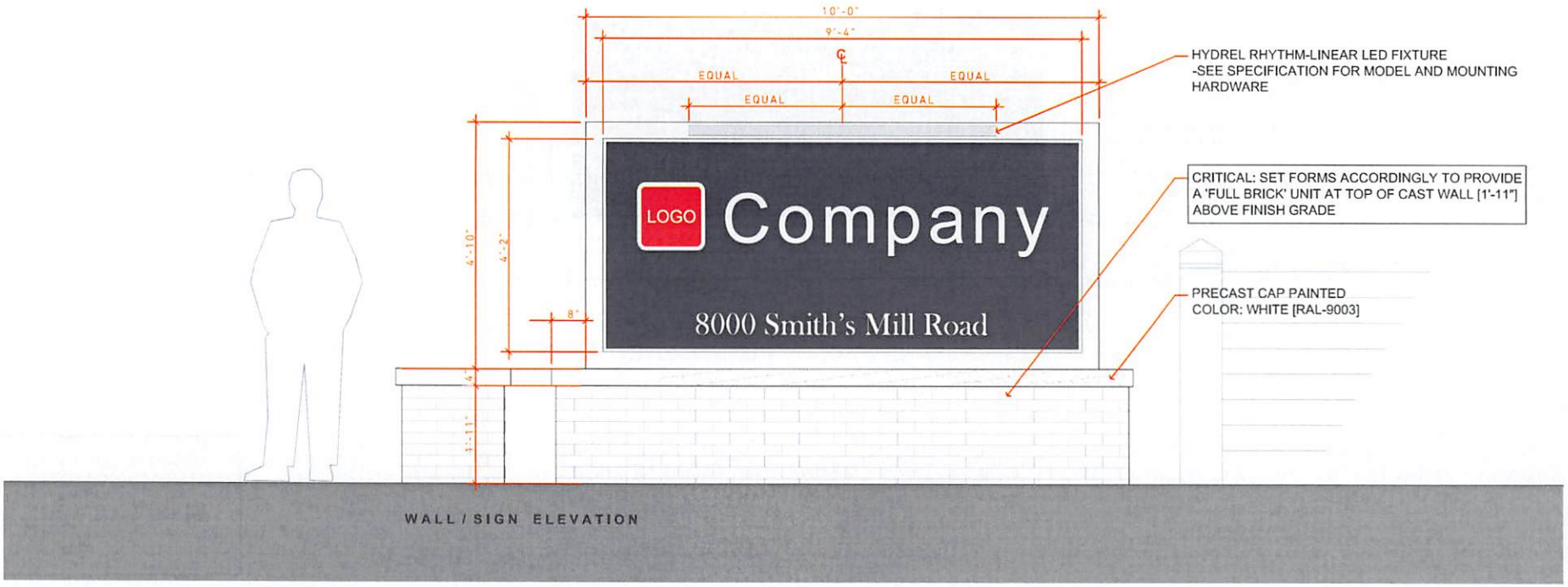
- Sign shall be parallel with road and in line with four-rail horse fence and end of bridge wall.
- Overall sign size (including brick base element): 11'-0" wide x 7'-2" tall. (Sign size can be assessed on a case-by-case basis - Size defined here is minimum size).
- Sign shall be composed of a form liner concrete base and aluminum sign frame.
- Wall Base: cast-in-place concrete form liner. Paint color shall match color on fence. Finish face of form liner to be smooth and free of voids. Coordinate appropriate concrete mix design with structural engineer to provide this finished look.
- Capstone: white painted precast stone. Lengths as shown. Cap thickness: 4". Overhang: 1"-All Sides.
- Metal Sign Frame: painted aluminum, white, RAL 9003.
- Metal Sign Panel: painted aluminum, dark charcoal, RAL 7021.
- Sign Graphics and Type:
  - Letters: 1/2" thick aluminum letters - color: white [RAL 9003]. Letters mounted to face of sign panel (company names and addresses).
  - Colors: Max of Four Colors Permitted
    - Letters: White [RAL 9003]
    - Sign Panel: Charcoal [RAL 7021]
    - Company Logo: Two Color Max.
  - Note: Address font shall be Baskerville BT Regular. Address shall appear on single line.
- Sign Lighting
  - Hydrel: Rhythm-Linear LED Flood - See pages 41-42 for product cutsheet.

NOTE:

I. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.





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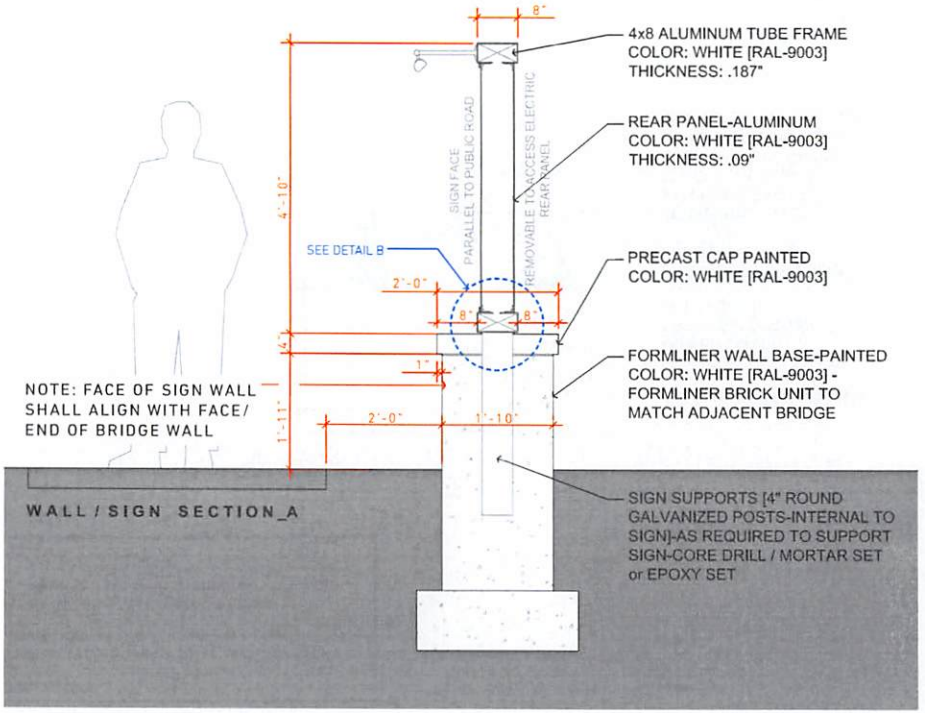
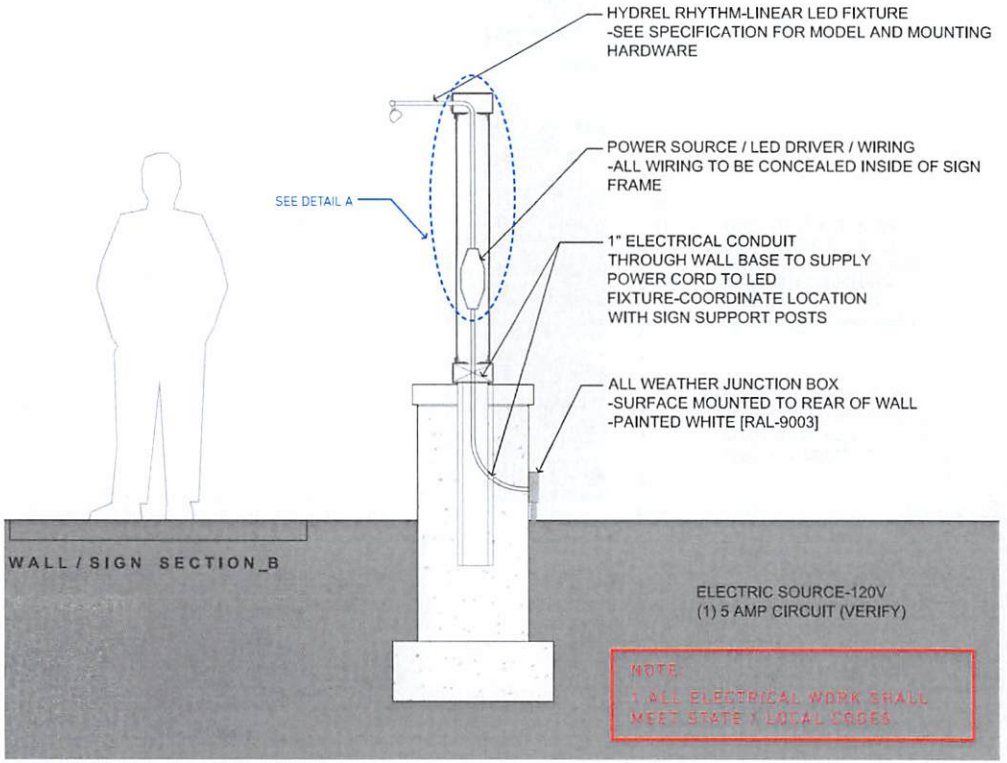


PROPERTY ENTRANCE SIGN_SECTION A

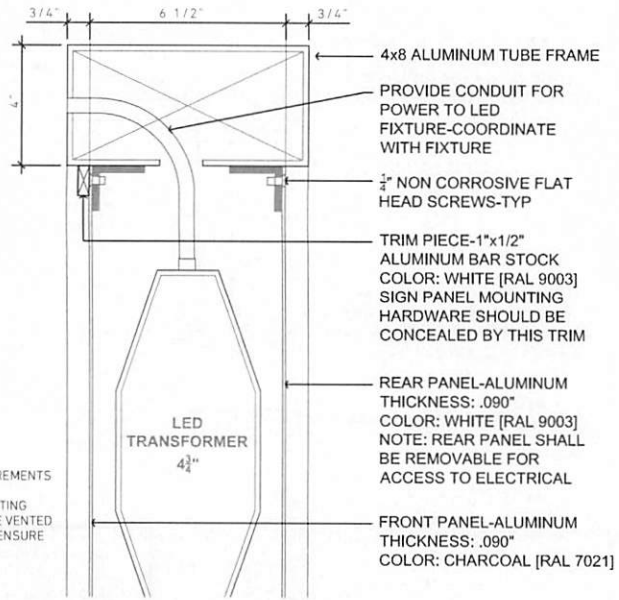


PROPERTY ENTRANCE SIGN_SECTION B

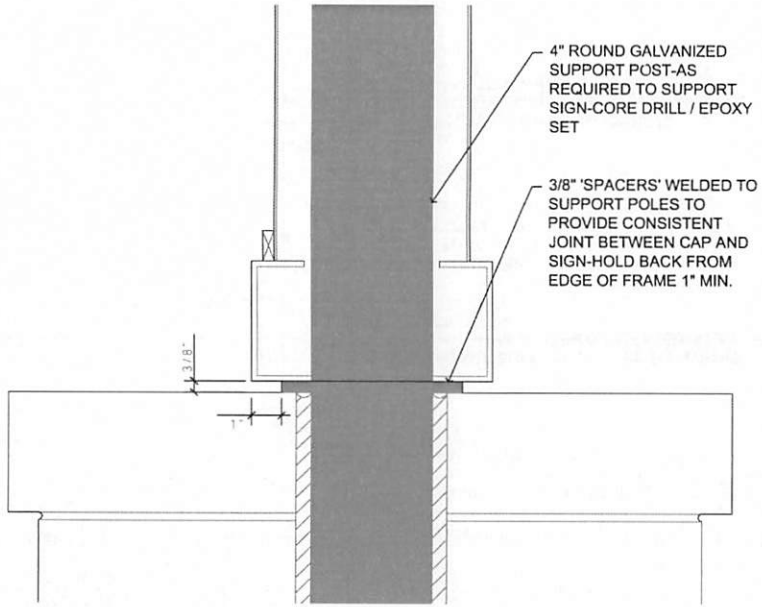
NOTE:

I. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



A PANEL ATTACHMENT
SCALE: 3" = 1'-0"



B MOUNTING DETAIL
SCALE: 3" = 1'-0"

DETAIL A

DETAIL B

HYDREL

IP66

CE-5829
LINEAR LED FLOOD

TYPE | JOB NAME

PART NUMBER

CE-5829

DESCRIPTION

Hydrel's CE-5829 Linear LED Flood series is a knuckle mount, versatile and distinct LED-based range of linear floodlights, providing designers unlimited options to illuminate and enhance the architecture for interior and exterior applications. Clean, sophisticated lines blend seamlessly with architectural elements and create dramatic washes of light for spectacular effects. Luminaire designs balance day form with function while incorporating the smallest surface mountable power LED's available today. Designed to optimize thermal management, Rhythm luminaires deliver industry best lumen maintenance of 50,000 hours life at 615 mA with 70% lumen maintenance. CE-5829 unique custome finish includes a complete white finish scheme including cord, all external housing and attatchement components.

Enclosure Construction: Designed to marry the day-form of the Rhythm wall mount plate, the SSBR power supply enclosure is a wet location housing suitable for surface mounting.

FEATURES & SPECIFICATIONS

MATERIAL: **FIXTURE** - Extruded 6063-T4 aluminum with die cast A360 aluminum mounting. All fasteners are stainless steel.
SSBR - Copper-free cast aluminum A360.
All aluminum materials treated prior to anodizing..

LENS: High strength optical grade clear acrylic.

MOUNTING: Knuckle Mount (KM).

SOURCE: Quantity six (6) Rebel™ LED's per linear foot, driven at 615 mA, with maximum power consumption of 13 watts per linear foot. Lumen Maintenance of individual LED light sources have been independently tested to IESNA LM-80 standards. *(NOTE: LM-80 does not cover measurement of luminaire.)*

POWER SUPPLY: 60W power supply is provided standard with NEMA rated enclosure, and may be remotely located up to 20' (w/ 18AWG). Two (2) 60W power supplies and two (2) NEMA rated enclosures required for 6' luminaires.

VOLTAGE: MVOLT (120-277V) 60HZ.

DISTRIBUTION: 55° Wall Wash Distribution. All photometry tested to IESNA LM-79 Standards.

OPTIONS: **EARM12** - Extended Arm 12" *(Included)*

FASTENERS: Stainless Steel.

FINISH: : **WH** - White

WARRANTY: Five (5) year limited warranty. *Consult factory for details.*

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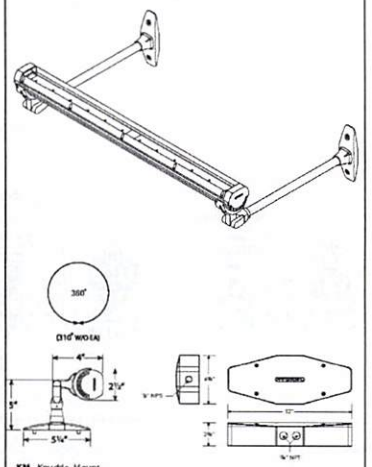

APPROVALS

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2/6/12
CE-5829 LED

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Fax: 866.533.5291
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LIGHTING CUT SHEET #1

HYDREL

IP66

RHYTHM ORDERING INFORMATION

60-50 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

EXAMPLE: RHY6 SSBR WHT41K MVOLT WWD ASM EARM-12" HVSR CSL20 RAL9003

Model
- ☐ RHY2
- ☐ RHY3
- ☐ RHY4
- ☐ RHY6
- ☐ RHY8

LED Color
- ☐ WHT53K White
- ☐ WHT41K White
- ☐ WHT30K White
- ☐ RED Red
- ☐ GRN Green
- ☐ BLU Blue

Mounting Options
- ☐ EARM Extended Arm Specify length 6", 12"
- ☐ EASRM Extended Arm with Strut 12", 18", 24", 36"

Cord Length[5]
From fixture to driver
- ☐ CSL20 20' of cord (18 AWG)

Accent Finish
Optional
- ☐ RDA Red Accent
- ☐ GNA Green Accent
- ☐ BUA Blue Accent

Voltage
- ☐ MVOLT 120-277VAC
- ☐ 12 12VDC

Mounting[3]
- ☐ ASM Adjustable Surface Mount
- ☐ SASM Side Adjustable Surface Mount
- ☐ KM Knuckle Mount

Accessories
External
- ☐ HVSR Half Visor
- ☐ FVSR Full Visor

Options
- ☐ LDIM[4] 0-10V Dimming
- ☐ ETE End-to-End

Listing
- ☐ IEC International Electrotechnical Commission

Power Supply
- ☐ SSBR[2] Surface Box Rhythm
- ☐ NRPS[2] NEMA Power Supply
- ☐ LPS[1] Less Power Supply
- ☐ BPCA[2] Polymeric Combo Box Aluminum Lid
- ☐ BPCB[2] Polymeric Combo Box Bronze Lid

Distributions
- ☐ NSP Narrow Spot
- ☐ MFL Medium Flood
- ☐ FL Flood
- ☐ WFL Wide Flood
- ☐ WWD Wall Wash Distribution

Finish
- ☐ BLA Black Anodized
- RAL9003 White (custom color)

**Note: Entire fixture, cord & end caps to be RAL9003. 20' power cord is 18AWG.

**SSBR notes: 1/2" NPT watertight conduit connect to SSBR conduit hub. (2) SSBR power supplies per 6ft fixture

LIGHT ENGINE SPECIFICATIONS

COLOR	TYPE	COLOR TEMP	CRI	QTY / LINEAR FOOT	LUMENS / UNIT	LUMENS / LINEAR FOOT	INPUT WATTS / LINEAR FOOT
White (WHT53K)	REBEL	5300° K	70	6	75.64	950	12.56
White (WHT41K)	REBEL	4100° K	70	6	75.64	950	12.56
White (WHT30K)	REBEL	3000° K	85	6	46.19	580	12.56
Red (RED)	REBEL	627 nm		6	33.43	440	13.16
Green (GRN)	REBEL	530 nm		6	75.64	950	12.56
Blue (BLU)	REBEL	470 nm		6	19.90	250	12.56

Notes:
1. L/PS requires remote 12V +/- 5% DC Power Supply at Site. If L/PS then 12 required.
2. Quantity (2) Two Power Supplies provided with RHY6 & RHY8 models.
3. Two (2) horizontally adjustable mounting arms provided with RHY2, RHY3, and RHY4. Three (3) arms provided with RHY6 and RHY8.
4. If LDIM is chosen, SSBR required.
5. All fixtures shipped with 20' cord (18 AWG).
6. For ground mount applications only.

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10/25/11
Rhythm

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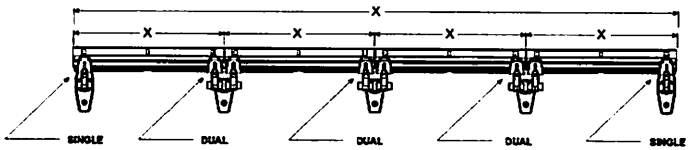
LIGHTING CUT SHEET #2

HYDREL

IP66

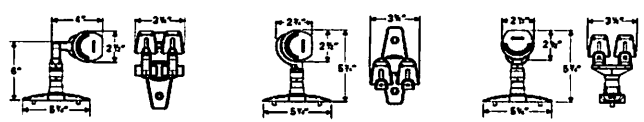
END-TO-END SYSTEM (ETE)

When specifying end-to-end (ETE) option, each luminaire will ship with one single and one dual mounting configuration, ensuring ease of specification and installation everytime.



Refer to housing chart on first page for actual lengths.

ETE - DUAL MOUNT DIMENSIONS



KM - Knuckle Mount (DUAL)

SASM - Side Adjustable Surface Mount (DUAL)

ASM - Adjustable Surface Mount (DUAL)

NEMA RATED SURFACE BOX (SSBR)

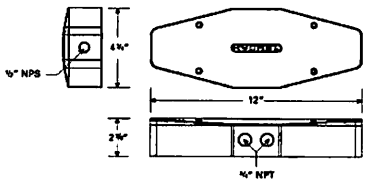
Enclosure Construction: Designed to marry the day-form of the Rhythm wall mount plate, the SSBR power supply enclosure is a wet location housing suitable for surface mounting. The SSBR box is available with side conduit entries or standard with back mounting over recessed splice box.

MATERIAL: Copper-free cast aluminum A360. All aluminum materials treated prior to anodizing.

FINISH: Black powder coat

FASTENERS: Stainless steel tamper resistant

LISTING: CSA, CSA_{US}



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Rhythm

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LIGHTING CUT SHEET #3

HYDREL

IP66

NRPS - NEMA RATED POWER SUPPLY

TYPE	JOB NAME
PART NUMBER	

DESCRIPTION:

Lightweight, compact LED driver designed for remote applications at a maximum of 50 feet. Integrated wiring compartments for easy installation and intended for both indoor/outdoor applications. (UL wet location listed).

SPECIFICATIONS:

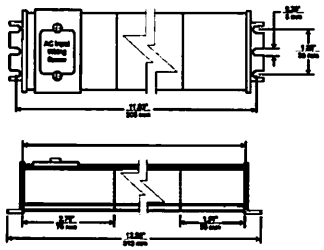
MATERIAL: Lightweight extruded aluminum case.

CONDUIT: 1/2" NPT Side with input access plate.

VOLTAGE: MVOLT (120 - 277)

CONSTANT VOLTAGE: 12 Volt DC Calibrated for 5 amps output

PROTECTION: Over-Voltage, Over-Power and Short Circuit Protection. Has auto-recovery feature



APPROVALS

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

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10/25/11
Rhythm

23600 Northwell Dr., Suite B
Chatsworth, CA 91311
Phone: 800.533.8061
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www.hydrel.com

LIGHTING CUT SHEET #4

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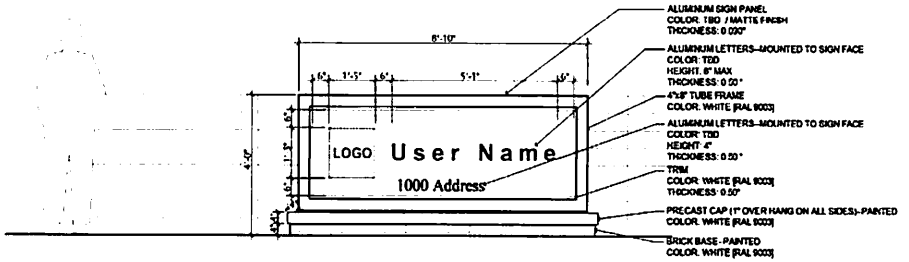
FIGURE 17

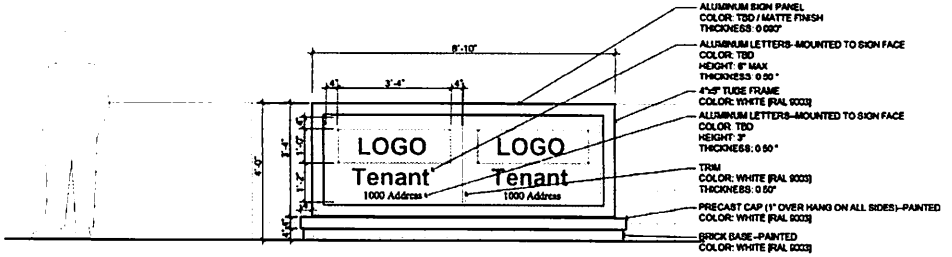
INTERIOR PROPERTY SIGNAGE

In the special case of secondary signage needed (visible from the public ROW), including address, directional, and other signage required by the state and federal agencies, the following standards shall be met.

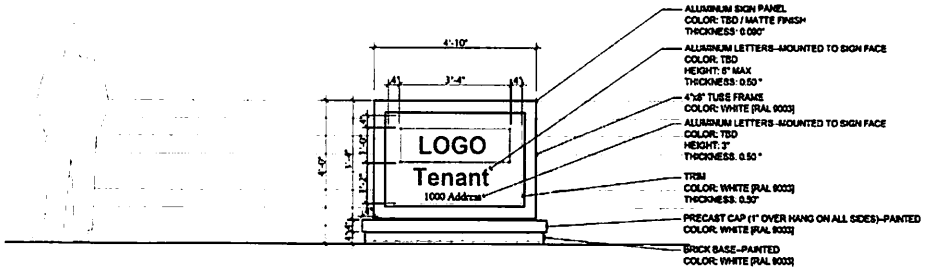
- Sign shall be parallel with road and in line with four-rail horse fence and end of bridge wall.
- If multiple tenants are to be listed, tenants should be included on one sign.
- Refer to Figure 16 exhibits for sign details (materials, sizing, placement).
- In the case of a tenant needing to remain unlisted, an address-only sign may be approved to be placed along the fence - as illustrated on the following page.
- Additional internal signage, not seen from the exterior of the site, is permitted by right. The quantity and size of these signs shall be determined by the developer.



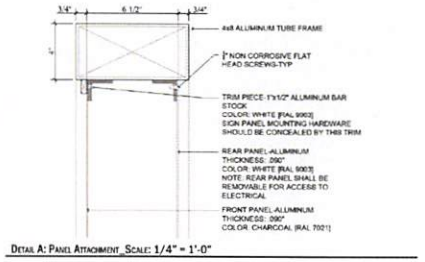
SECONDARY - SINGLE TENANT SIGN



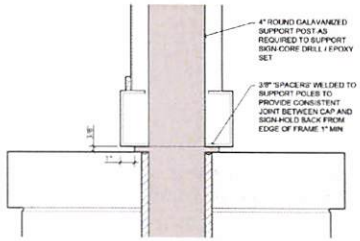
SECONDARY - MULTI-TENANT SIGN



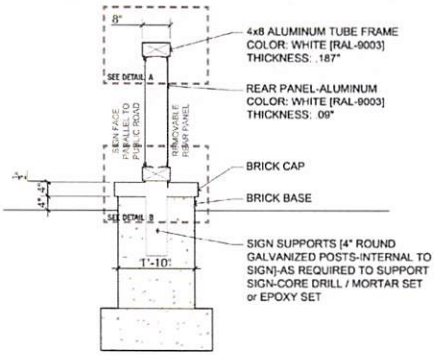
SECONDARY - SINGLE TENANT SIGN



DETAIL A: PANEL ATTACHMENT_SCALE: 1/4" = 1'-0"

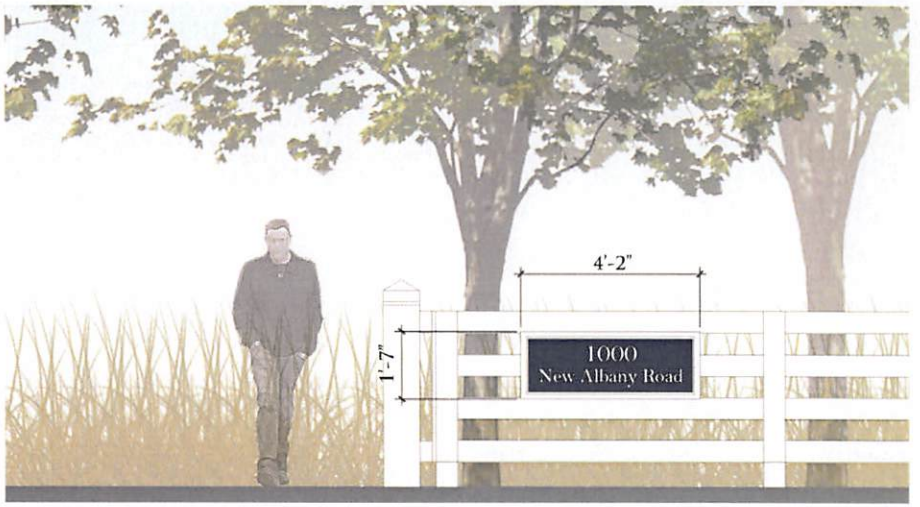


DETAIL B: MOUNTING_SCALE: 1/4" = 1'-0"

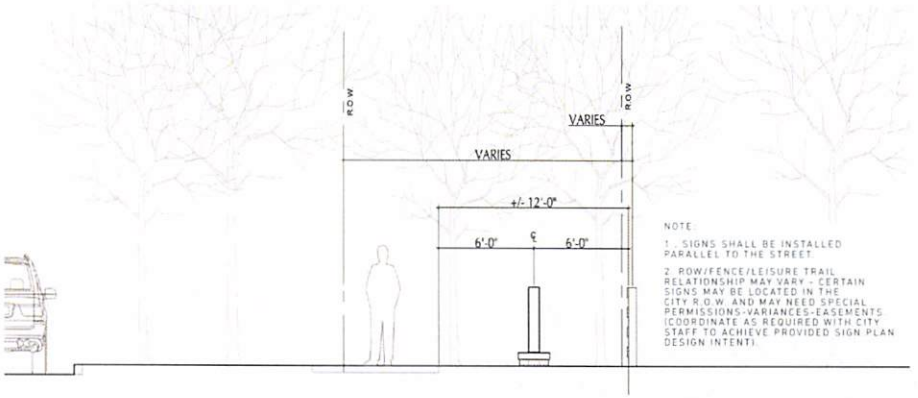


SIGN SECTION_SCALE: 1/16" = 1'-0"

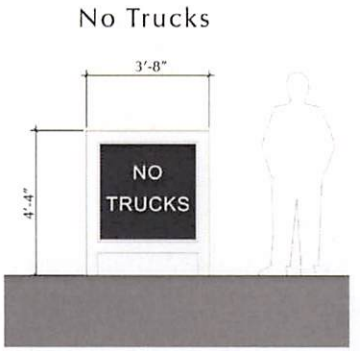
SECONDARY - TENANT SIGN DETAIL



SECONDARY - ADDRESS ONLY SIGN



SECONDARY - TENANT SIGN



WAYFINDING SIGNAGE

WAYFINDING SIGNAGE MATERIALS:

Frame: 4" Steel Tube

Frame Color: Powder-Coated White [RAL 9003]

Sign Panel: 36" x 36" Aluminum Sign Panel

Sign Color: Charcoal [RAL 7021]

Company Name: 5" White Letters, Font: TBD by Company

Address: 2.5" White Numbers, Font: New Baskerville

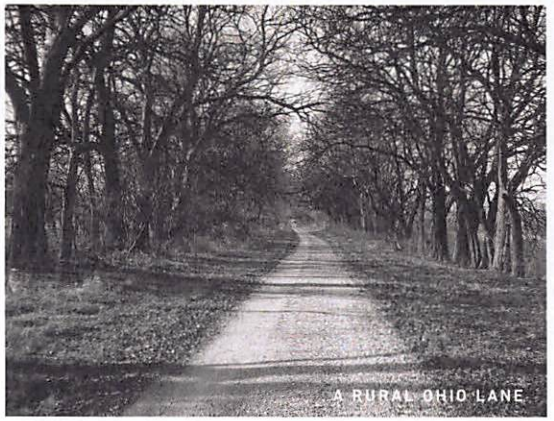
Street Name: 2.5" White Letters, Font: New Baskerville

FIGURE 18
FRONT YARD PLANTING

- Refer to Swale & Berm Planting where parking areas abut the back of road berm.
- All front yard plantings shall be meadow and the occasional canopy tree grouping.
- Species diversity: At least 5 species shall be used throughout front yard plantings. No quantity of any given species shall comprise more than 40% of the overall quantity of trees in the front yard plantings.
- Installation sizes: trees are to be planted in a variety of sizes, ranging from 1" to 2" caliper trees. No more than 60% of trees can be 1" caliper.
- Tree spacing: tree species and sizes are to be randomly spaced in groups of 3 to 6 trees, and spaced between 12' and 18' apart within groupings. Distribution of groupings shall be as generally shown on the overall plan.
- Lane tree plantings shall be planted 6' on center, consistently offset 8' from the end of the entry drive.
- Tree species list: refer to Figure 21.



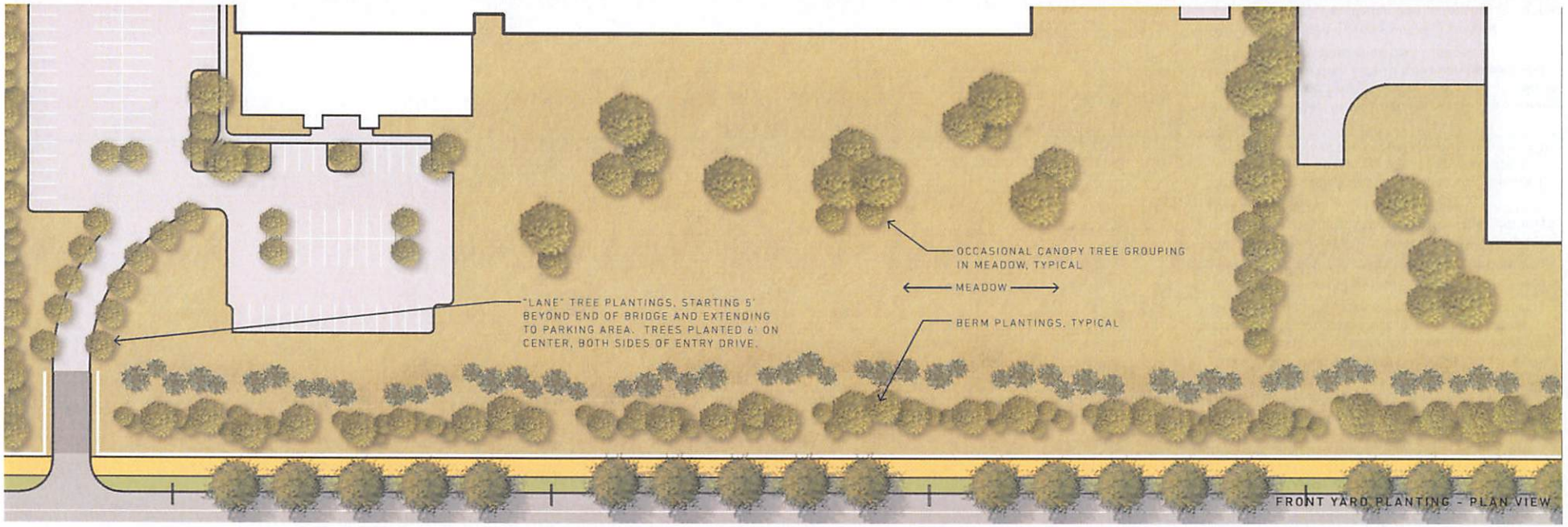
LARGE BUILDING IN MEADOW



A RURAL OHIO LANE



TREE GROUPINGS IN MEADOW



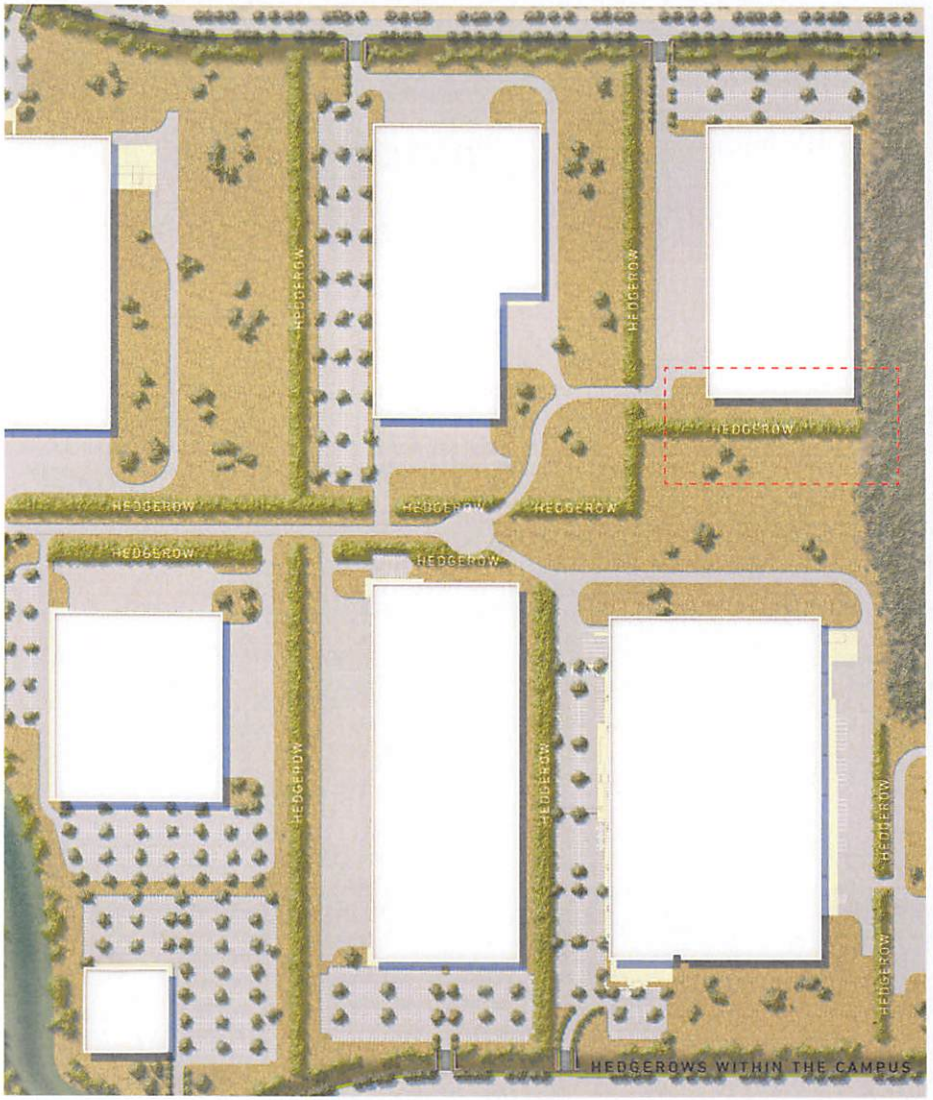
FRONT YARD PLANTING - PLAN VIEW

FIGURE 19

HEDGEROW PLANTING

Hedgerows shall be planted along shared property lines where two nonresidential parcels under separate ownership directly abut one another and are not separated by a public street.

- Hedgerows shall consist of large deciduous shade and understory trees. Plant material shall be tightly spaced and comparable to the existing mature agricultural hedgerows surrounding the district.
- To either side of the property line, a 12' wide area shall be planted with native trees as a hedgerow.
- Where hedgerows are planted in swales, begin hedgerow plantings 3' upslope from the bottom of the swale.
- Species diversity: At least 5 species shall be used. No quantity of any given species shall comprise more than 40% of the overall quantity of trees in the hedgerow.
- Installation sizes: trees are to be planted in a variety of sizes, ranging from 3-year seedlings to 1" caliper trees. No more than 60% of trees can be seedlings. At least 20% of trees shall be 1" caliper.
- All installed plant material will require tree protection until the plant material reaches 3" caliper for single-stem trees and 6' height for understory and/or multistem trees. Tree protection fence should be a neutral color and a minimum 3' in height.
- Hedgerow tree spacing: tree species and sizes are to be randomly spaced in a staggered pattern between 5' and 6' on center.
- At power line easement, tree species shall be selected to not exceed 30' in height.
- Interior side yards should be meadow with random massings of large deciduous shade trees. Random massings should consist of 3-7 trees and be installed at a minimum 3" caliper.
- Tree species list: refer to Figure 21.


HEDGEROW
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HEDGEROW
HEDGEROW
HEDGEROWS WITHIN THE CAMPUS


A RURAL OHIO HEDGEROW

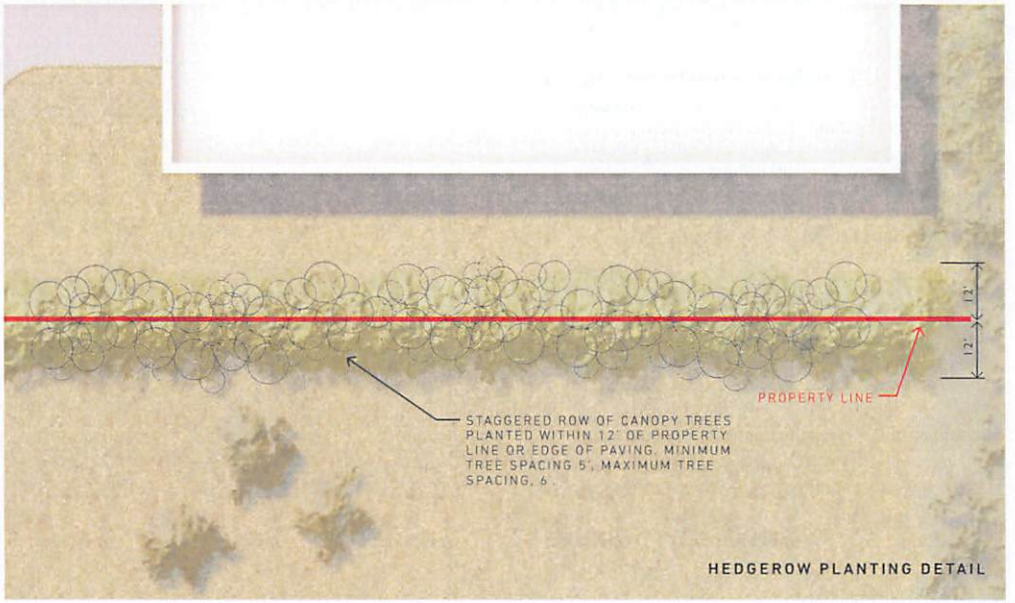
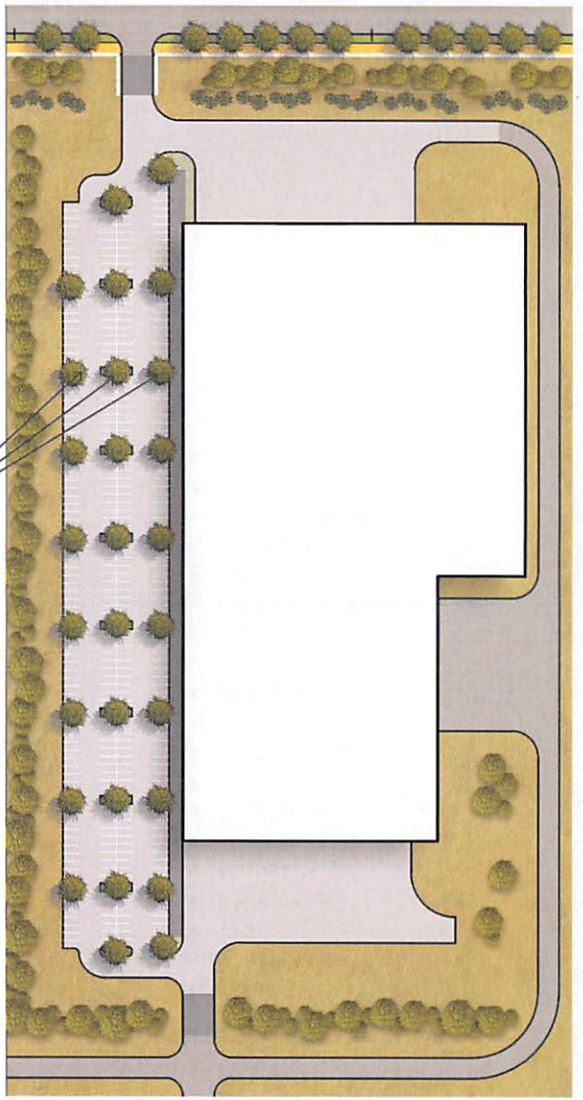

12'
12'
PROPERTY LINE
STAGGERED ROW OF CANOPY TREES PLANTED WITHIN 12' OF PROPERTY LINE OR EDGE OF PAVING. MINIMUM TREE SPACING 5', MAXIMUM TREE SPACING, 6'.
HEDGEROW PLANTING DETAIL

FIGURE 20
PARKING LOT PLANTING

- Parking lot islands shall be planted with native canopy trees and meadow mix.
- Every ten parking spaces shall be separated by one tree island.
- Species diversity: At least 4 species shall be used per parking lot. No quantity of any given species shall comprise more than 50% of the overall quantity of trees in parking areas.
- Installation sizes: trees are to be planted as 3" caliper trees.
- Vehicular parking lots shall be screened from public streets by a 3.5' minimum height evergreen hedge or similar landscaping, wall, mound, or combination thereof. Landscaping shall be planted at least 2' in average height when planted and shall conform to the height requirements within 4 years after planting.
- Tree species list: refer to Figure 21.



PARKING LOT PLANTING

FIGURE 21
PLANT SPECIES GUIDELINES

- Street Trees
- Swale/Berm Plantings
  - Trees
  - Woody Shrubs
  - Meadow
  - Maintained Turf
- Swale/Berm Plantings - Alternates
  - Trees
- Detention Pond Plantings
  - Trees
  - Woody Shrubs
  - Wetland Shelf
  - Meadow
- Front Yard / Side Yard Plantings
  - Trees
  - Meadow Mix
  - Maintained Turf Mix
- Hedgerow and Side Yard Plantings
- Parking Lot Trees

Street Trees

- Primary
  - Quercus coccinea - scarlet oak
  - Celtis occidentalis - hackberry
  - Quercus rubra - red oak
- Secondary
  - Celtis occidentalis - hackberry
  - Quercus bicolor - swamp white oak
  - Celtis occidentalis - hackberry

Swale/Berm Plantings

- Trees
  - Acer nigrum - black maple
  - Acer saccharum - sugar maple
  - Aesculus flava - yellow buckeye
  - Asimina triloba - common pawpaw
  - Betula alleghaniensis - yellow birch
  - Carya ovata - shagbark hickory
  - Celtis occidentalis - hackberry
  - Gleditsia triacanthos var. inermis - thornless honeylocust
  - Juglans nigra - black walnut
  - Liquidambar styraciflua - sweetgum
  - Prunus serotina - wild black cherry
  - Quercus alba - white oak
  - Quercus bicolor - swamp white oak
  - Quercus coccinea - scarlet oak
  - Quercus rubra - red oak
  - Robinia pseudoacacia - black locust
  - Tilia americana - American linden
  - Abies concolor - white fir
  - Juniperus virginiana - eastern red cedar
  - Picea abies - Norway spruce
  - Picea glauca - white spruce
  - Pinus strobus - white pine
  - Pseudotsuga menziesii - Douglas fir
  - Thuja occidentalis - northern white cedar
  - Thuja plicata x T. standishii - Green Giant arborvitae
  - Tsuga canadensis - Canadian hemlock
  - Thuja plicata - western red cedar
- Woody Shrubs
  - Aronia melanocarpa - black chokeberry
  - Comptonia peregrina - sweetfern
  - Diervilla lonicera - dwarf bush-honeysuckle
  - Rhus aromatica - fragrant sumac
  - Rubus odoratus - flowering raspberry
  - Rhus typhina - staghorn sumac
  - Spiraea tomentosa - steeplebush
  - Symphoricarpos albus - common snowberry
  - Vaccinium angustifolium - lowbush blueberry
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

Swale/Berm Plantings - Alternates

- Trees
  - Quercus sp.
  - Acer sp.
  - Aesculus sp.
  - Fagus sp.
  - Betula sp.
  - Ulmus americana
  - Gleditsia sp.
  - Gymnocladus sp.
  - Pinus strobus
  - Pinus nigra
  - Picea abies
  - Picea omorika
  - Juniperus virginiana

Detention Pond Plantings

- Trees
  - Acer rubrum - red maple
  - Asimina triloba - common pawpaw
  - Betula nigra - river birch
  - Gymnocladus dioicus - Kentucky coffeetree
  - Juglans nigra - black walnut
  - Liriodendron tulipifera - tuliptree
  - Nyssa sylvatica - black gum
  - Platanus occidentalis - sycamore
  - Populus deltoides - eastern cottonwood
  - Quercus bicolor - swamp white oak
  - Salix discolor - pussy willow
  - Taxodium distichum - bald cypress
- Woody Shrubs
  - Cephalanthus occidentalis - buttonbush
  - Clethra alnifolia - sweet pepperbush
  - Cornus sericea - redosier dogwood
  - Hamamelis virginiana - common witchhazel
  - Ilex verticillata - common winterberry
  - Myrica pensylvanica - northern bayberry
  - Potentilla fruticosa - bush cinquefoil
  - Vaccinium corymbosum - highbush blueberry
- Wetland Shelf - plant list to be developed in consultation with wetland ecologist.
- Meadow: See Meadow Mix, this sheet.

Parking Lot Trees

- Trees
  - Acer nigrum - black maple
  - Acer saccharum - sugar maple
  - Celtis occidentalis - hackberry
  - Gleditsia triacanthos var. inermis - thornless honeylocust
  - Liriodendron tulipifera - tuliptree
  - Platanus occidentalis - sycamore
  - Quercus bicolor - swamp white oak
  - Quercus coccinea - scarlet oak
  - Quercus rubra - red oak
- Meadow: See Meadow Mix, this sheet.

Front Yard Plantings

- Meadow Trees
  - Aesculus flava - yellow buckeye
  - Fagus grandifolia - American beech
  - Quercus alba - white oak
  - Quercus macrocarpa - bur oak
  - Quercus muehlenbergii - chinkapin oak
  - Robinia pseudoacacia - black locust
  - Platanus occidentalis - sycamore
- Lane Trees
  - Ostrya virginiana - American hophornbeam
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

Hedgerow and Side Yard Plantings

- Trees
  - Acer nigrum - black maple
  - Acer saccharum - sugar maple
  - Betula lenta - sweet birch
  - Carya ovata - shagbark hickory
  - Juglans nigra - black walnut
  - Prunus serotina - wild black cherry
  - Quercus alba - white oak
  - Quercus bicolor - swamp white oak
  - Quercus coccinea - scarlet oak
  - Quercus palustris - pin oak
  - Quercus rubra - red oak
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

Meadow Mix

- Meadow Mix shall be:

  20% Aruba or Audubon red fescue

  20% J5 Chewings fescue

  20% Ecostar hard fescue

  20% Marco Polo sheep fescue

  20% annual ryegrass

  Application rate shall be 225 lbs per acre.
- Plant seed with "Brillion" type landscape seeding machine that accurately places seed at specified depth and rate and rolls in single operation. Plant seed no deeper than ½ inch. Hydroseeding of meadows is not permitted.
- Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than ½ inch.
- Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus of at least 1.5 lbs./1000 sq. ft.
- Maintain meadow no less than 12 months after planting.
- Mow meadow as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches. Do not mow after 12 months from planting completion.
- Apply 2 applications of a broad-spectrum, 3-way selective herbicide to meadow within 12 months after planting. Schedule first application no earlier than 6 months after planting.

Maintained Turf Mix

- Turf Mix shall be:

  80% 2 of 3 Tall Fescue

  10% Kentucky bluegrass

  10% Perennial Ryegrass

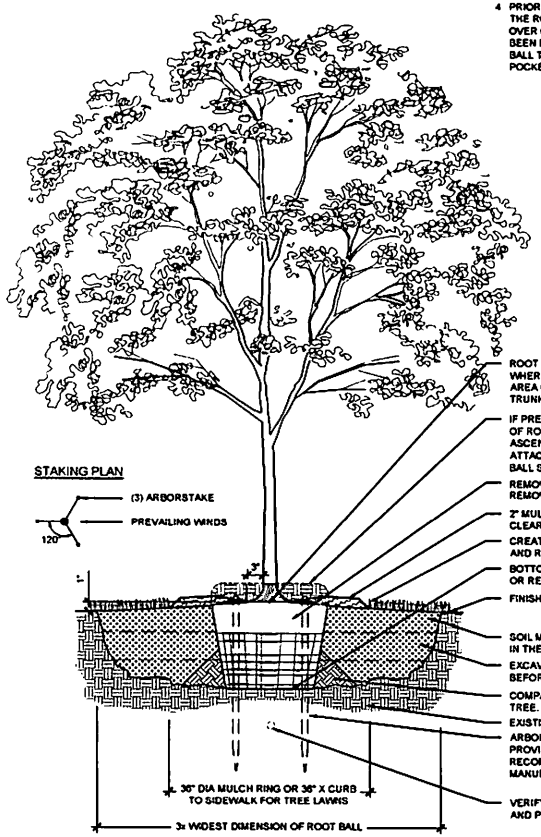
  Application rate shall be 225 lbs per acre.

General Planting Guidelines

- Trees
  - Trees over 2" shall be nursery tagged by a landscape architect. Trees under 2" shall be visually inspected with representative photographs by a landscape architect.
  - Areas of trees (not individual trees) to be planted along the road and detention ponds shall be staked for approval by a landscape architect.
  - Width of tree planting hole for trees shall be 3 times the diameter of the rootball. Bottom and sides of tree hole shall be loosened prior to planting.
  - Depth of tree planting hole shall be 1.5 times the depth of the rootball, minimum. Container grown or balled and burlapped trees shall be planted on a compacted mound of #57 stone.
  - Trunks of trees under 1" in caliper in size shall be protected with plastic wrap for a period of one year.
  - Seedlings/whips may be planted as bare root stock.
  - Reference Figure 22, Deciduous Tree Planting Standard for detailed guidance.
  - All sizes and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association.
- Woody Shrubs
  - Representative photos of woody shrubs shall be approved by a landscape architect.
  - Woody shrub beds shall be staked for approval by a landscape architect.
  - Shrub beds shall be a continuous excavation to the depth of the deepest rootball in the shrub bed. Bottom and sides of shrub bed excavation shall be loosened prior to planting.
  - All sizes and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association.
- Wetland Mix and Meadow Mix
  - Mixes shall be pre-packaged at the specified species percentages and applied at rates consistent with the seed supplier's recommendations.
  - Bed preparation shall be in accordance with seed supplier's recommendations.
- Planting Soil Composition
  - Planting soils shall be a mix of three components: topsoil, organic amendment, and sand.
  - Topsoil: central Ohio topsoil with a USDA texture classification of clay loam or loam and a pH of 5.5 to 7.0
  - Organic Amendment: composted yard debris (green waste) compost with a pH of 7.2 to 8.0
  - Sand: ASTM C33 concrete sand.
  - The three components shall be blended into the following ratio: 4 parts sand, 2 parts topsoil, 1 part compost.
- Planting Soil Quantities
  - Trees shall be provided a minimum 2-3' soil depth. Soil area width shall be a minimum of 3 times the rootball size. Reference Figure 22, Deciduous Tree Planting Standard.
  - Turf and meadow areas shall be a minimum 4-6" soil depth.
  - Shrub areas shall be a minimum 12" soil depth.

FIGURE 22
DECIDUOUS TREE PLANTING STANDARDS

NOTE
1. DO NOT EXCAVATE HOLE BY MECHANICAL DRILL.
2. PRIOR TO PLACING THE ROOT BALL IN THE EXCAVATED HOLE, CONTRACTOR SHALL PERFORM ROOT BALL PREPARATION: REMOVE EXCESS SOILS AND BURLAP AT BURIED ROOT FLARES
3. SET ROOT FLARE 1" ABOVE FINISHED GRADE AND ON-CENTER OF EXCAVATED HOLE
4. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



City Landscape Architect:
MKSK
Landscape Architecture
Urban Design
Planning

CONTACT:
462 S. LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796
MKSKSTUDIOS.COM

DECIDUOUS TREE
PLANTING STANDARD

CITY OF NEW ALBANY STANDARD DRAWING
12/12/2025

STD. NO. NA-####-#

PLANTING NOTES

1. CONFIRM LOCATIONS OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO EXCAVATION.
2. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. SUBSTITUTIONS FOR PLANT MATERIALS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
3. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
4. PROVIDE PLANT PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE CITY FOR COMPLIANCE REVIEW PRIOR TO PURCHASING.
5. PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
6. THE CITY WILL REJECT TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED. DO NOT PROVIDE TREES WITH CROWNS HEADED BACK OR CUT BACK. THE CITY WILL ALSO REJECT TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER NOT COMPLETELY CLOSED.
7. PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE CITY BEFORE, DURING AND AFTER INSTALLATION.
8. VERIFY PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
9. STAKE TREE LOCATIONS FOR THE CITY'S REVIEW PRIOR TO INSTALLATION. PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE CITY AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE CITY.
10. REFER TO THE PLANTING DETAIL FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, STONE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS.
12. BED EDGE SHALL BE SMOOTH, CONSISTENT, WELL DEFINED, HAND TRENCHED 4" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED.
13. ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" 200 2.
14. PRUNE TREES AFTER INSTALLATION PER ITEM 661.14 PRUNING. ONLY REMOVE BROKEN OR DAMAGED LIMBS. PRUNING SHALL NOT INCLUDE TRIMMING OF LEADER. IF REMOVAL OF DEAD/DAMAGED BRANCHES WILL RESULT IN MORE THAN 25% OF THE TREE CANOPY, THE TREE WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
15. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MINIMUM.
16. TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS. TREES LOCATED IN LAWN AREAS BETWEEN STREET CURBS AND SIDEWALKS OR PATHS SHALL BE CENTERED IN THE LAWN AREA. TREES LOCATED IN THE MEDIAN ISLANDS SHALL BE CENTERED IN THE MEDIAN ISLAND, UNLESS OTHERWISE SPECIFIED.
17. TEST FILL EACH TREE AND PLANTING PIT WITH WATER, PRIOR TO PLANTING TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER SCARIFIED ALONG OUTER EDGES AND SIDES OF PIT.
18. PROVIDE BACKFILL SOILS THAT ARE 1 PART LEAF COMPOST / 1 PART EXCAVATED SOIL UNLESS OTHERWISE SPECIFIED.
19. DO NOT DISTURB AREA SUPPORTING TREE BALL. REPEAT TEST. ALLOWANCES WILL NOT BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE.
20. PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT.
21. REMOVE PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
22. WATER ALL TREES PER ITEM 661.17 - PERIOD OF ESTABLISHMENT AND AS MODIFIED. INCLUDE 2 APPLICATIONS PER WEEK STARTING IMMEDIATELY AT INSTALLATION AND CONTINUING THROUGH THE PERIOD OF ESTABLISHMENT. THE USE OF WATERING (GATOR) BAGS IS ACCEPTABLE. IF USING WATER BAGS, THE BAGS SHALL BE REMOVED ON OR AROUND DECEMBER 1 AND REINSTALLED NO LATER THAN MARCH 1 THE FOLLOWING YEAR. COSTS ASSOCIATED WITH WATERING ARE INCLUDED IN THE UNIT PRICE BID FOR EACH TREE. NO ADDITIONAL COMPENSATION WILL BE MADE FOR WATERING.
23. THE CITY MAY OBSERVE PLANT MATERIAL EITHER AT THE PLACE OF GROWTH OR AT THE PROJECT SITE BEFORE, DURING OR AFTER PLANT INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR SPECIES, VARIETY, CULTIVARS, SIZE AND QUALITY. THE CITY MAY SELECT AND TAG TREES AT PLACE OF GROWTH FOR INSTALLATION ON THIS PROJECT. THE CITY RETAINS THE RIGHT TO OBSERVE TREES FURTHER FOR SIZE AND CONDITION OF ROOTBALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS, DAMAGE DURING TRANSPORTATION. THE CITY RETAINS THE RIGHT TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. REMOVE REJECTED TREES IMMEDIATELY FROM PROJECT SITE.
24. THE GUARANTEE PERIOD BEGINS AT THE DATE OF FINAL ACCEPTANCE.
25. MAKE PERIODIC INSPECTIONS DURING THE GUARANTEE PERIOD TO MONITOR THE CONDITION OF THE TREES. WATER THE TREES AS NEEDED TO MAINTAIN THE TREES ALIVE AND IN AN ACCEPTABLE CONDITION.
26. PERFORM A SURVIVAL INSPECTION, JOINTLY WITH THE CITY, IN THE FIRST GROWING SEASON BEFORE THE END OF SUMMER. MEET WITH THE CITY IN THE FALL TO COMPARE LISTS, RECONCILE DIFFERENCES AND DEVELOP A SPRING REPLACEMENT LIST.
27. GUARANTEE HEALTHY AND FLOURISHING PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
28. REPLACE ALL PLANTS DETERMINED BY THE CITY TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, AT NO COST TO THE CITY. THE CITY WILL CONSIDER ACCEPTABLE PLANTS FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND BEARING FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACE DEAD OR UNACCEPTABLE PLANTS WITH PLANTS THAT CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. PROVIDE REPLACEMENTS THAT SATISFY ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
29. GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AFTER REPLACEMENT. THE CITY MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR A REPLACEMENT PLANT DEEMED UNACCEPTABLE DURING OR AT THE END OF THE GUARANTEE PERIOD.
30. AT THE END OF THE GUARANTEE, RESET GRADES THAT SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.
31. BASIS OF PAYMENT: THE CITY WILL PAY 80% OF THE BID PRICE FOR PLANT MATERIALS DELIVERED, ACCEPTED AND INSTALLED AT THE PROJECT SITE. THE CITY WILL PAY THE REMAINING 20% OF THE BID PRICE AT THE END OF THE ESTABLISHMENT PERIOD. REPLACE ALL PLANTS NOT SURVIVING THE ESTABLISHMENT PERIOD AT NO ADDITIONAL COST TO THE CITY.

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DECIDUOUS TREE
PLANTING STANDARD

CITY OF NEW ALBANY STANDARD DRAWING
12/12/2025

STD. NO. NA-####-#

FIGURE 23
PLANT & LANDSCAPE MAINTENANCE

- Trees
- Shrubs
- Meadow
- Turf

Trees

- January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to 'limb-up' canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.
- February: If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 for 24 hours after application to be effective.
- March: Selectively hand prune limbs to repair, remove damaged limbs, or to 'limb-up' canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.
- April: Inspect for potential pest problems at 2-week intervals - document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plant beds and turf areas. Provide 2"-3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.
- May: Weed mulch tree rings as required. Continue inspections every two weeks for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.
- June/July: Irrigate trees if needed in the early morning hours to reduce water loss from evaporation. Trim/remove unwanted limbs from trees as required. Monitor for weed / insect / and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" water per week (supplement natural rainfall with irrigation as needed).
- August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.
- September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./ Nov.).
- October: Fertilize using a granular fertilizer with slow-release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire root zone / dripline (if root zone includes turf do not exceed 2lbs of nitrogen / 1000 sf).
- November: Monitor for weed / insect / and disease problems - control as needed. Remove any diseased / damaged / or dead branches. If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 for 24 hours after application to be effective. Renew mulch tree rings - provide 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.
- December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of Wilt-Pruf to reduce damage. More than one treatment is detrimental. Plants with recurring problems should be removed.

Shrubs

- January/February: Remove wind-driven leaves from shrub beds.
- March: Remove wind-driven leaves from shrub beds. Inspect for potential pest problems at 2-week intervals- document all findings.
- April: Inspect for potential pest problems at 2-week intervals- document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed - use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Provide 2"-3" depth within bed.
- May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue inspections every two weeks for pest/disease problems.
- June: Hand prune as needed (see April). Monitor for weed / insect / and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.
- July: Monitor potential weed / insect / and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.
- August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed / insect / and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain 2"-3" of mulch in all shrub beds. Remove weeds from beds weekly.
- September: Monitor for weed / insect / and disease problems - control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain 2"-3" of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.
- October: Fertilize using a granular fertilizer with slow-release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire shrub bed. Remove fallen leaves to prevent damage to turf.
- November: Monitor for weed / insect / and disease problems - control as needed. Remove any diseased / damaged / or dead branches. If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 for 24 hours after application to be effective. Renew mulch at shrub beds - provide 2-3" depth.
- December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of Wilt-Pruf to reduce damage. More than one treatment is detrimental. Plants with recurring problems should be removed.

Meadow

- April (late): Apply 3-way selective herbicide to control weed populations - Do not apply pre-emergent to areas that need to be overseeded. Overseeding can take place in April for severe bare areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred)
- May: Mow at 4" height (Single Mow).
- June - September: No mowing to occur
- September: Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.
- October (early): Mow at 4" height (Single Mow). Overseed thin areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method
- November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.

Turf

- January/ February/March: Minimize salt damage along walks and drives. Remove any wind-driven leaves from lawns/beds.
- April: Test soil pH. Turf areas should maintain pH levels between 6.2-7.0. Apply lime to increase pH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3"ht.) to encourage greening. Trim turf along all walks and road edges as required - DO NOT line trim around tree trunks. Core aerate prior to fertilization / lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.
- May: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- June: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. New seeded lawn areas require the top 1/4" to remain moist - a thin layer of hydromulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.
- July: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.
- August: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems - Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs / sf.
- September: Summer Fertilization: Labor Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis. Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas - Rake bare soil and amend with three cubic yards of finely screened compost / 1000 sf. Broadcast seed and hand rake into top 1/4" topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.
- October: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 ½" for last cut of the season - to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.
- December: Complete any leaf removal to prevent damage to turf.

