Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on June 6, 2023 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Final Plat for Skybrook Section 1 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road.

2. To hear a Conditional Use Application for a neighborhood market located at 332 W 5th St. (Parcel Number: 2900070590000)

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:
https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Engineering Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

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PLANNING COMMISSION AGENDA
Tuesday, June 6, 2023 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

APPROVAL OF MINUTES:

May 2, 2023 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Final Plat for Skybrook Section 1 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road.
2. To hear a Conditional Use Application for a neighborhood market located at 332 W 5th St. (Parcel Number: 2900070590000).

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

ADJOURNMENT:

Time Out: _____

PLANNING COMMISSION
MINUTES OF MEETING
May 2, 2023

TIME IN: The meeting was called to order at 6:30 p.m.

MEMBERS PRESENT: Scott Hunter, Bret Ingle, Matthew Fisher, Michael Nickoson, Lesley Verbus, Chad Wolniewicz, Rob Stillion

OTHERS PRESENT: Bart Barok, David Huber, Eli Cowan, JC Notestine, Ashley Fowler,
Kathy Young, Amy Potter-Grimm, Annette Potter, Paul Grimm

APPROVAL OF THE MINUTES: The minutes from the April 4, 2023 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1121.08 - Suburban Commercial District (SCD).

   At the last Planning Commission meeting there was a citizen request to add 'Extended Stay' hotels as a conditional use in the Suburban Commercial District (SCD). Mr. Hunter expressed his concern that this does not follow what the comprehensive plan was intending for this area and there are already districts that have 'Extended Stay' hotels permitted in them. Ms. Young commented that current hotels already have residents that stay for extended periods of time.

Motion to approve: Mr. Stillion
VOTE: Ms. Verbus **YES**; Mr. Wolniewicz **YES**; Mr. Hunter **NO**; Mr. Ingle **YES**; Mr. Fisher **YES**; Mr. Stillion **YES**; Mr. Nickoson **YES**
Approved 6 - 1
****** Mr. Hunter voted 'NO' because he feels the City's Comprehensive Plan does not support this request.

2. To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Weaver Mill Farms located at 14373 Weaver Road with a Parcel number of 2900300590010.

Mr. Barok presented the application to the board. This will be a two hundred and ninety-eight unit development with ponds and multi-use trails. Twenty-six percent of the property would be open space. A traffic study has been done; it is under City review at this time. Mr. Wolniewicz commended the layout of the development and connectivity to neighboring developments. Mr. Hunter questioned the lot width requirements; a Planned Unit Development (PUD) does not have the same zoning requirements as the Zoning Code. Mr. Nickoson questioned if the developer had spoken with the School District administration; he will reach out once the sketch plan has been approved. Mr. Nickoson questioned the time frame of the build out phases; projections show three years. Several citizens had concerns with the increase in traffic along Weaver Rd, the number of units in total and they do not like that these will be rental homes.

Motion to approve: Mr. Wolniewicz
VOTE: Mr. Wolniewicz **YES**; Mr. Hunter **YES**; Mr. Ingle **YES**; Mr. Fisher **YES**; Mr. Stillion **YES**; Mr. Nickoson **YES**; Ms. Verbus **YES**
Approved 7 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Board members welcomed Mr. Ingle to the board. Mr. Hunter understands the significant impact this development could have on this side of town; the Professional Parkway extension will help alleviate traffic congestion.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.

Engineering, Planning and Zoning
City Hall, 209 South Main Street
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FAX (937) 645-7351
www.marysvilleohio.org

June 6, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Skybrook Section 1

Following are the comments received for the Final Plat Review of the development known as Skybrook Section 1, located along State Route 4 - U.S. Route 36 & Philip Herre Road.

Items listed are requirements and/or recommendations from the applicable agencies.

City Engineering/Public Service Comments:

1. The City Engineering comments are located on the Final Plat Documents attached to the staff report.

City Planning and Zoning Comments:

1. The lot width and size approved in the preliminary plat for multiple lots have been altered. Please reference the below Table for the lot numbers affected. The applicant shall provide clarification on these changes.

Lot Number	Lot Width (Front) - Preliminary	Lot Width (Front) - Final	Lot Size - Preliminary	Lot Size - Final
6	74	74	.280 Acres	.329 Acres
7	77	77	.520 Acres	.471 Acres
54	63’	57’	.249 Acres	.234 Acres
59	55’	57’	.155 Acres	.162 Acres
60	55’	57’	.153 Acres	.160 Acres
68	57’	63’	.211 Acres	.267 Acres
69	59’	54’	.221 Acres.	.205 Acres
70	57’	54’	.216 Acres	.203 Acres

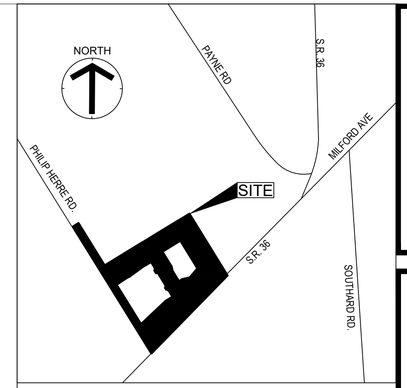
71	57’	54’	.208 Acres	.194 Acres
72	58’	55’	.199 Acres	.185 Acres
229 (On Final Plat)	60’	55’	.185 Acres	.170 Acres
244 (On Final Plat)	56’	61’	.183 Acres	.211 Acres
245 (On Final Plat)	57’	64.5’	.177 Acres	.200 Acres
276, 277, 279, 282, 283, 284 (On Final Plat)	66’	67’	.231 Acres	.234 Acres
278 (On Final Plat)	66’	63’	.231 Acres	.220 Acres
281 (On Final Plat)	66’	63’	.197 Acres	.188 Acres
286, 287 (On Final Plat)	55’	66’	.171 Acres	.175 Acres
294 (On Final Plat)	77’	69’	.285 Acres	.262 Acres

2. A Lot Matrix for both Single Family Detached and Single Family Attached was provided as part of the Preliminary Plat. The applicant shall provide some type of matrix to show the Lot Variation is being met as multiple lots are changing sizes.
3. The Preliminary Plat and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat.

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

SKYBROOK
SECTION 1

CITY OF MARYSVILLE, UNION COUNTY, STATE OF OHIO,
VIRGINIA MILITARY SURVEY NO. 5292 & 12398



VICINITY MAP NOT TO SCALE

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED AS INSTRUMENT _____, IN THE OFFICE OF THE UNION COUNTY, OHIO RECORDER'S OFFICE AND ALL AMENDMENTS THERETO.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 38.627 ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY MICHAEL KADY, PRESIDENT, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-14, 54-72, 228-255, 274-294, INCLUSIVE, RESERVE "A", RESERVE "B", RESERVE "F" AND RESERVE "G" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BLUE SKY PLACE, BREEZEWAY PLACE, CLOUD VIEW COURT, CRISP AIR RUN, NIGHT MIST WAY, PHILIP HERRE ROAD, STATE ROUTE 4-U.S. ROUTE 36, SUN DUSK WAY, SKYBROOK BOULEVARD AND SKYVIEW DRIVE.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREA DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.), OR "PRIVATE DRAINGE EASEMENT" (PRIV. DRN. ESMT.). EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT" OR "PRIVATE DRAINAGE EASEMENT" (PRIV. DRN. ESMT.) THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THAT 118.748 ACRE TRACT OF LAND AS CONVEYED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NUMBER 202210200009905, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE, SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN PLATTED AREA OR WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM WATER RUNOFF SWALES AND/OR STORM WATER RUNOFF DRAINS, AND FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT RE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY MICHAEL KADY, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2023.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____

_____
MICHAEL KADY
PRESIDENT

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY MICHAEL KADY, PRESIDENT, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____,

_____
NOTARY PUBLIC

THE WITHIN BLUE SKY PLACE, BREEZEWAY PLACE, CLOUD VIEW COURT, CRISP AIR RUN, NIGHT MIST WAY, PHILIP HERRE ROAD, STATE ROUTE 4-U.S. ROUTE 36, SUN DUSK WAY, SKYBROOK BOULEVARD AND SKYVIEW DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____
ON THIS THE _____ DAY OF _____, 20_____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____, 20_____ IN PLAT BOOK _____ PAGE NO. _____

_____
UNION COUNTY RECORDER

REPLACE TEXT WITH THIS

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY. NO STRUCTURES SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6 AND THE CITY OF MARYSVILLE.

ZONING

"SKYBROOK SECTION 1" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), A BEARING OF SOUTH 44° 18' 29" WEST FOR A PORTION OF THE CENTERLINE OF STATE ROUTE 4 - U.S. ROUTE 36

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 10.902 ACRES IN RIGHT-OF-WAYS, 10.308 ACRES IN RESERVES AND 17.417 IN LOTS MAKING A TOTAL OF 38.627 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 1, AS SURVEYED IN MARCH OF 2023.

_____ DATE:
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

OWNER / SUBDIVIDER / DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
EMAIL: MKADY@FISCHERHOMES.COM

SURVEYOR:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
290-018018.0010	110-00-00-007.000	30.769 ACRES
290-018049.0010	110-00-00-006.000	7.858 ACRES

APPLICANT/ENGINEER
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE. SUITE 400
COLUMBUS, OH 43231
PH: 614-794-7080

CESO
WWW.CESOINC.COM

SKYBROOK SECTION 1
CITY OF MARYSVILLE, UNION COUNTY, OHIO

Revisions / Submissions

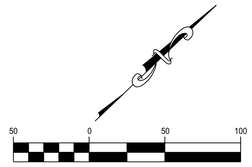
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Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	03/28/2023
Issue:	N/A

Drawing Title:
PLAT

1

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-SURV-PLAT-SEC 1.dwg - 5/2/2023 - Alex Benson



NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 1, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 1, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 1-14, 54-72, 229-255, 274-294 INCLUSIVE)	
LOT DESIGNATION SRD: RESIDENTIAL DISTRICT	SUBURBAN
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	38.627
ACREAGE IN LOTS 1-14, 54-72, 229-255, 274-284 INCLUSIVE:	17.417
ACREAGE IN RESERVES:	10.308
TOTAL ACREAGE IN RIGHT-OF-WAYS:	10.902

NOTE "D": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCELS SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL No. 39159C0335D (DATED DECEMBER 16, 2008)

NOTE "E": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENTS LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE ZONING CODE SHALL CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUCTED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F": RESERVES "A", "B", "G" AND "F" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY THE "SKYBROOK" HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE. ALL OF RESERVE "F" IS A DRAINAGE EASEMENT.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND

SEE SHEET 3

TERRY R & PAULA J NICOL
IN. 201309130001576
67.60 ACRES

DAYTON POWER & LIGHT CO
BK. 3, PG. 306
55.96 ACRES

GRAND COMMUNITIES, LLC
IN. 202208260008181
& IN. 202210200009905
118.748 ACRES

Label R/W Dedication or something showing this as R/W

N 31° 45' 37" W 2334.33'
N 31° 45' 37" W 2275.69'
N 31° 45' 37" W 731.58'

PHILIP HERRE RD (T.R. #74)
(40' R/W)

UNION TOWNSHIP
CITY OF MARYSVILLE

CLOUD VIEW COURT
(60' RIGHT OF WAY)

NIGHT MIST WAY
(60' RIGHT OF WAY)

BREEZEWAY PLACE
(60' RIGHT OF WAY)

SKYBROOK BOULEVARD
(60' RIGHT OF WAY)

S 31° 37' 10" E 60.00'
S 58° 22' 50" W 65.00'
S 31° 37' 10" E 210.00'
S 58° 48' 44" W 123.77'
S 37° 37' 10" E 111.96'
S 45° 21' 10" W 242.15'
S 62° 08' 57" W 104.74'
S 46° 35' 13" W 336.86'
N 21° 25' 52" W 85.95'
N 31° 37' 10" W 828.94'
N 45° 41' 31" W 115.26'
S 44° 18' 29" W 1705.22'
S 44° 18' 29" W 694.60'
S 44° 18' 29" W 661.55'
N 44° 18' 29" E 619.26'

SEE NOTE "A"

20' ESMT.
30' ESMT.
23.5' ESMT.
25' ESMT.
20' PRIV. DRN. ESMT.
30' SETBACK
36' SETBACK

EX. 30' EASEMENT D.B. 326, PG. 398
EX. 100' EASEMENT D.B. 210, PG. 517

RESERVE "A"
SEE NOTE "F"
4.245 AC

RESERVE "F"
SEE NOTE "F"
DRN. ESMT.
5.286 AC

1 0.241 AC
2 0.206 AC
3 0.204 AC
4 0.206 AC
5 0.405 AC
6 0.329 AC
7 0.471 AC
8 0.611 AC
9 0.251 AC
10 0.212 AC
11 0.210 AC
12 0.209 AC
13 0.231 AC
14 0.286 AC

R/W

CITY OF MARYSVILLE
PARIS TOWNSHIP
C/L
637.92'
STATE ROUTE 4 - U.S. ROUTE 36
(VARIABLE R/W)

V.M.S. 3459
V.M.S. 5282 & 12398

MARK & CONNIE NICOL
O.R. 136, PG. 609
24.55 ACRES

CITY OF MARYSVILLE

THE BOARD OF EDUCATION
O.R. 673, PG. 106
104.92 ACRES

SEE SHEET 4

CESO
WWW.CESOINC.COM

SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

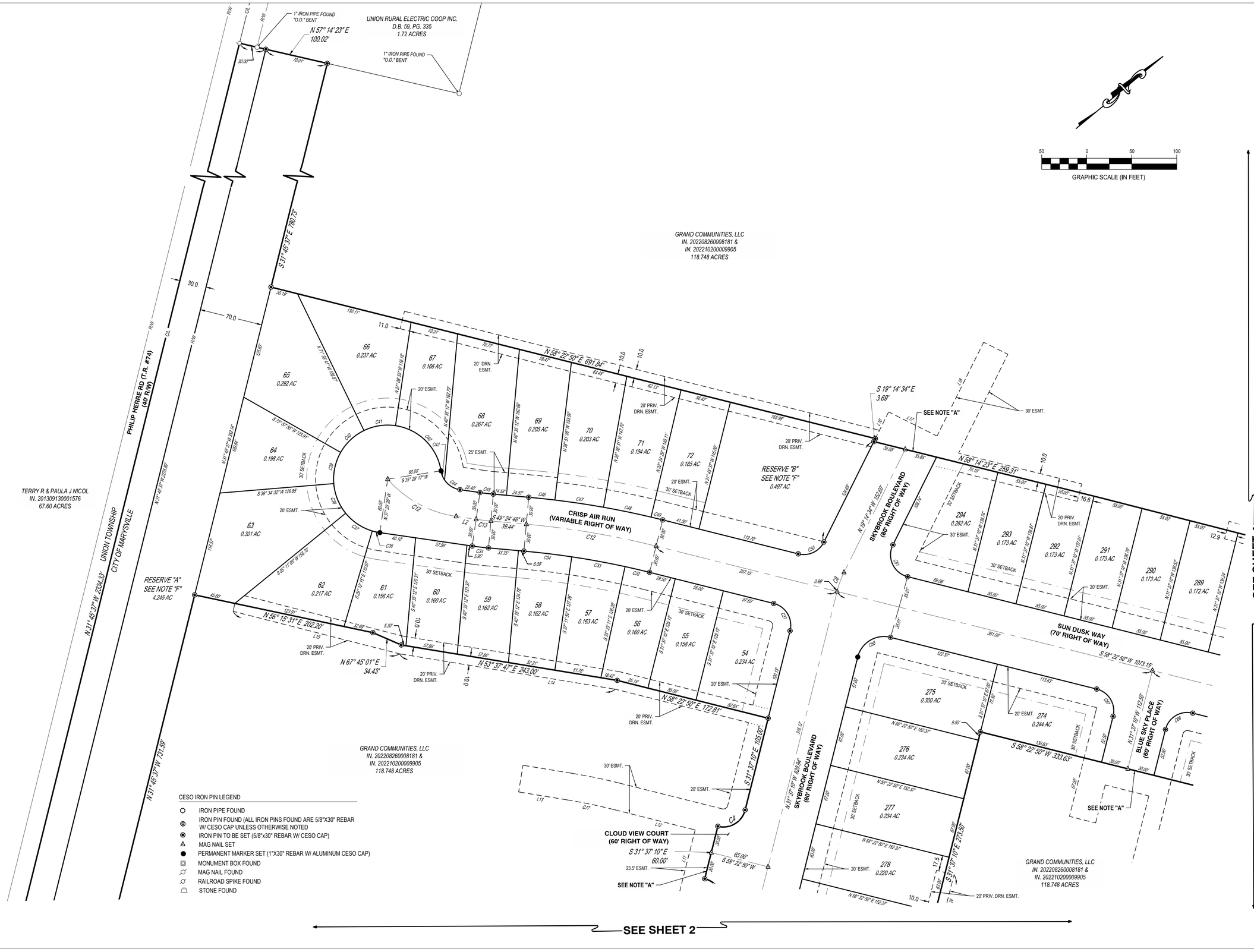
ID	Description	Date

© 2023 CESO, INC.

Project Number:	759386
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	03/28/2023
Issue:	N/A

Drawing Title:
PLAT

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-SURV-PLAT-SEC 1.dwg - 5/2/2023 - Alex Benson



CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND

CESO
WWW.CESOINC.COM

SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	03/28/2023
Issue:	

Drawing Title:
PLAT

3

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-SURV-PLAT-SEC 1.dwg - 5/2/2023 - Alex Benson

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND

50 0 50 100

GRAPHIC SCALE (IN FEET)

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SEE SHEETS 2 & 3

SEE SHEETS 5

SKYBROOK BOULEVARD (80' RIGHT OF WAY)

SUN DUSK WAY (70' RIGHT OF WAY)

BLUE SKY PLACE (60' RIGHT OF WAY)

SKYVIEW DRIVE (70' RIGHT OF WAY)

STATE ROUTE 4 - U.S. ROUTE 36 (VARIABLE R/W)

RESERVE "F"
SEE NOTE "F"
DRN. ESMT.
5.296 AC

RESERVE "G"
0.270 AC

GRAND COMMUNITIES, LLC
IN. 202208260008181 &
IN. 202210200009905
118.748 ACRES

THE BOARD OF EDUCATION
O.R. 673, PG. 106
104.92 ACRES

BELVA M CALL TRUSTEE
IN. 201309190001741
18.39 ACRES

TRUDY M. & KEVIN KILFIAN
O.R. 736, PG. 925
3.74 ACRES

RANDELL L & LOUISE M FLEMING
IN. 201809210007531
15.67 ACRES

TOWNSHIP OF PARIS

1" IRON PIPE FOUND BENT

1" IRON PIPE FOUND "M. PRIDAY 7014" CAP

R/W

Lot	Area
284	0.200 AC
283	0.200 AC
282	0.200 AC
281	0.188 AC
280	0.217 AC
279	0.234 AC
278	0.220 AC
277	0.234 AC
276	0.234 AC
275	0.300 AC
274	0.244 AC
294	0.262 AC
293	0.173 AC
292	0.173 AC
291	0.173 AC
290	0.173 AC
289	0.172 AC
288	0.172 AC
287	0.175 AC
286	0.175 AC
285	0.237 AC
255	0.237 AC
254	0.237 AC
253	0.177 AC
252	0.177 AC
251	0.177 AC
250	0.177 AC
249	0.177 AC
248	0.177 AC
247	0.177 AC
246	0.177 AC
245	0.200 AC
244	0.211 AC
243	0.195 AC
242	0.153 AC
241	0.168 AC
240	0.170 AC
239	0.170 AC
238	0.170 AC
237	0.170 AC
236	0.170 AC
235	0.170 AC
234	0.170 AC
233	0.170 AC
232	0.170 AC
231	0.170 AC
230	0.237 AC
228	0.240 AC
229	0.170 AC

SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

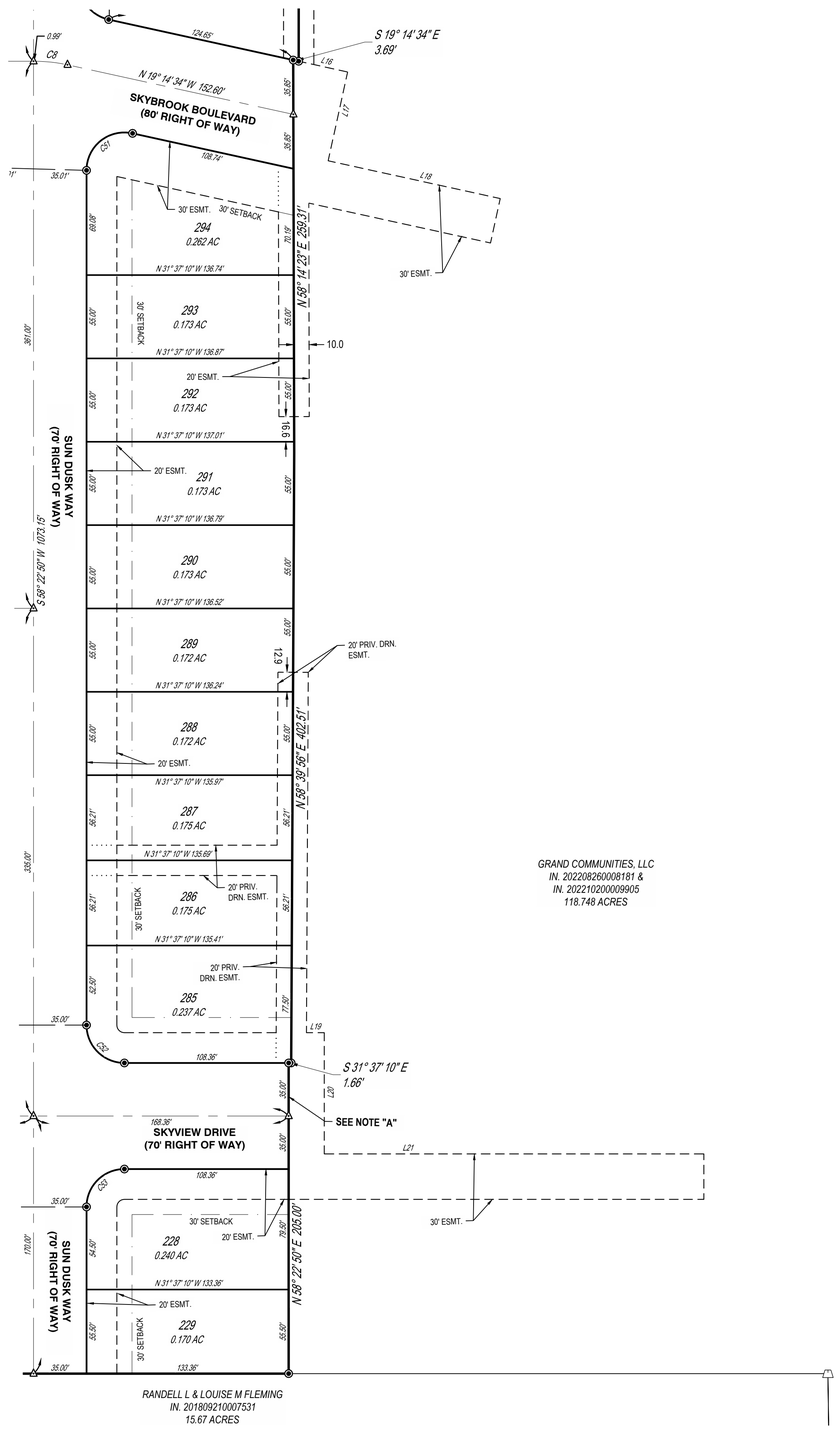
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CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	25.00'	39.27'	S76° 37' 10"E, 35.36'	89° 59' 59"
C2	25.00'	39.27'	S13° 22' 50"W, 35.36'	90° 00' 00"
C3	25.00'	39.27'	S76° 37' 10"E, 35.36'	90° 00' 00"
C4	25.00'	39.27'	S13° 22' 49"W, 35.36'	89° 59' 59"
C5	315.00'	98.09'	N36° 46' 17"W, 97.69'	17° 50' 27"
C6	315.00'	35.29'	N24° 38' 28"W, 35.28'	6° 25' 11"
C7	100.00'	17.78'	N26° 31' 31"W, 17.76'	10° 11' 19"
C8	100.00'	21.60'	N25° 25' 52"W, 21.56'	12° 22' 37"
C9	200.00'	58.63'	N53° 45' 04"E, 58.42'	16° 47' 47"
C10	100.00'	36.69'	N34° 50' 32"E, 36.48'	21° 01' 16"
C11	125.00'	88.44'	N4° 03' 49"E, 86.60'	40° 32' 09"
C12	125.00'	88.44'	S72° 50' 39"W, 86.60'	40° 32' 09"
C12	935.00'	146.33'	S53° 53' 49"W, 146.18'	8° 58' 02"
C13	300.00'	16.56'	S50° 59' 41"W, 16.56'	3° 09' 46"
C14	300.00'	129.18'	N43° 57' 20"W, 128.19'	24° 40' 19"
C15	200.00'	37.00'	N50° 59' 30"W, 36.95'	10° 35' 59"
C16	25.00'	35.64'	S77° 00' 43"E, 32.70'	81° 40' 41"
C17	170.00'	31.12'	N56° 54' 16"E, 31.08'	10° 29' 23"
C18	170.00'	18.71'	N48° 30' 22"E, 18.70'	6° 18' 24"
C19	70.00'	25.68'	N34° 50' 32"E, 25.54'	21° 01' 17"
C20	25.00'	31.81'	N12° 06' 58"W, 29.70'	72° 53' 43"
C21	60.00'	97.26'	N2° 07' 40"W, 86.95'	92° 52' 19"
C22	60.00'	74.32'	N79° 47' 30"E, 69.66'	70° 58' 02"
C23	60.00'	76.95'	S27° 58' 55"E, 71.79'	73° 29' 08"
C24	60.00'	16.31'	S16° 32' 47"W, 16.26'	15° 34' 14"
C25	130.00'	13.97'	S27° 24' 37"W, 13.96'	6° 09' 27"
C26	130.00'	33.72'	S37° 55' 15"W, 33.63'	14° 51' 50"
C27	230.00'	51.56'	S51° 46' 32"W, 51.46'	12° 50' 43"
C28	230.00'	15.86'	S60° 10' 25"W, 15.86'	3° 57' 04"
C29	25.00'	36.47'	S20° 21' 33"W, 33.32'	83° 34' 49"
C30	60.00'	10.67'	S26° 31' 31"E, 10.66'	10° 11' 19"
C31	25.00'	39.27'	N76° 37' 10"W, 35.36'	90° 00' 00"
C32	905.00'	27.91'	S57° 29' 49"W, 27.91'	1° 46' 01"
C33	905.00'	60.19'	S54° 42' 29"W, 60.18'	3° 48' 39"
C34	905.00'	53.54'	S51° 06' 29"W, 53.53'	3° 23' 22"
C35	330.00'	18.22'	S50° 59' 41"W, 18.21'	3° 09' 46"
C36	60.00'	8.61'	S56° 41' 10"W, 8.60'	8° 13' 11"
C37	60.00'	36.01'	S77° 59' 27"W, 35.47'	34° 23' 23"
C38	60.00'	36.01'	N67° 37' 10"W, 35.47'	34° 23' 23"
C39	60.00'	36.01'	N33° 13' 46"W, 35.47'	34° 23' 23"
C40	60.00'	36.01'	N1° 09' 37"E, 35.47'	34° 23' 23"
C41	60.00'	35.95'	N35° 31' 19"E, 35.42'	34° 20' 00"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C42	60.00'	76.22'	N89° 04' 48"E, 71.20'	72° 46' 59"
C43	25.00'	10.91'	S67° 01' 45"E, 10.82'	25° 00' 05"
C44	25.00'	20.90'	N76° 31' 23"E, 20.29'	47° 53' 38"
C45	270.00'	14.90'	N50° 59' 41"E, 14.90'	3° 09' 46"
C46	965.00'	29.22'	N50° 16' 51"E, 29.22'	1° 44' 06"
C47	965.00'	54.62'	N52° 46' 11"E, 54.61'	3° 14' 35"
C48	965.00'	53.90'	N55° 59' 30"E, 53.90'	3° 12' 02"
C49	965.00'	13.28'	N57° 59' 10"E, 13.28'	0° 47' 19"
C50	25.00'	33.87'	N19° 34' 08"E, 31.34'	77° 37' 23"
C51	25.00'	44.67'	N70° 25' 52"W, 38.96'	102° 22' 37"
C52	25.00'	39.27'	S13° 22' 50"W, 35.36'	90° 00' 02"
C53	25.00'	39.27'	N76° 37' 10"W, 35.36'	90° 00' 00"
C54	25.00'	39.27'	N13° 22' 50"E, 35.36'	90° 00' 00"
C55	265.00'	54.54'	N37° 30' 55"W, 54.44'	11° 47' 29"
C56	265.00'	57.96'	N49° 40' 38"W, 57.85'	12° 31' 57"
C57	265.00'	1.61'	N56° 07' 03"W, 1.61'	0° 20' 52"
C58	235.00'	43.47'	N50° 59' 30"W, 43.41'	10° 35' 59"
C59	50.00'	78.54'	S89° 18' 29"W, 70.71'	90° 00' 00"
C60	50.00'	78.54'	S0° 41' 31"E, 70.71'	90° 00' 00"
C61	165.00'	30.52'	S50° 59' 30"E, 30.48'	10° 35' 59"
C62	335.00'	60.72'	S51° 05' 57"E, 60.63'	10° 23' 05"
C63	335.00'	52.25'	S41° 26' 18"E, 52.20'	8° 56' 12"
C64	335.00'	31.28'	S34° 17' 42"E, 31.27'	5° 21' 02"
C65	25.00'	39.27'	S76° 37' 10"E, 35.36'	90° 00' 00"
C66	25.00'	39.27'	N13° 22' 50"E, 35.36'	90° 00' 00"
C67	25.00'	39.27'	S76° 37' 10"E, 35.36'	90° 00' 01"
C68	30.00'	47.12'	N13° 22' 50"E, 42.43'	90° 00' 00"
C69	140.00'	24.90'	N26° 31' 31"W, 24.86'	10° 11' 19"
C70	275.00'	116.44'	N33° 33' 41"W, 115.57'	24° 15' 38"
C71	50.00'	78.54'	S89° 18' 29"W, 70.71'	89° 59' 59"
C72	50.00'	10.07'	S39° 55' 24"E, 10.05'	11° 32' 13"
C73	50.00'	68.47'	S5° 04' 36"W, 63.25'	78° 27' 47"
C74	355.00'	58.98'	S40° 55' 56"E, 58.91'	9° 31' 08"
C75	315.00'	133.38'	N33° 33' 41"W, 132.39'	24° 15' 38"
C76	1020.00'	150.76'	N54° 08' 46"E, 150.62'	8° 28' 07"
C77	620.00'	51.63'	N55° 59' 42"E, 51.61'	4° 46' 16"
C78	5.00'	7.85'	S76° 37' 10"E, 7.07'	90° 00' 00"
C79	1050.00'	155.19'	S54° 08' 46"W, 155.05'	8° 28' 07"
C80	5.00'	7.85'	S13° 22' 50"W, 7.07'	90° 00' 00"
C81	5.00'	7.85'	S76° 37' 10"E, 7.07'	90° 00' 00"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N24° 19' 54"E	2.60
L2	S52° 34' 34"W	22.40
L3	N58° 22' 50"E	23.50
L4	S31° 37' 10"E	70.00
L5	N49° 54' 43"E	88.69
L6	S40° 05' 17"E	30.00
L7	S49° 54' 43"W	88.69
L8	S58° 22' 50"W	24.60
L9	S31° 37' 10"E	210.00
L10	N58° 22' 50"E	23.50
L11	S31° 37' 10"E	70.00
L12	N58° 22' 50"E	93.74
L13	N53° 36' 34"E	55.25
L14	N53° 37' 47"E	243.02
L15	N58° 37' 58"E	190.53
L16	S19° 14' 34"E	43.31
L17	S70° 45' 26"W	60.00
L18	S19° 14' 34"E	116.28
L19	S31° 37' 10"E	11.74
L20	S58° 22' 50"W	80.00
L21	S31° 37' 10"E	250.50
L22	S44° 18' 29"W	50.60
L23	N07° 21' 02"E	11.38
L24	N31° 37' 10"W	67.63
L25	N24° 26' 11"W	178.90

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND

50 0 50 100

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

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Project Number:	759386
Scale:	N/A
Drawn By:	OPG
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Drawing Title:

PLAT

5

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-SURV-PLAT-SEC 1.dwg - 5/2/2023 - Alex Benson

Received (stamp):

209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

***** IMPORTANT INFORMATION ~ Please read before completing the application*****

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all required applicable submittal items found in Chapter 1105 of the Planning & Zoning Code shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the subdivision approval is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.**

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Skybrook Section 1

Present Zoning District: Suburban Residential (SRD) Present Use of the Land: Vacant

Proposed Zoning District: Suburban Residential (SRD) Proposed Use of the Land: Single Family Residential

Owner of Property: Grand Communities, LLC

Owner's Address (Street): 3940 Olympic Boulevard, Suite 400

City, State and Zip Code: Erlanger, KY 41018

Owner's Telephone Number: (614) 348-6257

Applicant Information *(Please print clearly)*

Applicant: Jonathan Buchanan, P.E. ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: CESO, Inc.

Address (street): 2800 Corporate Exchange Drive, Suite 400

City, State, and Zip Code: Columbus, OH 43231

Telephone Number: (614) 942-3019

E-mail Address: buchanan@cesoinc.com

I hereby attest to the truth and exactness of all of the information supplied on this application

Signature of Applicant: _____ Date: 5/1/2023

Signature of Owner: _____ Date: 5/2/2023

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

Final Plat: $200 plus $50 per **lot** = $ _____

The application has been reviewed and is found to be complete.

_____ _____

City Staff Date

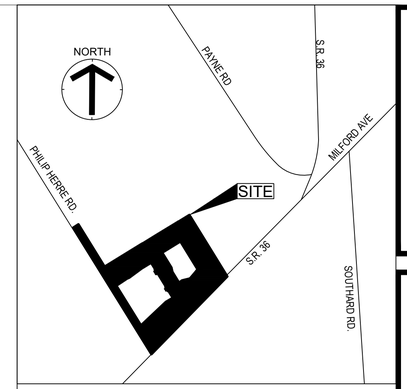
In addition to completing the information on page one (1) of this application; you are required to submit the following information.

For staff Use Yes	No	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS: Two (2) copies of the Application and Final Plat, drawn at a suitable scale and 24 x 36 inches in size. The Final Plat and supplementary information shall be prepared by a registered engineer, registered in the State of Ohio, for all subdivision which are defined as subdivisions in Section 1101.02(a)(34)A. The boundary survey shall be prepared by a registered surveyor registered in the State of Ohio
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		FINAL PLAT REQUIREMENTS: ***(Shall include the following information)***
		Final Plat drawing shall contain the following information, including all design elements and standards in Chapter 1107
		Name of the subdivision, location by Virginia Military Survey number; date of survey and engineer's stamp of approval, north arrow, scale and acreage
		Names and addresses of the applicant, and the engineer and surveyor who prepared the Final Plat along with the engineer and surveyor's stamp
		Plat boundaries, based on accurate traverse, with angular and lineal dimensions
		Bearings and distances to nearest established street lines or other recognized permanent monuments, including municipal and Township lines
		Radii, internal angles, pointes of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords
		Show building setback lines and their dimensions, along with exact location and width of all easements, and rights-of-way provided for public services or utilities, and any limitations of such easements
		All lot numbers and lines with accurate dimensions in feet and hundredths. Street addresses shall be shown for all lots within the City
		Accurate location and description of all monuments set per Sections 1109.03
		Accurate outlines measured in feet and hundredths of area to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners
		A list of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision
		Certification by a registered surveyor, using the forms in section 1115.03
		Notarized certification by the owner or owners of the adoption of the plat and the dedication of streets and other public areas using the form in Section 1115.02
		Locations, widths and names of existing and proposed streets within and adjoining the plat, railroad rights-of-way, if any, easements, parks, permanent buildings; corporations, township and county lines; location of wooded areas; flood plains, streams, and creeks, high water line of ponds and lakes, swamp r marsh lands, and other significant natural items
		Space for signatures as required in Section 1115.05
		Space for acceptance of dedication pursuant to Section 1115.04
		The following information shall also be provided:

		A listing of any approved deviations or variances from the City Planning and Zoning Code
		For Final Plats beyond the first plat of the development, provide an updating of the phasing plan to show completed phases of the development, revisions that have been approved for the development of phases and revisions to the schedule of completion
		The survey must close and the subdivider shall submit a closure letter from the Union County Engineers Office
		When required by the City Engineer, all calculations and field notes shall be submitted for review

SKYBROOK
SECTION 1

CITY OF MARYSVILLE, UNION COUNTY, STATE OF OHIO,
VIRGINIA MILITARY SURVEY NO. 5292 & 12398



VICINITY MAP NOT TO SCALE

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED AS INSTRUMENT _____, IN THE OFFICE OF THE UNION COUNTY, OHIO RECORDER'S OFFICE AND ALL AMENDMENTS THERETO.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 38.627 ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY MICHAEL KADY, PRESIDENT, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-14, 54-72, 228-255, 274-294, INCLUSIVE, RESERVE "A", RESERVE "B", RESERVE "F" AND RESERVE "G" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BLUE SKY PLACE, BREEZEWAY PLACE, CLOUD VIEW COURT, CRISP AIR RUN, NIGHT MIST WAY, PHILIP HERRE ROAD, STATE ROUTE 4-U.S. ROUTE 36, SUN DUSK WAY, SKYBROOK BOULEVARD AND SKYVIEW DRIVE.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREA DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.), OR "PRIVATE DRAINGE EASEMENT" (PRIV. DRN. ESMT.). EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT" OR "PRIVATE DRAINAGE EASEMENT" (PRIV. DRN. ESMT.) THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THAT 118.748 ACRE TRACT OF LAND AS CONVEYED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NUMBER 202210200009905, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE, SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN PLATTED AREA OR WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM WATER RUNOFF SWALES AND/OR STORM WATER RUNOFF DRAINS, AND FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT RE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY MICHAEL KADY, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2023.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____

_____
MICHAEL KADY
PRESIDENT

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY MICHAEL KADY, PRESIDENT, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____,

_____
NOTARY PUBLIC

THE WITHIN BLUE SKY PLACE, BREEZEWAY PLACE, CLOUD VIEW COURT, CRISP AIR RUN, NIGHT MIST WAY, PHILIP HERRE ROAD, STATE ROUTE 4-U.S. ROUTE 36, SUN DUSK WAY, SKYBROOK BOULEVARD AND SKYVIEW DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____
ON THIS THE _____ DAY OF _____, 20_____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____, 20_____ IN PLAT BOOK _____ PAGE NO. _____

_____
UNION COUNTY RECORDER

ZONING

"SKYBROOK SECTION 1" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), A BEARING OF SOUTH 44° 18' 29" WEST FOR A PORTION OF THE CENTERLINE OF STATE ROUTE 4 - U.S. ROUTE 36

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 10.902 ACRES IN RIGHT-OF-WAYS, 10.308 ACRES IN RESERVES AND 17.417 IN LOTS MAKING A TOTAL OF 38.627 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 1, AS SURVEYED IN MARCH OF 2023.

_____ DATE:
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

OWNER / SUBDIVIDER / DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
EMAIL: MKADY@FISCHERHOMES.COM

SURVEYOR:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
290-018018.0010	110-00-00-007.000	30.769 ACRES
290-018049.0010	110-00-00-006.000	7.858 ACRES

APPLICANT/ENGINEER
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE. SUITE 400
COLUMBUS, OH 43231
PH: 614-794-7080

CESO
WWW.CESOINC.COM

SKYBROOK SECTION 1
CITY OF MARYSVILLE, UNION COUNTY, OHIO

Revisions / Submissions

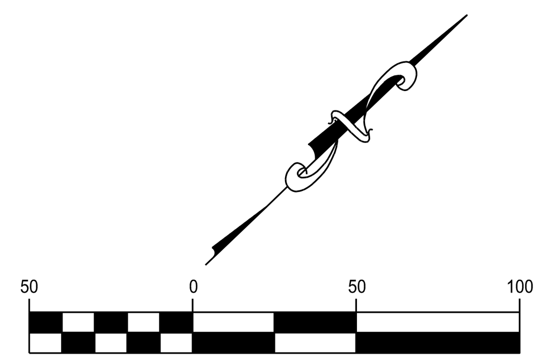
ID	Description	Date

Project Number:	759386
Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	03/28/2023
Issue:	N/A

Drawing Title:
PLAT

1

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NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 1, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 1, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 1-14, 54-72, 229-255, 274-294 INCLUSIVE)

LOT DESIGNATION SRD: RESIDENTIAL DISTRICT	SUBURBAN
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	38.627
ACREAGE IN LOTS 1-14, 54-72, 229-255, 274-284 INCLUSIVE:	17.417
ACREAGE IN RESERVES:	10.308
TOTAL ACREAGE IN RIGHT-OF-WAYS:	10.902

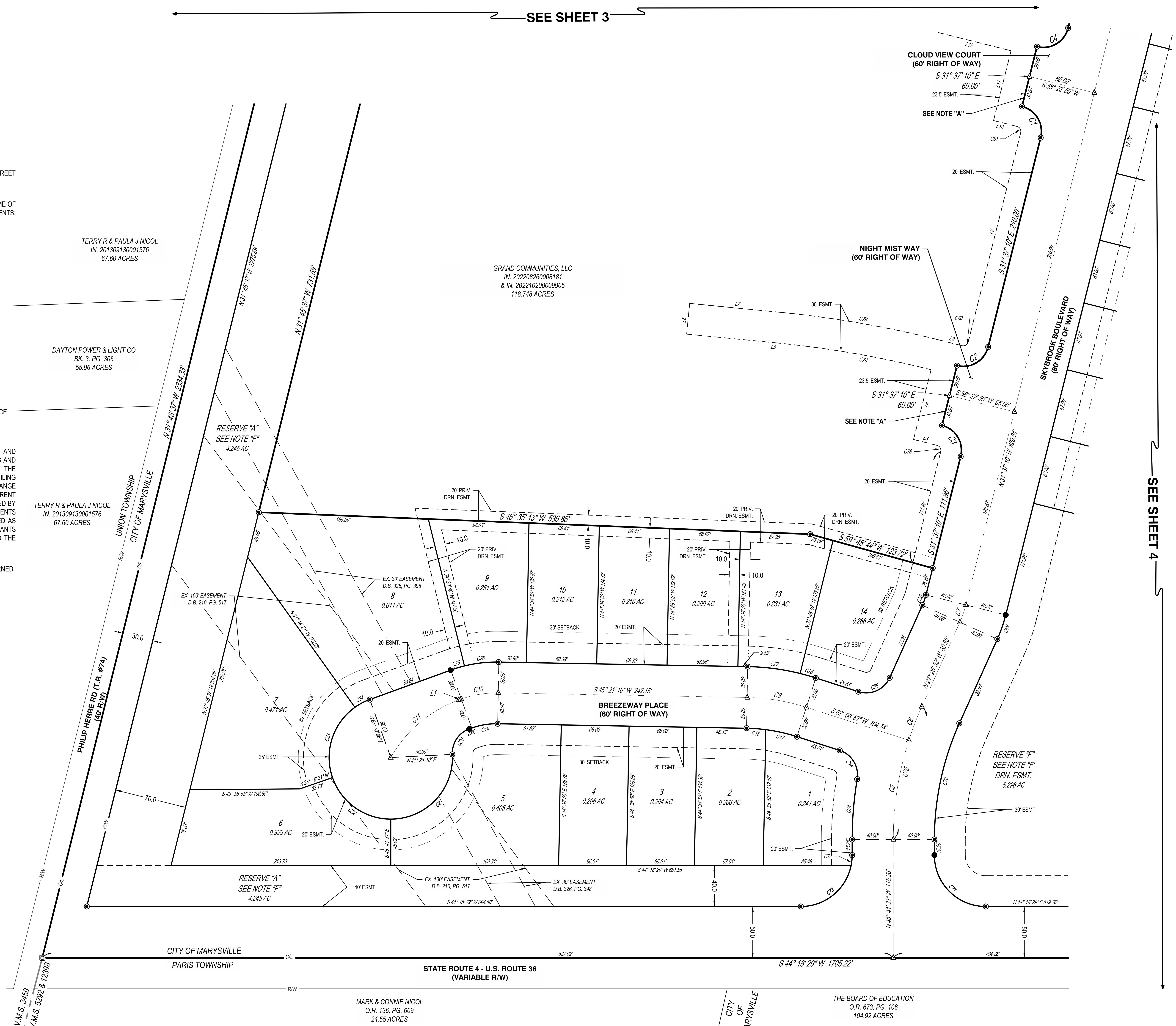
NOTE "D": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCELS SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL No. 39159C0335D (DATED DECEMBER 16, 2008)

NOTE "E": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENTS LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE ZONING CODE SHALL CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUCTED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F": RESERVES "A", "B", "G" AND "F" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY THE "SKYBROOK" HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE. ALL OF RESERVE "F" IS A DRAINAGE EASEMENT.

CESO IRON PIN LEGEND

- ○ IRON PIPE FOUND
- ◎ IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- ▣ MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND



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SKYBROOK SECTION 1

CITY OF MARYSVILLE, UNION COUNTY, OHIO

Revisions / Submissions

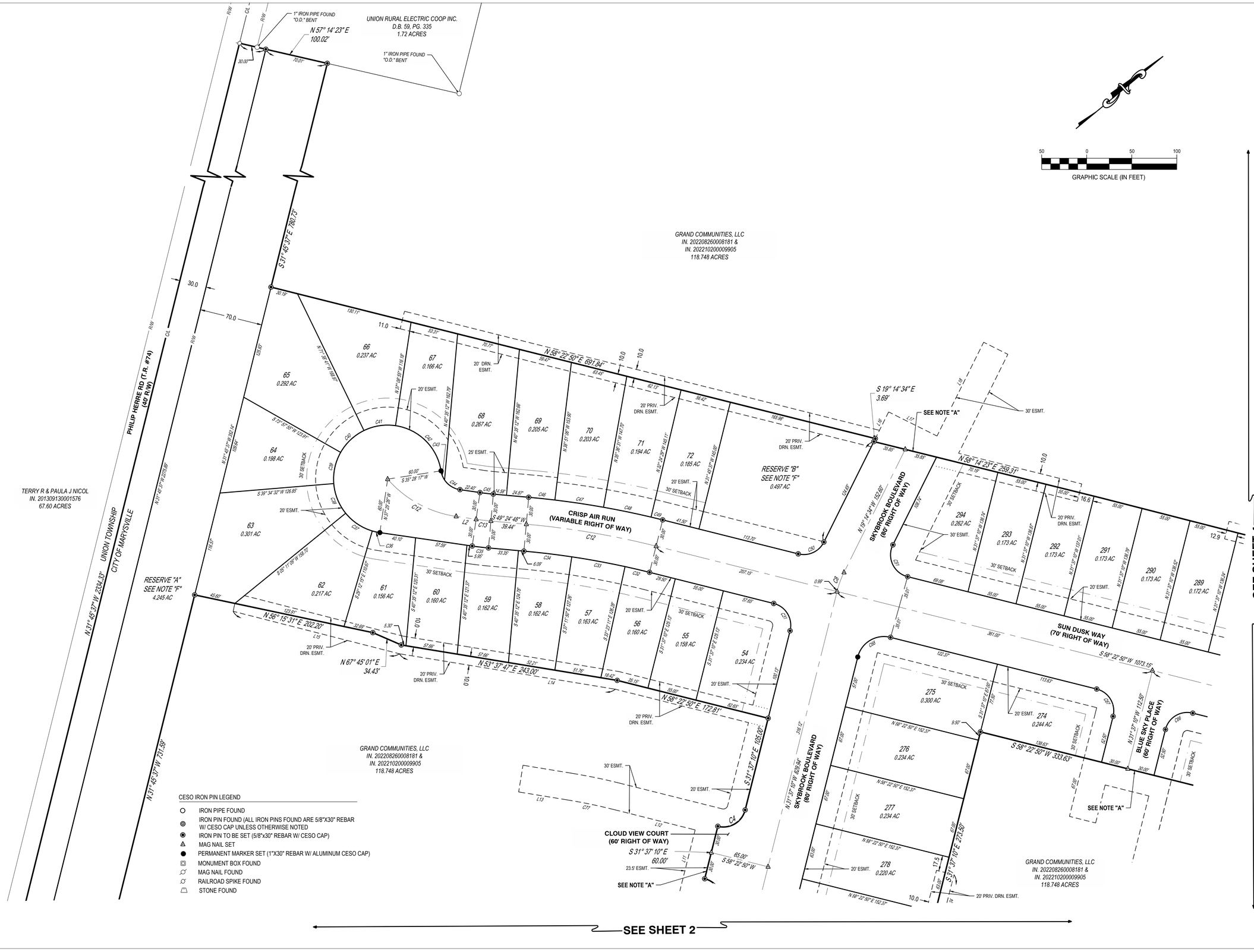
ID	Description	Date

© 2023 CESO, INC.

Project Number:	759386
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	03/28/2023
Issue:	N/A

Drawing Title:

PLAT



CESO IRON PIN LEGEND

- IRON PIPE FOUND
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- RAILROAD SPIKE FOUND
- STONE FOUND

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SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

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3

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CESO IRON PIN LEGEND

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- MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND

50 0 50 100

GRAPHIC SCALE (IN FEET)

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SEE SHEETS 2 & 3

SEE SHEETS 5

SKYBROOK BOULEVARD (80' RIGHT OF WAY)

SUN DUSK WAY (70' RIGHT OF WAY)

BLUE SKY PLACE (60' RIGHT OF WAY)

SKYVIEW DRIVE (70' RIGHT OF WAY)

STATE ROUTE 4 - U.S. ROUTE 36 (VARIABLE R/W)

RESERVE "F"
SEE NOTE "F"
DRN. ESMT.
5.296 AC

RESERVE "G"
0.270 AC

GRAND COMMUNITIES, LLC
IN. 202208260008181 &
IN. 202210200009905
118.748 ACRES

THE BOARD OF EDUCATION
O.R. 673, PG. 106
104.92 ACRES

BELVA M CALL TRUSTEE
IN. 201309190001741
18.39 ACRES

TRUDY M. & KEVIN KILFIAN
O.R. 736, PG. 925
3.74 ACRES

RANDELL L & LOUISE M FLEMING
IN. 201809210007531
15.67 ACRES

TOWNSHIP OF PARIS

1" IRON PIPE FOUND BENT

1" IRON PIPE FOUND "M. PRIDAY 7014" CAP

SEE NOTE "A"

SEE NOTE "F"

SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

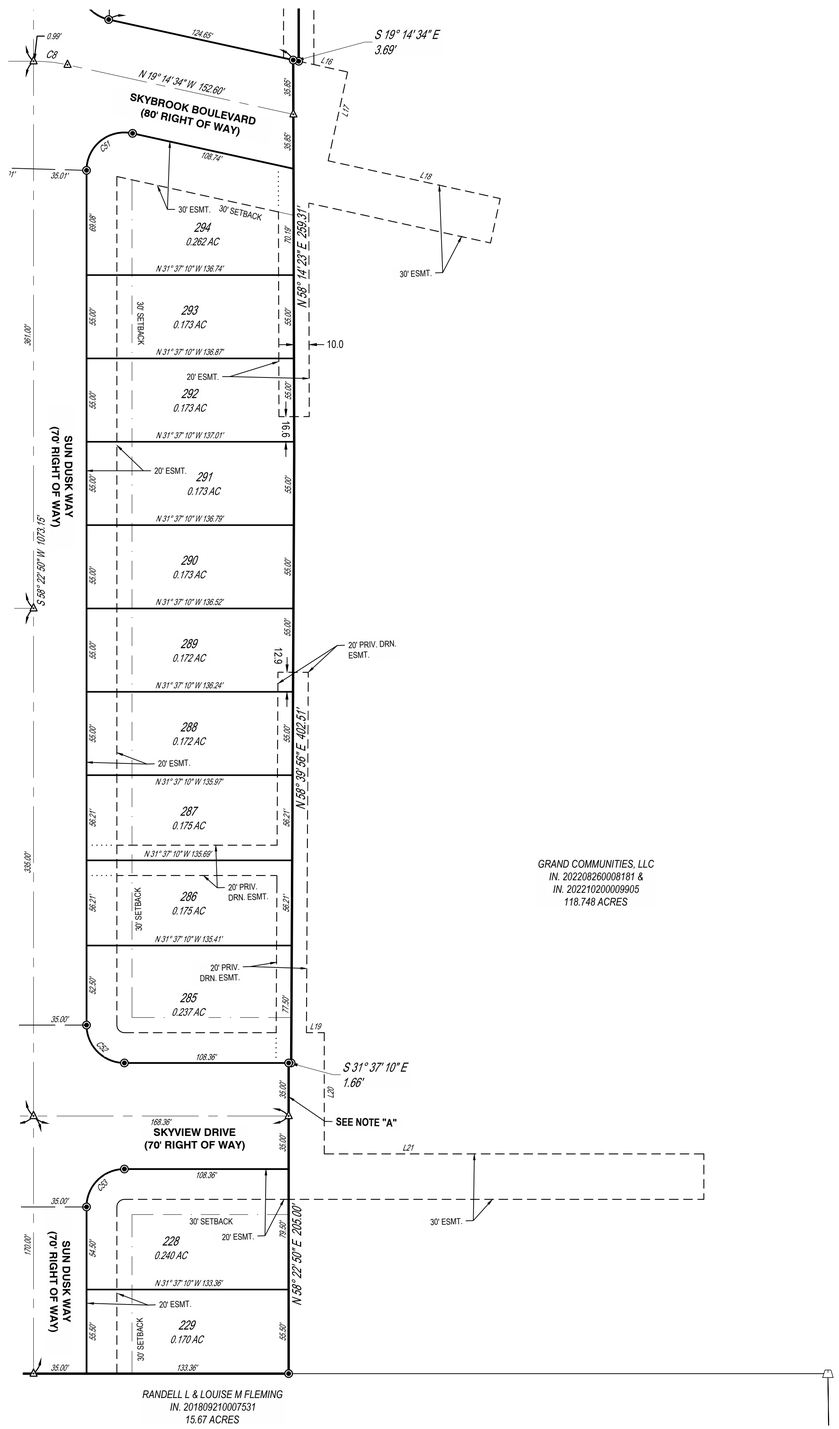
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Drawing Title:
PLAT

4

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CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	25.00'	39.27'	S76° 37' 10"E, 35.36'	89° 59' 59"
C2	25.00'	39.27'	S13° 22' 50"W, 35.36'	90° 00' 00"
C3	25.00'	39.27'	S76° 37' 10"E, 35.36'	90° 00' 00"
C4	25.00'	39.27'	S13° 22' 49"W, 35.36'	89° 59' 59"
C5	315.00'	98.09'	N36° 46' 17"W, 97.69'	17° 50' 27"
C6	315.00'	35.29'	N24° 38' 28"W, 35.28'	6° 25' 11"
C7	100.00'	17.78'	N26° 31' 31"W, 17.76'	10° 11' 19"
C8	100.00'	21.60'	N25° 25' 52"W, 21.56'	12° 22' 37"
C9	200.00'	58.63'	N53° 45' 04"E, 58.42'	16° 47' 47"
C10	100.00'	36.69'	N34° 50' 32"E, 36.48'	21° 01' 16"
C11	125.00'	88.44'	N4° 03' 49"E, 86.60'	40° 32' 09"
C12	125.00'	88.44'	S72° 50' 39"W, 86.60'	40° 32' 09"
C12	935.00'	146.33'	S53° 53' 49"W, 146.18'	8° 58' 02"
C13	300.00'	16.56'	S50° 59' 41"W, 16.56'	3° 09' 46"
C14	300.00'	129.18'	N43° 57' 20"W, 128.19'	24° 40' 19"
C15	200.00'	37.00'	N50° 59' 30"W, 36.95'	10° 35' 59"
C16	25.00'	35.64'	S77° 00' 43"E, 32.70'	81° 40' 41"
C17	170.00'	31.12'	N56° 54' 16"E, 31.08'	10° 29' 23"
C18	170.00'	18.71'	N48° 30' 22"E, 18.70'	6° 18' 24"
C19	70.00'	25.68'	N34° 50' 32"E, 25.54'	21° 01' 17"
C20	25.00'	31.81'	N12° 06' 58"W, 29.70'	72° 53' 43"
C21	60.00'	97.26'	N2° 07' 40"W, 86.95'	92° 52' 19"
C22	60.00'	74.32'	N79° 47' 30"E, 69.66'	70° 58' 02"
C23	60.00'	76.95'	S27° 58' 55"E, 71.79'	73° 29' 08"
C24	60.00'	16.31'	S16° 32' 47"W, 16.26'	15° 34' 14"
C25	130.00'	13.97'	S27° 24' 37"W, 13.96'	6° 09' 27"
C26	130.00'	33.72'	S37° 55' 15"W, 33.63'	14° 51' 50"
C27	230.00'	51.56'	S51° 46' 32"W, 51.46'	12° 50' 43"
C28	230.00'	15.86'	S60° 10' 25"W, 15.86'	3° 57' 04"
C29	25.00'	36.47'	S20° 21' 33"W, 33.32'	83° 34' 49"
C30	60.00'	10.67'	S26° 31' 31"E, 10.66'	10° 11' 19"
C31	25.00'	39.27'	N76° 37' 10"W, 35.36'	90° 00' 00"
C32	905.00'	27.91'	S57° 29' 49"W, 27.91'	1° 46' 01"
C33	905.00'	60.19'	S54° 42' 29"W, 60.18'	3° 48' 39"
C34	905.00'	53.54'	S51° 06' 29"W, 53.53'	3° 23' 22"
C35	330.00'	18.22'	S50° 59' 41"W, 18.21'	3° 09' 46"
C36	60.00'	8.61'	S56° 41' 10"W, 8.60'	8° 13' 11"
C37	60.00'	36.01'	S77° 59' 27"W, 35.47'	34° 23' 23"
C38	60.00'	36.01'	N67° 37' 10"W, 35.47'	34° 23' 23"
C39	60.00'	36.01'	N33° 13' 46"W, 35.47'	34° 23' 23"
C40	60.00'	36.01'	N1° 09' 37"E, 35.47'	34° 23' 23"
C41	60.00'	35.95'	N35° 31' 19"E, 35.42'	34° 20' 00"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C42	60.00'	76.22'	N89° 04' 48"E, 71.20'	72° 46' 59"
C43	25.00'	10.91'	S67° 01' 45"E, 10.82'	25° 00' 05"
C44	25.00'	20.90'	N76° 31' 23"E, 20.29'	47° 53' 38"
C45	270.00'	14.90'	N50° 59' 41"E, 14.90'	3° 09' 46"
C46	965.00'	29.22'	N50° 16' 51"E, 29.22'	1° 44' 06"
C47	965.00'	54.62'	N52° 46' 11"E, 54.61'	3° 14' 35"
C48	965.00'	53.90'	N55° 59' 30"E, 53.90'	3° 12' 02"
C49	965.00'	13.28'	N57° 59' 10"E, 13.28'	0° 47' 19"
C50	25.00'	33.87'	N19° 34' 08"E, 31.34'	77° 37' 23"
C51	25.00'	44.67'	N70° 25' 52"W, 38.96'	102° 22' 37"
C52	25.00'	39.27'	S13° 22' 50"W, 35.36'	90° 00' 02"
C53	25.00'	39.27'	N76° 37' 10"W, 35.36'	90° 00' 00"
C54	25.00'	39.27'	N13° 22' 50"E, 35.36'	90° 00' 00"
C55	265.00'	54.54'	N37° 30' 55"W, 54.44'	11° 47' 29"
C56	265.00'	57.96'	N49° 40' 38"W, 57.85'	12° 31' 57"
C57	265.00'	1.61'	N56° 07' 03"W, 1.61'	0° 20' 52"
C58	235.00'	43.47'	N50° 59' 30"W, 43.41'	10° 35' 59"
C59	50.00'	78.54'	S89° 18' 29"W, 70.71'	90° 00' 00"
C60	50.00'	78.54'	S0° 41' 31"E, 70.71'	90° 00' 00"
C61	165.00'	30.52'	S50° 59' 30"E, 30.48'	10° 35' 59"
C62	335.00'	60.72'	S51° 05' 57"E, 60.63'	10° 23' 05"
C63	335.00'	52.25'	S41° 26' 18"E, 52.20'	8° 56' 12"
C64	335.00'	31.28'	S34° 17' 42"E, 31.27'	5° 21' 02"
C65	25.00'	39.27'	S76° 37' 10"E, 35.36'	90° 00' 00"
C66	25.00'	39.27'	N13° 22' 50"E, 35.36'	90° 00' 00"
C67	25.00'	39.27'	S76° 37' 10"E, 35.36'	90° 00' 01"
C68	30.00'	47.12'	N13° 22' 50"E, 42.43'	90° 00' 00"
C69	140.00'	24.90'	N26° 31' 31"W, 24.86'	10° 11' 19"
C70	275.00'	116.44'	N33° 33' 41"W, 115.57'	24° 15' 38"
C71	50.00'	78.54'	S89° 18' 29"W, 70.71'	89° 59' 59"
C72	50.00'	10.07'	S39° 55' 24"E, 10.05'	11° 32' 13"
C73	50.00'	68.47'	S5° 04' 36"W, 63.25'	78° 27' 47"
C74	355.00'	58.98'	S40° 55' 56"E, 58.91'	9° 31' 08"
C75	315.00'	133.38'	N33° 33' 41"W, 132.39'	24° 15' 38"
C76	1020.00'	150.76'	N54° 08' 46"E, 150.62'	8° 28' 07"
C77	620.00'	51.63'	N55° 59' 42"E, 51.61'	4° 46' 16"
C78	5.00'	7.85'	S76° 37' 10"E, 7.07'	90° 00' 00"
C79	1050.00'	155.19'	S54° 08' 46"W, 155.05'	8° 28' 07"
C80	5.00'	7.85'	S13° 22' 50"W, 7.07'	90° 00' 00"
C81	5.00'	7.85'	S76° 37' 10"E, 7.07'	90° 00' 00"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N24° 19' 54"E	2.60
L2	S52° 34' 34"W	22.40
L3	N58° 22' 50"E	23.50
L4	S31° 37' 10"E	70.00
L5	N49° 54' 43"E	88.69
L6	S40° 05' 17"E	30.00
L7	S49° 54' 43"W	88.69
L8	S58° 22' 50"W	24.60
L9	S31° 37' 10"E	210.00
L10	N58° 22' 50"E	23.50
L11	S31° 37' 10"E	70.00
L12	N58° 22' 50"E	93.74
L13	N53° 36' 34"E	55.25
L14	N53° 37' 47"E	243.02
L15	N58° 37' 58"E	190.53
L16	S19° 14' 34"E	43.31
L17	S70° 45' 26"W	60.00
L18	S19° 14' 34"E	116.28
L19	S31° 37' 10"E	11.74
L20	S58° 22' 50"W	80.00
L21	S31° 37' 10"E	250.50
L22	S44° 18' 29"W	50.60
L23	N07° 21' 02"E	11.38
L24	N31° 37' 10"W	67.63
L25	N24° 26' 11"W	178.90

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- MONUMENT BOX FOUND
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND

50 0 50 100

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

SKYBROOK SECTION 1

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	N/A
Drawn By:	OPG
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Date:	03/28/2023
Issue:	

Drawing Title:

PLAT

5

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Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

June 6, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - Cactus Market LLC.

To hear a conditional use permit application by Cactus Market LLC. for a new Neighborhood Market to be located at 332 West 5th Street (Parcel Number: 2900070590000).

Application: To hear an application for a Conditional Use request to permit a 'Neighborhood Market' within the Uptown Transitional District for property located at 332 West 5th Street (Parcel Number: 2900070590000).

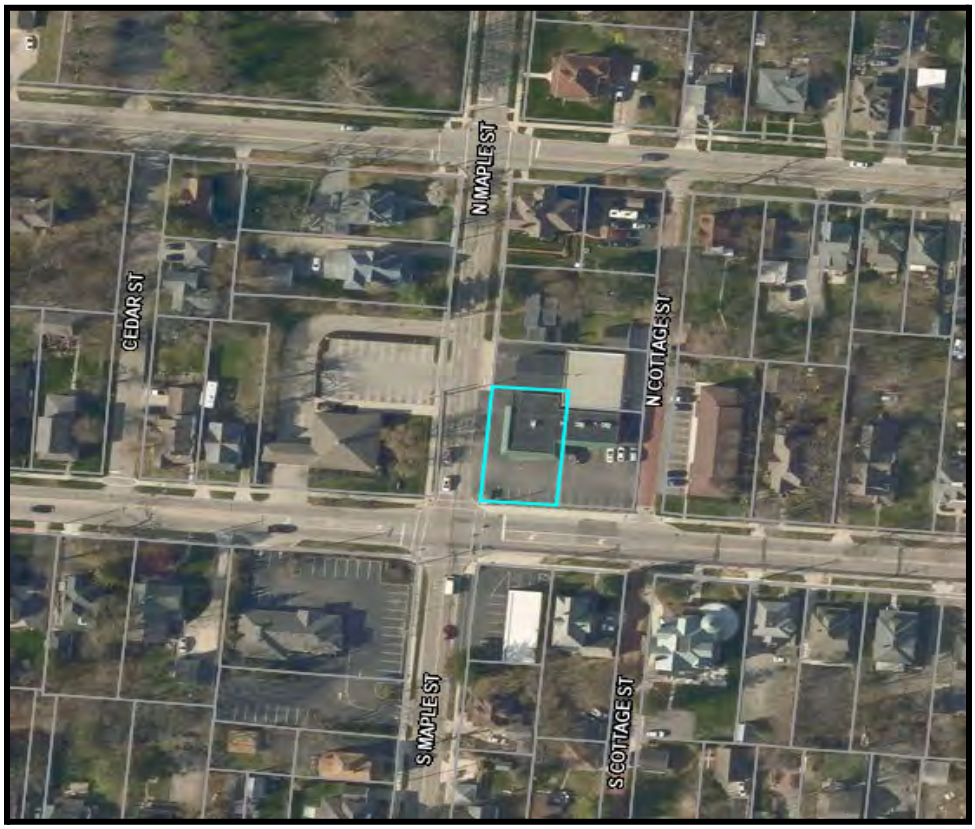
The applicant will occupy the former Family Video site and operate a Latin neighborhood market.

Applicant: Cactus Market LLC.
Honorio Garces
541 Watkins Glen Blvd.
Marysville, Ohio 43040

Owner: Kathleen Knox Heslop Limited Partnership
209 Powell Place
Brentwood, TN 37027

Location: 332 West 5th Street (Parcel: 2900070590000)

Aerial (location is outlined in blue)



Uses in the Uptown Transitional District are as follows:

Permitted Uses for Uptown Transitional District (UT)

- Artisan Studio
- Artisan Workshop
- Bed and Breakfast
- Childcare, Type A
- Childcare, Type B
- Community Center
- Professional Office
- Residential Care Facility, (1-5 Unrelated Persons)
- Residential Care Facility, (6-8 Unrelated Persons)
- Single-Family Home (Detached)

<u>Conditional Uses for Uptown Transitional District (UT):</u> (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Community Garden
- Cultural Institution
- Home Occupation
- Institutional/Government Offices
- Multi-Family, see Section 1123.27
- Neighborhood Market
- Park/Playground
- Personal Services
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

The applicant has addressed conditions (a)-(h) of *Section 1141.24* below:

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

Yes.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

Yes, our project Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Yes, Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

No, Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and f re protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Our project, Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Our project, Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

No, Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Yes, our project Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Staff Comments:

1. The applicant shall work with City Planning and Engineering Staff regarding the possible requirement for site improvements (i.e. sidewalks, tree lawn, etc.).

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** IMPORTANT INFORMATION ~ Please read before completing the application*****

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: 332 W 5th St Property Zoning District: _____

Company / Business Name: CACTUS MARKET LLC

An appeal is requested in the manner of the following (please describe in detail; attach a separate sheet if necessary):

to operate a neighborhood market

Owner of Property: Kathleen Knox Heslop Limited Partnership

Owner's Address (Street): 209 Powell Pl

City, State and Zip Code: Brentwood, TN 37027

Owner's Telephone Number: 847-904-9000

Applicant Information *(Please print clearly)*

Applicant: HONORIO GARCES ☒ Owner ☐ Agent ☐ Representative ☐ Other

Company: CACTUS MARKET LLC

Address (street): 541 WATKINS GLEN BLVD

City, State, and Zip Code: MARYSVILLE OHIO 43040

Telephone Number: 786-3971103

E-mail Address: CACTUSMARKETOH@GMAIL.COM - HONORIOGARCESMARTINEZ@GMAIL.COM

Please contact the Division of Engineering prior to making your application submittal. Division of Engineering are available to assist you in reviewing all application requirements to ensure your application iscomplete.

For staff Use

Yes	***No***	***Application Requirements***
		REQUIRED FOR ALL SUBMITTALS:
		One (1) original signed application
		One (1) copy of the Site Plan drawn at a suitable scale at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)
		One (1) copy of a written statement answering the facts and circumstances listed in Section 1141.24 of the Planning and Zoning Code. *The facts and circumstances can be found on page 4 of this application. Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application*
		One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. *Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address*
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		SITE PLAN DRAWING: ***(Shall include the following information)***
		Location of all adjoining properties
		Lot size
		Location and setbacks of existing and proposed structures
		Location and setbacks of all existing and proposed off-street parking and loading areas
		Location of all existing and proposed traffic access and circulation areas
		Location of all existing and proposed open spaces
		Location of all existing and proposed landscape areas
		Location of all existing and proposed refuse and service areas
		Location of all existing and proposed utility lines
		Location and size of all existing and proposed signage

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: Honorio Garces Date: 05/15/2023

Owner's Signature: Date: 5/15/2023

FOR OFFICE USE ONLY

Paid (stamp): **Fee**: **$250**

The application has been reviewed and is found to be complete.

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

Chairperson, Planning Commission Date

A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.

1141.23 APPLICATION FOR CONDITIONAL USE.
Applications for review by the Planning Commission for conditional uses:

(a) Shall be f led in accordance with the procedures in this Chapter 1141;

(b) Shall be f led with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.
The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and f re protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

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(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

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LATIN MARKET



CONCEPT



The concept of Latin Market comes to the city of Marysville to offer its inhabitants a variety of products and services that are not available in other market stores in the city.



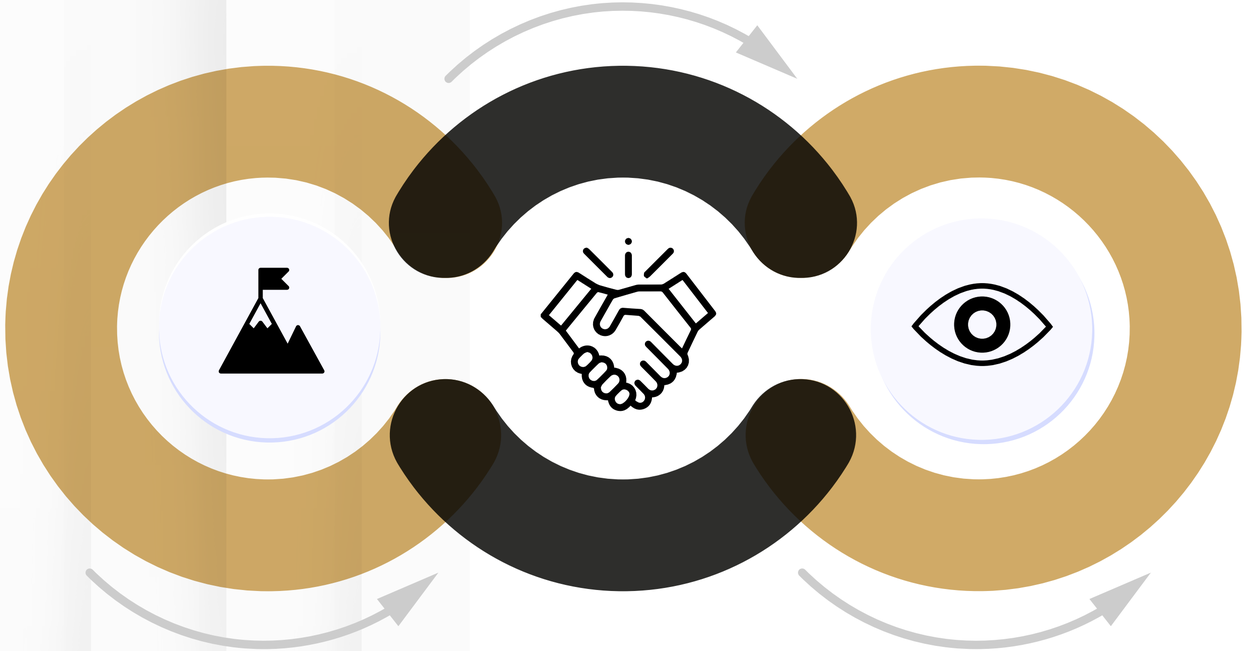
This is due to the fact that the latino population in this area was very low a few years ago. Nowadays, the Job opportunities in the area have allowed This community to grow and this has demanded us to offer the service





We currently have the active operation of **The Cactus Latin Food LLC** since 2020, a food truck that offers Latin food from Friday to Sunday from 4:30 pm to 9:30 pm, located at 1003 Delaware Ave, Marysville OH 43040, which has been very well received by locals and Hispanics living in the area.

The high influx of consumers has led us to consider that an expansion of this business to a convenience store would bring a good boom for it, since there is already a product served and many people who frequent the place have considered buying the products with which this food is prepared.



OUR MISSION

To satisfy the Latino commodity needs of the Hispanic population found in and around the city of Marysville, as well as to offer the locals a new concept that allows the introduction of various Latino products.

OUR VISION

To be the pioneer convenience store of Latino products in the area, supplying the population with articles of daily consumption, offering the opportunity to access them easily, expanding the radius of operations with services that allow to generate attention from the community, establishing alliances with distribution companies that to increase the volume of sales and thus offer an excellent attention with a variety of products and services.

OPPORTUNITIES



Excellent location

Easy access for area residents

Easy access for those living around

Freeway access

Convenience store with similar concept within 25 miles distance

No potentially competitive stores nearby

Proximity to the area residents homes



MARKETING STRATEGY

Disseminate through advertising media such as:

- **Internet**
- **Social networks**
- **Magazines**
- **Mail**

OPERATIONAL STRATEGY



Have technology equipment and machinery so that perishable products are durable and unaffected.



Competent alliances for effective and varied distribution of products.

ORGANIZATIONAL STRATEGY

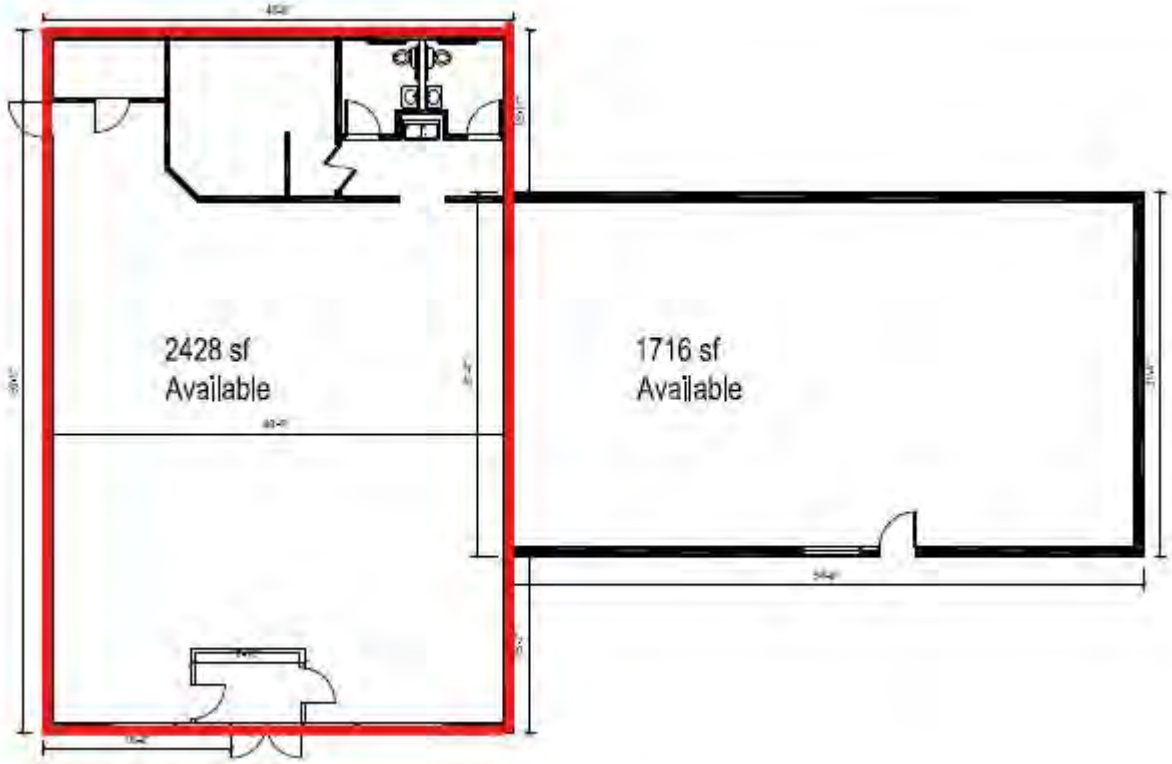


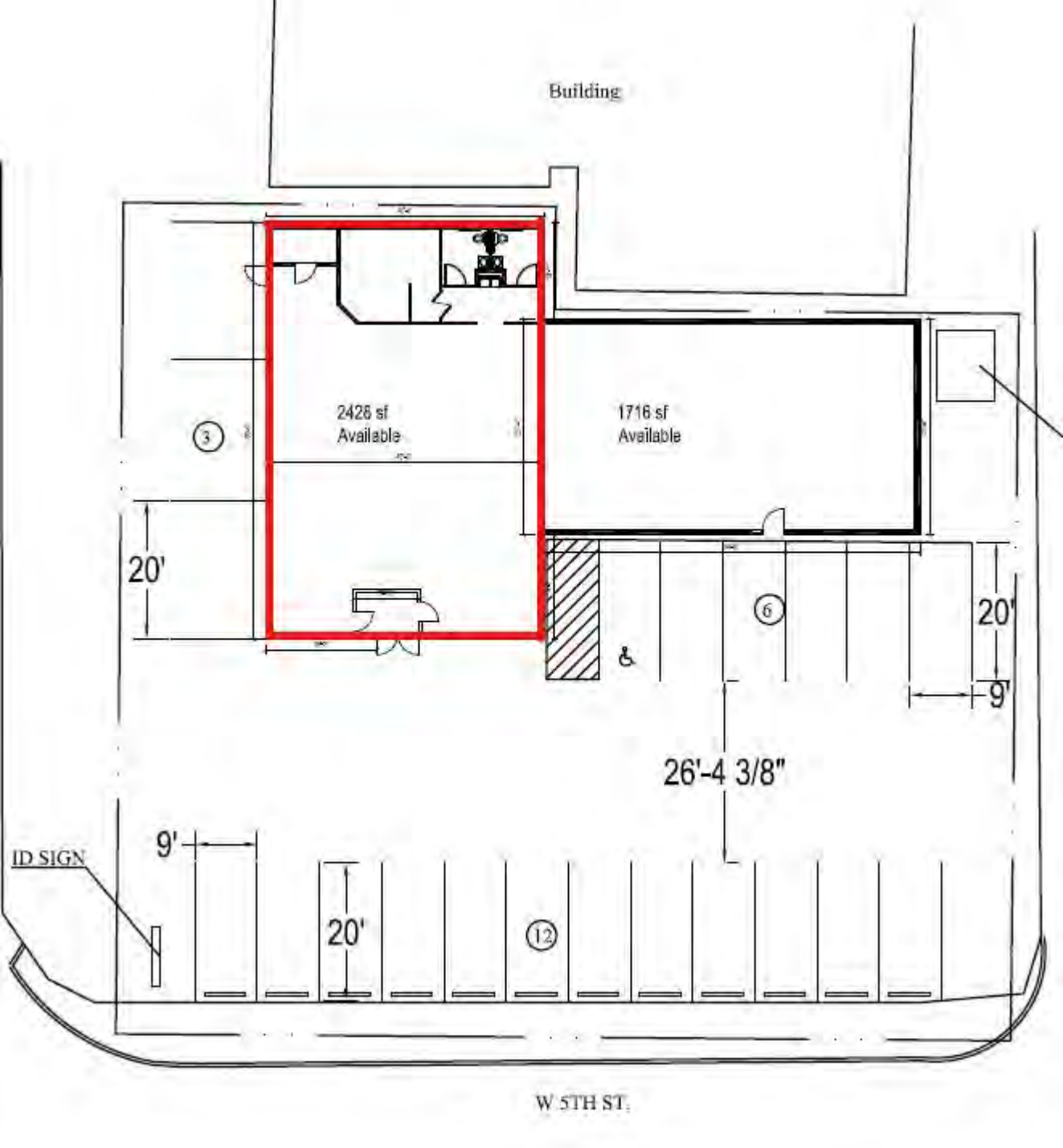
Capture qualified, trained personnel, so that they can perform their work and be in charge of giving added value to the service provided.

ECONOMIC-FINANCIAL STRATEGY

Attract new clients, who will spread the quality of the service received, as well as establish promotions that allow access to products with moderate value and in the same way acquire others, promoting the use and consumption of the products offered.




2428 sf
Available
1716 sf
Available


Building
2426 sf
Available
1716 sf
Available
3
6
12
20'
20'
9'
26'-4 3/8"
9'
20'
ID SIGN
W 5TH ST.

332 W 5TH ST

MARYSVILLE, OH 43040

PROPERTY SUMMARY



PROPERTY DESCRIPTION

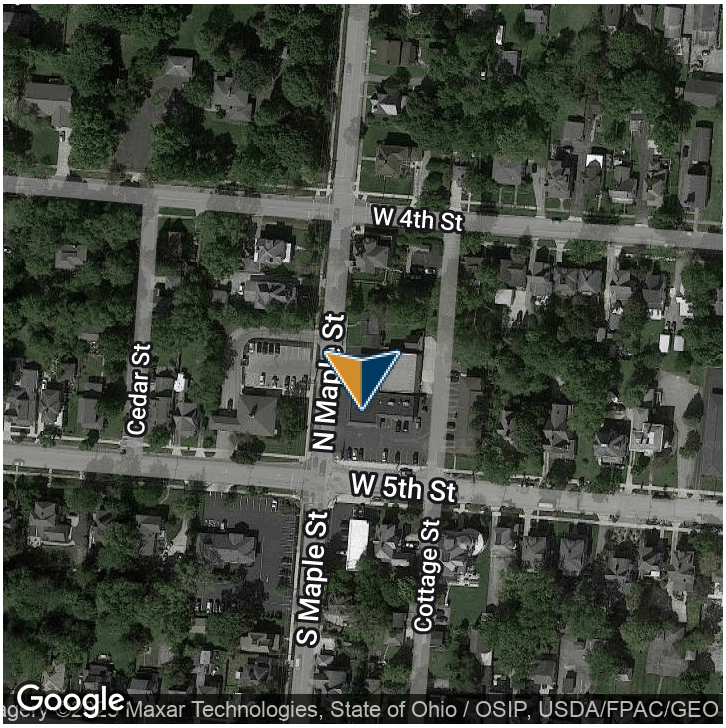
Strong visibility on the northeast corner of W 5th St and N Maple St with up to 2776 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,776 SF
Building Size:	4,144 SF

SPACES	LEASE RATE	SPACE SIZE
332 W 5th St	Negotiable	2,776 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,899	7,089	10,454
Total Population	6,139	21,440	30,906
Average HH Income	$63,201	$65,548	$69,354



Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

LEGACY
COMMERCIAL PROPERTY
2500 Lehigh Ave
Glenview, IL 60026
http:legacypro.com

332 W 5TH ST

MARYSVILLE, OH 43040

ADDITIONAL PHOTOS







Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

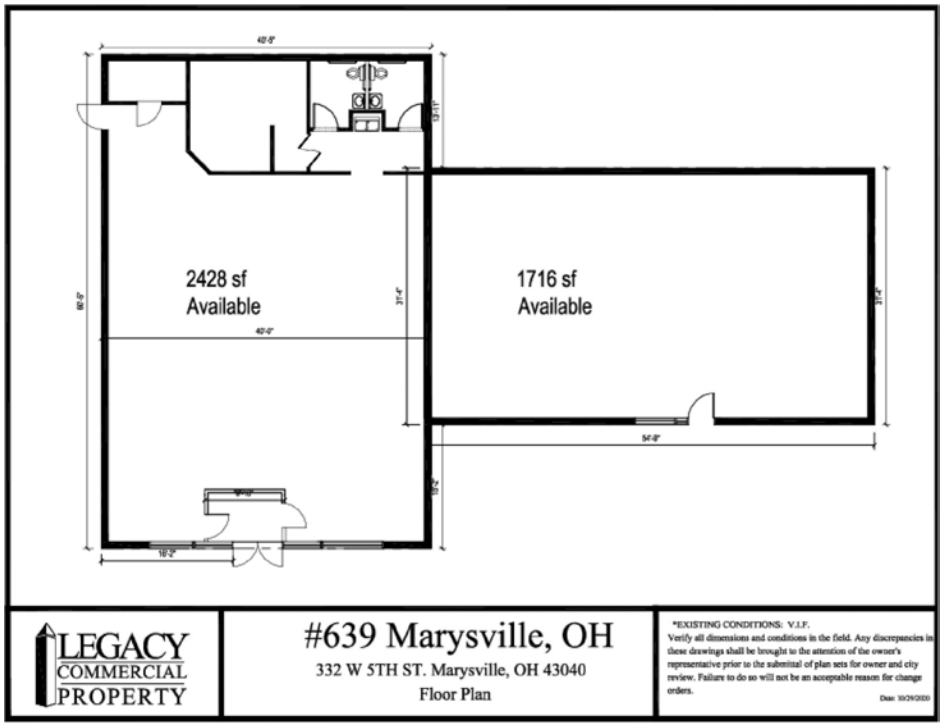
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332 W 5TH ST

MARYSVILLE, OH 43040

SITE PLANS





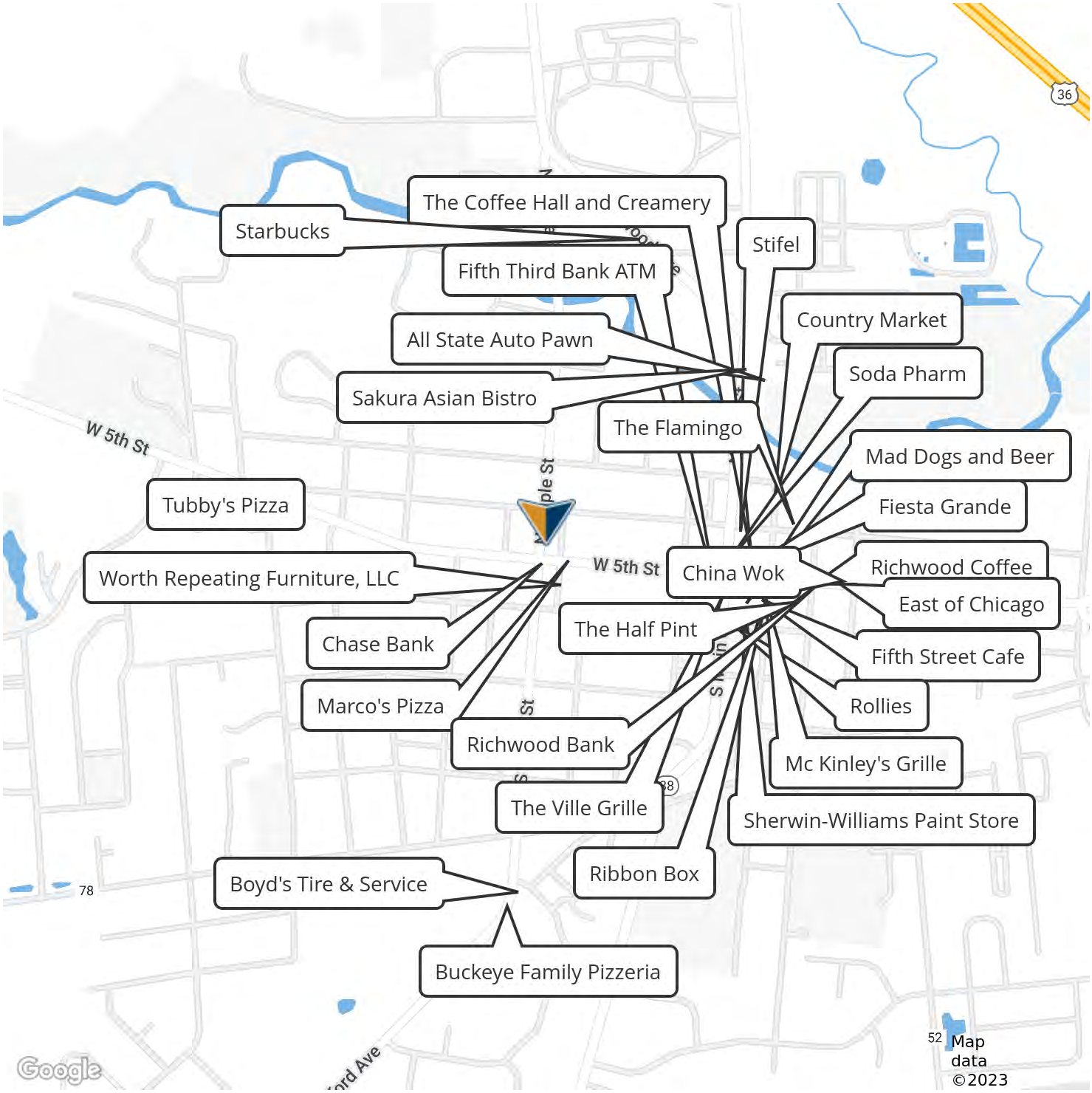
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332 W 5TH ST

MARYSVILLE, OH 43040

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

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Glenview, IL 60026

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