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 November 7, 2023 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

OLD BUSINESS:

1. To hear a Conditional Use Application for a retail, sales and service use located at 332 W. 5th St. (Parcel Number: 2900070590000).

NEW BUSINESS:

1. To hear an application for a Final Plat for Skybrook Section 2 Part 1 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road. (Parcel Number: 2900180490010).

2. To hear an application for a Final Plat for Skybrook Section 2 Part 2 (Suburban Residential District) located along State Route 4 - U.S. Route 36 & Philip Herre Road. (Parcel Number: 2900180490010).

3. To hear an application for a Final Plat for Darby Run Section 1 (Planned Unit Development) located between State Route 38 & State Route 736. (Parcel Number: 2900300440000).

4. To hear an application for a Final Plat for Darby Run Section 2 (Planned Unit Development) located between State Route 38 & State Route 736. (Parcel Number: 2900300440000).

5. To hear an application for a Final Plat for The Oaks Phase 2 (Planned Unit Development) located between State Route 38 & State Route 736. (Parcel Number: 2900300440000).

6. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Marysville East Section 1 located at Parcels with ID numbers of (2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020).

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

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

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PLANNING COMMISSION AGENDA
Tuesday, November 7, 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:

October 3, 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:

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6. To hear an application for a Planned Unit Development (PUD), Development Plan application for a development known as Marysville East Section 1 located at Parcels with ID numbers of 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020.

DISCUSSION ITEMS:

1. City Thoroughfare Plan

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

ADJOURNMENT:

Time Out: _____

City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
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www.marysvilleohio.org

PLANNING COMMISSION MEETING MINUTES
October 3, 2023 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Michael Nickoson, Chad Wolniewicz, Scott Hunter, Matthew Fisher, Lesley Verbus and Robert Stillion. Bret Ingle excused.

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver and *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Larry Morey, John Andrews, Randy Lyons, Wade Sumter, Wendy Lyons, Bob Bailey, Keith Mohler, Deba Mohler, Ray Merrill, Lucy Merrill, Susan Clarridge, Lynn Clarridge, Stacy Craig, Pam Craig, Mark Willoughby, Whitney Willoughby, Jean Liddle, Edmund Liddle, Danny Westlake, Gail Jenkins, Doug Jenkins, Michele Brunswick Nikodemus, Fred Durant, Tiffanie Hill, Mariah Bailey, Kathy Young, Matt Fisher, Bart Barok, Christy Clarridge, Mike Totterdale, Audrey Totterdale, David Yoder, Glenn Miller, Elizabeth Jacoby, Jill Sayre, Paul Henning, Amber Swayne, Alan Swayne, Emily Hice, Chie Matthews and Joe Matthews.

APPROVAL OF MINUTES: Commissioner Hunter moved to approve the September 5, 2023 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may be speaking during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made my Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Planner Gaver stated that City Council requested Planning Commission receive an update regarding the lot coverage amendments from Planning Commission that are currently before Council. There has been extensive discussion during Council Meetings and there is a meeting with three Council Members later this week regarding the proposed amendments. Potential amendments are focused on single family attached and detached building typologies.

NEW BUSINESS:

1. **To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Marysville East Section 2 located at Parcels with ID numbers of 2800170430000,**

2800210050000, 1100120010000: Bart Barok of Rockford Development Investments provided a presentation as shown in Exhibit A. He explained that this is the second portion of the annexation. The first sketch plan was presented during the September 5, 2023 Planning Commission Meeting and this is the second. Annexations can only be presented in 500-acre increments, which is why there are separate applications. This PUD will be zoned for innovation and is considered an extension of Innovation Park. He explained that in Subarea B, regarding permitted uses, under 1121.13, the last five bullet points are actually Conditional Uses in the City Code. However, for purposes of the PUD, we would like to allow as Permitted Uses while excluding some, as shown. Commissioner Nickoson said he does not believe Data Processing/ Call Center is defined in our Code and as a result, it will need to be defined. Commissioner Hunter asked why the change to Permitted Uses verses Conditional Uses in the PUD. Mr. Barok responded that it is to meet market demands and to be site ready. Having all district uses as a Permitted requires less meetings for the business, therefore making the process quicker and mitigating delays. There was general discussion from Commissioners Hunter and Wolniewicz as to why Warehousing, Personal Storage/Mini would be permitted, as it doesn't seem to fit in an Innovation Park. Mr. Barok explained they would like to see some types of Warehousing, Personal Storage/ Mini, and some types they would prefer not to see. As an example, for Transportation Services, they do not want a COTA bus stop. Commissioner Verbus said she understands the desire to be site ready, however, if there are certain types of businesses within Permitted Uses that we would not like to see, then it may make more sense to still have Conditional Uses as well. That is part of the reason why Conditional Uses exist. Ultimately, the decision was made to remove Transportation Services from the list of PUD uses. Commissioner Fisher referenced the Comprehensive Plan as shown in Exhibit B, specially page 53. According to the Plan, it appears that two thirds of the area shown in this PUD should be residential, not industrial. Mr. Barok responded that while yes, that statement is correct, the Comprehensive Plan is not intended to serve as a guide parcel by parcel. There was general discussion regarding a traffic study, which is being conducted and has not been finalized yet.

Citizens: There were a number of citizen comments. Some questions were answered during citizen comments, other questions were addressed following citizen comments. Mr. Barok and Chairman Nickoson made notes of the questions throughout.

Larry Morey stated that as a property owner that lives in the area, he knows it is a known flood area and asked when the study from the EPA will be completed, and once it is, if the public will be able to see it. Manager Gaver responded that yes, a survey will be conducted and it will be available to the public upon request.

Emily Hice questioned why innovation is going to be put in an area that is surrounded by residential. It will negatively affect property values.

Gale Jenkins said Sub Area B shows an entrance and/or exit along Watkins Road, and as a result, the road will need to be completely reworked. She stated she has additional questions about main access points along Watkins Road that arose from the packet she was sent in the mail. She said she is concerned with the traffic impact this will have. Further, she asked if the City has done business with RDI or with the New Albany Company. Additionally, she expressed her opinion that buildings should be kept at a maximum height of 85 feet. Lastly, she asked if URE is aware of the data center and questioned if the City is prepared for the impact it would have.

Mike Totterdale said he lives in area and enjoys the fact that it is rural farmland. We live here because it is quiet and in the country. This development is going to harm property values. Since he currently lives outside of the City limits, he inquired what will happen to his property. Commissioner Wolniewicz clarified that only the property being evaluated is proposed to be annexed, property not being requested to be annexed will not be annexed. Additionally, he said the concern regarding the water table is real. He said he also doesn't think storage facilities would be right for this development. Lastly, he expressed concern with the buffers around the sub areas.

Doug Jenkins said he has lived in Buxton Meadows for 34 years. A ditch was built in 1990 to assist with houses having water issues. He doesn't want to see the same issues again as a result of additional development. Additionally, he questioned deadlines and when citizens are notified. Manager Gaver explained the process according to the City Code. Chairman Nickoson added that environmental studies are required as a part of the City Code.

Tiffanie Hill asked if noise studies will be conducted given the zoning being proposed. She said she works from home and her home is directly across from this PUD. A lot of noise could impact her ability to work. Additionally, if there is a lot of additional light, she will need to buy blackout curtains. She also asked if there will be a fence so people cannot just wander into her backyard. She would love to continue to be able to see the wildlife that she currently sees. Further, if there is already residential in the area, she questioned why more residential, opposed to industrial, cannot be added.

Larry Morey said this should be a ballot issue since this development will cause the City to spend a lot of tax dollars and raise property taxes. Chairman Nickoson explained that in short, annexation is not required to be put on the ballot. There is, however, a referendum period should this area be annexed into the City. Manager Gaver explained the steps and process of presenting to Planning Commission and City Council and when citizens will have the opportunity to express their opinions.

Michelle Brunswick asked for more information regarding the buffers and the light pollution as she lives close to the area proposed to be developed.

Doug Jenkins asked how the City will benefit from an industrial park given it is so close to a residential area. There are other areas that could be used further out that are not so close to the City, he said. Chairman Nickoson and Commissioner Wolniecwicz explained that those property owners do not have an interest in selling and that those properties are not adjacent to the City. Mr. Jenkins also questioned the need for more industrial, and suggested that the area remain residential and agricultural.

Wayde Sumter inquired about the timeline for completion and the buffers. He said he wants to ensure the quality of life and property values within Buxton Meadows are sustained. Additionally, he asked if the Permitted and Conditional Uses within the PUD could be modified. He said he has only been here for two years and he cannot imagine how the people who have been here much longer feel. If this goes though, he is already planning an exit strategy. Anything that can be done to preserve this community would be appreciated.

David Yoder said he echo's the sentiments and concerns regarding water, buffer areas and preserving the land. He lives where he does because he doesn't want to live in a busy area. He asked if there will be tax

breaks for businesses to come here. Additionally, he said if there are specific businesses being pursued, we want to know who they are.

Gene Miller questioned what this will do for utilities for people that live in the area, specifically if they would be forced to, or have the option to, join City utilities. Also, she asked that a warehouse not be put behind her house. Manager Gaver responded that adding City utilities are not required unless the property is annexed into the City.

Edmond Liddle expressed concern regarding what impact this development will have regarding radio frequencies.

Audrey Totterdale said she lives directly across the street from this PUD and that she is concerned about the traffic and light impact this will have.

Next, Mr. Barok addressed the questions and said he appreciated everyone's comments.

The entrance and exit roadways are still being finalized. The property south of Buxton Meadows may or may not be a roadway. In reality, that is probably not the best access point. The development timeline is five to 15 years, maybe even longer for industrial. We are not marketing, we know what users we don't want to target but we do not know what businesses will come. Sewer and water capacity to service this area is established. Regarding the water table, the water treatment plant has plenty of capacity and will be able to handle the increased needs. Regarding stormwater, we realize the potential for flooding, engineering principles will be applied and study's will be completed ensure we minimize those potential issues. The last thing we want to do is to have development that causes issues downstream. Buffers are significant according to the Code and they will exist. We will be requiring larger setbacks and green space than is required in the Code. Annexation will come to City Council later this year. This is the Sketch Plan, next will be the Development Plan, which will be presented to Planning Commission. The Development Plan is much more detailed. We have not spoken to URE regarding a data center. We don't know if a data center will be built or not. Once a business is found, they will have to go through this entire process for their specific business, this just puts the zoning in place for the ability for potential businesses to locate. Regarding noise, we are not looking at major manufacturing with smoke stacks, this will be considered light manufacturing. There will be vehicle traffic but we do not expect a huge amount of noise. There is not a study requirement that he is aware of regarding noise, however, noise can be addressed with the use of buffers. Regarding radio interference, he cannot address that question. We do expect property values to increase. This development will drive revenues for the City, the Schools and for the County as a mixed-use development. Tax breaks have not been decided, but we have been in contact with the Marysville Schools. We do plan to introduce new financial mechanisms that this community has not seen, it is called a community authority. A community authority puts millage over top of the businesses and residents that live in the area. Intern, that millage is used to pay for infrastructure. This burden will not be put on current residents of City or of the Townships.

Commissioner Hunter requested that the steps be explained again for the benefit of the public. Planner Gaver stated that from the City's perspective, Council is presented with a Statement of Services which has already been approved by City Council for the first annexation. Next is the Sketch Plan which is being presented tonight and then the Development Plan will be presented to the Planning Commission. After that, the recommendation from Planning Commission will be presented to Council and Council will

approve or deny the annexation and development plan (both occur and are voted on separately, yet generally occur simultaneously).

Commissioner Wolniecwicz moved to approve the sketch plan with the conditions that the permitted and conditional uses be amended and the common area space be increased to 10%:

Mr. Fisher NO*; Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES; Mr. Hunter YES.

*Mr. Fisher stated he does not think this Sketch Plan aligns the Comprehensive Plan.

DISCUSSION ITEMS: Manager Gaver provided the meeting calendar for 2024 as shown in Exhibit C. There was consideration for moving the meeting night but nothing was finalized. This will be discussed again during the December Planning Commission Meeting.

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Commissioner Wolniewicz had no further comments for the evening.

Commissioner Verbus said the language to define Data Processing/ Call Center will need to be added into the City Code.

Commissioner Fisher had no further comments for the evening.

Commissioner Hunter said he looked at the proposal ahead of time and from his viewpoint, this does meet the Comprehensive Plan. He said he appreciated the additional explanations regarding the process as some of the questions did not necessarily match where we are at in the process.

Commissioner Stillion had no further comments for the evening.

Chairman Nickoson said a document with additional information regarding the steps and requirements and/or additional training would be helpful for the members of the Planning Commission. Further, he said he does appreciate the participation in tonight's meeting and they hear the concerns of the citizens that came to speak.

ADJOURN: There being no further business to bring before the Commission, Commissioner Hunter moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 8:10 p.m.

EXHIBIT A

Marysville East Annexation #2
Sketch Plan

October 2023

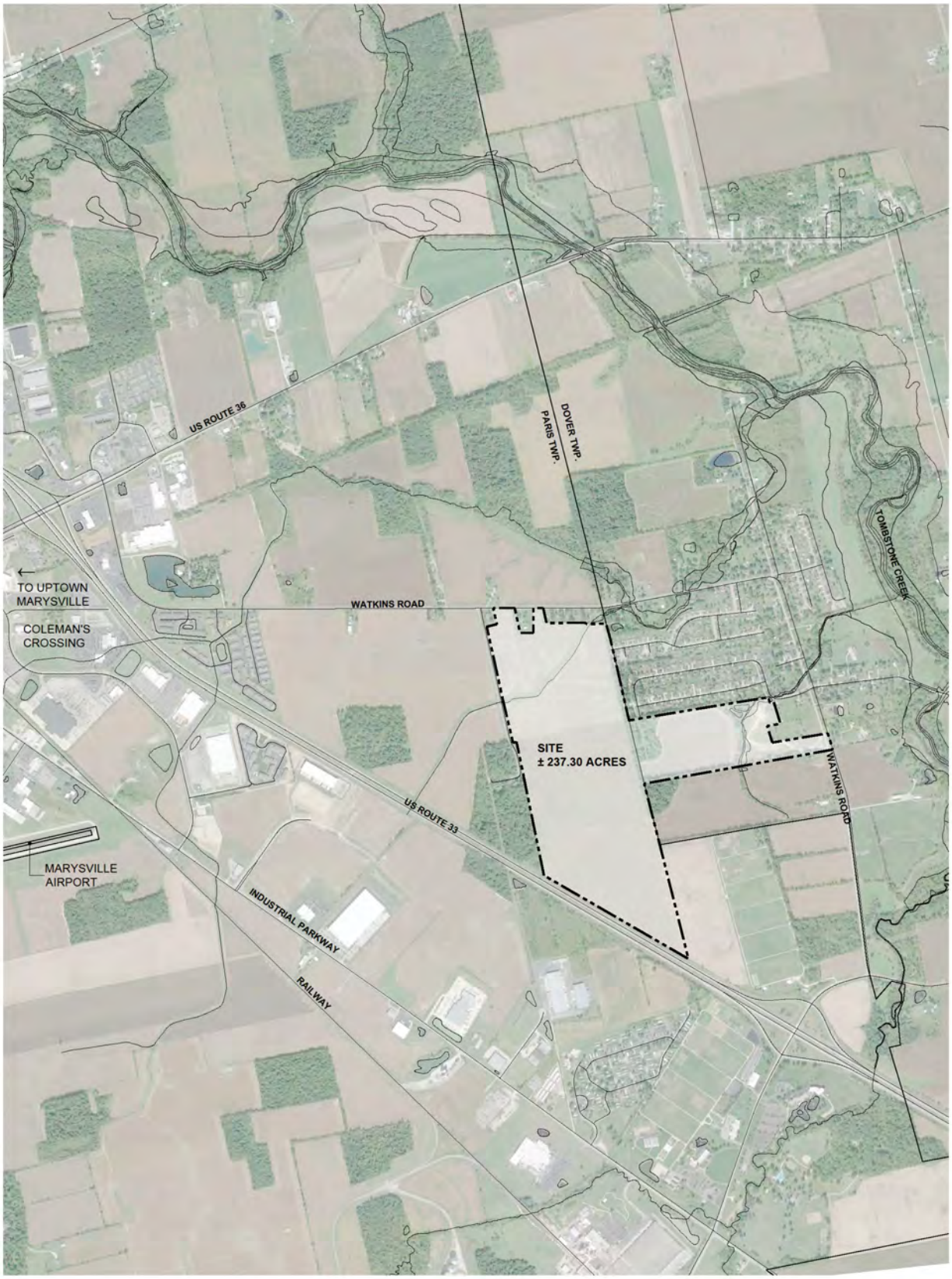


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09.12.2023

G2 PLANNING + DESIGN

ROCKFORD



WATKINS EAST - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

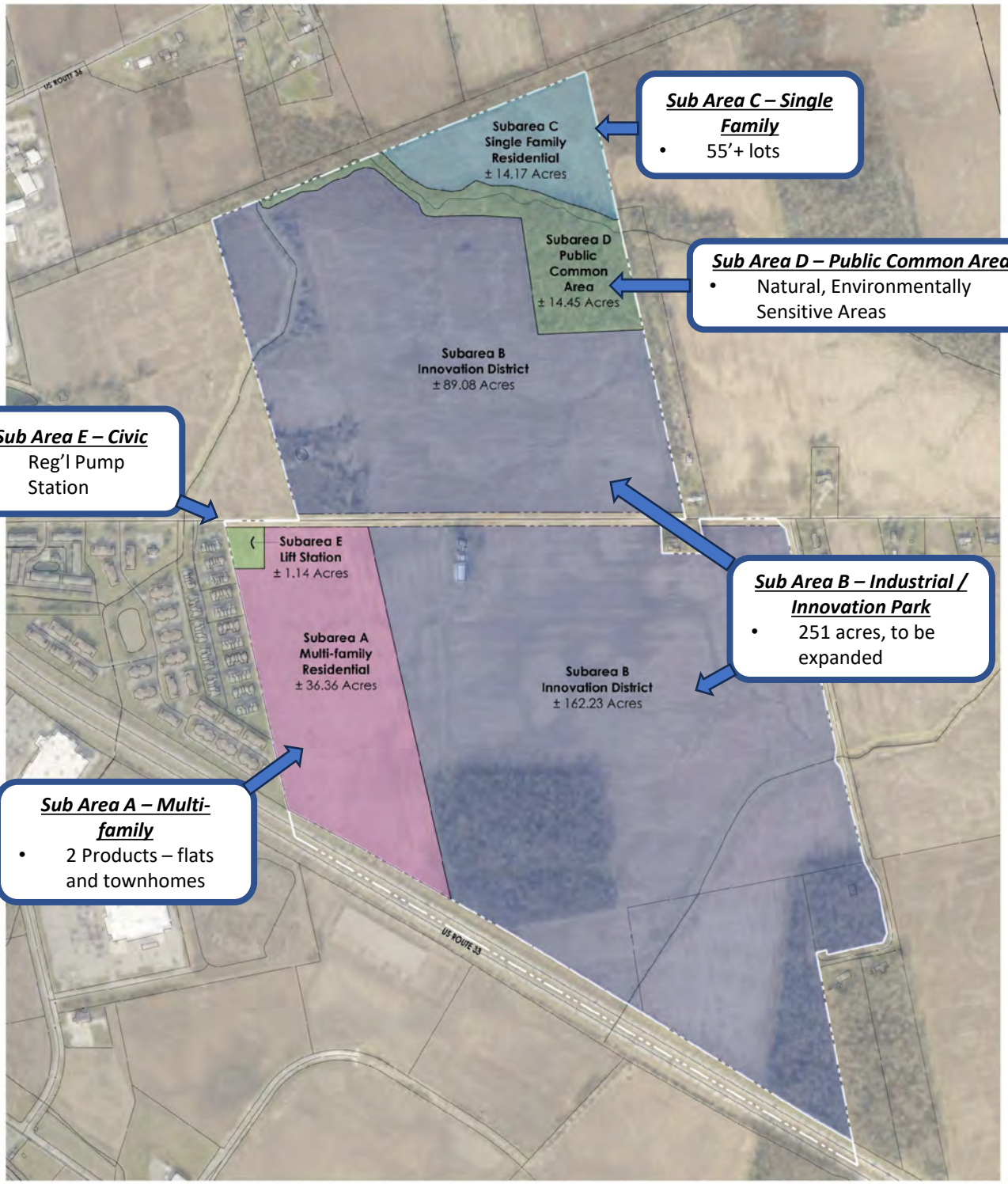
EXHIBIT A

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09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INTERESTS



SUBAREA DATA

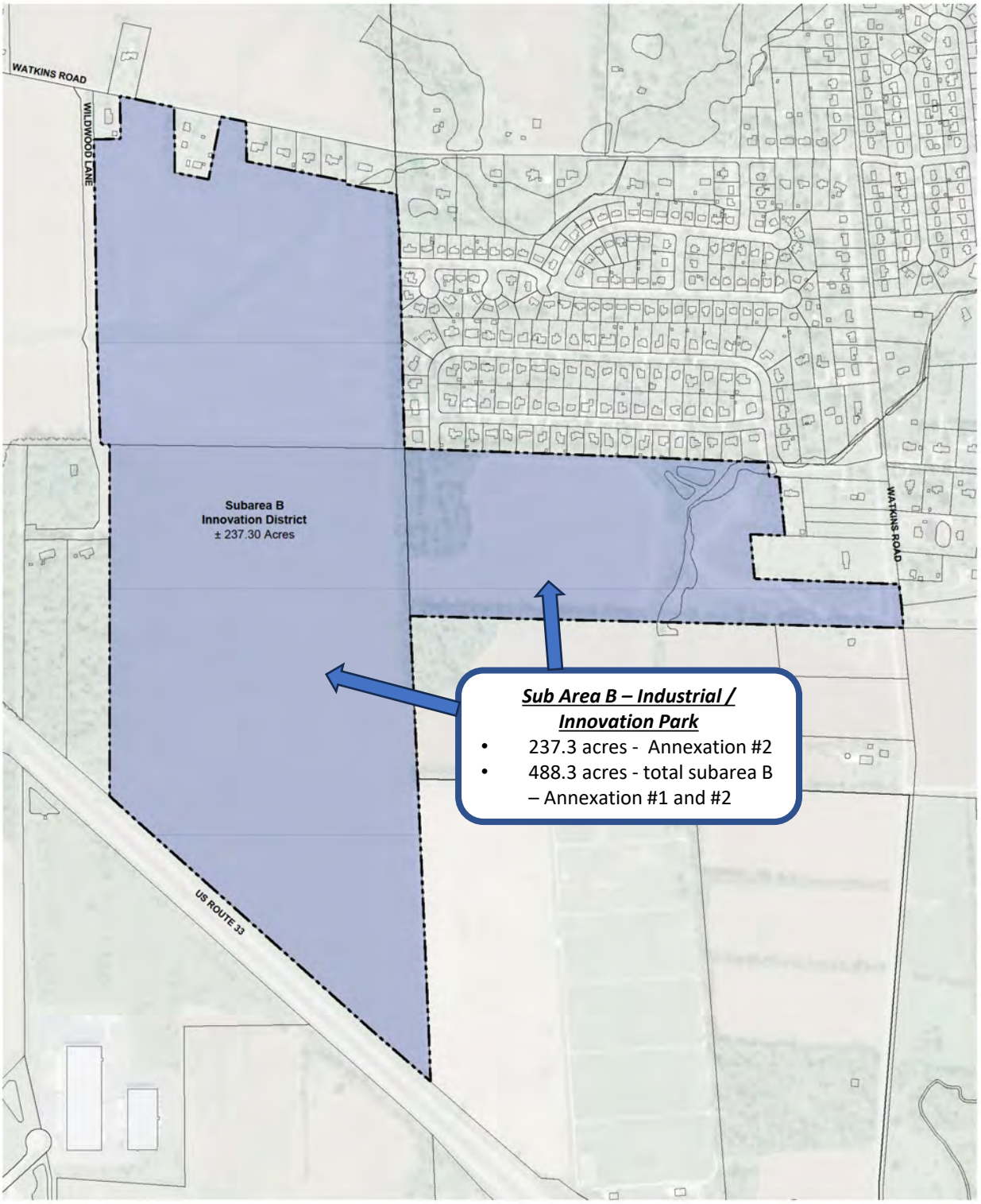
Total Site:	± 336.865 Acres
Subarea A Multifamily Residential:	± 36.36 Acres
Subarea B Innovation District:	± 251.31 Acres
Subarea C Single Family Residential:	± 14.17 Acres
Subarea D Public Common Area	± 14.45 Acres
Subarea E Lift Station:	± 1.14 Acres
US 33 Acreage:	± 11.93 Acres

WATKINS CENTRAL - SUBAREA PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

0 200 400 N

08.15.2023



SUBAREA DATA

Total Site:	± 237.30 Acres
Subarea B Innovation District:	± 237.30 Acres

WATKINS EAST - SUBAREA PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

0 200 400 N

09.12.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT PARTNERS

Defined Uses – Subarea B Innovation District

Subarea B uses are modified version of sections 1121.13 (Manufacturing / Innovation District) and 1121.14 (Light Manufacturing District)

1121.13 MANUFACTURING/ INNOVATION DISTRICT (M/I)

DISTRICT USES	
V. PERMITTED USES:	• Artisan Workshop • Building Materials and Hardware (Retail) • Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and • Commercial Printing and Publishing • Contractor Offices • Essential Public Services and Utilities • Laboratory Research Facility • Manufacturing, General • Nursery • Professional Offices • School, College or University, Vocation and Technical, Trade or Business • Vehicle Body Shop • Vehicle Sales, Rental and Lease Excluding Body Work • Vehicle Service and Repair Facility • Veterinarian Animal Hospital and/or Animal Clinic (outside kennels) • Warehousing, Private/Public • Wholesale and Distribution • Wireless Telecommunications Antenna, Facility, and/or Tower • Extended Stay Hotel • Ground Passenger Dispatch Facility • Recycling Center • Transportation Services • Warehousing, Personal Storage/Mini

1121.14 LIGHT MANUFACTURING DISTRICT (LMD)

DISTRICT USES	
V. PERMITTED USES:	• Commercial Printing and Publishing • Contractor's Offices • Data Processing/Call Center • Ground Passenger Transportation Facility • Laboratory Research Facility • Light Manufacturing • Professional Offices • Warehousing, Public • Wholesale and Distribution • Data Centers

Excluded Uses

Included Uses

Questions?

EXHIBIT B



City of Marysville
Comprehensive Plan



Adopted June 25th, 2018

/Acknowledgments/

The planning effort was guided by an active and engaged steering committee, which is listed below. The project steering committee reviewed draft ideas, concepts, and plans, and helped steer the project team in the direction of the final plan.

Alan Seymour
City Council

Bill Narducci
Assistant County Engineer

Chad Flowers
City Planner

Dave Gulden
LUC Planning Commission

Dennis Shultz
Attorney

Diane Mankins
Marysville Exempted Village School District

Eric Phillips
Economic Development

Jeremy Hoyt
City Engineer

Mark Wirtz
Richwood Bank

Matthew Ridley
Memorial Health

Mike Andrako
Director of Public Service

Philip Connolly
Connolly Construction

Robert Spain
Marysville Police

Scot Draughn
Design Review Board

Steve Stolte
Union County Commissioner

Terry Emery
City Manager

Tim Aslaner
City Law Director

Virginia Golan
Planning Commission, Design Review Board, Realtor)

This plan was created for the City of Marysville by OHM Advisors.

Plan adopted by City Council on June 25, 2018.

CITY OF marysville

OHM Advancing Communities®

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4. Trends *31*

5. Fiscal Assessment *43*

6. Future Land Use Plan *51*

7. Focus Areas *65*

8. Implementation *73*

9. Appendix *91*

1. Introduction

/Project Overview/



The Marysville Comprehensive Plan 2018 aims to envision the future for development and growth in the City of Marysville. The Plan has been informed by the community, and a technical examination of physical, economic, and social trends of the City and region. The end result is a plan specially designed to serve the interests and future of Marysville, relative to projected manufacturing, commercial, and residential growth in Union County and the Central Ohio region. It is designed to be used as a tool to guide and inform the community and local leaders in making collective, informed, and deliberate decisions, which work toward a common future over the next ten years.

/What is a Comprehensive Plan?/

A comprehensive plan is the culmination of a community-driven effort to determine goals and a corresponding plan for the future, serving as a guide for policies, practices, and investments. The plan provides an opportunity to prioritize development and land-use patterns, identify important and potentially transformative projects, and align resources to address growth and improve a community's quality of life.

Comprehensive plans involve an engaging process that brings people from various walks of life together to discuss their ideas and aspirations for the future. These aspirations may focus on anything from the environment, economy, infrastructure, education, recreation, or any other issue that is important to those who live, work, and play in the community.

The planning process uses a variety of tools to help communities identify and reach goals that are otherwise not discussed and ensure they are built on a foundation of collaboration with extensive public and stakeholder involvement. It engages residents and stakeholders in fun and dynamic ways to share their visions for the future, and strategize how they would like to see that future become reality.

The Marysville Comprehensive Plan aims to:

Guide...

...the community in evaluating future growth and development.

Inform...

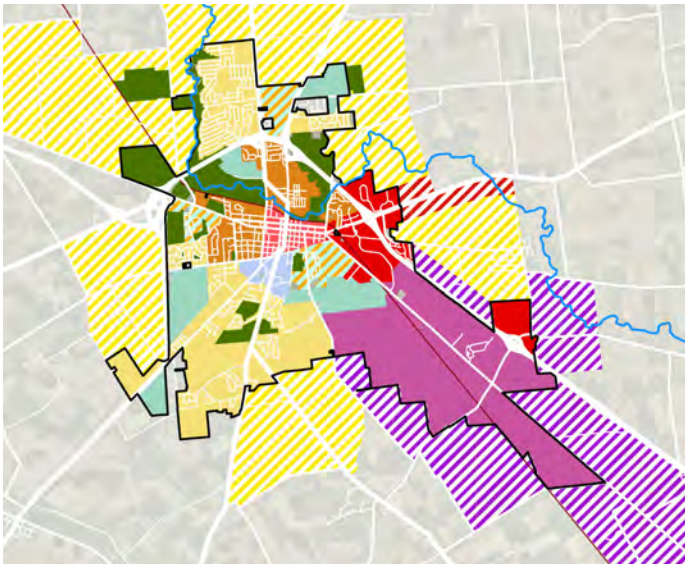
... residents and City staff on the implications of future growth.

Develop...

...a unique vision for the City based on its own set of challenges and opportunities.

Measure...

...future progress and implementation of City improvement efforts, planning initiatives, and development projects.



Future Land Use Plan, page 53



Former Kroger Site - West 5th Avenue, page 66

/Planning Process/

Who Was Involved?

Local Leadership

The City of Marysville identified a need in the community for a long-term vision for the future, and championed the creation of this plan to fulfill that need. City staff and elected officials played a critical role by providing ongoing guidance and expertise, and by gathering many of the community's best and brightest stakeholders to convene and strategize. Working together, a blueprint for the future of Marysville has been created.

Steering Committee

A group of Marysville community members, residents, and business owners were assembled to guide and inform the planning process. Ultimately, these community members will serve as long-term stewards of the Plan.

General Public

The public was invited to two community meetings. An open house at Friday Night Uptown gathered input from dozens of residents providing ideas and insight into the needs and wants of the community. The public was invited to a second Open House at the 2018 State of the City to test the outcome of the planning process and to help with next steps in implementation of the plan. A telephonic survey, conducted by Aimpoint, provided statistical data on community preferences and opinions related to growth in Marysville.

For those unable to attend the public gatherings, people were encouraged to visit the project website. It was used to host a community survey and virtual versions of the public meeting activities. Throughout the process, the project website was also used to disseminate information. *A more detailed explanation of public meeting activities and results is outlined in Chapter 3, Public Engagement.*

Stakeholders

Through the recommendation of City staff and the steering committee, Stakeholders were identified to provide additional insight and feedback throughout the planning process.

Consultant Team

OHM Advisors was retained to guide the planning process. OHM Advisors is an integrated engineering, architecture, and planning firm, specializing in community involvement and urban design.

Project Schedule:

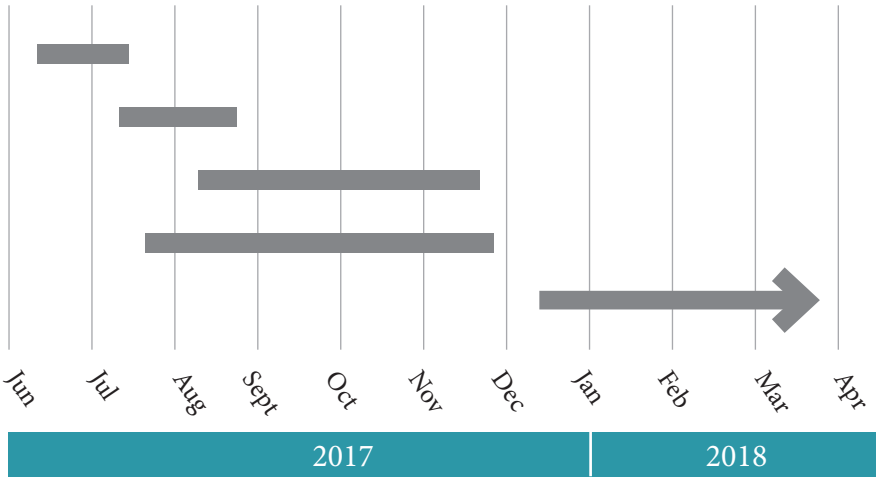
Preparing for the Plan

Understanding the Context

Community Engagement

Developing the Plan

Finalizing the Plan



/Plan Inputs/

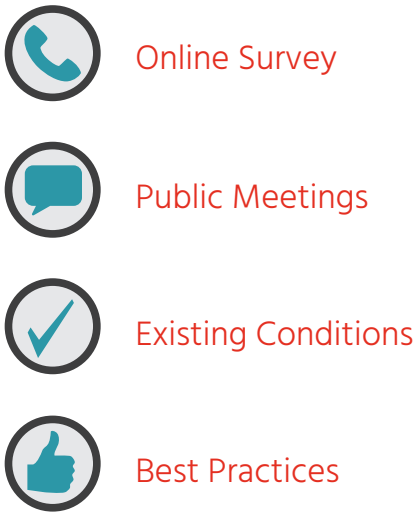
The Plan has been informed by a range of inputs highlighted to the right.

A robust public engagement process solicited input from the public through a telephonic survey, online engagement, and two public open houses.

The existing conditions analysis was conducted through the lens of examining growth throughout the Central Ohio region. Population growth will continue to have a significant impact on the city moving forward. Developing a logical and fiscally sustainable land use development pattern will be important for accommodating this growth.

Finally, understanding best practices in community development, from planning for the adoption of autonomous vehicles to incorporating best practices in residential development, will help push Marysville forward.

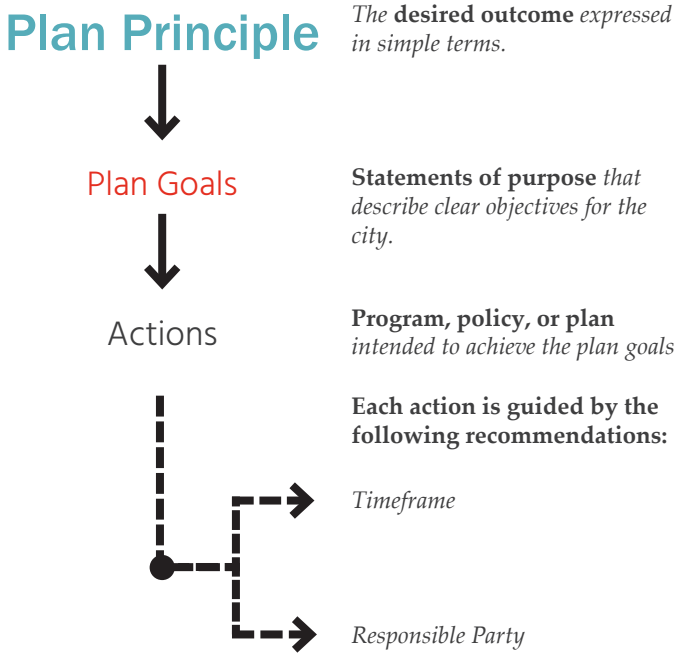
Plan Inputs



/Putting the Plan to Action/

A plan without an implementation strategy is naturally limited in its effectiveness. The final chapter of the plan provides a blueprint for both the City administration and the community to move elements of this plan into reality.

Five plan principles were developed and solidified with the Steering Committee throughout the planning process. Each principle frames a tangible set of goals and actions for the City of Marysville to accomplish, in order to advance the core themes of this Plan.



2. Public Engagement

/Public Engagement/

The following section highlights the public engagement activities undertaken throughout the planning process. The four groups listed below were engaged at various stages of the process to help inform the final Marysville Comprehensive Plan.

Engaged Parties

- P — Public
- S — Stakeholder
- SC — Steering Committee
- C — City Staff



P SC

Mapping Exercise

Meeting participants were asked to identify areas for growth and preservation inside and outside of Marysville.



P

Big Ideas

Stakeholders, the steering committee, and public meeting attendees dreamed big, giving the planning team a range of inspiring ideas.



SC S

Issues and Opportunities

The planning team facilitated a discussion with stakeholders and the steering committee around issues and opportunities currently facing the City.

Project Schedule



Engagement by the Numbers

1000+
total responses

300 telephone survey responses

700+ unique online responses

100+ Open House attendees



P

Online Survey

Community members and stakeholders were asked to take a comprehensive online survey to provide detailed ideas on improvements they would like to see in Marysville.



P

Telephonic Survey

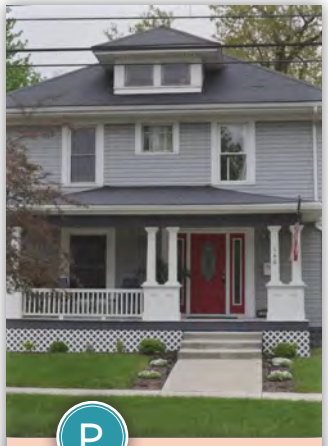
Under the direction of Aimpoint, a statistically valid telephone survey was conducted to provide statistically informed input from the community.



C SC

Existing Conditions Analysis

With the guidance of the steering committee and city staff, the planning team undertook a thorough existing conditions analysis to develop a deeper understanding of Marysville.



P

Development Patterns

The public was asked to participate in an online activity to rank the appropriateness of possible residential and commercial development patterns for Marysville.

SC S — November

SC — December

C — January

C SC P — February

/Mapping Exercise/

Overview

Open House attendees were asked to express a preference over where and how Marysville should grow. Participants expressed an interest in infill development along West 5th Street, including the former Kroger site and Uptown. Areas to be preserved included existing green spaces and parks, particularly in and around residential neighborhoods. Respondents expressed an interest for outward growth in the Cooks Pointe Planned Unit Development (PUD) area.

- **Inward Growth:** Where in the City is new growth, development, or redevelopment appropriate?
- **Outward Growth:** Looking outside the City or in underdeveloped areas, where is new growth or development appropriate?
- **Preserve:** What are the areas, both inside and outside of Marysville, which should be preserved?

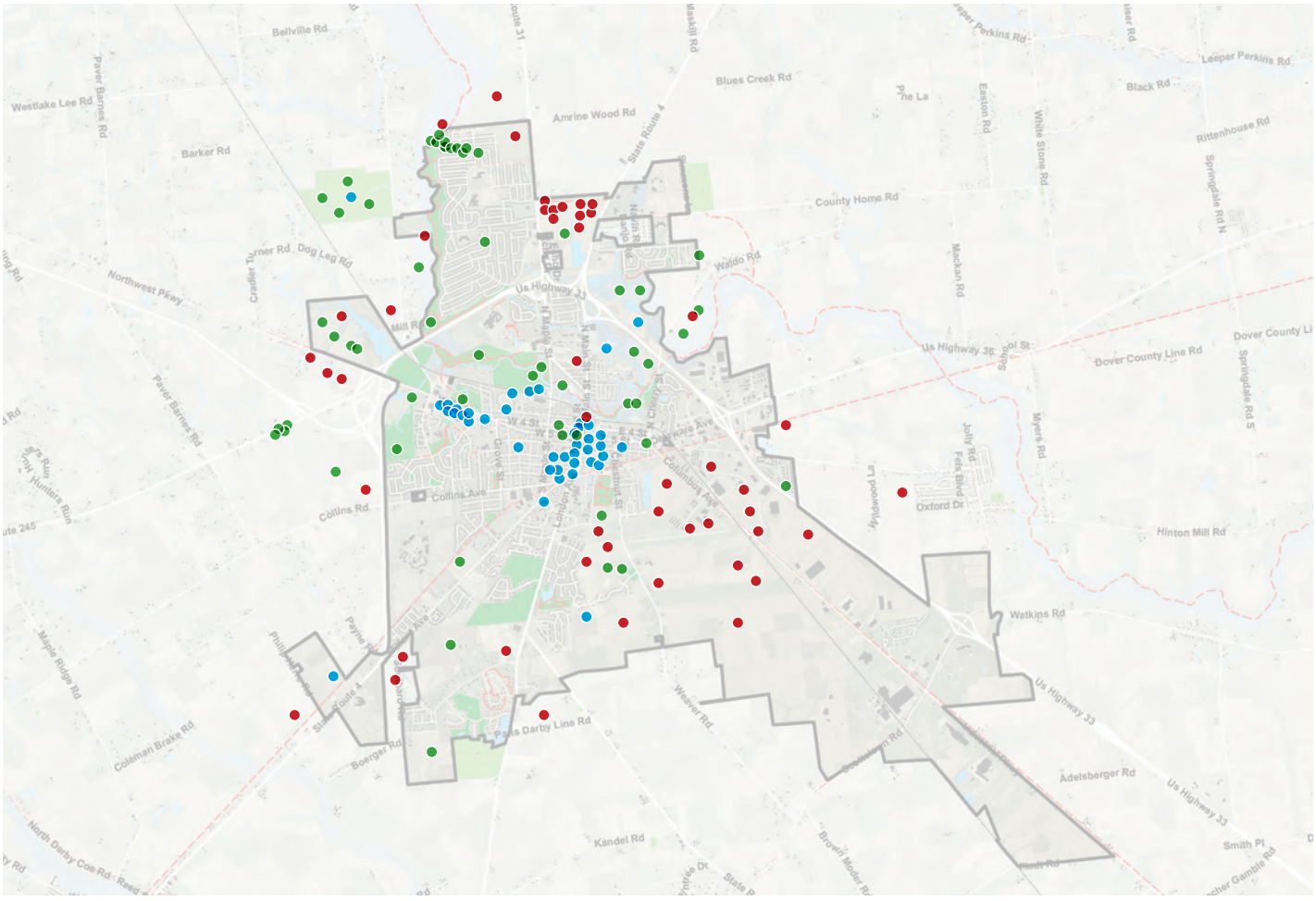


Figure 2.1 *public mapping exercise.*

/Development Patterns/

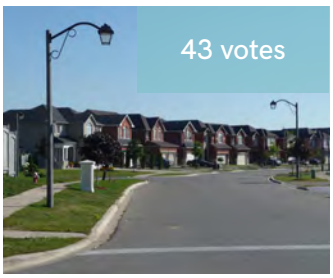
Which of the following residential developments are appropriate for future residential growth in Marysville?

The development types with the highest number of votes offer single and multi-family units at a medium density, limit parking to behind the structures, and provide walkability through sidewalks and small building setbacks. The development patterns with the fewest votes were typical suburban apartment complexes, further indicating a preference for walkable, infill development.













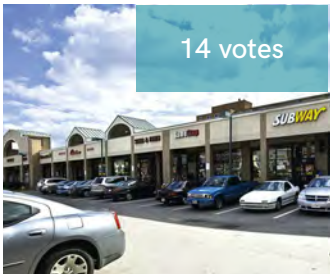
Which of the following retail development patterns are most appropriate for future commercial growth in Marysville?

The commercial developments which received the highest number of votes offer tree-lined, attractive streetscapes, benches, and identifiable architecture. They also provide opportunity for mixed-use development and infill or preservation projects. The styles receiving only half as many votes are of monotonous design and lack a sense of place. They also offer the most parking on-site, indicating a willingness of the public to forfeit convenient parking in order to structure Marysville neighborhoods as pedestrian-friendly and visually appealing communities.









/Survey Highlights: Public Perception/

A telephonic and online survey were conducted to achieve a comprehensive understanding of existing conditions and planning goals as perceived by Marysville's public. The following is a summary of the telephone survey results. See City of Marysville staff for a complete summary of the results.

1 Generally speaking, would you say that things here in Marysville are heading in the right direction or have they gotten off on the wrong track?

According to the survey, nearly two-thirds of Marysville residents feel positively about the direction the City is headed. As the area continues to grow, it is important for the City to build off this positive momentum.

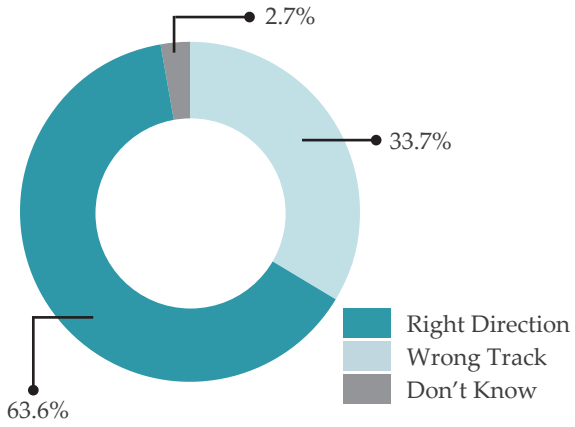


Figure 2.2: Survey Response - Direction of City

2 Do you feel safe and secure in the City of Marysville?

Perceived safety can be an important indicator for the health of a city. The majority of respondents said they feel safe in Marysville.

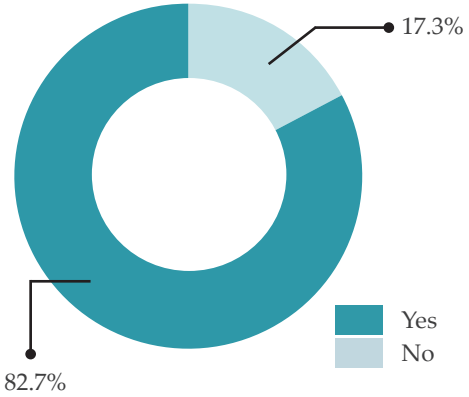


Figure 2.3: Survey Response - Safety and Security

/Survey Highlights: City Services/

3 On a scale of 0-10 where 0 is "extremely low" and 10 is "extremely high" how would you rate your quality of life as a Marysville resident?

The average quality of life among survey respondents, who vary in age, income, and gender, was moderately rated at a 6.6. "Quality of life" was not defined for respondents, but may include perceptions on health, safety, economic, and social factors.

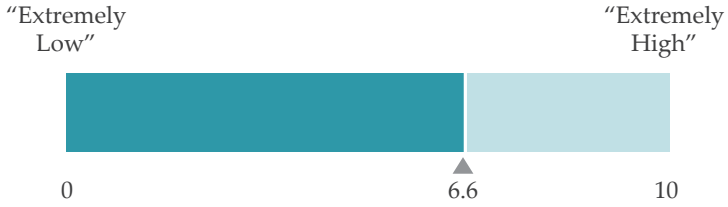


Figure 2.4: Survey Response - Quality of Life

4 Please rate the performance of the following services and characteristics on a scale of 0-10 where 0 is "poor" and 10 is "excellent."

In the next ten years, please rate how important it is to improve the following services and characteristics on a scale of 0-10 where 0 is "not important" and 10 is "very important."

No service or characteristic received an average rating higher than 6.5. The three lowest rated services--street maintenance, bike/pedestrian system, and traffic flow--also rated fairly high in importance, highlighting an opportunity for the City to focus on transportation efforts.

Regarding roadway improvements, respondents noted a preference for officials to focus on cost and safety.

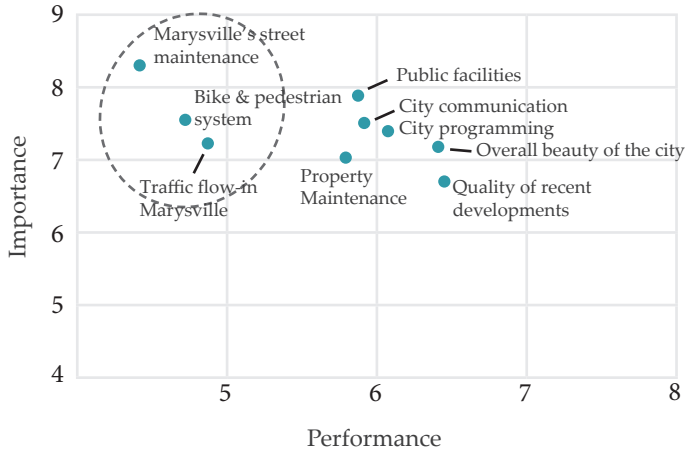


Figure 2.5: Survey Response - City Services

/Survey Highlights: City Services/

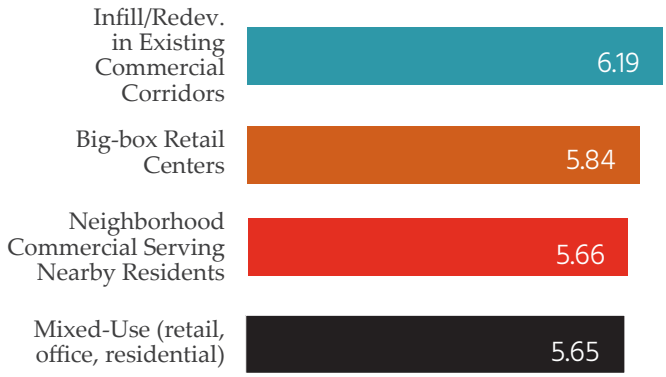
5 Please rate the following areas on a scale of 0-10 on how appropriate they are for infill and redevelopment, where 0 is "not appropriate at all" and 10 is "very appropriate."

Similar to responses on "Inward Growth" patterns in the mapping exercise (page 14), Uptown was popular among respondents for infill and redevelopment.



6 Please rate what type of commercial development would you like in Marysville, On a scale of 0-10 where 0 is "would not like at all" and 10 is "would like a great deal?"

Survey responses varied among the four possible commercial development scenarios. There was a slight preference for infill and redevelopment of existing commercial corridors.



7 Are there other types of growth patterns you would like to see?

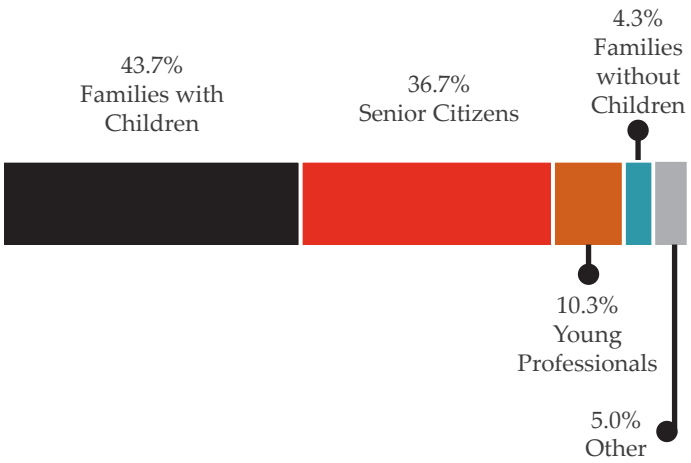
For residents who offered specific growth patterns, they would like to see in the future for Marysville, emphasis was placed on senior and multi-family housing.



/Survey Highlights: City Services/

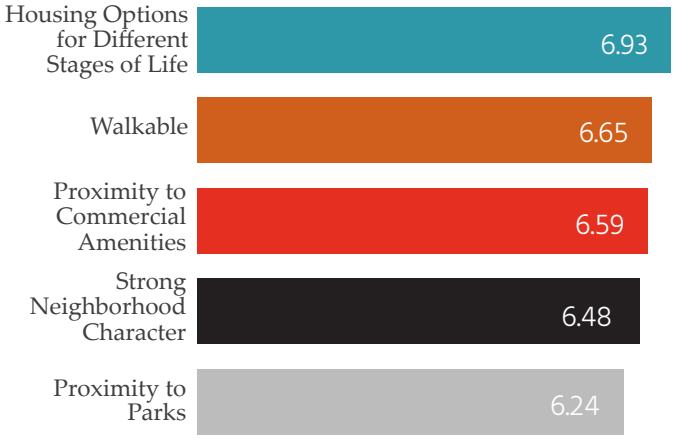
8 What group of people might need more housing within Marysville over the next ten years?

Survey respondents said that families with children were likely to be the group in greatest need of housing in the future. Senior citizens and young professionals were ranked second and third, respectively.



9 On a scale of 0-10 with 0 being "extremely unimportant" and 10 being "extremely important" please rate how important each of the following housing characteristics are when thinking about future residential growth and development.

Livability factors, such as being able to age in place and walk to amenities, were the most important to respondents. Characteristics with average ratings lower than six, included "High Quality Materials and Design," "Bikeable," "Proximity to Schools," and "Proximity to Adjacent Undeveloped Farmland."



Key Takeaways:



Need for different housing types including smaller-scale and multi-family.



Preference for walkable, high quality neighborhoods with character.



Prioritize growth that contributes positively to the City budget and efficient use of resources.

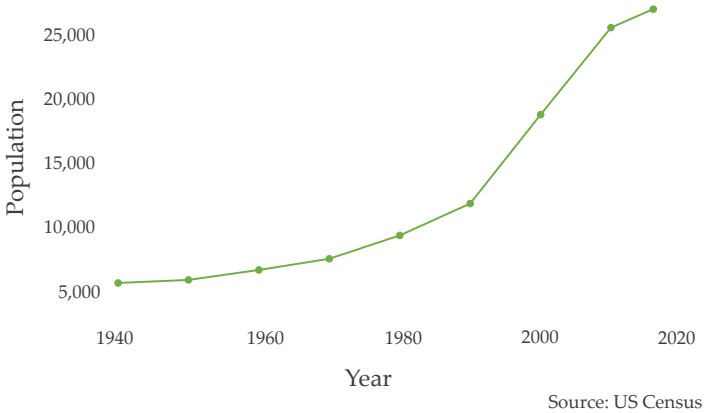
3. Existing Conditions

/Demographics/

Rapid Population Growth

Marysville's accelerated population growth over the past three decades coincided with the opening of the Honda Marysville Automobile Plant in 1982, which has brought over 4,000 employees to the area. A further examination of population growth is provided on pages 24-25.

Figure 3.1: Population Growth, 1940-2017



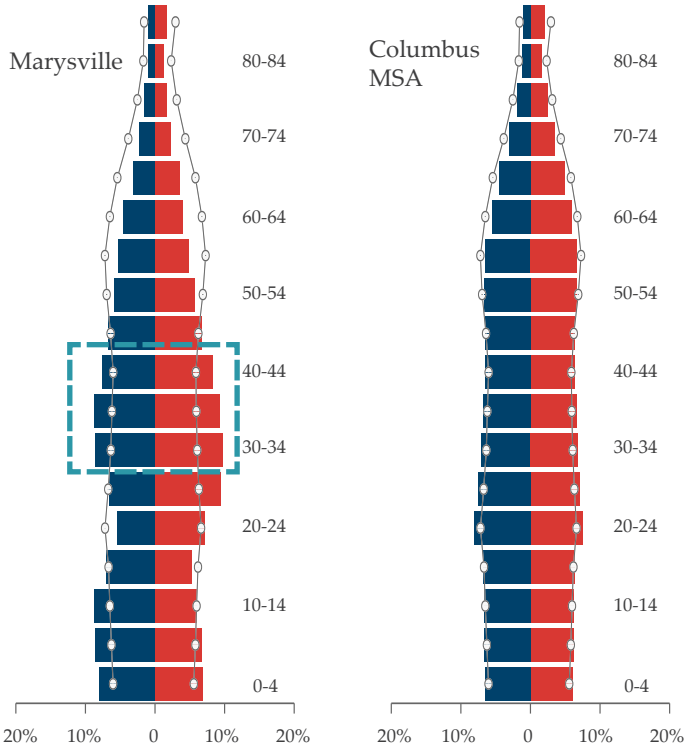
Source: US Census

Population Distribution

The population pyramids to the right demonstrate the age distribution for Marysville and Central Ohio, compared with that of the State. A higher percentage of Marysville's population falls between the ages of 30-44 compared to the region and the State. This should guide present needs, as well as long-term planing, as this age group matures.

Males
Females
State of Ohio

Figure 3.2: Population Pyramids

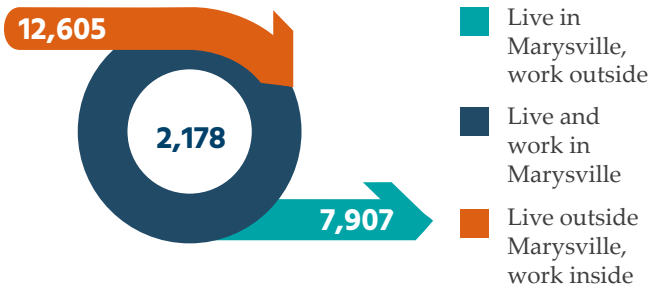


Source: ESRI, 2016

A Daytime Influx of Workers

The growth of Marysville's manufacturing development, particularly along the U.S. 33 corridor, is reflected in the over 11,500 people that commute into Marysville for work each day. Conversely, nearly 8,000 people leave Marysville each day for work. This massive inflow and outflow of people places a high importance on the infrastructure supporting transportation within the region. It is also important to consider how these commuters, both in and out, may be captured in future residential or office development.

Figure 3.3: Daily Employment Inflow/Outflow



Source: LEHD, 2015

Lower-Income Job Density

Marysville workers with incomes under $1,250 per month are concentrated centrally, near Uptown and the eastern gateway to the City off of US-36. These jobs are mainly centered around shopping centers and may include food, service, and retail industries. Lower-income jobs make up approximately 26% of jobs in the City.

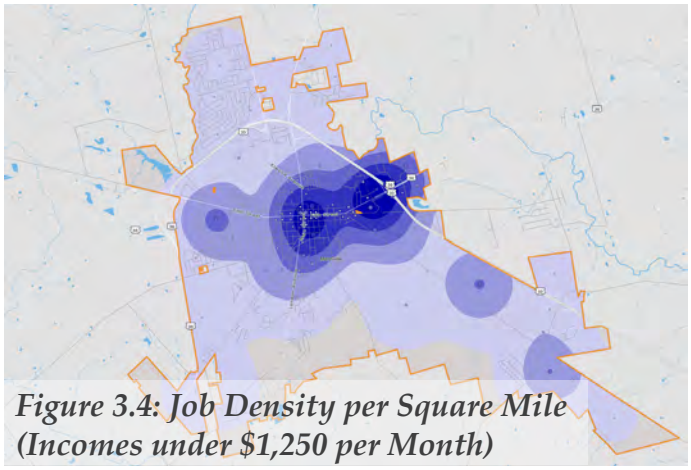


Figure 3.4: Job Density per Square Mile (Incomes under $1,250 per Month)

Moderate-Income Job Density

Workers with a higher income between $1,250 and $3,333 per month occur in geographically similar areas as the lower-income jobs. Moderate-income jobs make up approximately 40% of jobs in the City.

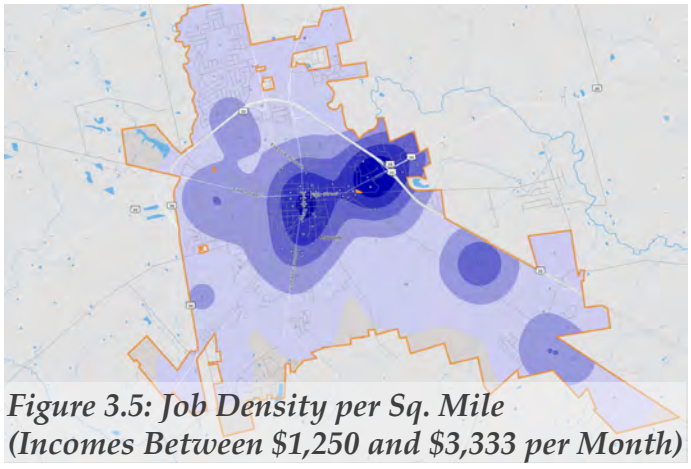


Figure 3.5: Job Density per Sq. Mile (Incomes Between $1,250 and $3,333 per Month)

Higher-Income Job Density

Workers earning more than $3,333 per month are primarily concentrated in areas of manufacturing, medical, and government activity. The future land use plan aims to capitalize on the success and potential growth of these areas by outlining design standards and recommendations for the Medical District and Manufacturing District. See Chapter 5, Land Use for detailed information. Currently, higher-income jobs make up approximately 33% of jobs in the City.

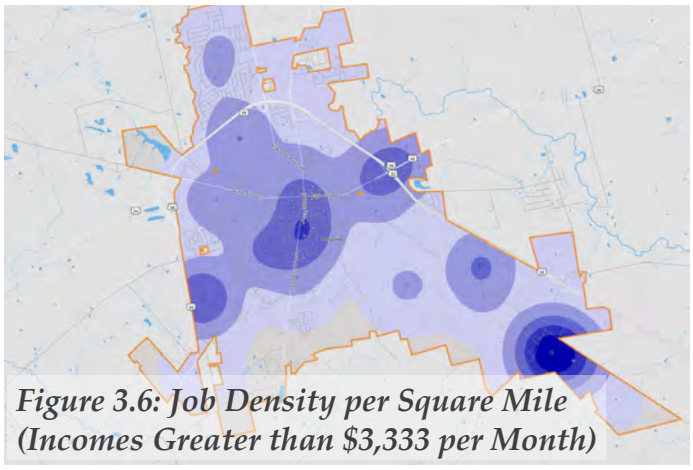


Figure 3.6: Job Density per Square Mile (Incomes Greater than $3,333 per Month)

Source: LEHD, 2014

/Population Projections/

Population Projections

As previously noted, Marysville has experienced a population increase over the last several decades. Looking forward, population projections can predict how many people will live within the City in 2040, should growth trends continue at a low, moderate, or high rate. Understanding these figures can help guide decisions on land use, development, public services, and infrastructure.

Projected Growth Rates

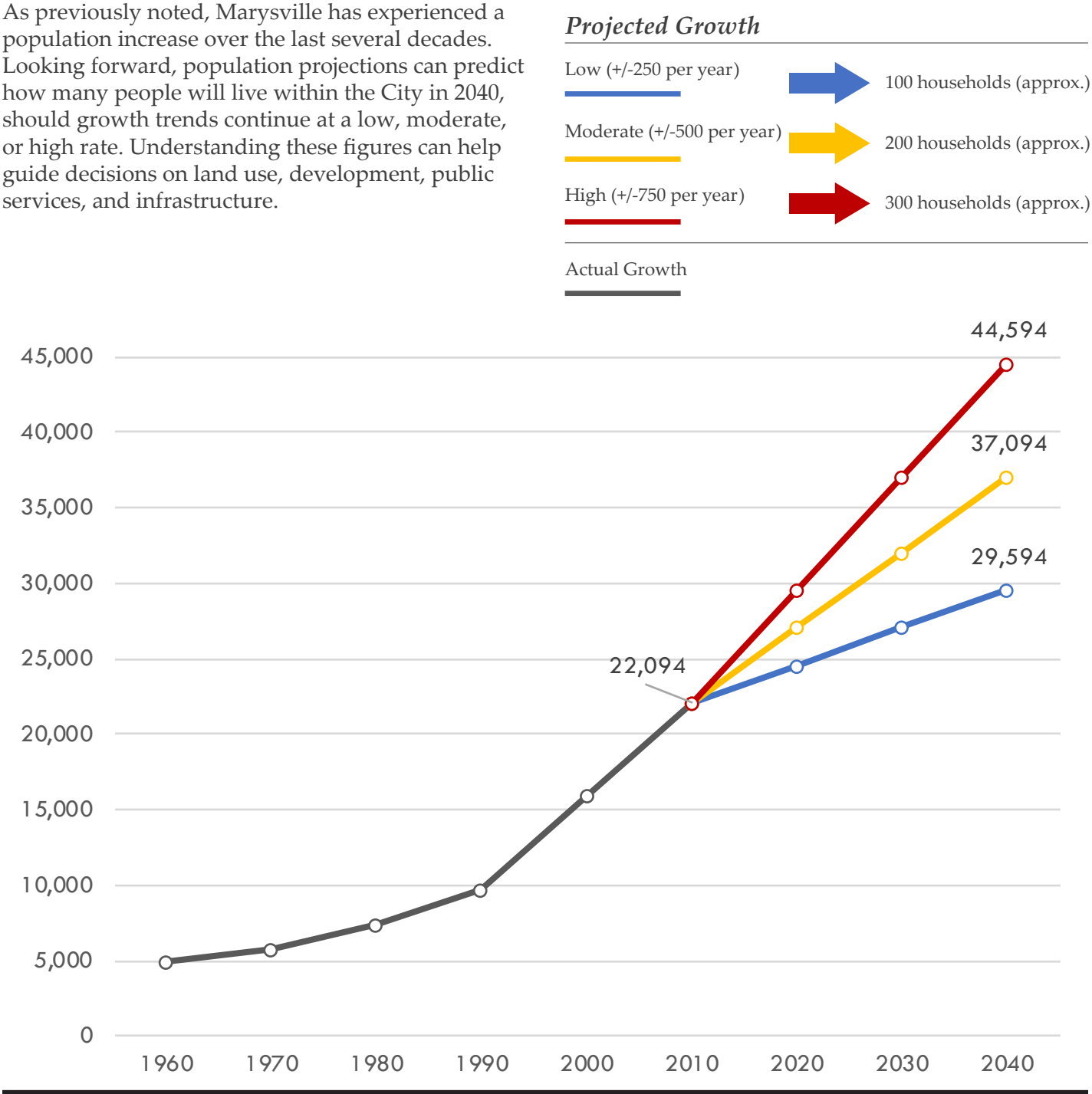
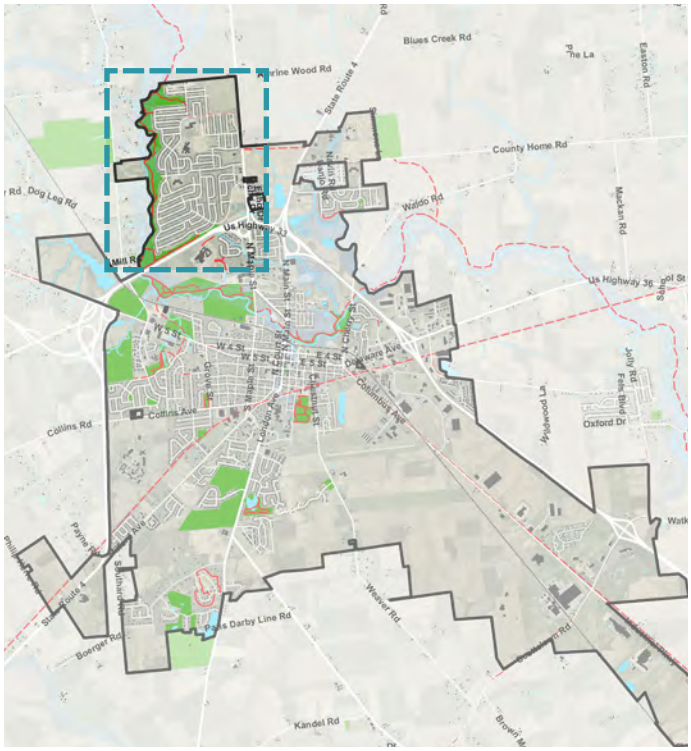


Figure 3.7 *population projections.*

Visualizing Projected Growth

To help visualize how the projected population growth could impact the City, each of Marysville's projected growth rates was compared to Marysville's most recent residential suburban development, Mill Valley, below. Mill Valley is 750-acres with approximately 2,000 single-family housing units, making it a relatively low-density development. As shown below, and outlined elsewhere in this plan, this is not a preferred growth pattern for Marysville as it moves forward, as demographic shifts will demand different housing products, and development patterns such as Mill Valley place significant demands on infrastructure



The Mill Valley Residential Development serves as an example of recent residential development patterns in the City of Marysville.

Low Projected Growth Scenario

People per year	250
Households per year	100
Households by 2040	2,300
Additional "Mill Valleys" needed	**1**



Moderate Projected Growth Scenario

People per year	500
Households per year	200
Households by 2040	4,600
Additional "Mill Valleys" needed	**2.5**



High Projected Growth Scenario

People per year	750
Households per year	300
Households by 2040	6,600
Additional "Mill Valleys" needed	**3.2**



/Existing Land Use/

The City of Marysville supports a variety of land uses including commercial, manufacturing, residential, agriculture, and public use. Near the City center, a mix of mostly residential, commercial and public use predominates smaller block sizes. Radiating out from the City center, residential development with some commercial and public use is present. Near the City border, large swaths of agricultural land are present. In the southeast portion of the City, land use differs in that there is very little residential use, with manufacturing and commercial use predominately along US 33 and the US 33 and US 36 interchange.

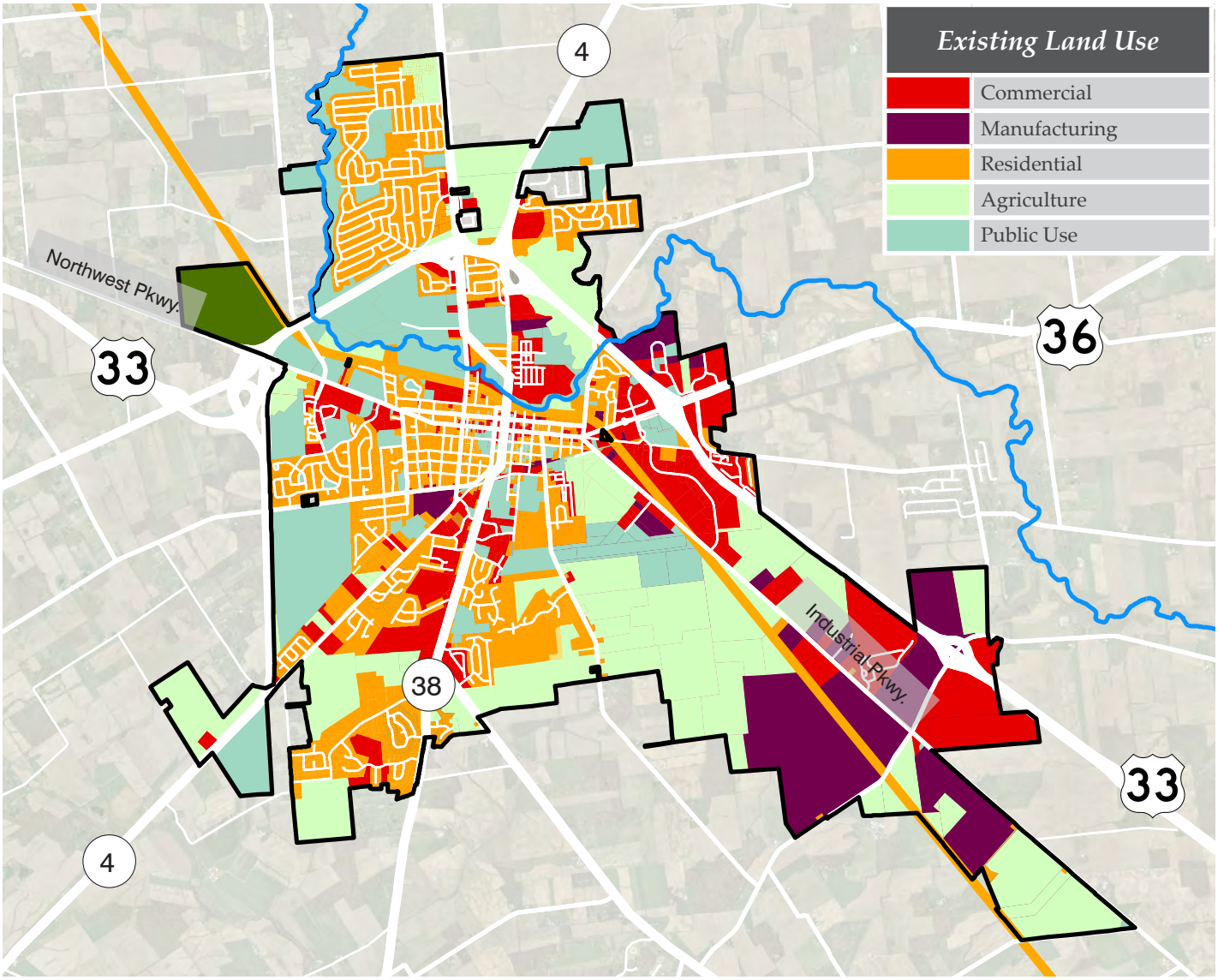
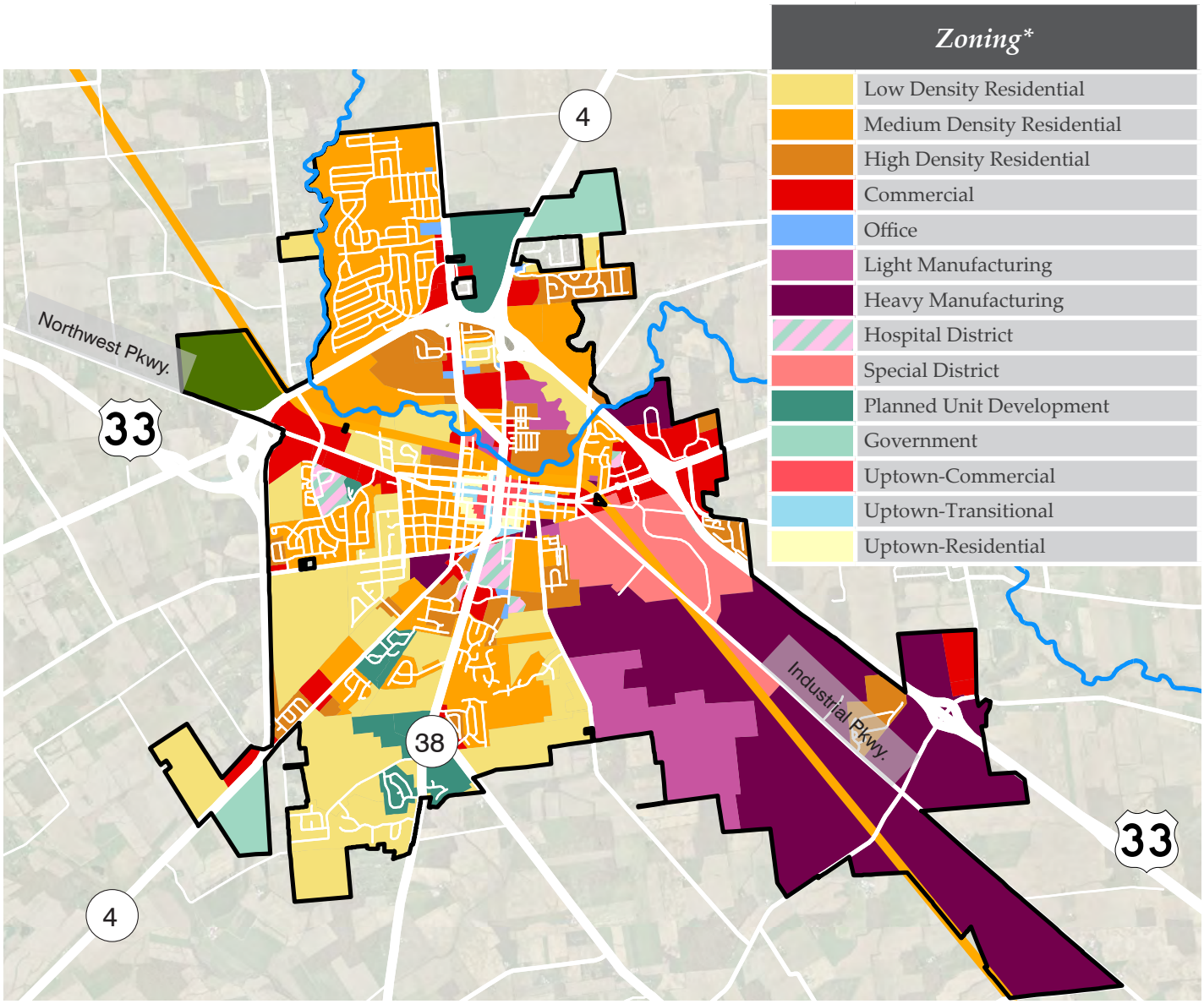


Figure 3.8 *existing land use.*

/Zoning/

Existing zoning roughly reflects existing land use patterns. The vast majority of the City is zoned for low and medium density residential, although there are smaller pockets zoned for high density residential. Commercial use is centered along major thoroughfares including US 33, US 36, and in near the City center. Both light and heavy manufacturing uses encompass the majority of the southeast portion of the City with limited high density residential and commercial use.



*Some residential zoning categories have been grouped for simplicity. Reference the City's zoning code for a more complete map.

Figure 3.9 *existing zoning.*

/Open Space and Trails/

The City supports over 550 acres of maintained parkland and natural areas. This includes several amenities and paved and unpaved trails along with significant tree cover in many parks. Although the parks are scattered throughout most residential areas of the City, parkland predominates along Mill Creek. Smaller, neighborhood-serving parks and golf courses are located in the southern portion of the City. However, the southeastern portion of the City lacks parks and open space.

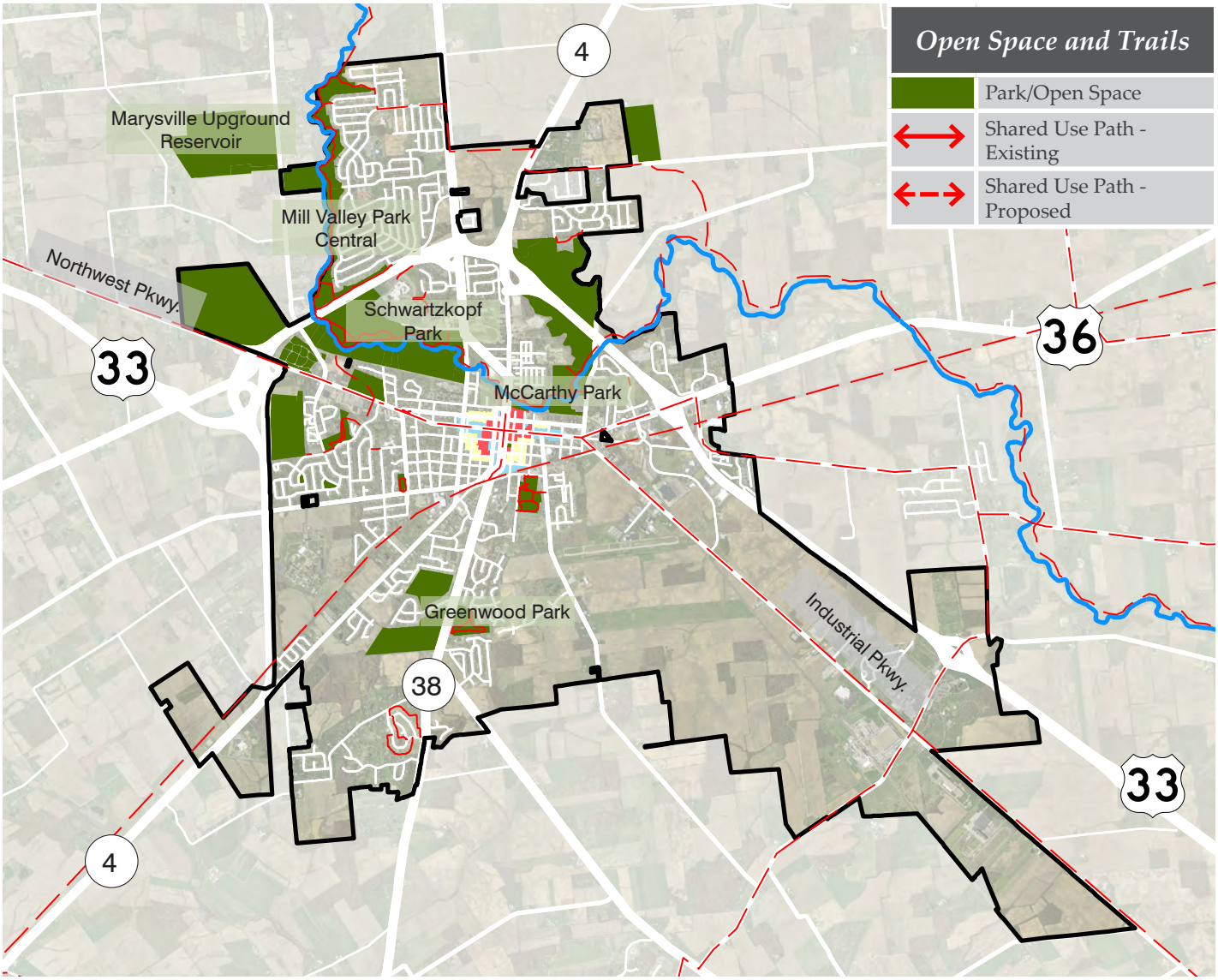
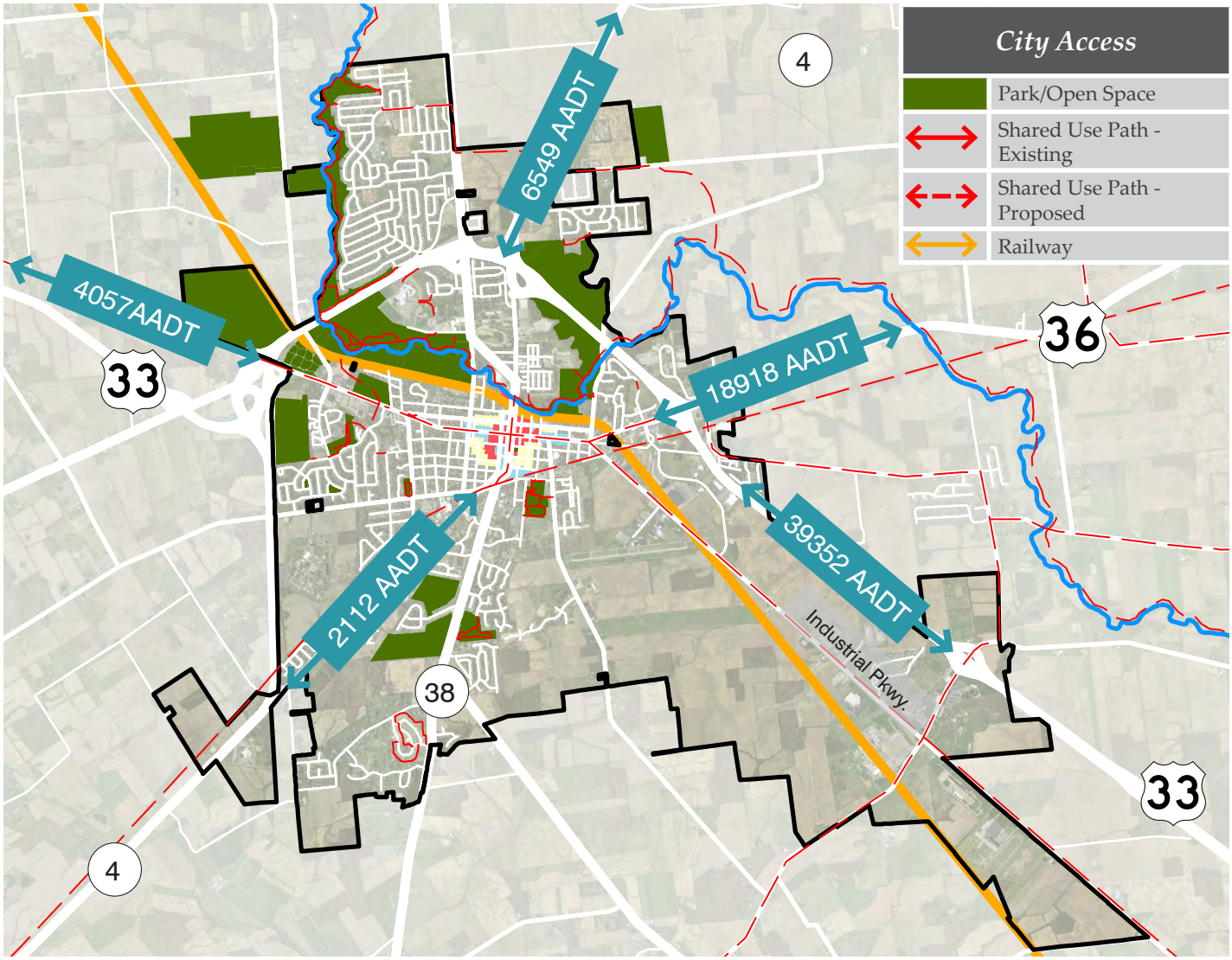


Figure 3.10 *open space and trails.*

/City Access/

Several US and State Routes intersect Marysville, providing ample access into the City. US 33 is the major highway into the City. It provides access southeast to Downtown Columbus and surrounding communities. US 36 connects Marysville east to Delaware and southwest to Urbana, while several State Routes provide access north and south of the City. A railway line bisects the City on the southern side of Mill Creek from northwest to southeast. This railway line is a significant attraction for businesses existing and future businesses in the City who can easily ship and receive products and materials.



*AADT = Average Annual Daily Traffic. Data downloaded from The Ohio Department of Transportation, 2018.

Figure 3.11 *city access.*

4. Trends

/Retail/

Establishing opportunity for vibrant commerce serves residents, attracts visitors, and diversifies the tax base. Traditionally, cities have looked at malls and big box stores as attractive ways to gain jobs and revenue, but how and where people shop is changing. Recognizing and planning for these trends will create sustainable retail environments.

How We Shop: The Changing Trends

A Rise in E-Commerce

Shopping is increasingly becoming an online experience. According to the Pew Research Center, only 22% of Americans had made any online purchase in the year 2000. By 2015, approximately 45% reported shopping online at least a few times a month. This drastic increase in e-commerce has brought heavy competition to the brick-and-mortar stores and require a revised approach to the typical codes and plans that cities have used as guides.

A Shift in Preferences

Not only are people spending more of their income online, but there is a growing preference for experiences over goods. In fact, according to a research report by Eventbrite, nearly 80% of millennials say they would choose to spend money on a desirable experience or event as opposed to a desirable item. Data from the Bureau of Economic Analysis also shows spending on travel, recreation, and eating out has steadily increased over the last decade while spending on household items, clothing, and other goods has steadily dropped.

The Decline of Big Box Retail

Many stores and cities have been slow to adjust to these trends, leaving communities with large, vacant eyesores. Failing to address the changes in consumer behavior and preference can be devastating to local communities, as the land occupied by vacant or declining stores comes with a high cost. Some big box stores have managed to stay competitive by offering short-term programming. However, the size of these obsolete stores makes alternative uses such as cooking or fitness classes, community gathering spaces, etc., a short-term fix, at best.

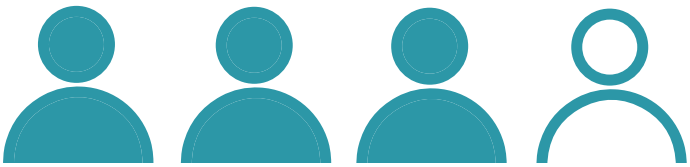
Figure 4.1: U.S. Shopping and Experience Preferences

From 2007 to 2017, percentage of online shopping sales compared to total sales rose 5.3 %.



Source: U.S. Department of Commerce

Three out of four millennials prefer experiences over consumer goods.



Source: Eventbrite



The abandoned Rolling Acres Mall in Akron, Ohio.

Where We Shop: The Built Environment

Municipalities invest tax incentives, subsidies, and public infrastructure improvements, such as new intersections, to attract retail with the hope of new jobs and tax revenues. The resulting costs typically outweigh the benefits, especially when compared to denser, mixed-use developments. With smarter, long-term growth concepts for retail, cities can better serve their residents, while providing for a stronger economic future. The examples below highlight the fiscal impacts of traditional economic development with priority on large retail operators and parking, compared to a mixed-use development. In addition, it is likely that other uses for currently zoned retail ground will be needed to backfill excess capacity.

Fiscal Impact: Traditional Retail



Sam's Club, Asheville, NC

Land (acres)	18
Value	$7,752,600
Property Tax	$96,570
Property Tax per Acre	$5,365

Fiscal Impact: Mixed-Use Development



Mixed-Use Development at 1 Battery Park Ave., Asheville, NC

Land (acres)	0.27
Value	$7,424,600
Property Tax	$50,342
Property Tax per Acre	$186,453

Source: Urban3

What We Plan: Best Practices for Successful Retail

1 Plan for Smaller Retail Footprints

With e-commerce and improved distribution networks, stores do not hold as much merchandise on-site, and will continue to need more warehousing and less floor display footprints. This, combined with the fact that the U.S. has overbuilt for retail since the late twentieth century, creates less demand for big box retail. As future land uses are adjusted, the City should carefully analyze its ability to support additional traditional retail buildings.

2 Provide Walkable Options

Much of a big box store's footprint is parking, especially if it stands alone or is away from downtown. Large parking lots create disruption in the streetscape, increase surface runoff and traffic. Through design standards, cities can ensure that retail fits into the character of the community and improves connections between physical spaces.

3 Evaluate Incentive Structure

Big box retail adds minimal value to a municipality's tax base, due to its provision of limited low-wage jobs. Additionally, competition between localities for big box stores can result in property tax abatements and other financial incentives that do not produce long-term benefits in comparison to mixed-use developments. Cities should weigh this trade-off carefully and ensure that resources are appropriately invested for long-term growth.

4 Prioritize Social Spaces

Priority should be granted to places which offer experiences that are tailored to the community and provide spaces for people to meet, socialize, and fulfill their consumer needs, simultaneously. Interspersing coffee shops, bars, restaurants, or farmer's markets with shops and services (such as salons or gyms) may create more enjoyable, economically robust areas.

/Autonomous Vehicles/

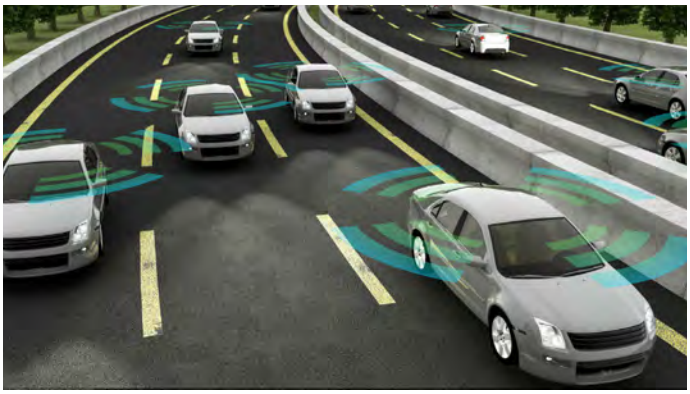
Mobility is rapidly changing, with imminent adoption of various forms of autonomous vehicle technology being a primary factor. This will profoundly change the way we move ourselves and the related choices that we make, giving rise to shifts in many aspects of our cities, This will extend to transformation in the movement of goods, the land uses in our communities and the way sites and roadways are designed.

Autonomous and Connected Vehicle Technology

Autonomous and connected vehicle technology has seen enormous global investment and rapid advances in technology on the past few years. Hoped for benefits include increased safety, improved traffic flow, and better access to transportation. Concerns include possible added congestion, increased sprawl and unintended impacts to the economy through a shift in employment. At this point there are still many unknowns, but it is certain that AV/CV technology will deeply impact the transportation system and relationship of transportation to land uses in cities of all sizes. Although these changes will not happen immediately, the technology is already being deployed here locally, as well as in testing throughout the country. So we must do our best to anticipate the coming changes in our planning efforts, while also remaining responsive and adaptable as new opportunities and implications come into focus. Cities must be ready for the impacts, not only on transportation, but also affecting planning, land use, site design, and roadway networks.



Waymo adds the Jaguar I-Pace to its fleet of autonomous vehicles.



Autonomous vehicles use sensors to assess the surrounding environment.

Opportunities for Marysville

The City of Marysville has positioned itself as a leader for future testing and implementation AV/CV technology. Located along the US 33 Smart Mobility Corridor, investments in infrastructure to support this testing is extending throughout the city. In addition, proximity to the Transportation Research Center and the Honda manufacturing facilities places Marysville in a nexus of opportunity related to this rapidly emerging technology. Details regarding the US 33 Smart Mobility Corridor and Connected Marysville are included on pages 36-37.

Implications for Planning

Large-scale adoption of new transportation technology, whether railroads or the advent of the automobile, have radically transformed our cities. The anticipated changes from autonomous and connected vehicles will be as great. While there are a great many unknowns, cities should begin preparing for the impacts so development occurring now and in the future can more easily be adapted along with the changing environment. The following are areas where we should be looking forward even as ideas are emerging.

1 **Land Use**

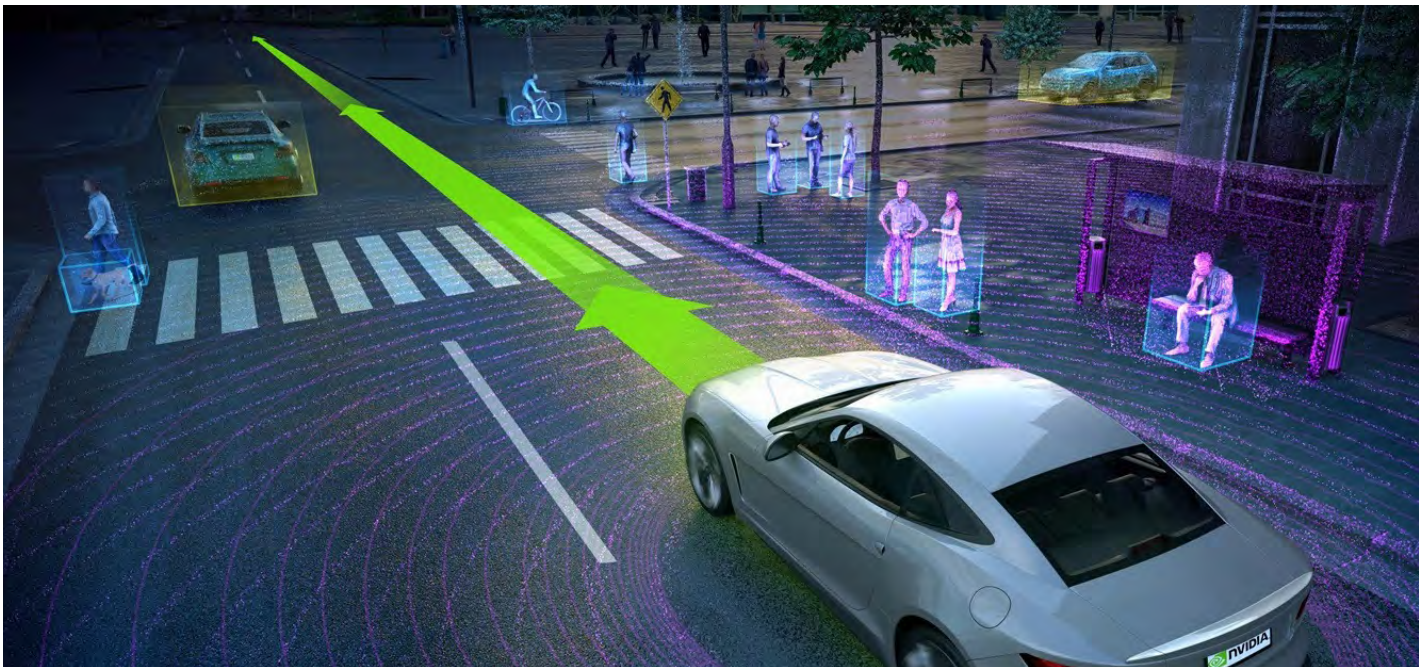
Autonomous vehicles, in conjunction with overall automation will have a significant impact on land use. Reduction of on-site parking demand and the ability to reduce the number of cars per household will allow higher density development for both commercial and residential uses. This, coupled with the overall automation of goods delivery and the shifting nature of retail, will require land use plans to contemplate a wider range of potential uses in many locations. This is likely to include a mix of residential in areas that might have been exclusively commercial previously. Opportunities for small-scale warehousing and similar uses might become more prevalent as the on-demand goods become the norm.

2 **Site Design**

Site design will be significantly impacted. Autonomous vehicle adoption will likely result in a great decrease in on-site parking demand, and change in access and pick-up and drop-off locations. Utilizing traditional design principles will help ensure sites can be adapted to future uses. This includes creating internal site roadway grids, and placing building along rights-of-way, reducing focus on large-scale parking areas. An emphasis on creating quality places will be the impetus to attract the office, commercial and residential development desired.

3 **Roadway Network**

Increased safety and more efficient use of the roadway network is expected with autonomous vehicles. This means more automobiles can drive on less roadway space, increasing capacity. At the same time, additional congestion could be seen at certain points of the roadway network as the possibility of added trips (including potential zero-occupancy trips) might impact the system. A flexible approach will be needed over the coming decade as old rules are adapted to the new reality, impacted by shifting behaviors in response to this technology.



Smart Mobility Corridor



The Smart Mobility Corridor includes many auto-related industries (Source: 33 Smart Mobility Corridor)

Located along State Route 33, the Smart Mobility Corridor is a 35-mile corridor that crosses three counties and connects the cities of Marysville and Dublin and Honda's North American Campus. The corridor is currently being equipped with fiber optic cable and highway sensors, which will support the testing of connected and autonomous vehicle technology on this stretch of roadway. In particular,the ability to explore trucking-related approaches such as truck platooning, allows the corridor to pioneer a new understanding of freight and supply-chain opportunities. With many auto-oriented businesses and industry nearby, this stretch of roadway is an ideally situated test-bed, and will serve as the catalytic spine for understanding the implementation of AV/CV technology.



Sensors along the Smart Mobility Corridor will improve autonomous vehicle use along the roadway (Source: Drive Ohio)

Connected Marysville



All 27 of the City's traffic lights are being equipped with connected vehicle communication technology (Source: Marysville Journal Tribune).

Marysville is positioning itself at the forefront of AV/CV technology through Connected Marysville. Connected Marysville is a project in conjunction with the City, ODOT, and Honda to equip the City's traffic lights with Dedicated Short Range Communication radios that will deliver signal phase and timing data and other messages to equipped connected vehicles. A target of 1,200 to 1,500 vehicles that regularly drive in the City will be equipped with this communication technology to interact with the infrastructure. This effort will make Marysville the first to implement this approach throughout the entire city, making Marysville the first completely connected rural city by 2019. This will create a network for connected and autonomous vehicle technology to be tested, and will serve as a complement to Smart Mobility Corridor opportunities.



Equipped traffic light at Fifth Street (Source: 33 Smart Mobility Corridor)

/Development Patterns/

As Marysville plans for growth, it should consider where and how residential development will occur. There are many alternative development patterns, which vary in building materials, lot size, density, and the relationship between buildings and the streets. Development styles which support projected population and preference trends, including smaller family sizes and improved walkability, should be prioritized.

Upper Albany West - Columbus

Site Details:

Development Type	Suburban Single Family
# of Units	700+
# of Acres	Approximately 145
Density	5 units/acre

The traditional suburban development of Upper Albany West is similar to existing residential options in Marysville, but with increased walkability. Public space is integrated throughout the development, improving residents' access to green space and community activity. It features a variety of home types, which provides opportunities for intergenerational neighborhoods, a sentiment expressed in the Marysville public engagement process. However, Upper Albany West does not have the density that would support sustainable development for long-term growth in Marysville. There is also limited access in and out of the site, and limited opportunity for non-residential uses within the site.

Pros: Walkable, public space integration, variety of housing types

Cons: Low density, limited access, only residential use







Opportunities provided by this type of development include spacious lot widths and a mix of alley-loaded homes and front driveways.

LC Brooklands - Hilliard

Site Details:

Development Type	Suburban Multi-Family
# of Units	439
# of Acres	16
Density	16 units/acre

Sidewalks and the density of units creates an illusion of walkability at the LC Brooklands. The communal space is limited to one portion of the site and individual blocks are largely isolated from each other due to their formation around courtyard-style parking lots, limiting where residents are actually able to walk. Opportunities provided by this type of development include a variety of home sizes and styles, attractive facades, and on-site commercial development, but there is limited green space.

Pros: Variety of housing types, attractive architecture, on-site commercial development

Cons: Isolated blocks and isolated from the street grid, limited green space







Interior parking is blocked in, creating pavement courtyards.

The District - Hilliard

Site Details:

Development Type	Suburban Multi-Family
# of Units	326
# of Acres	21
Density	15.5 units/acre

The District resembles a traditional suburban apartment complex featuring 1-3 bedroom apartments. The internalized public space may be attractive in accordance with Marysville's general preference for private green spaces on larger, single-family lots. However, reversing the parking and internal public space locations could allow for better integration between neighborhoods, improved walkability, and more green space. The dog park and garden are pushed to the outskirts of the site, decreasing their access and visibility. The site also lacks a mix of housing types and styles.

Pros: Opportunity to better integrate between neighborhoods

Cons: Isolated green space, isolated from street grid, amenities lack accessibility, lack of housing types







The parking layout treats the streets within the development as parking lots, not connectors.

Harrison West - Columbus

Site Details:

Development Type	Urban Single Family
# of Units	57
# of Acres	Approximately 6
Density	9.5 Units/Acre

This development style blends the home size and privacy of suburban residential complexes with urban design characteristics and density. Parking is accessed by alleyways behind homes which allows for traditional garages without hindering public space or sidewalk access. Smaller lot sizes can accommodate more residents while still allowing for single family development. Marysville may look to encourage development like this that blends the opportunities of the various styles in accordance with its existing character and long-term trends.

Pros: Suburban/Urban mix home style, moderate density, integration into traditional street grid

Cons: Limited private outdoor space







The site features attractive streetscapes, alleyway garage access, and the availability for some private yard space.

New Village - Columbus

Site Details:

Development Type	Urban Multi-Family
# of Units	100
# of Acres	6.2
Density	16.1 units/acre

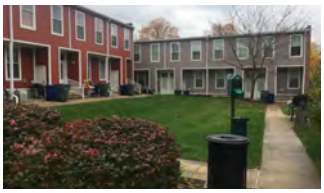
Located in the Italian Village neighborhood of Columbus, New Village contains a mixture of duplexes and quadplexes. Decreasing attention to parking increases walkability and improves site connectivity. The site is smaller than a conventional suburban development and contains limited outdoor private space, but ample public space. It is well-integrated within an existing neighborhood and Marysville should consider how this type of development could retain its ease of access within less developed areas. The higher density may appear to contrast with existing residential communities, but the variety in housing sizes allows for an environment which feels more open than LC Brooklands or The District.

Pros: Variety of housing types, moderate density, public space, high site accessibility, integrated into traditional street grid

Cons: Limited private outdoor space





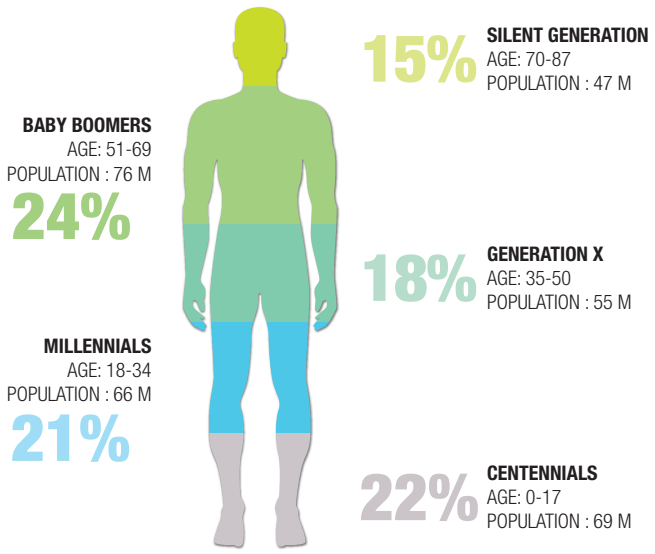


This development type provides walkable streets and reduces the need for parking.

Shifting Demographics Nationwide

Nationally, baby boomers are the largest demographic cohort followed by centennials and millennials. With these age groups making up a significant proportion of the population, their lifestyle and housing choices will need to be accommodated in communities across the nation. Studies have shown baby boomers and millennials prefer similar housing types that are less square footage and on smaller lots in walkable neighborhoods.

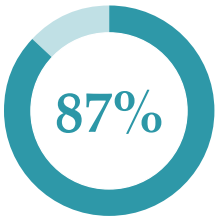
Figure 4.2: Nationwide Demographics



Source: Pew Research Center, 2015

Changing Household Structures

The baby boomers are getting older. In Central Ohio, 56% of the growth in households between 2010 and 2030 will come from senior households. Marysville's current population is a little younger than the Columbus MSA. However, as children move out of their homes, Marysville should strategize to retain empty-nesters, who are often increasingly affluent while simultaneously looking for different housing options.



of the growth in households in Central Ohio, between 2010 and 2030, will be households without children.

Source: NRDC, 2014

Key Takeaways:



Increasing population in the region means Marysville is expected to continue to grow.



Driverless vehicles will reduce parking needs. Online shopping is changing the retail market.



As baby boomers get older, household size is expected to decrease.

5. Fiscal Assessment

In concert with the completion of the Comprehensive Plan, Regionomics, a local consulting firm, completed an analysis for the City of Marysville. The analysis studied the fiscal health of the City. The results of the analysis are in this Chapter.

Additionally, the Regionomics study conducted a thorough housing and demographics analysis, and developed fiscal projections for Marysville's future land use. Those are included in the Appendix A of this Plan.

/Revenues/

There are two types of government revenues summarized below. Revenues from Marysville utilities are highlighted in blue; revenues related to the general government are highlighted in orange.

Business-Type Activities

$30.3 M

52.1 % of total revenues

Revenues from the City's utility services comprise slightly more than one-half of total revenues. Of the $30.3 million in total revenues, $26.9 million (89 percent) represent customer service charges. Another $3.3 million came in payments in lieu of taxes and $0.1 million in investment earnings.

Income Taxes

$17.7 M

30.4 % of total revenues

Municipal income taxes are typically the largest source of general fund revenue for Ohio municipalities, and that is the case for the government activities share of Marysville's revenues. The $17.7 million in income tax revenue represented 30.4 percent of total revenues and 63.5 percent of general government revenues in 2015. Income tax revenues have nearly tripled from an inflation-adjusted $6.2 million in 1999. Part of this increase was due to an increase in the income tax rate from 1 percent to 1.5 percent in 2011. Adjusting for this rate increase, the inflation-adjusted growth over the 17-year period was 88 percent.

Marysville's municipal income tax revenue has nearly tripled since 1999. Rates were raised to 1.5% in 2011.

In Ohio, wages and salaries are taxed where they are earned, so all wages earned within the city limits by residents and non-residents are taxed. In addition, Marysville imposes taxes on residents' wages and salaries wherever they are earned. Many municipalities provide a partial or full credit for wages earned elsewhere, but Marysville does not. Thus, a Marysville resident working in Columbus, where the tax rate is 2.5 percent, pays 2.5 percent to Columbus and 1.5 percent to Marysville – an effective tax rate of 4 percent. This provision keeps Marysville's income tax rate at the lower end of the 1 percent to 2.5 percent range that is typical of central Ohio municipalities, but it does create a relatively high tax burden for some Marysville residents.

Service Charges and Grants

$3.7 M

9.9 % of total revenues

Service charges include revenues from court fines and fees, transportation services, fire and emergency medical service contracts, and pool and recreation fees. These totaled $3.7 million in 2016. The City has increasingly focused on increasing fee-for-service revenue over the years. As a result, this revenue category has increased nearly 6.5 times after inflation since 1999.

The City has also placed an increasing emphasis on pursuing grants to fund both operating and capital expenditures. The City's efforts to pursue these grants are worthwhile because grant revenues represent funding for operating and capital purchases that do not depend on the citizens and businesses of Marysville.

This category of receipts also includes State of Ohio payments from the Local Government Fund (LGF). This fund was created by the State of Ohio in the Depression year of 1934 to share proceeds from the new state sales tax with local jurisdictions. The LGF remained a stable source of funding over the decades regardless of economic conditions. Since 2011, however, the LGF has been reduced significantly in order to balance the state budget, which was severely affected by the recession and also by tax rate cuts in recent years. Marysville's LGF receipts totaled $181,000 in 2014 – down 54 percent after inflation from 2011. It is unclear whether the State

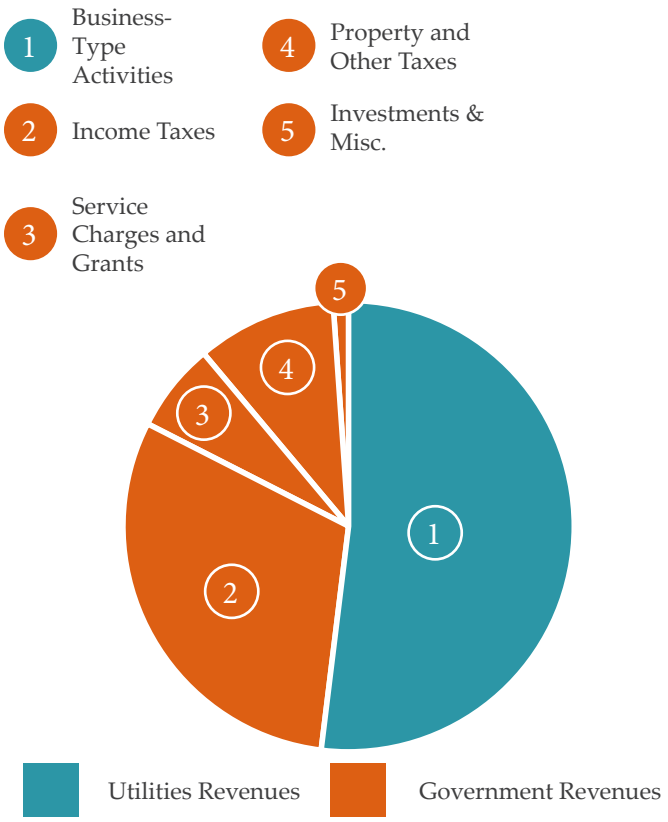


Figure 5-1: City of Marysville Revenue Distribution, 2016

will ever return to earlier funding levels of the LGF. These cuts, along with the loss of tangible personal property and estate taxes have severely strained municipal governments across Ohio, and necessitated Marysville's 2011 income tax rate increase.

Property and Other Taxes

≈ $4 M
6.5 % of total revenues

Property taxes and an assortment of other taxes and fees together provide 6.5 percent of total revenues and 13.5 percent of general government revenues. Although property taxes in general represent a substantial share of Ohioans' overall tax burden, the bulk of these go to school districts. County governments and their agencies and public libraries also receive property tax revenues. The City of Marysville's share is less than 8.2 percent of the total residential property tax burden. The City's property tax revenues supporting general government totaled $1.55 million in 2016, an inflation-adjusted increase of 44 percent from 1999. Additional property taxes are earmarked to fund infrastructure improvements in Tax Increment Financing (TIF) districts and are not included here.

The added income tax revenue collected has helped offset losses from revenue streams phased out by the state government.

Other taxes include Marysville's 3 percent lodging tax on hotel and motel charges in the city, franchise fees on cable television charges, liquor permit fees, and gasoline and cigarette taxes. Together these taxes and fees raised $2.2 million in 2016, 3.8 percent of total revenues.

The City formerly levied taxes on the tangible personal property of businesses, including inventory, machinery, and equipment. In 2005, Marysville received tangible personal property taxes of more than $309,000 in 2016-equivalent dollars. The State phased these taxes out as a result of the 2005 tax reform act passed by the General Assembly. By 2009, most businesses were exempt from these taxes, and after 2011, the City's receipts were zero. These taxes, together with the corporation franchise tax, were replaced by the Commercial Activity Tax (CAT). The revenues from the CAT go not to local governments but to the State. The tax reform law also stipulated replacement payments to municipalities, counties, and school districts, but these too were to be phased out over time. In addition, the General Assembly enacted a standard of relative need in determining payments made beginning in November 2011. Municipalities also formerly collected taxes on individuals' high-net-worth estates, but this was repealed for individuals dying after January 1, 2013. This was a highly variable source of revenue, but averaged nearly $306,000 annually in 2016-equivalent dollars between 1999 and 2012. Thus, the replacement of personal property taxes with the CAT and the phasing-out of the estate tax was an unambiguous financial loss to local governments.

/Expenditures/

Utilities (Includes Sewer, Water, Stormwater, Sanitation)

$23.3 M

46 % of total expenditures

Costs related to sewer, water, stormwater, and sanitation utilities are the expenditure side of business-type activities. The $23.3 million total in expenditures was more than offset in 2016 by the $30.3 million in user fees and other revenues. Fees are intended to cover the operation of utility services and the portion of capital projects that is not covered by grant funding. Because of the variability of capital expenditures, expenditures exceed revenues in some years. The charges for services must cover not only the current year's expenditures but also provide funding for these net loss years.

Planned expenditures to construct a new Water Treatment Plant will have a significant impact on utility expenditures.

The $15 million in sewer service expenditures was mostly offset by $14.2 million in charges for these services. Water system expenditures totaled nearly $6.1 million in expenditures compared to $10.3 million in charges. The $1.47 million in sanitation expenditures in 2016 was 6.3 percent of utilities outlays and 2.9 percent of total expenditures, and was defrayed by $1.68 million in charges. The $752,000 in stormwater management made up the smallest share of these expenditures. Charges for stormwater services totaled nearly $748,000 in 2016.

Security of Persons and Property

$13.5 M

26.7 % of total expenditures

Security of persons and property includes police, fire, and municipal court expenditures. As is true for many municipalities, these are a dominant share of operational expenditures. The 2016 total of $13.5 million represents 26.7 percent of all expenditures and 49.4 percent of governmental activities expenditures. Expenditures are up 115 percent after inflation since 1999. As is true of other categories of expenditures, personnel costs comprise the lion's share of the total: $10.1 million in 2016. Partially offsetting these expenditures are fines, costs, and seizures of property, fire and emergency medical service contracts, and special-purpose grants; these revenues are included among those discussed above.

Transportation

$5.2 M

10.3 % of total expenditures

Transportation expenditures include those for street, sidewalk, and bridge construction, repair and maintenance, snow removal, and street lighting. These expenditures totaled $5.2 million in 2016, 10.3 percent of all expenditures and 19.1 percent of expenditures for governmental activities.

General Government

$4.9 M

9.7 % of total expenditures

General government expenditures include those for administrative functions such as City Council, the City Manager, the Law Director, human resources, and information technology. The $4.9 million in expenditures in 2016 accounted for 9.7 percent of all expenditures and 17.9 percent of government activities expenditures.

Community Environment

$1.9 M

3.8 % of total expenditures

Community environment expenditures are focused on improving the attractiveness of the city, such as parks, the neighborhood stabilization program and the new street tree fund. These initiatives help to attract and retain residents and businesses, providing support for income tax revenue growth. They positively impact property values: analysis has shown that 40 to 50 percent of the value of a specific property is a function not of the characteristics of the property itself but of its surroundings. Thus, these expenditures promote increases in property tax revenues over the long term. Some of these expenditures are supported by grant funding. The $1.9 million spent in this category is 3.8 percent of total expenditures and 7.1 percent of expenditures for government activities.

Other

≈ $1.82 M

3.6 % of total expenditures

Three other categories of government activities expenditures together make up 3.6 percent of the total. These include recreational activities, including operation and maintenance of the pool, recreation, and city events; expenditures promoting public health; and interest on borrowings.

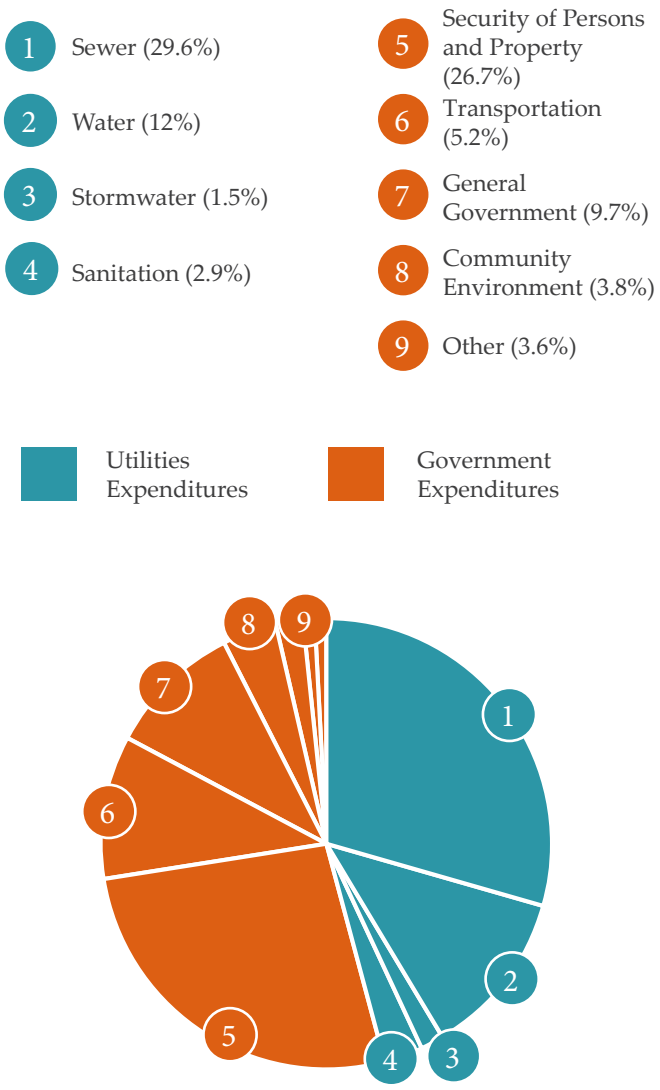


Figure 5-2: City of Marysville Expenditure Distribution, 2016

/Population Growth Estimates/

Estimating growth based on regional projections and current development trends, Marysville is expected to grow by 20% from 2016 to 2027. This could add over 1,700 households to the City.

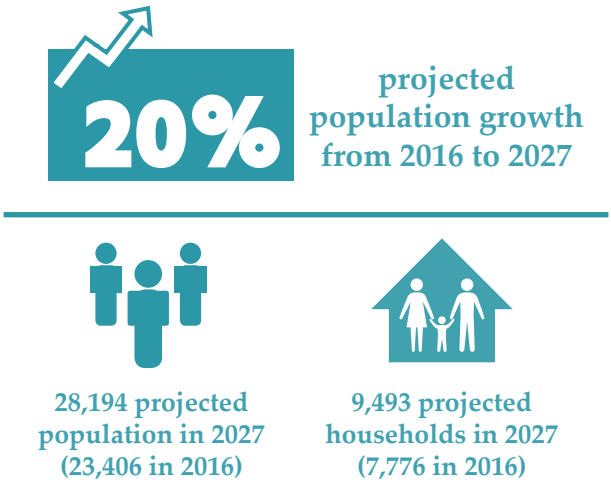
Method for Growth Estimation

Utilizing Marysville Finance Department records and an implicit assumption that growth in the future will continue as it has in the past, projected revenue and expenditure values were computed and adjusted for inflation through 2027.

The revenues and expenses were then related to Marysville's growth. Because a household represents a unit of consumption and growth in dwelling units is the driver of many of these financial effects, the analysis considers growth based on household growth as opposed to population. Thus, the assessment requires both an annual estimate of the number of households from 1999 and projections to 2027.

Data from the Census Bureau, combined with population projections from the Ohio Development Services Agency and the Scripps Institute of Gerontology at Miami University guided the population projection below, which reveals steady population growth over the next ten years.

In reality, however, at least two forces might affect this share over the next ten years. The urbanized area of Columbus and its suburbs might continue to spill into southeastern Union County as it has into southern Delaware County, with the result that Marysville's share of Union County's population would decrease (but Union County's population would then exceed the projection, perhaps significantly). On the other hand, larger, denser housing developments, such as the recently announced Woodside project, could increase the Marysville percentage and perhaps reduce the number of people per household. (Note that because this analysis is based on current conditions, the Woodside project is relevant but other changes contemplated in the Comprehensive Plan are not.)



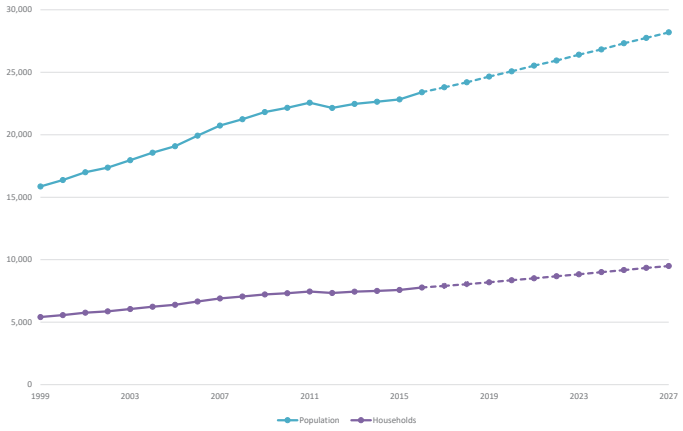


Figure 5-3: Historical and Projected Marysville Population and Households

/Fiscal Assessment/

As Marysville continues to grow, the City's revenues will have to match, if not exceed projected expenditures, over the long-term. A full explanation on the methodology of this study can be found in Appendix A. However, as the summary below highlights, Marysville's budget is in structurally balanced.

Fiscal Sustainability Summary

Evaluating the fiscal sustainability of Marysville essentially involves projecting revenues and expenditures forward a number of years and determining whether revenues continue to provide adequate coverage for expenditures. While it is possible that expenditures will exceed revenues in years when major capital projects are undertaken and in economic downturns, if revenue coverage becomes inadequate even in normal years and in the long term, the budget is said to be in "structural imbalance." The result of this analysis for Marysville is that no such problem likely exists.

Figure 5-4 shows the analysis of operating revenues and expenditures, while the analysis including the financing of capital assets are shown in Figure 5-5. The per-household amounts are multiplied by the household estimates to derive totals (in 2016-equivalent constant dollars). The operating estimates show that the revenues exceed expenditures in all years. Note that because the financing expenditures are five-year moving averages, Figure 5-5 begins in 2001 rather than 1999. (Financing expenditures are projected through 2029.) It is worth noting that the only negative impact of the 2007-2009 recession was an 11.8 percent inflation-adjusted decline in revenues in 2009 and flat revenues in 2010. Again, this only represents the City's operating position.

Figure 5-5 demonstrates the reason why maintaining a positive operating position is necessary. Large street and wastewater capital expenditures resulted in substantial increases in debt service and an excess of net expenditures between 2004 and 2015. This is a temporary situation and does not indicate a structural imbalance. Under the assumption that population, housing, and business growth continues in its current patterns, the projected position is highly favorable. This assumes that large unanticipated capital needs do not create the need for significant borrowing, but the positive underlying position will help the City to support these needs without detrimental effects on services and residents' quality of life.

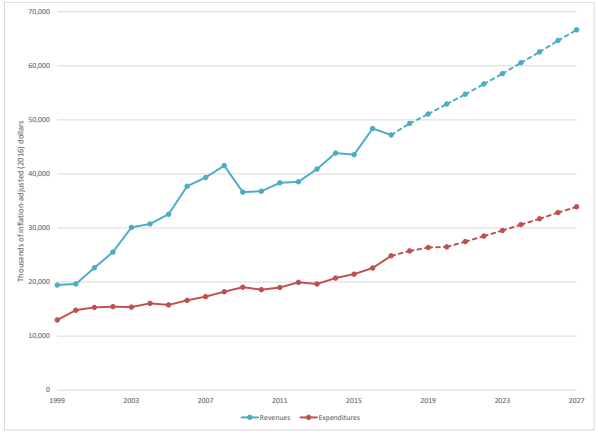


Figure 5-4: Structural Balance Analysis: Operating Revenues and Net Expenditures



Figure 5-5: Structural Balance Analysis: Operating and Financing Revenues and Net Expenditures

6. Future Land Use

/Future Land Use/

Overview

The Future Land Use Plan is a critical component of the Comprehensive Plan. On a broad level, it is used to guide future development throughout the City of Marysville. The existing conditions analysis, review of trends, and fiscal assessment revealed a series of priorities and considerations that should ultimately guide future land development in Marysville. This includes anticipated residential growth, the changing fundamentals of retail, and the continued need to diversify the local economy. These considerations and more have been incorporated into the Future Land Use Plan.

The Future Land Use Plan Objectives

The Future Land Use Plan shown on the following page is composed of 9 districts. Each of these districts has a recommended development character and land uses, and key features to guide development within each district.

The Future Land Use Plan ensures that future land uses and development strengthen and complement development in Uptown. All of the districts surrounding Uptown, including medium density residential districts, the medical district, and neighborhood mixed-use districts, will encourage appropriate residential development that will help bolster the commercial core of Uptown.

Using the Future Land Use Plan

The Future Land Use Plan is a policy tool that will be used to guide quality development in the future.

While each of the districts have broad requirements to help guide development, some issues facing the City require a more detailed approach to guide growth. These include specific issues related to site design, public improvements, and open space. These issues are addressed in the policy implementation section of this plan.

In some cases, land bordering the City of Marysville has been depicted with an angular hatch pattern, to identify the appropriate districts that should be adopted should these areas be annexed into the City in the future.

The Future Land Use Plan is not a zoning map, nor do the recommendations take the place of the existing zoning districts or designations. However, it is recommended that the zoning code be updated to reflect the proposed characteristics and uses of the adopted Future Land Use map.

The Future Land Use Plan recognizes that population growth increases demand on the school system. As such, the Plan identifies districts most appropriate for future schools including residential and mixed-use areas. Continued collaboration between the school district and the City is essential in planning for schools.

Finally, the Future Land Use Plan was developed in concert with an independent fiscal analysis conducted by Regionomics. The Future Land Use Plan outlines a broad area of land outside of the City boundaries that could potentially be annexed into the City. This does not anticipate that all indicated areas will be annexed into the city, but does outline areas that have characteristics that can best accommodate growth. In particular, this includes the areas indicated as future single-family (hatched in yellow).

However, the estimates for future single-family homes needed in the next 20 years are about 2000-2400 homes. This is a relatively small area of single-family homes. But while all of these areas should not be future expansion of the suburban residential district, it is encouraged to be in these areas. It is hoped that many of the residential units developed to accommodate likely population growth will take place closer to the core, in dense development patterns and include a variety of housing styles. This plans also accommodates the appropriate inclusion of other commercial uses into neighborhood districts, such as small scale commercial that serves a local area. This could include a corner shop or small restaurant. Manufacturing areas should accommodate mostly manufacturing uses, with the ability to add supporting office services to the area.

/Future Land Use Map/

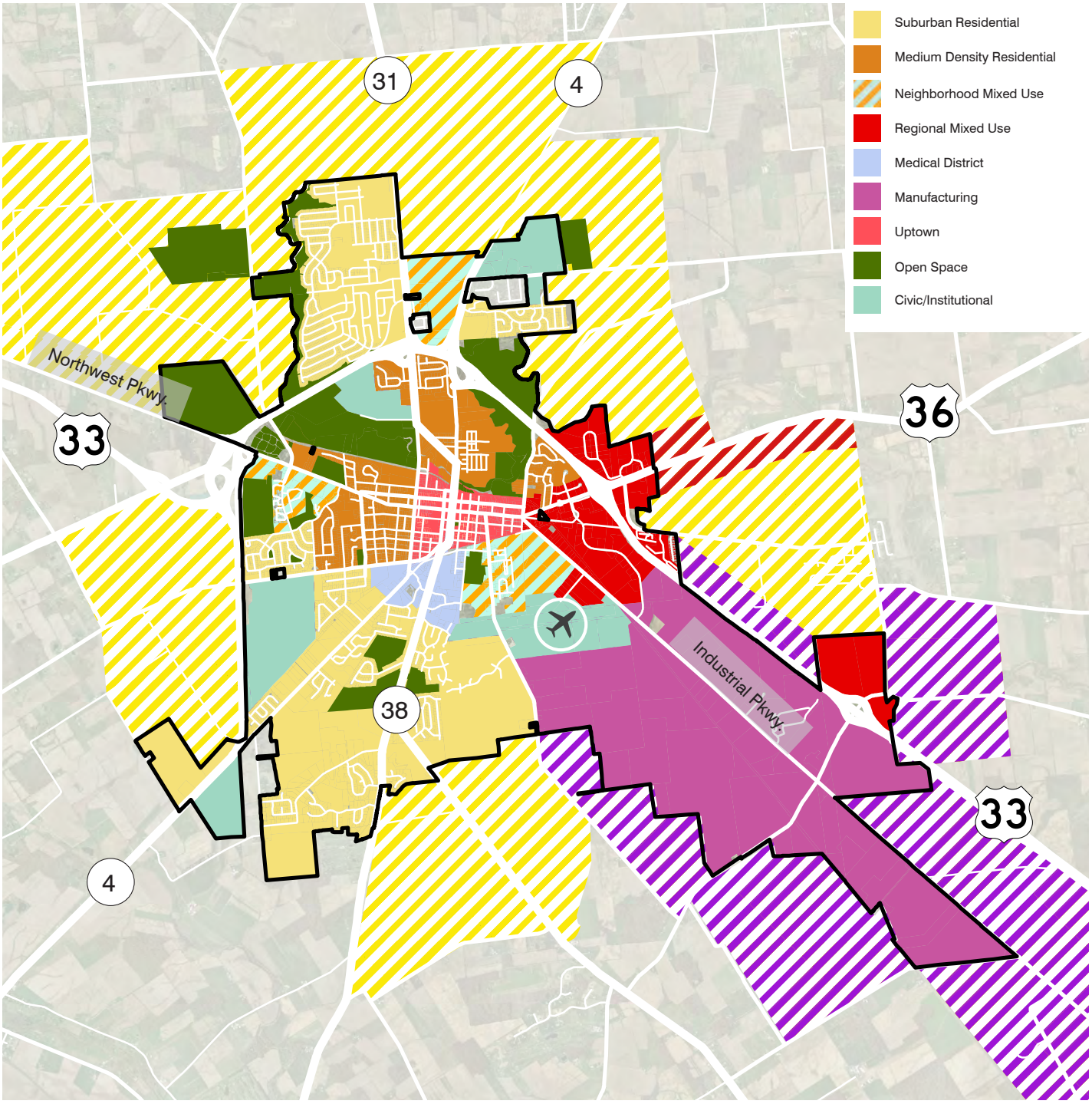


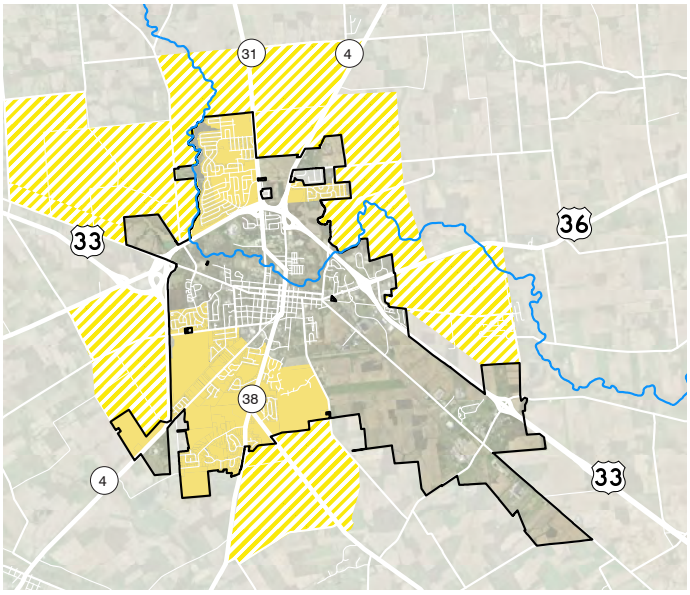
Figure 6.1 *Future Land Use Map*

/Suburban Residential/

Suburban Residential Districts 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.

Although a significant portion of land outside of the City of Marysville has been indicated as appropriate for single-family residential growth, not all, or even most, of these areas should be developed. However, these areas have been identified as areas that are appropriate for growth for a variety of factors.



Key Features

- Walkable neighborhoods with street trees and sidewalks are highly encouraged
- Short blocks with frequent connections to adjacent developments or developable parcels
- Local parks and green space with walking paths, benches, play structures, etc., accessible to each residence
- Institutional uses, including neighborhood schools, may be integrated throughout the site

Development Character

Gross Density	*3-6 units / acre*
Parking	*Rear or side facing garages* *Alley access where appropriate*
Suggested Uses	*Single-family detached* *Duplex* *Schools*







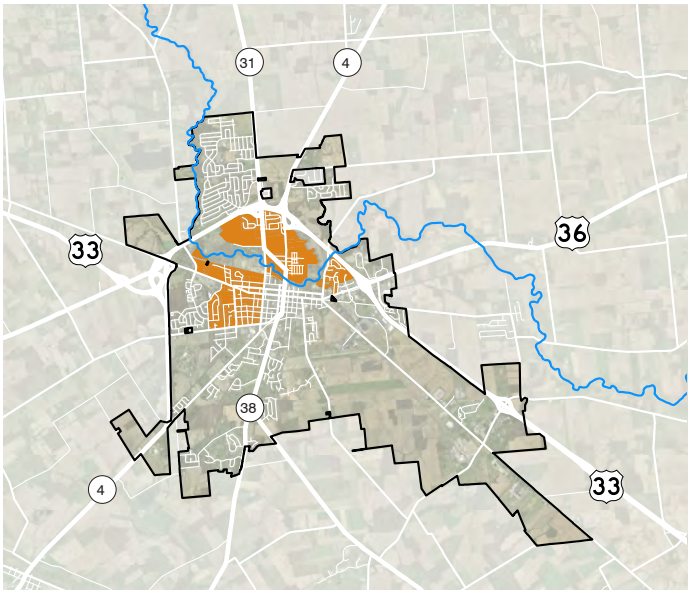


/Medium Density Residential/

Medium Density Residential Districts are situated in close proximity to key assets in Marysville; primarily heavily traveled corridors and the Uptown District.

Future development in Medium Density Residential Districts should complement the existing character of the district, which includes single-family homes, while allowing for more compact development. Two-unit and four-unit buildings are encouraged where appropriate.

Street network connections between Medium Density Residential Districts and adjacent areas should be a top priority to allow continued and cohesive development throughout the City of Marysville. Walkable streets and connections should be prioritized between Medium Density Residential Districts and the Uptown District, encouraging mobility for residents and visitors. Neighborhood commercial nodes can be appropriate in this district, scaled to accommodate the immediate neighborhood needs, and not regional marketplace demands.



Key Features

- Short walkable blocks with common open space
- Senior-friendly residential options encouraged
- Shared recreational amenities
- Variety of unit types (1 br., 2 br., etc.)
- Smaller setbacks and improved streetscape to promote walkability

Development Character

Gross Density	*5-7 units / acre*
Parking	*Rear or side facing garages* *On-street parking encouraged* *Alley access where appropriate*
Suggested Uses	*Single-family detached* *Duplex* *Quad-plex* *Multi-family* *Neighborhood Retail* *Schools*







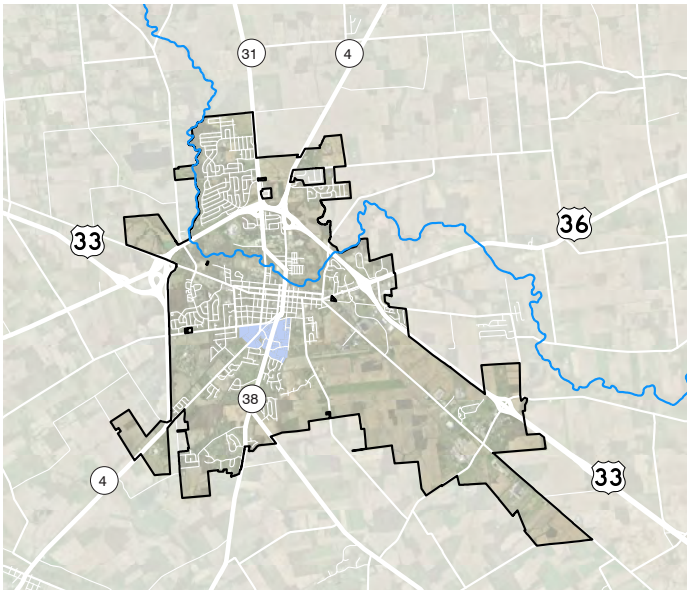


/Medical District/

The Medical District is an important economic engine for the City of Marysville; Memorial Hospital is the anchor of the District. Support offices for the hospital, private medical practices, and additional complementary businesses, such as medical supply companies, reinforce the identity of the District.

Future development in the Medical District should continue to support and strengthen medical businesses. Residential development could include assisted living facilities and other medically-related residential options. It may also include some denser single-family and multi-family housing options to create a mixed-use district. Neighborhood retail options should cater toward hospital employees, patients, and their families.

Finally, the Medical District should be well-connected through a walkable street network, with sidewalks, street trees, and comfortable seating promoting walkability for people with a wide-range of health needs.



Key Features

- Connected medical services and facilities with sidewalks and high quality streetscapes
- Public spaces and pedestrian access for users of all ages and abilities
- Smaller commercial users that support surrounding environment

Development Character

Gross Density	*5-7 units / acre*
Parking	*Located to the rear or side of the building, or within walking distance*
Suggested Uses	*Medical office* *Institutional* *Neighborhood Retail* *Single family* *Multi-family*









/Regional Mixed-Use/

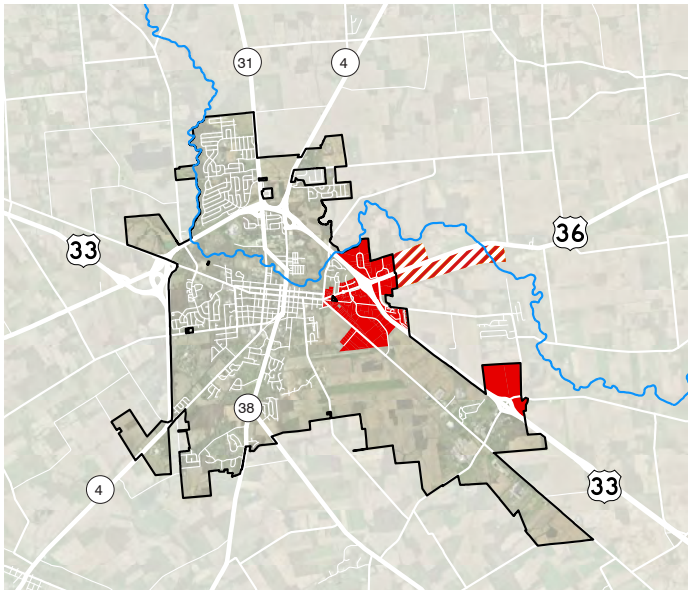
The Regional Mixed Use District is intended to serve residents of Marysville and the surrounding areas. With easy access to U.S. Route 33, the district should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.

Traditionally, big-box retail has been developed on large lots with ample surface parking. However, changes in online shopping and distribution, along with the imminent rise of automated delivery and autonomous vehicles, will likely render this development pattern obsolete. Retail stores will be looking for smaller store footprints, as their capacity for online sales increase and increased autonomous vehicle use will likely reduce the demand for surface parking.

Future development in the District should accommodate these changes in retail and transportation. Smaller lots and smaller footprints will allow flexibility for current retailers while providing stronger opportunities for adaptive reuse. Streets in the district should begin to prioritize pedestrians, and not only automobiles. Streets should be developed as adaptable, interconnected grids, rather than internal, drive aisle linkages. Furthermore, introduction of other uses may be needed to allow these areas to be successfully repositioned for the future.

Development Character

Gross Density	*15,000 - 25,000 sf / acre*
Parking	*Located to the rear or side of the building, or within walking distance*
Suggested Uses	*Regional retail* *Office* *Multi-family*



Key Features

- Larger retail and commercial users that support a regional market and attract visitors to Marysville
- Mixed-use and multi-user buildings
- Site design should encourage walkability and pedestrian safety
- Street grids should be created as part of development approach







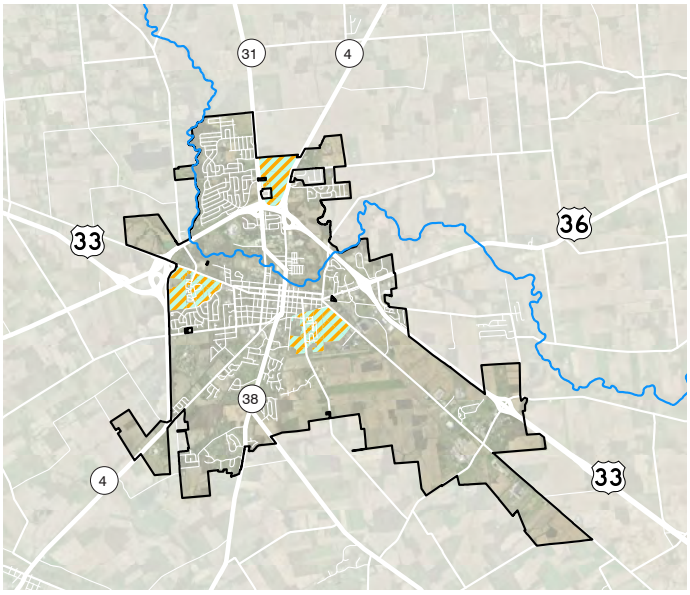


/Neighborhood Mixed Use/

The Neighborhood Mixed Use District includes a well-integrated mix of housing, neighborhood-oriented retail, and parks and public space, all connected by a network of comfortable, pedestrian-friendly streets.

Residential development in this district will include a mix of housing options, from dense single-family homes, to two-unit and four-unit buildings and larger apartment complexes. Residential uses are encouraged to be located on upper floors of multi-use buildings, with commercial uses located on ground floors. The development of a diverse range of housing types is encouraged to attract and retain a future population with different demographic characteristics than Marysville's current population. This includes a population with smaller household sizes, a growing number of households without children, an increasing elderly population, and a growing number of households with pets.

Critical to the success of the Neighborhood Mixed Use District is well-integrated, neighborhood retail options. The District should prioritize these options, such as cafes, restaurants, and other service-oriented retail that caters to local residents first.



Key Features

- Pedestrian-friendly streets with high quality streetscapes
- Smaller retail and office users that support local residents and provide experiences such as cafes, restaurants, and retail
- Public spaces for communal gathering with seating, lighting, and landscaping

Development Character

Gross Density	*20,000 sf / acre max (residential units at 7 to 8 units per acre)*
Parking	*On-street parking* *Surface lots not visible from street*
Suggested Uses	*Duplex/Quad-plex* *Multi- family* *Neighborhood retail* *Neighborhood office* *Dense single-family* *Schools*





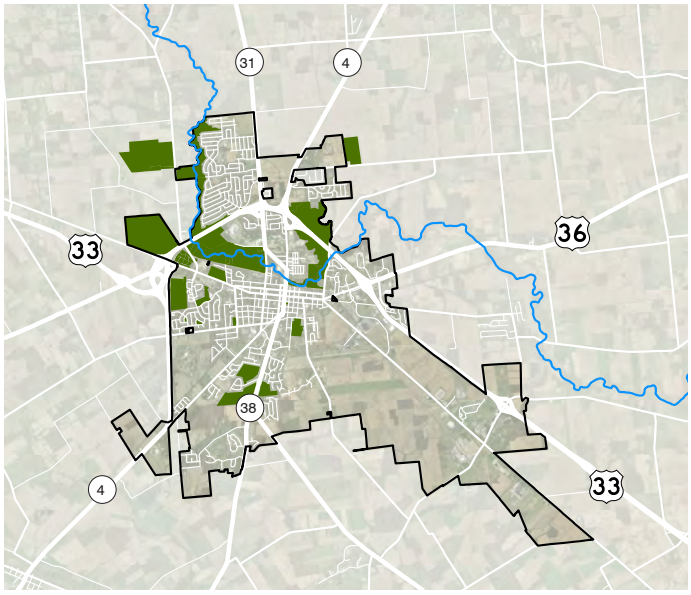




/Open Space/

Open Space Districts are critical to elevating the quality of life for Marysville's residents and visitors. Open Space Districts should consist of active and passive spaces that attract users from across the City of Marysville and around the region. Parks and Open Space should consist of programmed areas and trails, which can also function as connections between districts and neighborhoods.

The Parks and Recreation Plan, adopted in 2017, offers additional recommendations on specific programming and trails opportunities.



Key Features

- Shared Use Paths as corridors connecting neighborhoods
- Play structures, picnic areas, recreational fields
- Open space for City programming or leisure activities
- Community gardens and dog parks
- Educational opportunities and facilities
- Natural wildlife habitats and preserves

Development Character

Gross Density	*N/A*
Parking	*Off-street where appropriate*
Suggested Uses	*Public parks* *Pocket parks* *Shared Use Paths* *Open green space*





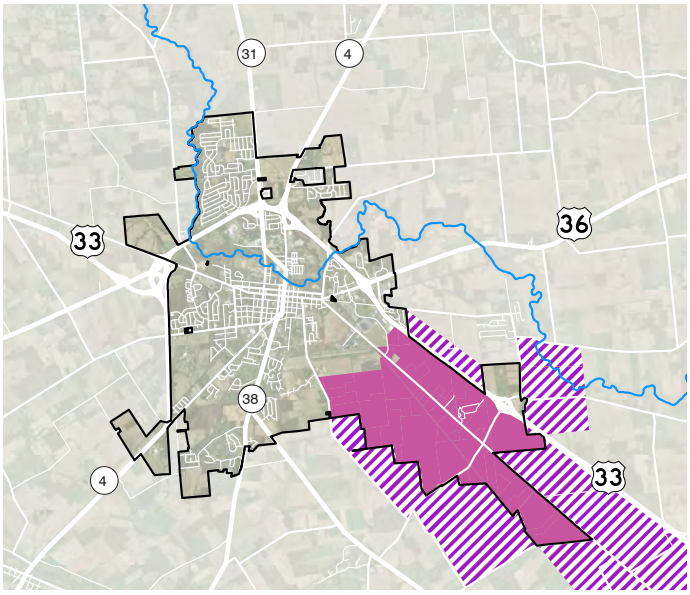




/Manufacturing District/

The Manufacturing District is the economic engine of Marysville. Adjacent to U.S. Route 33 in the southeast portion of the City, the Manufacturing District includes medium to large-sized manufacturing facilities and warehouses. In addition to immediate freeway access, the Manufacturing District hosts fiber optic capabilities that will support connected vehicle testing on U.S. Route 33, along with a redundant fiber line that current and future companies can tap into for high-speed Internet access. Finally, an active rail line continues to help support shipping and distribution needs for businesses within the district.

Future development in the Manufacturing District will be geared toward additional manufacturing and warehouse users. Where appropriate, development should be sited close to the high-speed fiber line and rail line to allow businesses and companies to fully capitalize on this existing infrastructure. Furthermore, manufacturing uses should be encouraged to develop green infrastructure on site to mitigate stormwater management. Supporting office uses are also appropriate here, along with research and development facilities. Finally, adjacent residential uses should be sufficiently buffered from manufacturing uses.



Key Features

- Convenient rail access
- Tapped into the U.S. Route 33 fiber optics capabilities, U.S. 33 Innovation Park, and U.S. 33 Smart Mobility Corridor
- Mid to large-sized manufacturing warehouses with limited noise and toxin pollution
- Large manufacturing campuses are encouraged to support their operations with integrated green infrastructure

Development Character

Gross Density	*20,000 - 25,000 sf / acre*
Parking	*Located to the rear or side of the building*
Suggested Uses	*Light to medium manufacturing* *Advanced manufacturing* *Research & development* *Office*





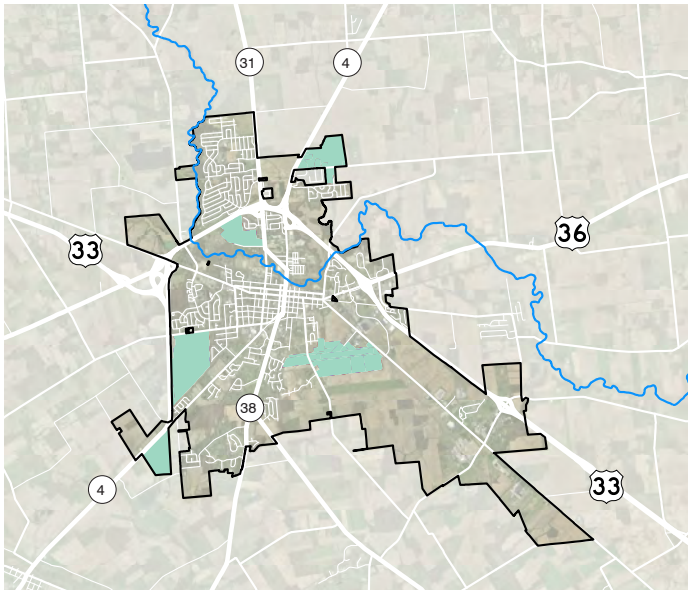




/Government & Institutional/

Government districts are intended to contain a range of public and semi-public uses, including schools, police and fire departments. Two prisons are also located in this district and should be screened and buffered from adjacent uses as much as possible. Development of these districts should complement nearby areas, and schools in particular should be well-connected with pedestrian and bicycle facilities. ADA accessibility should be a priority in these districts.

Publicly accessible buildings and sites should be well designed, with buildings oriented to the street and a unique architectural character to reflect their civic importance where appropriate. High-quality street trees and landscaping will help define and brand the civic uses of the city, and can be used to help integrate these uses into the fabric of the surrounding streets.



Key Features

- High quality structures providing a sense of place
- Public spaces and pedestrian access for users of all ages and abilities
- Attractive landscaping, public art, and lighting located throughout the site
- Buildings should be integrated into walkable communities with a mix of uses, where appropriate

Development Character

Gross Density	*Varied*
Parking	*Located to the rear or side of the building, or within walking distance*
Suggested Uses	*Civic* *Institutional*







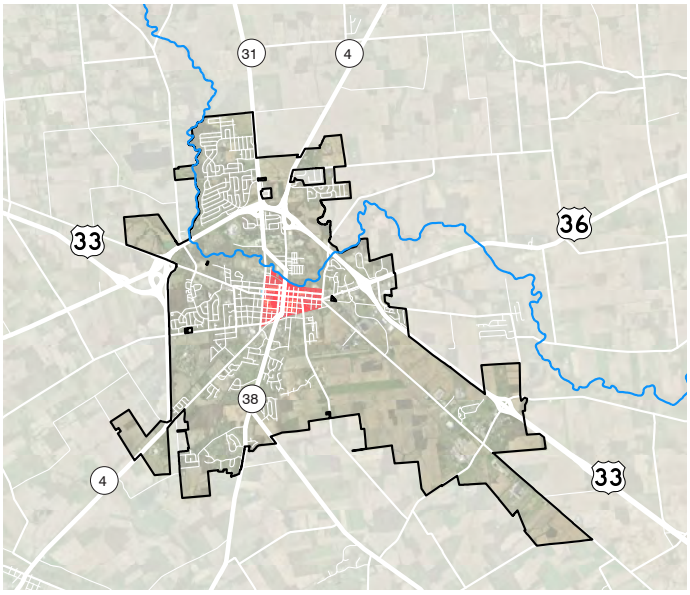


/Uptown District/

The Uptown District is the heart and soul of the City of Marysville. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Marysville residents and helps strengthen the identity and brand of the city.

Future development in Uptown should complement and strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted whenever possible, and the pedestrian should feel safe and comfortable on the streets and sidewalks of the Uptown District. Residential redevelopment of underutilized second floor spaces, in addition to new residential development, is highly encouraged to help bolster and support the vibrancy of the Uptown District.

The Uptown Revitalization Plan, adopted in 2017, offers further detail about the planned character of the District.



Key Features

- Identifiable character, branding, and signage
- Walkable streets with sidewalks, short blocks, and a high quality streetscape
- Public spaces with attractive landscaping, public art, and pedestrian access
- Integration of retail, office, and residential uses in a true mixed-use approach

Development Character

Gross Density	*Varied*
Parking	*Not visible from street*
Suggested Uses	*Office* *Retail* *Civic* *Apartment (above retail or office)* *Multi-family* *Dense single-family* *Duplex/Townhomes*











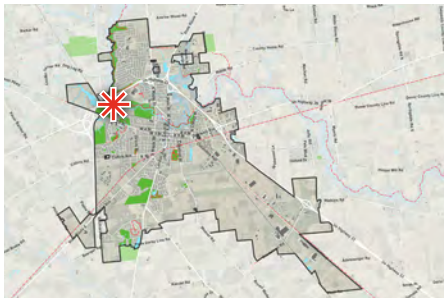
“ A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions.”

7. Focus Areas

/Former Kroger Site-West 5th St./

Site Context

The former Kroger site is an underperforming retail center close to Uptown. As Marysville continues to increase in population, opportunities to redevelop infill sites into residential uses close to the Uptown make fiscal sense while offering a different type of housing for Marysville residents. In addition, the site is surrounded by residential apartments and sits along a corridor that includes strip-center style retail, but little to no neighborhood retail to serve nearby residents.



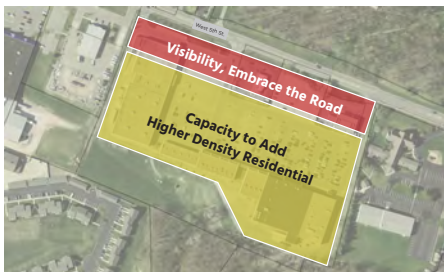
Connections

Developing a site plan to connect to adjacent uses is critical. Future opportunities to connect the site to the neighborhood to the south, or further development opportunities to the east or west, may present themselves and will strengthen the long-term viability of development on the site.



Land Configurations

West 5th Street is a prominent entrance into Uptown and a well-traveled road. High visibility to automobile traffic is necessary to a successful retail environment. The site is also ideal for adding a range of residential options. This could include making the site exclusively apartments and townhomes, or offering a mix of multi-family and dense single-family options, as shown in the concept to the right.



Development Character





RESIDENTIAL





RETAIL

Redevelopment Concept

The concept below is one of many ways the Kroger site can be reconfigured. Commercial development along West 5th St. can be supported both by the added residential development and the visibility along the heavily traveled corridor. A small single-family residential cluster offers the opportunity to provide a new, smaller-footprint single-family residential option on the market within a short distance to Uptown. 72 townhomes provide residential options that will cater toward both an aging demographic and smaller household sizes that Marysville is expected to accommodate in the next 10-20 years. Alternative development scenarios could explore moving the culvert (outlined in dashed line below) off site to reduce the need for stormwater retention on site, and thus increase the residential capacity of the site.

Site Data	
A	15,000 s.f. Commercial
B	12,600 s.f. commercial
C	11,400 s.f. commercial
D	12 units (townhomes)
E	12 units (townhomes)
F	19 units (townhomes)
G	13 units (townhomes)
H	16 units (townhomes)
I	33 single-family units
Total: 107 residential units, 39,000 s.f. neighborhood retail	

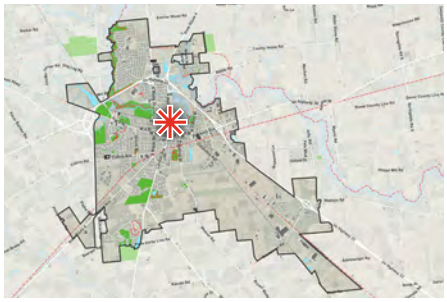


Figure 7.1 *Kroger Redevelopment Concept*

/Water Treatment Plant- North Main Street/

Context

The existing water treatment plant is a quarter mile walk to Uptown, but the City plans to move the plant to a new location. The site is currently surrounded by single-family residential and commercial uses. The site is one of the few redevelopment opportunities within Marysville to provide an option to live alongside a planned trail and creek. Furthermore, the entire study area is owned by the City, offering a redevelopment opportunity that doesn't rely on acquiring parcels from a large quantity of owners.



Connections

There are plans in place to move the water treatment plant to a new location. The timing of the move depends on a number of factors. The area pictured to the right is currently used to store lime, but can be remediated and moved out of the 100 year floodplain (pictured in blue) in order to accommodate development.



Potential Land Configurations

The site sits adjacent to North Main Street. The existing office structure on North Main Street is historic and should be preserved. This location is ideal for a small taproom or brewery. The interior of the site, along Mill Creek, is an opportunity to add residential capacity.



Development Character





RESIDENTIAL



ADAPTIVE REUSE

Redevelopment Concept

The water treatment plant has the opportunity to become a unique development opportunity close to Uptown. The concept below calls for residential development fronting a shared use path and Mill Creek. Furthermore, the potential to reuse the existing water treatment facility as a taproom or small restaurant can help anchor activity in the area.

Site Data	
A	29 townhomes
B	29 townhomes
C	7,000 s.f. "adaptive reuse"
	Planned Shared Use Path



Figure 7.2 *Water Treatment Plant Redevelopment Concept*

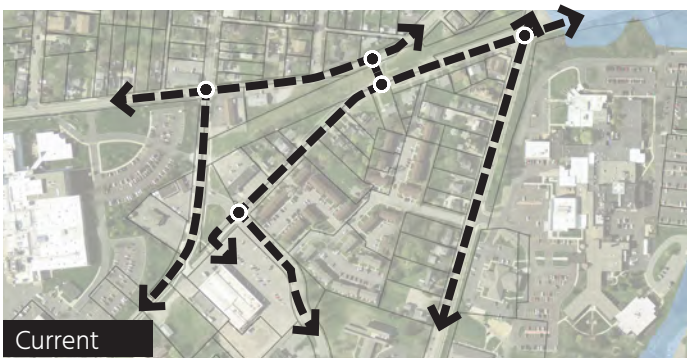
/The Medical District/

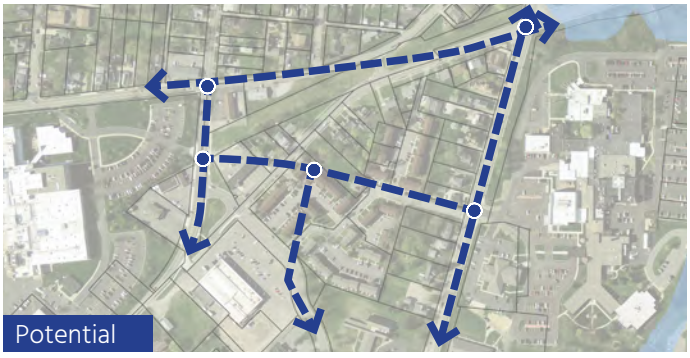
Site Context

The Medical District is a quarter mile walk to the heart of Uptown and is anchored by the Nestle R&D facility and Memorial Hospital. However, the existing roadway network is not conducive for redevelopment. A streamlined roadway network is critical to creating viable development areas.

As the Medical District continues to transform, bolstered in part by continued growth of Memorial Hospital, the District is an ideal location for medical office. Furthermore, land use configurations can vary, as shown below, based on the timing of redevelopment opportunities.

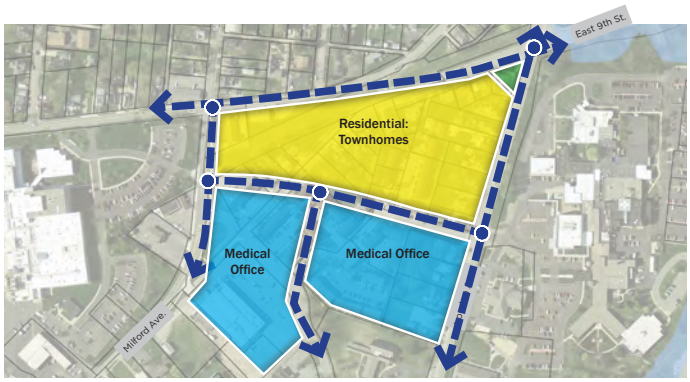
Roadway Configurations





Potential Land Use Configurations





Development Character





RESIDENTIAL



OFFICE

Redevelopment Concept

The concept below is a long-term vision for how the Medical District might redevelop. Residential development at the north end of the site can strengthen commercial activity in the Uptown, while complementing the medical office uses. A corner plaza functions as a gateway feature to the district, and can be used as an opportunity to brand the neighborhood. In the concept shown below, the development takes advantage of a new, simplified roadway network in order to create a mixed-use development that retains the feel of a denser neighborhood.

Site Data	
Zone A	129 Residential Townhomes (each unit parks itself)
Zone B	60,000 s.f. Medical office 300 parking spaces
Zone C	56,000 s.f. Medical office 280 parking spaces

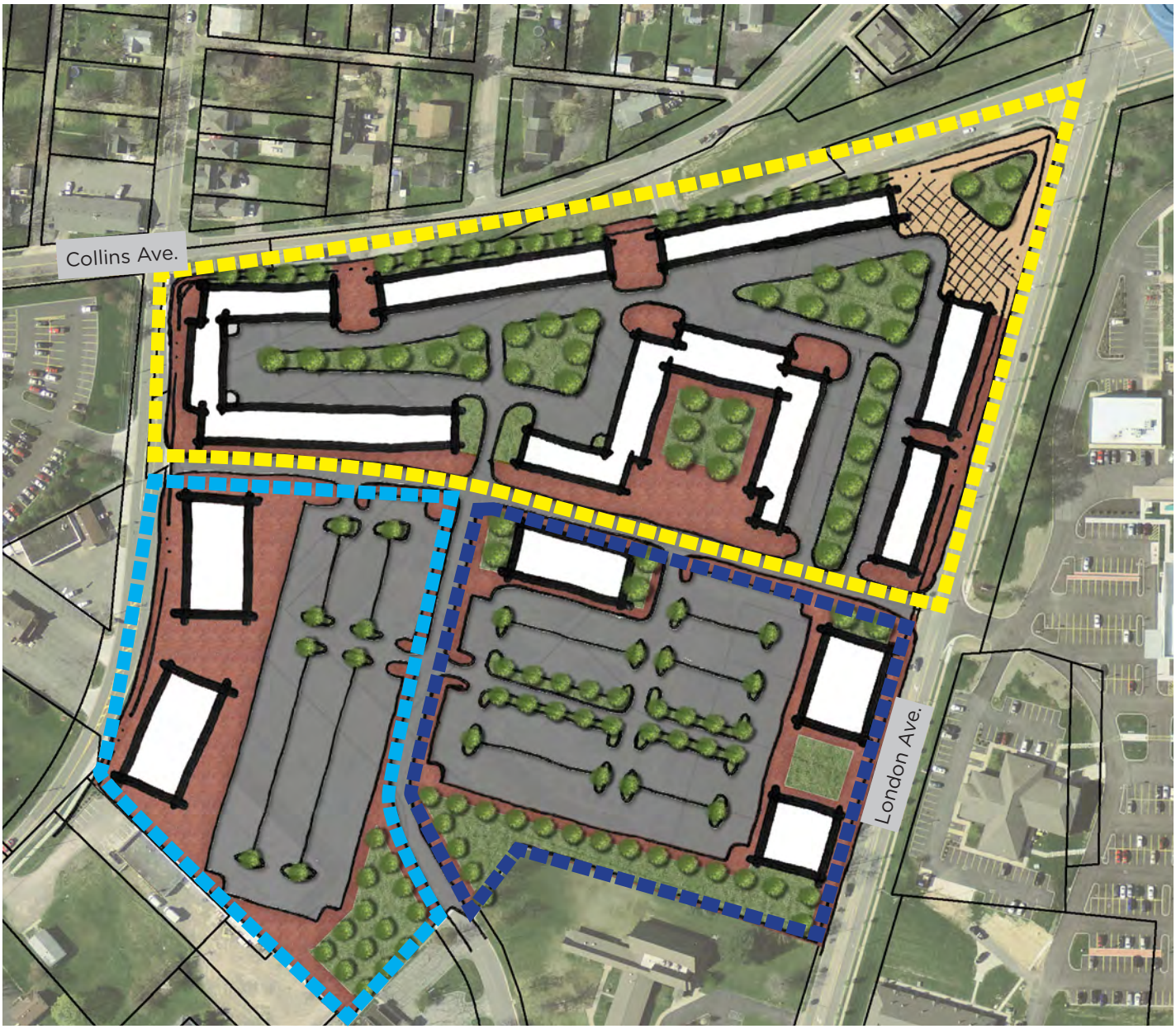


Figure 7.3 *Medical District Redevelopment Concept*

8. Implementation

/Plan Goals/

As part of the planning process, the Steering Committee considered the long-term goals of the Plan and created five guiding principles. The principles define desired outcomes, as well as broad measurements of success for the Plan.

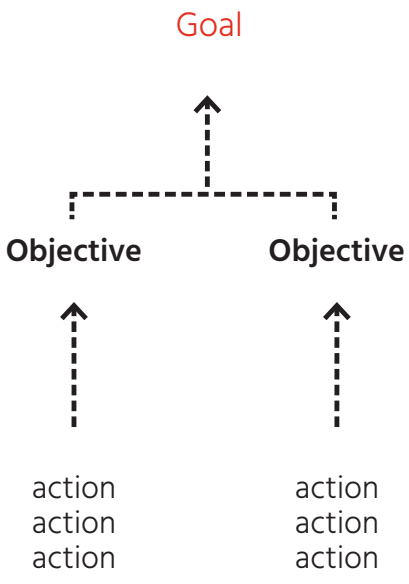
1. **Retain current residents while attracting new ones.**
2. **Aspire to create a beautiful built environment.**
3. **Strengthen connections between different neighborhoods in Marysville.**
4. **Embrace and preserve Marysville's history and small-town feel.**
5. **Ensure fiscal sustainability for future generations.**

Responsible Parties	
M	City Manager / Council
P	Planning Dept.
PC	Planning Commission
DR	Design Review Board
	Parks & Rec Dept.
$	Finance Department
	Public Service Department
	CIC / County Economic Dev.
	Community Organizations

Policy Hierarchy

Goals, Objectives, and Actions

Each theme has one goal for which there are multiple objectives. Each objective will have at least one action that, if implemented, will help to achieve the objective and goal for that theme.



The **desired outcome** expressed in simple terms.

Statements of purpose that serve as the framework for future decision making.

Program, policy, or plan intended to achieve the objectives.

Timeframe		
Short	**S**	0-1 years
Medium	**M**	1-3 years
Long	**L**	3+ years
Ongoing	**O**	Continuous

1 *Retain current residents while attracting new ones.*

	Party	Timeframe
A. Market the focus areas to residential and commercial developers.		
i. Identify gaps in the residential marketplace.	P	S
ii. Meet regularly with key property owners about ongoing development opportunities.	P	S
iii. Focus on infill and redevelopment neighborhood retail projects versus regional retail projects.	P	S
B. Promote the construction of infill residential development.		
i. Continue to educate landowners on development trends.	P PC	S
ii. Promote development styles that attract shifting demographics, primarily empty-nesters, and young professionals.	P PC	S
C. Create a redevelopment strategy for the Medical District between Nestle and Memorial Hospital and the Kroger site.		
i. Link Thoroughfare Plan updates to revised roadway network.	P	M
ii. Assemble land to streamline redevelopment process when opportunities arise.	M	O
D. Prioritize growth in targeted expansion areas outlined in the Future Land Use Plan.		
i. Align Capital Improvements Plan (CIP) for infrastructure with Future Land Use Plan, sewer and water, and roadways.	P	S
ii. Update City Zoning Code to ensure it aligns with the Future Land Use Plan.	P M	S

2 *Aspire to create a beautiful built environment.*

	Party	Timeframe
A. Strengthen and unify the vision between City Council, Boards and Commissions, and City Staff.		
i. Hold a semi-annual joint session between City Council and Planning Commission to evaluate priorities.	M PC	O
ii. Create an official designee between City Council and Planning Commission to continue to facilitate dialogue.	M PC	S
iii. Continue to educate Planning Commission on planning trends and processes.	P PC	O
B. Continue to support implementation of the 2017 Parks and Recreation Plan.		
i. Prioritize parks and greenspace in the zoning code rewrite.	P	S
ii. Ensure larger residential developments allocate greenspace in future development.	P	O
iii. Promote greenways/bikeways to other communities and areas in Union County and the Columbus Region.	P	M
C. Encourage branding and gateway improvements at key points throughout Marysville.		
i. Enhance the Uptown streetscape, signage, and user experience.	P	M
ii. Include funding for improved signage throughout the City.	P	M

Responsible Parties	
M	City Manager / Council
P	Planning Dept.
PC	Planning Commission
DR	Design Review Board

	Parks & Rec Dept.
	Finance Department
	Public Service Department
	CIC / County Economic Dev.
	Community Organizations

3 *Strengthen connections between different neighborhoods in Marysville.*

	Party	Timeframe
A. Encourage all modes of transportation.		
i. Create a non-motorized transportation plan.	P	**M**
ii. Implement bike racks at key civic locations and in Uptown.		**S**
iii. Plan for potential high speed rail as a mobility option and for a depot to be placed in Uptown Marysville.	P	**M**
B. Strengthen on-street pedestrian and cyclist connections in Marysville.		
i. Consider on-street bike improvements in alternative transportation plan and link that to the thoroughfare plan.	P	**M**
ii. Incorporate shared use paths along river corridors and roadway connectors in new development.	P	**M**
iii. Look for opportunities to link to larger regional trail system.	P	**M**
iv. Implement trail connections in accordance with existing parks plan.	P	**M**
v. Connect neighborhoods to Uptown with greenways and bikeways.	P	**M**

4 *Embrace and preserve Marysville's history and small-town feel.*

	Party	Timeframe
A. Ensure that new residential and commercial development strengthens the existing development character and property maintenance of Marysville.		
i. Enforce/Implement Uptown Design Guidelines.	P DR	O
ii. Require quality site design with walkable urban character.	P DR	O
B. Promote public spaces that encourage community activity and shared uses.		
i. Locate parks and civic spaces within a short walk of residential uses.	P	O
ii. Include small civic spaces in infill development.	P	O
iii. Include parks and open spaces in new greenfield development.	P	O
C. Continue to implement the 2017 Uptown Marysville Plan.		
i. Market and promote focus areas to prospective developers.	P	O
ii. Collaborate on Uptown programming/events with Main Street organization.		O
iii. Encourage public investment and incentives that spur private investment.	P M	M

Responsible Parties	
M	City Manager / Council
P	Planning Dept.
PC	Planning Commission
DR	Design Review Board

	Parks & Rec Dept.
	Finance Department
	Public Works Department
	CIC / County Economic Dev.
	Community Organizations

5 *Ensure fiscal sustainability for future generations.*

	Party	Timeframe
A. Embrace and support strategic partnerships that will continue to promote economic growth.		
i. Promote opportunities created by the 33 smart corridor and Connected Marysville.	P $	O
ii. Continue to attract businesses in a range of fields to encourage economic diversity Citywide.	P $	O
iii. Develop the 33 Innovation Park.	P $	L
iv. Encourage the development of additional manufacturing properties.	P PC	O
v. Through implementation of the Union County Economic Development Strategy, continue to build regional partnerships to support future growth and improve the workforce/talent pipeline.	P M	O
B. Ensure Marysville is prepared for the adoption of autonomous and connected vehicles.		
i. Ensure that the zoning code is updated to incorporate anticipated changes in land use and parking requirements.	P	O
ii. Ongoing development review should consider the potential impact of autonomous vehicles.	P PC DR	O

EXHIBIT C

City of Marysville Council, Committee, Commission and Board Meeting Schedule
2024

January

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4*	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

Su	Mo	Tu	We	Th	Fr	Sa
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

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June

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30						

July

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August

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September

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29	30					

October

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27	28	29	30	31		

November

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24	25	26	27	28	29	30

December

Su	Mo	Tu	We	Th	Fr	Sa
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Council Work Sessions - 1st Mondays - 6 p.m.	Planning Commission - 1st Tuesdays - 6:30 p.m.	Design Review Board - 2nd Wednesdays - 6:30 p.m.
City Council - 2nd and 4th Mondays - 7:00 p.m.	Parks and Recreation Commission - 3rd Tuesdays - 6 p.m.	Holidays - Designated by the City
Public Safety/Service Committee - 2nd Mondays - 6:00 p.m.		
Finance Committee - 4th Mondays - 5:30 p.m.		
Board of Zoning and Appeals - 3rd Mondays - 7 p.m.		

*March Work Session to occur during the State of the City Event

Meeting dates are subject to change due to holidays as indicated. Questions can be directed to the Clerk of Council at mproudfoot@marysvilleohio.org or 937-645-7356.

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - UPS

To hear a conditional use permit application by Burfam MB Operators Ohio LLC. d/b/a The UPS Store for a new retail, sales and service use to be located at 332 West 5th Street (Parcel Number: 2900070590000).

APPLICATION: To hear an application for a Conditional Use request to permit a retail, sales, and service use (UPS Store) within the Uptown Transitional District for property located at 332 West 5th Street (Parcel Number: 2900070590000).

The applicant will occupy the former Family Video site and operate an UPS Store.

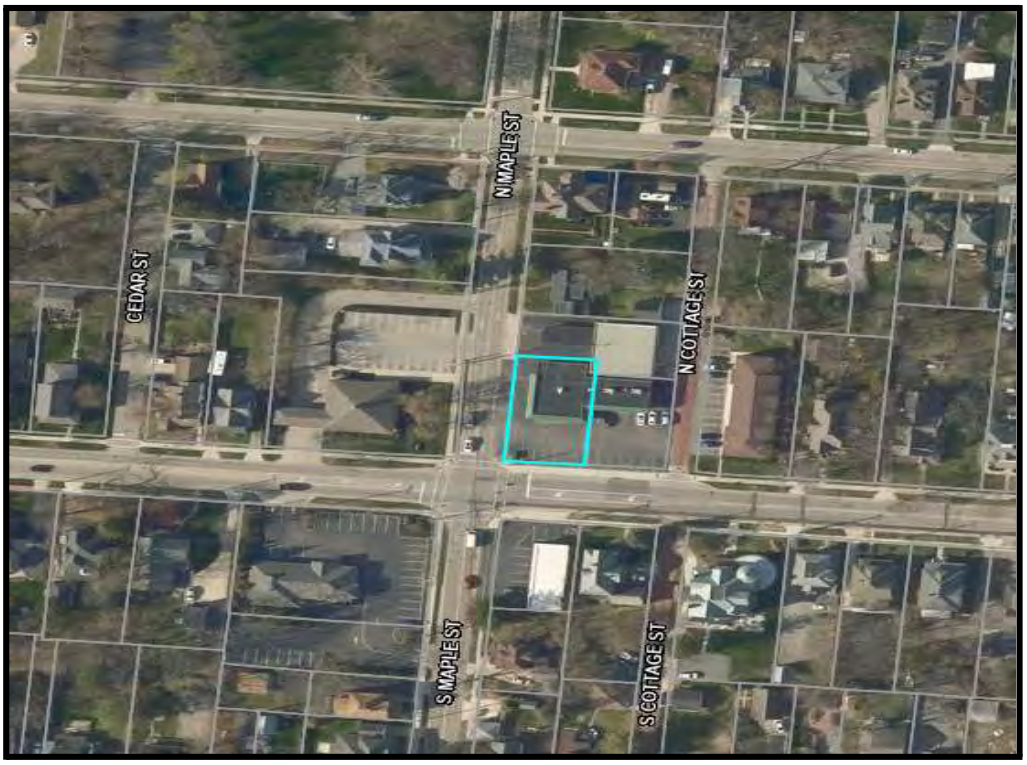
Applicant: Burfam MB Operators Ohio LLC. d/b/a The UPS Store
Zachary Williams
695 Riverview Dr #A1
Columbus, OH 43202

Owner: Kathleen Knox Hoogland Living Trust
2500 Lehigh Ave
Glenview, IL 60026

PROJECT HISTORY: The application was originally heard at the September 5, 2023 Planning Commission meeting where, at that time, the applicant requested for the application to be tabled to address staff comments.

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

AERIAL (LOCATION IS OUTLINED IN BLUE):



Uses in the Uptown Transitional District are as follows:

Permitted Uses for Uptown Transitional District (UT)

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

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

- Community Garden
- Cultural Institution
- Home Occupation
- Institutional/Government Offices
- Multi-Family, see Section 1123.27

- Neighborhood Market
- Park/Playground
- Personal Services
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

Below are the applicant's responses to the questions from (a)-(h) of Section 1141.24 along with staff responses in green if warranted:

Updated staff review comments are in red for the November application**.**

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

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

Applicant Response: Yes**.**

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

Applicant Response: Yes**.**

Staff Response: Per the Comprehensive Plan, future development in Uptown should complement and strengthen the historic character of the District**.** Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation. Interesting and stimulating pedestrian environments should be a primary feature of the District**.** Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted whenever possible, and the pedestrian should feel safe and comfortable on the streets and sidewalks of the Uptown District**.**

Updated Staff Response: The applicant is proposing to install a new sidewalk with a tree lawn and curbing along N**.** Maple Street to provide better pedestrian safety and connectivity**.**

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

Applicant Response: Yes**.**

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

Applicant Response: Yes**.**

Staff Response: The proposed zoning use could be disturbing to the existing uses of the surrounding residential, as well as, Marco's Pizza, due to the increased customer traffic and large truck deliveries throughout the day.

Updated Staff Response:The applicant has provided a shared parking agreement with Marco's Pizza.

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

Applicant Response: Yes.

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

Applicant Response: Yes.

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

Applicant Response: Yes.

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

Applicant Response: Yes.

Staff Response: The site improvements required with the change in use could cause interference with the surrounding thoroughfares due to increased traffic and deliveries accessing the site throughout the day. The site improvements will include a requirement to add a sidewalk, tree lawn, one curb cut along N. Maple Street and road improvements to N. Cottage Street.

Updated Staff Response: The applicant has provided an updated site plan with proposed improvements. The applicant has addressed these through a preliminary site plan; but the final details of the site and landscaping will be examined through the Design Review Board.

PLANNING & ZONING ANALYSIS

A. Site Improvements

- There shall be the installation of a curb, a six feet (6'-0") tree lawn, and a five feet (5'-0") sidewalk along N. Maple Street.The applicant shall provide enough pavement

width (25’-0”) for two way traffic.
    - Engineering would permit 1 curb cut along N. Maple St. at the northern portion of the parcel.

    - The applicant has proposed the 6’-0” tree lawn, a new sidewalk along N. Maple Street, new curbing along N Maple Street, new curb cut along N. Maple St., landscaping around the existing monument sign, landscaping along the entrance of Cottage Street, new concrete apron along the parking lot and Cottage Street, new concrete apron for the Dumpster Enclosure

- There shall be roadway improvements to N. Cottage Street due to the quantity of truck traffic utilizing the site and shall be coordinated with the Engineering Department.
    - A new concrete apron along the parking lot and Cottage Street, and a new concrete apron for the Dumpster Enclosure is being proposed.

- The proposed loading space shall comply with Section 1127.03.

B. Parking

- The proposed parking shall meet standards established in Section 1127.12. **The proposed site plan <u>does not</u> comply with these standards.**
    - In order to calculate the parking, the parking spaces shall be located on the same parcel as the proposed use, otherwise parking could be affected for the existing Marco’s Pizza or a different future tenant of the Marco’s Pizza space. If shared parking were to be considered, the property owner shall perform a ‘lot combination’ of the two parcels, and would need to be evaluated by City Staff.
    - The applicant has provided a shared parking agreement with Marco’s Pizza.

ENGINEERING COMMENTS

1) Please extend the 5’-0” wide concrete apron on the east side of the property to the north so it connects to the new concrete pad for the dumpster pad.

Staff Comments

Staff has reviewed the application and has the following comments:

1. The applicant shall meet all Engineering comments.
2. The applicant shall work with City Planning and Engineering Staff regarding the requirement for site improvements (i.e. curb, sidewalks, tree lawn, etc.) in order to be in compliance with Engineering comments throughout the Design Review process.
3. The applicant shall continue to work with City Engineering Staff regarding any further required roadway improvements to N. Cottage St.
4. The applicant shall comply with the loading space requirements of Section 1127.03.

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

Shared Parking Agreement

This agreement is made on October 4, 2023 by and between Kathleen Knox Hoogland Living Trust, whose address is 2701 W Lawrence Ave, Suite A, Springfield, IL 62704 (hereinafter referred to as "Landowner"); and land parcel 2900070590000, and land parcel 2900070600000, located at 332 W 5th St, Marysville, OH 43040 (hereinafter referred to as "Land Parcels").

Recitals

A. Landowner owns both Land Parcel 1 and Land Parcel 2.
B. Landowner desires to share the parking facilities of Land Parcel 1 with Land Parcel 2.
C. The parties agree to the following terms and conditions for the shared use of the parking facilities.

Agreement

1. **Shared Parking Facilities.** Landowner shall make available to Land Parcel 2 all parking spaces in the parking lot of Land Parcel 1. Landowner shall make available to Land Parcel 1 all parking spaces in the parking lot of Land Parcel 2. The parking spaces shall be located in the designated areas as shown on Exhibit A, attached hereto and incorporated herein by reference.
2. **Use of Shared Parking Facilities.** Land Parcels shall use the shared parking facilities in a reasonable manner and in accordance with the terms and conditions of this Agreement. Land Parcel shall be responsible for the conduct of its employees, customers, and visitors while using the shared parking facilities.
3. **Term and Termination.** This Agreement shall commence on the Effective Date and shall continue in effect in perpetuity, unless terminated by Landowner.
4. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications, representations, or agreements.
5. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be struck from this Agreement and the remaining provisions shall remain in full force and effect.
6. **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by both parties.

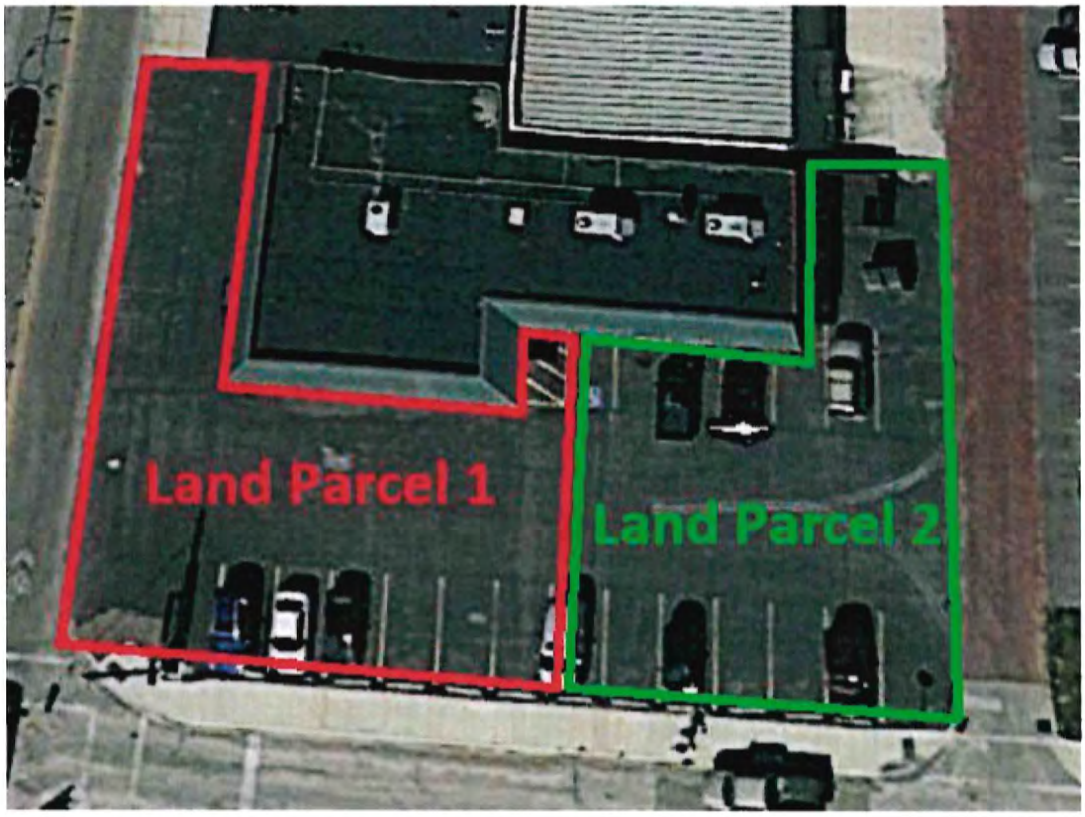
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

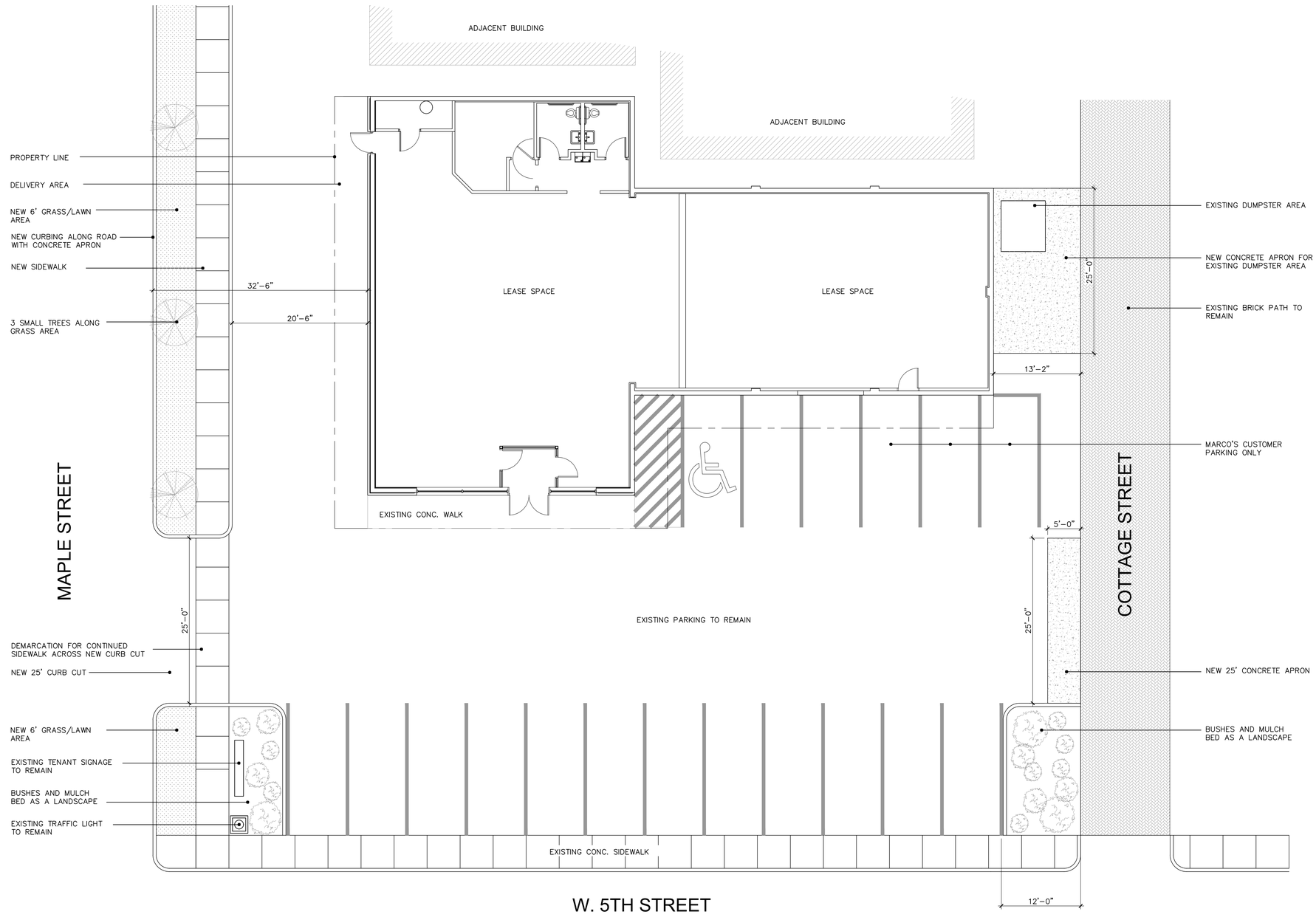
Landowner: **Kathleen Knox Hoogland Living Trust**

By: KA Hoogland

Its: Authorized Signatory

Exhibit A





NORTH

1 NORTH ELEVATION

SCALE: 1/8"=1'-0"

GENERAL NOTE:

VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD.

SIXTY FIRST PLACE ARCHITECTS, LTD.
3200 NORTH HAYDEN ROAD, SUITE 285
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-6844

#639 MARYSVILLE, OH
332 W 5TH STREET
MARYSVILLE, OH 43040

SITE PLAN

REVISIONS

DATE

SIXTY FIRST PLACE ARCHITECTS

JOB NUMBER

DATE 09/05/2023

SHEET NO. SP1.0

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Skybrook Section 2 Part 1

Following are the comments received for the Final Plat Review of the development known as Skybrook Section 2 Part 1, located along State Route 4 - U.S. Route 36 & Philip Herre Road.

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

City Engineering/Public Service Comments:

1. The City Engineering had no comments for the Final Plat.

City Planning and Zoning Comments:

1. The lot quantity, width and size approved in the preliminary plat for all lots have been altered. The applicant shall provide clarification on these changes.

2. The Preliminary Plat and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat.

3. Reserve “D” on the Final Plat is labeled as Reserve “B” on the preliminary plat and Reserve “E” on the Final Plat is labeled as Reserve “D” on the preliminary plat. The applicant shall provide clarification on these changes.

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

Received (stamp):

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

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

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

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Skybrook Section 2, Part 1

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

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

Owner of Property: Grand Communities, LLC

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

City, State and Zip Code: Erlanger, KY 41018

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

Applicant Information *(Please print clearly)*

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

Company: CESO, Inc.

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

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

Telephone Number: (614) 942-3019

E-mail Address: buchanan@cesoinc.com

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

Signature of Applicant: _____ Date: 10/13/2023

Signature of Owner: _____ Date: 10/13/2023

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

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

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

Jeff Beard _____ 10/19/2023

City Staff Date

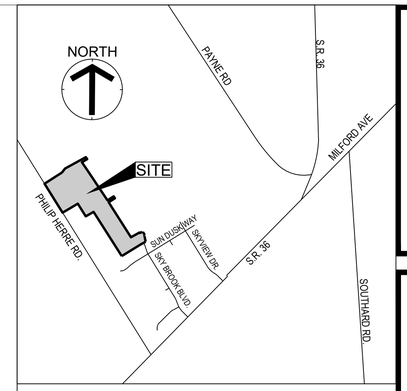
In addition to completing the information on page one (1) of this application; you are required to submit the following information.

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

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

SKYBROOK
SECTION 2 PART 1

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



VICINITY MAP NOT TO SCALE

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

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

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 15.385 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY _____, _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 2 PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-6, 31-46, 51-54, INCLUSIVE, RESERVE "C", RESERVE "D", RESERVE "E" AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF DAY BREAK LOOP, SKYBROOK BOULEVARD AND PHILIP HERRE ROAD.

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

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THAT 118.748 ACRE TRACT OF LAND AS CONVEYED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

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

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

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

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

THIS _____ DAY OF _____, 2023.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

_____
_____
_____

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

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

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC

THE WITHIN DAY BREAK LOOP AND SKYBROOK BOULEVARD IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____ ON THIS THE _____ DAY OF _____, 20_____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20____

_____
UNION COUNTY AUDITOR

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

_____
UNION COUNTY RECORDER

ZONING

"SKYBROOK SECTION 2 PART 1" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

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

BASIS OF BEARING

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

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.062 ACRES IN RIGHT-OF-WAYS, 10.027 ACRES IN RESERVES AND 3.296 IN LOTS MAKING A TOTAL OF 15.385 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 2 PART 1, AS SURVEYED IN MARCH OF 2023.

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

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND

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

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

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
29-0018049.0010	110-00-00-006.000	15.385 ACRES
		670,170 SQ. FT.

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

CESO
WWW.CESOINC.COM

GRAND COMMUNITIES, LLC

SKYBROOK SECTION 2 PART 1
CITY OF MARYSVILLE, TOWNSHIP OF PARIS, UNION COUNTY, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	N/A
Drawn By:	ATW
Checked By:	ALB
Date:	10/13/2023
Issue:	

Drawing Title:
PLAT

1

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 2 PART 1.dwg - 10/13/2023 - Max O'Bryan

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

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 2 PART 1, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 2 PART 1, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 1-6, 31-46, 51-54 INCLUSIVE)	
LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
VARIANCE: PERMIT #14939	(APPROVED 2/21/2023)
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	15.385 ACRES (670,170 SQ. FT.)
ACREAGE IN LOTS 1-6, 31-46, 51-54 INCLUSIVE:	3.296 ACRES (143,574 SQ. FT.)
ACREAGE IN RESERVES:	10.027 ACRES (436,776 SQ. FT.)
TOTAL ACREAGE IN RIGHT-OF-WAYS:	2.062 ACRES (89,820 SQ. FT.)

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

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

NOTE "F": RESERVES "C", "D", "E" AND "H" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY THE SKYBROOK HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE.

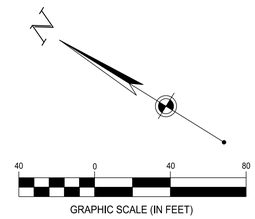
NOTE "G": NO VEHICULAR ACCESS PERMITTED FROM PHILIP HERRE ROAD (C.R. 74) TO RESERVE "E" EXCEPT FOR EMERGENCY SERVICES, INGRESS/EGRESS AND/OR UTILITY AND STORMWATER CONTROL MAINTENANCE PURPOSES.

CESO IRON PIN LEGEND

- ◎ IRON PIN FOUND AS DESCRIBED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ◬ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- ⌀ RAILROAD SPIKE FOUND
- ⌀ MAG NAIL FOUND

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	77° 26' 55"	25.00'	33.79'	S19° 28' 54"W, 31.28'
C2	90° 00' 00"	25.00'	39.27'	S76° 45' 37"E, 35.36'
C3	12° 31' 04"	100.00'	21.85'	S25° 30' 05"E, 21.80'
C4	102° 31' 02"	25.00'	44.73'	N70° 30' 06"W, 39.00'
C5	90° 00' 00"	25.00'	39.27'	N13° 14' 23"E, 35.36'
C6	90° 00' 00"	100.00'	157.08'	N76° 45' 37"W, 141.42'
C7	90° 00' 01"	25.00'	39.27'	S13° 14' 23"W, 35.36'
C8	90° 00' 00"	70.00'	109.96'	N76° 45' 37"W, 98.99'
C9	90° 00' 00"	25.00'	39.27'	S76° 45' 37"E, 35.36'
C10	11° 41' 26"	130.00'	26.53'	N64° 05' 06"E, 26.48'
C11	13° 27' 21"	130.00'	30.53'	N76° 39' 30"E, 30.46'
C12	13° 27' 21"	130.00'	30.53'	S89° 53' 09"E, 30.46'
C13	13° 27' 21"	130.00'	30.53'	S76° 25' 48"E, 30.46'
C14	13° 27' 21"	130.00'	30.53'	S62° 58' 27"E, 30.46'
C15	13° 27' 21"	130.00'	30.53'	S49° 31' 06"E, 30.46'
C16	11° 01' 48"	130.00'	25.03'	S37° 16' 31"E, 24.99'
C17	15° 37' 54"	150.00'	40.92'	S50° 25' 26"W, 40.80'
C18	15° 37' 54"	70.00'	19.10'	N50° 25' 26"E, 19.04'

LINE TABLE		
Line #	Direction	Length
L1	N31° 45' 37"W	152.03'
L2	N27° 47' 17"E	77.02'
L3	N31° 45' 37"W	209.42'
L4	N70° 43' 44"W	32.99'
L5	S57° 14' 23"W	409.35'
L6	S58° 14' 23"W	70.00'
L7	S47° 23' 31"E	80.00'
L8	N58° 14' 23"E	45.00'



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WWW.CESOINC.COM

GRAND COMMUNITIES, LLC

SKYBROOK SECTION 2 PART 1

CITY OF MARYSVILLE, TOWNSHIP OF PARIS, UNION COUNTY, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

Revisions / Submissions

ID	Description	Date

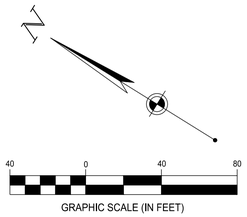
Project Number:	759386
Scale:	1"=40'
Drawn By:	ATW
Checked By:	ALB
Date:	10/13/2023
Issue:	

Drawing Title:

PLAT

2

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- RAILROAD SPIKE FOUND
- MAG NAIL FOUND

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

S 33° 27' 56" E
179.01'

332.50'

N 56° 32' 04" E

67.01'
N 21° 41' 56" E

298.62'

268.61'

N 56° 32' 04" E

DRN. ESMT

RESERVE "E"
SEE NOTE "F"
8.588 AC

20' DRN. ESMT.

10.0'

496.22'

20.0'

L4

L3

S 31° 45' 37" E 1100.22'

20' PRIV. DRN. ESMT.

S 31° 45' 37" E

60.09'

81.05'

L5

46.42'

255.00'

83.88'

25' DRN. ESMT.

25' PRIV. DRN. ESMT

66.94'

57.76'

35
0.187 AC

34
0.263 AC

33
0.200 AC

32
0.150 AC

31
0.129 AC

197.00'

144.71'

198.30'

N 20° 17' 54" E

N 06° 50' 31" E

151.70'

N 06° 36' 50" W

130.40'

N 20° 04' 11" W

N 58° 14' 23" E

C13

C12

C11

C10

20' ESMT.

30' SETBACK

5.00'

30.00'

125.00'

N 31° 45' 37" W

15.00'

N 31° 45' 37" W 125.00'

N 58° 14' 23" E
25.00'

RESERVE "E"
SEE NOTE "F"
8.588 AC

170.04'

S 58° 14' 23" W

S 58° 14' 23" W
45.00'

30.00'

30.00'

SEE NOTE "A"

L6

L8

ESMT.

C18

C17

L7

SEE SHEET 2

EX. THE DAYTON POWER AND LIGHT COMPANY EASEMENT (APPROXIMATE C/L LOCATION) (NO WIDTH GIVEN) DB. 160, PG. 506

1" Iron Pin Fnd.

N 31° 45' 37" W 252.93'

1" Iron Pin w/cap "S5456" Fnd.

220.00'

250.00'

S 57° 14' 23" W

UNION RURAL ELECTRIC COOP INC.
OR 59, PG. 335
1.72 ACRES (DEED)

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

NO VEHICULAR ACCESS
SEE NOTE "G"

N 31° 45' 37" W 368.27'

R/W

30.01'

1" Iron Pin Fnd.

30.00'

R/W

PHILIP HERRE RD (T.R. #74)
(40' R/W) - (60' PLANNED R/W)

R/W

V.M.S. 5292 AND 12398

1" Iron Pin w/cap "S5456" Fnd.

R/W

CITY OF MARYSVILLE

UNION TOWNSHIP

C/L

N 31° 45' 37" W

C/L

367.90'

C/L

V.M.S. 3459

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 2 PART 1.dwg - 10/13/2023 - Max O'Bryan

CESO
WWW.CESOINC.COM

GRAND COMMUNITIES, LLC

SKYBROOK SECTION 2 PART 1

CITY OF MARYSVILLE, TOWNSHIP OF PARIS, UNION COUNTY, STATE OF OHIO
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County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

Date: October 16, 2023

Kyle Hoyng, P.E.
City of Marysville
209 S. Main St.
Marysville, OH 43040

RE: **Skybrook Section 2 Part 1 Subdivision** (dated 10/13/2023)

Kyle:

The above referenced and attached plat of Skybrook Section 2 Part 1 has been reviewed for overall closure, right-of-way closure, and lot closure. The results of this review are acceptable. If there are any questions please feel free to contact us.

Sincerely,

Chris Clapsaddle
Union County Mapping Manager

Cc: City of Marysville Planning and Zoning

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Skybrook Section 2 Part 2

Following are the comments received for the Final Plat Review of the development known as Skybrook Section 2 Part 2, located along State Route 4 - U.S. Route 36 & Philip Herre Road.

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

City Engineering/Public Service Comments:

1. The City Engineering had no comments for the Final Plat.

City Planning and Zoning Comments:

1. The lot quantity, width and size approved in the preliminary plat for all lots have been altered. The applicant shall provide clarification on these changes.

2. The Preliminary Plat and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat.

3. Reserve “E” on the Final Plat is labeled as Reserve “D” on the preliminary plat. The applicant shall provide clarification on this change.

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

Received (stamp):

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

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

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

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Skybrook Section 2, Part 2

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

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

Owner of Property: Grand Communities, LLC

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

City, State and Zip Code: Erlanger, KY 41018

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

Applicant Information *(Please print clearly)*

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

Company: CESO, Inc.

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

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

Telephone Number: (614) 942-3019

E-mail Address: buchanan@cesoinc.com

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

Signature of Applicant: _____ Date: 10/13/2023

Signature of Owner: _____ Date: 10/13/2023

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

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

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

Jeff Beard
City Staff _____ 10/19/2023
Date

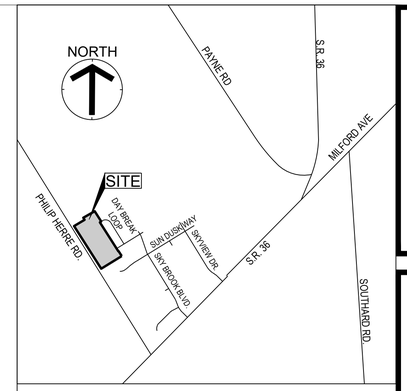
In addition to completing the information on page one (1) of this application; you are required to submit the following information.

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

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

SKYBROOK
SECTION 2 PART 2

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



VICINITY MAP NOT TO SCALE

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

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

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 5.540 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY _____, _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 2 PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 7-30, 47-50, INCLUSIVE, AND RESERVE "I", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF DAY BREAK LOOP.

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

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

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

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

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

THIS _____ DAY OF _____, 2023.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

_____
_____
_____

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

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

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC

THE WITHIN DAY BREAK LOOP IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____
ON THIS THE _____ DAY OF _____, 20____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20____

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 20____ IN PLAT BOOK _____ PAGE NO. _____ SLIDE _____

_____
UNION COUNTY RECORDER

ZONING

"SKYBROOK SECTION 2 PART 2" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

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

BASIS OF BEARING

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

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 0.995 ACRES IN RIGHT-OF-WAYS, 0.668 ACRES IN RESERVES AND 3.877 IN LOTS MAKING A TOTAL OF 5.540 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 2 PART 2, AS SURVEYED IN SEPTEMBER OF 2023.

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

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- RAILROAD SPIKE FOUND

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

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

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
29-0018049.0010	110-00-00-006.000	5.540 ACRES
		241,322 SQ. FT.

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

CESO
WWW.CESOINC.COM

GRAND COMMUNITIES, LLC

SKYBROOK SECTION 2 PART 2
CITY OF MARYSVILLE, TOWNSHIP OF PARIS, UNION COUNTY, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

Revisions / Submissions

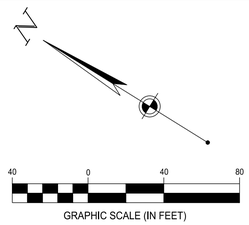
ID	Description	Date

Project Number:	759386
Scale:	N/A
Drawn By:	ATW
Checked By:	ALB
Date:	10/5/2023
Issue:	

Drawing Title:
PLAT

1

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 2 PART 2.dwg - 10/13/2023 - Alex Benson



CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- RAILROAD SPIKE FOUND

NOTE "A": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 2 PART 2, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 2 PART 2, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 7-30, 47-50 INCLUSIVE)

LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
VARIANCE: PERMIT #14939	APPROVED (2/21/2023)
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

NOTE "B": ACREAGE BREAKDOWN

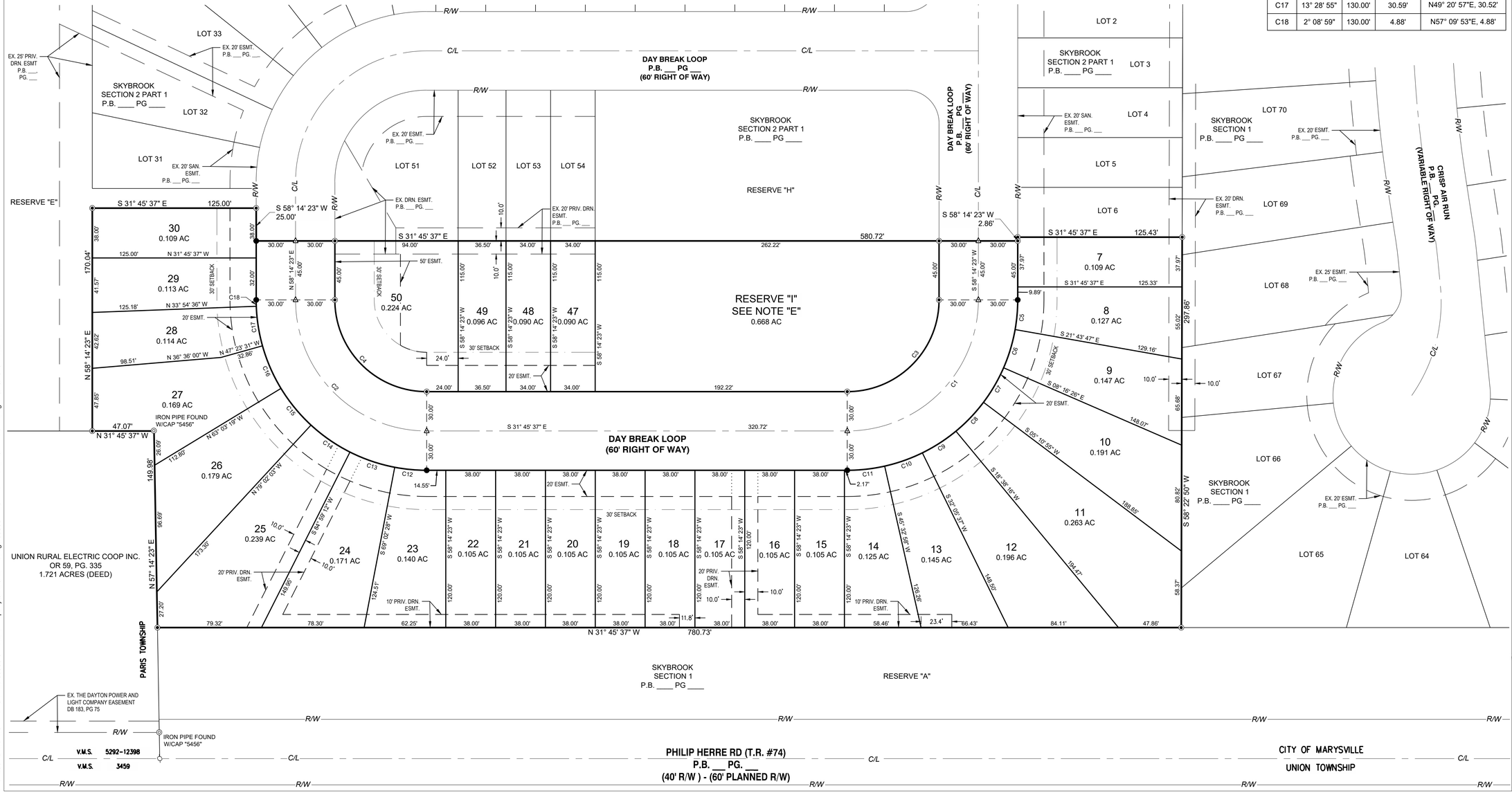
TOTAL ACREAGE:	5.540 ACRES (241,322 SQ. FT.)
ACREAGE IN LOTS 7-30, 47-50 INCLUSIVE:	3.877 ACRES (168,882 SQ. FT.)
ACREAGE IN RESERVE:	0.668 ACRES (29,098 SQ. FT.)
TOTAL ACREAGE IN RIGHT-OF-WAY:	0.995 ACRES (43,442 SQ. FT.)

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

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

NOTE "E": RESERVE "I" IS TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY THE SKYBROOK HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 00"	100.00'	157.08'	N76° 45' 37"W, 141.42'
C2	90° 00' 00"	100.00'	157.08'	N13° 14' 23"E, 141.42'
C3	89° 59' 59"	70.00'	109.96'	S76° 45' 37"E, 98.99'
C4	90° 00' 00"	70.00'	109.96'	N13° 14' 23"E, 98.99'
C5	10° 01' 49"	130.00'	22.76'	S63° 15' 18"W, 22.73'
C6	13° 27' 21"	130.00'	30.53'	S74° 59' 53"W, 30.46'
C7	13° 27' 21"	130.00'	30.53'	S88° 27' 14"W, 30.46'
C8	13° 27' 21"	130.00'	30.53'	N78° 05' 25"W, 30.46'
C9	13° 27' 21"	130.00'	30.53'	N64° 38' 04"W, 30.46'
C10	13° 27' 21"	130.00'	30.53'	N51° 10' 43"W, 30.46'
C11	12° 41' 25"	130.00'	28.79'	N38° 06' 20"W, 28.73'
C12	10° 48' 05"	130.00'	24.51'	N26° 21' 35"W, 24.47'
C13	15° 56' 44"	130.00'	36.18'	N12° 59' 10"W, 36.06'
C14	15° 58' 45"	130.00'	36.26'	N2° 58' 34"E, 36.14'
C15	15° 58' 45"	130.00'	36.26'	N18° 57' 19"E, 36.14'
C16	15° 39' 48"	130.00'	35.54'	N34° 46' 35"E, 35.43'
C17	13° 28' 55"	130.00'	30.59'	N49° 20' 57"E, 30.52'
C18	2° 08' 59"	130.00'	4.88'	N57° 09' 53"E, 4.88'



CESO
WWW.CESOINC.COM

GRAND COMMUNITIES, LLC

SKYBROOK SECTION 2 PART 2

CITY OF MARYSVILLE, TOWNSHIP OF PARIS, UNION COUNTY, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	1"=40'
Drawn By:	ATW
Checked By:	ALB
Date:	10/5/2023
Issue:	

Drawing Title:
PLAT

2

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\004-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 2 PART 2.dwg - 10/13/2023 - Alex Benson

County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood. Ohio 43344

Public Service with integrity

Date: October 16, 2023

Kyle Hoyng, P.E.
City of Marysville
209 S. Main St.
Marysville, OH 43040

RE: **Skybrook Section 2 Part 2 Subdivision** (updated plat)

Kyle:

The above referenced and attached plat of Skybrook Section 2 Part 2 has been reviewed for overall closure, right-of-way closure, and lot closure. The results of this review are acceptable. If there are any questions please feel free to contact us.

Sincerely,

Chris Clapsaddle
Union County Mapping Manager

Cc: City of Marysville Planning and Zoning

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Darby Run Section 1

Following are the comments received for the Final Plat Review of the development known as Darby Run Section 1, located along State Route 38 and State Route 736.

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

City Engineering Comments:

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

2. Make sure all language is consistent on all three plats.

Planning & Zoning Staff Analysis:

1. The lot width and size approved in the Development Plan for multiple lots have been altered. The applicant shall provide clarification on these changes.
    - Lot Numbers with Size Discrepancies
        - Lot 8 - Development Plan 86’ wide, Final Plat - 82.98’ wide
        - Lot 9 - Development Plan 89’ wide, Final Plat - 83.89’ wide
        - Lot 10 - Development Plan 60’ wide, Final Plat - 65’ wide
        - Lot 23 - Development Plan 60’ wide, Final Plat - 62.5’ wide

- Lot 24 - Development Plan 106’ wide, Final Plat - 103.4’ wide
- Lot 25 - Development Plan 80’ wide, Final Plat - 75’ wide

2. The Development Plan and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat. (i.e. development plan map Lot 70 is listed as Lot 34 on Final Plat)

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

Received (stamp):

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

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

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

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Darby Run Section 1

Present Zoning District: PUD

Present Use of the Land: Farm/Open Space

Proposed Zoning District: PUD

Proposed Use of the Land: Single Family Development

Owner of Property: Thomas, Ruth A.

Owner's Address (Street): 6171 St. Route 245

City, State and Zip Code: North Lewisburg, OH 43060

Owner's Telephone Number:

Applicant Information *(Please print clearly)*

Applicant: John Konovodoff ☐ Owner ☐ Agent ☐ Representative ☑ Other

Company: Maronda Homes of Ohio

Address (street): 5900 Wilcox Place

City, State, and Zip Code: Dublin, OH 43016

Telephone Number: 312-505-4419

E-mail Address: jkonovodoff@maronda.com

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

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

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

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

Signature of Applicant:_____ Date: _____

Signature of Owner:_____ Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

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

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

City Staff Jeff Beard 10/19/2023

Date

FINAL PLAT
DARBY RUN SECTION 1
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY 4069

Situated in the State of Ohio, County of Union, City of Marysville, Virginia Military Survey No. 4069, containing 13.361 acres of land, more or less, said 13.361 acres being part of a 40.644 acre tract of land as described in deed to RUTH A. THOMAS, of record in Instrument Number 20181121009249.

The undersigned, Todd Lipschutz, Division Manager of Maronda Homes, LLC of Ohio ("Maronda Homes"), on behalf of Maronda Homes, the owner of the lands platted herein, and being duly authorized in the premises, does hereby certify that this plat correctly represents a subdivision containing lots numbered 1 through 36 inclusive and Reserves "A", "B", and "C", and Maronda Homes does hereby accept this plat of same and dedicates to public Right-of-Way Cottonwood Avenue and Birchwood Drive all of rights of way shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "UTILITY EASEMENT" (U.E.) or "DRAINAGE EASEMENT" (D.E). Easements designated as "UTILITY EASEMENT" or "DRAINAGE EASEMENT" permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

Within those areas of land designated "DRAINAGE EASEMENT" (D.E.) on this plat, an additional easement is hereby reserved for the purpose of construction, operating, and maintaining major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat.

Easements are hereby reserved in, over, and under areas designated on this plat as "PRIVATE UTILITY EASEMENT" (P.U.E.) or "PRIVATE DRAINAGE EASEMENT" (P.D.E). Easements designated as "PRIVATE UTILITY EASEMENT" or "PRIVATE DRAINAGE EASEMENT" permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Such facilities shall be owned and maintained by the property owners of an associates comprised of the owners of the fee simple lots. Said facilities will not be dedicated to the City of Marysville and the City of Marysville will not be responsible for the maintenance of said facilities.

Within those areas of land designated "PRIVATE DRAINAGE EASEMENT" (P.D.E) on this plat, an additional easement is hereby reserved for the purpose of construction, operating, and maintaining major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within private drainage easement areas as delineated on this plat.

Easements are hereby reserved in, over, and under areas designated on this plat as "PUBLIC AND PRIVATE UTILITY EASEMENT" (P.P.U.E.). Easements designated as "PUBLIC AND PRIVATE UTILITY EASEMENT" permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground. Said easements will grant access to the City of Marysville for maintenance of facilities in its possession and will grant access to the property owners of an associates comprised of the owners of the fee simple lots for maintenance of facilities in its possession.

The City of Marysville is hereby granted a nonexclusive easement for vehicular turnaround used by the public in and over the area of land designated as "TEMPORARY TURNAROUND EASEMENT" at the southeasterly terminus of Cottonwood Avenue shown hereon. The easement hereby granted in said area shall expire and be of no effect whatsoever when the right-of-way for the extension of Cottonwood Avenue, which the easement area abuts, has been conveyed or dedicated to the City of Marysville and the instrument for said conveyance or dedication has been recorded in Union County Recorder's Office and the pavement in said Cottonwood Avenue right-of-way extension by the City of Maryville, for public traffic use.

The City of Marysville is hereby granted a nonexclusive easement for pedestrian ingress/egress used by the public in and over the area of land designated as "PEDESTRIAN ACCESS EASEMENT".

In witness whereof Todd Lipschutz, Division Manager on behalf of Maronda Homes of Ohio, Inc., an Ohio corporation, on behalf of Maronda Homes has hereunto set his hand this _____ day of _____, 2023.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MARONDA HOMES, LLC OF OHIO AN OHIO CORPORATION

BY: _____ _____
Todd Lipschutz
Division Manager

STATE OF OHIO
COUNTY OF _____

Before me a Notary Public in and for said county personally came Todd Lipschutz, Division Manager, of Maronda Homes, LLC of Ohio, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of Maronda Homes for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ___ day of _____, 2023.

My commission expires _____ _____
Notary Public

Approved and Accepted this ____ day of _____, 20__, by Ordinance No. _____, wherein Cottonwood Avenue and Birchwood Drive are hereby dedicated and accepted as such by the council of the City of Marysville, Ohio.

Approved this ____ day of _____ _____
Chairman, Planning Commission, Marysville, Ohio

Approved this ____ day of _____ _____
City Engineer, Marysville, Ohio

Approved this ____ day of _____ _____
Mayor, Marysville, Ohio

Acceptance and dedication within Drives and Ways are hereby approved for Public Maintenance by Ordinance Number recorded in City Council's

Record Book on this ____ day of _____, 20__,

Transferred this ____ day of _____, 20__. _____
Auditor, Union County, Ohio

_____
Deputy Auditor, Union County, Ohio

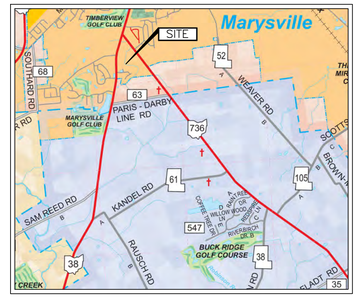
Filed for Record this ____ day of _____, 20__. _____
Recorder, Union County, Ohio

At _____, Fee:____.

File No. _____.

Plat Book ____, Page _____

_____
Deputy Recorder, Union County, Ohio



LOCATION MAP
Not To Scale

OWNER
Maronda Homes, Inc. of Ohio
3148 Broadway, Suite 305
Grove City, Ohio 43213

PARCEL NUMBER: 29-0030044.0000 13.361 Ac.
MAP NUMBER: 111-00-00-042.000 13.361 Ac.

BASIS OF BEARINGS
The bearings shown hereon are based on a portion of the centerline of State Route 736 having a bearing of South 37°26'04" East, as determined by GPS Observations, Ohio North Zone, NAD83.

SOURCES OF DATA
Recorder's Office, Union County Ohio

Union County Tax Map Room

MONUMENTS
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 3/4" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE
At the time of platting, all of the land hereby being platted as Darby Run Section 1, is in the Flood Hazard Zone "X" (outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Union County, Ohio and incorporated areas. Map Number 39159C0355 D, Effective Date: December 16, 2008. (Panel not printed)

CERTIFICATION
The accompanying plat represents a subdivision of land in Virginia Military Survey Number 4069, Paris Township, City of Marysville, Union County, Ohio. The tract of land has an area of 3.051 acres in right-of-ways, and 7.272 acres in lots, and 3.038 acres in open spaces, making a total of 13.361 acres.

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Darby Run Section 1, as surveyed from June 28, 2020 to August 11, 2020.

_____
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

DRWN BY CRK CHK BY MLS DATE 8/30/2022

Drawing: M:\1146004_TheOaks\DWG\Plats\1146004_Plat - Darby Run Section 1.dwg Saved on: 04-07-16 08:49 Revised by: eodonnell -LTscale: 1 -Plot scale 1=1 MS/PS
PROJECT 1146.004

NOTE "A" No vehicular access to be in effect until such time as the public street right-of-way is extended by plat, deed or easement.

NOTE "B" Acreage Breakdown

Total Acreage:	13.361 Ac.
Acreage in Lots 1-34 (inclusive):	7.272 Ac.
Acreage in rights-of-ways:	3.051 Ac.
Acreage in open spaces:	3.038 Ac.

NOTE "C" At the time of platting, all of the land hereby being platted as Darby Run Section 1, is in the Flood Hazard Zone "X" (outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Union County, Ohio and incorporated areas. Map Number 39159C0355 D, Effective Date: December 16, 2008.

NOTE "D" At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.

NOTE "E" Reserve "A" is to be owned and maintained by the Darby Run Homeowner's Association for the purpose of open space and storm water management facilities.

Reserves "B" and "C" are to be owned and maintained by the Darby Run Homeowner's Association for the purpose of open space and storm water management facilities.

NOTE "F" An additional easement is hereby reserved for the purpose of construction, operating, and maintaining major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat.

ROAD CENTERLINE CURVES

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	127.85'	150.00'	048°50'03"	N76°58'57"E	124.01'
C2	471.24'	150.00'	180°00'00"	N78°36'01"W	300.00'
C3	235.62'	150.00'	090°00'00"	S33°36'01"E	212.13'

LOT LINE CURVES

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	47.12'	30.00'	090°00'00"	S82°26'04"E	42.43'
C5	49.06'	180.00'	015°36'56"	S60°22'24"W	48.91'
C6	52.68'	180.00'	016°46'10"	S76°33'57"W	52.50'
C7	51.68'	180.00'	016°26'57"	N86°49'29"W	51.50'
C8	47.12'	30.00'	090°00'00"	S56°23'59"W	42.43'
C9	171.84'	120.00'	082°02'51"	S29°37'26"E	157.53'
C10	16.66'	120.00'	007°57'09"	S74°37'26"E	16.64'
C11	51.58'	180.00'	016°25'05"	S70°23'29"E	51.40'
C12	54.69'	180.00'	017°24'26"	S53°28'43"E	54.48'
C13	52.68'	180.00'	016°46'10"	S36°23'25"E	52.50'
C14	52.68'	180.00'	016°46'10"	S19°37'15"E	52.50'
C15	52.68'	180.00'	016°46'10"	S02°51'05"E	52.50'
C16	18.43'	180.00'	005°51'59"	S08°28'00"W	18.42'
C17	64.92'	180.00'	020°39'56"	S21°43'57"W	64.57'
C18	83.73'	180.00'	026°39'10"	S45°23'30"W	82.98'
C19	52.68'	180.00'	016°46'10"	S67°06'10"W	52.50'
C20	52.68'	180.00'	016°46'10"	S83°52'20"W	52.50'
C21	52.68'	180.00'	016°46'10"	N79°21'30"W	52.50'
C22	52.68'	180.00'	016°46'10"	N62°35'19"W	52.50'
C23	52.68'	180.00'	016°46'10"	N45°49'09"W	52.50'
C24	88.55'	180.00'	028°11'06"	N23°20'31"W	87.66'
C25	64.87'	180.00'	020°38'58"	N01°04'30"E	64.52'
C26	47.12'	30.00'	090°00'00"	N33°36'01"W	42.43'
C27	102.28'	120.00'	048°50'03"	S76°58'57"W	99.21'
C28	47.12'	30.00'	090°00'00"	S07°33'56"W	42.43'
C29	47.12'	30.00'	090°00'00"	S33°36'01"E	42.43'
C30	48.42'	120.00'	023°07'07"	S22°57'32"W	48.09'
C31	280.15'	120.00'	133°45'45"	S78°36'02"E	220.73'
C32	48.42'	120.00'	023°07'08"	N00°09'35"W	48.09'
C33	47.12'	30.00'	090°00'00"	N56°23'59"E	42.43'

EASEMENT CURVES

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C34	36.98'	205.00'	010°20'11"	N32°15'59"W	36.93'

LEGEND

- ℄ Centerline
- R/W Right-of-Way
- ○ Iron Pin Found (IPF)
- ● Iron Pin Set
- △ Mag Nail Found
- ◉ Permanent Marker Set
- Proposed Boundary
- Proposed Road Centerline
- Proposed Easement
- Proposed Lot Line & Right-of-Way
- Proposed Setback Line
- Stream Corridor Protection Zone
- Existing Road Centerline
- Existing Right-of-Way
- Existing Easement
- Existing Lot Line
- Future Road Centerline
- Future Right-of-Way
- Future Lot Line

0 50 100
SCALE IN FEET
1" = 50'

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DRWN BY CRK CHK BY MLS DATE 8/30/2022

Drawing: M:\1146004_TheOaks\DWG\Plats\1146004_Plat - Darby Run Section 1.dwg Saved on: 04-07-16 08:49 Revised by: esdonnell -LTscale: 1 -Plot scale 1=1 MS/PS

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Darby Run Section 2

Following are the comments received for the Final Plat Review of the development known as Darby Run Section 2, located along State Route 38 and State Route 736.

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

City Engineering Comments:

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

2. Make sure all language is consistent on all three plats.

Planning & Zoning Staff Analysis:

1. The lot width and size approved in the Development Plan for multiple lots have been altered. The applicant shall provide clarification on these changes.
    - Lot Numbers with Size Discrepancies
        - Lots 40 and 44 cannot be compared due to incorrect Curve lengths
        - Lot 45 - Development Plan 67’ wide, Final Plat - 64.52’ wide
        - Lots 46, 53 and 54 - Development Plan 60’ wide, Final Plat - 62.5’ wide
        - Lot 55 - Development Plan 74’ wide, Final Plat - 81.31’ wide

- Lot 56 - Development Plan 90’ wide, Final Plat - 98.21’ wide
- Lot 57 - Development Plan 74’ wide, Final Plat - 62.5’ wide
- Lot 59 - Development Plan 178’ wide, Final Plat - 184.64’ wide
- Lot 60 - Development Plan 56’ wide, Final Plat - 52.50’ wide
- Lot 61 - Development Plan 57’ wide, Final Plat - 60.37’ wide
- Lot 62 - Development Plan 73’ wide, Final Plat 58.14’ wide
- Lot 68 - Development Plan 162’ wide, Final Plat - 146.71’ wide
- Lot 69 - Development Plan 61’ wide, Final Plat - 72.87’ wide

2. The Development Plan and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat.
3. The applicant shall check that all curve lengths are labeled correctly in page 2 of the application, as some curves are incorrectly labeled. **(See C24 and C28 for lots 40 and 44, respectively, on page 2 of the application.)**

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

Received (stamp):

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

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

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

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Darby Run Section 2

Present Zoning District: PUD

Present Use of the Land: Farm/Open Space

Proposed Zoning District: PUD

Proposed Use of the Land: Single Family Development

Owner of Property: Thomas, Ruth A.

Owner's Address (Street): 6171 St. Route 245

City, State and Zip Code: North Lewisburg, OH 43060

Owner's Telephone Number:

Applicant Information *(Please print clearly)*

Applicant: John Konovodoff ☐ Owner ☐ Agent ☐ Representative ☑ Other

Company: Maronda Homes of Ohio

Address (street): 5900 Wilcox Place

City, State, and Zip Code: Dublin, OH 43016

Telephone Number: 312-505-4419

E-mail Address: jkonovodoff@maronda.com

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

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

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

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

Signature of Applicant:_____ Date: _____

Signature of Owner:_____ Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

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

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

Jeff Beard 10/19/2023

City Staff Date

FINAL PLAT
DARBY RUN SECTION 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY 4069

Situated in the State of Ohio, County of Union, City of Marysville, Virginia Military Survey No. 4069, containing 12.997 acres of land, more or less, said 12.997 acres being part of a 40.644 acre tract of land as described in deed to RUTH A. THOMAS, of record in Instrument Number 201811210009249.

The undersigned, Todd Lipschutz, Division Manager of Maronda Homes, LLC of Ohio ("Maronda Homes"), on behalf of Maronda Homes, the owner of the lands platted herein, and being duly authorized in the premises, does hereby certify that this plat correctly represents a subdivision containing lots numbered 37 through 72 inclusive and Reserves "D", "E", and "F", and Maronda Homes does hereby accept this plat of same and dedicates to public Right-of-Way Cherrywood Drive and Cottonwood Avenue all of rights of way shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "UTILITY EASEMENT" (U.E.) or "DRAINAGE EASEMENT" (D.E). Easements designated as "UTILITY EASEMENT" or "DRAINAGE EASEMENT" permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

Within those areas of land designated "DRAINAGE EASEMENT" (D.E.) on this plat, an additional easement is hereby reserved for the purpose of construction, operating, and maintaining major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat.

Easements are hereby reserved in, over, and under areas designated on this plat as "PRIVATE UTILITY EASEMENT" (P.U.E.) or "PRIVATE DRAINAGE EASEMENT" (P.D.E). Easements designated as "PRIVATE UTILITY EASEMENT" or "PRIVATE DRAINAGE EASEMENT" permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Such facilities shall be owned and maintained by the property owners of an associates comprised of the owners of the fee simple lots. Said facilities will not be dedicated to the City of Marysville and the City of Marysville will not be responsible for the maintenance of said facilities.

Within those areas of land designated "PRIVATE DRAINAGE EASEMENT" (P.D.E) on this plat, an additional easement is hereby reserved for the purpose of construction, operating, and maintaining major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within private drainage easement areas as delineated on this plat.

In witness whereof Todd Lipschutz, Division Manager on behalf of Maronda Homes of Ohio, Inc., an Ohio corporation, on behalf of Maronda Homes has hereunto set his hand this _____ day of _____, 2023.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MARONDA HOMES, LLC OF OHIO AN OHIO CORPORATION

BY: _____ _____
Todd Lipschutz
Division Manager

STATE OF OHIO
COUNTY OF _____

Before me a Notary Public in and for said county personally came Todd Lipschutz, Division Manager, of Maronda Homes, LLC of Ohio, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of Maronda Homes for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ___ day of _____, 2023.

My commission expires _____ _____
Notary Public

Approved and Accepted this ____ day of _____, 20__, by Ordinance No. _____, wherein Cottonwood Avenue and Cherrywood Drive are hereby dedicated and accepted as such by the council of the City of Marysville, Ohio.

Approved this ____ day of _____ _____
Chairman, Planning Commission, Marysville, Ohio

Approved this ____ day of _____ _____
City Engineer, Marysville, Ohio

Approved this ____ day of _____ _____
Mayor, Marysville, Ohio

Acceptance and dedication within Drives and Ways are hereby approved for Public Maintenance by Ordinance Number recorded in City Council's

Record Book on this ____ day of _____, 20__,

Transferred this ____ day of _____, 20__. _____
Auditor, Union County, Ohio

_____
Deputy Auditor, Union County, Ohio

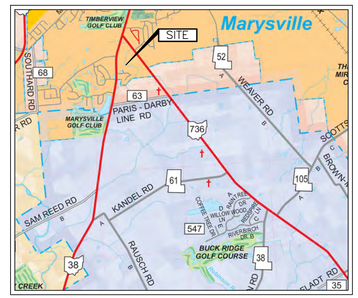
Filed for Record this ____ day of _____, 20__. _____
Recorder, Union County, Ohio

At _____, Fee:____.

File No. _____.

Plat Book ____, Page _____

_____
Deputy Recorder, Union County, Ohio



LOCATION MAP
Not To Scale

OWNER
Maronda Homes, Inc. of Ohio
3148 Broadway, Suite 305
Grove City, Ohio 43213

PARCEL NUMBER: 29-0030044.0000 12.997 Ac.
MAP NUMBER: 111-00-00-042.000 12.997 Ac.

BASIS OF BEARINGS
The bearings shown hereon are based on a portion of the centerline of State Route 736 having a bearing of South 37°26'04" East, as determined by GPS Observations, Ohio North Zone, NAD83.

SOURCES OF DATA
Recorder's Office, Union County Ohio

Union County Tax Map Room

MONUMENTS
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 3/4" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE
At the time of platting, all of the land hereby being platted as Darby Run Section 2, is in the Flood Hazard Zone "X" (outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Union County, Ohio and Incorporated areas. Map Number 39159C0355 D, Effective Date: December 16, 2008. (Panel not printed)

CERTIFICATION
The accompanying plat represents a subdivision of land in Virginia Military Survey Number 4069, Paris Township, City of Marysville, Union County, Ohio. The tract of land has an area of 2.525 acres in right-of-ways, and 7.158 acres in lots, and 3.314 acres in open spaces, making a total of 12.997 acres.

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Darby Run Section 2, as surveyed from June 28, 2020 to August 11, 2020.

_____
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OHIO 43212
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DRWN BY CRK CHK BY MLS DATE 8/30/2022

PROJECT 1146.004

Drawing: M:\1146004_TheOaks\DWG\Plats\1146004_Plat - Darby Run Section II.dwg Saved on: 04-07-16 08:49 Revised by: ecdonnell -LTscale: 1 -Plot scale 1=1 MS/PS

NOTE "A" No vehicular access to be in effect until such time as the public street right-of-way is extended by plat, deed or easement.

NOTE "B" City of Marysville Zoning Code for Darby Run Section 2, in effect at the time of platting, specifies the following:

NOTE "C" Acreage Breakdown

Total Acreage:	12.997 Ac.
Acreage in Lots 37-72 (inclusive):	7.158 Ac.
Acreage in rights-of-ways:	2.525 Ac.
Acreage in open spaces:	3.314 Ac.

NOTE "D" At the time of platting, all of the land hereby being platted as Darby Run Section 2, is in the Flood Hazard Zone "X" (outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Union County, Ohio and incorporated areas. Map Number 39159C0355 D, Effective Date: December 16, 2008.

NOTE "E" At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.

NOTE "F" Reserve "D" is to be owned and maintained by the Darby Run Homeowner's Association for the purpose of open space and storm water management facilities.

NOTE "G" Reserves "E" and "F" are to be owned and maintained by the Darby Run Homeowner's Association for the purpose of open space and storm water management facilities.

NOTE "H" An additional easement is hereby reserved for the purpose of construction, operating, and maintaining major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat.

ROAD CENTERLINE CURVES

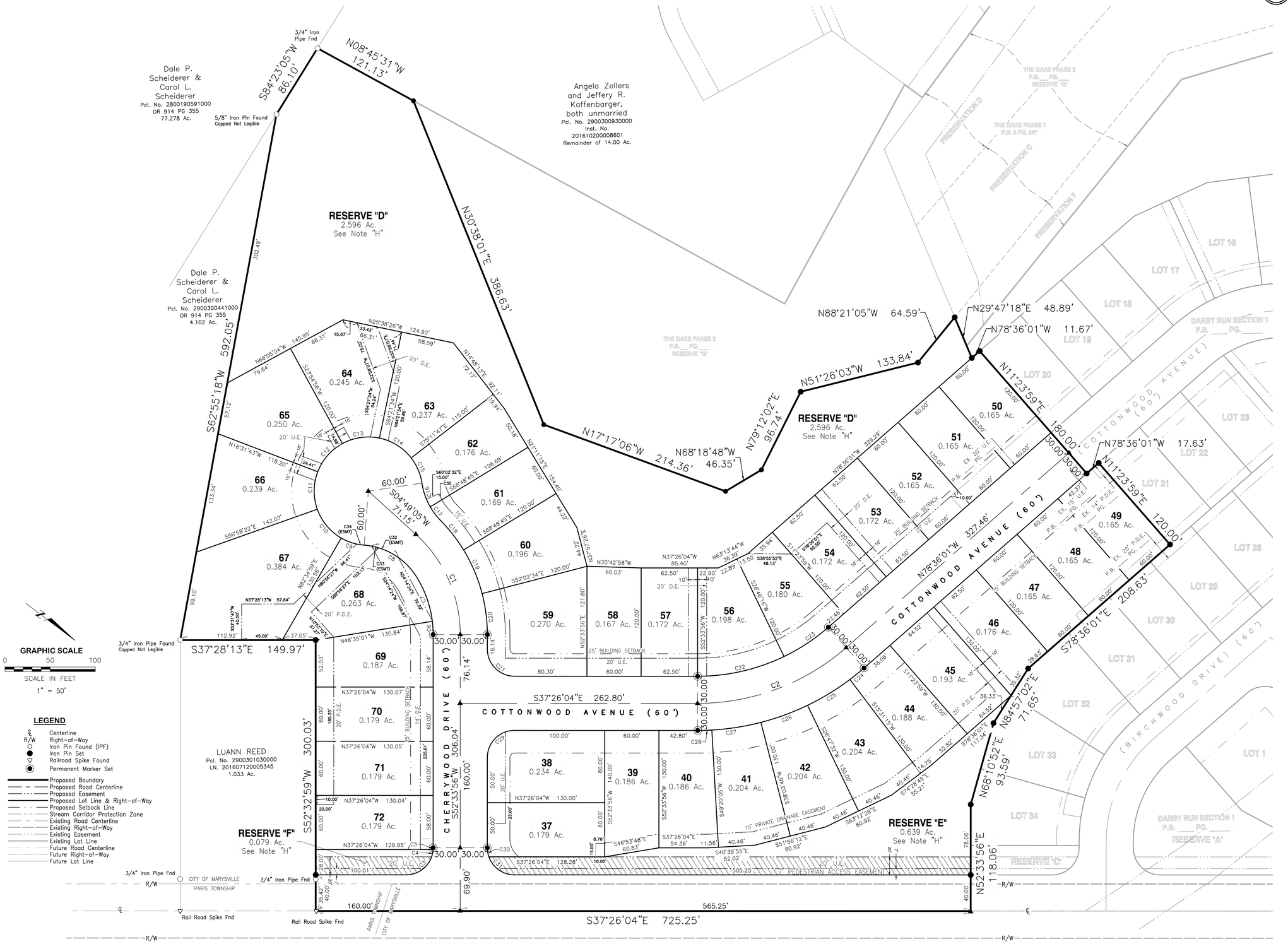
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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C2	179.62'	250.00'	041°09'57"	N58°01'03"W	175.78'

LOT LINE CURVES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	36.93'	30.00'	070°31'44"	S72°41'56"E	34.64'
C4	8.19'	30.00'	015°38'56"	S64°12'45"W	8.17'
C5	2.00'	30.00'	003°49'21"	N54°28'36"E	2.00'
C6	14.74'	120.00'	007°02'09"	N49°02'52"E	14.73'
C7	53.60'	120.00'	025°35'24"	N32°44'05"E	53.15'
C8	69.38'	75.00'	052°59'59"	N06°33'36"W	66.93'
C9	26.85'	60.00'	025°38'35"	N20°14'18"W	26.63'
C10	42.35'	60.00'	040°26'39"	N12°48'19"E	41.48'
C11	42.35'	60.00'	040°26'39"	N53°14'58"E	41.48'
C12	42.35'	60.00'	040°26'39"	S86°18'24"E	41.48'
C13	42.35'	60.00'	040°26'39"	S45°51'45"E	41.48'
C14	42.35'	60.00'	040°26'39"	S05°25'06"E	41.48'
C15	30.60'	60.00'	029°13'23"	S29°24'54"W	30.27'
C16	28.04'	75.00'	021°25'04"	S33°19'04"W	27.87'
C17	19.11'	75.00'	014°36'02"	S15°18'31"W	19.06'
C18	41.40'	180.00'	013°10'45"	S14°35'53"W	41.31'
C19	52.68'	180.00'	016°46'10"	S29°34'20"W	52.50'
C20	45.89'	180.00'	014°36'30"	S45°15'41"W	45.77'
C21	47.12'	30.00'	090°00'00"	S07°33'56"W	42.43'
C22	99.04'	220.00'	025°47'39"	S50°19'54"E	98.21'
C23	59.02'	220.00'	015°22'17"	S70°54'52"E	58.85'
C24	201.17'	280.00'	041°09'57"	S58°01'03"E	196.87'
C25	55.08'	280.00'	011°16'17"	S68°50'37"E	54.99'
C26	55.08'	280.00'	011°16'17"	S57°34'20"E	54.99'
C27	55.08'	280.00'	011°16'17"	S46°18'03"E	54.99'
C28	201.17'	280.00'	041°09'57"	S58°01'03"E	196.87'
C29	47.12'	30.00'	090°00'00"	S82°26'04"E	42.43'
C30	10.20'	30.00'	019°28'16"	S42°49'48"W	10.15'
C31	36.93'	30.00'	070°31'44"	S02°10'12"E	34.64'

EASEMENT CURVES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C32	40.58'	75.00'	031°00'05"	N17°33'33"W	40.09'
C33	8.34'	75.00'	006°22'19"	N23°32'11"W	8.34'
C34	8.31'	60.00'	007°56'03"	N29°05'34"W	8.30'
C35	7.32'	60.00'	006°59'36"	N26°27'40"E	7.32'



GRAPHIC SCALE
0 50 100
SCALE IN FEET
1" = 50'

LEGEND
- ℄ Centerline
- R/W Right-of-Way
- ○ Iron Pin Found (IPF)
- ● Iron Pin Set
- ▽ Railroad Spike Found
- ◉ Permanent Marker Set
- Proposed Boundary
- Proposed Road Centerline
- Proposed Easement
- Proposed Lot Line & Right-of-Way
- Proposed Setback Line
- Stream Corridor Protection Zone
- Existing Road Centerline
- Existing Right-of-Way
- Existing Easement
- Existing Lot Line
- Future Road Centerline
- Future Right-of-Way
- Future Lot Line

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

DRWN BY CRK CHK BY MLS DATE 11/28/2022

PROJECT 1146.004

Drawing: M:\1146004_TheOaks\DWG\Plats\1146004_Plat - Darby Run Section II.dwg Saved on: 04-07-16 08:49 Revised by: eodonnell -LTscale: 1 -Plot scale 1=1 MS/PS

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – The Oaks Phase 2

Following are the comments received for the Final Plat Review of the development known as The Oaks Phase 2, located along State Route 38 and State Route 736.

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

City Engineering Comments:

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

2. Make sure all language is consistent on all three plats.

Planning & Zoning Staff Analysis:

1. The lot width and size approved in the preliminary plat for multiple lots have been altered. The applicant shall provide clarification on these changes.
    - Lot Numbers with Size Discrepancies
        - Lot 77 - Development Plan 71’ wide, Final Plat - 74.88’ wide
        - Lot 78 - Development Plan 280’ wide, Final Plat - 308.57’ wide

2. The Preliminary Plat and Final Plat have multiple discrepancies in the Lot Numbers. The applicant shall provide clarification on why the lot numbers are different on the final plat compared to the preliminary plat.

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

Received (stamp):

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

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

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

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

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: The Oaks Phase II

Present Zoning District: PUD

Present Use of the Land: Farm/Open Space

Proposed Zoning District: PUD

Proposed Use of the Land: Single Family Development

Owner of Property: Thomas, Ruth A.

Owner's Address (Street): 6171 St. Route 245

City, State and Zip Code: North Lewisburg, OH 43060

Owner's Telephone Number:

Applicant Information *(Please print clearly)*

Applicant: John Konovodoff ☐ Owner ☐ Agent ☐ Representative ☑ Other

Company: Maronda Homes of Ohio

Address (street): 5900 Wilcox Place

City, State, and Zip Code: Dublin, OH 43016

Telephone Number: 312-505-4419

E-mail Address: jkonovodoff@maronda.com

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

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

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

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

Signature of Applicant:_____ Date: _____

Signature of Owner:_____ Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

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

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

City Staff Jeff Beard 10/19/2023
Date

FINAL PLAT

THE OAKS PHASE 2

(Including Replatting of Preservation “C”, Preservation “D”, Preservation “E” and Preservation “F” of The Oaks (A P.U.D.) Phase 1, Plat Book 5, Page 247 and the vacation of easements within Preservations “C”, “D”, “E” and “F” as depicted on The Oaks (A P.U.D.) Phase 1 plat)

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY 4069

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, Virginia Military Survey No. 4069, containing 19.551 acres of land, more or less, said 19.551 acres being part of an original 66–1/2 acre tract of land as described in deed to Ruth A. Thomas of record in Instrument Number 201811210009249, and also being all of PRESERVATION C, D, E, and F of THE OAKS (A P.U.D.) PHASE 1 of record in Plat Book 5, Page 247, Recorder's office Union County, Ohio as replatted by this plat.

The undersigned, Todd Lipschutz, Division Manager of Maronda Homes, LLC of Ohio ("Maronda Homes"), on behalf of Maronda Homes, the owner of the lands platted herein, and being duly authorized in the premises, does hereby certify that this plat correctly represents a subdivision containing lots numbered 73 through 92 inclusive and Reserve "G", and Maronda Homes does hereby accept this plat of same and dedicated to public use, as such, all or parts of The Oaks Phase 2 shown here on and not theretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "UTILITY EASEMENT". UTILITY EASEMENTS permit the construction, operation, and maintenance of all public and quasi–public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands. No permanent structures or plantings will be permitted in said easement areas.

Easements are hereby reserved in, over, and under areas designated on this plat as "PRIVATE DRAINAGE EASEMENT" for the construction, operation, and maintenance of major storm water runoff swales and/or storm water runoff drains, and facilities. Such facilities will not be dedicated to the City of Marysville and the City of Marysville will not be responsible for the maintenance of said facilities.

By the execution of this plat, Maronda Homes, approves and consents to the replatting of Preservation "C", "D", "E" and "F"and the vacation of all easements located within said Preservations as those easements are depicted on The Oaks (A P.U.D.) Phase I plat.

The undersigned, Jenna R. Walter, President of the Marysville Oaks Homeowners Association Inc., (the "Association") on behalf of said Association, and having received 78.95 percent of the Association's voting power as evidenced by the Association's receipt of written consents, along with powers of attorney, in favor of, and providing the Association's President with, the authority to execute this plat on behalf of the Association and them personally. The Association joins in the execution of this plat to approve and consent to the replatting of Preservation "C", "D", "E" and "F" and the vacation of all easements located within said Preservations as those easements are depicted on The Oaks (A P.U.D.) Phase 1 plat.

In witness whereof Todd Lipschutz, Division Manager on behalf of Maronda Homes, LLC of Ohio on behalf of Maronda Homes has hereunto set his hand this _____ day of _____, 2023.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MARONDA HOMES, LLC OF OHIO AN OHIO CORPORATION

BY: _____ _____
Todd Lipschutz
Division Manager

STATE OF OHIO
COUNTY OF _____

Before me a Notary Public in and for said county personally came Todd Lipschutz, Division Manager, of Maronda Homes, LLC of Ohio, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of Maronda Homes for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ___ day of _____, 2023.

My commission expires _____ _____
Notary Public

In witness whereof Jenna R. Walter, President of the Oaks Homeowners Association, on behalf of the Assocaition has hereunto set his hand this _____ day of _____, 2023.

THE OAKS HOMEOWNERS ASSOCIATION INC

_____
Jenna R. Walter, President

STATE OF OHIO
COUNTY OF _____

Before me a Notary Public in and for said county personally cam Jenna R. Walter, President, of The Oaks Homeowners Association, Inc., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of the Association for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ___ day of _____, 2023.

My commission expires _____ _____
Notary Public

Approved and Accepted this ____ day of _____, 20__, by Ordinance No. _____, wherein Azalea Drive and Oakbrook Drive are hereby dedicated and accepted as such by the council of the City of Marysville, Ohio.

Approved this ____ day of _____ _____
Chairman, Planning Commission, Marysville, Ohio

Approved this ____ day of _____ _____
City Engineer, Marysville, Ohio

Approved this ____ day of _____ _____
Mayor, Marysville, Ohio

Acceptance and dedication within Drives and Ways are hereby approved for Public Maintenance by Ordinance Number recorded in City Council's

Record Book on this ____ day of _____, 20__,

Transferred this ____ day of _____, 20__. _____
Auditor, Union County, Ohio

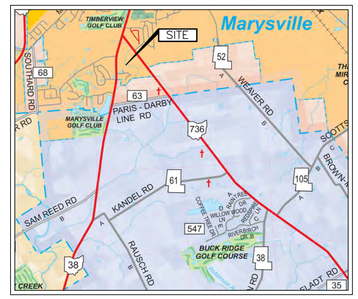
_____
Deputy Auditor, Union County, Ohio

Filed for Record this ____ day of _____, 20__. _____
Recorder, Union County, Ohio

At _____, Fee:____.

File No. _____.

Plat Book ____, Page _____ _____
Deputy Recorder, Union County, Ohio



LOCATION MAP
Not To Scale

OWNER
Maronda Homes, Inc. of Ohio
3148 Broadway, Suite 305
Grove City, Ohio 43213

PARCEL NUMBERS:	29–0030044.0000	14.754 AC.
	29–0019059.2010	1.092 AC.
	29–0019059.2020	0.468 AC.
	29–0019059.2030	1.790 AC.
	29–0019059.2040	1.537 AC.
MAP NUMBERS:	111–00–00–042.000	14.754 AC.
	111–03–06–001.000	1.092 AC.
	111–03–06–002.000	0.468 AC.
	111–03–06–003.000	1.790 AC.
	111–03–06–004.000	1.537 AC.

BASIS OF BEARINGS
The bearings shown hereon are based on a portion of the centerline of State Route 38 having a bearing of North 00°49'01" West, as determined by GPS Observations, Ohio North Zone, NAD83.

SOURCES OF DATA
Recorder's Office, Union County Ohio

Union County Tax Map Room

MONUMENTS
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 3/4" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE
At the time of platting, all of the land hereby being platted as Darby Creek Section 3, is in the Flood Hazard Zone "X" (outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Union County, Ohio and incorporated areas. Map Number 39159C0355 D, Effective Date: December 16, 2008.

CERTIFICATION
The accompanying plat represents a subdivision of land in Virginia Military Survey Number 4069, Union County, Ohio. The tract of land has an area of 2.732 acres in right–of–ways, 9.648 acres in lots, and 7.171 acres in open spaces, making a total of 19.551 acres.

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of The Oaks Phase 2, (Including Replatting of Preservation "C", Preservation "D", Preservation "E" and Preservation "F" of The Oaks (A P.U.D.) Phase 1, Plat Book 5, Page 247 and the vacation of easements within Preservations "C", "D", "E" and "F" as depicted on The Oaks (A P.U.D.) Phase 1 plat) as surveyed from June 28, 2020 to August 11, 2020.

_____
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OHIO 43212
(614) 299–2999
(614) 299–2992 (Fax)
www.EPFERRIS.com

DRWN BY TKC CHK BY MLS DATE 10/17/2023

PROJECT 1146.004

Drawing: M:\1146004_TheOaks\DWG\Plats\1146004_Plat - The Oaks Ph II.dwg Saved on: 04-07-16 08:49 Revised by: eadonnell -LTscale: 1 -Plot scale 1=1 MS/PS

SCALE IN FEET
1"=40'
0 40 80

Legend
- ℄ Centerline
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Iron Pin Set
- Railroad Spike Found
- Permanent Marker Set
- Proposed Boundary
- Proposed Road Centerline
- Proposed Easement
- Proposed Lot Line & Right-of-Way
- Proposed Setback Line
- Stream Corridor Protection Zone
- Existing Road Centerline
- Existing Right-of-Way
- Existing Easement
- Existing Lot Line
- Future Road Centerline
- Future Right-of-Way
- Future Lot Line

5/8" Rebar Fnd

N00°49'01"W 253.30' STATE ROUTE 38 (60') (PUBLIC ROADWAY) N00°59'52"W 346.51'

5/8" Rebar Fnd 0.11' N, 0.19' W

30.00'

10' SIDEWALK EASEMENT

10.00' (ESMT.) 62.83'

157.09'

253.36'

33.43'

102.82'

45' UTILITY EASEMENT

116.15'

125.61'

N06°32'23"E 249.08'

RR Spike Fnd 0.60' E

N10°13'35"E 211.88'

P.B. 5, PG. 247 20' Utility Easement

LOT 6931

S89°10'58"W 121.07'

91.07'

25' UTILITY EASEMENT

S30° 52' 40"E 110.00'

5/8" Rebar Fnd 0.16' N, 0.26' W

N19°44'56"W 70.25'

5/8" Rebar Fnd

20' PRIVATE DRAINAGE EASEMENT

10'

S59°07'20"W 155.67'

164.75'

N74°15'28"E

87 0.525 Ac.

88 0.405 Ac.

89 0.400 Ac.

90 0.400 Ac.

91 0.405 Ac.

92 0.423 Ac.

N89°00'08"E 150.00'

S89°00'08"W 150.00'

N83°27'37"W 155.00'

S83°27'37"E 155.00'

35' BUILDING SETBACK

20' UTILITY EASEMENT

37.66'

C26

211.60'

67.81'

113.80'

103.16'

S85°09'05"W

C1

P.B. 5 Pg. 247 20' Utility Easement

LOT 6932

S59°07'20"W 180.67'

228.01'

30' UTILITY EASEMENT

30' BUILDING SETBACK

85 0.477 Ac.

86 0.535 Ac.

C22 23.05'

116.15'

52.58'

C23 2.87'

19.59'

C25

S83°27'37"E 28.49'

4.51'

C24

98.60'

113.80'

10' SIDEWALK EASEMENT

N16°20'36"E 10.04'

105.88'

135.35'

32.18'

13.39'

10.73' (ESMT.)

3/4" Iron Pipe Fnd Capped Not Legible 0.30' N, 0.21' E

1/2" Rebar Fnd 11.34' from R/W 0.58' N

3/4" Iron Pipe Fnd 0.12' N

S81°46'44"W 210.47'

C21

19.83'

30.00'

A Z A L E A D R I V E (6 0 ')

N00°59'52"W 191.78'

C4

C3

30.00'

C5

C6

73 0.464 Ac.

3/4" Iron Pipe Fnd

LOT 6933

20' UTILITY EASEMENT

150.00'

100.00'

C19

61.95'

P.B. 5 Pg. 247 20' Utility Easement

120.99'

C18

8.84'

81.37'

133.90'

N06°32'23"E 275.27'

20' PRIVATE DRAINAGE EASEMENT

35' BUILDING SETBACK

20' UTILITY EASEMENT

C17

C28 (ESMT.)

84.94'

N83°27'37"W

149.45'

O A K B R O O K D R I V E (6 0 ')

64.51'

30.00'

6.02'

S06°32'23"W 185.00'

113.59'

C20

C31

30.00'

C30 (ESMT.)

N30°52'40"W 269.83'

105.43'

129.84'

24.40' (ESMT.)

N59°07'20"E 13.00'

108.80'

20' PRIVATE DRAINAGE EASEMENT

10'

S63°19'28"W 183.98'

169.36'

180.00'

81 0.500 Ac.

80 0.500 Ac.

79 0.500 Ac.

78 0.500 Ac.

S89°00'08"W 180.00'

S89°00'08"W 180.00'

N83°27'37"W 180.00'

139.50'

74 0.448 Ac.

14' UTILITY EASEMENT

35' BUILDING SETBACK

20' PRIVATE DRAINAGE EASEMENT

125.52'

S06°32'23"W 205.19'

123.73'

S76°26'41"E 20.08'

D.B. 213 Pg. 575 50' Pipe Line Easement 25' On Each Side of Pipeline As Laid In The Field

75 0.496 Ac.

102.02'

Amanda L. Chacra, Trustee
Pcl. No. 2900190482010
Inst. No. 201412090008844
1.246 Ac.

3/4" Iron Pipe Fnd

S59°07'20"W 60.00'

30.00'

55.60'

3/4" Iron Pipe Fnd

PLAT BOOK 5 PG. 247

N30°51'49"W 47.20'

S81°14'29"W 14.41'

A SEE PAGE 3 FOR OWNERSHIP

AZALEA DRIVE (60') (PUBLIC ROADWAY)

S59°07'20"W 200.00'

83 0.500 Ac.

82 0.500 Ac.

P.B. 5 Pg. 247 50' Access Drive & Utility Easement

S03°51'01"E 79.38'

S00°59'52"E 121.00'

S05°17'21"W 108.53'

40.50'

S06°32'23"W 119.29'

C16

120.13'

24.94'

C15 (ESMT.)

C14

C2

C8

C7

43.43'

S09°36'34"W 35.00'

N06°32'23"E 194.13'

102.02'

10.85' (ESMT.)

10.33' (ESMT.)

S41°16'46"E 110.18'

P.B. 5 Pg. 247 30' Access Drive & Utility Easement

S59°07'33"W 161.67'

30' BUILDING SETBACK

84 0.500 Ac.

RESERVE "G" 7.171 Ac.

PRESERVATION E

C13

C9

N61°16'47"W 34.50'

60.00'

76 0.545 Ac.

S25°06'13"W 35.00'

77.08'

78.93'

S78°20'41"E 82.10'

C10

C12

C11

N06°32'23"E 217.04'

102.02'

3/4" Iron Pipe Fnd Capped "S-6034" 0.19' N

S30°52'40"E 122.58'

28.82'

P.B. 5 Pg. 247 20' Utility Easement

PRESERVATION D

PRESERVATION C

PRESERVATION F

Stream Corridor Protection Zone

S10°30'41"W 160.29'

N89°00'07"E 30.62'

S53°53'33"E 141.36'

S83°53'34"E 99.95'

N83°23'20"W 56.93'

98.83'

S83°53'34"E

235.06'

20' UTILITY EASEMENT

77 0.625 Ac.

Wynn Gingerich and Kezia Gingerich
Pcl. No. 2900190482040
Inst. No. 202208260008185
1.070 Ac.

93.04'

THE OAKS PHASE 1 P.B. 5 PG. 247

P.B. 5 Pg. 247 40' Access Drive & Utility Easement

LOT 6943

S10°30'41"W 529.95'

20.06'

20' EX. UTILITY EASEMENT P.B.__ PG.__

S07°20'05"W 325.69'

S88°58'07"W 272.73'

126.88'

3/4" Iron Pipe Fnd Capped "S-6034"

THE OAKS PHASE 1 P.B. 5 PG. 247

RESERVE "A"

20' EX. UTILITY EASEMENT P.B.__ PG.__

294.89'

MI Rentals III, LLC
Pcl. No. 2900190482030
Inst. No. 202206220006040
1.209 Ac.

92.11'

DARBY RUN SECTION 1 P.B. __ PG. __

LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 15

S27°50'40"W 98.23'

Logan R. Schroll and Abrielle C. Schroll, and Stephen R. Tinch
Pcl. No. 2900190485000
Inst. No. 201909040007001
1.500 Ac.

N85°07'30"E 636.98'

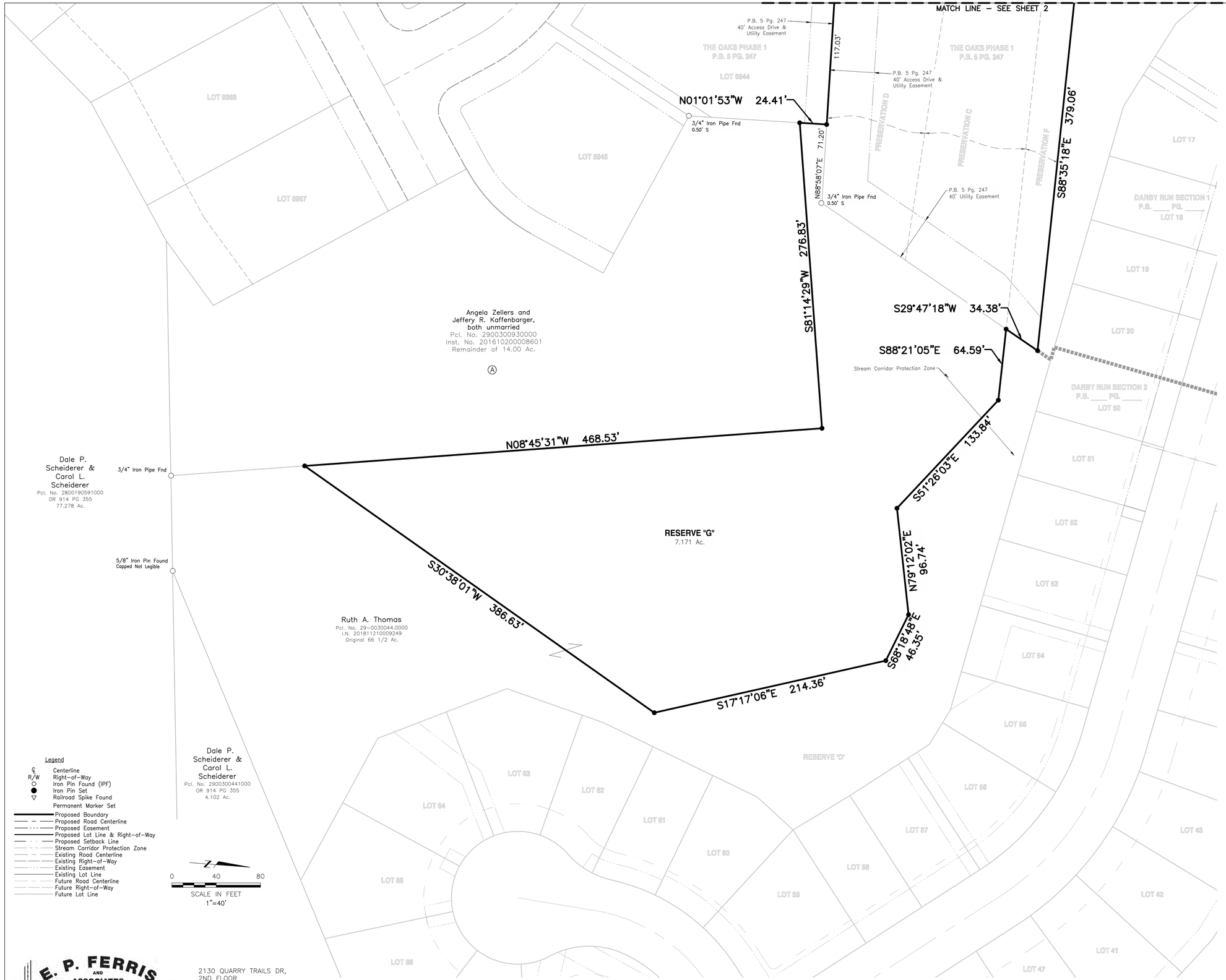
MATCH LINE – SEE SHEET 3

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

DRWN BY TKC CHK BY MLS DATE 10/17/2023

PROJECT 1146.004

Drawing: M:\1146004_TheOaks\DWG\Plats\1146004_Plat - The Oaks Ph II.dwg Saved on: 04-07-16 08:49 Revised by: esdonnell -LTscale: 1 -Plot scale 1=1 MS/PS



Legend

- ℄ Centerline
- R/W Right-of-Way
- ○ Iron Pin Found (IPF)
- ● Iron Pin Set
- ▽ Railroad Spike Found
- Permanent Marker Set
- Proposed Boundary
- Proposed Road Centerline
- Proposed Easement
- Proposed Lot Line & Right-of-Way
- Proposed Setback Line
- Stream Corridor Protection Zone
- Existing Road Centerline
- Existing Right-of-Way
- Existing Easement
- Existing Lot Line
- Future Road Centerline
- Future Right-of-Way
- Future Lot Line

NOTE "A" No vehicular access to be in effect until such time as the public street right-of-way is extended by plat, deed or easement.

NOTE "B" Acreage Breakdown

Total Acreage:	19.551 Ac.
Acreage in Lots 73-92 (inclusive):	9.648 Ac.
Acreage in rights-of-ways:	2.732 Ac.
Acreage in open spaces:	7.171 Ac.

NOTE "C" At the time of platting, all of the land hereby being platted as Darby Creek Section 3, is in the Flood Hazard Zone "X" (outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Union County, Ohio and incorporated areas. Map Number 39159C0355 D, Effective Date: December 16, 2008.

NOTE "D" At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.

NOTE "E" Reserve "G" is to be owned and maintained by The Oaks Association for the purpose of open space and storm water management facilities.

ROAD CENTERLINE CURVES

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	49.69	250.00	011°23'18"	N89°09'16"W	49.61
C2	96.78	250.00	022°10'50"	N72°22'12"W	96.18
C3	46.04	350.00	007°32'15"	N02°46'16"E	46.01
C4	130.38	250.00	029°52'48"	S15°56'16"E	128.90

LOT LINE CURVES

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	91.51	50.00	104°51'33"	S42°12'12"E	79.26
C6	54.60	280.00	011°10'21"	N89°02'47"W	54.51
C7	31.41	293.81	006°07'29"	N80°14'48"W	31.39
C8	23.44	400.00	003°21'27"	S78°42'43"E	23.44
C9	65.18	400.00	009°20'10"	S85°03'31"E	65.11
C10	26.00	60.00	024°49'49"	N77°18'41"W	25.80
C11	74.88	60.00	071°30'27"	N29°08'33"W	70.12
C12	36.76	60.00	035°06'14"	N24°09'47"E	36.19
C13	103.61	60.00	098°56'29"	S88°48'52"E	91.21
C14	19.16	60.00	018°17'53"	S30°11'41"E	19.08
C15	45.95	50.00	052°38'57"	N47°22'13"W	44.35
C16	37.50	220.00	009°45'55"	N78°34'39"W	37.45
C17	47.12	30.00	090°00'00"	S51°32'23"W	42.43
C18	42.10	320.00	007°32'15"	S02°46'16"W	42.07
C19	98.60	220.00	025°40'40"	S13°50'12"E	97.77
C20	16.14	220.00	004°12'08"	S28°46'36"E	16.13
C21	73.97	280.00	015°08'07"	S23°18'36"E	73.75
C22	72.06	280.00	014°44'41"	S08°22'12"E	71.86
C23	49.99	380.00	007°32'15"	S02°46'16"W	49.95
C24	47.12	30.00	090°00'00"	N38°27'37"W	42.43
C25	43.73	220.00	011°23'18"	N89°09'16"W	43.66
C26	68.60	50.00	078°36'42"	S45°50'44"W	63.35

EASEMENT CURVES

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C27	34.74	50.00	039°48'22"	N53°47'31"W	34.04
C28	36.97	30.00	070°36'21"	S61°14'12"W	34.67
C29	13.99	220.00	003°38'34"	S85°16'54"E	13.98
C30	26.14	220.00	006°48'27"	S27°28'26"E	26.12
C31	5.18	207.00	001°25'59"	N30°09'40"W	5.18

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

November 7, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development Review – Marysville East Section 1

Application: The applicant would like to develop the properties located at Parcels with ID numbers of 2800170320000, 2800170450010, 2800230571000, 2800210020000, 2800170450020 for a Planned Unit Development known as Marysville East Section 1.

Applicant: Rockford Development Investments (RDI)
Tom Hart
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240

Owners:

Property A
Kevin G. Bennington Trustee & Etals
P.O. Box 357
Williamsport, Ohio 43164

Property B
Gary J. Lee (Life Estate)
17421 Waldo Road
Marysville, Ohio 43040

Property C
18530 LLC.
17421 Waldo Road
Marysville, Ohio 43040

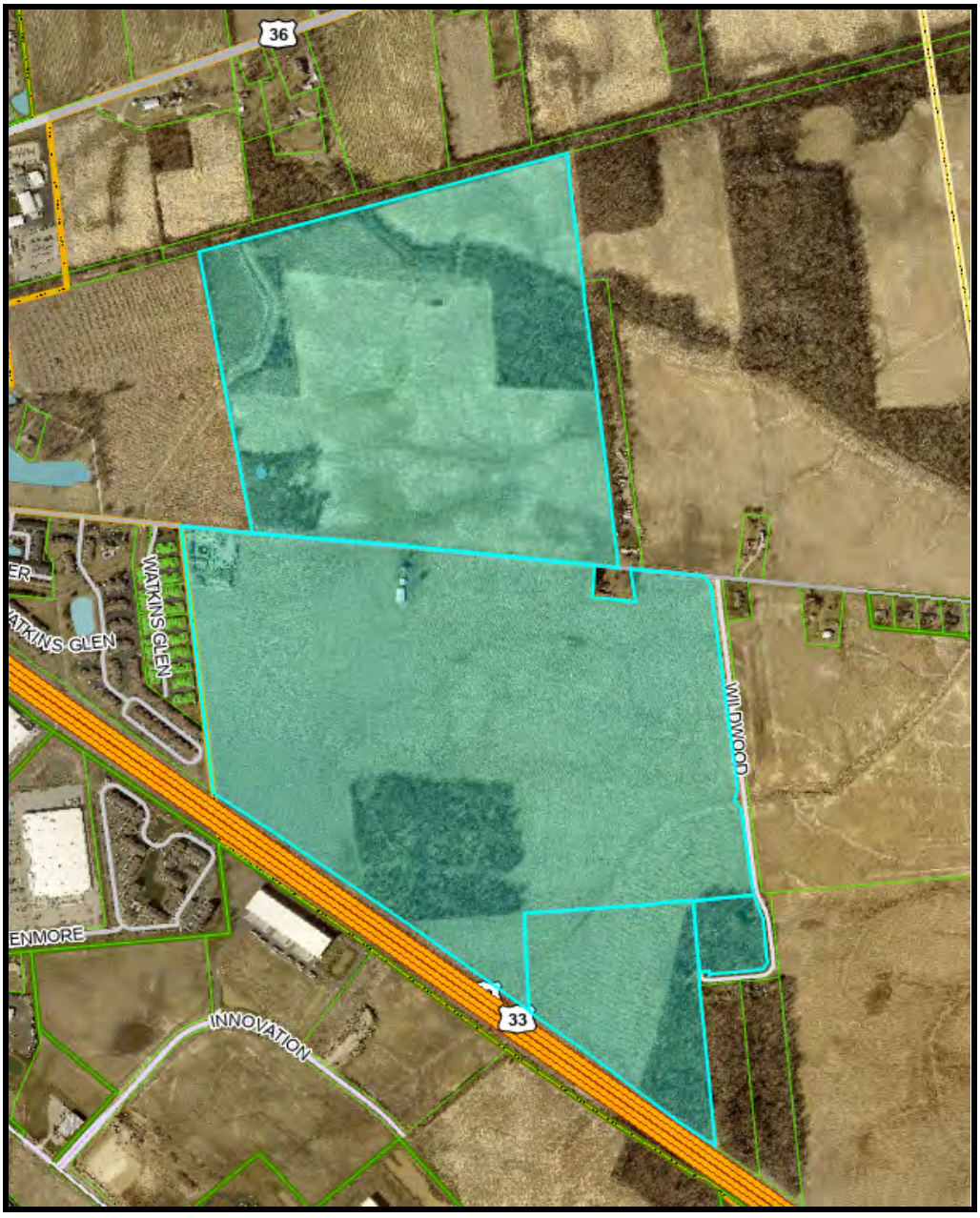
Property D
1833 Farms LLC.
17421 Waldo Road
Marysville, Ohio 43040

Property E
City of Marysville
209 S. Main Street
Marysville, Ohio 43040

Location: The applicant is requesting a zoning amendment to rezone +/- 336.865 acres located on the north and south side of Watkins Road to allow for mixed-used development as a Planned Unit Development (PUD). Existing property surrounding the subject property are as followed:

North: Farm / Residential District (U-1)
East: Farm / Residential District (U-1)
South: US Route 33 and Manufacturing / Innovation District (M/I)
West: Regional Mixed-Use District (RMU) and Farm / Residential District (U-1)

Aerial (location is in blue)



Project History:

The Planning Commission approved a Sketch Plan for Marysville East Section 1 PUD at the September 7, 2023 Planning Commission meeting.

Planning & Zoning Staff Analysis:

The existing parcels are zoned as Farm / Residential District (U-1), which are currently undeveloped parcels of land. Main access points to the proposed site will be off of Watkins 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 Section 1135.01 **Objectives for a Planned Unit Development** and Section 1135.06 **Common Open Space** into consideration when reviewing the PUD-Development Plan Application.

- The applicant has provided responses to Section 1135.01 within their application on pages 16 - 18.

- The applicant has provided a response to Section 1135.06 on pages 20 and 21 along with providing open space requirements in each subarea throughout the development standards.

PUD Development Text

The development is planned to have five subareas and each subarea within the PUD Development Text will have specific development standards.

Subarea A is similar in conformity to the Suburban Commercial Zoning District standards, as set forth in Section 1121.08 of the City of Marysville Zoning Code.

Subarea B is similar in conformity to the Manufacturing/Innovation and Light Manufacturing Zoning Districts standards, as set forth in Section 1121.13 and Section 1121.14 of the City of Marysville Zoning Code.

Subarea C is similar in conformity to the Suburban Residential Zoning District standards, as set forth in Section 1121.07 of the City of Marysville Zoning Code.

Subarea D is similar in conformity to the Open Space Zoning District standards, as set forth in Section 1121.17 of the City of Marysville Zoning Code.

Subarea E is similar in conformity to the Government and Institutional Zoning District standards, as set forth in Section 1121.16 of the City of Marysville Zoning Code.

General Development Staff Comments

Additional comments are outlined in the attached 'Exhibit A' document. The applicant shall review and modify the Annexation #1 Development Text accordingly.

The applicant has described the comprehensive trail network throughout the development. In order for staff to understand the proposed connections, the applicant shall include an exhibit of a trail master plan indicating the conceptually proposed trail locations throughout the entire PUD.

The applicant shall include an exhibit of a fence plan indicating where the conceptually proposed fencing will be located through the whole PUD.

The applicant shall revise the use of the terms "Common Area" and replace it with "Open Space" for all subarea standards. The Subarea D name of 'Public Common Area' can be maintained.

The applicant shall remove any reference to the Exterior Plan application in the text in case the names of the City's applications change and replace it with Design Review Board approval.

General Development Setback Standards

The applicant has provided additional setback requirements for manufacturing, light industrial, office, commercial or retail uses that are abutting residential or multi-family uses. The applicant has provided the standards which are listed below:

- Manufacturing / Light Industrial / Office / Commercial / Retail to Residential or Multifamily
    - Minimum 25' from the property line on the Residential side
    - Minimum 50' from the property line for parking and 100' from the property line for the building on the Manufacturing / Light Industrial / Office / Commercial / Retail.

The applicant shall confirm if the 25' setback from the property line for the Residential side is for vehicular use (i.e. pavement, drive aisles, parking, etc.) or for building setbacks.

General Development Common Open Space Standards

The applicant has provided standards of meeting the Zoning Code Ordinances by meeting or exceeding the 10% required Open Space in each subarea.

The applicant has also created Subarea D which is approximately 14.45 acres that will be reserved, protected and developed as part of the network of parks and trails systems throughout the area.

Subarea A: Multi-Family and Attached Residential (36.36 Acres)

The following are development standards for the Subarea A:

- Permitted Uses:
    - Single-Family Attached
    - Multi-Family
    - Community Center / Commercial Recreation (indoor) - Clubhouse with pool and fitness
    - Garage Detached

Staff recommends removing 'Garage Detached' as a permitted use unless this is intended to be its own development / land use, such as, Horsepower Farms in Powell.

- Setbacks:
    - Internal Setbacks between buildings determined by fire code
    - Perimeter Setbacks
        - East - 25'
        - West - 25'
        - South - 25'
        - Watkins Road - 60'

The applicant shall provide a set separation distance between buildings (i.e. Section 1133.09 b)1) is 20') or by fire code; whichever is greater.

The applicant shall clarify if the perimeter setback from the property line is for vehicular use (i.e. pavement, drive aisles, parking, etc.) or for building setbacks.

- Building Height:
  - 45' plus architectural features such as cupolas and / or chimneys
- Minimum Lot Size
  - Complies with Section 1121.08
- Common Area / Open Space:
  - Greater than the recommended 10%

The applicant shall revise the language of the Common Area / Open Space to require 10%. The "public common area" shall not count towards open space of subarea A.

- Lot Coverage:
  - 70% including accessory structures

The applicant shall determine if the Lot Coverage definition will meet the City's definition. If so, then the language of accessory structures would not be required. City adopted 60% for Single Family Attached and 65% for Multi-Family in the Suburban Commercial District (SCD), so the applicant shall confirm if they are seeking 70% or will follow a standard from SCD.

- Density:
  - 14 Units/Acre

The applicant shall remove the breakdown of the number of units and the types of buildings under the density section and leave the density as 14 Units per acre. This provides flexibility when going through the Design Review process if staff comments or zoning code would require an adjustment to the initial proposed site plan.

- Architectural Building Materials:
  - Multi-Family
    - High-quality vinyl board and batten siding
    - Vinyl vertical siding with painted brick accents
    - Black asphalt roof.
    - Some units will have covered balconies with black metal railings
    - An assortment of single and double windows.
  - Single-Family Attached
    - High-quality vinyl board and batten siding
    - Vinyl vertical siding with painted brick accents
    - Black asphalt roof.
    - Metal seam roofs will be featured over the majority of the entry doors.

The applicant shall consider including more materials as permitted materials to provide flexibility for Design Review Board submission (i.e. natural materials, stone, etc.).

The applicant shall include the minimum material thickness requirement for the vinyl material (i.e. architectural grade vinyl siding having a minimum thickness of .044").

The applicant shall remove listing the color of the roof and other materials to allow for the ability to alter the color while going through the Design Review process. The

applicant shall consider revising the Architectural Standards to prohibit fluorescent colors.

- Signage:
  - 2 Monument Signs
    - 1 along Watkins Road - Max height of 8 feet
    - 1 along US 33 - Max height of 20 feet

  The applicant shall include a maximum dimension for the width of both monument signs. Staff recommends not exceeding 8'-6" in width for the US 33 sign in order to reflect a similar character to the other highway residential development signage.

  - Display Size
    - None specified and states to see Exhibit E5

  The applicant shall include the maximum sign face area.

  - Materials
    - Brick, stone, wood, glass, stucco, architectural precast concrete, metal, or other innovative materials.

  The applicant shall revise the listed materials and renderings to be more compatible with the permitted materials for the buildings in Subarea A.

- Lighting:
  The applicant shall indicate if the lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one tenth (0.1) foot candles when adjacent to a residential district or existing residential use.

Subarea B: Manufacturing/Innovation (251.31 Acres)
The following are development standards for the Subarea B:

- Permitted Uses:
  - Section 1121.13 Permitted Uses unless stated under Prohibited Uses
  - Section 1121.14 Permitted Uses unless stated under Prohibited Uses
  - Data Centers
  - Electric Vehicle Charging Stations

- Conditional Uses: (these are new from the Sketch Plan where they were permitted uses)
  - Ground Passenger Dispatch
  - Warehousing, Personal Storage/Mini
  - Recycling Centers, if operated at an industrial scale
  - Extended Stay Hotel

- Prohibited Uses: (these are new since the Sketch Plan)
  - Building Materials and Hardware (Retail)
  - Commercial and Industrial Equipment and Machinery Sales, Rental and Leasing
  - Nursery
  - Vehicle Body Shop
  - Vehicle Sales, Rental, and Lease Excluding Body Work
  - Vehicle Service and Repair Facility
  - Veterinarian Animal Hospital and/or Animal Clinic (Outside Kennels)
  - Recycling Center, except as allowed as a conditional use as described above

- Permitted Accessory Structures:(these are new since the Sketch Plan)
    - Electric charging stations
    - Electrical substations
    - Water or material storage tanks
    - Generator yards
    - Chillers
    - Other external equipment reasonably necessary for operations of permitted or conditional uses

  The applicant shall consider adding a definition section to define the different uses proposed (i.e. Recycling Centers, if operated at an industrial scale, Electric charging stations, Chillers, etc.).

- Setbacks
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

- Building Height:
    - 70' (this is a reduction from 85' proposed in the Sketch Plan)
- Minimum Lot Size
    - Minimum Lot Width - 100'
    - Minimum Lot Size - 2 Acres
- Common Area / Open Space:
    - Greater than the recommended 10%

  The applicant shall revise the language of the Common Area / Open Space to require 10%. The "public common area" shall not count towards open space of subarea B.

- Lot Coverage:
    - No maximum lot coverage for this subarea as long as all setbacks are satisfied

- Landscaping and Buffers:
    - Perimeter Fencing
        - Proposed along US 33 as well along both sides of Watkins Road.

  The applicant shall provide a site plan that dictates the location of the proposed perimeter fencing.

- Tree Preservation Zones
  - The applicant proposed two tree preservation zones 100' wide as shown on the Existing Conditions Exhibit

The applicant shall provide standards for tree replacement for the existing trees that will be removed otherwise the City's code requirement will be followed.

- Perimeter Landscape Standards Abutting Residential
  - 6' high mound
  - Mixture of deciduous trees, evergreens and bushes to obtain 80% opacity
  - 4 years after planting the buffer shall be a minimum height of 10' above ground level
  - Installed for each use or improvement that is located within 800' of residential
  - Additional 75' of screening shall be added to each site

The applicant shall provide exhibits of the proposed Perimeter Landscape depicting the mound with the mixture of the planting.

- Fencing

The applicant shall include the requirement that if a fence is located in the 'front yard' of the parcel then there shall be a landscape buffer to screen the fence.

The applicant shall also consider including information regarding height and location or designate whether they will be per the M/I typology charts.

- Architectural Building Materials:
  - Materials for None Traditional Style Buildings
    - Wood
    - Stone
    - Brick
    - Concrete
    - Contemporary materials
      - Aluminum
      - Metal
      - Glass
      - Stucco
      - Cementitious Fiberboard (e.g., Hardi-plank or equivalent)

The applicant shall consider revising the Architectural Standards to prohibit fluorescent colors.

- Architecture:

  The applicant has outlined examples photographs of proposed architectural styles for the Data Center buildings. *Staff recommends including additional images for Subarea B of other permitted uses, such as, architectural character for an office building.*

- Signage:
  - Shall Comply with City Code unless a master signage plan as part of an Exterior Plan application.

The applicant shall clarify whether the signage master plan is intended to be for the entire Marysville East Annexation #1, or if this will be an individual signage master plan per development. Staff would encourage the signage master plan to be comprehensive of the entire Annexation #1.

- Lighting:
  The applicant shall indicate if the light pole height of 28' includes a base or not. If not then include the maximum height with a base and clarify the text.

Subarea C: Single-Family Residential (17.17 Acres)
The following are development standards for the Subarea C:

- Permitted Uses:
  - Single-Family Detached
- Setbacks
  - Front - 25', Side - 5', and Rear 20'
- Building Height:
  - No Height provided

  The applicant shall provide a maximum height of the Single Family Detached buildings.

- Common Area / Open Space:
  - Greater than the recommended 10%

  The applicant shall revise the language of the Common Area / Open Space to require 10%. The "public common area" shall not count towards open space of subarea C.

- Lot Coverage:
  - 40% including accessory structures

  The applicant shall determine if the Lot Coverage definition will meet the City's definition. If so, then the language of accessory structures would not be required.

- Density:
  - Maximum of 4 units/acre

Subarea D: Public Common Area (14.45 Acres)
The following are development standards for the Subarea D:

- Permitted Uses:
  - Park
  - Community Garden
  - Commercial Recreation (outdoor)
  - Essential Public Services and Utilities
  - Necessary Roadway Crossings

Subarea E: Civic (1.14 Acres) - Regional Pump Station
The following are development standards for the Subarea E:

- Permitted uses:
  - Essential Public Services and Utilities

City Arborist Comments:

- *The applicant shall replace the Red Maple and Birch trees listed under the Street Tree Plant List. Please specify that these trees will not be used as street trees, but may be utilized throughout the site.*

Engineering Comments:

1. Traffic Analysis
    a. Continue to work with the City's Engineering Department on an approved regional traffic study and thoroughfare plan to determine what roadway infrastructure improvements will be necessary.
    b. The following studies and analysis will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development.
        i. Traffic Impact Study Guidelines – These guidelines will determine if the individual development requires a Traffic Impact Study or a Turn Lane Analysis.
        ii. Access Management Guidelines – These guidelines will provide a framework for controlling the number, type, size, and location of access points to a roadway system in order to ensure the safe and efficient movement of traffic while also maintaining adequate access to properties.
        iii. Intersection sight distance exhibits/drawings shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
    c. Please continue to coordinate with the Union County Engineer's Office and the Ohio Department of Transportation (if applicable) to determine if they will require any off-site traffic improvements.
    d. Right-of-way dedication along Watkins Road (width to be determined) and a utility easement (width to be determined) flanking the proposed right-of-way will be required.
2. Roadway
    a. The typical section for all roadways (existing and proposed) will be determined during the Regional Thoroughfare Plan analysis and each individual Traffic Impact Study. The City's updated Thoroughfare Plan provides guidance on the required cross-section characteristics.
3. Pedestrian Connectivity
    a. Provide an overall trail map for the proposed Marysville East Planned Unit Development.
    b. A ten (10) foot wide shared use path will be required along Watkins Road to connect the Marysville East Planned Unit Development to US Route 36.
    c. Sidewalks and/or a shared use path will be required on both sides of all roadways.
4. Sustainability and Green Infrastructure
    a. The City of Marysville is committed to building a sustainable community through the utilization of Green Infrastructure. Provide a section addressing how the Marysville East Planned Unit Development plans to incorporate sustainable and green infrastructure (i.e. green infrastructure for stormwater management, renewable energy, water conservation, electric vehicle charging stations, sustainable architecture, pedestrian and bike facilities, etc.).

5. The following items will be addressed during the final engineering approval process for each development within the Marysville East Planned Unit Development:
    a. Utility Design / Alignment (stormwater, water, and wastewater):
        i. 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.
        ii. The final sanitary sewer alignment (horizontal and vertical) will be reviewed and approved by the City during the Zoning Permit / Engineering review process.
        iii. A stormwater management report, including all stormwater calculations, shall be reviewed and approved by the City during the Zoning Permit / Engineering review process.
            1. All off-site drainage will need to be properly maintained / routed to provide an adequate outlet.
            2. An adequate outlet shall be verified for all proposed stormwater management facilities.
            3. An existing field tile map / exhibit shall be provided during the engineering approval process.
            4. Any detention/retention basins may need to comply with the guidelines included in the FAA Advisory Circular No. 150/5200-33C, Hazardous Wildlife Attractants on or near Airports depending on where they are located within the area to be annexed.
        iv. A stormwater pollution prevention plan (SWPPP) will be required prior to construction commencing.
        v. Any required utility extensions or upgrades will be the sole responsibility of the Applicant.
    b. An Environmental Assessment will be required to determine if the development has any environmental impacts and how those will be mitigated.
    c. Coordination with the City of Marysville's Fire Division will need to take place to ensure the Fire Division's safety requirements are met for each development within the Planned Unit Development.
    d. All Ohio EPA permits (NOI, PTIs, etc.) will be required prior to construction.

Staff Comments:

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

General Comments:

1. All Engineering comments shall be met.
2. All City Arborist comments shall be met.

General Development Comments:

3. Additional comments are outlined in the attached 'Exhibit A' document. The applicant shall review and modify the Annexation #1 Development Text accordingly.
4. The applicant has described the comprehensive trail network throughout the development. In order for staff to understand the proposed connections, the applicant shall include an exhibit of a trail master plan indicating the conceptually proposed trail locations throughout the entire PUD.

5. The applicant shall include an exhibit of a fence plan indicating where the conceptually proposed fencing will be located through the whole PUD.
6. The applicant shall revise the use of the terms “Common Area” and replace it with “Open Space” for all subarea standards. The Subarea D name of ‘Public Common Area’ can be maintained.
7. The applicant shall remove any reference to the Exterior Plan application in the text in case the names of the City’s applications change and replace it with Design Review Board approval.
8. The applicant shall confirm if the 25’ setback from the property line for the Residential side is for vehicular use (i.e. pavement, drive aisles, parking, etc.) or for building setbacks.

Subarea A Comments:

9. Staff recommends removing ‘Garage Detached’ as a permitted use unless this is intended to be its own development / land use, such as, Horsepower Farms in Powell.
10. The applicant shall provide a set separation distance between buildings (i.e. Section 1133.09 b)1) is 20’) or by fire code; whichever is greater.
11. The applicant shall clarify if the perimeter setback from the property line is for vehicular use (i.e. pavement, drive aisles, parking, etc.) or for building setbacks.
12. The applicant shall revise the language of the Common Area / Open Space to require 10%. The “public common area” shall not count towards open space of subarea A.
13. The applicant shall determine if the Lot Coverage definition will meet the City’s definition. If so, then the language of accessory structures would not be required. City adopted 60% for Single Family Attached and 65% for Multi-Family in the Suburban Commercial District (SCD), so the applicant shall confirm if they are seeking 70% or will follow a standard from SCD.
14. The applicant shall remove the breakdown of the number of units and the types of buildings under the density section and leave the density as 14 Units per acre. This provides flexibility when going through the Design Review process if staff comments or zoning code would require an adjustment to the initial proposed site plan.
15. The applicant shall consider including more materials as permitted materials to provide flexibility for Design Review Board submission (i.e. natural materials, stone, etc.).
16. The applicant shall include the minimum material thickness requirement for the vinyl material (i.e. architectural grade vinyl siding having a minimum thickness of .044”).
17. The applicant shall remove listing the color of the roof and other materials to allow for the ability to alter the color while going through the Design Review process. The applicant shall consider revising the Architectural Standards to prohibit fluorescent colors.
18. The applicant shall include a maximum dimension for the width of both monument signs. Staff recommends not exceeding 8’-6” in width for the US 33 sign in order to reflect a similar character to the other highway residential development signage.
19. The applicant shall include the maximum sign face area.
20. The applicant shall revise the listed materials and renderings to be more compatible with the permitted materials for the buildings in Subarea A.
21. The applicant shall indicate if the lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one tenth (0.1) foot candles when adjacent to a residential district or existing residential use.

Subarea B Comments:

22. The applicant shall consider adding a definition section to define the different uses proposed (i.e. Recycling Centers, if operated at an industrial scale, Electric charging stations, Chillers, etc.).
23. The applicant shall revise the language of the Common Area / Open Space to require 10%. The “public common area” shall not count towards open space of subarea B.
24. The applicant shall provide a site plan that dictates the location of the proposed perimeter fencing.
25. The applicant shall provide standards for tree replacement for the existing trees that will be removed otherwise the City’s code requirement will be followed.
26. The applicant shall provide exhibits of the proposed Perimeter Landscape depicting the mound with the mixture of the planting.
27. The applicant shall include the requirement that if a fence is located in the ‘front yard’ of the parcel then there shall be a landscape buffer to screen the fence.
28. The applicant shall also consider including information regarding height and location or designate whether they will be per the M/I typology charts.
29. The applicant shall consider revising the Architectural Standards to prohibit fluorescent colors.
30. Staff recommends including additional images for Subarea B of other permitted uses, such as, architectural character for an office building.
31. The applicant shall clarify whether the signage master plan is intended to be for the entire Marysville East Annexation #1, or if this will be an individual signage master plan per development. Staff would encourage the signage master plan to be comprehensive of the entire Annexation #1.
32. The applicant shall indicate if the light pole height of 28’ includes a base or not. If not then include the maximum height with a base and clarify the text.

Subarea C Comments:

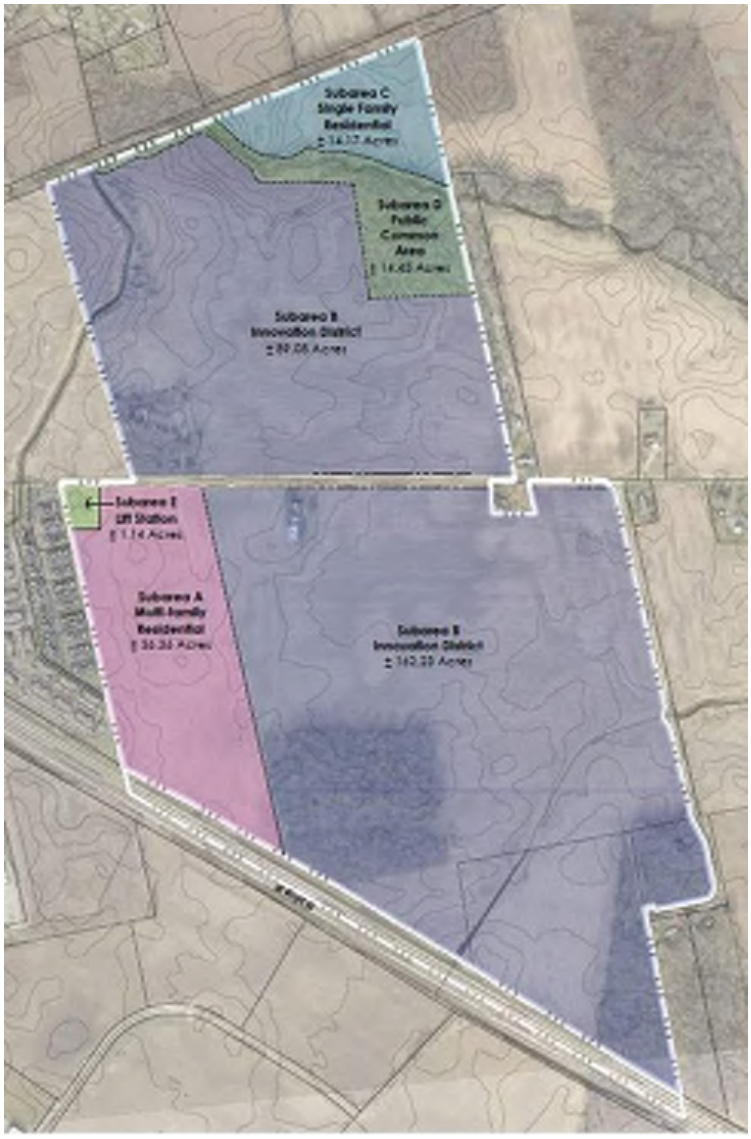
33. The applicant shall provide a maximum height of the Single Family Detached buildings.
34. The applicant shall revise the language of the Common Area / Open Space to require 10%. The “public common area” shall not count towards open space of subarea C.
35. The applicant shall determine if the Lot Coverage definition will meet the City’s definition. If so, then the language of accessory structures would not be required.

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

Exhibit A

Marysville East Annexation #1

Marysville, Ohio



PUD Development Plan Submittal – October 17, 2023

Exhibit A

MARYSVILLE EAST ANNEXATION #1
PUD SUBMITTAL MATERIALS DEVELOPMENT PLAN

Development Plan Document Index

1. PUD Development Plan Application

2. Adjacent Property Owner List

3. Adjacent Property Owner Mailing Labels

4. Rezoning Statement

5. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards

6. General Development Standards

7. Description of Each Subarea

8. Regional Vicinity (Context) Map – Exhibit A

9. Survey and Legal Description

10. Existing Conditions Map – Exhibit B
    a. Existing Soils Plan
    b. Existing Conditions – Subarea B

11. Subarea Plan – Exhibit C

12. Subarea A – Exhibits D (1-3) - Development Plan, Open Space, and Illustrative
    a. Exhibit E (1-7) - Landscape, Signage, Streetscape, Site Detail
    b. Exhibit I - Lighting

13. Subarea B – Site plans and Setbacks

14. Sample Apartment and Townhome Elevations

Exhibit A

REZONING STATEMENT

The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township, with a small portion in Dover, and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bi-pass (Road A) which will link the northern and eastern portions of Watkins Road will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community, known as Buxton Meadows.

Marysville East Annexation #1 is the first of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Annexation #1 is approximately 351.26 acres located generally along Watkins Road on both the north and south sides. The western boundary is The Crossing at Watkin Glen Condominium and the east side is bounded by Wildwood Lane. The project's north boundary is the abandoned Cotton Family railroad track line and the southern boundary borders US 33. Marysville East Annexation #1 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as in effect April 24, 2023 (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

Annexation #1 will consist of 5 subareas which include multi-family, single-family, industrial, public common area, and civic (regional pump station) developments. The total acreage of these 5 subareas is 336.87 acres. The difference between this figure and the total area being annexed (351.26 acres) is the acreage included in the US 33 right-of-way.

Exhibit A

Marysville East Annexation #1 will have upgraded design standards that include common fencing and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

Marysville East Annexation #1 will provide benefits to the overall Marysville community through the anticipated preservation of the natural areas, and extension of multi-purpose trails that connect the subareas to the natural areas. In addition, the development of the industrial park will add jobs and tax revenue to the schools, city, and county and the housing will provide employees and other residents the opportunity to reside in the area.

The development of Marysville East Annexation #1 will help facilitate and fund improvements to existing roads and the future construction of new roads. A traffic study and revised thoroughfare plan are currently being conducted with the assistance of the City Engineer and should be available shortly.

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development 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.

1135.01 (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 are consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan, and the intent of the Ordinance.*
>
> The proposed PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.
>
> *(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.

Marysville East Annexation #1 provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public space will be in ADDITION to the required common area of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial.

(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.

The protected common areas and project common areas combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 14.45 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included

in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

The integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique design of the multi-family community incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other common areas within the overall PUD.

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

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently being constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed by the developer to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which is included with this submission.

- ~~Time Warner Cable~~ has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the

area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1 will be developed with 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexation #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect ~~April 24, 2023~~ (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea below. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential ~~or Multifamily~~ will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential ~~or Multifamily~~
  - Minimum 25' from the property line on the Residential ~~side~~
  - Minimum 50' from the property line for parking and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

The perimeter setbacks of each subarea shall include mounding, trees or other plant materials, fencing, and bioswales, or drainage swales unless utilities or drainage requirements determine otherwise or as otherwise approved as part of the final design review. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

~~The common open space percentages for each subarea will meet the minimum requirements reflected within Marysville Codified Ordinances for each subarea defined in this document, subject to certain modifications with respect to Subarea B as set forth in more detail below.~~ With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks within each

developed subarea, it's anticipated that the common area for Marysville East will be more ~~than double or triple~~ that of the standard requirements.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40' on both sides of the centerline.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in Exhibit E6. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea B will be limited to locations adjacent to public roadways.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas

throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

MARYSVILLE EAST ANNEXATION #1 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #1 will strive to achieve the following goals:

- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers, and the protection of key natural features.
- The design elements, fencing, signage, and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses, and connections to open spaces, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Multi-Family and Attached Residential Development Requirements

The multi-family residential subarea A (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The common area within the development is anticipated to greatly exceed the required level under a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of these products will complement each other while at the same time providing a diversification of products. See the attachment for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. ~~The clubhouse design and requirements will rely on the underlying Suburban Residential District (SRD) zoning designations contained in Section 1121.07.~~ If there is a conflict between these standards and the provisions of Section ~~1121.07 or~~ 1121.08, the standards in this text shall apply.

Exhibit A

MARYSVILLE EAST ANNEXATION #1 DEVELOPMENT PLAN

List of Permitted Uses

- Single-Family Attached
- Multi-Family
- Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness
- Garage Detached

Lot Size, Setbacks, Height, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
  - Internal setbacks between buildings within the multifamily and attached residential development shall be determined based solely on the fire code.
  - Perimeter setbacks to the east, west, and south of the project will be 25'. Setbacks along Watkins Road will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- ~~Common area~~ will be ~~greater than the recommended~~ 10%
  - ~~In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD~~
  - Multi-purpose trails are included throughout the project and around the detention ponds. The Multi-purpose trails will also be installed along Watkins Road to connect to future paths that will link this development to the other subareas and the future park system.
  - The detention ponds will include fountains and landscaping.
  - Multiple dog parks will be included in the project.
- 70% including accessory structures ~~(based on new definition)~~
  - Accessory structures will include multiple trash compactors, a maintenance building (located behind the regional pump station), and mail kiosks throughout the project.

Density

- The combined overall density for both residential products will be 14 units per acre
  - Total density will be approximately 502 units which will include:
    a) 12 – 3 story walk-up buildings with 24 units each – 288 units
    b) 19 – 2 story townhomes with 4 units each – 76 units
    c) 23 – 2 story townhomes with 6 units each – 138 units
    d) One-story clubhouse with fitness and pool

- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.
- ~~The parking areas around the multi-family buildings will include 592 spaces which is approximately 2 spaces per multi-family unit. There will be approximately 532 surface parking spaces as well as 60 detached private garages.~~
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and

driveway spaces, each unit will have a minimum of 2 spaces.

- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will ~~link~~ to the other subareas when constructed.

Landscaping

- The landscaping requirements of subarea A will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well.
- Significant landscaping will be installed along Watkins Road
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per Exhibits E2 and E3.
- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per Exhibit E4.

Architecture

- The architectural style and designs for Subarea A (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl vertical siding with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl vertical siding with painted brick accents, and a black asphalt roof. Some units will have covered balconies with black metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.
- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl vertical siding with painted brick accents, and a black asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural details and design.

Signage

- The following signage standards shall apply to all signs associated with subarea A. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse),

project identification/gateway signs, and gateway freeway signage.

- Temporary Signs and ~~Other Sign Types – all temporary signs, real estate signs (advertising for sale, lease, or rent of the premises), the construction of a development project and/or contractor, on-site informational or directional~~ signs, ~~political signs, address signs,~~ shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
- Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.

  - Monument Signs – subarea A will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
    - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8'. This entrance leads directly to the clubhouse and is considered the main entrance.
    - Freeway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20'.
    - Additional dimensions, design, and proposed materials of these two permanent signs are provided in Exhibit E5. The ~~freestanding~~ signs will be incorporated into the surrounding landscaping beds.
    - The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations.
    - Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, stucco, architectural precast concrete, metal, or other innovative materials.
    - Lighting. Signs shall be illuminated in such a manner as to avoid creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:
      - External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.
      - Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are ~~not permitted.~~

Lighting

- Minimum lighting standards shall be as follows:
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Exterior/Landscape Plan Application.
  - Exhibit I shows the proposed location and specifications for the basic lighting.

Project Phasing

- It is anticipated that the development in subarea A will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.
- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, multi-family, and attached units. Future phases would proceed south based on user demand.

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 251.31 acres) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and is effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

- Permitted Uses. The following shall be permitted uses in this subarea:
  - The permitted uses set forth in Code Section 1121.13 - Manufacturing/Innovation District (M/I), as it exists and is effective on the date when this zoning text is approved by the City Council so as to be legally effective, but excluding any prohibited uses as set forth in Section I.B.3 of this text. For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. Uses developed and operated pursuant to this subsection are intended to further the purpose and intent of Code Section 1121.13(I) and (III);
  - The permitted uses set forth in Section 1121.14 – Light Manufacturing District (LMD) as it exists and is effective on the date when this zoning text is approved by City Council so as to be legally effective, but excluding any prohibited uses as set forth

in Section I.B.3 of this text. Uses developed and operated pursuant to this subsection are intended to further the purpose and intent of Code Section 1121.13(I) and (III);
  - Data centers. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information."; and
  - Electric vehicle charging stations.

- Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:
  - Ground Passenger Dispatch
  - Warehousing, Personal Storage/Mini
  - Recycling Centers, if operated at an industrial scale
  - Extended Stay Hotel

- Prohibited Uses: Notwithstanding the foregoing in Section I.B.1 through 3, the following uses from Code Sections 1121.13 and 1121.14 shall be prohibited in this subarea:
  - Building Materials and Hardware (Retail);
  - Commercial and Industrial Equipment and Machinery Sales, Rental and Leasing
  - Nursery;
  - Vehicle Body Shop;
  - Vehicle Sales, Rental, and Lease Excluding Body Work;
  - Vehicle Service and Repair Facility;
  - Veterinarian Animal Hospital and/or Animal Clinic (Outside Kennels);
  - Recycling Center, except as allowed as a conditional use as described above.

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
  - Approved Accessory Structures:
    - Electric charging stations
    - Electrical substations
    - Water or material storage tanks
    - Generator yards
    - Chillers
    - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, ~~Common Area~~, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- ~~Common area~~ will be ~~greater than the recommended~~ 10%
  - ~~In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD~~
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

~~Density~~

- ~~The combined overall density for this subarea will be determined by the application of setbacks and common area requirements.~~

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building. ~~Parking and loading spaces for all other uses and building typologies shall be provided in accordance with Code Chapter 1127.~~
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along Watkins Road or Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way. No pedestrian connections shall be required along US 33.

Landscaping

- The landscaping requirements of subarea B will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate

stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.

- The landscape treatment along the eastern and western boundaries of subarea B will include light mounding and a new tree line within the setbacks. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Given the nature of the uses that are anticipated in this subarea, open spaces shall not be required (but may be) open for use by the general public or by visitors or employees of uses or users that are off-site of the parcel on which the open space is provided.

Fencing

- Code Section 1123.20.c.~~10~~ shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements.

Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the

property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved ~~as part of a CODA application or Final Development Plan application (as applicable).~~

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:

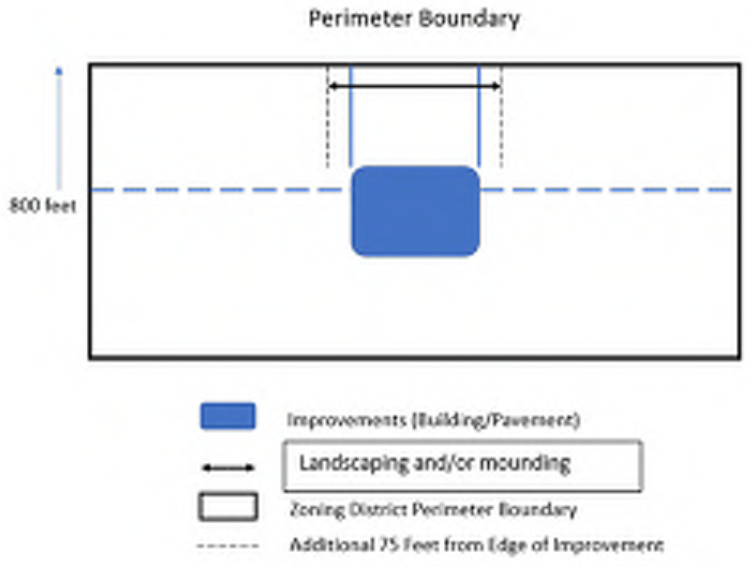


Exhibit A

Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
  - Building designs shall not mix architectural elements or ornamentation from different styles.
  - Buildings shall be required to employ a comparable use of materials on all elevations.
  - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
  - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Building Forms
  - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
  - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
  - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
  - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
  - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall and accents is permitted.
  - Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
  - Additional Standards: In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior

walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

- The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:



Exhibit A

MARYSVILLE EAST ANNEXATION #1 DEVELOPMENT PLAN





Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of an ~~Exterior Plan application~~. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the same light source type and style.

- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Subarea C – Single-Family Residential

Subarea C (approximately 14.17 acres) is a beautiful piece of ground nestled between two wood-lined creeks. The subarea is being zoned for future development as a single-family detached product. Access to this area and utility extensions will be a few years down the road and the pod will likely have to connect to the parcel to the west to be developed properly.

The common area within the development is anticipated to greatly exceed the required level under a straight zoning district. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, except to the extent variance and divergences are identified below ~~and in the upcoming Development Plan application~~.

List of Permitted Uses

- Single Family Detached

Lots Size, Common Area, or Coverage Ratio

- Lot sizes ~~and setbacks~~ will adhere to the requirements of the SRD zoning district and no less than 55'
- Setbacks: Front 25', Side - 5'; Rear – 20'
- Common area will be ~~greater than the recommended~~ 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 40% including accessory structures

Density

- Maximum density of 4 units per acre

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 14.45 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community

authority board which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below ~~and in the upcoming Development Plan application.~~

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

Subarea E – Civic (Regional Pump Station)

This subarea is currently under construction for the development of a regional sewer pump station by the City of Marysville. The current 1.14-acre parcel is zoned in Paris Township and is being incorporated into this PUD to bring the ground into Marysville as part of the annexation process.

Due to its proximity to the existing and future residential developments, landscape buffer requirements will be set forth in the development plan process of this application.

In implementing this subarea, the applicant will rely on the underlying Government and Institutional District (GOV) zoning designation and requirements contained in Section 1121.16, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Essential Public Services and Utilities



WATKINS CENTRAL - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT A

0 500 1,500 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

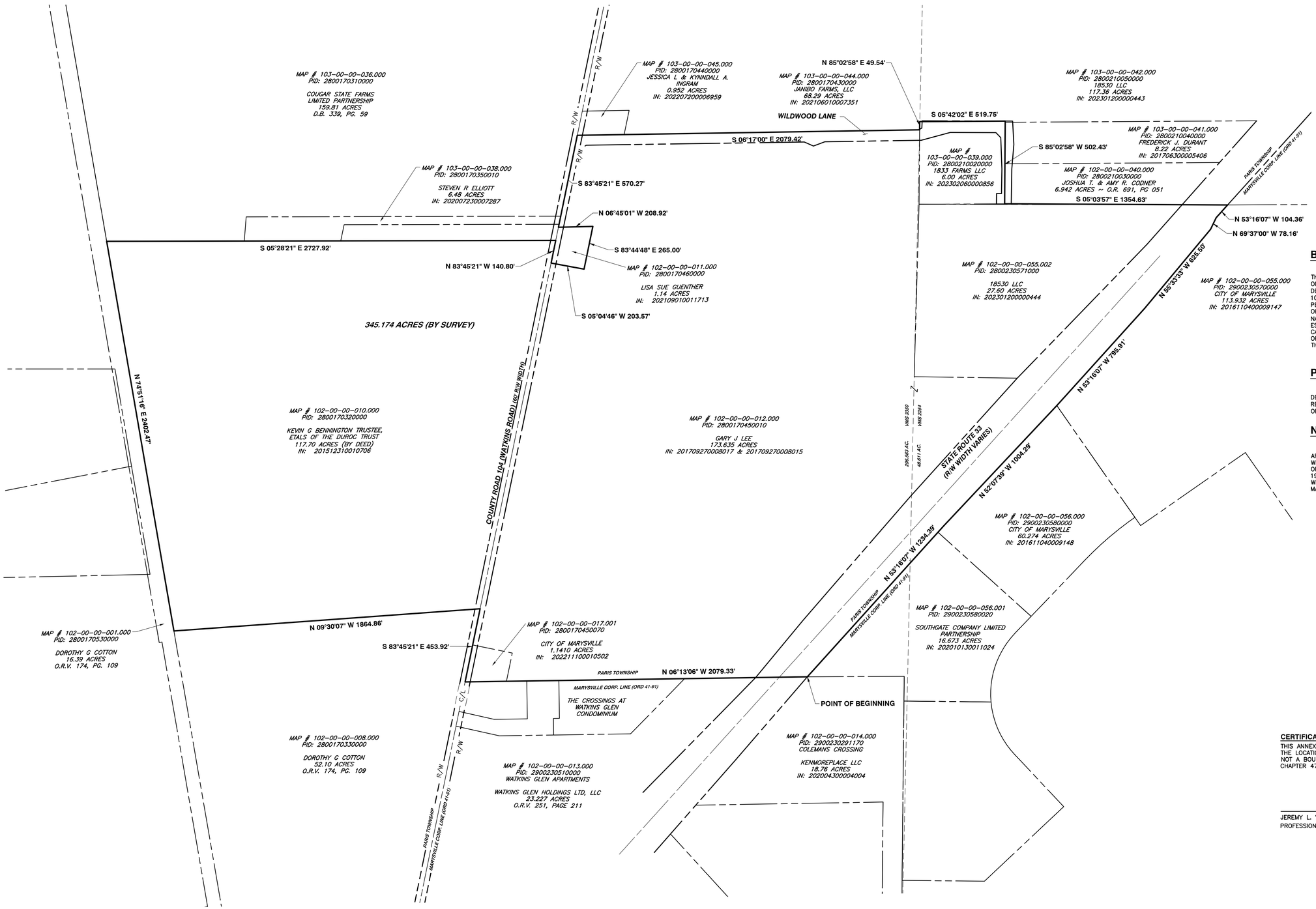
Exhibit A

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NUMBERS 2254 & 3350.

NORTH

SCALE IN FEET
0 300 600



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 83°45'21" WEST AS DETERMINED FOR THE CENTERLINE OF COUNTY ROAD 104 (WATKINS ROAD) BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 27 OF THE YEAR 2022.

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE UNION COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT UNION COUNTY.

NOTE:

AREA TO BE ANNEXED HAS 5,921.94 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 19,265.45 FEET THAT CONTAINS 30.74% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

CERTIFICATION:

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

JEREMY L. VAN OSTRAN DATE
PROFESSIONAL LAND SURVEYOR NO. 8283

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PARIS TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE:	AUGUST 2023
DWG SCALE:	1" = 300'
PROJECT NO:	325-925
DRAWN BY:	BTB
CHECKED BY:	JLV
APPROVED BY:	JLV

DRAWING NO.: ANNEX
SHEET 1 OF 1

P:\325-001\325-9251 - Survey\Dwg\325925ANP-SV01-ANNEX.dwg[2] LS:8/1/2023 - Assembly - LP: 8/1/2023 3:05 PM

DESCRIPTION OF 351.258 ACRES

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Nos. 2254 and 3350, being all of a 173.635 acre tract of land as conveyed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017, all of a 117.70 acre tract of land as conveyed to Kevin G. Bennington Trustee, etals of the Duroc Truct in Instrument Number 201512310010706, all of that 27.60 acre tract of land as conveyed to 18530 LLC in Instrument Number 202301200000444, all of that 6.00 acre tract as conveyed to 1833 Farms LLC in Instrument Number 202302060000856,and part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 351.258 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33 and the easterly line of the City of Marysville as incorporated in Ordinance 41-91, also being the northwesterly corner of that 16.673 acre tract as conveyed to Southgate Company Limited Partnership in Instrument Number 202010130011024, also being the northeasterly corner of that 18.76 acre tract as conveyed to Kenmore Place LLC in Instrument Number 202004300004004;

Thence along the easterly line of said corporation limit, crossing State Route 33, along the easterly lines of Watkins Glen Apartments and The Crossings at Watkins Glen Condominium, **North 06°13'06" West** a distance of **2079.33 feet** to a point in the centerline of Watkins Road (C.R. 104, 60’ r/w);

Thence along said centerline, **South 83°45'21" East** a distance of **453.92 feet** to the southwesterly corner of said 117.70 acre tract, and the southeasterly corner of that 52.10 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the westerly line of said 117.70 acre tract and the easterly line of said 52.10 acre tract, **North 09°30'07" West** a distance of **1864.86 feet** to a point on the southerly line of that 16.39 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the northerly line of said 117.70 acre tract and the southerly line of said 16.39 acre tract, **North 74°51'16" East** a distance of **2402.47 feet** to a point on the westerly line of that 159.81 acre tract conveyed to Cougar State Farms Limited Partnership in Deed Book 339, Page 59;

Thence along the easterly line of said 117.70 acre tract, the westerly line of said 159.81 acre tract, and the westerly line of that 6.41 acre tract as conveyed to Steven R. Elliott in Instrument Number 202007230007287, **South 05°28'21" East** a distance of **2727.92 feet** to a point in the centerline of said Watkins Road and on the northerly line of that 1.14 acre tract conveyed to Lisa Sue Guenther in Instrument Number 202109010011713;

Thence along the centerline of said Watkins Road and the northerly line of said 1.14 acre tract, **North 83°45'21" West** a distance of **140.80 feet** to a point;

Thence along the westerly, southerly, and easterly lines of said 1.14 acre tract the following three (3) courses and distances:

South 05°04'46" West a distance of **203.57 feet** to a point;

South 83°44'48" East a distance of **265.00 feet** to a point;

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

North 06°45'01" West a distance of **208.92 feet** to a point in the centerline of said Watkins Road;

Thence along the centerline of said Watkins Road, **South 83°45'21" East** a distance of **570.27 feet** to a point at the northeasterly corner of said 173.635 acre tract;

Thence leaving said centerline and along the easterly line of said 173.635 acre tract and the easterly right-of-way line of Wildwood Lane, the westerly line of that 0.952 acre tract as conveyed to Jessica L. & Kynndall A. Ingram in Instrument Number 202207200006959, and the westerly line of that 68.29 acre tract as conveyed to Janibo Farms, LLC in Instrument Number 202106010007351, **South 06°17'00" East** a distance of **2079.42 feet** to a point on the southerly line of VMS 3350 and the northerly line of VMS 2254;

Thence along the northerly line of said 6.00 acre tract, **North 85°02'58" East** a distance of **49.54 feet** to a point at the northeasterly corner of said 6.00 acre tract and the northwesterly corner of that 117.36 acre tract conveyed to 18530 LLC in Instrument Number 202301200000443;

Thence along the easterly line of said 6.00 acre tract, the west line of said 117.36 acre tract, **South 05°42'02" East**, a distance of **519.75 feet** to a point at the northeasterly corner of that 8.22 acre tract as conveyed to Frederick J. Durant in Instrument Number 201706300005406;

Thence along the northerly line of said 8.22 acre tract and the northerly line of that 6.942 acre tract as conveyed to Joshua T. and Amy R. Codner in Official Record 691, Page 051, **South 85°02'58" West** a distance of **502.43 feet** to a point at the southwesterly corner of said 6.00 acre tract and the northwesterly corner of said 6.942 acre tract;

Thence along the westerly line of said 6.942 acre tract and across State Route 33, **South 05°14'31" East** a distance of **1354.63 feet** to a point on the southerly limited access right-of-way of State Route 33;

Thence along said southerly limited access right-of-way line the following six (6) courses and distances:

North 53°16'07" West a distance of **104.36 feet** to a point;

North 69°37'00" West a distance of **78.16 feet** to a point;

North 55°33'33" West a distance of **625.50 feet** to a point;

North 53°16'07" West a distance of **795.91 feet** to a point;

North 52°07'39" West a distance of **1004.29 feet** to a point;

North 53°16'07" West a distance of **1234.39 feet** to the **Point of Beginning**, containing **351.258 acres**, which 296.563 acres lies within Virginia Military Survey Number 3350 and 48.611 acres lies in Virginia Military Survey Number 2254.

The bearing of North 83°45'21" West as determined for the centerline of Watkins Road based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

Exhibit A

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

Area to be annexed has 5,921.94 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 19,265.45 feet that contains 30.74% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

6/02/2023

Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283

Exhibit A



ZONING KEY

- PLANNED UNIT DEVELOPMENT (PUD)
- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP

WATKINS CENTRAL - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT B

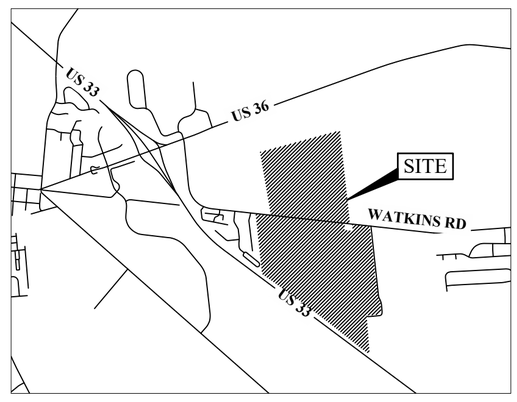
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10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



VICINITY MAP
NTS

DELAWARE AVENUE / US 36

EXISTING RAIL ROAD

EXISTING TREES TO BE REMOVED

EXISTING STREAM TO BE REMOVED

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING TREES TO BE REMOVED

WATKINS ROAD

EXISTING HOME, OUTBUILDINGS AND AND SURROUNDING TREES AND VEGETATION TO BE REMOVED

RMU

EXISTING ZONING: U-1
PROPOSED ZONING: PUD78

EXISTING WILDWOOD LANE ACCESS EASEMENT AS IDENTIFIED ON THE RELEVANT INSTRUMENT RECORDED WITH THE COUNTY RECORDER.

EXISTING TREES TO BE REMOVED

EXISTING DITCH

100' TREE PRESERVATION AREA

EXISTING TREES TO BE REMOVED

EXISTING HOME TO BE REMOVED

EXISTING TREES TO BE REMOVED

PUD

M/I

M/I

100' TREE PRESERVATION AREA

RMU

US 33

M/I

M/I

US 33

MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

OCTOBER 17, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

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Exhibit A

DELAWARE AVENUE / U.S. 36

EXISTING RAIL ROAD

WATKINS ROAD

U.S ROUTE 33

U-1

RMU

PUD

M/I

SUBAREA A

SUBAREA B

SUBAREA C

SUBAREA D

SUBAREA E

BoA

BoB

MrB

Pm

SOIL LEGEND

BoA : BENNINGTON SILT LOAM 0 TO 2 PERCENT SLOPES
BoB : BENNINGTON SILT LOAM 2 TO 8 PERCENT SLOPES
Pm: PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES

MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B EXISTING SOILS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

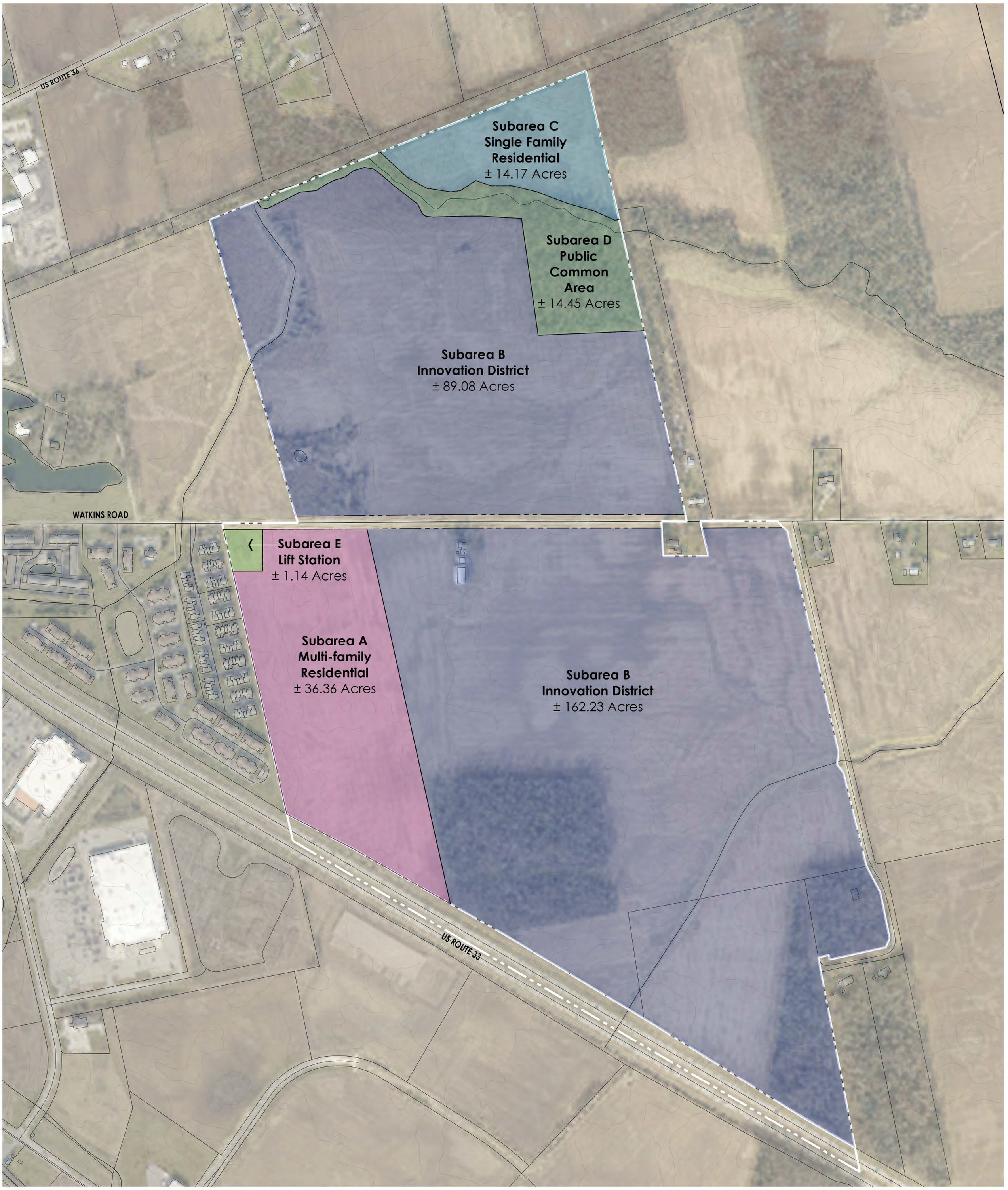
OCTOBER 17, 2023

EMH&T

GRAPHIC SCALE
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1 inch = 300 feet

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Exhibit A



SUBAREA DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

WATKINS CENTRAL - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT C

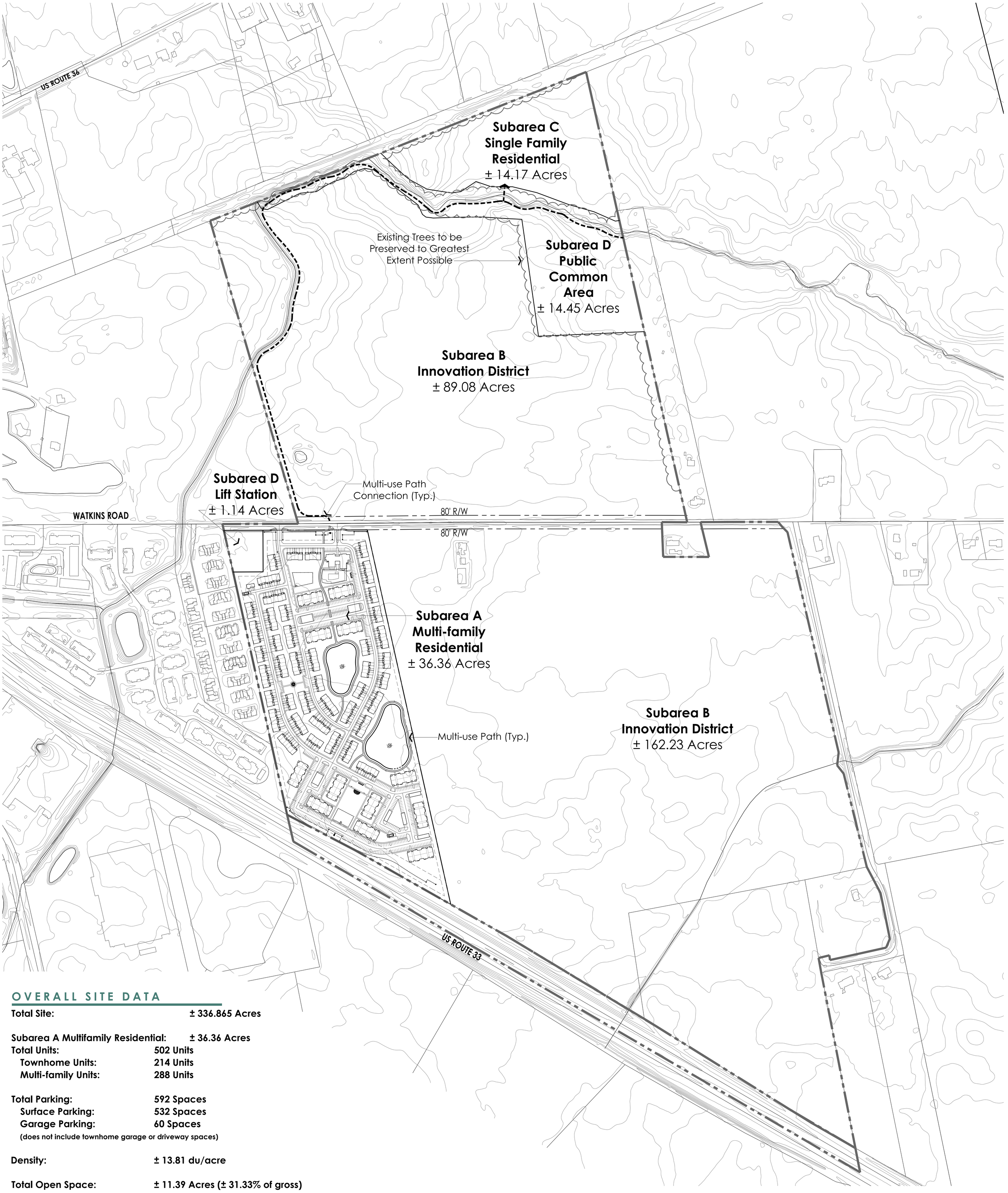
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10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



OVERALL SITE DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Total Units:	**502 Units**
Townhome Units:	**214 Units**
Multi-family Units:	**288 Units**
Total Parking:	**592 Spaces**
Surface Parking:	**532 Spaces**
Garage Parking:	**60 Spaces**
(does not include townhome garage or driveway spaces)	
Density:	**± 13.81 du/acre**
Total Open Space:	**± 11.39 Acres (± 31.33% of gross)**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - PRELIMINARY PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D

0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ENLARGEMENT PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D1

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



Open Space Data:

Total Gross Acreage: ± 36.36 Acres

Total Open Space: ± 11.39 Acres (± 31.33% of gross)

Proposed 8' wide Multi-use Path:

Proposed 5' wide Sidewalk:

WATKINS CENTRAL - SUBAREA A OPEN SPACE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D2

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ILLUSTRATIVE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D3

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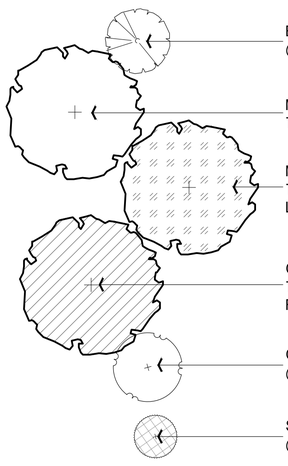
10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A

LANDSCAPE KEY PLAN



- EVERGREEN TREE @ MIN. 6' HEIGHT INSTALL
- MED. TO LARGE DECIDUOUS TREE @ MIN. 2" CAL. INSTALL
- MED. TO LARGE DECIDUOUS TREE TOWARD INTERIOR VUA LANDSCAPE
- ORNAMENTAL OR DECIDUOUS TREE TOWARD PARKING PERIMETER REQUIREMENT
- ORNAMENTAL TREE @ MIN. 1.75" CAL. INSTALL
- SCREENING SHRUB @ MIN. 36" HT. INSTALL

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	6' BENCH	SEE DETAIL G, EXHIBIT E7 FOR MORE INFORMATION
3	FOUNTAIN	-
4	TABLE AND CHAIRS	SEE DETAIL A, EXHIBIT E7 FOR MORE INFORMATION
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
6	CROSSBUCK FENCE WITH WELDED WIRE MESH	SEE DETAIL E, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
8	TRASH COMPACTOR	SEE ARCHITECTS PLANS FOR MORE INFORMATION
9	GRILL	SEE DETAIL L, EXHIBIT E7 FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
11	DOGGY BAG WASTE STATION	SEE DETAIL C, EXHIBIT E7 FOR MORE INFORMATION

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

WATKINS ROAD

Multi-use Path Connection

80' R/W

Proposed 60' setback

Lift Station ± 1.14 Acres

25' setback

Multi-Family Primary Entry Enlargement Plan See Exhibit E5 For More Information

Clubhouse Enlargement Plan See Exhibit E4 For More Information

Clubhouse

Pool

Dog Park

Maintenance Bldg.

Retention Pond

southern Mailbox Enlargement Plan See Exhibit E4 For More Information

Highway Oriented Sign Enlargement Plan See Exhibit E5 For More Informmation

US ROUTE 33

Prop. 95' bldg. setback

Proposed 25' parking setback

Landscape buffer area

WATKINS CENTRAL - SUBAREA A OVERALL LANDSCAPE

CITY OF MARYSVILLE, UNION COUNTY, OHIO

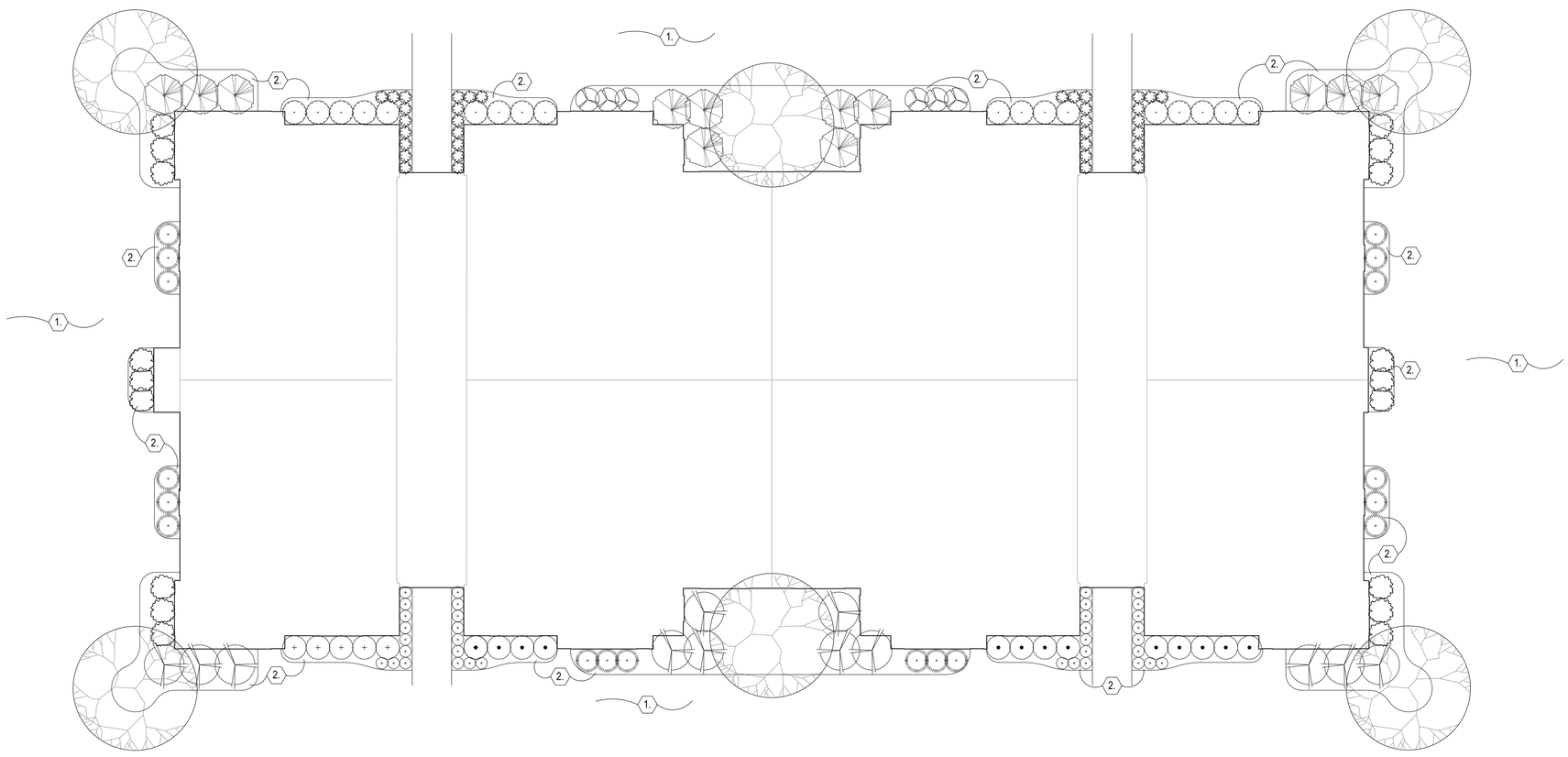
EXHIBIT E1

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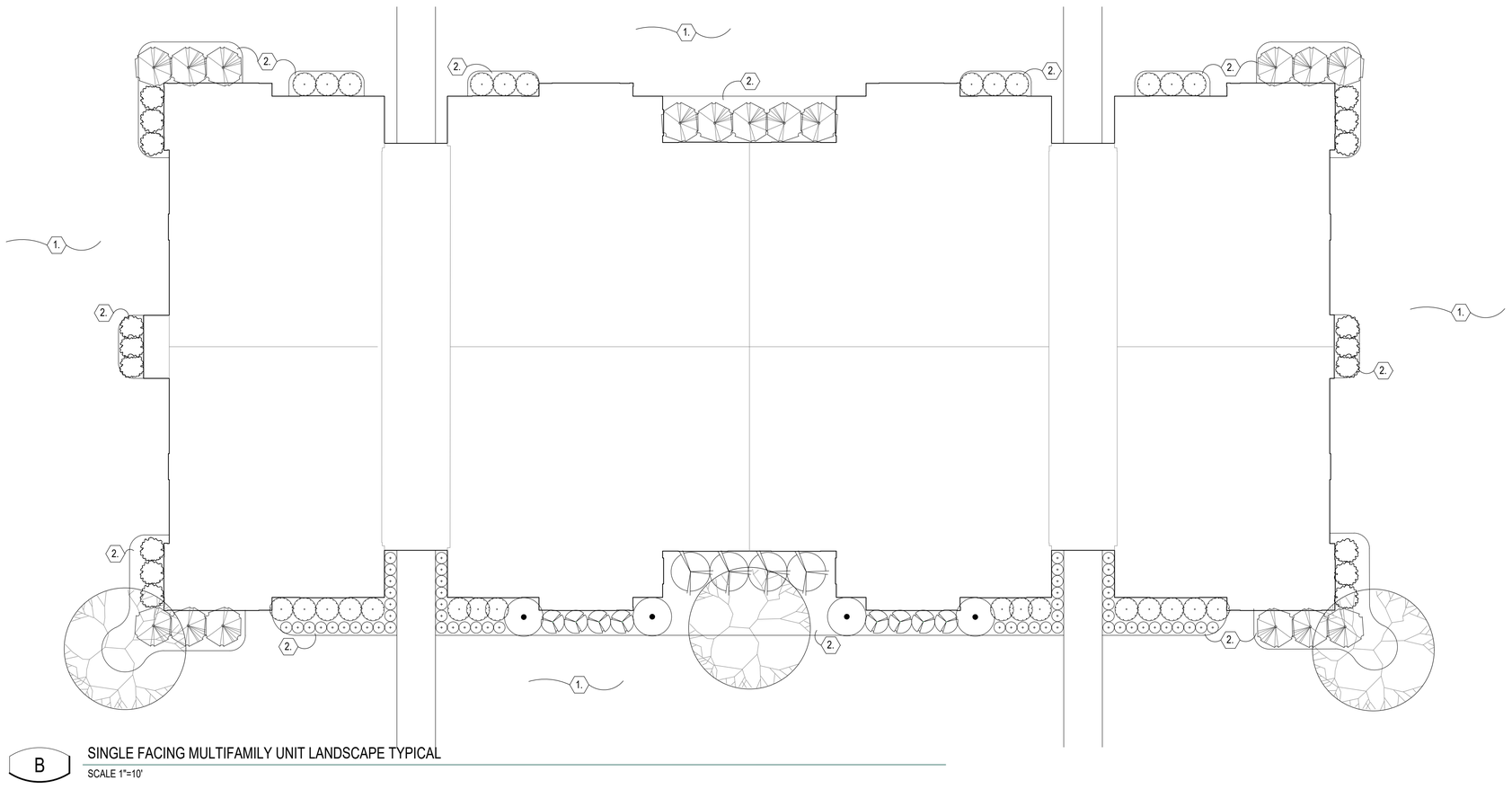
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G2 PLANNING + DESIGN

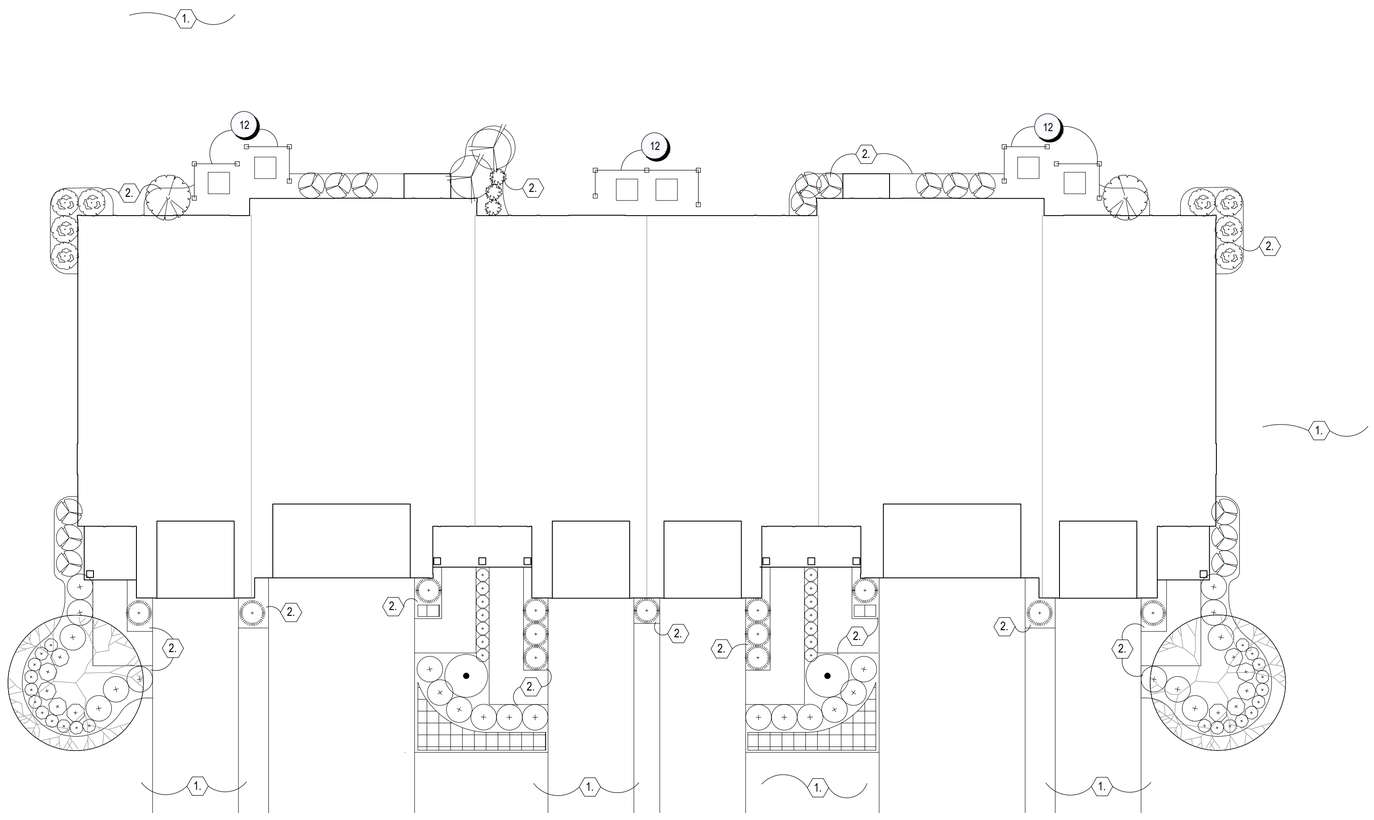
ROCKFORD DEVELOPMENT INVESTMENTS



A DOUBLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



B SINGLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



C SOUTH, WEST AND EAST FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

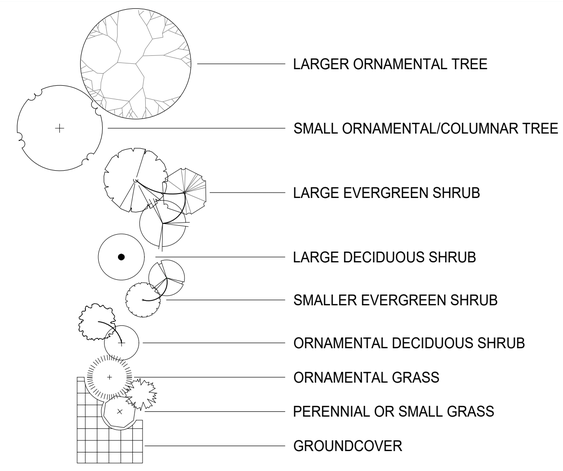
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS I EXHIBIT E2

CITY OF MARYSVILLE, UNION COUNTY, OHIO

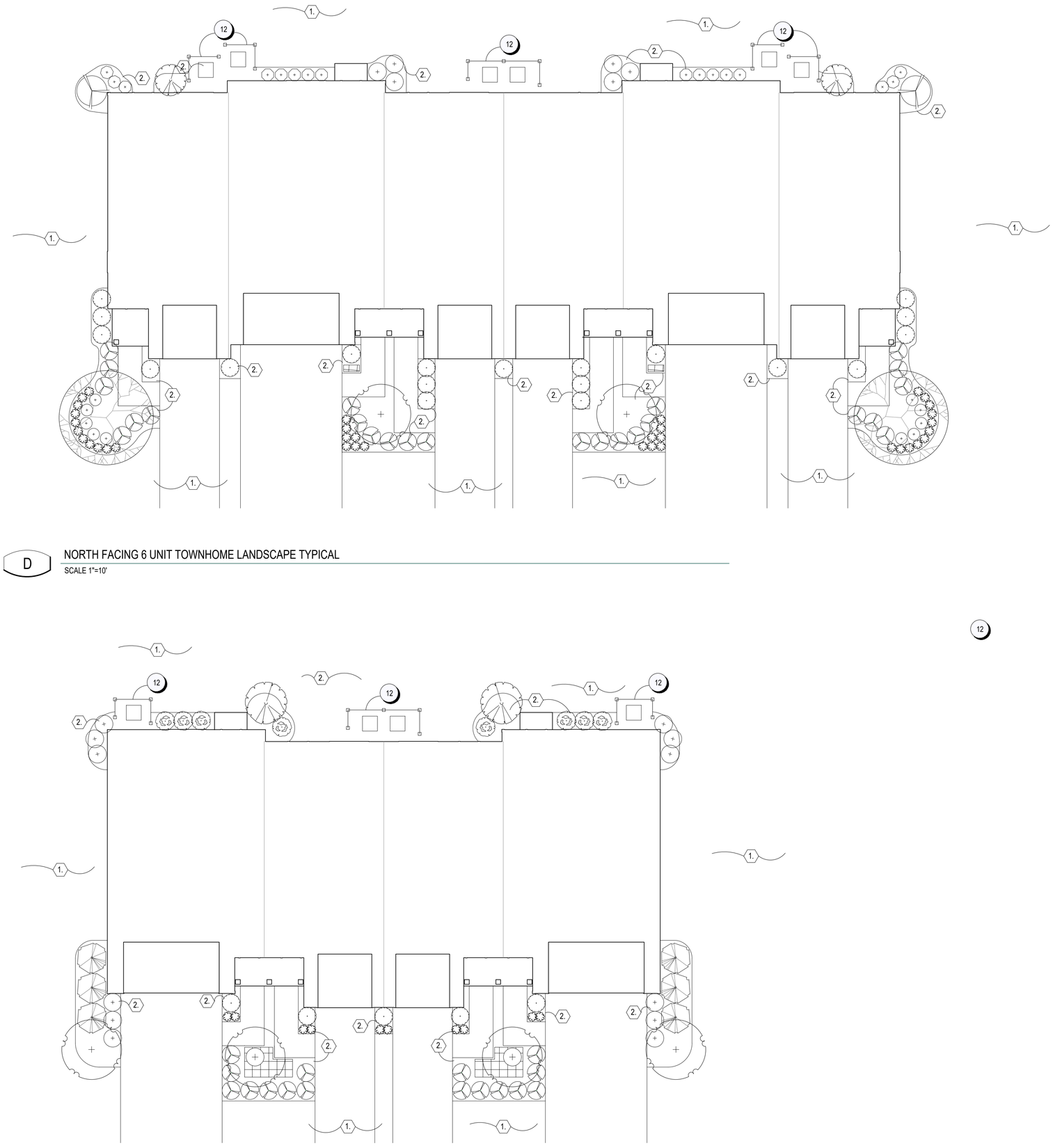
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10.17.2023

G2 PLANNING + DESIGN

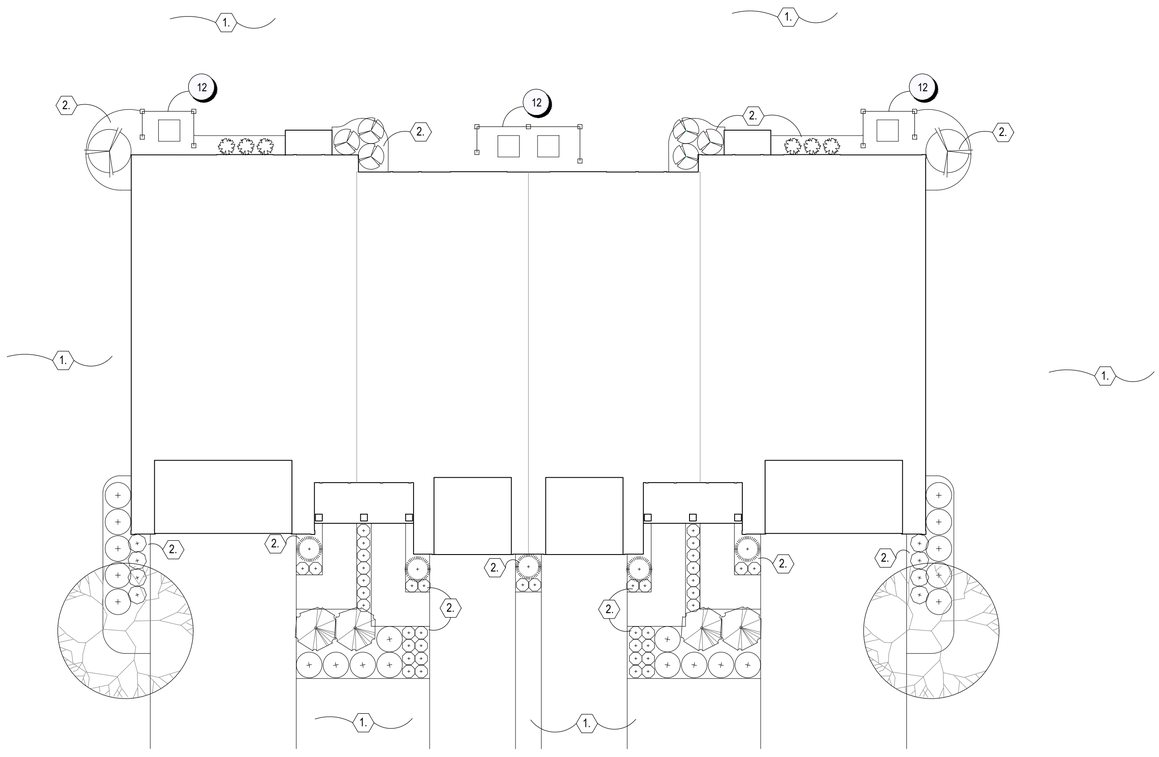
ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



D NORTH FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

D NORTH FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



E SOUTH, WEST AND EAST FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

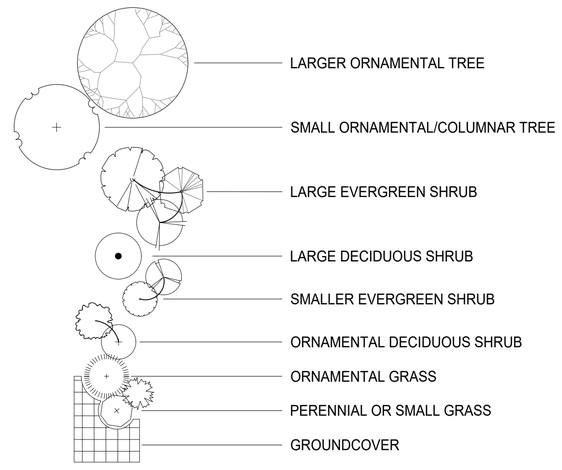
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS II EXHIBIT E3

CITY OF MARYSVILLE, UNION COUNTY, OHIO

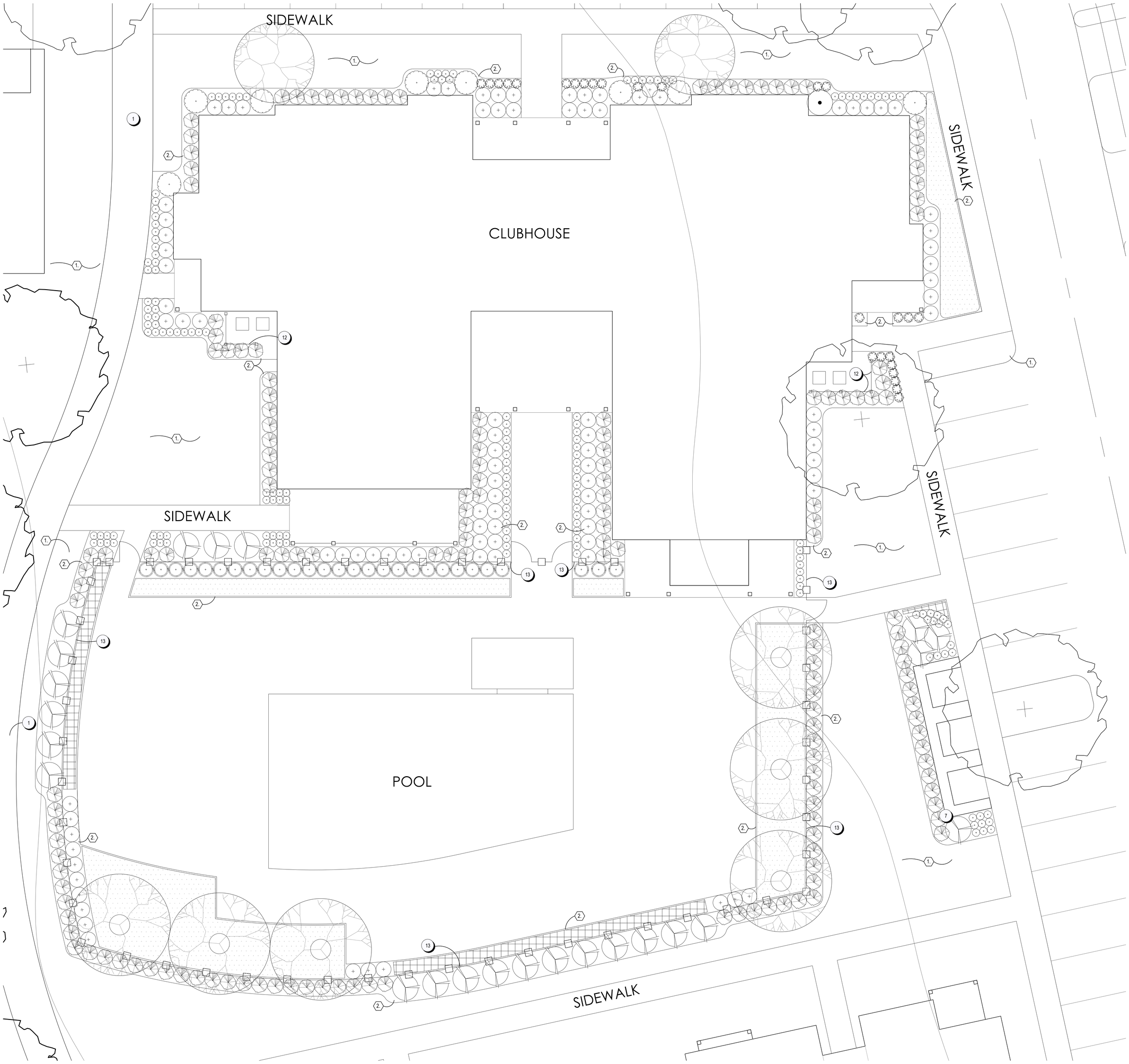
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G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



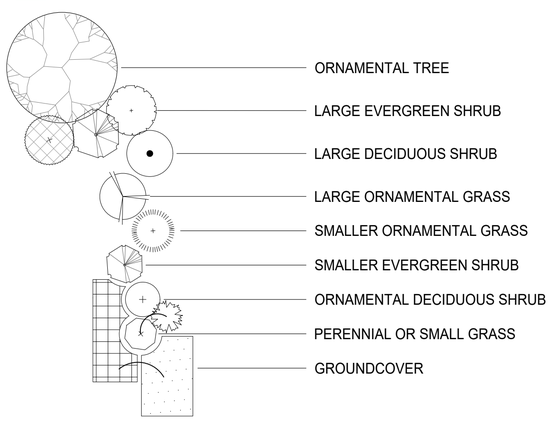
CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE PLAN KEY



CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION
13	AMERISTAR MONTAGE PLUS MAJESTIC POOL FENCE	SEE DETAIL B, EXHIBIT E7 FOR MORE INFORMATION

WATKINS CENTRAL - CLUBHOUSE LANDSCAPE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E4

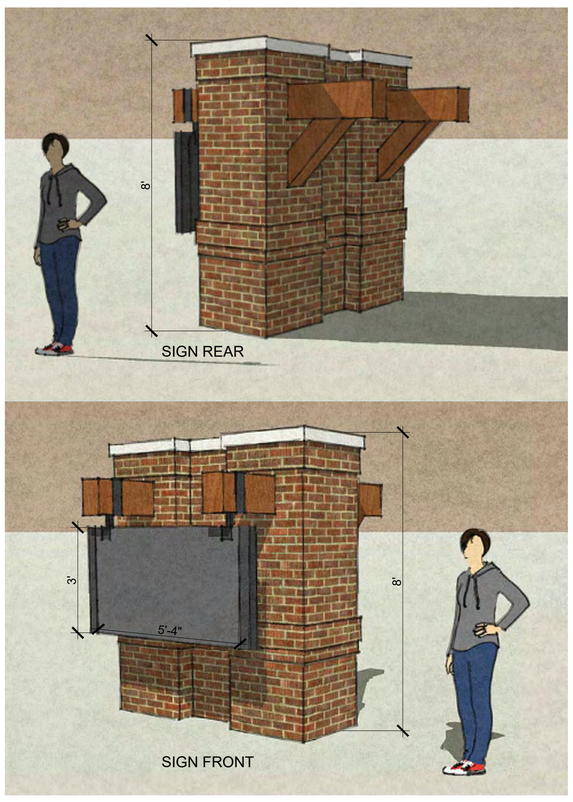
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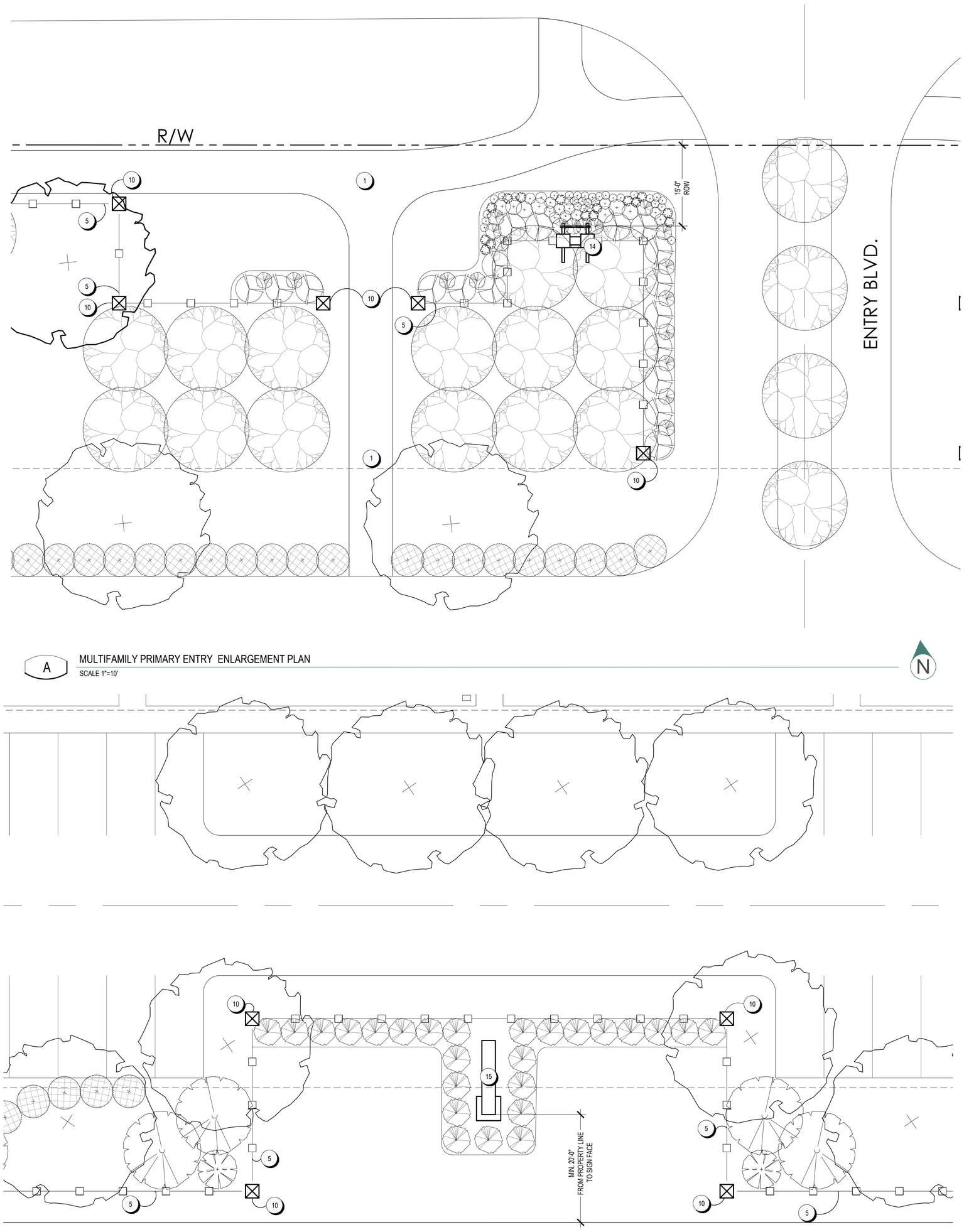
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

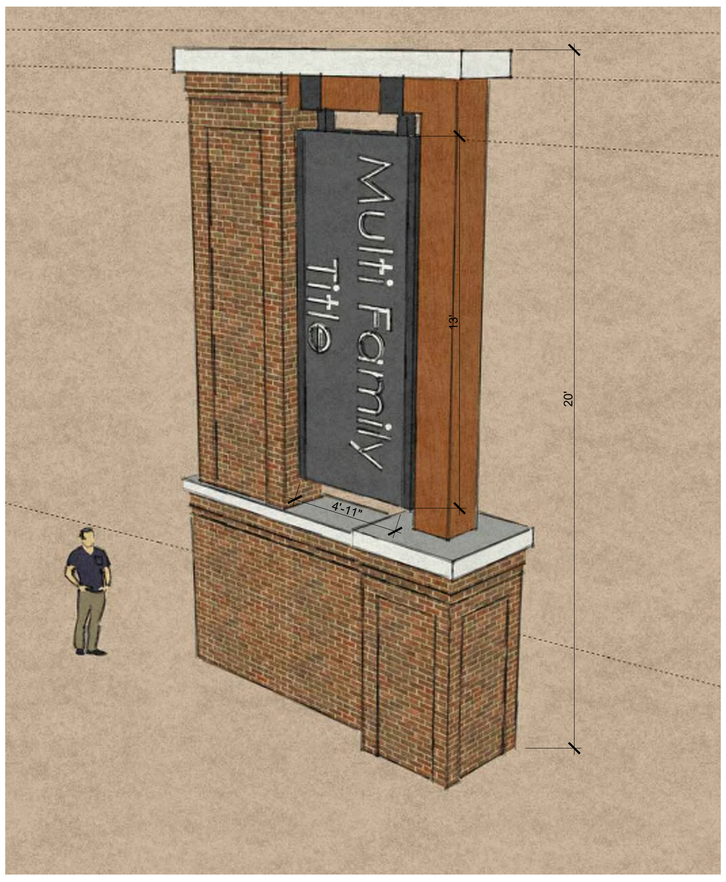
Exhibit A



B MULTIFAMILY ENTRY SIGN
SCALE: N.T.S.

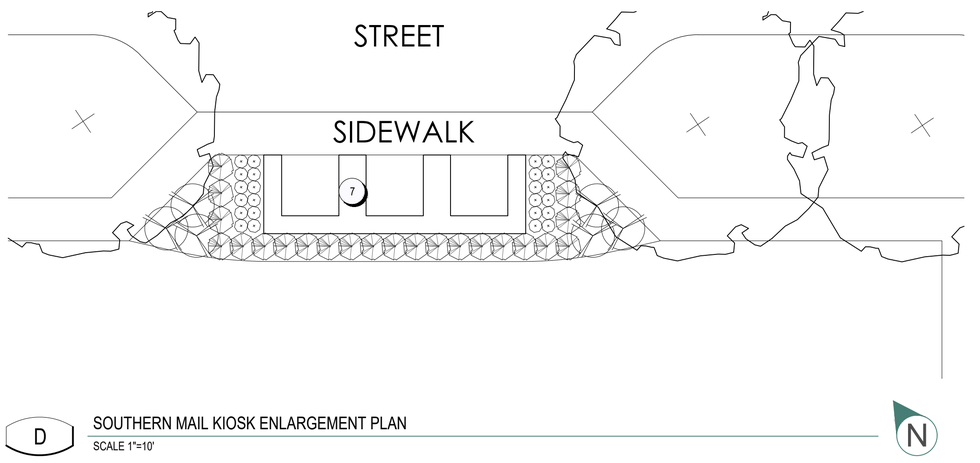


A MULTIFAMILY PRIMARY ENTRY ENLARGEMENT PLAN
SCALE 1"=10'



D DOUBLE SIDED HIGHWAY ORIENTED SIGN
SCALE: N.T.S.

C HIGHWAY ORIENTED SIGN ENLARGEMENT PLAN
SCALE 1"=10'



D SOUTHERN MAIL KIOSK ENLARGEMENT PLAN
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

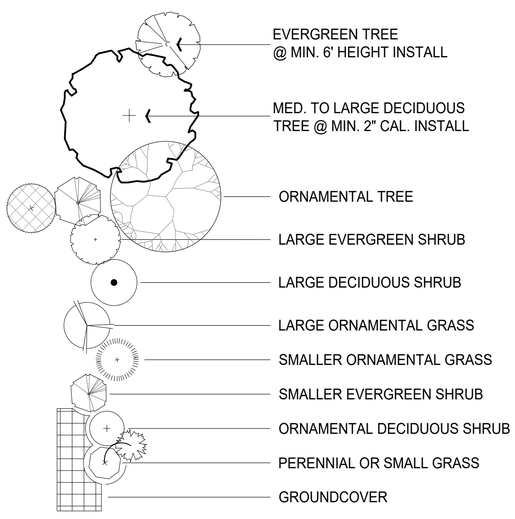
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
14	MULTI-FAMILY ENTRY SIGN	SEE DETAIL B, EXHIBIT E5 FOR MORE INFORMATION
15	DOUBLE SIDED HIGHWAY ORIENTED SIGN	SEE DETAIL D, EXHIBIT E5 FOR MORE INFORMATION

LANDSCAPE KEY PLAN



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - SIGN ENLARGEMENT PLANS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E5

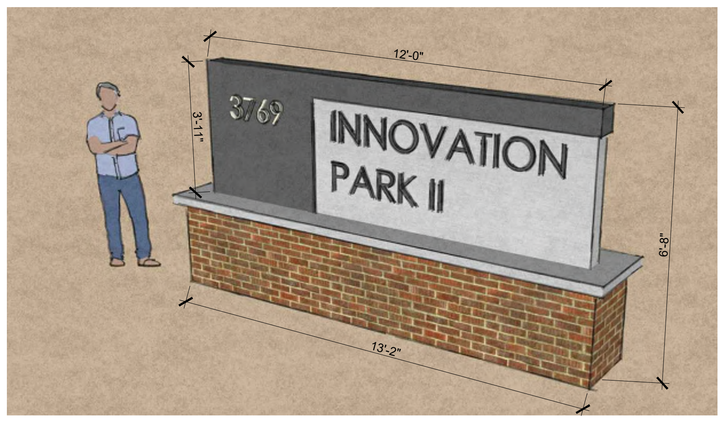
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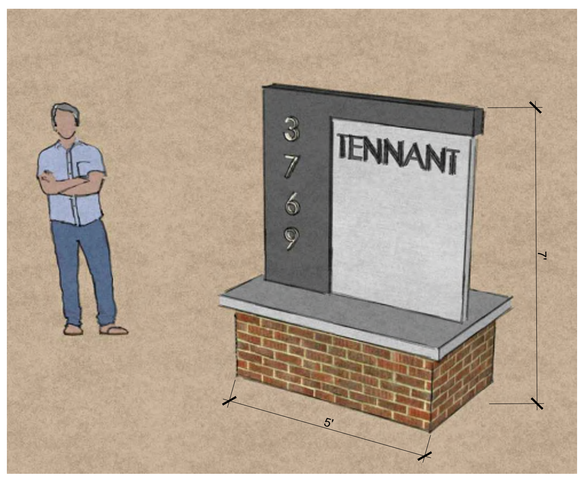
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

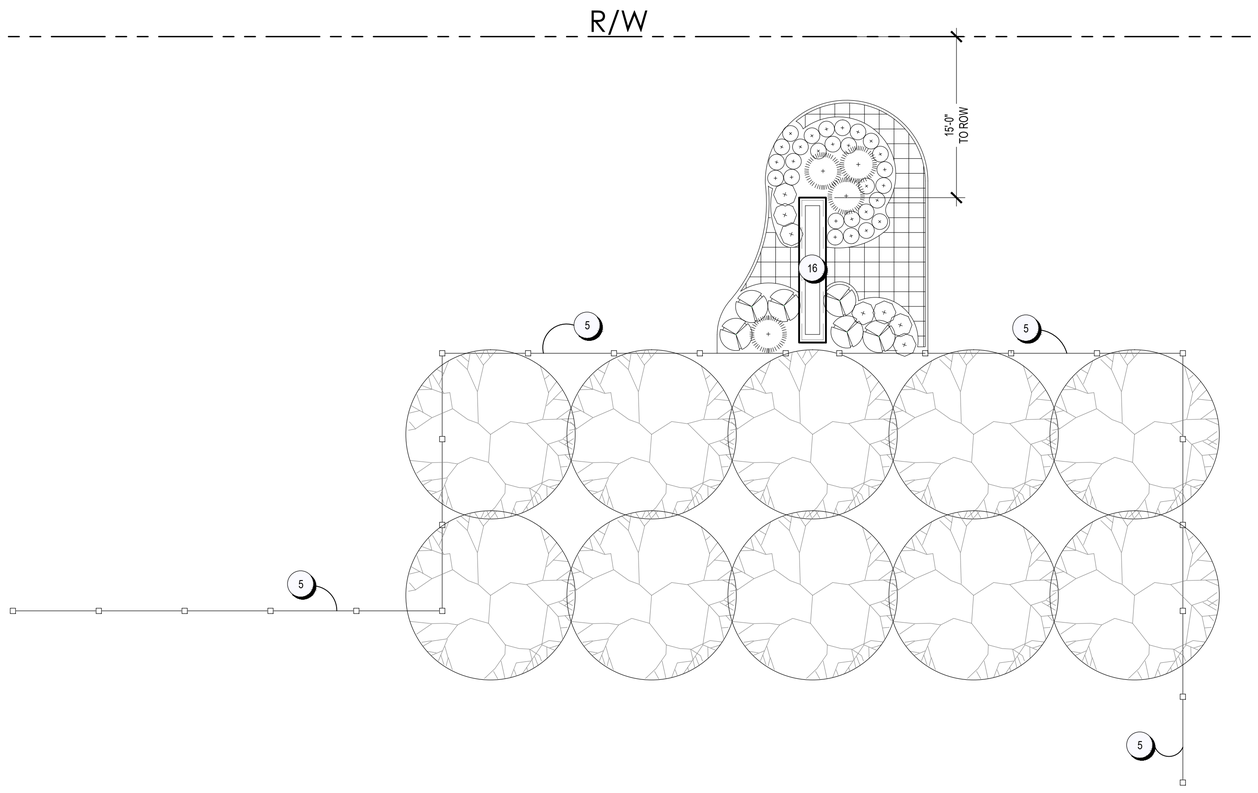
Exhibit A



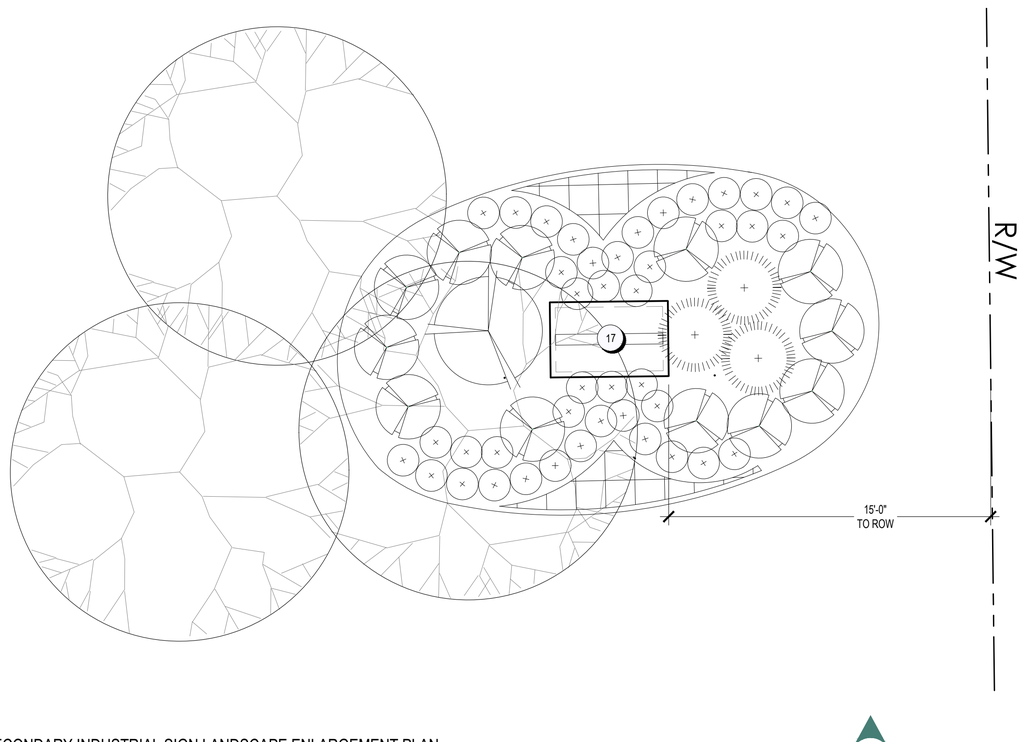
G DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.

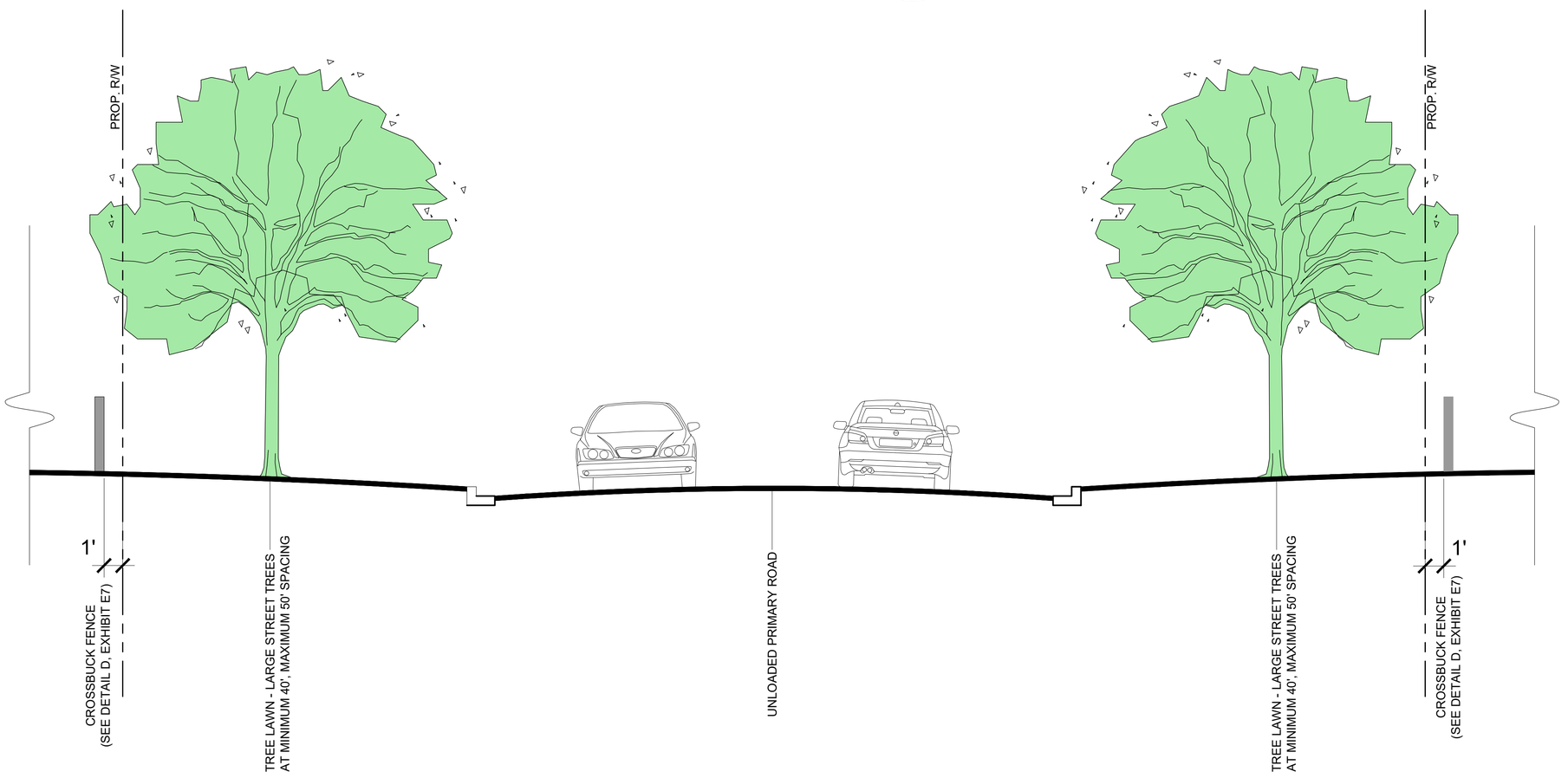


H DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



E DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=8'





F DOUBLE-SIDED SECONDARY INDUSTRIAL SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=4'

I UNLOADED PRIMARY ROAD TYPICAL SECTION
SCALE: 1"=4'

CONCEPTUAL PLANT LIST

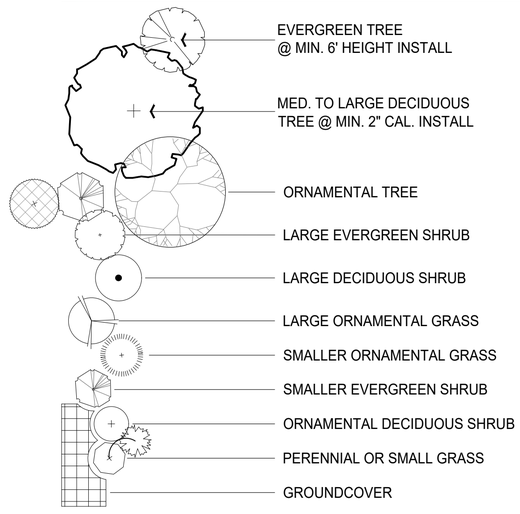
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
16	DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN	SEE DETAIL G, EXHIBIT E6 FOR MORE INFORMATION
17	DOUBLE SIDED SECONDARY INDUSTRAIL ENTRY SIGN	SEE DETAIL H, EXHIBIT E6 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

WATKINS CENTRAL - SIGN AND STREETSCAPE TYPICALS

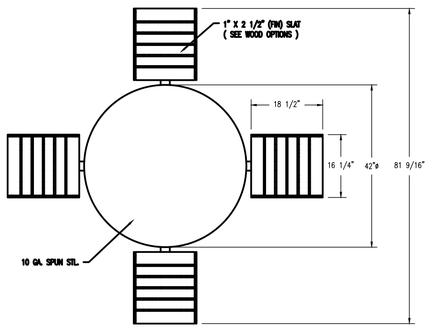
CITY OF MARYSVILLE, UNION COUNTY, OHIO

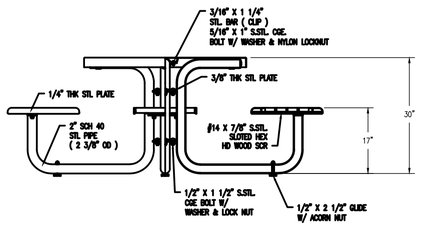
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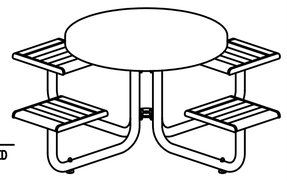
10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS







WOOD OPTIONS

☐ IPE S4S EE

☐ OTHER _____

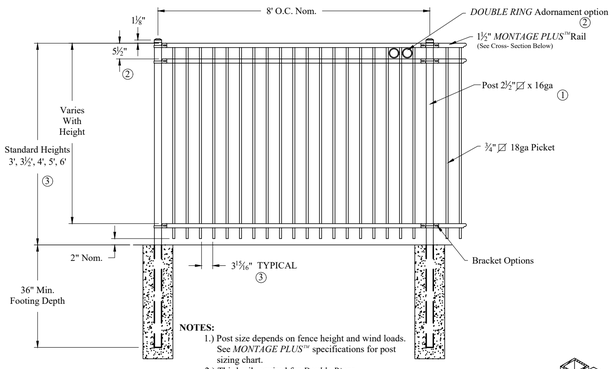
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 2 1/2" NYLON GLIDES AND 1/2" X 5 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	TABLE	DATE DRAWN : 12/01/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 295–40	SHEET 1 OF 2

A DUMOR TABLE 295
N.T.S.



B MONTAGE PLUS MAJESTIC POOL FENCE DETAIL
N.T.S.

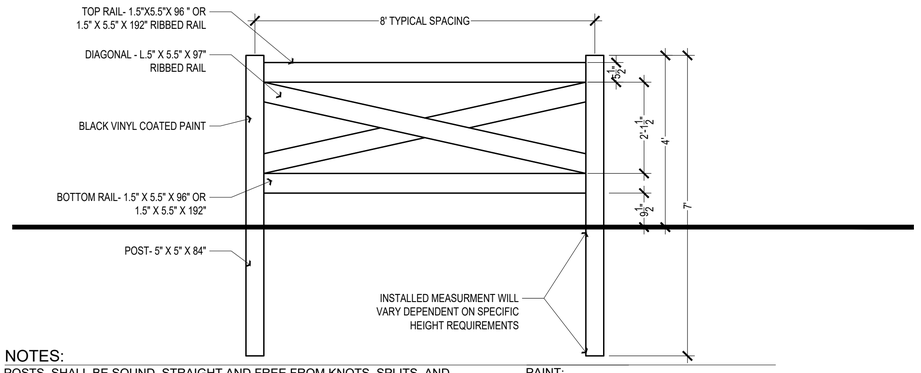


C DOGGY BAG WASTE STATION
N.T.S.



PRODUCT INFO: 6' STELLA ALUMINUM BENCH (BLACK), OR OWNER APPROVED EQUAL

G BENCH
SCALE: NTS



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .

FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

D CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"

NOTES:

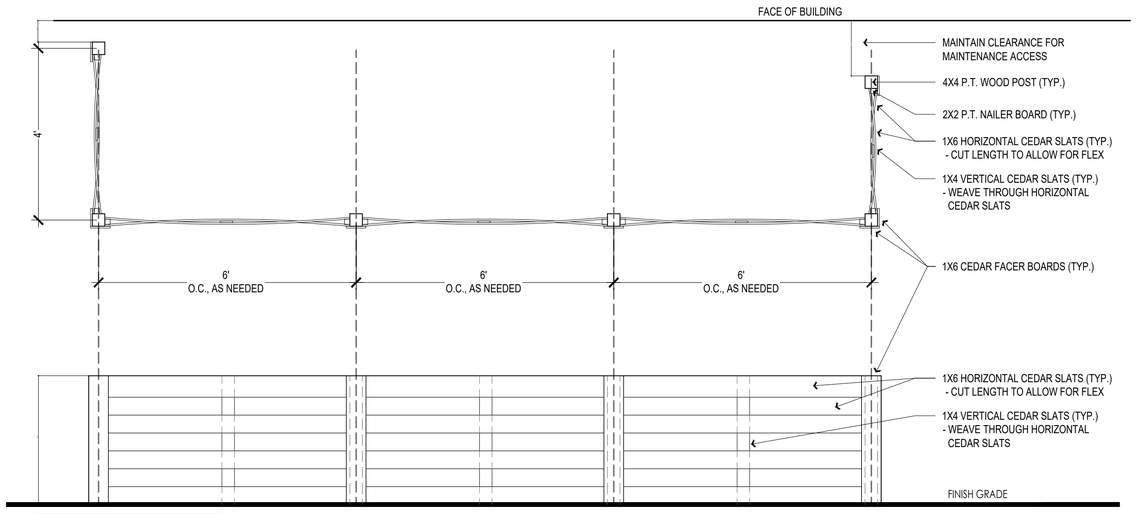
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .

FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

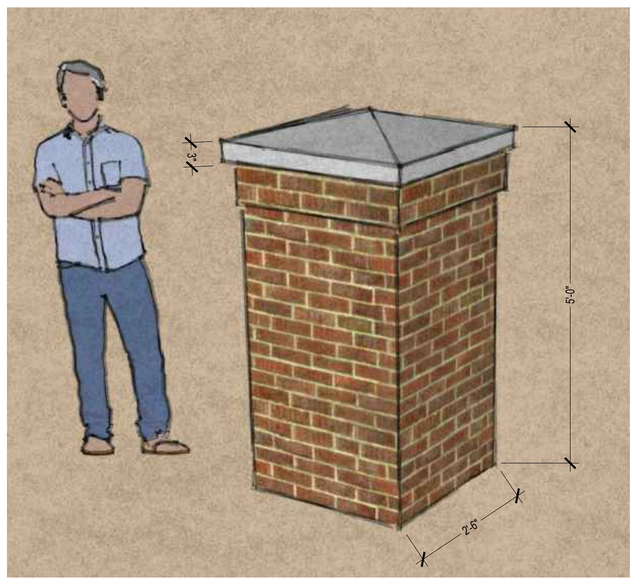
FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

E DOG PARK CROSSBUCK FENCE WITH WELDED WIRE MESH
SCALE: 1/2" = 1'-0"

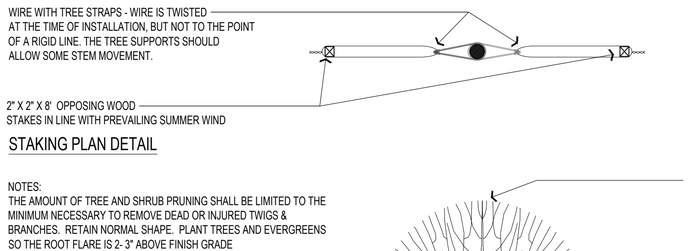


PAINT:
MATTE BLACK ACRYLIC STAIN + SEALER

F AC CONDENSER SCREEN FENCE 'A'
SCALE: 1/2" = 1'-0"



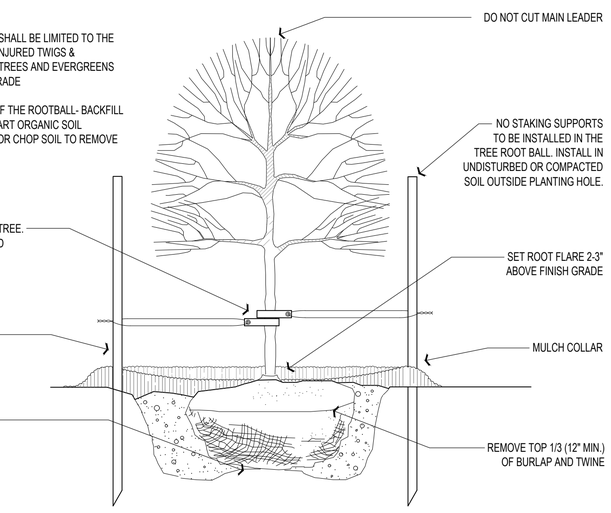
M COLUMN DETAIL
N.T.S.



STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



H DECIDUOUS TREE
SCALE: 1" = 1'-0"

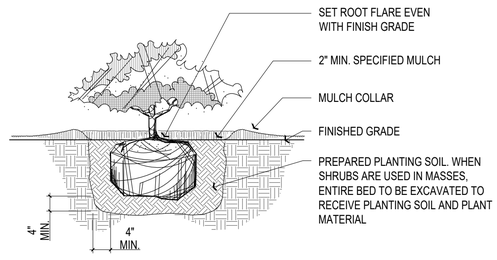


STAKING PLAN DETAIL

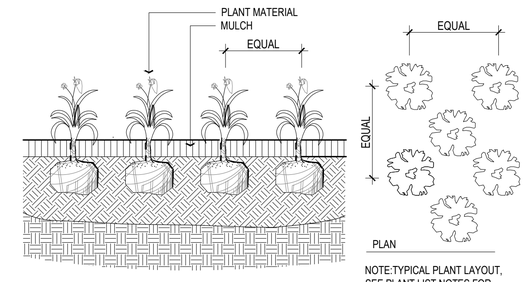
NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

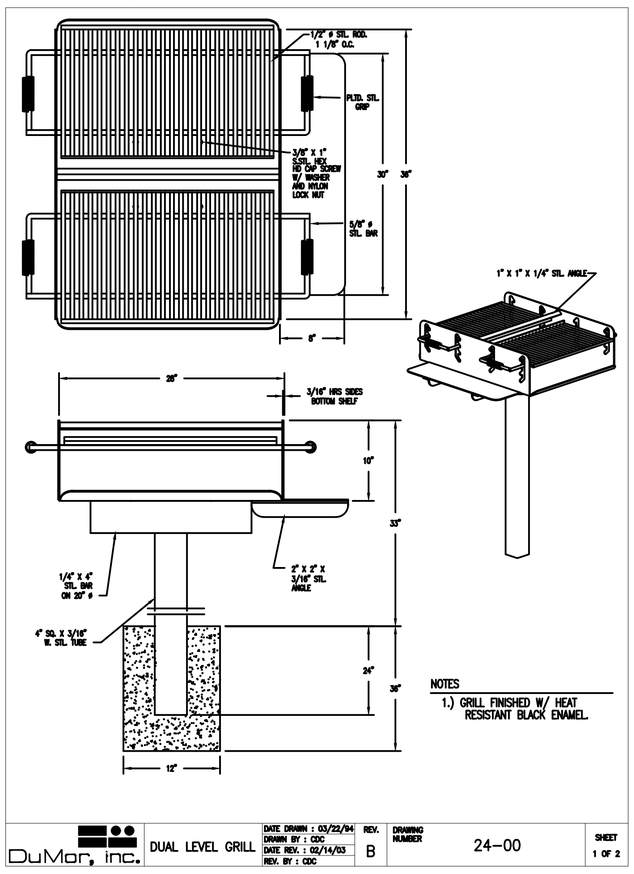
I EVERGREEN TREE
SCALE: 1" = 1'-0"



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



K PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



L GRILL 24 DETAIL
N.T.S.

WATKINS CENTRAL - SITE DETAILS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E7

0 10 30 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A

WATKINS ROAD

80' R/W

Lift Station ± 1.14 Acres

4-Unit
4-Unit
4-Unit
Clubhouse
Maintenance Bldg.
6-Unit
Dog Park
Pool
Mail
6-Unit
Compactor
6-Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
4-Unit
4-Unit
6-Unit
Garage (12)
Garage (12)
4-Unit
6-Unit
6-Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
6-Unit
6-Unit
6-Unit
6-Unit
4-Unit
6-Unit
4-Unit
4-Unit
Seating / amenity space
Retention Pond
4-Unit
4-Unit
4-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
4-Unit
6-Unit
6-Unit
6-Unit
4-Unit
6-Unit
6-Unit
Retention Pond
3-Story Garden 24 Unit
Garage (12)
3-Story Garden 24 Unit
Mail
6-Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
Dog Park
3-Story Garden 24 Unit
Garage (6)
Garage (6)
3-Story Garden 24 Unit
Compactor
Garage (6)
3-Story Garden 24 Unit

Multi-use path

US ROUTE 33

LIGHTING KEY

KEY	ITEM
	ALT60 ALTITUDE LED SINGLE FIXTURE
	ALT 60 ALTITUDE LED DOUBLE FIXTURE

KIM LIGHTING®

ALT60
Altitude™ LED
kl_alt60_spec.pdf

JOB _____ TYPE _____

NOTES _____ APPROVALS _____

FEATURES

- PicoPrism® technology[6]
- Family of six sizes
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5 standard distributions
- 0-10V dimming drivers standard
- IP66 certified

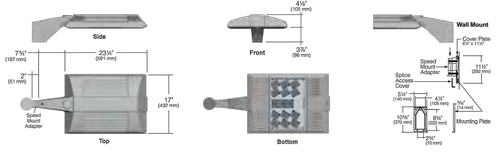
CERTIFICATIONS

cULus LISTED

IDA DARK-SKY APPROVED — 3000K and warmer CCTs only

SPECIFICATIONS





Approx. Weight = 27 lbs. EPA .58 for 15A.
See Mounting for Additional EPAs.

ORDERING CODE

Configuration		EPA
1A	Single Arm Mount	.95
1W	Wall Mount	n/a
HSF	Horizontal Slipfitter	n/a

*Available round poles only. EPA is for fixture only

Fixture

Distribution: ALT1 Type I; ALT2 Type II; ALT3 Type III; ALT4 Type IV; ALT5 Type V; ALTR Type R, Right; ALTL Type L, Left

Drive Current: P35 350mA PicoPrism; P70 700mA PicoPrism

Electrical Module

Source: 60L 60 LEDs, 70W for 350mA, 141W for 700mA

Color Temperature[2]: 2K[3] 595nm; 3K 3000K; 4K 4000K; 5K 5000K

Voltages: 120 120V; 208 208V; 240 240V; 277 277V; 347[4] 347V; 480[4] 480V

Fixture Finish

BL Black; DB Dark Bronze; GT Graphite; LG Light Gray; PS Platinum Silver; TT Titanium; WH White; CC Custom Color[8]

Photocell Options

A25-7 7-pin Photocell Receptacle; A30 120V Button Photocell; A31 208V Button Photocell; A32 240V Button Photocell; A33 277V Button Photocell; A34 480V Button Photocell; A35 347V Button Photocell

Fuse Options

SF 120, 277, 347 Line Volts; DF 208, 240, 480 Line Volts

Lens Option

FGL[5] Flat Glass Lens; FPL[5,6] Flat Polycarbonate Lens[5,6]

NFO Option

NFO® Neighbor Friendly Optic

*Photometry available for Type III/IV. All others, consult factory.

Control Options

Wireless: WIR-RMI-IO 120-480V, 1000' range, wiSCAPE RF control system with on/off/dim, alerts, monitoring and metering capabilities

Motion: SCH-R Round Pole Mounted Occupancy Sensor up to 30'; SCH-S Square Pole Mounted Occupancy Sensor up to 30'

Control Accessories

SW7PR[7,8] Site Sync with 7-pin PCR; SWUSB SiteSync Software on USB; SWTAB SiteSync Windows® Tablet; SWBRG SiteSync Wireless Bridge Node; WIR-RME-L wiSCAPE 7-pin Module; NXOFM-1R1D-UNV NX 7-pin Module

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Mounting Options

VSF Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.)

SVSF Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.)

Side Arm Mount: 3-4RD 3.3" to 4.2" O.D. round pole; 4-6RD 4.5" to 6" O.D. round pole; SQ Square Pole

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: http://tppsl.com/index.html

[1] US Patent No. D674,965 S. Other patents pending.
[2] For custom optics and color temperature configurations, contact factory.
[3] Turtle friendly. Maximum 500mA drive current for 2K amber option.
[4] 347V & 480V currents may be supplied with step-down transformer.
[5] 350mA only.
[6] Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.
[7] When ordering SiteSync at least one of these two interface options must be ordered per project.
[8] If needed, an additional Bridge Node can be ordered.

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Kim Lighting reserves the right to change specifications without notice.

Page 1/4 Rev. 02/21/22
ALT60

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.aal.net

HUBBELL Lighting

I KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

WATKINS CENTRAL - CONCEPTUAL LIGHTING PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT I

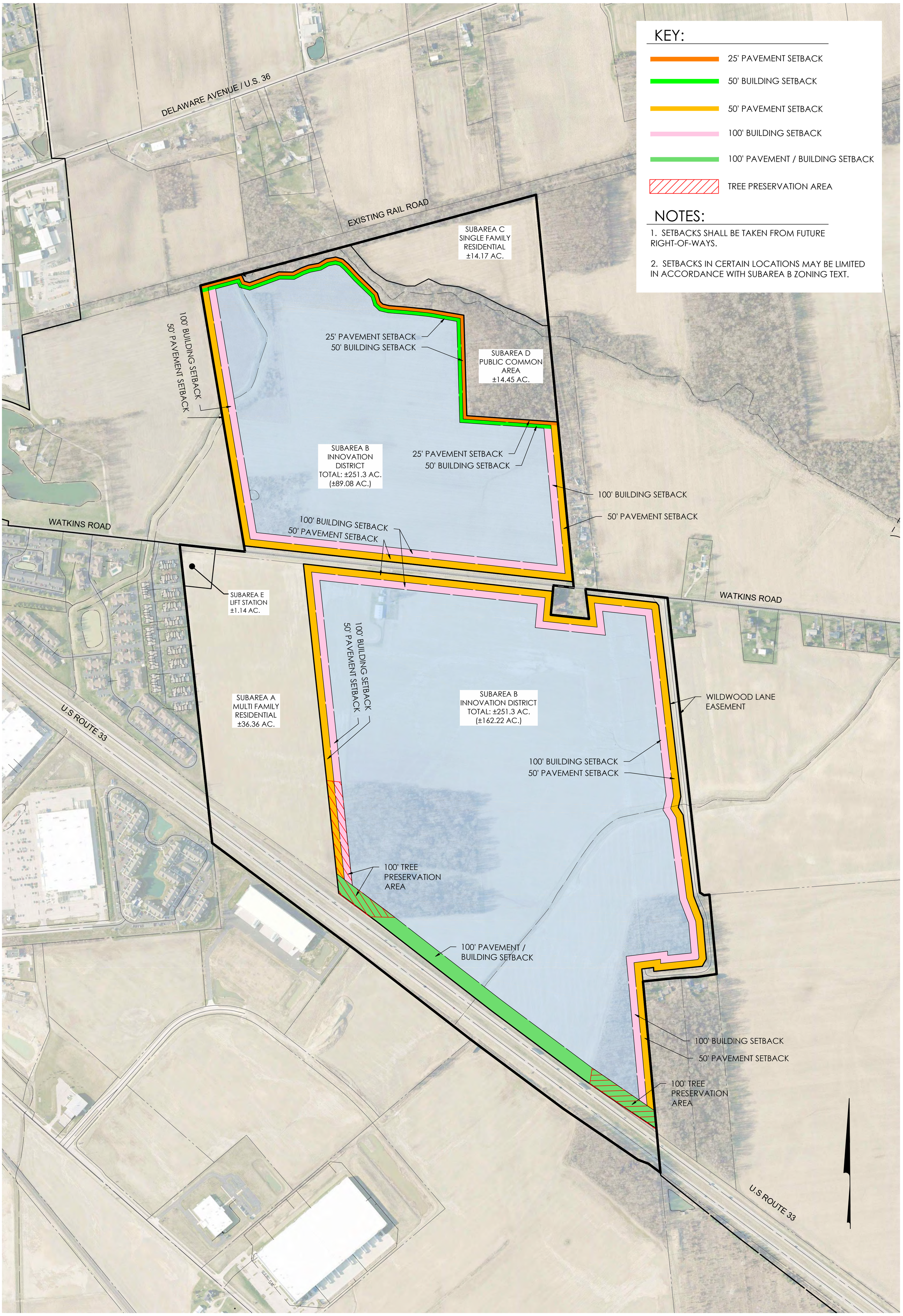
0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Exhibit A



MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

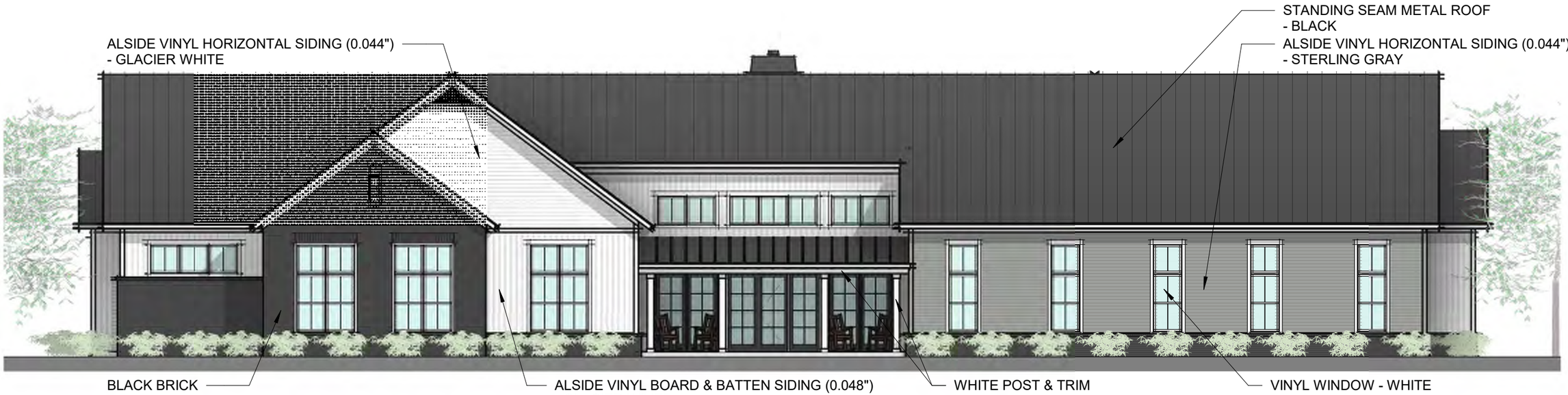
OCTOBER 17, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

J:\20230023\Dwg\04Sheets\marysville east\pud development plan - annexation 1\20230023 - Site Plan.dwg, Last Saved By: sohara, 10/16/2023 12:31 PM Last Printed By: O'hara, Shaun, 10/16/2023 12:33 PM (No Xrefs)

Exhibit A



Clubhouse - Front Elevation

3/32" = 1'-0"



Clubhouse - Rear Elevation

3/32" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

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Exhibit A



Clubhouse - Left Elevation

3/32" = 1'-0"



Clubhouse - Right Elevation

3/32" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

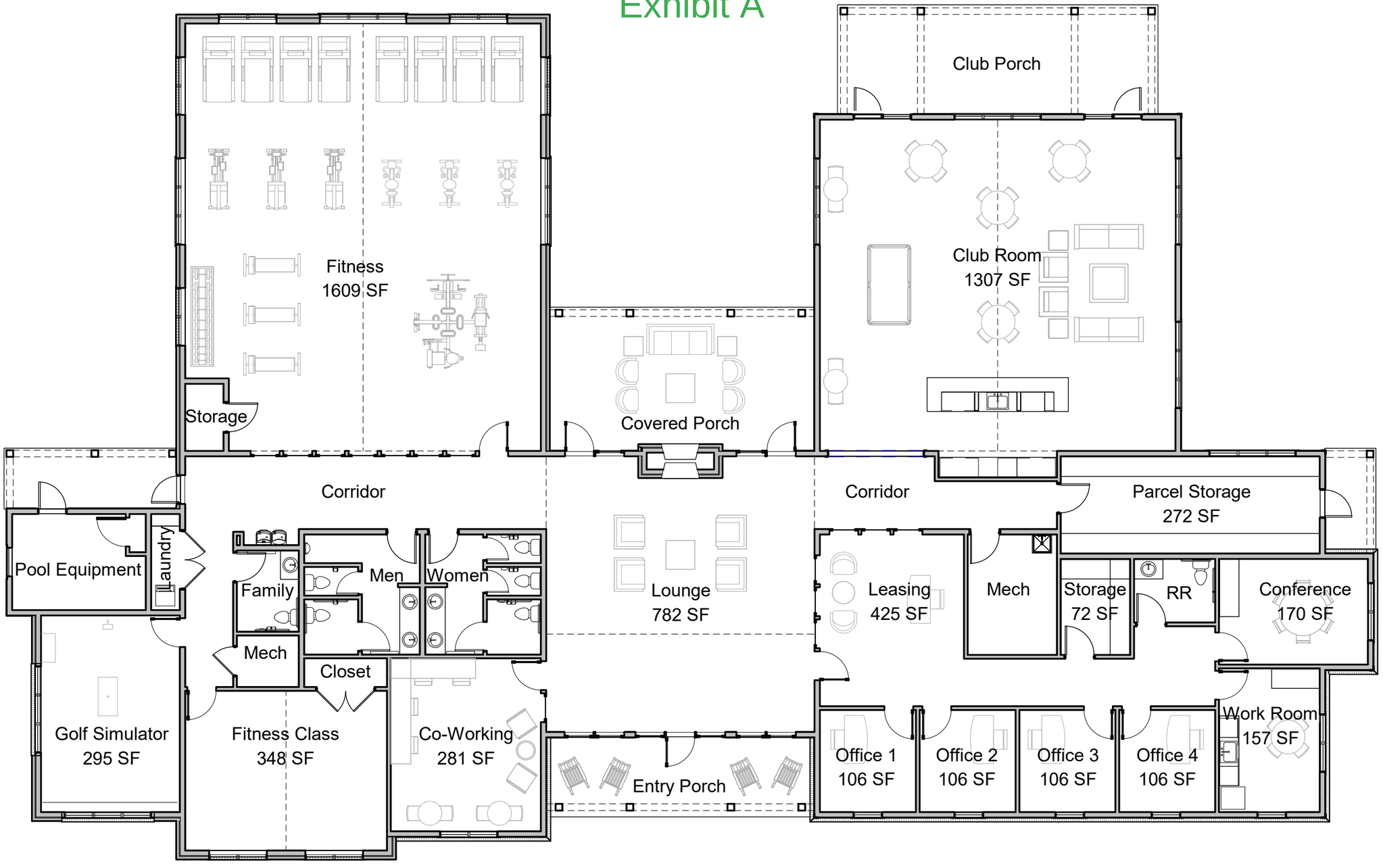
Marysville, Ohio

2023-07-28

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Exhibit A



Clubhouse Floor Plan

3/32" = 1'-0"

BUILDING INFO	
Gross Area:	8,044 sf
Building Height:	28'-4"

Marysville Apartments

Marysville, Ohio

2023-07-28

ROCKFORD HOMES

SULLIVAN BRUCK ARCHITECTS

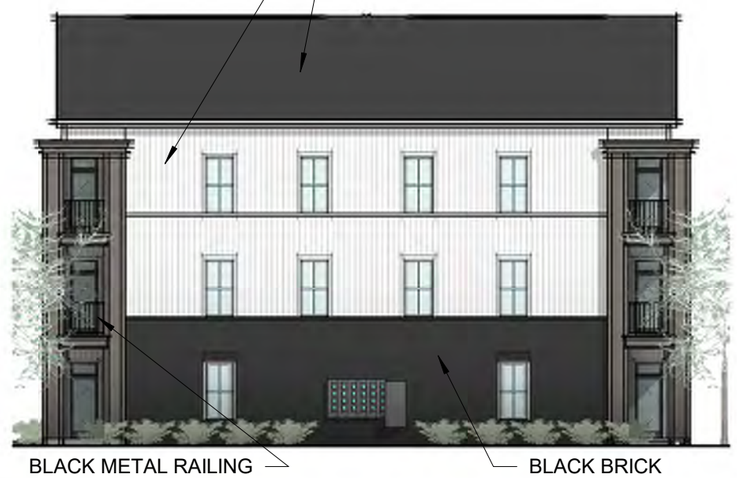
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Exhibit A



Garden Bldg A Front Elevation

1/16" = 1'-0"



Garden Bldg A Right Side Elevation

1/16" = 1'-0"



Garden Bldg A Rear Elevation

1/16" = 1'-0"



Garden Bldg A Left Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

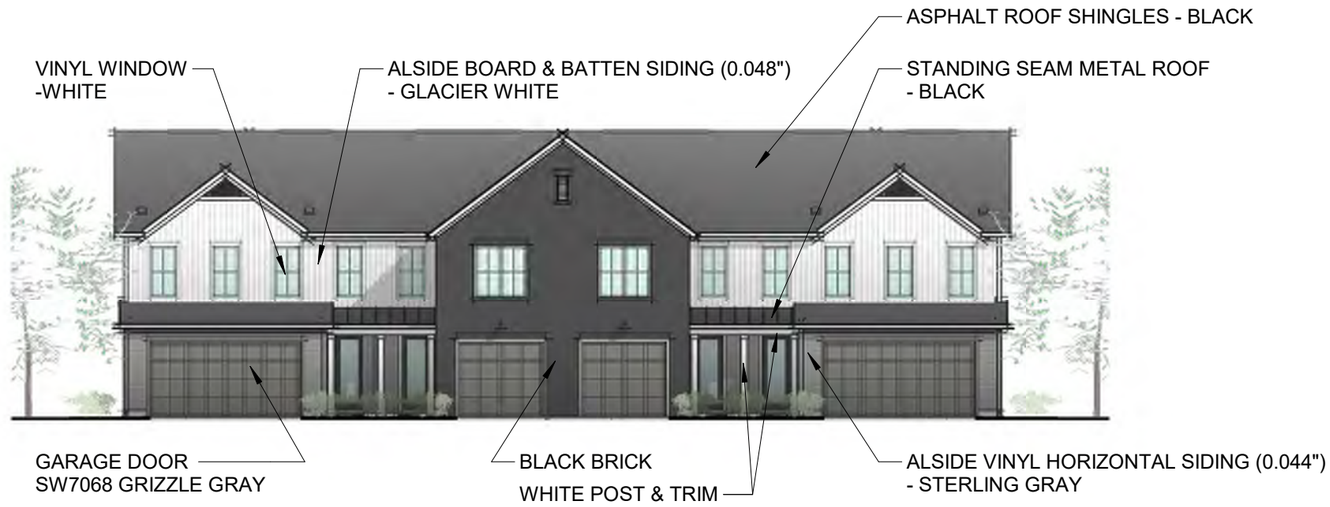
Marysville, Ohio

2023-07-28

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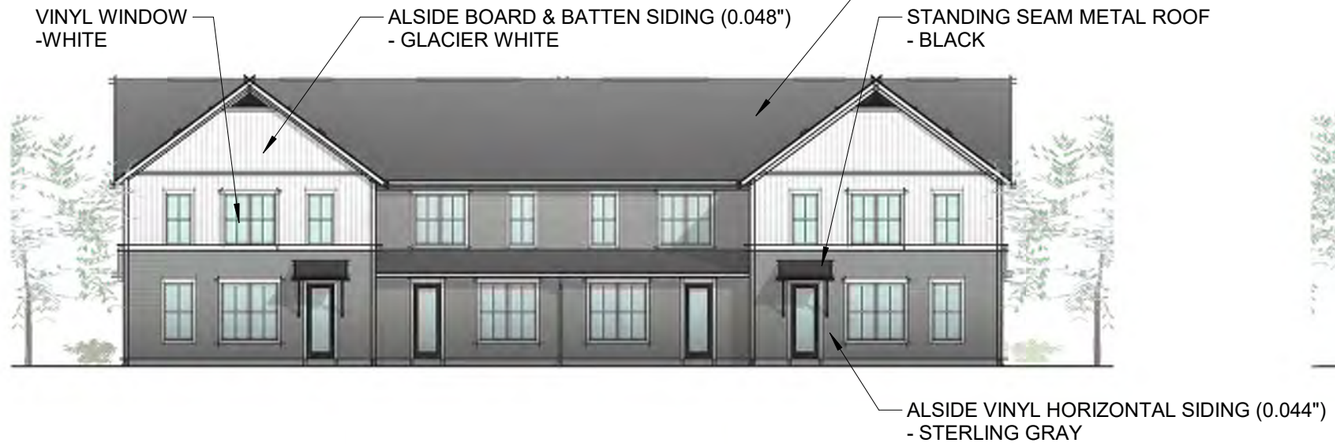
Exhibit A



Bldg D - 4 Unit TH Front Elevation

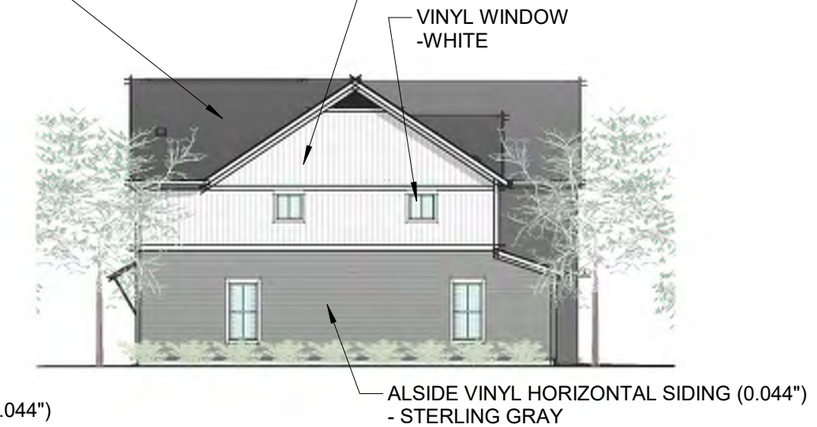
1/16" = 1'-0"

BUILDING D - 4 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10



Bldg D - 4 Unit TH Rear Elevation

1/16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

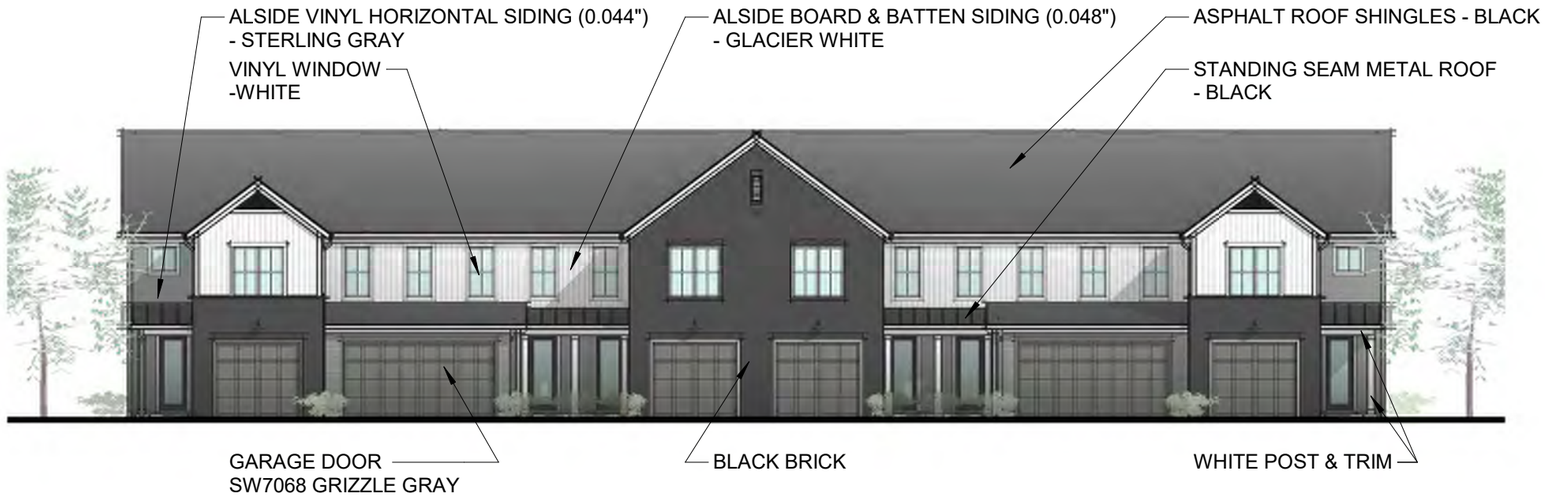
Marysville, Ohio

2023-07-28

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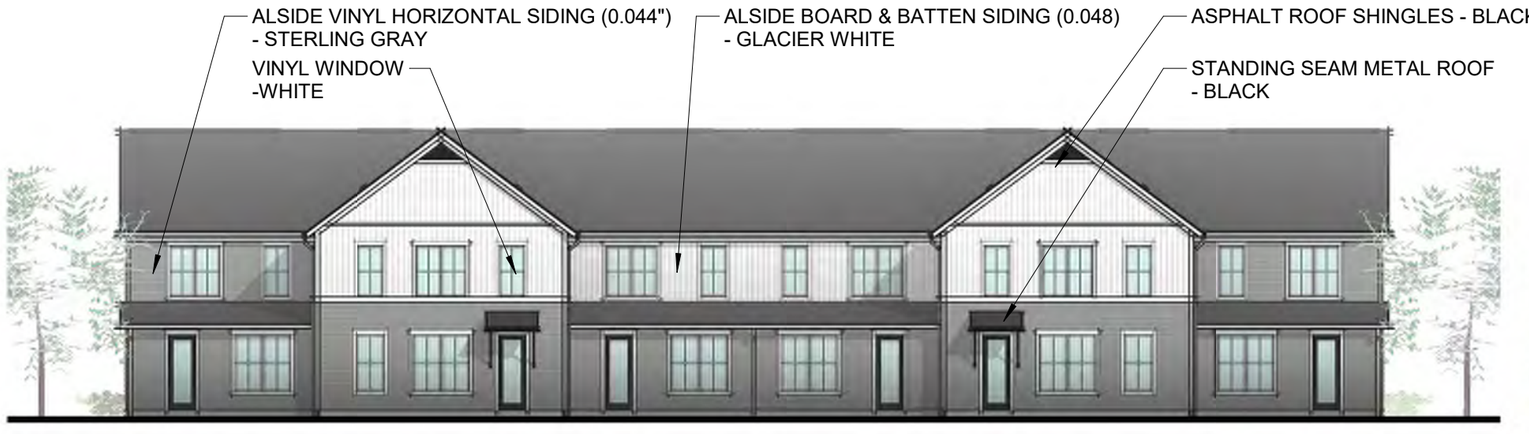
Exhibit A



Building C - 6 Unit TH Front Elevation

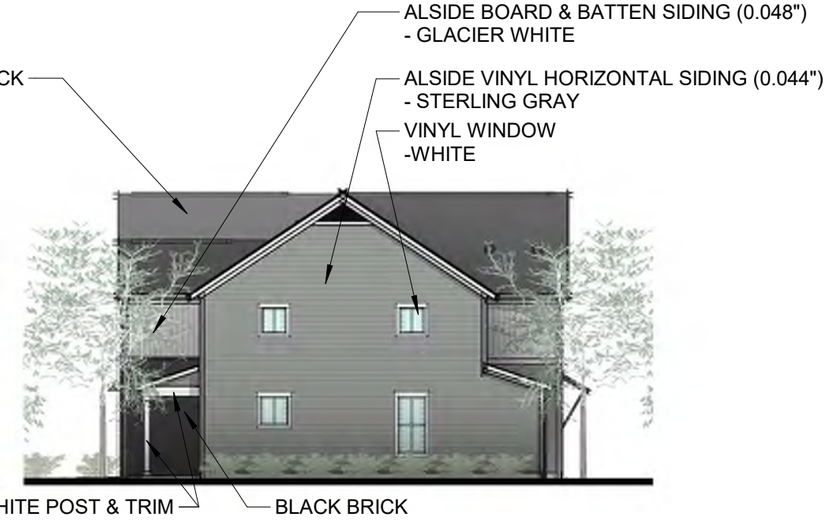
1/16" = 1'-0"

BUILDING C - 6 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14



Building C - 6 Unit TH Rear Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

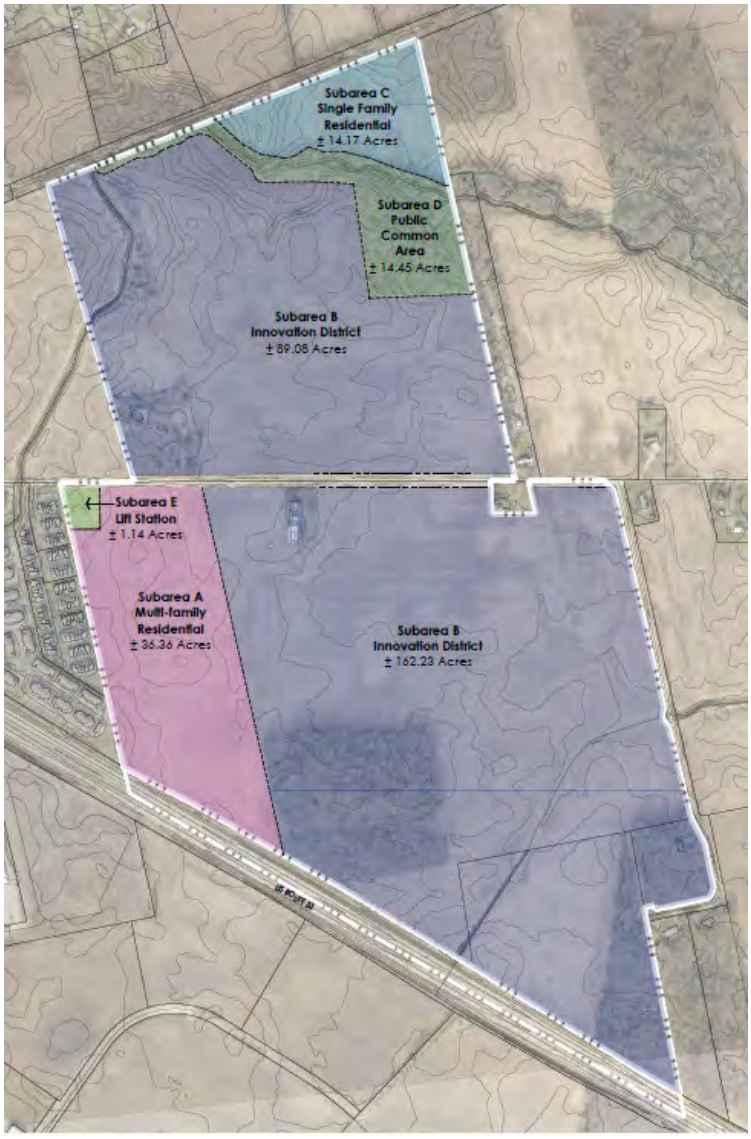
2023-07-28

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Marysville East Annexation #1

Marysville, Ohio



PUD Development Plan Submittal – October 17, 2023

Development Plan Document Index

1. PUD Development Plan Application

2. Adjacent Property Owner List

3. Adjacent Property Owner Mailing Labels

4. Rezoning Statement

5. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards

6. General Development Standards

7. Description of Each Subarea

8. Regional Vicinity (Context) Map – Exhibit A

9. Survey and Legal Description

10. Existing Conditions Map – Exhibit B
    a. Existing Soils Plan
    b. Existing Conditions – Subarea B

11. Subarea Plan – Exhibit C

12. Subarea A – Exhibits D (1-3) - Development Plan, Open Space, and Illustrative
    a. Exhibit E (1-7) - Landscape, Signage, Streetscape, Site Detail
    b. Exhibit I - Lighting

13. Subarea B – Site plans and Setbacks

14. Sample Apartment and Townhome Elevations

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: 336.865 Acres on the north and south side of Watkins Road, Marysville Ohio

Present Zoning District: Paris Township Res/Default/Ag

Present Use of the Land: Agricultural / Undeveloped

Proposed Zoning District: PUD

Proposed Use of the Land: Mixed Use

Owner of Property: See Landowner Page

Owner's Address (Street): See Landowner Page

City, State and Zip Code: See Landowner Page

Owner's Telephone Number: See Landowner Page

Applicant Information *(Please print clearly)*

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

Company: Rockford Development Investments

Address (street): 999 Polaris Parkway, Suite 200,

City, State, and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@rockfordhomes.net

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.

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

Marysville East Annexation #1
Owner of Property Page

Property A
Owner of Property: Kevin G. Bennington Trustee & Etals
Parcel # 2800170320000
Owner's Address: PO Box 357, Williamsport, Ohio 43164

Property B
Owner of Property: Gary J. Lee (Life Estate)
Parcel #2800170450010
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property C
Owner of Property: 18530 LLC
Parcel #2800230571000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property D
Owner of Property: 1833 Farms LLC
Parcel #2800210020000
Owner's Address: 17421 Waldo Road, Marysville, Ohio 43040

Property E
Owner of Property: City of Marysville
Parcel #2800170450020
Owner's Address: 209 S. Main Street, Marysville, Ohio 43040

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

Signature of Applicant _____ Date 10-16-23

Signature of Owner A _____ Date _____

Signature of Owner B _____ Date 10-17-23

Signature of Owner C _____ Date 10-17-23

Signature of Owner D _____ Date 10-17-23

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Co-Trustee Date: 9-6-23

Successor Co-Trustee 9-6-23

Signature of Owner D _____ Date _____

Signature of Owner E _____ Date 10/17/23

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

_____ _____

City Staff Date

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.

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #1

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2800170330000	Dorothy G Cotton Trust	15760 Watkins Road	Marysville, Ohio 43040	Dorothy G Cotton Trust	145 Colemans Crossing 112	Marysville, Ohio 43040	52.1	X
2800170530000	Dorothy G Cotton Trust	US 33	Marysville, Ohio 43040	Dorothy G Cotton Trust	145 Colemans Crossing 112	Marysville, Ohio 43040	16.39	X
2800170310000	Cougar State Farms Limited Part	Watkins Road	Marysville, Ohio 43040	HERR	3160 Kingsmead Trace	Dublin, Ohio 43017	159.81	X
2800170350010	Steven R. Elliott	14802 Watkins Road	Marysville, Ohio 43040	Steven R. Elliott	14802 Watkins Road	Marysville, Ohio 43040	6.41	X
2800170460000	Lisa Sue Guenther	14821 Watkins Road	Marysville, Ohio 43040	Lisa Sue Guenther	14821 Watkins Road	Marysville, Ohio 43040	1.14	X
2800170370000	Karl R. & Merilyn V. Martin	14872 Watkins Road	Marysville, Ohio 43040	Karl R. & Merilyn V. Martin	14872 Watkins Road	Marysville, Ohio 43040	1.52	X
2800170440000	Jessica L. & Kynndall A. Ingram	15660 Wildwood Lane	Marysville, Ohio 43040	Jessica L. & Kynndall A. Ingram	15660 Wildwood Lane	Marysville, Ohio 43040	0.95	X
2800170430000	Janibo Farms, LLC	Watkins Road	Marysville, Ohio 43040	Janibo Farms, LLC	17421 Waldo Road	Marysville, Ohio 43040	68.29	X
2800210050000	18530 LLC	Watkins Road	Marysville, Ohio 43040	18530 LLC	17421 Waldo Road	Marysville, Ohio 43040	117.36	X
2800210040000	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	Frederick J. Durant	15190 Wildwood Lane	Marysville, Ohio 43040	8.22	X
2800210030000	Joshua T. & Amy R. Codner	15150 Wildwood Lane	Marysville, Ohio 43040	Joshua T. & Amy R. Codner	15150 Wildwood Lane	Marysville, Ohio 43040	6.94	X
2900230510000	Watkins Glen Holdings LTD OLLC	Watkins Glen Blvd	Marysville, Ohio 43040	Watkins Glen Holdings LTD	1052 E. Maple Road	Birmingham, MI 48009	23.23	X
2900230503800	Stephanie M Girton	1108 Watkins Glen Court	Marysville, Ohio 43040	Stephanie M Girton	1108 Watkins Glen Court	Marysville, Ohio 43040	0	X
29002305037790	Chad Copley	1106 Watkins Glen Court	Marysville, Ohio 43040	Chad Copley	1106 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503780	Carmen Suaverdez	1104 Watkins Glen Court	Marysville, Ohio 43040	Carmen Suaverdez	1104 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503770	Barbara J. German	1102 Watkins Glen Court	Marysville, Ohio 43040	Barbara J. German	1102 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503760	Corbin Zane Costlow	1100 Watkins Glen Court	Marysville, Ohio 43040	Corbin Zane Costlow	1100 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503650	Linda S & Roger E Freeman	1098 Watkins Glen Court	Marysville, Ohio 43040	Linda S & Roger E Freeman	1098 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503640	Kimberly K Baxter	1096 Watkins Glen Court	Marysville, Ohio 43040	Kimberly K Baxter	1096 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503630	Austin B Costlow	1094 Watkins Glen Court	Marysville, Ohio 43040	Austin B Costlow	1094 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503620	Andrew S Terry	1092 Watkins Glen Court	Marysville, Ohio 43040	Andrew S Terry	1092 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503610	William Michael Jr	1090 Watkins Glen Court	Marysville, Ohio 43040	William Michael Jr	1090 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503600	Brenda J Cox	1088 Watkins Glen Court	Marysville, Ohio 43040	Brenda J Cox	1088 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503590	Sharon Carcone	1086 Watkins Glen Court	Marysville, Ohio 43040	Sharon Carcone	1086 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503580	Mathew A Post	1084 Watkins Glen Court	Marysville, Ohio 43040	Mathew A Post	1084 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503570	Jeffrey & Mary Ann Paliga	1082 Watkins Glen Court	Marysville, Ohio 43040	Jeffrey & Mary Ann Paliga	1082 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503560	Mei Y Ho & Si Y Hung	1080 Watkins Glen Court	Marysville, Ohio 43040	Mei Y Ho & Si Y Hung	2617 Nottingham Road	Columbus, Ohio 432211	0	X
2900230503550	Lyle F Herman	1078 Watkins Glen Court	Marysville, Ohio 43040	Lyle F Herman	1078 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503540	Michelle Brown	1076 Watkins Glen Court	Marysville, Ohio 43040	Michelle Brown	1076 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503530	Clarisse Cruz	1074 Watkins Glen Court	Marysville, Ohio 43040	Clarisse Cruz	1074 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503520	The Summit Housing Development Corporation	1072 Watkins Glen Court	Marysville, Ohio 43040	The Summit Housing Development Corporation	431 Broad Blvd	Cuyahoga Falls, Ohio 44221	0	X
2900230503510	Rose Mary Cassill	1070 Watkins Glen Court	Marysville, Ohio 43040	Rose Mary Cassill	1070 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503500	Susan S & Timothy A Gerwin	1068 Watkins Glen Court	Marysville, Ohio 43040	Susan S & Timothy A Gerwin	1068 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503490	Julia Walkowicz	1066 Watkins Glen Court	Marysville, Ohio 43040	Julia Walkowicz	1066 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503480	Timothy L & Teresa L McDonnell	1064 Watkins Glen Court	Marysville, Ohio 43040	Timothy L & Teresa L McDonnell	1064 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503470	Michael Galyk III	1062 Watkins Glen Court	Marysville, Ohio 43040	Michael Galyk III	1062 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503460	John Angrus & Beverley Reid Kincaid	1060 Watkins Glen Court	Marysville, Ohio 43040	John Angrus & Beverley Reid Kincaid Trustees	3983 Isaac Cir	Williamsburg, VA 23188	0	X
2900230503400	Rodney L & Lynda L Gillman Trustee	1058 Watkins Glen Court	Marysville, Ohio 43040	Rodney L & Lynda L Gillman Trustee	1058 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503390	Jacquelyn R Ward	1056 Watkins Glen Court	Marysville, Ohio 43040	Jacquelyn R Ward	1056 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503380	Cassandra H Garman	1054 Watkins Glen Court	Marysville, Ohio 43040	Cassandra H Garman	1054 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503370	Edward D Grimm	1052 Watkins Glen Court	Marysville, Ohio 43040	Edward D Grimm	1052 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503360	The Summit Housing Development Corporation	1050 Watkins Glen Court	Marysville, Ohio 43040	The Summit Housing Development Corporation	431 Broad Blvd	Cuyahoga Falls, Ohio 44221	0	X
2900230503350	Richard L & Virginia L Sparks	1048 Watkins Glen Court	Marysville, Ohio 43040	Richard L & Virginia L Sparks	1048 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503340	Beverly C Cameron	1046 Watkins Glen Court	Marysville, Ohio 43040	Beverly C Cameron	1046 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503330	Nicholas A Resser	1044 Watkins Glen Court	Marysville, Ohio 43040	Nicholas A Resser	1044 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503320	Ryan E & Kelly R Michelson	1042 Watkins Glen Court	Marysville, Ohio 43040	Nations Lending Corporation	4 Summit Park Dr 200	Independence, Ohio 44131	0	X
2900230503310	Ruben & Corazon Sunga	1040 Watkins Glen Court	Marysville, Ohio 43040	Ruben & Corazon Sunga	1040 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503300	Angela Jo & John F Miller	1038 Watkins Glen Court	Marysville, Ohio 43040	Angela Jo & John F Miller	1038 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503290	Linbin Babu & Royce Fernandes	1036 Watkins Glen Court	Marysville, Ohio 43040	Linbin Babu & Royce Fernandes	1036 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503280	Zachary Noah Myers	1034 Watkins Glen Court	Marysville, Ohio 43040	Zachary Noah Myers	1034 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503270	Gregory Lee Clark	1032 Watkins Glen Court	Marysville, Ohio 43040	Gregory Lee Clark	1032 Watkins Glen Court	Marysville, Ohio 43040	0	X

PROPERTIES ADJACENT TO MARYSVILLE EAST ANNEXATION #1

Parcel Number	Owner Name	Property Address	City/State/Zip	Tax Payer Name	Tax Payer Address	City/State/Zip	Acreage	Mailing Label
2900230503260	William M Schoby	1030 Watkins Glen Court	Marysville, Ohio 43040	William M Schoby	1030 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503150	Carl & Karen Coe	1028 Watkins Glen Court	Marysville, Ohio 43040	Carl & Karen Coe	111 Trellingwood Drive	Morrisville, NC 27560	0	X
2900230503140	Bruce D & Mary A Cooper	1026 Watkins Glen Court	Marysville, Ohio 43040	Bruce D & Mary A Cooper	1026 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503130	Joseph Ortega Ramos	1024 Watkins Glen Court	Marysville, Ohio 43040	Joseph Ortega Ramos	1024 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503120	Wilhite M Magunda	1022 Watkins Glen Court	Marysville, Ohio 43040	Wilhite M Magunda	1022 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503110	James P Karberg	1020 Watkins Glen Court	Marysville, Ohio 43040	James P Karberg	1020 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503100	Gordon T Kunkler Sr	1018 Watkins Glen Court	Marysville, Ohio 43040	Gordon T Kunkler Sr	1018 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503090	Zachary J Norman	1016 Watkins Glen Court	Marysville, Ohio 43040	Zachary J Norman	1016 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503080	Jamie M Schwierking	1014 Watkins Glen Court	Marysville, Ohio 43040	Jamie M Schwierking	1014 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503070	Brian R Bolden	1012 Watkins Glen Court	Marysville, Ohio 43040	Brian R Bolden	1012 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503060	Camilo A Guarin & Indraylis M Huertas	1010 Watkins Glen Court	Marysville, Ohio 43040	Camilo A Guarin & Indraylis M Huertas	1010 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503050	Christel J Wilson	1008 Watkins Glen Court	Marysville, Ohio 43040	Christel J Wilson	1008 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503040	Paige M Thompson	1006 Watkins Glen Court	Marysville, Ohio 43040	Partners United Finacial LLC	250 E Wilson Bridge Road 110	Worthington, Ohio 43085	0	X
2900230503030	Rocio Rodriguez Romero	1004 Watkins Glen Court	Marysville, Ohio 43040	Rocio Rodriguez Romero	1004 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503020	Steve E Neer	1002 Watkins Glen Court	Marysville, Ohio 43040	Steve E Neer	1002 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503010	Rita I Hellmann	1000 Watkins Glen Court	Marysville, Ohio 43040	The People's Savings Bank	10 Monument Sq, PO Box 589	Urbana, Ohio 43078	0	X
2900230503160	Kaylor & Kelly Jean Kenerly TTE	1011 Watkins Glen Court	Marysville, Ohio 43040	Kaylor & Kelly Jean Kenerly TTE	1011 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503170	Matthew Rentenberg	1013 Watkins Glen Court	Marysville, Ohio 43040	Matthew Rentenberg	1013 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503180	Paige M Adkins	1015 Watkins Glen Court	Marysville, Ohio 43040	Paige M Adkins	1015 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503190	Barry G Brown	1017 Watkins Glen Court	Marysville, Ohio 43040	Barry G Brown	1017 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503200	Craig Mohler	1019 Watkins Glen Court	Marysville, Ohio 43040	Craig Mohler	1019 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503750	Barbara J Evans	1099 Watkins Glen Court	Marysville, Ohio 43040	Barbara J Evans	1099 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503740	Donald Eugene & Kathleen Williams	1097 Watkins Glen Court	Marysville, Ohio 43040	Donald Eugene & Kathleen Williams	1097 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503730	Kailyn Garlinger	1095 Watkins Glen Court	Marysville, Ohio 43040	Kailyn Garlinger	1095 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503720	Samuel T Bartlett Jr	1093 Watkins Glen Court	Marysville, Ohio 43040	Samuel T Bartlett Jr	1093 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503710	Andrew M Alltop	1091 Watkins Glen Court	Marysville, Ohio 43040	Andrew M Alltop	1091 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503700	Beverly A Breece	1079 Watkins Glen Court	Marysville, Ohio 43040	Beverly A Breece	1079 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503690	Marvin & Connie Rizor	1077 Watkins Glen Court	Marysville, Ohio 43040	Marvin & Connie Rizor	1077 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503680	Abigail Porter	1075 Watkins Glen Court	Marysville, Ohio 43040	Abigail Porter	1075 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503670	Michael M & Ruth W Wekunda	1073 Watkins Glen Court	Marysville, Ohio 43040	Michael M & Ruth W Wekunda	1073 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503660	Matthew L Spicer	1071 Watkins Glen Court	Marysville, Ohio 43040	Matthew L Spicer	1071 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503450	Vicki S Keeran	1059 Watkins Glen Court	Marysville, Ohio 43040	Vicki S Keeran	1059 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503440	Richard C & Marcia J Mills	1057 Watkins Glen Court	Marysville, Ohio 43040	Richard C & Marcia J Mills	1057 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503430	Prakashbhai & Siddharth Patel	1055 Watkins Glen Court	Marysville, Ohio 43040	Prakashbhai & Siddharth Patel	1055 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503420	Donal F Wheeler Trustee	1053 Watkins Glen Court	Marysville, Ohio 43040	Donal F Wheeler Trustee	1053 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503410	Dorothy Weitzenecker	1051 Watkins Glen Court	Marysville, Ohio 43040	Dorothy Weitzenecker	1051 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503250	Timothy R Davis	1039 Watkins Glen Court	Marysville, Ohio 43040	Timothy R Davis	1039 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503240	Alyssa Allison & Marco Espinoza Nava	1037 Watkins Glen Court	Marysville, Ohio 43040	Alyssa Allison & Marco Espinoza Nava	1037 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503230	Domenico M Salvadore	1035 Watkins Glen Court	Marysville, Ohio 43040	Domenico M Salvadore	1035 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503220	Jordan A & Brianna R Long	1033 Watkins Glen Court	Marysville, Ohio 43040	Jordan A & Brianna R Long	1033 Watkins Glen Court	Marysville, Ohio 43040	0	X
2900230503210	David K Diener	1031 Watkins Glen Court	Marysville, Ohio 43040	David K Diener	1031 Watkins Glen Court	Marysville, Ohio 43040	0	X

Dorothy G Cotton Trust
145 Colemans Crossing 112
Marysville, Ohio 43040

HERR
3160 Kingsmead Trace
Dublin, Ohio 43017

Steven R. Elliott
14802 Watkins Road
Marysville, Ohio 43040

Lisa Sue Guenther
14821 Watkins Road
Marysville, Ohio 43040

Karl R. & Merilyn V. Martin
14872 Watkins Road
Marysville, Ohio 43040

Jessica L. & Kynndall A. Ingram
15660 Wildwood Lane
Marysville, Ohio 43040

Janibo Farms, LLC
17421 Waldo Road
Marysville, Ohio 43040

18530 LLC
17421 Waldo Road
Marysville, Ohio 43040

Frederick J. Durant
15190 Wildwood Lane
Marysville, Ohio 43040

Joshua T. & Amy R. Codner
15150 Wildwood Lane
Marysville, Ohio 43040

Watkins Glen Holdings LTD
1052 E. Maple Road
Birmingham, MI 48009

Stephanie M Girton
1108 Watkins Glen Court
Marysville, Ohio 43040

Chad Copley
1106 Watkins Glen Court
Marysville, Ohio 43040

Carmen Suaverdez
1104 Watkins Glen Court
Marysville, Ohio 43040

Barbara J. German
1102 Watkins Glen Court
Marysville, Ohio 43040

Corbin Zane Costlow
1100 Watkins Glen Court
Marysville, Ohio 43040

Linda S & Roger E Freeman
1098 Watkins Glen Court
Marysville, Ohio 43040

Kimberly K Baxter
1096 Watkins Glen Court
Marysville, Ohio 43040

Austin B Costlow
1094 Watkins Glen Court
Marysville, Ohio 43040

Andrew S Terry
1092 Watkins Glen Court
Marysville, Ohio 43040

William Michael Jr
1090 Watkins Glen Court
Marysville, Ohio 43040

Brenda J Cox
1088 Watkins Glen Court
Marysville, Ohio 43040

Sharon Carcone
1086 Watkins Glen Court
Marysville, Ohio 43040

Mathew A Post
1084 Watkins Glen Court
Marysville, Ohio 43040

Jeffrey & Mary Ann Paliga
1082 Watkins Glen Court
Marysville, Ohio 43040

Mei Y Ho & Si Y Hung
2617 Nottingham Road
Columbus, Ohio 432211

Lyle F Herman
1078 Watkins Glen Court
Marysville, Ohio 43040

Michelle Brown
1076 Watkins Glen Court
Marysville, Ohio 43040

Clarisse Cruz
1074 Watkins Glen Court
Marysville, Ohio 43040

The Summit Housing
Development Corporation
431 Broad Blvd
Cuyahoga Falls, Ohio 44221

Rose Mary Cassill
1070 Watkins Glen Court
Marysville, Ohio 43040

The Summit Housing
Development Corporation
431 Broad Blvd
Cuyahoga Falls, Ohio 44221

William M Schoby
1030 Watkins Glen Court
Marysville, Ohio 43040

Susan S & Timothy A Gerwin
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REZONING STATEMENT

The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township, with a small portion in Dover, and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bi-pass (Road A) which will link the northern and eastern portions of Watkins Road will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community, known as Buxton Meadows.

Marysville East Annexation #1 is the first of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Annexation #1 is approximately 351.26 acres located generally along Watkins Road on both the north and south sides. The western boundary is The Crossing at Watkin Glen Condominium and the east side is bounded by Wildwood Lane. The project's north boundary is the abandoned Cotton Family railroad track line and the southern boundary borders US 33. Marysville East Annexation #1 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as in effect April 24, 2023 (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

Annexation #1 will consist of 5 subareas which include multi-family, single-family, industrial, public common area, and civic (regional pump station) developments. The total acreage of these 5 subareas is 336.87 acres. The difference between this figure and the total area being annexed (351.26 acres) is the acreage included in the US 33 right-of-way.

Marysville East Annexation #1 will have upgraded design standards that include common fencing and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

Marysville East Annexation #1 will provide benefits to the overall Marysville community through the anticipated preservation of the natural areas, and extension of multi-purpose trails that connect the subareas to the natural areas. In addition, the development of the industrial park will add jobs and tax revenue to the schools, city, and county and the housing will provide employees and other residents the opportunity to reside in the area.

The development of Marysville East Annexation #1 will help facilitate and fund improvements to existing roads and the future construction of new roads. A traffic study and revised thoroughfare plan are currently being conducted with the assistance of the City Engineer and should be available shortly.

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development 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.

1135.01 (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 are consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan, and the intent of the Ordinance.*
>
> The proposed PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.
>
> *(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.

Marysville East Annexation #1 provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public space will be in ADDITION to the required common area of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial.

(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.

The protected common areas and project common areas combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 14.45 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included

in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

The integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique design of the multi-family community incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other common areas within the overall PUD.

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

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently being constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed by the developer to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which is included with this submission.

- Time Warner Cable has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the

area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

GENERAL DEVELOPMENT STANDARDS

Marysville East Annexation #1 will be developed with 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Annexation #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as in effect April 24, 2023 (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea below. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential or Multifamily will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential or Multifamily
    - Minimum 25' from the property line on the Residential side
    - Minimum 50' from the property line for parking and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

The perimeter setbacks of each subarea shall include mounding, trees or other plant materials, fencing, and bioswales, or drainage swales unless utilities or drainage requirements determine otherwise or as otherwise approved as part of the final design review. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

The common open space percentages for each subarea will meet the minimum requirements reflected within Marysville Codified Ordinances for each subarea defined in this document, subject to certain modifications with respect to Subarea B as set forth in more detail below. With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks within each

developed subarea, it's anticipated that the common area for Marysville East will be more than double or triple that of the standard requirements.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40' on both sides of the centerline.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in Exhibit E6. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea B will be limited to locations adjacent to public roadways.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas

throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

MARYSVILLE EAST ANNEXATION #1 PUD OVERALL DESIGN GOALS

All development within Marysville East Annexation #1 will strive to achieve the following goals:

- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers, and the protection of key natural features.
- The design elements, fencing, signage, and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses, and connections to open spaces, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Multi-Family and Attached Residential Development Requirements

The multi-family residential subarea A (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The common area within the development is anticipated to greatly exceed the required level under a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of these products will complement each other while at the same time providing a diversification of products. See the attachment for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. The clubhouse design and requirements will rely on the underlying Suburban Residential District (SRD) zoning designations contained in Section 1121.07. If there is a conflict between these standards and the provisions of Section 1121.07 or 1121.08, the standards in this text shall apply.

List of Permitted Uses

- Single-Family Attached
- Multi-Family
- Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness
- Garage Detached

Lot Size, Setbacks, Height, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily and attached residential development shall be determined based solely on the fire code.
    - Perimeter setbacks to the east, west, and south of the project will be 25'. Setbacks along Watkins Road will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
    - Multi-purpose trails are included throughout the project and around the detention ponds. The Multi-purpose trails will also be installed along Watkins Road to connect to future paths that will link this development to the other subareas and the future park system.
    - The detention ponds will include fountains and landscaping.
    - Multiple dog parks will be included in the project.
- 70% including accessory structures (based on new definition)
    - Accessory structures will include multiple trash compactors, a maintenance building (located behind the regional pump station), and mail kiosks throughout the project.

Density

- The combined overall density for both residential products will be 14 units per acre
    - Total density will be approximately 502 units which will include:
        a) 12 – 3 story walk-up buildings with 24 units each – 288 units
        b) 19 – 2 story townhomes with 4 units each – 76 units
        c) 23 – 2 story townhomes with 6 units each – 138 units
        d) One-story clubhouse with fitness and pool

- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.
- The parking areas around the multi-family buildings will include 592 spaces which is approximately 2 spaces per multi-family unit. There will be approximately 532 surface parking spaces as well as 60 detached private garages.
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and

driveway spaces, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will link to the other subareas when constructed.

Landscaping
- The landscaping requirements of subarea A will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well.
- Significant landscaping will be installed along Watkins Road
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per Exhibits E2 and E3.
- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per Exhibit E4.

Architecture
- The architectural style and designs for Subarea A (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl vertical siding with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl vertical siding with painted brick accents, and a black asphalt roof. Some units will have covered balconies with black metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.
- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl vertical siding with painted brick accents, and a black asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural details and design.

Signage
- The following signage standards shall apply to all signs associated with subarea A. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse),

project identification/gateway signs, and gateway freeway signage.

- Temporary Signs and Other Sign Types – all temporary signs, real estate signs (advertising for sale, lease, or rent of the premises), the construction of a development project and/or contractor, on-site informational or directional signs, political signs, address signs, shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
- Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.

  - Monument Signs – subarea A will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
    - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8'. This entrance leads directly to the clubhouse and is considered the main entrance.
    - Freeway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20'.
    - Additional dimensions, design, and proposed materials of these two permanent signs are provided in Exhibit E5. The freestanding signs will be incorporated into the surrounding landscaping beds.
    - The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations.
    - Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, stucco, architectural precast concrete, metal, or other innovative materials.
    - Lighting. Signs shall be illuminated in such a manner as to avoid creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:
      - External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.

      - Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are not permitted.

Lighting

- Minimum lighting standards shall be as follows:
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Exterior/Landscape Plan Application.
  - Exhibit I shows the proposed location and specifications for the basic lighting.

Project Phasing

- It is anticipated that the development in subarea A will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.
- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, multi-family, and attached units. Future phases would proceed south based on user demand.

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 251.31 acres) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and is effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

- Permitted Uses. The following shall be permitted uses in this subarea:
  - The permitted uses set forth in Code Section 1121.13 - Manufacturing/Innovation District (M/I), as it exists and is effective on the date when this zoning text is approved by the City Council so as to be legally effective, but excluding any prohibited uses as set forth in Section I.B.3 of this text. For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. Uses developed and operated pursuant to this subsection are intended to further the purpose and intent of Code Section 1121.13(I) and (III);
  - The permitted uses set forth in Section 1121.14 – Light Manufacturing District (LMD) as it exists and is effective on the date when this zoning text is approved by City Council so as to be legally effective, but excluding any prohibited uses as set forth

in Section I.B.3 of this text. Uses developed and operated pursuant to this subsection are intended to further the purpose and intent of Code Section 1121.13(I) and (III);
  - Data centers. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information."; and
  - Electric vehicle charging stations.

- Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:
  - Ground Passenger Dispatch
  - Warehousing, Personal Storage/Mini
  - Recycling Centers, if operated at an industrial scale
  - Extended Stay Hotel

- Prohibited Uses: Notwithstanding the foregoing in Section I.B.1 through 3, the following uses from Code Sections 1121.13 and 1121.14 shall be prohibited in this subarea:
  - Building Materials and Hardware (Retail);
  - Commercial and Industrial Equipment and Machinery Sales, Rental and Leasing
  - Nursery;
  - Vehicle Body Shop;
  - Vehicle Sales, Rental, and Lease Excluding Body Work;
  - Vehicle Service and Repair Facility;
  - Veterinarian Animal Hospital and/or Animal Clinic (Outside Kennels);
  - Recycling Center, except as allowed as a conditional use as described above.

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
  - Approved Accessory Structures:
    - Electric charging stations
    - Electrical substations
    - Water or material storage tanks
    - Generator yards
    - Chillers
    - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Common Area, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Common area will be greater than the recommended 10%
  - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area.

Density

- The combined overall density for this subarea will be determined by the application of setbacks and common area requirements.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building. Parking and loading spaces for all other uses and building typologies shall be provided in accordance with Code Chapter 1127.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along Watkins Road or Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way. No pedestrian connections shall be required along US 33.

Landscaping

- The landscaping requirements of subarea B will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate

stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.

- The landscape treatment along the eastern and western boundaries of subarea B will include light mounding and a new tree line within the setbacks. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Given the nature of the uses that are anticipated in this subarea, open spaces shall not be required (but may be) open for use by the general public or by visitors or employees of uses or users that are off-site of the parcel on which the open space is provided.

Fencing

- Code Section 1123.20.c.10 shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements.

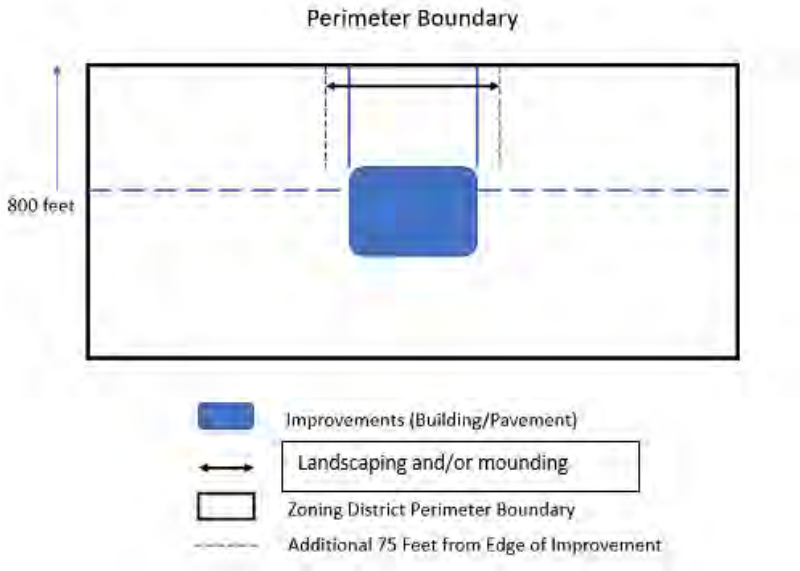
Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the

property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved as part of a CODA application or Final Development Plan application (as applicable).

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea, other than the Office Building Typology:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a comparable use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
    - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
    - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall and accents is permitted.
    - Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
    - Additional Standards: In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
        - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
        - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior

walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

- The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:







Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of an Exterior Plan application. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the development that is the subject of the application. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- All parking lot lighting within an individual development project shall be of the same light source type and style.

- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
- No permanent-colored lights or neon lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Subarea C – Single-Family Residential

Subarea C (approximately 14.17 acres) is a beautiful piece of ground nestled between two wood-lined creeks. The subarea is being zoned for future development as a single-family detached product. Access to this area and utility extensions will be a few years down the road and the pod will likely have to connect to the parcel to the west to be developed properly.

The common area within the development is anticipated to greatly exceed the required level under a straight zoning district. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Single Family Detached

Lots Size, Common Area, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district and no less than 55'
- Setbacks: Front 25', Side - 5'; Rear – 20'
- Common area will be greater than the recommended 10%
    - In addition, this PUD has a "public common area" subarea which will provide additional acreage that will increase the overall common area % for the entire PUD
- 40% including accessory structures

Density

- Maximum density of 4 units per acre

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 14.45 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community

authority board which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

Subarea E – Civic (Regional Pump Station)

This subarea is currently under construction for the development of a regional sewer pump station by the City of Marysville. The current 1.14-acre parcel is zoned in Paris Township and is being incorporated into this PUD to bring the ground into Marysville as part of the annexation process.

Due to its proximity to the existing and future residential developments, landscape buffer requirements will be set forth in the development plan process of this application.

In implementing this subarea, the applicant will rely on the underlying Government and Institutional District (GOV) zoning designation and requirements contained in Section 1121.16, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Essential Public Services and Utilities



WATKINS CENTRAL - REGIONAL CONTEXT MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT A

0 500 1,500 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NUMBERS 2254 & 3350.

NORTH

SCALE IN FEET
0 300 600

MAP # 103-00-00-036.000
PID: 2800170310000
COUGAR STATE FARMS
LIMITED PARTNERSHIP
159.81 ACRES
D.B. 339, PG. 59

MAP # 103-00-00-045.000
PID: 2800170440000
JESSICA L & KYNNDALL A. INGRAM
0.952 ACRES
IN: 202207200006959

MAP # 103-00-00-044.000
PID: 2800170430000
JANIBO FARMS, LLC
68.29 ACRES
IN: 202106010007351

MAP # 103-00-00-042.000
PID: 2800210050000
18530 LLC
117.36 ACRES
IN: 202301200000443

MAP # 103-00-00-041.000
PID: 2800210040000
FREDERICK J. DURANT
8.22 ACRES
IN: 201706300005406

MAP # 103-00-00-038.000
PID: 2800170350010
STEVEN R ELLIOTT
6.48 ACRES
IN: 202007230007287

MAP # 103-00-00-039.000
PID: 2800210020000
1833 FARMS LLC
6.00 ACRES
IN: 202302060000856

MAP # 102-00-00-040.000
PID: 2800210030000
JOSHUA T. & AMY R. CODNER
6.942 ACRES ~ O.R. 691, PG 051

MAP # 102-00-00-055.002
PID: 2800230571000
18530 LLC
27.60 ACRES
IN: 202301200000444

MAP # 102-00-00-055.000
PID: 2900230570000
CITY OF MARYSVILLE
113.932 ACRES
IN: 201611040009147

MAP # 102-00-00-010.000
PID: 2800170320000
KEVIN G BENNINGTON TRUSTEE,
ETALS OF THE DUROC TRUST
117.70 ACRES (BY DEED)
IN: 201512310010706

MAP # 102-00-00-012.000
PID: 2800170450010
GARY J LEE
173.635 ACRES
IN: 201709270008017 & 201709270008015

MAP # 102-00-00-056.000
PID: 2900230580000
CITY OF MARYSVILLE
60.274 ACRES
IN: 201611040009148

MAP # 102-00-00-001.000
PID: 2800170530000
DOROTHY G COTTON
16.39 ACRES
O.R.V. 174, PG. 109

MAP # 102-00-00-017.001
PID: 2800170450070
CITY OF MARYSVILLE
1.1410 ACRES
IN: 202211100010502

MAP # 102-00-00-056.001
PID: 2900230580020
SOUTHGATE COMPANY LIMITED
PARTNERSHIP
16.673 ACRES
IN: 202010130011024

MAP # 102-00-00-008.000
PID: 2800170330000
DOROTHY G COTTON
52.10 ACRES
O.R.V. 174, PG. 109

MAP # 102-00-00-013.000
PID: 2900230510000
WATKINS GLEN APARTMENTS
WATKINS GLEN HOLDINGS LTD, LLC
23.227 ACRES
O.R.V. 251, PAGE 211

MAP # 102-00-00-014.000
PID: 2900230291170
COLEMANS CROSSING
KENMOREPLACE LLC
18.76 ACRES
IN: 202004300004004

MAP # 102-00-00-011.000
PID: 2800170460000
LISA SUE GUENTHER
1.14 ACRES
IN: 202109010011713

THE CROSSINGS AT
WATKINS GLEN
CONDOMINIUM

345.174 ACRES (BY SURVEY)

N 74°51'16" E 2602.47'
N 09°30'07" W 1864.86'
S 05°28'21" E 2727.92'
S 83°45'21" E 570.27'
N 06°45'01" W 208.92'
S 83°44'48" E 265.00'
N 83°45'21" W 140.80'
S 05°04'46" W 203.57'
N 85°02'58" E 49.54'
S 06°17'00" E 2079.42'
S 05°42'02" E 519.75'
S 85°02'58" W 502.43'
S 05°03'57" E 1354.63'
N 53°16'07" W 104.36'
N 69°37'00" W 78.16'
N 55°33'33" W 625.50'
N 53°16'07" W 795.91'
N 52°07'39" W 1004.29'
N 53°16'07" W 1234.39'
S 83°45'21" E 453.92'
N 06°13'06" W 2079.33'
POINT OF BEGINNING

WILDWOOD LANE
COUNTY ROAD 104 (WATKINS ROAD) (66' R/W WIDTH)
STATE ROUTE 33
(R/W WIDTH VARIES)
R/W
C/L
PARIS TOWNSHIP
MARYSVILLE CORP. LINE (ORD 41-91)
VMS 3350
VMS 2254
296.563 AC.
48.611 AC.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 83°45'21" WEST AS DETERMINED FOR THE CENTERLINE OF COUNTY ROAD 104 (WATKINS ROAD) BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 27 OF THE YEAR 2022.

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE UNION COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT UNION COUNTY.

NOTE:

AREA TO BE ANNEXED HAS 5,921.94 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 19,265.45 FEET THAT CONTAINS 30.74% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

CERTIFICATION:

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

JEREMY L. VAN OSTRAN DATE
PROFESSIONAL LAND SURVEYOR NO. 8283

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PARIS TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE:	AUGUST 2023
DWG SCALE:	1" = 300'
PROJECT NO:	325-925
DRAWN BY:	BTB
CHECKED BY:	JLV
APPROVED BY:	JLV

DRAWING NO.:
ANNEX
SHEET 1 OF 1

P:\325-001\325-9251 - Survey\Dwg\325925ANP-SV01-ANNEX.dwg[2] LS:(8/1/2023 - Assembly) - LP: 8/1/2023 3:05 PM

DESCRIPTION OF 351.258 ACRES

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Nos. 2254 and 3350, being all of a 173.635 acre tract of land as conveyed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017, all of a 117.70 acre tract of land as conveyed to Kevin G. Bennington Trustee, etals of the Duroc Truct in Instrument Number 201512310010706, all of that 27.60 acre tract of land as conveyed to 18530 LLC in Instrument Number 202301200000444, all of that 6.00 acre tract as conveyed to 1833 Farms LLC in Instrument Number 202302060000856,and part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 351.258 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33 and the easterly line of the City of Marysville as incorporated in Ordinance 41-91, also being the northwesterly corner of that 16.673 acre tract as conveyed to Southgate Company Limited Partnership in Instrument Number 202010130011024, also being the northeasterly corner of that 18.76 acre tract as conveyed to Kenmore Place LLC in Instrument Number 202004300004004;

Thence along the easterly line of said corporation limit, crossing State Route 33, along the easterly lines of Watkins Glen Apartments and The Crossings at Watkins Glen Condominium, **North 06°13'06" West** a distance of **2079.33 feet** to a point in the centerline of Watkins Road (C.R. 104, 60’ r/w);

Thence along said centerline, **South 83°45'21" East** a distance of **453.92 feet** to the southwesterly corner of said 117.70 acre tract, and the southeasterly corner of that 52.10 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the westerly line of said 117.70 acre tract and the easterly line of said 52.10 acre tract, **North 09°30'07" West** a distance of **1864.86 feet** to a point on the southerly line of that 16.39 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the northerly line of said 117.70 acre tract and the southerly line of said 16.39 acre tract, **North 74°51'16" East** a distance of **2402.47 feet** to a point on the westerly line of that 159.81 acre tract conveyed to Cougar State Farms Limited Partnership in Deed Book 339, Page 59;

Thence along the easterly line of said 117.70 acre tract, the westerly line of said 159.81 acre tract, and the westerly line of that 6.41 acre tract as conveyed to Steven R. Elliott in Instrument Number 202007230007287, **South 05°28'21" East** a distance of **2727.92 feet** to a point in the centerline of said Watkins Road and on the northerly line of that 1.14 acre tract conveyed to Lisa Sue Guenther in Instrument Number 202109010011713;

Thence along the centerline of said Watkins Road and the northerly line of said 1.14 acre tract, **North 83°45'21" West** a distance of **140.80 feet** to a point;

Thence along the westerly, southerly, and easterly lines of said 1.14 acre tract the following three (3) courses and distances:

South 05°04'46" West a distance of **203.57 feet** to a point;

South 83°44'48" East a distance of **265.00 feet** to a point;

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

North 06°45'01" West a distance of **208.92 feet** to a point in the centerline of said Watkins Road;

Thence along the centerline of said Watkins Road, **South 83°45'21" East** a distance of **570.27 feet** to a point at the northeasterly corner of said 173.635 acre tract;

Thence leaving said centerline and along the easterly line of said 173.635 acre tract and the easterly right-of-way line of Wildwood Lane, the westerly line of that 0.952 acre tract as conveyed to Jessica L. & Kynndall A. Ingram in Instrument Number 202207200006959, and the westerly line of that 68.29 acre tract as conveyed to Janibo Farms, LLC in Instrument Number 202106010007351, **South 06°17'00" East** a distance of **2079.42 feet** to a point on the southerly line of VMS 3350 and the northerly line of VMS 2254;

Thence along the northerly line of said 6.00 acre tract, **North 85°02'58" East** a distance of **49.54 feet** to a point at the northeasterly corner of said 6.00 acre tract and the northwesterly corner of that 117.36 acre tract conveyed to 18530 LLC in Instrument Number 202301200000443;

Thence along the easterly line of said 6.00 acre tract, the west line of said 117.36 acre tract, **South 05°42'02" East**, a distance of **519.75 feet** to a point at the northeasterly corner of that 8.22 acre tract as conveyed to Frederick J. Durant in Instrument Number 201706300005406;

Thence along the northerly line of said 8.22 acre tract and the northerly line of that 6.942 acre tract as conveyed to Joshua T. and Amy R. Codner in Official Record 691, Page 051, **South 85°02'58" West** a distance of **502.43 feet** to a point at the southwesterly corner of said 6.00 acre tract and the northwesterly corner of said 6.942 acre tract;

Thence along the westerly line of said 6.942 acre tract and across State Route 33, **South 05°14'31" East** a distance of **1354.63 feet** to a point on the southerly limited access right-of-way of State Route 33;

Thence along said southerly limited access right-of-way line the following six (6) courses and distances:

North 53°16'07" West a distance of **104.36 feet** to a point;

North 69°37'00" West a distance of **78.16 feet** to a point;

North 55°33'33" West a distance of **625.50 feet** to a point;

North 53°16'07" West a distance of **795.91 feet** to a point;

North 52°07'39" West a distance of **1004.29 feet** to a point;

North 53°16'07" West a distance of **1234.39 feet** to the **Point of Beginning**, containing **351.258 acres**, which 296.563 acres lies within Virginia Military Survey Number 3350 and 48.611 acres lies in Virginia Military Survey Number 2254.

The bearing of North 83°45'21" West as determined for the centerline of Watkins Road based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

Area to be annexed has 5,921.94 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 19,265.45 feet that contains 30.74% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

6/02/2023

Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283



ZONING KEY

- PLANNED UNIT DEVELOPMENT (PUD)
- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP

WATKINS CENTRAL - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

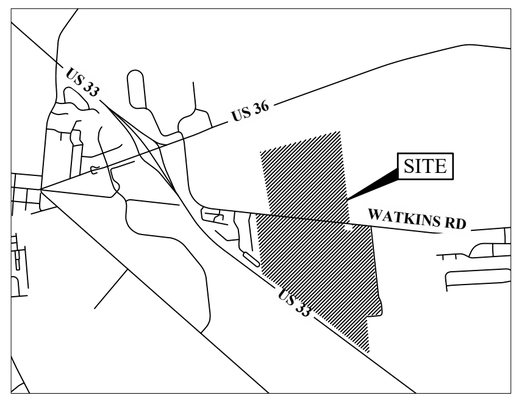
EXHIBIT B

0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



VICINITY MAP
NTS

DELAWARE AVENUE / US 36

EXISTING RAIL ROAD

EXISTING TREES TO BE REMOVED

EXISTING STREAM TO BE REMOVED

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING TREES TO BE REMOVED

WATKINS ROAD

EXISTING HOME, OUTBUILDINGS AND AND SURROUNDING TREES AND VEGETATION TO BE REMOVED

RMU

EXISTING ZONING: U-1
PROPOSED ZONING: PUD[78]

EXISTING WILDWOOD LANE ACCESS EASEMENT AS IDENTIFIED ON THE RELEVANT INSTRUMENT RECORDED WITH THE COUNTY RECORDER.

EXISTING TREES TO BE REMOVED

EXISTING DITCH

US 33

100' TREE PRESERVATION AREA

EXISTING TREES TO BE REMOVED

EXISTING HOME TO BE REMOVED

EXISTING TREES TO BE REMOVED

PUD

M/I

M/I

100' TREE PRESERVATION AREA

RMU

M/I

US 33

M/I

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MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

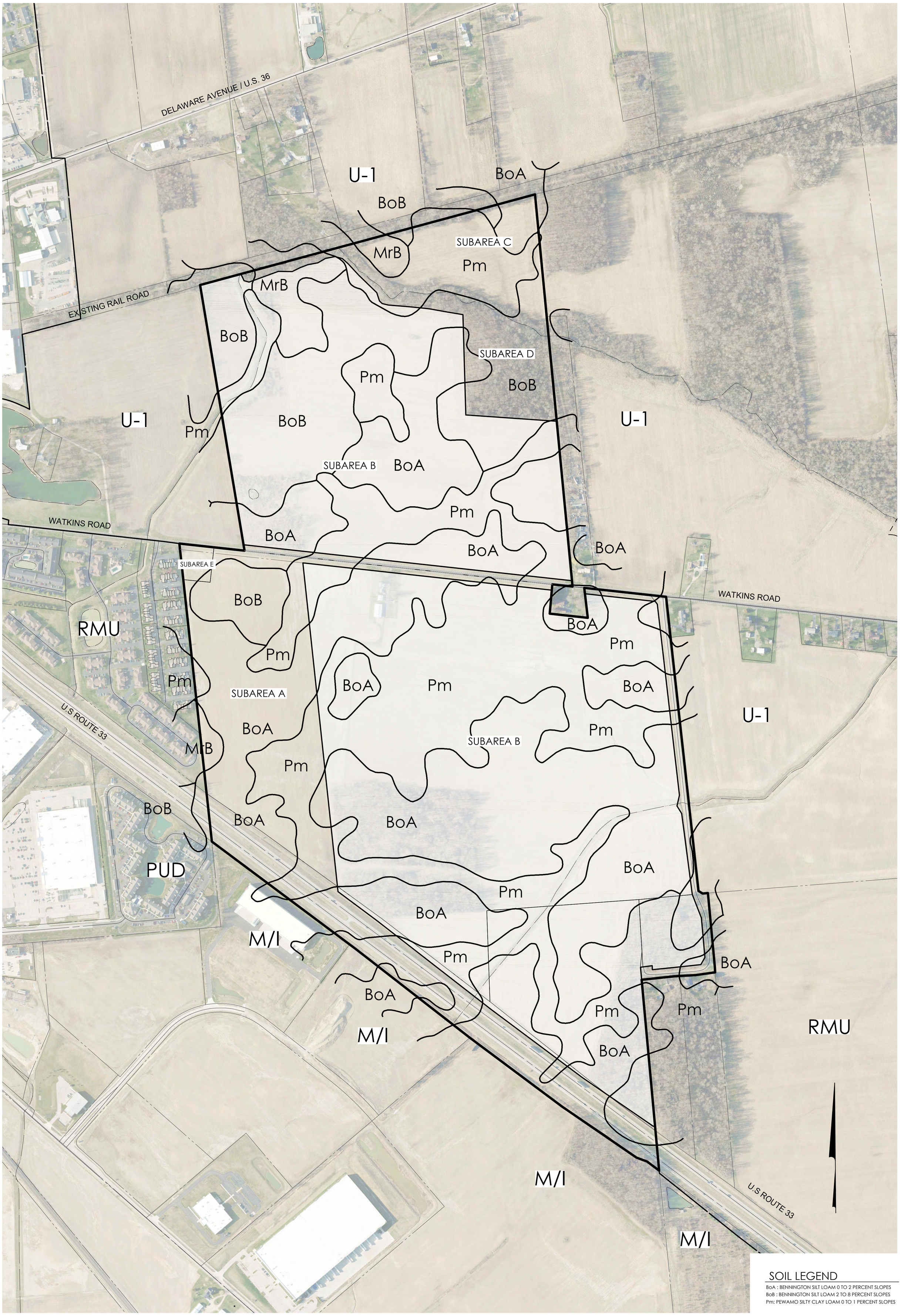
SUBAREA B EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

OCTOBER 17, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet



SOIL LEGEND

BoA : BENNINGTON SILT LOAM 0 TO 2 PERCENT SLOPES
BoB : BENNINGTON SILT LOAM 2 TO 8 PERCENT SLOPES
Pm: PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES

MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B EXISTING SOILS PLAN

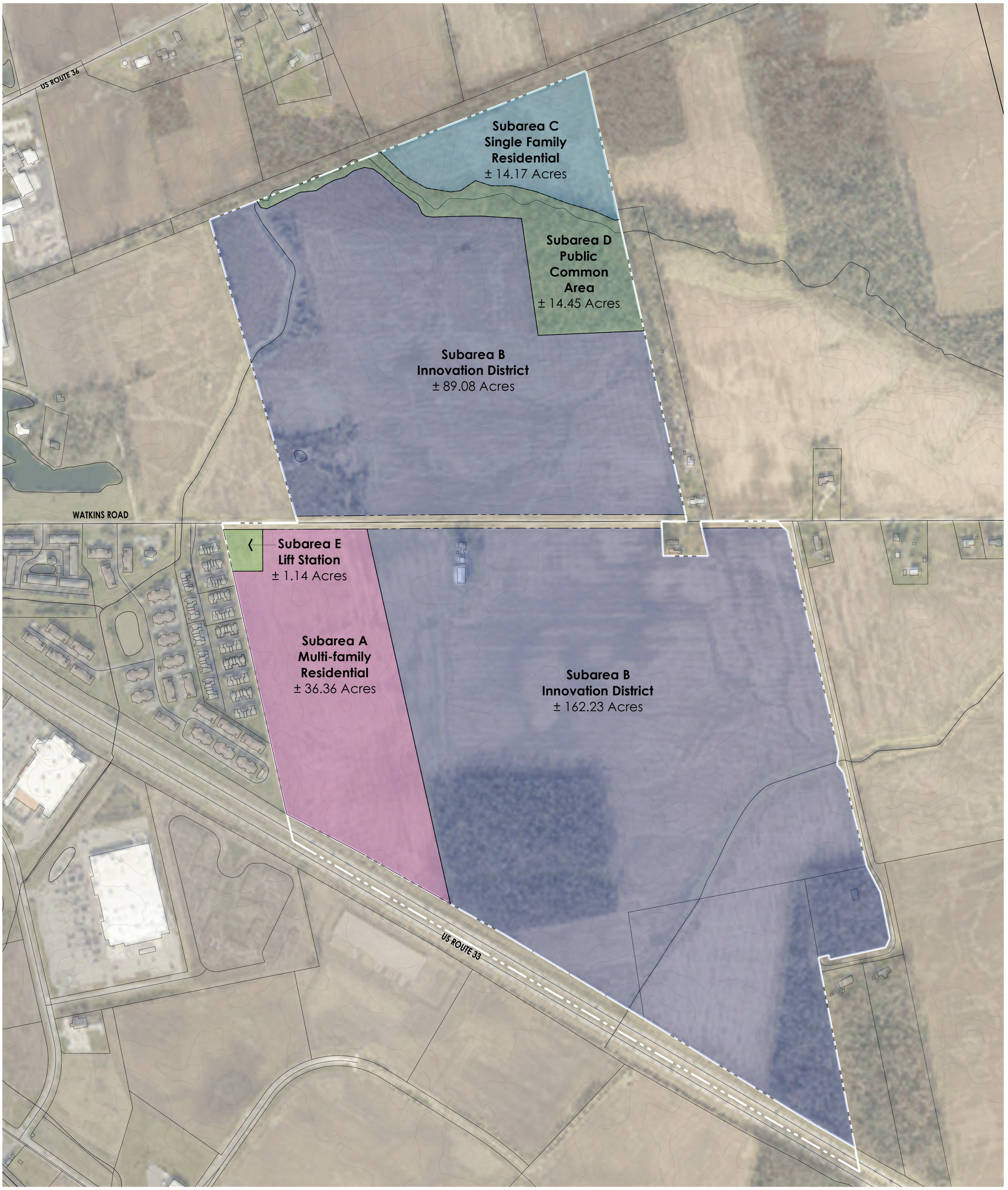
CITY OF MARYSVILLE, UNION COUNTY, OHIO

OCTOBER 17, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

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SUBAREA DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

WATKINS CENTRAL - SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

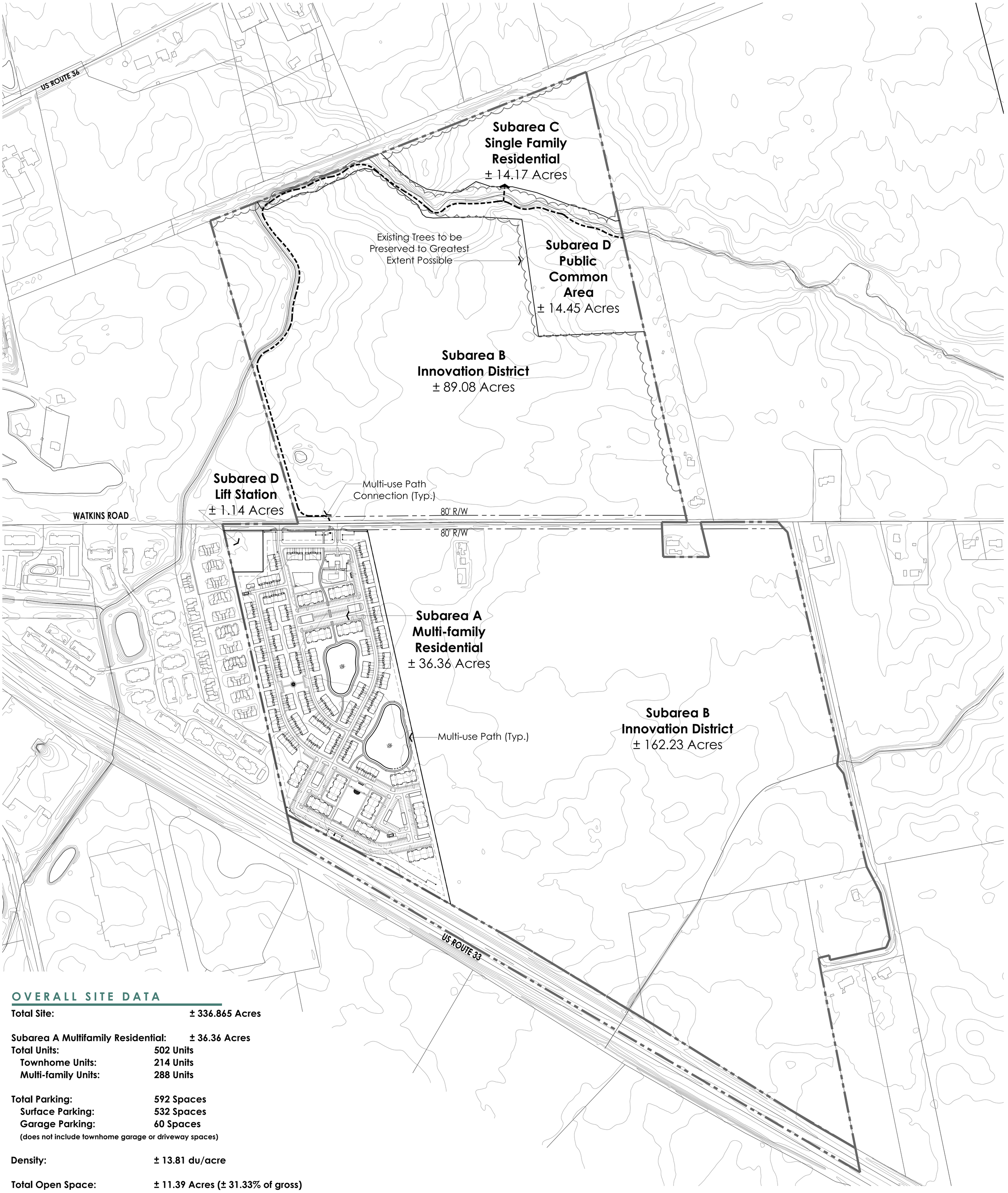
EXHIBIT C

0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



OVERALL SITE DATA

Total Site:	**± 336.865 Acres**
Subarea A Multifamily Residential:	**± 36.36 Acres**
Total Units:	**502 Units**
Townhome Units:	**214 Units**
Multi-family Units:	**288 Units**
Total Parking:	**592 Spaces**
Surface Parking:	**532 Spaces**
Garage Parking:	**60 Spaces**
(does not include townhome garage or driveway spaces)	
Density:	**± 13.81 du/acre**
Total Open Space:	**± 11.39 Acres (± 31.33% of gross)**
Subarea B Innovation District:	**± 251.31 Acres**
Subarea C Single Family Residential:	**± 14.17 Acres**
Subarea D Public Common Area	**± 14.45 Acres**
Subarea E Lift Station:	**± 1.14 Acres**
US 33 Acreage:	**± 11.93 Acres**

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - PRELIMINARY PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D

0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ENLARGEMENT PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D1

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



Open Space Data:

Total Gross Acreage: ± 36.36 Acres

Total Open Space: ± 11.39 Acres (± 31.33% of gross)

Proposed 8' wide Multi-use Path:

Proposed 5' wide Sidewalk:

WATKINS CENTRAL - SUBAREA A OPEN SPACE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D2

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

WATKINS ROAD

Proposed Sign Location

Multi-use Path

Black crossbuck fence (typ.)

Lift Station ± 1.14 Acres

Maintenance Bldg.

Compactor

Dog Park

Pool

Clubhouse

Mail

Retention Pond

Multi-use path

Guest parking

Seating / amenity space

Black crossbuck fence

Patio / grill / amenity space

Dog Park with black crossbuck fence and welded wire mesh

Monumental Freeway Sign

US ROUTE 33

SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ILLUSTRATIVE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D3

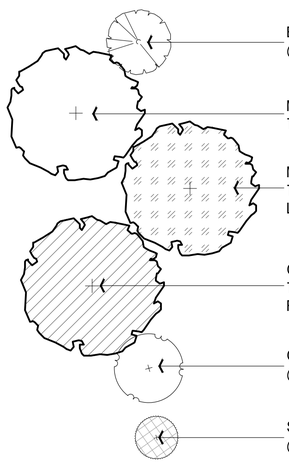
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10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

LANDSCAPE KEY PLAN



- EVERGREEN TREE @ MIN. 6' HEIGHT INSTALL
- MED. TO LARGE DECIDUOUS TREE @ MIN. 2" CAL. INSTALL
- MED. TO LARGE DECIDUOUS TREE TOWARD INTERIOR VUA LANDSCAPE
- ORNAMENTAL OR DECIDUOUS TREE TOWARD PARKING PERIMETER REQUIREMENT
- ORNAMENTAL TREE @ MIN. 1.75" CAL. INSTALL
- SCREENING SHRUB @ MIN. 36" HT. INSTALL

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	6' BENCH	SEE DETAIL G, EXHIBIT E7 FOR MORE INFORMATION
3	FOUNTAIN	-
4	TABLE AND CHAIRS	SEE DETAIL A, EXHIBIT E7 FOR MORE INFORMATION
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
6	CROSSBUCK FENCE WITH WELDED WIRE MESH	SEE DETAIL E, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
8	TRASH COMPACTOR	SEE ARCHITECTS PLANS FOR MORE INFORMATION
9	GRILL	SEE DETAIL L, EXHIBIT E7 FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
11	DOGGY BAG WASTE STATION	SEE DETAIL C, EXHIBIT E7 FOR MORE INFORMATION

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

WATKINS ROAD

Multi-use Path Connection

Lift Station ± 1.14 Acres

Proposed 60' setback

80' R/W

25' setback

25' setback

Multi-Family Primary Entry Enlargement Plan See Exhibit E5 For More Information

Clubhouse Enlargement Plan See Exhibit E4 For More Information

Clubhouse

Pool

Dog Park

Maintenance Bldg.

Retention Pond

Retention Pond

Dog Park

Compactor

southern Mailbox Enlargement Plan See Exhibit E4 For More Information

Highway Oriented Sign Enlargement Plan See Exhibit E5 For More Informmation

US ROUTE 33

Prop. 95' bldg. setback

Proposed 25' parking setback

Landscape buffer area

WATKINS CENTRAL - SUBAREA A OVERALL LANDSCAPE

CITY OF MARYSVILLE, UNION COUNTY, OHIO

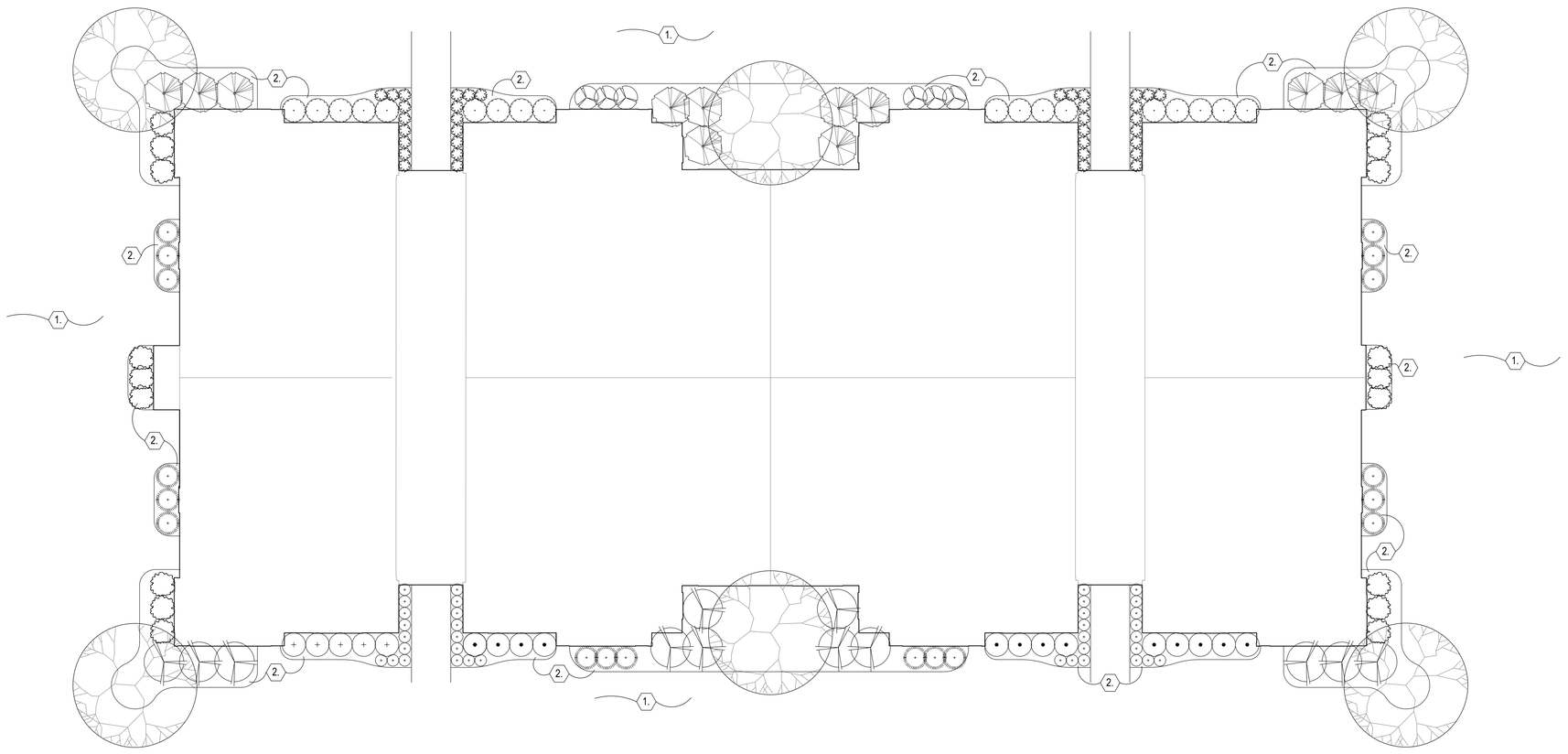
EXHIBIT E1

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10.17.2023

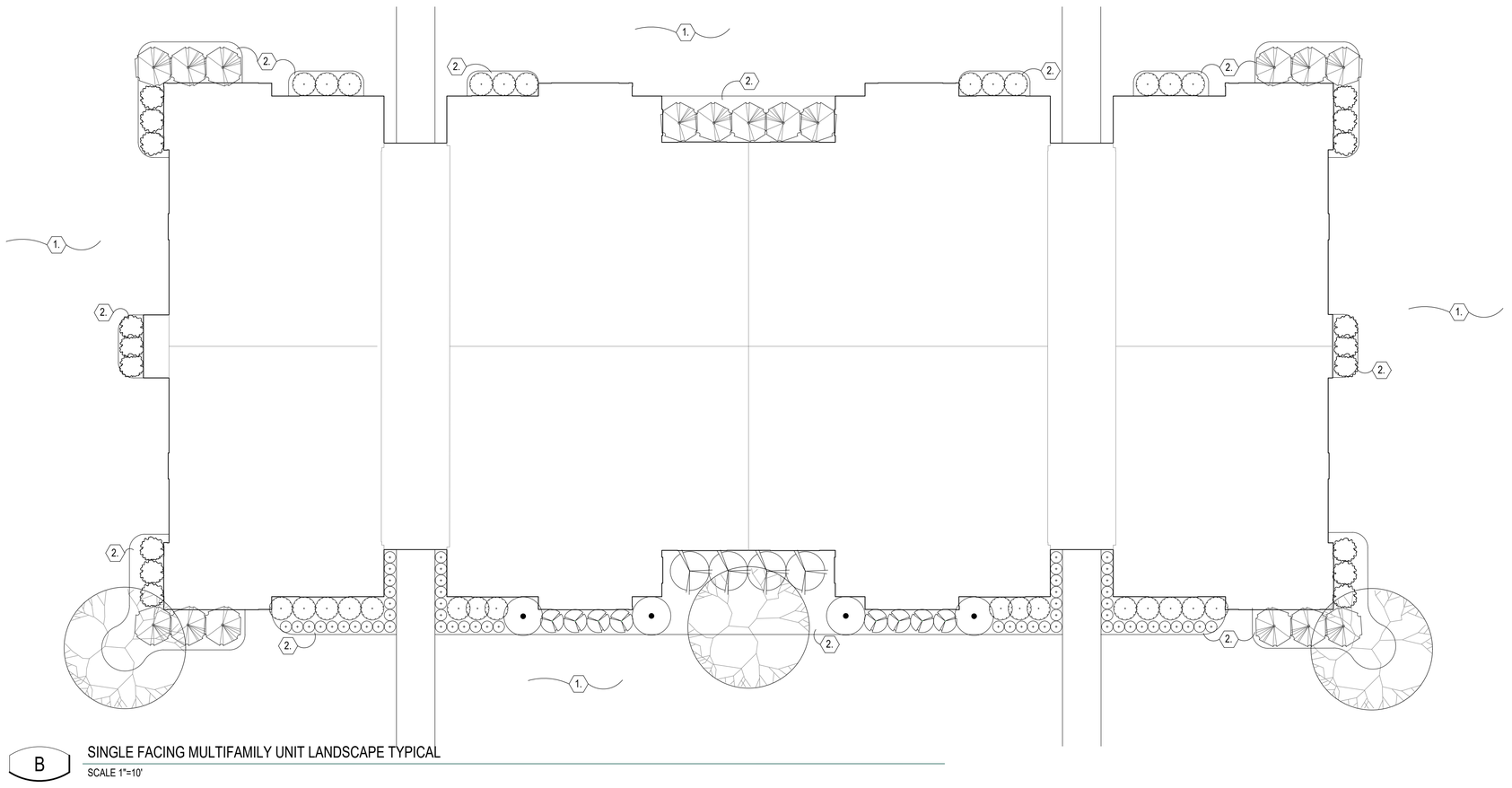
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



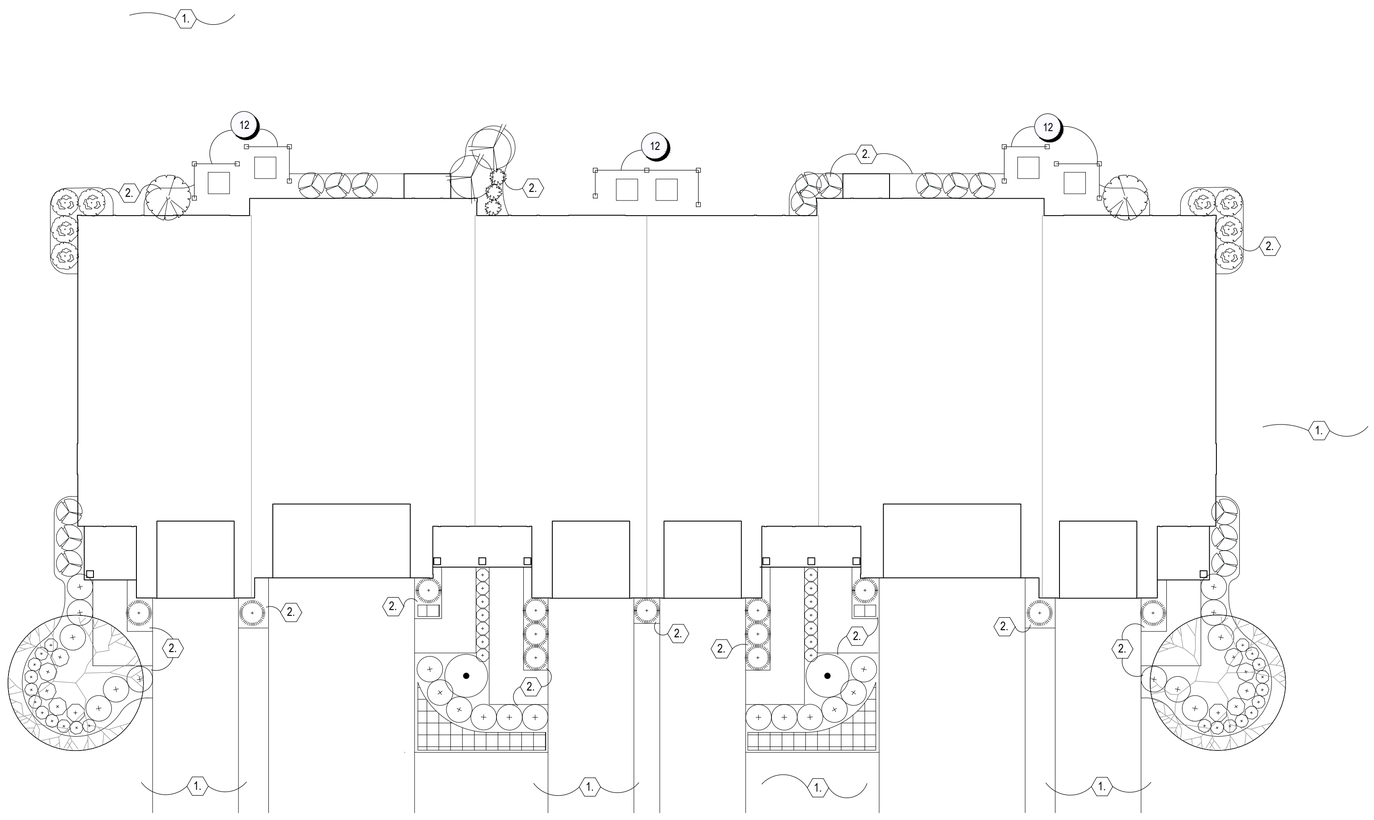
A DOUBLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL

SCALE 1"=10'



B SINGLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL

SCALE 1"=10'



C SOUTH, WEST AND EAST FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL

SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

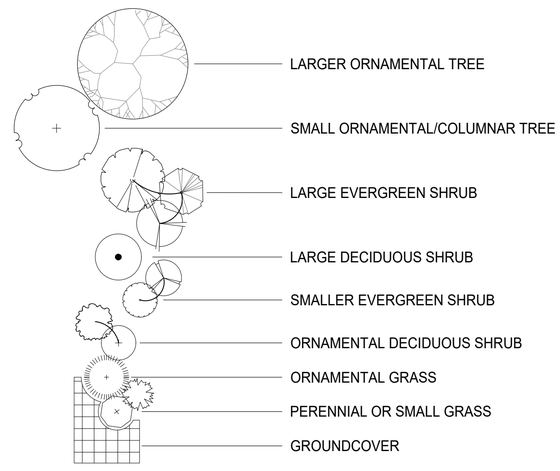
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS I EXHIBIT E2

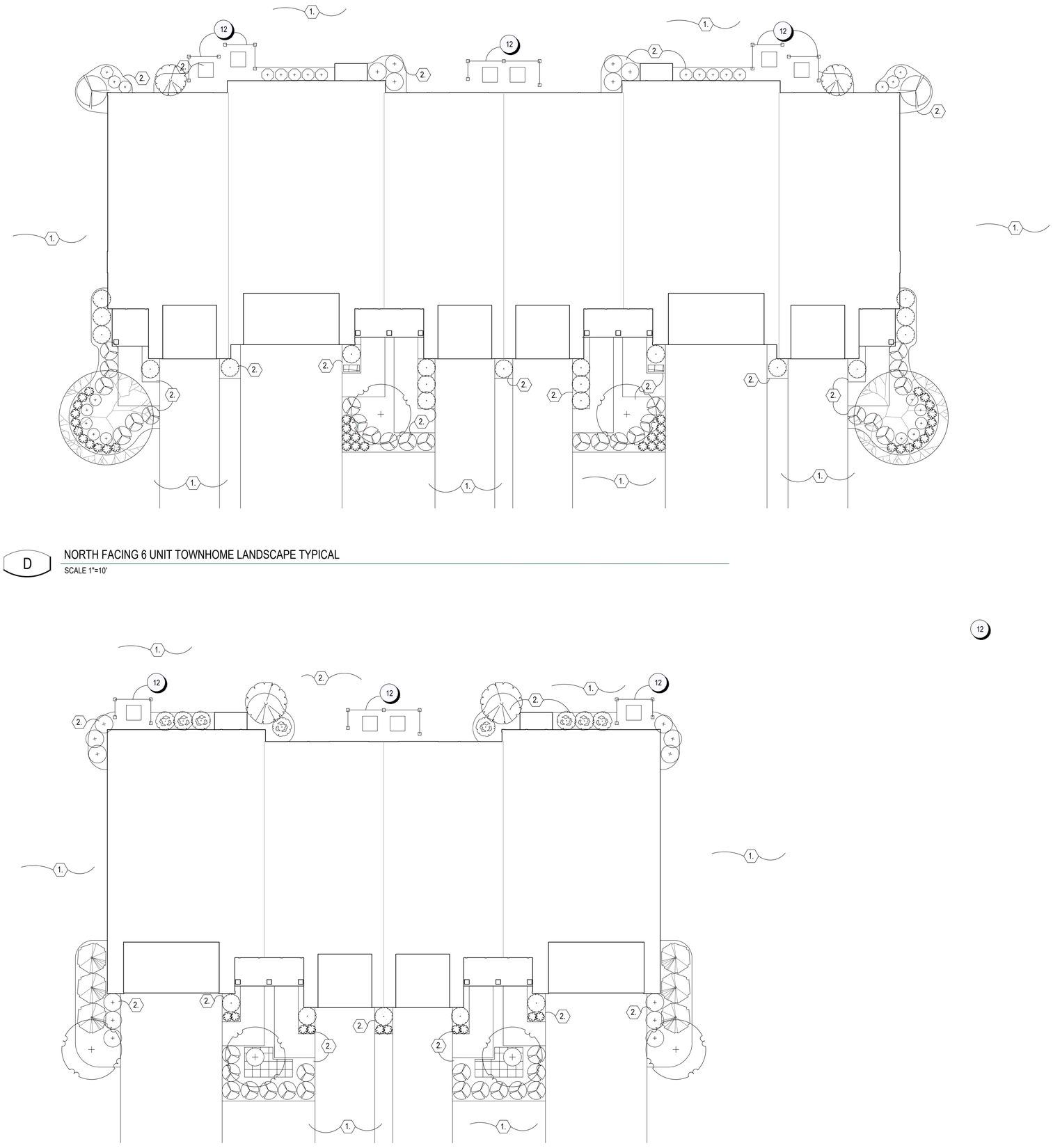
CITY OF MARYSVILLE, UNION COUNTY, OHIO

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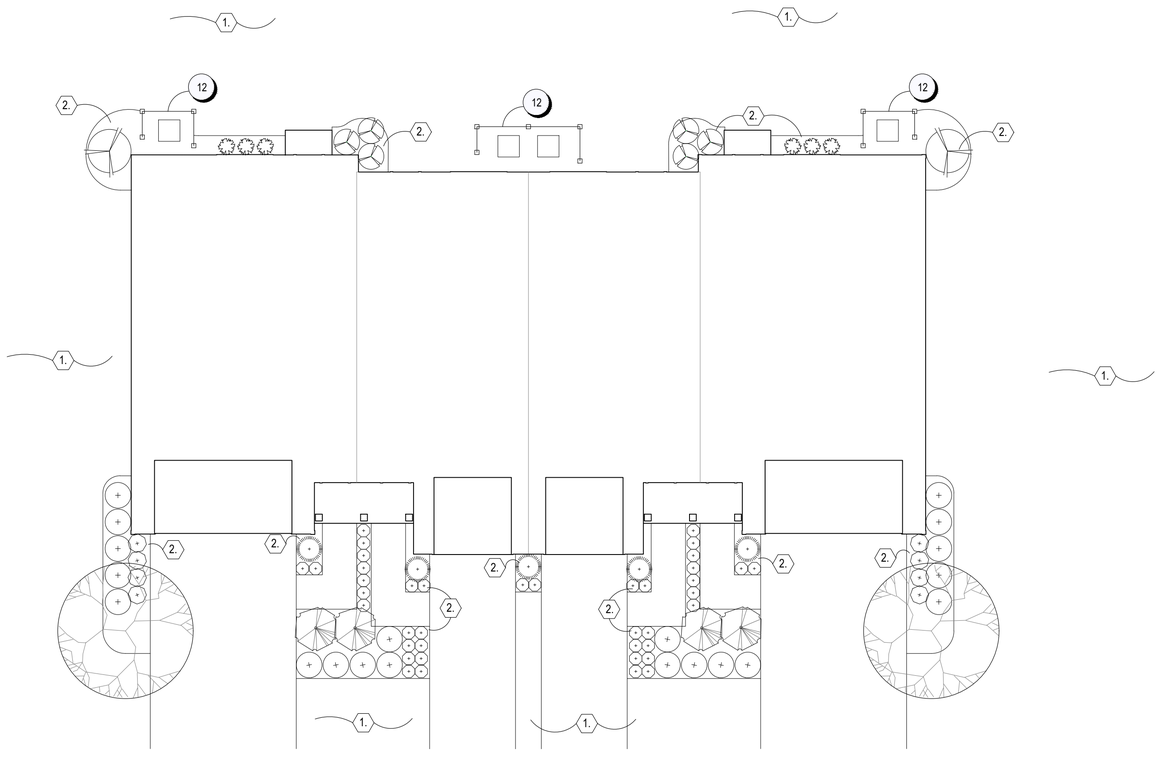
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



D NORTH FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

D NORTH FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



E SOUTH, WEST AND EAST FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

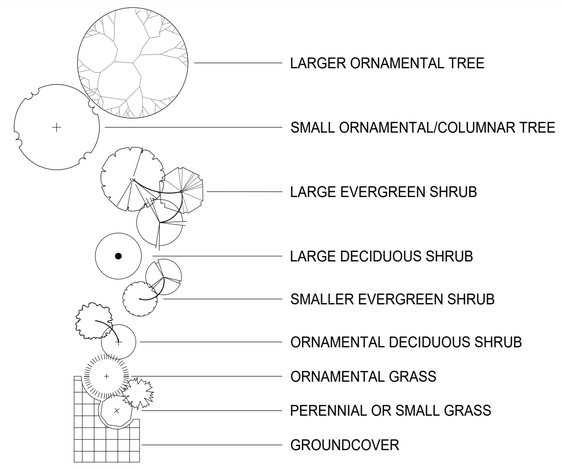
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

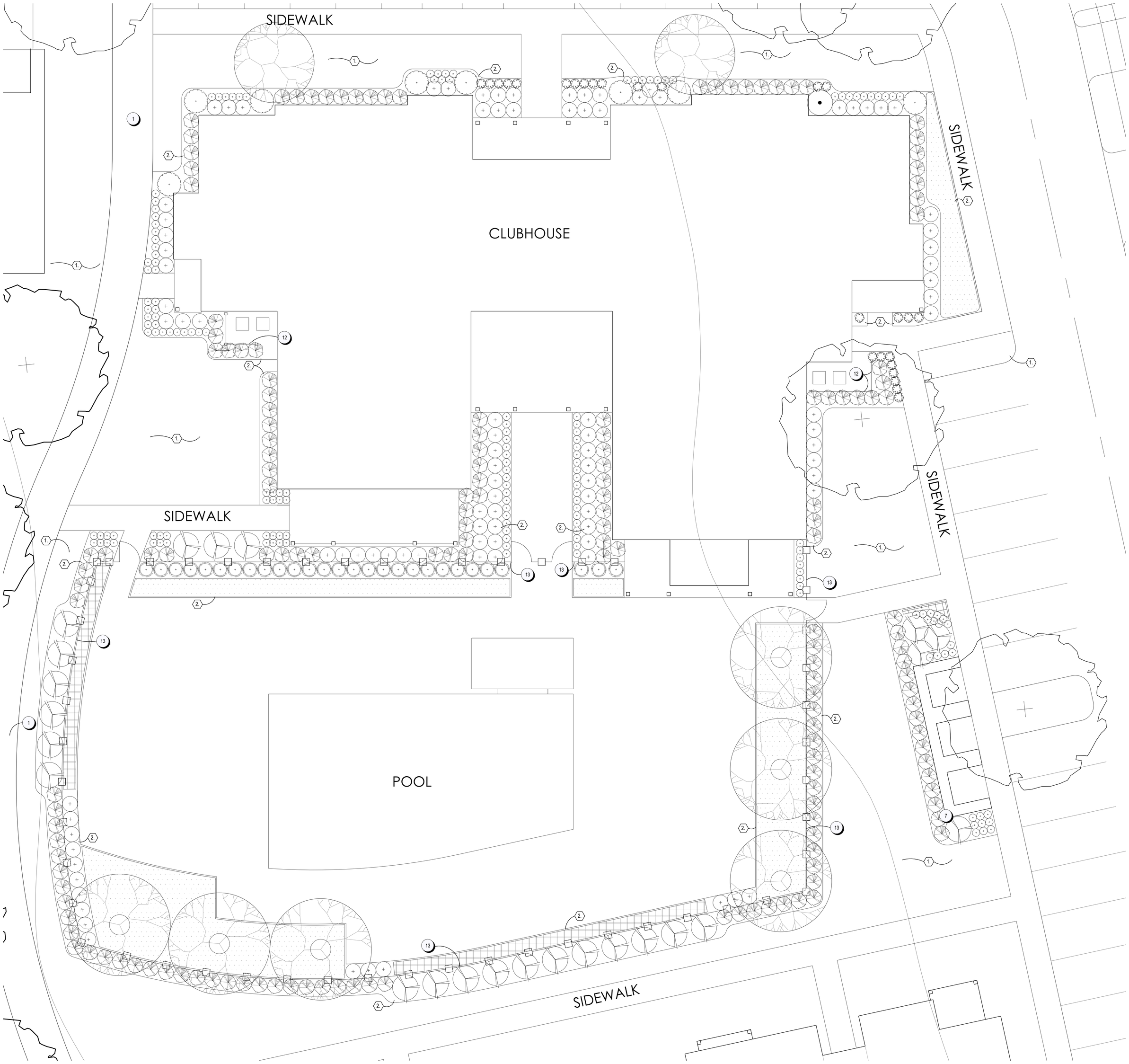
CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

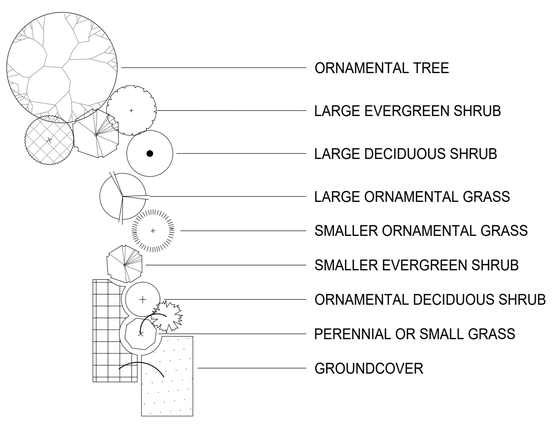


CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

LANDSCAPE PLAN KEY



CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION
13	AMERISTAR MONTAGE PLUS MAJESTIC POOL FENCE	SEE DETAIL B, EXHIBIT E7 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - CLUBHOUSE LANDSCAPE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

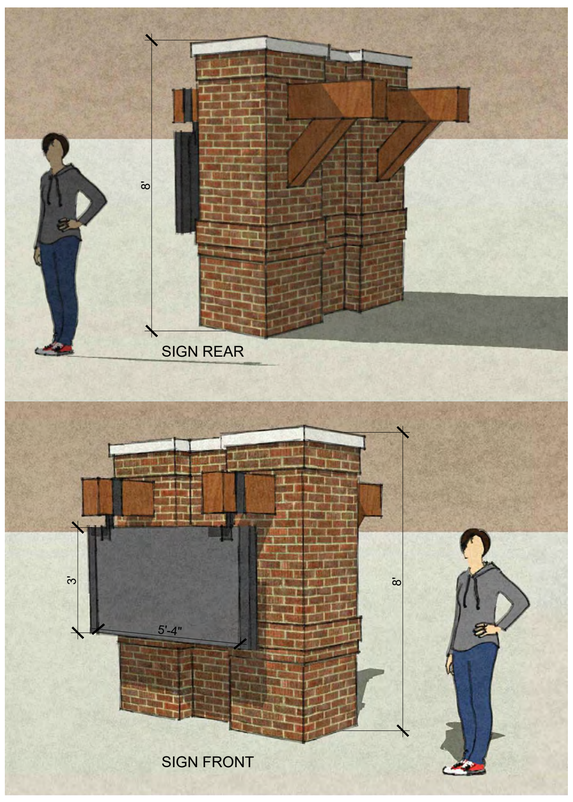
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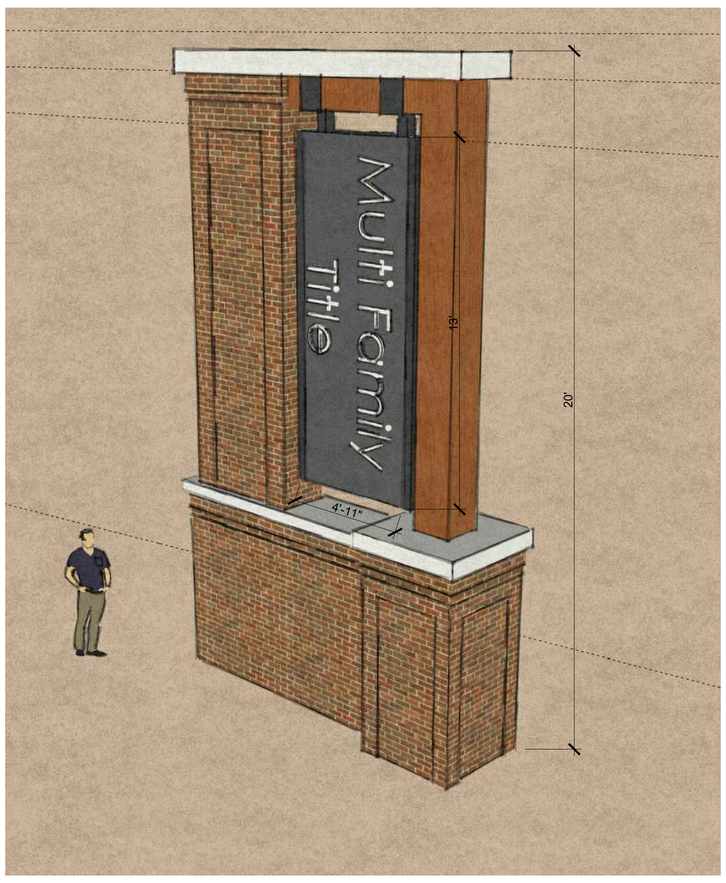
10.17.2023

G2 PLANNING + DESIGN

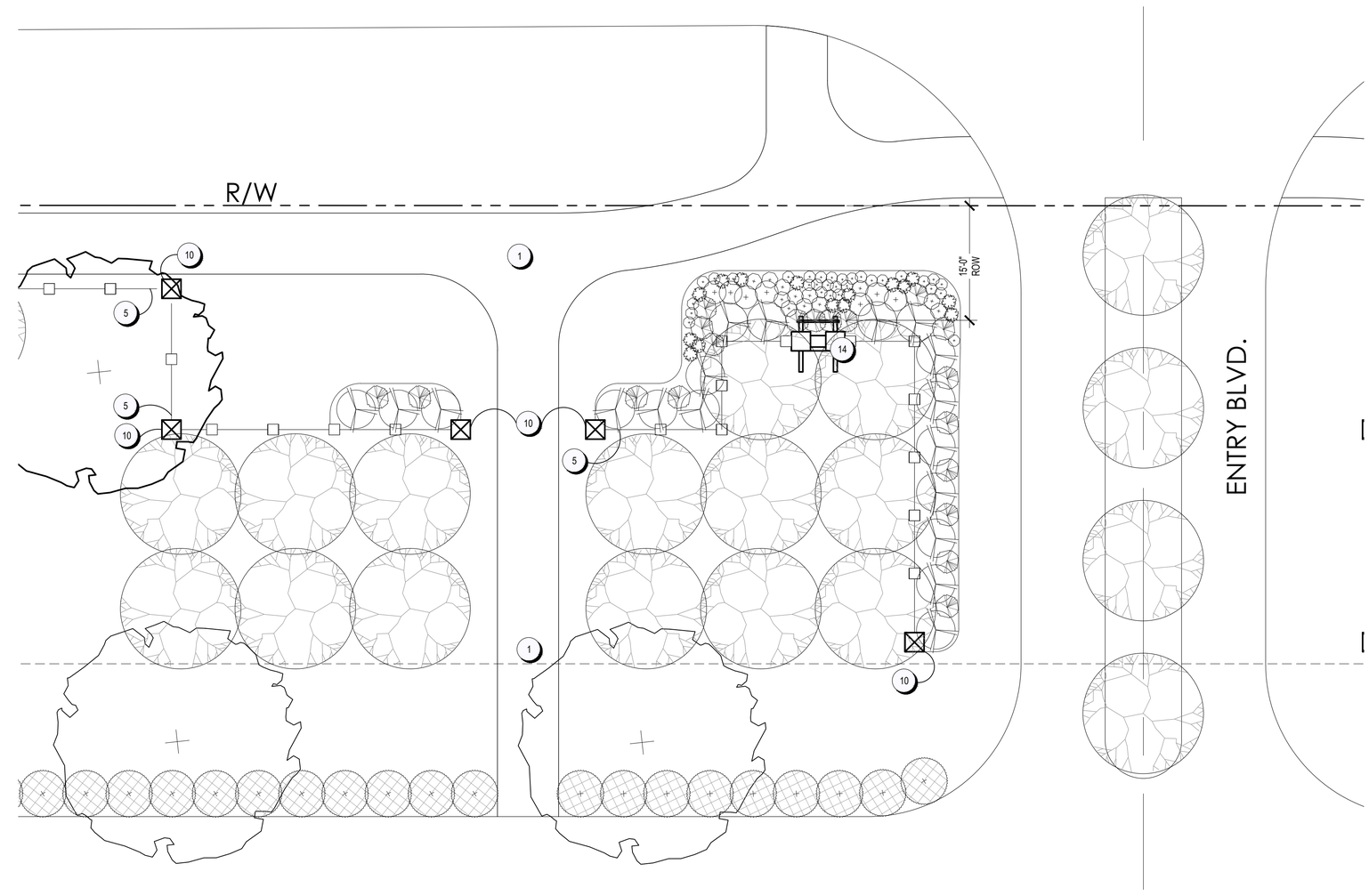
ROCKFORD DEVELOPMENT INVESTMENTS



B MULTIFAMILY ENTRY SIGN
SCALE: N.T.S.



D DOUBLE SIDED HIGHWAY ORIENTED SIGN
SCALE: N.T.S.



A MULTIFAMILY PRIMARY ENTRY ENLARGEMENT PLAN
SCALE 1"=10'

C HIGHWAY ORIENTED SIGN ENLARGEMENT PLAN
SCALE 1"=10'

D SOUTHERN MAIL KIOSK ENLARGEMENT PLAN
SCALE 1"=10'

N

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LANDSCAPE NOTES

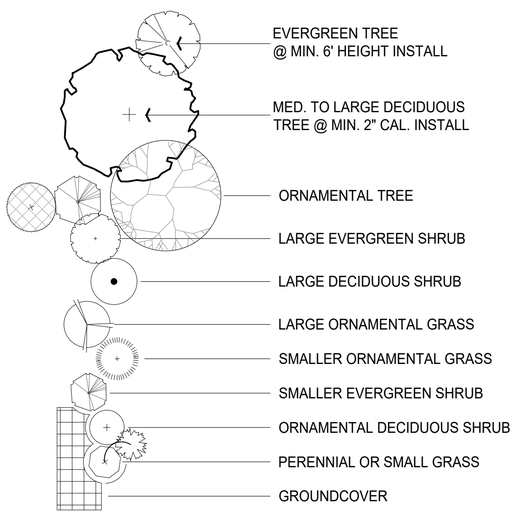
1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
14	MULTI-FAMILY ENTRY SIGN	SEE DETAIL B, EXHIBIT E5 FOR MORE INFORMATION
15	DOUBLE SIDED HIGHWAY ORIENTED SIGN	SEE DETAIL D, EXHIBIT E5 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE KEY PLAN



WATKINS CENTRAL - SIGN ENLARGEMENT PLANS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

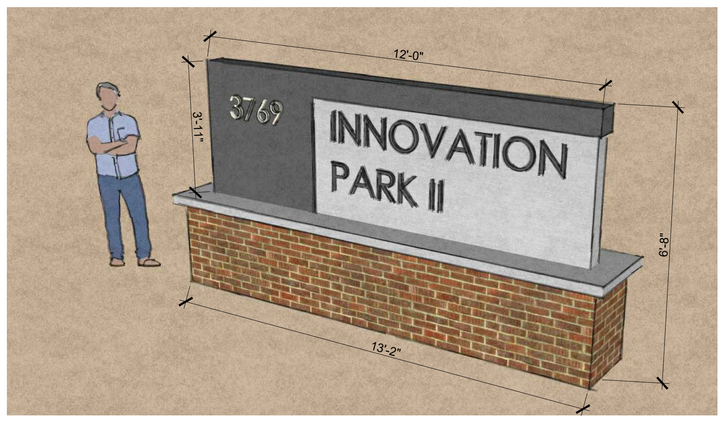
EXHIBIT E5

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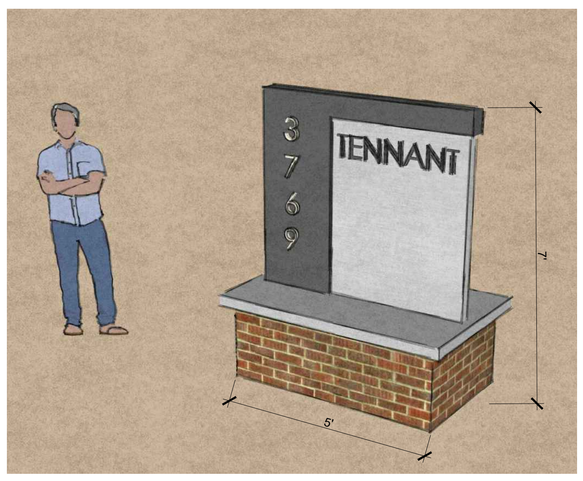
10.17.2023

G2 PLANNING + DESIGN

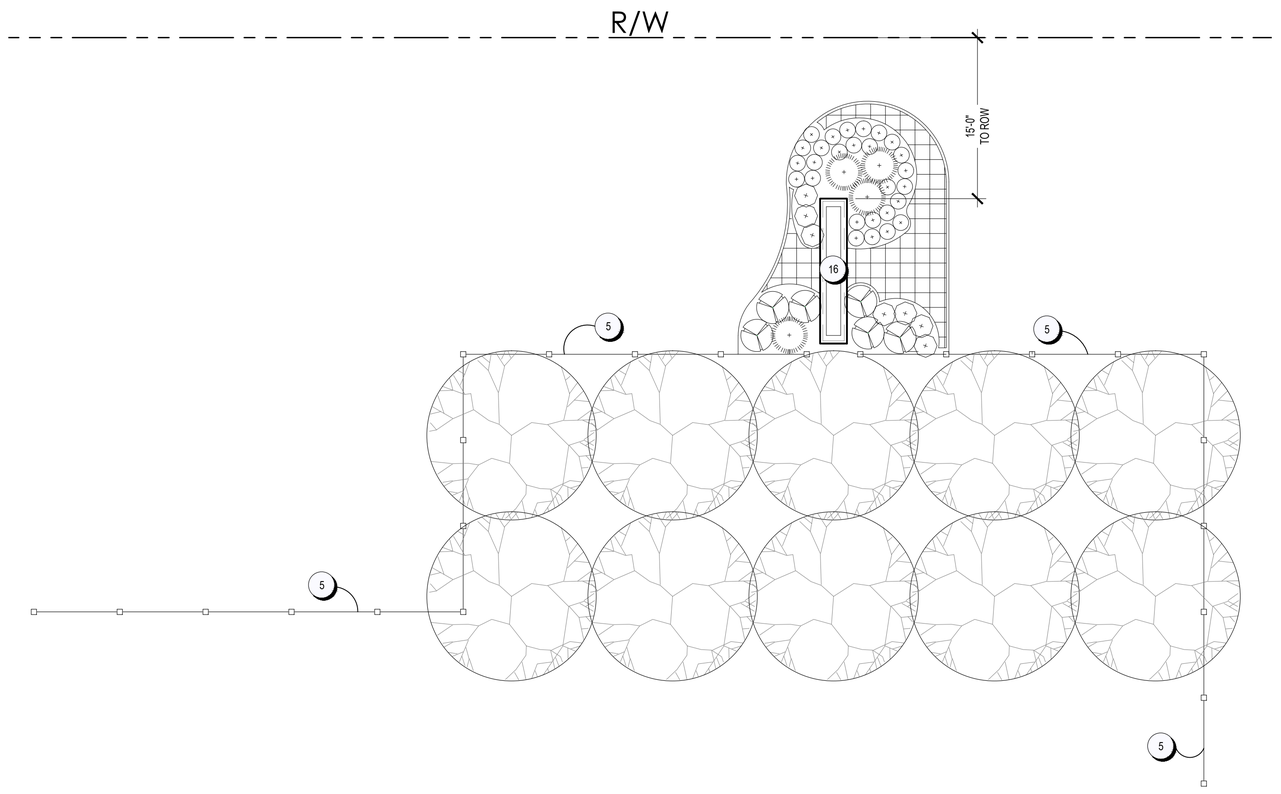
ROCKFORD DEVELOPMENT INVESTMENTS



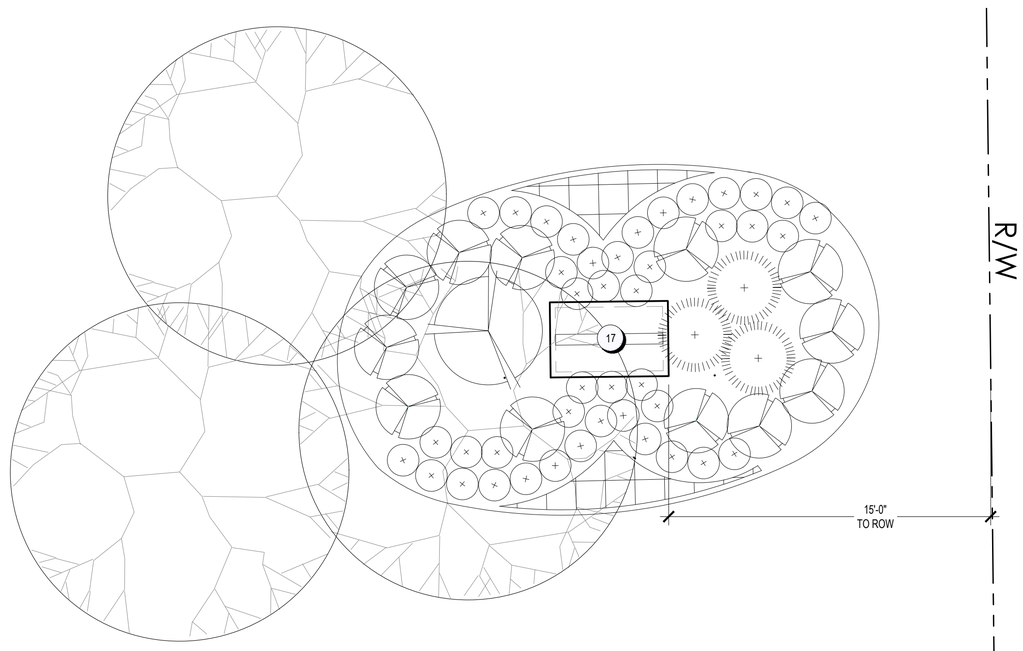
G DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



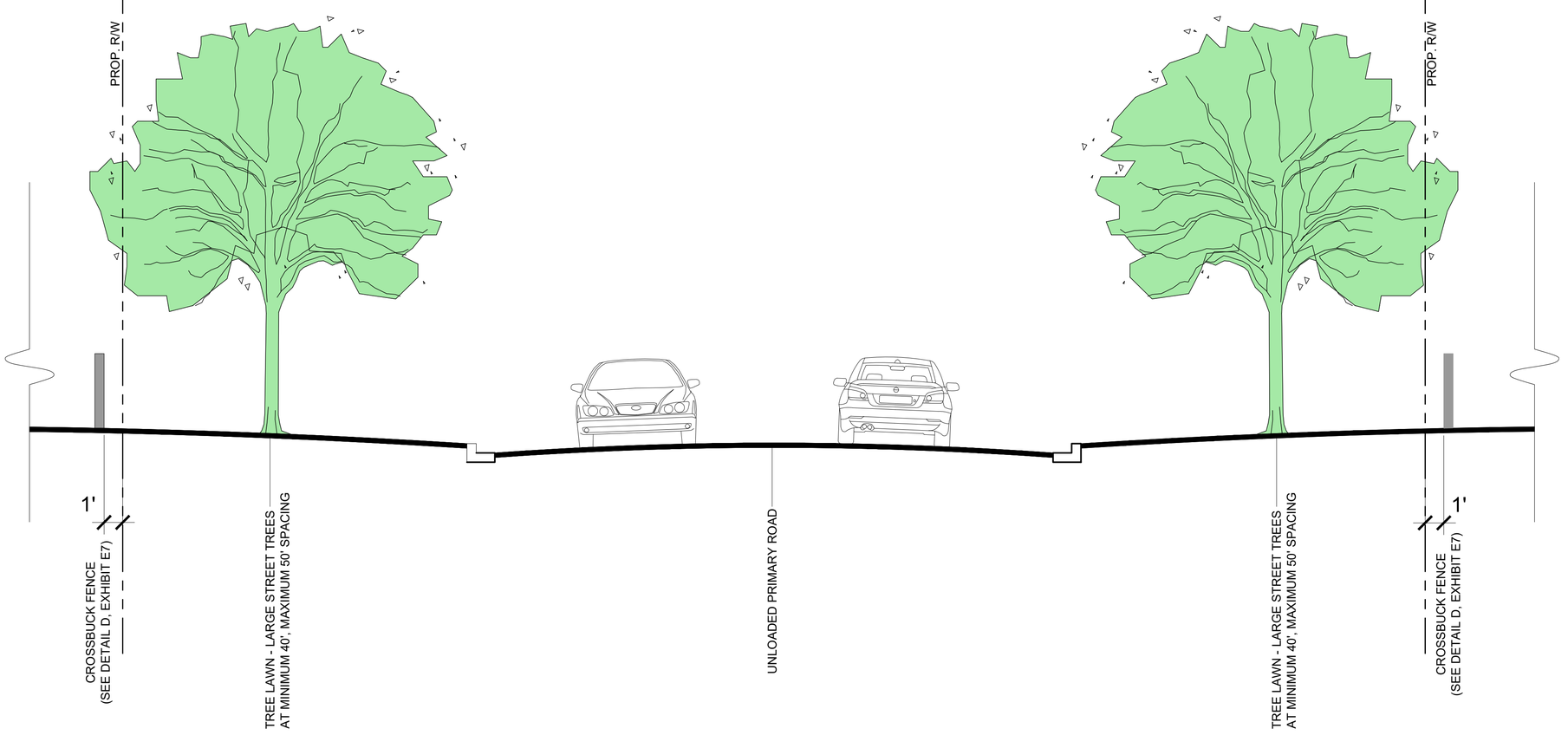
H DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



E DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=8'



F DOUBLE-SIDED SECONDARY INDUSTRIAL SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=4'



I UNLOADED PRIMARY ROAD TYPICAL SECTION
SCALE: 1"=4'

CONCEPTUAL PLANT LIST

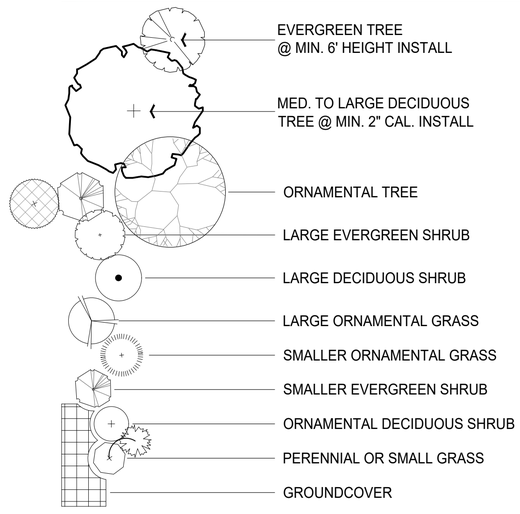
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
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LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
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Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
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Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
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Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
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Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
16	DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN	SEE DETAIL G, EXHIBIT E6 FOR MORE INFORMATION
17	DOUBLE SIDED SECONDARY INDUSTRAIL ENTRY SIGN	SEE DETAIL H, EXHIBIT E6 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

WATKINS CENTRAL - SIGN AND STREETSCAPE TYPICALS

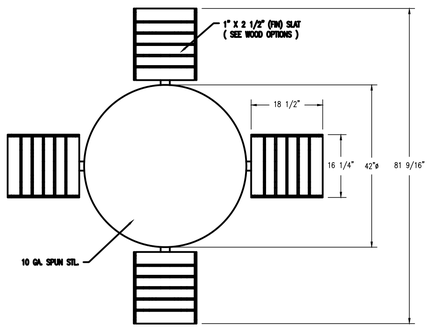
CITY OF MARYSVILLE, UNION COUNTY, OHIO

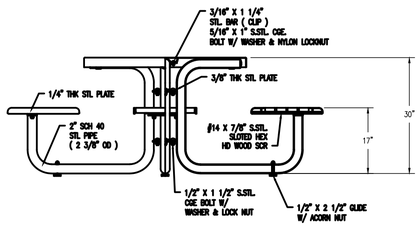
EXHIBIT E6

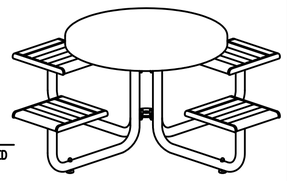
10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS







WOOD OPTIONS

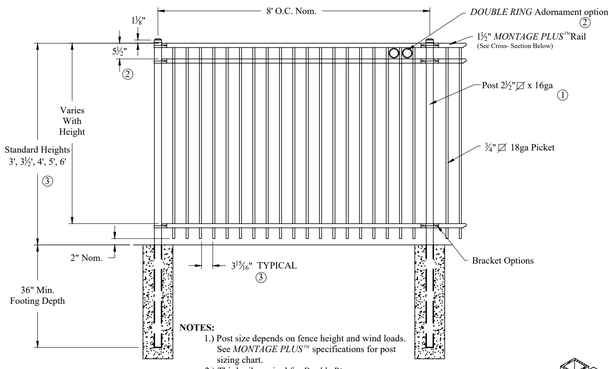
- ☐ IPE S4S EE
- ☐ OTHER _____

NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 2 1/2" NYLON GLIDES AND 1/2" X 5 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	TABLE	DATE DRAWN : 12/01/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 295–40	SHEET 1 OF 2

A DUMOR TABLE 295
N.T.S.



B MONTAGE PLUS MAJESTIC POOL FENCE DETAIL
N.T.S.

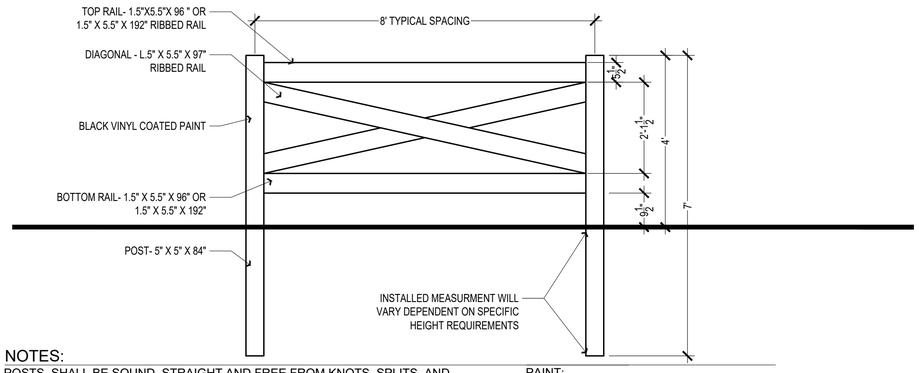


C DOGGY BAG WASTE STATION
N.T.S.



PRODUCT INFO: 6' STELLA ALUMINUM BENCH (BLACK), OR OWNER APPROVED EQUAL

G BENCH
SCALE: NTS



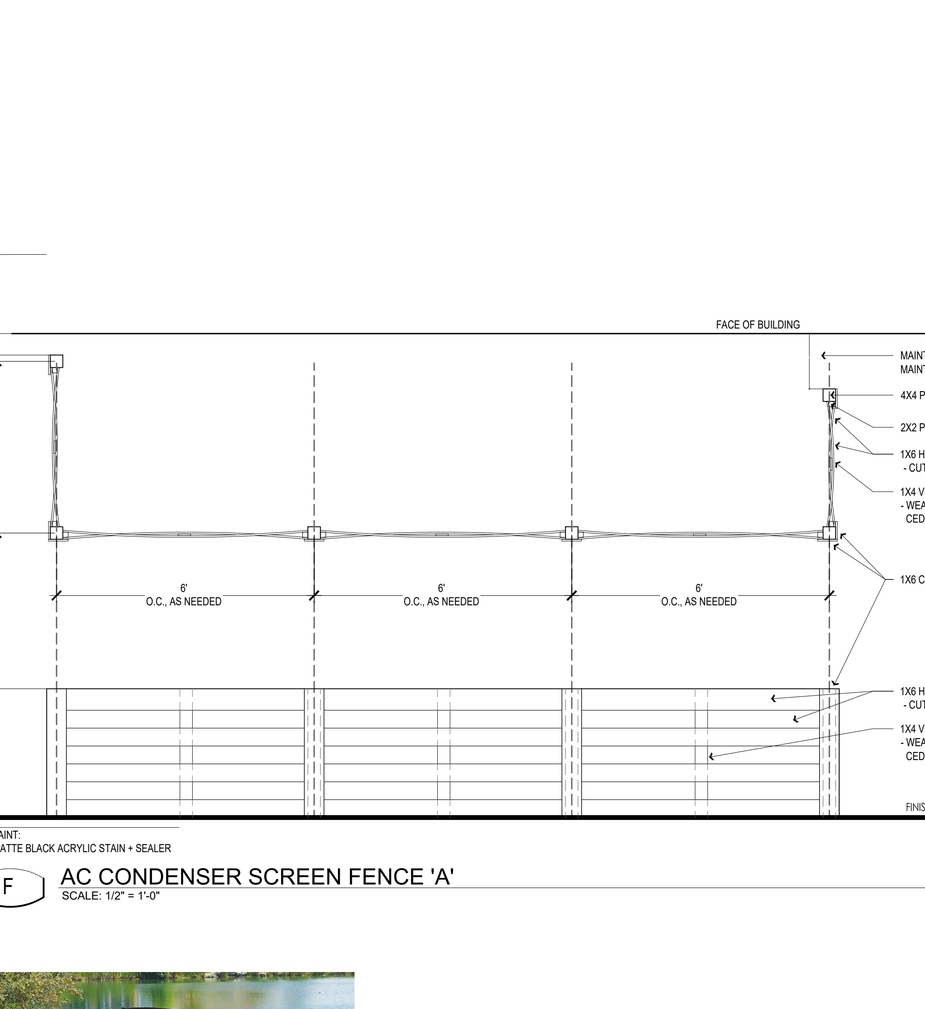
NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

D CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

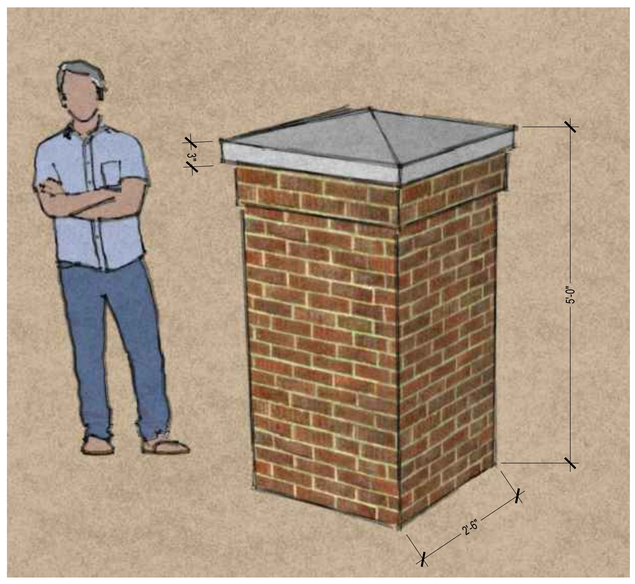
PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

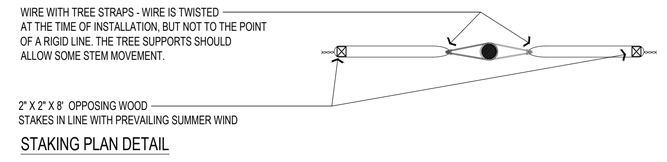
E DOG PARK CROSSBUCK FENCE WITH WELDED WIRE MESH
SCALE: 1/2" = 1'-0"

PAINT:
MATTE BLACK ACRYLIC STAIN + SEALER

F AC CONDENSER SCREEN FENCE 'A'
SCALE: 1/2" = 1'-0"



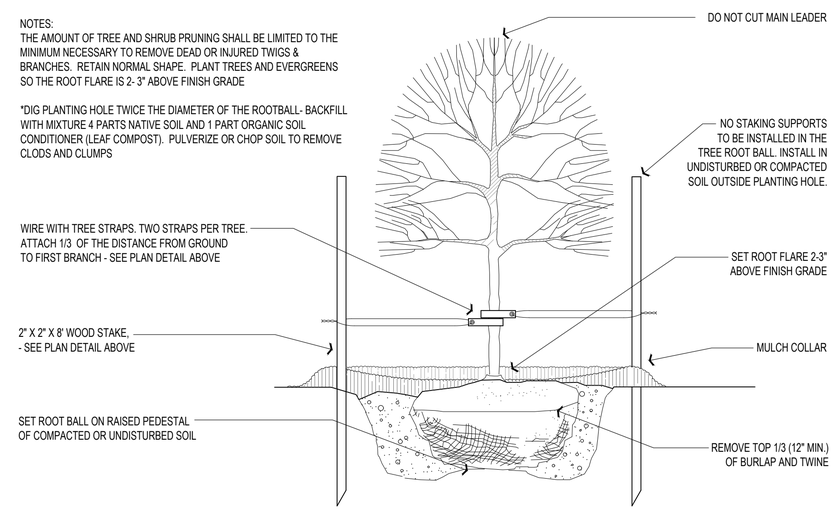
M COLUMN DETAIL
N.T.S.



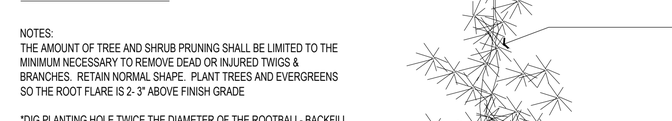
STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



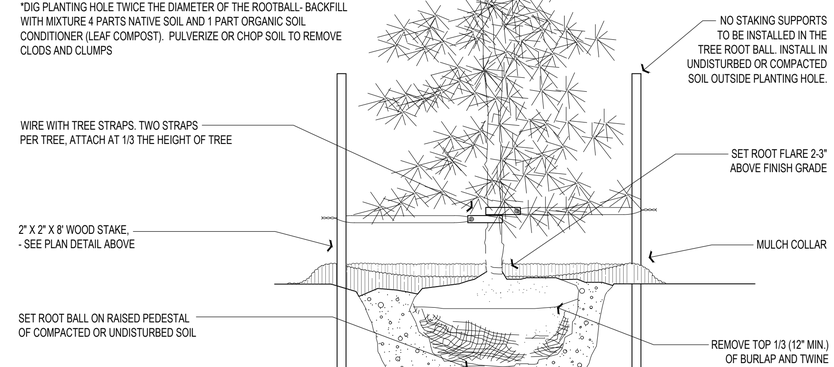
H DECIDUOUS TREE
SCALE: 1" = 1'-0"



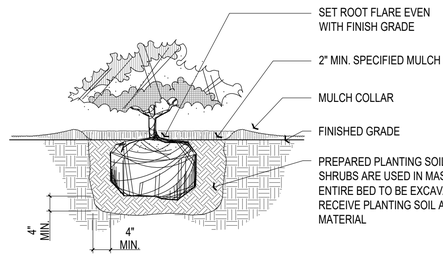
STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

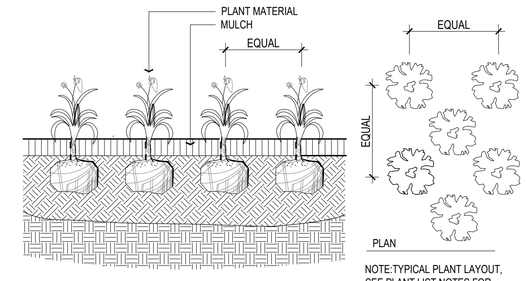
*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



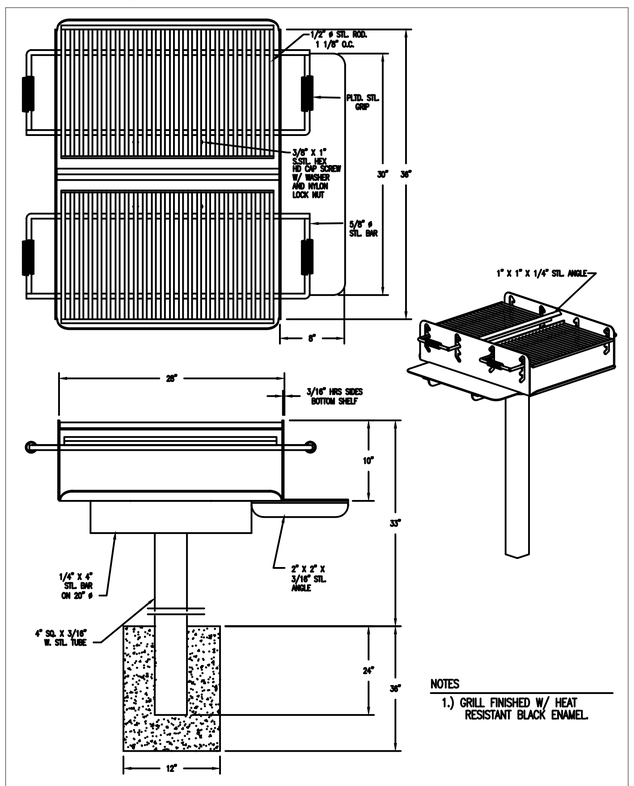
I EVERGREEN TREE
SCALE: 1" = 1'-0"



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



K PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



L GRILL 24 DETAIL
N.T.S.

WATKINS CENTRAL - SITE DETAILS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E7

0 10 30 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

WATKINS ROAD

80' R/W

Lift Station ± 1.14 Acres

4-Unit
4-Unit
4-Unit
Clubhouse
Maintenance Bldg.
6-Unit
Dog Park
Pool
Mail
6-Unit
Compactor
6-Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
4-Unit
4-Unit
6-Unit
Garage (12)
Garage (12)
4-Unit
6-Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
6-Unit
4-Unit
6-Unit
6-Unit
6-Unit
4-Unit
6-Unit
6-Unit
Seating / amenity space
Retention Pond
4-Unit
4-Unit
4-Unit
4-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
6-Unit
4-Unit
4-Unit
6-Unit
6-Unit
Multi-use path
Retention Pond
3-Story Garden 24 Unit
3-Story Garden 24 Unit
Garage (12)
3-Story Garden 24 Unit
Mail
3-Story Garden 24 Unit
3-Story Garden 24 Unit
3-Story Garden 24 Unit
Dog Park
3-Story Garden 24 Unit
Garage (6)
Garage (6)
3-Story Garden 24 Unit
Compactor
Garage (6)
3-Story Garden 24 Unit
US ROUTE 33

LIGHTING KEY

KEY	ITEM
	ALT60 ALTITUDE LED SINGLE FIXTURE
	ALT 60 ALTITUDE LED DOUBLE FIXTURE

KIM LIGHTING®

ALT60
Altitude™ LED
kl_alt60_spec.pdf

JOB _____ TYPE _____

NOTES _____ APPROVALS _____

FEATURES

- PicoPrism® technology[1]
- Family of six sizes
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5 standard distributions
- 0-10V dimming drivers standard
- IP66 certified

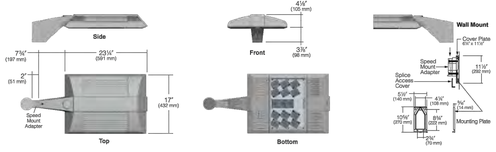
CERTIFICATIONS

cULus LISTED

IDA DARK SKY APPROVED — 3000K and warmer CCTs only

SPECIFICATIONS





Approx. Weight = 27 lbs. EPA .58 for 15A.
See Mounting for Additional EPAs.

ORDERING CODE

Configuration		EPA
1A	Single Arm Mount	.95
1W	Wall Mount	n/a
HSF	Horizontal Slipfitter	n/a

*Available round poles only. EPA is for fixture only

Fixture

Distribution: ALT1 Type I; ALT2 Type II; ALT3 Type III; ALT4 Type IV; ALT5 Type V; ALTR Type R, Right; ALTL Type L, Left

Drive Current: P35 350mA PicoPrism; P70 700mA PicoPrism

Electrical Module

Source: 60L 60 LEDs, 70W for 350mA, 141W for 700mA

Color Temperature[2]: 2K[3] 595nm; 3K 3000K; 4K 4000K; 5K 5000K

Voltages: 120 120V; 208 208V; 240 240V; 277 277V; 347[4] 347V; 480[4] 480V

Fixture Finish

BL Black; DB Dark Bronze; GT Graphite; LG Light Gray; PS Platinum Silver; TT Titanium; WH White; CC Custom Color[8]

Photocell Options

A25-7 7-pin Photocell Receptacle; A30 120V Button Photocell; A31 208V Button Photocell; A32 240V Button Photocell; A33 277V Button Photocell; A34 480V Button Photocell; A35 347V Button Photocell

Fuse Options

SF 120, 277, 347 Line Volts; DF 208, 240, 480 Line Volts

Lens Option

FGL[5] Flat Glass Lens; FPL[5, 6] Flat Polycarbonate Lens[5, 6]

NFO Option

NFO* Neighbor Friendly Optic

*Photometry available for Type III/IV. All others, consult factory.

Control Options

Wireless: WIR-RMI-IO 120-480V, 1000' range, wiSCAPE RF control system with on/off/dim, alerts, monitoring and metering capabilities

Motion: SCH-R Round Pole Mounted Occupancy Sensor up to 30'; SCH-S Square Pole Mounted Occupancy Sensor up to 30'

Control Accessories

SW7PR[7,8] Site Sync with 7-pin PCR; SWUSB SiteSync Software on USB; SWTAB SiteSync Windows® Tablet; SWBRG SiteSync Wireless Bridge Node; WIR-RME-L wiSCAPE 7-pin Module; NXOFM-1R1D-UNV NX 7-pin Module

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Mounting Options

VSF Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.)

SVSF Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.)

Side Arm Mount: 3-4RD 3.3" to 4.2" O.D. round pole; 4-6RD 4.5" to 6" O.D. round pole; SQ Square Pole

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: http://tnpssl.com/index.html

[1] US Patent No. D674,965 S. Other patents pending.
[2] For custom optics and color temperature configurations, contact factory.
[3] Turtle friendly. Maximum 500mA drive current for 2K amber option.
[4] 347V & 480V currents may be supplied with step-down transformer.
[5] 350mA only.
[6] Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.
[7] When ordering SiteSync at least one of these two interface options must be ordered per project.
[8] If needed, an additional Bridge Node can be ordered.

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

Kim Lighting reserves the right to change specifications without notice.

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.aal.net

HUBBELL Lighting

I KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

WATKINS CENTRAL - CONCEPTUAL LIGHTING PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

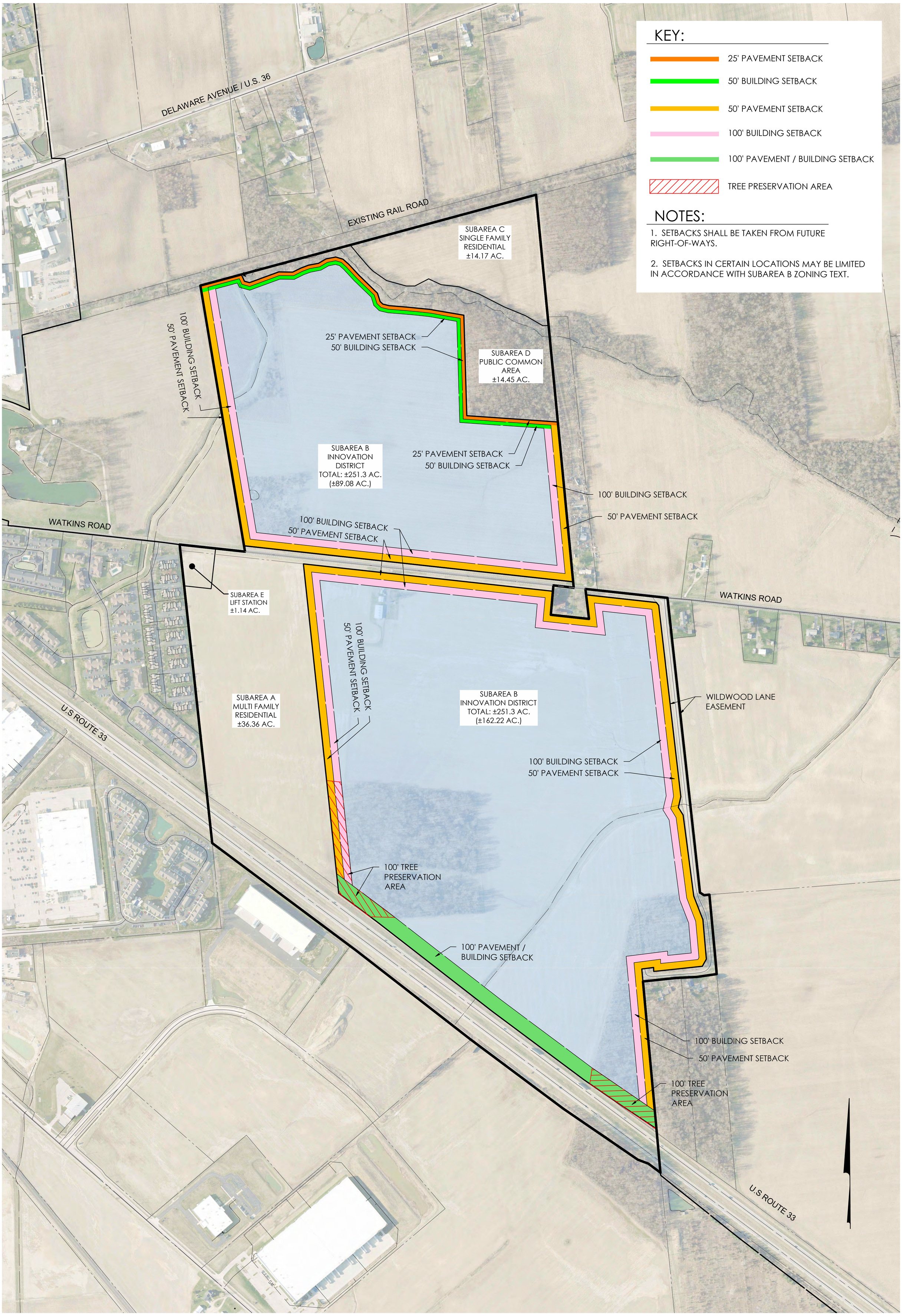
EXHIBIT I

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST ANNEXATION #1
PUD DEVELOPMENT PLAN

SUBAREA B SITE PLAN

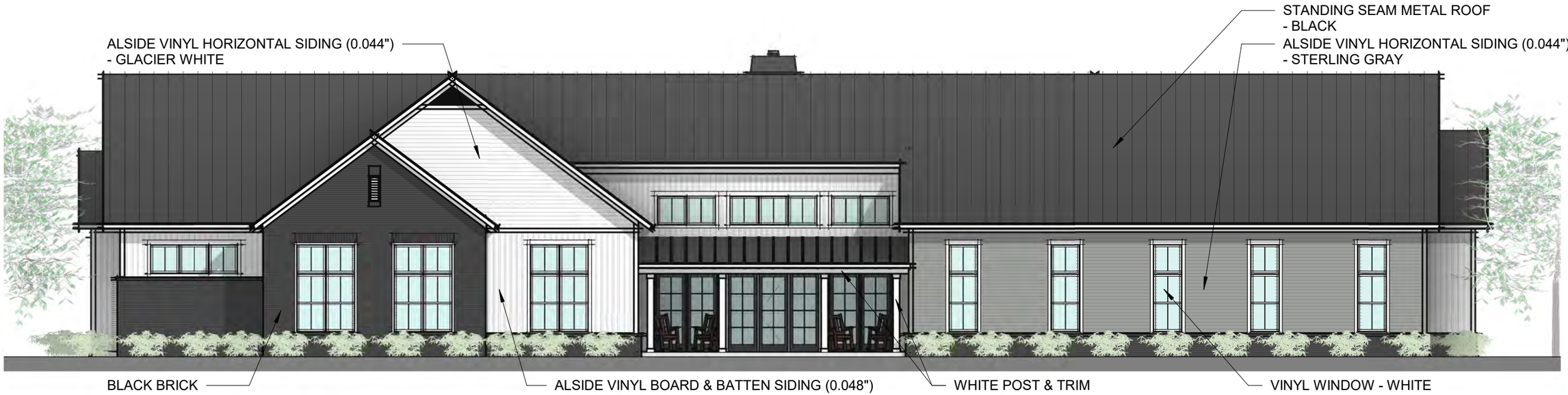
CITY OF MARYSVILLE, UNION COUNTY, OHIO

OCTOBER 17, 2023

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

J:\20230023\Dwg\04Sheets\marysville east\pud development plan - annexation 1\20230023 - Site Plan.dwg, Last Saved By: sohara, 10/16/2023 12:31 PM Last Printed By: O'hara, Shaun, 10/16/2023 12:33 PM (No Xrefs)



Clubhouse - Front Elevation

3/32" = 1'-0"



Clubhouse - Rear Elevation

3/32" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

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Clubhouse - Left Elevation

3/32" = 1'-0"



Clubhouse - Right Elevation

3/32" = 1'-0"

ROCKFORD HOMES

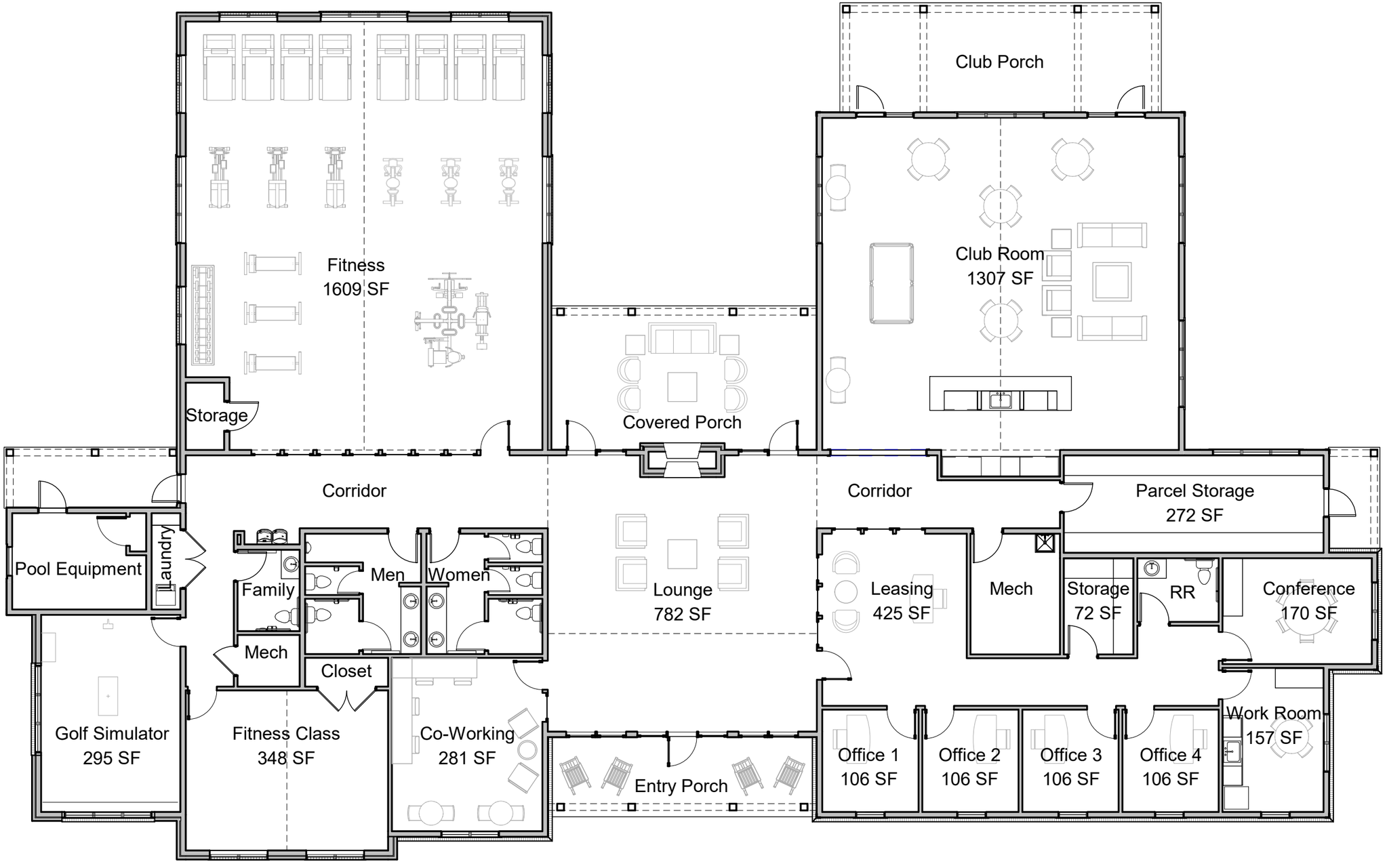
Marysville Apartments

Marysville, Ohio

2023-07-28

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Clubhouse Floor Plan

3/32" = 1'-0"

BUILDING INFO	
Gross Area:	8,044 sf
Building Height:	28'-4"

Marysville Apartments

Marysville, Ohio

2023-07-28

ROCKFORD HOMES

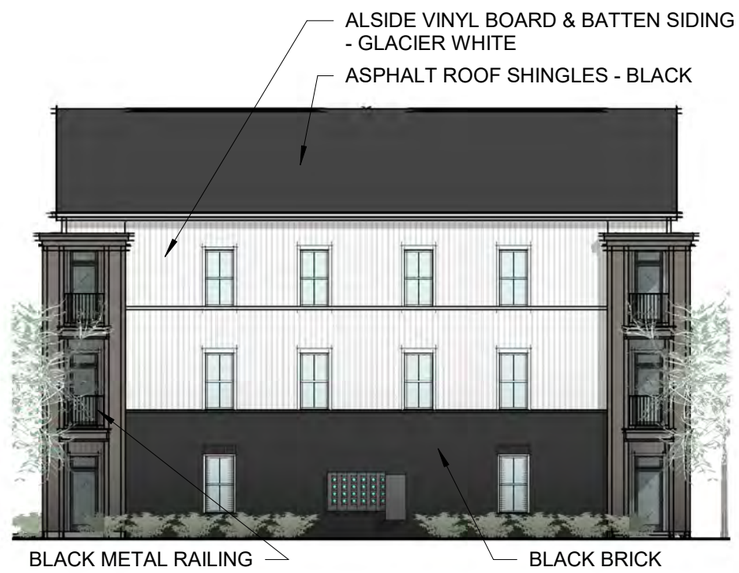
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Garden Bldg A Front Elevation

1/16" = 1'-0"



Garden Bldg A Right Side Elevation

1/16" = 1'-0"



Garden Bldg A Rear Elevation

1/16" = 1'-0"



Garden Bldg A Left Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

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Bldg D - 4 Unit TH Front Elevation

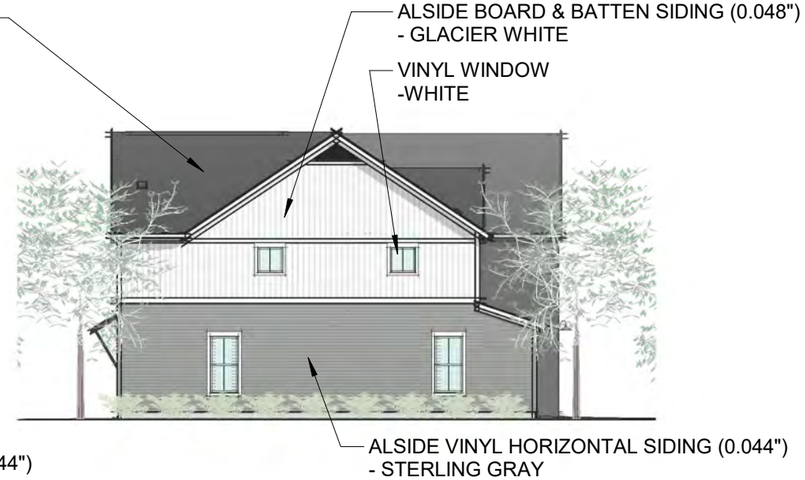
1/16" = 1'-0"

BUILDING D - 4 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10



Bldg D - 4 Unit TH Rear Elevation

1/16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

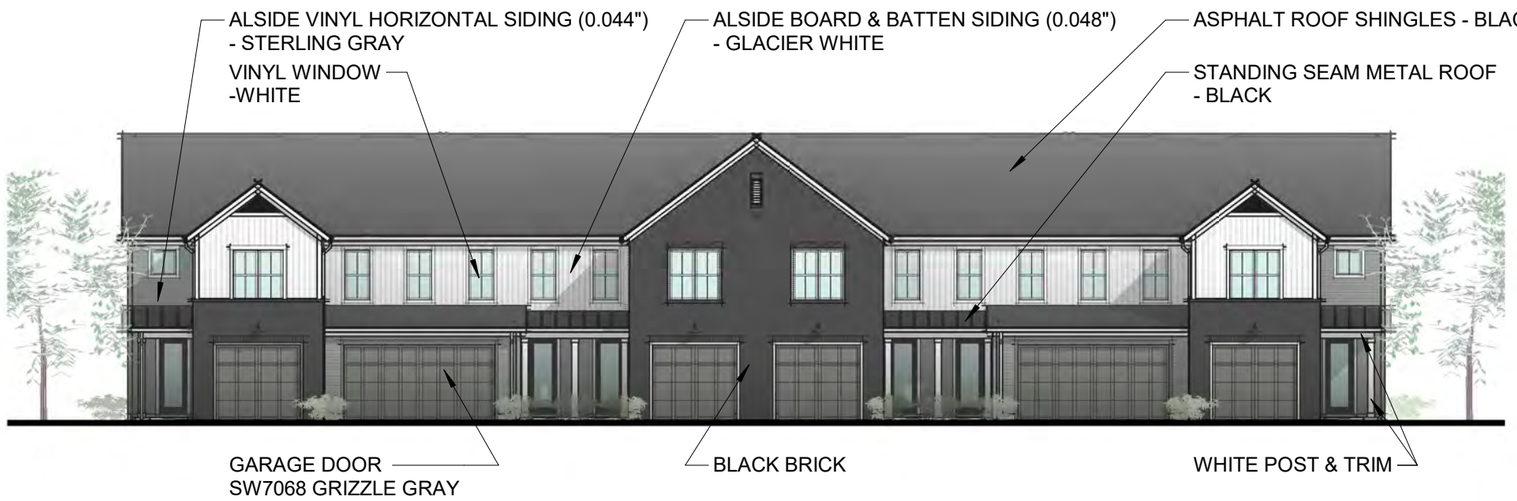
Marysville Apartments

Marysville, Ohio

2023-07-28

SULLIVAN BRUCK ARCHITECTS

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BUILDING C - 6 UNIT TOWNHOME INFO	
Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14

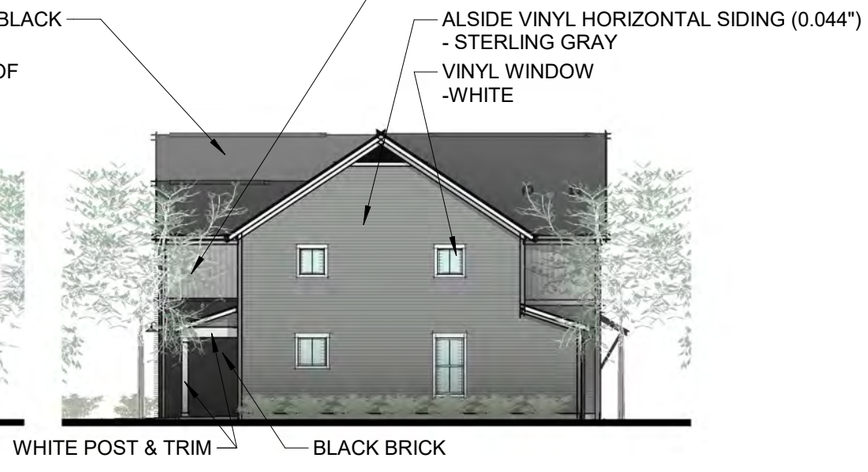
Building C - 6 Unit TH Front Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Rear Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/16" = 1'-0"

Marysville Apartments

Marysville, Ohio

2023-07-28

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