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 July 5, 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 Planned Unit Development (PUD) Development Plan application for a development known as Weaver Mill Farms located along Weaver Road with a Parcel number of 2900300590010.

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
Wednesday, July 5, 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:

June 6, 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 Planned Unit Development (PUD) Development Plan application for a development known as Weaver Mill Farms located along Weaver Road with a Parcel number of 2900300590010.

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
June 6, 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

OTHERS PRESENT: Anel Alvarez, Roxana Rea, Jon Buchanan, Kathy Young, Terry Nicol, Emily Moon, Stephanie Van Bourgondien, Jeff Beard

APPROVAL OF THE MINUTES: The minutes from the May 2, 2023 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION: Mr. Beard requested the Report of Administration be moved to the end of the meeting.

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.**

   Mr. Buchanan presented the application to the board. This is Section One of the development; eighty-two lots total. The applicant will work with the City Engineer on any outstanding comments. Mr. Fisher questioned the lot variability comment; the various lot widths are within the zoning code requirements and it gives the consumer different floorplan options to choose from.

Motion to approve: Mr. Fisher
VOTE: Mr. Hunter YES; Mr. Ingle YES; Mr. Fisher YES; Mr. Nickoson YES; Ms. Verbus YES
Approved 5 - 0

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

   Mr. Alvarez presented the application to the board. This will bring Latin products and services to the Latin community. Mr. Hunter questioned what services would be provided; shipment services to send various items back to their home country. If the business expands services, they will work with

City staff on any permits. Mr. Fisher commented on delivery truck accessibility; the deliveries will be no larger than a box truck. Mr. Ingel questioned in they would provide carts or have a cart corral; typically shopping baskets are used. Mr. Nickoson questioned if the dumpster for Marcos would be shared; if one is needed the application will work with City staff on requirements.

Motion to approve: Mr Hunter
VOTE: Mr. Ingle YES; Mr. Fischer YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Hunter YES
Approved 5 - 0

REPORT OF ADMINISTRATION: Mr. Beard gave brief updates on two zoning code amendments previously discussed with the board.

For the solar panel amendments, solar panels would be permitted on the front roof pitch of the homes; homes within the Historic District would need to apply to the Design Review Board for approval. Many other cities permit solar panels on the front roof pitch.

For the lot coverage amendments, after researching what the current coverage is and comparing what other communities have, City staff is going to continue to research and update the percentages as necessary.

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Hunter reiterated his concern with the ‘Skybrook’ development.

ADJOURNMENT: The meeting was adjourned at 7:21 p.m.

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July 5, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development (PUD) Development Plan Review – Weaver Mill Farms

Application: The applicant would like to develop the property located at 14373 Weaver Road with a Parcel number of 2900300590010 for a Planned Unit Development known as Weaver Mill Farms.

Applicant: Sox Real Estate LLC.
5979 Dublin Road
Delaware, Ohio 43015

Owner: Lutheran Church Missouri Synod Foundation
% Sox Real Estate LLC.
5979 Dublin Road
Delaware, Ohio 43015

Location: The applicant is requesting a zoning amendment to rezone +/- 101.7 acres located on the westside of Weaver Road south of the Adena Pointe and Weaver Ridge developments to allow for a new single-family residential development as a Planned Unit Development (PUD). Existing property surrounding the subject property are as follows:

North: Suburban Residential District (SRD) and Agricultural Residential District (ARD)
East: Agricultural Residential District (ARD) and Light Manufacturing District (LMD)
South: Farm / Residential District (U-1)
West: Suburban Residential District (SRD) and Agricultural Residential District (ARD)

Project History:
The Planning Commission approved a Sketch Plan for Weaver Mill Farms PUD at the May 2, 2023, meeting.

Relationship to the Comprehensive Plan:

In June 2018, the City of Marysville approved an Updated Comprehensive Plan with its focus being on land use and population growth. The Comprehensive Plan should be used by the Commission as a guide in determining if the proposed zoning request meets the goals of the Plan and if it is suitable for the subject and adjacent properties.

The future land use map within the comprehensive plan locates the subject property in the Suburban Residential. This District is intended to largely consist of single-family homes or duplexes. Generally, residential units occupy medium to large-sized lots.

Future development in Suburban Residential Districts should promote walkable environments and neighborhoods. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote walkability. Furthermore, each home should be at most a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary, and encouraged in residential districts. Suggested uses in the Comprehensive plan for the Suburban Residential District include Single family detached homes, Duplex homes and Schools.

The Comprehensive plan also discusses population growth and potential population growth projections over the next 10-20 years. Marysville has experienced a population increase over the last several decades. Looking forward, population projections all point to a continued growth rate requiring additional and diverse housing options to accommodate the increase in population.

Allowing for a mixture of housing types ranging from traditional single family housing subdivisions, to low density multi-family duplexes and high density multi-family complexes are important for sustainable growth in the City of Marysville. The Comprehensive Plan discusses the development trends in each housing type which also focuses on quality design layouts, open spaces opportunities and high quality building materials.

PUD Zoning Code Requirements:

The existing property parcel is zoned as Agricultural Residential District (ARD), which is currently an undeveloped parcel of land. Main access points to the proposed site will be off of Buckmeyer Drive, Weaver Ridge Drive and Weaver Road. The following is the City's Zoning Code requirements for Planning Commission review related to the proposed Planned Unit Development.

The Board shall take the following Zoning Code Sections 1135.01 and 1135.06 into consideration when reviewing the PUD-Development Plan Application:

§1135.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD).

(a) ***General Objective.*** *A planned unit development (PUD) shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.*

(b) ***Specific Objectives.***

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan and the intent of the Ordinance.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

(3) Promote economical and efficient use of land and reduce infrastructure cost through unified development.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

(6) Where appropriate, provide for community facilities, open space and recreational areas.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types and imaginative architectural design.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

(9) To develop land in an orderly, coordinated and comprehensive manner that is consistent with accepted land planning, landscape architecture practices and engineering principles.

(Ord. No. 054-2020 , Passed 11-23-2020.)

§1135.06 COMMON OPEN SPACE

The intent of the common open space is to provide space between or among buildings/structures for recreational purposes and/or aesthetic amenities.

Public utility and similar easements and rights-of-way for water courses and other similar channels and detention and retention ponds are not acceptable for common open space unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Planning Commission. The Planning Commission may require additional open space or amenities, recreational improvements or a combination thereof.

The amount of common open space required shall be determined by (a) or (b) below, whichever is greater.

(a) Type of development.

(1) Residential development of 40 acres or more - a minimum of 10% of the land developed in any residential area of a PUD shall be reserved for common open space.
(2) Residential development of less than 40 acres - less than 10% of open space may be considered, based on the parcel's potential to meet the intent.
(3) Commercial/Industrial development - a minimum of 5% of the land developed in any commercial/industrial area of a PUD shall be reserved for common space.
(4) Mixed use developments - common open space shall be calculated using the requirements in numbers (1)—(3), based on the use of each sub area.

(b) Or by using the calculations set forth in Section 1107.16, Public Sites, Open Space, and Natural Features.

PLANNING & ZONING ANALYSIS

PUD Development Text

The PUD Development Text has the following proposed development standards:

Introduction

The Applicant shall confirm if each of the proposed lots will have a fence installed with initial construction as indicated in the Introduction section *as follows:* "The home will be constructed with quality, full natural siding, fenced yards, and various architectural features."

Uses Permitted and Conditional

The Applicant shall confirm if there are any conditional uses and, if there are no conditional uses within Subareas A, B or C, then the Applicant shall remove "and Conditional" *from this section's title and state that there are no conditional uses in the relevant Subarea.*

Subarea A – Single Family Detached Housing

A. Permitted Uses in Subarea A
    2) All uses permitted under C.C. §1121.07

Staff recommends the removal of the reference to Section 1121.07 *of the City of Marysville Zoning Code and instead listing permitted uses as shown in the site plan.*

    5) Accessory Uses
        iv. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

The Applicant shall confirm if "home occupations" *are part of the primary structure, and if so,* "home occupations" *shall be listed under* Permitted Uses *and not* Accessory Uses. *The Applicant shall clarify if there is a max percentage of floor area that may be used for* "home occupations" *that are part of the primary structure.*

The Applicant shall confirm if decks, patios and/or private residential pools will be permitted as accessory uses within Subarea A.

GDS – General Development Standards for the Development

GDS 1.02 Landscaping and Storm Water Management

A. Landscaping
    7) All mounding shall be located outside the public right-of-way and shall not obstruct site [*sic*] distance at any driveways or public intersections.

The Applicant shall update all spelling errors of 'site' distance to the following: sight.

B. Stormwater management
    2) Wetland mitigation will be reduced to a minimum with the majority of the identified wetlands undistributed. There are 3 wetlands on the property…

The Applicant shall correct the inconsistencies between the proposed PUD Development Text, which states under GDS 1.02.B.2 that there are three (3) existing wetlands, and the site plans in Exhibit P, which indicate that there are four (4) existing wetlands.

The Applicant shall confirm the quantity and location of the wetlands that are to remain. The Applicant shall clarify in the Text and/or the plans if the remaining wetlands will be altered or disturbed.

GDS 1.03 Fencing

A. No fencing is permitted in front of the main elevation of the single-family homes or community center. Fencing is allowed on the side and rear of the homes.

The Applicant shall clarify if fencing will be installed around the proposed lots as indicated in the Introduction.

D. Decorative wrought iron or aluminum fencing not exceeding 48" in height are permitted shall be permitted to be installed around patios located immediately adjacent to dwellings. [*sic*]

The Applicant shall edit the Text by removing 'are permitted' *or* 'shall be permitted' *for the purpose of legibility.*

E. A fence shall be installed along the common area open space to the south and north of the site. The fencing shall be constructed of vinyl or wood and shall comply with the City of Marysville design standards.

The Applicant shall provide the location(s) of the proposed fence(s) on the site plans. The Applicant shall decide upon one material for the fencing; this material shall be approved by Design Review Board.

GDS 1.05 General Development Identification Signage

B. Primary Development Identification Signs. There shall be one (1) primary identification monument sign which shall identify the overall Development. The sign will be located at the main entrance intersections of Weaver Rd.

The Applicant shall correct the inconsistencies between the proposed sign count in the Text of one (1) monument sign located at the main entrance intersections of Weaver Rd. and the two (2) primary identification monument signs included in Exhibit J *and* Exhibit K.

The Applicant shall include the height of the proposed entry marker sign detailed in Exhibit M.

The Applicant shall confirm if there will be any signage in addition to the signs shown in the site plans, including but not limited to: directional signage and identification signage for the community center. The Applicant shall ensure that any additional and future signage will comply with the standards set forth in Section 1129.

GDS 1.06 Cluster Mailboxes

The Applicant shall provide diagrams of the proposed mailbox units that are legible, labeled, and scaled appropriately. The Applicant shall provide information on the color of the proposed mailbox units.

GDS 1.07 Trash Enclosure Standards
The Applicant shall include information on the provision of trash services to the clubhouse, if applicable.

GDS 1.09 Common Open Space, Landscape Easements, and Land Dedication
F. A public park shall be located and dedicated to the City of Marysville in satisfaction of the parkland dedication ordinance and shall be located as depicted on the site plan.
The Applicant shall remove GDS 1.09.F from the Text.

Subarea A – Single Family Detached Residential
SUB A 1.01 Uses Permitted and Conditional
Subarea A – Single Family Detached Housing
A. Permitted Uses in Subarea A
3) All uses permitted under C.C. §1121.07
Staff recommends the removal of the reference to Section 1121.07 *of the City of Marysville Zoning Code and instead listing permitted uses as shown in the site plan.*

6) Accessory Uses
iv. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
The Applicant shall confirm if "home occupations" *are part of the primary structure, and if so,* "home occupations" *shall be listed under* Permitted Uses *and not* Accessory Uses. *The Applicant shall clarify if there is a max percentage of floor area that may be used for* "home occupations" *that are part of the primary structure.*
The Applicant shall confirm if decks, patios and private residential pools will be permitted as accessory uses within Subarea A.

SUB A 1.03 Development Standards
A. Development standards applicable to Subarea A
7) Principal structure height – 35'
The Applicant shall confirm that the principal structure height as listed above is a minimum or a maximum height of 35 feet.

The Applicant shall include a Maximum Height of Accessory Buildings.

SUB A 1.04 Off-Street Parking Requirement
The Applicant shall update all spelling errors of 'expect' to the following: except.

SUB A 1.05 Architectural Standards
A. Exterior Appearance Standards Applicable to Subarea A
1) Exterior Materials
At the Planning Commission meeting, the Applicant shall provide examples of the type and amount of materials to be used, including but not limited to the following: photos, paint swatches, exterior material samples and shingles.

2) Color: …The final color palette shall be approved by Design Review Board approval. [*sic*]
The Applicant shall edit the Text by removing 'approval'.

The Applicant shall add descriptions of the proposed window types, including but not limited to: size, color, and grids.

Subarea B – Private Community Center Amenity Area

SUB B 1.03 Development Standards

A. Development standards applicable to Subarea A [*sic*]

The Applicant shall correct the Text from "Subarea A" *to* "Subarea B".

The Applicant shall include a Maximum Height of Accessory Buildings.

SUB B 1.06 Architectural Standards

A. Exterior Standards Applicable to Subarea B
    1) Exterior Materials

At the Planning Commission meeting, the Applicant shall provide examples of the type and amount of materials to be used, including but not limited to the following: photos, paint swatches, exterior material samples and shingles.

2) Color: …The final color palette shall be approved by Design Review Board approval. [*sic*]

The Applicant shall edit the Text by removing 'approval'.

General Development Text

The Applicant shall update any grammatical and formatting errors found within the PUD Development Text. Examples include but are not limited to: indentation and text alignment in categories and subcategories, text color, capitalization, and spelling errors not otherwise mentioned in previous comments.

Site Plan

The proposed sketch plan provides **298 lots with 298 Single-Family** residential homes on +/-101.7 acres giving it a **density of +/- 2.9 dwelling units per acre.** The plan includes the following lot sizes and density per sub-area:

Subarea A: Single-Family provides 298 units on +/- 94.95 acres with a density of +/- 2.9 units per acre:

- 46 units: 60' minimum lot widths, and 125' lot depth.
- 252 units: 52' minimum lot widths,and 125' lot depth.

Subarea B: Amenity Area provides a community center with a pool, fitness area and other amenities on +/- 2.06 acres.

Subarea C: Public Park provides a public park open to all Marysville residents on +/- 4.75 acres.

The Applicant shall include Weaver Ridge Drive as a primary access road.

Open Space

Exhibit I outlines the proposed locations of the open space. Below is a summary:
The development plan provides **+/- 26.48 (approx. 26%)** total acres of total open space, which fulfill the minimum (10%) requirement for developments of 30 acres or more (*§1107.16(d)*). See *Exhibit H* for an in-depth look at the *Open Space & Sidewalk Plan.*

The applicant is proposing +/- 19.67 Acres of common open space in Sub Area A, +/- 2.06 Acres in Sub Area B and +/- 4.75 Acres in Sub Area C. A breakdown of the proposed common open space can be found below.

PROPOSED COMMON OPEN SPACE (acres)	
Subarea A	
Pocket Park 1	+/- 1.02
Pocket Park 2	+/- 0.43
Pocket Park 3	+/- 0.40
Pocket Park 4	+/- 0.28
Pocket Park 5	+/- 0.21
Common Open Space (including Water Quality Ponds)	+/- 17.33
Subarea B	
Common Open Space	+/- 2.06
Subarea C	
Common Open Space (Public Park)	+/- 4.75
TOTAL	+/- 26.48 acres

In addition to open space reserves, the plan incorporates five (5) neighborhood (pocket) parks and one (1) public park on the plans.

A total of two (2) detention ponds are proposed for the site, while three (3) of the four (4) existing wetland areas will remain. See *Exhibit P* for the locations of the existing wetlands.

Landscape Plan

The Applicant shall provide an Existing Vegetation Plan that includes the locations of all existing vegetation (wooded areas, tree lines, individual trees, hedge rows, natural areas, and other features) and indicates what vegetation shall be removed or retained.

Lighting Plan

The Applicant has included an exhibit of the proposed light fixtures that will be installed on the houses, the club house, and the monument signs. The products can be found on pages 80-89 of the Application Packet.

After review of the submitted PUD Development Plan application materials, staff has the following comments:

City Arborist Comments:

1. *Acer rubrum* is a prohibited street tree in the City of Marysville. Recommend using *Acer truncatum,* Shantung maple, instead.
2. The street trees shall be installed at 2.0 Caliper instead of 1.5 Caliper.

Engineering Comments:

1. Roadway
    a. The Engineering Division (including the Union County Engineering Dept) has reviewed the Traffic Impact Study (TIS) and the Developer shall be responsible for the following roadway improvements:
        i. Pavement striping on westbound E 5th St to include a left turn lane onto southbound Chestnut Street.
        ii. Traffic calming measures along Professional Pkwy between Chestnut St / Weaver Rd and the current eastern end of Professional Pkwy. These traffic calming measures include the following:
            1. Curb bump-outs at the intersection of Professional Pkwy and Corbel Dr, Professional Pkwy and Professional Pkwy and Keystone Way
            2. Westbound and eastbound Speed Feedback Signs along Professional Pkwy.
        iii. A southbound right turn lane on Weaver Rd into the proposed development (Street A).
        iv. A northbound left turn lane on Weaver Rd into the proposed development (Street A).
        v. Developer shall continue to work with the Union County Engineer's Office for any additional requirements they may have.
    b. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. Weaver Road and the main access road into the development.
    c. Right-of-way dedication along Weaver Road (80' total right-of-way width, 40' off road centerline) and a utility easement (20' total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication can occur during the final engineering review process.
2. Utility Design / Alignment (stormwater, water, and wastewater):
    a. The final waterline (and fire protection line, if required) alignment and meter location will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
    b. The final sanitary lateral alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
    c. A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City during the Zoning Permit / Engineering review process. Fountains shall be installed within the retention ponds.
    d. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
3. Any required utility extensions or upgrades will be the sole responsibility of the Applicant.
4. The proposed site plan shows a public park located along Weaver Road. This park may be open to the public but the City has no interest in owning or maintaining the park.

5. The Applicant will be responsible for obtaining all Ohio EPA Permits associated with this development.
    a. An Ohio EPA Permit to Install (PTI) Permit will be required for both water and wastewater prior to construction commencing.
    b. An Ohio EPA Notice of Intent (NOI) Permit will be required prior to construction commencing.

Planning and Zoning Comments:

1. The Applicant shall confirm if each of the proposed lots will have a fence installed with initial construction as indicated in the Introduction as follows: "The home will be constructed with quality, full natural siding, *fenced yards*, and various architectural features."
2. The Applicant shall confirm if there are any conditional uses and, if there are no conditional uses within Subareas A, B or C, then the Applicant shall remove "and Conditional" from the title of the Uses Permitted and Conditional section and state that there are no conditional uses in the relevant Subarea.
3. Staff recommends the removal of the reference to *Section 1121.07* of the City of Marysville Zoning Code in Subarea A Permitted Uses, and instead listing permitted uses as shown in the site plan.
4. The Applicant shall confirm if "home occupations" are part of the primary structure, and if so, "home occupations" shall be listed under Subarea A Permitted Uses and not Subarea A Accessory Uses.
5. The Applicant shall clarify if there is a max percentage of floor area that may be used for "home occupations" that are part of the primary structure.
6. The Applicant shall confirm if decks, patios and/or private residential pools will be permitted as accessory uses within Subarea A.
7. The Applicant shall update all spelling errors of 'site' distance in GDS 1.02.A.7 to the following: sight.
8. The Applicant shall correct the inconsistencies between the proposed PUD Development Text, which states under GDS 1.02.B.2 that there are three (3) existing wetlands, and the site plans in *Exhibit P*, which indicate that there are four (4) existing wetlands.
9. The Applicant shall confirm the quantity and location of the wetlands that are to remain.
10. The Applicant shall clarify in the Text and/or the plans if the remaining wetlands will be altered or disturbed.
11. The Applicant shall clarify in GDS 1.03.A if fencing will be installed around the proposed lots as indicated in the Introduction.
12. The Applicant shall edit GDS 1.03.D by removing 'are permitted' or 'shall be permitted' for the purpose of legibility.
13. The Applicant shall provide the location(s) of the proposed fence(s) on the site plans.
14. The Applicant shall decide upon one material for the fencing; this material shall be approved by Design Review Board.
15. The Applicant shall correct the inconsistencies between the proposed sign count in GDS 1.05.B of one (1) monument sign located at the main entrance intersections of Weaver Rd. and the two (2) primary identification monument signs included in *Exhibit J* and *Exhibit K*.
16. The Applicant shall include the height of the proposed entry marker sign detailed in *Exhibit M*.
17. The Applicant shall confirm if there will be any signage in addition to the signs shown in the site plans, including but not limited to: directional signage and identification signage for the community center.

18. The Applicant shall ensure that any additional and future signage will comply with the standards set forth in *Section 1129*.
19. The Applicant shall provide sign details such as square footage display area, size, height, materials, colors and illumination.
20. The Applicant shall provide diagrams of the proposed mailbox units that are legible, labeled, and scaled appropriately and shall provide information on the color of the proposed mailbox units.
21. The Applicant shall include information in GDS 1.07 on the provision of trash services to the clubhouse, if applicable.
22. The Applicant shall include in GDS 1.08 descriptions of a proposed lighting plan for public spaces outlining the style, color and height of fixtures, as well as foot candles.
23. The Applicant shall remove GDS 1.09.F from the Text.
24. Staff recommends the removal of the reference to *Section 1121.07* of the City of Marysville Zoning Code in SUB A 1.01.A.3, and instead listing permitted uses as shown in the site plan.
25. The Applicant shall confirm that the principal structure height as listed in SUB A 1.03.A.7 is a minimum or a maximum height of 35 feet.
26. The Applicant shall include a Maximum Height of Accessory Buildings in SUB A 1.03.A.
27. The Applicant shall update all spelling errors of 'expect' in SUB A 1.04 to the following: except.
28. At the Planning Commission meeting, the Applicant shall provide examples of the type and amount of materials to be used as exterior materials for structures Subarea A and Subarea B, including but not limited to the following: photos, paint swatches, exterior material samples and shingles.
29. The Applicant shall edit SUB A 1.05.A.2 by removing 'approval'.
30. The Applicant shall add descriptions of the proposed window types to SUB A 1.05, including but not limited to: size, color, and grids.
31. The Applicant shall correct SUB B 1.03.A from "Subarea A" to "Subarea B".
32. The Applicant shall edit SUB B 1.06.A.2 by removing 'approval'.
33. The Applicant shall update any grammatical and formatting errors found within the PUD Development Text. Examples include but are not limited to: indentation and text alignment in categories and subcategories, text color, capitalization, and spelling errors not otherwise mentioned in previous comments.
34. The Applicant shall include Weaver Ridge Drive as a primary access road in the PUD Development Text and the site plan.
35. If information is available, it is recommended that the Applicant present the design intent for the pocket parks and common open space areas throughout the development, including how they will have direct public access with sidewalks, pathways or walkways.
36. The Applicant shall provide pond enhancements such as fountains, seating areas, pathways and a mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrub/ornamental grass planting beds around proposed ponds within the development.
37. The Applicant shall provide an Existing Vegetation Plan that includes the locations of all existing vegetation (wooded areas, tree lines, individual trees, hedge rows, natural areas, and other features) and indicates what vegetation shall be removed or retained.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Weaver Mill Farms

Development Plan Submission

June 14, 2023

Weaver Mill Farms

PUD Signed Application

Weaver Mill Farms

Received (stamp):

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) – DEVELOPMENT PLAN

***** 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 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 sketch plan 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 to be rezoned: 14373 Weaver Road, Marysville, Ohio 43040

Present Zoning District: ARD Present Use of the Land: Agriculture

Proposed Zoning District: PUD Proposed Use of the Land: Residential

Owner of Property: The Lutheran Church - Missouri Synod Foundation

Owner's Address (Street): 1333 S. Kirkwood Road

City, State and Zip Code: Saint Louis, MO 63122

Owner's Telephone Number: 1-800-325-7912

Applicant Information *(Please print clearly)*

Applicant: Bart A. Barok ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Sox Real Estate LLC

Address (street): 5979 Dublin Road

City, State, and Zip Code: Delaware, Ohio 43015

Telephone Number: 614-286-2055

E-mail Address: bartbarok@gmail.com

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

For staff Use		
Yes	***No***	***Application Requirements***
		REQUIRED FOR ALL SUBMITTALS:
		One (1) original signed application
		Two (2) copies of the Development Plan Drawing *(see below)* for the entire area of the proposed development, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size)
		Two (2) copies of the Supplemental Map *(see below)*
		Two (2) copies of the Application Information, Lighting Plans, Landscaping & Screening/Buffering Plan, Architectural Design Standards and Sign Plans; bounded together or in a ringed binder *(see below)*
		Two (2) sets 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 parcel(s) to be rezoned. You may also include the names and addresses of others that may have a substantial interest in the proposed rezoning. *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.*
		11 x 17 Sketch Plan Map for each mailing label
		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.
		DEVELOPMENT PLAN DRAWING: *(Shall include the following information)*
		The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City of County
		Property owner's name and address
		Location by Virginia Military Survey (VMS)
		North arrow
		Vicinity map
		Boundaries of the PUD/subdivision and its acreage
		Existing and proposed streets and right-of-ways
		Existing natural and manmade features such as soil types, vegetation, topography, including the location of the 100-year flood plain, wetlands, rivers, streams, ponds, lakes and other water courses
		Location of all wooded areas, tree lines, hedge rows, natural areas and other features and indicate if they are remain or will be removed
		Existing easements, railroad right-of-ways and service facilities
		Current zoning classification of the tract(s) of land and properties within 500 feet of the development
		The proposed location and size of each subarea and their uses
		General location of proposed bike paths and other trail systems
		Identify any existing buildings or structures to be removed or demolished

		SUPPLEMENTAL MAP:
		Map showing the design of the proposed development along with all properties that are located within 500 ft. and how all of the developments relate
		THE FOLLOWING ITEMS ON THIS CHECKLIST SHALL BE SUBMITTED BOUND OR IN RING BINDERS (please do not bound or make individual binders for each item)
		APPLICATION INFORMATION
		A reduced copy of the map to be 11 by 17 in size
		A complete description of the zoning requirements for the PUD and each subarea within the PUD, which at a minimum shall include:
		List of permitted and conditional uses
		Minimum lot size
		Minimum lot width
		Maximum percentage of lot to be occupied
		Maximum floor area
		Maximum height of principal buildings
		Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)
		Maximum height of accessory buildings
		Minimum off-street parking space requirements
		Minimum off-street loading space requirements
		Written presentation by the developer setting forth the following:
		How the development meets the proposed and specific objectives set forth in Section 1145.01 of the Planning & Zoning Code
		How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic
		How the proposed development conforms to the City's Comprehensive Plan
		LIGHTING PLAN:
		Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles
		LANDSCAPING AND SCREENING/BUFFERING PLANS:
		Including but not limited to the type, number and location of all proposed and existing landscaping
		ARCHITECTURAL DESIGN STANDARDS:
		Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used
		SIGN PLANS:
		All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:
		A sign plan for the entire PUD shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout and dimensions of all ground, window and wall signs as well as

		distances from right-of-ways and the type and intensity of the illumination.
		Signs should contribute to the overall cohesive design, reflect simplicity and avoid visual clutter.
		The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.
		Ground mounted signs should be designed to relate to and share common design with the building.
		All materials and colors of the sign, sign background and sign frame should be compatible with the buildings materials and colors.

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

Signature of Applicant: _____ Date: 6-14-23

X Signature of Owner: _____ Date: 06/14/2023

TINA CLASQUIN, SENIOR VICE PRESIDENT
TRUST SERVICES / CUSTOMER SUPPORT
LCMS FOUNDATION

FOR OFFICE USE ONLY

Paid (stamp):

Fees: _____

PUD Development Plan Review Fee: $1,000 for 10 acres or less, plus $50.00 for each additional 5 acres or portion thereof over 10 acres.

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

_____ _____

City Staff Date

PUD Narrative and Text

Weaver Mill Farms

Weaver Mill Farms
Planned Unit Development District ("PUD") Submitted Under Chapter 1135 of the City of Marysville Codified Ordinances

Introduction

The Proposed Development – Weaver Mill Farms ("Development") is intended to be a single-family residential community, providing residential living opportunities for a variety of lifestyle needs, including a private amenity area, connected green spaces and trails, and a public park. The proposed community will encompass +/- 101.7 acres located west of Weaver Road. The Development is located in a suburban residential district per the Future Land Map in the City of Marysville Comprehensive Plan. This combination of traditionally designed, quality-built, attainable housing will provide opportunities for new and existing residents. Additionally, the amenity area will add valuable resources for residents, and the public park will provide a community facility for open space and recreation as set forth in the City of Marysville City Code ("C.C.") § 1135.01(b)(5).

The Development proposes a total of 298 single-family residential homes and 1 clubhouse, with a total density of 2.9 units per acre. The homes will be constructed with quality, full natural siding, fenced yards, and various architectural features.

Uses Permitted and Conditional

Permitted uses shall be outlined within the development text within each subarea, and in general are described as follows: Single-family residential (subarea A), private community center (subarea B), and a public park (subarea C). Customary accessory structures associated with each use are included in the text as well.

Subarea A – Single Family Detached Housing

Subarea A is located generally in the western portion of the Development and is the largest subarea. Primary access to the subarea will come from the northernmost access by Buckmeyer Drive and Weaver Road. The total size of this sub-area is approximately ± 94.95 acres and includes common open space areas that will be used for setbacks, pocket parks, and areas used for stormwater management. Uses allowed for this subarea are single-family detached housing, with a maximum density of 2.9 units per acre, and accessory uses as outlined herein.

A. ***Permitted Uses in Subarea A.***

1) Single-family detached homes, one principal structure per lot, and accessory uses listed herein.
2) All uses permitted under C.C. § 1121.07
3) Private open space
4) Common areas and accessory structures associated with such uses.
5) Accessory Uses
   i. Private garages attached to the dwelling.
   ii. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
   iii. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
   iv. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

Subarea B – Private Community Center Amenity Area

Subarea B is located generally in the eastern part of the Development and is +/- 2.06 acres. Primary access to the subarea will come from Weaver Rd.

A. ***Permitted Uses in Subarea B.***

1) Private swimming pool for primary use by occupants of Subarea A. The pool shall be subject to the regulations of the state of Ohio and the City of Marysville Codified Ordinances.
2) Community Center with fitness activities
3) Accessory Amenities
   i. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.
   ii. Home occupants and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
4) Off-street parking – developer will provide a minimum number of spots as identified on the final development plan.

Subarea C – Public Park Area

Subarea C is located generally in the northeast corner of the Development site and is +/- 4.75 acres.

A. Permitted Uses in Subarea C.

1) Park, recreational sports fields, courts, and playground area
2) Recreational amenities to be determined by the City.
3) Accessory Amenities
   i. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.

<u>Common Open Space and Disposition of Open Space</u>

Common Open Space shall be as set forth below. The total common open space is approximately 26.48 acres. This total exceeds the requirement that greater than 10% of the PUD shall be reserved for common open space. See C.C. § 1135.06(a)(1).

Subarea A Open Space

Proposed COS:	Total
Pocket Park 1:	+/- 1.02 AC
Pocket Park 2:	+/- 0.43 AC
Pocket Park 3:	+/- 0.40 AC
Pocket Park 4:	+/- 0.28 AC
Pocket Park 5:	+/- 0.21 AC
Common Open Space including water quality	+/-17.33 AC
Total Common Open Space Subarea A	**19.67 AC**

All common open space shall be maintained by the applicable homeowners' association.

Subarea B Open Space

Shall have **2.06 acres of common area**.

Subarea C Open Space

This area is publicly dedicated parkland, intended to satisfy the requirements of the parkland dedication ordinance, subject to Planning Commission approval. It will be comprised of +/- **4.75 acres of open space**.

GDS - General Development Standards for the Development.

The codified ordinances of the City of Marysville shall apply except as otherwise provided herein. All references to the City of Marysville ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Development Plans text and exhibits shall prevail. Where this Development Plan text and exhibits are silent, the provisions of the City of Marysville Zoning Code shall prevail.

GDS 1.01- **General Intent**

It is anticipated that the development will be developed in one or two phases over time. To achieve a visual unity for the overall development, landscape elements within view of the public right-of-way shall be controlled and coordinated by this development text. The following site landscape elements are controlled by this development text and shall be identified more fully upon the submittal of a development plan.

A. Entry features and project identity signage
B. Street lighting
C. Street trees, and landscaping
D. Trails and pedestrian connectivity

Street plan alignments shown on the Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be final. While the functional system shall be produced, the precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based on final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations as noted above.

The project will encourage walkability and connectivity with the surrounding developments through the continuation of sidewalks and multi-purpose trails with connectivity to the open spaces, public park, and community center.

GDS 1.02 **Landscaping and Storm Water Management**

A. Landscaping
   1) Final Landscape plans shall be provided as part of the Design Review Board submittal at preliminary platting
   2) Any portion of a developed lot upon which a principal use, accessory use, parking area, or path is not planned shall be landscaped with turfgrass as a minimum.
   3) Street trees on each side of any intersection shall be set back from the right of way of the street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.
   4) Street trees shall be located at a maximum of 50 feet on center within the tree lawns of all public streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights.
   5) All landscape buffers, tree lawns, entry features, and other landscape features located in common areas shall be maintained by a master association for the Development for Subarea A and B.
   6) Subarea C may be deeded to the City of Marysville (if desired) and maintained and operated as a public park. If not desired as a public park, Subarea C will be maintained by the master association.
   7) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
   8) All other landscaping as identified herein shall be articulated at preliminary platting.

B. Stormwater management
   1) Stormwater management shall be accomplished via wet and dry detention ponds in accordance with all requirements of the City of Marysville and shall be approved by the City Engineer.
   2) Wetland mitigation will be reduced to a minimum with the majority of the identified wetlands undistributed. There are 3 wetlands on the property which include:
      a. 0.08 acres at the southeast corner of Subarea A – will remain in its existing state
      b. 0.001 acres located south of Asher Court in the rear of a single-family lot in Subarea A – will be properly mitigated per US Army Corp and/or Ohio EPA permitting regulations
      c. 0.025 acres in northeast corner of Subarea C – will remain in its existing state

GDS 1.03 **Fencing**

A. No fencing is permitted in front of the main elevation of the single-family homes or community center. Fencing is allowed on the side and rear of the homes.

B. Fencing material will include decorative wrought iron, aluminum, vinyl, or wood. Chain Link fencing is not a permitted fence type.

C. Decorative wrought iron or aluminum fencing not exceeding 48" in height shall be permitted around the central amenity pool and in the side and rear yards of single-family homes.

D. Decorative wrought iron or aluminum fencing not exceeding 48" in height are permitted shall be permitted to be installed around patios located immediately adjacent to dwellings.

E. A fence shall be installed along the common area open space to the south and north of the site. The fencing shall be constructed of vinyl or wood and shall comply with the City of Marysville design standards.

GDS 1.04 **Access, Traffic, Pedestrian Circulation**

A. Subject to final engineering review and approval, primary access to the Development shall be located off Weaver Road with additional accesses located off Buckmeyer Drive and Weaver Ridge Drive to the north.

B. All access points with public streets shall comply with the City of Marysville design standards.

C. All sidewalks and multiuse trail shall be provided through the development and will be designed to meet City Standards.

GDS 1.05 **General Development Identification Signage**

A. The primary development identification sign shall be as designed and designated in the landscape plan and subject to minor changes in the final design phase as approved by the City of Marysville Design Review Board.

B. Primary Development Identification Signs. There shall be one (1) primary identification monument sign which shall identify the overall Development. The sign will be located at the main entrance intersections off Weaver Rd.

C. A secondary identification monument sign shall be located at Weaver Ridge Drive, to the north of the Development.

D. For the development identification sign the following standards shall apply:

i. Signs shall be located at least fifteen (15) feet behind the right-of-way of Weaver Road. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.
ii. The development identification signs shall be landscaped with trees, shrubs, and seasonal colors in mulched plant beds.

GDS 1.06 **Cluster Mailboxes**

A. Cluster mailbox units shall be provided for all residential unit types throughout the Development in accordance with the current requirements of the US Postal Service. Cluster mailbox units shall be located in easily accessible areas. Final locations for cluster mailbox units shall be determined at the final development plan with the approval of the US Postal Service.

B. Cluster mailbox units shall be decorative, painted black, with a sloped cap, and will be located and detailed on the Final Plans and subject to the approval of the US Postmaster in charge of this region.

GDS 1.07 **Trash Enclosure Standards**

A. Trash service will be provided to each single-family residential home and collected on a weekly basis. There will be no dumpsters, compactors or trash enclosures in any subarea.

GDS 1.08 **Lighting**

A. Lighting shall consist of an attached fixture at the front door of each residential unit and at each side of the garage. The lighting shall be designed to complement the architectural character of the buildings. All outdoor lighting shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians, or drivers, create a nuisance, or unreasonably interfere with a

neighboring property owner's right to enjoy his property. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential use.

B. All lighting within the project shall meet the requirement of Section 1123.24 of the City of Marysville Zoning Code and all other applicable requirements of the City of Marysville Zoning and Subdivision regulations.

GDS 1.09 **Common Open Space, Landscape Easements, and Land Dedication**

A. Not less than a total of 10% of the gross area of the proposed development shall be dedicated to permanent open space, parks, and/or public spaces including the preserve areas, and landscape buffers/pathways. Not less than 10% of the gross area shall be reserved for Common Open Space as defined below. Such open space shall be dedicated to a homeowner's association.

B. Open space areas and landscape easements contributing to the total open space can be categorized as follows:

    i. Entry features located within common setback areas
    ii. Landscape buffers located within common setback areas
    iii. Stormwater management areas including ponds, stream buffers, and drainage areas within open space areas provided pathways and benches are included that make such areas accessible for public use and enjoyment.
    iv. Community park, paths, walking trails, and easements within the open space areas.

C. Common Open Space areas can be further defined as any open space areas having direct public access through sidewalks, pathways, or walkways and may be located within each subarea for the recreation and enjoyment of the neighborhood residents or spread throughout the entire development connecting the various subareas. Common Open Space areas may be used for either passive or active recreational activities.

D. Installation and maintenance of stormwater ponds shall comply with all state, county, and City of Marysville standards.

E. With the exception of the parkland dedication, open space, and common areas throughout the development shall be privately owned and maintained by the applicable HOA and may be established by easement or fee ownership.

F. A public park shall be located and dedicated to the City of Marysville in satisfaction of the parkland dedication ordinance and shall be located as depicted on the site plan.

GDS 1.10 **Statement of Divergences**

A. The applicant requests a divergence from the multi-use path along Weaver Road per the Active Transportation Plan as connectivity would be better served through the community than along Weaver Road which will not likely provide future connection to the north or south for many years, if ever.

Subarea A – Single Family Detached Residential

Subarea A is located generally in the western portion of the Development and is the largest subarea. Primary access to the subarea will come from the northernmost access by Buckmeyer Drive and Weaver Road. The total size of this sub-area is approximately ± 94.95 acres and includes common open space areas that will be used for setbacks, pocket parks, and areas used for stormwater management. Uses allowed for this subarea are single-family detached housing, with a maximum density of 2.9 units per acre, and accessory uses as outlined herein.

SUB A 1.01 **Uses Permitted and Conditional**

Subarea A – Single Family Detached Housing

A. Permitted Uses in Subarea A.
   1) Single-family detached homes, one principal structure per lot, and accessory uses listed herein.
   2) All uses permitted under C.C. § 1121.07
   3) Private open space
   4) Common areas and accessory structures associated with such uses.
   5) Accessory Uses
      i. Private garages attached to the dwelling.
      ii. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
      iii. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
      iv. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB A 1.02 **Density**

A. Sub Area A shall have a maximum of 298 units which is a density of 2.9 units per acre.

SUB A 1.03 **Development Standards**

A. Development standards applicable to Subarea A.
   1) Minimum Lot Size – 6,500

2) Minimum Lot Width and Depth – 52′ X 125′
3) Front Setback – 25′
4) Rear Setback – 20′
5) Side Setback – 5′
6) Maximum Lot Coverage – 45%
7) Principal structure height – 35′
8) Building Orientation – buildings shall be oriented to face the primary street right-of-way
9) Minimum floor area – 1,800 square feet
10) Permitted frontages – residential collector and local street, cul-de-sac, dead-end street, loop street.
11) Minimum setbacks for parking: The minimum setbacks for parking shall conform to section 1125.06(d)(1)(A) of the City of Marysville Zoning Code. For shared parking and driveways between out parcels, the internal side yard for parking and pavement may be reduced to 0 feet provided that shared parking and access agreements are established between the individual parcels/parties.

SUB A 1.04 **Off-Street Parking Requirement**

Expect as otherwise provided below, the City of Marysville's parking regulations outlines in Chapter 1127, and Section 1125.06, shall apply in Sub Area A.

A. Builder will provide a minimum of two (2) enclosed garage parking spaces per unit and two (2) external parking spaces in driveway.
B. All parking spaces (enclosed and external) may be counted towards required off-street parking requirements.
C. On Street Parking: on street parking shall only be permitted on one side of the public streets, opposite the side of the street having fire hydrants.

SUB A 1.05 **Architectural Standards**

A. Exterior Appearance Standards Applicable to Subarea A.

1) Exterior Materials:
   i. Primary Materials: Wood, stone, stone veneer, brick, brick veneer, cementitious siding
   ii. Some portion of the front facade of each structure shall include primary materials as listed above. The placement and amount of such materials shall be dependent upon the architectural style of the

exterior elevation, and the building form and structure. The remaining elevations may consist of primary materials, secondary materials, or any combination of the two dependent upon architectural style.

iii. Secondary Materials: Wood, stone, stone veneer, brick, brick veneer, cementitious siding.

2) Color: Shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Fluorescent colors of any type shall be prohibited. The final color palette shall be approved by Design Review Board approval. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.

3) Surfaces: porch, stoop, and walking surfaces may be concrete and/or pavers.

4) Roof

i. Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12

ii. Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at the time of Design Review Board approval, provided such materials are consistent with the architectural style.

5) Special Elements

i. Dormers: Gables shall be 4/12 to 12/12 pitch. Dormers, if included, shall be of similar size unless the architectural style and massing of the structure dictate otherwise.

6) Architectural Diversity: The same home shall not be constructed side-by-side or directly across the street from another home having the same elevation. Similar floor plans can be constructed within these parameters provided that the main elevation of the homes vary in materials or configuration.

7) Elevation Examples: Representative architecture is shown on Exhibit A. Final architectural design shall be approved by the City of Marysville Design Review Board as part of the final plan submittal.

SUB AREA B – Private Community Center Amenity Area

Subarea B is located generally in the eastern part of the Development and is +/- 2.06 acres. Primary access to the subarea will come from Weaver Rd.

SUB A 1.01 **Uses Permitted**

A. Permitted Uses in Subarea B.

1) Private swimming pool for primary use by occupants of Subarea A. The pool shall be subject to the regulations of the state of Ohio and the City of Marysville Codified Ordinances.
2) Community Center with fitness activities
3) Accessory Amenities
   i. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.
   ii. Home occupants and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
4) Off-street parking – developer will provide a minimum number of spots as identified on the final development plan.

SUB B 1.02 **Density**

A. Sub Area B shall have a single building (community center) on the amenity area.

SUB B 1.03 **Development Standards**

A. Development standards applicable to Subarea A.

1) Minimum Lot Size – N/A
2) Minimum Lot Width and Depth – N/A
3) Front Setback – 25'
4) Rear Setback – 20'
5) Side Setback – 10'
6) Maximum Lot Coverage – 65% (includes clubhouse, pool, building, and parking areas)
7) Principal structure height – two stories, not to exceed 35'
8) Building Orientation – buildings shall be oriented to face the primary street right-of-way
9) Minimum floor area – 1,800 square feet
10) Permitted frontages – residential collector and local street, cul-de-sac, dead-end street, loop street.

11) Minimum setbacks for parking: The minimum setbacks for parking shall conform to section 1125.06(d)(1)(A) of the City of Marysville Zoning Code. For shared parking and driveways between out parcels, the internal side yard for parking and pavement may be reduced to 0 feet provided that shared parking and access agreements are established between the individual parcels/parties.

SUB B 1.04 **Special Landscape Requirements**

A. Landscaping
   1. A landscape buffer shall only be permitted between any parking areas and adjacent residential uses. Landscape buffer at a minimum shall consist of a mixture of evergreen and ornamental tree plantings.

SUB B 1.05 **Off-Street Parking Requirements**

Expect as otherwise provided, the City of Marysville's parking regulations outlined in Chapter 1127, and Section 1125.06 shall apply in Sub Area B.

SUB B 1.06 **Architectural Standards**

A. Exterior Appearance Standards Applicable to Subarea B.
   1) Exterior Materials:
      i. Primary Materials: Wood, stone, stone veneer, brick, brick veneer, cementitious siding
      ii. Some portion of the front facade of each structure shall include primary materials as listed above. The placement and amount of such materials shall be dependent upon the architectural style of the exterior elevation, and the building form and structure. The remaining elevations may consist of primary materials, secondary materials, or any combination of the two dependent upon architectural style.
      iii. Secondary Materials: Wood, stone, stone veneer, brick, brick veneer, cementitious siding.

   2) Color: Shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Fluorescent colors of any type shall be prohibited. The final color palette shall be approved by Design Review Board approval. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.

3) Elevation Examples: Representative architecture is shown on Exhibit A. Final architectural design shall be approved by the City of Marysville Design Review Board as part of the final plan submittal.

SUB AREA C - Public Park Area

Subarea C is located generally in the northeast corner of the Development site and is +/- 4.75 acres.

SUB C 1.01 **Uses Permitted and Conditional**

A. Permitted Uses in Subarea C.

1) Park, recreational sports fields, courts, and playground area
2) Recreational amenities to be determined by the City.
3) Accessory Amenities
   i. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of construction work.

Section 1135.01 Objectives for PUD and Services Impact

Weaver Mill Farms

Weaver Mill Farms
Planned Unit Development District ("PUD") Submitted Under Chapter 1135 of the City of Marysville Codified Ordinances

Specific Objections for a Planned Unit Development (C.C. § 1135.01(b)(1)-(9)).

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan, and the intent of the Ordinance.

The Development proposes a total of 298 single-family residential homes, with a total density of 2.9 units per acre. The Development is consistent with the Marysville Comprehensive Plan use for this Area, requiring single-family residential uses. The proposed density of 2.9 units per acre is consistent with guidelines set out for the Suburban Residential District as described in the 2018 Marysville Comprehensive Plan and below the suggested density of 3.0 to 6.0 units per acre under the Marysville Comprehensive Plan.

Moreover, this submittal meets the requirements of the thoroughfare plan by providing additional bike trail connectivity as set forth in Marysville Thoroughfare Plan, requiring trail connections, and meets the intent of the PUD Ordinance by allowing for greater flexibility with lot sizes, amenity location, and screening.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality, and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

All homes will have full natural siding and architectural features. The development will not allow any vinyl siding. Preservation of open space is a priority with 26.48 acres, maintained, preserved, and enhanced with additional landscaped plantings and amenities to be enjoyed by all residents. This common area includes common open spaces, pocket parks, amenity subarea, and the public park. The detention areas will include multi-purpose trails and benches and are included in the common area figure.

(3) Promote economical and efficient use of land and reduce infrastructure costs through unified development.

Lot widths range from 52' to 60' wide to promote efficient lot sizes while preserving 26.48 acres of common open space. Infrastructure costs are reduced, and stub connections are provided to the adjacent residential development to the north, as well as to the west. The Development is the natural continuation of surrounding residential development.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

Property values will be consistent with neighboring areas, with values ranging from $360K to $425K.

The average sales price in 2022 in the Marysville Exempted School District, wherein this property is located, was $312,364. Median values for single-family homes in Marysville presently range from $235,500 to $257,400. We believe that our homes, with values anticipated at $360K to $425K will provide a good "step up" for value-added residential development in Marysville.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

The property is bordered to the north and northwest by higher-density single-family communities and to the south by a few large lot homes and undeveloped, unannexed township property. The ground to the east of Weaver Road is undeveloped agricultural ground and is proposed to be manufacturing/light industrial under the Marysville Comprehensive Plan.

(6) Where appropriate, provide for community facilities, open spaces and recreational areas.

The Development will exceed the required open space of 10% as set forth in Section 1135.06. The development will feature subareas that will provide private and public amenities to the residents of the development as well as the citizens of Marysville. As part of the 26.48 acres of common open space, a 4.75-acre public park is proposed in the northeast corner of the site which will be dedicated by the Developer to the City of Marysville for operation as a public park.

Within subarea B a 2.06-acre community center will be constructed with a pool, fitness, and other amenities.

In addition to ponds and walking trails provided, an asphalt multi-use trail will be included through the Development to divert cycling traffic off Weaver Rd., and through the proposed community, connecting to the property to the north.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

A variety of single-family housing types as shown in the attached elevations will be provided.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The community consists of three distinct subareas as follows:

Subarea A – comprised of single-family homes allowing for a greater diversity of lot sizes;
Subarea B - the inclusion of a private community center for residents of the community
Subarea C - a public park for all Marysville residents to enjoy.

(9) To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

Please see the above statement regarding Comprehensive Plan compliance, thoroughfare compliance, and landscape architecture practices.

Weaver Mill Farms
Public Service Impact

Prior to submission of this development plan application to the City, the applicant has spoken with, teleconferenced, or met with each area responsible for the major public services. Below is a summary of those discussions and agreements.

Public Utilities – a teleconference was held with representatives of the engineer's office and utility providers. Water, sewer, electrical, and gas capacity exists to properly service Weaver Mill Farms. The developer will extend the utilities throughout the development and terminate the water and sewer lines at the future connectors on the east, west, and south side.

Roadway and Traffic – a traffic study was performed and provided to both the Marysville and Union County Engineer's offices for review. The analysis shows that a right-turn lane is required in to the project and the developer will install that improvement at its own cost. In addition, the Marysville engineer has asked the developer to provide additional improvements which include "calming measures" along Professional Parkway and striping at 5th Street. These off-site improvements have been agreed to by the developer and the developer will either fund or construct these improvements.

Schools – the developer met with representatives of the Marysville Exempted Village School District and reviewed the overall plan, density, projected student counts, and timeline for development. The school district appreciated being included in the review process and the ability to plan for future growth in advance. The School District provided a neutral viewpoint regarding the development.

Fire – the development plan was provided to the Fire Chief and the department has confirmed that the roadway network and homes are accessible and do not provide any impediments to servicing this area.

Property Owner Mailing Labels

Weaver Mill Farms

DALE P AND CAROL L SCHEIDERER
14021 ST RT 736
MARYSVILLE, OH 43040-9055

DENNIS W EARL
13860 ST RT 736
MARYSVILLE, OH 43040-9055

DAVID AND CHERYL BEACH
14209 WEAVER RD
MARYSVILLE, OH 43040-8807

AMANDA PARROTT
14297 WEAVER RD
MARYSVILLE, OH 43040-8801

ANNETTE POTTER
14240 WEAVER RD
MARYSVILLE, OH 43040

HOWARD P AND ROSEMARY A EMSWILER
13167 SW MORSE RD
PATASKALA, OH 43062

JAMES MOOTS
13765 HINTON MILL RD
MARYSVILLE, OH 43040

MIKE AND CAROL L GEER
48 VALLEY VIEW DR
FARMINGTON, CT 06032-1910

DALE E AND DARRYL E BROWN
923 BRENTFORD DR
COLUMBUS, OH 43220

STEPHEN P DRUMM
1319 WATKINS RD
MARYSVILLE, OH 43040

GARRETT HUTCHINS AND LILIAN HUTCHINS
17655 ECHO DRIVE
MARYSVILLE, OH 43040

MICHAEL R JR. AND AMBER L DOVER
14471 WEAVER ROAD
MARYSVILLE, OH 43040

ANDREW R MORSE AND BETHANY L REESER-MORSE
825 LORENZO CT
MARYSVILLE, OH 43040

ERICA L AND ZACHARY R SEAGLE
813 LORENZO DR
MARYSVILLE, OH 43040

AMBER L. AND JOHN S. KUCHMEK
801 LORENZO COURT
MARYSVILLE, OH 43040

ROBERT A MALDONADO AND KAYA A SINGLETON
789 LORENZO COURT
MARYSVILLE, OH 43040

JOHANNA DART AND MARY ELLEN DART
775 LORENZO DRIVE
MARYSVILLE, OH 43040

ELAINE M AND GERALD L TROESCH
763 LORENZO DR
MARYSVILLE, OH 43040

MICHAEL AND AMANDA BOGARDUS
751 LORENZO DR
MARYSVILLE, OH 43040

TRISTAN AND MICHELLE MADDEN
739 LORENZO DR
MARYSVILLE, OH 43040

ELAINE PHIPPS
727 LORENZO DR
MARYSVILLE, OH 43040

CARISSA E JEFFREY AND AUSTIN POELVOORDE
715 LORENZO DR
MARYSVILLE, OH 43040

TINA L AND JUSTIN J WOODFORD
703 LORENZO DR
MARYSVILLE, OH 43040

ELIZABETH M AND ERIC B STEVENS
691 LORENZO DR
MARYSVILLE, OH 43040

DENNIS DOUCET
480 WEAVER RIDGE DR
MARYSVILLE, OH 43040

CHRISTINA RIESBECK
1665 DICKSON DR
MARYSVILLE, OH 43040

JEREMY M PATTON AND ALLISON N RUGG
1675 DICKSON DR
MARYSVILLE, OH 43040

JULIE AND JACOB A KRUPP
1685 DICKSON DR
MARYSVILLE, OH 43040

SCOTT M AND PAIGE K LAUB
1695 DICKSON DRIVE
MARYSVILLE, OH 43040

TAYLOR A AND JONATHAN J JUSTICE
1705 DICKSON DR
MARSYVILLE, OH 43040

MADISON AND LUCAS WIDNER
1715 DICKSON DR
MARYSVILLE, OH 43040

EMILY R AND KYLE M JONES
1725 DICKSON DR
MARYSVILLE, OH 43040

JENNA STUEBS
1735 DICKSON DR
MARYSVILLE, OH 43040

RONALD AND ANN COOPER
1745 DICKSON DR
MARYSVILLE, OH 43040

NICHOLAS AND PAIGE KLINGMAN
1755 DICKINSON DR
MARYSVILLE, OH 43040

JASON W SMITH
1765 DICKSON DR
MARYSVILLE, OH 43040

FRANK A AND JENNA R DUDZIK
1775 DICKSON DR
MARYSVILLE, OH 43040

HALL, TRAVIS
1785 DICKSON DR
MARYSVILLE, OH 43040

DEBRA KELLY
1456 BUCKMEYER DR
MARYSVILLE, OH 43040

GREGORY AND DANIELLE LIMBACHER
1536 ASHER CT
MARYSVILLE, OH 43040

MIRANDA AND BRANDON J HOYT
1546 ASHER CT
MARYSVILLE, OH 43040

HELEN S AND WHITMELL M TABOR
1537 ASHER CT
MARYSVILLE, OH 43040

ML AND TLL
1558 WOODLINE CT
MARYSVILLE, OH 43040

ADAM W AND LAURA HELLER
1561 WOODLINE CT
MARYSVILLE, OH 43040

JOHN AND JENNIFER HART
1634 TAMARAC DR
MARYSVILLE, OH 43040

JOLIE FAITH ANDERSON
1654 TAMARAC DRIVE
MARYSVILLE, OH 43040

ALYSSA M THOMAS AND JARED SCOTT AYRES
1664 TAMARAC DR
MARYSVILLE, OH 43040

HEIDI M GILLILAND
1674 TAMARAC DR
MARYSVILLE, OH 43040

SUSAN McGINNIS TRUITT
1684 TAMARAC DR
MARYSVILLE, OH 43040

WALTER AND LINDA CASTO
1694 TAMARAC DR
MARYSVILLE, OH 43040

NICHOLAS S AND JESSICA HIGGINS
1704 TAMARAC DR
MARYSVILLE, OH 43040

JUSTIN AND LAURA VALENCIA
1714 TAMARAC DR
MARYSVILLE, OH 43040

JAMES A AND LACREASHA A JOHNSTON
1724 TAMARAC DR
MARYSVILLE, OH 43040

PATRICK AND ESPERANCE NDORA
1734 TAMARAC DR
MARYSVILLE, OH 43040

Elevations

Weaver Mill

Farms

Coolidge III









2 Story | 1,895 sq.ft | 3 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings

Taft V







Taft V

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings

Eisenhower IV







Eisenhower IV

2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage
1st Floor 9’ Ceilings | 2nd Floor 8’ Ceilings

HARRISON IV



ELEVATION “A”

HARRISON IV

2-STORY | 2,222 SF TOTAL | 1,637 SF 1st FLOOR | 585 SF 2nd FLOOR
4 BED | 3 BATH | 2 CAR GARAGE
1st FLOOR 9’ CEILING | 2nd FLOOR 8’ CEILING



1x8 Rake
1x6 Frieze
1x6 Header
1x6 Trim
1x10 w/1x2 Cap Band
16" Sq. Column

Club House Tier 3
Front Elevation

12.26.19



Development Plan Exhibits

Includes:
Supplement Plan, Vicinity Map, Survey, Subareas, Open Space, Plantings, Hardscapes (signage), Cluster Box Layout, Utility Plan, and Wetlands

Weaver Mill Farms

Development Plan
Exhibit Index

Exhibit B – Supplement Map

Exhibit C – Alta Survey

Exhibit D – Subarea Plan

Exhibit E – Development Plan

Exhibit F – Lot Variability Plan

Exhibit G – Cluster Box Unit Layout

Exhibit H – Open Space / Sidewalk

Exhibit I – Illustrative Plan

Exhibit J – Overall Planting Plan

Exhibit K – Entrance Planting Plan

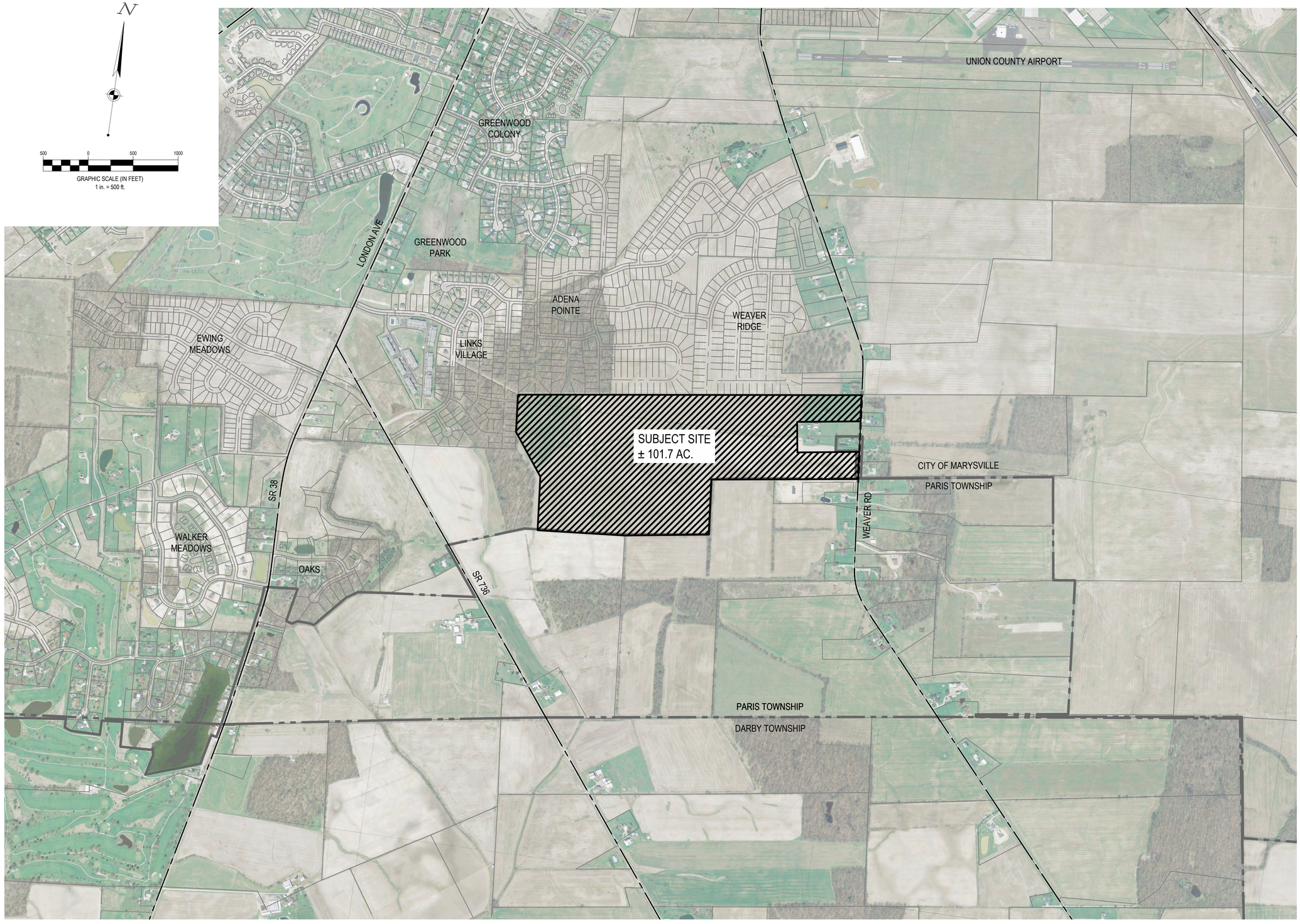
Exhibit L – Entrance and Amenity Planting Plan

Exhibit M – Hardscape / Signage Detail

Exhibit N – Planting Details

Exhibit O – Site Utility Plan

Exhibit P – Wetland Survey



CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

THE INFORMATION IN THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	760204
Scale:	1"=500'
Drawn By:	MNM
Checked By:	EAC
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SUPPLEMENTAL MAP EXHIBIT 'B'



LOCATION MAP
not to scale

TITLE COMMITMENT
EXHIBIT A - LEGAL DESCRIPTION

Auditor's Parcel No. 29-0030059.0010:

Situated in the City of Marysville, Paris Township, Union County, State of Ohio and being part of Virginia Military Survey Number 2256 and part of that property conveyed to Dale P. and Carol L. Scheiderer (Parcel Number 2900300590010) in OR 914, Page 363 of the Union County Recorder's records being further bounded and described as follows:

Commencing at the southeast corner of said Scheiderer Parcel (Parcel Number 2900300590010), said corner also being on the centerline of Weaver Road (County Highway 52-A, 60' Right-of-Way), the northeasterly corner of a record 2.615 acre parcel conveyed to Amanda E. Parrott (Instrument Number 201406170003965) and the TRUE PLACE OF BEGINNING of the parcel herein described;

thence S 81° 47' 51" W, along the northerly line of said Parrot parcel and a northerly line of an 82.493 acre parcel conveyed to David A. and Cheryl Beach (OR 1026, Page 245), a distance of 1,632.21 feet to a northwesterly corner thereof and a pin set, having passed through a 5/8" iron pin found at 29.38 feet;

thence S 05° 20' 08" E, along a westerly line of said Beach parcel, a distance of 612.28 feet to a stone found;

thence S 81° 19' 31" W, continuing along a northerly line of said Beach parcel, a distance of 936.22 feet to the northwesterly corner thereof, the northeast corner of a 65.761 acre parcel conveyed to Dennis W. and Gayle C. Earl (OR 705, Page 791) and a pin set;

thence S 85° 29' 14" W, along a northerly line of said Earl parcel, a distance of 970.15 feet to a pin set;

thence N 05° 03' 58" W, a distance of 596.93 feet to a pin set;

thence N 36° 30' 15" W, a distance of 566.07 feet to a pin set in an easterly line of the Links Village Subdivision Phase 3 and 4 as recorded in Plat Book 5, Page 149;

thence N 05° 03' 58" W, along said easterly line of the Links Village Subdivision, a distance of 415.00 feet to a pin set on the south line of Adena Pointe Section 9, Part 2 as recorded in Plat Book 6, Page 73AB;

thence N 82° 04' 32" E, along the south line of said Adena Pointe Section 9, Part 2, the south line of Adena Pointe Section 9, Part 1 (Plat Book 6, Page 56AB), the south line of Adena Pointe Section 8, Part 2 (Plat Book 6, Page 42AB) and the south line of Adena Point Section 8, Part 3 (Plat Book 6, Page 57ABC), a distance of 1,936.15 feet to a pin set at the southeast corner of said Adena Point Section 8, Part 3 and the southwest corner of Weaver Ridge Phase 2 (Plat Book 6, Page 51ABC);

thence N 82° 05' 22" E, along the south line of said Weaver Ridge Phase 2, south line of Weaver Ridge Phase 3 (Plat Book 6, Page 66ABC) and the south line of a record 2.000 acre parcel conveyed to Ryan S. and Jacqueline Madden (Instrument Number 201880726000 5913), a distance of 1,887.46 feet to the southeast corner thereof, the centerline of County Highway 52-A and a MAG Nail found;

thence S 05° 32' 22" E, along the center of County Highway 52-A, a distance of 291.25 feet to the northeast corner of a record 4.436 acre parcel conveyed to Dale P. and Carol L. Scheiderer (OR 914, Page 355);

thence S 81° 29' 35" W, along the north line of said Scheiderer 4.436 acre parcel, a distance of 706.45 feet to the northwest corner thereof and a 5/8" iron pin found, having passed through a MAG nail at 0.19 feet and a 5/8" iron pin at 30.20 feet,

thence S 08° 29' 51" E, along the westerly line of said Scheiderer 4.436 acre parcel, a distance of 339.60 feet to the southwest corner thereof and a 5/8" iron pin found;

thence N 81° 29' 35" E, along the south line of said Scheiderer 4.436 acre parcel and the south line of a record 0.998 acre parcel conveyed to George Scheiderer, Life Estate (Instrument Number 201902280001422), a distance of 688.90 feet to the southeast corner thereof and the centerline of County Highway 52-A, having passed through a pin set at 658.90 feet;

thence S 05° 32' 22" E, along the centerline of County Highway 52-A, a distance of 302.71 feet to the TRUE PLACE OF BEGINNING and containing 101.7632 acres, more or less as surveyed and described by Jeffrey A. Miller, PS 7211 in October 2021.

Iron pins set are 5/8" x 30" rebar with cap marked "CESO, INC".

Basis of Bearings are derived from the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2011)

SCHEDULE B - SECTION II

11. Grant of Right-of-Way by Wm. A. and Luise E. Rausoh and Rural Electric Cooperative, Inc., dated November 30, 1936 and recorded December 26, 1936 as Deed Book 152, Page 362, Recorder's Office, Union County, Ohio.
    -LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

12. Right-of-Way by William A. Rausch and Luise E. Rausch and The Buckeye Pipe Line Company, a corporation of Ohio, dated February 11, 1954 and recorded February 11, 1954 as Deed Book 188, Page 511, Recorder's Office, Union County, Ohio.

    Assignment and Assumption of Right-of-Way by Buckeye Pipe Line Company, an Ohio corporation by its successor by merger, Marathon Energy Holdings, Inc., a Delaware corporation and The Buckeye Pipe Line Company, L.P., a Delaware limited partnership, dated December 11, 1986 and recorded April 10, 1987 as Deed Book 302, Page 254, Recorder's Office, Union County, Ohio.
    -LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

13. Right-of-Way Grant by Firman G. Scheiderer and Lillian A. Scheiderer and The Dayton Power and Light Company, dated April 4, 1963 and recorded April 18, 1963 as Deed Book 210, Page 445, in the Recorder's Office, Union County, Ohio.
    -PLOTTED AND SHOWN HEREON

14. The Dayton Power and Light Company Grant for Electric Right-of-Way and Easement by Dale P. Scheiderer and Carol L. Scheiderer and The Dayton Power and Light Company, an Ohio Corporation, dated March 13, 2020 and recorded March 20, 2020, as Instrument Number 202003200002590, Recorder's Office, Union County, Ohio.
    -PLOTTED AND SHOWN HEREON

SURVEYOR NOTES

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Chicago Title Insurance Company, Commitment Number 2115285 and bearing an effective date of January 3, 2022 at 7:59a.m.

2. Direct access to the subject parcel is available along via Weaver Road. No roadway improvement plans were disclosed to CESO during the survey.

3. The utilities shown are located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.

4. Structures are as shown hereon, no evidence of recent earthwork and recent building construction or building additions.

5. No evidence that subject property is being used as a sanitary landfill.

6. There currently exist 0 regular striped parking spaces and 0 Handicapped spaces on site.

7. Zoning letter or report not supplied to surveyor.

8. Parcel is located within "Zone X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39159C0355D, effective date:12/15/2008; published by the Federal Emergency Management Agency.

SURVEYOR'S CERTIFICATION:

To: Stewart Title Guaranty Company, A Delaware limited liability company, The Lutheran Church - Missouri Synod Foundation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-9, 6(a), 6(b), 7(a-c), 11a, 12-14,16-19, and 20 of Table "A" thereof. The field work was completed in November 2021.

Date of plat or map: April 20, 2022

Signed PRELIMINARY date .

Jeffrey A. Miller, P.S. 7211
CESO, Inc.
2800 Corporate Exchange Drive
Suite 400
Columbus, OH 43231

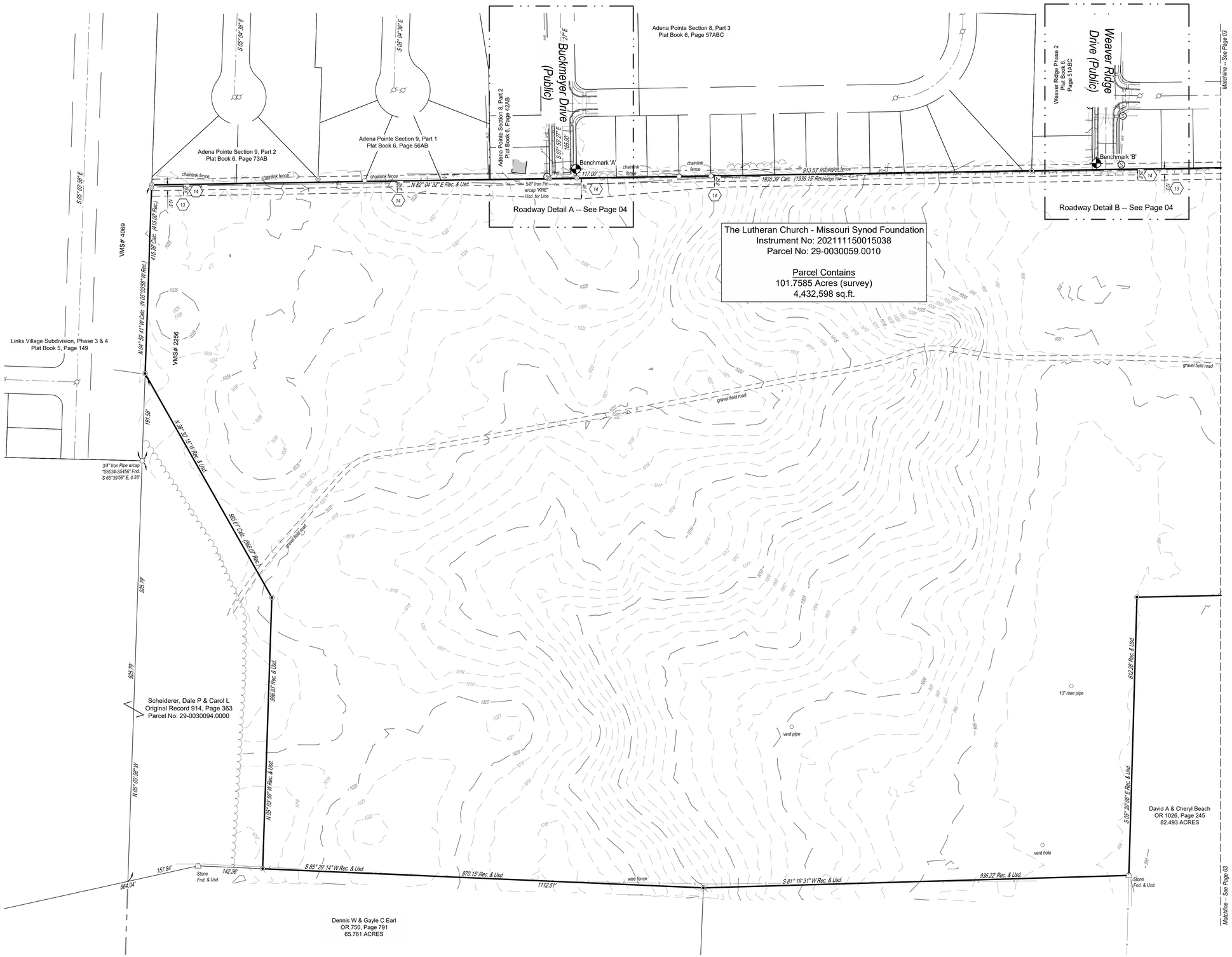
ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: N/A	DATE: April 20, 2022
DESIGN:	JOB NO.: 760204
DRAWN: TDC	SHEET NO.: 1 OF 4
CHECKED: SWC	CESO WWW.CESOINC.COM



SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ○ - Iron Pipe Found as Described
- ∅ - Railroad Spike Found
- ▣ - Monument Found as Described
- ∅ - PK Nail/Mag Nail Found
- ● - PK Nail/Mag Nail Set

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated

TOPOGRAPHIC LEGEND

- CATCH BASIN
- CURB INLET
- DECIDUOUS TREE
- ELECTRIC METER
- FIRE HYDRANT
- POST
- TELEPHONE POLE
- POWER POLE
- POWER TELEPHONE POLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE BOX
- WATER VALVE
- WATER SHUT-OFF

- G — Gas Line
- W — Water Line
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

100 0 100

GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from Plane Coordinate Sysytem

BENCHMARK

DATUM: NAVD88

BM "A":	"X" Chiseled on Arrow Bolt of Hydrant at South Dead End of Buckmeyer Road = 1027.52'
BM "B":	"X" Chiseled on Arrow Bolt of Hydrant at South Dead End of Weaver Ridge Road = 1000.81'
BM "C":	Mag Nail Set in South Side of Power Pole #A2789117 on West Side of Weaver Road Second Pole North of Address 14373 = 1009.93'
BM "D":	Spike Set in South Side of Power Pole on East Side of Weaver Road Near Address 14297 = 1010.95'

ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

Weaver Road
City of Marysville

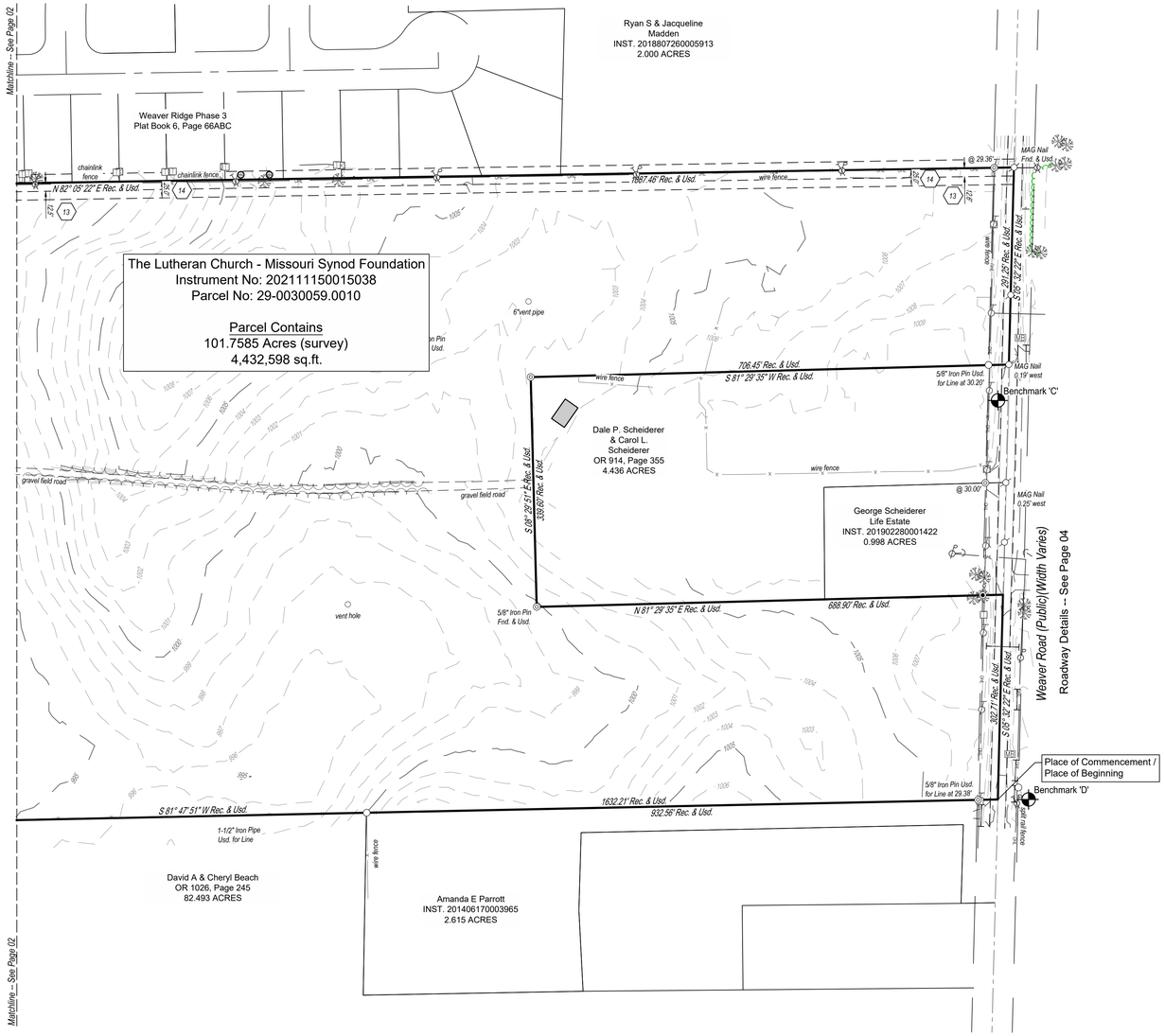
Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: 1" = 100'
DATE: April 20, 2022

DESIGN:
DRAWN: TDC
CHECKED: SWC

CESO
WWW.CESOINC.COM

JOB NO.: 760204
SHEET NO.: 2 OF 4



SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ○ - Iron Pipe Found as Described
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- ● - PK Nail/Mag Nail Set

Fnd. (F) - Found
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Calc. (C) - Calculated

TOPOGRAPHIC LEGEND

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- SANITARY MANHOLE
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- STORM MANHOLE
- TELEPHONE BOX
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ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: 1" = 100'
DATE: April 20, 2022

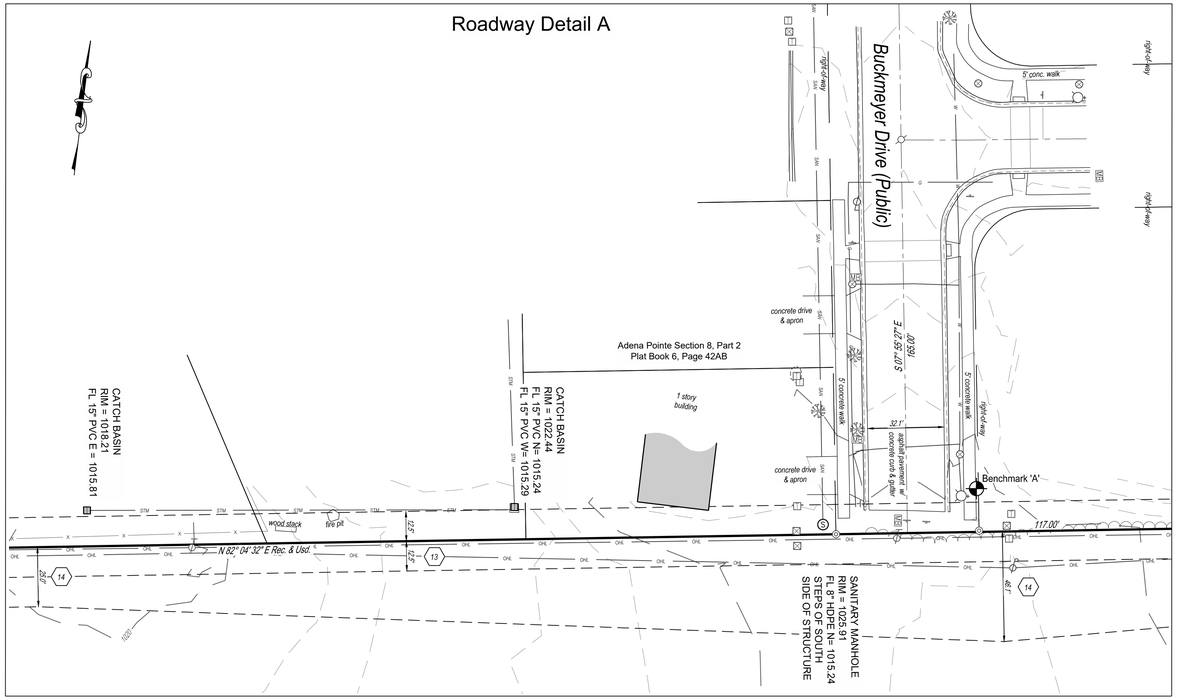
DESIGN:
DRAWN: TDC
CHECKED: SWC

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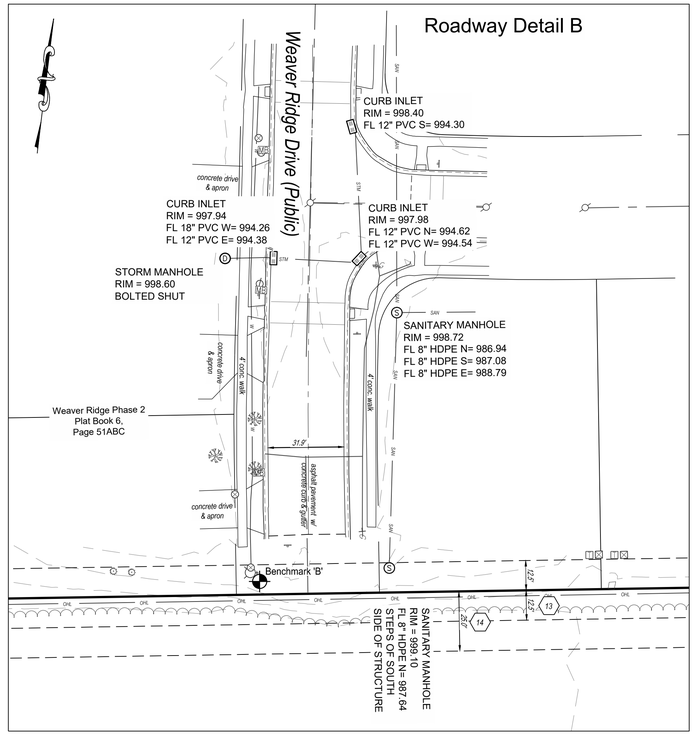
JOB NO.: 760204

SHEET NO.: 3 OF 4

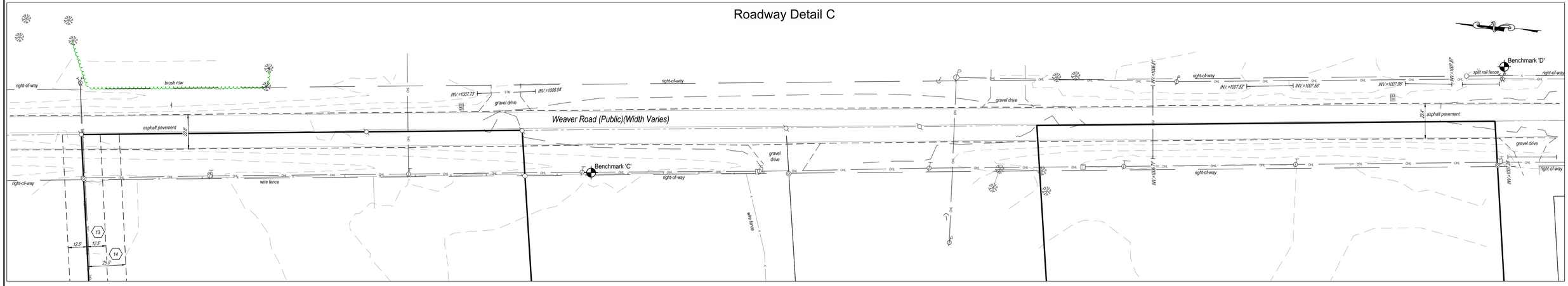
Roadway Detail A



Roadway Detail B



Roadway Detail C



TOPOGRAPHIC LEGEND

- CATCH BASIN
- CURB INLET
- DECIDUOUS TREE
- ELECTRIC METER
- FIRE HYDRANT
- POST
- TELEPHONE POLE
- POWER POLE
- POWER TELEPHONE POLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE BOX
- WATER VALVE
- WATER SHUT-OFF

- G — Gas Line
- W — Water Line
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ○ - Iron Pipe Found as Described
- - Railroad Spike Found
- ▣ - Monument Found as Described
- - PK Nail/Mag Nail Found
- ● - PK Nail/Mag Nail Set

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated

BENCHMARK

DATUM: NAVD88

BM "A":	"X" Chiseled on Arrow Bolt of Hydrant at South Dead End of Buckmeyer Road = 1027.52'
BM "B":	"X" Chiseled on Arrow Bolt of Hydrant at South Dead End of Weaver Ridge Road = 1000.81'
BM "C":	Mag Nail Set in South Side of Power Pole #A2789117 on West Side of Weaver Road Second Pole North of Address 14373 = 1009.93'
BM "D":	Spike Set in South Side of Power Pole on East Side of Weaver Road Near Address 14297 = 1010.95'

30 0 30

GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from Plane Coordinate Sysytem

ALTA / NSPS Land Title Survey

WEAVER MILL FARMS

Weaver Road
City of Marysville

Pt. Virginia Military Survey No: 2256
County of Union, Ohio

SCALE: 1" = 30'

DATE: April 20, 2022

DESIGN:

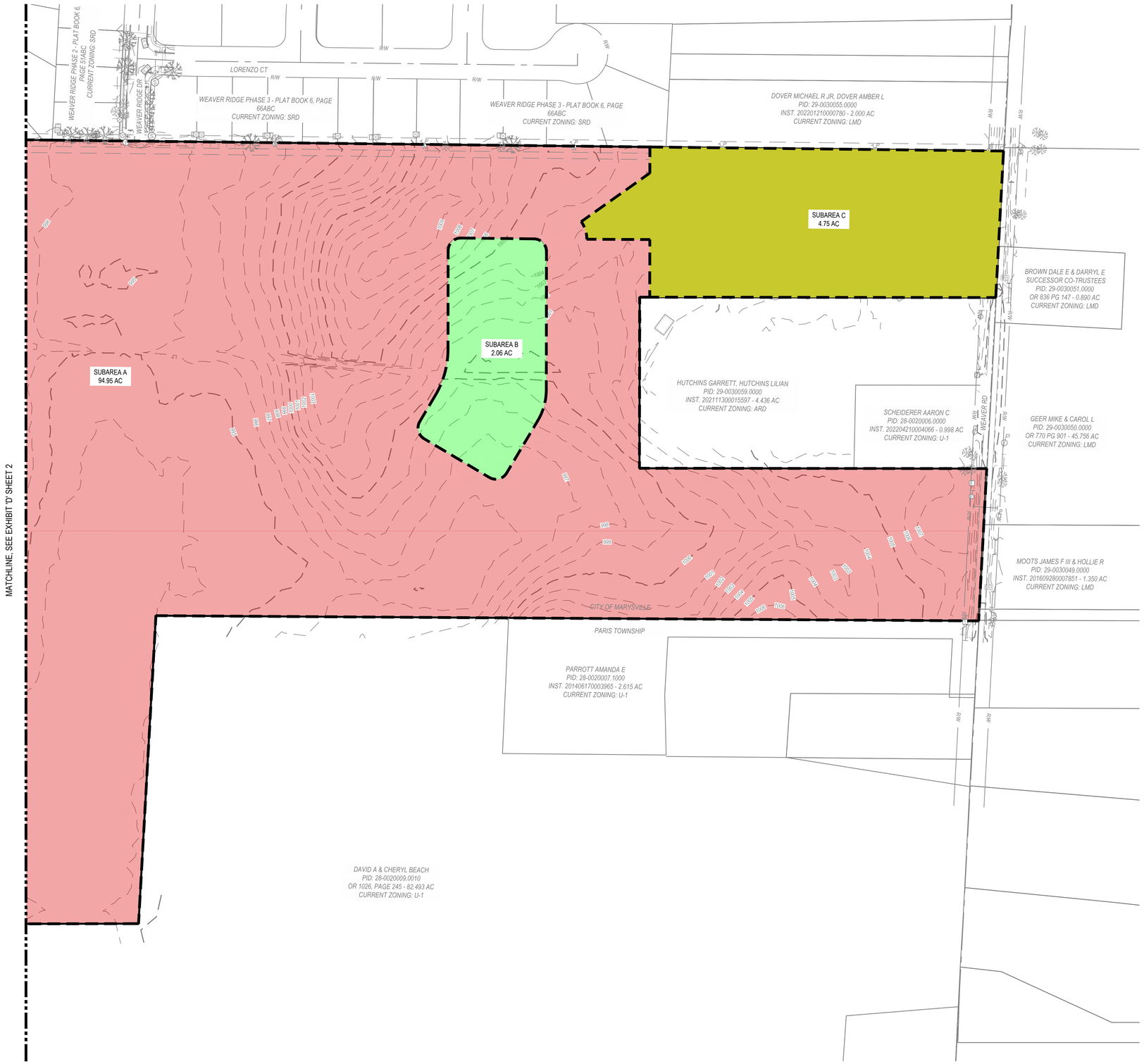
DRAWN: TDC

CHECKED: SWC

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JOB NO.: 760204

SHEET NO.: 4 OF 4



LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD LINE
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING GRAVEL DRIVE
- EXISTING SIDEWALK
- EXISTING EASEMENT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- SUBAREA BOUNDARY
- SUBAREA A
- SUBAREA B
- SUBAREA C

ZONING SUB-AREA PLAN DATA:

TOTAL ACREAGE:	101.76 ACRES
SUBAREA A:	94.95ACRES
USE	SINGLE FAMILY RESIDENTIAL
SUBAREA B:	2.06 ACRES
USE	PRIVATE RECREATIONAL AMENTIES
SUBAREA C:	4.75 ACRES
USE	PUBLIC PARK AREA

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

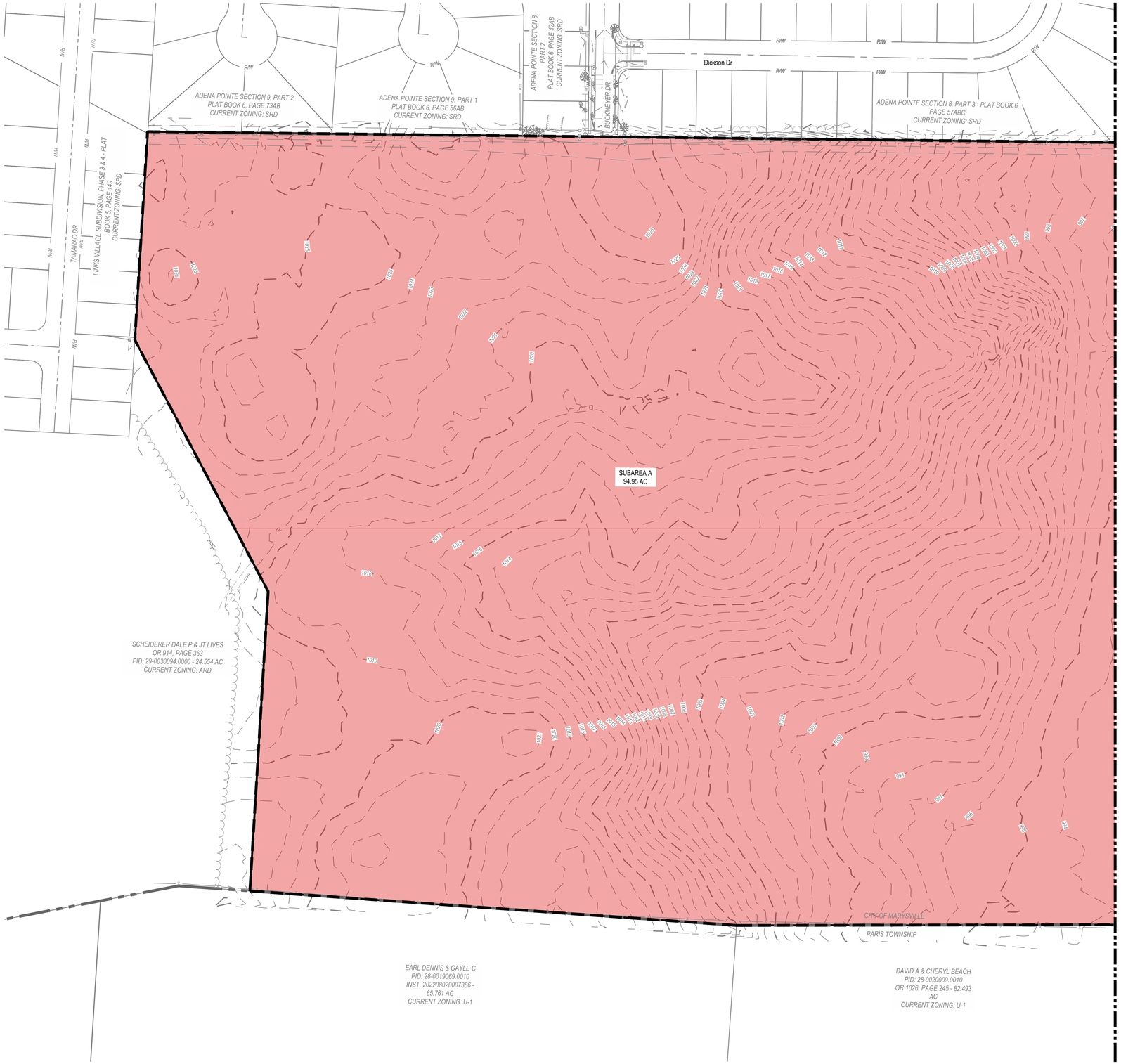
ID	Description	Date

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Project Number:	760204
Scale:	1"=100'
Drawn By:	MNM
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SUB-AREA PLAN EXHIBIT 'D'

1



LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD LINE
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING GRAVEL DRIVE
- EXISTING SIDEWALK
- EXISTING EASEMENT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- SUBAREA BOUNDARY
- SUBAREA A

ZONING SUB-AREA PLAN DATA:

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SUBAREA A:	94.95 ACRES
USE	SINGLE FAMILY RESIDENTIAL
SUBAREA B:	2.06 ACRES
USE	PRIVATE RECREATIONAL AMENTIES
SUBAREA C:	4.75 ACRES
USE	PUBLIC PARK AREA

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
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UNION COUNTY, OHIO

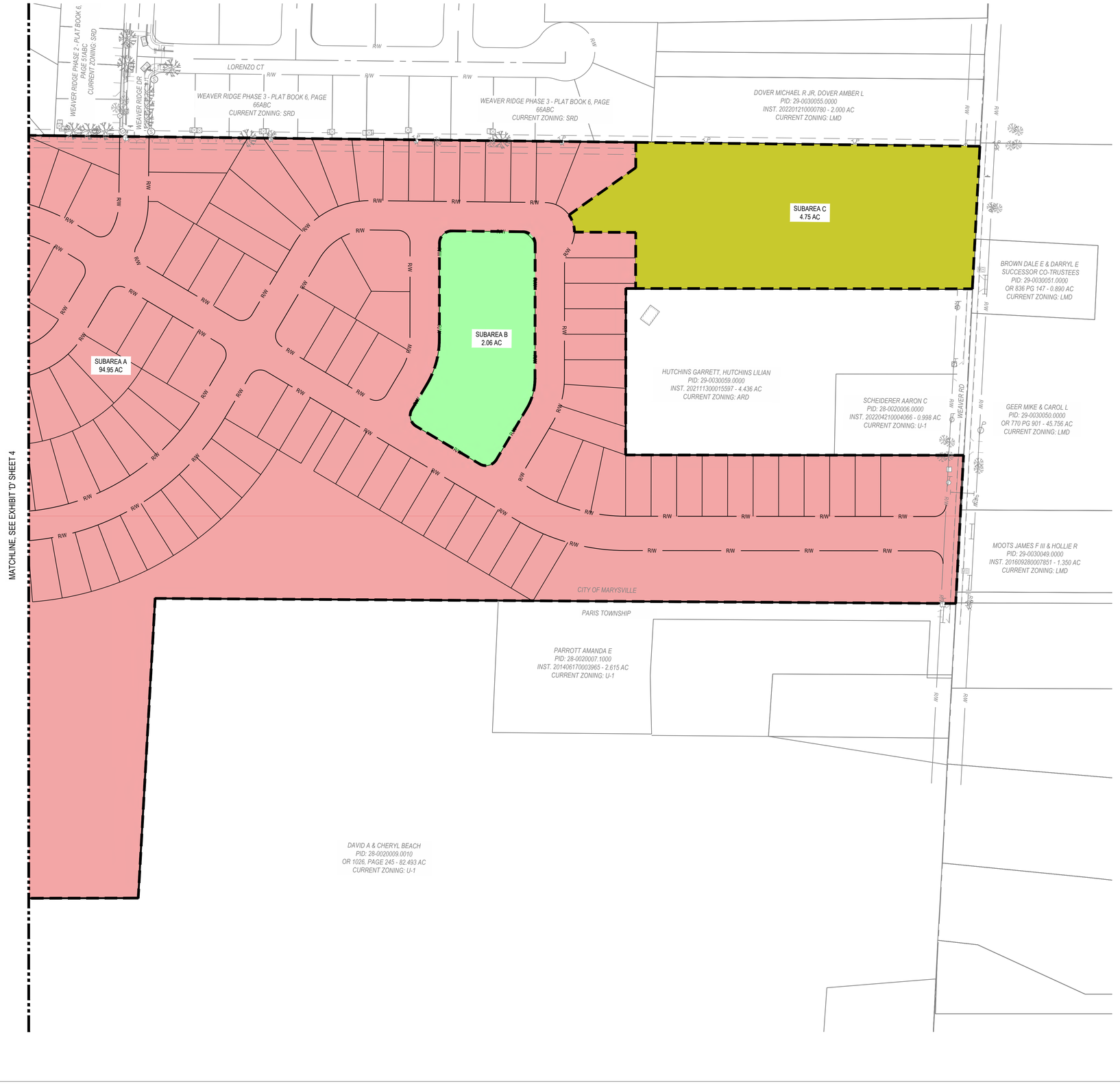
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SUB-AREA PLAN EXHIBIT 'D'



LEGEND

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- EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- SUBAREA BOUNDARY
- SUBAREA A
- SUBAREA B
- SUBAREA C

ZONING SUB-AREA PLAN DATA:

TOTAL ACREAGE:	101.76 ACRES
SUBAREA A:	94.95 ACRES
USE	SINGLE FAMILY RESIDENTIAL
SUBAREA B:	2.06 ACRES
USE	PRIVATE RECREATIONAL AMENTIES
SUBAREA C:	4.75 ACRES
USE	PUBLIC PARK AREA

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

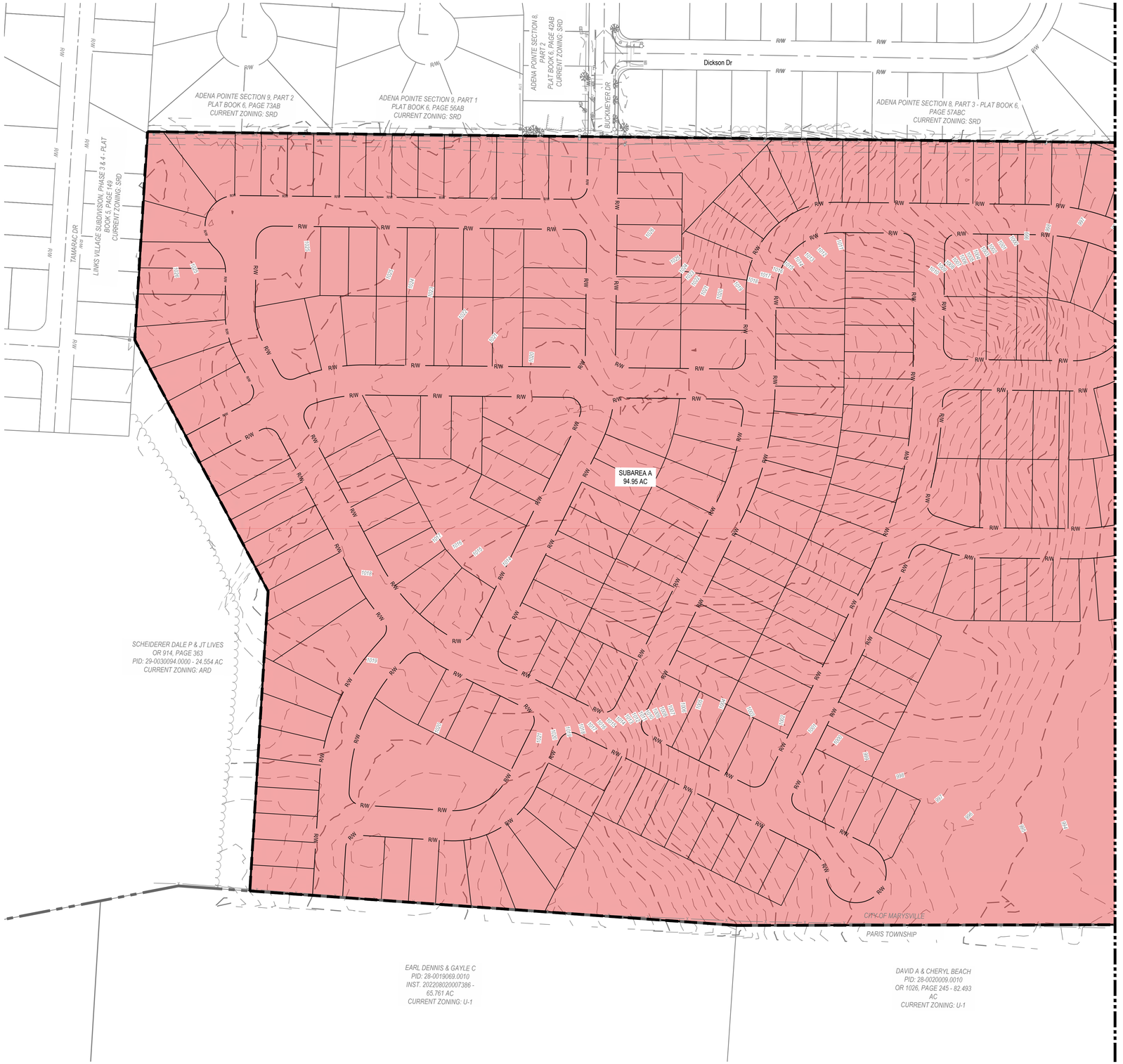
ID	Description	Date

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Project Number:	760204
Scale:	1"=100'
Drawn By:	RJL
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SUB-AREA PLAN
EXHIBIT 'D'



LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD LINE
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
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- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- SUBAREA BOUNDARY
- SUBAREA A

ZONING SUB-AREA PLAN DATA:

TOTAL ACREAGE:	101.76 ACRES
SUBAREA A: USE	94.95 ACRES SINGLE FAMILY RESIDENTIAL
SUBAREA B: USE	2.06 ACRES PRIVATE RECREATIONAL AMENTIES
SUBAREA C: USE	4.75 ACRES PUBLIC PARK AREA

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
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CITY OF MARYSVILLE
UNION COUNTY, OHIO

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Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SUB-AREA PLAN EXHIBIT 'D'

DEVELOPMENT PLAN

WEAVER MILL FARMS

JUNE 2023

VIRGINIA MILITARY SURVEY NO. 2256

CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, STATE OF OHIO

GOVERNING AGENCIES/UTILITY CONTACTS

STREET AND STORM SEWER
MARYSVILLE DEPARTMENT OF PUBLIC SERVICES
209 S. MAIN STREET
MARYSVILLE, OHIO 43040
CONTACT: JOE TRACEY
(937) 645-7350

WATER
MARYSVILLE DEPARTMENT OF PUBLIC SERVICES
209 S. MAIN STREET
MARYSVILLE, OHIO 43040
CONTACT: SCOTT SHEPPEARD
(937) 645-7350

WASTEWATER
MARYSVILLE DEPARTMENT OF PUBLIC SERVICES
12901 BEECHER-GAMBLE ROAD
MARYSVILLE, OHIO 43040
CONTACT: RICHARD FELTON
(937) 645-7344

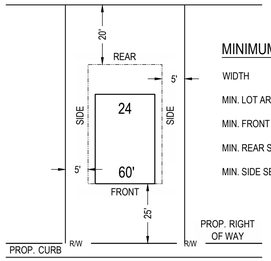
TELEPHONE
CENTURY LINK
CONTACT: RICK KROGMAN
(937) 498-5105

ELECTRIC
UNION RURAL ELECTRIC COOPERATIVE, INC.
15461 US ROUTE 36
MARYSVILLE, OHIO 43040
CONTACT: BEAU MICHAEL
(937) 645-9214

GAS
COLUMBIA GAS OF OHIO
299 W. NATIONWIDE BLVD
COLUMBUS, OHIO 43215
CONTACT: DONYEL GIBSON
(614) 460-5400 x3028

CABLE
CHARTER SPECTRUM
CONTACT: DOUG KUHN
(614) 255-6337

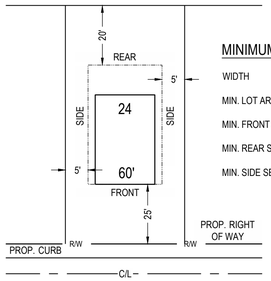
WOW!
WIDE OPEN WEST
CONTACT: MARK FREY
MARK.FREY@WOWINC.COM



MINIMUM SINGLE FAMILY LOT:

WIDTH	60'
MIN. LOT AREA	7,500'
MIN. FRONT SETBACK	25'
MIN. REAR SETBACK	20'
MIN. SIDE SETBACK	5'

60-FT
TYPICAL LOT LEGEND
N.T.S.



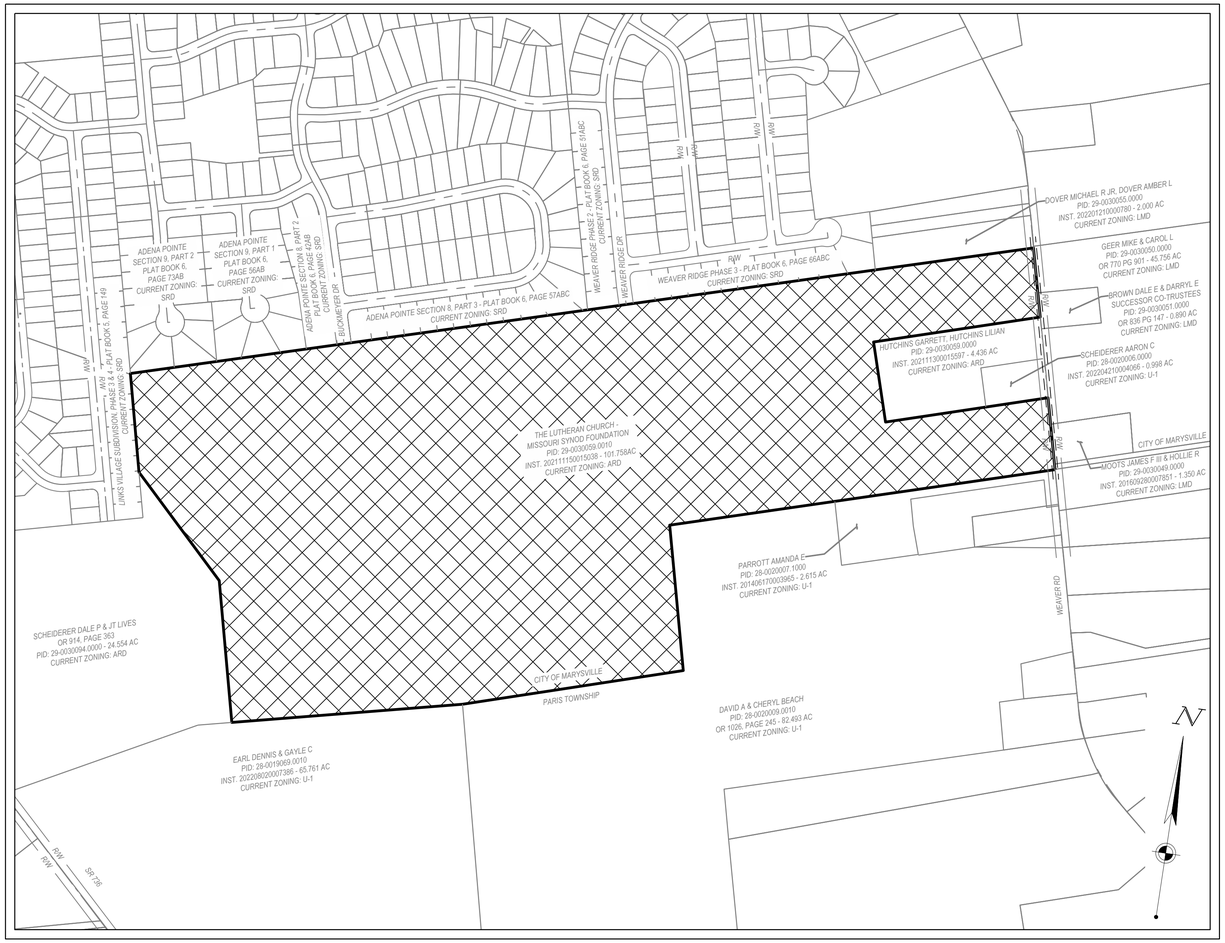
MINIMUM SINGLE FAMILY LOT:

WIDTH	52'
MIN. LOT AREA	6,500'
MIN. FRONT SETBACK	25'
MIN. REAR SETBACK	20'
MIN. SIDE SETBACK	5'

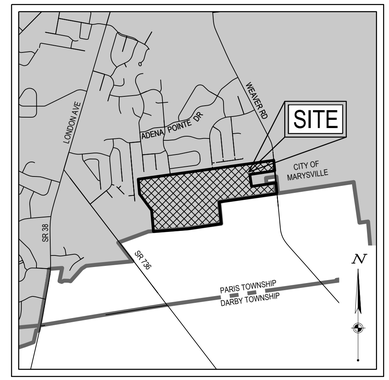
52-FT
TYPICAL LOT LEGEND
N.T.S.

FLOODPLAIN:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCELS SHOWN HEREON LIE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE AE (SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD), COMMUNITY PANEL NO. 39045C0020G (DATED JANUARY 6, 2012).



INDEX MAP
SCALE: 1" = 300'



VICINITY MAP
SCALE: 1" = 2000'

OWNER:
LUTHERAN CHURCH MISSOURI SYNOD FOUNDATION
14373 WEAVER ROAD

DEVELOPER:
SOX REAL ESTATE, LLC
5979 DUBLIN ROAD
DELAWARE, OH 43015
PHONE: (614) 286-2055
CONTACT: BART BAROK

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

SURVEY PROVIDED BY:
CESO, INC
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JEFF MILLER

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

SITE DATA:

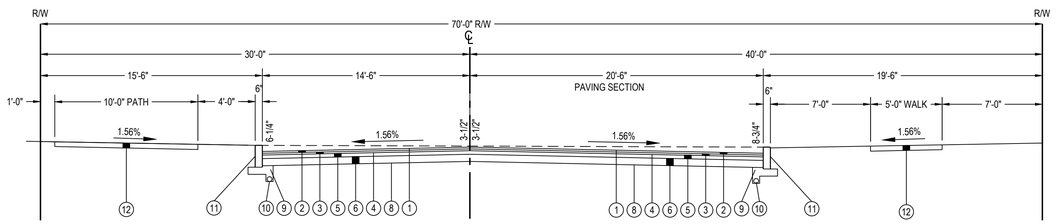
SITE JURISDICTION	CITY OF MARYSVILLE
APPROX. TOTAL AREA	101.76 ACRES
EXISTING ZONING:	AGRICULTURAL RESIDENTIAL
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED SINGLE FAMILY LOTS:	298
GROSS DENSITY:	2.93 DUA
REQUIRED COMMON OPEN SPACE:	10.2 ACRES
PROPOSED COMMON OPEN SPACE::	26.48 ACRES
OPEN SPACE BREAKDOWN:	
POCKET PARK 1:	1.02 ACRES
POCKET PARK 2:	0.43 ACRES
POCKET PARK 3:	0.40 ACRES
POCKET PARK 4:	0.28 ACRES
POCKET PARK 5:	0.21 ACRES
AMENITY:	2.06 ACRES
COS:	17.33 ACRES
PUBLIC PARK:	4.75 ACRES

NOTES:

1. THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND FINAL ENGINEERING. THE FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN AND/OR OUTLINED IN THE DEVELOPMENT TEXT.
2. TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED BY CESO, INC WITH FIELD WORK COMPLETED IN APRIL 2022.
3. ENVIRONMENTAL FEATURES SHOWN AS FIELD DETERMINED BY LAWHON AND ASSOCIATES, INC. IN MARCH 2022.
4. ALL DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE APPROXIMATE.
5. SANITARY AND WATER SERVICE TO BE PROVIDED BY THE CITY OF MARYSVILLE.

PAVEMENT LEGEND

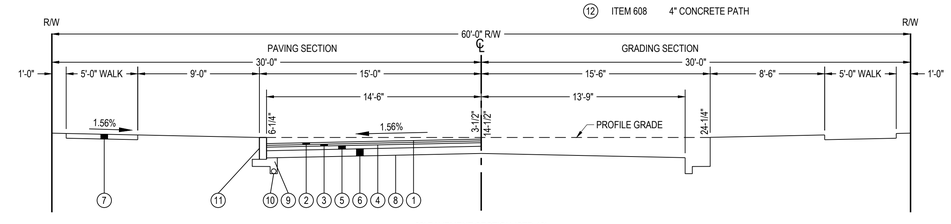
1	ITEM 1540	MARYSVILLE ITEM 1540-ASPHALT REJUVENATING AGENT (RECLAIMITE)
2	ITEM 441	1.5" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (448), PG70-22
3	ITEM 441	1.5" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (448), PG64-22
4	ITEM 407	NON-TRACKING TACK COAT (0.050 GAL/SY)
5	ITEM 301	4" ASPHALT CONCRETE BASE, PG 64-22
6	ITEM 304	4" AGGREGATE BASE
7	ITEM 608	SIDEWALK (SEE STR-01)
8	ITEM 204	COMPACTED SUBGRADE
9	ITEM 304	NO. 57 AGGREGATE
10	ITEM 605	4" PIPE UNDERDRAIN (707.31)
11	ITEM 609	TYPE 6, 18 IN. STRAIGHT CURB (SEE STR-06)
12	ITEM 608	4" CONCRETE PATH



35' PAVEMENT SECTION (STR-11 - MODIFIED)
~NTS~

NOTE: STREET WIDTH BACK OF CURB TO BACK OF CURB SHALL BE 36'

A MINIMUM 7FT WIDE PEDESTRIAN ACCESS ROUTE (PAR) SHALL BE PROVIDED BETWEEN OPPOSING RAMPS AND SHALL HAVE A CROSS-SLOPE (THE LONGITUDINAL STREET SLOPE) NO GREATER THAN 1.56%



29' PAVEMENT SECTION (STR-10)
~NTS~

NOTE: STREET WIDTH BACK OF CURB TO BACK OF CURB SHALL BE 30'

A MINIMUM 7FT WIDE PEDESTRIAN ACCESS ROUTE (PAR) SHALL BE PROVIDED BETWEEN OPPOSING RAMPS AND SHALL HAVE A CROSS-SLOPE (THE LONGITUDINAL STREET SLOPE) NO GREATER THAN 1.56%.

CESO
WWW.CESOINC.COM
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Columbus, OH 43231
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SOX REAL ESTATE, LLC

WEAVER MILL FARMS
CITY OF MARYSVILLE
UNION COUNTY, OHIO

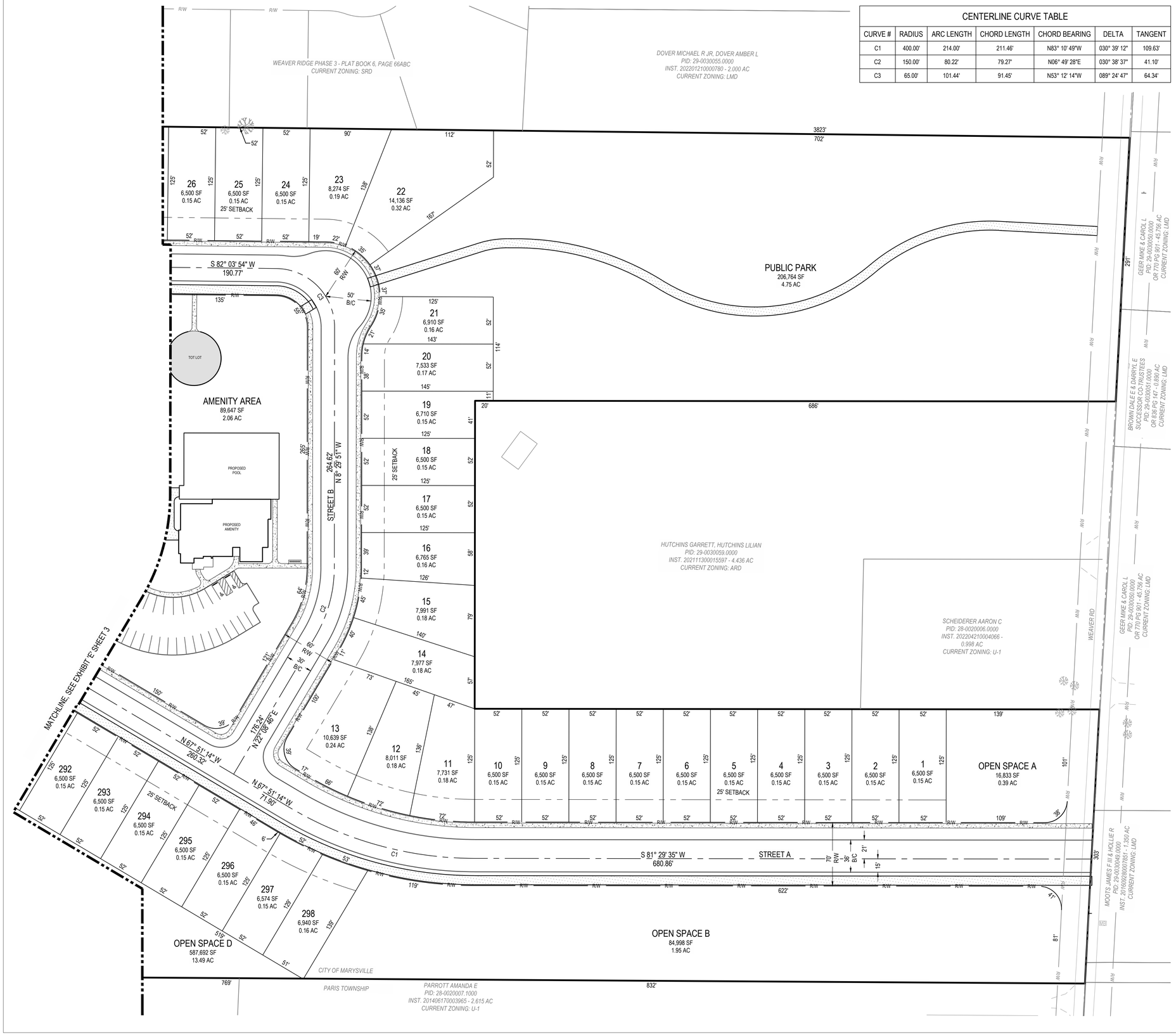
Revisions / Submissions

ID	Description	Date

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Project Number:	760204
Scale:	1"=300'
Drawn By:	MNM
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
DEVELOPMENT PLAN EXHIBIT 'E'



CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	400.00'	214.00'	211.46'	N83° 10' 49"W	030° 39' 12"	109.63'
C2	150.00'	80.22'	79.27'	N06° 49' 28"E	030° 38' 37"	41.10'
C3	65.00'	101.44'	91.45'	N53° 12' 14"W	089° 24' 47"	64.34'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING GRAVEL DRIVE
- EXISTING CABLE BOX
- EXISTING STRUCTURE
- EXISTING EDGE OF PAVEMENT
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 10' ASPHALT PATH
- 5' SIDEWALK

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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

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Drawn By:	MNM
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
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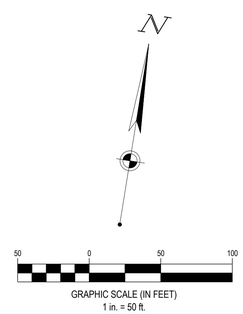


LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 10' ASPHALT PATH
- 5' SIDEWALK

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C4	150.00'	80.22'	79.27'	S06° 49' 28"W	030° 38' 37"	41.10'
C5	150.00'	156.93'	149.87'	S52° 07' 04"W	059° 56' 36"	86.50'
C6	150.00'	78.69'	77.79'	S07° 07' 04"W	030° 03' 24"	40.27'
C7	484.00'	506.25'	483.48'	S52° 06' 39"W	059° 55' 46"	279.04'
C8	150.00'	156.89'	149.84'	S52° 06' 39"W	059° 55' 46"	86.48'
C9	400.00'	209.93'	207.53'	N82° 53' 21"W	030° 04' 14"	107.44'



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Columbus, OH 43231
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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

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Project Number:	760204
Scale:	1"=50'
Drawn By:	MNM
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

DEVELOPMENT PLAN EXHIBIT 'E'

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C10	150.00'	45.64'	45.46'	N89° 12' 31"W	017° 25' 54"	23.00'
C11	902.00'	274.42'	273.37'	N00° 47' 29"E	017° 25' 54"	138.28'
C12	150.00'	235.62'	212.13'	S37° 04' 32"W	090° 00' 00"	150.00'
C13	568.00'	255.60'	253.45'	N04° 58' 02"E	025° 46' 59"	130.00'
C14	250.00'	112.50'	111.55'	N04° 58' 02"E	025° 46' 59"	57.22'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 5' SIDEWALK

ADENA POINTE SECTION 8, PART 2
PLAT BOOK 6, PAGE 42AB
CURRENT ZONING: SRD

ADENA POINTE SECTION 8, PART 3 - PLAT BOOK 6, PAGE 57ABC
CURRENT ZONING: SRD

BUCKMEYER DR

OPEN SPACE E
26,318 SF
0.60 AC

77 6,500 SF 0.15 AC
76 9,491 SF 0.22 AC
75 6,708 SF 0.15 AC
74 6,708 SF 0.15 AC
73 6,708 SF 0.15 AC
72 6,708 SF 0.15 AC
71 6,708 SF 0.15 AC
70 6,708 SF 0.15 AC
69 9,799 SF 0.22 AC
68 9,799 SF 0.22 AC
67 6,708 SF 0.15 AC
66 7,320 SF 0.17 AC
65 8,639 SF 0.20 AC
64 8,129 SF 0.19 AC
63 7,389 SF 0.17 AC
62 8,129 SF 0.19 AC
61 8,813 SF 0.20 AC
60 7,463 SF 0.17 AC
59 6,500 SF 0.15 AC
58 6,500 SF 0.15 AC 25' SETBACK
57 6,500 SF 0.15 AC
56 6,500 SF 0.15 AC
55 6,500 SF 0.15 AC

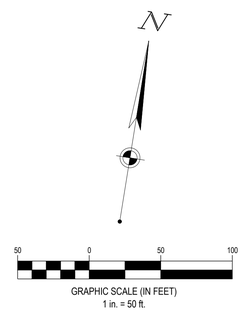
STREET E
STREET A
STREET D
STREET F
WEAVER RIDGE DR
BUCKMEYER DR

155.00' N 7° 55' 28" W
334.00' N 7° 55' 28" W
310.00' N 7° 55' 28" W
S 7° 55' 28" E 184.00'
467.00' N 82° 04' 32" E
318.00' N 82° 04' 32" E
S 82° 04' 32" W 152.00'
S 82° 04' 32" W 214.01'
N 80° 29' 34" W 107.11'

POCKET PARK 3
17,613 SF
0.40 AC

105 9,491 SF 0.22 AC
106 7,500 SF 0.17 AC
107 7,500 SF 0.17 AC
108 9,491 SF 0.22 AC
158 14,999 SF 0.34 AC
159 8,459 SF 0.19 AC
160 7,153 SF 0.16 AC
169 6,966 SF 0.16 AC
168 6,966 SF 0.16 AC
167 6,966 SF 0.16 AC
170 6,966 SF 0.16 AC
171 6,966 SF 0.16 AC
172 7,408 SF 0.17 AC
173 12,559 SF 0.29 AC
174 11,039 SF 0.25 AC
175 7,600 SF 0.17 AC
176 8,150 SF 0.19 AC
177 7,047 SF 0.16 AC
178 7,095 SF 0.16 AC
179 7,095 SF 0.16 AC
180 7,095 SF 0.16 AC
210 10,415 SF 0.24 AC
211 7,398 SF 0.17 AC
212 7,261 SF 0.17 AC
213 7,261 SF 0.17 AC
214 7,261 SF 0.17 AC
215 7,560 SF 0.17 AC
216 7,677 SF 0.18 AC
217 7,677 SF 0.18 AC
218 8,690 SF 0.20 AC
219 8,690 SF 0.20 AC
220 9,115 SF 0.21 AC
221 7,595 SF 0.17 AC
222 7,124 SF 0.16 AC
209 7,124 SF 0.16 AC
208 7,124 SF 0.16 AC
207 7,143 SF 0.16 AC
206 7,561 SF 0.17 AC
205 7,561 SF 0.17 AC
204 7,561 SF 0.17 AC
203 8,724 SF 0.20 AC
202 7,561 SF 0.17 AC
201 7,227 SF 0.17 AC
200 7,124 SF 0.16 AC
199 7,124 SF 0.16 AC
276 10,491 SF 0.24 AC
275 10,491 SF 0.24 AC
264 10,760 SF 0.25 AC
POCKET PARK 4
12,228 SF
0.28 AC

MATCHLINE, SEE EXHIBIT 'E' SHEET 5
MATCHLINE, SEE EXHIBIT 'E' SHEET 3
MATCHLINE, SEE EXHIBIT 'E' SHEET 6
MATCHLINE, SEE EXHIBIT 'E' SHEET 7



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DEVELOPMENT PLAN EXHIBIT 'E'



CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C15	325.00'	162.11'	160.44'	N67° 47' 09"E	028° 34' 47"	82.78'
C16	150.00'	74.82'	74.05'	N22° 12' 51"W	028° 34' 47"	38.21'
C17	65.00'	74.29'	70.31'	N49° 20' 01"E	065° 29' 02"	41.80'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING TREE LINE
- EXISTING GRAVEL DRIVE
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 5' SIDEWALK

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

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LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING TREE LINE
- EXISTING GRAVEL DRIVE
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 5' SIDEWALK

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C18	400.00'	143.95'	143.17'	N46° 48' 49"W	020° 37' 09"	72.76'
C19	400.00'	264.89'	260.08'	S13° 54' 19"W	037° 56' 34"	137.51'
C20	150.00'	175.60'	165.75'	S51° 23' 47"W	067° 04' 30"	99.42'

MATCHLINE, SEE EXHIBIT 'E' SHEET 5

MATCHLINE, SEE EXHIBIT 'E' SHEET 4

MATCHLINE, SEE EXHIBIT 'E' SHEET 7

BUCKMEYER DR

STREET A

STREET E

STREET G

STREET H

N 36° 20' 15" W 376.63'

S 32° 52' 36" W 61.24'

N 72° 08' 28" W 40.41'

N 72° 08' 28" W 189.19'

N 72° 08' 28" W 126.81'

N 72° 08' 28" W 334.00'

S 17° 51' 32" W 168.58'

S 5° 03' 58" E 79.21'

S 5° 03' 58" E 155.29'

S 84° 56' 02" W 232.29'

OPEN SPACE F
31,933 SF
0.73 AC

POCKET PARK 1
44,227 SF
1.02 AC

OPEN SPACE D
587,692 SF
13.49 AC

122	9,464 SF	0.22 AC
123	13,796 SF	0.32 AC
124	20,164 SF	0.46 AC
125	9,185 SF	0.21 AC
126	7,921 SF	0.18 AC
127	7,212 SF	0.17 AC
128	6,749 SF	0.15 AC
129	6,500 SF	0.15 AC
130	6,500 SF	0.15 AC
131	6,500 SF	0.15 AC
132	6,575 SF	0.15 AC
133	9,564 SF	0.22 AC
134	6,836 SF	0.16 AC
135	6,864 SF	0.16 AC
136	7,738 SF	0.18 AC
137	9,413 SF	0.22 AC
138	12,044 SF	0.28 AC
139	9,539 SF	0.22 AC
140	7,681 SF	0.18 AC
141	6,888 SF	0.16 AC
142	9,491 SF	0.22 AC
143	10,491 SF	0.24 AC
144	7,500 SF	0.17 AC
145	7,548 SF	0.17 AC
146	11,382 SF	0.26 AC
147	11,935 SF	0.27 AC
148	7,884 SF	0.18 AC
149	7,584 SF	0.17 AC
161	6,500 SF	0.15 AC
162	9,491 SF	0.22 AC
163	6,500 SF	0.15 AC
164	6,500 SF	0.15 AC
165	9,491 SF	0.22 AC
166	6,708 SF	0.15 AC
181	7,095 SF	0.16 AC
182	6,708 SF	0.15 AC
183	6,500 SF	0.15 AC
184	6,500 SF	0.15 AC
185	6,500 SF	0.15 AC
186	6,500 SF	0.15 AC
187	6,500 SF	0.15 AC
192	7,500 SF	0.17 AC
193	7,500 SF	0.17 AC
194	9,491 SF	0.22 AC
195	7,124 SF	0.16 AC
196	7,124 SF	0.16 AC
197	7,124 SF	0.16 AC
198	7,124 SF	0.16 AC

SCHEIDERER DALE P & JT LIVES
OR 914, PAGE 363
PID: 29-0030094.0000 - 24.554 AC
CURRENT ZONING: ARD

CITY OF MARYSVILLE

PARIS TOWNSHIP

EARL DENNIS & GAYLE C
PID: 28-0019069.0010
INST. 202208020007386 - 65.761 AC
CURRENT ZONING: U-1

N

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

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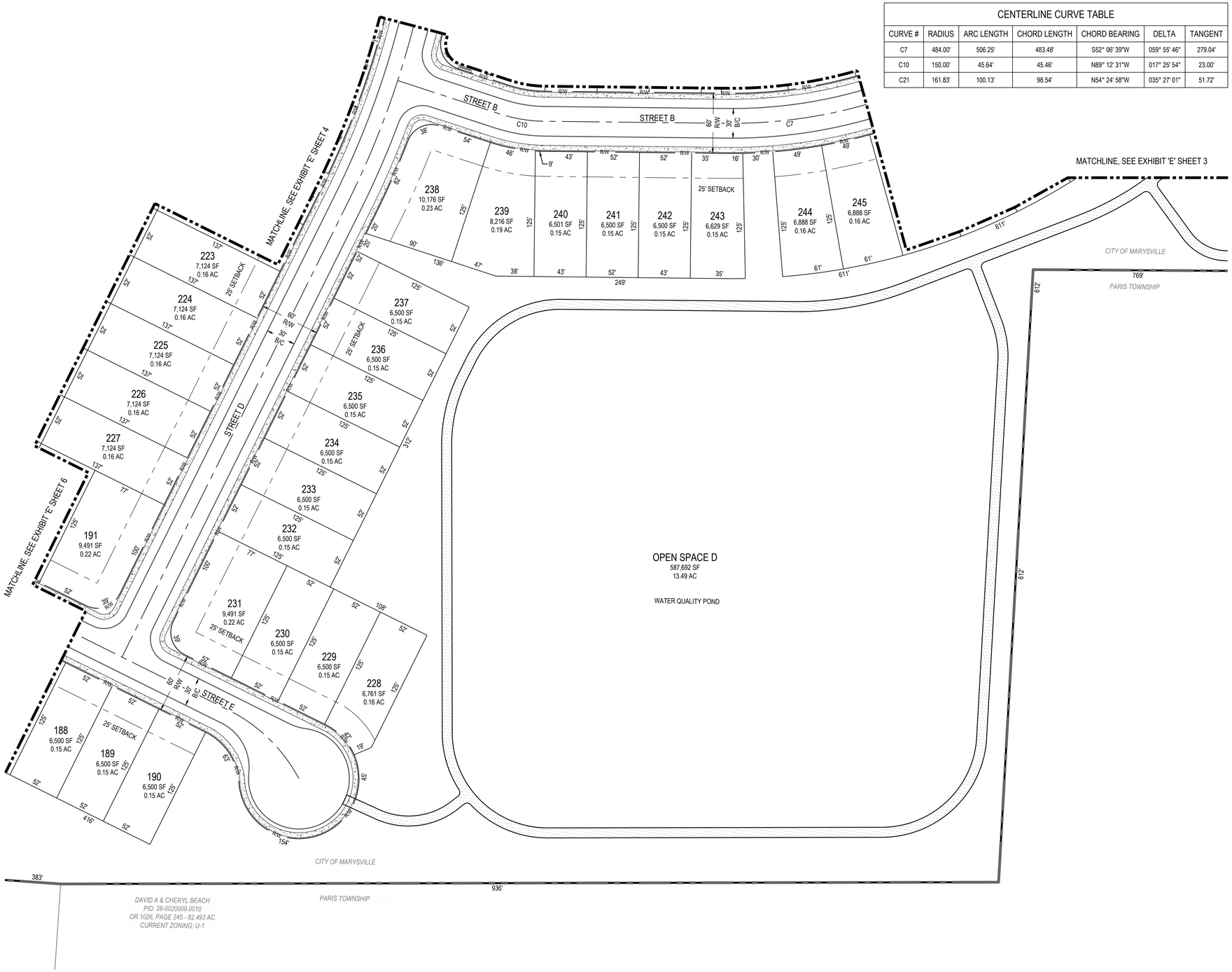
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DEVELOPMENT PLAN EXHIBIT 'E'



CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	484.00'	506.25'	483.48'	S52° 06' 39"W	059° 55' 46"	279.04'
C10	150.00'	45.64'	45.46'	N89° 12' 31"W	017° 25' 54"	23.00'
C21	161.83'	100.13'	98.54'	N54° 24' 58"W	035° 27' 01"	51.72'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 10' ASPHALT PATH
- 5' SIDEWALK

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

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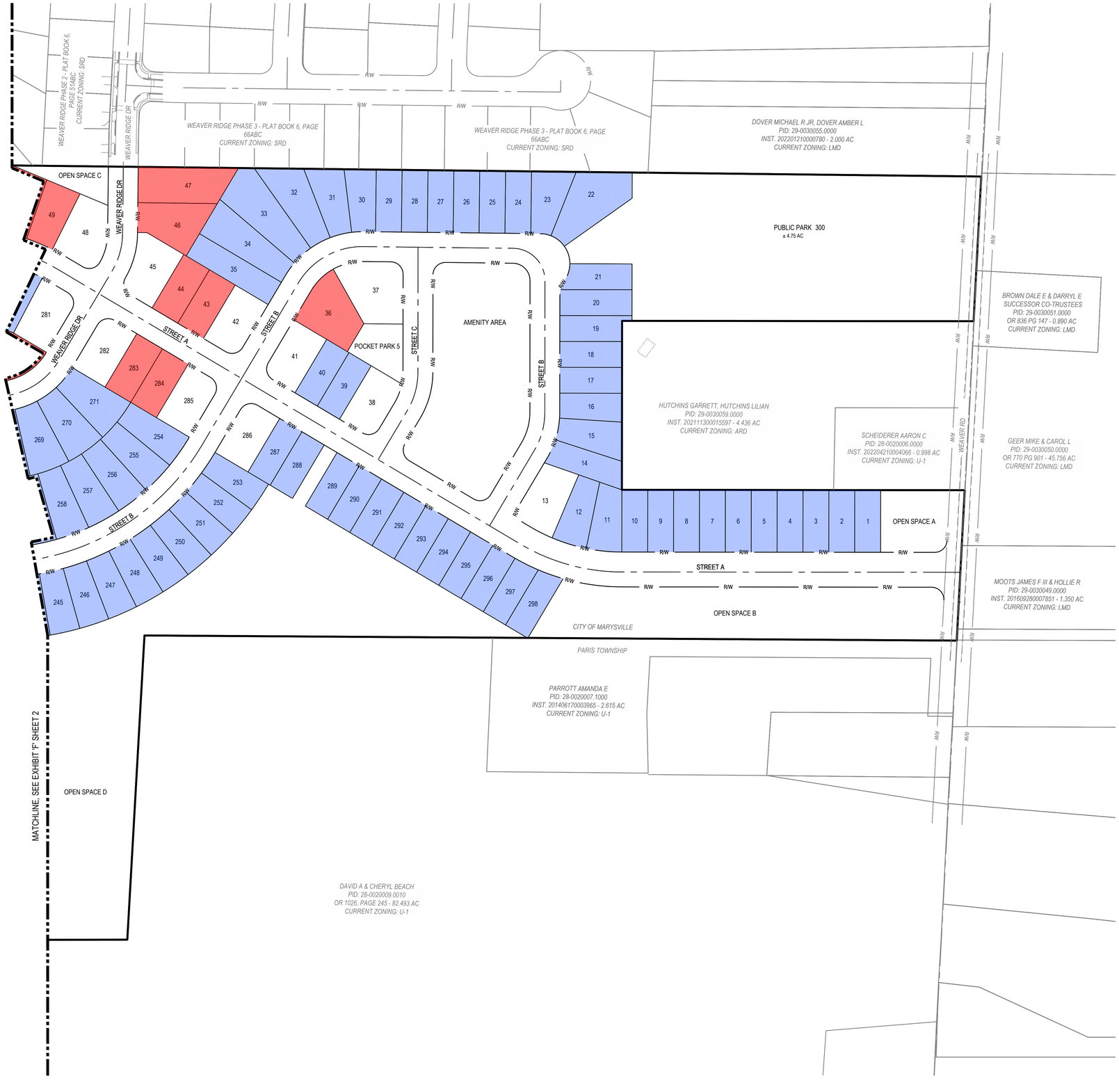
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DEVELOPMENT PLAN EXHIBIT 'E'



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE

LOT WIDTH VARIABILITY		
LEGEND	LOT WIDTH	TOTAL DWELLING UNITS
	CORNER LOTS	39
	60 FT	35
	52 FT	224

NOTES:
1. CORNER LOTS HAVE BEEN EXCLUDED FROM THE LOT COUNT.

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

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Revisions / Submissions

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Project Number:	760204
Scale:	1"=100'
Drawn By:	RJL
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
LOT VARIABILITY PLAN
EXHIBIT 'F'

1



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE

LOT WIDTH VARIABILITY		
LEGEND	LOT WIDTH	TOTAL DWELLING UNITS
	CORNER LOTS	39
	60 FT	35
	52 FT	224

NOTES:
1. CORNER LOTS HAVE BEEN EXCLUDED FROM THE LOT COUNT.

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
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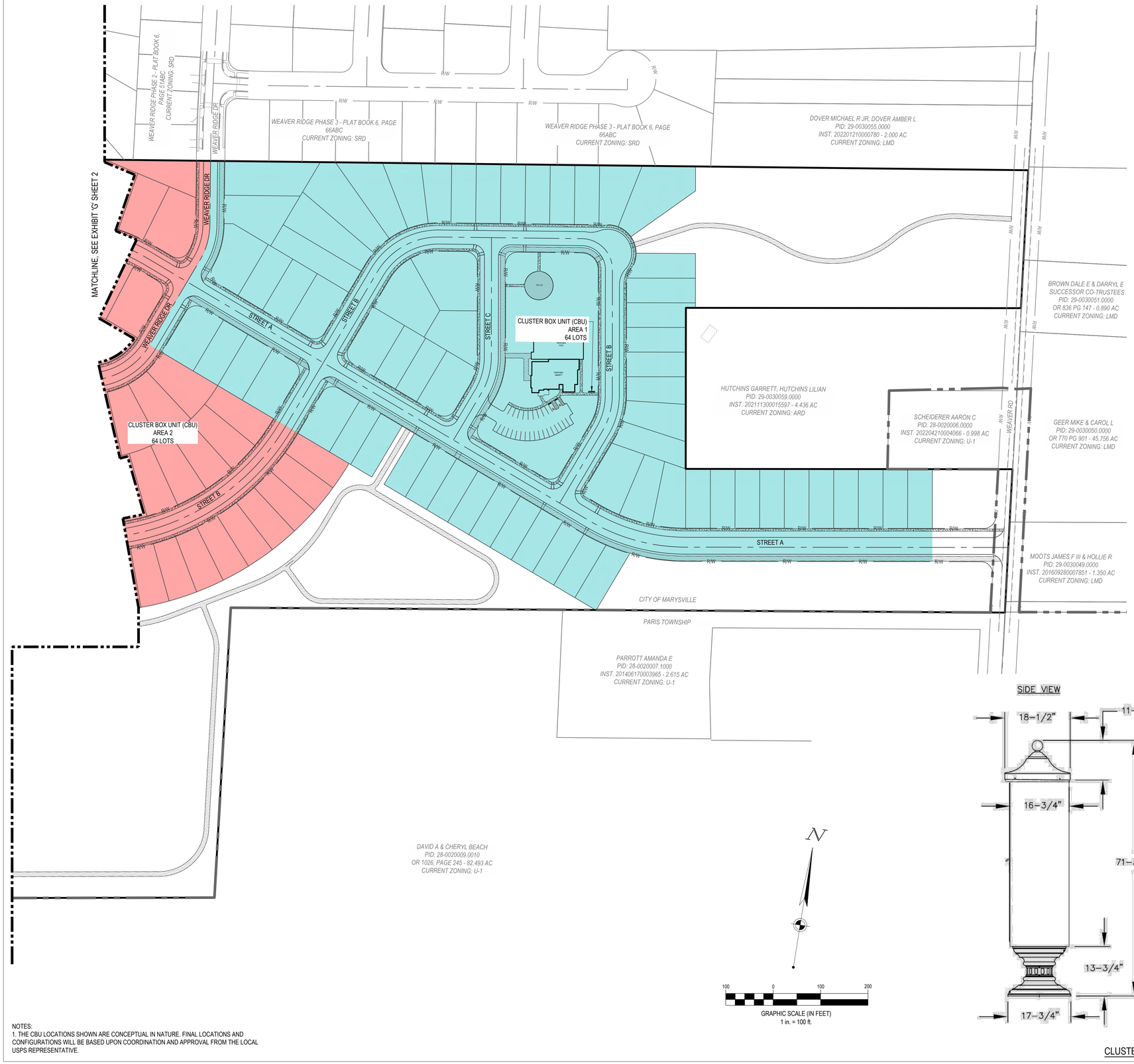
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LOT VARIABILITY PLAN
EXHIBIT 'F'



NOTES:
1. THE CBU LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS AND CONFIGURATIONS WILL BE BASED UPON COORDINATION AND APPROVAL FROM THE LOCAL USPS REPRESENTATIVE.

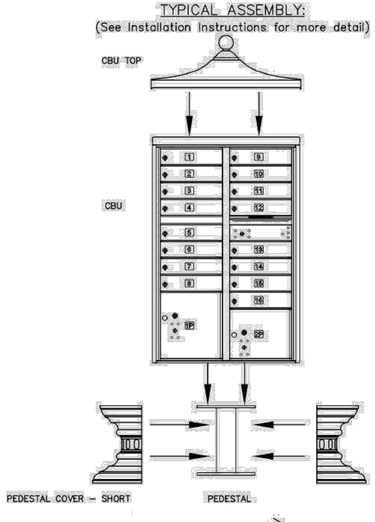
LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING SIDEWALK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 10' ASPHALT PATH
- 5' SIDEWALK

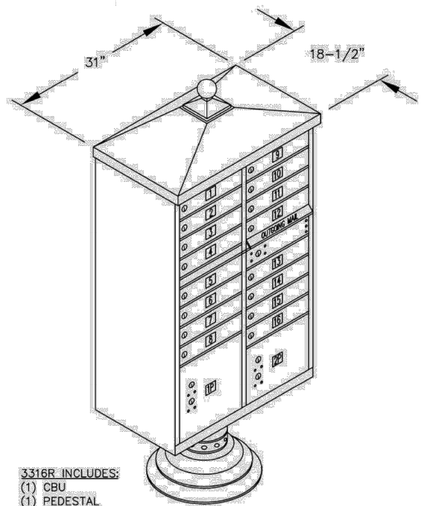
SITE DATA

- CBU AREA 1 - 4 CBUs W/ 64 LOTS
- CBU AREA 2 - 4 CBUs W/ 64 LOTS
- CBU AREA 3 - 4 CBUs W/ 64 LOTS
- CBU AREA 4 - 3 CBUs W/ 48 LOTS
- CBU AREA 5 - 4 CBUs W/ 57 LOTS

TYPICAL ASSEMBLY:
(See Installation Instructions for more detail)



SIDE VIEW



3316R INCLUDES:
(1) CBU
(1) PEDESTAL
(1) CBU TOP
(1) PEDESTAL COVER – SHORT

CLUSTER MAILBOX UNIT (CBU) DETAIL

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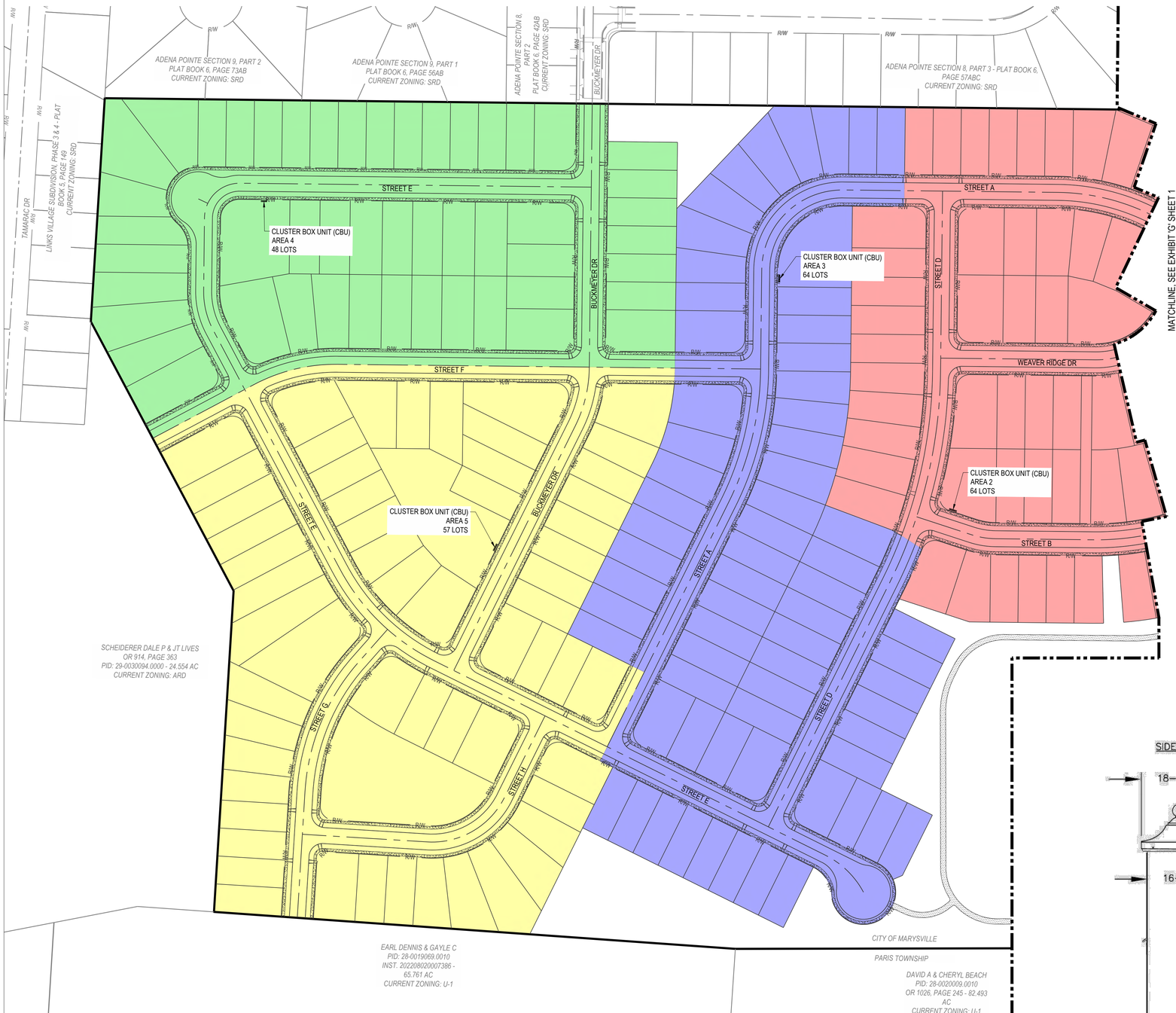
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Drawing Title:
CLUSTER BOX UNIT LAYOUT PLAN EXHIBIT 'G'



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING SIDEWALK
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 10' ASPHALT PATH
- 5' SIDEWALK

SITE DATA

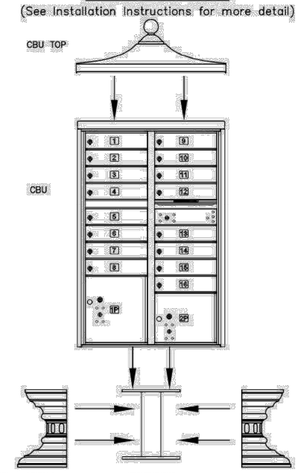
- CBU AREA 1 - 4 CBUs W/ 64 LOTS
- CBU AREA 2 - 4 CBUs W/ 64 LOTS
- CBU AREA 3 - 4 CBUs W/ 64 LOTS
- CBU AREA 4 - 3 CBUs W/ 48 LOTS
- CBU AREA 5 - 4 CBUs W/ 57 LOTS

N

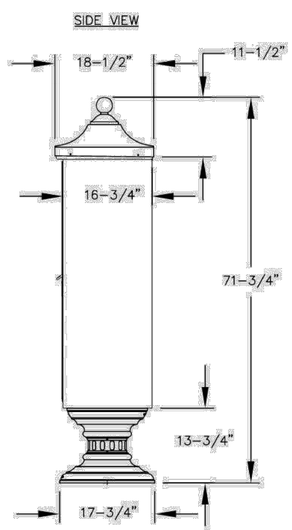
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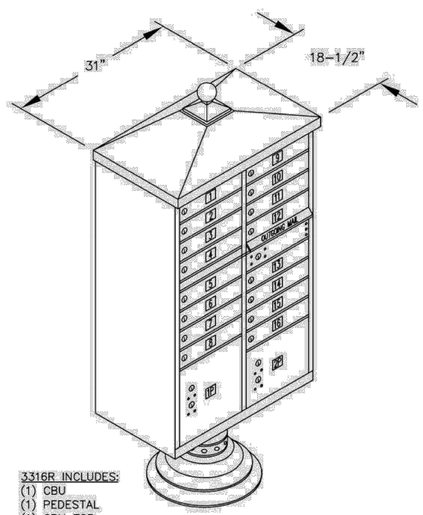
GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

TYPICAL ASSEMBLY:
(See Installation Instructions for more detail)



SIDE VIEW





3316R INCLUDES:
(1) CBU
(1) PEDESTAL
(1) CBU TOP
(1) PEDESTAL COVER – SHORT

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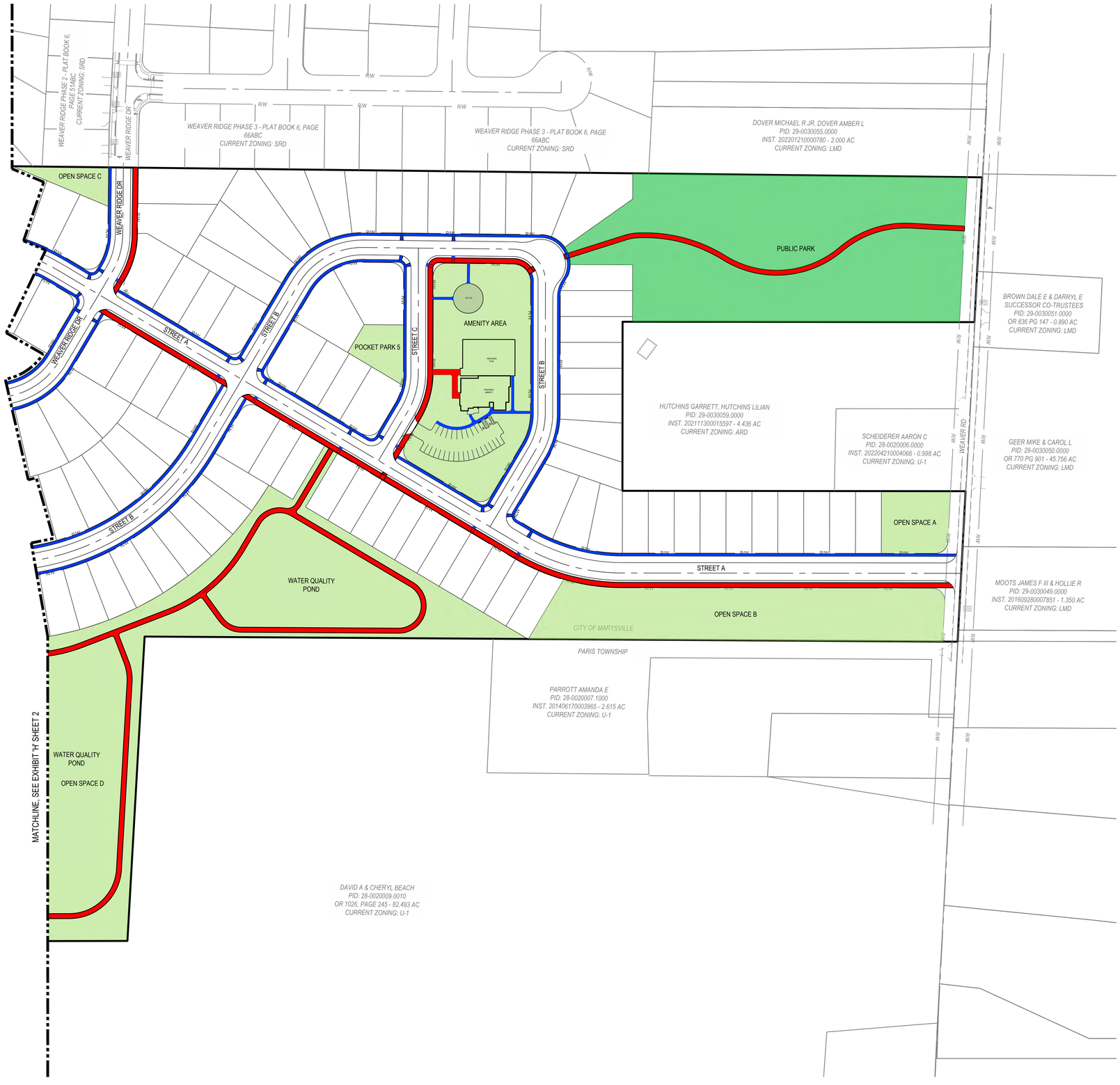
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Drawing Title:
CLUSTER BOX UNIT LAYOUT PLAN EXHIBIT 'G'



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
- EXISTING GRAVEL DRIVE
- EXISTING SIDEWALK
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- OPEN SPACE
- PUBLIC OPEN SPACE
- PROPOSED PATH
- PROPOSED SIDEWALK

SITE DATA:

TOTAL ACREAGE:TOTAL ACREAGE:	101.76 ACRES
TOTAL RESIDENTIAL LOTS:	298 LOTS
GROSS DESITY:	2.9 DUA
OPEN SPACE:	26.48 ACRES

N

100 0 100 200

GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

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WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

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Project Number:	760204
Scale:	1"=100'
Drawn By:	MNM
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

OPEN SPACE & SIDEWALK PLAN EXHIBIT 'H'

1



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
- EXISTING GRAVEL DRIVE
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- OPEN SPACE
- PUBLIC OPEN SPACE
- PROPOSED PATH
- PROPOSED SIDEWALK

SITE DATA:

TOTAL ACREAGE:TOTAL ACREAGE:	101.76 ACRES
TOTAL RESIDENTIAL LOTS:	298 LOTS
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OPEN SPACE & SIDEWALK PLAN EXHIBIT 'H'



Site Development

Site Jurisdiction:	City of Marysville
Overall Site AC:	±101.7 AC
Proposed Zoning:	PUD (Planned Unit Development)
Proposed Lots:	298
Proposed Density:	± 2.9 DUA
Required COS:	+/- 10.2 AC
Proposed COS:	+/- 26.48 AC
Pocket Park 1:	+/- 1.02 AC
Pocket Park 2:	+/- 0.43 AC
Pocket Park 3:	+/- 0.40 AC
Pocket Park 4:	+/- 0.28 AC
Pocket Park 5:	+/- 0.21 AC
Amenity:	+/- 2.06 AC
COS:	+/-17.33 AC (Inc. WQ)
Public Park:	+/- 4.75 AC

- 46 (60' x 125')
- 252 (52' x 125')
- WQ - Water Quality
- COS - Common Open Space
- Pocket Park (PP)
- Multi-Use Trail

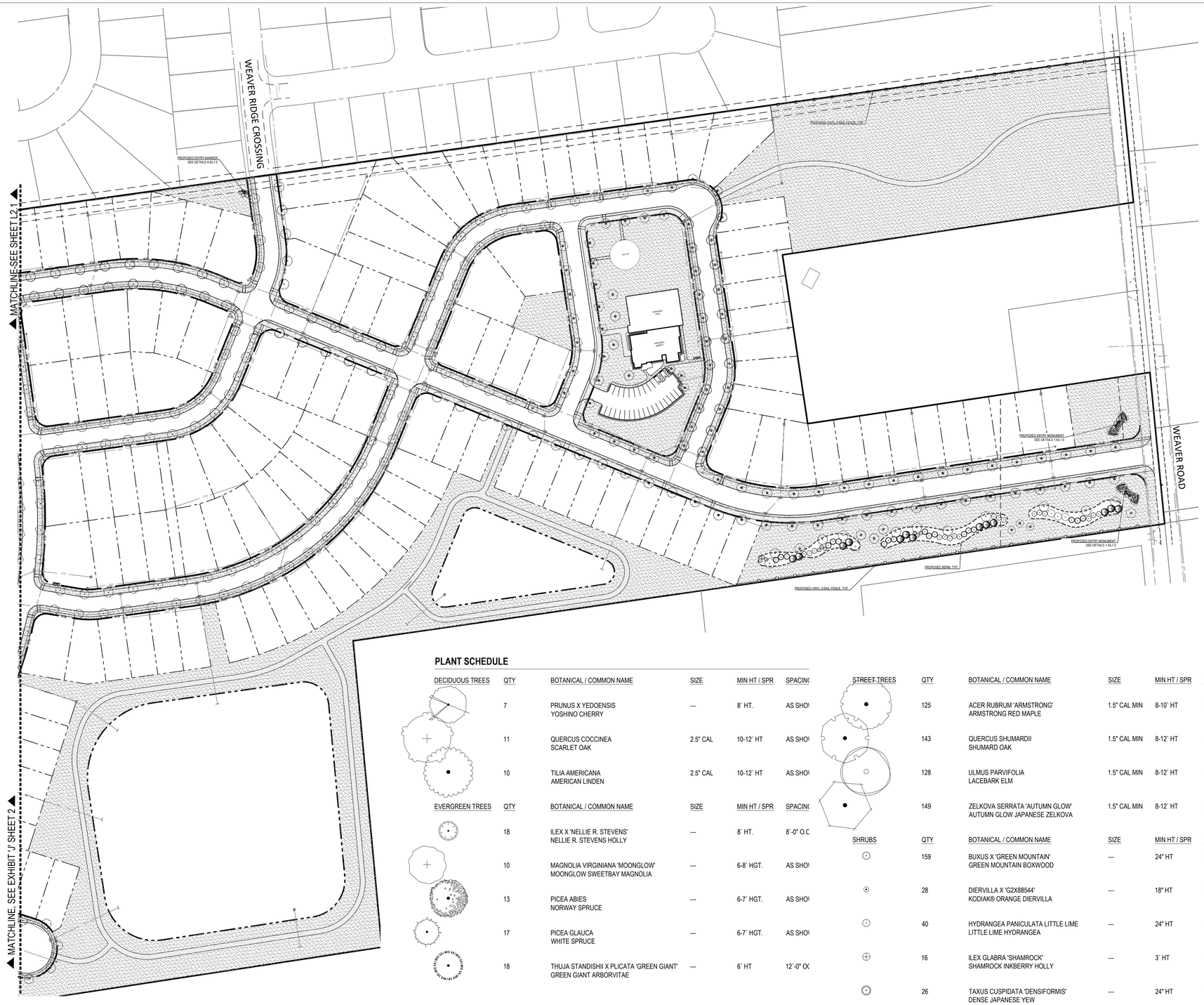
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This exhibit is conceptual in nature and may change at owners discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

Weaver Mill Farms

EXHIBIT 'I' - ILLUSTRATIVE PLAN

06.09.2023



LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SIGHT TRIANGLE LINE
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK OR DECK
- OVERHEAD POWER LINE
- POWER LINE
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- EXISTING TREE CANOPY
- MAJOR EXISTING CONTOUR
- MINOR EXISTING CONTOUR

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS REQUIRED TO PERFORM MINOR CLEARING AND GRUBBING SERVICES FOR SCOPED AREAS PRIOR TO INSTALLING PLANT MATERIAL. THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL OF WEEDS, TRASH, AND SCRUB LIKE MATERIAL. IT IS POSSIBLE THIS MAY INCLUDE SOME FINE GRADING SERVICES TO ASSURE NO HOLES OR TRIPPING HAZARDS ARE PRESENT. CONTRACTOR SHOULD INCLUDE THIS IN BID PRICE.
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6. CONTRACTOR WILL COORDINATE FLAGGING OF PROPERTY LINES, EASEMENT LINES, ETC. WITH OWNER'S REPRESENTATIVE TO INSTALL PLANTING AS PER PLANS. CONTRACTOR TO CONTACT OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY LOCATIONS ARE UNCLEAR OR APPEAR TO BE LOCATED ON PRIVATE LOTS OR IN EASEMENTS.

PLANT SCHEDULE

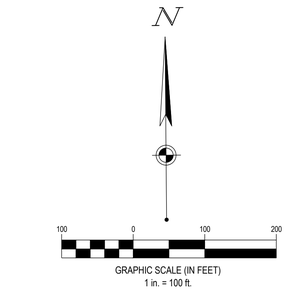
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN
	7	PRUNUS X YEDOENSIS YOSHINO CHERRY	---	8` HT.	AS SHO
	11	QUERCUS COCCINEA SCARLET OAK	2.5" CAL	10-12` HT	AS SHO
	10	TILIA AMERICANA AMERICAN LINDEN	2.5" CAL	10-12` HT	AS SHO

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN
	18	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	---	8` HT.	8`-0" O.C
	10	MAGNOLIA VIRGINIANA 'MOONGLOW' MOONGLOW SWEETBAY MAGNOLIA	---	6-8` HGT.	AS SHO
	13	PICEA ABIES NORWAY SPRUCE	---	6-7` HGT.	AS SHO
	17	PICEA GLAUCA WHITE SPRUCE	---	6-7` HGT.	AS SHO
	18	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	---	6` HT	12`-0" OC

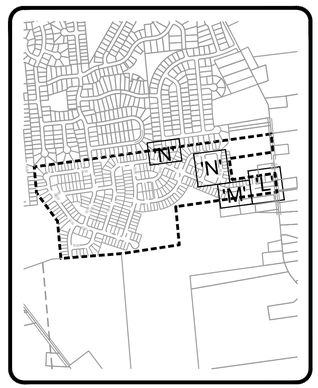
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	125	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	1.5" CAL MIN	8-10` HT	AS SHOWN
	143	QUERCUS SHUMARDII SHUMARD OAK	1.5" CAL MIN	8-12` HT	AS SHOWN
	128	ULMUS PARVIFOLIA LACEBARK ELM	1.5" CAL MIN	8-12` HT	AS SHOWN
	149	ZELKOVA SERRATA 'AUTUMN GLOW' AUTUMN GLOW JAPANESE ZELKOVA	1.5" CAL MIN	8-12` HT	AS SHOWN

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	159	BUXUS X 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	---	24" HT	3`-0" OC
	28	DIERVILLA X 'G2X88544' KODIAK® ORANGE DIERVILLA	---	18" HT	2`-0" OC
	40	HYDRANGEA PANICULATA LITTLE LIME LITTLE LIME HYDRANGEA	---	24" HT	3`-0" OC
	16	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	---	3` HT	3`-0" OC
	26	TAXUS CUSPIDATA 'DENSIFORMIS' DENSE JAPANESE YEW	---	24" HT	4`-0" OC

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	97	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF	1 GAL	12" HT	1`-6" OC
	2,013,223 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		
	104	SEASONAL COLOR / ANNUALS	FLAT	VARIES	8" OC



GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.



SITE REFERENCE MAP
NOT TO SCALE

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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

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Project Number:	760204
Scale:	VARIES
Drawn By:	ABS
Checked By:	EJL
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
OVERALL PLANTING PLAN EXHIBIT 'J'

1



LEGEND

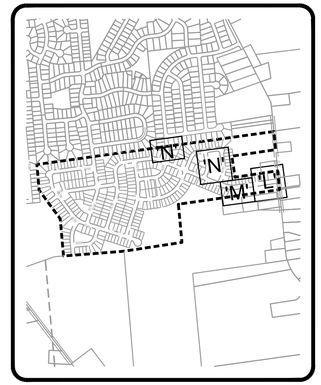
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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	7	PRUNUS X YEDOENSIS YOSHINO CHERRY	---	8` HT.	AS SHOW
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Revisions / Submissions

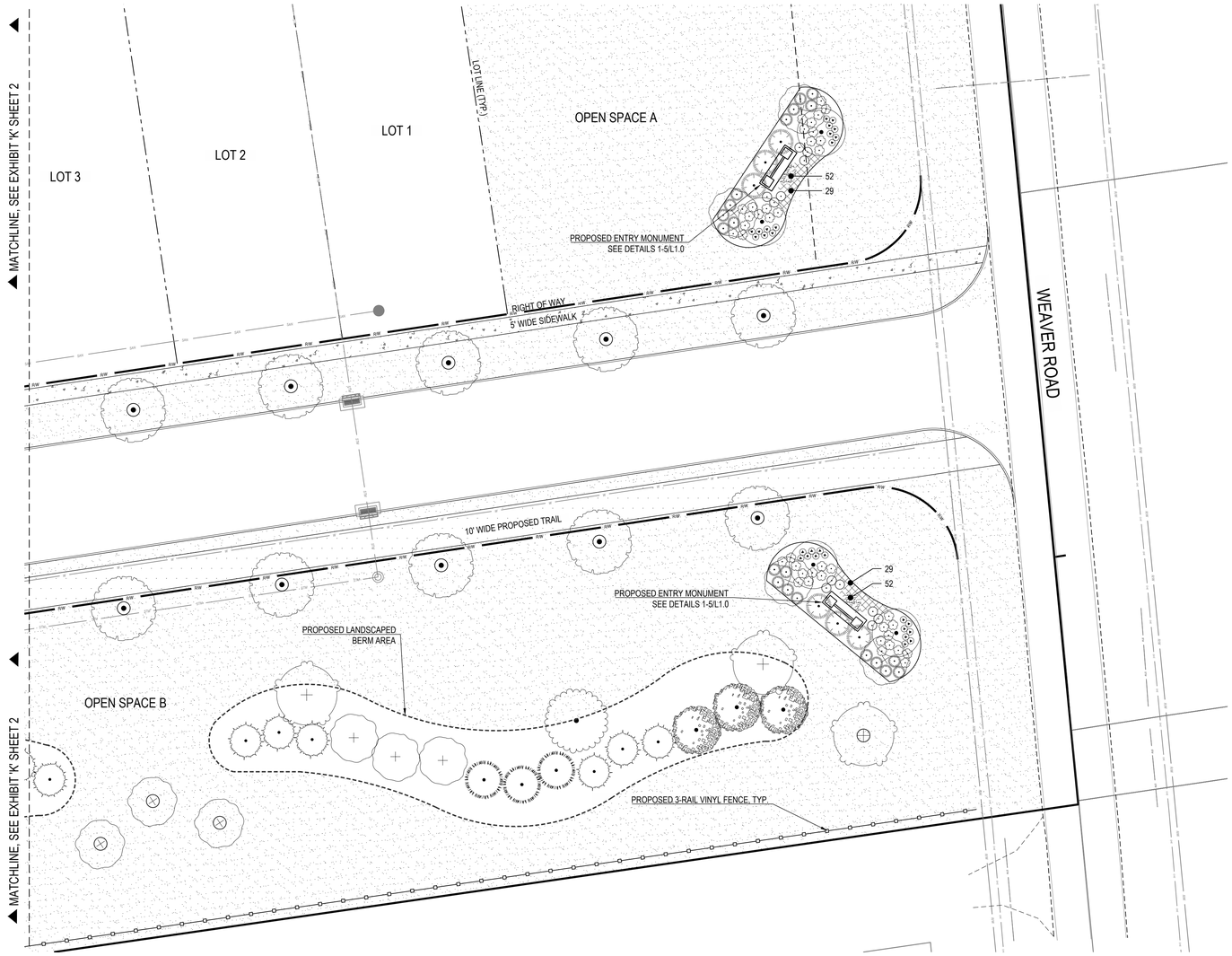
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Drawing Title:
OVERALL PLANTING PLAN EXHIBIT 'J'

2



PLANT SCHEDULE

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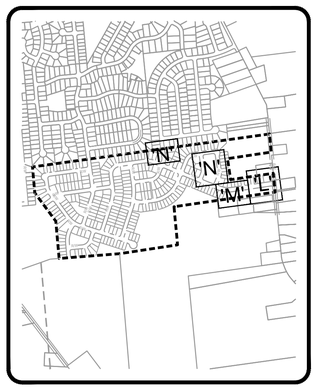
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- MINOR EXISTING CONTOUR

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.



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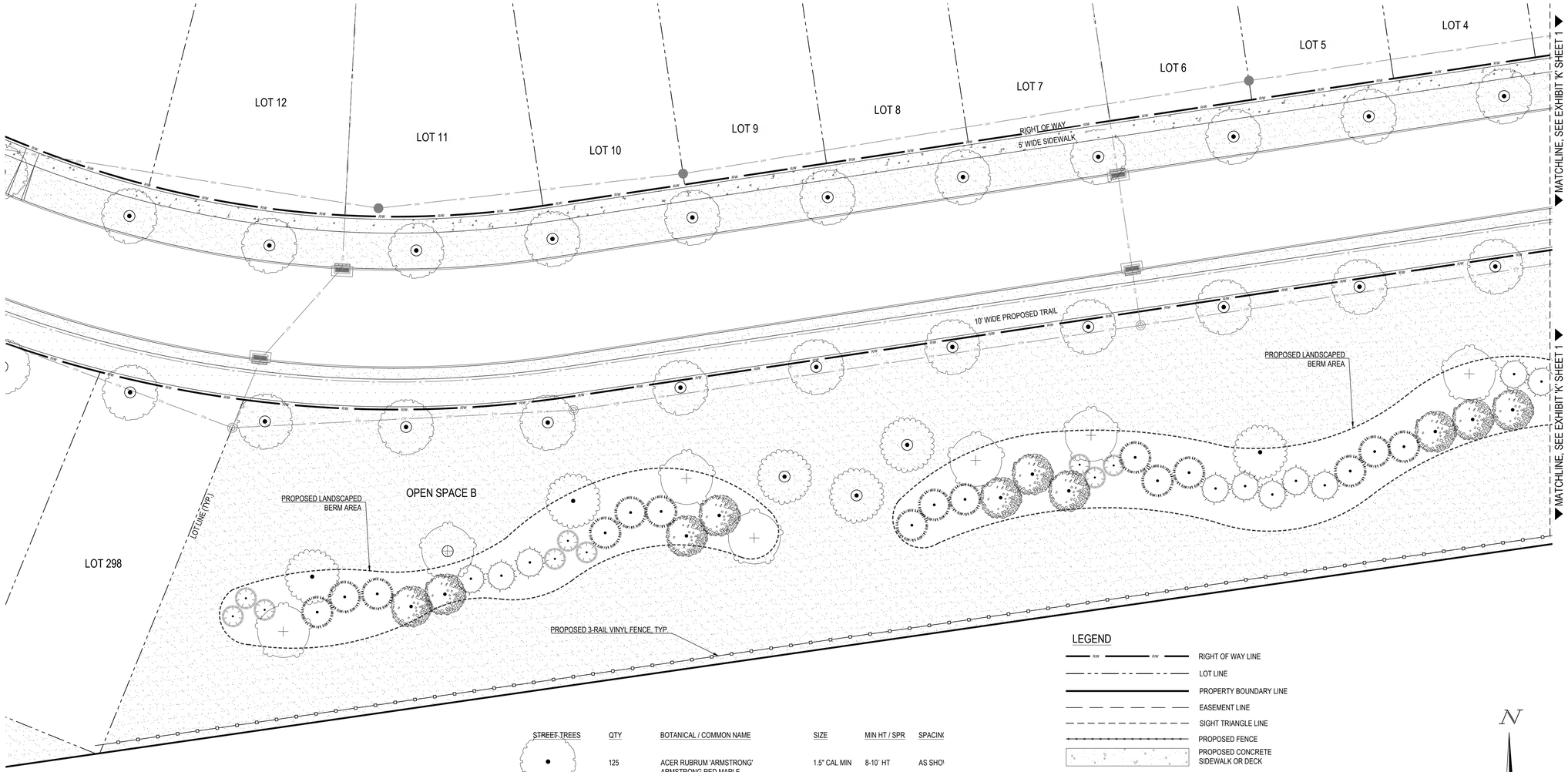
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Project Number:	760204
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Drawn By:	ABS
Checked By:	EJL
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:

ENTRANCE PLANTING PLAN EXHIBIT 'K'

1



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN
	7	PRUNUS X YEDOENSIS YOSHINO CHERRY	---	8` HT.	AS SHO
	11	QUERCUS COCCINEA SCARLET OAK	2.5" CAL	10-12` HT	AS SHO
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	17	PICEA GLAUCA WHITE SPRUCE	---	6-7` HGT.	AS SHO
	18	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	---	6` HT	12`-0" OC

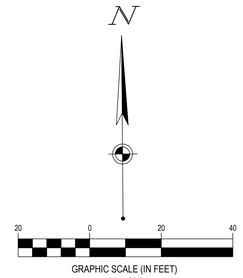
STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN
	125	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	1.5" CAL MIN	8-10` HT	AS SHO
	143	QUERCUS SHUMARDII SHUMARD OAK	1.5" CAL MIN	8-12` HT	AS SHO
	128	ULMUS PARVIFOLIA LACEBARK ELM	1.5" CAL MIN	8-12` HT	AS SHO
	149	ZELKOVA SERRATA 'AUTUMN GLOW' AUTUMN GLOW JAPANESE ZELKOVA	1.5" CAL MIN	8-12` HT	AS SHO
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**MIN HT / SPR**	**SPACIN**
	159	BUXUS X 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	---	24" HT	3`-0" OC
	28	DIERVILLA X 'G2X88544' KODIAK® ORANGE DIERVILLA	---	18" HT	2`-0" OC
	40	HYDRANGEA PANICULATA LITTLE LIME LITTLE LIME HYDRANGEA	---	24" HT	3`-0" OC
	16	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	---	3` HT	3`-0" OC
	26	TAXUS CUSPIDATA 'DENSIFORMIS' DENSE JAPANESE YEW	---	24" HT	4`-0" OC
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**MIN HT / SPR**	**SPACIN**
	97	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF	1 GAL	12" HT	1`-6" OC
	2,013,223 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		
	104	SEASONAL COLOR / ANNUALS	FLAT	VARIES	8" OC

LEGEND

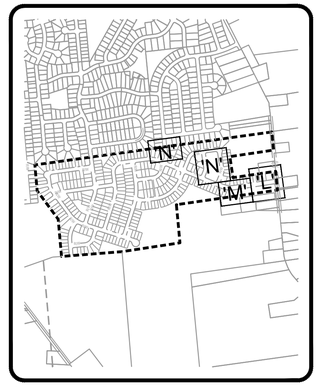
- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SIGHT TRIANGLE LINE
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK OR DECK
- OHE — OVERHEAD POWER LINE
- POWER LINE
- STM — STORM DRAIN
- SAN — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE
- EXISTING TREE CANOPY
- 100 — MAJOR EXISTING CONTOUR
- 102 — MINOR EXISTING CONTOUR

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS REQUIRED TO PERFORM MINOR CLEARING AND GRUBBING SERVICES FOR SCOPED AREAS PRIOR TO INSTALLING PLANT MATERIAL. THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL OF WEEDS, TRASH, AND SCRUB LIKE MATERIAL. IT IS POSSIBLE THIS MAY INCLUDE SOME FINE GRADING SERVICES TO ASSURE NO HOLES OR TRIPPING HAZARDS ARE PRESENT. CONTRACTOR SHOULD INCLUDE THIS IN BID PRICE.
2. PROVIDE TOPSOIL AMENDMENTS FOR PLANT PITS ONLY. SOIL AMENDMENT FOR ALL LAWN AREAS AND ENTIRE PLANTING BED IS NOT REQUIRED. SEE DETAILS AND NOTES FOR FURTHER INFORMATION. IF PLANTING CONDITIONS (TOPSOIL) ARE UNACCEPTABLE OR WILL DRASTICALLY AFFECT LONG TERM HEALTH AND CONDITION OF PLANTS AND LAWN, NOTIFY LANDSCAPE ARCHITECT AND CONSTRUCTION REPRESENTATIVE PRIOR TO PROCEEDING
3. AREAS OF THE LAWN MAY CONTAIN CATCH BASINS AND AREA DRAINS. CONTRACTOR SHALL USE BEST JUDGEMENT TO FINE GRADE AROUND CATCH BASINS AND OTHER APPURTENANCES TO MINIMIZE EROSION AND MAINTAIN AESTHETIC VALUE. CONTACT LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
4. CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK. SEE DETAILS AND NOTES FOR FURTHER INFORMATION.
5. TREES LOCATED IN DRAINAGE WAYS TO BE FIELD ADJUSTED TO PLACE TREES OUTSIDE THE DRAINAGE WAY.
6. CONTRACTOR WILL COORDINATE FLAGGING OF PROPERTY LINES, EASEMENT LINES, ETC. WITH OWNER'S REPRESENTATIVE TO INSTALL PLANTING AS PER PLANS. CONTRACTOR TO CONTACT OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY LOCATIONS ARE UNCLEAR OR APPEAR TO BE LOCATED ON PRIVATE LOTS OR IN EASEMENTS.



GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.



SITE REFERENCE MAP
NOT TO SCALE

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Phone: 614.794.7080 Fax: 888.208.4826

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WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

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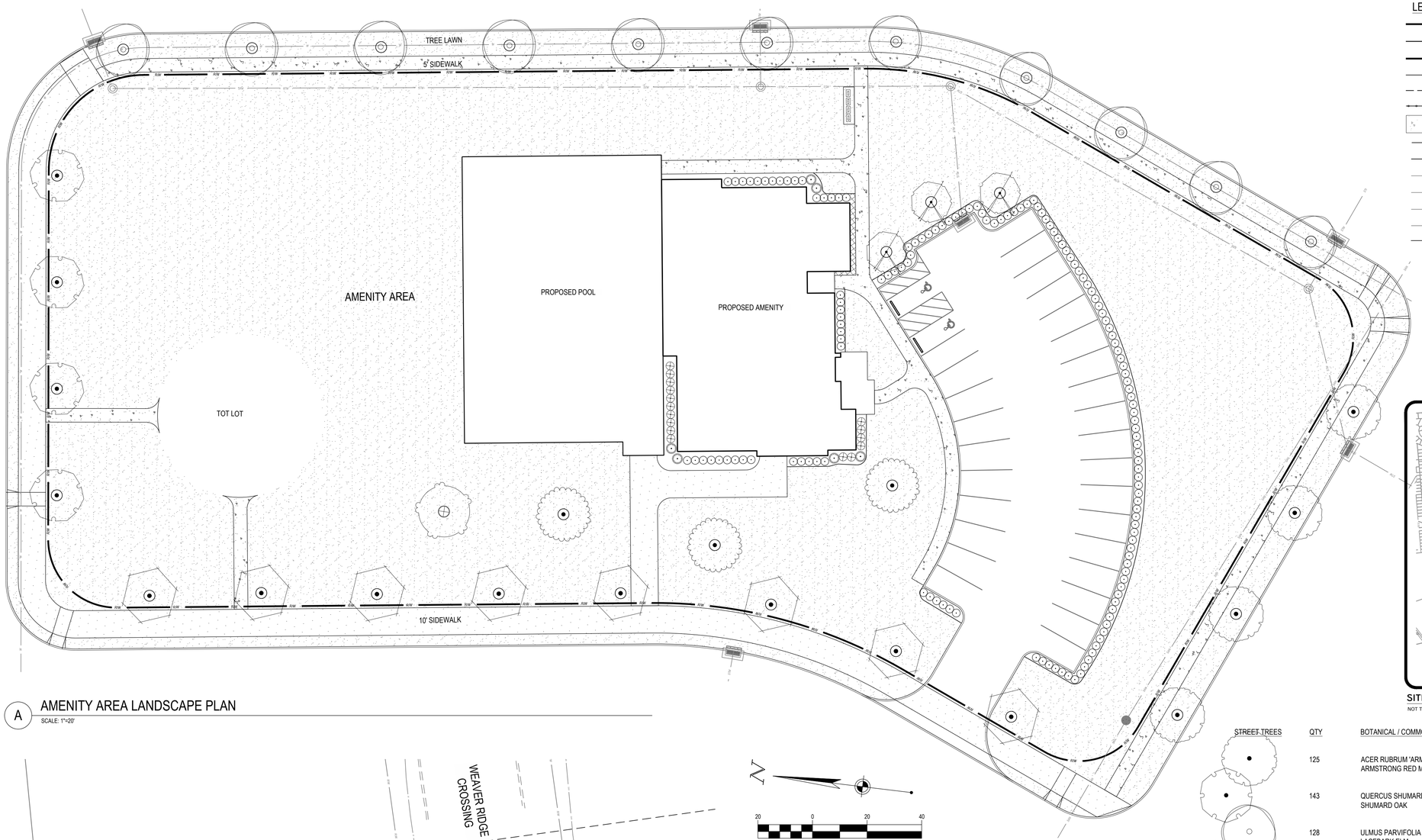
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Drawn By:	ABS
Checked By:	EJL
Date:	JUNE 2023
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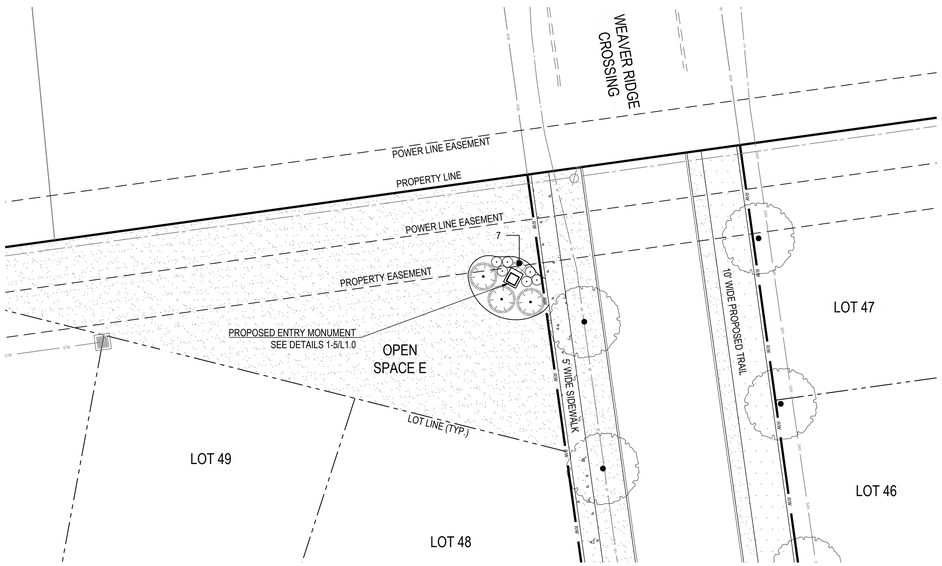
ENTRANCE PLANTING PLAN EXHIBIT 'K'

2



A AMENITY AREA LANDSCAPE PLAN

SCALE: 1"=20'



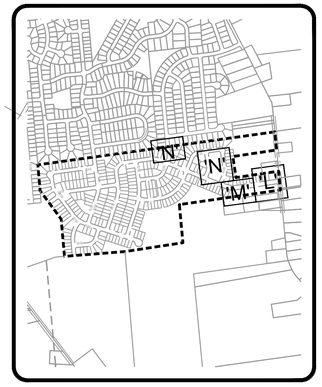
B WEAVER RIDGE ENTRANCE LANDSCAPE PLAN

SCALE: 1"=20'

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SIGHT TRIANGLE LINE
- PROPOSED FENCE
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- OVERHEAD POWER LINE
- POWER LINE
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE



SITE REFERENCE MAP

NOT TO SCALE

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN(
	7	PRUNUS X YEDOENSIS YOSHINO CHERRY	---	8` HT.	AS SHO\
	11	QUERCUS COCCINEA SCARLET OAK	2.5" CAL	10-12` HT	AS SHO\
	10	TILIA AMERICANA AMERICAN LINDEN	2.5" CAL	10-12` HT	AS SHO\

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN(
	18	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	---	8` HT.	8`-0" O.C
	10	MAGNOLIA VIRGINIANA 'MOONGLOW' MOONGLOW SWEETBAY MAGNOLIA	---	6-8` HGT.	AS SHO\
	13	PICEA ABIES NORWAY SPRUCE	---	6-7` HGT.	AS SHO\
	17	PICEA GLAUCA WHITE SPRUCE	---	6-7` HGT.	AS SHO\
	18	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	---	6` HT	12`-0" O(

STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN(
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GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACIN(
	97	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF	1 GAL	12" HT	1`-6" OC
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	104	SEASONAL COLOR / ANNUALS	FLAT	VARIES	8" OC

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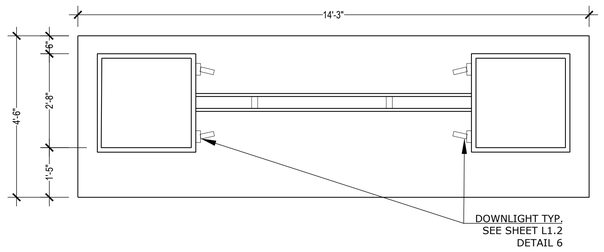
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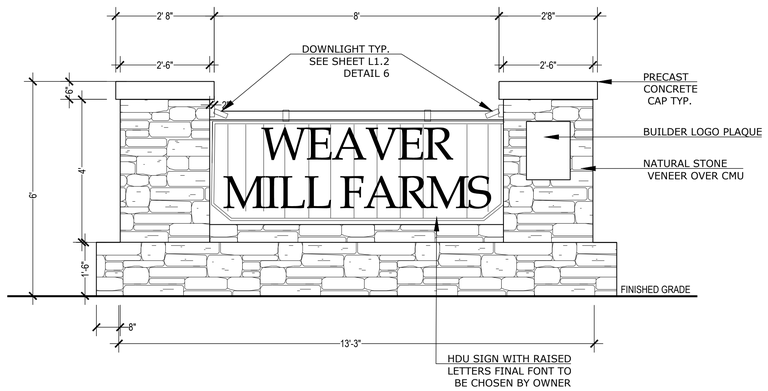
ENTRANCE AND AMENITY PLANTING PLAN EXHIBIT 'L'

1



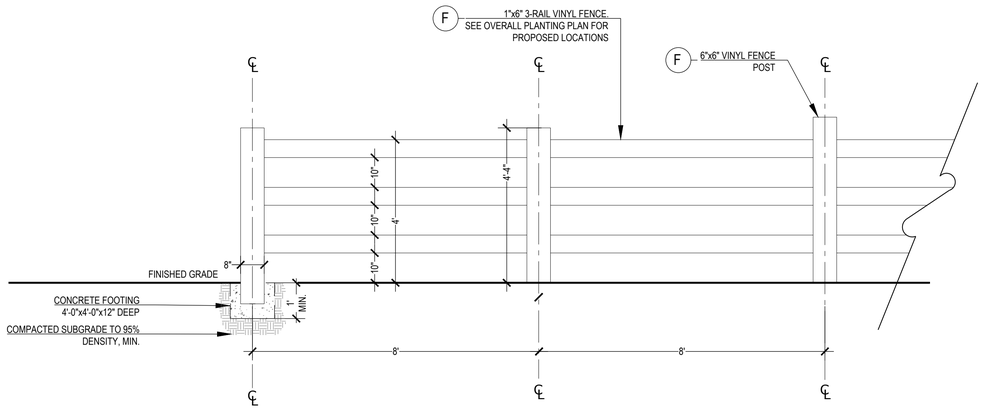
1 ENTRY MONUMENT- PLAN

SCALE: 1/2"=1'-0"



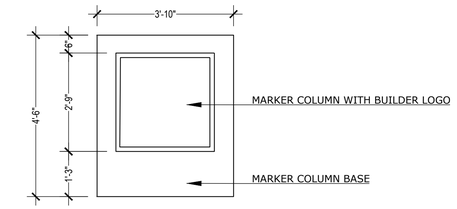
2 ENTRY MONUMENT- ELEVATION

SCALE: 1/2"=1'-0"



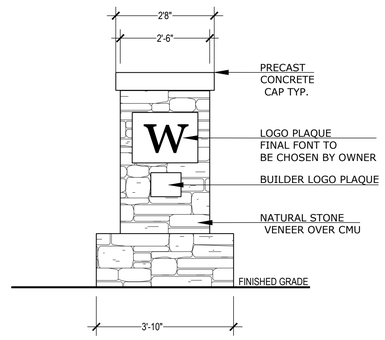
3 PERIMETER FENCE- SECTION/ELEVATION

SCALE: 1/2"=1'-0"



4 ENTRY MARKER- PLAN

SCALE: 1/2"=1'-0"



5 ENTRY MARKER- ELEVATION

SCALE: 1/2"=1'-0"

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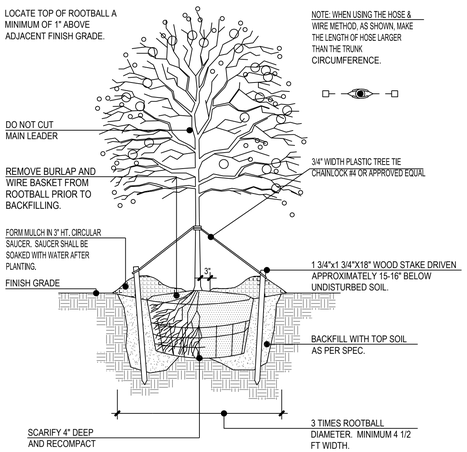
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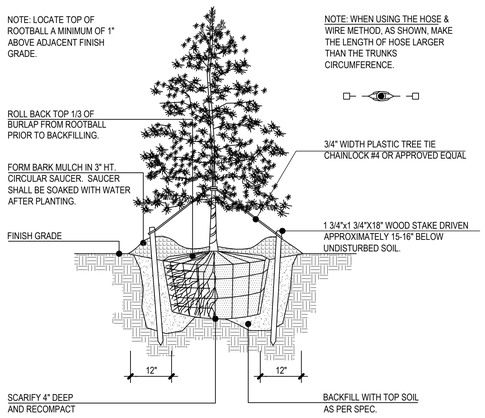
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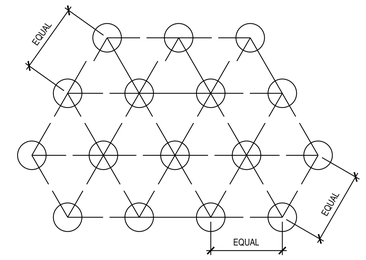
HARDSCAPE DETAILS EXHIBIT 'M'



1 DECIDUOUS TREE STAKING N.T.S.



2 EVERGREEN TREE STAKING N.T.S.



ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

3 GROUND COVER SPACING N.T.S.

GENERAL NOTES: LANDSCAPE PLAN

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
5. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
13. ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
15. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
17. ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE, SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
18. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
19. ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
20. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
22. REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

4 EVERGREEN / DECIDUOUS SHRUB N.T.S.

5 TRENCH EDGING N.T.S.

SOIL PLANTING MIXTURE (MIX ONSITE)

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
   A. ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
   B. ONE PART NATIVE SOIL

2. SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.

3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

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2800 Corporate Exchange Dr., Suite 400
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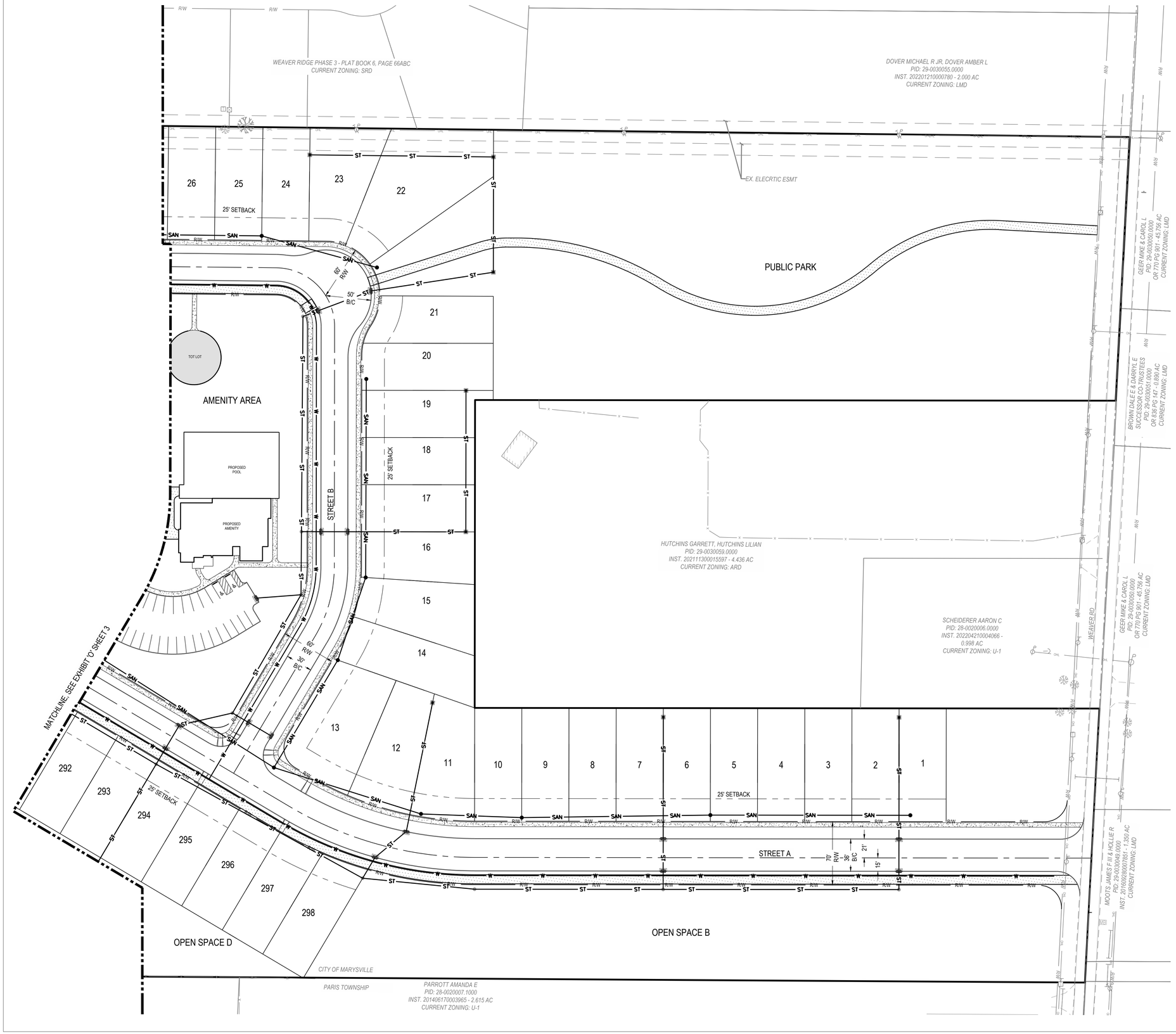
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Drawing Title:
PLANTING DETAILS AND NOTES EXHIBIT 'N'



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING OVERHEAD LINE
- EXISTING UTILITY POLE
- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURE
- EXISTING EDGE OF PAVEMENT
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- 10' ASPHALT PATH
- 5' SIDEWALK

NOTES:

1. THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND FINAL ENGINEERING. THE FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN AND/OR OUTLINED IN THE DEVELOPMENT TEXT.
2. UTILITY LAYOUT, SIZING, AND EASEMENTS SHOWN HEREON ARE CONCEPTUAL IN NATURE, FINAL UTILITY LAYOUT ALIGNMENTS AND DESIGN MAY VARY BASED UPON FINAL ENGINEERING.

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SOX REAL ESTATE, LLC

WEAVER MILL FARMS

CITY OF MARYSVILLE
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

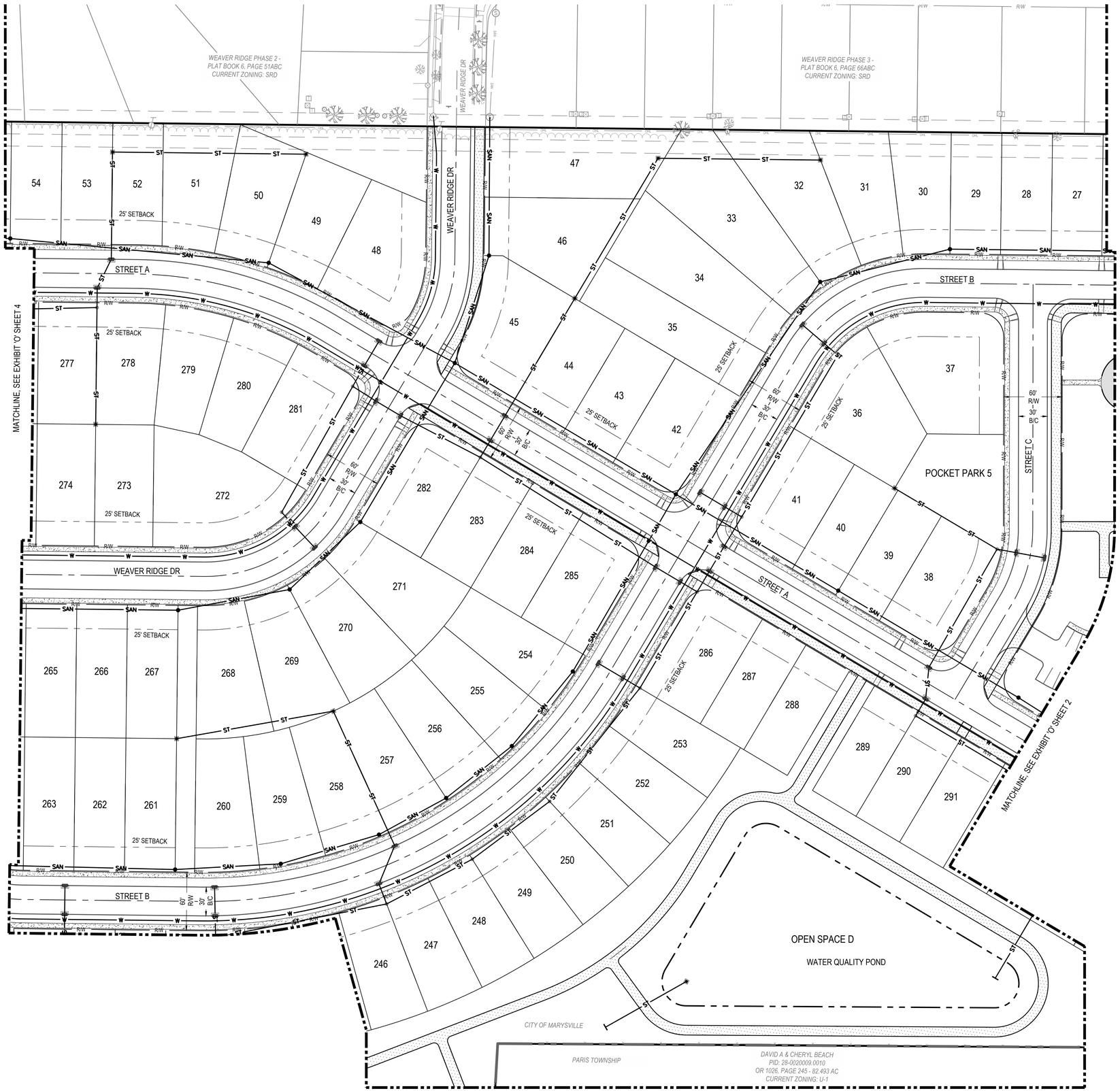
© 2023 CESO, INC.

Project Number:	760204
Scale:	1"=50'
Drawn By:	MNM
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SITE UTILITY PLAN EXHIBIT 'O'

1



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING SIDEWALK
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING OVERHEAD LINE
- EXISTING UTILITY POLE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- 10' ASPHALT PATH
- 5' SIDEWALK

NOTES:

1. THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND FINAL ENGINEERING. THE FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN AND/OR OUTLINED IN THE DEVELOPMENT TEXT.
2. UTILITY LAYOUT, SIZING, AND EASEMENTS SHOWN HEREON ARE CONCEPTUAL IN NATURE, FINAL UTILITY LAYOUT ALIGNMENTS AND DESIGN MAY VARY BASED UPON FINAL ENGINEERING.

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

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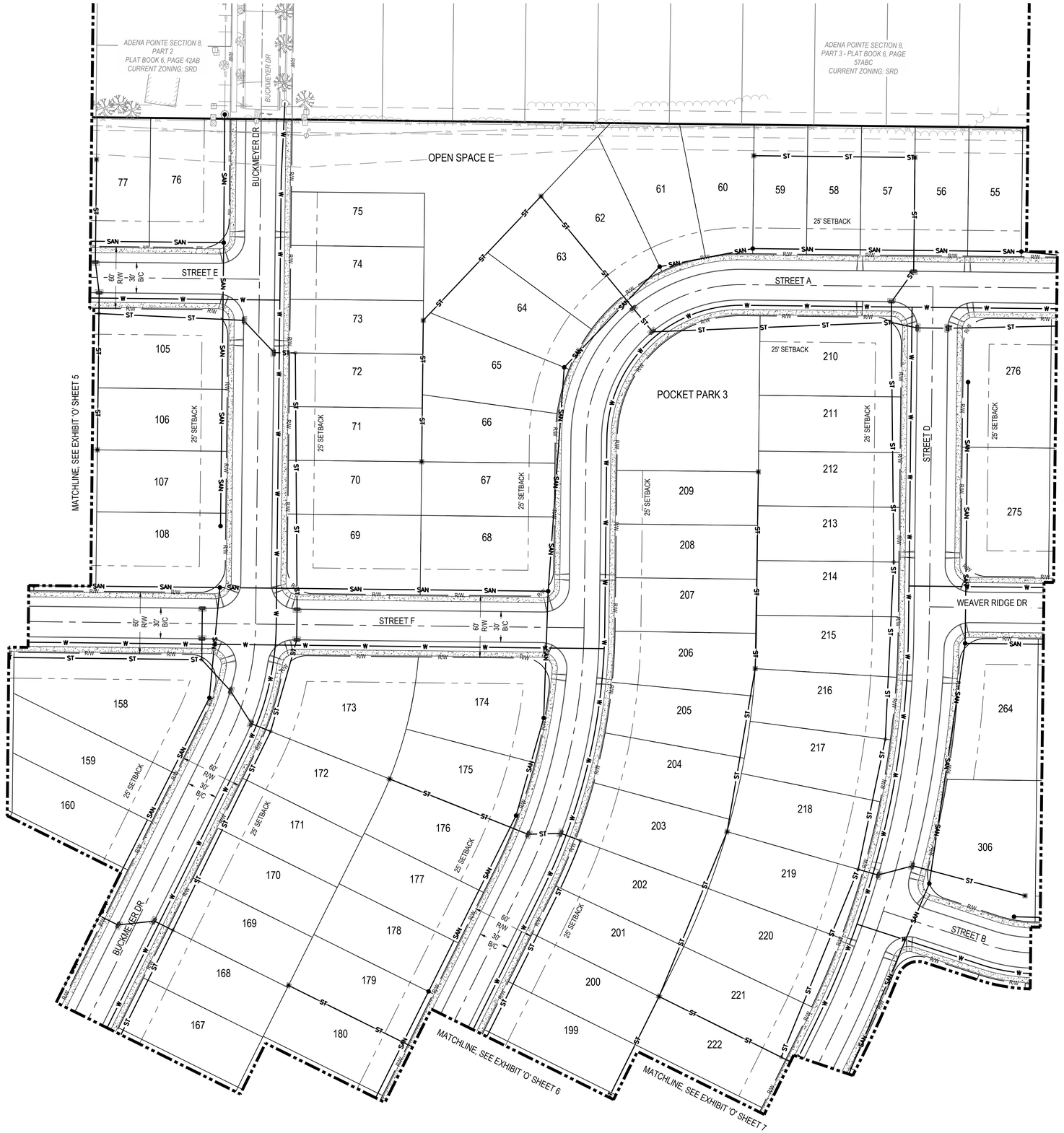
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- STM — EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- OHL — EXISTING OVERHEAD LINE
- EXISTING UTILITY POLE
- EXISTING GRAVEL DRIVE
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- 5' SIDEWALK

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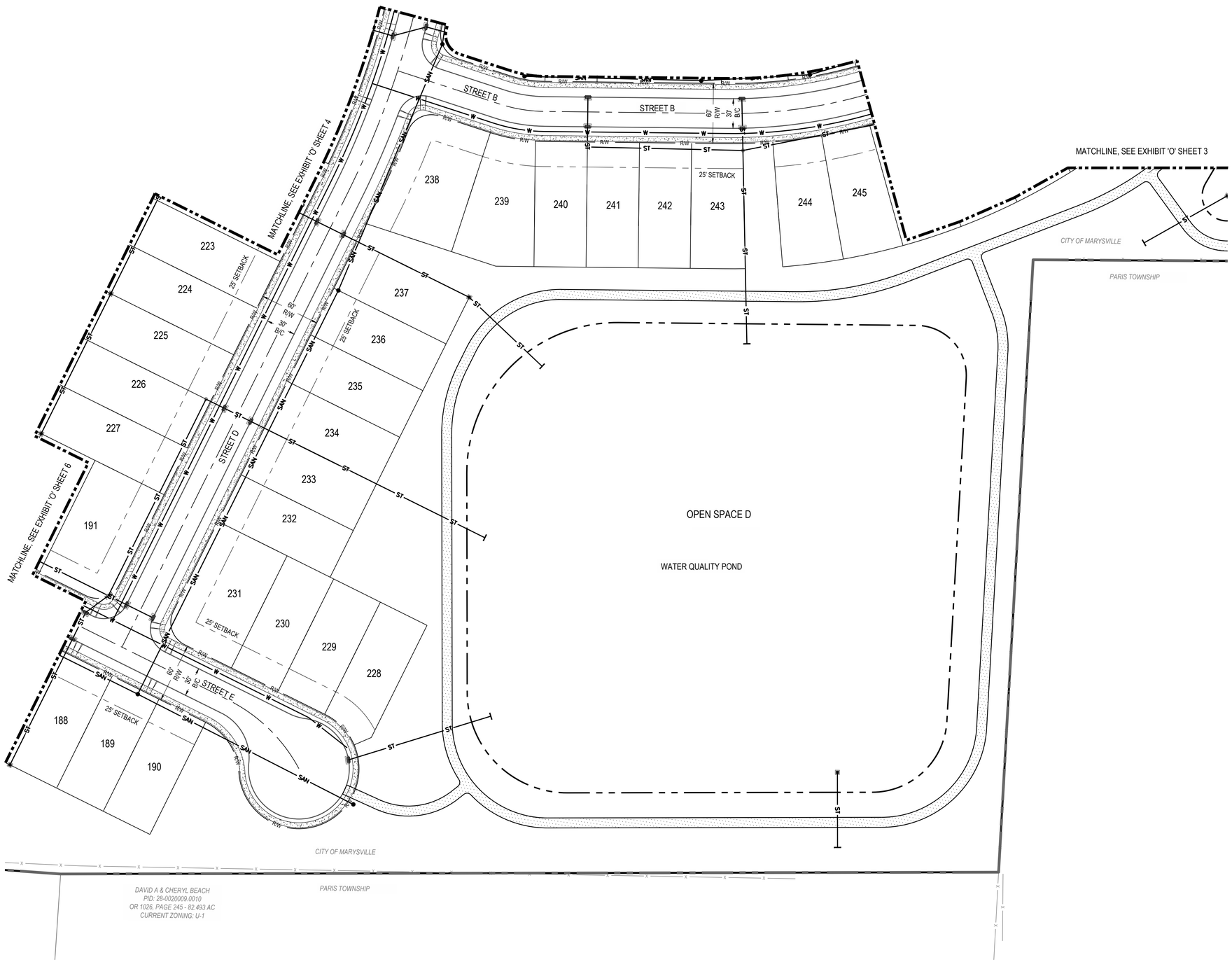
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EXHIBIT 'O'



LEGEND

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- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING OVERHEAD LINE
- EXISTING UTILITY POLE
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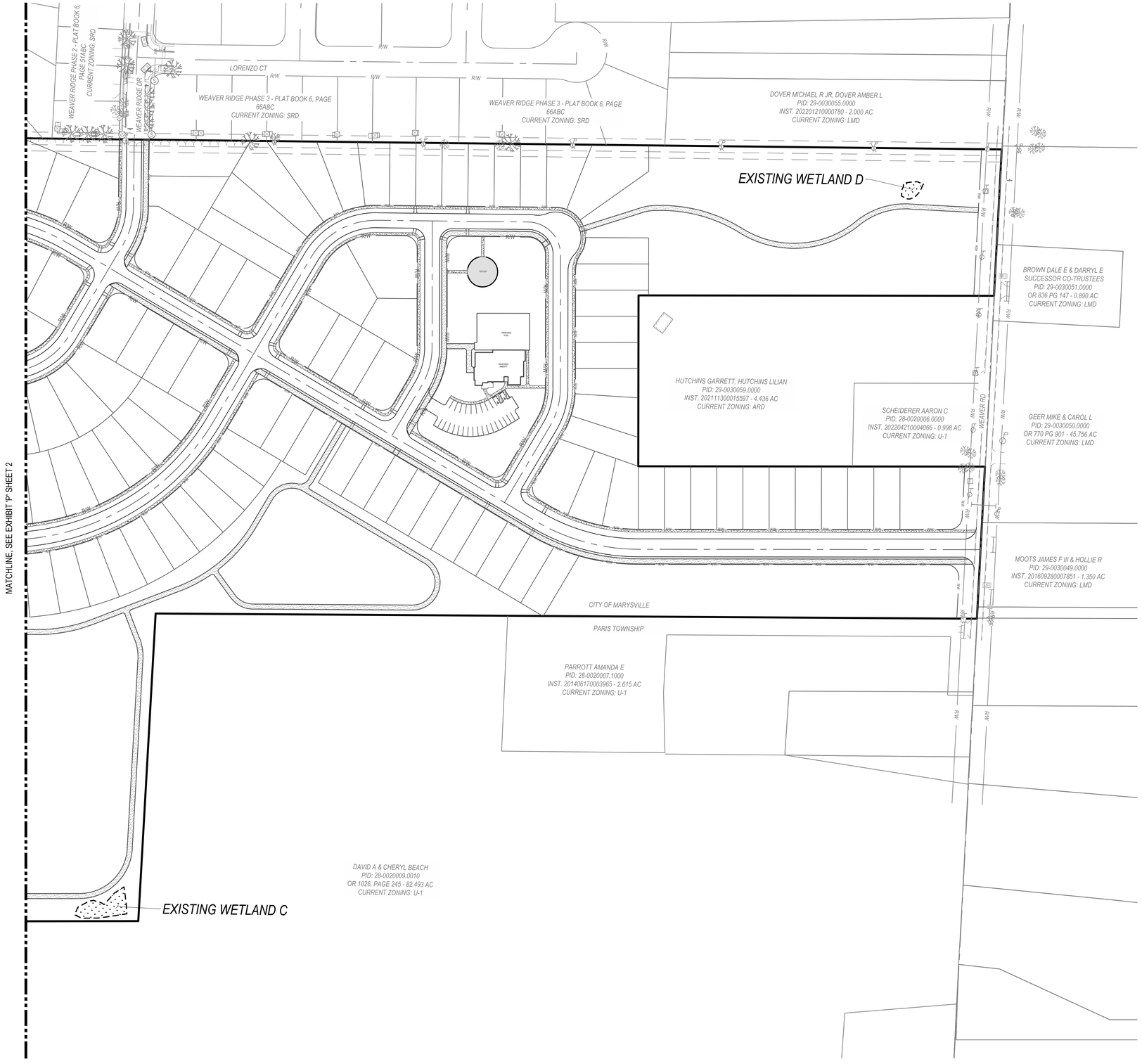
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SITE UTILITY PLAN
EXHIBIT 'O'



LEGEND

- EXISTING WETLAND
- EXISTING UTILITY POLE
- OHL — EXISTING OVERHEAD LINE
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
- EXISTING TREE LINE
- X — EXISTING FENCE
- EXISTING GRAVEL DRIVE
- EXISTING SIDEWALK
- EXISTING EASEMENT
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 10' ASPHALT PATH
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N

100 0 100 200

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Project Number:	760204
Scale:	1"=100'
Drawn By:	RJL
Checked By:	JSB
Date:	JUNE 2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
EXISTING WETLAND EXHIBIT 'P'



LEGEND

- EXISTING WETLAND
- EXISTING UTILITY POLE
- OHL — EXISTING OVERHEAD LINE
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING STRUCTURE
- EXISTING TREE LINE
- X — EXISTING FENCE
- EXISTING GRAVEL DRIVE
- EXISTING SIDEWALK
- EXISTING EASEMENT
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- D — EXISTING STORM STRUCTURE
- S — EXISTING SANITARY MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- R/W — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
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Drawing Title:
EXISTING WETLAN
EXHIBIT 'P'

Lighting Exhibits

Weaver Mill

Farms

PROGRESS LIGHTING™

Front Exterior Fixture

DATE: TYPE:

NAME:

PROJECT:



Incandescent

P5863-31

Westport

Add a touch of rustic appeal and classic styling with beaded detailing in the Westport collection. Clear seeded glass compliments the durable powder coat finish in die-cast aluminum frames. One-light wall lantern.

- Rustic appeal with classic styling.
- Beaded detailing.
- Clear seeded glass.

Category: Outdoor

Finish: Textured Black (powder with liquid top coat)

Construction: Die-cast aluminum construction

Glass/Shade: Clear seeded glass

Width: 9”
Height: 16”
Depth: 10-3/8”
H/CTR: 3-1/2” (facing up)

Glass
Width: 7”
Height: 5-3/4”

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4” hexagonal recessed outlet box 5.25” W., 6.75” ht., 1” depth	Pre-wired 6” of wire supplied 120 V	Quantity: One 100w max. Medium Base Medium base ceramic socket	cCSAus Wet location listed 1 year warranty

PROGRESS LIGHTING™

Rear Exterior Fixture

Project:

Fixture Type:

Location:

Contact:



P5607-31
Flat Glass Lantern

Coach lantern with clear, flat glass and black back panel.

- Black finish.
- Clear flat glass panels.

Category: Outdoor
Finish: Textured Black (Painted)
Construction: Steel with Aluminum Construction
Glass/Shade: Clear flat glass Panel

Width: 4-9/16 in
Height: 8-5/8 in
Depth: 6-1/8 in
H/CTR: 2-11/16 in

Clear flat glass Panel
Width: 3-3/8 in
Height: 5 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included back plate covers a standard 4" recessed outlet box: 4.5625" W.,	Prewired 6 inches of wire supplied 120 V	Quantity: one 100 W max. A-19 or LED equivalent E26 base porcelain socket	UL-CUL Wet Location Listed 1-year Limited Warranty

1STOPLIGHTING
The 1 Stop Shop for All Your Lighting Needs

Amenity Fixtures - Club House



8313802EN3-12 - 14.25 Inch 18.6W 2 LED Small Outdoor Wall Lantern by Sea Gull Lighting

Specs

Family/Collection:	Outdoor Cylinders
Width/Diameter (in):	5.13"
Height:	14.25"
Depth/Extension:	7.88"
Back Plate Length:	4.50"
Back Plate Width:	4.50"
Shade Size:	4.5 x 0.13
Height from Center:	7.13"
Weight:	2.70 lbs.
Wire Length:	6.00"
Installation Sheet:	http://images.1stoplighting.com/supplier/Sea-Gull-Lighting/specsheets/990W8313_0_-BUL-Inst.pdf
# of Bulbs:	2
Standard Wattage:	9.3W
Bulb Type:	A19 Medium Base LED
Voltage Rating:	120V
Material:	Aluminum
Bulbs Included:	Yes

Style and Option 1

Style:	Black Finish With Tempered Glass
Item #:	8313802EN3-12
Price:	~~Reg. $144.90~~ Save 15% $123.16 On Special

nstallation Inst ctions for

990W8313_0_-BUL

Outdoor Cylinder Wall

8313801, 8313901 I.2

Sea Gull Lighting® Wall

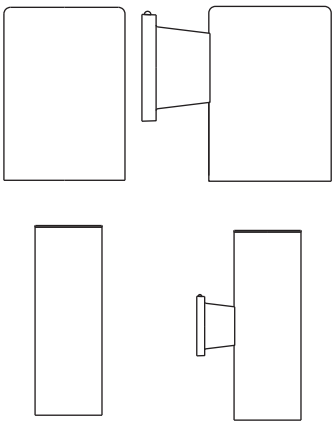
GENERAL PRODUCT INFORMATION:

These fixtures are intended to be installed utilizing NEC compliant junction boxes.

This product is safety listed or wet locations.

Incandescent version may be dimmed with a standa d incandescent dimmer. LED version may be dimmed with a LED dimmer. Consult lamp manufacturer for additional information.

This inst uction shows a typical installation.



CAUTION - RISK OF FIRE

This product must be installed in accordance with the applicable installation code by a pe son familiar with the construction and operation of the product and the hazards involved.

Use minimum 90°c supply conductors.

MISE EN GARDE - RISQUE D'INCENDIE

Ce p od it doit être installé selon le code d'installation pertinent , par une personne qui connaît bien le p oduit et son onctionnement ainsi q e les risq es inhérents

Les fils d'alimentation doivent convenir pour 90°c.

ADVERTENCIA - RIESGO DE INCENDIO

Este productor debe se instalado seg n el codigo de instalacion aplicable por una persona q e conozca la constussion y el f ncionamiento del producto y los riesgos que supone.

Conductores de alimentacion 90°c Min.

STOP ARRÊTER ALTO

NEED HELP?

¿NECESITA AYUDA?

AVEZ-VOUS BESOIN D'A DE?

you need installation assistance, replacement parts, or have questions regarding our warranty, please call our customer care center:

Si necesita asistencia en la instalación, piezas de repuesto, o tiene preguntas acerca de nuestra garantía, por favor llame a nuestro centro de servicio al cliente:

Si vous avez besoin de pièces de rechange, d 'aide pur l'installation ou si vous avez des questions concernant notre garantie, veuillez appeler nos conseillers en produits au :

1-800-347-5483



To egister you fixture, please visit our website: www.SeaG llLighting.com

SAVE THESE INSTRUCTI NS!

Warranty

Sea Gull Lighting fixtures and components, when properly installed and under normal conditions of use, are warranted to be free from de ects in materials and workmanship for one year from date of sale. LED light sou ces are warranted for five years. ENERGY STAR® labeled products a e warranted for three years. Sea Gull Lighting at its sole option will repair or replace, F.O.B. Factory, freight prepaid, any Sea Gull Lighting product defective in materials or workmanship. Such replacement is the excl sive emedy against Sea Gull Lighting should any of the products delivered prove defective. Invoices for labo charges and/or cha ge backs for labor will be denied unless p ior w itten approval is given.

Any modification to a Sea Gull Lighting product not made at the factory will void the UL or ETL listing as well as the Sea Gull Lighting wa ranty policy.

To egister your fixture, please visit our website: SeaGullLighting.com

Garantie

A la condition d'un montage et d'une utilisation dans les normes, les Luminaires et pièces Sea Gull Lighting sont garantis sans défauts des matériaux et dans leur fabrication pour une durée d' n an à compter de la date d'achat. Sources de lumière LED sont garantis pour cinq ans. Les produits labellisés ENERGY STAR® sont garantis pour trois ans. A sa se le discrétion, Sea Gull Lighting réparera ou remplacera tout produit Sea Gull Lighting défect eux dans ses matériaux ou dans sa abrication, F.O.B. Usine fret payé d'avant. Un remplacement selon ces conditions est l'unique recours à l'encontre de Sea Gull Lighting dans le cas où les produits livrés se révèlent dé ectue x. Toute facture conce nant des frais de main d'oeuvre et/ou toute demande de rembou sement de main d'oeuvre sera rejetée à moins qu'un accord écrit ait été consenti au préalable.

Toute modification non effect ée par l'usine d'un produit Sea Gull Lighting conduira à l'annulation des enregistrements UL o ETL ainsi que du contrat de garantie Sea Gull Lighting.

Pou en egistrer votre luminaire, veuillez consulter notre site web : SeaGullLighting.com

Garantía

Los accesorios y componentes Sea Gull Lighting, cuando son correctamente instalados bajo condiciones de uso normal, se garantizan a estar libres de defectos en mate iales y t abajo manual por un año de la fecha de compra. Lámparas LED tienen una garantía de cinco años. Los productos etiquetados ENERGY STAR® se garantizan por tres años. Sea Gull Lighting a su propia opción reparará o reemplazará, F.O.B. Factory, flete pre pagado, cualquie producto de Sea Gull Lighting defectuoso en materiales o t abajo manual. Tal reemplazo es el remedio exclusivo en contra de Sea Gull Lighting en caso de que cualquiera de sus productos ent egados esté defectuoso. Facturas por cargos de labor y/o cargos al usuario por labor serán negados a menos de que se haya ecibido permiso previo por esc ito.

Cualquier modificación hecha a un producto de Sea Gull Lighting no llevado a cabo en la fábrica anulara el listado de UL o ETL al ig al que la póliza de garantía de Sea Gull Lighting.

Para registra su accesorio, po favor visite nuestra página web: SeaGullLighting.com

Sea Gull Lighting
Life Illuminated | Since 1919

313802-12: S ll T o Light Outdoor W ll L ntern



Collection: O tdoor Cylinders

Up and down light

UPC #:785652079405

Finish: Black (12)

Di ensions:

Width: 5 1/8"
Height: 14 1/4"
Weight: 2.7 lbs.
Extends: 7 7/8"
Wire: 6" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

2 - Medium BR30 65w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8313_0_-BUL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Ite Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	Tempered Glass	1			1/8		4 1/2				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Dia eter	Outlet Box Up	Outlet Box Down
Back Plate	4 1/2	4 1/2	2 7/8		7 1/8	7 1/8

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8313802-12	1	785652079405	16.25	6.25	9	0.529	4	125	Yes
Master Pack	8313802-12	6	10785652079402	19.25	18.5	17	3.504	26.1	125	Yes
NJ Pallet		96		48	40	77	85.556	417.6		No
NV Pallet		96		48	40	77	85.556	417.6		No

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8631702EN3 - Pohl - 14.25 inch 18.6W 2 LED Medium Outdoor Wall Lantern by Sea Gull Lighting

Specs

Family/Collection:	Pohl
Width/Diameter (in):	5.00"
Height:	14.25"
Depth/Extension:	7.75"
Back Plate Length:	7.00"
Back Plate Width:	5.00"
Shade Size:	5 x 5 x 0.88
Height from Center:	7.13"
Weight:	4.73 lbs.
Wire Length:	6.50"
Installation Sheet:	http://images.1stoplighting.com/supplier/Sea-Gull-Lighting/specsheets/990W8_3170_-POH-Inst.pdf
# of Bulbs:	2
Standard Wattage:	9.3W
Bulb Type:	A19 Medium Base LED
Voltage Rating:	120V
Material:	Aluminum
Bulbs Included:	Yes

Style and Option 1

Style:	Bronze Finish with Tempered Glass Glass
Item #:	8631702EN3-10
Price:	~~Reg. $159.00~~ Save 15% $135.15 On Special

Style and Option 2

Style:	Black Finish with Tempered Glass Glass
Item #:	8631702EN3-12
Price:	~~Reg. $159.00~~ Save 15% $135.15 On Special

Style and Option 3

Pohl Outdoor Wall

8531701, 8631702, 8731701, 8831702 I.0

GENERATION LIGHTING

WALL

CAUTION - RISK OF FIRE

This product must be installed in accordance with the applicable installation code by a person familiar with the constr ction and operation of the product and the hazards involved.

Use minimum 90°c supply conductors.

GENERAL PRODUCT INFORMATION:

These ixtu es are intended to be installed utilizing NEC compliant junction boxes.

This product is safety listed fo wet locations.

Incandescent version may be dimmed with a standard incandescent dimme . LED version may be dimmed with a LED dimmer. Consult lamp manufacturer for additional in ormation.

This instruction shows a typical installation.

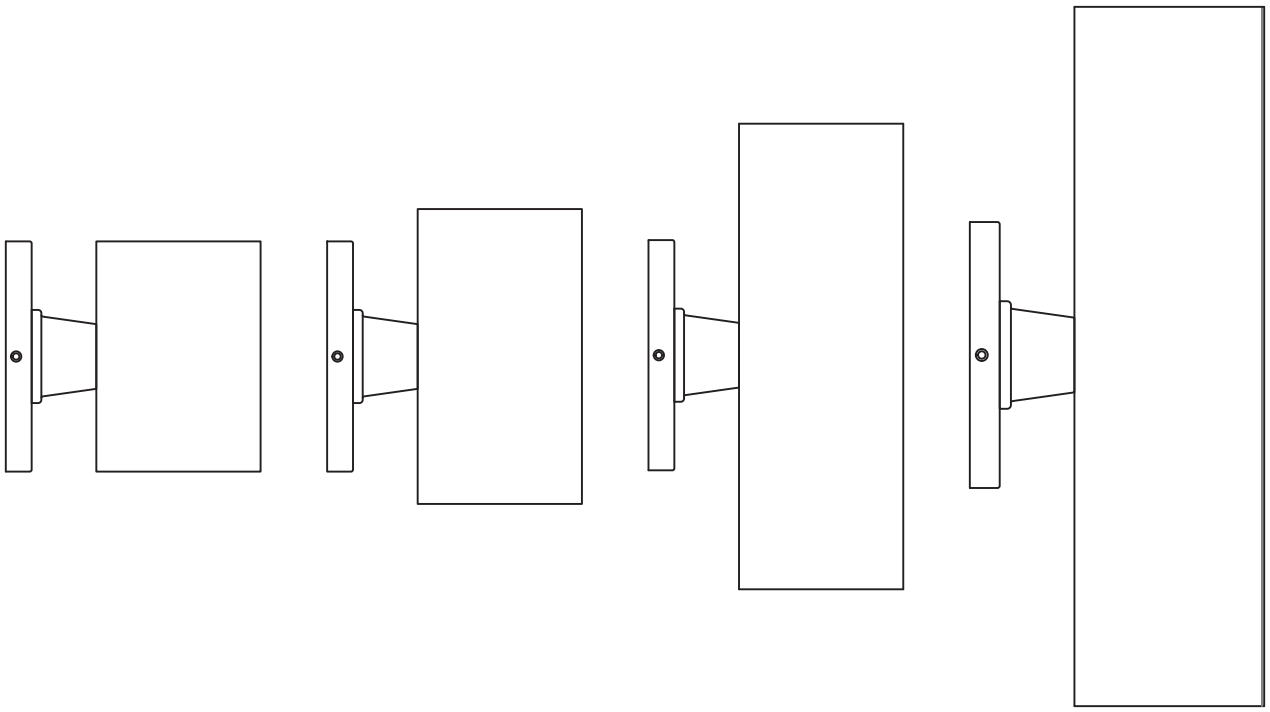
GENERATION LIGHTING

7400 Linder Ave, Skokie, IL 160077

800.969.3347

www.generationlighting.com

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SAVE THESE INSTRUCTIONS!

631702EN3-7 3: Medium Two Light Outdoor Wall Lantern



Collection: Pohl

Up and down light

UPC #:785652080883

Finish: Painted Brushed Nickel (753)

Dimensions:

Width: 5"
Height: 14 1/4"
Weight: 4.73 lbs.
Extends: 7 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

2 - LED Medium A19 9.3w Max. 120v - included

Features:

- ENERGY STAR® Qualified
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:

1 Body - Aluminum - Painted Brushed Nickel

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_3170_-POH)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item umber	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Tempered Glass	1		5	5	1/8					
Panel	Aluminum	Painted Brushed Nickel	1		5	5	7/8					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7	5	2 3/4		7 1/8	

Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97502S	Frosted		A19	Medium	9.3	9.3	120v	15000	800 230°	3000	90

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531701-12	1	785652080883							
Master Pack	8631702EN3-753	4	10785652080880							

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UNIQUE LIGHTING SYSTEMS®

Exterior Signage Lighting

North Star-OSM

Down Light

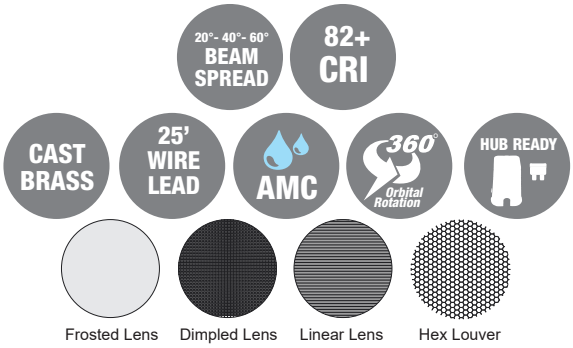
Odyssey Series

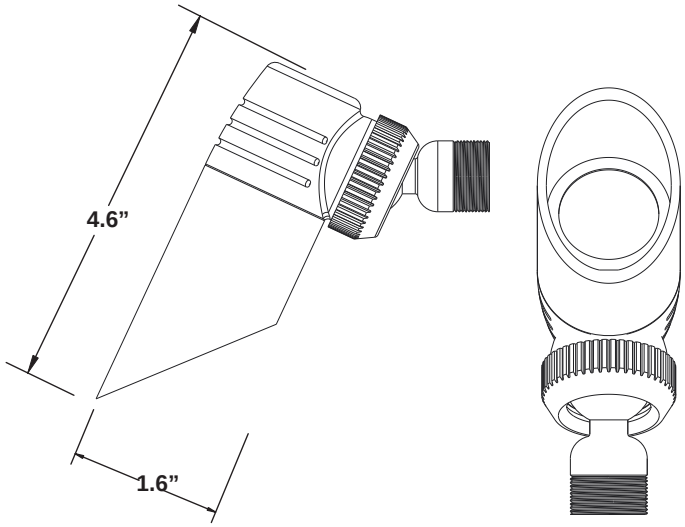


PRODUCT SPECIFICATIONS

PROJECT:	

MODEL #:	
LAMP(S):	
NOTES:	



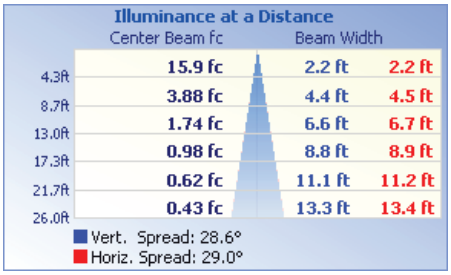


Specifications:

- Solid cast brass construction
- High temperature silicone o-rings
- Specification grade, beryllium copper socket
- Premium grade direct burial cable
- AMC - Anti-Moisture Connections
- Revolutionary ball and joint Orbital Mount allowing a 360° rotation
- Complete lens set included
- 2W max. LED lamp / 20W max. halogen
- Brass Stratosphere mounting bracket
- Weathered brass finish standard
- Limited lifetime warranty

Light Distribution Cones:

LED-2W-M127K-12



NOTE: Light cones are depicted without supplied lenses. Maximum wattage shown, for all other wattage options please refer to **uniquelighting.com/beamspreads**.

TÜV Rheinland C US

UL 2108:2004 R12.07
CSA C22.2.9.0-96 (R2006)

Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification.

UNIQUE
LIGHTING SYSTEMS®

North Star-OSM

Down Light
Odyssey Series



Fixtures

Part Number	Description
NSOS-12-L227	NORTHSTAR BR 12V LED 2W 27K 25'WL WB
NSOS-NL	NORTHSTAR BR NL 25'WL WB
NSOS-NL-0	NORTHSTAR BR NL NWL WB
NSOS-NL-50	NORTHSTAR BR NL 50'WL WB
NSOS-NL-P	NORTHSTAR BR NL 25'WL PNT
NSOS-NL-WH	NORTHSTAR BR NL 25'WL WH
NSOS-12-20	NORTHSTAR BR 12V 20W 25'WL WB

Accessories

Part Number	Description
SPHEREBASE SB	Round Mounting Base

Finishes

Standard Finish
WB - Weathered Brass

Powder Coated Finishes
WH - White
BK - Black
VG - Verde Green
TT - Tucson Tan
TK - Titanium Knight

Custom Colors
P - Painted

Stock powder coated colors displayed are subject to varying lead-times and will incur an additional cost. A Limited Warranty applies to all powder coated products.

Custom colors are available upon request. Please inquire about cost and lead times. Contact factory for custom colors and matching paint options.