Planning Commission

Meeting Date

11/04/2025

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Meeting Packet
Date: 10/21/2025

Table of Contents

LEGAL NOTICE

AGENDA

MEETING MINUTES
Meeting: 10/07/2025

APPLICATION 1: 396 E 9th Street: Conditional Use Vehicular Service and Repair Facility

APPLICATION 2: Boerger Road (Parcels 2900300410000 and 4400010030000) - Preliminary Plat for Hickory Woods

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on November 4, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Conditional Use application to permit a Vehicular Service and Repair Facility located at 396 E 9th Street in the Neighborhood Commercial zoning district.
2. To hear an Application for a Preliminary Plat for a +/- 100.179 acres residential development, Hickory Woods, on the property located at Parcel Numbers 2900300410000 and 4400010030000 off of Boerger Road.

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

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

PLANNING COMMISSION BOARD AGENDA
Tuesday, November 4, 2025, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

October 7, 2025 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Conditional Use application to permit a Vehicular Service and Repair Facility located at 396 E 9th Street in the Neighborhood Commercial zoning district.
2. To hear an Application for a Preliminary Plat for a +/- 100.179 acres residential development, Hickory Woods, on the property located at Parcel Numbers 2900300410000 and 4400010030000 off of Boerger Road.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission

10/07/2025

PLANNING COMMISSION MEETING MINUTES
October 7, 2025 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

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

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

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver, *Planning Officer* Jeff Beard and *Planning Intern* Catherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Kathy Young.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to amend the September 2, 2025 Planning Commission Meeting Minutes; voice vote in favor was unanimous. Commissioner Wolniewicz moved to approve the September 2, 2025 Planning Commission Meeting Minutes as amended; voice vote in favor was unanimous.

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

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

OLD BUSINESS:

- **To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section 1123.29 – Open Space Regulations:** Planning Officer Beard reviewed information regarding the proposed amendment as shown in Exhibit A.

  Commissioner Comments: Commissioner Stillion asked who dictates what a wildlife habitat would be considered, and asked for more information regarding a definition. Manager Gaver said it would have to be shown that there is wildlife in the area, such as a pollinator habitat. She said they could add a definition to make it clearer for City Staff and for applicants.

  Citizen Comments: None.

  Commissioner Stillion moved to approve the Zoning Code amendment, and the question put, stood:

Mr. Fisher YES; Ms. Laub YES; Mr. Stillion YES; Mr. Nickoson YES; Mr. Wolniewicz YES.

Vote 5-0; Motion carried.

Next step: To be presented to City Council in the form of an Ordinance.

- To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Sections 1107.18 and Section 1107.19 - Reserved changing to Flood Areas and Flood Areas changing to Residential Architecture in SRD, VRD, HMD, ARD, UT, USF. Planning Officer Beard reviewed information regarding the proposed amendment as shown in Exhibit A.

  Commissioner Comments: There was general discussion regarding side loaded garages, carriage houses and courtyard areas. No changes were recommended at this time. Additional research will be conducted by City Staff and potential changes to other areas of the Code may be forthcoming.

  Citizen Comments: None.

  Commissioner Stillion moved to approve the Zoning Code amendment, and the question put, stood:

  Mr. Fisher YES; Ms. Laub YES; Mr. Stillion YES; Mr. Nickoson YES; Mr. Wolniewicz YES.

  Vote 5-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

NEW BUSINESS:

- To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section 1105.09 – Residential Subdivision Lot Variability: Geoff Green of Clarion provided a presentation as shown in Exhibit B. The City has engaged with this consultant in the last six weeks to prepare the amendments. He explained that all of the New Business items are a result of the Planning and Zoning Working Group, which consists of Commissioners Nickoson, Fisher and Stillion, City Council Members Donald Boerger and Scott Hunter, and members of City Staff.

  Commissioner Comments: Commissioner Wolniewicz asked where the 20% came from regarding Garage Loading Variation. Mr. Green said after discussion with the Working Group, they decided upon 20% because it seemed like a good starting point.

  Citizen Comments: None.

  Commissioner Fisher moved to approve the Zoning Code amendment, and the question put, stood:

  Ms. Laub YES; Mr. Stillion YES; Mr. Nickoson YES; Mr. Wolniewicz YES; Mr. Fisher YES.

  Vote 5-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.14 - Lots Section 1121.07 - SRD, Section 1121.10 - VRD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT:** Mr. Green explained the amendments as shown in Exhibit B.

  Commissioner Comments: Commissioner Stillion asked how this would be applied to a five unit condo. Mr. Green said this only applies to single family dwellings. Chairman Nickoson said he sees benefits to this amendment, and likes how it will look.

  Citizen Comments: None.

  Commissioner Laub moved to approve the Zoning Code amendment, and the question put, stood:

  Mr. Stillion YES; Mr. Nickoson YES; Mr. Wolniewicz YES; Mr. Fisher YES; Ms. Laub YES.

  Vote 5-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Landscaping, Section 1125.04 - Landscape Plan Requirements, Section 1125.06(b) - Foundation Planting, Section 1125.06(c) - Landscaped Area and Tree Planting and Section 1125.08 - Installation and Maintenance:** Mr. Green explained the amendments as shown in Exhibit B.

  Commissioner Comments: None.

  Citizen Comments: None.

  Commissioner Laub moved to approve the Zoning Code amendment, and the question put, stood:

  Mr. Nickoson YES; Mr. Wolniewicz YES; Mr. Fisher YES; Ms. Laub; YES Mr. Stillion YES.

  Vote 5-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Facades, Section 1121.07 - SRD, Section 1121.09 ARD, Section 1121.10 - VRD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT and Appendix - Glossary of Terms.** Mr. Green explained the amendments as shown in Exhibit B. He added that approval of amendment will require significant additional work for City Staff.

  Commissioner Comments: Commissioner Stillion suggested that decorative lighting, which is item 10 under Section 1107.19, should be more defined. Mr. Green said they can work with City Staff to come up with a definition. There was general discussion regarding the prepared definitions from City Staff, which were reviewed with the Commission. Planning Officer Beard said because some of the items were used elsewhere in the Zoning Code, we want to make sure there is alignment throughout the Zoning Code, such as for balcony, facade, corbel, chimney, etc.

Commissioner Stillion had to leave prior to the vote.

Citizen Comments: None.

Response to Citizen Comments: N/A

Commissioner Wolniewicz moved to approve the Zoning Code amendment with the condition of updating the proposed definitions as discussed conditions, and the question put, stood:

Mr. Wolniewicz YES; Mr. Fisher YES; Ms. Laub; YES; Mr. Nickoson YES;

Vote 4-0; Motion carried.

Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Roof Pitch, Section 1121.07 - SRD, Section 1121.09 ARD, Section 1121.10 VRD Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT.** Mr. Green explained the amendments as shown in Exhibit B.

  Commissioner Comments: Chairman Nickoson said he would have liked to see a variety of pitches, but would have been challenging to enforce, and therefore, this minimum was decided upon.

  Citizen Comments: Kathy Young said she completed an Accessory Dwelling Unit, and asked if she would have needed to go before the Board of Zoning and Appeals as a result of the facade.

  Response to Citizen Comments: There was general discussion but it was decided, no, an ADU would not meet the requirement as outlined in this amendment.

  Commissioner Fisher moved to approve the Zoning Code amendment, and the question put, stood:

  Mr. Wolniewicz YES. Mr. Fisher YES; Ms. Laub YES; Mr. Nickoson YES;

  Vote 4-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1109.12 - Reserved - Topsoil.** Mr. Green explained the amendments as shown in Exhibit B. He explained that this amendment applies to all development. All other amendments presented only apply to residential.

  Commissioner Comments: Commissioner Laub asked if there is any consideration regarding slope of drainage, where is the enforcement for the homeowner if they are not present with the drainage is being completed. Manager Gaver said this was discussed with the Planning and Zoning Working Group. She explained that the inspection would ensure that the slope is going away from the house. Commissioner Laub said she asked because this is an issue throughout her neighborhood. Manager Gaver said they can talk to the Engineering Department to see if this should be added to the Zoning Code or added as a part of the engineering process.

  Citizen Comments: None.

Commissioner Wolniewicz moved to approve the Zoning Code amendment, and the question put, stood:

Mr. Fisher YES; Ms. Laub YES; Mr. Nickoson YES; Mr. Wolniewicz YES.

Vote 4-0; Motion carried.

Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1123.07 - Trash Enclosures, Section 1133.09(c) Trash Enclosures, Section 1133.10(c) Trash Enclosures, Section 1133.11(e) Trash Enclosures.** Mr. Green explained the amendments as shown in Exhibit B.

  Commissioner Comments: Commissioner Laub asked if there is anything with this amendment that would require the doors to be similar to the accompanying structure. Chairman Nickoson said no, but this would be reviewed by the Design Review Board. Commissioner Laub said she hopes a similar type would be required.

  Citizen Comments: None.

  Commissioner Wolniewicz moved to approve the Zoning Code amendment, and the question put, stood:

  Mr. Fisher YES; Ms. Laub YES; Mr. Nickoson YES; Mr. Wolniewicz YES.

  Vote 4-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1125.06 - Minimum Landscape Standards, Section 1125.06(b) - Foundation Planting Standards, Section 1125.06(d) - Landscape Requirements for Vehicular Use Areas.** Mr. Green explained the amendments as shown in Exhibit B. Manager Gaver explained a recommended amendment to the application since the meeting packet was published, which is reflected in the condition of approval below.

  Commissioner Comments: None.

  Citizen Comments: None.

  Commissioner Laub moved to approve the Zoning Code amendment with the condition of adding the language "of the plant bed" in the last sentence of section B., after measured from the finished grade, and the question put, stood:

  Ms. Laub YES; Mr. Nickoson YES; Mr. Wolniewicz YES; Mr. Fisher YES.

  Vote 4-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1133.10(a)(3) - Architectural and Design Features.** Mr. Green explained the amendments as shown in Exhibit B.

Commissioner Comments: None.

Citizen Comments: None.

Commissioner Wolniewicz moved to approve the Zoning Code amendment, and the question put, stood:

Mr. Nickoson YES; Mr. Wolniewicz YES; Mr. Fisher YES; Ms. Laub YES.

Vote 4-0; Motion carried.

Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1133.10(a)(5)(a) - Materials and Section 1133.10(a)(6) - Glass.** Mr. Green explained the amendments as shown in Exhibit B. Manager Gaver stated there is a recommended update from the Law Director regarding item B., as reflected in the condition of approval below.

  Commissioner Comments: None.

  Citizen Comments: None.

  Commissioner Laub moved to approve the Zoning Code amendment with the condition of adding the word determined in letter B. Permitted secondary building materials shall be determined and approved by the Design Review Board, and the question put, stood:

  Mr. Nickoson YES; Mr. Wolniewicz YES; Mr. Fisher YES; Ms. Laub

  Vote 4-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

- **To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1133.10(d) - Parking Lot Design.** Mr. Green explained the amendments as shown in Exhibit A.

  Commissioner Comments: None.

  Citizen Comments: None.

  Commissioner Laub moved to approve the Zoning Code amendment, and the question put, stood:

  Mr. Wolniewicz YES; Mr. Fisher YES; Ms. Laub; YES; Mr. Nickoson YES;

  Vote 4-0; Motion carried.

  Next step: To be presented to City Council in the form of an Ordinance.

DISCUSSION ITEMS: Manager Gaver said she appreciated the review of these items from the Commission, she recognizes it is a lot of information to review, and said these are important topics under consideration.

DESIGN REVIEW BOARD LIAISON REPORT: None.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioners Fisher, Wolniewicz and Laub thanked Mr. Green for the work he presented during the meeting. It was provided in a way that was easy to understand. Commissioner Laub said she will be stepping down at the end of this year due to her work requiring more travel. She said she has enjoyed her time on the Commission and it was a tough decision to make. Chairman Nickoson said he appreciates her service on the Planning Commission. Additionally, he said early voting has opened and encouraged people to not forget to vote.

ADJOURN: There being no further business to bring before the Commission, Commissioner Laub moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:49 p.m.

Application 1

396 E 9th Street

Conditional Use Application:

Vehicular Service and

Repair Facility

November 4, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning and Development Manager

RE: Conditional Use Permit - 396 E. 9th Street

CONDITIONAL USE

To hear an application for a Conditional Use application to permit a Vehicular Service and Repair Facility located at 396 E 9th Street in the Neighborhood Commercial zoning district.

Applicant: Caine Dixon
382 E State St. P.O. Box 345
West Mansfield, OH 43358

Owner: Gregory Hawkins
18800 Poling Road
Marysville, OH 43040

LOCATION

Parcel 2900030230010 located at 396 E 9th Street. Existing property surrounding the subject property are as follows:

- North: Neighborhood Commercial District (NCD)
- East: Neighborhood Commercial District (NCD)
- South: Hospital Mixed Use (HMD) / Open Space
- West: Neighborhood Commercial District (NCD)

PROPERTY HISTORY

The property at 396 E 9th Street was previously occupied by Pro-Rite Muffler before closing operations. The proposed conditional use is proposing to utilize the existing building and site with no changes at this time.

AERIAL



Uses in the Neighborhood Commercial District are as follows:

PERMITTED USES

- Artisan Studio
- Club
- Community Center
- Cultural Institution
- Funeral Home
- Institutional.Government Offices
- Medical or dental Office or Clinic
- Meeting Facility
- Neighborhood Market
- Personal Services

- Professional Office
- Public Safety Facility
- Religious, Places of Worship
- Restaurant (Sit Down)
- Retail Sales & Service
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

CONDITIONAL USES

(Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Bank or Financial Institution
- Child Care Day-Care Center
- Essential Public Services and Utilities
- General Retail (50+ Employees)
- Kennel
- Multi-Family
- Restaurant (w/ Drive Thru)
- Senior Living, Independent Living
- Small box Discount Retail Store
- Vehicle Fuel Sales
- Vehicle Sales, Rental and Lease (Excluding body work)
- **Vehicle Service and Repair Facility**
- Veterinary Animal Hospital and/or Animal Clinic

CONDITIONAL USE GENERAL STANDARDS

Statements by the applicant as required by Section 1141.24 include the following:

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

Applicant Response: The proposed use as an auto repair shop is a conditional use permitted under the applicable zoning district as outlined in Chapter 1121 and Chapter 1141 of the City's Planning and Zoning Code.

(b) **The use will be harmonious with the City's Comprehensive Plan & Planning and Zoning Code because:**

Applicant Response: The proposed use will be harmonious with and consistent with the general objectives of the City's Comprehensive Plan and Zoning Ordinance. The business will provide valuable automotive repair services to local residents and businesses, maintain the commercial nature of the area, and support the local economy through employment and tax revenue.

Staff Response:

Per the City Comprehensive Plan, future development in the Neighborhood Commercial District (referred to as the Neighborhood Mixed Use in the Plan) should include a mix of housing options, from dense single-family homes, to two-unit and four-unit buildings and larger apartment complexes. The development of a diverse range of housing types is encouraged to attract and retain a future population with different demographic characteristics than Marysville's current population. Critical to the success of the Neighborhood Mixed Use District is well-integrated, neighborhood retail options. The District should prioritize these options, such as cafes, restaurants, and other service-oriented retail that caters to local residents first.

Suggested Uses per the Comprehensive Plan: Duplex/Quad-plex, Multi- family, Neighborhood retail, Neighborhood office, Dense single-family, and Schools.

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

Applicant Response: The building and property will be maintained in a clean, professional, and orderly manner. Operations will include general automotive repair, tire services, brake work, and limited exhaust work. All repair activities will take place indoors. The property includes a defined dumpster area for proper waste management. Signage will remain consistent with the existing style and placement to preserve the visual character of the site and surrounding properties.

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

Applicant Response: The proposed use will not be hazardous or disturbing to existing or future neighboring uses. No outdoor repair work will be conducted, and automotive fluids and materials will be handled and disposed of in full compliance with EPA and local environmental regulations.

The property is currently surrounded by commercial and residential uses. Eljer park is located southeast of the parcel.

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

Applicant Response: The site is adequately served by essential public facilities and services, including street access, water, sewer, refuse collection, and police and fire protection. The proposed business will not create excessive demand on any public utilities or infrastructure.

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

Applicant Response: The operation will not create excessive additional requirements or costs for public facilities or services. The business will contribute positively to the community's economic welfare by providing a needed local service, employing local residents, and supporting related industries and suppliers.

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

Applicant Response: The proposed use will not involve activities that are detrimental to nearby properties or public welfare due to noise, smoke, fumes, or odors. Standard automotive tools and equipment will be used within enclosed service bays, and appropriate ventilation and waste management practices will be followed to minimize environmental impacts.

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

Applicant Response: . The property provides adequate off-street parking and vehicle access to accommodate employees and customers safely. Vehicle drop-off and pick-up areas are located on-site, and traffic flow will be managed to prevent interference with surrounding streets or neighboring properties.

STAFF COMMENTS

The applicant shall comply with Section 1121.11 Commercial Typology for any improvements or changes that might occur in the future.

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

Written Statement – Conditional Use Application

Applicant: Caine P Dixon

Business Name: TBD "Auto Repair"

Property Address: 396 E 9th Street Marysville Ohio

Date: 10/6/25

(a) The proposed use as an auto repair shop is a conditional use permitted under the applicable zoning district as outlined in Chapter 1121 and Chapter 1141 of the City's Planning and Zoning Code.

(b) The proposed use will be harmonious with and consistent with the general objectives of the City's Comprehensive Plan and Zoning Ordinance. The business will provide valuable automotive repair services to local residents and businesses, maintain the commercial nature of the area, and support the local economy through employment and tax revenue.

(c) The building and property will be maintained in a clean, professional, and orderly manner. Operations will include general automotive repair, tire services, brake work, and limited exhaust work. All repair activities will take place indoors. The property includes a defined dumpster area for proper waste management. Signage will remain consistent with the existing style and placement to preserve the visual character of the site and surrounding properties.

(d) The proposed use will not be hazardous or disturbing to existing or future neighboring uses. No outdoor repair work will be conducted, and automotive fluids and materials will be handled and disposed of in full compliance with EPA and local environmental regulations.

(e) The site is adequately served by essential public facilities and services, including street access, water, sewer, refuse collection, and police and fire protection. The proposed business will not create excessive demand on any public utilities or infrastructure.

(f) The operation will not create excessive additional requirements or costs for public facilities or services. The business will contribute positively to the community's economic welfare by providing a needed local service, employing local residents, and supporting related industries and suppliers.

(g) The proposed use will not involve activities that are detrimental to nearby properties or public welfare due to noise, smoke, fumes, or odors. Standard automotive tools and equipment will be used within enclosed

service bays, and appropriate ventilation and waste management practices will be followed to minimize environmental impacts.

(h) The property provides adequate off-street parking and vehicle access to accommodate employees and customers safely. Vehicle drop-off and pick-up areas are located on-site, and traffic flow will be managed to prevent interference with surrounding streets or neighboring properties.

Signature: _____

Printed Name: Caine Dixon

Date: 10/6/25

Union County, OH

Summary

Parcel ID	29-0003023.0010
Map Number	1010803004000
Property Address	396 E 9TH STREET MARYSVILLE, OH 43040
Brief Tax Description	MARYS.CORP LT 48&49 OR 656 PG 421 SV 20-107 (Note: *The Description above is not to be used on legal documents.)
Acres	0.48
Class	C
Land Use	455 COMMERCIAL GARAGES
Market Area	4296 MARYSVILLE-COLLINS & MILFORD ICE
Township - City	MARYSVILLE CORP PARIS TOWNSHIP
School District	MARYSVILLE EVSD

View Map

Owners

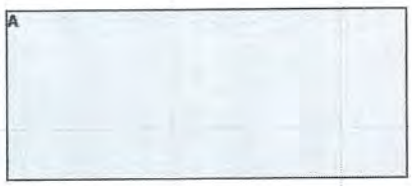
Owner Address	Owner Name(s)
HAWKINS GREGORY D 18800 POLING RD MARYSVILLE OH, 43040	HAWKINS GREGORY

Land

Land Type	Code	Frontage	Depth (Front)	Depth (Rear)	Stree
IC - INDUSTRIAL/COMMERCIAL	1 - PRIMARY	0	0	0	

Commercial

Business Name	PRO-RITE MUFFLER
Description	Commercial Garage
Number of Floors	0
Price Code	455.000
Length	35
Width	66
Area	2310
Year Built	2006
Grade	A
Condition	A
Value	$95,360



Commercial Detail

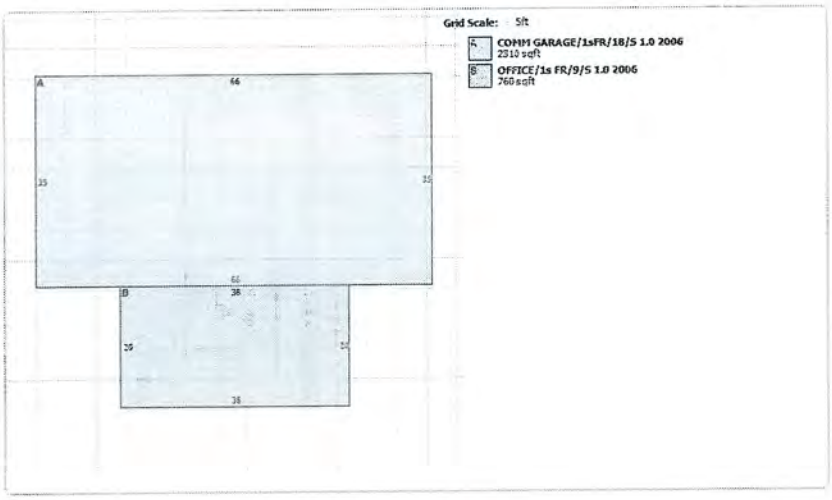
Card 1

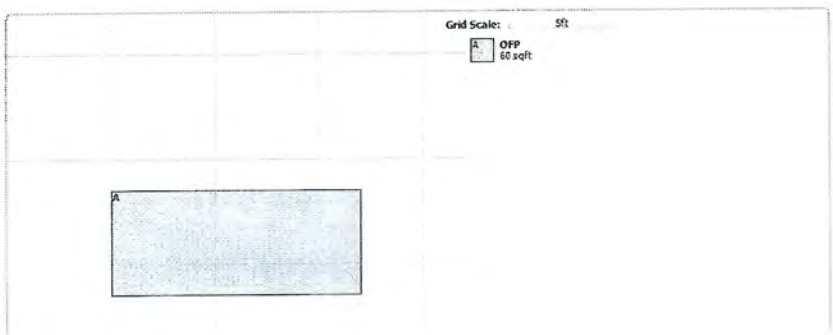
Description	Construction	Length	Width	Height	Area
AREA OFFICE (PER FLOOR)	4	20	38	9	760

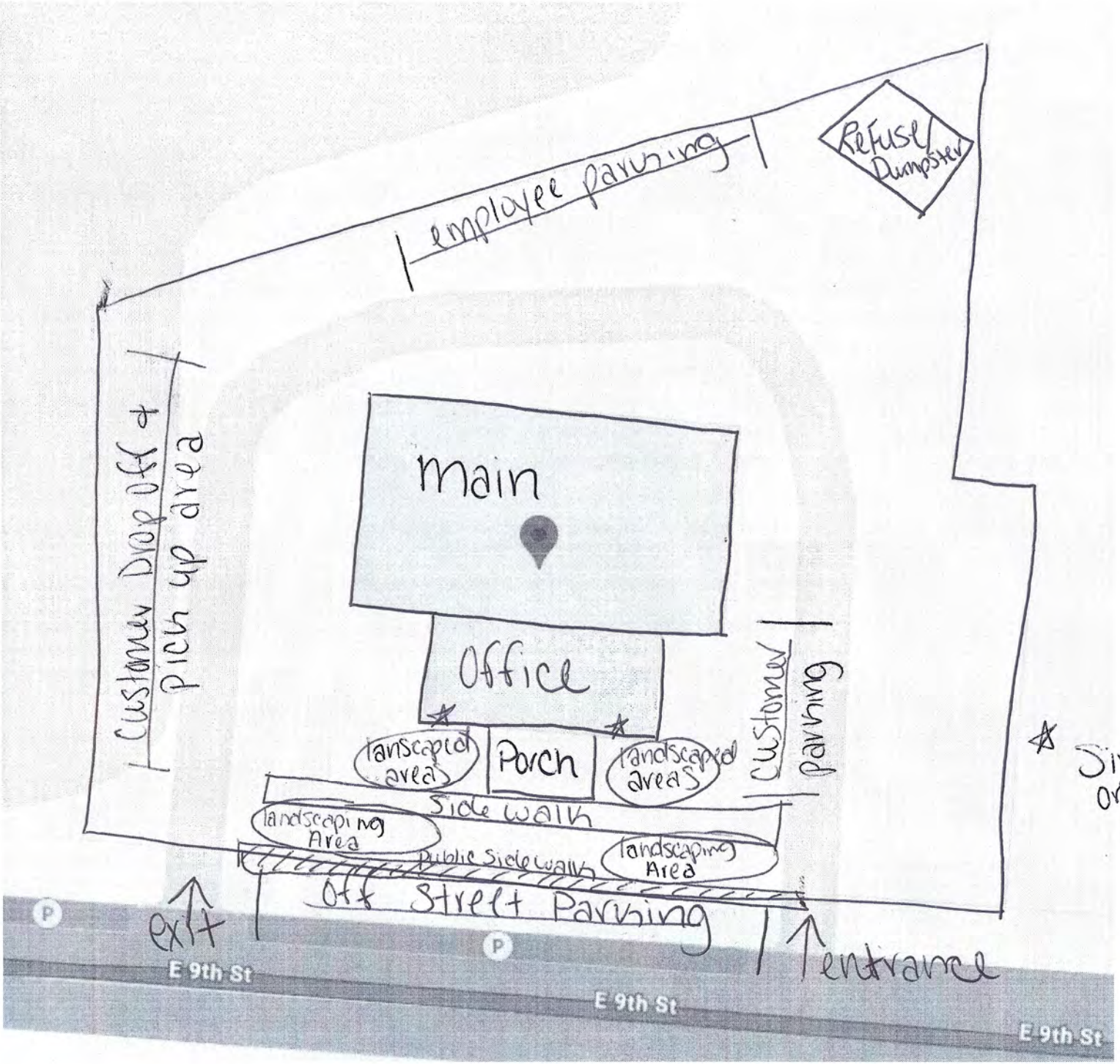
Yard Items

Description	Dimensions (LxWxH)
A PAVING: ASPHALT	0 x 0 x 0
A PORCH: OPEN FRAME	5 x 12 x 0

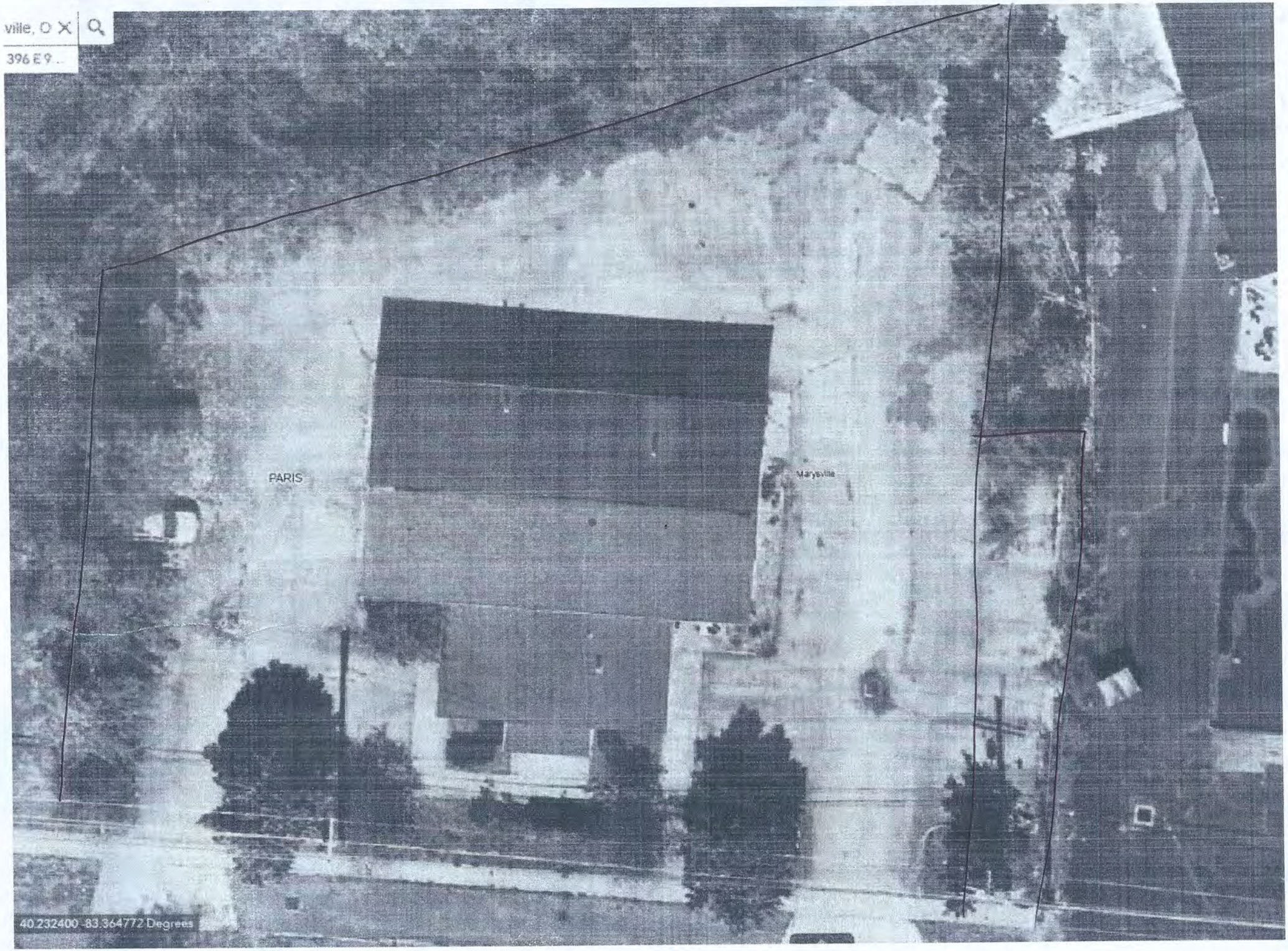
Sketches







★ Signage existing currently on front of office
New business name TBD
Signage to remain similar


ville, O
396 E 9
PARIS
Marysville
40.232400 -83.364772 Degrees

ArcGIS Web Map



10/7/2025, 8:53:44 AM

1:479

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Pictometry International, Maxar, Microsoft

Application 2

Boerger Road (Parcels

2900300410000 and

4400010030000)

Preliminary Plat Application:

Hickory Woods

November 4, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Preliminary Plat – Hickory Woods

PRELIMINARY PLAT

To hear an Application for a Preliminary Plat for a +/- 100.179 acre residential development, Hickory Woods, on the property located at Parcel Numbers 2900300410000 and 4400010030000 off of Boerger Road.

Applicant: Andrew Shepherd
Evergreen Land Company
6295 Cosgray Road
Dublin, OH 43016

Owner: Boerger Woods, LLC
6295 Cosgray Road
Dublin, OH 43016

PROJECT HISTORY

The applicant submitted a Development Plan for a Planned Unit Development that was approved by the Planning Commission in June 2025.

LOCATION

The property is located off Boerger Road and Parcels 2900300410000 and 4400010030000. The property is zoned as Planned Unit Development (PUD).

Surrounding property zoning districts include:
North: Suburban Residential
South: Darby Township
East: Darby Township
West: Union Township

AERIAL



ENGINEERING STAFF ANALYSIS

1. Roadway
    a. Prior to engineering approval, an approved Traffic Contribution Agreement shall be executed between the applicant and the City. This Agreement will state the required traffic impact fees as well as all off-site improvements (Boerger Rd, etc.) associated with this project and indicated in the Traffic Impact Study.
    b. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. Boerger Road and both of the main access roads into the development.
    c. Right-of-way dedication along Boerger Road (80' total right-of-way width, 40' off road centerline) and a utility easement (20' total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication shall be determined prior to the final plat process.

2. Utilities
    a. Any required utility extensions, upgrades, easements, etc. will be the responsibility of the developer. The following utility extensions are anticipated at this time:
        i. Water and sanitary sewer extensions to the western limits of Fairbanks Drive for future services to the adjacent property (Parcel ID # 3200050381000, Simpson property)
        ii. Water and sanitary sewer extension to the eastern boundary of the Boerger Woods development to serve the Marysville Golf Club property.
    b. The final utility design and alignment will be coordinated with City staff as the engineering plans are developed, however, the following items shall be noted and studied prior to the final engineering design phase:
3. Connectivity
    a. A 10-ft wide shared use path along the entire frontage of Boerger Road is required.
4. All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

PLANNING & ZONING STAFF ANALYSIS

A. Site Plan

The applicant has provided an 8' mulit-use path along Boerger Road.

The applicant shall coordinate with the Division of Engineering in the final engineering process for the Boerger Road Improvements.

The applicant has provided a black and white lot variability exhibit.

The applicant shall provide a color coded Lot Variability site plan.

B. Landscape

Per the City Forester, on Sheet 2, the applicant shall amend the "RESIDENTIAL STREETS 60' F/W" section drawing to indicate that street tree planting be located exactly 1/2 way between sidewalk and curb.

The applicant shall walk the site with the City Forester prior to path construction to ensure preservation of trees where possible.

Section 1125.04(b)(4) - Major Tree Preservation.
The applicant has provided a major tree survey on Sheet XX.

The applicant shall indicate which trees will be removed and which will be preserved on the tree survey. Prior to final engineering approval, the applicant must provide visual indication of such, and tabulate required replacements and/or payment-in-lieu amount.

Per the City Forester, on the Tree Preservation Plans, there are currently multiple obvious and potential conflicts with Tree Protection Zones (TPZ = 1ft for every 1" DBH). TPZ areas and protection fencing detail has not yet been provided. Note that ANY soil disturbance (excavation or grading) within TPZs will not be permitted. Prior to final engineering approval, a complete set of tree preservation plans must be provided, indicating the location of tree protection fencing around all TPZs, along with associated detail drawings.

Section 1125.06(d)(4)(b) - Street Trees

On Exhibit B-1, the applicant shall make note that street tree locations and species are for preliminary, illustrative purposes only; final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

On Exhibit B-1, the applicant shall provide street trees along Boerger Road unless grading and stormwater management conflicts (ditch).

C. Signage

The applicant shall provide additional signage details including color and illumination.

The applicant shall confirm if they will have entrance signage, if so please provide rendering of sign with proposed name.

The applicant shall include an annotation/note on the site plans on the pathway within the forested area along the northern property line of the development where the signage will be.

ADDITIONAL ITEMS

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- The Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.

STAFF COMMENTS

Staff has reviewed the application and has the following comments:

1. All engineering comments on the staff report shall be met.
2. The applicant shall coordinate with the Division of Engineering in the final engineering process for the Boerger Road Improvements.

3. The applicant shall provide a color coded Lot Variability site plan.
4. Per the City Forester, on Sheet 2, the applicant shall amend the "RESIDENTIAL STREETS 60' F/W" section drawing to indicate that street tree planting be located exactly 1/2 way between sidewalk and curb.
5. The applicant shall walk the site with the City Forester prior to path construction to ensure preservation of trees where possible.
6. The applicant shall indicate which trees will be removed and which will be preserved on the tree survey. Prior to final engineering approval, the applicant must provide visual indication of such, and tabulate required replacements and/or payment-in-lieu amount.
7. Per the City Forester, on the Tree Preservation Plans, there are currently multiple obvious and potential conflicts with Tree Protection Zones (TPZ = 1ft for every 1" DBH). TPZ areas and protection fencing detail has not yet been provided. Note that ANY soil disturbance (excavation or grading) within TPZs will not be permitted. Prior to final engineering approval, a complete set of tree preservation plans must be provided, indicating the location of tree protection fencing around all TPZs, along with associated detail drawings.
8. On Exhibit B-1, the applicant shall make note that street tree locations and species are for preliminary, illustrative purposes only; final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.
9. On Exhibit B-1, the applicant shall provide street trees along Boerger Road unless grading and stormwater management conflicts (ditch).
10. The applicant shall provide additional signage details including color and illumination.
11. The applicant shall confirm if they will have entrance signage, if so please provide rendering of sign with proposed name.
12. The applicant shall include an annotation/note on the site plans on the pathway within the forested area along the northern property line of the development where the signage will be.

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

PRELIMINARY PLAT & PLAN FOR

HICKORY WOODS
PHASES 1, 2, 3 & 4

VIRGINIA MILITARY SURVEY (VMS) 4069 & 4998
PARIS & DARBY TOWNSHIP, UNION COUNTY, OHIO

OCTOBER, 2025

OWNER/DEVELOPER
EVERGREEN LAND COMPANY
ATTN: WADE DUNHAM
6295 COSGRAY ROAD
DUBLIN, OH 43016
P: 614-889-1115
E: WDUNHAM@SHEPHERDEXCAVATING.COM

SURVEYOR
CESO
ATTN: JERRY HOLLOWAY
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
P: 937-435-8584
F: 888-208-4826
E: HOLLOWAY@CESOINC.COM

BENCH MARKS

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

BM "A"
CHISELED "X" ON SOUTH BOLT OF A FIRE HYDRANT NORTH SIDE OF BOERGER ROAD, 60' EAST OF MAILBOX #18606.
ELEV=1022.05 (NAVD 88)

BM "B"
CHISELED "X" ON SOUTH BOLT OF A FIRE HYDRANT NORTH SIDE OF BOERGER ROAD, ACROSS FROM MAILBOX #18650.
ELEV=1013.70 (NAVD 88)

BM "C"
RAILROAD SPIKE SET IN SOUTH SIDE OF A POWER POLE, NORTH SIDE OF BOERGER, 30' EAST OF MAILBOX #18520.
ELEV=1021.73 (NAVD 88)

CONTROL POINTS:
CP#1
5/8"X30" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET
N195955.60, E1719431.46
ELEV=1020.3 (NAVD 88)

CP#2
5/8"X30" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET
N196038.34, E1720146.84
ELEV=1020.8 (NAVD 88)

CP#3
5/8"X30" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET
N196014.80, E1719543.86
ELEV=1021.5 (NAVD 88)

CP#4
5/8"X30" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET
1959.36.66, E1719020.31
ELEV=1013.4 (NAVD 88)

CP#5
1/2" IRON PIN WITH PINK "CESO TRAVERSE" CAP SET
N193703.14, E1718843.64
ELEV=1009.1 (NAVD 88)

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER CITY OF MARYSVILLE REGULATIONS.

THE EXISTING LAND USE CONSISTS OF EXISTING FARM GROUND & WOODED AREA. THE TRIBUTARY AREA FOR THIS STUDY ACCUMULATES AND DISCHARGES TO EXISTING ONSITE WET-EXTENDED DETENTION BASIN, THEN TOWARDS THE SOUTHERN PROPERTY LINE.

WATER QUALITY
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED WET-EXTENDED DETENTION BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000006.

FLOODPLAIN

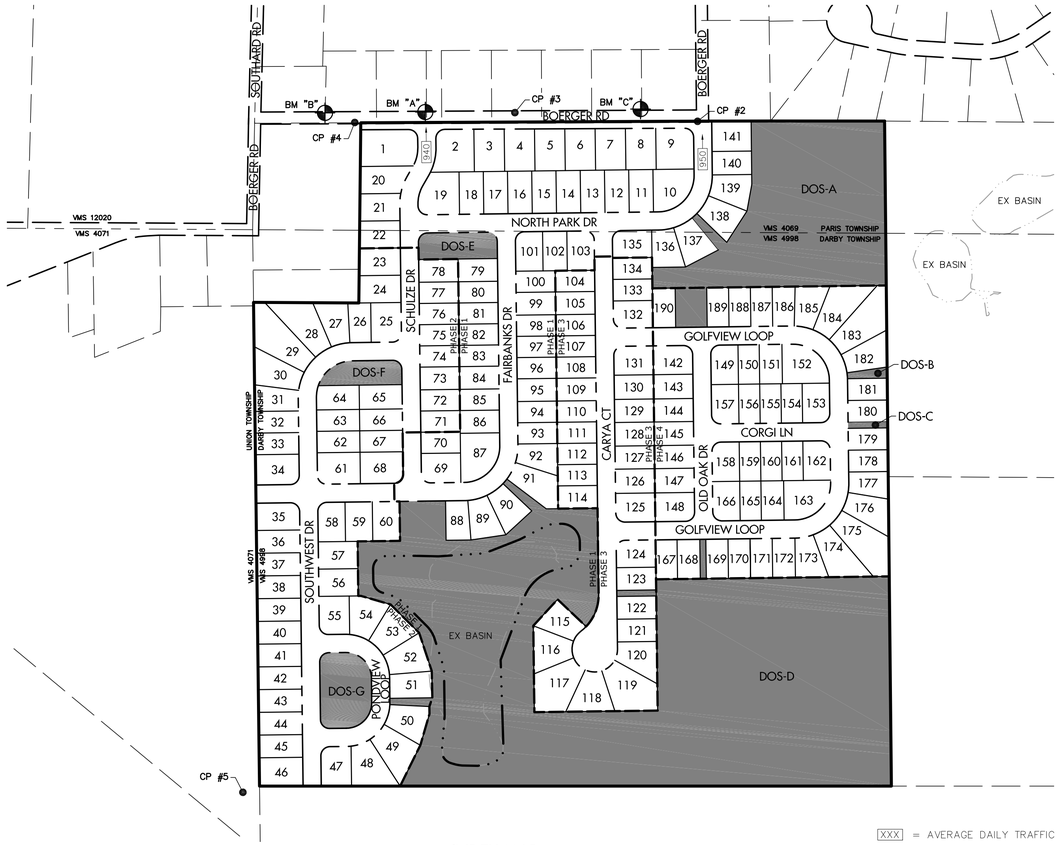
THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0335D, EFFECTIVE DATE DECEMBER 16, 2008.

OPEN SPACE

OPEN SPACE TO BE OWNED AND MAINTAINED BY HICKORY WOODS HOMEOWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

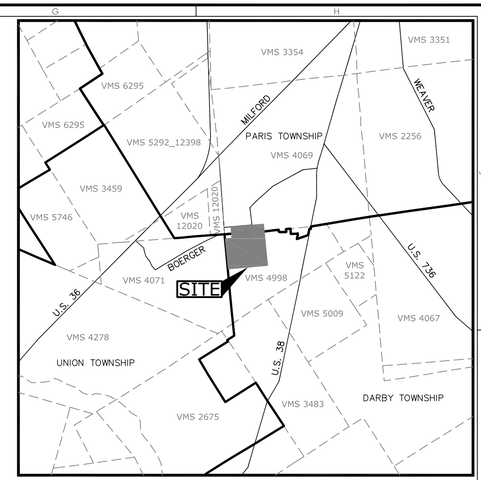
ZONING

THE SITE IS ZONED PLANNED UNIT DEVELOPMENT (PUD) BY CITY OF MARYSVILLE CITY COUNCIL. APPROVED 9/22/2025.



INDEX MAP
SCALE: 1" = 250'

XXX = AVERAGE DAILY TRAFFIC



LOCATION MAP
SCALE: 1" = 4000'

GENERAL DEVELOPMENT SUMMARY

AREA (ACRES)	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
TOTAL AREA	51.925	20.786	10.484	16.984	100.179
OPEN SPACE	31.808	1.423	0.060	0.516	33.807
RIGHT-OF-WAY	4.804	4.586	2.524	3.756	15.670
EXISTING	0.079	0.00	0.00	0.00	0.079
PROPOSED	4.725	4.586	2.524	3.756	15.591
LOTS	15.313	14.777	7.900	12.712	50.702

NUMBER OF LOTS	56	54	31	49	190
70' LOT WIDTH	17	20	13	35	85
75' LOT WIDTH	10	12	16	10	48
80' LOT WIDTH	14	15	2	4	35
90' LOT WIDTH	5	7	0	0	12
100' LOT WIDTH	10	0	0	0	10

DENSITY (UNITS/ACRE)	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
GROSS (# LOTS/TOTAL AREA)	1.078	2.598	2.957	2.885	1.897
NET (# LOTS/LOT AREA)	3.657	3.654	3.924	3.855	3.747

MINIMUM LOT AREA	
70' LOT WIDTH	9100 SF (0.209 AC)
75' LOT WIDTH	9750 SF (0.224 AC)
80' LOT WIDTH	10400 SF (0.239 AC)
90' LOT WIDTH	11700 SF (0.269 AC)
100' LOT WIDTH	13000 SF (0.298 AC)

BUILDING SETBACKS (BS)	70'	75'	80'	90'	100'
FRONT YARD SETBACK	25'	25'	25'	25'	25'
REAR YARD SETBACK	25'	30'	30'	30'	30'
SIDE YARD SETBACK	5'	5'	6'	8'	10'

DOS = DEDICATED OPEN SPACE

ENGINEER'S STATEMENT:

THIS IS TO CERTIFY THAT SOUND ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS, AS DELINEATED IN THE UNION COUNTY "TECHNICAL DESIGN STANDARDS" AND "SUBDIVISION REGULATIONS" AND THE CITY OF MARYSVILLE "WATER DIVISION SPECIFICATIONS" HAVE BEEN MET. ADDITIONALLY, THE DESIGN INCLUDES STANDARDS GREATER THAN THE MINIMUM WHERE, IN MY OPINION, THEY ARE NECESSARY FOR PROTECTION OF THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. ANY VARIANCE UTILIZED HAS BEEN LISTED ON THESE PLANS AND HAVE BEEN APPROVED BY UNION COUNTY AND THE CITY OF MARYSVILLE.

REGISTERED PROFESSIONAL ENGINEER NO. DATE

SHEET INDEX

1	COVER SHEET
2	TYPICAL SECTIONS & DETAILS
3	EXISTING CONDITIONS PLAN & VICINITY MAP
4	LOT VARIABILITY MAP
5-6	PRELIMINARY PLAT
7	COMPOSITE UTILITY PLAN
8-23	PRELIMINARY STREET PLAN & PROFILE
24-29	GRADING & EROSION & SEDIMENT CONTROL PLAN
30	STORMWATER TRIBUTARY MAP
31	SIGHT DISTANCE EXHIBIT

STANDARD DRAWINGS

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

ODOT	DCEO
BP-4.1	DCED-S125
BP-7.1	DCED-S168
CB-2X2B	DCED-S169
CB-2X3	
CB-2X5	CITY OF MARYSVILLE
CB-3A	WTR-01
CB-3	WTR-03
MH-3	WTR-05
	WTR-08
COC	WTR-09
2319	
	UNION COUNTY
	NO. 9

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

GRAPHIC SCALE
250 125 0 250
(IN FEET)
1 inch = 250 ft.

REVISION #	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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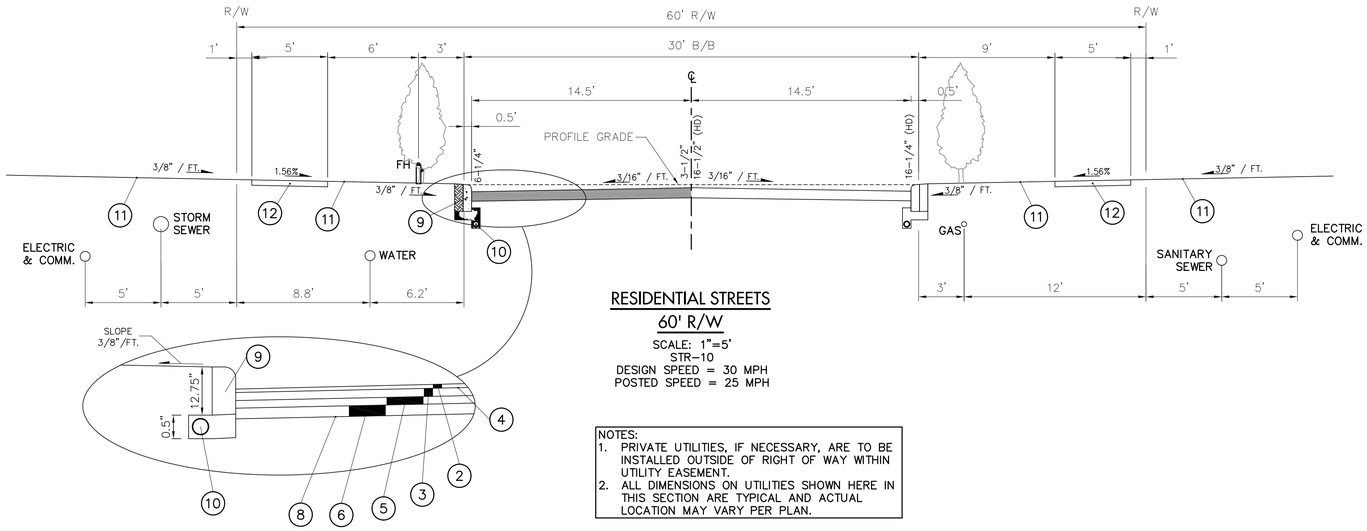
CITY OF MARYSVILLE, UNION COUNTY, OHIO
HICKORY WOODS
PHASES 1, 2, 3 & 4
COVER SHEET

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030
DATE: OCTOBER, 2025
SCALE: HORIZONTAL: 1" = 250' VERTICAL: N/A
SHEET NO.: 1/31

\\CAD\Projects\2024\24-030\Engineering\Sheet Files\24030COV.dwg by jpalmer on 10/07/2025 @ 07:04:21 pm - © Terrain Evolution, Inc.



RESIDENTIAL STREETS
60' R/W

SCALE: 1"=5'
STR-10
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

NOTES:
1. PRIVATE UTILITIES, IF NECESSARY, ARE TO BE INSTALLED OUTSIDE OF RIGHT OF WAY WITHIN UTILITY EASEMENT.
2. ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

OPTION A
ASPHALT PAVEMENT

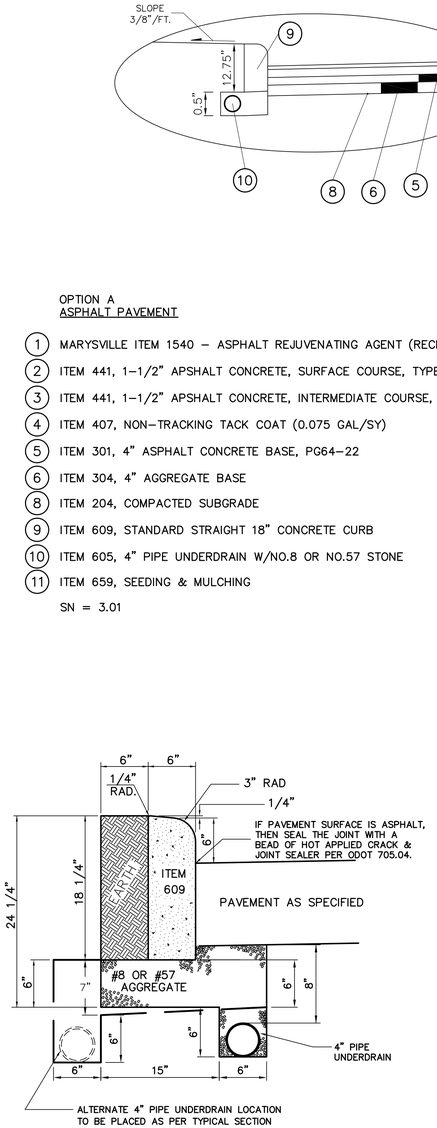
(1) MARYSVILLE ITEM 1540 – ASPHALT REJUVENATING AGENT (RECLAIMITE)
(2) ITEM 441, 1-1/2" APSHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG70-22
(3) ITEM 441, 1-1/2" APSHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448), PG64-22
(4) ITEM 407, NON-TRACKING TACK COAT (0.075 GAL/SY)
(5) ITEM 301, 4" ASPHALT CONCRETE BASE, PG64-22
(6) ITEM 304, 4" AGGREGATE BASE
(8) ITEM 204, COMPACTED SUBGRADE
(9) ITEM 609, STANDARD STRAIGHT 18" CONCRETE CURB
(10) ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
(11) ITEM 659, SEEDING & MULCHING

SN = 3.01

OPTION B
COMPOSITE PAVEMENT

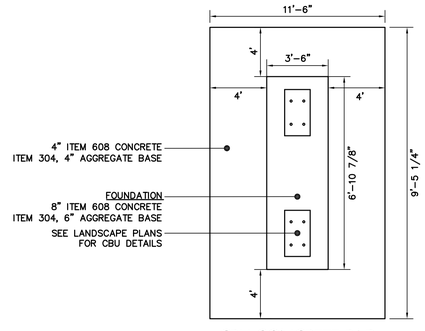
(1) MARYSVILLE ITEM 1540 – ASPHALT REJUVENATING AGENT (RECLAIMITE)
(2) ITEM 441, 1-1/2" APSHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG70-22
(3) ITEM 441, 1-1/2" APSHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448), PG64-22
(4) ITEM 407, NON-TRACKING TACK COAT (0.075 GAL/SY)
(7) ITEM 305, 6" PORTLAND CEMENT CONCRETE BASE, RCC
(8) ITEM 204, COMPACTED SUBGRADE
(9) ITEM 609, STANDARD STRAIGHT 18" CONCRETE CURB
(10) ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
(11) ITEM 659, SEEDING & MULCHING

SN = 4.05



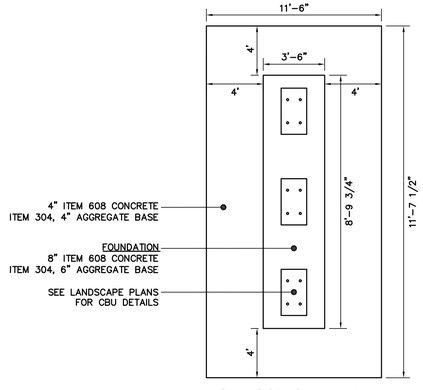
TYPE 6 18 IN. STRAIGHT CURB

NOT TO SCALE
STR-06



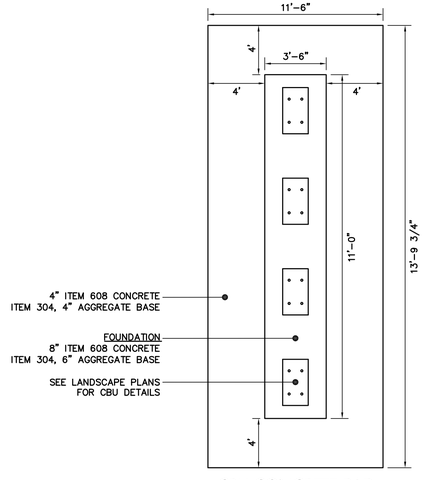
CBU CONCRETE PAD

NOT TO SCALE
PHASE 3
NOTE: SEE LANDSCAPE PLAN FOR MODEL NUMBERS



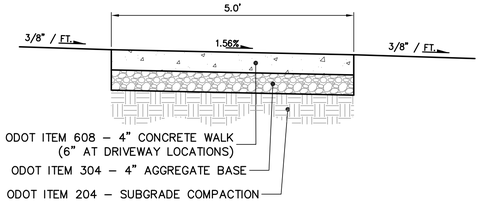
CBU CONCRETE PAD

NOT TO SCALE
PHASE 4
NOTE: SEE LANDSCAPE PLAN FOR MODEL NUMBERS



CBU CONCRETE PAD

NOT TO SCALE
PHASES 1 & 2
NOTE: SEE LANDSCAPE PLAN FOR MODEL NUMBERS

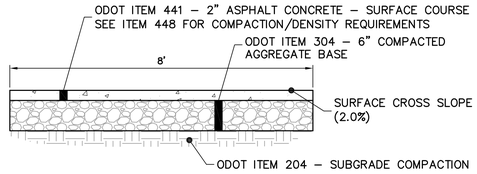


NOTES:

- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
- HAND-TOOLED, 3/4" DEEP JOINT EVERY 5.0" W/ 4" TOOL (RETRACED)
- EDGES TO BE HAND-TOOLED W/ 4" TOOL (RETRACED)
- EXPANSION JOINT EVERY 5TH BLOCK (25.0')

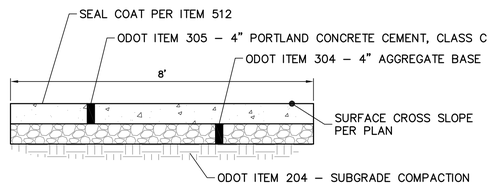
CONCRETE SIDEWALK

NOT TO SCALE



MULTI-USE PATH PAVEMENT SECTION

NOT TO SCALE



MULTI-USE PATH LANDING SECTION

NOT TO SCALE

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

TYPICAL SECTION & DETAILS

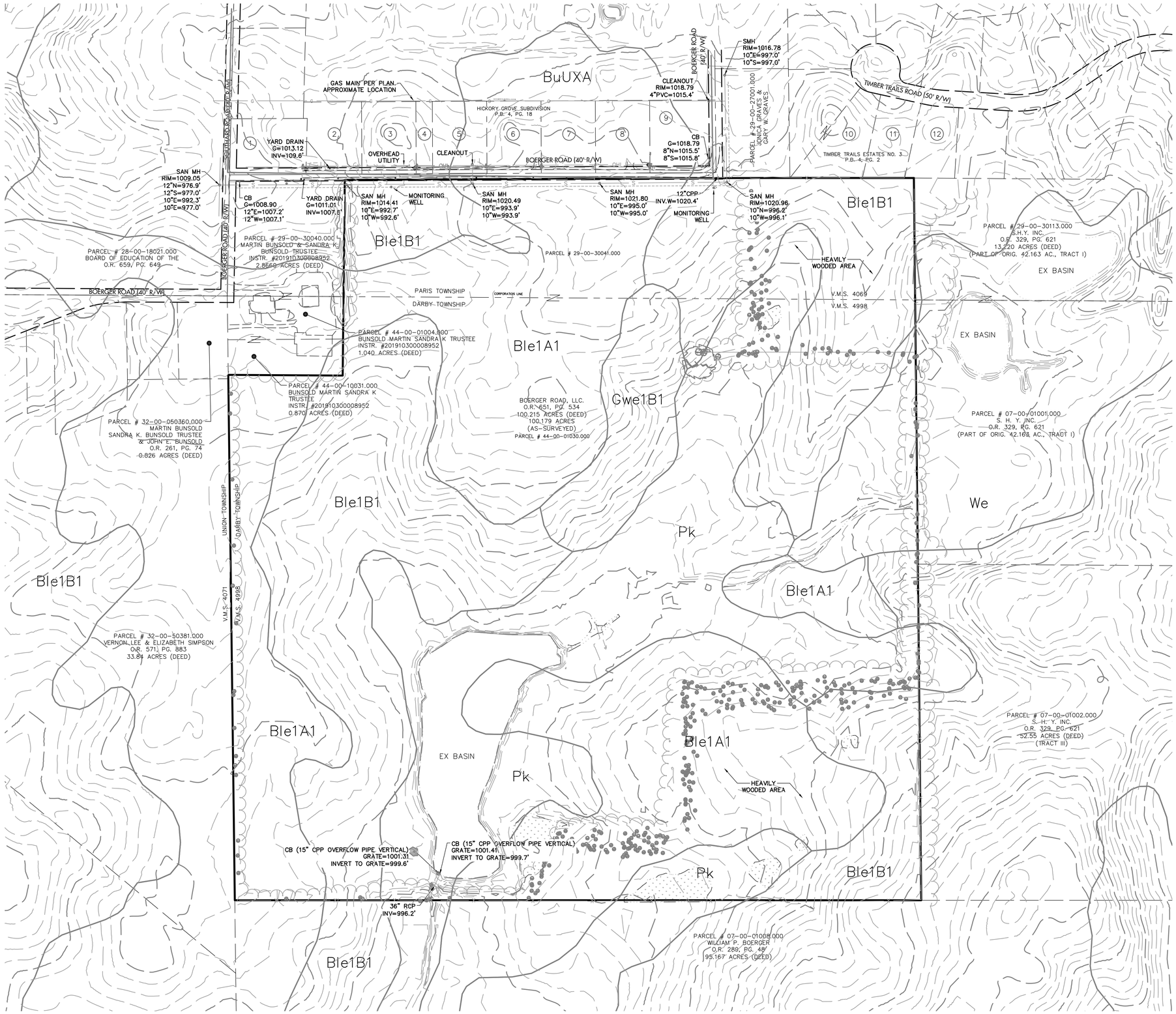
DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030
DATE: OCTOBER, 2025
SCALE: HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 2/31

\\2024\2024-030\Engineering\Sheet Files\CAD\CADD\Typical Sections & Details.dwg by Jesse on 10/03/2025 8:07:04 AM pm - © Terrain Evolution, Inc.



LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- SOILS BOUNDARY PER-USDA
- TREE LINE
- BeB — SOILS TYPE
- WETLANDS
- CLEARING

NOTE:
TOPOGRAPHIC SURVEY PREFORMED BY CESO. EXISTING UTILITIES LOCATED OR SHOWN BY FIELD EVIDENCE, O.U.P.S. FIELL LOCATION/RECORD PLANS.

SOILS

Ble1A1	BLOUNT SILT LOAM, END MORAINE 0 TO 2 PERCENT SLOPES HYDROLOGIC SOIL GROUP: D
Ble1B1	BLOUNT SILT LOAM, END MORAINE 2 TO 4 PERCENT SLOPES HYDROLOGIC SOIL GROUP: D
Gwe1B1	GLYNWOOD SILT LOAM, END MORAINE 2 TO 6 PERCENT SLOPES HYDROLOGIC SOIL GROUP: D
Pk	PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES HYDROLOGIC SOIL GROUP: C/D
We	WETZEL SILTY CLAY LOAM HYDROLOGIC SOIL GROUP: C/D

1. BUTTE BRAD L & ANNA PID #2900300310000
2. KLUG DAVID M & KATHERINE L PID #2900300320000
3. WALCHUK CHRISTINE A & JOSEPH R DELUDE PID #2900300320000
4. SCHULZE DENNIS A TRUSTEE PID #2900190960010
5. ENGLE JENNIFER LYN PID #2900300350000
6. NESTER MICHAEL H, NESTER DEBRA L PID #2900300360000
7. FORD BETTY G PID #2900300370000
8. RENTZ JON E PID #2900300380000
9. HORTON RICHARD & KYANNE PID #2900300390000
10. HASTINGS JAMIE PID #2900301220000
11. WEBBER DAVID, WEBBER SARAH PID #2900301230000
12. MURDOCK GARY A & LINDA L PID #2900301240000

N

GRAPHIC SCALE
150 75 0 150
(IN FEET)
1 inch = 150 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

EXISTING CONDITIONS & VICINITY MAP

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

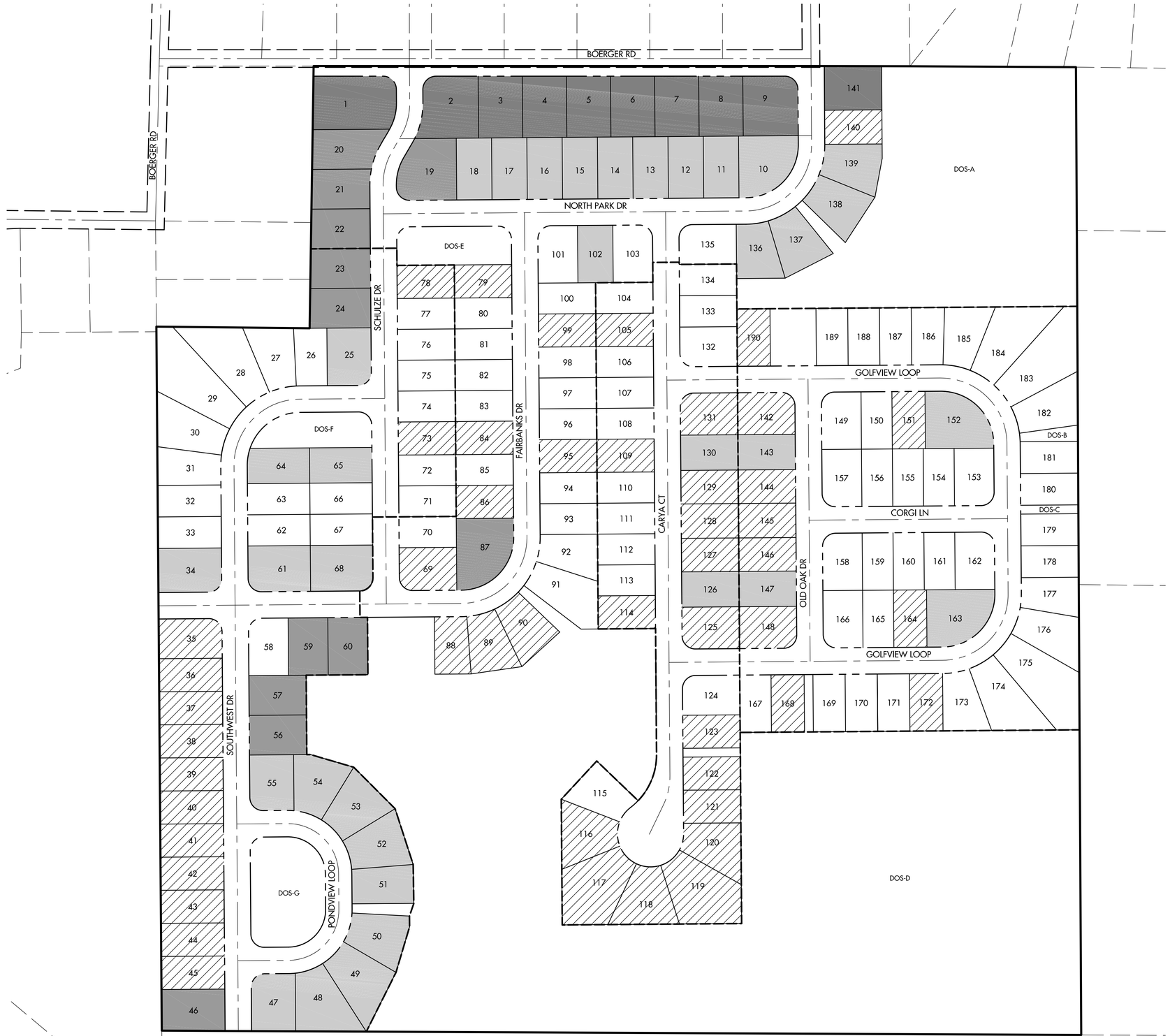
PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

SHEET NO.: 3/31

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LEGEND

	FRONTAGE	TOTAL UNITS
	70'	85
	75'	48
	80'	35
	90'	12
	100'	10

GENERAL DEVELOPMENT SUMMARY

AREA (ACRES)	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
TOTAL AREA	51.925	20.786	10.484	16.984	100.179
OPEN SPACE	31.808	1.423	0.060	0.516	33.807
RIGHT-OF-WAY	4.804	4.586	2.524	3.756	15.670
EXISTING	0.079	0.00	0.00	0.00	0.079
PROPOSED	4.725	4.586	2.524	3.756	15.591
LOTS	15.313	14.777	7.900	12.712	50.702

NUMBER OF LOTS	56	54	31	49	190
70' LOT WIDTH	17	20	13	35	85
75' LOT WIDTH	10	12	16	10	48
80' LOT WIDTH	14	15	2	4	35
90' LOT WIDTH	5	7	0	0	12
100' LOT WIDTH	10	0	0	0	10

DENSITY (UNITS/ACRE)	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
GROSS (# LOTS/TOTAL AREA)	1.078	2.598	2.957	2.885	1.897
NET (# LOTS/LOT AREA)	3.657	3.654	3.924	3.855	3.747

MINIMUM LOT AREA	
70' LOT WIDTH	9100 SF (0.209 AC)
75' LOT WIDTH	9750 SF (0.224 AC)
80' LOT WIDTH	10400 SF (0.239 AC)
90' LOT WIDTH	11700 SF (0.269 AC)
100' LOT WIDTH	13000 SF (0.298 AC)

BUILDING SETBACKS (BS)	70'	75'	80'	90'	100'
FRONT YARD SETBACK	25'	25'	25'	25'	25'
REAR YARD SETBACK	25'	30'	30'	30'	30'
SIDE YARD SETBACK	5'	5'	6'	8'	10'

DOS = DEDICATED OPEN SPACE

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

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

LOT VARIABILITY MAP

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 120'
VERTICAL: N/A

SHEET NO.: 4/31

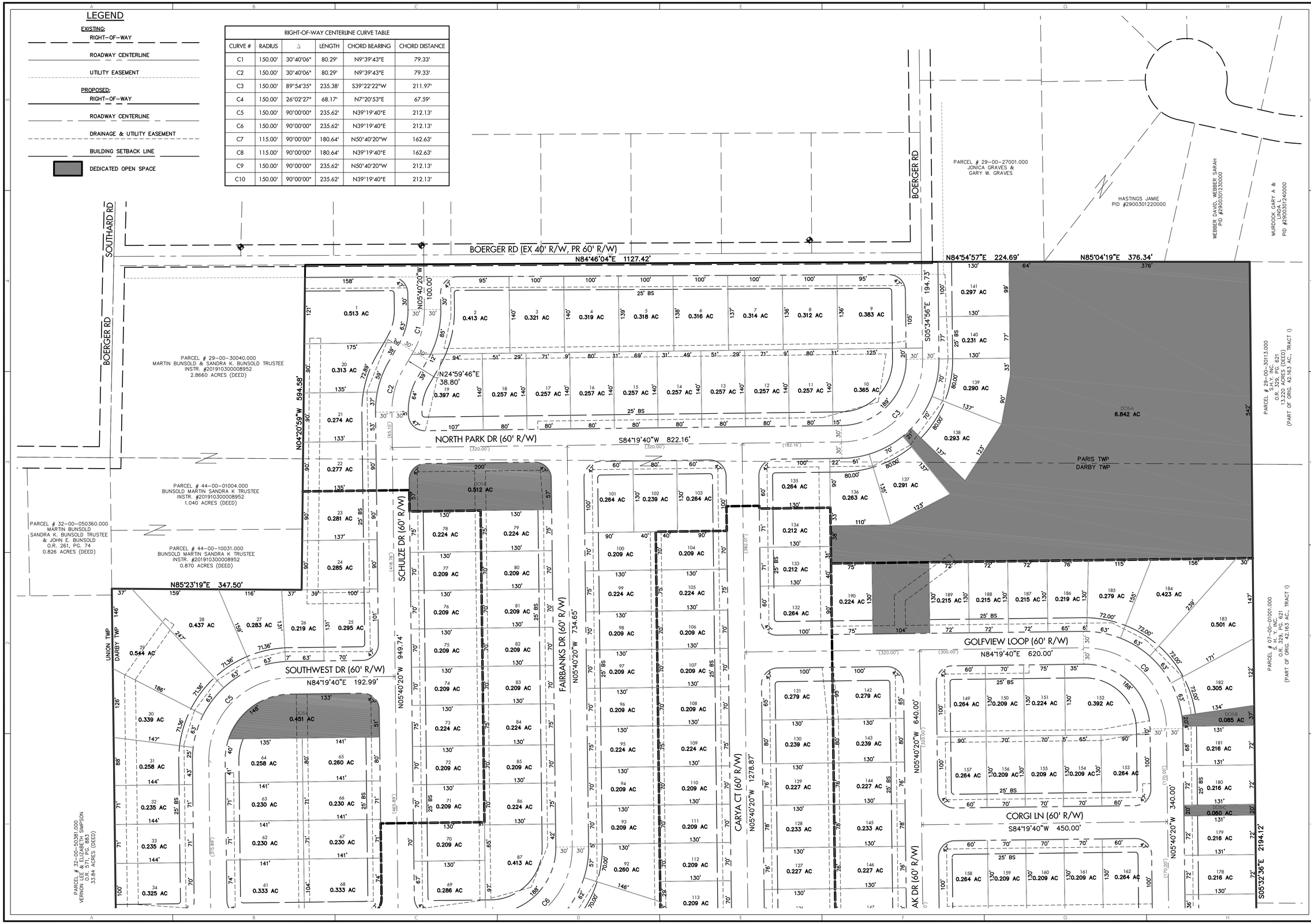
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LEGEND

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

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

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	30°40'06"	80.29'	N9°39'43"E	79.33'
C2	150.00'	30°40'06"	80.29'	N9°39'43"E	79.33'
C3	150.00'	89°54'35"	235.38'	S39°22'22"W	211.97'
C4	150.00'	26°02'27"	68.17'	N7°20'53"E	67.59'
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'



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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: OCTOBER, 2025

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

SHEET NO.: 5/31

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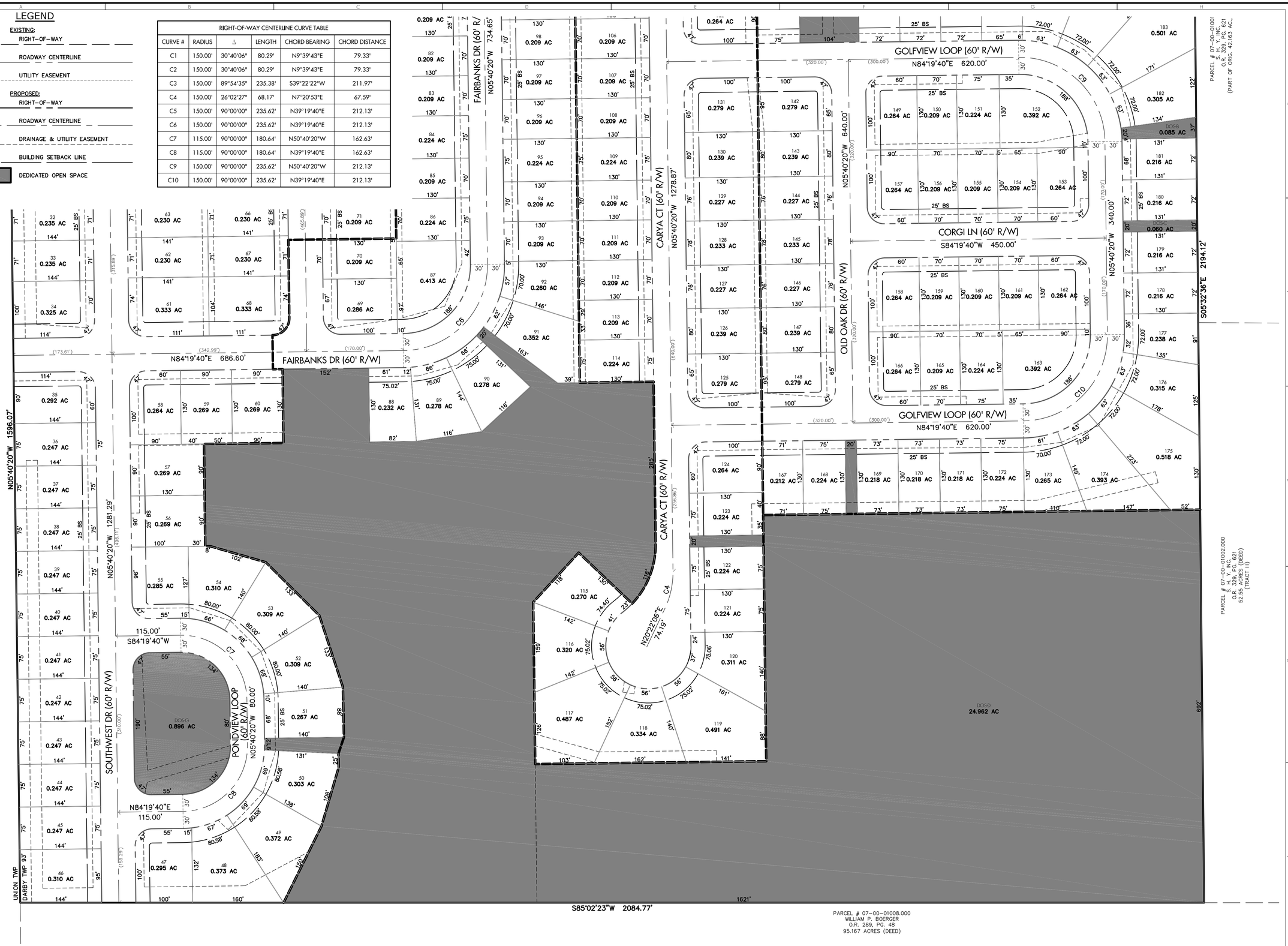
LEGEND

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

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

RIGHT-OF-WAY CENTERLINE CURVE TABLE

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GRAPHIC SCALE
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(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:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

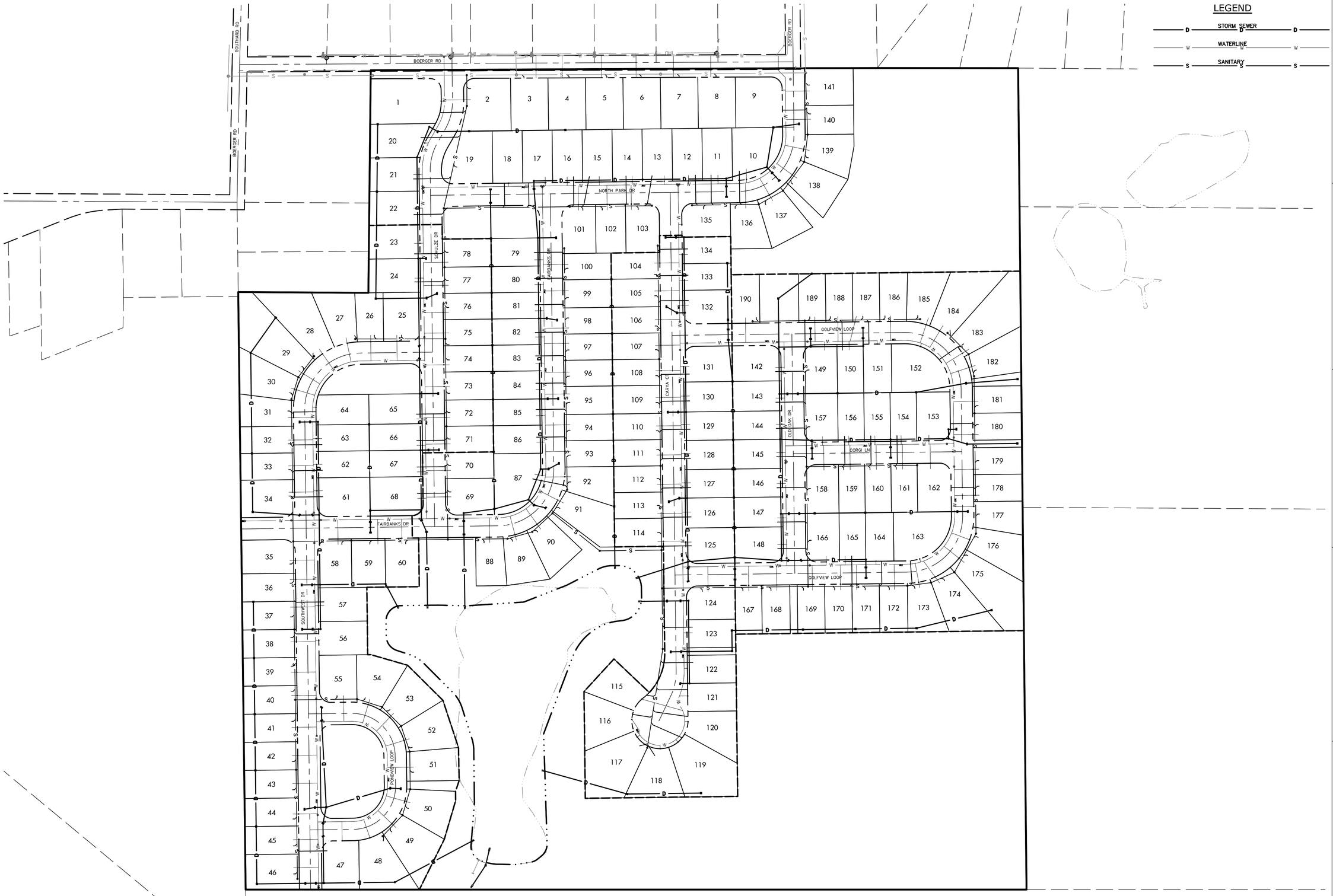
PROJECT NO.: 24-030

DATE: OCTOBER, 2025

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

SHEET NO.: 6/31

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GRAPHIC SCALE

120 60 0 120

(IN FEET)

1 inch = 120 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

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: OCTOBER, 2025

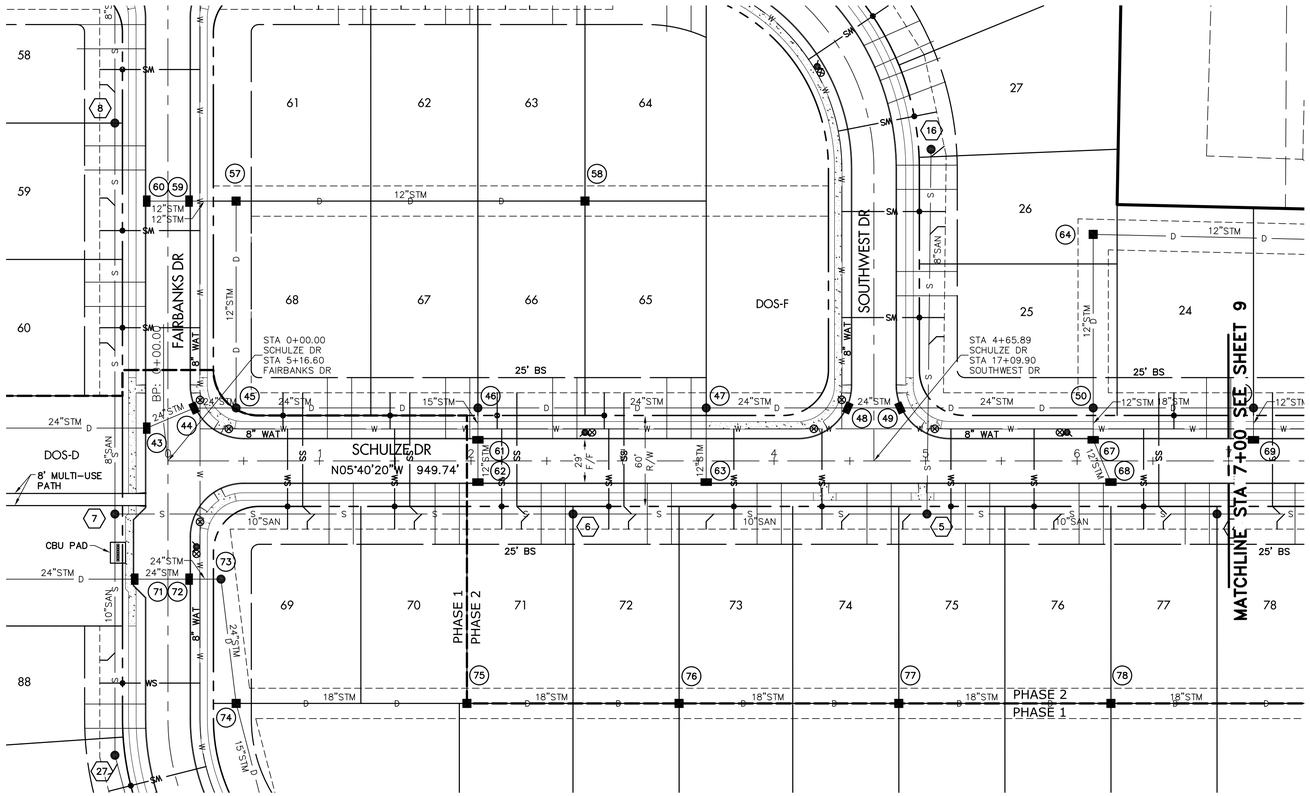
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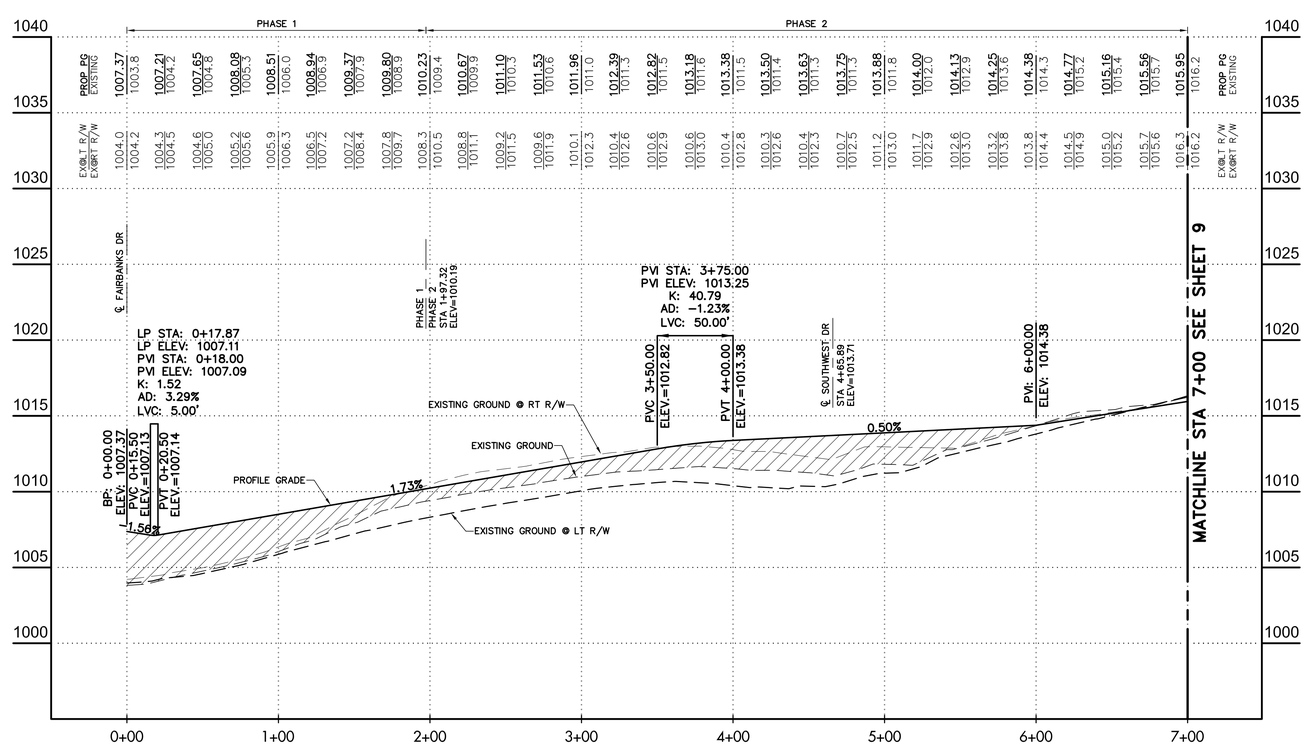
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VERTICAL: N/A

SHEET NO.: 7/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 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 STREET PLAN & PROFILE
SCHULZE DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

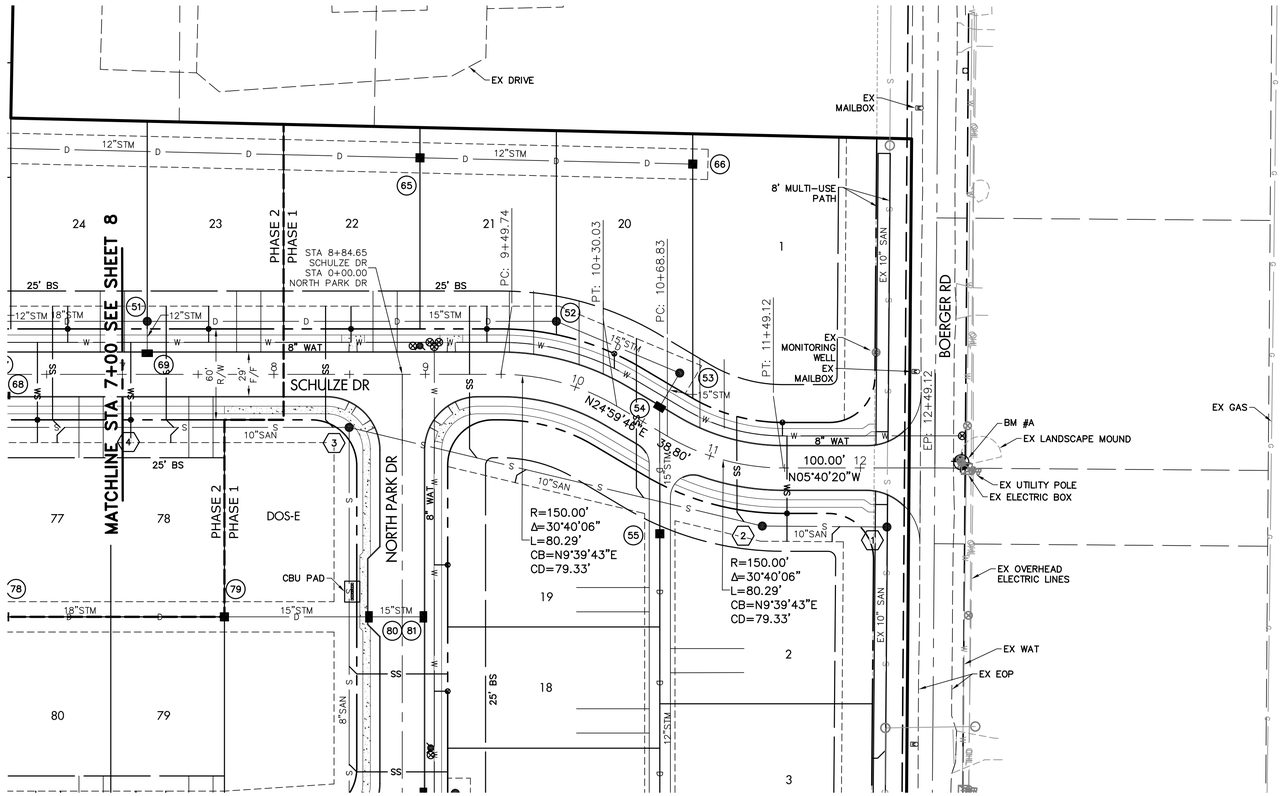
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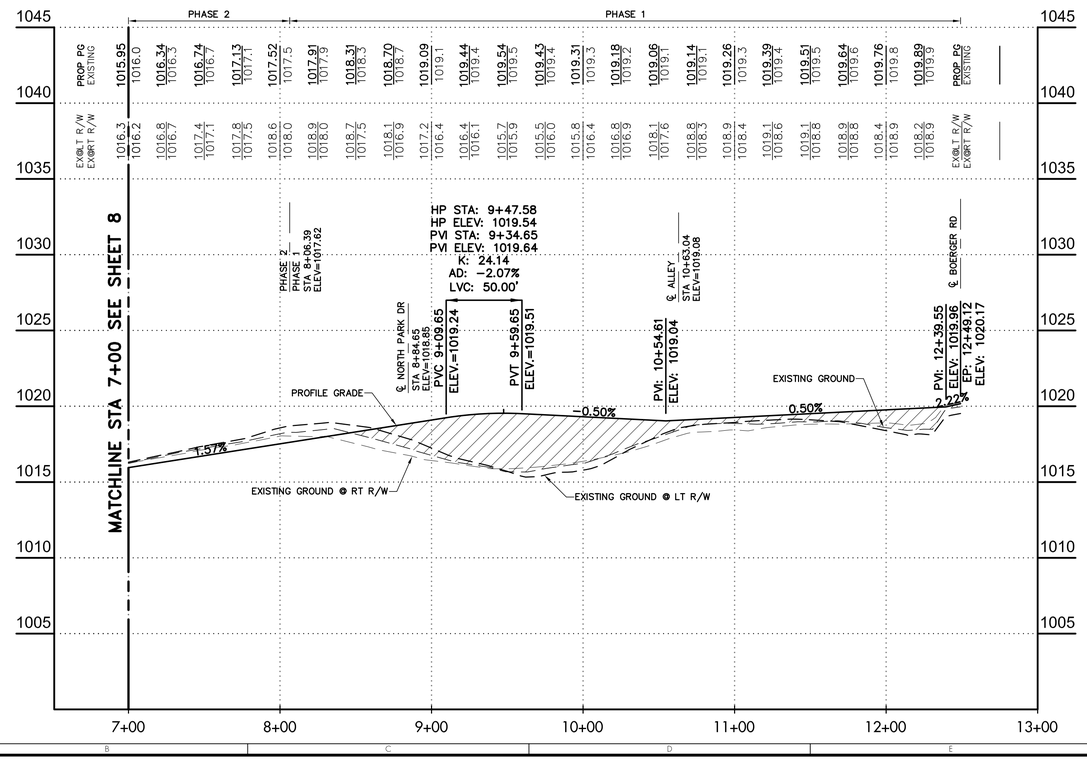
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 8/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE (WS)
- STORM SEWER
- STORM SEWER MANHOLE (#)
- STORM SEWER CATCH BASIN (#)
- STORM SEWER CURB INLET (#)
- SANITARY SEWER
- SANITARY MANHOLE (#)
- SANITARY SERVICE (SS)
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 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 STREET PLAN & PROFILE
SCHULZE DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

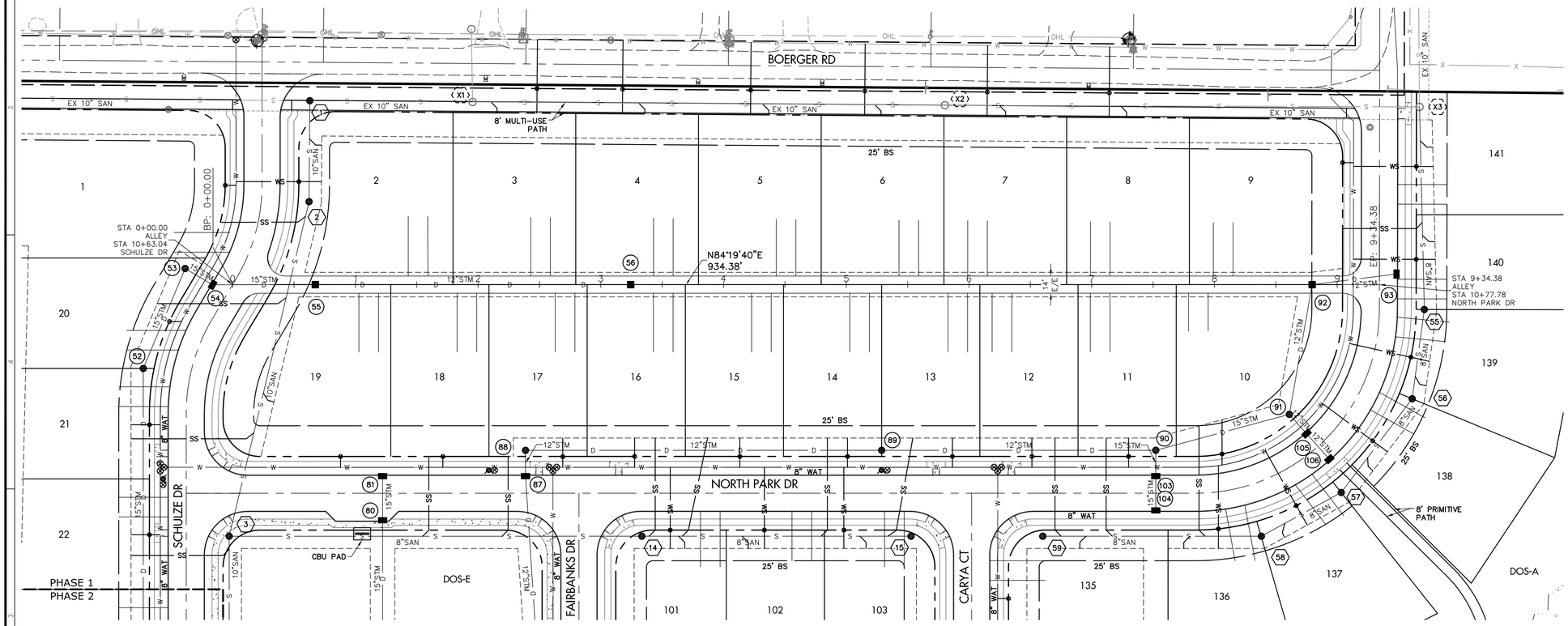
PROJECT NO.: 24-030

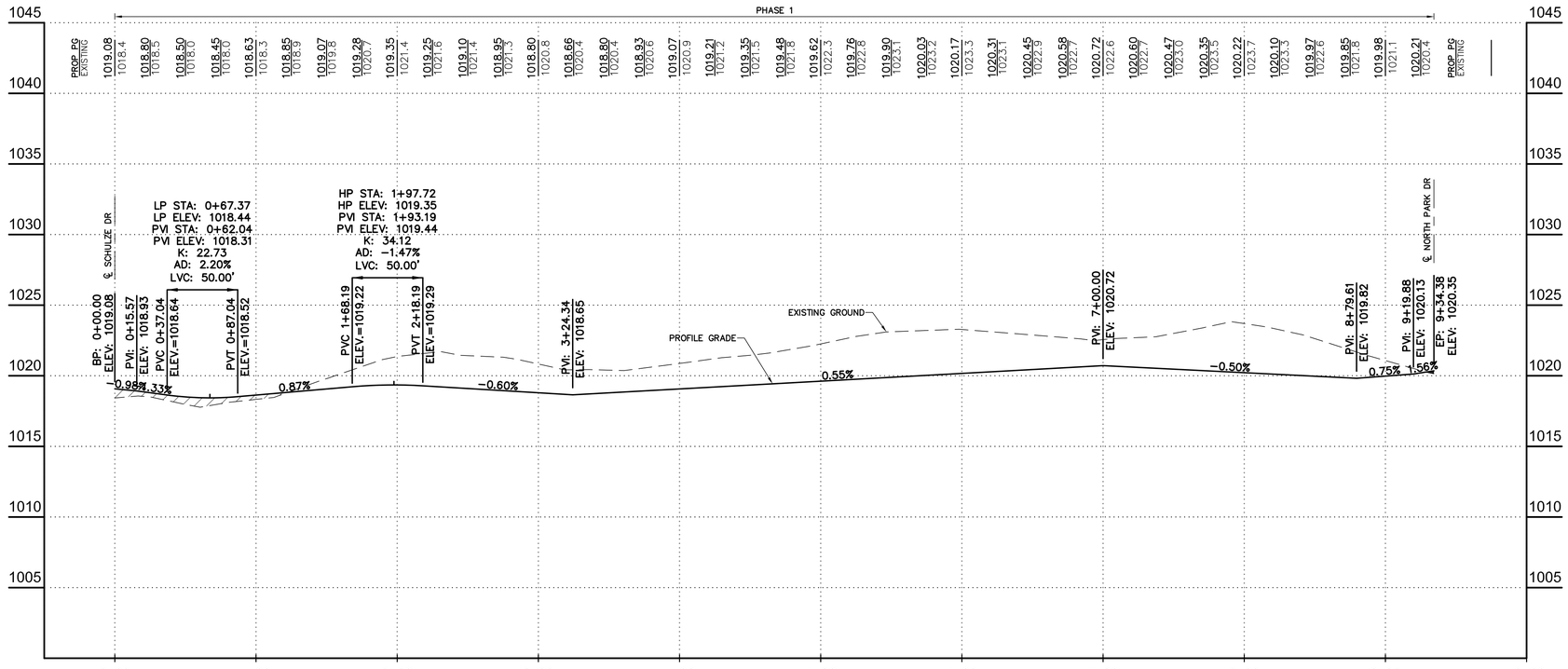
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 9/31

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LEGEND

EXISTING:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE (WS)
- STORM SEWER
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- STORM SEWER CURB INLET (#)
- SANITARY SEWER
- SANITARY MANHOLE (#)
- SANITARY SERVICE (SS)
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			REVISION
#	DESCRIPTION OF CHANGE	BY	DATE

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
ALLEY

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

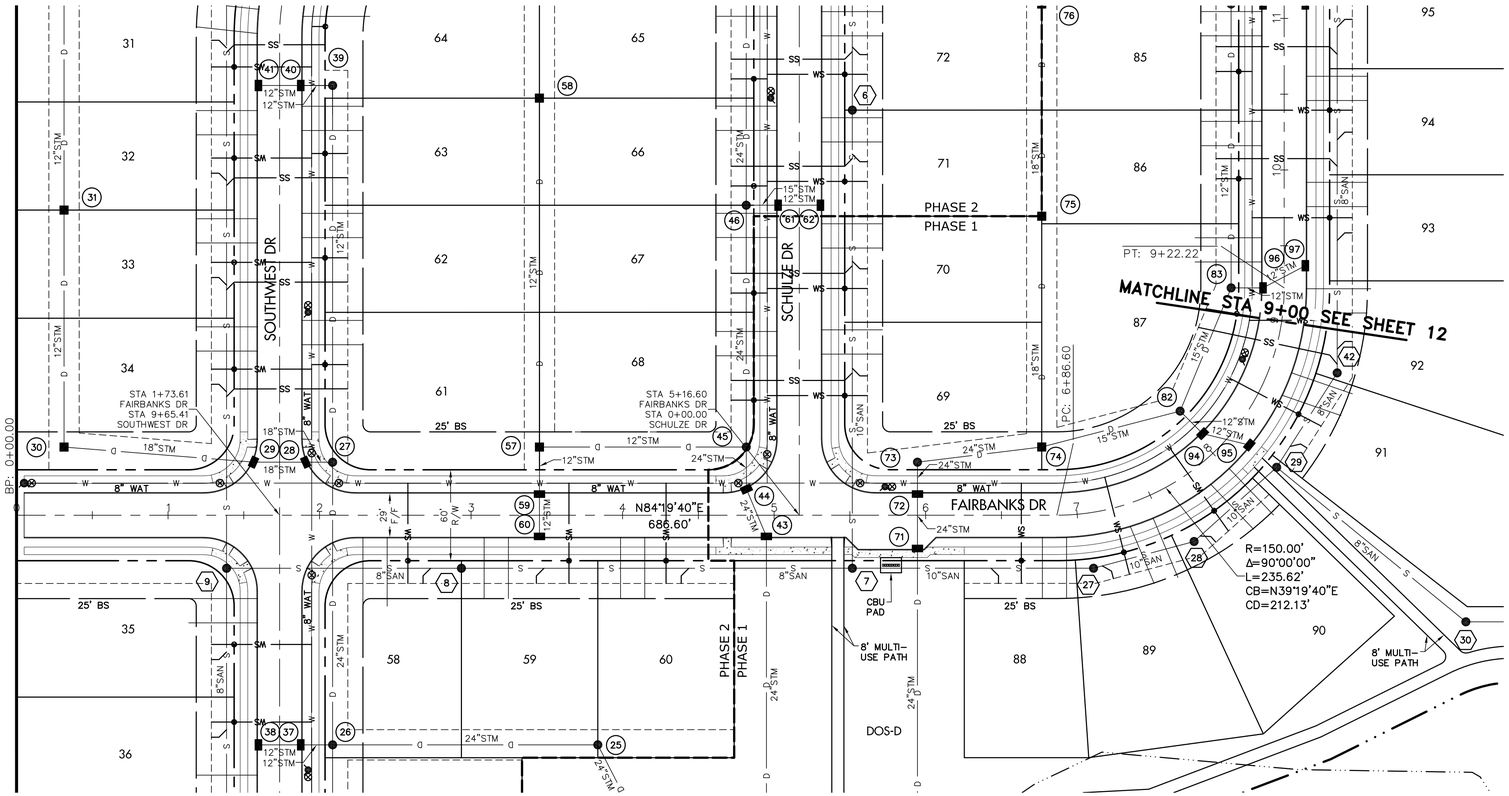
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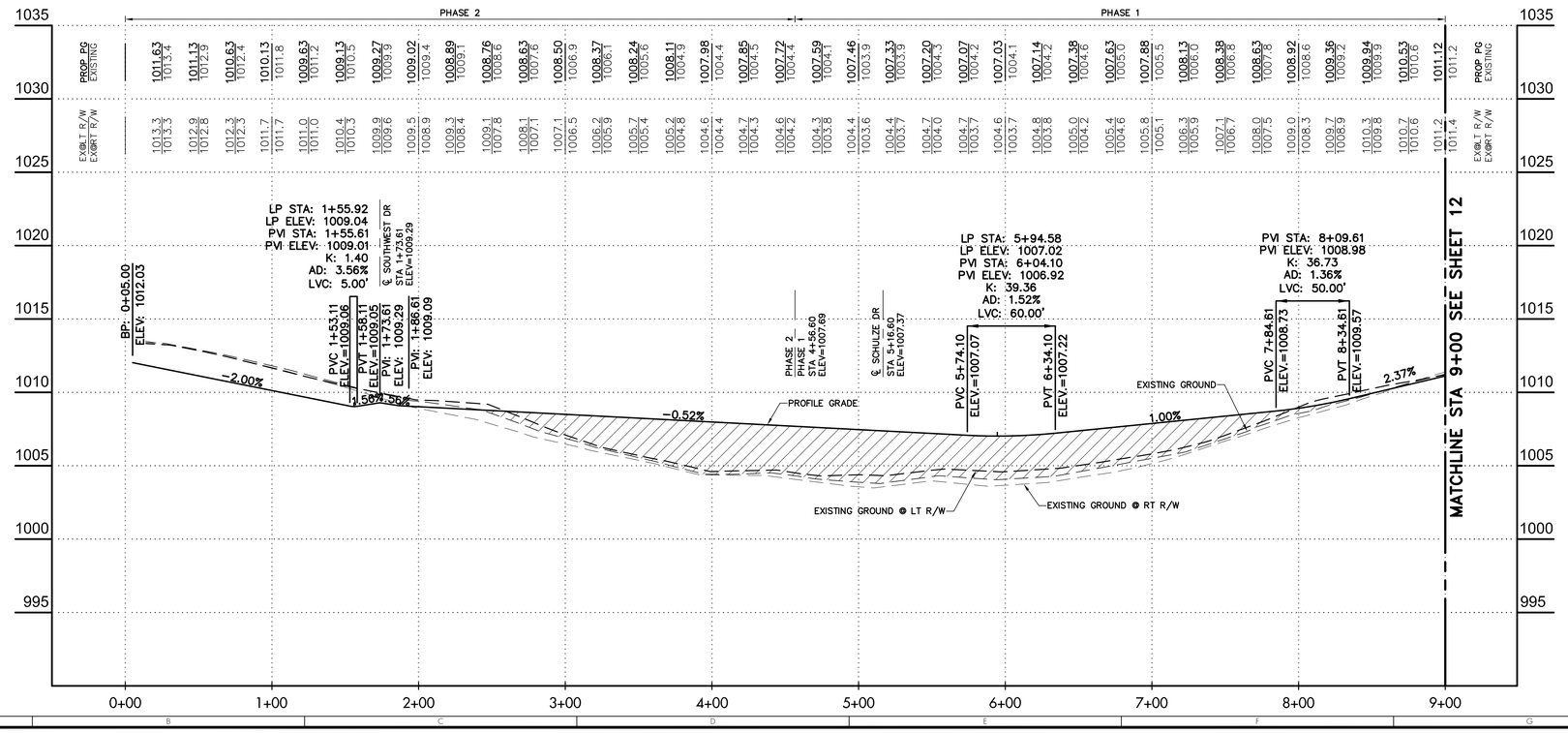
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 10/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
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- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			REVISION	
#	DESCRIPTION OF CHANGE	BY	DATE	

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
FAIRBANKS DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

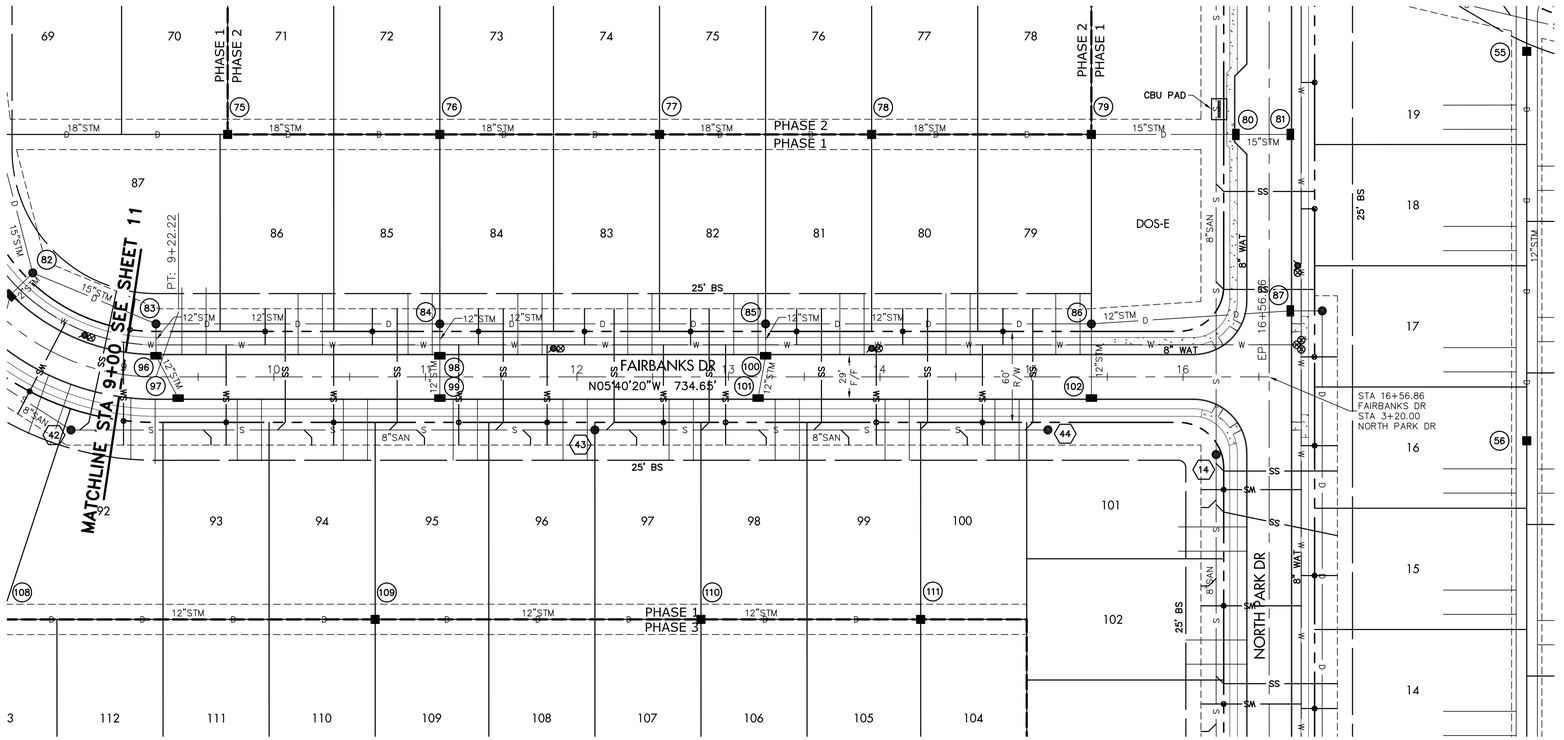
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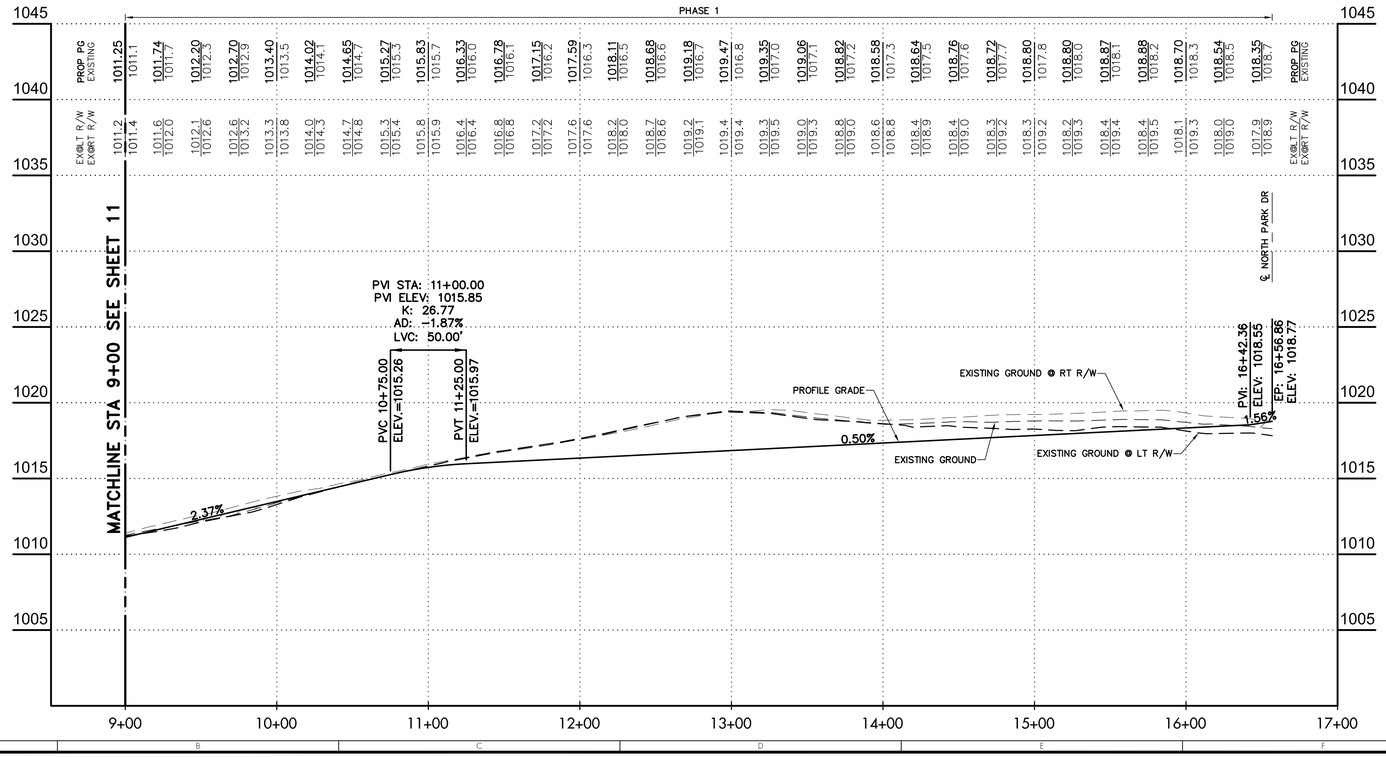
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 11/31

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LEGEND

EXISTING:

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(IN FEET)
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CHANGE ORDER SCHEDULE			REVISION	
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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
FAIRBANKS DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

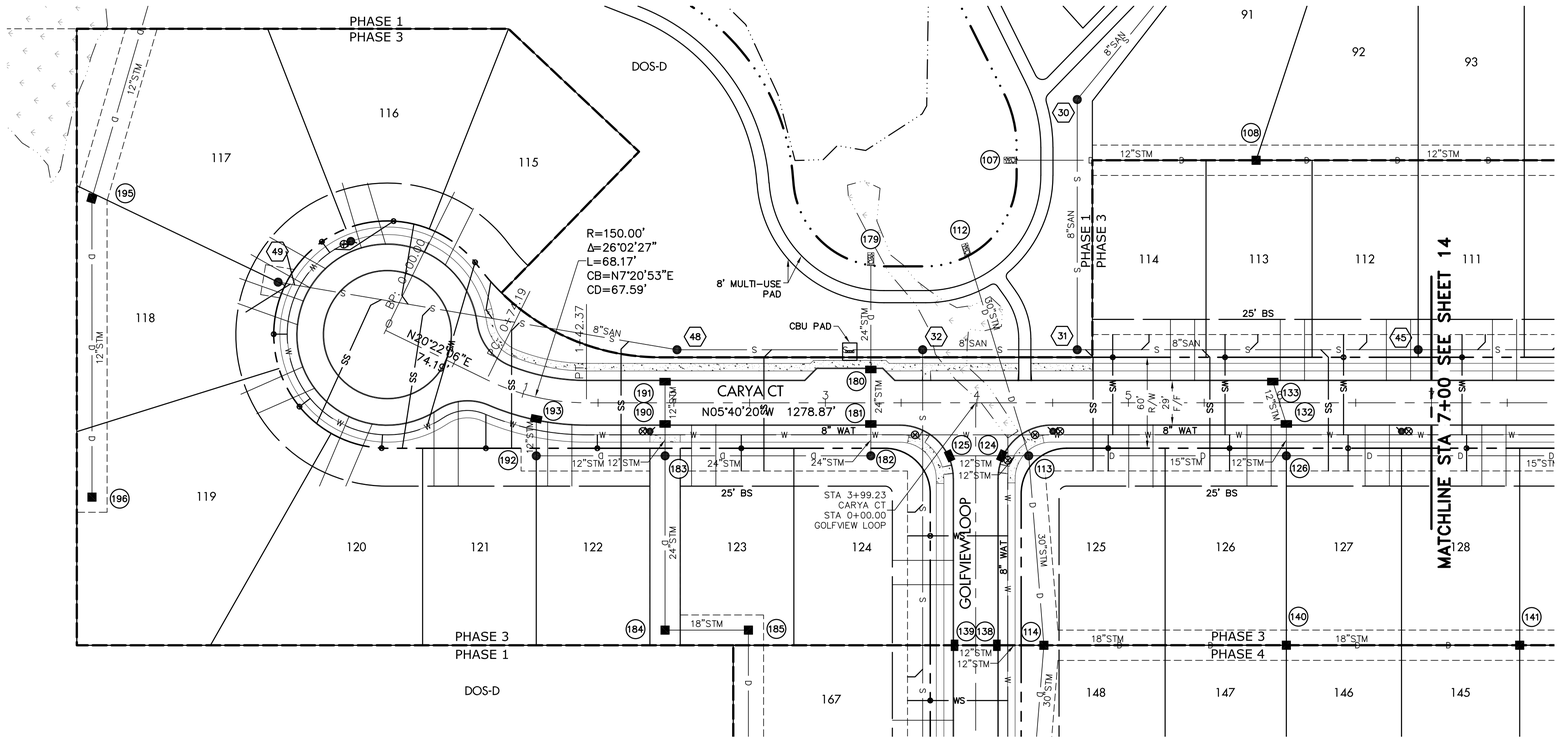
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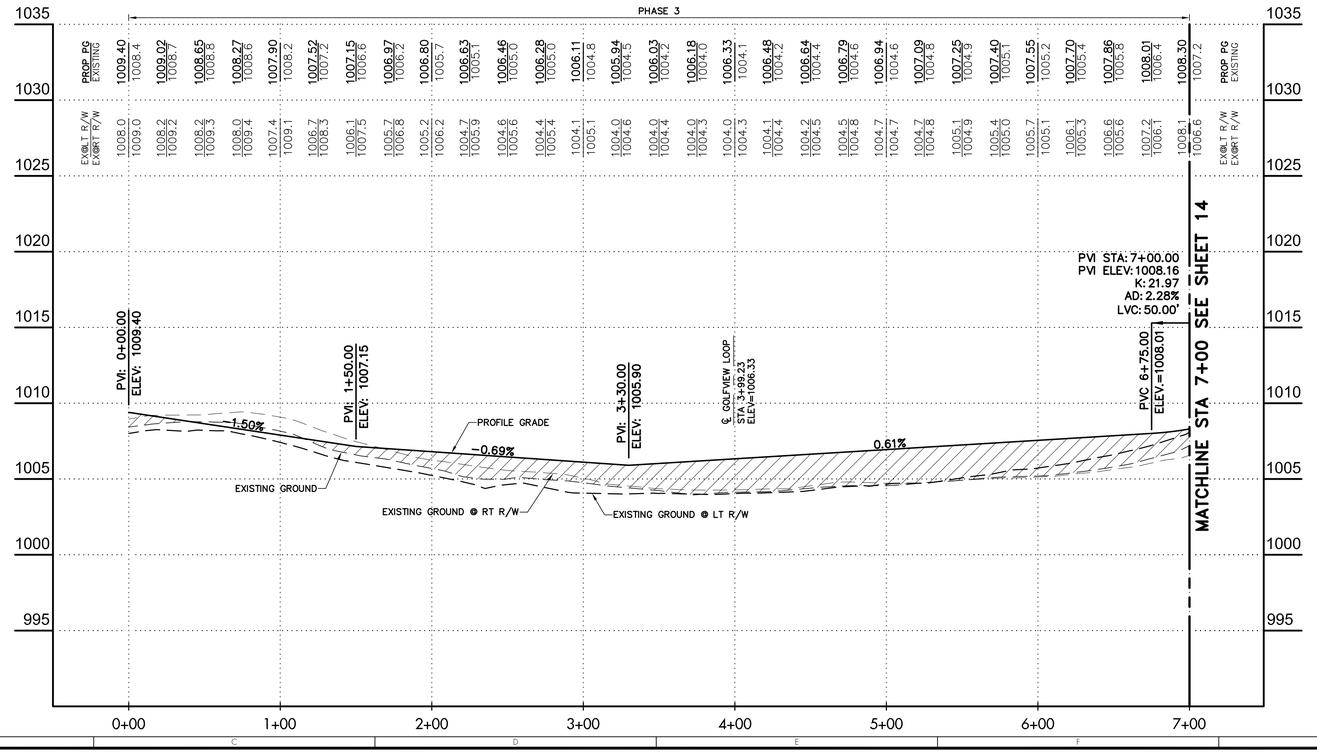
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 12/31

T:\24\24030\DWG\Engineering\Sheet Files\24030_PRELIM.dwg, By: Jeffrey Lee, 10/30/2025 09:12:06 | pm - © Terrain Evolution, Inc.





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION #	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
CARYA COURT

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

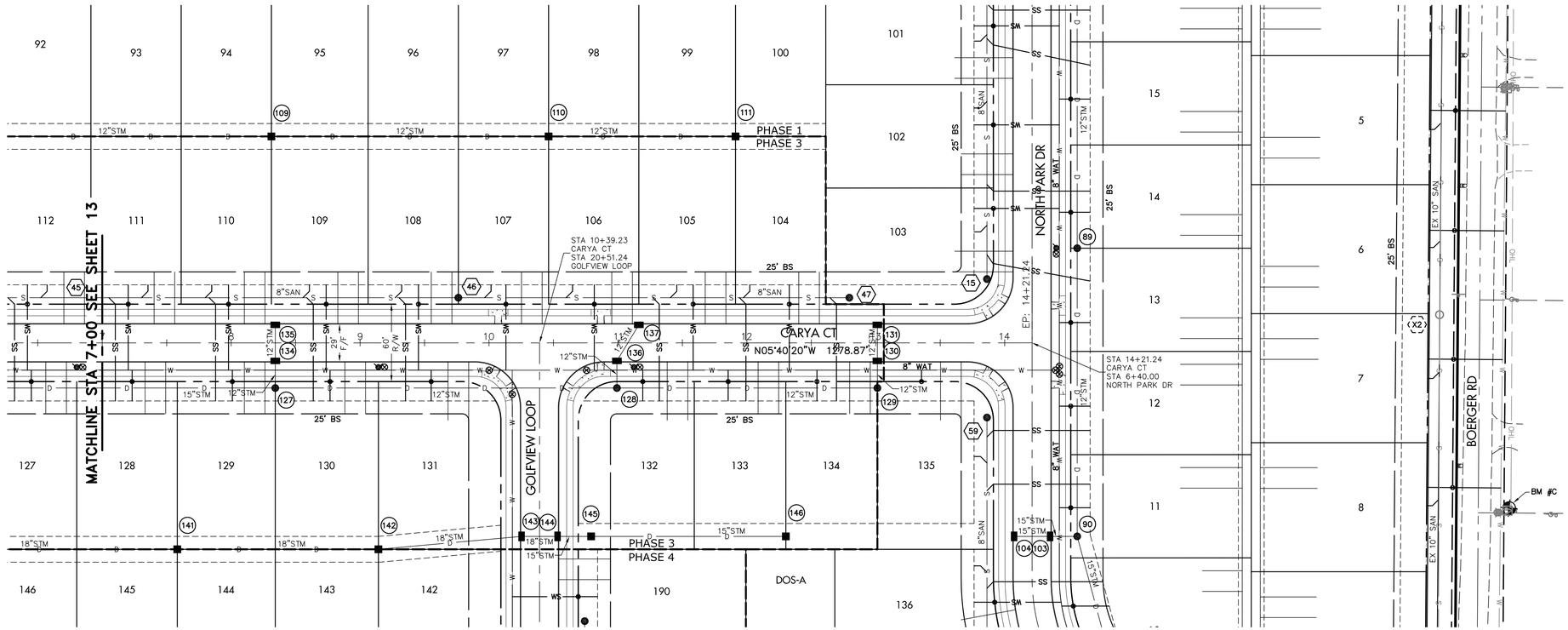
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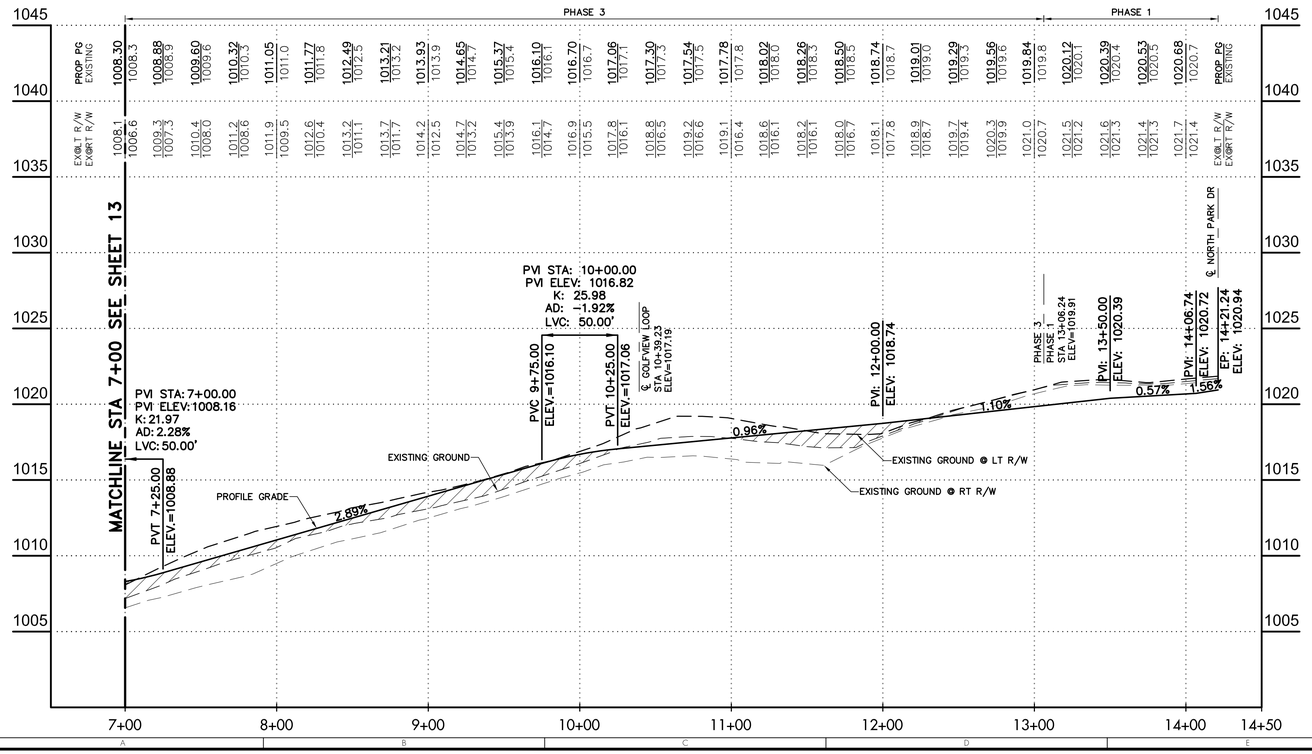
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 13/31

I:\24\24030\DWG\Engineering Sheet Files\24030PVC.dwg by Alfred on 10/30/2025 @ 02:02:42 pm - © Terrain Evolution, Inc.





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			REVISION
#	DESCRIPTION OF CHANGE	BY	DATE

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
CARYA COURT

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

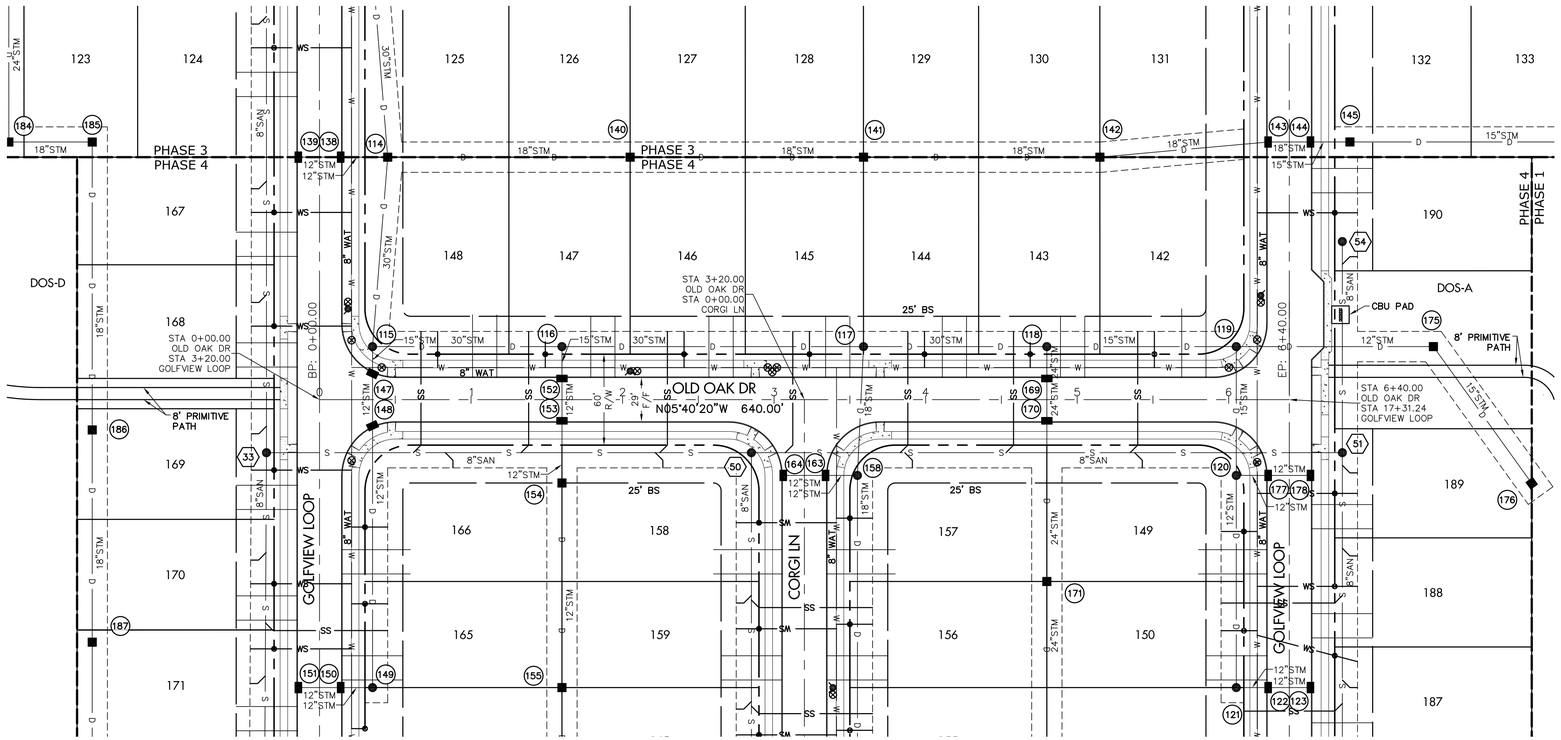
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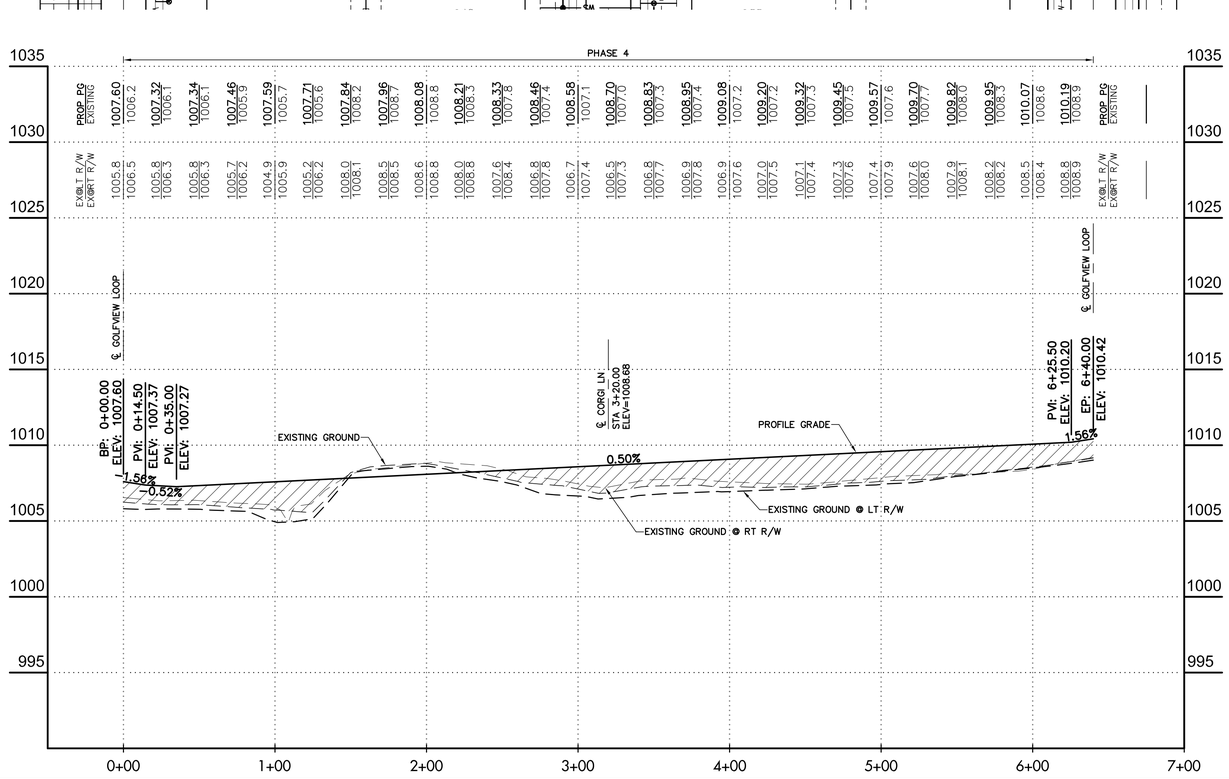
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 14/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE
	REVISION		

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
OLD OAK DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

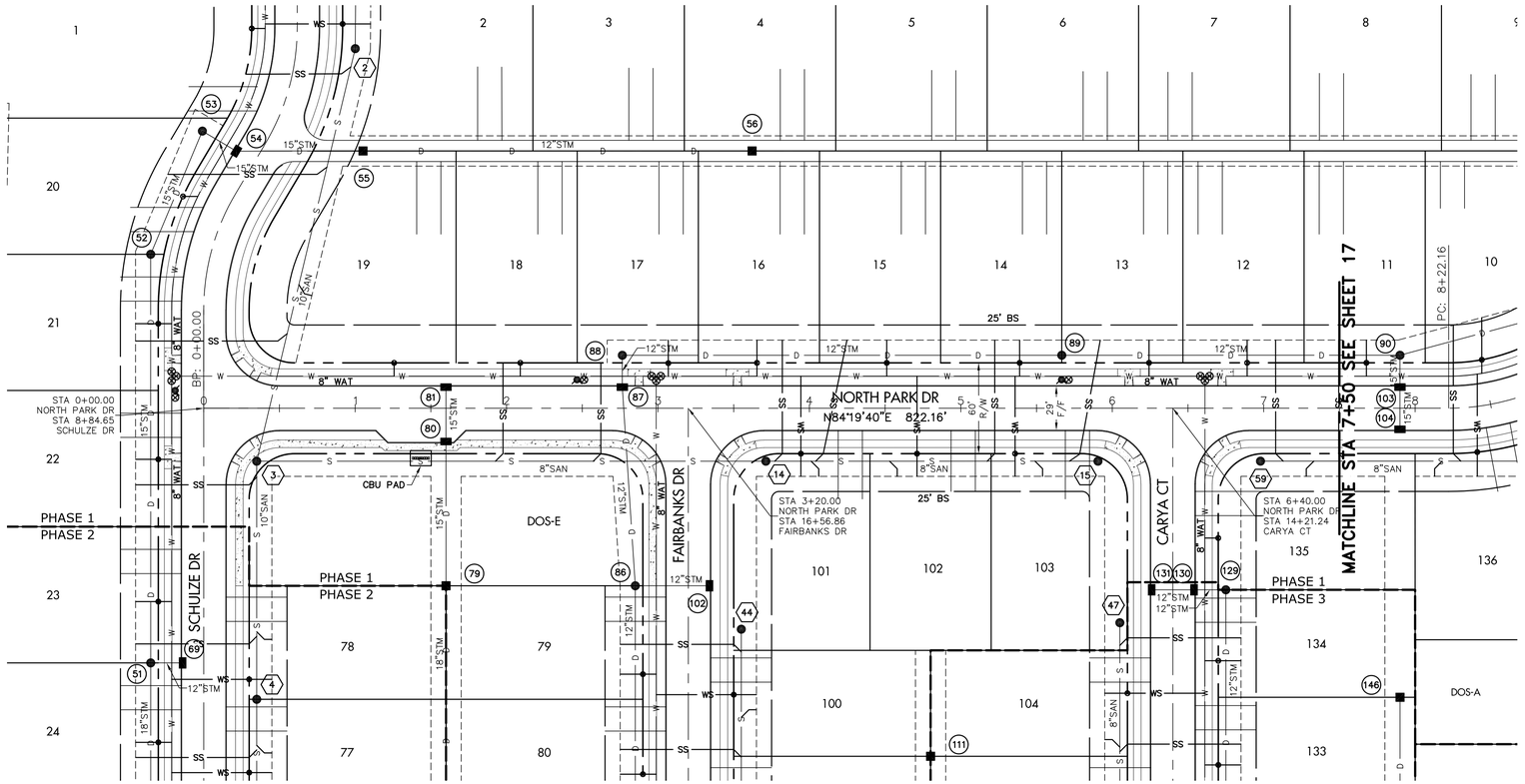
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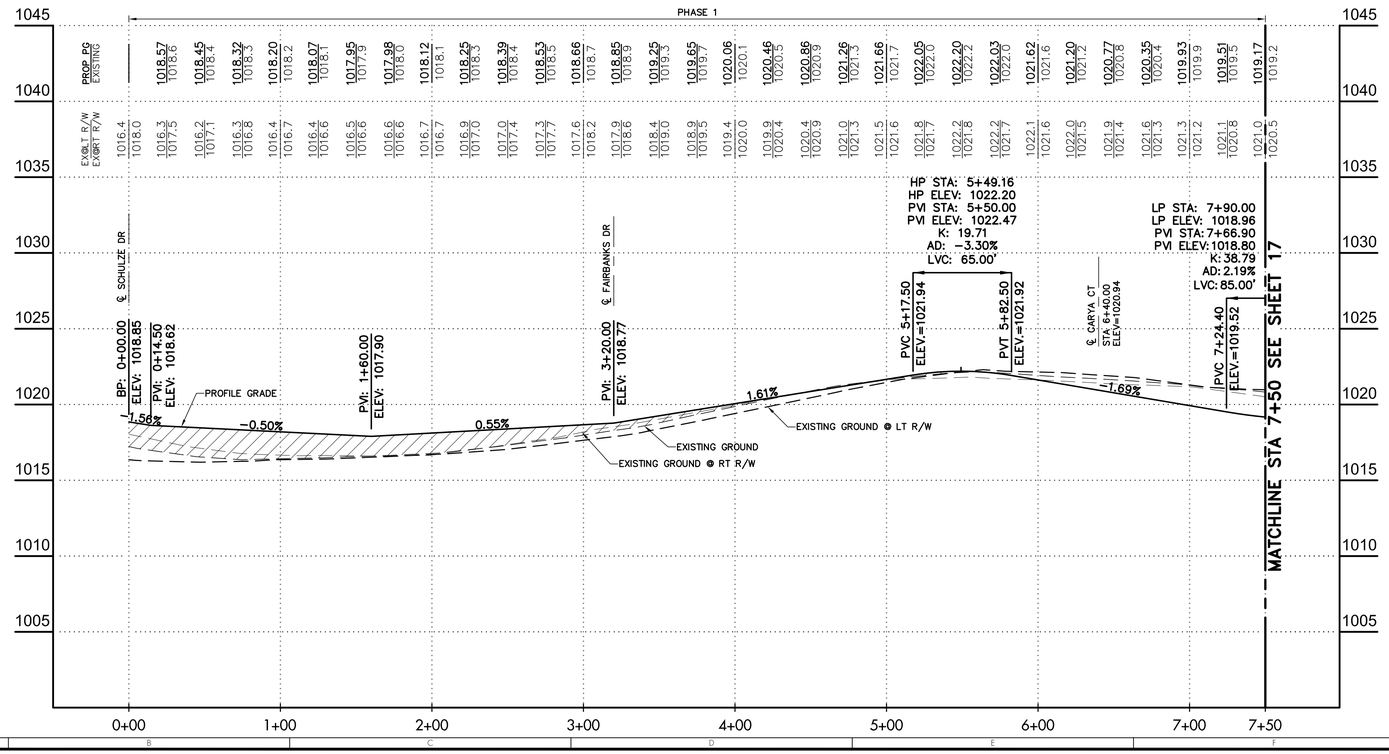
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 15/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE
REVISION			

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
NORTH PARK DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

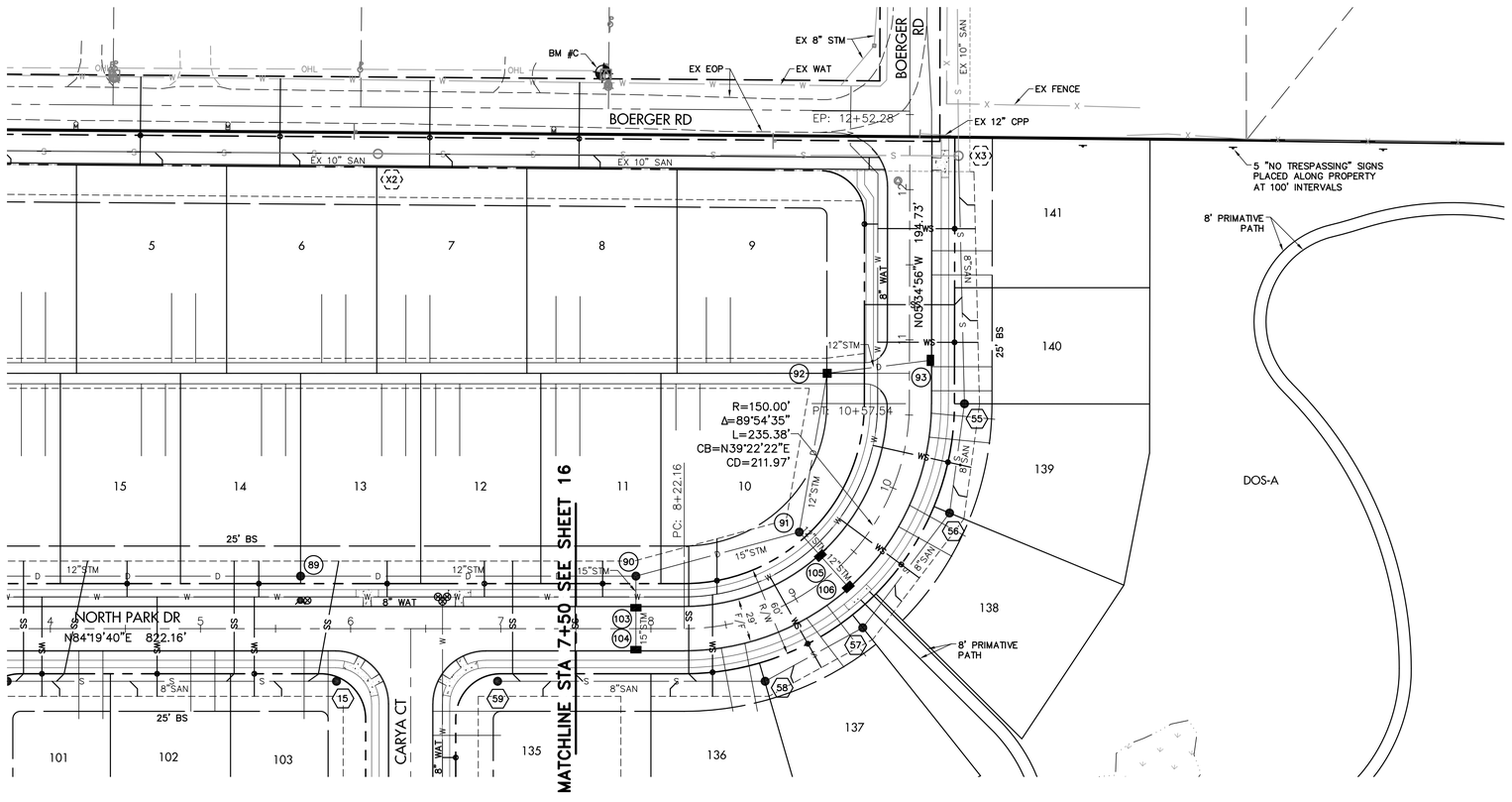
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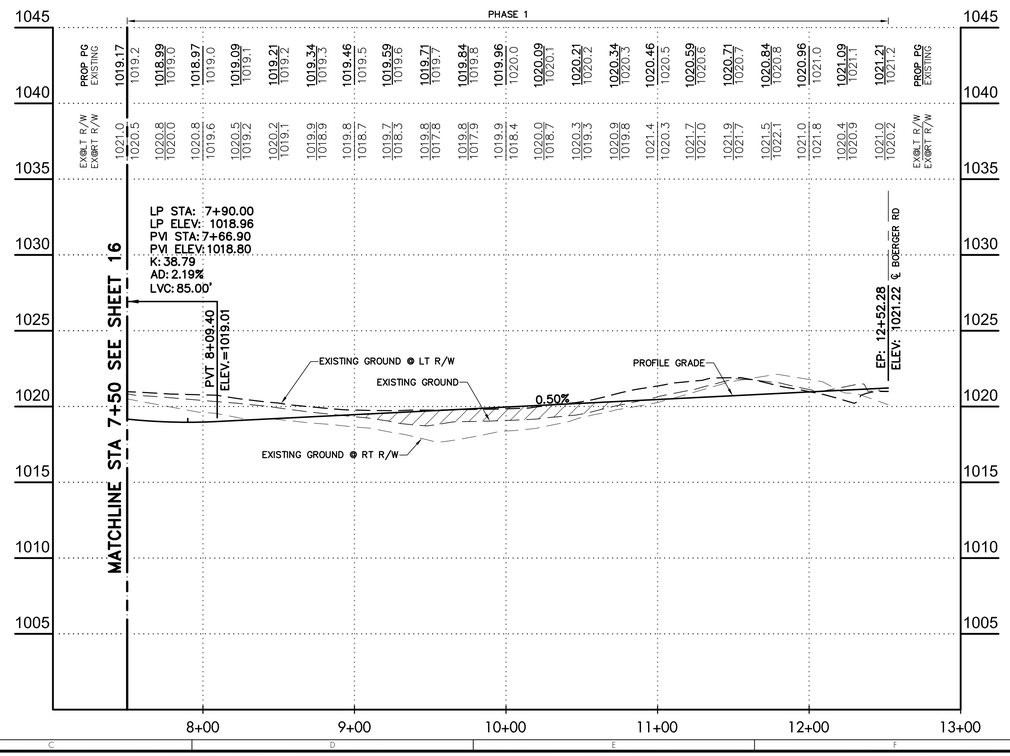
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 16/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION	BY	DATE
CHANGE ORDER SCHEDULE	DESCRIPTION OF CHANGE	#

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
NORTH PARK DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

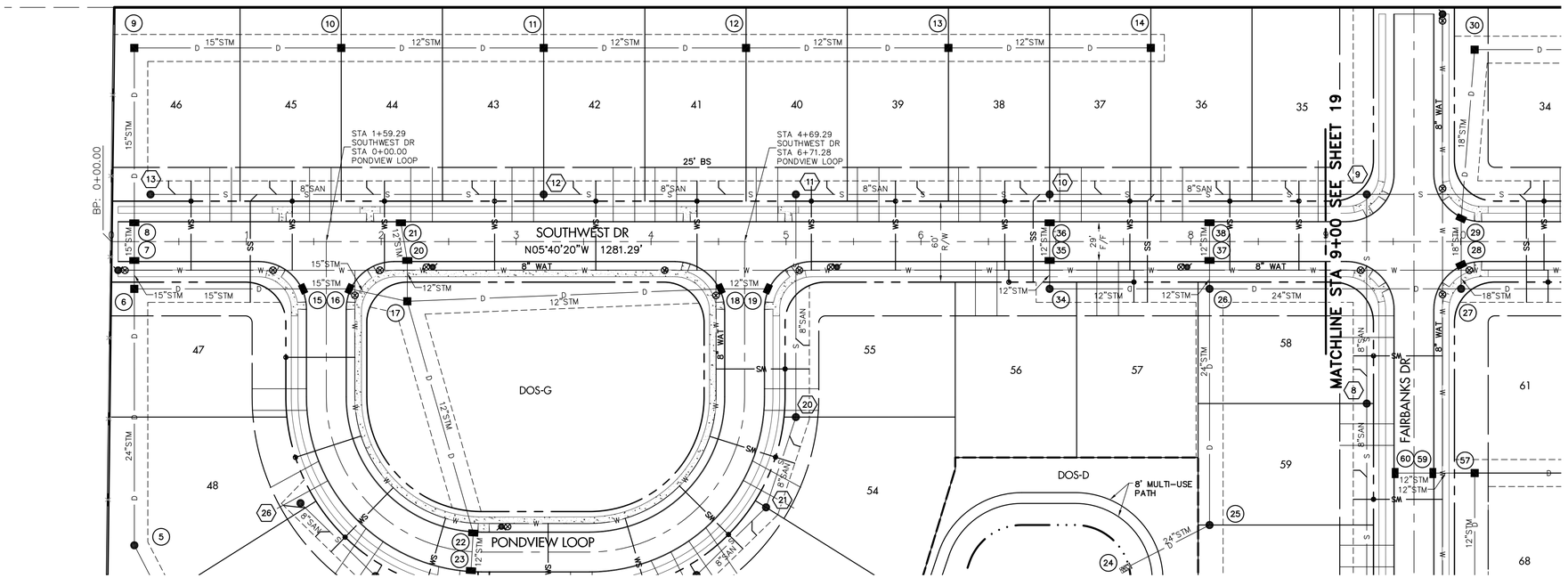
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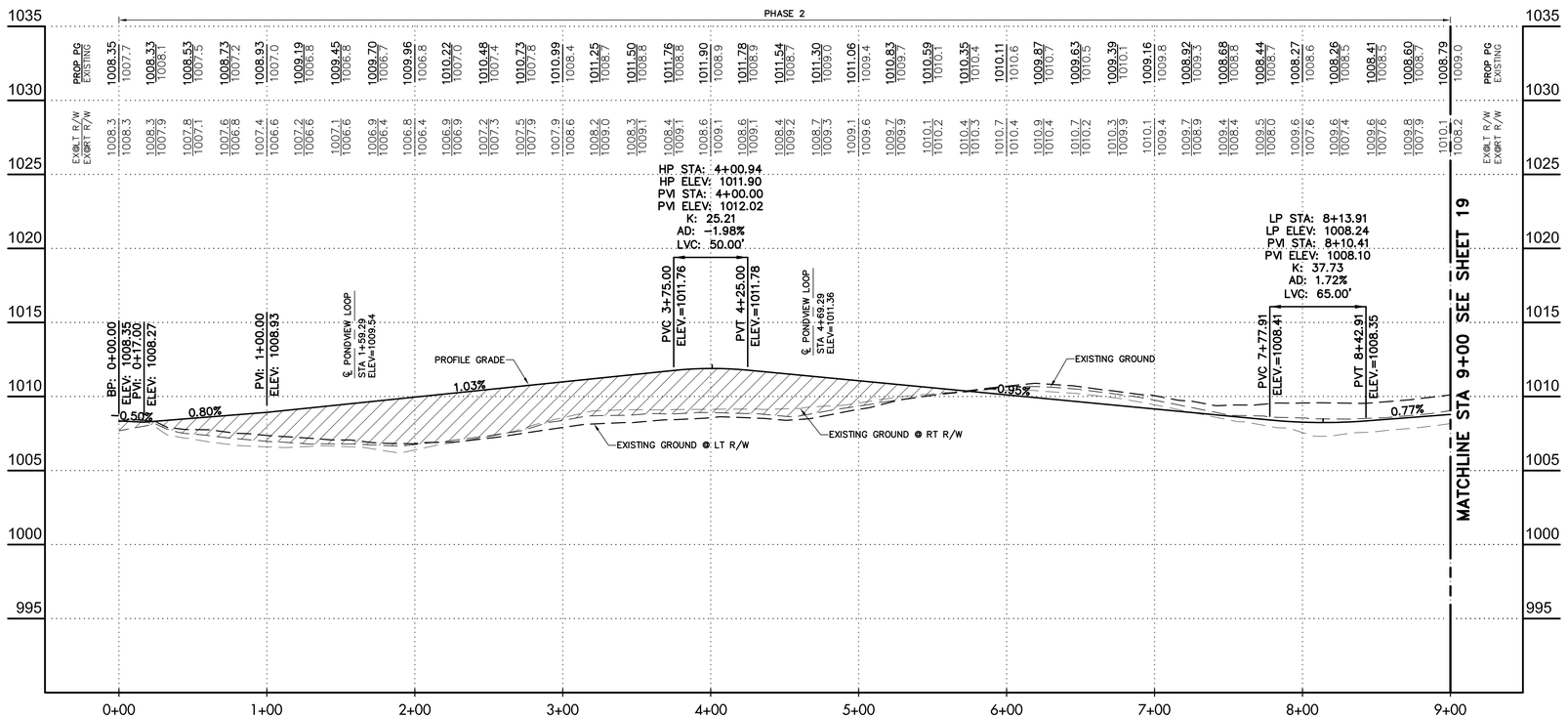
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 17/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE WS
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE SS
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE
REVISION			

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
SOUTHWEST DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

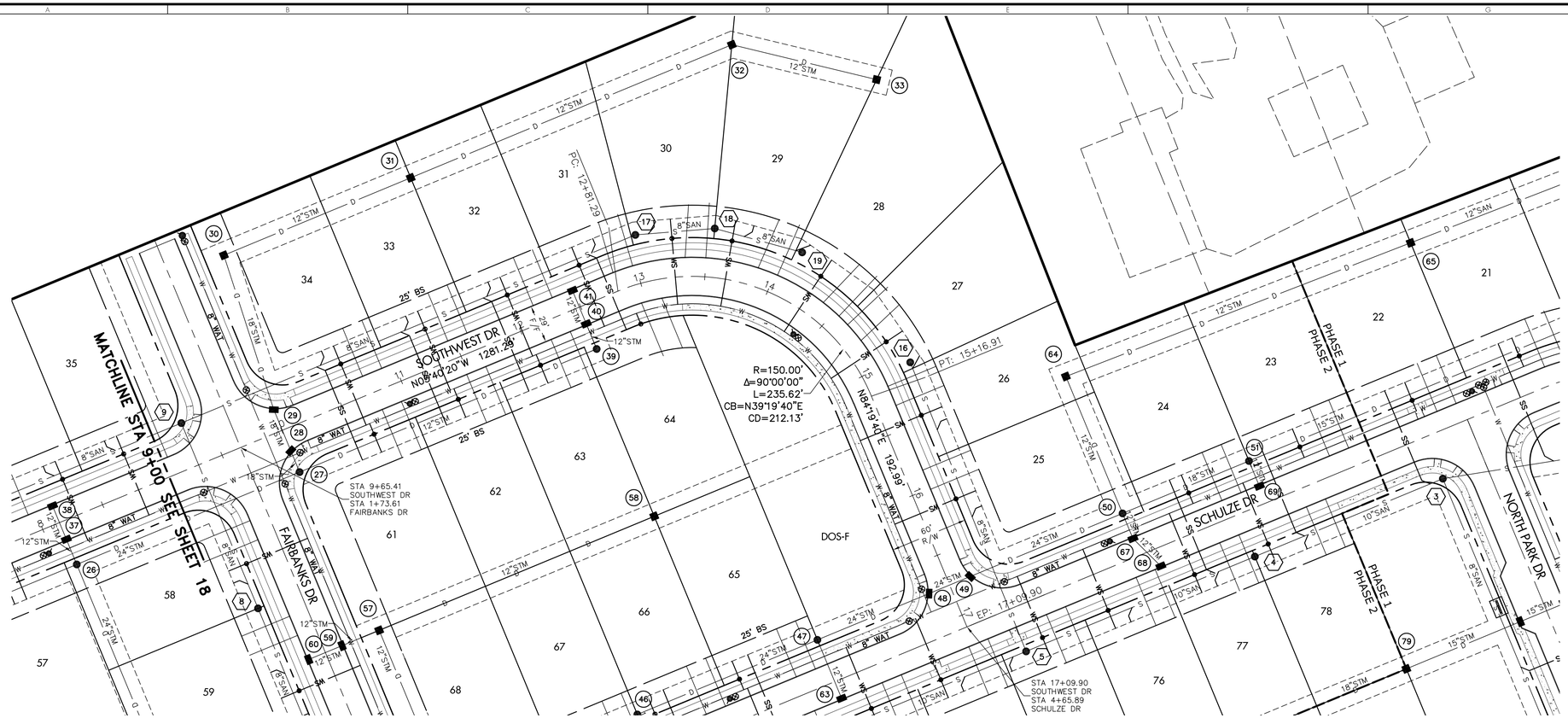
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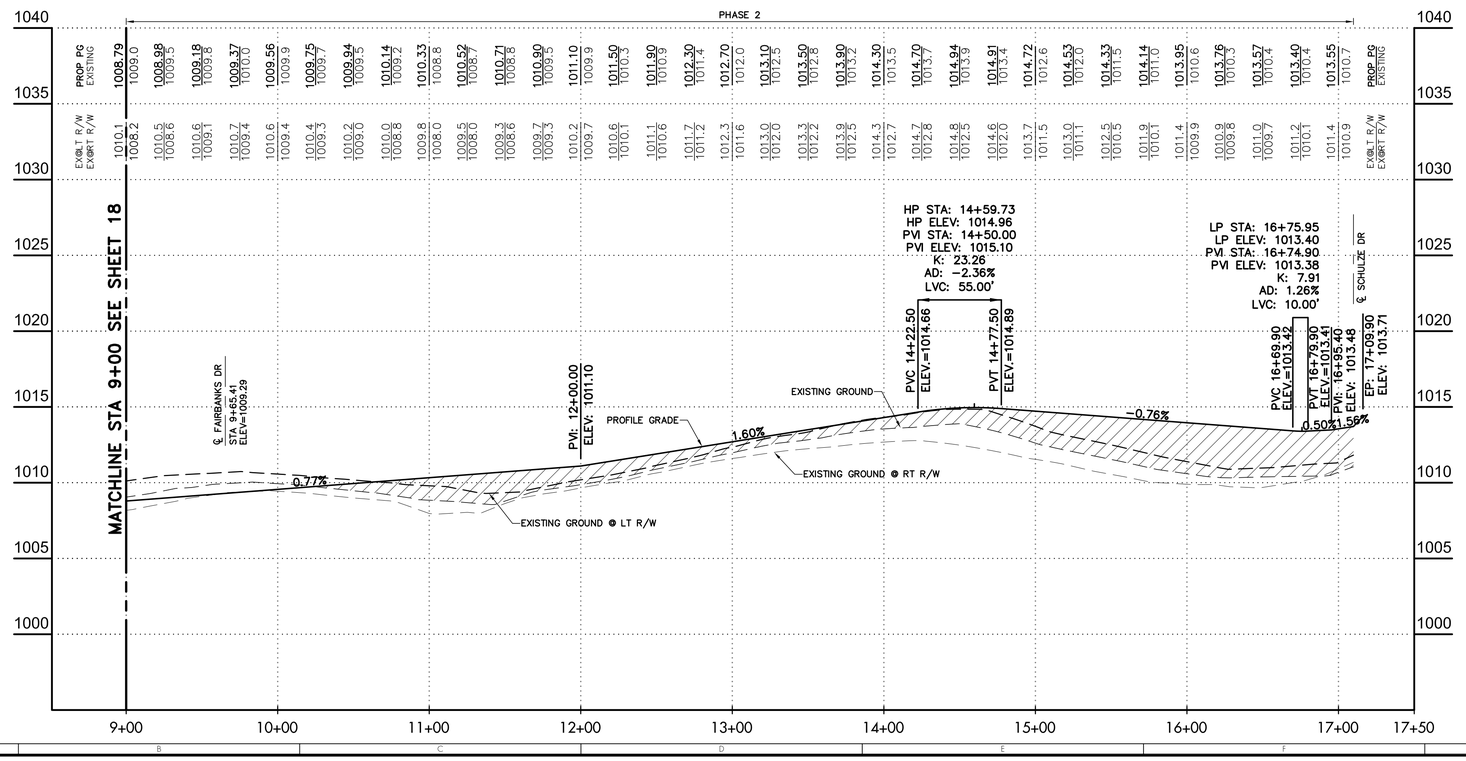
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 18/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE WS
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE SS
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	DATE
CHANGE ORDER SCHEDULE		BY

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
SOUTHWEST DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

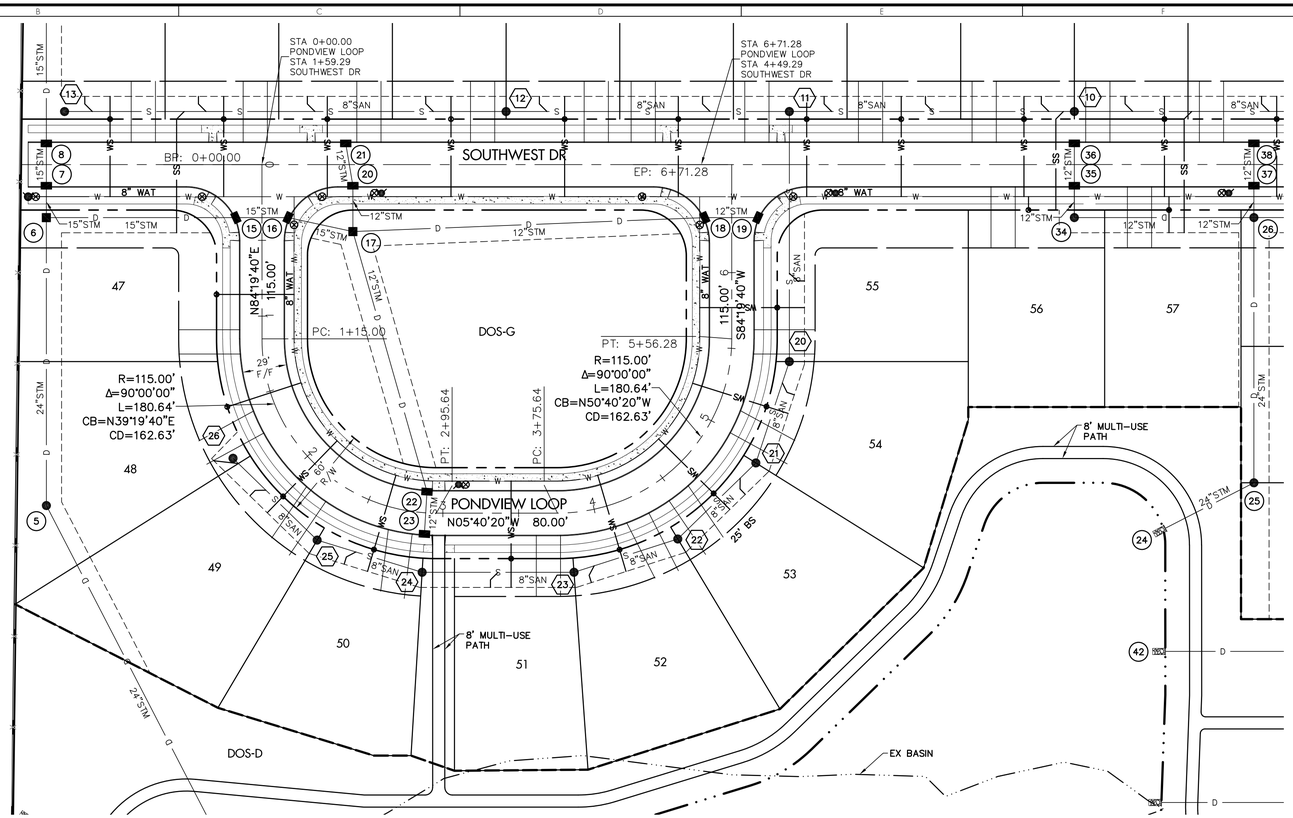
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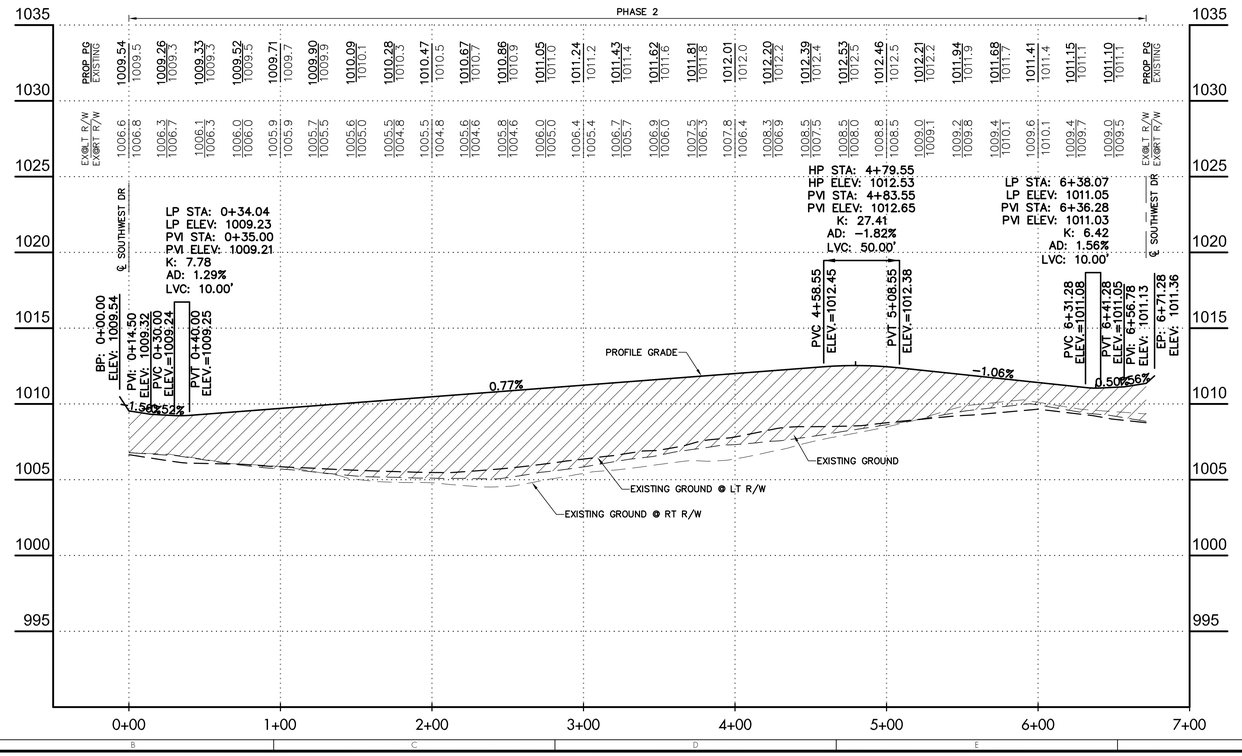
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 19/31

T:\24\24030\DWG\Engineering\Sheet Files\24030PH2.dwg by Matthew on 10/02/2025 @ 10:25:54 pm - © Terrain Evolution, Inc.





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			REVISION	
#	DESCRIPTION OF CHANGE	BY	DATE	

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
PONDVIEW LOOP

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

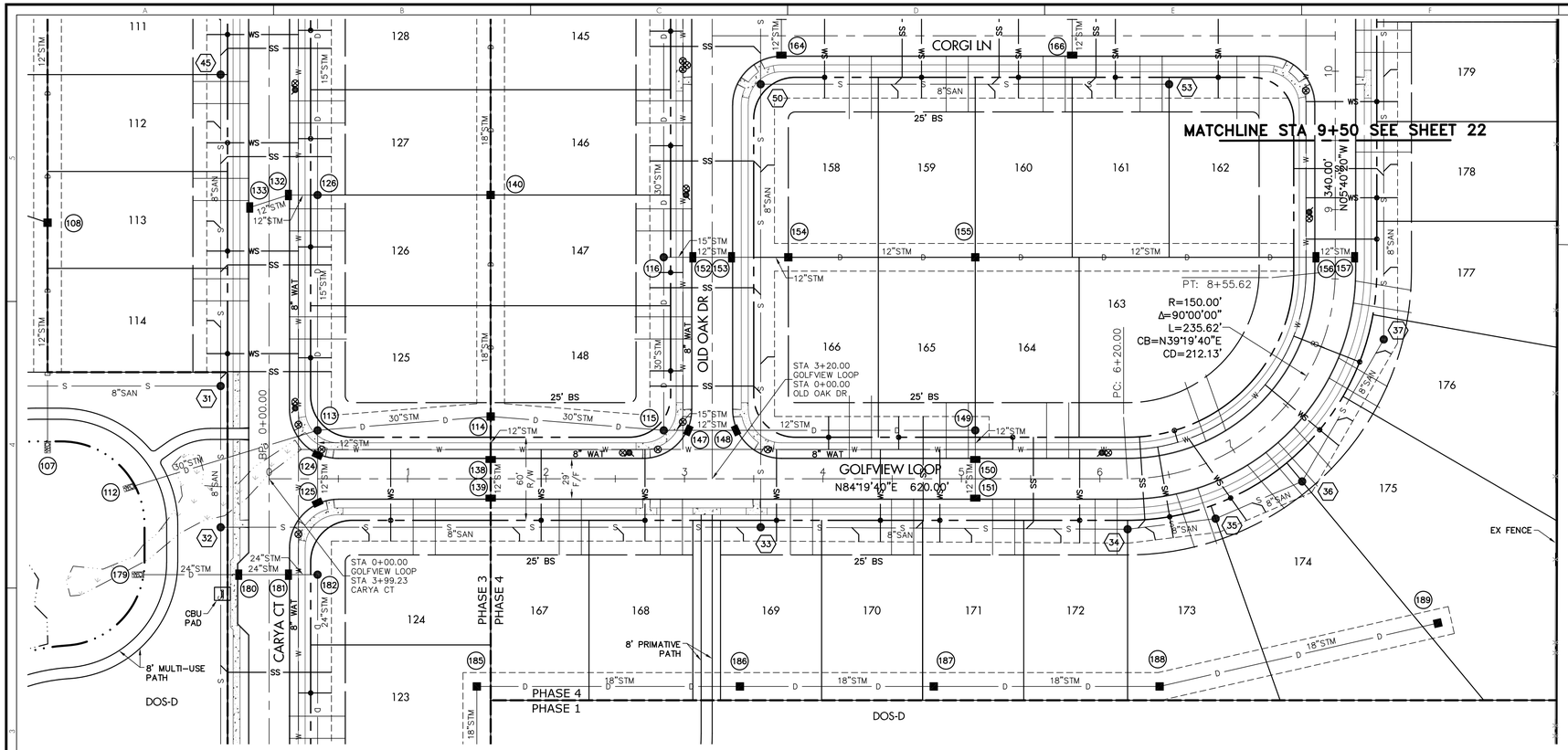
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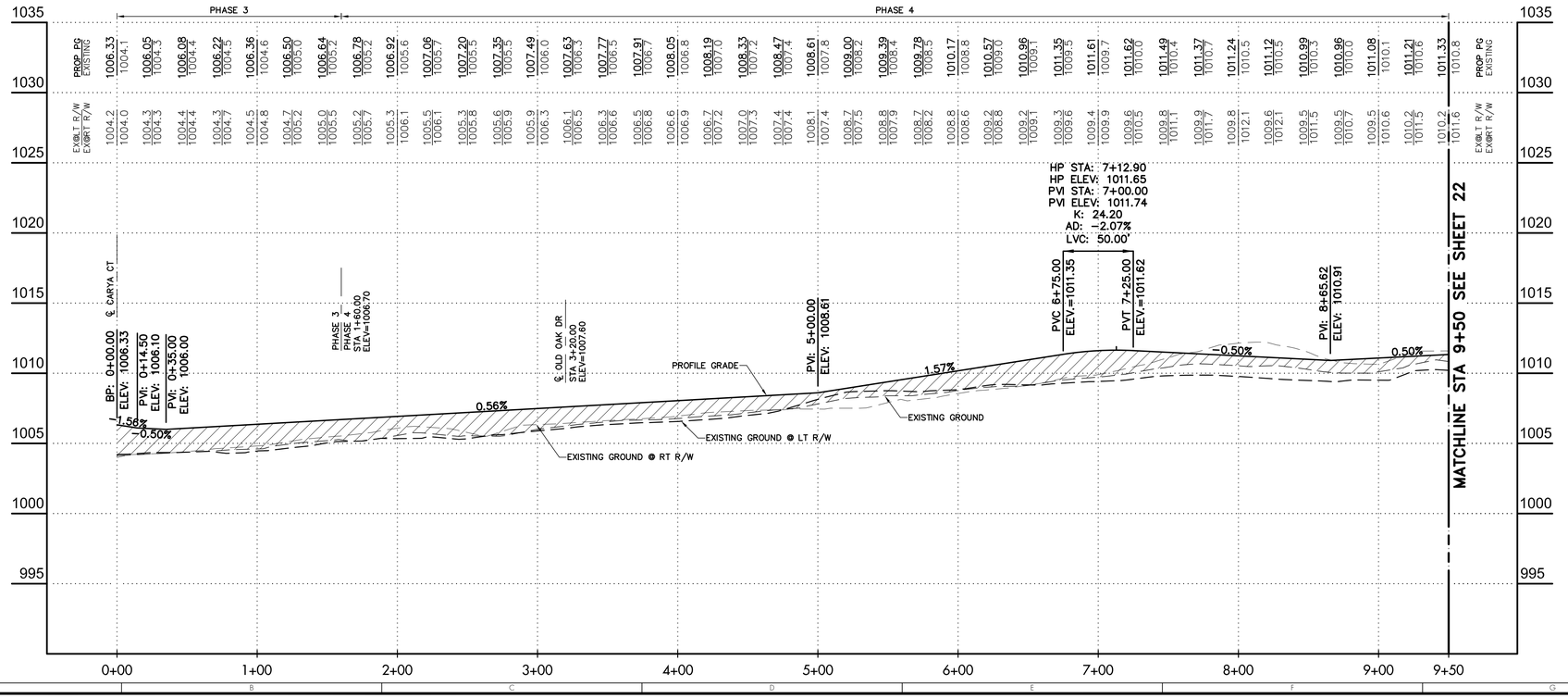
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 20/31

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LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			REVISION	
#	DESCRIPTION OF CHANGE	BY	DATE	

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
GOLFVIEW LOOP

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

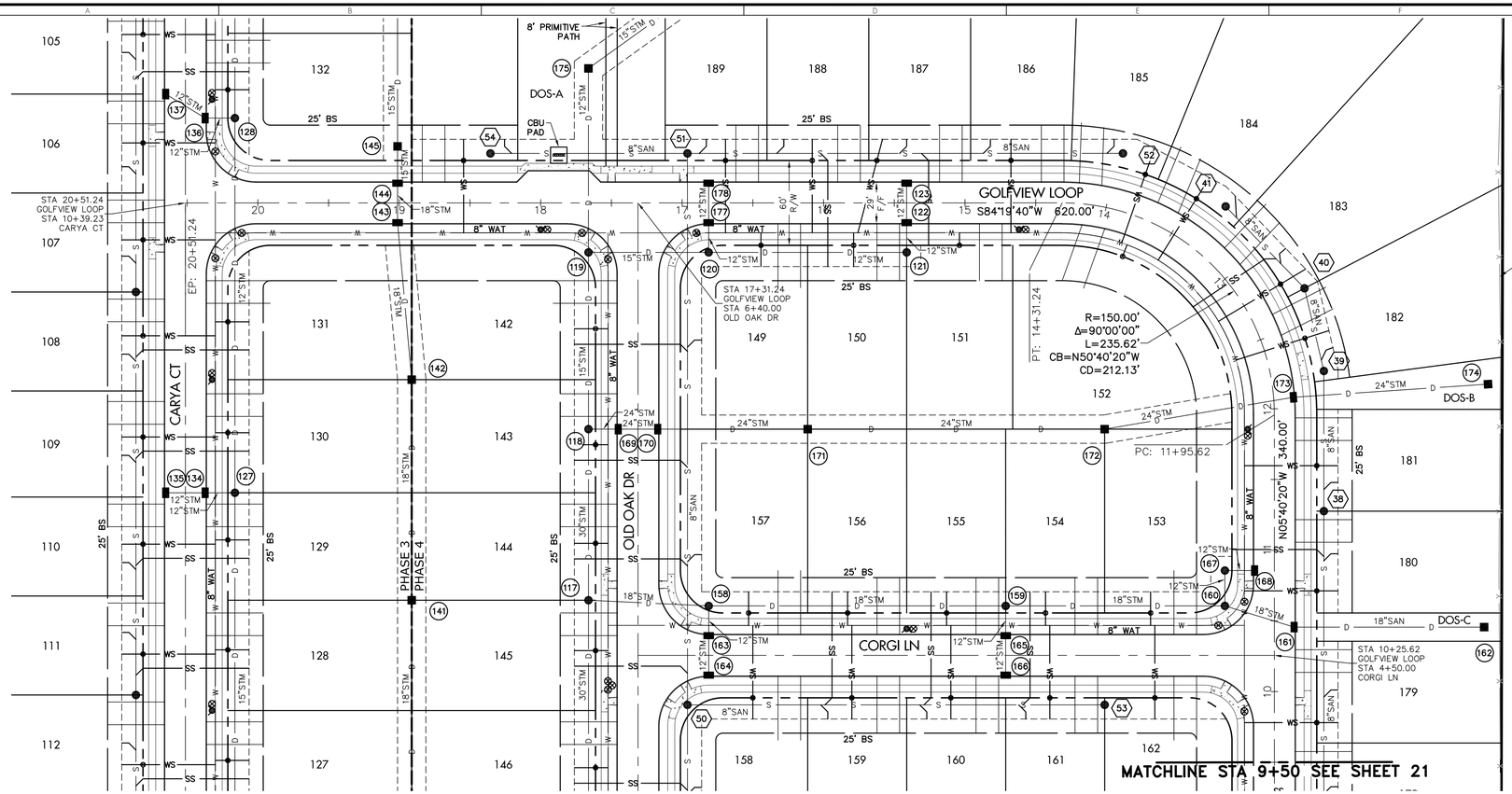
PROJECT NO.: 24-030

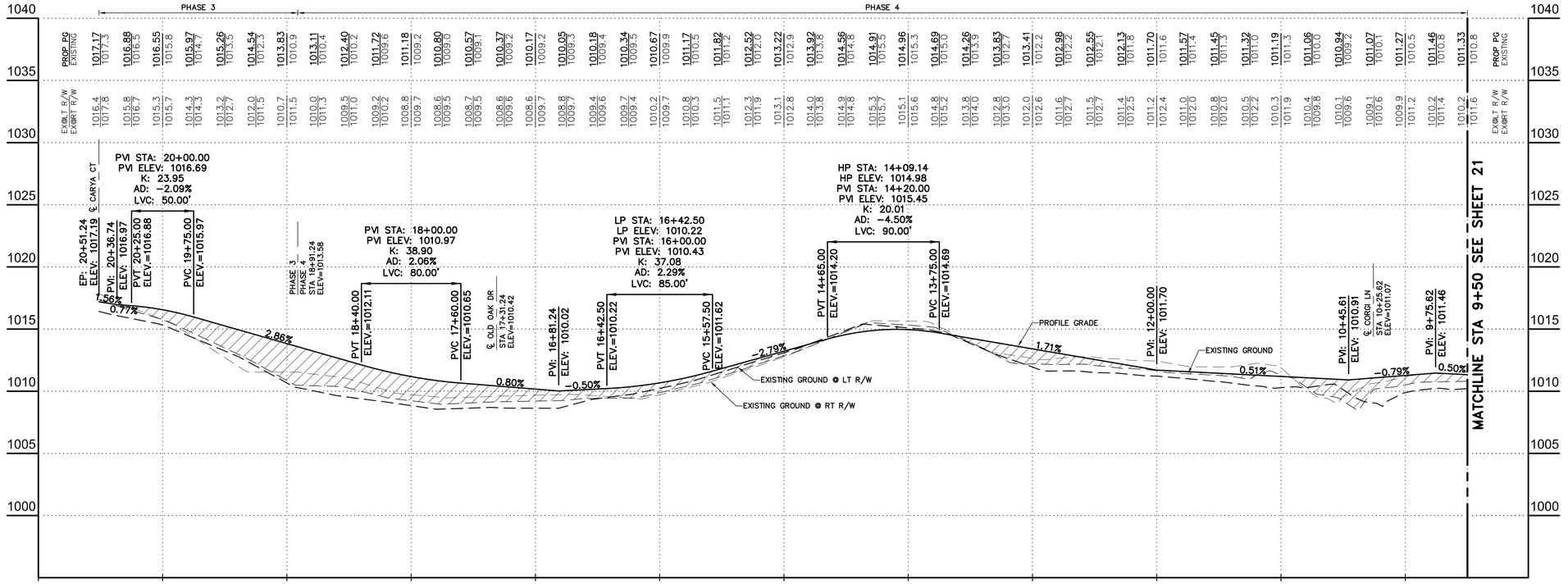
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 21/31

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LEGEND

EXISTING:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
GOLFVIEW LOOP

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

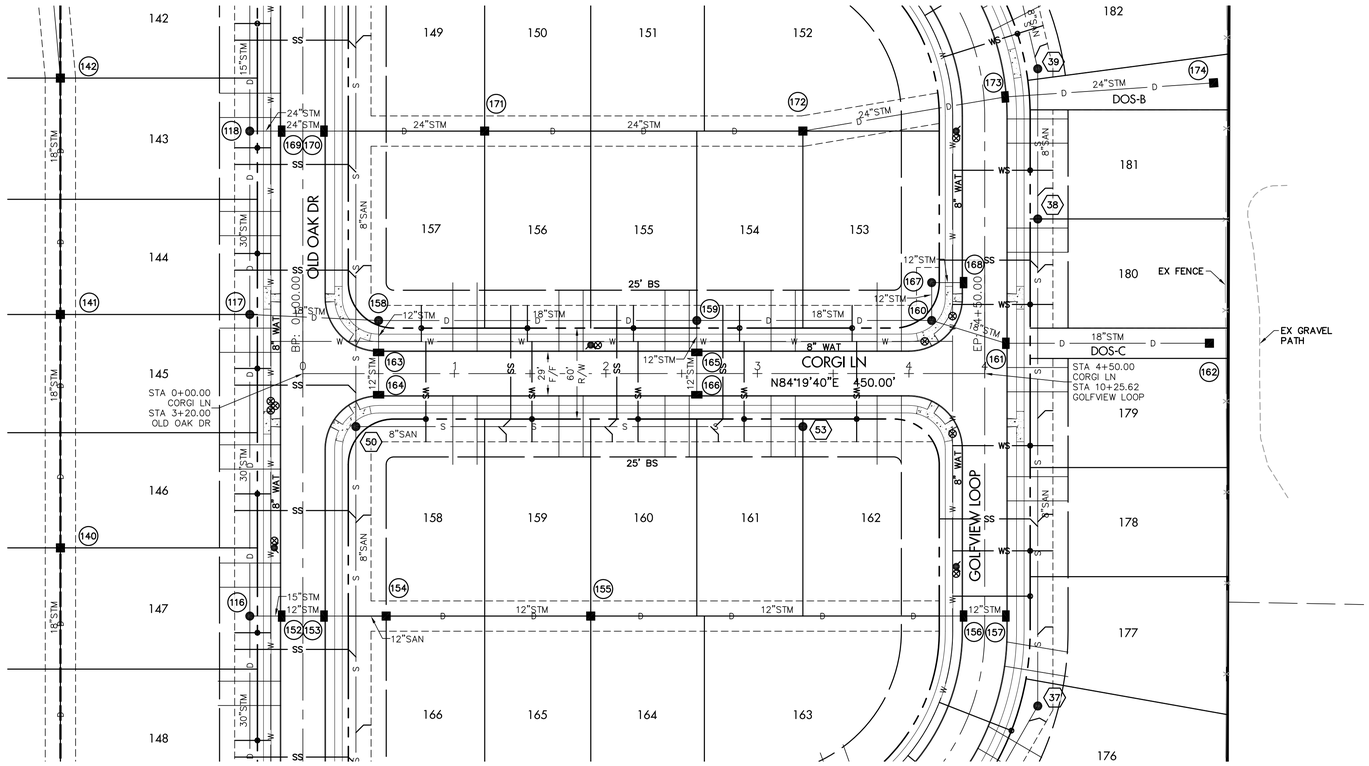
PROJECT NO.: 24-030

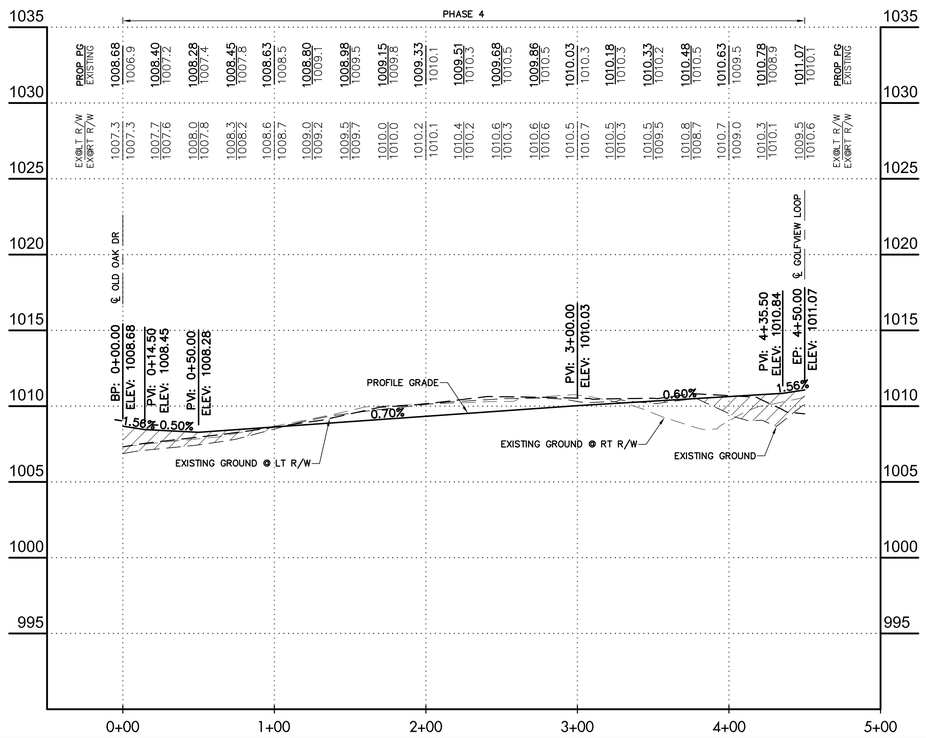
DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 22/31

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			REVISION
#	DESCRIPTION OF CHANGE	BY	DATE

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

PRELIMINARY STREET PLAN & PROFILE
CORGI LANE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

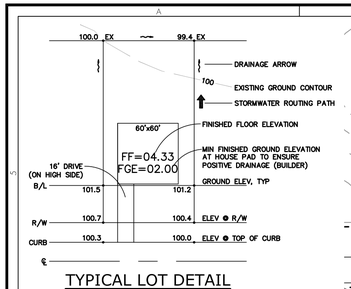
PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 23/31

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TYPICAL LOT DETAIL

NOT TO SCALE

LEGEND

- BD – BEAVER DAM INLET PROTECTION
- – SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- – STABILIZED CONSTRUCTION ENTRANCE
- VIP – VERTIPRO INLET PROTECTION APPLIANCE
- – JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- – TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- – 100-YR PONDING LIMITS
- CW – CONCRETE WASHOUT AREA
- – WETLANDS

NOTE:
ALL EROSION AND SEDIMENT CONTOL PRACTICES ARE SUBJECT TO FILED MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA

GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

GRADING & EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 24/31

I:\2024\24030\CAD\Engineering Sheet Files\24030-GRADE.dwg by jwhite at 10/30/2025 8:50:00.53 am - © Terrain Evolution, Inc.

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

LEGEND

- BD – BEAVER DAM INLET PROTECTION
- – SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- – STABILIZED CONSTRUCTION ENTRANCE
- VIP – VERTIPRO INLET PROTECTION APPLIANCE
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- CW – CONCRETE WASHOUT AREA
- – WETLANDS

NOTE:
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EX BASIN

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 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

GRADING &
EROSION & SEDIMENT CONTROL PLAN

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

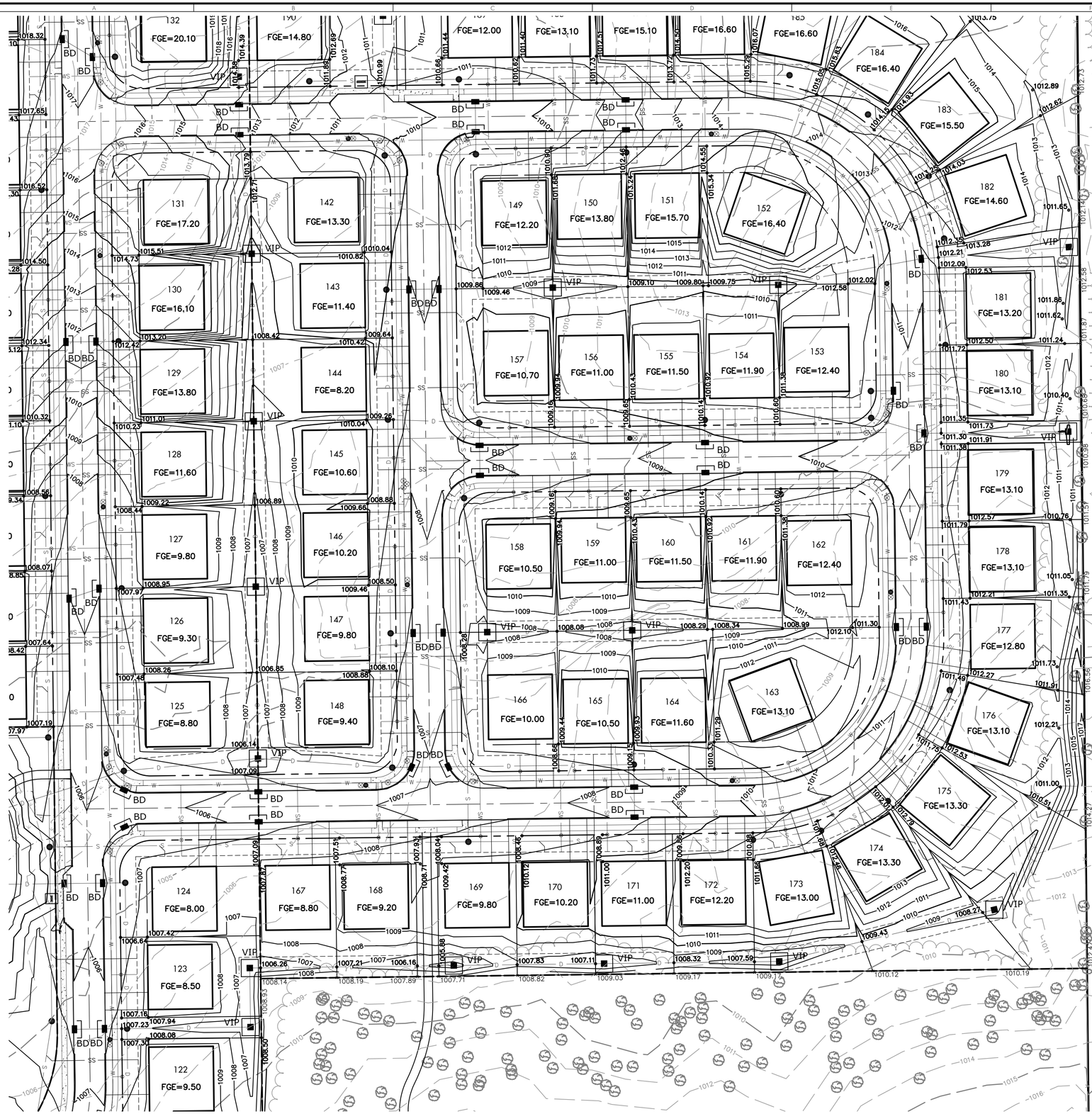
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030
DATE: OCTOBER, 2025
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 25/31

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LEGEND
BD – BEVER DAM INLET PROTECTION
– SWPPP MAILBOX
SBB – STRAW BALE BARRIER
SF – SILT FENCING
OSF – 36" ORANGE SILT FENCE
– STABILIZED CONSTRUCTION ENTRANCE
VIP – VERTIPRO INLET PROTECTION APPLIANCE
– JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
– TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
– 100-YR PONDING LIMITS
CW – CONCRETE WASHOUT AREA
– WETLANDS
NOTE:
ALL EROSION AND SEDIMENT CONTOL PRACTICES ARE SUBJECT TO FILED MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA
N
GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.
REVISION
CHANGE ORDER SCHEDULE
DESCRIPTION OF CHANGE BY DATE
TerrainEvolution
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720 East Broad Street | Suite 203 | Columbus, OH 43215
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CITY OF MARYSVILLE, UNION COUNTY, OHIO
HICKORY WOODS
PHASES 1, 2, 3 & 4
GRADING & EROSION & SEDIMENT CONTROL PLAN
DRAWING SET STATUS:
PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
AS-BUILT DOCUMENT SET
DESIGN DGR | DRAFT DGR | CHECK JPW
PROJECT NO.: 24-030
DATE: OCTOBER, 2025
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A
SHEET NO.: 26/31



LEGEND

- BD – BEAVER DAM INLET PROTECTION
- – SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- – STABILIZED CONSTRUCTION ENTRANCE
- VIP – VERTIPRO INLET PROTECTION APPLIANCE
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- – 100-YR PONDING LIMITS
- CW – CONCRETE WASHOUT AREA
- – WETLANDS

NOTE:
ALL EROSION AND SEDIMENT CONTOL PRACTICES ARE SUBJECT TO FILED MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA

NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

N

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

TerrainEvolution
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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

GRADING & EROSION & SEDIMENT CONTROL PLAN

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 27/31

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LEGEND

- BD – BEAVER DAM INLET PROTECTION
- – SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
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- CW – CONCRETE WASHOUT AREA
- – WETLANDS

NOTE:
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NOTE:
DEVELOPER TO COORDINATE WITH CITY OF MARYSVILLE URBAN FORESTER TO DETERMINE PRIMITIVE PATH PLACEMENT.

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 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

GRADING & EROSION & SEDIMENT CONTROL PLAN

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 28/31

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LEGEND

- BD – BEAVER DAM INLET PROTECTION
- SWPPP MAILBOX – SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
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- WETLANDS

NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE		REVISION	
#	DESCRIPTION OF CHANGE	BY	DATE

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CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

GRADING & EROSION & SEDIMENT CONTROL PLAN

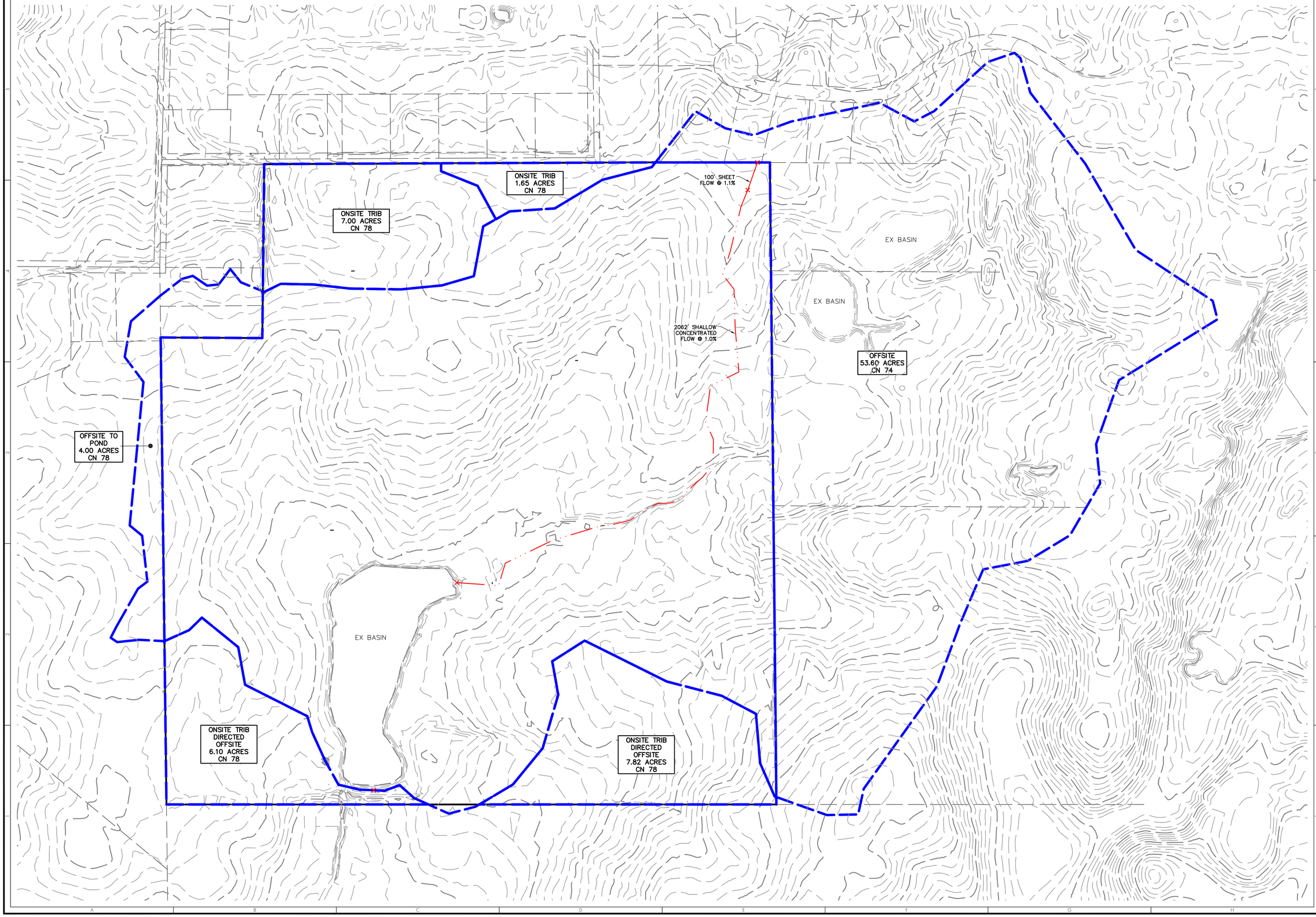
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030
DATE: OCTOBER, 2025
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 29/31

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N

GRAPHIC SCALE

150 75 0 150

(IN FEET)

1 inch = 150 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

PREDEVELOPED TRIBUTARY MAP

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

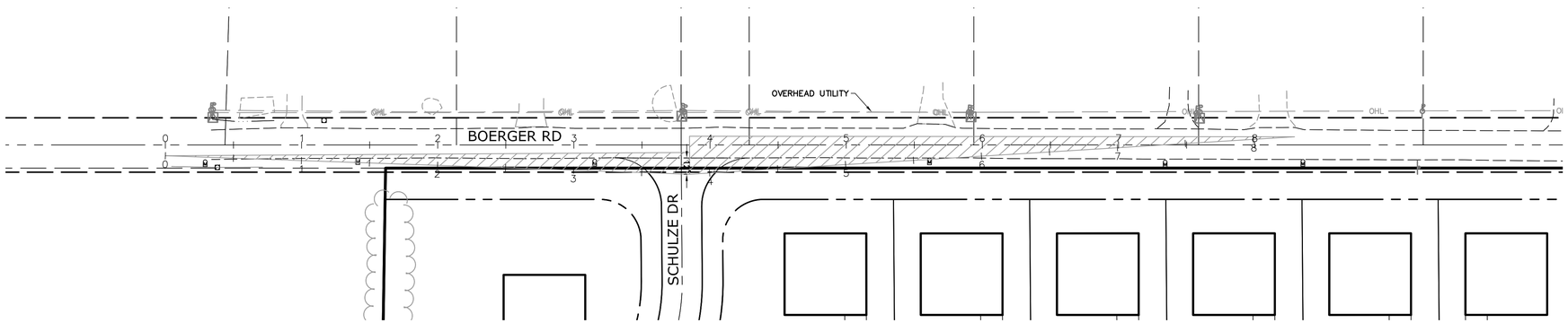
PROJECT NO.: 24-030

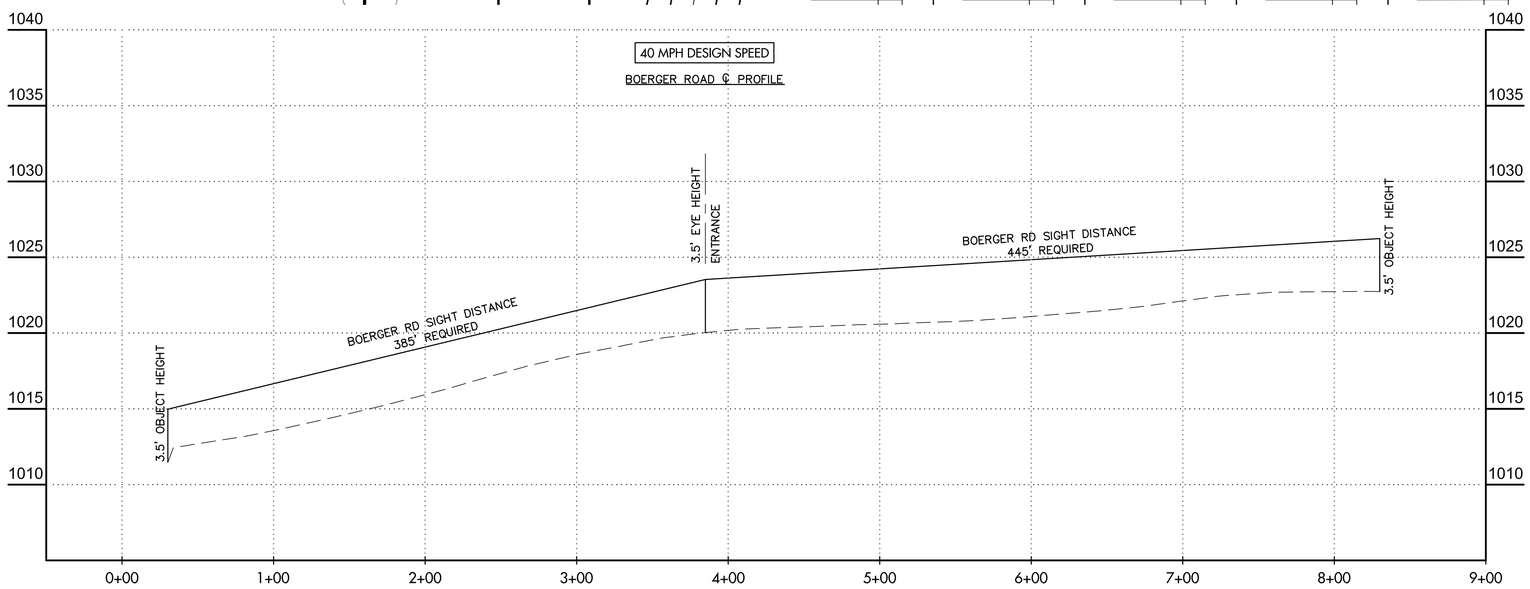
DATE: OCTOBER, 2025

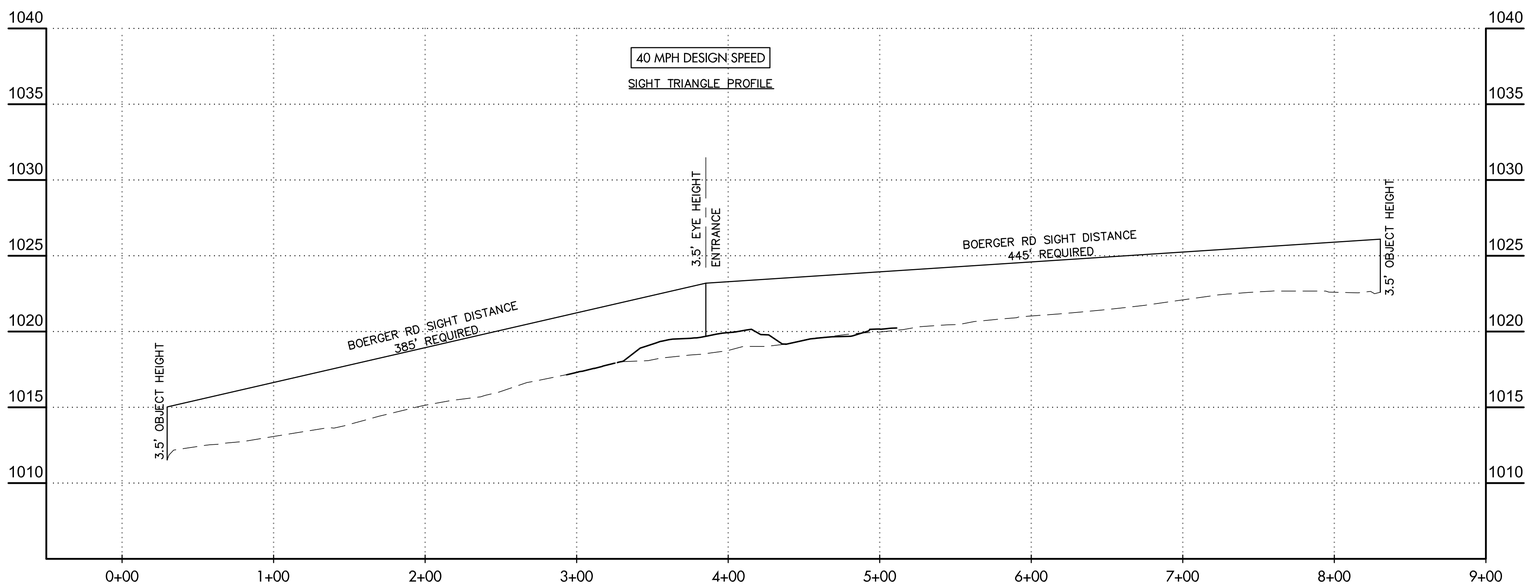
SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

SHEET NO.: 30/31

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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 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

SIGHT DISTANCE EXHIBIT
SCHULZE DRIVE

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

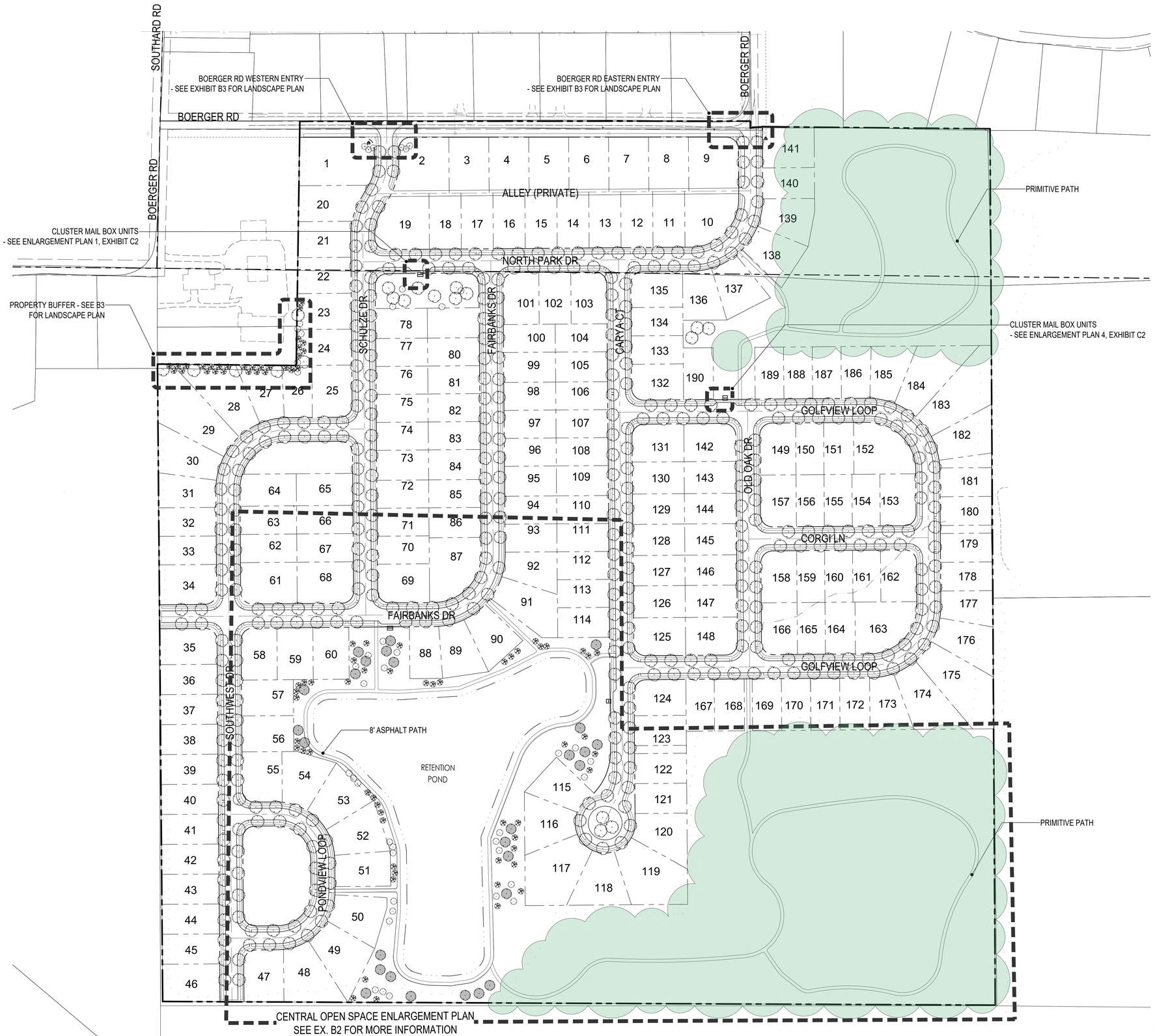
PROJECT NO.: 24-030

DATE: OCTOBER, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 31/31

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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

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

FAIRBANKS DR

8' ASPHALT PATH

RETENTION POND

SOUTHWEST DR

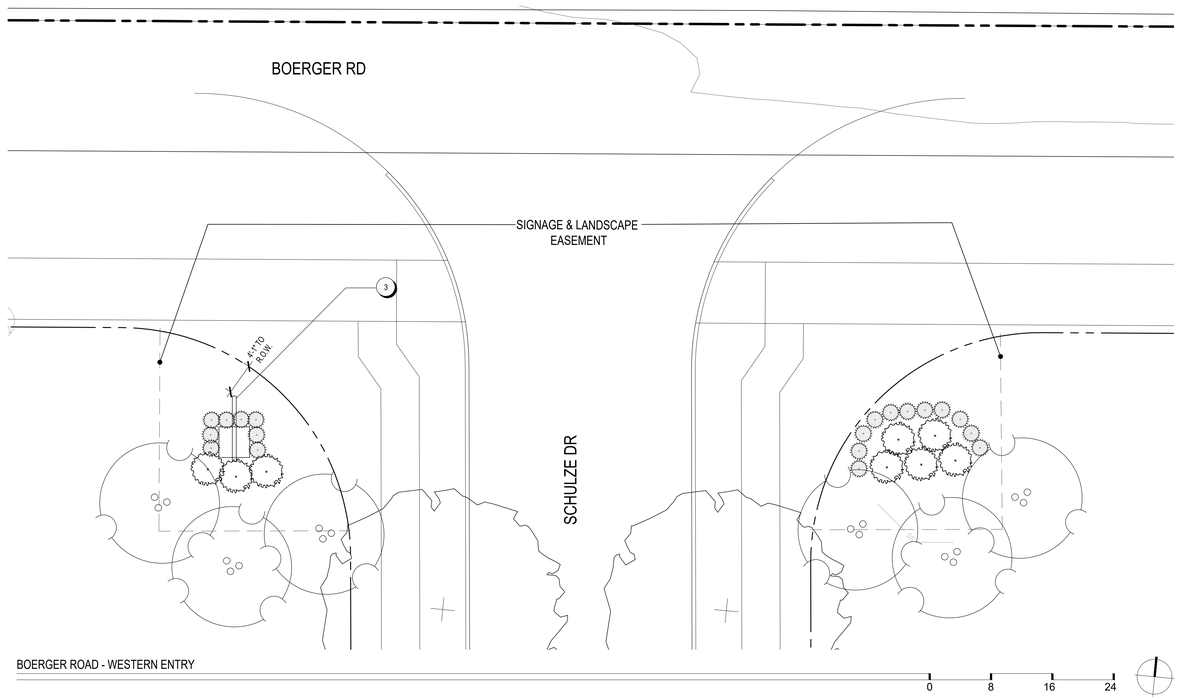
POND VIEW LOOP

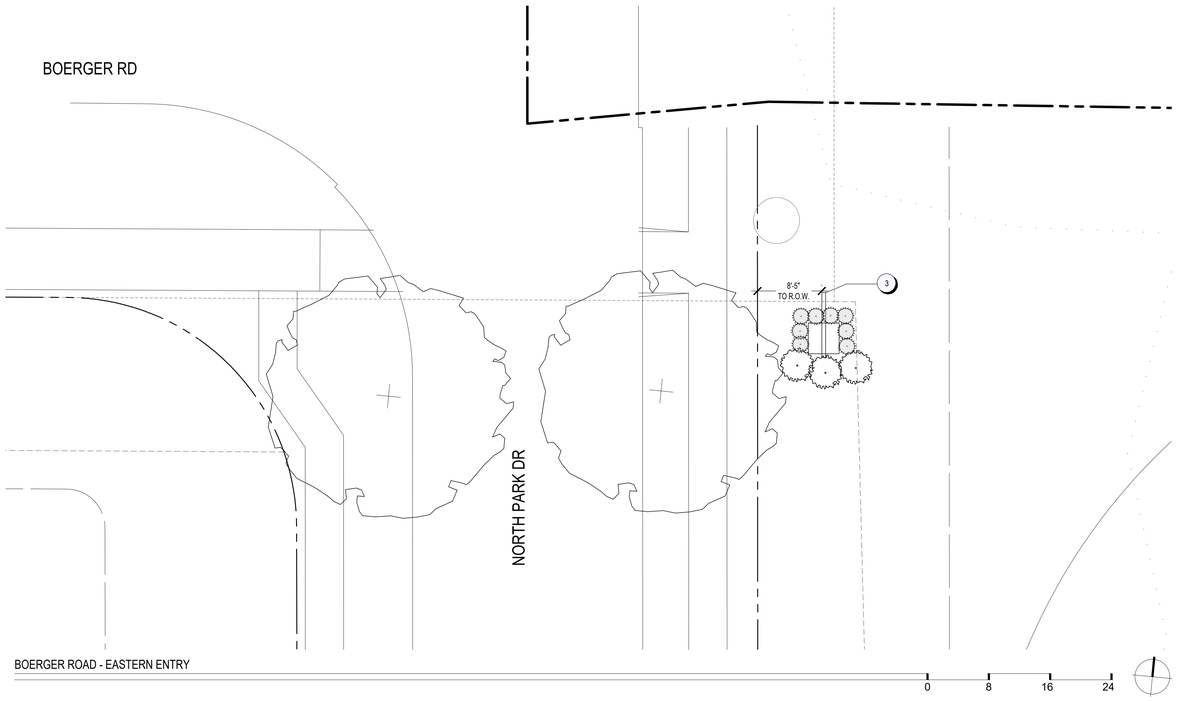
CARYA CT

CLUSTER MAIL BOX UNITS
- SEE ENLARGEMENT PLAN 3, EXHIBIT C2

PRIMITIVE PATH

PRIMITIVE PATH







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.

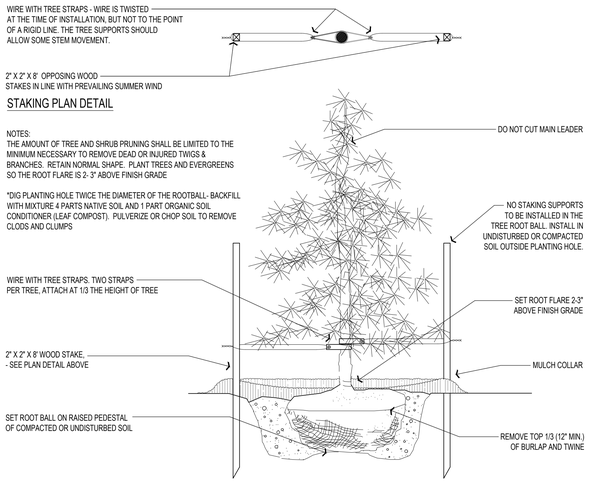
†CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

CODED NOTES

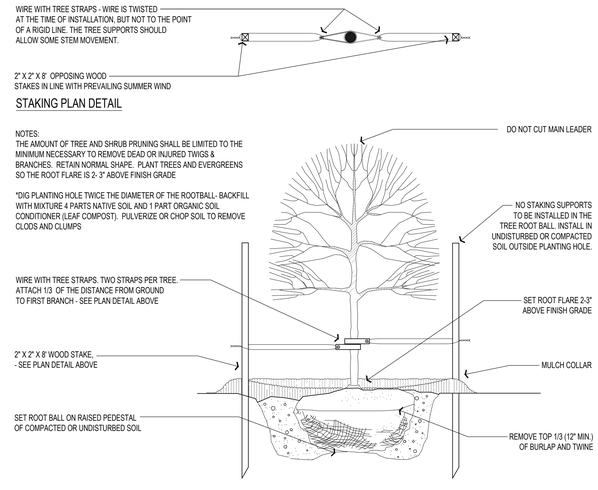
KEY	ITEM	NOTES
3	ENTRY SIGN	SEE DETAIL B, EXHIBIT B4 FOR MORE INFORMATION

Key:

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



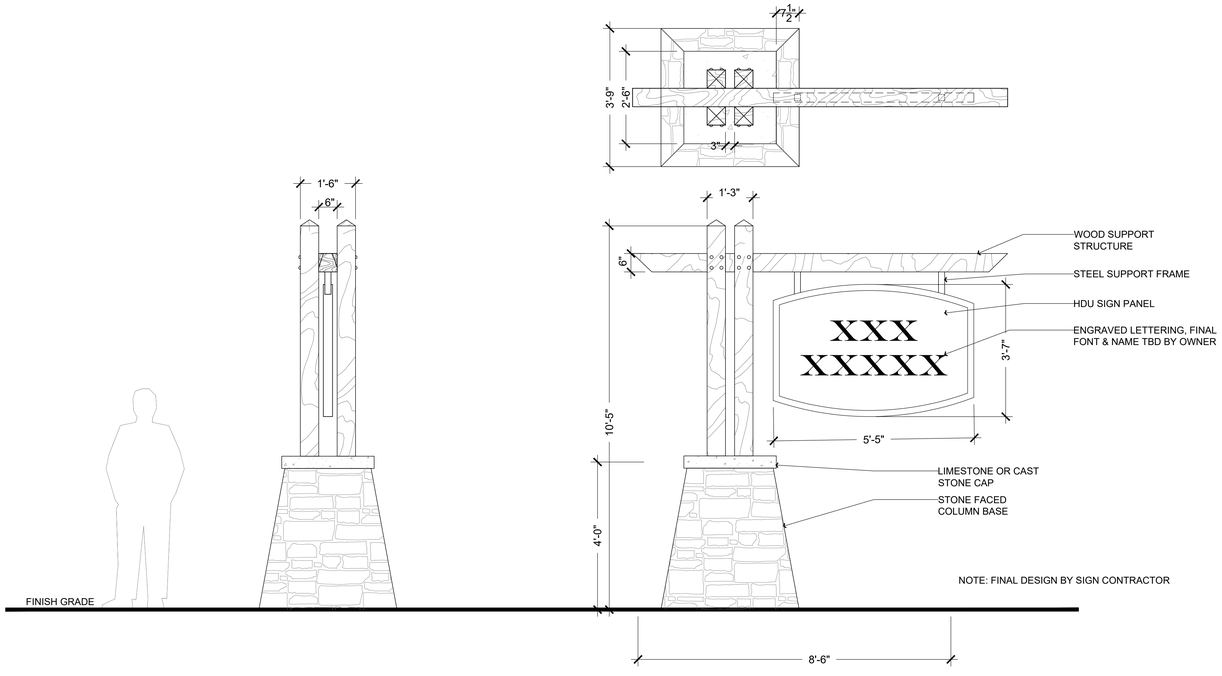
B EVERGREEN TREE
SCALE: 1" = 1'-0"



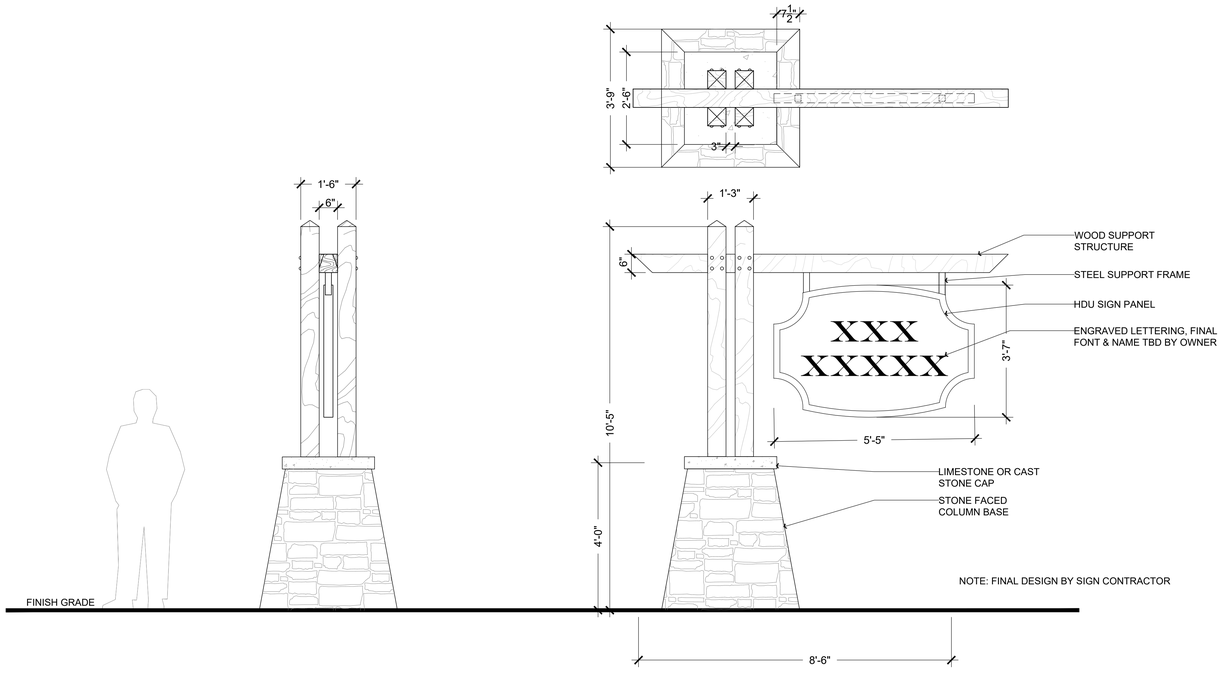
A DECIDUOUS TREE
SCALE: 1" = 1'-0"



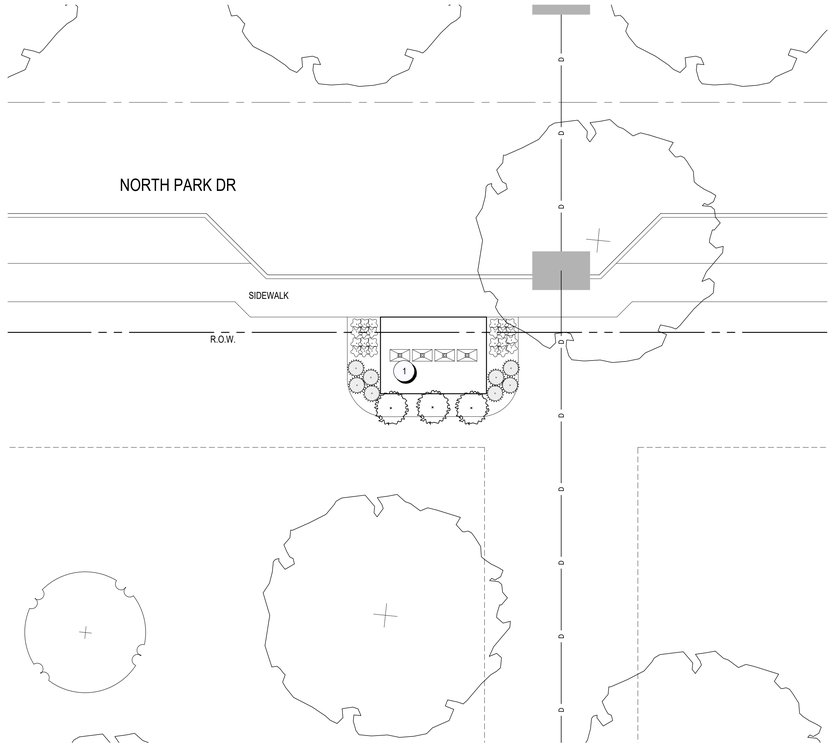
E **MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT**
BLACK CLUSTER BOX UNIT WITH FINIAL CAP AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM
(OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM



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

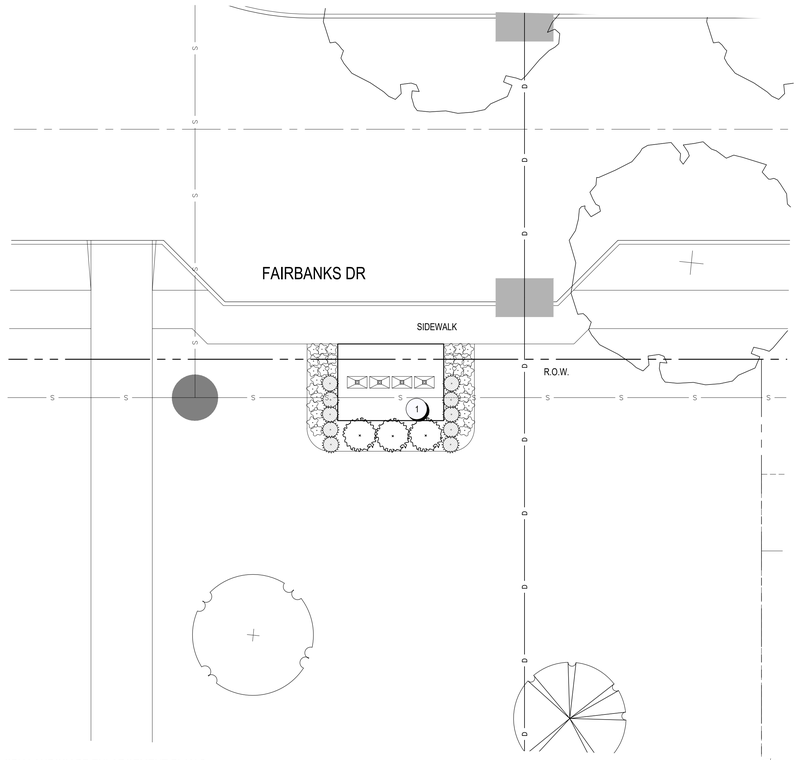


D ENTRY SIGNAGE - CONCEPT 2
SCALE: 1/2" = 1'-0"



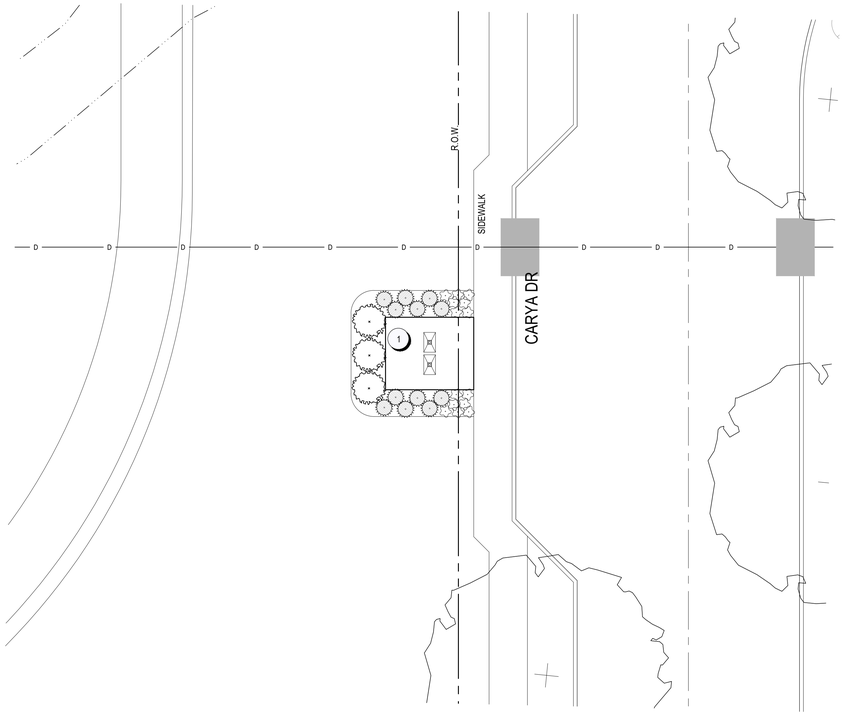
CBU LANDSCAPE ENLARGEMENT PLAN 1

0 8 16 24



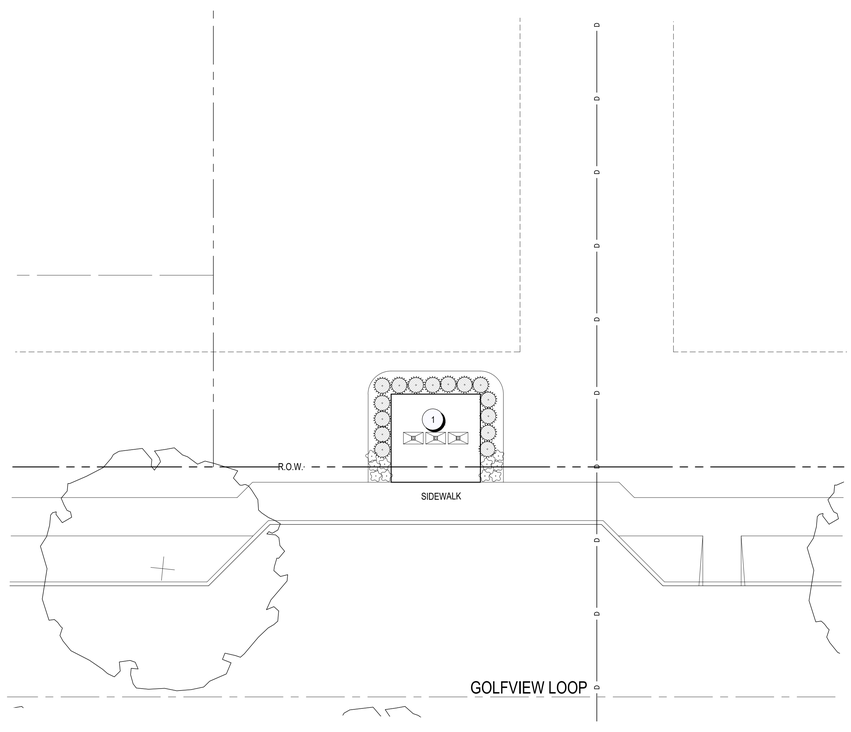
CBU LANDSCAPE ENLARGEMENT PLAN 2

0 8 16 24



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	
CL YW	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	3.5" CAL.	B&B	AS SHOWN	Match Form
LI TU	Liriodendron Tulipiferia Tulip Tree	2.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	
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QU RU	Quercus rubra Red Oak	3.5" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides Dawn Redwood	3.5" CAL.	B&B	AS SHOWN	
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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

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Colonial

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Southern Living

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Arts & Crafts

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~American Four Square

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~English Country

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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April 29, 2025

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Market Residence

Boerger Woods, Marysville, OH



Front Elevation~Italianate

Scale: 1/8”=1’-0”

(Scalable at 11”x17” Sheet Size)

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April 29, 2025

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Market Residence

Boerger Woods, Marysville, OH



First Floor Plan

Scale: 1/8”=1’-0”

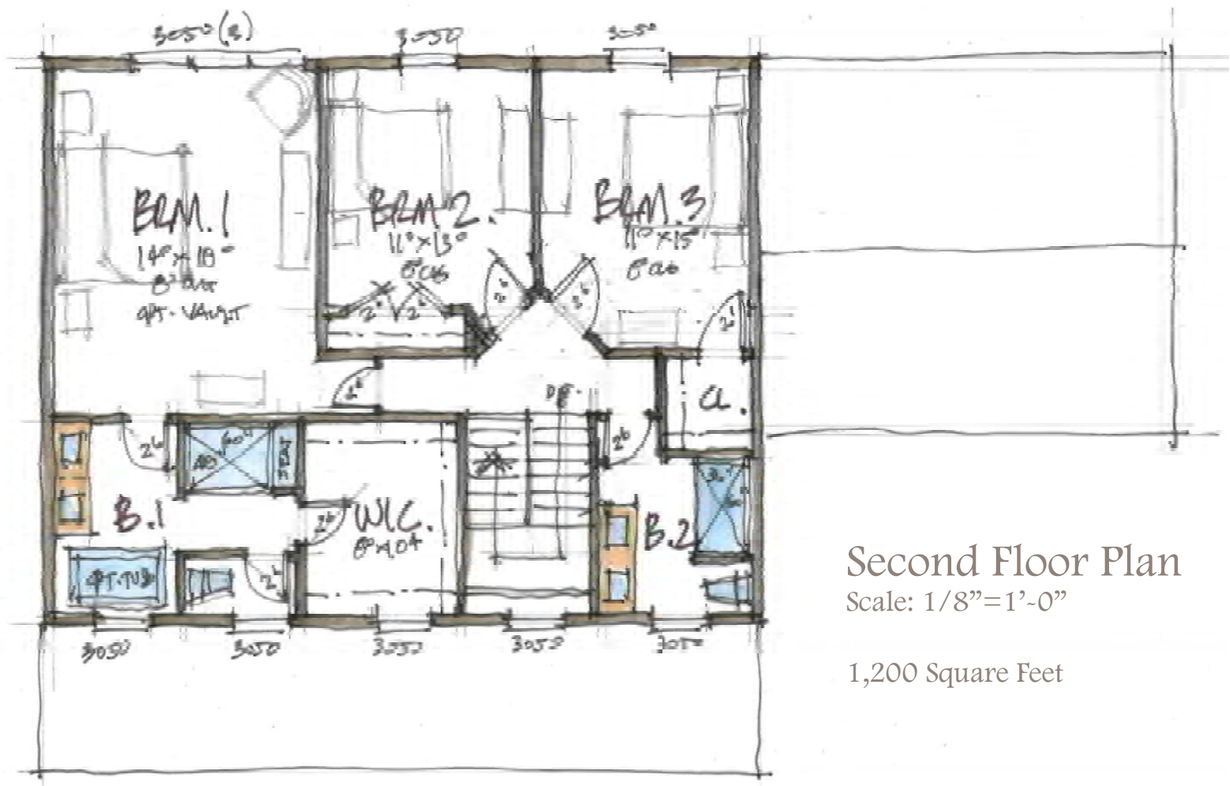
1,200 Square Feet

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Market Residence

Boerger Woods, Marysville, OH



Second Floor Plan

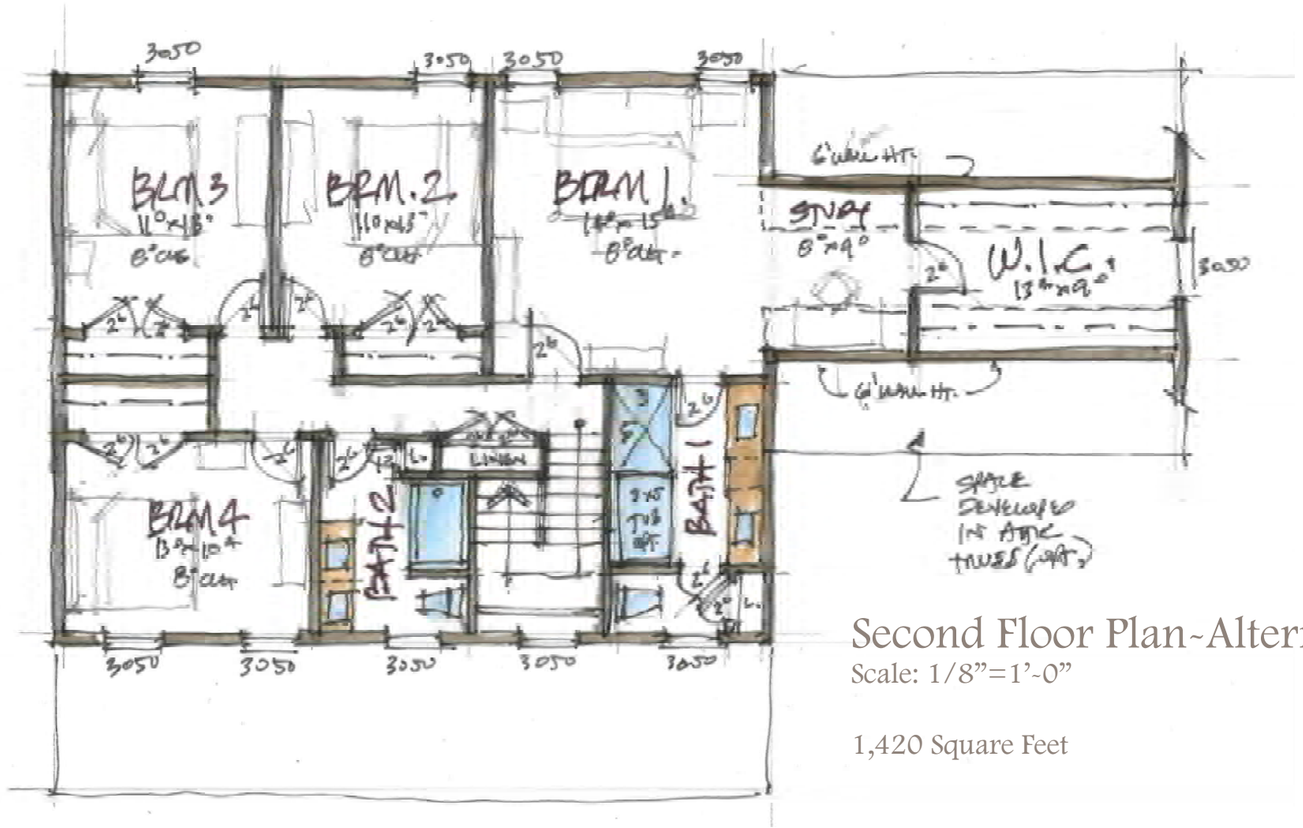
Scale: 1/8"=1'-0"

1,200 Square Feet

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Market Residence

Boerger Woods, Marysville, OH

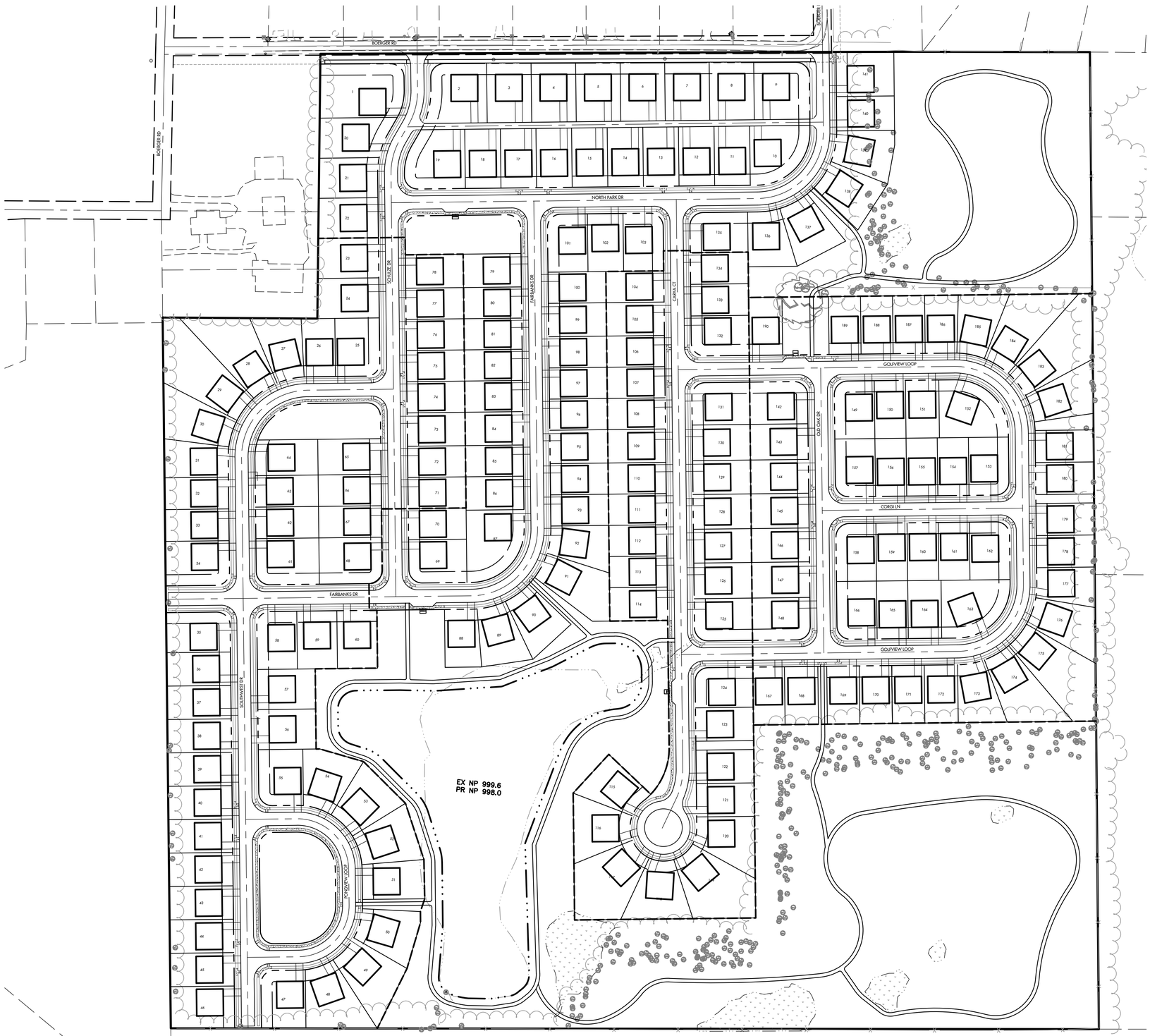


Second Floor Plan~Alternate

Scale: 1/8”=1’~0”

1,420 Square Feet

RESIDENTIAL Designed SOLUTIONS
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NOTES

1. A MAJOR TREE IS ANY TREE MEASURED WITH A DIAMETER AT BREAST HEIGHT EQUAL TO OR GREATER THAN 10 INCHES.
2. ALL TREES SHOWN ON THIS PLAN ARE MAJOR TREES AS SURVEYED BY MAD SCIENTIST ASSOCIATES LLC, PERFORMED JANUARY 9–10, 2025.
3. MAJOR TREES SHALL BE PRESERVED ON ALL LOTS AND PROPERTY LINES IF POSSIBLE. ANYONE REMOVING TREES SHALL FOLLOW THE MARYSVILLE TREE REPLACEMENT POLICY. LOT BUYERS SHALL BE NOTIFIED OF THIS POLICY.
4. OPEN SPACE AREA NEAR LOTS 136,137,189,&190 IS DESIGNED TO ALLOW PUBLIC ACCESS TO THE 250–YEAR–OLD OAK TREE AND TO ELIMINATE DISTURBANCE OF SOILS AROUND THE TREE.

REPRESENTS MAJOR TREE

APPROXIMATE LOCATION OF EXISTING TREE CANOPY

CITY OF MARYSVILLE TREE REPLACEMENT POLICY

ORD. NO. 054–2020, PASSED 11–23–2020

(4) MAJOR TREES PRESERVATION PLAN.

A. UNLESS OTHERWISE EXEMPTED FOR ONE OF THE REASONS STATED BELOW, ALL MAJOR TREES SHALL BE DEPICTED ON A TREE PRESERVATION PLAN APPROVED BY THE DIVISION OF ENGINEERING IN ACCORDANCE WITH SECTION 1125.08 HEREOF. PRESERVATION OF MAJOR TREES SHALL ONLY BE EXEMPTED UNDER THE FOLLOWING CIRCUMSTANCES WITH APPROVAL OF THE DIVISION OF ENGINEERING:

1. THE PROPOSED STRUCTURE OR VEHICULAR USE AREA CANNOT BE LOCATED IN A MANNER TO AVOID REMOVAL OF THE MAJOR TREE WHILE AT THE SAME TIME PERMITTING DESIRABLE AND LOGICAL DEVELOPMENT OF THE LOT.

2. THE MAJOR TREE IS DAMAGED OR DISEASED OR OTHERWISE IS AN UNDESIRABLE OR INVASIVE SPECIES IN ITS PRESENT LOCATION.

B. ALL MAJOR TREES IDENTIFIED FOR REMOVAL SHALL BE REPLACED AS FOLLOWS:

1. IT IS ENCOURAGED THAT ANY MAJOR TREE IDENTIFIED FOR REPLACEMENT BE REPLACED WITH A TREE OF LIKE SPECIES UNLESS IT IS PROVEN TO BE UNFEASIBLE OR IT IS DETERMINED BY STAFF TO BE UNDESIRABLE.

2. EACH MAJOR TREE REMOVED UNDER THIS SECTION SHALL BE REPLACED BY THE OWNER/DEVELOPER OF THE PARCEL WITH A TREE(S) OF THE SAME OR A SIMILAR SPECIES IN ACCORDANCE WITH THE TABLE BELOW.

DIAMETER REMOVED	REPLACEMENT RATIO*
10"–less than 18"	2:1
18"–less than 24"	3:1
24"–less than 30"	4:1
30" or greater	5:1

3. REPLACEMENT TREES FOR MAJOR TREES SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN REQUIRED HEREUNDER AND, TO THE GREATEST EXTENT PRACTICABLE, LOCATED ON THE SAME PARCEL AS THE TREE TO BE REMOVED.

4. IN THE EVENT THE DIVISION OF ENGINEERING OR CITY URBAN FORESTER DETERMINES THAT A TREE TO BE REMOVED HEREUNDER CANNOT BE RELOCATED OR REPLACED, THE CITY URBAN FORESTER MAY PERMIT THE DEVELOPER OR OWNER, IN LIEU OF PROVIDING SUCH REPLACEMENT TREE, TO PAY INTO THE CITY OF MARYSVILLE STREET TREE PROGRAM AT A RATE OF $100.00 PER INCH OF DIAMETER AT BREAST HEIGHT BASED ON THE MEASUREMENT OF THE TREE TO BE REMOVED. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS ZONING CODE, TREES PLANTED IN THE RIGHT–OF–WAY SHALL NOT CONSTITUTE REPLACEMENT TREES TO BE PLANTED IN ACCORDANCE WITH THIS CHAPTER.

N

GRAPHIC SCALE

120 60 0 120

(IN FEET)
1 inch = 120 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	REVISION DATE

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

TREE PRESERVATION PLAN

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24030

DATE: SEPTEMBER, 2025

SCALE:
HORIZONTAL: 1" = 120'
VERTICAL: N/A

SHEET NO.: 1/3

C:\ACADD\DWG\24030\Engineering\Hickory Woods Tree Preservation Plan.dwg by bcoddington on 09/30/2025 @ 01:15:19 pm – © Terrain Evolution, Inc.

NOTES

1. A MAJOR TREE IS ANY TREE MEASURED WITH A DIAMETER AT BREAST HEIGHT EQUAL TO OR GREATER THAN 10 INCHES.
2. ALL TREES SHOWN ON THIS PLAN ARE MAJOR TREES AS SURVEYED BY MAD SCIENTIST ASSOCIATES LLC, PERFORMED JANUARY 9–10, 2025.
3. MAJOR TREES SHALL BE PRESERVED ON ALL LOTS AND PROPERTY LINES IF POSSIBLE. ANYONE REMOVING TREES SHALL FOLLOW THE MARYSVILLE TREE REPLACEMENT POLICY. LOT BUYERS SHALL BE NOTIFIED OF THIS POLICY.
4. OPEN SPACE AREA NEAR LOTS 136,137,189,&190 IS DESIGNED TO ALLOW PUBLIC ACCESS TO THE 250–YEAR–OLD OAK TREE AND TO ELIMINATE DISTURBANCE OF SOILS AROUND THE TREE.

REPRESENTS MAJOR TREE

APPROXIMATE LOCATION OF EXISTING TREE CANOPY

MAJOR TREES ALONG PROPERTY LINE SHALL BE PRESERVED

MAJOR TREES ON LOTS 138–141 SHALL BE PRESERVED IF POSSIBLE

BOERGER RD

GOLFVIEW LOOP

CORGI LN

OLD OAK DR

CARYA CT

NORTH PARK DR

SEE SHEET 3/3 FOR WEST SIDE OF PROPERTY

GRAPHIC SCALE

80 40 0 80

(IN FEET)

1 inch = 80 ft.

REVISION #	DESCRIPTION OF CHANGE	BY	DATE
CHANGE ORDER SCHEDULE			

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

TREE PRESERVATION PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: SEPTEMBER, 2025

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

SHEET NO.: 2/3

C:\USERS\DGRAY\DROPBOX (TERRAIN EVOLUTION)\PROJECTS\24-030 HICKORY WOODS\CAD\PLAN SHEETS\24-030 TREE PRESERVATION PLAN.DWG 10/07/2025 8:31:52 pm by DGray
© Terrain Evolution, Inc.

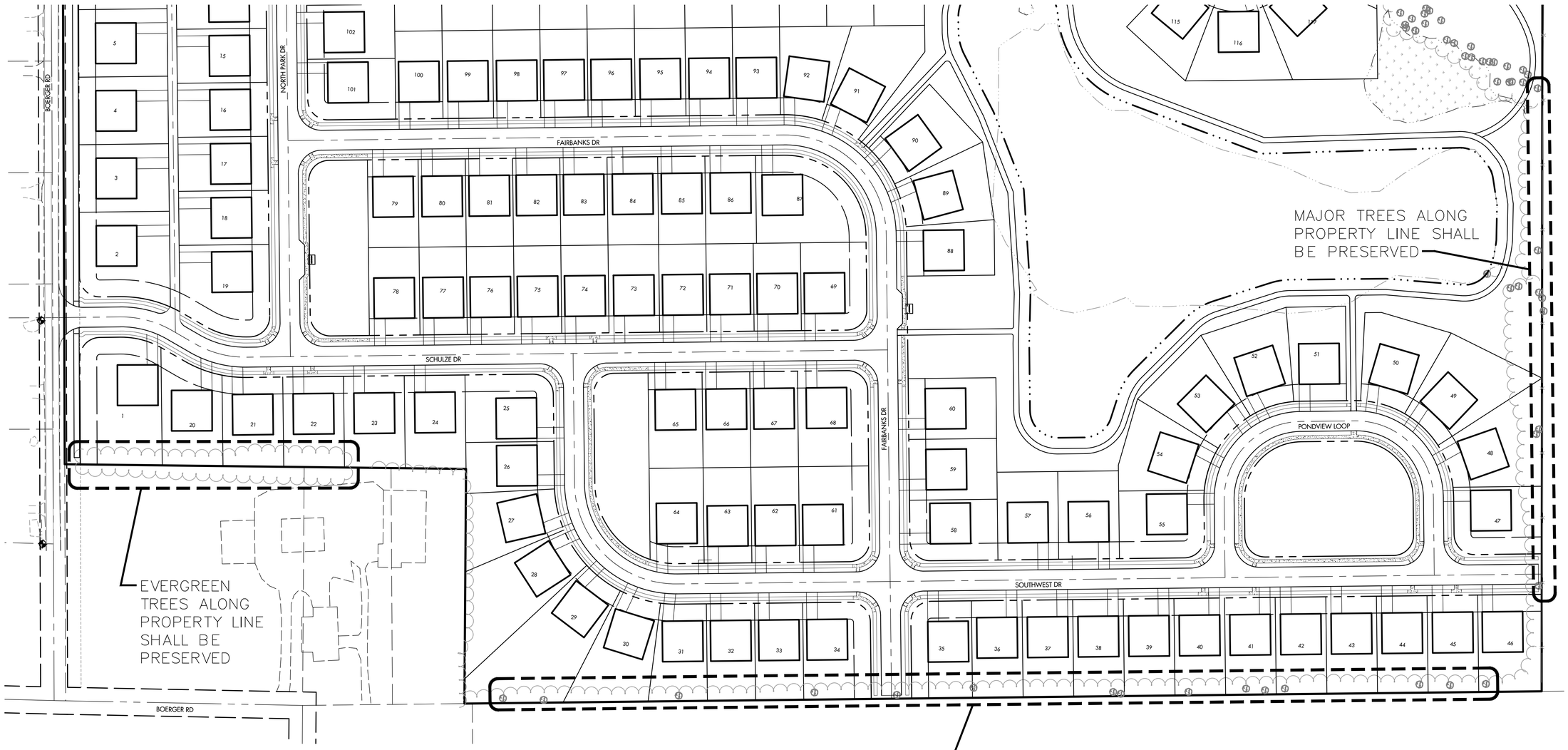
NOTES

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REPRESENTS MAJOR TREE

APPROXIMATE LOCATION OF EXISTING TREE CANOPY

SEE SHEET 2/3 FOR EAST SIDE OF PROPERTY



GRAPHIC SCALE

80 40 0 80

(IN FEET)

1 inch = 80 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

TerrainEvolution

*Your bridge between **Vision** and **Success***

720 East Broad Street | Suite 203 | Columbus, OH 43215

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

CITY OF MARYSVILLE, UNION COUNTY, OHIO

HICKORY WOODS

PHASES 1, 2, 3 & 4

TREE PRESERVATION PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 24-030

DATE: SEPTEMBER, 2025

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

SHEET NO.: 3/3

X:\24\030\DWG\00 Drawing Sheets\Tree Preservation Plan.dwg by jwallbaum on 10/01/2025 @ 01:10:26 pm - © Terrain Evolution, Inc.

Covenants And Restrictions

Hickory Woods Subdivision

1. No person may further subdivide any lot in any manner as to create more than one residential building site.

2. No structure may be erected other than one single-family dwelling, which must include an attached side load garage for not less than two cars.

3. An accessory building may also be constructed on the premises and must be of similar architectural style and material as the dwelling and shall be located between the rear side of the house and the rear yard setback line. Detailed requirements are listed on Exhibit A.

4. No structure shall be located closer to any property line than the building setbacks shown on the recorded final plat for Hickory Woods Subdivision.

5. No structure of a temporary nature, such as trailers, tents, garages or accessory buildings, shall be used on this parcel as a residence, either temporary or permanent. Construction trailers used during the course of construction of a residence are permissible while construction is in process but in no event should said trailer be on site for more than nine months.

6. Any residence constructed on this tract shall contain the following prescribed minimum square feet of living area exclusive of basement areas, porches, breezeways, or garage areas:

Single-story dwelling	2,000 square feet
Multi-Level or Split Level	2,200 square feet with 2,000 above grade level
One And One-Half Story	2,200 square feet with 1,200 on the first floor
Two Story	2,400 square feet with 1,200 on the first floor

7. No construction may begin, or building started without the individual lot owner or builder obtaining zoning, building, and driveway permits. Zoning permits are obtained from the City of Marysville. Building permits and driveway permits are obtained from the Union County Building Regulation Department.

8. Building plans must be submitted to the Developer, Evergreen Land Company, or its successor, for the Developer's architectural review. No construction may begin, or a building started, unless the building plans have been approved through architectural review by the Developer. At such time, a letter will be provided to the City of Marysville by the Developer confirming that the architectural review was completed and passed. This letter is required for the City to provide a building permit per the zoning text.

9. No signs may be displayed larger than 2 feet by 3 feet.

10. Household pets may be kept on the premises. Excessively barking dogs shall be considered a nuisance and shall not be permitted. No kennels or commercial breeding of dogs or any other animal shall be permitted. No livestock shall be kept on the premises.

11. No unused, inoperable or unlicensed motor vehicle shall be permitted to remain on this parcel for more than 7 days unless the same is housed in an enclosed building. No boat, camper, travel trailer, house trailer, motor home, or commercial vehicle of any type shall remain on this parcel unless the same is housed in an enclosed building.

12. No fuel storage container or facility may be placed on the premises.

13. No portion of the surface of any lot shall be altered in any manner which interferes with the natural flow of surface water across said lot unless good and adequate provisions are made to carry such natural drainage through tiles. Existing tiles encountered during construction, whether abandoned or active, are to be rerouted to the nearest tile or drainage outlet. Any drain tile damaged or severed during construction shall be replaced or re-routed so as to remain

serviceable after completion of such repairs. Maintenance of drainage ditches and/or drainage swales shall be the responsibility of the owners affected. If any owner damages a ditch or swale, that owner shall be responsible for the repair. Repairs shall be made immediately. Existing drain tiles within the subdivision shall be retained in good working order or shall be re-routed so that drainage entering the tiles will continue to flow freely. Current waterways must remain intact.

14. Yards shall be mowed regularly as required to avoid the accumulation of trash or the establishment of breeding grounds for insects.

15. No permanent structures, plantings, etc. shall be permitted in easement areas.

16. All construction shall meet the requirements of the City of Marysville and all other applicable code authorities.

17. Any building constructed shall be subject to the minimum building requirements attached hereto as Exhibit B.

18. Construction of a home shall only be performed by a Builder pre-approved by the Developer, Evergreen Land Company, or its successor.

19. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provision, which shall remain in full force and effect.

20. These covenants shall run with the land and shall be binding on all the parties and persons claiming under them for a period of twenty years from the date they are recorded after which time said covenants shall automatically be extended for successive periods of ten years unless an instrument signed unanimously by the then owners of the Hickory Woods Subdivision properties amending or altering such covenants in whole or in part. Any amendment or termination of these restrictions shall be filed with the Recorder of Union County, Ohio.

21. By accepting deeds to any of these lots, the grantees, their successors and assigns accept said lots subject to the foregoing restrictions and agree to be bound by each of the said restrictions.

IN WITNESS WHEREOF, The undersigned, Declarant herein, an Ohio Corporation, has caused this Declaration to be executed this 7TH day of OCTOBER, 2025.

Signed and Acknowledged
in the Presence of:

Evergreen Land Company
An Ohio Corporation

By: Allen S. Shepherd, III
President

STATE OF OHIO
FRANKLIN COUNTY ss:

The foregoing Declaration was acknowledged before me this 7th day of October 2025, by Evergreen Land Company, an Ohio Corporation, by Allen S. Shepherd, III, President thereof on behalf thereof.

NOTARIAL SEAL STATE OF OHIO

Melissa Chapman
Notary Public, State of Ohio
My Commission Expires:
February 18, 2030

Melissa Chapman

EXHIBIT A

Requirements for Accessory Structures for Hickory Woods Subdivision

Detached Garages and Other Accessory Structures are permitted for Lots 1-9 as long as they meet the following criteria:

1) Cannot be larger than 600 SF.
2) Must architecturally match the primary structure where applicable (same siding materials, trim materials, roofing materials, colors, windows, and roof pitch).
3) Cannot exceed 20' in height or the maximum height of the primary structure.
4) Must be within the site setbacks and cannot impede any easements.
5) Must pass architectural review by the Developer.
6) Must follow all applicable codes and ordinances.
7) For structures over 100 SF, they must be built on a stem wall foundation to below the frost depth.
8) Cannot contain a dwelling.
9) No more than one garage or accessory structure over 100 SF, and up to two total accessory structures.
10) Must be a stick-built structure.
11) Material exceptions may be made by the Developer or HOA for greenhouses.

Detached Garages are permitted for Lots 10-190 as long as they meet the following criteria:

1) A detached garage is only permitted where the primary structure has no attached garage space.
2) Cannot be larger than 600 SF to accommodate a two-car garage.
3) Must architecturally match the primary structure where applicable (same siding materials, trim materials, roofing materials, colors, windows, and roof pitch).
4) Cannot exceed 20' in height or the maximum height of the primary structure.
5) Must be within the site setbacks and cannot impede any easements.
6) Must pass architectural review by the Developer.
7) Must follow all applicable codes and ordinances.
8) Must be built on a stem wall foundation to below the frost depth.
9) Cannot contain a dwelling.
10) Must be a stick-built structure.
11) Only one Detached garage or other accessory structure is permitted on lots 10-190.

Other Accessory Structures are permitted for Lots 10-190 as long as they meet the following criteria:

1) Can be no larger than 100 SF.
2) Must architecturally match the primary structure where applicable (same siding materials, trim materials, roofing materials, colors, windows, and roof pitch).
3) Cannot exceed 15' in height or the maximum height of the primary structure.
4) Must be within the site setbacks and cannot impede any easements.
5) Must pass architectural review by the Developer.
6) Must follow all applicable codes and ordinances.
7) Cannot contain a dwelling.
8) Must be a stick-built structure.
9) Only one Detached garage or other accessory structure is permitted on lots 10-190.

EXHIBIT B
Minimum Building Requirements for Hickory Woods Subdivision

The following list contains the minimum building requirements for the Hickory Woods Subdivision and shall be agreed to as a condition of Lot purchase.

1. **Minimum Square Footage**

Ranch Style Home	2,000 square feet
Multi-Level or Split Level	2,200 square feet with 2,000 above grade level
One and One-Half Story	2,200 square feet with 1,200 on the first floor
Two Story	2,400 square feet with 1,200 on the first floor

Square footage is based on aboveground levels. Basements, walkout finished basements, porches, breezeways or garage areas do not count in calculating the square footage for this approval.
Two (2) sets of final plans including site plan shall be submitted to Evergreen Land Company for Developer approval.

The entire house (garage, porches and/or anything with a roof on it) shall be within the building setback lines. Variances for any encroachments into the areas of side yard, rear yard or front yard setbacks will not be supported.

2. **Architectural Standards**
The following standards establish the minimum architectural requirements for the Hickory Woods Subdivision:

a. Color Palette:

Low chroma colors are acceptable, and neon or fluorescent colors are prohibited for any exterior surface of the home. A variety of siding colors are encouraged throughout the development to help provide for diversity and richness in architectural design. 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. Colors shall be specified with the manufacturer's name, color name, and color code along with an actual sample submitted to Evergreen Land Company for approval.

b. Façades / Porches:

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

2.) All homes shall have a front porch or front stoop, appropriate to the architectural style of the home, which shall be a minimum of 8' deep.

3.) 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.

4.) 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.

c. Exterior Materials:
Only the following exterior materials shall be approved for use on all principal structures within the Hickory Woods Subdivision.

1.) 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. 3", 4.5" and 5" Ship Lap, Dutch Lap
ii. Molded to replicate board and batten vertical siding
iii. Molded to replicate wood shakes

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

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

4.) Wood shingles may be used as accents to all approved exterior material types.

5.) Approved trim materials for windows and doors on all exterior siding materials are: natural wood, Hardie® Trim, SmartSide®, Dryvit® and/or an approved equal when approved in writing by the Developer. Stone/cultured stone exteriors may also utilize brick, and brick exteriors may use stone or cultured stone.

6.) All windows shall be wrapped with 1" x 4" trim. The Builder shall submit elevation drawings showing material usage on all sides of the house.

7.) Where stone, cultured stone, brick, or Hardie® siding is used on the front of the house and the house has a porch, stone, cultured stone or brick shall be placed under the porch slab on all exposed sides of the porch.

8.) On a lot that has a slope on the walls, the siding shall follow within 12 inches of the contour of the ground. Exposed foundation shall be covered with masonry or landscaping.

9.) Windows shall be vinyl, wood, or fiberglass with Low-E Glass. All windows must be double-hung (or better) with screens.

d. Roofs:

1.) Main pitched roofs with gables or hips at ends shall have a minimum slope of 6:12. The main roof pitch of all buildings on each lot shall match.

2.) 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

e. Garages:

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

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

3.) 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 shall still be required to protrude past the face of the garage.

3. Downspouts

Downspouts shall convey rainwater from the gutters of the house to the curb. Pop-up drains may be used in places where no outlet is available.

4. Sod/Seed

Builder shall sod, seed, or hydro mulch all disturbed areas within 90 days of final grade or by June 1st if home is completed during the winter months. Seed may only be used if a sprinkler system has been installed prior to seeding. Straw is prohibited.

5. Landscaping

Landscaping is to be provided by Builder. Landscaping shall be installed within 90 days of receipt of the occupancy permit or by June 1st if the home is completed during the winter months. A landscaping plan shall be provided for Developer review.

6. Approaches and Sidewalks

Driveway approaches and sidewalks shall be concrete.

7. Yard Fencing

Four (4) board wood fencing, 54" in height with wood posts is permitted. Color shall be Sherwin Williams "Lodge Brown" SW3007. The fence may include black wire mesh fencing on the interior side of the four (4) board fence sufficient to keep household pets within the fenced area. Fencing around in-ground swimming pools shall be wrought iron style (made of wrought iron or aluminum).

8. Garage Doors

Garage doors shall be all wood or steel insulated doors.

9. Garage Lighting

A coach light shall be provided for each side of the garage door (total of two lights).

10. Foundations

a) All basement walls shall be constructed of poured concrete.
b) All basements shall be waterproofed.
c) Grades shall be set per the approved grading plan for the subdivision. All grade changes shall be preapproved in writing by the City Engineer and the Developer.

11. Corner Lots

All corner lots shall have two (2) front elevations unless the house is set diagonally. If the house is set diagonally, then three (3) front elevations are required. All front elevations shall meet the requirements for front facades as outlined in Item 2 of this document.

12. Accessory Buildings

Accessory buildings shall be of similar architectural style and materials as the dwelling. The building shall be not less than 400 sq. ft. nor more than 1,200 sq. ft. of ground floor area and shall be located between the rear side of the house and the rear yard setback line.

Saunas, hot tubs, and recreational facilities, defined herein to include playsets and trampolines, shall not be subject to the size requirements of accessory buildings. Provided however, any sauna or hot tub must include a landscape plan to appropriately screen the improvement. Such screening may be done by planting evergreen trees with sufficient opacity or a screening wall so as to screen the same from neighboring properties. **Plans must be approved by the Developer.**

13. Mailboxes

All mailboxes shall be centralized Cluster Box Units (CBU's) per the USPS. No individual mailboxes are permitted.

14. Trash

Builder shall provide and maintain a trash container on site immediately after the backfill and rough grade. The trash container shall remain in place until the house construction is completed. Lots shall always be kept neat and clean.

15. General

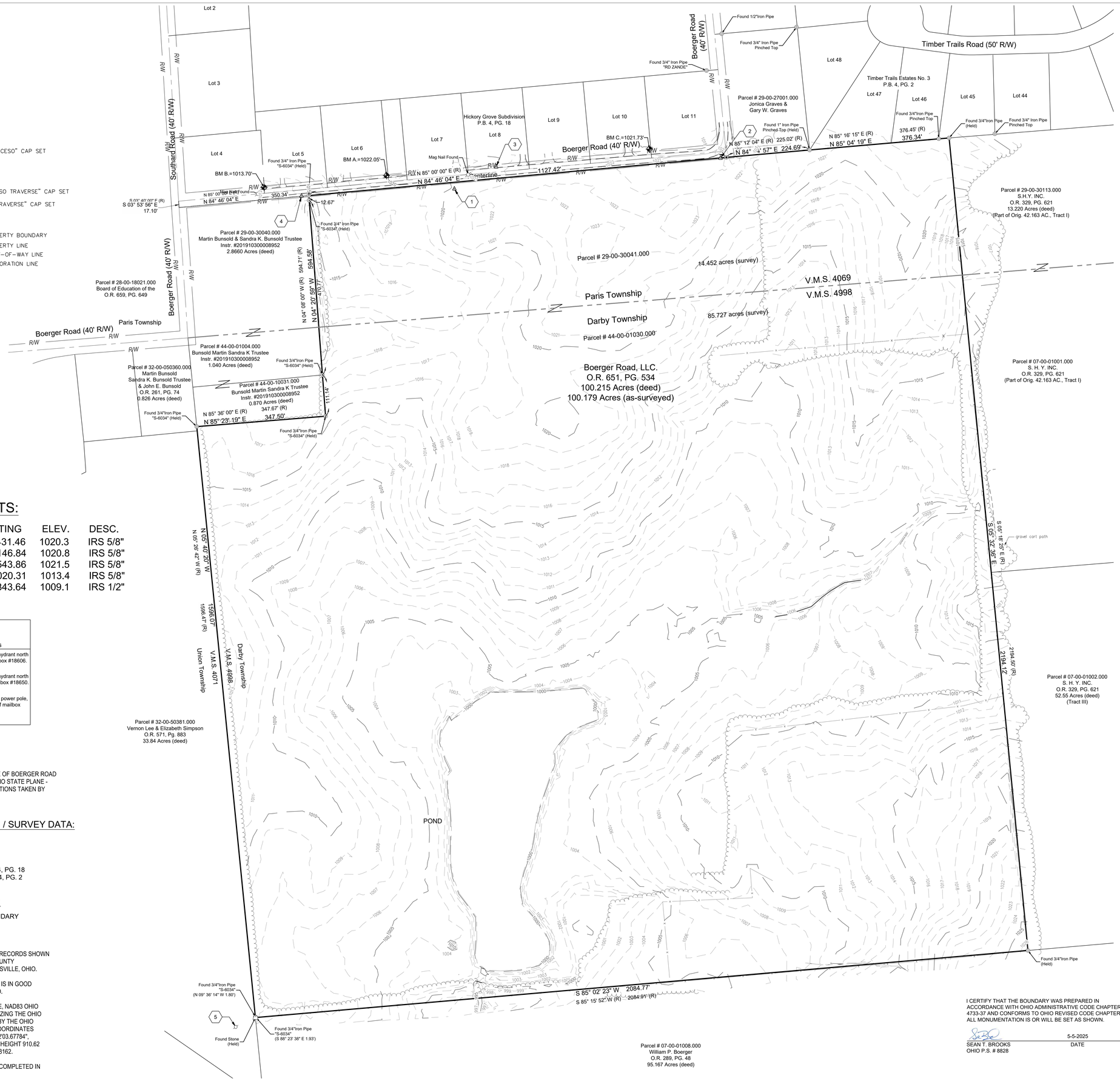
Developer may, at any time, amend these guidelines. All decisions of Developer are final. Materials not currently approved may be reviewed by Developer at their discretion.

16. Approvals

a. If any of the items that were previously approved are changed, Builder shall resubmit the plans for reapproval. This includes the site plan and landscaping plan.
b. Additions of any type not submitted with the original plans will require approval.
c. Once approved by the Developer, a letter from the Developer will be issued stating plans are in compliance with the Minimum Building Requirements.

17. Legal Fees

In the event the Developer seeks relief for violations of this agreement, the defendant is required to pay all the Developer's legal fees.



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.

5-5-2025
SEAN T. BROOKS — DATE
OHIO P.S. # 8828

STATE OF OHIO · SEAN BROOKS · PS.8828 · REGISTERED · PROFESSIONAL SURVEYOR

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:	5-5-2025
Issue:	

Drawing Title:
Boundary Survey