Planning Commission

06/03/2025

06:30 PM

Initial Submission Packet
Date: 05/20/2025

209 S. Main St., Marysville, OH 43040 | T 937-645-7350 | F 937-645-7352 | marysvilleohio.org

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LEGAL NOTICE

AGENDA

MEETING MINUTES

- Joint Council Session: 04/07/2025
- Planning Commission: 05/06/2025

APPLICATION 1: Boerger Woods PUD

- Parcel ID Numbers: 2900300410000 and 4400010030000

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

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on June 3, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as the Boerger Woods Development located at Parcels with ID numbers of 2900300410000 and 4400010030000.

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 Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

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PLANNING COMMISSION AGENDA
Tuesday, June 3, 2025 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

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

April 7, 2025 Joint Council Meeting Minutes

May 6, 2025 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as the Boerger Woods Development located at Parcels with ID numbers of 2900300410000 and 4400010030000.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Joint Council Session

04/07/2025

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CITY COUNCIL and PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Monday, April 7, 2025 – 6:00 p.m.
Police & Court Facility, 1250 W. Fifth Street, Marysville

Anytime from 4:00 p.m. – 5:30 p.m. at 117 W. 6th Street, Marysville, Ohio, there was the opportunity for City Council, Planning Commission Members and the public to view the work that has been completed to date regarding the City of Marysville Vision Plan. This aided in the dialogue that occurred during the Council Work Session that began at 6:00 p.m.

The meeting was called to order by Vice President Hunter at 6:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Vice President Hunter.

INVOCATION: The invocation was given by Vice President Hunter.

CITY COUNCIL MEMBERS PRESENT: Donald Boerger, Henk Berbee, Mark Reams, Zack Bordner, Scott Hunter, Steven Wolfe and Julie Kramer.

PLANNING COMMISSION MEMBERS PRESENT: Michael Nickoson, Robert Stillion, Lesley Verbus, Paige Laub, Bret Ingle and Chad Wolniewicz. Matt Fisher excused.

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Captain* Chad Seeberg, *Fire Chief* Nate Burns, *City Engineer* Kyle Hoyng, *Human Resources Director* Tara Maine, *Planning and Development Manager* Ashley Gaver and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Bob Bailey, Ann Aquillo, Marissa Kirkendall, Carmine Russo and Ed Mickelson.

PROCLAMATION: President Boerger read the following Proclamation:

April 2025 Ohio Native Plant Month in the City of Marysville

Whereas: Native plants are as old as our country, and indigenous species have evolved and occur naturally in a particular region, ecosystem, and habitat; and

Whereas: There are more than 17,000 native plant species in the United States, which include trees, shrubs, vines, grasses and wildflowers; and

Whereas: Native plants help prevent flooding, drought, and erosion and can help restore damaged ecosystems; and

Whereas: Native plants provide shelter, as well as nectar, pollen and seeds that serve as food for native butterflies, insects, birds and other wildlife in ways that non-native plants cannot; and

Whereas: More than 200 of the native plant species in the United States are estimated to have been lost since the early 19th century; and

Whereas: Habitat loss, development, extreme climate change, and invasive species have contributed to the decline of native plants in the United States; and

Whereas: Native plants are essential components of resilient ecosystems and our natural heritage.

NOW, THEREFORE, I, Donald Boerger, President of Council of the City of Marysville, Ohio do hereby proclaim April 2025 as **Ohio Native Plant Month**, in the City of Marysville.

FINANCE COMMITTEE REPORT: Councilman Bordner said that during the March 24th Finance Committee Meeting, the February Financials were reviewed and approved. At the next meeting we will have one quarter complete and we will as a result, be able to begin to see trends.

PUBLIC SAFETY/SERVICE COMMITTEE REPORT: Councilman Hunter said there was not a Public Safety/Service Committee Meeting in March, and the next meeting is scheduled for April 14th at 7:00 p.m.

AGENDA ITEMS:

- **Strategic Plan Updates:** Manager Emery provided a presentation as shown in Exhibit A. Subcommittee members as listed in Exhibit A also engaged in the presentation by explaining what their subcommittee has been working on. Manager Emery said in the near future, a detailed document with additional information regarding the objectives as outlined in Exhibit A, will be provided as well. We will continuously work on the objectives to achieve goals. Another update will be provided to City Council during the Work Session in August. Commissioner Stillion said he thinks that the language regarding "small town feel" needs to be rebranded. Marysville hasn't been small for a long time and will continue to grow. Something along the line of "growth that respects our roots" may be more appropriate. President Boerger said other communities, such as Delaware, Worthington and Grandview have achieved this growth while still feeling small in their downtown areas. Marysville could as well, but the City's zoning needs to be changed in order to achieve it. Manager Emery said this topic will be discussed further with the next agenda item. Councilman Bordner said for Goal #5, Create an environment to attract young people and families, he wants to ensure that the senior community doesn't feel left out. That is not the intent. With development coming on the east side, housing for people who want to be snow birds will be created, as an example. Councilwoman Kramer elaborated on the point made by Commissioner Stillion, when people think of small

towns, they think small, which can be confusing when we have another goal that speaks to growth. Additionally, she said the point made by Councilman Bordner regarding attracting young families is true, we want to be appealing to all generations. These are good points to consider further.

- **Vision Plan Updates – Discovery Phase Results:** President Boerger said we should all be excited about the work being completed. The Vision Plan will help shape development in the future for the best possible outcomes for our community in the long run. It is imperative that we change our zoning to fit the vision of our City. Carmine Russo of REALM Collaborative and Ed Mickelson of MickelsonStudio, provided a presentation as shown in Exhibit B. Councilman Bordner said connectivity and walkability are important. He asked the presenters where they see the City's biggest areas of opportunity so far. Mr. Russo said the City's parks. While there is a great parks system, they are all very similar in what they offer. Being able to offer different amenities may be an important consideration. Councilman Bordner agreed and said it is challenging to find activities for children in Marysville in the winter. Councilman Hunter said it became apparent in 2023, and members of Council stated at the time, that is was time to update the Comprehensive Plan because so much had changed since 2017, when the Comprehensive Plan was developed. Moving forward, having the Vision Plan will hopefully give us more direction. Councilwoman Kramer expressed caution when we say we need to create our identity, it is more so about discovering our identity. She asked the presenters if they have seen anything emerge yet in the work they have done so far regarding Marysville's identity. Mr. Mickelson spoke to Honda, Scotts Miracle Grow and the City's agricultural background. He said he agrees that the City's identity should be something that is uncovered and articulated. Mr. Russo said many in our industry are getting away from place making, we have the place, but it is how we enhance what we have and not forget about where we once were. Commissioner Stillion said he would like to be presented with all of the documentation that has been created so far by REALM and MickelsonStudio. Mr. Mickelson said yes, they can make that happen.

- **Review of Council and Law Director Compensation:** Director Maine reviewed information regarding City Council compensation as shown in Exhibit C. City Council compensation is required to be reviewed every two years according to City Charter Section 2.04. Councilman Bordner said he didn't run for City Council for the money, he ran for the opportunity to serve the community. He agrees with meeting the OPERS minimum earnable salary level per month to earn full service credit under the retirement plan. While at the same time, he is conscious of being fiscally responsible, and would as a result, be in favor of Option 2 as outlined in Exhibit C. Councilman Reams said he agrees with pursuing Option 2 because it is less of an increase at once and in turn, less costly. President Boerger said the demand for Council Members to do more will only continue. It costs about $10,000 to run for public office and there needs to be an appeal for people to run. Director Lutz said these are small dollar amounts in the difference between options 1 and 2. Having a one and done pay increase may be easier to do in the long run, as reflected in Option 1. Also, the compensation City Council Members receive could be looked at as an obligation. Instead of a City Council Member wondering if they should go to a meeting, if they are being fairly compensated, they may be more likely to attend because the taxpayers are paying them to be there. It creates a reason for citizens to be able to hold City Council Members accountable for doing their job. Councilman Hunter said he is neutral and would be fine with either option. Councilman Bordner said we are working with taxpayer money, and we need to be conscious of what we are doing with tax payer dollars. He said he ran on fiscal responsibility and as the Finance Committee Chairman, it behooves us to be fiscally responsible for the taxpayers. Director Aslaner said from what he is hearing, Option 2 will be presented in the form of an Ordinance in May. Director Maine said the Ordinance will need to be approved prior to the end of June, to allow for the referendum period to pass prior to the August filing deadline for the November election cycle.

Next, Director Maine reviewed information regarding the Law Director compensation as shown in Exhibit D. Law Director compensation is required to be reviewed every four years according to City Charter Section 2.04. Councilman Bordner said when comparing with Law Directors that are appointed and/or contracted, to the City of Marysville, where the position is elected, full-time and eligible for benefits, it is important to consider the total compensation package, not just the annual salary. Director Maine said there is also a large benefit to having an on-site Law Director, versus an off-site one that is appointed/contacted. When that is taken into consideration as well, a true direct comparison becomes increasingly challenging. Councilman Berbee said the last couple of budget cycles, the City has spent more on outside legal expertise. Additionally, he said there is a large difference between the public and private sector as well. When worked out hourly, what the City Law Director makes is considerably less than what someone would be charged for rendering legal services from the private sector. Councilman Hunter said for the recommendation as outlined in Exhibit D, he views 2026 as a catch up year. For 2027 – 2029, he asked if 4% is realistic for what the City may see. Director Maine said yes. The State is actually looking at 5% through those years. She said she has collaborated with Director Lutz who agrees with the recommendation as well. Councilman Bordner said the catch up year makes sense, however, 3%, instead of 4% for the subsequent years, may be more reasonable given inflation over the last 15 years, outside of Covid. Director Lutz said it is important to consider that there were several years where the Law Director lagged behind. Cost of living increases (COLAs) are not strictly based on inflation. It is also about making sure we staying in line with salary surveys in order to not get in a situation where a position needs to be increased by 15 to 20K in one year because it has fallen so far behind. Given his years of service, the Law Director has fallen behind the other executive positions. Additionally, the position has a level of education and licensure that no one else in the City has. Councilman Reams said what worries him is that we have zero ability to adjust the compensation once it is set. If the compensation falls behind, it is bad luck for the person in the role. It is worth listening to the experts and going with the recommendation as provided, especially given this has a minimal risk. Councilman Bordner said we are getting tremendous value for dollars being spent, but if/when Director Aslaner chooses to not run again, we do not know who will be in the position in the future. Director Lutz said we pay attorney fees, any attorney doing work at a firm is likely being paid more than the Law Director in the City of Marysville. If we are going to get quality we want if/when Director Aslaner retires, we need to ensure the position pays well. In the case of someone new in the role, it is even more about attracting someone that we want. There was general dialogue and the recommendation as shown in Exhibit D will be presented in the form of an Ordinance in May. The Ordinance will need to be approved prior to the end of June, to allow for the referendum period to pass prior to the August filing deadline for the November election cycle.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER INFORMATION RELATED TO NEGOTIATIONS WITH OTHER POLITICAL SUBDIVISIONS REGARDING PUBLIC INFRASTRUCTURE IMPROVEMENTS: At 8:21 p.m., Councilman Hunter moved to adjourn to Executive Session to consider information related to negotiations with other political subdivisions regarding public infrastructure improvements, Councilman Wolfe seconded, and the question put, stood:

Ms. Kramer YES;	Mr. Bordner YES;	Mr. Wolfe YES;	Mr. Berbee YES;
Mr. Boerger YES;	Mr. Hunter YES;	Mr. Reams YES.	

Vote 7-0; Motion carried.

At 8:52 p.m., Council adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilman Hunter moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 8:52 p.m.

Meeting Minutes

Planning Commission

05/06/2025

City Hall, 209 S. Main Street
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PLANNING COMMISSION MEETING MINUTES
May 6, 2025 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, Robert Stillion, Lesley Verbus, Paige Laub, Matthew Fisher, Bret Ingle and Chad Wolniewicz.

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

ADDITIONAL PERSONS PRESENT: Dale Scheiderer, Mary Clemans, Larry Clemans, Bryan Stone, Bart Barok, Jeremy LeVan, Tim Readon, Bill Westbrook, Kathy Young, Mary Haynes, Andrew Mathers, Cheyene Debe, Dennis Doucet, Duane Lord, Gary Smith, Joel Haynes, Ron Boylan, Suzanne Boylan, Elaine Troesch, Jerry Troesch, Helen Tabor, Jackie Scott, Barbara Douglas, Robert Scott, Dennis Earl, Aaron Gullett, Amanda Gullett, Dan Theisen, Sheila Theisen, Adam Derst, Amber Derst, Jessica Reeves, Alex Weaver, Aaron Underhill, Jon Alexander, Bruce Alleman, Lynn Miller, Ron Newland, Gayle Williams, Allison Pade Green-Tossey, Megan Keighley, Brett Tossey, Amy Potter-Grimm, Lesley Phillips, Joyce Frey, Jennifer Frey and Wal Millen.

APPROVAL OF MINUTES: The March 4, 2025 Planning Commission Meeting Minutes were approved as presented by a unanimous voice vote.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak 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: Kathy Young asked for an update regarding the zoning change she has requested to be able to house foster children who have aged out of the system. Chairman Nickoson said the topic was presented to the Public Safety/Service Committee and it was not recommended to proceed with the recommended change, so no further action has been taken.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

1. **To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as the Trails at Weaver Road Development located at 14373 Weaver Road:**
   Commissioner Laub recused herself due to the proximity that she lives to the proposed development.

Commissioner Verbus recused herself due to work obligations. Gary Smith of G2 Planning and Design provided a presentation as shown in Exhibit A. Mr. Smith said they have agreed to all staff comments as they were outlined in the meeting packet.

Commissioner Comments: Commissioner Stillion asked for a different location of the large pond to be considered, such as more of a central location, to be more of a centerpiece. Doing so could allow more of a natural feel, instead of it being tucked into a corner. Mr. Smith said they haven't considered that because the proposed area is the lowest point on the property. To put it in the center would require a tremendous amount of fill. From an engineering perspective, they can review that as an option though. Commissioner Stillion also asked that the long straight street be reviewed to see if it can be curved in any way. Commissioner Fisher asked that rear loaded homes with an alley to provide variety, be considered. Mr. Smith said that is likely not an option because that is not what builders are building in today's market. Commissioner Stillion said he agrees with the recommendation of Commissioner Fisher and asked how more side loaded garages can be considered. He said would like to see a certain percentage of the homes be side loaded as a requirement in the PUD text. Further, he encouraged rear loaded homes with an alley, specifically for lots labeled 115-128 and 105-114. He asked that this be reviewed to see what the options are. Mr. Smith said rear loaded homes dramatically increase the cost of the lot to the buyer. Also, the alley becomes a requirement of the HOA to maintain, not the City. He doesn't know of other alleys like that in the City. Commissioner Stillion said he understands, he is just encouraging the exploration of that option. Commissioner Stillion also asked about the traffic study. Mr. Smith said that has been completed and all intersections, including the tie to Weaver Road, will still function at Level A, which does not require any improvements. Additionally, Mr. Smith said they have agreed to contribute $2,000 per house for future traffic improvements to be used anywhere in the City, which would total $500,000. Chairman Nickoson said he would like to see a stub road to the west for potential future connections, because we don't know where the future development will be. Chairman Nickoson said requiring concrete driveways is also being discussed frequently with City Council as a desired requirement. He would like to see that in the PUD text, versus leaving it up to the Design Review Board. Additionally, Chairman Nickoson said he doesn't like how close the pond is to Weaver Road. At Adena Pointe, the ponds are close to Weaver Road, and it causes drivers to have to pull out further in order to be able to see the road. He would like to see it pushed back or made smaller. Mr. Smith said he envisions the pond being smaller once the engineering work is complete. Commissioner Wolniewicz asked if he is able to share who the potential builder will be. Mr. Smith said there is nothing public at this time, but that they are in negotiations with two to three. Ultimately, there will be just one builder for the development. Commissioner Ingle spoke to water concerns that already occur in the area with heavy rains, and he doesn't want to make it worse. Commissioner Nickoson said currently, the PUD text includes the option of 3, 4- or 5-inch vinyl, and he would like to see the option of 3-inch vinyl removed. There was additional feedback from Commissioners Stillion and Wolniewicz regarding the facades of the homes and a balance of percentage requirements of natural stone with high quality architecture. Mr. Smith said that can be explored further based on the elevations.

Citizen Comments: Helen Tabor said she is concerned with the density of this development, which is higher than where she lives. This land is zoned for homes with one-acre lots. Additionally, she asked about setbacks, which were explained as outlined in the meeting packet.

Kathy Young said $500,000 will not assist with many traffic improvements throughout the City. She said she attended the City Council Work Session the previous evening, where improvements at Colemans

Crossing were reviewed, and will cost millions. Additionally, she said she owns 1745 Dixon Drive and the backyard, along with the adjacent properties, are a swamp. The way the land is, the additional water from this development will not go to the south, instead it will come into their backyards. Additionally, she said if the Commission desires higher quality, they need to not allow foam board. Lastly, she said more exits from this development are needed. Might as well add them now, versus in 20 years.

Andrew Mathers said his main concern is that nothing has changed since the November Planning Commission Meeting. There are comments that feedback will be taken into consideration, but it doesn't seem like any of the feedback has been implemented. His main concern is still density. Additionally, he said the proposed entrance is at a blind spot in the road. Mr. Mathers also said there has been no mention of meeting with the School Board regarding this development. To him, this development doesn't raise the standards in Marysville. There are other examples of development in Marysville in the Agricultural Residential District (ARD) and he doesn't see why the same cannot be considered here.

Dennis Doucet said there are water and drainage issues in this area. He is concerned with where the electric boxes will be. Additionally, speed needs to be considered due to the length of the roads.

Gayle Williams said she is saddened by the growth in Marysville. It is not the same town she grew up in. When is enough growth going to be enough?

Response to Citizen Comments: Mr. Smith said the majority of lots that border this development are 70 foot, and where 65 foot is being proposed, they can review further. Regarding density, he said they still feel like it is appropriate for this area. From a drainage perspective, we have to satisfy the requirements of the City Engineer. One of the requirements is that every backyard will have storm sewer and catch basins. We will not be permitted to allow water to increase ponding or to let it sit. The traffic study has been completed and was approved by the City Engineer. The results are that every intersection will still function at a Level A, and improvements aren't required until an intersection is at a Level D or F. He said they have spoken with the Schools about this development and although we don't have an official letter, they did not oppose what we are proposing. Regarding the zoning, we are looking at this as a Planned Unit Development (PUD) versus ARD because the City needs housing. Also, ARD developments require the same amount of roadway with considerably less lots. It is not something we are interested in. He said the speed control is an age-old question, and we will work with the City regarding traffic calming measures. For them, it is about creating common sense neighborhoods. Regarding drainage, Chairman Nickoson said there were the same drainage requirements for Weaver Ridge and there are drainage issues, so that feedback does need to be taken into strong consideration.

After discussion, it was decided that the applicant would like to table their application to present to the Planning Commission again, given the number of recommended changes.

Commissioner Stillion moved to table the application and the question put, stood:

Mr. Wolniewicz YES;	Mr. Ingle YES;	Mr. Fisher YES;
Mr. Stillion YES;	Mr. Nickoson YES.	

Vote 5-0; Motion carried. *Commissioner Laub recused herself due to the proximity that she lives to the proposed development. Commissioner Verbus recused herself due to work obligations.*

Next step: To be presented to Planning Commission.

2. **To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East Section 1 located at Parcels with ID numbers of (1100090360000, 1100160180000, 2800170310000, 2800170350010, 2800170370000, 2800170440000, 2800170431000, 2800170420000, 2800170410000, 2800170400000 and 2800170390000):** Bart Barok of Rockford Development Investments provided a presentation as shown in Exhibit B. He explained that this will be part of the Industrial Park and will have a New Community Authority. Manager Gaver explained that this application is similar to the Marysville East Section I PUD, and adds additional parcels. Therefore, Mr. Barok is presenting this application as an amendment, versus having completely separate PUD text for something that is already in existence. The annexation for the land being proposed will be heard for First Reading by City Council on May 12th. Assuming this application is approved tonight, it will be presented to City Council on May 27th for First Reading.

   Commissioner Comments: Chairman Nickoson said part of this is a revision to Section I, which had residential and now no longer does. Mr. Barok said that is correct, it didn't make sense to keep the residential given the industrial and additional land to the west being included. There was general dialogue regarding a traffic study and it was explained that the area of Marysville East is having more of a thoroughfare plan completed because it will be a 20 to 30 year build out. Traffic studies will also be completed.

   Citizen Comments: Wal Millen asked what an Innovation District with 750 acres means.

   Joel Haynes spoke to water and environmental concerns, given the types of businesses they are looking to attract in the commercial district. He said he wants to see MSDS sheets on what the science labs will be doing. He said he is concerned with chemicals that may be used, along with what the electricity needs will be. Every Marysville citizen should be concerned if the businesses will be operating on Marysville water. Additionally, he asked what will happen to the wildlife and what will be done to protect the birds? He said he has lived in Marysville since the 1960s and it has changed rapidly. There is not consideration for the people that live here.

   Dan Theisen said he is concerned with Section 1E on the northeast corner along Mill Creek with regard to stormwater and drainage. If there is mounding on the west side of Mill Creek, when it overflows, it will force the water onto his property. Additionally, he spoke to concerns about noise pollution. Lastly, he said while he is glad to see the trees along Mill Creek will not be removed, he asked how they will be maintained.

   Mary Haynes said it feels like the people that are living in this area are being bamboozled because the zoning is being changed from residential to industrial. When we met with Mr. Barok, he said one of the reasons for the change is that more housing is not desired in Marysville. However, more is being planned on Route 36. She said she is opposed to an industrial complex on Watkins Road, it will be an eyesore coming into the City. Additionally, there will be industry in the midst of housing. Real people live in the housing nearby, such as herself. The industries desired, such as data centers and manufacturing, are concerning from an environmental perspective and they create a lot of noise. Additionally, if they cannot get enough water from the City, they will dig wells and will drain our resources, especially when there is a

drought. Also, she said that data centers don't employ many people, and those that they do hire are generally there for one to two years before finding another job. The people that take those jobs will not choose to live in Marysville. The slogan, "Where the grass is greener" might as well be removed because that won't be the case anymore.

Adam Derst said the potential of these businesses tapping into the aquifer is concerning. He said he has a 36-acre farm and if the aquifer is depleted, he asked where his water will come from. Additionally, he said he has experienced flooding and with this development, it will only get worse. Lastly, he expressed concern with the availability of electricity.

Lynn Miller also spoke to concerns with electricity capacity and noise pollution. She said her property value will decrease. Lastly, she said she doesn't like the potential of seeing 70-foot buildings.

Duane Lord said there are three housing developments near this area. He said Marysville wants to be a good neighbor, however, he wouldn't have known about this development if it weren't for his neighbors notifying him. He said he likes Marysville and moved here in 1988 because it was a good town, however, he is now questioning that. Adding industry around three housing developments is concerning. It is going to cause a strain on electricity availability and surrounding property values will decrease. He asked who is going to subsidize what he will lose because a developer wants to make money.

Amber Derst said she and her mom notified their neighbors of this application. She said she has been in the area for 38 years. She can list nine of her neighbors that have been here for over 30 years each. These are not homes that people move into and leave in two years. There needs to be strong consideration of what this development will do to the existing community. She said she also doesn't like the potential building height of 70-feet. She said she reached out to URE and she was told they would be required to meet the supply needs. She said she is also concerned with noise pollution and said there should be a push for more mixed-use development. She said she understands growth will occur, but it needs to be done in a reasonable way that respects the existing community. Some residential makes more sense given the residential already in the area. Lastly, she asked for there to be consideration regarding what will happen to the wildlife in the area.

Jennifer Frey asked if bald eagles are protected because there are some in the area. She said she used to be proud of being from Marysville, but the kind of growth being experienced no longer makes her feel that pride. She said she works on the west side of the State and people comment about the crazy amounts of growth being experienced in Marysville. She said she is sad to see that Marysville is no longer considered an agricultural community.

Aaron Gullett also expressed concern regarding water and electricity needs. He doesn't want his well to run dry. He said he can understand the need for growth, but we already have an Innovation Park and he cannot see why there is going to be more industrial tucked into a residential area. It seems like poor planning. Additionally, similar to others, he expressed concern with water runoff and said his kids play in the creek, but he won't want to allow him to do that anymore. Additional housing would be a better option. He said when he bought his house, he knew he would hear noise from Scotts, but he didn't sign up to hear noise from additional industry. His home value will decrease and he asked that Jolly Road be kept jolly.

Jackie Scott said the creek being referred to is not a creek, it is a run off. Because of the building that has already occurred, the creek can no longer be jumped and the run off will only get worse with this development. Additionally, she said she enjoys the current wildlife. Further, she asked if domestic animals will need medication because of the noise. She said there is a lot to be considered and it doesn't feel like our concerns are being heard.

Response to Citizen Comments: Mr. Barok said he has been reaching out to property owners who do not necessarily live on the property line and he will continue to do so. Utilities, both public and private, have been established and can be serviced. If there isn't the capacity to service an end user in mind, then that would be a restricting factor. From a water standpoint, there is a limitation in the Development Agreement of 400,000 gallons for water usage. This area will not be able to be full of data centers as a result of the restriction. This is light manufacturing, this is not heavy manufacturing with smoke stacks and coal burning. There are two houses that are across the street from Jolly Road, but otherwise, residential homes are all more than 600 feet away. The bike trail and buffering are a result of feedback from communication with residents. Further, he said he doesn't believe the aquifer will be impacted and wells are unlikely to be drilled. From a runoff perspective, we as the developer, cannot send any more water into the creeks than what is already occurring with gravity. Retention and detention ponds will be required to be created. Their exact locations are to be determined. The back section of Jolly Road will likely have one. We have an engineer who will work with the City Engineer. Regarding noise, Marysville's standards will be applied and we will have to comply. Noise will be measured from the property line, not the building. He acknowledged that there are noise problems with data centers. When the design is done appropriately, the noise generating applications can be placed inside, versus outside, which is not what happened in Jerome Township. He said it is important to keep in mind that we don't have any end users in place. Additionally, we don't know what the size of the parcels will be, none of that has been determined. We do know that there will not be any access points from this development onto Jolly Road. The mounding will not be in the flood zone and will not be continuous. Dead trees will be removed, but otherwise, we will not touch them. No one has been maintaining them. They are naturally occurring and that will continue. Regarding building height, we are willing to sit down with residents and discuss that further. From a residential side of things, we have been asked to slow the growth and that is what we are doing with the commercial district. Commissioner Ingle said there are many concerns regarding data centers. He asked if there is the potential to limit acreage, size, etc. in the PUD. Mr. Barok said they can have further discussion to see if we want to impose a developer restriction. Mr. Ingle said water could stop 1,000 acres of data centers, but a PUD cannot, and that is his concern. Commissioner Stillion clarified that no end users are in mind, and if this application is ultimately approved by Planning Commission and then City Council, once end users want to build, there will be multiple meetings where they will have to be approved by the Planning Commission and by the Design Review Board. This is not the end-all be all.

Commissioner Stillion moved to approve application and the question put, stood:

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

*Mr. Fisher cited subsections 5 and 7 of Marysville City Code Section 1135.01(b) as his reason for voting no.

Vote 6-1; Motion carried.

Next step: Present to City Council in the form of an Ordinance.

DISCUSSION ITEMS: Chairman Nickoson spoke to the Planning and Zoning working group comprised of a few members of the Planning Commission and City Council, as well as City Staff. Hopefully in the next month or so, they will have a number of proposed Zoning Code changes to present to the Planning Commission in an effort to strengthen the City's Zoning Code. Most of the changes are focused on residential PUDs regarding higher standards.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said during the April 9th Design Review Board Meeting, one application was approved, one was approved with conditions and two were tabled.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: As the representative on the Community Reinvestment Area Housing Council, Commissioner Verbus said they had their annual meeting in March to review incentives. While all were approved to continue, a few are being reviewed further. Commissioner Wolniewicz thanked Chairman Nickoson for effectively running the Planning Commission Meetings. Commissioner Fisher agreed. Additionally, Commissioner Fisher said the traffic box competition submissions have been reviewed, there were over 40 and nine were selected. He said he was amazed to see the proposals, there is a lot of talent in the area and he is looking forward to more competitions. Chairman Nickoson said while we may not always vote in a way that is desired, we continuously work to find common ground.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 9:08 p.m.

Application 1

Boerger Woods PUD

Development Plan Application

Submitted: 05/05/2025

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

June 3, 2025

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Planned Unit Development Review - Trail at Weaver Ridge

Application: To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as the Boerger Woods Development located at Parcels with ID numbers of 2900300410000 and 4400010030000.

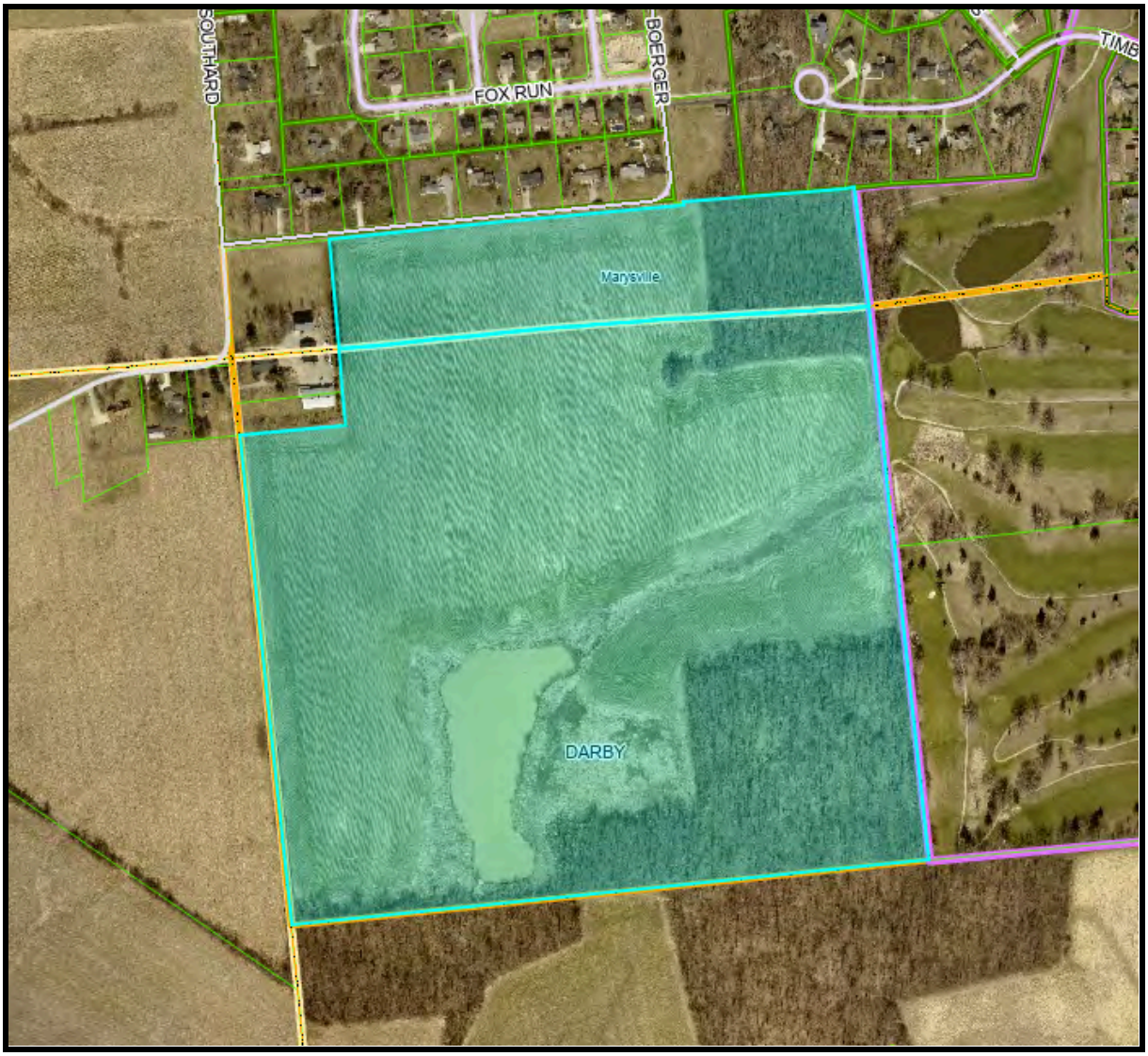
Applicant: Andrew Shephard
Evergreen Land Company
6295 Cosgray Rd
Dublin, OH 43016

Owners: Boerger Road LLC
6295 Cosgray Rd
Dublin, OH 43016

Location: The applicant is requesting a zoning amendment to rezone +/-100.20 acres located off of Boerger Road. Existing property surrounding the subject property are as follows:

North: Suburban Residential District (SRD)
East: Open Space (Marysville Golf Course)
South: Rural Undeveloped District (U-1)
West: Rural Undeveloped District (U-1)

Aerial (location is in blue)



Project History:

The Planning Commission approved a Sketch Plan for the Boerger Woods PUD at the October 1, 2024 Planning Commission meeting.

Planning & Zoning Staff Analysis:

The proposed parcels are zoned Agricultural Residential District (ARD) and Suburban Residential District (SRD). 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.

1135.01 Objectives for a Planned Unit Development (PUD)

- The applicant has provided responses to the objectives that are applicable to the proposed development on pages 3-4 of the Development Text.

1135.06 Common Open Space

- The development is proposed to have 32.58 Acres of Public Common Open Space, which is 32.5% off the overall acreage of the development.
  The applicant shall confirm the acres for the Open Space due to discrepancies in the development text (+/- 30 acres) and on exhibits A3, A4 and A5 (32.58 acres). Update accordingly.

  The applicant shall provide calculations of the Open Space with and without the retention areas being included.

  The retention ponds proposed shall have natural variation to the contours.
  Staff recommends eliminating Lot #192 to allow for a larger open space entrance to the wooded area in the northeast corner of the site and to help preserve the large tree that is being shown as remaining.

  The applicant shall consider a more curvilinear path around the pond.

  The applicant shall consider reducing the number of access points to the open space areas on the southern side and increase those access points to provide an enhanced entrance to the areas.

  The applicant shall consider adding additional open space locations throughout the development.

General Development Standards - Existing Conditions

The applicant provided an Existing Conditions map as Exhibit C.
The applicant shall label the existing trees if they will be preserved or removed.

The applicant shall explain the intention of how the trees that are depicted in lots 140-143 shall be handled if they will be maintained or proposed to be removed. If the trees shall be removed the removal and replacement shall follow the City's Tree Replacement program.

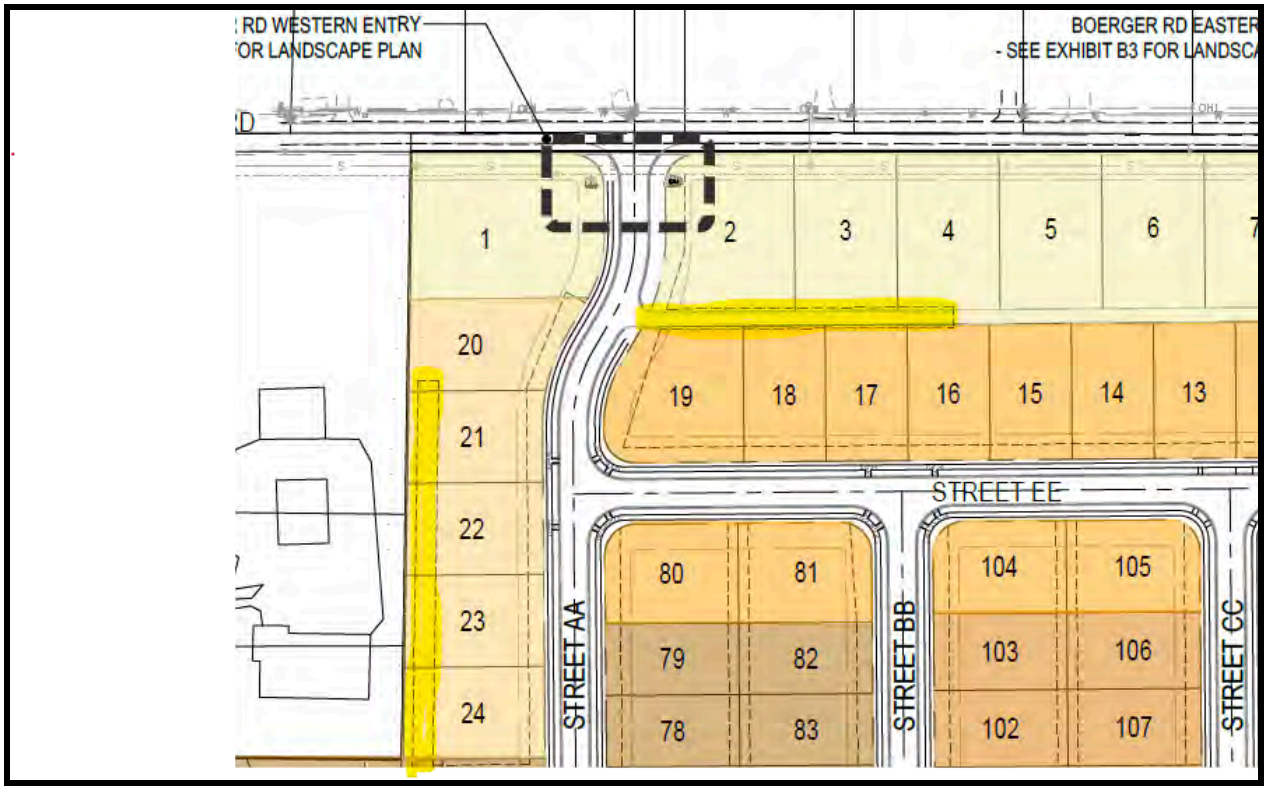
General Development Standards - Access

The primary entrances into the development will be via a newly constructed roadway that will extend from Boerger Road throughout the development.

All streets within the development will be treelined with 5' sidewalks on both sides. All homes within the development except the homes fronting Boerger Rd will have a minimum of a 4' sidewalk that connects the front porch of the home to the public sidewalk.
The applicant shall state the width of the tree lawn. It shall be a minimum of nine (9'-0") feet.

General Development Plan - Staff Comment

The applicant shall explain the dashed lines that are depicted on numerous exhibits as seen in the image below for an example. This is shown between lots 2-4 and 16-19 and in the rear of numerous other lots.



The applicant shall work with Staff in regards to the final architectural approvals for the houses in the development along with the Open Space areas final design including the street trees locations and varieties. The final approvals may require Design Review Board review and approval for the final design during the preliminary platting process.

PUD Development Text

The proposed development plan provides one (1) subarea on +/- 100.20 acres.

The Applicant is proposing the following Uses:

- Permitted Uses
  - Single Family Residences
- Accessory Uses and Structures
  - Decks and patios
  - Trellises, pergolas, gazebos and other garden structures - Rear Yard
  - Play structures - Rear Yard
  - Fences - Rear Yard - See Development Text for specific requirements
- Open Space Uses
  - Trails (paved and unpaved)
  - Benches and Seating
  - Community pavilions/shelters
  - Tot-lots and play structures
  - Dog parks
  - Gardens

The applicant shall add Open Space as a permitted use and provide the proposed uses in the text section regarding open space with a statement that other appropriate uses could be utilized within the open space areas.

The Applicant is proposing the following development standards:

- Density
  - 1.94 Dwelling Units per acre
- Building Height
  - 35’ maximum for principal structure
  - 15’ maximum for accessory structure
- Lot Size
  - Lot Width - Minimum 70’, 75’, 80’, 90’ and 100’ lot widths
  - Lot Depth - Minimum 130’
- Setbacks
  - Front: 25’ from right-of-way
  - Side:
    - 70’ & 80’ Lots - 6’
    - 90’ Lots - 8’
    - 100’ Lots - 10’

  The applicant shall add the 75’ Lots side setbacks.
  - Rear: 25’ from rear lot line
  - See page 7 of the Development Text for Exceptions
- Lot Coverage
  - 55%
- Access, Parking, Loading, and Pedestrian Connectivity
  - Access will be via two access points along Boerger Road with possible access points to the West and South if the adjacent properties develop in the future.
  - Parking
    - Minimum 2 car garage and 2 driveway spaces
  - Sidewalks (5’ in width) will be located on both sides of the public streets.
  - Multi-purpose trails (8’ paved and primitive) will be installed throughout the open space sites.

  The applicant shall update Exhibit A5 to depict 5’ sidewalks as currently it states 4’.
- Landscaping
  - Will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
  - All homes shall have foundation plantings across the frontage of the homes as a minimum.
  - Street Trees shall be installed on both sides of the streets using a species from the City’s approved street tree species list for “large” trees.
- Mailboxes
  - Cluster mailboxes will be utilized

  The applicant shall confirm if there will be pull offs provided for the mailbox kiosks? There is concern for cars parking at these sites to get out to get mail and cause possible traffic concerns.
- Architecture, Site, and Lighting
  - Colors - Low chroma colors are permitted, neon and fluorescent are prohibited.

        - Accent colors are permitted on features such as doors, limited trim, etc. Garage doors are permitted to be accent colors consistent with the theme of the house.

          The applicant shall provide color guidelines such as color charts of permitted colors as the term low chroma could be interpreted differently depending on the person reviewing the plans.

          The applicant shall provide clarification of what the term "limited trim" would consist of or provide specific details on what the trim would be.
    - Blank facades on any exterior elevation of the homes is prohibited.
    - All homes shall have a front porch or front stoop - minimum of 6' deep.
        - If a home has a porch it shall be covered. See page 9 of the Development Text for additional details.
    - Window Muntins - Required when facing street or walkable pathways.
    - Building materials can include stone, stucco stone, brick, wood siding, engineered wood siding (LP Smart Siding or approved equal), composite cement siding (hardi-plank or approved equal), and polymer composite siding (Everlast or equal).
        - Siding Profiles:
            - 3", 4.5", 5" ship lap or dutch lap
            - Molded to replicate board and batten vertical siding
            - Molded to replicate wood shakes
        - Vinyl or wood shutters, trim and soffit permitted
        - Aluminum limited to gutters, fascia, window frames and vented soffit.

      The applicant shall provide details on what "stucco stone" is and the intent of using this product.
    - Roofs
        - Main pitched roofs with gables or hips at end shall have minimum slope of 6:12
        - Materials
            - 30-year dimensional
            - Standing seam metal minimum 50-year paint warranty
            - Metal shingles and shakes
            - Cedar shingles and shakes
            - Composite shingles and shakes
            - Concrete shingles and shakes
            - Slate

      The applicant shall explain the intent for the concrete and composite shingles and shakes.
    - Architectural Diversity
        - No home elevation or color shall be repeated directly adjacent on the same side of the street, or within the closest two homes on the opposite side of the street.

The applicant shall confirm if the diversity is for the elevation and color or if houses adjacent to each other can have the same elevation but in a different color and meet this diversity requirement.

The applicant shall explain how to determine the closest two homes on the opposite side of the street and how this relates to corner lots. Shall this be the physical location of the house or the parcel line, or other? Lot 64 as an example.

- Minimum lighting standards shall be as follows:
  - All lighting standards shall meet the Marysville Codified Ordinances.
  - Landscape lighting shall be permitted to light the proposed sign
  - Lighting fixtures near the edge of property shall be designed to eliminate spillage onto adjacent properties.

- Signage
  - Will be per the Marysville Codified Ordinances unless noted below.
  - One monument sign per entrance on Boerger Rd - See Exhibit B4 for Details
    - Along Boerger Road - max height of wooden post 10'-5"
  - Sign Face
    - 5'-5" x 3'-7"
  - Materials
    - Stone faced column base, limestone or cast stone cap, wooden post, HDU sign panel with engraved lettering
  - Landscape
    - The sign will be surrounded by shrubs and perennial planting

Engineering Comments

1) Roadway
   a) Prior to action by the City Council, an approved Traffic Impact Study (TIS) from the City of Maryville and Union County will be required.
   b) Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
      i) Boerger Road and both of the main access roads into the development.
   c) Right-of-way dedication along Boerger Road (80-ft total right-of-way width, 40-ft off road centerline) and a utility easement (20-ft total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication can occur during the final engineering review process.
   d) Final road right-of-way and roadway widths shall be the following:
      i) Road AA
         (1) Right-of-Way = 70'
         (2) Curb to Curb = 29' (STD DWG STR-10)
      ii) Road BB
         (1) Right-of-Way = 70'
         (2) Curb to Curb = 29' (STD DWG STR-10)
      iii) Road CC
         (1) Right-of-Way = 70'
         (2) Curb to Curb = 29' (STD DWG STR-10)
      iv) Road DD
         (1) Right-of-Way = 60'
         (2) Curb to Curb = 29' (STD DWG STR-10)
      v) Road EE

(1) Right-of-Way = 70’
(2) Curb to Curb = 29’ (STD DWG STR-10)

vi) Road FF
(1) Right-of-Way = 70’
(2) Curb to Curb = 29’ (STD DWG STR-10)

vii) Road GG
(1) Right-of-Way = 60’
(2) Curb to Curb = 29’ (STD DWG STR-10)

viii) Road HH
(1) Right-of-Way = 60’
(2) Curb to Curb = 29’ (STD DWG STR-10)

ix) Road II
(1) Right-of-Way = 60’
(2) Curb to Curb = 29’ (STD DWG STR-10)

e) Street curbs shall be Type 6, 18-inch straight curb per City of Marysville Standard Drawing STR-06.

2) Utilities
   a) Prior to action by City Council, a City of Marysville approved Wastewater Study will be required. This study shall evaluate the existing sanitary sewer capacity / depths and the proposed wastewater tributary area to determine if the development can be served via gravity sewer or if a more regional pump station will be necessary.
   b) Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
   c) The final utility design and alignment will be coordinated with City staff as the engineering plans are developed, however, the following items shall be noted and studied prior to the final engineering design phase:
      i) A preliminary drainage study shall be performed to ensure that the existing pond has sufficient capacity for the proposed planned unit development.
      ii) Per City Code, utility extensions (water and wastewater) will be required for the adjacent properties.

3) Connectivity
   a) This community has the opportunity to be an excellent walkable community with potential paths within the wooded areas.
   b) All sidewalks shall be five (5) feet in width per STD DWG STR-01.
   c) Please extend an 8’ wide asphalt trail along the entire frontage of Boerger Road (Lots 1-9).
   d) Please extend the sidewalks along east side of Street AA and west side of Street EE to Boerger Road.
   e) There’s an opportunity to create a nice east-west path connection in the area as shown below. This could create some additional green space as well as provide another nice walking path through the development.



4) Miscellaneous
    a) No residential driveways shall be permitted along Street AA and Street EE north of rear private access drive behind Lots 2-9.
        i) Please remove Lots 1 and 143 (and potentially Lot 142), as their driveways will be too close to Boerger Road.
    b) All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

Staff Comments

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

1. All Engineering comments shall be met.
2. The applicant shall confirm the acres for the Open Space due to discrepancies in the development text (+/- 30 acres) and on exhibits A3, A4 and A5 (32.58 acres). Update accordingly.
3. The applicant shall provide calculations of the Open Space with and without the retention areas being included.
4. The retention ponds proposed shall have natural variation to the contours.
5. Staff recommends eliminating Lot #192 to allow for a larger open space entrance to the wooded area in the northeast corner of the site and to help preserve the large tree that is being shown as remaining.
6. The applicant shall consider a more curvilinear path around the pond.
7. The applicant shall consider reducing the number of access points to the open space areas on the southern side and increase those access points to provide an enhanced entrance to the areas.
8. The applicant shall consider adding additional open space locations throughout the development specifically on the northwest area of the development.
9. The applicant shall label the existing trees if they will be preserved or removed.
10. The applicant shall explain the intention of how the trees that are depicted in lots 140-143 shall be handled if they will be maintained or proposed to be removed. If the

trees shall be removed the removal and replacement shall follow the City's Tree Replacement program.

11. The applicant shall state the width of the tree lawn. It shall be a minimum of nine (9'-0") feet.
12. The applicant shall explain the dashed lines that are depicted on numerous exhibits as seen in the image below for an example. This is shown between lots 2-4 and 16-19 and in the rear of numerous other lots.
13. The applicant shall work with Staff in regards to the final architectural approvals for the houses in the development along with the Open Space areas final design including the street trees locations and varieties. The final approvals may require Design Review Board review and approval for the final design during the preliminary platting process.
14. The applicant shall add Open Space as a permitted use and provide the proposed uses in the text section regarding open space with a statement that other appropriate uses could be utilized within the open space areas.
15. The applicant shall add the 75' Lots side setbacks.
16. The applicant shall update Exhibit A5 to depict 5' sidewalks as currently it states 4'.
17. The applicant shall confirm if there will be pull offs provided for the mailbox kiosks? There is concern for cars parking at these sites to get out to get mail and cause possible traffic concerns.
18. The applicant shall provide color guidelines such as color charts of permitted colors as the term low chroma could be interpreted differently depending on the person reviewing the plans.
19. The applicant shall provide clarification of what the term "limited trim" would consist of or provide specific details on what the trim would be.
20. The applicant shall provide details on what "stucco stone" is and the intent of using this product.
21. The applicant shall explain the intent for the concrete and composite shingles and shakes.
22. The applicant shall confirm if the diversity is for the elevation and color or if houses adjacent to each other can have the same elevation but in a different color and meet this diversity requirement.
23. The applicant shall explain how to determine the closest two homes on the opposite side of the street and how this relates to corner lots. Shall this be the physical location of the house or the parcel line, or other? Lot 64 as an example.

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.

City of Marysville, Ohio

PUD Re-Zoning Application and Development Plan Submittal

For:

Boerger Woods

05.06.2025

Proposal By:

Evergreen Land Co.

Contact: Andrew Shepherd
6295 Cosgray Road
Dublin, Ohio, 43016
614.889.5510

Prepared By:

Contact: Gary Smith RLA|CLARB
720 E. Broad Street, Suite 200
Columbus, Ohio 43015
614.583.9230

Engineer:

Contact: Justin Wollenberg
720 E. Broad Street, Suite 203
Columbus, Ohio 43015
614.385.1090

Development Plan Application Index:

The following are included herein as part of the required items for Development Plan Application:

1. Signed Application
2. PUD Introduction, Project Description & Impacts
    - Relation to Objectives of Section 1135.01
    - Impact to public services and facilities
    - Conformance to the City's Comprehensive Plan
3. Development Standards Text

    Single Family:

    A. Permitted and Accessory Uses
    B. Site Development Standards
    C. Architectural Standards
    D. Lighting

    Overall Development:

    A. Overall Site Development Standards
    B. Divergences from General Code Items
4. Development Plan / Zoning Exhibits

Exhibit A – Boundary Survey
Exhibit A1 – Site Context Map
Exhibit A2 – Existing Conditions
Exhibit A3 – Development Plan
Exhibit A4 – Illustrative Plan
Exhibit A5 – Open Space Plan
Exhibit B1 – Site Landscape Plan
Exhibit B2 – Central Open Space Enlargement Plan
Exhibit B3 – Landscape Enlargements
Exhibit B3 – Landscape Details
Exhibit C1 – Typical CBU Plans
Exhibits D – Site Utility Plans
Exhibits E – Architectural Styles and Elevations

1

SIGNED APPLICATION

Received (stamp):

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

PLANNING COMMISSION 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.**
- **Digital Only Submittals Preferred**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the 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 PUD Development 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: 0 Boerger Road and 0 Southard Road

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

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

Owner of Property: Boerger Road LLC

Owner's Address (Street): 6295 Cosgray Road

City, State and Zip Code: Dublin, Ohio 43016

Owner's Telephone Number: 614-889-1115

Applicant Information *(Please print clearly)*

Applicant: Andrew Shepherd ☐ Owner ☐ Agent ☑ Representative ☐ Other

Company: Evergreen Land Company

Address (Street): 6295 Cosgray Road

City, State and Zip Code: Dublin, Ohio 43016

Telephone Number: 614-889-1115

E-mail Address: andrewshepherd@shepherdexcavating.com

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

Signature of Applicant: _____ Date: May 5, 2025

Signature of Owner: _____ Date: May 5, 2025

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

_____ 05/06/2025

City Staff Jeff Beard Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

2

PUD INTRODUCTION, PROJECT DESCRIPTION & IMPACTS

Boerger Woods – Application Information

Preliminary Description of the PUD:

The Boerger Road Development is intended to be a family-oriented, planned residential community designed with the best planning practices in mind. It will encompass approximately 100-acres located just off Boerger Road. The single-family residential land use and site friendly planning principles incorporated into Boerger Road comply with the strategic intent of the City of Marysville Comprehensive Plan. The site incorporates the preservation of existing tree stands, a mix of traditional single-family lot sizes, and the reclaiming of the existing pond for both stormwater use and as a public amenity. High-quality architecture will add to the lasting value of this community.

Permitted and Accessory Uses:

Single-Family residential uses and customary accessory uses shall be the only uses permitted for this site.

General Lot Size Requirements:

The single-family homes in the development will have a minimum lot size of 70' x 130', and will incorporate lot diversity standards that provide lot sizes all the way up to 100' x 140'.

Density of the entire development:

Average Project Gross Density - *+/- 1.94 Units / Acre*

Open Space (Section 1135.06):

Total Project Open Space - *+/- 30 Acres (±30% of the total acreage) as currently shown including the improved retention pond.*

Project Description and Impacts:

Written presentation by the developer setting forth the following:

How the development meets the proposed and specific objectives set for in Section 1135.01 of the Planning & Zoning Code:

The PUD layout provides a unified approach to development that fits the site, minimizes infrastructure costs and maintains over 25% of the land area as open space. The project will be providing high quality single-family residences that will preserve and enhance the quality of life of Marysville residents.

In addition to the open space reserves, we have designed a series of trails to allow for pedestrian mobility and connectivity within the opens spaces. The road layout provides links to the south to increase vehicular (future) connectivity as well.

How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer and traffic:

We have held meetings with the City Engineer and City Planner regarding these items. It was concluded that the adjoining sanitary sewer and water lines are of adequate capacity for the proposed lot count. Final confirmation of these capacities will be completed as we proceed through preliminary engineering.

Based on typical generation factors (Avg. 1.3 students per single-family household) we estimate the entire subdivision will generate ±253 children to the Marysville school district.

How the proposed development conforms to the City's Comprehensive Plan:

The current zoning of the property is ARD (Agricultural Residential. The proposed density of 1.94 units per acre is consistent with guidelines set out for the Suburban Residential District that this site is located in as described in the 2018 Marysville Comprehensive Plan.

This proposed development conforms to that plan in the following ways:

- *Provides for high quality housing*
- *Provides parks, open space reserves and pedestrian mobility*
- *Provides detached single family residential homes*
- *Utilizes principles of Cluster/Open space design, with smaller lots and over 25 % open space preserves*

3

DEVELOPMENT STANDARDS TEXT

Boerger Woods
Planned Unit Development

Development Standards Text:

In conformance with Section 1135.15 of the City of Marysville Planning and Zoning Code, the applicant is filing an application for Development plan. The following development standards text and zoning exhibits are to be considered part of the application for Development Plan and shall establish the minimum requirements for the development of the property. The development standards text may reference or incorporate various sections of the City of Marysville Planning and Zoning Code, and the codified ordinances of the City of Marysville shall apply except as otherwise provided herein. Where there is a conflict, or difference, between the provisions established in Boerger Woods PUD Development Standards text or Development Plans and the codified ordinances of the city, the provisions of this PUD Development Standards text and Development Plans shall prevail.

Boerger Woods PUD will be dedicated to the construction of single-family homes marketed towards families and young professionals who wish to reside in the City of Marysville. The development will be governed by its own homeowner's association (HOA) and restrictive covenants. The specific development text requirements, as well as the general development text requirements for the entire development, are outlined as follows:

A. Permitted and Accessory Uses

The following permitted and accessory uses and structures are established for Boerger Woods PUD:

1. **Permitted Uses and Structures**
   The following principal uses and structures shall be permitted within this PUD:
   a) Single-family residences.

2. **Accessory Uses and Structures**
   The following accessory uses and structures shall be permitted within this PUD:
   a) Decks and patios are permitted accessory structures.
   b) Trellises, pergola's, gazebo's or other garden structures are permitted in the rear yard of any lot provided such structures meet the approval of the HOA.
   c) Play structures shall be permitted in the rear yards only provided that such structures are assembled from permanent durable materials and meet the approval of the HOA.
   d) Fences shall be permitted in the rear yard only, subject to the approval of Boerger Woods HOA, provided such fences meet the following:
      (1) The use of chain link fencing shall be prohibited
      (2) Fences shall not exceed 72" in height

(3) Acceptable fencing types and materials include 3 and 4-rail horse fences in wood and vinyl, wood, vinyl, and aluminum picket, and decorative privacy fence in wood or vinyl. Aluminum picket fences shall have a top rail and shall not contain sharp pickets or projections.
(4) Rail fences used for pet containment may be permitted to include an attachment of black vinyl coated 2x2 or 2x4 wire mesh to the inside of the fence.

3. **Open Space Uses:**
The following uses and structures shall be permitted within the open spaces of this development, but are not required:
   a) Trails (paved and unpaved)
   b) Benches and Seating
   c) Community pavilions / shelters
   d) Tot-lots and play structures
   e) Dog parks
   f) Gardens

4. **Prohibited Uses:**
All uses not described above as permitted Principal or Accessory uses shall be prohibited within this PUD.

B. Site Development Standards

The following standards establish the minimum site development requirements for this PUD:

1. **Maximum Number of Units:** A total of 195 single-family houses shall be permitted within this PUD.

2. **Maximum Density:** A maximum of ±1.94 Dwelling units per acre is being proposed for this PUD

3. **Minimum Lot Size:** Lots within this development shall be a minimum of 70' wide and 130' deep. The development shall incorporate a variety of lot sizes within the community including 70', 75', 80', 90' and 100+' wide lots, as shown on the Preliminary Development Plan Exhibit.

4. **Maximum Lot Coverage:** The maximum lot coverage for all lots shall be 55% as defined by the City of Marysville Zoning Code.

5. **Minimum lot setbacks:**

The minimum lot setbacks are as follows:

   a) Front yard setback: 25' from the right-of-way from main facade.

b) Side yard setbacks:

i. 70’ & 80’ Lots - 6’ from each side lot line

ii. 90’ lots - 8’ from each side lot line

iii. 100’+ lots - 10’ from each side lot line

c) Rear yard Setback: 25’ from the rear lot line.

d) Exceptions: The following exceptions to the setbacks established above shall be permitted within this PUD.

i. For corner lots, the front setback on the secondary street shall be 20’ from the right-of-way. The secondary street shall be defined as the street facing the side of the home.

ii. Front stoops and porches shall be permitted within the front yard setback to allow better interaction between the porch and the public realm.

iii. Cantilevered fireplace chases, cantilevered condensing units, window wells, eves and overhangs shall be permitted to extend a maximum of 2’ in the side yards.

iv. Above ground decks shall be permitted to encroach a maximum of 10’ into the rear yard setback subject to the approval of the HOA, but shall not be permitted to encroach into the required side yard setbacks.

v. At-grade patios shall be permitted within all side or rear yard setbacks provided that such patios maintain a minimum distance of 5’ from any property line, and do not include any walls or other structures within the setback encroachment.

vi. Trellises, pergolas, gazebos, or other garden structures are permitted in the rear yard of any lot provided such structures maintain a minimum 5’ setback from any side or rear property line.

vii. Play structures shall be permitted in the rear yards only and shall be set back a minimum of 5 feet from any side or rear property line.

6. **Minimum floor area:** The minimum livable floor area for single-family homes shall be measured exclusive of the garage or basement, and shall be as follows:

a) 1,800 square feet for a two-story dwelling unit

b) 1,500 square feet for a single-story dwelling unit

7. **Maximum height of buildings:**

Building height shall be measured as defined in the City of Marysville Planning and Zoning Code, and the maximum height for structures shall be as follows:

a) Principal buildings: No single-family home shall be erected or enlarged to exceed 2-½ stories or 35 feet above grade.

b) Accessory buildings / structures (as defined above in A(2)): 15 feet maximum.

8. **Minimum parking requirements**

Each dwelling unit shall provide a minimum 2-car garage and 2 driveway spaces.

9. **Streets:**
The following standards shall be applied for all streets within the Boerger Woods Development:

a) A 5' concrete sidewalk shall be installed on both sides of the public streets throughout the development.

b) Sidewalks are required to connect the front door, driveway, and street sidewalk.

c) Lot numbers 2 through 19 shall have vehicular access provided via a private alley located at the rear of the lots. No lots shall be permitted driveway access to Boerger Road.

d) Street Trees: Street trees shall be installed on both sides of the public streets throughout the development as shown on the site landscape plans, Exhibit B-1. Street trees shall be provided in accordance with Section 1125.06. Tree lawns shall be a minimum of 9' in accordance with Marysville standards. Trees shall be spaced in accordance with Marysville standards, and spacing shall be coordinated with the locations of driveways, street signs, utilities and hydrants, and street lights. Species shall be selected from those meeting the definition of "large" trees and shall be selected from the City's approved Street Tree Species list.

10. **Landscaping / Buffers:** Except where noted in this development text, and on the approved development plan exhibits, all landscaping shall be in accordance with the requirements of Marysville City Code chapter 1125. The following landscape standards will be required / approved for Boerger Woods:

a) Any portion of a developed lot upon which a building or driveway is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscape buffers, tree lawns, entry features or other landscape features shall be maintained meeting the minimum standards in Marysville City Code Chapter 1125.08 or as thereafter amended.

b) All homes shall have foundation plantings across the frontage of the home at a minimum.

c) Quality: all plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

10. **Trash Collection:** The single-family homes shall have individual trash collection using standard rolling collection bins. No dumpsters or community compactors are proposed within this PUD.

11. **Mailboxes**: Mail delivery for the development shall be provided through the use of Cluster Maibox Units, location and final design to be approved by the Postmaster for this area, as required for all new residential developments. Conceptual location and design of Cluster Mailbox Units are included with the Development Plans, Exhibits B1 and C2.

C. Architectural Standards

The following standards establish the minimum architectural requirements for the Boerger Woods PUD:

1. Color Palette:

Low chroma colors are acceptable, and neon or florescent colors are prohibited. A variety of siding colors are encouraged throughout the development. Accent colors are permitted for building accent features only such as doors, limited trim, etc. Garage doors are permitted to be accent colors consistent with the architectural theme of the home.

2. Façades / Porches:

The following standards shall apply to all homes within the Boerger Woods PUD

a) Completely blank facades, devoid of windows or doors, shall not be permitted on any exterior elevation of the home.

b) All homes shall have a front porch or front stoop, appropriate to the architectural style of the home, which shall be a minimum of 6’ deep.

c) If a home is constructed with a front porch deck, it shall not have an uncovered space below the deck. Porches that do not utilize brick / stone walls for screening shall have decorative lattice or framing to conceal the view underneath the porch.

d) Window Muntins – All exterior windows facing a street, or a walkable pathway, shall have window muntins in at least the top pane of the windows.

3. Exterior Materials:

Only the following exterior cladding materials shall be approved for use on all principal structures within the Boerger Woods PUD.

a) Exterior cladding materials may include: Stone, Stucco Stone, Brick, Wood Siding, Engineered Wood Siding (LP Smart Siding or approved equal), Composite Cement siding (Hardie Board or approved equal), or polymer composite siding (Everlast or equal). Siding is permitted to have the following profiles:

i. 3", 4.5” and 5" Ship Lap, Dutch Lap
ii. Molded to replicate board and batten vertical siding
iii. Molded to replicate wood shakes

b) Vinyl or wood shutters, trim, and soffit.

c) The use of aluminum as an exterior material is limited to gutters, fascia, window frames, and vented soffit.

3. Roofs:

a) Main pitched roofs with gables or hips at ends shall have a minimum slope of 6:12.
b) Only the following roof materials shall be permitted within the Boerger Woods subdivision.
i. Minimum 30-year dimensional shingles.
ii. Standing seam metal with minimum 50-year paint warranty.
iii. Metal shingles and shakes
iv. Cedar shingles and shakes
v. Composite shingles and shakes
vi. Concrete shingles and shakes
vii. Slate

4. Garages:

a) Side loaded garages are encouraged where lot width and conditions permit, such as corner lots.

b) Garage doors shall incorporate either windows, decorative hardware, or both.

c) On lots 75’ or wider, the face of the garage shall be set back a minimum of 6’ from the face of the house. On lots under 75’ in width, garages are permitted to be even with the front of the house, but the front porch or stoop shall still be required to protrude past the face of the garage.

5. Architectural Diversity:

The development is required to maintain a diversity of homes, elevations, and colors throughout the development. No home elevation or color shall be repeated directly adjacent on the same side of the street, or within the closest two homes on the opposite side of the street.

D. Lighting

a) All site lighting shall meet the requirements of the City of Marysville Planning and Zoning Code.

b) Landscape lighting may be provided at the main project entry to include lighting for the proposed sign.

c) At edge of property, all light fixtures must be designed/located to eliminate spillage onto adjacent property.

Overall Development:

A. Overall Site Development Standards

1. Signs permitted

Except as otherwise noted herein, and as shown on the approved development plan exhibits, the Marysville Sign Code (section 1129) shall apply to the Boerger Woods PUD.

a) To help establish an individual sense of project identity, the Boerger Woods development shall be permitted one free standing monument at each main entry/exit to the development located on Boerger Road as indicated in the Landscape Details, Exhibit B3.

b) Monument signs shall be placed in a landscaped area as shown on the Landscape Details, Exhibit B2.

2. Open space / sidewalks

Open space for Boerger Woods PUD will be dedicated to, owned by, and maintained by the Boerger Woods Homeowners Association and shall generally be configured as follows:

a) Based on requirements outlined in Marysville City Code Section 1135.06, open space shall be a minimum of 10% of the gross acreage, which for this development would be ±10.01 acres. The attached development plan for Boerger Woods is proposing a variety of open space areas totaling approximately ±30 Acres (30%), which are composed primarily of pocket parks, woodland preserves, and the retention pond and path / seating areas surrounding the pond.

b) The applicant will install natural paths through the wooded area for the enjoyment of the residents. Paths shall generally be as indicated in the development plans, and shall be routed to avoid removal or disturbance of existing trees.

c) A 5’ Sidewalk will be provided on both sides of the street as indicated on the development plans.

d) All homes within the development shall have a minimum 4’ wide sidewalk connecting the front porch / stoop of the home to the public street sidewalk. Homes fronting on Boerger Road shall be exempt from this requirement.

e) Within the retention pond, a minimum of 1 fountain or aerator shall be installed to prevent water stagnation and to provide visual appeal.

3. Project Phasing

The developer may construct the project in several phases depending on market timing and engineering considerations.

B. Divergences from General Code Items

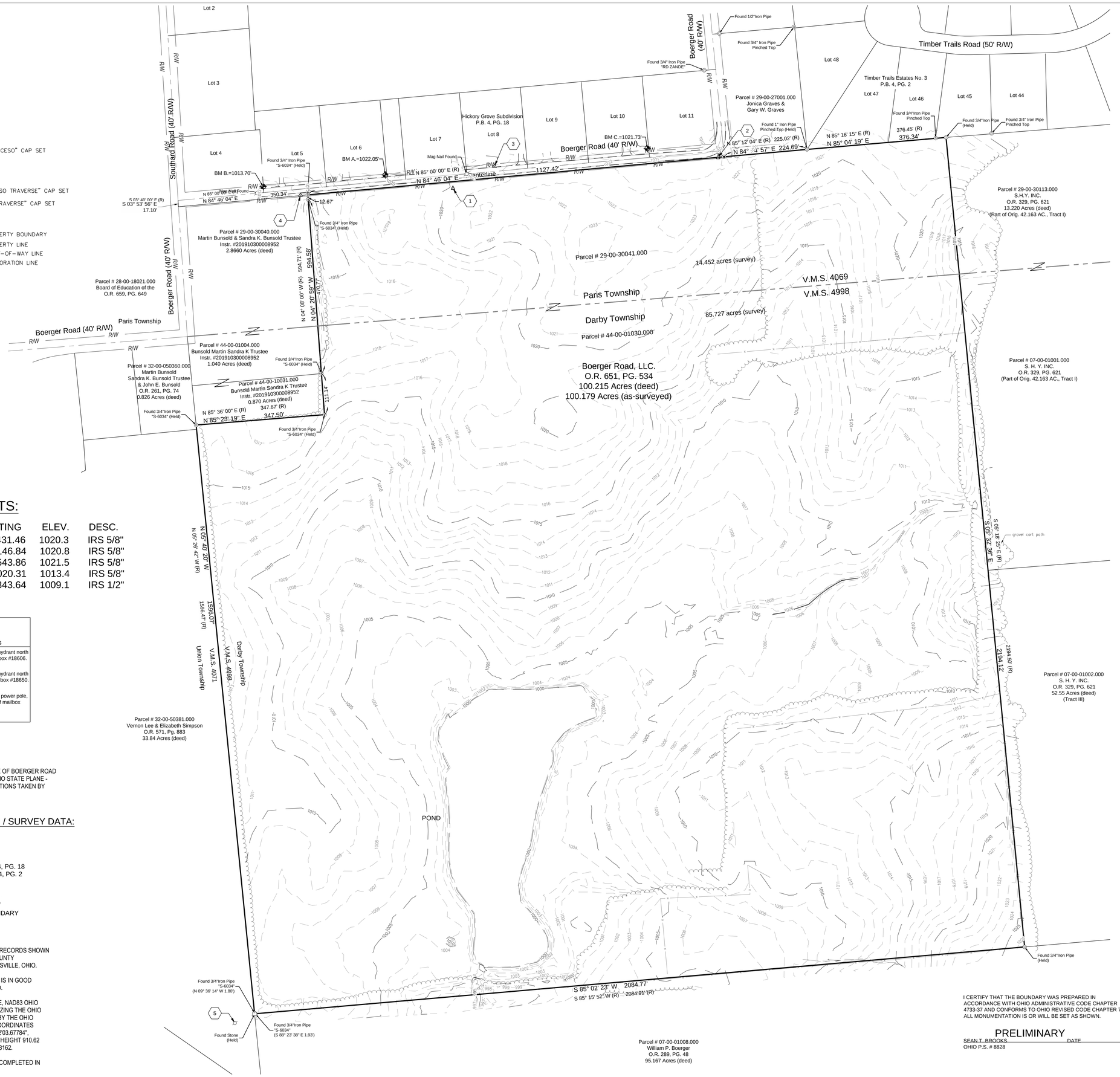
The following divergences, identified above in the development standards text, are requested for approval as part of Boerger Woods PUD.

1. Divergences from the General Standards:

None Requested

4

DEVELOPMENT PLAN / ZONING EXHIBITS



CONTROL POINTS:

POINT #	NORTHING	EASTING	ELEV.	DESC.
1	195955.60	1719431.46	1020.3	IRS 5/8"
2	196038.34	1720146.84	1020.8	IRS 5/8"
3	196014.80	1719543.86	1021.5	IRS 5/8"
4	195936.66	1719020.31	1013.4	IRS 5/8"
5	193703.14	1718843.64	1009.1	IRS 1/2"

BENCHMARK

Vertical Datum: NAVD88
derived from GPS Observations

BM "A":	Chiseled "X" on south bolt of a fire hydrant north side of Boeger Rd., 60' east of mailbox #18606. Elevation = 1022.05'
BM "B":	Chiseled "X" on south bolt of a fire hydrant north side of Boeger Rd. across from mailbox #18650. Elevation = 1013.70'
BM "C":	Railroad spike set in south side of a power pole, north side of Boeger Rd., 30; east of mailbox #18520. Elevation = 1021.73'

BASIS OF BEARINGS

BEARINGS BASED UPON THE CENTERLINE OF BOERGER ROAD (N 84° 46' 04" E) AS DETERMINDED BY - OHIO STATE PLANE - NORTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN SEPTEMBER OF 2024.

PERTINENT INFORMATION / SURVEY DATA:

O.R. 329, PG. 621
O.R. 289, PG. 48
O.R. 571, PG. 883
INSTR. #201910300008952
HICKORY GROVE SUBDIVISION P.B. 4, PG. 18
TIMBER TRAILS ESTATES NO. 3 P.B. 4, PG. 2

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS BOUNDARY

SURVEYOR'S NOTES:

1. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE UNION COUNTY RECORDERS OFFICE LOCATED IN MARYSVILLE, OHIO.
2. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
3. HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO NORTH (3401) ESTABLISHED FROM UTILIZING THE OHIO REAL TIME NETWORK (RTN) PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N40°12'03.67784", LONGITUDE W83°23'29.76595", PROJECT HEIGHT 910.62 GROUND SCALE FACTOR 0.999990934418162.
4. SURVEY PREPARED FROM FIELDWORK COMPLETED IN SEPTEMBER, 2024.

I CERTIFY THAT THE BOUNDARY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

SEAN T. BROOKS DATE
OHIO P.S. # 8828

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

Terrain Evolution

Boundary Survey

BOERGER RD.
CITY OF MARYSVILLE AND DARBY TWP- UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	765135-01
Scale:	1" = 100'
Drawn By:	CTT
Checked By:	STB
Date:	12-19-2024
Issue:	

Drawing Title:
Boundary Survey

1 OF1



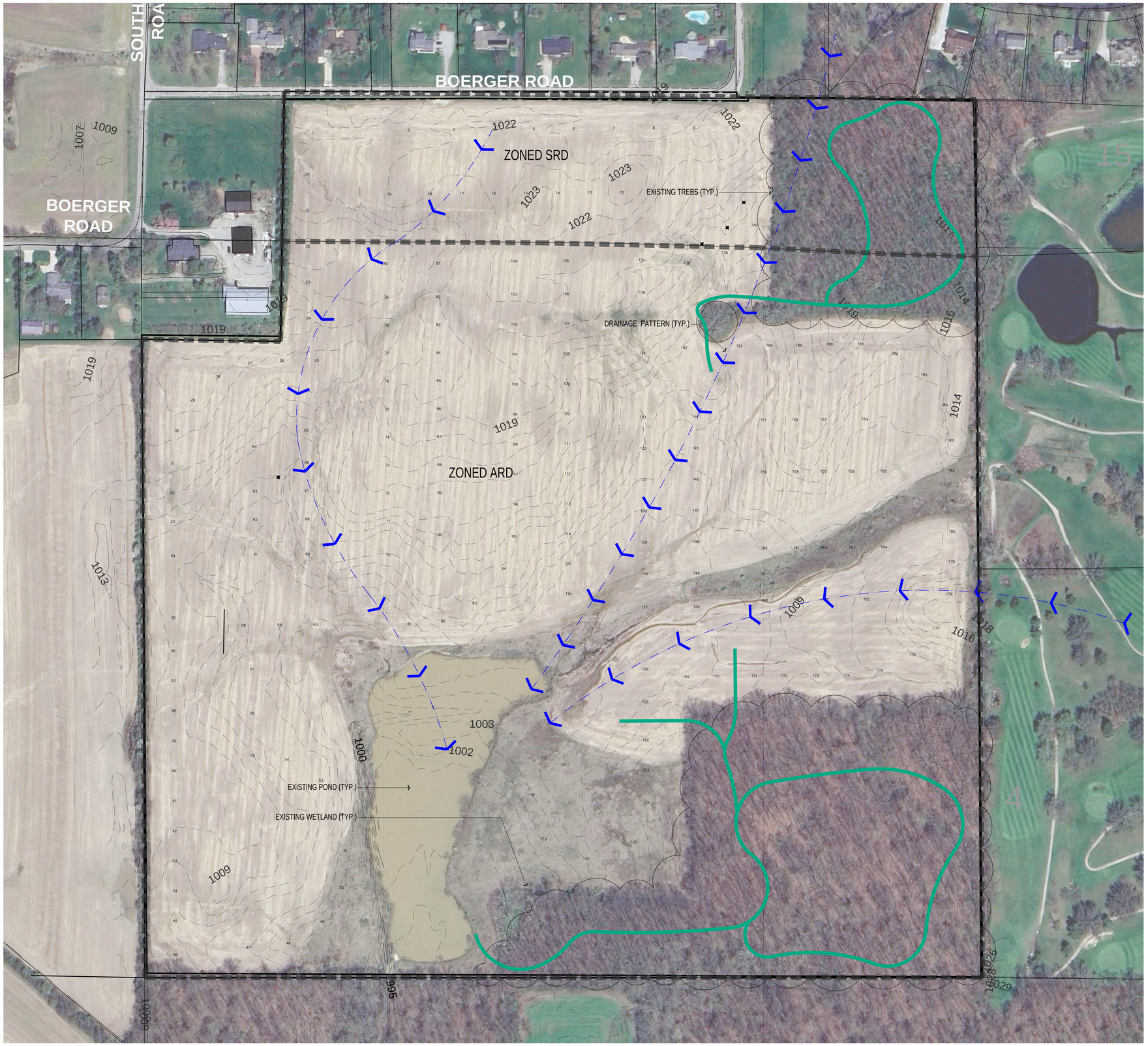
BOERGER WOODS PUD DEVELOPMENT PLAN

City of Marysville, Union County, Ohio 05.06.2025 - #24066

Exhibit A1-Site Context Plan

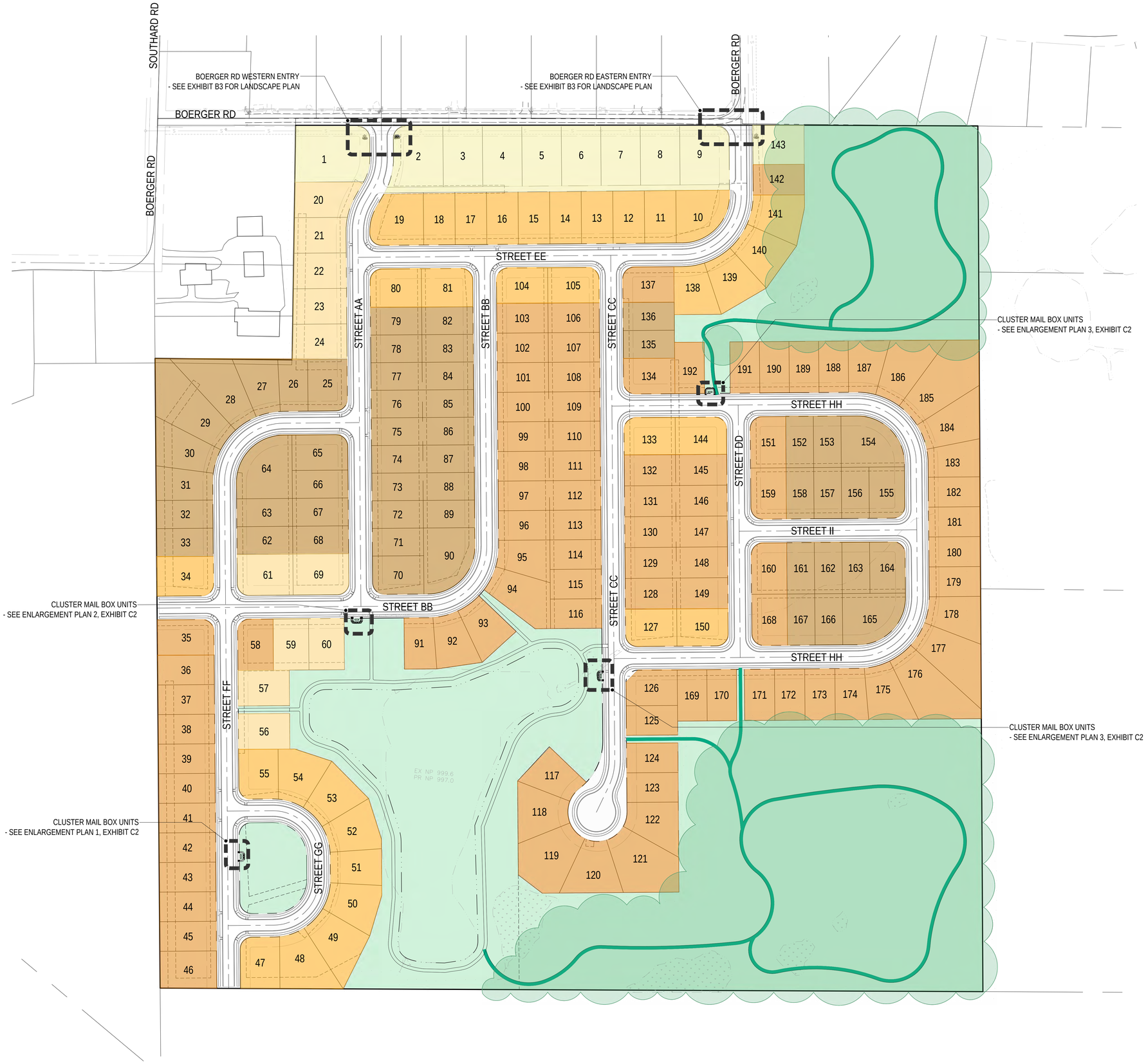
0 1000 2000 3000

G2 PLANNING + DESIGN



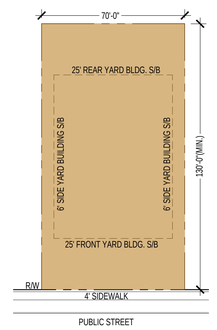
Site Data:

Total Site:	± 100.41 Gross Acres
Total SRD Zoning:	± 15.36 Acres (15.28%)
Total ARD Zoning:	± 87.05 Acres (87.03%)

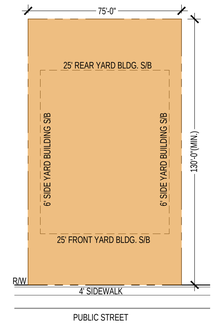


Site Data:

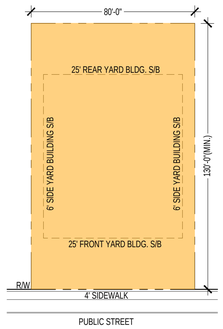
Total Site:	± 100.21 Gross Acres
Proposed Density:	± 1.92 du/ac
Total Lots:	192
70'+ Lots:	51
75'+ Lots:	88
80'+ Lots:	32
90'+ Lots:	11
100'+ Lots:	10
Total Open Space:	± 32.58 Acres (32.5%)



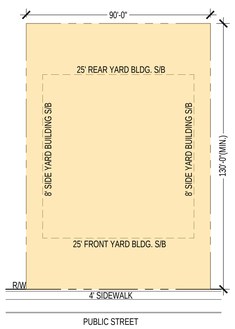
Typical 70' Lot
SCALE: 1" = 30'



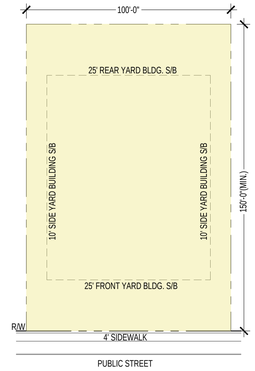
Typical 75' Lot
SCALE: 1" = 30'



Typical 80' Lot
SCALE: 1" = 30'



Typical 90' Lot
SCALE: 1" = 30'



Typical 100' Lot
SCALE: 1" = 30'

Site Data:

Total Site:	± 100.21 Gross Acres
Proposed Density:	± 1.92 du/ac
Total Lots:	192
70'+ Lots:	51
75'+ Lots:	88
80'+ Lots:	32
90'+ Lots:	11
100'+ Lots:	10
Total Open Space:	± 32.58 Acres (32.5%)





Open Space Data:

Gross Acreage:	± 100.21 Acres
Open Space:	± 32.58 Acres (32.5%)

Pedestrian Circulation Key

- -Proposed 4' Sidewalk
- -Proposed 8' Asphalt Trail
- -Primitive Trail



CONCEPTUAL PLANT LIST

SIZE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC FR	Acer x freemani 'Sienna' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN	
CL YW	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	3.5" CAL.	B&B	AS SHOWN	Match Form
LI ST	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	3.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	
QU PH	Quercus phellos Willow Oak	2.5" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra Red Oak	3.5" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	3.5" CAL.	B&B	AS SHOWN	
UL PA	Ulmus parvifolia 'Emer II' Allee Elm	3.5" CAL.	B&B	AS SHOWN	Match Form
TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	3.5" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	Abies balsamea var. Phanerolepis Canaan Fir	7' HT.	B&B	AS SHOWN	
AB CA	Abies balsamea var. Phanerolepis Canaan Fir	6' HT.	B&B	AS SHOWN	
AB CO	Abies concolor Concolor Fir	6' HT.	B&B	AS SHOWN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	AS SHOWN	
PI GL	Picea glauca White Spruce	6' HT.	B&B	AS SHOWN	
PI NT	Pinus Strobus White Pine	6' HT.	B&B	AS SHOWN	
PI ST	Pinus Strobus White Pine	8' HT.	B&B	AS SHOWN	
ORNAMENTAL TREES					
AM AB	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
CO VE	Cornus 'Kn30 8' Venus Dogwood	2.5" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	2.5" CAL.	B&B	AS SHOWN	
CE RB	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
PS KW	Prunus serrulata 'Kwanzan' Kwanzan ornamental Cherry	1.75" CAL.	B&B	AS SHOWN	
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	

CODED NOTES

KEY	ITEM	NOTES
1	PRESERVED TREE AREA	
2	RETENTION POND	
3	MAIN ENTRANCE	SEE DETAIL C, EXHIBIT C2 FOR MORE INFORMATION
6	PROPOSED PATHWAYS	PATH WRAPPING AROUND RETENTION POND BETWEEN NEIGHBORHOODS
7	OFF SITE PROPERTY SCREENING	SEE DETAIL B, EXHIBIT B3 FOR MORE INFORMATION
8	CBU LOCATION	SEE DETAIL C, EXHIBIT C2 FOR MORE INFORMATION

Key:

- Shade Trees
- Deciduous Shrub
- Ornamental Trees
- Existing Trees
- Evergreen Trees

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES.
HAND EXCAVATE ALL PLANTING PITS.
NO PLANTING INSTALLATION SHALL DISTURB GRADES WITHIN DRAINAGE EASEMENTS OR OTHERWISE OBSTRUCT POSITIVE DRAINAGE TO STORM WATER CATCH BASINS.

†CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

PLANT LIST

SIZE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
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CL YW	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	3.5" CAL.	B&B	AS SHOWN	Match Form
LI TU	Liriodendron Tulipiferia Tulip Tree	2.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	
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TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	3.5" CAL.	B&B	AS SHOWN	
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CO KO	Cornus 'Kn30 8' Venus Dogwood	2.5" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	2.5" CAL.	B&B	AS SHOWN	
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
SHRUBS/ PERENNIAL/ GROUNDCOVER					
JU HO	Juniperus horizontalis Creeping Juniper	3#	N/A	X" O.C	
SJ LP	Spiraea Japonica 'Little Princess' 'Little Princess' Spirea	3#	N/A	AS SHOWN	
BU GU	Buxus Microphylla 'franklin's Gem' Franklins Gem Boxwood	#3	N/A	AS SHOWN	

CODED NOTES

KEY	ITEM	NOTES
1	PRESERVED TREE AREA	
2	RETENTION POND	
3	PROPOSED PATHWAYS	PATH WRAPPING AROUND RETENTION POND BETWEEN NEIGHBORHOODS
6	PROPOSED PATHWAYS	PATH WRAPPING AROUND RETENTION POND BETWEEN NEIGHBORHOODS
7	OFF SITE PROPERTY SCREENING	SEE DETAIL B, EXHIBIT B3 FOR MORE INFORMATION
8	CBU LOCATION	SEE DETAIL C, EXHIBIT C2 FOR MORE INFORMATION

Key:

Shade Trees

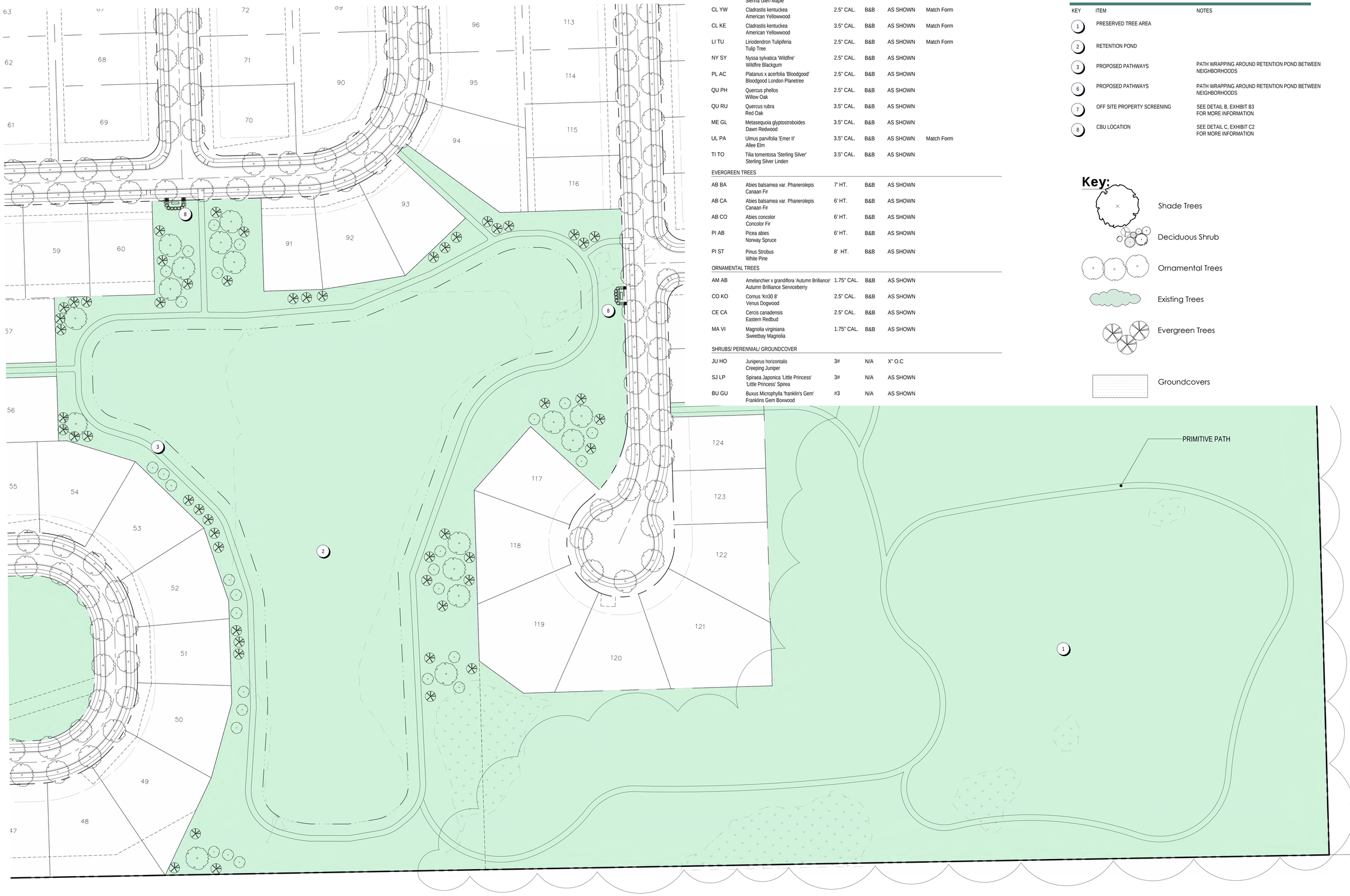
Deciduous Shrub

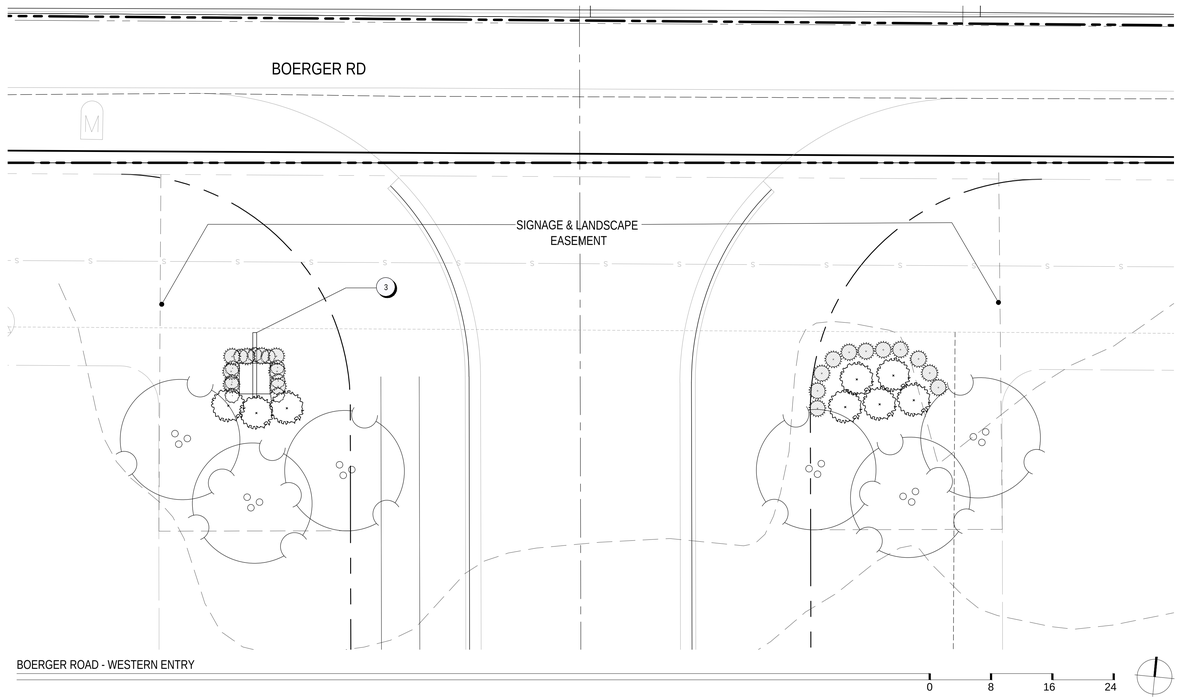
Ornamental Trees

Existing Trees

Evergreen Trees

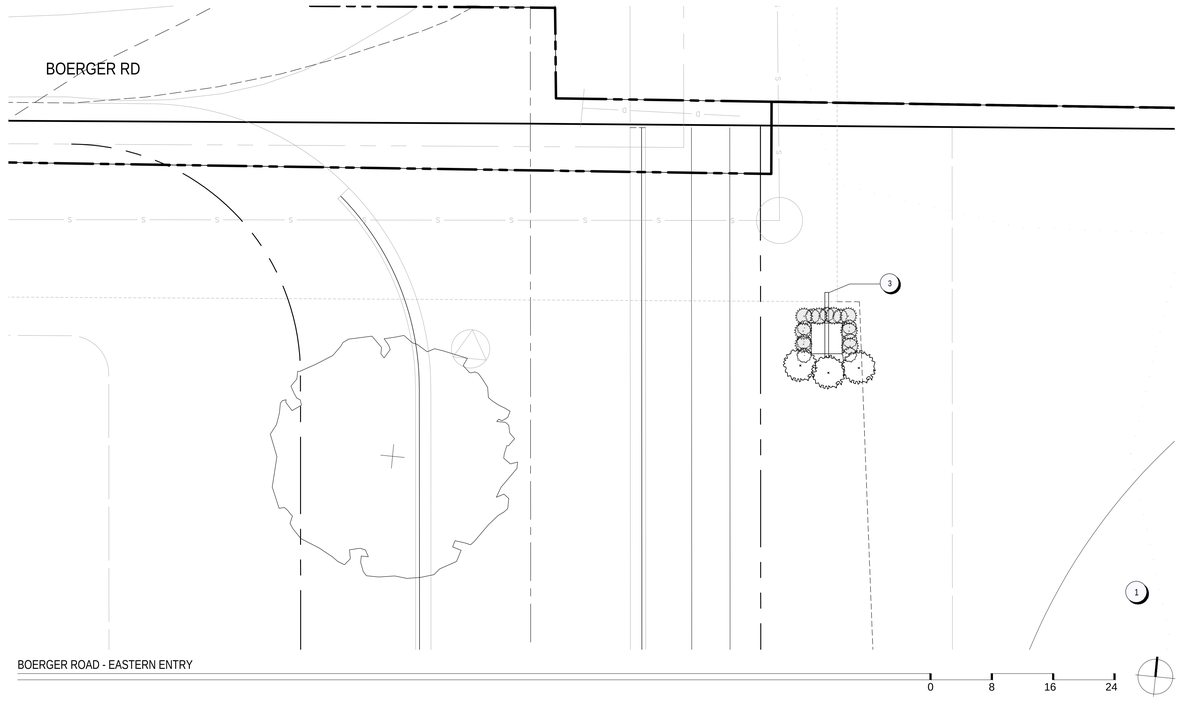
Groundcovers





BOERGER ROAD - WESTERN ENTRY

0 8 16 24



BOERGER ROAD - EASTERN ENTRY

0 8 16 24

PLANT LIST

SIZE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC FR	Acer x freemani 'Sienna' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN	
CL YW	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	3.5" CAL.	B&B	AS SHOWN	Match Form
LI TU	Liriodendron Tulipifieria Tulip Tree	2.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	
QU PH	Quercus phellos Willow Oak	2.5" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra Red Oak	3.5" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	3.5" CAL.	B&B	AS SHOWN	
UL PA	Ulmus parvifolia 'Emer II' Allee Elm	3.5" CAL.	B&B	AS SHOWN	Match Form
TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	3.5" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	Abies balsamea var. Phanerolepis Canaan Fir	7' HT.	B&B	AS SHOWN	
AB CA	Abies balsamea var. Phanerolepis Canaan Fir	6' HT.	B&B	AS SHOWN	
AB CO	Abies concolor Concolor Fir	6' HT.	B&B	AS SHOWN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	AS SHOWN	
PI ST	Pinus Strobus White Pine	8' HT.	B&B	AS SHOWN	
ORNAMENTAL TREES					
AM AB	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
CO KO	Cornus 'Kn30 8' Venus Dogwood	2.5" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	2.5" CAL.	B&B	AS SHOWN	
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
SHRUBS/ PERENNIAL/ GROUNDCOVER					
JU HO	Juniperus horizontalis Creeping Juniper	3#	N/A	X" O.C	
SJ LP	Spiraea Japonica 'Little Princess' 'Little Princess' Spirea	3#	N/A	AS SHOWN	
BU GU	Buxus Microphylla 'franklin's Gem' Franklins Gem Boxwood	#3	N/A	AS SHOWN	

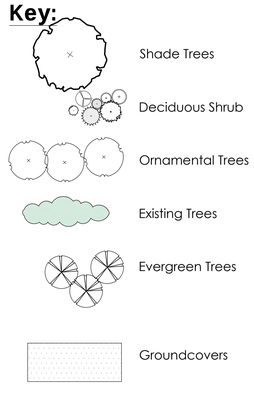
NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES.
HAND EXCAVATE ALL PLANTING PITS.
NO PLANTING INSTALLATION SHALL DISTURB GRADES WITHIN DRAINAGE EASEMENTS OR OTHERWISE OBSTRUCT POSITIVE DRAINAGE TO STORM WATER CATCH BASINS.

†CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

CODED NOTES

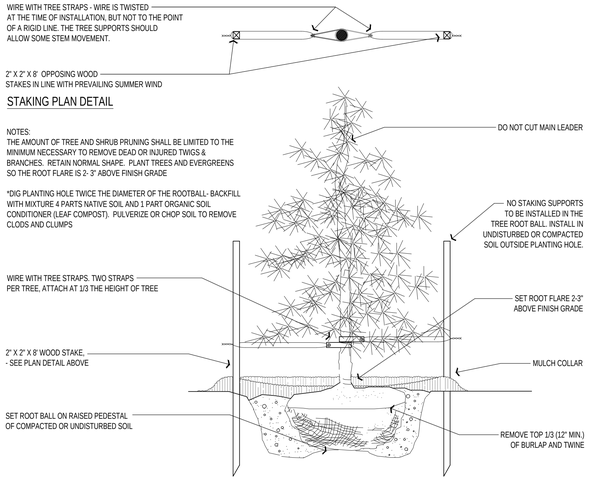
KEY	ITEM	NOTES
1	PRESERVED TREE AREA	
2	OFF SITE PROPERTY SCREENING	
3	ENTRY SIGN	SEE DETAIL B, EXHIBIT B4 FOR MORE INFORMATION
5	EXG. PROPERTY OFF SITE	JOHN DOE PROPERTY WRAPPED BY PROP LINE

Key:

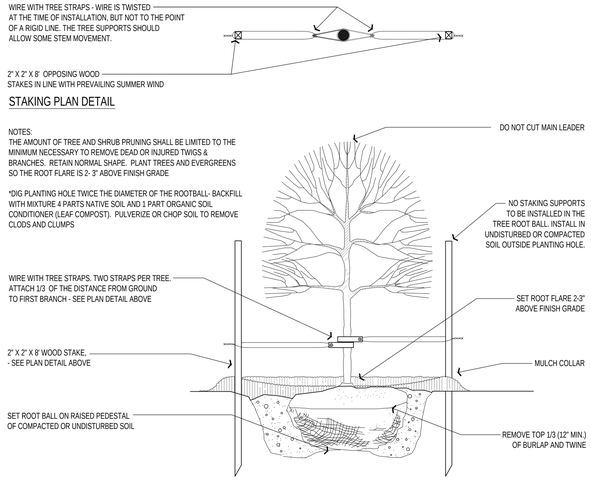


BUFFER ENLARGEMENT LANDSCAPE PLAN

0 20 40 60



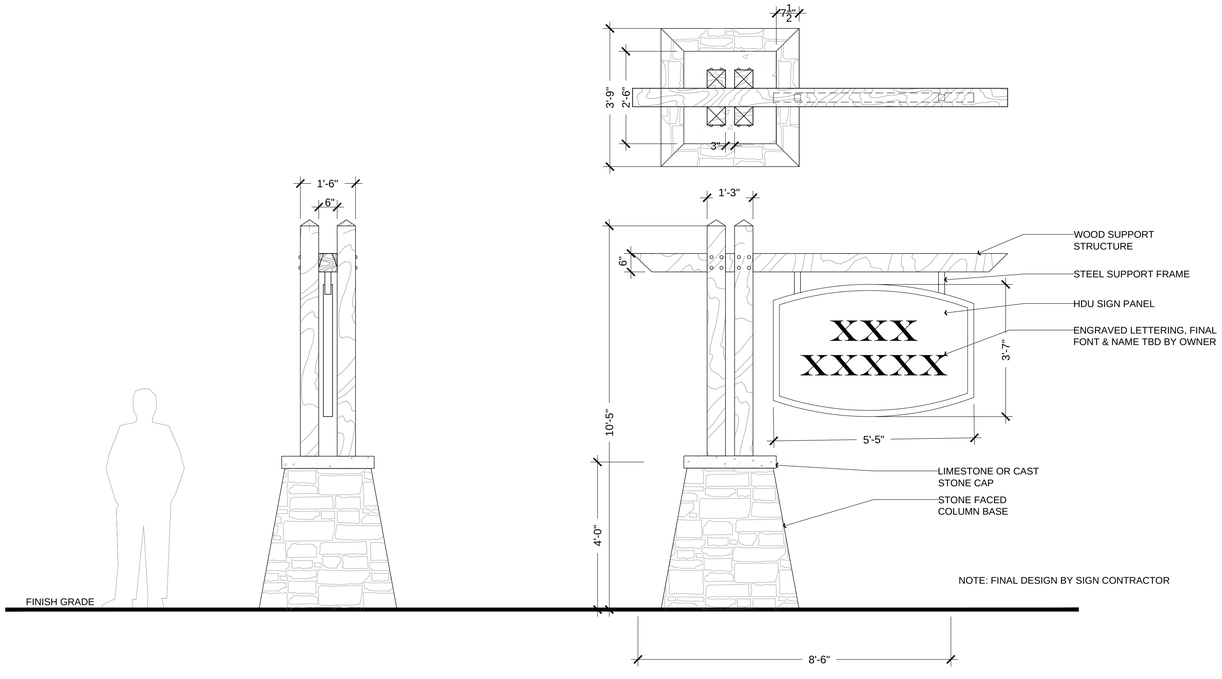
B EVERGREEN TREE
SCALE: 1" = 1'-0"



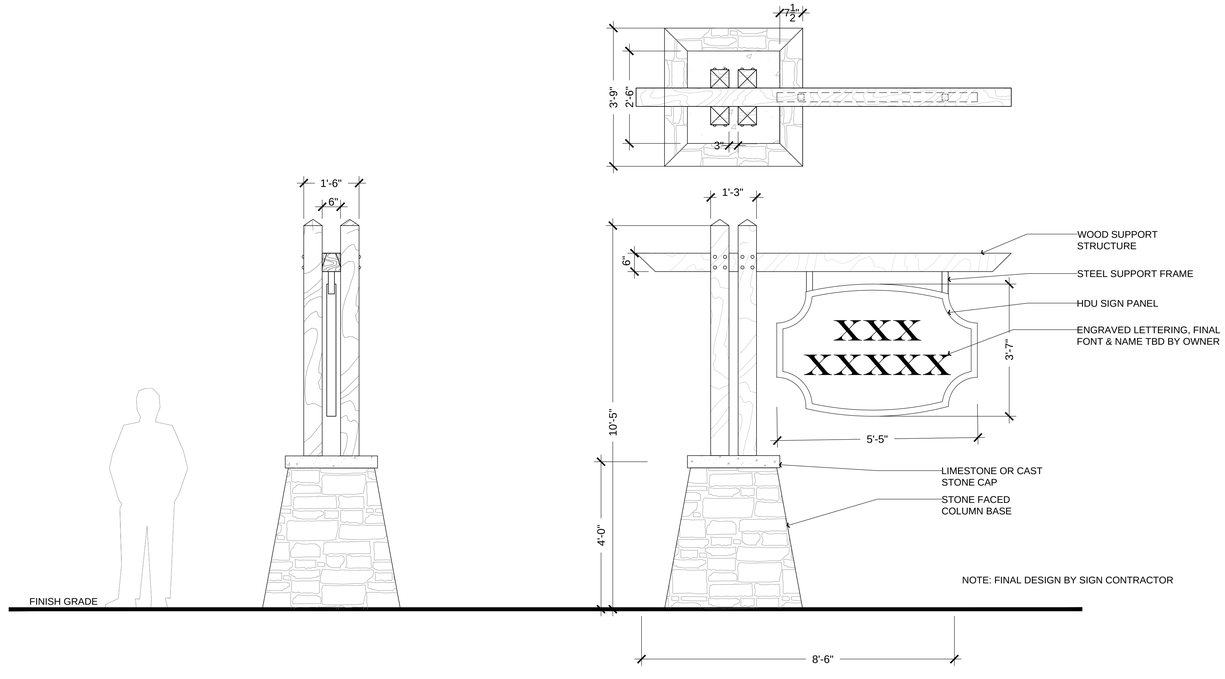
A DECIDUOUS TREE
SCALE: 1" = 1'-0"



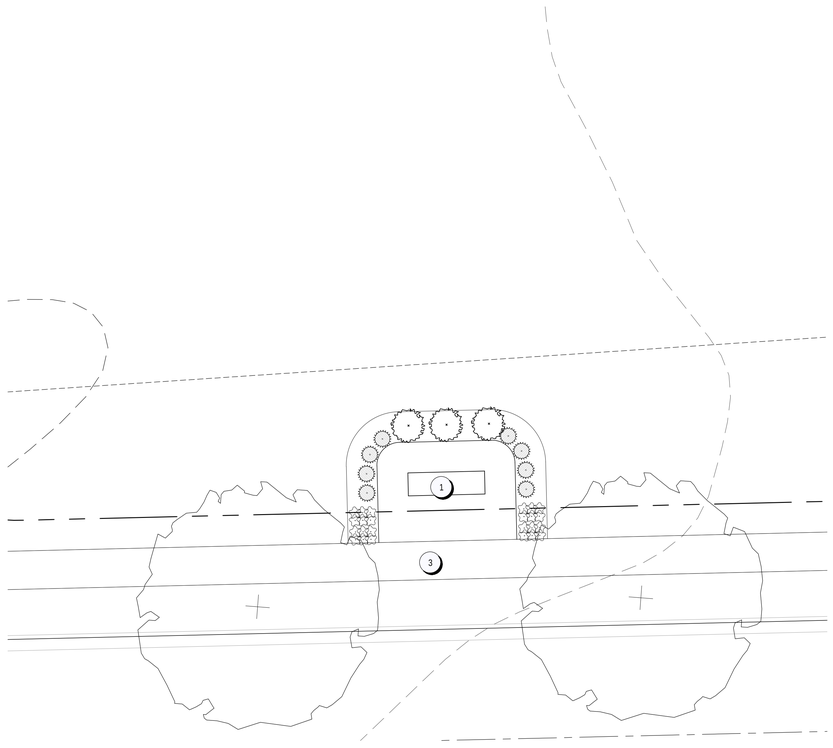
E **MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT**
BLACK CLUSTER BOX UNIT WITH FINIAL CAP AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM
(OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM



C ENTRY SIGNAGE - CONCEPT 1
SCALE: 1/2" = 1'-0"

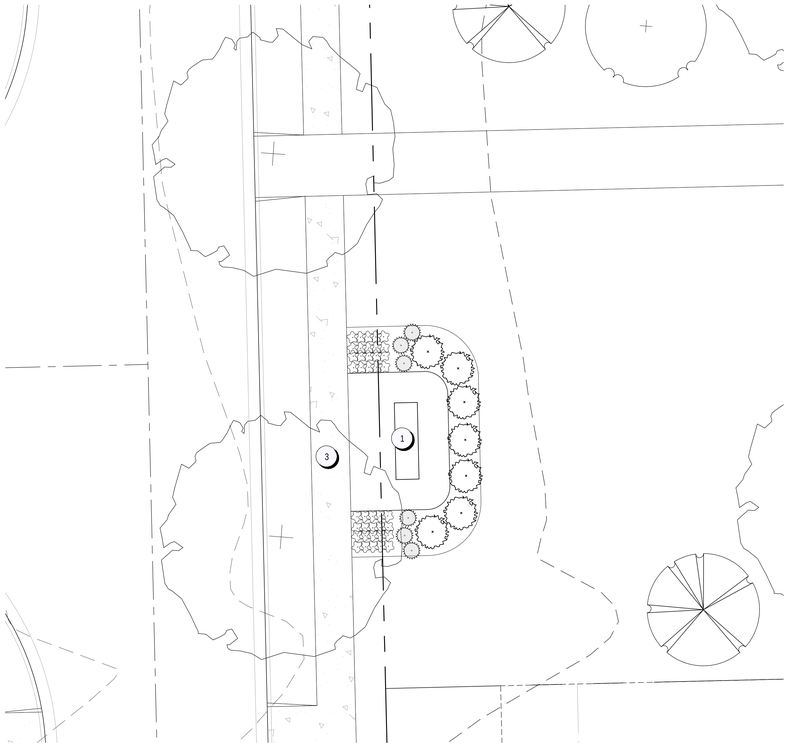


D ENTRY SIGNAGE - CONCEPT 2
SCALE: 1/2" = 1'-0"



CBU LANDSCAPE ENLARGEMENT PLAN 1

0 8 16 24

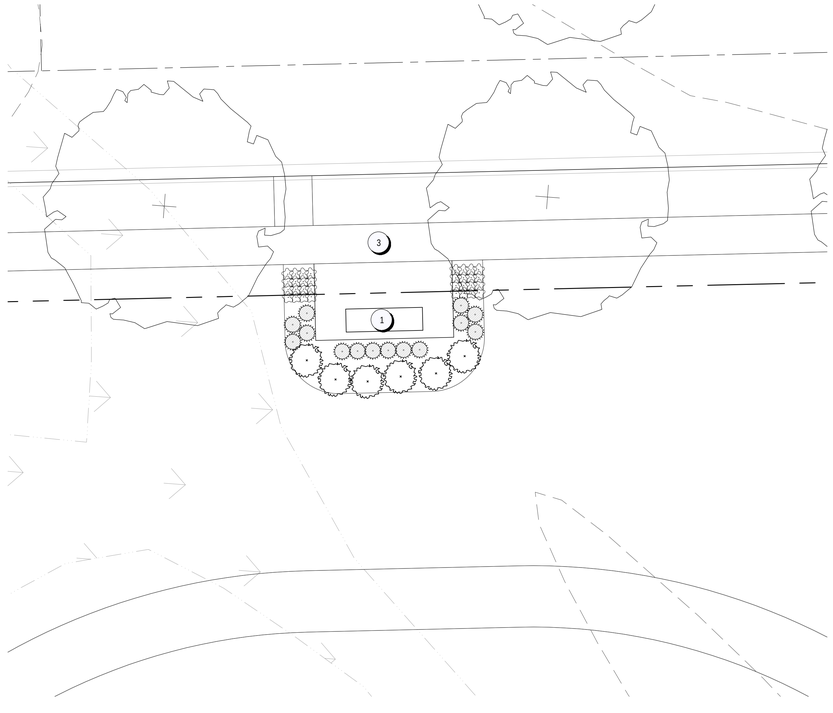


CBU LANDSCAPE ENLARGEMENT PLAN 2

0 8 16 24

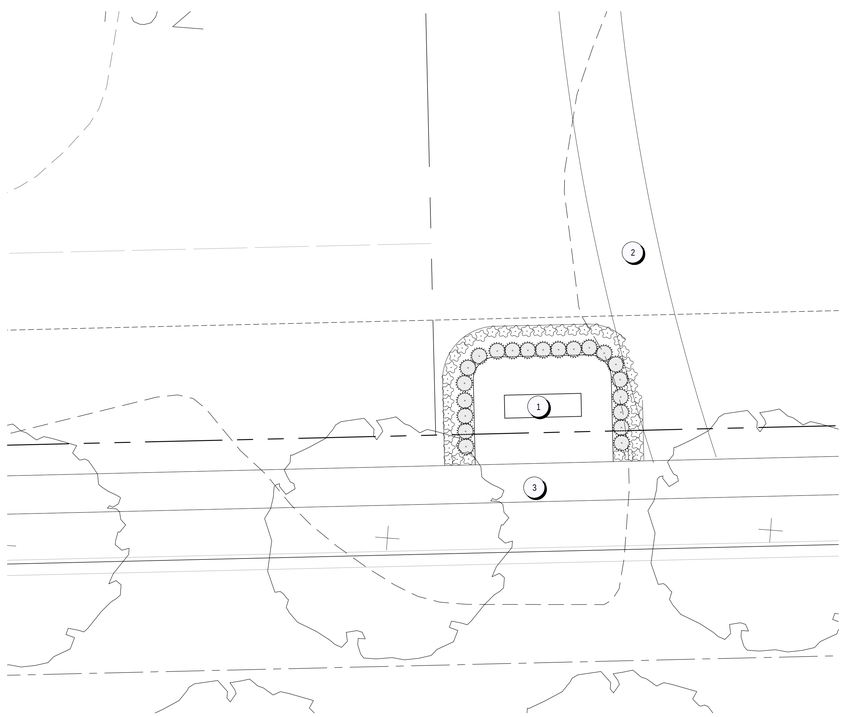
PLANT LIST

SIZE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC FR	Acer x freemani 'Sienna' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN	
CL YW	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	3.5" CAL.	B&B	AS SHOWN	Match Form
LI TU	Liriodendron Tulipiferia Tulip Tree	2.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	
QU PH	Quercus phellos Willow Oak	2.5" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra Red Oak	3.5" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	3.5" CAL.	B&B	AS SHOWN	
UL PA	Ulmus parvifolia 'Emer II' Allee Elm	3.5" CAL.	B&B	AS SHOWN	Match Form
TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	3.5" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	Abies balsamea var. Phanerolepis Canaan Fir	7' HT.	B&B	AS SHOWN	
AB CA	Abies balsamea var. Phanerolepis Canaan Fir	6' HT.	B&B	AS SHOWN	
AB CO	Abies concolor Concolor Fir	6' HT.	B&B	AS SHOWN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	AS SHOWN	
PI ST	Pinus Strobus White Pine	8' HT.	B&B	AS SHOWN	
ORNAMENTAL TREES					
AM AB	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
CO KO	Cornus 'Kn30 8' Venus Dogwood	2.5" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	2.5" CAL.	B&B	AS SHOWN	
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
SHRUBS/ PERENNIAL/ GROUNDCOVER					
JU HO	Juniperus horizontalis Creeping Juniper	3#	N/A	X" O.C	
SJ LP	Spiraea Japonica 'Little Princess' 'Little Princess' Spirea	3#	N/A	AS SHOWN	
BU GU	Buxus Microphylla 'franklin's Gem' Franklins Gem Boxwood	#3	N/A	AS SHOWN	



CBU LANDSCAPE ENLARGEMENT PLAN 3

0 8 16 24



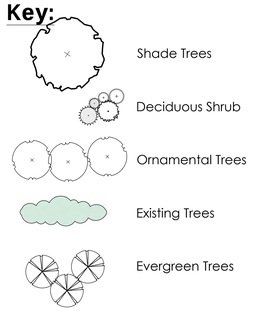
CBU LANDSCAPE ENLARGEMENT PLAN 4

0 8 16 24

CODED NOTES

KEY	ITEM	REFERENCE
1	CBU MAILBOX	SEE DETAIL E, EXHIBIT B4
2	PRIMITIVE PATH	
3	SIDEWALK	

Key:



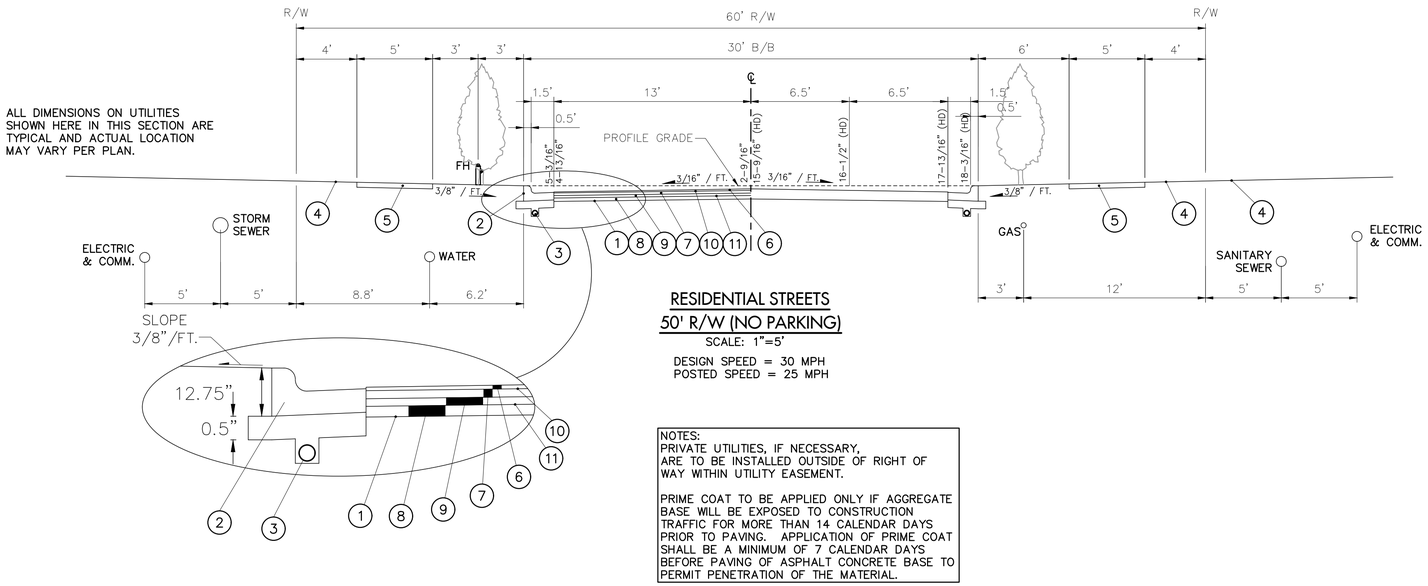
Shade Trees

Deciduous Shrub

Ornamental Trees

Existing Trees

Evergreen Trees



ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

RESIDENTIAL STREETS
50' R/W (NO PARKING)

SCALE: 1"=5'

DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

NOTES:
PRIVATE UTILITIES, IF NECESSARY, ARE TO BE INSTALLED OUTSIDE OF RIGHT OF WAY WITHIN UTILITY EASEMENT.

PRIME COAT TO BE APPLIED ONLY IF AGGREGATE BASE WILL BE EXPOSED TO CONSTRUCTION TRAFFIC FOR MORE THAN 14 CALENDAR DAYS PRIOR TO PAVING. APPLICATION OF PRIME COAT SHALL BE A MINIMUM OF 7 CALENDAR DAYS BEFORE PAVING OF ASPHALT CONCRETE BASE TO PERMIT PENETRATION OF THE MATERIAL.

(1) ITEM 204, SUBGRADE COMPACTION

(2) ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER

(3) ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE

(4) ITEM 659, SEEDING & MULCHING

(5) ITEM 608, 4" CONCRETE WALK

(6) ITEM 441, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22 (448)

(7) ITEM 441, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22 (448)

(8) ITEM 304, 4" AGGREGATE BASE

(9) ITEM 301, 6" ASPHALT CONCRETE BASE COURSE

(10) ITEM 407, TACK COAT (0.075 GAL/SY)

(11) ITEM 408, PRIME COAT (0.50 GAL/SY)

SN = 3.71

GRAPHIC SCALE
5 2.5 0 5
(IN FEET)
1 inch = 5 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P. 614.385.1090 | F. 614.385.1085 | E. info@terrainevolution.com

CITY OF MARYSVILLE, UNION COUNTY, OHIO

BOERGER WOODS
PHASES 1, 2, 3 & 4

TYPICAL SECTION & DETAILS

DRAWING SET STATUS:
- [x] ZONING DOCUMENT SET
- [ ] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: APRIL, 2025

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 1/4

C:\USERS\DGRIMES\DOCUMENTS\ZONING\24030\DOCS\SET\TYPICAL SECTIONS.dwg by mgrimes on 04/09/2025 at 10:35:35 pm - © Terrain Evolution, Inc.

LEGEND

EXISTING:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- DEDICATED OPEN SPACE

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	30°40'06"	80.29'	N9°39'43"E	79.33'
C2	150.00'	30°40'06"	80.29'	N9°39'43"E	79.33'
C5	150.00'	90°00'00"	235.62'	N39°19'40"E	212.13'
C6	150.00'	90°00'00"	235.62'	N39°19'40"E	212.13'
C7	115.00'	90°00'00"	180.64'	N50°40'20"W	162.63'
C8	115.00'	90°00'00"	180.64'	N39°19'40"E	162.63'
C9	150.00'	90°00'00"	235.62'	N50°40'20"W	212.13'
C10	150.00'	90°00'00"	235.62'	N39°19'40"E	212.13'
C11	150.00'	26°02'27"	68.17'	N7°20'53"E	67.59'
C12	150.00'	89°54'35"	235.38'	S39°22'22"W	211.97'

GRAPHIC SCALE
80 40 0 80
(IN FEET)
1 inch = 80 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE
CHANGE ORDER SCHEDULE			

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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

CITY OF MARYSVILLE, UNION COUNTY, OHIO

BOERGER WOODS
PHASES 1, 2, 3 & 4

PRELIMINARY PLAT

DRAWING SET STATUS:
- ■ ZONING DOCUMENT SET
- □ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030
DATE: APRIL, 2025
SCALE: HORIZONTAL: 1" = 80' VERTICAL: N/A

SHEET NO.: 2/4

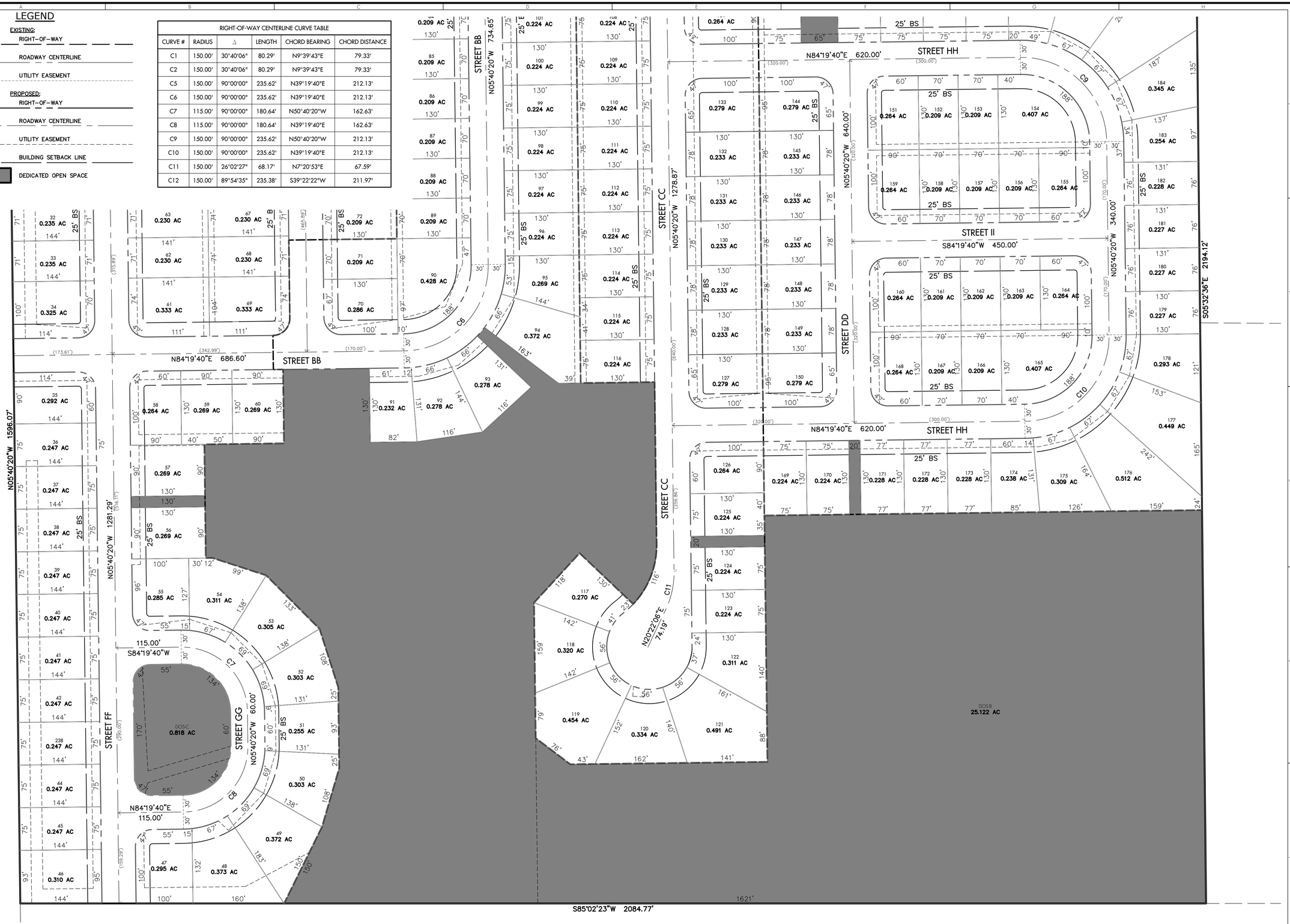
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LEGEND

EXISTING:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- DEDICATED OPEN SPACE

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	30°40'06"	80.29'	N9°39'43"E	79.33'
C2	150.00'	30°40'06"	80.29'	N9°39'43"E	79.33'
C5	150.00'	90°00'00"	235.62'	N39°19'40"E	212.13'
C6	150.00'	90°00'00"	235.62'	N39°19'40"E	212.13'
C7	115.00'	90°00'00"	180.64'	N50°40'20"W	162.63'
C8	115.00'	90°00'00"	180.64'	N39°19'40"E	162.63'
C9	150.00'	90°00'00"	235.62'	N50°40'20"W	212.13'
C10	150.00'	90°00'00"	235.62'	N39°19'40"E	212.13'
C11	150.00'	26°02'27"	68.17'	N7°20'53"E	67.59'
C12	150.00'	89°54'35"	235.38'	S39°22'22"W	211.97'



GRAPHIC SCALE
80 40 0 80
(IN FEET)
1 inch = 80 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE
CHANGE ORDER SCHEDULE			

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720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

CITY OF MARYSVILLE, UNION COUNTY, OHIO

BOERGER WOODS
PHASES 1, 2, 3 & 4

PRELIMINARY PLAT

DRAWING SET STATUS:
- [x] ZONING DOCUMENT SET
- [ ] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

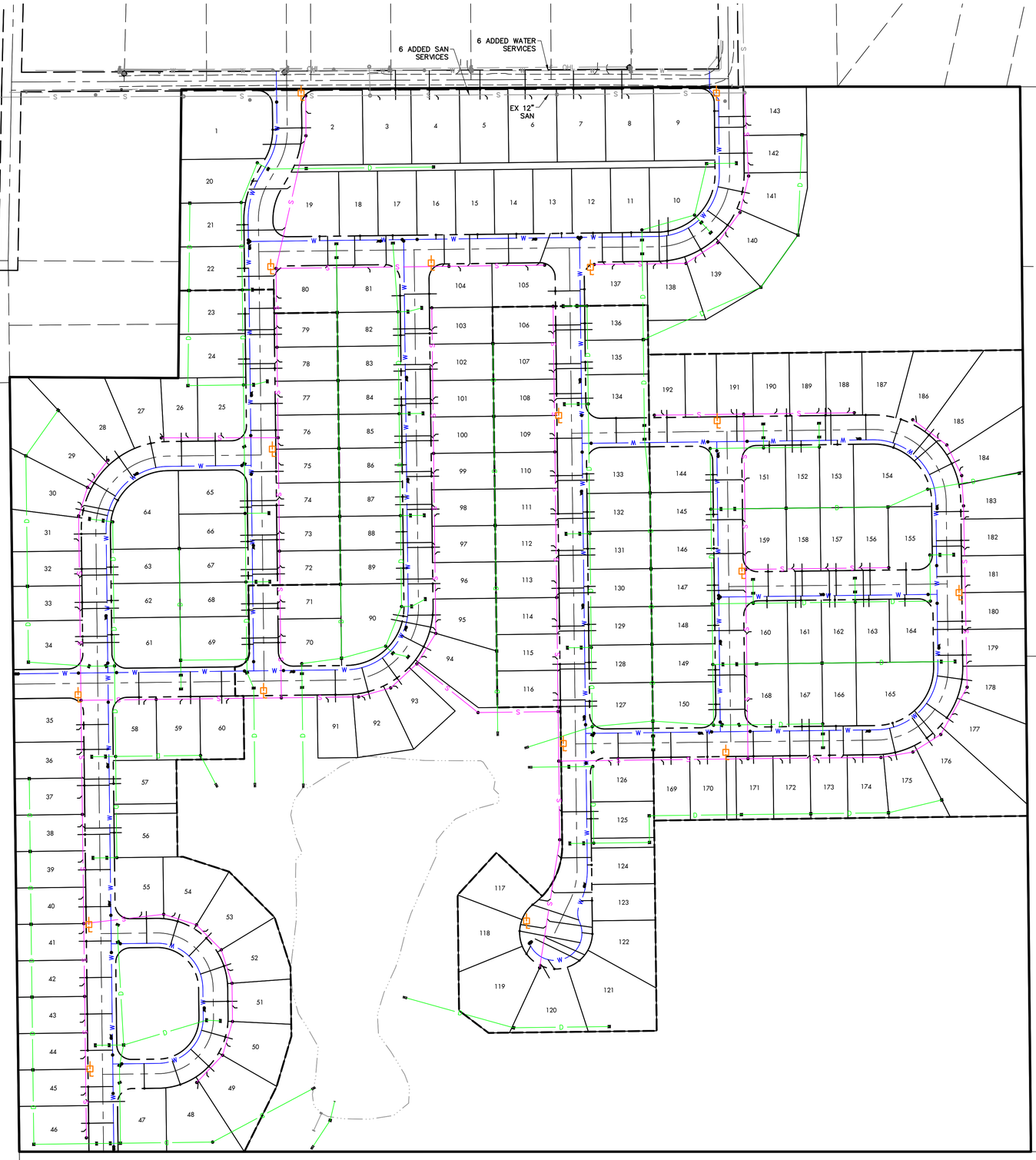
PROJECT NO.: 24-030

DATE: APRIL, 2025

SCALE:
HORIZONTAL: 1" = 80'
VERTICAL: N/A

SHEET NO.: 3/4

L:\2024\24-030\CAD\Civil\Zoning\24-030 PRELIM PLAT.dwg by mcallister on 04/30/2025 at 10:12:43 pm - © Terrain Evolution, Inc.



LEGEND

- STORM SEWER
- WATERLINE
- SANITARY
- STREET LIGHT

GRAPHIC SCALE
120 60 0 120
(IN FEET)
1 inch = 120 ft.

STREET LIGHTING PLAN

STREET LIGHTS SHALL BE SET BACK 3'–6" BEHIND THE BACK OF CURB.

POLES, ARMS, AND LUMINAIRES HAVE NOT BEEN COORDINATED WITH ANY EXISTING OR FUTURE OVERHEAD ELECTRICAL, TELEPHONE, OR CABLE TV WORK. PROVIDE NATIONAL ELECTRICAL SAFETY CODE (ASNI C2) CLEARANCES. FAILURE TO DO SO MAY RESULT IN BODILY HARM OR INJURY INCLUDING DEATH.

ALL DISCONNECT BOXES SHALL HAVE LOCKS MANUFACTURED BY THE WILSON–BOHANNAN COMPANY (MARION OFFICE). LOCK SERIES TO BE DETERMINED BY THE CITY OF MARYSVILLE.

STREET LIGHTS:

LIGHT: UTILITY GRANVILLE SERIES POSTLITE
BALLAST TYPE 70 HP, 120 V
BLACK HOUSING, TYPE III DISTRIBUTION, CLEAR FINIALS

POLE: VALMONT ROUND TAPERED FLUTED STEEL FL210
16 SHARP, BLACK,
FINISH PAINT OVER GALVANIZING WITH HUNTINGTON AC1 CAST ALUMINUM – CLAMSHELL BASE

DEVELOPER/CONTRACTOR TO COORDINATE WITH UNION RURAL ELECTRIC COOPERATIVE FOR ELECTRIC SERVICE FOR STREET LIGHTS AND PROVIDE CONSTRUCTION DRAWINGS FOR STREET LIGHTS FOR REVIEW AND APPROVAL BY THE CITY OF MARYSVILLE. DEVELOPER/CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS, PAY FEE, AND OBTAIN ELECTRICAL PERMIT.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

CITY OF MARYSVILLE, UNION COUNTY, OHIO

BOERGER WOODS
PHASES 1, 2, 3 & 4

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:
- [x] ZONING DOCUMENT SET
- [ ] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030
DATE: APRIL, 2025
SCALE: HORIZONTAL: 1" = 120' VERTICAL: N/A

SHEET NO.: 4/4

C:\ACCDocs\DWG\24-030\Zoning\24030ZUTILITY.DWG Modified by mschlueter @ 4/30/2025 8:55:25 AM - © Terrain Evolution, Inc.

5

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Colonial

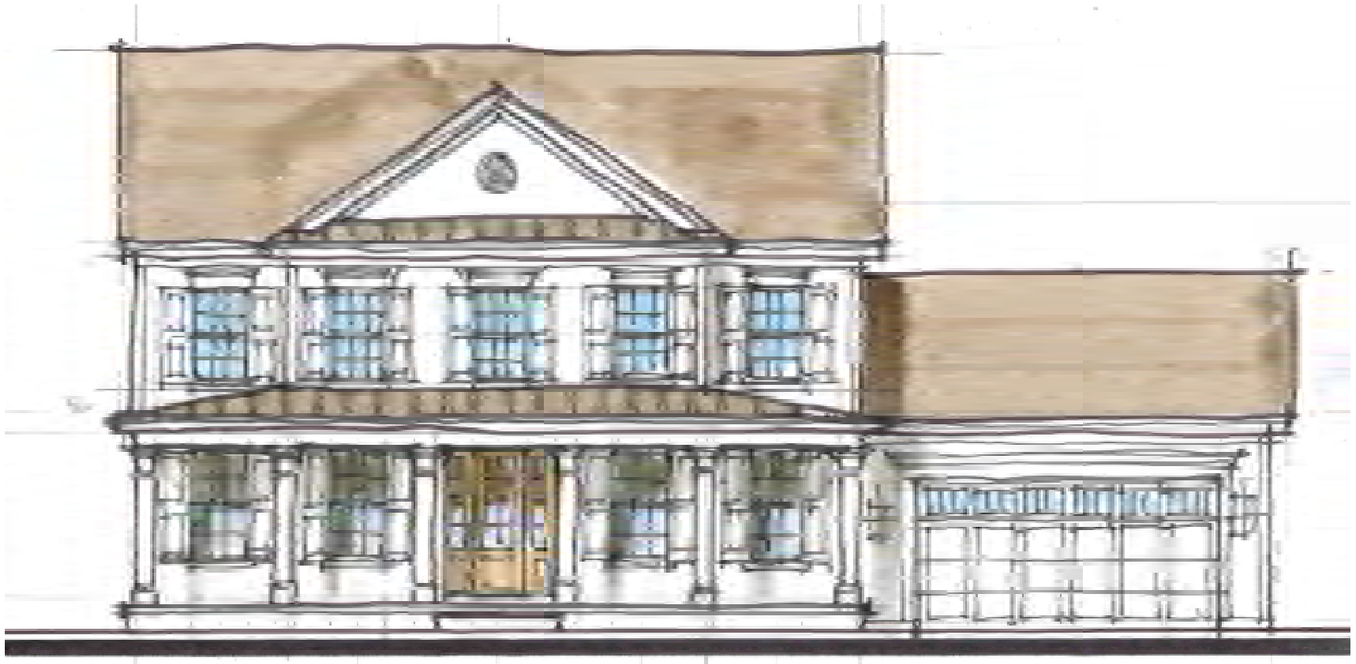
Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Southern Living

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Arts & Crafts

Scale: 1/8”=1’-0”

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~American Four Square

Scale: 1/8”=1’-0”

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~English Country

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation-Italianate

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



First Floor Plan

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

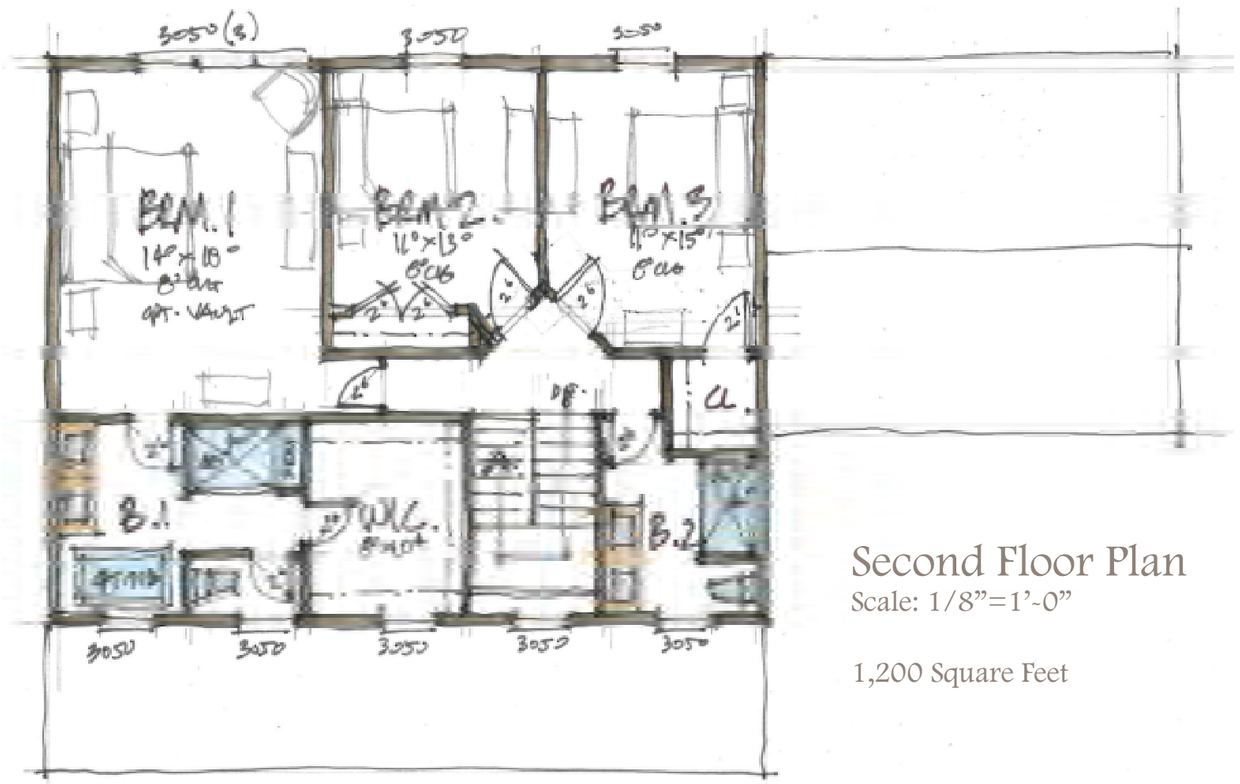
1,200 Square Feet

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Market Residence

Boerger Woods, Marysville, OH



Second Floor Plan

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

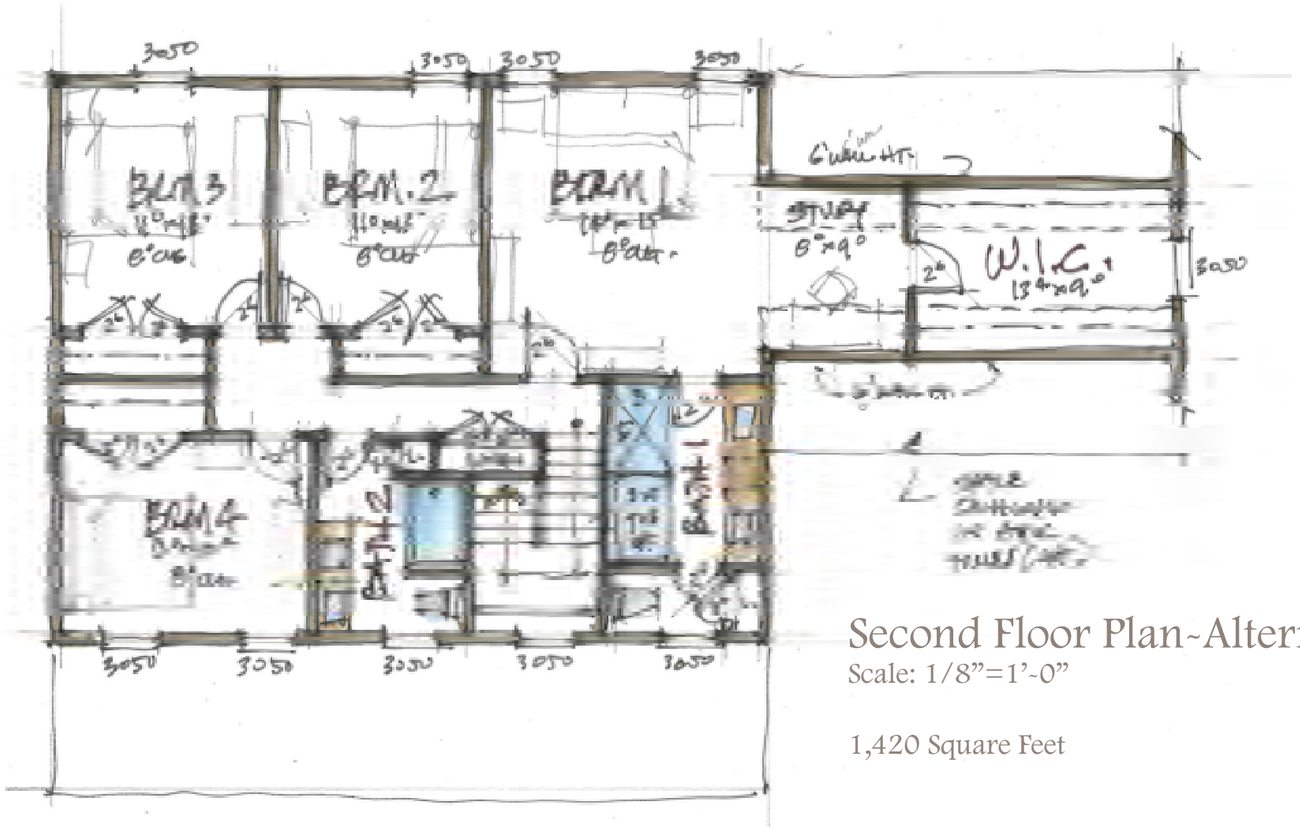
1,200 Square Feet

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Market Residence

Boerger Woods, Marysville, OH



Second Floor Plan~Alternate

Scale: 1/8”=1’~0”

1,420 Square Feet