

**SITE ADDRESS:** 9897 JERSEY MILL ROAD NW, PATASKALA, OH 43062

**BUILDING:** 12,000 SF

**SITE:** 1.69 ACRES

**CURRENT ZONING:** PUD-JERSEY MILL 1

**PROPOSED ZONING:** PUD-JERSEY MILL 1

**EXISTING USE:** VACANT LAND

**PROPOSED USE:** FLEX OFFICE/WAREHOUSE

**SETBACKS:**

BUILDINGS	PARKING
FRONT: 25'	FRONT: 10'
REAR: 10'	REAR: 10'
SIDE: 25'	SIDE: 10'

**PARKING:** 5 SPACES FOR EACH TENANT

**CODE:** 11 UNITS TOTAL = 7 SPACES REQUIRED

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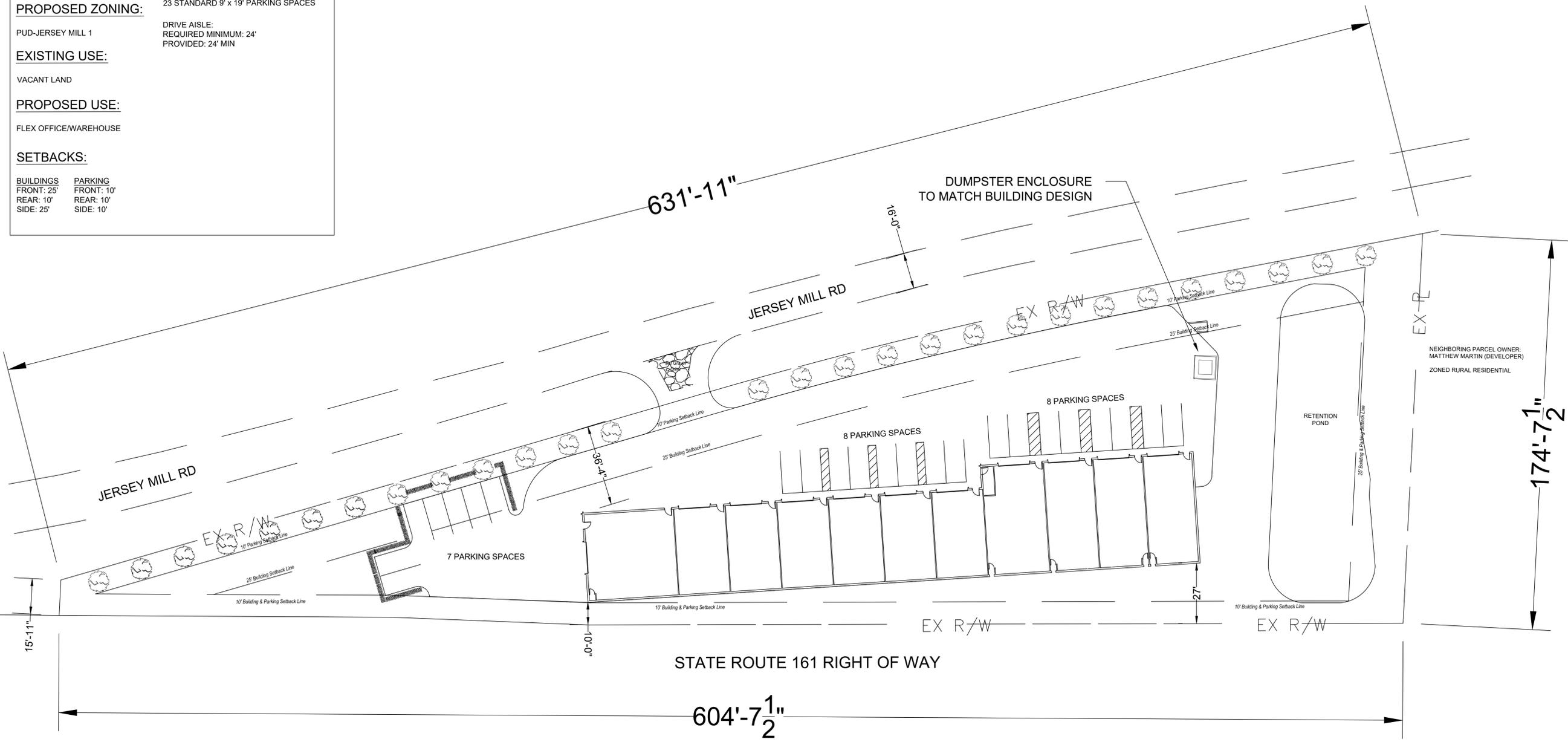
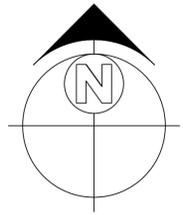
**PROVIDED:** 23 STANDARD 9' x 19' PARKING SPACES

**DRIVE AISLE:** REQUIRED MINIMUM: 24' PROVIDED: 24' MIN

# JERSEY MILL STORAGE

## JERSEY TOWNSHIP, LICKING COUNTY OHIO

### FINAL DEVELOPMENT PLAN



**JERSEY MILL STORAGE**

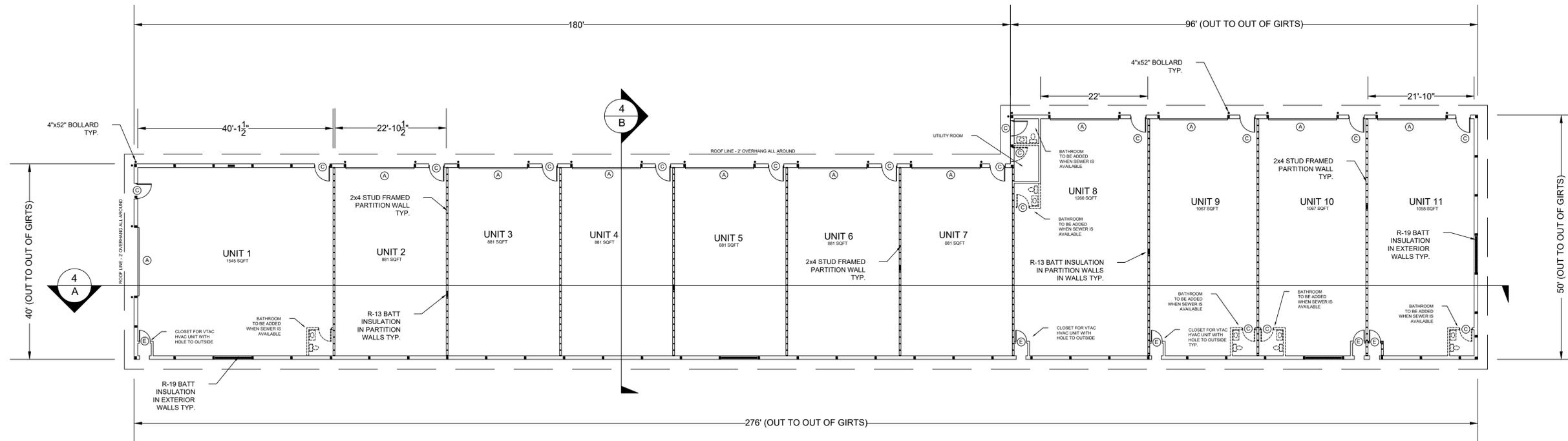
9897 JERSEY MILL RD  
PATASKALA, OH 43062

**DEVELOPMENT CONTACT:**

**OWNER/DEVELOPER:**  
MATTHEW MARTIN  
9817 WORTHINGTON RD  
PATASKALA, OH 43062

- (A) 14' x 14' OVERHEAD DOOR INSULATED WITH WINDOWS
- (C) 36" INSULATED METAL SWINGING DOOR
- (D) 30" SWINGING DOOR
- (E) 27"x55" SWINGING DOOR FOR HVAC CLOSET

\* ALL UNITS TO HAVE FLOORS SLOPING TOWARDS OVERHEAD DOOR

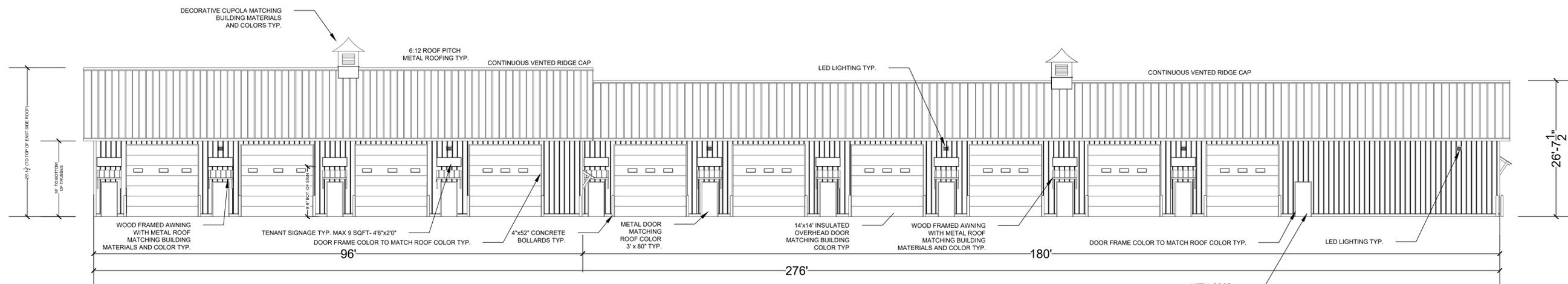


# JERSEY MILL STORAGE

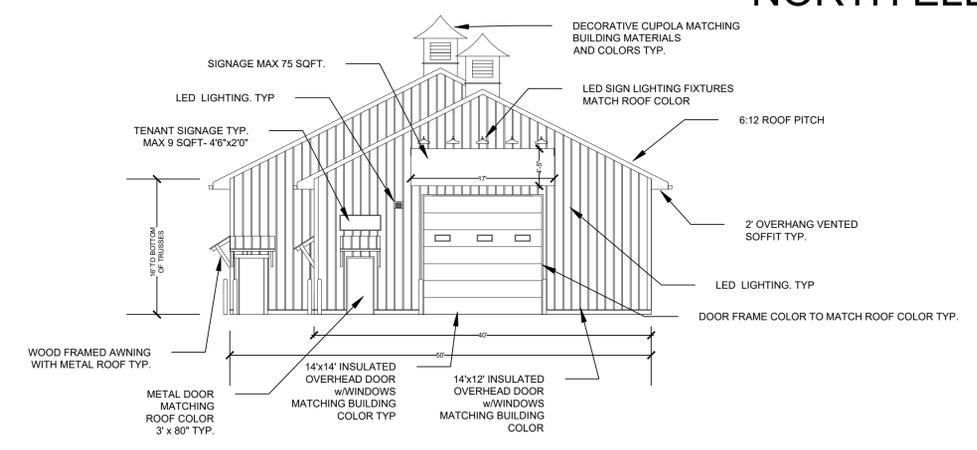
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SHEET: 2/5

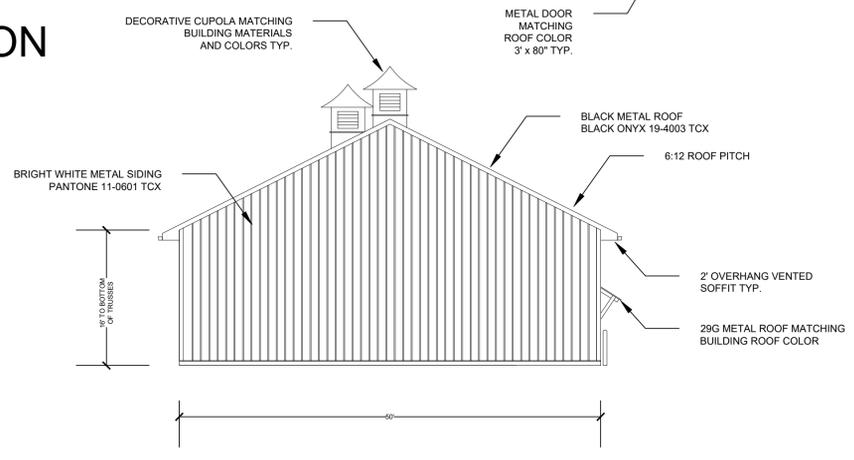
**FLOOR PLAN  
PRELIMINARY**



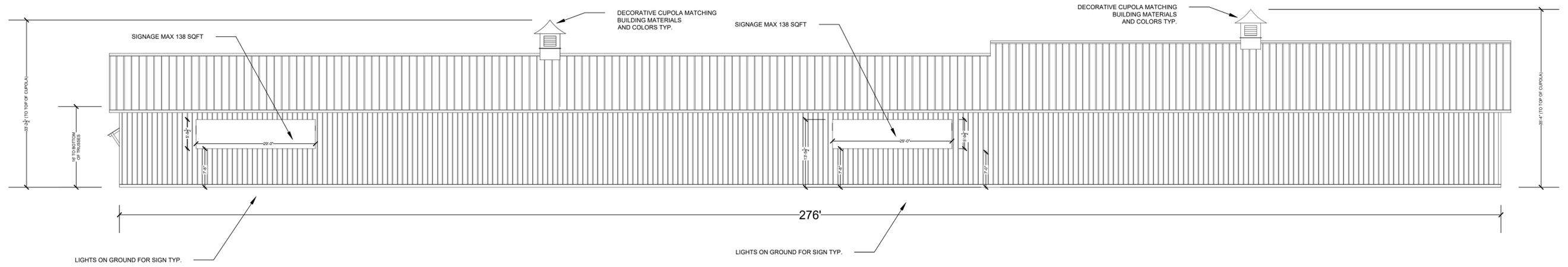
**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

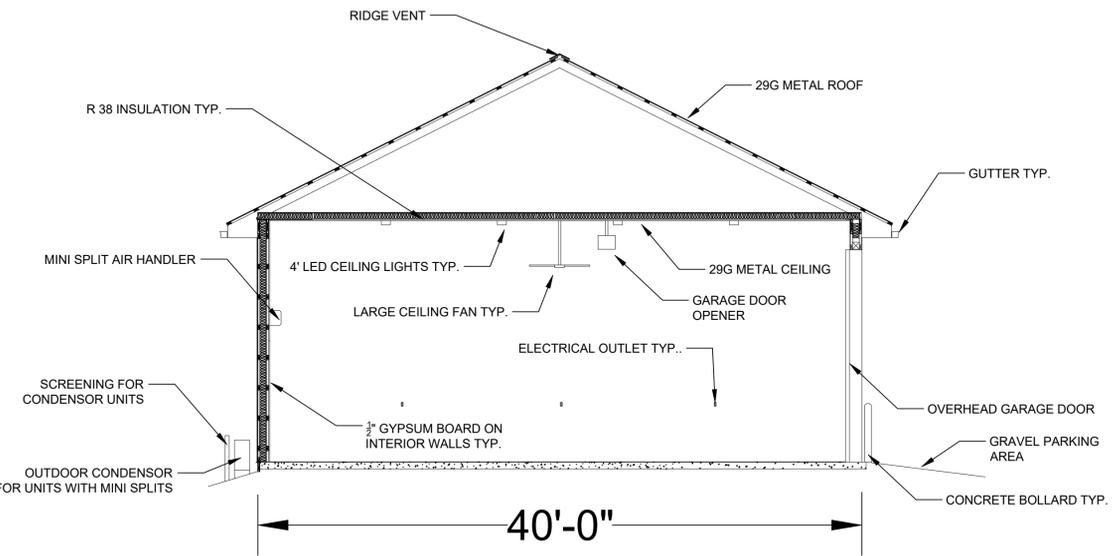


**SOUTH ELEVATION (FACING 161 FWY)**

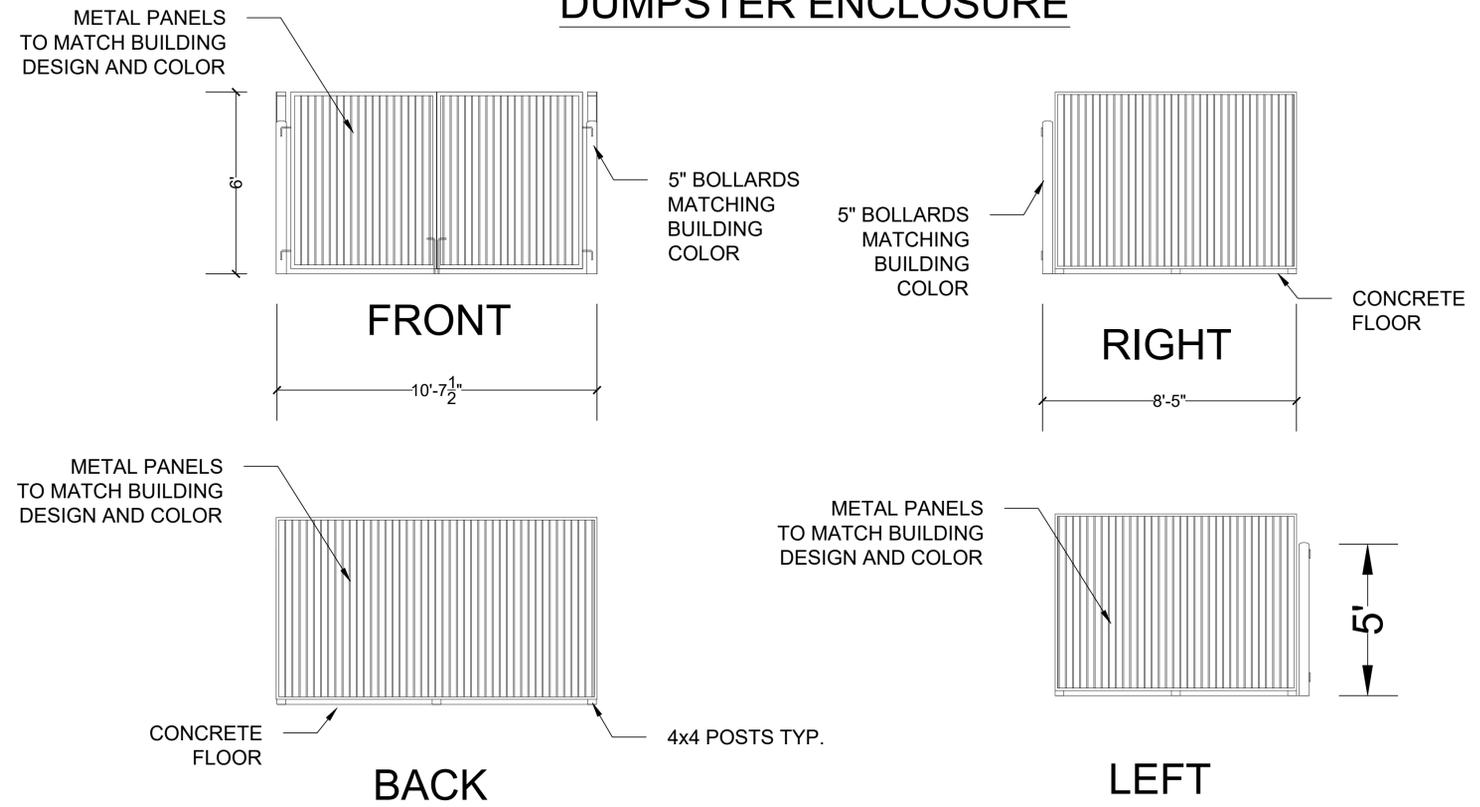
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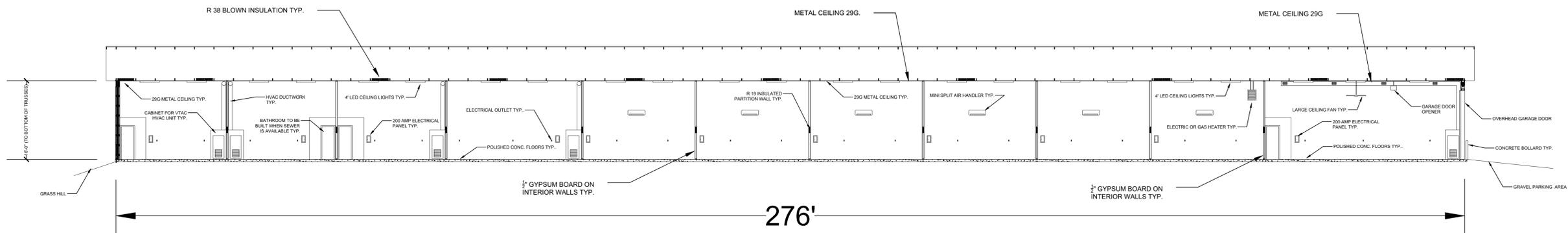
### SECTION A



### DUMPSTER ENCLOSURE



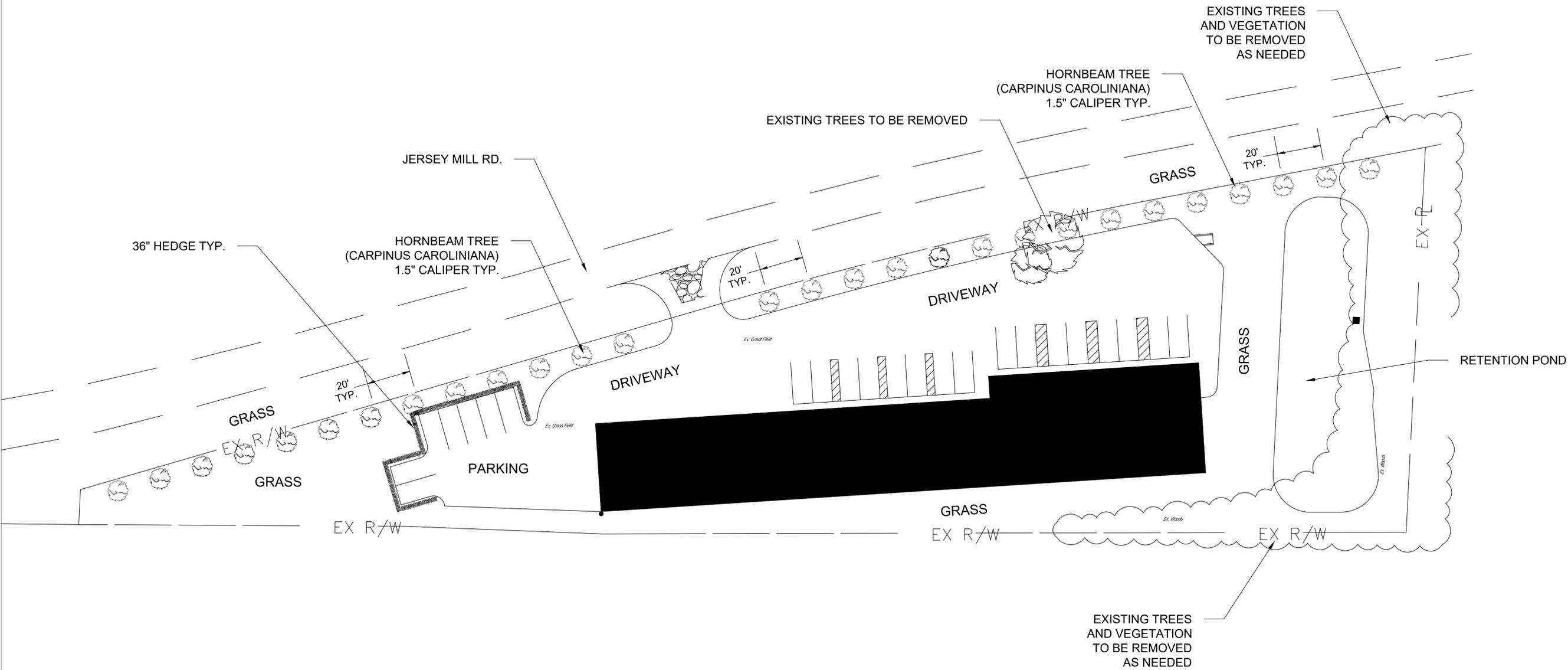
### SECTION B



**JERSEY MILL STORAGE**

9897 JERSEY MILL RD  
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**TREE REQUIREMENTS:**  
 5 TREES PER 100 LINEAL FEET OF  
 ROAD FRONTAGE (20 FT SPACING)  
 ALONG JERSEY MILL RD



# JERSEY MILL STORAGE

9897 JERSEY MILL RD  
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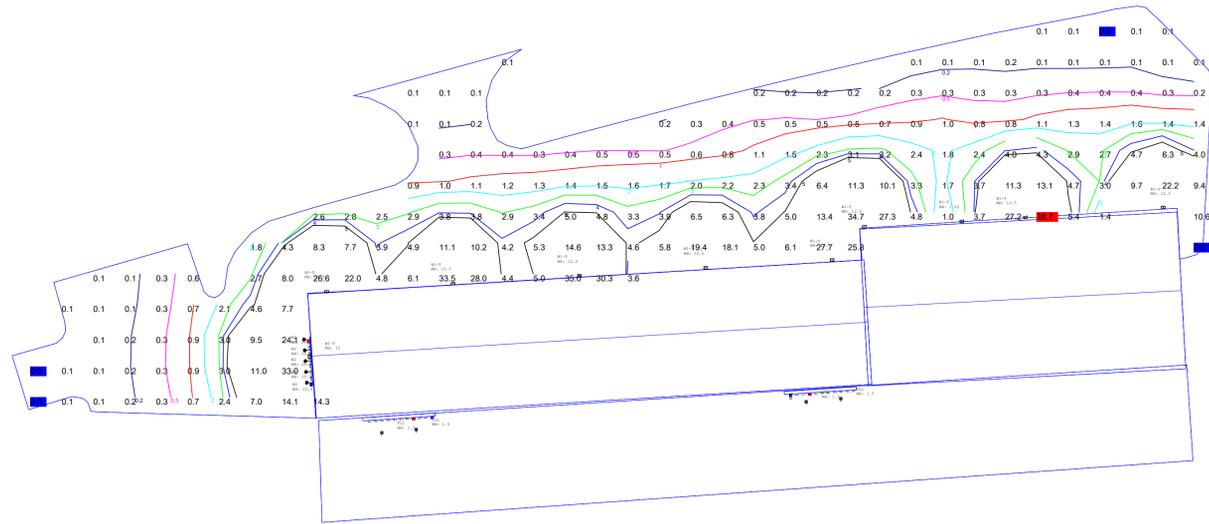
RENDERING 1 – NORTHEAST



RENDERING 2 – NORTHWEST



# LIGHTING PLAN



Scale: 1 inch= 26.67 Ft.

## LIGHTING DETAILS:

Luminaire Schedule						
Label	Symbol	Qty	LLF	Description	Luminaire Lumens	Luminaire Watts
FL1		4	1.000	AST-FL06E-80WBH8DA1-abc30	10529	81.64
W2		5	1.000	MGN0128W27V50KPAD	3362	28.04
W1-T		10	1.000	120W Tucana II (1)	14880	122.81

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Object_1_Side_3	Illuminance	Fc	53.85	92.1	24.1	3.82
Object_5_Top	Illuminance	Fc	4.83	38.7	0.0	N.A.
Object_6_1_Side_3	Illuminance	Fc	17.26	29.3	7.7	3.81
Object_6_Side_3	Illuminance	Fc	12.58	22.8	4.5	5.07

Note on this Design:  
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

## SPEC SHEET & RENDERS



TYPE FL1



TYPE W2

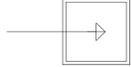


TYPE W1-T



RENDERING

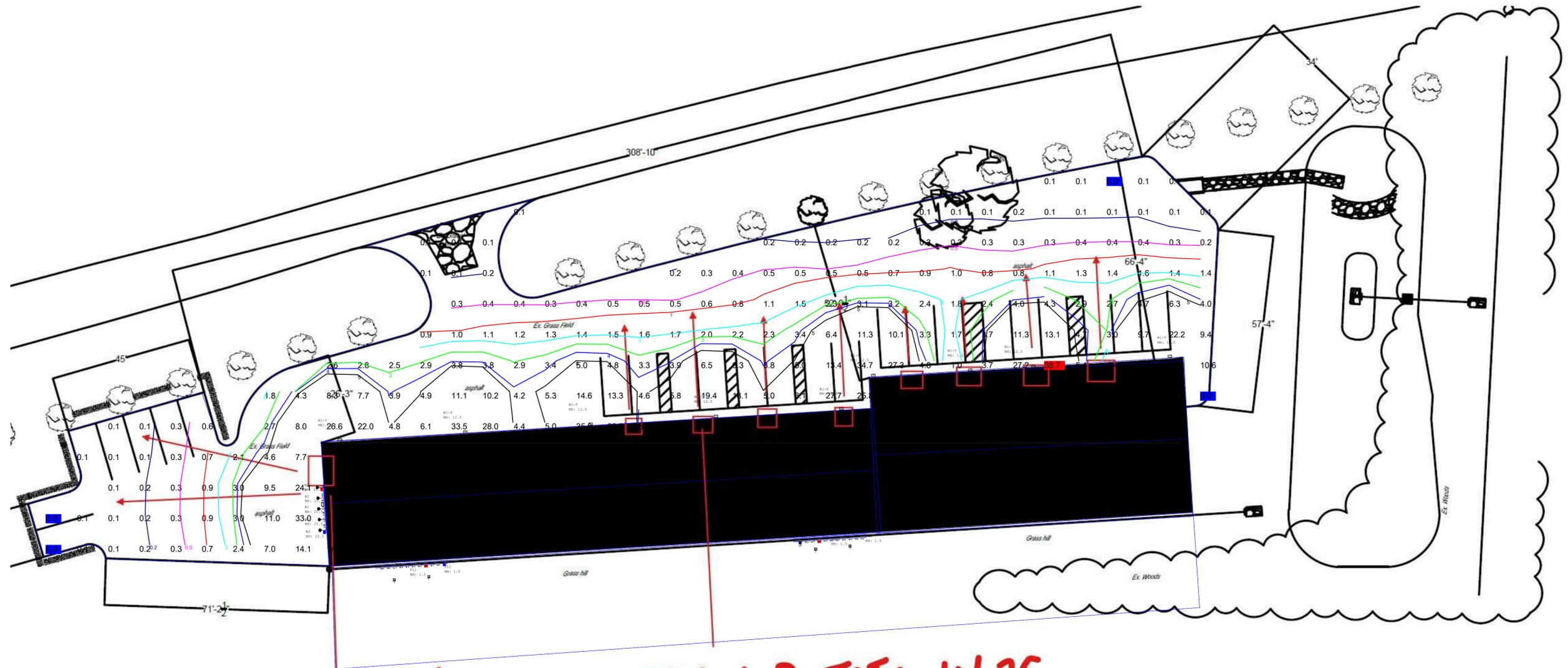
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W1-T		10	1.000	120W Tucana II (1)	14880	122.81

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Object_5_Top	Illuminance	Fc	4.83	38.7	0.0	N.A.
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Object_6_Side_3	Illuminance	Fc	12.58	22.8	4.5	5.07

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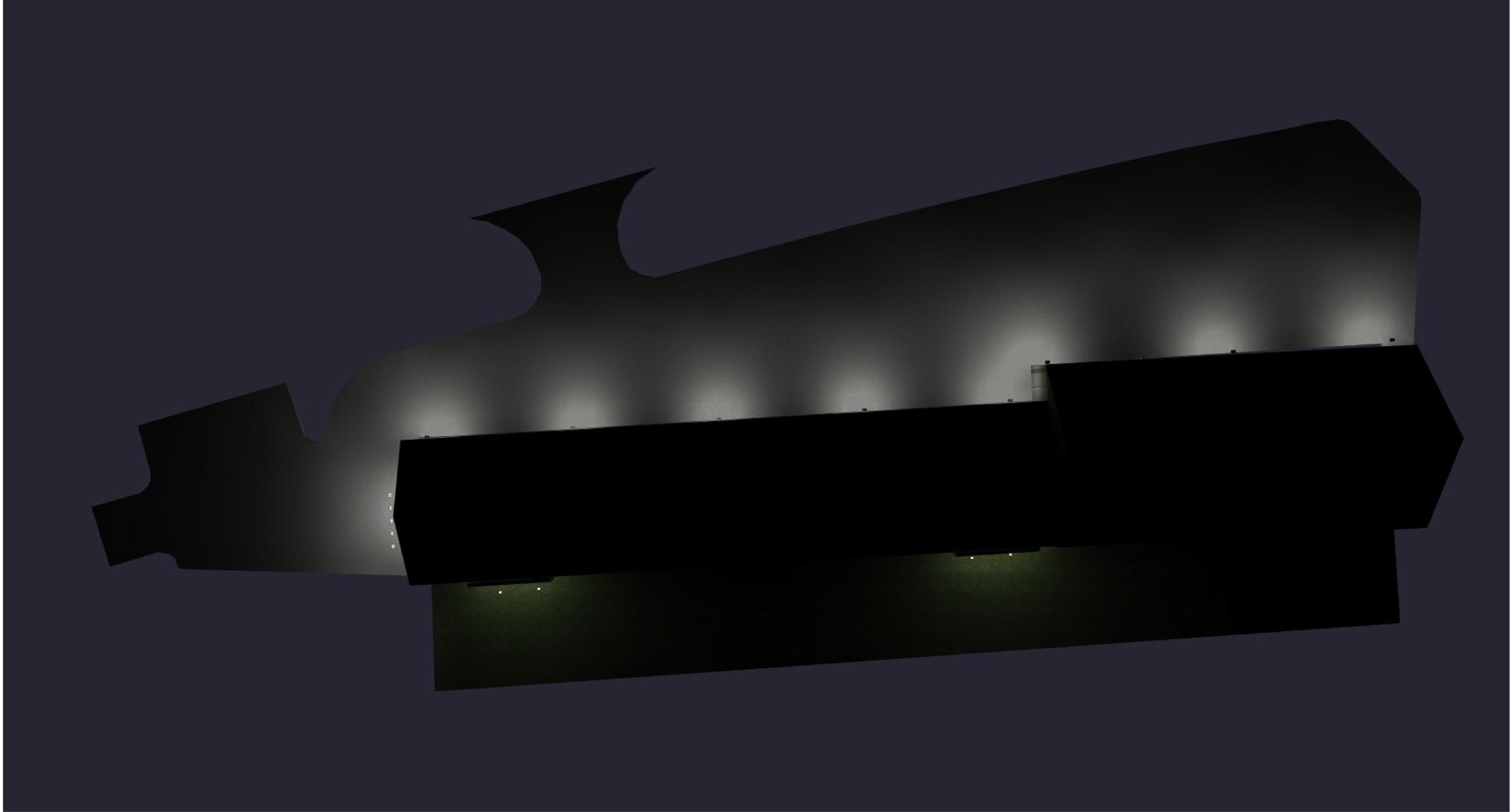
Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
9	W1-T	266.25	133	12.5	90	0
10	W1-T	276.5	143.75	12.5	92.921	0
11	W1-T	307.5	145.5	1.25	92.083	0
12	W1-T	327.75	146.75	12.5	94.467	0
13	W1-T	371.5	150	12.5	93.417	0
22	W2	101.25	93.25	20.5	180	0
23	W2	101.035	96.743	20.5	180	0
24	W2	100.82	100.237	20.5	180	0
25	W2	100.605	103.73	20.5	180	0
26	W2	100.39	107.224	20.5	180	0
35	FL1	123	76	1.5	90	150
36	FL1	134	77	1.5	90	150
37	FL1	258	86	1.5	90	150
38	FL1	269	87	1.5	90	150
65	W1-T	226.062	130.438	12.5	90	0
66	W1-T	185.875	127.875	12.5	90	0
67	W1-T	145.687	125.313	12.5	90	0
68	W1-T	105.5	122.75	12.5	90	0
69	W1-T	100	101.75	12	182.386	0



2- 150W NG

120W ROTATE WPS  
51-598

MARTIN STORAGE

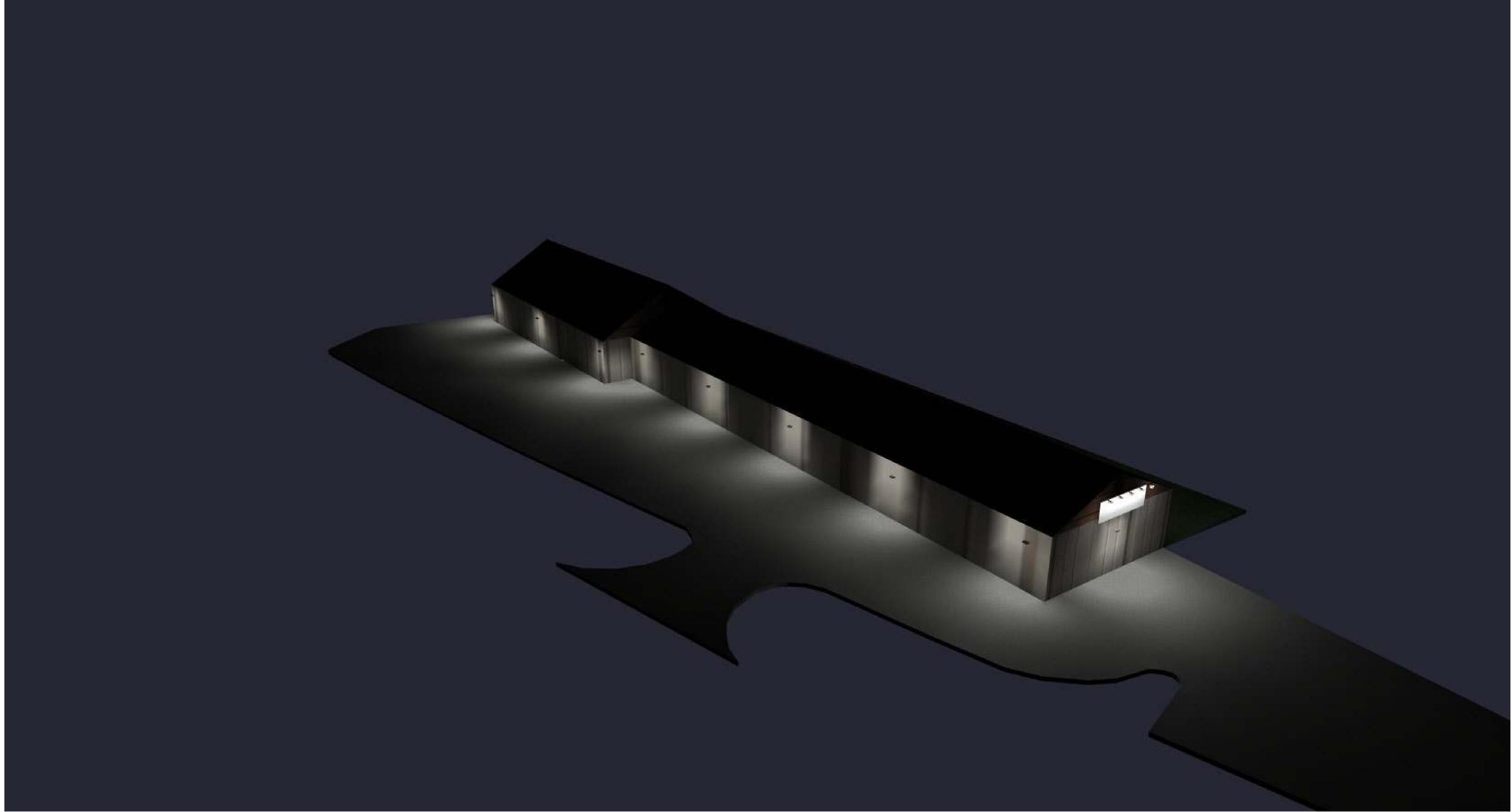


# MARTIN STORAGE

Date: 1/20/2026

Drawn By:

Revision #:



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