

**PLANNING COMMISSION MEETING
TUESDAY, NOVEMBER 12, 2024 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE OCTOBER 8, 2024 PLANNING COMMISSION MEETING**

PUBLIC HEARING

3. ZONING CHANGE FOR 2ND ST., NEWARK, OHIO

Application Number: PC-24-36
Owner: Daniel Hunt (Shiloh Missionary Baptist Church)
Applicant: Bill Morton
Current Zoning: Single-Family Residence, RL – Low Density
Proposed Zoning: MFR- Multi-Family Residence

***** At the request of the Owner / Applicant, the Planning Commission is requested to table the Public Hearing for one month. *****

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

4. APPLICATION TBZ-24-01

Applicant: Joe Gebhart
Owner: First Church of the Nazarene Newark
Location: 18/24 Mill St.
Present Zoning: RH
Proposed Zoning: CSI
Prior Zoning: R2

5. Site Plan Review for PC-24-54 – Site Plan Review for proposed Equipment Garage addition for Moundbuilders Country Club, 2250 Horns Hill Road

Owner: 2250 Horns Hill Road LLC
2250 Horns Hill Road
Newark, OH 43055
bdewey@akdconstruction.com

Applicant: Ryan Lehberger – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
ryan@projectconstructionco.com

Architect: Luke Baus – Project Architecture Ltd.

149 East Main Street
Hebron, OH 43025
luke@projectconstructionco.com

6. PC-24-55 Lot Split of 2.886 acres for The Trout Club, 2250 Horns Hill Road

Owner: 2250 Horns Hill Road LLC
210 Northtowne Ct., Suite G
Newark, OH 43055
bdewey@akdconstruction.com

Applicant: Brian Wood – John Dodgion – ADR & Associates
88 West Church Street
Hebron, OH 43055
bwood@adrinnovation.com
jdodgion@smartservices-inc.com

7. PC-24-56 Lot Split of 17.888 acres for The Trout Club, 2250 Horns Hill Road

Owner: 2250 Horns Hill Road LLC
210 Northtowne Ct., Suite G
Newark, OH 43055
bdewey@akdconstruction.com

Applicant: Brian Wood – John Dodgion – ADR & Associates
88 West Church Street
Hebron, OH 43055
bwood@adrinnovation.com
jdodgion@smartservices-inc.com

8. PC-24-59 Right-of-Way Dedication for Licking Springs Road at The Trout Club, 2250 Horns Hill Road

Owner: 2250 Horns Hill Road LLC
210 Northtowne Ct., Suite G
Newark, OH 43055
bdewey@akdconstruction.com

9. PC-24-60 Thoroughfare Plan for the City of Newark, 40 West Main Street

Introduction of the plan, which includes Access Management and Traffic Impact Study standards,
Set Public Hearing for 12/10/2024, with recommendation to City Council to follow.

***** To view the document, see *****
<https://www.newarkohio.gov/infrastructure/>

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 10, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, NOVEMBER 18, 2024 4:30 P.M.

BY: *[Signature]*

ORDINANCE NO. 24-37
[Signature]

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 2ND STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-207942-00.000 AND 030-092568-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RL-LOW DENSITY ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RL-LOW DENSITY ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

SEE EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 2: Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

Section 3: The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: 

Director of Law

DESCRIPTION APPROVED: 

Brian Morehead, Engineer

Prepared by the Office of the Director of Law

**EXHIBIT A
LEGAL DESCRIPTION
ZONING AMENDMENT**

SITUATE IN QUARTER 4, TOWN 2 NORTH, RANGE 12 WEST, CITY OF NEWARK, LICKING COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at and iron pipe found in the southeast corner of right-of-way of the intersection of South Second Street and Leonard Avenue;

thence, South 12°27'45" East, 544.40 feet, along the east right-of-way line of South Second Street to an iron pin set at the southwest corner of a tract of land owned by Buckeye Community Nineteen, LP as conveyed in Official Record, 201109290018245 and being the principal place of beginning;

thence, South 85°34'46" East, 656.24 feet, along the south line of said Buckeye Community Nineteen, LP tract and along the new zoning line, passing through an iron pin found at 559.88 feet, to a point;

thence, South 15°04'38" West, 431.56 feet, along the new zoning line to an iron pin found at the northeast corner of a tract of land owned by Loren McCauley and Valerie Cannell as conveyed in Official Record, 201505110008983;

thence, North 87°18'05" West, 441.51 feet, along the north line of said Loren McCauley and Valerie Cannell to an iron pin set on the line of a tract of land owned by Shiloh Missionary Baptist Church as conveyed in Official Record 201405220009225;

thence, North 12°44'51" West, 457.79 feet, along said Shiloh Missionary Baptist Church line to the principal place of beginning.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated August 30, 2024.

Allen J. Bertke
Allen J. Bertke, PS #8629

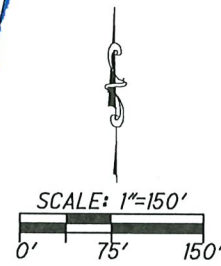
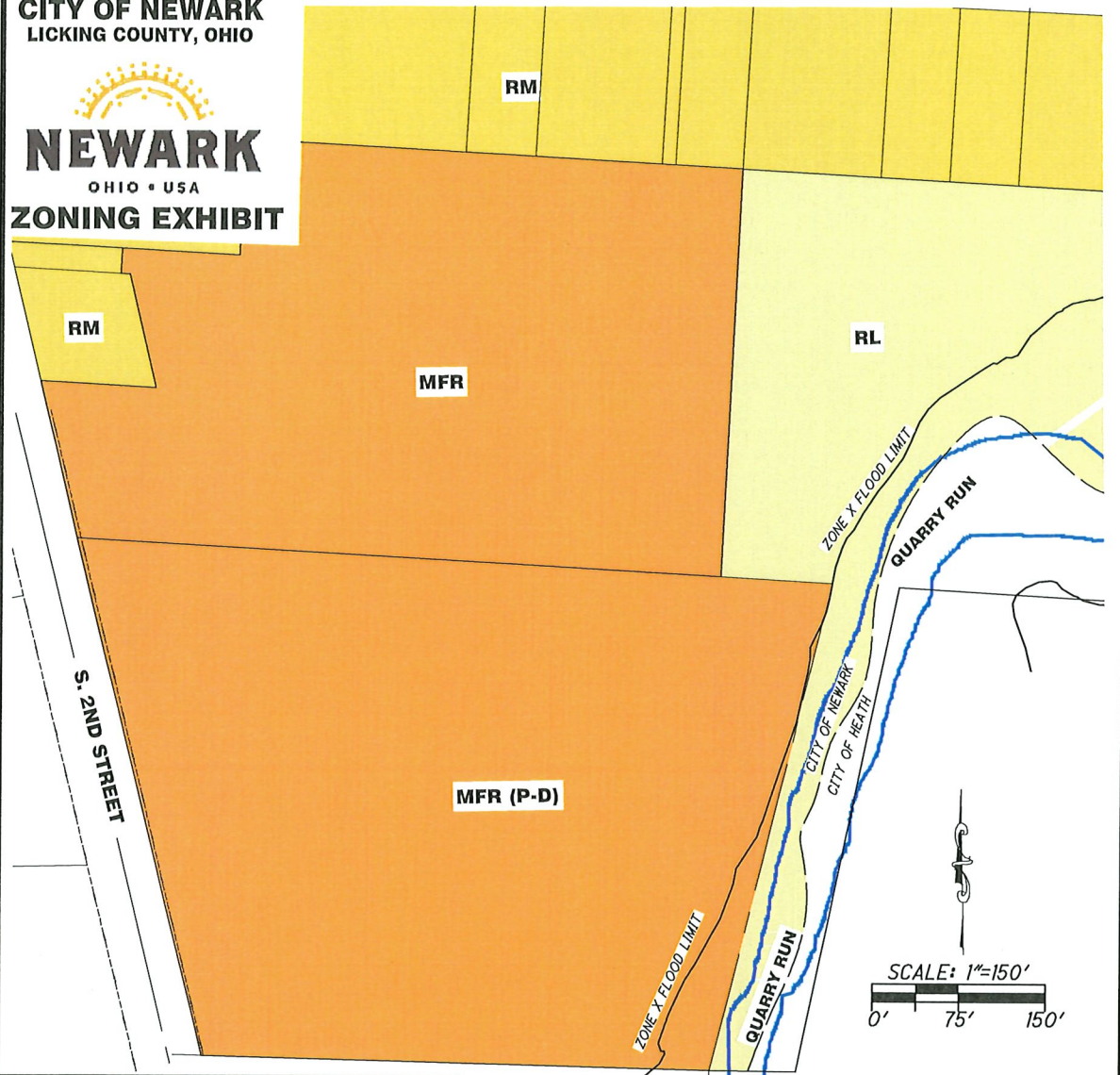


08/30/2024
Date

DESCRIPTION
APPROVED *FOR ZONING PURPOSES*
by *[Signature]*
Div. of Engineering
City of Newark, Ohio

CITY OF NEWARK
LICKING COUNTY, OHIO


NEWARK
OHIO • USA
ZONING EXHIBIT



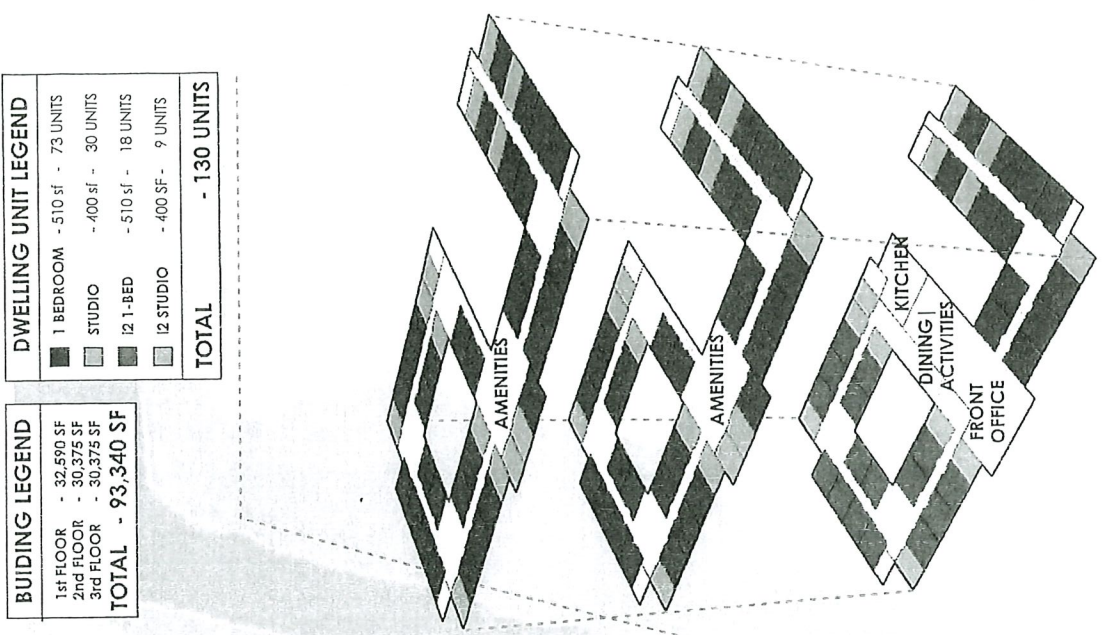
JOB # LICNEW2401	DRAWN BY: RAP	DATE 08-30-2024
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ChoiceOne 
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

~ LEGEND ~

-  RL - LOW DENSITY SINGLE FAMILY
-  RM - MEDIUM DENSITY SINGLE FAMILY
-  MFR - MULTI-FAMILY RESIDENCE
-  (P-D) PLAN DEVELOPMENT



BUILDING LEGEND

1st FLOOR	- 32,590 SF
2nd FLOOR	- 30,375 SF
3rd FLOOR	- 30,375 SF
TOTAL	- 93,340 SF

DWELLING UNIT LEGEND

1 BEDROOM	- 510 sf - 73 UNITS
STUDIO	- 400 sf - 30 UNITS
12 1-BED	- 510 sf - 18 UNITS
12 STUDIO	- 400 SF - 9 UNITS
TOTAL	- 130 UNITS

3rd FLOOR

30,375 SF	- 31
1 BED	- 14
STUDIO	- 14

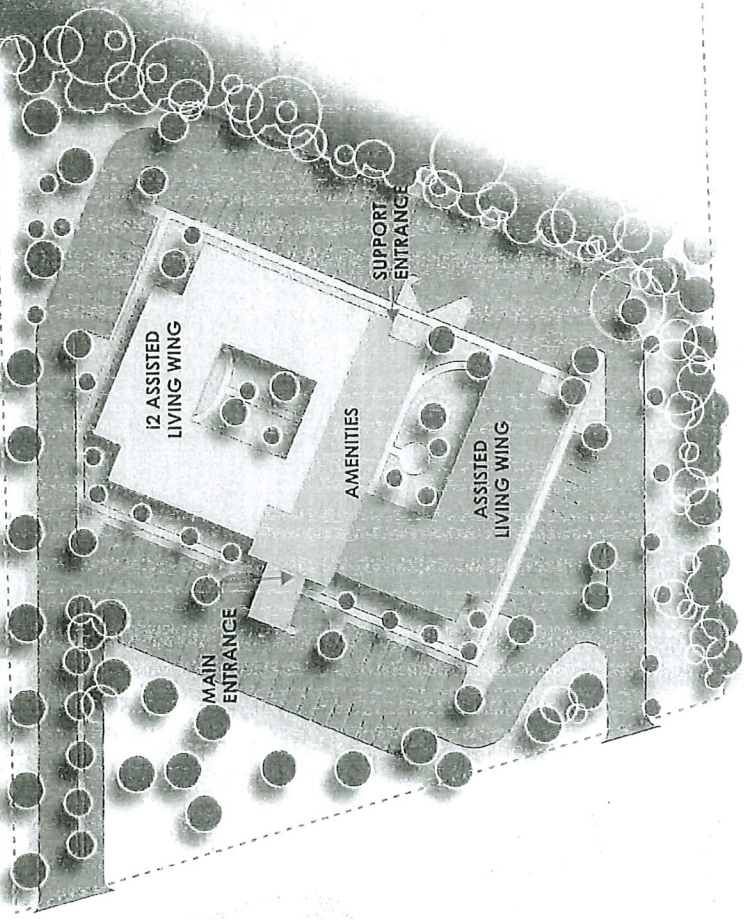
2nd FLOOR

30,375 SF	- 31
1 BED	- 14
STUDIO	- 14

1st FLOOR

32,590 SF	- 12
1-BED	- 5
STUDIO	- 16
12 1-BED	- 7
12 STUDIO	- 7

PARCEL ID: 201405220009225
 OFFICIAL RECORD 2014-05-220009225





Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Planning Commission
Zoning District Change Application

Zoning File # _____
 PC Application # PC-24-36
 Date Received: Poll 9/2/24
 Received by: _____
 Amount Due: \$300.00
 Paid By: (circle one) _____
 Check # _____ Cash
 Receipt # _____

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Re. 813

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Daniel L. Hunt (Shiloh Missionary Baptist Church)		Telephone: (740) 349-9133	
Address: P.O. Box 4603		E-mail: dhunt2494@outlook.com	
City: Newark	State: Ohio	Zip: 43055	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: Bill Morton		Same as above <input type="checkbox"/>	Telephone: (317) 606-5769
Address: 802 East 86th Street		E-mail: BMorton@leobrowngroup.com	
City: Indianapolis	State: Indiana	Zip: 46240	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: 2nd Street, Newark, Ohio, 43055			
Parcel Tax ID #: 054-207942-00.000 & 030-092568-00.000		Number of Acres: 13.18	
Lot Number: (if applicable)		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
District Classification <small>(Zoning Code 08-33, see www.newarkohio.net)</small>			
Present Zoning District: <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		Proposed Zoning District: <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use:

Undeveloped land zoned for single family. A portion of land is not designated and will need to be zoned as proposed.

Proposed Use:

Multi-family residence district for an assisted living facility.

Additional Comments

Reason For Request:

To re-designate the land to Multi-Family and designate the unzoned land that is part of the parcel number.

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- Attend the Planning Commission Meetings and Council Meetings
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature] Date: 7/30/24

Subscribed before me this 30 day of July, 2024



Notary Public State of Ohio My Comm. Expires July 8, 2029 [Signature] Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 9/6/24

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:
 Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.



BR- TBZ-24-01
Zoning File # _____

CITY OF NEWARK
ENGINEERING & ZONING

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.gov

Temporary Board of Zoning District Revision Application

Date: 09/20/2024

Property Address: 18 & 24 Mill Street Newark Parcel numbers 054-213378-00.000 & 054-186488-00.000

Please attach the applicable portion of the Zoning Map and identify the property

Zoning District prior to Ordinance 08-33 (adopted 5/4/2009):	
Present Zoning District: RH	Proposed Zoning District: CSI

Present Use: <input type="checkbox"/> Vacant Land <input type="checkbox"/> Vacant Building <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial (specify): Church <input type="checkbox"/> Industrial (specify): <input type="checkbox"/> Other (specify):	Proposed Use: <input type="checkbox"/> Vacant Land <input type="checkbox"/> Vacant Building <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial (specify): Church, School Institutional <input type="checkbox"/> Industrial (specify): <input type="checkbox"/> Other (specify):
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Please attach a detailed description of the reason for the requested District Revision

Property Owner:	
Name: FIRST CHURCH OF THE NAZARENE NEWARK Pastor Dan Meek	
Address: 200 S. Williams Street Newark OH 43055	
Phone Number: 304-916-5483	
Email Address: dan@newarknaz.org	

Applicant:	
Name: Joe Gebhart Shai-Hess Commercial Real Estate	
Address: 1471 Granville Road Newark OH, 43055	
Phone Number: 740-334-2863	
Email Address: jgebhart@shai-hess.com	

Signature: Joseph Gebhart Date: 9/18/2024

If you are not the Owner, you must provide a signed and notarized statement from the Owner, giving you permission to represent them in the above request.

BR- _____

Zoning File # _____

For Office Use Only

RESPONSE TO REQUEST FOR ZONING REVISION

Date:
To: (applicant)
Regarding Property Address:

BOARD OF REVISION RESPONSE

Meeting Date: 10/26/21

On this meeting date, the Board of Revision agreed with
(agreed/disagreed)

your request and therefore will recommend to the Planning
(will/will not)

Commission that your property be zoned CSI.

Chairman

10/24/21
Date

PLANNING COMMISSION RESPONSE

Meeting Date: _____

On this meeting date, the Planning Commission voted to _____
(affirm/not affirm)

the recommendation of the Board of Revision and therefore your Zoning District
_____ be revised.

(will/will not)

Planning Commission Director

Date

The zoning of your property will:

Remain _____

Be changed to _____

If you have questions regarding this form, please contact the Engineering Office at (740) 670-7727.

Cc: Zoning, Service Director

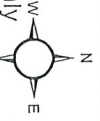
Temporary Board of Zoning District Revision Application

Asking for District Revision as it is believed that this building was built to be used as a Church since it was constructed and has been used this way since the current owner has owned it. Asking for the property located at 18 & 24 Mill Street Newark, parcel numbers 054-213378-00.000 and 054-186488-00.000 be zoned Church, School, Institutional District (CSI) from High Density Single Family Residence District (RH). The new owner will be using it as a Church, Youth Center and for Workforce Training. Property located cady corner, North West is zoned CSI.

OnTrac Property Map



October 22, 2024



Owner Name & Acres

County Road 47 Feet

Driveway

LICKING COUNTY TAX MAP

Street Number Only

Centerline Labels

Township Road 0.01 Miles

Interstates

Sales - 2024

Interstate/US/State Route

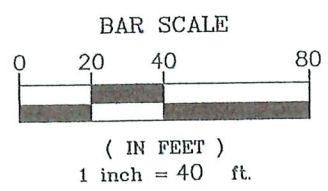
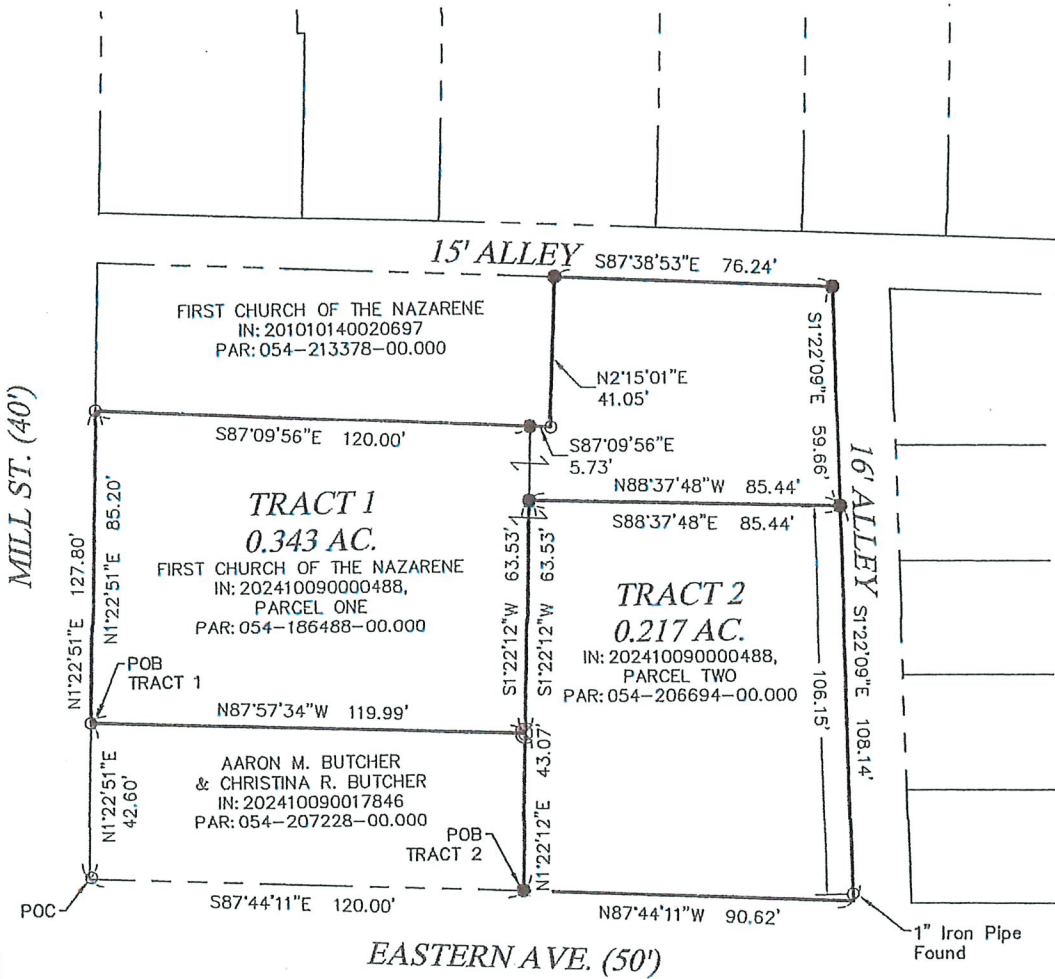
Other Road Type

Municipal Corporations

Licking County Auditor GIS

PLAT OF SURVEY
SOUTH CENTRAL OHIO DISTRICT OF THE
CHURCH OF THE NAZARENE PARCELS

SITUATED IN 4TH QTR., TWP 2N, RNG 12W, U.S.M.L.,
 CITY OF NEWARK, LICKING COUNTY, OHIO



PERTINENT RECORDS USED
 Deeds & Plat as shown

LEGEND

- 1/2" O.D. Iron Pipe Found, unless noted otherwise
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
 Stamped Willis S-7996

BASIS OF BEARINGS
 Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 24224

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



Todd D. Willis
 10-21-2024

WES
 WILLIS ENGINEERING & SURVEYING
 12512 West Bank Dr
 Millersport, OH 43046

Date: 10/18/2024
 Todd D. Willis, PS
 Reg. No. S-7996
 740-739-4030

Property outlined in Red





**CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT**

NOVEMBER 12, 2024 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 24-54: SITE PLAN FOR EQUIPMENT GARAGE BUILDING ADDITION, MOUNDBUILDERS COUNTRY CLUB, 2250 HORNS HILL ROAD***

Staff Report & Recommendations:

Overview:

The applicant intends to convert 2 smaller garages into a larger 7,250 SF new building at the southeast corner of the existing parking lot area, to accommodate the new change in ownership.

The Site Plan Review Committee submitted comments on 11/7/2024 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned Planned Unit Development District (PUD), reviewed as a General Commercial use; the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division and Fire Divisions have no issues with the proposed structure.

C. Height Restrictions:

There are no height restrictions in the PUD – GC District.

D. Lot Area & Setbacks:

Parcel is approximately 163.34 acres +/-, with 0.33% building coverage (23,280 sf), which meets the lot setback and area requirements of 25% maximum coverage.

E. Off-Street Parking & Loading:

No additional parking is required for this building, we find the existing parking as acceptable.



CITY OF NEWARK
PLANNING COMMISSION STAFF REPORT

- F. Corner Lots:
There are no structures proposed in the corner lot areas.
- G. Landscaping, Buffering & Greenspace:
The landscaping on the site will not change as a result of this proposal, and we do not feel that any changes are needed due to this addition.
- H. Public & Private Roadways – Access Management:
No new driveway approaches are planned with this structure.
- I. Site Signage:
No additional signage has been submitted with the proposal.
- J. Traffic Control / Street / Right-of-Way Issues:
No comments on these items.
- K. Engineering / Utilities:
No new water and sanitary sewer service lines are proposed; any additional service is to be extended from the existing internal building plumbing.

There has not been a stormwater management plan submitted, and the increase in impervious area with this addition is not considerable.
- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends approval of the Site Plan for this structure.

If approved by Planning Commission, the zoning certificate will be granted.

Planning Commission Action on Recommendation:

- Approved As Submitted
- Approved As Noted, With Contingencies
- Denied

Planning Director

Date



City of Newark
Zoning Application

Reference # Z-2024-0177

Date Entered: 10/29/2024 8:19:00 AM

Property Details

Property Address: 2250 HORNS HILL RD, NEWARK, OH 43055

Auditor's Parcel # 5428352400000

Property Type: Business/Commercial

Zone: PUD

Flood Hazard Area? Not Applicable **Flood Zone:** N/A

Board of Zoning Appeals (BZA) variance granted for this project? No

If Yes, BZA Application #

BZA Date:

Property Owner's Details

Complete Name: 2250 HORNS HILL ROAD L L C,

Address: 2250 Horns Hill Road, Newark OH 43055

Phone # (740) 366-2770

Email: bdewey@akdconstruction.com

Applicant's Details

Is the applicant the owner? No

Name: Ryan Lehberger

Address: 149 E. Main Street, Hebron, OH 43025

Phone # (740) 928-1105

Email: ryan@projectconstructionco.com

Contractor's Details

Is the contractor the applicant? No

Name: AKD Construction

Address: 210 Northtowne Ct, Newark, 43055

Phone # (740) 504-8140

Email: bdewey@akdconstruction.com

Architect's Details

Name: Luke Baus

Address: 149 E. Main Street, Hebron, OH 43025

Phone # (740) 928-1105
Email: luke@projectconstructionco.com

Engineer's Details

Name: SAME AS ARCHITECT
Address:
Phone #
Email:

Project Details

Nature of Project: Addition
Last or present Occupancy or Use: Utilitiy
Proposed Occupancy or Use: Utilitiy
Description of Project: Connection and Addition to Existing Utility (grounds keeping) Garages.

Project Floor Area

Basement (excluding garage)	
First Floor (excluding garage)	7250
Floor 2, 3, 4, etc.	
Total Project Floor Area	7250.00

Attachments

Site Plans showing the location and uses of all existing buildings as well as any new construction covered under this Certificate Application.

Residential properties: 2 physical copies of the Site Plan are required.
Business/Commercial properties: 1 physical copy of the Site Plan and 1 digital copy of the Site Plan are required.

Fee

Application Fee	\$150.00
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Acknowledgement

I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.

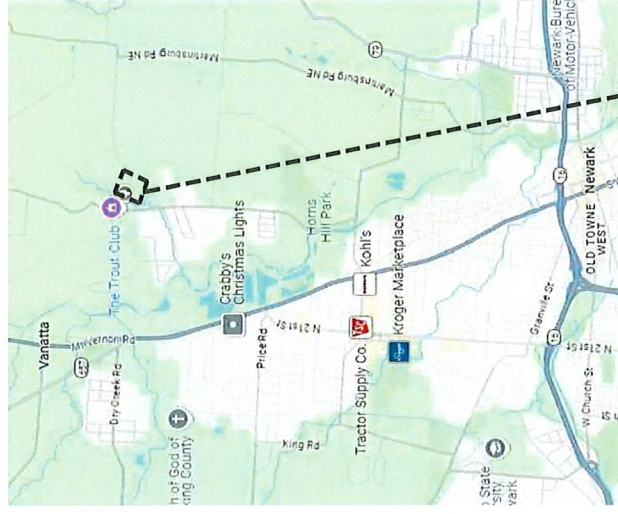
I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

MOUNDBUILDERS COUNTRY CLUB

Equipment Garage Addition

2250 Horns Hill Road,
Newark, OH 43055

JOB NO. 2024-071
October 28, 2024



INDEX TO DRAWINGS	
COVER	BUILDING INFORMATION OWNER
A10	GENERAL NOTES, SPECIFICATIONS, & LEGEND
A20	FOUNDATION PLAN
A31	FLOOR PLAN & CEILING PLAN
A32	FOUNDATION, FLOOR FINISHING & ROOF FINISHING PLANS
A33	ELEVATIONS & BUILDING SECTIONS

PROJECT DESCRIPTION	
NEW ADDITION TO EXISTING UTILITY GARAGES TO ENCLOSE INTO ONE UTILITY GARAGE BUILDING	
UTILITY GARAGE FOR STORAGE OF GROUNDS MAINTENANCE EQUIPMENT ONLY.	

AREA INCREASE CALCULATION	
UTILITY USE GROUP MAX ALLOWED SUCCEEDS	
NO SPRINKLER	
PER SECTION 506.3 TO QUALIFY FOR AREA INCREASE REQUIRED % OF PERMETER MIN 20% (SEE ENCL. SITE PLAN SHEET A10)	
60% OF BUILDING PERIMETER HAS 30' WIDE LAWN / OPEN SPACE	
PER TABLE 506.3.3	
AREA INCREASE FACTOR: 0.50 @ 50%	
5,500 * 50% = 2,750	
5,500 + 2,750 = 7,250 TOTAL ALLOWABLE SQ. FT.	

BUILDING INFORMATION	
NEW ADDITION TO EXISTING UTILITY GARAGE	
NEW BUILDING	<input type="checkbox"/> ADDITION
BUILDING WITH FLOOD HAZARD AREA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
USE GROUP(S)	U (UTILITY)
CONSTRUCTION CLASS	V3
OCCUPANCY LOAD	NA
AREA DATA	
LEVEL	ND
EXISTING UTILITY GARAGE(S)	5,500 SF
TOTAL ADDITION TO GARAGE(S)	4,350 SF
TOTAL OVERALL BUILDING FOOTPRINT	7,250 SF
STRUCTURAL DATA	
FOUNDATION	WALKER UNDER PAV
BASE LOAD	5% HPA, RETAINED IS HPA, G419
REFLECT LOAD	2% PAV
FIRST FLOOR LOAD	DL
SECOND FLOOR LOAD	DL
THIRD FLOOR LOAD	DL
STAIR LOAD	LL
CONCENTRATED LOADS	LL
MATERIALS	NA
PART WALLS	NA
WIND LOADS	NA
SPECIAL LOADS	NA

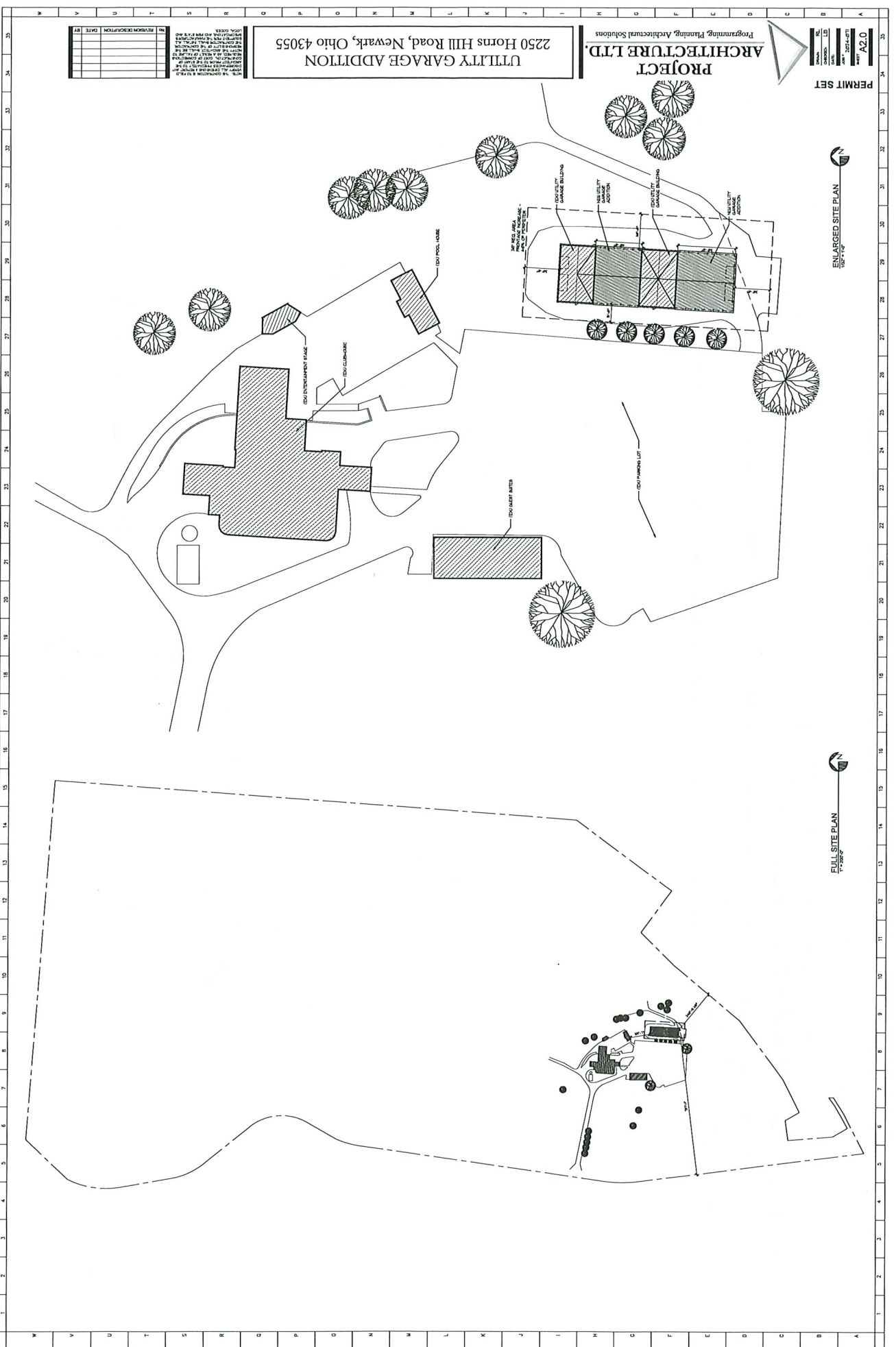


PROJECT ARCHITECTURE LTD.

Luke Baus - Principal Architect 149 E. Main St. - P.O. Box 1034 - Hebron, OH 43025
(740) 928-1105 (740) 928-1108 Fax



Providing Architectural Solutions for Your Project
Commercial, Industrial, Religious, Institutional, Residential



PERMIT SET

ENLARGED SITE PLAN
1/2" = 1'-0"

FULL SITE PLAN
1/8" = 1'-0"

ARCHITECTURE LTD.
PROJECT

Programming, Planning, Architectural Solutions

UTILITY GARAGE ADDITION
2250 Horns Hill Road, Newark, Ohio 43055

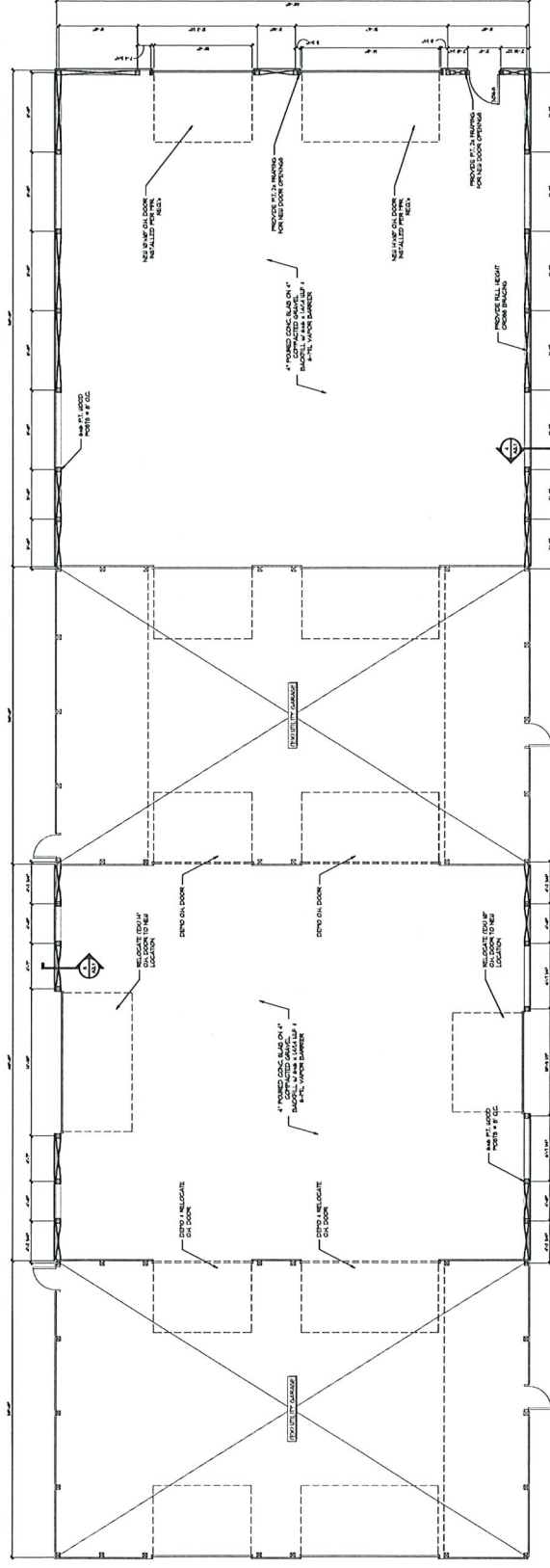
NO.	REVISION DESCRIPTION	DATE	BY

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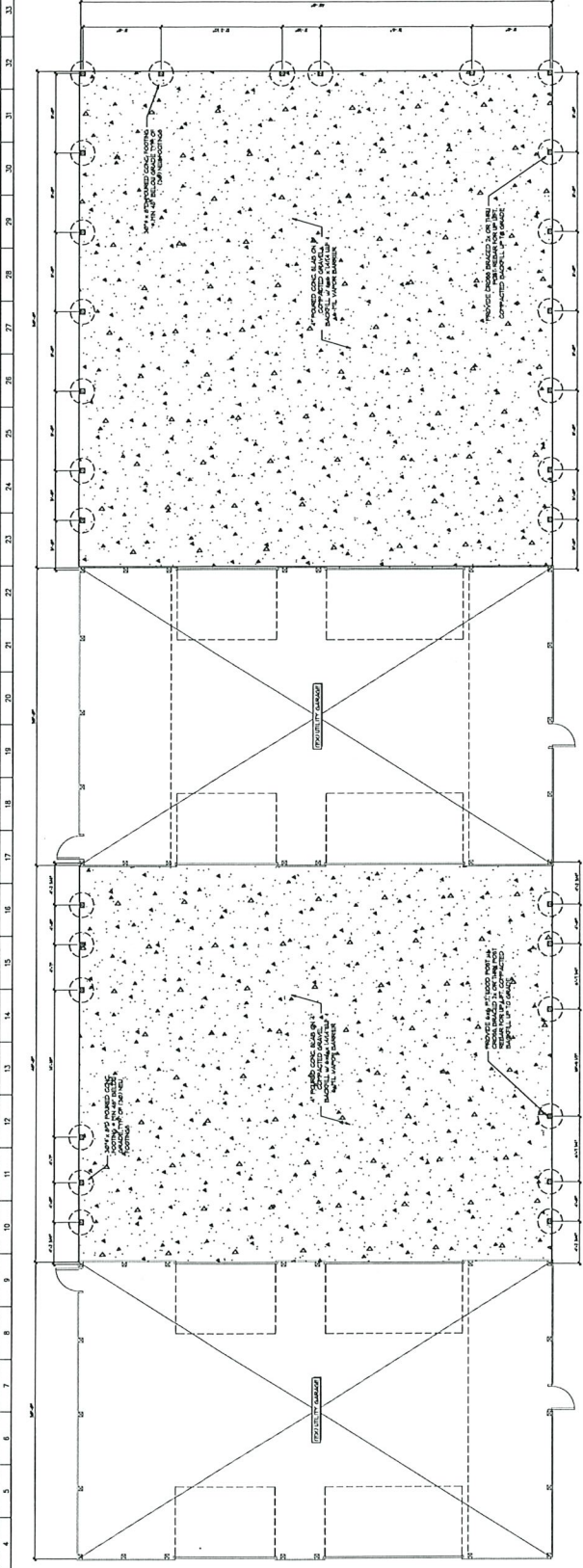
UTILITY GARAGE ADDITION
2250 Horns Hill Road, Newark, Ohio 43055

NO.	REVISION DESCRIPTION	DATE	BY

FLOOR PLAN
SPT-1110P

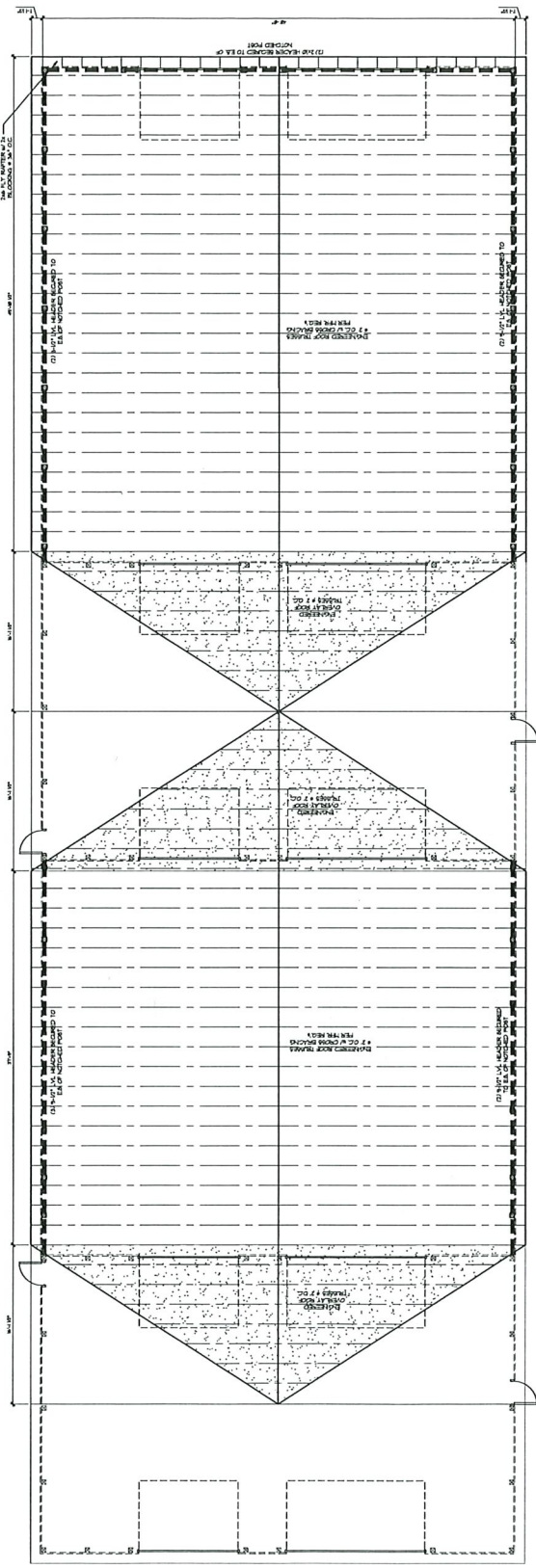


FOUNDATION PLAN
SPT-1110P

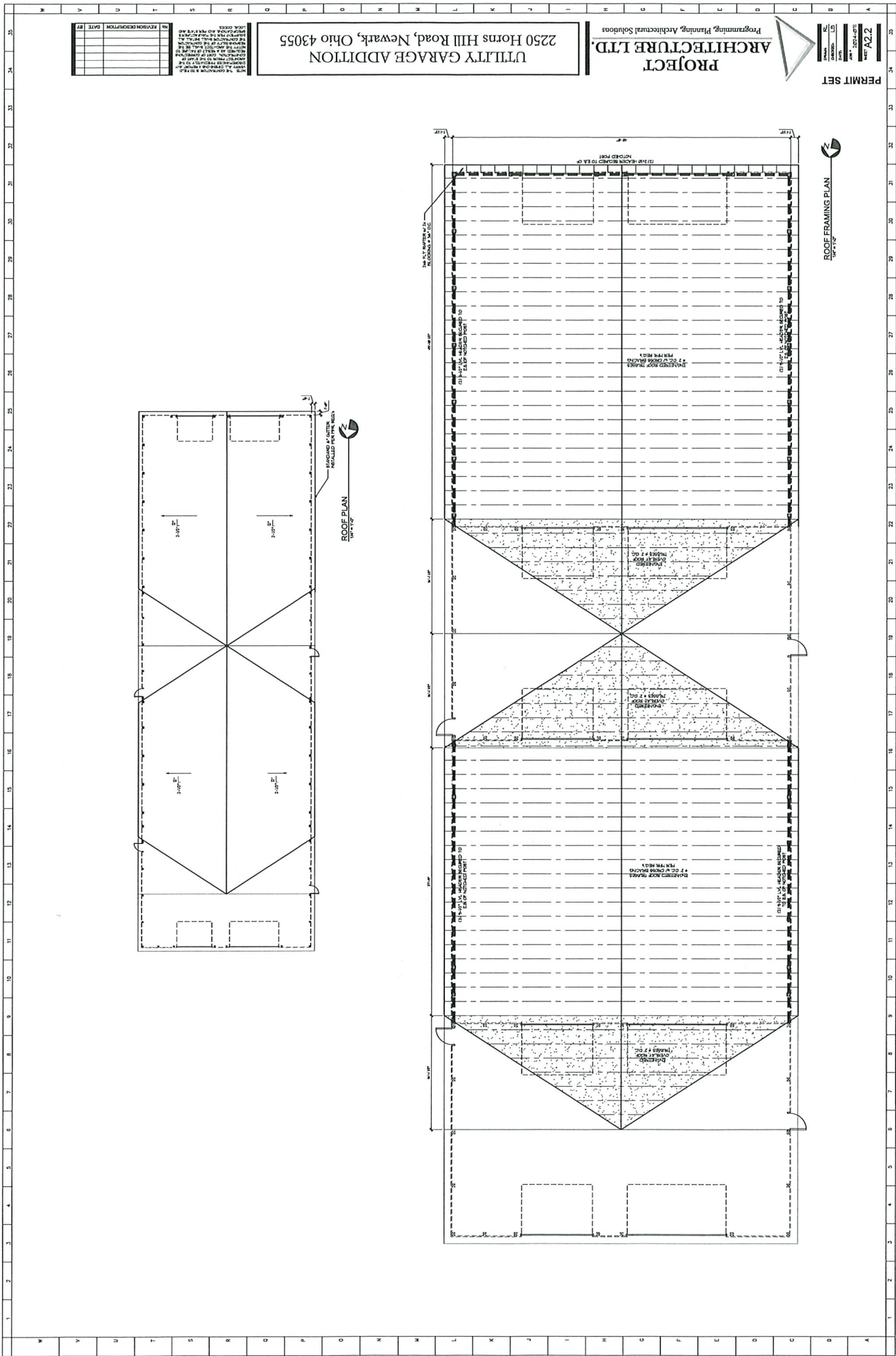
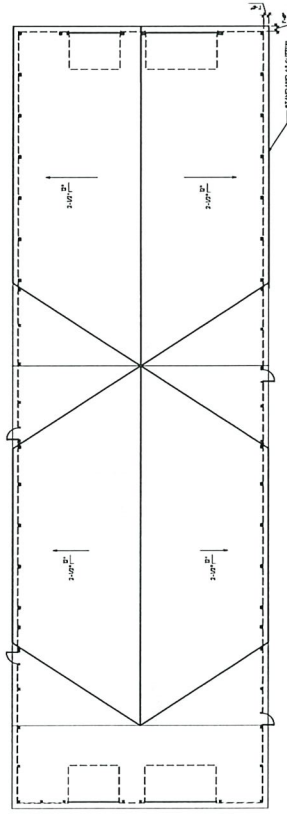


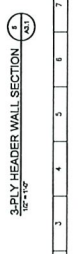
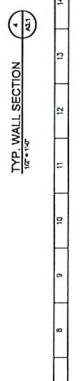
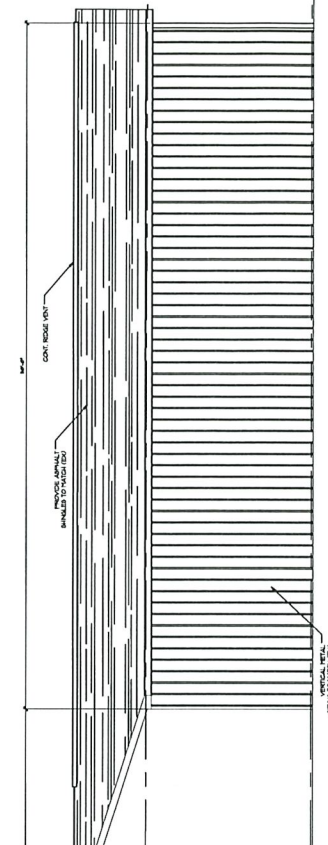
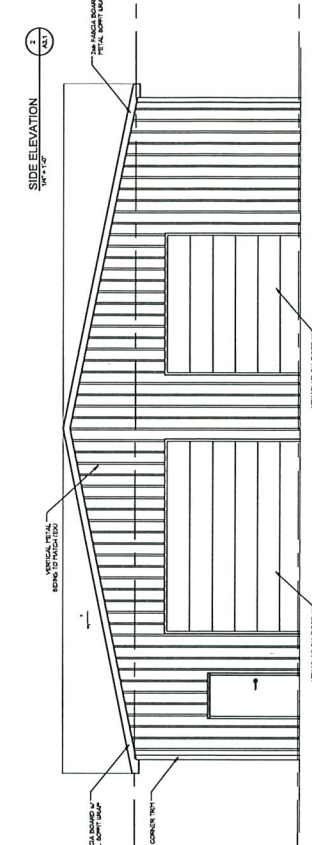
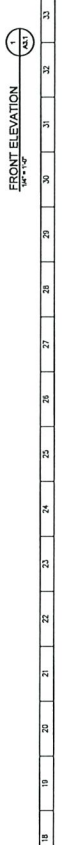
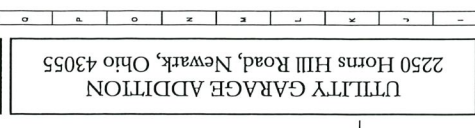
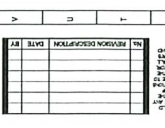
NO.	REVISION DESCRIPTION	DATE	BY

ROOF FRAMING PLAN
 1/4" = 1'-0"



ROOF PLAN
 1/4" = 1'-0"



55		55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	K
																																																									
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Planning Commission
 40 West Main St
 Newark, Ohio 43055
 (740) 670-7516

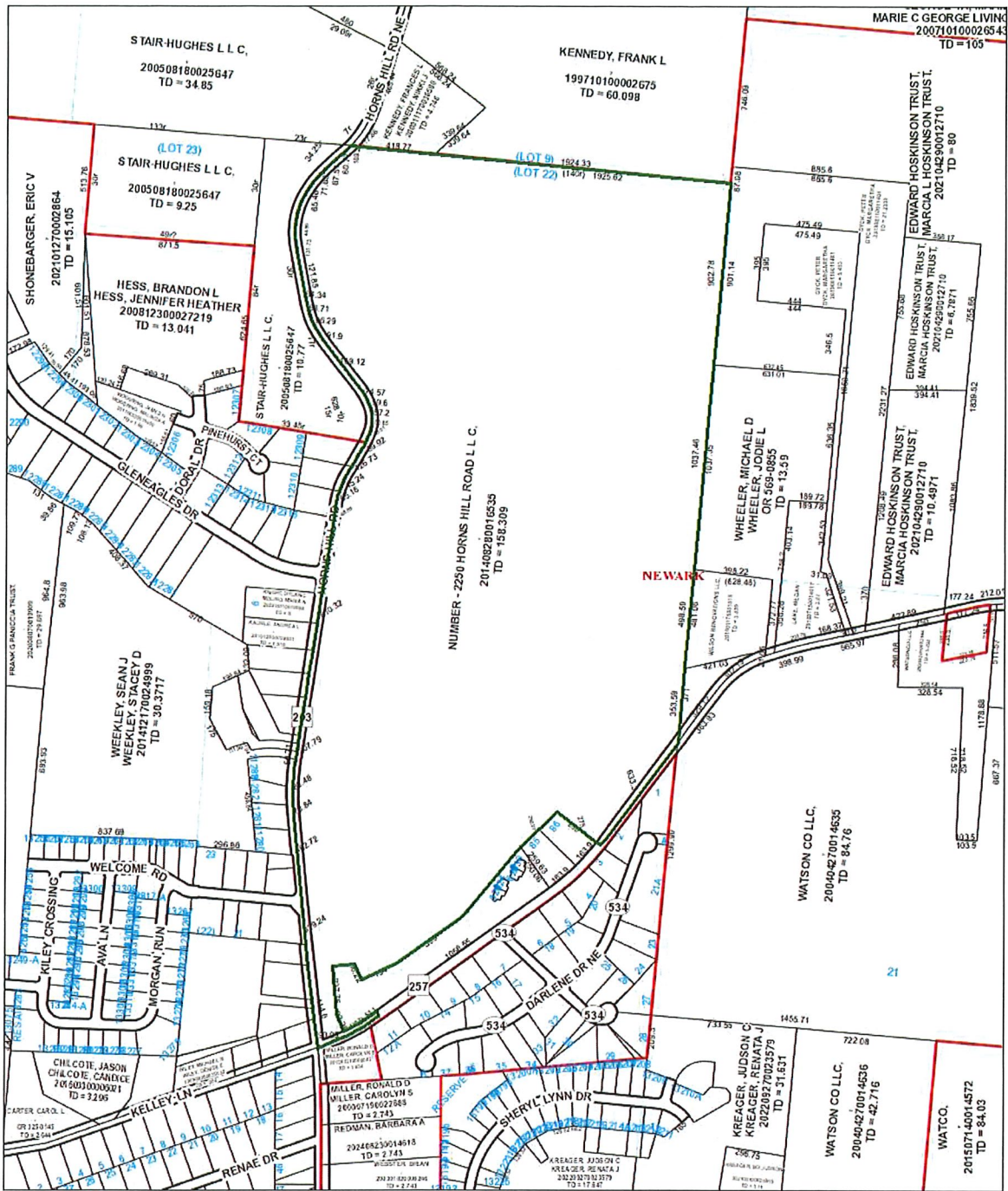
City of Newark
Planning Commission
Lot Split/Combination/Replat
Application

Office Use Only
 Zoning File # _____
 PC Application# _____
 Date Received _____
 Received By _____
 Amount Due: \$50.00
 Paid By: (Circle One)
 Check # _____ Cash

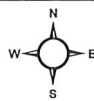
Rev 2/13

www.newarkohio.net/government/boards/commissions/planning-commission

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<i>Additional Comments</i>																																																						
Reason for Request: Proposed lot split would create a 2.886 acre parcel for future use as single family residential consistent with the currently approved PUD plan.																																																						



October 23, 2024



LICKING COUNTY TAX MAP

Property Report

Address		
N/A NUMBER - 2250 HORNS HILL ROAD L L C -- 2250 HORNS HILL RD		
Engineer's Pin	Owner	Auditor's PIN
0312NK01200000012000	N/A NUMBER - 2250 HORNS HILL RD	201408280016535
Tax Acreage	Deed Acreage	Official Record
158.309	163.334	201408280016535



2.886 Acres
North Side of Licking Springs Road
East of Horns Hill Road
October 23, 2024

Situated in the State of Ohio, County of Licking, City of Newark, Lot 22 of the Fourth Quarter of Township 3, Range 12, United States Military Lands and being out of the remainder of that 163.334 acre tract conveyed to 2250 Horns Hill Road LLC by Instrument Number 201408280016535 (Licking County Auditor's Parcel Number 054-283524-00.000), and described as follows:

Beginning at a 1" iron pipe found marking the most easterly corner of Lot 86 as shown on the plat Springbrook Addition as recorded in Plat Book 7, Page 22 and being in the westerly right-of-way line of Licking Springs Road – CR257 as shown thereon;

Thence, along a common line to said Lot 86 and 163.334 acre tract, North 53 degrees 55 minutes 51 seconds West, 250.00 feet to a 1" iron pipe found marking the most northerly corner of said Lot 86, the same being a corner to said 163.334 acre tract;

Thence, across said 163.334 acre tract, North 44 degrees 52 minutes 09 seconds East, 583.01 feet to a Rebar Set;

Thence, across said 163.334 acre tract, South 85 degrees 34 minutes 55 seconds East, 186.82 feet to a 1" iron pipe found in the western line of that 1.354 acre tract conveyed to Austin Wilson by Instrument Number 202006170014466, the same being the eastern line of said 163.334 acre tract and the eastern line of said Lot 22, in the in the westerly right-of-way line said Licking Springs Road as shown on said Plat Book 7, Page 22;

Thence, along said westerly right-of-way line for Licking Springs Road, being 25.00 feet from the centerline thereof, South 35 degrees 55 minutes 05 seconds West, 674.18 feet to the Point of Beginning, containing 2.886 acres, more or less. Subject to all, legal, easements, rights-of-way, conditions and restrictions. Rebar Set are 5/8-inch rebar, 30 inches long, capped Smart Services.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), and are intended to be used only for determining angles.

All references are to the records of the Licking County Recorder's Office. This description is based on an actual field survey performed by Smart Services, Inc.

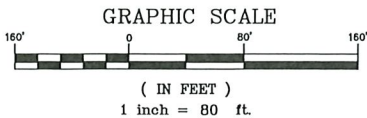


JOHN C. DODGION
REG. SURVEYOR NO. 8069
S:\2024 Projects\871901 - ADR - Trout Club Lot Splits and Easements - AKD



SURVEY OF ACREAGE PARCEL

LOT 22, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 12
UNITED STATES MILITARY LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO



LEGEND

- ☆ MAG NAIL FOUND
- ⊙ MONUMENT FOUND AS NOTED
- 5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" SET

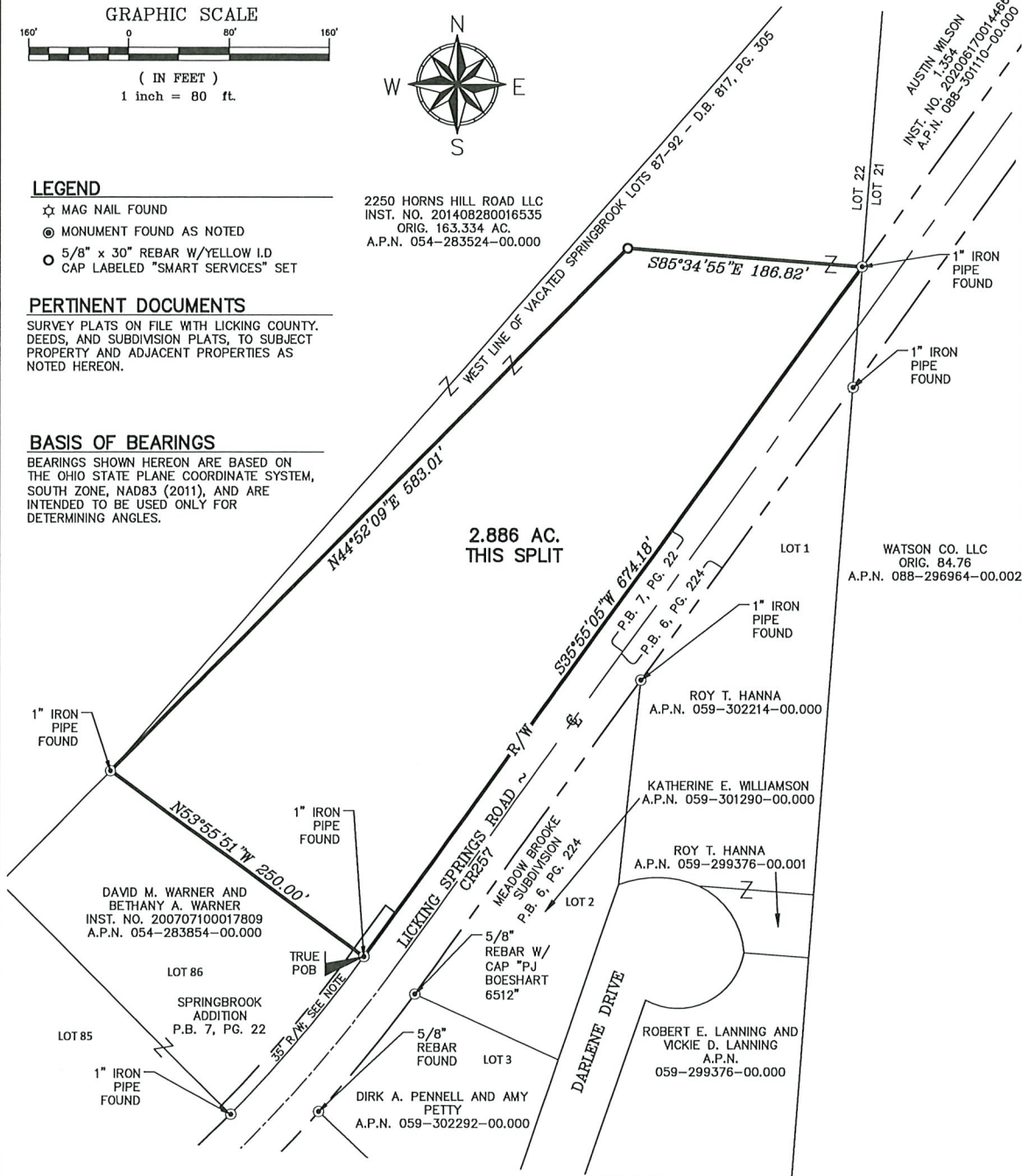
2250 HORNS HILL ROAD LLC
INST. NO. 201408280016535
ORIG. 163.334 AC.
A.P.N. 054-283524-00.000

PERTINENT DOCUMENTS

SURVEY PLATS ON FILE WITH LICKING COUNTY, DEEDS, AND SUBDIVISION PLATS, TO SUBJECT PROPERTY AND ADJACENT PROPERTIES AS NOTED HEREON.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES.



CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN SEPTEMBER 2024.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

John C. Dodgion
JOHN C. DODGION REG. SURVEYOR NO. 8069



R/W NOTE:

1930'S ROAD PLANS FOR ROAD NO. 257 SHOW 35' R/W IN THIS SECTION. DESCRIPTION IN COMMISSIONER'S OFFICE FROM E. MITHOFF NICHOLAS TO BOARD OF LICKING COUNTY COMMISSIONER'S CALLS R/W AS 25' WIDE. R/W WAS PLATTED AT 25' BY P.B. 7, PG. 22.

DRAWN BY:	CMM	DATE:	10/23/2024
CHECKED BY:	JCD	DRAWING NO.:	871901-SPLIT.DWG
JOB NO.:	871901	SHEET	1 OF 1

PREPARED BY:
SMART SERVICES
88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706
www.SmartServices-hc.com



Planning Commission
 40 West Main St
 Newark, Ohio 43055
 (740) 670-7516

City of Newark
Planning Commission
Lot Split/Combination/Replat
Application

Office Use Only
 Zoning File # _____
 PC Application# _____
 Date Received _____
 Received By _____
 Amount Due: \$50.00
 Paid By: (Circle One)
 Check # _____ Cash

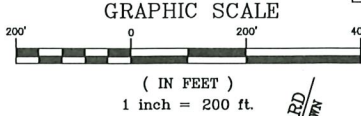
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www.newarkohio.net/government/boards/commissions/planning-commission

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<i>Additional Comments</i>																																																						
Reason for Request: Proposed lot split would create a 17.888 acre parcel for future use as either single family or multi family residential consistent with the currently approved PUD plan.																																																						

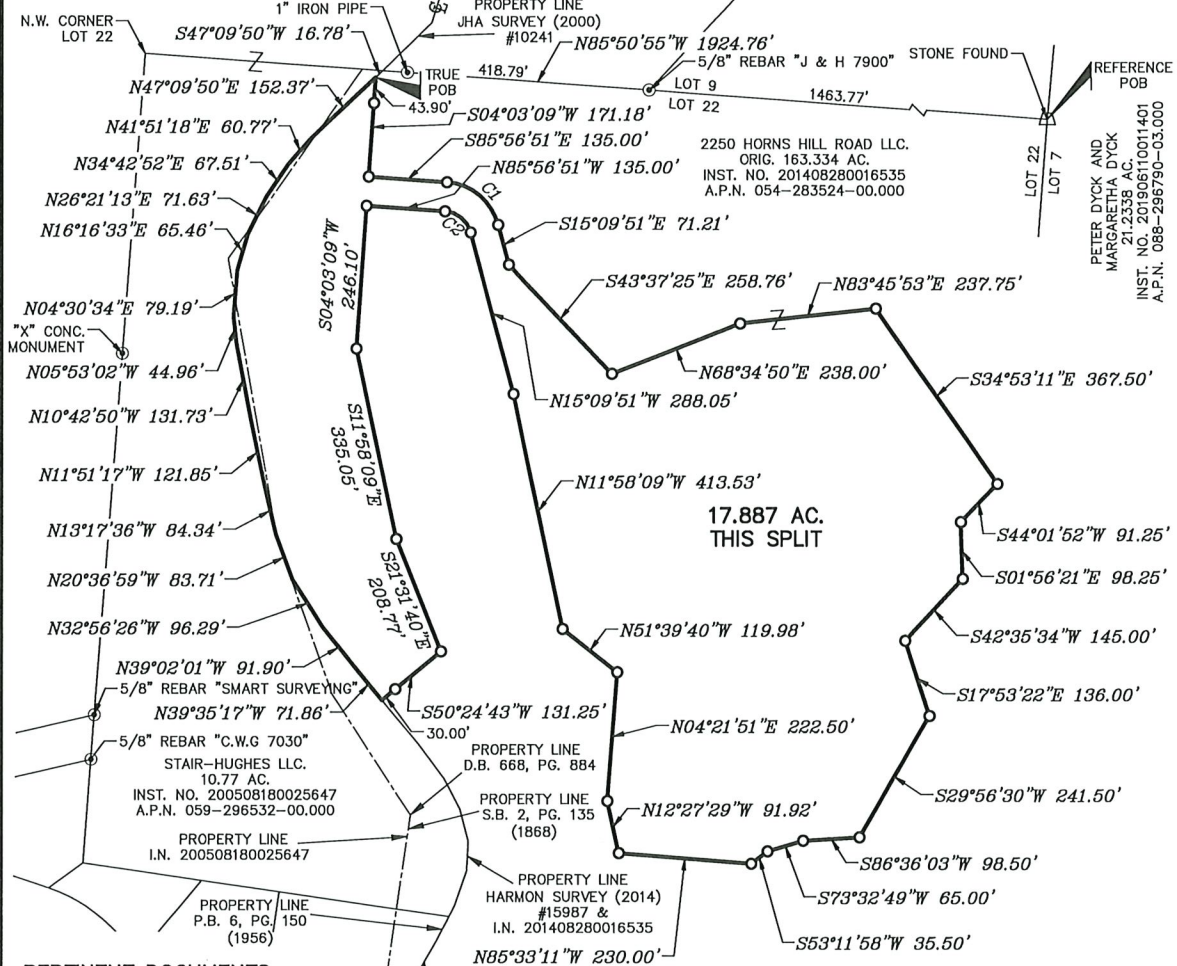
SURVEY OF ACREAGE PARCEL

LOT 22, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 12
 UNITED STATES MILITARY LANDS
 CITY OF NEWARK, LICKING COUNTY, OHIO



LEGEND

- STONE FOUND
- ☆ MAG NAIL FOUND
- MONUMENT FOUND AS NOTED
- 5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" SET



PERTINENT DOCUMENTS

SURVEY PLATS ON FILE WITH LICKING COUNTY, DEEDS, AND SUBDIVISION PLATS, TO SUBJECT PROPERTY AND ADJACENT PROPERTIES AS NOTED HEREON.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES.

CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN SEPTEMBER 2024.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

John C. Dodgion
 JOHN G. DODGION REG. SURVEYOR NO. 8069



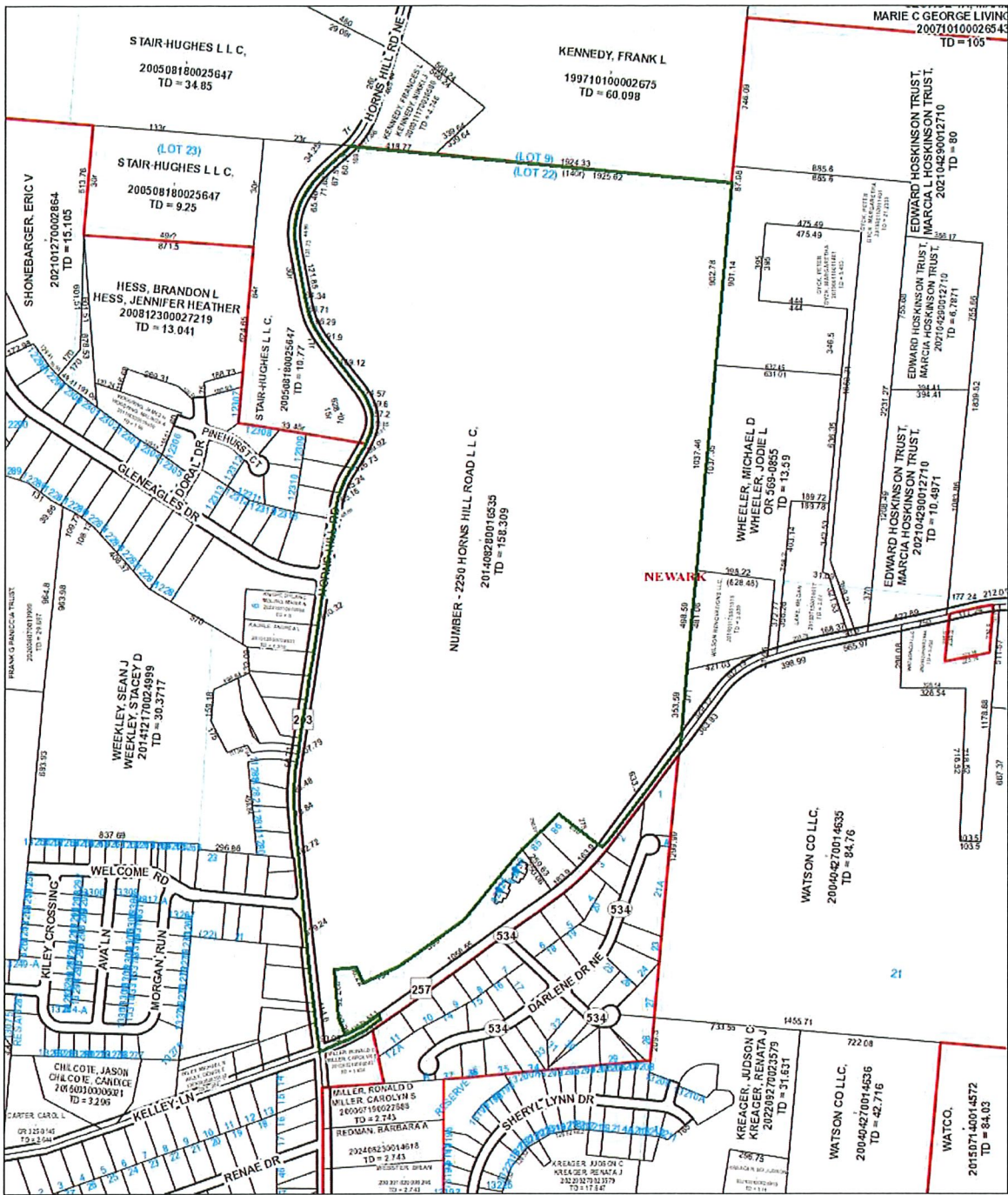
R/W NOTE:

R/W WIDTH NOT NOTED ON THE LICKING COUNTY ENGINEER'S ROAD RECORD MAP. NO RECORD FOUND ESTABLISHING R/W WIDTH OF THIS SECTION OF HORNS HILL ROAD.

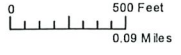
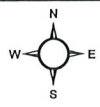
Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C1	123.54'	100.00'	70°47'00"	S50°33'21"E	115.83'
C2	61.77'	50.00'	70°47'00"	N50°33'21"W	57.92'

DRAWN BY:	CMM	DATE:	10/23/2024
CHECKED BY:	JCD	DRAWING NO.:	871901-SPLIT.DWG
JOB NO.:	871901	SHEET	1 of 1

PREPARED BY:
SMART SERVICES
 88 W. CHURCH STREET, NEWARK, OHIO 43055
 PHONE: (740) 345-4700 FAX: (740) 522-4706
 www.SmartServices-Inc.com



October 23, 2024



LICKING COUNTY TAX MAP

Property Report

Address		
N/A NUMBER - 2250 HORNS HILL ROAD L L C -- 2250 HORNS HILL RD		
Engineer's Pin	Owner	Auditor's PIN
0312NK01200000012000	N/A NUMBER - 2250 HORNS HILL RD	054082100.000
Tax Acreage	Deed Acreage	Official Record
158.309	163.334	201408280016535



17.887 Acres
East Side of Horns Hill Road
North of Licking Springs Road
October 23, 2024
1 of 3

Situated in the State of Ohio, County of Licking, City of Newark, Lot 22 of the Fourth Quarter of Township 3, Range 12, United States Military Lands and being out of the remainder of that 163.334 acre tract conveyed to 2250 Horns Hill Road LLC by Instrument Number 201408280016535 (Licking County Auditor's Parcel Number 054-283524-00.000), and described as follows:

Beginning, for reference, at a stone found marking the northeast corner of said Lot 22, the same being the northeast corner of said 163.334 acre tract and the southeast corner of that 64.844 acre tract conveyed to Frank L. Kennedy by Instrument Number 199710100002675, in the western line of that 21.2338 acre tract conveyed to Peter Dyck and Margaretha Dyck by Instrument Number 201906110011401;

Thence, along the northern line of said Lot 22, the same being the northern line of said 163.334 acre tract and the southern line of said 64.844 acre tract and the southern line of that 4.746 acre tract conveyed to Francis L. Kennedy and Nikki J. Kennedy by Instrument Number 20011170036580, North 85 degrees 50 minutes 55 seconds West, (passing a 5/8" rebar capped JH 7900 found at 1463.77 feet and 1" iron pipe found at 1882.56 feet) 1924.76 feet to the northwest corner of said 163.334 acre tract, the same being the southwest corner of said 4.746 acre tract, in the centerline (approximate existing center of pavement) of Horns Hill Road as described in said Instrument Number 201408280016535;

Thence, along a western line of said 163.334 acre tract as described in said Instrument Number 201408280016535, the same being the centerline (approximate existing center of pavement) of said Horns Hill Road, South 47 degrees 09 minutes 50 seconds West, 16.78 feet to the True Point of Beginning;

Thence, across said 163.334 acre tract, the following courses and distances;

South 04 degrees 03 minutes 09 seconds West, (passing a Rebar Set at 43.90 feet) 171.18 feet to a Rebar Set;

South 85 degrees 56 minutes 51 seconds East, 135.00 feet to a Rebar Set;

With a curve to the right (delta = 70 degrees 47 minutes 00 seconds, arc length = 123.54 feet, radius = 100.00 feet) a chord bearing and chord distance of South 50 degrees 33 minutes 21 seconds East, 115.83 feet to a Rebar Set;

South 15 degrees 09 minutes 51 seconds East, 71.21 feet to a Rebar Set;

South 43 degrees 37 minutes 25 seconds East, 258.76 feet to a Rebar Set;

North 68 degrees 34 minutes 50 seconds East, 238.00 feet to a Rebar Set;

North 83 degrees 45 minutes 53 seconds East, 237.75 feet to a Rebar Set;

17.887 Acres
2 of 3

South 34 degrees 53 minutes 11 seconds East, 367.50 feet to a Rebar Set;

South 44 degrees 01 minutes 52 seconds West, 91.25 feet to a Rebar Set;

South 01 degrees 56 minutes 21 seconds East, 98.25 feet to a Rebar Set;

South 42 degrees 35 minutes 34 seconds West, 145.00 feet to a Rebar Set;

South 17 degrees 53 minutes 22 seconds East, 136.00 feet to a Rebar Set;

South 29 degrees 56 minutes 30 seconds West, 241.50 feet to a Rebar Set;

South 86 degrees 36 minutes 03 seconds West, 98.50 feet to a Rebar Set;

South 73 degrees 32 minutes 49 seconds West, 65.00 feet to a Rebar Set;

South 53 degrees 11 minutes 58 seconds West, 35.50 feet to a Rebar Set;

North 85 degrees 33 minutes 11 seconds West, 230.00 feet to a Rebar Set;

North 12 degrees 27 minutes 29 seconds West, 91.92 feet to a Rebar Set;

North 04 degrees 21 minutes 51 seconds East, 222.50 feet to a Rebar Set;

North 51 degrees 39 minutes 40 seconds West, 119.98 feet to a Rebar Set;

North 11 degrees 58 minutes 09 seconds West, 413.53 feet to a Rebar Set;

North 15 degrees 09 minutes 51 seconds West, 288.05 feet to a Rebar Set;

With a curve to the left (delta = 70 degrees 47 minutes 00 seconds, arc length = 61.77 feet, radius = 50.00 feet) a chord bearing and chord distance of North 50 degrees 33 minutes 21 seconds West, 57.92 feet to a Rebar Set;

North 85 degrees 56 minutes 51 seconds West, 135.00 feet to a Rebar Set;

South 04 degrees 03 minutes 09 seconds West, 246.10 feet to a Rebar Set;

South 11 degrees 58 minutes 09 seconds East, 335.05 feet to a Rebar Set;

South 21 degrees 31 minutes 40 seconds East, 208.77 feet to a Rebar Set;

South 50 degrees 24 minutes 43 seconds West, (passing a Rebar Set at 101.25 feet) 131.25 feet to a western line of said 163.334 acre tract as described in said Instrument Number 201408280016535, the same being the centerline (approximate existing center of pavement) of said Horns Hill Road;

Thence, along the western perimeter of said 163.334 acre tract as described in said Instrument Number 201408280016535, the same being the centerline (approximate existing center of pavement) of said Horns Hill Road, the following courses and distances;

North 39 degrees 35 minutes 17 seconds West, 71.86 feet;

North 39 degrees 02 minutes 01 seconds West, 91.90 feet;



17.887 Acres
3 of 3

North 32 degrees 56 minutes 26 seconds West, 96.29 feet;

North 20 degrees 36 minutes 59 seconds West, 83.71 feet;

North 13 degrees 17 minutes 36 seconds West, 84.34 feet;

North 11 degrees 51 minutes 17 seconds West, 121.85 feet;

North 10 degrees 42 minutes 50 seconds West, 131.73 feet;

North 05 degrees 53 minutes 02 seconds West, 44.96 feet;

North 04 degrees 30 minutes 34 seconds East, 79.19 feet;

North 16 degrees 16 minutes 33 seconds East, 65.46 feet;

North 26 degrees 21 minutes 13 seconds East, 71.63 feet;

North 34 degrees 42 minutes 52 seconds East, 67.51 feet;

North 41 degrees 51 minutes 18 seconds East, 60.77 feet;

North 47 degrees 09 minutes 50 seconds East, 152.37 feet to the True Point of Beginning, containing 17.887 acres, more or less, inclusive of the present right-of-way (width unknown).

Subject to all, legal, easements, rights-of-way, conditions and restrictions. Rebar Set are 5/8-inch rebar, 30 inches long, capped Smart Services.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), and are intended to be used only for determining angles.

All references are to the records of the Licking County Recorder's Office. This description is based on an actual field survey performed by Smart Services, Inc.



JOHN C. DODGION
REG. SURVEYOR NO. 8069
S:\2024 Projects\871901 - ADR - Trout Club Lot Splits and Easements - AKD



City of Newark
Division of Engineering

MEMORANDUM

TO : NEWARK PLANNING COMMISSION

FROM: BRIAN R. MOREHEAD, CITY ENGINEER

DATE : 8 NOVEMBER 2024

RE: DEDICATION PLAT for Right-of-Way on Licking Springs Road

I have reviewed the dedication plat for the above right-of-way, located at the northeast corner of Licking Springs Road at Horns Hill Road. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

This dedication is a confirmation of the road right-of-way on Licking Springs Road at this location, and was discovered during the development of condominium site at that location. The right-of-way has City utilities within it, which serve the condominium site and the Trout Club buildings as well. This dedication is requested prior to the sale of the Trout Club to Moundbuilders Country Club.

SECTION 3.09

1. No comments.

SECTION 4.07

2. No comments.

RECOMMENDATION

I recommend approval of this Dedication Plat. If approved by Planning Commission, I will prepare legislation for City Council to dedicate the right-of-way to public use. When legislation is passed by City Council, the Plat will be released for recording.

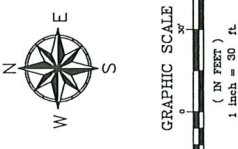
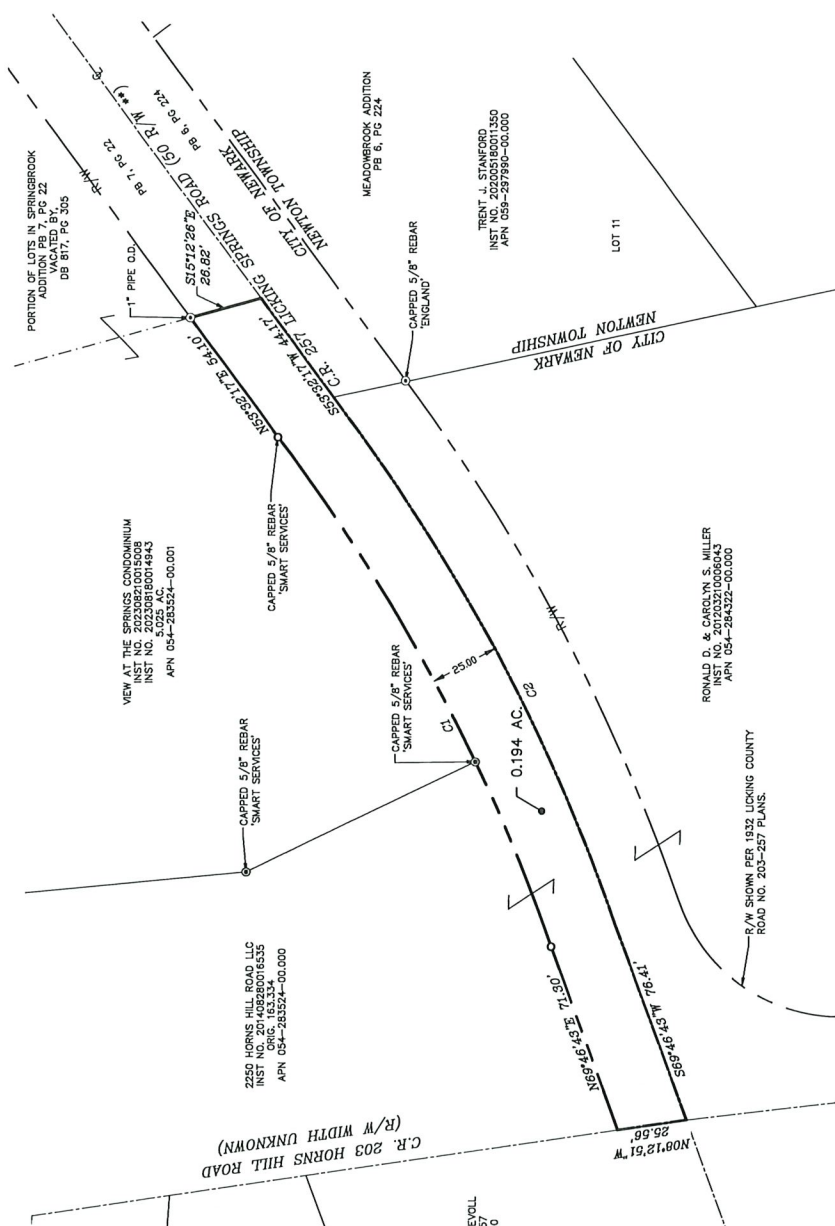
BRM

Cc: George Carter, Zoning Inspector
Zoning File PC-24-59
City Engineer

RIGHT-OF-WAY DEDICATION FLAT LICKING SPRINGS ROAD C.R. 257

LOT 22, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 12
UNITED STATES MILITARY LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO

Curve Table				
Curve #	Length	Radius	Delta	CH. BRG. CH. DIST.
C1	212.01'	668.72'	18°09'52"	N61°39'59"E 211.12'
C2	219.51'	693.72'	18°07'46"	S61°39'59"W 216.59'



CHRISTOPHER DALE WALKER
& JESSICA KINCAID
INST. NO. 202002260003211
APN 054-2844310-00.000

LESUE K. POWERS
INST. NO. 202002260003211
APN 054-2844310-00.000

WILLIAM A. & LAURA JANE DEVOLL
INST. NO. 20112220025257
APN 054-2844334-00.000

2250 HORNS HILL ROAD LLC
INST. NO. 201402820016535
OHIO 163.334
APN 054-285324-00.000

VIEW AT THE SPRINGS CONDOMINIUM
5.025 AC
INST. NO. 202338180014943
APN 054-285324-00.001

MEADOWBROOK ADDITION
PG 6, PG 224

TRENT J. STANFORD
INST. NO. 20200518001350
APN 059-297999-00.000

RONALD D. & CAROLYN S. MILLER
INST. NO. 2012021006043
APN 054-284432-00.000

PORTION OF LOTS IN SPRINGBROOK
ADDITION, TOWNSHIP 22,
RANGE 12, VACATED BY
DB 817, PG 305

CITY OF NEWARK
C.R. 257 LICKING SPRINGS ROAD (GO R/W **)
PG 6, PG 224

CITY OF NEWARK
C.R. 203 HORNS HILL ROAD
(R/W WIDTH UNKNOWN)

R/W SHOWN PER 1932 LICKING COUNTY
ROAD NO. 230-257 PLANE.

*** LICKING SPRINGS ROAD
RIGHT-OF-WAY ORIGINALLY WAS
ESTABLISHED AS AN EASEMENT
FOR THE CITY OF NEWARK
RECORDED IN THE PUBLIC RECORDS
JOURNAL 84, PAGES 281-284

LEGEND
 ● MONUMENT FOUND AS NOTED
 ○ 5/8" x 30" REBAR W/YELLOW LD
 ○ CAP LABELED "SMART SERVICES" SET

DEDICATION
 SUBMITTED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF NEWARK, BEING IN
 LOT 22, QUARTER TOWNSHIP 4, RANGE 12, UNITED STATES MILITARY LANDS,
 AND BEING PART OF THE PROPERTY CONVERTED TO 2250 HORNS HILL ROAD LLC BY
 INSTRUMENT NO. 201402820016535.
 THE UNDERSIGNED BEING DULY AUTHORIZED REPRESENTATIVES OF 2250 HORNS HILL ROAD LLC
 HEREBY ACCEPT THIS FLAT AS THEIR FREE ACT AND DEED AND DEDICATE TO PUBLIC USE AS
 SUCH ALL OF THE ROAD SHOWN AS DESIGNATED.
 IN WITNESS WHEREOF THIS _____ DAY OF _____, 2024,
 WITNESSES
 PRINTED NAME _____ 2250 HORNS HILL ROAD LLC
 WITNESS _____
 PRINTED NAME _____

APPROVALS
 THIS _____ DAY OF _____, 2024, ENGINEER, CITY OF NEWARK
 THIS _____ DAY OF _____, 2024, PLANNING COMMISSION, CITY OF NEWARK
 SECRETARY
 APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2024, BY
 _____ DAY OF _____, 2024, BY
 _____ DAY OF _____, 2024, BY
 SUCH BY THE COUNCIL OF THE CITY OF NEWARK, OHIO.
 IN WITNESS WHEREOF, I HAVE HEREIN SET HAND AND AFFRIM BY OFFICIAL
 SEAL THIS _____ DAY OF _____, 2024.
 CLERK OF COUNCIL, NEWARK, OHIO

CERTIFICATE OF RECORD
 TRANSFERRED THIS _____ DAY OF _____, 2024
 AUDITOR, LICKING COUNTY, OHIO
 FILED FOR RECORDING THIS _____ DAY OF _____, 2024
 RECORDER, LICKING COUNTY, OHIO

CERTIFICATION
 THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS
 A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF
 MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME
 IN SEPTEMBER, 2024.

SMART SERVICES, INC.
 88 W. CUNNING STREET, NEWARK, OHIO 43055
 PHONE: (740) 345-1000 FAX: (740) 597-4038

PREPARED BY:
 C. SMART
 DATE: 11/04/2024
 CHECKED BY: J. DODGION
 DRAWING NO.: 772902.ROW
 SHEET: 1 OF 1

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE
 COORDINATES (OHIO SOUTH ZONE), AS ESTABLISHED BY GPS
 OBSERVATION, AND ARE INTENDED TO BE USED ONLY FOR
 DETERMINING ANGLES.

DRAFT
 JOHN C. DODGION REG. SURVEYOR NO. 8069