MARYSVILLE CITY COUNCIL AGENDA
July 14, 2025 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INVOCATION:

ROLL CALL:

APPROVAL OF MINUTES: June 17, 2025 Combined Parks and Recreation Commission and City Council Meeting Minutes. June 23, 2025 City Council Meeting Minutes. June 30, 2025 Special City Council Meeting Minutes.

ADMINISTRATIVE REPORT:

REPORT OF CLERK OF COUNCIL:

REPORT OF ECONOMIC DEVELOPMENT:

PARKS AND RECREATION COMMISSION REPORT:

HEARING OF CITIZENS:

RESOLUTIONS:

ORDINANCES:

Please note, for Ordinance A, the developer has requested to table the 3rd Reading, Vote, to July 28th.

Ord. A	3rd Reading Vote	TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 306.96 ACRES IN PARIS AND DOVER TOWNSHIPS, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE EAST SECTION IV
		Administration:
		Council:

Please note, for Ordinance B, the developer has requested to table the 3rd Reading, Vote, to July 28th.

Ord. B 3rd Reading Vote — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION I PLANNED UNIT DEVELOPMENT (PUD)

Administration:

Council:

Ord. C 3rd Reading Vote — TO AUTHORIZE THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED $1,435,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF DESIGNING, ENGINEERING, AND CONSTRUCTING VARIOUS STREET IMPROVEMENT PROJECTS, WITH SITE AND CURB IMPROVEMENTS RELATING THERETO, (II) CONSTRUCTING VARIOUS IMPROVEMENTS TO PARKS AND RECREATION FACILITIES, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, (III) CONSTRUCTING AND IMPROVING VARIOUS STREET RESURFACING AND PAVING PROJECTS THROUGHOUT THE CITY, (IV) ACQUIRING VARIOUS FIRE, POLICE AND EMS EQUIPMENT, WITH RELATED IMPROVEMENTS AND APPURTENANCES, (V) ACQUIRING, DEVELOPING, DESIGNING, IMPROVING AND INSTALLING INFORMATION SYSTEMS AND RELATED INFORMATION TECHNOLOGY, AND (VI) PAYING COSTS ASSOCIATED WITH DESIGNING, CONSTRUCTING, FURNISHING, AND EQUIPPING A NEW FIRE STATION, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO; AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND AUTHORIZING AND APPROVING RELATED MATTERS

Administration:

Council:

Ord. D 2nd Reading Public Hearing — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PLANNED UNIT DEVELOPMENT ZONING FOR THE BOERGER ROAD PLANNED UNIT DEVELOPMENT (PUD)

Administration:

Citizens:

Council:

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

ADJOURN:

PARKS & RECREATION COMMISSION
& CITY COUNCIL MEETING MINUTES
June 17, 2025 – 6:00 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

The meeting was called to order by Chairman George at 6:00 p.m.

COMMISSION MEMBERS PRESENT: *Commission Chair* Michael George and *Commission Members* Janell Alexander, Steven Wolfe, Matt Leber, Brandon Fann and Dave Vollrath. Dave Turk excused.

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

CITY ADMINISTRATION PRESENT: *Parks and Recreation Superintendent* Brandon Moore and *Recreation and Events Manager* Alexis Hill.

ADDITIONAL PERSONS PRESENT: Tom McBrayer, Shirley McBrayer, Kim Heminger, J. Hyun and Drew Keifer.

APPROVAL OF MINUTES: Commissioner Alexander moved to approve the April 15, 2025 Parks and Recreation Commission Meeting Minutes as presented; voice vote in favor was unanimous.

REPORTS:

- **Public Service Director:** Superintendent Moore said the Reservoir Connector work continues.
- **Parks and Recreation Superintendent:** Superintendent Moore provided a number of updates. America 250 Meetings are ongoing in preparation for America's 250th birthday to be celebrated in 2026. Work at Scott Family Park continues, ongoing trail and landscape improvements are being made. Bird specialists will be coming in to advise on activities we can put in place for bird watching in the Park. City crews fertilized at ball fields throughout the City and annual playground mulching has begun. The kayak rental will be installed at the Reservoir soon. The shelter at Schwartzkopf Park should be completed sometime mid-to-late fall. Aldersgate Park restrooms are scheduled to be reviewed with the Parks and Recreation Commission next month. Redesign work at the American Legion Park continues. From a Forestry perspective, tree timing continues.

- Parks & Recreation Events Manager: Manager Hill spoke to the attendance at the May and June Friday Night Uptown events as well as the Touch-A-Truck event. She said the Juneteenth event will take place on June 19th at the Partners Park Pavilion and breakfast will be served. Commissioner George asked about the pool attendance numbers, Manager Hill said she doesn't have them, but she can get that information and follow-up. Commissioner Vollrath asked about external swim teams and their usage of the pool. Manager Hill said the Dublin swim team uses the pool in the mornings, they are there at about 6:30 a.m. The New Albany swim team is interested in using as well. Superintendent Moore said this is a revenue generator and doesn't interfere with community use. Chairman George said Marysville has a unicorn when it comes to pools in the Central Ohio area because we have a 50-meter pool.
- Commissioners *(Regarding Individual Parks):* Commissioner Leber said considering the amount of rain that we have experienced, he has been surprised at how well the City has been able to keep up with mowing and keeping the sports fields looking good. Commissioner Wolfe said there is an issue with the basketball court in Mill Valley that he has notified Public Service Director Jeremy Hoyt about. Commissioner Vollrath said there is a large tree leaning over the trail at MacIvor Woods that he is concerned could be a safety issue. Regarding the ponds at Aldersgate Park, the stones around them look nice, but over time, vegetation grows and he asked if the vegetation could be sprayed. Superintendent Moore said the water level in one of the ponds should be about two feet higher, which would help with the vegetation. Chairman George said he has noticed a few dead trees at American Legion Park, which Superintendent Moore said have been removed. Additionally, Chairman George said he started going to the Reservoir a number of years ago to see the fireworks. At that time, it was him and about a dozen others. Now, there are more like a couple hundred that come. He suggested having police patrol to have a presence. Additionally, he said McCloud Park could use a good weeding, and he would love to see that park reimagined. Superintendent Moore discussed some redesign ideas that he has to make that Park the gateway into the Uptown from the west side of the City. Lastly, Chairman George asked how the connector trail is going from the new apartments at the old Kroger site to Aldersgate Park. Superintendent Moore said plans are in place, and proceeding with work is on the list for July/ August. Commissioner Vollrath asked about the invasive honeysuckle at MacIvor Woods. Superintendent Moore said we did get approval to spray it, but if we attempted to remove it all, it would drastically change the landscape of the Woods. We do try to keep it about 10 feet off the trail.

CITIZEN COMMENTS: Drew Keifer said he and others continue to volunteer their time working to improve conditions at the Eljer Park skate park. He has been corresponding with Superintendent Moore and they have received donations for some of the work they have done. Superintendent Moore said the skate park is in bad shape, and we know that. We are waiting to get the ground we want elsewhere in the City, which will come up as a discussion topic with the Parks and Recreation Master Plan. The EPA requirements for the current park adds a level of difficulty with improvements as well.

Kim Heminger, representing the Marysville Art League, said their group is interested in partnering with the City for more public art in the Parks and public spaces. She spoke to ideas for McCloud park, and how they are interested in installing public art, as well as having volunteers to keep it cleaned up. Superintendent Moore encouraged her to provide pictures with ideas and to follow-up with him. He agreed the City's Parks lack sculptures and art, that is something the City could build on.

AGENDA ITEMS:

- **Parks and Recreation Master Plan Update:** Travis Tranbarger, Senior Project Manager at Pros Consulting, provided a presentation as shown in Exhibit A. He said they worked with the City in 2017 as well. He said they are pleased to see how the plan currently in place has been applied by the City, understanding that priorities are sometimes adjusted, which cannot be anticipated. President Boerger said doing more for our City Parks is going to come down to funding. It will be hard for the City to maintain, let alone enhance, what it does with the City's parks and events without adding funding. People moving here are going to expect the same amenities they see in the suburbs of Columbus. Regarding *Benchmarking Regional Parks and Recreation Systems* as outlined in Exhibit A, Councilman Hunter asked if total acres of parks is a data point that was collected. Mr. Tranbarger said yes, and he can get that data point to him. Superintendent Moore said the City does operate lean, and pointed out that Manager Hill is the only full-time Recreation and Events employee at the City. Mr. Tranbarger said there are many things to consider when looking at the long-term plan for the City's Parks and Recreation staff and how they operate. Superintendent Moore said he was surprised to see that the Parkland fees were lower than some of the benchmarked communities. President Boerger encouraged the rates to be adjusted, given the fees are lower than the benchmarked communities. Councilwoman Kramer asked if the cross-department assistance based on needs seems to work operationally. Superintendent Moore said it's a balance, and crews are willing to help as needed, but that always causes something else to fall behind. It is all about priorities. President Boerger asked if the City has considered outsourcing mowing of overpasses and right-of-ways like it does for the Oakdale Cemetery. Superintendent Moore said some work has been contracted out here and there. Sometimes it can go well with contracting jobs out, other times, it doesn't. When it goes well it is a viable option, when it doesn't, it requires more oversight than would have otherwise been needed. Something we are looking at doing more of is with nature programming, where we set it up and handle registration, and then we have experts lead the experiences. Commissioner Leber said additional programming will require additional staff. The City handles many large-scale events, which are even being modeled in other communities. Even if parts of events are contracted out, it still involves a lot of management to ensure everything goes well. He encouraged additional staffing for Recreation and Events. Superintendent Moore said we are lucky to have outside groups handle the sports programs. If we attempted to handle that in-house, we would need more staff. Currently we work together. As an example, they stripe the fields and we

provide the material. Councilwoman Kramer said the general public may not realize how connected the City's trail system is becoming, and encouraged additional signage and marketing. President Boerger said if each Park could have its own art work/ sculptures, that could help with identification as well. Councilman Hunter said it is interesting to see the community feedback regarding avoiding deferred maintenance. He is glad to see the community sees that as a priority. Superintendent Moore said it is all a balance and working within the budget. There are less than exiting items in the budget that are quite expensive, such as paved trail maintenance. Councilwoman Kramer asked about next steps. Mr. Tranbarger said they, (Pros Consulting) plan to present the updated Parks and Recreation Master Plan to the Parks and Recreation Commission in July and then to City Council in August.

COMMENTS OF INDIVIDUAL COMMISSIONERS: None.

ADJOURNMENT: There being no further business to bring before the Commission, Commissioner Leber moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:43 p.m.



EXHIBIT A

Master Plan Update
6.17.25

pros consulting INC.

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[MARYSVILLE PARKS AND RECREATION]



PROCESS OVERVIEW

Where Are We Today?

- Site and facility review
- Levels of service standards
- GIS mapping
- Benchmarking
- Recreation program review

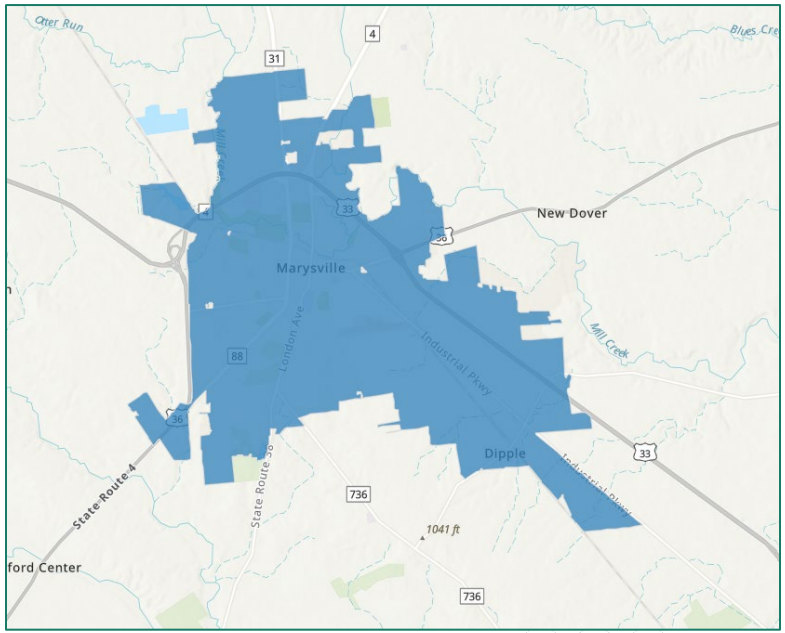
Where Are We Going Tomorrow?

- Community engagement needs analysis
- Community survey
- Demographics & recreation trends analysis review

How Do We Get There?

- Needs prioritization
- Capital development planning
- Financial planning
- Funding and revenue planning
- Strategic action plan implementation

Demographic Analysis



- Population annual growth rate = 2.65%
- Median Age: 36.3
  - Largest age segment: 35-54 (29%)
  - Continued growth of 55-75+ (29% of population by 2039)
- Median household income is above state and national averages; Per capita income is below state and national averages

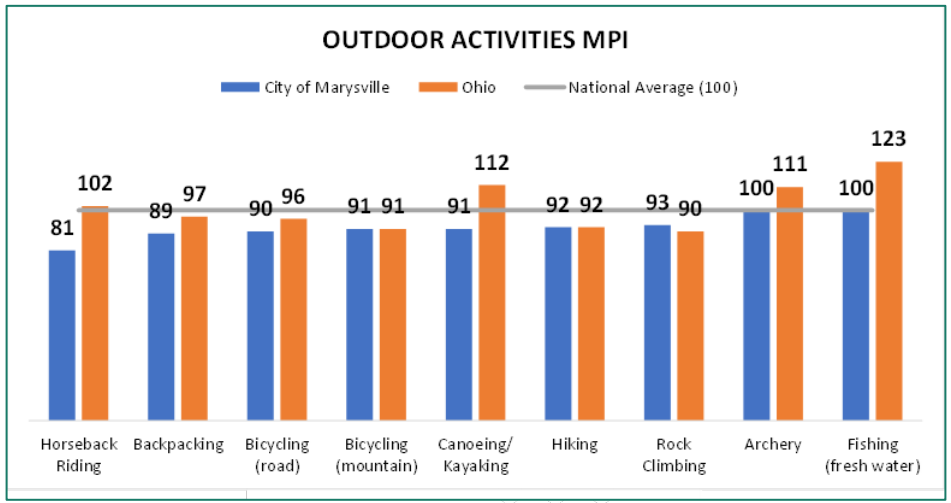
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[MARYSVILLE PARKS AND RECREATION]

Stakeholder Engagement: By the Numbers

Method	Participation
Leadership Interviews – September – October 2024	16 interviews with City officials, Council Members, Parks and Recreation Commissioners, School District Board Members, YMCA, trail advocates, youth sports
Focus Groups – October 2024	5 total focus groups
Project Website and Online Survey – Fall/Winter 2024-2025	175 contributions
Statistically Valid Survey – Fall 2024	418 responses

Recreation Trends



- The Market Potential Index (MPI) measures the **probable demand for a product or service** within a defined service area.
- Marysville falls below most state and national averages for general sports, fitness, and outdoor activities.
- **The City scores the highest with Archery, Canoeing/Kayaking, and Fishing.**

Stakeholder Themes

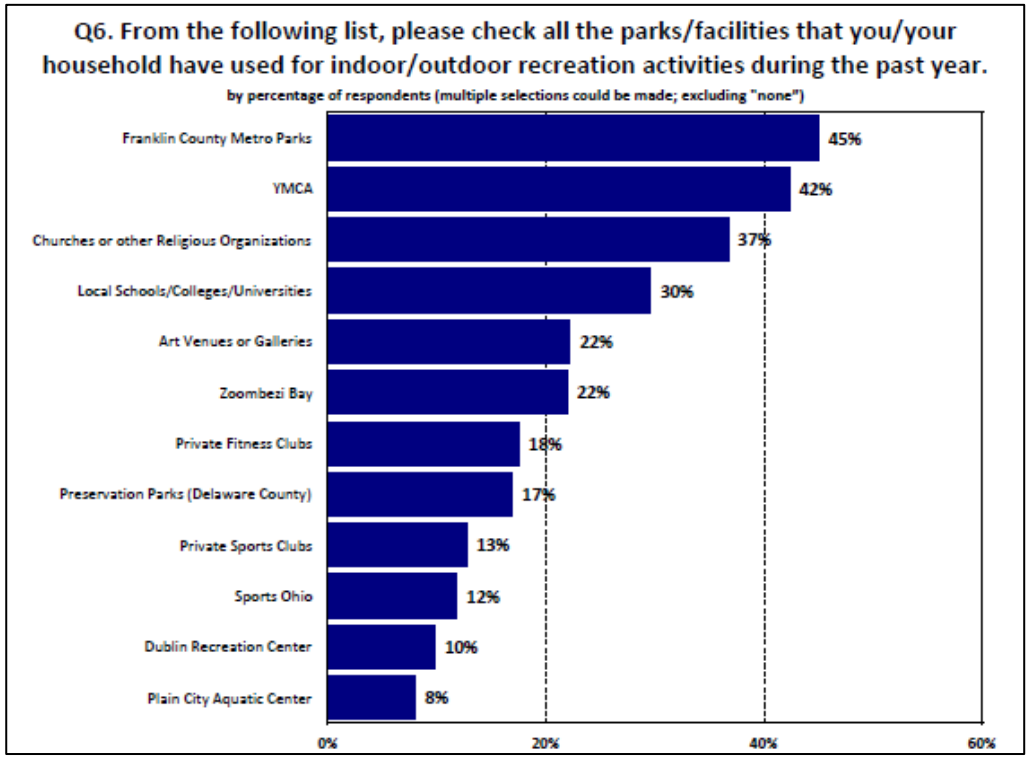
- Key Themes:
  - **Expand and connect trails**
  - Increase **indoor recreation space** and program capacity
  - Gaps in programming for **teens and older adults**
  - Continue **investment into upgrades for current parks, facilities, and amenities**
  - Strengthen current and develop new **partnerships to expand capacity** for more programming
  - Further **diversify funding sources** and use parks as economic development tools



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Statistically Valid Survey – Other Providers

- Goal of 375 completed surveys – exceeded with **418 household responses**
  - *Goal is based on population (28,291) and a 95% level of confidence/5% margin of error.*
- The top outside recreation providers that Marysville residents also use are **Franklin County Parks, the YMCA**, and Churches or other religious organizations.

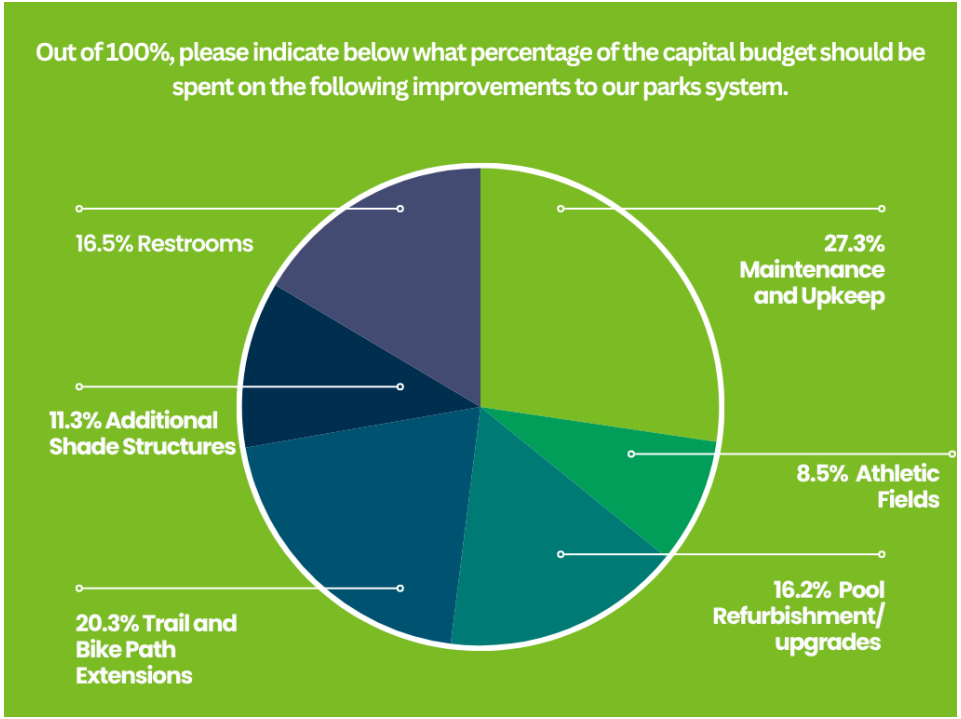


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Statistically Valid Survey – Capital Spending Priorities

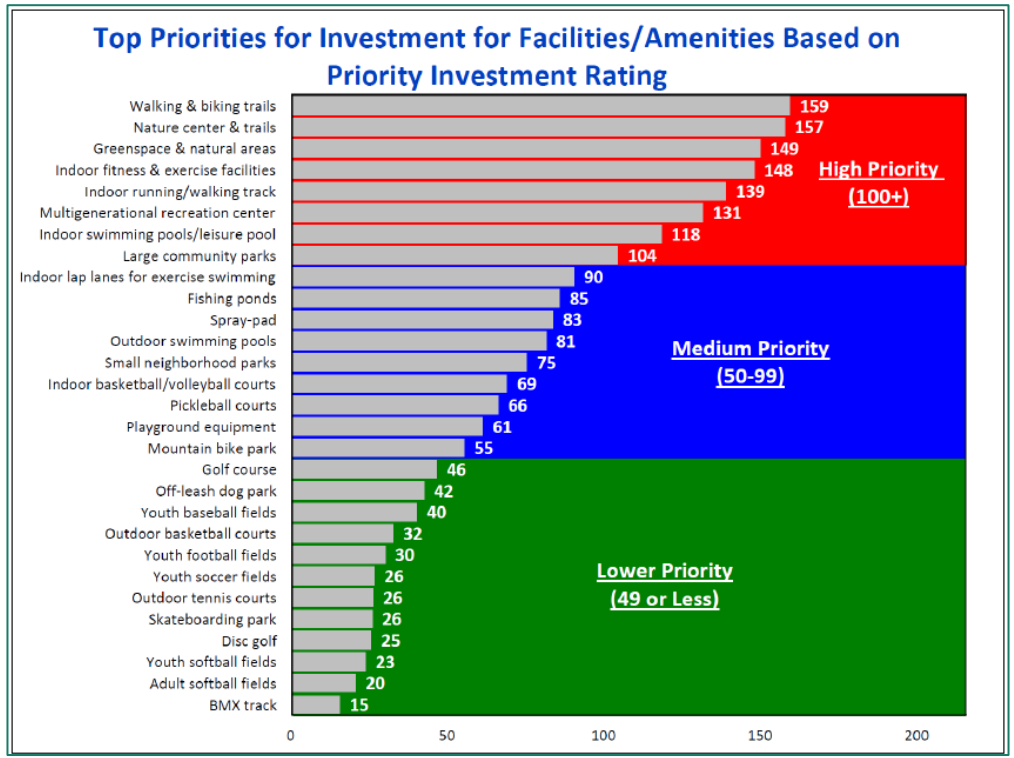
- Residents see **maintenance and upkeep and trail and bike path extensions** as the top two items for future capital budgets.



[MARYSVILLE PARKS AND RECREATION]

Statistically Valid Survey – Facility Priority Investments

- **Walking & biking trails, Nature center & trails, and Greenspace & natural areas** are top three facility/amenity priorities
- Indoor fitness & exercise facilities is a close fourth

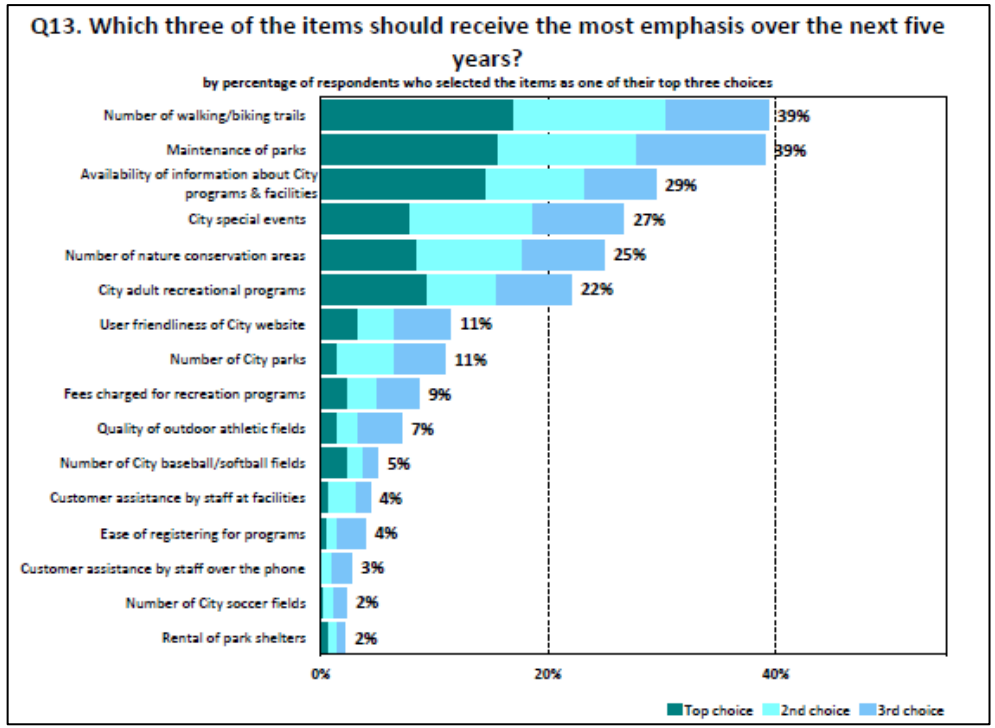


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[MARYSVILLE PARKS AND RECREATION]

Statistically Valid Survey – Five-year Focus

- **Increasing walking/biking trails, maintenance of parks, City marketing for recreation programs and facilities**, and City special events should receive the most attention over the next five years.

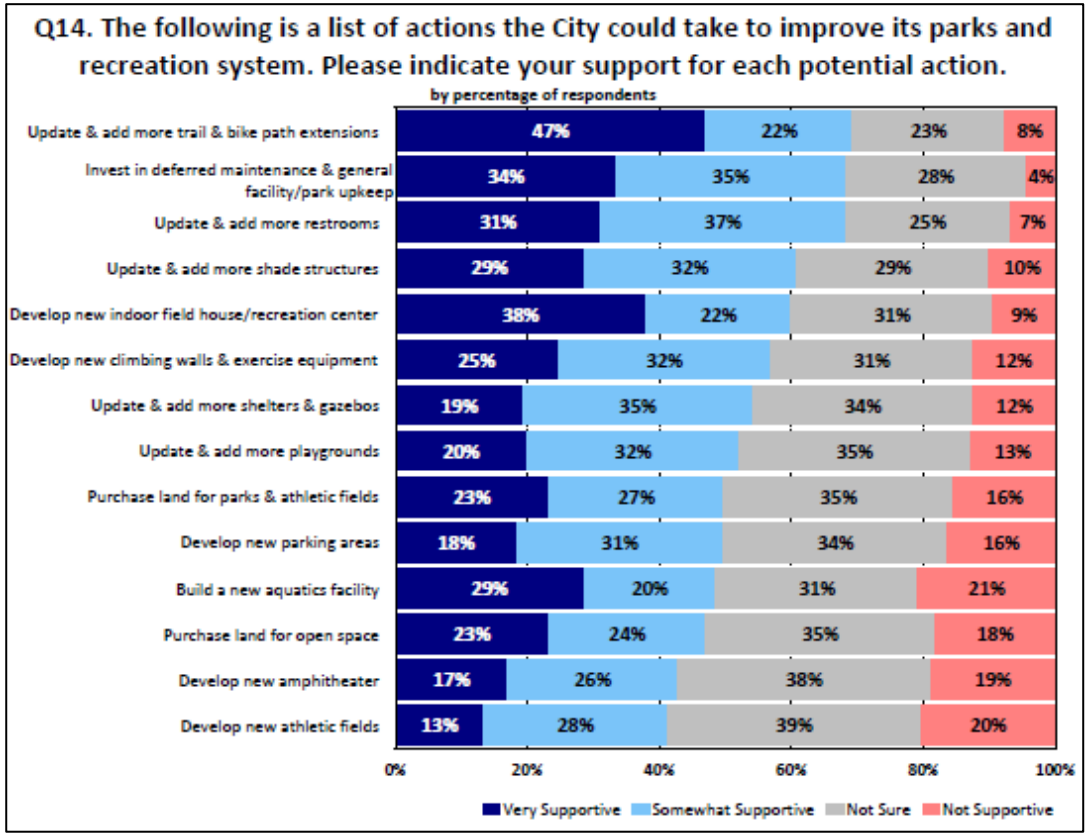


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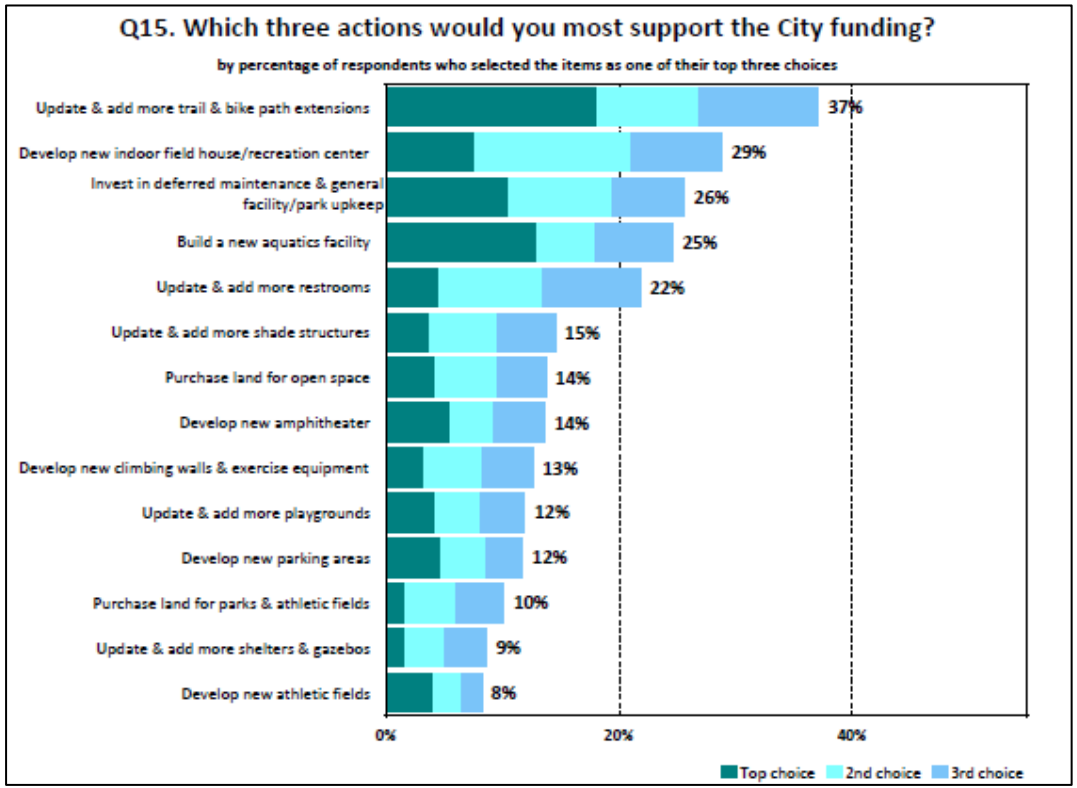
Statistically Valid Survey – System Improvements

- Residents are most supportive of **trail expansion, developing more indoor recreation space, addressing deferred maintenance in parks**, adding more restrooms for park system improvements.



Statistically Valid Survey – City Funding Priorities

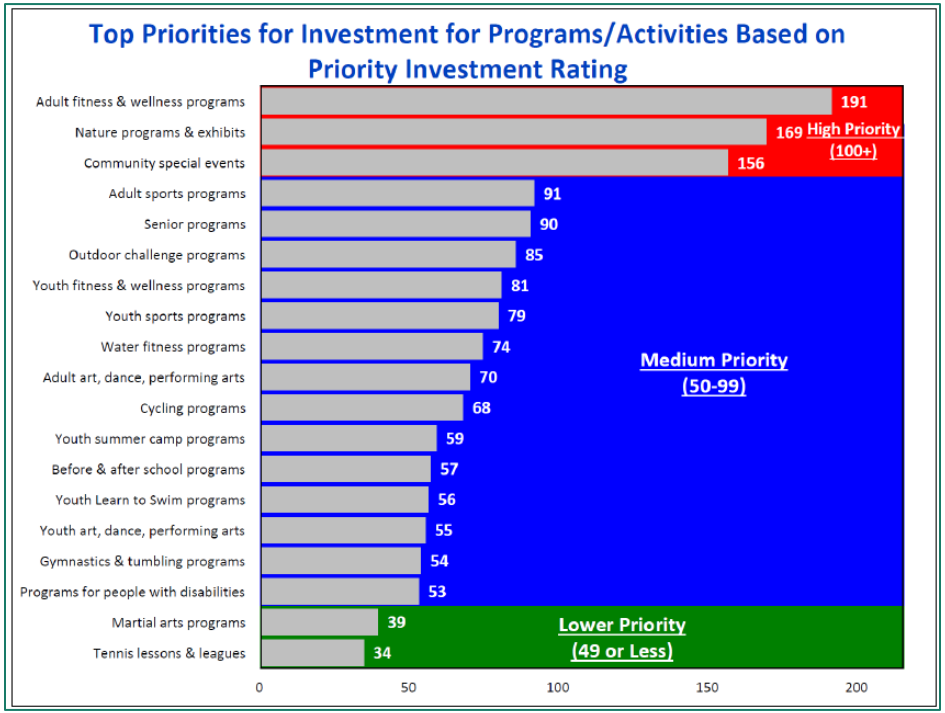
- **Trail expansion, indoor recreation space, eliminating deferred maintenance,** and an **aquatic center** are the most common choices are the most supported by residents to receive City funding.



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[MARYSVILLE PARKS AND RECREATION]

Statistically Valid Survey – Program Priority Investment



- Adult fitness & wellness, Nature programs & exhibits, and Community Special Events are top three recreation program priorities
- 92% of respondents rated the quality of programs “Good” or “Excellent”

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Social Pinpoint Website – Additional Engagement

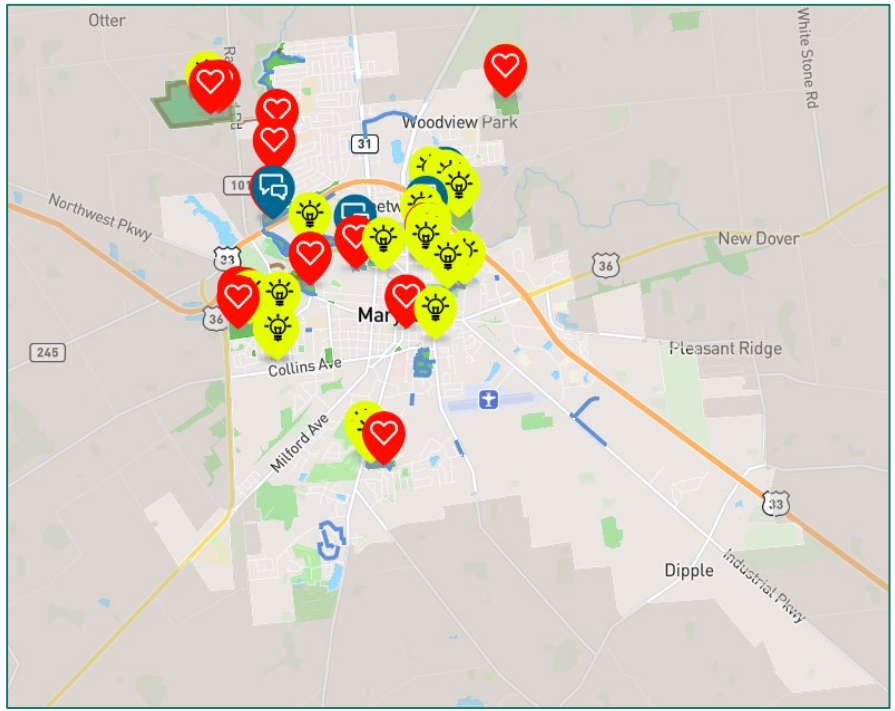
175 contributions to the site

6 March, 2025
Anonymous says:
"Our splash pad needs a major upgrade. Our playgrounds fall way behind Delaware and Dublin. "
♥ 0

6 March, 2025
Anonymous says:
"Indoor fieldhouse with indoor walking track, sport courts main space, rooms for miscellaneous programs, reservable event space, spray ground"
♥ 1

27 February, 2025
Anonymous says:
"A youth sports complex that is ran by the city for recreational youth leagues only."
♥ 1

27 February, 2025
Anonymous says:
"Pedestrian path over 33 from Cooks Pointe or Scott Farms Blvd intersection with OH-4. More complete trail systems and open areas. "
♥ 0



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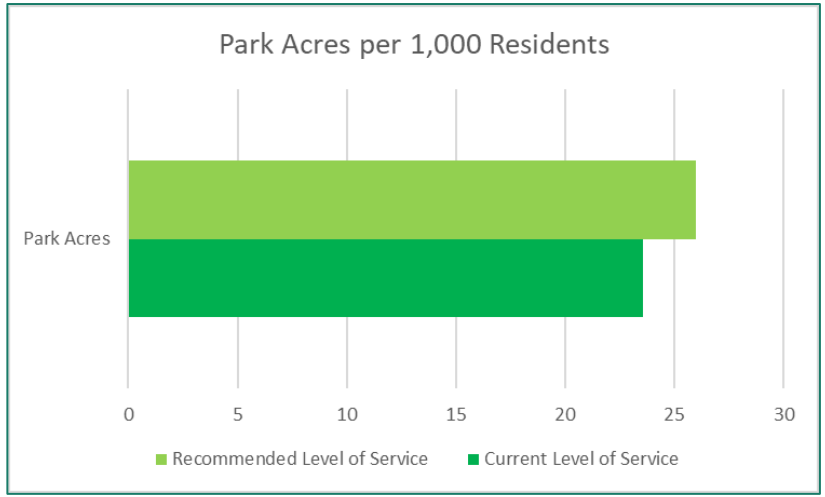
Benchmarking Regional Parks and Recreation Systems

Benchmark Data: Park System Information

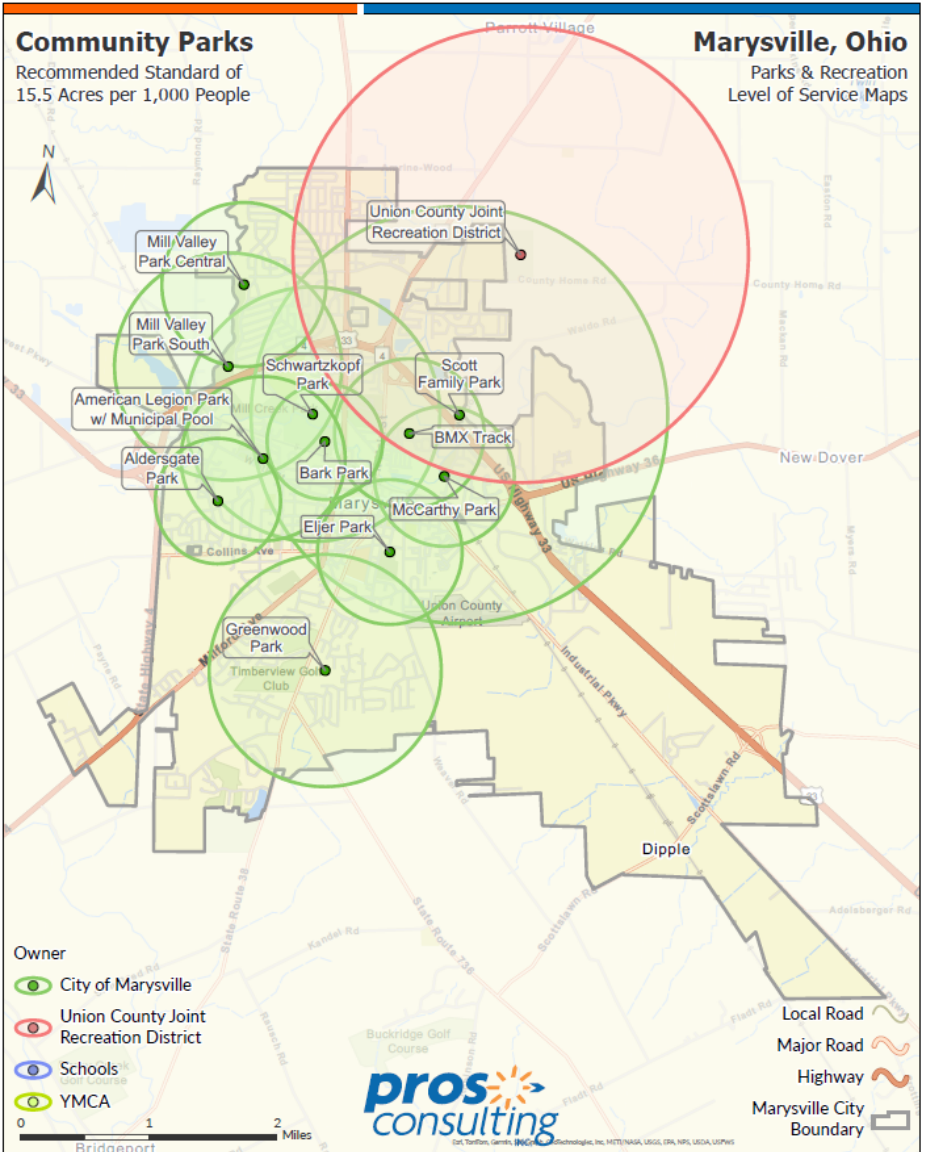
Agencies	Number of Parks	Acres Maintained	Total Miles of Trails	Acres maintained per 1,000 residents
Marysville Parks and Recreation	23	348	14	12.3
Delaware Parks and Recreation	46	362	25	7.65
Medina Parks and Recreation	14	182	22	7.00
Pickerington Parks and Recreation	7	158	6	6.25
Springboro, OH	9	415	5.45	8.83

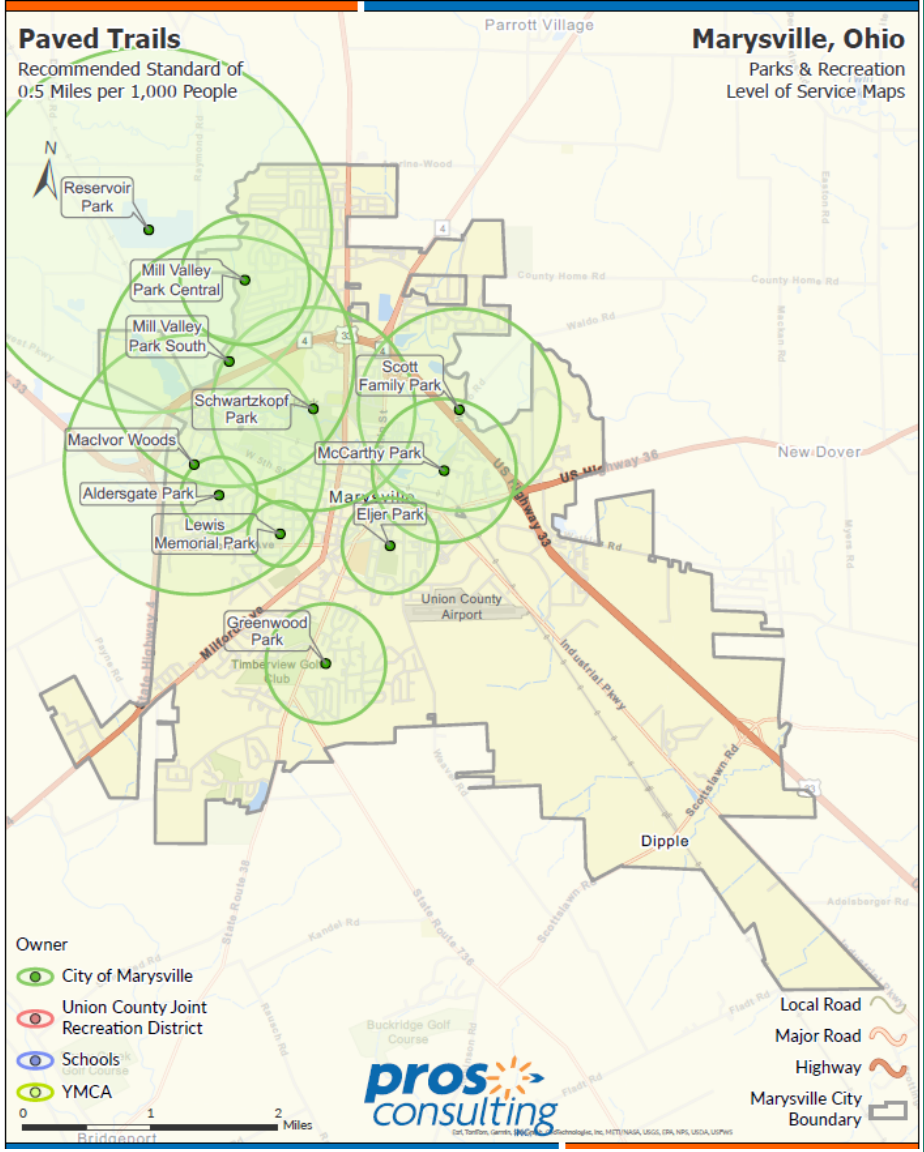
Parks & Facility Inventory and Assessment

- Current Acres Service Level = 23.58 acres per 1,000 residents
  - Current and future deficit in park acreage and paved trail mileage based on level of service guidelines
- Other future need considerations based on LOS guidelines include:
  - Tennis and Pickleball Courts
  - Dog Park
  - Splash Pad
- Design future parks and facilities to have a wide age segment appeal

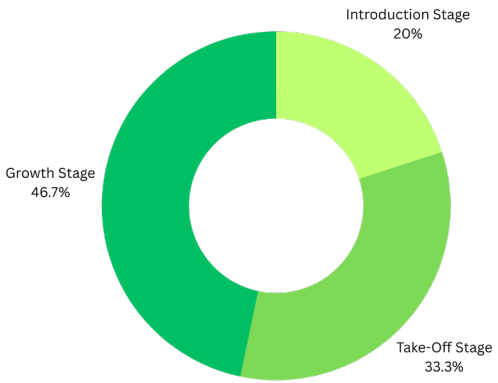


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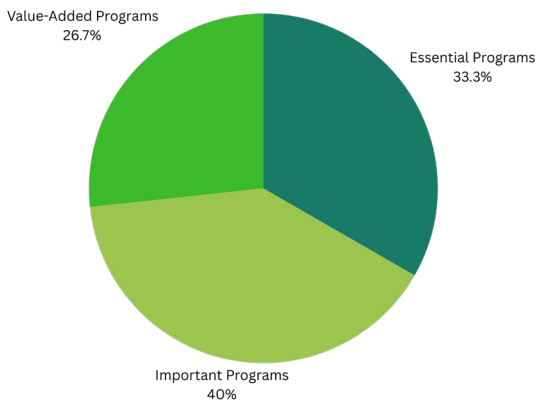

Community Parks
Recommended Standard of
15.5 Acres per 1,000 People
Marysville, Ohio
Parks & Recreation
Level of Service Maps
N
Union County Joint Recreation District
Mill Valley Park Central
Mill Valley Park South
Schwartzkopf Park
Scott Family Park
American Legion Park w/ Municipal Pool
BMX Track
Aldersgate Park
Bark Park
McCarthy Park
Eljer Park
Greenwood Park
Parrott Village
New Dover
Union County Airport
Timberview Golf Club
Dipple
Owner
City of Marysville
Union County Joint Recreation District
Schools
YMCA
Local Road
Major Road
Highway
Marysville City Boundary
0
1
2
Miles
pros consulting


Paved Trails
Recommended Standard of
0.5 Miles per 1,000 People
Marysville, Ohio
Parks & Recreation
Level of Service Maps
N
Reservoir Park
Mill Valley Park Central
Mill Valley Park South
Scott Family Park
Schwartzkopf Park
MacIvor Woods
McCarthy Park
Aldersgate Park
Lewis Memorial Park
Eljer Park
Greenwood Park
Parrott Village
New Dover
Union County Airport
Timberview Golf Club
Dipple
Owner
City of Marysville
Union County Joint Recreation District
Schools
YMCA
Local Road
Major Road
Highway
Marysville City Boundary
0
1
2
Miles
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Recreation Program Assessment



Program Lifecycles



Program Classification

PROS Program Positioning Model Checklist

- [x] Review of Program Development Process
- [x] Age Segment Distribution
- [x] Lifecycle Analysis
- [x] Core Program Analysis and Development
- [x] Similar Provider Analysis
- [x] Market Position and Analysis
- [x] Technology Analysis
- [x] Staff Support for Service Delivery Excellence

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[MARYSVILLE PARKS AND RECREATION]

Recreation Program Action Plan

Strengths	Challenges	Opportunities
Current programs and events are well attended	Staffing levels and limited capacity to introduce new programs	High demand for programming
Event attendance is steadily growing	Facility limitations for indoor recreation	Strengthening partnerships to expand capacity
Nature and Outdoor Skills Programs	Engaging teens and creating more programming for older adult	Add youth camps (out of school programming)
Swim Lessons		Expand outdoor adventure programming
Programs are reasonably priced		Adult sports

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Key Partnerships

- Mainstreet Marysville
- Marysville Library
- Marysville Schools
- Union County Joint Recreation District
- Union County YMCA

- ❑ Expand programming without significant infrastructure investments
- ❑ Align programming with broader community goals including health, education, and economic development.



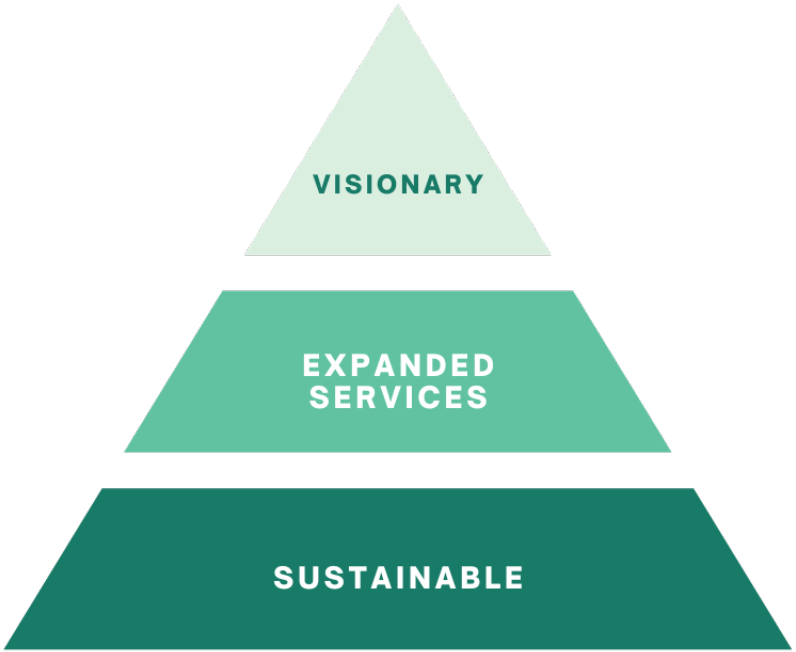
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Priority Funding Strategies
Tier One Priorities
Corporate Sponsorships
Fees and Charges
General Obligation Bond
Interlocal Agreements
Local Income Taxes
Naming Rights
Parkland Fees
Partnerships
Property Taxes
Grants – Small Capital Projects and Programming
Reservations and Permits

Funding Strategies

- Diversify funding sources
- Create additional earned income through a revenue and pricing policy to offset operational costs
  - Sponsorships
  - Fees and Charges
  - Grants
  - Reservations and Permits

CAPITAL IMPROVEMENT PLANNING



- **Sustainable Projects**: Prioritize essential maintenance, safety, and maintaining existing levels of service
- **Expanded Services**: Enhancements that are implemented from additional funding sources
- **Visionary Projects**: Comprehensive development that requires significant funding

Goals and Strategies – Parks and Facilities

Goal: Implement the Capital Improvement Plan to enhance and expand parks and facilities.
Strategies
Address sustainable projects as identified in the Capital Improvement Plan.
Seek out additional funding sources to address expanded and visionary projects as identified in the Capital Improvement Plan.
Enhance existing infrastructure to support a stronger level of use in parks and facilities.
Create a consistent identity for Marysville Parks for future design and enhancements projects.
Goal: Address community priorities through park and facility investment
Strategies
Increase park acreage.
Expand trails and greenways network.
Define a strategy for indoor recreation space.

Goals and Strategies – Recreation Programs

Goal: Expand programming to include a comprehensive range of new and enhanced activities in the areas of Fitness, Health, and Wellness; Community Special Events; Active Adults, Youth and Teen Services, Sports, and Outdoor Adventure.
Strategies
Invest in new and enhanced program offerings to the community that align with trends and priorities.
Regularly analyze the Marysville program strategy to position the agency to address community demand and maximize available resources.
Update the Marketing Plan and establish and regularly review performance measures for marketing. Ensure core program areas and facilities funnel into overall Marysville brand.
Enhance customer service program training for all staff.
Develop interlocal agreements with schools and other partners for shared use of fields and facilities.
Collaborate with private partners, nonprofits, and local businesses for programming and sponsorships

Goals and Strategies – Financial Management

Goal: Enhance financial management practices and tools to ensure efficient and effective resource allocation and cost control.
Strategies
Develop key financial performance indicators that are shared with the Marysville Parks and Recreation team for empowered, informed decision making.
Update Marysville pricing policy to align with strategic plan goals and strategies and further define cost recovery practices and a true cost of service model for each program.
Develop a long-term funding plan through sound business practices.
Research and identify new dedicated funding options for development or enhancement of parks, recreation facilities and program services.

Goals and Strategies – Operations and Management

Goal: Grow the capacity of Marysville Parks and Recreation to take on expanded services.
Strategies
Develop performance measures that demonstrate the efficiency and effectiveness of the services provided on a yearly basis.
Consider the development of a staff plan to proactively plan for any staff changes that might happen in the future.
Attract and retain high-quality employees.
Increase staff proficiency in Business Acumen.
Evaluate current technology systems through a needs assessment to identify areas for improvement, automation, and new customer services to improve the user experience.
Balance and expand volunteer opportunities throughout the community.
Maximize staffing structure and efficiencies to address underserved areas of operations with adequate funding.
Goal: Cultivate organizational stability and effective management.
Strategies
Create a structured succession plan to reduce turnover and maintain continuity.
Identify non-core functions for outsourcing and streamline operational planning.



Thank you!

CITY OF marysville

pros consulting INC.

[MARYSVILLE PARKS AND RECREATION]

MARYSVILLE CITY COUNCIL MEETING MINUTES
June 23, 2025 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

President Boerger called the meeting to order at 7:00 p.m.

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

INVOCATION: The invocation was given by President Boerger.

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

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *Public Service Director* Jeremy Hoyt, *Planning and Development Manager* Ashley Gaver, *Director of Human Resources* Tara Maine, *Director of Economic Development* Eric Phillips, *Executive Assistant* Jennifer Brock and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Richard Nielsen, Bryan Stone, Kathy Young, Jennifer Bailey, Andrew Shepherd, Justin Wollenberg, Wade Dunham, Bart Barok, Richard McAllister, Lynn Miller, Crista Miller, Christy Clarridge, Ron Boylan, Suzanne Boylan, Mary Clemans, Larry Clemans, Gerard Bolanz, Dave Guappone, Ryan Bushong, Riley Bushong, Amber Darst, Adam Darst, Chie Mathews, Mary Ann Haynes and Ann Aquillo.

APPROVAL OF MINUTES: Councilman Bordner moved to approve the June 9, 2025 City Council Meeting Minutes as presented; voice vote in favor was unanimous.

ADMINISTRATIVE REPORT: Manager Emery provided the following updates:

- Due to the extreme heat, admission at the pool will be free on Monday, June 23rd and Tuesday, June 24th.
- Lewis Park Mural Unveiling will occur on Thursday, June 26th at 10:00 am.
- City offices will be closed Friday, July 4th in observance of Independence Day. The Independence Day Parade will be held on Friday, July 4th at 10:00 a.m. Starting at American Legion Park, the parade will travel East on 5th Street, south on Plum Street, turn West on 6th Street to South Court Street. The parade is Presented by American Legion Post 79.
- The annual fireworks event will be held on Saturday, July 5th, beginning at dusk. The Fair Grounds will open at 4:00 pm.

- Friday Nights Uptown Kickin' Country Concert will be held on July 11th from 6:00 p.m. – 10:00 p.m. Music will be presented by Chase Wright and the event is sponsored by Dickman Supply.

Director Hoyt provided the following updates from Maintenance and Operations:
- Streets: City Crews are coordinating with the Paving Program contractor and performing general maintenance, including crack sealing, mowing and spraying.
- Parks: The annual third party MacIvor Woods inspection is occurring this week. Also, a shade structure is being installed at Mill Valley Park South.
- Water: City Crews continue to perform restoration work at Parkway Drive and Grand Avenue. Last week, the peak flow leaving the Water Treatment Plant was 4.95 million gallons per day (MGD), which is approximately 40% higher than our average.
- Wastewater: City Crews continue to perform site investigations for the annual lining project between West 6th and West 7th Streets, west of Court Street.
- The demolition of the former Hometown Auto site is expected to begin next week.

Director Hoyt provided the following updates from Engineering regarding Capital Improvement Projects:
- Colemans and Industrial Roundabout: Construction continues. The intersection of Industrial Parkway and Coleman's Crossing will remain closed until the end of August.
- Carriage Acres and Cherry Street Sanitary Improvements: Sanitary work continues this week. North Cherry Street remains closed to thru traffic, between E. 4th Street and Lakeview Drive during this phase of work.
- Reservoir Connector Trail, Phase 2: Construction continues this week.
- Walnut Street Sidewalk Improvements: Construction continues this week.
- 2025 Paving Program: Concrete work will begin on Mill Road this week.

Lastly, Manager Emery provided a video of the Marysville Fire Department Honor Guard presenting the flags at the Cincinnati Reds game the previous week. Councilman Wolfe said he attended the game and it was nice to see them there. President Boerger thanked the Fire Department for putting a positive spotlight on Marysville from so far away.

Regarding the Hometown auto demolition, Councilman Bordner asked how long it will take and if there will be any impacts to traffic. Director Hoyt said it will take two to three weeks. Depending on where they are working, there may be some road closures to allow the work to be done safely. Councilman Berbee asked about the short and long term plans once the building comes down. Manager Emery said nothing has been finalized yet, but this property is a part of the Vision Plan work that the City is having completed. We are about half way through the process with the Visioning, which includes the entire community. Obviously, parking in the Uptown is a concern, but nothing is finalized yet. The lot will be redeveloped. In the meantime, the site will be cleaned up in such a way that it can be used, such as for Festifair in September. Councilman Berbee said he does hear the parking concerns, however, when he visits the Uptown, he doesn't have any issues finding a parking spot. Maybe the parking concerns are more so for the business owners and workers, versus for the patrons.

REPORT OF CLERK OF COUNCIL: None.

PLANNING COMMISSION REPORT: Manager Gaver provided the following summary from the meeting that took place on June 3rd:
- An application for a Planned Unit Development (PUD) Development Plan application for a development known as the Boerger Woods Development. Approved with Conditions, 6 – Yes and 0 – No.

DESIGN REVIEW BOARD REPORT: Manager Gaver provided the following summary from the meeting that took place on June 11th:

Home Improvement Reimbursement Grant (HIRG) Applications:

- An application for exterior improvements located at 605 W. 5th Street. Approved, 5 – Yes and 0 – No.
- An application for exterior improvements located at 127 E. 8th Street. Approved, 5 – Yes and 0 – No.

Old Business:

- Certificate of Appropriateness in the Historic Design Review District: An application for proposed exterior painting located at 211 E. 5th Street. Approved with Conditions, 5 – Yes and 0 – No.

New Business:

- Exterior Plan/Landscape Plan: An application for an exterior plan and landscape plan for a proposed monument sign located on Coleman's Crossing. Approved with Conditions, 5 – Yes and 0 – No.
- Exterior Plan/Landscape Plan: An application for an exterior plan and landscape plan for a proposed monument sign located on 1021 Columbus Avenue in the Woodside Planned Unit Development (PUD). Approved with Conditions 5 – Yes and 0 – No.

HEARING OF CITIZENS: Ryan Bushong said he has a water well drilling business in Union County and is President of the Ohio Water Well Association. He said his passion is ground water and its protection. The possibility of more data centers is concerning, as they can adversely affect neighboring wells in the county. There are 300 to 500 homes on wells near a proposed annexation that could be adversely affected. If too much water is pulled, a cone of depression can be created, which lowers the water table. He said he hopes that Marysville does not hastily allow data centers. It is important that due diligence is completed to understand the affects data centers are having not only State wide, but across the United States. Specifically, in Licking county, unregulated large production wells are being created, and the companies developing them do not face any consequences. He said he wonders if it would be possible for Marysville to create an ordinance that would limit the amount of water that can be drawn within City limits. He said he isn't sure what can be done to prevent this natural resource from being used, but he asked City Council to take this request into consideration.

RESOLUTIONS:

Emergency Clause passed and Third Reading waived for Res. A on 06/09/25

Res. A — 2nd Reading Public Hearing & Vote — TO ACCEPT THE CITY OF MARYSVILLE IAFF LOCAL 3032 COLLECTIVE BARGAINING AGREEMENT JULY 1, 2025 – JUNE 30, 2028 AND TO DECLARE AN EMERGENCY

Administration: None.

Citizens: None.

Council: Councilman Berbee thanked Director Maine for sending the redline version of the changes to the Collective Bargaining Agreement. He had a few conversations with Director Maine, and there is nothing out of the ordinary that was a major concern with the new CBA. He recommended the Resolution to be passed as presented.

Councilman Reams moved to pass the legislation and the question put stood:

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

Vote 7-0; Motion carried for the passage of Resolution 009-2025.

ORDINANCES:

Please note, for Ordinance A, the developer has requested to table the 3rd Reading, Vote, to July 14th.

Ord. A 3rd Reading Vote — TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 306.96 ACRES IN PARIS AND DOVER TOWNSHIPS, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE EAST SECTION IV

Administration: None.

Council: Councilwoman Kramer said she was able to listen to the Planning Commission Meeting when the zoning (Ordinance B) related to this annexation (Ordinance A) was reviewed. She asked that in the future, Planning Commission is briefed on the water and energy impacts of potential developments. While the PUD related to the zoning of this annexation is comprehensive as it relates to Planning, water and electric needs should be addressed as well. Councilman Hunter asked for a reason regarding postponing the 3rd Reading of Ordinance A and Ordinance B to July 14th. Bart Barok, of Rockford Development Investments, stated that during the City Council Meeting on June 9th, we discussed the potential of tabling until July 14th, but we weren't sure at that time if we would need to make that request. Since then, we still have more follow-up to do with residents and as a result, we are requesting the postponement. During the meeting on July 14th, we will likely request amendments to the zoning (Ordinance B) related to this annexation (Ordinance A), which will result in the Zoning Ordinance going back to Second Reading, and in turn will allow the opportunity for public comments. Councilman Bordner said he will not be able to attend the City Council Meeting on July 14th, and he is not convinced that there will be a solution to the outstanding questions at that time. He said he doesn't want this to be rushed through, a comprehensive review and full analysis needs to be completed. Councilman Hunter asked what the impact will be if we do not have seven members and there is a request to amend the Zoning Ordinance related to this Annexation. Director Aslaner stated since Ordinance B is a recommendation from Planning Commission, to amend it would require six votes in favor. If a second Council Member is absent, the Ordinance would not be able to be amended. Councilman Bordner asked if City Council could table the legislation again. Director Aslaner said yes, and doing so would require majority present in favor to pass.

Councilman Reams moved to table the legislation to July 14, 2025 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.

To be back for Third Reading, Vote, on July 14, 2025.

Please note, for Ordinance B, the developer has requested to table the 3rd Reading, Vote, to July 14th.

Ord. B 3rd Reading Vote — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION I PLANNED UNIT DEVELOPMENT (PUD)

Administration: Mr. Barok said his comments for Ordinance B are the same as they were for Ordinance A.

Council: None.

Councilman Reams moved to table the legislation to July 14, 2025 and the question put, stood:

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

To be back for Third Reading, Vote, on July 14, 2025.

Ord. C 2nd Reading Public Hearing

TO AUTHORIZE THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED $1,435,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF DESIGNING, ENGINEERING, AND CONSTRUCTING VARIOUS STREET IMPROVEMENT PROJECTS, WITH SITE AND CURB IMPROVEMENTS RELATING THERETO, (II) CONSTRUCTING VARIOUS IMPROVEMENTS TO PARKS AND RECREATION FACILITIES, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, (III) CONSTRUCTING AND IMPROVING VARIOUS STREET RESURFACING AND PAVING PROJECTS THROUGHOUT THE CITY, (IV) ACQUIRING VARIOUS FIRE, POLICE AND EMS EQUIPMENT, WITH RELATED IMPROVEMENTS AND APPURTENANCES, (V) ACQUIRING, DEVELOPING, DESIGNING, IMPROVING AND INSTALLING INFORMATION SYSTEMS AND RELATED INFORMATION TECHNOLOGY, AND (VI) PAYING COSTS ASSOCIATED WITH DESIGNING, CONSTRUCTING, FURNISHING, AND EQUIPPING A NEW FIRE STATION, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO; AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND AUTHORIZING AND APPROVING RELATED MATTERS

Administration: None.

Citizens: None.

Council: None.

To be back for Third Reading, Vote, on July 14, 2025.

Ord. D 1st Reading Introduction

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PLANNED UNIT DEVELOPMENT ZONING FOR THE BOERGER ROAD PLANNED UNIT DEVELOPMENT (PUD)

Administration: Manager Gaver said this PUD is now known Hickory Woods, and was previously called Boerger Woods. It would involve approximately 100 acres and 190 lots. Dave Guappone of G2 Planning and Design, Justin Wollenberg of Terrain Evolution and Andrew Shepherd of the Evergreen Land Company, reviewed the PUD as it is outlined in the Ordinance. Mr. Wollenberg said City Staff have requested to adjust from a 70-foot right-of-way to 60-foot right-of-way. However, he said they would like to keep it at 60 feet because the increase would reduce porches and decrease lot sizes. We desire to offer larger lots than are seen in most places.

Council: President Boerger said a few houses could be removed, as another option if the right-of-way is increased to 70 feet. Mr. Wollenberg said another downside to this request is that the sidewalks would also be adjusted and therefore, while passenger vehicles in driveways would not hang into sidewalks, larger trucks would. Councilman Hunter said the majority of this land is currently zoned Suburban Residential District (SRD) and part of this land is currently zoned Agricultural Residential District (ARD). If this development were to occur with straight zoning SRD/ ARD, opposed to a PUD, lot sizes for the majority of the homes would be decreased and more houses would be built. Additionally, the extra step of City Council approval would not be required. It is important to keep in mind that the developer is going above our Code requirement by pursuing a PUD. Additionally, the outcome will be more custom-built homes, with multiple builders, opposed to one builder like is normally seen. Lastly, Councilman Hunter asked if the cul-de-sac will have landscaping in the middle. Mr. Wollenberg said yes and the maneuverability will be such that snow plows will be able to navigate around it. Councilman Bordner said he is still not exactly clear on what the difference is between the current zoning as it relates to the boundaries of SRD and ARD. Additionally, he is not clear on what the requirements of the current zoning are, as it relates to setbacks, open space, lot size, etc., compared to the PUD. For the Second Reading, Public Hearing, he would like to see a comparison, and to have that information clearly outlined in an easy to understand format. He said he wants to know why what is being proposed in the PUD is better than the current zoning. Mr. Wollenberg said they can do that, and added that the PUD allows them to intelligently place lots to preserve trees that we otherwise, they would not be able to do. President Boerger said a PUD grants a level of creativity that straight zoning does not have. While at the same time, PUDs are only as good as the City Council in place, because if you want good development, then requirements need to be placed in the Zoning Code. Councilman Berbee asked about sewer challenges, given the way the site drains naturally. Mr. Wollenberg said the sewer drains onto Boerger Road. All of the homes in this development with a basement will be required to have an appliance in their basement that will allow the sewer to drain where it needs to go. Additionally, Councilman Berbee asked who would maintain the pocket parks and the open space. Mr. Wollenberg said they would be maintained by the HOA. Councilman Berbee also asked how many square feet the homes are expected to be. Mr. Wollenberg said the minimum is 1,800 square feet, but he anticipates that they will be much larger than that. Additionally, Councilman Berbee asked if the homes that are not on the first two streets with the alley will be front loaded. Mr. Wollenberg said the lots will be large enough to have side loaded garages, but we cannot confirm what style will be built on each lot. Councilman Wolfe said he appreciates the diversity of housing options. Additionally, he asked if it will be around 250 children added to the Schools. Mr. Wollenberg said studies show for this type of development, it would average out to about one child per home. Councilman Wolfe said it is about a 40 minute walk to a playground from this PUD. As a result, he asked for consideration of a playground to be added to the PUD with a larger park space, versus smaller pocket parks. President Boerger said this is a beautiful piece of land. He said he appreciates that the large oak tree will be protected, as well as the old growth forest. He expressed caution regarding the sharp curves in the roadway that surround the PUD, and roadway improvements will be needed as a result.

To be back for Second Reading, Public Hearing, on July 14, 2025.

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Manager Emery thanked City Council for passing the CBA with the Fire Division. He thanked the local Union for working diligently with the team. It is not an easy process, and takes a considerable amount of work and time.

Councilman Bordner acknowledged his son's baseball team. They won their first game over the weekend and he is in hopes that they won again tonight.

Councilman Wolfe wished everyone a Happy 4th of July.

Councilman Berbee had no further comments for the evening.

Councilwoman Kramer encouraged everyone to take care of themselves in the heat and to look out for others. She said she hopes those that go to the swimming pool enjoy themselves.

Councilman Reams had no further comments for the evening.

Councilman Hunter spoke to a moment at the start of the City Council Meeting when it was realized that the American, Ohio and Marysville flags were put back in the incorrect location following the Juneteenth event. At that time during the meeting, he asked that others assist him in moving the flags to the correct location. During his closing comments, Councilman Hunter expressed his appreciation to those that assisted him. He said there are rules about displaying flags and encouraged flags to be flown whenever possible. He said if an issue is noticed, he encouraged pointing the issue out in a friendly way.

President Boerger said he appreciates those that attend City Council Meetings. He hopes that people can see that City Council tries to be as detailed as possible. Additionally, he said City Council had a joint meeting with the Parks and Recreation Commission to review the next Parks and Recreation Master Plan. Residents want to see more trails, increased walkability, and protection of open space. He asked that the Finance Committee review the funding of the City's parks and the fees associated for developers. Additionally, he spoke to work from the Trust for Public Land and the various municipalities across the United States where they have done work to preserve public land. He asked the Finance Committee to look into their work further as well. It is important that the City evaluate how to maintain our current parks and how we can envision larger parks for future community events.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO DISCUSS THE EMPLOYMENT OF PUBLIC EMPLOYEES: At 8:26 p.m., Councilman Berbee moved to adjourn to Executive Session to discuss the employment of public employees, Councilman Reams seconded, and the question put, stood:

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

Vote 7-0; Motion carried.

At 9:32 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 9:32 p.m.

SPECIAL CITY COUNCIL MEETING MINUTES
June 30, 2025 at 6:00 P.M.
City Hall Conference Room - 209 S. Main Street - 2nd Floor

President Boerger called the meeting to order at 6:00 p.m.

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

ADDITIONAL PERSONS PRESENT: None.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER THE EMPLOYMENT OF PUBLIC EMPLOYEES: At 6:02 p.m., Councilman Reams moved to adjourn to Executive Session to consider the employment of public employees, Councilman Wolfe seconded, and the question put, stood:

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

Vote 6-0; Motion carried.

At 8:34 p.m., Council adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilman Reams moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 8:34 p.m.

Terry Emery

ORDINANCE _____

TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 306.96 ACRES IN PARIS AND DOVER TOWNSHIPS, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE EAST SECTION IV

WHEREAS, a petition for the annexation of 306.96 acres in Paris Township and Dover Townships, Union County, was duly filed with the Union County Board of County Commissioners; and

WHEREAS, the Board of County Commissioners granted the annexation petition on March 12, 2025; and

WHEREAS, pursuant to Section 709.033 of the Ohio Revised Code, the Board of County Commissioners certified the record of the proceeding in connection with the annexation to the Marysville Clerk of Council, who received it on March 12, 2025; and

WHEREAS, more than sixty (60) days from the date the Clerk of Council received the record of annexation proceedings have elapsed and the Clerk has laid the transcript, accompanying map, and petition before Council at its next regular session following the expiration of the sixty (60) days in accordance with the provisions of the Ohio Revised Code Section 709.04; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The proposed annexation of 306.96 acres in Paris and Dover Townships, as applied for in the petition by the petitioner's agent, Painter and Associates, described in the legal description, also shown on the map, and approved for annexation by the Board of County Commissioners of Union County, Ohio on March 12, 2025 be and the same is hereby accepted. The Petition, legal description, map and Union County Commissioners Resolution No. 25-098 approving the Petition are all attached as Exhibit A and incorporated herein.

SECTION II. The Marysville Clerk of Council shall be and is hereby authorized and directed to make three (3) copies of this Ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and shall fill notice of this annexation

with the Board of Elections within thirty (30) days after it becomes effective and the Clerk shall do all others things required by law.

SECTION III. This Ordinance shall take effect and be in force at the earliest date permitted by law.

1st Reading: May 12, 2025

2nd Reading: June 9, 2025

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Note: Second Reading, Public Hearing tabled to June 9, 2025 on May 12, 2025.
Third Reading tabled to July 14, 2025 on June 23, 2025.

EXHIBIT A

Steve Robinson, Commissioner, President
David A. Lawrence, Commissioner, Vice President
Tom McCarthy, Commissioner

William Narducci, County Administrator
Letitia Rayl, Assistant County Administrator/
Budget Officer
Mallory Lehman, Clerk to the Board

County Office Building
233 West Sixth Street
Marysville, Ohio 43040-1526
www.unioncountyohio.gov

Tel. 937-645-3012
Fax 937-645-3002
commissioners@unioncountyohio.gov

CERTIFICATION OF RECORD OF ANNEXATION PROCEEDINGS

In accordance with the Ohio Revised Code §709.023 and 709.033, 1) the Board of County Commissioners adopted Resolution No. 25-098, granting the Petition of Cougar State Farms, LP for Expedited Type II Annexation of +/- 306.96 Acres from Paris and Dover Townships, Union County, Ohio into the City of Marysville, and 2) the Clerk to the Board of Commissioners certifies that the attached entire record of the annexation proceedings are true and exact copies of the originals. This record includes the following documents, consisting of 42 pages.

1) Expedited Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 306.96 acres.
2) Notice of Filing Expedited Type II Annexation Petition for Paris and Dover Township and certified mail to all landowners in the annexation area and adjacent landowners listed in the Annexation Petition.
3) City of Marysville Resolution No. 003-2025 to authorize the services That the City of Marysville will provide should the +/- 243.94 acres located in Paris Township, Union County, Ohio, contiguous to the City of Marysville, be annexed into the city, and to provide buffer requirements.
4) Memo of Jeff Stauch, Union County Engineer, regarding the annexation.
5) Resolution 25-098: Granting the Petition for Annexation.

I certify that the attached record is a true and correct copy of the original documents filed with the Board of County Commissioners, Union County, Ohio.

Certified By: Mallory Lehman
Mallory Lehman, Clerk to the Board of Commissioners

Date: 3-12-2025

RECEIVED
MAR 12 2025
CITY OF MARYSVILLE

Steve Robinson, Commissioner, President
David A. Lawrence, Commissioner, Vice President
Tom McCarthy, Commissioner

UNION COUNTY COMMISSIONERS
grow with us.

William Narducci, County Administrator
Letitia Rayl, Assistant County Administrator/
Budget Officer
Mallory Lehman, Clerk to the Board

County Office Building
233 West Sixth Street
Marysville, Ohio 43040-1526
www.unioncountyohio.gov

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Fax 937-645-3002
commissioners@unioncountyohio.gov

March 12, 2025

Brad Lutz, Finance Director
McKenzie Proudfoot, Clerk of Council
City of Marysville
209 S. Main Street
Marysville, OH 43040

Re: Expedited Type II Annexation of 243.94 +/- acres, from Paris Township into the City of Marysville

On March 12, 2025, Resolution 25-097 was approved granting the Petition of Cougar State Farms, LP for Expedited Type II Annexation of +/-306.96 Acres from Paris and Dover Townships, Union County, Ohio into the City of Marysville.

Enclosed please find the following documents and the Certification of Record of Annexation Proceedings:

1) Expedited Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 306.96 acres.
2) Notice of Filing Expedited Type II Annexation Petition for Paris and Dover Township and certified mail to all landowners in the annexation area and adjacent landowners listed in the Annexation Petition.
3) City of Marysville Resolution No. 003-2025 to authorize the services That the City of Marysville will provide should the +/- 243.94 acres located in Paris Township, Union County, Ohio, contiguous to the City of Marysville, be annexed into the city, and to provide buffer requirements.
4) Memo of Jeff Stauch, Union County Engineer, regarding the annexation.
5) Resolution 25-098: Granting the Petition for Annexation.

Please do not hesitate to contact me if I can be of any further assistance.

Respectfully,

Mallory Lehman

Mallory Lehman
Clerk to the Board of Commissioners

Enc.

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023) TO THE CITY OF MARYSVILLE OF 306.96 +/- ACRES, MORE OF LESS, FROM PARIS and DOVER TOWNSHIPS

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

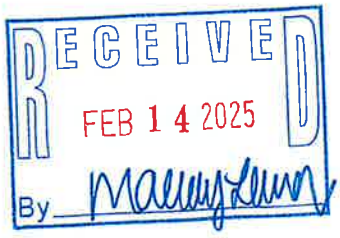
The undersigned, petitioners in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 306.96+/- acres, more or less, with a total length of the annexation perimeter of 20,555.64+/- feet, more or less, in the Townships of Paris and Dover, which area is contiguous along 6,245.32 +/- feet, or 30.38% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."



COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: John Hen/Owner
Name/Title

DATE: 1/15/2025

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: Vice President
Name/Title Brent B Bradbury

DATE: 12/03/2024

, Trustee 11-1-24
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

11/11/2024
Karl R. Martin Date

Merilyn V. Martin 11/11/2024
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

Joan H. Robinson 11/1/24
Joan H. Robinson Date

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: _____
Name/Title

DATE: _____

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: _____ Vice President
Name/Title Brent B Bradbury

DATE: 12/03/2024

_____
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

_____
Karl R. Martin Date

_____
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

_____
Joan H. Robinson Date

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: _____
Name/Title

DATE: _____

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: _____
Name/Title

DATE: _____

_____, Trustee 11-1-24
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

_____
Karl R. Martin Date

_____
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

_____
Joan H. Robinson Date

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: _____
Name/Title

DATE: _____

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: _____
Name/Title

DATE: _____

_____
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

11/11/2024
Karl R. Martin Date

11/11/2024
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

11/1/24
Joan H. Robinson Date

14419 Watkins Road
Marysville, OH 43040

11/27/24

David Wilson Date

Mary L. Wilson 11/27/24

Mary L. Wilson Date
14501 Watkins Road
Marysville, OH 43040

Brett M. Tossey Date

Allison P. Green-Tossey Date
14780 Hillview Road
Marysville, OH 43040

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.61 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

Thence North 83°45'41" West, with said centerline and the northerly line of said 1.14 acre tract, a distance of 81.04 feet to the southwesterly corner of the aforementioned lands of Elliott, trustee and the southeasterly corner of a 117.70 acre tract as conveyed to Ryan J. Lee, Gregory J. Lee, and Janibo Farms, LLC, of record in Instrument Number 202404190002720;

Thence North 5°29'05" West, with aforesaid corporation line and the westerly line of said Elliott, Trustee lands, 6.48 acre tract and said 284.995 acre tract and the easterly line of said 117.70 acre tract, a distance of 2728.02 feet to the northwesterly corner of said 284.955 acre tract, being the northeasterly corner of said 117.70 acre tract and being in the southerly line of a 21.87 acre tract as conveyed to Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999, of record in Official Record 174, Page 109;

Thence with the perimeter of said 284.995 acre tract the following courses:

North 74°50'49" East, with the southerly line of said 21.87 acre tract, a distance of 4173.22 feet to the northwesterly corner of a 116.971 acre tract as conveyed to Daniel M. Theisen and Shelia O. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2019, of record in Instrument Number 201910100008314;

Thence continuing with the perimeter of said 284.995 acre tract and the perimeter of said 116.971 acre tract the following courses:

South 31°55'10" East, a distance of 227.16 feet to a point;

South 36°16'08" East, a distance of 206.42 feet to a point;

South 39°46'12" East, a distance of 255.81 feet to a point;

South 53°25'42" East, a distance of 45.79 feet to a point;

South 64°26'07" East, a distance of 100.31 feet to a point;

South 73°12'05" East, a distance of 157.82 feet to a point;

South 67°01'20" East, a distance of 287.40 feet to the northwesterly corner of a 7.842 acre tract as conveyed to Michael R. Miller and Lynn F. Miller, of record in Deed Book 311, Page 693;

Thence continuing with the perimeter of said 284.995 acre tract the following courses:

South 1°12'08" East, with the westerly line of said 7.842 acre tract, a distance of 547.19 feet, to a point in the centerline of Jolly Road (T.H. #109) (50' right of way);

South 8°42'07" East, with the westerly line of said 7.842 acre tract, with said centerline, and the westerly line of a 16.9887 acre tract as conveyed to Adam N. Darst and Amber J. Darst, of record in Instrument Number 201812050009569, a distance of 560.06 feet, to the northeast corner of a 8.19 acre tract as conveyed to Aaron Keighley and Megan Keighley, of record in Instrument Number 201605030003320;

South 85°10'51" West, with the northerly line of said 8.19 acre tract and the northerly line of a 49.97 as conveyed to Brett M. Tossey and Allison Paden Green-Tossey, of record in Instrument Number 201611150009454, a distance of 2641.75 feet to the northwesterly corner thereof;

South 7°53'24" East, with the westerly line of said 49.97 acre tract, a distance of 1015.74 feet, to the southwesterly corner thereof;

North 85°27'38" East, with the southerly line of said 49.97 acre tract, a distance of 1277.63 feet to the northwesterly corner of a 17.892 acre tract as conveyed to Jennie B. Parks and Gregory T. Parks, of record in Instrument Number 201910090008284;

South 4°15'52" East, with the westerly line of said 17.892 acre tract, a distance of 979.81 feet to the southwesterly corner thereof, being in the centerline of Watkins Road and in the northerly line of a 2.412 acre tract as conveyed to Michael D. Clever and Cheryl R. Clever, of record in Official Record 797, Page 154;

South 85°38'13" West, with said centerline, with the northerly lines of said 2.412 acre tract, and a 3.259 acre tract as conveyed to Patricia Ann Wilson, of record in Deed Book 339, Page 407, and a 3.033 acre tract as conveyed to Bernard E. Noland and Diane E. Noland, of record in Deed Book 332, Page 636, a distance of 850.87 feet, to a point;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIPS OF PARIS AND DOVER
TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

GRAPHIC SCALE (IN FEET)
200 0 200

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

LEGEND
- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS AND DOVER TOWNSHIPS

1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202305130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100090360000
M.N. 091-00-00-056.000

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 2800170310000
M.N. 103-00-00-036.000
306.96± Acres

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100160180000
M.N. 103-00-00-035.000

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1998
21.87 Acres
O.R. 174, Pg. 109
PID: 2800170530000
M.N. 102-00-00-031.000

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1998
21.87 Acres
O.R. 174, Pg. 109
PID: 1100090470000
M.N. 091-00-00-057.000

Daniel M. Theisen and Sheila D. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2018
116.871 Acres
IN. 201810150008314
PID: 1100090070000
M.N. 091-00-00-054.000

Michael R. Miller and Lynn F. Miller
7.642 Acres
D.B. 311, Pg. 650
PID: 1100090370000
M.N. 091-00-00-055.000

Adam N. Darst and Amber J. Darst
16.9587 Acres
IN. 201812050009585
PID: 1100090380000
M.N. 103-00-00-031.000

Aaron Keighley and Megan Keighley
8.19 Acres
IN. 201809030003320
PID: 1100090350000

Brett M. Tossey and Allison Peden Green-Tossey
49.97 Acres
IN. 201811150009454
PID. 1100090330000
M.N. 103-00-00-033.000

Adam N. Darst and Amber J. Darst
9.27 Acres
IN. 201812050009568
PID: 1100090400000
M.N. 103-00-00-029.000

Robert O. Scott and Jackie L. Scott
2.13 Acres
D.B. 302, Pg. 77
PID: 1100090340000
M.N. 103-00-00-034.000

Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024
5.48 Acres
IN. 202402270001345
PID: 2800170350010
M.N. 103-00-00-038.000

Ryan J. Lee, Gregory J. Lee and Janibo Farms, LLC
17.70 Acres
IN. 202308300002736
PID: 2800170330000
M.N. 102-00-00-013.000

Existing City of Marysville Corporation Line
Resolution No. 23-437
Instrument Number 202312260001313
Ordinance Number 003-2024

Karl R. Martin, Sr. and Marilyn V. Martin
1.585 Acres
IN. 201912060010125
PID: 2800170370000
M.N. 103-00-00-037.000

The Marysville Land Company LLC
2.084 Acres
IN. 202410150007653
PID: 2800170431000
M.N. 103-00-00-048.000

Paris Township
City of Marysville

Lisa Sue Gunnther
1.14 Acres
IN. 202109010011713
PID: 2800170400000
M.N. 102-00-00-011.000

The Marysville Land Company LLC
0.952 Acres
IN. 202411010008183
PID: 2800170440000
M.N. 103-00-00-045.000

Janibo Farms, LLC.
59.725 Acres
IN. 202303080001693
PID: 2800170430000
M.N. 103-00-00-044.000

Ryan J. Lee and Gregory J. Lee
87.295 Acres
IN. 202402140010548
PID. 2800170450010
M.N. 102-00-00-012.000

Existing City of Marysville Corporation Line
IN. 202404060003419
Resolution No. 23-475
Ordinance No. 006-2024

Marvin Subdivision
P.B. 3, Pg. 360

Lot 1

POB

Watkins Road (C.H. #104-A) (60' R/W)

Mark D. Claridge and Rebecca A. Claridge
3.64 Acres
O.R. 13 Pg. 548
PID. 1100160190000
M.N. 103-00-00-047.000

Bernard E. Noland and Diane E. Noland
2.053 Acres
O.R. 272, Pg. 205
PID. 1100160200000
M.N. 103-06-03-001.000

Patricia Ann Wilson
0.330 Acres
PID. 1100160210000
M.N. 103-06-03-002.000

Michael D. Clever and Cheryl R. Clever
O.R. 767, Pg. 154
2.412 Acres
PID: 1100160220000
M.N. 103-06-03-002.000

Donald Township

Jamie B. Parks and Gregory T. Parks
1.000 Acres
IN. 201910090008284
PID: 1100160170000
M.N. 102-00-00-017.000

Mill Creek

John Road (T.R. #109) (50' R/W)

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION

- 560.08± LINEAL FEET OF TOWNSHIP ROADS
- 3564.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS

STATE OF OHIO
MATTHEW J. ACKROYD
8197
REGISTERED SURVEYOR

MATTHEW J. ACKROYD, OHIO PS. NO 8197 DATE
matt.ackroyd@cesolnc.com

Annexation
306.96± Acres

Revisions / Submissions
ID Description Date

© 2024 CESO INC

Project Number:	764182
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 11-0009032.0000
   54.1220 ac, US 36
   Jerry L. Feucht
   14742 US Rte. 36
   Marysville, OH 43040

2. Parcel No. 11-0009048.0000
   Dwight C. Shuler
   13917 U.S. 36
   Marysville, OH 43040

3. Parcel No. 11-0009027.0000
   16257 Myers Road
   Daniel M. Theisen & Sheila O. Theisen, Trustees
   1191 Curve Road
   Delaware, OH 43015

4. Parcel No. 11-0009037.0000
   Michael R. & Lynn F. Miller
   16138 Jolly Road
   Marysville, OH 43040

5. Parcel No. 11-0009038.0000
   Adam N. & Amber J. Darst
   16000 Jolly Road
   Marysville, OH 43040

6. Parcel No. 11-0009035.0000
   Aaron & Megan Keighley
   15953 Jolly Road
   Marysville, OH 43040

7. Parcel No. 11-0016017.0000
   Gregory T. & Jennie B. Parks
   14128 Watkins Road
   Marysville, OH 43040

8. Parcel No. 11-0016022.0000
   Michael D. & Cheryl R. Clever

14169 Watkins Road
Marysville, OH 43040

9. Parcel No. 11-0016021.0000
Patricia A. Wilson
14215 Watkins Road
Marysville, OH 43040

10. Parcel No. 11-0016020.0000
Bernard E. Nolan, Jr. & Diane E. Noland
14249 Watkins Road
Marysville, OH 43040

11. Parcel No. 11-0016019.0000
14311 Watkins Road
Mark D. & Rebecca A. Clarridge
P O. Box 413
Marysville, OH 43040

12. Parcel No. 28-0017038.0000
Joshua A. & Ashley L. Honaker
14381 Watkins Road
Marysville, OH 43040

13. Parcel No. 28-0017043.0000
69.725 acres, Watkins Road
Janibo Farms, LLC
17421 Waldo Road
Marysville, OH 43040

14. Parcel No. 28-0017045.0010
15041 Watkins Road
Gary J. Lee
17421 Waldo Road
Marysville, OH 43040

15. Parcel No. 28-0017046.0000
Lisa S. Guenther
14821 Watkins Road
Marysville, OH 43040

16. Parcel No. 28-0017032.0000

Kevin G. Bennington, Trustee, et al.
117.70 acres, Watkins Road
P. O. Box 357
Williamsport, OH 43164

17. Parcel Nos. 28-0017053.0000 and 11-0009047.0000
US 33 and US 36
Dorothy G. Cotton, Trustee
145 Colemans Crossing
Marysville, OH 43040

18. Parcel No. 28-0017017.1000
14745 US Rte. 36
Jasbir & Jatinder Singh
1130 Burrow Court
Marysville, OH 43040

MAP OF TERRITORY TO BE ANNEXED FROM: TOWNSHIPS OF PARIS AND DOVER TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

200 0 200
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

LEGEND
- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS AND DOVER TOWNSHIPS

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 2800170530000
M.N. 102-00-00-001.000

N 74° 50' 49" E 4173.22'

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 1100090470000
M.N. 091-00-00-057.000

S 31° 55' 16" E 221.16'
S 39° 16' 06" E 208.34'
S 39° 48' 12" E 225.81'
S 53° 25' 42" E 45.79'
S 64° 26' 07" E 100.31'
S 73° 12' 05" E 157.72'
S 67° 01' 29" E 267.46'

Mill Creek

Daniel M. Theisen and Shelia O. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2019
116.971 Acres
IN. 201910100008314
PID: 1100090270000
M.N. 091-00-00-054.000

1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202306130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

Paris Township / Dover Township

VMS 3350 / VMS 5135

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100090360000
M.N. 091-00-00-056.000

Michael R. Miller and Lynn F. Miller
7.842 Acres
D.B. 311, Pg. 693
PID: 1100090370000
M.N. 091-00-00-055.000

S 01° 12' 08" E 547.19'
S 01° 12' 08" E 560.16'
W91 ROW
S 88° 42' 07" E

Adam N. Darst and Amber J. Darst
16.9887 Acres
IN. 201812050009569
PID: 1100090380000
M.N. 103-00-00-031.000

Jolly Road (T.H. #109) (50' R/W)

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 2800170310000
M.N. 103-00-00-036.000
306.96± Acres

S 85° 10' 51" W 2641.75'

Aaron Keighley and Megan Keighley
6.19 Acres
IN. 201805030003320
PID: 1100090350000

Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust
dated January 17, 2024
6.48 Acres
IN. 202402270001345
PID: 2800170350010
M.N. 103-00-00-038.000

N 05° 29' 05" W 2729.07'

Ryan J. Lee, Gregory J. Lee, and Janibo Farms, LLC
117.70 Acres
IN. 202401190002723
PID: 2800170320000
M.N. 102-00-00-010.000

1015.74'
S 07° 53' 24" E

Brett M. Tossey and Allison Paden Green-Tossey
49.97 Acres
IN. 201611150009454
PID: 1100090330000
M.N. 103-00-00-033.000

Adam N. Darst and Amber J. Darst
9.27 Acres
IN. 201812050009569
PID: 1100090400000
M.N. 103-00-00-029.000

Robert D. Scott and Jackie L. Scott
2.13 Acres
D.B. 303, Pg. 77
PID: 1100090340000
M.N. 103-00-00-034.000

N 85° 27' 38" E 1277.63'

Existing City of Marysville Corporation Line
Resolution No. 23-437
Instrument Number 202402260001313
Ordinance Number 003-2024

City of Marysville / Paris Township

Karl R. Martin, Sr. and Merilyn V. Martin
1.585 Acres
IN. 201912060010125
PID: 2800170370000
M.N. 103-00-00-037.000

N 83° 45' 41" W 81.04'

The Marysville Land Company LLC
2.084 Acres
IN. 202410150007653
PID: 2800170431000
M.N. 103-00-00-046.000

Pans Township / Dover Township

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100160180000
M.N. 103-00-00-035.000

Janine B. Parks and Gregory T. Parks
17.852 Acres
IN. 201910090005284
PID: 1100160170000
M.N. 103-02-01-017.000

S 04° 15' 52" E 978.81'

VMS 3350 / VMS 5135

R/W
CL
R/W

N 83° 45' 41" W 570.55'

Paris Township / City of Marysville

Lisa Sue Guenther
1.14 Acres
IN. 202109010011713
PID: 2800170460000
M.N. 102-00-00-011.000

N 06° 27' 05" W 255.54'
S 06° 24' 41" E 250.29'
155.04'
N 83° 35' 19" E

N 83° 35' 05" W 324.56'
N 06° 10' 05" W 381.61'
S 06° 13' 05" W 372.25'
N 83° 38' 24" W 201.93'
N 83° 35' 05" W 143.83'
N 06° 18' 11" W 279.06'
N 83° 36' 07" W 602.64'
S 06° 55' 47" E 231.20'
N 83° 44' 34" W 299.93'
S 86° 23' 46" W 371.17'
S 85° 38' 13" W 850.87'

POB

Watkins Road (C.H. #104-A) (60' R/W)

The Marysville Land Company LLC
0.952 Acres
IN. 202411010008183
PID: 2800170440000
M.N. 103-00-00-045.000

Janibo Farms, LLC
69.725 Acres
IN. 202303080001593
PID: 2800170430000
M.N. 103-00-00-044.000

Ryan J. Lee and Gregory J. Lee
97.295 Acres
IN. 202402140001046
PID. 2800170450010
M.N. 102-00-00-012.000

Existing City of Marysville Corporation Line
IN. 202404080002419
Resolution No. 23-475
Ordinance No. 006-2024

Mammax Subdivision
P.B. 3, Pg. 360

Lot 1

Mark D. Clarridge and Rebecca A. Clarridge
3.84 Acres
O.R. 13 Pg. 648
PID: 1100160190000
M.N. 103-00-00-047.000

Bernard E. Noland and Diane E. Noland
3.333 Acres
D.B. 335, Pg. 535
PID: 1100160200000
M.N. 103-06-03-001.000

Patricia Ann Wilson
D.B. 339, Pg. 407
3.259 Acres
PID: 1100160210000
M.N. 103-06-03-002.000

Michael D. Clever and Cheryl R. Clever
O.R. 797, Pg. 154
2.412 Acres
PID: 1100160220000
M.N. 103-06-03-003.000

Dover Township

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 560.06± LINEAL FEET OF TOWNSHIP ROADS
- 3684.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

1/9/25

MATTHEW J. ACKROYD, OHIO PS NO 8897 DATE
matt.ackroyd@cesoinc.com

CESO
WWW.CESOINC.COM
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
Phone: 937.433.5064 Fax: 866.264.4826

Annexation
306.96± Acres

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC

Project Number:	764162
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

painter & associates
ATTORNEYS AT LAW LLC

NATHAN D. PAINTER • REBECCA MUNCY BROOKS, OF COUNSEL • KYLE LINDENBAUM, OF COUNSEL • THOMAS L. HART, OF COUNSEL

February 24, 2025

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED

Union County Commissioners
233 W. Sixth Street.
Marysville, OH 43040

Re Type 2 Annexation Petition, ORC §709.023, 306.96+/- acres, Jolly and Watkins Road, from Paris and Dover Townships

Dear Clerk:

Enclosed is our Affidavit of Service of Annexation Petition on Paris Township, Dover Township and the City of Marysville, and the adjacent property owners listed in the Annexation Petition filed with your office on February 14, 2025.

Please let me know if you need anything further to complete your file for the Commissioners' upcoming hearing on this matter. Thank you.

Sincerely,

Lizabeth A. Russell-Pickard
Paralegal

Enclosures

RECEIVED
FEB 26 2025
By

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

Now comes Thomas L. Hart, being of lawful age and being first duly sworn and cautioned, hereby states the following:

1. My name is Thomas L. Hart, and I have personal knowledge of the facts presented in this Affidavit.

2. I am the agent for the annexation petition that was filed with the Union County Commissioners on February 14, 2025 on behalf of the property owners.

3. On February 18, 2025, I mailed a copy of the annexation petition filed with the Union County Commissioners to Paris Township, Dover Township and the City of Marysville by certified mail return receipt requested, and copies of the signed receipts are attached.

4. On February 18, 2025, I mailed a notice of the filing of the annexation petition and a full and complete copy of the annexation petition and attachments by regular mail to all landowners in the annexation area and adjacent landowners, which included those on the attached Exhibit.

FURTHER AFFIANT SAYETH NOT.

THOMAS L. HART

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

Thomas L. Hart appeared before me this 24 day of February, 2025, who is known to me or satisfactorily proven to be the same, and signed the statements made in the foregoing Affidavit as being true to the best of his knowledge and belief.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

LIZABETH A RUSSELL-PICKARD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-19-2027
Recorded in
Franklin County

PSI-Conwar St - Ai

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Marysville
209 S. Main St.
Marysville, Oh 43040

9590 9402 9040 4122 2014 43

2. Article Number *(Transfer from service label)*

9589 0710 5270 1763 6353 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ A

B. Received by *(Printed Name)* C

Nicole K. Lahmers

D. Is delivery address different from it s

If YES, enter delivery address belo ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

I Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PSI- Conwar St Any

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paris Twp. Trustees
716 N. Main St
Marysville OH 43040

9590 9402 9040 4122 2013 99

2. Article Number *(Transfer from service label)*

9589 0710 5270 1763 6353 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

Ryan J. Lee

C. Date of Delivery

2/19/25

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

I Mail
I Mail Restricted Delivery
500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PSI- Conwar St Any

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dover Twp. Trustees
attn. Bev Low
13067 Hinton Milford
Marysville Oh 43040

9590 9402 9040 4122 2013 82

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addresse

B. Received by *(Printed Name)*

Bev Low

C. Date of Deliver

2-19-25

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 11-0009032.0000
   54.1220 ac, US 36
   Jerry L. Feucht
   14742 US Rte. 36
   Marysville, OH 43040

2. Parcel No. 11-0009048.0000
   Dwight C. Shuler
   13917 U.S. 36
   Marysville, OH 43040

3. Parcel No. 11-0009027.0000
   16257 Myers Road
   Daniel M. Theisen & Sheila O. Theisen, Trustees
   1191 Curve Road
   Delaware, OH 43015

4. Parcel No. 11-0009037.0000
   Michael R. & Lynn F. Miller
   16138 Jolly Road
   Marysville, OH 43040

5. Parcel No. 11-0009038.0000
   Adam N. & Amber J. Darst
   16000 Jolly Road
   Marysville, OH 43040

6. Parcel No. 11-0009035.0000
   Aaron & Megan Keighley
   15953 Jolly Road
   Marysville, OH 43040

7. Parcel No. 11-0016017.0000
   Gregory T. & Jennie B. Parks
   14128 Watkins Road
   Marysville, OH 43040

8. Parcel No. 11-0016022.0000
   Michael D. & Cheryl R. Clever

14169 Watkins Road
Marysville, OH 43040

9. Parcel No. 11-0016021.0000
Patricia A. Wilson
14215 Watkins Road
Marysville, OH 43040

10. Parcel No. 11-0016020.0000
Bernard E. Nolan, Jr. & Diane E. Noland
14249 Watkins Road
Marysville, OH 43040

11. Parcel No. 11-0016019.0000
14311 Watkins Road
Mark D. & Rebecca A. Clarridge
P O. Box 413
Marysville, OH 43040

12. Parcel No. 28-0017038.0000
Joshua A. & Ashley L. Honaker
14381 Watkins Road
Marysville, OH 43040

13. Parcel No. 28-0017043.0000
69.725 acres, Watkins Road
Janibo Farms, LLC
17421 Waldo Road
Marysville, OH 43040

14. Parcel No. 28-0017045.0010
15041 Watkins Road
Gary J. Lee
17421 Waldo Road
Marysville, OH 43040

15. Parcel No. 28-0017046.0000
Lisa S. Guenther
14821 Watkins Road
Marysville, OH 43040

16. Parcel No. 28-0017032.0000

Kevin G. Bennington, Trustee, et al.
117.70 acres, Watkins Road
P. O. Box 357
Williamsport, OH 43164

17. Parcel Nos. 28-0017053.0000 and 11-0009047.0000
US 33 and US 36
Dorothy G. Cotton, Trustee
145 Colemans Crossing
Marysville, OH 43040

18. Parcel No. 28-0017017.1000
14745 US Rte. 36
Jasbir & Jatinder Singh
1130 Burrow Court
Marysville, OH 43040

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL

McKim Broadhead 02/26/25

Terry Emery

RESOLUTION 003-2025

TO AUTHORIZE THE SERVICES THAT THE CITY OF MARYSVILLE WILL PROVIDE SHOULD THE +/- 306.96 ACRES LOCATED IN PARIS AND DOVER TOWNSHIPS, UNION COUNTY, OHIO, CONTIGUOUS TO THE CITY OF MARYSVILLE, BE ANNEXED INTO THE CITY, AND TO PROVIDE FOR BUFFER REQUIREMENTS

WHEREAS, On February 14, 2025 pursuant to Ohio Revised Code Section 709.023, the property owners seeking annexation of +/- 306.96 acres of real property in Paris and Dover Townships, Union County, Ohio, which is contiguous to the City of Marysville along 30.38% of its perimeter, filed with the Board of County Commissioners of Union County, Ohio, an Expedited Type II Petition for Annexation of their property to the City of Marysville, a copy of which is attached and incorporated herein as Exhibit A; and

WHEREAS, on February 14, 2025 said Petition was delivered to the City of Marysville from the Board of County Commissioners of Union County, Ohio; and

WHEREAS, Ohio Revised Code Section 709.023 (C) provides that within twenty days after the date that the petition is filed, the municipal corporation to which annexation is sought, shall adopt a resolution stating what services the municipal corporation will provide to the territory seeking annexation and an approximate date by which it will provide those services; and

WHEREAS, the Ohio Revised Code Section 709.023 (C) also provides that within that same twenty day period, the municipal corporation shall adopt an ordinance or resolution stating that, if the territory is annexed and becomes subject to zoning by the municipal corporation and that if the municipality's zoning allows uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining in the township from which the territory was annexed, the municipal corporation shall require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land now remaining within the township; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. In the event that the proposed +/- 306.96 acres (the "Property") is annexed to the City of Marysville, Ohio, the City will provide to the Property the full range of municipal services available to the residents of, and to the property within, the City of Marysville, including but not limited to police, fire and EMS protection, sanitary sewers, water lines, storm sewers, public roadway, refuse collection, all of which can be provided immediately upon the effective date of the annexation as provided by law. Should it be determined that as a result of the annexation,

the boundary line between the township and the City divides or segments a street or highway so as to create a road maintenance problem, the City, as a condition of the annexation, shall assume the maintenance of that street or highway or otherwise correct the problem.

SECTION II. If the Property is annexed and becomes subject to the City of Marysville zoning, and the City zoning allows uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under applicable county or township zoning regulations in effect at the time of the filing of the petition on the land adjacent to the annexed territory remaining in the unincorporated area of Paris and/or Dover Townships, then the City of Marysville will require the owner or owners of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining with Paris and/or Dover Townships.

SECTION III. The Clerk of Council is hereby directed to forward and file certified copies of this Resolution with the Union County Board of County Commissioners and to send a copy to the Agent for the Petitioners for annexation within twenty days following the date that the petition was filed.

SECTION IV. This Resolution is effective upon its adoption.

One Reading Only: February 24, 2025

Passed: February 24, 2025

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

LAW DIRECTOR

ATTEST:

CLERK OF COUNCIL

EXHIBIT A

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023) TO THE CITY OF MARYSVILLE OF 306.96 +/- ACRES, MORE OF LESS, FROM PARIS and DOVER TOWNSHIPS

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

The undersigned, petitioners in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 306.96+/- acres, more or less, with a total length of the annexation perimeter of 20,555.64+/- feet, more or less, in the Townships of Paris and Dover, which area is contiguous along 6,245.32 +/- feet, or 30.38% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE. ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

RECEIVED
FEB 14 2025
CITY OF
MARYSVILLE

RECEIVED
FEB 14 2025
By

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: John Hen/Owner
Name/Title

DATE: 1/15/2025

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: Vice President
Name/Title Brent B Bachury

DATE: 12/03/2024

Trustee 11-11-24
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

11/11/2024
Karl R. Martin Date

11/11/2024
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

Joan H. Robinson 11/11/24
Joan H. Robinson Date

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: _____
Name/Title

DATE: _____

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: _____ Vice President
Name/Title Brent B Brockbury

DATE: 12/03/2024

_____
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

_____
Karl R. Martin Date

_____
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

_____
Joan H. Robinson Date

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: _____
Name/Title

DATE: _____

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: _____
Name/Title

DATE: _____

_____, Trustee 11-11-24
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

_____
Karl R. Martin Date

_____
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

_____
Joan H. Robinson Date

COUGAR STATE FARMS LIMITED PARTNERSHIP
3160 Kingsmead Trace
Dublin, OH 43017

By: _____
Name/Title

DATE: _____

THE MARYSVILLE LAND COMPANY LLC
8000 Walton Parkway, Ste. 200
New Albany, OH 43054

By: _____
Name/Title

DATE: _____

_____
Steven R. Elliott, Trustee Date
14802 Watkins Road
Marysville, OH 43040

11/11/2024
Karl R. Martin Date

11/11/2024
Merilyn V. Martin Date
14872 Watkins Road
Marysville, OH 43040

Joan H. Robinson 11/1/24
Joan H. Robinson Date

14419 Watkins Road
Marysville, OH 43040

David Wilson 11/27/24
David Wilson Date

Mary L. Wilson 11/27/24
Mary L. Wilson Date
14501 Watkins Road
Marysville, OH 43040

Brett M. Tossey Date

Allison P. Green-Tossey Date
14780 Hillview Road
Marysville, OH 43040

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.67 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

Thence North 83°45'41" West, with said centerline and the northerly line of said 1.14 acre tract, a distance of 81.04 feet to the southwesterly corner of the aforementioned lands of Elliott, trustee and the southeasterly corner of a 117.70 acre tract as conveyed to Ryan J. Lee, Gregory J. Lee, and Janibo Farms, LLC, of record in Instrument Number 202404190002720;

Thence North 5°29'05" West, with aforesaid corporation line and the westerly line of said Elliott, Trustee lands, 6.48 acre tract and said 284.995 acre tract and the easterly line of said 117.70 acre tract, a distance of 2728.02 feet to the northwesterly corner of said 284.955 acre tract, being the northeasterly corner of said 117.70 acre tract and being in the southerly line of a 21.87 acre tract as conveyed to Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999, of record in Official Record 174, Page 109;

Thence with the perimeter of said 284.995 acre tract the following courses:

North 74°50'49" East, with the southerly line of said 21.87 acre tract, a distance of 4173.22 feet to the northwesterly corner of a 116.971 acre tract as conveyed to Daniel M. Theisen and Shelia O. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2019, of record in Instrument Number 201910100008314;

Thence continuing with the perimeter of said 284.995 acre tract and the perimeter of said 116.971 acre tract the following courses:

South 31°55'10" East, a distance of 227.16 feet to a point;

South 36°16'08" East, a distance of 206.42 feet to a point;

South 39°46'12" East, a distance of 255.81 feet to a point;

South 53°25'42" East, a distance of 45.79 feet to a point;

South 64°26'07" East, a distance of 100.31 feet to a point;

South 73°12'05" East, a distance of 157.82 feet to a point;

South 67°01'20" East, a distance of 287.40 feet to the northwesterly corner of a 7.842 acre tract as conveyed to Michael R. Miller and Lynn F. Miller, of record in Deed Book 311, Page 693;

Thence continuing with the perimeter of said 284.995 acre tract the following courses:

South 1°12'08" East, with the westerly line of said 7.842 acre tract, a distance of 547.19 feet, to a point in the centerline of Jolly Road (T.H. #109) (50' right of way);

South 8°42'07" East, with the westerly line of said 7.842 acre tract, with said centerline, and the westerly line of a 16.9887 acre tract as conveyed to Adam N. Darst and Amber J. Darst, of record in Instrument Number 201812050009569, a distance of 560.06 feet, to the northeast corner of a 8.19 acre tract as conveyed to Aaron Keighley and Megan Keighley, of record in Instrument Number 201605030003320;

South 85°10'51" West, with the northerly line of said 8.19 acre tract and the northerly line of a 49.97 as conveyed to Brett M. Tossey and Allison Paden Green-Tossey, of record in Instrument Number 201611150009454, a distance of 2641.75 feet to the northwesterly corner thereof;

South 7°53'24" East, with the westerly line of said 49.97 acre tract, a distance of 1015.74 feet, to the southwesterly corner thereof;

North 85°27'38" East, with the southerly line of said 49.97 acre tract, a distance of 1277.63 feet to the northwesterly corner of a 17.892 acre tract as conveyed to Jennie B. Parks and Gregory T. Parks, of record in Instrument Number 201910090008284;

South 4°15'52" East, with the westerly line of said 17.892 acre tract, a distance of 979.81 feet to the southwesterly corner thereof, being in the centerline of Watkins Road and in the northerly line of a 2.412 acre tract as conveyed to Michael D. Clever and Cheryl R. Clever, of record in Official Record 797, Page 154;

South 85°38'13" West, with said centerline, with the northerly lines of said 2.412 acre tract, and a 3.259 acre tract as conveyed to Patricia Ann Wilson, of record in Deed Book 339, Page 407, and a 3.033 acre tract as conveyed to Bernard E. Noland and Diane E. Noland, of record in Deed Book 332, Page 636, a distance of 850.87 feet, to a point;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

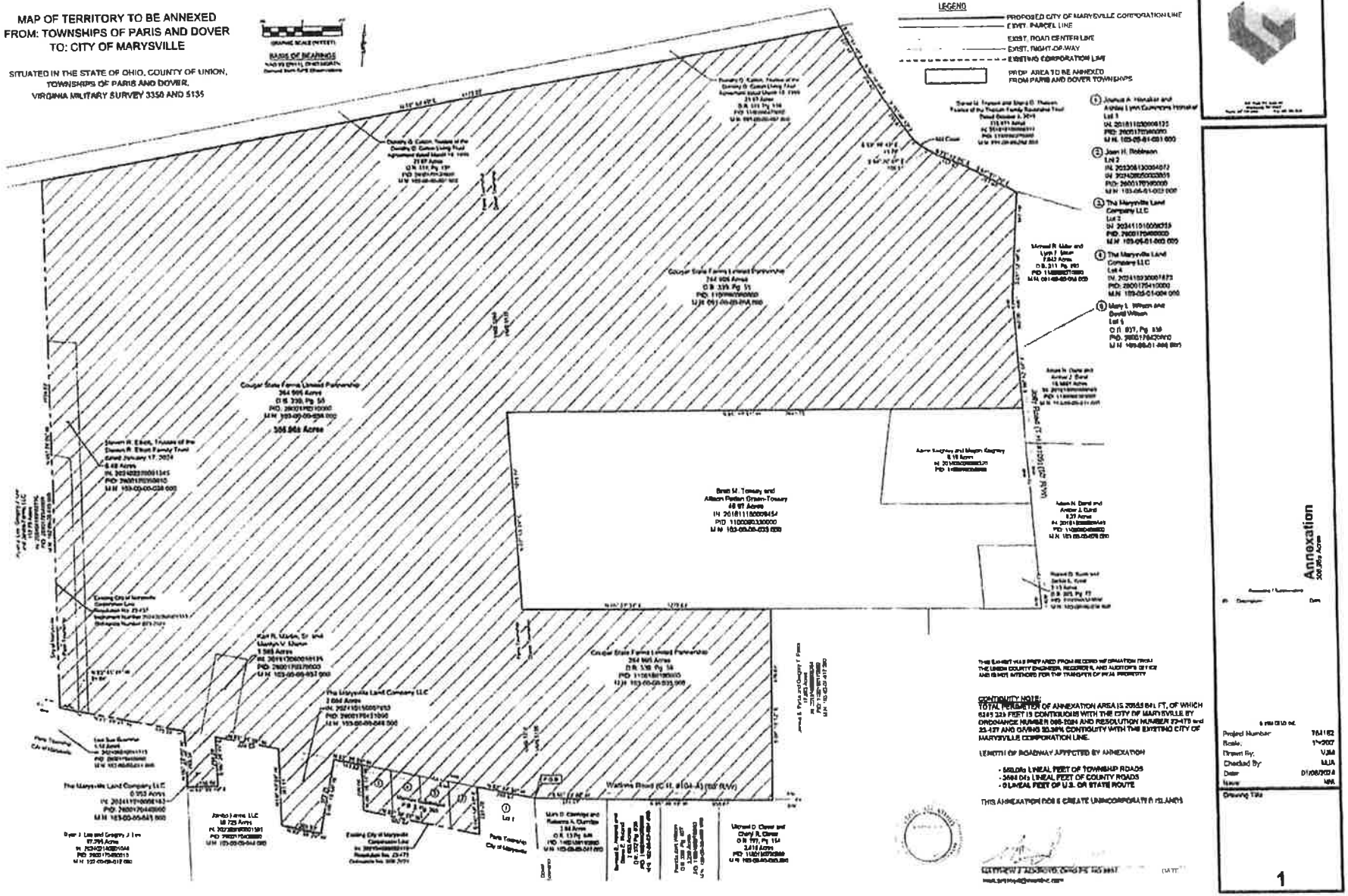
1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

B

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIPS OF PARIS AND DOVER
TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135



THIS SURVEY WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER'S, AND AUDITOR'S OFFICE AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20553.641 FT, OF WHICH 6349.329 FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 2005-1024 AND RESOLUTION NUMBER 23-479 and 23-427 AND GIVING 30.88% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION

- 5650.0 LINEAL FEET OF TOWNSHIP ROADS
- 3698.0 LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS

MATTHEW J. ADKINS, OHIO PS NO. 8837 DATE
mad_survey@msn.com

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 11-0009032.0000
   54.1220 ac, US 36
   Jerry L. Feucht
   14742 US Rte. 36
   Marysville, OH 43040

2. Parcel No. 11-0009048.0000
   Dwight C. Shuler
   13917 U.S. 36
   Marysville, OH 43040

3. Parcel No. 11-0009027.0000
   16257 Myers Road
   Daniel M. Theisen & Sheila O. Theisen, Trustees
   1191 Curve Road
   Delaware, OH 43015

4. Parcel No. 11-0009037.0000
   Michael R. & Lynn F. Miller
   16138 Jolly Road
   Marysville, OH 43040

5. Parcel No. 11-0009038.0000
   Adam N. & Amber J. Darst
   16000 Jolly Road
   Marysville, OH 43040

6. Parcel No. 11-0009035.0000
   Aaron & Megan Keighley
   15953 Jolly Road
   Marysville, OH 43040

7. Parcel No. 11-0016017.0000
   Gregory T. & Jennie B. Parks
   14128 Watkins Road
   Marysville, OH 43040

8. Parcel No. 11-0016022.0000
   Michael D. & Cheryl R. Clever

14169 Watkins Road
Marysville, OH 43040

9. Parcel No. 11-0016021.0000
Patricia A. Wilson
14215 Watkins Road
Marysville, OH 43040

10. Parcel No. 11-0016020.0000
Bernard E. Nolan, Jr. & Diane E. Noland
14249 Watkins Road
Marysville, OH 43040

11. Parcel No. 11-0016019.0000
14311 Watkins Road
Mark D. & Rebecca A. Clarridge
P O. Box 413
Marysville, OH 43040

12. Parcel No. 28-0017038.0000
Joshua A. & Ashley L. Honaker
14381 Watkins Road
Marysville, OH 43040

13. Parcel No. 28-0017043.0000
69.725 acres, Watkins Road
Janibo Farms, LLC
17421 Waldo Road
Marysville, OH 43040

14. Parcel No. 28-0017045.0010
15041 Watkins Road
Gary J. Lee
17421 Waldo Road
Marysville, OH 43040

15. Parcel No. 28-0017046.0000
Lisa S. Guenther
14821 Watkins Road
Marysville, OH 43040

16. Parcel No. 28-0017032.0000

Kevin G. Bennington, Trustee, et al.
117.70 acres, Watkins Road
P. O. Box 357
Williamsport, OH 43164

17. Parcel Nos. 28-0017053.0000 and 11-0009047.0000
US 33 and US 36
Dorothy G. Cotton, Trustee
145 Colemans Crossing
Marysville, OH 43040

18. Parcel No. 28-0017017.1000
14745 US Rte. 36
Jasbir & Jatinder Singh
1130 Burrow Court
Marysville, OH 43040

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

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

MEMO

To: Board of Commissioners, Union County
From: Jeff Stauch, Union County Engineer
Date: March 10, 2025
RE: Annexation to Marysville from Paris and Dover Townships (306.96 Acres)

The subject annexation petition, received on February 14, 2025, has been reviewed by our office. The attached letter dated January 9, 2025 references the pre-approval technical review for closure, acreage, and adjoining deed information.

The subsequent formal submission, was filed and reviewed under RC 709.021/RC 709.023, and is summarized as follows:

i. The legal description is accurate.
ii. The map/plat has been confirmed to be accurate.
iii. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all the owners of real estate in that territory.
iv. The proposed area to be annexed does not exceed 500 acres.
v. The proposed contiguity with Plain City exceeds the minimum perimeter of 5%.
vi. The proposed annexation will not create any unincorporated island areas.

The proposed annexation and anticipated future land uses may have a significant impact on the adjacent roadways, specifically Watkins Road (County Road) and Jolly Road (Township Road). They may serve as the outlets for the development as currently presented. Our office has not had discussions to this point with either the City or the Developer regarding future road improvements, access points, etc. I would anticipate the need for substantial improvements to safely and properly serve future development buildout. As the planning for the future development moves forward, we will require the necessary Traffic Impact Studies and

coordination with the City of Marysville and their development partners towards the funding of those improvements.

Attachment *Pre-approval Review*

County Engineer
Environmental Engineer
Building Department

233 W. Sixth Street
Marysville, Ohio 43040

P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov /engineer

County Engineer
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Building Department
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P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

Date: January 9, 2025

Kyle Hoyng, P.E.
City of Marysville
209 S. Main Street
Marysville, Ohio 43040

Kyle,
The attached annexation plat and description of the 306.96 acres tract being annexed into the City of Marysville have been reviewed for overall closure, and adjoining deed information. The results of this review are acceptable. Final review and approval will follow after formal submission to the County Commissioners and adoption by the City of Marysville.

If there are any questions feet free to contact us.

Sincerely,

Chris Clapsaddle
Mapping Manager
(937) 645-3121

cc: City of Marysville Planning and Zoning

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL
Mallory Lehman

RESOLUTION NO. 25-098

A RESOLUTION GRANTING THE PETITION OF COUGAR STATE FARMS, LP FOR EXPEDITED TYPE 2 ANNEXATION OF 306.96 A. +/-FROM PARIS AND DOVER TOWNSHIPS, UNION COUNTY, OHIO, INTO THE CITY OF MARYSVILLE, OHIO.

WHEREAS, Cougar State Farms, LP, Applicant(s), have presented a Petition by Owner of Real Estate for Annexation of certain land in Paris and Dover Townships, Union County, Ohio, to the City of Marysville, Ohio, utilizing the special procedure of R.C. 709.023, known as an Expedited Type 2 annexation, which Petition included a plat and legal description of the area proposed to be annexed; and

WHEREAS, Applicant filed an Expedited Type II Petition on February 14, 2025; and

WHEREAS, the Council of the City of Marysville approved Resolution 003-2025 on February 24, 2025, which resolution addresses services the City of Marysville will provide should Petition for Annexation be approved and to provide for zoning buffer requirements, and submitted the same to the County on February 27, 2025; and

WHEREAS, Agent for the Applicant filed his affidavit as to service of the Petition as required by R.C. 709.023(B); and

WHEREAS, the Union County Engineer has provided a memorandum regarding the Petition; and

WHEREAS, Paris and Dover Townships Township has not filed a written objection to the proposed annexation; and

WHEREAS, this Board has reviewed the Petition for Annexation with the supporting materials and based upon that review, FINDS that the Petition satisfies the conditions set out in R.C. §709.023(E).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, UNION COUNTY, OHIO, THAT:

Section 1. The Petition for Expedited Type 2 Annexation into the City of Marysville of 306.96 A., more or less, as legally described in Exhibit A and depicted in Exhibit B, each of which are attached and incorporated by reference, from Paris and Dover Townships Township, Union County, Ohio, by Cougar State Farms, LP, is approved.

Section 2. This annexation having been considered under the special statutory procedure as an Expedited Type 2 annexation, unless otherwise provided in an annexation agreement entered into under section 709.192 of the Revised Code or in a cooperative economic development agreement entered into under section 701.07 of the Revised Code, the territory so annexed, as legally described in Exhibit A and depicted in Exhibit B, shall not at any time be excluded from the township under section 503.07 of the Revised Code and, thus, remains subject to the township's real property taxes.

Section 3. The Clerk of the Board is directed to send a certified copy of this Resolution to the Agent for the Petitioners, the Clerk of the City of Marysville, the Fiscal Officer of Paris and Dover Townships Township, and the Union County Auditor. The Clerk shall also deliver a certified copy of

the entire record of these annexation proceedings, including all resolutions of this Board, signed by a majority of the members of the Board, the petition, map, and all other papers on file, to the clerk of the City of Marysville, the municipal corporation to which annexation is proposed.

Section 4. The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code §121.22.

Steve Robinson introduced this resolution and moved its passage; Tom McCarthy seconded the motion; and after discussion, the chair called a roll call vote, and the results were:

Steve Robinson	Yes	No
Tom McCarthy	Yes	No
Dave Lawrence	Yes	No

Passed: March 12, 2025

ATTEST: Mallory Lehman
Mallory Lehman, Clerk

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

Steve Robinson

Tom McCarthy
Thomas A. McCarthy

absent
David A. Lawrence

Approved as to Form:

Thayne D. Gray March 12, 2025
Assistant Prosecuting Attorney

ORDINANCE _____

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION I PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, on May 6, 2025, the City Planning Commission reviewed an application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for the Marysville East Section I PUD set forth in Appendix A of Exhibit A, incorporated herein; and

WHEREAS, said amendment set forth in Appendix A of Exhibit A only includes the Marysville East Amendment 1B, and Appendix B of Exhibit A includes the full Marysville East Section I updated Development text; and

WHEREAS, to date, the PUD zoning for Marysville East is comprised of four sections, all of which were annexed separately by Ordinance and subsequently zoned separately by Ordinance, and the corresponding Ordinances are listed here: 003-2024, 004-2024, 006-2024, 007-2024, 040-2024, 041-2024, 046-2024 and 047-2024; and

WHEREAS, this rezoning concerns all of the land contained within the annexed property known as Marysville East Section IV and some of the land contained within the annexed property known as Marysville East Section I; and

WHEREAS, the Planning Commission recommended approval of the amendment as set forth in Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with publication in a newspaper of general circulation with at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby approves the application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for the Marysville East Section I PUD as set forth in Exhibit A.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading May 27, 2025

2nd Reading June 9, 2025

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Note: 3rd Reading was tabled to July 14th on June 23rd.

EXHIBIT A

RESOLUTION _____

TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION 1 PLANNED UNIT DEVELOPMENT

WHEREAS, on May 6, 2026, the City Planning Commission has reviewed an application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for Marysville East Section 1 PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the Zoning Amendment of the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that the requested Amendment to the Planned Unit Development zoning of Marysville East Section 1 be **APPROVED** in accordance with this Resolution.

Passed 5-6-2025

Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

Appendix A:

Marysville East Amendment 1B Only Development Text

Appendix A - Marysville East Section 1 Amendment 1B Only Text

Marysville East Section #1B

Marysville, Ohio



Marysville East PUD Development Plan
Section #1 Approved – January 8, 2024
Section #1A Amendment Approved – June 11, 2024

Section #1B – Submitted April 8, 2025
Revised May 15, 2025

Rockford Development Investments (RDI)
Contact: Bart A. Barok, Partner
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240
614-286-2055

Development Plan Document Index

1. PUD Development Plan Application
2. Marysville East Annexations – Regional Map
3. Regional Vicinity (Context) Map
4. Survey and Legal Description
5. Existing Conditions Map – Buildings, Structures, & Tree Clearing (Revised 5.16.25)
6. 100 Year Flood Zone Map
7. Development Plan
    a. Section #1B
    b. Section #1 – Subarea C
    c. Jolly Road Buffer Map
8. Development Text
    a. Rezoning Statement
    b. General Development Standards
    c. Description of Each Subarea
        i. List of Permitted Uses
        ii. Lot Sizes, Setbacks, Height, Open Space, and Coverage
        iii. Density
        iv. Access, Parking, Loading, and Pedestrian Connectivity
        v. Landscaping
        vi. Architectural, Site, and Lighting
        vii. Signage
    d. Additional Information Requested
        i. Specific objectives section 1135.01
        ii. Public services
        iii. Comprehensive plan conformity

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: Multiple parcels on the north and south side of Watkins Road - See ownership list

Present Zoning District: Paris/Dover Township Res/Ag Present Use of the Land: Agricultural / Undeveloped / SF

Proposed Zoning District: PUD Proposed Use of the Land: Industrial/Innovation

Owner of Property: See attached

Owner's Address (Street): See attached

City, State and Zip Code: See attached

Owner's Telephone Number: See attached

Applicant Information *(Please print clearly)*

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

Company: Rockford Development Investements (RDI)

Address (Street): 999 Polaris Parkway, Suite 200

City, State and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@Rockfordhomes.net

CITY OF marysville
where the grass is greener
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

Property Owners / Signature Page

Owner of Property: Cougar State Farms Limited Partnership
Owner Address: 3160 Kingsmead Trace, Dublin Ohio 43017
Owner's Telephone #: Private

Signature of Owner: _____ Date: 11/11/24

Owner of Property: Steven R. Elliott, Trustee
Owner Address: 14802 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: _____, Trustee Date: 11-11-24

Owner of Property: The Marysville Land Company, LLC
Owner Address: 8000 Walton Parkway, Ste 200, New Albany, Oh 43054
Owner's Telephone #: Private

Signature of Owner: _____ Date: 12/03/2024

Owner of Property: Karl R. & Merilyn V. Martin
Owner Address: 14872 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: _____ Date: 11/11/2024
Merilyn V. Martin 11/11/2024

CITY OF marysville
where the grass is greener

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

Property Owners / Signature Page

Owner of Property: Joan Robinson
Owner Address: 14419 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Joan Robinson Date: 11/11/24

Owner of Property: Mary L. & David Wilson
Owner Address: 14501 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Mary L. Wilson Date: 11/27/24

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

Signature of Applicant: _____ Date: 3-24-2025

Signature of Owner: See Attached Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard 4/9/25

City Staff Date

DECISION OF THE PLANNING COMMISSION

☑ Approved

☐ Disapproved

☐ Approved with conditions

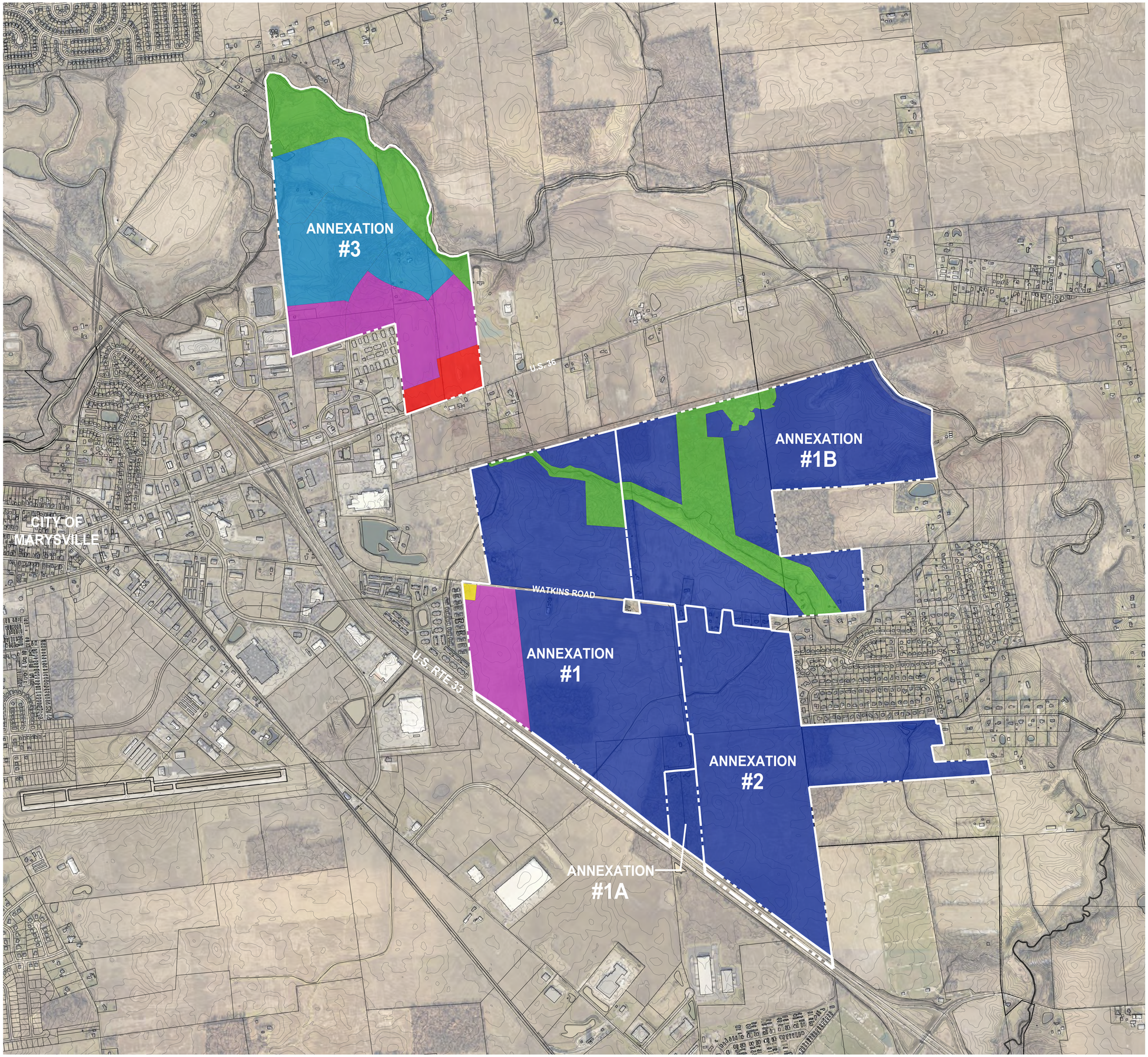
_____

_____

_____

Michael Nickoson 05/13/2025

Chairperson, Planning Commission Date



Land Use Data:

Total Area:	± 1139.385 Acres
Innovation District:	± 756.12 Acres
Commercial:	± 15.88 Acres
Single Family Residential:	± 109.75 Acres
Multi-family Residential:	± 101.71 Acres
Lift Station:	± 1.14 Acres
Open Space:	± 135.89 Acres
US 33:	± 18.89 Acres

MARYSVILLE EAST - LAND USE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST - VICINITY MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN | ROCKFORD DEVELOPMENT INVESTMENTS

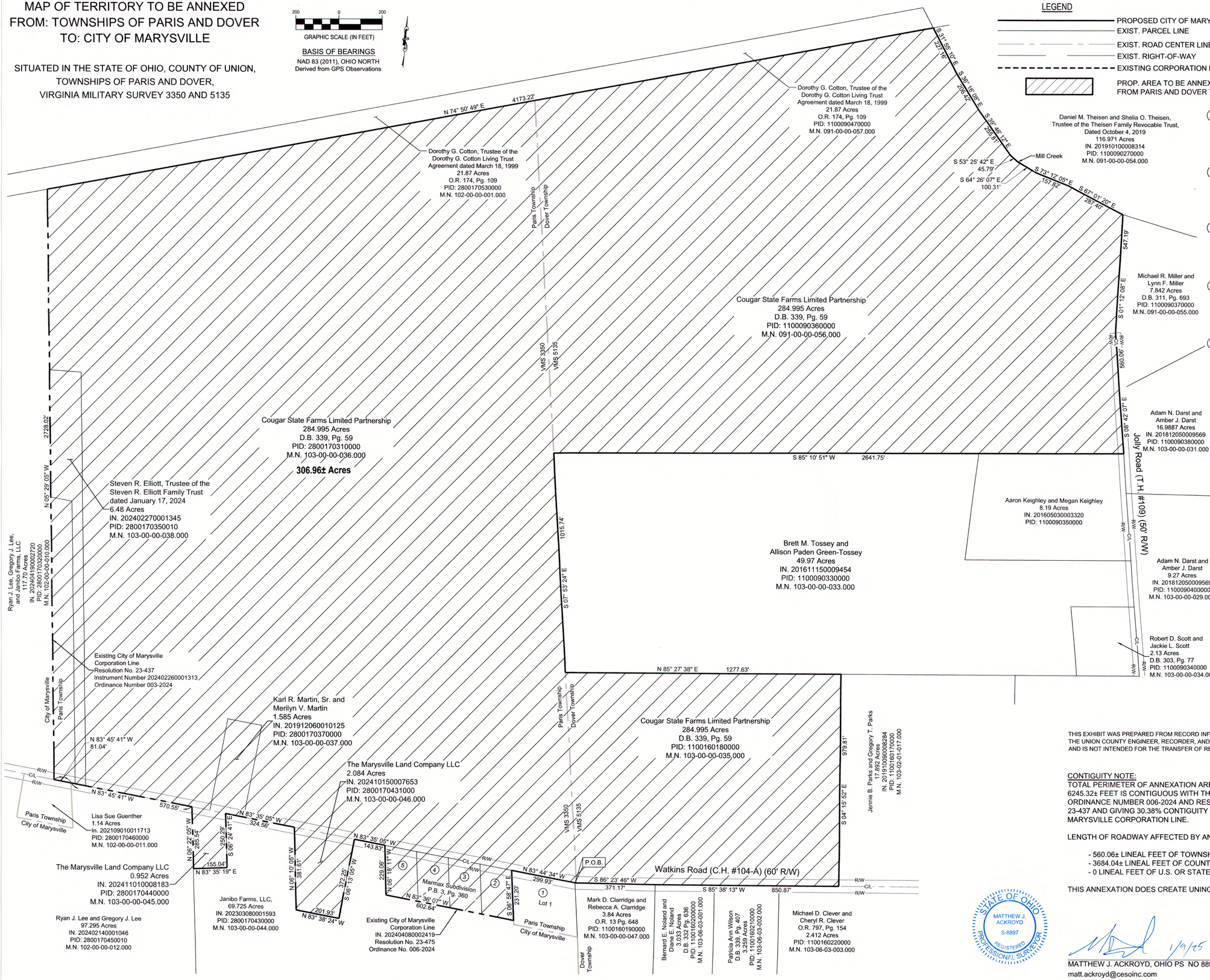
MAP OF TERRITORY TO BE ANNEXED FROM: TOWNSHIPS OF PARIS AND DOVER TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

200 0 200
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

LEGEND
- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS AND DOVER TOWNSHIPS



1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202306130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 560.06± LINEAL FEET OF TOWNSHIP ROADS
- 3684.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

1/9/25

MATTHEW J. ACKROYD, OHIO PS NO 8897 DATE
matt.ackroyd@cesoinc.com

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

Annexation
306.96± Acres

Revisions / Submissions

ID	Description	Date

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Project Number:	764162
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H. #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.61 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



MARYSVILLE EAST - EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN

..\..\..\RDI-Logo.jpg

Appendix A - Marysville East Section 1 Amendment 1B Only Text

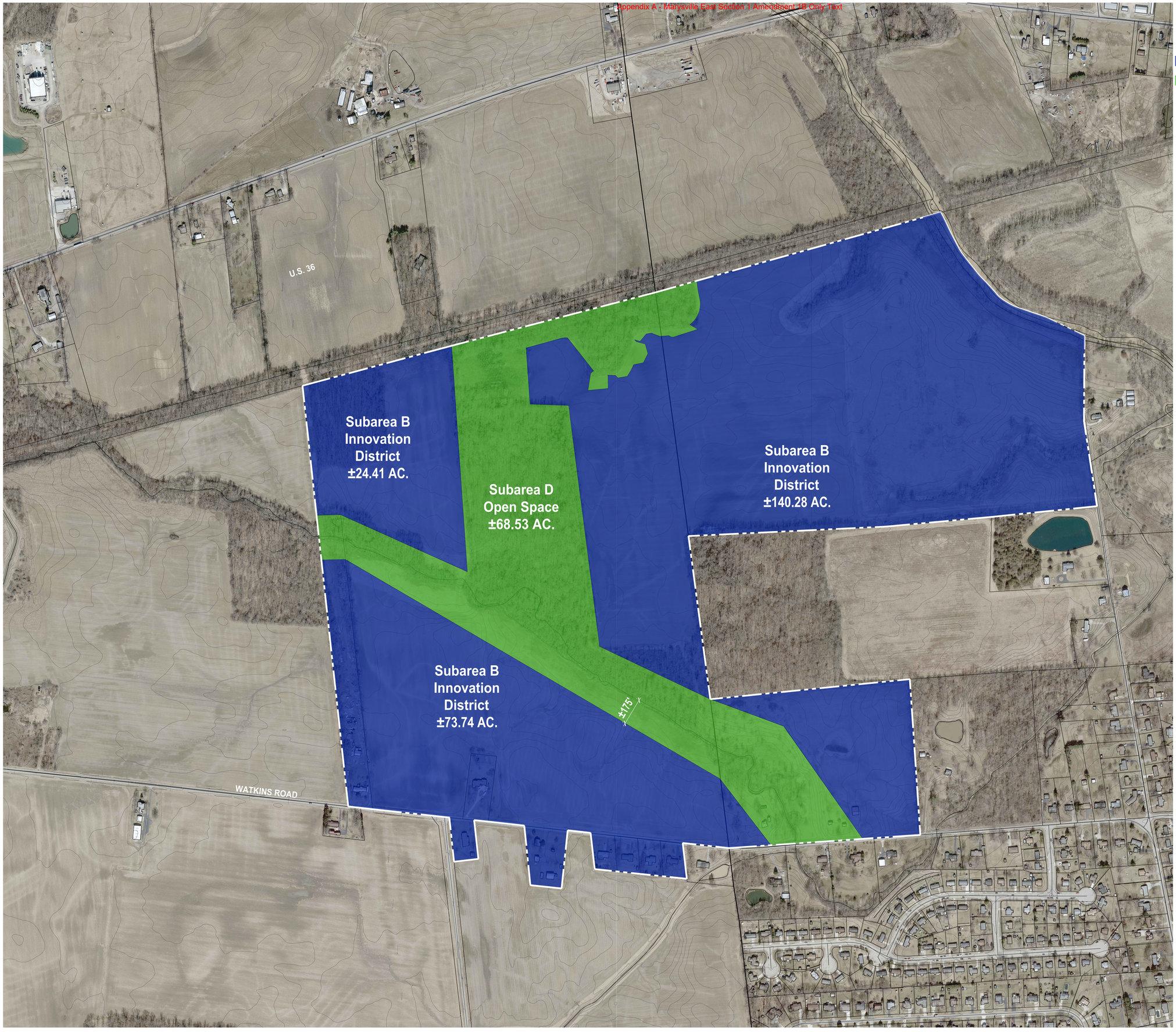


MARYSVILLE EAST ANNEXATION 1B
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 3-13-25

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



1B Subarea Data:

Total Site:	± 306.96 Acres
Subarea B Innovative District:	± 238.43 Acres
Subarea D Open Space:	± 68.53 Acres

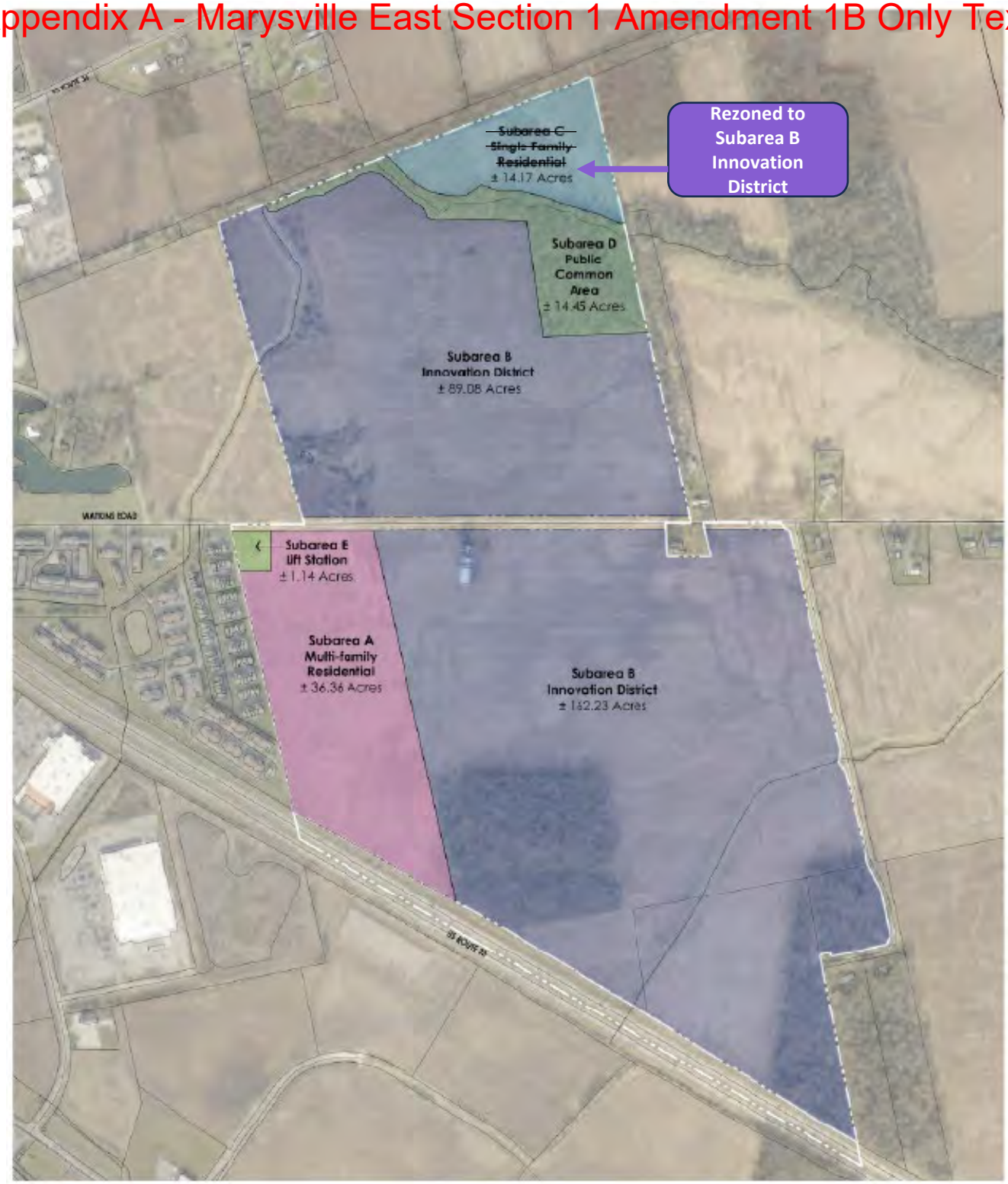
MARYSVILLE EAST - 1B SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN | ROCKFORD DEVELOPMENT INVESTMENTS

Appendix A - Marysville East Section 1 Amendment 1B Only Text



SUBAREA DATA

Total Site:	± 326.865 Acres
Subarea A Multifamily Residential:	± 36.36 Acres
Subarea B Innovation District:	± 251.31 Acres
Subarea C Single Family Residential:	± 14.17 Acres
Subarea D Public Common Area	± 14.45 Acres
Subarea E Lift Station:	± 1.14 Acres
US 33 Acreage:	± 11.93 Acres

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

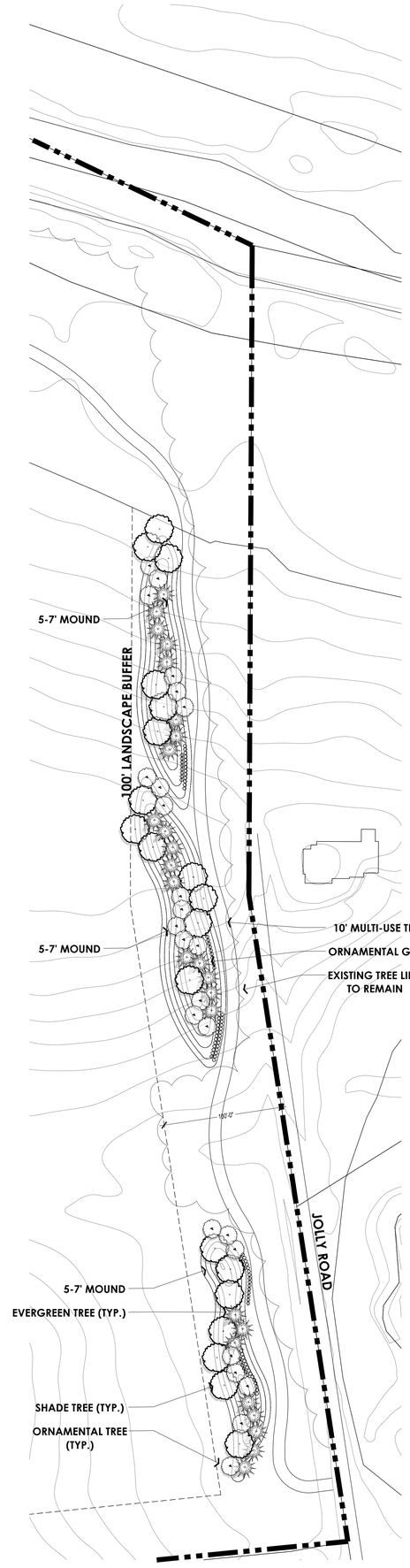
EXHIBIT C



C LANDSCAPE BUFFER ELEVATION GRAPHIC
N.T.S.



A BUFFER TYPOLOGY EXHIBIT
0 100 200 300



B LS BUFFER ENLARGEMENT
0 40 80 120

MARYSVILLE EAST - BUFFER PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

N

G2 PLANNING + DESIGN

..\..\..\RDH-Logo.jpg

Appendix A - Marysville East Section 1 Amendment 1B Only Text

REZONING STATEMENT

The Marysville East PUD Development Plan for Section #1 was approved by City Council as Ordinance 004-2024 on January 8, 2024 and included 336.865 acres. The PUD was later expanded by 15.1 acres via Marysville East Section 1A. Rockford Development Investments (RDI) and The Marysville Land Company (MLC) is in contract to purchase 9 additional parcels and will be annexing into the City of Marysville approximately 306.96 acres located on both sides of Watkins Road between Buxton Meadows and the Watkin Glen apartments. The collective parcels of Section 1B, to be annexed, are bound on the western side by the existing property included in Marysville East Section #1 and to the south by the property included in Marysville East Section #2.

The Marysville East Section #1 PUD Development Plan is being amended to include these nine parcels and will expand the areas included Subarea B – Manufacturing / Innovation District and Subarea D – Public Common Area. In addition, this amendment to Section #1 PUD proposes to rezone a 14.17-acre portion of Section #1 PUD from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District.

The total subareas being zoned equal approximately 306.96 acres, with 252.6 included in Subarea B – Innovation/Manufacturing District and 68.53 acres to Subarea D – Open Space. The 252.6 acres of Innovation/Manufacturing includes the conversion of the 14.17-acre parcel from residential. There is also a difference between the annexation and the zoned acreage is related to the public ROW along Watkins Road. This amendment does not change any use or development standards that apply to the original acreage within the approved PUD for Marysville East Section #1, Subarea B and D. These areas and text remain unchanged and are being restated herein for the sole purpose of convenience.

As for the rezoning of the 14.17-acre parcel from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District, all of the development standards below hereby apply to this acreage.

Upon approval, the combined acreage related to Section 1, with amendments, will be as follows:

Subarea A (Multi-family)	36.36 ac.
Subarea B (Innovation District)	519.01 ac.
Subarea C (Single Family Residential	0.00 ac.
Subarea D (Public Common Area)	82.98 ac.
Subarea E (Lift Station)	1.14 ac.
ROW (Watkins, Wildwood)	19.43 ac.
Total Acreage	658.925 ac.

GENERAL DEVELOPMENT STANDARDS

Marysville East Section #1B will be developed in accordance with the Marysville East Section #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential
    - Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building
    - Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right of way related to Watkins Road will no longer apply.

Landscape buffering shall be required between any residential and commercial uses, and between any manufacturing use and residential use. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are

removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Street "A" will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on BOTH sides. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved thoroughfare plan. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along both sides of the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea D will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development

techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 252.6 acres) is generally located to the north of Watkins Road but does include a few of the individual homes on the southside of Watkins Road. The total acreage of this Subarea includes the 14.17 acres being rezoned from residential from Section 1. The northern property line the old railroad tracks generally running east-west. This industrial/manufacturing area will provide additional ground for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
- Laboratory Research Facility
- Manufacturing, General

- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower

For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.

Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch
- Warehousing, Personal Storage/Mini
- Recycling Centers, if operated at an industrial scale
- Extended Stay Hotel

The term "Recycling Centers" shall mean "a facility designed to accept recyclable material including but not limited to plastics, paper products, batteries, and electronic equipment in bulk for the purpose of converting such products into reusable raw material or extracting therefrom reusable components or material and which does not accept material from individual consumers or the general public."

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
    - Approved Accessory Structures:
        - Electrical substations
        - Water or material storage tanks
        - Generator yards
        - Chillers, including roof-top and ground mounted equipment
        - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Open space will be a minimum of 10%
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along both sides of Watkins Road and Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City Engineering requirements. No pedestrian connections shall be required along US 33.

Landscaping

- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B will include a three-foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from

public rights-of-way.

- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed. All other existing tree stands noted on Exhibit – Subarea B Existing Conditions Plans may be removed from this Subarea. These trees will be removed as soon as zoning entitlements and environmental assessments are complete and the City of Marysville's Tree replacement program will not apply to these areas. A tree-clearing exhibit is included in this application to be certain what areas will be cleared. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
    - Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Within this subarea, open spaces may be, but shall not be required to be, open for use by the general public.

Fencing

- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

Perimeter Landscape Standards

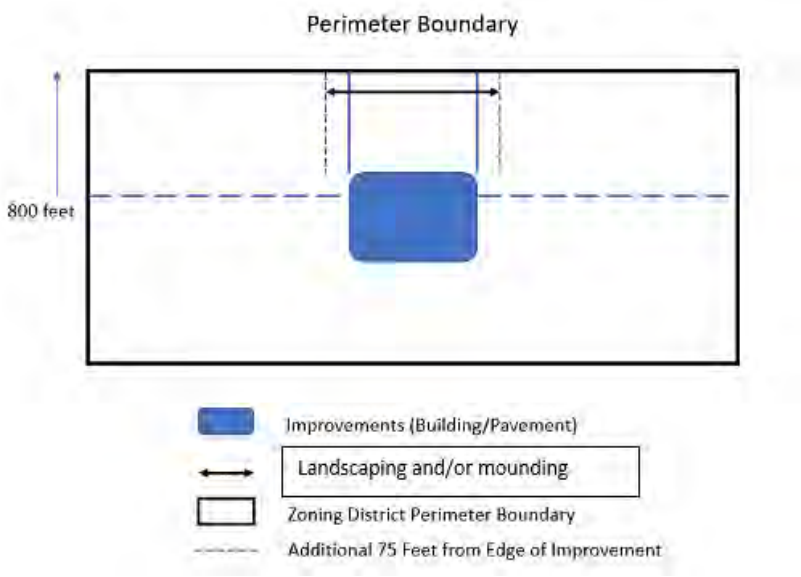
- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any

permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:

Appendix A - Marysville East Section 1 Amendment 1B Only Text



Additional buffering along Jolly Road and the adjacent property has been proposed and an exhibit has been added to this submission that details this information.

Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
    - Additional building images for each major typology are included in the Exhibits.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum,

metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.

- Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
- Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
    - The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
    - Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
    - HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.
- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located

within this subarea, the Design Review Board may waive or reduce these screening requirements.

- Data Center Buildings
    - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:





Appendix A - Marysville East Section 1 Amendment 1B Only Text



Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application for subarea B – Industrial. This master signage plan will be coordinated with the residential and multi-family subareas to provide a similar design theme. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the entirety of this subarea. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Appendix A - Marysville East Section 1 Amendment 1B Only Text

Subarea C – Single-Family Residential - REZONED

With the rezoning of approximately 14.17 acres, previously zoned as subarea C under the Marysville East Section #1 PUD, subarea C will be reduced to zero acres. The 14.17 acres is hereby rezoned as part of this amendment as subarea B - Manufacturing/Innovation District and will follow the guidelines established for subarea B. This acreage has been included in the Section 1B Subarea B total of 252.6 acres shown above.

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 68.53 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The proposed Sections #1, #1A, #1B, #2 & #3 PUDs contain include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The blending of all these uses could not be achieved under a straight zoning district.

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

Marysville East Section #1, #1A, #1B, #2 & #3 PUDs provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Section #1, #1A, #1B, & #3 consists of approximately 136 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses.

The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements.

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

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the Marysville East PUDs is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open spaces across all the Marysville East PUDs, approximately 136 acres, will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open spaces and trails that will be included in each subarea.

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

Across all the Marysville East PUDs, the integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville.

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

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Section #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed amendment to the PUD will be annexed into the Marysville City limits and with the annexation process, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Section #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently being constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed by the developer to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which is included with this submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as

improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed Marysville East PUDs utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

Appendix B:

Full Marysville East Section 1 Updated Development Text

Appendix B - Full Marysville East Section 1 Updated Text

Marysville East Section #1 - Combined

Marysville, Ohio



Marysville East Combined Section #1 PUD Development Plan

Section #1 Approved – January 8, 2024

Section #1A Amendment Approved – June 11, 2024

Section #1B – Submitted April 8, 2025

Rockford Development Investments (RDI)

Contact: Bart A. Barok, Partner

999 Polaris Parkway, Suite 200

Columbus, Ohio 43240

614-286-2055

Appendix B - Full Marysville East Section 1 Updated Text

Development Plan Document Index

1. Regional Vicinity Section 1
2. Survey and Legal Description
3. Existing Conditions Maps
4. 100-year flood zone
5. Subarea Plan
6. Development Text
    a. Rezoning Statement
    b. General Development Standards
    c. Description of Each Subarea
        i. List of Permitted Uses
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        iv. Access, Parking, Loading, and Pedestrian Connectivity
        v. Landscaping
        vi. Architectural, Site, and Lighting
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7. Additional Information Requested
    a. Specific objectives section 1135.01
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8. Subarea A
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    c. Exhibit E (1-7) - Landscape, Signage, Streetscape, Site Detail
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9. Subarea B – Site plans and Setbacks
10. Landscape Buffer Exhibit
    a. Jolly Road Buffer Map
11. Sample Apartment and Townhome Elevations
12. Sample Building Designs – Subarea B



SECTION #1

PARCEL #2800170320000
Bennington Kevin G Trustee & Etals
±117.70 AC.

PARCEL #2800170450020
City of Marysville
±1.141 AC.

PARCEL #2800170450010
Lee Gary J (Life Estate)
±172.494 AC.

PARCEL #2800230571000
1833 FARMS LLC
±27.60 AC.

PARCEL #2800210020000
1833 FARMS LLC
±6.00 AC.

US 33 ACREAGE
±11.93 AC.

TOTAL ACRES: ±336.865 AC.

SECTION #1A

PARCEL #2800210030000
CODNER JOSHUA T & AMY R
±6.94 AC.

PARCEL #2800210040000
Durant Frederick J
±8.22 AC.

TOTAL ACRES: ±15.16 AC.

SECTION #2

PARCEL #2800210050000
Lee Gary J (Life Estate)
±117.36 AC.

PARCEL #1100120010000
Watkins Road Development Co. LLC
±51.65 AC.

PARCEL #2800170430000
JANIBO FARMS, LLC
±68.29 AC.

US 33 ACREAGE
±6.96 AC.

TOTAL ACRES: ±244.26 AC.

SECTION #3

PARCEL #2800170080010
FEUCHT JERRY L
±34.52 AC.

PARCEL #2800170050000
FEUCHT JERRY L
±24.74 AC.

PARCEL #2800170060010
FEUCHT JERRY L
±35.89 AC.

PARCEL #2800170010000
FEUCHT JERRY L
±14.44 AC.

PARCEL #2800170030000
FEUCHT ROBERT C, FEUCHT BETTY JO
±1.50 AC.

PARCEL #2800140280010
FEUCHT ROBERT C, FEUCHT BETTY JO
±131.98 AC.

TOTAL ACRES: ±243.89 AC.

SECTION #1B

PARCEL #2800170310000
COUGAR STATE FARMS LIMITED
±159.81 AC.

PARCEL #1100090360000
COUGAR STATE FARMS LIMITED
±97.50 AC.

PARCEL #1100160180000
COUGAR STATE FARMS LIMITED
±27.69 AC.

PARCEL #2800170350010
Elliott Steven R
±6.48 AC.

PARCEL #2800170370000
Martin Karl R & Merilyn V
±1.58 AC.

PARCEL #2800170440000
INGRAM JESSICA L, INGRAM KYNNDALL A
±0.95 AC.

PARCEL #2800170431000
Henning Paul
±2.08 AC.

PARCEL #2800170420000
WILSON MARY L & DAVID
±0.78 AC.

PARCEL #2800170410000
McLaughlin Jacob D
±0.78 AC.

PARCEL #2800170400000
LIDDLE EDMUND B & JEAN M
±0.78 AC.

PARCEL #2800170390000
ROBINSON JAMES F & JOAN H
±0.78 AC.

TOTAL ACRES: ±299.21 AC.

MARYSVILLE EAST - EXHIBIT 2

CITY OF MARYSVILLE, UNION COUNTY, OHIO

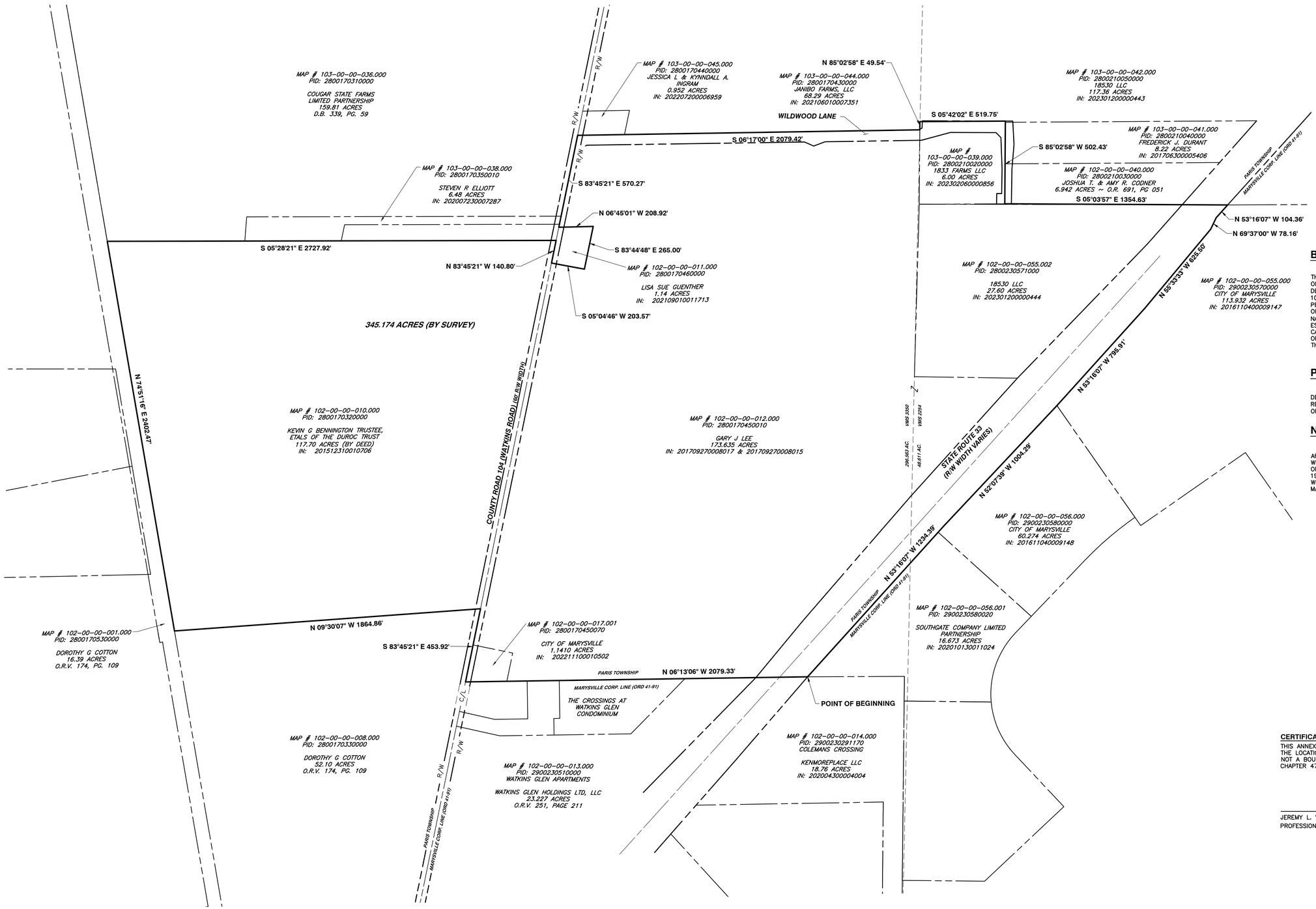
0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NUMBERS 2254 & 3350.



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 83°45'21" WEST AS DETERMINED FOR THE CENTERLINE OF COUNTY ROAD 104 (WATKINS ROAD) BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 27 OF THE YEAR 2022.

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE UNION COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT UNION COUNTY.

NOTE:

AREA TO BE ANNEXED HAS 5,921.94 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 19,265.45 FEET THAT CONTAINS 30.74% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

CERTIFICATION:

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

JEREMY L. VAN OSTRAN — DATE
PROFESSIONAL LAND SURVEYOR NO. 8283

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PARIS TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE:	AUGUST 2023
DWG SCALE:	1" = 300'
PROJECT NO:	325-925
DRAWN BY:	BTB
CHECKED BY:	JLV
APPROVED BY:	JLV

DRAWING NO.: ANNEX
SHEET 1 OF 1

P:\325-001\325-9251 - Survey\Dwg\325925DP-SV01-ANNEX.dwg[2] LS:(8/1/2023 - Assembly) - LP: 8/1/2023 3:05 PM

DESCRIPTION OF 351.258 ACRES

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Nos. 2254 and 3350, being all of a 173.635 acre tract of land as conveyed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017, all of a 117.70 acre tract of land as conveyed to Kevin G. Bennington Trustee, etals of the Duroc Truct in Instrument Number 201512310010706, all of that 27.60 acre tract of land as conveyed to 18530 LLC in Instrument Number 202301200000444, all of that 6.00 acre tract as conveyed to 1833 Farms LLC in Instrument Number 202302060000856,and part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 351.258 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33 and the easterly line of the City of Marysville as incorporated in Ordinance 41-91, also being the northwesterly corner of that 16.673 acre tract as conveyed to Southgate Company Limited Partnership in Instrument Number 202010130011024, also being the northeasterly corner of that 18.76 acre tract as conveyed to Kenmore Place LLC in Instrument Number 202004300004004;

Thence along the easterly line of said corporation limit, crossing State Route 33, along the easterly lines of Watkins Glen Apartments and The Crossings at Watkins Glen Condominium, **North 06°13'06" West** a distance of **2079.33 feet** to a point in the centerline of Watkins Road (C.R. 104, 60’ r/w);

Thence along said centerline, **South 83°45'21" East** a distance of **453.92 feet** to the southwesterly corner of said 117.70 acre tract, and the southeasterly corner of that 52.10 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the westerly line of said 117.70 acre tract and the easterly line of said 52.10 acre tract, **North 09°30'07" West** a distance of **1864.86 feet** to a point on the southerly line of that 16.39 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the northerly line of said 117.70 acre tract and the southerly line of said 16.39 acre tract, **North 74°51'16" East** a distance of **2402.47 feet** to a point on the westerly line of that 159.81 acre tract conveyed to Cougar State Farms Limited Partnership in Deed Book 339, Page 59;

Thence along the easterly line of said 117.70 acre tract, the westerly line of said 159.81 acre tract, and the westerly line of that 6.41 acre tract as conveyed to Steven R. Elliott in Instrument Number 202007230007287, **South 05°28'21" East** a distance of **2727.92 feet** to a point in the centerline of said Watkins Road and on the northerly line of that 1.14 acre tract conveyed to Lisa Sue Guenther in Instrument Number 202109010011713;

Thence along the centerline of said Watkins Road and the northerly line of said 1.14 acre tract, **North 83°45'21" West** a distance of **140.80 feet** to a point;

Thence along the westerly, southerly, and easterly lines of said 1.14 acre tract the following three (3) courses and distances:

South 05°04'46" West a distance of **203.57 feet** to a point;

South 83°44'48" East a distance of **265.00 feet** to a point;

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

North 06°45'01" West a distance of **208.92 feet** to a point in the centerline of said Watkins Road;

Thence along the centerline of said Watkins Road, **South 83°45'21" East** a distance of **570.27 feet** to a point at the northeasterly corner of said 173.635 acre tract;

Thence leaving said centerline and along the easterly line of said 173.635 acre tract and the easterly right-of-way line of Wildwood Lane, the westerly line of that 0.952 acre tract as conveyed to Jessica L. & Kynndall A. Ingram in Instrument Number 202207200006959, and the westerly line of that 68.29 acre tract as conveyed to Janibo Farms, LLC in Instrument Number 202106010007351, **South 06°17'00" East** a distance of **2079.42 feet** to a point on the southerly line of VMS 3350 and the northerly line of VMS 2254;

Thence along the northerly line of said 6.00 acre tract, **North 85°02'58" East** a distance of **49.54 feet** to a point at the northeasterly corner of said 6.00 acre tract and the northwesterly corner of that 117.36 acre tract conveyed to 18530 LLC in Instrument Number 202301200000443;

Thence along the easterly line of said 6.00 acre tract, the west line of said 117.36 acre tract, **South 05°42'02" East**, a distance of **519.75 feet** to a point at the northeasterly corner of that 8.22 acre tract as conveyed to Frederick J. Durant in Instrument Number 201706300005406;

Thence along the northerly line of said 8.22 acre tract and the northerly line of that 6.942 acre tract as conveyed to Joshua T. and Amy R. Codner in Official Record 691, Page 051, **South 85°02'58" West** a distance of **502.43 feet** to a point at the southwesterly corner of said 6.00 acre tract and the northwesterly corner of said 6.942 acre tract;

Thence along the westerly line of said 6.942 acre tract and across State Route 33, **South 05°14'31" East** a distance of **1354.63 feet** to a point on the southerly limited access right-of-way of State Route 33;

Thence along said southerly limited access right-of-way line the following six (6) courses and distances:

North 53°16'07" West a distance of **104.36 feet** to a point;

North 69°37'00" West a distance of **78.16 feet** to a point;

North 55°33'33" West a distance of **625.50 feet** to a point;

North 53°16'07" West a distance of **795.91 feet** to a point;

North 52°07'39" West a distance of **1004.29 feet** to a point;

North 53°16'07" West a distance of **1234.39 feet** to the **Point of Beginning**, containing **351.258 acres**, which 296.563 acres lies within Virginia Military Survey Number 3350 and 48.611 acres lies in Virginia Military Survey Number 2254.

The bearing of North 83°45'21" West as determined for the centerline of Watkins Road based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

Area to be annexed has 5,921.94 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 19,265.45 feet that contains 30.74% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

6/02/2023

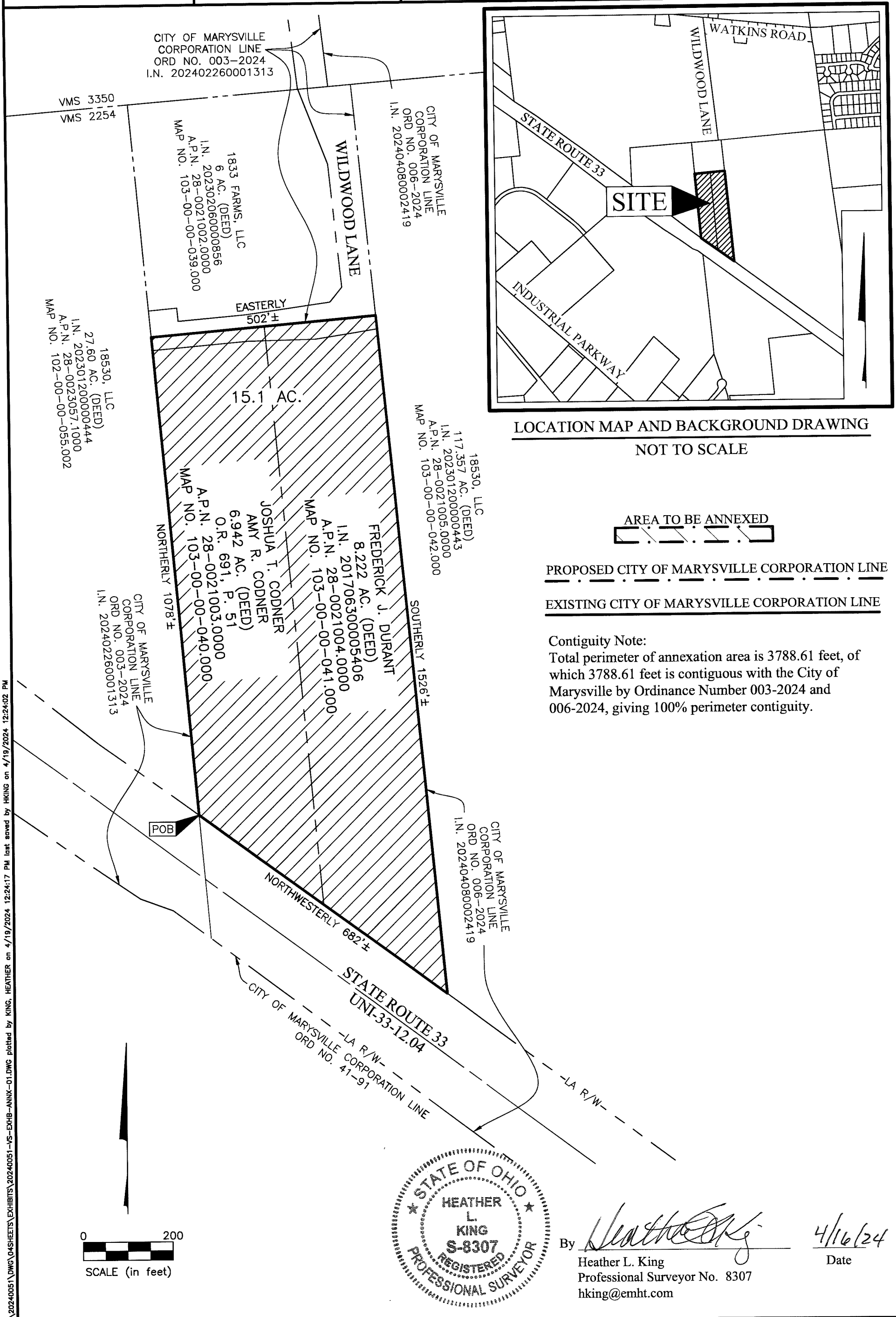
Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PROPOSED ANNEXATION OF 15.1 ACRES

SURVEY NUMBER 2254
VIRGINIA MILITARY DISTRICT
TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO

Date:	Scale:	Job No:	Sheet No:
April 16, 2024	1" = 200'	2024-0051	1 of 1



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

AREA TO BE ANNEXED

PROPOSED CITY OF MARYSVILLE CORPORATION LINE

EXISTING CITY OF MARYSVILLE CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 3788.61 feet, of which 3788.61 feet is contiguous with the City of Marysville by Ordinance Number 003-2024 and 006-2024, giving 100% perimeter contiguity.

STATE OF OHIO
HEATHER L. KING
S-8307
REGISTERED PROFESSIONAL SURVEYOR

By _____ 4/16/24
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

J:\20240051\DWG\04SHEETS\EXHIBITS\20240051-VS-EXHB-ANNX-01.DWG plotted by KING, HEATHER on 4/19/2024 12:24:17 PM last saved by HKING on 4/19/2024 12:24:02 PM

PROPOSED ANNEXATION OF 15.1 ACRES

FROM: PARIS TOWNSHIP

TO: CITY OF MARYSVILLE

Situate in the State of Ohio, County of Union, Township of Paris, located in Survey Number 2254, Virginia Military District, being all of that 6.942 acre tract conveyed to Joshua T. Codner and Amy R. Codner by deed of record in Official Record 691, Page 51, and that 8.222 acre tract conveyed to Frederick J. Durant by deed of record in Instrument Number 201706300005406 (all references refer to the records of the Recorder's Office, Union County, Ohio), being more particularly described as follows:

BEGINNING in the northeasterly limited access right-of-way line of State Route 33, at the southerly common corner of said 6.942 acre tract and that 27.60 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000444, and being in the City of Marysville Corporation Line as established by Ordinance Number 003-2024, of record in Instrument Number 202402260001313;

Thence Northerly, with the line common to said 6.942 acre and 27.60 acre tracts, with said Corporation Line, a distance of approximately 1078 feet to a point at the southwesterly corner of that 6 acre tract conveyed to 1833 Farms, LLC by deed of record in Instrument Number 202302060000856;

Thence Easterly, with the northerly line of said 6.942 acre and 8.222 acre tracts, the southerly line of said 6 acre tract, and said Corporation Line, a distance of approximately 502 feet to a point in the westerly line of that 117.357 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000443, being in the City of Marysville Corporation Line as established by Ordinance Number 006-2024, of record in Instrument Number 202404080002419;

Thence Southerly, with the line common to said 8.222 acre and 117.357 acre tracts, with said Corporation Line (Ord. 006-2024), a distance of approximately 1526 feet to a point in said northeasterly limited access right-of-way line;

Thence Northwesterly, with said northeasterly limited access right-of-way line, the southwesterly line of said 8.222 acre and 6.942 acre tracts, and with said Corporation Line (Ord. 006-2024), a distance of approximately 682 feet to the TRUE POINT OF BEGINNING, containing 15.1 acres, more or less.

This description was prepared for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

4/16/24

Heather L. King
Professional Surveyor No. 8307

HLK
15_1 ac 20240051-VS-EXHB-ANNX-01

MAP OF TERRITORY TO BE ANNEXED FROM: TOWNSHIPS OF PARIS AND DOVER TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

200 0 200
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

LEGEND
- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS AND DOVER TOWNSHIPS

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

N 74° 50' 49" E 4173.22'

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 2800170530000
M.N. 102-00-00-001.000

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 1100090470000
M.N. 091-00-00-057.000

S 31° 56' 10" E 229.76'
S 36° 16' 09" E 206.42'
S 39° 46' 17" E 228.81'
S 53° 25' 42" E 45.79'
S 64° 26' 07" E 100.31'
S 73° 12' 05" E 157.82'
S 67° 01' 20" E 287.40'

Mill Creek

Daniel M. Theisen and Shelia O. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2019
116.971 Acres
IN. 201910100008314
PID: 1100090270000
M.N. 091-00-00-054.000

Paris Township
Dover Township

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100090360000
M.N. 091-00-00-056.000

VMS 3350
VMS 5135

547.19'
S 01° 12' 08" E
560.06'
S 05° 42' 07" E

Michael R. Miller and Lynn F. Miller
7.842 Acres
D.B. 311, Pg. 693
PID: 1100090370000
M.N. 091-00-00-055.000

1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202306130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

Adam N. Darst and Amber J. Darst
16.9887 Acres
IN. 201812050009569
PID: 1100090380000
M.N. 103-00-00-031.000

S 85° 10' 51" W 2641.75'

Jolly Road (T.H. #109) (50' R/W)

Aaron Keighley and Megan Keighley
8.19 Acres
IN. 201605030003320
PID: 1100090350000

Adam N. Darst and Amber J. Darst
9.27 Acres
IN. 201812050009569
PID: 1100090400000
M.N. 103-00-00-029.000

Robert D. Scott and Jackie L. Scott
2.13 Acres
D.B. 303, Pg. 77
PID: 1100090340000
M.N. 103-00-00-034.000

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 2800170310000
M.N. 103-00-00-036.000
306.96± Acres

2728.02'
N 05° 29' 05" W

Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024
6.48 Acres
IN. 202402270001345
PID: 2800170350010
M.N. 103-00-00-038.000

Ryan J. Lee, Gregory J. Lee, and Janibo Farms, LLC
177.70 Acres
IN. 202404190002720
PID: 2800170320000
M.N. 102-00-00-010.000

1015.74'
S 07° 53' 24" E

Brett M. Tossey and Allison Paden Green-Tossey
49.97 Acres
IN. 201611150009454
PID: 1100090330000
M.N. 103-00-00-033.000

N 85° 27' 38" E 1277.63'

Existing City of Marysville Corporation Line
Resolution No. 23-437
Instrument Number 202402260001313
Ordinance Number 003-2024

City of Marysville
Paris Township

Karl R. Martin, Sr. and Merilyn V. Martin
1.585 Acres
IN. 201912060010125
PID: 2800170370000
M.N. 103-00-00-037.000

N 83° 45' 41" W 81.04'

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100160180000
M.N. 103-00-00-035.000

979.81'
S 04° 15' 52" E

Jennie B. Parks and Gregory T. Parks
17.892 Acres
IN. 201911090008284
PID: 1100160170000
M.N. 103-02-01-017.000

The Marysville Land Company LLC
2.084 Acres
IN. 202411010007653
PID: 2800170431000
M.N. 103-00-00-046.000

R/W
C/L
R/W

N 83° 45' 41" W 570.55'
N 83° 35' 05" W 324.56'
N 83° 35' 05" W 143.83'
N 83° 44' 34" W 299.93'
S 86° 23' 46" W 371.17'
S 85° 38' 13" W 850.87'

Paris Township
City of Marysville

Lisa Sue Guenther
1.14 Acres
In. 202109010011713
PID: 2800170460000
M.N. 102-00-00-011.000

N 06° 22' 05" W 285.54'
S 06° 24' 41" E 250.29'
155.04'
N 83° 35' 19" E

The Marysville Land Company LLC
0.952 Acres
IN. 202411010008183
PID: 2800170440000
M.N. 103-00-00-045.000

Ryan J. Lee and Gregory J. Lee
97.295 Acres
IN. 202402140001046
PID: 2800170450010
M.N. 102-00-00-012.000

Janibo Farms, LLC,
69.725 Acres
IN. 202303080001593
PID: 2800170430000
M.N. 103-00-00-044.000

N 06° 10' 05" W 381.61'
372.25'
S 06° 13' 05" W
201.93'
N 83° 38' 24" W

N 06° 18' 11" W 229.06'
N 83° 36' 07" W 602.64'

Existing City of Marysville Corporation Line
IN. 202404080002419
Resolution No. 23-475
Ordinance No. 006-2024

Marmax Subdivision
P.B. 3, Pg. 360

S 06° 58' 47" E 231.20'

Lot 1

P.O.B.

Watkins Road (C.H. #104-A) (60' R/W)

Paris Township
City of Marysville

Dover Township

Mark D. Clarridge and Rebecca A. Clarridge
3.84 Acres
O.R. 13 Pg. 648
PID: 1100160190000
M.N. 103-00-00-047.000

Bernard E. Noland and Diane E. Noland
3.033 Acres
D.B. 332 Pg. 636
PID: 1100160200000
M.N. 103-06-03-001.000

Patricia Ann Wilson
D.B. 339, Pg. 407
3.259 Acres
PID: 1100160210000
M.N. 103-06-03-002.000

Michael D. Clever and Cheryl R. Clever
O.R. 797, Pg. 154
2.412 Acres
PID: 1100160220000
M.N. 103-06-03-003.000

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 560.06± LINEAL FEET OF TOWNSHIP ROADS
- 3684.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

1/9/25

MATTHEW J. ACKROYD, OHIO PS NO 8897 DATE
matt.ackroyd@cesoinc.com

Annexation
306.96± Acres

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	764162
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H. #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.61 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



ZONING KEY

- PLANNED UNIT DEVELOPMENT (PUD)
- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP

WATKINS CENTRAL - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

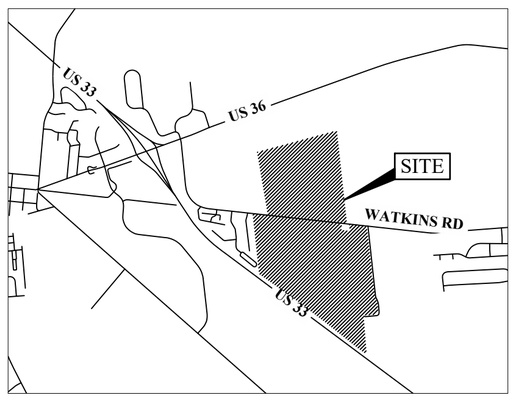
EXHIBIT B

0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



VICINITY MAP
NTS

DELAWARE AVENUE / US 36

EXISTING RAIL ROAD

EXISTING TREES TO BE REMOVED

EXISTING STREAM TO BE PERMITTED FOR REMOVAL OR REALIGNMENT

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING TREES TO BE REMOVED

WATKINS ROAD

EXISTING HOME, OUTBUILDINGS AND AND SURROUNDING TREES AND VEGETATION TO BE REMOVED

RMU

EXISTING PAVEMENT TO BE REMOVED

EXISTING WILDWOOD LANE ACCESS EASEMENT TO BE VACATED

EXISTING ZONING: U-1
PROPOSED ZONING: PUD[78]

US 33

EXISTING TREES TO BE REMOVED

EXISTING DITCH

100' TREE PRESERVATION AREA

EXISTING TREES TO BE REMOVED

EXISTING HOME TO BE REMOVED

PUD

M/I

EXISTING TREES TO BE REMOVED

EXISTING HOMES TO BE REMOVED

EXISTING ZONING: U-1
PROPOSED ZONING: PUD

EXISTING TREES TO BE REMOVED

100' TREE PRESERVATION AREA

PUD

M/I

M/I

US 33

M/I

J:\20230023\Dwg\04Sheets\Marysville East\PUD Amended Development Plan – Annex 1 – Rev\1 Existing Conditions Plan.dwg, Last Saved By: jgilliam, 6/10/2024 11:18 AM Last Printed By: Hucke, Matthew, 6/10/2024 6:03 PM (No Xrefs)

MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

1 EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet



MARYSVILLE EAST - EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN

..\..\..\RDI-Logo.jpg

Appendix B - Full Marysville East Section 1 Updated Text

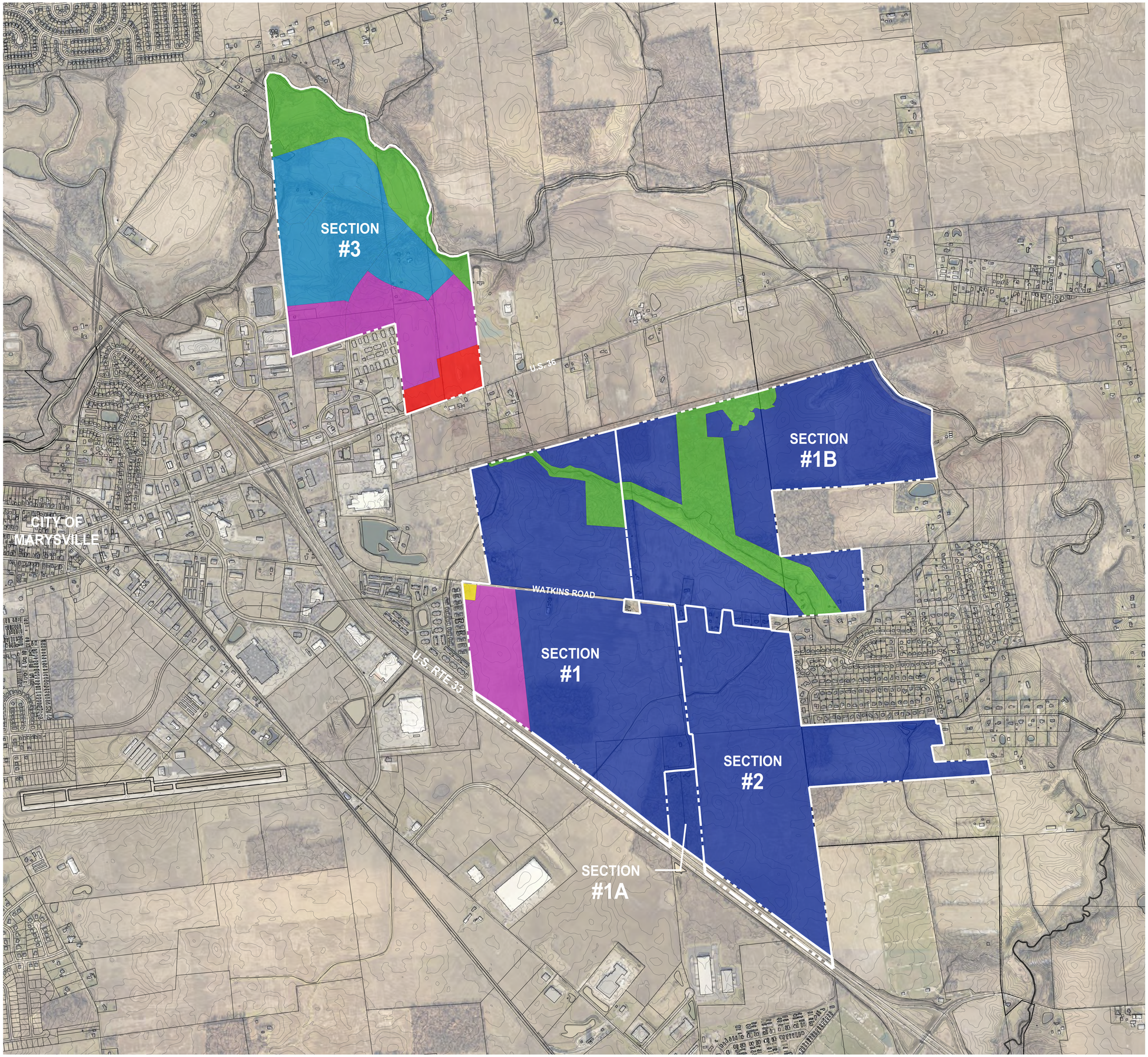


MARYSVILLE EAST ANNEXATION 1B
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 3-13-25

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENT



Land Use Data:

Total Area:	± 1139.385 Acres
Innovation District:	± 756.12 Acres
Commercial:	± 15.88 Acres
Single Family Residential:	± 109.75 Acres
Multi-family Residential:	± 101.71 Acres
Lift Station:	± 1.14 Acres
Open Space:	± 135.89 Acres
US 33:	± 18.89 Acres

MARYSVILLE EAST - LAND USE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Appendix B - Full Marysville East Section 1 Updated Text

REZONING STATEMENT

The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township, with a small portion in Dover, and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bi-pass (Road A), which will link the northern and eastern portions of Watkins Road, will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community, known as Buxton Meadows.

Marysville East Annexation #1 is the first of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Section #1 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

<u>History of Section 1</u>

Section 1 (Original) - The Marysville East PUD Development Plan for Section #1 was approved by City Council as Ordinance 004-2024 on January 8, 2024 and included 336.87 acres. Boundaries Marysville East Section #1 are located generally along Watkins Road on both the north and south sides. The western boundary is The Crossing at Watkin Glen Condominium and the east side is bounded by Wildwood Lane. The project's north boundary is the abandoned Cotton Family railroad track line and the southern boundary borders US 33.

Appendix B - Full Marysville East Section 1 Updated Text

The original Section #1 consists of 5 subareas which include multi-family, single-family, industrial, public common area, and civic (regional pump station) developments. The total acreage of these 5 subareas is 336.87 acres. The difference between this figure and the total area being annexed (351.26 acres) is the acreage included in the US 33 right-of-way.

Section 1A - The Section 1 PUD was expanded by 15.1 acres via Marysville East Section 1A. The 15.1+/- acres are bound to the south by US 33, to the north and west by Section 1 Innovation District, and to the east is Section 2 of the Innovation Center. Essentially, this parcel includes the two remaining homes on Wildwood Lane were annexed and zoned into the City on October 14, 2025.

The 15.1 acres was added to Subarea B – Innovation/Manufacturing District of the existing PUD district that applies to Marysville East Section #1 with the same standards.

Section 1B - Rockford Development Investments (RDI) and The Marysville Land Company (MLC) is in contract to purchase 9 additional parcels and will be annexing into the City of Marysville approximately 306.96 acres located on both sides of Watkins Road between Buxton Meadows and the Watkin Glen apartments. The collective parcels of Section 1B, to be annexed, are bound on the western side by the existing property included in Marysville East Section #1 and to the south by the property included in Marysville East Section #2.

The Marysville East Section #1 PUD Development Plan is being amended to include these nine parcels and will expand the areas included Subarea B – Manufacturing / Innovation District and Subarea D – Public Common Area. In addition, this amendment to Section #1 PUD proposes to rezone a 14.17-acre portion of Section #1 PUD from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District due to its connectivity to the new area.

The total subareas being zoned equal approximately 306.96 acres, with 252.6 included in Subarea B – Innovation/Manufacturing District and 68.53 acres to Subarea D – Open Space. The 252.6 acres of Innovation/Manufacturing includes the conversion of the 14.17-acre parcel from residential. There is also a difference between the acreage within the annexation and the zoned acreage and it is related to the public ROW along Watkins Road. This amendment does not change any use or development standards that apply to the original acreage within the approved PUD for Marysville East Section #1, Subarea B and D.

Combined Section 1 - Upon approval, the combined acreage related to Section 1, with amendments, will be as follows:

Subarea A (Multi-family)	36.36 ac.
Subarea B (Innovation District)	519.01 ac.
Subarea C (Single Family Residential	0.00 ac.
Subarea D (Public Common Area)	82.98 ac.
Subarea E (Lift Station)	1.14 ac.
ROW (Watkins, Wildwood)	19.43 ac.
Total Acreage	658.925 ac.

Appendix B - Full Marysville East Section 1 Updated Text

GENERAL DEVELOPMENT STANDARDS

Marysville East Combined Section #1 consists of 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Combined Section #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea below. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential
    - Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building
    - Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right of way related to Watkins Road will no longer apply.

Landscape buffering shall be required between any residential and commercial uses, and between any manufacturing use and residential use. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. Within the

subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Street "A" will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on BOTH sides. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved thoroughfare plan. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in Exhibit E6. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along both sides of the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea G will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents, businesses, and landowners will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

MARYSVILLE EAST SECTION #1 PUD OVERALL DESIGN GOALS

All development within Marysville East Section #1 will strive to achieve the following goals:

- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers, and the protection of key natural features.
- The design elements, fencing, signage, and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses, and connections to open spaces, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Multi-Family and Attached Residential Development Requirements

The multi-family residential subarea A (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The open space within the development is anticipated to greatly exceed the required level under

a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of these products will complement each other while at the same time providing a diversification of products. See the attachment for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. If there is a conflict between these standards and the provisions of Section 1121.08, the standards in this text shall apply.

List of Permitted Uses

- Single-Family Attached
- Multi-Family
- Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness

Lot Size, Setbacks, Height, Open Space, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily and attached residential development shall be 20' or as determined based on the fire code, whichever is greater.
    - Perimeter setbacks to the east, west, and south of the project will be 25' from the property line for any road, pavement, or building. Setbacks along Watkins Road will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Watkins Road on BOTH sides to connect to future paths that will link this development to the other subareas and the future park system.
    - The detention ponds will include fountains and landscaping.
    - Multiple dog parks will be included in the project.
- Lot coverage ratio will be 65% including accessory structures

Density

- The combined overall density for both residential products will be 14 units per acre
- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.

- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and driveway spaces, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will provide pedestrian connections to the other subareas when constructed.

Landscaping

- The landscaping requirements of subarea A will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding (2' to 3') and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well. Final plant material selections and layout will be determined during the Design Review Board process.
- Landscaping will be installed along Watkins Road at both entries. Final plant material selections and layout will be determined during the Design Review Board process.
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per Exhibits E2 and E3. Final plant material selections and layout will be determined during the Design Review Board process.
- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per Exhibit E4. Final plant material selections and layout will be determined during the Design Review Board process.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture

- The architectural style and designs for Subarea A (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.
- Approved building materials can include stone, brick, wood, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl

horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Some units will have covered balconies with metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.

- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural design that will be submitted as part of the Design Review Board application.

Signage

- The following signage standards shall apply to all signs associated with subarea A. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse), project identification/gateway signs, and gateway highway signage.
    - Temporary Signs (banners and yard signs) and vehicular use area signs shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
    - Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.

        - Monument Signs – subarea A will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
            - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8". This entrance leads directly to the clubhouse and is considered the main entrance.
            - Highway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20' and a maximum width of 8"6". The maximum sign face area will be 64 sf.
            - Additional dimensions, design, and proposed materials of these two permanent signs are provided in Exhibit E5. The multi-family entry sign shall not exceed 20 square feet for the sign face. The monument signs will be incorporated into the surrounding landscaping beds.
            - The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations with a minimum setback of 5'-0" from the lot or ROW line.
            - Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, architectural precast concrete, metal, or other innovative materials.
            - Lighting. Signs shall be illuminated in such a manner as to avoid

creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:

- External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.

- Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are prohibited.

Lighting

- Minimum lighting standards shall be as follows:
  - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.
  - Exhibit I shows the proposed location and specifications for the basic lighting.

Project Phasing

- It is anticipated that the development in subarea A will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.
- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, and a portion of the multi-family, and attached units. Future phases would proceed south based on user demand and would include the remaining multi-family and attached units.

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 519.01 acres upon the approval of Section 1B) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. The eastern boundary is a combination of Wildwood Lane and Jolly Road. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

Appendix B - Full Marysville East Section 1 Updated Text

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
- Laboratory Research Facility
- Manufacturing, General
- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower

  For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.

Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch
- Warehousing, Personal Storage/Mini
- Recycling Centers, if operated at an industrial scale
- Extended Stay Hotel

  The term "Recycling Centers" shall mean "a facility designed to accept recyclable material including but not limited to plastics, paper products, batteries, and electronic equipment in bulk for the purpose of converting such products into reusable raw material or extracting therefrom reusable components or material and which does not accept material from individual consumers or the general public."

Appendix B - Full Marysville East Section 1 Updated Text

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
    - Approved Accessory Structures:
        - Electrical substations
        - Water or material storage tanks
        - Generator yards
        - Chillers, including roof-top and ground mounted equipment
        - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Open space will be a minimum of 10%
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area. The minimum required setbacks from this private easement area shall no longer apply should said easement be terminated or released.
- In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a

new Road A.

- Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.

- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along both sides of Watkins Road and Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City Engineering requirements. No pedestrian connections shall be required along US 33.

Landscaping

- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B will include a three-foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
  - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed. All other existing tree stands noted on Exhibit – Subarea B Existing Conditions Plans may be removed from this Subarea. These trees will be removed as soon as zoning entitlements and environmental assessments are complete and the City of Marysville's Tree replacement program will not apply to these areas. A tree-clearing exhibit is included in this application to be certain what areas will be cleared. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and

replacement.

- Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Within this subarea, open spaces may be, but shall not be required to be, open for use by the general public.

Fencing

- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

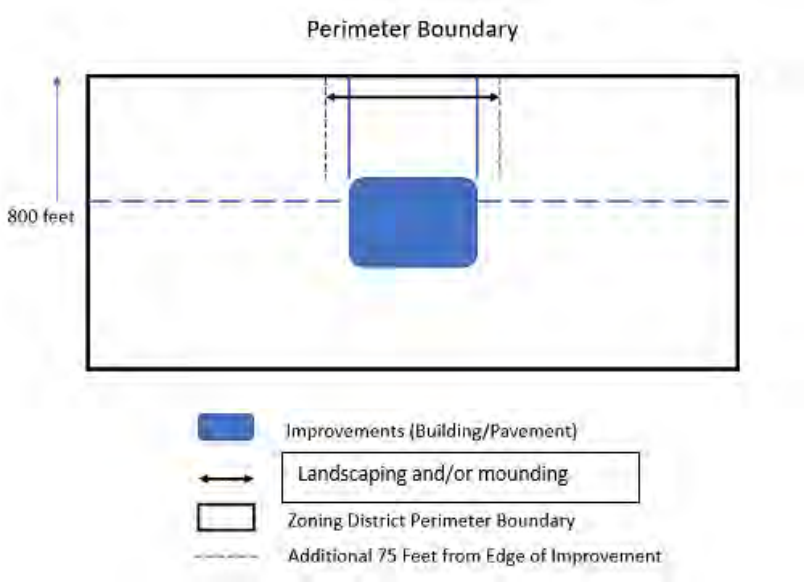
Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and

pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Additional buffering along Jolly Road and the adjacent property has been proposed and an exhibit has been added to this submission that details this information.

Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:

- Building designs shall not mix architectural elements or ornamentation from different styles.
- Buildings shall be required to employ a consistent use of materials on all elevations.
- The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
- Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Additional building images for each major typology are included in the Exhibits.

- Building Forms
  - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
  - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
  - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
  - Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
  - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
  - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
  - Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that

will be found therein.

- Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
- The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:

Appendix B - Full Marysville East Section 1 Updated Text







Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application for subarea B – Industrial. This master signage plan will be coordinated with the residential and multi-family subareas to provide a similar design theme. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the entirety of this subarea. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Subarea C – Single-Family Residential

Subarea C (approximately 14.17 acres) was included in the Original Section 1 submission but rezoned to subarea B as part of Section 1B. The standards below will still exist within Section 1 but the acreage has been reduced to zero.

The open space within the development will be a minimum of 10%. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Single Family Detached

Lots Size, Open Space, or Coverage Ratio

- Lot sizes will adhere to the requirements of the SRD zoning district and no less than 55'
- Setbacks: Front 25', Side – 7.5'; Rear – 20'
- Maximum Building Height: 35'
- Open space will be a minimum of 10%
- Lot coverage will comply with the City Code.

Density

- Maximum density of 4 units per acre

Signage

- Signage standards will follow the SRD zoning district requirements.

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 82.98 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

Subarea E – Civic (Regional Pump Station)

This subarea is currently under construction for the development of a regional sewer pump station by the City of Marysville. The current 1.14-acre parcel is zoned in Paris Township and is being incorporated into this PUD to bring the ground into Marysville as part of the annexation process.

Due to its proximity to the existing and future residential developments, landscape buffer requirements will be set forth in the requirements of surrounding subareas.

In implementing this subarea, the applicant will rely on the underlying Government and Institutional District (GOV) zoning designation and requirements contained in Section 1121.16, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Essential Public Services and Utilities

Appendix B - Full Marysville East Section 1 Updated Text

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The combined Section 1 PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The Cotton abandon railroad line to the north will serve as a natural buffer between the Innovation/Manufacturing uses and future residential/retail developments anticipated to be north. The railroad line will also help link all the interior multi-purpose trails within Marysville East as well. The blending of all these uses could not be achieved under a straight zoning district.

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

The Marysville East Combined Section #1 PUDs provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Section #1, #1A, & #1B consists of approximately 82.98 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

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

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial.

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

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

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

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

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

The large open space of approximately 82.98 acres across the combined Marysville East Section 1 will preserve existing natural features, with trails and connectivity added to and from each subarea. The Marysville East Sections 2 and 3 expand this open space to 136 acres and its anticipated to growth with future expansion. This preservation area will be in addition to the open spaces and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

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

Across all the Marysville East PUDs, the integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other

existing or future residents of Marysville. The unique design of the multi-family community with Section 1 incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other open spaces within the overall PUD.

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

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

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

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- With each amendment to the Section 1 PUD, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station was constructed along Watkins Road by the City of Marysville and is part of this PUD. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and future improvements to these utilities will be identified and constructed as the users of the ground are identified.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which the property was included as part of the original Section 1 submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the Cotton abandon railroad line to the north with the natural tree line to buffer the future single-family and retail developments from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ENLARGEMENT PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D1

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



Open Space Data:

Total Gross Acreage: ± 36.36 Acres

Total Open Space: ± 11.39 Acres (± 31.33% of gross)

Proposed 8' wide Multi-use Path:

Proposed 5' wide Sidewalk:

WATKINS CENTRAL - SUBAREA A OPEN SPACE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D2

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ILLUSTRATIVE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

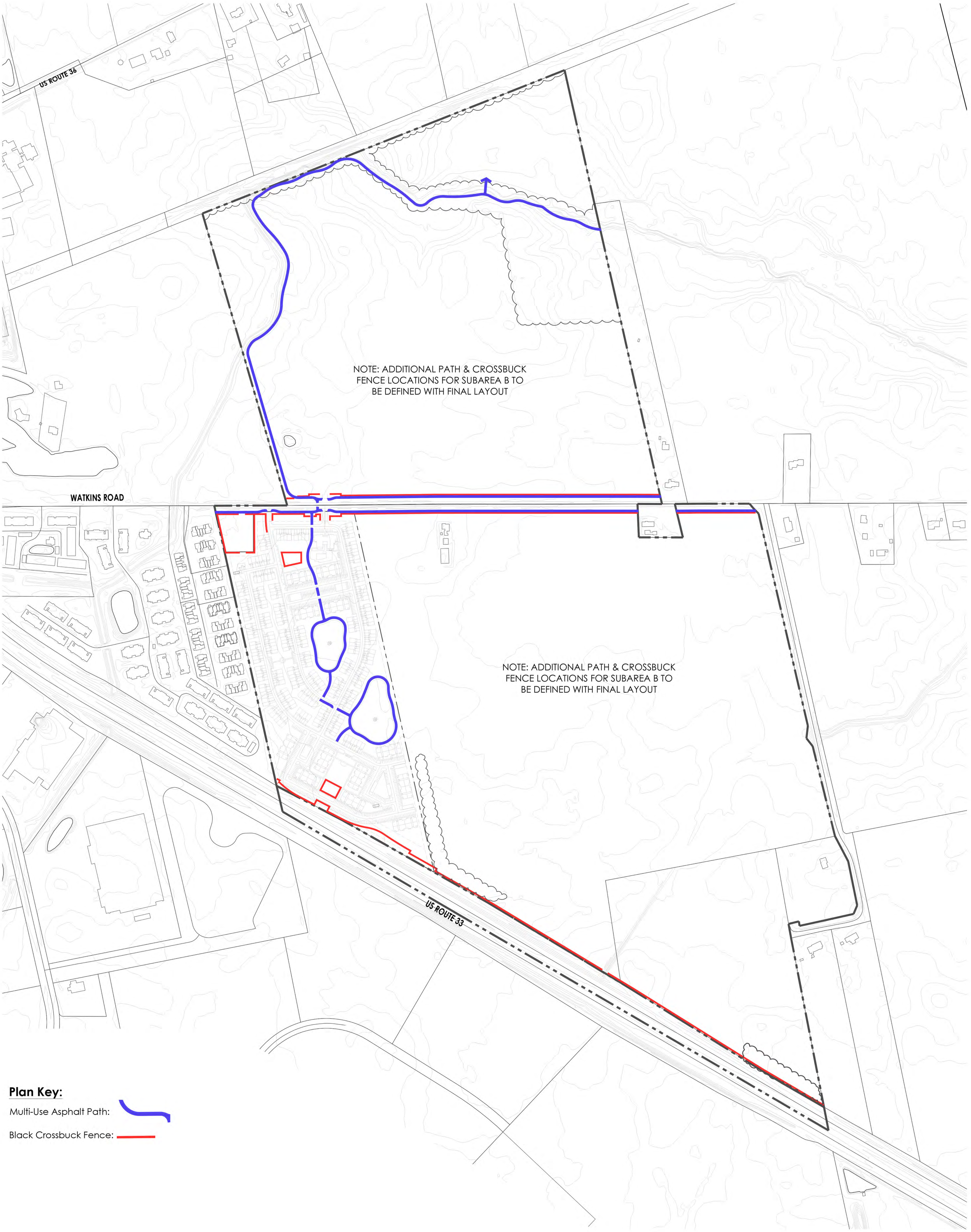
EXHIBIT D3

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



Plan Key:

Multi-Use Asphalt Path:

Black Crossbuck Fence:

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - OVERALL FENCE & PATH PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D4

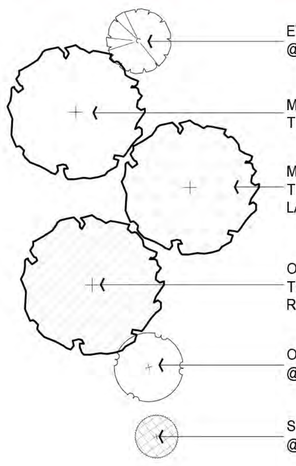
0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

LANDSCAPE KEY PLAN



EVERGREEN TREE
@ MIN. 6' HEIGHT INSTALL

MED. TO LARGE DECIDUOUS
TREE @ MIN. 2" CAL. INSTALL

MED. TO LARGE DECIDUOUS
TREE TOWARD INTERIOR VUA
LANDSCAPE

ORNAMENTAL OR DECIDUOUS TREE
TOWARD PARKING PERIMETER
REQUIREMENT

ORNAMENTAL TREE
@ MIN. 1.75" CAL. INSTALL

SCREENING SHRUB
@ MIN. 36" HT. INSTALL

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	6' BENCH	SEE DETAIL G, EXHIBIT E7 FOR MORE INFORMATION
3	FOUNTAIN	-
4	TABLE AND CHAIRS	SEE DETAIL A, EXHIBIT E7 FOR MORE INFORMATION
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
6	CROSSBUCK FENCE WITH WELDED WIRE MESH	SEE DETAIL E, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
8	TRASH COMPACTOR	SEE ARCHITECTS PLANS FOR MORE INFORMATION
9	GRILL	SEE DETAIL L, EXHIBIT E7 FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
11	DOGGY BAG WASTE STATION	SEE DETAIL C, EXHIBIT E7 FOR MORE INFORMATION

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus macrocarpa Bur Oak	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Green Spire' Greenspire Little Leaf Linden	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

WATKINS ROAD

Multi-use Path Connection

Small Street Trees at 30' O.C. Where Located Within 10' of Overhead Electric

Multi-Family Primary Entry Enlargement Plan See Exhibit E5 For More Information

Clubhouse Enlargement Plan See Exhibit E4 For More Information

southern Mailbox Enlargement Plan See Exhibit E4 For More Information

Highway Oriented Sign Enlargement Plan See Exhibit E5 For More Informmation

Lift Station ± 1.14 Acres

Proposed 60' setback

80' R/W

25' setback

Maintenance Bldg.

Clubhouse

Pool

Dog Park

Retention Pond

3-Story Garden 24 Unit

Garage (12)

Garage (6)

Compactor

4-Unit

6-Unit

US ROUTE 33

Prop. 95' bldg. setback

Proposed 25' parking setback

Landscape buffer area

WATKINS CENTRAL - SUBAREA A OVERALL LANDSCAPE

CITY OF MARYSVILLE, UNION COUNTY, OHIO

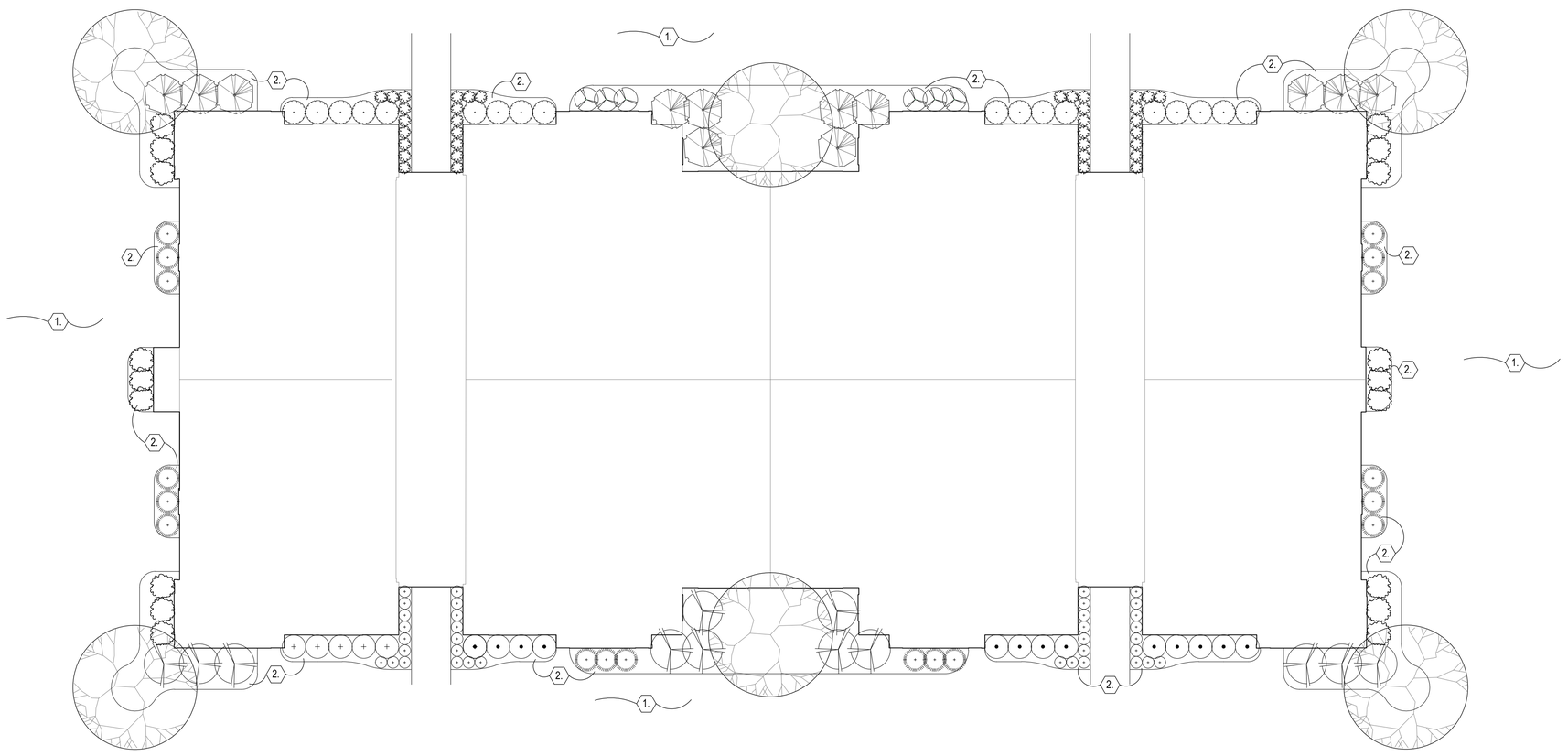
EXHIBIT E1

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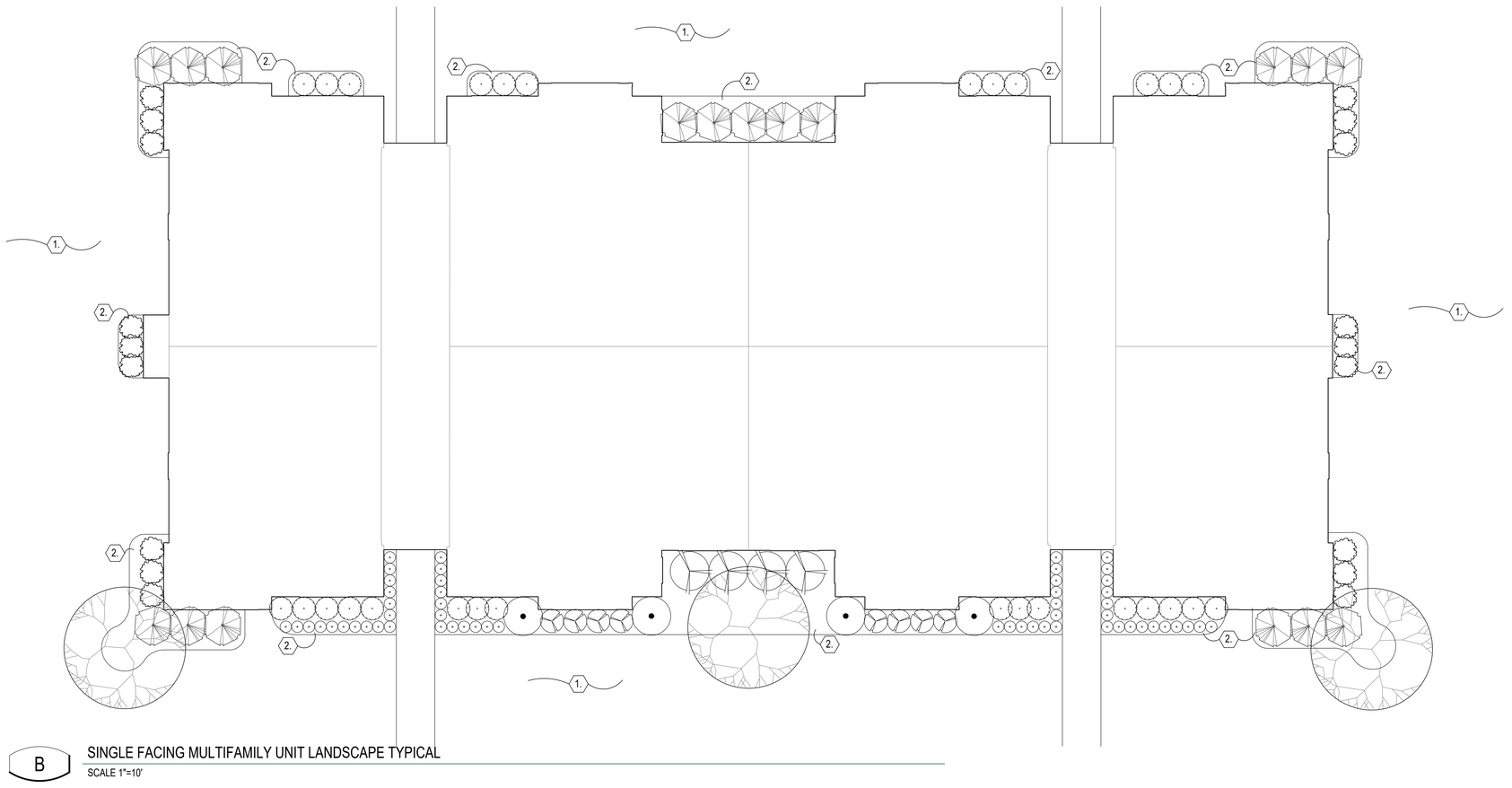
10.17.2023

G2 PLANNING + DESIGN

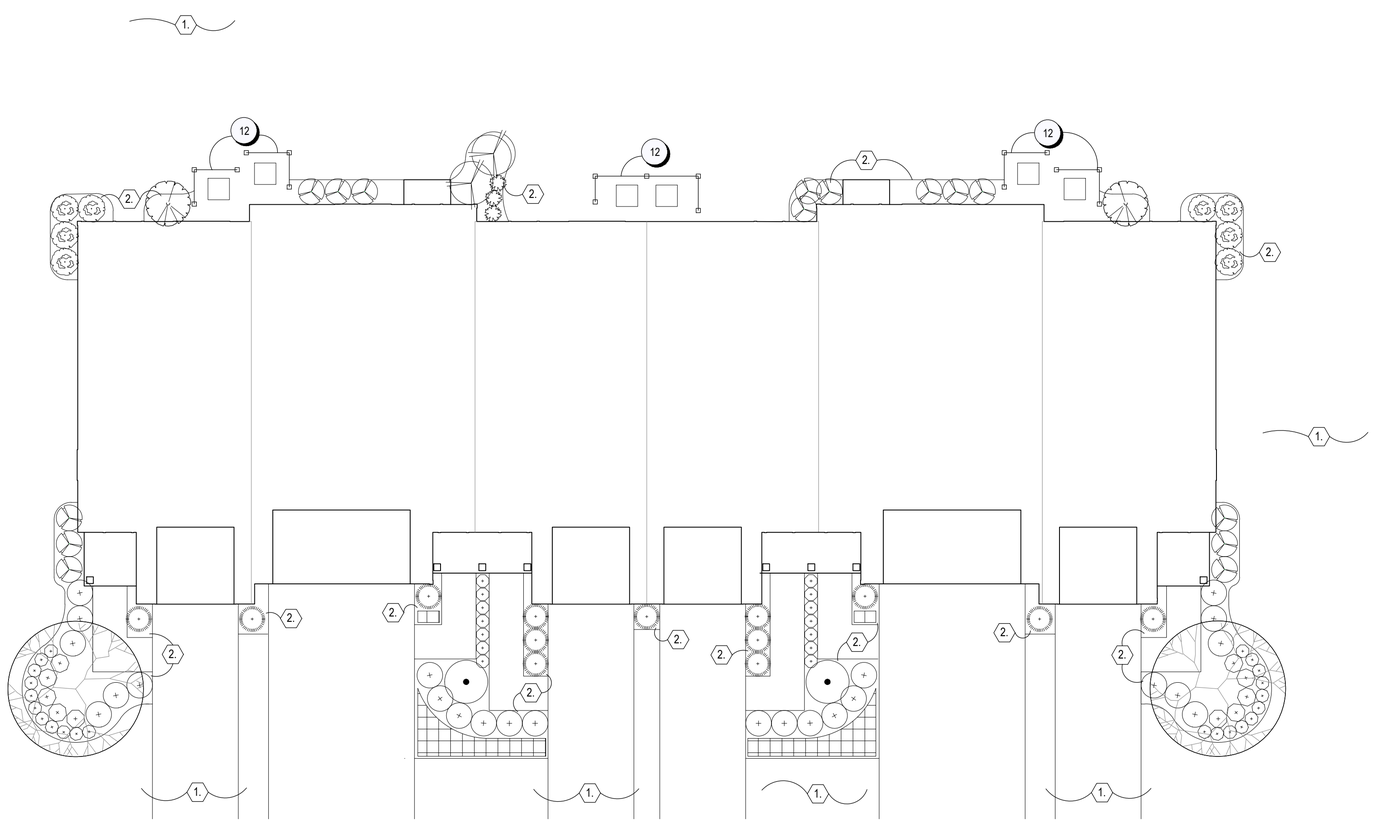
ROCKFORD DEVELOPMENT INVESTMENTS



A DOUBLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



B SINGLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



C SOUTH, WEST AND EAST FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

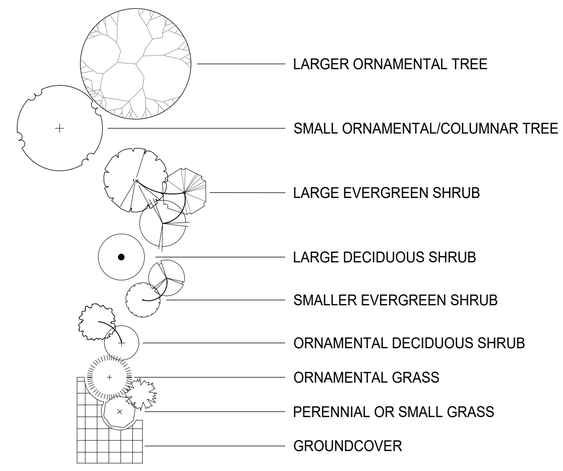
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS I EXHIBIT E2

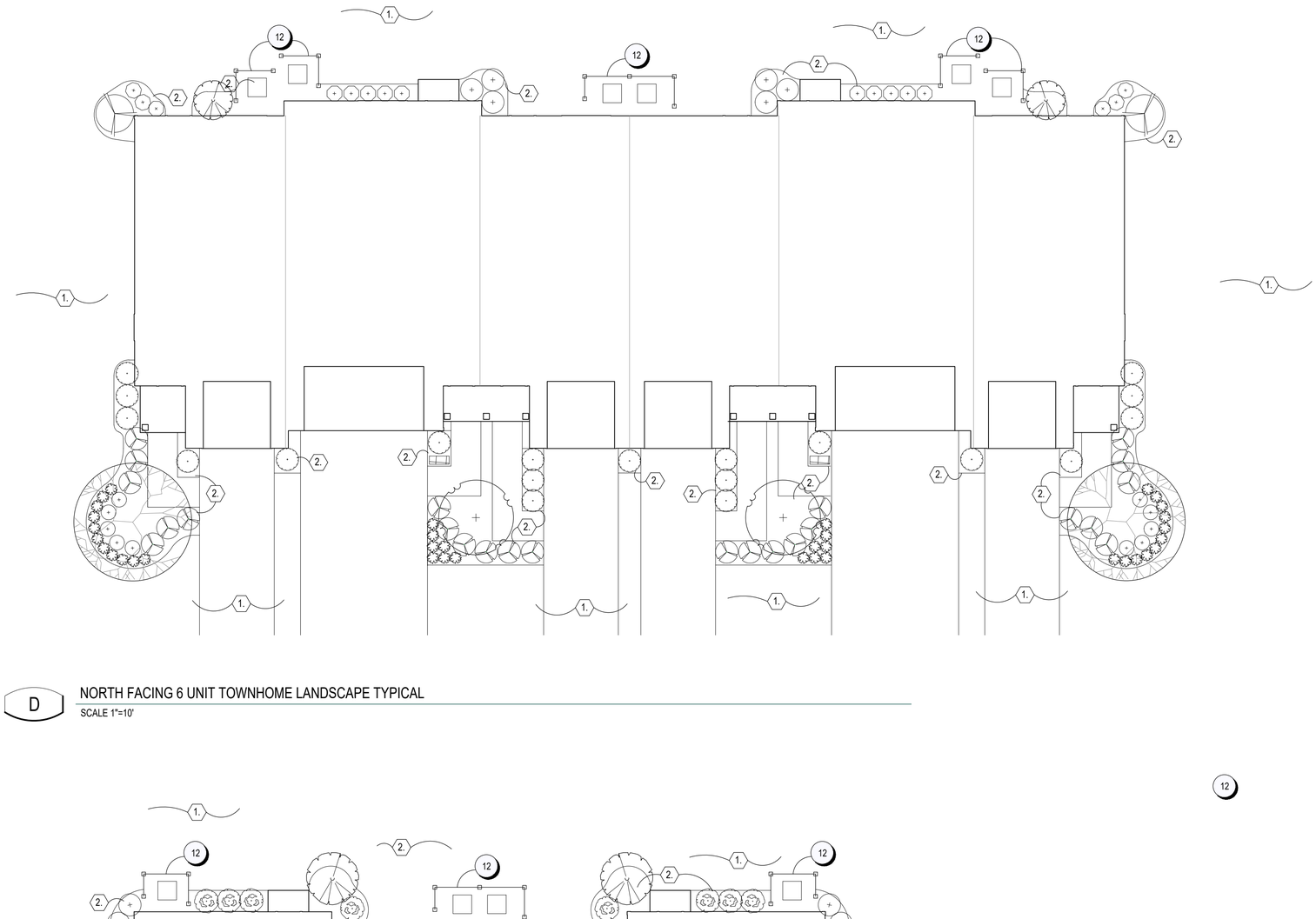
CITY OF MARYSVILLE, UNION COUNTY, OHIO

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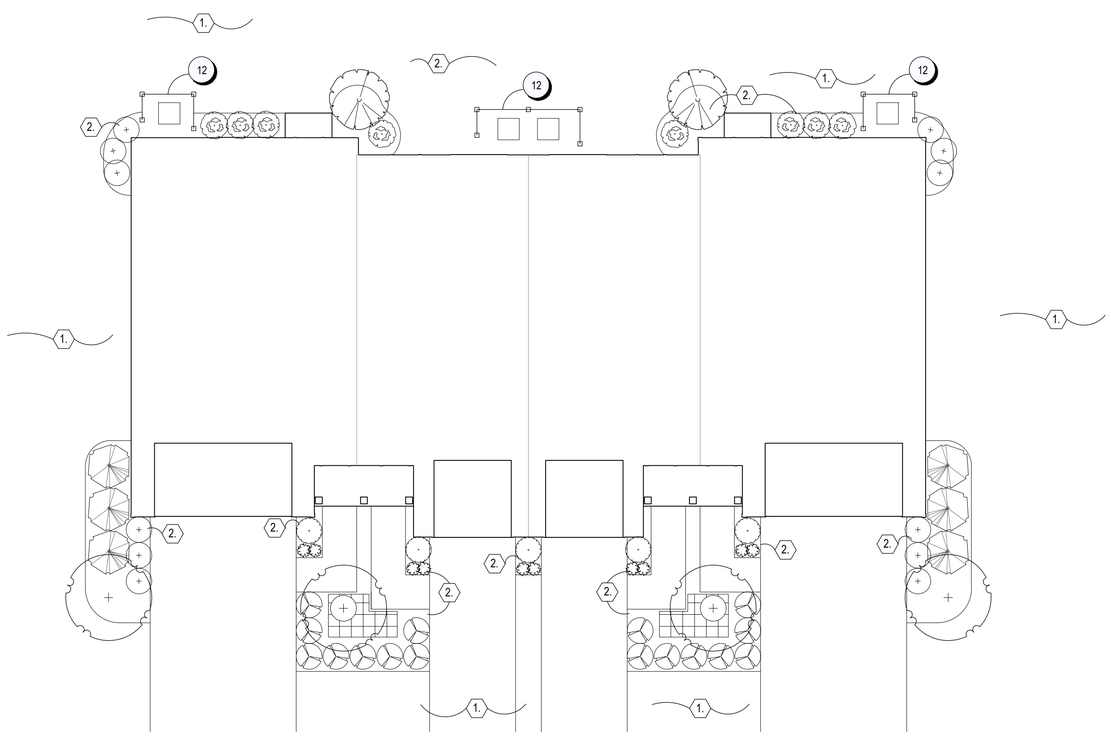
10.17.2023

G2 PLANNING + DESIGN

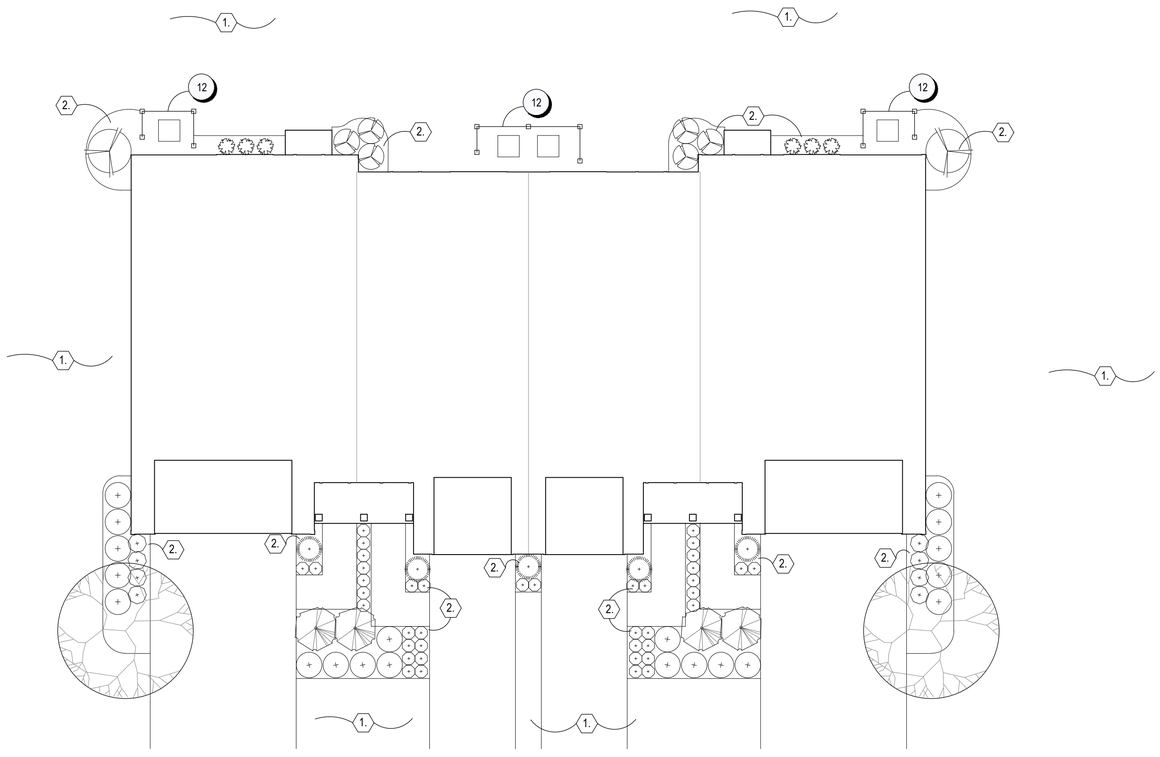
ROCKFORD DEVELOPMENT INVESTMENTS



D NORTH FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



D NORTH FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



E SOUTH, WEST AND EAST FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

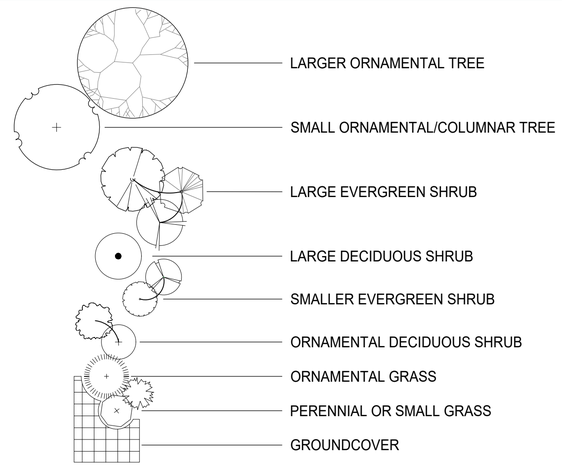
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS II EXHIBIT E3

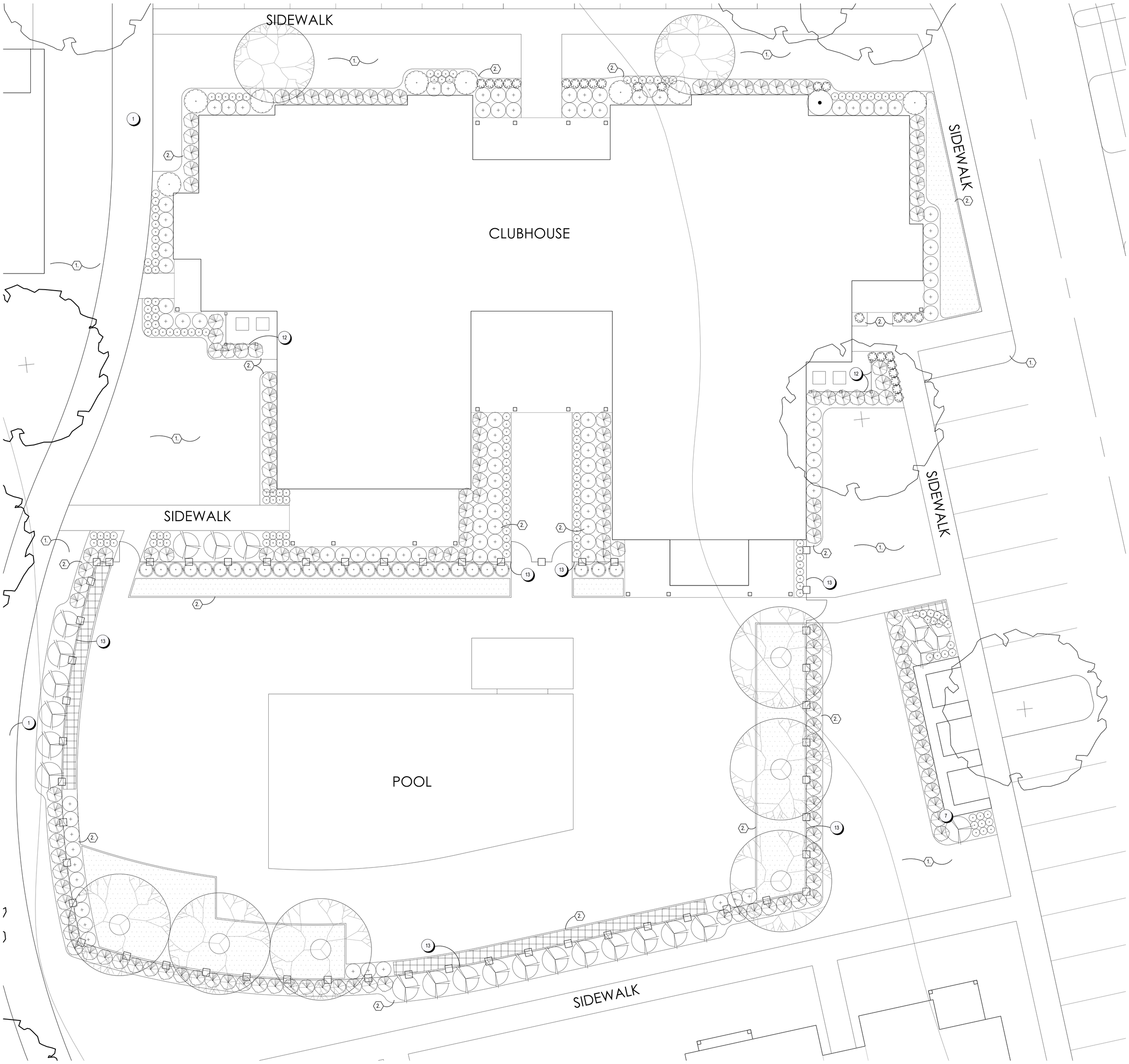
CITY OF MARYSVILLE, UNION COUNTY, OHIO

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10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

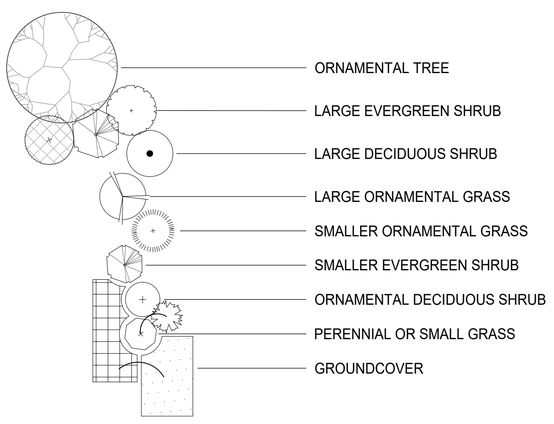
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION
13	AMERISTAR MONTAGE PLUS MAJESTIC POOL FENCE	SEE DETAIL B, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - CLUBHOUSE LANDSCAPE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

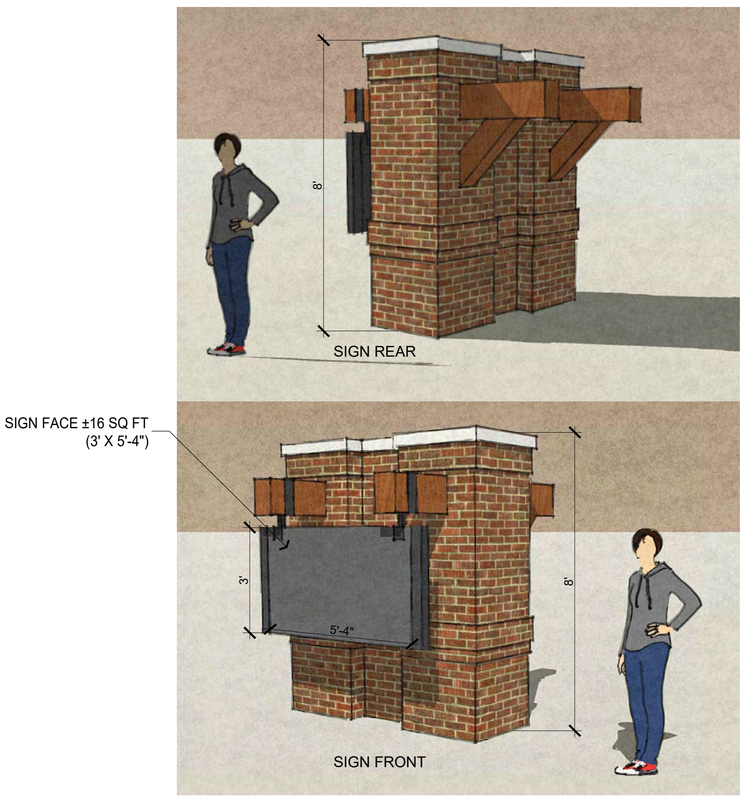
EXHIBIT E4

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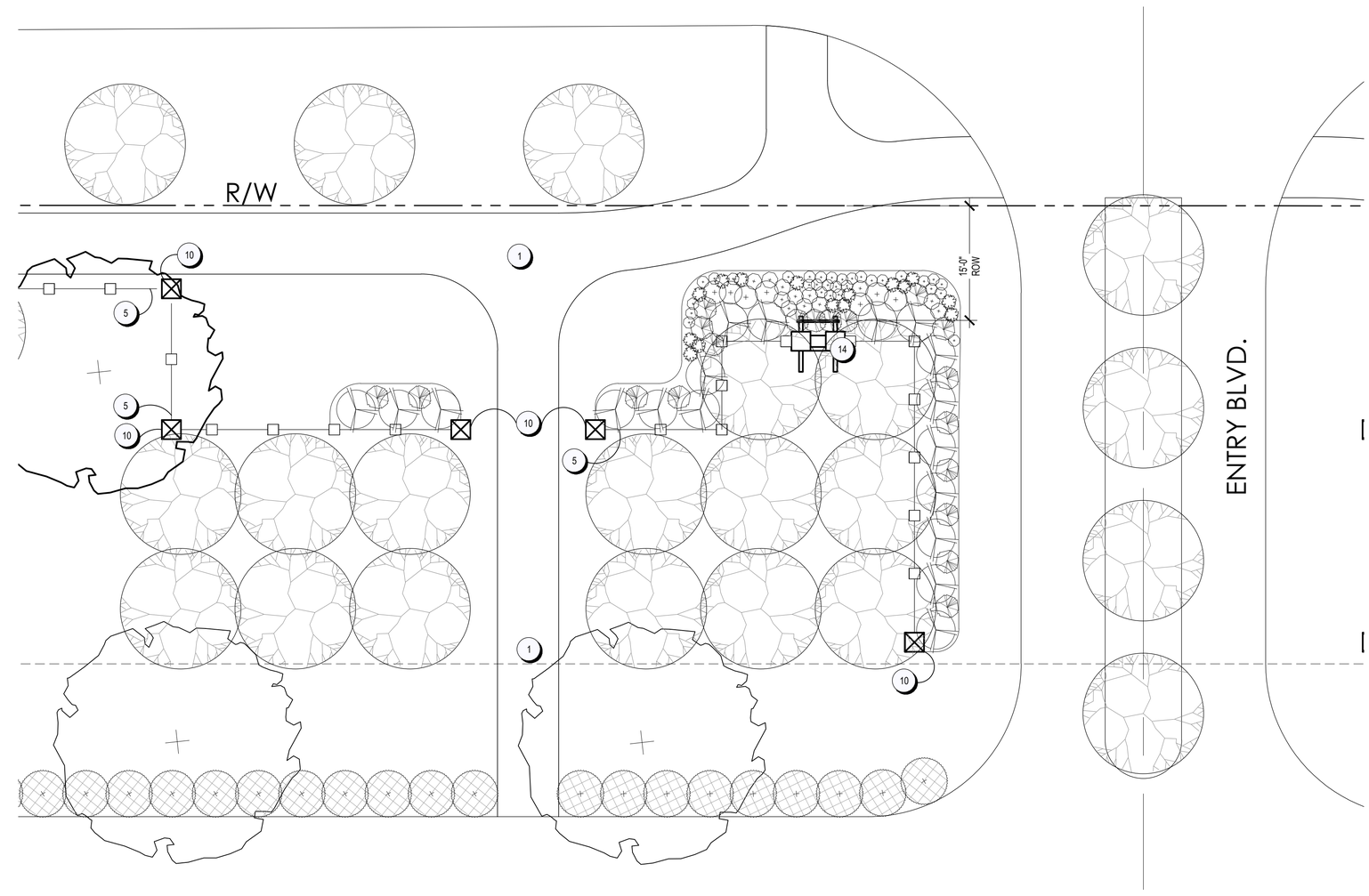
10.17.2023

G2 PLANNING + DESIGN

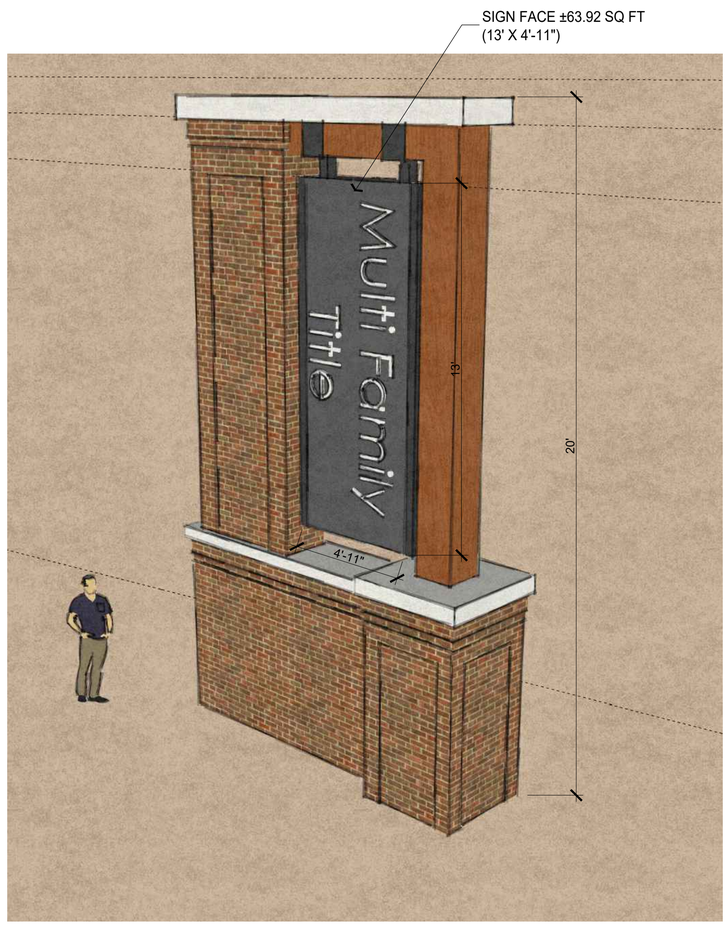
ROCKFORD DEVELOPMENT INVESTMENTS



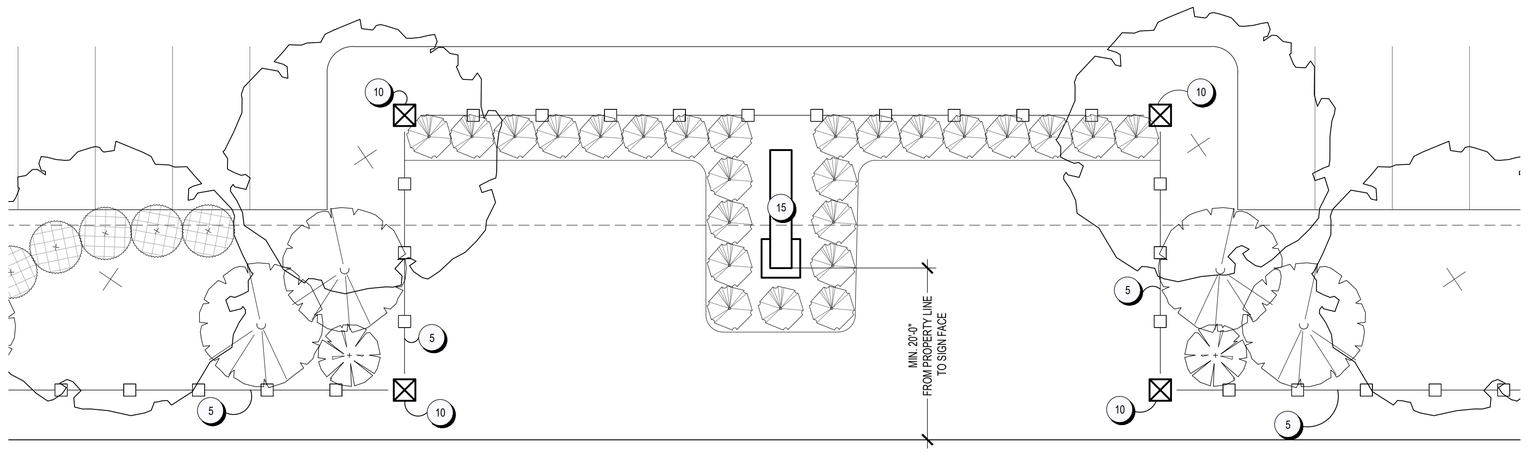
B MULTIFAMILY ENTRY SIGN
SCALE: N.T.S.



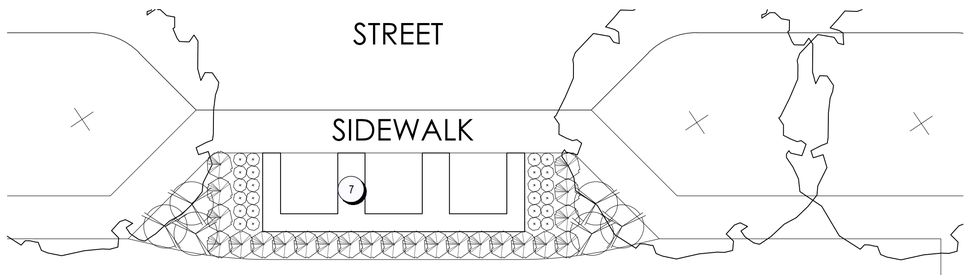
A MULTIFAMILY PRIMARY ENTRY ENLARGEMENT PLAN
SCALE 1"=10'



D DOUBLE SIDED HIGHWAY ORIENTED SIGN
SCALE: N.T.S.



C HIGHWAY ORIENTED SIGN ENLARGEMENT PLAN
SCALE 1"=10'



D SOUTHERN MAIL KIOSK ENLARGEMENT PLAN
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

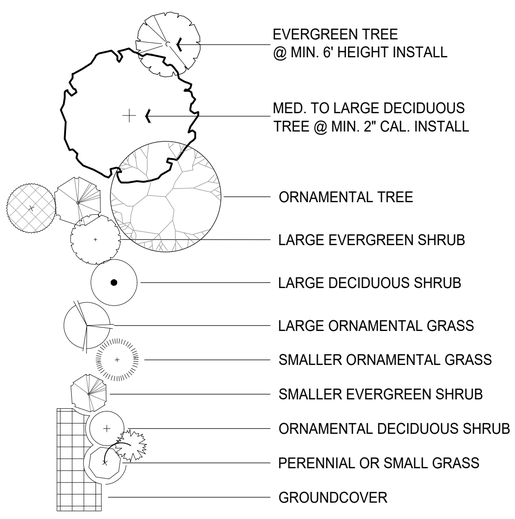
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
14	MULTI-FAMILY ENTRY SIGN	SEE DETAIL B, EXHIBIT E5 FOR MORE INFORMATION
15	DOUBLE SIDED HIGHWAY ORIENTED SIGN	SEE DETAIL D, EXHIBIT E5 FOR MORE INFORMATION

LANDSCAPE KEY PLAN



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - SIGN ENLARGEMENT PLANS

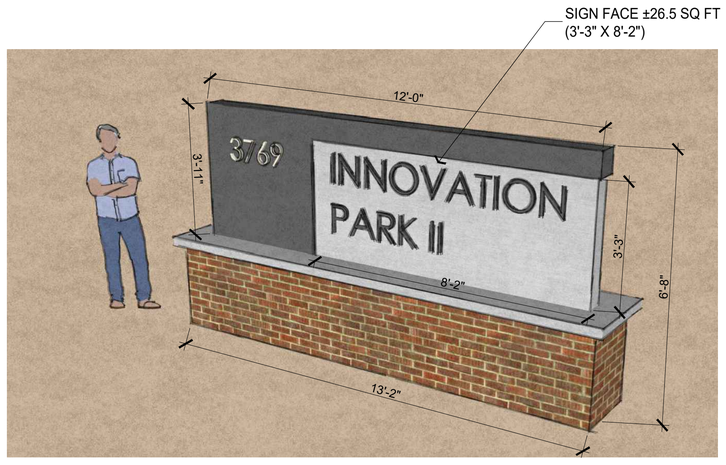
CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E5

10.17.2023

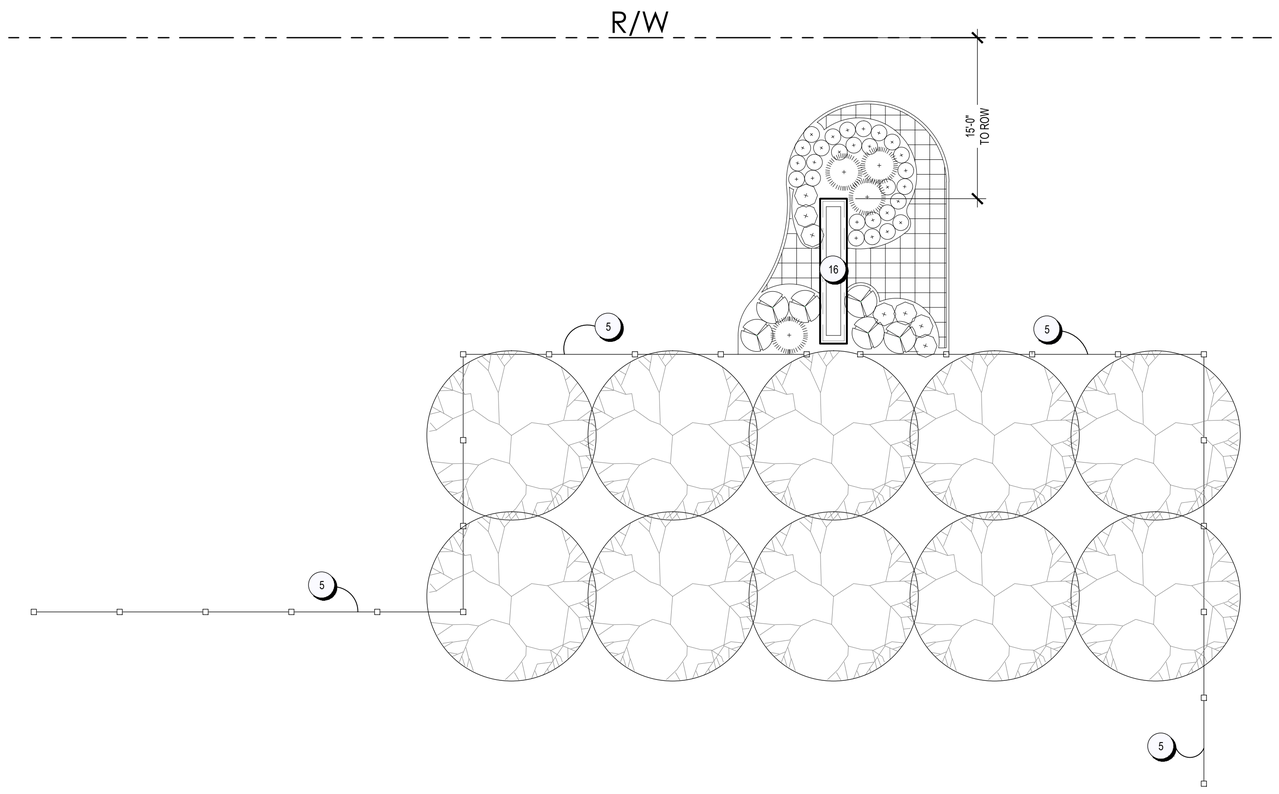
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

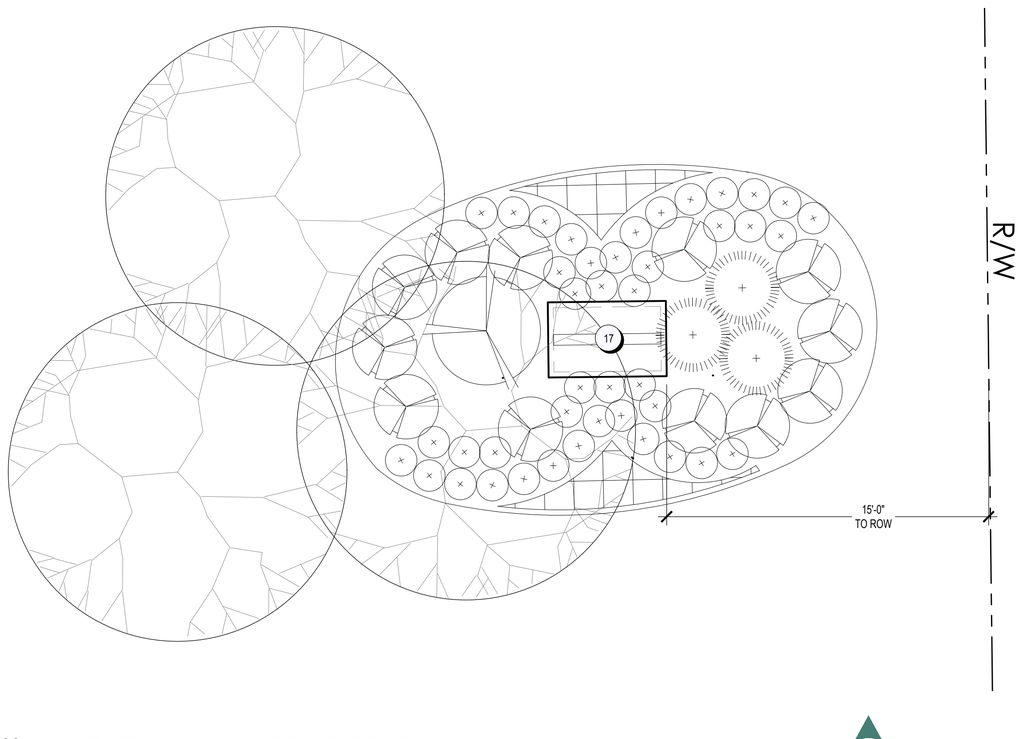


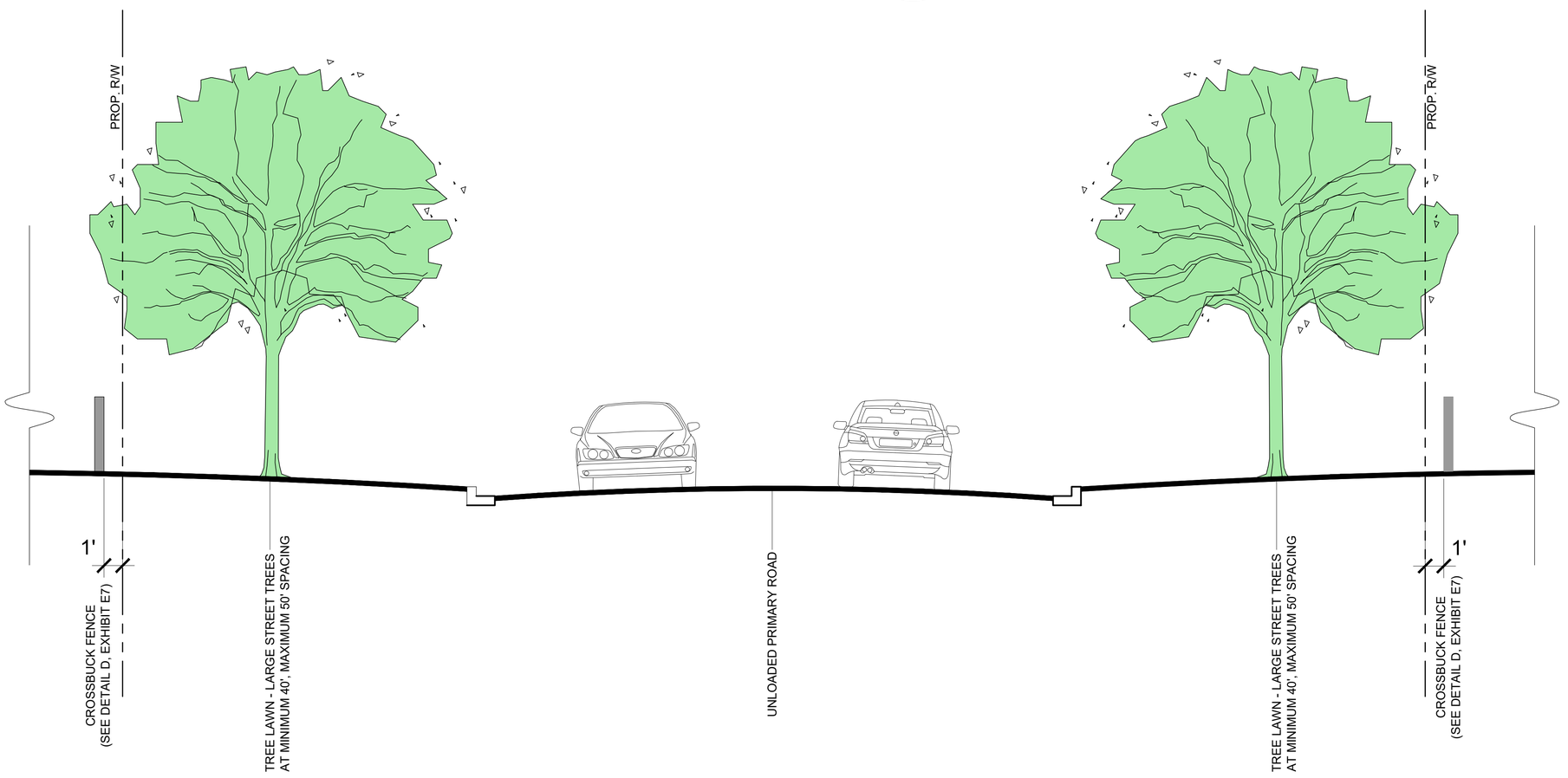
G DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.

H DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



E DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=8'





I UNLOADED PRIMARY ROAD TYPICAL SECTION
SCALE: 1"=4'

F DOUBLE-SIDED SECONDARY INDUSTRIAL SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=4'

N

CONCEPTUAL PLANT LIST

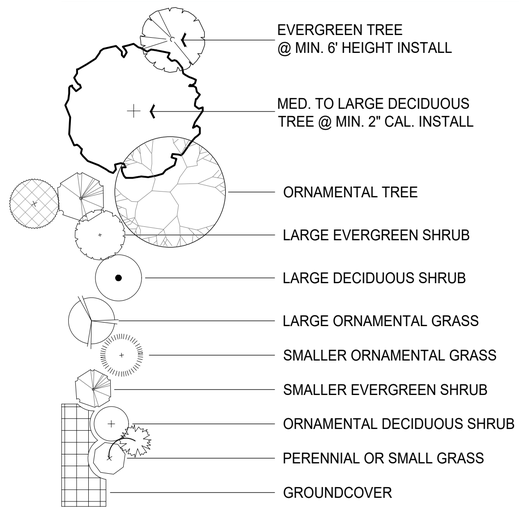
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
16	DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN	SEE DETAIL G, EXHIBIT E6 FOR MORE INFORMATION
17	DOUBLE SIDED SECONDARY INDUSTRAIL ENTRY SIGN	SEE DETAIL H, EXHIBIT E6 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

WATKINS CENTRAL - SIGN AND STREETSCAPE TYPICALS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

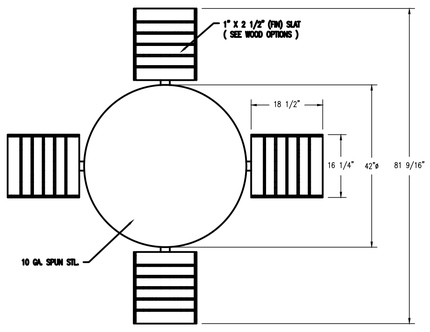
EXHIBIT E6

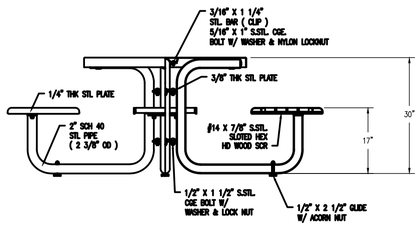
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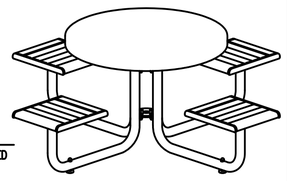
10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS







WOOD OPTIONS

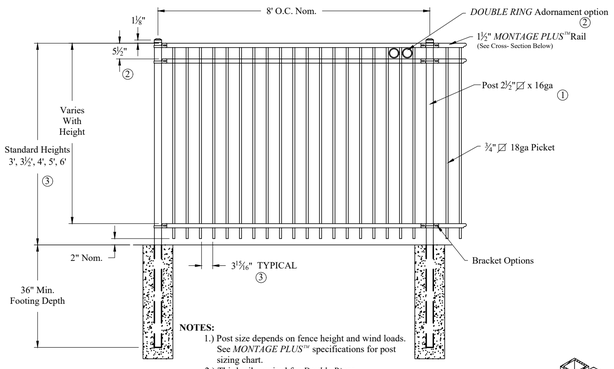
- ☐ IPE S4S EE
- ☐ OTHER _____

NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 2 1/2" NYLON GLIDES AND 1/2" X 5 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	TABLE	DATE DRAWN : 12/01/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 295–40	SHEET 1 OF 2

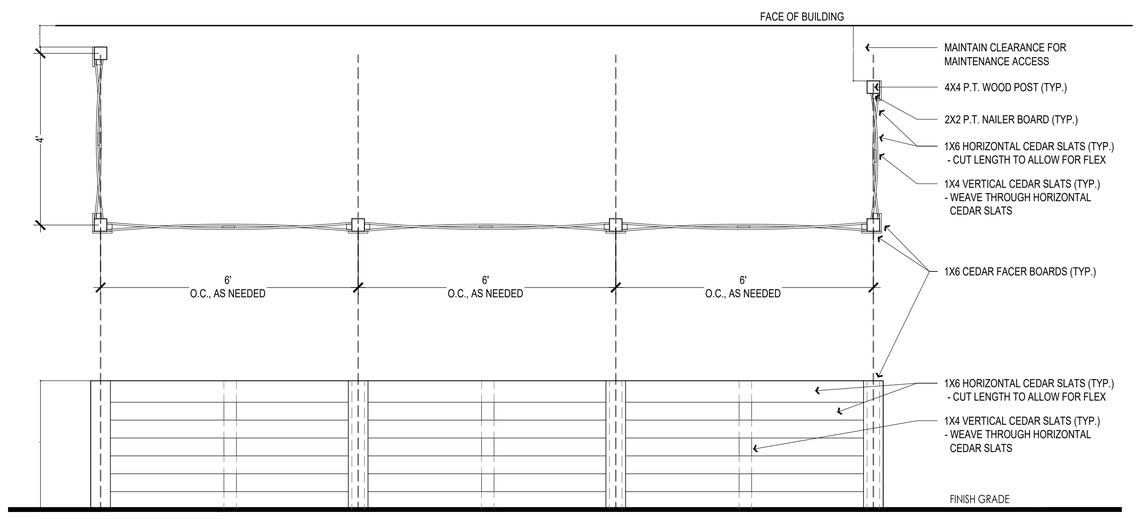
A — DUMOR TABLE 295
N.T.S.



B — MONTAGE PLUS MAJESTIC POOL FENCE DETAIL
N.T.S.



C — DOGGY BAG WASTE STATION
N.T.S.

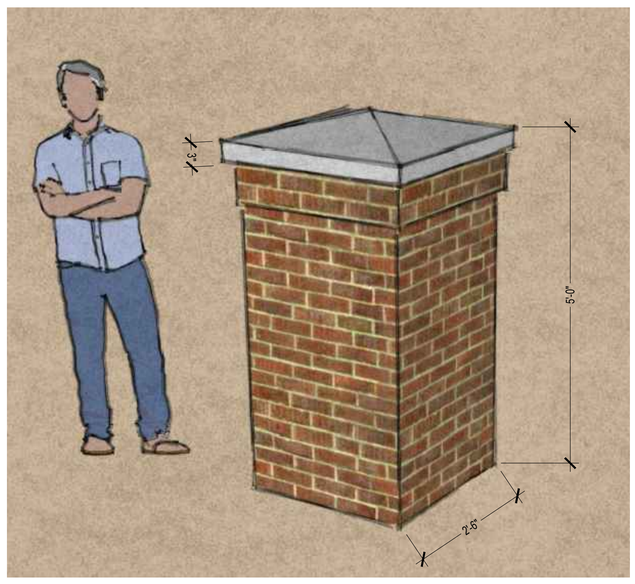


PAINT:
MATTE BLACK ACRYLIC STAIN + SEALER

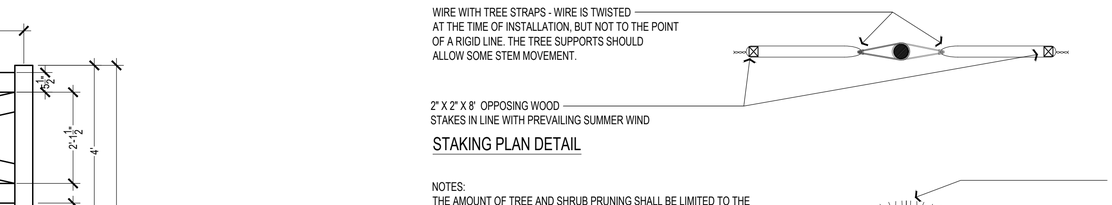
F — AC CONDENSER SCREEN FENCE 'A'
SCALE: 1/2" = 1'-0"

PRODUCT INFO: 6' STELLA ALUMINUM BENCH (BLACK), OR OWNER APPROVED EQUAL

G — BENCH
SCALE: NTS



M — COLUMN DETAIL
N.T.S.

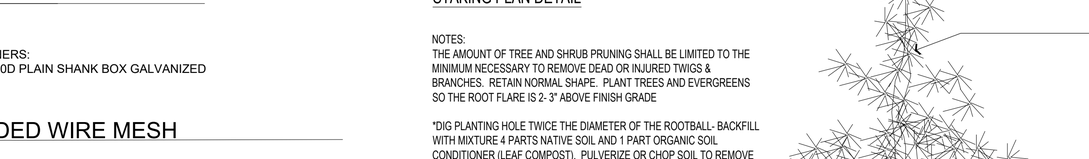


NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

D — CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"



NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .
FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

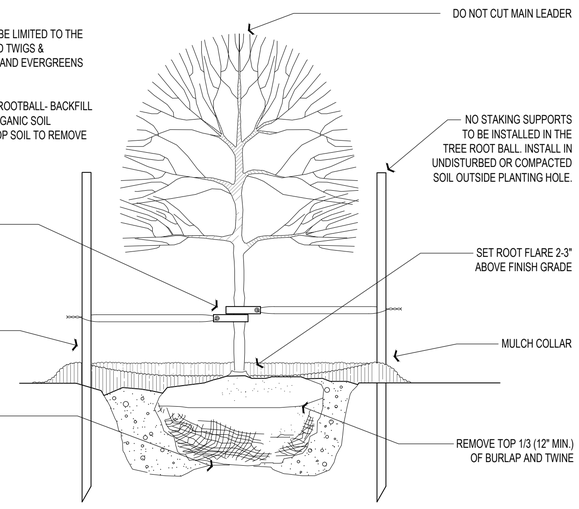
FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

E — DOG PARK CROSSBUCK FENCE WITH WELDED WIRE MESH
SCALE: 1/2" = 1'-0"

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



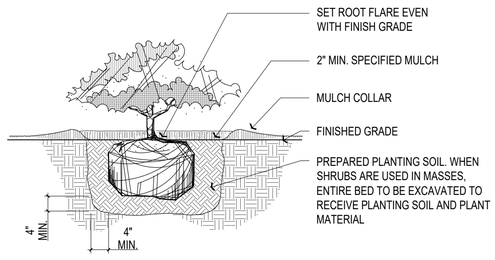
H — DECIDUOUS TREE
SCALE: 1" = 1'-0"

STAKING PLAN DETAIL

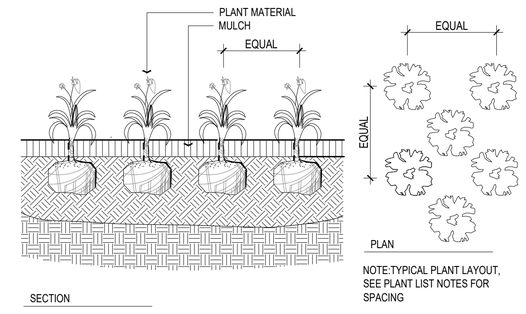
NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

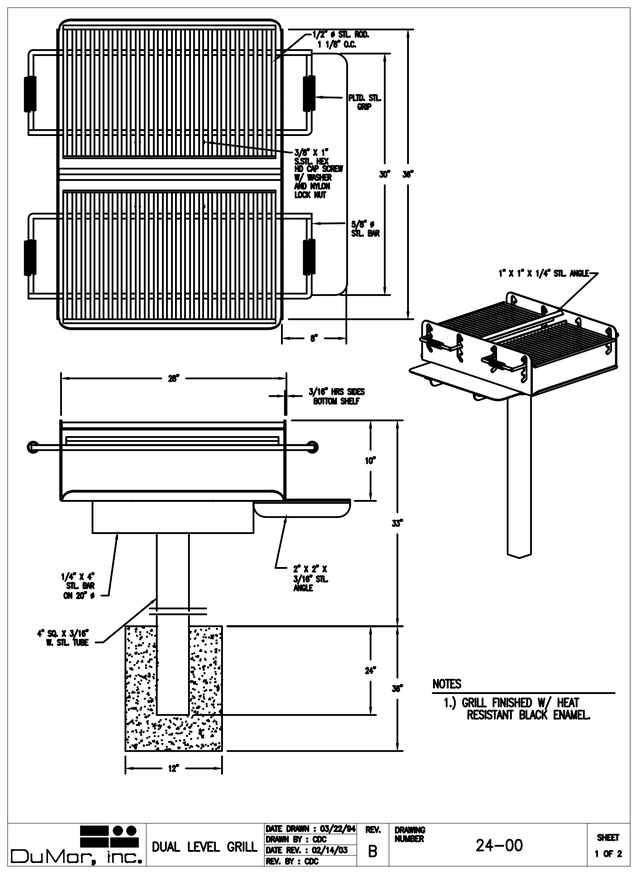
I — EVERGREEN TREE
SCALE: 1" = 1'-0"



J — SHRUB
SCALE: 1/2" = 1'-0"



K — PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



L — GRILL 24 DETAIL
N.T.S.

WATKINS CENTRAL - SITE DETAILS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT E7

0 10 30 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



LIGHTING KEY

KEY	ITEM
	ALT60 ALTITUDE LED SINGLE FIXTURE
	ALT 60 ALTITUDE LED DOUBLE FIXTURE

KIM LIGHTING®

ALT60
Altitude™ LED
kl_alt60_spec.pdf

JOB _____ TYPE _____

NOTES _____ APPROVALS _____

FEATURES

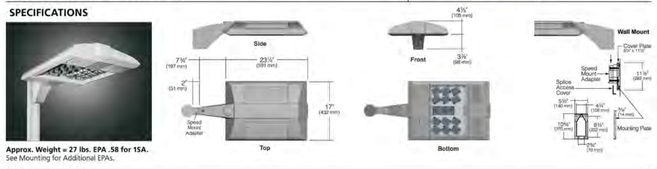
- PicoPrism® technology[1]
- Family of six sizes
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5 standard distributions
- 0-10V dimming drivers standard
- IP66 certified

CERTIFICATIONS

cULus LISTED

3000K and warmer CCTs only

SPECIFICATIONS



Approx. Weight = 27 lbs. EPA .58 for 15A.
See Mounting for Additional EPAs.

ORDERING CODE

Configuration		EPA
1A	Single Arm Mount	.95
1W	Wall Mount	n/a
HSF	Horizontal Slipfitter	n/a

*Available round poles only. EPA is for Reduce only.

Fixture

Distribution	Drive Current
ALT1 Type I	P35 350mA PicoPrism
ALT2 Type II	P70 700mA PicoPrism
ALT3 Type III	
ALT4 Type IV	
ALT5 Type V	
ALTR Type R, Right	
ALTL Type L, Left	

Electrical Module

Source	Color Temperature[2]	Voltages
60L 60 LEDs, 70W for 350mA, 141W for 700mA	2K[3] 595nm	120 120V
	3K 3000K	208 208V
	4K 4000K	240 240V
	5K 5000K	277 277V
		347[4] 347V
		480[4] 480V

Fixture Finish

BL	Black
DB	Dark Bronze
GT	Graphite
LG	Light Gray
PS	Platinum Silver
TT	Titanium
WH	White
CC	Custom Color[8]

Photocell Options

A25-7	7-pin Photocell Receptacle
A30	120V Button Photocell
A31	208V Button Photocell
A32	240V Button Photocell
A33	277V Button Photocell
A34	480V Button Photocell
A35	347V Button Photocell

Fuse Options

SF	120, 277, 347 Line Volts
DF	208, 240, 480 Line Volts

Lens Option

FGL[5]	Flat Glass Lens
FPL[5, 6]	Flat Polycarbonate Lens[5, 6]

NFO Option

NFO* Neighbor Friendly Optic

*Photometry available for Type III/IV. All others, consult factory.

Control Options

Wireless		Motion	
WIR-RMI-IO	120-480V, 1000' range, wiSCAPE RF control system with on/off/dim, alerts, monitoring and metering capabilities	SCH-R	Round Pole Mounted Occupancy Sensor up to 30'
		SCH-S	Square Pole Mounted Occupancy Sensor up to 30'

Control Accessories

SW7PR[7,8]	Site Sync with 7-pin PCR
SWUSB	SiteSync Software on USB
SWTAB	SiteSync Windows® Tablet
SWBRG	SiteSync Wireless Bridge Node
WIR-RME-L	wiSCAPE 7-pin Module
NXOFM-1R1D-UNV	NX 7-pin Module

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Mounting Options

VSF	Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.)
SVSF	Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.)

Side Arm Mount

3-4RD	3.3" to 4.2" O.D. round pole
4-6RD	4.5" to 6" O.D. round pole
SQ	Square Pole

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: http://tnpssl.com/index.html

[1] US Patent No. D674,965 S. Other patents pending.
[2] For custom optics and color temperature configurations, contact factory.
[3] Turtle friendly. Maximum 500mA drive current for 2K amber option.
[4] 347V & 480V currents may be supplied with step-down transformer.
[5] 350mA only.
[6] Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.
[7] When ordering SiteSync at least one of these two interface options must be ordered per project.
[8] If needed, an additional Bridge Node can be ordered.

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Kim Lighting reserves the right to change specifications without notice.

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.aal.net

HUBBELL Lighting

I KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

WATKINS CENTRAL - CONCEPTUAL LIGHTING PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

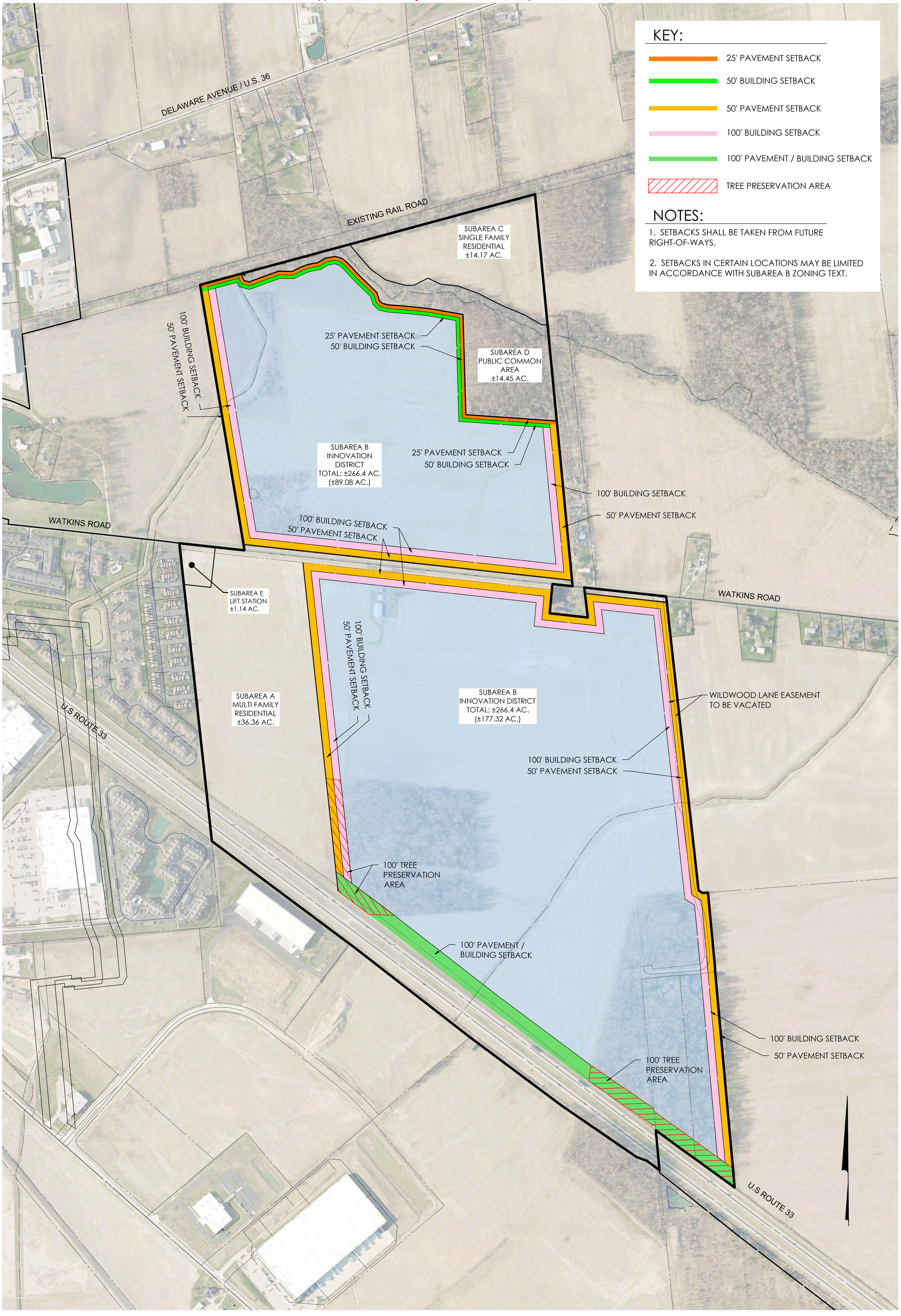
EXHIBIT I

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

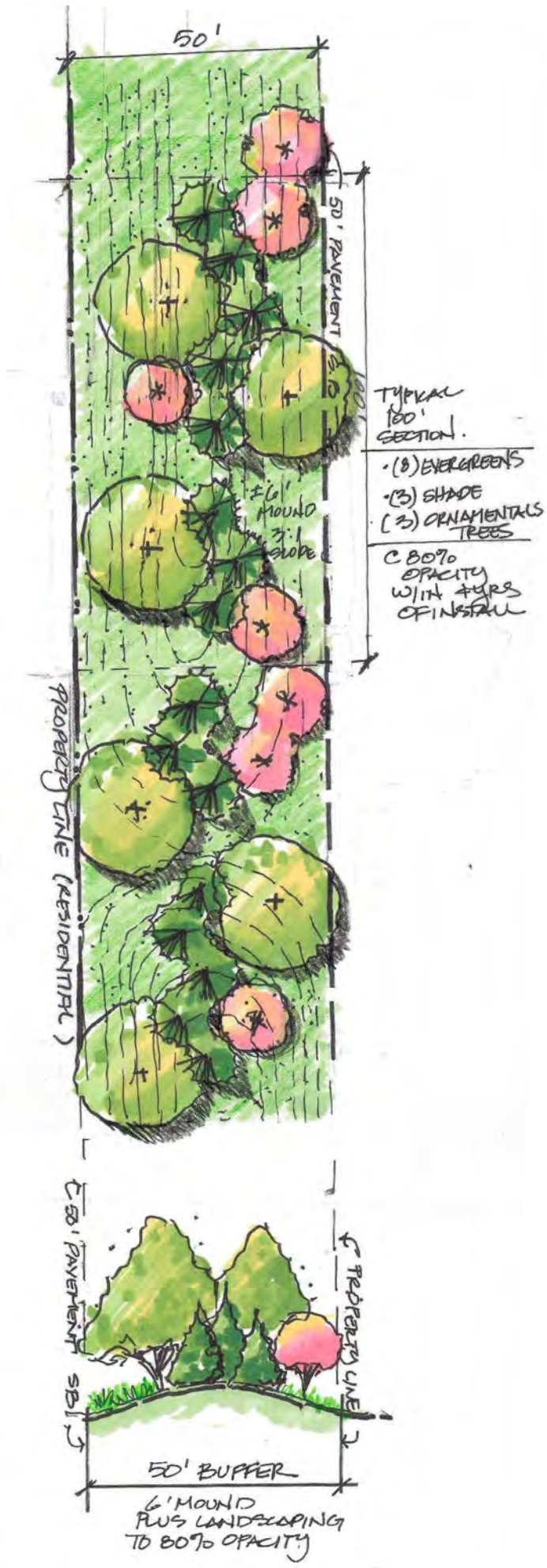
3 SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

J:\20230023\Dwg\04Sheets\Marysville East\PUD Amended Development Plan – Annex 1 – Rev\3 Site Plan.dwg, Last Saved By: jgilliam, 6/10/2024 11:18 AM Last Printed By: Hucke, Matthew, 6/10/2024 6:08 PM (No Xrefs)



Buffer Plan & Section

MARYSVILLE EAST ANNEXATION #1

PUD DEVELOPMENT PLAN

SUBAREA B BUFFER PLAN

EMHT

CITY OF MARYSVILLE, UNION COUNTY, OHIO

1 15 30

1" = 30.0'

OCTOBER 17, 2023

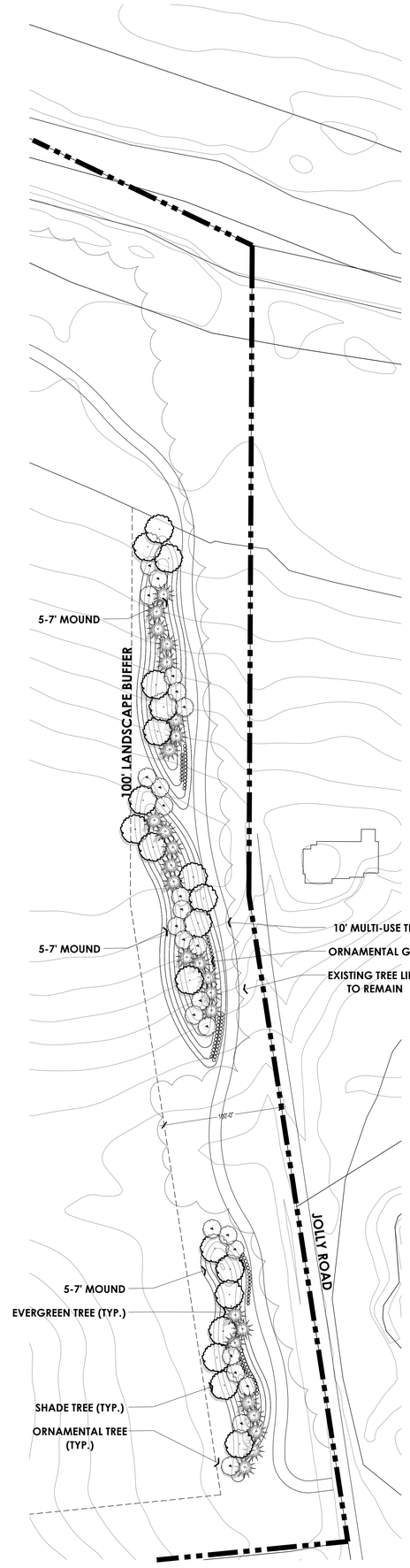
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C LANDSCAPE BUFFER ELEVATION GRAPHIC
N.T.S.



A BUFFER TYPOLOGY EXHIBIT
0 100 200 300



B LS BUFFER ENLARGEMENT
0 40 80 120

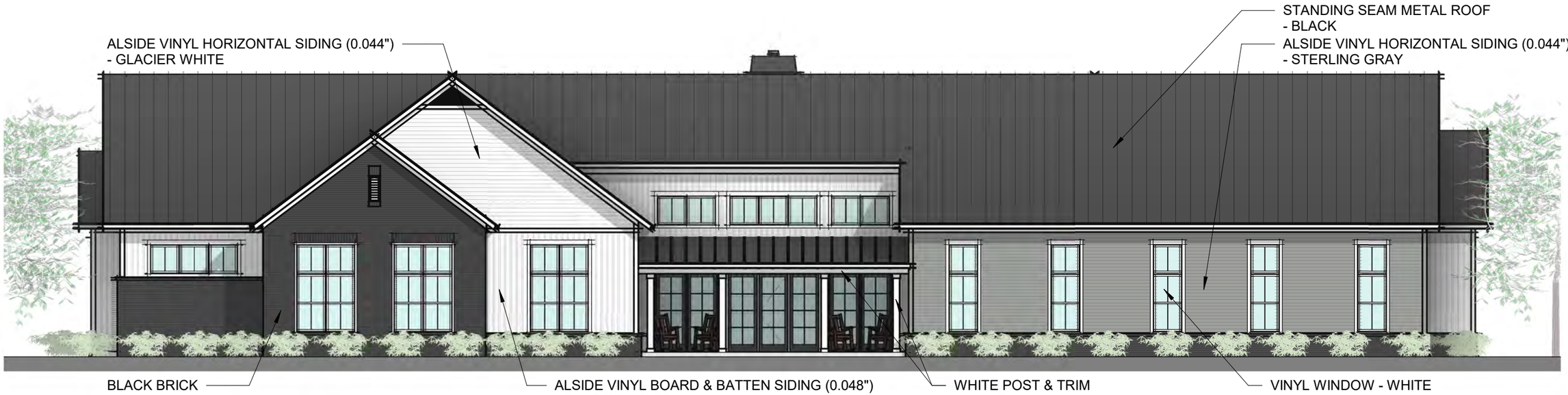
MARYSVILLE EAST - BUFFER PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

N

G2 PLANNING + DESIGN

..\..\..\RDH-Logo.jpg



Clubhouse - Front Elevation

3/32" = 1'-0"



Clubhouse - Rear Elevation

3/32" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

SULLIVAN BRUCK ARCHITECTS

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Appendix B - Full Marysville East Section 1 Updated Text



Clubhouse - Left Elevation

3/32" = 1'-0"



Clubhouse - Right Elevation

3/32" = 1'-0"

ROCKFORD HOMES

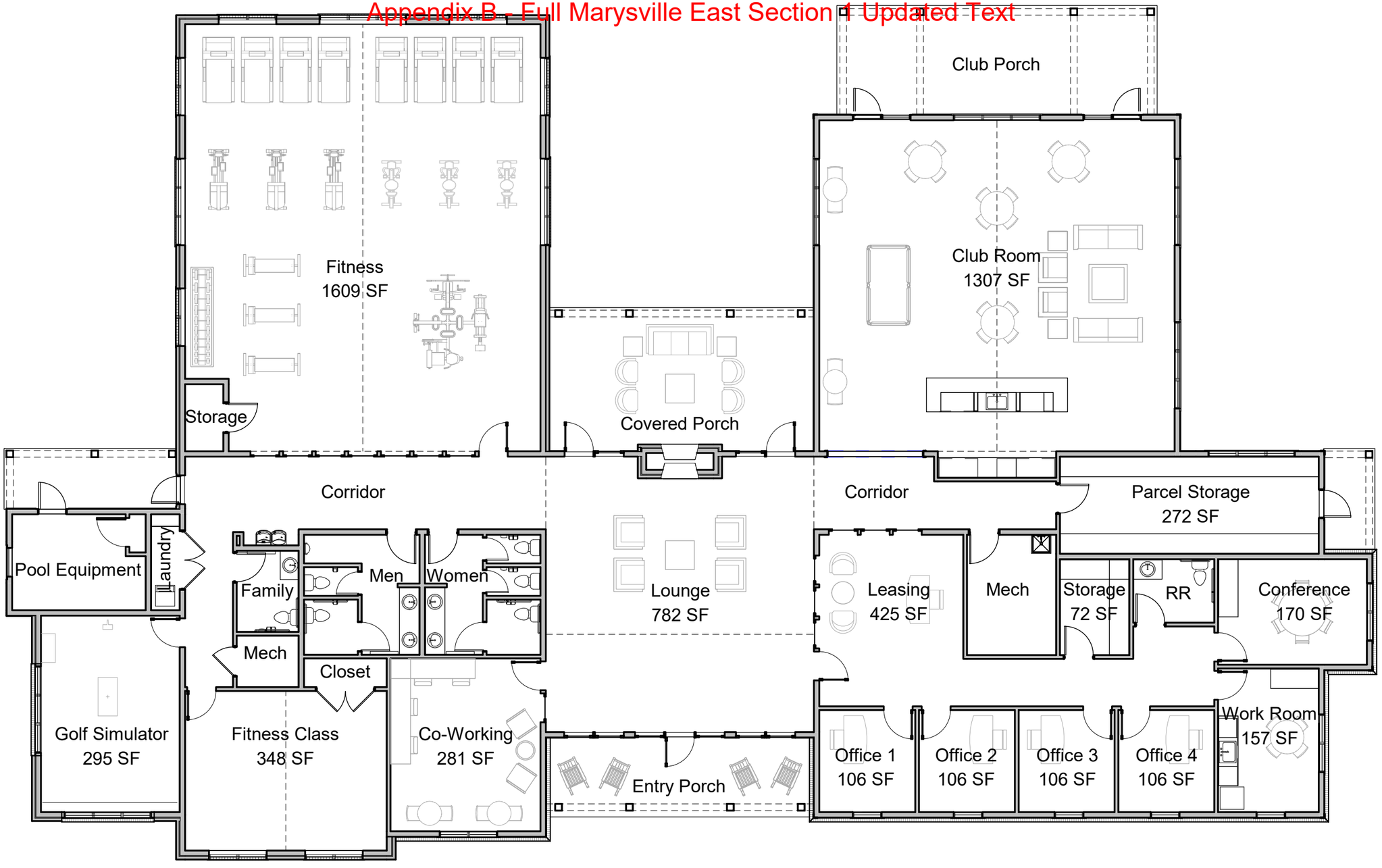
Marysville Apartments

Marysville, Ohio

2023-07-28

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Clubhouse Floor Plan

3/32" = 1'-0"

BUILDING INFO	
Gross Area:	8,044 sf
Building Height:	28'-4"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

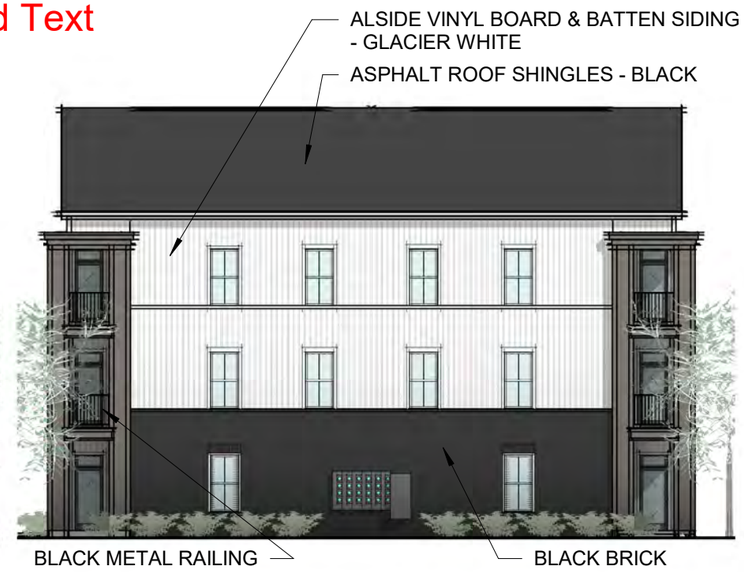
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Garden Bldg A Front Elevation

1/16" = 1'-0"



Garden Bldg A Right Side Elevation

1/16" = 1'-0"



Garden Bldg A Rear Elevation

1/16" = 1'-0"



Garden Bldg A Left Side Elevation

1/16" = 1'-0"

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Marysville, Ohio

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Bldg D - 4 Unit TH Front Elevation

1/16" = 1'-0"

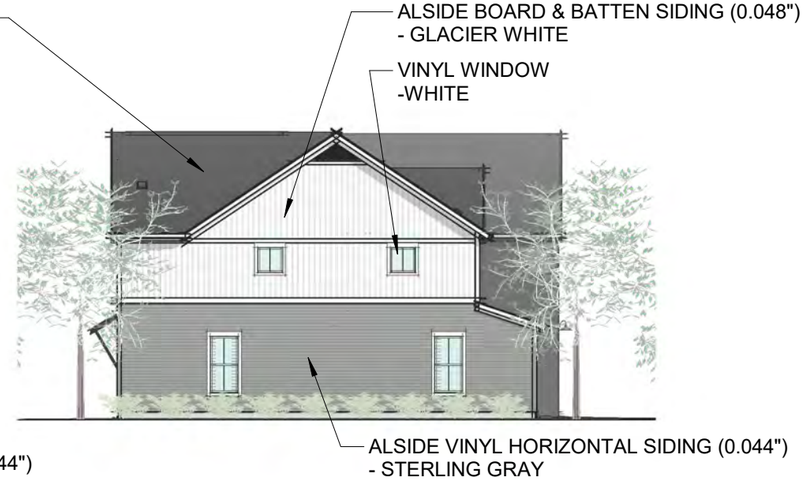
BUILDING D - 4 UNIT TOWNHOME INFO

Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10



Bldg D - 4 Unit TH Rear Elevation

1/16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

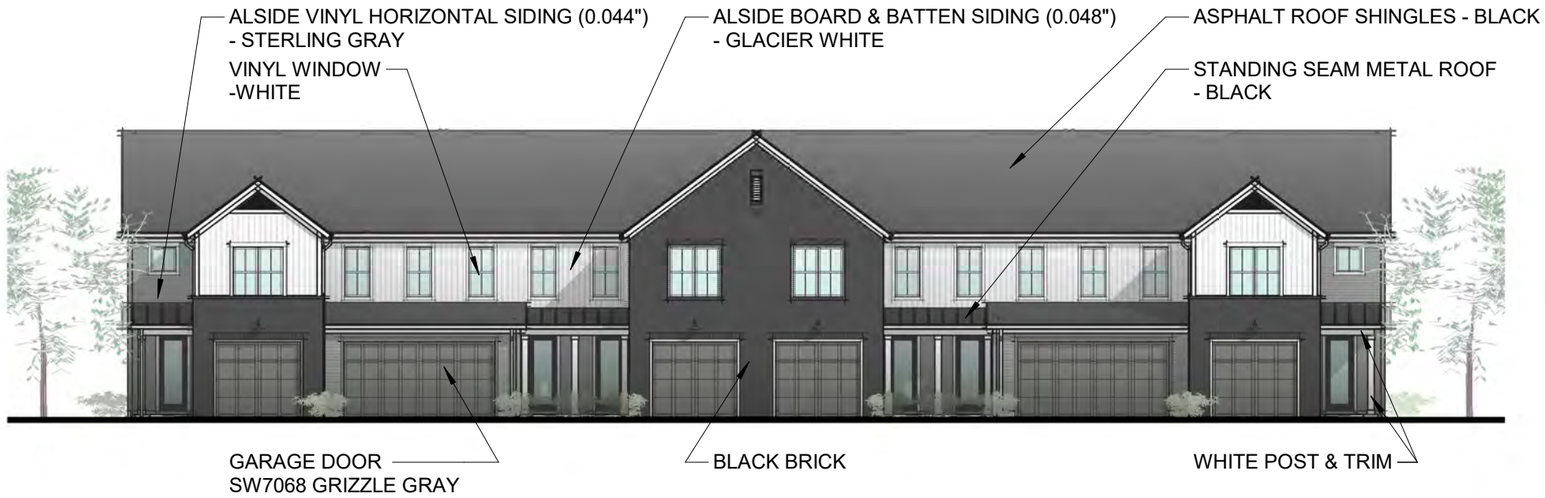
Marysville Apartments

Marysville, Ohio

2023-07-28

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BUILDING C - 6 UNIT TOWNHOME INFO

Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14

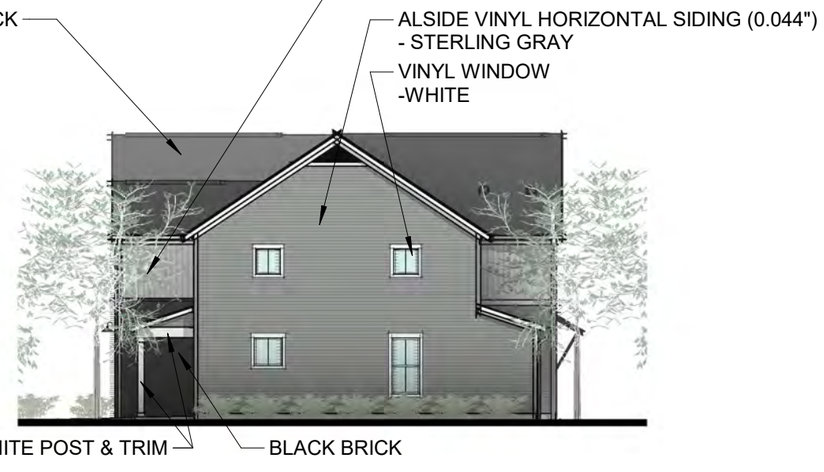
Building C - 6 Unit TH Front Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Rear Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

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Appendix B - Full Marysville East Section 1 Updated Text

Exhibit - Subarea B Building Typology Examples

Major Office Buildings





Warehousing and Distribution Facilities





Appendix B - Full Marysville East Section 1 Updated Text

Manufacturing, Production, and Industrial Buildings







Terry Emery

ORDINANCE _____

TO AUTHORIZE THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED $1,435,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF (I) DESIGNING, ENGINEERING, AND CONSTRUCTING VARIOUS STREET IMPROVEMENT PROJECTS, WITH SITE AND CURB IMPROVEMENTS RELATING THERETO, (II) CONSTRUCTING VARIOUS IMPROVEMENTS TO PARKS AND RECREATION FACILITIES, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, (III) CONSTRUCTING AND IMPROVING VARIOUS STREET RESURFACING AND PAVING PROJECTS THROUGHOUT THE CITY, (IV) ACQUIRING VARIOUS FIRE, POLICE AND EMS EQUIPMENT, WITH RELATED IMPROVEMENTS AND APPURTENANCES, (V) ACQUIRING, DEVELOPING, DESIGNING, IMPROVING AND INSTALLING INFORMATION SYSTEMS AND RELATED INFORMATION TECHNOLOGY, AND (VI) PAYING COSTS ASSOCIATED WITH DESIGNING, CONSTRUCTING, FURNISHING, AND EQUIPPING A NEW FIRE STATION, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO; AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND AUTHORIZING AND APPROVING RELATED MATTERS

WHEREAS, the City Council (the "Council") of the City of Marysville, Ohio (the "City") has issued notes dated August 13, 2024 in the aggregate principal amount of $1,435,000, which will mature August 12, 2025 (the "Outstanding Notes"), in anticipation of the issuance of bonds described herein; and

WHEREAS, it appears advisable in lieu of issuing bonds at this time to issue new notes in anticipation of the issuance of bonds, and to retire all, or a portion, of the Outstanding Notes; and

WHEREAS, the Director of Finance of the City (the "Director of Finance") has certified to this Council that the estimated life of the improvements described in the title of this Ordinance (the "Project") which are to be financed with the proceeds of bonds and notes herein described exceeds five years, the maximum maturity of bonds being 11 years and notes being 7 years; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. Issuance of Bonds. It is hereby declared necessary to issue bonds (the "Bonds") of the City in the principal sum of not to exceed $1,435,000, for the purpose of paying the cost of the Project.

SECTION II. Terms of the Bonds. The Bonds shall be dated prior to the maturity date of the Notes (as defined hereinbelow), shall bear interest at the maximum average annual interest

rate presently estimated to be 6.00% per annum, payable semiannually until the principal sum is paid, and shall mature in no more than 11 annual installments.

SECTION III. Issuance of Bond Anticipation Notes. It is necessary to issue, and this Council hereby determines that there shall be issued, notes (the "Notes") in anticipation of the issuance of the Bonds.

SECTION IV. Terms of the Notes; Certificate of Fiscal Officer Relating to Terms of Notes. The Notes shall be in the amount of not to exceed $1,435,000, or such lesser amount as shall be determined by the Director of Finance and certified to this Council, which sum does not exceed the amount of the Bonds. The Notes shall mature on such date as shall be determined by the Director of Finance and set forth in the Certificate of Fiscal Officer provided for herein, provided that such date shall not be later than one year after the date of issuance of the Notes. The Notes shall be issued as fully registered notes, in book-entry form, in such denominations as shall be determined by the Director of Finance, but not exceeding the principal amount of the Notes maturing on any one date, until the principal sum is paid or provision has been duly made therefor, and shall be numbered as determined by the Director of Finance and set forth in the Certificate of Fiscal Officer provided for herein. The Notes shall be sold in a transaction exempt from the requirements of Rule 15c2-12 of the United States Securities and Exchange Commission.

The Director of Finance is hereby authorized and directed to execute a Certificate of Fiscal Officer Relating to Terms of Notes (the "Certificate of Fiscal Officer"), setting forth the final terms of the Notes, consistent with the requirements of this Ordinance, and to present the same to Council after closing.

SECTION V. General Obligation Pledge. The Notes shall be the full general obligation of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same. The par value to be received from the sale of the Bonds and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used only for the retirement of the Notes at maturity and are hereby pledged for such purpose.

SECTION VI. Debt Service Levy. There shall be and is hereby levied annually on all the taxable property in the City, in addition to all other taxes and inside the City's charter millage limitation, a direct tax (the "Debt Service Levy") for each year during which any of the Notes are outstanding, in an amount not less than that which would have been levied if the Bonds had been issued without the prior issuance of the Notes, for the purpose of providing, and in an amount which is sufficient to provide, funds to pay interest upon the Notes as and when the same falls due and to provide a fund for the repayment of the principal of the Notes at maturity or upon redemption. The Debt Service Levy shall not be less than the interest and sinking fund tax required by Article XII, Section 11 of the Ohio Constitution.
The Debt Service Levy shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same

time that taxes for general purposes for each of such years are certified, extended and collected. The Debt Service Levy shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the Debt Service Levy shall be placed in a separate and distinct fund, which shall be irrevocably pledged for the payment of premium, if any, and interest on and principal of the Notes and Bonds when and as the same falls due. Notwithstanding the foregoing, if the City determines that funds will be available from other sources for the payment of the Notes and Bonds in any year, the amount of the Debt Service Levy for such year shall be reduced by the amount of funds which will be so available, and the City shall appropriate such funds to the payment of the Notes and Bonds in accordance with law.

SECTION VII. Income Tax Pledge. The City hereby covenants, pursuant to Ohio Revised Code Section 133.05(B)(7) to appropriate annually from lawfully available municipal income taxes, and to continue to levy and collect municipal income taxes adequate to produce, amounts necessary to meet the debt charges on the Notes and the Bonds in each year until full payment is made.

SECTION VIII. Sale of Notes. The Notes shall bear interest, based on a 360-day year of twelve 30-day months, payable at maturity, at such rate per annum as shall be determined by the Director of Finance and certified to this Council, provided that such rate shall not exceed 6.50% per annum. The Notes shall be sold to such purchaser or purchasers (collectively, the "Original Purchaser") as the Director of Finance shall designate in the Certificate of Fiscal Officer. The Director of Finance is authorized and directed to execute on behalf of the City a note purchase agreement, term sheet or similar document with the Original Purchaser setting forth the conditions under which the Notes are to be sold and delivered, which document shall be in such form and shall contain such terms, covenants and conditions not inconsistent with the terms of this Ordinance.

The Director of Finance is hereby authorized and directed to deliver the Notes, when executed, to the Original Purchaser upon payment of the purchase price and accrued interest, if any, to the date of delivery. The proceeds of such sale, except any accrued interest or premium thereon, shall be deposited in the Treasury of the City and used for the purpose aforesaid and for no other purpose. Any accrued interest received from the sale of the Notes shall be transferred to the City's bond retirement fund to be applied to the payment of the principal of and interest on the Notes, or other obligations of the City, as permitted by law. Any premium received from the sale of the Notes may be used to pay the financing costs of the Notes within the meaning of Ohio Revised Code Section 133.01(K) or be deposited into the bond retirement fund in the manner provided by law.

SECTION IX. Form and Execution of Notes; Payment of Notes. The Notes shall be executed by the Director of Finance and the City Manager of the City (the "City Manager"), in their official capacities, provided that either or both of their signatures may be a facsimile, and shall be designated "City of Marysville, Ohio Various Purpose Notes, Series 2025B," or as otherwise

determined by the Director of Finance. The Notes shall express upon their faces the purpose for which they are issued and that they are issued pursuant to this Ordinance.
The Notes shall be payable as to principal and interest at the office of the Note Registrar (as defined hereinbelow) in lawful money of the United States of America without deduction for the services of the Note Registrar. No Note shall be valid or become obligatory for any purpose or shall be entitled to any security or benefit under this Ordinance unless and until a certificate of authentication, as printed on the Note, is signed by the Note Registrar as authenticating agent. Authentication by the Note Registrar shall be conclusive evidence that the Notes so authenticated have been duly issued and delivered under this Ordinance and are entitled to the security and benefit of this Ordinance. The certificate of authentication may be signed by any officer or officers of the Note Registrar or by such other person acting as an agent of the Note Registrar as shall be approved by the Director of Finance on behalf of the City. It shall not be necessary that the same authorized person sign the certificate of authentication on all of the Notes.

SECTION X. Appointment of Note Registrar. The Director of Finance is hereby authorized and directed to execute on behalf of the City a Note Registrar Agreement with such bank or other appropriate financial institution as shall be acceptable to the Director of Finance and the Original Purchaser, pursuant to which such bank or financial institution shall agree to serve as authenticating agent, note registrar, transfer agent, and paying agent (the "Note Registrar") for the Notes. Interest shall be payable at maturity by check or draft mailed to the Registered Owner hereof, as shown on the registration books of the City maintained by the Note Registrar. If at any time the Note Registrar shall be unable or unwilling to serve as such, or the Director of Finance in such officer's discretion shall determine that it would be in the best interest of the City for such functions to be performed by another party, the Director of Finance may, and is hereby authorized and directed to, enter into an agreement with a national banking association or other appropriate institution experienced in providing such services, to perform the services required of the Note Registrar hereunder. Each such successor Note Registrar shall promptly advise all noteholders of the change in identity and new address of the Note Registrar. So long as any of the Notes remain outstanding, the City shall cause to be maintained and kept by the Note Registrar, at the office of the Note Registrar, all books and records necessary for the registration, exchange and transfer of Notes as provided in this Section (the "Note Register"). Subject to the provisions of this Ordinance, the person in whose name any Note shall be registered on the Note Register shall be regarded as the absolute owner thereof for all purposes. Payment of or on account of the principal of and interest on any Note shall be made only to or upon the order of that person. Neither the City nor the Note Registrar shall be affected by any notice to the contrary, but the registration may be changed as herein provided. All payments shall be valid and effectual to satisfy and discharge the liability upon the Notes, including the interest thereon, to the extent of the amount or amounts so paid.

Any Note, upon presentation and surrender at the office of the Note Registrar, together with a request for exchange signed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Note Registrar, may be exchanged for

Notes of the same form and of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Notes surrendered, and bearing interest at the same rate and maturing on the same date.

A Note may be transferred only on the Note Register upon presentation and surrender thereof at the office of the Note Registrar, together with an assignment executed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Note Registrar. Upon that transfer, the Note Registrar shall complete, authenticate and deliver a new Note or Notes of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Notes surrendered, and bearing interest at the same rate and maturing on the same date.

The City and the Note Registrar shall not be required to transfer or exchange (i) any Note during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Notes, and ending at the close of business on the day of such mailing, or (ii) any Notes selected for redemption, in whole or in part, following the date of such mailing.

In all cases in which Notes are exchanged or transferred hereunder, the City shall cause to be executed, and the Note Registrar shall authenticate and deliver, the Notes in accordance with the provisions of this Ordinance. The exchange or transfer shall be without charge to the owner; except that the Council and Note Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The Council or the Note Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer of the Notes. All Notes issued upon any transfer or exchange shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Ordinance, as the Notes surrendered upon that transfer or exchange.

SECTION XI. Book-Entry System. For purposes of this Ordinance, the following terms shall have the following meanings:

"Book-entry form" or "book-entry system" means a form or system under which (i) the beneficial right to payment of principal of and interest on the Notes may be transferred only through a book-entry and (ii) physical Notes in fully registered form are issued only to a Depository or its nominee as registered owner, with the Notes "immobilized" to the custody of the Depository, and the book-entry is the record that identifies the owners of beneficial interests in those Notes.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, together with its participants, a book-entry system to record beneficial ownership of Notes, and to effect transfers of securities, in book-entry form, and includes The Depository Trust Company (a limited purpose trust company), New York, New York.

The Notes may be initially issued to a Depository for use in a book-entry system, and the provisions of this Section shall apply, notwithstanding any other provision of this Ordinance: (i) there shall be a single Note of each maturity; (ii) those Notes shall be registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (iii) the beneficial owners in book-entry form shall have no right to receive Notes in the form of physical securities or certificates; (iv) ownership of beneficial interests in any Notes in book-entry form shall be shown by book-entry on the system maintained and operated by the Depository, and transfers of the ownership of beneficial interests shall be made only by the Depository and by book-entry; and (v) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the Council. Debt service charges on Notes in book-entry form registered in the name of a Depository or its nominee shall be payable in same day funds delivered to the Depository or its authorized representative (i) in the case of interest, on each Interest Payment Date, and (ii) in all other cases, upon presentation and surrender of Notes as provided in this Ordinance.

The Note Registrar may, with the approval of this Council, enter into an agreement with the beneficial owner or registered owner of any Note in the custody of a Depository providing for making all payments to that owner of principal and interest on that Note or any portion thereof (other than any payment of the entire unpaid principal amount thereof) at a place and in a manner (including wire transfer of federal funds) other than as provided above in this Ordinance, without prior presentation or surrender of the Note, upon any conditions which shall be satisfactory to the Note Registrar and this Council. That payment in any event shall be made to the person who is the registered owner of that Note on the date that principal is due, or, with respect to the payment of interest, as of the applicable date agreed upon as the case may be. The Note Registrar shall furnish a copy of each of those agreements, certified to be correct by the Note Registrar, to other paying agents for Notes and to the City. Any payment of principal or interest pursuant to such an agreement shall constitute payment thereof pursuant to, and for all purposes of, this Ordinance.

If requested, the Director of Finance and City Manager, Clerk of Council or any other officer of this Council, including the Mayor, as Council President, is authorized and directed to execute, acknowledge and deliver, in the name of and on behalf of the City, an agreement among the City, the Note Registrar and a Depository to be delivered in connection with the issuance of the Notes to such Depository for use in a book-entry system.

The City may decide to discontinue use of the book-entry system through the Depository. In that event, Note certificates will be printed and delivered to the Depository.

If any Depository determines not to continue to act as the Depository for the Notes for use in a book-entry system, the City and the Note Registrar may attempt to establish a securities depository/book-entry relationship with another qualified Depository under this Ordinance. If the City and the Note Registrar do not or are unable to do so, the City and the Note Registrar,

after the Note Registrar has made provision for notification of the beneficial owners by the then Depository, shall permit withdrawal of the Notes from the Depository and authenticate and deliver note certificates in fully registered form to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing and delivering definitive Notes), if the event is not the result of action or inaction by the City or the Note Registrar, of those persons requesting such issuance.

SECTION XII. Federal Tax Law Compliance. The City hereby covenants that it will comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Notes is and will continue to be excluded from gross income for federal income tax purposes, including without limitation restrictions on the use of the property financed with the proceeds of the Notes so that the Notes will not constitute "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The City further covenants that it will restrict the use of the proceeds of the Notes in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Director of Finance, or any other officer of the City, is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the City with respect to the Notes as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Director of Finance, which action shall be in writing and signed by the Director of Finance, or any other officer of the City, on behalf of the City; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes; and (c) to give an appropriate certificate on behalf of the City, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the City pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the City regarding compliance by the City with Sections 141 through 150 of the Code and the Regulations.

The Director of Finance shall keep and maintain adequate records pertaining to the use and investment of all proceeds of the Notes sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Notes which limits the amount of Note proceeds which may be invested on an unrestricted yield or requires the City to rebate arbitrage profits to the United States Department of the Treasury. The Director of Finance is hereby authorized and

directed to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Notes requires any such reports or rebates.

SECTION XIII. Appointment of Municipal Advisor. The appointment of Bradley Payne Advisors, LLC, to serve as municipal advisor to the City in connection with the issuance of the Notes is hereby approved. The fees to be paid to such firm shall be subject to review and approval of the Director of Finance, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Notes.

SECTION XIV. Appointment of Bond Counsel. The appointment of the law firm of Bricker Graydon LLP to serve as Bond Counsel with respect to the issuance of the Notes is hereby approved. The fees to be paid to such firm shall be subject to review and approval by the Director of Finance, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Notes.

SECTION XV. Transcript of Proceedings; Execution of Additional Documents. The officer having charge of the minutes of the Council and any other officers of the Council, or any of them individually, are hereby authorized and directed to prepare and certify a true transcript of proceedings pertaining to the Notes and to furnish a copy of such transcript to the Original Purchaser. Such transcript shall include certified copies of all proceedings and records of the Council relating to the power and authority of the City to issue the Notes and certificates as to matters within their knowledge or as shown by the books and records under their custody and control, including but not limited to a general certificate of the Clerk of Council and a no-litigation certificate of the City Manager and Director of Finance, and such certified copies and certificates shall be deemed representations of the City as to the facts stated therein. Except for the procedure for authenticating the Notes set forth in Section 9 herein, documents (including this Ordinance) executed, scanned and transmitted electronically and electronic and digital signatures shall be deemed original signatures for said transcript of the Notes, for the purposes of this Ordinance, and for all matters related thereto, with any such scanned, electronic, and digital signatures having the same legal effect as original signatures.

The City Manager and Director of Finance, or other appropriate officers of the City, are hereby authorized and directed to take such action and to execute and deliver, on behalf of this Council, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate.

SECTION XVI. Satisfaction of Conditions for Issuance. It is hereby found and determined that all acts, conditions and things necessary to be done precedent to and in the issuing of the Notes in order to make them legal, valid and binding obligations of the City have happened, been done and been performed in regular and due form as required by law; that the full faith, credit

and revenue of the City are hereby irrevocably pledged for the prompt payment of the principal and interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, has been exceeded in issuing the Notes.

SECTION XVII. Compliance with Open Meeting Requirements. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

SECTION XVIII. Filing of Note Ordinance. The Clerk of Council is hereby directed to forward a certified copy of this Ordinance to the Auditor of Union County, Ohio.

SECTION XIX. Effective Date. This Ordinance shall take effect and be in force at the earliest date permitted by law.

1st Reading: June 9, 2025

2nd Reading: June 23, 2025

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

ORDINANCE _____

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PLANNED UNIT DEVELOPMENT ZONING FOR THE BOERGER ROAD PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, on June 3, 2025, the City Planning Commission reviewed an application for a Planned Unit Development (PUD) zoning for Hickory Woods, formerly known as Boerger Woods, set forth in Appendix A of Exhibit A, incorporated herein; and

WHEREAS, the Planning Commission recommended approval of the PUD as set forth in Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with publication in a newspaper of general circulation with at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby approves the Planned Unit Development (PUD) zoning for the Boerger Road PUD as set forth in Exhibit A.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading: June 23, 2025

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A

RESOLUTION _____

TO APPROVE A PLANNED UNIT DEVELOPMENT ZONING FOR THE BOERGER ROAD PLANNED UNIT DEVELOPMENT

WHEREAS, on June 3, 2025, the City Planning Commission has reviewed an application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for Hickory Woods, formerly known as “Boerger Woods,” PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that the requested Amendment to the Planned Unit Development zoning of Hickory Woods, formerly known as “Boerger Woods” be **APPROVED** in accordance with this Resolution.

Passed 6-3-2025

_____
Chairman of Planning Commission

ATTEST:

_____
Planning and Development Manager, Ashley Gaver

Appendix A

City of Marysville, Ohio

PUD Re-Zoning Application and Development Plan Submittal

For:

Hickory Woods

05.06.2025
Revised 06.13.2025

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

Appendix A

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 A6 – Tree Diagram
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

Appendix A

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SIGNED APPLICATION

Appendix A

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

Appendix A

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.

Jeff Beard
City Staff

05/06/2025
Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☑ Approved with conditions

The applicant shall review and decide if sheds shall be included as accessory structures permitted within the development. If so, the applicant shall update the text accordingly.
The applicant shall review the cul-de-sac and explore enlarging it to add greenspace (island) in the center of it to cut down on pavement.
The applicant shall add additional green space in the area of Lot 64.
The applicant shall review the access points in the southwest corner between lots 57 and 58 and consider moving it further south.

Michael Nickoson
Chairperson, Planning Commission

06/06/2025
Date

Appendix A

Applicant Checklist Required Documents

Digital Submittal Required: All applications require a digital (.pdf) submittal (applications, plans, renderings, text, etc.) to be considered a complete application.

	For Applicant	*For Staff Use Only*	
City Staff Meeting		**Yes**	**No**
Pre-application meeting with City Staff to discuss and review application submission materials.			

Existing Conditions Map		**Yes**	**No**
A vicinity map with a north arrow			
Location by Virginia Military Survey (VMS)			
Map outlining the following *Existing* conditions:			
Streets and right-of-ways			
Easements, railroad right-of-ways and service facilities			
Buildings or structures to be removed or demolished			
Existing natural and manmade features such as soil types, topography, including the location of the 100-year flood plain, wetlands, rivers, streams, ponds, lakes, and other water sources, and indicate if they will remain or will be removed			
Location of all vegetation, wooded areas, tree lines, hedge rows, natural areas and other features, and indicate if they will remain or will be removed			

Proposed Development Plan		**Yes**	**No**
The proposed name of the PUD, which shall not duplicate or closely approximate the name of any other PUD or subdivision in the City or County			
Map outlining the following *Proposed* conditions:			
Boundaries of the PUD/subdivision and its acreage			
Proposed streets and rights-of-way and connections to existing public infrastructure			
Proposed location and size of each subarea and their intended general uses			
General location of proposed bike paths and other trail systems and connections to existing public infrastructure			
The location of any vegetation (existing to remain or proposed) including street trees, tree lines, hedge rows, tree groupings or other vegetative areas			

Appendix A

	For Applicant	For Staff Use Only	

Development Text Requirements

A complete description of the zoning requirements for the PUD and each sub-area within the PUD, which at a minimum shall include:		Yes	No
List of permitted and conditional uses			
Minimum lot size			
Minimum lot width			
Maximum percentage of lot to be occupied			
Minimum floor area			
Minimum yard dimensions including front, rear, and side setbacks (for principal buildings, accessory buildings and off-street parking)			
Maximum height of principal buildings			
Maximum height of accessory buildings			
Maximum off-street parking and loading space requirements			

Lighting Plan

		Yes	No
Including but not limited to, light pole heights, pedestrian lighting, minimum foot-candles and maximum foot-candles			

Landscaping and Screening/Buffering Plan

		Yes	No
Including but not limited to the type, number and location of all proposed and existing landscaping			

Architectural Design Standards

		Yes	No
Indication as to the type of architectural style proposed for the development and the type and amount of materials to be used			

Appendix A

For Applicant	For Staff Use Only	

Sign Plan

	Yes	No
All signs and graphics within the PUD shall be compatible in size, location, height, material, shape, color and illumination. Information on the Sign Plan shall include:		
A sign plan for the entire PUD setting forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout, and dimensions of all ground, window and wall signs as well as distances from right-of-ways and the type and intensity of the illumination.		
Signs should contribute to the overall cohesive design, reflect simplicity, and avoid visual clutter.		
The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the building and the PUD.		
Ground mounted signs should be designed to relate to and share common design with the building.		
All materials and colors of the sign, sign background, and sign frame should be compatible with the building's materials and colors.		

Additional Application Information

	Yes	No
Written presentation by the developer setting forth the following:		
How the development meets the proposed and specific objectives set forth in *Section 1135.01* of the Planning and Zoning Code		
How the proposed development impacts public service and facilities, including but not limited to, schools, water, sewer and traffic		
How the proposed development conforms to the City's Comprehensive Plan		

Appendix A

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PUD INTRODUCTION, PROJECT DESCRIPTION & IMPACTS

Appendix A

Hickory Woods – Application Information

Preliminary Description of the PUD:

The Hickory Woods 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 Hickory Woods 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	*- +/- 1.90 Units / Acre*

Open Space (Section 1135.06):

Total Project Open Space	*±33 Acres (±33% of the total acreage) as currently shown including the improved retention pond, and ±28 acres (± 28%) subtracting the ± 5 acre 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 as much as 33% 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 open spaces. The road layout provides links to the south to increase vehicular (future) connectivity as well.

Appendix A

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 1.90 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 as much as 33 % open space preserves*

Appendix A

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DEVELOPMENT STANDARDS TEXT

Appendix A

Hickory 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 the Hickory 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.

The Hickory 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 the Hickory Woods PUD:

1. **Permitted Uses and Structures**
   The following principal uses and structures shall be permitted within this PUD:
   a) Single-family residences.
   b) Open spaces and open space uses as defined in Section A3.

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) Sheds, not exceeding 200 square feet, are approved as an accessory structure subject to the approval of the HOA.

e) Fences shall be permitted in the rear yard only, subject to the approval of the Hickory 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
   g) Other similar or appropriate uses subject to the approval of the City of Marysville

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 190 single-family houses shall be permitted within this PUD.

2. **Maximum Density:** A maximum of ±1.90 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. Lots from 70' to 90' in width - 6' from each side lot line

ii. Lots from 90' to 100' in width - 8' from each side lot line

iii. Lots 100'or more in width - 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 Hickory Woods Development:

a) A 5' concrete sidewalk shall be installed on both sides of the public streets throughout the development. All tree lawns shall be a minimum of 9' wide in accordance with the city's typical street section.

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 / Existing Trees / 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 Hickory Woods:

a) It is the intent of the developer to maintain the existing trees along all property lines, and within the large tree stands on the site. The developer expects some impacts to existing trees along lots 138-141. All existing trees meeting the tree preservation requirements of the City of Marysville, within the buildable areas (outside of the lot setbacks) of lots 138-141, shall be considered removed and shall be replaced on site in accordance with the City of Marysville replacement schedule (see landscape exhibits). All trees meeting the preservation

requirements, within the side and rear yard setbacks of those lots, or any other lots, shall be tagged for preservation and any such trees removed by the builder shall be replaced by the builder per the city's replacement schedule on the lot from which it was removed.

b) 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.

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

d) 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. All mailbox locations shall have temporary pull-off parking spaces located adjacent to the mailboxes as indicated on the plans. 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 Hickory Woods PUD:

1. Color Palette:

A variety of siding colors are encouraged throughout the development to help provide for diversity and richness in architectural design. Neon or florescent colors are prohibited for any exterior surface of the home. Accent colors are permitted for building accent features only such as doors, 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 Hickory 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 Hickory Woods PUD.

a) Exterior cladding materials may include: Stone, Cultured Stone, Brick, Brick Veneer, 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. 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 Hickory 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.

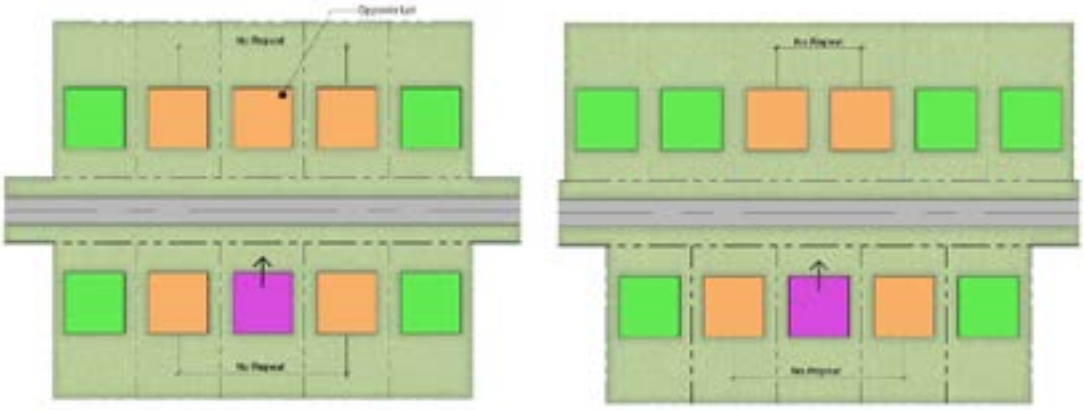
c) On lots 75’ or wider, the face of the garage shall be set back a minimum of 6’ from the face of the house. On lots under 75’ in width, garages are permitted to be even with the front of the house, but the front porch or stoop shall still be required to protrude past the face of the garage.

5. Design Review

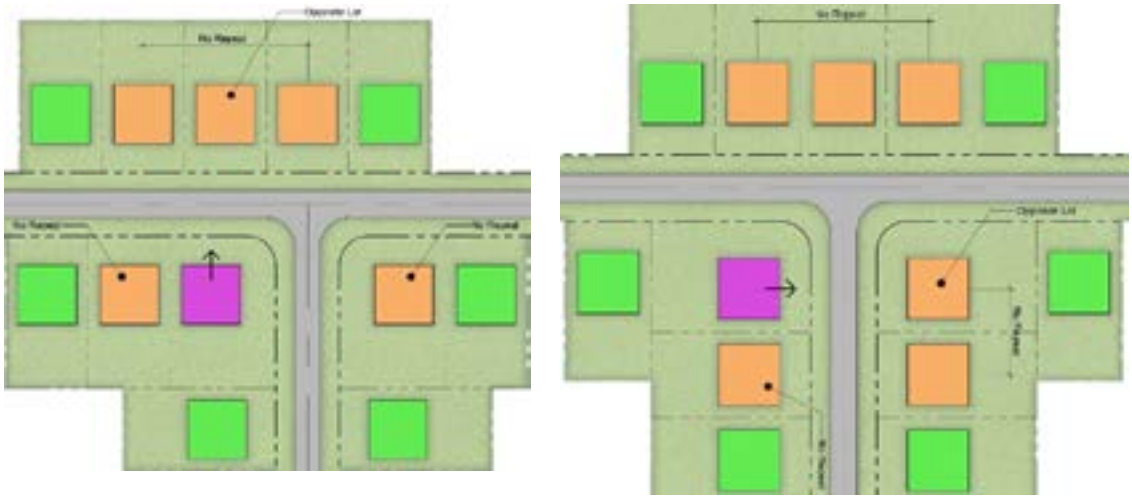
As the desire for the development is to allow multiple builders to construct custom / semi-custom homes throughout the development, it is the intent of the developer to establish architectural / style guidelines for the development that each builder will be responsible for meeting. The developer will provide an internal design review board, and will review and approve all site plans, and architectural elevations for each lot, prior to any lot / permit being submitted for approval by the City of Marysville.

6. Architectural Diversity:

The development is required to maintain a diversity of homes, elevations, and colors throughout the development. While similar home footprints / floor plans may be duplicated, front elevations meeting the proximity standards established herein shall be required to vary either in architectural style, or in materials, details, and color. No home elevation may be repeated on either home directly adjacent on the same side of the street, on the closest two homes on the opposite side of the street where houses offset, or within a home directly opposing and each home on either side of a directly opposing home. The following diagrams are intended as a guide to indicate the proximity standards where elevations are required to be varied:



Appendix A



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 Hickory Woods PUD.

a) To help establish an individual sense of project identity, the Hickory 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 the Hickory Woods PUD will be dedicated to, owned by, and maintained by the Hickory 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 Hickory Woods is proposing a variety of open space areas totaling approximately ±33 Acres (33%), which are composed primarily of pocket parks, woodland preserves, and the retention pond and path / seating areas surrounding the pond. The approximate open space subtracting the ± 5 acre pond would be ± 28 acres.

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. All tree lawns shall be a minimum of 9' in accordance with the City of Marysville typical street sections.

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 the Hickory Woods PUD.

1. Divergences from the General Standards:

None Requested

Appendix A

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DEVELOPMENT PLAN / ZONING EXHIBITS

N

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

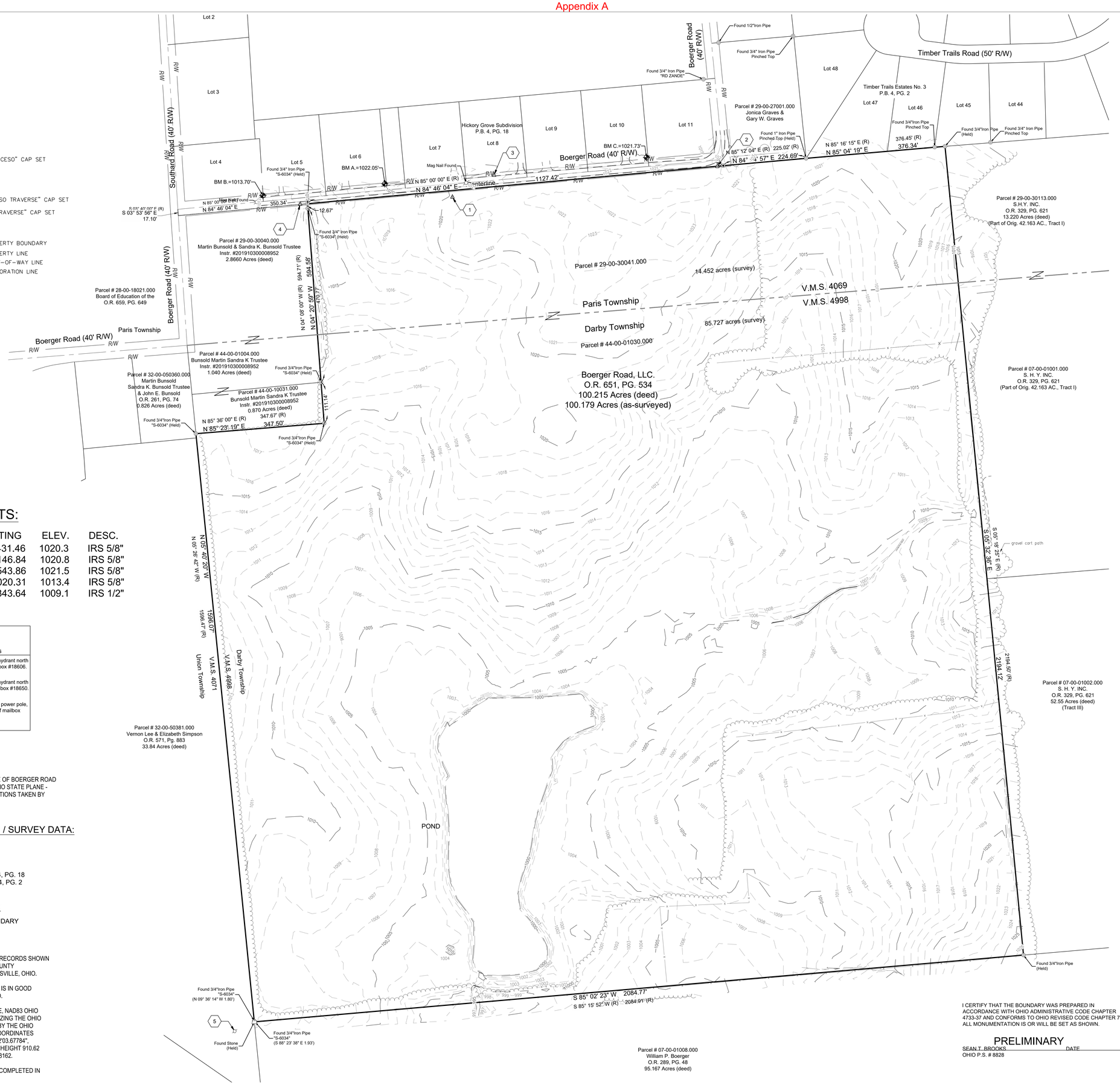
100 0 100
GRAPHIC SCALE (IN FEET)

MONUMENT LEGEND:

- ◎ MONUMENT FOUND AS NOTED
- ◉ 5/8"x30" IRON PIN WITH YELLOW "CESO" CAP SET
- ▯ FOUND STONE
- ● SET MAG NAIL
- ○ FOUND IRON PIPE AS NOTED
- △ 5/8"x30" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET
- ⌭ 1/2" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET

LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- CORPORATION LINE



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

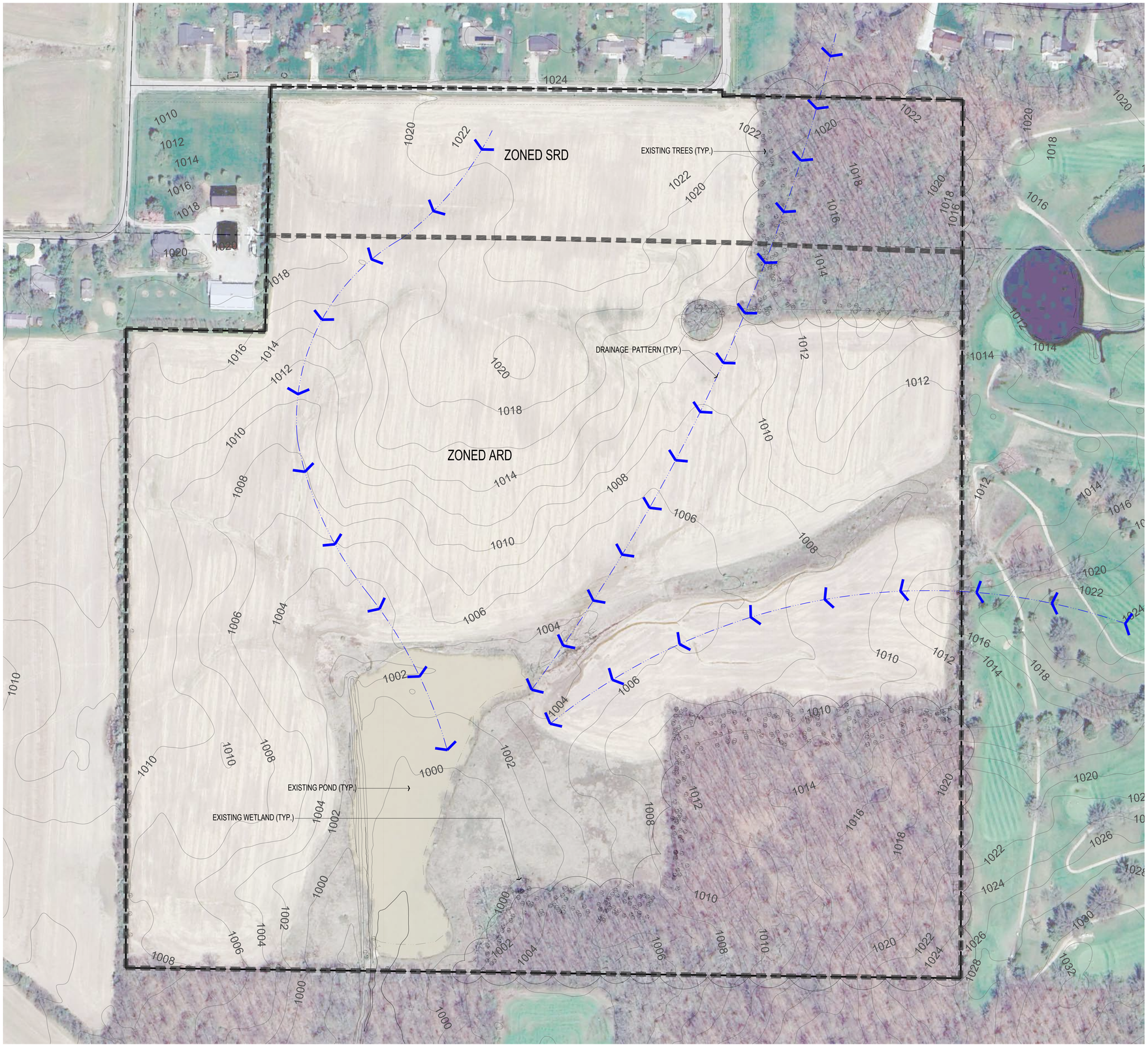
ID	Description	Date

© 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

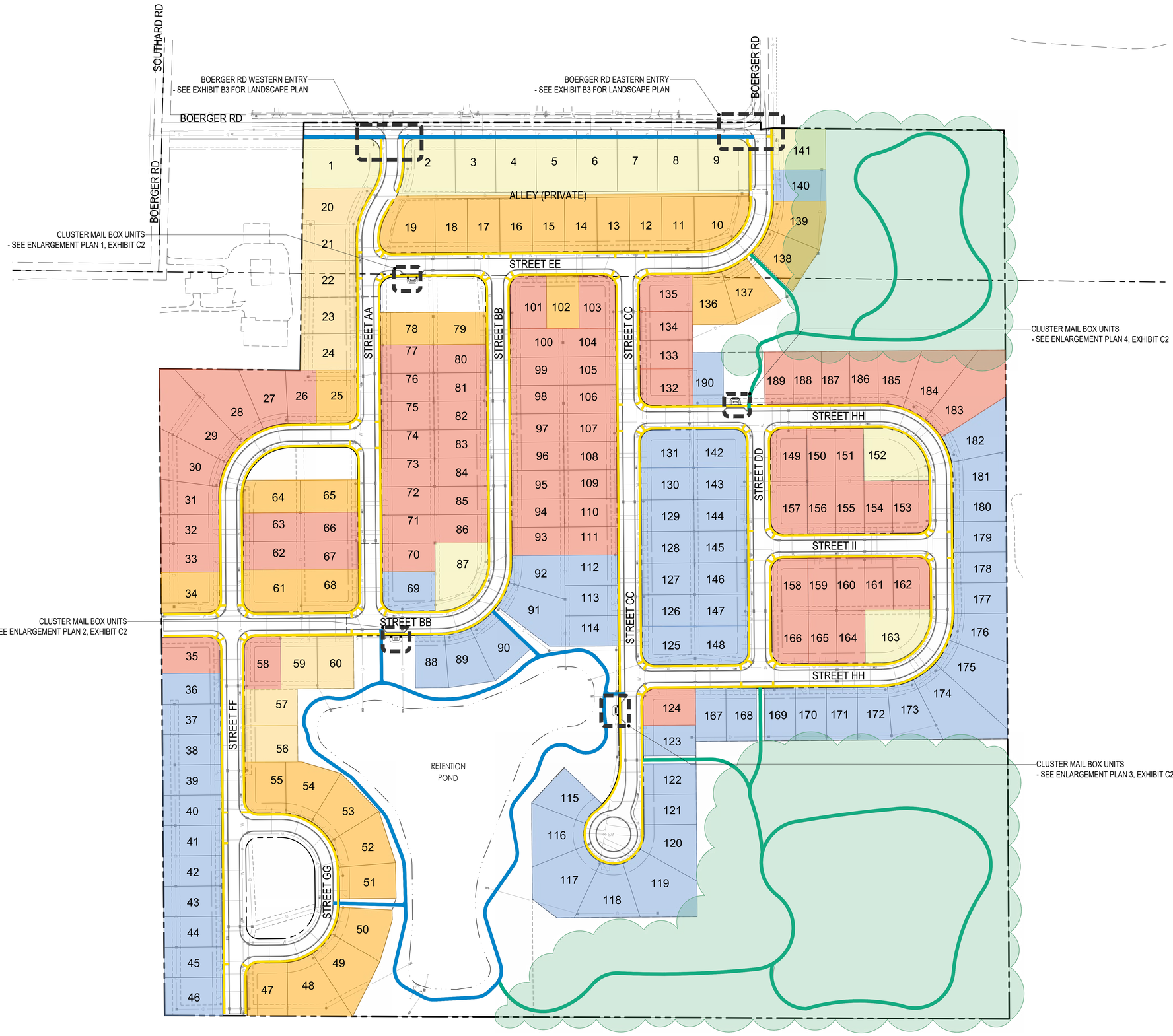

CITY OF MARYSVILLE
STATE ROUTE 33
INDUSTRIAL PARKWAY
STATE ROUTE 36
STATE ROUTE 31
BOERGER RD
SUBJECT SITE
ZONED:
SRD and ARD
+/- 100.179 AC
STATE ROUTE 38
STATE ROUTE 736
WEAVER ROAD



Site Data:

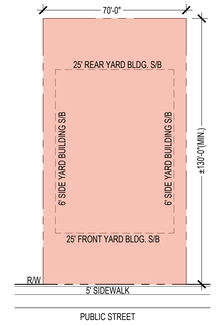
Total Site:	± 100.179 Gross Acres
Total SRD Zoning:	± 14.452 Acres (14.43%)
Total ARD Zoning:	± 85.727 Acres (85.57%)

Existing Trees to be preserved, except trees affected by lots 138-141 Refer to A6 Tree Diagram

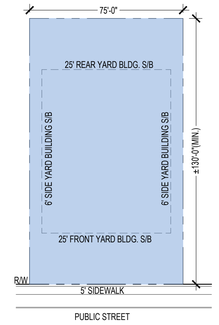


Site Data:

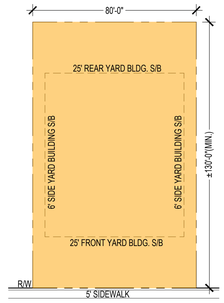
Total Site:	± 100.179 Gross Acres
Proposed Density:	± 1.90 du/ac
Total Lots:	190
70'+ Lots:	75
75'+ Lots:	61
80'+ Lots:	32
90'+ Lots:	9
100'+ Lots:	13
Total Open Space:	± 33.69 Acres (33.63%)



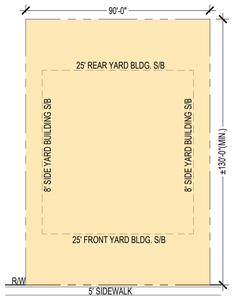
Typical 70' Lot
SCALE: 1" = 30'



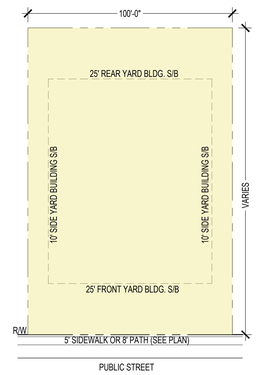
Typical 75' Lot
SCALE: 1" = 30'



Typical 80' Lot
SCALE: 1" = 30'



Typical 90' Lot
SCALE: 1" = 30'

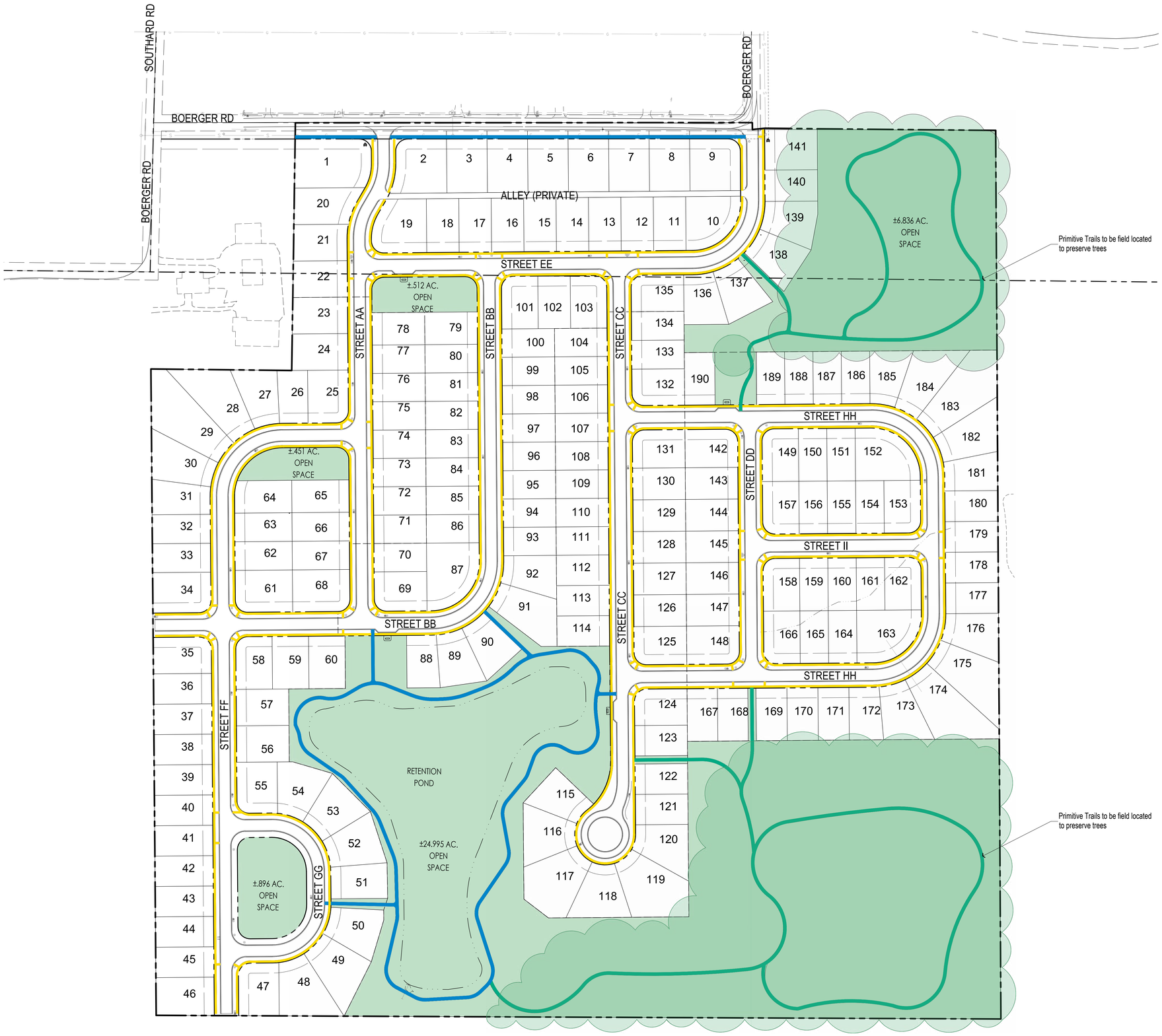


Typical 100' Lot
SCALE: 1" = 30'

Site Data:

Total Site:	± 100.179 Gross Acres
Proposed Density:	± 1.90 du/ac
Total Lots:	190
70'+ Lots:	75
75'+ Lots:	61
80'+ Lots:	32
90'+ Lots:	9
100'+ Lots:	13
Total Open Space:	± 33.69 Acres (33.63%)





Open Space Data:

Gross Acreage:	± 100.179 Acres
Open Space:	± 33.69 Acres (33.63%)
Pond acreage:	± 5.03 Acres

Pedestrian Circulation Key

- -Proposed 5' Sidewalk
- -Proposed 8' Asphalt Trail
- -Primitive Trail



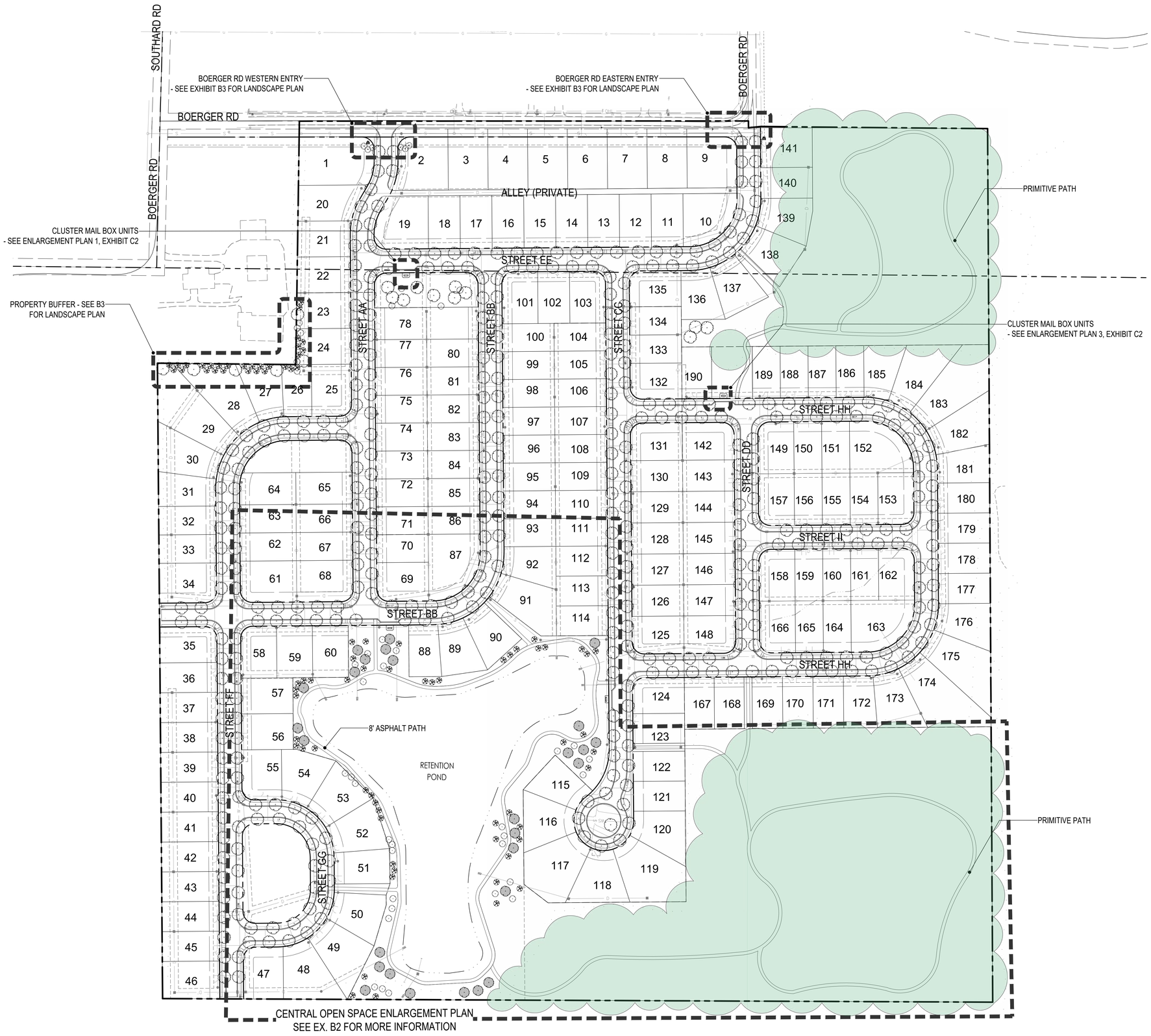
Tree Exhibit Key:

— Existing Tree within buildable area to be removed and replaced by Developer

— Existing Tree to be replaced by builder if removed

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
1	26	OAK	GOOD	REMOVE
2	13	HICKORY	GOOD	REMOVE
3	19	HICKORY	GOOD	REMOVE
4	15	HICKORY	GOOD	W/I SETBACK
5	15	HICKORY	GOOD	REMOVE
6	12	HICKORY	GOOD	REMOVE
7	14	HICKORY	GOOD	REMOVE
8	12	HICKORY	GOOD	REMOVE
9	10	OAK	GOOD	REMOVE
10	11	OAK	GOOD	REMOVE
11	13	ELM	GOOD	REMOVE
12	11	HICKORY	GOOD	REMOVE
13	21	HICKORY	GOOD	W/I SETBACK
14	16	HICKORY	GOOD	W/I SETBACK
15	15	HICKORY	GOOD	REMOVE
16	15	HICKORY	GOOD	W/I SETBACK
22	12	HICKORY	GOOD	W/I SETBACK
23	11	CHERRY	POOR	W/I SETBACK
24	12	HICKORY	GOOD	W/I SETBACK

REPLACEMENT CALCULATIONS		TREES REMOVED	REPLACEMENTS REQ'D	
MAJOR TREES				
DEMO BY OTHERS (WITHIN SETBACKS)		7	0	
10"X X <18"(replace 2 for 1 removed)		10	20	
18"X X <24"(replace 3 per 1 removed)		1	3	
24"X X <30"(replace 4 per 1 removed)		1	4	
30"X X(replace 5 per 1 removed)		0	0	
TOTAL REPLACEMENTS REQUIRED			27	



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 KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	Match Form
LI ST	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
QU PH	Quercus phellos Willow Oak	2" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	2" CAL.	B&B	AS SHOWN	
UL PA	Ulmus parvifolia 'Emer II' Allee Elm	2" CAL.	B&B	AS SHOWN	Match Form
TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	2" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	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	
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	1.75" CAL.	B&B	AS SHOWN	
CE CA	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	

Key:

- Shade Trees
- Deciduous Shrub
- Ornamental Trees
- Existing Trees
- Evergreen Trees
- Replacement Trees (27 TOTAL)

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

Appendix A

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" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	Match Form
LI TU	Liriodendron Tulipiferia Tulip Tree	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
QU PH	Quercus phellos Willow Oak	2" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	2" CAL.	B&B	AS SHOWN	
UL PA	Ulmus parvifolia 'Emer II' Allee Elm	2" CAL.	B&B	AS SHOWN	Match Form
TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	2" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	Abies balsamea var. Phanerolepis Canaan Fir	6' 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	6' HT.	B&B	AS SHOWN	

SIZE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
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	1.75" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	1.75" 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	AS SHOWN	
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	

Key:

Shade Trees

Replacement Trees

Ornamental Trees

Existing Trees

Evergreen Trees

CLUSTER MAIL BOX UNITS
- SEE ENLARGEMENT PLAN 2, EXHIBIT C2

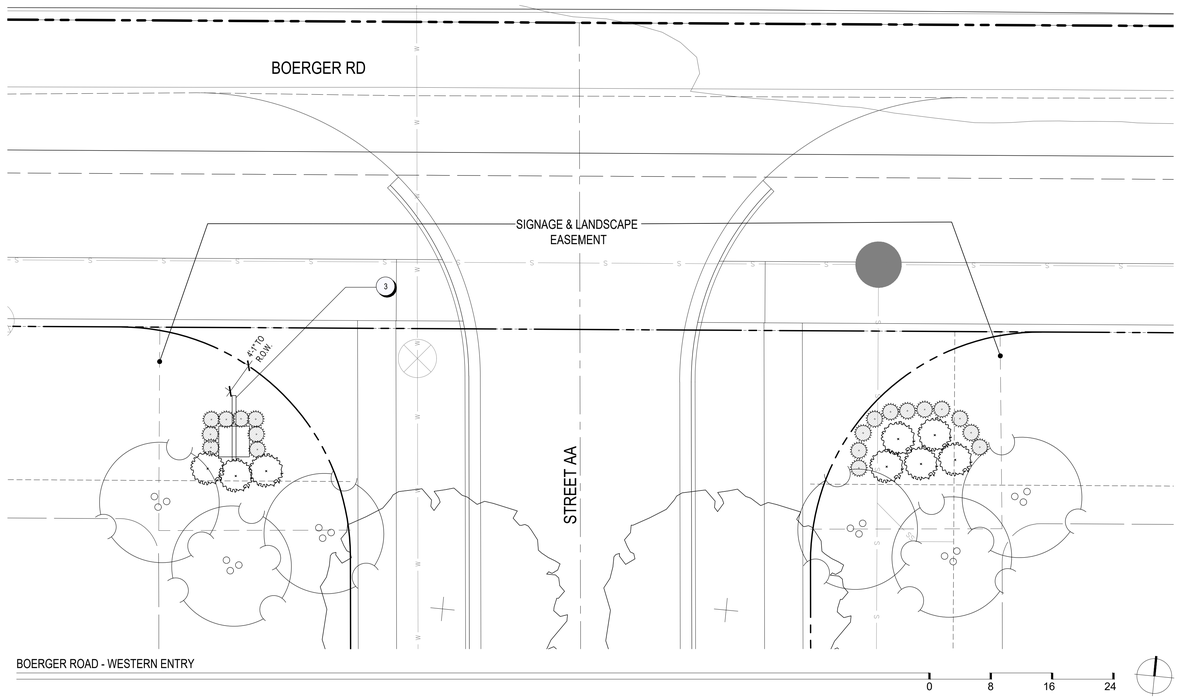
8' ASPHALT PATH

RETENTION POND

CLUSTER MAIL BOX UNITS
- SEE ENLARGEMENT PLAN 3, EXHIBIT C2

PRIMITIVE PATH

PRIMITIVE PATH

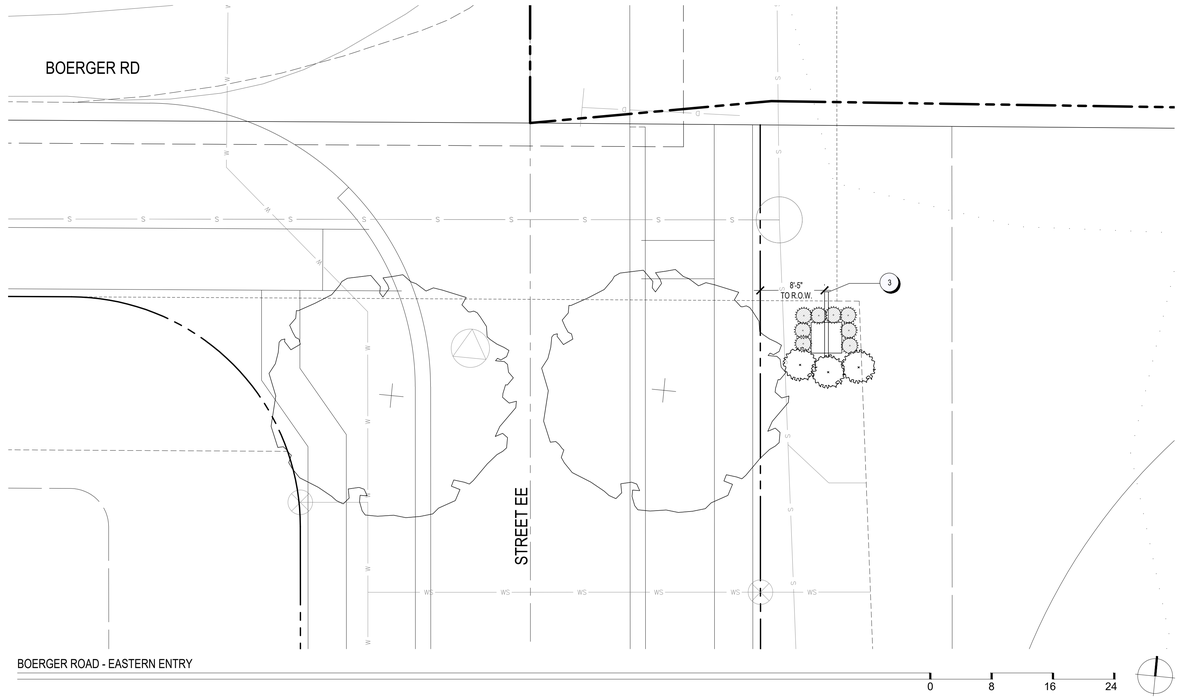


BOERGER ROAD - WESTERN ENTRY

0 8 16 24

BUFFER ENLARGEMENT LANDSCAPE PLAN

0 20 40 60



BOERGER ROAD - EASTERN ENTRY

0 8 16 24

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 KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	Match Form
LI TU	Liriodendron Tulipiferia Tulip Tree	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
QU PH	Quercus phellos Willow Oak	2" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	2" CAL.	B&B	AS SHOWN	
UL PA	Ulmus parvifolia 'Emer II' Allee Elm	2" CAL.	B&B	AS SHOWN	Match Form
TI TO	Tilia tomentosa 'Sterling Silver' Sterling Silver Linden	2" CAL.	B&B	AS SHOWN	
EVERGREEN TREES					
AB BA	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	6' 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	1.75" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	1.75" 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	AS SHOWN	
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.

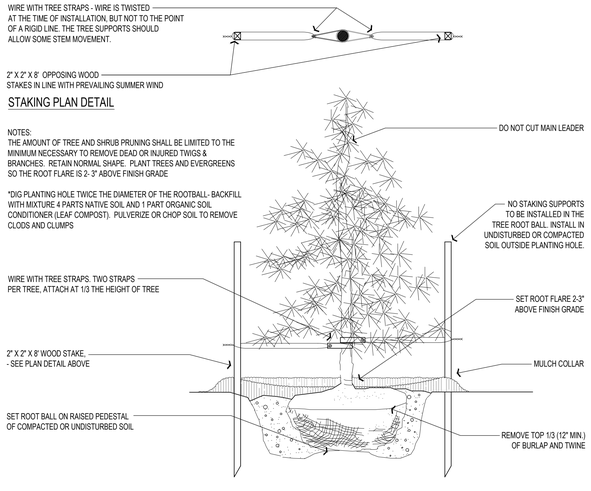
†CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

CODED NOTES

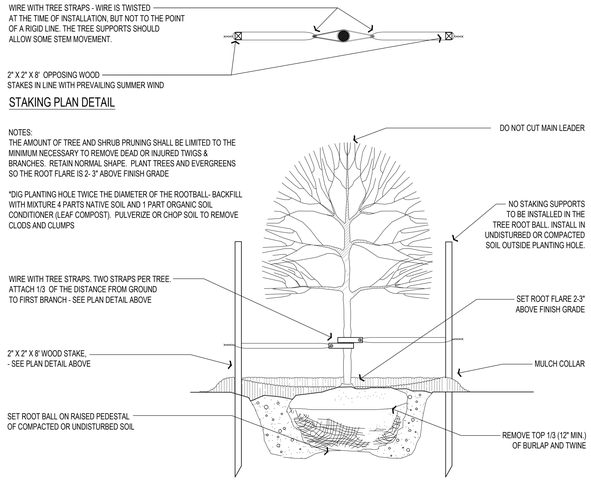
KEY	ITEM	NOTES
3	ENTRY SIGN	SEE DETAIL B, EXHIBIT B4 FOR MORE INFORMATION

Key:

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



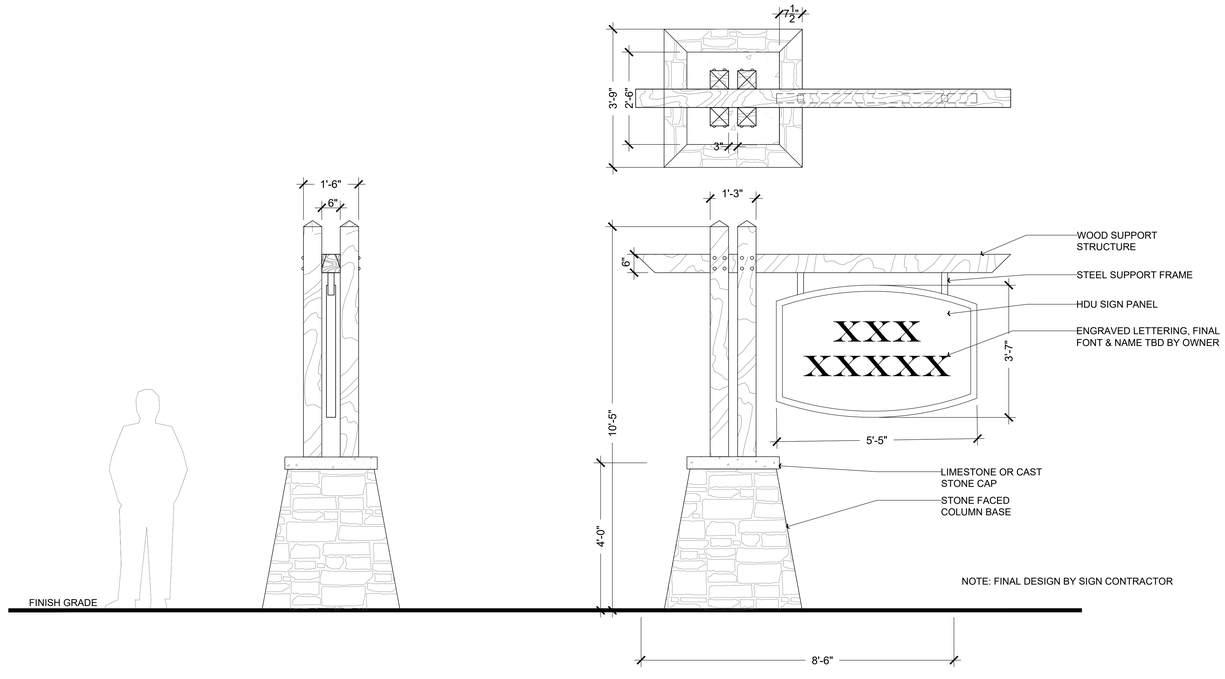
B EVERGREEN TREE
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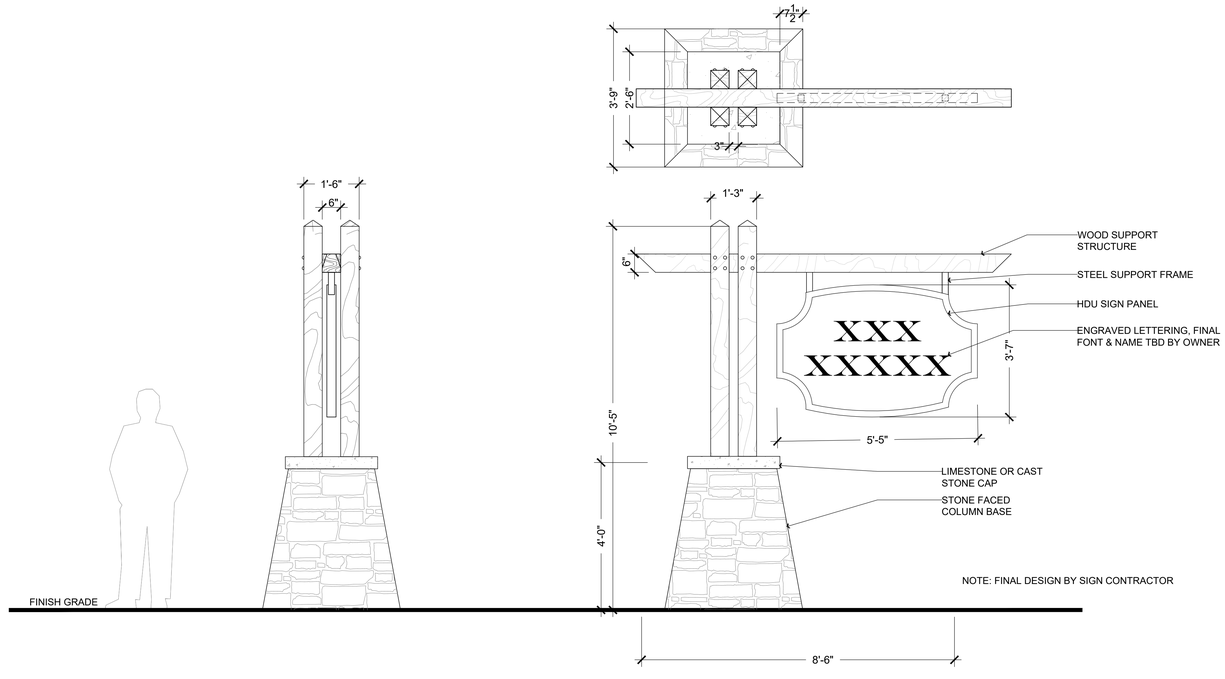
A DECIDUOUS TREE
SCALE: 1" = 1'-0"



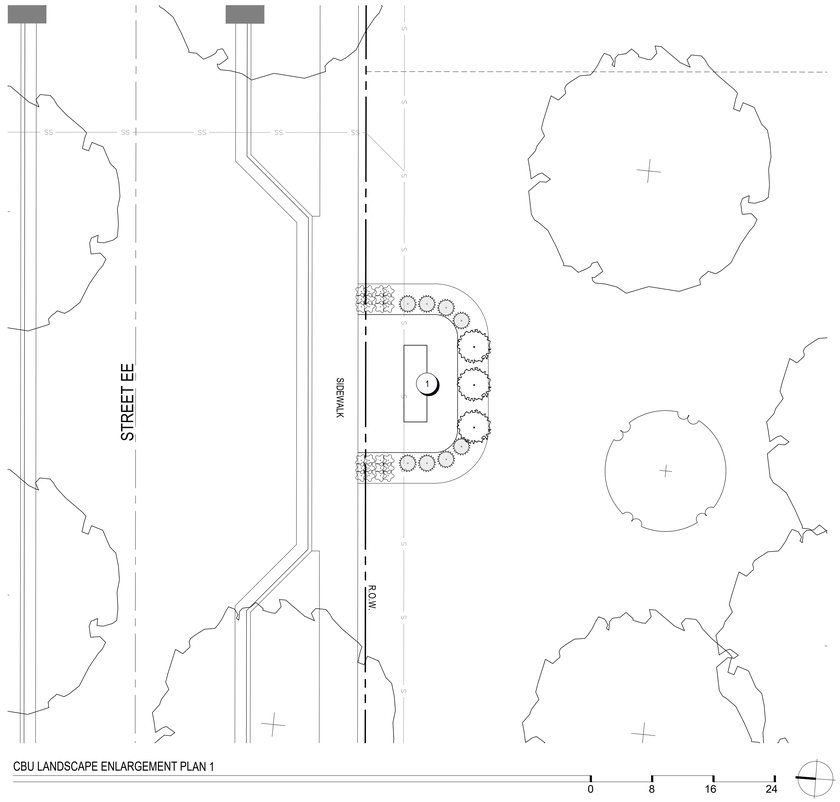
E **MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT**
BLACK CLUSTER BOX UNIT WITH FINIAL CAP AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM
(OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM



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

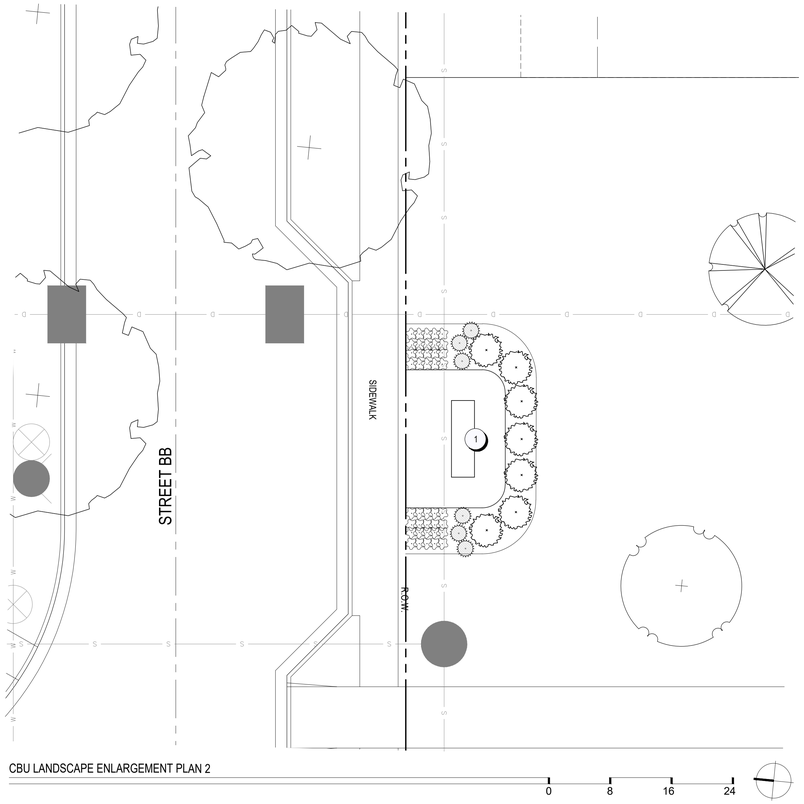


D ENTRY SIGNAGE - CONCEPT 2
SCALE: 1/2" = 1'-0"



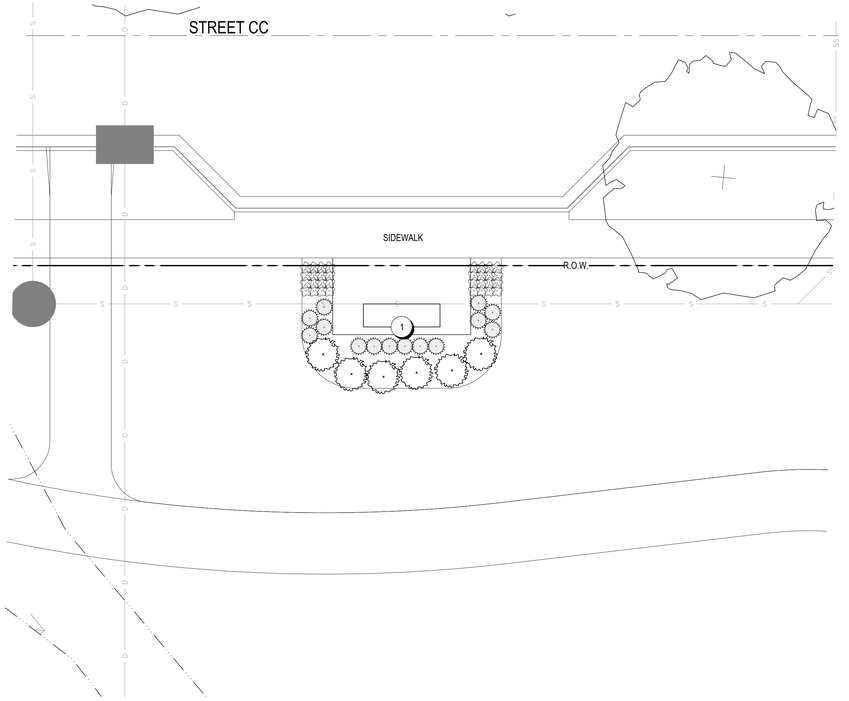
CBU LANDSCAPE ENLARGEMENT PLAN 1

0 8 16 24



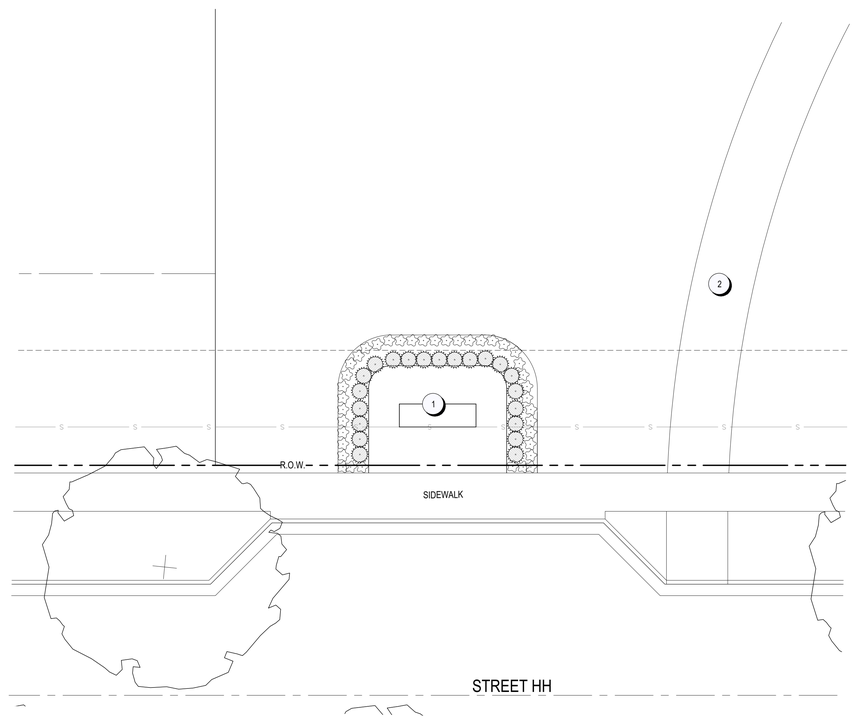
CBU LANDSCAPE ENLARGEMENT PLAN 2

0 8 16 24



CBU LANDSCAPE ENLARGEMENT PLAN 3

0 8 16 24



CBU LANDSCAPE ENLARGEMENT PLAN 4

0 8 16 24

CONCEPTUAL PLANT LIST

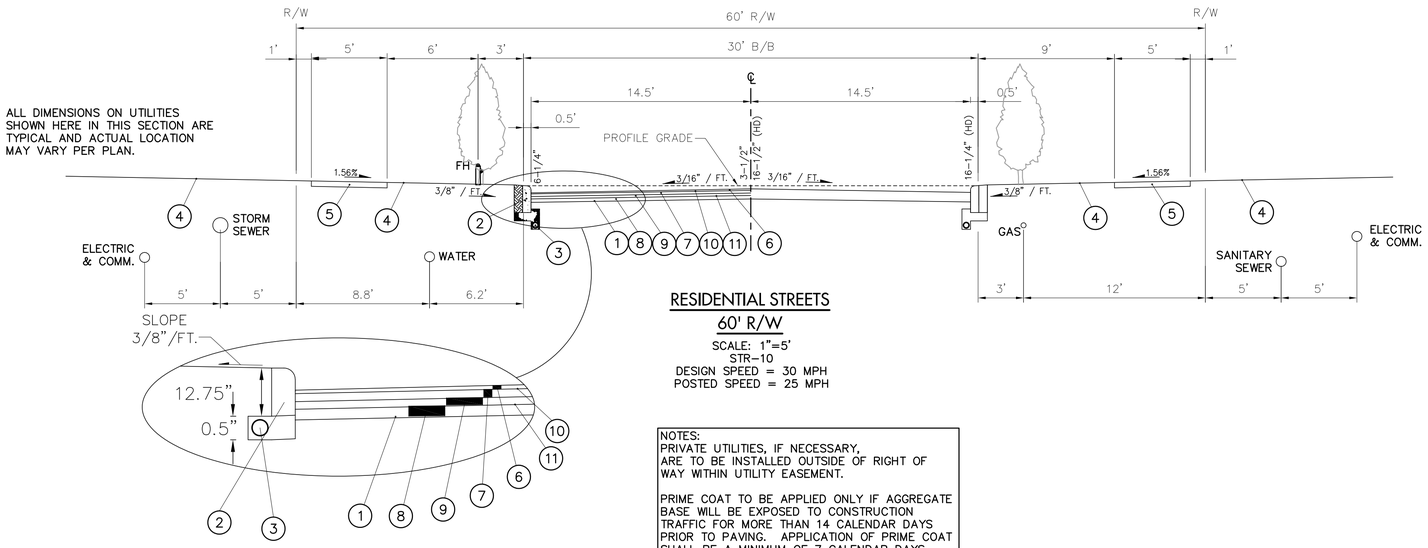
SIZE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC FR	Acer x freemani 'Sienna' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN	
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ME GL	Metasequoia glyptostroboides Dawn Redwood	3.5" CAL.	B&B	AS SHOWN	
UL PA	Ulmus 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	6' 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	6' 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	1.75" CAL.	B&B	AS SHOWN	
CE CA	Cercis canadensis Eastern Redbud	1.75" 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	AS SHOWN	
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	REFERENCE
1	CBU MAILBOX	SEE DETAIL E, EXHIBIT B4
2	PRIMITIVE PATH	

Key:

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



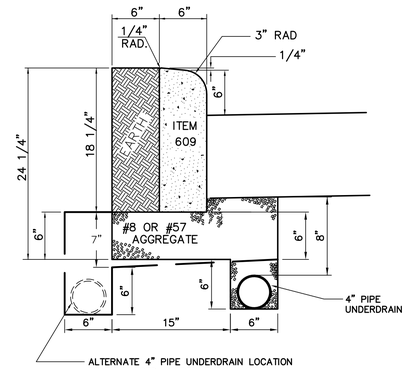
ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

RESIDENTIAL STREETS
60' R/W

SCALE: 1"=5'
STR-10
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.



TYPE 6 18 IN. STRAIGHT CURB

NOT TO SCALE
STR-06

1. ITEM 204, SUBGRADE COMPACTION
2. ITEM 609, STANDARD STRAIGHT 18" CURB
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.

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

REVISION

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1065 | E: info@terrainevolution.com

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY 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: JUNE, 2025
SCALE: HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 1/4

T:\24-030\DWG\00-Zoning\24-030-SHEET-TYPICAL SECTION & DETAILS.dwg by dsilmer on 06/17/2025 @ 10:19:18 am - © Terrain Evolution, Inc.

LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- 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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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY 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: JUNE, 2025
SCALE:
HORIZONTAL: 1" = 80'
VERTICAL: N/A

SHEET NO.: 2/4

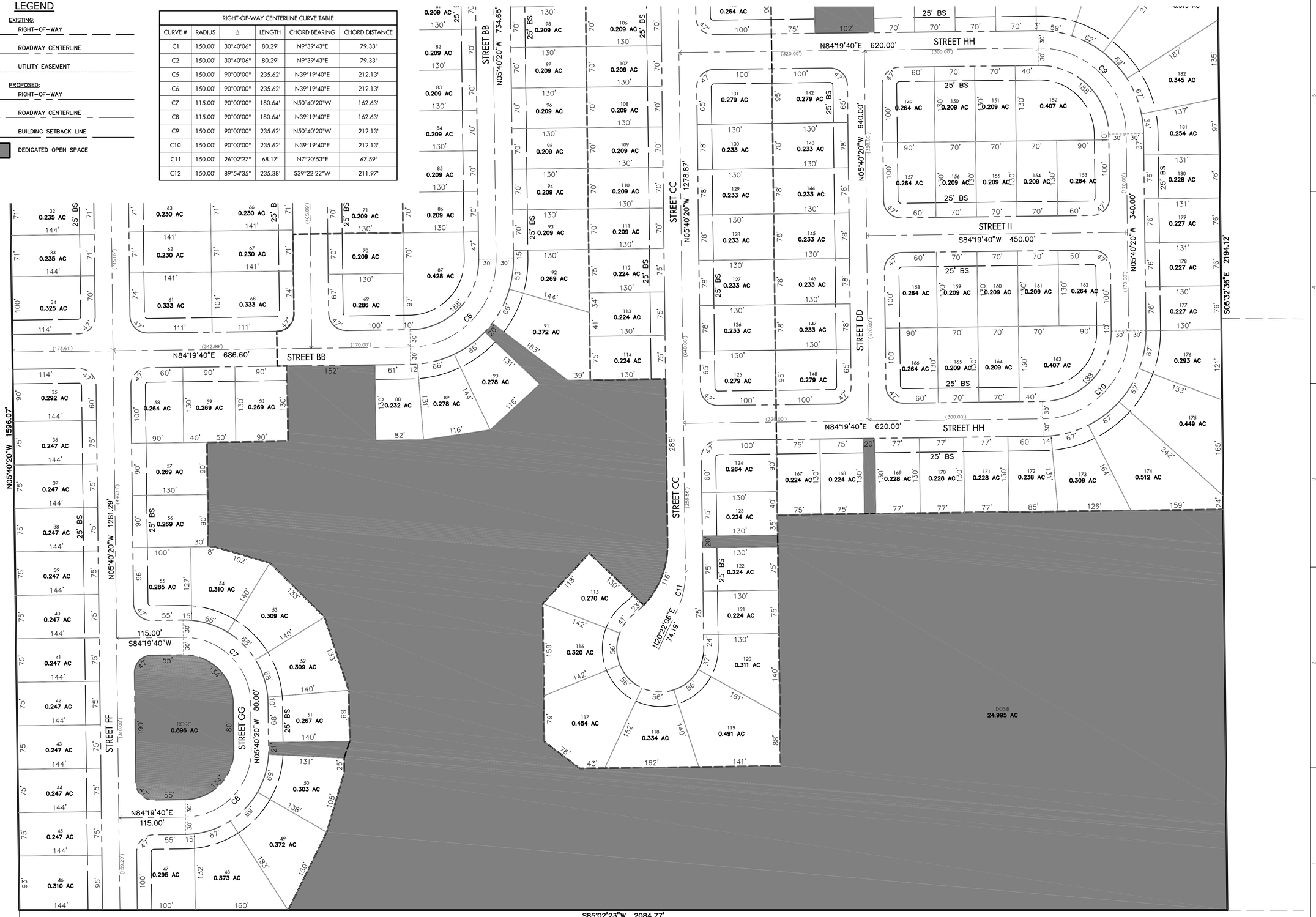
I:\24-030\DWG\05 Survey\24030REPLAT.DWG by Jarmer on 06/27/2025 at 10:19:23 am - © Terrain Evolution, Inc.

LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- 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'
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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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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS
PHASES 1, 2, 3 & 4

PRELIMINARY PLAT

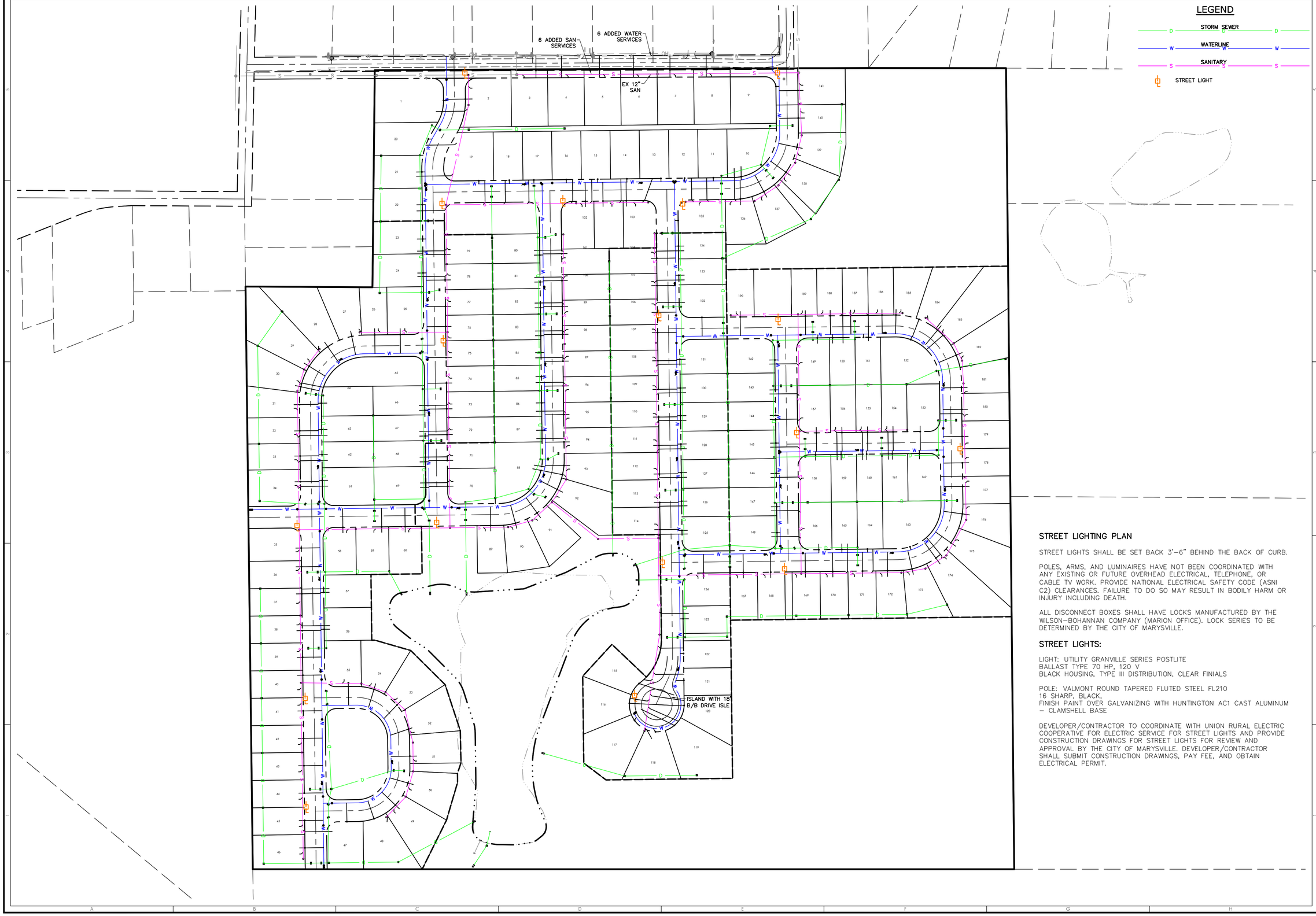
DRAWING SET STATUS:
- ■ ZONING DOCUMENT SET
- □ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24030
DATE: JUNE, 2025
SCALE: HORIZONTAL: 1" = 80'
VERTICAL: N/A

SHEET NO.: 3/4

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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

No.	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS
PHASES 1, 2, 3 & 4

COMPOSITE UTILITY PLAN

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: JUNE, 2025
SCALE: HORIZONTAL: 1" = 120'
VERTICAL: N/A

SHEET NO.: 4/4

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Appendix A

5

ARCHITECTURAL STYLES AND ELEVATIONS

Appendix A

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation-Colonial



Front Elevation-Southern Living



Front Elevation-Arts & Crafts



Front Elevation-American Four Square



Front Elevation-English Country



Front Elevation-Italianate

RESIDENTIAL Designed SOLUTIONS

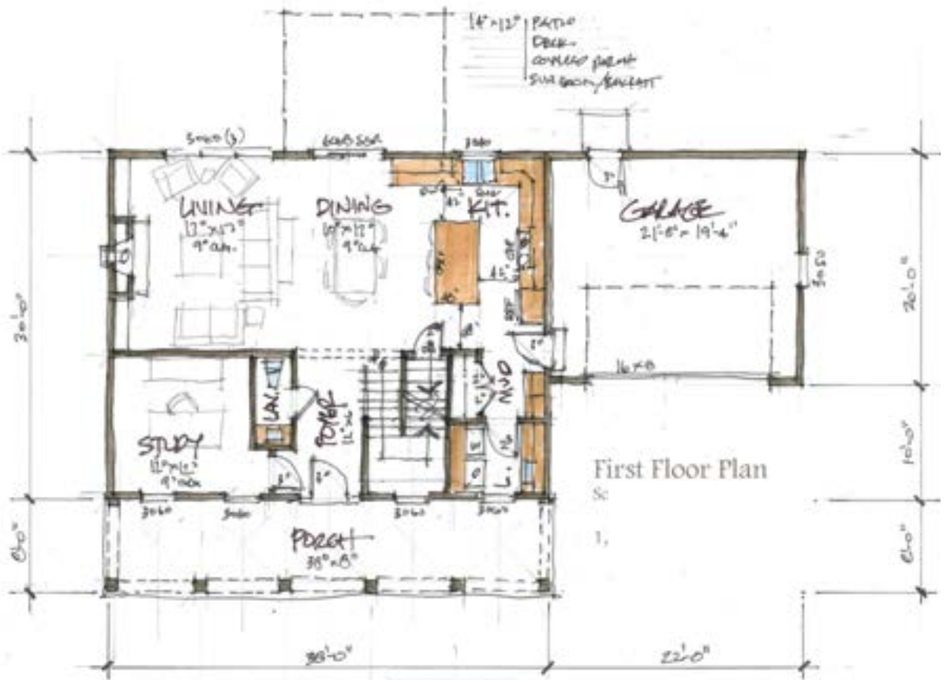
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Appendix A

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Market Residence

Boerger Woods, Marysville, OH

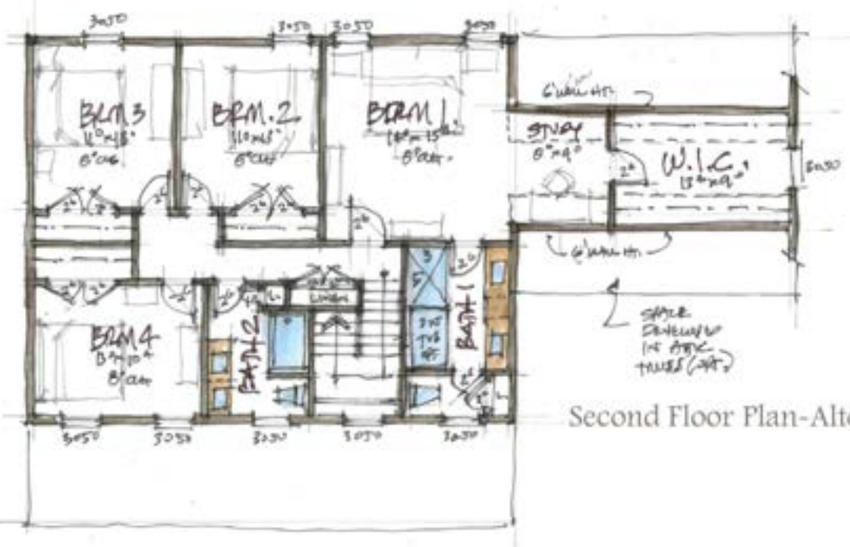


First Floor Plan

Scale: 1/4" = 1'-0"



Second Floor Plan



Second Floor Plan-Alternate

RESIDENTIAL Designed SOLUTIONS
Inspired Ideas. Proven Plans.

April 29, 2025

www.rdshomedesign.com