

**PLANNING COMMISSION MEETING
TUESDAY, APRIL 14, 2026 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE MARCH 10, 2026 PLANNING COMMISSION MEETING**

OLD BUSINESS

- 3. RECOMMENDATION FOR ZONING CHANGE FOR 483 RIDGE AVE., NEWARK, OHIO**
Application Number: PC-25-51
Owner: Samuel Blair
Applicant: Joelle Richardson
Current Zoning: Single-Family Residence, RH-High Density
Proposed Zoning: TFR, Two-Family Residence

NEW BUSINESS

- 4. Lot Split and Replat for PC 26-10, Construction of a new single-family home on the vacant parcel**
Owner / Applicant: Rick & Stacey Reed / Eric Shonebarger / Shonebarger General
2360 Turnberry Ct.
Newark, OH 43055
Eric Shonebarger
Eric@shonebargergeneral.com
- 5. Site Plan Review for PC 26-11, Weekley Electric, 1990 Mt. Vernon Rd.**
Owner / Applicant: Weekley Investments LTD
480 Welcome Rd.
Newark, OH 43055
Sean Weekley
sean.weekley@weekleyelectric.com

Architect: North Point Ohio
19 N. 4th St.
Newark, OH 43055
phil@northpointohio.com

6. Site Plan Review for PC 26-04, Pickleville – Indoor pickleball facility, 2930 James Rd.

Owner / Applicant: Hydi & Charlie Laidlaw-Smith / Emma Jones
653 Westwood Dr.
Newark, OH 43055
flowfast@gmail.com / ejones@adrinnovation.com

Architect: Greg Keeler
gkeeler2549@gmail.com

Engineer: Josh Bobak
88 W. Church St.
Newark, OH 43055
jbobak@adrinnovation.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MAY 12, 2026, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, APRIL 20, 2026, 4:30 P.M.

BY: Braeae COST Olive, Tangle ORDINANCE NO. 26-01

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 483 RIDGE AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-192894-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO TFR TWO-FAMILY RESIDENCE ZONING 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 RH-HIGH DENSITY ZONING DISTRICT TO TFR TWO-FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

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

GENERAL WARRANTY DEED
(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Anthony Scott McCartney, married,** of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Samuel R. Blair and Rebekah M. Blair**

whose tax mailing address is 257 Summit St., Newark OH,
43055

the following real property situated in the City of Newark, County of Licking, State of Ohio:

Being Lot Number Three Thousand Nine Hundred Forty-Six - A (3946A) of Augustus H. Heisey's Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 254, Recorder's Office, Licking County, Ohio. Re-platted as Instrument No. ~~XXXXXXXXXXXX~~ 202102110004673

Parcel No.: 054-192894-00.000

Property Address: 483 Ridge Avenue, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument Number 202008050019666, Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Bethany Leigh McCartney, spouse of grantor, releases all rights of dower therein.

Executed this 30th day of Sept, 2024.

DESCRIPTION

APPROVED FOR ZONING PURPOSES

By [Signature]
Div. of Engineering
City of Newark, Ohio
State of Ohio
County of Licking

[Signature]
Anthony Scott McCartney
[Signature]
Bethany Leigh McCartney

The foregoing instrument was acknowledged before me freely this 30th day of Sept, 2024 by Anthony Scott McCartney and Bethany Leigh McCartney.



WENDY S MILLER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 12-13-2026

[Signature]
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

This instrument was prepared by:
Blevins & Associates LLC
920 Cherryfield Avenue
Columbus, OH 43235

First American Title File Number: 2808387NE



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-25-51
 Date Received: 12-22-25
 Received by: P Kemp
 Amount Due: \$300.00
 Paid By: (circle one)
 Check # 2075 Cash
 Receipt # 6458407

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 3/13

<input checked="" type="checkbox"/> District Change	<input type="checkbox"/> District Establishment (Newly Annexed)
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Owner

Property Owner: <u>SAMUEL ROBERT BLAIR</u>		Telephone: <u>614 778 3479</u>	
Address: <u>257 SUMMIT ST.</u>		E-mail: <u>bcidesign@yahoo.com</u>	
City: <u>NEWARK</u>	State: <u>OHIO</u>	Zip: <u>43055</u>	Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Applicant/Representative

Representative: <u>JOELLE RICHARDSON</u>		Same as above <input type="checkbox"/>		Telephone: <u>614 562 4666</u>	
Address: <u>6165 BEECHER RD.</u>		E-mail: <u>blairconcrete81@yahoo.com</u>			
City: <u>GRANVILLE</u>	State: <u>OHIO</u>	Zip: <u>43023</u>	Fax: _____		

I would prefer to have agendas mailed rather than e-mailed

Property Location

Street Address: <u>483 RIDGE AVE.</u>	
Parcel Tax ID #: <u>054-192894-00.000</u>	Number of Acres: <u>0.31</u>
Lot Number: (if applicable) <u>3946A</u>	Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

District Classification

(Zoning Code 08-33, see www.newarkohio.net)

<p>Present Zoning District:</p> <ul style="list-style-type: none"> <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) <li style="padding-left: 20px;">RS-Suburban RL-Low Density RM-Medium Density <u>RH</u>-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence 	<p>Proposed Zoning District:</p> <ul style="list-style-type: none"> <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 type="checkbox"/> Single-Family Residence (Circle one) <li style="padding-left: 20px;">RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input checked="" type="checkbox"/> TFR Two-Family Residence
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Property Use

Present Use:

EMPTY LOT

Proposed Use:

NEW DUPLEX

Additional Comments

Reason For Request:

I WOULD LIKE TO BUILD A TRUE SIDE BY SIDE DUPLEX

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) 670-7516
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office of Planning and Zoning.
- 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 Newark City.
- 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



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
5/11/2029

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: Samuel R Blair Date: 12-12-2025

Sworn and subscribed before me this 12th day of December, 2025

My Commission Expires: 5/11/2029
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 1/12/2026

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: _____

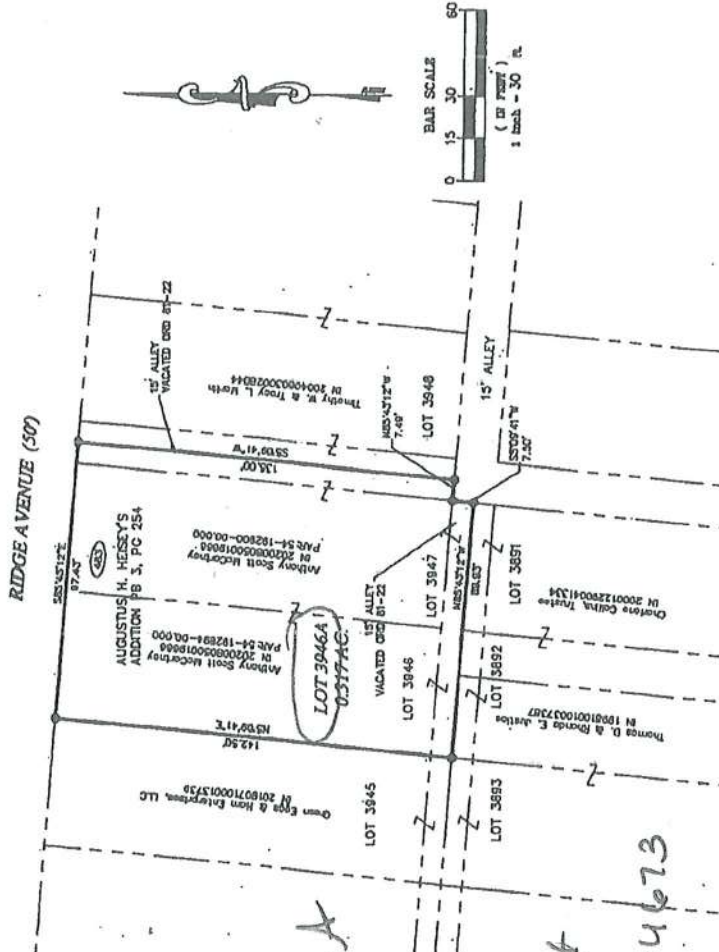
After Planning Commission Recommendation:

- 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.

AUGUSTUS H. HEISEY'S ADDITION REPLAT OF LOTS 3946 & 3947

SITUATED IN 4TH QTR., TWP. 2N, RANG. 12W, USMAL
THE CITY OF NEWARK, LICKING COUNTY, OHIO

Heading



CERTIFICATE OF ACCURACY
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SURVEYING LAWS OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO GOVERNING SURVEYS AND REPLATS. I HAVE BEEN ADVISED THAT THE SURVEY IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SHOWN AND THE SURVEY IS ACCURATE. THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.



PREPARED BY: WILLIS ENGINEERING & SURVEYING
REG. SURVEYOR NO. 7996, TODD D. WILLIS
NOVEMBER, 2020

DEDICATION

SITUATED IN THE 4TH QTR., TWP. 2N, RANG. 12W, USMAL, CITY OF NEWARK, LICKING COUNTY, OHIO AND BEING ALL OF LOTS 3946 & 3947, AND HALF THE ADJACENT VACATED ALLEYS, OF AUGUSTUS H. HEISEY'S ADDITION, AS RECORDED IN PLAT BOOK 3, PAGE 254 OF THE PLAT RECORDS, AS CONVEYED TO ANTHONY SCOTT MCCARTNEY IN INSTRUMENT NUMBER 202006050181666, ALL THE RECORDS OF LICKING COUNTY RECORDER.

THE UNDERSIGNED OWNER OF THE LANDS HEREBY PLATTED, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "AUGUSTUS H. HEISEY'S ADDITION" AND THAT THE SAME TO BE SURVEYED, AND MAPPED. HEREOF, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, AND MAPPED.

STATE OF OHIO

Anthony Scott McCartney
Witness: *Erin Guerner*

Anthony Scott McCartney
Anthony Scott McCartney

Lot 3946A ref: Replat 20210211004673

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY SCOTT MCCARTNEY, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.



APPROVALS

THE ENGINEERING DEPARTMENT OF THE CITY OF NEWARK, OHIO, HEREBY APPROVES THE LAYOUT OF "AUGUSTUS H. HEISEY'S ADDITION REPLAT OF LOTS 3946 & 3947" TO FORM LOT 3946A THIS 27 DAY OF November, 2020.

Dianna R...
CITY OF NEWARK, CITY ENGINEER

THE PLANNING DEPARTMENT OF THE CITY OF NEWARK, OHIO, HEREBY APPROVES THE LAYOUT OF "AUGUSTUS H. HEISEY'S ADDITION REPLAT OF LOTS 3946 & 3947" TO FORM LOT 3946A THIS 3 DAY OF February, 2021.

Dianna R...
CITY OF NEWARK, CHAIRMAN OF PLANNING COMMISSION

Dianna R...
CITY OF NEWARK, SECRETARY OF PLANNING COMMISSION

CERTIFICATE OF RECORD



TRANSFERRED THIS 11 DAY OF Feb 2020
Michael J. Smith, Sr.
AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS 3 DAY OF February 2020 AT NEWARK (AM-PM)
Bryson Long
LICKING COUNTY RECORDER

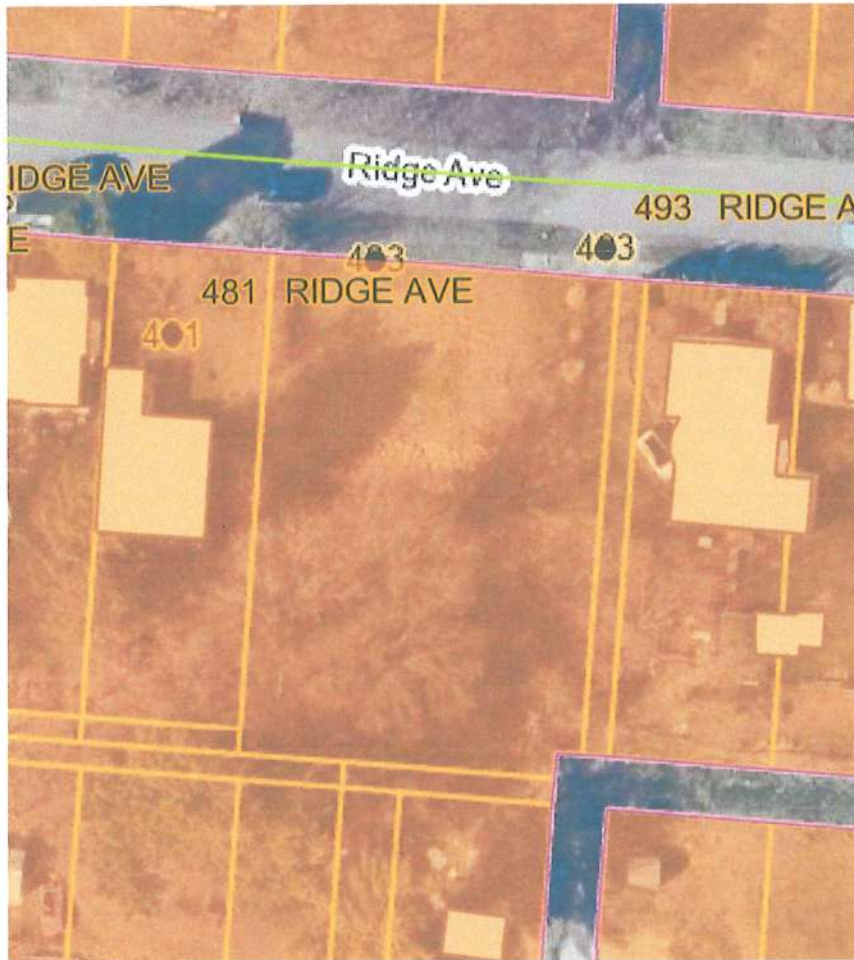
LEGEND
O 5/8" Dia. Iron Pin Found
@ Iron Pin, Set 5/8" Dia x 30" L, color = Gray to Cop
SS PROPERTY ADDRESS

18213 West Burt Drive
Middletown, OH 43044
(740) 739-4030

EXISTING ZONING CONDITIONS



EXISTING CONDITIONS NO STRUCTURES



NEW CONCRETE SIDE WALKS
AND APPROACHES

481

483

45

45

PARK

GRASS

97.43

GRASS

PARK

NEW STRUCTURE

DECK

- * 1,000 SF PER SIDE DUPLEX
- * 2 BEDROOM 2 BATHROOM EACH

PROPOSED IMPROVEMENTS

GREEN EGGS & HAM ENTERPRISES LLC
201907100013739
0

BLAIR SAMUEL R
BLAIR REBEKAH M
202410020017370
-317

MARTIN TIMOTHY W
MARTIN TRACY L
200408030028044
0

LOWER ELEVATION

521

135

155

531

7.49

7.5

89.93

3945

3546A

3893

3892

3891

3948

16

RIDGE AVE. NOTES

481

483

493









483 RIDGE AVE
 JANUARY 30, 2026



Legend

-  PROPOSED VARIANCE
-  PROPOSED VARIANCE WITHIN 300FT
-  BUILDINGS
-  PARCELS



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# PC26-10
 Date Received 3/26/26
 Received By P. Kemp
 Amount Due: \$50.00 ✓ 3/25/26
 Paid By: (Circle One)
 Check # 35187 Cash

Rev 2/13

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

<i>Application Type</i>				
<input checked="" type="checkbox"/> Lot Split	<input type="checkbox"/> Lot Combination	<input checked="" type="checkbox"/> Replat		
<i>Owner</i>				
Property Owner: Rick & Stacey Reed			Telephone:	
Address: 2360 Turnberry Ct.		E-mail:		
City: Newark	State: Ohio	Zip: 43055	Fax:	
I would prefer to have Agendas mailed rather than e-mailed <input type="checkbox"/>				
<i>Applicant/Representative</i>				
Representative: Eric Shonebarger/ Shonebarger General		Same as above <input type="checkbox"/>	Telephone: (740)404-0345	
Address: P.O. Box 4304		E-mail: Eric@shonebargergeneral.com		
City: Newark	State: Ohio	Zip: 43055	Fax:	
I would prefer to have Agendas mailed rather than e-mailed <input type="checkbox"/>				
<i>Property Location</i> (P1 is Parcel #1, etc.)				
Street Address: 2360 Turnberry Ct.		Current Zone: (P1) RS (P2) (P3) <small>(abbreviated Zoning Classification from Zoning Code 08-33)</small>		
Parcel Tax ID(s) #: (P1) 054-283512-00.014		(P2)	(P3)	
Lot Number(s): (if applicable) (P1) 12293-A		(P2)	(P3)	# of acres: 33.57
				Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Property Use</i> (P1 is Parcel #1, etc.)				
Present Use: (Please indicate which property).		Proposed Use: (Please indicate which property).		
Property Type	P1	P2	P3	Structure?
Vacant Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes
Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes
		Text		
<i>Additional Comments</i>				
Reason for Request:				
Construction of a new single family home on the vacant parcel				

Required Documentation and Process Overview

- Obtain a Tax Map and Auditor's Parcel Numbers. Contact the [Licking County Engineer's Office](#) or visit <http://www.lcounty.com/Treasurer> to printout Real Estate Tax parcel information and a parcel map. The Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.
- Contact a [Registered Surveyor](#) to obtain a Survey Drawing with Legal Description for the proposed new parcels.
Note: the survey should show the property as if the proposed split/combo were approved.
- Call the [Newark City Engineering/Zoning Department](#) to schedule a Zoning Review. (740) 670-7727. The Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, OH 43055
Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.
- Submit all application materials and fee to the [Newark City Engineering/Zoning Department](#) for inclusion on a Planning Commission Agenda.
Note: a \$50.00 fee must accompany this application. Make checks payable to "City of Newark."
- Attend the [Planning Commission Meeting](#) held in Newark City Council Chambers, 40 W. Main Street (1st Floor) to request approval of the split/combination/replat. (If approved, a signed copy of this application will be e-mailed to you unless you indicated you prefer mailed correspondence.)
Note: be prepared to answer Planning Commission Member's 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: _____

Date: _____

3-24-24

Representative Signature: _____

Date: _____

3-24-24

Engineering/Zoning Authorization – Office Use Only

Approved

Denied

Approved with Conditions

Engineering Signature: _____

Date: _____

Comments/Conditions: _____

Planning Commission Authorization – Office Use Only

Approved

Denied

Approved with Conditions

Planning Director Signature: _____

Date: _____

Comments/Conditions: _____

After Planning Commission Approval:

- Contact a [Title Company or Attorney](#) to draw up new deed(s) for the new or changed parcels.
- Visit the [Licking County Engineer's Office](#) to begin the instrument recording process. The Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.

FAIRWAY ESTATES RE-PLAT OF LOT 12293 & 32.784 ACRES ADJACENT INTO LOT 12293-A, I.N. 201307240018984, NOW LOTS 12293-B AND 12293-C

SHARED ACCESS EASEMENT NOTES

1. THE SHARED ACCESS EASEMENT RUNS THROUGH AND OVER LOT 12293-B AND IS APPURTENANT TO LOTS 12293-B AND 12293-C. THE SHARED ACCESS EASEMENT IS FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 12293-B AND 12293-C (OWNERS), THEIR HEIRS, SUCCESSORS, ASSIGNS, SUCCESSORS IN TITLE AND ALL PERSONS USING THE SAME FOR THE BENEFIT OF ANY OF THEM TO FREELY PASS AND RE-PASS ON FOOT OR WITH VEHICLES FOR ALL LAWFUL PURPOSES INCIDENT OR PROPER TO THE USE AND ENJOYMENT OF THE LOTS.
2. THE SHARED ACCESS EASEMENT IS 25 FEET WIDE AND THE IMPROVED DRIVE SURFACE SHALL HAVE A MINIMUM WIDTH OF 12 FEET. THE OWNERS SHALL JOINTLY CONSTRUCT, MAINTAIN, IMPROVE, AND KEEP IN GOOD REPAIR THE SHARED ACCESS EASEMENT AND IMPROVEMENTS THEREON AND SHALL MUTUALLY AGREE UPON ALL MAINTENANCE, IMPROVEMENT, AND REPAIR. THE TERMS "MAINTENANCE," "IMPROVEMENT," AND "REPAIR," IN THE CONTEXT OF THIS EASEMENT SHALL GENERALLY REFER TO, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING ACTIVITIES:
 - THE PLACEMENT OF GRAVEL, STONE, CEMENT, OR BITUMINOUS AGGREGATE WITHIN THE IMPROVED DRIVEWAY AND APRON AREA.
 - THE REMOVAL AND/OR TRIMMING OF VEGETATION AND TREE DEBRIS WITHIN THE EASEMENT AREA WHERE APPLICABLE.
 - THE REMOVAL OF SNOW AND MUD WITHIN THE EASEMENT AREA.
 - THE SURFACE PREPARATION AND SOWING OR EROSION CONTROL SEED MATERIAL OUTSIDE OF THE IMPROVED DRIVEWAY ARE TO MITIGATE EROSION AND OFFSITE SEDIMENTATION.
3. EACH OF THE OWNERS SHALL HAVE THE OBLIGATION OF MAINTAINING THE SHARED ACCESS EASEMENT AND SHALL SHARE THE COST OF MAINTAINING AND REPAIRING THE SHARED ACCESS EASEMENT, IMPROVED DRIVE SURFACE AND OTHER IMPROVEMENT(S) IN THE FOLLOWING PROPORTIONS:
 - LOT 12293-B: FIFTY PERCENT (50%) OF THE COSTS
 - LOT 12293-C: FIFTY PERCENT (50%) OF THE COSTS
4. ANY DAMAGE OR CHANGE RESULTING FROM THE EXTRAORDINARY USES SUCH AS CONSTRUCTION TRAFFIC USAGE CAUSED BY AN OWNER, OTHER THAN ORDINARY WEAR AND TEAR, SHALL BE REPAIRED AND PAID BY SUCH OWNER. SAID COMPLETED REPAIRS SHALL MEET OR EXCEED THE CONDITION OF THE IMPROVED DRIVE SURFACE AT ITS PRE-DISTURBED STATE AND SHALL BE COMPLETED WITHIN 30 DAYS FROM THE DATE OF DAMAGE UNLESS BOTH OF THE OWNERS AGREE OTHERWISE.
5. IF ANY OWNER IMPROVES THE IMPROVED DRIVE SURFACE BEYOND THE SPECIFICATIONS MUTUALLY AGREED UPON BY THE OWNERS SAID OWNER MAKING THE IMPROVEMENT SHALL DO SO AT HIS/HER/ITS OWN EXPENSE. THE OTHER OWNER SHALL NOT BE HELD RESPONSIBLE FOR MAINTAINING THE DRIVE BEYOND THE CONSTRUCTION SPECIFICATIONS MUTUALLY AGREED UPON BUT SHALL REMAIN OBLIGATED TO PAY THEIR SHARE OF THE MAINTENANCE EXPENSES UP TO THE MUTUALLY AGREED UPON CONSTRUCTION SPECIFICATION. FURTHERMORE, IF AN OWNER MAKES IMPROVEMENTS OR REPAIRS TO THE DRIVE WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE OTHER OWNER, SAID OWNER SHALL BEAR THE ENTIRE COST OF SAID REPAIR AND/OR IMPROVEMENT.
6. THE OWNERS SHALL BE REQUIRED TO CONSTRUCT AND MAINTAIN, AT THEIR OWN EXPENSE, ACCESS DRIVEWAYS SITUATED ON EACH LOT FOR CONNECTION TO THE SHARED ACCESS EASEMENT DRIVE. NO LOT OWNER SHALL OBSTRUCT OR PERMIT OBSTRUCTION OF THE SHARED ACCESS EASEMENT DRIVE IN ANY MANNER WHATSOEVER. THE PARKING OF VEHICLES WITHIN THE SHARED ACCESS EASEMENT DRIVE IN SUCH A MANNER THAT RESTRICTS ACCESS IS PROHIBITED.
7. IN THE EVENT OF A DISPUTE REGARDING MAINTENANCE, IMPROVEMENT OR REPAIR ARISES BETWEEN THE OWNERS FOR THE COSTS THEREOF THAT IS NOT SETTLED IN A TIMELY MANNER, SAID DISPUTE SHALL BE SUBMITTED TO RESOLUTION BY BINDING ARBITRATION. EXCEPT AS OTHERWISE PROVIDED HEREIN, ARBITRATION SHALL BE PURSUANT TO THE PROVISIONS OF CHAPTER 2711 OF THE OHIO REVISED CODE. WITHIN FIFTEEN (15) DAYS AFTER AN OWNER GIVES WRITTEN NOTICE TO THE OTHER OWNER OF THE DISPUTE OR CONTROVERSY AND DEMANDS ARBITRATION, THE PARTIES SHALL MUTUALLY AGREE UPON AN INDEPENDENT ARBITRATOR. IF THE PARTIES ARE UNABLE TO AGREE, AN ARBITRATOR SHALL BE APPOINTED AS PROVIDED IN OHIO REVISED CODE CHAPTER 2711. THE ARBITRATION HEARING SHALL BE HELD NO MORE THAN 45 DAYS FROM THE APPOINTMENT OF THE ARBITRATOR AND A DECISION SHALL BE MADE WITHIN 30 DAYS OF THE HEARING UNLESS THE OWNERS AGREE IN WRITING TO AN EXTENSION. THE PARTIES SHALL SHARE EQUALLY ALL COSTS OF ARBITRATION.
8. THIS SHARED ACCESS EASEMENT AND THE COVENANTS HEREIN MAY BE MODIFIED ONLY UPON THE WRITTEN AGREEMENT OF BOTH OF THE OWNERS. NO MODIFICATION SHALL BE EFFECTIVE UNTIL IT IS RECORDED IN THE LICKING COUNTY RECORDER'S OFFICE. THE SHARED ACCESS EASEMENT SHALL NOT BE REMOVED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF NEWARK AND THE LICKING COUNTY ENGINEER.

LOT 12293-B: FIFTY PERCENT (50%) OF THE COSTS
 LOT 12293-C: FIFTY PERCENT (50%) OF THE COSTS

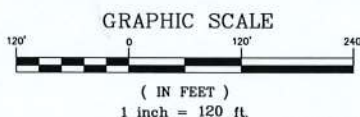
4. ANY DAMAGE OR CHANGE RESULTING FROM THE EXTRAORDINARY USES SUCH AS CONSTRUCTION TRAFFIC USAGE CAUSED BY AN OWNER, OTHER THAN ORDINARY WEAR AND TEAR, SHALL BE REPAIRED AND PAID BY SUCH OWNER. SAID COMPLETED REPAIRS SHALL MEET OR EXCEED THE CONDITION OF THE IMPROVED DRIVE SURFACE AT ITS PRE-DISTURBED STATE AND SHALL BE COMPLETED WITHIN 30 DAYS FROM THE DATE OF DAMAGE UNLESS BOTH OF THE OWNERS AGREE OTHERWISE.

5. IF ANY OWNER IMPROVES THE IMPROVED DRIVE SURFACE BEYOND THE SPECIFICATIONS MUTUALLY AGREED UPON BY THE OWNERS SAID OWNER MAKING THE IMPROVEMENT SHALL DO SO AT HIS/HER/ITS OWN EXPENSE. THE OTHER OWNER SHALL NOT BE HELD RESPONSIBLE FOR MAINTAINING THE DRIVE BEYOND THE CONSTRUCTION SPECIFICATIONS MUTUALLY AGREED UPON BUT SHALL REMAIN OBLIGATED TO PAY THEIR SHARE OF THE MAINTENANCE EXPENSES UP TO THE MUTUALLY AGREED UPON CONSTRUCTION SPECIFICATION. FURTHERMORE, IF AN OWNER MAKES IMPROVEMENTS OR REPAIRS TO THE DRIVE WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE OTHER OWNER, SAID OWNER SHALL BEAR THE ENTIRE COST OF SAID REPAIR AND/OR IMPROVEMENT.

6. THE OWNERS SHALL BE REQUIRED TO CONSTRUCT AND MAINTAIN, AT THEIR OWN EXPENSE, ACCESS DRIVEWAYS SITUATED ON EACH LOT FOR CONNECTION TO THE SHARED ACCESS EASEMENT DRIVE. NO LOT OWNER SHALL OBSTRUCT OR PERMIT OBSTRUCTION OF THE SHARED ACCESS EASEMENT DRIVE IN ANY MANNER WHATSOEVER. THE PARKING OF VEHICLES WITHIN THE SHARED ACCESS EASEMENT DRIVE IN SUCH A MANNER THAT RESTRICTS ACCESS IS PROHIBITED.

7. IN THE EVENT OF A DISPUTE REGARDING MAINTENANCE, IMPROVEMENT OR REPAIR ARISES BETWEEN THE OWNERS FOR THE COSTS THEREOF THAT IS NOT SETTLED IN A TIMELY MANNER, SAID DISPUTE SHALL BE SUBMITTED TO RESOLUTION BY BINDING ARBITRATION. EXCEPT AS OTHERWISE PROVIDED HEREIN, ARBITRATION SHALL BE PURSUANT TO THE PROVISIONS OF CHAPTER 2711 OF THE OHIO REVISED CODE. WITHIN FIFTEEN (15) DAYS AFTER AN OWNER GIVES WRITTEN NOTICE TO THE OTHER OWNER OF THE DISPUTE OR CONTROVERSY AND DEMANDS ARBITRATION, THE PARTIES SHALL MUTUALLY AGREE UPON AN INDEPENDENT ARBITRATOR. IF THE PARTIES ARE UNABLE TO AGREE, AN ARBITRATOR SHALL BE APPOINTED AS PROVIDED IN OHIO REVISED CODE CHAPTER 2711. THE ARBITRATION HEARING SHALL BE HELD NO MORE THAN 45 DAYS FROM THE APPOINTMENT OF THE ARBITRATOR AND A DECISION SHALL BE MADE WITHIN 30 DAYS OF THE HEARING UNLESS THE OWNERS AGREE IN WRITING TO AN EXTENSION. THE PARTIES SHALL SHARE EQUALLY ALL COSTS OF ARBITRATION.

8. THIS SHARED ACCESS EASEMENT AND THE COVENANTS HEREIN MAY BE MODIFIED ONLY UPON THE WRITTEN AGREEMENT OF BOTH OF THE OWNERS. NO MODIFICATION SHALL BE EFFECTIVE UNTIL IT IS RECORDED IN THE LICKING COUNTY RECORDER'S OFFICE. THE SHARED ACCESS EASEMENT SHALL NOT BE REMOVED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF NEWARK AND THE LICKING COUNTY ENGINEER.



NOTE: ORIGINAL SUBDIVISION WAS SUBJECT TO RESTRICTIVE COVENANTS FOUND IN O.R. 800, PG. 33 AND AMENDED IN I.N. 201507090014161.



NOTE: EXISTING EASEMENTS AND EXISTING SETBACKS SHOWN HEREON ARE FROM THE PREVIOUS RECORD SUBDIVISION PLATS ON FILE AT THE RECORDER'S OFFICE, LICKING COUNTY, OHIO AND ARE THE FOLLOWING:

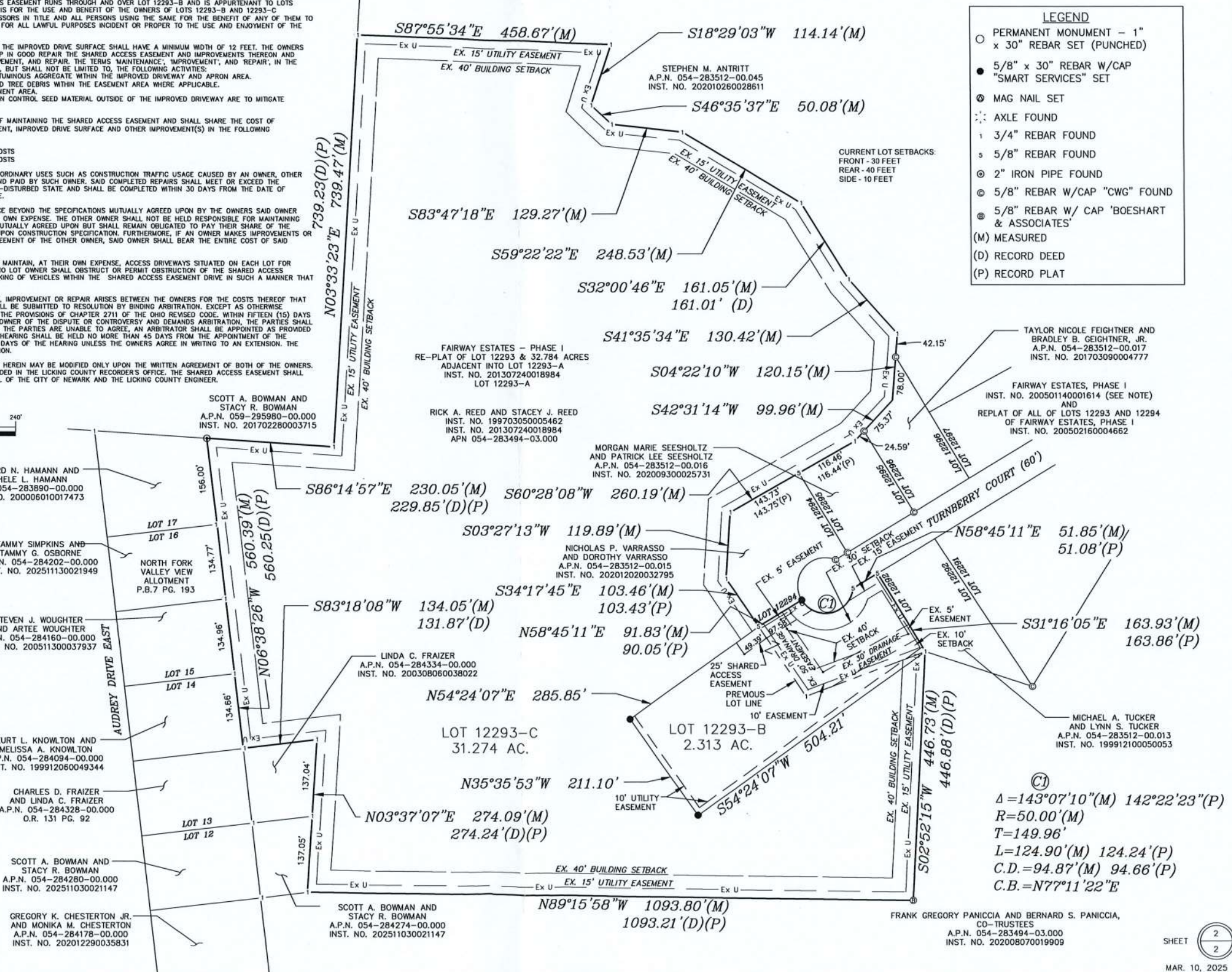
FAIRWAY ESTATES, PHASE I
 INST. NO. 200501140001614

REPLAT OF ALL OF LOTS 12293 AND 12294 OF FAIRWAY ESTATES, PHASE I
 INST. NO. 200502160004662

FAIRWAY ESTATES - PHASE I
 RE-PLAT OF LOT 12293 & 32.784 ACRES ADJACENT INTO LOT 12293-A
 INST. NO. 201307240018984

PREPARED BY:

SMART SERVICES
 SURVEYING - ENGINEERING - ENVIRONMENTAL SERVICES
 88 N. CLEVELAND STREET, NEWARK, OHIO 43065
 PHONE: (714) 345-4700 FAX: (714) 322-1706



LEGEND	
○	PERMANENT MONUMENT - 1" x 30" REBAR SET (PUNCHED)
●	5/8" x 30" REBAR W/CAP "SMART SERVICES" SET
⊙	MAG NAIL SET
⋯	AXLE FOUND
⊖	3/4" REBAR FOUND
⊕	5/8" REBAR FOUND
⊗	2" IRON PIPE FOUND
⊘	5/8" REBAR W/CAP "CWG" FOUND
⊙	5/8" REBAR W/ CAP 'BOESHART & ASSOCIATES'
(M)	MEASURED
(D)	RECORD DEED
(P)	RECORD PLAT

CURRENT LOT SETBACKS:
 FRONT - 30 FEET
 REAR - 40 FEET
 SIDE - 10 FEET

TAYLOR NICOLE FEIGHTNER AND BRADLEY B. FEIGHTNER, JR.
 A.P.N. 054-283512-00.017
 INST. NO. 201703090004777

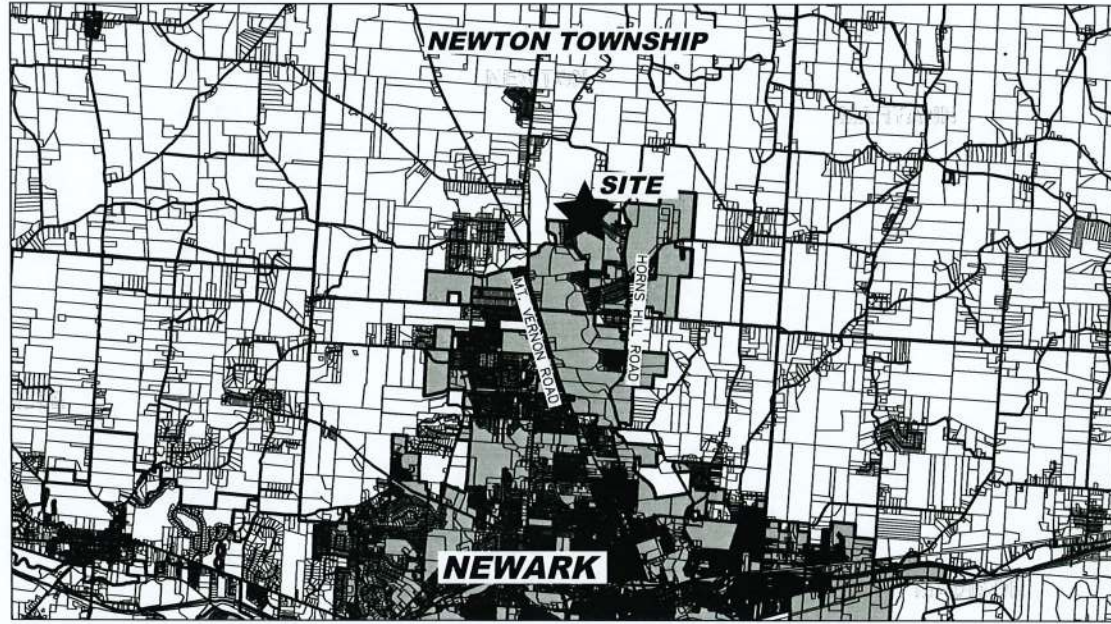
FAIRWAY ESTATES, PHASE I
 INST. NO. 200501140001614 (SEE NOTE)
 AND
 REPLAT OF ALL OF LOTS 12293 AND 12294 OF FAIRWAY ESTATES, PHASE I
 INST. NO. 200502160004662

Δ=143°07'10"(M) 142°22'23"(P)
 R=50.00'(M)
 T=149.96'
 L=124.90'(M) 124.24'(P)
 C.D.=94.87'(M) 94.66'(P)
 C.B.=N77°11'22"E

FRANK GREGORY PANICCIA AND BERNARD S. PANICCIA,
 CO-TRUSTEES
 A.P.N. 054-283494-03.000
 INST. NO. 202008070019909

FAIRWAY ESTATES RE-PLAT OF LOT 12293 & 32.784 ACRES ADJACENT INTO LOT 12293-A, I.N. 201307240018984, NOW LOTS 12293-B AND 12293-C

FOURTH QUARTER, TOWNSHIP 3, RANGE 12, U.S.M.D
CITY OF NEWARK, LICKING COUNTY, OHIO



ACREAGE BREAKDOWN

TOTAL SUBDIVISION AREA = 33.587 ACRES
TOTAL IN LOT 12293-B = 2.313 ACRES
TOTAL IN LOT 12293-C = 31.274 ACRES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON STATE PLANE COORDINATE SYSTEM NAD83(2011), OHIO SOUTH ZONE, BASED ON STATIC GPS OBSERVATIONS MADE IN DECEMBER 2025, AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES.

FLOOD ZONE

THE SITE LIES IN FLOOD ZONE X, NON-SHADED, (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP FOR LICKING COUNTY, OHIO 39089C0331J, REVISED 03/16/2015. NO SURVEYING WAS CONDUCTED TO DETERMINE THE LIMITS OF ZONES.

CERTIFICATE OF ACCURACY

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

WE DO HEREBY STATE THAT WE HAVE SURVEYED THE PREMISES, PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT, TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

DRAFT
JOHN C. DODD, P.E., SURVEYOR NO. 8069

DEDICATION

BEING PART OF THE FOURTH QUARTER OF TOWNSHIP 3, RANGE 12, UNITED STATES MILITARY DISTRICT, IN THE CITY OF NEWARK, LICKING COUNTY, OHIO. BEING ALL OF LOT 12293-A AS SHOWN ON FAIRWAY ESTATES - PHASE I RE-PLAT OF LOT 12293 & 32.784 ACRES ADJACENT INTO LOT 12293-A AS RECORDED IN INSTRUMENT NUMBER 20130724018984, AND BEING ALL THE PROPERTY OWNED BY RICK A. REED & STACEY J. REED BY INSTRUMENT NUMBERS 199703050005462 AND 201307240018983 (AUDITOR'S PARCEL NO. 054-283512-00.014), (REFERENCES ARE TO THE RECORDER'S OFFICE, LICKING COUNTY, OHIO).

THE UNDERSIGNED OWNERS OF ABOVE LISTED LANDS HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR REVISION OF THE ABOVE PARCELS INTO LOTS 12293-B & 12293-C OF FAIRWAY ESTATES RE-PLAT OF LOT 12293 & 32.784 ACRES ADJACENT INTO LOT 12293-A, I.N. 201307240018984, NOW LOTS 12293-B AND 12293-C, CONSISTING OF 33.587 ACRES IN TOTAL, MORE OR LESS.

EASEMENTS WITHIN AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", ARE HEREBY GRANTED TO THE CITY OF NEWARK, OHIO, AND THE PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, OR OTHER UTILITY LINES OR SERVICES INCLUDING SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, SHRUBS, BUSHES, BUILDINGS, OR OTHER OBSTRUCTIONS ALONG WITH STORM WATER DRAINAGE TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, NEWARK, OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF NEWARK, OHIO.

IN WITNESS THEREOF THIS ____ DAY OF _____, 2026

RICK A. REED

STACEY J. REED

STATE OF OHIO:

COUNTY OF LICKING:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED OWNERS RICK A. REED AND STACEY J. REED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

APPROVALS

APPROVED THIS ____ DAY OF _____, 2026

CITY OF NEWARK ENGINEER

APPROVED THIS ____ DAY OF _____, 2026

CITY OF NEWARK PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 2026

LICKING COUNTY HEALTH DEPARTMENT

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2026, BY ORDINANCE NO. _____ THE EASEMENTS DEDICATED, HEREON, ARE HEREBY ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF NEWARK, OHIO.

IN WITNESS, THEREOF, I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2026.

CLERK OF COUNCIL, CITY OF NEWARK, OHIO

CERTIFICATE OF TRANSFER

TRANSFERRED THIS ____ DAY OF _____, 2026

LICKING COUNTY AUDITOR

CERTIFICATE OF RECORD

LICKING COUNTY RECORDER

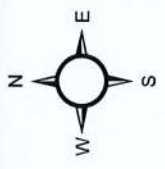
SUBDIVIDER
RICK A. REED &
STACY J. REED
2360 TURNBERRY CT.
NEWARK, OHIO 43055



SHEET



MAR. 10, 2025



March 26, 2026

LICKING COUNTY TAX MAP

OnTrac Property Map



March 26, 2026



188 Feet
0.04 Miles

LICKING COUNTY TAX MAP

- Street Number Only
- Sales - 2026
- Sales - 2025
- Owner Name & Acres
- Centerline Labels**
- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary
- Ohio Counties
- Ohio Boundary
- Parcels
- Split Listed Hooks
- Tract Lines



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

APRIL 14, 2026 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 26-11: SITE PLAN FOR WAREHOUSE – STORAGE BUILDING FOR WEEKLEY ELECTRIC, 1990 MT. VERNON ROAD***

Staff Report & Recommendations:

Overview:

The applicant intends to build another 9,000 S.F. storage building annex, north of the existing buildings on this site; this is the third storage building at this location.

The Site Plan Review Committee submitted comments on 4/9/2026 regarding this application. Reviewers included:

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

A. Zoning District:

This site is zoned General Commercial District (GC); the proposed use is a permitted use.

Floodplain - The building site is not located in a floodplain area, however there is floodplain located on the far eastern side of this parcel.

B. Safety Division Review:

The Police Division has no concerns with this proposal.

The Fire Division has not submitted any review comments at this time. Any additional comments / requirements will be provided at the PC meeting.

C. Height Restrictions:

There are no height restrictions in the GC District.

D. Lot Area & Setbacks:

Parcel is approximately 206,474 S.F. +/-, with 8.7% building coverage, which meets the lot area requirements.

E. Off-Street Parking & Loading:

Based on the proposed building area, 5 additional parking spaces are required. The plan submitted shows no specific spaces, but has a large gravel area south of the proposed building.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 7000 +/- SF of green space (Lawn) and greater than 1750 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the site. It appears that the existing landscaping on the site meets the code requirements.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

H. Public & Private Roadways – Access Management:

No changes to the driveway approaches are shown. Access to the site is via a private access easement running along the east side of the railroad tracks. The City has not reviewed the rights or requirements that pertain to that easement, and assumes that the owner is aware of those requirements.

I. Site Signage:

No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No other comments at this time.

K. Engineering / Utilities:

No specific services to the buildings have been proposed; there are no public water or sanitary sewer services available on the east side of Mt Vernon Road at this location. Any private water or sewer disposal services would need approval of Licking County Health Dept.

There has been no stormwater management plan submitted, and this should be submitted, reviewed and approved prior to zoning approval.

L. Other Standards/Regulations

No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan for this development, provided the following issues are addressed:

1. Resolution of Fire Dept comments and requirements.
2. Compliance with City’s Stormwater Management requirements, including post-construction.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

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

Planning Director

Date



City of Newark
Zoning Application

Reference # Z-2026-0059

Date Entered: 3/26/2026 2:22:00 PM

Property Details

Property Address: 1990 MOUNT VERNON RD, NEWARK, OH 43055

Auditor's Parcel # 054-283470-00.007

Property Type: Business/Commercial

Zone: GC

Flood Hazard Area? Not Applicable **Flood Zone:** X

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

If Yes, BZA Application #

BZA Date:

Property Owner's Details

Complete Name: WEEKLEY INVESTMENTS LTD,

Address: 480 Welcome Road, Newark

Phone # (740) 404-5808

Email: sean.weekley@weekleyelectric.com

Applicant's Details

Is the applicant the owner? Yes

Name: WEEKLEY INVESTMENTS LTD, Weekley

Address: 480 Welcome Road, Newark, OH 43055

Phone # (740) 404-5808

Email: sean.weekley@weekleyelectric.com

Contractor's Details

Is the contractor the applicant? Yes

Name: WEEKLEY INVESTMENTS LTD,

Address: 480 Welcome Road, Newark, 43055

Phone # (740) 404-5808

Email: sean.weekley@weekleyelectric.com

Architect's Details

Name: North Point Ohio

Address: 19 N 4th Street, Newark, OH 43055

Phone # (740) 349-3222
Email: phil@northpointohio.com

Engineer's Details

Name:
Address:
Phone #
Email:

Project Details

Nature of Project: New Construction
Last or present Occupancy or Use:
Proposed Occupancy or Use:
Description of Project: New Building

Project Floor Area

Basement (excluding garage)	
First Floor (excluding garage)	9000
Floor 2, 3, 4, etc.	
Total Project Floor Area	9000.00

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	\$500.00
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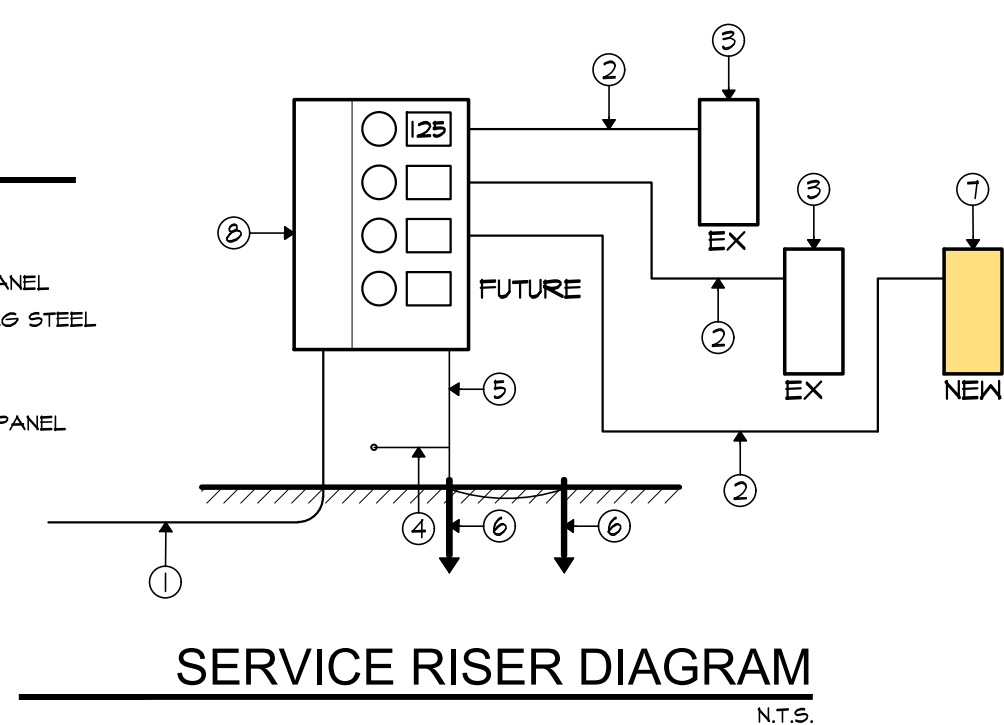
Acknowledgement

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.

SERVICE RISER NOTES

- 1 EXISTING TO A.E.P. TRANSFORMER
- 2 (1) SET OF (3) 1/0 SER. AL
- 3 125 AMP 120/240V MAIN LUG SINGLE PHASE 24 CIRCUIT PANEL
- 4 EXISTING #4 GROUND TO BUILDING WATER LINE OR BUILDING STEEL
- 5 EXISTING GROUNDING - #4 SERVICE GROUND
- 6 EXISTING 6" X 5/8" COPPER CLAD GROUND ROD
- 7 200 AMP 120/240V MAIN LUG SINGLE PHASE 40 CIRCUIT PANEL
- 8 EXISTING METER BASE



ELECTRICAL PANEL												
Panel ID: A		Voltage / phase: 120/240 1ph		Commission: 26019 - Title: WEEKLEY ELECTRIC STORAGE BUILDING III								
Panel type: QD		Panel type: 200 Amp. Main Lugs Only										
Mounting: SURFACE		NEMA Enclosure: 3		Wire size: (1) set 2/0-2-3/0 THHN copper with #6 copper ground								
Front Top		Conduit: (1) set 2" EDC schedule 80 conduit		A/C Rating: 10,000 A/C								
ID	WIRE SIZE	DESCRIPTION	DRIVER AMP/POLES	A	B	B	A	DRIVER AMP/POLES	DESCRIPTION	SIZE	VIA	ET
1	1/2" #12 wgd	EXTERIOR LIGHTING	20 1.1	1,200	A	0.375	20 1.1	1,200	KNIP OVERHEAD DOOR OPENER UNIT 8	2" #12 wgd	0.4	2
2	1/2" #12 wgd	EXTERIOR LIGHTING	20 1.1	1,200	A	0.750	20 1.1	1,200	KNIP OVERHEAD DOOR OPENER UNIT 7	2" #12 wgd	0.7	2
3	0.00	"SPARE"	1.1		A	0.750	20 1.1	1,200	KNIP OVERHEAD DOOR OPENER UNIT 4	2" #12 wgd	0.7	2
4	0.00	"SPARE"	1.1		B	0.750	20 1.1	1,200	KNIP OVERHEAD DOOR OPENER UNIT 3	2" #12 wgd	0.7	2
5	0.00	"SPARE"	1.1		A	0.750	20 1.1	1,200	KNIP OVERHEAD DOOR OPENER UNIT 1	2" #12 wgd	0.7	2
6	0.00	"SPARE"	1.1		B	0.750	20 1.1	1,200	KNIP OVERHEAD DOOR OPENER UNIT 2	2" #12 wgd	0.7	2
7	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 7	2" #12 wgd	1.5	20
8	0.42" #12 wgd	ICD RECEPT	20 1.1	0.300	A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 6	2" #12 wgd	1.5	20
9	0.42" #12 wgd	ICD RECEPT	20 1.1	0.300	B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 5	2" #12 wgd	1.5	20
10	1/2" #12 wgd	UNIT HEATER 1	20 1.1	1,200	A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 4	2" #12 wgd	1.5	20
11	1/2" #12 wgd	UNIT HEATER 2	20 1.1	1,200	A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 3	2" #12 wgd	1.5	20
12	1/2" #12 wgd	UNIT HEATER 3	20 1.1	1,200	A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 2	2" #12 wgd	1.5	20
13	1/2" #12 wgd	UNIT HEATER 4	20 1.1	1,200	A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 1	2" #12 wgd	1.5	20
14	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 7	2" #12 wgd	1.5	20
15	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 6	2" #12 wgd	1.5	20
16	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 5	2" #12 wgd	1.5	20
17	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 4	2" #12 wgd	1.5	20
18	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 3	2" #12 wgd	1.5	20
19	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 2	2" #12 wgd	1.5	20
20	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 1	2" #12 wgd	1.5	20
21	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 7	2" #12 wgd	1.5	20
22	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 6	2" #12 wgd	1.5	20
23	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 5	2" #12 wgd	1.5	20
24	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 4	2" #12 wgd	1.5	20
25	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 3	2" #12 wgd	1.5	20
26	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 2	2" #12 wgd	1.5	20
27	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 1	2" #12 wgd	1.5	20
28	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 7	2" #12 wgd	1.5	20
29	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 6	2" #12 wgd	1.5	20
30	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 5	2" #12 wgd	1.5	20
31	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 4	2" #12 wgd	1.5	20
32	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 3	2" #12 wgd	1.5	20
33	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 2	2" #12 wgd	1.5	20
34	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 1	2" #12 wgd	1.5	20
35	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 7	2" #12 wgd	1.5	20
36	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 6	2" #12 wgd	1.5	20
37	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 5	2" #12 wgd	1.5	20
38	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 4	2" #12 wgd	1.5	20
39	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 3	2" #12 wgd	1.5	20
40	0.00	"SPARE"	1.1		A	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 2	2" #12 wgd	1.5	20
41	0.00	"SPARE"	1.1		B	1.500	20 1.1	1,200	DEDICATED SWAYON RECEPT UNIT 1	2" #12 wgd	1.5	20
N.E.C. Connected Totals:			1,900	1,900	10,000	0.250	0.250	10,000	0.250	0.250	10,000	0.250

GENERAL NOTES:
 1. PROVIDE GROUND BAR IN PANEL.
 2. ALL BREAKERS TO BE HEAVY DUTY SWITCHING TYPE.
 3. BOLT-ON.
 4. LOCKABLE CABINET.

Existing load: 118 AMPS
 Total Connected load: 118 AMPS
 Estimated load: 88.8 AMPS
 Trip breaker @ Chkly

CODED NOTES

- 1 AUGER FOUNDATION PIERS 24" DIA. 60" DEEP AND PROVIDE 12" THICK POURED CONCRETE COLUMN PAD (5,000 PSI) PAD SHALL BEAR ON UNDISTURBED SOIL.
- 2 6" POURED CONCRETE SLAB W/ 6x6 1/4" W/M ON 4" WASHED GRAVEL - CONCRETE TO BE 3000 PSI MIN. - SMOOTH FINISH & SPRAY W/ HARDENER WHILE DRYING 5AM CUT 1/8" X 1/2" DEEP CONTROL JOINTS @ 15'-0" +/-
- 3 (4) 1x2x6 WOOD W/ LOWER 72" TREATED TO 0.60 CCA FOR PERMANENT MOOD FOUNDATIONS W/ PVC "POST" PROTECTOR SLEEVE
- 4 "X" BRACING - BASED ON SIMPSON KBI43C BRACINGS.
- 5 INTERIOR 3HR FIRE WALL - SEE WALL KEY
- 6 SLOPE FLOOR TO OVERHEAD DOORS - PROVIDE RAIN LIP @ O.H. DOOR SILL.
- 7 AUGER FOUNDATION PIERS 18" DIA. x 60" DEEP AND PROVIDE 12" THICK POURED CONCRETE COLUMN PAD. COLUMN PAD (5,000 PSI) PAD SHALL BEAR ON UNDISTURBED SOIL.
- 8 4" DIA. BOLLARD - 7'-0" L (5'-6" +/- EXPOSED) 12" AUGURED HOLE FILL WITH CONCRETE DOME TOP TO SHED WATER (TYP. OF 2 @ EA. O.H. DOOR - EXTERIOR)
- 9 STACK (2) 2x12 #1 SYP EA. SIDE 6x6 - SEE DETAIL A/ A-5.
- 10 3070 INSULATED MTL. DOOR & ENTRY HARDWARE - AND DEAD BOLT
- 11 LINE OF O.H. DOOR IN OPEN POSITION
- 12 8'-0" STRIP LIGHT WITH MOTION DETECTION
- 13 200A 120/250V 1PH ELECTRIC AND WEATHER PROOF LOAD PANEL - SEE RISER AND PANEL SCHEDULE
- 14 2X12 ON OUTER SIDE COLUMN - NON-BEARING
- 15 EXTERIOR LED EQUIV. 400W WALL PAK - PROVIDE PHOTO CELL
- 16 OVERHEAD DOOR OPERATOR - "LIFTMASTER" 8500 SERIES HALL MOUNT GARAGE DOOR OPENER WITH REMOTE LIGHT. PROVIDE POWER DUPLEX RECEPTACLE 48" BELOW GARAGE DOOR HEAD HT. AND CENTER UNDER OPENER.
- 17 20 AMP OUTLET.
- 18 (2) 2X12 SYP #2
- 19 INTERIOR WALL ALT. 4x4 @ 8'-0" O.C. W/ 2x6 GIRTS @ 24" O.C. AND METAL LINER PANEL ON ONE SIDE.
- 20 FUTURE DOOR R.O.
- 21 UNIT HEATER - GAS FIRED BASED ON "REZNOY" MODEL "WIND GUARD" GRAVITY-VENTED 80% 10,000 BTUH INPUT 60,000 BTUH OUTPUT, 1/2" GAS CONNECTION. VENT W/ 8" OVAL - MOUNT @ 12'-0" A.F.F. AND ANGLE ALL REQUIRED CLEARANCES = TOP- 6" FLUE- 6" SIDE- 18" REAR- 24"
- 22 INTERIOR WALL @ CONDITIONED SPACE. 4x4 @ 8'-0" O.C. W/ 2x6 GIRTS @ 24" O.C. AND METAL LINER PANEL ON ONE SIDE WITH R-20 INSULATION.
- 23 12'-0" X 14'-0" OVERHEAD DOOR (INSULATED)

FIRE BLOCKING NOTES:
 1. INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS, BOTH HORIZONTAL AND VERTICALLY.
 2. CONCEALED WALL SPACES HORIZONTALLY AT 10 FEET INTERVALS AND AT CEILING AND FLOOR LEVELS.

DRAFT-STOPPING IS TO BE INSTALLED IN ATTICS AND CONCEALED ROOF SO HORIZONTAL AREAS DO NOT EXCEED 3,000 S.F.

PLACE FLAGARD ON EXTERIOR OF BUILDING STATING BUILDING IS NOT APPROVED FOR STORING OF MOTOR VEHICLES OVER 10,000 S.V.A.

GENERAL NOTES:
 ROOF TRUSS LAYOUT TO BE PROVIDED BY ROOF TRUSS MANUFACTURER. PROVIDE SHOP DRAWINGS OF MOST ECONOMICAL LAYOUT FOR REVIEW BY OWNER / ARCHITECT FOR COORDINATION WITH FOUNDATION / BEARING COMPONENTS & PROVISIONS REQUIRED - THE FRAMING SHOWN IS SUGGESTED BEARING, BEAM AND OR GIRDER TRUSS LOCATIONS
 PROVIDE DRAFTSTOPPING SHALL BE INSTALLED IN ATTIC SPACE SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ. FT.
 PROVIDE FIREBLOCKING IN COMBUSTIBLE CONCEALED LOCATIONS (WALL CAVITY AND ATTIC / EAVE) COMPLYING WITH SECTION T11 SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS T11.2 THROUGH T11.2.7

TYP. ROOM FINISHES
 FLOOR - SEALED CONCRETE
 BASE - NONE
 WALLS - MTL. LINER PANEL (WHITE)
 CEILING - MTL. LINER PANEL (WHITE 24 GA.)

WALL KEY
 CONDITIONED SPACE:
 6x6 @ SPACING SHOWN AND HORIZONTAL 2x6 PURLINS @ 24" O.C. VERTICALLY BOTH SIDES W/ R-20 (MIN) BATT INSULATION - LINE INSIDE OF WALLS W/ METAL LINER PANEL FULL HEIGHT
 INTERIOR WALLS : 2x6 STUDS @ 24" O.C. WITH METAL LINER PANEL ONE SIDE (RUN HORIZONTAL) W/ R-20 (MIN.) BATT INSULATION
 6x6 @ SPACING SHOWN AND HORIZONTAL 2x6 PURLINS @ 24" O.C. VERTICALLY BOTH SIDES - LINE INSIDE OF WALLS W/ METAL LINER PANEL FULL HEIGHT
 INTERIOR WALLS : 2x6 STUDS @ 24" O.C. WITH METAL LINER PANEL ONE SIDE (RUN HORIZONTAL)
 2x6 @ 16" O.C. STUD WALL UP TO ROOF DECK - CLAD EACH SIDE WITH METAL LINER PANEL OVER (3) LAYERS 5/8" TYP. "X" DRYWALL (3) HR. FIRE RATED PARTITION WALL

Weekley Electric LLC
 Storage Building III
 Newark, OH 43055
 1990 Mt Vernon Road

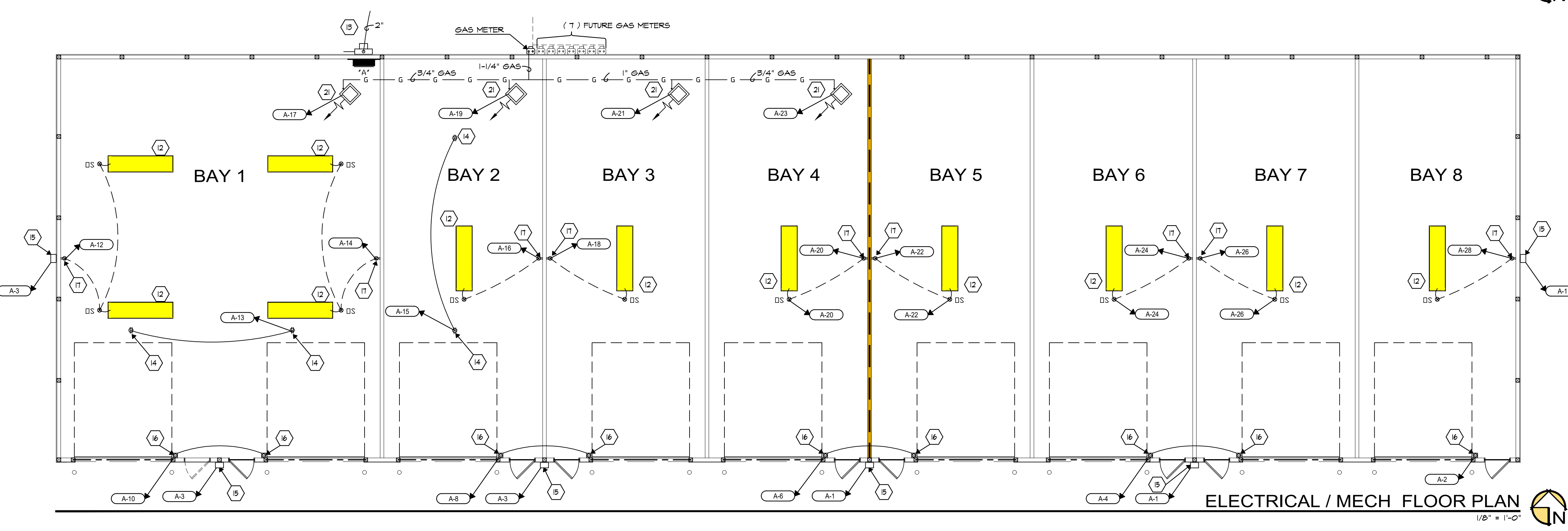
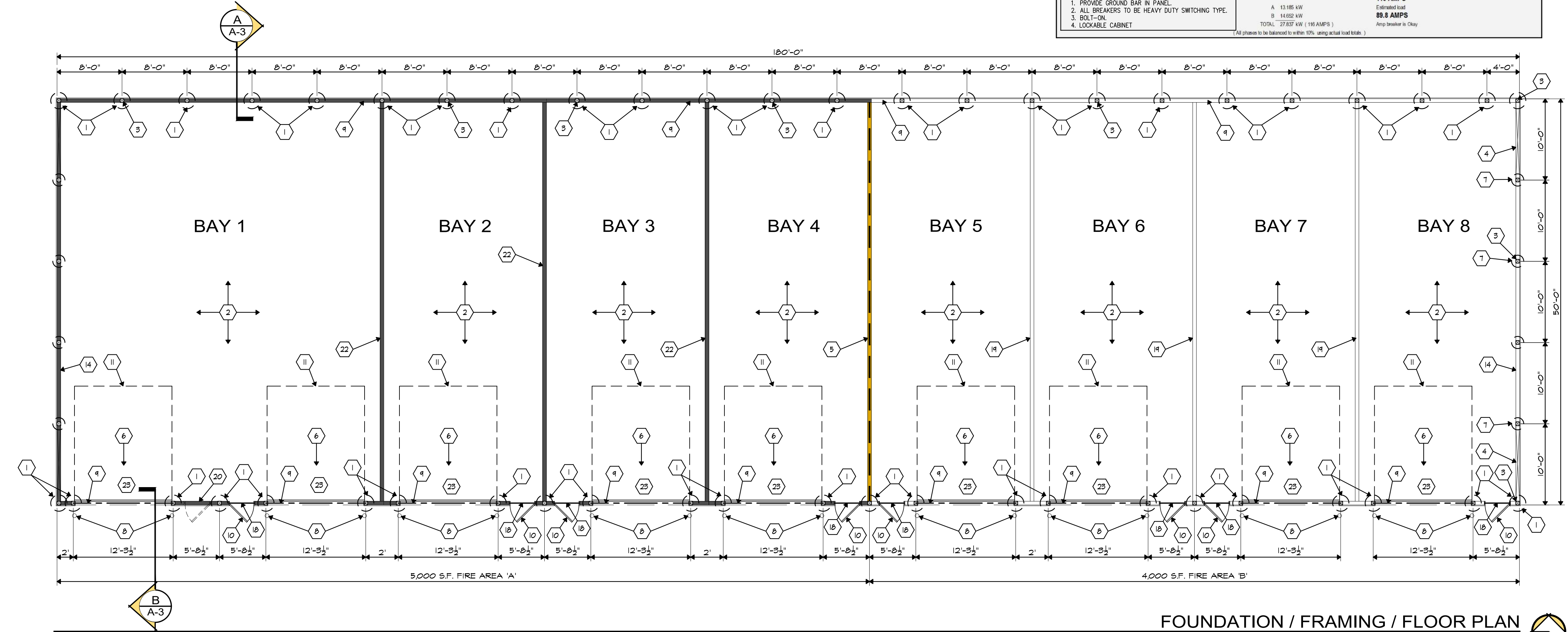
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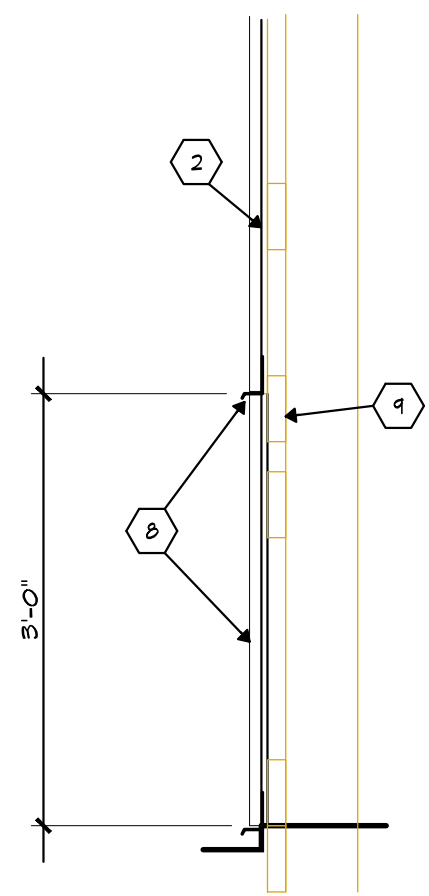
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 NEWARK, OHIO 43055
 TEL: (740) 349-3222
 FAX: (740) 349-3221

DRAWN BY	KMK
CHECKED BY	PMG
COMMISSION NO.	26019
DATE	25 MARCH 2026
REVISIONS	
<input type="checkbox"/>	SCHEMATIC DESIGN SET
<input type="checkbox"/>	DESIGN DEVELOPMENT SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	OWNER'S FINAL REVIEW SET
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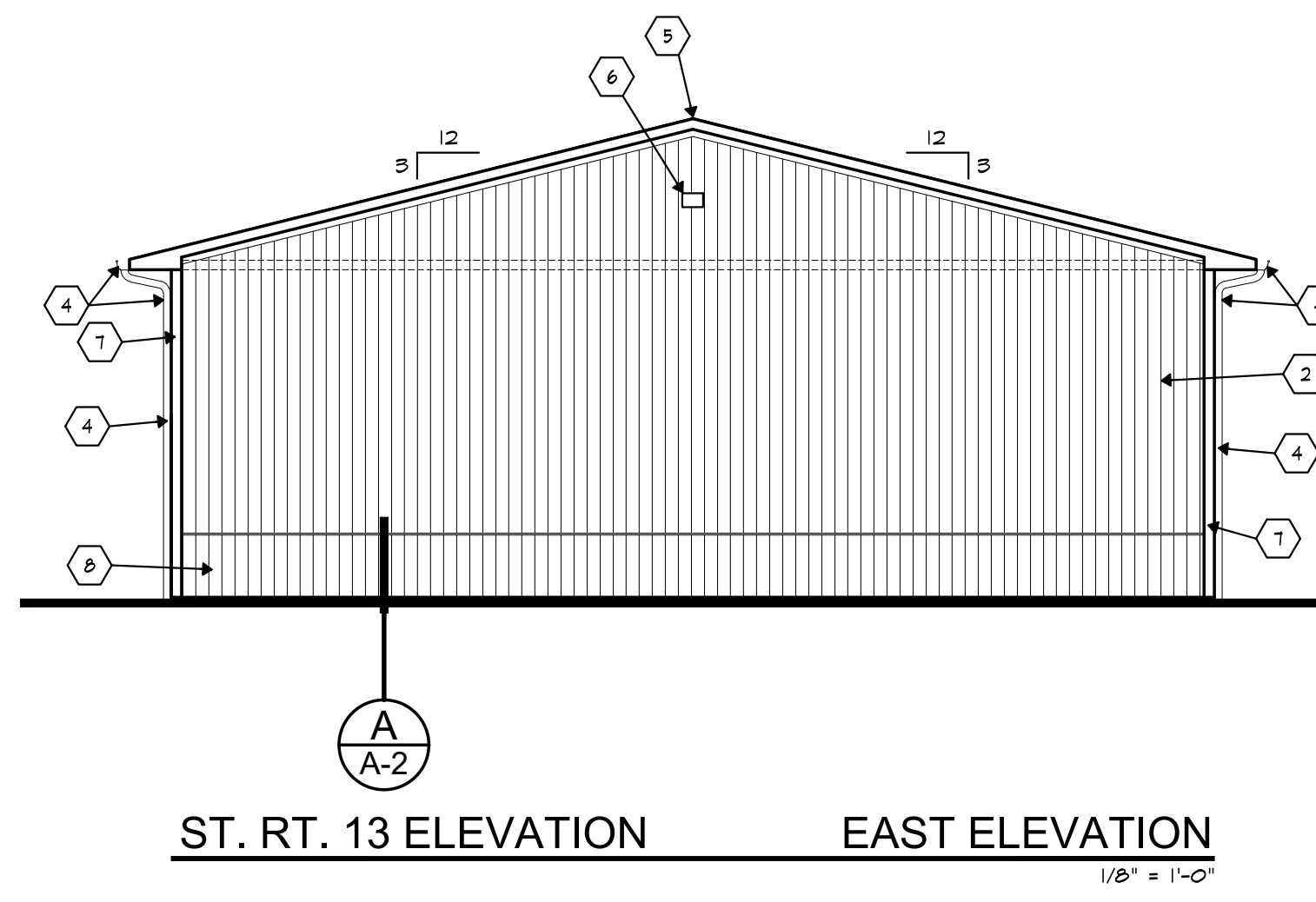
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 OHIO NO. 11947

SHEET No.
A-1
 OF 3 SHEETS

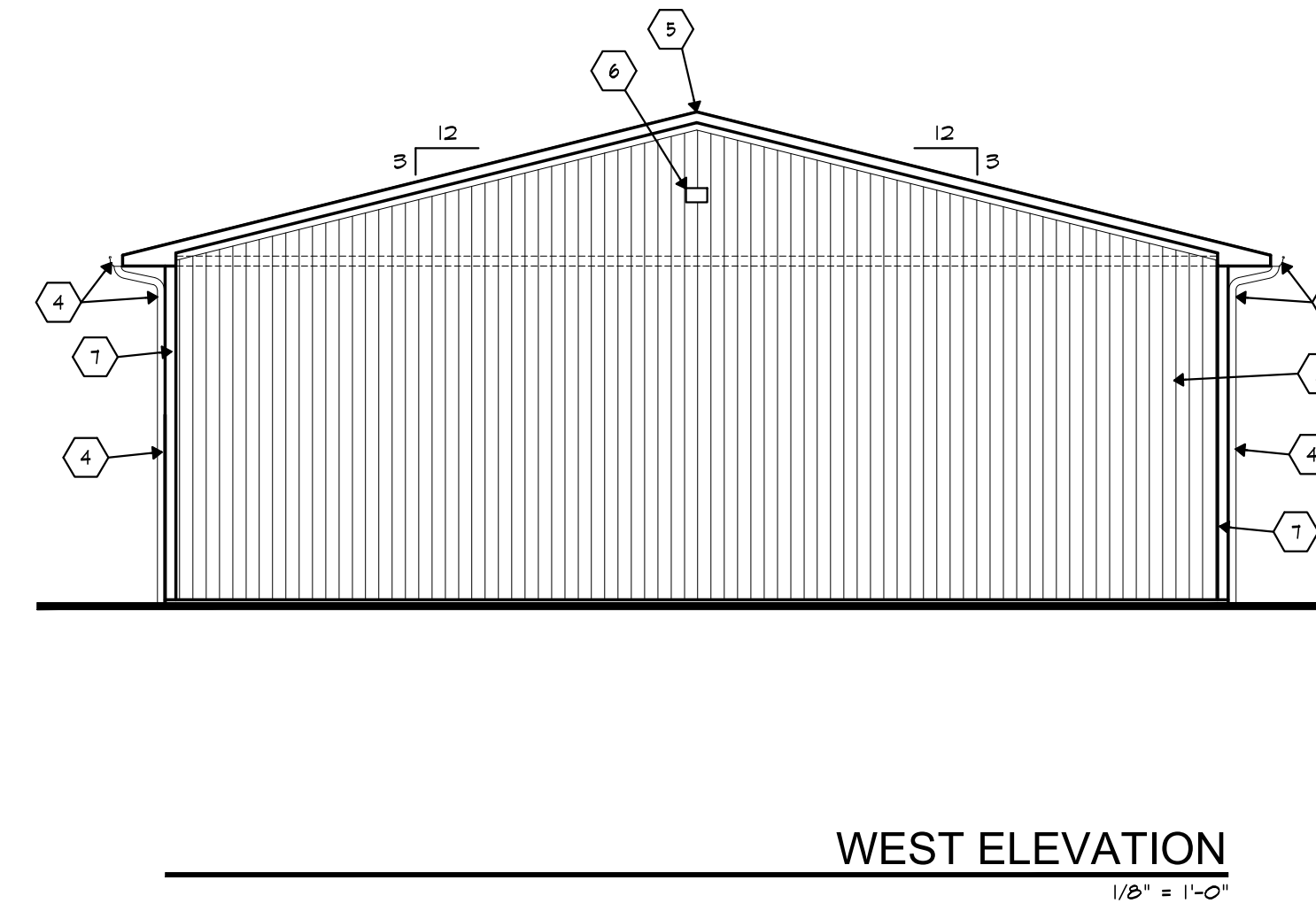




SIDING TRANSITION **A**
3/4" = 1'-0"



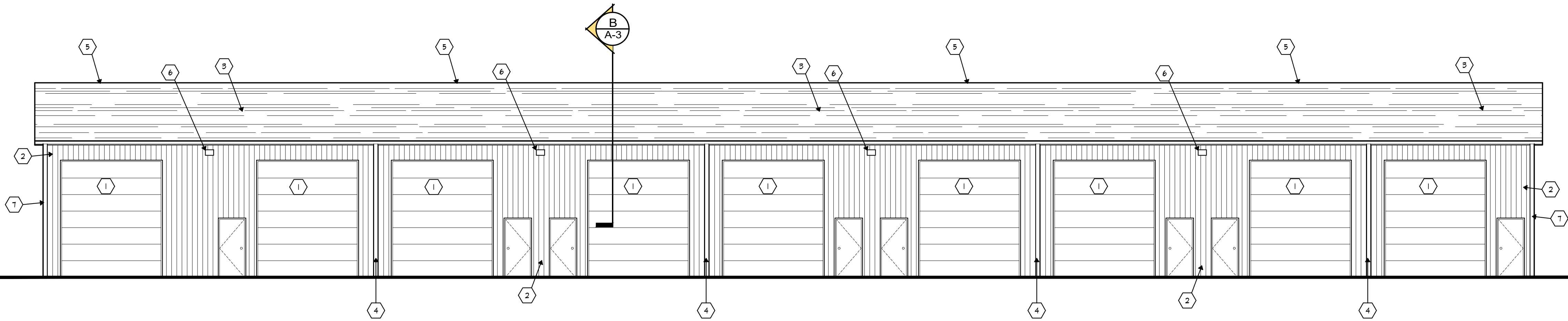
ST. RT. 13 ELEVATION EAST ELEVATION
1/8" = 1'-0"



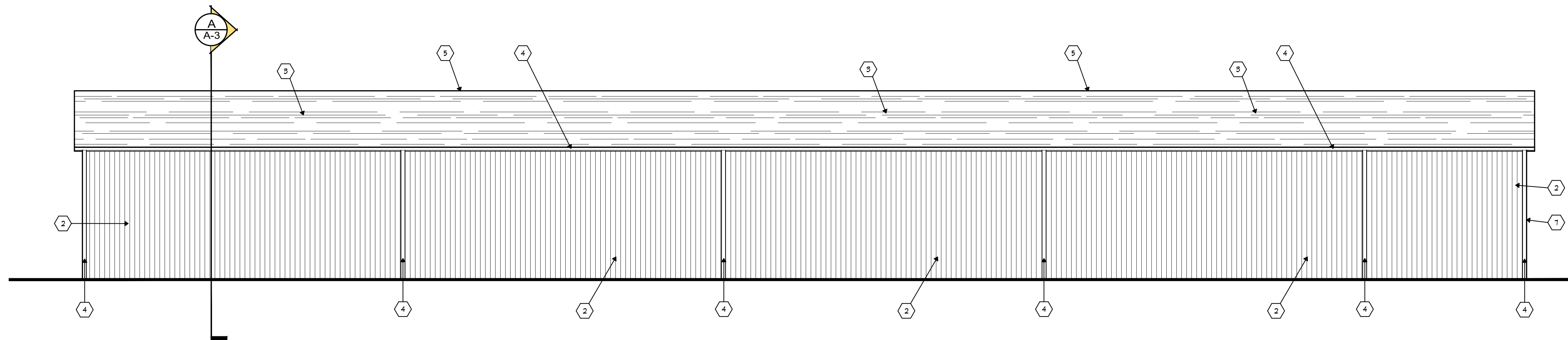
WEST ELEVATION
1/8" = 1'-0"

CODED NOTES

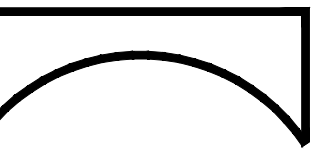
- ① 12'-0" x 14'-0" H. OVERHEAD DOOR (AS SELECTED BY OWNER - SEE PLAN FOR INSULATED BAYS)
- ② METAL SIDING - SEE WALL SECTION (COLOR AS SELECTED BY OWNER.
- ③ 50 YEAR DIMENSIONAL SHINGLES - OVER 1/2" O.S.B. WITH PLYWOOD CLIPS AND 30# FELT
- ④ 6" OSEE ALUMINUM GUTTER 1/4" ALUM. DOWNSPOUTS DRAINING ON CONCRETE SPLASH BLOCKS - SEE ELEVATIONS FOR LOCATION OF DOWNSPOUTS
- ⑤ CONTINUOUS RIDGE VENT
- ⑥ EXTERIOR 400W WALL PAK - PROVIDE PHOTO CELL.
- ⑦ 6" METAL CORNER TRIM
- ⑧ COLOR CHANGE IN METAL SIDING AT 36" A.F.F. WITH TREATED 1/2" PLYWOOD BACKUP TO ALLOW FOR FUTURE CULTURED STONE. INSTALL BREAK METAL TERMINATION DRIP 1/2" OUT TO COVER STONE UNDER SIDING ON TOP. SEE DIAGRAM THIS SHEET - CONSULT OWNER ON COLOR
- ⑨ PROVIDE ADDITIONAL BLOCKING AS REQUIRED



SOUTH ELEVATION
1/8" = 1'-0"

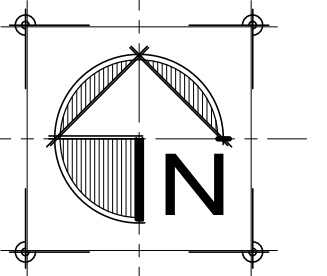


NORTH ELEVATION
1/8" = 1'-0"



Weekley Electric LLC
Storage Building III
Newark, OH 43055
1990 Mt Vernon Road

NORTHPOINT
OHIO ARCHITECTURE



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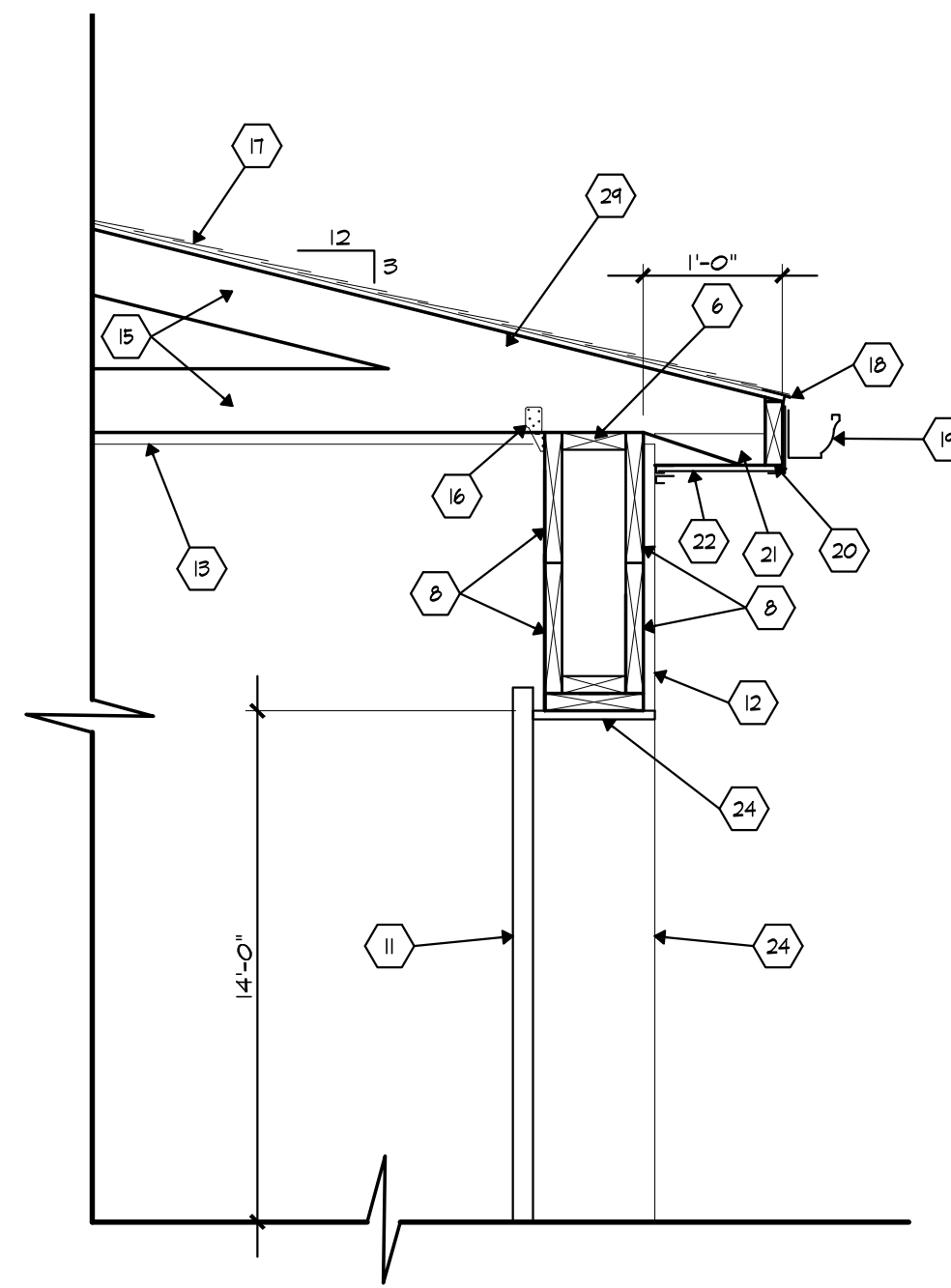
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CHECKED BY	PMK
COMMISSION NO.	26019
DATE	25 MARCH 2026
REVISIONS	
<input type="checkbox"/>	SCHEMATIC DESIGN SET
<input type="checkbox"/>	DESIGN DEVELOPMENT SET
<input type="checkbox"/>	CONSTRUCTION BUDGET SET
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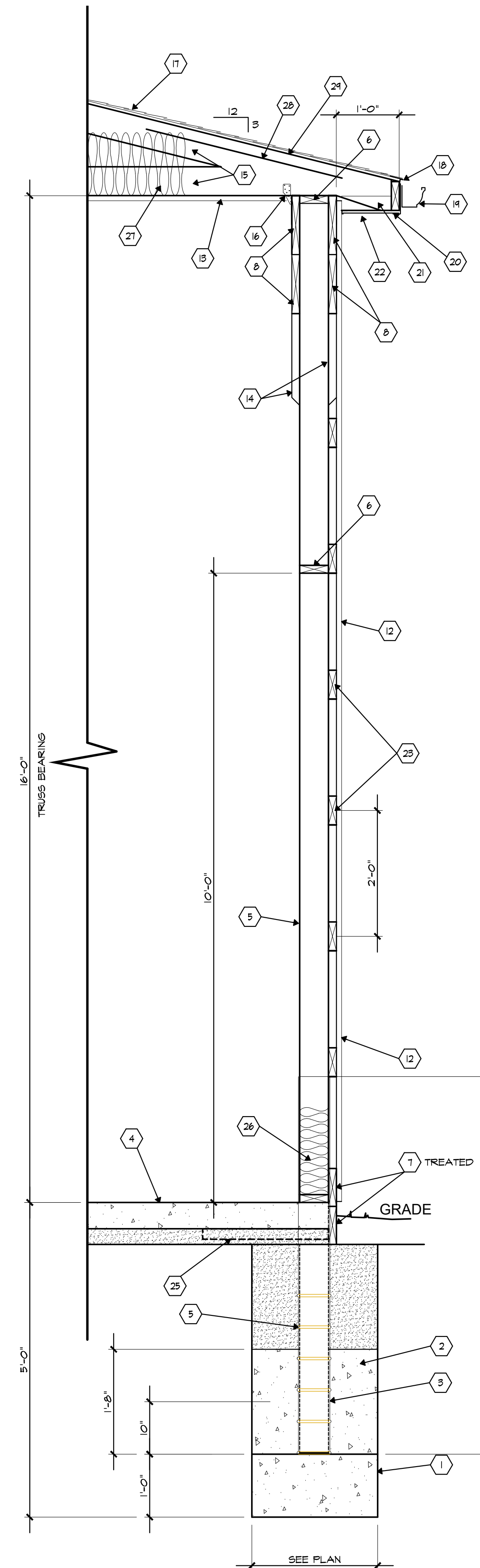
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ARCHITECT
OHIO NO. 11947

SHEET No.
A-2
OF 3 SHEETS



B GARAGE DOOR HEADER
 3/4" = 1'-0"



A TYP. WALL SECTION
 3/4" = 1'-0"

CODED NOTES

- 1 PROVIDE 12" THICK POURED CONCRETE COLUMN PAD. (3000 PSI) PAD SHALL BEAR ON UNDISTURBED SOIL.
- 2 PROVIDE POURED CONCRETE COLLAR UP 20" AND COMPACTED 304 IN 6" LIFTS UP TO GRADE
- 3 6'-0" PVC 'POST PROTECTOR' SLEEVE
- 4 6" POURED CONCRETE SLAB W/ 6x6 1.4/1.4 KVM, ON 4" WASHED GRAVEL - CONCRETE TO BE 3000 PSI MIN. - SMOOTH FINISH & SPRAY W/ HARDENER WHILE DRYING
- 5 (4) PLY 2x6 HOOD W/ LOWER 12" TREATED TO 0.60 CGA FOR PERMANENT WOOD FOUNDATIONS
- 6 2x6 BETWEEN WOOD BEAM TO PROVIDE FIRE BLOCKING.
- 7 (2) T&G 2x6 TREATED PERIMETER GRADE ASSEMBLY.
- 8 (2) 2x12 SYP #1 STACKED FOR TRUSS BEARING - PROVIDE SOLID 2x6 BLOCKING @ 24" EA. TRUSS LOG - SECURE TO 6x6 W/ (5) 3" LONG LEDGERLOCK EA. MEMBER EA. END.
- 9 *NOT USED*
- 10 *NOT USED
- 11 O.H. DOOR - SEE PLAN FOR SIZE
- 12 26 GA. METAL SIDING - COLOR AS SELECTED BY OWNER
- 13 24 GA. MTL. LINER PANEL @ CEILING (WHITE)
- 14 2x6 BEARING BLOCK EA. SIDE OF 6x6 (18" L) ANCHOR TO POST W/ POLE BARN SPIKES @ 3' O.C. 2 ROWS EA. SIDE.
- 15 50'-0" HOOD TRUSS @ 24' O.C. W/ 3/12 PITCH AND 12" OVERHANG.
- 16 FASTEN TRUSS TO TOP PLATES USING (3) 16d NAILS MIN. AND (2) SIMPSON 'H2.5A CLIP' @ EACH LOCATION
- 17 50 YEAR DIMENSIONAL SHINGLES OVER 7/16" O.S.B. WITH PLYWOOD CLIPS AND 30# FELT
- 18 METAL DRIP EDGE
- 19 6" Ogee ALUMINUM GUTTER W/ ALUM. DOWNSPOUTS DRAINING ON CONCRETE SPLASH BLOCKS - SEE ELEVATIONS FOR LOCATION OF DOWNSPOUTS
- 20 2x6 FASCIA WRAP W/ BREAK METAL.
- 21 2x4 SOFFIT FRAMING @ 24" O.C.
- 22 PERFORATED MTL. SOFFIT
- 23 2x6 GIRTS @ 24" O.C. EA. SIDE - SECURE W/ (3) 16d NAILS.
- 24 WRAP O.H. DOOR OPENING W/ BREAK METAL.
- 25 PROVIDE 2'-0" HORIZONTAL R-10 FOAM INSULATION AT PERIMETER OF SLAB-ON-GRADE IN CONDITIONED UNITS.
- 26 PROVIDE R-20 BATT INSULATION IN WALLS OF CONDITIONED UNITS
- 27 PROVIDE R-38 BATT INSULATION IN CEILINGS OF CONDITIONED UNITS
- 28 PROVIDE EAVE BAFFLES AS REQUIRED FOR 2' OF UNINTERRUPTED AIR FLOW FROM SOFFIT TO RIDGE VENT
- 29 PROVIDE ICE DAM 24" BEYOND INSIDE OF WALL

FIRE BLOCKING NOTES:
 1. INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS, BOTH HORIZONTAL AND VERTICALLY.
 2. CONCEALED WALL SPACES HORIZONTALLY AT 10 FEET INTERVALS AND AT CEILING AND FLOOR LEVELS.

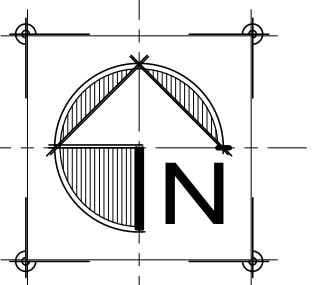
DRAFT-STOPPING IN BE INSTALLED IN ATTICS AND CONCEALED ROOFS SO HORIZONTAL AREAS DO NOT EXCEED 3000 S.F.

POSTTM protector

UPLIFT COMPARISON

- POST WITH (2) 1/2" x 12" REBAR
 2480 LBS.
- BASED ON 18" x 36" 3500 LB. CONCRETE BACKFILL
- POST WITH **POSTTM protector**
 3000 LBS.
- AFFIX POST PROTECTOR WITH PROVIDED LAG SCREWS/WASHERS
- BASED ON 18" x 36" 3500 LB. CONCRETE BACKFILL
- POST PROTECTOR WITH TAMPED AVERAGE SOIL BACKFILL WILL ACHIEVE UPLIFT PROTECTION OF APPROXIMATELY 1000 LBS.

AMERICAN SOCIETY OF CIVIL ENGINEERS
 GEORGE T. DIMOS
 REGISTERED PROFESSIONAL ENGINEER
 No. 51057
 George A. DeMoss, P.E.



DRAWN BY	KMK
CHECKED BY	PMC
COMMISSION NO.	26019
DATE	25 MARCH 2026

REVISIONS	

- SCHEMATIC DESIGN SET
- DESIGN DEVELOPMENT SET
- CONSTRUCTION BUDGET SET
- OWNER'S FINAL REVIEW SET
- CONSTRUCTION DOCUMENT SET
- BID SET -
- BUILDING PERMIT SET
- RECORD "AS BUILT" SET

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CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

APRIL 14, 2026 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 26-04: SITE PLAN FOR NEW INDOOR PICKLEBALL FACILITY BUILDING, 2930 JAMES ROAD**

Staff Report & Recommendations:

Overview:

The applicant intends to build a 14,760 SF new commercial building to house an indoor pickleball facility at this location.

The Site Plan Review Committee submitted comments on 3/5/2026 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, Water Administrator

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 Limited Industrial District (LI); 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:

The proposed height of 25'6" meets the height restrictions in the LI District.

D. Lot Area & Setbacks:

The parcel is approximately 623,344 S.F. +/-, with 2.4% building coverage, which meets the lot area requirements at 35% maximum coverage. The proposal meets the lot setback requirements.

E. Off-Street Parking & Loading:

Code requires 59 parking spaces for the new development on this portion of the site, and 40 spaces are specifically proposed. A variance request has been submitted to the Board of Zoning Appeals for action at the 4/23/2026 meeting.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 9,072 +/- SF of green space (Lawn) and greater than 2,267 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the entire site. The landscaping plan will be reviewed for compliance.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

- H. Public & Private Roadways – Access Management:
A new driveway on James Road will serve this portion of the development.
- I. Site Signage:
No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.
- J. Traffic Control / Street / Right-of-Way Issues:
A plan for the future right-of-way requirement of James Road should be considered at this point. The current plan shows no development in this area.
- K. Engineering / Utilities:
Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans. These have been submitted for review as part of this package. Engineering will follow up for compliance prior to construction.

We also understand that the existing site slopes may cause a change in the final construction plan, with the location of the building and the parking lot areas being swapped. In either case, our comments above generally are the same.

- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan in order to grant Zoning approval of the site, provided the following issues are addressed:

1. BZA variance for reduced number of parking spaces, if not added to the plan otherwise.
2. Landscaping Plan reviewed for zoning compliance.
3. Approved construction plans following City review.
4. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City’s Stormwater Management requirements, including post-construction.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

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

Planning Director _____ Date _____



City of Newark
Zoning Application

Reference # Z-2026-0019

Date Entered: 2/17/2026 10:34:00 AM

Property Details

Property Address: James Road, Granville, OH 43023, N/A, OH

Auditor's Parcel # 054-216696-00.000

Property Type: Business/Commercial

Zone: `LI` - Limited Industrial District

Flood Hazard Area? Not Applicable **Flood Zone:** X

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

If Yes, BZA Application #

BZA Date:

Property Owner's Details

Complete Name: Hydi & Charlie Laidlaw-Smith

Address: 653 Westwood Drive, Newark, OH 43055

Phone # (740) 877-3687

Email: flowfast@gmail.com

Applicant's Details

Is the applicant the owner? No

Name: Emma Jones

Address: 88 West Church Street, Newark, OH 43055

Phone # (740) 345-1921

Email: ejones@adrinnovation.com

Contractor's Details

Is the contractor the applicant? No

Name:

Address: , ,

Phone #

Email:

Architect's Details

Name: Greg keeler

Address: , ,

Phone # (740) 404-7829
Email: gkeeler2549@gmail.com

Engineer's Details

Name: Josh Bobak
Address: 88 West Church Street Newark OH 43055
Phone # (740) 345-1921
Email: jbobak@adrinnovation.com

Project Details

Nature of Project: New Construction
Last or present Occupancy or Use: `LI` - Limited Industrial District
Proposed Occupancy or Use: `LI` - Limited Industrial District
Description of Project: Intent of the project is to develop an indoor pickleball facility on a portion of the 14-acre property located near the intersection of James Road and Thornwood Drive in the City of Newark, Licking County Ohio. The proposed improvements for this portion of the property include a 14,760 square foot facility, associated parking spaces, site access, and stormwater management. Site access will be restricted to James Road.

Project Floor Area

Basement (excluding garage)	
First Floor (excluding garage)	14760
Floor 2, 3, 4, etc.	
Total Project Floor Area	14760.00

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	\$500.00
------------------------	----------

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.

PICKLEVILLE INDOOR PICKLEBALL FACILITY

MODEL: Sheet PAPER: 17x11 (in.) DATE: 3/25/2026 TIME: 10:12:27 PM USER: E.Jones P:\ADR\2025\25-058 Pickleball Facility\400-Engineering\Roadway\Sheets\25-058 Pickleville Indoor Pickleball Facility_GTO01.dgn



2026
SITE COMPLIANCE PLAN
PICKLEVILLE INDOOR PICKLEBALL FACILITY
JAMES ROAD
CITY OF NEWARK, OHIO

PROJECT DESCRIPTION

CONSTRUCTION OF A 14,760 SF INDOOR PICKLEBALL FACILITY, PARKING LOT, AND STORMWATER MANAGEMENT SYSTEM LOCATED ON JAMES ROAD IN THE CITY OF NEWARK, LICKING COUNTY, OHIO

INDEX OF SHEETS

TITLE	1
SITE PLAN	2
STORMWATER POLLUTION PREVENTION PLAN	3-6
STORMWATER MANAGEMENT DETAILS	7
SIGHT DISTANCE EXHIBIT	8
LANDSCAPING PLAN	9

OWNER/DEVELOPER

PICKLEVILLE
 HYDI & CHARLIE LAIDLAW-SMITH
 653 WESTWOOD DRIVE
 NEWARK, OH 43055
 Ph.: (740) 877-3687
 FLOWFAST@MAIL.COM



LOCATION MAP



PORTION TO BE IMPROVED
 LATITUDE: 40°02'21.1"N LONGITUDE: 82°28'57.4"W

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

 CITY ENGINEER DATE

 CITY SERVICE DIRECTOR DATE

 CITY WATER/WASTEWATER ADMINISTRATOR DATE

 CITY STORMWATER COORDINATOR DATE

TITLE

PROJECT DATA

TOTAL AREA:	14.31 ACRES
PROJECT EARTH DISTURBANCE:	1.33 ACRES
ESTIMATED CONTRACTOR DISTURBANCE: (OUTSIDE PROJECT AREA)	0.13 ACRES
NOTICE-OF-INTENT DISTURBANCE: (TOTAL DISTURBANCE)	1.46 ACRES
SITE IMPERVIOUS AREA: (PRE-CONSTRUCTION)	0.00 ACRES
SITE IMPERVIOUS AREA: (POST-CONSTRUCTION)	0.79 ACRES
RECEIVING WATERS:	CITY OF NEWARK MS4

STANDARD CONSTRUCTION DRAWINGS

OHIO DEPARTMENT OF TRANSPORTATION

CITY OF NEWARK

REVISIONS

REV. NO.	DATE	DESCRIPTION

ENGINEER'S SEAL

DESIGN AGENCY



DESIGNER	ECJ
REVIEWER	JJS 03/24/26
PROJECT ID	25-058
SHEET	01
TOTAL	09

CONTROL IMPLEMENTATION SCHEDULE:

1. THE CONTRACTOR SHALL PLACE SEDIMENT FENCE AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE DETAILS OF THIS PLAN.
2. CONTRACTOR SHALL CONSTRUCT SEDIMENT BASIN, INSTALL FAIRCLOTH SKIMMER AND PLACE SEED AND/OR EROSION CONTROL BLANKETS AS NECESSARY TO ELIMINATE SEDIMENT RUNOFF.
3. UPON COMPLETION OF SITE CLEARING, THE CONTRACTOR SHALL PLACE SEED AND/OR EROSION CONTROL BLANKETS AS NECESSARY TO ELIMINATE SEDIMENT RUNOFF.
4. THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO RE-ESTABLISHED ALL DENUDED AREAS.
5. THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE CONSTRUCTION OPERATIONS.
6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES, INCLUDING FAIRCLOTH SKIMMER AND SEDIMENTATION FROM SEDIMENT BASIN, ONLY AFTER ALL AREAS HAVE BEEN SEEDED/MULCHED.
7. THE CONTRACTOR SHALL INSTALL POST-CONSTRUCTION WATER QUALITY DEVICE ON POND WATER QUALITY STRUCTURE.
8. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL EXISTING INLETS AND STORM SEWER PIPES AND ROCK CHANNEL PROTECTION OF ALL SEDIMENT & DEBRIS INCURRED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL REAPPLY TOPSOIL TO THE SITE PRIOR TO PERMANENT SEEDING.

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING ITEMS:

1. NOTICE-OF-INTENT (NOI) MUST BE SUBMITTED TO THE OHIO EPA PRIOR TO CONSTRUCTION.
2. NOTICE-OF-TERMINATION (NOT) MUST BE SUBMITTED TO THE OHIO EPA AFTER CONSTRUCTION.
3. STORMWATER POLLUTION PREVENTION PLAN AND NOI MUST BE POSTED ON SITE AT ALL TIMES.
4. COPIES OF ALL PERMITS, INSPECTION REPORTS, AND ANY OEPA CORRESPONDENCE SHALL BE SUBMITTED TO COUNTY PLANNING COMMISSION.
5. CONTRACTOR WILL HAVE QUALIFIED PERSONNEL INSPECT THE SITE ONCE EVERY 7 CALENDAR DAYS AND AFTER EVERY RAIN EVENT EQUAL TO OR GREATER THAN 1/2 INCH IN A 24 HR PERIOD BY THE END OF THE NEXT CALENDAR DAY. (EXCLUDING NON-WORKING WEEKENDS AND HOLIDAYS). THESE RECORDS SHALL BE KEPT FOR 3 YEARS AFTER SUBMITTING THE N-O-T.
6. SOIL AND EROSION CONTROL BMPs SHALL BE REPAIRED OR REPLACED WITHIN 3 DAYS OF THE INSPECTION OR POND BMP WITHIN 10 DAYS.

ESTIMATED CONSTRUCTION DATES

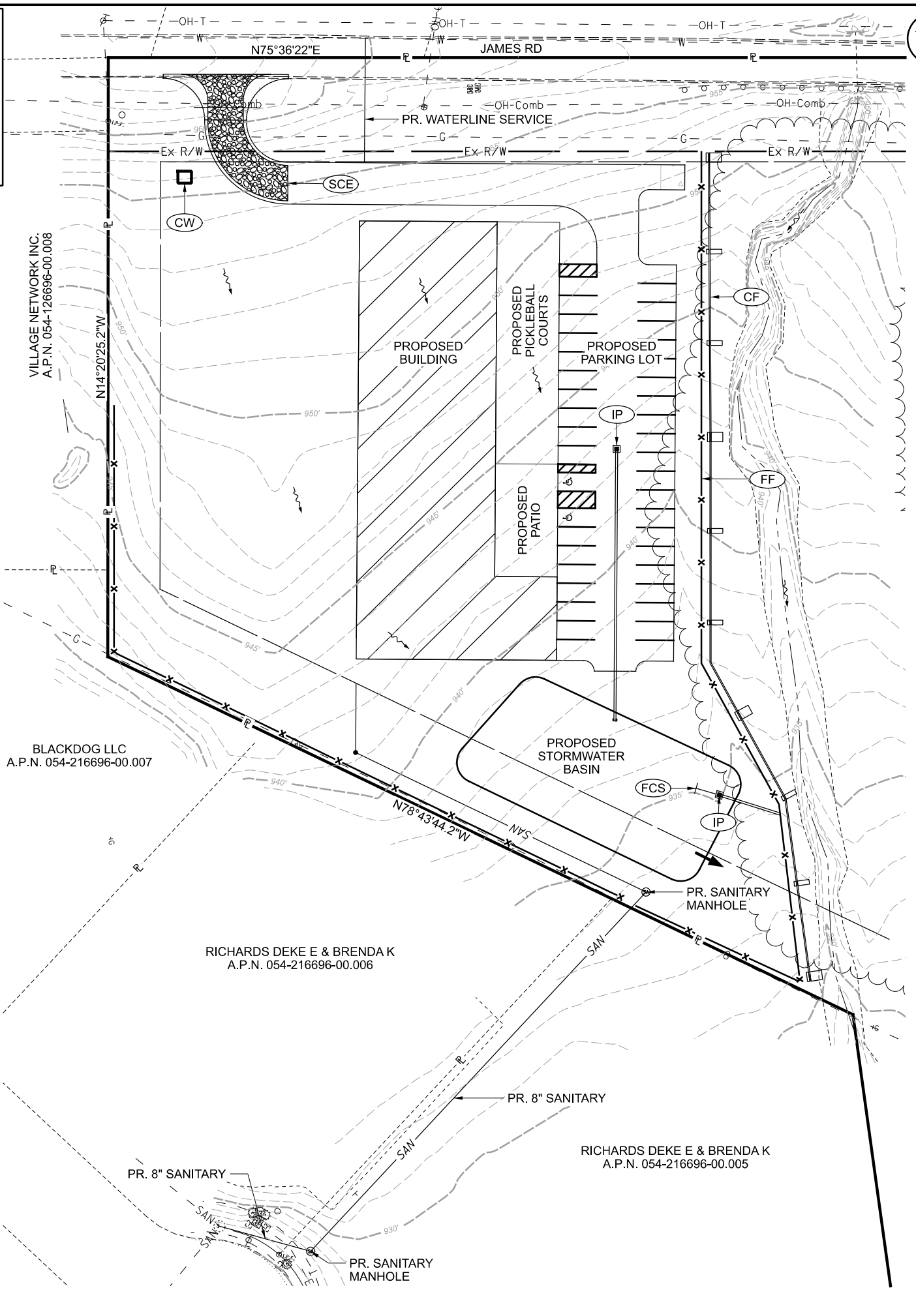
START DATE: _____

COMPLETION DATE: _____

SHEET LEGEND

(IP)	INLET PROTECTION	(CF)	CONSTRUCTION FENCE
(FF)	FILTER FENCE	(CW)	CONCRETE WASHOUT
(FCS)	FAIRCLOTH SKIMMER	(SCE)	STABILIZED CONST. ENTRANCE
~	FLOW ARROW		
➔	FLOOD ROUTING		

SEE SHEET 04,05 & 06 FOR SWPPP NOTES AND DETAILS.

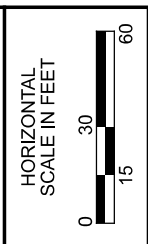


CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATIVE DETAILS MAY BE FOUND IN THE MOST RECENT EDITION OF THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL. THE CONTRACTORS BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

NOTICE OF INTENT		CONTRACTOR SIGNATURES	
OEPA NOI: _____	CONTRACTOR _____	DATE _____	
SUBMITTAL DATE: _____	SUBCONTRACTOR _____	DATE _____	
APPROVAL DATE: _____			

SUMMARY INFORMATION FOR SEDIMENT BASIN VS. PERMANENT STORMWATER FACILITY									
BASIN NO.	DRAINAGE AREA (AC)	SEDIMENT BASIN				PERMANENT STORMWATER FACILITY			
		DEWATERING VOLUME (CF)	SEDIMENT STORAGE VOLUME (CF)	DETENTION TIME MIN 48 HR	SEDIMENT CONTROL ORIFICE	WATER QUALITY VOLUME (CF)	PERMANENT POOL VOLUME (CF)	DETENTION TIME (HR)	WQv ORIFICE SIZE (IN)
#1	-	-	-	-	-	-	-	-	-

EROSION CONTROL MODIFICATION LOG		
NO.	DESCRIPTION	DATE

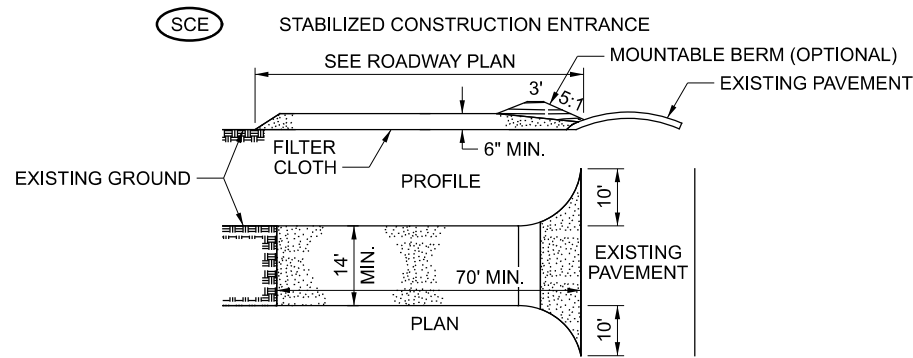
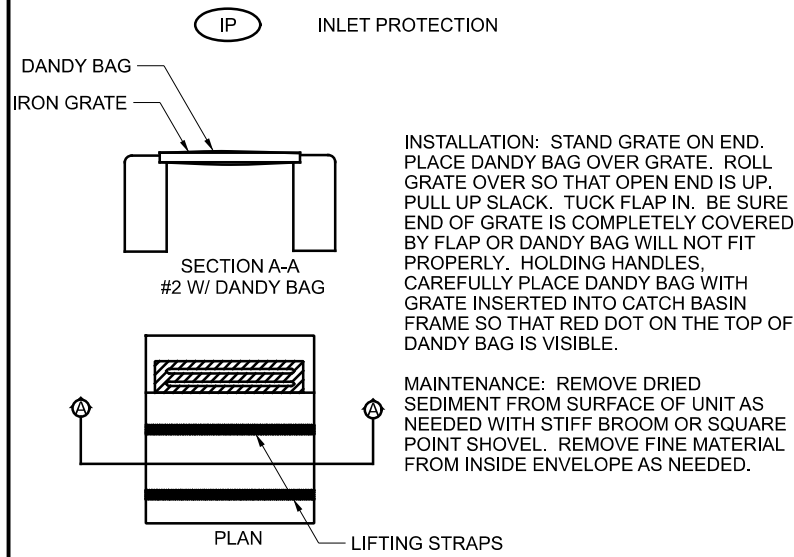


STORMWATER POLLUTION PREVENTION PLAN

DESIGN AGENCY

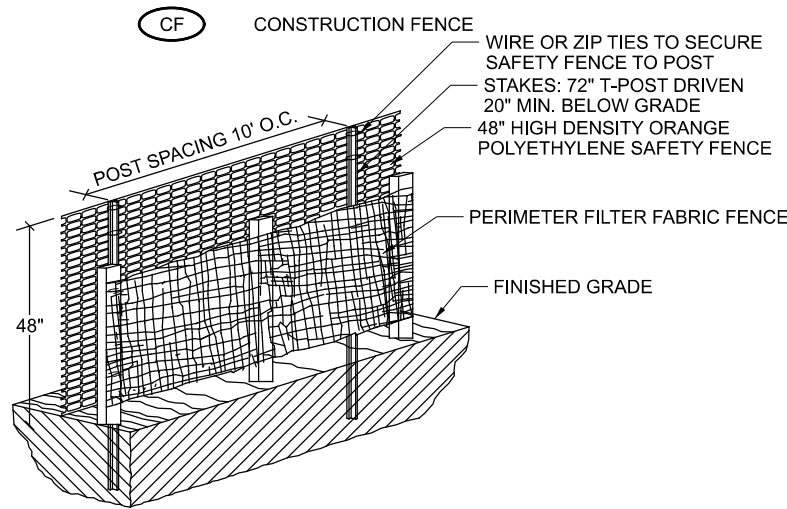
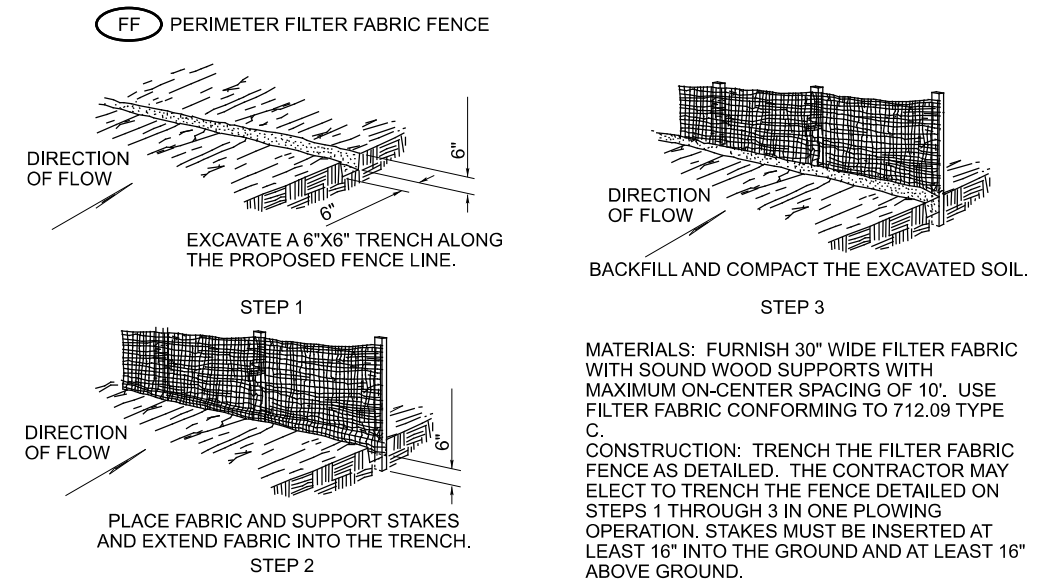
ADR
DESIGN • ENGINEERING • INNOVATION
 An Employee Owned Company
 88 West Church Street
 Newark, OH 43055
 (740) 345-1921 (ph)
 www.adrinnovation.com

DESIGNER	ECJ
REVIEWER	JJS 03/24/26
PROJECT ID	25-058
SHEET	TOTAL
03	09

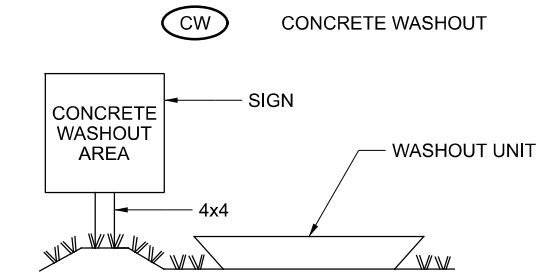
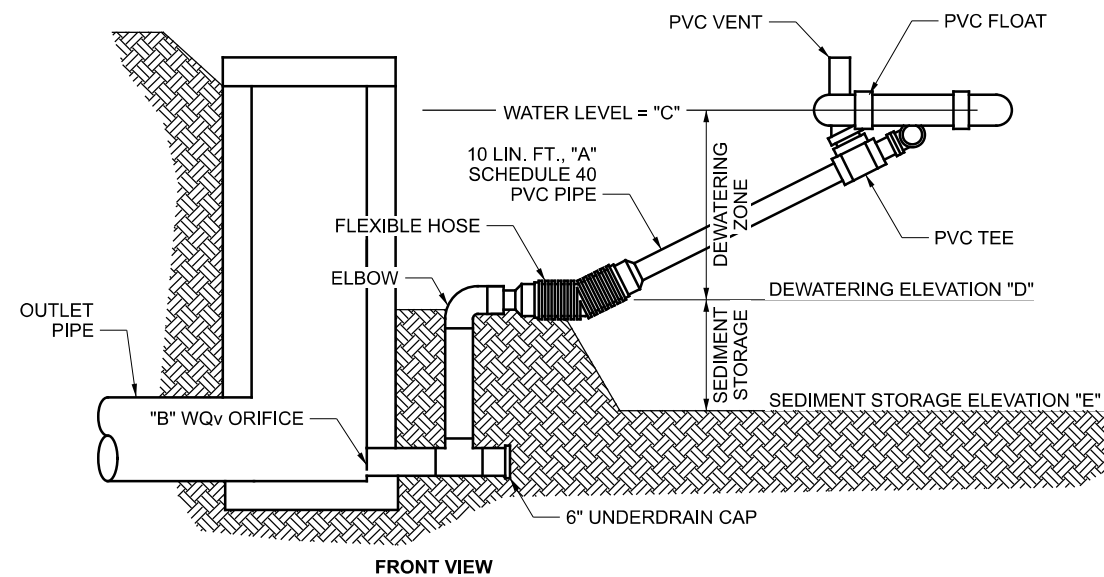
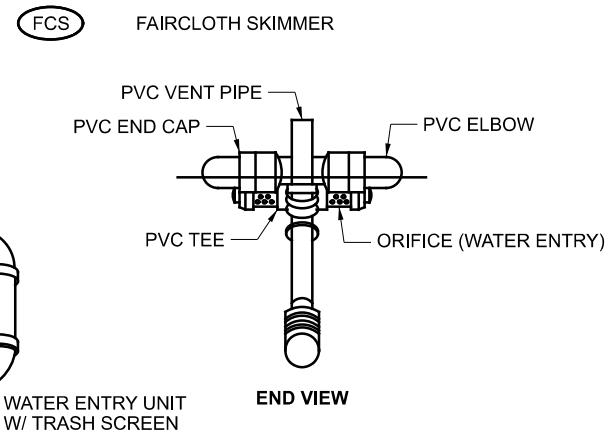


CONSTRUCTION SPECIFICATIONS

1. LOCATION- CONTRACTOR SHALL PLACE SCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM BEING TRACKED FROM SITE.
2. STONE SIZE- USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH- AS REQUIRED.
4. THICKNESS- NOT LESS THAN SIX (6) INCHES.
5. WIDTH- FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
6. FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
7. SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
9. WASHING- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICAL, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.



- CONSTRUCTION SPECIFICATIONS**
1. LOCATION- ALL CONCRETE WASHOUT CONTAINERS SHALL BE PLACED AT LEAST 100' FROM ANY STORM SEWER INLET POINT, OR ANY BODY OF WATER TO AVOID AN ACCIDENTAL RELEASE CAUSED BY A SPILL. ALL WASHOUT LOCATIONS SHALL BE DESIGNATED BY SIGN SEEN HERE ON THIS DETAIL.
 2. CONCRETE WASHOUTS SHALL BE AT A MINIMUM A SELF CONTAINED UNIT THAT WILL NOT ALLOW CONCRETE WASH WATER TO ABSORB INTO THE GROUND. THE CONTAINER SHOULD HAVE SUFFICIENT CAPACITY SUCH THAT IT WILL NOT OVERFLOW AND CAUSE A SPILL. ALL WASTE SHALL BE TAKEN TO LANDFILL DESIGNATED FOR CONSTRUCTION DEBRIS, AS NEEDED, TO PREVENT OVERFLOWS AND SPILLS.

SKIMMER DATA

DESCRIPTION	BASIN 1
	FC SKIMMER
"A" BARREL DIAMETER	-
"B" ORIFICE PLATE	-
"C" WATER ELEVATION	-
"D" DEWATERING ELEVATION	-
"E" SEDIMENT STORAGE ELEVATION	-

THE TYPICAL PARTS OF THE SKIMMER ARE SHOWN. THIS SKIMMER CONSISTS OF THREE PRIMARY PARTS: THE ARM ASSEMBLY, THE WATER ENTRY UNIT, AND THE "C" ENCLOSURE. THE "C" ENCLOSURE FLOATS ON THE WATER SURFACE AND SUSPENDS THE WATER ENTRY UNIT JUST BELOW THE WATER SURFACE. THE ARM ASSEMBLY TRANSPORTS THE WATER FROM THE WATER ENTRY UNIT TO THE BASIN'S PRINCIPAL SPILLWAY BARREL. WATER DISCHARGE RATE IS TO BE CONTROLLED BY AN ORIFICE LOCATED WITHIN THE OUTLET STRUCTURE.

INSTRUCTIONS FOR DESIGN, INSTALLATION, AND MAINTENANCE OF FAIRCLOTH SKIMMERS ARE AVAILABLE FROM THE J.W. FAIRCLOTH & SONS COMPANY AT WWW.FAIRCLOTHSKIMMER.COM.

THE PROPOSED STRUCTURE, OUTLET (DISCHARGE) PIPE, ANTI-SEEP COLLAR, AND RCP AT THE OUTLET MUST BE INSTALLED PRIOR TO SKIMMER INSTALLATION. POND DAM EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS. EMERGENCY SPILLWAY MUST BE CORRECTLY INSTALLED PER THE DETAILS OF THIS PLAN. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT.

INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.

6" UNDERDRAIN SHALL BE CAPPED DURING CONSTRUCTION TO PROHIBIT UNINTENTIONAL DEWATERING OF THE SEDIMENT BASIN. CAP SHALL BE REMOVED ONCE ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND REMAINING UNDERDRAIN SHALL BE INSTALLED.

ELBOW SHALL BE REMOVED AND REPLACED WITH A 6" TEE ONCE THE FAIRCLOTH SKIMMER IS REMOVED.

SWPPP NOTES

THE DEVELOPER AND CONTRACTORS NEED TO ESTABLISH A MAILBOX AT THE CONSTRUCTION ENTRANCE OR NEXT TO THE CONSTRUCTION TRAILER. SAID MAILBOX SHALL CONTAIN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), ALL INSPECTION LOGS/REPORTS, AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA), NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), APPROVED NOTICE OF INTENT (NOI).

SEDIMENTATION FACILITIES AND OTHER CONTROL MEASURES SHALL BE INSTALLED PER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND BE MAINTAINED THROUGHOUT THE DEVELOPMENT AND CONSTRUCTION PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING LAND UNDER DEVELOPMENT. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

CONTRACTOR SHALL PLACE A STABILIZED CONSTRUCTION ENTRANCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM BEING TRACKED FROM SITE. USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, AT A 6" MINIMUM THICKNESS. THE ENTRANCE SHALL BE THE WIDTH OF THE EXISTING DRIVE PLUS FIVE (5) FOOT EACH SIDE, AND A MINIMUM OF SEVENTY (70) FOOT LONG. EQUIPMENT WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS. IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE BARRIER DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATION IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.

SEEDING HAS BEEN ASSUMED TO BE 5' OUTSIDE THE WORK LIMITS, OR THE RIGHT-OF-WAY, WHICHEVER IS GREATER. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTORS EXPENSE.

LAND WHICH HAS BEEN CLEARED FOR DEVELOPMENT, AND UPON WHICH CONSTRUCTION HAS NOT COMMENCED WITHIN FOURTEEN (14) DAYS OF THIS INITIAL CLEARING SHALL BE PROTECTED FROM EROSION AND CONSEQUENT SEDIMENTATION BY APPROPRIATE VEGETATION AND LAND COVERING TECHNIQUES SUCH AS SEEDING, SODDING, MULCHING GROUND COVER INSTALLATION OR OTHER VEGETATION OR EARTH COVERING TECHNIQUES.

TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS (STEEP SLOPES) DURING DEVELOPMENT AS IDENTIFIED ON THE SWPPP OR BY THE LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT OR LICKING COUNTY ENGINEER (OR ENGINEERS DESIGNEE). THESE MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF INITIAL DISTURBANCE. CRITICAL AREAS, AS THEY PERTAIN TO EROSION CONTROL MEASURES, ARE DEFINED IN APPENDIX II OF THE LICKING COUNTY SOIL EROSION & STORMWATER REGULATIONS BY THE LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT.

PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL BUT NO LATER THAN 48 HOURS AFTER FINAL GRADING. THIS INCLUDES SOD OR OTHER METHODS OF RETAINING SEEDING MATERIAL PRIOR TO MATURATION IN THE LOWER 1/2 OF ANY DRAINAGE DITCHES.

STRAW, MULCH, OR NETTING MATERIAL PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS WITHIN 48 HOURS OF THE INITIAL DISTURBANCE.

ALL DUMPSTERS AND WASTE RECEPTACLES (TEMPORARY AND PERMANENT) SHALL BE COVERED AND WATER TIGHT.

SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS OF A RAINFALL OF EQUAL TO OR GREATER THAN 1/2" WITHIN A 24 HOUR PERIOD.

NO LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN THE ONE-HUNDRED (100) YEAR FLOODPLAIN OR ANY BUFFER AS IDENTIFIED ON THE APPROVED CONSTRUCTION PLANS, EXCEPT FOR CROSSINGS AS IDENTIFIED ON THE APPROVED PLANS. A VALID FLOODPLAIN PERMIT SHALL BE REQUIRED PRIOR TO ANY DISTURBANCE WITHIN THE 100-YEAR FLOODPLAIN.

AN UNDISTURBED NATURAL BUFFER AREA SHALL BE MAINTAINED FOR A DISTANCE OF TWENTY-FIVE (25) FEET ADJACENT TO ANY BODY OF WATER AS MEASURED FROM THE LAKE, WETLAND, OR POND BANKS EXCEPT WHEN IN THE INTEREST OF PUBLIC HEALTH, SAFETY, AND WELFARE, OR THE CONTOUR OF THE LAND REQUIRES A DIFFERENT BUFFER SUBJECT TO THE LCPC'S APPROVAL.

ALL CORRESPONDENCE WITH THE OEPA IN REGARD TO NPDES PERMITS SHALL BE FORWARDED TO THE LCPC, AND SWP3 WITH ASSOCIATED INSPECTION REPORTS SHALL BE KEPT ON-SITE FOR INSPECTION IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.

ADD THE OHIO EPA SOIL STABILIZATION TABLES (PERMANENT AND TEMPORARY) FROM THE OEPA NPDES GENERAL PERMIT NO. OHC000006 IN PART II, TABLE 1 AND TABLE 2 AS SHOWN THIS SHEET(INCLUDING THE DEFINITION OF SOIL STABILIZATION).

CONTRACTOR INSPECTION REPORTS SHALL BE KEPT FOR 3 YEARS AFTER NOTICE OF TERMINATION (NOT).

PROTECTION OF ENVIRONMENTALLY SENSITIVE AREAS

PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING (ORANGE SNOW FENCE) ALONG THE LIMITS OF ALL ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, THE NO-DISTURB BUFFER, FINE SPECIMENS OF VEGETATION, ETC. TO PREVENT DAMAGE BY GRADING AND CONSTRUCTION ACTIVITIES.

MAXIMUM EFFORT SHOULD BE MADE TO SAVE FINE SPECIMENS OF VEGETATION. NO MATERIAL OR TEMPORARY DEPOSITS SHALL BE PLACED WITHIN FOUR FEET (4') OF SHRUBS OR WITHIN THE DRIP LINE AND AT LEAST TEN FEET (10') OF TREES DESIGNATED BY THE DEVELOPER OR THE LCPC TO BE RETAINED. PROTECTIVE BARRIERS OR TREE WELLS MUST BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE WHERE DETERMINED LCPC AND/OR LCSWCD.

BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF-SUPPORTING. THEY SHALL BE A MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.

REMOVAL OF THE CONSTRUCTION FENCE SHALL COINCIDE WITH THE REMOVALS OF EROSION CONTROLS AS DESCRIBED ON THE SWPPP.

DESIGN AGENCY



DESIGNER

ECJ

REVIEWER

JJS 03/24/26

PROJECT ID

25-058

SHEET TOTAL

05 | 09

TEMPORARY SEEDING			
ANNUAL PLANT SPECIES	PURE LIVE SEEDING RATE (lb/ac)	SEEDING DATES	SEED DEPTH
ANNUAL RYE GRASS (LOLIUM MULTIFLORUM)	100	MARCH 1 TO MAY 1 AUGUST 1 TO OCTOBER 1	½ INCH
SPRING OATS (AVENA SATIVA)	128	MARCH 1 TO AUGUST 1	1 INCH
OATS 64 (AVENA SATIVA) SORGHUM SUDANGRASS (SORGHUM X DRUMMONDII)	400	JUNE 1 TO AUGUST 1	1 INCH
PEARL MILLET (PENNISETUM GLAUCUM)	20	JUNE 1 O AUGUST 1	¼ INCH
WINTER WHEAT (TRITICUM AESTIVUM)	100	OCTOBER 1 TO NOVEMBER 1	1 INCH

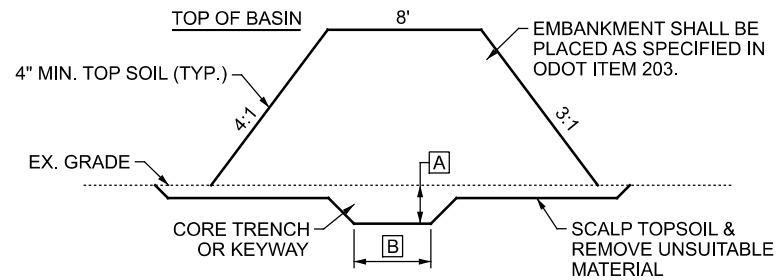
PERMANENT SEEDING	
TABLE 5.7.1 OHIO SEEDING DATES (ADAPTED FROM USDA-NRCS OHIO, 2019)	
MARCH 15 TO MAY 31 ¹	SPRING PERMANENT SEEDING WINDOW
JUNE 1 TO JULY 31	PERMANENT SEEDING WITH IRRIGATION UNTIL 70% COVER IS ESTABLISHED ²
AUGUST 1 TO SEPTEMBER 15 ¹	FALL PERMANENT SEEDING WINDOW
SEPTEMBER 16 TO OCTOBER 15	PERMANENT SEEDING WITH AN ADDITIONAL 30 lb/ac OF CEREAL RYE ²
OCTOBER 15 TO DECEMBER 1	PERMANENT SEEDING IS NOT RECOMMENDED AS SEEDS ARE LIKELY TO GERMINATE BUT NOT BE ABLE TO SURVIVE THE WINTER. USE TEMPORARY STABILIZATION UNTIL THE SPRING WINDOW.
DECEMBER 1 TO MARCH 14	DORMANT PERMANENT SEEDING COUPLED WITH MULCH TEMPORARY STABILIZATION ^{2,3}
FOOTNOTES:	
1. SPRING AND FALL SEEDING DATES MAY BE EXTENDED TWO WEEKS BEYOND THE DATE RANGE LISTED BASED ON A SITE-SPECIFIC EVALUATION OF THE SITE AND THE LOCAL WEATHER CONDITIONS AT THE TIME.	
2. SEEDING MUST BE EVALUATED FOR ADEQUATE ESTABLISHMENT AFTER THE FOLLOWING SPRING OR FALL SEEDING WINDOW.	
3. INCREASE SEEDING RATES BY 50% FOR DORMANT SEEDING AND FOLLOW MULCH TEMPORARY STABILIZATION SPECIFICATION	

MIX USE	PLANT SPECIES	PURE LIVE SEEDING RATE (lb/ac) ^{2,3}	PERCENT OF MIX	
MULTIPURPOSE LAWN	TURF TYPE FESCUE (FESTUCA ARUNDINADEA)	40	47	
	KENTUCKY BLUEGRASS (POA PRATENSIS)	20	23	
	PERENNIAL RYEGRASS (LOLIUM PERENNE)	25	30	
	85 lb/ac TOTAL PLS RATE			
QUICK COVER	KENTUCKY BLUEGRASS (POA PRATENSIS)	15	41	
	CREeping RED FESCUE (FESTUCA RUBRA)	16.5	27	
	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	1.5	2	
	PERENNIAL RYEGRASS (LOLIUM PERENNE)	19	30	
52 lb/ac TOTAL PLS RATE				
SECONDARY WILDLIFE BENEFITS COVER	KENTUCKY BLUEGRASS (POA PRATENSIS)	11	18	
	ORCHARDGRASS (DACTYLIS GLOMERETA)	22.5	37	
	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	1.5	10	
	PERENNIAL RYEGRASS (LOLIUM PERENNE)	19	31	
RED CLOVER (TRIFOLIUM PARTUM)			2	4
56 lb/ac TOTAL PLS RATE				
STEEP SLOPES	HARD FESCUE (FESTUCA LONGIFOLIA)	55	55	
	CREeping RED FESCUE (FESTUCA RUBRA)	35	35	
	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	10	10	
100 lb/ac TOTAL PLS RATE				
MEADOW / CONSERVATION AREA ⁴	NEW ENGLAND ASTER (SYMPHYOTRICHUM NOVAE-ANGLIAE) PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), PURPLE CONEFLOWER (ECHINACEA PURPUREA), RATTLESNAKE MASTER (ERYNGIUM YUCCIFOLIUM), OX-EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES), BERGAMOT (MONARDA FISTULOSA), GREY-HEADED CONEFLOWER (RATIBIDA PINNATA), ORANGE CONEFLOWER (RUDBECKIA FULGIDA), PRAIRIE DOCK (SILPHIUM TEREBINTHINACEUM), WHORLED ROSINWEED (SILPHIUM TRIFOLIATUM), STIFF GOLDENROD (SOLIDAGO RIGIDA) (A MIXTURE OF 5 TO 12 SPECIES WITH ANY ONE NOT TO EXCEED 5% OF THE MIX)	15	25	
	BIG BLUE STEM (ANDROPOGON GERADII)	2	3	
	LITTLE BLUE STEM (SCHIZACHYRIUM SCOPARIUM)	3	5	
	INDIAN GRASS (SORGHASTRUMNANS)	1	2	
	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	40	65	
	61 lb/ac TOTAL PLS RATE			
FOOTNOTES:				
1. SMALL VARIATIONS WITHIN THE SEEDING RATES LISTED WITHIN THE PLANNED MIX ARE ACCEPTABLE SO LONG AS THE MIX INCLUDES ALL THE LISTED SPECIES, AND THE TOTAL PROPORTION OF THE SEED MIXTURE IS 100% OR MORE.				
2. THE SEEDING RATES USED IN THIS DOCUMENT ASSUME THE SEED USED IS ALL VIABLE. ALL RATES LISTED IN THIS DOCUMENT ARE LISTED AS PURE LIVE SEED (PLS). THIS PLS RATE MUST BE ADJUSTED TO ACCOUNT FOR THE QUALITY OF THE SEED BEING USED.				
3. PLS SEEDING RATES ARE TO BE INCREASED BY 20% IF THE METHOD OF SEEDING DOES NOT RESULT IN GOOD SOIL SEED CONTACT INCLUDED TO ACCOUNT FOR THE INCREASED RISK OF POOR EMERGENCE. FOR EXAMPLE, IF THE PLANNED METHOD INVOLVES BROADCAST SEEDING WITH NO ADDITIONAL ACTIVITIES TO IMPROVE SEED-TO-SOIL CONTACT.				
4. THIS IS A GENERAL MIX. ECOREGION-SPECIFIC SEED MIXES ARE RECOMMENDED WHERE FEASIBLE.				



TYPICAL BASIN EMBANKMENT DETAIL

NOT TO SCALE

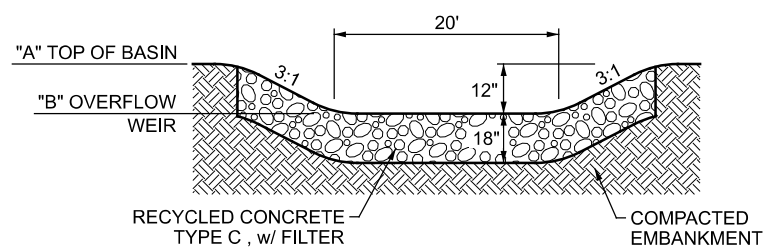


- [A] KEYWAY SHALL BE EXTENDED THRU TOPSOIL, 1' INTO CLAYEY MATERIAL. (3' MINIMUM)
- [B] KEYWAY SHALL BE FULL WIDTH OF EXCAVATION, (3' MINIMUM)

ALL EARTHEN FILL USED FOR DAM EMBANKMENT MUST HAVE QUALITIES THAT ASSURE GOOD COMPACTION, STRUCTURAL INTEGRITY, AND PROVIDE A SUFFICIENTLY IMPERVIOUS COMPONENT TO THE POND.

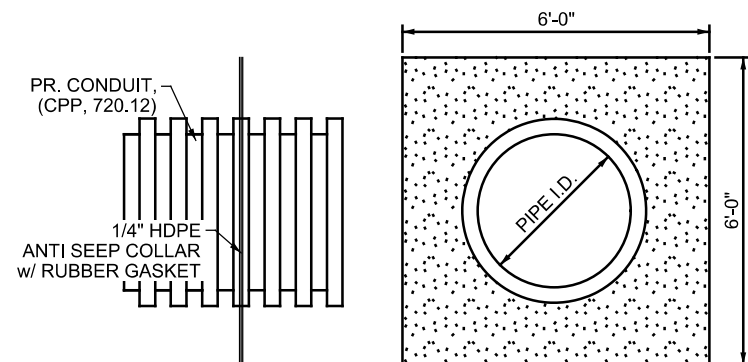
OVERFLOW WEIR DETAIL

NOT TO SCALE



ANTI-SEEP COLLAR DETAIL

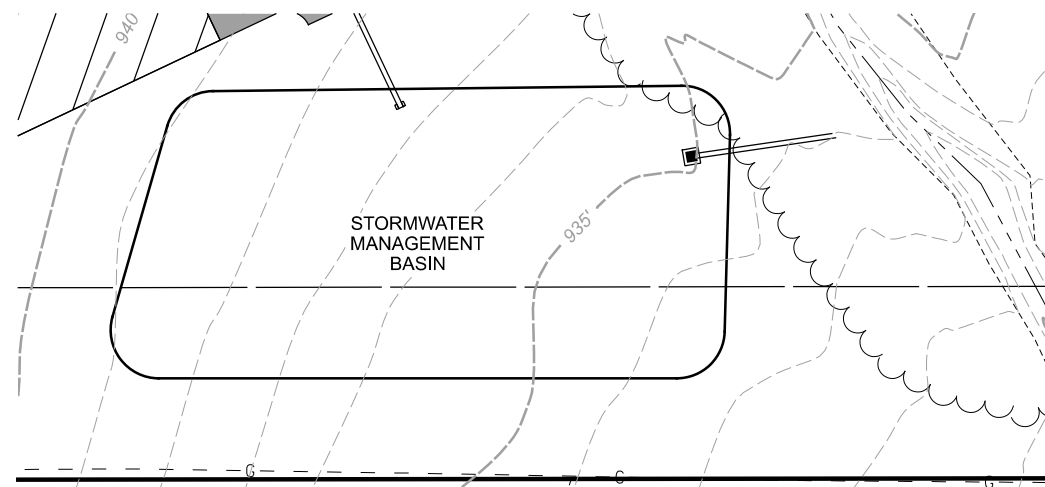
NOT TO SCALE



ANTI-SEEP COLLAR NOTES:
CONTRACTOR SHALL PROVIDE ANTI-SEEP COLLARS SPACED AT 20' MINIMUM - 25' MAXIMUM O.C. ALL CONNECTION TO PIPES MUST BE COMPLETELY WATERTIGHT.

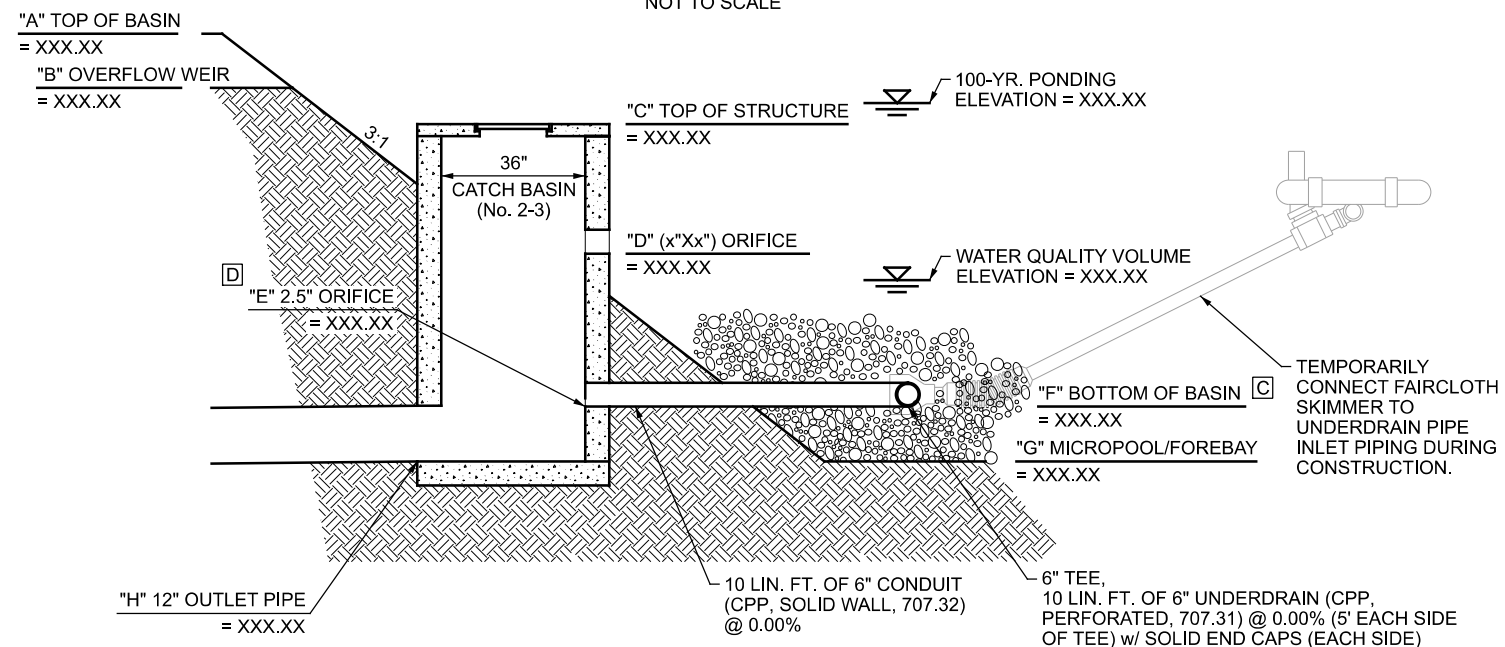
ANTI SEEP COLLAR SHALL BE SCHEIB DRAINAGE MODEL ANTISEEP 6X6X24, 1/4" THICK, HDPE WITH INTEGRATED RUBBER GASKET. THE CONTRACTOR SHALL PROVIDE DETAILS AND SPECIFICATION FOR ANY ALTERNATE ANTI-SEEP COLLAR DEVICES, TO BE APPROVED BY THE ENGINEER.

ALL COST FOR THIS WORK SHALL BE INCLUDED WITH BID PRICE FOR VARIOUS STORM WATER ITEMS.



"2-D" PROPOSED OUTLET STRUCTURE DETAIL

NOT TO SCALE



[C] WATER QUALITY VOLUME IS ANALYZED IN CALCULATIONS AS THE VOLUME ABOVE THE BOTTOM OF THE BASIN. SEE WQV CALCULATIONS IN THE STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

[D] 6\"/>

STORMWATER BASIN DATA TABLE

DESCRIPTION:	DESIGN			AS-BUILT		
	ELEVATION (FT.)	AREA (SQ. FT.)	VOLUME (CU. FT.)	ELEVATION (FT.)	AREA (SQ. FT.)	VOLUME (CU. FT.)
"A" TOP OF BASIN	-	-	-	-	-	-
"B" OVERFLOW WEIR	-	-	-	-	-	-
"C" OUTLET - TOP OF STRUCTURE	-	-	-	-	-	-
"D" (x"Xx") ORIFICE	-	-	-	-	-	-
"E" ORIFICE HOLE - X.X"	-	-	-	-	-	-
"F" BOTTOM OF BASIN	-	-	-	-	-	-
"G" MICROPOL/FOREBAY	-	-	-	-	-	-
"H" OUTLET - 12" PIPE	-	-	-	-	-	-

DESIGN AGENCY



DESIGNER

ECJ

REVIEWER

JJS 03/24/26

PROJECT ID

25-058

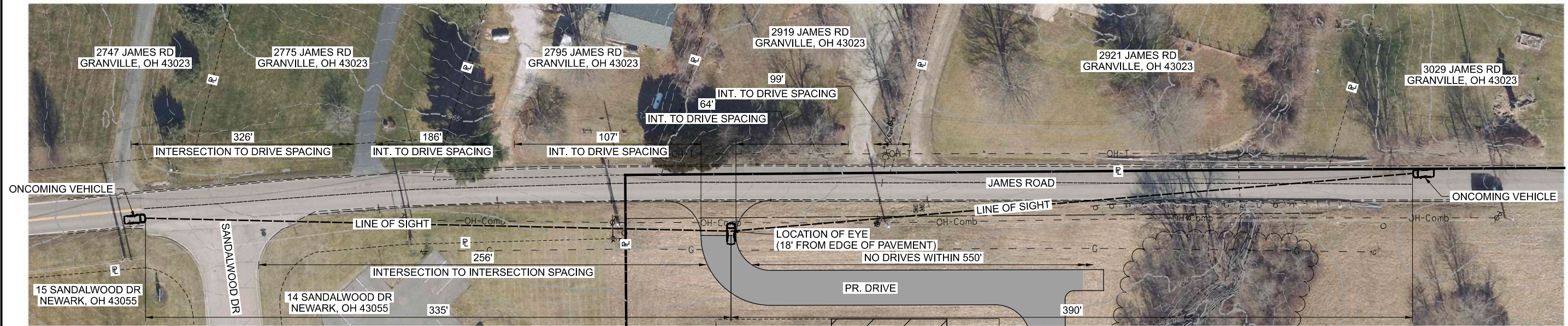
SHEET

07

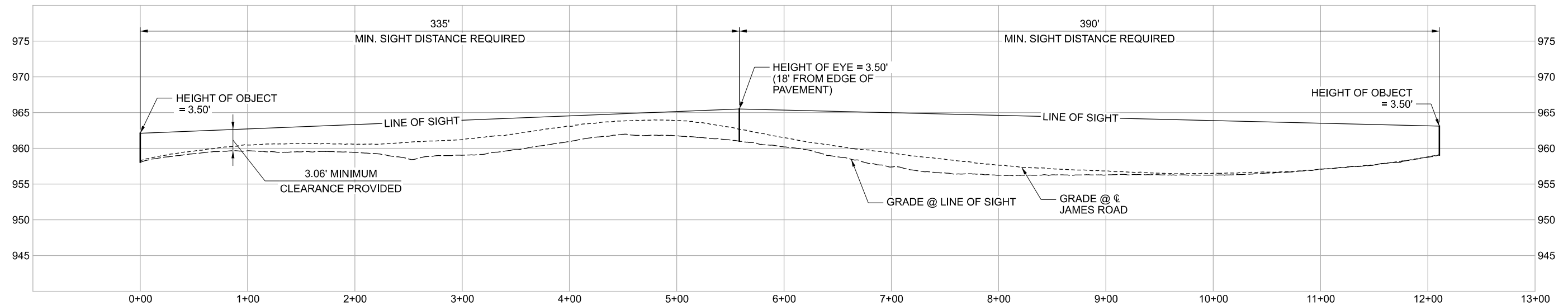
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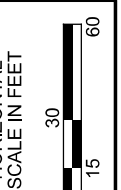
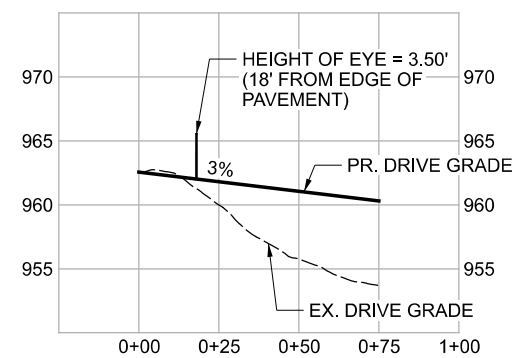
SIGHT DISTANCE PLAN



SIGHT DISTANCE PROFILE



PR. PROFILE



LANDSCAPING NOTES:

LANDSCAPING SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH BY CITY OF NEWARK.

CLEARING OF TREES AND/OR VEGETATION SHALL BE KEPT TO A MINIMUM. MASS CLEARING ADJACENT TO PARCEL BOUNDARIES SHALL NOT BE PERMITTED TO MAINTAIN NATURAL BUFFERING/SCREENING TO PROTECT NEIGHBORING PROPERTIES FROM NEGATIVE IMPACTS.

ALL PLANT MATERIAL SHALL BE HARDY IN USDA PLANT HARDINESS ZONE 5B, BE ABLE TO TOLERATE THE MICROCLIMATE IN WHICH IT IS PLANTED, AND BE EASILY MAINTAINED. USE OF NATIVE TREES, SHRUBS, AND GRASSES IS RECOMMENDED.

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN AROUND LANDSCAPING AND LAWN AREAS.

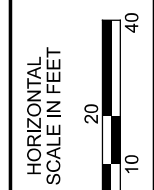
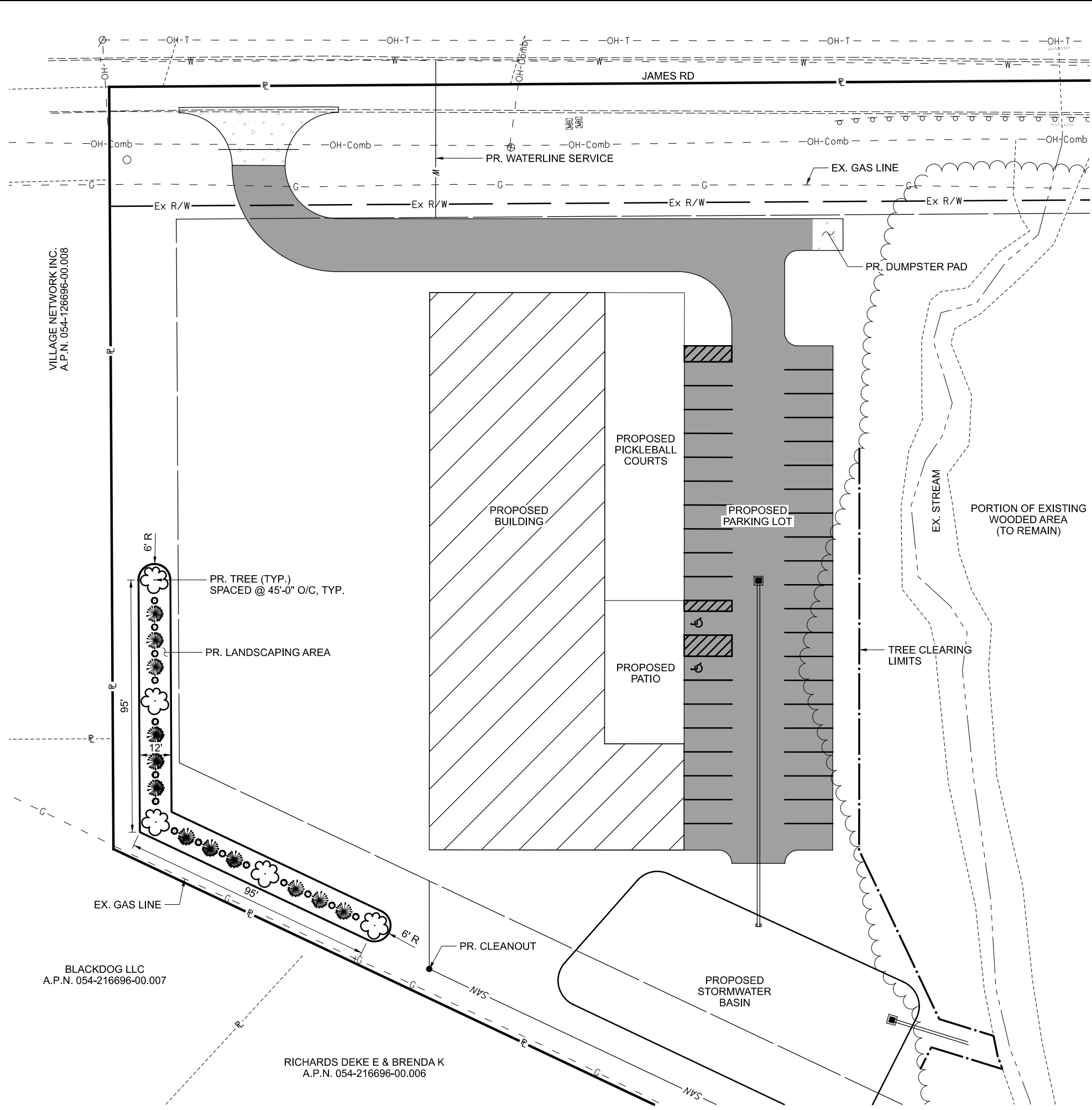
TREE PROTECTION:

PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING (SEE DETAIL, SHEET 04) ALONG THE LIMITS OF ALL ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, THE NO-DISTURB BUFFER, FINE SPECIMENS OF VEGETATION, TREE CLEARING LIMITS, ETC. TO PREVENT DAMAGE BY GRADING AND CONSTRUCTION ACTIVITIES.

MAXIMUM EFFORT SHOULD BE MADE TO SAVE FINE SPECIMENS OF VEGETATION. NO MATERIAL OR TEMPORARY DEPOSITS SHALL BE PLACED WITHIN FOUR FEET (4') OF SHRUBS OR WITHIN THE DRIP LINE AND AT LEAST TEN FEET (10') OF TREES DESIGNATED BY THE DEVELOPER OR THE CITY OF NEWARK TO BE RETAINED. PROTECTIVE BARRIERS OR TREE WELLS MUST BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE WHERE DETERMINED BY THE CITY OF NEWARK.

BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF-SUPPORTING. THEY SHALL BE A MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.

REMOVAL OF THE CONSTRUCTION FENCE SHALL COINCIDE WITH THE REMOVALS OF EROSION CONTROLS AS DESCRIBED ON THE SWPPP.

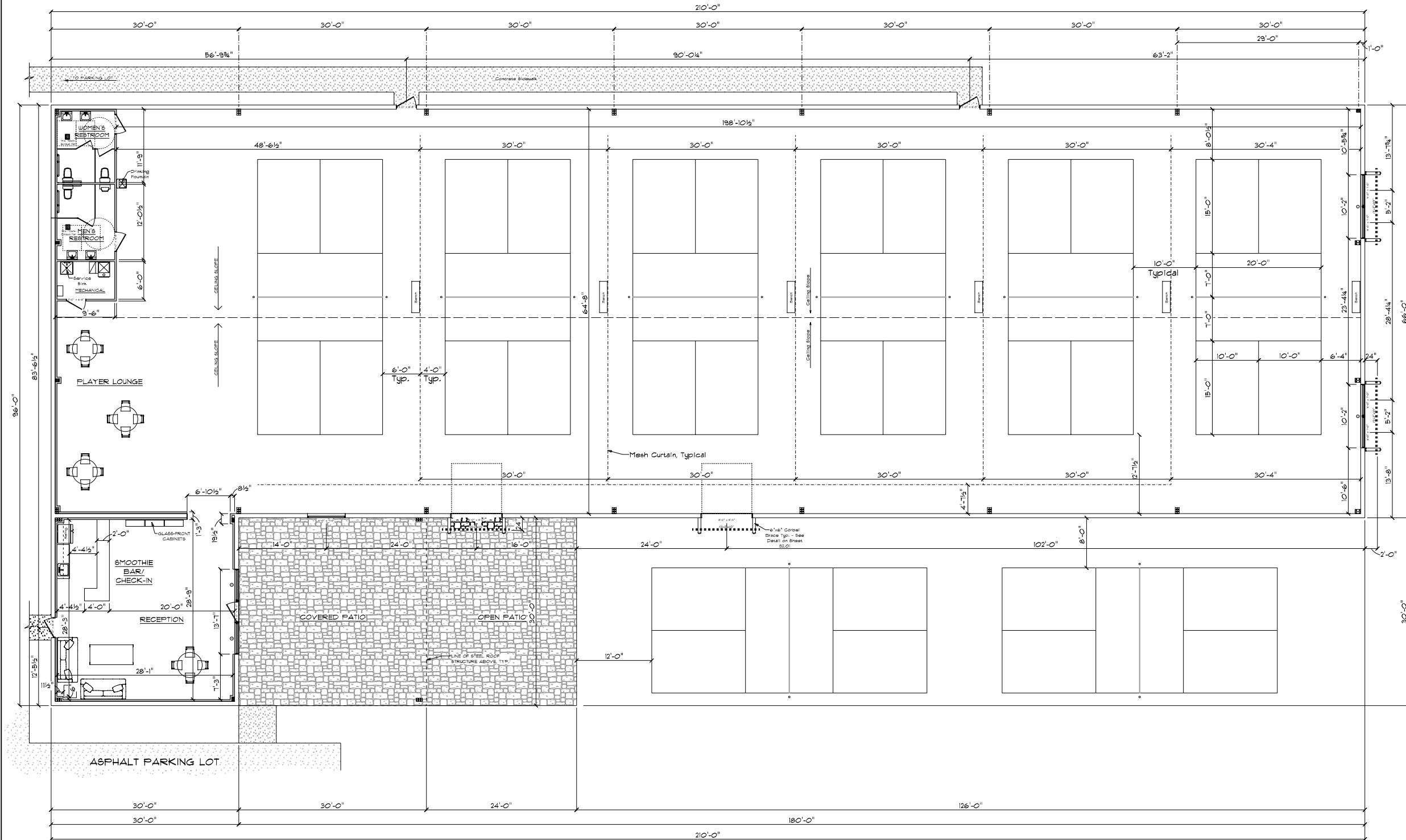


LANDSCAPING PLAN

DESIGN AGENCY



DESIGNER	ECJ
REVIEWER	JJS
PROJECT ID	25-058
SHEET	09
TOTAL	09



PRELIMINARY ONLY
Not For Construction

 **FIRST FLOOR PLAN**
3/16" = 1'-0"

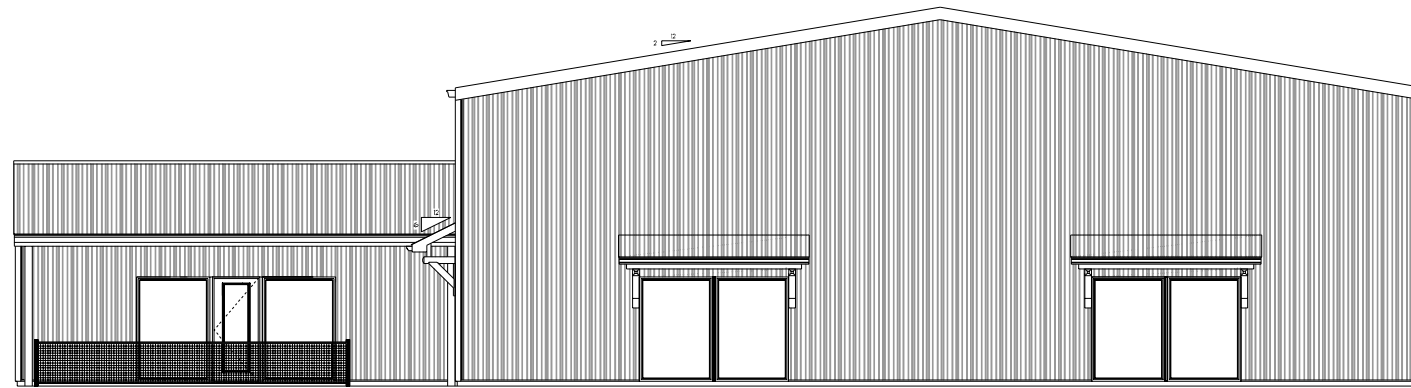
REVISIONS	

PICKLEVILLE INDOOR PICKLEBALL
XXXX James Road
Newark, Ohio

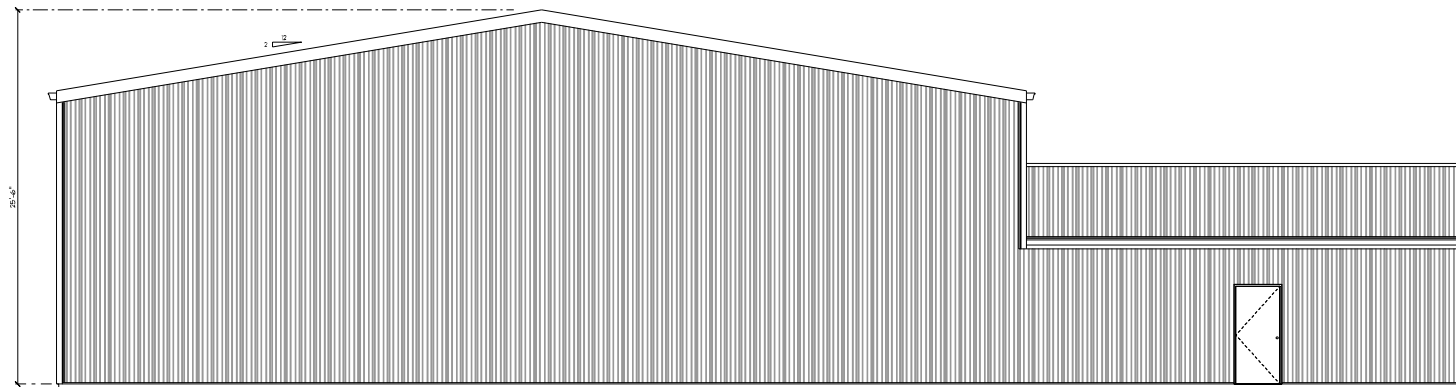


- Preliminary
- Bidding
Not For Construction
- Permit/
Construction

Scale	Noted
Date	2/16/26
Job No.	2501-C
Drawn	GDK
Checked	
Sheet No.	A1.01

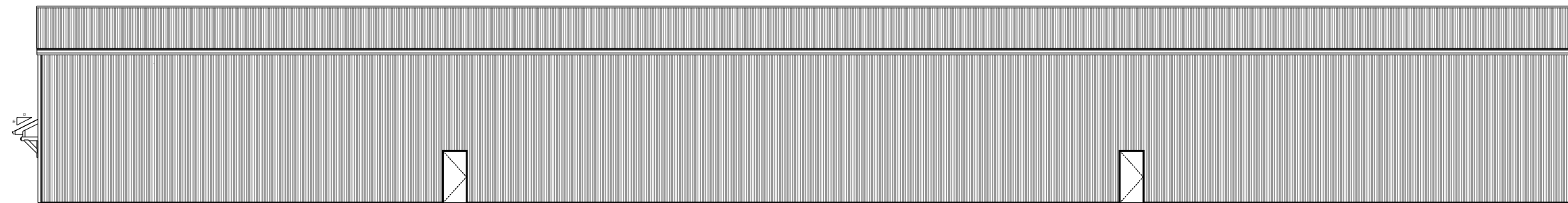


WEST ELEVATION
1/4"=1'-0"

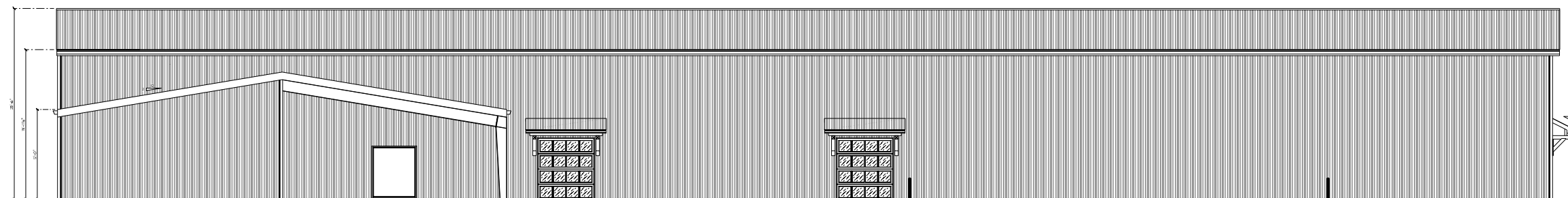


EAST ELEVATION
1/4"=1'-0"

PRELIMINARY ONLY
Not For Construction



SOUTH ELEVATION
3/16"=1'-0"



NORTH ELEVATION
3/16"=1'-0"

REVISIONS	

PICKLEVILLE INDOOR PICKLEBALL
2903 James Road
Newark, Ohio



- Preliminary
- Bidding
Not For Construction
- Permit/
Construction

Scale	Noted
Date	2/16/26
Job No.	2501-C
Drawn	GDK
Checked	

Sheet No.
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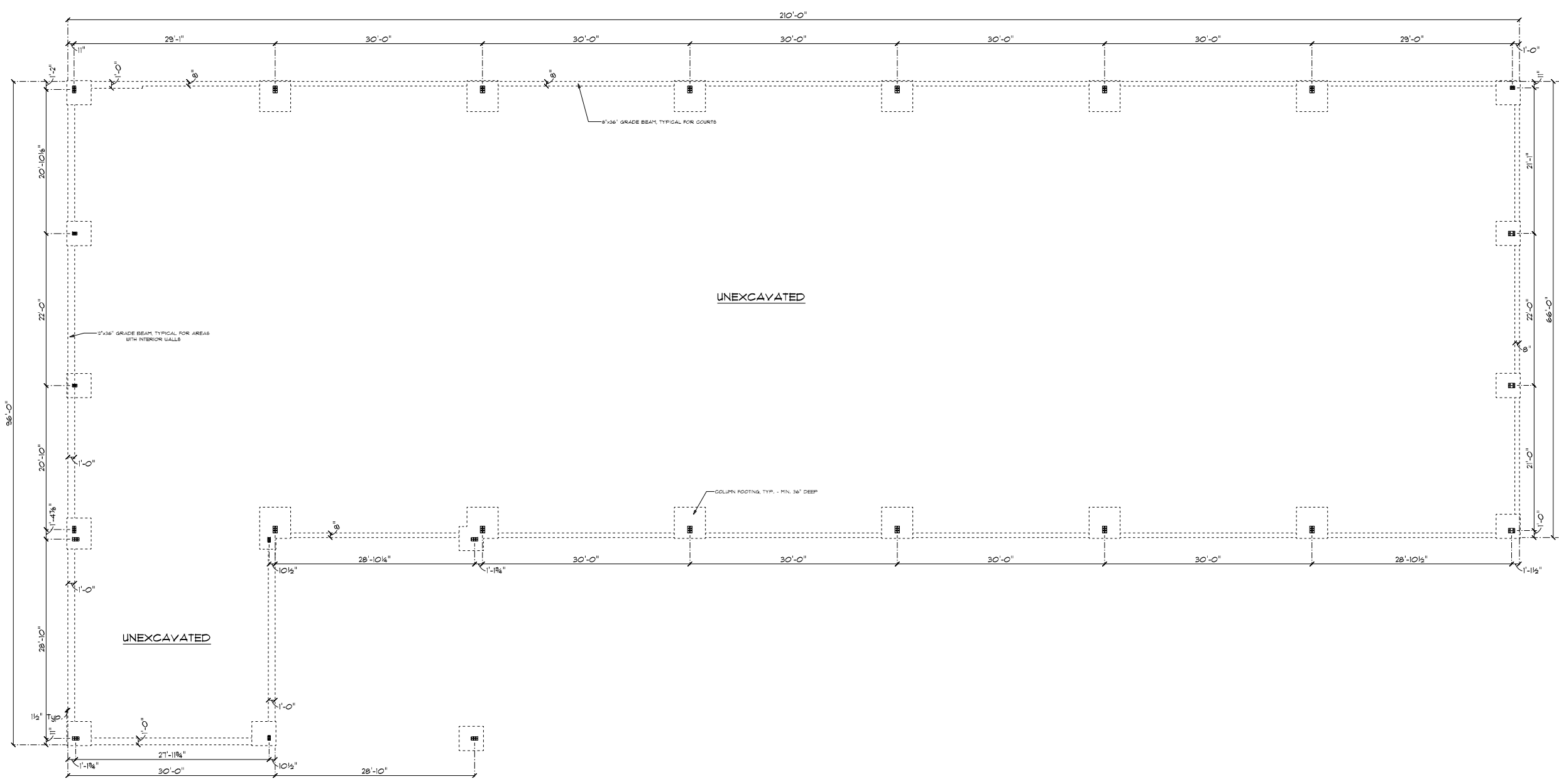
REVISIONS	

PICKLEVILLE INDOOR PICKLEBALL
 2930 James Road
 Newark, Ohio



- Preliminary
- Bidding
Not For Construction
- Permit/
Construction

Scale	Noted
Date	2/16/25
Job No.	2501-C
Drawn	GDK
Checked	
Sheet No.	S1.01



← FOUNDATION PLAN
 3/16" = 1'-0"
 NORTH

PRELIMINARY ONLY
 Not For Construction